



# Westerly School Legacy Plan: A Vision for the Future of Education





# Final Phase of Vision 2020

- Create 21st Century learning environments at the elementary schools
- District wide safety and technology enhancements
- Improve critical systems; heating, ventilation and electrical
- Address building life cycle renewals, and unfinished work at WHS campus

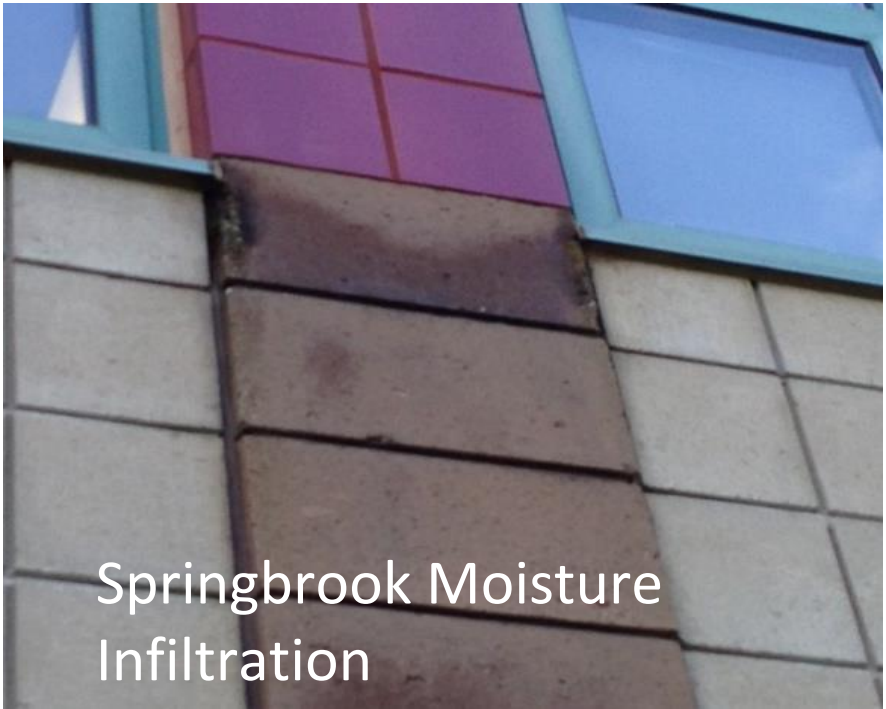




# Addressing the Need in Westerly



State Street Failing Exterior Envelope



Springbrook Moisture Infiltration



Rusted Switch gear



Dunns Corners Cafeteria



Water infiltration at WMS



Water Infiltration

# A Unique Opportunity

- 25 applications submitted statewide
- Westerly's project was 1 of 6 approved for funding
- Approved for over \$74 million with a guaranteed base reimbursement rate of 35%

RIDE commended Westerly for its efforts to **"provide healthy and safe schools, while addressing the program enhancements that will help align the local education authority's facilities to the teaching and learning that Westerly desires to deliver."**

## Historic State Funding Available

Westerly qualified for an additional 15% bonus reimbursements points for a total of 50%

### Temporary Bonus Incentives Include:

- Health and Safety Deficiencies + 5%
- Educational Enhancements + 5%
- Newer and Fewer + 5%





# A Community Based Process



Westerly Public Schools





# A Community Based Plan

## What we heard from the community:

- State Street Facility has reached the end of its life cycle
- Improve technology and access to the curriculum
- Move the 5<sup>th</sup> grade back to the elementary level
- Provide more project based learning and collaborative learning spaces
- Maintain the buildings and improve safety

**Westerly voters will be asked to approve the Westerly Legacy Plan through a bond referendum on October 10, 2019.**



# A Plan for the Future of Education

New upper Elementary School for all students grades 3-5; situated in the center of where our largest student population resides. Providing equity of access to modern day learning spaces for ALL Westerly students.

Dunn's Corner School and Springbrook School transformed to prek-2 Early Learning Centers with intensive focus on both early literacy and numeracy.

