



Bristol Warren Regional School District

RIDE Necessity of School Construction Stage II

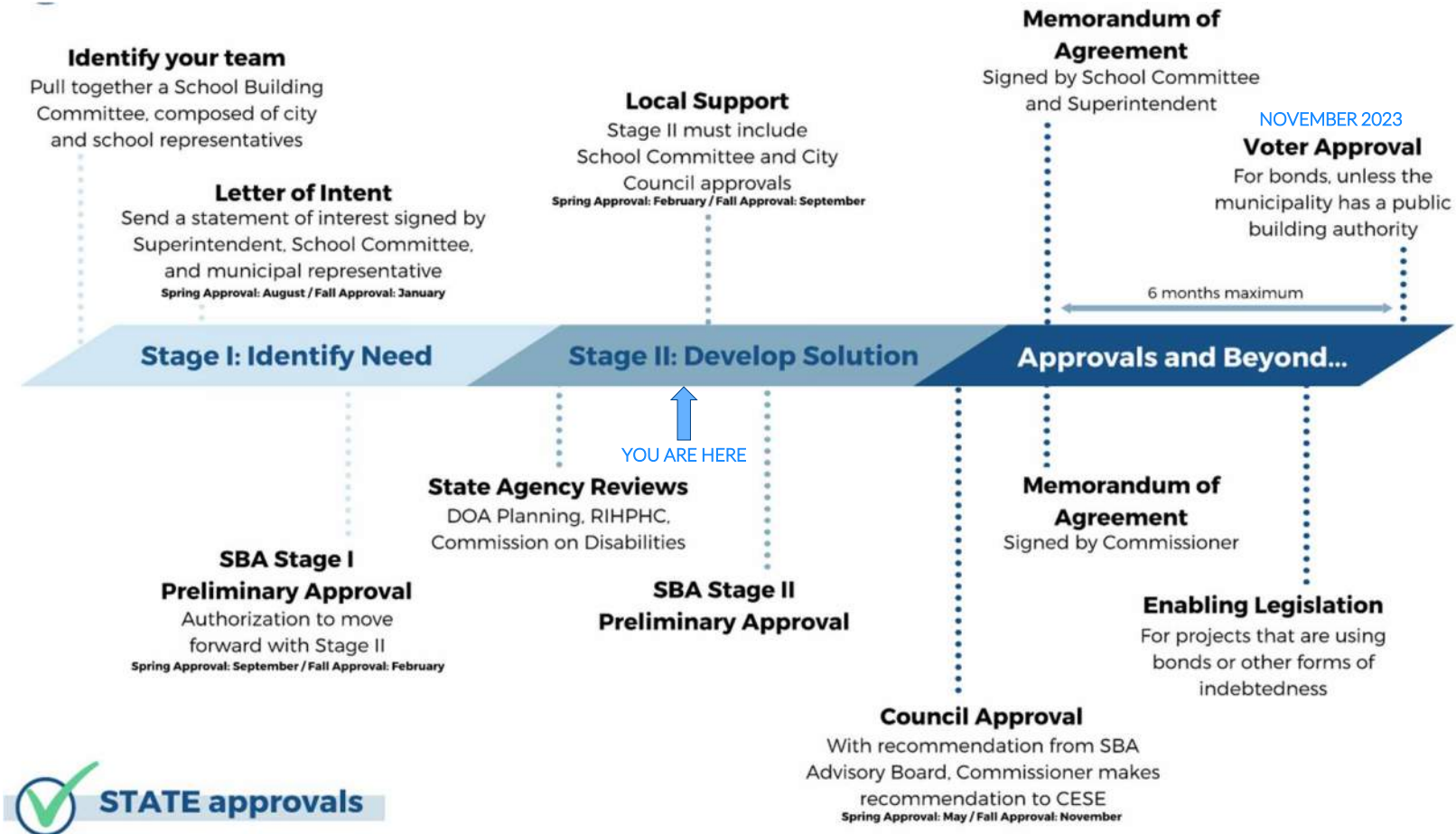


PMA Consultants

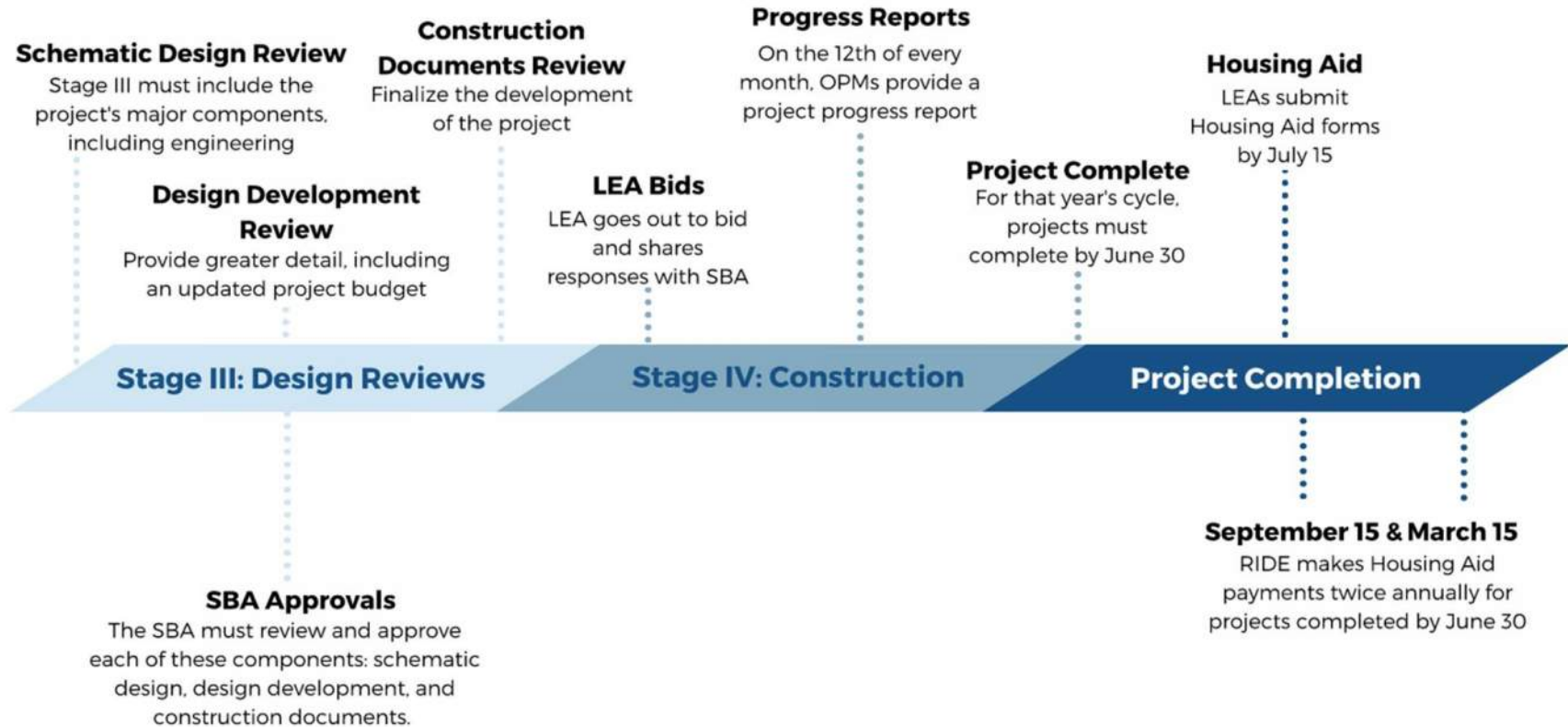
PERKINS —
EASTMAN

BUILDING COMMITTEE | 06.29.2023

RIDE PROCESS OVERVIEW



RIDE PROCESS OVERVIEW



STATE to-dos



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PROGRESS UPDATE

STAGE II PROGRESS UPDATE

- 12Jun23 - School Committee: *Update, Outreach*
 - 13Jun23 - Warren Town Council: *Update, Outreach, Finances*
 - 15Jun23 - Building Committee
-

- 15Jun23 - Hugh Cole / Asylum Rd Site Review
 - 15Jun23 - AE/OPM Coordination Meeting: *Weekly*
 - 15Jun23 - Visioning Session #3: *Elementary Schools*
 - 20Jun23 - Integrated Design Meeting #1
 - 21Jun23 - HS Programming Meeting #1
 - 21Jun23 - Concert Series Outreach #1
 - 22Jun23 - AE/OPM Coordination Meeting: *Weekly*
 - 22Jun23 - Concert Series Outreach #2
 - 23Jun23 - Concert Series Outreach #3
 - 24Jun23 - Concert Series Outreach #4
 - 25Jun23 - Concert Series Outreach #5
 - 28Jun23 - HS Programming Meeting #2
-

Since Last SBC Meeting

- 29Jun23 - Building Committee
- 29Jun23 - AE/OPM Coordination Meeting: *Weekly*
- 29Jun23 - School Committee
- 06Jul 23 - Bristol Historic Commission: *Concept Review*
- 06Jul 23 - Warren Concert Series: *(7/6-8/27)*
- 20Jul 23 - Subconsultant Site Visits: *Second Round*
- 03Aug23 - RIDE Stage II Check-in #2

Upcoming

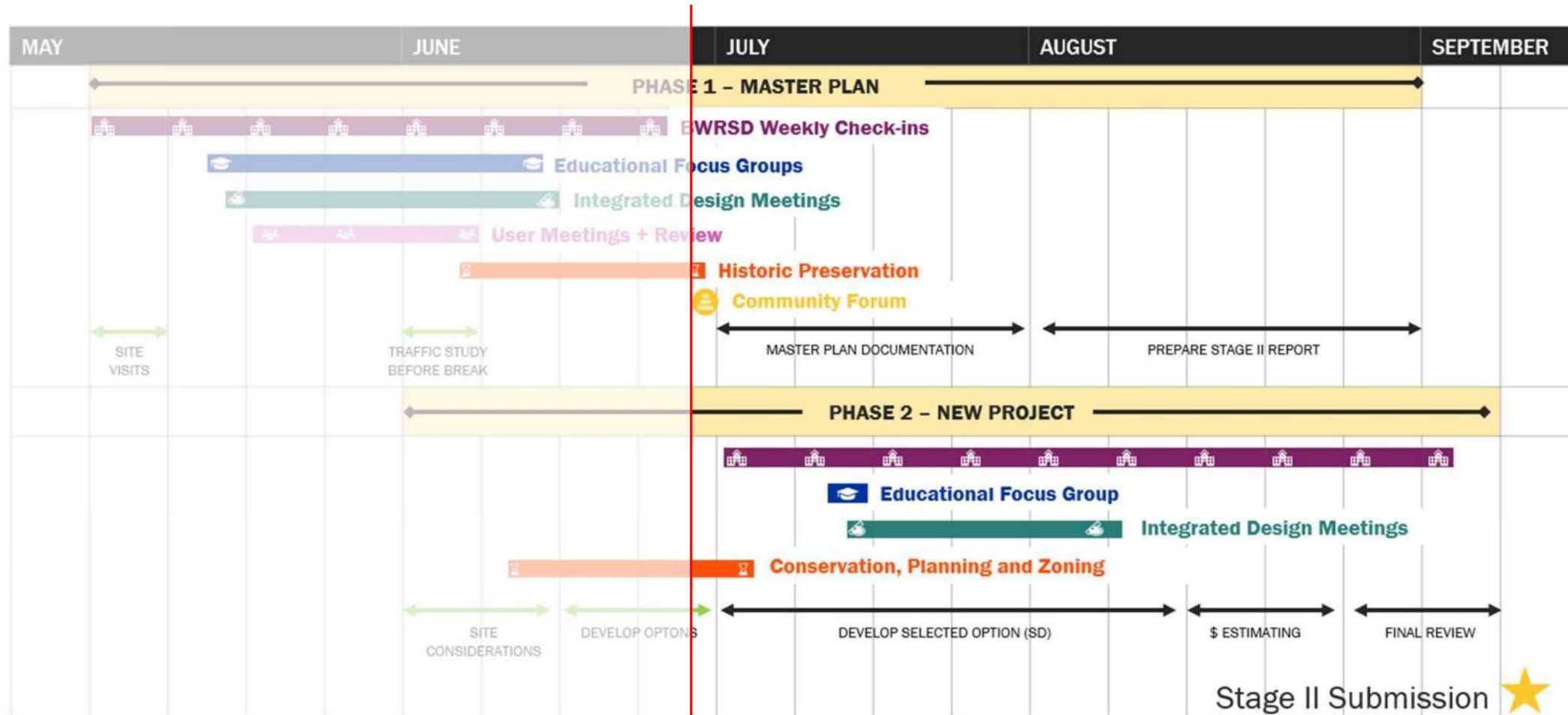
Underway:

- **Data Collection– Record Drawings** - complete
- **Traffic Study** – draft report due on 6/30/23
- **Demographic Study** - underway
- **Code/Accessibility Review** – Draft reports received on 6/28
- **Hazmat Review** - draft report due on 6/30/23
- **Visioning** – 3 visioning sessions have been held
- **Conservation, Planning & Zoning Review** – Meetings with DEP and Town Planner to be scheduled in mid July
- **Historic Commission** – Meeting scheduled for July 6th
- **User Meetings** – On going with school principals

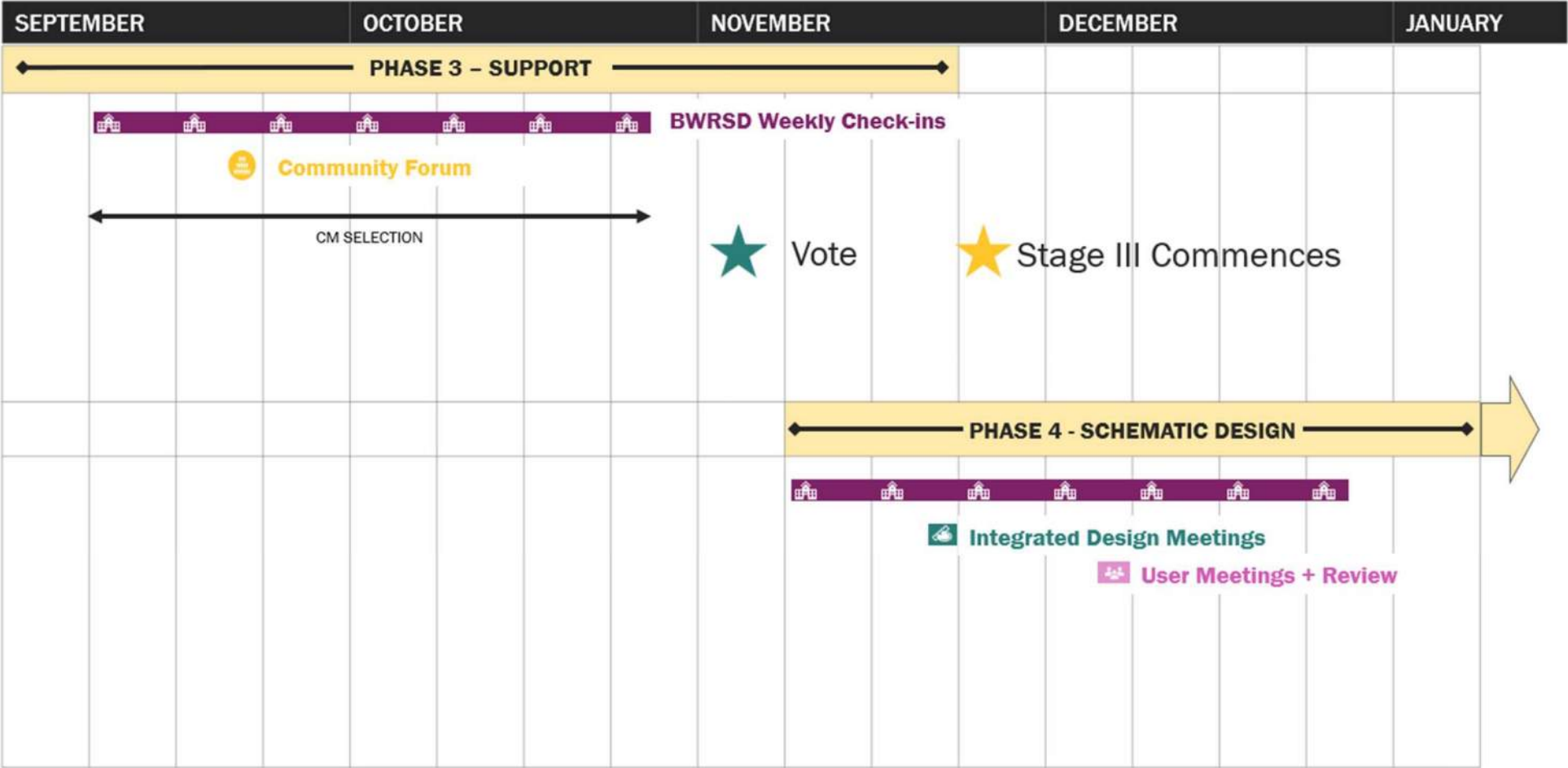
Upcoming:

- **Geo-technical and Geo-environmental Studies**
- **Integrated Design Meetings** – (Next meeting in late July)

DESIGNER WORKPLAN



DESIGNER WORKPLAN





PMA Consultants

Potential Sites

BWRSD SITE ASSESSMENT

27 Potential 7+ Acre Town Owned Sites Identified In Bristol & Warren – Reviewed on 6/15/23 2 Remain for Further Consideration on 6/29/23

