



Teaching in the languages of our community: English, español, Português



RFP 2017-278 Sale/Lease for Reuse of
Former Aldrich Junior High School Building and/or Property
and/or
Former Christopher Rhodes Elementary School
Building & Property
July 14, 2017 @ 11:00AM

City of Warwick RFP #2017-278

Sale/Lease for Reuse of
Former Nelson Aldrich Junior High School Building & Property
and/or
Former Christopher Rhodes Elementary School Building & Property
July 14, 2017

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Teaching in the languages of our community: English, Spanish, Portuguese

July 15, 2017

Patricia Peshka
City of Warwick
Purchasing Division
3275 Post Road
Warwick, Rhode Island 02886

Dear Ms. Peshka:

Please find attached a response to the Request for Proposals for the Aldrich School and property from the International Charter School. We are confident that the site offers an ideal match for our needs and that our plans for development will be value-added for the City of Warwick. We look forward to talking with you more about our proposal should you have any questions. Please feel free to contact us if you need to.

We look forward to hearing from you.

Sincerely,

Julie Nora, Ph.D.
Director
Enc.

Form W-9 (Rev. December 2014) Department of the Treasury Internal Revenue Service		Request for Taxpayer Identification Number and Certification		Give Form to the requester. Do not send to the IRS.	
1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. The International Charter School					
2 Business name/disregarded entity name, if different from above					
Print or type See Specific Instructions on page 2.	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶ _____			4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
	5 Address (number, street, and apt. or suite no.) International Charter School		Requester's name and address (optional)		
	6 City, state, and ZIP code Pawtucket, RI 02860		7 List account number(s) here (optional)		
	Part I Taxpayer Identification Number (TIN) Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> on page 3. Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.				
		Social security number [] [] [] - [] [] [] []		OR Employer identification number 05-0519201	
Part II Certification Under penalties of perjury, I certify that:					
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and 3. I am a U.S. citizen or other U.S. person (defined below); and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.					
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.					
Sign Here	Signature of U.S. person ▶			Date ▶ 7-13-17	
General Instructions Section references are to the Internal Revenue Code unless otherwise noted. Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/w9 .					
Purpose of Form An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:					
<ul style="list-style-type: none"> • Form 1099-INT (interest earned or paid) • Form 1099-DIV (dividends, including those from stocks or mutual funds) • Form 1099-MISC (various types of income, prizes, awards, or gross proceeds) • Form 1099-B (stock or mutual fund sales and certain other transactions by brokers) • Form 1099-S (proceeds from real estate transactions) • Form 1099-K (merchant card and third party network transactions) 					
<ul style="list-style-type: none"> • Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition) • Form 1099-C (canceled debt) • Form 1099-A (acquisition or abandonment of secured property) Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN. If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See <i>What is backup withholding?</i> on page 2. By signing the filled-out form, you:					
<ol style="list-style-type: none"> 1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued). 2. Certify that you are not subject to backup withholding, or 3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and 4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See <i>What is FATCA reporting?</i> on page 2 for further information. 					

TAB A: Vision and/or Strategy for Site Development

Building and Site Improvements

International Charter School plans to develop the Aldrich school and property by taking advantage of the assets that exist at the site while making necessary improvements and additions to house our K-8 campus and serve the community.

Per the RFP and stated goal of the Comprehensive Plan to preserve historic buildings in Warwick, ICS will maintain the exterior of building; preserve the baseball diamond/field, auditorium, and gymnasium; and continue with the building being used as a school.

We will make improvements throughout the building and grounds. The following highlights some of the planned improvements.

- New windows, new flooring and ceilings, new painting, upgrades of all locker rooms and bathrooms, new kitchen equipment, New lockers, New addition, Mechanical, electrical and plumbing upgrades. The hard constructions costs will be approximately \$6.9 million.
- Site improvements will include an Upgraded parking and site improvements, soccer field, playground for early childhood, outdoor basketball court, bus turn around in the front of the school and a new drive between the fire station and the school to eliminate any traffic on Relph St.

Timeline

Renovation of interior, exterior and road construction, etc. 2017-19

Occupy summer 2019 (see attached schedule at end of section)

The school plans to open in August of 2019 with approximately 425 students and 60 staff. The opening enrollment will be primarily the students relocating from our current school in Pawtucket. The school has plans to grow from a K-5 school to a K-8 over the course of next eight years. The total enrollment of the full build out will be approximately 800 students.

The International Charter School (ICS) proposes a win-win adaptive reuse of the historic Aldrich school building and property. Our proposal will allow ICS to house our innovative K-8 educational program and professional development center while promoting the City of Warwick's Comprehensive Plan 2033: 21st Century Warwick: City of Livable Neighborhoods.

The City of Warwick's Comprehensive Plan 2033 states,

We are committed to preserving and enhancing the city's open space, recreation and water resources, improving the utility of these properties for the community while promoting economic development and public-private partnerships that provide revenue for ongoing maintenance and infrastructure improvements.

Vision and/or Strategy for Site Development

Our proposal will do just that. While the existing Aldrich building will be preserved and the exterior of the building will remain unaltered, we will upgrade the interior of the building to house our innovative K-8 school, which will potentially attract new residents and promote business. We believe that by ICS locating our visionary school at the Aldrich property in Warwick, we will help Warwick preserve and improve a historical property, while providing amenities for the community.

The International Charter School (ICS)

We begin this proposal by describing ICS and its history. ICS was founded in 2001 by a group of visionary community leaders who asked a simple question: What if a school could bring together students from distinct linguistic and cultural backgrounds and create an environment in which they could excel academically, learn each other's languages, and celebrate the diverse cultural heritages of Rhode Island?

What started sixteen years ago as a bold experiment is now a unique institution in Rhode Island and a model in educational innovation. Today, ICS educates, nurtures, and prepares students to be globally conscious citizens of the twenty-first century.