Westerly Middle School reverts back to a grade 6-8 school as originally designed, with a greater emphasis on hands-on, project based learning





# Aligning Buildings with Teaching & Learning

- New grade configuration - Early literacy and numeracy, horizontal alignment of curriculum across all grades, concentration of supports for ALL students
- Spaces designed for modern day teaching and learning (i.e. flexible, adaptive, tech-current, secure and “Green”)
- Collaborative Spaces
- Maker spaces
- Integrated STEAM
- Project based learning





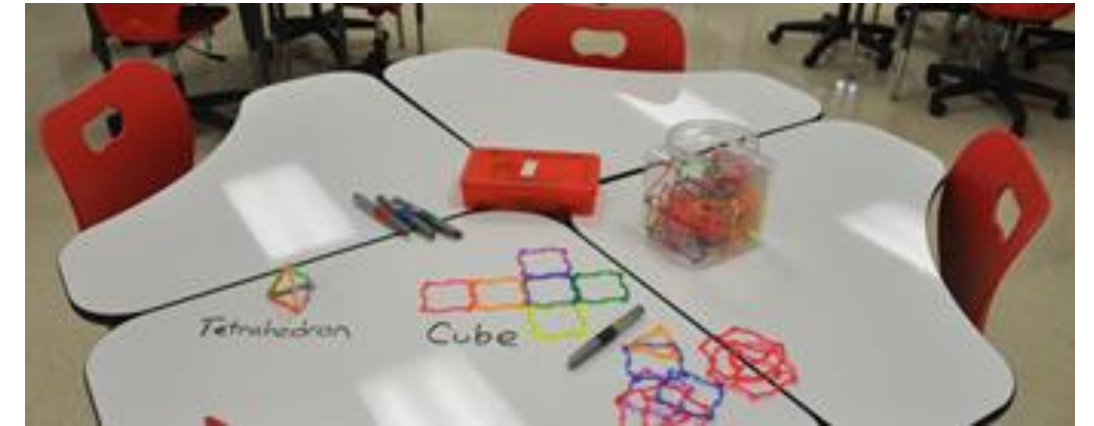
# State Street Upper Elementary School

- ✓ New school for all grade 3-5 students
- ✓ State of the Art, modern environment for teaching and learning
- ✓ Flexible, adaptable, tech-enhanced learning spaces
- ✓ Emphasis on energy efficiency, natural light and improved indoor air quality
- ✓ Increased onsite parking available to families, staff and the neighboring Senior Center





# Dunn's Corner & Springbrook Elementary Schools Upgrades



- Transformed to prek-2 Early Learning Centers
- Additions & Reconfigurations



- Secure vestibule, roofing, site lighting, fire suppression system
- Dunn's Corners cafeteria moved out of basement
- Furniture, fixtures and equipment to support 21st Century learning



# Timeline

Bond Referendum

October 2019

Construction starts at State Street

June 2020

Tower Street opens as Temporary Facility

August 2020

Construction starts at Springbrook and Dunn's Corners

June 2021

Elementary Schools open with new grade configuration

August 2022

(Upper Elementary 3-5, Lower Elementary Pre-k – 2, Middle 6-8)

Renovation of Ward and Babcock

May 2022 –  
June 2024





# Cost Estimates

Dunn’s Corners Elementary .....	\$12,230,231
Springbrook Elementary .....	\$7,229,895
State Street Upper Elementary .....	\$37,293,819
High School	
Babcock High School .....	\$3,874,846
Ward High School .....	\$8,879,375
District-Wide .....	\$1,901,780
<b>Total .....</b>	<b>\$71,409,946</b>

Above includes Furniture, Fixtures, and Equipment Costs – a major expenditure for each elementary school.





