C.1 Facilities Acquisition
The French American Academy of Arizona

A) Identify a timeframe for securing an appropriate facility consistent with the start-up date of the school identified on the Target Population Page.

We anticipate being able to use the existing space currently occupied by the French American School of Arizona for year one of the charter operation. This facility located at 2222 S Price Rd, Tempe, AZ 85282 has been in use and compliant with all applicable laws and regulations for educational occupancy for the past seven years. Should enrollment exceed the capacity of this existing facility, we would follow the plan illustrated below.

The French American Academy of Arizona will have a final building identified, will complete all necessary documents for the lease, and will apply for and receive a certificate of occupancy by June 2018. All tenant improvements will be completed by June 2018 to ensure staff is ready to enter the building by July 1 for a start date of August 1, 2018.

The following timeline is given for securing an appropriate facility if the current facility is not adequate for successfully implementing the program of instruction (Figure C.1.1):

Timeline for securing appropriate facility (Fig C.1.1)

Timeframe	**Task Overview**
August – November 2017	Track viable real estate options
December 2017	Charter Approval
January 2018	Analyze letters of intent to determine accessible facilities by potential enrollment
February 2018	Tour facilities, begin negotiation of lease
March 2018	Negotiate lease, code compliances
April 2018	Construction/renovation begins, code compliance monitoring
May 2018	Construction/renovation continues, code compliance monitoring
June 2018	Renovations complete, E-Class Certificate of Occupancy, moving and installation of furniture, fixtures, and equipment
July 2018	Moving of furniture, fixtures, and equipment complete, begin occupying facility

B) Identify and describe the facility necessary to implement the program. Include square footage, number of classrooms, layout of space (floor plan), and location that will accommodate the number of anticipated students as identified throughout the application package.

We anticipate being able to use the existing space currently occupied by the French American School of Arizona for year one of the charter operation. This facility has been in use and compliant with all applicable laws and regulations for educational occupancy for the past seven years. Should enrollment exceed the capacity of this existing facility, we would follow the plan illustrated below for acquiring a new facility.

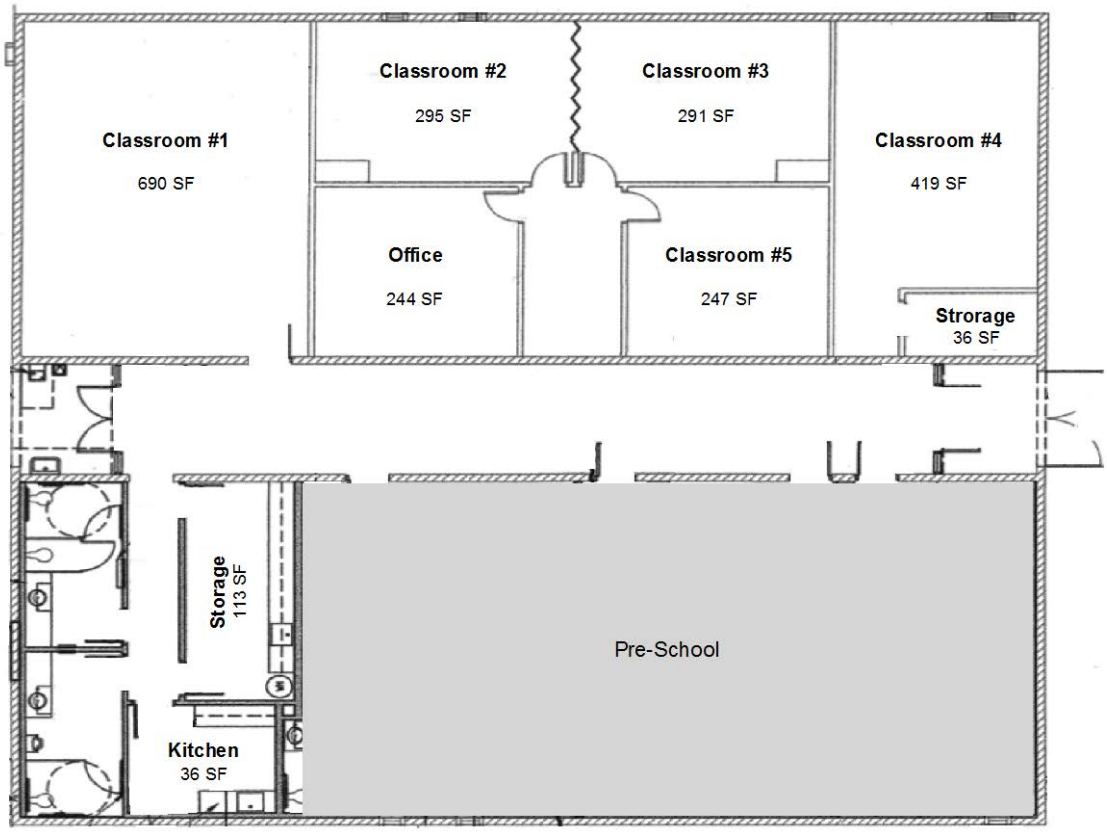
The existing facility contains space for up to 5 classrooms, one office, a multi-purpose room, and a playground to be used by the French American Academy of Arizona with a total square footage of 8031. This would be sufficient for the implementation of the program of instruction in year one.