BWRSD Potential Building Sites					
Address	Vacant/Non Vacant	Acreage	Ownership	Site Notes	Flaw
Asylum Rd, Bristol	Non Vacant	27.15	Town of Bristol	Looks like this property is being used as a town park with baseball fields, soccer fields, skatepark, tennis courts, playgrounds, beach access and parking lots.	Park
Metacom Ave, Bristol	Vacant	13.41	Town of Bristol	Conservation area between Metacom Ave and Sachem Road. Appears to be a conservation area with walking trails.	Conservation land/Wetlands
Hopeworth Ave, Bristol	Vacant	7	Town of Bristol	Wetlands.	Wetlands
1014 Hope Street, Bristol	Non Vacant	11	Town of Bristol	Bristol Housing Authority housing, no developable land.	Already Housing
6 Minturn Farm Road, Bristol	Non Vacant	91	Town of Bristol	Large land area including the Bristol Transfer Station. Some wetland impact here as well but does not look like it is easily accessible unless from transfer station entrance. Our best guess is that the area is a capped dump.	Access/Wetlands/Dump
220 High Street, Bristol	Non Vacant	7.08	Town of Bristol	Looks like this property is being used as a town park with baseball fields, tennis courts, basketball courts and a playground. There is also the Byfield School and the Walley School located on this property. There is also a church located on this property.	Park
Naomi Street, Bristol	Vacant	13.2	Town of Bristol	This property is almost entirely wetlands.	Wetlands
Chestnut Street, Bristol	Vacant	19.37	Town of Bristol	Lot Across from high school. Mostly wetlands, doesn't seem like there is anything to put a school on.	Wetlands
Gooding Ave, Bristol	Vacant	14.7	Town of Bristol	Entirely wetlands.	Wetlands
Asylum Rd, Bristol	Vacant	11.9	Town of Bristol	Lot behind and next to Quinta Gamelin Community Center. Part of the lot is cemetery and the lot is probably not big enough for a high school with the cemetery located where it is.	Cemetery
Elmwood Drive, Bristol	Vacant	8.25	Town of Bristol	Lot is in the back of a residential neighborhood. Not a lot of room for a school. No wetland issues on property but there are some wetlands in the area. Not easily accessible.	Access
Hopeworth Ave, Bristol	Vacant	15.51	Town of Bristol	Mostly wetlands. Not easily accessible. The site is directly below Metacom Ave potential site.	Wetlands
San Francisco Street, Bristol	Vacant	15	Town of Bristol	Mostly wetlands. Not easily accessible. The site is directly below Metacom Ave potential site.	Wetlands/Access
Roosevelt Drive, Bristol	Vacant	19.59	Town of Bristol	The site has a small amount of wetlands. At the end of a neighborhood so access would be an issue. Also is next to the Hopeworth potential site.	Access
Wood Street, Bristol	Vacant	7	Town of Bristol	Land is adjacent to the sewer treatment facility. Mostly wetlands. Flood Zone issues.	Wetlands/Flood zone
36 Asylum Rd, Warren	Non Vacant	15.5	Town of Warren	Currently a park with some baseball fields, abutts to Hugh Cole. Some wetlands on about half the site.	Park
28 Asylum Road, Warren	Non Vacant	15.8	Town of Warren	Large land area where the sports fields are for the Kikemuit Middle School. Big open area with no wetlands. There is also another single acre owned by the town that abutts to this area with very minimal wetland. Flood zone would not allow for build.	Flood Zone
25 Birch Swamp Road, Warren	Non Vacant	12.24	Town of Warren	Large plot of land being used by Warren Highway Dept.	Warren Highway Dept
Asylum Road, Warren	Vacant	17.7	Town of Warren	Large plot of land with no access to a road.	Access/Flooding
Poverty Corner Road	Vacant	16.04	Town of Warren	Large plot of land with wetlands and flooding issues.	Flood zone/Wetlands
Birch Swamp Road	Vacant	28.69	Town of Warren	Large plot of land with wetlands and flooding issues.	Flood zone/Wetlands
Schoolhouse Road	Vacant	17.58	Town of Warren	Large plot of land with wetlands and flooding issues.	Flood zone/Wetlands
Schoolhouse Road	Vacant	20.08	Town of Warren	Large plot of land with wetlands and flooding issues.	Flood zone/Wetlands
42 Asylum Rd, Hugh Cole School	Non Vacant	21.97	Town of Warren	Existing Hugh Cole School, not a lot of room for another building, also wetlands behind it.	Existing School
525 Child Street	Non Vacant	12.5	Town of Warren	Existing Kikemuit Middle School, no room for another school.	Existing School
199 Chestnut Street, Bristol	Non Vacant	43.5	Town of Bristol	Existing high school site. Some wetlands surrounding the river that runs through the site and behind the existing school. Plenty of room where the fields are located for new building.	Some wetland
Asylum Rd, Warren	Vacant	11.75	Town of Warren	Large open site, some wetlands on one side of it. Not great access to the site and looks like a open field.	Access/Some wetland

BWRSD SITE OPTION – 199 CHESTNUT ST, BRISTOL

199 Chestnut Street, Bristol

- Existing high school property
- Plenty of room for all potential solutions
- Some wetlands issues surrounding the river that runs through the site
- 43.5 Acres



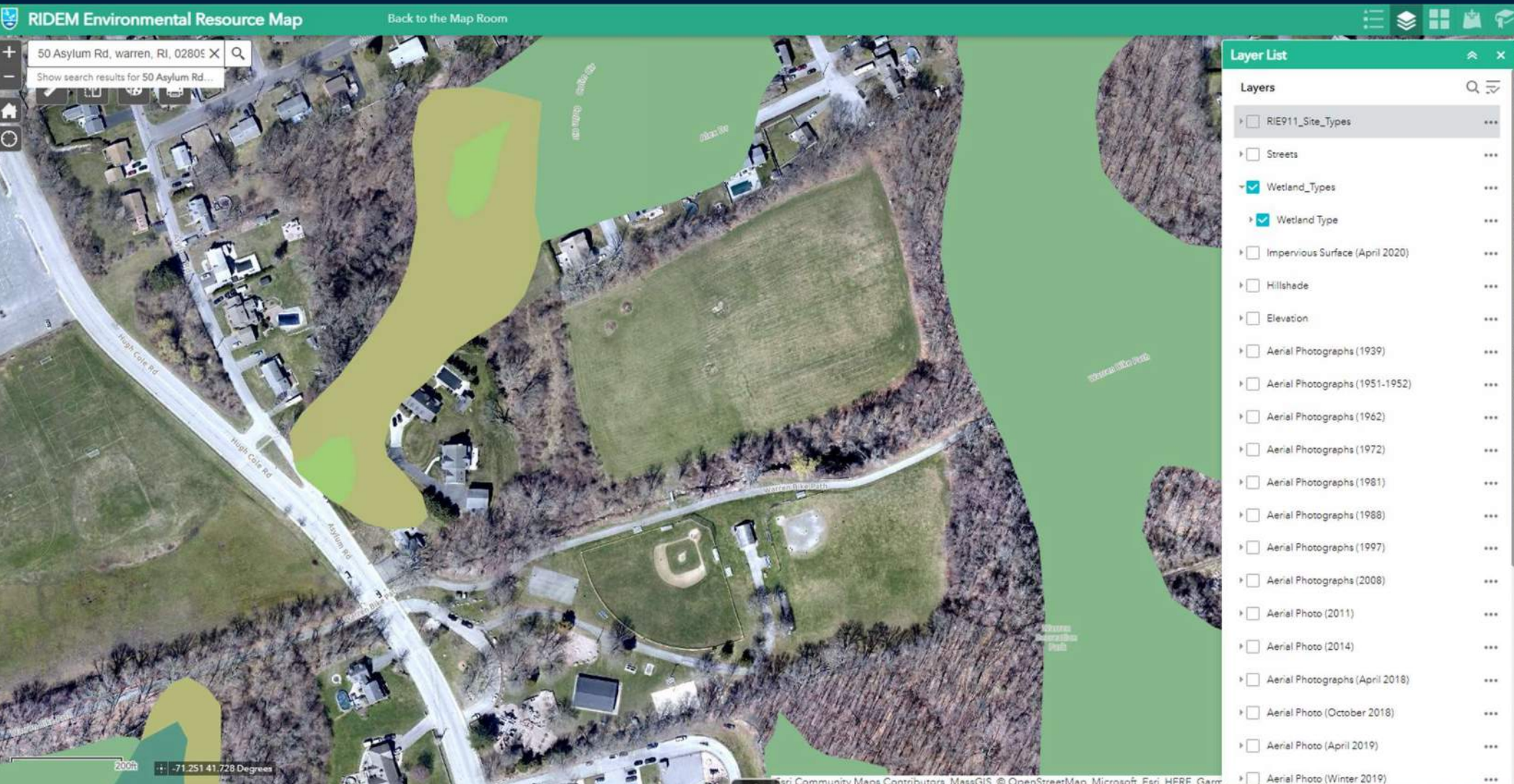
BWRSD SITE OPTION – ASYLUM RD, WARREN

Asylum Rd, Warren

- Property is located right next to existing Hugh Cole School
- Some small areas of wetlands on the far side of the site
- Zoned R10 Residential
- 11.75 Acres
- Access is a potential issue with this site
- 6/15 site visit identified stream not visible on GIS.



BWRSD SITE OPTION – ASYLUM RD, WARREN



BWRSD SITE OPTION – ASYLUM RD, WARREN



BWRSD SITE OPTION – ASYLUM RD, WARREN



SUMMARY OF NEW RIDEM FRESHWATER WETLANDS RULES

RIDEM Freshwater Wetland Rules – Fully in Effect July 1, 2022

The Rhode Island Department of Environmental Management (RIDEM) promulgated new Freshwater Wetlands Rules that will be fully effective on July 1, 2022. The new Rules are referred to as the “Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act” and are referenced as 250-RICR-150-15-3 in the Rhode Island Code of Regulations. During the transition up to July 1, the existing Rules (250-RICR-150-15-1) remain in place and applicable to all new applications filed before July 1, 2022.

<https://dem.ri.gov/sites/g/files/xkgbur861/files/2022-08/wfs22-1.pdf>

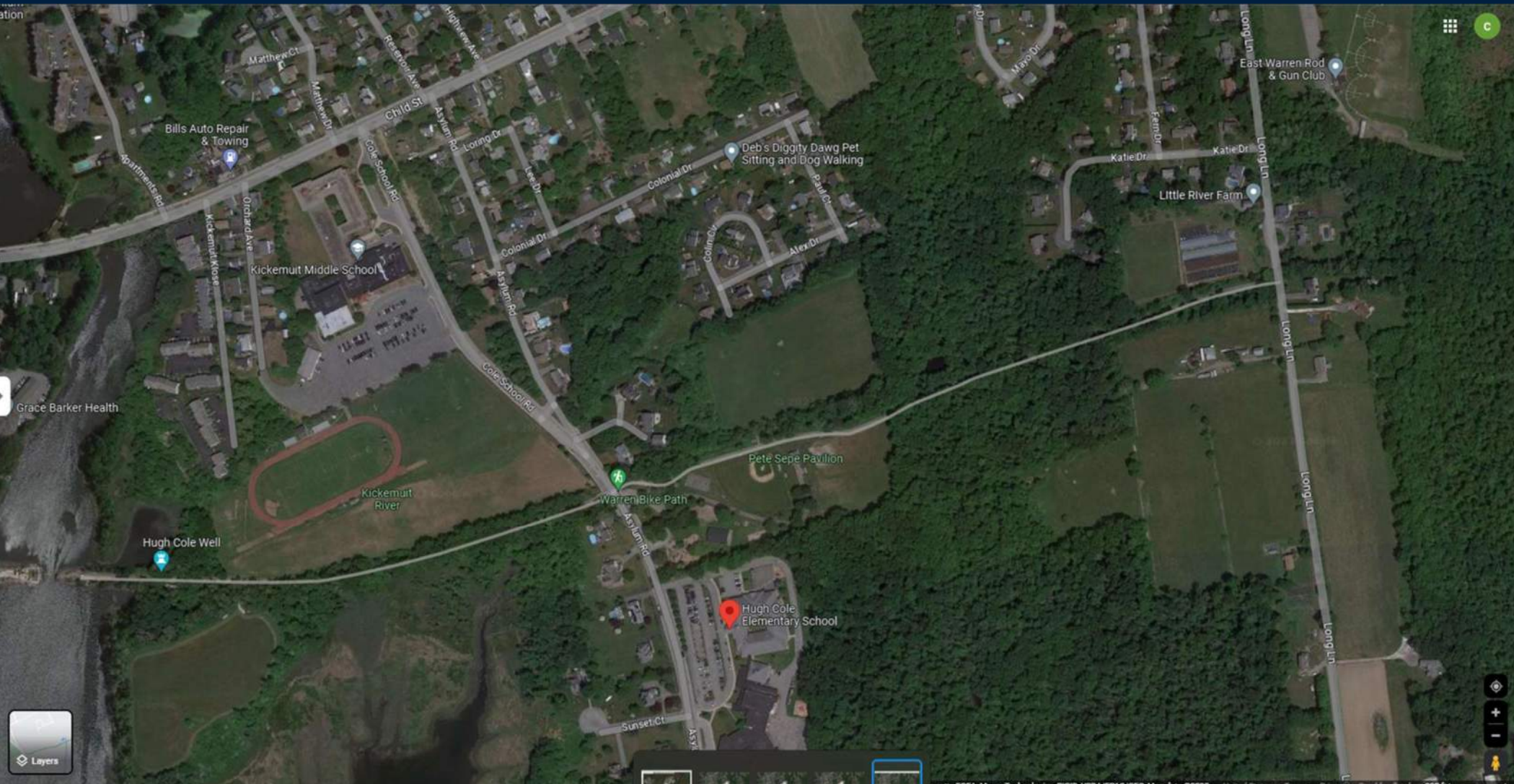
Section 3.23 Statewide Buffer Zone Designations:

Rivers and Streams:

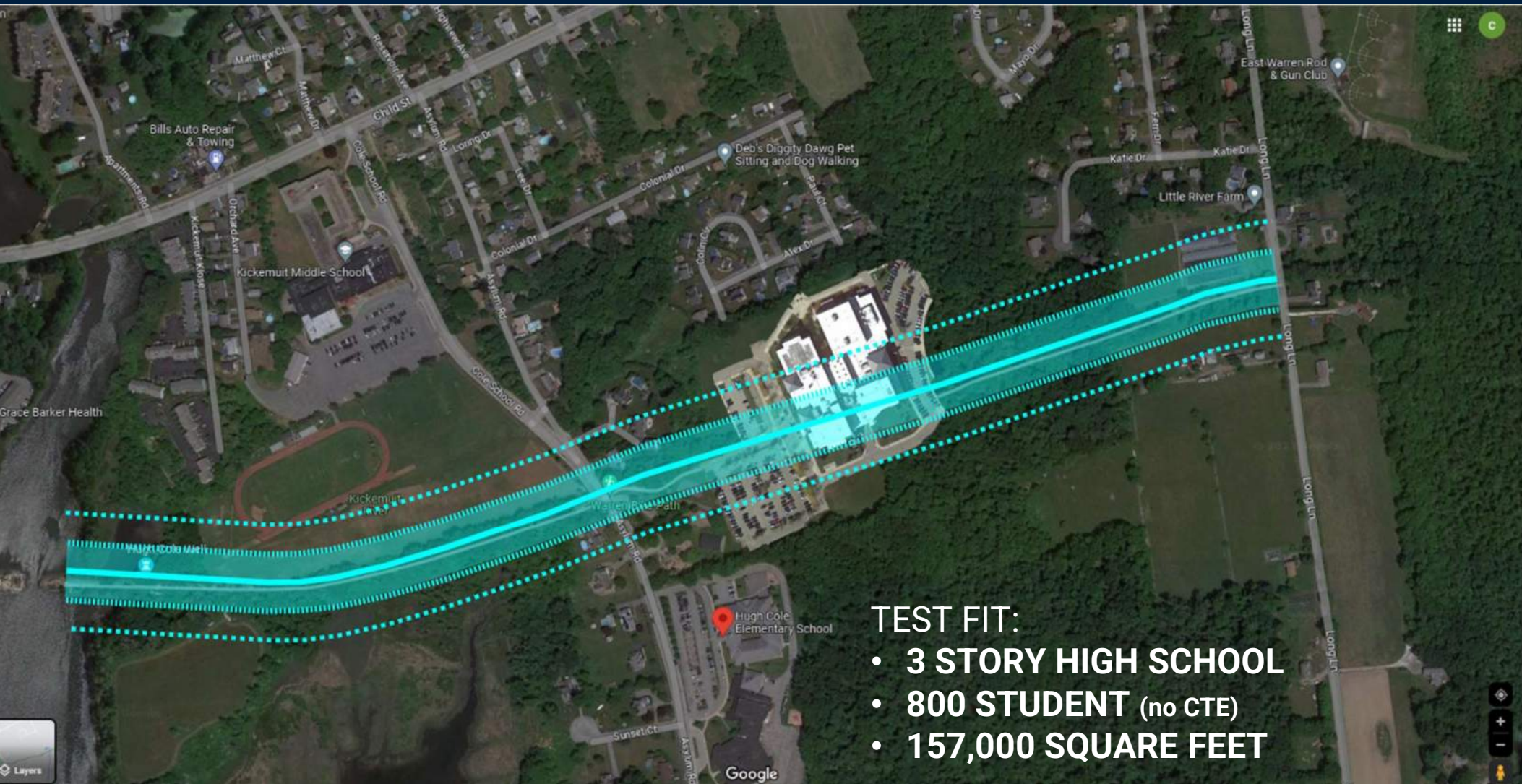
The agencies are authorized to regulate the area within 200 feet of rivers and streams as part of the jurisdictional area. Rivers are defined as perennial streams as mapped by the United States Geological Survey (USGS). Under these Rules, streams include those other flowing bodies of freshwater that maintain a channel. These include streams not mapped as rivers by USGS as well as intermittent streams. Within these areas, buffer zones of varying widths have been designated in accordance with the following criteria.

Region	Buffer Zone Width as measured from the river or stream edge
River Protection Region 1 (Non-urban)	<ul style="list-style-type: none">• 200 feet for rivers within watersheds of public drinking water supply reservoirs named in Rule 3.23(H)(1)• 200 feet for named rivers in the table in Rule 3.23 (H)(5)• 150 feet for all other rivers• 100 feet for streams
River Protection Region 2 (Non-urban)	<ul style="list-style-type: none">• 200 feet for rivers within watersheds of public drinking water supply reservoirs named in Rule 3.23(H)(1)• 200 feet for named rivers in the table in Rule 3.23(H)(5)• 150 feet for named rivers in the table in Rule 3.23(H)(6)• 150 feet for rivers designated as cold water fisheries in RI State Water Quality Regulations• 100 feet for any river not listed or identified above• 100 feet for streams
Urban Region	<ul style="list-style-type: none">• 150 feet for rivers named in the table in Rule 3.23(I)(4): Blackstone River and a segment of the South Branch of the Pawtuxet River• 100 feet for named rivers in the table in Rule 3.23(I)(5)• 50 feet for other rivers not identified above• 50 feet for streams
Drinking Water Supply Reservoir Watershed	<ul style="list-style-type: none">• 200 feet for rivers which are within the watersheds of the named public drinking water supply reservoirs in the Non-urban Region. See overlay on Region Map.