Dual Language Education

Our school offers children a nationally-recognized dual-language education, building linguistic and cultural richness by teaching all students in two languages and immersing them fully in a variety of cultures—all within a diverse ethnic and socio-economic environment. Several features distinguish ICS and our uniquely effective educational approach: educational innovation, a diverse community, and strong leadership.

At ICS, our students learn all subjects in two languages, with half of the instruction in English and half in either Spanish or Portuguese. Integrating language instruction with academic content is more effective than teaching a second language in isolation. When students do scientific experiments, learn social studies, and do math problems in two languages, those lessons enable an unparalleled fluency in both languages. And by setting equal value to the contributions and language skills of native English-, Spanish-, and Portuguese-speakers, this model directly empowers English Learners (ELs) and improves their learning—as well as that of their native English peers.

International Baccalaureate

ICS is about to become Rhode Island's first and only public International Baccalaureate (IB) school (www.ibo.org). IB's rigorous approach embodies ideals of global peace, openness to others, and

Vision and/or Strategy for Site Development

respect. It creates confident, critical, caring, and capable minds that are at ease anywhere in the world. ICS is currently a candidate school in the process required to become an IB World School for students K-8. We anticipate being fully accredited in 2017-18.

While ICS serves the entire state of Rhode Island, 85% our students live primarily in the core cities of Central Falls, Pawtucket, and Providence. Students whose primary languages at home are mostly English, Spanish, and Portuguese learn side by side—forming a community in which each child’s cultural background and identity is shared and celebrated. Approximately sixty percent of our students are from households with incomes low enough to qualify for government-assisted free or reduced-price lunch programs.

Global Citizens

More and more families—from an ever-increasing range of language and cultural backgrounds—want their children to cultivate the skills and attitudes necessary for success in a multilingual, multiethnic, and highly interconnected world. High quality educational models that provide diverse student populations with the flexibility to move between languages and cultural paradigms, problem-solving skills, and empathy are what we are all going to need in a globally connected world.

The 2015-2020 strategic plan from the Rhode Island Department of Education issues a similar call: “Preparing our students to be global citizens entails investing in the social and emotional health of our students, building the cultural competence of students and educators, and expanding student access to dual-language and world language instruction.” In Rhode Island, these are steep challenges. Most urban public schools are struggling with limited resources just to serve and educate EL students. Yet there’s one Rhode Island school that has been implementing—and innovating on—best practices in bilingual and EL education since 2001: ICS.

Strong Leadership

Dr. Julie Nora has been the director of ICS since 2003. She and her team of administrators, teachers and staff (75% of whom have been at the school for 8 or more of the school’s 15 years) have built ICS from the ground up. She has a Ph.D. in education from the University of Rhode Island/Rhode Island College, where her research focused language, literacy, and culture.

Dr. Nora’s expertise in dual-language programs and teaching English Learners is widely cited, and she regularly publishes and makes presentations across the country. She is also very active in the Rhode Island education community and her expertise is sought after for a number of statewide initiatives. [Appendix]

Vision and/or Strategy for Site Development

Successes

ICS’s success has drawn the attention of major national organizations. The school has been named one of four exemplary charter schools in the United States working with Latinos and ELs by the Center for American Progress and the National Council of La Raza, and was named a Regents’ Commended School by the State of Rhode Island in 2010 for reducing the achievement gap between ELs and native English speakers and Latinos and White students. [Appendix B]

As a statewide public charter school, ICS is an option for any child in Rhode Island, assuming his or her name is drawn in the school’s annual admission lottery. However, more than 90 percent of families come away from the lottery disappointed. In 2016, there were 800 applicants for 66 open seats in ICS’s K-5 program. In fact, our 8.25% admission rate makes the odds of getting into ICS on par with getting into an Ivy League university. This isn’t a statistic we’re proud of—we want to accept and serve far more students and families than our current capacity allows.

For those students who are lucky enough to literally “win the lottery,” they are immersed in a dual-language curriculum from the first day of kindergarten and graduate from 5th grade fully bilingual. Yet because there’s no middle school option in the state in which they can continue their bilingual education, the advantage they have gained evaporates. ICS graduates often don’t study languages again until they enter high school, and they lose a lot of linguistic ground—and cognitive benefits—along the way.

ICS is among the very best in the nation at dual language education. Yet as just one of many schools in our state serving a limited number of children each year, we’re not going to fix RI’s stubborn educational inequities alone. We have much to share with our peer educators around Rhode Island and New England, and we have begun to offer professional development and training workshops to teachers and administrators.

Expansion

ICS’s plan for expansion—already approved by the Rhode Island Department of Education—will increase capacity at the elementary level and add middle school grades. We currently teach 350 students in grades kindergarten through the 5th grade with three classes per grade (2 in the Spanish English strand and one in the Portuguese-English strand). We plan to one more class per grade (starting in kindergarten) to the Portuguese-English strand, thus better meeting the demand for seats in this strand and create two, equal-sized dual language strands. Our plan also includes adding grades 6, 7, and 8. By adding a middle school, our plan brings our bilingual students all the way through the 8th grade, poised and ready to continue their language education in high school and beyond.

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Finally, our expansion plan includes dedicated space for a professional development center to train schools and their teachers on how to launch and operate dual language and English Learner programs, support social and emotional learning, and how to integrate Information and Communication Technology as an instructional tool. ICS is nationally recognized for our work in dual language education. We have a history of sharing the tools and expertise we have developed over these past 16 years with other educators. In 2015, ICS received a dissemination grant which allowed us to do this formally with South Kingstown and Pawtucket school districts, both which were dual language programs.

Specifically, over the course of 2 years we facilitated rigorous, intensive learning experiences designed to enhance the existing strengths of the schools and addressed their needs as they implemented dual language programs at no cost to these districts. Faculty and administration from the three schools in South Kingstown and Pawtucket had the opportunity to interact with ICS faculty and administration who modeled, observed, provided feedback. Together, we developed curricular materials and assessments. ICS faculty and administration not only lent their expertise, but learned from the districts who themselves have experiences and expertise that benefited ICS.

