



# Bristol Warren Regional School District

## RIDE Necessity of School Construction Stage II

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# AGENDA

## I. OPEN MEETING

## I. PUBLIC COMMENTS

## I. INTRODUCTIONS

## I. DISCUSSION AND/OR POSSIBLE ACTION

A. Approval of 7/13/23 Meeting Minutes - VOTE

B. SBA Intro - Dr. Joseph da Silva

C. RIDE Stage II Progress Update

1. General Updates

a) Historic District Commission

b) RIDEM

c) Planning & Zoning

2. Development of Preferred Solution(s)

a) ES/MS Updates

(1) Consultant Findings

(2) Scope Development

b) HS Design Updates

(1) Layout/Orientation

(2) Gymnasium

(3) Exteriors/Fenestration

3. Community Outreach

a) Warren Concert Series

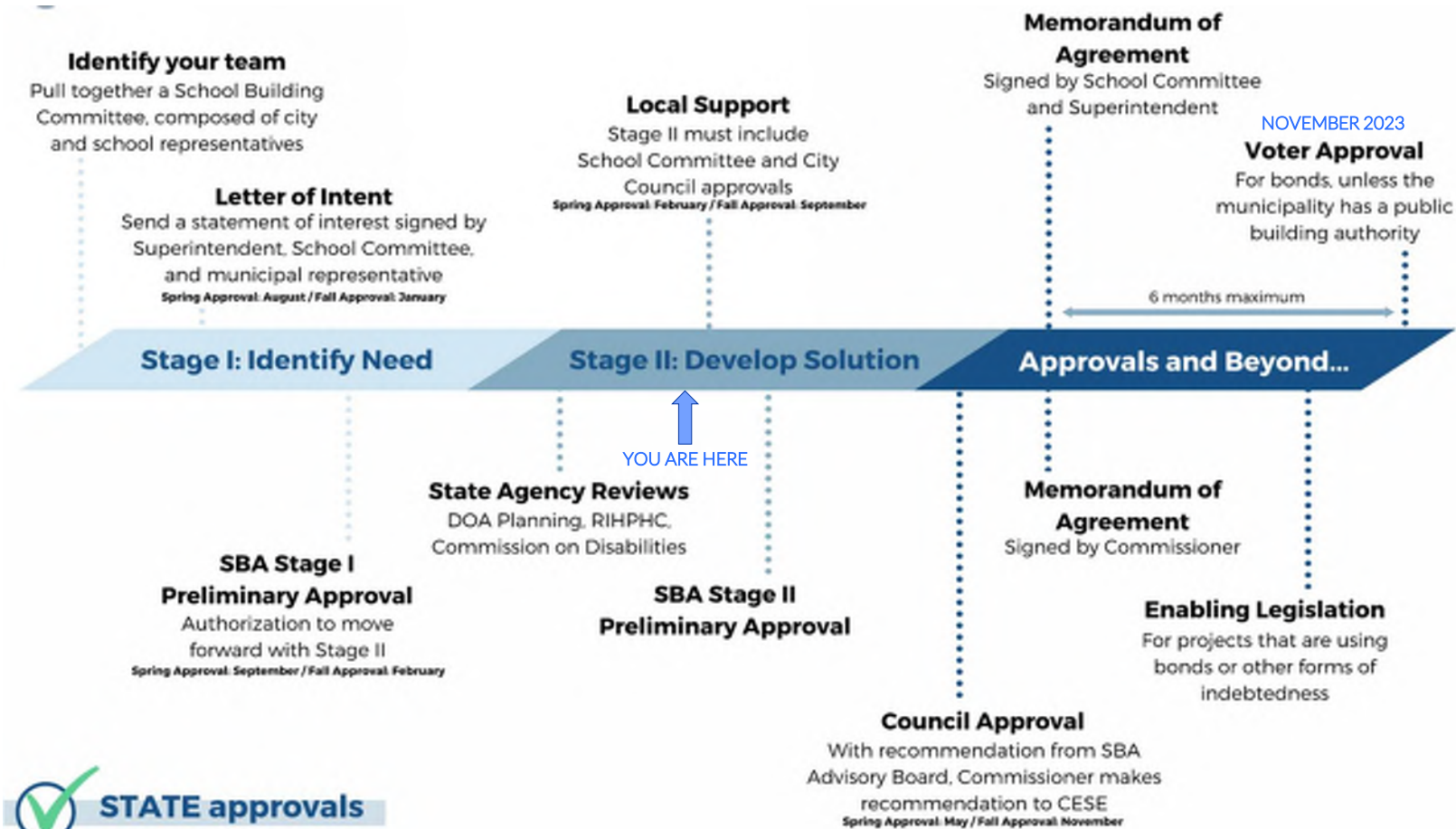
b) Hope and Main School Yard Markets

c) Bristol Town Center event (August)

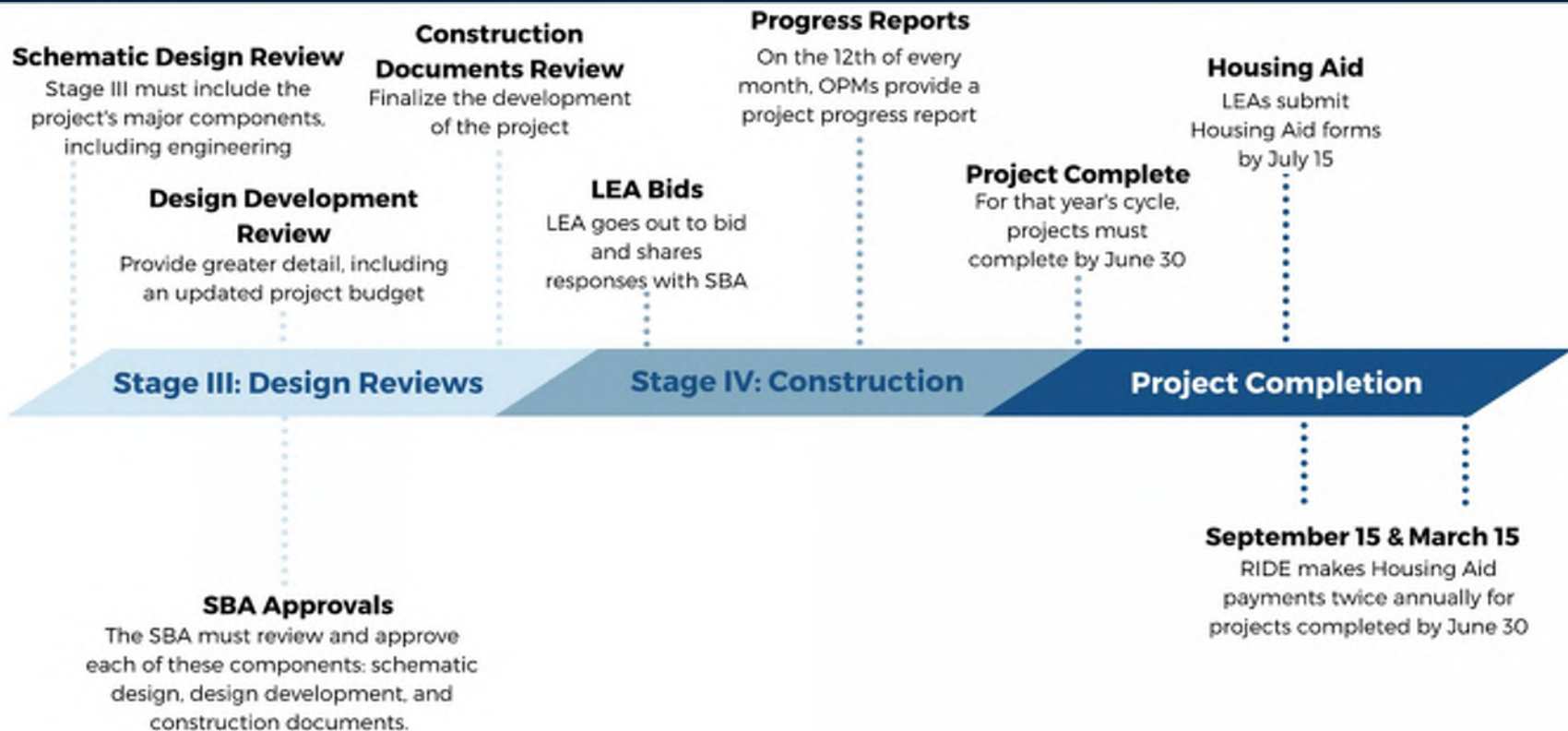
D. Next Steps / Key Dates

## II. ADJOURNMENT

# RIDE PROCESS OVERVIEW



# RIDE PROCESS OVERVIEW



**STATE to-dos**



# PROGRESS UPDATE

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# STAGE II PROGRESS UPDATE

- 25Jun23 - Concert Series Outreach #5
- 28Jun23 - HS Programming Meeting #2
- 29Jun23 - Building Committee
- 29Jun23 - AE/OPM Coordination Meeting: *Weekly*
- 29Jun23 - School Committee
- 05Jul 23 - Hope & Main Schoolyard Market
- 06Jul 23 - Bristol Historic Commission: *Concept Review*
- 07Jul 23 - Consult with Planning Dept
- 09Jul 23 - Warren Concert Series: *(7/6-8/27)*

