

School Facilities Master Plan for Orleans Parish



Revised Amendments: October 2011

Mission: A Plan for All Children

Facilities that promote academic excellence.

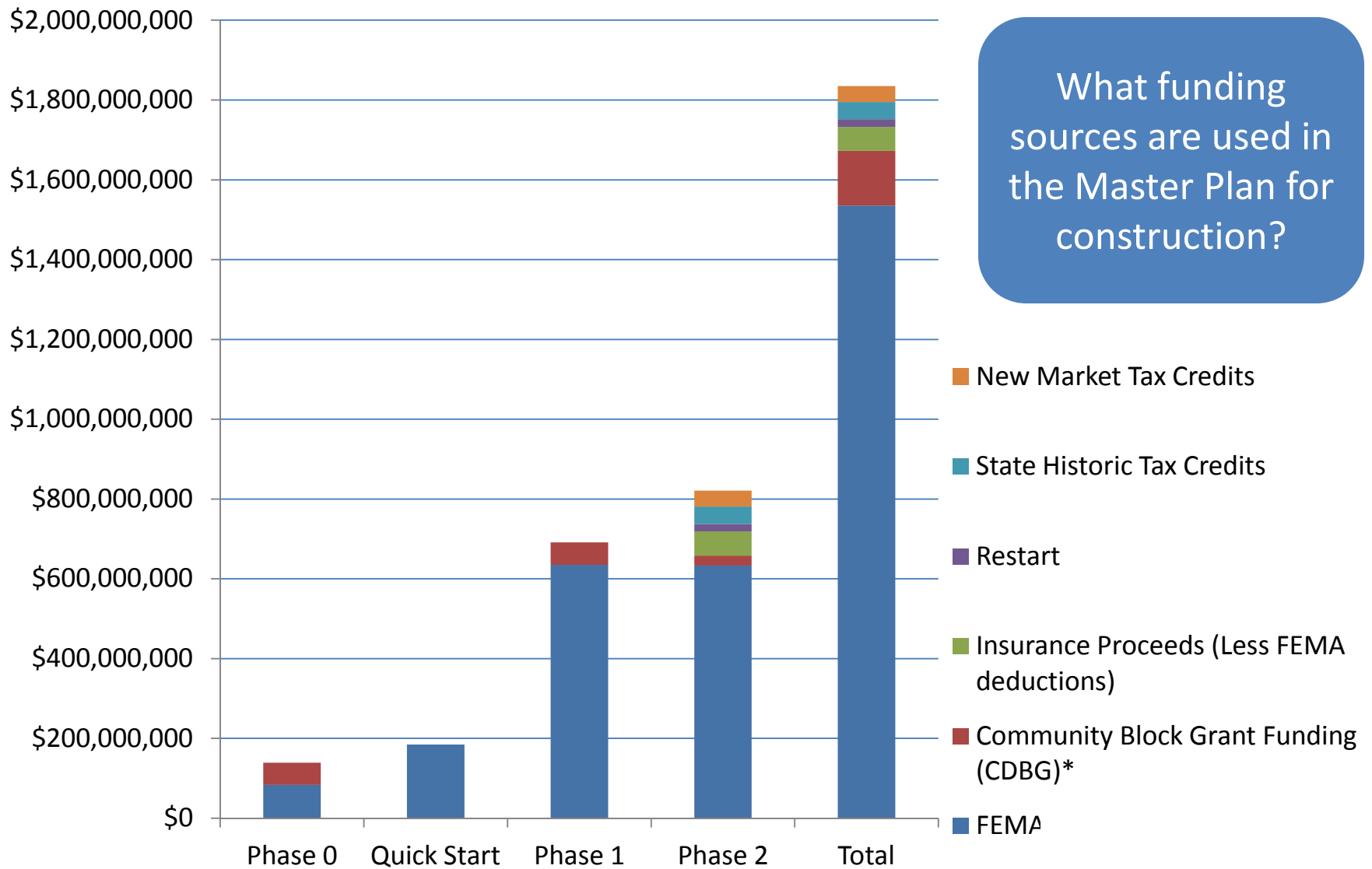
A plan that achieves equity for all students.

