

# Key Biscayne Charter High School - Summary of Feasibility Report



The Village of Key Biscayne commissioned Fielding Nair International and EdVisions Schools for the purpose of determining the feasibility of establishing and operating a Municipal Charter High School in Key Biscayne. These renowned consultants conducted presentations, public meetings, workshops and interviews with members of the community in the June—November 2008 timeframe and produced a comprehensive Feasibility Report.

Summary: Consultants concluded that having a charter high school in Key Biscayne is not only possible, but is desirable for our community. *“It is rare to find a community the size of Key Biscayne that doesn’t already have a high school”*. The findings show that Key Biscayne has a unique opportunity to create a self-funded charter high school, starting in the 2010—2011 school year with 9th and 10th grades. The school would meet 21st Century educational rigors and achieve facility and financial sensibility measures, meeting the social needs and cultural expectations of the community.

Key Biscayne has an active and interested base of parents and community members who truly want to create a terrific community based learning program, one that reflects the expectations and outcomes of local residents, producing graduates who can be successful in life, higher education and their careers.

What Kind of School? The vision is a world-class 21st century school that focuses on educating the whole child, offering a rigorous and established academic college preparatory curriculum. The school would also offer optional Advanced Placement courses or the International Baccalaureate Program, both recognized as high academic level options. Furthermore, the school would become a major focal center of the community; building intergenerational bridges and providing for lifelong learning, cultural and recreational opportunities for residents of all ages, 365 days a year.



Who will attend? As a municipal charter school, Key Biscayne children will have enrollment priority. Of the 3,000 plus children residents under the age of 18, it is estimated that 400 children would be enrolled in the school in its 6th year of operation.

Who will benefit? The local creation of its own High School

can be viewed as community development. It will strengthen the community and quality of life of all residents by providing for intergenerational programs. Mentorship and internship programming would engage and benefit adults and local business. The school would bring new money into the community, enriching the fiscal life of both residents and businesses. It would contribute to short and long term economic development. Residents of all ages would enjoy after-school educational and cultural programs at the center.

Furthermore, a preliminary study of property values shows that, based on scientific studies, real estate property values would gain at least 10% due to the presence of the school. The school would significantly reduce commuting and traffic flow produced by students attending off-island middle and high schools.

Where will it be located? The self-contained, multi-use facility, would need approximately 25,000 sq. ft. of efficiently designed educational space to accommodate up to 400 students. A number of sites were investigated and analyzed in June 2008 and most of them rejected due to prohibitive costs, unavailability and a variety of other reasons. The following two options were found to be feasible:

## Option 1: 530 Crandon Blvd.

The vacated site offers the opportunity to build a world-class school from the ground-up. The creative possibilities are endless. If developed with sensitivity towards sustainability, surroundings and open space, the facility can maintain green space and help in offsetting our open and recreational space deficit.

A number of ideas are possible, such as creating a green roof on the new building to be used as garden space, and

**“We see it as a win-win for the community and highly encourage involvement by everyone in the effort to bring a new charter high school to the Island.”** - Fielding Nair International

***“...Most importantly, it enhances the issue of autonomy in terms of local management and community participation..”***



creating an open green amphitheater for the enjoyment by the whole Key Biscayne community.

#### Option 2: Village Hall.

The next best option is to renovate the (very generously built) Village Hall. It would require certain modifications to the building in order to add the required square footage needed to accommodate the school and the existing users. One option would entail in—filling the first floor courtyard and reconfiguring (approximately 18,000 sq. ft.) the 1st floor to reallocate existing administrative functions to this floor. The reconfiguration would provide about 13,000 sq. ft of learning space and a 3,500 sq. ft. atrium on the second floor, allowing the school to operate for at least three years within this space. At capacity, a third 8,000 sq. ft. floor could be built, and the atrium enclosed with a glass



dome to allow maximum natural light to filter through the double-high atrium (3,500 sq. ft.). This option could be ready within a relatively short time frame. The police

department on the first floor would be isolated from the school and administrative functions, with separate access points.

530 Crandon Blvd. and The Village Hall are ideal due to their proximity to the Village Green. A combination of both, or reallocating some administrative functions to a commercial building, are other possibilities.

How much will it cost? Financial feasibility was determined based on start-up costs, enrollment, revenue and expenses, capital outlay and programs.



Preliminary costs of facilities are estimated to be in the range of between \$5,024,579 (Village Hall) and \$7,579,579 (530 Crandon Blvd.), depending on location. The school would receive yearly revenue from the State of Florida of approximately \$6,400 per student. It would take additional revenue of between \$450 and \$750 per year per child, to cover these expenses and for the school to be self-funded. These additional funds will have to come from PTSA fundraising and private contributions. Additional revenue could be obtained with after school programs, students-run business (i.e. café) located in the facilities or naming opportunities.

Additional Federal and State grants, available to charter schools, would also contribute to the funding.

Note: The High School Stake Holders Group does not seek subsidy from the Village to operate the school.

Next Community Informational Session: Wednesday February 18, 7:00 PM. Village Hall. Community Room (by the police department) This is a great forum to learn and provide feedback on the initiative.

**Consultant's Workshop:** Village's sponsored workshop is scheduled for Thursday, February 26, 6:00 PM at Council Chamber.

Read [complete report here](#). For additional information, please visit [www.hs4kb.com](http://www.hs4kb.com), send an email to [info@hs4kb.com](mailto:info@hs4kb.com), attend an informational session, or call us with any questions at 305-962-9797.