



Bristol Warren Regional School District

RIDE Necessity of School Construction Stage II



PMA Consultants

PERKINS —
EASTMAN

05.15.2023

YOUR OPM AND DESIGN TEAM



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**PERKINS —
EASTMAN**

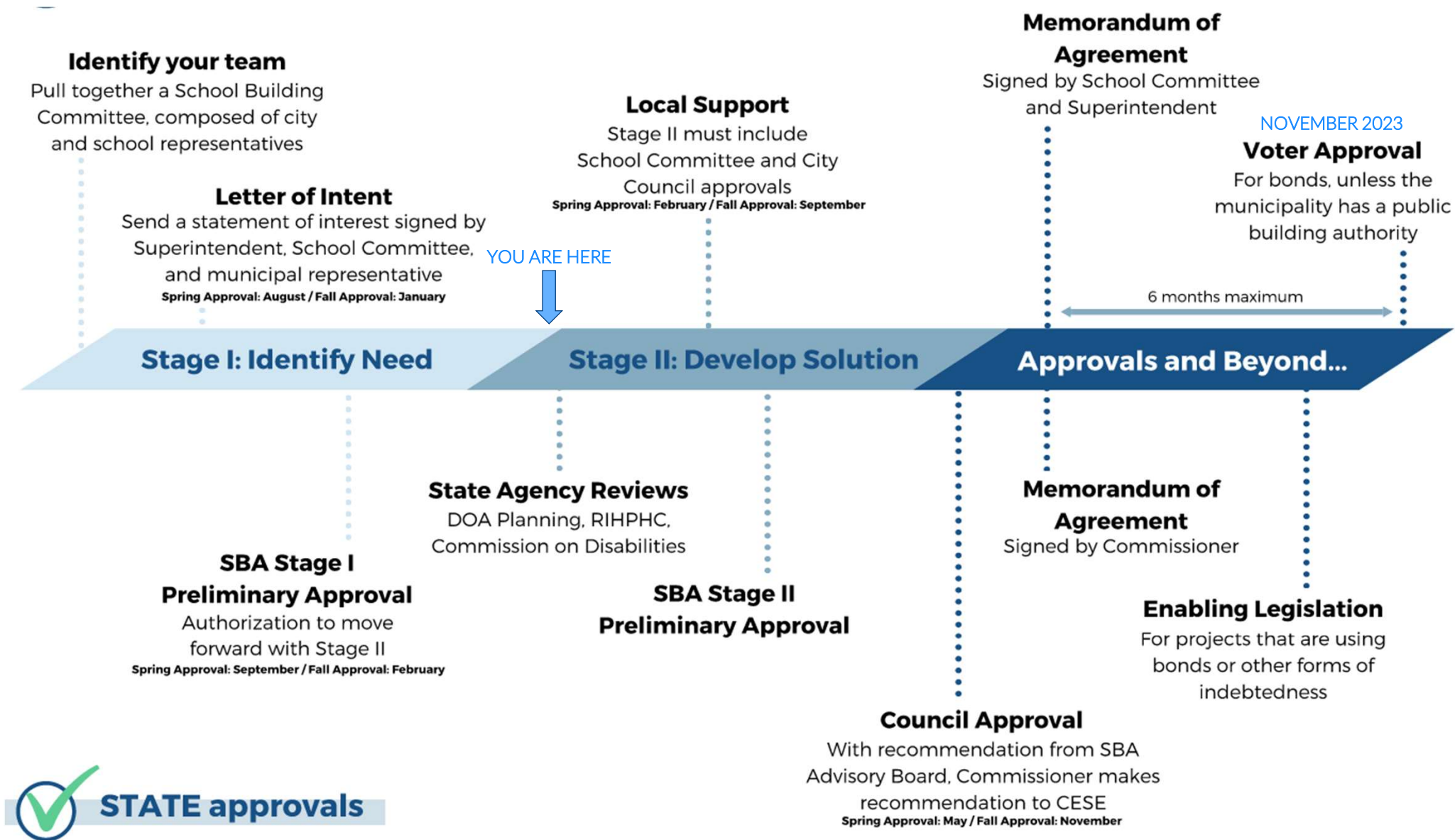




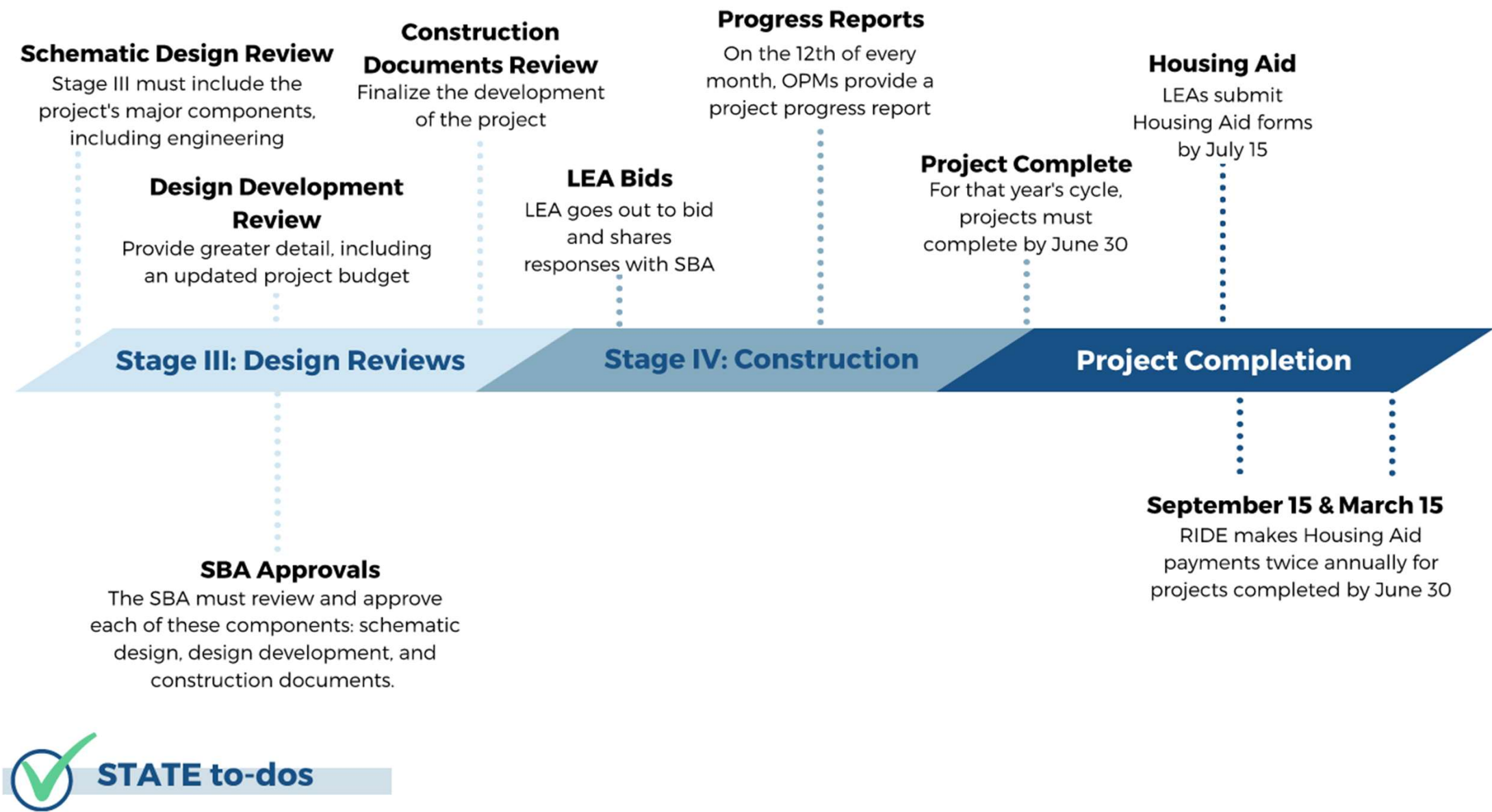
PMA Consultants

PROJECT UPDATE/OVERVIEW

RIDE PROCESS OVERVIEW



RIDE PROCESS OVERVIEW



RIDE STAGE I RECAP



Mt. Hope High School: The primary scope of work consists of targeted educational enhancements, major health and safety upgrades, and major building envelope work. As shown throughout this submission, Mt. Hope High School facilities are in need of significant improvements to create a 21st century learning environment for its students. This scope will continue to be reviewed and defined as we work towards our Stage II submission.

Kickemuit Middle School: The scope of work may include select renovations and repairs to the classrooms, common areas, mechanical electrical and life safety upgrades, accessibility upgrades, and building envelope work. This scope will continue to be reviewed and defined as we work towards our Stage II submission.

Colt Andrews Elementary School: The scope of work may include select renovations and repairs to the classrooms, common areas, mechanical electrical and life safety upgrades. Select areas of need will be renovated to reflect a 21st century learning environment. This scope will continue to be reviewed and defined as we work towards our Stage II submission.

Guiteras Elementary School: The scope of work may include select renovations and repairs to the classrooms, common areas, mechanical electrical and life safety upgrades, and accessibility upgrades. This scope will continue to be reviewed and defined as we work towards our Stage II submission.

