

## **Introduction**

The intent of this document is to outline the long-term building assignments—and building assignment recommendations—for all existing direct-operated and charter schools within the Recovery School District (RSD). This draft document is intended to generate input from school leaders and community members throughout New Orleans. The RSD expects to finalize these building assignments shortly after the release of this draft document, within approximately 30-60 days. Given the continuing shift of building assignments in the post-Katrina public education landscape within New Orleans, it is important to understand the School Facilities Master Plan for Orleans Parish, the implementation of this plan and its financing, and the possibility of shifts within the plan.

## **School Facilities Master Plan for Orleans Parish**

The master plan was approved by the Louisiana Board of Elementary and Secondary Education (BESE) and the Orleans Parish School Board (OPSB) in late 2008. The objective of the plan was to determine the final use of the 128 school campuses in New Orleans that made up the OPSB pre-Katrina. The plan was based on enrollment estimates for each neighborhood in New Orleans for 2008-2016, facility condition assessments of all campuses, and nationally accepted school design standards. Additionally, the plan was informed by a vast amount of public input from school leaders, teachers, community members, and elected officials. The four-month public comment period yielded more than 700 comments and included more than 290 community meetings. Of these campuses, the master plan calls for the replacement or total renovation of 87 campuses, with 48 campuses landbanked. If a campus is scheduled for landbanking, this means the campus will be repurposed for another use. Additionally, **if an RSD campus is scheduled for landbanking and it is currently occupied by an existing school program, the RSD will only relocate the school if a campus of equal or better condition becomes available.** The RSD will postpone the landbanking of a campus should the student seats be needed and a better campus is unavailable.

## **RSD Construction Program**

The Recovery School District is currently managing the largest post-Katrina public sector construction program on the Gulf Coast. Thus far, the district has built six new or completely renovated schools, including William J. Guste Elementary, Andrew Wilson Elementary, Joseph Craig Elementary, Langston Hughes Elementary, Greater Gentilly High School, located on the Lake Area Campus, and L.B. Landry High School. **These schools are the only new public facilities to be built in New Orleans since Katrina and represent an infusion of more than \$179 million into the New Orleans economy less than five years after Katrina.** These schools are only the initial projects scheduled to be built as part of the school facilities master plan. Within phase 1 of the six phase

master plan, the RSD is scheduled to complete 24 new or totally renovated school facility projects. **At present, the approximately \$700 million phase 1 of the master plan is the only currently funded phase of the approximately \$1.6 billion master plan.**

Currently, the RSD has five projects in the construction procurement phase, five projects in late design and scheduled to enter construction procurement by the end of 2010, and three projects in the early design phase scheduled to enter construction procurement in the summer of 2011. These thirteen projects will open to students between 2012 and 2013. Additionally, the district has another four phase 1 projects that are scheduled to enter the design phase 1 in late 2010. The RSD capital program spends approximately \$200 million per year, creating more than 1,100 full-time construction jobs every year. The construction program generates hundreds of additional direct and indirect jobs, from architects to the construction site food service vendors.

### **Factors in Assigning School Programs to Campuses**

For the purpose of this memorandum, a “school program” refers to a direct-operated RSD school program or an RSD charter school program, while “campus” refers to the actual buildings managed by the RSD.

The RSD’s process for allocating campuses to school programs is based on four primary considerations:

- 1) Whether the school program is located within existing temporary facilities;
- 2) Grade configuration (i.e., elementary school, high school, pre-kindergarten);
- 3) Neighborhood of origin of students;
- 4) Facility preference of the school program;
- 5) Community input.

RSD staff has met with many charter and direct-operated school leaders regarding campus assignments throughout the last several months. The district’s campus assignments are based on the above factors, as well as the broad input of charter and non-charter leaders.

