

CHARTER AGREEMENT AMENDMENT APPLICATION

Submitter: Donald L. Hense – Friendship PCS

Approval/Amendment Request: Auxiliary Facility

Submission Date: 7/23/2021, 9/16/2021

SCHOOL BACKGROUND

- Campus name(s) and location(s):

Campus Name	Campus Address
Armstrong Elementary Campus	111 O Street, NW, Washington, D.C. 20001
Armstrong Middle School Campus	111 O Street, NW, Washington, D.C. 20001
Blow Pierce Elementary Campus	725 19th St. NE, Washington, D.C. 20002
Blow Pierce Middle School Campus	725 19th St. NE, Washington, D.C. 20002
Chamberlain Elementary Campus	1345 Potomac Ave. SE, Washington, D.C. 20003
Chamberlain Middle School Campus	1345 Potomac Ave. SE, Washington, D.C. 20003
Ideal Elementary Campus	6130 N. Capitol St., NW, Washington, DC 20011 6200 Kansas Avenue NE, Washington, DC 20011
Ideal Middle School Campus	6130 N. Capitol St., NW, Washington, DC 20011 6200 Kansas Avenue NE, Washington, DC 20011
K - 8 Online Campus	1351 Nicholson St. NW, Washington, D.C. 20011

	3007 Tilden Street, NW (Proposed)
Southeast Elementary Campus	645 Milwaukee Pl., SE, Washington, D.C. 20032
Southeast Middle School Campus	645 Milwaukee Pl., SE, Washington, D.C. 20032
Woodridge Elementary Campus	2959 Carlton Ave. NE, Washington, D.C. 20018
Woodridge Middle School Campus	2959 Carlton Ave. NE, Washington, D.C. 20018
Collegiate High School	4095 Minnesota Ave NE, Washington, DC 20019
Technology Prep High School	2705 Martin Luther King Avenue SE, Washington, DC 20032
Auxiliary Space for Experiential Learning Experiences for all campuses	3007 Tilden Street, NW (Proposed)

- Year(s) opened: **1998**
- Grade levels served: **PK3 - 12**
- Date the charter will be eligible for renewal: **June 30, 2028**

GENERAL INFORMATION

1. Summarize the school’s proposed changes. (Provide details in the following subsections.)

Friendship PCS seeks to utilize auxiliary space at the Whittle Studio and Schools facility to support auxiliary programming for the LEA including additional in-person programming for the Friendship Online campus, effective immediately upon approval.

The Whittle Studio and Schools building is a state of the art facility situated on 13.7 wooded acres in Northwest Washington, DC and is designed to be the third teacher to extend

student learning in a physical space. The building is more than 650,000 square feet of which, Friendship PCS has initial access to approximately 10,000 square feet of shared space that includes:

- Spacious, sun-drenched classrooms and maker spaces
- State-of-the-art gymnasium featuring a signature vaulted glass ceiling
- World-class performance spaces including a multi-use theater, black box theater, and choral room
- Five soaring atriums that act as community gathering spaces for students

The availability of this innovative space is possible through partnership with Chris Whittle, former FPCS board of trustee and founder of Whittle School and Studios.

Through this partnership, Friendship PCS is able to provide a space that enhances its programmatic mission and vision by extending learning opportunities for all Friendship campuses. The location of the school is within a short distance of multiple parks including Rock Creek Park and the Smithsonian National Zoo, where students can extend their learning to the outdoors. The school also is very close to University of the District of Columbia, which makes onsite dual enrollment offerings much more accessible, as well as other institutions where teachers can extend the learning of all content areas for students.

This request is partly driven by parent and student demand to offer increasingly innovative programs and experiential learning opportunities, but is also a response to a changing reality for our schools. Our virtual school enrollment has increased dramatically and is currently 157% of initial estimates and overall enrollment is up 8% over the DC PCSB's projections for this year. Friendship's virtual school students regularly utilize in-school space for project-based learning, labs, arts, parent training and testing. Aside from this, there is a greater need to access additional space in case of COVID-related site closure or to spread our students out in order to maintain safe social distancing. Moreover, we recognize the need for space to support our delivery of hands-on, engaging learning activities for our students who missed out on some academic and socio-emotional development opportunities during distance learning.

For example, for summer 2021, to support our return to in person learning while ensuring adequate social distancing in appropriate space, Friendship launched a STEAM camp for students from across Friendship campuses. The camp held at Whittle School and Studios, provided access to state of the art learning spaces, labs, maker space, performance theaters and more, and a quick walk to Rock Creek Park, the Zoo and other places to deepen learning. Use of this auxiliary space for Friendship's STEAM program was at no cost, but the value was immeasurable.



