

School Facilities Master Plan for Orleans Parish



Recovery School District and Orleans Parish School Board
Proposed Master Plan Amendments
June 2011

www.rebuildingnolaschools.com

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L.B. Landry School Library, Opened August 2010

Vision: Building 21st Century Schools

Across New Orleans, the future of public school facilities has taken sharp focus.

From the modern lines of the new L.B. Landry High School, to the renovation and addition to historic buildings such as the William Frantz School, new school construction projects now dot the city.

The objective is clear—create lasting, high quality facilities for 21st Century educational needs.



L.B. Landry School, Opened August 2010

The **School Facilities Master Plan for Orleans Parish**, approved in 2008, guides the ambitious school construction to rebuild infrastructure devastated by Hurricane Katrina. It is a joint effort of the Orleans Parish School Board (OPSB) and Recovery School District (RSD)

With the current and future needs of the community in consideration, the goal of master plan is to rebuild in the most equitable and cost-effective manner possible.

Framing values

Excellence:

- Build schools for 21st Century educational needs
- Use public resources in the most efficient way
- Build sustainable, cost-efficient facilities that will last several generations

Equity:

- Provide equity in the quality of school buildings

Community:

- Welcome community collaboration and input

What are these Amendments?

The School Facilities Master Plan must be updated every two years to accommodate the changing repopulation patterns of the City of New Orleans.

In late 2010, the Master Plan Oversight Committee and the State Superintendent of Education launched a Peer Review Committee to review the educational standards and design specifications within the plan and provide recommended amendments.

Also in 2010, the RSD/OPSB became the only local governments impacted by Katrina to finalize the amount of federal disaster funding, resulting in approximately \$2 billion in total federal funding.

The Basis of Recommendations

- Updated Demographic Estimates
- Recommendations from volunteer committee of New Orleans education and facilities experts
- Available Funding
- Updated Facility Condition Assessments



Andrew Wilson School,
Opened January 2010

The Amendment Process

This amendment proposal, proposed by the administration of the RSD and OPSB, begins the formal process of amending the Master Plan. The process is as follows:

- Presentation to the Master Plan Oversight Committee
 - **June 30th**
- Presentation to the Orleans Parish School Board (OPSB)
 - **July 5th, LB Landry Auditorium 6pm**
- Public Meetings Citywide and in each Orleans Parish School Board district
 - **CITYWIDE:** July 9th, 10am -1 p.m. --Xavier University Center, 1 Drexel Drive Room 308
 - **SB District 3:** July 14th, 6-8 p.m. –St. Dominic's School Gym, 6326 Memphis St.
 - **SB District 6:** July 18th, 6-8 p.m. –Watson Memorial, 4400 St. Charles Ave..
 - **SB District 4:** July 21st, 6-8 p.m.- Behrman Center, 2529 Gen. Meyer Ave.
 - **SB District 7:** July 25th, 6-8 p.m. – Sojourner Truth, 2220 Lafitte St.
 - **SB District 5:** July 26th, 6-8 p.m. – Dryades YMCA, 2220 Oretha Castle Haley Blvd
 - **SB District 1:** July 28th, 6-8 p.m.-Schaumburg School, 9501 Grant Street
 - **SB District 2:** TBD
 - **CITYWIDE:** July 30th, 10am -1 p.m.- UNO Human Performance Ctr, 2000 Lakeshore Dr.

The Amendment Process

- Final Amendments incorporating public comments presented to OPSB: **August 16th**
- Final Amendments presented to the Louisiana Board of Elementary and Secondary Education (BESE): **August 18th**

A photograph of a modern school hallway. The left side features a large glass wall with a grid pattern, through which a green lawn and trees are visible. The ceiling is white with recessed lighting. On the right, there is a display board with various items pinned to it, including what appear to be certificates, photos, and school-related memorabilia.

Financial Snapshot

Financial Snapshot

When the first School Facilities Master Plan for Orleans Parish was approved in 2008, the available funding for rebuilding schools in New Orleans was approximately \$750 million.

This funding was able to cover the costs of Phase 1 of the six phase Master Plan. The RSD and OPSB worked to secure additional funding to fund the Master Plan, resulting in the 2010 settlement with FEMA.

These proposed amendments aim to ensure that this funding goes as far as possible into the plan to fund school construction in New Orleans.

Within these amendments, the districts map out how this money will be spent and identifies which projects would require additional funding to complete.

FEMA Settlement for New Orleans Schools

How much money did the RSD and OPSB get from FEMA?

Federal Funds	RSD	OPSB	Total
Construction	\$ 1,259,592,408	\$ 344,845,122	\$ 1,604,437,530
Temporary Facilities, Building Contents, Critical Recovery Operations	\$ 329,700,404	\$ 68,145,803	\$ 397,846,206
Total	\$ 1,589,292,811	\$ 412,990,925	\$ 2,002,283,736

