

PATH ACADEMY WINDHAM

A CASE STUDY
IN CHARTER
BUILDING
DESIGN AND
FINANCING



Our Piece of the Pie[®]
Helping urban youth become economically independent adults



MISSION STATEMENT

Helping urban youth become economically
independent adults

HOW...

A youth development agency offering a relationship-centered approach to help young people access and attain a mix of the educational, employment, and personal skills that contribute to their success.



THEORY OF CHANGE

For this population...

Youth Ages 14-24

- *With an emphasis on 16-19*
- Over-aged and under-credited students

Irrespective of Barriers

- In/out-of-school
- Low literacy / math levels
- Justice involvement
- Child welfare involvement
- Teen parenting
- Substance abuse
- Financial barriers
- Disabilities / health issues

...OPP provides the following programming...

Youth Development Programming

- Needs assessment and identification of academic and/or workforce goals (in collaboration with parent/guardian) using an Individual Success Plan
- Development of social and emotional competencies
- Relationship-centered approach involving engagement, follow-up, tracking and retention

Academic Programming

- Individual academic plans based on initial educational assessment
- Traditional School Work
- Blended Learning Model
- Supplemental academic support (i.e. tutoring remediation, and intervention)
- Academic, Financial, and Social post-secondary preparation
- Post-secondary retention

Workforce Development Programming

- Individual career research and planning
- Introduction to career competencies and career exploration through Project-based Learning (Youth Business)
- Intro to entrepreneurial/business skills
- Career Competency Development Training
- Internship Placements
- Job placement assistance
- Job retention (1-year)

...To help participants achieve the following short-term and intermediate outcomes

Short-Term Outcomes

- Increased attendance and performance
- Annual Credit accumulation
- Development of career competencies
- Development of social-emotional competencies
- Internship completion
- College enrollment, attendance and performance

Intermediate Outcomes

- Annual grade promotion
- Demonstrated attainment of Career Competencies
- Demonstrated social-emotional development
- Award of high school diploma
- Employed for 90 days

Long-Term Outcomes

- Award of post-secondary credential (Vocational certification, associate's or Bachelor degree)
- Employed for 1 year



AUGUST 2014 – THE REALITY

- Newly approved charter school set to open in August 2014 with 120 students. Full capacity of 200+ students by July 2015.
- First CT Charter for Over Age / Under Credit Students
- First CT Charter with Blended Learning Curriculum
- Technology need of 1:1 computer ratio



AUGUST 2014 – THE REALITY

- Need for open space / classrooms / technology
- New non-profit
 - No Revenue
 - No Credit
- CMO with 35+ years of experience and history
- Facility need of 30,000 sq. ft.
- No state funding for charter school facilities



A BUILDING GAME FOR KIDS 😊

Step 1: Open contents of box at table

Step 2: Assemble

2b. Listen Closely To Modifications

Step 3: Claim Victory



WHAT DID YOU LEARN?