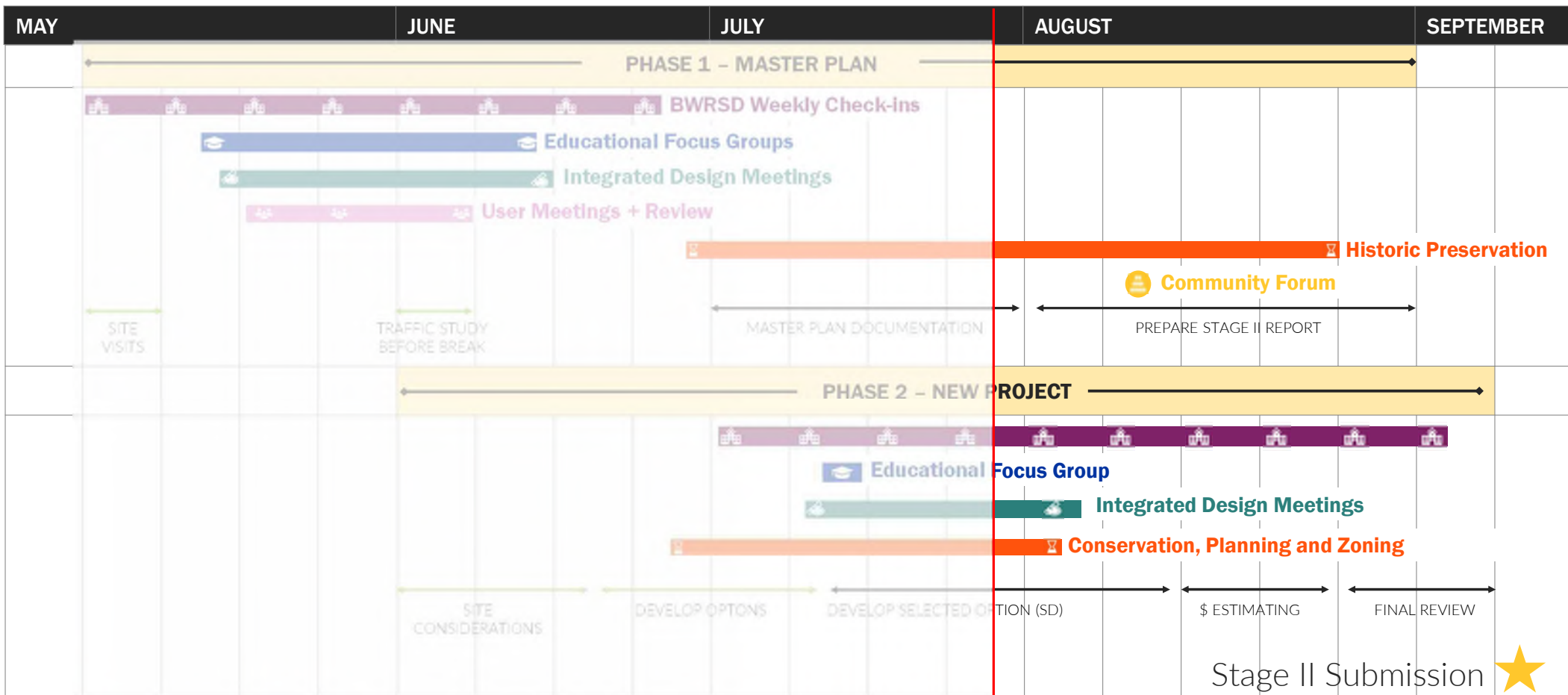
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- 12Jul 23 - Building Committee
  - 12Jul 23 - Hope & Main Schoolyard Market
  - 13Jul 23 - AE/OPM Coordination Meeting: *Weekly*
  - 16Jul 23 - Warren Concert Series
  - 18Jul 23 - RIDEM Meeting
  - 19Jul 23 - Planning / Community Development Mtg
  - 19Jul 23 - Hope & Main Schoolyard Market
  - 20Jul 23 - Subconsultant Site Visits: *Second Round*
  - 20Jul 23 - AE/OPM Coordination Meeting: *Weekly*
  - 23Jul 23 - Warren Concert Series

Since Last SBC Meeting

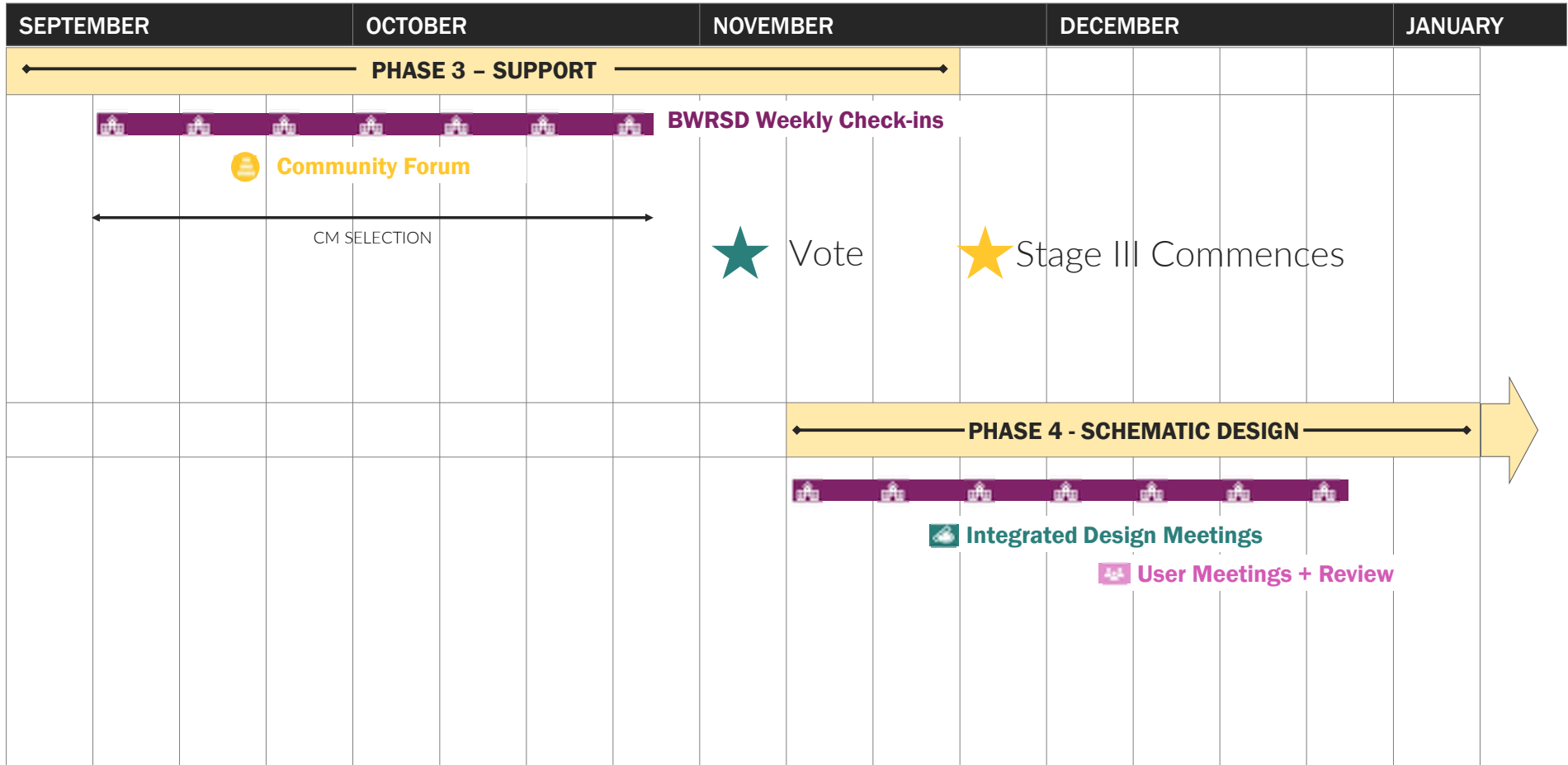
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- 27Jul 23 - Building Committee
  - 02Aug23 - Integrated Design Meeting (Building Systems)
  - 03Aug23 - RIDE Stage II Check-in #2
  - 07Aug23 - Integrated Design Meeting (NE CHPS)
  - 07Sep23 - Historic District Commission #2
  - 15Sep23 - Stage II Submission Deadline

