

Moving Forward: A Progress Report on Rhode Island School Construction



General Treasurer Seth Magaziner

April 2021

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Message from Treasurer Magaziner

Every child in Rhode Island deserves to go to a school that is warm, safe, dry and equipped for 21st century learning.

In 2018, Rhode Island voters spoke clearly, approving a once-in-a-generation plan to repair and replace public school buildings across our state. The plan was developed by the School Building Task Force, created through Executive Order by Governor Gina Raimondo, following the release of a report by the Department of Education that catalogued the unsafe and deteriorating conditions of Rhode Island's school buildings.



Beginning in 2017, the Task Force met with scores of educators, administrators, parents, students, financial consultants, and design and construction experts, to develop a plan that would dramatically improve the condition of school facilities, while also ensuring that those facilities would be properly maintained into the future.

As Co-Chair of the Task Force, I recall that the most compelling testimony we heard was from the students whose dreams and aspirations have been threatened by the poor condition of their school buildings. We heard from students who desire to launch careers in the life sciences and other technical fields but attend schools without adequate science labs and career tech spaces. We heard from elementary school students who struggled to focus in classrooms that were too hot in the spring and too cold in the winter.

All students deserve equal access to a high-quality education, and poor school facilities should not be a barrier. In total, the school construction program developed by the Task Force will invest more than \$2 billion in Rhode Island's public school buildings over ten years with an eye toward improving not only building conditions but, most importantly, learning and health outcomes.

We are currently just over two years into the execution of the program, and while it is too early to measure the full impact it will have on the condition of school buildings statewide, the following report provides a status update on the trajectory of the program.

The early data is extremely encouraging. The aggregate amount of school construction projects, either in process or in the pipeline, has grown significantly since the passage of the program in 2018. In total, 22 school districts have been approved for funding to repair or replace 163 schools, with more approvals expected in the coming year. Some of these projects are already complete or under construction. The rest are scheduled to break ground before the end of 2022. In total, the projects already approved are projected to create more than 21,000 jobs while enhancing education for students and strengthening the economy of our state in the long run. In addition to embarking on major new construction and renovation projects, school districts are meeting stricter standards for maintenance and upkeep of existing facilities.

However, while the total amount of school construction activity is increasing significantly from pre-2018 levels, results vary by district, with the biggest differentiating factor being the ability of local communities to form a consensus vision for school facilities. Overall, the school construction program developed by the Task Force in 2017 and approved by voters in 2018 is off to a strong start.

All stakeholders at the state and local level must continue to act with urgency and focus during the coming years in order to ensure that all students in Rhode Island can attend school in high-quality buildings that will set them up for long term success.

A handwritten signature in blue ink that reads "Seth Magaziner". The signature is fluid and cursive.

Seth Magaziner
General Treasurer, State of Rhode Island

Background

The Department of Education released the State of Rhode Island Schoolhouses Report, produced by Jacobs Engineering and known as the “Jacobs Report,” in 2017, following a year-long assessment of building conditions at all 306 public school campuses in Rhode Island. That assessment found over 50,000 deficiencies, many of them severe in nature, across every school district in the state. These deficiencies ranged from direct threats to the health and safety of children, including the presence of hazardous materials and inadequate fire suppression systems, to programmatic deficiencies such as a lack of adequate science labs that speak directly to the ability of the State to prepare our students to be successful in the modern economy.

Jacobs Engineering identified \$627.6 million in high-priority construction and repairs needed to address immediate health and safety deficiencies in school buildings statewide. The statewide cost to bring all school buildings into ideal condition was estimated at \$2.2 billion.

Further, it found that the level of school construction occurring statewide was not enough to keep pace with the aggregate level of building depreciation. Jacobs found that at the existing level of annual school construction activity statewide, the cost to bring all buildings into ideal condition was growing by \$70 million per year. In short, Rhode Island’s school buildings were crumbling faster than they were being fixed.



As of 2017, 48% percent of the public schools in Rhode Island were constructed between 1951 and 1970. 78 of Rhode Island’s public schools were more than 75 years old. The condition of our school buildings directly impacts student performance and attendance. Clean, safe, comfortable, and healthy learning environments are important factors for both teachers and students.

In September 2017, Governor Gina Raimondo signed an executive order creating the Rhode Island School Building Task Force, to develop a plan to address the state’s growing school facilities crisis. Task Force Members included*:

- **General Treasurer Seth Magaziner, Co-Chair of Task Force**
- **Education Commissioner Ken Wagner, Co-Chair of Task Force**
- **Chairman Marvin Abney**, on behalf of the House of Representatives
- **Elizabeth Burke Bryant**, Executive Director, Rhode Island KIDS COUNT
- **David Cournoyer**, Director of Facilities and Transportation, Johnston Public Schools
- **Joseph Dewhirst**, Chairman, Rhode Island Health and Educational Building Corporation
- **Department of Administration Director Michael DiBiase**, School Building Authority Advisory Board
- **Patricia Flanagan, M.D.**, Pediatrician-in-Chief at Hasbro Children’s Hospital and professor of pediatrics at the Warren Alpert Medical School of Brown University
- **Frank Flynn**, President, Rhode Island Federation of Teachers and Health Professionals
- **Jo Eva Gaines**, Council on Elementary and Secondary Education
- **Chairwoman Hanna Gallo**, on behalf of the Senate
- **Jhonny Leyva**, President of Heroica Construction
- **Andy Nota**, Jamestown Town Administrator, on behalf of the League of Cities and Towns
- **Larry Purtill**, President, National Education Association of Rhode Island, Member of Council on Elementary and Secondary Education
- **Barry Ricci**, Chariho Superintendent, on behalf of the RI School Superintendents Association
- **Michael Sabitoni**, President, RI Building & Construction Trades Council, Business Manager, Laborers Local 271
- **Neil Steinberg**, President, Rhode Island Foundation
- **Kinzel Thomas**, Providence School Board, on behalf of the RI Association of School Committees
- **John Hazen White, Jr.**, Chairman and Owner, Taco Comfort Solutions

*Titles noted are as of September 2017.

The Task Force held six meetings and four Town Hall-style forums with students, teachers, and parents at locations across the state from September through December of 2017. All meetings were open to the public and forums were streamed live via Facebook. Members of the Task Force also visited dozens of schools across Rhode Island and met with students, teachers, facility managers, parents, and other community members who shared their ideas and insights for how Rhode Island's public school buildings can be improved.

The Task Force found that, while millions of dollars have been spent on school construction in Rhode Island through the years, the level of investment was not nearly enough to keep up with the overall deterioration of school buildings statewide. Additionally, there were few statewide controls in place to ensure that the right projects were prioritized, that project costs were adequately contained, or that buildings were properly maintained to prevent deterioration.



The Task Force studied best practices from across the country with a focus on developing a workable plan to meet the needs outlined in the Schoolhouses report. Throughout the process, the Task Force was particularly mindful of the cost of delaying action to address the condition of Rhode Island school buildings.

