

**AMEND BOARD REPORT 08-1022-EX18**  
**APPROVE THE ESTABLISHMENT OF THE GARFIELD PARK PREPARATORY ACADEMY AND**  
**ENTERING INTO A SCHOOL MANAGEMENT AND PERFORMANCE AGREEMENT WITH TCS**  
**COMMUNITY EDUCATION, INC., AN ILLINOIS NOT-FOR-PROFIT CORPORATION**

**THE CHIEF EXECUTIVE OFFICER RECOMMENDS THE FOLLOWING DECISION:**

Approve the establishment of the Garfield Park Preparatory Academy at a location to be determined, and approve entering into a School Management and Performance Agreement with TCS Community Education, Inc., an Illinois not-for-profit corporation, for the operation of the Garfield Park Preparatory Academy. This approval is contingent upon the school operator meeting certain benchmarks established by the Office of New Schools as detailed below, any required public hearings and Board approval of the location of the school. A written School Management and Performance Agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written School Management and Performance Agreement is not executed by the Board and the school operator within the time specified in an amended Board Report approving the site of the proposed school. Information pertinent to this matter is stated below.

This March 2009 amendment is necessary to approve (a) the site of Garfield Park Preparatory Academy at 3250 W. Monroe and (b) the establishment of a contract school overlay attendance boundary for the school. The authority granted herein shall automatically rescind in the event a written School Management and Performance Agreement is not executed by the Board and the school operator within 120 days of the date of this amended Board Report.

**SCHOOL OPERATOR:** TCS Community Education, Inc.  
325 N. Wells  
Chicago, Illinois 60610  
Phone: 312-410-8995  
Contact Person: Denise E. Ross, Principal

**OVERSIGHT:** Office of New Schools  
125 S. Clark, 5<sup>th</sup> Floor  
Chicago, IL 60603  
773-553-1530  
Contact Person: Josh Edelman, Executive Officer

**DESCRIPTION:**

School Designation: Pursuant to the Board's Renaissance Schools Policy, 07-0627-PO4, as amended ("Renaissance Policy"), Garfield Park Preparatory Academy will open at 3250 W. Monroe in the fall of 2009 as a Contract School as described in the Renaissance Policy. The Board hereby designates the Garfield Park Preparatory Academy as a Small School pursuant to 105 ILCS 5/34-2.4b. This site will require that Garfield Park Preparatory Academy share its facility with Faraday Elementary School. The two schools will share their facility in accordance with the Board's Shared Facility Policy, 05-0126-PO1.

Public Hearings: Public hearings on the opening of the Garfield Park Preparatory Academy as a Renaissance Contract School was held on October 7, 2008 and October 15, 2008 at the Garfield Park Conservatory, 300 N. Central Park, Chicago, IL 60624 and at Board Chambers, respectively, in accordance with the Renaissance Policy. The October 15<sup>th</sup> hearing was recorded and a summary report of both of the hearings is available for review. A public hearing for Garfield Park Preparatory Academy was held on March 17, 2009, at Faraday Elementary School, located at 3250 West Monroe Street. The hearing was recorded. A summary report is available for review.

Request for Proposals: In April 2008, the Office of New Schools issued a Request for Proposals to solicit responses from parties interested in starting schools under the Renaissance 2010 Initiative. Proposals to operate either a contract school, performance school or charter campus were submitted by interested parties to the Board on July 28, 2008. Proposals were evaluated pursuant to the standards set forth in the Renaissance Policy. Proposals were reviewed by the Office of New Schools and a Comprehensive Evaluation Team and recommendations were submitted to the Chief Executive Officer based upon those reviews and evaluations.

Enrollment: Garfield Park Preparatory Academy will enroll students through a lottery with preference given to East Garfield Park community residents. A lottery will be held to select students residing in the contract school overlay boundary for 70% of the seats, and then all remaining applicants (from within and outside of the contract school overlay boundary) will be selected through a second lottery. Garfield Park Preparatory Academy will enroll approximately 160 students in grades K through 3 in the 2009-10 school year. In subsequent years the school may serve up to 350 students in grades K through 8.

Attendance Boundaries: ~~Once a school site for the Garfield Park Preparatory Academy is identified, the process for establishing any attendance boundaries will be presented to the Board for approval.~~ Effective March 25, 2009, a contract school overlay boundary for the Garfield Park Preparatory Academy will be established as described below:

Beginning at Kenton Avenue and Kinzie Street  
East to the C & NW RR  
Continuing east along the C & NW RR and Kinzie Street to the C & NW RR  
South to Taylor Street  
West to Kedzie Avenue  
North to Arthington Street  
East to Independence Boulevard  
South to the B & Q CT RR  
West to Pulaski Road  
North to Taylor Street  
West to Kildare Avenue  
North to Fifth Avenue  
Southwest to the Belt RR (at Kenton)  
Continuing north to Kenton Avenue  
North to Starting Point

Curriculum: Garfield Park Preparatory Academy aims to provide a rigorous K-8 education utilizing the Accelerated Independent Learner ("AIL") Model, which is grounded in the rigorous use of evidence-based instructional practices, research-based curricula, and a data-driven model of moment-to-moment formative evaluation. The AIL Model was developed at Columbia University more than 25 years ago as part of a large network of university-school partnerships across the country that researches instructional methods to increase academic success for diverse learners. Schools using the AIL Model in New York, New Jersey, Ireland and England report significant academic gains for students educated with this model. The school also intends to use a community awareness program called Our World, Our Community as well as a physical fitness and self-esteem curriculum called Healthy Bodies, Healthy Minds.

