

SCHOOL COMMITTEE DRAFT: WESTERLY SCHOOL DEPARTMENT LEGACY PLANNING OPTIONS

OPTION A		OPTION B		OPTION C		OPTION D	
SCHOOL	PLAN FOR BUILDING	SCHOOL	PLAN FOR BUILDING	SCHOOL	PLAN FOR BUILDING	SCHOOL	PLAN FOR BUILDING
DCES Dunns	Expand: Early Childhood Lower Elementary School PK-1. This would require the school to accommodate between 230-250 students. Current enrollment stands at about 325. If the basement (7+/-K SF) were repurposed for other District uses (e.g. storage), the school would only need a minimal expansion, allowing the lions share of project dollars to be spent on upgrading and/or opening up the present facility, transforming the current learning environment. While the basement could be repurposed as a Project Based Flexible Learning space, this might take away from the ability to do more on levels one and two.	DCES Dunns	Expand: Early Childhood Lower Elementary School PK-2. This would require the school to accommodate between 315-327 students. Current enrollment stands at about 325. If the basement (7+/-K SF) were repurposed for other District uses (e.g. storage), the school would have to be expanded by about 18,000 SF to meet RIDE guidelines. If PK were to be centralized (e.g. Tower or Bradford), this would limit the expansion somewhat and allow the project to spend more on upgrading and/or opening up the present facility. While the basement could be repurposed as a Project Based Flexible Learning space, this might take away from the ability to do more on levels one and two.	DCES Dunns	Expand: (P)K-4. This would require the school to accommodate between 315-325 students. Current enrollment stands at about 325. If the basement (7+/-K SF) were repurposed for other District uses (e.g. storage), the school would have to be expanded by about 18,000 SF to meet RIDE guidelines. While the basement could be repurposed as a Project Based Flexible Learning space, this might take away from the ability to do more on levels one and two. (Two specially designed teaching stations would be added if PK were distributed to the three schools.)	DCES Dunns	Expand: PK-4. This would require the school to accommodate between 225-250 students, two-sections deep. Current enrollment stands at about 325. The basement (7+/-K SF) could be repurposed for other District uses (e.g. storage) or for Project Based Flexible Learning space. Bringing down the population would reduce the required expansion and allow more work to be done to transform the outdated learning environment. If PK were added, another two to three specially designed teaching stations would be required.
SES Springbrook	Expand: Early Childhood Lower Elementary School PK-1. This would require the school to accommodate between 230-250 students. Current enrollment stands at about 320. A minimal expansion would be needed, allowing all the project dollars to be spent on upgrading and/or opening up the present facility, transforming the current learning environment.	SES Springbrook	Expand: Early Childhood Lower Elementary School PK-2. This would require the school to accommodate between 315-327 students. Current enrollment stands at about 320. The school would have to be expanded by about 18,000 SF to meet RIDE guidelines. If PK were to be centralized somewhere else (e.g. Tower or Bradford), this would limit the expansion somewhat and allow the project to spend more on upgrading and/or opening up the present facility.	SES Springbrook	Expand: (P)K-4. This would require the school to accommodate between 315-325 K-4 students. Current enrollment stands at about 320. The school would have to be expanded by about 18,000 SF to meet RIDE guidelines. (Two specially designed teaching stations would be added if PK were distributed to the three schools.)	SES Springbrook	Expand: PK-4. This would require the school to accommodate between 225-250 students, two-sections deep. Current enrollment stands at about 325. The school may be expanded by about 3,000 SF to meet RIDE guidelines. If PK were added, another two to three specially designed teaching stations would be required.
SSES State Street	Replace On Site: Intermediate or Upper Elementary School grades 3-5. The school would accommodate between 575-600 students, housing all department programs for these grades. The new building would be about 87,500 SF, according to RIDE guidelines.	SSES State Street	Replace On Site: Intermediate or Upper Elementary School grades 3-5. The school would accommodate between 575-600 students, housing all department programs for these grades. The new building would be about 87,500 SF, according to RIDE guidelines.	SSES State Street	Replace On Site: (P)K-4. The school would accommodate between 315-325 K-4 students. The new building would be about 56,875 SF, according to RIDE guidelines. (Two specially designed teaching stations would be added if PK were distributed to the three schools.)	SSES State Street	Replace On Site: K-4. The school would accommodate between 450-500 students, four-sections deep. The new building would be about 78,500 SF, according to RIDE guidelines.
BES Bradford	Repurpose for centralized programs that could bring students back to the district currently being served by tuition-based third-party providers. Possible site for centralized PK. Possible site for moving Tower Street community programs. While it would not preferred due to location and size, could also be used for swing space while State is being replaced.	BES Bradford	Repurpose for centralized programs that could bring students back to the district currently being served by tuition-based third-party providers. Possible site for centralized PK. Possible site for moving Tower Street community programs. While it would not preferred due to location and size, could also be used for swing space while State is being replaced.	BES Bradford	Repurpose for centralized programs that could bring students back to the district currently being served by tuition-based third-party providers. Possible site for centralized PK. Possible site for moving Tower Street community programs. While it would not preferred due to location and size, could also be used for swing space while State is being replaced.	BES Bradford	Repurpose for centralized programs that could bring students back to the district currently being served by tuition-based third-party providers. Possible site for centralized PK. Possible site for moving Tower Street community programs. While it would not preferred due to location and size, could also be used for swing space while State is being replaced.
TSES Tower	Could be used for swing space while State is being replaced. Later, repurpose for centralized programs that could bring students back to the district currently being served by tuition-based third-party providers. Possible site for centralized PK.	TSES Tower	Could be used for swing space while State is being replaced. Later, repurpose for centralized programs that could bring students back to the district currently being served by tuition-based third-party providers. Possible site for centralized PK.	TSES Tower	Could be used for swing space while State is being replaced. Later, repurpose for centralized programs that could bring students back to the district currently being served by tuition-based third-party providers. Possible site for centralized PK.	TSES Tower	Could be used for swing space while State is being replaced. Later, repurpose for centralized programs that could bring students back to the district currently being served by tuition-based third-party providers. Possible site for centralized PK.