BWRSD SITE OPTION – ASYLUM RD, WARREN



BWRSD SITE OPTION – ASYLUM RD, WARREN



TEST FIT:

- 3 STORY HIGH SCHOOL
- 800 STUDENT (no CTE)
- 157,000 SQUARE FEET



PMA Consultants

EDUCATIONAL VISIONING

Bristol Warren Regional School District
School Building Committee - Visioning Update
June 29, 2023

CIVIC

EDUCATIONAL PLANNING and VISIONING

The Educational Visioning process brings stakeholders - including administrators, teachers, parents, and community members to build consensus around project goals and spatial strategies. This is one of the first, but certainly not the last opportunity for engagement!

MIDDLE SCHOOL VISIONING

May 30, 2023

HIGH SCHOOL VISIONING

May 31, 2023

ELEMENTARY SCHOOL VISIONING

June 15, 2023



MIDDLE SCHOOL VISIONING OVERVIEW

Kickemuit Middle School

May 30, 2023

01 Project Overview

RIDE Process
Facility Conditions / Demographics
Teacher Surveys

02 Project Goals - Facilitated Discussion

Strategic Plan Alignment
Identify Goals, Strategies and Possible Issues / Obstacles
Guiding Principles

03 Educational Spaces

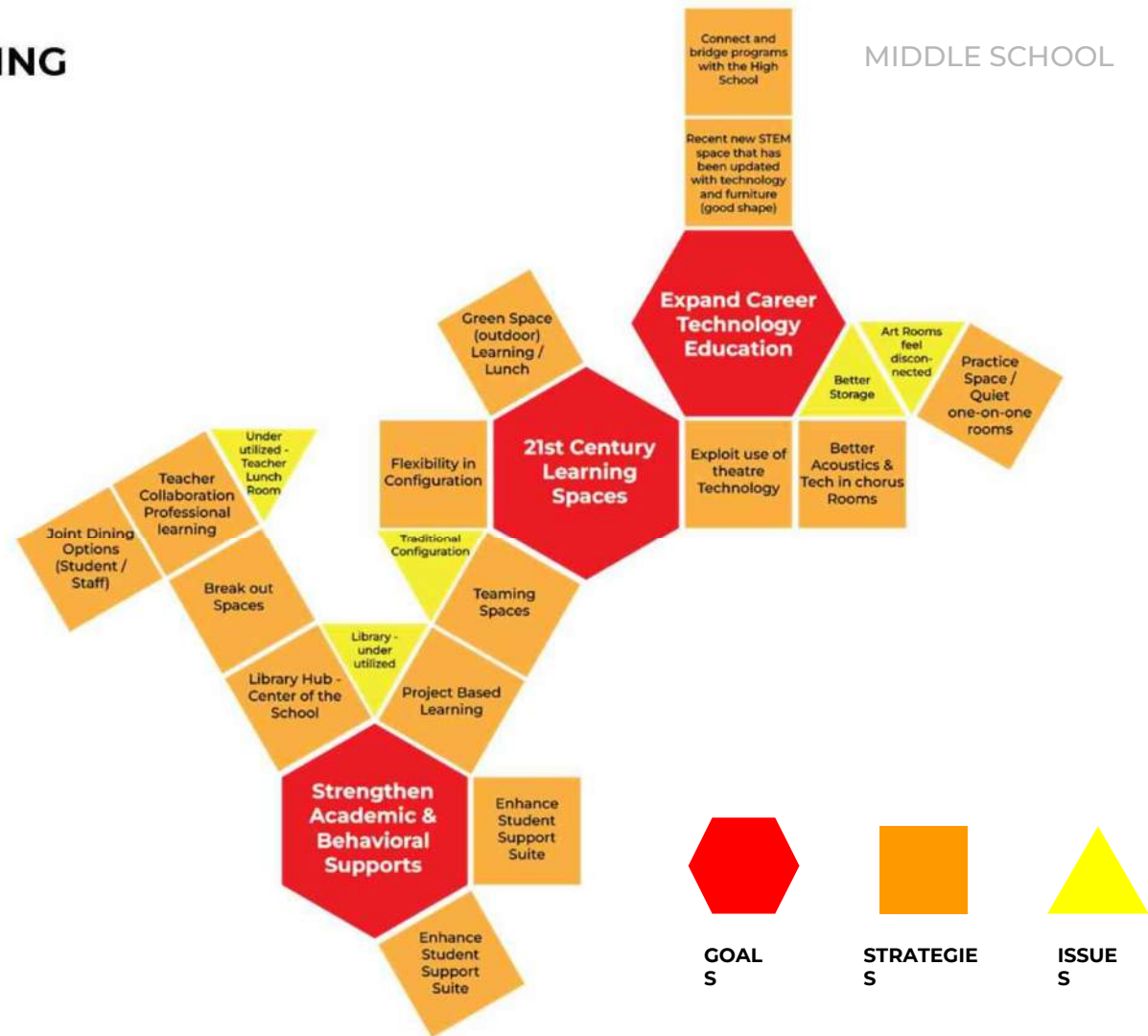
Video - EdHub
21st Century Planning Patterns
Design Poll

04 SCON Analysis - Grade Configuration

Turn and Talk Discussion



GOALS, STRATEGIES, & ISSUES MAPPING



GOALS, STRATEGIES, & ISSUES MAPPING - THEMES

MIDDLE SCHOOL

Educational GOALS :

- Strengthen Academic and Behavioral Efforts
- Allowing for Personal Growth within 5-6
- Consider Grade Configuration - 5&6, 7&8
- Offerings Increased Overall
- Retain students who choose to leave the District

Program GOALS:

- Expand Career Technology Education
- 21st Century Learning Spaces
- Outdoor Space
- Inclusive, Safe, Vibrant, and Adaptive Learning Environment

Project GOALS:

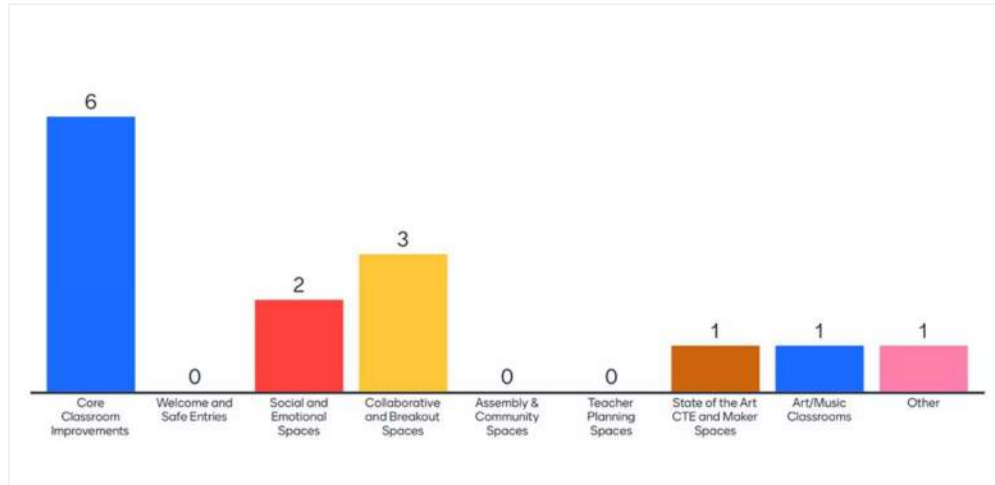
- Affordable
- Improvement of building and Infrastructure
- Make school exciting!

MENTIMETER SURVEY

MIDDLE SCHOOL

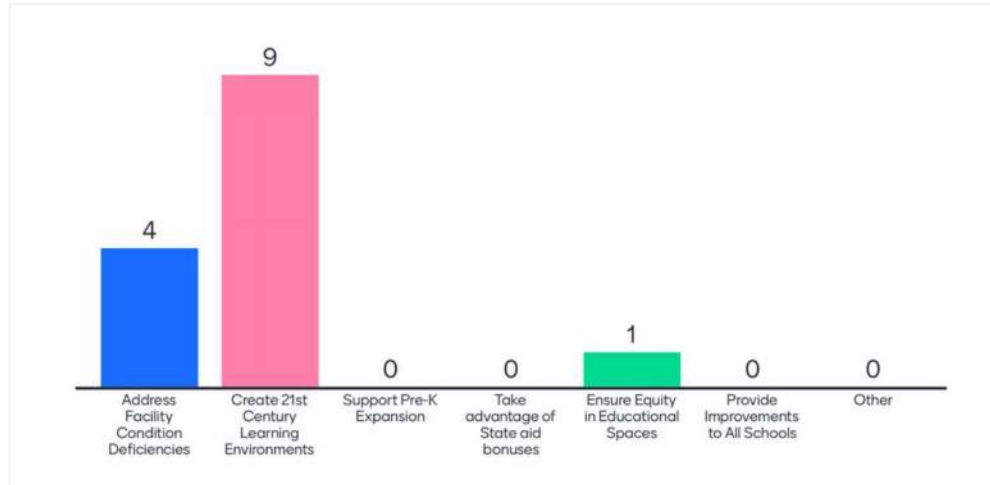
The participants were led through a live Mentimeter survey to prioritize educational spaces in the planning process and what goals should be addressed in the masterplanning.

What educational space should be prioritized in the planning?



Other-Write In: Library, there is a lot of overlap in other spaces, SEL should be included everywhere (not only mental health but also about organization and mindfulness of the learning environment).

What would you want to make sure the masterplanning addresses?



Other-Write In: Option for all of the above

SCON Analysis - Grade Configuration

MIDDLE SCHOOL

Strengths, Challenges, Opportunities, and Needs of the existing (6-7-8) and alternative Grade Configurations (5-6, 7-8).

6-7-8 Opportunities

- During Covid, the arts, outdoor space, and social emotional learning was prioritized. How can we incorporate these back into part of our learning?

6-7-8 Challenges

- Under-utilized outdoor space - focus on the configuration and safety of outdoor space

5-6, 7-8 Strengths

- There is sufficient space available for alternative sides
- Think about safety and transitions when designing

5-6, 7-8 Challenges

- Communicate with parents to reduce alternative/mistaken stories and scenarios
- Importance of creating one unified message that the professional and educators can relay to the community
- Concern for the transition of 4th to 5th grade

5-6, 7-8 Opportunities

- Developmentally : pairing grades together would be good for 5th and 6th grade (set example and provide leadership)
- Level of rigor that could be addressed when combining 5th & 6th grade
- Younger grades get access to curriculars, use advanced materials/technology, and gain more experience by observing older students.

5-6, 7-8 Needs

- Consistency
- Getting everyone caught up
- Alternative Learning Classrooms
- Create spaces that feel appropriate to all grade groupings

HIGH SCHOOL VISIONING OVERVIEW

Mt. Hope High School

May 31, 2023

01 Project Overview

RIDE Process
Facility Conditions / Demographics
Teacher Surveys

02 Project Goals - Facilitated Discussion

Strategic Plan Alignment
Identify Goals, Strategies and Possible Issues / Obstacles
Guiding Principles

03 Educational Spaces

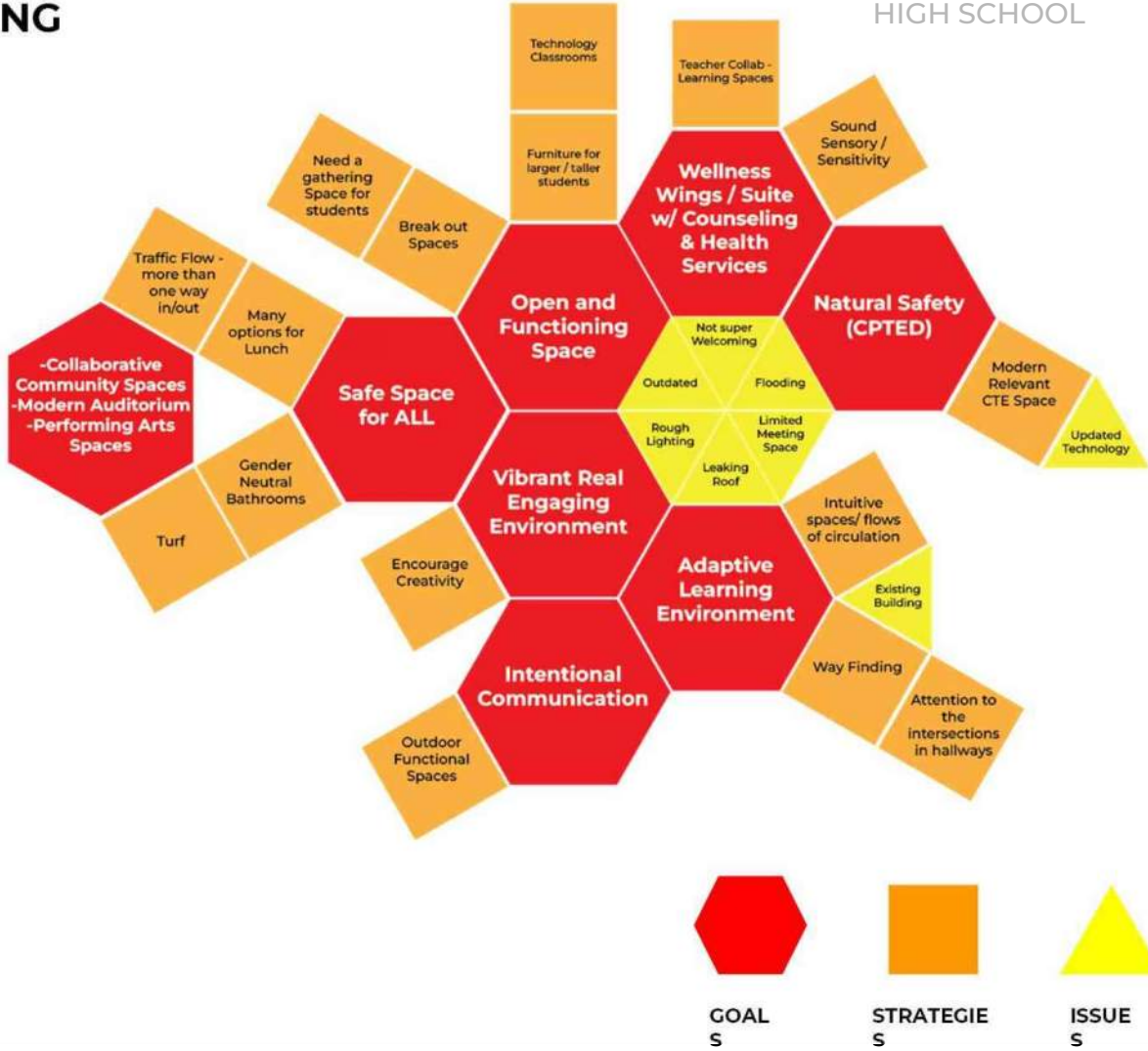
Video - EdHub
21st Century Planning Patterns
Design Poll

04 A Day in the Life of the Class of 2047

Turn and Talk Discussion



GOALS, STRATEGIES, & ISSUES MAPPING



GOALS, STRATEGIES, & ISSUES MAPPING

HIGH SCHOOL

Educational GOALS :

- Adaptive Learning Environment
- Intentional Communication
- Foster Inclusive Culture

Program GOALS:

- Wellness Wings / Suite with Counseling and Health Services
- Collaborative Community Spaces
- Modern Auditorium & Performing Art Spaces
- Create Space for Alternative Learning
- Utilizing Outside Space and the environment
- Expand Career Tech Education
- Gym - 2nd Story Track

Project GOALS:

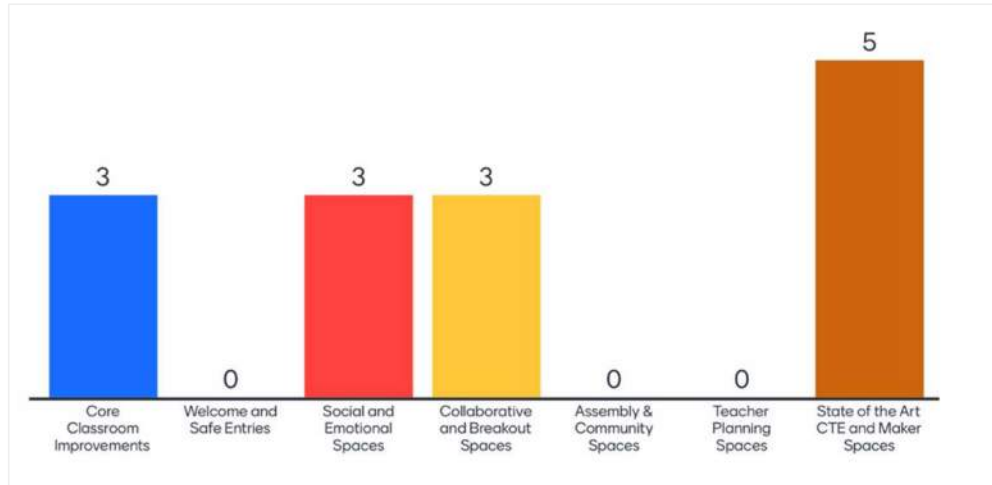
- Natural Safety
- Sustainability - Solar Panels
- 21st Century Learning Spaces
- Safe Space for ALL
- Open and Functioning Space
- Vibrant Real Engaging Environment

MENTIMETER SURVEY

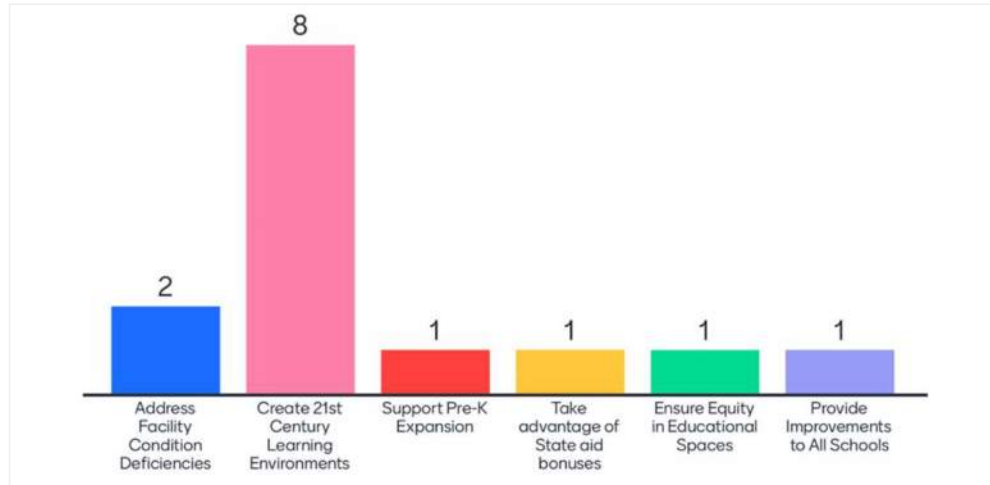
HIGH SCHOOL

The participants were led through a live Mentimeter survey to prioritize educational spaces in the planning process and what goals should be addressed in the masterplanning.

