

Bristol Warren Regional School District RIDE Necessity of School Construction Stage II



YOUR OPM AND DESIGN TEAM













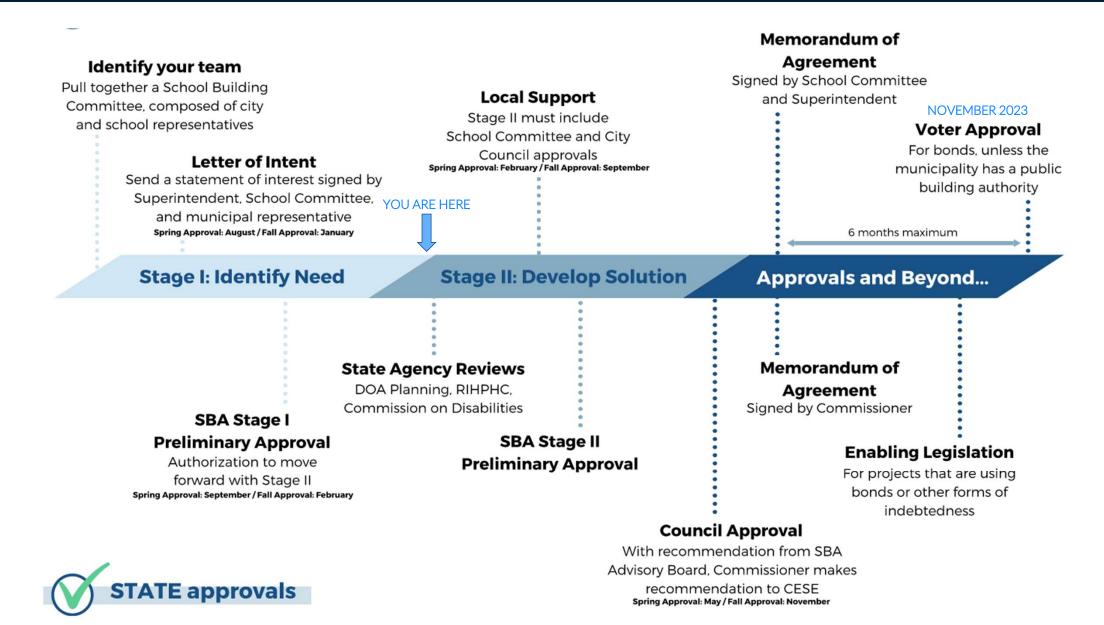




EB

PROJECT UPDATE/OVERVIEW

RIDE PROCESS OVERVIEW



RIDE PROCESS OVERVIEW

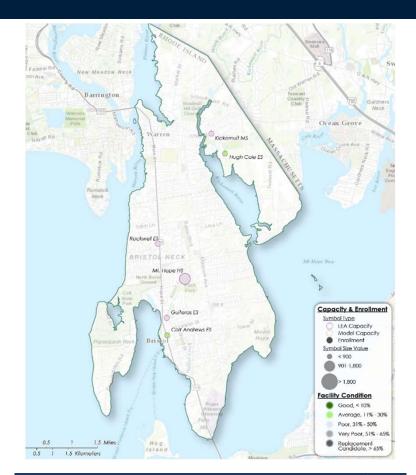
Stage III must include the project's major components, including engineering Design Develop Review Provide greater detail, an updated project	Finalize the c of the p ment including	ts Review levelopment	b bid	of every provide a	Ho omplete ar's cycle, must	Housing Aid LEAs submit busing Aid forms by July 15	
Stage III: Design	Reviews	Stag	e IV: Constru	ction	Proje	ct Completic	on
SBA Approv The SBA must review ar						September 15 & RIDE makes Ho payments twice a projects complete	ousing Aid annually for

The SBA must review and approve each of these components: schematic design, design development, and construction documents.



PMA Consultants, LLC

RIDE STAGE I RECAP



			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

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.

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	67.1%
Projects address issues of asset protection, quality of space,	
physical environments or regulatory concern.	
Priority 2 – Important	27.3%
Projects are not imminent in nature but do improve the quality of the	21.570
Bristol-Warren schools' environment, both administratively and	
publicly.	
Priority 3 – Deferrable	5.6%
Projects are recognized for the impending nature of their existence.	
However, at this time, these issues can be deferred until a later date.	
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 - Lona-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

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.

