

# Request for Proposals – Architectural/Engineering (A/E) Services for Central Falls School District– Districtwide Projects

Project Number: 2021-0015

Central Falls, Rhode Island

## Addendum #1

Issued: January 12, 2022

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### **A. RFP Schedule**

The submission schedule has been revised to the timelines provided below.

- |   |                                  |
|---|----------------------------------|
| 1. Issue Addendum 1                             | January 12, 2022                 |
| 2. Questions Due                                | January 14, 2022 by 12:00pm      |
| 3. Response to Questions                        | January 18, 2022                 |
| 4. RFP Submission                               | January 25, 2022 by 11:00am      |
| 5. A/E Interviews, <i>tentatively scheduled</i> | February 3, and February 4, 2022 |

### **B. Revised Instructions to Bidders; Submission of Questions**

Please be advised that all questions, including those previously submitted to the City, should be emailed to Sam Bradner, [sbradner@peregrinegrp.com](mailto:sbradner@peregrinegrp.com) and Erica Schechter, [eschechter@peregrinegrp.com](mailto:eschechter@peregrinegrp.com) no later than 12:00pm local time on January 14, 2020. Questions received by the City will not be accepted, nor included in the formal response to be issued on January 18<sup>th</sup>.

Questions, if any, and responses will be posted on the City of Central Falls website at <https://www.centralfallsri.gov/> and <https://www.bidnetdirect.com/rhode-island> as an addendum.

Changes to the submission of questions, does not alter the proposal submission process and all respondents are required to follow instructions included in the Request for Proposals.

### **C. Supporting Exhibits**

The following documents are issued as additional Exhibits to the Request for Proposal and provided as supporting documents for respondents.

1. Exhibit B: Facilities Equity Initiative Awarded Applications, as approved by RIDE 1/11/22
2. Exhibit C: Central Falls School District Facilities Options Matrix



949 DEXTER STREET, CENTRAL FALLS, RI 02863 | (401) 727-7700 | WWW.CFSCHOOLS.NET

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*Dr. Stephanie Downey Toledo, Superintendent*

Mario Carreno  
School Building Authority, Director  
Rhode Island Department of Education  
255 Westminster Street  
Providence, RI 02903

November 18, 2021

RE: Facilities Equity Initiative Application Submission Package

Dear Director Carreno:

The Central Falls School District is excited to submit the attached applications for the Facilities Equity Initiative (“FEI”) 2021 Pilot funding round. Programs such as this are vital to districts like Central Fall to ensure that our students have equal access to a 21<sup>st</sup> Century Learning spaces and school buildings that invoke pride and sense of place.

Having reviewed the District’s long-term plans for its 6 schools, Dr. Earl J. Calcutt Middle School (“Calcutt”) was thoughtfully selected as the 800 students would benefit most from high impact – long lasting improvements. The building and classrooms have not been updated since it was constructed in the 1970s and in immediate need of upgrades. Seeking input from District leaders, Calcutt staff and students **\$15 million** in projects were identified for this year’s funding round. Applications include projects ranging from a new media center to repairing holes in bathroom ceilings. We hope these applications demonstrate the accumulative need for ongoing capital funding for districts like Central Falls as we grapple with aging facilities and equipment while trying to best serve our students.

Understanding that resources are limited, and the total ask exceeds the \$10 million, we have ranked our top 6 priority projects (1 being highest) totaling \$4 million. These projects will have the greatest impact on all 800 students by enhancing the facility and educational opportunities at Calcutt. The prioritized list also demonstrates how scopes may overlap (i.e., if technology for the entire school is awarded, the media center’s award could be reduced by \$20,000).



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*Dr. Stephanie Downey Toledo, Superintendent*

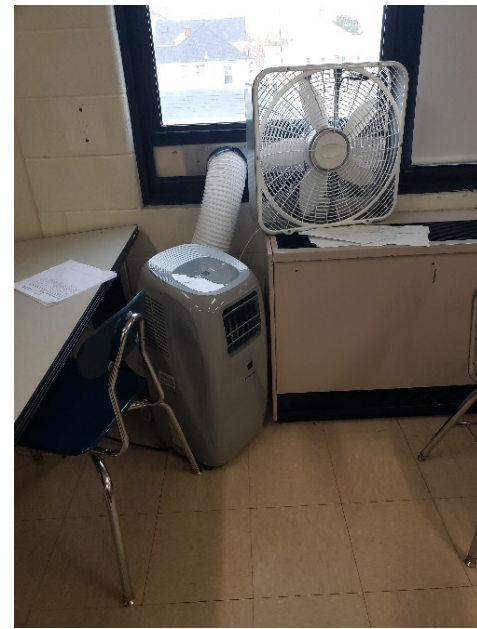
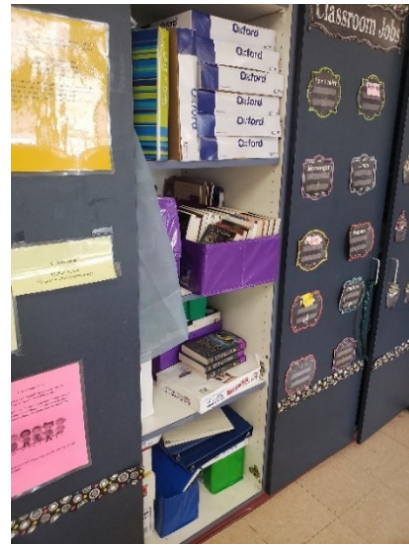
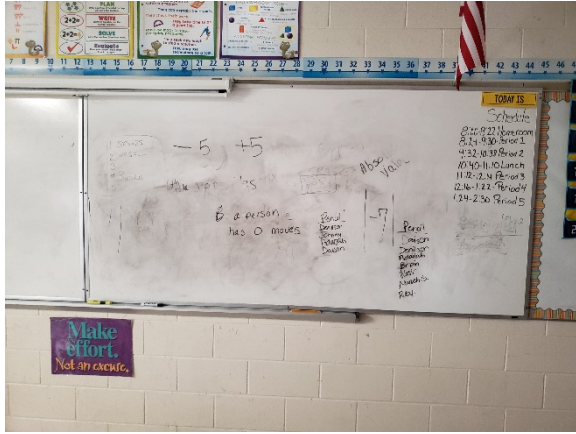
Priority	Project	Description	Request	Prioritized Request
1	<b>Library Upgrades to Media Center / Maker Space</b> <i>Total amount does not include technology or furniture assuming this will be awarded under separate applications.</i>	The existing Library will be transformed to a multipurpose room that features a variety of special experiences utilized by all students as well as community events.	\$520,000	\$4,045,288
2	<b>Increasing Collaboration in STEM: Upgrades to Science Rooms</b> <i>Total amount does not include technology or furniture assuming this will be awarded under separate applications.</i>	The project will create flexible and modern science lab with a perimeter of counters and sinks (water + electric) with furniture in the center. The district is prioritizing funding for 1 classroom, and children would be able to rotate.	\$351,000	
3	<b>Creating a 21st Century Learning Environment: Flexible Furniture</b>	The proposed project would allow the school to upgrade all furniture to support an increase in collaboration, engagement and student preferences.	\$1,196,000	
4	<b>21 Century Learning Improvements: Technology</b>	In order to be competitive students must have access to the same technology as their statewide peers. New technology will facilitate the learning experience and classroom discussion. This request provides new technology to all areas in the school.	\$1,196,000	
5	<b>Exterior Signage and Building Improvements</b>	Key to creating a sense of place, is providing students, staff and families with a welcoming entrance and well-maintained exterior building.	\$316,368	
6	<b>Schoolwide Enhancements: Ceiling Tile Replacement, Phase II of Lighting Upgrades</b>	This project will continue the state's investment in lighting by replacing the school's stained and missing ceiling tiles.	\$465,920	
7	<b>Restroom Upgrades</b>	Renovations to all bathrooms will provide students and staff with clean and fully functional restrooms.	\$1,040,000	\$1,051,502
8	<b>Common Space Enhancements: Paint</b>	Painting will support the state's efforts to make immediate improvements to the condition of the school.	\$11,502	

