



# Chariho Regional School District

## Information Session



PREPARED BY:  
**RGB ARCHITECTS**

January 12, 2021





# Demographics Summary

## CRSD Increase in Enrollment

- The overall district enrollment is projected to **increase** over the next five years.
- Forecast to increase by **+2.5%** (83 students) between FY19-20 and FY24-25.
  - Elementary Student increase 82**
  - Middle School Students decrease 41**
  - High School Student increase 42**
- The primary factors driving district demographics over the next 10 years:
  - The slowing in the increase in empty nest households
  - The relatively higher number of elderly housing units turning over
  - A sustained rate of in migration of young families.

Chariho Regional School District Total Enrollment Chart						
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
PK	48	48	48	48	48	48
K	229	223	222	221	219	218
1	211	235	231	229	228	226
2	199	221	244	240	238	237
3	241	206	228	250	246	244
4	205	235	200	223	246	242
Total: PK-4	1133	1168	1173	1211	1225	1215
5	244	216	247	211	235	258
6	255	244	216	247	211	235
7	237	254	243	215	246	210
8	265	248	265	254	226	257
Total: 5-8	1001	962	971	927	918	960
9	308	343	320	343	328	291
10	346	308	342	319	342	327
11	273	319	283	315	293	315
12	252	268	313	278	309	288
Total: 9-12	1179	1238	1258	1255	1272	1221
Total: PK-12	3313	3368	3402	3393	3415	3396
Total: PK-12	3313	3368	3402	3393	3415	3396
Change	40	55	34	-9	22	-19
%-Change	1.2%	1.7%	1.0%	-0.3%	0.6%	-0.6%

1. Orange cells are current enrollment; Blue cells are forecasted enrollment; Red box is design enrollment

2. This chart is an excerpt from “Chariho Regional School District Total Enrollment Chart” compiled by McKibben Demographic Research, LLC





# Facility Assessment Summary



**Charliho High School** Heating hot water oil fired boiler reached life expectancy and is need of replacement.



**Hope Valley** concrete stairs are deteriorating and should be replaced.



**Ashaway** heating steam gas fired boiler plant has reached its life expectancy and needs to be replaced



**Charlestown** brick and mortar cracking/missing at several locations. Brick should be repointed.



**Chariho Middle School** has signs of water ingress at several locations throughout the building. Exploratory analysis/repair is needed.