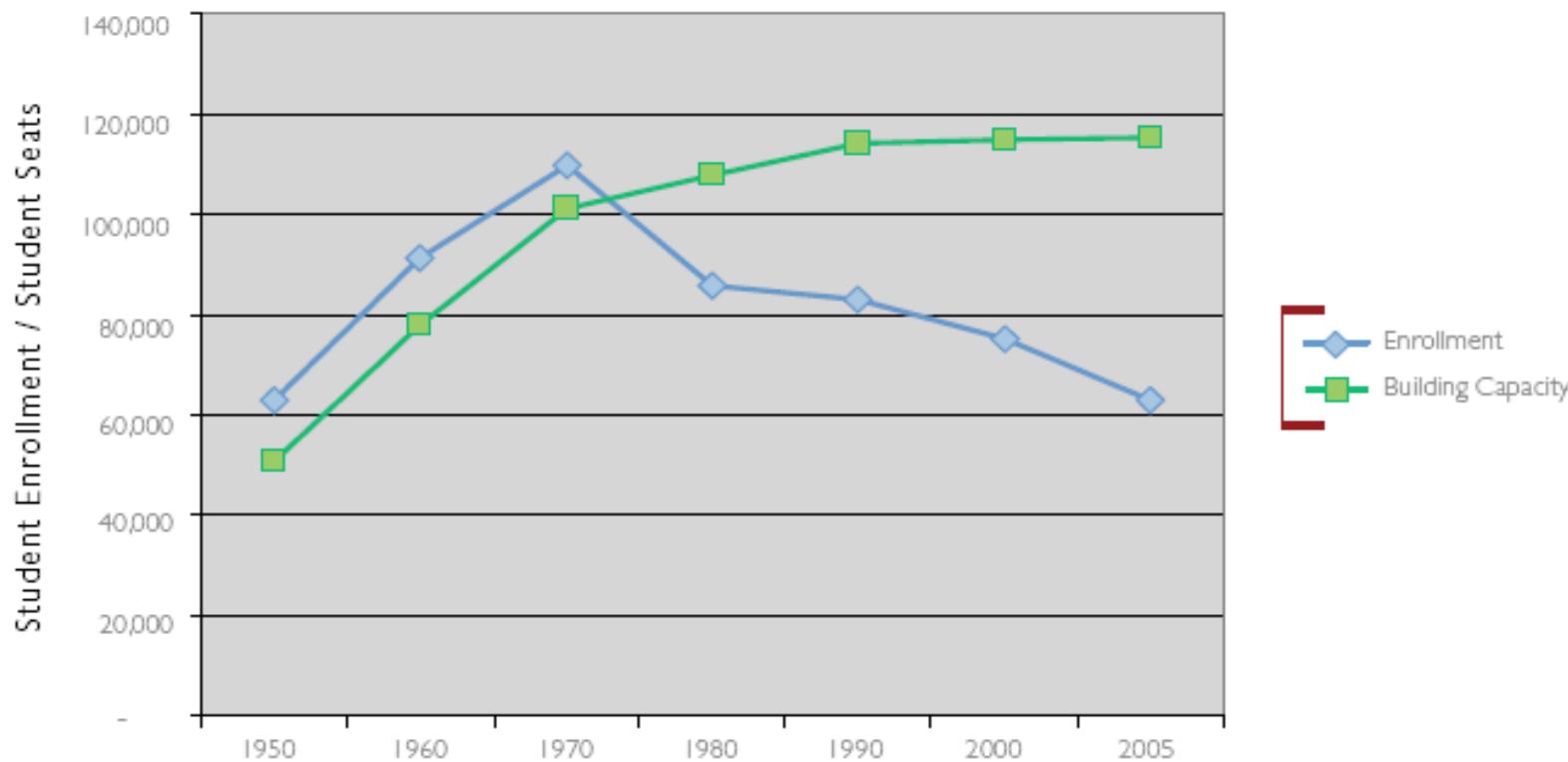
Balance of Available RSD/OPSB FEMA Funding

Where will the construction money be spent based on the amended Master Plan?			
Phase	OPSB	RSD	Total
Critical Recovery Projects			
Phase 0	\$ 54,641,152	\$ 84,140,662	\$ 138,781,814
School Facilities Master Plan for Orleans Parish			
	PreK-8	High Schools	Total
Phase 1	\$ 435,659,219	\$ 346,930,792	\$ 782,590,011
Phase 2	\$ 464,587,349	\$ 176,100,102	\$ 640,687,451
Phase 3	\$ 279,325,160	\$ 142,983,124	\$ 422,308,284
Total	\$ 1,234,212,879	\$ 750,154,681	\$ 1,984,367,560

A photograph of a modern school building at dusk. The building has a dark, angular facade with large windows that are illuminated from within, showing a warm glow. The sky is a deep blue, and the overall atmosphere is calm and architectural.

Demographic Estimates

Objective of Demographic Estimates: Align Facilities with Students



SOURCES

Enrollment

"Orleans Parish School Board: District-wide Demographic Projections," Urban Systems, Inc., August 1998.

Historic Seat Capacity

Building capacity estimates are based on original building designs.

Proposed Public School Building Plan with A Five-Year Improvement Program, Harland Bartholomew and Associates, August 1950.

Planning Sub-District Profiles: Volumes 1 - 13, New Orleans Public Schools, Department of Planning, various dates in 1983-1984.

New Orleans Public Schools, Facility Issues Report # 90-01: Overcrowding, Department of Facility Planning, May 9, 1990.

New Orleans Public Schools Management Study: Construction, Maintenance and Custodial Operations, A.T. Kearney & Company, Inc., June 1968.

