



Bristol Warren Regional School District RIDE Necessity of School Construction



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SCHOOL BUILDING COMMITTEE | 10.19.2023

STAGE II PROGRESS UPDATE

15Sep23 - RIDE Stage II Submission
17Sep23 - Bristol Porchfest
21Sep23 - School Building Committee
21Sep23 - AE/OPM Coordination Meeting: Weekly
23Sep23 - East Bay Running Festival (Outreach)
26Sep23 - Social Media Strategy Meeting
27Sep23 - School Committee Meeting
28Sep23 - AE/OPM Coordination Meeting: Weekly
29Sep23 - Cashflow Development Meeting With RIDE
02Oct23 - Community Forum & MHHS Tours
05Oct23 - School Building Committee

05Oct23 - AE/OPM Coordination Meeting: Weekly
08Oct23 - Warren Walkabout
11Oct23 - School Committee
11Oct23 - Abutters Meeting
14Oct23 - Harvest Festival
15Oct23 - Warren Walkabout

29Oct23 - Halloween Walkabout
01Nov23 - Community Forum
07Nov23 - Referendum Vote

Since Last SC Meeting

Upcoming



DESIGN



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MEDIA COMMONS



MAIN ENTRY



LOBBY

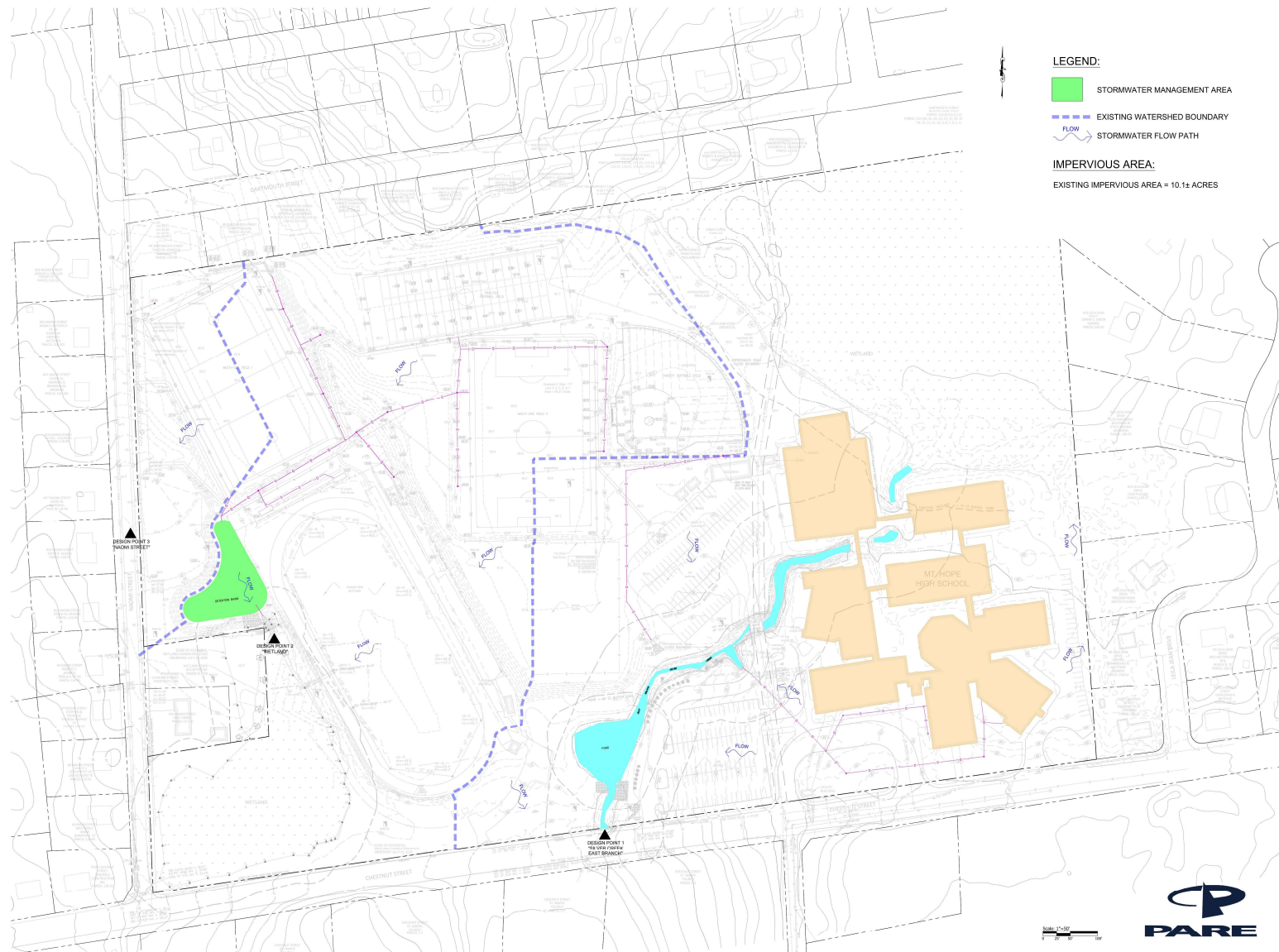


MHHS SITE



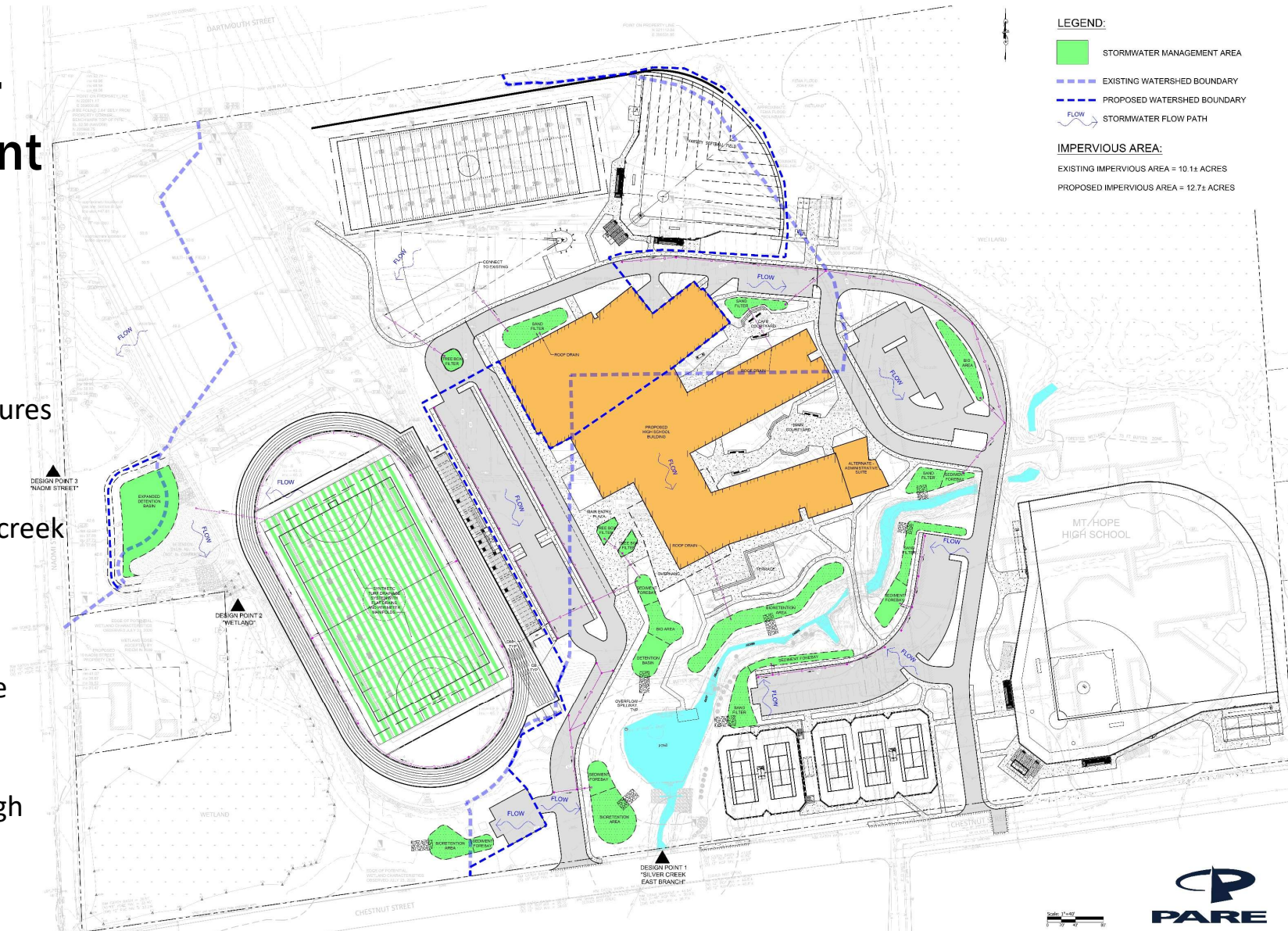
Stormwater Management Existing

- Roof and pavement areas flow directly into Silver Creek
- Only one stormwater management area.



