



SUMMIT
Charter School

Appendix N. Projected Facilities Growth

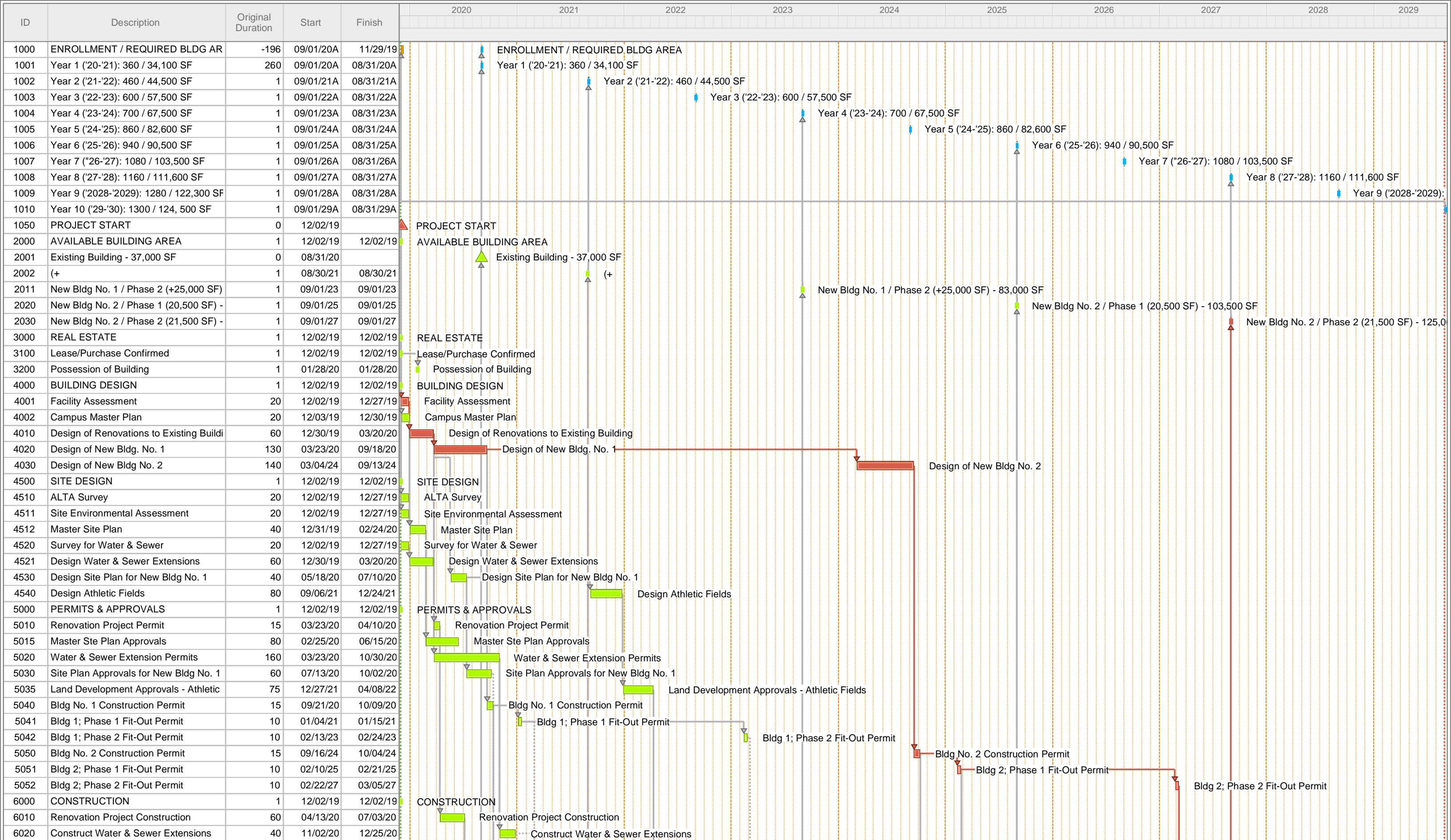
Summit Charter School - *(Updated 11/10/20) *assume that any dates included here will adjust to align with charter approval & planning.*

