

Section C1. **New Campus Location or Additional Facility**

***ONLY complete this section if applying to amend a Facility or New Location.**

Any school that is planning to operate a new campus in an existing (or new) location or relocate an existing campus, whether temporarily or permanently, and even if it is taking over an existing campus of another public charter school, must notify DC PCSB of the change and amend its charter agreement to include the new address.

DC PCSB will generally approve a campus addition or relocation amendment, if the school has made documented and meaningful effort to engage the community, including the Advisory Neighborhood Commission (ANC), and has made an effort to address their concerns, if any. The school must show proof that it has taken into consideration the current families attending the school and their transportation needs, at least for the first year of operation in the new location.

1. 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).
- School is creating a new campus being housed in a new facility (Note: Please complete [Section A2: Program Replication](#))

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

We are currently only located in 2220 Branch Avenue SE, Washington, D.C. 20020. We are proposing to relocate solely in 709 12th Street SE, Washington, D.C. 20003.

3. Is the proposed new facility a property that 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 specific dates of when the property was acquired.

We are planning a 15 year lease on the proposed facility. The facility is 39,782 gross square feet of space. We will have 6th and 7th grade in this location next year, and when we reach maturity have our 6th-8th grades located there. We finalized the lease on April 24, 2019 for a lease start date of July 1, 2019.

4. If the school is planning to move a current campus into a new location, please answer the following:

- How will the change in location impact students who currently attend this campus, and how will you ensure that students will re-enroll?

The new school location is only a 10 minute drive from our current location. There are multiple bus and metro stops with a stop near that is within a 5-minute walk of the new location that also have stops near elementary schools and in neighborhoods that our current families reside including:

- 30N - Anne Beers, Randle Highlands
- 30S - Randle Highlands, Stanton
- 32 - Randle Highlands, Stanton
- 34 - Randle Highlands, Stanton
- 36 - Anne Beers, Randle Highlands
- M6 - Anne Beers, Randle Highlands
- V1 - Fort Dupont/Benning Ridge
- V4 - Kimball, Smothers
- 90 - Ketcham, Savoy
- 92 - Ketcham, Stanton
- Eastern Market and Potomac Avenue (Orange/Blue/Silver lines) - Nalle

We have engaged our scholar body by taking 3 scholars on a tour of the new location and other potential sites. All of the scholars unanimously agreed that they would be happiest to re-enroll by attending the new location.

We engaged our families by hosting an open door Families as Partners Committee meeting where we presented all building options to our families (staying in our current location, moving to a different location in Ward 7, or moving to this location). After an hour of discussion, questions, and deliberation amongst our 25 families in attendance: 22 voted for that they would be most excited to re-enroll if we moved to the 709 12th Street location and 3 voted that they would be happy to re-enroll regardless of which of the proposals we supported.

- Given that students are expected to move; how will you support families that need transportation?

We have opened up the opportunity for a Digital Pioneers Academy funded daily bus between our current location and future location to both our current and prospective parents. Between the two bodies only 5 families have expressed interest in a bus. We will continue to offer this as an opportunity and depending on interest levels we will accommodate what would make most sense for our families, whether it is a school provided bus or carpool opportunities for families.

5. Describe the neighborhood of the proposed location (e.g. residential, commercial, metro-accessibility). What value will you bring to this community? In your response, list traditional and public charter schools in close proximity to the new location, identifying schools that serve the same grade span as you will serve at full capacity

at this location. Describe how the academic performance, demographics, and mission of your school compare to these schools.

The neighborhood of the proposed location has a mix of residential and commercial opportunities. It is within a 5 minute walk of 10 bus routes and 2 metro stations. The value that we will bring to this community is that we will be the first middle school (public or public charter) in Washington, D.C. with focus on computer science. We will be across the street from a DCPS school (Tyler Elementary) that 8 of our current scholars attended. Two of our future scholars that are already fully enrolled are also from Tyler, and one more is on the waitlist. We anticipate this number to increase as the proposed location is deliberated.

Other schools in the neighborhood include Watkins ES (DCPS PreK3-5), Payne ES (DCPS PreK3-5), Friendship Chamberlain (PCS PreK3-8), and Richard Wright (8-12). Our location becomes the closest Middle School opportunity for 3 schools with Pre-K3 - 5th graders to attend Middle School in.

Our school will bring more diversity from communities east of the river to these neighborhoods. It will also serve as an acceleration of their academic programs by adding a heavy focus on computer science and robotics.

6. Describe how you have engaged your school's community in the decision to relocate, expand, or divide into this new location. Submit documentation of your communications with your staff and families regarding this new location. Please explain any potential concerns raised by the school's internal community, including students, teachers, etc.

Digital Pioneers Academy PCS has already informed the East Washington Heights Baptist Church community, Kenneth Lesley the Education Committee Chair of the Hillcrest Community Civic Association, our local police officers, and other local stakeholders of us leaving our current location including our current neighboring Elementary Schools.