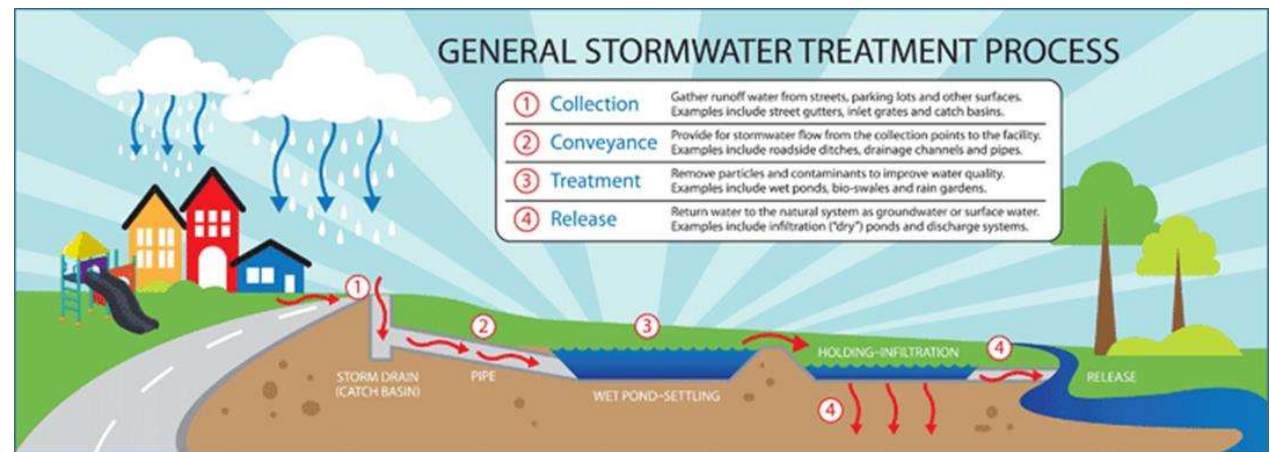
Stormwater Management

- Improvement to current condition
- Stormwater management features
- Restoration of vegetation at the creek
- Full size ball field
- Keeping out of the floodplain
- Addressing the high water table



Stormwater Management System Process

- Collect stormwater (a.k.a. rainwater)
- Provide stormwater treatment with the settling and removal of sediments
- Infiltrate stormwater to allow stormwater to seep into the ground
- Detain stormwater in basins to hold it onsite during major rain events
- Discharge any remaining stormwater at a slow and controlled rate