In December 2017, the Task Force recommended that the State of Rhode Island, in partnership with municipalities and school districts, embark on a once-in-a-generation investment in upgrading our public school buildings. In making its recommendations, the Task Force sought to meet the following goals:

- **All schools will be warm, safe and dry.** Districts should prioritize fixing building safety hazards, code violations or severe damage, including deficiencies which, if unaddressed in the near-term, will result in safety hazards or severe damage.
- **All schools will have 21st century learning environments.** As educational programs, curricula, and instruction methods evolve, it is essential that Rhode Island provide students with appropriate, technology-enabled facilities for 21st century learning. Too many schools lack appropriate spaces for science and technology labs, engineering, arts, and math (STEAM) programs, career education, and early childhood classrooms.
- **Every school district will see meaningful improvements to the condition of its public school buildings.** Every school district in Rhode Island had multiple deficiencies, and most districts have schools with significant needs. The Task Force worked to ensure that its recommendations were actionable and equitable, and that all school districts could benefit from the recommendations.

“While we live in an era of constrained budgets and competing priorities, the safety and wellbeing of children must be paramount. Any delay in making these investments will only increase the cost.” — **Rhode Island School Building Task Force, December 2017**

The Task Force’s 2017 plan for fixing Rhode Island school buildings contained three parts:

- **Incentivizing a surge of school building repairs and replacements**
The State would temporarily, but substantially, increase its level of financial support for school construction projects meeting certain criteria. Local school districts would still lead the development and prioritization of projects but would be able to access significantly enhanced financial support from the State for a limited period of time.
- **New policies to control construction costs**
The Task Force recommended stronger State-level oversight to ensure that contractors would be held to high standards while minimizing costly change orders while projects were in process.
- **New policies to protect building conditions going forward**
The State would enact stronger requirements for school districts to provide adequate maintenance and upkeep of school facilities on a go-forward basis.

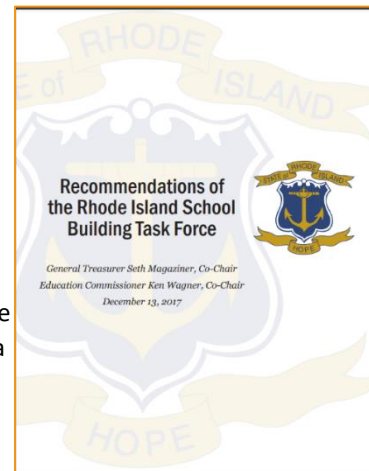
Recommendations to Incentivize Repairs

To encourage school districts to embark on more school repair and construction projects quickly, the Task Force recommended that districts be eligible to receive enhanced State funding for certain types of school construction projects for a limited period of time.

Historically, the State would be responsible for a portion of the cost of a school construction project, with the level of State support determined by a formula tied to the weighted property valuation of the school district, with the State covering a minimum of 35% of the cost of a project in a traditional school district, and 30% for a project at a charter school. Under the Task Force plan, eligible districts can receive up to 20 “bonus points” from the State for a school construction or repair project.

A “bonus point” is equal to 1% of costs for approved school construction or renovation. This amount is paid by the State – in addition to the standard amount the State would pay. This increase in school funding reimbursements is temporary, encouraging districts to improve their buildings without delay. Eligible districts can earn the following bonus points, up to the 20% cap, for their school construction project.

- +5 point bonus** for high-priority health and safety projects, including the removal of hazardous materials, to incentivize “warm, safe and dry” schools. These projects must begin by December 2022 to be eligible.
- +5 point bonus** for projects devoted to enhancing the teaching of STEAM, early childhood education, or career and technical education. These projects must begin by December 2022 to be eligible.
- +5 point bonus** for replacement of a facility that has significant condition deficiencies. These projects must begin by December 2023 to be eligible.
- +5 point bonus** for any new construction or renovation that leads to the functional utilization of any facility increasing from less than 60% to more than 80%. This can include consolidation of buildings within or across districts. These projects must begin by December 2023 to be eligible.
- +5 point bonus** for any new construction or renovation that leads to the functional utilization of a building decreasing from more than 120% to between 85% and 105%. These projects must begin by December 2023 to be eligible.
- +5 point bonus** for the consolidation of two or more school buildings, within or across districts, into one building. These projects must begin by December 2023 to be eligible.



Bonus points can be combined and eligible districts can be awarded up to 20 bonus points added to their normal State share. For example, a district that would have been eligible for a 50% State share prior to the enactment of the Task Force's plan would be eligible to receive up to a 70% State share if the project meets at least four of the above conditions.

The Task Force also recommended that, for the first time, costs associated with temporary swing space used during construction projects and environmental remediation of school construction sites be reimbursable expenses under the funding formula. The lack of reimbursement for these expenses had frequently been cited by municipalities as barriers to launching necessary school construction projects.

Following decades of deferred maintenance at Rhode Island schools, the goal of the Task Force was to help districts fix more schools faster.

The Task Force also recommended funding a portion of the State's share for all major projects on a "pay-as-you-go" basis rather than a reimbursement basis. Under "pay-as-you-go" 15% of the State share is provided to districts during the construction process, whereas previously districts would often have to borrow the full amount of a project's costs and would only receive the State share as a reimbursement for annual bond payments after the project was completed.

Receiving a portion of the State share up front allows districts some relief from taking on large debt burdens to finance a school construction project. In order to pay for this increased State support, the Task Force recommended a \$250 million general obligation bonding referendum on the 2018 ballot and a second \$250 million general obligation bonding referendum on the 2022 ballot. The Task Force also concluded that the State should continue to budget for a minimum of \$80 million per year in general revenue funds to fund school building repairs.

Recommendations to Control Costs

An increased level of State investment in school facilities also requires heightened oversight and stewardship to ensure that resources are spent efficiently, projects are completed on budget, and buildings are adequately maintained to prevent future deterioration. In order to ensure that school construction projects would be completed efficiently, the Task Force recommended, and the General Assembly adopted, the following measures:

- School districts would be required to hire an Owners Project Manager (OPM) for all large projects, to ensure that projects are executed properly from the design phase through completion. The use of an OPM is expected to reduce the cost of school construction projects over time, while also reducing the chances that a project experiences delays or glitches.
- For project costing \$1.5 million or more, districts are required to have an Owners Program Manager and a commissioning agent, to represent the district's interests throughout the design and construction phases of the project to ensure that the building, and all of its systems, operate correctly. These expenses are reimbursable by the State.
- Prior to bidding on projects exceeding \$10 million in total cost, contractors must first be certified by the State to ensure that work is being done by reputable vendors without a history of significant cost overruns, legal breaches, poor safety, or quality control issues.

The Task Force also recommended that the approval process at RIDE, by which school districts apply for State funding, undergo a LEAN process review to ensure that the application process be as efficient and timely as possible.

"LEAN" is a continuous improvement methodology, adapted from the manufacturing sector, which focuses on reducing waste and wait and processing times with a goal of increasing efficiency and cost reductions.

