



MEMORANDUM

RE: The W.G. Pearson Center, Progress Updates
TO: Durham County Commissioners & Staff
FROM: Student U
DATE: May 22, 2018

Building Construction

Construction at the W.G. Pearson Center (WGPC) is on track to finish as expected by the end of June 2018 (12 months after beginning work). A large team of subcontractors led by C.T. Wilson and DTW Architects are successfully working on all aspects of the building, including roofing, plumbing, electrical wiring, installing a new HVAC system, new windows, new floors, and ADA compliant equipment and pathways throughout the building. It was a priority of Self-Help to ensure that minority or female-owned businesses were hired as subcontractors whenever possible.

Members of the Student U Operations Team meet weekly with Self-Help and contractors to review progress, answer questions, make finishing decisions, and do a walk-through of the space. Alexandra Zagbayou (Student U Executive Director) and Amy Salo (Chief Operating Officer) have led hardhat tours through the building for over 135 community members since the project has been in progress.

Student U is looking forward to moving back into WGPC after our summer programming is completed at the beginning of August and welcoming other partners into the space with us by January 2019.

Tenant & Partner Selection

As shared with the County Commissioners before, the vision for the W.G. Pearson Center is rooted in the following pillars, which were co-created with the community:

1. W.G. Pearson will remain a youth-centered space that houses activities and programs that enrich the lives and change the outcomes of young people.
2. W.G. Pearson will be a welcoming space that the community can easily access for programming, space rentals, etc.
3. W.G. Pearson and all tenants within it will intentionally work together to have a greater collective impact on Durham and the Hayti Community.
4. W.G. Pearson's leasing model should 1) enable the building to be accessible to the most amount of people and 2) be financially sustainable.

In order to ensure that we select **tenants** (organizations and businesses that will be renting permanent office space) from us and **partners** (organizations and businesses that may rent multi-use spaces and/or host programming in the building), we are utilizing an application process. The goal of the process is fourfold:

1. For Student U to share our vision for the building clearly with the community
2. For Student U to have a screening process for choosing tenants that is equitable
3. For potential tenants to help add to or strengthen our vision for the building and truly create a collective impact space
4. For Student U to gather clear details about the needs of each potential tenant to make sure we are building a complementary cohort that will be maximizing the use of the space during the hours of operation.



Our vision is to curate a multi-use space comprised of some combination of non-profits, businesses, social entrepreneurship, government agencies, college offices, and other such entities whose individual and collective work improves the lives of young people in our community and positively impacts the neighborhood surrounding the building. We are actively seeking partners across disciplines and sectors to strengthen the programming within the building and move closer to our collective impact goals. We believe that the boldest version of our vision will be realized when likely and unlikely partners come together under the same roof united by the same ultimate vision for our community.

Based on our vision, we will be looking for tenants who:

1. Are aligned with our mission and vision and are committed to utilizing a racial equity framework.
2. Desire to collaborate with other organizations/entities within the building.
3. Are committed to supporting the neighborhood around W.G. Pearson and being a part of the community.
4. Will be committed to considering neighbors/community members for new hires if/when roles or positions become available.

The final number of tenants in the building will be determined by the space needs and hours of operations of the organization(s) whose work best supports our vision. To guide our final decisions, we will be pulling together a small group of community members to help us review applications and make final decisions.

Hours of Operation

The W.G. Pearson Center's normal operating hours will be from 7:00am – 7:30pm Monday through Thursday and from 7:00am – 5:00pm on Friday, which represent the hours that an off-duty security officer will be present on the premises. When space within the building is rented or used at other times outside of these normal hours, an officer will be hired to be present then too.