Collection → Treatment → Infiltration / Detention → Discharge

Photos of Example Stormwater Management Systems



Bioretention Area



Tree Box Filter



Detention Basin



Sand Filter (construction photo)

AERIAL VIEW FROM THE SOUTH-WEST



AERIAL VIEW FROM THE NORTH-EAST





PROJECT BUDGET

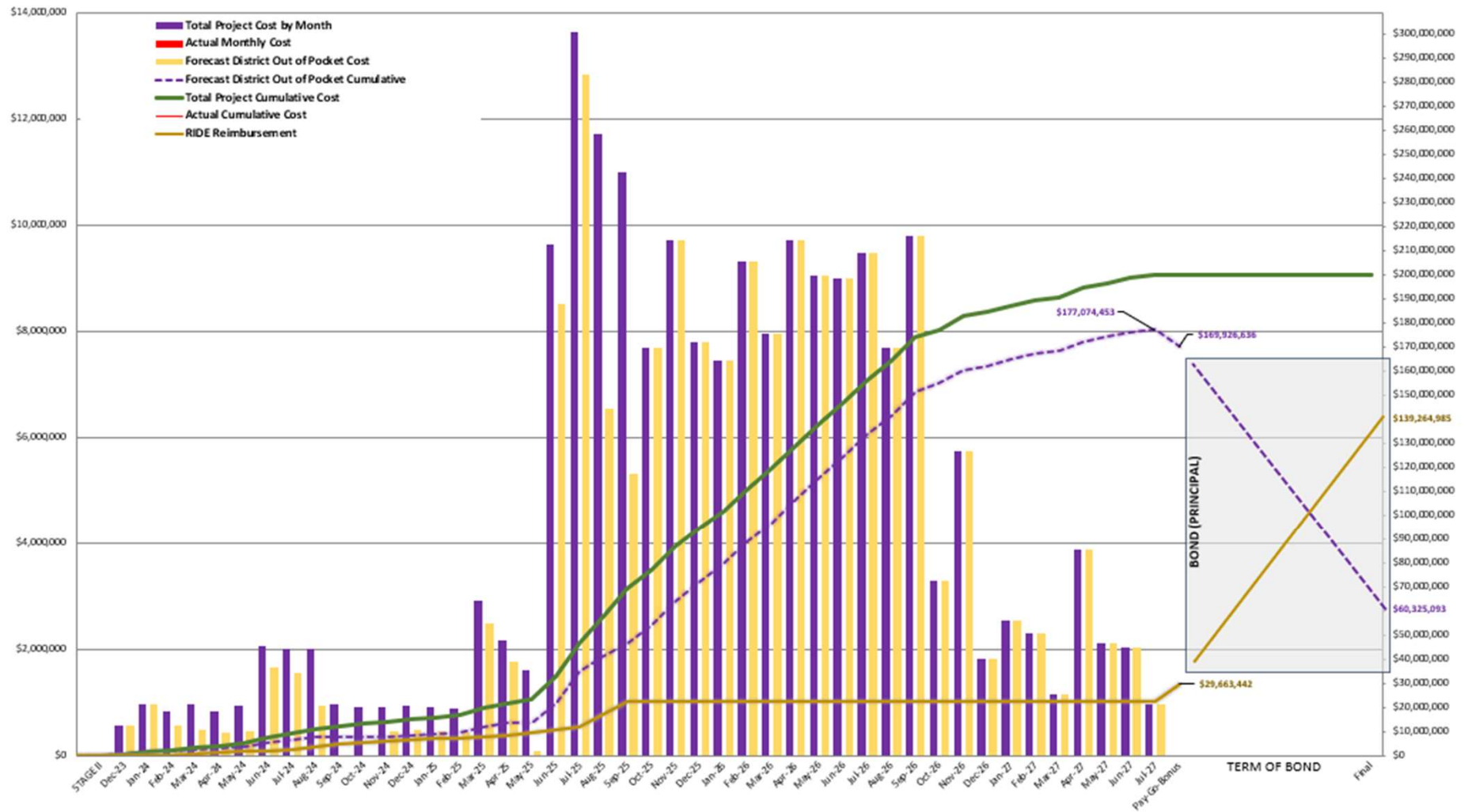


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CASHFLOW

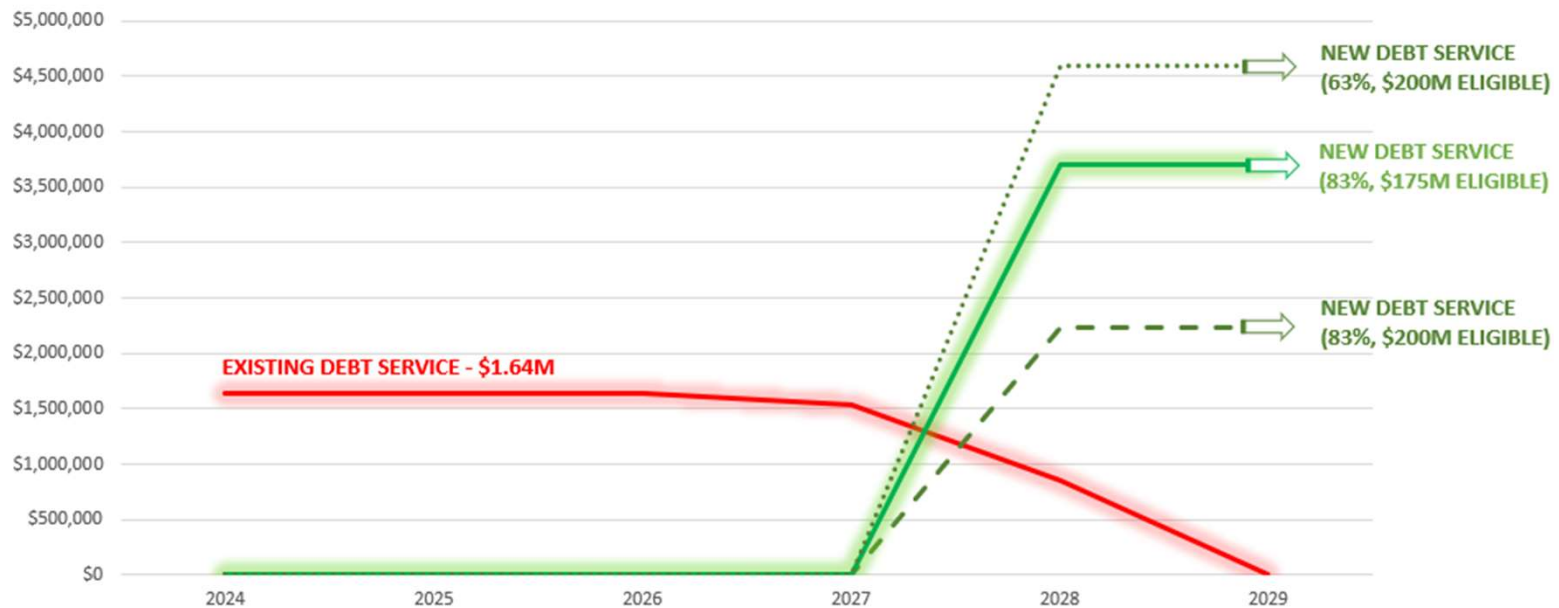
BWRSD Cashflow Projection - SD Phase - \$200M TPB