Hugh Cole Elementary School: The scope of work may include select renovations and repairs to the classrooms, common areas, mechanical electrical, life safety upgrades, and accessibility upgrades. Select areas of need will be renovated to reflect a 21st century learning environment. This scope will continue to be reviewed and defined as we work towards our Stage II submission.

Rockwell Elementary School: The scope of work may include select renovations and repairs to the classrooms, common areas, mechanical electrical and life safety upgrades, accessibility upgrades, and building envelope work. This scope will continue to be reviewed and defined as we work towards our Stage II submission.

	22-23'		
	Grades	SF	Enrollment
Mt Hope HS	9-12	177732	879
Kickemuit MS	6-8	149915	650
Colt Andrews ES	PK-5	71300	300
Guiteras ES	K-5	38600	234
Hugh Cole ES	PK-5	84536	510
Rockwell ES	K-5	29200	264
		551283	2837

RIDE STAGE I RECAP

Building Repair Needs

The Colliers inspection teams identified almost 134 individual projects related to maintenance repair and regulatory issues across BWRSD's Six (6) school facilities, Seven (7) total buildings separating Colt and Andrews buildings. The identified cost for the repair of these deferred maintenance projects is estimated to be \$28.6 million. Each project was assigned a priority based upon its relative urgency of need as judged by the Colliers inspection team.

	% OF TOTAL
Priority 1 – High Priority <i>Projects address issues of asset protection, quality of space, physical environments or regulatory concern.</i>	67.1%
Priority 2 – Important <i>Projects are not imminent in nature but do improve the quality of the Bristol-Warren schools' environment, both administratively and publicly.</i>	27.3%
Priority 3 – Deferrable <i>Projects are recognized for the impending nature of their existence. However, at this time, these issues can be deferred until a later date.</i>	5.6%
Total Facilities Needs	100.0%

Priority 1: High Priority

Priority 1 projects address issues of asset protection, quality of space, physical environments, or regulatory concern. Priority 1 projects should be addressed in the next 1-2 years.

Priority 2: Important

Priority 2 projects are not imminent in nature but do improve the quality of the Bristol-Warren schools' environment, both administratively and publicly. Priority 2 projects should be addressed in the next 3-5 years.

Priority 3: Deferrable

Priority 3 projects are recognized for the impending nature of their existence. However, at this time, these issues can be deferred until a later date. Priority 3 projects should be addressed in the next 5-10 years and beyond.

RIDE Priority Level 1 – Mission Critical Concerns

Deficiencies or conditions that may directly affect the school's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

RIDE Priority Level 2: Indirect Impact to Educational Mission

Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

RIDE Priority Level 3: Short-Term Conditions

Deficiencies that are necessary to the school's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.


RIDE Priority Level 4 – Long-Term Requirements

Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

RIDE Priority Level 5 – Enhancements

Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, re- carpeting, improved signage, or other improvements to the facility environment. These items may be optional but are generally included under a comprehensive renovation project plan.

RIDE STAGE I RECAP



State of Rhode Island
DEPARTMENT OF EDUCATION
School Building Authority
Shepard Building
255 Westminster Street
Providence, Rhode Island 02903-3400

Angélica Infante-Green
Commissioner

April 27, 2023

Ana C. Riley
Superintendent
Bristol-Warren Regional School District
235 High Street, 2nd Floor
Bristol, RI 02809

Dear Superintendent Riley:


The School Building Authority (SBA) at the Rhode Island Department of Education received Bristol-Warren’s Stage I Necessity of School Construction application. This application represents extensive analysis of existing conditions and educational programs and a significant attempt to comply with the spirit of the RIDE School Construction Regulations and State law.

The SBA has completed its review and this letter serves as preliminary approval for Stage I and authorization to move forward toward a December 2023 Council on Elementary and Secondary Education (Council) approval. The attached Stage II checklist includes any remaining Stage I information or clarifications that are required for the SBA to complete the review of the Stage II application. The next stage is critical, and it will focus on establishing a project that meets the identified needs. It is imperative that the documentation included in the LEA’s application meets the requirements of the School Construction Regulations, providing a sufficient basis for the Council to approve the project. The Stage II deadline for December 2023 Council target approval is September 15, 2023. We recognize that these are uncertain times, and as such, if the LEA finds that it cannot complete the necessary work or meet the established milestones, it can submit by February 15, 2024, for May 2024 Council approval.


We look forward to working with you and your district throughout the review and implementation of your project. Please contact me at joseph.dasilva@ride.ri.gov to setup a meeting with the School Building Committee and its planning team.

Thank you.

Sincerely,



Joseph da Silva, PhD, NCARB, ALEP
Coordinator, School Building Authority



4/27/2023
Stage II Application Checklist- Review for Housing Aid

1. ☐ Project Summary and Prioritization

- ☐ Prioritize per the district’s perceived needs with justification that clearly aligns any proposed capital improvements with the priorities established by statute (RIGL 16-105.3).
- ☐ Summarize enrollment projections for the next five years by grade with a brief analysis (increases/decreases from year to year shown in actual numbers or percents) of how the data supports the need for the project.
- ☐ Summarize the cost comparison.

2. ☐ Architectural Feasibility Study

- ☐ Design and Educational Program: Description of a district’s specific description of a district’s specific over a specified period of time. It the educational program, complete document from which to create the grade configuration, type of facility at the facility; the number of student support areas, non-instructional square footage of any affected area taken to safeguard the facility and the hours of operation that it any public access. The Design a depth explanation of curriculum learning environment of the facility. Educational Program shall comply regulations, including but not limit program, and length of school day proposed project shall include all of square footage allocations, a realistic construction budget.
- ☐ Comparison of costs between proposed project and current facility cost effectiveness and in the public interest.
- ☐ Certification by Professional Structural Engineer that the building is structurally sound.
- ☐ District’s High Performance Green standards such as narratives and code. In addition, to ensure that integrated operations prerequisites are required. i. The school district must create ensures that the high performance are met and that they are consistent. Trustees, or appropriate school mandates compliance with NECB.

4/27/2023

- Improve the building’s overall performance by optimizing energy-efficient design features and directly addressing issues like equipment performance testing and system integration
- Verify that building staff members are well-trained and possess the documentation they need to operate and maintain the building’s systems and equipment after turnover.

OTHER SUPPLEMENTS FROM STAGE I

- ☐ District Demographics
 - ☒ Consider conducting a census-based forecasting demographic study based on the most recent school district enrollment information. In short, this demographic study as presented could significantly reduce the amount the School Building Authority can reimburse for a major proposed project.
- ☐ Adoption of the Indoor Air Quality Assessment & EPA “Tools for Schools”
- ☐ Adoption of the School as Teaching Tool Protocol for major projects.

Legend

<input type="checkbox"/>	Denotes Item is Unsatisfactory
<input checked="" type="checkbox"/>	Denotes Item is Partially Complete
<input checked="" type="checkbox"/>	Denotes Item is Satisfactory

Page 5 of 5

RIDE STAGE II – WHAT TO EXPECT

STAGE II – DEVELOPMENT OF A SOLUTION

During Stage II, LEAs work with an architectural and engineering team to propose solutions to the identified issues. This process requires the development of schematic design documentation that can be used to provide dependable cost estimates. These scope descriptions and the accompanying costs are the basis for establishing a budget and project descriptions that are forwarded to the SBA Advisory Board and the Council on Elementary and Secondary Education.

<https://ride.ri.gov/funding-finance/school-building-authority/necessity-school-construction>

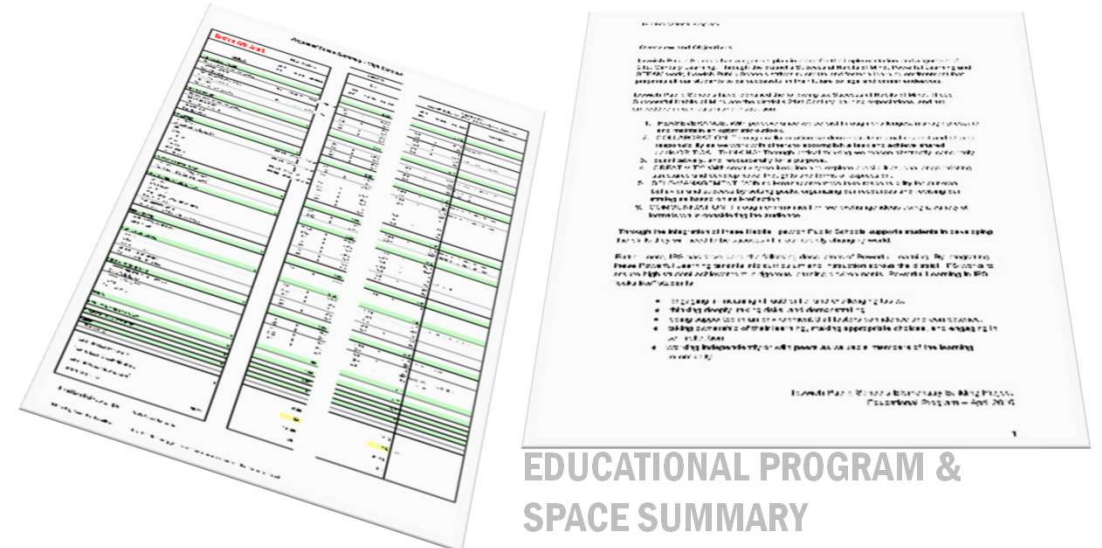
RIDE STAGE II – WHAT TO EXPECT

Programming & Visioning Approach

TO INFORM, ADVANCE & BUILD ADVOCACY



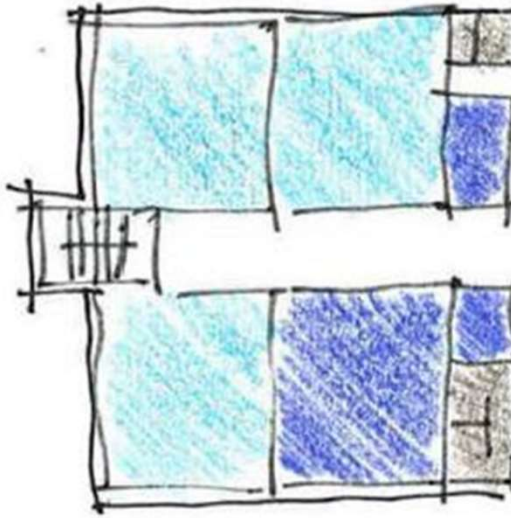
- Form the Educational Leadership Team (ELT)
- Gain Understanding of where BWRSD is
- Assemble Broader Visioning Team
- Visioning/Educating
- Establish Goals & Guiding Principles
- Define Space Needs Integrated Mindset: (safety, sustainability, universal design)



