

The background features a photograph of a large, modern school building with a prominent central entrance and a flagpole. The scene is set against a clear blue sky. On the right side, there is a blue geometric overlay containing the official seal of Washington County, which includes a central figure and the text 'WASHINGTON COUNTY' and '1723'.

SOUTH KINGSTOWN SCHOOL BUILDING INITIATIVE JOINT MEETING

Project Status and Activity Update

February 9, 2023

Purpose and Goals



Project Focus Areas & Options



Project Financing Scenarios and Impacts



SBC Activity Report



Next Steps

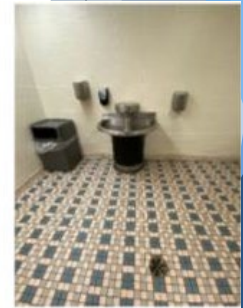
Project Focus Areas & Options



Focus Area #1 - Preservation

Deferred Maintenance

- Projects that keep students & staff Warm, Safe, and Dry
- HVAC, electrical, plumbing, roofs and repairs
- Needs that are often put off due to lack of funds, time, or resources



Preservation

perpetuation
prolong defend warm
keeping safeguard preservation
safe maintenance
protect care dry



Preservation Option Costs

FACILITY	IMMEDIATE NEEDS	10 YR FORECAST
Broad Rock MS	\$5.5 Million	\$14.2 Million
West Kingston Elementary	\$3.5 Million	\$9.6 Million
Matunuck Elementary	\$3.5 Million	\$9.1 Million
Peace Dale Elementary	\$5.5 Million	\$15.7 Million
Hazard Building	\$1.5 Million	\$4.7 Million
SKHS	\$18 Million	\$49.5 Million
TOTAL	\$37.5 Million	\$102.8 Million

Focus Area #2 - Innovation

Programmatic Improvements

- Student centric projects focused on improving teaching and learning
- Impact building layout, efficiency, and useability
- Major renovations, additions, and new construction
- Make facilities **future ready** and adapts to new styles of teaching and learning

Innovation

modernism

restructuring

change

revolution

shift

innovate

rearrangement

metamorphosis

transformation

edge

inspiring

remodeling

deviation

departure

SOUTH KINGSTOWN HIGH SCHOOL



Innovation Option Costs

FACILITY	COST	ENHANCEMENTS
SKHS New Build (Innovation)	\$125 M	New building with associated athletic facilities
Broad Rock MS Innovation	\$2.5 M	Programmatic improvements
Hazard Building	\$2.5 M	Relocate administration, deferred maintenance
Elementary School Programmatic	\$16M	Gymnasiums at West Kingston/ Matunuck, media centers, restrooms, teacher planning.

Core Question: Do we invest in innovation, preservation or both?



Project Options

- The SBC has reviewed various project scenarios over the past several months.
- 4 primary options appear feasible at this point that should be considered by the Town Council and School Committee.



Project Option #1 – Innovation/ Preservation

New HS facility at Columbia St., relocation of administration to Hazard, district wide deferred maintenance, and BRMS enhancements.

FACILITY	COST	ENHANCEMENTS
SKHS New Build (Innovation)	\$125 M	New building with associated athletic facilities
District wide Deferred Maintenance (No SKHS)	\$20 M	Address deferred maintenance in elementary and middle schools = preserve for future
Broad Rock MS Innovation	\$2.5 M	Programmatic improvements
Hazard Building	\$2.5 M	Relocate administration, deferred maintenance
TOTAL	\$150M	Most impactful project evaluated by the SBC.

Project Option #2 – Innovation SKHS Only

New HS facility at Columbia St. with off site athletic facility.

FACILITY	COST	ENHANCEMENTS
SKHS New Build (Innovation)	\$125 M	New building with associated athletic facilities

Does note include:

- ▶ Deferred maintenance at other facilities.
- ▶ Improvements to BRMS.
- ▶ Relocation/ consolidation of administration.

Funding Options #3 & 4 – Preservation Only

FACILITY	10 YR FORECAST	IMMEDIATE NEEDS
Broad Rock MS	\$14.2 Million	\$5.5 Million
West Kingston Elementary	\$9.6 Million	\$3.5 Million
Matunuck Elementary	\$9.1 Million	\$3.5 Million
Peace Dale Elementary	\$15.7 Million	\$5.5 Million
Hazard Building	\$4.7 Million	\$1.5 Million
SKHS	\$49.5 Million	\$18 Million
TOTAL	\$102.8 Million	\$37.5 Million



PROJECT FINANCING SCENARIOS AND IMPACTS



Why Now?

TIMELINE	REIMBURSEMENT
By December 2023	Up to \$0.525 cents for every \$1.00 dollar <u>PLUS</u> 15% provided as “Pay Go”
VS.	
After December 2023	UP TO \$0.35 cents for every \$1.00 dollar <u>NO</u> Pay Go funding

Doing a project now versus later will save local taxpayers millions



Example

On a \$125M bond for a new high school Town has the potential to save...

