

Renewing the Dream

Delivering 21st Century Learning Environments for Every Student



School Building Authority



RIDE Rhode Island
Department
of Education

February 2022

Renewing the Dream



Delivering 21st Century Learning Environments for Every Student



TABLE OF CONTENTS

A Letter from the Commissioner	2
Acknowledgments	4
Executive Summary	5
Progress to Date	8
Case Studies	13
Spotlight On Providence	48
Spotlight On Central Falls	54
Putting Equity Into Action	57
Renewal Never Stops	61



A Letter from the Commissioner

Dear Rhode Island,

The School Building Authority (SBA) at the Rhode Island Department of Education (RIDE) is committed to ensuring that every student in our state learns and thrives in a healthy, safe and welcoming 21st century learning environment. High-quality school facilities are foundational to promoting excellence in learning for every child in every public school, regardless of its zip code.

Our students, parents and educators – especially in our neediest districts – have been hindered by substandard school facilities for far too long. Meeting the high expectations and high standards we have set for our educators and students demands a solid foundation. That is why we have taken and continue to take bold action to improve and transform our public education infrastructure from the ground up.

High-quality school facilities are foundational to promoting excellence in learning for every child in every public school, regardless of its zip code.

We are pleased to report the hard work of building 21st century learning environments that inspire our students to succeed is well underway in communities across the state. “Renewing the Dream” provides a comprehensive update on school construction for Pre-K-12 public schools in

the Ocean State. The report details the substantial progress we have made to date; the unprecedented investments and planning underway; and the challenges and opportunities that lie ahead.

The magnitude of this undertaking was detailed in the SBA’s 2017 report, which brought sharp focus on the deficiencies in Rhode Island’s public school facilities. The report identified more than \$3 billion in facility deficiency costs. These shortcomings in school facilities, which have been mounting for generations, are painfully evident in communities across the state – and our students have paid a high price for a failure to invest in them.

Thanks to the leadership of former Governor Gina Raimondo and Governor Dan McKee, the support of the General Assembly and Rhode Island voters, we are now making bold investments in educational facilities that will pay dividends for generations to come. These crucial resources were made possible primarily by the approval of the unprecedented Statewide School Construction Bond in 2018, which provided \$250 million in upfront “pay-as-you-go” funding to repair and replace public school buildings across our state.

Closing equity gaps in communities across the state is central to this effort. That is why we are implementing equity initiatives to ensure limited educational resources are provided to facilities that need them most. This includes targeting existing capital to underserved communities with limited financial capacity.

RIDE is working with local education agencies and municipalities to implement improvements in every school district. The statewide bond is being utilized to invest in health and safety, educational enhancements and building and planning modern learning environments aligned to student interests and needs, preparing them to succeed in the jobs and careers of tomorrow. We have made substantial progress to date across the state.

performance. It joins other showcase facilities, including the new East Providence High School, Lincoln High School and Pawtucket’s Nathanael Greene Elementary School, as clear proof of our commitment to world-class educational environments.

The advancements highlighted in this report and the exciting plans and investments in the pipeline offer new hope for the future of public education in Rhode Island.



The advancements highlighted in this report and the exciting plans and investments in the pipeline offer new hope for the future of public education in Rhode Island. The progress we are realizing demonstrates what we can achieve together, but there is much work to do. With a strong and enduring commitment to investing in the foundation of Pre-K-12 education, **we can do even more to renew the dream of delivering a world-class education to every student.**

Sincerely,

Angélica Infante-Green

Commissioner of Elementary and Secondary Education

The newly renovated Eden Park Elementary in Cranston serves as a model showcase – a real-world blueprint for how school districts can successfully transform aging structures into modern learning environments designed to improve student



Acknowledgments

The State of Rhode Island is committed to providing high quality educational opportunities for all public school students. School facilities provide more than a place for instruction. The physical learning environment contributes to the successful performance of educational programs. (RIGL 16-105-1)

State of Rhode Island

Daniel McKee, *Governor*
Sabina Matos, *Lt. Governor*
Seth Magaziner, *Treasurer*

Rhode Island General Assembly

K. Joseph Shekarchi, *Speaker of the House*
Dominick J. Ruggerio, *President of the Senate*
Marvin L. Abney, *Chair of House Committee on Finance*
Ryan Pearson, *Chair of Senate Committee on Finance*
Joseph McNamara, *Chair of House Committee on Education*
Sandra Cano, *Chair of Senate Committee on Education*

Council on Secondary and Elementary Education

Barbara S. Cottam, *Chair*
Michael Almeida, *Ed.D.*
Amy Beretta, *Esq.*
Colleen Callahan, *Ed.D.*
Karen Davis
Patricia DiCenso
Jo Eva Gaines
Marta V. Martínez
Lawrence Purtill

Rhode Island Department of Elementary and Secondary Education

Angélica Infante-Green, *Commissioner*
Kelvin Roldán, *Ed.L.D., Deputy Commissioner*
Victor Capellan, *Senior Advisor to the Commissioner*

School Building Authority at the Rhode Island Department of Education

Mario Carreño, *ALEP, Director of the School Building Authority*
Joseph da Silva, *Ph.D., School Construction Coordinator*
Joseph McPhee, *Educational Facility Planner*
William Trimble, *School Building Authority Finance Officer*

Partner Agencies

Rhode Island Foundation

Neil D. Steinberg, *President & CEO*

Rhode Island Office of Energy Resources

Nicholas S. Ucci, *Commissioner*
George Sfinarolakis, *Ph.D., Administrator of Energy Programs*
Nathan Cleveland, *Program Services Officer, Energy Efficiency & Municipalities*

Office of Diversity, Equity, and Opportunity

Tomás Ávila, *Associate Director*



Renewing the Dream – Delivering 21st Century Learning Environments for Every Student

Even as Rhode Island school leaders at the state and local levels have been addressing a series of historic challenges, most notably the COVID-19 global pandemic, a transformation of the learning environment for the state’s students has been quietly taking shape.

While the work is not complete, the School Building Authority (SBA) at the Rhode Island Department of Education (RIDE) can report significant progress in delivering on the promise to ensure every student attends a 21st century learning environment. Major new investments in school facilities are turning the tide and renewing the dream of a world-class education for all.

Major new investments in school facilities are turning the tide and renewing the dream of a world-class education for all.

This report on the state of Rhode Island schoolhouses provides a comprehensive update on Pre-K-12 public schools facilities, including major construction and facility upgrades, transformational new investments and an action plan to seize on the opportunities ahead.

COMMITTED TO PROGRESS

The decades of underinvestment in Rhode Island’s public school facilities have been painfully apparent for generations, with over \$3 billion in facility deficiency costs identified in the SBA’s 2017 schoolhouses report. For far too long, the consequences of this neglect have been endured by students, teachers and communities throughout the state.



The state has made significant headway under Governor Dan McKee and former Governor Gina Raimondo, with the support of the General Assembly and Rhode Island voters, with over \$2 billion invested in school facilities since 2015.

In 2018, transformational new projects and improvements were made possible by the approval of the unprecedented Statewide School Construction Bond, which provided \$250 million in upfront “pay-as-you-go” (PayGo) funding to repair

and replace public school buildings across Rhode Island. RIDE and SBA have worked closely with local education agencies (LEAs) and municipalities to ensure that every school district sees meaningful improvements to public school buildings. The bond funding has directly resulted in investments benefiting over 100,000 students while creating over 28,000 construction jobs.



RIDE and SBA have worked closely with local education agencies (LEAs) and municipalities to ensure that every school district sees meaningful improvements to public school buildings.

DELIVERING FOR COMMUNITIES

New state-backed investments have also provided a vital boost to long-neglected communities with limited bonding capacity, including Providence and Central Falls.

State intervention in the Providence Public School District (PPSD) has maximized the value of public investment. By realigning the city's original capital plan with PPSD's Turnaround Action Plan, the long-stalled transformation of the city's tragically neglected schools has gathered momentum. By quickly utilizing \$330 million in available funding,

planning and renovations are now underway throughout the city – in many cases for the first time in decades.

In October of 2021, Governor Dan McKee signed legislation paving the way for a historic new \$144 million state-backed capital investment to build and repair school facilities in Central Falls. This major capital investment will pay for a brand-new high school to replace the existing 95-year-old facility, in addition to other projects.

Projects highlighted in this report include the new \$190 million East Providence High School, the transformation of Eden Park Elementary in Cranston and a \$68 million comprehensive renovation of Lincoln High School, among many others.

The extensive renovation of Potter-Burns Elementary School in Pawtucket provides a powerful example of transformation. Thanks to adequate funding and innovative design, students are now learning in a “like new” facility, and the school received national recognition through the U.S. Department of Education's Green Ribbon Schools Award in 2018. In this case, work was so long overdue that the school's circa 1914 steam boilers were donated to the Newport Historical Society upon removal and are now part of the tour at the Breakers.

PUTTING EQUITY INTO ACTION

RIDE and SBA are taking swift action to rectify long-lasting equity imbalances by lowering the steep financial barriers vulnerable communities struggle to surmount. To create a more level playing field, a series of initiatives has been launched to empower these communities and deliver \$20 million in funding to facilities where they are most needed.

The recently launched Facility Equity Initiative provides targeted districts with immediate access to resources for critical enhancements to learning environments in critical need. The PayGo Equity Adjustment to the 2018 bond distribution formula will further ensure limited educational resources are provided to facilities that need them most.

RIDE and SBA are taking swift action to rectify long-lasting equity imbalances by lowering the steep financial barriers vulnerable communities struggle to surmount.

THE WORK CONTINUES

The substantial progress featured in this report is generating renewed confidence in the future of Rhode Island's public education system. The strong educational foundation being established demonstrates what can be accomplished with the right leadership, priorities and resources in place.

But much work remains. Fully addressing the profound deficiencies and inequities in the Ocean State's Pre-K-12 education facilities will require a steadfast and enduring commitment to investing in a world-class education for every student.

That is why, following on the successful 2018 School Construction Bond, the SBA and RIDE are recommending that the state advance a second \$250 million bond in 2022 for voter consideration. The proposed bond would include \$200 million in statewide PayGo funding and \$50 million for an expanded Facility Equity Initiative.



Lasting change is at hand. By strengthening our commitment to the transformation of the state's school buildings, Rhode Islanders will do much more than renew the dream. They will provide the environment where countless other dreams will begin, allowing generations of students to turn their dreams into progress for the state, the nation and the world. ★



Delivering On the Promise

With over \$2 billion invested in Rhode Island’s school facilities since 2015, we are pleased to report that RIDE and SBA are making great strides in realizing our commitment to providing safe, modern school buildings and classrooms to every child. Our students deserve nothing less.

We refuse to accept the long-endured reality of neglected and deteriorating school facilities. The status quo impeded generations of students, educators and communities across the state, particularly the most vulnerable. There is much work to do, but the progress we are making – including the delivery of new, cutting-edge learning environments – serve as inspiring examples of what we can achieve when we work together.

INVESTING IN OUR FUTURE

The landmark 2018 \$250 million Statewide School Construction Bond and temporary Housing Aid incentives, along with other new funding streams and RIDE initiatives, have empowered school districts to make needed upgrades and construct exceptional new school facilities. In the last three years, we have seen record numbers of grant applications from LEAs eager to invest in and improve learning environments. In the next two years, at least 25 major facility developments and renovations, and hundreds of smaller projects and educational enhancements, will have been completed utilizing existing funding and improving the learning environment for virtually all 140,000 students in the state.

\$250 MILLION BOND

On November 6, 2018, Rhode Island voters approved a Statewide School Construction Bond which provided access to \$250 million in upfront funding and activated six new temporary bonus incentives to support the state share of foundational school housing.

With the increased public commitment to school facilities in place, RIDE and SBA have worked closely with LEAs and municipalities to ensure that every school district sees meaningful improvements to public school buildings. Over \$216 million in upfront funding has been awarded to LEAs as of January 11, 2022, and all \$250 million will be awarded by May 2022.

PAY-AS-YOU-GO BOND OFFERINGS AS OF JANUARY 11, 2022

LEA	Pay-As-You-Go Amount
Achievement First	\$4,652,100
Barrington	\$168,588
Bristol Warren	\$821,228
Burrillville	\$773,793
Central Falls	\$6,473,958
Chariho	\$446,560
Compass	\$173,250
Coventry	\$8,151,004
Cranston	\$16,972,418
Cumberland	\$7,625,679
East Greenwich	\$150,409

LEA	Pay-As-You-Go Amount
East Providence	\$16,531,343
Exeter-West Greenwich	\$2,466,553
Foster	\$74,864
Foster Gloucester	\$467,971
Glocester	\$238,230
Greene	\$149,117
Jamestown	\$487,610
Johnston	\$17,183,526
Kingston Hill	\$128,875
Lincoln	\$4,725,406
Middletown	\$66,381
Narragansett	\$530,478
New Shoreham	\$46,561
Newport	\$7,969,755
North Kingstown	\$845,008
North Smithfield	\$226,203
Paul Cuffee	\$667,824
Pawtucket	\$46,088,472
Portsmouth	\$1,709,178
Providence	\$48,919,158
RISE Prep	\$562,532
Scuitate	\$125,862
Smithfield	\$3,496,929
South Kingstown	\$400,784
Trintiy Academy	\$721,987
Tiverton	\$521,495
Warwick	\$7,430,637
West Warwick	\$482,435
Westerly	\$5,454,081
Woonsocket	\$1,360,438
Total Pay-As-You-Go Awards	\$216,488,679

The bond funding has directly resulted in investments benefiting over 100,000 students while creating over 28,000 construction jobs.

