

# Zoning, Neighborhoods, and Development Committee

Carmen  
SCHOOLS OF  
Science & Technology



Stellar Collegiate  
BRIGHT FUTURE START HERE

# Plans for Hayes Building

- Carmen Schools of Science and Technology currently operates four MPS charter schools -- two high schools and a middle school on the south side and one middle/high school on the northwest side.
- Carmen is proposing to house the newest member of the Carmen family – Stellar Collegiate Elementary School – in the Hayes building, which has been unoccupied for over 5 years.
- Carmen has always had as one of its key goals to establish high performing schools that can serve as anchors, together with other community based organizations, for economic and community development in the neighborhoods where our schools are located.
- Some of our key partners are listed on the next slide and we have submitted to the Committee letters of support from them for the proposed purchase of the Hayes building.

# Carmen and Stellar Community Partnerships



# Plans for Hayes Building (cont.)

- For years Carmen families have told us they want access to a high-performing K-12 educational pathway of schools that will take their children from elementary to middle to high school in their own neighborhoods.
- In fall 2018 Carmen opened a second middle school -- its first one on the south side.
- With the addition of Stellar Collegiate – a newer but already high-performing elementary school – to the Carmen Schools network, the dream of our families will now be possible.

# Stellar Collegiate Elementary School: Key Outcomes



70%

Students proficient  
in reading  
(18% in area schools)

87%

Students proficient  
in math  
(16% in area schools)

100%

K4 students proficient  
in reading

84%

Families who engaged in  
Stellar community events

95%

Teacher retention  
since school opening

# Carmen Schools of Science and Technology: Key Outcomes

- **Carmen South** (est. 2007) is consistently the highest performing non-selective public high school in Milwaukee
- **Carmen Northwest** (est. 2013) was second among all MPS high schools in enrolling its graduates in college in fall 2018
- **Carmen Southeast** (est. 2016) was 4<sup>th</sup> out of 24 MPS high schools on the grades 9/10 ACT Aspire English state exam and 5<sup>th</sup> out of 24 on the grades 9/10 ACT Aspire Math exam in 2018



# Hayes Facility Purchase: Financial Plan

- Total Project Budget: \$1.27M
- Funding Sources:
  - \$150K - Carmen Equity
  - \$1.12 - Loan from Forward Community Investments (FCI)
- FCI has pre-approved the loan and is currently in underwriting process; loan approval is expected in April.

# Hayes Purchase: Facility Improvements Plan

- \$750,000 in initial building renovations are planned – mostly to address deferred maintenance and cosmetic issues, including water infiltration (tuckpointing and roofing repair), plumbing repair, flooring, and fresh paint.
- The building exterior will be painted and some minor fence modifications and repairs to the existing play structure are planned.
- Uihlein, Wilson, Ramlow and Stein and Catalyst Construction have been selected as the Design-Build Team. Rivet, LLC will provide owner's representative services.



# Stellar and Carmen Community Outreach Re: Hayes

<b>Engagement Actions</b>	<b>Positive Feedback</b>	<b>Concerns Expressed</b>
<b>275</b> residences were visited and provided information	Neighbors were excited about the building being used as a neighborhood school again. Neighbors with elementary-aged children or family members were eager for the option.	Some initial concern regarding traffic but majority provided signatures of support after hearing the traffic plan and perspective from Stellar parents.
<b>70 of the 275</b> residential doors were opened		
<b>68</b> of the residents who opened their doors provided signatures of support		
<b>11</b> locally-owned businesses were visited		
<b>100%</b> of the owners who were present provided signatures of support		

# Traffic Plan

**Arrival traffic** will be on 10th St. Staff will open car doors to allow students to exit quickly and ensure families move along without occupying parking spaces or interfering with 10th St. traffic flow.

**Dismissal traffic** will be in the back lot. Families will be queued, and cars will remain in the lot until all students have entered their cars. They will then be released on to 11th St. by staff who are monitoring traffic flow.

