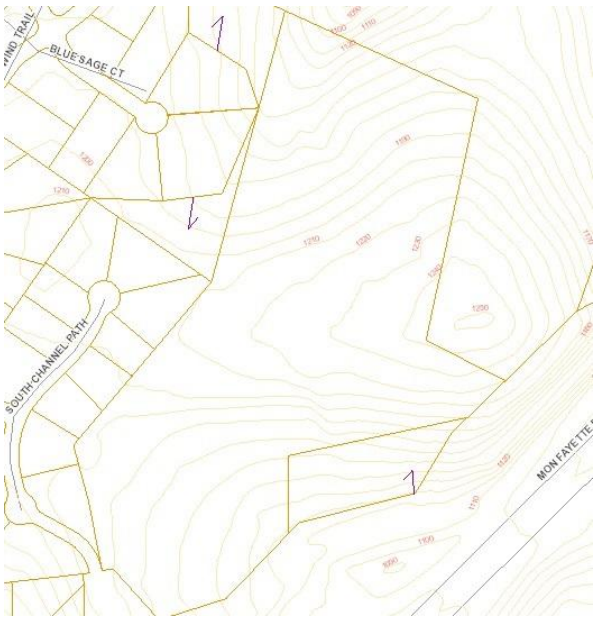
FACILITIES

Our governing board has made significant initial progress toward the attainment of a facility including: (i) completing an in-depth review of multiple potential sites for the school considering zoning, pricing, access, and utility considerations for available properties, (ii) analyzing the WVDE building regulations in depth and developing a general facility plan in compliance with such regulations, and (iii) entering into a Lease-Purchase contract for a 19.3 acre parcel of land in the cheat river area of Morgantown, WV (the “Campus Property”). The lease-purchase agreement permits a closing on the Campus Property at any point between August 1, 2021 and May 1, 2022, at the academy’s sole discretion.

Campus Property Initial Plans



The Campus Property is located on Falling Water Lane in the Cheat Lake area of Morgantown between Morgans Run Road and the Falling Water housing development. It is strategically located in the approximate geographic center of our PRA taking both the Morgantown Bruceton Mills regions into account. While sophisticated plans by our architect as well as soil testing are still forthcoming, initial due diligence indicates that the topography would readily permit the structures and play areas on 4-5 acres of mostly flat land at the higher elevations in the middle of the Campus Property without incurring significant excavation costs. Initial due diligence indicates that the property is close to sufficient water and sewer lines as well as access to power to meet the needs for the facility’s utilities. The access road and parking areas would be constructed in the southern-most sections of the property with bus and personal vehicle drop-off areas further up the hill near the structures and main entrance to the campus. The northern

areas of the property would be used primarily for cross country running trails, a par 3 golf hole and practice area, as well as hiking and biking tracks.

The central region of the Campus Property will be developed into a multi-building campus around a central entryway and quad. Development will occur in two phases with Phase I being the initial temporary construction and then Phase II being a multi-year permanency construction. Given the short timeline between the completion of this charter application process in December and the opening day for the school in August of 2022, our approach to construction in Phase I will primarily favor the use of rented modular facilities with only limited permanent building structures that are primarily constructed using steel frame building construction.The only permanent buildings we anticipate being placed into use for the first year would likely include a gymnasium/stage area, locker rooms, a bell-tower entryway and office, and possibly one or more cafeterias. As such, all classrooms and most administrative offices will be housed in modular facilities in the first two years. In subsequent years, Phase II construction will implement permanent structures both to accommodate growth and replace space that is originally in rented modular facilities. After the Phase II construction is completed over several years, the entire campus will be housed in permanent structures. The speed at which Phase II construction will be completed will depend on multiple factors including the yearly rate of enrollment growth and access to grants and other external funding sources.

The Campus Property is in close proximity to recreational areas that the academy intends to utilize for its programs, particularly on experience days. Recreational areas within one mile of the Campus Property include Cheat Lake Park, the Cheat Lake Trail System, the Tower Run Nature Viewing and Fishing Areas, and the northwestern edge of the Coopers Rock State Forest. Our organization also plans to explore the possibility of obtaining easements on nearby forested properties in order to link the Campus Property trail systems into the Cheat Lake trails. These efforts will support the academy's extra-curricular and sports programming that place special emphasis on lifetime sports and outdoor adventure.

Under the current planned scenario, capital outlays for permanent buildings or renovations would be modest during the first five years while the school is expanding enrollments and then increase dramatically in years 6 through 10. After the first five years, our expansionary period into the high school grade levels will conclude and, because foundation funds are based on the prior year enrollment levels, our cash position will strengthen after the end of this expansion. Also, completing the initial 5 year renewal period into a second term for the charter will demonstrate greater stability in the eyes of potential lenders for purposes of financing additional permanent capital improvements.