A plan that respects community needs and public resources.

Children attain college degrees and professional careers.



Financial History



Master Plan History

November 2008 Original Master Plan

- The School Facilities Master Plan guides school construction to rebuild following Hurricane Katrina.
- The original \$750 million in available funding covered Phase 1 of the Master Plan.
- In 2010, the Recovery School District (RSD) and Orleans Parish School Board (OPSB) total amount of federal funding was approximately \$2 billion.

July 2011 Amendments

- The Master Plan is updated every two years to accommodate changing population patterns of the City of New Orleans.
- The OPSB and RSD proposed amendments that would fund a “round two” of construction, including 16 new facilities and 7 full renovations of current facilities.

Revising the Amendments

- As a result of community input, the OPSB and RSD joined with experts to revise amendments to achieve equity for all.

Revising the Amendments

Review and Analysis

- As a result of community input, the Orleans Parish School Board and the Recovery School District partnered with experts to design a plan that achieves equity for all children by revising the amendments.
- This two month process included review of public comment, analysis of the space needs of school programs, and development of plans to save funds that could be used to serve more children.

The Revised Plan

- Increases number of funded projects in Phase 2 from 23 to 52 facilities.
- Achieves savings and additional revenues of approximately \$242 million to expand the plan's impact.
- Serves every child and every school in New Orleans.

