

## **ABOUT CIVIC BUILDERS**

Civic Builders is a non-profit charter school developer and lender, partnering with the nation's best educators to launch and grow great public schools. Dedicated to relieving the real estate burden for charter school operators since 2002, Civic Builders tailors each facility to fit the unique needs of their partner schools. Based in New York City, Civic Builders has supported 40 schools to date which serve over 20,000 students annually.

More information on Civic Builders can be found at [www.civicbuilders.org/impact](http://www.civicbuilders.org/impact).

**Download Civic Builders' 2018 Annual Report here:**

<https://www.yumpu.com/en/document/read/62821512/civic-builders-2018-annual-report>

# MEDIA FACT SHEET

## JILL & BRIAN OLSON CHARTER SCHOOL INCUBATOR

Civic Builders has opened New York City's first public charter school incubation space in the Mott Haven neighborhood in the South Bronx. The new school building is located at 411 Wales Avenue and will serve as the permanent home to Neighborhood Charter School: Bronx.

Below please find background information about this exciting project:

- Size: Civic Builders' incubation space is 26,000 square feet of the 52,000 square foot building with an additional 6,000 square foot full gymnasium.
- Layout: 35 bright classrooms, science labs, regulation-size gymnasium, cafeteria, kitchen, breakout space, media center
- Named after Jill and Brian Olson for their ongoing leadership and commitment to high-quality public charter schools.
- The space recently opened for the 2019 school year with Neighborhood Charter School: Bronx as the anchor tenant and American Dream School as the first incubating tenant.
- The anchor tenant, Neighborhood Charter School: Bronx, will scale into the incubator facility across 5 years until eventually taking on the full space as a permanent tenant by school year 2023.
- At scale, the space will educate approximately 620 students annually across grades K-8. During the 4 years of incubation in the space, Civic Builders will support the launch of 3 to 5 schools.
- Total Project Costs: \$30MM
- Major Funders: Citi e for education Campaign, William E. Simon Foundation, Walton Family Foundation
- Investment Partners: Chase, NYC Regional Center, The Community Builders, Low Income Investment Fund, Reinvestment Fund, Nonprofit Finance Fund
- Project Team: Architects for the school design are KSS Architects and general contractors are Kel-Mar Designs.

## OUR IMPACT

### **Civic Builders improves educational opportunities for over 20,000 students annually in our 40 school buildings.**

Civic Builders is building schools to serve an ever growing need. In NYC alone, over 50,000 students are on a waiting list, and 1 in 10 public school students currently attend charter schools citywide. It is clear that charter schools are preparing their students for success in college and a 21st century career.

- **98%** of Civic Builders' students graduated from high school in 2018.
- **94%** of Civic Builders' students were accepted into college in 2018.

Access to facilities is one of the main barriers that impedes the growth of charter schools. Unfortunately, schools are forced to use their instructional funds to pay for space, leaving less funds for instruction. Civic Builders is changing things. We have developed innovative and affordable ways to provide substantially more academic, community and play space.

- **67%** of the households in East Harlem do not have access to the internet.
- **Every single** Civic Builders school is equipped with a permanent or mobile computer lab, often open to neighborhood residents outside of school hours.

Our schools are a catalyst for positive change, both for students' lives and communities as a whole. The communities where we build our schools are often underinvested in. Civic Builders is committed to prioritizing these neighborhoods, ensuring access to internet, health services, and jobs.

**DID YOU KNOW?** More than 1 million students are currently on charter school waiting lists nationally with nearly 50,000 of those children in NYC, and the majority of charter schools must use instructional funds to pay for space.

## BIOS

### **Chief Executive Officer and Co-Founder, David Umansky**

David Umansky co-founded Civic Builders in 2002 to ensure real estate will never be a barrier to an excellent education. Annually, over 20,000 students learn in 40 inspiring Civic Builders school buildings in some of the most under resourced communities in the country. As Chief Executive Officer, David is responsible for the overall strategy and direction of Civic Builders. Under David's leadership, Civic Builders has been recognized with the Social Entrepreneurship Award from the Manhattan Institute, the Social Capitalist award from Fast Company/Monitor Group, and is the recipient of many design awards.

David serves as a member of the Low-Income Investment Fund's Eastern Region Advisory Committee and as a member of the Goldman Sachs New Market Tax Credit Community Development Entity. David holds an MBA in Finance and International Business from New York University, and a B.A. with Honors from the University of California at Santa Barbara. Additionally, David is a Leadership New York Coro and Pahara Fellow.

### **Board Chairman, Brahm Cramer**

Brahm Cramer is the Chairman of the Board of Civic Builders' Board of Directors and is Co-Chief Investment Officer of Prospect Ridge.

Prior to the formation of Prospect Ridge, Brahm was a partner at AllianceBernstein and together with Jay Nydick, founded its U.S. Real Estate Investments group in 2009 and Commercial Real Estate Debt Group in 2013.

Prior to AllianceBernstein, Mr. Cramer was a partner at Goldman Sachs, where he served as co-head of the Real Estate Principal Investment Area; co-chaired the Whitehall investment committees and served as chief financial officer of the Whitehall funds; served on the Firmwide Risk Committee; and oversaw the firm's balance-sheet real estate positions.

He holds a BCom (Hons) from Queen's University in Canada and an MBA from Harvard Business School. Mr. Cramer also serves on the Prospect Ridge, AB Real Estate Partners and AB Commercial Real Estate Debt Investment Committees.

**Chairman Emeritus, Brian Olson**

Brian Olson is President and Chief Investment Officer for Kokino LLC, a family office based in Stamford, CT, where he is responsible for the overall investment program for the office. Brian was a co-founder of the hedge fund Viking Global Investors (1999-2005). Before founding Viking, he worked at Tiger Management LLC (1995-1999) and at Morgan Stanley & Co. Inc. (1988-1995).

A long-time supporter of Civic Builders, Brian served as a Board member for thirteen years, and the Board Chairman for over ten years. Civic Builders is grateful for Brian's ongoing guidance and support as Board Chairman Emeritus. In 2019, Civic Builders opened the Jill & Brian Olson Charter School Incubator to launch new and growing high-quality schools in the South Bronx.

Brian is a graduate of the University of Notre Dame with a B.S. in Mathematics and Computing.

**Neighborhood Charter School: Bronx** is a replication of Neighborhood Charter School: Harlem which opened in 2012, and remains one of the top performing independent charter schools in New York State. Neighborhood Charter Schools has fully-inclusive program for high functioning children with autism spectrum disorders which serves approximately 15% of its student body.

<https://ncschools.org/our-schools/ncs-bronx>

**The American Dream School** is a bilingual middle school primarily supporting the children of Central American immigrants in the South Bronx. Core aspects of their curriculum include project-based learning, an advisory program, and culturally responsive instruction.

<http://www.theamericandreamschool.org>

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