SECTION 8. FACILITY ACQUISITION FOR NEW SCHOOL

D.2-1. Identify the proposed location (cross streets that would be the center of a 2.5 mile radius)

Intersection of 32nd Street and McDowell

D.2-2. Describe the facility size and layout suitable for implementing the Educational Plan

The following description, along with the accompanying building space program documents, outline the overall school program over a five year period. Year one will accommodate 150 7th and 8th graders as well as modest administrative functions. Each subsequent year anticipates adding one additional higher grade level and 75 additional students resulting in a total capacity of 400 students in grades 7-12 at year 5. In year 4 the overall student capacity will warrant additional support and educational spaces such as dedicated science classrooms, computer lab, serving kitchen and multi-purpose room with stage.

A new facility will be organized such that additional classrooms and support spaces can be easily added in the future with minimal disruption to campus while maintaining campus security and integrity.

If an existing facility can be located and secured, then the property will be evaluated for the ability to easily add additional classroom space as well as the available area on the site to add the larger, specialized spaces in the future such as the kitchen and multi-purpose/gym.

D.2-3. Describe the timeline for acquiring a suitable facility by the start date identified in Section 7.

The anticipated start date for the 2015 academic year is August 3rd, 2015. The timeline for obtaining the certificate of occupancy and acquiring a facility (both leased and new facility options) is as follows:

Leased Facility	
Property Search	Jul 14, 2014 - Oct 31, 2014
Execute Letter of Intent	Nov 1, 2014
Due Diligence	Nov 1, 2014 - Nov 30, 2014
Execute Lease	Dec 1, 2014 - Dec 31, 2014
Design + Permit	Jan 2, 2015- Mar 30, 2015
Remodel-Tenant Improvement	Apr 1, 2015 - Jul 6, 2015
Receive Certificate of Occupancy	Jul 6, 2015
Teacher/Facility Move-in	Jul 6, 2015
School Starts	Aug 3, 2015

New Facility	
Property Search	Jul 14, 2014 - Aug 31, 2014
Due Diligence/Execute Contract	Sep 1, 2014 - Sep 30, 2014
Design + Permit	Oct 1, 2014 - Jan 31, 2015
Facility Construction	Feb 1, 2015 - Jul 6, 2015
Receive Certificate of Occupancy	Jul 6, 2015
Teacher/Facility Move-in	Jul 6, 2015
School Starts	Aug 3, 2015

				Year 1	Student Capacity: 150
Conceptual Space Program **August 3, 2015**					
Space	**Per Code Occupancy**	**QTY**	**Program Area SF**	**Total Area SF**	**Notes**
Classrooms					
Large Classroom	55	3	1,100	3,300	
Small Classroom	45	3	900	2,700	
Circulation Space			15%	900	
Subtotal of Programmed Spaces:*	300	6		**6,900**	
Auxiliary Spaces to Classrooms					
Bathrooms		6	150	900	*1 per 50 students per code
Mechanical/Electrical	1	1	300	300	
Subtotal of Programmed Spaces:				**1,200**	
Admin Reception Area					
Admin/Reception		1	900	900	
Restrooms		2	80	160	
Circulation Space			20%	212	
Subtotal of Programmed Spaces:				**1,272**	
			Overall Subtotal Programmed Spaces (net sf)	**9,372**	
			structural/grossing factor 10%	**937**	

Total Programs Gross Area (gsf): 10,309

				Year 2	Student Capacity: 225
Conceptual Space Program **August 8, 2016**					
Space	**Per Code Occupancy**	**QTY**	**Program Area SF**	**Total Area SF**	**Notes**
Classrooms					
Large Classroom	55	4	1,100	4,400	
Small Classroom	45	5	900	4,500	
Circulation Space			15%	1,335	
Subtotal of Programmed Spaces:*	445	9		**10,235**	
Auxiliary Spaces to Classrooms					
Bathrooms		9	150	1,350	*1 per 50 students per code
Mechanical/Electrical	1	1	300	300	
Subtotal of Programmed Spaces:				**1,650**	
Admin Reception Area					
Admin/Reception		1	900	900	
Restrooms		2	80	160	
Circulation Space			20%	212	
Subtotal of Programmed Spaces:				**1,272**	
			Overall Subtotal Programmed Spaces (net sf)	**13,157**	
			structural/grossing factor 10%	**1,316**	