# Westerly High School Ward Building Upgrades      \$8,879,375.00

New Central Heating System	\$3,882,729
New Central Ventilation System	\$4,767,136
New grease waste system in kitchen	\$ 211,000
Clean, flush, scope existing underground sanitary/kitchen waste system	\$ 18,510





# Westerly High School Babcock Hall

**Total included in the Bond** **\$ 3,874,846**

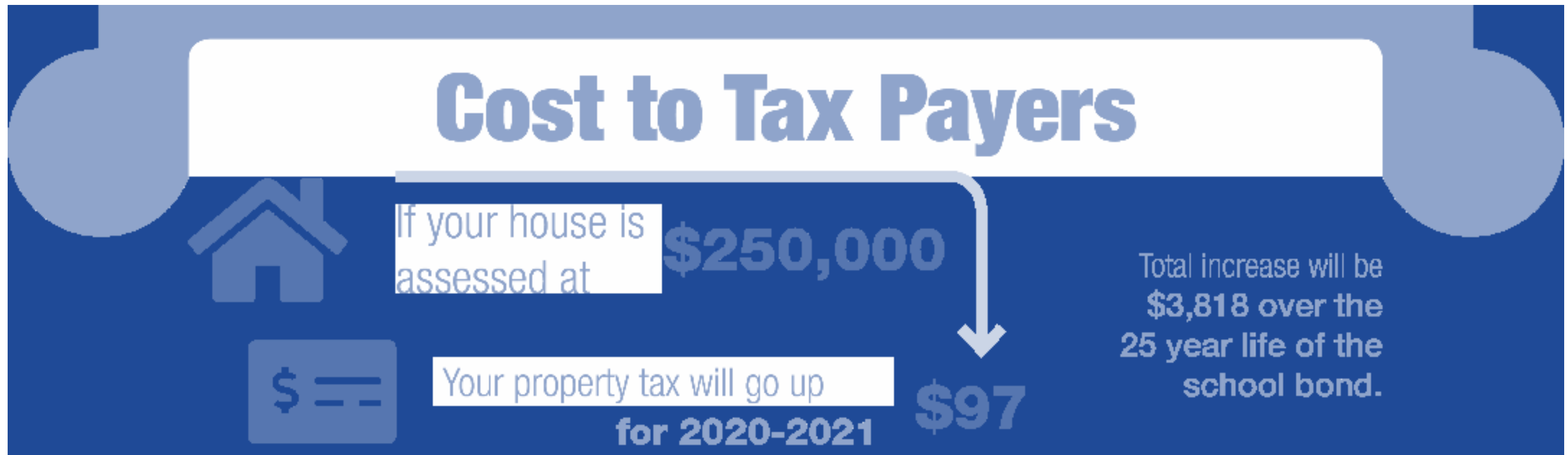
- New Central Heating System **\$ 2,035,246**
- New Central Ventilation System **\$ 1,524,600**
- Electrical Upgrades **\$ 315,000**

**District Wide Environmental Control system**  
**\$1,901,780**

These upgrades allow for central control and monitoring of all systems in at Westerly High School, Westerly Middle School, Westerly High School, Springbrook Elementary School and Dunn's Corner Elementary School



# Cost to Average Homeowner





# Westerly School Legacy Plan Project Costs



Total Project approved by RIDE	\$74,284,759
<u>Furniture, Fixtures, Equipment(1)</u>	<u>\$927,693</u>
Total Project Costs	\$75,212,452
<u>Portion allocated to five-year capital plan(2)</u>	<u>(\$3,802,505)</u>
Total project costs before PayGo money	\$71,409,947
<u>PayGo Money(3)</u>	<u>(\$5,454,081)</u>
Net to be funded through bond proceeds	\$65,955,866
<u>Interest at 4%</u>	<u>\$42,423,607</u>
Total Debt Service before aid	\$108,379,473
<b>State aid at 35%</b>	<b>(\$29,574,843)</b>
<u>Earnings on bond proceeds applied to debt service</u>	<u>(\$1,952,171)</u>
Net Debt Service to taxpayers over 25 years	\$76,852,459

Comparison of 35% and 50% state housing aid reimbursement		
	35%	50%
Net to be funded through bond proceeds	\$65,955,866	\$65,955,866
Interest at 4%	\$42,423,607	\$40,823,207
Total Debt Before Aid	\$108,379,473	\$106,779,073
State aid	(\$29,574,843)	(\$45,896,981)
Earnings on bond proceeds	(\$1,952,171)	(\$1,952,171)
<b>Net debt service</b>	<b>\$76,852,459</b>	<b>\$58,929,921</b>

1) Items included in bond not eligible for state aid (2) To be included in school annual capital budget (3) State aid issued during construction to debt