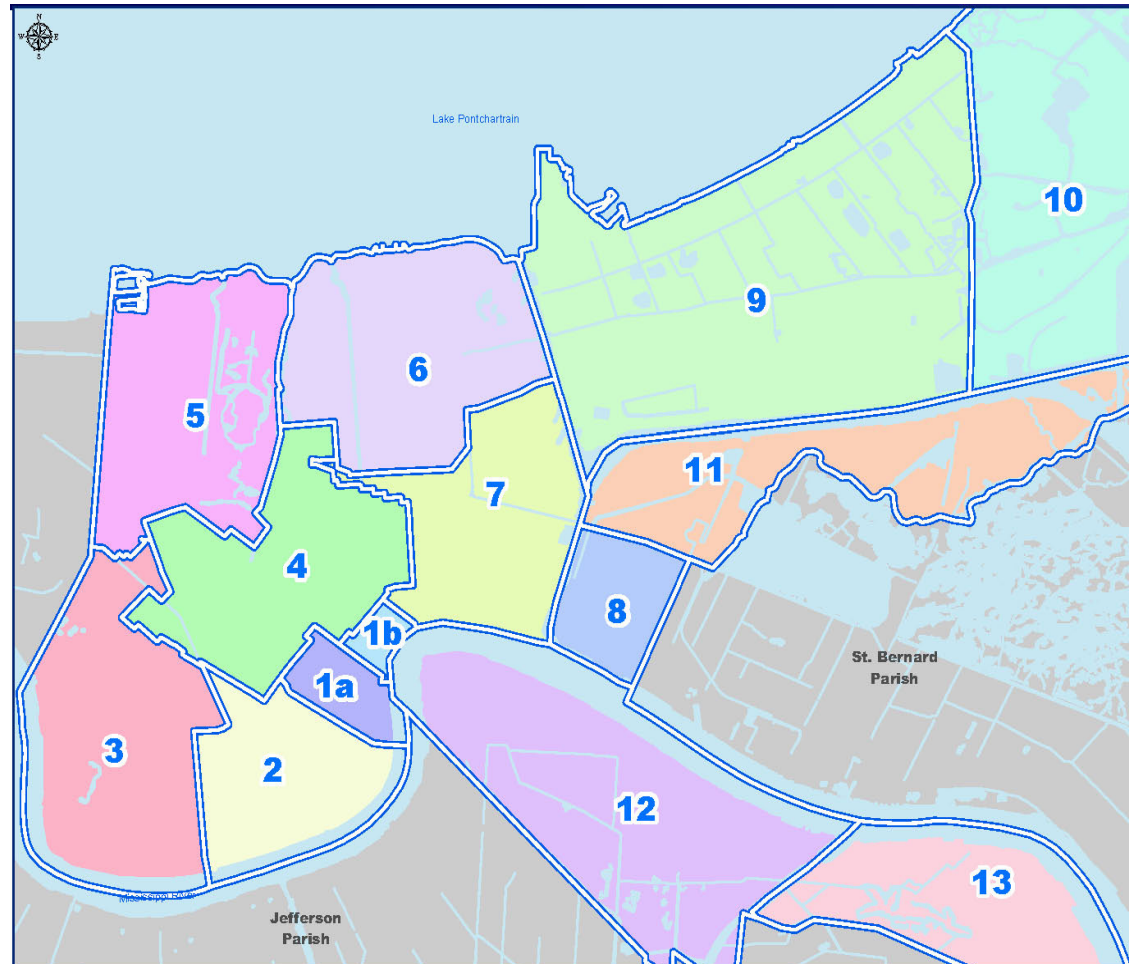
Revising: Assessing Capacity Needs

OPSB and RSD began the revision process by answering questions that would guide decisions regarding the number, size, and location of facilities:

- How many children will attend public schools in New Orleans in 2016?
 - Between 42,486 and 46,962
- Where will these children live?
 - Totals calculated from demographic study for each planning district.
- How many public school organizations will there be in New Orleans in 2016?
 - 88 school organizations, including schools with unique programmatic focuses.

Revising: Assessing Capacity Needs

Planning District	Percent of Students
1	0.13%
2	6.64%
3	10.47%
4	15.82%
5	1.30%
6	10.19%
7	8.96%
8	3.87%
9, 10, 11	25.71%
12, 13	16.95%



* Source: 2016 Student Projections from Demographic Study

Revising: Assessing Program Needs

OPSB and RSD continued the revision process by answering questions about school academic programs that would guide decisions regarding the type of facilities.

- What particular types of schools should exist and what types of buildings do these schools need?
 - Traditional academic programs
 - Career and technical programs
 - Programs serving over-age and at-risk students.
- Do the July amendments (16 new buildings, 7 renovated buildings) meet the needs shown above?
 - More capacity is needed to house all 88 projected school organizations and to serve every projected child.

Revising: Assessing Available Revenue

Phase 2 will be funded through over \$820 million from a variety of sources.

	Phase 0	Quick Start	Phase 1	Phase 2	Total
FEMA Permanent Construction	\$ 83,181,814	\$ 184,273,287	\$ 634,851,030	\$ 633,136,564	\$ 1,535,442,695
Community Block Grant Funding (CDBG)*	\$ 55,600,000	\$ -	\$ 56,530,000	\$ 25,200,000	\$ 137,330,000
Insurance Proceeds (Less FEMA deductions)	\$ -	\$ -	\$ -	\$ 60,000,000	\$ 60,000,000
Restart	\$ -	\$ -	\$ -	\$ 18,900,000	\$ 18,900,000
State Historic Tax Credits	\$ -	\$ -	\$ -	\$ 43,566,987	\$ 43,566,987
New Market Tax Credits	\$ -	\$ -	\$ -	\$ 40,000,000	\$ 40,000,000
External Grants	\$ -	\$ -	\$ 8,732,000	\$ -	\$ 8,732,000
Total	\$ 138,781,814	\$ 184,273,287	\$ 700,113,030	\$ 820,803,551	\$ 1,843,971,682
*A to be determined amount of the CDBG expenditures within Phase 0 will be transferred into Phase 2 once the RSD completes the FEMA accounting process for Phase 0 Expenditures. Total funding amounts will not change, though the FEMA vs. CDBG funding for Phase 2 will shift within the phase.					

- Should actual revenues exceed actual costs as the plan is implemented, the districts will evaluate options for expending such revenues during the next Master Plan amendment process.
- The total estimated revenue of the Master Plan exceeds the total estimated cost by approximately \$30 million. Additionally, project estimates include a contingency of 5-20%, dependent on project type.
- Project estimates have a +/- 20% assumed accuracy. The Master Plan is a scope-focused plan and any savings obtained after scope is completed will be returned to the pool of available funds for future projects.

