



INTERNATIONAL SCHOOL OF LOUISIANA

Facility Overview

The A.P. Tureaud school is located at 2021 Pauger Street, in the Seventh Ward between St. Bernard Avenue and Elysian Fields Avenue. The three-story school was built in 1939 and has a layout similar to that of the main building at our Dixon Campus. The building is around 35,012 square feet on a lot of roughly 1.2 acres. The appraised value for sale is approximately \$1.22 million.

Potential Uses

Option A. Pre-Kindergarten and Kindergarten, Administrative Offices

ISL is currently the only immersion school in the city not to offer pre-Kindergarten for 4-year-olds (PK4). One factor that has prevented our expansion into PK4 in prior years is a lack of space to house this program. With the acquisition of the Tureaud facility, ISL could open a PK4 program at that site. By shifting our Dixon Kindergarten to Tureaud, we could create a site specifically for our youngest Eastbank students and still have space for schoolwide administrative offices at the facility. This would free classroom space at the Uptown campus, potentially allowing us to remove the modular buildings at that site.

Advantages:

- High demand for PK4
 - Improved early literacy is a statewide goal and the Louisiana Legislature has established an Early Literacy Commission to study the issue and make recommendations.
 - Our admissions team is frequently asked whether ISL offers pre-K.
 - Other high-performing schools typically have far more applicants for PK4 than seats available.
- Location
 - Population

- 10 of 12 New Orleans neighborhoods with a child population of 26% or more are located to the east of the Seventh Ward.
 - In several of the zoning districts adjacent to or east of the Tureaud facility, the number of children under 5 has increased since 2010, despite citywide trends to the contrary.
- At least one school that is frequently ranked alongside ISL on Kindergarten OneApps has a campus on this side of the city; the Tureaud site would make ISL a more desirable option to families east of St. Bernard Avenue.
- The Tureaud campus is easily accessible by car (via 10 and 610) and public transportation
- Increase long-term enrollment
- Bolster academic readiness for Kindergarten
- Many appropriate staff already in place

Disadvantages:

- PK4 academic and facility requirements are new to us and differ significantly.
- PK4 is often not a financially self-supporting program.
- Demand for immersion Pre-K seats could already be mostly met by other schools.

Option B. Middle School (Grades 6-8)

ISL could move our Middle School grades to the Tureaud facility. This would create additional space at the Uptown Campus and allow for the removal of the modular buildings there. With the expansion into a fourth campus, the school would be poised to continue our current enrollment pattern indefinitely in our Orleans Parish facilities. The need for additional green space would be met Uptown by removing modular buildings, and the Middle School grades would have access to outdoor space at the Tureaud location. Administrative offices would be housed across our sites, which has the advantage of lending support to each campus leader and community.

Advantages:

- Moving the Middle School to the AP Tureaud site would free up space on the Uptown campus and allow for the modular classroom buildings to be removed.
- Transportation would not be required to the campus.

Disadvantages:

- Research shows that Middle School students who are in an environment that is connected to younger students perform better academically than Middle School students who are in detached/separate schools.
- Less exposure to Target Language. If Middle School broke away from the Lower School there would be fewer Target Language teachers in the common areas speaking in Target Language. There will be more teachers whose first language is English on campus, which will result in a more English-dominant school culture. We experienced this when ISL moved Middle School to the Dibert campus during Uptown renovations. It was generally perceived to have been a drawback and negatively impactful on school culture.
- Proximity to French Quarter and Faubourg Marigny is likely to result in more misbehavior before and after school as evidenced by the time ISL students were in Mid-City.
- Commits the school to a fourth facility but doesn't create an avenue for bolstering long term enrollment numbers.

Financial Considerations

Per NOLA Public Schools policy, charter operators within the city must be given the right of first refusal before a property owned by NOLA-PS is sold to a private buyer; offers of at least 85% of fair market value (estimated at \$1.22 million) must be considered. The minimum offer ISL could make, given those circumstances, is \$1,037,000. The facility was used as a Kindergarten and PK4 site as recently as 2015 and so already has in place many of the basic requirements for early elementary education. While it has been empty, however, it sustained environmental damage and significant vandalism, including theft of plumbing and HVAC materials. The current appraised value was determined when the building was in significantly better condition, so it is possible that a reappraisal, which must be done by NOLA-PS, will result in a lower value.

Iberia Bank has provided a Letter of Support indicating they are prepared to extend the school credit for the project.

Architectural Consultation: School administration has consulted with Angela Morton, an architect from Mathes Brierre who worked on our Uptown project. Ms. Morton walked through the Tureaud facility with Ms. Tennyson and is preparing an initial report on the condition of the building.

Legal Consultation: Ms. Tennyson and Emily Thomas, Chief of Operations, consulted with Lee Reid of Adams & Reese regarding the use of school financial reserves and the potential necessity for a separate non-profit entity to manage and/or fund the renovation. It was determined that it is not necessary for the school to have a separate entity to purchase or renovate the site. Reasons for having a partnership where a separate entity purchases and/or renovates a property are federal and state tax credits and retaining the property/equity if the charter were to be revoked or lost. ISL is not in jeopardy of losing its charter now, nor does it seem likely in the future. Furthermore, if such a thing were to happen the building would revert to the school's authorizer and they would determine the best use.

Next Steps

- Board of Trustees meeting week of March 8, 2021 to decide whether to authorize Head of School to proceed with efforts to purchase the facility
- Intent to Purchase due to NOLA Public Schools by Friday, March 12, 2021