

CWC Mar Vista Facilities Planning & Updates



Overview of Current CWC Mar Vista Facilities



History of CWC Mar Vista Facilities

Enrollment & Middle School Expansion

Current CWC Mar Vista Facilities

Grades TK-4 @ Gateway Campus

454 Students

Grades 5-8 @ Ivy Campus

(co-located at Daniel Webster Middle School)

180 Students

West Side Facilities Are Tough!



In an ideal world, we would love to have all students (TK-8) on a single campus, but ...



Real estate on the west side is **expensive**, especially retail lots!

Zoning



Among lots that may be available, they are not always zoned properly and often face community opposition due to traffic, etc.

West Side Facilities Are Tough!

Also....

PROXIMITY MATTERS!

Proximity Matters

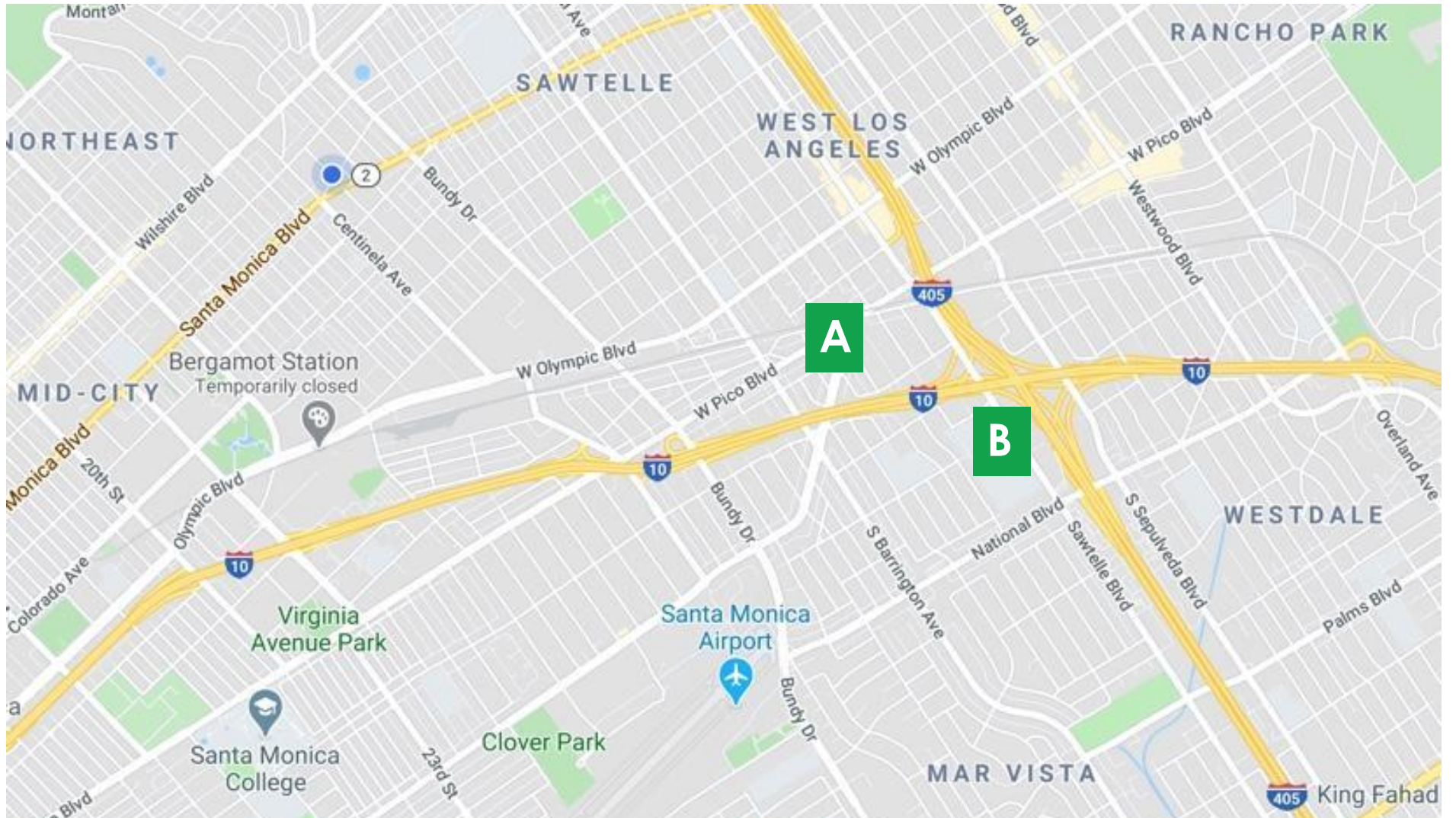
A CWC MV
Elementary

Grades TK-4
Gateway & Exposition

B CWC MV
Middle

Grades 5-8
Sawtelle & Ivy

Distance
between
schools:
0.6 miles



So What Can We Do???

