

## Capital Facility Plan

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Utah Mountain School has engaged a developer to assist in procuring and developing a facility suitable for the needs of the school. Ideally, the facility will need to be approximately 30,000 sq. ft and have ample outdoor space to accommodate outdoor classrooms. In addition, the facility will need to be conducive to the model's use of project-based learning, with space for performing and visual arts.

Currently, there are two options available to UMS with the desired specifications. The first is a property with an existing school building that accommodates up to 550 students. It already has the amenities of a functional school (e.g. classrooms, gym, lunchroom, etc.) and so it would require little to no renovations to accommodate the needs of UMS. The developer has offered a lease/buy-back arrangement, where UMS leases the building for a term up to 20 years while it builds adequate finances to procure a USDA loan or a bond under Utah's Moral Obligation Program. The developer will cap lease payments at 18% of total revenue in order to accommodate fluctuations in enrollment and ensure the school purchases the building as quickly as possible.

The second possibility is a five-year lease with an option to renew on an existing space suitable for 450 students. It too has the amenities of a functional school and so renovations would also be at a minimum. Presently, the building is not available to purchase and so it may require UMS to lease for a time while it builds a financial history. At that point, UMS could engage a developer to construct a new facility and thereafter purchase the facility outright with either a USDA loan or a bond under Utah's Moral Obligation Program.