We appreciate RIDE's continued commitment to ensure Central Falls students have equal access to a 21<sup>st</sup> Century learning environment. We look forward to showing you the impact of funding like the Facilities Equity Initiative has on students and how "instruction drives construction". Please contact me directly with any questions regarding the attached applications.

Sincerely,

Stephanie Downey Toledo  
Superintendent, Central Falls School District

**General Conditions: The following photos highlight the need for reinvestment in Calcutt Middle School. There is significant deferred maintenance. Programs like FEI will make a tremendous impact on tackling smaller, capital projects.**



**Application 1: Library Upgrades to Media Center / Maker Space**

**Facility Equity Initiative Application**  
**Due November 19, 2021**

Local Education Agency:	Central Falls School District
Contact Person:	Stephanie Downey Toledo
Title:	Superintendent
Address:	949 Dexter Street, Central Falls, RI 02863
Phone:	401-721-2892
Email:	toledos@cfschools.net
Project Location:	Calcutt Middle School, 112 Washington Street, Central Falls, RI 02863

**Library Upgrades to Media Center / Maker Space**  
***Educational Enhancement + High Impact/High Use***

**PRIORITY PROJECT**

Currently the Calcutt Middle School Library is outdated and dark. The school does not have a dedicated area to provide students with access to 21<sup>st</sup> century technology and collaborative workspaces, now standard in most school districts.

The proposed project would transform the existing space into a multipurpose room with a variety of special experiences, benefitting the entire student body. Specifically, the project will bring necessary utilities including water, data and upgraded HVAC. The upgrades will support existing and potential STEAM programming opportunities such as a Maker Space and a smaller performance area. In addition, upgraded furniture will provide students with soft seating areas for study and small group collaboration areas. The project would serve all 800 students in the school.

The project would be completed by September 1, 2022.

*\*\*\*The current project cost is inclusive of furniture and technology. The District is seeking school-wide improvements in priority [application 3 and 4] and the total award should be reduced by either amount: Technology: \$20,000 and, or Furniture: \$20,000\*\*\**

**Project cost:**

\$572,000 please see description

**Board of Education approval date:**

**Did the LEA submit an Asset Protection Plan in FY 21?\***

\*LEAs that did not submit an Asset Protection Plan in FY21 will not be eligible for SBACF funding in FY22.

X

**Can the LEA complete this project by December 31, 2022?**

X

**Funding Option (select one)**

1. **Total Project Cost Loan** - Local Share Repaid Upon Completion

2. **State Share Project Cost** – No Repayment Required

X

**Application 1: Library Upgrades to Media Center / Maker Space**

**CURRENT LIBRARY. FUNDING IS SOUGHT TO REPURPOSE THE SPACE AS A MEDIA LAB AND MAKER SPACE.**



**Assurances (please initial on each line):**

The LEA must assure that:

- Funds will be used exclusively for the project described above, in accordance of the guidelines of funding request.
- Projects must comply with School Construction Regulations and RIGL 16-7-41.1.
- Project will substantially complete by December 31, 2022.** If the project is not complete by this date, the project amount will be deducted from the LEA's FY 2024 Housing Aid.
- The project complies with all requirements set forth in the most recent Northeast Collaborative for High Performance Schools Protocol (NECHPS)
- Project will receive all required design review prior to commencing with construction.
- All other things being equal, the services of qualified and capable vendors with offices in Rhode Island, or those who propose a joint venture with a Rhode Island firm, should be utilized.

**Certification of Eligibility:**

I certify under penalty of perjury that to the best of my knowledge, the information in this proposal is true and correct and is in compliance with statutes and administrative provisions of the Rhode Island Department of Education. The governing board of the above named school LEA has authorized me to sign this application on its behalf, and has certified through a resolution that the LEA has met the criteria contained in this proposal.



