

Providence Public
School District
2022
Facility Reassessment



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OVERVIEW

Providence Public School District (PPSD) and the RI Department of Education (RIDE) recognize that school facilities are a critical part of any improvements and have committed over \$500 million to rebuild the district's aging schools. Providence youth spend more time in schools than any building other than their homes. They deserve 21st Century learning environments that are clean, safe, secure, and inspiring - and our plan is to create state of the art facilities that meet the promise and ambition of the Turnaround Plan.

PPSD and RIDE are embarking on the next phase of a historic plan to rebuild the capital city's crumbling schools. Every decision must be based on sound data and best practices in educational facility planning, including consideration of enrollment, capacity, utilization, facility conditions, security, and suitability for the creation of 21st Century learning environments. Together, these data points help guide decision-making with the goal of dramatically improving the quality of educational environments our Providence students learn in every day.

TURNING CHALLENGES INTO OPPORTUNITIES

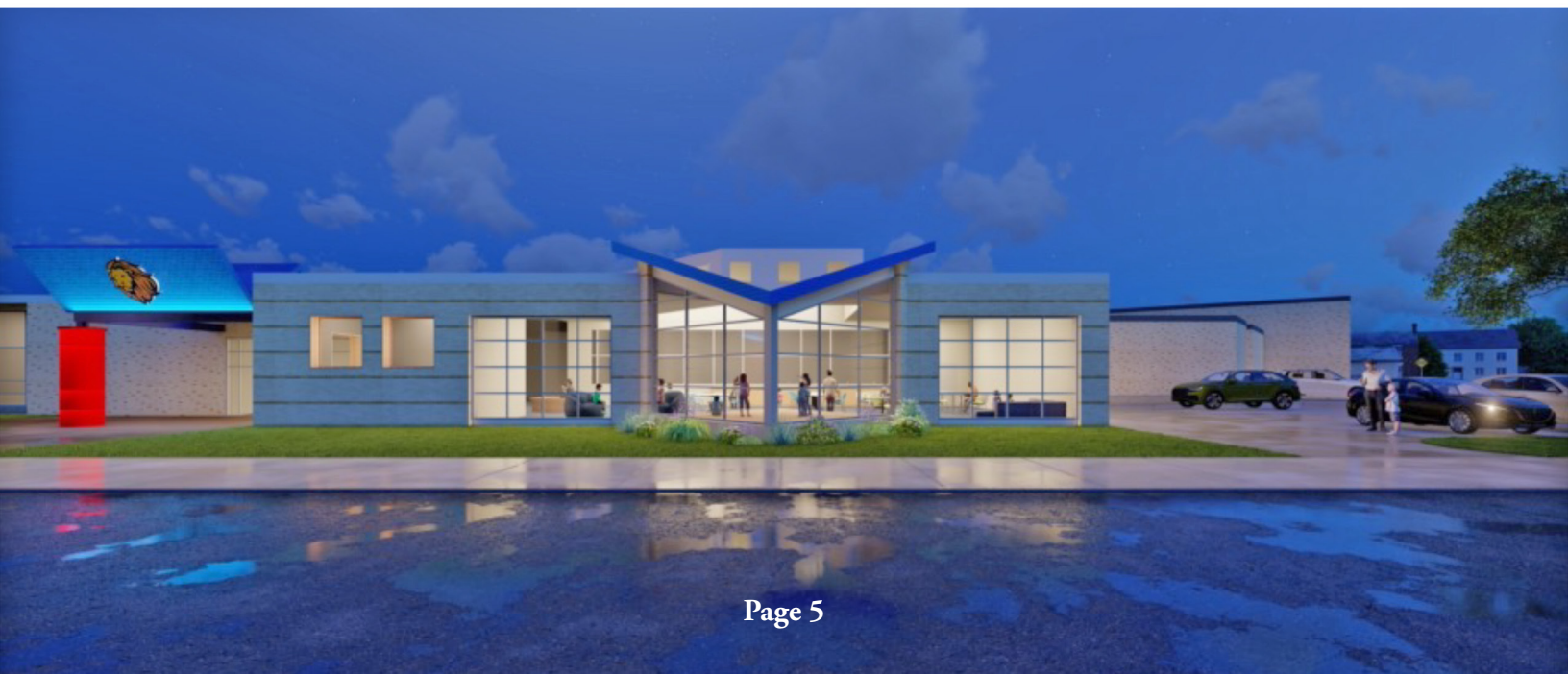
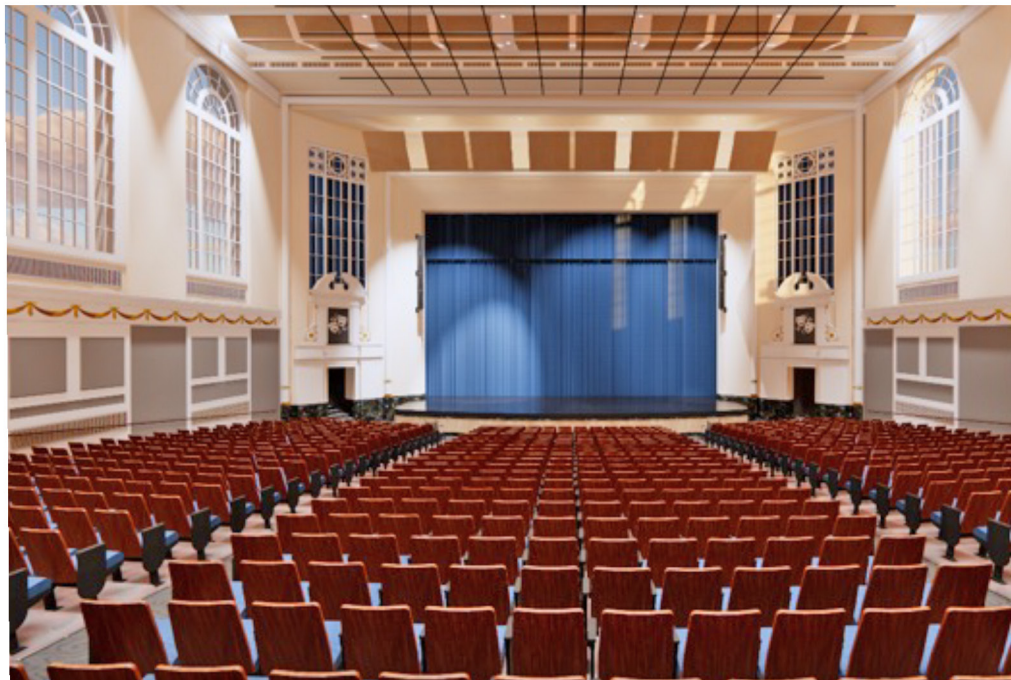
PPSD, the City of Providence, and RIDE understand that in order to maximize the impact of every dollar spent on enhancing learning spaces, decisions must be made that are focused, cost effective, and impactful. To that end, the goal is to improve learning environments for as many PPCSD students as possible. Although the data points to distinct challenges - such as aging