Recommendations to Protect Building Conditions

To avoid the escalating costs of crumbling school buildings, they must be regularly and properly maintained. The Task Force recommended a new State requirement that districts make a minimum annual investment for maintenance of their school buildings. In the final plan, districts are required to make an annual investment in maintenance that can be met one of three ways:

- 3% of the district's operating budget,
- 3% of the replacement value of the school buildings, or
- \$3 per square foot of building space

This requirement is phased in over four fiscal years and the full amount will be required by Fiscal Year 2023. Districts are required to report their maintenance expenditures to Rhode Island Department of Education (RIDE) and if the requirement is not met, RIDE can withhold school housing aid reimbursement in a restricted fund for the district to use to meet the maintenance spending requirement. To date, districts have had two full fiscal years of required maintenance spending.

The Task Force also recommended that all projects receiving State funding for school construction be required to adhere to the State law that encourages a minimum of 10% of project costs be awarded to women and minority-owned businesses.

In 2018, following the Task Force's recommendations, Governor Gina Raimondo and the General Assembly endorsed the proposed \$250 million in state general obligation bonds to launch the statewide school construction initiative, and on November 6, 2018, Rhode Island voters overwhelmingly approved the \$250 million statewide School Construction Bond with 76.7% of the vote.

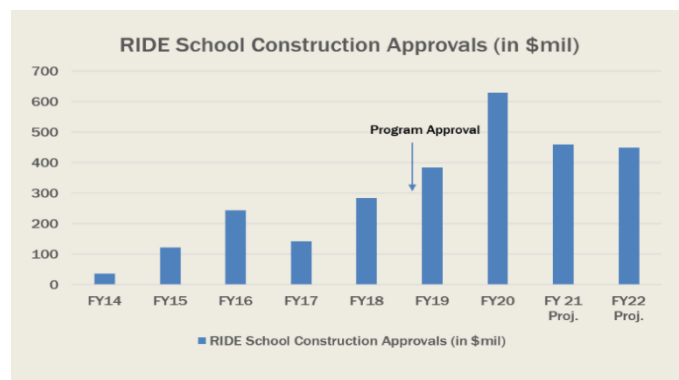


Results-to-Date

The core goal of the statewide school construction plan was to incentivize school districts to invest in a surge of school construction activity to fundamentally reshape the condition of school buildings across Rhode Island. While it is too early to fully account for the impact of the plan, early data clearly indicates that the plan is succeeding in spurring a significantly higher level of school construction activity in Rhode Island.

Municipal applications for school construction funding have increased significantly since the program began, reaching record levels in FY 2019 and again in FY 2020. Rhode Island Department of Education data shows that more than \$1.3 billion of new projects have been approved or are projected by RIDE to be approved in the four years since the plan was passed into law. This amount is in addition to proposed projects that are scheduled to be considered for approval in the second half of FY 2021 and in FY 2022.

This level of new school construction activity is significantly higher than historical norms, and is well distributed across multiple school districts, both urban and suburban. A detailed breakdown of all projects approved since the passage of the program in 2018 can be found on the following pages.



In total, 22 school districts were approved for State funding for school construction projects between Fiscal Year 2018 and the publication of the report in April of Fiscal Year 2021. These approvals include repairs or replacements of 163 distinct school buildings. As of the publication of this report, of the approved school construction projects have been completed at 12 of these schools and are currently in process at 29 others, with the remainder scheduled to be completed in the coming years. Additionally, 3 school districts have Stage 2 application pending at RIDE totaling \$190,409,752 of additional investment if approved.

The benefits of improved school facilities not only include enhanced educational outcomes for students, but also jobs spurred by enhanced construction activity. The most recent economic data indicates that on average every \$1 million spent on construction projects creates 16.4 direct and indirect jobs.¹ At that multiplier, the \$1,329,872,641 of projects already approved under the Task Force's program is on track to create 21,810 jobs with more to come from future project approvals.

The full impact of the program will last for many years to follow, as a generation of Rhode Island students enters the workforce better equipped to enter the 21st century economy, improving the state's productivity, wealth, and quality of life for all segments of our population.

¹ <https://www.epi.org/publication/updated-employment-multipliers-for-the-u-s-economy/>

Fiscal Year 2021 School Construction Approvals

District / LEA	Project Status (Pipeline, Under Construction, Completed)	Necessity Approval	Base State Share %	Base State Share \$	Anticipated State Share with bonuses	Anticipated State Share \$	# of Students Impacted	Description	Justification
Central Falls	Design/ pre-construction	\$7,665,597	96.6%	\$7,404,967	98.3%	\$7,535,281	2,642	Districtwide repairs: This project will address repairs at all six Central Falls School District's facilities, including: Captain Hunt Elementary, Ella Risk Elementary, Robertson Elementary, Veterans Memorial Elementary, Calcutt Middle School and Central Falls High School. The proposed repairs will address deficiencies of mechanical systems, exterior envelope, electrical systems, site, as well as code compliance and life safety issues.	This project is part of a masterplan that includes health, safety, and security improvements, including building envelope repairs, HVAC repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, ADA compliance, hazardous materials abatement, and other building system improvements that affect student and staff health and safety.
Exeter-West Greenwich	Design/ pre-construction	\$17,800,000	61%	\$10,858,000	75%	\$13,350,000	1,558	Districtwide repairs: This project will address repairs at three Exeter-West Greenwich Regional School District facilities, including: Metcalf Elementary School; Wawaloam Elementary School; EWG Regional Junior High & High School. The proposed repairs will address code compliance and life safety issues, including building and fire code issues, electrical improvements, and exterior envelope repairs.	This project is part of a masterplan that includes health, safety, and security improvements, including building envelope repairs, HVAC repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, ADA compliance, hazardous materials abatement, and other building system improvements that affect student and staff health and safety.
Narragansett	Design/ pre-construction	\$8,311,372	35%	\$2,908,980	45%	\$3,740,117	1,316	Districtwide repairs: This project will address repairs at Narragansett Elementary and Middle Schools and an addition and renovations at the Narragansett High School for health and safety repairs and program improvements.	This project is part of a masterplan that includes health, safety, and security improvements, including building envelope repairs, HVAC repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, ADA compliance, hazardous materials abatement, and other building system improvements that affect student and staff health and safety.
FY2021 Total		33,776,969		\$21,171,947		\$24,625,398	5,516		