IMPLICATIONS OF OPTION

- Maintains 5th grade in place at the middle school.
- Levels the “playing field” district-wide by upgrading all elementary schools, while allowing ALL students to benefit from a brand new, state-of-the-art facility.
- Consolidates literacy efforts from grades 2-4, creating consistency for all students and preparing all for the middle school transition.
- Locates largest elementary building in the most densely populated area of the community.
- Allows for the new State Street school to be constructed first, since students can be relocated temporarily to speed up construction and to maintain student and staff safety.
- Minimizes the expansion at two existing schools (particularly if the department chooses to maintain a centralized PK program), since enrollment in these schools actually is significantly decreased, thus allowing for more renovation of existing outdated spaces, which is what is most needed.

IMPLICATIONS OF OPTION

- Levels the “playing field” district-wide by upgrading all elementary schools, while allowing ALL students to benefit from a brand new, state-of-the-art facility. Creates greater efficiency and evens out class size at three grades.
- Consolidates literacy efforts at a critical transition after second grade, creating consistency for all students and preparing all for the middle school transition.
- Brings 5th grade back to elementary setting, allowing the middle school to focus on the developmental needs (e.g. recess) of this age group. This will right-size the middle school and allow for some improvements to the building to allow for more electives, PB learning and pathways to be developed.
- Locates largest elementary building in the most densely populated area of the community.
- Allows for the new State Street school to be constructed first, since students can be relocated temporarily to speed up construction and to maintain student and staff safety.
- Minimizes the expansion at two existing schools (particularly if the department chooses to maintain a centralized PK program), since enrollment is maintained at current levels. Allows for more renovation of existing outdated spaces, which is what is most needed.

IMPLICATIONS OF OPTION

- Maintains schools in three enrollment zones, making it more convenient for student transportation and family involvement.
- Establishes a new state-of-the-art elementary school for one-third of the student population.
- Leaves 5th grade at the middle school. (Bringing 5th grade back to the elementary schools under this scenario would be a very costly option at all locations and take renovation dollars away from upgrading the existing outdated building spaces, while instead allocating those dollars into a RIDE-mandated expansion at each school to accommodate greater enrollments in excess of 400 students. State Street would have to be 67,200 SF, while Dunns and Springbrook would require minimum 25,000 SF additions.)
- Maintains Springbrook as an “ELL-Magnet” through 4th grade, providing five years of consistency for those students and families.
- Will restrict future school committees from replacing other buildings in the future, since major upgrades will have been made to the buildings and bonded for the next 15-20 years.