infrastructure, climbing costs, educational alignment - these identified issues also present opportunities to guide investments toward cost effective and educationally appropriate projects. In particular, the combination of aging infrastructure and declining enrollments presents an opportunity to improve utilization and place more students in 'newer and fewer' schools by closing facilities that are in the worst shape, or which are the most expensive to renovate. **"Newer and fewer," which has been embraced by several communities across Rhode Island, is a framework encouraged and incentivized by state law (RIGL 16-7-40(h))** which provides additional state aid for consolidation projects.

This approach, which has helped realize successful school projects across Rhode Island, helps put an end to expensive and inefficient “Band Aid” fixes by replacing old, crumbling buildings with fewer new ones. Data driven decisions have led to investment in schools that were not replacement candidates - for example Pleasant View and D’Abate Elementary - while replacing schools with FCIs that make them replacement candidates (>60%) - like Fogarty Elementary which has an FCI of 95%. In doing so, the district can ‘right size’ its buildings to serve their current and projected populations in buildings that are better suited to provide 21st century education. **This approach also allows for a foundational shift to more schools that provide Pre-Kindergarten through eighth grade (PreK-8) services, in response to community feedback and research on the educational benefits of PreK-8 schools.** In Providence, work is already underway to invest in schools, create inspiring learning spaces, and shift toward the Pre-K model.