Demographic Study

General Findings:

- Significant decrease in public school enrollment prior to Katrina – from 78,187 in 2000 to 66,408 in 2004 (15% drop)
- Number of students currently enrolled in public schools is 39,877; approximate growth of 2,000 per year over last two years
- Non-public school enrollment has been stagnant over the past two years
- Between 2008-2010, actual enrollment matched closest to the “moderate” demographic estimate

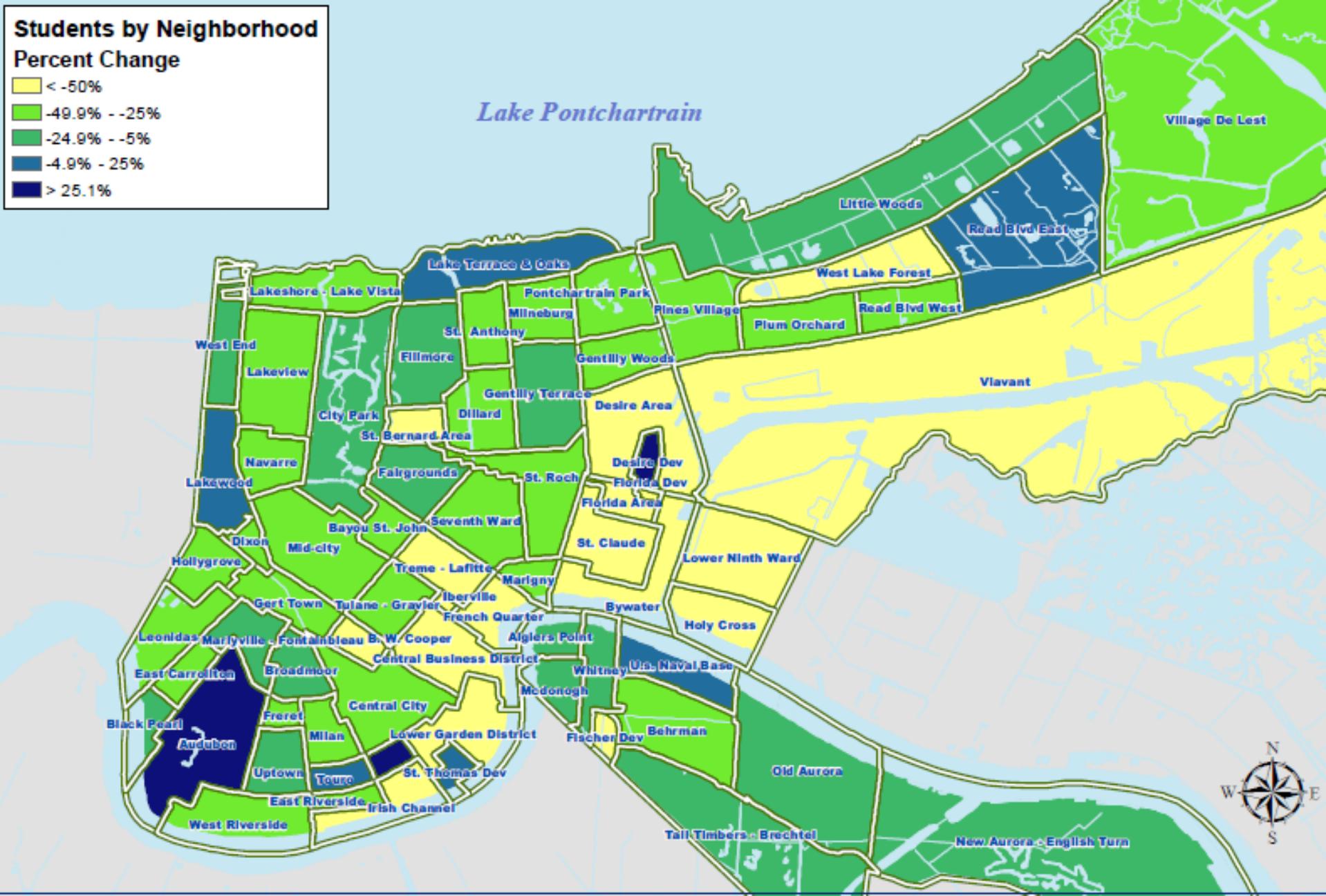
Format of Estimates:

Low: Lower population growth with current market share of school-age population

Moderate: Moderate population growth with current market share of school-age population