Fiscal Year 2020 School Construction Approvals

District / LEA	Project Status (Pipeline, Under Construction, Completed)	Necessity Approval	Base State Share %	Base State Share \$	Anticipated State Share with Bonuses	Anticipated State share \$	# of Students Impacted	Description	Justification
Burrillville	Design/ pre-construction	\$7,214,000	50.8%	\$3,664,986	60.8%	\$4,386,112	2,366	Repairs and Renovations: This project will address districtwide repairs at the Austin Levy Elementary, Callahan Elementary, Steere Farm Elementary, the Middle School, and the High School in the Burrillville School District to address high priority deficiencies in building systems.	This project is part of a masterplan that includes the construction of two new elementary schools that will replace two elementary schools that have reached the end of their useful life. The masterplan includes work at both the district's high schools to address high priority needs and educational program needs. The project will also include health, safety, and security improvements, including building envelope repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, ADA compliance, hazardous materials abatement, and other building system improvements that affect student and staff health and safety.
Cranston	Design/ pre-construction	\$146,822,931	54.3%	\$79,682,713	69.9%	\$102,629,228	9,402	New Construction/ Major Renovation: This project includes new construction of two elementary schools as part of a districtwide masterplan. Major renovations are planned at Park View Middle School and Cranston High West, while renovations and additions are planned at Eden Park School to include safety and code upgrades, site improvements, accessibility upgrades, educational enhancements, building envelope repairs, and other building system repairs. Districtwide Repairs: This project will address health and safety, life safety, building envelope, educational, and other building system repairs at district facilities.	This project is part of a masterplan that includes the construction of the Gladstone Elementary School (90,915 sq ft) with 750 seats and Garden City Elementary School (85,455 sq ft) with 575 seats. The master plan also includes major renovations and additions at Eden Park School, and major renovations at Park View Middle School and Cranston West High School addressing high priority and educational program needs. The project will also include health, safety, and security improvements, including building envelope repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, AD compliance, hazardous materials abatement, and other building system improvements that affect student and staff health and safety.
Cumberland	Under construction	\$79,093,500	43.8%	\$34,648,252	58.8%	\$46,506,978	4,511	Major Renovation/ Additions: This project includes renovation of all elementary schools, and additions at Ashton, Community, Garvin, and McLaughlin Elementary Schools as part of a districtwide masterplan. Districtwide Repairs: This project will also address health and safety, life-safety, building envelope, educational, and other building system repairs at McCourt Middle School, North Cumberland Middle School, and the Cumberland High School.	This project is part of a masterplan that includes renovations and additions at Ashton (13,800 sq ft addition for a 3-track school with 432 capacity), at Community (9,840 sq ft for a 4-track school with 576 capacity), at Garvin (8,162 sq ft for a 3-track school with 432 capacity), and McLaughlin Cumberland Hill (8,366 sq ft. for 3-track school with 432 capacity). Renovations and educational enhancements are also planned at BF Norton, which will remain a 2-track school. The project will also include health, safety, and security improvements, including building envelope repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, ADA compliance, hazardous materials abatement, and other building system improvements that affect student and staff health and safety.
Newport	Design/ pre-construction	\$106,334,967	35%	\$37,217,238	52.5%	\$55,825,857	1,523	New Construction: This project includes the construction of a new High School for 755 students in the Newport School District. The new building will replace and consolidate the existing, outdated High School and the Career Tech Center, as part of a districtwide masterplan. The masterplan also includes a 15,000 square foot addition at the Pell Elementary School.	The existing High School has one of the highest FCIs in the State, as well as outdated systems that are not aligned with the district's educational program vision. The new High School will be a 165,783 square foot comprehensive facility that blends vocational and academic programs into a 21st Century learning environment. The 8-classroom addition at the Pell Elementary School will address overcrowding and anticipated enrollment growth, as well as site deficiencies and vehicular and pedestrian circulation.

Fiscal Year 2020 School Construction Approvals (Continued)

District / LEA	Project Status (Pipeline, Under Construction, Completed)	Necessity Approval	Base State Share %	Base State Share \$	Anticipated State Share with Bonuses	Anticipated State Share \$	# of Students Impacted	Description	Justification
Pawtucket	Under construction	\$234,053,860	83%	\$194,776,346	91%	\$212,989,012	8,933 [1]	New Construction/ Major Renovation: This project includes new construction of two elementary schools – Winters Elementary and Baldwin Elementary Schools – as part of a districtwide masterplan. Major renovations of the historic Shea and Tolman High School facilities will include safety and code upgrades, site improvements, accessibility upgrades, educational enhancements, building envelope repairs, and other building system repairs. Property Purchase: The Pawtucket School Department will purchase the St. Leo’s Church building on Central Avenue in Pawtucket to be used for swing space during renovations and maintained for future program use. Districtwide repairs: This project will address health and safety, life-safety, building envelope, educational, and other building system repairs at district facilities.	This project is part of a masterplan that includes the construction of two new Elementary Schools – Winters, a 3-track school (93,964 sq ft) with 942 seats and Baldwin, a 5-track school (113,268 sq ft) with 824 seats – that will replace two elementary schools that have reached the end of their useful life. The masterplan includes work at both the district’s High Schools to address high priority needs and educational program needs. The project will also include health, safety, and security improvements, including building envelope repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, ADA compliance, hazardous materials abatement, and other building system improvements that affect student and staff health and safety.
Warwick	Design/ pre-construction	\$56,000,000	35%	\$19,600,000	45%	\$25,200,000	5,677 [2]	Repairs: This project will address health and safety, security, educational, and building system repairs at eighteen (18) Warwick Public School District’s facilities.	This project is part of a masterplan that includes health, safety, and security improvements, including building envelope repairs, HVAC repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, ADA compliance, hazardous materials abatement, and other building system improvements that affect student and staff health and safety.
FY 2020 Total		\$629,519,258		\$369,589,535		\$447,537,187	32,412		

Fiscal Year 2019 School Construction Approvals

District / LEA	Project Status (Pipeline, Under Construction, Completed)	Necessity Approval	Base State Share %	Base State Share \$	Anticipated State Share with Bonuses	Anticipated State Share \$	# of Students Impacted	Description	Justification
Cranston	Completed	\$13,497,432	52%	\$7,010,242	67%	\$9,043,279	1,371	Repairs and Renovations: This project will address repairs at three schools – Eden Park Elementary School, Hope Highlands Middle School, and Western Hills Middle School. The proposed repairs will address exterior envelope repairs, as well as a major renovation of a portion of the Eden Park Elementary School, including educational enhancements, code compliance and life safety issues, and other high priority improvements.	This project will address high priority deficiencies such as exterior envelope improvements and appurtenances. The projects will also include educational enhancements to create 21st century collaborative learning environments that are aligned with the LEA's educational program. Renovations will also include ADA compliance improvements and other building system improvements that affect student and staff health and safety.
Foster	Pre-construction/ construction in progress	\$1,000,000	35%	\$350,000	40%	\$400,000	277	Repairs and Renovations: This project will address repairs at Capitan Isaac Paine. The proposed repairs will address exterior envelope repairs, interior improvements, HVAC improvements, security enhancements, site repairs, and other systems improvements.	This project will address high priority efficiencies to exterior envelope, HVAC and mechanical systems, electrical, and plumbing systems. The projects will also include other building system improvements that affect student and staff health and safety.
Foster-Glocester	Pre-construction/ construction in progress	\$4,485,000	50%	\$2,263,898	64%	\$2,870,400	1,155	Districtwide Repairs: This project will address repairs at Ponangaset Middle School and Ponangaset High School. The proposed repairs will address ADA deficiencies, exterior envelope repairs, site repairs, electrical system improvements, repairs to address code compliance and life safety issues, as well as educational enhancements.	This project will address high priority deficiencies in fire safety systems, HVAC and mechanical systems, exterior envelope, electrical, and other building system improvements that affect student and staff health and safety. The project will also provide educational enhancements to align the LEA's Career Tech facilities to the educational program.
Providence	Design/ pre-construction	\$278,430,300	82%	\$229,667,409	91%	\$253,371,573	22,757	Districtwide Repairs: This project will address health and safety, security educational, and building system repairs at thirty-eight (38) Providence Public School District's facilities.	This project is part of a masterplan that includes health, safety, and security improvements, including building envelope repairs, HVAC repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, ADA compliance, hazardous materials abatement, and other building system improvements that affect student and staff health and safety.
TAPA	Completed	\$11,298,705	30%	\$3,389,612	45%	\$5,084,417	208	Site Purchase, Repairs and Renovations: This project includes the purchase of a property, as well as high priority improvements, and educational enhancements to accommodate the Trinity Academy for the Performing Arts.	The Trinity Academy for the Performing Arts Charter School currently leases space in Providence in a building that does not accommodate the LEA's educational program delivery. This project will provide TAPA with a permanent home to accommodate the LEA's unique educational program for its current enrollment. This project includes the purchase of the facility, as well as high priority repairs including site repairs, HVAC improvements, electrical upgrades, ADA improvements, educational program improvements, and other building systems repairs.
Westerly	Pipeline/Projects TBD	\$3,802,617	35%	\$199,637	40%	\$1,521,046	TBD	Districtwide Repairs: This project will address repairs at Westerly school facilities	The Westerly School District is addressing repairs at Westerly school facilities based on the District's Five Year Capital Plan.
FY 2019 Total		\$382,996,196		\$242,681,161		\$272,290,716	25,768		