Upcoming

# Proposed Schedule - Summer



# Proposed Schedule - Fall





# DESIGN UPDATE

## Underway:

- Traffic Study – Reports in progress
- Demographic Study – Final Report has been received
- Hazmat Review – Waiting on reports for Kickemuit and Guiteras
- Code/Accessibility: Recommendations have been issues and are being incorporated repair costs
- Existing conditions reports –recommendations for cost estimate are underway
- Historic Preservation Review – Proposed option for Colt Andrews is being developed
- User Meetings – Program review on 7/26 and 8/1
- Geo-environmental Studies are underway (draft to be submitted next week)
- Submit application for technical review meeting with Town Departments
- Concept review with Bristol Fire Dept for HS and Colt-Andrews

## Upcoming:

- Historic Preservation Review – Sept. 7th
- Integrated Design Meetings (Systems) – August 1st or 2nd
- Integrated Design Meetings (NE CHPS) – August 7th or 8th
- Technology Meeting – August 9th
- Geo-technical – Drilling on August 17<sup>th</sup> and 18<sup>th</sup>
- Neighborhood meeting for High School project - TBD
- Technical Review with Town Departments – August meeting TBD
- Planning Board review – submit in Sept. for Oct. meeting

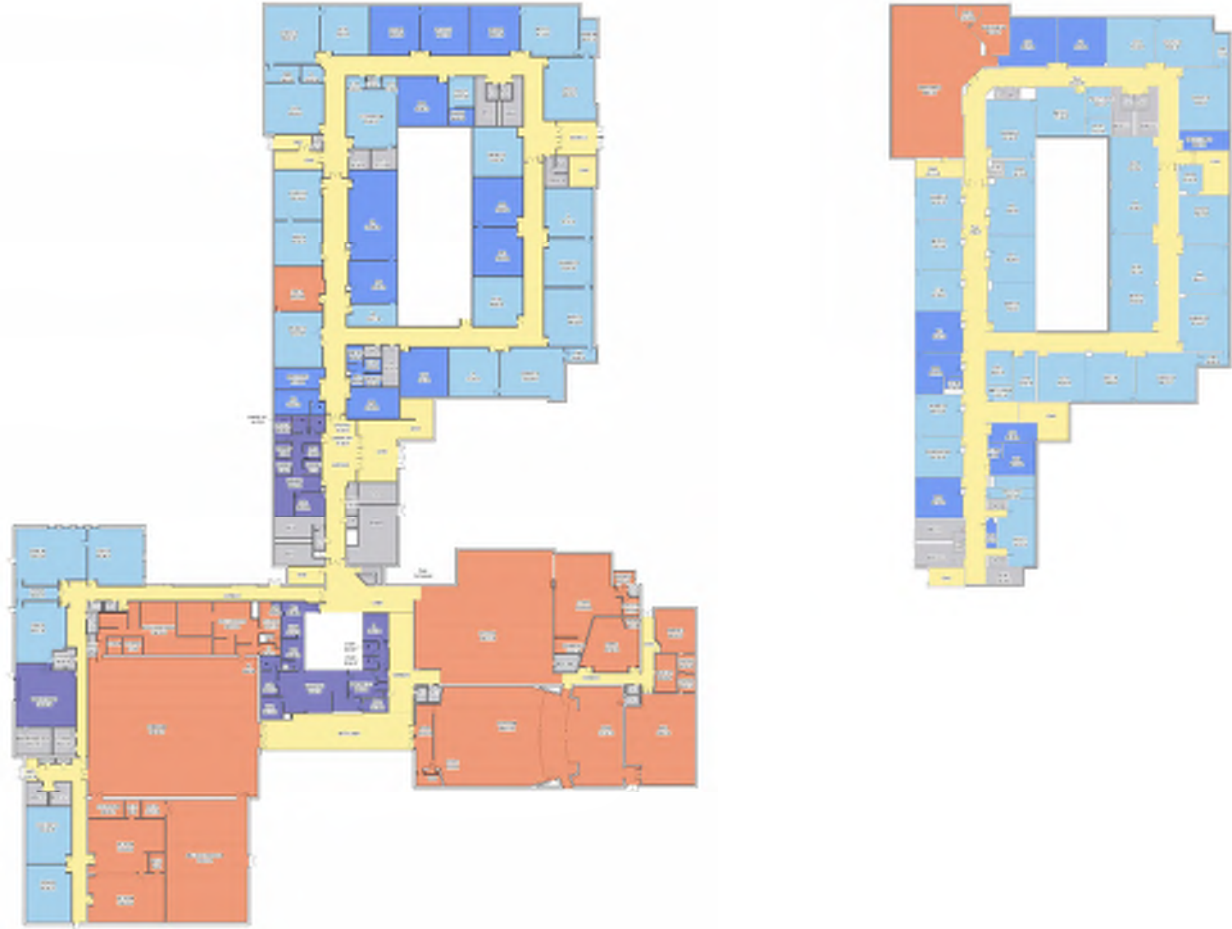
# ES/MS Design Updates

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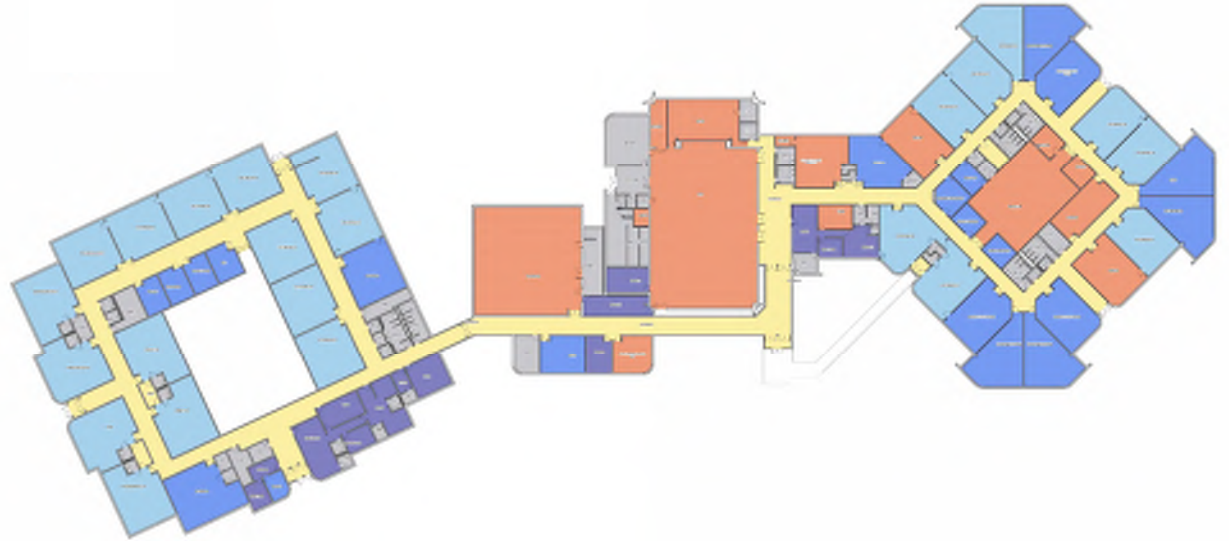
# Kickemuit Middle School

