

### **Attachment 18 – Floor Plan and Facility Description**

At the time of this application, the Board of the Montessori Works, Incorporated is assessing appropriate sites for the location of the school.

#### **General Information:**

Health and safety considerations, along with school size facility calculations for 455 students, are being incorporated into the search. It is anticipated that the facility will be located in the corridor between Georgetown and Seaford and will be acquired through lease or purchase once the school charter has been approved. The specifications used to evaluate appropriate sites include:

- 32,000 square feet under roof for the first year of the elementary school which will accommodate the maximum 455 students by Year 4;
- Adequate parking and travel space (based on Sussex County Zoning Code) to accommodate student drop-off and pick-up logistics as well as faculty, staff, student and parent parking.
- Access from major arterial roadways to facilitate student transportation and safety.
- Depending on the improvement needs of the final facility, the ability to engineer health, fire, and safety systems per state, county, and city codes, as well as to implement storm water management upgrades and modern environmental building systems to create a low-energy-consuming and highly sustainable complex for the future.

#### **Site location and Facility Description:**

The suitable site and building design for the SMS has not been selected yet. The board has, however, identified several geographic areas in Sussex County which represent a diverse socio-economic population and potentially underserved students. Our target area is a geographic corridor located from the south of the Bridgeville to Laurel and westward from Georgetown to Seaford. The likely locations will be closer to Georgetown due to the central nature of the location and the access to major transportation corridors.

During the planning phase, the board will work with a local architect to prepare preliminary designs for the following:

- Facility will be located on 10 acres of land in or around the Georgetown or Seaford area
- Preferred land will include water and sewer access
- 10 classrooms (800-1000 square feet each)
- 2 rooms to be used for special education services, art, music, and other special class offerings
- 1 library
- 1 multipurpose room to accommodate the cafeteria, extra curricular and other large assemblies;
- 5-6 offices

- 1 reception area with secure access to classrooms
- Total footage to equal 32,000 square feet

If in the event that we are not expected to make our 100% enrollment (opting for 80% enrollment), we will be working with the architect to construct the school so that it is scalable, in order to reduce the footprint and cost associated with the construction. As a backup, we are also looking at existing properties in the area to renovate if we experience either construction delays or cannot afford new construction due to enrollment. We will make this decision in January 2018.

**Details on Terms and Financing:**

Montessori Works has identified a number of prospective sites, which are included in Attachment 18. In addition, we have developed an amortization chart outlining the costs associated with the purchase of land and construction of a 32,000 square foot facility. We have begun discussions and anticipate entering into a third party financing package (in which the third party purchases, constructs and owns the building) or a long term mortgage through a local lender.

We are in conversation with Highmark School Development Corporation to assist as developer for the facility. Options on financing include lending from a local financial institution, EPR Properties (a partner of Highmark School Development Corporation), or the U.S.D.A. Community Loan Program. This work will take place during the January 2017 – June 2017 time period. Once financing and appropriate land use permitting is issued, the school will be under construction in June 2017.

If in the event that construction financing cannot be secured, SMS will enter into a 5-10 lease arrangement on an existing property suitable for a school. We are working with Lingo Realty, a Sussex County real estate firm, on identifying both land for purchase and possible existing facilities that may accommodate the school.

**Potential Locations:**

SMS will work between January 2017 and June 2017 on identifying the land, permitting and financing. Construction on the facility will be completed no later than late spring of 2018 so that a Certificate of Occupancy (CO) can be obtained by the deadline of June 15, 2018 in accordance with Delaware charter school law. The school facility will maintain compliance with all county and city code requirements as applicable and will work with personnel from DDOE to ensure school-specific health, safety, and logistic aspects of the site are addressed.

**ADA Accessibility:**

SMS seeks to enroll a diverse student body including students with physical disabilities. Prior to construction, the board, in conjunction with their construction management firm, will ensure the facility is compliant with the most up-to-date ADA regulations. In addition, and consistent with Montessori's exploratory approach to education, students will have secured access to land in and around the school to perform physical activities, programs and outdoor enjoyment.

**Proposed Budget:**

SMS wishes to purchase or lease land from a third party land and construct a 32,000 square foot school building. The estimated costs will be approximately \$4,40,000. We have budgeted \$329,245 for annual principal /interest payments on the property. We are working with a realtor to finalize the terms of their representation in the process. We will provide it to DOE when it is done. Please see the Amortization Charts for the 100% and 80% enrollment scenarios.