Revising: Assessing Available Revenue

In order to serve all students, OPSB and RSD identified new revenue and new savings since releasing the July amendments.

Savings & Revenue Adjustments Since July 2011		Notes
Savings: Building Redesign	\$ 54,640,529	Savings realized by reducing scale of previously designed projects (Livingston HS and Karr HS).
Savings: Revised Labor Assumptions	\$ 50,650,925	Reduction in cost by using fair market rates for labor costs, will be used as a pilot in a limited number of schools.
Savings: Design Prototypes	\$ 34,500,000	Savings realized by using similar design strategies and features in multiple school projects.
Savings: Total	\$ 139,791,454	
Revenue: Reallocated Restart Funds	\$ 18,900,000	Federal operating funds reallocated to school facility improvements.
Revenue: State Historic Tax Credits	\$ 43,566,987	Tax credits that provide revenue for the renovation of historic structures.
Revenue: New Market Tax Credits	\$ 40,000,000	Federal tax credits designed to incentivize investments in low-income communities. This is the estimated revenue to be generated over the next 3-4 years.
Revenue: Total	\$ 102,466,987	
Grand Total (Savings + Revenue)	\$ 242,258,441	

Revising: Prioritizing Projects

Having assessed the capacity need, the program need, and the funds available, the OPSB and the RSD set out to create a plan that would meet the need:

- 82 school buildings to house 88 school organizations
- Provide seats for 120 percent of the total student enrollment estimates for 2016.

To achieve this plan, OPSB and the RSD prioritized specific projects in the following way:

- All facilities would be at least “refurbished” or repaired to make them sustainable. Occupied facilities formerly listed in “Phase 3” are now at least funded for a refurbishment.
- Those facilities that are currently the least sustainable were prioritized in rank order for renovation or new construction.

A Plan for All Children

July Amendments

16

New Schools

7

Full
Renovations

0

Refurbished
Schools

New Amendments

17

12

23

Building Definitions

Refurbishment

- To secure the exterior envelope of the building by repairing or replacing the following systems where necessary: windows, doors, roofs, and masonry. In one case (Bethune ES), the work includes only an addition.

Renovation

- A complete re-construction of the building from the interior, gutting the building to the studs and rebuilding.

Minor Renovation

- Predominately small interior repairs.

Mothball

- To protect the building from further deterioration, vandalism, and complies with the US Department of Interior Standards.

Phase 1: Completed

Completed Projects

Project	Project Type	Status
Guste ES	Renovation	Completed
Joseph Craig ES	Renovation	Completed
Langston Hughes ES	New	Completed
Andrew Wilson ES	Renovation/Addition	Completed
Lake Area HS	New	Completed
Landry HS	New	Completed
Mahalia Jackson	Renovation	Completed



Andrew Wilson School, Opened January 2010

Phase 1 is underway, with seven schools completed, ten schools currently under construction, and nine schools in the design or procurement stage.

Phase 1: In Process

Construction Phase

Project	Project Type	Completion Date
Fannie C. Williams ES	New	August 2012
William Frantz ES	Renovation/ Addition	January 2013
Hynes ES	New	January 2012
Crocker ES	New	August 2012
Bienville ES	New	August 2012
Parkview ES	New	August 2012
Mildred Osborne ES	New	March 2012
Carter Woodson ES	New	August 2012
Charles J. Colton ES	Renovation/ Addition	September 2012
Little Woods ES	New	January 2013

Design Phase

Project	Project Type	Completion Date
McDonogh 35 HS	New	TBD
Audubon ES	Renovation	TBD
McMain HS	Refurbish/Gym Addition	TBD
B. T. Washington HS	New/Auditorium Renovation	TBD
Phillis Wheatley ES	New	TBD
Carver HS	New	TBD
Edward Livingston HS	New	TBD
Harte ES	New	TBD
North Kenilworth ES	New	TBD