What educational space should be prioritized in the planning?



What would you want to make sure the masterplanning addresses?



A Day in the Life of a High School Student - Class of 2047

HIGH SCHOOL

In groups of 2 - 3, participants imagined a student - including their academic and extracurricular interests - that is attending this school 20 years in the future. Participants described what their day might look like and how the building might support this exciting future.

About Me : Academic Interests & Extracurriculars

A Day at the High School in 2047

Future Focused Teaching and Learning

Future Focused Spaces

Supporting District Educational Priorities



A Day in the Life of a High School Student - Class of 2047

HIGH SCHOOL

BWRSD HIGH SCHOOL VISIONING MAY 2023

MT HOPE HIGH SCHOOL STUDENT - CLASS OF 2047

In groups of 2 - 3, participants will imagine a student - including their academic and extracurricular interests - that is attending this school 20 years in the future. Tell us what their day might look like and how the building might support this exciting future.

ROBIN

ABOUT ME

Grade Level: ☐ 9th Grade ☒ 10th Grade ☐ 11th Grade ☐ 12th Grade

Academic Interests: ☐ Business + Finance ☐ Architecture + Construction ☒ Bioscience ☐ Engineering ☐ World Language ☐ Mathematics ☐ Science ☐ Performing Arts/Music ☐ Visual Arts ☐ Social Studies ☐ Information Technology ☐ Physical Ed/Health ☐ Technology: ☐ Other:

Extracurriculars + Clubs: debate, environmental club, sports (swim)

A DAY AT THE HIGH SCHOOL IN 2047

Tell us what this student's day looks like.

arrives early for school in their solar powered bus. Helps the incoming freshmen with the help forest regrowth project. In LA, wills to draft environmental policy for the bioscience project.

FUTURE FOCUSED TEACHING AND LEARNING

How does this student like to learn?

Learning by doing, hands on. She also still loves tactile books.

FUTURE FOCUSED SPACES

What are the student's favorite spaces? Where do they feel most productive and/or comfortable?

The outdoor spaces. They are flexible & help motivate her work as well as a space to relax & be with friends.

SUPPORTING DISTRICT EDUCATIONAL PRIORITIES

Help us connect your ideas above to some of the district priorities we have discussed.

The idea of integrated indoor/outdoor spaces and integrate learning in project based.

BWRSD HIGH SCHOOL VISIONING MAY 2023

MT HOPE HIGH SCHOOL STUDENT - CLASS OF 2047

In groups of 2 - 3, participants will imagine a student - including their academic and extracurricular interests - that is attending this school 20 years in the future. Tell us what their day might look like and how the building might support this exciting future.

LISA

ABOUT ME

Grade Level: ☐ 9th Grade ☐ 10th Grade ☒ 11th Grade ☐ 12th Grade

Academic Interests: ☒ Business + Finance ☐ Architecture + Construction ☐ Bioscience ☐ Engineering ☒ World Language ☐ Mathematics ☐ Science ☐ Performing Arts/Music ☐ Visual Arts ☐ Social Studies ☐ Information Technology ☐ Physical Ed/Health ☐ Technology: ☒ Other: Hands on trade

Extracurriculars + Clubs: Athletics gardening

A DAY AT THE HIGH SCHOOL IN 2047

Tell us what this student's day looks like.

Expanded lunch - more communication - Bldg. Flexible learning - classroom times Based on student schedule

FUTURE FOCUSED TEACHING AND LEARNING

How does this student like to learn?

Hands on - tactile Verbal learning in different styles

FUTURE FOCUSED SPACES

What are the student's favorite spaces? Where do they feel most productive and/or comfortable?

gym - social spaces - non traditional classroom space garden - out door space

SUPPORTING DISTRICT EDUCATIONAL PRIORITIES

Help us connect your ideas above to some of the district priorities we have discussed.

Bring in community partnerships grants - alternative funding professional development greater emphasis on communication

ELEMENTARY SCHOOL VISIONING OVERVIEW

Colt Andrews Elementary School

June 15, 2023

01 Project Overview

RIDE Process
Facility Conditions / Demographics
Teacher Surveys

02 Project Goals - Facilitated Discussion

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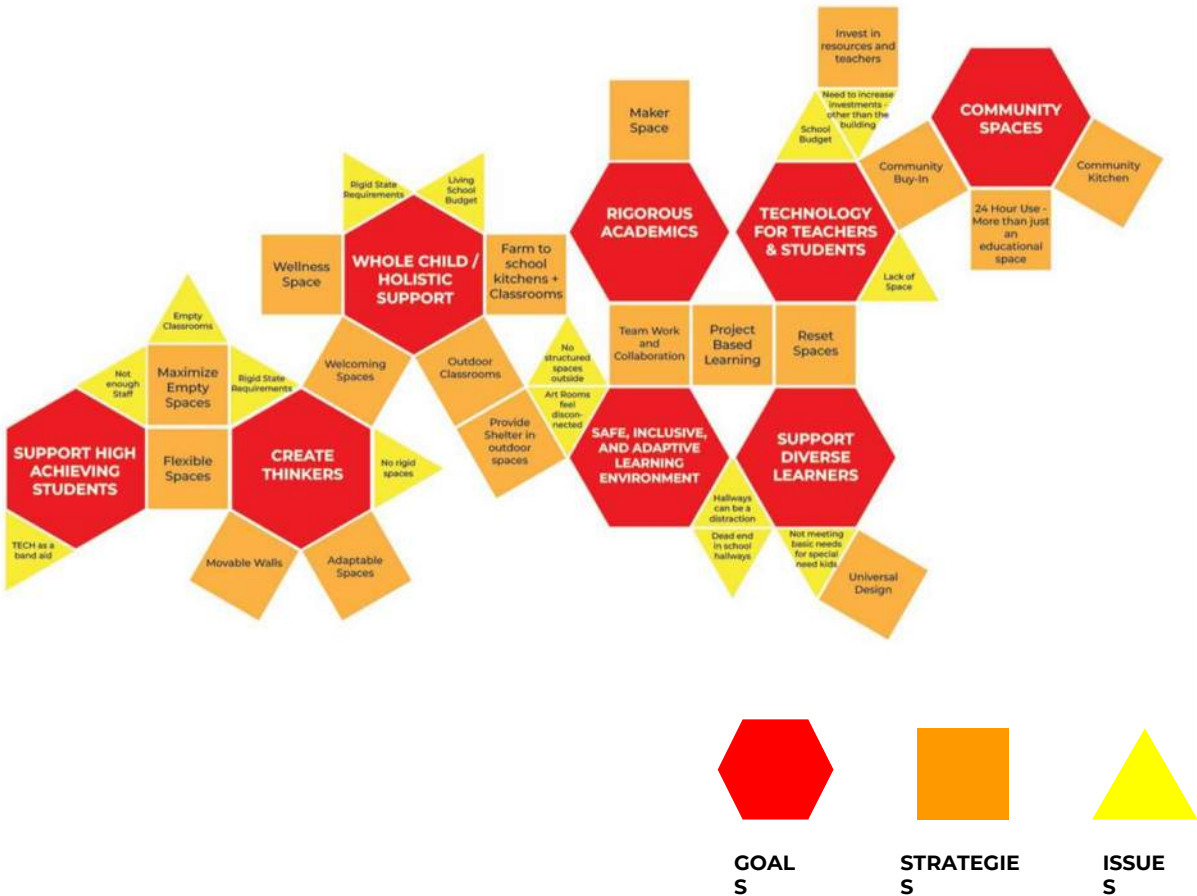
04 SCON Analysis - Grade Configuration

Turn and Talk Discussion



GOALS, STRATEGIES, & ISSUES MAPPING

ELEMENTARY
SCHOOL



GOALS, STRATEGIES, & ISSUES MAPPING

ELEMENTARY
SCHOOL

Educational GOALS :

- Rigorous Academics
- Create Thinkers
- Support High Achieving Students
- Support Diverse Learners
- Holistic Support
- Early Childhood Center

Building GOALS:

- Upgraded / Functional HVAC
- Better Air Quality
- Traffic Safety
- Safe, Inclusive, and Adaptive Learning Environment
- Safer Schools
- Technology Integrated Seamlessly
- available for teachers and students

Process + Program GOALS:

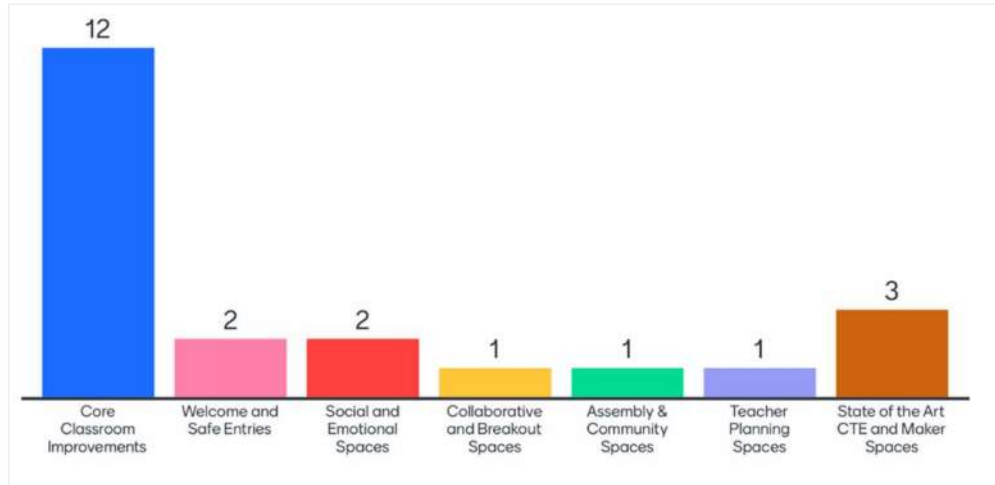
- Decisions based on students best interests
- If HS gets a rebuild, then ES safety concerns need to be addressed
- Staff Well-Being
- Increase Focus and more engagement space
- Outside Learning Space
- Community Space

MENTIMETER SURVEY

ELEMENTARY
SCHOOL

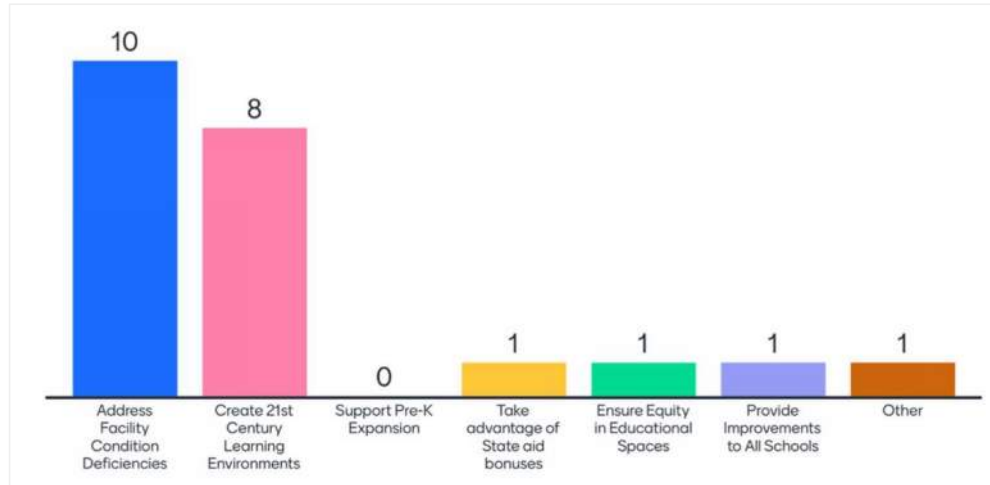
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What educational space should be prioritized in the planning?



Other-Write In: Missing images and information on recess/play areas. Important to understand the context of the community and the desire of the students and teacher workforce.

What would you want to make sure the masterplanning addresses?



Other-Write In: Allocation to the Elementary schools - how much is spent at each school? Where is funding allocated and what are the priorities?

SCON Analysis - Grade Configuration

ELEMENTARY
SCHOOL

Strengths, Challenges, Opportunities, and Needs of the existing (K-5, 6-8) and alternative Grade Configurations (for example K-4, 5-8).

Questions

- Looking towards the future, how does this affect the enrollment?
- How soon will the grade configuration shift happen? Does it depend on the timeline of the construction?
- How will two buildings be connected at Colt Andrews Elementary?

Concerns

- Compare 10 year old and 14 year old, large age gap
- Library and assembly spaces should be separate
- Bus and transportation; concern with mixing grade levels
- Grade levels need separate housing, there needs to be separation for shared spaces
- Concern for space at Colt Andrews (and other schools) - how do we make sure there's enough space?
- School safety - in terms of connecting classrooms not having proper locks



Bristol Warren Regional School District

ELEMENTARY AND MIDDLE SCHOOL DESIGN UPDATES

**PERKINS —
EASTMAN**

Human by Design

Colt – Andrews Elementary School

EXISTING PROGRAM

FUNCTION GROUP LEGEND

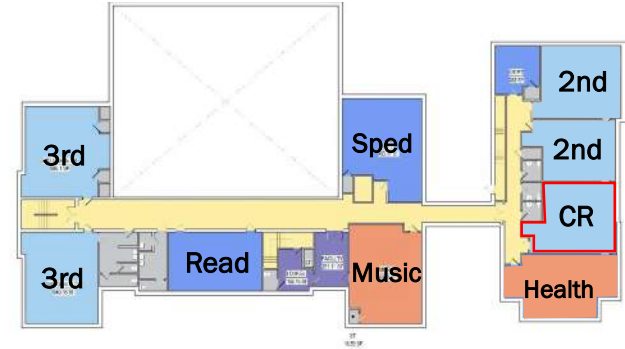
- ADMINISTRATION
- CIRCULATION
- GENERAL EDUCATION
- SPECIAL EDUCATION
- SPECIAL SPACES
- SUPPORT SPACES



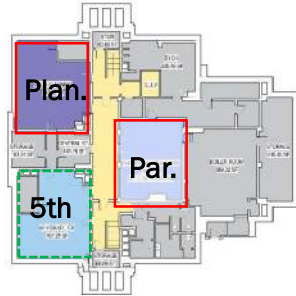
BASEMENT LEVEL
ANDREWS SCHOOL



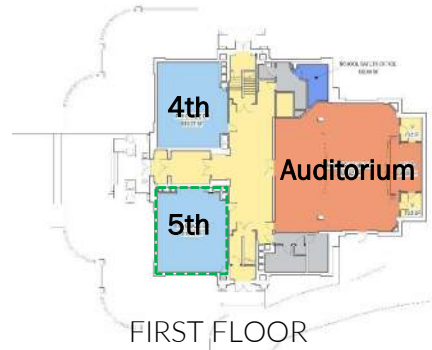
FIRST FLOOR
LEVEL



SECOND FLOOR
LEVEL



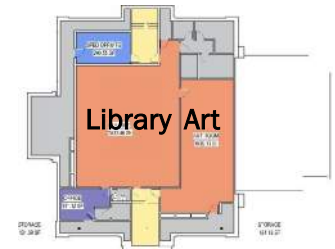
BASEMENT LEVEL
COLT SCHOOL



FIRST FLOOR
LEVEL



SECOND FLOOR
LEVEL



THIRD FLOOR
LEVEL

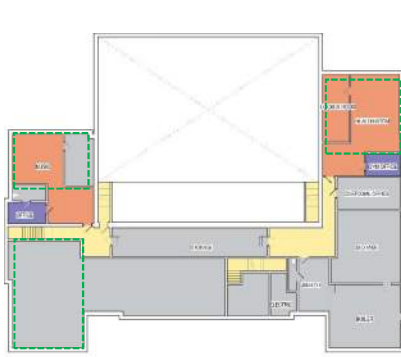
Colt – Andrews Elementary School

 Repurposed Space

PROGRAM ANALYSIS

FUNCTION GROUP LEGEND

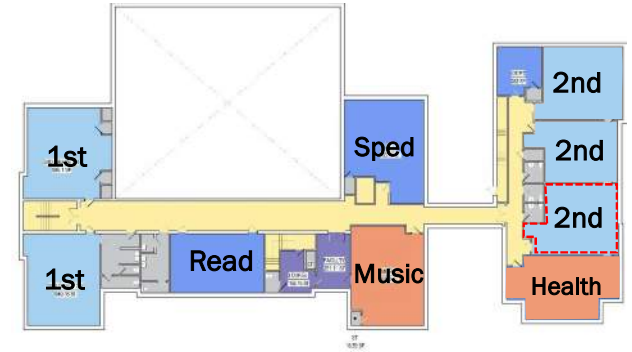
- ADMINISTRATION
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- SPECIAL SPACES
- SUPPORT SPACES