**CHARIHotech** Built-Up Roof System is past its life expectancy and needs to be replaced.



**Richmond** original plumbing fixtures should be replaced with ADA compliant fixtures and upgraded finishes.

**RGB and Consultants (Design Team) conducted site assessments and completed Facility Reports of all schools.**

## Chariho Regional School District Facility Assessment Chart

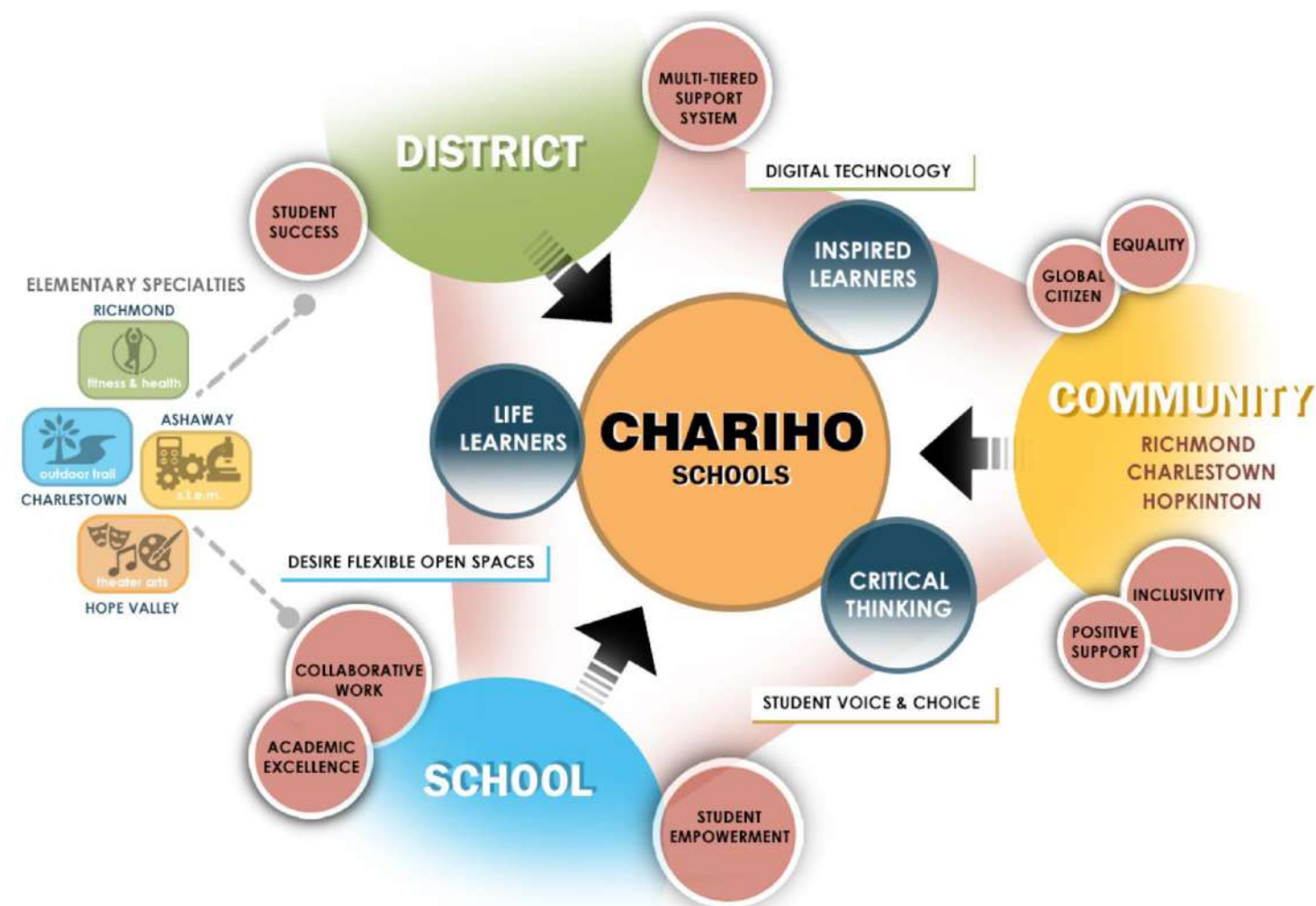
School	Year Built	Gross Square Feet	Current Grades	Current Enrollment	Current Utilization	Facility Condition Index (FCI)	Jacobs Reported Total Five -Year Need	Design Team Reported Facility Assessment Cost
Chariho Regional High School	1959; 2010 Addition	159,676 SF	9-12	1,254	90.0%	19.05%	\$10,751,294.00	<b>\$14,065,294.00</b>
CHARIHotech	1959	41,000 SF	(Included above)				\$3,937,134.00	<b>\$5,017,165.00</b>
Chariho Regional Middle School	1990	154,936 SF	5-8	953	80.0%	22.87%	\$11,699,314.00	<b>\$14,203,544.00</b>
Chariho Alternative Learning Academy	2018	13,000 SF	1-12	56	78.0%	NA	\$2,551,697.00	<b>\$29,100.00</b>
Ashaway Elementary School	1968	35,750 SF	K-4	212	82%	40.24%	\$5,331,103.00	<b>\$6,311,899.04</b>
Charlestown Elementary School	1954	54,235 SF	K-4	240	54%	32.57%	\$6,181,958.00	<b>\$9,328,542.00</b>
Hope Valley Elementary School	1935	28,735 SF	PK-4	189	62%	29.59%	\$3,069,256.00	<b>\$4,132,894.00</b>
Richmond Elementary School	1935	55,300 SF	K-4	390	73%	37.04%	\$7,169,819.00	<b>\$5,888,649.02</b>
Total							\$50,691,576.00	<b>\$58,977,088.00</b>





# Educational Facility Planning

- **School Administrator Interviews** – Conducted one on one interviews with District Administrators regarding school enrollment, curricular programs, asking questions relative to space use and desires for the future of their programs.
- **Teacher & Student Surveys** – Reviewed questions and comments posted under Survey Works, relating to CRSD schools to help understand interactions, school conditions and curricular programs.
- **Vision Workshop Sessions** – Conducted virtual meetings with over 50 CRSD Educators, Administrators, Parents and Community members to discuss and establish the potential program needs and desires for the future of CRSD.
- **NSCC meetings** – The Necessity of School Construction Committee has held monthly meetings (real-time & virtual) to review and discuss the opportunities and ongoing process for CRSD.