Feedback from one week-long workshop included the following:

“I don’t believe those of us from South Kingstown could dearly convey our gratitude for this week’s learning experiences. You and your staff convey a clear passion and enthusiasm for your work. Your excitement for your work is contagious, and you have left us all thrilled with the possibilities of the future. Your warmth and willingness to share your expertise are truly appreciated.”

“The week exceeded my expectations.”

“The activities presented modeled best practices and exposed everyone to principles of second language acquisition.”

“Excellent ideas and strategies.”

“Ideas, strategies and materials were very well prepared.”

“The organization of the days made it so that we were able to watch/participate as Rosa and Mary-Ann modeled best practices. We were then able to discuss how this would play out in our districts/ classrooms, which was essential.”

“I hope that we WILL work together in the future.”

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“I am most thankful for the resources and materials that we are walking away with.” “Excellent materials and ideas to create more materials.”

“In the course of the week we absolutely were able to create collaborative relationships and I can’t wait to strengthen these relationships throughout this year.”

“I would like to continue working together to learn develop curriculum and assessments. I’m also thinking about evaluations for our Spanish speaking teachers.”

“I look forward to continued collaboration with your amazing team, including visits to one another’s school. Thank you for sharing your passion, warmth, and expertise. You love of your work is contagious!”

“The ICS staff are very skilled at capturing the needs of a diverse group during training. The time spent together was invaluable for strategic planning - and even important ‘repositioning.’ The presenters were inspiring and inspired in their content delivery and knowledge. They were systematic in carrying out the objectives and it was very evident that a great deal of thought and planning occurred on our behalf. The ICS staff made effective use of role-playing. Best BEST BEST staff development EVER! Right here in our own ‘backyard!’”

“For sure, I would like to learn more about how to implement literacy in a monolingual setting and be part of any activities and work collaboration among the three school districts. “

ICS plans to continue to work collaboratively with any school district that is interested, including Warwick schools.



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In sum, our expansion will allow ICS to offer its unique full-immersion, bilingual education to more Rhode Island children and families, and it will allow the school to help spread what it has learned across the education community.

ICS currently occupies 30,000 square feet in a former warehouse in Pawtucket. In order to accommodate our expansion, we have been seeking larger facility. The Aldrich site is a great match for our needs, and, as we argue above, aligns nicely with Warwick's goals for its future.

We believe that our purchase and development of the Aldrich site will meet the Comprehensive Plan 2033's goal that "Improvements come through redevelopment of previously developed land and through upgrading and redesign of public infrastructure and amenities for new residents and new businesses."

As the Plan notes, Warwick has a declining and aging population, Warwick's young people do not tend to stay in the city, choosing to live elsewhere when they graduate from high school or college and settle down with new families. ICS provides a program that we believe Warwick seeks, that will "offer the jobs, housing, and amenities—connections, community, diversity—that new generations want." (Comprehensive Plan 2033). As our state of the art educational program will be available to Warwick residents, we believe that potentially more families may stay in or come to Warwick because of the International Baccalaureate, dual language programs that ICS offers.

"Over the years, we've watched many young professionals leave our Providence neighborhood for suburbs with better public school systems. When we got accepted to ICS we were thrilled for so many reasons, including being able to stay in a neighborhood we love." -Lee Pichette, ICS Parent of a 1st Grader

ICS has a reputation for preparing our students for success in school and beyond. Any graduate of ICS that is a Warwick resident will enter Warwick of high school, contributing the overall quality of the student population of Warwick.

The type of education that ICS offers is truly ideal for any company that hopes to employ workers with a global perspective. With the airport in particular, Warwick uniquely has many International companies that would be eager to have a workforce that is globally-minded.

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The redevelopment impact on the surrounding neighborhood will be positive but relatively minimal. Preserving the assets that currently are part of the Aldrich school building and property will benefit the residents of the City of Warwick. We will build on the City's investments into this site while renovating it at no cost the city. The athletic fields, gymnasium, auditorium will all be preserved and be made available for community use. Physical improvements to the site, such as a playground for our youngest students, will benefit the medium density neighborhood that surrounds the school site. Our redevelopment of the site will contribute to Warwick's "green" goals by including an electric car charging station and bicycle stations.

At our current site in Pawtucket, ICS has a thriving children's garden that we regularly use as an outdoor classroom for our students. Our redevelopment plans include creating an educational garden on the site. [Appendix]

For the following information, please refer to the Schematic Plans and renderings pages:

Schematic site plan showing all proposed changes, additions, improvements and alterations to the building and grounds, including ingress, egress, and site plan, landscape improvements, floor plans, renderings.

Traffic, the proposed use of the site does not change or increase and the traffic at the site as it will remain a school. The plan calls for a new buss turn out and a new drive to service the rear parking for staff and visitors. The new plan diverts much of the traffic from Ralph St. except for the small parking lot serviced by Ralph St.

And, for most our students who do not live in Warwick but who commute, the Aldrich site is ideal. ICS is a statewide school, currently pulling from 15 communities:

- Pawtucket (37%)
- Providence (26%)
- Central Falls (11%)
- East Providence (9%)
- Cranston (7%)
- North Providence (4%)
- Cumberland (2%)
- Barrington (1%)
- Lincoln (1%)

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- West Warwick (1%)
- Woonsocket (1%)
- Smithfield (<1%)
- Warwick (<1%)
- Johnston (<1%)
- West Greenwich (<1%)

Warwick is the ideal site for ICS's statewide school. As the Comprehensive plan notes, "With close proximity to Interstates 95 and 295, access to public bus transportation, and as home to T.F. Green Airport and the InterLink intermodal train station with MBTA commuter rail service, Warwick is one of the state's most easily accessible communities." In our first year of occupancy, we will have 465 students (approximately 375 families) and 100 staff members.