DEBT SERVICE SCENARIOS

	Bristol	Bristol	Bristol	Warren	Warren	Warren
Bond Amount	\$200,000,000	\$200,000,000	\$200,000,000	\$200,000,000	\$200,000,000	\$200,000,000
Eligible Project Amount	\$200,000,000	\$200,000,000	\$175,000,000	\$200,000,000	\$200,000,000	\$175,000,000
School Bond State Aid	63.00%	83.00%	83.00%	63.00%	83.00%	83.00%
% Debt Service by Member Town	62.18%	62.18%	62.18%	37.82%	37.82%	37.82%
Max Annual Net Debt Service	\$ 4,598,924	\$ 2,237,610	\$ 3,702,264	\$ 4,598,924	\$ 2,237,610	\$ 3,702,264
Member Town Share of Debt Service	\$ 2,859,611	\$ 1,391,346	\$ 2,302,068	\$ 1,739,313	\$ 846,264	\$ 1,400,196
Net Assessed Value* (000)	\$ 3,231,257	\$ 3,231,257	\$ 3,231,257	\$ 1,150,831	\$ 1,150,831	\$ 1,150,831
Estimated Tax Rate Impact/Per \$1000	\$0.88	\$0.43	\$0.71	\$1.51	\$0.74	\$1.22
Estimated Tax Rate % Increase	6.81%	3.31%	5.48%	8.39%	4.08%	6.76%

Above data courtesy of PFM Financial Advisors



TAX IMPACT PROJECTION - BRISTOL

Existing Debt:

62.18% of \$1.64M Annually

Existing Rate Impact: \$0.32 per \$1000

Matures May 15, 2028

Low Range

Mid Range

High Range

-\$0.32

-\$0.32

-\$0.32

Proposed Project Debt:

62.18% of \$2.2 - \$4.6M Annually

\$0.43 - \$0.88 per \$1000 of assessed value

\$0.43

\$0.71

\$0.88

Delta: \$0.20 - \$0.97 per \$1000 of assessed value

\$0.11

\$0.39

\$0.56

Bristol Impact per \$100,000 of Assessed Value

Tax Impact Range per \$100K of Assessed Value

Low Range

Mid Range

High Range

Annually:

\$11.00

\$39.00

\$56.00

Quarterly:

\$2.75

\$9.75

\$14.00

Monthly

\$0.92

\$3.25

\$4.67

TAX IMPACT PROJECTION - WARREN

Existing Debt:

37.82% of \$1.64M Annually

Existing Rate Impact: \$0.54 per \$1000

Matures May 15, 2028

Low Range

Mid Range

High Range

-\$0.54

-\$0.54

-\$0.54

Proposed Project Debt:

37.82% of \$2.2 - \$4.6M Annually

\$0.74 - \$1.51 per \$1000 of assessed value

\$0.74

\$1.22

\$1.51

Delta: \$0.20 - \$0.97 per \$1000 of assessed value

\$0.20

\$0.68

\$0.97

Warren Impact per \$100,000 of Assessed Value

Tax Impact Range per \$100K of Assessed Value

Low Range

Mid Range

High Range

Annually:

\$20.00

\$68.00

\$97.00

Quarterly:

\$5.00

\$17.00

\$24.25

Monthly

\$1.67

\$5.67

\$8.08

TAX IMPACT PROJECTION - WARREN

Existing Debt:

37.82% of \$1.64M Annually

Existing Rate Impact: \$0.54 per \$1000

Matures May 15, 2028

Proposed Project Debt:

37.82% of \$2.2 - \$4.6M Annually

\$0.74 - \$1.51 per \$1000 of assessed value

Delta: \$0.20 - \$0.97 per \$1000 of assessed value

Low Range

Mid Range

High Range

-\$0.54

-\$0.54

-\$0.54

\$0.74

\$1.22

\$1.51

\$0.20

\$0.68

\$0.97

Warren Avg Single Family Home (FY24): \$431,616

Tax Impact Range on Avg Single Family Home in Warren

Low Range

Mid Range

High Range

Annually:

\$86.32

\$293.50

\$418.67

Quarterly:

\$21.58

\$73.37

\$104.67

Monthly

\$7.19

\$24.46

\$34.89

TAX IMPACT CALCULATOR

BRISTOL WARREN REGIONAL SCHOOL DISTRICT
RIDE NECESSITY OF SCHOOL CONSTRUCTION - STAGE II
PROJECTED TAX IMPACT CALCULATOR



STEP #1 SELECT YOUR TOWN FROM DROP DOWN:

WARREN

STEP #2 ENTER YOUR ASSESSED VALUE:

\$431,616

(see link to assessor database below)

	<u>MONTHLY</u>	<u>QUARTERLY</u>	<u>ANNUALLY</u>
TAX IMPACT PROJECTION (LOW RANGE)	\$7.19	\$21.58	\$86.32
TAX IMPACT PROJECTION (MID RANGE)	\$24.46	\$73.37	\$293.50
TAX IMPACT PROJECTION (HIGH RANGE)	\$34.89	\$104.67	\$418.67

BRISTOL ASSESSOR DATABASE <https://data.nereval.com/Search.aspx?town=Bristol>

WARREN ASSESSOR DATABASE <https://data.nereval.com/SearchInfo.aspx?town=Warren>

RIDE UPDATE

SCHOOL BUILDING AUTHORITY
at the Rhode Island Department of Education



School Cost

For the RIDE school facilities assessments, project costs per square foot were developed based on a review of a variety of school project cost data from completed Rhode Island projects, similar Massachusetts and Connecticut K-12 schools, and national square foot school cost publications. As the determination of a single square foot cost for each school type is variable, due to its location geographically (suburbs versus city), varying site conditions, un-predictable economic influences, etc., the square foot costs reflect total project costs per square foot for the representative school type.

COST PER SQUARE FOOT

The total project square foot costs assumed 2023 economics and a hard bid (lump sum) environment. Focused on the low bidder's bid, these costs include a 20% allowance for all project soft costs and are in line with RIDE School Construction Regulations (5/24/07) regarding eligible project costs:

- Elementary School: \$564/sf
- Middle School: \$592/sf
- High School: \$628/sf

COST PER STUDENT

Combining furniture, fixtures, and equipment (FF&E), and technology (IT) into one total budget provides the most flexibility to each district. The FF&E and IT allowances assumes an ES of 75,000 sf with 350 students; a MS of 120,000 sf with 675 students; and a HS of 175,000 sf with 890 students. The following per student budgets for FF&E and IT budgets are:

- FF&E: \$2,100 /student
- IT: \$3,000/student

COMMUNITY OUTREACH



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OUTREACH

- ✓ Website Updates
- ✓ Social Media Launch
- ✓ Building Committee
- ✓ School Committee
- ✓ Bristol Town Council
- ✓ Warren Town Council
- ✓ Bristol Concert Series
- ✓ Warren Concert Series
- ✓ Hope & Main Schoolyard Markets
- ✓ Bristol Community Night Out
- ✓ MHHS Class of 2027 Welcoming
- ✓ MHHS Home Football Game
- ✓ Bristol Porchfest
- ✓ East Bay Running Festival
- ✓ Community Forum & MHHS Tour
- ✓ Abutters Meeting (10/11)
- ✓ Warren Walkabout (10/8, 10/15)
- ☐ Halloween Walkabout (10/29)
- ☐ Community Forum (11/1)