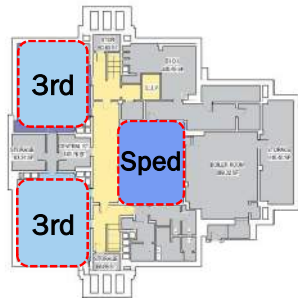
BASEMENT LEVEL
ANDREWS SCHOOL



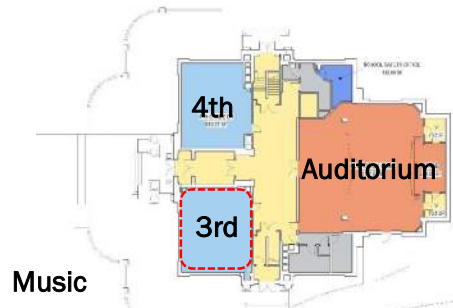
FIRST FLOOR
LEEWELL



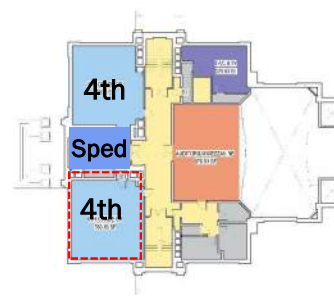
SECOND FLOOR
LEVEL



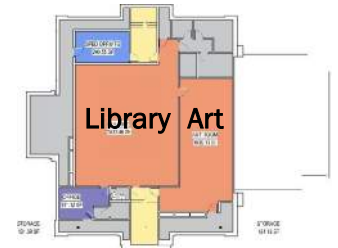
BASEMENT LEVEL
COLT SCHOOL



FIRST FLOOR
LEVEL



SECOND FLOOR
LEVEL



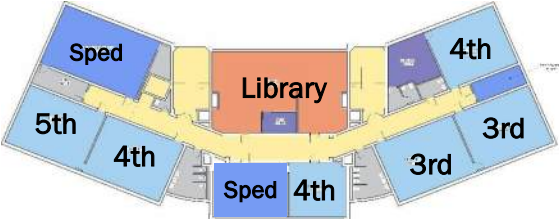
THIRD FLOOR LEVEL

Guiteras and Rockwell Elementary Schools

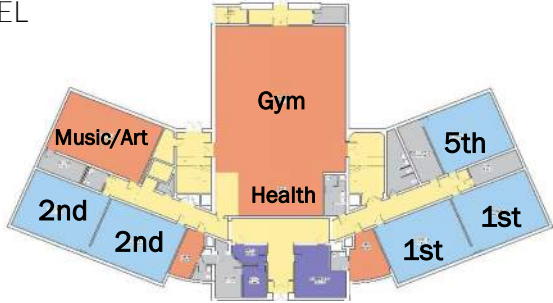
EXISTING PROGRAM

- FUNCTION GROUP LEGEND
- ADMINISTRATION
 - CIRCULATION
 - GENERAL EDUCATION
 - SPECIAL EDUCATION
 - SPECIAL SPACES
 - SUPPORT SPACES

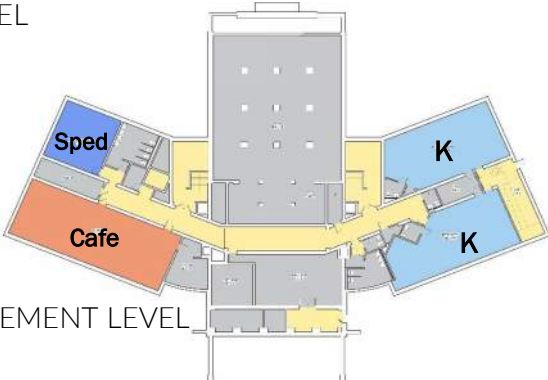
SECOND FLOOR LEVEL



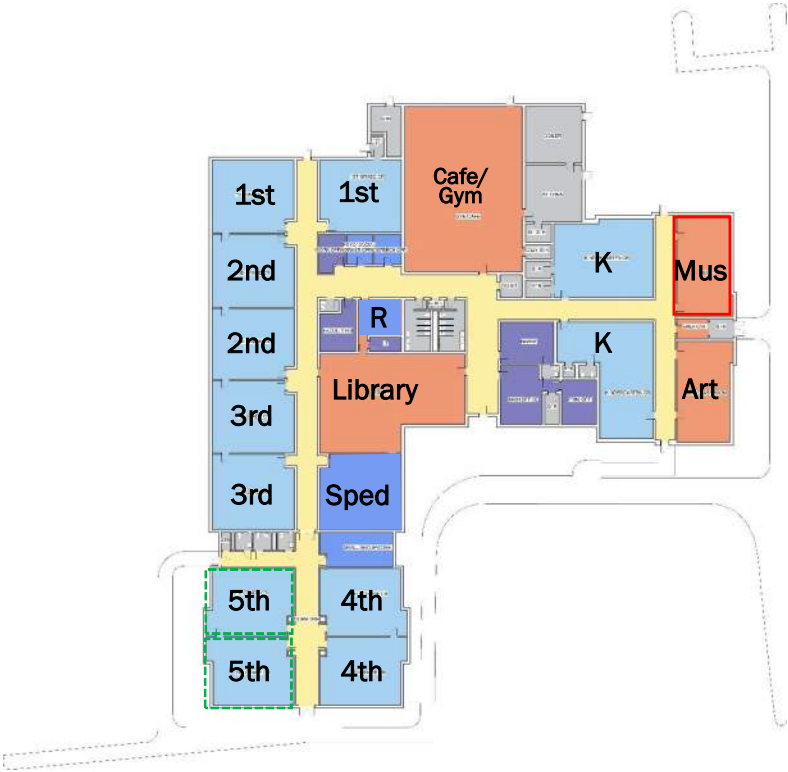
FIRST FLOOR LEVEL



BASEMENT LEVEL



GUITERAS SCHOOL

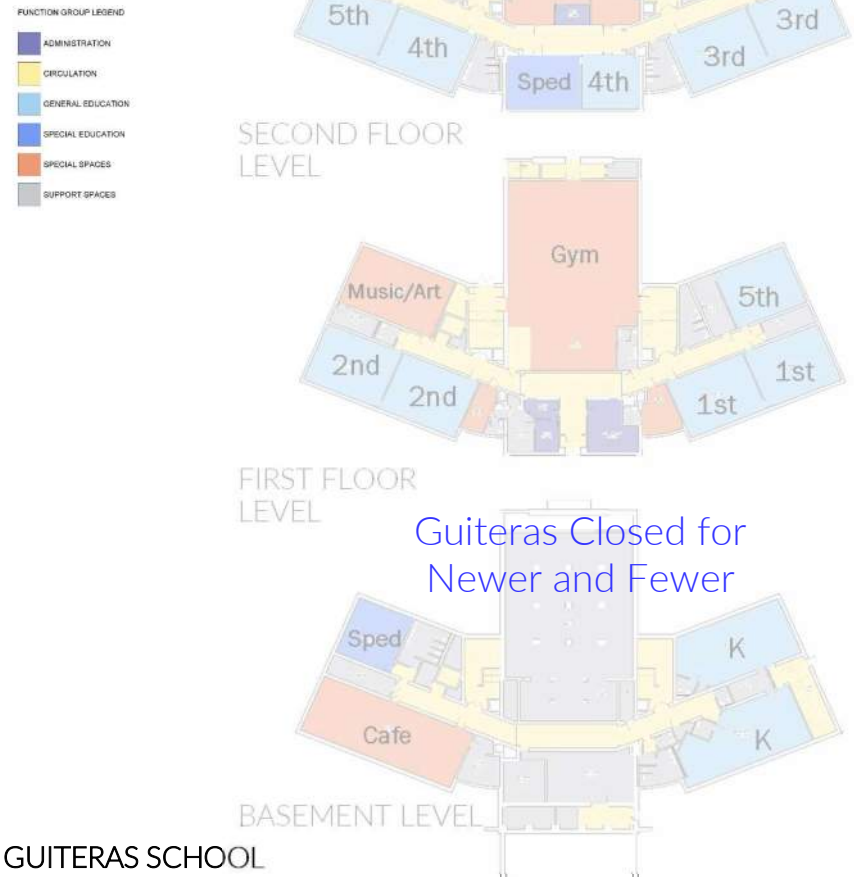


FIRST FLOOR LEVEL

ROCKWELL SCHOOL

Guiteras and Rockwell Elementary Schools

PROGRAM ANALYSIS



GUITERAS SCHOOL

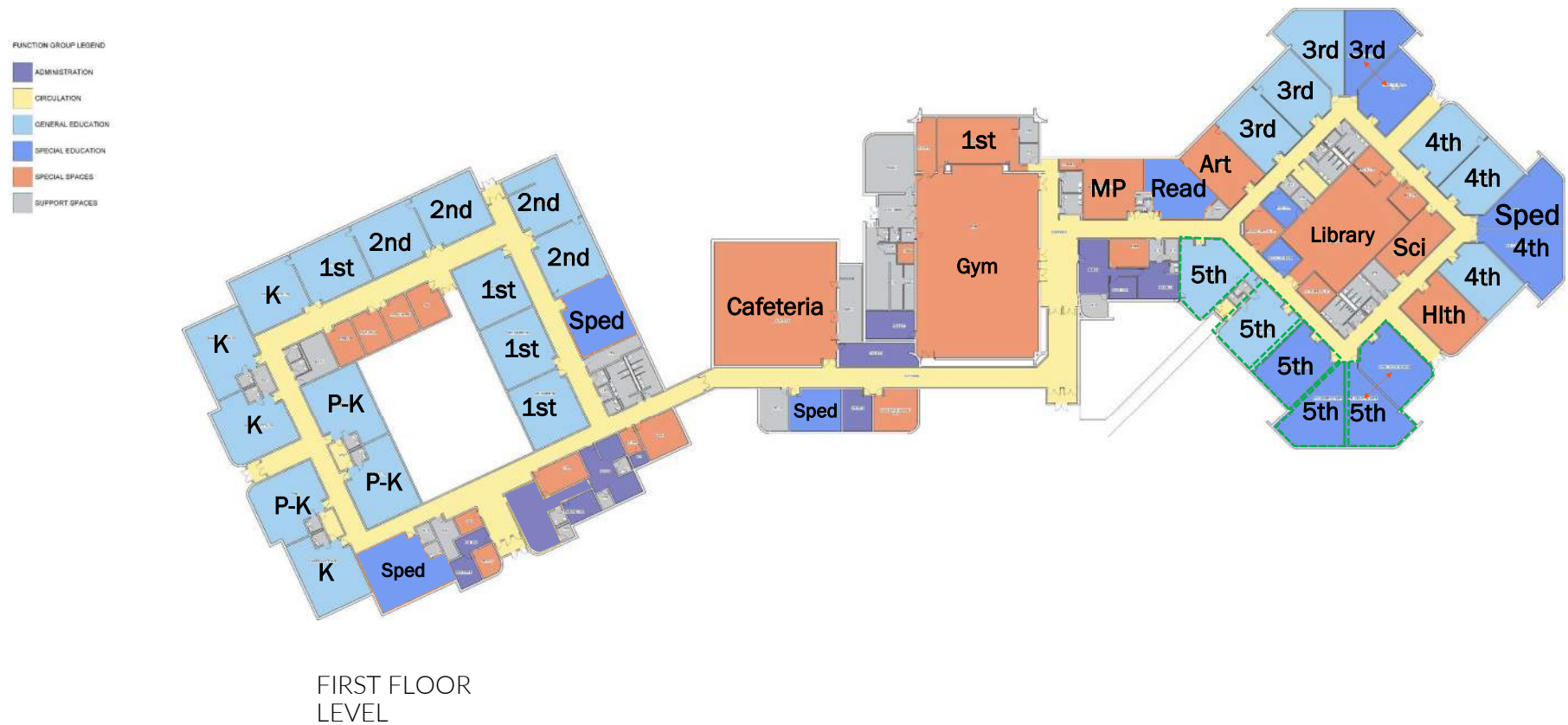
Repurposed Space



ROCKWELL SCHOOL

Hugh Cole Elementary Schools

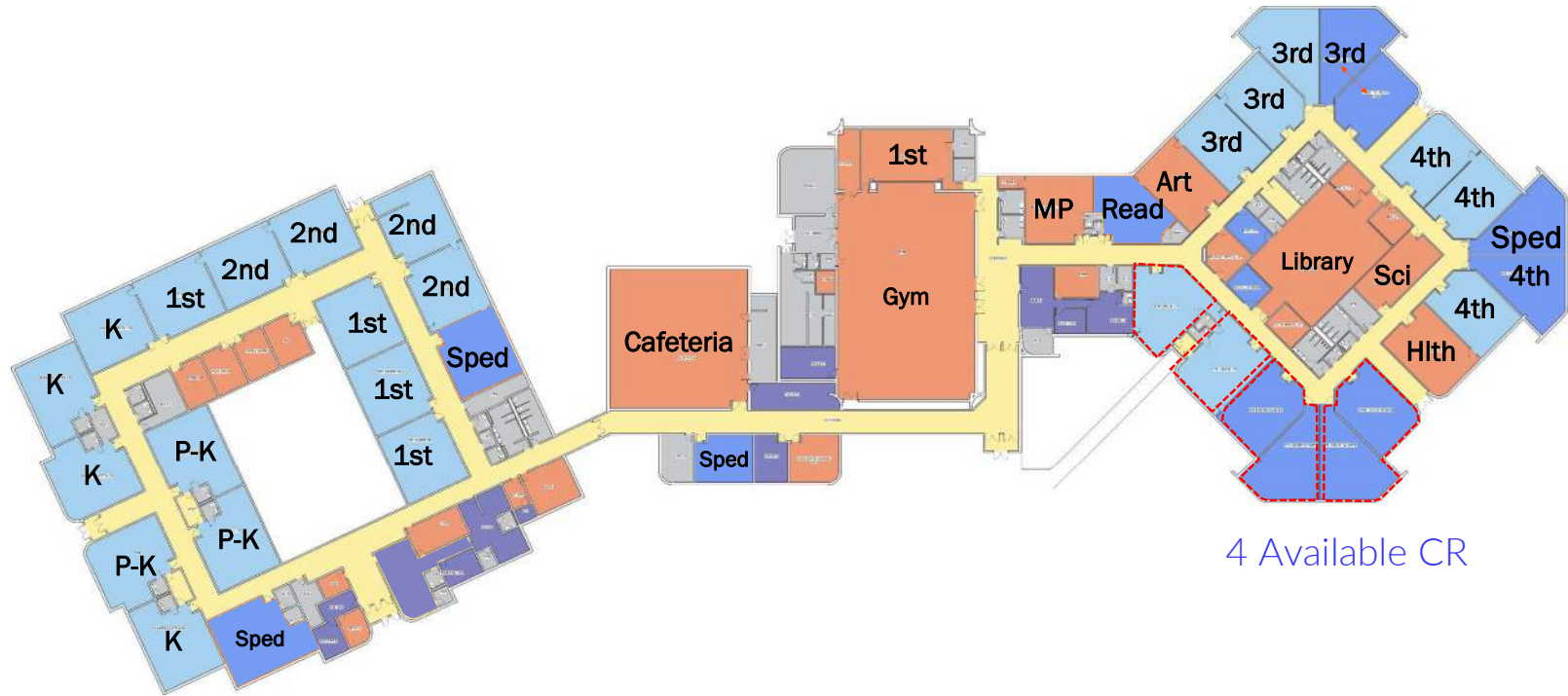
EXISTING PROGRAM



HUGH COLE SCHOOL

Hugh Cole Elementary Schools

PROGRAM ANALYSIS



4 Available CR

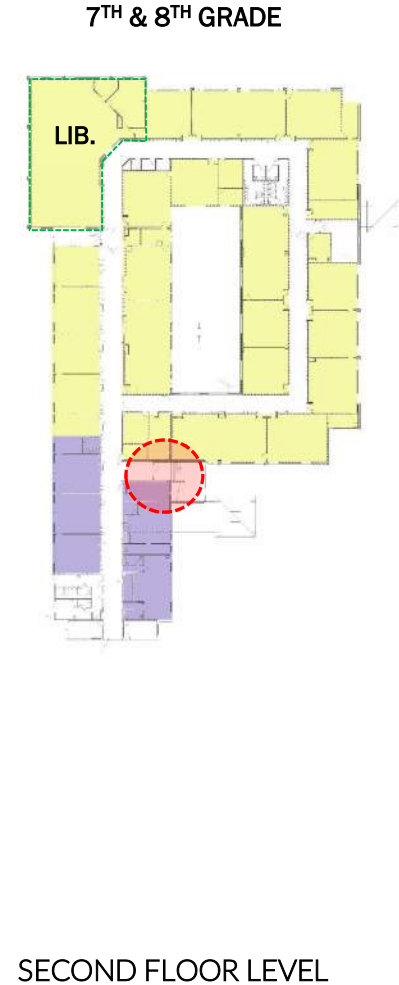
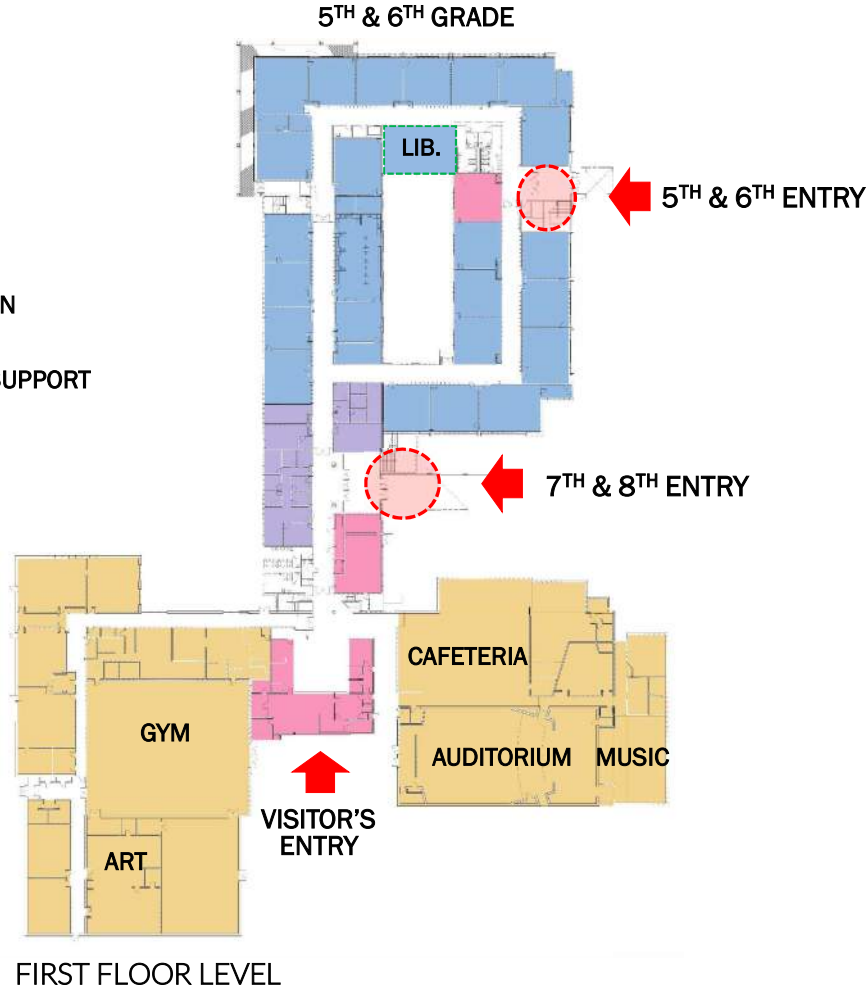
FIRST FLOOR
LEVEL

