

North Kingstown School Department



2024 District-Wide School Facility Projects
October 21, 2024

School Facility Projects Informational Bond Forum



District-wide Projects

All Schools

- Bond Overview
- Capital Improvement Projects (CIPs)
- Wickford Middle School
- Financial Impact



Hamilton ES
(left)

North Kingstown HS
(right)

Stony Lane ES
(left)

Quidnessett ES
(right)

Davisville Academy
(left)

Davisville MS
(right)

Fishing Cove ES
(left)

Forrest Park ES
(right)



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District-Wide Projects – Bond Overview

THIS PROPOSAL MAINTAINS TWO MIDDLE SCHOOLS THAT ARE CENTRALLY LOCATED FOR THE STUDENTS OF NORTH KINGSTOWN

WICKFORD MIDDLE SCHOOL New School

- New +/- 79,500* GSF School
- Site Improvements
- Demo of existing WMS
- Net Zero Energy – geothermal + Roof top PVs
(sustainable stewardship + lower operating costs)

\$77,069,570

CAPITAL IMPROVEMENT PROJECTS (CIP) Includes Davisville Middle School

As outlined in NKSD FY25-FY29 Capital Improvement Plan for All Schools

- Roofs
- ADA Upgrades
- HVAC
- Security and Fire Alarm Upgrades
- Interior and Plumbing Upgrades

\$64,383,900

BOND (Subtotal 1)

\$137,200,000

SECONDARY FUNDS* (Subtotal 2)

\$ 4,253,470

STAGE 2 SUBMISSION TO RIDE (Total)

\$141,453,470

** The secondary funds will be funds from the school department budget for capital improvements, surplus funds, and any savings from projects identified through the bond.*



Jacobs

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EASTMAN**



GENERAL NOTES:

All costs are estimated costs, based on schematic design level of design documents.
Design area is currently being developed (approximate range 77,000 gsf – 83,000 gsf)

Capital Improvements Projects – Impact across NK

School	 21st Century Learning	 Health and Wellness	 Safety and Security	ADA Accessibility	 Sustainable Stewardship	 Lowered Operating Costs
Wickford Middle	✓	✓	✓	✓	✓	✓
Davisville Academy		✓	✓		✓	✓
Davisville Middle	✓	✓	In place	✓	✓	✓
Fishing Cove Elementary	✓	✓	✓	✓	✓	✓
Forest Park Elementary		✓	In place		✓	✓
Hamilton Elementary		✓	✓	✓	✓	✓
North Kingstown High		✓	In place	✓	✓	✓
Quidnessett Elementary	✓	✓	✓	✓	✓	✓
Stony Lane Elementary	✓	✓	✓	✓	✓	✓

New Wickford Middle School

TOWER HILL



Renovation vs New for Wickford MS

NEW WICKFORD MIDDLE SCHOOL

Reason for New Construction for WMS:

- Most **economical**
- Construction is the **least disruptive** to the students and teachers
- Aligns with and **Supports** North Kingstown **Mission** and **Vision**
- **High Performance Building** (robust building envelope, building orientation, HVAC systems, etc.)
- **Net Zero Energy**; geothermal + PVs lowered operating costs
- **Accessibility throughout**
- **21st Century Learning** Environments
- Supports good habits, health and **wellness**
- **Inspires** and **attracts** top teaching and administrator
- **Benefits to the Community**: Emergency shelter, new gym, meeting spaces, and upgraded fields

WICKFORD MS

NEW SCHOOL



RENOVATION



Highlights

- Efficient building layout
- Baseball, Softball/LL, Multi-use Field
- Retaining walls anticipated for fields
- Separate Bus & Parent Queues

Construction

- Total Construction: +/- **26 Months**
- Portable Classrooms not required
- Minimal disruption to day-to-day school functions

Total Project Estimate

\$77,069,570

Highlights

- Like-New Renovation & Additions
- Addresses accessibility issues
- New entrance, MC, PE, Kitchen, Admin, Tech, Art
- Separate Bus & Parent Queues
- Multi-Purpose Field & Softball/LL

Construction –

MOST DISRUPTIVE

- Phased Construction: **39 Months**
- Portable Classrooms required
- Significant Disruption to Education (the over 3-year construction would be an entire MS career)

Total Project Estimate

\$83,202,185

Site Plan

WICKFORD MIDDLE SCHOOL



Plans



View 1



TOWER HILL ROAD

ATHLETIC FIELDS

ENTRANCE

CAR QUEUE

BUS QUEUE

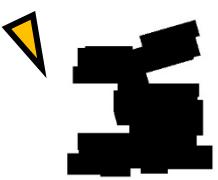
SOFTBALL FIELD

View 2



PERKINS —
EASTMAN

View 3

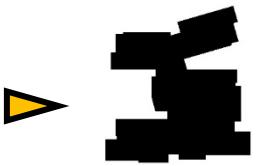


CLASSROOMS

MUSIC

TOWER HILL RD

View 4



Reimbursement Summary

STATE Reimbursement

STATE (RIDE) Share Base Rate **35%***

*(*reimbursement is calculated on eligible costs in RIDE SBA regulations)*

Up to Additional **5%* Possible with Incentives for Health and Safety**

Note: Additional Federal Credits and Rebates are Available for Net Zero Application of Solar Panels and Geothermal

Financial Impact

Town of North Kingstown

Sample School Bond Assumptions

PROPOSED PUBLIC SAFETY & SCHOOL FACILITY BONDS

Slide added 10/15/2024.