Blue Prints and Planning
– Very Important

Rules and Regulations
– Very Important



Funding Options - Essential



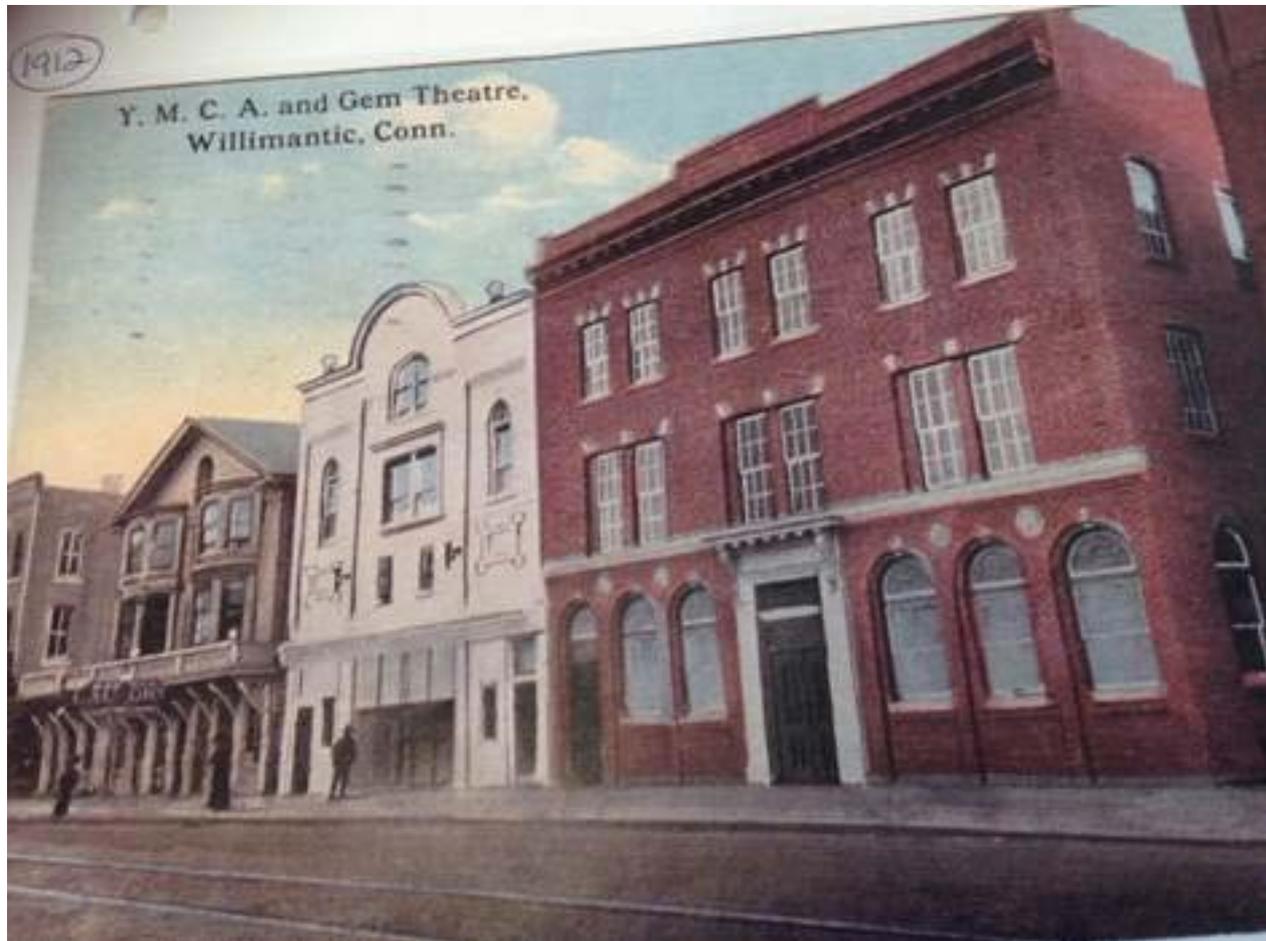
TEARING DOWN BOUNDARIES



OCTOBER 2013



DESIRED OUTCOMES