Once our middle school is fully enrolled, we anticipate a population of approximately 800 students.

The presence of a state of the art school that has tremendous family engagement will also increase economic activity in the area. Families, staff and faculty will shop, dine and purchase services at local businesses.

Our growth plan will create additional jobs in the City of Warwick.

ICS will preserve the residential character of the immediate area and not disrupt the surrounding area since we plan on keeping it a school, just as it was designed for before its' closing.

TAB B: Statement of Qualifications

Firm name: International Charter School
 Address: 334 Pleasant St.
 Pawtucket, RI 02860

e-mail addresses: jnora@internationalcharterschool.org

Telephone number: (401)721-0824

Structure of firm: Non-profit corporation

Size of firm: 47 employees

Years firm has been in business: Since July, 2001 (16 years)

Financial information in the form of a current financial statement and balance sheet. (ICS, Audit)

Information regarding the experience of the applicant:

Names of principals in firm: Julie Nora, Ph.D., Director
 Chad Galts, President, Board of Trustees

Educational and experiential background of principals. (See Appendix A)

Qualifications for the development and operation of the proposed use.

Team: Saccoccio & Associates (SA) is a second generation, local architectural firm in practice since 1973. Over 44 years we have developed a commendable track record for insightful design, as well as on-budget and on-schedule performance. Our staff is attentive, knowledgeable, and solution-oriented.

The firm, located in Cranston, specializes in Academic, Civic, and Commercial facilities, implementing new construction, renovations, sustainable architecture, inventive design solutions, and historic restoration.

Many of our projects have been recognized with awards and accolades for innovation, beauty, and contextual design. Our staff includes LEED accredited professionals who incorporate responsible green, sustainable building systems and principles whenever viable in a project design. SA is respected for its careful project management and for delivery of well-designed projects on time and on budget.

SA utilizes today's architectural standards in design tools. State-of-the-art CAD and 3D software is used to produce highly detailed plan documents and to clearly illustrate design schemes. We have the tools and the talented personnel to create quality presentations for client and public project review.

Statement of Qualifications

Our team includes some of the most experienced professionals in the design and construction field. Each of the six registered architects at Saccoccio & Associates has experience working with an array of project types that serve them in producing quality designs from concept to completion.

The development team includes

Architect: Saccoccio & Associates Architects - Mark Saccoccio
Saccoccio & Associates (SA) is a second generation, local architectural firm in practice since 1973. We have worked with the City of Warwick over twenty years including multi-year contacts with the Warwick School Department and have completed several renovations throughout the entire school system. Over 44 years we have developed a commendable track record for insightful design, as well as on-budget and on-schedule performance. Our staff is attentive, knowledgeable, and solution-oriented.

Development Consultant: Barbara Sokoloff Associates (BSA)
BSA is a planning and development consulting firm located in Providence. BSA is known for creating innovative financial solutions to complex projects.

Most recently BSA provided development consulting for the WaterFire Arts Center in Providence. BSA was the development consultant for the Sheila C. "Skip" Nowell Leadership Academy, a charter school for pregnant and parenting teens and other at risk youth. Working with the RI Department of Education, the RI Health Education Building Corporation, and private financial institutions, BSA provides financial and development consulting. Further BSA has assisted in the development of over 1500 affordable housing units and numerous other community development revitalization projects in RI, CT, NH, and MA.

International Charter School

Listing of any actions taken within the last ten (10) years by any regulatory agency involving the firm or its agents or employees with respect to any work performed.

None.

Listing of any litigation within the last ten (10) years involving the firm or its agents or employees with respect to any work performed.

None.

References

Ken Wagner, RIDE Commissioner of Education
Neil Steinberg, RI Foundation Executive Director
Elizabeth Burke Bryant, KidsCount Executive Director



Key Personnel

Our team includes some of the most experienced professionals in the design and engineering fields.

Our staff includes:

Julie Nora, Ph.D.

71 Hillside Rd., Cumberland, RI 02864 (401)714-5915 jnora@internationalcharterschool.org

Education

Ph.D. in Education, Specialization in Language, Literacy, and Culture
2007 University of Rhode Island/Rhode Island College
Dissertation: *Student engagement in a 7th/8th grade social studies, ESL classroom.*

Masters of Arts with Honors, TESOL (Teachers of English to Speakers of Other Languages)
1995 San Francisco State University, San Francisco, CA

Bachelors of Arts, U. S. Intellectual History
1988 U.C. Berkeley, Berkeley, California

Professional Experience

Director
2003-present International Charter School, Pawtucket, RI

Program Planning Specialist, Equity & Diversity Programs
2000-2003 Education Alliance at Brown, Providence, RI

Teacher, ESOL (English to Speakers of Other Languages)
1998-2000 Providence Public Schools, Providence, RI

Teacher, EFL (English as a Foreign Language)
1998 Brown University Summer Studies, Providence, RI

Academic Coordinator and Teacher, ESOL
1995-1997 INTRAX English Institute, Bryant College, Smithfield, RI

Teacher, ESOL
1995-1998 Brown Learning Community, Providence, RI

Teacher, ESOL
1994-1995 San Francisco State University, San Francisco, CA

Teacher, ESOL
1993-1994 English Center for International Women, Mills College, Oakland, CA