# Option Comparison

OPTION A	OPTION B	OPTION C
\$32.5 M Cost to District after reimbursement	\$20.3 M Cost to District after reimbursement	\$20.8 M Cost to District after reimbursement
<b>RIDE reimbursement bonus Incentives:</b> Health & Safety (5%), Educational Enhancements (5%), and Newer & Fewer (5%)	<b>RIDE reimbursement bonus incentives:</b> Health & Safety (5%), Educational Enhancements (5%), and Newer & Fewer (5%)	<b>RIDE reimbursement bonus incentives:</b> Health & Safety (0-5%)
<b>Takes 4 Elementary Schools offline;</b> Approximately 174,000 SF of building space would be offline, lowering operating & maintenance cost.	<b>Takes 1 Elementary School offline;</b> Approximately 29,000 SF of existing building space would be offline. Not efficient in lower operating & maintenance cost.	<b>No Educational Enhancements, left with 8 buildings with years.</b>
<b>5 Schools to maintain:</b> 1 High School, 1 Career Technical School, 1 Middle School, 1 Alternative Learning Academy, 1 Elementary School	<b>7 Schools to maintain:</b> 1 High School, 1 Career Technical School, 1 Middle School, 1 Alternative Learning Academy, and 3 Elementary Schools	<b>Maintain all 8 Schools:</b> 1 High School, 1 Career Technical School, 1 Middle School, 1 Alternative Learning Academy, and 4 Elementary Schools
<b>5<sup>th</sup> grade moves to the Elementary School. Creates a true model of grades 6-8.</b>	<b>5<sup>th</sup> grade moves to the Elementary Schools. Creates a model of grades 6-8.</b>	<b>Requires continual investment to maintain 8 original aged</b>
<b>Efficiency in consolidating elementary education school (PreK-5).</b> <b>Creates one campus with all school programs</b>	<b>Consolidates elementary education into three (3) schools resources to be allocated to three elementary schools.</b>	<b>Minimizes amount of construction at all schools. Allows directed towards Health &amp; Safety improvements and enhancements</b>
<b>New Elementary School on main Campus Site.</b> <b><i><u>OR</u> purchase land near the Campus Site.</i></b>	<b>Upgrades at three elementary schools. Each township is elementary school.</b>	<b>Work must be underway by 2022</b>
<b>Potential 15% additional RIDE reimbursement</b>	<b>Potential 15% additional RIDE reimbursement</b>	<b>Potential 5% additional RIDE reimbursement</b>
<b>+213,000 SF of New Construction</b>	<b>+78,100 SF of New Construction</b>	<b>Does not address failing aged school buildings</b>
<b>New Challenges: maintain high quality in new school feel</b>	<b>Requires Chariho Act change, aging infrastructure</b>	<b>Aging infrastructure, no room if school becomes</b>

\* If projects do not commence by December 2022, bonus incentives decrease by 10%.





# School Planning – Option A

1 Elementary Model - brings 5th grade to elementary (PK-5)

CHS / Tech / CMS / CALA / Admin  
Improvements & 5 Year - CIP Investments

\$ 33.8 M +/-

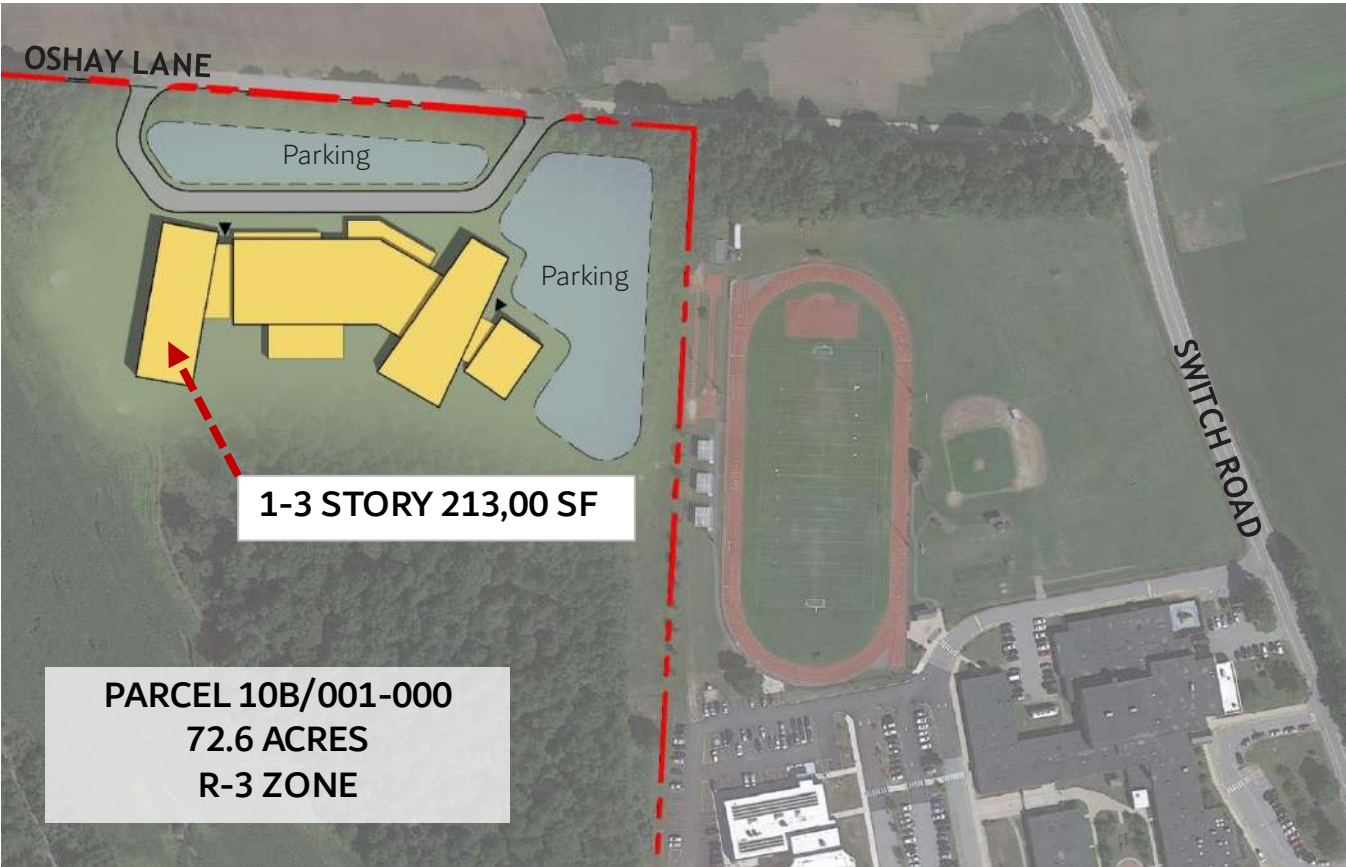
New Elementary School  
Grades PreK-5 : 1,466 students  
Building 213,000 SF