The RSD is the only school district in the nation that provides new and fully renovated facilities free of cost to charter organizations. Additionally, the district is in the unprecedented position of rebuilding the majority of its facilities using federal disaster recovery funding. Given the unique circumstances of the RSD, the district’s means of determining when to initiate a project into the design/construction process within a given phase is based on the matrix below:

| Rating               | Criteria for Initiating a Project   |   |   |   |  |
|----------------------|---|---|---|---|--|
|                      | Funding   | Environment   | Historical  | Capacity  | Location   |
| <b>5 High</b>        | Building over 50% storm damaged and/or external funding in hand           | Cleared of FEMA issues                                      | Cleared of FEMA issues                                      | Creates a complete school, 450-600 seats                          | Area of the City that will allow for the demobilization of Modular Campus                      |
| <b>4 Significant</b> | Internal funding in hand and/or external commitments imminent             | FEMA issue identified and assessed with a process to follow | FEMA issue identified and assessed with a process to follow | Creates additional seats on a campus due to an addition 300 seats | In an area of the city that does not have a permanent structure with capacity within 3 miles   |
| <b>3 Medium</b>      | Internal funding identified and/or external commitments agreements signed | FEMA issue identified and working through the FEMA process  | FEMA Issue Identified and working through the FEMA process  | Creates additional seats on a campus due to an addition 200 seats | In an area of the city that does not have a permanent structure with capacity within 2 miles   |
| <b>2 Minor</b>       | External commitment Identified  | FEMA issue identified                                       | FEMA issue identified                                       | Creates additional seats on a campus due to an addition 100 seats | In an area of the city that does not have a permanent structure with capacity within 1 mile    |
| <b>1 Low</b>         | External commitment probable  | FEMA HOLD   | FEMA HOLD   | Does not create seats   | In an area of the City that does not have a permanent structure with capacity within 0.5 miles |

### **Master Plan Campus Assignments: Phase 1**

Phase 1 of the master plan is currently the only fully funded phase of the RSD's construction program. Design or construction on these campuses has already been initiated. The RSD's capital program includes substantial community input on the site layout and design of each of these campuses. This memorandum sets out to identify facility assignments for only the charter school programs authorized by the RSD or the schools directly operated by the RSD. There are a small number of OPSB-controlled campuses that are not included in this document, specifically because these buildings are outside the responsibility of the RSD. Below is a list of all phase 1 RSD PK-8 and high school facilities and the school programs assigned to operate within these facilities:

| Campus                      | School Program  | Campus Status            | Year of Occupancy | School Program Temporary Location | Notes   |
|-----------------------------|---|--------------------------|-------------------|-----------------------------------|---|
| Crocker                     | Crocker   | Construction Procurement | Fall 2012         | McDonogh 7                        |   |
| Bienville                   | Ashe, Firstline Schools, currently located at Bauduit | Construction Procurement | Fall 2012         | Bauduit                           |   |
| Colton                      | KIPP Middle School                                    | Construction Procurement | Fall 2012         | Douglass HS                       |   |
| Craig                       | Craig   | Complete                 | Occupied          | N/A                               |   |
| FC Williams                 | Fannie C. Williams                                    | Construction Procurement | Fall 2012         | Fannie C. Williams Modulars       |   |
| Frantz                      | Benjamin Mays   | Construction Procurement | Fall 2012         | Carver ES Modulars                |   |
| Guste                       | KIPP Central City                                     | Complete                 | Occupied          | N/A                               |   |
| Hughes                      | Hughes  | Complete                 | Occupied          | N/A                               |   |
| Little Woods                | Reed Elementary                                       | Design                   | Fall 2013         | Abramson Modulars                 |   |
| New Algiers School Site TBD | McDonogh 32   | Pre-Design               | Fall 2013         | McDonogh 32                       | McDonogh 32 is scheduled for landbanking within the master plan.  |
| Osborne                     | Pride   | Construction Procurement | Fall 2012         | Gregory Modulars                  |   |
| Parkview                    | Coghill   | Construction Procurement | Fall 2012         | Coghill Modulars                  |   |
| Wheatley                    | A.P. Tureaud  | Pre-Design               | Fall 2013         | A.P. Tureaud                      | Tureaud is a landbanked site. Presently, Wheatley is in the historical review process with FEMA. A timeline for entering this project into the design phase is at now unclear due to the review requirements. |
| Wilson                      | Andrew Wilson   | Complete                 | Occupied          | N/A                               |   |
| Woodson                     | KIPP Central City                                     | Construction Procurement | Fall 2012         | Colocated at Guste                |   |