Advisory Body: A school advisory body will be established in a timely manner pursuant to 105 ILCS 5/34-2.4b and the Board's Renaissance School Policy in the following manner: the CEO or his designee in consultation with TCS Community Education, Inc. shall develop the composition and duties of the advisory body for approval by the Board. Such requirements shall be included in the agreement with TCS Community Education, Inc. The members of the advisory body will be appointed by the Board upon the recommendation of the CEO or his designee.

School Management Description: At a minimum, the School Management and Performance Agreement will address student academic outcomes and financial and management practices of the school and shall reflect resolution of any and all outstanding issues between the Board and the school operator including,

but not limited to, enrollment, funding, educational program, financial controls and practices, academic accountability and evaluations. In accordance with the Board's Renaissance Policy, contract schools may request exemptions from Board Rules and Policies or alternative policies subject to and upon Board approval.

**CONTINGENT APPROVAL:** The granting of a contract by the Board and the entering into a School Management and Performance Agreement is contingent upon any required subsequent public hearings and the school operator meeting benchmarks established by the Office of New Schools including, but not limited to, curriculum development, professional development for the principal candidate, clarification on school oversight structure, development of educational and school start-up experience on the school leadership team, and approval of a school site. These benchmarks will be communicated to the school operator in a formal Letter of Conditions with all deadlines to be met by April 15, 2009. The Office of New Schools will oversee the enforcement of these deadlines; failure to meet these deadlines may, at the option of the Board, result in the rescission of the authority granted herein and the denial of the contract school application. A final review of the contract school application will be conducted by the Chief Executive Officer on or before May 15, 2009. This final review will be conducted to determine compliance with the terms indicated above. The CEO's recommendation to approve the contract school application will be subject to Board approval as indicated by a subsequent amendment to this Board Report.

**TERM:** Upon final review of this contract school application and Board approval of the site for the proposed school, the term of the School Management and Performance Agreement shall commence July 1, 2009 and end June 30, 2014. TCS Community Education, Inc. and Garfield Park Preparatory Academy's designation as a Renaissance Contract School will expire on June 30, 2014 unless renewed or terminated earlier by the Board.

**COMPENSATION:** TCS Community Education, Inc. will be paid on a per-pupil basis for the operation of the Garfield Park Preparatory Academy. If TCS Community Education, Inc. applies to the Renaissance Schools Fund for funding for the new school and is not approved for funding, the Board shall provide a one-time payment to the school for planning positions in an amount not to exceed \$170,000.

**AUTHORIZATION:** Authorize the General Counsel to include relevant terms and conditions, including any indemnities to be provided to the school operator, in the written School Management and Performance Agreement. Authorize the President and Secretary to execute the School Management and Performance Agreement.

**LSC REVIEW:** Approval of Local School Council is not applicable to this report.

**AFFIRMATIVE ACTION:** Not applicable.

**FINANCIAL:** Using current year financial data, the general fund cost of 160 students in 2009-10 (FY10) will be approximately \$998,240.00. The financial implications will be addressed during the development of the FY10 budget. Since the School Code of Illinois prohibits the incurring of any liability unless an appropriation has been previously made, expenditures beyond the current FY09 are deemed to be contingent liabilities only, subject to appropriation in subsequent fiscal year budgets.

**PERSONNEL IMPLICATIONS:** As a contract school, TCS Community Education, Inc. will employ its own principal, teachers and staff.

**GENERAL CONDITIONS:**

Inspector General – Each Party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the Provisions of 105 ILCS 5/34-21.3, which restricts the employment of, or the letting of contracts to, former Board members during the one-year period following expiration or other termination of their terms of office.

Indebtedness – The Board's indebtedness Policy adopted June 26, 2006 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics – The Board's Ethics Code adopted June 23, 2004 (04-0623-PO4), as amended from time to time shall be incorporated into and made a part of the agreement.

**Approved:**

  
\_\_\_\_\_  
**Barbara Eason-Watkins**  
Chief Education Officer

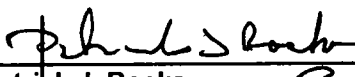
**Within Appropriation:**

  
\_\_\_\_\_  
**Pedro Martinez**  
Chief Financial Officer

**Respectfully submitted:**

  
\_\_\_\_\_  
**Ron Huberman**  
Chief Executive Officer

**Approved as to Legal Form:**

  
\_\_\_\_\_  
**Patrick J. Rocks**  
General Counsel 