2. How will the proposed changes support the school’s mission?

Friendship was founded to ensure students receive a world-class education and become ethical, literate, well rounded, and self-sufficient citizens who contribute actively to their communities. This amendment will allow Friendship to further fulfill its mission by providing all students with enhanced academic programming and facilities, and the opportunity to explore and access areas and spaces of the city that are global by intention.

3. Describe any DC PCSB audits, notices of concern, or other board actions issued against your school in the past three years. What was the outcome?

Since SY 2015-16, Friendship PCS has been 100% compliant according to PCSB’s Annual Compliance Review and has received no board actions. In 2017, in response to an anonymous complaint the PCSB audited discipline data for discipline reporting and also audited data related to disproportionate suspensions. The PCSB found that all discipline data was accurately reported and that there was one attendance error (a student

incorrectly coded) that was addressed by the school. For the audit on disproportionate suspensions, the context provided by Friendship PCS addressed the concern. DC PCSB staff closed both audits and determined that no corrective action was necessary.

4. How has the school informed its stakeholders (e.g., students, parents, staff, ANC commissioners, neighbors) of the proposed change(s)? Describe any notable support for or opposition to the proposal. How is the school addressing stakeholders' concerns?

To date, Friendship has engaged in the following public meetings and has not recorded any opposition to the use of auxiliary space at Whittle Studio and School located at 3007 Tilden Street, NW, Washington, DC 20008:

- January 28, 2021: Friendship's Board of Trustees approves a resolution at its public meeting.
- March 3, 2021: Friendship held its Social Studies Bowl, which was attended by teachers and students from Friendship Woodridge, Ideal, Chamberlain, and Southeast Middle Campuses.
- June 8, 2021: Friendship hosted an informational meeting with Friendship Online Parents.
- July 12-16, 2021: Students participated in a STEAM camp held at the facility and parents expressed support for continued programming at this location.

Friendship will continue to reach out to community members and will address any concerns should they arise.

5. When did the school's board approve the proposed change(s)? Please attach minutes from the meeting and vote results.

On January 28, 2021, at a duly noticed public meeting, the Friendship PCS Board of Trustees approved a resolution to acquire auxiliary space to support pandemic and post-pandemic programming.

ADDITIONAL FACILITY

1. Please check the reason below that best describes the 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, acquisition of a nearby recreational facility, etc.).

School is creating a new campus being housed in a new facility (Note: Please also complete [Section A2: Program Replication](#)).

- List all the facilities and addresses the school operates, along with the new facility the school plans to operate. Include the campus(es) located in each facility, highlighting any changes from what is in the school's charter agreement.

Campus Name	Campus Address	Grades	Status
Armstrong Elementary Campus	111 O Street, NW, Washington, DC 20001	PS - 3	Current
Armstrong Middle School Campus	111 O Street, NW, Washington, DC 20001	4 - 8	Current
Blow Pierce Elementary Campus	725 19th St. NE, Washington, DC 20002	PS - 3	Current
Blow Pierce Middle School Campus	725 19th St. NE, Washington, DC 20002	4 - 8	Current
Chamberlain Elementary Campus	1345 Potomac Ave. SE, Washington, DC 20003	PS - 3	Current
Chamberlain Middle School Campus	1345 Potomac Ave. SE, Washington, DC 20003	4 - 8	Current
Ideal Elementary Campus	6130 N. Capitol St., NW, Washington, DC 20011 6200 Kansas Avenue NE, Washington, DC 20011	PS-3	Current
Ideal Middle School Campus	6130 N. Capitol St., NW, Washington, DC 20011 6200 Kansas Avenue NE, Washington, DC 20011	4-8	Current

K - 8 Online Campus	1351 Nicholson St. NW, Washington, DC 20011	K – 8	Current
	<i>3007 Tilden Street, NW, Washington, DC 20008</i>	K - 8	New
Southeast Elementary Campus	645 Milwaukee Pl., SE, Washington, DC 20032	PS - 3	Current
Southeast Middle School Campus	645 Milwaukee Pl., SE, Washington, DC 20032	4 - 8	Current
Woodridge Elementary Campus	2959 Carlton Ave. NE, Washington, DC 20018	PS - 3	Current
Woodridge Middle School Campus	2959 Carlton Ave. NE, Washington, DC 20018	4 - 8	Current
Collegiate High School	4095 Minnesota Ave NE, Washington, DC 20019	9 - 12	Current
Technology Prep High School	2705 Martin Luther King Avenue SE, Washington, DC 20032	9 - 12	Current
<i>Auxiliary Space for Special Academic Programming & Projects</i>	<i>3007 Tilden Street, NW, Washington, DC 20008</i>	<i>PK3 - 12</i>	<i>New</i>

3. Which grade level(s) will be at this location? How many square feet is this space? What is the maximum occupancy at the new location?

