

The Bryan Allen Stevenson School of Excellence

Section 9 - Facilities

1.9 Facilities

14 *Del. C.* § 512(8) and (12)

1. Discuss the school's facility needs based on the educational program and projected enrollment. Discuss both short-term and long-term facility plans. Demonstrate that the estimate included in your budget is reasonable.

To function as a 6-12 institution, BASSE will need classrooms and common educational spaces for approximately 750 students at our maximum.

At the time of this application, The Bryan Allen Stevenson School of Excellence (BASSE) is assessing appropriate sites for the school's location. Health and safety considerations, along with school size facility calculations for 750 students, are being incorporated into the search. The specifications used to evaluate appropriate sites include:

- Sites that support the BASSE philosophy with proximity to the Sussex County community, families, and wraparound services
- Classrooms that follow the Delaware school funding formula specifications for high school students based on subject matter needs
- 20+ acres of land with easy access to water and sewage connection
- Adequate parking and travel space (based on Sussex County Zoning Code) to accommodate student drop-off and pick-up logistics, as well as faculty, staff, student, and parent parking
- Access from major arterial roadways to facilitate student transportation and safety. The school will need to have proper ingress and egress and be able to accommodate bus traffic.
- Understanding the final facility's improvement needs
- Understanding the ability to engineer health, fire, and safety systems per state, county, and city codes, and implement stormwater management upgrades and modernize the environmental building systems to create a low energy-consuming and highly sustainable complex for the future. During the planning phase for any of the three sites being considered, the board will work with a local architect, Moonlight Architecture, to prepare preliminary designs.
- The facility will need high bandwidth Internet access, cabling, access hubs, routers, and switches, which will enable all students, staff, and the school administration to access the Internet uninterrupted at the same time. The school will need a server with the capacity to accommodate the school's digital repository. The school facility will need proper light, temperature control, and acoustics to accommodate a 21st Century learning environment.
- Additionally, if a leasing option is required, BASSE has budgeted using the market value average; please see the budget chart included in Attachment 19.

The Bryan Allen Stevenson School of Excellence

Section 9 - Facilities

Therefore, we have identified near term and long term property options for our school:

Near Term

- Through a partnership with Delaware Technical Community College (DTCC), BASSE has identified a space to open in the Fall of 2023. Howard T. Ennis, currently operational as a school through the Indian River School District and owned by DTCC, will be available and approved for BASSE's use in 2023. Upon approval of the charter application BASSE plans to execute a leasing agreement with DTCC at the following rent rate (see chart below) for the 35,000 square foot property (not including the natatorium). BASSE will not be utilizing the natatorium (pool facilities), therefore, the 10,500 square foot building is not included in our leasing agreement. BASSE continues to partner with Moonlight Architecture who will be supporting BASSE with any renovations and outfitting needs to prepare Howard T. Ennis for BASSE to open in 2023. BASSE currently has \$85,000 reserved to support the renovation and rent requirements of Howard T. Ennis. Additionally, as outlined in BASSE's development plan, BASSE intends to fundraise an additional 3.5 million towards opening our doors in 2023. If needed, BASSE will acquire gap funding through a bank loan to support any additional financial needs to open in 2023. Please see our MOU in Attachment 21.

Long Term

- Through a partnership with the National Development Council (NDC), the Community Education Building Corporation (CEB), Montessori Works (MW), and the Community Services, Education, and Economic Development Center (CSEEDC) to build the Sussex County Solutions Center (SCSC). The SCSC will encompass approximately 110,000 square feet of developed space and house BASSE, MW, and CSEEDC. This partnership will allow for space for BASSE to expand and opportunities for our students to participate in meaningful service-learning opportunities without leaving campus. The Longwood Foundation connected BASSE to this opportunity after becoming our largest donor at one million dollars. At this time, BASSE is not slated to contribute dollars to the construction of the SCSC, but the school will enter a leasing agreement with the CEB, which will own the SCSC campus. The rate of rent has not been negotiated at this time. Please see the proposal for the SCSC in Attachment 21.
2. If the applicants have identified a facility, state where the school will be located (including county location and any other location specifics) and, as **Attachment 21**, provide floor plans of the school that identifies each room and whether the building will be new construction or an existing building. Include a detailed description of the facility that includes the number of acres.
 - a. If the site has been identified, list the detailed terms and/or conditions for the use of the facility. If not, describe the plans to identify a suitable facility.

The Bryan Allen Stevenson School of Excellence

Section 9 - Facilities

- b. If a facility has not been identified, specify potential locations that are under consideration, and discuss the process and timeline for selecting, acquiring, renovating (if appropriate), and taking occupancy of a suitable facility.
- c. Explain how the facility will meet the needs of students. Provide an assurance that it will be accessible to students with physical disabilities.
- d. To the extent that the Applicant has discussed or established specific lease or purchase terms, include the proposed terms and any draft agreements. Ensure that all costs are included in the budget.