\$1.3 M per year in debt service

\$26M Over the life of the bond

IF South Kingstown takes advantage one-time bonuses available until December 2023

Potential Increase – Housing Aid

RIDE SBA has noted recently that a bill is being introduced to increase base housing aid by 5% which would increase South Kingstown's State share to 57.5% or more depending on bonuses.



Fiscal Analysis - Assumptions

- 20 Year Term
- 2025-2026 Bond Issuance = Slow ramp up of funding
- 4.25% assumed interest rate
- Pay-go funds included in assumptions
- Median Home Value = \$424,200 as of 12/31/2021

Analysis of Prospective Debt Levels

BOND AMOUNT	ANNUAL DEBT SERVICE	ANNUAL STATE SHARE	ANNUAL TOWN DEBT	TOWN SHARE	STATE SHARE	EST. TOTAL COST
\$150M	\$10.5 M	\$4.2 M	\$6.3 M	\$126.8 M	\$94.1 M	220.9 M
\$125 M	\$8.8 M	\$3.4 M	\$5.4 M	\$108.8 M	\$75.4 M	\$184.2 M
\$103 M	\$7.1 M	\$3.4 M	\$3.7 M	\$74.6 M	\$76.0 M	\$150.6 M
\$37.5 M	\$2.6 M	\$1.2 M	\$1.4 M	\$27.2 M	\$27.6 M	\$54.8 M

Property Valuation Summary

Assessed Value Bracket	Assessed Value	Parcel Count	% of Total Parcel Count	Total Assessed Value
A	\$1 to \$300,000	874	9.2%	\$205,430,100
B	\$300,001 to \$400,000	2382	25.2%	\$841,837,500
C	\$400,001 to \$500,000	2220	23.5%	\$992,631,800
D	\$500,001 to \$600,000	1479	15.6%	\$807,150,100
E	\$600,001 to \$700,000	833	8.8%	\$539,337,600
F	\$700,001 to \$800,000	534	5.6%	\$397,428,300
G	\$800,001 to \$900,000	316	3.3%	\$267,559,900
H	\$900,001 to \$1,000,000	238	2.5%	\$225,160,600
I	\$1,000,001 and up	585	6.2%	\$838,863,700
		9,461	100%	\$5,115,399,600

64% of properties are valued from \$300K to \$600K

Impact on Median Home Taxes

Based on median assessed home value of \$424,200

BOND AMOUNT	LEVY INCR PER \$1000 (MIL RATE)	EST. WEEKLY TAXPAYER COST	EST. MONTHLY TAXPAYER COST	EST. ANNUAL TAXPAYER COST
\$150 M	\$1.03	\$8.4	\$36.3	\$435
\$125 M	\$0.90	\$7.3	\$31.7	\$380
\$103 M	\$0.66	\$5.4	\$23.3	\$280
\$37.5 M	\$0.31	\$2.5	\$10.8	\$130

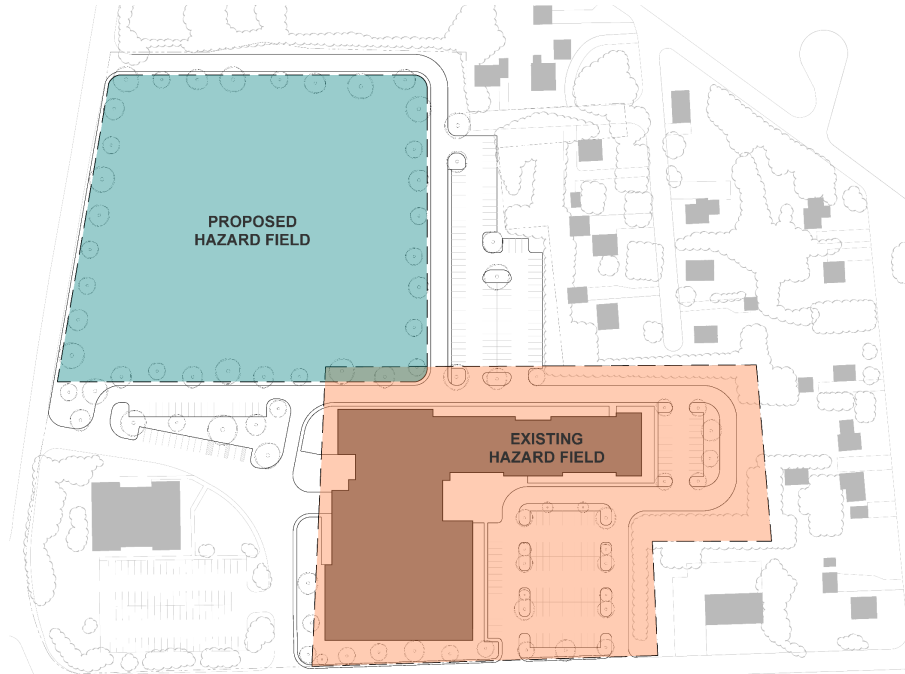
SCHOOL BUILDING COMMITTEE ACTIVITY REPORT



Latest Activities

- Wetland Flagging of CCMS and Broad Rock recreation area has been completed.
- A new master schedule has been approved to outline activities for the next year.
- Additional due diligence is ongoing regarding swing space.
- Recreation Commission will be reviewing a swing space option for Hazard Field.

