

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
5 High	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
4 Significant	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
3 Medium	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
2 Minor	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
1 Low	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 Modulars	Building designed to accommodate two high schools if necessary.
Livingston HS	Miller-McCoy	Design	Fall 2013	Livingston MS Modulars	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 Modulars	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:

Landbanked / Occupied PK-8 Campuses	
Campus Name	Estimated Landbanking Year
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

Landbanked / Occupied High School Campuses	
Campus	Estimated Landbanking Year
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:

Phases 2-6, Recovery School District PK-8 Campus Recommendations			
Campus	School Program	Phase	Notes
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

Recovery School District PK-8 Master Plan Campuses Without School Programs
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)

Phases 2-6, Recovery School District High School Recommendations			
Campus	School Program	Phase	Notes
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.