TEMPORARY BONUSES

In order to qualify for the increased share ratio for the temporary bonuses, 25% of the project costs, or a minimum of \$500,000, must be specifically directed to these purposes.

Commence by 2022 – Complete by 2027



Health & Safety

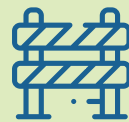
Projects that address Health and Safety Deficiencies shall receive a 5% bonus.



Educational Enhancements

Projects that address Educational Enhancements such as Early Childhood Education and Career and Technical Education shall receive a 5% bonus.

Commence by 2023 – Complete by 2028



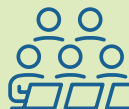
Replacement

Replacement of a facility that has a Facility Condition Index of 65% or higher shall receive a 5% bonus.



Newer & Fewer

Consolidation of two or more school buildings (Newer and Fewer) into one school building shall receive a 5% bonus.



Decrease Overcrowding

New construction or renovation that decreases overcrowding from more than 120% functional utilization to between 85% and 105% shall receive a 5% bonus.



Increase Utilization

New construction or renovation that increases functional utilization from less than 60% to more than 80% shall receive a 5% bonus.

FACILITY EQUITY

RIDE is taking action to rectify imbalances by lowering the steep financial barriers vulnerable communities struggle to surmount. To create a more level playing field, RIDE and the SBA have launched two initiatives – the Facility Equity Initiative and the PayGo Equity Adjustment – that will help close drastic equity gaps and deliver **\$20 million** in funding to facilities in communities that need them most.

New state-backed investments have also provided a vital boost to long-neglected communities with limited bonding capacity, including Providence and Central Falls.

New state-backed investments have also provided a vital boost to long-neglected communities with limited bonding capacity, including Providence and Central Falls.

With the state’s intervention in PPSD and an influx of state-backed funding, Providence is now equipped with adequate resources and the reimagined Capital Plan needed to begin repairing and revitalizing the city’s school facilities. Utilizing \$330 million in bond funding, planning and renovations are now underway throughout the city.

In 2021, the voters of Central Falls overwhelmingly approved a first-of-its-kind financing arrangement, which authorized the city to issue a \$5.76 million bond and with the state guaranteeing payment for the remainder of the \$144 million. This major

capital investment offers the budget-strapped city an extraordinary opportunity to ensure the city’s students have safe and healthy 21st century learning spaces for generations to come.

COVID-19: HEALTHY LEARNING ENVIRONMENTS

In 2020, RIDE distributed \$4 million through the SBA Capital Fund for projects that support healthy learning environments during the COVID-19 pandemic, including ventilation, restroom improvements and repairs to facilitate best practices in social distancing. To ensure that funding has the greatest impact on facility gaps in the state’s priority areas, resources were distributed on a priority basis.

FEATURED PROJECTS

East Providence High School, East Providence

*Investment: \$189.5 Million
(\$95.3 million in total state support)*



The new East Providence High School, which opened in the fall of 2021, is a culmination of a five-year effort by the entire East Providence

community to transform one of the state's oldest and most impaired facilities into a modern learning environment and community asset. The original building was classified by engineers as operating on "a wing and a prayer." Career technology pathways, academic space and state-of-the-art athletic and performing arts are integrated throughout the new four-story building and surrounding athletic fields. Phase 2 athletic fields upgrades will be completed in the fall of 2022.

Barrington Middle School, Barrington

Investment: \$68.4 million

(\$21 million in total state support)



As one of the first new construction projects to receive additional housing aid bonuses, the Barrington Middle School opened to students in the fall of 2019. The state-of-the-art academic wing including collaboration, maker space, and media center are complemented by the expanded gymnasium, auditorium, and performing arts spaces and public areas. Renovated exterior spaces include outdoor learning space, new athletic fields, and extensive bicycle parking linking to the East Bay Bicycle Path and surrounding residential neighborhood.

Eden Park Elementary School, Cranston

Investment: \$10 million

(\$7 million in total state support)



The Eden Park Pathfinder Project encompassed the complete renovation (interior and exterior) of the west wing of the school, as well as the renovation/addition of a secure school entry with accessibility improvements. Completed in the fall of 2019, the 18,000 square foot project serves as a pilot program – a real-world blueprint – for transformation of existing schools into 21st century learning environments focused on improving student performance.

RISE Prep Mayoral Academy, Woonsocket

Investment: \$4.9 million

(\$2.2 million in total state support)



The RISE Prep Mayoral Academy project comprises a multi-phase retrofit of an existing four-story office building into a new K-8 educational facility. The site was repositioned to meet efficiency and safety requirements for an educational facility and includes a beautiful courtyard and enclosed playground. The retrofit encompasses a complete renovation of the building, including mechanical, electrical, plumbing and fire safety infrastructure upgrades, roof replacement and an enhanced new outdoor playground.

Lincoln High School, Lincoln

Investment: \$60 million

(\$33.4 million in total state support)



The project, which included phased demolition and 68,000 square feet of additions and renovation, took place over a four-year period. The renovation added a new main entrance, science labs, an auditorium, a library/media center, a gymnasium and dining commons, among other amenities. It included new plumbing, wiring, heating and air conditioning systems. Some classrooms were reconfigured into a smaller number of larger, more flexible spaces to allow more collaborative learning.

BUILDING ON PROGRESS

The progress we have made demonstrates what we can accomplish when we work together to create world-class educational environments. These extraordinary new facilities serve as real-world models for communities across the state.

“This new funding is an important step forward in providing every child in Rhode Island with modern school facilities where they can get an excellent education. For too long, our funding structures have left our most at-need cities and towns behind, but our entire state team is working tirelessly to change that. We can give every student in Rhode Island the world-class schools they deserve.”

— Governor Dan McKee

While great progress has been made, many communities have not been able to take full advantage of the resources made available to date. Clearly, much work remains. **That is why the SBA is recommending a second \$250 million bond that will build on this momentum and help achieve even greater successes in the years to come.** These future investments are essential to realizing the dream of delivering a 21st century education to every student in Rhode Island. ★

Case Studies

Delivering Real-World Results



RIDE and SBA have worked closely with local education agencies (LEAs) across Rhode Island to advance new construction, renovations and other critical improvements that are creating safer, modernized learning environments for our students and educators. While there much work remains, we are proud to highlight the following projects showcasing the real-world benefits of the investments we are making in Rhode Island's public school facilities.

Utilizing state and local resources, including funding from the historic 2018 Statewide School Construction Bond, improvements are being implemented with the following guiding priorities:

Health and Safety – Projects that address health and safety deficiencies

Educational Enhancements – Projects that address educational enhancements, including Early Childhood Education and Career and Technical Education

Replacement – Replacement of facilities with a Facility Condition Index (FCI) of 65 percent or higher

Newer & Fewer – Consolidation of two or more school buildings into one school building

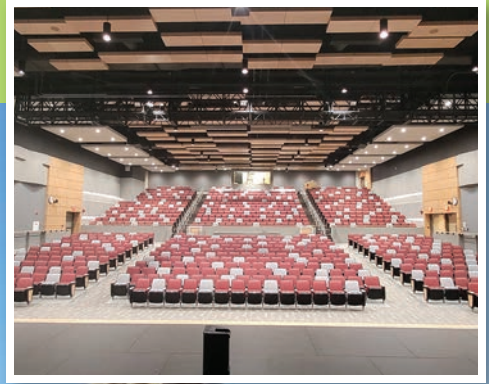
Decrease Overcrowding – New construction or renovation that decreases overcrowding

Increase Utilization – New construction or renovation that increases the efficient, functional use of school spaces



East Providence High School

Phase 1 School Construction
Phase 2 Athletic Fields
East Providence, Rhode Island



Project Summary

The new East Providence High School construction program is a culmination of a five-year effort by the entire East Providence community to transform one of the state’s oldest and most impaired facilities into a modern, 21st century learning environment and community asset. After receiving RIDE approvals, the district and school building committee embarked on rapid team selection and commencement of design. Construction began in 2019. The new, state-of-the-art 306,562 sq. ft., comprehensive high school officially opened in the fall of 2021. Career technology pathways, academic space and state-of-the-art athletic and performing arts are integrated throughout the four-story building and surrounding athletic fields. Phase 2 athletic fields upgrades will be completed in the fall of 2022.

Kathryn Crowley, Superintendent

Roberto L. DaSilva, Mayor

School Committee Members

Joel Monteiro, Chair

Jenni Azanero

Jessica Beauchaine

Max Brandle

Charles Tsonos

Project Team

Peregrine Group, LLC in partnership
with CGA Project Management
Owner’s Project Manager

Gilbane Building Company
Construction Manager

Ai3 Architects
Architect

ABOUT THE PROJECT



\$ 189.5 million
Project Cost

306,562
Square Feet

Fall 2021

Phase 1 Completion Date

Fall 2022

Phase 2 Completion Date

1,600
students
Grades 9–12



\$ 95.3 million
Total State Support



20%
Housing Aid
Bonuses

74.4% Final
Reimbursement Rate

\$ 16.5 million
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

HEALTH & SAFETY

- The original building was classified by engineers as operating on “a wing and a prayer.”
- One failure in the 70-year old building’s electrical, HVAC or sewage system would have led to a closure of weeks or months.

EDUCATIONAL ENHANCEMENTS

- The original building had a single science laboratory serving 1,600 students. There are now 11 science laboratories.
- Each classroom has state-of-the-art technology to enhance teaching and learning.
- All spaces are climate controlled to ensure a comfortable environment at all times.

REPLACEMENT

- The original building was constructed in 1952 and was not conducive to modifications.
- The sewage system, which traversed the quarter-mile length of the building, was close to failing, which would have created a massive hazardous waste issue.
- The HVAC system was antiquated, was not energy efficient and lacked appropriated controls.
- The extensive windows were not energy efficient.
- The administrative offices were located for 1952 needs when there was minimal concern for security. The new building resolves all of these issues.

NEWER & FEWER

- The savings in combining the Career & Technical Center programs with the high school involve not only finances, but also student time in moving between two buildings.
- Combining the two programs (traditional program and career & technical training) in one building will foster an integration of learning programs to benefit students.

“The magnificent new school building has been a morale booster for the citizens of East Providence, as well as for the faculty and students. Townie Pride is a tangible East Providence characteristic, and the new building gives that characteristic a concrete image.”

— Kathy Crowley, Superintendent



Additions and Renovations Lincoln, Rhode Island



Project Summary

The project, which included phased demolition, 68,000 SF of additions and renovation of 101,000 SF of the school, took place over a 4-year period. The renovation added a new main entrance, science labs, an auditorium, a library/media center, a gymnasium and dining commons, among other amenities. It included new plumbing, wiring, heating and air conditioning systems. Some classrooms were reconfigured into a smaller number of larger, more flexible spaces to allow more collaborative learning.

Lawrence Filippelli, Ed.D., Superintendent

Robert Mezzanotte, Principal

Building Committee Members

Arthur S. Russo, Jr.,
Co-Chair

Julie Zito, Co-Chair

T. Joseph Almond

Michael Babbitt

Laurie Cullen

Kristine Donabedian

Lawrence Filippelli,
Ed.D.

Michael Gagnon

Philip Gould

Kevin McNamara

John McNamee

Robert Mezzanotte

Armand Milazzo

Michael O'Connell

Bruce Ogni

Albert Ranaldi, Jr.

Mary Anne Roll

Jayson Schofield

John Ward

Past Members

Georgia Fortunato

James Jahnz

Lori Miller

Project Team

Colliers Project Leaders
Owner's Project Manager

Gilbane Building Company
Construction Manager

SMMA
Architect

ABOUT THE PROJECT



\$ 60 million
Project Cost

169,000
Square Feet

Fall 2021
Completion Date

800
students
Grades 9–12



\$ 33.4 million
Total State Support



17%
Housing Aid
Bonuses

52% Final
Reimbursement Rate

\$ 4.5 million
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

HEALTH & SAFETY

- New mechanical systems, including HVAC, electrical, fire alarm, fire protection and plumbing, for an optimal learning environment
- Improved ADA access throughout the building
- A completely renovated auditorium, including air conditioning

EDUCATIONAL ENHANCEMENTS

- 4 brand new science lab classrooms, in addition to 4 renovated science lab classrooms
- A new 4,000 sq. foot media center
- A new program space for the TAPS (18–22 years old special education population), including an oven, cooktops, kitchen equipment, dishwasher, clothes washer and dryer
- New and enlarged spaces for Automotive and Woodworking Technology (2,200 sq. feet to 2,800 sq. feet)
- New culinary education spaces with new appliances and food preparation equipment
- New furniture throughout

ENERGY

- Adherence to CHPS requirements for a more energy-efficient and sustainable school building

NEWER & FEWER

- New location for the Lincoln Public Schools administrative offices
- Demolition of the original junior high school wing

“The Lincoln Public Schools and The Lincoln School Committee are so proud of the newly renovated Lincoln High School. 21st Century learners seek learning opportunities at all levels. College and career readiness are the pathways to the future, and the newly renovated Lincoln High School will help to prepare our students with state-of-the-art technology, media centers and career and technical spaces. Thoughtful planning was given to expansion possibilities as student enrollment increases and industry demands change. The newly renovated high school supports what is most important; ‘Lincoln Lions: Our Students, Our Pride, Our Future.’”