We engaged our families by hosting an open door Families as Partners Committee meeting where we presented all building options to our families (staying in our current location, moving to a different location in Ward 7, or moving to this location). After an hour of discussion, questions, and deliberation amongst our 25 families in attendance: 22 voted for that they would be most excited to re-enroll if we moved to the 709 12th Street location and 3 voted that they would be happy to re-enroll regardless of which of the proposals we supported.

7. Describe all community outreach that has been done in the local community of the new school location. Submit documentation of communications with nearby principals, neighbors, ANC representatives, Councilmembers, and others, notifying them of your plans.

For the new community Digital Pioneers Academy PCS will be joining, we have reached out to Jessica Sutter, the State Board of Education representative for Ward 6 to discuss the transition. We are in the process of communicating with ANC 6B04



Commissioner Kirsten Oldenburg, ANC 6B Chair Chander Jayaraman, Tyler Elementary School Principal Brunson, and Tyler Elementary School Principal Brittany Thomas.

8. Will there be newly-created slots for additional students? If so, discuss student recruitment efforts in the new school community.

There will be a 120 newly-created slots for our new class of 6th grade scholars. We have currently fully enrolled 51 new scholars and have 79 scholars matched to Digital Pioneers Academy for our new class. We are continuing outreach to local elementary schools to enroll new scholars and are receiving 5-10 new applications on MySchoolDC every week.

9. 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.

The occupancy maximum at the new location is 380 students and 50 staff members. This occupancy load for staff and students is greater than the total number of staff and students who will occupy the facility at any point in the future. We anticipate having a maximum of 360 students and 45 staff in the location.

10. In addition to providing a [5-year Operating Budget](#), please answer the following questions regarding the financial impact of the proposed new location:

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

The cost schedule for the location is included below. The facility will be able to host all 360 of our scholars in 6th - 8th grade.



Charter Amendment Application
****Please be sure to complete Part I**

Period	Annual Basic Rent	Monthly Basic Rent
July 1, 2019–June 30, 2020	\$480,000.00	\$40,000.00
July 1, 2020–June 30, 2021	\$480,000.00	\$40,000.00
July 1, 2021–June 30, 2022	\$840,000.00	\$70,000.00
July 1, 2022–June 30, 2023	\$863,100.00	\$71,925.00
July 1, 2023–June 30, 2024	\$886,835.28	\$73,902.94
July 1, 2024–June 30, 2025	\$911,223.24	\$75,935.27
July 1, 2025–June 30, 2026	\$936,281.88	\$78,023.49
July 1, 2026–June 30, 2027	\$962,029.68	\$80,169.14
July 1, 2027–June 30, 2028	\$988,485.48	\$82,373.79
July 1, 2028–June 30, 2029	\$1,015,668.84	\$84,639.07
July 1, 2029–June 30, 2030	\$1,043,599.68	\$86,966.64
July 1, 2030–June 30, 2031	\$1,072,298.64	\$89,358.22
July 1, 2031–June 30, 2032	\$1,101,786.84	\$91,815.57
July 1, 2032–June 30, 2033	\$1,132,086.00	\$94,340.50
July 1, 2033–June 30, 2034	\$1,163,218.32	\$96,934.86

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

A full analysis of costs vs. allowance is included below. Projected costs are based off of the signed lease's real costs, as well as the current landlord's (Cesar Chavez Public Charter School) real costs.

	Year 1	Year 2	Year 3	Year 4	Year 5
REVENUE					
Per Pupil Charter Payments	1,773,150	3,771,185	5,988,707	6,121,128	6,243,550
Per Pupil Facilities Allowance	391,560	800,341	1,226,922	1,226,922	1,226,922
Occupancy Expenses					
Rent	99,608	480,169	480,169	770,180	791,264
Trash	-	9,023	9,293	9,572	9,859
Gas	-	14,420	14,853	15,298	15,757
Electric	8,000	26,521	27,317	28,136	28,981
Water	-	13,261	13,658	14,068	14,490
Pest Control	-	2,472	2,546	2,623	2,701
ADT Security	-	2,266	2,334	2,404	2,476
Fire Monitoring	-	309	318	328	338
Elevator Maintenance	-	2,472	2,546	2,623	2,701
HVAC Maintenance	-	8,755	9,018	9,288	9,567
Water Coolers	-	3,399	3,501	3,606	3,714
Contracted Building Services	84,178	89,000	119,000	122,570	126,247
Building Engineers	-	26,000	41,600	42,848	44,133
Building Maintenance and Repairs	5,815	-	-	-	-
Janitorial Supplies	705	-	-	-	-
Management Fees	-	20,000	20,000	8,354	8,752
Subtotal: Occupancy Expenses	198,306	698,067	746,153	1,031,898	1,060,981

- 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?

N/A - we are only operating 1 facility next year.

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

Our per-pupil allowance will cover costs for this new facility. Outside sources of funding are not necessary.



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

If the new location enrolls fewer students than anticipated we will still have a built in contingency in our budget due to our facilities allocation being greater than our operating expenses. If the enrollment does reduce to significantly less than our projected amount, we will reduce our sections of classes from 5 to 4 in the building. This will result in a reduced cost for our staffing model.