# Capital Maintenance Program

- Approved 5 year capital plan with minimum 35%
- RIDE has new requirements to ensure districts budget for ongoing facility upkeep
- Improved contract and quality staff from Aramark
- Contracting professional services to complete 5 yr CIP
- Adding trades
- Improving and creating systems to increase accountability
- New systems will allow for more efficient operation and upkeep of systems
- Training staff
- Maintain a School Buildings Capital Subcommittee





# Westerly Middle School Capital Projects

- Plumbing, fire suppression and security upgrades
- Mechanical system updates and enhancements
- Water intrusion repairs



FY 2019/2020 Capital Projects District Wide eligible for 35-50% state reimbursement		
Building	Item	Cost
Babcock Hall	Electrical Panel	\$20,000.00
District wide	Security	\$91,915.00
District wide	technology	\$211,794.00
State St	Exterior masonry	\$29,848.81
Dunns	Emergency Escape Windows *	\$ 122,558.80*
WMS	Auditorium –dimming control lighting upgrades	\$77,000.00
Tower St	Exterior masonry	\$29,848.81
	Playgrounds	\$56,000

Projects already underway or to be completed 2019-2020

FY 2019/2020 RIDE Emergency Funding Request Projects District Wide 35% state reimbursement		
Building	Item	Cost
Dunns	HVAC improvements to existing cafeteria	\$24,000.00
Dunns	Roofing	\$190,000.00
Springbrook	Exterior repairs	\$28,000.00
Springbrook	Guard Rail	\$30,000.00
Springbrook	Replace unit ventilators	\$100,000.00





FY 2020-24 Dunns Corners Capital projects eligible for 35-50% state reimbursement

Year	Item	Cost
2020-2021	Electrical upgrades	\$126,900.00
2020/2021	Plumbing	\$14,750.00
2021/2022	Window replacement	\$ 285,229.99
2021/2020	Flooring replacement	\$ 344,811.86
2022/2023	Roofing	\$700,012.28
2023/2024	Switch gear replacement	\$310,581.00

2020-2024  
Approved  
Capital  
projects

FY20-24 Middle School capital projects eligible for 35-50% state reimbursement

Year	Item	Cost
2020/2019	Water Intrusion repairs	\$49,908.00
2020-2021	Plumbing and fire suppression upgrades	\$7250.00
2023/2024	Mechanical System Upgrades	\$85,000.00

FY20-24 Springbrook capital projects eligible for 35-50% state reimbursement

Year	Building -Item	Cost
2023/2024	Springbrook Roofing	\$181,747.65



# 2020-2024 Approved Capital Projects Westerly High School Campus

## \$956,903.97

FY20-24 Capital WHS Ward building eligible for 35-50% state reimbursement		
Year	Item	Cost
2020/2021	Ward Secure Entry Vestibule	\$249,999.18
2020/2021	Ward Repair Electrical Vault Deck Membrane	\$149,804.50
2020/2021	Install hose valves and under-stage sprinkler system at auditorium stage	\$ 32,500.00
2020/2021	Remove old equipment and install clean agent fire suppression unit in IT room	\$ 50,000.00
2021/2022	Auditorium Upgrades for CTE	\$99,978.29
2021/2022	New kitchen hood/exhaust	\$125,000.00
2022/2023	Remove abandoned equipment	\$6920.00
2022/2023	Field Light Shed Light branch replacement (fixtures and wiring)	\$4952.00
2022/2023	Concession Stand water heater replacement	\$ 7000.00
2023/2024	Remove existing obsolete electrical panels	\$151,875.00

FY20-24 Capital WHS Babcock building eligible for 35-50% state reimbursement		
Year	Item	Cost
2020/2021	Fire Suppression in kitchen	\$ 2875.00
2020/2021	Plumbing Upgrades/backflow preventer domestic water	\$26,250.00
2020/2021	Sump pump in fire pump room	\$7500.00
2020-2021	Emergency eye wash in nurses room	\$7000.00
2022/2023	Clean/flush/scope underground sanitary/kitchen waste piping	\$14,750.00
2023/2024	Remove and Replace grease interceptor in cafeteria	\$20,500.00







# Questions?







# Please Approve Question #1 on October 10th



Westerly Public Schools

RGB  
architects