Signature of Superintendent

11/18/2021

Date



Signature of School Committee Chair

11/18/2021

Date



Signature of Municipal Finance Director

11/18/21

Date

**Application 2: Increasing Collaboration in STEM: Upgrades to Science Rooms**

**Facility Equity Initiative Application**  
**Due November 19, 2021**

Local Education Agency:	Central Falls School District
Contact Person:	Stephanie Downey Toledo
Title:	Superintendent
Address:	949 Dexter Street, Central Falls, RI 02863
Phone:	401-721-2892
Email:	toledos@cfschools.net
Project Location:	Calcutt Middle School, 112 Washington Street, Central Falls, RI 02863

**Increasing Collaboration in STEM: Upgrades to Science Rooms *Educational Enhancements* PRIORITY PROJECT**

The proposed project will update 1 of the existing sciences labs to be modern and flexible to support programming that will bring students together as they take on new projects in a collaborative environment. Fixed utilities including water and electricity will be moved to the perimeter of the room, while flexible modular furniture will be in the center of the space. Rooms will be designed to support the 21<sup>st</sup> Century approach to student led learning and transition away from the lecture designed classrooms currently at the school. Moreover, the rooms will function similar to a DaVinci room and could accommodate art and science projects as needed, providing teachers and students with greater flexibility.

The project would be completed by September 1, 2022.

*\*\*\*The current project cost is inclusive of furniture and technology. The District is seeking school-wide improvements in Priority [application 3 and 4] and the total award should be reduced by: Technology: \$60,000 or Furniture: \$60,000\*\*\**

*\*\*\*The LEA has prioritized 1 of the 3 labs. The total cost for all three labs is \$1,240,200\*\*\**

**Project cost:**

\$413,400 Please see project description

**Board of Education approval date:**

**Did the LEA submit an Asset Protection Plan in FY 21?\***

\*LEAs that did not submit an Asset Protection Plan in FY21 will not be eligible for SBACF funding in FY22.

X

**Can the LEA complete this project by December 31, 2022?**

X

**Funding Option (select one)**

1. **Total Project Cost Loan** - Local Share Repaid Upon Completion

2. **State Share Project Cost** – No Repayment Required

X



**Application 2: Increasing Collaboration in STEM: Upgrades to Science Rooms**

**TYPICAL SCIENCE CLASSROOMS AT CALCUTT; VISIBLY IN NEED OF REPAIR**



**Assurances (please initial on each line):**

The LEA must assure that:

- Funds will be used exclusively for the project described above, in accordance of the guidelines of funding request.
- Projects must comply with School Construction Regulations and RIGL 16-7-41.1.
- Project will substantially complete by December 31, 2022.** If the project is not complete by this date, the project amount will be deducted from the LEA's FY 2024 Housing Aid.
- The project complies with all requirements set forth in the most recent Northeast Collaborative for High Performance Schools Protocol (NECHPS)
- Project will receive all required design review prior to commencing with construction.
- All other things being equal, the services of qualified and capable vendors with offices in Rhode Island, or those who propose a joint venture with a Rhode Island firm, should be utilized.

**Certification of Eligibility:**

I certify under penalty of perjury that to the best of my knowledge, the information in this proposal is true and correct and is in compliance with statutes and administrative provisions of the Rhode Island Department of Education. The governing board of the above named school LEA has authorized me to sign this application on its behalf, and has certified through a resolution that the LEA has met the criteria contained in this proposal.



Signature of Superintendent

11/18/2021

Date



Signature of School Committee Chair

11/18/2021

Date



Signature of Municipal Finance Director

11/18/21

Date

**Application 3: Flexible Furniture**

**Facility Equity Initiative Application**  
**Due November 19, 2021**

Local Education Agency:	Central Falls School District
Contact Person:	Stephanie Downey Toledo
Title:	Superintendent
Address:	949 Dexter Street, Central Falls, RI 02863
Phone:	401-721-2892
Email:	toledos@cfschools.net
Project Location:	Calcutt Middle School, 112 Washington Street, Central Falls, RI 02863

**Creating a 21<sup>st</sup> Century Learning Environment: Flexible Furniture *Educational Enhancements* PRIORITY PROJECT**

Calcutt’s furniture was last updated 45 years ago. Since then, curriculum and pedagogy have focused on ways in which furniture can encourage 21<sup>st</sup> century learning. Teaching has moved away from lecture style classrooms to collaborative student-centered learning with varieties of seating and spaces to learn. However, Calcutt has not yet been able to take advantage new innovations. The proposed project would allow the school to upgrade all furniture to support these innovations and student preferences. Classrooms will be reconfigurable to meet the needs of the task and working styles of students and curriculum.

The project would be completed by September 1, 2022.

**Project cost:**

\$1,196,000 *please see description*

**Board of Education approval date:**

**Did the LEA submit an Asset Protection Plan in FY 21?\***

\*LEAs that did not submit an Asset Protection Plan in FY21 will not be eligible for SBACF funding in FY22.

**Can the LEA complete this project by December 31, 2022?**

**Funding Option (select one)**

1. **Total Project Cost Loan** - Local Share Repaid Upon Completion

2. **State Share Project Cost** – No Repayment Required

### Application 3: Flexible Furniture

**TYPICAL CLASSROOM AT CALCUTT. ROOMS HAVE NOT BEEN UPDATED SINCE THE SCHOOL WAS CONSTRUCTED IN 1976. IN ADDITION TO OUTDATED FURNITURE AND DESIGN, MANY OF THE OLD TECHNOLOGY AND EQUIPMENT REMAIN UNCHANGED.**



**Assurances (please initial on each line):**

The LEA must assure that:

- Funds will be used exclusively for the project described above, in accordance of the guidelines of funding request.
- Projects must comply with School Construction Regulations and RIGL 16-7-41.1.
- Project will substantially complete by December 31, 2022.** If the project is not complete by this date, the project amount will be deducted from the LEA's FY 2024 Housing Aid.
- The project complies with all requirements set forth in the most recent Northeast Collaborative for High Performance Schools Protocol (NECHPS)
- Project will receive all required design review prior to commencing with construction.
- All other things being equal, the services of qualified and capable vendors with offices in Rhode Island, or those who propose a joint venture with a Rhode Island firm, should be utilized.