Teacher/Teacher Trainer, Art
1990-1992 Richmond Art Center, Richmond, CA

Local and National Service

2017 Member, Rhode Island Council for the Humanities (RICH) Board of Trustees
 2017 Member, Rhode Island College President Sanchez's Inclusive Education Commission
 2015 Member, Governor Raimondo's Funding Formula Task Force
 2015 Member, Governor Raimondo's Task Force on Diversity in STEM Education
 2014-present, Member, *Providence Public Schools ELL Community Leaders Advisory Panel*
 2014-2016, Fellow, *Heinemann Fellows* (<https://www.heinemann.com/fellows/default.aspx>)
 January, 2014-June 2014, Member, Rhode Island Commissioner of Education's Equity Task Force
 2010-2013, Member, *Rhode Island Race to the Top Steering Committee*
 2008-2011, President, *RI League of Charter Schools*
 2008-2010, Member, *RI Teachers of English Language Learners (RI-TELL)* Coordinating Council
 2003-present, Board Member, *RI League of Charter Schools*
 2006-2013, *RI State Limited English Proficient/ELL Advisory Council*
 2003-2008, Member, *Planned Parenthood of Rhode Island*, Education Committee
 2006-2010, *Women's Fund of Rhode Island*, Outreach and Partnership Committee
 2004-2010, Grant Reviewer, *Women's Fund of Rhode Island*
 1999-present, Reviewer, *Research in the Teaching of English*
 1999-2005, Participant/Researcher, *On the Screen: Violence, Women, Literacy, & Learning* (NIFL)

Presentations

Nora, J. (November, 2016). *No More Low Expectations for English Learners*. La Cosecha Conference. Santa Fe, NM.
 Nora, J., M. Johnson, S. Gomes, C. Sime, B. Odessa, S. Lima, C. Ford (November, 2016). *Model Schools Program: The International Charter Schools-A Global Community*. La Cosecha Conference. Santa Fe, NM.
 Keene, E., L. Birno, L. Cabrera, J. Nora, & S. Robinett (2016). *The Power of a Question: Reclaiming Your Sense of Urgency Through Action Research*. Presented at the International Literacy Association (ILA) Annual Conference in Boston, MA.
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Languages

Bilingual, Spanish/English, Familiar with French, Portuguese

Key Personnel

Our team includes some of the most experienced professionals in the design and engineering fields.

Our staff includes:



Mark Saccoccio, NCARB, AIA - Principal

Mark Saccoccio, RA, AIA, NCARB is a principal of Saccoccio & Associates. Mark has designed award-winning commercial, academic and public-use facilities during his 30+ years of practice with the firm. He also frequently serves as architectural consultant for projects in the Providence area, verifying design and construction integrity. Mark is a past President of AIA Rhode Island, and received the National Council of Architectural Registration (NCARB) President's Medal in 2007. He serves on the Board of Directors of the Greater Providence YMCA and the Independence Square Foundation, and is active in the Rotary Club of Cranston. His recent public safety work includes the Millis Police and Fire station, the Brewster Fire Station and the Smithfield Police and Fire Headquarters.



Steven Guglielmo, NCARB, AIA, LEED AP - Principal

Firm Principal Steve Guglielmo, RA, AIA, LEED AP, with over 25 years of experience and design leadership, LEED accreditation and his meticulous attention to detail, has directed many public safety, civic, commercial and academic facility design projects. His work includes the Colby Houser, Immaculate Conception Catholic Regional School (Cranston), North Kingstown High School, the Cranston Police Headquarters, and the Potowomut Fire Station (Warwick). He serves on the board of the Cranston YMCA and maintains other civic and professional affiliations.



Ron Stevenson, AIA, LEED-AP - Associate

Firm Associate Ron Stevenson, RA, AIA, LEED AP, has been with the firm for 15 years. Balancing his commitment to his profession with community service, Ron is a founding board member for ACE Mentoring Program which introduces high school students to careers in Architecture, Construction and Engineering. He has worked on many public safety, civic, and academic design projects. He was project architect for the award-winning and LEED-certified Meeting Street Center for Excellence, the veterans for Tomorrow, the Bradley School in South Kingstown, the Entrepreneurship Center on the Providence campus of the Met School and a new facility for the National Oceanic and Atmospheric Administration. Ron has been an adjunct instructor at the New England Institute of Technology since 2000.



Vic LaPerche, AIA, LEED AP - Associate

Vic LaPerche, RA, LEED AP, has 30 years of experience with Saccoccio & Associates. Vic specializes in historic preservation standards and practices, LEED design and all types of construction documentation, including specifications. His portfolio includes a new building addition for the Kent County YMCA, design for the Rhode Island Department of Labor & Training's Center General Complex, restoration of Sprague Mansion for the Cranston Historical Society and numerous residence facility improvements for the Cranston Housing Authority.

Blackstone Valley Prep Mayoral Academy



Academic Facility

Central Falls, RI

The Blackstone Valley Prep Mayoral Academy moved into its new Middle School in Central Falls this Fall. Saccoccio & Associates completed renovations of the former St. Elizabeth Ann Seton Academy building at 909 Lonsdale Avenue in time for the start of the 2015-16 academic year.

The \$7.5 million purchase and renovation of the 31,000 square foot building included new mechanical, electrical and plumbing systems, window replacements and a new elevator. The renovation also included life and safety upgrades to comply with current building and fire codes, new floor and ceiling finishes, restored woodwork and acoustical upgrades. The 15 core classrooms were equipped with wireless projectors and other 21st century technology.

The Middle School serves approximately 325 students in grades five through eight.



Entrepreneurial Center- The Met



Academic Facility, CHPS- High Performance School

Providence, Rhode Island

Project: New urban campus facility

Size: 3,900 square feet

This new facility designed by Saccoccio & Associates is a “business incubator” center for budding entrepreneurs of The Met School in Providence. The building plan includes multiple work rooms to serve student groups as they conceptualize and model their own small businesses. The “post & beam” design conforms to NECHPS (New England Collaborative for High Performance Schools) standards now in use by the RI Department of Education.

The building exterior links contextually to other Met campus structures and offers a pleasing contrast to nearby urban environment. The small scale of the Entrepreneurial Center is welcoming and embodies its function as a place where ideas are nurtured.