- Replace ballasted roof
- Replace damaged exterior doors and hardware
- Repoint masonry and re-caulk windows
- Replace damaged exterior wall lights
- Replace damaged exterior railings at ramp and stairs
- Replace exhaust fans on roof
- Replace ACT at second floor corridors and classrooms
- Replace Intercom system
- Install an additional egress door in the gymnasium
- Replace hardware in egress doors
- Install continuous handrails in stairs
- Repair exterior walkway for accessibility
- Investigate large crack in north wall of library and classrooms
- Add new entry for 5<sup>th</sup> and 6<sup>th</sup> grade academy



# Hugh Cole

- Replace membrane roof on original building
- Repoint masonry and caulk windows on original building
- Abate asbestos ceiling tiles
- Replace ACT in original building
- Renovate toilet rooms in original building to comply to ADA
- Provide ADA compliant door hardware in original building
- Change swing of doors into classroom to conform to ADA
- Replace intercom system
- Add fire alarm to courtyard
- Replace hot water loop and insulate piping
- Replace exhaust fans in original building
- Repair AC units in data rooms
- Replace mechanical unit in library
- Replace sprinkler piping that was installed with incorrect pipes
- Repair asphalt play area
- Replace pavement and concrete at northern/southern entrance/exit driveways to the main parking lot and loop road



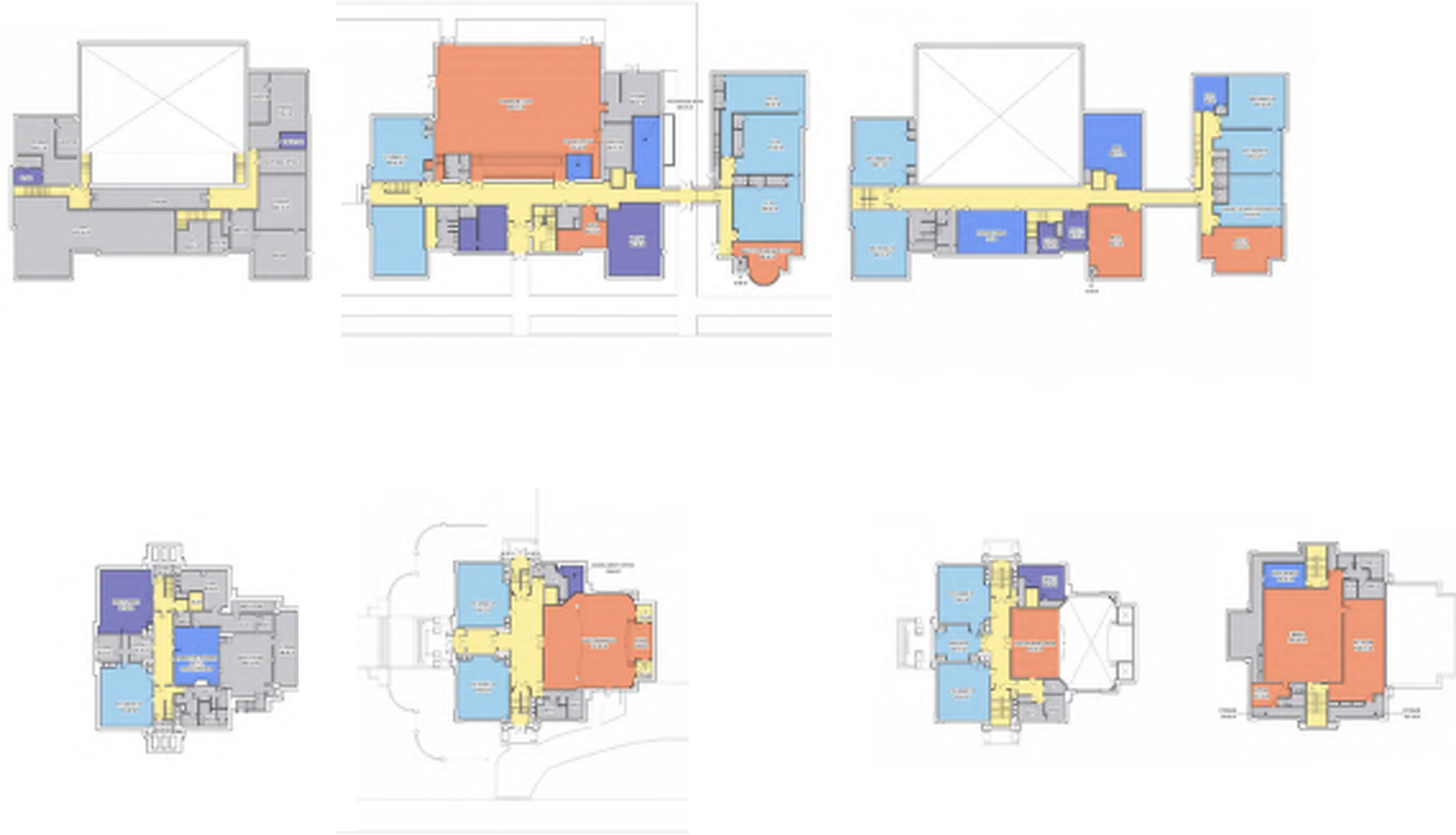
# Rockwell

- Replace exterior doors and hardware
- Caulk all windows
- Paint exterior wood trim
- Replace intercom system
- Repair rusty and leaky FP lines in mechanical room
- Upgrade electrical room to be within a 2 hour rated enclosure
- Add drainage to playground area to address ponding issues
- Replace pavement and repair concrete at driveway



## Colt - Andrews

- Repair exterior doors and repaint wood windows at Colt
- Repair pilaster damage in Colt auditorium
- Replace refrigerant lines in Colt
- Wash masonry and paint wood trim in Andrews
- Refinish exterior railings in Andrews
- Add automatic door openers to doors with noncompliant clearance
- Replace Chiller in Andrews
- Replace piping insulation in Colt and Andrews
- Replace Intercom system in both Colt and Andrews
- Replace Boiler in Andrews
- Investigate water infiltration in Colt basement
- Investigate water damage in Andrews ceilings
- Create safer connection between Colt and Andrews





## Colt - Andrews

### Proposed Campus Plan:

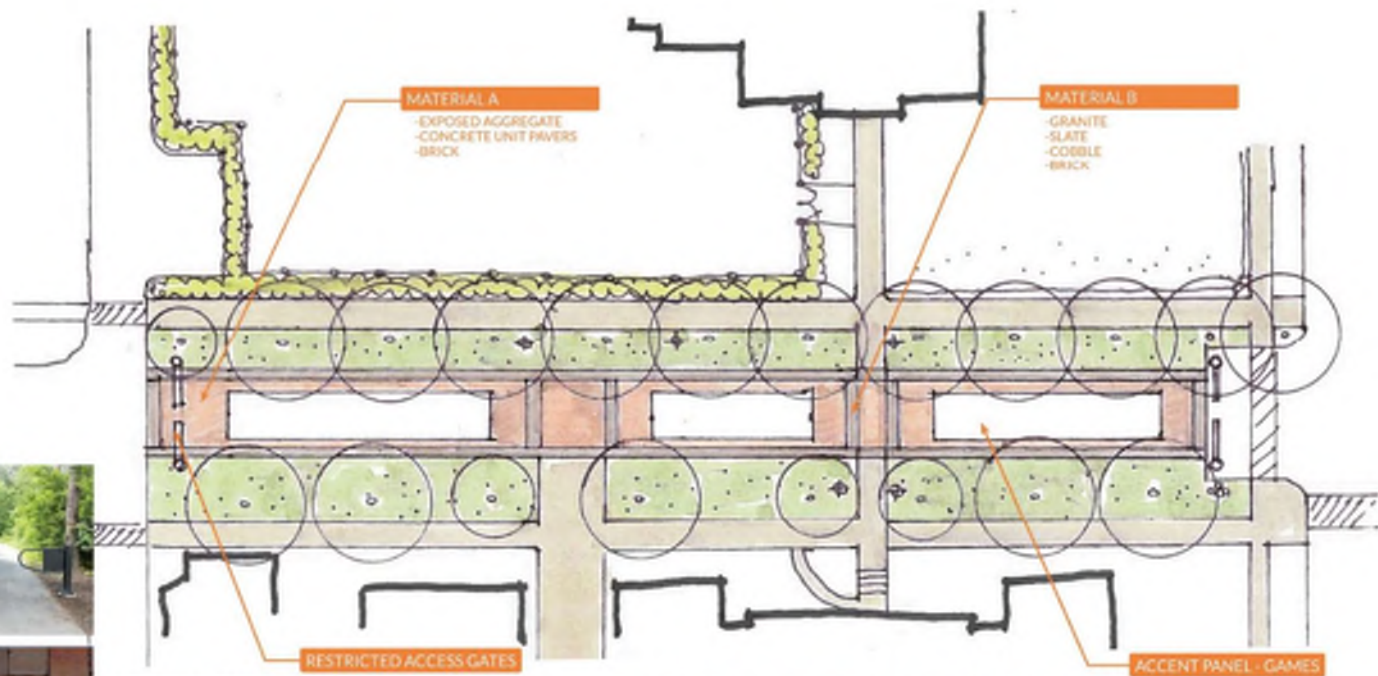
- Increased site safety & security
- Fire Access between buildings
- Buses cue in access drive
- Pedestrian path/market area
- More outdoor learning space
- More play space
- Historic quality perimeter fence
- Preserve Hope St. appearance