New and Like-New Facilities and Plan Highlights:

- The new **Narducci PreK-8 Learning Center** (former Windmill Street School), set to open in spring of 2023 as a district-wide swing space, allowing students to learn in a modern facility while their own school is being renovated.
- A \$20 million complete renovation of **Hope High School's** auditorium, set to open in spring 2023 to serve Hope students, arts programs, and the wider community.
- A renovated, like-new **William D'ABate Elementary School** set to open in fall of 2023.
- A new **PreK-8 Spaziano** Campus that will provide a 21st Century learning space opening in fall of 2023 for grades PreK-5, and expanded in 2025 for grades 6-8.
- Renovation of **Classical High School classrooms**, set to be completed in fall 2025.
- A renovated, like-new **Pleasant View Elementary School** set to open in fall 2024.
- A new **PreK-8 Mary Fogarty School** campus, set to open in spring 2026.
- A new **PreK-8 Harry Kizirian School** campus, set to open in fall 2025.
- Providence elementary schools are scheduled to have a 21st Century media center in place by September 1, 2023.

In addition, a **\$50 million capital revolving fund has been created in partnership with the City of Providence** to address basic facility needs district-wide such as boilers, gym floors, and building improvements.



DATA HIGHLIGHTS and OBSERVATIONS

The review of the Providence school facility data reaffirms basic assumptions that educational stakeholders have observed, but also helps shine a light on issues that must be centered in long-term planning . The data included herein highlight aging school facilities in poor conditions, declining enrollments, and the need to invest in learning environments to equip students with 21st Century skills and help them be successful in the classroom, career, and beyond.

Elementary Schools - Data Highlights

The average age of Providence elementary schools is approximately 75 years and includes 10 facilities that are more than 90 years old. The identified deficiencies for all the elementary schools add up to more than \$400M, with an average Facility Condition Index (FCI) (of 57%, which is close to the FCI replacement benchmark. In fact, 9 elementary schools are at or above the 60% threshold and 6 of those 9 schools are above 80% - indicating a high degree of disrepair.

The average utilization at the elementary schools is 88% when using the Functional Capacity metric assigned by the State as part of the 2017 Statewide Assessment. As enrollments decline, the elementary schools will likely begin to see underutilized facilities within the 5 year planning window.

Just as critical to the planning considerations is the feasibility of making improvements that are aligned with best practices in the planning and design of 21st century educational facilities. Unfortunately, the majority of the elementary schools have building configurations that do not make them conducive to the educational program goals of the district. Most of the remaining elementary schools can be renovated to align with current pedagogical practices, but would require major renovations.

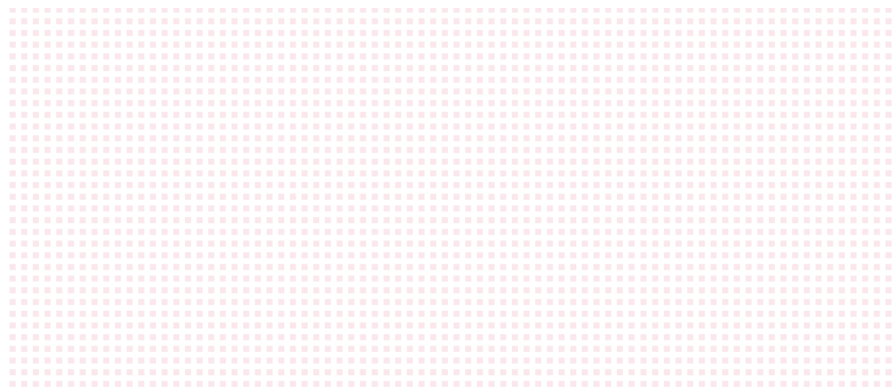




Middle Schools - Data Highlights

The middle school buildings are an average of 88 years old - the oldest of the grade level groupings. In fact, with the exception of Del Sesto (built in 1999), all the other middle schools are more than 90 years old. Given the age of these buildings it should not be surprising that they require extensive improvements totaling approximately \$227M to address identified deficiencies. In fact, with the exception of Del Sesto and Nathan Bishop (renovated in 2010), all other middle schools have FCIs that are around 50% or above, which is approaching the replacement candidate benchmark (60%) established by statute.