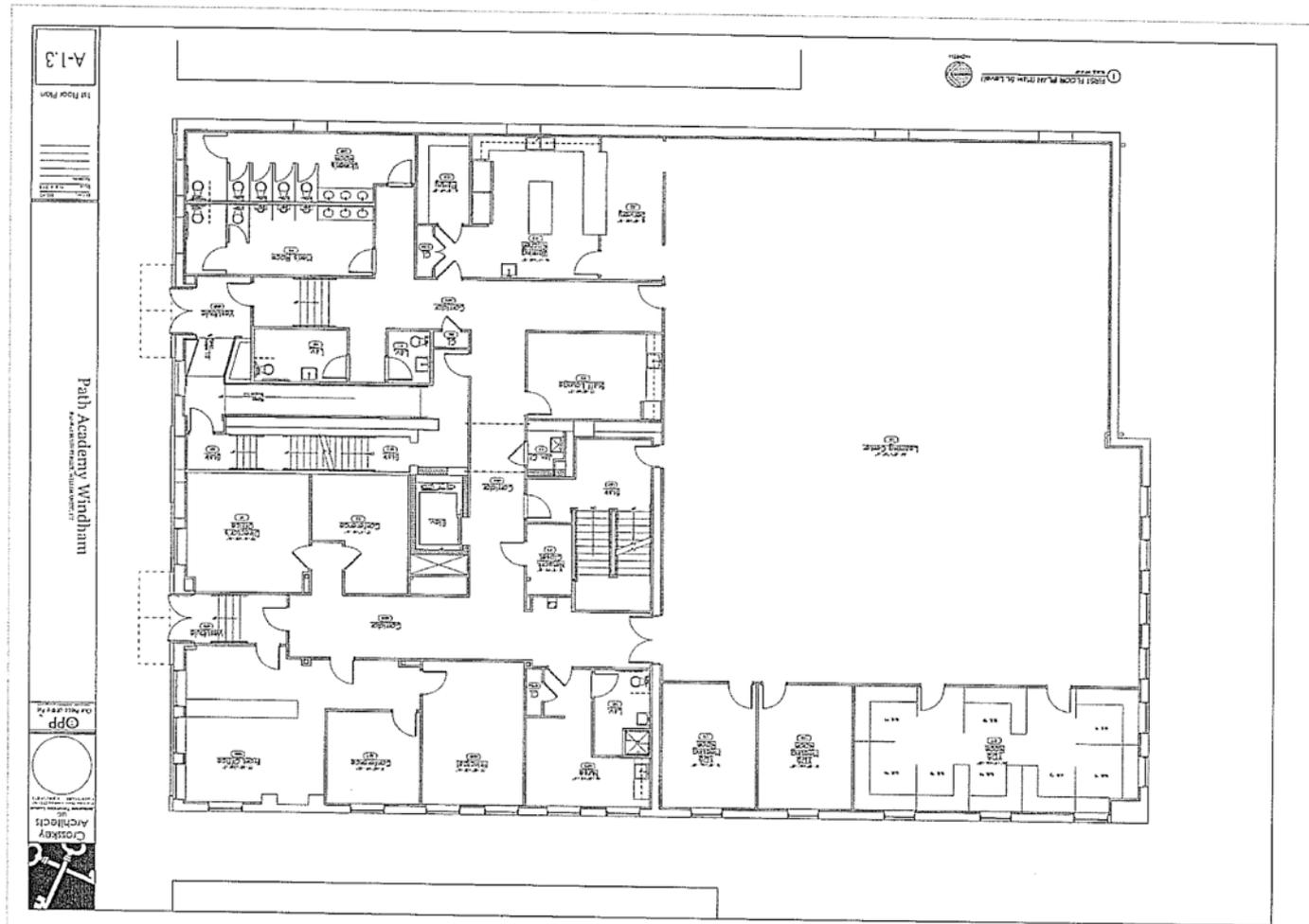


CIRCA. 1912



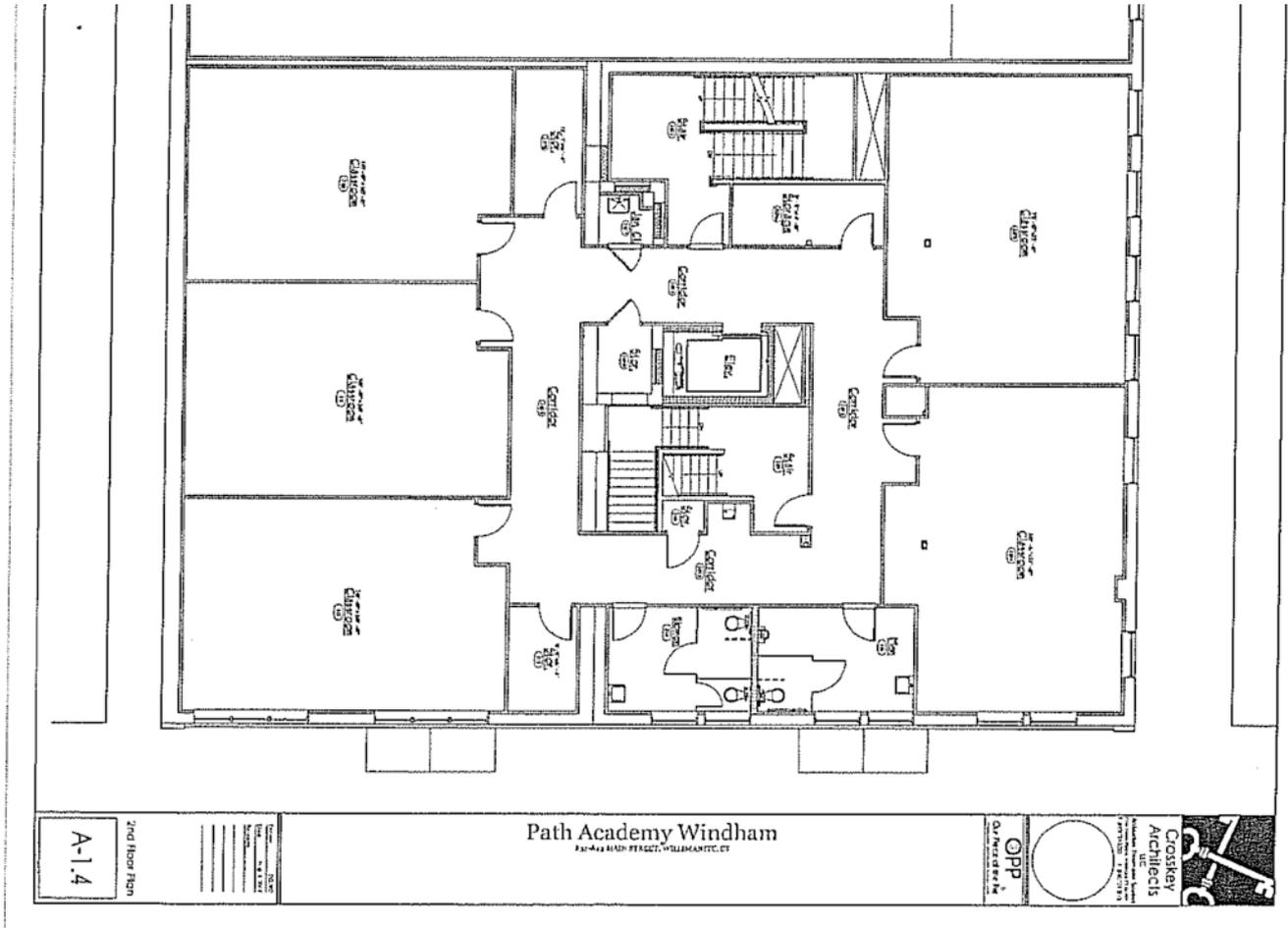
DESIGN TO NEED

- Despite financial reality never limit design
- Open space – Learning Center (8,000 sq ft)



