C. Business Plan: C.1 Facilities Acquisition

Identification & description of facility needed to accommodate educational plan & student population; potential facility identification

The Model Community Learning Center (MCLC) will serve as a model of a professional learning community targeting underserved populations in which all students are college ready, successful in their postsecondary endeavors, contributing members of the community, and use strengthbuilding concepts throughout their lives. The MCLC will house the StrengthBuilding Training and Coaching Center, the initial school with grades 6 – 9 and a number of partners such as the Southwest Conservation Corps, a Health Center, an Early Childhood Center, and Postsecondary Education Institutions.

With the goal of creating a Model Community Learning Center, the applicant has been working with PICOR Commercial Real Estate to secure a location in the designated area that will match the needs of the MCLC. Two types of sites have been researched: (1) a site with the capacity to expand over the first several years so the MCLC does not have to move as it grows into the plan of a community learning center with on-site community partners and (2) sites that will be adequate for the academic components over the first 3 years with the knowledge that the MCLC may need to move to a larger facility as space requirements necessitate the need for additional space and revenue is available to accommodate these needs. SBP has made progress in the identification and possible acquisition of facilities that align with its proposed program of instruction in the identified target area. Many of these buildings have upgrades that would limit the need for extensive modifications.

A number of such sites have been identified. The available space at these sites range in size from 17,500 SF to the 129,000 SF. Attached in Exhibit 1, please find a map which identifies the locations, square footage and rental fees for 10 of these locations. Additionally, as part of Exhibit 1, a picture of a particular site (3160 E. Transcon Way), which holds the most promise as the initial site of the MCLC, can be found. This page contains more specific details about this property. Also included is an aerial view of the residential neighborhoods and possible feeder schools surrounding this property and from which school enrollment will be recruited.

Using a project based model to accomplish one of the core concepts: a rigorous and relevant college preparatory curriculum and instructional program, necessitates that space be more creatively utilized and, in keeping with new school facility recommendations, that space will be fluid and able to be changed to adjust to new program needs. A few of these sites lend themselves to open areas for building and creating; research and investigation and presentations and exhibitions. There are also smaller spaces for teams of students to work on independent and small group projects.

The layout of the school site, therefore, must include open spaces for project work, two instructional open-spaced pods that sit adjacent to the central classroom and breakout spaces for small team work and support, reading and mathematics labs. Additionally, there will need to be office and conference room areas as well as teacher workspaces. It has been determined at a minimum space of 30 SF per student (7200SF) and 2880 SF for office space, the minimum size space needed is 10,080 SF. All of the sites identified above exceed the minimum square footage requirement and it is anticipated that the MCLC will begin leasing 15,000 SF for the first year and grow its space each year to allow for the number of instructional spaces needed as well as accommodate the number of anticipated students (Y1 200, Y2 250, Y3 300).

Exhibit 2 illustrates two potential layouts of floor plan for the structural pod design. Initially, there is a need for a minimum of two instructional pods: one for combined classroom grades 6-7 and one for combined classroom grades 8-9. Each of these pods will be a minimum of 1500 square feet to accommodate the 50 students in each pod. The classrooms can be smaller as they are breakout spaces for smaller team work (750- 900 square feet).

The intention is to provide reasonable lease space to community partners. When the MCLC is at full capacity with pre-K through adult education, it is expected that the MCLC will require 125,000 SF. The community partners will be responsible for site improvement to fit their specific needs.

Several of these facilities would be close to ready for initial opening. Although it is not intended that the MCLC will have buses the first year of operation, as the site grows, several of these sites are perfectly situated for bus pickup and drop off with ample parking to accommodate the planned growth.

One of the sites has a modular system of walls/partitions that will work well to accommodate the central classroom and pods. There are adequate male/female restroom facilities in this central area, including handicapped equipped stalls in each. The entire site is in complete compliance with the American Disabilities Act. A thorough cleaning of floors, etc. will need to occur before the school can open. A custodial service will be contracted to complete this cleaning. The building has a full sprinkler and alarm system in place. The Fire Marshall will evaluate the site as soon as initial charter approval is obtained. Several of these sites have similar accommodations and would also be suitable to the needs of the MCLC.

Due to the current economic conditions, landlords have indicated to the applicant and the real estate representative with whom the applicant is working, they would be willing to work with SBP regarding any needed modifications and financial arrangements in terms of rent, occupancy of the building, making structural accommodations to meet the needs of the MCLC and a reduced or “forgiven” security deposit.

It is anticipated that the MCLC will lease space starting August 1 with an allowance made for move-in at least two weeks prior (mid-July) but, hopefully as early as April 2013. Discussions are underway with various owners to enter a partnership as trade for discounted cost for leasing the portion of the facilities required for the first year. Please refer to the three year operational budget for anticipated costs for leasing the facilities which will include modular wall systems and office furniture.

Timeline for securing & preparing facility consistent with start-up of MCLC

Current through 12/12	Identify facility with back-up pending inspection & permits.
January 2013 & February	Attend new operator workshop Sign Charter Contract Sign Occupancy Compliance Assurance and Understanding Obtain CTDS and Entity ID Make final decision and negotiations re: leasing facilities Obtain current certificate of occupancy & fire inspection report for educational use. Submit to Charter Board
March	Solicit bids for custodial services and work within the negotiated agreements with landlord for re-design of wall and furniture re-design to accommodate central classroom, small work rooms, teacher work spaces and offices.
April	Begin site improvements, i.e. rearrange wall system, set up offices, conference rooms, etc.
May	Custodial service cleans facilities in preparation for occupancy
June	Communications with phone/internet service provider, utilities providers, movers, etc.
July	Final move-in, adding aesthetic components of school, set-up & filing cabinets, transfer of phone/internet communications, staff begin training w/ paid incentives.
August	August 1 -MCLC's Custodian begins work, preparing facility for first day of school. August 5 First day of school

Identify costs associated with securing facility and ensuring compliance

Needs for Occupancy/date	Costs
Certificate of Occupancy and Fire Marshall Inspection report for educational use Prior to opening	$120
Negotiated Security Deposit/1st month's rent August 2013 (splitting security deposit over two months)	$21,875 in August and $21,875 in September
Property/casualty insurance/ August 2013	$916/month beginning in August 2012
Security deposit for electricity/begin in July 2013	$1500 in August and $1500 in September
Transfer of phones and internet service/July 2013	$155 for internet; $45 for phones billed in first bill after transfer (August, 2012)

Financial Arrangements

The applicant is currently working with the realtor to locate and secure the appropriate facility. Discussions have occurred regarding the budget for leasing/security deposits and improvements. The realtor is using the budget as a baseline for lease negotiations. The realtor is committed to the mission of the MCLC and is working towards landlord monetary and/or in-kind donations as well as negotiating for a rental agreement that starts low and gradually increases as revenue increases.