HUGH COLE SCHOOL

Kickemuit Middle School

PROGRAM ANALYSIS

- 5TH & 6TH GRADE
- 7TH & 8TH GRADE
- DEDICATED ADMINISTRATION
- DEDICATED OFFICES AND SUPPORT
- SHARED PROGRAM





PMA Consultants

NEXT STEPS – PREFERRED SOLUTION @ HS

MOUNT HOPE HIGH SCHOOL – CONCEPT COST ANALYSIS

CONCEPT ESTIMATE VARIABLES

CONCEPTUAL COSTS – FOR COMPARISON OF OPTIONS ONLY
DETAILED COST ESTIMATES IN SEPT 2023

Mount Hope HS, Bristol RI

\$/SF New - Marked Up Bldg Costs

\$ 625.00

\$/SF Reno - Marked Up Bldg Costs

\$ 535.00

Renovate (36-48 months)

Addition/Renovation (30-36 months)

New Build (24 months)

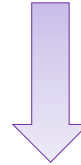
SF Reno	SF New	Site Costs
177,732	-	10%
25,219	147,000	12%
	168,000	14%

Abate/Demo (\$/SF)	Phasing Premium	Swing Space
\$ 12.00	3%	\$ 7,500,000
\$ 19.00	3%	\$ 5,000,000
\$ 20.00	0%	\$ -

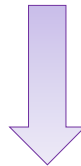
Soft Costs	Owner Contingencies
20%	12%
20%	10%
20%	8%

SF Updated

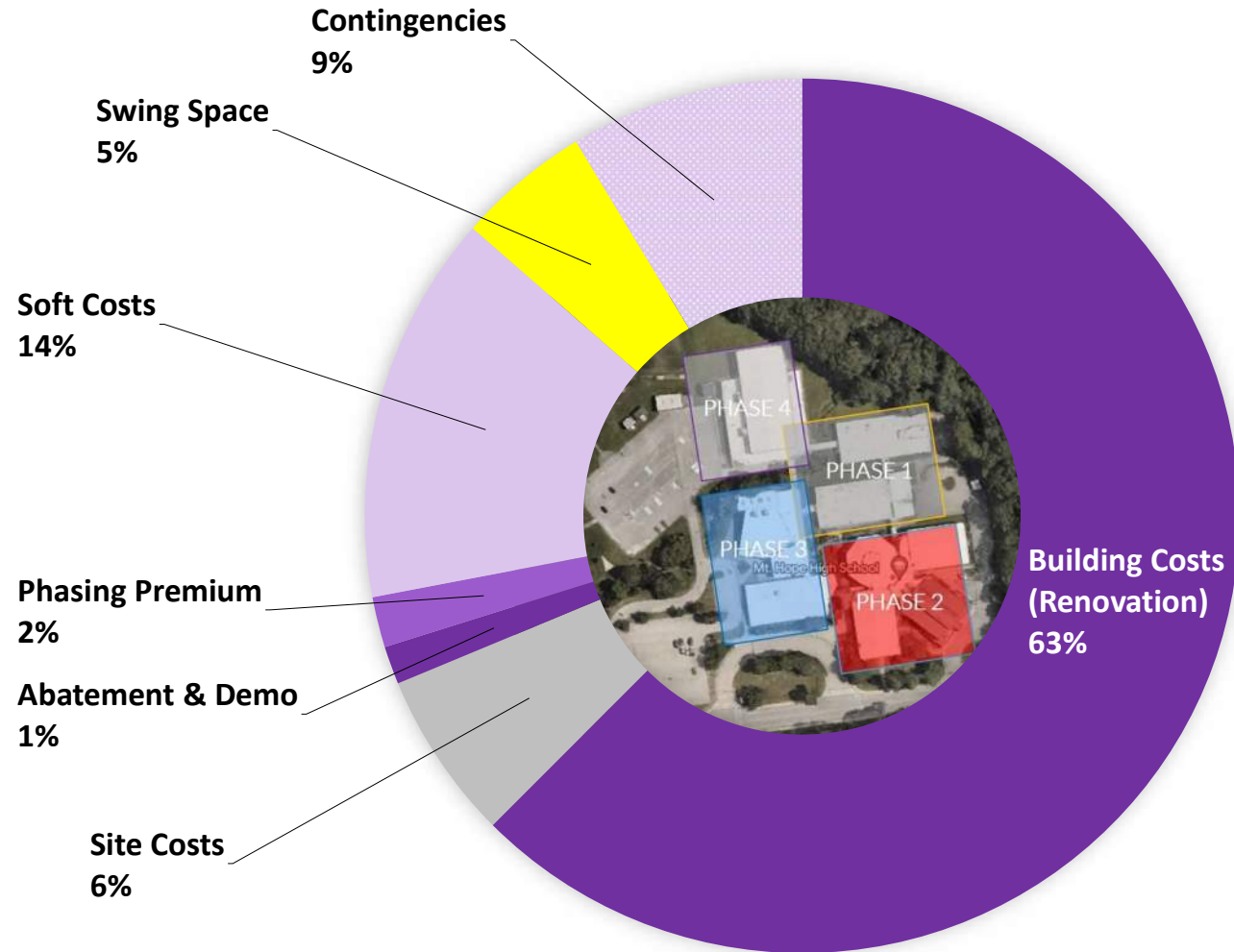
(new info from concept designs & programming)



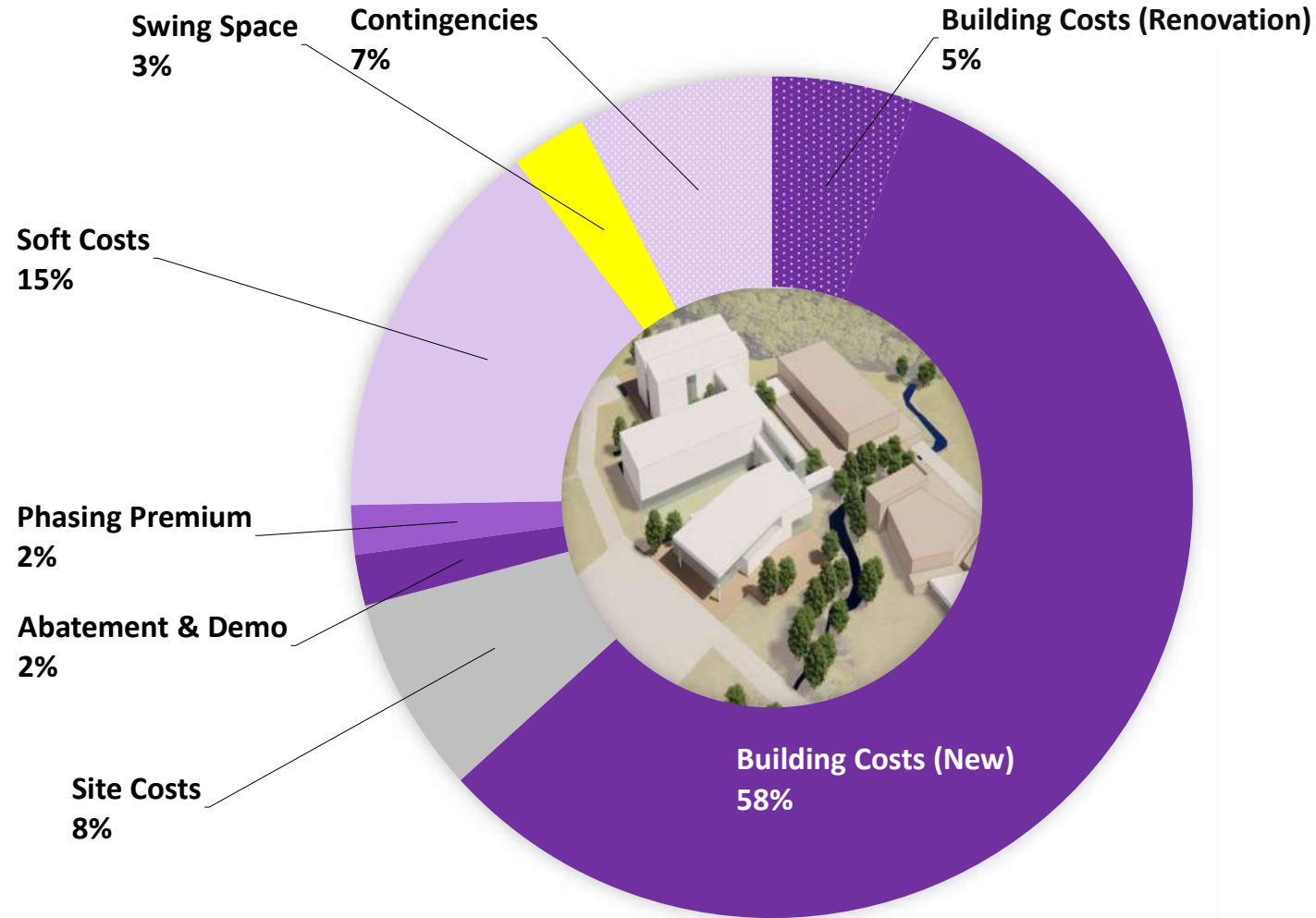
	\$ Reno	\$ New	Site Costs	Building Costs	Abate & Demo	Phasing Premium	Total Construction	\$/SF	Soft Costs	Swing Space	Contingencies	Total Project	\$/SF
REPAIR/RENO	\$95,086,620	\$0	\$9,508,662	\$95,086,620	\$2,132,784	\$2,852,599	\$109,580,665	\$617	\$21,916,133	\$7,500,000	\$13,149,680	\$152,146,477	\$856
ADD/RENO	\$13,492,165	\$91,875,000	\$12,644,060	\$105,367,165	\$3,272,161	\$3,161,015	\$124,444,401	\$723	\$24,888,880	\$5,000,000	\$12,444,440	\$166,777,721	\$968
NEW	\$0	\$105,000,000	\$14,700,000	\$105,000,000	\$3,360,000	\$0	\$123,060,000	\$733	\$24,612,000	\$0	\$9,844,800	\$157,516,800	\$938



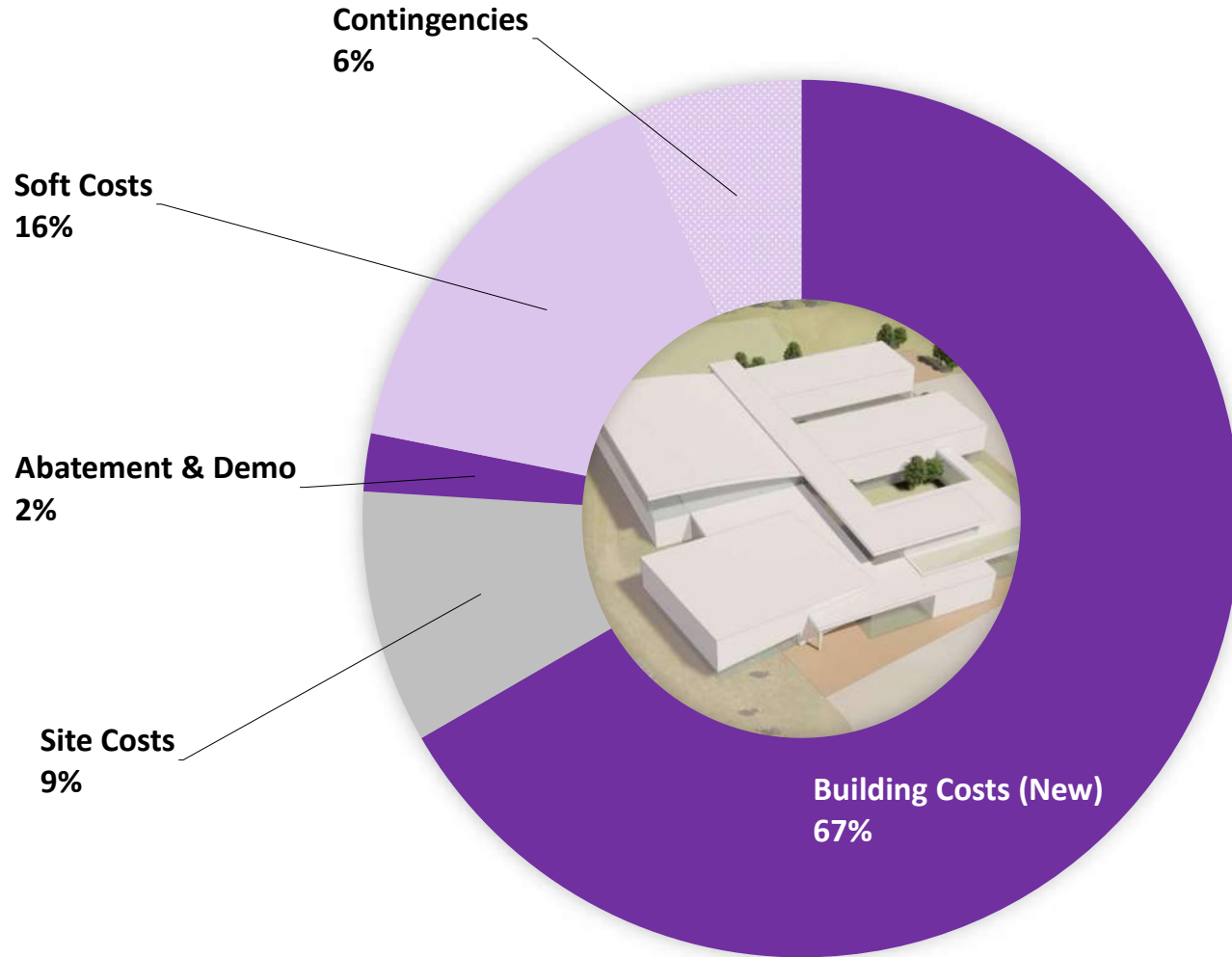
CONCEPTUAL COST ORDER OF MAGNITUDE (REPAIR/RENOVATION)



CONCEPTUAL COST ORDER OF MAGNITUDE (ADD/RENO)



CONCEPTUAL COST ORDER OF MAGNITUDE (NEW CONSTRUCTION)

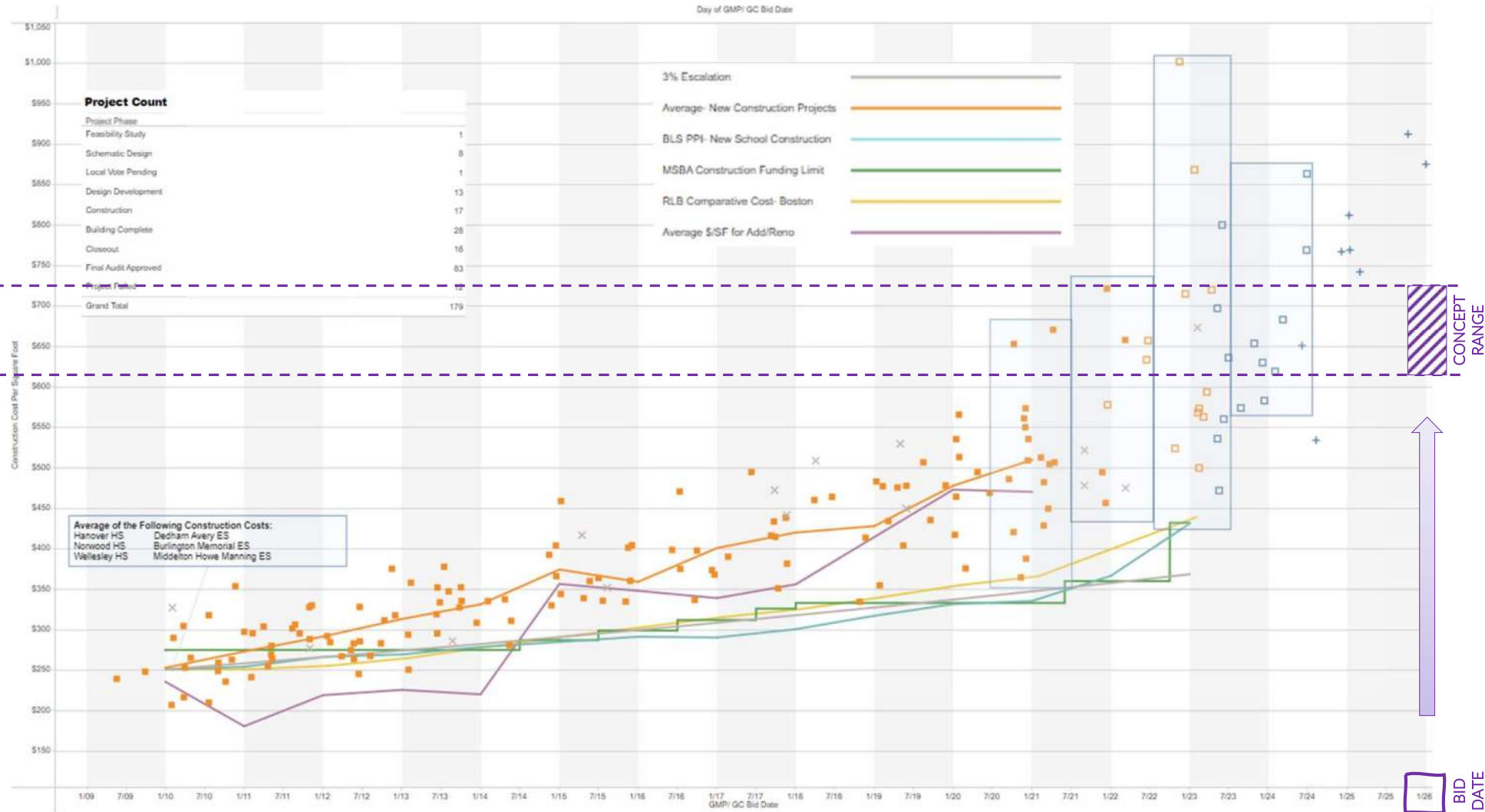


MOUNT HOPE HIGH SCHOOL – CONCEPT COST ANALYSIS



CONCEPTUAL COSTS – FOR COMPARISON OF OPTIONS ONLY
DETAILED COST ESTIMATES IN SEPT 2023

K-12 CONSTRUCTION COST DATA





Bristol Warren Regional School District

HIGH SCHOOL OPTIONS

**PERKINS —
EASTMAN**

Human by Design

Mount Hope High School

RENOVATION OPTION



Phase 1 CTE - Art and Science

- Phase 1A Building F
- Phase 1B Building E
- Boiler Room (Phase 1A and 1B)