Although the average utilization at the middle schools is approximately 87%, the expected enrollment declines will likely result in underutilization within the 5 year planning window.



High Schools - Data Highlights

The average age of PPSD high schools is 50 years and collectively they have a relatively low FCI of 28%, which is a far better average condition than the elementary and middle schools. In addition to several newer schools, Central High School - the oldest facility at 100 years old - underwent a major renovation about 20 years ago, and Classical and Hope High School - two of the three next oldest - both have planned capital investments in the pipeline. However, Mt. Pleasant High School, which is 85 years, is the only school with an FCI of 86%. Mt. Pleasant High School accounts for \$151M of the total \$277M of deficiencies identified for all PPSD high schools.

The average utilization at the high school level is 91%.



PLANNING CONSIDERATIONS

The data collected shines a light on several major challenges that will inform the planning, including: aging school facilities in poor conditions, declining enrollments, and the need to invest in 21st century learning environments.

Aging Buildings in Poor Condition

The average age of the Providence schools listed in the report data sheet is approximately 70 years old. In 2017, the State conducted an assessment of all public-school buildings and gave each facility a score between 0% and 100%. Any building graded with a score over 65% was considered a “replacement candidate.” **Providence was found to have over 10 with Facility Conditions Index Scores (FCI Scores) over 65%, including several over 80%.**

When planning improvements, it is critical to understand both the conditions, but also the cost. PPSD has over \$900 million in building deficiencies throughout its 40 schools. As documented in the report herein, this cost has increased by approximately \$300 million - from \$600 million in 2017 to \$900 million at present, which points to deteriorating conditions and the need for timely action. Furthermore, the district spends \$6 million a year in utility bills and another \$20 million a year on cleaning and maintaining our buildings -- many of which are over 100 years old. Given the enormity of the work and cost, **there is a clear need for new and transformative projects that break the pattern of chasing repair projects** with limited resources.

Historic and Projected Enrollment Decline

The Providence Public School District has seen a decrease of 3,200 students over the last five years - a decline equivalent to the size of Johnston Public Schools - a district with just 7 buildings. Over the next five years, enrollment projections suggest that PPSD will lose another 3,200 students, the equivalent of Lincoln Public Schools - a district with 6 buildings. This means that the 2028-2029 student population may be almost 6,500 students less than before the pandemic - from 23,000 to 16,500. This unprecedented decline impacts the overall facility needs of the district.

PPSD enrollment by grade band, SY2017-SY2030¹

Grade band	2016-2017	SY23 (current year)	SY30 Estimate	Difference SY17 to SY30	Percent Difference
Elementary (K-5)	11214	8810	7206	-4008	-0.36
Middle School (6-8)	5276	4434	3670	-1606	-0.3
Hight School (9-12)	6552	6775	5954	-800	-0.12
Total	23042	20019	16831	-6413	-0.28

-3,225
students

-3,188
students

1 Does not include Times2 Academy and ACES Academy
Source: Providence Public School District; Rhode Island Department of Education

21st Century Learning Environments

Every decision must be centered on how to drastically improve the teaching and learning that happens in our schools, and is the very purpose of all our work. Educational practices have changed dramatically in the past 15-20 years alone - for example, with the increased integration of technology - not to mention in the past 50-100 years. As noted previously, many PPSD buildings were built more than five decades ago -before World War II, and therefore do not lend themselves well to be adapted to support 21st century learning practices in a cost effective manner. **It is critical that any investment in schools must also improve the learning spaces in order to align the buildings, their systems, and even the furniture to effective current and future teaching and learning practices and approaches.**

For detailed assessments of all
Providence Schools facilities, please visit
rebuildpvdschools.com/facilities-report