In its first year, the FrenchAm Academy facility will hold 70 students and seven adults. In year two, the Academy facility will hold 99 students and 10 adults. By year three, it will hold 142 students and 13 adults. The total number of classrooms will grow from four classrooms needed in year one, to six classrooms in year two, to eight classrooms in year three.

Year One	
Classroom	Class
Room 1	Kindergarten A
Room 2	Kindergarten B
Room 3	Grade 1 and Grade 2
Room 4	Grades 3, 4, and 5
Year Two	
Room 1	Kindergarten A
Room 2	Kindergarten B
Room 3	Grade 1 – 1
Room 4	Grade 1 – 2
Room 5	Grade 2
Room 6	Grade 3, 4, 5
Year Three	
Room 1	Kindergarten A
Room 2	Kindergarten B
Room 3	Kindergarten TBD
Room 4	Grade 1 – 1
Room 5	Grade 1 – 2
Room 6	Grade 2 – 1
Room 7	Grade 2 – 2
Room 8	Grade 3, 4, 5

The following illustration (Figure C.1.2) is the floorplan for the existing facility, anticipated to be used in year one.

Figure C.1.2, Floorplan of Existing Facility for Year One Classroom and Office Space



The sample floorplans which follow (Figures C.1.4-C.1.5), indicate possible configurations for classroom and office space for years two through three, not including one multi-purpose space for a lunchroom.

Should enrollment exceed capacity of the existing facility in year one, we would utilize the sample floorplan shown for C.1.3 in the new facility.

Figure C.1.3, Sample Configuration for Year One Classroom and Office Space (if existing facility is insufficient for enrollment)

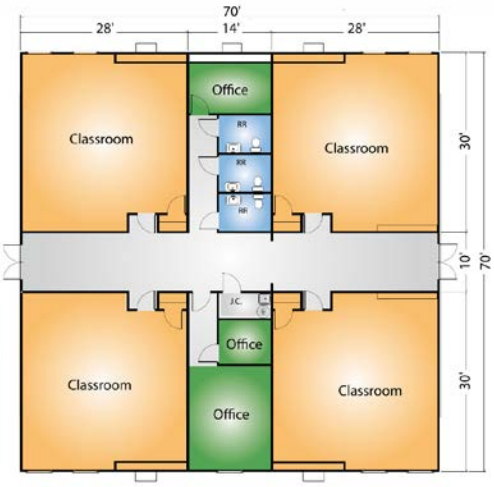


Figure C.1.4, Sample Configuration for Year Two Classroom and Office Space

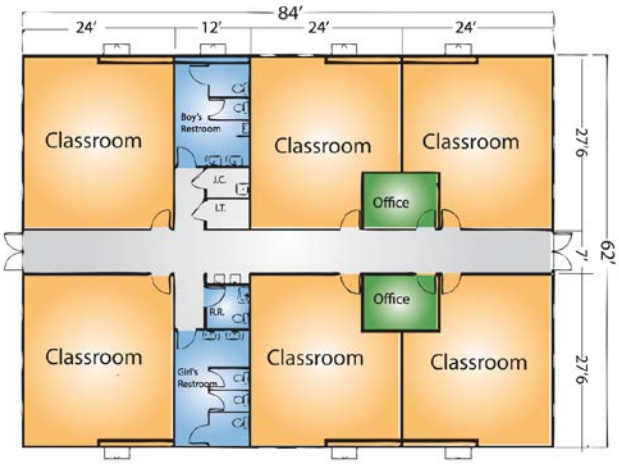
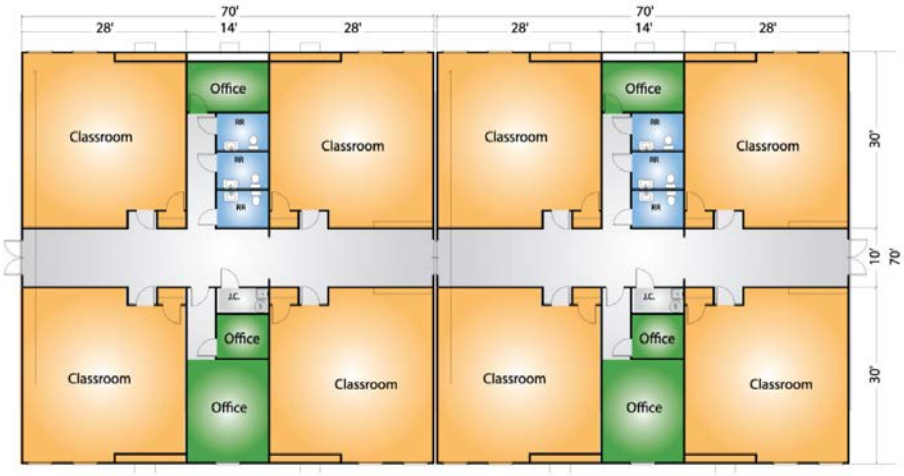