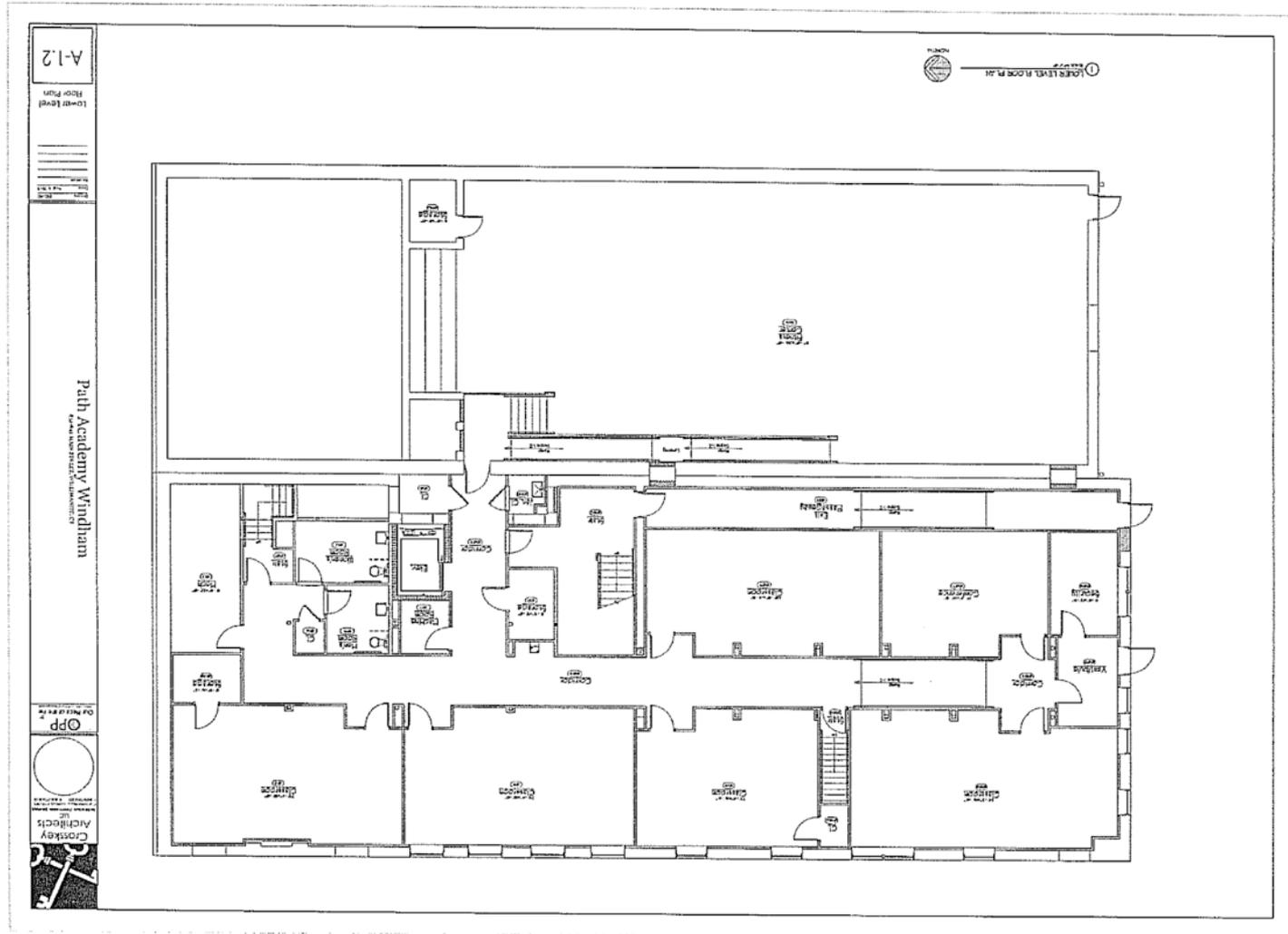
DESIGN DESIGN DESIGN

- Spacious classrooms (1000+ sq ft)



DESIGN DESIGN DESIGN

- Gym / Auditorium



THE CHOICES...

- Technology
 - Thin Client v. Traditional
- Furniture
 - Practical v. Affordable
- Flooring
 - Carpet v. Tile
 - Hardwood (Required)
- HVAC
 - Green v. Traditional



THE TAB...

CONSTRUCTION	\$5,306,000
ARCHITECTS/ENGINEERS	\$328,883
TECHNOLOGY AND TECH PLANNING	\$299,380
FITNESS EQUIPMENT	\$29,050
HAZ MAT TESTING	\$16,816
FINANCING FEES	\$215,504
BUILDERS RISK INSURANCE	\$33,511
CONSTRUCTION PERFORMANCE BOND	\$53,113
ADDITIONAL HVAC/SECURITY	\$5,897
FURNITURE	\$190,316
<u>TOTAL PROJECT COST</u>	<u>\$6,478,470</u>



THE REVENUE (CONSTRUCTION)