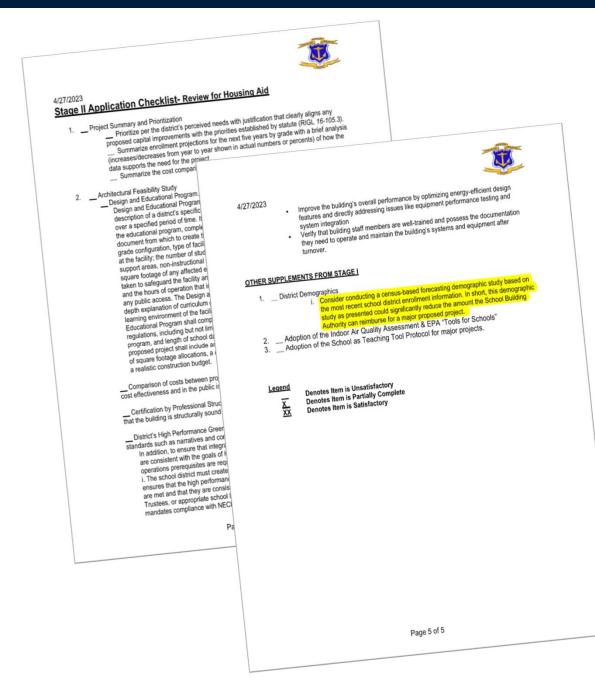
The SBA has completed its review and this letter serves as preliminary approval for Stage I and authorization to move forward toward a December 2023 Council on Elementary and Secondary Education (Council) approval. The attached Stage II checklist includes any remaining Stage I information or clarifications 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 <u>joseph.dasilva@ride.ri.gov</u> 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



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/necessityschool-construction

Programming & Visioning Approach

TO INFORM, ADVANCE & BUILD ADVOCACY

EASTMAN



➢ 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)

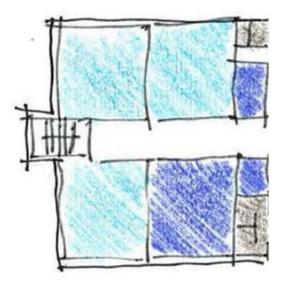


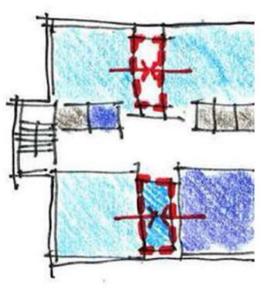
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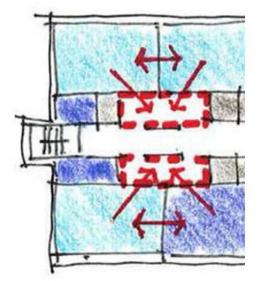
SPACE SUMMARY