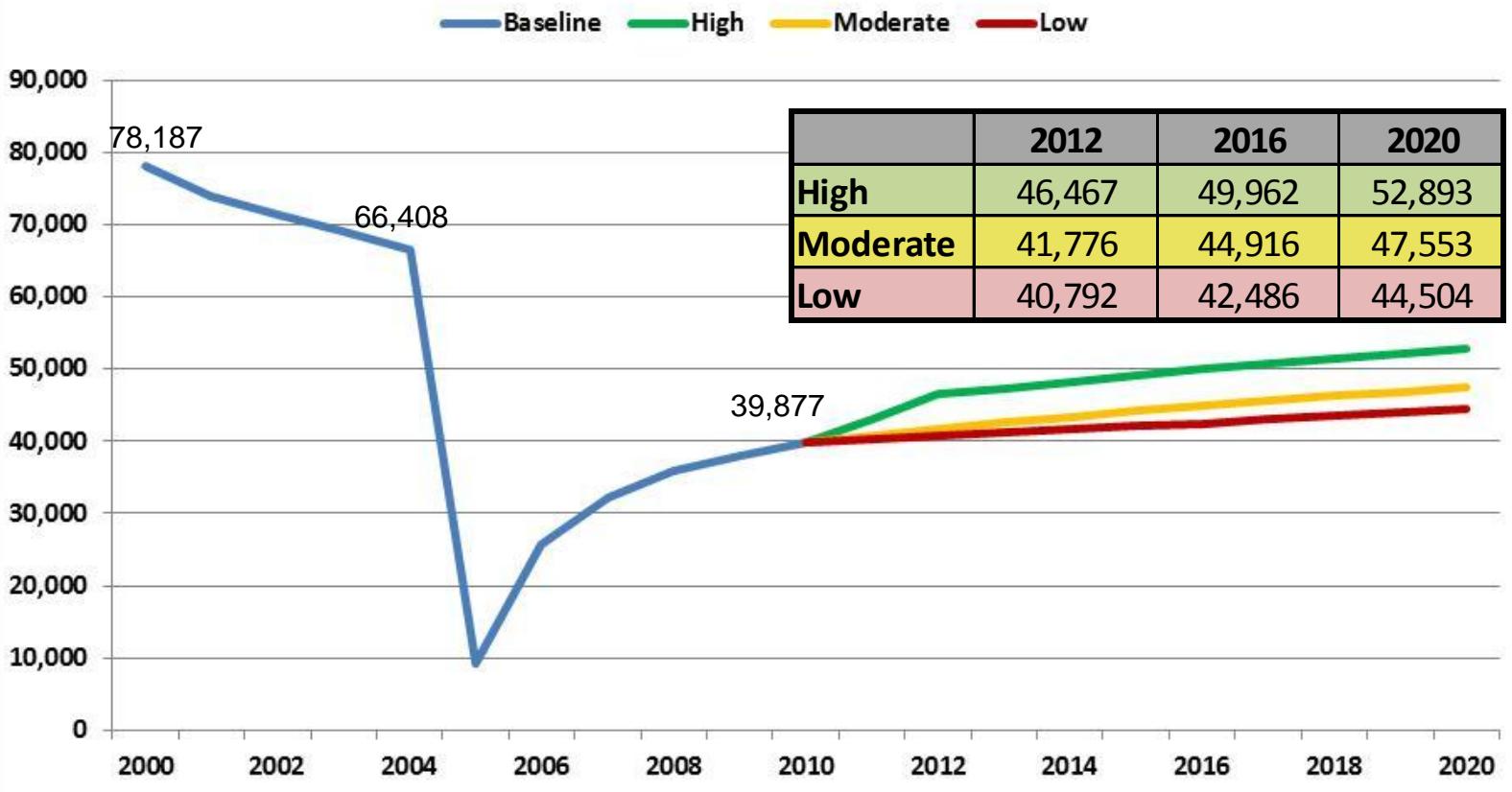
High: Moderate population growth combined with increased market share of school-age population

Change in # of Students, 2004-2010



Citywide Enrollment Projections

Projected Public School Enrollment, 2000-2020



Sources: Orleans Parish School Board and Recovery School District, GCR & Associates

A long, brightly lit school hallway with yellow walls, windows, and a polished floor.

Master Plan Peer Review Committee

Peer Review Committee and Process

In late 2010, the Master Plan Oversight Committee and the Louisiana State Superintendent of Education created the Master Plan Peer Review Committee.

This committee reviewed the educational standards and the design specifications of the School Facilities Master Plan, and provided recommendations that the RSD/OPSB would consider adopting within the master plan amendments.

The Peer Review Committee is made up of educational leaders and technical experts from throughout the city, state, and nation.

While the vast majority of the committee's recommendations are adopted within these proposed amendments, there are some that remain "open questions" needing public input.

Peer Review Committee and RSD/OPSB Responsibilities

Peer Review Committee Responsibilities

- Provide a venue for school operators to give input on school facility design standards
- Help the RSD/OPSB build more operator-friendly schools

RSD/OPSB Responsibilities

- Review the recommendations of the Peer Review Committee with the goal of striking a balance between the needs of school operators, community input, and technical specifications

General PK-8 School Specifications

2008 Master Plan	Proposed Amendments*
Two classes per grade	Three classes per grade
Half-mile walking distance	One mile walking distance
50% of students from neighborhood**	50% of students from neighborhood
450-600 program capacity	750 to 850 program capacity (fewer, but larger schools)
3-5 acres (new acquisitions)	3-5 Acres (new acquisition)

*OPSB and RSD Administration Recommendations

**This percent is used only to determine the locations for rebuilding schools, rather than serving as a guide for school enrollment.

General High School Specifications

2008 Master Plan	Proposed Amendments*
City-wide enrollment	City-wide enrollment
No neighborhood boundaries	No neighborhood boundaries
600-1,100 Students (Comprehensive)	Larger: 813-1199 Program Capacity
N/A	Medium: 664-918 Program Capacity
450-600 Students (Boutique)	Small: 418-609 Program Capacity
10 acres (new acquisition)	10 acres (new acquisition)

* OPSB and RSD Administration Recommendations

Potential Tradeoffs for Large High Schools

High School Educational Specification Decisions Remaining		
Educational Space	Option 1	Option 2
Practice Gymnasiums	Large high schools have two gyms	Large high schools have one gym
ROTC	Include specialized classroom	Do not include specialized classroom
Drama	Include specialized classroom	Do not include specialized classroom
Science	Six science labs	Two science labs and three science classrooms
Career/Technical Education (CTE)	Include specialized classrooms for multiple potential uses	Include CTE classrooms in specific high schools only



Proposed Building Phase Amendments



Hynes Elementary School, Under Construction

Definitions and Indicators

	2008 Master Plan	Proposed Amendments*
Phases	Six	Three
Funded	Phase 1	Phases 1-2
Unfunded	Phases 2-6	Phase 3**

* The RSD/OPSB administration recommend three Master Plan phases rather than six. Completely funded, Phases 1-2 will put 83% of students (with moderate demographic growth) in new or renovated buildings by 2016. Based on building capacity alone, Phases 1-2 provide enough seats for 102% of moderate projected student population through 2016.