For More Information visit
www.rebuildpvdschools.com

Summary of Providence School Facility Review																			
Downes Construction Company																			
Elementary Schools																			
						2017 Jacobs Report							2022 FCI Update						
School Name	Year Built	GSF	Facility Enrollment Capacity (based on 2017 Jacobs Report)	Current Enrollment	Utilization	2017 FCI Rating (5 year)	2017 Deficiency Estimate	LCI	Adjustments to 2017 Deficiency Report	Description	Revised 2017 Deficiency Estimate	2022 Deficiency Estimate (Includes 6% Annual Escalation on 2017 Items)	Description	Total Deficiency Estimate (2017 - 2022)	2022 FCI Rating	Adaptable to 21st Century Learning	2022 Replacement Cost (Per Sq. Ft.)	2022 Total Replacement Cost	
Active Projects																			
Narducci f/k/a Windmill	N/A	N/A	700	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
D'Abate	N/A	N/A	N/A	371	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Pleasant View	N/A	N/A	N/A	418	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Frank Spaziano	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Frank Spaziano (Annex)	N/A	N/A	684	376	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Harry Kizirian	N/A	N/A	N/A	539	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Carl Lauro	1927	140,000	976	475	48.67%	54.30%	\$23,740,475	\$2,868,882	-\$250,000	Building Envelope Repairs, Swing Space	\$26,359,357	\$33,271,871	Major Reno. Mechanical, Life Safety, & Security, Building Envelope	\$59,631,228	80.52%	No. current building configuration is not conducive	\$529.00	\$74,060,000	
Camevale	2000	68,000	595	464	77.98%	27.75%	\$4,091,212	\$2,512,351	-\$125,000	Maintenance	\$6,478,563	\$1,295,713	Life Safety, & Security	\$7,774,276	21.61%	Yes, but would require renovations	\$529.00	\$35,972,000	
Feinstein @ Broad	1895	67,000	488	277	59.19%	59.26%	\$7,603,208	\$6,292,093	-\$150,000	Maintenance	\$13,745,301	\$20,749,060	Major Reno. Mechanical, Life Safety, & Security, Building Envelope	\$34,494,361	97.32%	No. current building configuration is not conducive	\$529.00	\$35,443,000	
Feinstein @ Sackett	1920	63,000	378	365	96.56%	36.91%	\$5,439,941	\$2,699,213	-\$1,149,999	Building Envelope Repairs	\$6,989,155	\$21,397,831	Major Reno. Mechanical, Life Safety, & Security, Building Envelope	\$28,386,986	85.18%	No. current building configuration is not conducive	\$529.00	\$33,327,000	
Fogarty	1922	51,670	438	390	89.04%	57.18%	\$8,222,478	\$2,117,807	-\$150,000	Maintenance	\$10,190,285	\$16,038,057	Major Reno. Mechanical, Life Safety, & Security, Building Envelope	\$26,228,342	95.96%	No. current building configuration is not conducive	\$529.00	\$27,333,430	
Fortes	1997	56,400	355	0	0.00%	59.18%	\$8,828,020	\$2,853,326	-\$2,150,000	Building Envelope Repairs	\$9,531,346	\$1,906,269	Mechanical, Life Safety, & Security	\$11,437,615	38.34%	Yes, but would require renovations	\$529.00	\$29,835,600	
George West	1916	130,000	647	601	92.89%	38.68%	\$10,641,218	\$6,957,452	-\$350,000	Maintenance, Educational Improvements	\$17,248,670	\$3,449,734	Major Reno. Mechanical, Life Safety, & Security, Building Envelope	\$20,698,404	30.10%	Yes, but would require major renovations	\$529.00	\$68,770,000	
Leviton Dual Language	2003	35,980	281	272	96.80%	19.06%	\$2,118,128	\$282,264	-\$125,000	Maintenance	\$2,275,392	\$455,078	Life Safety, & Security	\$2,730,470	14.35%	Yes, but would require renovations	\$529.00	\$19,033,420	
Lima	1908	109,868	599	593	99.00%	37.85%	\$10,124,444	\$4,429,491	-\$1,350,000	Building Envelope	\$13,203,935	\$34,640,787	Major Reno. Mechanical, Life Safety, & Security, Building Envelope	\$47,844,722	82.32%	No. current building configuration is not conducive	\$529.00	\$58,120,172	
M.L. King	1967	82,358	496	407	82.06%	42.44%	\$8,157,059	\$4,077,803	-\$350,000	Maintenance, Educational Improvements	\$11,884,862	\$22,376,972	Major Reno. Mechanical, Life Safety, & Security, Building Envelope	\$34,261,834	78.64%	Yes, but would require major renovations	\$529.00	\$43,567,382	
Messer	1970	123,600	509	537	105.50%	25.82%	\$9,194,298	\$1,973,735	-\$125,000	Maintenance	\$11,043,033	\$2,208,607	Life Safety, & Security	\$13,251,640	20.27%	Yes, but would require renovations	\$529.00	\$65,384,400	