\$ 103.1 M +/-

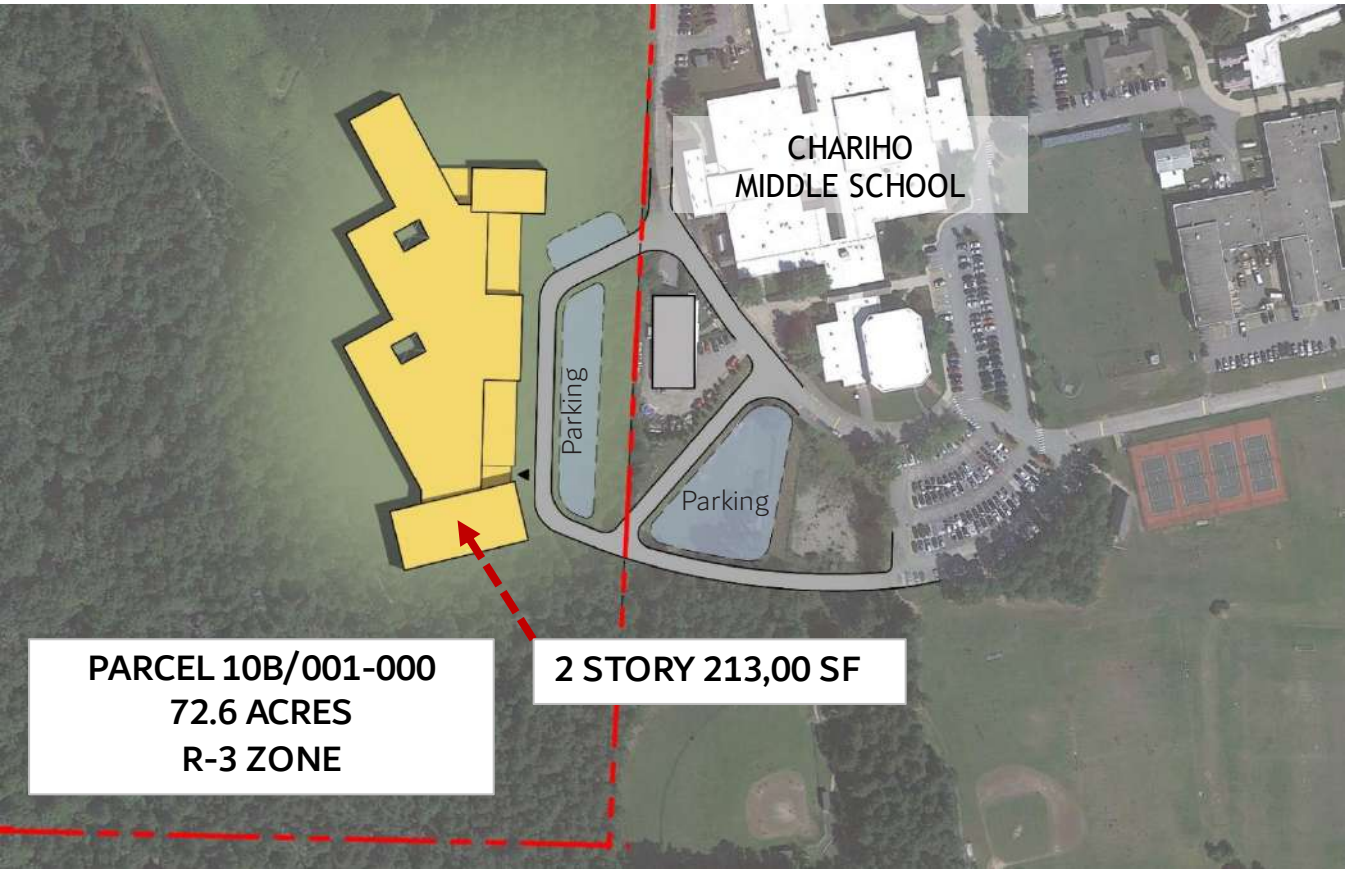
*RIDE anticipated reimbursement 65-80%*

Project Total		\$137 M +/-
CHS/Tech/CMS/CALA/Admin	-	\$22.0 M +/-
New Elementary School	-	\$82.5 M +/-
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Cost to District		32.5 M +/-

(DRAFT) SCHOOL DIAGRAMS



- Options for Aging Consolidated Elementary Schools -





# School Planning – Option B

3 Elementary Model: 3 Existing - brings 5th grade to elementary (PK-5)

CHS / Tech / CMS / CALA / Admin  
Improvements & 5 Year - CIP Investments

\$ 33.8 M +/-