UCAP- Urban Collaborative Accelerated Program



Academic Facility

Providence, Rhode Island

Project: New urban school addition

Construction Costs:\$2,600,000

Contact: Rob DeBlois, President- 401-272-0881

Saccoccio & Associates was retained by the Urban Collaborative Accelerated Program to design a new building addition and renovations to its Broadway facility. The design plan creates new science classroom/lab space, a new gymnasium, art studio, offices and conference room. Many standards adopted by the Northeast Collaborative for High Performance Schools- [NECHPS](#) - for energy efficiency and environmental responsibility were incorporated into the design. The facade design was inspired by the commercial use of this urban block frequently called "auto row."



SACCOCCIO & ASSOCIATES
ARCHITECTS



Quest Montessori School



Academic Facility

Narragansett, RI

Quest Montessori School

Michael Barclay, Head of School 401-783-3222

Saccoccio and Associates was asked to design a 3,000 SF addition to Quest Montessori in Narragansett, RI. This addition will feature a 2,000 SF multi-purpose room. This "barn-like" structure will now become the new face of this wonderful school. The exposed heavy timber framing will give this large space a playful warmth. The structure was designed based on Montessori philosophies and will also provide additional storage, an office and a Makers Lab with a kiln for ceramics. Construction is set to begin January 2017.

SACCOCCIO & ASSOCIATES
ARCHITECTS



St. Philip School



Academic Facility

Greenville, Rhode Island

Project: Additions and renovations

Size: 15,280 square feet

In response to the growing needs of the St. Philip Parish population, Saccoccio & Associates designed an expansion plan that added three classrooms, a cafeteria, a media center, and daycare area while connecting the school to the parish center. Renovations were also completed to the existing building creating new offices, specialty classrooms, and a teacher's lounge. St. Philip School currently serves 250 students.



SACCOCCIO & ASSOCIATES
ARCHITECTS



Meeting Street Center of Excellence



- Inspirations Award, Contract Magazine
- Silver Design Award, RI Monthly
- Outstanding Design Award, American School & University Magazine
- LEED Certified

Academic Facility

Providence, Rhode Island

Project: New 76,000 square feet facility

Contact: John Kelly, CEO

Phone: 401-533-9100

Saccoccio and Associates was retained in 2004 to design a new campus for Meeting Street to house the nation's first fully inclusive school program of its kind. The new "Center of Excellence" is the first LEED Certified grades K-12 school in Rhode Island. The design incorporates classrooms, a resource center, gymnasium, therapy spaces, offices and an indoor pool- all accessible spaces for its 230 students. The expansive "school yard" includes safe and accessible walkways and green spaces, and athletic fields that the local community is encouraged to enjoy. The focus on sustainable design reflects the school's dedication toward providing a safe, healthy and environmentally-conscious setting for its diverse student body.



SACCOCCIO & ASSOCIATES
ARCHITECTS



Tab C: Submission Requirements (Items C-H)



Mailing Address of Applicant

Julie Nora, Ph.D.
International Charter School
334 Pleasant St.
Pawtucket, RI 02860
Phone: (401)721-0824
jnora@internationalcharterschool.org

Evidence of Financial Ability: Information that will demonstrate to the City of Warwick that the applicant has the financial ability to purchase, design, construct and operate the proposed project

ICS receives its revenue primarily from student enrollment. Our program is highly sought after: for the past several years we have consistently we received approximately 800 applications for 66 open spots. Our enrollment will continue to be strong, ensuring the viability of our revenue from student enrollment.

The development cost to purchase and rehabilitate the Aldrich site is estimated to be \$10.5 million, as detailed below.

Construction (building and site work)	\$ 6,279,819
Construction contingency (10%)	\$ 630,000
Soft costs (design, legal, debt service, reserves, etc.)	\$ 1,696,079
Acquisition	\$ 1,900,000
TOTAL	\$10,505,898

ICS intends to finance the purchase and rehabilitation using three funding sources

1. Tax-exempt bond through the Rhode Island Health and Education Building Corporation (RIHEBC): Washington Trust has reviewed ICS's financial projections and provided a letter indicating their willingness to purchase a RIHEBC bond to finance ICS's proposed development at the Aldrich site. We are estimating a \$9,000,000 tax-exempt bond.
2. Second mortgage from Local Initiatives Support Corporation (LISC): LISC is a national non-profit organization that provides financing for charter schools. LISC has provided a loan term sheet indicating the type of subordinate financing LISC could provide for ICS. We are estimating a \$900,000 loan from LISC.
3. ICS equity: We are estimating \$531,000 of ICS equity. This would come from a combination of ICS reserves and/or a capital campaign for the development of the Aldrich site.

July 6, 2017

Julie Nora, Ph.D., Director
International Charter School
334 Pleasant Street
Pawtucket, RI 02860

Re: Financing of ICS expansion

Dear Dr. Nora,

Thank you for sharing with me your proposal to redevelop the former Nelson Aldrich Junior High School in Warwick, RI into the new home for the International Charter School (ICS). Washington Trust has financed a number of charter schools, and we would be excited to work with you and your team to finance ICS's expansion at the Aldrich site.

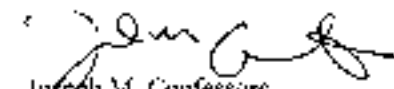
If you are successful in securing control of the property, Washington Trust would work with your team and the Rhode Island Health and Education Building Corporation (RIHEBC) on the direct placement of a tax-exempt bond, subject to customary due diligence and underwriting. Based on my initial review of the financial projections, it appears that ICS can support a tax-exempt bond of \$9,000,000.

It is The Washington Trust Company's policy to only issue commitments to lend in writing, which is clearly designated as such. Formal credit approval will be preceded by, among other things, continued due diligence, final negotiation of terms and conditions acceptable to all parties and the completion of necessary documentation and due diligence required by the Bank.

We look forward to a long term relationship with you and the organization.

Good luck on your proposal!