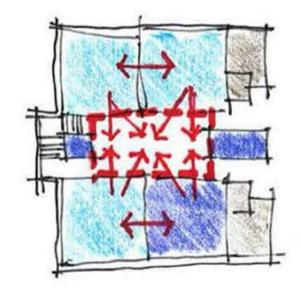
$Creative Plaining \propto Programming$

TO MAXIMIZE EDUCATIONAL EFFECTIVENESS & OPPORTUNITY









A. TIZADITIONAL CLASSROOM CLUSTER

PERKINS —

EASTMAN

ALL LEARNING / PROJECT WORK OCCURS WITHIN THE CLASSROOMS B EMBEDDED PROJECT AREAS

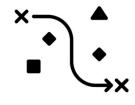
> SHARED BETWEEN TWO CLASSROOMS FOR TEAM OR INDEPENDANT WORK

C. ALCOVED PROJECT AREAS

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

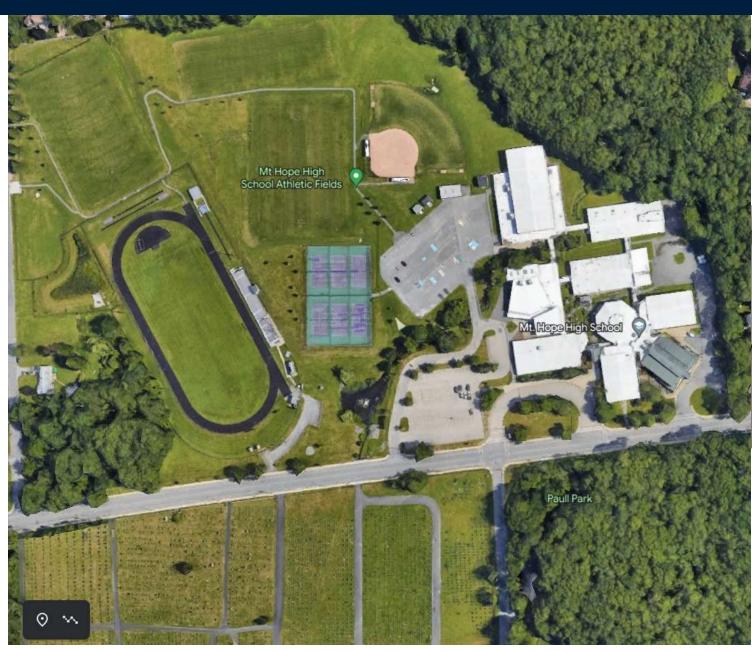
D. COMMON . PROJECT AREAS

> FULL TEAM SHARES COMMON ProjECT AREA 2 POTENTIAL LARGE GROUP



How to get there?

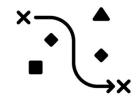
- Renovation
- New Construction
- Hybrid





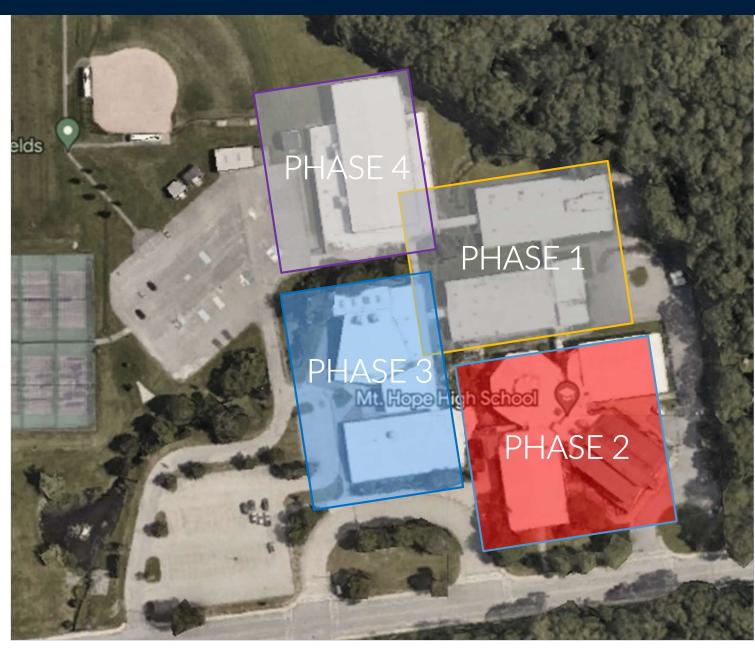




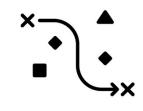


Renovate

- Multi-Phased
- Living through Construction
- Flood Plane



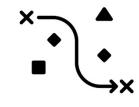




- Purpose Built
- Highly Efficient
- Safe & Secure
- Field Relocation
- New Site?