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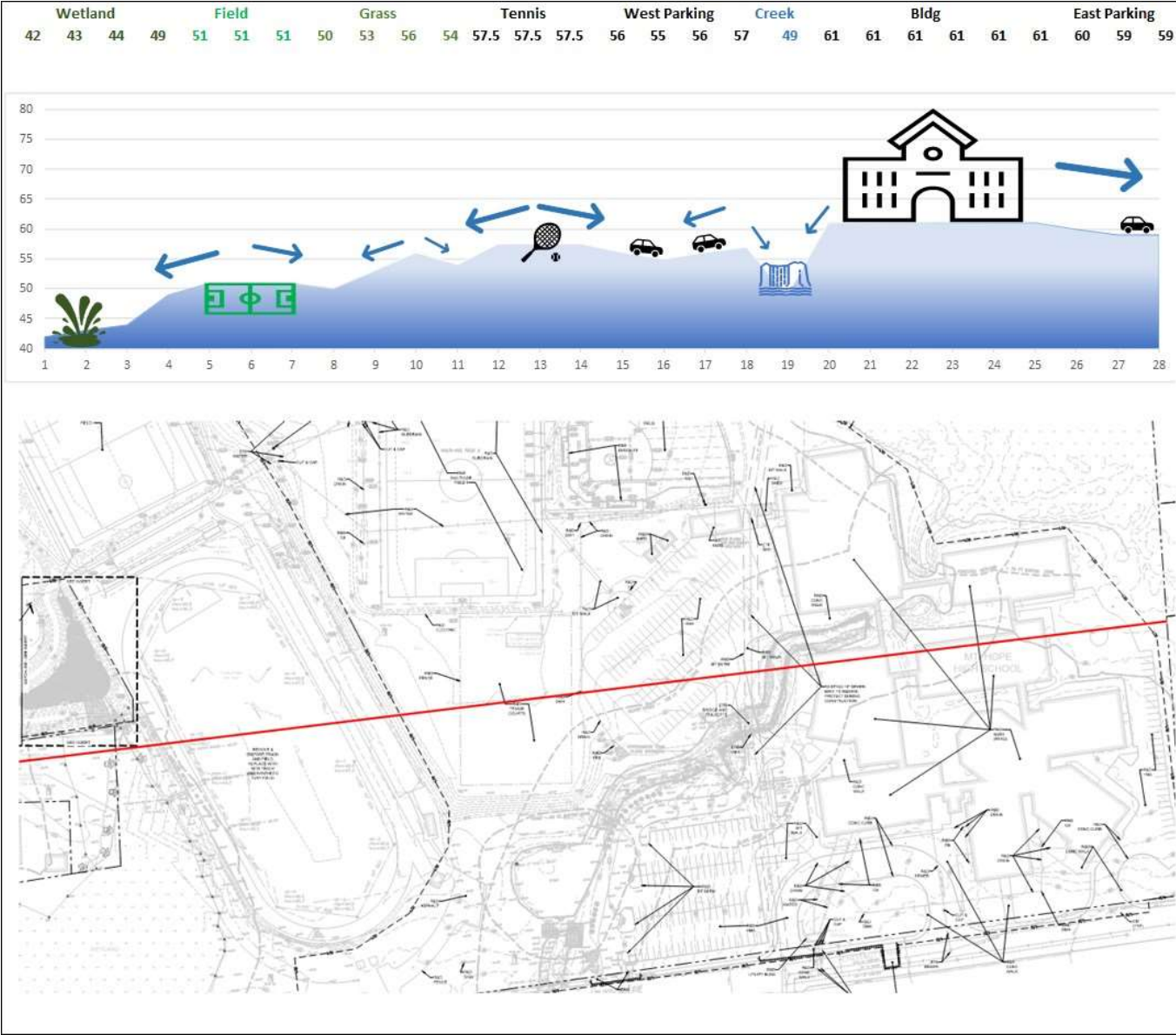
QUESTIONS? | THANK YOU!

Existing Aerial View

(replace with nice
clear aerial showing
property lines)



Cross Section East/West



Cross Section North/South



NEXT STEPS – STORMWATER DESIGN PROCESS

- Professional Surveyor prepare existing conditions plan with accurate topography
- Conduct additional test pits in the location of proposed stormwater management systems
- Site walk with abutters along the MHHS property lines to understand specific concerns
- Develop detailed stormwater management design
- Go through the local and state permit process with the Town of Bristol and RIDEM