DOWNES CONSTRUCTION COMPANY															Summary of Providence School Facility Review														
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Reservoir Avenue	1924	27,100	208	267	128.37%	31.86%	\$2,233,049	\$788,820	-\$35,000	Minor Life Safety	\$2,986,869	\$5,600,000	Mechanical, Life Safety, & Security, Building Envelope	\$8,586,869	59.90%	No, current building configuration is not conducive	\$529.00	\$14,335,900											
Robert F. Kennedy	1920	51,500	361	408	113.02%	47.75%	\$5,543,177	\$3,064,562	-\$125,000	Maintenance	\$8,482,739	\$19,696,548	Major Reno. Mechanical, Life Safety, & Security, Building Envelope	\$28,179,287	103.43%	No, current building configuration is not conducive	\$529.00	\$27,243,500											
Robert L. Bailey	1995	70,000	581	394	67.81%	27.31%	\$3,209,854	\$3,481,927	-\$125,000	Maintenance	\$6,566,781	\$1,313,356	Life Safety, & Security	\$7,880,137	21.28%	Yes, but would require renovations	\$529.00	\$37,030,000											
Vartan Gregorian	1954	63,000	371	251	67.65%	59.87%	\$10,621,769	\$2,580,663	-\$150,000	Maintenance	\$13,052,432	\$2,610,486	Major Reno. Mechanical, Life Safety, & Security, Building Envelope	\$15,662,918	47.00%	No, current building configuration is not conducive	\$529.00	\$33,327,000											
Veazie Street	1927	104,000	518	469	90.54%	36.76%	\$10,214,237	\$3,165,185	-\$125,000	Maintenance	\$13,254,422	\$28,650,884	Major Reno. Mechanical, Life Safety, & Security, Building Envelope	\$41,905,306	76.17%	Yes, but would require major renovations	\$529.00	\$55,016,000											
Webster	1920	49,000	291	302	103.78%	56.23%	\$5,441,373	\$4,201,797	-\$771,345	New Roof	\$8,871,925	\$5,600,000	Mechanical, Life Safety, & Security	\$14,471,825	55.83%	Yes, but would require major renovations	\$529.00	\$25,921,000											
Young & Woods	1999	70,000	583	519	87.52%	24.61%	\$2,682,961	\$3,345,826	-\$150,000	Maintenance	\$5,878,787	\$1,175,757	Life Safety, & Security	\$7,054,544	19.05%	Yes, but would require renovations	\$529.00	\$37,030,000											
Avg FCI based on 18 ES (does not inc. reno or new projects)															57.07%														
Avg FCI based on 18 ES, 7 MS, 8 HS															43.94%														
Total Deficiency Estimate of 18 ES as of 2022															\$ 410,480,766														
Total Deficiency Estimate of 7 MS as of 2022															\$ 227,505,532														
Total Deficiency Estimate of 8 HS as of 2022															\$ 290,118,998														
Total Deficiency Estimate of all PPSPD Facilities as of 2022															\$ 928,105,295														