We make our current facilities AMAZING!

CWC Mar Vista Facilities Goals

Goal #1

Bring 5th grade back to elementary campus
by building new building at Pico in order to create
a contiguous TK-5 experience

Goal #2

Provide modern, beautiful updated TK-5 facilities
for Gateway + Pico sites combined

Goal #3

Add permanent art, enrichment, play, lunch,
library, and special education space for TK-5

Goal #4

Create a secure campus environment for
new Pico building



CWC Mar Vista Facilities: What's Ahead

Gateway Campus (Pico): 3-5

Build new stand-alone facility for grades 3-5 @ Pico & Gateway which will include:

- ❖ 12 classrooms (incl. current 2-story building)
 - ❖ Art/enrichment room
 - ❖ Continued parking (14 spaces)
 - ❖ Library
- ❖ Secure access points to the new campus
 - ❖ Special education spaces
 - ❖ Flexible enclosed/open lunch space
 - ❖ Inside/outside play/recreation space
 - ❖ Solar panels to power the site

Gateway Campus: TK-2

Facility upgrades:

- ❖ Stand-alone art/enrichment room
 - ❖ Cosmetic benefits (TBD, depending on fundraising success)
- ❖ Down-the-road, depending on fundraising success: new HVAC

The Future of our Facilities

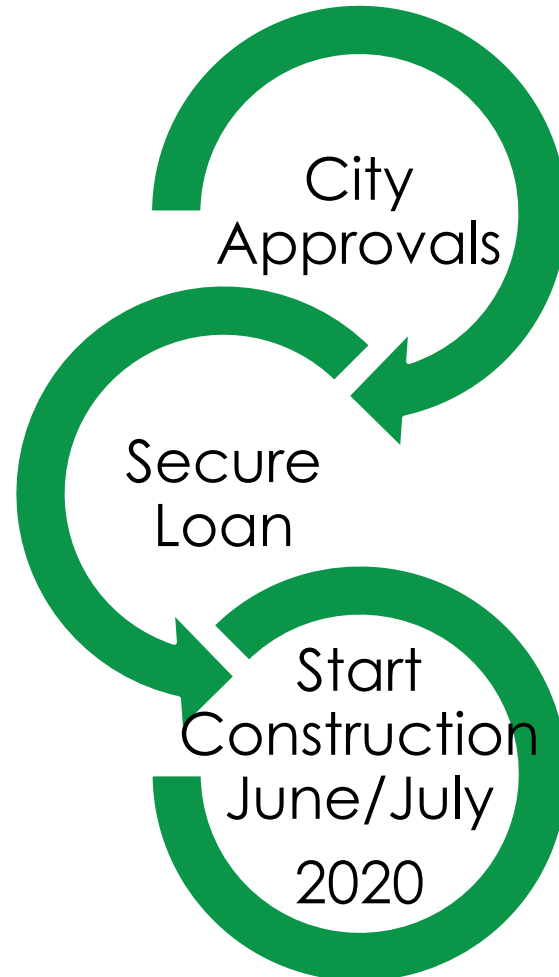
Introduction to Sander Architects

Whitney Sander
Catherine Holliss
Clarissa Brunt-Pluta

Renderings Reveal!

What Happens Next?

**OVERALL
GOAL:
Open in
August
2021**



*... all happening during a **pandemic!***

But we remain hopeful because we anticipate that this project will take 10 months to complete which gives us some **flexibility!**

City Approvals

What can we expect from the city approval process?

Conditional Use Permits (CUP):

No need for special approvals (e.g. CUP) since this site is zoned for a commercial site so **we are allowed to build a charter school!**

City of LA Building Department :

We expect approval in the next few weeks!

Building Permits:

We expect permits by early summer*

**Risk on timing of the project hinges on LA Department of Water & Power (DWP)*

Estimated Project Costs

How much does the project cost?

\$5.6 million



Hard Costs:

\$4mm construction costs

Soft Costs:

\$645k consultants, permits, insurance, other approvals, etc.

\$230k developer fees

\$250k financing costs

\$465k contingency costs

Cost benefits of this project include:

- No new lease costs
- Qualifies for state funding reimbursement
 - Low interest rates
- Close proximity to Gateway/Webster sites for shared space/use

How Do We Cover the Costs?

Financing/Loans

- Pre-approval from primary lender has been received (~90% of the debt)
- Remaining approval (~10%) expected in the next several months
- Possibility that COVID-19 will delay approvals

CWC Mar Vista Capital Campaign

- Will launch a capital campaign in 2020-21 to support this project (new building and improvements at Gateway)
- Will seek funding from foundations and our community
- Stay tuned for exciting updates next school year!