— Lawrence P. Filippelli, Ed.D., Superintendent of Schools



McGuire Elementary School

New Construction
North Providence, Rhode Island



Project Summary

The project, completed in conjunction with Stephen Olney Elementary School, consists of the construction of a new elementary school on an existing school site at 55 Central Avenue in North Providence, RI. The school structure includes student common spaces, classrooms, gymnasium, staff commons, offices, support spaces, parking and exterior student spaces. The previous 25,008 SF school was demolished. The site was cleared and prepped for new construction. The site consists of 1.74 acres of land. The site has significant grade change from the edge of Central Avenue to the back of the school site. However, the majority of the existing building sits on relatively level grade. Water, sewer and drainage for the property were connected to city utilities at the street.

Joseph Goho, Superintendent

Charles Lombardi, Mayor

Bruce Butler, Principal

Building Committee Members

G. Richard Fossa, Chairman

Donna Alqassar

Ralph Nahigian

Louise Seitsinger

Steven Andreozzi

Anthony Marciano

Maria G. Vallee

Dino P. Autiello

Robert O'Brien

David Westcott

William G. Floriani

Dr. Frank Pallotta

Pasquale Zarlenga

James Fuoroli, Jr.

Gina M. Picard

Project Team

Colliers Project Leaders
Owner's Project Manager

Gilbane Building Company
Construction Manager

SLAM
Architect of Record

Torrado Architects
Architect

ABOUT THE PROJECTS*



\$30 million
Project Cost



74,000
Square Feet

Fall 2019
Completion Date

450
students
Grades K-5



\$23 million
Total State Support



20%
Housing Aid
Bonuses

76.4% Final
Reimbursement Rate

\$0
Pay-As-You-Go
Funding



*Combined figures for both McGuire and Stephen Olney Elementary School projects

Bonuses Realized & Valuable Outcomes

HEALTH & SAFETY

- The new school is equipped with the most current HVAC and ventilation systems for optimal mitigation of airborne germs.
- The school includes a state-of-the-art security system.

EDUCATIONAL ENHANCEMENTS

- Each classroom has state-of-the-art technology to enhance 21st century teaching and learning.
- All spaces are climate controlled to ensure an optimal learning environment.
- The school includes an expanded and modernized library media center, full gymnasium and full cafeteria.

REPLACEMENT

- The original building was constructed in the 1930s, and age combined with lack of land precluded any expansion or structural modifications.

NEWER & FEWER

- Construction of two new and larger elementary schools enabled the district to close one elementary school built in the 1930s. A full redistricting allowed students to be dispersed to other neighborhood schools made possible by the two new elementary schools, which could accommodate a higher enrollment while also providing spacious learning environments.
- The new school contains approximately 400 students, with a capacity of approximately 450, providing substantial space and larger classrooms to ensure 21st century, student-centered, engaging learning experiences.

"North Providence benefited from the commitment of state officials to improve aging school infrastructure. The determination of our local elected officials, combined with the overwhelming support of our community to pass the school bond, has resulted in a school system that is more efficient and, most importantly, better equipped to provide our students a 21st century educational experience in state-of-the-art school buildings."

— Joseph B. Goho, Superintendent



Stephen Olney Elementary School

New Construction
North Providence, Rhode Island



Project Summary

The project consists of the construction of a new elementary school on an existing school site at 1378 Douglas Avenue in North Providence, RI. The project includes student common spaces, classrooms, gymnasium, staff commons, offices, support spaces and parking. The existing 28,831 SF school was demolished. The site was cleared and prepped for new construction. The site consists of 2.95 acres of land. The site had significant positive grade change from the edge of Douglas Avenue to back of the school site. However, the majority of the existing building sits on relatively level grade. Water, sewer and drainage for the property were connected to city utilities at the street.

Joseph Goho, Superintendent

Charles Lombardi, Mayor

Anthony Pacitto, Principal

Building Committee Members

G. Richard Fossa, Chairman

Donna Alqassar

Ralph Nahigian

Louise Seitsinger

Steven Andreozzi

Anthony Marciano

Maria G. Vallee

Dino P. Autiello

Robert O'Brien

David Westcott

William G. Floriani

Dr. Frank Pallotta

Pasquale Zarlenga

James Fuoroli, Jr.

Gina M. Picard

Project Team

Colliers Project Leaders
Owner's Project Manager

Gilbane Building Company
Construction Manager

SLAM
Architect of Record

Torrado Architects
Architect

ABOUT THE PROJECTS*

\$30 million
Project Cost

 **74,000**
Square Feet

Fall 2019
Completion Date

450
students
Grades K-5 

\$23 million
Total State Support

 **20%**
Housing Aid
Bonuses

76.4% Final
Reimbursement Rate

\$0
Pay-As-You-Go
Funding 

*Combined figures for both McGuire and Stephen Olney Elementary School projects

Bonuses Realized & Valuable Outcomes

HEALTH & SAFETY

- The new school is equipped with the most current, state-of-the-art HVAC and ventilation systems for optimal mitigation of airborne germs.
- The school includes a state-of-the-art security system.

EDUCATIONAL ENHANCEMENTS

- Each classroom has state-of-the-art technology to enhance 21st century teaching and learning.
- All spaces are climate controlled to ensure an optimal learning environment.
- The school includes an expanded and modernized library media center, full gymnasium and full cafeteria.

REPLACEMENT

- The original building was constructed in the 1930s, and age combined with lack of land precluded any expansion or structural modifications to the older school.

NEWER & FEWER

- Construction of two new and larger elementary schools enabled the district to close one elementary school built in the 1930s. A full redistricting allowed students to be dispersed to other neighborhood schools made possible by the two new elementary schools, which could accommodate a higher enrollment while also providing spacious learning environments.
- The new school contains approximately 400 students, with a capacity of approximately 450, providing substantial space and larger classrooms to ensure 21st century, student-centered, engaging learning experiences.

“As a result of the school construction project, North Providence schools are flourishing. North Providence is one of only a handful of school systems experiencing enrollment growth. Families tell us that their attraction to North Providence is a result of the outstanding reputation of the school system, particularly its spectacular new schools and revitalized buildings, which provide an educational setting that is the envy of New England.”

— Joseph B. Goho, Superintendent



Barrington Middle School

Renovation and New Construction Barrington, Rhode Island



Project Summary

As one of the first new construction projects to receive additional housing aid bonuses, the Barrington Middle School opened to students in the Fall of 2019. The state-of-the-art academic wing including collaboration, maker space and media center are complemented by the expanded gymnasium, auditorium, performing arts spaces and public areas. Renovated exterior spaces include outdoor learning space, new athletic fields and extensive bicycle parking linking to the East Bay Bicycle Path and surrounding residential neighborhood.

Michael B. Messore III, Superintendent

School Committee Members

- | | |
|--------------------------------|-------------------------|
| Dr. Megan P. Douglas, Chair | John D. Alessandro, Jr. |
| Kate D. Brody, Past Chair | Anna S. Clancy |
| Patrick A. Guida, Past Chair | Gina M. Pine |
| Dr. Robert E. Shea, Past Chair | |

Project Team

- Peregrine Group, LLC in partnership with CGA Project Management
Owner's Project Manager
- Brait Builders Corporation
Construction Manager
- Kaestle Boos Associates, Inc.
Architect

ABOUT THE PROJECT



\$ 68.4 million
Project Cost

141,651
Square Feet

Summer 2019
Phase 1 Completion Date

900
students
Grades 6–8



\$ 21 million
Total State Support



10%
Housing Aid
Bonuses

45% Final
Reimbursement Rate

\$ 0
Pay-As-You-Go
Funding



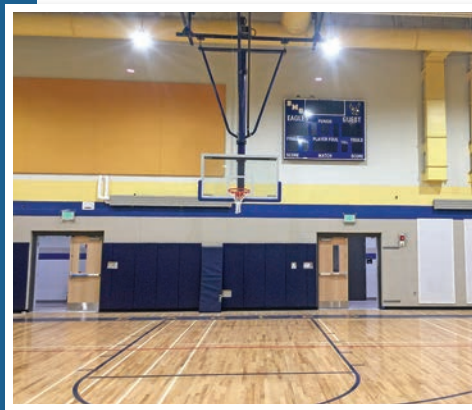
Bonuses Realized & Valuable Outcomes

EDUCATIONAL ENHANCEMENTS

- 9 science labs / 3 science prep rooms
- 1 media center maker space / lab & student help desk
- 1 digital literacy lab / 1 entrepreneurship lab
- 1 STEAM studio / 1 technology workshop / 1 testing room
- 1 TV studio / 1 TV editing lab
- 3 large breakout collaboration areas / 11 mini-breakout collaboration areas

HEALTH & SAFETY

- Overall building security & door access control
- High impact glazing on all exterior windows
- Security guard glazing on all interior windows
- Fully accessible building through elevator
- Building thermal & moisture protection / Radon mitigation system
- Fully sprinklered building
- Building fire alarm system with mass notification alerting system
- Highly efficient HVAC system providing humidity controlled conditioned air for comfort



“The opening of the new building has elevated the physical infrastructure to match the level of academic performance of the students, teachers and the broader community.”

— Dr. Andrew Anderson, principal of Barrington Middle School



School Consolidation Smithfield, Rhode Island



Project Summary

The Smithfield School Department, with the support of the Town of Smithfield and RIDE-SBA, transformed its elementary schools to better serve its students and community. The process was guided by several overarching principles: To transform the current facilities to support 21st century education, create inclusive spaces that supported all students and to maximize RIDE reimbursement to align with the financial plan of the Town of Smithfield. After the plan was developed and approved by RIDE-SBA, the voters of Smithfield approved a bond referendum in the amount of \$45,000,000. To that end, the following design requirements were determined to be the focus of this effort: 1) The realignment of the student population from four schools into three. This would include the shifting of students from the William Winsor school to the Anna McCabe School and the shifting of all Pre-K students to the LaPerche school. 2) The construction of approximately 80,000 SF of additions to support the changing student populations and provide space to include 21st century learning environments in the three remaining schools.

Dr. Judy Paolucci, Superintendent

School Committee Members

Virginia Harnois, Chair

Anthony Torregrossa,
Vice-Chair

Rose Marie Cipriano,
Secretary

Richard Iannitelli, Member

Benjamin Caisse, Member

Project Team

Colliers Project Leaders
Owner's Project Manager

Ahlborg Construction Corporation
Construction Manager

DBVW Architects
Architect

ABOUT THE PROJECT



\$45 million
Project Cost

175,000
Square Feet

Fall 2021
Completion Date

1062
students
Grades Pre-K-5



\$20.5 million
Total State Support



15%
Housing Aid
Bonuses

50% Final
Reimbursement Rate

\$3.5 million
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

MCCABE ELEMENTARY SCHOOL

- 35,000 SF addition including, but not limited to, a new gym, media center, outdoor play and learning environments, learning labs, maker space and a suite of kindergarten classrooms with bathrooms.

LAPERCHE ELEMENTARY SCHOOL

- 30,000 SF addition including, but not limited to, a new media center, suite of Pre-K classrooms with bathrooms, art room, outdoor play and learning environments, special education administration area, learning lab and media center.

OLD COUNTY ROAD ELEMENTARY SCHOOL

- 15,000 SF addition including, but not limited to, a new media center, secure entrance and administration area, art room, music room, elevator, nurse's office and maker space.



"Smithfield's renovations and additions to its elementary schools did more than ensure that facilities were warm, safe and dry; the project ensured that these schools were also welcoming, flexible and inspiring places to teach and learn. Through careful oversight, construction was both on time and on budget, despite inevitable surprises that occur when floors are pulled up and walls are pulled down. The residents of the Town of Smithfield will enjoy these learning facilities, which also house gymnasiums and community spaces accessible to the entire community, for years to come."

— Dr. Judy Paolucci, Superintendent of Schools



Pathfinder Project – Renovation of West Wing Cranston, Rhode Island



Project Summary

The Eden Park Pathfinder Project encompassed the complete renovation (interior and exterior) of the west wing of the school, as well as the renovation/addition of a secure school entry with accessibility improvements. The total area of the renovation was 18,000 square feet. This project served as a pilot program for transformation of existing schools into 21st century learning environments focused on improving student performance. This project also serves as a model for Cranston’s Master Plan and is the first step in the five-year capital improvement plan that is underway.

Jeannine Nota Masse, Superintendent

**Edward Collins, Chief of Facilities Management
& Capital Projects**

School Committee Members

Daniel Wall, Chair

Michael Traficante, Vice Chair

Sara Tindall-Woodman

Kristen E. Haroian

Dominic F. Fusco, Jr.

Kenneth R. Mancuso

David A. Alden Sears

Project Team

Jacobs

Owner’s Project Manager

Shawmut Design & Construction

Construction Manager

Fielding International

Architect

ABOUT THE PROJECT



\$10 million
Project Cost

18,000
Square Feet

Fall 2019
Completion Date

300
students
Grades 5-8



\$7 million
Total State Support



15%
Housing Aid
Bonuses

66.9% Final
Reimbursement Rate

\$0
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

HEALTH & SAFETY

- This project meets or exceeds Northeast Collaborative for High Performance Schools criteria, as well as all health, safety and security standards.
- Critical elements include improved air quality, increased natural light, integrated operable windows, a new HVAC system that meets post-COVID requirements for enhanced ventilation and filtrations, BMC controls system and a secure entrance to the school.