## Colt - Andrews



## Materials



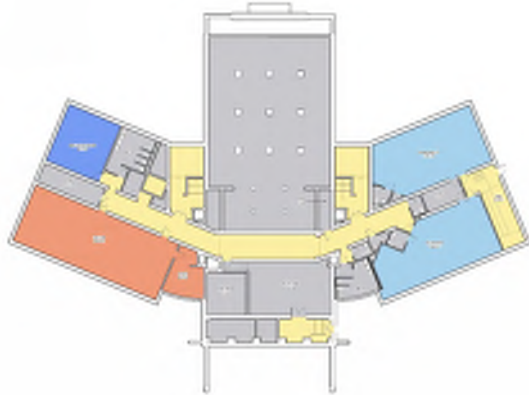
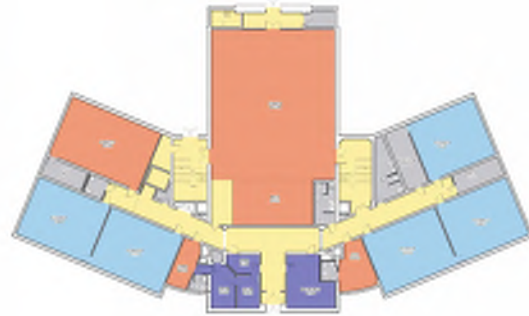
**Bradford Street**  
Colt-Andrews School

**TRAVERSE**  
landscape architects



# Guiteras

- Repair and clean exterior masonry
- Repair water damage at gym ceiling
- Renovate toilet rooms to be accessible
- Replace stairway door with 1 hour rated doors
- Install continuous handrails in stairs
- Replace gym AHU
- Replace exhaust fans
- Replace Intercom system
- Replace hot water heaters
- Replace vintage fire alarms
- Provide accessible route to the Discovery Garden
- Address ground water infiltration



# HS Design Updates

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# Options

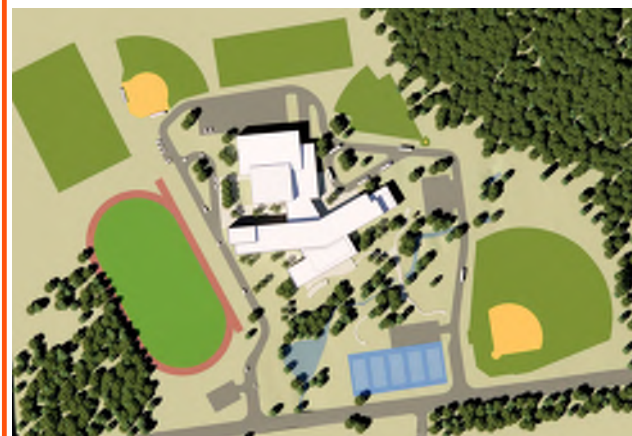
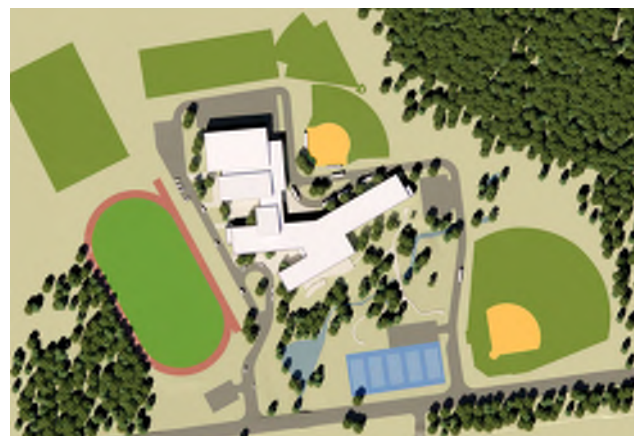
OPTION A



