



**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

## **Request for Offers**

**District of Columbia Public Schools (DCPS) Excess Space**

**Mamie D. Lee**

October 20, 2014

## **Proposal Summary**



Pre-K to 5<sup>th</sup> Grade



Adults, Pre-K, Infants & Toddlers

# Our team offers unique and complementary infant to adult programs as well as resources for the Mamie D. Lee community

**Briya**  
Infants and Toddlers; Pre-K

**Bridges**  
Pre-K to 5<sup>th</sup> Grade  
Special Needs and Non-Special Needs  
Inclusion and Non-Cat Classrooms

## Benefits for the Community

- New educational seats
- New health and wellness services
- New jobs
- Auditorium for community use
- Outdoor play area for community use
- Long-term partner with community

**Mary's Center**  
Briya Partner  
Medical, Dental, Mental Health,  
Early Intervention

**Briya**  
Adult Education  
Language, Parenting, Careers

# Each team member has a proven track record of success



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- Founded in 2005
- Charter amended in 2012 to expand from serving just Pre-K to serve Pre-K to 5<sup>th</sup> grade
- Will serve 400+ students at full enrollment in SY2017-2018
- Unique program educates full range of students, from typically developing to high-level special needs (30% special needs)
- Inclusive and self-contained special education classrooms
- Met all targets in SY2013-2014 Accountability Plan

- Founded in 1989
- Serves adults, Pre-K, infants, and toddlers
- Will serve 200+ students
- Integrated adult and early-childhood education
- Adult programs -- English as a Second Language, digital literacy, career skills, and parenting skills
- Workforce development programs – Child Development Assoc., Medical Asst., and high-school diploma training
- Met all targets in SY2013-2014 Accountability Plan

- Founded in 1988
- Partner with Briya since 1998
- Federally Qualified Health Center
- Integrates physical health, mental health, and social services into the educational setting
- Medical and dental clinics, mental health services, early intervention for infants and toddlers with disabilities, and home visiting



*Proposed Re-Use of Mamie D. Lee School Facility*



# The partnership represents a unique combination of education and employment opportunities for the Mamie D. Lee community

- Partnership between two high-performing public charter schools – Bridges and Briya – with the health and wellness services of Mary’s Center
  - Increases the number of high-quality educational seats
  - Optimizes the Mamie D. Lee building to serve students and the community
  - Promotes local job creation – more than 200 permanent positions
- Meets the educational needs of more than 700 students and adults
  - Early intervention (0 -3 years), elementary and early childhood education, special-education services and support, and adult education
  - Medical and dental services to a medically underserved area
  - Track record of overwhelming satisfaction by parents and adult students
- Serves a higher percentage of special needs, English language learners, and free and reduced meal students than the norms for public schools and public charter schools
- Provides 200 permanent full- and part-time jobs
- Leverages demonstrated track records, experience, resources, and organizational capacity to manage the facility redevelopment
  - Addresses the priorities in the RFO and expressed by the community
  - Meets or exceeds DC Workforce Utilization goals

# The Mamie D. Lee community student population is growing and could face a service gap

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In Cluster 19 (Mamie D. Lee location), during the next four years . . .

- Infant and toddler population projected to increase 30%
- Children 4 to 10 years old projected to increase 100%
- Growth resulting in 800 new elementary school children
- Current schools will have a service gap of 614 seats

In the adjacent Cluster 18 . . .

- Ranked 2<sup>nd</sup> of all clusters with highest need for new, high-quality seats
- Current schools have a service gap of 3,073 seats (K-5<sup>th</sup> grade gap is 1,293 seats)

# The complementary programs will serve the growing student population and the community as a whole

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## Bridges:

- Will serve 408 students in Pre-K through 5<sup>th</sup> grade by SY2017-2018
  - 304 existing students in SY2015-2016, with over 40 families currently from Ward 5
  - 104 new student slots to fill at Mamie D. Lee facility beginning SY2016-2017
- Will reduce private placement of special needs students
  - Third highest number of special needs students live in Ward 5

## Briya:

- Will serve 225 adults and 100 Pre-K, infants, and toddlers
  - 47% currently from Mamie D. Lee ZIP Code; 15% from rest of Ward 5
- Only Charter school educating adults and their young children together