Friendship will use the location for programming for grades PK-12. Students will have shared access to the labs, makerspaces, and performance areas to extend learning. The new location enables Friendship teachers to extend and enhance learning with theater space for performances as well as labs and makerspaces.

The Whittle Studio and Schools facility is 650,000 square feet and has a maximum occupancy of 2,500. Friendship PCS will initially have shared access to approximately 10,000

square feet, which includes classrooms, makerspaces, laboratories, theater spaces, the gymnasium, and community spaces designed for students to gather informally, and Friendship would further have an option for dedicated classroom space depending on program needs.

4. Is the proposed additional facility a property the school plans to purchase or lease? If the school has already purchased or leased the property, when did the school acquire the property?

The Friendship Board of Trustees authorized staff, by resolution, to enter into a use agreement with Whittle Studio and Schools, and acknowledged a perceived conflict of interest with Chris Whittle, former FPCS Trustee and Founder of Whittle Studio and Schools. On February 10, 2021, Friendship entered into an initial no-cost use agreement with Whittle Studio and Schools. We plan to continue to evaluate space options depending on program needs.

5. If the school plans to move a current campus into the additional location, how will the location change impact students who currently attend this campus?

The location change will have a positive impact on students - both those who attend Friendship's online school and those at our brick and mortar campus. During the June 8, 2021 meeting with Friendship Online parents, news of the potential use of this space was met with an enthusiastically positive response. The new Whittle facility will better suit the needs of our student population for enhanced space for scientific exploration, hands-on lab activities, performance spaces and more. In addition, the Whittle building provides direct access to Metro.

6. Describe how the school has engaged and will continue engaging its stakeholders (e.g., students, staff, parents, ANC representatives, neighbors) in the decision to relocate, expand, or divide into this new location. Submit documentation of your communications regarding this new location with staff, families, ANC representatives, nearby principals, and others. How is the school addressing stakeholders' concerns?

To date, Friendship has engaged in the following public meetings and/or events, and has not recorded any opposition to the use of auxiliary space at Whittle Studio and School located at 3007 Tilden Street, NW, Washington, DC 20008:

- January 28, 2021: Friendship's Board of Trustees approves a resolution at its public meeting.
- March 3, 2021: Friendship held its Social Studies Bowl, which was attended by teachers and students from Friendship Woodridge, Ideal, Chamberlain, and Southeast Middle Campuses.
- June 8, 2021: K12 administrators held an informational meeting with Friendship Online Parents. No concerns were expressed. In fact, parents were excited about the facility.

- July 12-16, 2021: Students participated in a STEM camp held at the facility and parents expressed support for continued programming at this location.

For summer 2021, to support our return to in person learning while ensuring adequate social distancing in appropriate space, Friendship launched a STEAM camp for students from across Friendship campuses. The camp held at Whittle Schools and Studios, provided access to state of the art learning spaces, labs, maker space, performance theaters and more, and a quick walk to Rock Creek Park, the Zoo and other places to deepen learning. Use of this auxiliary space for Friendship’s STEAM program was at no cost, but the value was immeasurable. Feedback from students, parents/caregivers, and staff was positive with many asking for additional programming at this location.

Friendship will continue to communicate and engage with all stakeholders throughout this process and address any concerns that are brought to our attention.

7. Will there be newly-created seats for additional students? If so, discuss student recruitment efforts.

It will not be necessary to create new seats specifically for this location. We intend to only serve existing students at the location. In addition, Friendship will remain within its charter enrollment cap. The use of this space will help us more safely and effectively serve the students who are already enrolled in our schools.

8. In addition to providing a [five-year Operating Budget](#), please answer the following questions regarding the financial impact of the proposed additional location:

- a. For each of the five budget years, how much does the proposed additional facility cost?

Currently, Friendship has a no-cost agreement for shared use of the space. However, within our budget projections we are estimating a use cost within market rates for charter schools (i.e. \$29 per square foot) which will allow the flexibility of securing dedicated space for our students.

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

Friendship’s per pupil facilities cost is approximately \$3,500. This is inclusive of debt service and occupancy costs, which is comparable to our per pupil facilities allowance.

- c. If the school plans to operate multiple facilities, in addition to the proposed additional location, what is the LEA’s total facilities cost (e.g., rent expense, property taxes, property

insurance, amortization of leasehold improvements (LHI) and furniture, fixtures, and equipment (FFE), depreciation of building, debt service for building, LHI and FFE, utilities, repairs, maintenance, etc.)? How does this expense compare with the school's per-pupil allowance?