Phase 2: New Schools

July
Amendments
16 New
Schools

October
Amendments
17 New
Schools

Project	July Project Type	Current Project Type	Projected Cost
Lake Forest ES	New	New	\$22,567,408
Dunbar ES	New	New	\$22,377,778
Gaudet ES	New	New	\$22,984,058
Morial	New	New	\$22,567,408
Karr HS	New	New	\$30,512,616
Bio District HS*	New	New	\$23,453,718
Fischer	New	New	\$23,004,257
New Algiers	New	New	\$22,567,408
Lower 9 th Ward HS (Lawless HS Site)	New	New	\$35,582,027
Fisk Howard	New	New with Expansion	\$25,836,647
Alexander ES	New	New	\$22,567,408
Abrams ES	New	New	\$22,567,408
NO East HS	New	New	\$23,453,718
Bradley ES	New	New	\$22,567,408
Sherwood Forest ES	New	New	\$24,319,279
Behrman ES	Renovation	New	\$22,567,408
Habans ES	Unfunded	New	\$22,847,349

*Contingent on funding received from the State of Louisiana for expropriation of McDonogh #11.

Phase 2: Full Renovations

July
Amendments
7 Renovations

October
Amendments
12 Renovations

Facilities are listed
in order of urgency
given building
condition.
Facilities at the top
require renovation
most immediately.

Project	July Project Type	Current Project Type	Projected Cost
Drew ES	Renovation	Renovation	\$19,661,993
Johnson/Priestly ES*	Renovation	Renovation	\$14,808,612
McDonogh 42 ES	Renovation	Renovation	\$18,151,123
Wright HS	Renovation	Renovation	\$24,807,734
John McDonogh HS	Landbanked	Renovation	\$34,242,249
Douglass HS	Landbanked	Renovation	\$36,300,941
Clark HS	Landbanked	Renovation	\$20,228,400
Franklin ES	Unfunded	Renovation	\$14,369,521
Live Oak ES	Renovation	Renovation	\$23,804,831
Lafayette ES	Renovation	Renovation	\$22,222,469
Tubman ES	New	Renovation	\$22,222,469
Military Maritime HS	Unfunded	Renovation contingent on state match	\$3,750,000

*Johnson may be renovated at Priestly contingent on feasibility study; cost estimated may be adjusted.

Phase 2: Refurbished/Renovations

Refurbished facilities will receive renovations that ensure they are protected and sustainable for future years, at which time they may be fully renovated.

Projects	Project Type	Projected Cost
Allen ES	Refurbished	\$5,061,830
Andrew Jackson ES	Refurbished	\$4,195,710
Crossman ES	Refurbished	\$523,320
Warren Easton HS	Refurbished	\$2,830,114
Eisenhower HS	Refurbished	\$2,124,353
Fortier (Lusher) HS	Refurbished	\$18,755,692
Ben Franklin HS	Refurbished	\$3,770,528
Gentilly Terrace ES	Refurbished	\$2,260,087
Lusher ES	Refurbished	\$4,751,620
Rosenwald	Refurbished	\$847,587
O. Perry Walker	Refurbished	\$1,779,350
Bethune ES	Addition	\$4,094,149
Nelson	Minor Reno.	\$2,773,713
Martin Luther King	Minor Reno.	\$3,319,455

Projects	Project Type	Projected Cost
Reed HS	Refurbished	\$3,561,447
Green ES	Refurbished	\$5,017,221
S. Williams ES	Refurbished	\$2,124,353
Bauduit ES	Refurbished	\$3,378,621
Laurel ES	Refurbished	\$6,852,185
McDonogh 28 ES	Refurbished	\$3,312,368
McDonogh 7	Refurbished	\$2,588,278
Schwarz HS	Refurbished	\$1,778,014
Village de L'est	Refurbished	\$2,557,501
Wicker ES	Refurbished	\$1,064,201
Marshall ES	Refurbished	\$5,088,147
Schaumburg ES	Minor Reno.	\$2,531,345
Harney ES	Minor Reno.	\$1,806,664

Phase 2: Other Construction Costs

Stabilization projects currently underway or will be underway in the near term. These funds include the cost of demolition and to secure vacant buildings.