**Certification of Eligibility:**

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Signature of Superintendent

11/18/2021

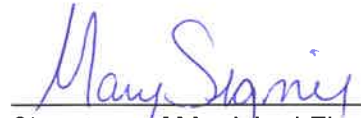
Date



Signature of School Committee Chair

11/18/2021

Date



Signature of Municipal Finance Director

11/18/21

Date

**Application 4: Technology**

**Facility Equity Initiative Application**  
**Due November 19, 2021**

Local Education Agency:	Central Falls School District
Contact Person:	Stephanie Downey Toledo
Title:	Superintendent
Address:	949 Dexter Street, Central Falls, RI 02863
Phone:	401-721-2892
Email:	toledos@cfschools.net
Project Location:	Calcutt Middle School, 112 Washington Street, Central Falls, RI 02863

**21 Century Learning Improvements: Technology**  
***Educational Enhancements***  
***High Impact/High Use***

**PRIORITY PROJECT**

In order to be competitive students Calcutt students must have equal access to new technology as their statewide peers. Technology, like smart boards, facilitate the learning experience and classroom discussion. Calcutt is lacking smart board technology and the proposed project will allow the District to purchase a new smart board for each classroom.

The project will impact all 800 students at the school and would be completed by September 1, 2022.

**Project cost:**

\$1,196,000 *please see description*

**Board of Education approval date:**

**Did the LEA submit an Asset Protection Plan in FY 21?\***

\*LEAs that did not submit an Asset Protection Plan in FY21 will not be eligible for SBACF funding in FY22.

X

**Can the LEA complete this project by December 31, 2022?**

X

**Funding Option (select one)**

1. **Total Project Cost Loan** - Local Share Repaid Upon Completion

2. **State Share Project Cost** – No Repayment Required

X

## Application 4: Technology

**TYPICAL CLASSROOM AT CALCUTT. ROOMS HAVE NOT BEEN UPDATED SINCE THE SCHOOL WAS CONSTRUCTED IN 1976. IN ADDITION TO OUTDATED FURNITURE AND DESIGN, MANY OF THE OLD TECHNOLOGY AND EQUIPMENT REMAIN UNCHANGED.**



**Assurances (please initial on each line):**

The LEA must assure that:

- Funds will be used exclusively for the project described above, in accordance of the guidelines of funding request.
- Projects must comply with School Construction Regulations and RIGL 16-7-41.1.
- Project will substantially complete by December 31, 2022.** If the project is not complete by this date, the project amount will be deducted from the LEA's FY 2024 Housing Aid.
- The project complies with all requirements set forth in the most recent Northeast Collaborative for High Performance Schools Protocol (NECHPS)
- Project will receive all required design review prior to commencing with construction.
- All other things being equal, the services of qualified and capable vendors with offices in Rhode Island, or those who propose a joint venture with a Rhode Island firm, should be utilized.

**Certification of Eligibility:**

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Signature of Superintendent

11/18/2021

Date



Signature of School Committee Chair

11/18/2021

Date



Signature of Municipal Finance Director

11/18/21

Date



**Application 5: Exterior Signage and Building Improvements**

**Facility Equity Initiative Application**  
**Due November 19, 2021**

Local Education Agency:	Central Falls School District
Contact Person:	Stephanie Downey Toledo
Title:	Superintendent
Address:	949 Dexter Street, Central Falls, RI 02863
Phone:	401-721-2892
Email:	toledos@cfschools.net
Project Location:	Calcutt Middle School, 112 Washington Street, Central Falls, RI 02863

**Exterior Signage and Building Improvements** **PRIORITY PROJECT**  
*High Impact/High Use*

Key to creating a sense of place, is providing students, staff and families with a welcoming entrance and well-maintained exterior building. Minor improvements to wayfinding including updated exterior signage, lighting and general repair to the exterior façade will greatly enhance the building’s appearance. FEI funding will enable the LEA to take on deferred exterior upgrades and maintenance repairs.

The project would be completed by September 1, 2022.

**Project cost:**

**Board of Education approval date:**

**Did the LEA submit an Asset Protection Plan in FY 21?\***   
\*LEAs that did not submit an Asset Protection Plan in FY21 will not be eligible for SBACF funding in FY22.

**Can the LEA complete this project by December 31, 2022?**

- Funding Option (select one)**
- 1. **Total Project Cost Loan** - Local Share Repaid Upon Completion
  - 2. **State Share Project Cost** – No Repayment Required

**Assurances (please initial on each line):**

The LEA must assure that:

- Funds will be used exclusively for the project described above, in accordance of the guidelines of funding request.
- Projects must comply with School Construction Regulations and RIGL 16-7-41.1.
- Project will substantially complete by December 31, 2022.** If the project is not complete by this date, the project amount will be deducted from the LEA's FY 2024 Housing Aid.
- The project complies with all requirements set forth in the most recent Northeast Collaborative for High Performance Schools Protocol (NECHPS)
- Project will receive all required design review prior to commencing with construction.
- All other things being equal, the services of qualified and capable vendors with offices in Rhode Island, or those who propose a joint venture with a Rhode Island firm, should be utilized.

**Certification of Eligibility:**

I certify under penalty of perjury that to the best of my knowledge, the information in this proposal is true and correct and is in compliance with statutes and administrative provisions of the Rhode Island Department of Education. The governing board of the above named school LEA has authorized me to sign this application on its behalf, and has certified through a resolution that the LEA has met the criteria contained in this proposal.



