

# CHARTER AGREEMENT AMENDMENT APPLICATION

SUBMITTED BY: KIPP DC

SUBJECT: Charter Amendment Request for: (Mark all that apply)

X Additional Facility or New Location

X Name Change – Campus or Facility

SUBMISSION DATE: February 23, 2021

## SCHOOL BACKGROUND

Provide the following information about your Local Education Agency (LEA) by campus:

- a) Campus name(s) and location(s): **See below.**
- b) Year opened: **See below.**
- c) Grade levels served (Currently and at maturation of charter agreement, if applicable):

I. Hamilton Facility, 1405 Brentwood Parkway, NE

a. KIPP DC College Preparatory 9th-12th (2009)

II. Benning Facility, 4801 Benning Road SE

a. LEAP Academy PK3-PK4 (2007)

b. Promise Academy K-4th (2009)

c. KEY Academy 5th-8th (2001)

III. Douglass Facility, 2600 Douglass Road SE

a. Discover Academy PK3-K (2009)

b. Heights Academy 1st-4th (2011)

c. AIM Academy 5th-8th (2005)

IV. Shaw Facility, 421 P Street NW

a. GROW Academy PK3-K (2010)

b. Lead Academy 1st-4th (2012)

c. WILL Academy 5th-8th (2006)

V. Webb Facility, 1375 Mt. Olivet Road NW

a. Connect Academy PK3-K (2013)

b. Spring Academy 1st-4th (2013)

c. Northeast Academy 5th-8th (2014)

VI. Smilow Facility, 5300 Blaine Street NE

a. Arts and Technology Academy PK3-K (2014)

b. Quest Academy 1st-4th (2014)

c. Valor Academy 5th-8th (2015)

VII. Somerset Facility, 3301 Wheeler Road SE

a. Honor Academy 4th-8th (2019)

b. KIPP DC Somerset College Preparatory 9th-12th (2019)

d) Date that charter will be eligible for possible renewal: **KIPP DC's charter will be eligible for possible renewal on June 30, 2031.**

## **NAME CHANGE – CAMPUS OR FACILITY**

### **1. What is the current name of the campus or facility you would like to rename?**

We would like to change the names of (a) our facility located at 3301 Wheeler Road SE, (b) KIPP DC: Somerset College Preparatory PCS, (c) KIPP DC: Wheeler Early Childhood Academy PCS, and (d) KIPP DC: Wheeler Elementary Academy PCS.

### **2. What are the proposed changes to the campus or facility's name?**

We propose changing the names as follows:

- Our facility located at 3301 Wheeler Road SE currently named the Somerset Campus will be renamed the Wheeler Campus starting with the 2021-22 school year.
- KIPP DC: Somerset College Preparatory PCS will be renamed KIPP DC: Highlands College Preparatory PCS starting with the 2021-22 school year.
- KIPP DC: Wheeler Early Childhood Academy PCS will be renamed KIPP DC: Pride Academy PCS starting with the 2021-22 school year.
- KIPP DC: Wheeler Elementary Academy PCS will be renamed KIPP DC: Inspire Academy PCS starting with the 2021-22 school year.

### **3. Describe how the school involved the greater community in its decision-making process, including whether parents, staff, or students gave input.**

With respect to changing the name of KIPP DC: Somerset College Preparatory PCS (SCP), the school's leadership team engaged a broad range of stakeholders in its decision-making process both within the school, and within the neighborhood community.

With respect to SCP's staff, student, and family stakeholders, the SCP leadership team went through a multi-part brainstorming process. Initially, the SCP faculty gathered to brainstorm names and discuss the power of renaming in shaping school culture. Next, SCP's leadership team discussed potential names with SCP student leaders through the school's student government program. In addition, SCP's leadership team discussed potential names with parents through the school's regularly scheduled "Third Thursday parent meeting". Finally, SCP's leadership team gave families who were unable to attend the parent meeting the chance to weigh in on potential new school names through an electronic survey.