Other Construction Projects	Recovery School District	Orleans Parish School Board
Stabilization Fund (Current and Near Term: HVAC, Roof and Minor Repairs)	\$10,000,000	\$7,650,000
Demolition of Buildings	\$3,535,400	\$3,850,000
Potential Temporary Swing Space	\$3,000,000	-
Mothballing	\$5,500,000	\$750,000
Total	\$22,035,400	\$12,250,000

Bridge Buildings

School Name
McNair HS
Rabouin HS
Audubon Extension ES
Banneker ES
Henderson ES
O. Perry Walker HS
Cohen HS
AP Tureaud ES
McDonogh 35 at Kerlerec Street
McDonogh 32 ES
McDonogh 15
Dibert ES

Some facilities will continue to be used throughout the duration of the building process.



Lake Area School, Opened January 2010

West Bank High School Planning

There was significant public comment regarding high schools on the West Bank. The plan funds one new high school rather than two.

- West Bank Orleans Parish high school population will be 2,455 students in 2016, well short of 2,919 facilities capacity with construction of a new Karr.
- The plan does not eliminate the Walker building, but the RSD and the community will need to develop a solution that uses new high school facilities to provide the best school options for West Bank high school students.

Facility Name	Performance Score	Program Capacity (25:1 classes)	Building capacity (33:1 classes)
Rosenwald (Algiers Tech.)	76.1	628	934
Landry	46.7	1202	1779
Karr (new)	115	869	1158
Schwarz	6.2	220	330
Walker	95.5	1170	1736
Total Capacity	--	4089	5937

Ongoing Capital Investment

New Orleans public school buildings will require future capital investment, beyond FEMA funds, in order to maintain their high quality.

- FEMA dollars can ensure these buildings are repaired and sustainable, but they will not fund renovation costs for the most stable buildings in the city right now.
- It is critical that New Orleans have a strategy for ongoing capital investment to ensure our facilities remain world-class.
- The OPSB and the RSD have agreed to appoint a blue ribbon Capital Investment Commission to generate recommendations on how this should be done.
 - Mission: To make recommendations on long-term capital investment and maintenance strategy for New Orleans public schools.
 - Membership: Esteemed members of the community of New Orleans with expertise in education, finance, infrastructure, law, and public-private partnerships.
 - Timing: The Commission will assemble by December 1 and will present initial findings by February 1, with recommendations to be determined after initial findings.

Other Policy Changes

Charter School Competitive Matching Funds Program: Harrah's Annual Revenue

- Annual allotment of \$2.6 Million
 - Emergency Repair Fund: \$1.3 Million
 - Dollar for Dollar Matching Fund: \$1.3 Million
 - Covers expenses critical to educational quality by matching school investments: painting, professional signage, lighting updates, landscaping, and other improvements.
 - The districts will consider expansion of the matching funds program to fund larger projects if savings from current plan exceed costs significantly.

Disadvantaged Business Enterprises (DBE)

- The districts will work to maximize the number of local businesses and employees working on the next round of school construction projects. Specifically, the RSD is increasing direct oversight of all existing construction contracts to document contractor compliance with federal Equal Employment Opportunity and Affirmative Action requirements, while the OPSB plans to open a DBE office in 2012. Through this office, the districts will work to coordinate their efforts to increase DBE participation in the implementation of the Master Plan.

Prevailing Wage (Davis-Bacon): Pilot Strategy

- The districts will initiate a group of CDBG-funded construction projects in which labor rates will correspond with Davis -Bacon Wage requirements. The districts will closely monitor these projects to assess the impact on employee wages and quality of work.

Upcoming Process

- **October 13, 2011:** Consideration of the Amendments by the Orleans Parish School Board.
- **October 19, 2011:** Consideration of the Amendments by the Louisiana Board of Elementary and Secondary Education (BESE).
- **Late-October 2011:** Announcement of RSD schools eligible for management transformation in Summer 2012 (chartering, closure, or merger).
- **December 2011:** Announcement of building assignments for school programs now operating in temporary locations.