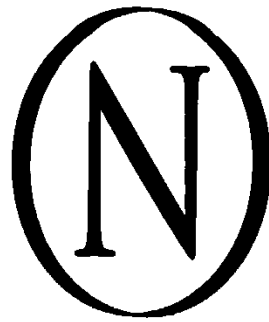




**Ad Hoc School Building Committee
Recommendation for the Construction of
the
Claiborne D. Pell Elementary School
5 March 2009**



NEWPORT PUBLIC SCHOOLS



Ad Hoc School Building Committee



CHARGE

“To recommend to the School Committee a plan for elementary school construction.”



Ad Hoc School Building Committee Membership



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School Construction Time Line



- **February 2009** RIDE Stage I Application
- **March 2009** Configuration and Site Decision
- **April 2009** RIDE Stage II Application
- **May 2009** Board of Regents Decision
- **November 2009** Special Election Referendum
- **September 2012** School Opening



History of Elementary School Assessments



- **1995 Newport Public Schools: Demographic and School Facilities Study, August 1995**
- **2002 Long Range School Facilities Planning – Newport, Rhode Island, New England School Development Council**
- **2004 City-School-Community Advisory Group Final Report**
- **2005 NPS Facilities Long Range Plan**
- **2005 Report of a Management Review of the Newport Public Schools; Berkshire Report**

"We've studied the schools in Miami, Detroit, Los Angeles and other urban districts, and all of the elementary schools here are in the worst physical condition we've seen," said Costello-Shea, speaking for Berkshire.



Recommendation Goals



- **Improve Educational Opportunities and Outcomes for All Newport School Students**
- **Provide a Cost Effective Solution**
- **Support Future Eventualities Such As Enrollment Changes and Aquidneck Island District Realignment**



A Modern School Facility Provides Educational Advantages



- Opportunities for accelerated learners in flexible groupings
- Providing assistance for all students to reach proficiency standards
- Teacher collaboration opportunities to further improve instruction
- Consistent education community that improves parental involvement and increases academic performance
- Enhancement services through extra-curricular activities
- Localizing special services of school thereby eliminating their travel time between schools
- Eliminates Heating, Lighting, Noise, Space and Ventilation Issues





Option Pros & Cons



Option	Pros	Cons
PK- 1 or 2	<ul style="list-style-type: none">•Provides for a state of the art Early Learning Center•Grades consolidated at one site•Possible location at several Newport sites•Possible Reuse of existing facility through addition/renovation•Possible central location•Thompson location for upper elementary offers safe bus and parent pick-up and drop-off on east side of school, remote from Broadway.•Traffic on lower Broadway is slowest in Newport.•Thompson has large gym for full range of indoor Phys. Ed. Activity•Lower cost of smaller facility	<ul style="list-style-type: none">•Alternative PK–1 or 2 (Underwood, Coggeshall) are not as conducive to state of the art sustainable design strategies as Dexter St•Disrupts standing age groupings at all levels.•Abandons fairly recent commitment to Middle School educational model and facility.•Thompson can not meet accepted standards for outdoor play areas for grades 2 or 3 through 6•Lower Broadway perceived by many as too busy for safe access by young children.•Requires some modification of Thompson and Rogers for relocated grades•Larger percentage of total cost dedicated to modification of other facilities to achieve system wide reconfiguration of all grade levels



Option Pros & Cons



Option	Pros	Cons
3 PK-4 Schools	<ul style="list-style-type: none">• Closest to traditional pattern of neighborhood schools• Lowest need for busing• Most automatic approach to maintain existing pattern of parent involvement• Exploits symbolic value of two neighborhood educational icons	<ul style="list-style-type: none">• Maintains greater degree of perceived facility and demographic inequity, isolation• Would require frequent relocation of students between schools to maintain desired student per classroom norms.• Limits developmental working groups to 2 to 3 teachers per grade.• Limits range of differentiated instruction• Requires additional Principal within system• Requires separate support staff and equipment• Requires substantial upgrades and additions to two existing schools along with new school for north end at significant cost for minimum standards• Requires 6+ year construction project• Highest cost solution to provide all Newport students with state-of-the-art facilities.



Option Pros & Cons



Option	Pros	Cons
2 Schools (PK-2, 3-4)	<ul style="list-style-type: none">•Provides for a state of the art Early Learning Center•Does not require disruption of standing Middle School configuration or changes at Rogers•Consolidates each elementary grade level without the feel of a large “regional” type school.•Possible locations at several Newport sites•Possible reuse of existing facilities through addition/renovation•Possible central location for either the upper or lower elementary school building•Possible single campus with two buildings•Possible strategy for phased construction at Dexter St. with intermediate range limited rehab at another site to house grades 3 & 4 until economic and demographic trends stabilize.	<ul style="list-style-type: none">•Grade consolidated but separate upper and lower elementary schools would compete for parent participation.•Alternative sites (Underwood, Carey, Coggeshall) are not as conducive to state-of-the-art sustainable design strategies as Dexter St.•Requires duplication of shared facilities: library, cafeteria, multi-purpose•Requires separate support staff and equipment•Higher building cost for duplicated elements and for higher ratios of footprint and exterior walls to usable area.•Inconvenient distance between lower and upper elementary schools if both are not located at Dexter St.•No guarantee of future commitment to complete the full upgrading upper elementary school if phased strategy is adopted. (bonding only PK-2).