Signature of Superintendent

11/18/2021

Date



Signature of School Committee Chair

11/18/2021

Date



Signature of Municipal Finance Director

11/18/21

Date

**Application 8: Common Space Enhancements: Paint**

**Facility Equity Initiative Application**  
**Due November 19, 2021**

Local Education Agency:	Central Falls School District
Contact Person:	Stephanie Downey Toledo
Title:	Superintendent
Address:	949 Dexter Street, Central Falls, RI 02863
Phone:	401-721-2892
Email:	toledos@cfschools.net
Project Location:	Calcutt Middle School, 112 Washington Street, Central Falls, RI 02863

**Schoolwide Enhancements: Common Area Paint *High Impact/High Use***

**PRIORITY PROJECT**

The Calcutt Middle School was selected for upgraded lighting under the state's pilot program. Painting will support the state's efforts to make immediate improvements to the condition of the school. These upgrades, while minor, will provide students, families, and staff with a sense of pride of place knowing that their school is equal to that of those across the state. Moreover, during the application process students were asked to provide their priority projects and hallway improvements and painting was a top mention. The project would impact all 800 students and be completed by September 1, 2022.

**Project cost:**

\$11,502

**Board of Education approval date:**

**Did the LEA submit an Asset Protection Plan in FY 21?\***

\*LEAs that did not submit an Asset Protection Plan in FY21 will not be eligible for SBACF funding in FY22.

X

**Can the LEA complete this project by December 31, 2022?**

X

**Funding Option (select one)**

1. **Total Project Cost Loan** - Local Share Repaid Upon Completion

2. **State Share Project Cost** – No Repayment Required

X

**Application 8: Common Space Enhancements: Paint**

**PAINTING WILL GREATLY ENHANCING THE EXISTING SPACES. STUDENTS AT CALCUTT PRIORITIZED THIS PROJECT IN A SCHOOL SURVEY**



**Assurances (please initial on each line):**

The LEA must assure that:

- Funds will be used exclusively for the project described above, in accordance of the guidelines of funding request.
- Projects must comply with School Construction Regulations and RIGL 16-7-41.1.
- Project will substantially complete by December 31, 2022.** If the project is not complete by this date, the project amount will be deducted from the LEA's FY 2024 Housing Aid.
- The project complies with all requirements set forth in the most recent Northeast Collaborative for High Performance Schools Protocol (NECHPS)
- Project will receive all required design review prior to commencing with construction.
- All other things being equal, the services of qualified and capable vendors with offices in Rhode Island, or those who propose a joint venture with a Rhode Island firm, should be utilized.

**Certification of Eligibility:**

I certify under penalty of perjury that to the best of my knowledge, the information in this proposal is true and correct and is in compliance with statutes and administrative provisions of the Rhode Island Department of Education. The governing board of the above named school LEA has authorized me to sign this application on its behalf, and has certified through a resolution that the LEA has met the criteria contained in this proposal.



Signature of Superintendent

11/18/2021

Date



Signature of School Committee Chair

11/18/2021

Date



Signature of Municipal Finance Director

11/18/21

Date

Exhibit C

# Central Falls School District Facilities Options Matrix

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11.23.2021

**DRAFT**

CIVIC

It's not just about the  
conditions and repairs.

It's about a **VISION** for  
the spaces our youth  
learn in.

# What is the best option to meet the educational vision within the proposed budget\*?

*The District, City, and School Building Committee have reviewed 13 options and selected the following 4 as our leading plans. If you would like to review the other 9, they are on the slides that follow.*

*\*Cost estimates included in this presentation are based on RIDE's 2020 square footage costs.*



# Option #05A - New HS + NEW PK-8 + Renovations @ Ella/Vets/Calcutt

SCHOOL NAME - GRADE LEVELS	CONSTRUCTION/RENOVATION	TARGET CAPACITY	GRADES	TRACKS	GROSS SQUARE FEET	COST
NEW HS	New construction	759	4	n/a	140,400	\$78-82M
Dual PK-8	Renovated Calcutt	636	10	3	89,600	\$30-45M
Monolingual PK-8 A	New current @ HS Site	424	10	2	77,640	\$40-43M
Monolingual PK-8 B	Renovated Ella	424	10	2	51,243	\$18-25M
Monolingual PK-8 C	Renovated Vets	424	10	2	53,310	\$18-27M
		<b>2667</b>			<b>271,793</b>	<b>\$184-222M</b>

## PROS

Student population distributed across more schools.

Low end of order of magnitude cost is close to budget range

**Current Preferred Approach**

## CONS

Three 2 track PK-8s may not be ideal grade level format - Student experience with small cohort for 10 years

Calcutt is undersized as a 3 track PK-8 (Target sqft for that population is 109,000 sqft)

3 track school - not ideal for dual language

# Option #04A - New HS + NEW PK-8 + Renovations @ Vets/Calcutt

SCHOOL NAME - GRADE LEVELS	CONSTRUCTION/RENOVATION	TARGET CAPACITY	GRADES	TRACKS (22/students per grade)	GROSS SQUARE FEET	COST
NEW HS	New construction	759	4	n/a	140,400	\$78-82M
Dual PK-8	Renovated Calcutt	636	10	3	89,600	\$30-45M
Monolingual PK-8 A	New @ HS Site	848	10	4	136,008	\$70-75M
Monolingual PK-8 B	Reno @ Vets	424	10	2	53,310	\$18-25M
		2667			419,318	<b>\$196-227M</b>

## PROS

- Student population distributed across more schools.
- No school exceeds 4 tracks.
- Low end of cost of new construction (\$ 150) may allow flexibility to renovate other facilities

## CONS

- 2 track school at Vets - Student experience with small cohort for 10 years
- Calcutt is undersized as a 3 track PK-8. (Target sqft for that population is 109,000sqft)
- 3 track school - not ideal for dual language

# Option #05Z - New HS + New PK-8 + Renovations @ Ella/Vets/Calcutt

SCHOOL NAME - GRADE LEVELS	CONSTRUCTION/RENOVATION	TARGET CAPACITY	GRADES	TRACKS	GROSS SQUARE FEET	COST
NEW HS	New construction	759	4	n/a	140,400	\$78-82M
Monolingual PK-6 (A)	Renovated Calcutt	636	10	3	89,600	\$30-45M
<b>7-8</b>	Renovated Ella	432	2	12	51,243	\$18-25M
Monolingual PK-6 (B)	New @ HS	528	10	3	92,000	\$45-50M
Dual PK-8	Renovated Vets	352	10	2	53,310	\$18-27M
		<b>2707</b>			<b>286,153</b>	<b>\$189-229M</b>

## PROS

- Student population distributed across more schools.
- Low end of order of magnitude cost is close to budget range
- Creates a Jr High, specialized support
- Keeps Dual with an even number of tracks

## CONS

- Calcutt is undersized as a 3 track PK-6 (Target sqft for that population is 109,000 sqft)
- Stand alone Jr. High may limit resource sharing opportunities.