Fiscal Year 2018 School Construction Approvals

District / LEA	Project Status(Pipeline, Under Construction, Completed)	Necessity Approval	Base State Share %	Base State Share \$	Anticipated State Share with Bonuses	Anticipated State Share \$	# of Students Impacted	Description	Justification
Compass	Completed	\$3,850,000	30%	\$1,155,000	45%	\$1,732,500	164	Renovations and Addition: This project includes the removal and replacement of modular classrooms, as well as high priority repairs and educational program improvements at The Compass School.	More than 40% of The Compass School's student population are currently learning in modular classrooms. This project includes renovations and an addition to an existing historic barn on The Compass School's property. These improvements will include a dedicated science lab, a music/art classroom, and other core educational spaces. The project will also address high priority building system repairs.
East Providence	Under construction	\$145,722,003	54%	\$79,272,769	74%	\$107,834,282	4,091 [3]	New Construction: This project includes the construction of a new High School for 1,600 students in the East Providence School District. The new building will replace and consolidate the existing, outdated High School and the Career Tech Center, as part of a districtwide masterplan. Districtwide Repairs: As part of the masterplan this project will also address repairs at the other East Providence School District facilities, including Kent Heights Elementary, Myron Francis Elementary, Oldham Elementary, Orlo Avenue Elementary, Whiteknact Elementary, Martin Middle School, Riverside Middle School, and the Career Tech Center.	The existing High School has more than \$11M in high priority deficiencies, as well as outdated systems that are not aligned with the district's educational program vision. The new High School will be a comprehensive facility that blends vocational and academic programs into a 21st Century learning environment. The districtwide improvements include health and safety improvements, including roof replacement; exterior envelope repairs; hazardous materials abatement; HVAC improvements; electrical and plumbing repairs, life safety improvements, accessibility repairs, site improvements, and other building system improvements that affect student and staff health and safety.
Jamestown	Completed	\$6,835,711	35%	\$2,392,499	45%	\$3,076,069	490	Districtwide Repairs: This project will address repairs at Jamestown School District's Lawn and Melrose Schools, including high priority building improvements.	This project includes health and safety improvements - including site repairs, roof replacement and building envelope repairs, HVAC improvements, fire safety upgrades, security projects, site repairs, electrical upgrades, ADA compliance improvements, hazardous materials abatement, and other building system improvements that affect student staff health and safety. This project will also address educational program improvements
North Kingstown	Under construction	\$11,829,325	35%	\$3,700,510	45%	\$5,323,196	3,933	Districtwide Repairs: This project will address repairs at North Kingstown's School District's facilities including: Fishing Cove Elementary, Forest Park Elementary, Hamilton Elementary, Quidnessett Elementary, Stony Lane Elementary, Wickford Middle School, Davisville Academy, Davisville Middle School, and the North Kingstown High School.	This project includes health and safety improvements, including building envelope repairs, HVAC repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, ADA compliance, hazardous materials abatement, and other building system improvements that affect student and staff health and safety.
North Smithfield	Near completion	\$8,308,623	35%	\$2,908,018	48% [4]	\$3,988,139	920	Major Projects: This project includes an addition and renovations at the North Smithfield Elementary – as part of a districtwide masterplan that includes closing the Halliwell Elementary School. Fast Track Repairs: As part of the masterplan this project will address repairs at the North Smithfield Elementary School and the North Smithfield High School.	This plan includes the consolidation of two elementary schools into one – the North Smithfield Elementary. This project includes an addition to accommodate 4th grade students from Halliwell, and will address high priority systems repairs, as well as educational program improvements to accommodate all elementary aged students. This project includes health and safety improvements, including fire safety upgrades, electrical and plumbing repairs, site repairs, building envelope repairs, educational program improvements, and other building system improvements that affect student and staff health and safety.
RISE Prep	Completed	\$11,406,248	30%	\$3,421,874	42% [5]	\$4,790,624	48	Purchase, Major Renovation, and Addition: This project includes the purchase of a property, as well as high priority improvements, educational enhancements, and an addition to accommodate RISE Prep Mayoral Academy's current and future enrollments.	RISE Prep Mayoral Academy currently leases space in Woonsocket and has reached the capacity at its current location. This project will provide RISE Prep Mayoral Academy with a permanent home to accommodate current enrollment as well as their planned enrollment. This three-phase project includes the purchase of the facility, as well as high priority repairs including site repairs, HVAC improvements, electrical upgrades, ADA improvements, educational program improvements, and other building systems repairs. The final phase includes an addition to accommodate a gymnasium.

Fiscal Year 2018 School Construction Approvals (Continued)