OPTION B



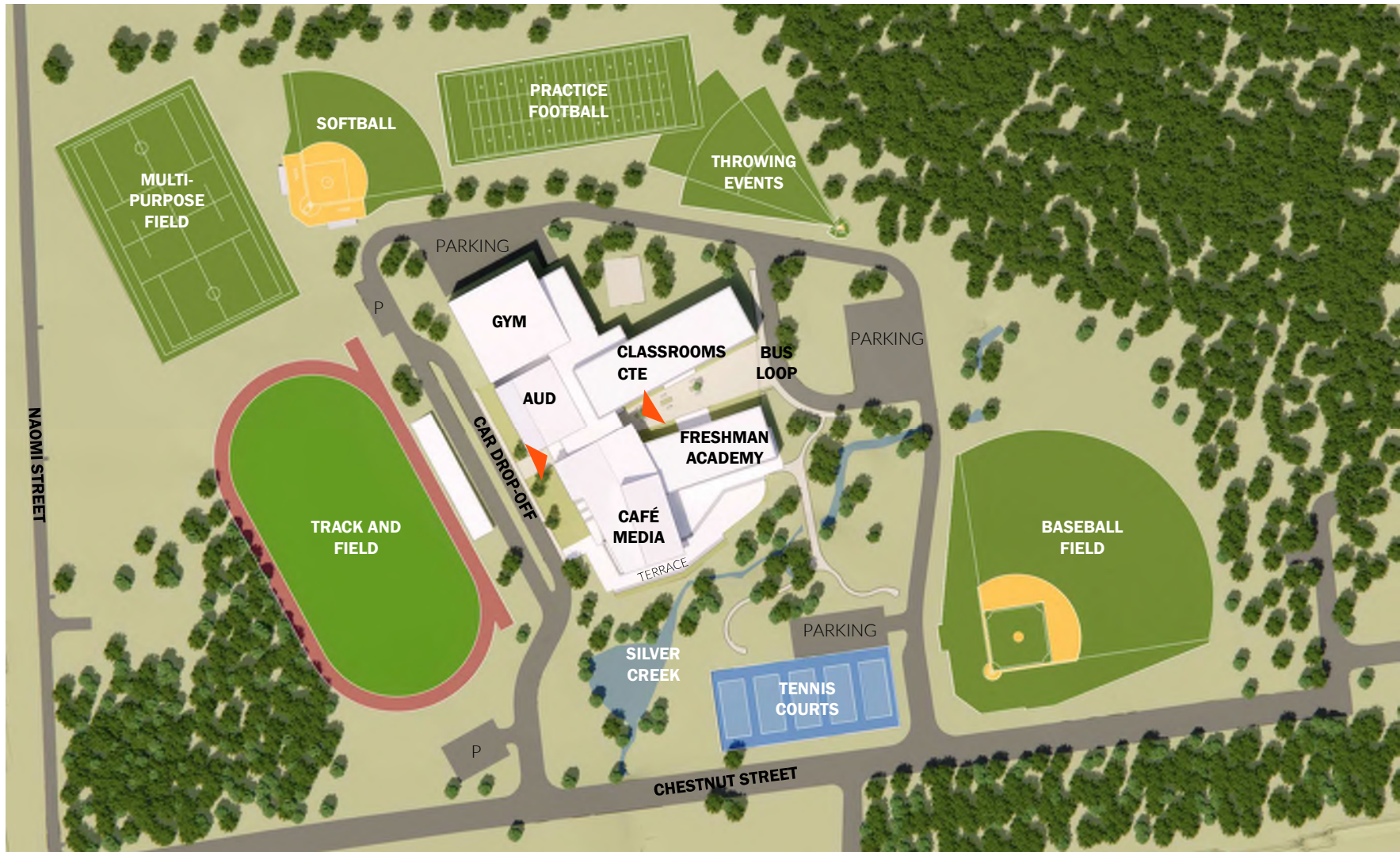
OPTION C





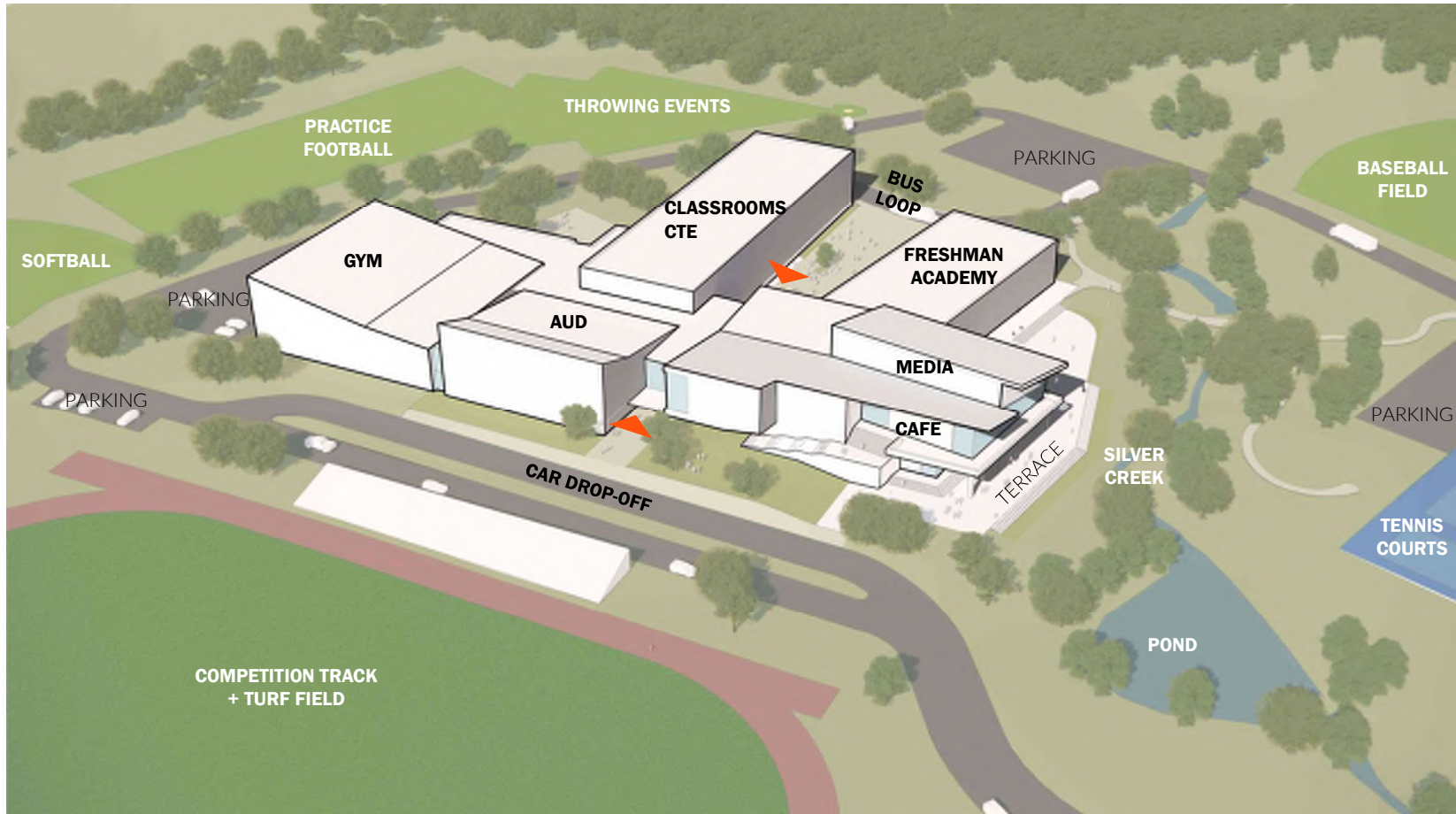
# Site Plan

MOUNT HOPE HS



# Main Entry Aerial

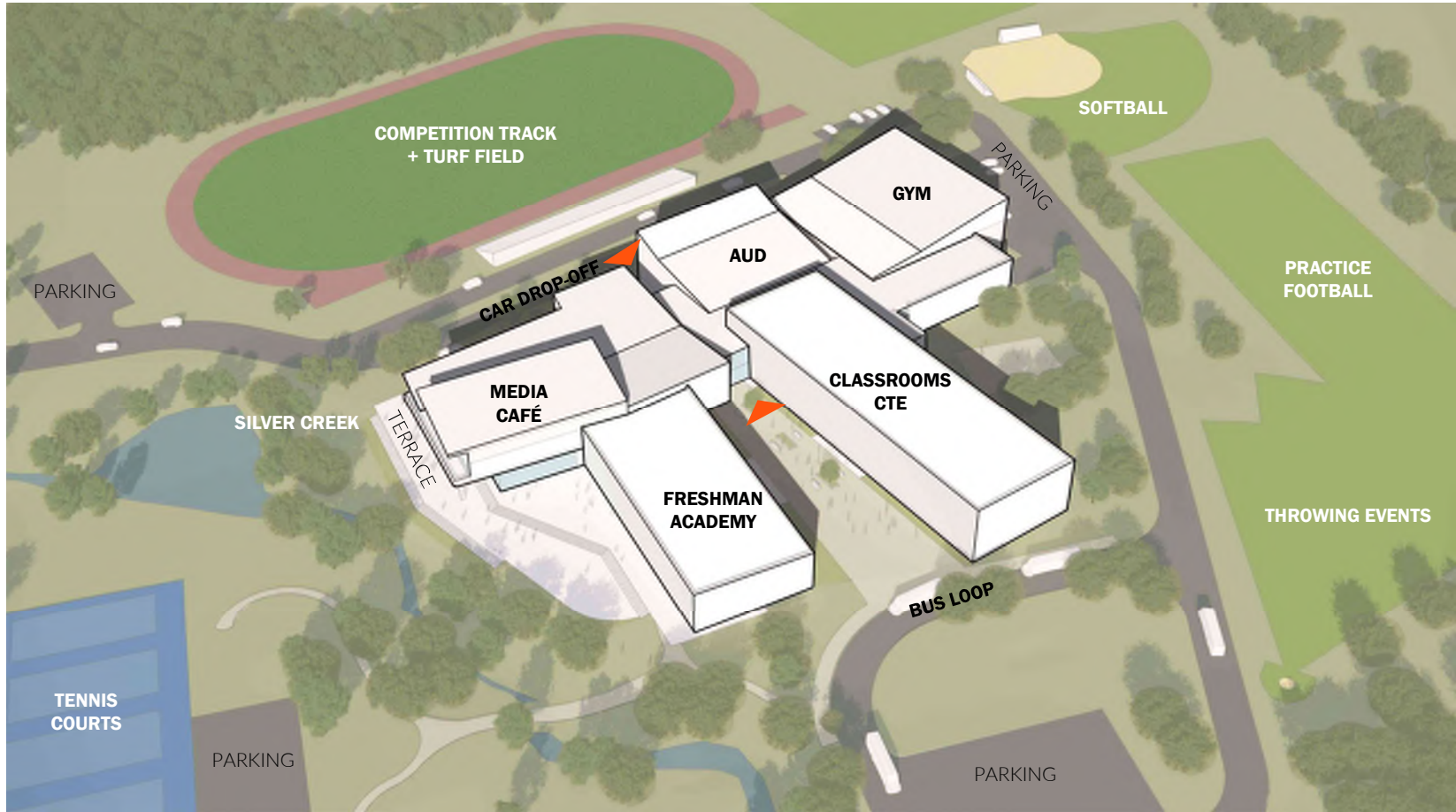
VIEW FROM WEST | CAR DROP-OFF





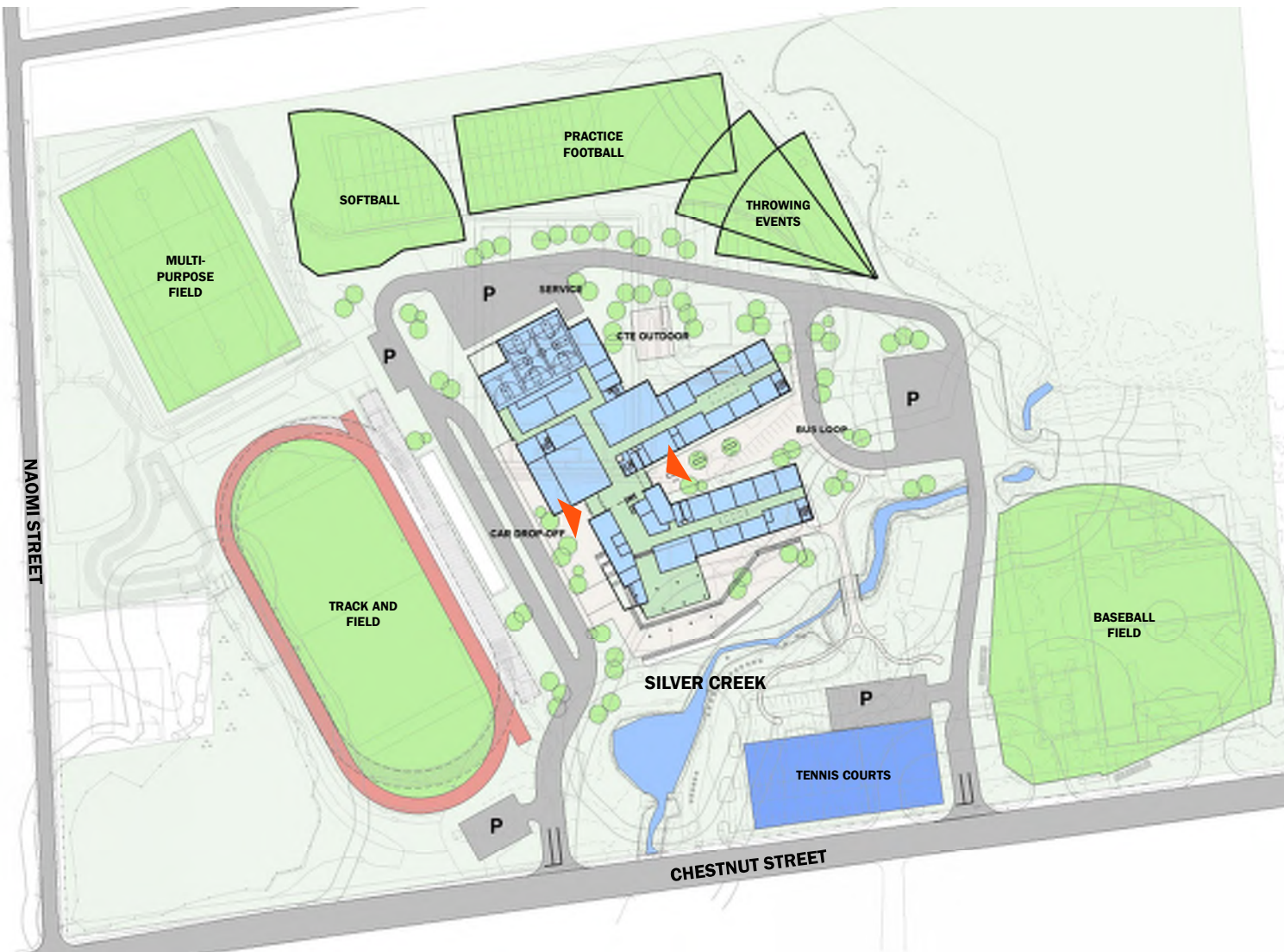
# Courtyard Aerial

VIEW FROM EAST | BUS LOOP



# Site & First Floor Plan

BLUEWAYS & GREENWAYS





# First Floor Plan

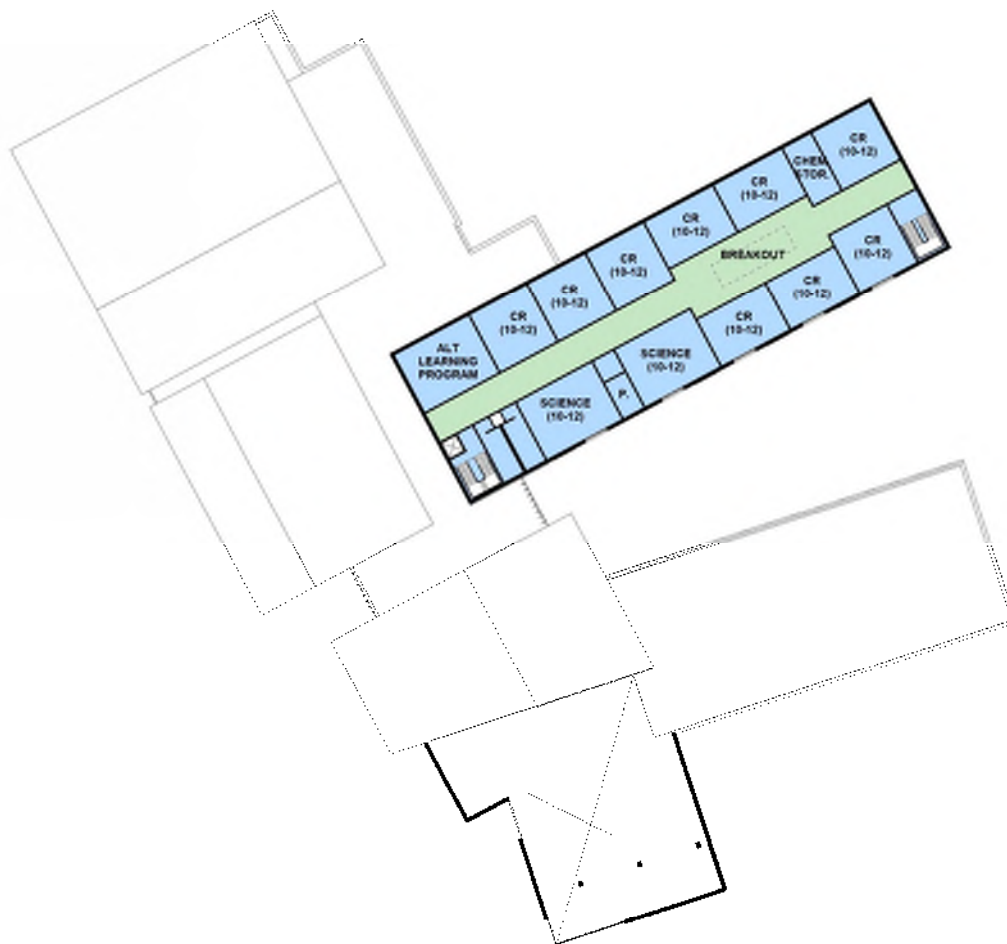


# Second Floor Plan





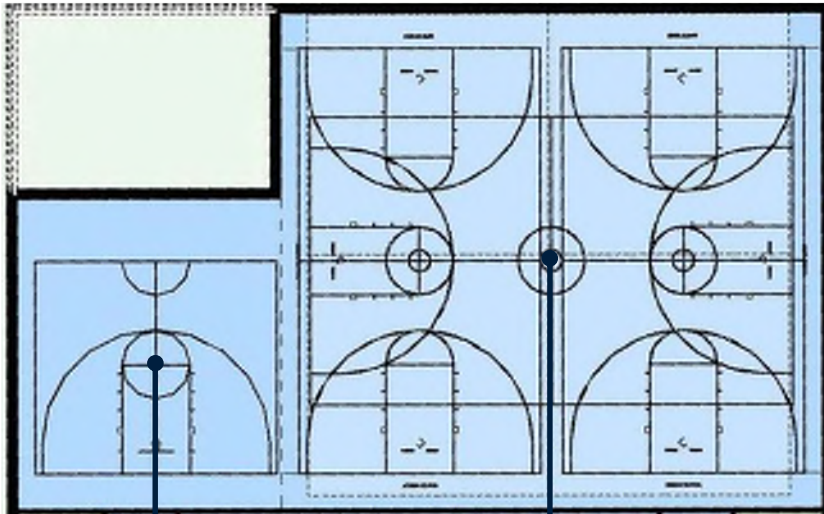
# Third Floor Plan



# Gym Study

GYM SIZED PER ENROLLMENT

10,630 SF

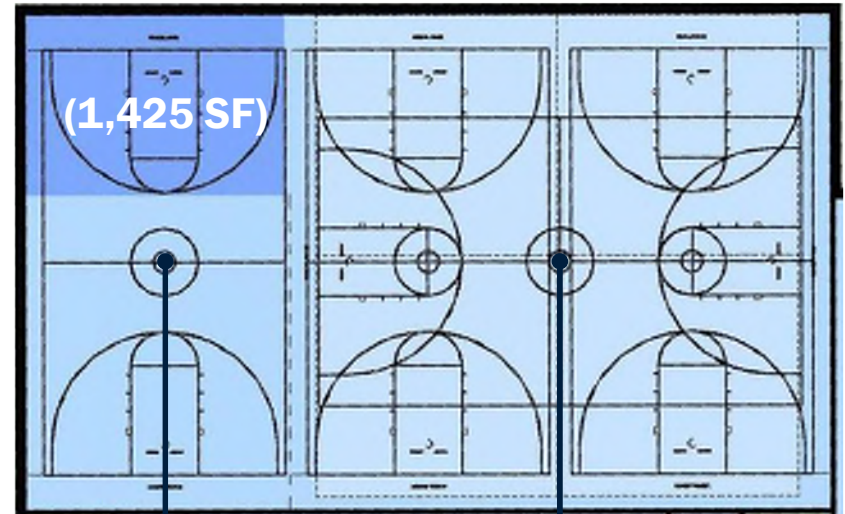


**FITNESS**  
2,485 SF

**GYM**  
8,145 SF

LARGER GYM

12,055 SF



**FITNESS**  
3,910 SF

**GYM**  
8,145 SF



# Inspiration





# Student Commons | Café & Media

SILVER CREEK FACADE



# Main Entry

WEST FAÇADE

CAR DROP-OFF





# Courtyard Entry

EAST FAÇADE

BUS LOOP