Friendship's total facilities cost is projected at \$15.2MM per year which is covered by the facilities allowance.

- d. What additional sources of funding does the school plan to use to pay for the additional facility during each of the five budget years?

Any additional facility expenses will be covered by per pupil facilities allowance during each of the five budget years. No additional sources of funding are needed.

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

Friendship is a multi-campus LEA and therefore has some flexibility in reallocating resources when necessary to address an enrollment shortage. Friendship also maintains reserves, to help supplement revenues should fewer than expected students are enrolled.

MINUTES

Board of Trustees Meeting

Thursday, January 28, 2021 – 3:00 PM

Zoom Meeting

Participating Board Members were: Donald Hense, Chair; Gregory Prince, Vice Chair; Darrin Glymph, Treasurer; Victor Long, Secretary; Patricia Brantley; Carol Thompson Cole, Tracy Gray, Eric McKinley King, Deborah McGriff, Jeanette Mendes, Gabrielle Montgomery, and Chris White.

Staff Members in attendance were: Vielka Scott-Marcus, Chief Academic Officer; Catherine Sanwo, Comptroller; Candice Tolliver-Burns, Chief Communications Officer; James Waller, Chief of School Operations; Zac Morford, Chief Performance Officer; Kimberly Campbell, Strategic Advisor and Monique Miller, Director of Performance Reporting and Evaluation.

Call to Order. The meeting was called to order at 3:06 PM.

New Business – Use of Auxiliary Space. Donald L. Hense, chair of the Friendship Board of Trustees stated that this meeting is to discuss two items that are new business. Mr. Hense asked Pat Brantley to provide an overview of the new business, which involves the use of auxiliary space.

Ms. Brantley stated as we are in the midst of this pandemic, there is a need for auxiliary space in order to conduct programs and provide better opportunities for students. An opportunity came up with Whittle School & Studios to access space at their Connecticut Avenue location. Multiple tours with Principals, teachers, and other staff took multiple tours and there is excitement about the space. The learning labs, science labs, art rooms, performance space are ideal for what we would like to do with students. We wanted the board to be aware of the space and to approve what is a no cost agreement for Friendship to use the space. Mr. Hense added that he had never seen an academic space for elementary and secondary students as imaginative as this space is. It is absolutely stunning.

Dr. McGriff moved to approve the resolution to authorize use of the space at Whittle School & Studios and Gregory Prince seconded the motion. Mr. Hense stated that we are now open for discussion. Chris White asked if there was a financial down side to entering into the agreement, specifically, if Friendship could lose the space. Ms. Brantley stated that if we were to lose the space, there would still be a benefit from its use. Educators who were in the space began to think differently about what was possible in the space and how space could be used, even in their own school buildings.

Monique Miller asked Ms. Brantley and Mr. Hense to address the perceived conflict of interest with Chris Whittle serving on the Friendship PCS Board of Trustees and being the Founder and CEO of Whittle Studio and Schools. Dr. McGriff stated that the perceived conflict of interest is noted in the resolution and that Chris Whittle is not voting. Chris White asked if there is any exposure to him or us with a conflict of interest being on our board and his board. Dr. Prince

stated that if there is not a monetary connection here, this is a free lease, with no exchange of money; we are not at risk as long as we have duly done the notices we are supposed to do.

The board voted by roll call to approve the resolution.

Mr. Hense asked Ms. Brantley to provide an overview of the second item of new business, which is offering Global Citizens Public Charter School the opportunity to share space at Friendship Collegiate Academy. Ms. Brantley stated that we wanted to make the board aware of co-location or incubator space at Collegiate that we are providing for a school called Global for up to three years. There is a memo that outlines payment of a usage fee based on the number of students enrolled. The benefit is that some of the space at Collegiate is underutilized, but we intended to do renovation to reprogram it. We would potentially do an honors middle academy and build out the online portion of the school, and this brings in money for us to do this. Ms. Brantley asked James Waller, Chief of School if there is anything else he would like to add.

Mr. Waller shared with the board a description of the school's program and the grades that would be served during the location, PK3 – first. Mr. Waller also discussed the opportunities for programmatic collaboration because of the co-location.

Mr. Glymph noted that because Friendship Collegiate is bond financed, any use agreement that we enter into will have to be reviewed by the District as well as get an opinion of bond counsel (another law firm) to say that this arrangement will not affect the tax exemption on our current bonds that finance that facility.

Adjournment. On a motion by Gregory Prince and a second by Eric McKinley King, the board voted to adjourn the meeting at approximately 3:33 PM.