Total Programs Gross Area (gsf): 14,473

				Year 3	Student Capacity: 300
Conceptual Space Program **August 7, 2016**					
Space	**Per Code Occupancy**	**QTY**	**Program Area SF**	**Total Area SF**	**Notes**
Classrooms					
Large Classroom	55	6	1,100	6,600	
Small Classroom	45	7	900	6,300	
Circulation Space			15%	1,935	
Subtotal of Programmed Spaces:*	645	13		**14,835**	
Auxiliary Spaces to Classrooms					
Bathrooms		13	150	1,950	*1 per 50 students per code
Mechanical/Electrical	1	1	300	300	
Subtotal of Programmed Spaces:				**2,250**	
Admin Reception Area					
Admin/Reception		1	1,800	1,800	
Restrooms		2	80	160	
Circulation Space			20%	392	
Subtotal of Programmed Spaces:				**2,352**	
Overall Subtotal Programmed Spaces (net sf)				**19,437**	
structural/grossing factor			10%	**1,944**	

Total Programs Gross Area (gsf): 21,381

				Year 4	Student Capacity: 375
Conceptual Space Program **August 6, 2018**					
Space	**Per Code Occupancy (20 sf net)**	**QTY**	**Program Area SF**	**Total Area SF**	**Notes**
Classrooms					
Large Classroom	55	7	1,100	7,700	
Small Classroom	45	9	900	8,100	
Science Classroom	60	2	1,200	2,400	
Computer Lab	60	1	1,200	1,200	
Circulation Space			15%	2,910	
Subtotal of Programmed Spaces:*	970	19		**22,310**	
Auxiliary Spaces to Classrooms					
Bathrooms		20	150	3,000	*1 per 50 students per code
Kitchen	10	1	2,000	2,000	
Gymnasium/Multipurpose		1	11,000	11,000	
Mechanical	2	2	300	600	
Circulation Space			10%	1,660	
Subtotal of Programmed Spaces:				**18,260**	
Reception Area					
Admin/Reception		1	1,800	1,800	
Restrooms		2	80	160	
Circulation Space			20%	392	
Subtotal of Programmed Spaces:				**2,352**	
Overall Subtotal Programmed Spaces (net sf)				**42,922**	
structural/grossing factor			10%	**4,292**	

Total Programs Gross Area (gsf): 47,214

				Year 5	Student Capacity: 450
Conceptual Space Program **August 5, 2019**					
Space	**Per Code Occupancy (20 sf net)**	**QTY**	**Program Area SF**	**Total Area SF**	**Notes**
Classrooms					
Large Classroom	55	7	1,100	7,700	
Small Classroom	45	12	900	10,800	
Science Classroom	60	2	1,200	2,400	
Computer Lab	60	1	1,200	1,200	
Circulation Space			15%	3,315	
Subtotal of Programmed Spaces:*	1,105	22		**25,415**	
Auxiliary Spaces to Classrooms					
Bathrooms		23	150	3,450	*1 per 50 students per code
Kitchen	10	1	2,000	2,000	
Gymnasium/Multipurpose		1	11,000	11,000	
Mechanical	2	2	300	600	
Circulation Space			10%	1,705	
Subtotal of Programmed Spaces:				**18,755**	
Reception Area					
Admin/Reception		1	1,800	1,800	
Restrooms		2	80	160	
Circulation Space			20%	392	
Subtotal of Programmed Spaces:				**2,352**	
Overall Subtotal Programmed Spaces (net sf)				**46,522**	
structural/grossing factor			10%	**4,652**	

Total Programs Gross Area (gsf): 51,174