# COMMUNITY OUTREACH

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# COMMUNITY OUTREACH

## BWRSD RIDE Necessity of Construction

[BWRSD RIDE Necessity of Construction Stage I Submission](#)

[BWRSD RIDE Necessity of Construction Stage II Process Overview](#)

## BWRSD Visioning Sessions

[BWRSD High School Visioning Session](#)

[BWRSD Middle School Visioning Session](#)

[BWRSD Elementary Schools Visioning Session - Coming Soon!](#)

## Frequently Asked Questions

[FAQ: BWRSD RIDE Necessity of Construction Stage II](#)

## BWRSD Capital Projects Updates

[BWRSD Capital Projects Update 5.12.23](#)

## BWRSD School Building Committee

### 6-29-23 BWRSD Building Committee Meeting

[Agenda](#)

### 6-15-23 BWRSD School Building Committee Meeting

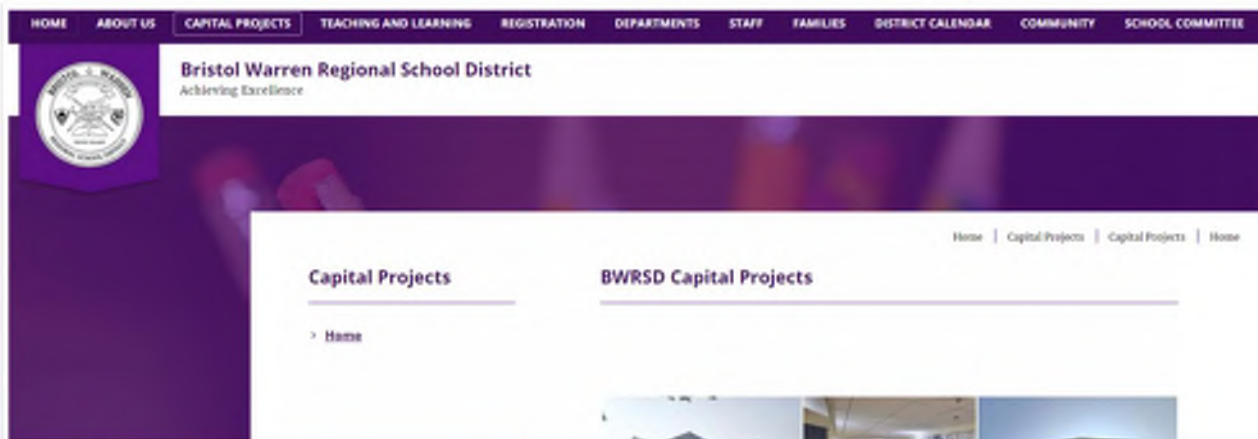
[Agenda](#)

[Presentation](#)

### 5-31-23 BWRSD School Building Committee Meeting

[Agenda](#)