With respect to SCP's neighborhood stakeholders, the SCP leadership team and KIPP DC's community engagement team promoted transparency and collaboration by engaging the larger Washington Highland and Ward 8 communities. Specifically, KIPP DC personnel attended the monthly ANC 8E meetings held on the first Monday of each month in October, November and December. During these meetings, KIPP DC's community engagement team engaged the ANC members on the progress of renaming the school. In addition, KIPP DC representatives attended the Congress Heights and Washington Highland Civic Associations meetings, making sure to speak with community and elected leaders like Ward 8 Councilmember Trayon White, Washington Highland resident Wanda Lockridge, Anacostia Coordinating Council

executive director and Washington Highland resident Phillip Pannell, former ANC 8E chairs Sandra Seegars and Stephen Slaughter, and former Ward 8 State Board of Education representative Markus Batchelor.

With respect to creating new names for KIPP DC: Wheeler Elementary Academy PCS and KIPP DC: Wheeler Early Childhood Academy PCS, KIPP DC leaders similarly engaged a variety of stakeholders in selecting their new names, though this process was abbreviated since the schools have not yet opened, so the schools do not yet have staff or students, and the schools have not been formally named.<sup>1</sup> In the absence of currently enrolled students and staff, the founding school leaders of each school, Salvatore Negrete (ECE) and Donyale Butler (elementary), discussed naming options with the current faculty of the two other schools located at the same facility, KIPP DC: Honor Academy PCS and KIPP DC: Somerset College Preparatory PCS. In addition, Mr. Negrete and Ms. Butler met with current students and families of both Honor Academy and SCP to share their vision for the new ECE and elementary schools, and engaged prospective families as they reached their naming decisions.

## **NEW LOCATION**

**1. List all the facilities and addresses the school currently operates, along with the new facility the LEA plans to operate. Include the campus located in each facility, highlighting any changes from what is currently written in the school's charter agreement.**

Please see the full list of all current facilities, campuses, and addresses under "School Background" on page 1.

KIPP DC requests to move the current KIPP DC: Somerset College Prep PCS, which serves grades 9-12, from our Somerset Campus located at 3301 Wheeler Road SE to the site of the former Ferebee-Hope School, located at 3999 8th Street SE. This move will happen during the 2021-22 school year.

**2. Please check the reason below that best describes your proposed change.**

**Entire campus or school is relocating from current location to a new location.**

**A single campus is both staying in its current location AND expanding into a second location (e.g., some grades in one facility and some in a second facility to allow more space, or until a permanent larger facility is found).**

**X School is creating a new campus being housed in a new facility**

KIPP DC proposes to move the current KIPP DC: Somerset College Prep PCS from our Somerset Campus to a new facility, the site of the former Ferebee-Hope School during the 2021-22 school year.

KIPP DC: Honor Academy, which currently serves grades 3-8, will remain at the Somerset Campus. In addition, as described in KIPP DC's charter, KIPP DC will open a new early childhood school and a new elementary school at the Somerset Campus during the 2021-22 school year.

**3. Is the proposed new facility a property you plan to purchase or lease? How many square feet is this space? Which grade level(s) will be at this location? If you have already purchased or leased the property, provide the dates the property was acquired.**

The proposed new facility is a property KIPP DC is leasing after the completion of a thorough RFO process by the District.

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<sup>1</sup> KIPP DC: Wheeler Elementary Academy PCS and KIPP DC: Wheeler Early Childhood Academy PCS are placeholder names that have only been used in KIPP DC's charter. Practically, since the schools have not yet opened, they are unnamed.

On July 21, 2020, the DC Council approved the disposition of the Ferebee Hope site to KIPP DC. On October 15, 2020, KIPP DC executed a 50-year ground lease with the DC Department of General Services for the Ferebee Hope site.

The full Ferebee Hope site is 450,000 square feet. The portion of the site that KIPP DC will lease is approximately 325,000 square feet. Within this footprint, KIPP DC is constructing a 110,001 square foot high school, which will house the relocated KIPP DC: Somerset College Prep PCS, which serves students in grades 9-12.

**4. What is the occupancy maximum at the new location? If the maximum occupancy load for staff and students is less than the total number of staff and students who will occupy the facility at any point in the future, please explain how you will address this issue.**

Per code, the maximum occupancy for the Ferebee Hope site at any given time is 3,262 people.

We are building out the new high school facility to hold a maximum occupancy of 1000 students and 150 staff.

**5. DC PCSB will review the school's Financial Audit Reviews (FAR) and current financials to determine the fiscal health of the organization. If applicable, describe how the proposed amendment will impact the school's finances. Explain any anticipated expenses for the proposed changes and how the school will finance them.**

KIPP DC's plan for the site is to operate a high school with a total enrollment of 825 students in grades 9-12.