EDUCATIONAL ENHANCEMENTS

- The Pathfinder Project was focused on creating a learning environment that meets 21st century learning needs of students. The project was not only about making the building “safe, warm and dry”, but about delivery of the educational program in a way that meets the standards of society today.
- The teaching and administrative staff completed extensive training and professional development focused on a program that yields better performance and improved student behavior.

INCREASED UTILIZATION

- The district consolidated several school buildings as part of the five year capital improvement plan.



“This project resulted in significant improvement in student performance, reduction of behavioral issues, improved grades and overall achievement. Eden Park is a model school for the ongoing five-year school construction plan and our master plan, which will benefit Cranston students by delivering 21st century learning environments, as well as providing the community with spaces such as gymnasiums and auditoriums.”

— Jeannine Nota Masse, Superintendent



Chariho Alternative Learning Academy

New Construction Wood River Junction, Rhode Island



Project Summary

Chariho Alternative Learning Academy (ALA) offers an alternative learning environment for students who have not reached their full potential in the traditional school setting. The school replaced temporary prefabricated structures. It was designed with three “pod” classroom and breakout room clusters. Within each cluster, individual one-on-one focus rooms are also included. The school was intended to have a sense of inclusion with the rest of the campus. This sense of inclusion is reinforced by designing the school to physically share a wall with the existing middle school. The building features individually controlled heating and cooling zones for each pod cluster, natural light via direct exterior windows and large skylights and a multi-function room that provides space for physical activities, lunch area and large gatherings. The classroom pods are configured off a central corridor. Accent finishes and colors are used at the entrance of each pod area to provide visual interest and allow for easy navigation through the main hall. Building access is directly monitored and controlled by the adjacent administration area via video intercom and electronic card access. This school also takes advantage of its flat roof and orientation with a 46 kW rooftop photovoltaic system.

Gina M. Picard, Superintendent

Building Committee Members

Barry J. Ricci, Superintendent 2005–2019

Ryan Callahan	Marie Glass	Arthur Nelson
William Day	Bruce Loeckler	Frederick Stanley
Erick Davis	Craig Louzon	Gary Wright
John Dobson	Lisa Macaruso	Etta Zasloff

Project Team

Colliers
Owner’s Project Manager

Ahlborg Construction Co.
Construction Manager

Robinson Green and Beretta Architects
Architect

ABOUT THE PROJECT



\$ 4.89 million
Project Cost



13,431
Square Feet

June 2018
Completion Date

60
students
Grades 5–12



\$ 3.2 million
Total State Support



4%
Housing Aid
Bonuses

65% Final
Reimbursement Rate

\$ 0
Pay-As-You-Go
Funding



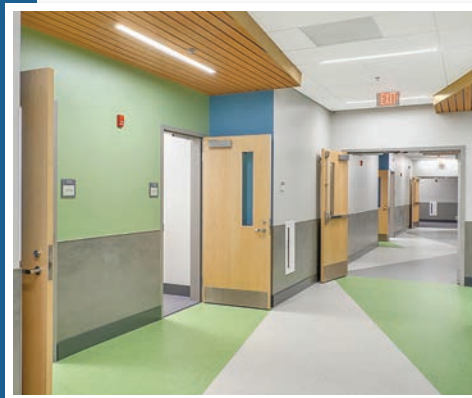
Bonuses Realized & Valuable Outcomes

HEALTH & SAFETY

- The new school building replaced a series of conjoined prefabricated modular units that were at the end of their useful life. The windows were leaking and the mechanical systems were starting to fail.
- The new facility addressed many of the deficiencies of the old modulars.

EDUCATIONAL ENHANCEMENTS

- CALA is a special school, offered to provide extended services for students who require further attention or social emotional support.
- CALA consists of both a clinical day program (CDP) and an alternative learning program (ALP), and serves students in 5th through 12th grade.
- The school has an emphasis on standards-aligned, project-based learning (PBL) and assessments.
- All students have access to credit recovery opportunities, job coaching and internships.



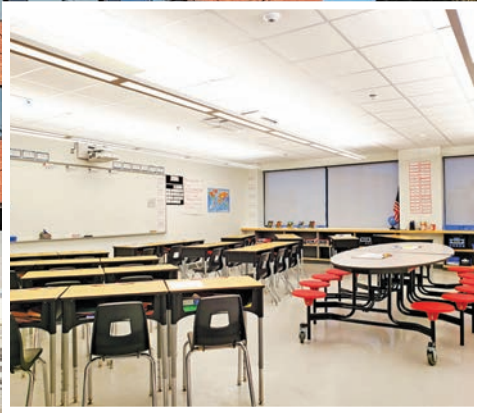
“CALA offers students a secure and inspiring place to learn, with smaller class sizes, focused programs for guided engagement and a hands-on experiential approach to learning. We are incredibly fortunate to have dedicated staff who do whatever it takes to motivate CALA students to reach their full potential. They now have a building to support that work.”

— Gina M. Picard, Superintendent



RISE Prep Mayoral Academy

Multi-Phase Retrofit | Phase I & II Woonsocket, Rhode Island



Project Summary

The RISE Prep Mayoral Academy project comprises a multi-phase retrofit of an existing four-story office building into a new K-8 educational facility. Phase 1 of the retrofit encompasses a complete interior gut and renovation of the first and second floor, including mechanical, electrical, plumbing and fire safety infrastructure upgrades for the entire building, roof replacement and an enhanced new outdoor playground. This was followed by a gut and renovation of the third and fourth floors, including renovations to the elevator and abatement/replacement of hazardous materials. The site was repositioned to meet efficiency and safety requirements required for an educational facility and includes a beautiful courtyard and enclosed playground.

Rosalind DaCruz, Superintendent

RISE Prep Board of Directors

Lisa Baldelli-Hunt, Mayor of Woonsocket

Christopher Beauchamp

Paulette Hamilton

Thomas Calouro

Jerry Leveille

Georgeta Caratas-Gassey

Scott MacLennan

Carolyn Dias

Project Team

Keough Construction Management
Owner's Project Manager

Case Construction Company
Construction Manager

Studio Meja Architecture
Architect

ABOUT THE PROJECT



\$ 4.9 million
Project Cost



3,400
Square Feet

Summer 2019
Completion Date

540
students
Grades K-8



\$ 2.2 million
Total State Support



15%
Housing Aid
Bonuses

45% Final
Reimbursement Rate

\$ 562,532
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

HEALTH & SAFETY

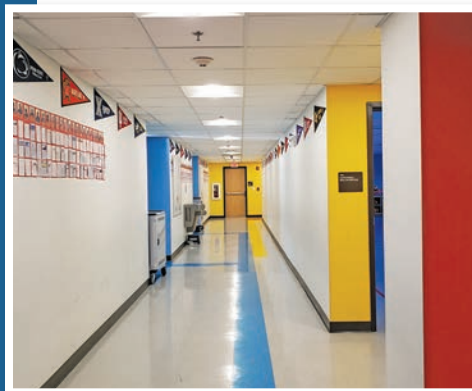
- This project meets or exceeds NE-CHPS, as well as all health, safety and security standards.
- New HVAC system, improved efficiency and air quality
- Replace old leaky roof with new PVC membrane, 4.5" insulation
- New acoustical ceilings
- Sprinkler & fire safety upgrades
- Abatement & replacement of flooring at stairways
- Raised stairway guardrail height from 36" to 42"

ADA UPDATES

- Site accessibility upgrades were incorporated in this project.
- All restrooms were gutted and renovated to ADA compliance.
- Barrier free room and door signs were incorporated throughout the facility.

INCREASED UTILIZATION

- As part of this renovation, functional utilization increased from 43.6% to 92.08%



"RISE Prep scholars were able to transition from learning out of basement and office space into an intentionally renovated school building through the school's partnership with the School Building Authority. With the support of state aid reimbursements, RISE Prep leadership was able to thoughtfully renovate in ways that enhance programming instead of limiting academic programming and offerings due to facility shortcomings. The process of working with the SBA was comprehensive and pushed RISE Prep's leadership team to consider every angle, from mechanical engineering to academic spaces and zones in order to provide RISE Prep scholars with a safe, clean and purposeful environment that will drive their learning during the K-8 experience at RISE Prep."

— Rosalind DaCruz, RISE Superintendent



Potter-Burns Elementary School

Renovation
Pawtucket, Rhode Island



Project Summary

Potter-Burns Elementary School underwent an extensive renovation between 2016 and 2017, providing the Pawtucket School Department with a “like new” facility upon completion. Renovation aspects included upgrades to and/or replacement of all mechanical, plumbing, electrical and fire safety systems, as well as reconfiguration of existing spaces to meet current RIDE standards for educational programming. Upgrades to all interior finishes included new flooring, new acoustical ceiling tiles, new paint throughout, all new bathroom fixtures and fittings and a new elevator. All aspects of the design were compliant with the latest version of the Northeast Collaborative for High Performance Schools (NE-CHPS) criteria. The circa 1914 steam boilers were donated to the Newport Historical Society upon removal and are now part of the tour at the Breakers. In addition to providing an optimal environment for teaching and learning, the renovation’s focus on sustainable design was so significant that the school received national recognition through the U.S. Department of Education’s Green Ribbon Schools Award in 2018.

Cheryl McWilliams, Ed.D, Superintendent

Donald R. Grebien, Mayor

School Committee Members

Erin Dube, Chairwoman	Gerard Charbonneau
Roberto H. Moreno Deputy Chairman	Kimberly Grant
Joanne Bonollo	Joseph Knight
	Stephen Larbi

Project Team

Colliers Project Leaders
Owner’s Project Manager

Ahlborg Construction Corporation
Construction Manager

Torrado Architects
Architect

ABOUT THE PROJECT



\$13.7 million
Project Cost

56,280
Square Feet

Fall 2017
Completion Date

490
students
Grades K-5



\$13.7 million
Total State Support



0%
Housing Aid
Bonuses

83.6% Final
Reimbursement Rate

\$0
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

SUSTAINABLE DESIGN

- The HVAC system incorporates high efficiency condensing hot water boilers for heating and energy recovery ventilators that save up to 70% on ventilation costs. All systems are controlled and monitored by a DDC (direct digital controls) system, which optimizes efficiency and alerts operators about any malfunctions.
- Lighting systems in the building all utilize LED lighting, as well as daylighting and occupancy controls, to maximize natural light and minimize energy usage.
- Plumbing systems utilize low-flow fixtures to reduce water usage in the building by up to 30%.
- The project reduced the impermeable pavement on the school grounds by 2,500 SF. It also reduced the impermeable pavement along the sidewalks that abut the school grounds by installing street trees along the roadway. Each tree well is 16 SF and there are 36 in total along the sidewalks (all on the school side) equaling an additional 576 SF of reduction. Downspouts and gutters are directed onto the lawn and plant beds.
- The use of mulch and decorative gravel are used on surfaces for walkways. Grass clippings are mulched into the soil, so they don't get washed into storm drains. Pet waste is regularly removed to help reduce bacterial and nutrient pollution. Trash is removed from the street gutters before it gets washed into storm drains.



“Our public schools are the hub of our community. It is critical that they provide an environment that is not only warm, safe and dry but that is state of the art for 21st century learning. The renovations of both Potter-Burns and Nathanael Greene Elementary Schools provide large classrooms, media centers and collaborative and breakout spaces that create a positive learning environment and instill a sense of pride for staff, students, families and the community.”

— Cheryl McWilliams, Ed.D, Superintendent



Nathanael Greene Elementary School

Renovation Pawtucket, Rhode Island



Project Summary

Nathanael Greene Elementary School underwent an extensive renovation between 2017 and 2018, providing the Pawtucket School Department with a “like new” facility upon completion. Renovation aspects included upgrades to and/or replacement of all mechanical, plumbing, electrical and fire safety systems, as well as reconfiguration of existing spaces to meet current RIDE standards for educational programming. Upgrades to all interior finishes included new flooring, new acoustical ceiling tiles, new paint throughout, all new bathroom fixtures and fittings and a new elevator. All aspects of the design were compliant with the latest version of the Northeast Collaborative for High Performance Schools (NE-CHPS) criteria.

Cheryl McWilliams, Ed.D, Superintendent

Donald R. Grebien, Mayor

School Committee Members

Erin Dube, Chairwoman	Gerard Charbonneau
Roberto H. Moreno Deputy Chairman	Kimberly Grant
Joanne Bonollo	Joseph Knight
	Stephen Larbi

Project Team

Colliers Project Leaders
Owner’s Project Manager

TRAC Builders, Inc
Construction Manager

Torrado Architects
Architect

ABOUT THE PROJECT



\$ 16.4 million
Project Cost



65,217
Square Feet

Fall 2018
Completion Date

525
students

Grades Pre-K-5



\$ 13.9 million
Total State Support



0%
Housing Aid
Bonuses

83.6% Final
Reimbursement Rate

\$ 0
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

SUSTAINABLE DESIGN

- The new facility is truly spectacular, and we continue to marvel at how a renovated space can reduce the impact and costs to our environment, while boosting the health and wellness of our entire community. It affects teaching and learning and has a direct influence on how we implement environmental and sustainability education.
- The new technology installed in our classrooms is intriguing to our students, and they have become interested in the how and why of its use. New initiatives are being implemented to create day-to-day awareness, such as saving energy by turning off classroom lights and bringing reusable water bottles to school and the impact that has on minimizing the amount of plastics ending up in our oceans... how small steps can have a direct impact on our environment.
- Improving and sustaining the health and wellness of our students and staff is also at the top of our list of “must dos.” Evidence of this can be found within and outside our school walls. The recent building renovation included an entirely new HVAC system, which is beneficial to all its occupants. The immediate impact was impressive.