## Mary's Center:

- Medical clinic, dental clinic, early intervention services to infants and toddlers with special needs, mental health services, and home visiting services
- Will provide medical care to all community members regardless of their ability to pay
  - Capacity to serve 1,500 medical patients
  - Capacity to serve 6,000 dental patients



# The programs surpass the norms in serving key student segments

Bridges and Briya serve a higher percentage of students in three target areas than the norms for public schools and public charter schools

<b>SY2013-2014</b>	<b>Bridges</b>	<b>Briya</b>	<b>DCPS</b>	<b>DCPCS</b>
Students who qualify for free and reduced meals	64%	97%	69%	72%
Students who are English Language Learners	36%	93%	10%	8%
Students with special needs (levels 1 – 4)	30%	18%	14%	12%

# Bridges and Briya have urgent space needs

- Bridges is divided across three locations
  - 50% of the students are at two sites with leases that end this school year
  - At capacity, 25 classrooms are required

Inclusive	Non-categorical Level-4 Special Education
5 Multi-aged pre-school / Pre-K classrooms 16 students per classroom	2 Multi-aged pre-school / Pre-K classrooms 8 students per classroom
12 Single-grade elementary classrooms Grades K to 5th 22 students per classroom	6 Multi-Aged elementary classroom Grades K to 5 <sup>th</sup> (K/1 <sup>st</sup> , 2 <sup>nd</sup> /3 <sup>rd</sup> , 4 <sup>th</sup> /5 <sup>th</sup> ) 8 students per classroom

- Briya is also at multiple sites with leases ending this school year
  - At capacity, 15 classrooms are required

Early Childhood Classrooms	Adult Education Classrooms
2 Pre-K classrooms 3 toddler classrooms 3 infant classrooms 2-3 child therapy/testing rooms 10-11 Total Rooms	3 adult education classrooms 1-2 adult computer labs 1-2 adult tutoring/testing rooms 5-7 Total Rooms
Plus 5,000-10,000 SF for Mary's Center services	

# The team has been reaching out to the community proactively

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- We have participated in multiple community meetings and will continue to do so:

- DGS community meeting September 11
- Ward 5A ANC meeting October 22
- DME/DGS community meeting October 23

Programs responsive to priorities expressed and questions asked regarding special education, adult education, services for English Language Learners, community services, traffic, safety, partnering, and more

- We have and will continue to:
  - Conduct door-to-door outreach with neighbors immediately adjacent to the school
    - Learned of desire for community access to playground
    - Observed need to address traffic impact
  - Engage with Rock Creek National Park Service who manages surrounding park areas
    - Learned of school access to garden sites
  - Contact community churches and organizations
  - Spend time in and observing the activities and traffic of the community

# We have an experienced facility development team in place and ready now

Program manager, architect, and contractor selected through open, competitive bidding processes



STUDIOTWENTYSEVENARCHITECTURE



- DC non-profit, Community Development Financial Institution, incorporated in 2003
- Provides facility financing, technical assistance, business services, project management services, and manage public/private partnerships
- Approximately \$50 million in assets for the purpose of supporting public charter school facility development
- In last 10 years, developed 5 million square feet of space serving 54,000 students
- Provided \$150 million in loans and credit enhancements to support \$820 million in project costs

- Certified Business Enterprise based in DC
- Designed buildings for 12 schools in past three years
- Led renovation of 3 DC middle schools
- Core team retained to work 6 different District-owned properties
- Received 40 Design Awards for Excellence
- Letters of commendation for work from US General Services Administration and US Navy
- Received stellar performance ratings from DGS in last year

- Certified Business Enterprise based in DC
- Full-service firm – pre-construction, construction management, general contracting, and consulting
- Leverages resources of DOES, One-Stop Careers Centers, DCVOS, and DC Department of Human Services
- Works hand-in-hand with OPEFM at hiring drug-free workers
- All principals active in the community and with local non-profits