District / LEA	Project Status (Pipeline, Under Construction, Completed)	Necessity Approval	Base State Share %	Base State Share \$	Anticipated State Share with bonuses	Anticipated State Share \$	# of students impacted	Description	Justification
Smithfield	Under construction	\$47,708,164	35%	\$15,750,000	50%	\$23,854,082	2,385	Major Projects: This project includes additions and renovations at three elementary schools – McCabe Elementary, LaPerche Elementary, and Old County Elementary – as part of a districtwide masterplan that includes closing one school. Fast Track Repairs: As part of the masterplan this project will also address repairs at the other Smithfield School District facilities: Winsor Elementary School, Gallagher Middle School, and the Smithfield High School.	This plan addresses the needs of the Smithfield School District through the additions and renovations to three elementary educational facilities, which will address high priority systems repairs, as well as educational program improvements to accommodate all of the district’s elementary aged students. This project includes health and safety improvements, including electrical and plumbing repairs, site repairs, structural repairs, and other building system improvements that affect student and staff health and safety.
Warwick	Under construction	\$45,215,944	35%	\$15,825,580	45%	\$20,347,175	8,045 [6]	Districtwide Fast Track Repairs: This project will address repairs at Warwick School District’s Cedar Hill Elementary, Drum Rock Elementary, Francis Elementary, Greenwood Elementary, Holliman Elementary, Hoxsie Elementary, Lippitt Elementary, Norwood Elementary, Oakland Beach Elementary, Park Elementary, Robertson Elementary, Scott Elementary, Sherman Elementary, Warwick Neck Elementary, Wyman Elementary, Warwick Veteran’s Middle, Winman Middle, Warwick Career Tech, Pilgrim High, and Toll Gate High School.	This project includes health and safety improvements, including building envelope repairs, HVAC repairs, fire safety improvements, security projects, site repairs, electrical upgrades, educational program improvements, ADA compliance, hazardous materials abatement, and other building system improvements that affect student and staff health and safety.
West Warwick	Near Completion	\$2,704,200	64%	\$1,730,688	69%	\$1,865,898	3,455	Districtwide Repairs: This project will address repairs at West Warwick School District’s Maisie Quinn Elementary, Greenbush Elementary, Deering Middle, and West Warwick High School including high priority system repairs.	This project includes health and safety improvements, including building envelope repairs, security projects, site repairs, and other building system improvements that affect student and staff health and safety.
FY 2018 Total		\$283,580,218		\$126,156,938		\$172,811,965	23,531		

Total Impact / Investment in School Construction Approvals in Rhode Island Following the 2018 Launch of the School Construction Plan

Fiscal Year	Total Approval \$	Base State Share \$	Anticipated State Share \$	Increased Funding \$	# of Students Impacted
2021	\$33,776,969	\$21,171,947	\$24,625,398	\$3,453,451	5,516
2020	\$629,519,258	\$369,589,535	\$447,537,187	\$77,947,652	32,412
2019	\$382,996,196	\$242,681,161	\$272,290,716	\$29,609,555	25,768
2018	\$283,580,218	\$126,156,938	\$172,811,965	\$46,655,027	23,531
TOTAL	\$1,329,872,641	\$759,599,581	\$917,265,266	\$157,665,685	87,227

The Fiscal Year 2021 numbers above represent the projects approved in 2021 as of the April publication date of this report, with an additional \$190,409,752 proposed projects scheduled to be considered in May 2021 and \$442,431,006 expected in December 2021.

[1] The number of students impacted did not include students at the Pawtucket Learning Academy, for whom enrollment numbers were not available.
 [2] The number of students impacted did not include students at the Warwick Career and Technical Center, for whom enrollment numbers were not available.
 [3] The number of students impacted did not include students at the Career and Technical Center, for whom enrollment numbers were not available.
 [4] The anticipated State share with bonuses represents an estimated weighted average, as portions of this project qualified for different bonuses.
 [5] The anticipated State share with bonuses represents an estimated weighted average, as portions of this project qualified for different bonuses.
 [6] The number of students impacted did not include students at the Warwick Career and Technical Center, for whom enrollment numbers were not available.

Annual Maintenance Spending by District Following Implementation of New Statutory Requirements

LEA / District	FY19 Maintenance Expenditures	Meets Requirement?	FY20 Maintenance Expenditures	Meets Requirement?
Barrington	\$1,507,157	Yes	\$1,453,859	Yes
Bristol Warren	\$2,070,433	Yes	\$2,293,143	Yes
Burrillville	\$2,679,032	Yes	\$753,948	Yes
Central Falls	\$695,837	Yes	\$2,162,723	Yes
Chariho	\$4,976,226	Yes	\$4,522,847	Yes
Compass	\$46,920	Yes	\$3,178,728	Yes
Coventry	\$827,551	Yes	\$661,744	No
Cranston	\$5,649,121	Yes	\$9,402,586	Yes
Cumberland	\$3,414,107	Yes	\$1,267,128	Yes
East Greenwich	\$1,238,718	Yes	\$863,132	Yes
East Providence	\$2,980,362	Yes	\$3,047,823	Yes
Exeter- West Greenwich	\$765,734	Yes	\$948,615	Yes
Foster	\$102,208	Yes	\$146,000	Yes
Foster-Glocester	\$580,352	Yes	\$415,433	Yes
Glocester	\$1,208,205	Yes	\$716,395	Yes
Highlander	\$300,251	Yes	\$175,082	Yes
Jamestown	\$134,277	Yes	\$2,703,748	Yes
Johnston	\$579,076	Yes	\$871,139	Yes
Kingston Hill	\$67,655	Yes	\$3,326,394	Yes
Learning Community	\$330,000	Yes	\$390,534	Yes
Lincoln	\$648,775	Yes	\$1,350,037	Yes
Little Compton	\$93,240	Yes	\$131,729	Yes
Middletown	\$1,888,065	Yes	\$2,144,388	Yes
Narragansett	\$1,913,831	Yes	\$1,127,104	Yes
New Shoreham	\$255,077	Yes	\$354,680	Yes
Newport	\$1,808,483	Yes	\$703,532	Yes
North Kingstown	\$2,350,000	Yes	\$1,555,771	Yes
North Providence	\$827,522	Yes	\$893,995	Yes
North Smithfield	\$856,015	Yes	\$652,855	Yes
Paul Cuffee School	\$144,829	Yes	\$267,846	Yes
Pawtucket	\$13,955,581	Yes	\$7,100,222	Yes
Portsmouth	\$1,219,068	Yes	\$1,699,792	Yes
Providence	\$7,609,000	Yes	\$13,399,584	Yes
RISE Prep	\$5,977,521	Yes	\$84,090	Yes
Scituate	\$3,642,187	Yes	\$3,506,149	Yes
Smithfield	\$1,250,078	Yes	\$3,475,344	Yes
South Kingstown	\$2,999,057	Yes	\$1,878,539	Yes
TAPA	\$120,000	Yes	\$131,696	Yes
The Greene School	\$104,519	Yes	\$211,845	Yes
Times 2	\$195,612	Yes	\$209,498	Yes
Tiverton	\$1,801,942	Yes	\$1,266,487	Yes
Warwick	\$3,979,067	Yes	\$7,156,646	Yes
West Warwick	\$2,386,224	Yes	\$2,799,063	Yes
Westerly	\$702,079	Yes	\$996,036	Yes
Woonsocket	\$2,795,321	Yes	\$2,444,525	Yes
TOTALS:	\$89,676,315		\$94,842,454	

Districts invested \$89,676,315 in maintenance in Fiscal Year 2019 and \$94,842,454 in Fiscal Year 2020. Only one district has missed the maintenance spending requirement in one fiscal year.

Under “pay-as-you-go” 15% of the State share is provided to districts during the construction process, whereas previously districts would often have to borrow the full amount of a project’s costs and would only receive the State share as a reimbursement for annual bond payments after the project was completed. Pay-as-you-go funding comes primarily from the \$250 million state general obligation bond passed in 2018.