“Our public schools are the hub of our community. It is critical that they provide an environment that is not only warm, safe and dry but that is state of the art for 21st century learning. The renovations of both Potter-Burns and Nathanael Greene Elementary Schools provide large classrooms, media centers and collaborative and breakout spaces that create a positive learning environment and instill a sense of pride for staff, students, families and the community.”

— Cheryl McWilliams, Ed.D, Superintendent



Winters Elementary School

New Construction
Pawtucket, Rhode Island



Project Summary

This Project is a new, freestanding three-story building built at grade, with the first floor constructed on slab-on-grade, containing 100,419 gross square feet of space. The first floor is “U” shaped and contains approximately 41,421 SF, the second floor contains 30,010 SF and third level contains approximately 24,757 SF. There is a small basement space of approximately 4,421 SF below the special ed/student rooms in the southwest corner of the building. The north wing of the first floor contains scholastic offices, Pre-K and Kindergarten classrooms, a commons area, bathrooms and a special ed classroom. The west wing of the first floor contains office space, a special ed/student rooms and the cafetorium. The south wing of the first floor contains additional offices, bathrooms, the kitchen, associated storage spaces and the gymnasium. The second floor is stacked above the north and west wings of the building. This floor contains a commons space, the media center, and first, second and third grade classrooms. The third floor is stacked above the second floor and contains art/STEAM/music rooms, a commons space, offices and fourth and fifth grade classrooms.

Cheryl McWilliams, Ed.D, Superintendent

Donald R. Grebien, Mayor

School Committee Members

- | | |
|--------------------------------------|--------------------|
| Erin Dube, Chairwoman | Gerard Charbonneau |
| Roberto H. Moreno
Deputy Chairman | Kimberly Grant |
| Joanne Bonollo | Joseph Knight |
| | Stephen Larbi |

Project Team

Colliers Project Leaders
Owner’s Project Manager

Gilbane Building Company
Construction Manager

SLAM
Architect

ABOUT THE PROJECT



\$48.8 million
Project Cost



100,419
Square Feet

Fall 2022
Completion Date

645
students

Grades Pre-K-5



\$44.4 million
Total State Support



9%
Housing Aid
Bonuses

91.6% Final
Reimbursement Rate

\$30 million
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

HEALTH & SAFETY

- Designed for optimal indoor air quality
- State-of-the-art heating & cooling systems
- Access to natural light
- Modern security and communication systems

EDUCATIONAL ENHANCEMENTS

- Learning commons for every grade level
- STEAM room and maker space
- Dedicated art, music and media center spaces
- Recreation gym and outdoor play spaces and structures
- Dedicated teacher planning spaces on every floor
- Dedicated special education classrooms and resource rooms
- Dedicated room for community participation

REPLACEMENT

- Replacement of an existing 60s era school

ENERGY BONUS

- Targeting 30% better than code



“Henry J. Winters Elementary School currently being constructed has been designed with deliberate attention to detail of the most modern environment for authentic learning. Infused in the structure of the building is the STEAM philosophy, consistent with our curriculum focus of Science, Technology, Engineering, Arts and Mathematics. This newly constructed building will create a 21st century learning environment grounded in student inquiry, problem-solving and critical thinking, all of which will bring pride for the entire school and surrounding community.”

— Cheryl McWilliams, Ed.D, Superintendent



School Consolidation Johnston, Rhode Island



Project Summary

The Johnston School Department is embarking on an initiative to transform all of its schools, elevating the educational opportunities for every student in the district. In order to provide robust 21st century learning facilities, Johnston is restructuring and consolidating facilities from seven locations to four. The new master plan encompasses four major projects: a new Pre-K-K Early Childhood Center to be built on the current Barnes Elementary School site; a new 1st-4th elementary school to be built on land adjacent to the Senior High School and Town Recreation Center; and substantial renovations to the existing 9th-12th Senior High School and 5th-8th Ferri Middle School. This plan has been endorsed by RIDE-SBA and will be presented to the voters in a referendum this spring.

Bernard DiLullo, Superintendent

Joseph M. Polisena, Mayor

School Committee Members

Robert LaFazia, Chair

Dawn M. Aloisio, Member

David Santilli, Member

Joseph Rotella, Member

Susan M. Mansolillo, Member

Project Team

Colliers Project Leaders

Owner's Project Manager

TBD

Construction Manager

SLAM Collaborative

Architect

ABOUT THE PROJECT



\$ 215 million
Project Cost

521,000
Square Feet

August 2025
Completion Date

3,325
students
Grades Pre-K-12



\$ 124 million
Total State Support



20%
Housing Aid
Bonuses

57.7% Final
Reimbursement Rate

\$ 17 million
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

NEW EARLY CHILDHOOD CENTER

- New school for 359 Pre-K-K students offering a child-centered environment bathed in natural light, with a large movement studio, multipurpose STEAM classroom/cafeteria, classrooms with age-appropriate technology and safe and varied outdoor play areas all nestled into the neighborhood.

NEW ELEMENTARY SCHOOL

- New school for 1,100 students in grades 1-4, a secure and welcoming environment with access to outdoor play, lots of natural light and new technology. School includes gymnasium, art, music, media center and STEAM classrooms to compliment dispersed special education spaces and learning commons on land adjacent to the high school and Town Recreation Center.

FERRI MIDDLE SCHOOL

- The school will be fully renovated, including new HVAC with air conditioning, upgraded technology, upgraded security, a face lift at the main entry, renovated science rooms, maker space and learning commons. The current Early Education Center pod will become the 5th grade academy, resulting in a 5th-8th grade facility.

JOHNSTON SENIOR HIGH SCHOOL

- The 9th-12th grade school will be fully renovated, including new HVAC with air conditioning, full sprinkler system, upgraded technology, enhanced security and front entry improvements, renovated science rooms, improved pathways and CTE program spaces, fully renovated kitchen and cafeteria and improved student services, including nurse and guidance.

“Our community is excited to embark on a facilities project that will touch every student in every school, from Pre-K to grade 12. The new construction at the early childhood and elementary levels will ensure that our students are exposed to an environment that is conducive to 21st century learning. The upgrades at Ferri Middle School and Johnston High School will bring these buildings to like-new condition, which will enhance learning for all. This comprehensive plan will create an equitable learning environment for all of Johnston’s students, teachers and staff.”

— Dr. Bernard DiLullo, Superintendent



School Replacement Newport, Rhode Island



Project Summary

A \$98.8 million project for the replacement of Rogers High School and related site improvements. Target occupancy is 755 students. The project is being administered utilizing standard design, bid, build methodology. The scope of work will include, but not be limited to, complete design and construction of an approximately 165,000 square-foot school on the existing school property, soil remediation as needed, abatement and demolition of the existing high school after the new school is built and applicable site work and landscaping. Construction is scheduled to start in the Spring of 2022, and the new building will be substantially complete by August 2024. Demo of the existing school and final site grading and landscaping will be complete by the start of school in September 2025.

Colleen Burns-Jermain, Superintendent

School Committee Members

Raymond Gomes	Sandra Flowers
Rebecca Bolan	Robert Leary
Louisa Boatwright	Stephanie Winslow
James Dring	

Project Team

Downes Construction Company
Owner's Project Manager

Gilbane Building Company
Construction Manager

The SLAM Collaborative
Architect

ABOUT THE PROJECT



\$ 98.8 million
Project Cost



165,000
Square Feet

August 2024
Completion Date

755
students
Grades 9–12



\$ 51.9 million
Total State Support



17.5%
Housing Aid
Bonuses

52.5% Final
Reimbursement Rate

\$ 4 million
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

HEALTH & SAFETY

- New café kitchen and culinary kitchen upgraded to current health standards.
- Enhanced security by reducing exterior doors, installing bullet resistant glazing at entries and increasing security camera capacity throughout the building and property.
- Full sprinkler fire suppression system.
- Ability to lock down the non-public portions of the building after hours.

EDUCATIONAL ENHANCEMENTS

- State-of-the-art equipment for career and technical education programs and educational spaces (classrooms, labs, etc.). State-of-the-art technology throughout the educational spaces.
- Learning commons providing breakout spaces in the corridors.
- Media center and café are open to each other, creating a hub for collaboration.
- Visibility into classrooms and CTE spaces for more engagement with the student population as a whole.

REPLACEMENT

- New build will be highly efficient and smaller to maintain, durable construction, ensure ADA compliance and provide a full sprinkler fire suppression system.
- Replaces a sprawling 70-yr-old building that is hard to maintain at this stage of its useful life.

NEWER & FEWER

- Existing building/Newport Area Career and Technical Center/ auditorium all separate in current school. New building will house a single comprehensive high school.

“Newport is so excited to be part of the school building project initiative. The funding made available by the SBA, the legislature and Treasurer Magaziner is amazing—and the support of our voters for the bond sends a signal to all how much education means to our community! It is enabling Newport Public Schools to build state-of-the-art facilities that show our commitment and investment in our children now and for the future! Newport is proud to be part of this great program and looks forward to both ribbon-cutting ceremonies with all our community partners and leaders. We are One Newport!”

— Dr. Colleen Burns Jermain, Superintendent



Spaziano Elementary School

Demolish and Build New Providence, Rhode Island



Project Summary

The existing Spaziano Annex is scheduled to be demolished to make way for a new elementary school that will serve the district’s needs. The new Spaziano Elementary School will be developed as a Pre-K-5, four-track school. Upon development of the bridging documents that will serve to procure a design/build contractor, the district will administer a fast-track design/build methodology to expedite the construction schedule. The new Spaziano Elementary School will provide shared community spaces, such as gymnasium, auditorium, media center and cafeteria. Key educational spaces such as Pre-K-K, STEAM and special educational facilities will be included.

Angélica Infante-Green, Commissioner

Dr. Javier Montañez, Superintendent **Jorge Elorza, Mayor**

Building Committee Members

- | | |
|-----------------|----------------------|
| Javier Montañez | Ramona Santos Torres |
| Joan Jackson | Scott Barr |
| Zack Scott | Christina Gibbons |
| Jaime Audette | Brian Darrow |
| John Iglizzi | Demo Roberts |
| Melissa Hughes | Larry Mancini |

Project Team

Downes Construction Company
Owner’s Project Manager

TBD
Construction Manager

Signal Works
Architect

ABOUT THE PROJECT



\$44 million
Project Cost

90,000
Square Feet

August 2023
Completion Date

650
students
Grades Pre-K-5



\$40 million
Total State Support



9%
Housing Aid
Bonuses

91% Final
Reimbursement Rate

\$15 million
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

ENERGY EFFICIENCY

- Targeting net-zero energy emissions that will reduce operating costs and minimize environmental impact.

EDUCATIONAL ENHANCEMENTS

Extended Learning Commons:

- This facility is designed specifically to support a dual-language program, as well as project-based and differentiated learning.
- Extended learning commons create opportunities to bring education beyond the classroom, transforming circulation space into programmable educational space.
- Classrooms are arranged in pairs to provide opportunities for cross-collaboration.

Vertical Media Core:

- The Media Center is collocated with STEAM in order to provide additional collaborative, hands-on learning opportunities.
- Small group spaces are distributed throughout the building to support breakout activities and differentiated learning.
- Access to multiple outdoor spaces and natural light speak to the benefit of design that incorporates natural elements (biophilic) on the learning environment.

NEWER & FEWER

- Part of a two-site strategy to turn the existing Spaziano Elementary School and Annex into a new Pre-K-5 school and a first-rate middle school (grades 6-8).

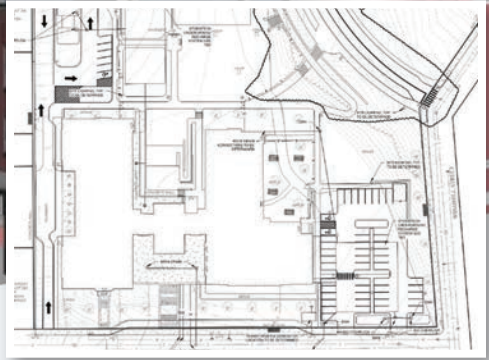
“As a product of Providence schools, it means the world to me to see our facilities being rebuilt into the centers for learning and growth our children deserve. These advancements, from refurbished buildings to new swing spaces and even a new dual-language school, are a major step forward in the Providence turnaround effort. I can’t wait to open the doors of our new buildings to every student, family and educator in Providence!”

— Dr. Javier Montañez, Superintendent



Windmill Elementary School

Renovation and Addition Providence, Rhode Island



Project Summary

The project will be administered utilizing a fast-track design/build methodology. This will include, but not be limited to, the renovation of the existing Windmill Elementary School; associated sitework and traffic pattern modifications; and an addition that will provide ADA access throughout the building. Upon completion, Windmill Elementary will provide the Providence Public School District with necessary swing space that will be vital to the execution of the many other school renovation projects in the city. The swing space will allow students to have a modern learning experience while their schools are under construction. When swing space needs are completed, Windmill Elementary School will be a permanent school.