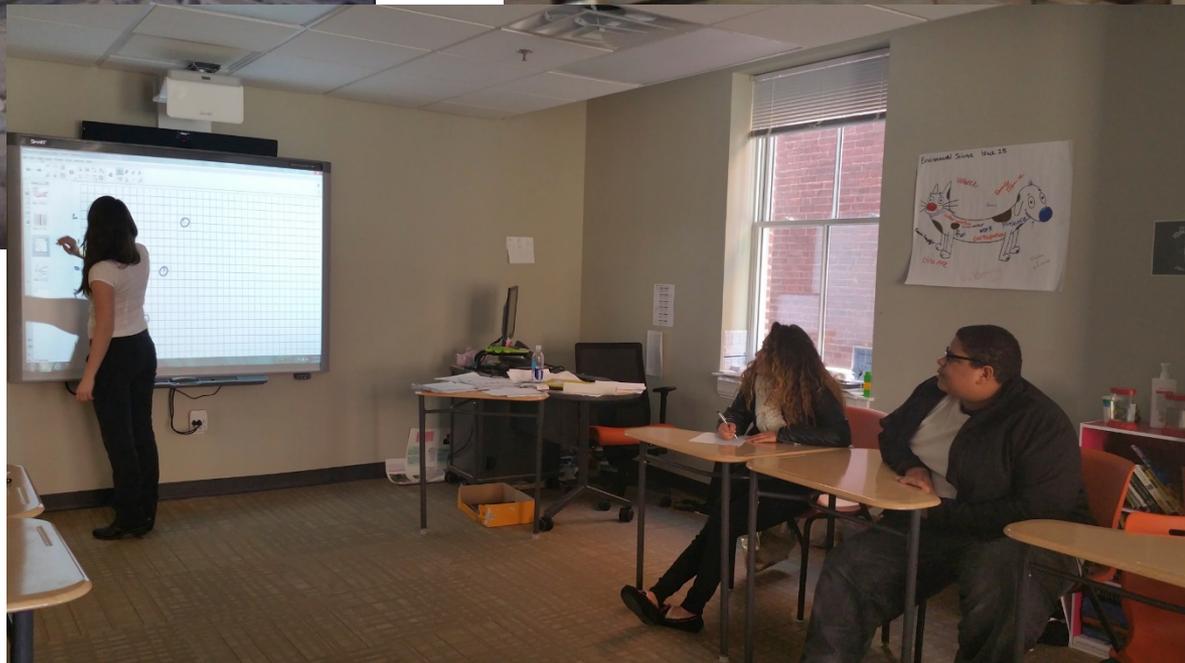
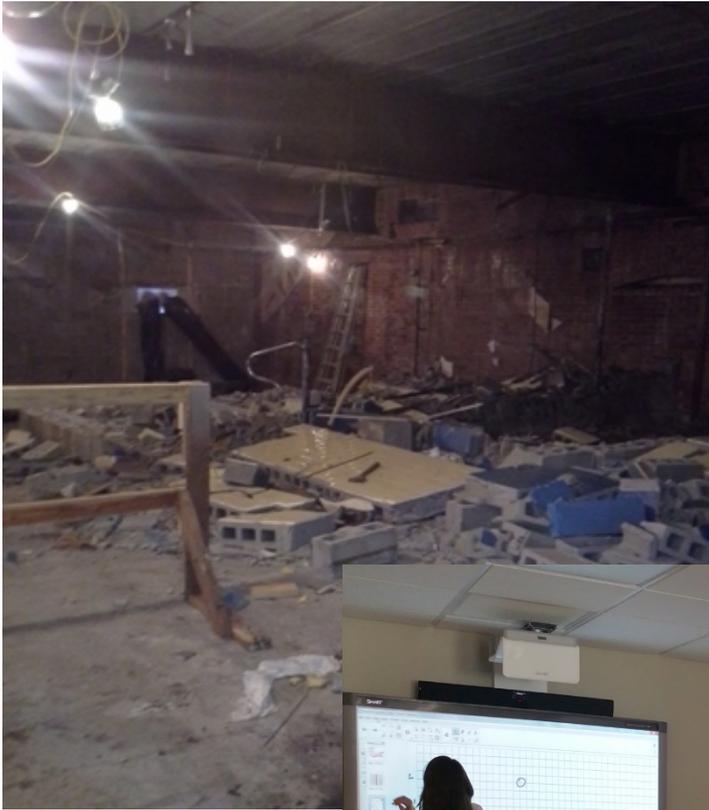
- Organizational Float
- Grants (Initial Start Up)
 - United Way ~ \$100K
 - Private
- Construction Financing (Short Term)
 - Bank Construction Loan
 - Monthly Payments