RIDE STAGE II – WHAT TO EXPECT

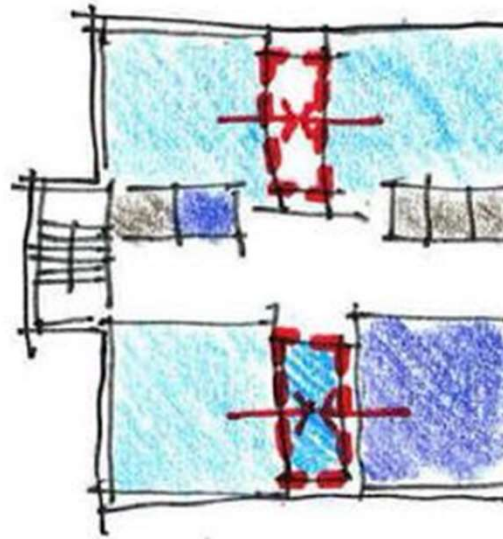
Creative Planning & Programming

TO MAXIMIZE EDUCATIONAL EFFECTIVENESS & OPPORTUNITY



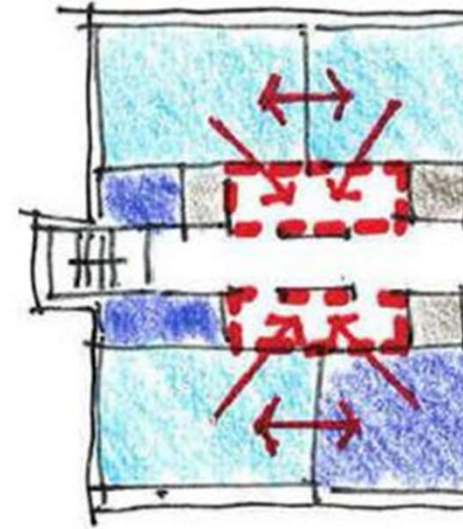
A. TRADITIONAL CLASSROOM CLUSTER

ALL LEARNING/PROJECT WORK OCCURS WITHIN THE CLASSROOMS



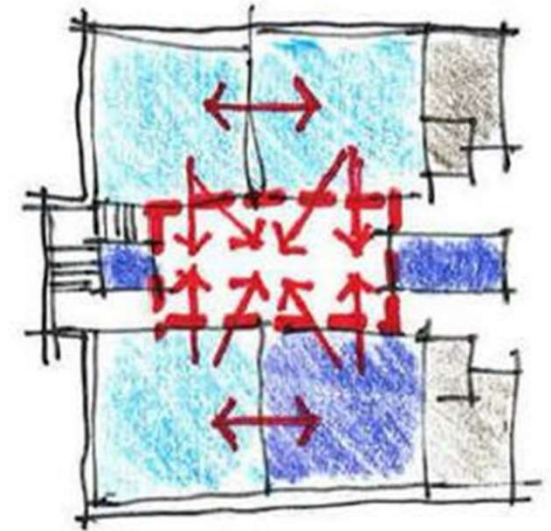
B. EMBEDDED PROJECT AREAS

SHARED BETWEEN TWO CLASSROOMS FOR TEAM OR INDEPENDANT WORK



C. ALCOVED PROJECT AREAS

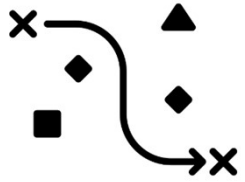
SHARED SPACE IN FRONT OF TWO CLASSROOMS, WITH FULL TEAM FOCAL POINT



D. COMMON PROJECT AREAS

FULL TEAM SHARES COMMON PROJECT AREA & POTENTIAL LARGE GROUP

RIDE STAGE II – WHAT TO EXPECT

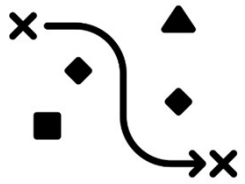


How to get there?

- Renovation
- New Construction
- Hybrid



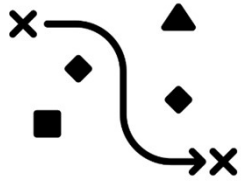
RIDE STAGE II – WHAT TO EXPECT



Site Analysis



RIDE STAGE II – WHAT TO EXPECT

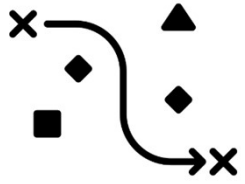


Renovate

- Multi-Phased
- Living through Construction
- Flood Plane



RIDE STAGE II – WHAT TO EXPECT

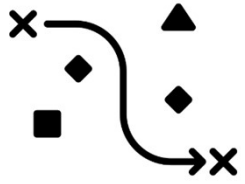


New Construction

- Purpose Built
- Highly Efficient
- Safe & Secure
- Field Relocation
- New Site?