General Building Specifications

We support the efforts of the WVBE and WVDE that seek to ensure that every child in the state has access to educational facilities that are safe, healthy, and well suited to meet West Virginia Academy's programs. Working with a certified facility planner, West Virginia Academy will

execute the planning process, project specifications, and a more detailed financial sustainability plan. The West Virginia Academy buildings will provide the following accommodations according to the Uniform Federal Accessibility Standards:

1. Accessibility ramps and doorways that are ADA compliant
2. Safe area for loading and unloading of buses and other means of transportation
3. Restrooms, drinking fountains, and lavatories that are appropriately equipped and ADA compliant
4. Special furniture for students with orthopedic, mobility, or other physical challenges to permit easy use
5. Switches, controls, hardware, and fire protection systems that are easily used and understood by appropriate parties
6. Food service facilities designed to meet the individual needs of students
7. Non-skid floor covering or carpet which is mold and microbial resistant
8. Lockable cabinets for securing medications
9. Appropriate ceiling tile that is mold and microbial resistant

West Virginia Academy will make sure that the kindergarten and nursery school programs will have segregated blacktopped areas as well as a grassy areas with climbing equipment and swings. The rest of the primary grades, grades 1st - 5th will have their own grassy area with appropriate climbing equipment and field space for play. The playground will meet the standards of the Handbook of Playground Safety and will be ADA compliant.

West Virginia Academy Secondary School will have a separated blacktop area that will serve as a field game area to accommodate the various clubs and athletics offered. We note that our athletic offerings require substantially less flat space than a typical junior high or high school and some aspects of our programs, such as biking, golf, and cross country running, will actually benefit from elevation changes within the property site. This provides a substantially greater degree of flexibility than would be the case for a typical non-charter school serving middle school and high school grade levels.

West Virginia Academy plans to use multiple buildings to accommodate the large range of grades. Walks between each building will be compliant with ADA standards. As per the West Virginia State Fire Code, all school facilities will have fire hydrants at specified locations to achieve the best fire insurance assessment. The type of hydrant will be determined in consultation with the local fire department.

A list of the requirements for offices, workrooms, and classrooms as well as square footages are included in the table below. These specifications have been designed to meet the basic requirements under West Virginia's public school regulations for building space, except that the physical education space exceeds the regulatory requirements. This is because square footage for classrooms and offices can be easily added incrementally using modular facilities to meet additional demand from year to year, but a large gym space cannot be. Also, the square footage

for each category below should be interpreted as minimums for each projected level of enrollment as actual building specifications may likely exceed the plans specified below in some categories.

West Virginia Academy Facility Details

Description		Number Needed	430 Student Enrollment (Sq. Ft.)	Number Needed	860 Student Enrollment (Sq. Ft)
ADMINISTRATION			**2935**		**3805**
Man Trap		1	100	1	100
Waiting area/Security		1	300	1	300
General Office		1	200	1	400
Work Room		1	200	2	400
Communications room		1	75	1	75
Conference/Board Room		1	250	1	250
Executive Office		1	180	1	180
Managing Director		1	150	1	150
Other Administrators		4	480	5	600
Central Storage& Books/Supplies		1	100	1	100
Administrative Storage (Vault/Records Room)		1	100	1	100
Mailboxes		1	80	1	80
Public Restrooms		2	200	2	400
Faculty Restrooms		2	120	2	120
School Counselors		1	150	2	300
Nurse office/Clinic		1	250	1	250
FOOD SERVICE			**2795**		**6085**

Dining Space (3 lunch periods)		1	1600	1	4800
Satellite Prep and Production		1	440	1	460
Satellite Serving Area		1	250	1	260
Ware Washing		1	225	1	225
Dry Storage		1	80	1	100
Freezer 2-door reach in		1	100	1	120
Refrigerator/Cooler 2x2 door reach-in		1	100	1	120
LIBRARY/MEDIA			**2590**		**4580**
Design/Media Room		1	1440	1	2880
Circulation/Office		1	150	1	300
Storage		1	200	1	200
Breakout - small group instruction		2	800	3	1200
PHYSICAL FACILITIES			**1620**		**2305**
Mechanical Room		1	400	1	800
Electrical Room		1	200	2	400
Electrical Closet		1	30	2	60
Janitor's Closet		2	60	2	60
Custodian Office and controls with toilet		1	150	1	150
Paper/supply storage		1	100	1	100
Chemical Storage		1	100	1	100
Maintenance Storage		1	300	1	300
Outdoor storage		1	50	1	75

Network Systems Room		1	200	1	200
Network Closets (as necessary)		1	30	2	60
CLASSROOMS - PRIMARY			**11320**		**30630**
Kindergarten classrooms		2	2000	4	8000
Kindergarten bathroom		2	20	4	80
Workroom/Storage		6	600	10	6000
1st - 5th grade classes		10	7200	20	14400
Primary Restroom		10	200	20	400
Small Instruction Area		1	450	2	900
Music Rooms		1	750	1	750
Storage room - lockable		1	100	1	100
CLASSROOMS - SECONDARY			**5370**		**11330**
Mathematics		1	840	2	1680
Language Acquisition		1	840	2	1680
Individuals and Societies		1	840	2	1680
Language and Literature		2	840	4	3360
Science		1	840	2	1680
Art classrooms		1	840	1	840
2 large restrooms		2	80	2	160
Faculty Lounge		1	250	1	250
Physical Education Space			**9300**		**9400**
Physical Education Space / GYM		1	8000	1	8000
Shower/Drying Rooms		1	300	1	300
Instructor		1	100	2	200