Capital Campaign vs. School-Based Fundraising

What's the difference between the CWC Mar Vista Capital Campaign & the other fundraising campaigns throughout the year like Annual Family Give & Walk-A-Thon?

CAPITAL CAMPAIGN

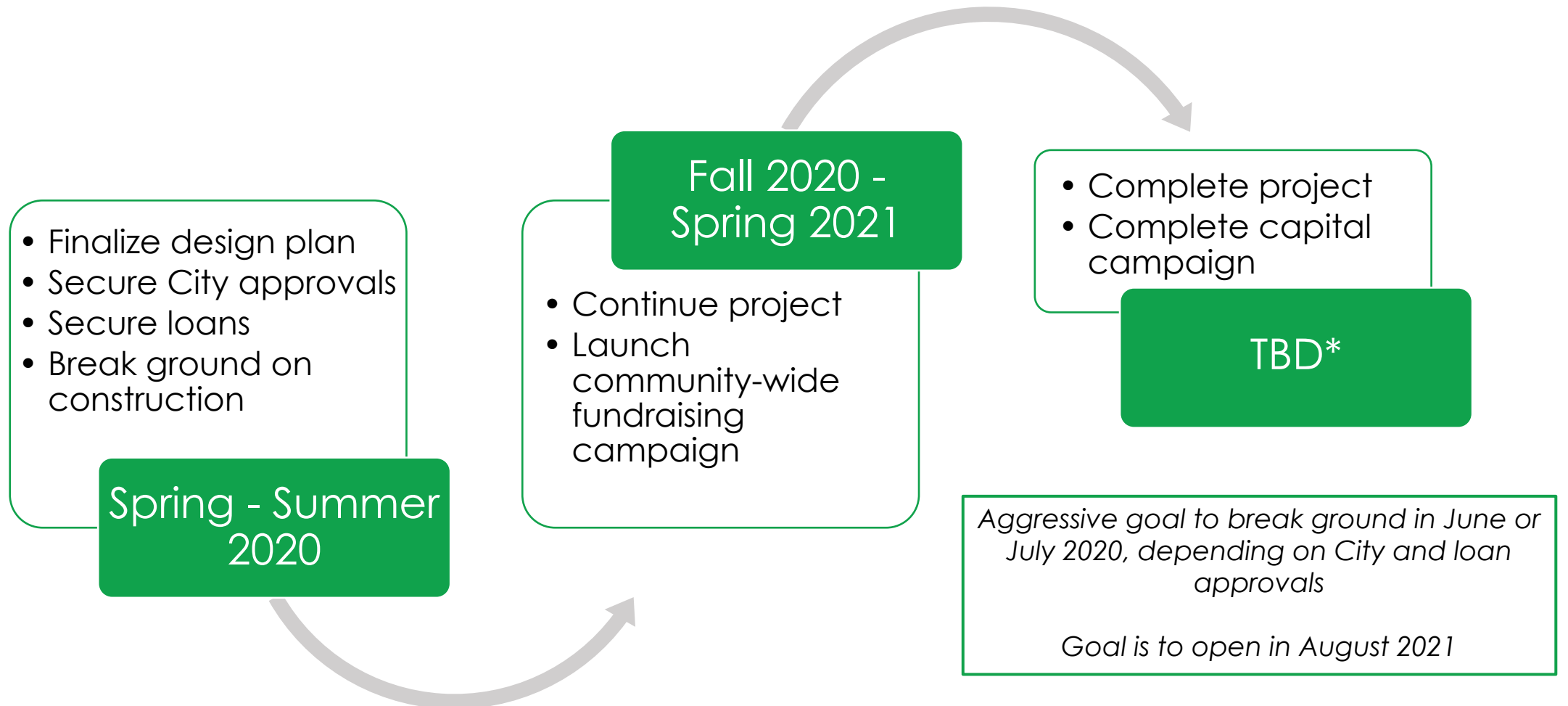
One-time Funding Ask
New & Improved Facilities

SCHOOL-BASED FUNDRAISING

*Annual Family Give, Walk-A-Thon
Raffle, Spring Bash & Auction*

Fundraising from these campaigns/events fund aspects of the CWC Learning Model and include:
Teaching Associates (Smaller Student-Teacher Ratios)
Professional Development for Teachers
Social + Emotional Development
Project-Based Learning
Field Trips
Spanish
Art + Music
Diversity + Inclusion

Project Timeline



CITIZENS
OF THE WORLD
CHARTER SCHOOL

MAR VISTA

Questions

Q & A

Contact

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