Option Pros & Cons



Option	Pros	Cons
PK-4	<ul style="list-style-type: none">•Concentrates elementary teaching resources at one site allowing for flexibility in student classroom assignments and significant teacher collaborations•Provides consistent educational continuum that improves parental involvement and increases academic performance•Applicability of proven design strategies for combining separate upper and lower elementary schools without the feel of a large “regional” type facility•Improves opportunities for after school programs with community partners•Concentrates school psychologists, social workers, family service coordinators, speech therapists and behavioral specialists for elementary education•Provides optimal space for outdoor activities for all PK-4 students•Provides opportunities for students in grades 3&4 to develop leadership experience•Provides best opportunity for sustainable building design principles to be implemented•Cost effective compared to current elementary school operations•Retains standard district wide grade level groupings•Provides future flexibility in areas of enrollment and Aquidneck Island school district realignment	<ul style="list-style-type: none">•School location options limited to Dexter Street•Eliminates neighborhood school concept•Likely to increase busing requirements



Recommendation



- **Ad Hoc School Building Committee Recommends Construction of a PK-4 Elementary School Facility**

- 20 Votes PK-4, 5-8, 9-12 Grade Configuration
- 2 Votes PK-2, 3-6, 7-12 Grade Configuration
- 2 Votes Undecided
- 2 Votes Abstained
- 1 Absent

- **Additional Recommendation and Concerns for Next Stage**

- Seek Additional Community Input
- Verify Cost and Revenue Estimates
- Work with City Council on timing and funding
- Plan for Site Specific Issues

Cost Effective Solution

- **Operating 4 Elementary School Requires 9 Additional Staff Positions**
 - Currently \$709,336 In Salary and Benefits
 - \$18,696,097 Over 20 Year Period Assuming 3.5% Salary & Benefits Increases
- **These Funds Could Be Invested In New Facilities**
 - \$709,336 Annual Savings Yields \$8,136,028 In Construction Funding At 6% Interest Rate
 - Saves An Additional \$4,509,377 Over 20 Year Period
- **Additional Cost Offsets from State School Construction Aid and Value of Excessed Properties**



- **Enrollment Changes**
 - Design to Appropriate Size
 - Include Expansion Option in Design
- **Aquidneck Island School District Realignment**
 - Located Near Community Boundary
 - Maintains High School Grade Alignment Across Communities



PK- 4 Enrollment Estimates
December 2008 Whitehall Associated Demographic Study



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High Revenue Estimate of Cost Offsets Effect on Bond Payment



Cost Offset	Amount	Effective Bond Amount	Annual Cost to Tax Payers ⁽²⁾	Annual Tax Payer Costs (\$300K)	Annual Tax Payer Costs (\$600K)
	None	\$30,000,000 ⁽¹⁾	\$2,615,536	\$132.38	\$264.76
State Aid ⁽³⁾	\$9M	\$21,000,000	\$1,830,875	\$92.67	\$185.33
Operating Savings	\$8.17M⁽⁴⁾	\$12,863,972	\$1,121,540	\$56.76	\$113.53
Estimated Value of Excessed Property ⁽⁵⁾	\$8M	\$4,863,972	\$424,063	\$21.46	\$42.93

Notes

1. Assumed Construction Costs \$30M; Estimate to be updated during next stage.
2. 6%, 20 Year Bond Period Assumption
3. RI Department of Education Decision At Stage II
4. Present Value of \$709,336 Annual Operating Savings At 6%, 20 Year Period
5. High variability in value and timing of sales due to economic conditions



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Low Revenue Estimate of Cost Offsets Effect on Bond Payment



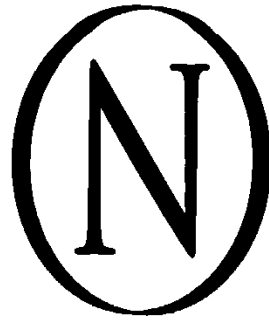
Cost Offset	Amount	Effective Bond Amount	Annual Cost to Tax Payers ⁽²⁾	Annual Tax Payer Costs (\$300K)	Annual Tax Payer Costs (\$600K)
	None	\$30,000,000 ⁽¹⁾	\$2,615,536	\$132.38	\$264.76
State Aid⁽³⁾	\$5.4M	\$25,600,000	\$2,144,740	\$108.55	\$217.10
Operating Savings	\$8.17M⁽⁴⁾	\$16,463,972	\$1,435,404	\$72.65	\$145.30
Estimated Value of Excessed Property ⁽⁵⁾	\$4M	\$12,463,972	\$1,086,666	\$55.00	\$110.00

Notes

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Comments and Questions



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