Angélica Infante-Green, Commissioner

Dr. Javier Montañez, Superintendent **Jorge Elorza, Mayor**

Building Committee Members

- | | |
|-----------------|----------------------|
| Javier Montañez | Ramona Santos Torres |
| Joan Jackson | Scott Barr |
| Zack Scott | Christina Gibbons |
| Jaime Audette | Brian Darrow |
| John Iglizzi | Demo Roberts |
| Melissa Hughes | Larry Mancini |

Project Team

- Downes Construction Company
Owner's Project Manager
- Bacon Construction Company
Construction Manager
- Perkins Eastman
Architect

ABOUT THE PROJECT



\$ 30.5 million
Project Cost



110,000
Square Feet

February 2023
Completion Date

760
students
Grades K-8



\$ 27.3 million
Total State Support



9%
Housing Aid
Bonuses

91% Final
Reimbursement Rate

\$ 20 million
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

ADA UPDATES

- Adding an elevator to provide unrestricted access to all levels

EDUCATIONAL ENHANCEMENTS

- Design includes STEAM classrooms, 21st century media centers and outdoor learning spaces.

INCREASED UTILIZATION

- Swing space is a space temporarily occupied by building users away from areas undergoing renovation. Swing space can be new space built before renovations or existing space that has already been renovated.
- In the current PPSD construction plan, swing space will be used for a number of projects. This coordination of construction projects means students and faculty from the school to be renovated move into the swing school temporarily, using it as a learning facility while their school receives the required renovations and transformation to a modern learning facility.
- Swing space offers benefits to completing major renovations instead of students continuing to attend school with construction going on around them.
- With swing space,
 - Learning is not disrupted by the noise and work of construction
 - Students are safer – no interaction with construction activities or concerns with demo and abatement activities
 - Construction activities will proceed faster in an unoccupied facility

“Our new Capital Plan will at long last make world-class facilities a reality for students across Providence. Timing these projects to coincide with other educational improvements in the Turnaround Action Plan, communities can gain confidence and feel proud that our students are finally receiving the resources they deserve.”

– Melissa Hughes, PPSD School Building Committee – Family Member Representative



21 Peace Street Elementary & Middle School

Demolish and Build New Providence, Rhode Island



Project Summary

The former St. Joseph’s Hospital property located at 21 Peace Street in south Providence will be formally donated to the city in 2022 by former Providence Mayor Joseph R. Paolino Jr. Several buildings on the site will be demolished to create two new school buildings to create a Pre-K-8th grade school campus, providing modern instructional spaces and community amenities. Once completed, the school will first be used as a transitional swing space for students as other schools undergo construction and renovation – and then will become the district’s newest facility. The \$75 million project is scheduled for completion in the fall of 2025.

Angélica Infante-Green, Commissioner

Dr. Javier Montañez, Superintendent **Jorge Elorza, Mayor**

Building Committee Members

Javier Montañez	Ramona Santos Torres
Joan Jackson	Scott Barr
Zack Scott	Christina Gibbons
Jaime Audette	Brian Darrow
John Igliozzi	Demo Roberts
Melissa Hughes	Larry Mancini

Project Team

Downes Construction Company
Owner’s Project Manager

TBD
Construction Manager

Brewster Thornton Group Architects
Svignals + Partners
Architect

ABOUT THE PROJECT



\$75 million
Project Cost

136,000
Square Feet

Fall 2025
Completion Date

900
students
Grades Pre-K-8



\$68 million
Total State Support



9%
Housing Aid
Bonuses

91% Final
Reimbursement Rate

\$20 million
Pay-As-You-Go
Funding



Bonuses Realized & Valuable Outcomes

HEALTH & SAFETY

- Maximized use of daylighting
- Integrated outdoor and indoor learning spaces
- Security through environmental design
- Noise reduction strategies to improve learning environments

EDUCATIONAL ENHANCEMENTS

- Learning commons
- Integral special education classrooms
- State-of-the-art science classrooms
- Makerspace classrooms to broaden horizons
- STEAM/STEM spaces for science, art, music and life skills
- Pre-K-8 neighborhood school
- Gymnasiums, media centers and cafeterias will provide important community-building spaces
- Dual language program
- Four-track school will provide for Spanish and English instructional programming

NEWER & FEWER

- The district's overall plan is to renovate older schools to like-new condition or build new schools to create modern, 21st century learning facilities.
- Fewer schools – that are newer – means lower operational and maintenance costs – savings that fund learning.

"This investment in school infrastructure is a long time coming for the families, students and community members who have been advocating for safer schools for decades. We are excited for the possibilities to co-create high-quality and equitable learning spaces for all students in Providence."

– Ramona Santos Torres, PPSD School Building Committee – Community Member Representative



Robust Investments Pave Way to a Brighter Future

Rhode Island is taking the next big step in the historic process of transforming the Providence Public School District (PPSD), an underfunded system suffering from decades of neglect and disrepair. The unacceptable condition of many school facilities in Providence has impeded educational opportunities for some of the state’s most vulnerable communities for far too long.

With a bold transformation plan backed by robust funding, a new era of change is underway for the state’s largest school system – one that will provide every student with a safe and modern learning environment with access to 21st century technology.

Prior to the state’s intervention spearheaded by Commissioner Angélica Infante-Green, systematic

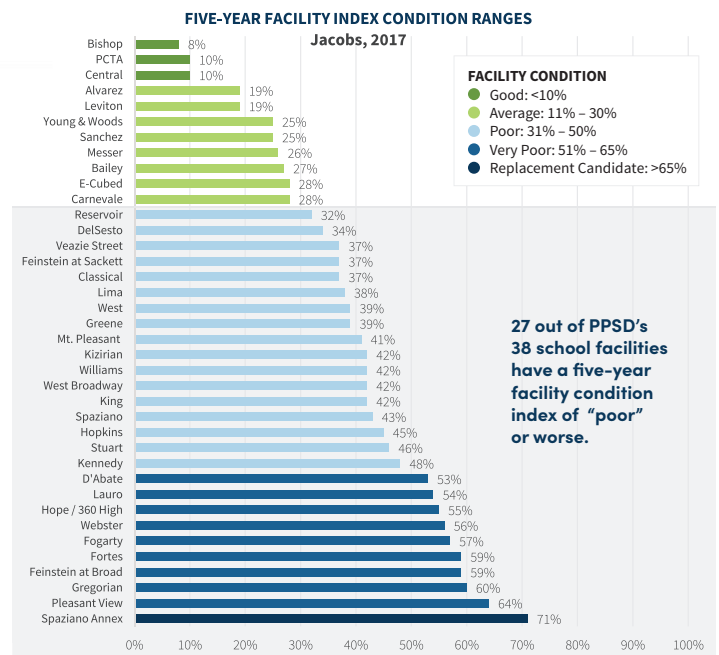
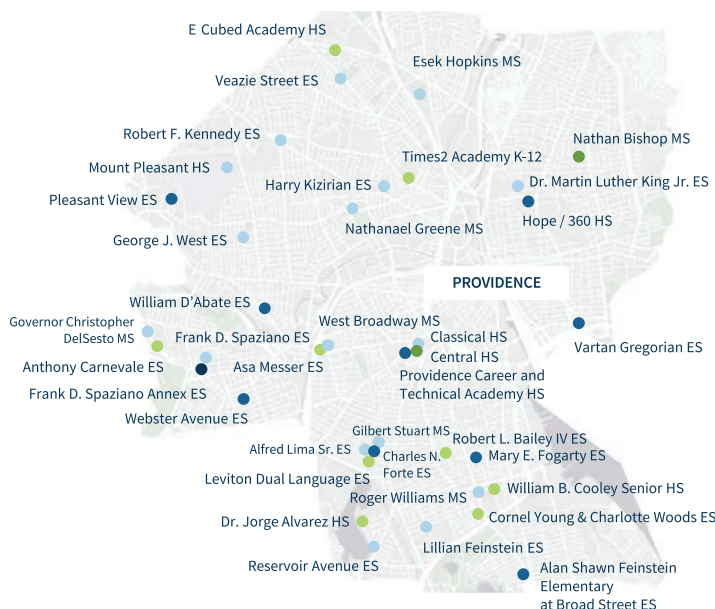
dysfunction between the city and district hampered planning and construction efforts. Compounding the challenge: the city lacked the resources to put its Capital Plan into action.

With state’s intervention in PPSD and an influx of state-backed funding, Providence is now equipped with adequate resources and the reimagined Capital Plan needed to repair and revitalize the city’s school facilities.

TRANSFORMATIONAL CHANGE BEGINS

From the start of RIDE’s intervention in late 2019, RIDE and PPSD have worked with the City of Providence to realign the city’s original capital

MAJORITY OF PPSD SCHOOL FACILITIES ARE IN POOR CONDITION



plan with PPSD’s Turnaround Action Plan to put the needs of students first. Utilizing \$330 million in available funding – \$160 million for Phase I and \$170 million for Phase II of the Capital Plan – planning and renovations are now underway throughout Providence. Projects are prioritized based on facility needs, low academic performance and community impact, among other factors.

Windmill Elementary

110 Paul Street

Upon completion, renovations to the Windmill Elementary facility – which has been abandoned for over a decade – will provide PPSD with the high quality “swing space” needed during the execution of the many school renovation projects in the city. While other PPSD schools are closed for major renovations, this swing space will provide Providence students with a safe, modern learning facility. When the swing space use is finished, the new \$30.5 million Windmill Elementary School will be commissioned as a permanent school, most likely a Pre-K through 8th grade school.

“With the full support of the state and city leaders, students, educators, and families, I have no doubt that we can make great strides in creating a school system that will be the envy of the entire nation. Let’s get to work.”

– Commissioner Infante-Green

Major facility renovations in the progress and planning stages include Windmill Elementary School, Frank D. Spaziano Elementary School, Providence Classical High School, Pleasant View Elementary School, William D’Abate Elementary School and Hope High School.

FROM THIS



TO THIS

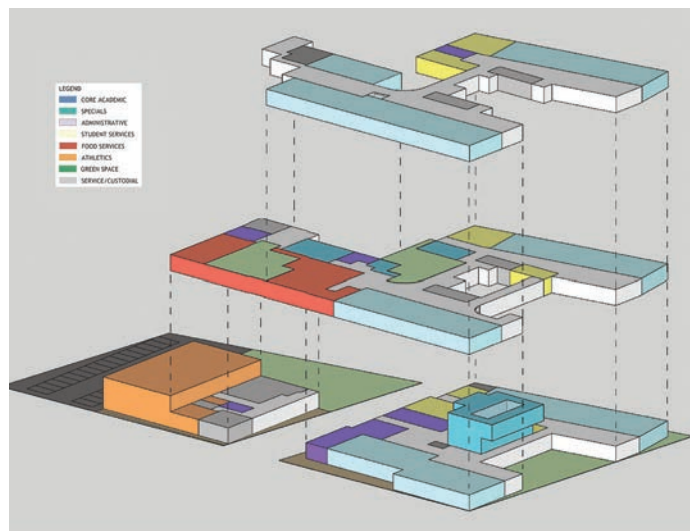


Leveraging Windmill as swing space is a “win-win” approach that will significantly reduce construction time, costs and disruption to students and result into a new, state-of-the-art school facility for generations to come.

Spaziano Elementary School

85 Laurel Hill Avenue

To make way for a new elementary school that will best serve the district’s needs, the existing Frank D. Spaziano Annex is scheduled for demolition and replacement. The current facility – which has one of the poorest facility condition index (FCI) ratings in the state – will be reconstructed and transformed into a state-of-the-art, dual-language Pre-K-5th grade track school complete with key educational spaces, including STEAM and special education facilities. The new \$44 million school facility will also feature shared community spaces, including a gymnasium, auditorium, media center and cafeteria.



Classical High School

770 Westminster Street

Building off the renovations that were recently completed in the science and math wing of the complex, the school will see significant improvements that address major system deficiencies. These will include investments of over \$35 million, including many student-centric innovations and high impact visual enhancements.

FROM THIS



Current Classical High School classroom

TO THIS



Rendering for new, student-centric classroom for Classical High School’s students

Hope High School

324 Hope Street

In many ways, Hope High School became the visual symbol of the disrepair of Providence schools. That reality is changing, starting with \$21 million in major student-centric investments, including renovations to modernize the auditorium and library, that will dramatically enhance students' learning experience.

FROM THIS



Current Hope High School auditorium

TO THIS



Rendering of new Hope High School auditorium



Old Hope High School library

TO THIS



Library fully renovated in partnership with Brown University and designed with input from Hope students. Project completed July 2021.

For years, the Hope High School auditorium was badly deteriorated and in urgent need of a major upgrade. Many seats are broken and taped off, while years of roof leaks severely stained the ceiling. The major renovation underway will improve the most prominent space in the building and *demonstrate to students that they matter.*

William D'Abate Elementary School

60 Kossuth Street

William D'Abate Elementary School has been identified as the highest priority project in applying for the Facility Equity Initiative. This project proposes to create an 'Eden Park' style renovation of the school to create 21st century learning environments including shared learning spaces, new/flexible classroom furniture, and lighting improvements. Within this educational community, teachers will incorporate teaching and learning methods into curriculum units that could not be adequately delivered in a traditional classroom. Students will have the space available to work independently and socialize in proximity to each other. It is vital that students be able to function self-sufficiently and in collaborative settings to develop the real-world skills that they need to succeed and thrive in the 21st century.

