





Chariho Elementary Schools Stage II Options for Review

5 Year Capital Improvement Plan Presentation

What decision are we solving for?

- Aging buildings require costly reactive repairs that divert money from classrooms and resources.
- State process (Necessity of School Construction) is underway to modernize learning spaces.
- Doing nothing forces continued spending to keep schools warm, safe, and dry.



GOAL

- Safe, equitable, modern PK–4 learning spaces for the next 50 years (Potential to bring Gr 5 students back to the elementary level)
- A fiscally responsible plan that maximizes state support and allows more resources for teachin learning.
- Build a plan that minimizes disruption while delivering parity.

Has Chariho been maintaining our Elementary Schools?



YES

Approximately $5,682,174 spent since FY20

Elementary work completed – Last 5 Years Snapshot

- **ALL ES:** Intercom upgrades, lighting updates, window ACs in key areas, security enhancements (3M film, cameras, access controls).
- **Richmond**: ~80% roof replacement, septic/leach field, parking lots, greenhouse work; entry stair repairs; sprinklers; door upgrades;playground equipment.
- **Ashaway:** new windows; boilers, pumps & cold-water tank; BMS heating controls; roof preventive maintenance; door replacements.
- **Charlestown:** boilers & pumps; alarm/fire panel updates; swing set; well work; four sets of exterior doors; well updates; ongoing roof PM.
- **Hope Valley:** security updates; window replacements (original building); intercom; fire panel & cellular dialer;

Review of Capital Planning Attempts Overview

Through a comprehensive Stage II Process, Chariho is on track to submit a Stage II proposal to RIDE for our 5 Yr Capital Improvement Plan

Why are we doing this?

In May 2024 Chariho embarked on a bond referendum to build a new elementary school in <u>each</u> Town and minimally impact the annual debt allocation. With the potential of an 81% State reimbursement rate, Chariho asked voters in our member towns to vote on a **$150M in projects and only repay $28M** or $1.5M a year above existing debt payments.

An important note

Chariho has three bonds coming off the books over the next three years. Two bonds end in 2027, and one bond ends in 2031.

Stage 1 and Stage 2- Planning Years	Architect Selected	Architect/OPM Cost to District-
2019-2021	RGB	$413,192
2021- Present	SLAM/Colliers	$1,289,000
Total		$1,702, 197

Why Are We Considering New or Renovation/Gut Construction:

Operational Efficiencies:

Unified Efficiencies

- Less properties to manage and maintain (fewer boilers, kitchens, loading docks, gyms, media centers, roof surface, …),
- Teachers/staff not spending time traveling between schools to deliver services to students
- Food preparation, delivery, storage in one location
- Access to all services/amenities by all students (as opposed to some being offered in only 1 location), also a potential reduction in office/storage space needed now for multiple offices/storage areas for the same staff who have to travel

All Options being presented:

- Parity in type/size of educational spaces – everyone has the same types of spaces, nobody is using space that must flex between 2 or 3 uses (like combined gym/cafeteria/auditorium or art/music ….)
- Consistent classroom sizes, consistent “things” in classrooms like a/c, the number of power outlets, operable windows and amount of glazing
- Access to outdoor playgrounds and play structures are the same, perhaps there are fewer needed overall as they are being scheduled amongst everyone