ANALYSIS OF PROJECTED ENROLLMENT VS BUILDING AREA

	SCHOOL YEAR	GRADE	STUDENTS PER GROUP	TOTAL	REQ'D AREA PER GROUP	REQ'D AREA (SF)	AVAIL. AREA (SF)	IMPROVEMENTS
1	2021 / 2022	K-4	100	360	8500	34100	37,000 SF	Modify existing building to accommodate staff & students; Design/Construct New Bldg. No. 1
		5-8	200		19000			
		9-11	60		6600			
2	2022 / 2023	K-4	100	460	8500	44500	58,000 SF	Occupy New Bldg. No. 1 (46,000 SF Total - 21,000 SF finished for occupancy)
		5-8	240		22800			
		9-12	120		13200			
3	2023 / 2024	K-4	200	600	17000	57400	58,000 SF	Occupy New Bldg. No. 1 (46,000 SF Total - 21,000 SF finished for occupancy); Fit out 25,000 SF additional for Sept. '23
		5-8	240		22800			
		9-12	160		17600			
4	2024 / 2025	K-4	200	700	17000	67500	83,000 SF	Occupy New Bldg. No. 1 - entire 46,000 SF
		5-8	300		28500			
		9-12	200		22000			
5	2025 / 2026	K-4	300	860	25500	82600	83,000 SF	Occupy New Bldg. No. 1 - entire 46,000 SF; Design/ Construct Addition No. 2 - 42,000 SF
		5-8	300		28500			
		9-12	260		28600			
6	2026 / 2027	K-4	300	940	25500	90500	103,500 SF	Occupy Addition No. 2 (42,000 SF Total - 20,500 SF finished for occupancy)
		5-8	360		34200			
		9-12	280		30800			
7	2027/ 2028	K-4	400	1080	34000	103400	103,500 SF	Occupy Addition No. 2 (42,000 SF Total - 20,500 SF finished for occupancy); Fit out 21,500 SF additional for Sept. '27
		5-8	360		34200			
		9-12	320		35200			
8	2028 / 2029	K-4	400	1160	34000	111600	125,000 SF	Occupy Full 125,000 SF Building
		5-8	400		38000			
		9-12	360		39600			
9	2029 / 2030	K-4	500	1280	42500	122300	125,000 SF	Occupy Full 125,000 SF Building
		5-8	400		38000			
		9-12	380		41800			
10	2030 / 2031	K-4	500	1300	42500	124500	125,000 SF	Occupy Full 125,000 SF Building
		5-8	400		38000			
		9-12	400		44000			

CONSTRUCTION MILESTONES (Draft 11/10/20)

<u>Dates</u>	<u>Construction Operation</u>	<u>Bldg Area Available</u>	<u>For OccupancyBy</u>
5/21 to 8/21	Renovate Existing Building	37,000 SF	September, 2021
10/21 to 3/22	Construct New (46,000 SF) Bldg No. 1 (Core & Shell)		
11/21 to 12/21	Construct Water & Sewer Extensions		
4/22 to 7/22	Construct Site Improvements for New Bldg. No. 1		
3/22 to 7/22	Fit-Out 21,000 SF (Phase 1) of Bldg. 1	58,000 SF	September, 2022
4/23 to 8/23	Construct Athletic Fields		
3/24 to 7/24	Fit-Out 25,000 SF (Phase 2) of Bldg. 1	83,000 SF	September, 2024
9/25 to 3/26	Construct New (42,000 SF) Bldg. No. 2 (Core & Shell)		
3/26 to 7/26	Fit-Out 20,500 SF (Phase 1) of Bldg 2	103,500 SF	September, 2026
3/28 to 7/28	Fit-Out 21,500 SF (Phase 2) of Bldg 2	125,000 SF	September, 2028