As we do at other facilities, local and federal per pupil allowance will cover all school operating costs. We anticipate per pupil costs will be higher while the school ramps up to full enrollment, but expect any operating deficits to be covered by philanthropic support as we get to a run rate sustainable model.

**6. In addition to providing a 5-year Operating Budget, answer the following questions regarding the financial impact of the proposed new location:**

**a. How much does the proposed new facility cost, and how many students will be served at the new site?**

The new high school site project has a total approximate cost of \$90 million, supported by \$40 to \$50 million of debt and KIPP DC equity. We anticipate the new facility will serve approximately 825 students.

**b. What is the school's per-pupil cost, and how does this compare with its per-pupil allowance?**

As we do at other campuses, local and federal per pupil allowance will cover all school operating costs. We anticipate per pupil costs to be higher while the school ramps up to full enrollment, but expect any operating deficits to be covered by philanthropic support as we get to a run rate sustainable model.

**c. If you plan to operate multiple facilities, in addition to the proposed new location, what is the LEA's total facilities cost (e.g., lease, plus mortgage)? How does this expense compare with your per-pupil allowance?**

As we do at other campuses, we plan to have the local per pupil facilities allowance cover all facility operating costs. For SY20-21, we anticipate total facilities revenue and operating expenses (including all principal payments but excluding all capitalized expenses) to be \$23,525,000 and \$22,933,000, respectively.

**d. What additional sources of funding do you plan to use to pay for this new facility.**

The new high school project has a total approximate cost of \$90 million, supported by \$40 to \$50 million of debt and KIPP DC equity, including committed and anticipated philanthropic support.

**e. If applicable, what contingencies do you have in place in case the new location enrolls fewer students than anticipated?**

As noted above, we anticipate strong demand for a KIPP DC campus at the Ferebee Hope site given current enrollment at KIPP DC Somerset College Prep and our existing KIPP DC high school waitlist.

That said, we do plan for lower than expected enrollment at all campuses by closely monitoring enrollment and staffing in August/September each year, quickly and proactively calling off the waitlist when a seat is open, and holding a contingency expense in the case of under enrollment.

**7. How has the school informed its external stakeholders (e.g., local ANC commissioners, neighbors) and internal stakeholders (e.g., staff, parents) of the proposed amendment? Please attach any written communication (e.g., meeting minutes). Describe any notable support for or opposition to the proposed amendment. How do you plan to address stakeholders' concerns?**

With respect to moving the existing KIPP DC: Somerset College Preparatory PCS (SCP) to the Ferebee Hope site, KIPP DC's community engagement team engaged a broad range of stakeholders about the proposed move both within the school, and within the neighborhood community. This feedback process mirrored the engagement process described in question #3 above with respect to renaming SCP, as the move and the renaming of the school go hand in hand.

In short, with respect to SCP's staff, student, and family stakeholders, the SCP leadership team discussed the proposed move with SCP faculty, SCP student leaders through the school's student government program, and parents through the school's regularly scheduled "Third Thursday parent meeting". SCP's leadership team also gave families who were unable to attend the parent meeting the chance to weigh in on the move through an electronic survey.

With respect to SCP's neighborhood stakeholders, the SCP leadership team and KIPP DC's community engagement team KIPP DC engaged the larger Washington Highland and Ward 8 communities. Specifically, KIPP DC personnel attended the monthly ANC 8E meetings held on the first Monday of each month in October, November and December for the past three months, engaging the ANC 8E members on the proposal to move SCP to the Ferebee Hope facility. KIPP DC was very intentional in engaging external stakeholders such as the ANC 8E commissioners, the former Ward 8 State Board of Education representative Markus Batchelor, and Ward 8 Councilmember Trayon White about the proposed move.

Throughout this engagement, KIPP DC has found the support for moving SCP to the Ferebee Hope facility to be overwhelming. The only notable opposition KIPP DC has received to the move has been from a former advisory neighborhood commissioner, Karlene Armstead. Importantly, her opposition is to charter schools in general, not to moving SCP to Ferebee Hope specifically. Regardless, we are committed to engaging this former commissioner.