LEA / District	Pay-As-You-Go (Amount To-Date)
Barrington	\$168,558
Bristol Warren	\$821,228
Burrillville	\$773,793
Central Falls	\$1,398,906
Chariho	\$446,560
Compass	\$173,250
Cranston	\$16,972,418
Cumberland	\$7,625,679
East Greenwich	\$150,409
East Providence	\$16,531,343
Exeter-West Greenwich	\$2,466,553
Foster	\$74,864
Foster-Glocester	\$467,971
Glocester	\$238,230
Greene	\$149,117
Jamestown	\$487,610
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
Pawtucket	\$46,088,472
Portsmouth	\$110,878
Providence	\$48,919,158
RISE Prep	\$562,532
Scituate	\$125,862
Smithfield	\$3,496,929
Trinity Academy	\$721,987
Tiverton	\$521,495
Warwick	\$7,430,637
West Warwick	\$106,221
Westerly	\$5,454,081
Woonsocket	\$204,066
Total “Pay-As-You-Go” Funding	\$177,227,474

Following the implementation of the School Building Task Force recommendations, a total of \$177 million has been provided to districts, up front, in pay-as-you-go funding.

CASE STUDY: East Providence High School



Built in 1952, the East Providence High School building has outlived its useful life.

The district projected it would have to spend at least \$100 million just to bring the school up to code, not including additional needed repairs to the Career and Technical Center building or changes to the layout of the building to meet today's educational standards.

Some of the facilities challenges at East Providence High School include:

- The 98,000 sq. ft roof of the building is leaking, causing significant deterioration of concrete and steel in both interior and exterior walls.
- The plumbing and fixtures throughout the building need replacement.
- There is one science laboratory for 1,500 students, placing the school at risk of losing its accreditation.
- Most classrooms have only one electrical outlet, limiting the use of technology.
- The building has original plumbing, HVAC, and electrical components for which parts are no longer available.
- The facility is not energy efficient - or compliant with best practices for school security.



Following the passage of the School Construction Bond, the City took advantage of the State funding incentives to build a new, state-of-the-art, comprehensive high school.

Construction of the new school is estimated at \$189.5 million. While the exact amount of bonuses cannot be confirmed until after the project is completed, the district anticipates a 74% state reimbursement, a 20%

increase in the base rate of 54%. By accessing the pay-as-you-go incentive, the City was able to access \$16.5 million in up-front funding, avoiding unnecessary interest and other expenses associated with municipal bonding.



The school, scheduled to open in 2021, is a 304,000 square-foot, four-story facility, with capacity for 1,600 students in grades 9-12, with sustainable design features to optimize energy usage and improve energy efficiency. It includes 45 core academic classrooms and 11 science labs and includes spaces specifically designed for Career and Technical Education (CTE) programs:

- Graphic Arts with spaces for fashion and illustration, a ceramic and sculpting studio, and a mixed media lab.
- Culinary Arts, including a food lab, community restaurant, café, and teaching kitchen.
- Allied Health focused on dental assisting, nursing, athletic training, coaching certification and EMT training.
- Construction Lab housing a two-story structure to provide installation experience of HVAC and plumbing.

The new building will also provide safe and secure access to outdoor learning opportunities for students.

"This is the first comprehensive high school to be built in over 20 years, and it will be a community hub. It allows East Providence to offer a 21st century educational model, and the school construction plan made it possible."

-East Providence School District Superintendent Kathryn Crowley

CASE STUDY: Pawtucket School District

The City of Pawtucket has embarked on a plan for the repair and modernization of all 17 schools, including the expansion of individual buildings and the realignment of grades.

Those plans include rebuilding the Elizabeth Baldwin and Henry J. Winters elementary schools and renovating Tolman Senior and Shea high schools. Security features have also been installed at seven elementary schools and all 17 of Pawtucket's public schools have received major health and safety upgrades.



In 2016, Jacobs Engineering conducted three site visits to Winters Elementary, which was built in 1961. They assessed the building's overall condition including the architecture, mechanical, plumbing, electrical and technology as "Poor". Significantly, the roof was damaged, with water leaking throughout the interior of the building for years.

The HVAC system, including boilers, heaters, radiators, were all at the end of their useable life, rusting and leaking, as was the building's plumbing, resulting in sinks and water fountains that no longer worked.

Following the Jacobs report, and the authorization of additional State funding, the Henry J. Winters Elementary School is undergoing a complete ground-up rebuild during the Spring of 2021 and will provide a state-of-the art STEAM (Science, Technology, Engineering, Arts, Math) facility for students when it reopens in the fall of 2022.



When open, the curriculum at Winters will be infused with STEAM-related activities in a building designed to support learning opportunities that are grounded in student inquiry, problem solving, and critical thinking. The new 3-story Winters Elementary School building will accommodate 643 students and will incorporate:

- Collaborative learning environments.
- Maker space/art room that is tailored to lower grades and smaller students.
- Separate maker space geared toward upper-level students for more independent learning.
- A building design that includes areas of ceiling left open so children can see how the building works.
- User defined technology throughout the facility with plentiful data, Wi-Fi & wireless speakers.
- Sinks in every classroom for science and technology experiments and easier clean up.
- A working water filtration garden with specific native plantings for hands-on learning.
- Raised planter beds/gardens in courtyard for student use and a demonstration composter.
- Shade elements and tables outside for outside classroom use.



"This project is extremely important to our students, their families, and our community as a whole as we work to give every student a better learning environment. This has been years in the making and we are pleased to see this project underway and thank everyone involved. It is a big step in the right direction as we continue to upgrade our schools and provide safe and updated learning spaces for our students." – Pawtucket Mayor Donald R. Grebien

CASE STUDY: Smithfield Elementary School Consolidation

In 2018, the average age of an elementary school building in Smithfield was 61 years old and the buildings were in poor condition.

The most significant deficiencies were at the William Winsor Elementary School, which was built in 1967 and has been cited repeatedly by safety officials for its lack of a fire sprinkler system. The electrical system was outdated, plumbing fixtures throughout the school needed to be replaced and the painted walls were chipping or worn in many places, exposing students to the lead-based paint which was used prior to 1978. The two-story building also lacked an elevator, making it difficult, if not impossible, for students and teachers with significant mobility impairments to access second-floor classrooms.



Even with these obvious deficiencies, there was a strong sense of pride in the building, which was fostered over decades, from parents and alumnus of the much-beloved school. Town officials knew, however, that the school was going to be closed, either voluntarily or involuntarily, and began planning for that transition a decade ago.

With tens of millions of dollars needed to repair and elevate all schools in the town to a 21st century learning environment, the Smithfield Town Council and School Committee held a series of public meetings and established the Elementary Reconfiguration Committee. With input from students, educators, parents and town residents, the Committee found a solution that would keep the Winsor community together and provide equity among all elementary schools in the district.

The Town took advantage of the bonuses that became available following the 2018 School Construction Bond and decided that it was unsustainable to continue investing in a building that had excessive deficiencies and proposed a plan that would create “newer and fewer” elementary schools. Students at Winsor and Anna McCabe would join together to go to a new school that would have the best qualities of both schools. The \$45 million plan adopted by the School Committee included:

- Closing Winsor Elementary School at the end of the 2020 – 2021 school year.
- Expanding Anna McCabe Elementary School to accommodate students from Winsor Elementary School.
- Renovating and expanding LaPerche Elementary, adding classrooms for pre-kindergarten.
- Moving existing pre-kindergarten programs at McCabe to LaPerche Elementary School.
- Renovating Old County Road School, adding an elevator for handicap accessibility to 2nd floor.