Figure C.1.5, Sample Configuration for Year Three Classroom and Office Space



Based on a high-end estimate of 57 square feet/student, the total minimum square feet needed in year one is 3990 square feet which will grow to 5643 square feet in year two and 8094 square feet in year three.

The current facility supports a total of 4326 square feet of classroom and office space, with an additional 3705 square feet of space in a multi-purpose room. This facility is currently leased to the French American School of Arizona, the Applicant Entity, and will be utilized without charge by the French American Academy of Arizona upon approval of the charter. The document confirming this agreement is included as appendix C.1.D.

In the event that enrollment exceeds capacity, based on an above-average amount of $12 per square foot, FrenchAm Academy is prepared to spend approximately $8480 in rent and utilities to secure a facility ready for an August 1, 2018 school opening. Square footage and cost estimates were obtained from Keyser, a real estate broker who has brokered numerous charter school facility contracts. Details and assumptions on this amount are described in section C.4 Start-Up Budget and Assumptions. **This amount will only be required if the existing facilities at the French American School of Arizona prove insufficient for enrollment in year one, requiring the acquisition of new facilities.**

Should the existing facilities be insufficient for year one enrollment, the approximate location we are targeting for a new facility is within in the Mesa, Tempe, or Chandler borders, specifically along the Loop 101 corridor, one mile east and one mile west, between Southern Road and Ray Road. This area is close to the current French American School of Arizona campus and would keep the French American Academy of Arizona campus within the identified target population area as described in section A.2 Target Population. We have identified a number of properties in this area which could accommodate the number of anticipated students as identified throughout the application package.

C) Identify and provide documentation on available facilities within the target market that will allow implementation of the program of instruction and support the student population and class size described in the application package.

In year one, it is anticipated the existing facilities at 2222 S. Price Rd, Tempe, will be used as they are sufficient to allow successful implementation of the program of instruction at no cost to the charter Academy.

In the event enrollment exceeds the capacity of current facilities in year one, research has begun into available facilities within the Academy's target market that will allow implementation of the program of instruction and support the student population and class size described in the application package. As of the time this application was submitted, the following properties were available and met our minimum requirements:

Option One

Option one is Carriage Lane Plaza, 2655 W Guadalupe Rd, Mesa, AZ 85202. The building offers 12,760 square feet of space for a cost of $7.95 per square foot per year. This location is a quiet strip mall surrounded by residential property one block east of the 101 freeway. The property is set far back from the street, offers ample parking, has space for a playground, would require minimal renovations, and allows the opportunity to grow into the larger space as the school grows. See appendix C.1.A for further detail.

Option Two

The second option for a facility is Shalimar Square, Building B, 3280 S Country Club Way, and 1950 E Southern Ave, Tempe, AZ 85282. The property is currently offering up to 3615 and 8584 square feet of space, respectively, in two buildings at a cost of $14-$16 per square foot per year. The location is one half mile west of the 101 freeway in Tempe near professional and medical office facilities. The two buildings together offer just over 12,000 square feet of leasable space, allowing for growth in future years. See appendix C.1.B for further detail.

Option Three

The third option for a facility is the Don Carlos, located at 2651 - 2667 W Baseline Road, Mesa. This building offers 4400 square feet at a cost of $8-$10 per square foot per year. This property is housed in a strip mall immediately east of the 101 freeway and offers ample parking. Space for a playground would need to be negotiated. See appendix C.1.C for further detail.