| Phase 1 High School Recovery School District Campus Assignments |   |               |                   |                                   |  |
|---|---|---------------|-------------------|-----------------------------------|--|
| Campus  | School Program                              | Campus Status | Year of Occupancy | School Program Temporary Location | Notes  |
| CAC/Artworks  | Citywide International Baccalaureate School | Pre-Design    | Fall 2012         | Rabouin HS                        | Feasibility study of CAC/Artworks underway, backup site is removing Rabouin from landbanking, renovate building. |
| Booker T. Washington  | New Orleans College Prep High School        | Design        | Early 2013        | Sylvanie Williams ES              | Building designed to accommodate two high schools if necessary.  |
| Greater Gentilly HS / Lake Area                                 | Greater Gentilly                            | Complete      | Complete          | N/A                               |  |
| Carver HS   | Carver High School                          | Design        | Fall 2013         | Carver HS Modulares               | Building designed to accommodate two high schools if necessary.  |
| Livingston HS   | Miller-McCoy                                | Design        | Fall 2013         | Livingston MS Modulares           | Building designed to accommodate two high schools if necessary.  |
| Landry HS   | Landry HS                                   | Complete      | Complete          | N/A                               |  |
| Federal City  | Citywide Maritime/Military School           | Pre-Design    | Fall 2012         | N/A                               | Feasibility study of Military/Maritime campus underway.  |
| Open-Enrollment NASA Laboratory Site                            | Science and Math High School                | Planning      | Fall 2013         | Abramson HS Modulares             | Should NASA not work as permanent site, site in NO East to be found.   |
| Open-Enrollment ACRES/Audubon Inst. Laboratory Site             | Algiers Technology Academy                  | Planning      | Fall 2013         | Rosenwald MS                      | Should ACRES not work as permanent site, may colocate ATA at Landry.   |

### **Landbanking**

The facilities master plan includes 48 RSD or OPSB-controlled school campuses and surplus properties that are already landbanked or scheduled for landbanking. The district is blending these recommendations with the current need for student seats within the district. Below is a list of all RSD landbanked PK-8 and high school campuses with additional notes included delineating other possible plans for these particular campuses:

| <b>Landbanked / Occupied PK-8 Campuses</b> |  |
|--|--|
| <b>Campus Name</b>                         | <b>Estimated Landbanking Year</b>  |
| Ashe                                       | 2012   |
| McDonogh 07                                | 2012   |
| Green                                      | 2013, Review at end of Phase 1, may be removed from landbanking to continue as location for existing school program, depending on the need for the facility. |
| Fischer                                    | 2014   |
| Johnson                                    | 2014   |
| Banneker                                   | 2016, Review at end of Phase 1, may be removed from landbanking to continue as location for existing school program, depending on the need for the facility. |
| Bauduit                                    | 2016   |
| Capdau                                     | 2016   |
| Dibert                                     | 2016   |
| Laurel                                     | 2016   |
| McDonogh 28                                | 2016   |
| McDonogh 32                                | 2016   |
| Tureaud                                    | 2016   |
| Audubon Extension                          | TBD  |

| <b>Landbanked / Occupied High School Campuses</b> |                                   |
|---|-----------------------------------|
| <b>Campus</b>                                     | <b>Estimated Landbanking Year</b> |
| Rabouin   | 2012                              |
| McDonogh John                                     | 2014                              |
| Schwarz Alternative School                        | 2014                              |
| Cohen   | 2016                              |
| Douglass  | 2011                              |
| O. Perry Walker                                   | 2016                              |

### **Master Plan Campus Recommendations: Phases 2-6**

While phase 1 of the master plan remains the only funded phase, the district is working vigorously to reach a final settlement with FEMA for all funds owed to the RSD and OPSB. This settlement is likely to total in excess of \$1.7 billion, all of which would be used to fund the cost of the balance of the cost of rebuilding the schools included within the master plan. Additionally, the district is working to devise a method of leveraging all of its capital revenue through tax credit structures in order to generate additional revenue to cover the remaining unfunded portions of the master plan, or to improve the condition of select landbanked campuses should the student seats provided by these campuses

become necessary to use. Given that the district will not initiate the design/construction of any campuses within phases 2-6 until a settlement with FEMA is reached, the district's phase 2-6 building assignments are recommendations that may be amended in the near-term. Below are lists of building assignment recommendations for all RSD PK-8 and high school campuses, including a list of campuses that at present do not have assigned or recommended school program occupants:

| <b>Phases 2-6, Recovery School District PK-8 Campus Recommendations</b> |                             |              |   |
|---|-----------------------------|--------------|---|
| <b>Campus</b>   | <b>School Program</b>       | <b>Phase</b> | <b>Notes</b>  |
| Abrams  | Akilli Academy              | 2            | New School  |
| Drew  | Arise                       | 2            | Reno  |
| Gaudet  | Einstein                    | 2            | Reno  |
| Henderson/Fischer   | Fisher                      | 2            | New School  |
| Hoffman   | KIPP Believe Lower School   | 2            | New School  |
| Lafayette   | Lafayette Academy           | 2            | Reno  |
| Live Oak  | Live Oak                    | 2            | Reno  |
| McDonogh 15   | KIPP McDonogh 15            | 2            | Reno  |
| Morial  | Abramson K-12               | 2            | New School, May convert from PK-8 to K-12; Zoning change requirement. |
| New Jeff site TBD   | Morris Jeff                 | 2            | New School  |
| New PK-8 at Priestley   | Johnson                     | 2            | New School  |
| Tubman  | Tubman                      | 2            | New School  |
| Behrman   | Behrman                     | 3            | Reno  |
| Gentilly Terrace  | Gentilly Terrace            | 3            | Reno/Add  |
| Village de l'Est  | Intercultural               | 3            | New School  |
| Wicker  | Success Prep                | 3            | New School  |
| Alexander   | Gregory                     | 4            | New School  |
| Jackson, Andrew   | ISL                         | 4            | Reno  |
| Marshall  | UNO High School             | 4            | Reno, UNO High School may move to permanent high school facility TBD. |
| Nelson  | Nelson                      | 4            | Reno  |
| Dr. Martin Luther King, Jr.   | Dr. Martin Luther King, Jr. | 5            | Reno  |
| Habans  | Habans                      | 5            | New School  |
| McDonogh 42   | Mc 42                       | 5            | Reno/Add  |
| McNair  | KIPP Believe                | 5            | Reno  |
| Crossman  | Esparanza                   | 6            | Maintenance   |
| Eisenhower  | Eisenhower                  | 6            | Reno/Add  |
| Harney  | Harney                      | 6            | Maintenance   |
| Schaumburg  | Schaumberg                  | 6            | Reno  |
| Williams, Sylvania  | NOLA College Prep           | 6            | Reno  |

| <b>Recovery School District PK-8<br/>Master Plan Campuses Without<br/>School Programs</b> |
|---|
| Dunbar  |
| Allen   |
| Alexander   |
| Jones   |
| New School (Planning District 9)  |
| Fisk-Howard   |
| Jordan  |
| Sherwood Forest   |
| New Algiers School  |
| Rosenwald   |
| Shaw/Hansberry  |
| New School (Planning District 8)  |

| <b>Phases 2-6, Recovery School District High School Recommendations</b> |  |                        |   |
|---|--|------------------------|---|
| <b>Campus</b>   | <b>School Program</b>                  | <b>Phase</b>           | <b>Notes</b>  |
| Clark   | Clark HS, Possible Charter High School | 2                      | Scheduled as PK-8, may shift to small HS  |
| Lower Ninth Ward HS   | Dr. Martin Luther King, Jr. Charter HS | 2                      | Addition scheduled for the MLK campus in the Lower Ninth Ward                               |
| Morial Site   | Abramson                               | 2                      | Convert to PK-12 from PK-8.   |
| Reed HS   | Reed                                   | 4                      | Reno  |
| Our Lady of Lourdes (OLL)   | Sojourner Truth                        | Campus not within plan | OLL may be converted to long-term RSD public high school, if the space is needed.           |
| Cohen   | Cohen                                  | Landbanked             | Scheduled for landbank, may retain if necessary.  |
| Douglass HS   | KIPP Renaissance                       | Landbanked             | Scheduled for landbank, may retain if necessary.  |
| John McDonogh HS  | John McDonogh                          | Landbanked             | Scheduled for landbank, may retain if necessary.  |
| Schwarz Alternative School  | Alternative Education HS               | Landbanked             | Scheduled for landbank, may retain if necessary due to lack of alternative education space. |