[Presentation](#)



- ✓ WEBSITE UPDATES
- ✓ FAQs
- ✓ CONCERT SERIES

# NEXT STEPS

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# COMMUNITY OUTREACH

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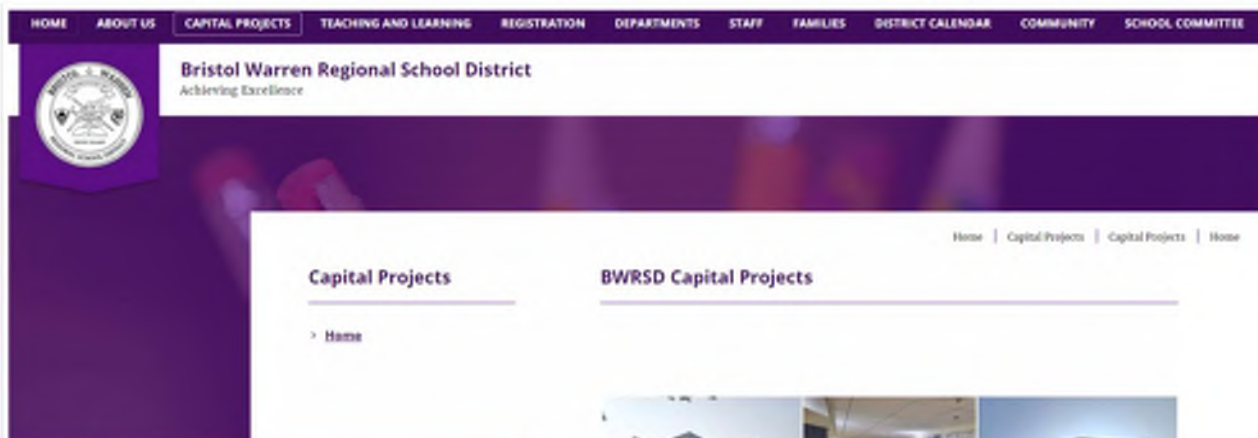
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- ✓ WEBSITE UPDATES
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# NEXT STEPS

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# KEY DATES / NEXT STEPS

## Key Dates

- 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 Award

## Upcoming Meetings

- 1Aug 23** Integrated Design Meetings (Systems)– August 1st or 2nd
- 7 Aug 23** Integrated Design Meetings (NE CHPS)– August 7th or 8th
- 20Jul 23** Subconsultant Site Visits: Second Round
- 03Aug23** RIDE Stage II Check-in #2



# TIMELINE





**PMA Consultants**

**PERKINS —  
EASTMAN**



**QUESTIONS? | THANK YOU!**