# Option #05M - New HS + New PK-8 + New 7-8 Renovations @ Ella/Calcutt

SCHOOL NAME - GRADE LEVELS	CONSTRUCTION/RENOVATION	TARGET CAPACITY	GRADES	TRACKS	GROSS SQUARE FEET	COST
NEW HS	New construction	759	4	n/a	140,400	\$78-82M
Monolingual PK-6 (A)	Renovated Calcutt	636	10	3	89,600	\$30-45M
<b>7-8</b>	<b>New construction at Higginson campus (annex to new HS)</b>	432	2	12	51,243	\$18-25M
Monolingual PK-6 (B)	New @ HS	528	10	3	92,000	\$45-50M
Dual PK-8	Renovated Ella	352	10	2	53,310	\$18-27M
		<b>2707</b>			<b>286,153</b>	<b>\$189-229M</b>

## PROS

- Student population distributed across more schools.
- Low end of order of magnitude cost is close to budget range
- Creates a Jr High at High School Location, allows for resource sharing/specialized support.
- Keeps Dual with an even number of tracks

## CONS

- Calcutt is undersized as a 3 track PK-8 (Target sqft for that population is 109,000 sqft)
- Further understanding needed for capacity and previous decisions not to move forward with 7-8 at high school

# Central Falls School District - Options Matrix

## 3 SCHOOL OPTIONS

**03A** - New HS + **Renovations** @ Calcutt/Vets

**03B** - New HS w/ **7-8** + Renovations @ Calcutt / HS

**03C** - New HS, **Add-Reno** @ Calcutt, New PK-8

**03D** - New HS w/ **ECC**, Add-Reno @ Calcutt, New PK-8

# Option #03A - New HS + Renovations

SCHOOL NAME - GRADE LEVELS	CONSTRUCTION/RENOVATION	TARGET CAPACITY	GRADES	TRACKS	GROSS SQUARE FEET	COST
NEW HS - 9-12	New construction	759	4	n/a	140,400	\$78-82M
Dual - PK-8	Renovated Calcutt	636	10	3	89,600	\$30-45M
Monolingual - PK-8	Renovated Vets	424	10	2	53,310	\$85-90M
		1819			283,310	<b>\$190-220M</b>

## PROS

Program alignment and equity across all grade levels (all HS in new construction / all PK-8 in renovations)  
 Existing buildings can be surplused or re-used  
 Minimizes transitions

## CONS

**Not enough capacity at PK -8 level.**  
 Calcutt is undersized as a 3 track PK-8. (Target sqft for that population is 109,000sqft)  
 3 track school - not ideal for dual language  
 2 track @ Vets - Student experience with small cohort for 10 years

# Option #03B - New HS w/ 7-8 + Renovations

SCHOOL NAME - GRADE LEVELS	CONSTRUCTION/RENOVATION	TARGET CAPACITY	GRADES	TRACKS	GROSS SQUARE FEET	COST
NEW HS + Dual 7-12	New construction	1000	6	n/a	185,000	\$100-105M
Dual PK-6	Renovated Calcutt	672	8	4	89,600	\$30-45M
Monolingual PK-8	Renovated current HS	1060	10	5	112,641	\$40-55M
		2732			387,241	<b>\$170-205M</b>

## PROS

Existing buildings can be surplusd or re-used  
 Option #03B is better aligned with budget

## CONS

Multiple different transitions across grade levels.  
 7-8 in High School creates challenge for academic and social integration  
 HS renovation is not ideal - both from an investment and community perspective.

# Option #03C - New HS, Add-Reno @ Calcutt, New PK-8

SCHOOL NAME - GRADE LEVELS	CONSTRUCTION/RENOVATION	TARGET CAPACITY	GRADES	TRACKS	GROSS SQUARE FEET	COST
NEW HS - 9-12	New construction	759	4	n/a	140,400	\$78-82M
Dual - PK-8	Addition / Renovation @ Calcutt	848	10	4	120,000	\$40-65M
Monolingual - PK-8	New Construction	1060	10	5	168,500	\$85-90M
		2667			428,900	<b>\$205-240M</b>

## PROS

- Existing buildings can be surplusd or re-used
- More than 2/3rds of student population in new buildings
- Minimizes transitions

## CONS

- 5 track PK-8 is a big school
- Large concentration of students on just 3 sites.



# Option #03D - New HS w/ ECC, Add-Reno @ Calcutt, New PK-8

SCHOOL NAME - GRADE LEVELS	CONSTRUCTION/RENOVATION	TARGET CAPACITY	GRADES	TRACKS	GROSS SQUARE FEET	COST
NEW HS - 9-12 / ECC	New construction	1237	6	n/a	200,000	\$110-115M
Dual - 1-8	Addition / Renovation @ Calcutt	848	10	4	120,000	\$40-65M
Monolingual - 1-8	New Construction	704	10	4	122,000	\$65-70M
		2789			442,000	<b>\$215-250M</b>

## PROS

Existing buildings can be surplused or re-used  
 More than 2/3rds of student population in new buildings  
 Minimizes transitions  
 Shifting ECC to HS allows the creation of 4 track schools, which is a desired format.

