C.1 Facilities Acquisition

Description of Facility Necessary to Implement Program

The facility requirements to accommodate Scottsdale Country Day School's first year of 160 students in grades K-6 are:

- A facility of 10,000 to 15,000 square feet
- 8-11 classrooms, 400 to 600 square feet each
- 1 resource room for special education 400 to 600 square feet each
- 1 lunch room 400 to 600 square feet
- Office space of approximately 300 square feet with 2 private offices for the Principal and Assistant Principal
- Playing field for recess and physical education activities of 10,000 square feet minimum

In addition to the requirements listed above, the remaining square footage will accommodate restrooms and storage. The building in which SCDS is currently operating as a private elementary school for the 2011/2012 school year is perfect for the needs of the first year as a charter school in 2012/2013 if approved. There is enough space and classrooms to accommodate SCDS during its first three years based on projected student numbers, with further room for growth beyond this. The landlord maintains certificates from the Fire Marshal and has the occupancy limits posted. The building permit to operate this building as a school will be obtained by SCDS and the Arizona Health Department will conduct all necessary evaluations of the building.

SCDS will lease the facility during its first three years of operation (rather than purchase). Under these circumstances, SCDS does not need any upfront capital to modify the building because it is turn key for a school. It is the intention of SCDS to continue leasing the building upon charter approval for a 3 year period covering the 2012/13, 2013/14, and 2014/15 school years.

Available Facilities within Target Market

The current facility at Congregation Beth Israel campus in Scottsdale which SCDS will be leasing as a private school for the 2011/12 school year is available for the 2012/13 school year and beyond and is a perfect school building to start and grow with (10460 N. 56th St. Scottsdale, AZ, 85253). The building at Congregation Beth Israel was designed as a school and prior to SCDS using this facility, it was used by 4 previous schools.

Upon successful completion of the Charter School application, it is the intention of SCDS to lease the 1st and 2nd floor of the building for the 2012/2013 school year and the detailed plan is shown below. Each of the 12 working classrooms (11 classrooms and 1 resource room) is approximately 550 square feet and the overall square footage of the building is approximately 13,500 square feet.

The square footage of the school and classrooms works very well for the maximum students per class of 20 and the projected number of students over the first 3 years. In addition to the 12 classrooms, there is a multi-purpose room (750 square feet) and lunchroom (550 square feet). The office area is approximately 550 square feet.

The number of classrooms, additional space, and office areas are necessary for the targeted, initial enrollment of 160 students, with sufficient room to grow to the capped number of 200 students. This space will allow SCDS to implement the proposed and described program of study in a building that was built specifically for a school, and which has been occupied by 4 different schools over its lifespan of approximately 15 years.

Timeframe for Securing a Facility

If the charter application for SCDS is approved in January of 2012, SCDS will finalize the lease documents for the facility no later than February 15, 2012 to secure the facility for our school. Negotiations and contracts will be close to finalized (these have already started as of June, 2011) prior to the SCDS application being approved to ensure this February 15 deadline will be met.

Costs Associated with Securing a Facility

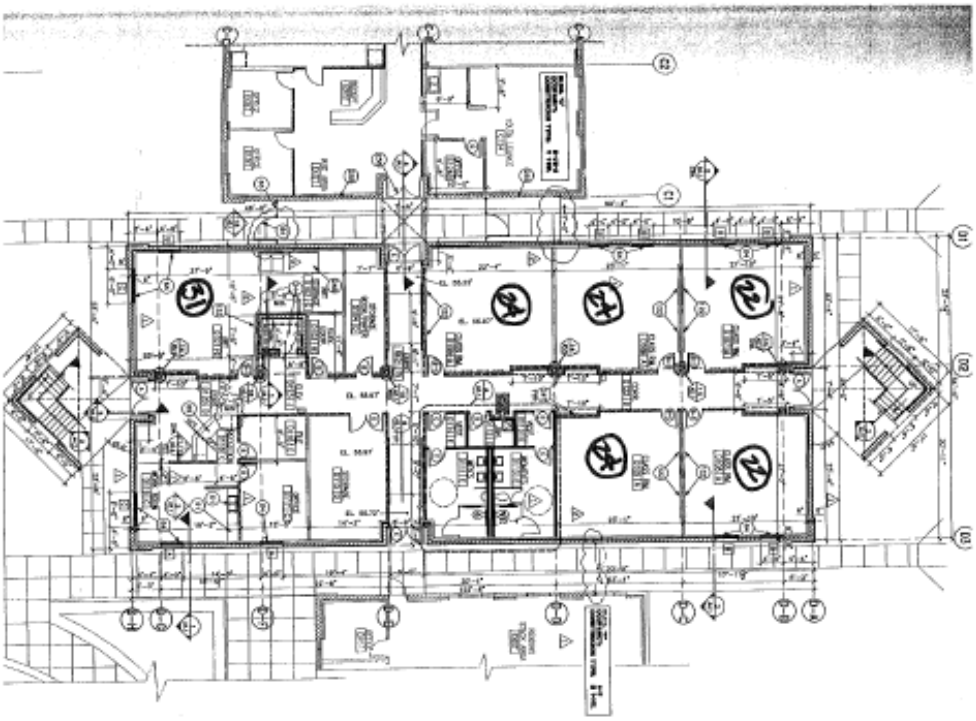
As indicated above, it is SCDS's plan to lease rather than purchase a facility for the first one to three years. This keeps costs low due to the lease being inclusive of janitorial services, electricity, and water. Due to the excellent relationship between the Co-Founder of SCDS, Steve Prahcharov and the staff of Congregation Beth Israel, built during the past 5 years of working under a lease with them, the upfront costs to secure the facility would be a $6,000 security payment, upon lease signing in March, 2012. The 1st month's rent would be due in August, 2012, by which time, equalization monies would be available to SCDS.