Ashaway Elementary School  
Grades PK-5 : 420 students; Bldg. 35,750 SF w/ Addition of 34,000 SF  
Health & Safety Improvements & 5 Year - CIP Investments

\$ 16.4 M +/-

Charlestown Elementary School  
Grades PK-5 : 410 students; Bldg. 54,235 SF w/ Addition of 14,240 SF  
Health & Safety Improvements & 5 Year - CIP Investments

\$ 10.5 M +/-

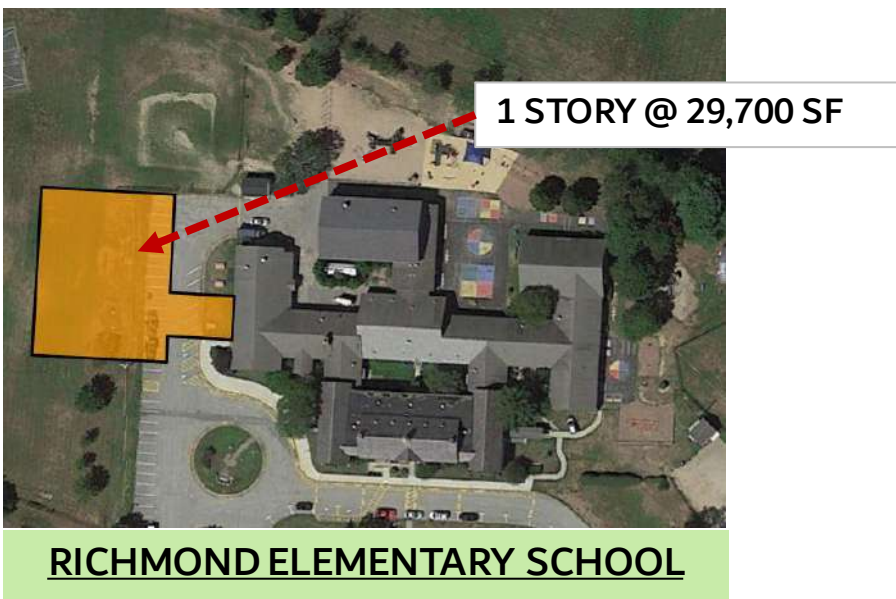
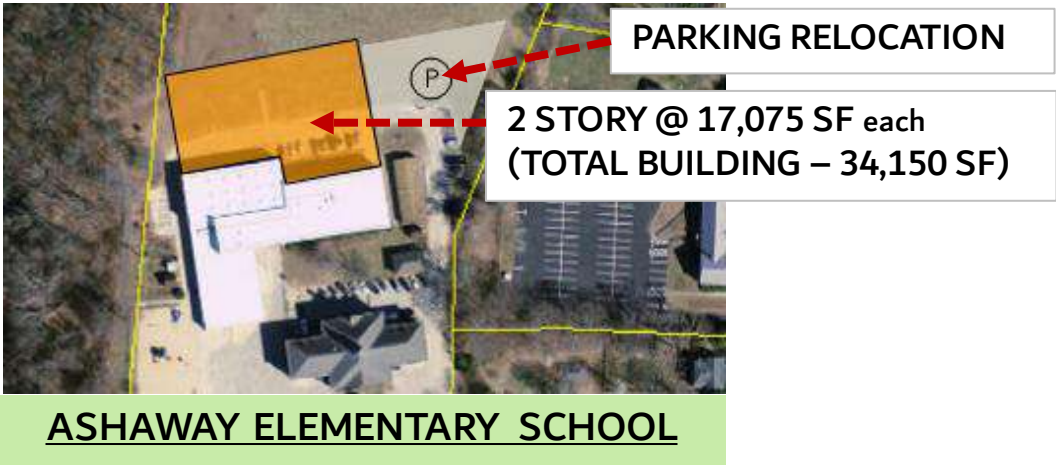
Richmond Elementary School  
Grades PK-5 : 570 students; Bldg. 55,300 SF w/ Addition of 29,650 SF  
Health & Safety Improvements & 5 Year - CIP Investments