**Phase 3, which will require additional long-term funding, includes 19 buildings that may be needed in the future. Some of these buildings received significant renovation and stabilization work between 2006-current, providing critical needs to school facilities following Hurricane Katrina. Identifying funding for this phase is a critical objective.

Critical Recovery Expenditures

Critical Recovery Projects		
Campus	Total	Project Type
Allen HS	\$ 614,505	Post-Katrina minor repairs; roof replacement; solar panels installation
Ashe ES	\$ 116,776	Post-Katrina minor renovations
Audubon Extension ES (Carrollton Courthouse Bldg.)	\$ 288,289	Post-Katrina minor renovations
Audubon ES	\$ 61,467	Post-Katrina minor repairs
Banneker ES	\$ 715,571	Post-Katrina minor renovations; HVAC controls replacement; replaced electrical switchgear
Baudit ES	\$ 140,889	Post-Katrina minor renovations; boiler replacement
Behrman ES	\$ 2,261,708	Post-Katrina renovations; roof replacement
Bethune ES	\$ 4,346,034	Post-Katrina renovations; play yard and floor replacement
Capdau ES	\$ 718,029	Post-Katrina minor renovations
Clark HS	\$ 358,338	Post-Katrina minor renovations
Cohen HS	\$ 5,458,788	Post-Katrina renovations; health clinic installation; HVAC controls replacement
Crossman ES	\$ 3,412,956	Post-Katrina renovations; HVAC controls replacement
Dibert ES	\$ 1,493,701	Post-Katrina renovations; roof repair/replacement
Douglass HS	\$ 7,317,972	Post-Katrina renovations; electrical switchgear replacement; underground utilities and HVAC repair/replacement
Drew ES	\$ 3,388,799	Post-Katrina renovations; roof replacement
Easton HS	\$ 4,981,322	Post-Katrina renovations; window and roof repairs
Eisenhower ES	\$ 79,306	Post-Katrina minor repairs
Fischer ES	\$ 207,616	Post-Katrina minor renovations
Fortier HS	\$ 3,283,916	Post-Katrina renovations
Franklin ES	\$ 896,842	Post-Katrina minor renovations

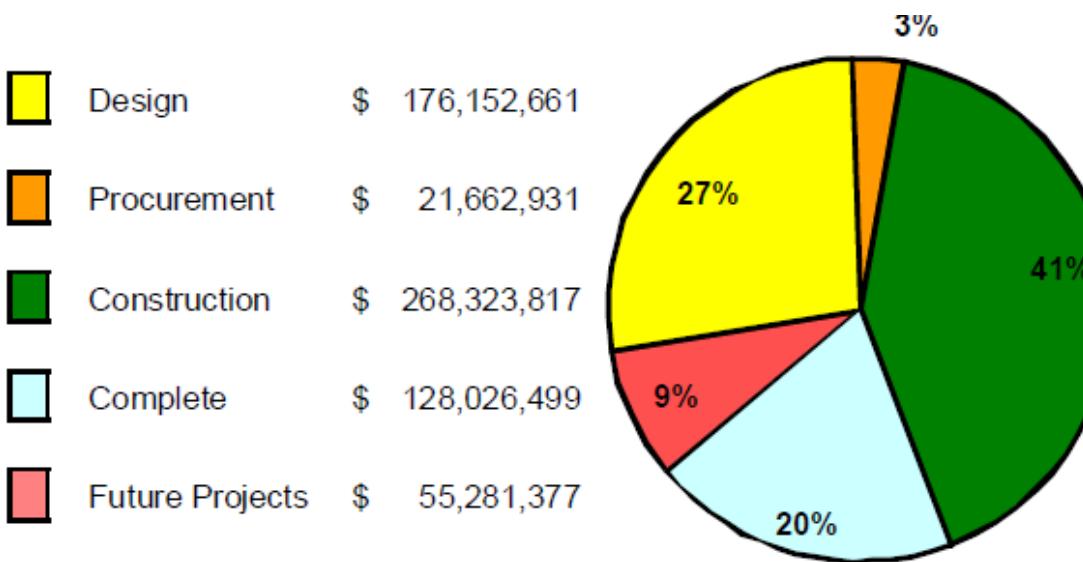
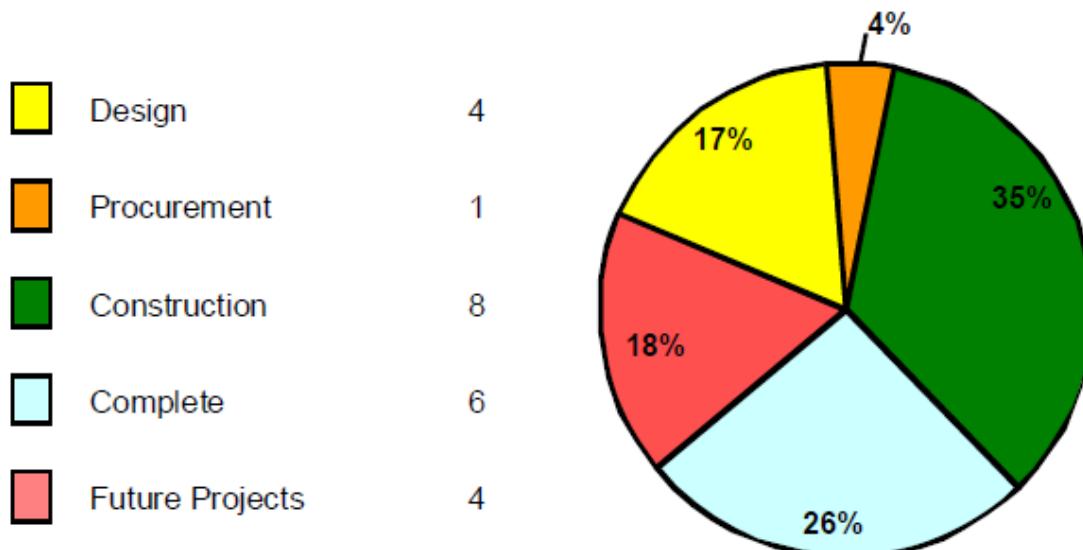
Critical Recovery Expenditures