Table 1: Needs of SCDS and Available Space in Building to be Leased

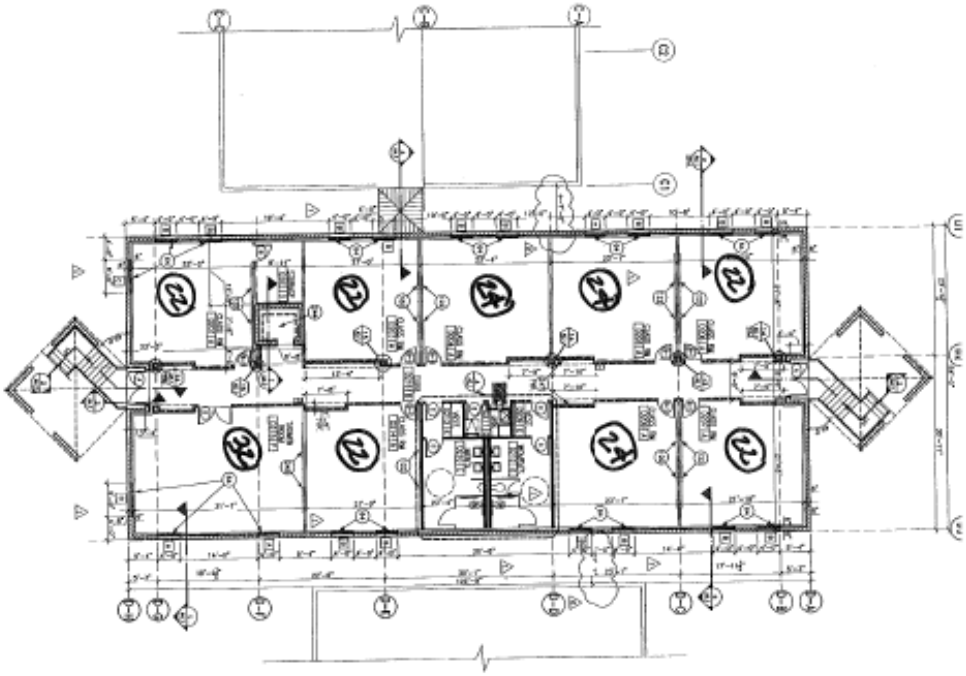
Details of Building SCDS intends to lease	**Number**	**SCDS Needs Year 1** ***160 students***	**SCDS Needs Year 2** ***180 students***	**SCDS Needs Year 3** ***200 students***
Classrooms	11	8	9	10
Resource Room	1	1	1	1
Multi Purpose Room	1	1	1	1
Lunch Room	1	1	1	1
Office Space	1	1	1	1
Recess Field	1	1	1	1

1st and 2nd floor of school building to be leased by SCDS for the 2012/2013 school year

1st Floor



2nd Floor



Google Map of Building to be leased by SCDS

- The red rectangle shows the two-story, 13,500 square feet school building intended to be leased by SCDS for the 2012/2013 school year and beyond.
- The blue square shows the recess field intended to be leased by SCDS for the 2012/2013 school year and beyond.