## CONS

5 track PK-8 is a big school  
 Large concentration of students on just 3 sites  
 Low end of order of magnitude is \$215M

# Central Falls School District - Options Matrix

## 4 SCHOOL OPTIONS

**04A** - New HS + New PK-8 + **Renovations** @ Vets/Calcutt

**04B** - New HS w/ **7-8** + Renovations @ Calcutt, Ella, HS

**04C** - New HS, **Add-Reno** @ Calcutt/Ella, New PK-8

**04D** - New HS, Add-Reno @ Calcutt, **ECC** @ Ella, New PK-8

# Option #04B - New HS w 7-8 + Renovations @ Calcutt, Ella, LLC

SCHOOL NAME - GRADE LEVELS	CONSTRUCTION/RENOVATION	TARGET CAPACITY	GRADES	TRACKS (22/students per grade)	GROSS SQUARE FEET	COST
NEW HS + Dual 7-12	New construction	1000	6	n/a	185,000	\$100-105M
Dual PK-6	Renovated Calcutt	636	10	3	89,600	\$30-45M
Monolingual PK-8 A	Renovated HS	500	10	2	112,641	\$40-55M
Monolingual PK-8 B	Renovated Ella	500	10	2	51,243	\$18-25M
		<b>2636</b>			<b>438,484</b>	<b>\$188-230M</b>

## PROS

Existing buildings can be surplusd or re-used

## CONS

Multiple different transitions across grade levels.

7-8 in High School creates challenge for academic and social integration

HS renovation is not ideal - both from an investment and community perspective.

2 track @ Vets and Ella - Student experience with small cohort for 10 years

# Option #04C - New HS, Add-Reno @ Calcutt/Ella, New PK-8

SCHOOL NAME - GRADE LEVELS	CONSTRUCTION/RENOVATION	TARGET CAPACITY	GRADES	TRACKS	GROSS SQUARE FEET	COST
NEW HS	New construction	759	4	n/a	140,400	\$78-82M
Dual PK-8	Addition / Renovation @ Calcutt	848	10	4	120,000	\$40-65M
Monolingual PK-8 A	New @ HS Site	636	10	3	109,890	\$55-60M
Monolingual PK-8 B	Addition / Renovation @ Ella Risk	424	10	2	77,243	\$55-60M
		2667			447,533	\$230-260M

## PROS

- Existing buildings can be surplusd or re-used
- Creates a 4 track @ Calcutt to set up dual language in ideal grade format
- Minimizes transitions

## CONS

- Calcutt and Ella Risk sites must be evaluated for feasibility.
- 2 track @ Ella Risk - Student experience with small cohort for 10 years

# Option #04D - New HS, Add-Reno @ Calcutt, ECC @ Ella, New PK-

SCHOOL NAME - GRADE LEVELS	CONSTRUCTION/RENOVATION	TARGET CAPACITY	GRADES	TRACKS	GROSS SQUARE FEET	COST
NEW HS	New construction	759	4	n/a	140,400	\$78-82M
Dual PK-8	Addition / Renovation @ Calcutt	848	10	4	120,000	\$40-65M
Monolingual ECC - PK-1	Renovation @ Ella Risk	350	3	6	51,243	\$18-25M
Monolingual 2-8	New @ HS Site	770	7	5	111,000	\$55-60M
		2727			422,643	\$195-235M

## PROS

- Existing buildings can be surplus or re-used
- Creates a 4 track @ Calcutt to set up dual language in ideal grade format
- May allow more flexibility to accommodate ECC in the future.

## CONS

- Calcutt site must be evaluated for feasibility

# Central Falls School District - Options Matrix

## 5 SCHOOL OPTIONS

**Option #05A** - New HS + New PK-8 + **Renovations** @  
Ella/Vets/Calcutt

**Option #05B** - New HS w/ **7-8** + NEW PK-8 + Renovations @  
Ella/Vets/Calcutt

**Option #05D** - New HS, Reno @ Calcutt/Vets, **ECC** @ Ella,  
New PK-8

# Option #05B - New HS + New PK-8 + Renovations @ Ella/Vets/Calcutt

SCHOOL NAME - GRADE LEVELS	CONSTRUCTION/RENOVATION	TARGET CAPACITY	GRADES	TRACKS	GROSS SQUARE FEET	COST
NEW HS	New construction	759	4	n/a	140,400	\$78-82M
Dual 1-8	Renovated Calcutt	636	10	3	89,600	\$30-45M
ECC	Renovated Ella	432	2	12	51,243	\$18-25M
Monolingual 1-8 B	New @ HS	528	10	3	92,000	\$45-50M
Monolingual 1-8 C	Renovated Vets	352	10	2	53,310	\$18-27M
		<b>2707</b>			<b>286,153</b>	<b>\$189-229M</b>

## PROS

Student population distributed across more schools.

Low end of order of magnitude cost is close to budget range

## CONS

Three 2 track PK-8s may not be ideal grade level format - Student experience with small cohort for 10 years

Calcutt is undersized as a 3 track PK-8 (Target sqft for that population is 109,000sqft)

3 track school - not ideal for dual language

# Option #05D - New HS, Reno @ Calcutt/Vets, ECC @ Ella, New PK-8

SCHOOL NAME - GRADE LEVELS	CONSTRUCTION/RENOVATION	TARGET CAPACITY	GRADES	TRACKS	GROSS SQUARE FEET	COST
NEW HS	New construction	759	4	n/a	140,400	\$78-82M
Dual 1-8	Renovated Calcutt	636	10	3	89,600	\$30-45M
ECC	Renovated Ella	432	2	12	51,243	\$18-25M
Monolingual 1-8 B	New @ HS	528	10	3	92,000	\$45-50M
Monolingual 1-8 C	Renovated Vets	352	10	2	53,310	\$18-27M
		<b>2707</b>			<b>286,153</b>	<b>\$189-229M</b>

## PROS

Existing buildings can be surplused or re-used  
 May allow more flexibility to accommodate ECC in the future.