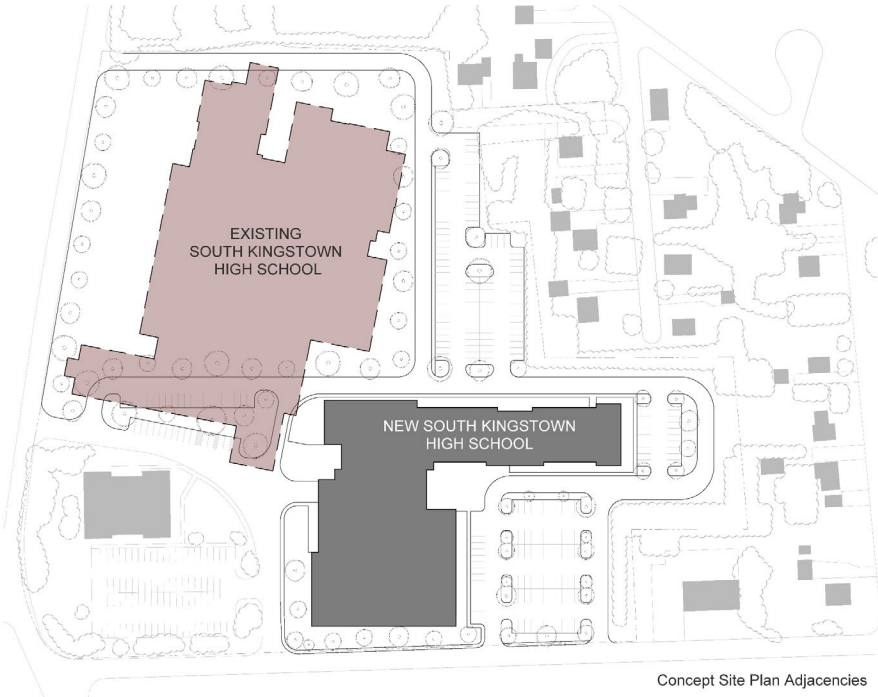
Swing Space Analysis – Hazard Field



Land Transfer Consideration Concept

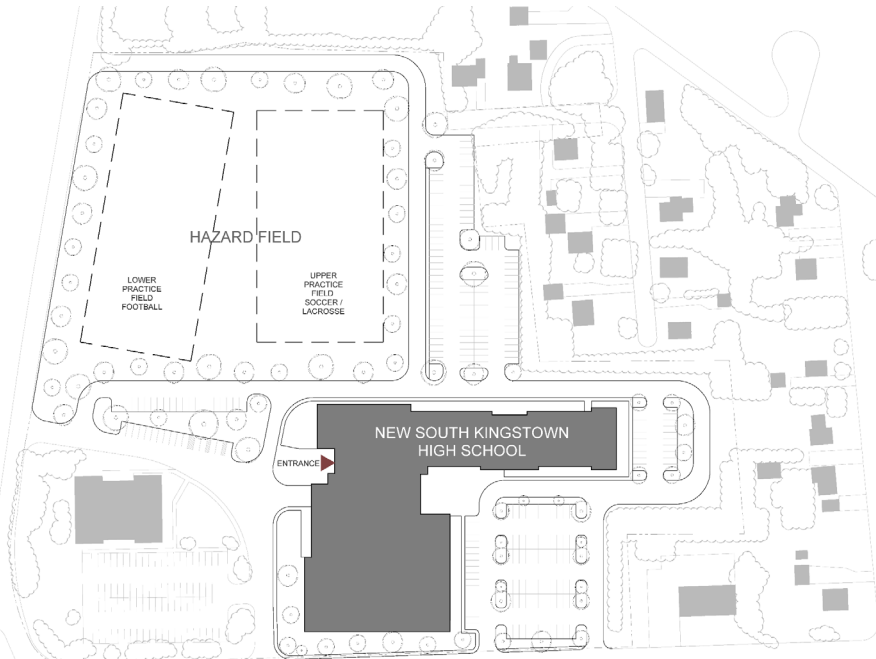
- Orange Area = LWCF Restriction.
- Blue Area = Potential Swap/Field Area
- Areas are of equivalent area and recreation value
- Areas are prospectively of equal value financially

Swing Space Analysis – Hazard Field



- Students would remain at SKHS while a new facility is constructed.
- Ample area for laydown and construction.
- Limited disruption to students.

Swing Space Analysis – Hazard Field



Concept Site Plan

- Once the new facility is put into operation the exiting building would be razed.
- New fields would be constructed on former school site.
- Final conversion would then be completed to meet NPS regulations.

NEXT STEPS



What Now?



We Need a Number

- The SBC requires clear guidance on a potential bond amount in order to refine projects.
- **Bond legislation needs to be drafted and submitted in the next month.**
- Project authorizations will drive the project scopes, designs, and other required Stage II components.

How Will We Invest in SK Schools?



Preserve and Protect
(Moderate Investment)



Innovate
(Substantial Investment)