Stage		1	800	1	800
Equipment Storage Room		1	100	1	100
Total Rooms Sq. Ft			**35930**		**68135**
Other			0		0
TOTAL Sq. Ft			35930		68135

West Virginia Academy Outdoor Details

West Virginia Academy plans on purchasing and maintaining its own fleet of transportation buses. Students that live within the PRA will be eligible for bus transportation. This is a critical part of fulfilling our mission to provide accessible education for historically underrepresented students and provide important experiential learning opportunities for all of our students. West Virginia Academy's Transportation manager will ensure the implementation of Policy 4336. All operators of the buses will be in charge of any passengers riding the bus. The operators will be trained on, understand, and follow W. Va. 126CSR99, Policy 4373, Expected Behavior in Safe and Supportive Schools (Policy 4373) to provide discipline on buses (See Transportation Services). The following details incorporate the necessary parking for buses along with play areas for the various levels of grades we will offer initially.

Description		Sq Ft	Amount	Minimum Sq. Ft.	Amount	Expected Sq. Ft.
Kindergarten play areas		4800	1	4800	1	4800
Primary Play Area		4800	1	4800	1	4800
Secondary Play Area		4800	1	4800	1	4800
Parking spaces						
1 per faculty		180	39	7020	89	15948
guests		180	7	1260	12	2160
disabled spots		250	3	750	3	750
bus parking		900	4	3600	4	3600
TOTAL SQ. FT.				**27030**		**36858**

West Virginia Academy Nursery School Details

Because the Nursery school (preschool and Pre-K) is technically not under the purview of the charter system, we briefly include details of that facility because it will be on the same property and serve the needs of faculty, staff, and families with students enrolled in the school. As noted

previously, the nursery school will be self-sufficient and will not rely on the charter school for funding, except and only to the extent child care is provided as a benefit for employees of the charter school.

Description	Sq. Ft.
NURSERY SCHOOL	
GYM/Cafeteria	1000
Man Trap/Front Office	300
Toddler/Preschool Rm	700
Large Room 1	700
Large Room 2	700
Small Room 1	500
Small Room 2	500
Small Room 3	500
Small Room 4	500
Small Room 5	500
Bathroom (8 toilets)	80
TOTAL	5980
NURSERY OUTDOOR SPACES	
Play Area	3000
Parking	1800

Discussion of Alternative Sites

We note that the Campus Property is still in the initial phases of due diligence and so additional progress with the plans and construction of the facility may be provided during the application review period.

We recognize the critical importance of a facility to the realization of an effective charter school and the Campus Property is in the initial phases of due diligence. Much of the specifics in terms of our plan for a facility have already been determined or are dictated by regulation, as described above. Even if the Campus Property is ultimately deemed unfit, an alternative property will be identified that meets the specifications outlined above. We note, however, that the facilities that meet these specifications within or near Morgantown typically do not have 15 usable acres for a high school and so an exception would need to be granted on account of the site being urban by the WVDE to permit our use of such a facility as we expand into high school grades (See WVDE Policy 6200 Sec. 203.03 and 203.4, respectively). Subject to any such waiver that may be necessary for an urban site, we intend to apply the standards established in this section for any site for West Virginia Academy.

Several potential sites have been located for our charter school, but completing major steps to progress toward a facility will require greater certainty in terms of the issuance of a charter by

the Authorizer. Substantial steps in this direction have included: (i) conducting a detailed analysis of state regulations for required square footage, (ii) making several visits to potential sites and properties including pricing out land costs as well lease arrangements for existing buildings, (iii) an in-depth analysis of zoning restrictions and land use within Morgantown and Monongalia County including the process for any necessary approvals, and (iv) discussions with contractors and facility providers for pricing and feasibility of renovations and expansions to existing buildings, modular build-out costs, and modifications to ready land for use by a school. The information obtained thus far as part of this process have been incorporated into our budgeting estimates for our facility.

Our progress toward the procurement of a building will continue through the fall, but the final contract for a facility cannot be completed until later in the approval process. For example, substantial funding to ready a site or enter into a binding lease for an existing site, whether from a loan or a donation, will likely not be available until the charter is issued and sufficient applications for enrollment have been received for viability. In spite of this limitation, initial site studies and options to enter into a purchase contract or lease can be obtained prior to that time so that the process can proceed expeditiously upon receipt of approval. This will be the focus of our organization in the fall while this application proceeds through the approval process. We will pursue an option to buy land or an option to enter into a lease arrangement for an existing facility, which will be contingent upon the issuance of a charter and obtaining sufficient enrollments. When this agreement is entered into, we will provide an update to the Authorizer along with pricing, specifications, and any bids we've obtained for necessary construction or renovations. We recognize that final approval of our charter would be contingent upon our obtaining an acceptable site and a feasible plan for a facility and so securing a site will be the primary focus of our governing board over the next six months ahead of the final approval of our charter and completion of our charter contract.