IMPLICATIONS OF OPTION

- Maintains schools in three enrollment zones, making it more convenient for student transportation and family involvement.
- Provides two sites for PK. This can be expanded to three if desired.
- Establishes a new state-of-the-art elementary school for nearly half of the student population.
- Leaves 5th grade at the middle school. (Bringing 5th grade back to the elementary schools under this scenario would be a very costly option at all locations and take renovation dollars away from upgrading the existing outdated building spaces, while instead allocating those dollars into a RIDE-mandated expansion at each school to accommodate greater enrollments in excess of 400 students. State Street would have to be 67,200 SF, while Dunns and Springbrook would require minimum 25,000 SF additions.)
- Maintains Springbrook as an “ELL-Magnet” through 4th grade, providing five years of consistency for those students and families.
- Will restrict future school committees from replacing other buildings in the future, since major upgrades will have been made to the buildings and bonded for the next 15-20 years.



ALTERNATIVE: IN ALL OF THE ABOVE SCENARIOS, THE TOWER STREET SITE COULD BE USED AS AN ALTERNATIVE TO STATE STREET SITE. WHILE TOWER STREET IS SLIGHTLY LARGER, THE GEOMETRY OF THE STATE STREET SITE IS PROBABLY MORE SUITED FOR A SCHOOL AND THE AREA IS MORE ACCESSIBLE FOR TRAFFIC. USING TOWER STREET WOULD ALLOW FOR STATE STREET STUDENTS TO STAY IN PLACE DURING CONSTRUCTION, AND ALLOW FOR ALTERNATIVE USES OF THE STATE STREET SITE ONCE STUDENTS HAVE BEEN MOVED AND THE EXISTING BUILDING HAS BEEN RAZED.

UNDERSTANDING PROJECT COSTS

BASE COSTS: MEETING RIDE SPACE STANDARDS

MANDATORY
100% PROJECT COSTS

DEFERRED MAINTENANCE: ADDRESSING JACOBS REPORT ISSUES

MANDATORY
PROJECT/CAPEX

PROGRAM UPGRADES: IMPROVING LEARNING ENVIRONMENT

- DUNNS: 41,850 SF x 20% (8370 SF) x \$250 PER SF = \$2.1M
- SPRINGBROOK: 43,128 SF x 20% (8625 SF) x \$250 PER SF = \$2.2M

DISCRETIONARY
0-100% OF SF

SECURITY: REDESIGN OF SINGLE POINT OF ENTRY

DISCRETIONARY
100% PROJECT COSTS

SOFT COSTS: PROFESSIONAL FEES, FF&E

MANDATORY
BASE COSTS + 16.5%

CONTINGENCY: DESIGN

MANDATORY
BASE COSTS + 10%

UNDERSTANDING PROJECT FUNDING

RIDE

REIMBURSEMENT:

STATE LAW PROVIDES
CONSTRUCTION
REIMBURSEMENT AS AN
ENTITLEMENT.

SENATE UNANIMOUSLY
PASSED \$250M BOND.

MINIMUM: 39%
MAXIMUM: 55%

LOCAL SHARE:

NET COST TO
TAXPAYERS AFTER
REIMBURSEMENT

SENATE UNANIMOUSLY
PASSED \$250M BOND.

MINIMUM: 45%
MAXIMUM: 61%

CAPITAL

EXPENDITURE PLAN:

5-YEAR DEFERRED
MAINTENANCE PLAN
SUBMITTED TO RIDE

FUNDED SEPARATELY FROM
PROJECT WITH SAME RIDE
REIMBURSEMENT RATE.