## CONS

Calcutt is undersized as a 3 track PK-8. (Target sqft for that population is 109,000sqft)  
 3 track school - not ideal for dual language  
 2 track @ Vets - Student experience with small cohort for 10 years



# KEY FRAMEWORKS

for this decision

# 1. PROGRAM

- a. What is the district's vision for delivering the an educational program? How many tracks per grade?
- b. 2026-27 projected enrollment - 2,773

# 2. BUDGET

- a. How much can we achieve within the current budget, and what can we fold into future capital planning?
- b. Budget - \$144M + \_\_\_\_

# 3. PHASING

- a. Can some components of the masterplan be phased beyond the 5 year window? How do we account for swing space?

# 4. SITE

- a. What are the site constraints and opportunities?



# What did we miss?

What else should we know as we make this decision?

# APPENDIX 01:

## Notes on Costs

The following considerations inform the costs used in the analysis:

New construction is based on eligible cost established by RIDE School Construction and the Cost Guidance.

We provide a range of costs to reflect the degree of uncertainty regarding scope, however, we believe that to achieve equitable learning environments across new construction and renovation, the higher end of the range would be more accurate.

Renovation cost ranges from \$250-500/square foot.

# APPENDIX 02: Enrollment Projections

## Appendix D: Enrollment Forecasts

### Central Falls School District: Total District Enrollment

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
PK	116	73	109	118	118	118	118	118	118	118	118	118
PF	111	126	126	126	126	126	126	126	126	126	126	126
K	219	182	223	220	223	227	231	234	236	239	243	247
1	213	204	204	209	213	216	220	224	227	229	231	235
2	224	200	204	199	204	208	212	216	220	223	225	227
3	217	182	195	195	190	195	199	203	207	211	214	216
4	185	176	178	187	188	183	189	192	196	200	204	207
<b>Total: PK-4</b>	<b>1,285</b>	<b>1,143</b>	<b>1,239</b>	<b>1,254</b>	<b>1,262</b>	<b>1,273</b>	<b>1,295</b>	<b>1,313</b>	<b>1,330</b>	<b>1,346</b>	<b>1,361</b>	<b>1,376</b>

5	200	177	173	170	178	180	176	182	185	189	193	196
6	219	201	180	174	170	177	181	178	184	186	190	194
7	200	214	202	179	171	159	164	170	168	174	176	179
8	175	205	223	208	184	176	165	171	177	175	181	183
<b>Total: 5-8</b>	<b>794</b>	<b>797</b>	<b>778</b>	<b>731</b>	<b>703</b>	<b>692</b>	<b>686</b>	<b>701</b>	<b>714</b>	<b>724</b>	<b>740</b>	<b>752</b>

9	230	164	201	219	204	180	172	162	168	173	172	177
10	209	237	171	209	228	212	187	179	168	175	180	179
11	183	205	235	169	207	226	210	185	177	166	173	178
12	194	208	228	261	188	230	251	233	205	196	184	192
<b>Total: 9-12</b>	<b>816</b>	<b>814</b>	<b>835</b>	<b>858</b>	<b>827</b>	<b>848</b>	<b>820</b>	<b>759</b>	<b>718</b>	<b>710</b>	<b>709</b>	<b>726</b>

<b>Total: PK-12</b>	<b>2,895</b>	<b>2,754</b>	<b>2,852</b>	<b>2,843</b>	<b>2,792</b>	<b>2,813</b>	<b>2,801</b>	<b>2,773</b>	<b>2,762</b>	<b>2,780</b>	<b>2,810</b>	<b>2,854</b>
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<b>Total: PK-12</b>	<b>2,895</b>	<b>2,754</b>	<b>2,852</b>	<b>2,843</b>	<b>2,792</b>	<b>2,813</b>	<b>2,801</b>	<b>2,773</b>	<b>2,762</b>	<b>2,780</b>	<b>2,810</b>	<b>2,854</b>
<b>Change</b>		-141	98	-9	-51	21	-12	-28	-11	18	30	44
<b>%-Change</b>		-4.9%	3.6%	-0.3%	-1.8%	0.8%	-0.4%	-1.0%	-0.4%	0.7%	1.1%	1.6%

<b>Total: PK-4</b>	<b>1,285</b>	<b>1,143</b>	<b>1,239</b>	<b>1,254</b>	<b>1,262</b>	<b>1,273</b>	<b>1,295</b>	<b>1,313</b>	<b>1,330</b>	<b>1,346</b>	<b>1,361</b>	<b>1,376</b>
<b>Change</b>		-142	96	15	8	11	22	18	17	16	15	15
<b>%-Change</b>		-11.1%	8.4%	1.2%	0.6%	0.9%	1.7%	1.4%	1.3%	1.2%	1.1%	1.1%

<b>Total: 5-8</b>	<b>794</b>	<b>797</b>	<b>778</b>	<b>731</b>	<b>703</b>	<b>692</b>	<b>686</b>	<b>701</b>	<b>714</b>	<b>724</b>	<b>740</b>	<b>752</b>
<b>Change</b>		3	-19	-47	-28	-11	-6	15	13	10	16	12
<b>%-Change</b>		0.4%	-2.4%	-6.0%	-3.8%	-1.6%	-0.9%	2.2%	1.9%	1.4%	2.2%	1.6%

<b>Total: 9-12</b>	<b>816</b>	<b>814</b>	<b>835</b>	<b>858</b>	<b>827</b>	<b>848</b>	<b>820</b>	<b>759</b>	<b>718</b>	<b>710</b>	<b>709</b>	<b>726</b>
<b>Change</b>		-2	21	23	-31	21	-28	-61	-41	-8	-1	17
<b>%-Change</b>		-0.2%	2.6%	2.8%	-3.6%	2.5%	-3.3%	-7.4%	-5.4%	-1.1%	-0.1%	2.4%

Forecasts developed August 2021  
 Green cells (2020-2021 and earlier) are historical data  
 Blue cells (2021-2022 and later) are forecasted years