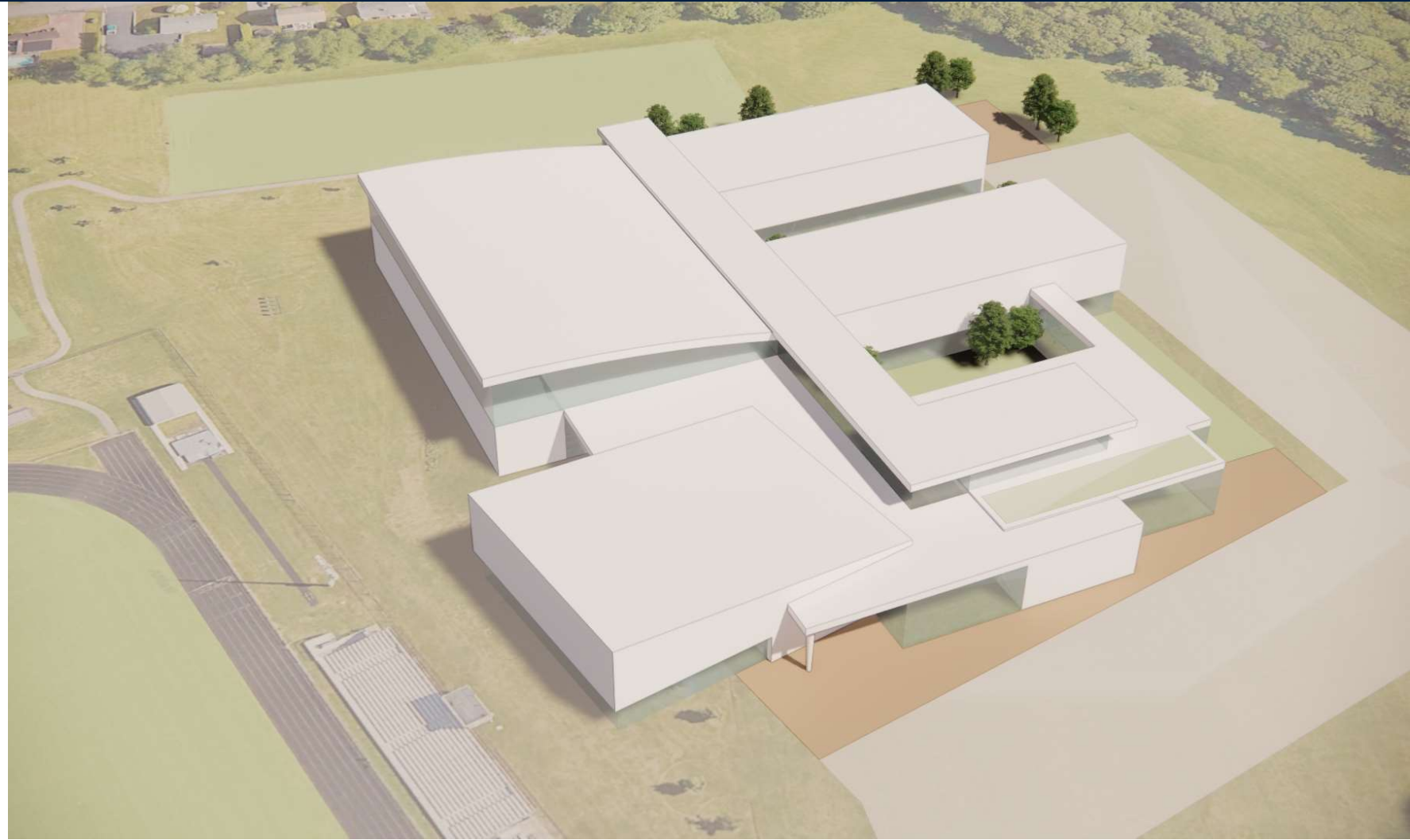


RIDE STAGE II – WHAT TO EXPECT

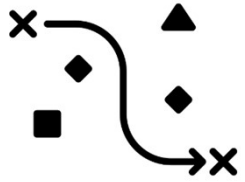


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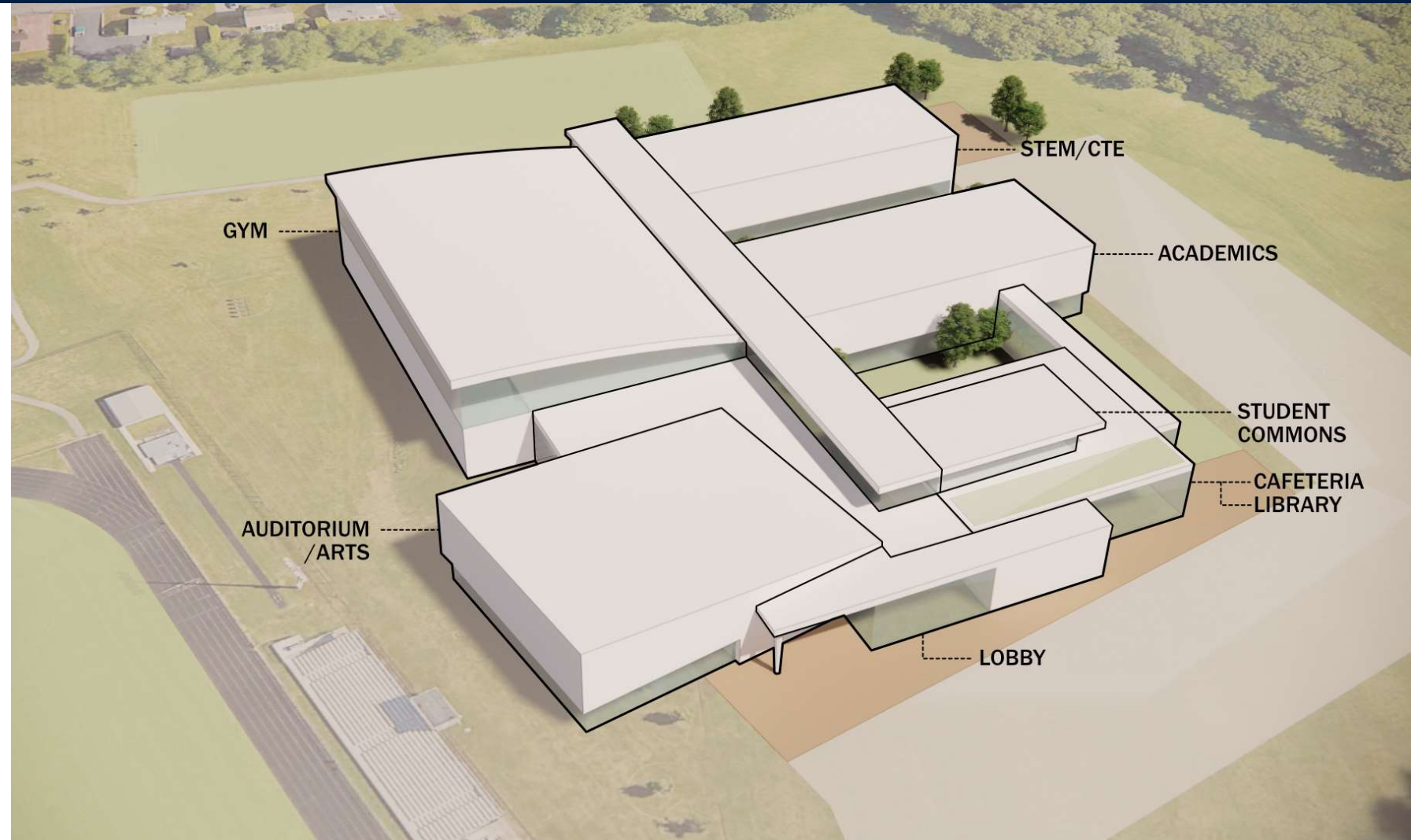


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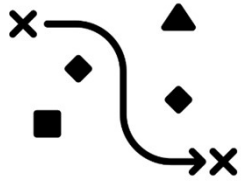


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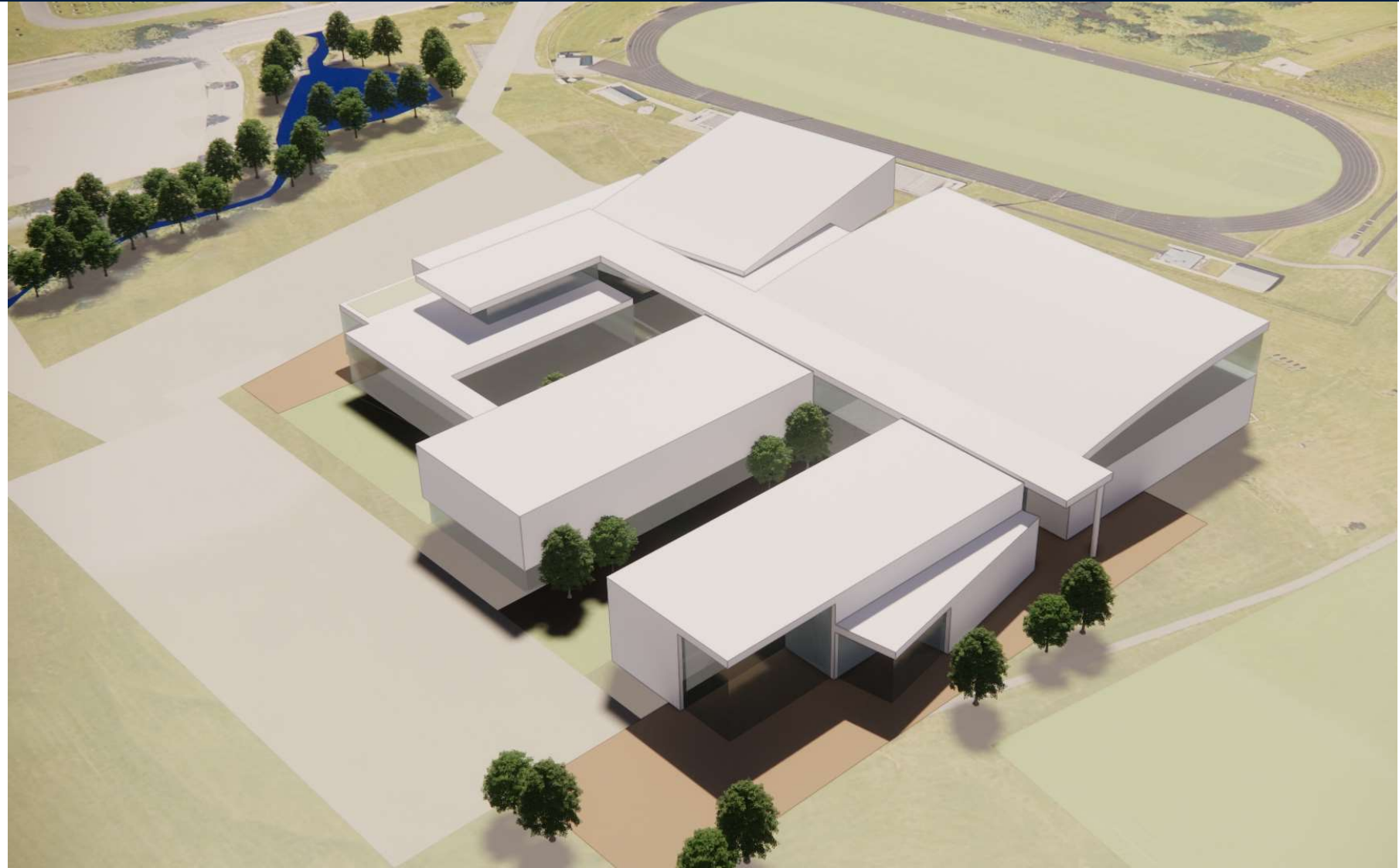


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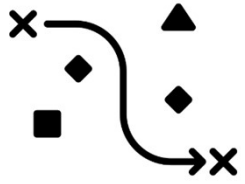


New Construction

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RIDE STAGE II – WHAT TO EXPECT

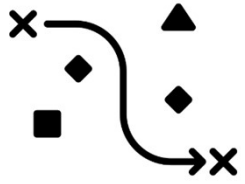


Hybrid Solution

- Compact
- Less Phasing
- Safe & Secure
- Re-use What Works
- Purpose Built
- Like New