MINIMUM: 39%
MAXIMUM: 55%

OPTION A	OPTION B	OPTION C	OPTION D
<p>DUNNS CORNERS PK-1:</p> <ul style="list-style-type: none"> • Expand/Security: \$1.85M* • Jacobs: \$8.53M* • Renovation: (Discretionary) <p><i>* Includes 10% Contingency</i></p>	<p>DUNNS CORNERS PK2:</p> <ul style="list-style-type: none"> • Expand/Security: \$6.30M* • Jacobs: \$8.53M* • Renovation: (Discretionary) <p><i>* Includes 10% Contingency</i></p>	<p>DUNNS CORNERS PK-4:</p> <ul style="list-style-type: none"> • Expand/Security: \$6.30M* • Jacobs: \$8.53M* • Renovation: (Discretionary) <p><i>* Includes 10% Contingency</i></p>	<p>DUNNS CORNERS PK-4:</p> <ul style="list-style-type: none"> • Expand/Security: \$1.85M* • Jacobs: \$8.53M* • Renovation: (Discretionary) <p><i>* Includes 10% Contingency</i></p>
<p><u>Springbrook PK-1:</u></p> <ul style="list-style-type: none"> • Expand/Security: \$2.13M* • Jacobs: \$4.98M* • Renovation: (Discretionary) <p><i>* Includes 10% Contingency</i></p>	<p><u>Springbrook PK-2:</u></p> <ul style="list-style-type: none"> • Expand/Security: \$5.80M* • Jacobs: \$4.98M* • Renovation: (Discretionary) <p><i>* Includes 10% Contingency</i></p>	<p><u>Springbrook PK-4:</u></p> <ul style="list-style-type: none"> • Expand/Security: \$5.80M* • Jacobs: \$4.98M* • Renovation: (Discretionary) <p><i>* Includes 10% Contingency</i></p>	<p><u>Springbrook PK-4:</u></p> <ul style="list-style-type: none"> • Expand/Security: \$2.13M* • Jacobs: \$4.98M* • Renovation: (Discretionary) <p><i>* Includes 10% Contingency</i></p>
<p><u>Upper Elementary (2-4)</u></p> <ul style="list-style-type: none"> • New Construction: \$35.7M* <p><i>* Includes 10% Contingency</i></p>	<p><u>Upper Elementary (3-5)</u></p> <ul style="list-style-type: none"> • New Construction: \$35.7M* <p><i>* Includes 10% Contingency</i></p>	<p><u>Elementary (K-4 - 315-325)</u></p> <ul style="list-style-type: none"> • New Construction: \$24.5M* <p><i>* Includes 10% Contingency</i></p>	<p><u>Elementary (K-4 - 450-500)</u></p> <ul style="list-style-type: none"> • New Construction: \$32.4M* <p><i>* Includes 10% Contingency</i></p>
<p>Sub-Total: \$53.50M</p>	<p>Sub-Total: \$61.31M</p>	<p>Sub-Total: \$50.11M</p>	<p>Sub-Total: \$49.60M</p>
<p>Soft Costs: \$ 8.83M</p>	<p>Soft Costs: \$10.12M</p>	<p>Soft Costs: \$ 8.27M</p>	<p>Soft Costs: \$ 8.18M</p>
<p>Total: \$62.33M</p>	<p>Total: \$71.43M</p>	<p>Total: \$58.38M</p>	<p>Total: \$57.78M</p>
<p>Local Share: \$28-38M</p>	<p>Local Share: \$32-44M</p>	<p>Local Share: \$26-30M</p>	<p>Local Share: \$26-30M</p>
<p>Jacob's: 50% 5-YR CapEx: (\$6.75M)</p> <p>Sub-Total: \$46.75M</p> <p>Soft Costs: \$ 7.72M</p> <p>Total: \$54.46M</p> <p>Local Share: \$25-33M</p>	<p>Jacob's: 50% 5-YR CapEx: (\$6.75M)</p> <p>Sub-Total: \$54.56M</p> <p>Soft Costs: \$ 9.00M</p> <p>Total: \$63.56M</p> <p>Local Share: \$29-39M</p>	<p>Jacob's: 50% 5-YR CapEx: (\$6.75M)</p> <p>Sub-Total: \$43.36M</p> <p>Soft Costs: \$ 7.15M</p> <p>Total: \$50.51M</p> <p>Local Share: \$23-31M</p>	<p>Jacob's: 50% 5-YR CapEx: (\$6.75M)</p> <p>Sub-Total: \$42.85M</p> <p>Soft Costs: \$ 7.07M</p> <p>Total: \$49.92M</p> <p>Local Share: \$23-31M</p>