Critical Recovery Projects		
Campus	Total	Project Type
Franklin HS	\$ 5,148,984	Post-Katrina renovations
Gaudet ES	\$ 587,518	Post-Katrina minor renovations
Gentilly Terrace ES	\$ 4,260,870	Post-Katrina renovations; roof repair/replacement
Green ES	\$ 774,770	Post-Katrina minor repairs
Harney ES	\$ 1,641,691	Post-Katrina renovations
Harte ES	\$ 716,537	Post-Katrina minor renovations
Henderson ES	\$ 1,254,730	Post-Katrina renovations; minor roof repairs
Jackson ES	\$ 492,030	Post-Katrina minor renovations; roof repairs
Johnson HS	\$ 2,850,433	Post-Katrina minor renovations; roof replacement
Karr HS	\$ 1,357,460	Post-Katrina renovations
Lafayette ES	\$ 2,870,786	Post-Katrina repairs; roof renovations/replacement; masonry repairs
Laurel ES	\$ 564,973	Post-Katrina minor renovations
Live Oak ES	\$ 3,501,414	Post-Katrina renovations; roof, exterior doors, auditorium floor, and stage replacement
Lusher ES (Willow Street)	\$ 1,979,104	Post-Katrina renovations; roof replacement
Marshall ES	\$ 8,406,161	Post-Katrina renovations
McDonogh #15 ES	\$ 1,169,942	Post-Katrina minor renovations; masonry repairs
McDonogh #28 ES	\$ 1,864,456	Post-Katrina renovations; roof repairs
McDonogh #32 ES	\$ 1,885,896	Post-Katrina renovations; roof repairs
McDonogh #42 ES	\$ 3,041,922	Post-Katrina renovations; roof/ HVAC replacement
McDonogh #7 ES	\$ 497,632	Post-Katrina minor renovations
McDonogh 35 HS	\$ 2,440,627	Post-Katrina renovations; ADA upgrades
John McDonogh Sr. High	\$ 2,106,598	Post-Katrina renovations; roof/auditorium floors/wall repairs; bleacher replacement

Critical Recovery Expenditures

Critical Recovery Projects		
Campus	Total	Project Type
McMain HS	\$ 2,726,574	Post-Katrina renovations; chiller replacement
McNair ES	\$ 493,633	Post-Katrina minor renovations; 2007 tornado repairs
MLK ES	\$ 7,067,587	Post-Katrina renovations; modular canopy and roof repairs
Nelson ES	\$ 3,922,303	Post-Katrina renovations
Rabouin HS	\$ 860,032	Post-Katrina minor renovations
Reed HS	\$ 4,445,078	Post-Katrina renovations; exterior wall and bleacher replacement
Rosenwald ES	\$ 535,629	Post-Katrina minor renovations
Schaumburg ES	\$ 6,976,337	Post-Katrina renovations; chillers, windows, doors, and HVAC repairs/replacement
Schwarz ES	\$ 431,047	Interior repairs; roof repairs
Tubman ES	\$ 23,189	Post-Katrina minor repairs
Tureaud ES	\$ 899,848	Post-Katrina minor renovations; roof repairs
Village Del' est ES	\$ 1,881,107	Post-Katrina renovations; roof repairs/replacement
Walker HS	\$ 1,460,819	Post-Katrina renovations
Wicker ES	\$ 2,112,090	Post-Katrina renovations; minor roof repairs
Williams, Sylvanie F. ES	\$ 3,290,689	Post-Katrina renovations; play yard resurfacing/fencing; chiller/HVAC replacement
Wright HS	\$ 726,636	Post-Katrina minor renovations; restroom renovations
District-wide Restroom Renovations	\$ 4,768,874	2007 upgrades
District-wide Kitchen Renovations	\$ 5,235,014	2007 upgrades
Total	\$ 137,413,841	