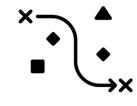




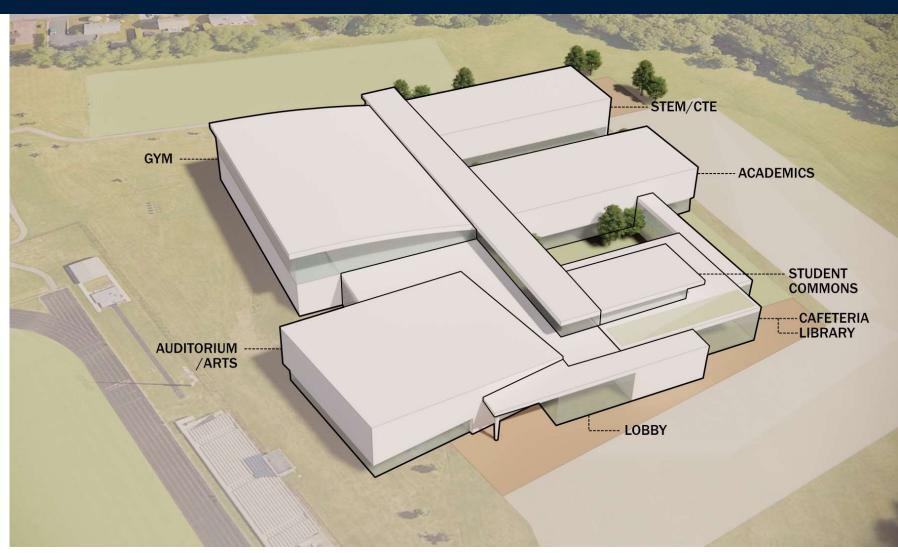
- Purpose Built
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- New Site?



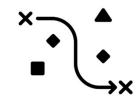




- Purpose Built
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- Field Relocation
- New Site?



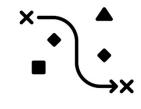




- Purpose Built
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- Field Relocation
- New Site?



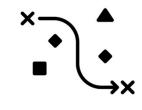




- Compact
- Less Phasing
- Safe & Secure
- Re-use What Works
- Purpose Built
- Like New



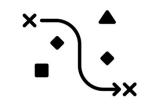




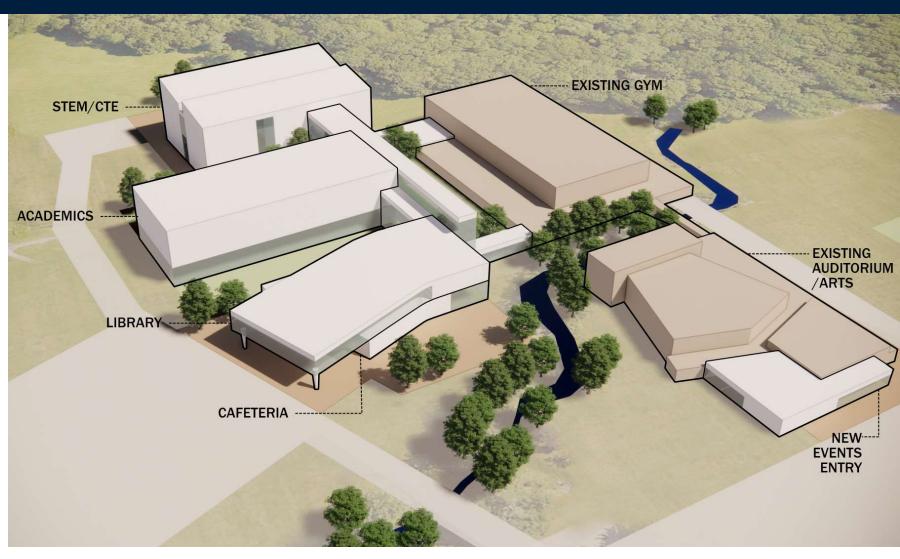
- Compact
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- Re-use What Works
- Purpose Built
- Like New



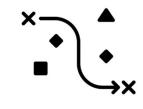




- Compact
- Less Phasing
- Safe & Secure
- Re-use What Works
- Purpose Built
- Like New







- Compact
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- Purpose Built
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STUDY OPTIONS:

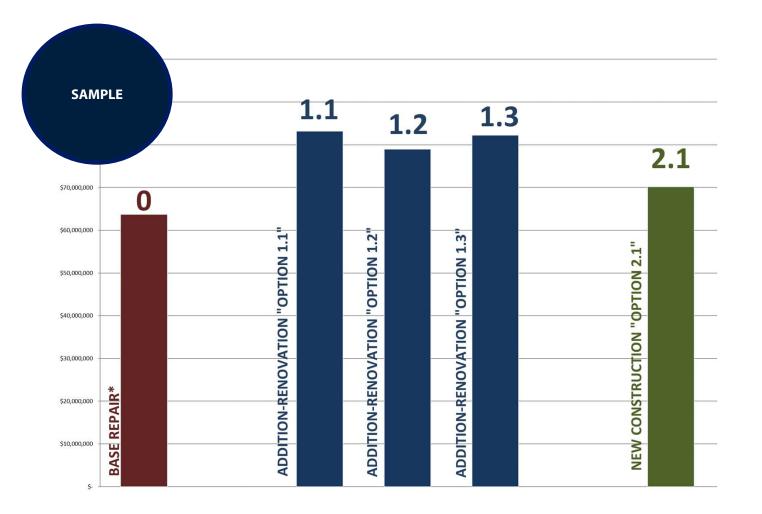
REPAIR/RENOVATION

VS

ADDITION + RENOVATION

VS

NEW CONSTRUCTION



BWRSD

63% Share Ratio

+/-15% Bonus

MAXIMIZING FUNDING

In the "Bonus"



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.



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



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



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



Utilization

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

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.



PROJECT BUDGET FORMAT

Item	Description	Value	Percentage
I.	HARD COSTS		
1	Schematic Design Construction Estimate *Refer to SBA Necessity Guidance for information regarding estimate require	rements	
	Hard Costs Sub-Tot	al \$	% of Total Project
П.	SOFT COSTS		
1	Architectural, Engineering & Consulting Fees *Provide detailed back-up for each discipline	\$	% of Construction
2	Construction, Project Management & Commissioning Fees *Provide detailed back-up for each service	\$	% of Construction
3	Owners Costs *Provide detailed back-up	\$	% of Construction
4	Project Contingency & Escalation (Design & Construction) *Provide detailed back-up including rationale for each	\$	% of Construction
	Soft Costs Sub-Tot	al \$	% of Total Project
	TOTAL PROJECT COST	\$	
III.	OTHER COSTS (if applicable) *Provide detailed back-up and rationale for each		
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	\$	

BUDGET DEVELOPMENT:

CONSTRUCTION COSTS

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

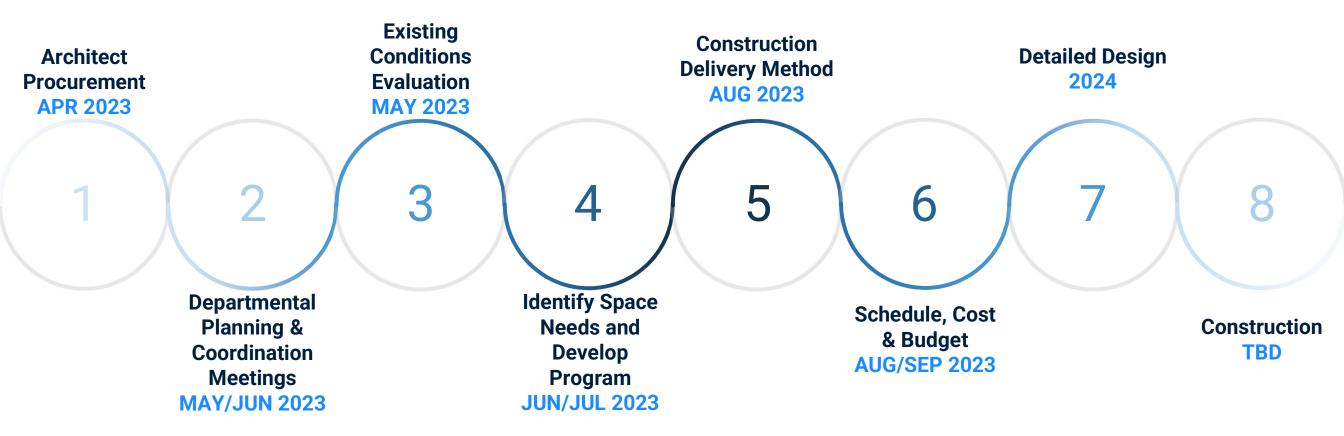
= TOTAL PROJECT BUDGET



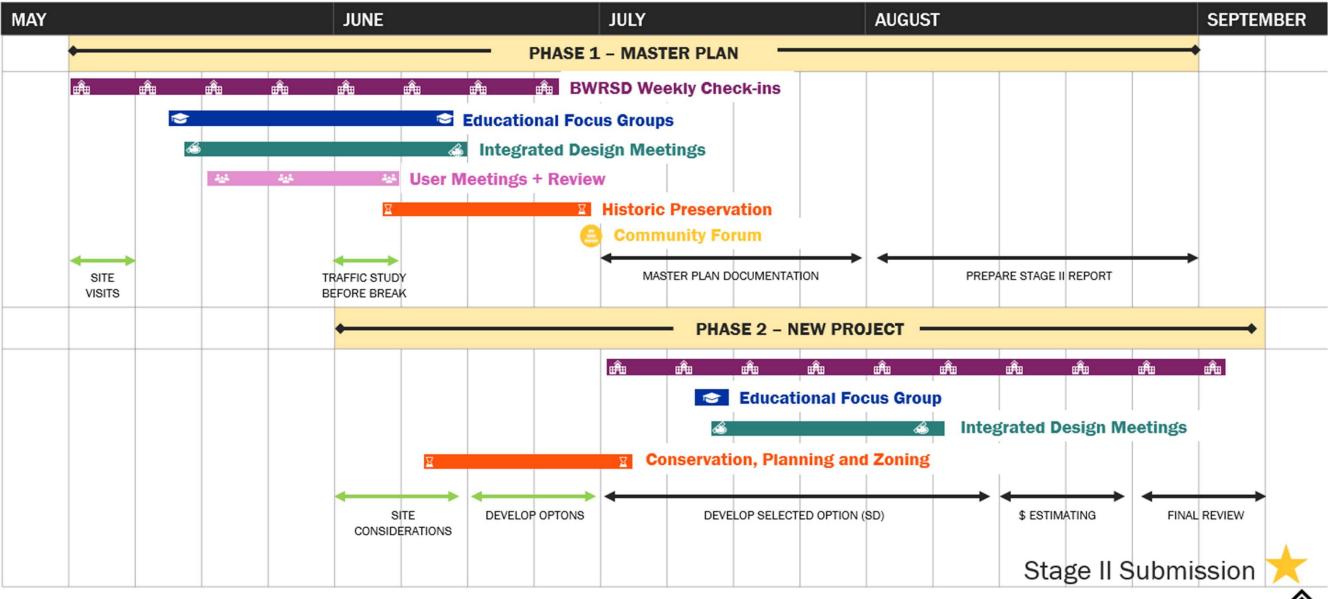
PROJECT SCHEDULE



YOUR PROJECT - MASTER SCHEDULE DEVELOPMENT



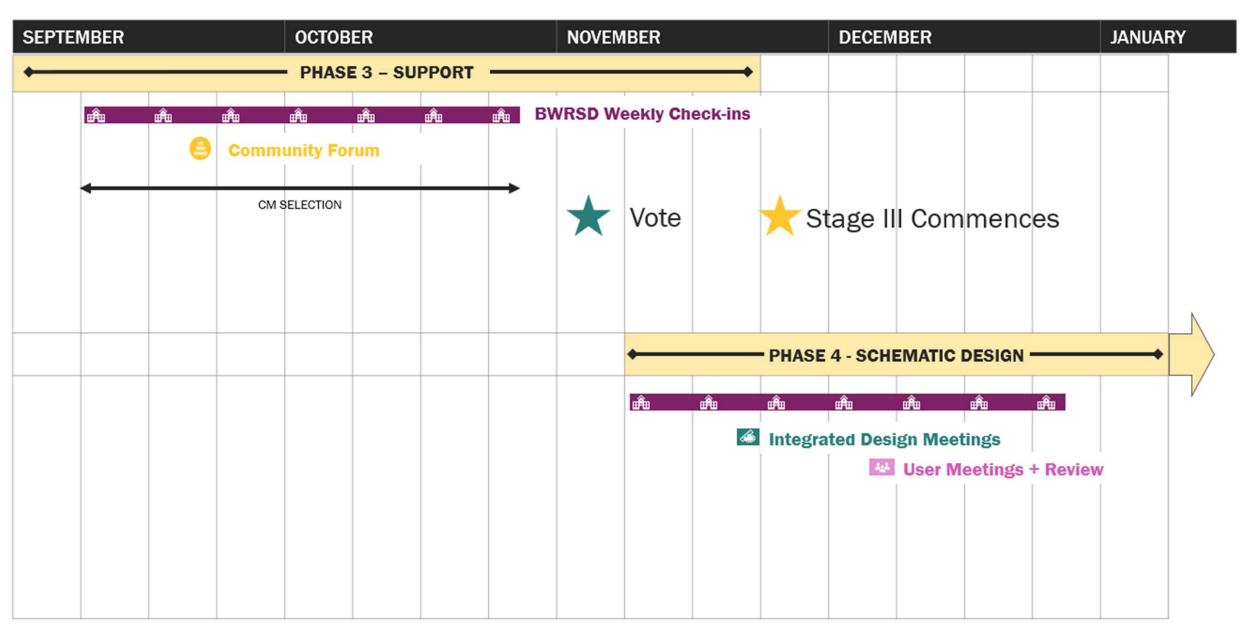
DESIGNER WORKPLAN



PERKINS — EASTMAN BRISTOL WARREN SCHOOL DISTRICT



DESIGNER WORKPLAN







KEY DATES

 28Mar23
 – SC Ap

 05Apr23
 – Archi

 08May23
 – SC Ap

 15Sep23
 – RIDE

 18Sep23
 – Board

 07Nov23
 – Proje

 19Dec23
 – RIDE

 30Dec23
 – Const

- **3** SC Approval of OPM Award to PMA
 - Architect RFP Issued
 - SC Approval of Arch/Eng Award to Perkins Eastman
 - RIDE Stage II Submission Deadline
 - Board of Elections Approval of Referendum Question(s)
 - Project Funding Authorization Vote
 - RIDE Stage II Approval Target
- Construction Manager Awarded





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



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





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)



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