RIDE STAGE II – WHAT TO EXPECT

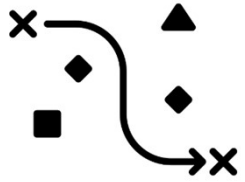


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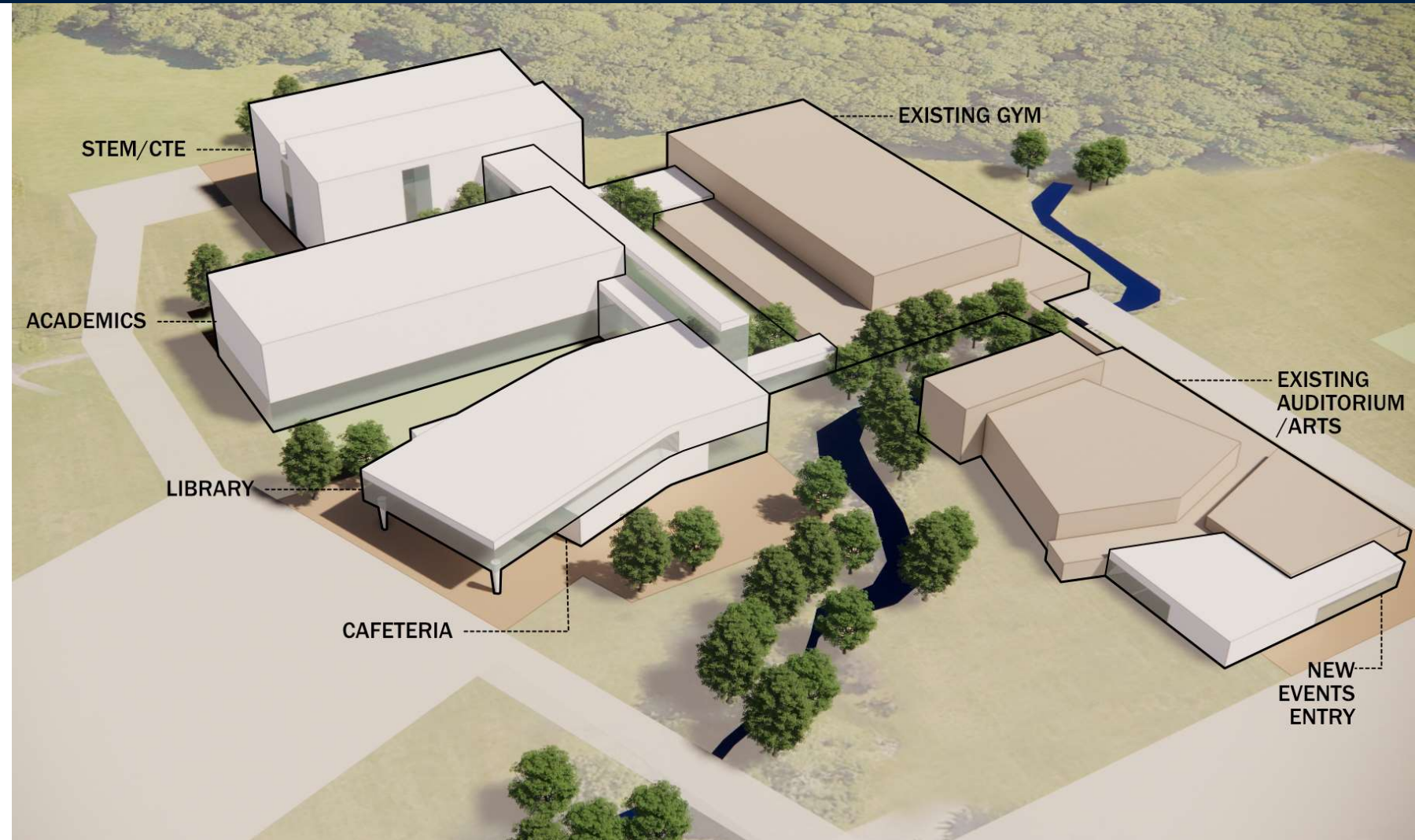


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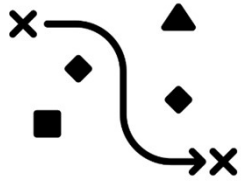


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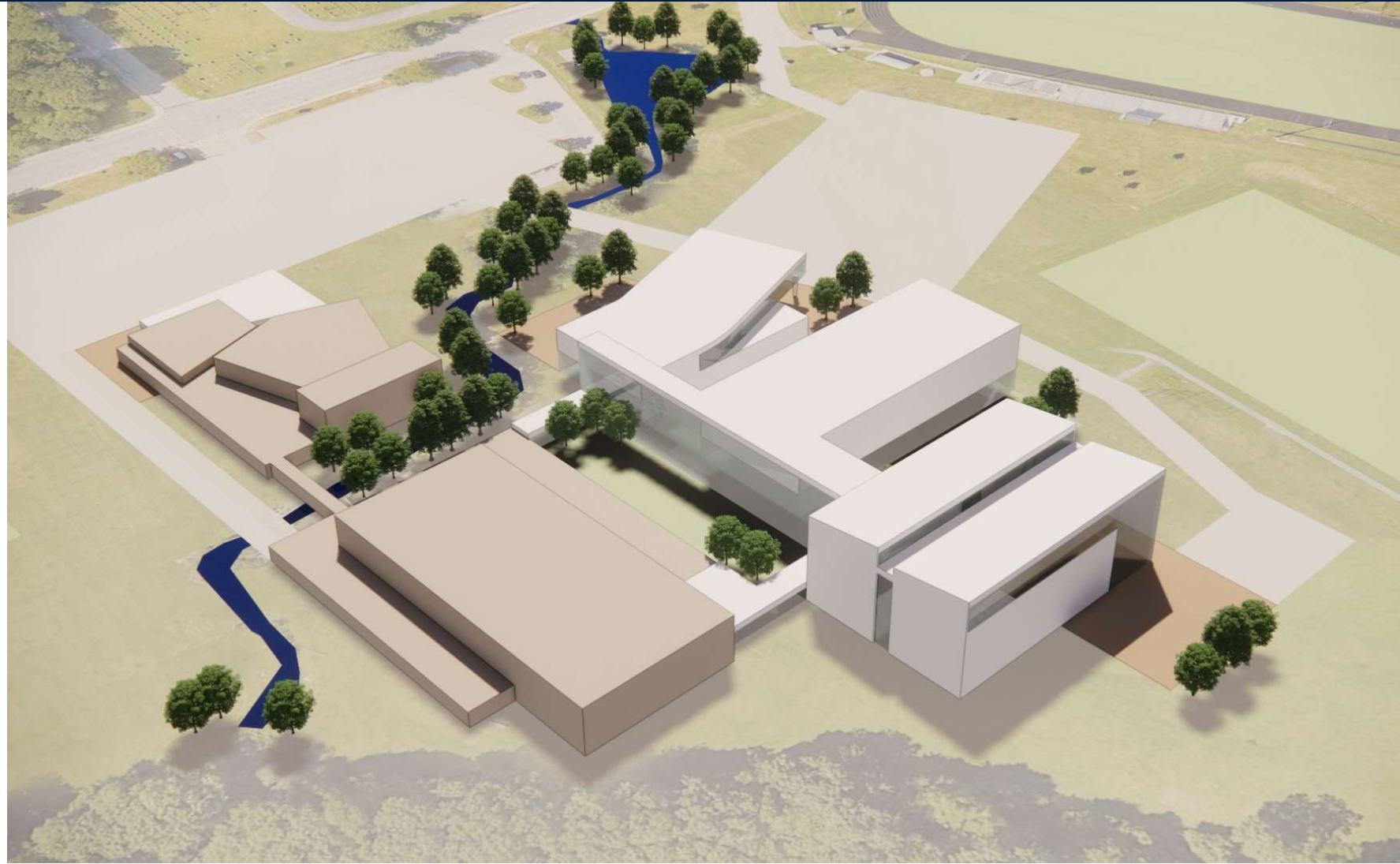


RIDE STAGE II – WHAT TO EXPECT



Hybrid Solution

- Compact
- Less Phasing
- Safe & Secure
- Re-use What Works
- Purpose Built
- Like New



RIDE STAGE II – WHAT TO EXPECT

STUDY OPTIONS:

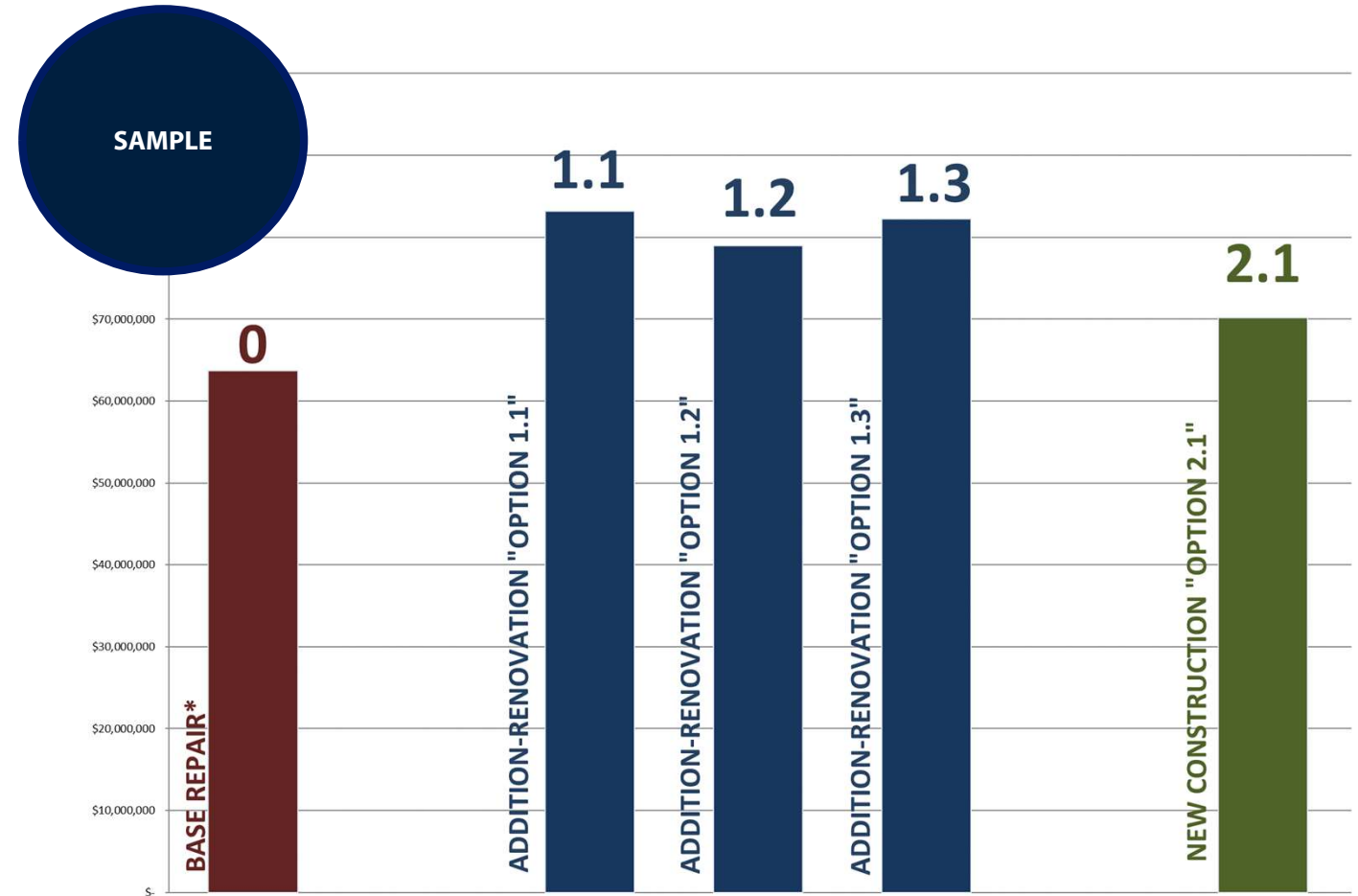
REPAIR/RENOVATION

VS

ADDITION + RENOVATION

VS

NEW CONSTRUCTION



MAXIMIZING FUNDING

BWRSD

63% Share Ratio

+/- 15% Bonus

In the "Bonus"

Permanent

School Safety & Security

If 75% of a project is for the purposes of School Safety & Security, then the project shall receive a 5% bonus.

In order to qualify for the increased share ratio for the temporary bonuses, 25% of the project costs, or a minimum of \$500,000, must be specifically directed to these purposes.

Commence by 2022 - Complete by 2027



Health & Safety

Projects that address Health and Safety Deficiencies shall receive a 5% bonus.



Educational Enhancements

Projects that address Educational Enhancements such as Early Childhood Education and Career and Technical Education shall receive a 5% bonus.

Commence by 2023 - Complete by 2028



Replacement

Replacement of a facility that has a Facility Condition Index of 65% or higher shall receive a 5% bonus.



Decrease Overcrowding

New construction or renovation that decreases overcrowding from more than 120% functional utilization to between 85% and 105% shall receive a 5% bonus.



Newer & Fewer

Consolidation of two or more school buildings (Newer and Fewer) into one school building shall receive a 5% bonus.



Increase Utilization

New construction or renovation that increases functional utilization from less than 60% to more than 80% shall receive a 5% bonus.

RIDE STAGE II – WHAT TO EXPECT

BOARD OF EDUCATION CHAPTER 20 – CESE SUBCHAPTER 05 - GENERAL AND SCHOOL OPERATIONS SECTION 4.8.3 – INELIGIBLE COSTS

- A. The cost of project elements that exceed or diverge from the project scope of an approved project, including items noted below, are categorically ineligible to receive school housing aid. School housing aid is not paid on furnishings, fittings, and equipment unless the project involves new construction.
- B. Categorically ineligible costs shall include, but not be limited to:
 - 1. Any costs for an Approved Project in excess of the final approved amount for Housing Aid.
 - 2. Financing costs incurred by an Applicant if the bond is not issued through the Rhode Island Health, Education, and Building Corporation (RIHEBC).
 - 3. The cost of legal services.
 - 4. The provision of any direct or indirect municipal services shall be ineligible costs, except the provision of public safety services as required by law, or services which RIDE determines are necessary for the completion of the project.
 - 5. All costs associated with the operation and routine maintenance of a school facility.
 - 6. Costs associated with site remediation costs, unless a District demonstrates that there are no available sites that do not require remediation or that it is less costly to remediate the selected site rather than purchase other property. In addition, the District will have to document its efforts to obtain other sources of public and private funds to assist with the remediation of the site. The Council expect that municipalities will secure federal funding or judgments against those responsible for the contamination.
 - 7. Any costs determined to be ineligible by the Council during the course of the enforcement of the regulations and compliance with the memorandum of agreement process. The Council reserve the right to disallow any costs associated with any change order that deviates from the scope of the project.
 - 8. Other ineligible costs: swimming pools, skating rinks, field houses, District administrative office space that is not incorporated into a school building, indoor tennis courts, and outdoor field surface materials on existing fields. In addition, Districts building new or an addition to existing elementary schools will be reimbursed only for a multi-purpose room for auditorium and cafeteria purposes. Furthermore, athletic facilities requests will be considered only if the District demonstrates that the facility will be used predominantly by the school population. This demonstration shall include an analysis of needed physical education and sports activities based on the student population to be served by the proposed new facility. The District shall also include an inventory of community athletic/recreation facilities to ensure that school housing aid is not being paid for community resources.

RIDE STAGE II – WHAT TO EXPECT

BUDGET DEVELOPMENT:

CONSTRUCTION COSTS
+ DESIGN & ENGINEERING
+ MGMT & COMMISSIONING
+ FF&E / IT
+ OTHER COSTS
+ PROJECT CONTINGENCIES

= TOTAL PROJECT BUDGET



PROJECT BUDGET FORMAT

Item	Description	Value	Percentage
I.	<u>HARD COSTS</u>		
1	Schematic Design Construction Estimate <small>*Refer to SBA Necessity Guidance for information regarding estimate requirements</small>		
	Hard Costs Sub-Total	\$	% of Total Project
II.	<u>SOFT COSTS</u>		
1	Architectural, Engineering & Consulting Fees <small>*Provide detailed back-up for each discipline</small>	\$	% of Construction
2	Construction, Project Management & Commissioning Fees <small>*Provide detailed back-up for each service</small>	\$	% of Construction
3	Owners Costs <small>*Provide detailed back-up</small>	\$	% of Construction
4	Project Contingency & Escalation (Design & Construction) <small>*Provide detailed back-up including rationale for each</small>	\$	% of Construction
	Soft Costs Sub-Total	\$	% of Total Project
TOTAL PROJECT COST		\$	
III.	<u>OTHER COSTS</u> (if applicable) <small>*Provide detailed back-up and rationale for each</small>		
1	Furniture Fixtures & Equipment	\$	Cost Per Student
2	Technology Systems	\$	Cost Per Student
3	Land and Building Purchase	\$	Cost Per Acre/SF
4	Building Demolition	\$	Cost Per SF
5	Site Remediation Costs	\$	Cost Per Acre/SF
	OTHER COSTS SUB-TOTAL	\$	