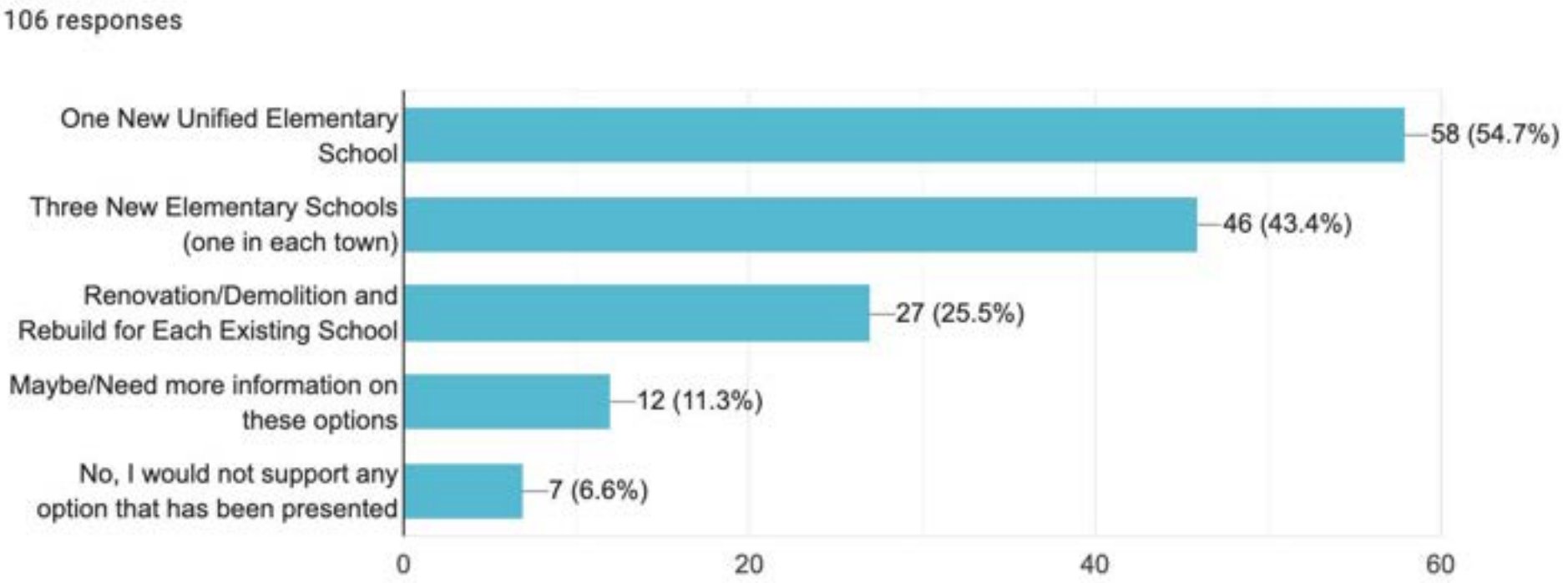
Feedback

One New Unified Elementary School – A single, new school for all three towns.

Three New Elementary Schools – One new school in each town.

Renovation/Demolition and Rebuild – Each current school rebuilt or renovated to meet state standards.

Please indicate which option(s) you would be willing to support. (Check all that apply)



School Construction Funding



Unlike other municipal projects, the State reimburses Cities, Towns and Regional School District for school construction projects. Chariho receives up to 61% baseline and 4% Regional bonus off approved projects.

What is eligible for reimbursement?:

- Interest
- Land Purchase
- Swing Space
- Architect
- Owner's Project Manager (OPM)
- Bond Counsel

Furniture and technology are included in RIDE's formula for new construction on a per student allocation

- ***New /Like New construction provides $2,100 per student for furniture****
- ***New/Like New Construction provides $3,000 per student for technology****

As we begin to develop Vision 2029, the district can work to include career and technical opportunities for our K-8 students. This could allow for a potential to bring in revenue, in the future.

Taxpayer Impact

Regardless of the path forward, taxpayer dollars needed for our school facilities will cost the same, but the outcomes look very different.

- Based on the latest census information, there are 9,575 households in the three communities.

- **<u>Example only:</u> Unified Hypothetical Numbers($117 million)** The average net debt service at 65% reimbursement is **2.7** M per year, or **$282** per year (**$24** per month) per household.

- If we factor in the debt that is paid off in 2027 and 2031, the annual impact on the taxpayers is even lower.

The chart below is for example purposes ONLY and does not reflect the actual cost of the project- the numbers will be finalized in the upcoming months

If the Project costs: EXAMPLE	State Pays 65%	District Pays 35%
$117 Million	$76 Million	$41 Million



Facts

- **If student enrollment is on the decline, why build new?**

  Answer: The current aging facilities are resulting in much higher ongoing operational costs. New facilities will provide a reduction in operational costs due to a reduced footprint, long term warranties in new building construction, and increased energy efficiency that will provide a reduction in overall costs.

- **Would the RI Department of Education support a renovation option?**

  Answer: RIDE does not recommend using bond funds for a renovation, as this will require the building to be in use for another 25 to 30 years. However, if the district can demonstrate that a full-scale renovation is the most cost-effective and educationally appropriate solution it can be considered (i.e., Potter Burns in Pawtucket). In many cases, full-scale renovations can be more expensive than new buildings.

- **How are we protected against rising costs?**

  Answer: The project budget has included specific line items to protect against further inflation and/or price escalation. These 'contingencies' ensure that the complete scope of work can be completed within the total budget. With that said, the Building Committee and its partners will be tasked to continue to perform value management at every stage of the Stage III design process, looking for efficiencies and cost-saving opportunities to maximize value and finish under budget.

"Investing in… learning environments is more than just constructing buildings; it's a profound commitment to fostering excellence in Rhode Island education."

The Call to Action







- Affirm the preferred option for Stage II design and submission.
- Continue transparent community engagement with clear visuals and cost comparisons.
- Keep the focus on student experience, teacher effectiveness, and long-term stewardship.

Thank you!

For more information Click Here or visit our website