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 professionals who can help us

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.

eastoneesprojectcom

35



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

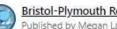
Voting locations: www.bptech.org/msba

207 1,855 ↓ -1.9x lower Distribution score People reached Engagements

00 17

7 Comments 15 Shares

Boost post

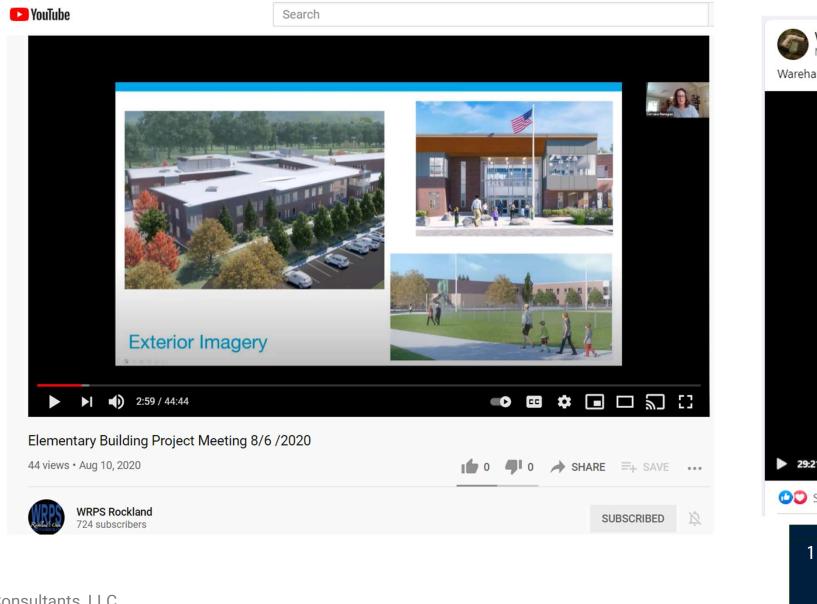


Bristol-Plymouth Regional Technical School Building Project Published by Megan LaMacchia 🕘 - Just now - 🕤

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

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ESTIMATED TAX IMPACT Town of Residence
Select ~
Assessed Property Value
S Enter Property Value
Calculate
Estimated Quarterly Impact
Build New: \$0 Repair Only: \$0



Wareham Elementary School Building Project was live. March 2 at 4:04 PM · •

Wareham Elementary School Building Project Monthly Tour 👖



•••



PMA Consultants

PERKINS — EASTMAN

QUESTIONS? | THANK YOU!