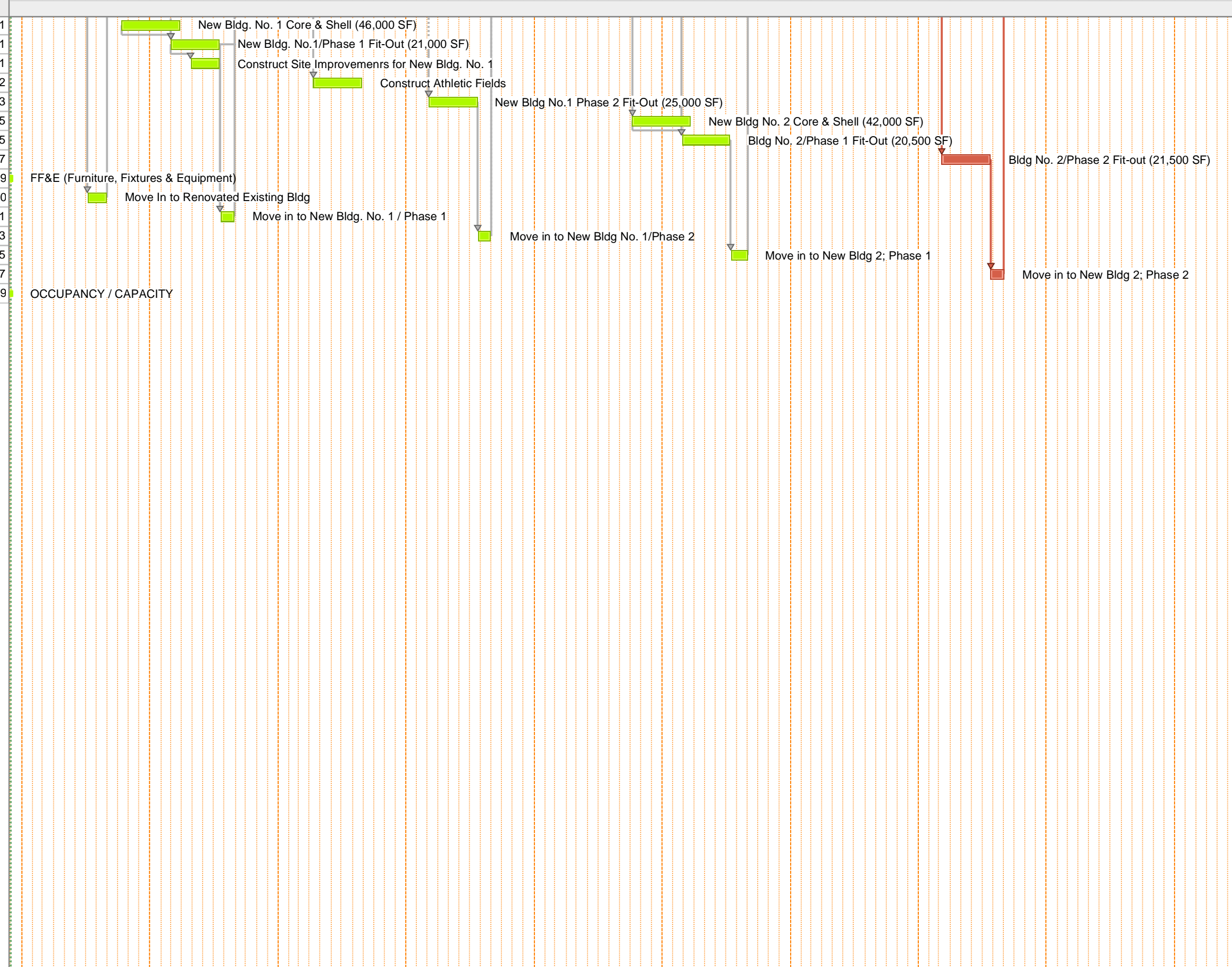


Start Date: 12/02/19
 Finish Date: 08/31/29
 Data Date: 11/08/19
 Run Date: 11/09/19

***EVERY DATE LISTED HERE SHOULD BE EXTENDED BY 1 YEAR**



ID	Description	Original Duration	Start	Finish	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
6030	New Bldg. No. 1 Core & Shell (46,000 S	120	10/12/20	03/26/21										
6035	New Bldg. No.1/Phase 1 Fit-Out (21,000	100	03/01/21	07/16/21										
6040	Construct Site Improvemrns for New B	60	04/26/21	07/16/21										
6045	Construct Athletic Fields	100	04/11/22	08/26/22										
6050	New Bldg No.1 Phase 2 Fit-Out (25,000	100	03/06/23	07/21/23										
6060	New Bldg No. 2 Core & Shell (42,000 SI	120	10/07/24	03/21/25										
6061	Bldg No. 2/Phase 1 Fit-Out (20,500 SF)	100	02/24/25	07/11/25										
6062	Bldg No. 2/Phase 2 Fit-out (21,500 SF)	100	03/08/27	07/23/27										
7000	FF&E (Furniture, Fixtures & Equipment)	1	12/02/19	12/02/19										
7010	Move In to Renovated Existing Bldg	40	07/06/20	08/28/20										
7020	Move in to New Bldg. No. 1 / Phase 1	30	07/19/21	08/27/21										
7030	Move in to New Bldg No. 1/Phase 2	29	07/24/23	08/31/23										
7040	Move in to New Bldg 2; Phase 1	35	07/14/25	08/29/25										
7050	Move in to New Bldg 2; Phase 2	27	07/26/27	08/31/27										
8000	OCCUPANCY / CAPACITY	1	12/02/19	12/02/19										