\$ 15.8 M +/-

*RIDE anticipated reimbursement 65-80%*

Project Total	\$76.5 M +/-
CHS/Tech/CMS/CALA/Admin	- \$22.0 M +/-
3 Elementary Schools	- \$34.2 M +/-
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Cost to District	20.3 M +/-

- Options for Aging Elementary Facilities -





# School Planning – Option C

Maintain ALL Schools in current grade configuration

CHS / Tech / CMS / CALA / Admin

Improvements & 5 Year - CIP Investments

\$ 33.8 M +/-

All Elementary Schools

Improvements & 5 Year - CIP Investments

\$ 25.6 M +/-

RIDE anticipated reimbursement 65%

Project Total		\$59.4 M +/-
CHS/Tech/CMS/CALA/Admin	-	\$22.0 M +/-
All Elementary Schools	-	\$16.6 M +/-
Cost to District		20.8 M +/-



Replace door hinges in the Library at  
Chariho High School



Replace roofing at **CHARIHO**tech



Replace asphalt shingle roof at  
Richmond Elementary School



Replace Aluminum windows and  
rusted frames at **Chariho Regional  
Middle Schools**



**Ashaway School** gas fired boiler system  
has reached its life expectancy and needs  
replacement.



Replace built-up roof at **Charlestown  
Elementary School**



Replace roof on 1955 addition at  
Hope Valley Elementary School



Provide Security film on windows at  
**CALA**







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*CHARIHO Necessity of School  
Construction Committee  
Thank you!*

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# Backup Slides





# Components of a new Elementary School

CRSD Demographic Forecast (2024-2025)  
Grade Cohorts PreK - 5 : 1,466 Students

Design to consider size and scale of space for elementary students.  
Providing a proper sense of environment for this community.

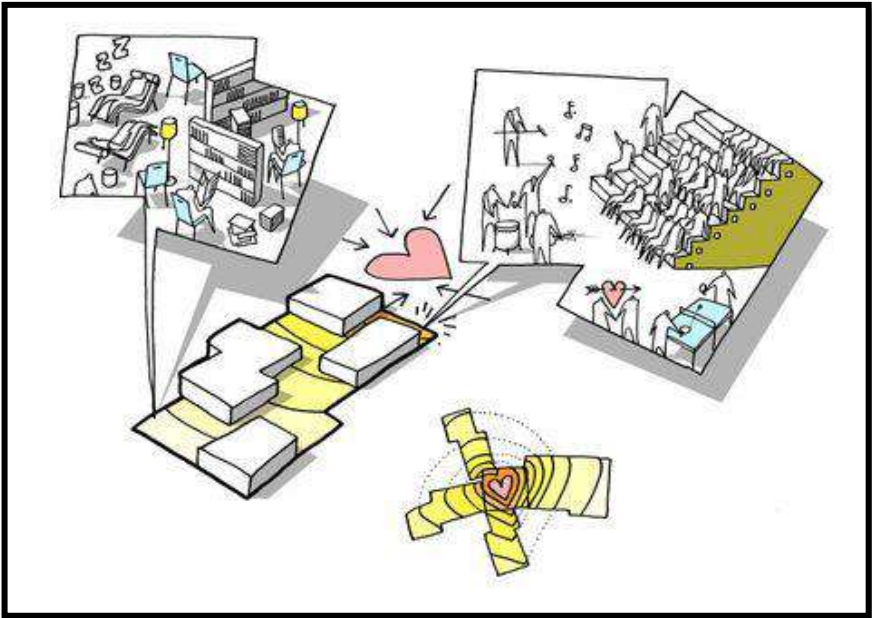
Number of Educational Classrooms / Teaching Stations (950-1200 sq. ft.) = 72

Number of programmed school spaces to support student body of this size : Approximately 168 spaces

Estimated Building footprint square footage is approximately = 213,000 SF  
(footprint dependent on number of stories, site orientation & conditions etc.)