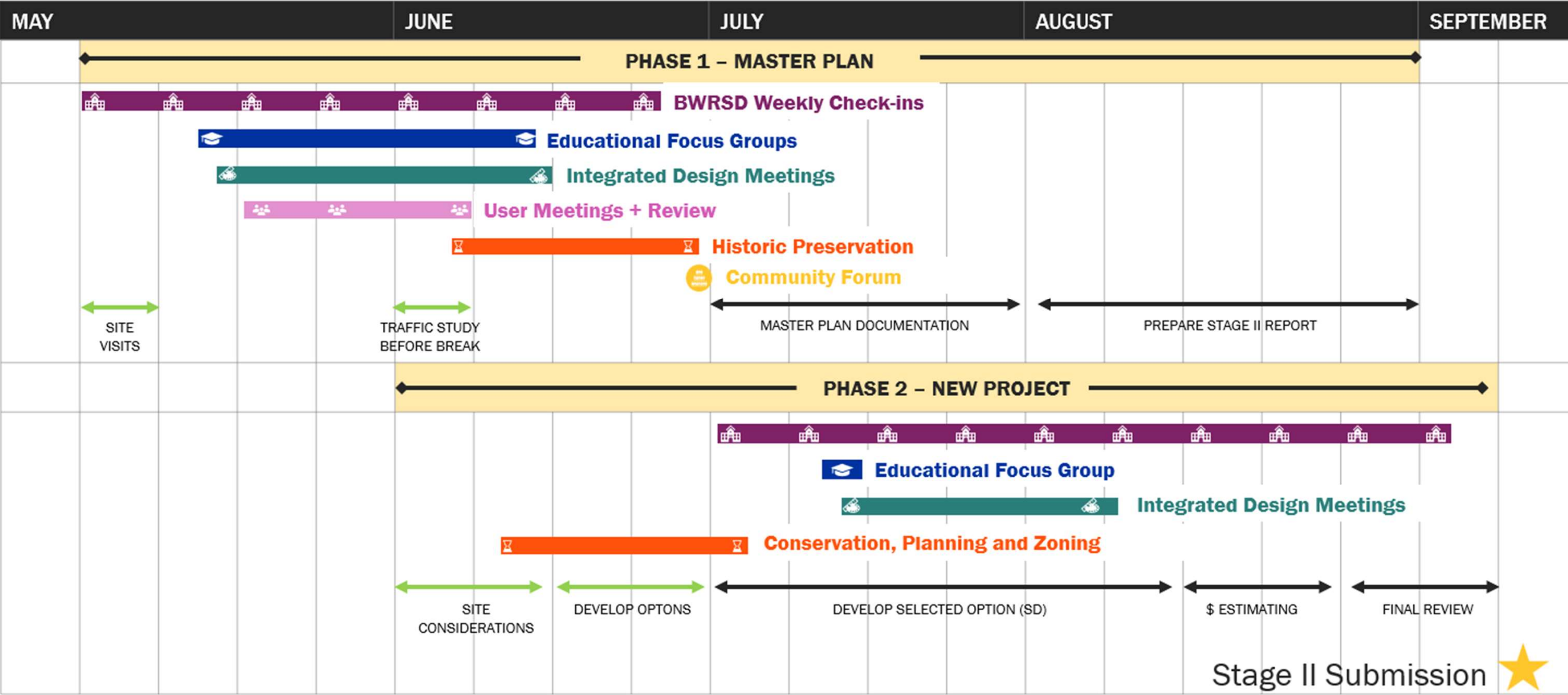
PMA Consultants

PROJECT SCHEDULE

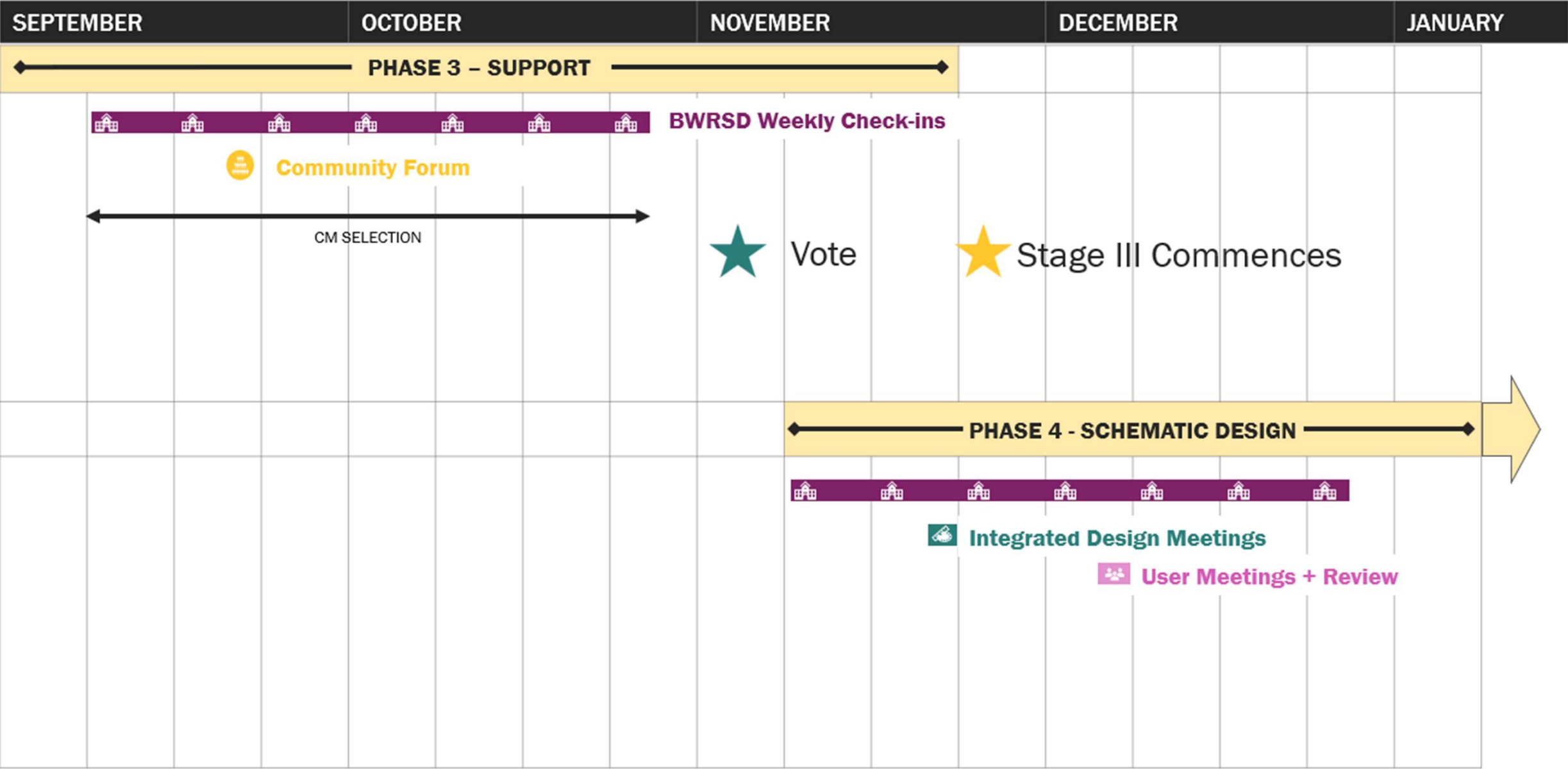
YOUR PROJECT – MASTER SCHEDULE DEVELOPMENT



DESIGNER WORKPLAN



DESIGNER WORKPLAN



KEY DATES

- 28Mar23 – SC Approval of OPM Award to PMA
- 05Apr23 – Architect RFP Issued
- 08May23 – SC Approval of Arch/Eng Award to Perkins Eastman
- 15Sep23 – RIDE Stage II Submission Deadline**
- 18Sep23 – Board of Elections Approval of Referendum Question(s)**
- 07Nov23 – Project Funding Authorization Vote**
- 19Dec23 – RIDE Stage II Approval Target**
- 30Dec23 – Construction Manager Awarded**

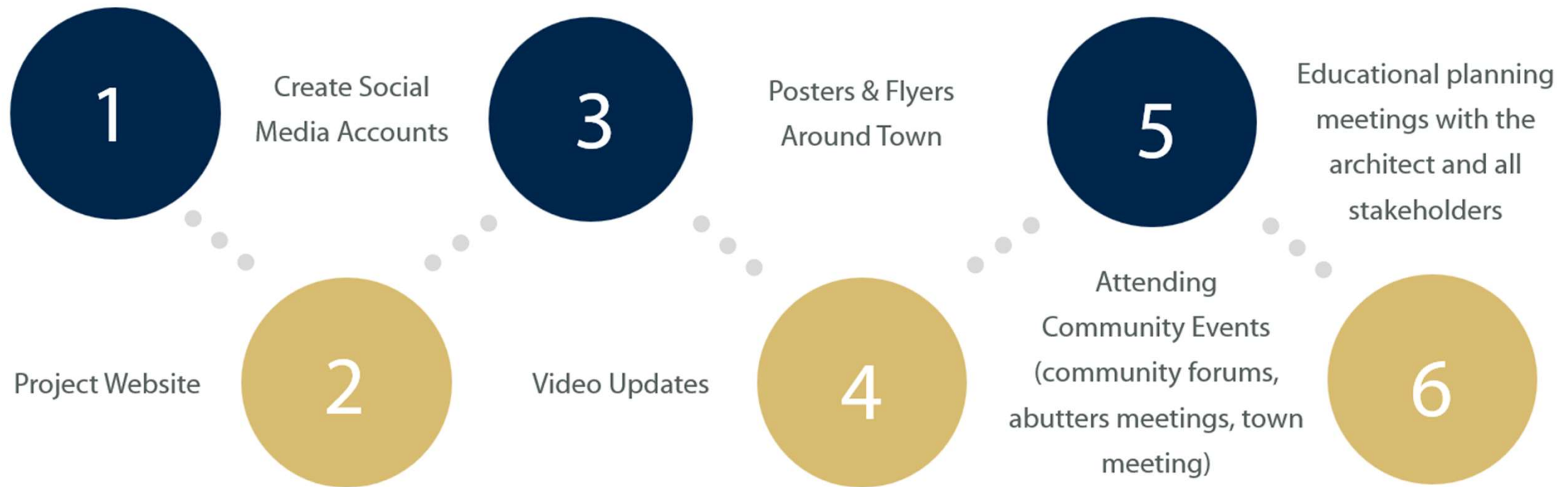


PMA Consultants

PROJECT COMMUNICATION

PROJECT COMMUNICATION

Promoting community engagement and support involves making project information available on several fronts



PROJECT COMMUNICATION

- Open houses
- Parent-teacher nights
- Festivals
- Craft fairs
- Sports games
- Parades
- Any & all community events!