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	Middle Schools																			
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Del Sesto	1999	123,198	860	731	85.00%	33.63%	\$6,263,193	\$7,407,166	-\$225,000	Maintenance, Minor Life Safety	\$13,445,359	\$2,689,072	Mechanical, Life Safety, & Security, Building Envelope	\$16,134,431	23.60%	\$555.00	\$68,374,890			
Esek Hopkins	1916	92,100	595	435	73.11%	44.73%	\$10,263,954	\$3,331,913	-\$875,000	Building Envelope, Maintenance	\$12,720,867	\$15,044,173	Mechanical, Life Safety, & Security, Building Envelope	\$27,765,040	54.32%	\$555.00	\$51,115,500			
Gilbert Stuart	1930	157,598	791	683	86.35%	46.30%	\$17,961,404	\$6,118,747	-\$150,000	Maintenance	\$23,930,151	\$26,786,030	Mechanical, Life Safety, & Security, Building Envelope	\$50,716,181	57.98%	\$555.00	\$87,466,890			
Nathan Bishop	1928	140,000	789	608	77.06%	8.23%	\$1,491,494	\$2,310,005	-\$80,000	Maintenance	\$3,721,499	\$744,300	Life Safety, & Security	\$4,465,799	5.75%	\$555.00	\$77,700,000			
Nathanael Greene	1931	162,160	772	808	104.66%	39.15%	\$13,833,287	\$7,115,375	-\$1,850,000	Building Envelope, Maintenance	\$19,098,662	\$25,819,732	Mechanical, Life Safety, & Security, Building Envelope	\$44,918,394	49.91%	\$555.00	\$89,998,800			
Roger Williams	1932	187,500	800	631	78.88%	41.82%	\$17,658,329	\$8,216,292	-\$1,050,000	Building Envelope, Maintenance	\$24,824,621	\$26,964,924	Mechanical, Life Safety, & Security, Building Envelope	\$51,789,545	49.77%	\$555.00	\$104,062,500			
West Broadway	1904	67,800	438	480	109.59%	42.45%	\$6,876,114	\$2,620,670	-\$150,000	Maintenance	\$9,346,784	\$22,369,357	Mechanical, Life Safety, & Security, Building Envelope	\$31,716,141	84.29%	\$555.00	\$37,629,000			
Avg FCI based on 7 MS															46.52%					
															Total Deficiency Estimate of 7 MS as of 2022		\$227,505,532			

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	High Schools																	
						2017 Jacobs Report						2022 FCI Update						
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Central	1923	215,291	1379	1302	94.42%	10.66%	\$4,389,877	\$3,875,245	-\$150,000	Maintenance	\$8,115,122	\$3,673,024	Life Safety, & Security	\$11,788,146	9.30%	\$589.00	\$126,806,399	
Classical	1967	213,082	1217	1113	91.45%	37.36%	\$17,342,698	\$11,313,446			\$28,656,144	\$11,622,567	Life Safety, & Security	\$40,278,711	32.09%	\$589.00	\$125,505,298	
Dr. Jorge Alvarez	2006	84,700	542	562	103.69%	18.62%	\$3,591,799	\$2,086,773			\$5,678,572	\$3,335,714	Building Envelope	\$9,014,286	18.07%	\$589.00	\$49,888,300	
E-Cubed Academy	2004	46,800	340	346	101.76%	27.55%	\$4,187,970	\$454,067	-\$475,000	Program Improvements	\$4,167,037	\$3,333,407	Site Improvements	\$7,500,444	27.21%	\$589.00	\$27,565,200	
Hope	1938	230,214	1135	896	78.94%	55.02%	\$37,874,956	\$7,727,677	-\$18,500,000	Building Envelope, Auditorium, Lobby Upgrades	\$27,102,633	\$25,420,527	Mechanical, Life Safety, & Security	\$52,523,160	38.74%	\$589.00	\$135,596,046	
Juanita Sanchez Complex (JSEC)	2003	128,000	796	657	82.54%	24.77%	\$719,547	\$3,996,308	-\$125,000	Maintenance	\$4,590,855	\$918,171		\$5,509,026	7.31%	\$589.00	\$75,392,000	
Mt Pleasant	1938	298,200	1128	1164	103.19%	40.86%	\$31,070,239	\$12,788,840	-\$300,000	Maintenance	\$43,559,079	\$107,511,816	Major Reno, Mechanical, Life Safety, & Security, Building Envelope	\$151,070,895	86.01%	\$589.00	\$175,639,800	
PC&TA	2008	296,000	893	646	72.34%	9.79%	\$5,108,931	\$5,328,010	-\$75,000	Maintenance	\$10,361,941	\$2,072,388		\$12,434,329	7.13%	\$589.00	\$174,344,000	
											Avg FCI based on 8 HS				28.23%			
											Total Deficiency Estimate of 8 HS as of 2022			\$	290,118,998			