Square footage space allowance (RIDE elementary school of 600< students) = 145 Sq. Ft. per student

ED Space Matrix = Listing of all programmed spaces that would be provided for a unified elementary school facility



**Conceptual Educational Specifications**  
**CHARIHO Regional School District**

RGB

**(DRAFT) New Combined Elementary School**  
 Date: 10/20/2020

	RIDE SF Allowance Per Room	No. Teaching Stations	Actual Room Count	SF Range Per Room	SF Room Total	Notes & Comments
Student Population = 1466						
Proposed Spaces for New Elementary (Grades PK - 5)						
Pre Kindergarten Community						
Pre-K Class Rm	1,200	3	2	1,200	2,400	SF based on RIDE requirements
Sensory Rm	NA	0	1	300	300	SF based on RIDE requirements
SPED - Self Contained Class	950	1	1	950	950	SF based on RIDE space allowance
<b>Totals</b>		4	4		3,650	
Kindergarten Learning Community						
Kindergarten Class Rm	1,200	9	9	1,200	10,800	SF based on RIDE requirements
Sensory Rm	NA	0	1	300	300	not in RIDE space allowance
OT-PT Room	NA	1	2	650	650	not in RIDE space allowance
SPED - Self Contained Class	950	1	1	950	950	SF based on RIDE space allowance
Counsel / Resource	NA	0	1	300	600	not in RIDE space allowance
Brian Based Learning Area	NA	0	1	900	900	21st Century - Space not defined by RIDE allowance
<b>Totals</b>		11	15		14,200	
First Grade Learning Community						
Core Class Rm	950	9	9	950	8,550	SF based on RIDE requirements
SPED - Severe & Profound	950	1	1	950	950	SF based on RIDE space allowance
SPED - Self Contained Class	950	1	1	950	950	SF based on RIDE space allowance
Small Group / Breakout Rm	500	0	3	500	1,500	SF based on RIDE space allowance
Teacher Collaboration	NA	0	1	500	500	21st Century - Space not defined by RIDE allowance
Extended Learning Area	NA	0	1	2,000	2,000	21st Century - Space not defined by RIDE allowance
Counsel / Resource	NA	0	2	400	800	not in RIDE space allowance
OT-PT Room	NA	0	2	650	650	not in RIDE space allowance
OT-PT Storage	NA	0	2	200	200	not in RIDE space allowance
Maker Space / STEAM	NA	0	1	800	800	21st Century - Space not defined by RIDE allowance
Media Lab	NA	0	1	800	800	21st Century - Space not defined by RIDE allowance
<b>Totals</b>		11	24		17,700	

Counsel / Resource	NA	0	2	400	800	not in RIDE space allowance
OT-PT Room	NA	0	2	650	650	not in RIDE space allowance
OT-PT Storage	NA	0	2	200	200	not in RIDE space allowance
Maker Space / STEAM	NA	0	1	800	800	21st Century - Space not defined by RIDE allowance
Media Lab	NA	0	1	800	800	21st Century - Space not defined by RIDE allowance
<b>Totals</b>		11	17		17,700	

Art Room	2,300	0	3	2,300	2,300	SF based on RIDE requirements
Music Room	2,700	0	1	2,700	2,700	SF based on RIDE requirements
Instrument / Practice Room	NA	0	4	400	0	SF based on RIDE requirements
Music Storage	NA	0	1	400	400	No RIDE requirements
<b>Totals</b>		0	9		5,400	