*Proposed Re-Use of Mamie D. Lee School Facility*



# Our test fit goals respect all interests: Work within existing zoning parameters . . .



## ZONING SUMMARY

address:	5101 Fort Totten Dr NE Washington, DC 20011
square / suffix / lot:	PAR / 0124 / 0136
zoning district:	R-5-A
building footprint:	47,300 sf
lot area total:	99,700 sf
lot area (0136):	80,700 sf
lot area (0160):	19,000 sf
<b>lot occupancy:</b>	
allowable:	60 % (59,820 sf)
current:	36 % (35,500 sf)
<b>floor area ratio:</b>	
allowable:	1.8 (179,460 sf)
current:	0.47 (47,300 sf)
<b>building height:</b>	
allowable:	90 ft (3 stories)
<b>setbacks:</b>	
side yard:	3 inches per foot of height of the building, but not less than 8 feet
rear yard:	20 ft

# . . . Retain current design theme, minimize traffic impact . . .

Three-story building replaces existing one, with roof lines similar to front building



Rear parking area modified to accommodate student drop-off/pick-up from Gallatin Street, taking traffic off of Fort Totten Road

# ... Accommodate separate and shared space requirements efficiently and provide for community use of inside and outside areas ...

## PROGRAM SUMMARY

BRIDGES GROSS AREA	33,400 SF
BRIYA GROSS AREA	23,400 SF
SHARED GROSS AREA	11,300 SF
<b>TOTAL GROSS AREA</b>	<b>68,500 SF</b>

## CONSTRUCTION AREAS

GROSS DEMOLITION	24,000 SF
GROSS RENOVATION	34,400 SF
GROSS NEW CONSTRUCTION	34,100 SF
<b>TOTAL GROSS AREA</b>	<b>68,500 SF</b>



### BRIDGES PCS

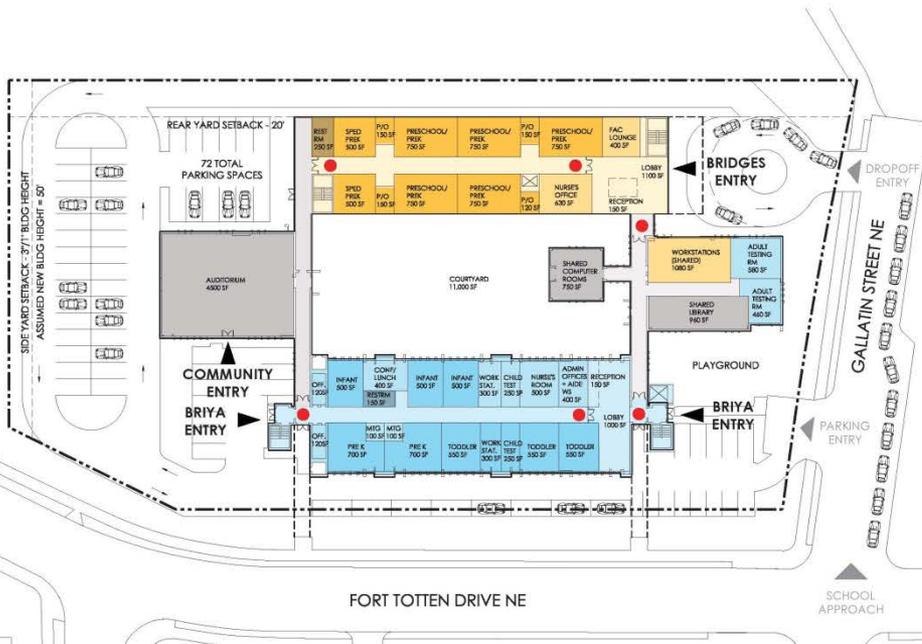
- Classroom/Learning Space
- Administration/ Faculty Space
- Communal/ Shared Space
- Circulation
- Support

### BRIYA PCS

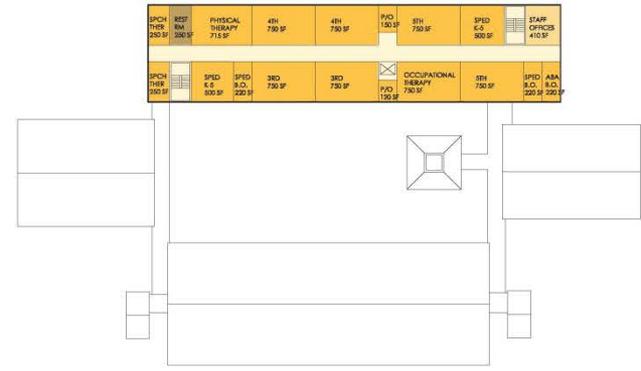
- Classroom/Learning Space
- Administration/ Faculty Space
- Communal/ Shared Space
- Circulation
- Support