21 Peace Street

The former St. Joseph's Hospital property located at 21 Peace Street in south Providence, which will be donated to the city in 2022 by former Providence Mayor Joseph R. Paolino Jr., will undergo an extensive transformation into a state-



Renderings of new 21 Peace Street

of-the-art learning facility. Once completed, the property will first be used as a transitional swing space for students as other schools undergo construction and renovation. It will then become the district's newest Pre-K-8th grade school facility. The \$75 million project is scheduled for completion in the fall of 2025.

In addition to implementing the reimagined capital plan, RIDE and PPSD are taking significant steps to improve the quality of facilities throughout the district.

DISTRICT-WIDE FACILITY IMPROVEMENTS

In addition to implementing the reimagined capital plan, RIDE and PPSD are taking significant steps to improve the quality of facilities throughout the district, including:

- Ensuring clean and safe facilities in response to the COVID-19 pandemic.
- Increasing custodial expectations and boosting overall custodial hours by 40 percent to improve cleanliness, safety and maintenance.
- Revitalizing the Providence School Building Committee, including active parent and community representation.
- Ensuring streamlined, collaborative oversight of school facilities by PPSD and the City of Providence.

PROPOSED REVOLVING CAPITAL FUND

With \$600+ million in facility needs and a bonding capacity of only \$240 million through Fiscal Year 2029, it is vital that PPSD have the ability to pursue additional funding streams. By leveraging other state and local resources, the creation of a revolving capital fund would supplement the city's bonds and "pay-as-you-go" (PayGo) allocation, quickly funding small-scale projects without incurring financing costs.

- The capital fund, which would be established with an initial \$8 million investment by the district and city, would provide Providence with an 11 to 1 return on investment.
- As projects are complete, they are eligible to receive up to 91% in housing aid reimbursement, which can be used to support additional projects.
- Leveraging housing aid, the initial \$8 million investment would fund \$54 million in projects over 10 years.

ENERGY EFFICIENT LIGHTING UPGRADES

The Rhode Island Office of Energy Resources (OER), in partnership with RIDE and City of Providence, has announced a new LED Lighting Accelerator program to provide energy efficient lighting upgrades to every Providence public school over the next four years. Schools awarded high-efficiency LED lighting and control upgrade projects will have their local share paid for by OER, providing qualified facilities with up to 100 percent of project funding.

Beginning with twelve initial schools, these investments will help reduce energy costs, shrink carbon footprints, improve the quality of lighting in classrooms, and promote spaces conducive for 21st century learning.

A BRIGHTER FUTURE AHEAD

Modern, safe learning spaces are critical to transforming the Providence schools. RIDE and PPSD are focusing their planning efforts on delivering the best schools for Providence students. They deserve nothing less. This concerted effort will at long last put an end to the era of complacency, crumbling schools and glaring educational inequities. Investing in Providence's school facilities will benefit students, teachers, the city of Providence and the entire state for generations to come. ★

"The changes outlined in this report are an opportunity to rebuild and start anew. These changes will help unify our education system and create opportunities for every resident of our city. The School Board and I will continue to work to ensure that safe, modern school facilities are available in every neighborhood in Providence."

– Kinzel Thomas, Providence School Board President



Robust Investments Pave Way to a Brighter Future

For far too long, the residents of Central Falls – a diverse, compact urban community – have endured the tangible consequences of chronic underinvestment in their infrastructure. The city’s budget challenges, which included a bankruptcy declaration in the wake of the Great Recession, have taken a severe toll on the community’s educational system. Deteriorating public school facilities with significant health and safety issues have hindered generations of students in this budget-strapped but striving city of 22,000.

Deteriorating public school facilities with significant health and safety issues have hindered generations of students in this budget-strapped but striving city of 22,000.

The enormous challenges confronting the Central Falls public education system are sobering. In 2019, only eight percent of graduates demonstrated high school proficiency in both English Language Arts and mathematics before graduation. But thanks to citizen endorsement of bold new investments in public education, energetic leadership by Mayor Maria Rivera and Superintendent Stephanie Downey Toledo and support from Commissioner Infante-Green and other state leaders, the city’s residents are looking forward to a more hopeful future.

In October of 2021, Governor Dan McKee signed legislation paving the way for a historic new \$144 million state-backed capital investment to build and repair school facilities in Central Falls. The voters of Central Falls overwhelmingly approved this first-of-its-kind financing arrangement, which authorized the city to issue a \$5.76 million bond and with the state guaranteeing payment for the remainder of the \$144 million. This unprecedented capital investment offers a once-in-a-lifetime opportunity to ensure the city’s students have safe and healthy 21st century learning spaces for generations to come.

In addition to other projects, the funding influx will pay for a brand-new high school to replace the existing 95-year-old facility.

RECENT FACILITY UPGRADES

As the city plans for a brighter future thanks to the approval of the \$144 million investment for new state-of-the-art facilities, the Central Falls School District has been hard at work addressing immediate needs with existing resources. Utilizing \$6.5 million approved in 2017, the district has worked with RIDE and the SBA Capital Fund to address deficiencies and implement safety and security upgrades, including:

Veterans Memorial School

Received \$500,000 to install new HVAC (Heating Ventilating and Air Conditioning) rooftop units for the gymnasium, the largest air-conditioned meeting

space in the city. Moreover, the district maximized the state's investment by allocating project savings towards a new rubber gymnasium floor.

Calcutt Middle School

The district prioritized improvements at Calcutt Middle School, including the replacement of leaky roofs and the rooftop HVAC system. In 2021, the district received \$282,513 to install high efficiency lighting throughout the school through the Office of Energy Resources, which funds school improvements in Rhode Island's underserved communities. The upgrade to energy efficient LED lighting, which will improve safety and the quality of the learning environment for students and teachers, is projected to save the school \$35,682 annually in energy and maintenance costs.



An extensive energy management system, complete with digital controls, was implemented as part of an addition that regulates the building's temperature, while improving indoor air quality and efficiency.

Additional improvements included asbestos abatement and new flooring. Masonry repointing was completed throughout the exterior of the building.

DISTRICT-WIDE IMPROVEMENTS

With the help of the SBA Capital Fund, the district was able to enhance the security and safety of all the city's school buildings.

- \$1.5 million in district-wide improvements included low, medium and high voltage electrical equipment testing to ensure the uninterrupted supply of clean and safe power to every school.
- The COVID-19 pandemic demands that indoor air systems operate at optimum capacity. This year, the district upgraded energy management systems at three schools (including Calcutt Middle School) and performed an emergency replacement of a boiler at an additional facility.

A new addressable fire technology control panel was added to an elementary school to improve safety throughout the building.

In October of 2021, Governor Dan McKee signed legislation paving the way for a historic new \$144 million state-backed capital investment to build and repair school facilities in Central Falls.

- In addition to Calcutt Middle School, four elementary schools in the district will receive high efficiency lighting upgrades through the Office of Energy Resources.

2022 AND BEYOND

The community's approval of its share of the \$144 million state-backed bond will fund capital projects throughout Central Falls, including a new high school and other new construction, renovation and additions. For years, residents have strongly advocated for replacing the 95-year-old Central Falls High School. The development of a new, state-of-the-art facility will at long last realize these dreams.

The capital investment will ensure existing and new facilities meet the community's needs, while providing Central Falls students with 21st century school facilities that prepare them for success in life.

The city and district have begun the RIDE Housing Aid Reimbursement process, and in September 2021 submitted a Necessity of School Construction Application. The Stage II application will be submitted to RIDE in the fall of 2022 and will incorporate ongoing district-wide master planning. The construction of the new buildings is expected to begin in 2023.

The capital investment will ensure existing and new facilities meet the community's needs, while providing Central Falls students with 21st century school facilities that prepare them for success in life. Developing these ambitious projects throughout the district will be an enormous undertaking – one that presents a historic opportunity for Central Falls to build a brighter future for the city's children, families and educators. In short, the entire community will benefit. ★



Supporting 21st Century Learning Environments for Every Student

Every child deserves the opportunity to learn in a first-rate facility that inspires them to reach their full potential. Yet too many Rhode Island students and educators – particularly those in our neediest districts – have been denied the physical foundation upon which a quality, modern education is built.

As we work to modernize and upgrade school facilities throughout the state, we are taking swift and bold action to rectify imbalances by lowering the steep financial barriers vulnerable communities struggle to surmount. This is an investment in students, communities and the entire state, since our shared future depends on the contributions made by all Rhode Islanders.

The five neediest districts in Rhode Island – Central Falls, Woonsocket, Pawtucket, Providence and West Warwick – account for more than 30 percent of all statewide school facility needs. They also enroll the highest percentages of educationally underserved students – children who require and deserve additional support to succeed. With comparatively

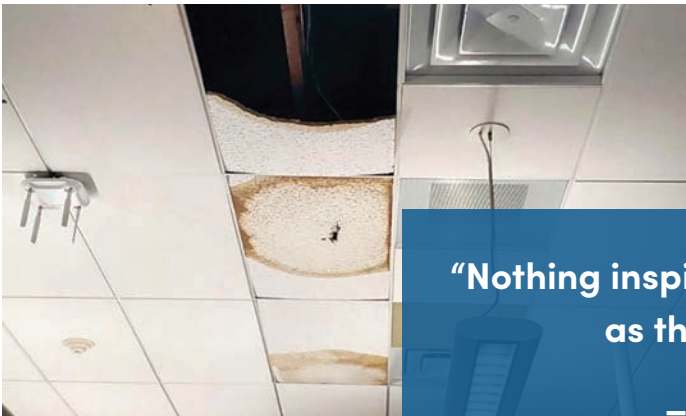
limited resources, it is challenging for these communities to provide students with facilities that optimize teaching and learning.

To create a more level playing field, RIDE and the SBA have launched a series of initiatives to close drastic equity gaps and deliver \$20 million in funding to facilities in communities that need them most.

PRIORITIZING EQUITY IN DECISION-MAKING

RIDE’s new Equity Decision Tool aims to put equity at the forefront of our work. We recognize that our staff members are responsible for ensuring the decisions they make every day advance equity and reduce bias. The tool actively addresses and acknowledges the long-standing inequities that have perpetuated structural and systemic barriers.

Meeting the high expectations and standards we have set for our educators and students requires a solid foundation. It is our foremost responsibility to ensure that every community in Rhode Island is equipped with the resources needed to build and maintain 21st century learning environments. These equity initiatives are concrete steps that bring us closer to making this vision a reality.



“Nothing inspires us to work so hard or so collaboratively as the wellbeing and education of our children.”

– Board of Education Chair Barbara Cottam

Reimagining Education: From Hope to Results



“The improvements made through this initiative will help to close the drastic gap between Rhode Island’s most- and least-modern school buildings and create spaces that students will be truly excited to learn in. RIDE is deeply grateful to our partners in state government for coming together to make this ambitious program possible.”

– Commissioner Infante-Green

The SBA Capital Fund’s Facility Equity Initiative distributes resources on a priority basis to ensure the greatest impact on facility gaps in the state’s neediest areas. The ongoing pilot

year of this program is already delivering tangible results, infusing capital that will fund high-impact educational upgrades and visual enhancements to school buildings in financially strapped districts.

During Fiscal Year 2022, the program will provide over \$13 million to serve the five Rhode Island school districts with the highest state fund reimbursement rates: Central Falls, Woonsocket, Pawtucket, Providence and West Warwick. These communities enroll 50 percent of the state’s free and reduced lunch students, 70 percent of the

THE FACILITY EQUITY INITIATIVE

The recently launched Facility Equity Initiative provides targeted districts with immediate access to resources for critical enhancements to learning environments where they are needed most. These resources allow local education agencies (LEAs) to fund high-impact educational improvements that otherwise would not happen or would require the issuance of high interest bonds. Preference is given to community spaces that are used by most students at each school.

state's multilingual learners and 40 percent of all differently abled students. The focus of this initiative is to provide transformative 21st century learning spaces to students in these communities.

The first year of the Facility Equity Initiative is funded through the SBA Capital Fund, while future iterations of this initiative are included in RIDE's Capital Budget.

Eligible projects include:

- Modernizing science labs
- Refurbishing Auditoriums
- Making lighting upgrades that enhance learning environments

- Converting libraries into to media centers
- Enhancing learning commons and breakout spaces
- Creating common spaces with dual student/ community use
- Implementing health and safety upgrades, including:
 - Heating and ventilation systems
 - Hazardous materials abatement
 - Energy enhancements

To meet Rhode Island's goals of advancing clean energy solutions and equitable business practices, full state funding is available for certain projects. In 2021 for example, the Providence Public School District received substantial funding to install energy efficient LED lighting at Hope High School and Nathanael Greene Middle School. The upgrades, which will improve safety and learning environment quality, will also substantially reduce energy and maintenance expenses.

Additionally, RIDE has partnered with the Office of Energy Resources and the Office of Diversity, Equity and Opportunity to leverage available resources, which will allow energy projects and projects that achieve a minimum 15 percent minority business enterprise utilization to receive 100 percent state reimbursement.



The upgrades, which will improve safety and learning environment quality, will also substantially reduce energy and maintenance expenses.

Leveling the Playing Field

PAYGO EQUITY ADJUSTMENT

The 2018 \$250 million Statewide School Construction Bond has yielded tremendous results, providing urgently needed funding to repair school buildings and build new, state-of-the-art facilities across the state. It is also clear that we must take steps to ensure these resources are distributed more equitably going forward.