RGB

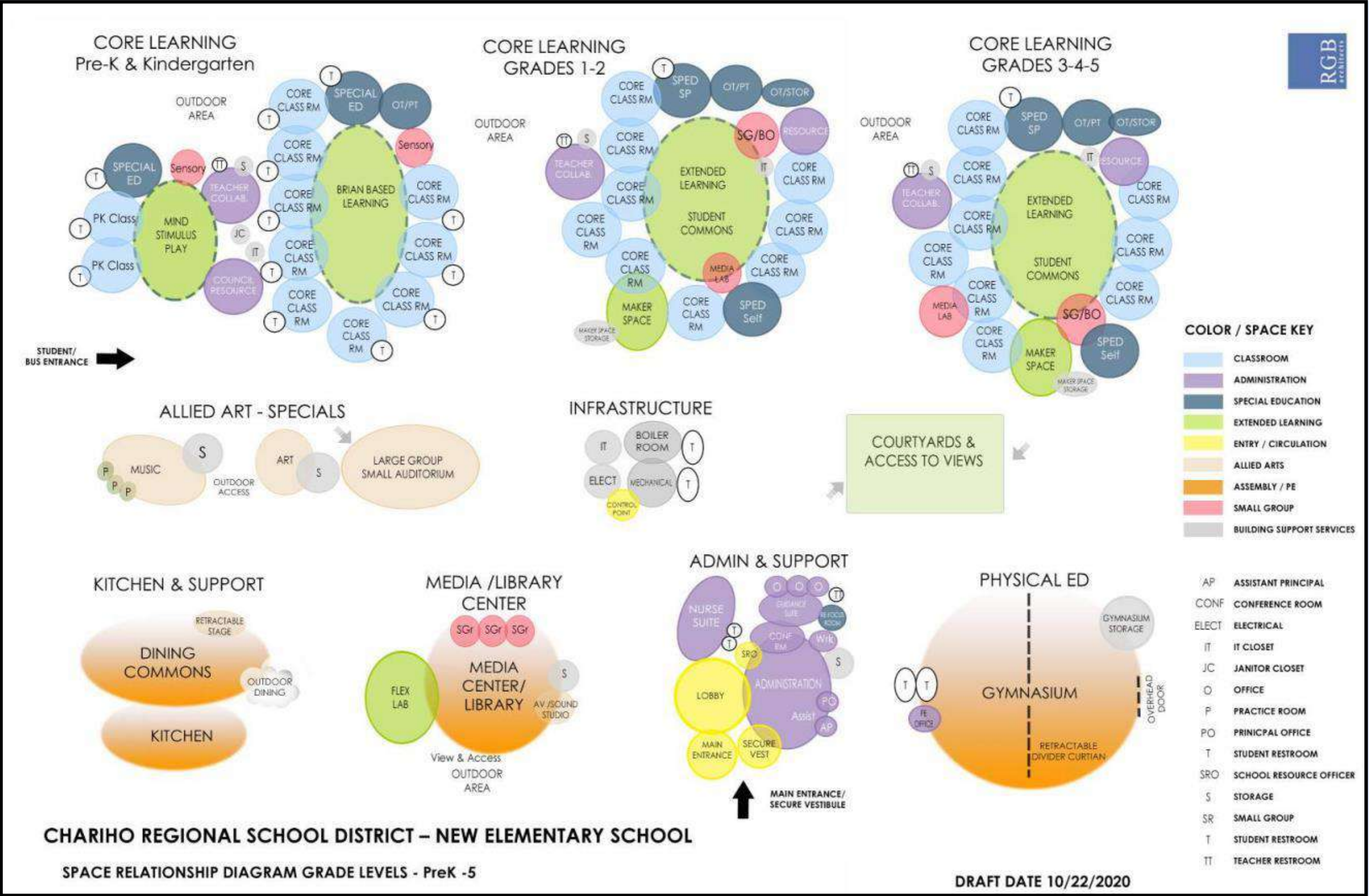
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# Elementary School Program Space Relationships

- Space Offerings:**
- Core Classrooms Pre-K thru 5<sup>th</sup>*
  - Special Services*
  - Extended Learning*
  - Small Group/Break Out Counseling & Resource*
  - Maker Space*
  - Library & Media Center*
  - Administration Offices*
  - Teacher Collaboration*
  - STEM/STEAM or FLEX*
  - Allied Arts Spaces*
  - Gymnasium & PE Space*
  - Health & Wellness support*
  - Security Systems*
  - Outdoor Classrooms*
  - Large Group/Auditorium*





# Quotes and Statements from Community Workshops

“The key to ensure CHARIHO success is to continue honest conversations to learn and grow from all students.”

- CRSD Assist. Superintendent

“My role (as a teacher) is guiding them to own their learning; help to set goals for themselves, to increase their accountability and ownership of their learning.” - CRSD Teacher

“Students’ have the ability to be empowered and are willing to speak about it”

- CRSD Student

“The school have given me more independence and freedom to figure out how to manage my schedule and manage my time and participate on my own before I have to do it in the real world”

- CRSD Student

“CHARIHO must continue to allow students to have a voice and choice; we must maintain this, to allow all students learn and grow.”

- CRSD Assist. Superintendent

“The willingness of our teachers to recognize they can always do better... by listening to their students and continue to improve and adapt, is fantastic.”

- CRSD Principal

“Communication is very effective. You sense you are part of a team. As a parent (with experience at another District), you did not feel like you were part of the team, where at CHARIHO, you do.”

- CRSD Parent

“CRSD has had a strong leadership style, but one that listens... Where all teachers, staff, and principals respect the students and community as part of the decision-making process.”

- CRSD Principal

“Teach students “if you see something, say something”  
We want to make sure students have at least one trusted adult in their life....

- CRSD Principal





# Educational Planning Results

## **Personalized Learning District Wide**

- Provide Collaborative Spaces
- Provide Multimedia Space

## **Strengthen Opportunities for Blended and Digital Learning**

- Ensure all students have full-time access to high quality technology tied to the curriculum to support personalized learning

## **Increase support of Community with Career Readiness and Pathways programs**

- At Chariho Regional High School and CHARIHO Tech

## **Project Priorities**

### **Address age of Elementary School conditions; while Incorporating Educational Enhancements**

- Provide an extended learning / multi-media environment in a central location at all elementary schools
- Desire to explore opportunities for further blended learning
- Look to provide Flexible, Mobile & Collaborative furnishings
- Promote a cohesive and equitable sense of school branding from elementary thru high school

