



Case Study: Tech House One (2014)

GPS: 19°03'22.2"N 70°36'09.1"W | Version 0.0.1

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This document is case study of the DATRO Consortium “Campus One”: A dedicated, off-grid, technology campus for our Consortium. The document features releasenotes, which discuss administration of this document itself e.g. changes, version control, issues, etc. The layout of the document closely resembles a Prince 2 (project management methodology) highlight report - which as standard includes:

- *plans vs performance*
- *issues, risks and concerns*
- *plans moving forward*

Situated in the “Dominican Alps” - A group of ski lodge style villas, 6km beyond Jarabacoa town in the Dominican Republic. First visited by our consortium in 2011. This document is a brief report about the activities at what we now refer to as “Campus One”.

RELEASE NOTES AND NOTICES

This section provides information about what is new or changed. It also contains urgent issues, documentation updates and new releases.

1.1 This Release (Version 0.0.1)

- **2014-Aug-14** - *First Draft*

1.1.1 Older Versions

In the table below the last entry displays a link to an archived copy of the last report. To keep the filename from overflowing in the table below the name displayed may differ from the file name. The date the file was archived will differ from the date of the document label, which is its creation date. If you're viewing this document on a subdomain of *.datro.world* you may need to right-click and select 'open link in new tab'. In the interim of a bug fix, you can avoid right-clicking all together, by viewing our document library at its original location datro.xyz/static/library

Table 1: Older Versions of this Document

Archive Date	Version	Description	Download Link
yyyy-mm-dd	0.0.0	n/a	<i>no older versions of this report yet</i>

1.1.2 Version 0.0.0

- **yyyy-mm-dd** - *first draft - merely a template document at this stage*

1.2 Known and Corrected Issues

Below is a table of pending issues that have been reported to our team. These issues will be cleared from this list as and when they are remedied.

Table 2: Known Issues

Date	Version	Subject	Description
yyyy-mm-dd	0.0.0	n/a	<i>no issues with this report yet</i>

BACKGROUND (2013)

This property is situated 6km South of Jarabacoa town centre, heading up towards Constanza. The GPS co-ordinates, as detailed in the document title, are: 19°03'22.2"N 70°36'09.1"W.

Sale Price: \$250,000 USD

2.1 Landscape

Campus One has 4 levels: **Ground Level:** The road into this gated property. **First Level:** A guard dog/kennel, parking and the groundkeepers house. **Second Level:** The main house, garden and “Eagles Nest”. **Top Level:** Formerly a large greenhouse.



2.2 Property



6 Bedroom Property (1 downstairs, loft bedroom and 4 rooms on the first floor).



2.3 Surroundings

Less than a kilometer from the villa (heading towards Konstanz) is “Salto de Jimenoa Uno” (the waterfall featured in the original Jurassic Park Movie). A few kilometers in the other direction, via the town, is “Jamaca de Dios Restaurant” - A rotating restaurant. Also in town is everything you’d expect from a mountain town e.g. police station, petrol station, a supermarket, banks/ western union, hotels, restaurant etc The main attraction in this region is the cool temperatures, mountain views and rivers.

2.4 Parties

	Lessor & Seller	Lessee & Buyer
Title	Manuel Pacheco	Sion H. Buckler
Office	Director of Investments at Ministry of Tourism, DR	Founder & CEO of DATRO Consortium
		

2.5 Nomenclature

Throughout 2014 the DATRO Consortium occupied the property, referring to it as **Casa Llandovery**. This was the name Sion gave his former private residence, where his son Milo was born (back in Stockeld Park, Yorkshire (North England)) the previous year. Llandovery originates from the name of the Welsh town and private boarding school where Sion studied before attending college/ the military and becoming an engineer.