Smithfield’s minimum State reimbursement for school construction costs is 35%. With the Town’s goals to consolidate schools and increase energy efficiency, the Town was eligible for an additional 15% in bonuses, bringing the total reimbursement to 50% - with the Town receiving an additional \$8.1 million in funding. The expansion project at the Anna McCabe Elementary School broke ground in the Spring of 2020 and, when complete, the school will be able to accommodate

additional students, including updates in the cafeteria and a new music room, media center, and gymnasium.

“A special thanks to members of the Elementary Reconfiguration Committee, School Building Committee, and the Unification Committee, who turned a perceived loss, the closing of William Winsor Elementary School, to a gain - the opening of Pleasant View Elementary School and renovations to Old County Road School and LaPerche Elementary School.” – Smithfield Public Schools Superintendent Judith Paolucci

CASE STUDY: Newport's Rogers High School

Rogers High School, which was built in 1957, was rated among the worst public school buildings in the 2017 statewide assessment of all 306 school buildings in Rhode Island. Among high schools in the state, it was in the direst condition.

The fire sprinkler system at the 205,000 square foot school needed to be replaced, safety lighting was non-existent or inadequate, and classroom labs lacked shut off valves for the natural gas that powered equipment – all immediate health and safety concerns for students, educators, and staff. Rogers High is also home to the Newport Area Career and Technical Center (CTE), though integration of CTE and Rogers has been limited due to the physical limitations of the current building. The dire conditions at Rogers High also included:



- A damaged roof which allowed water to leak down the walls into the gymnasium and hallways.
- Original HVAC systems, which left classrooms too hot or too cold.
- Original electrical system, with most classrooms having only one electrical outlet.
- Too few science classrooms, which were too small and lack equipment to conduct experiments.
- Rotting window frames.
- Educational spaces that are not ADA compliant.
- Security risks, including 77 exterior doors which make the building impossible to secure.

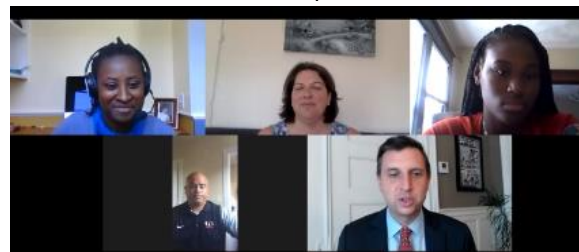


In November 2020, 78% of Newport voters approved a \$106.33 million school bond that will allow the city to build the new high school to replace Rogers High School, as well as construct an eight-room addition to Pell Elementary to relieve overcrowding at the school.

Under the Task Force's new incentives, Newport's school building proposal is eligible for 52.5% reimbursement from the State of Rhode Island for their recently-approved school construction projects, a significant increase from the City's standard 35% reimbursement rate. The City of Newport will be responsible for \$50.5 million of construction costs, with the State of Rhode Island contributing \$55.83 million to the projects.

The City hopes to begin construction on the high school during the 4th quarter of 2021, with the new school opening for students for the 2025 – 2026 school year. The total square footage of the new ADA-compliant high school, including the CTE, will be 164,567 sq. feet with 37,000 sq. feet dedicated to core academic classrooms, with an additional 10,700 sq. feet dedicated to special education classrooms and over 20,000 sq. feet dedicated to vocation and technology education spaces.

On October 22, 2020, Treasurer Magaziner hosted a virtual public meeting with local stakeholders to discuss the need for a new high school in Newport, RI.



"Our work is not done. Rhode Island must continue to invest in our children to create world-class learning environments in our schools. Students in every school district in Rhode Island can benefit from increased State funding - which will set them up for long term success." - **Jo Eva Gaines, Rhode Island Council on Elementary and Secondary Education & former Chair of the Newport School Committee**

Moving Forward

Nationally-recognized studies have shown time and again that the condition of school buildings impacts the ability of students to learn and thrive. The quality of a school building can impact everything from attendance to asthma rates to test scores. An investment in our school buildings is also an investment in our students and in our state's economy. The School Building Task Force recommendations are beginning to show results. From Pawtucket to Newport this initiative is now funding construction and renovation of schools all across our state. Significant, time-limited bonuses are having the intended impact. As recently as 2014, the RIDE approved less than \$75 million in additional district-specific spending. In contrast, RIDE approved \$382 million in Fiscal Year 2019 and a record \$629 million in approvals during Fiscal Year 2020.

Since the Task Force made its recommendations for a once-in-a-generation investment, Rhode Island school districts have received \$917 million in State reimbursement to fix their schools, including \$157 million in bonuses for high priority improvements. This funding has been approved to repair or replace 163 schools across 22 school districts, and will create more than 21,000 jobs while enhancing educational outcomes for students. This work isn't finished. While many school districts took advantage of the financial incentives to fix their schools, there is still significant need across our state. Next steps should include:

- In keeping with the Task Force's original recommendation, and to fulfill the promise of the statewide school construction program, a second \$250 million school construction bond should be put on the ballot for voters to consider in the 2022 election.
- All school districts should be encouraged to continue coming forward with applications for new school construction projects.
- The Rhode Island Department of Education should continue to monitor the implementation of asset protection and maintenance requirements to protect the increased State investment and ensure buildings do not revert into disrepair.
- Increased financial support should be allocated to the Rhode Island Department of Education's School Building Authority to expand technical support to school districts in developing their school construction plans.
- The use of common designs for building features such as gyms, early childhood classrooms and auditoriums would reduce project costs for districts, both in the design and construction phase. These designs should be made available for districts to use on an optional basis. This was a recommendation of the Task Force that was not enacted into law but is still worthy of action.
- In 2022, a comprehensive engineering study of all Rhode Island school buildings, modeled off of the 2017 Jacobs Engineering report, should be conducted to gauge the progress that has been made in improving the condition of Rhode Island school buildings and to catalogue work that remains to be done.

Rhode Island must continue to prioritize investment in school repairs and upgrades so that all students have the opportunity to attend school in high-quality learning environments that will set them up for long term success. Their achievement is central to Rhode Island's long-term economic growth.

Acknowledgements: *This report was prepared by the staff of the Rhode Island Treasurer's Office, with collaboration from the Rhode Island Department of Education School Building Authority, the Rhode Island Association of School Business Officers - and its members. With additional thanks to East Providence School District Superintendent Kathryn Crowley, Pawtucket Mayor Donald R. Grebien, Smithfield Public Schools Superintendent Judith Paolucci, and Rhode Island Council on Elementary and Secondary Education Member Jo Eva Gaines.*

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The seal of the General Treasurer of the State of Rhode Island is a large, light gray watermark in the background. It features a central shield with an anchor, a banner above it reading "STATE OF RHODE ISLAND", and a circular border with the text "THE GENERAL TREASURER" at the top and "OF THE STATE OF RHODE ISLAND" at the bottom, separated by three stars.

General Treasurer Seth Magaziner

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