DESIGNER WORKPLAN

	202	3	_	 	 	 	 	 	 	202	4
	MAY		JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	NAL	
PROJECT TASKS AND SERVICES	2		5	5	A	S	•	Z		-	t
TASK 1 Existing Data Gathering / Analysis and Stage I - Approval Confirmation											
REVIEW AND CONFIRM STAGE I - NECESSITY OF SCHOOL CONSTRUCTION SUBMISSION											
Statement of Interest	кіс	OFF									
Project Justification				I I							
Facilities Analysis				I I							
District Asset Protection Plan				I I							
Capital Improvement Plan				I I							
Community Demographics				I I							
Capital Improvement Plan - Assumed New School Option Approved				I I							
COLLECT AND ANALYZE EXISTING DATA				I I							
Collect all existing site and building information				I I				- 1			
Conduct materials testing, borings, new topo survey of existing site and buildings				I I							
Verify demographics and community enrollment data- update if required				I I							
Conduct new traffic survey and analysis				I I							
Meeting with Town officials regarding standards and land use requirements				I I							
Meet with BWRSD Facilities and BC regarding findings				I I							
Meet with RIDE to present findings											
TASK 2 Education Specifications Programming and Visioning											
Meet with BWRSD Educational Leadership											
Confirm & Update Curriculum Goals and Instructional Activities				L							
Develop Itemized List of Each Functional Spaces & Number of Students Served				L							
Written Description of Settings and Activities for Each Space				L							
Determine Spatial Relationships for Functions within the School				L							
Create List of Anv Specialized Classrooms or Maior Support Areas				L							
Present Ed Specs & Program to BWRSD Leadership and Building Committee											
Present Education Specification & Program to RIDE Staff											
Present Education Specification & Program to BWRSD & School Committee				I I				- 1			1
Finalize and Secure Ed Spec Approval From BWRSD											

DESIGNER WORKPLAN

ASK 3 Necessity of School Construction: RIDE Stage II - Services		2023				 							202
DRUECT TASKS AND SERVICES ASK 3 Necessity of School Construction: RIDE Stage II - Services MASK 3 Necessity of School Construction: RIDE Stage II - Services MASK 3 Necessity of School Constructions Control School Construction: RIDE State III - Services MASK 3 Necessity of School Constructions Present Dotions and Designs DE to Kike: Of Fassibility Study Prese Desitors and Designs DE to Kike: Of Fassibility Study Prese Desitors Control School Building Convents and School School Present Dotions Control Multice Control to Statematics. Town Decision Revise and Refine Lavods Per BMSD Comments Present Dotions Notions Including Paralelistics Control School Building Convents In Decision Revise and Photele Control Multice Convents Present DOtions Including Present Dotions Control Photeine Control School Building Conventions Present SD Photele Control Multice Convents Present SD Photele Convents And Photele Control Multice Convents Present SD Photele Convents And Photele Control Multice Convents Present SD Photele Convents And Photele Convents Present SD Photele Convents And Photele Convents Present SD Photele Convents And Photele Convents Present SD Photele Convents And Photeles State Present Photele Convents And Photeles State Multice And and Soft Costs Note Contineed Discussions for Photele State Multice Convents And Phote State Multice And And Soft Costs Note Contineed Discussions For Phote State Multice Convents And Phote State Multice And Phote State Multice Convents And Phote State Multice Convents And Phote State Multice And Phote Phote State Multice And Phote State Multice Convents And Phote State Multice Convents And Phote State Multice Convents And Phote Phote State		MAY		UNE	ΠLY	AUG		SEPT	5	VOV		EC	AN
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