PROJECT COMMUNICATION



We are about to start researching consolidation options, site locations, and costs required to address the physical conditions of our early elementary school(s).



EARLY ELEMENTARY SCHOOL BUILDING PROJECT

[Parkview + Center + Moreau]



For project information, visit www.eastoneesproject.com or attend an upcoming community forum on **Thursday, August 15th at Frothingham Hall, 15 Barrows St. (3:00PM) or the OA Cafeteria 100 Lothrop St. (6:30PM)**

WHAT TO EXPECT IN THE MONTHS AHEAD



TRANSPARENCY

Stay up to date on all project happenings by visiting the project website at: eastoneesproject.com



TEAMWORK

The School Planning Committee meets once a month. Come join our meetings or read the meeting minutes here: www.easton.k12.ma.us/school_committee



EXPERTISE

As required by the Massachusetts School Building Authority (MSBA), we work alongside a group of professionals who can help us make our project successful.

NEXT STEPS FOR THE EASTON EARLY ELEMENTARY SCHOOL PROJECT

- Summer 2018: The School Planning Committee & PMA Consultants (Owner's Project Manager) selected an Architect (Perkins Eastman) to lead the feasibility study.
- Fall 2018: The feasibility study begins, a process that helps to determine the **best project & construction option** for the Town.
- Summer 2019: Schematic design begins, a process that outlines what the school could look like, as well as the **time and cost** it will take to execute.
- Fall/Winter 2019: Once the school plan is approved by the MSBA, Easton residents will vote on the construction & total project costs.

PROJECT COMMUNICATION

 **Bristol-Plymouth Regional Technical School Building Project** ...
Published by Megan LaMacchia · February 26 at 8:00 AM ·

ONE WEEK: Don't forget to vote Saturday 3/5 from 9am-3pm on the Bristol Plymouth Tech School Building Project! Voting locations and more project information can be found at www.bptech.org/msba




**VOTE on the
BP Tech Project
3.5.22 | 9am-3pm**

Voting locations: www.bptech.org/msba

1,855 People reached 207 Engagements ↓ -1.9x lower Distribution score [Boost post](#)

  17 7 Comments 15 Shares

 **Bristol-Plymouth Regional Technical School Building Project** ...
Published by Megan LaMacchia · Just now ·

Check out the tax calculator on our project website to learn more about potential tax impacts based on your town of residence and assessed property value <https://www.bptech.org/msba>

ESTIMATED TAX IMPACT

Town of Residence

Select ▼

Assessed Property Value

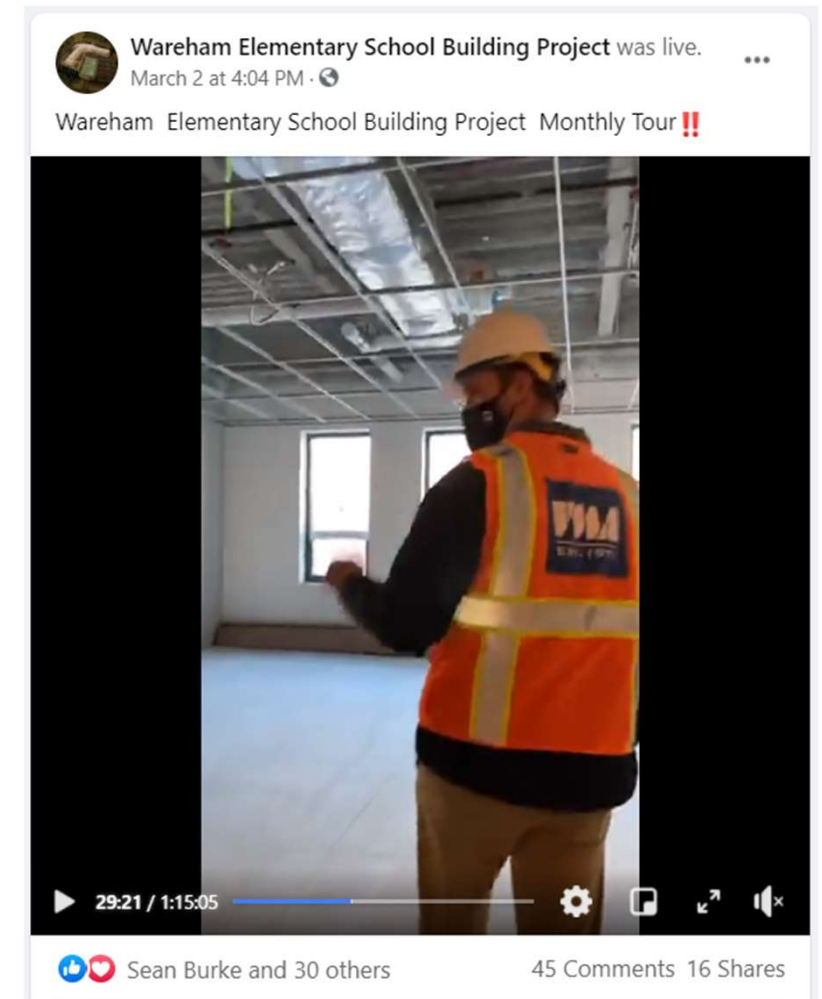
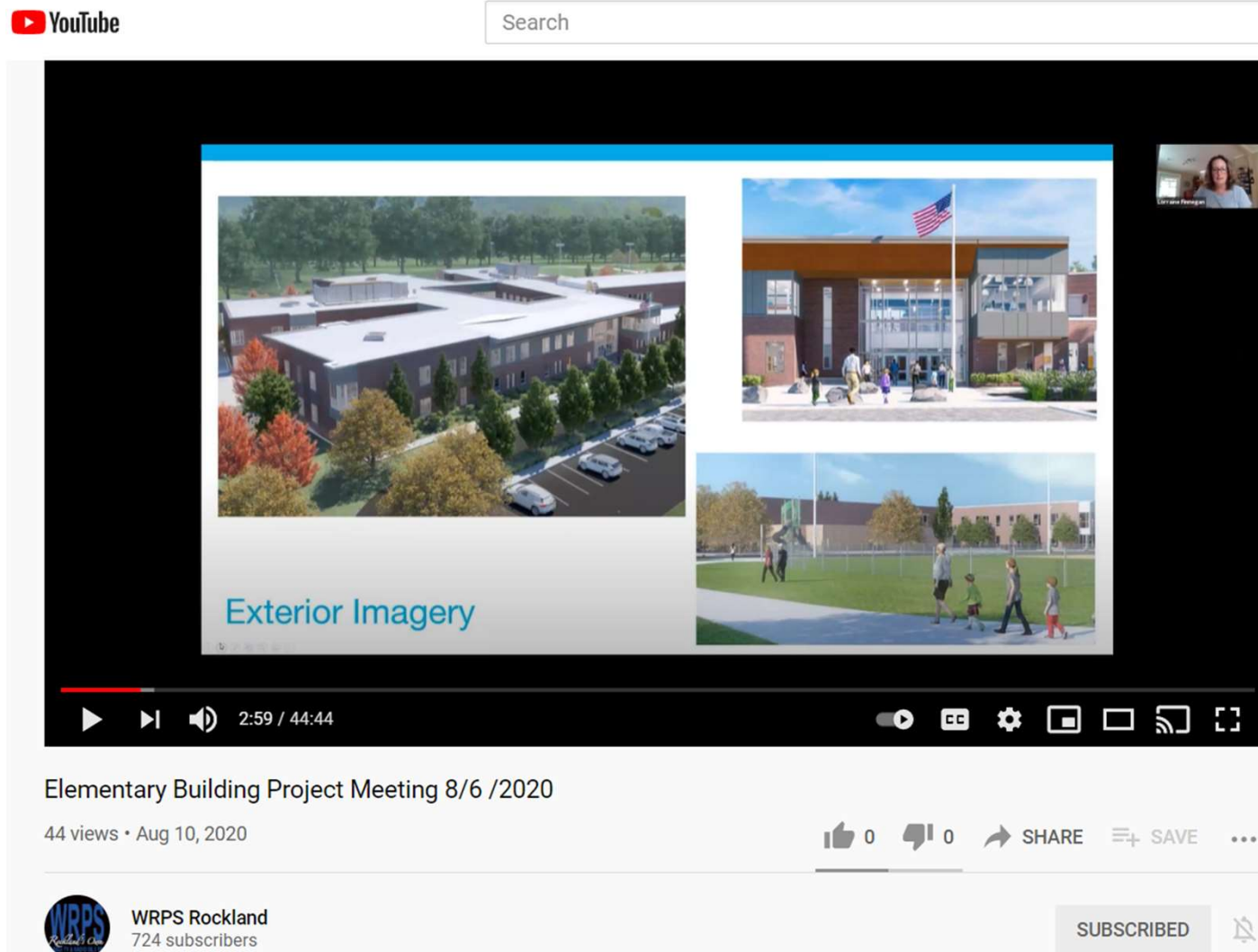
\$ Enter Property Value

Calculate

Estimated Quarterly Impact

Build New: \$0
Repair Only: \$0

PROJECT COMMUNICATION



1 hr+ detailed video
45 comments
16 shares



PMA Consultants

**PERKINS —
EASTMAN**



QUESTIONS? | THANK YOU!

DESIGNER WORKPLAN

[illegible]

DESIGNER WORKPLAN