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Summit School of the Poconos - DEVELOPMENT COST PROJECTION (11/10/20)

YEAR	TASK	SIZE (SF)	CONST. COST	BLDG. DESIGN	CIVIL ENG'R	OWNER'S REP	LEGAL	PERMITS & FEES	CONTIN.	TOTAL
2020	Facility Assessment					\$17,000				\$17,000
0	ALTA Survey				\$16,000					\$16,000
	Site Environmental Assessment				\$7,500	\$1,200				\$8,700
	Campus Master Plan			\$30,000	\$3,000	\$3,000				\$36,000
	Design New Bldg No. 1 (46,000 SF)			\$350,000		\$9,500				\$359,500
	Design/Construct Bldg Renovations	37000 SF	\$1,400,000	\$98,000		\$28,000		\$21,000	\$140,000	\$1,687,000
2021	Subtotal Year 0	37,000 SF	\$1,400,000	\$478,000	\$26,500	\$58,700	\$0	\$21,000	\$140,000	\$2,124,200
2021	Prepare Phase 1 Site Plan				\$30,000	\$1,500				\$31,500
	Land Development Entitlements				\$10,000	\$3,500	\$25,000	\$15,000		\$53,500
	Design/Construct Water & Sewer		\$360,000		\$30,000	\$7,200		\$20,000	\$36,000	\$453,200
	Construct New Bldg No. 1;Fitout Ph 1	21,000 SF	\$8,525,000	\$255,000		\$170,500		\$127,875	\$852,500	\$9,930,875
	Design/Construct Site Improvements		\$300,000		\$10,000	\$4,500			\$30,000	\$344,500
2022	Subtotal Year 1	58,000 SF	\$9,185,000	\$255,000	\$80,000	\$187,200	\$25,000	\$162,875	\$918,500	\$10,813,575
2021	Design/Construct Athletic Fields		\$350,000		\$25,000	\$3,000		\$5,000	\$35,000	\$418,000
	2023	Subtotal Year 2	58,000 SF	\$350,000	\$0	\$25,000	\$3,000	\$0	\$5,000	\$35,000
2023	Fit Out Balance of New Bldg No.1	(21,000 SF)	\$1,365,000	\$25,000		\$27,300		\$20,475	\$136,500	\$1,574,275
	Prepare Phase 2 Site Plan				\$15,000	\$2,500				\$17,500
	Land Development Entitlements				\$8,000	\$3,500	\$15,000	\$15,000		\$41,500
2024	Subtotal Year 3	83,000 SF	\$1,365,000	\$25,000	\$23,000	\$33,300	\$15,000	\$35,475	\$136,500	\$1,633,275
2024	Design New Bldg. No. 2 (42,000 SF)	42,000 SF		\$530,000		\$10,500				\$540,500
	2025	Subtotal Year 4	83,000 SF	\$0	\$530,000	\$0	\$10,500	\$0	\$0	\$540,500
2025	Construct Bldg No.2; Fit-Out Phase 1	20,500 SF	\$7,600,000	\$76,000	\$15,000	\$152,000		\$114,000	\$760,000	\$8,717,000
	2026	Subtotal Year 5	103,500 SF	\$7,600,000	\$76,000	\$15,000	\$152,000	\$0	\$114,000	\$760,000
2026	NO ACTIVITY									
	2027	Subtotal Year 6	103,500 SF	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	Fit Out Balance of New Bldg No. 2	(21,500 SF)	\$1,430,000	\$25,000		\$27,000		\$21,450	\$14,300	\$1,517,750
	2028	Subtotal Year 7	125,000 SF	\$1,430,000	\$25,000	\$0	\$27,000	\$0	\$21,450	\$14,300
GRAND TOTAL		125,000 SF	\$21,330,000	\$1,389,000	\$169,500	\$471,700	\$40,000	\$359,800	\$2,004,300	\$25,764,300