Phase 2 Academics, Library and Cafeteria

- Phase 2A Building D
- Phase 2B Building C
- Phase 2C Building B



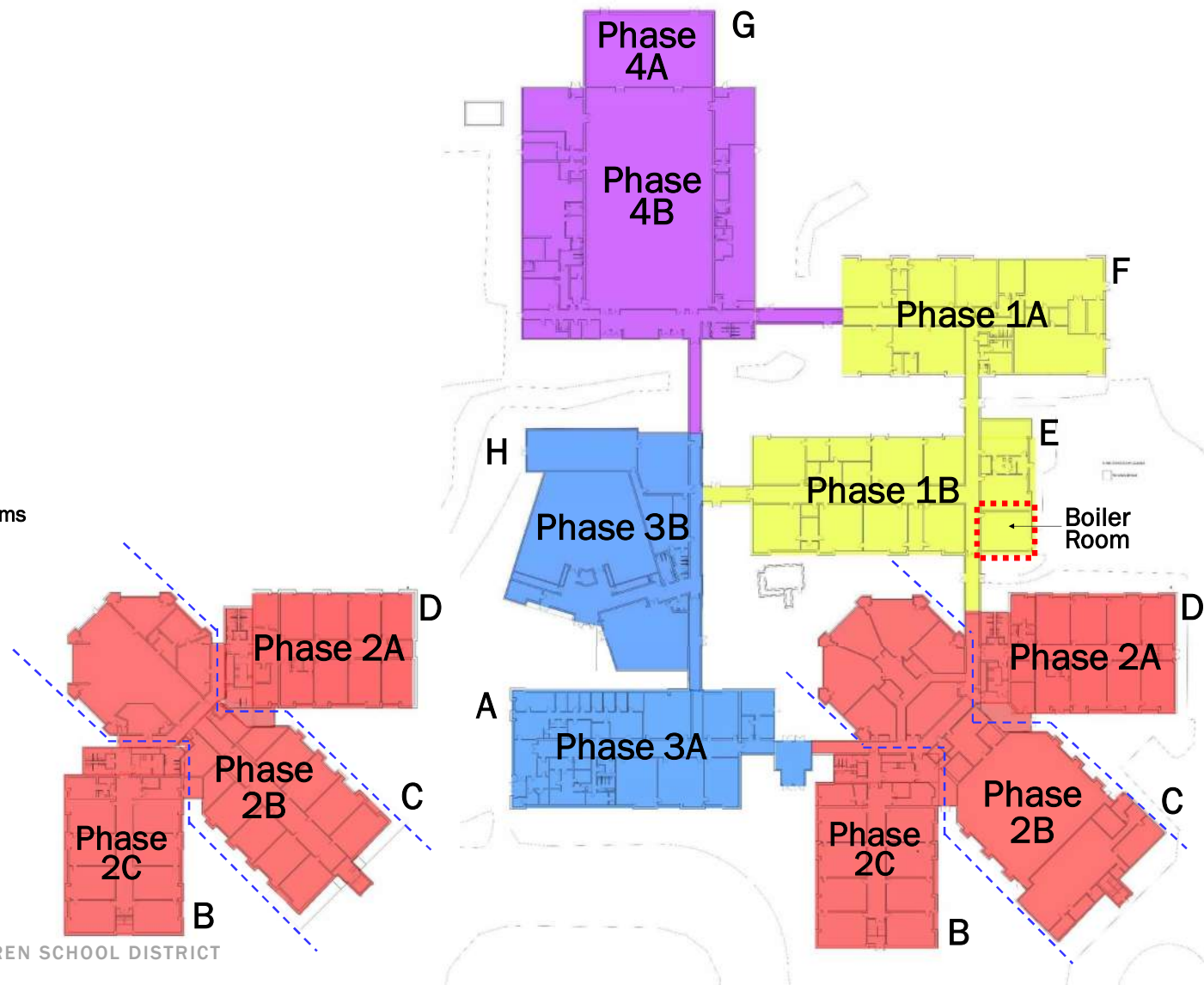
Phase 3 Administration, Auditorium and Music

- Phase 3A Building A
- Phase 3B Building H

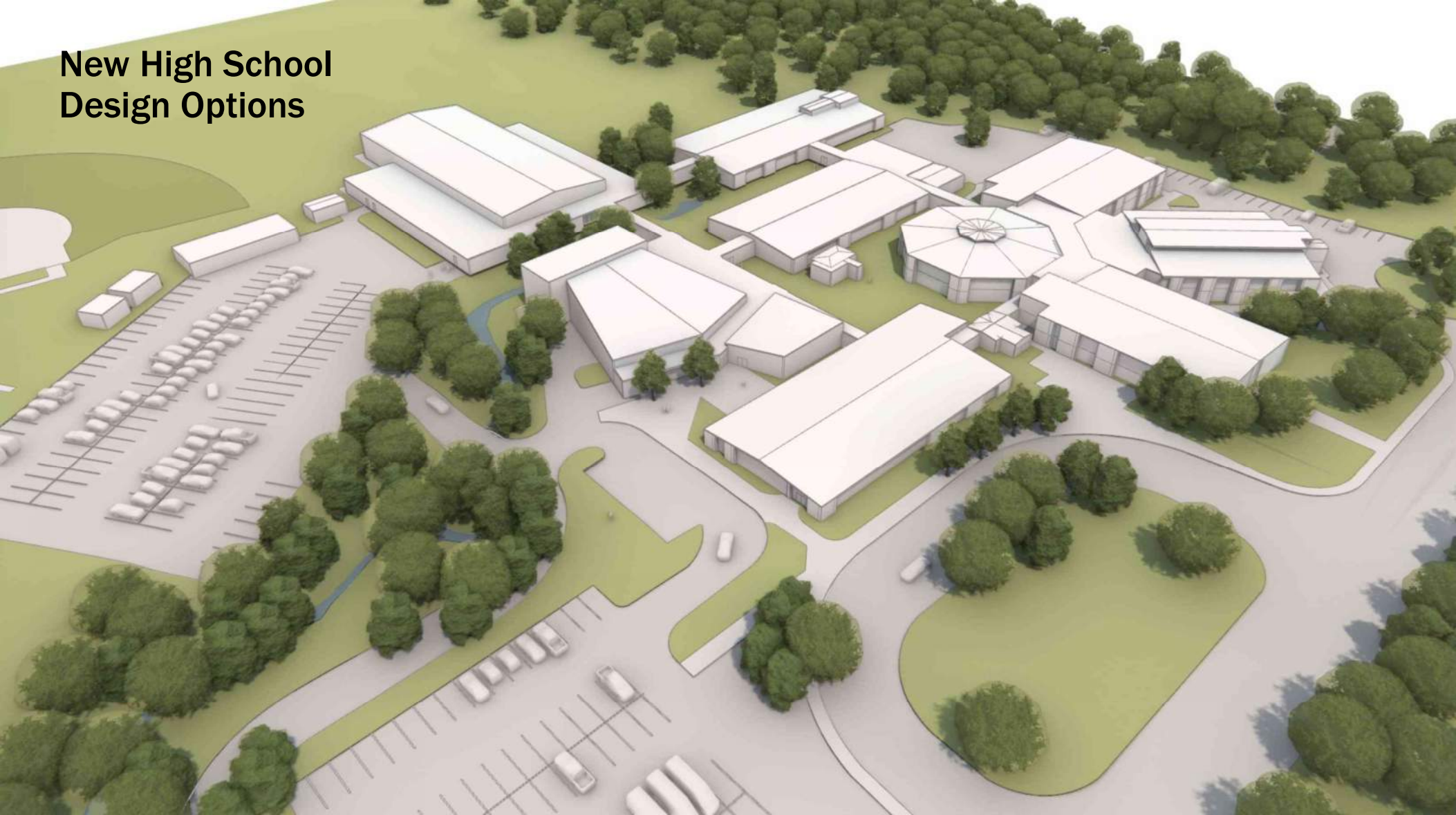


Phase 4 Gymnasium, Wellness and Locker Rooms

- Phase 4A Building G Wellness
- Phase 4B Building G Gym



New High School Design Options



Site

CREEK AND WETLANDS SETBACK

APPROXIMATE FEMA FLOOD BOUNDARY

20FT SETBACK

SILVER CREEK 100FT BUFFER ZONE

WETLANDS 50FT SETBACK

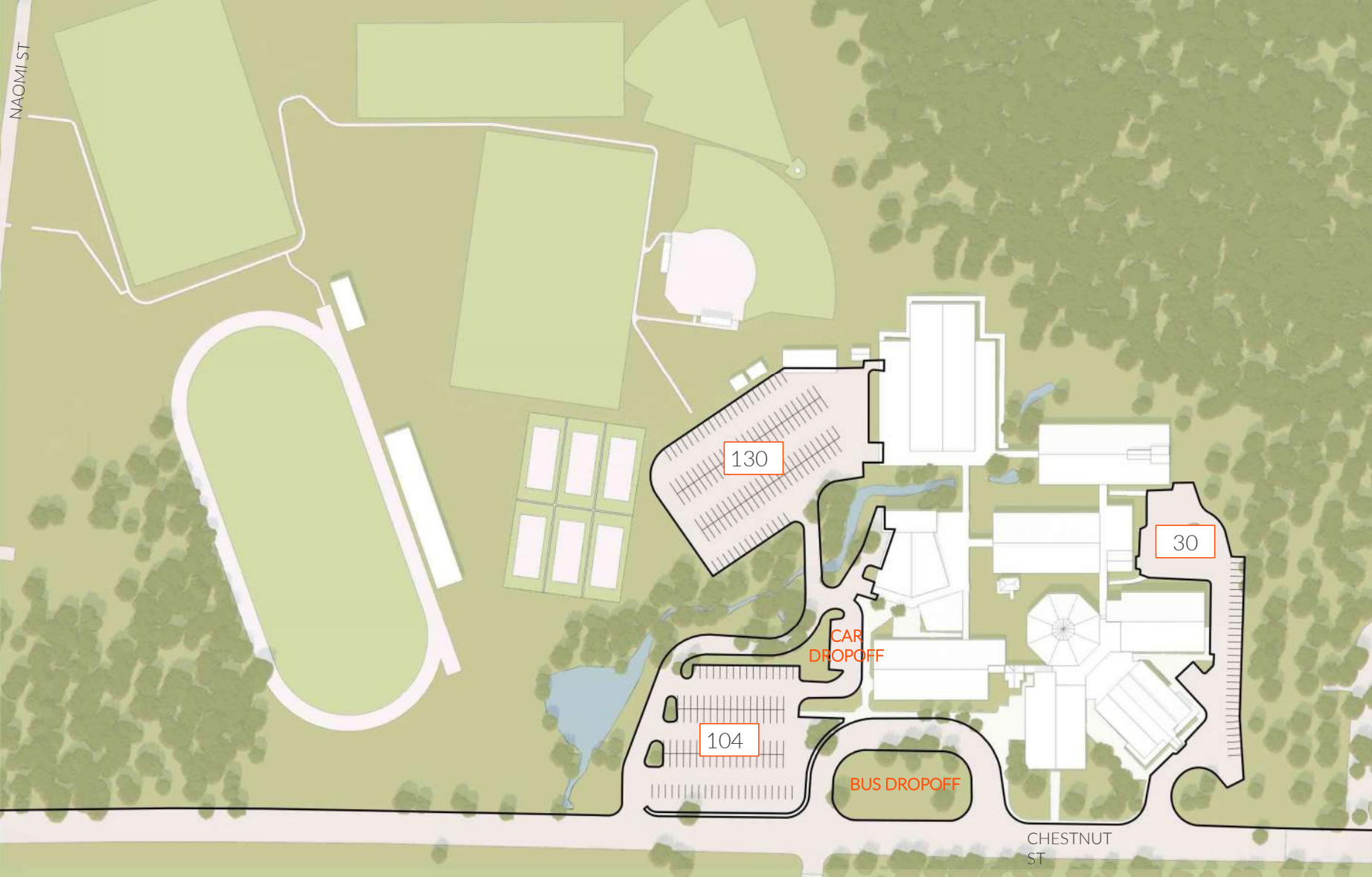
PRIMARY STRUCTURE SETBACK

SILVER CREEK AND WETLAND EDGE



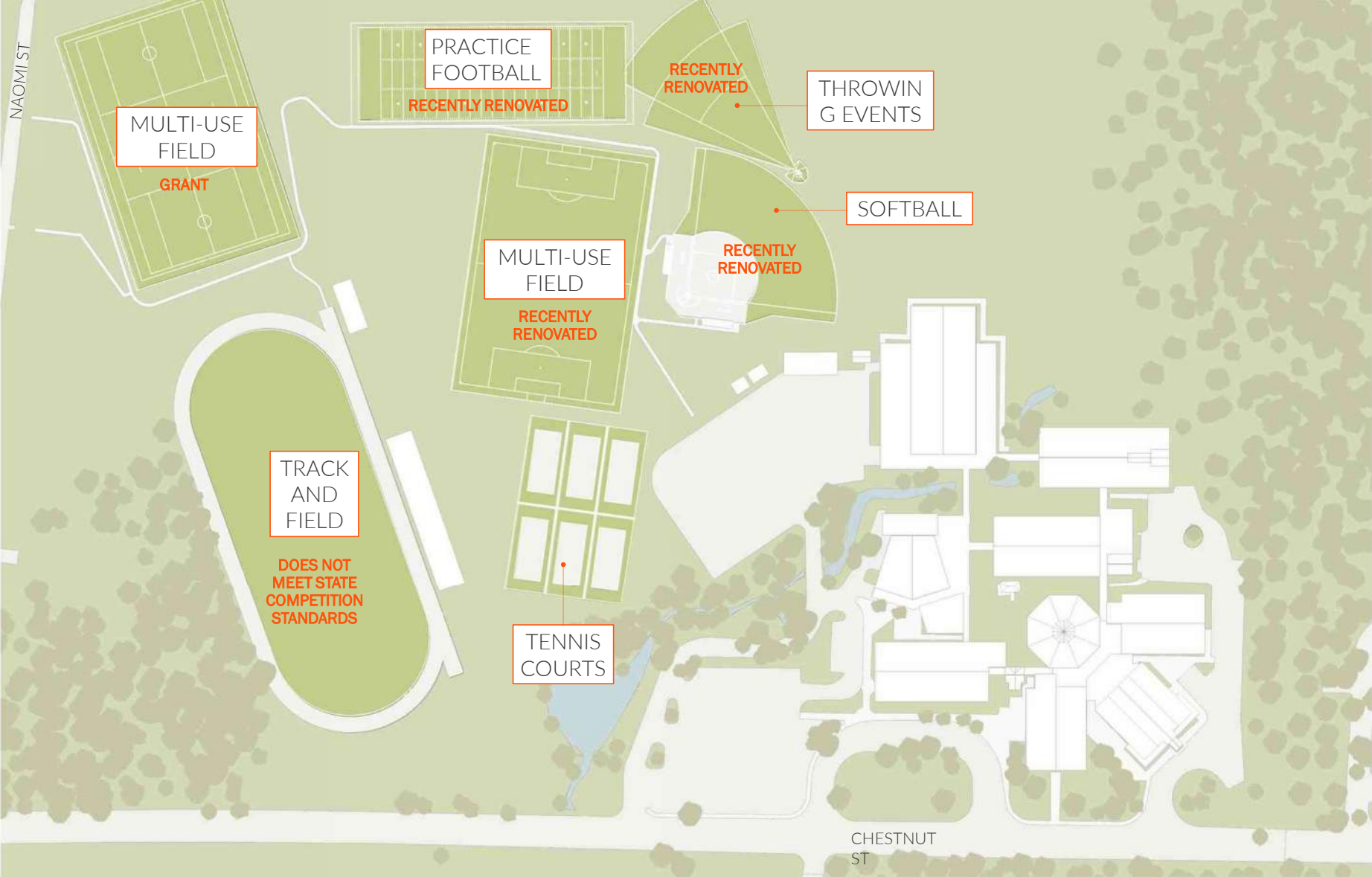
Site

EXISTING
PARKING



Site

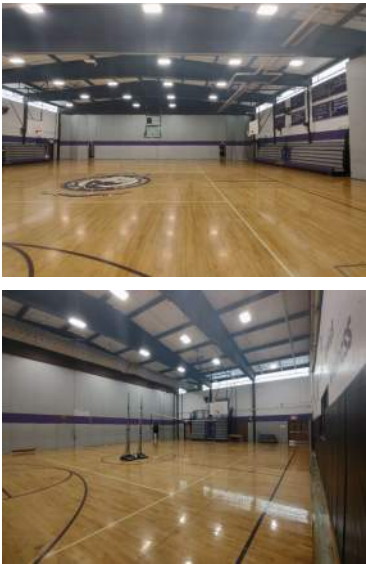
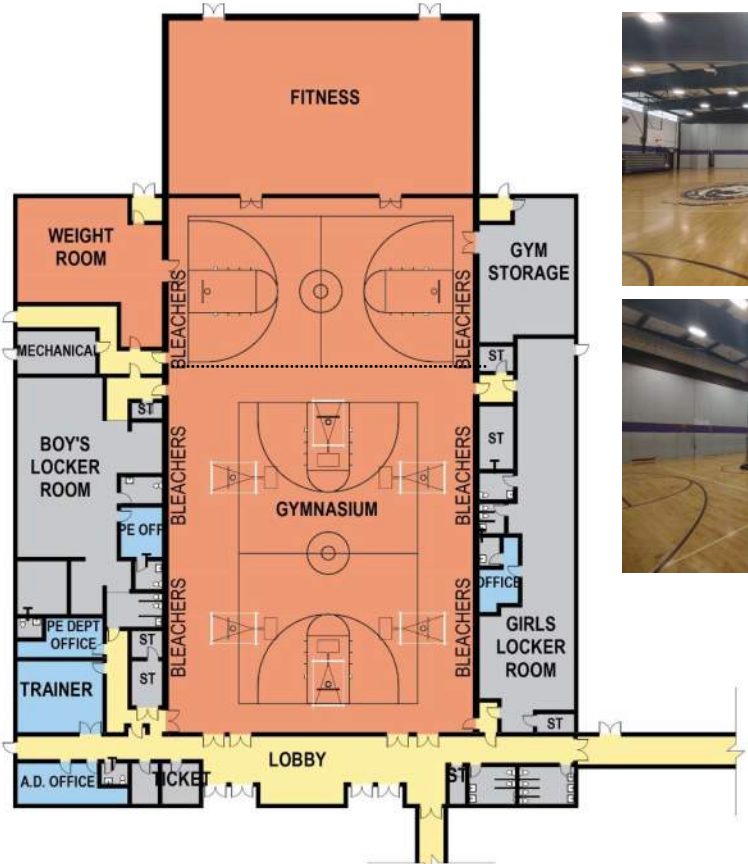
FIELDS
INVENTORY
STATUS