RSD Phase 1 Projects – In Progress



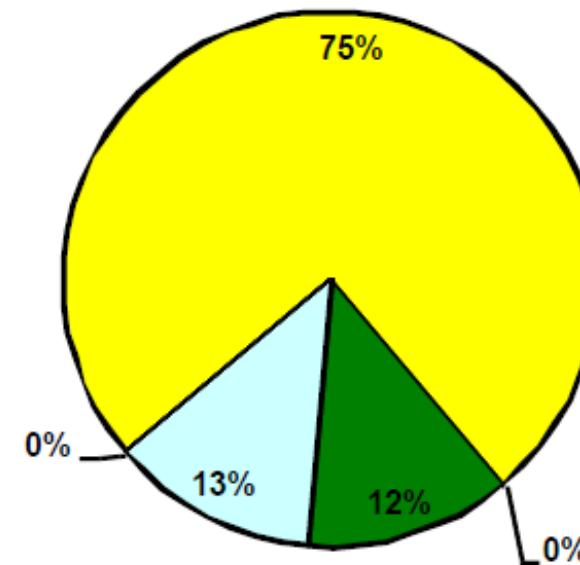
Data Updated May 31, 2011

Note-The value in each phase represents the total of full project budgets.

OPSB Phase 1 Projects – In Progress

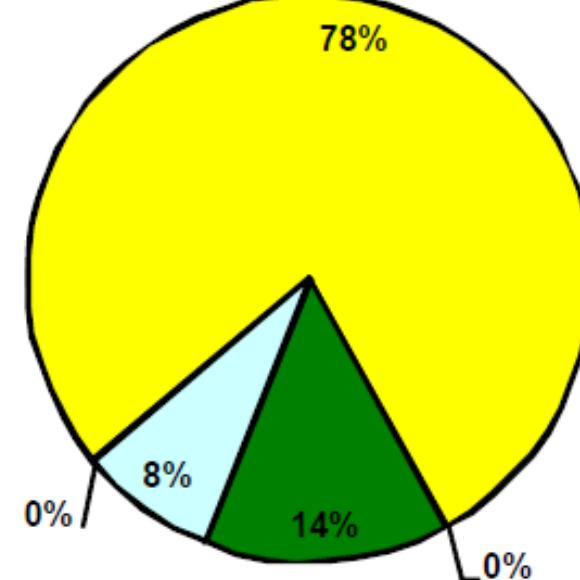
Number of Projects by Phase

█	Design	6
█	Procurement	0
█	Construction	1
█	Complete	1
█	Future Projects	0



Value of Projects by Phase

█	Design	\$ 147,228,366
█	Procurement	\$ -
█	Construction	\$ 26,279,998
█	Complete	\$ 14,995,362
█	Future Projects	\$ -



Data Updated May 31, 2011

Note-The value in each phase represents the total of full project budgets.

Phase 2 – Funded, Demographic Need

Phase 2				
District	Campus	Program Capacity (25:1 ratio)	Cost Estimate (+/- 20%)	Project Type
OPSB	Lake Forest ES*	850	\$ 27,588,518	New
RSD	New Algiers ES*	850	\$ 27,588,518	New
RSD	Dunbar ES	556	\$ 23,895,118	New
RSD	Drew ES	654	\$ 20,995,187	Renovation
RSD	Gaudet ES	850	\$ 28,097,871	New
RSD	Morial ES	850	\$ 27,588,518	New
RSD	Fischer ES	850	\$ 28,122,564	New
RSD	Lower 9th Ward HS*	850	\$ 37,404,176	New
RSD	Live Oak ES	630	\$ 25,418,933	Renovation
RSD	Lafayette ES	694	\$ 22,222,469	Renovation
RSD	Fisk-Howard ES	556	\$ 23,895,118	New
RSD	Johnson ES	630	\$ 15,812,720	Renovation
RSD	Alexander ES	850	\$ 27,588,518	New
RSD	Abrams ES	850	\$ 27,588,518	New
RSD	Sherwood Forest ES	850	\$ 27,588,518	New
RSD	Bradley ES	850	\$ 27,588,518	New
OPSB	Medical District HS*\$	556	\$ 25,044,013	New
RSD	NO East HS*	556	\$ 25,044,013	New
OPSB	Bethune ES	556	\$ 4,371,755	Classroom Addition
RSD	Tubman ES	850	\$ 27,588,518	New

Phase 2 – Funded, Demographic Need

District	Campus	Program Capacity (25:1 ratio)	Cost Estimate (+/- 20%)	Project Type
OPSB	Wright HS	594	\$ 26,489,839	Renovation
OPSB	Green ES	426	\$ 17,527,129	Renovation
RSD	McDonogh 42	538	\$ 19,381,872	Renovation
RSD	Military-Maritime School at Federal City**	450	\$ 5,400,000	Renovation
OPSB	Karr HS	1122	\$ 59,118,060	New School
RSD	Schaumburg	712	\$ 2,702,984	Minor Repairs
RSD	Harney	366	\$ 1,816,903	Minor Repairs
RSD	MLK	610	\$ 3,353,771	Minor Repairs
OPSB	Nelson	542	\$ 2,266,768	Minor Repairs
Total for Phase 2		20,098	639,089,407	
Total for Phases 0-2		38,785	\$ 1,559,737,588	