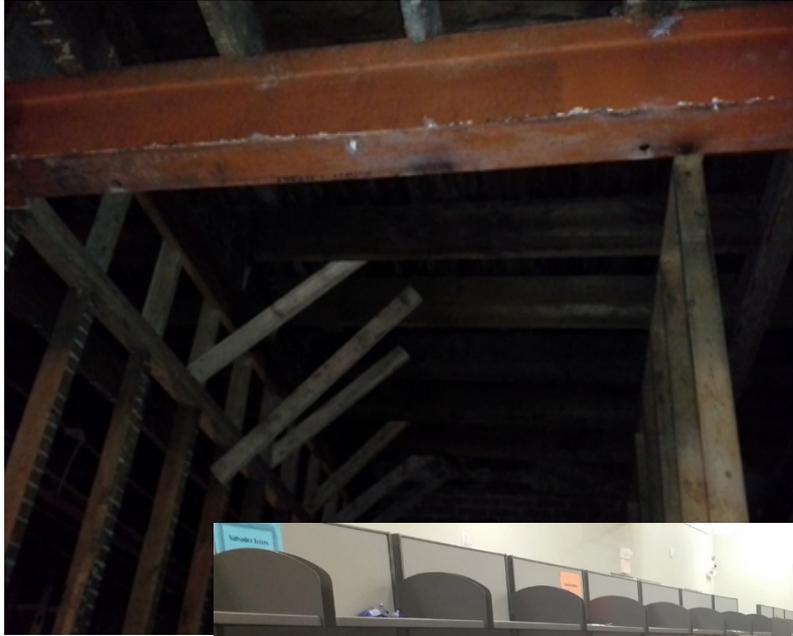
AUGUST 2014



THEN AND NOW - CLASSROOMS



THEN AND NOW – LEARNING CENTER



THEN AND NOW – GYM-A-TORIUM



THE REVENUE (POST CONSTRUCTION)

○ State Historical Society

- Tax Credits (State) v. Tax Credits (Federal)
- Design Restrictions
- Material Restrictions
- \$ for \$

○ CHEFA

- Connecticut Health and Educational Facilities Authority
- Tax Free Bond Financing
- Multiple Financing Options



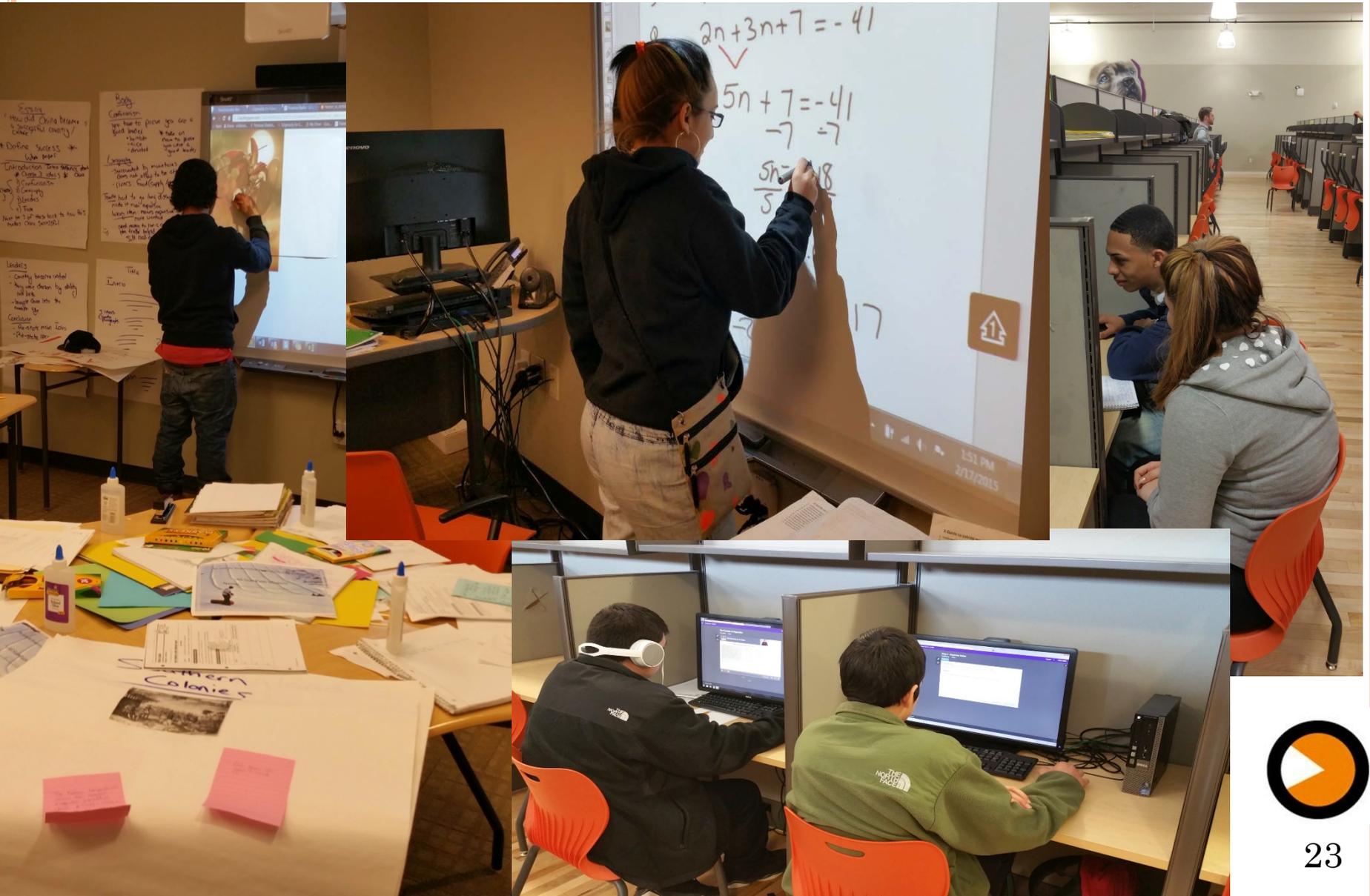
PAYING THE TAB

FINAL REVENUE SOURCES:

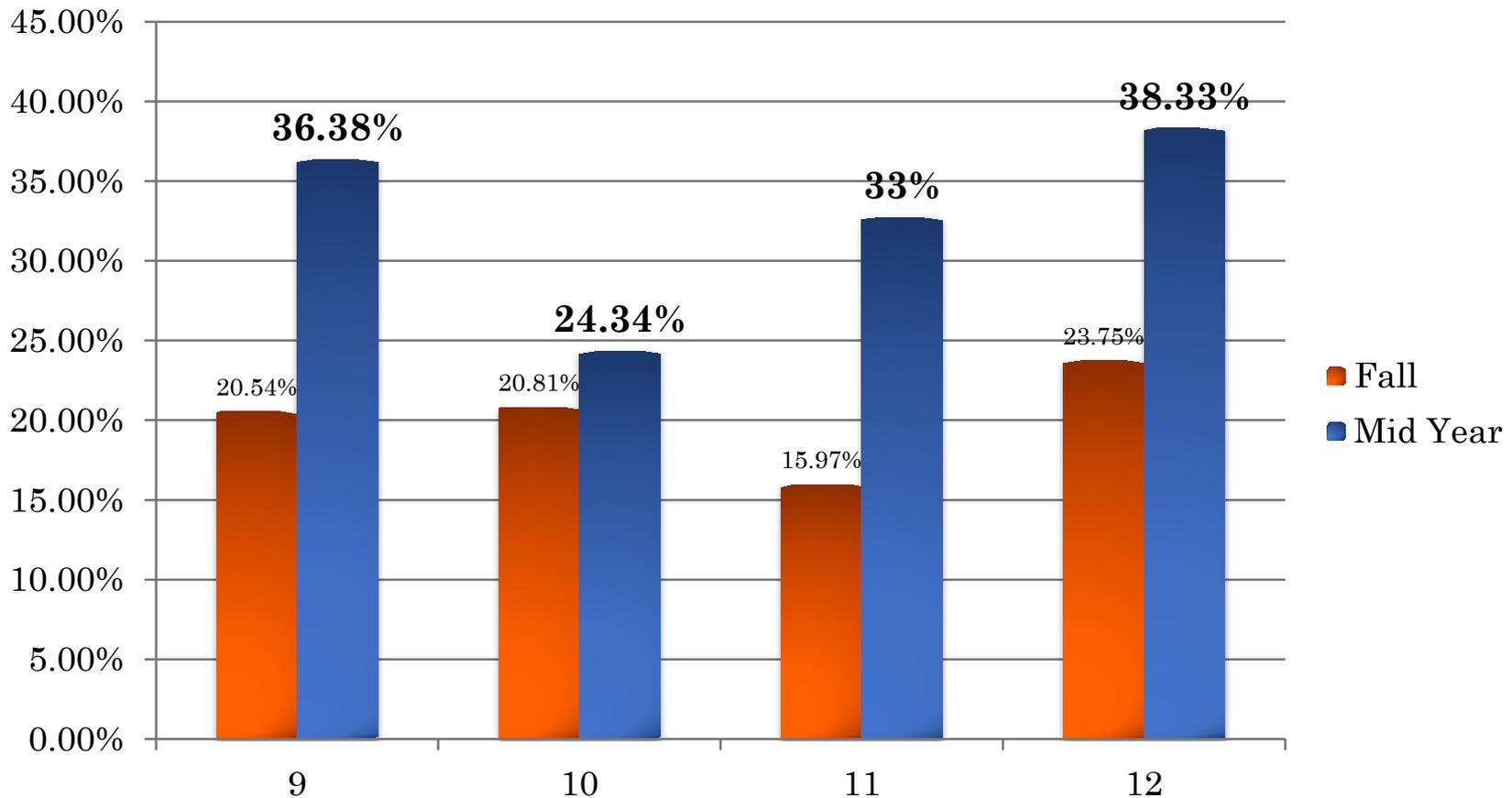
CHEFA	\$5,600,000
State Historic Tax Credits	\$1,235,353
United Way	\$100,000
OPP Funds	<u>\$(456,883)</u>
<u>TOTAL</u>	<u><u>\$6,478,470</u></u>



THEN AND NOW – A LIVING SCHOOL



GETTING RESULTS - READING



RANGE:

Sub 9th Grade = 0-20%;

9th Grade = 21-40%;