2.6 The Team

PLAN VS PERFORMANCE (2014)

3.1 Plan

3.1.1 Campus Plan

Rental with the option to buy (bespoke deal terms - see below) between Wave Telecom Ltd (now know as DATRO Consortium) and Manuel Pacheco:

Rental Agreement Terms:

- **2014-06-01** - Start 6 month tenancy agreement (2014-06-01 - 2014-12-01)
- **yyyy-mm-dd** - @ \$2.5k USD per month & 2 months security deposit (\$5k)
- **2014-12-01** - Option (1) exit or (2) sign purchase agreement + deposit 1/5 of amortization

Notes for **Option Two:** Rental + security deposits (\$20k) trasfered to amortization statement as credit

Amortization Agreement Terms:

- **2014-12-01** - \$50,000 USD Installment (\$30k USD & \$20k credit transfer)
- **2015-06-01** - \$50,000 USD Installment
- **2015-12-01** - \$50,000 USD Installment
- **2016-06-01** - \$50,000 USD Installment
- **2016-12-01** - \$50,000 USD Installment
- **2016_06_01** - \$250k Purchase Complete - Title Transferred !!

3.1.2 Team Plan

Full-Time:

- Programmers (3-5) (+ onsite accomodation inc.)
- Head of Security (+ onsite accomodation inc.)
- Security Staff (2+)
- Event Organiser/ Local Relations (1)
- Housekeeper/ Manager (1 + offsite accomodation inc.)
- Groundkeeper (+ onsite accomodation inc.)
- Cleaner(s) (x2)

- Cook (2nd duty, rotation/ schedule between above personel)

Part-Time:

- Programmers (visiting)
- Onsite contractors (bees, fumigators, plumber, electrician etc)

3.2 Performance

3.2.1 Campus Performance

Rental Agreement Terms:

- **2014-05-28** - 6 month tenancy agreement signed (2014-06-01 - 2014-12-01)
- **2014-05-28** - Jun rent (\$2.5k) & 2 months security deposit (\$5k) paid (\$7.5k in total)
- **2014-06-28** - Jul rent (\$2.5k) paid (\$10k in total)
- **2014-07-28** - Aug rent (\$2.5k) paid (\$12.5k in total)
- **2014-08-28** - Sep rent (\$2.5k) paid (\$15k in total)
- **2014-09-28** - Option (1) exited (early) - town electric off (for weeks)
- Security deposit used to cover final 2 months.
- Didn't commit to purchase, but did sign a renewed tenancy in anticipation of electric to the town coming back on.
- Electricity didn't come back on (and worse, they began quarrying next door to the property) - so no financial commitment was made on new tenancy.
- **2014-10-05** - Began work on Campus Two (Playa de Magante, Gaspar Hernández, 40 Minutes Drive East of Cabrera, the official beginning of the 'Scottish Bay').

3.2.2 Team Performance

Full-Time:

- Programmers (1) (Armani returned to London and continued working remotely)
- Kept Head of Security/PMC (Leon - and kept providing accomodation)
- Disgarded x2 Security Staff (Jose & 'Jeff ?')
- Aquired a 2nd PMC (Curtis)
- Kept Event Organiser/ Local Relations (Lee)
- Disgarded Housekeeper/ Manager (+ offsite accomodation tenancy agreement)
- Disgarded Groundkeeper (Junior - at his request)
- Disgarded Cleaner(s) (x2)

Part-Time:

- Armani continued to work remotely (from London)
- Visiting Programmers (DD-WRT) was a success. Deal signed and technology developed.
- Leon & Curtis (PMC's) continued to provide security/security services.

DD-WRT stayed at Campus One (and later Casa de Campo with Armani Vashi):



ISSUES, RISKS & CONCERNS (2014)

4.1 Issues

4.1.1 Campus Issues

- **2014-08-01** - *electric off for a month in Jarabacoa - ended up moving into a hotel in Santo Domingo - grrrr. DEAL BREAKER'*

4.1.2 Team Issues

4.1.3 Issues with Key Assets



4.2 Concerns

4.2.1 Campus Concerns

4.2.2 Team Concerns

4.2.3 Concerns with Key Assets

4.3 Risks

4.3.1 Campus Risks

4.3.2 Team Risks

4.3.3 Risks with Key Assets

4.4 Ideas

4.4.1 Campus Ideas

4.4.2 Team Ideas

4.4.3 Key Asset Ideas

4.5 Opportunities

4.5.1 Campus Opportunities

4.5.2 Team Opportunities

4.5.3 Key Asset Opportunities

PLANS MOVING FORWARD (2015)

5.1 Campus

5.2 Team

DOCUMENT AUTHOR(S):

6.1 The Team @ DATRO Consortium

- **2021-01-05** - Unfortunately, Campus One caught fire in January of 2021 and is no more.