### SHARED

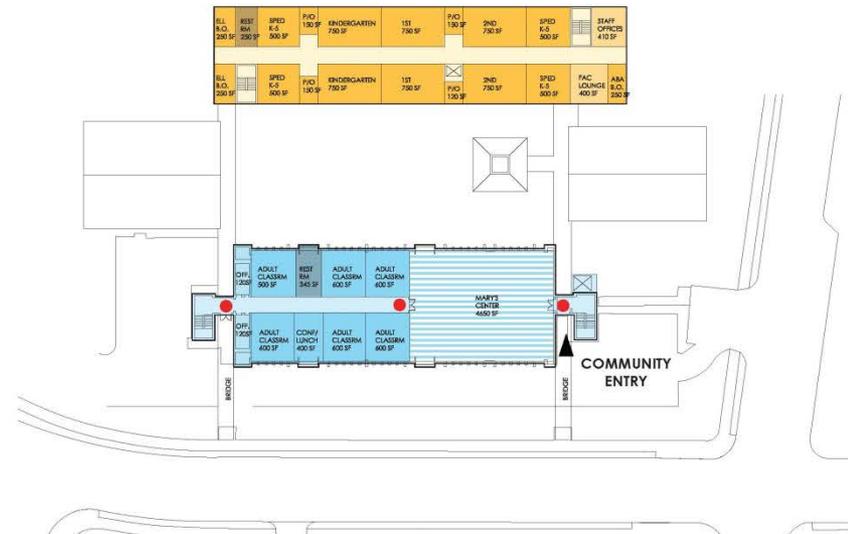
- Shared
- Circulation
- Main Entry
- Secured Access



FIRST FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



# . . . And, above all, work to serve the best interests of students, employees, and the community

- Create a safe campus for the safety of students and to enhance the community
  - Access control
  - Gates around play areas
  - Surveillance system
  - Dedicated personnel
  - Exterior lighting
- Address traffic concerns already identified and to be further identified in a comprehensive traffic analysis
- Address employee parking needs on site
  - 200 employees does not equal 200 cars – Significant percent use public transportation, bike, or share rides
  - Location conducive to use of public transportation
    - Bus routes and close proximity to Fort Totten Metro a plus over current schools' sites
    - Have and will expand public-transportation subsidy to increase subway and bus use

## Create and make available facility resources for the community

- Auditorium for use in the evenings and on weekends for ANC and other community meetings, fitness programs, and other needs
- Outdoor play area for use in the evenings and on weekends
- Parking for community use in the evenings and on weekends

# Construction would begin August 2015 and conclude June 2016, and provide for explicit community input

<u>Item</u>	<u>Date</u>
Submit Offer	October 20, 2014
Select architect and builder through competitive bid process	Completed January 2014
Anticipated Award	December 1, 2014
Begin Schematic Design phase	December 1, 2014
Begin Design Development phase	February 2, 2015
Submit Environmental Intake Screening Form	January 1, 2015
Submit for building permit	June 5, 2015
Obtain building permit	July 31, 2015
Close on financing	July 31, 2015
Begin Construction	August 3, 2015
Obtain Certificate of Occupancy	June 23, 2016

→ Key time period of community engagement and consultation



# Both the redevelopment and long-term occupancy are financially feasible

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- Nearly \$22 million will be spent redeveloping the Mamie D. Lee facility and campus
  - Sources of funds include bank financing, school equity, Building Hope equity, OSSE funding, and SOAR grants
  - Building Hope has access to \$50 million in capital and track record of obtaining financing with favorable terms
  - Amount of SOAR grants can be bridged by Building Hope and OSSE until funds secured
  - No fundraising required to support the redevelopment – sufficient equity in hand
  - No reliance on private funding
- Cash flows support ongoing costs
  - Facilities allowance from DC government for Bridges and Briya as public charter schools
  - Federal funding for Mary's Center as a federally qualified health center

# The team is committed, ready, and the best option for the Mamie D. Lee facility

