



Dr. Daycare at a Former Parochial School

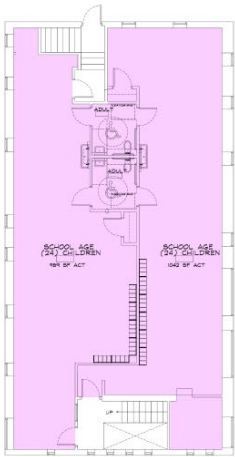
Woonsocket, Rhode Island



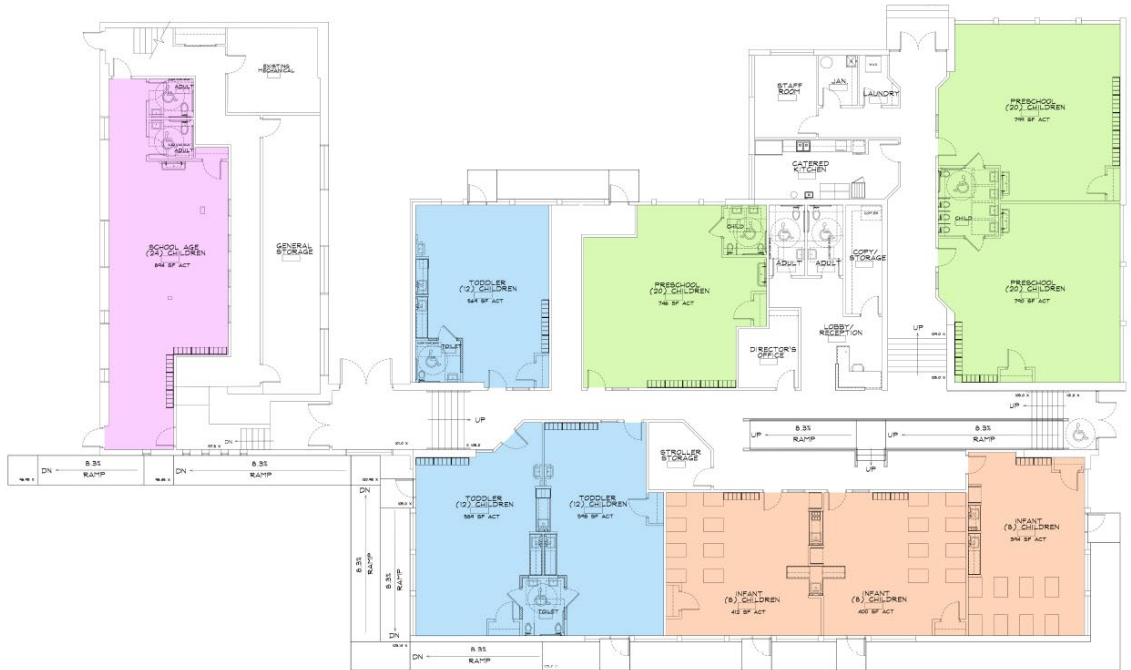
A former parochial school in Woonsocket, built in the 1960's, has stood dormant for years. Once a kindergarten through 2nd grade elementary school that was part of the Greater Woonsocket Catholic Regional School System, the building continued to operate until 2009, when it closed its doors due to declining enrollment.

With a large footprint of over 15,000 square feet sitting on over 1.5 acres of land, this location is an ideal spot to develop child care at scale, which is what Dr. Daycare is investigating. Renovations would include replacement of the roof, replacement of the HVAC, updates to electrical and fire systems, inclusion of plumbing in all classrooms, finish updates to all of the existing classroom spaces that are larger than the required square footages for child care space and a complete overhaul to the building's addition to create a separate school age and teen center that could house 192 children.

Not without its own unique challenges, including approval of special-use permit from the city to operate, there is a lot of opportunity for this building to provide much needed child care, especially infant and toddler slots.



Proposed Second Floor Plan



Proposed First Floor Plan
Design by studioMLA

PROJECT DETAILS

Year Completed	Not complete, conceptual only
Construction Type	Adaptive reuse of dormant education building
Estimated Development Cost	\$5,394,824
Square Footage	15,154 SF
# of Children	192
# of Classrooms	6 infant/toddler classrooms 3 preschool classrooms 3 school age classrooms
Construction Cost/Child	\$28,098/child
Construction Cost/SF	\$356/SF



Interior - Existing