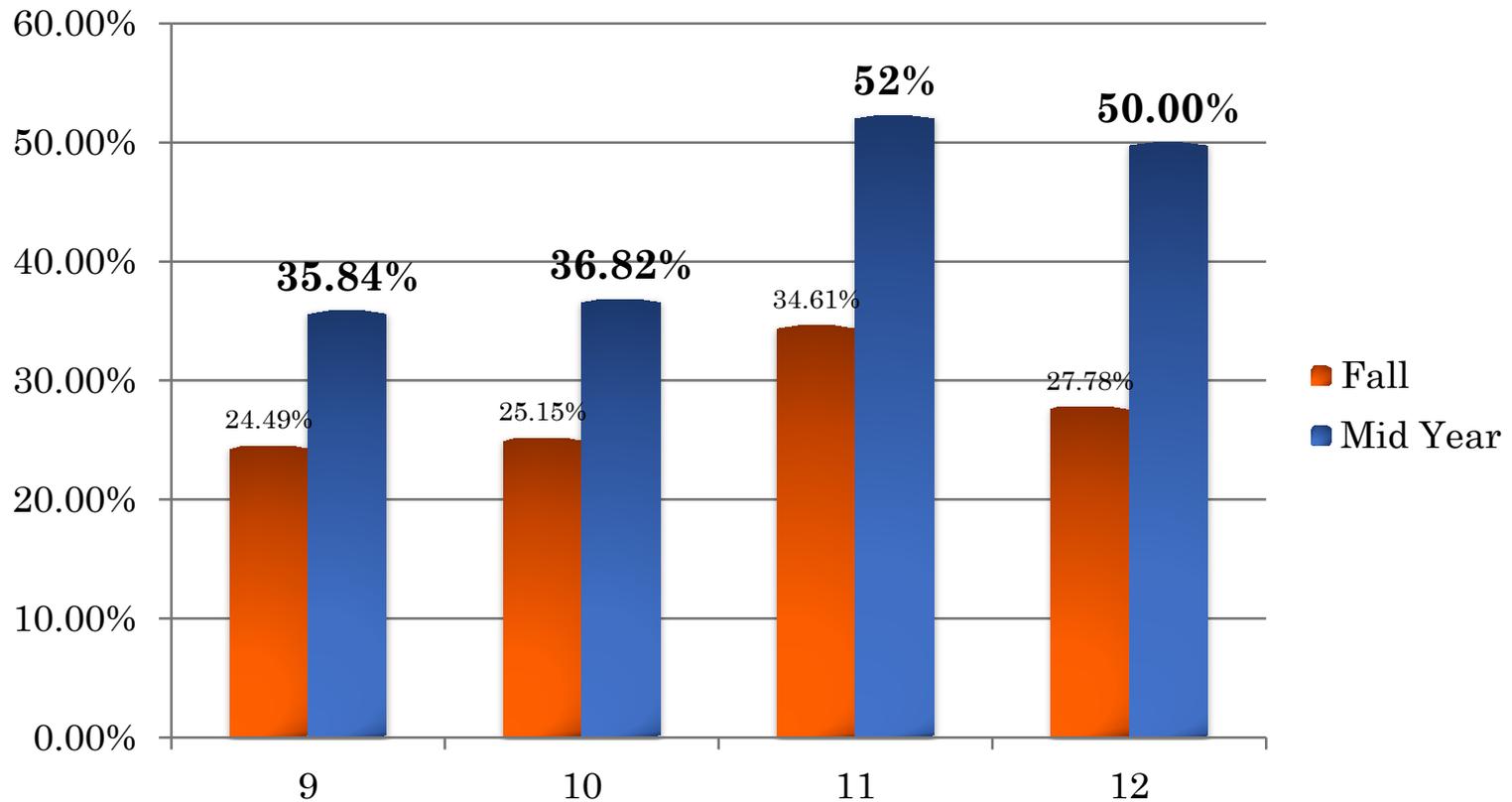
10th Grade = 41-60%;

11th Grade = 61-80%;

12th Grade = 81+



GETTING RESULTS - MATH



RANGE:

Sub 9th Grade = 0-20%;

9th Grade = 21-40%;

10th Grade = 41-60%;

11th Grade = 61-80%;

12th Grade = 81+



GETTING RESULTS - CREDITS

Credits (as of February 1, 2015)

- 145.88 credits awarded via online system
- 89 credits awarded for PE / Theater / Advisory
- 234.88 Total Credits Awarded
- 41 courses completed for 1.0 credit with an average grade of 78.07%
- 81 active courses with at least 50% completion. Average grade of 77.20%
- 200 active courses with at least 25% completion. Average grade of 77.93%



NEXT STEPS...

- 2014 – WCSC Leases Facility (~\$295K annual)
- 2016 – WCSC Application for State Bond Funds (Max \$1M) - Year 1
 - Offset bonding debt
 - Estimated Balance ~ \$4.2M
- 2017 – Year 2 Application
 - Offset bonding debt
 - Estimated Balance ~ \$3.2M
- 2017 – WCSC Purchase Facility from OPP
 - Financing ~ \$3.2M (at 4.5%)
 - Annual Payment ~ \$210K
 - Annual Rental Savings ~ \$85K