Sincerely,


Joseph M. Confessore
Senior Vice President



**LISC TERM SHEET
General Loan Terms
July 10, 2017**

Prepared for:
INTERNATIONAL CHARTER SCHOOL

Lender:	Local Initiatives Support Corporation (“LISC”)
Borrower:	International Charter School (“School” or “Borrower”)
Loan Type:	Two options: Option A: Permanent Financing, or Option B: Mini-Permanent Financing
Loan Amounts:	Up to \$5,000,000
Loan Proceeds:	The proceeds of the loan shall be used to acquire and renovate (as needed) a facility in Warwick, RI (the “Property”) to accommodate the School’s growth.
Term:	Option A: Up to twenty (20) years, fully amortizing. Option B: Up to ten (10) years, amortized over 25 years, with balloon due at maturity
Interest Rate:	5.75 - 7% (dependent on term and other factors)
Loan Repayment Terms:	Interest-only during construction (as needed). Option A: Fully amortizing for twenty (20) years Option B: Amortizing over twenty-five (25) years, with balloon due at maturity
Collateral:	<ul style="list-style-type: none"> • 2nd priority mortgage (subject to internal review of subordination agreement with bank) on the Property, and • Security interest in Borrower’s per pupil revenues, if applicable.
Loan to Value:	Up to 100%
DSCR:	Minimum 1.2x based on acceptable underwriting assumptions.
Recourse/Guarantees:	The loan will be full recourse to Borrower.



Fees:	<ul style="list-style-type: none"> • Origination Fee: 1% of loan amount due at closing. • Documentation Fee: \$5,000 non-refundable Documentation Fee due upon approval and commitment by LISC, to be credited towards closing fees. • Borrower will be responsible for paying lender’s legal fees at loan closing.
Financial Covenants:	To be determined during underwriting.
Expiration:	The terms described herein will expire 6 months from the date of its transmittal.

This term sheet is for discussion purposes only and is not a commitment or an offer to provide financing. The terms contained herein are of a summary nature and are not all-inclusive, and are subject to change due to market conditions. The financing described in this term sheet will be subject to, among other things, satisfaction of LISC’s standards and underwriting guidelines, satisfactory completion by LISC of an investigation of the project, and approval of the financing by LISC, including final approval by LISC’s National Credit Committee and LISC’s Board of Directors as applicable. All terms and conditions of the financing, including the collateral securing the financing and the priority of LISC’s lien on the collateral, will need to be acceptable to LISC, in its sole discretion. If approved, the closing and disbursement of the financing will be subject to satisfaction of LISC’s standard closing and disbursement conditions for this type of financing and any special conditions that may be required as part of LISC’s final approval.

E: Acknowledgement of RFP Requirements

We acknowledge the RFP Requirements and have a full understanding of and agreement with terms, conditions and requirements contained within the RFP.

F. Release Regarding Hazardous Materials:

Release of the City of Warwick from any liability for any release, discharge or existence of any hazardous materials on the subject property. The City makes no representation or is aware of any existing hazardous materials on the subject property. The City has not engaged in any type of testing for hazardous materials.

ICS acknowledges that the purchase by ICS of the Aldrich property will require a release of the City of Warwick consistent with the language set forth above.

NON-COLLUSIVE AFFIDAVIT

State of Rhode Island)

ss.

County of Providence)

being first sworn, deposes and says:

That he/she is an employee of the International Charter School

(an employee, partner or officer of the firm of, etc.)

The party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said Proposer or bidder has not colluded, conspired, connived or agreed directly or indirectly, with any bidder or person, to put in a sham bid or proposal or to refrain from bidding or proposing, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid / proposed price or amount or of any bidder or Proposer, to or fix any overhead, profit or cost element of said bid price, or of that of any other bidder or Proposer, or to secure any advantage against the City of Warwick, Rhode Island, or any person interested in the proposed contract, and that all statements in said proposal or bid are true.

Signed under the pains and penalties of perjury,

Signature, *Julie*

Bidder / Proposer Julie Nora, Ph.D.

Title Director

Subscribed and sworn to before me this day of July 12, 2017

Notary Public *Margaret Luere*

My commission expires #54153 1/09/2020

CERTIFICATION OF CORPORATE AUTHORITY

I, **MARTIN HUNTLEY** Certify that I am secretary of the corporation named in the attached proposal: that Julie Nora, Ph.D., who signed said proposal on behalf of the Contractor/Proposer was then Director of said corporation: that I know his/her signature: that his/her signature thereto is genuine and that said proposal was duly signed, sealed and executed for and on behalf of said corporation by authority of its governing body.

Signed under the pains and penalty of perjury,



Martin Huntley, Secretary

July 12, 2017

H. Certificate by Corporate Authority to Sign Consent:

A true copy, including an attached corporate seal, authorizing the applicant to sign all bid documents, including all certifications and releases on behalf of his/her corporate entity and to bind said entity relative to these documents (Attached).

I Conditions to the Purchase of the Property: This response to the RFP and ICS's proposed purchase of the Aldrich School property is subject to the following conditions precedent:

1. The obtaining of and consummation of financing by ICS for the acquisition and improvement of the Aldrich School property in a principal amount of not less than \$1,900,000
2. The obtaining by ICS of environmental studies and engineering information including, but not limited to, ground boring test results, monitoring well results, PCB analysis and other environmental testing information relating to the Aldrich property (a Phase I study has been obtained indicating that further testing of the site is warranted to rule any environmental concerns in or out).
3. The obtaining by ICS of a title report and issuance of a title insurance commitment by a nationally recognized title insurance company demonstrating title to the Aldrich property is good, marketable and insurable with no encumbrances objectionable to ICS or its lender.
4. Receipt by ICS of written approval of the Rhode Island Department of Education with respect to ICS's acquisition of the Aldrich property.
5. Receipt by ICS of a structural and mechanical report, satisfactory to ICS in its sole discretion, with respect to the Aldrich school building.
6. Satisfactory review and determination by ICS, in its sole discretion, of zoning restrictions with respect to the proposed use of the Aldrich property for a charter school.