*Site to be determined

**Funding partially committed, balance of project cost to come from program

\$ Medical High School depends on the OPSB settlement with the State of La

Phase 3 – Additional Funding needed

Phase 3				
District	Campus	Program Capacity (25:1 ratio)	Cost Estimate (+/- 20%)	Project Type
RSD	Gentilly Terrace ES	414	\$ 14,359,013	Renovation
RSD	Wicker ES	556	\$ 24,268,127	New
RSD	S. Williams ES	538	\$ 9,914,712	Renovation
OPSB	Mc 35 (Kerlerec St)	950	\$ 23,758,576	Renovation
RSD	Marshall ES	474	\$ 19,013,051	Renovation
RSD	Andrew Jackson ES	478	\$ 15,228,171	Renovation
OPSB	Lusher ES	430	\$ 14,633,903	Renovation
OPSB	Franklin ES	414	\$ 15,343,856	Renovation
RSD	Behrman ES	800	\$ 41,529,388	Renovation
OPSB	Easton HS	950	\$ 38,768,545	Renovation
OPSB	Fortier HS	1390	\$ 46,243,441	Renovation
RSD	Village de l'Est ES	850	\$ 28,053,747	New
RSD	Habans ES	850	\$ 27,930,745	New
RSD	Eisenhower ES	474	\$ 11,788,069	Renovation
RSD	Crossman ES	382	\$ 12,359,580	Renovation
RSD	Desire Neighborhood ES	556	\$ 23,895,118	New
RSD	Reed HS	1170	\$ 17,612,771	Renovation
OPSB	Franklin HS	926	\$ 16,599,792	Renovation
RSD	Allen HS	598	\$ 21,007,679	Renovation
Total for Phase 3		13200	\$ 422,308,284	
Total for Phases 0-3		55473	\$ 1,985,045,872	

Projects Removed from the Original Plan

Campus		Notes
RSD	Downtown International HS	Project reliant on City of New Orleans Community Development Block Grant (CDBG) funding from former City administration
RSD	Citywide Acre/Audubon Institute HS	Project reliant on City of New Orleans Community Development Block Grant (CDBG) funding from former City administration
RSD	Jones ES	Campus not required by demographic estimates; vacant and secured
RSD	Priestley HS	Campus not required by demographic estimates; vacant and secured
RSD	Shaw-Hansberry ES	Campus not required by demographic estimates; vacant and secured
RSD	McDonogh 15 ES	Campus not required by demographic estimates
RSD	Hoffman ES	Campus not required by demographic estimates; demolished
RSD	Lockett ES	Campus not required by demographic estimates; demolished
RSD	New Jeff ES at Site TBD	Campus not required by demographic estimates
RSD	New Lower 9 ES at Site TBD	Campus not required by demographic estimates
RSD	Jordan ES	Campus not required by demographic estimates; demolished

Of the above projects, only one facility (McDonogh 15) is currently in use. Projects within Phase 2 of the Master Plan include enough capacity to serve the students occupying this school.

Campuses Available for Continued Use

Opportunity Campuses		
Campus		Notes
RSD	Clark HS	Campus not required by demographic estimates
RSD	McNair ES	Campus not required by demographic estimates
RSD	McDonogh 28 ES	Campus not required by demographic estimates
RSD	Rabouin HS	Campus not required by demographic estimates
RSD	Audubon Extension ES	Campus not required by demographic estimates
RSD	Laurel ES	Campus not required by demographic estimates
RSD	Banneker ES	Campus not required by demographic estimates
RSD	Henderson ES	Campus not required by demographic estimates
RSD	Tureaud ES	Campus not required by demographic estimates
RSD	OP Walker HS	Campus not required by demographic estimates
RSD	John McDonogh HS	Campus not required by demographic estimates
RSD	Rosenwald ES	Campus not required by demographic estimates
RSD	Schwarz ES	Campus not required by demographic estimates
RSD	McDonogh 32	Campus not required by demographic estimates

Campuses Available for Continued Use

Campus		Notes
RSD	Bauduit ES	Potential swing space
RSD	McDonogh 7 ES	Potential swing space
RSD	McNair ES	Potential swing space
RSD	Douglass HS	Potential swing space
RSD	Cohen HS	Potential swing space
RSD	Derham/Hoffman/Chester Modular Installation Project	Potential swing space
RSD	Sojourner Truth Academy	Building is temporarily leased from Archdiocese of NO

Campuses Remaining Landbanked

Campuses Remaining on Landbank List

Campus		Notes
OPSB	LaSalle	Sold
RSD	New Orleans Free School	Vacant and secured; OPSB to sell in 2011
RSD	Jeff Building (N. Rendon)	Vacant and secured; OPSB to sell in 2011
RSD	Augustine	Vacant and secured
RSD	Chester	Demolished
RSD	Mondy	Vacant and secured
RSD	Terrell	Vacant and secured; demolition in 2011
RSD	Bell	Vacant and secured
RSD	Coghill	Demolished
RSD	Gordon	Demolished
OPSB	Capdau	Vacant and secured
RSD	Gregory	Demolition in Fall 2011
RSD	Haley	Vacant and secured
OPSB	Moton	Vacant and secured
RSD	Shaw	Vacant and secured
RSD	Hansberry	Vacant and secured
RSD	Armstrong	Vacant and secured
RSD	Edison	Demolished
RSD	Hardin	Demolished
OPSB	Fink	Sold
RSD	Derham	Demolition in Summer 2011
RSD	Kennedy	Demolition in Summer 2011
RSD	NO Center for Education of Adults	Vacant and secured; OPSB to sell in 2011
RSD	Abramson	Demolished

END