- This shows an Amortization Schedule for both the Public Safety Complex and the School Facility Bond Referendum (Questions 6 & 7).
- In an effort to provide potential impacts of both Bonds, it's important to note that these are projections only, with a number of variables, and do not reflect a definitive tax impact on either project:
- First, the Bonds are only one portion of a larger townwide budget. Revenues and expenses could result in the projected impact being much less than projections or greater than projections.
- Also, the Amortization Schedule assumes projects are to be completed by a certain date, which affects State Reimbursement. If the project is completed later than scheduled, we would fund the initial years with Bond Anticipation Notes or Interest Only Notes which would delay the impact for a year or two.

The Amortization Schedules provide the following projections:

- If the Public Safety Complex Bond (Question 6) and School Facilities Bond (Question 7) were to pass, the Amortization Schedule projects a 42 cent Tax Rate Impact for Year One and a 85 cent Tax Rate Impact for Year Two.
 - As an example, a 42 cent Tax Rate Impact on a \$450,000 home in North Kingstown would result in a \$189 annual increase to taxes (\$15.75/month).
 - An 85 cent Tax Rate Impact on a \$450,000 home in North Kingstown would result in a \$382.50 annual increase to taxes (\$31.88/month).

Fiscal Year	Existing Debt Service	Proposed New PS Debt Service	Proposed New School Debt Service	Total Proposed and Existing Debt Service	Cumulative Tax Revenue Requirement	Tax Rate Impact ⁽¹⁾
		(4.00%)	(4.00%)			
2025	4,664,571	-	-	4,664,571	-	-
2026	4,517,610	1,200,000	1,400,000	7,117,610	2,453,039	0.42
2027	3,337,596	3,796,500	4,900,000	12,034,096	4,916,486	0.85
2028	2,927,205	3,798,300	5,306,667	12,032,172	(1,924)	(0.00)
2029	2,549,254	3,797,700	5,488,000	11,834,954	(197,218)	(0.03)
2030	2,249,995	3,794,700	5,442,567	11,487,262	(347,692)	(0.06)
2031	1,752,746	3,794,200	5,206,110	10,753,056	(734,206)	(0.13)
2032	1,615,171	3,796,000	5,205,980	10,617,151	(135,905)	(0.02)
2033	1,570,449	3,795,000	5,209,230	10,574,679	(42,472)	(0.01)
2034	1,298,125	3,796,100	5,205,850	10,300,075	(274,604)	(0.05)
2035	1,264,833	3,799,100	5,202,470	10,266,403	(33,672)	(0.01)
2036	1,228,843	3,798,900	5,205,460	10,233,203	(33,200)	(0.01)
2037	1,192,853	3,795,500	5,207,930	10,196,283	(36,920)	(0.01)
2038	1,156,863	3,798,700	5,203,250	10,158,813	(37,470)	(0.01)
2039	1,125,670	3,798,300	5,204,550	10,128,520	(30,293)	(0.01)
2040	1,094,478	3,794,300	5,204,940	10,093,718	(34,802)	(0.01)
2041	718,535	3,796,500	5,204,290	9,719,325	(374,393)	(0.06)
2042	277,843	3,794,700	5,205,720	9,278,263	(441,062)	(0.08)
2043	-	3,798,700	5,205,720	9,004,420	(273,843)	(0.05)
2044	-	3,798,300	5,207,410	9,005,710	1,290	0.00
2045	-	3,798,400	5,204,030	9,002,430	(3,280)	(0.00)
2046	-	3,793,900	5,205,330	8,999,230	(3,200)	(0.00)
2047	-	3,794,600	5,207,670	9,002,270	3,040	0.00
2048	-	3,795,200	5,204,290	8,999,490	(2,780)	(0.00)
2049	-	3,795,500	5,204,940	9,000,440	950	0.00
2050	-	3,795,300	5,205,980	9,001,280	840	0.00
2051	-	3,794,400	5,203,900	8,998,300	(2,980)	(0.00)
2052	-	-	5,205,070	5,205,070	(3,793,230)	(0.65)
2053	-	-	5,205,850	5,205,850	780	0.00
2054	-	-	5,205,980	5,205,980	130	0.00
2055	-	-	5,205,200	5,205,200	(780)	(0.00)

(1) Assumes Net Assessed Value of \$5.8 Billion (Residential and Commercial)

Questions + Discussion

Link to NK Bond
Information



[https://www.nksd.net/page/sch
ool-facility-projects-2024](https://www.nksd.net/page/school-facility-projects-2024)

Human by Design

THANK YOU