TAB D: Proposal and Contract

PROPOSAL AND CONTRACT FORM

TITLE OF SPECIFICATION: RFP2017-278 Sale/Lease for Reuse of Former Nelson Aldrich Junior High School Building & Property and/or Former Christopher Rhodes Elementary School Building & Property

I. PROPOSAL:

WHEREAS, the CITY OF WARWICK has duly asked for proposals for performance of services and/or supply of goods in accordance with the above-indicated specifications.

The person or entity below does irrevocably offer to perform the services and/or furnish the goods in accordance with the specifications, which are hereby incorporated by reference in exchange for the proposal price below;

This offer shall remain open and irrevocable until the CITY OF WARWICK has accepted this proposal or another proposal on the specifications or abandoned the project.

The bidder agrees that acceptance below by the CITY OF WARWICK shall transform the proposal into a contract. This proposal and contract shall be secured by Bonds, if required by the specifications. **PLEASE INDICATE WHETHER THE PROPOSAL IS FOR A LEASE OR PURCHASE.**

OPTION #1: Purchase/Lease of Aldrich & Rhodes property in whole:

\$ N/A Purchase Lease

OPTION #2: Purchase/Lease of Aldrich property in whole only.

\$ \$1,900,000 Purchase Lease

OPTION #3: Purchase/Lease of Rhodes property in whole only:

\$ N/A Purchase Lease

This proposal is in response to "RFP2017-278 Sale/Lease and Reuse of Former Aldrich Junior High School Building & Property and/or Former Christopher Rhodes Elementary School Building & Property" and is for Option 2: the purchase for of the former Nelson Aldrich Junior High School building in whole.

\$1,900,000 Purchase with Payment in Lieu of Taxes (PILOT) of \$70,000 annually.

As a public school, ICS is does not pay taxes. However, we are proposing a PILOT in addition to the purchase price.

See attached Conditions to the Purchase of the property

TAB D: Conditions to the Purchase of the Property

H. Certificate by Corporate Authority to Sign Consent:

A true copy, including an attached corporate seal, authorizing the applicant to sign all bid documents, including all certifications and releases on behalf of his/her corporate entity and to bind said entity relative to these documents (Attached).

I Conditions to the Purchase of the Property: This response to the RFP and ICS's proposed purchase of the Aldrich School property is subject to the following conditions precedent:

1. The obtaining of and consummation of financing by ICS for the acquisition and improvement of the Aldrich School property in a principal amount of not less than \$1,900,000
2. The obtaining by ICS of environmental studies and engineering information including, but not limited to, ground boring test results, monitoring well results, PCB analysis and other environmental testing information relating to the Aldrich property (a Phase I study has been obtained indicating that further testing of the site is warranted to rule any environmental concerns in or out).
3. The obtaining by ICS of a title report and issuance of a title insurance commitment by a nationally recognized title insurance company demonstrating title to the Aldrich property is good, marketable and insurable with no encumbrances objectionable to ICS or its lender.
4. Receipt by ICS of written approval of the Rhode Island Department of Education with respect to ICS's acquisition of the Aldrich property.
5. Receipt by ICS of a structural and mechanical report, satisfactory to ICS in its sole discretion, with respect to the Aldrich school building.
6. Satisfactory review and determination by ICS, in its sole discretion, of zoning restrictions with respect to the proposed use of the Aldrich property for a charter school.

TAB D: Proposal and Contract Form

PLEASE SUBMIT THIS PAGE WITH YOUR PROPOSAL

Acknowledgement of Addendum (if applicable)

Addendum Number	Signature of Bidder
<u>1</u>	<u><i>Julie</i></u>
<u>2</u>	<u><i>Julie</i></u>

COMPANY NAME: International Charter School
 COMPANY ADDRESS: 334 Pleasant St
 COMPANY ADDRESS: Pawtucket, RI 02860
 BIDDER'S SIGNATURE: *Julie*
 BIDDER'S NAME (PRINT): Julie Nora, Ph.D.
 TITLE: Director TEL. NO.: (401)721-0824, ext. 213
 EMAIL ADDRESS: jnora@internationalcharterschool.org*

*Please include your email address. Future proposals will be emailed, unless otherwise noted.

II. AWARD AND CONTRACT:

The CITY OF WARWICK, acting as duly authorized through its Purchasing Agent/Finance Director/Mayor (delete if inapplicable), accepts the above proposal and hereby enters into a contract with the above party to pay the proposal price upon completion of the project or receipt of the goods unless another payment schedule is contained in the specifications. All terms of the specifications, both substantive and procedural, are made terms of this contract.

DATE: RFP2017-278 _____
 Purchasing Agent

Margaret Luere
 ID #54153
 Exp. 1/29/2020

TAB D: Proposal and Contract Form

CERTIFICATION & WARRANT FORM*

This form must be completed and submitted with sealed bid. Failure to do so will result in automatic rejection.

Any and all bids shall contain a certification and warrant that they comply with all relevant and pertinent statutes, laws, ordinances and regulations, in particular, but not limited to Chapter 16- Conflicts of Interest, of the Code of Ordinances of the City of Warwick. Any proven violation of this warranty and representation by a bidder at the time of the bid or during the course of the contract, included, but not limited to negligent acts, either directly or indirectly through agents and/or sub-contractors, shall render the bidder's contract terminated and the bidder shall be required to reimburse the City for any and all costs incurred by the City, including reasonable attorney fees, to prosecute and/or enforce this provision.

Julie _____ 7/11/17
 Signature Date

International Charter School
 Company Name
334 Pleasant St.
 Address
Pawtucket, RI 02860
 Address

*This form cannot be altered in any way

Margaret Luere
 ID #54153
 Exp. 1/29/2020