**8. When did your school's board approve the proposed amendment? Please attach minutes from the meeting and vote results.**

KIPP DC's Board approved these proposed amendments via unanimous email consent on February 23, 2021. The completed Board resolution is attached.

| KIPP DC Consolidated              |                       |                       |                       |                       |                       |  |
|-----------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--|
|                                   | SY2021-22             | SY2022-23             | SY2023-24             | SY2024-25             | SY2025-26             |  |
| Per Pupil Charter Payments        | \$ 157,315,811        | \$ 165,687,744        | \$ 172,999,846        | \$ 180,597,842        | \$ 186,423,060        |  |
| Federal Revenue                   | \$ 17,520,872         | \$ 18,334,553         | \$ 19,020,187         | \$ 19,724,564         | \$ 20,301,820         |  |
| Private Revenue                   | \$ 12,141,266         | \$ 10,275,480         | \$ 8,517,493          | \$ 7,693,292          | \$ 7,455,767          |  |
| <b>Total Revenue</b>              | <b>\$ 186,977,949</b> | <b>\$ 194,297,777</b> | <b>\$ 200,537,527</b> | <b>\$ 208,015,698</b> | <b>\$ 214,180,647</b> |  |
| Salaries and Benefits             | \$ 121,167,974        | \$ 126,280,033        | \$ 131,155,213        | \$ 136,759,469        | \$ 141,361,221        |  |
| Direct Student Costs              | \$ 19,969,364         | \$ 20,228,805         | \$ 20,881,206         | \$ 21,604,128         | \$ 22,223,394         |  |
| Occupancy Expenses                | \$ 23,325,797         | \$ 23,417,101         | \$ 23,186,876         | \$ 23,385,366         | \$ 23,476,224         |  |
| Office Expenses                   | \$ 6,712,645          | \$ 6,759,239          | \$ 6,885,050          | \$ 7,049,277          | \$ 7,193,314          |  |
| Professional Fees                 | \$ 2,425,648          | \$ 2,737,111          | \$ 3,115,456          | \$ 3,506,679          | \$ 3,819,622          |  |
| General Expenses                  | \$ 2,054,742          | \$ 2,122,667          | \$ 2,200,952          | \$ 2,280,177          | \$ 2,365,796          |  |
| Contingency                       | \$ 3,216,716          | \$ 3,312,030          | \$ 3,488,349          | \$ 3,616,098          | \$ 3,720,625          |  |
| <b>Total Expenses<sup>1</sup></b> | <b>\$ 178,872,885</b> | <b>\$ 184,856,986</b> | <b>\$ 190,913,101</b> | <b>\$ 198,201,195</b> | <b>\$ 204,160,196</b> |  |

Footnotes:

1- Total expenses excludes depreciation and amortization.

**Record of Resolution  
KIPP DC School Names + Location  
Board of Trustees of KIPP DC Public Charter Schools**

By unanimous e-mail vote the Board of Trustees (“the Board”) of KIPP DC Public Charter Schools (“KIPP DC”) took the following actions:

**WHEREAS** KIPP DC seeks to submit the enclosed PCSB Amendment Application requesting to change the name of the Wheeler Early Childhood Academy to KIPP DC: Pride Academy PCS,

**WHEREAS** KIPP DC seeks to submit the enclosed PCSB Amendment Application requesting to change the name of the Wheeler Elementary Academy to KIPP DC: Inspire Academy PCS,

**WHEREAS** KIPP DC seeks to submit the enclosed PCSB Amendment Application requesting to change the name of Somerset College Preparatory PCS to KIPP DC: Highlands College Preparatory PCS as of the 2021-22 school year,

**WHEREAS** KIPP DC seeks to submit the enclosed PCSB Amendment Application requesting to change the name of the Somerset Campus to the Wheeler Campus as of the 2021-22 school year,

**WHEREAS** KIPP DC seeks to submit enclosed PCSB Amendment Application requesting to change the location of the current Somerset College Preparatory PCS to the former Ferebee Hope School, located at 3999 8<sup>th</sup> Street SE during the 2021-22 school year,

**WHEREAS**, KIPP DC’s PCSB Amendment Application requires the Board’s approval,

**RESOLVED**, the Board hereby authorizes KIPP DC to submit to the Public Charter School Board the enclosed Charter Amendment Request amending KIPP DC’s Charter as explained herein.

**PASSED AND ADOPTED** by the Board of Directors by unanimous email vote on or before February 23, 2021, by the following vote:

Ayes: 12

Nos: 0

Abstentions: 0

DocuSigned by:

*Allison Fansler*

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Allison Fansler, President

2/23/2021

Date