The Challenge

The existing “pay-as-you-go” (PayGo) formula provides 15 percent upfront funding to LEAs based on the size of approval. As the PayGo funding is proportional to the size of an approval, communities that cannot issue a bond or that have limited resources are adversely impacted. For example, Central Falls, West Warwick, and Woonsocket collectively enroll 9 percent of the state’s students, but were currently on track to receive only 0.7 percent of the \$250 million statewide bond.

Woonsocket, which has 6,000 students, 10 school buildings and \$150 million of identified needs, has received only one \$6 million Necessity of School Construction approval in the past 15 years. Central Falls, which relies most on upfront funding, was positioned to receive just \$1 million of \$250 million – less than half a percent of all available funding. Jamestown, despite having ten times fewer students, has received twice as much PayGo funding as Woonsocket.

Without RIDE action, funding from the \$250 million bond would have been distributed to communities



seeking second and third rounds of funding, while conditions in these underserved communities worsened.

The Solution

Building on the Facility Equity Initiative, and in alignment with RIDE’s Strategic Plan, the Council on Elementary and Secondary Education approved a PayGo Equity Adjustment to the distribution formula to ensure limited educational resources are provided to facilities that need them most. This adjustment will ensure that resources from the 2018 Statewide School Construction Bond are distributed in a fairer and more equitable manner. Under this new formula, three of Rhode Island’s neediest communities will see a nearly \$7 million boost in dedicated school construction funding.

Under the new PayGo Equity Adjustment, Central Falls, West Warwick and Woonsocket would collectively see a \$6.6 million increase. The state commitment for Central Falls, West Warwick and Woonsocket’s existing approvals would be funded 100 percent up front. ★



Building on Progress

The great progress we have made to date and the ambitious efforts underway are generating renewed confidence in the future of Rhode Island's public education system. The strong educational foundation we are building demonstrates what can be accomplished with the right leadership, adequate resources and strategic priorities in place.

Despite tremendous progress, much work remains. Addressing the profound deficiencies and inequities in our Pre-K-12 education facilities requires a steadfast and enduring commitment to invest in a world-class education for every Rhode Island student.

Addressing the profound deficiencies and inequities in our Pre-K-12 education facilities requires a steadfast and enduring commitment to invest in a world-class education for every Rhode Island student.

The 2017 SBA *State of Schoolhouses* report identified \$3 billion in facility improvements to meet aspiration standards. The unprecedented \$250 million Statewide School Construction Bond approved in 2018 was a vital first step in addressing these deficiencies and creating new, state-of-the-art school facilities.

To build on the progress we have made, the School Building Authority recommends the following initiatives for the fiscal year 2023 state budget:

NEW \$250 MILLION SCHOOL CONSTRUCTION BOND

Following on the successful 2018 School Construction Bond, the state should advance a second \$250 million bond in 2022 for voters to approve.

This proposed \$250 million bond would include \$200 million in statewide "pay-as-you-go" (PayGo) funding and \$50 million for an expanded Facility Equity Initiative.

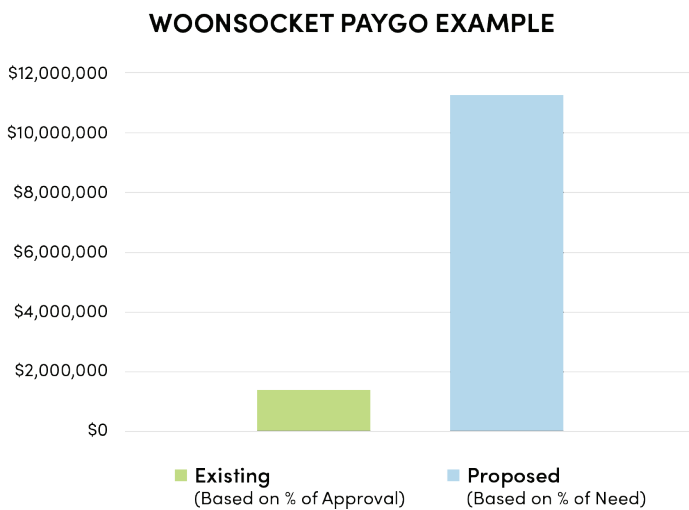
\$200 Million in Pay-As-You-Go Funding

To equitably allocate efforts, provide additional resources and prioritize supports to assist our urban districts with high-need student populations, SBA proposes adjusting the current PayGo distribution formula.

- **Challenge** – Communities such as Woonsocket and Central Falls, which are eligible to receive over 94 percent reimbursement, receive very little housing aid. Despite the huge potential return on investment – every local dollar is matched by 17 state dollars – the existing system requires communities to finance and then complete projects before seeking funding. This hobbles communities with limited resources, further aggravating equity gaps that hurt students and educational systems.

■ **Solution: PayGo Formula Adjustment –**

This measure would create a bond distribution strategy that aligns with RIDE’s Strategic Plan and Equity Decision Tool. Rather than continuing to link PayGo funding to Necessity of School Construction approvals (15 percent of approval as per 2018 Bond distribution), resources would be awarded as a percentage of identified need (10 percent of building deficiencies).



ALIGNING HOUSING AID BONUSES TO STATE PRIORITIES

In alignment with Rhode Island General Law, the *Rhode Island 2030 Working Document* and RIDE’s Strategic Plan, the School Building Authority ensures our educational facilities are ready to serve communities in ways that will advance equitable outcomes. The COVID-19 pandemic and supply chain issues significantly delayed the ability of LEAs to plan educational facility improvements. This proposal recommends aligning the expiration of all temporary bonuses, incentivizing additional Minority Business Enterprise (MBE) participation and encouraging net-zero energy emissions.

\$50 Million Facility Equity Initiative

Every child deserves to attend school in a 21st century learning environment. Building on the pilot year of the Facility Equity Initiative, the FY 2023 Budget should allocate \$50 million to enhance this critical funding stream. This investment will help ensure that all Rhode Island students attend safe, healthy and educationally appropriate school facilities by expanding the Facility Equity Initiative to include all LEAs with free and reduced lunch rates over 40 percent. This change will more than double the number of schools eligible to access this high-impact, upfront funding.

This public investment will improve student outcomes, increase energy efficiency and support local businesses – including minority business enterprises (MBEs). By following the existing framework of the Facility Equity Initiative, these projects represent more than \$35 million of MBE opportunity.

Align and Extend Temporary Housing Aid

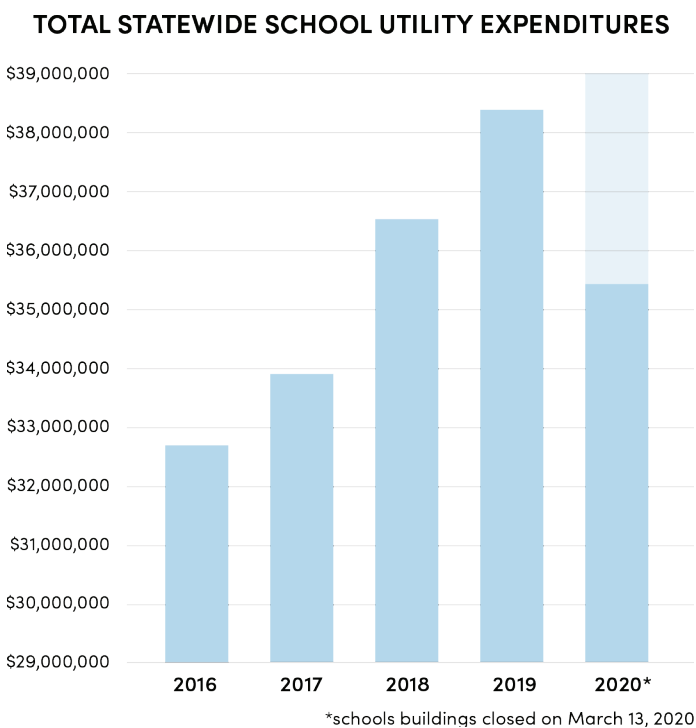
Bonuses – Statewide, LEAs lost a year of planning and construction addressing COVID-19, while also facing the reality of global supply chain challenges. To mitigate these disruptions and resulting delays, SBA proposes streamlining and simplifying this process to align the expiration of all six temporary Housing Aid bonuses and would afford LEAs an additional year in planning and construction.

Minority Business Enterprise Participation –

This proposal would lift the bonus cap for charter schools and minimum share districts (the wealthiest districts, per state calculation) that utilize at least 15 percent MBE. While statute allows LEAs to receive up to 20 percent in bonus incentives,

charter schools and minimum share communities are capped at 15 percent and 17.5 percent bonus points respectively. Building on the state’s strategic priorities and state law, Rhode Island supports the fullest possible participation of firms owned and controlled by minorities and women in public construction programs and projects. This would create *an additional* \$15 million in MBE opportunities for vendors in the state.

Energy Reduction Incentive – Facilities that are designed, built and maintained with high-performance attributes can directly enhance the educational mission of the school by providing students and teachers with an environment best suited to deliver 21st century education. LEAs spent a *combined \$215 million* on utilities between FY 2015 and FY 2020. By increasing the numbers of net-zero energy emission school facilities, expenditures could be reallocated back into the classroom and support an *additional 500 teachers* per year.



Implementing a high-performance school design reimbursement incentive will help achieve net-zero energy emissions by 2050. In supporting the construction and renovation of high-performance school buildings, LEAs will be creating safe, secure and healthy learning environments, while saving money on their utility bills.

In supporting the construction and renovation of high-performance school buildings, LEAs will be creating safe, secure and healthy learning environments, while saving money on their utility bills.

SPECIAL LEGISLATION FOR WOONSOCKET

The bond proposal would utilize state resources to provide a substantial and urgently needed funding boost for Woonsocket Public Schools. This approach would equip Woonsocket with \$150 million to upgrade and modernize its school facilities, 94 percent of which would be backed by state bonds.

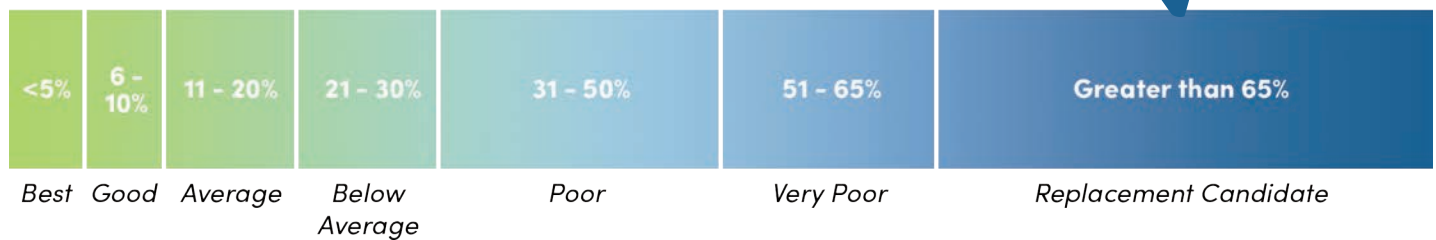
The Challenge: The 2017 Statewide Facility Assessment revealed over \$150 million in building deficiencies and identified need across Woonsocket’s school facilities. Existing funding mechanisms and traditional resources are insufficient to meet Woonsocket’s needs – even with the possibility of 94 percent state aid, especially since housing aid is a reimbursement-based program.

Woonsocket, which serves 6,000 students, has received only \$6 million in Necessity of School Construction approval funding since July 1, 2007. As a result, four of Woonsocket’s elementary schools are considered “*replacement candidates*,” with an average facility condition index (FCI) score of 71 percent, above the 65 percent threshold for replacement. For perspective, the average statewide FCI score is just 39 percent.

WOONSOCKET FACILITY OVERVIEW

School Name	5-Year FCI	Year Opened
Bernon Heights Elementary School	76.8%	1960
Citizens Memorial Elementary School	69.3%	1958
Kevin K. Coleman Elementary School	70.9%	1963
Leo A. Savoie Elementary School	68.2%	1962
Average	71.3%	1960

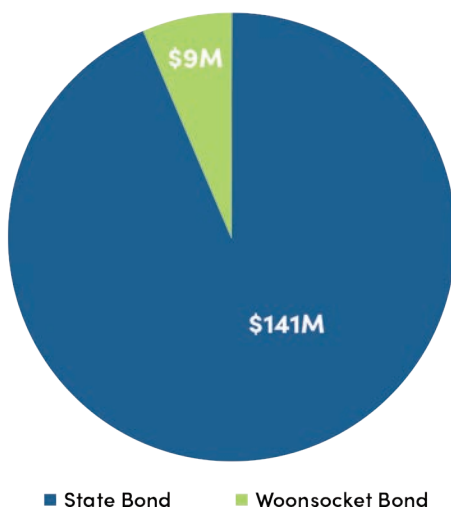
FACILITY CONDITION INDEX SCALE



Solution: Following Central Falls’ groundbreaking special legislation, the state can issue its share of funding (\$141 million) up front, with Woonsocket

only bonding for its local share (\$9 million). This approach would equip Woonsocket with the necessary resources to build school facilities students deserve.

\$150 MILLION BOND BREAKDOWN



ENDURING COMMITMENT

This FY 2023 bond proposal demonstrates our lasting commitment to building on the progress we have made and will advance equitable outcomes for generations to come. **The future investments outlined in this proposal are essential to renewing the dream of delivering a world-class education to every student in Rhode Island.** ★



RIDE Rhode Island
Department
of Education