Rental Space & Fee Structures

Based on Student U's expected occupancy, WGPC will have several spaces available for rent within the building, including some classrooms, training rooms, the auditorium, the media center, the gym, the cafeteria, and the outdoor fields. Student U is working to finalize prices for these rentals based on information gathered from similar multi-use spaces and recommendations from experienced professionals, while maintaining a balance between desiring for the space to be accessible to the community while also providing Student U with a reliable source of revenue to continue maintaining the space. We hopes to form partnerships regarding space use at in three different ways:

1. Long-term rentals

Long-term rentals will be spaces that are available to be used as permanent offices or programming sites for other entities, with leases ranging from 1 year to 5 years depending on the space and the tenant. The spaces available for this type of rental at this time are 8 classrooms on the 2nd floor of the building and the media center. Fees for renting these spaces will be calculated on a monthly basis and dependent upon whether the renting entity is a for-profit or a non-profit organization.

2. Seasonal rentals

In the summer, Student U will fully vacate the building to operate our summer programs on the larger Durham Academy campus as we have since our organization's inception. This leaves more space to be rented for the months of June and July, including 10 classrooms on the 3rd floor of the building along with auxiliary spaces like the gym, field, and auditorium. Fees for renting those spaces will be charged on a weekly basis per classroom with a discount offered for renting for the entire 8 weeks.

3. Event rentals

Because Student U does not use all space in the building all day everyday, there will be one-time rentals



available for spaces like the gym, field, training rooms, auditorium, and cafeteria. Fees for renting those spaces will be charged per hour or per half day or full day, with separate prices depending on whether the renter is a non-profit, for-profit, or individual/family. Additional fees will be incurred for renting outside of normal business hours in evenings or on weekends to help cover costs of security.

Goals & Practices of WGPC

Student U is committed to utilizing the WGPC in a manner that both honors its history in the Hayti community and best serves Durham. At the WGPC, we will continue to provide our holistic after-school programming, also known as second shift programming, which has led to significant academic gains for 550 Durham students. As a result of the additional space, Student U will be able to collaborate with the Durham community to expand the reach of its best practices to better serve the citizens of Durham County. Our intended expanded impact includes:

- Directly serving minimally at least 33% more students in the next three years;
- Enhancing the leadership development opportunities for students and parents;
- Creating an innovation hub to integrate best practices in to the school system;
- Creating collective impact partnerships with other community non-profits.

Student U is committed to ensuring the full utilization of the 52,500 square feet of the WGPC throughout the day and it is our intention to work directly with members of the Hayti Community and the larger Durham community to determine the ideal strategy for best utilizing the space. In order to ensure that we meet our promise, we plan to hire a full time W.G. Pearson Coordinator in 2019 to manage and coordinate the collective impact work of the tenants within the building, ensuring that our body of programming reflects the needs of the neighborhood and to serve as bridge between W.G. Pearson and the community. We plan on creating a W.G. Pearson advisory council that is representative of the community to inform our programming priorities. The W.G. Pearson Coordinator will manage this council.

In our first year in the building, we will be focusing our efforts on choosing the right tenants, building relationships and partnerships with organizations to host events in the space and managing the building successfully. We will continue increasing our programming to the community in 2019 and 2020 after we settle in to the operations of the space.

How will Student U measure the impact of its work at the WGPC?

Student U's overall vision is to one day be a part of a Durham community where all students can succeed. Student U measures its impact primarily based on the number of students directly served, high school graduation rates, college enrollment rates, and college graduation rates. In addition, Student U receives quarterly report cards and attendance records for all students and annually, Student U receives students' End of Grade test scores. All data is disaggregated based on race, free or reduced lunch status, and gender and is analyzed in comparison with students with similar demographics in the Durham Public Schools.

Student U is committed to providing Durham County with data reports, including all indicators listed above. In addition, these bi-annual reports will update Durham County on the use of space by Student U and if applicable, other community organizations. As Student U's vision for the WGPC evolves, all additional indicators of success will be communicated to the County. Annually, Student U will invite Durham County staff and County Commissioners to conduct a site visit at the WGPC.

We hope to make our first presentation to the County about the impact and utilization of the building in the fall of 2019, about a year after the building is in full operation once more.