Gymnasium

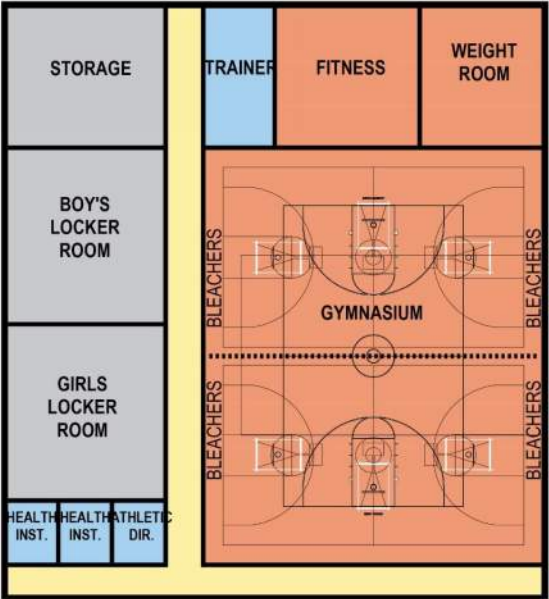
EXISTING

25,219 NSF



PROPOSED

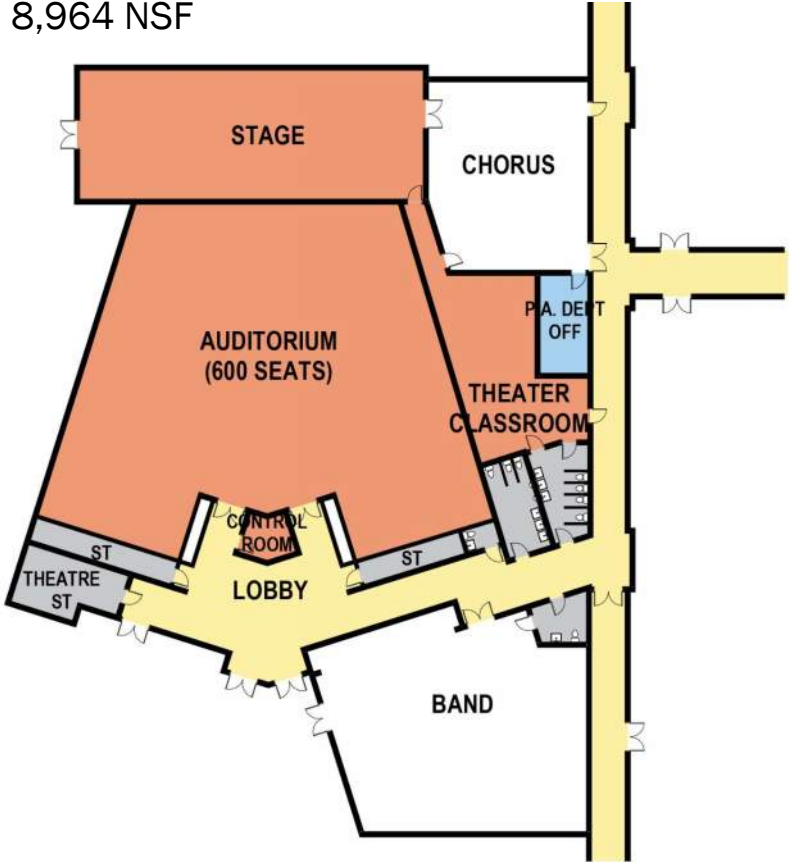
18,650 NSF



Auditorium

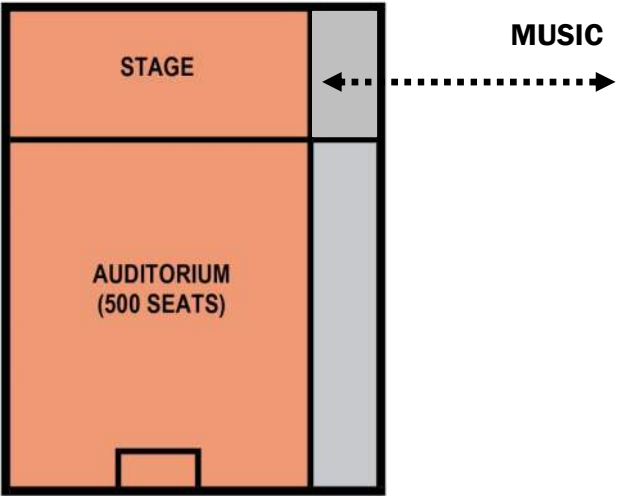
EXISTING

8,964 NSF



PROPOSED

8,000 NSF

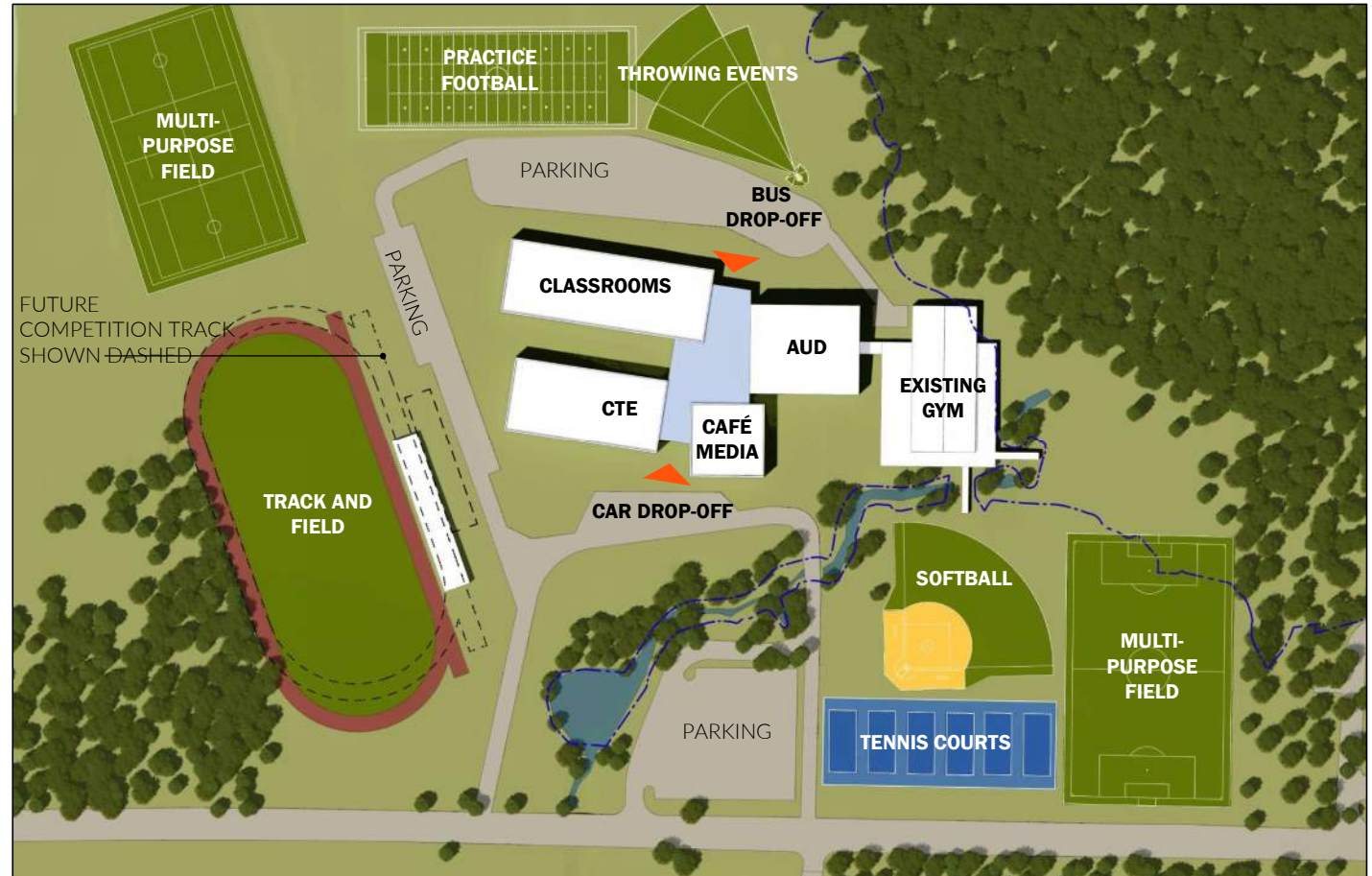


Option A

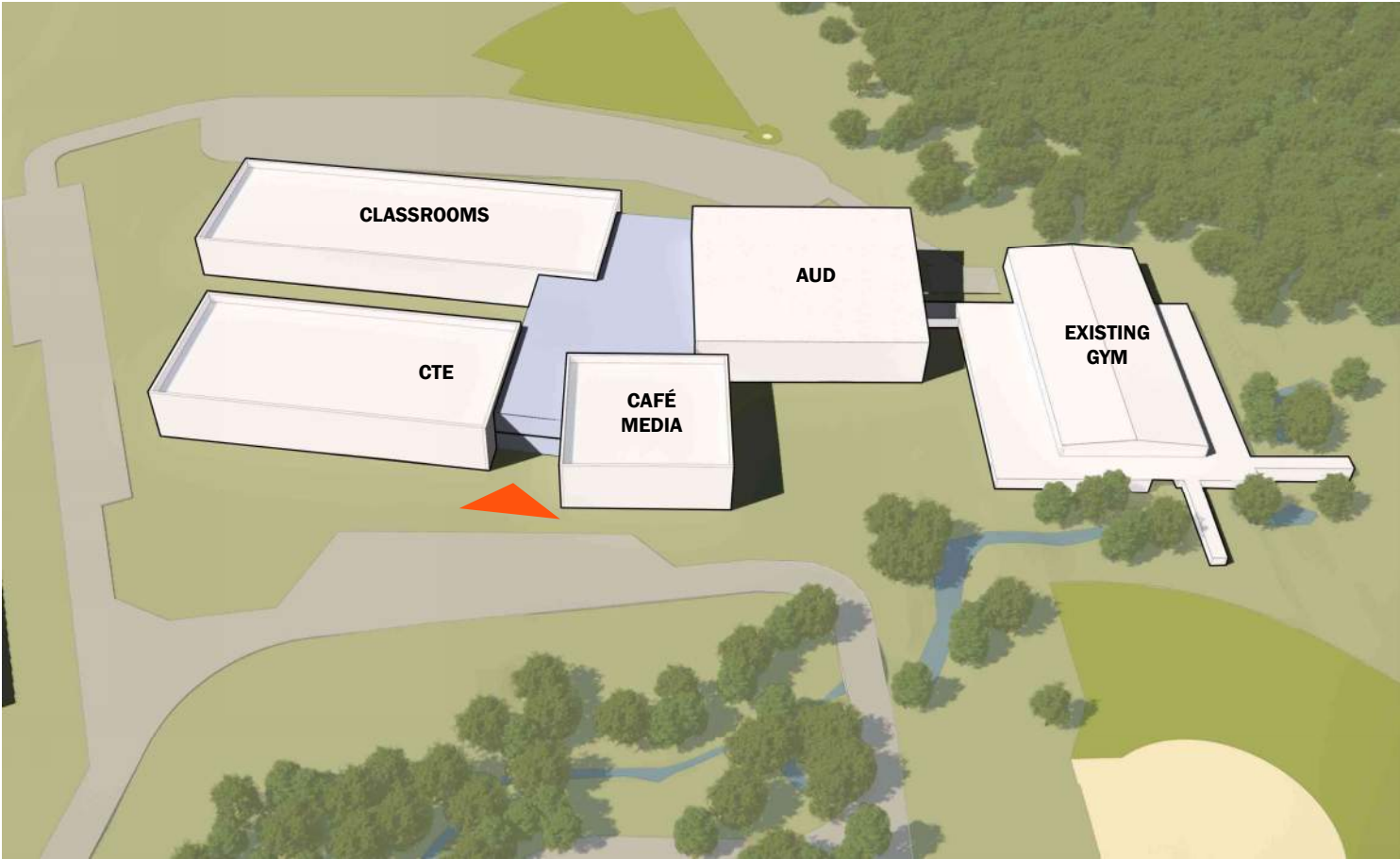
Hybrid | Existing Gym

2 story

Relocates Softball,
Tennis & 1 Practice Field



Option A

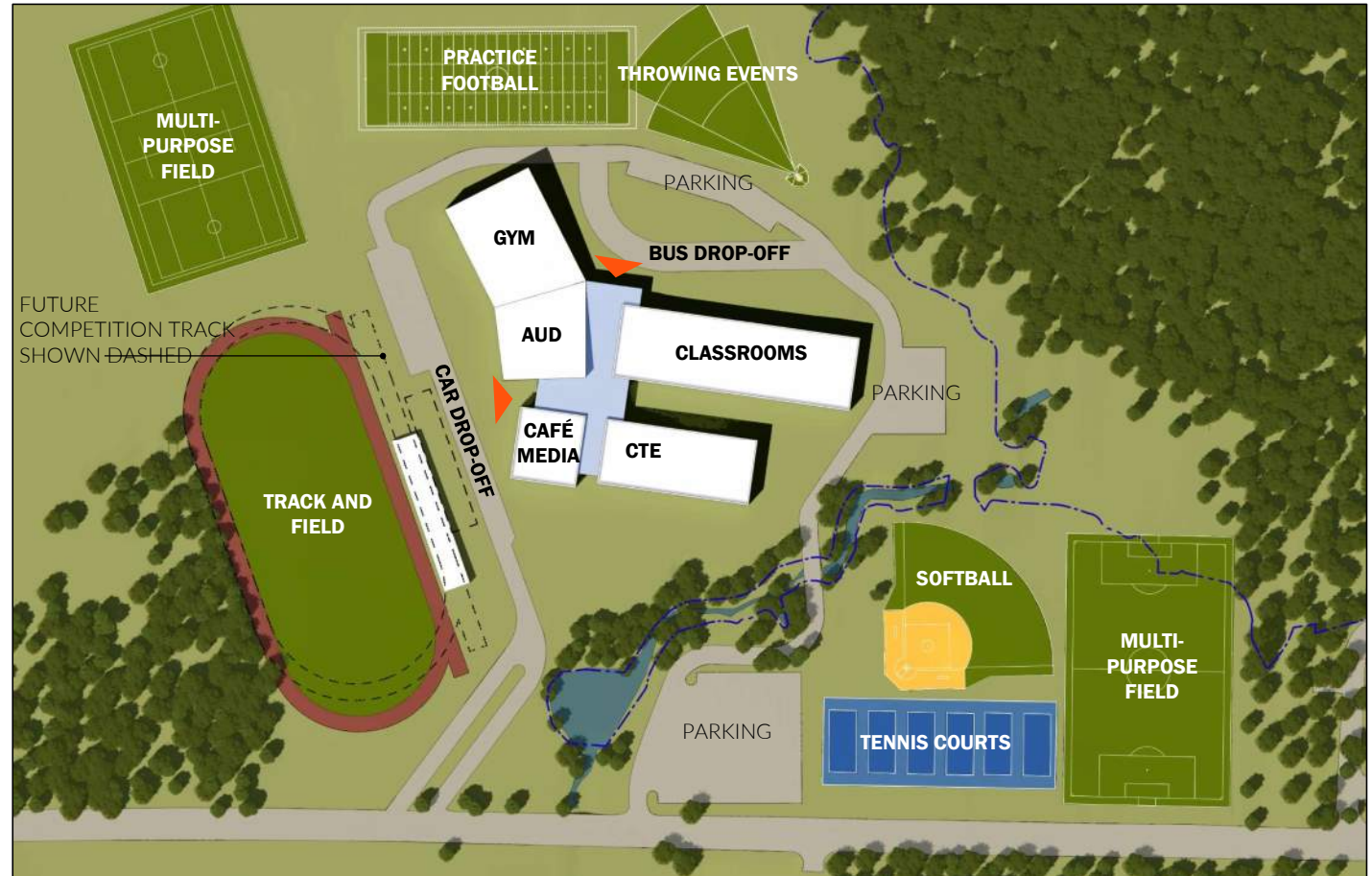


Option B

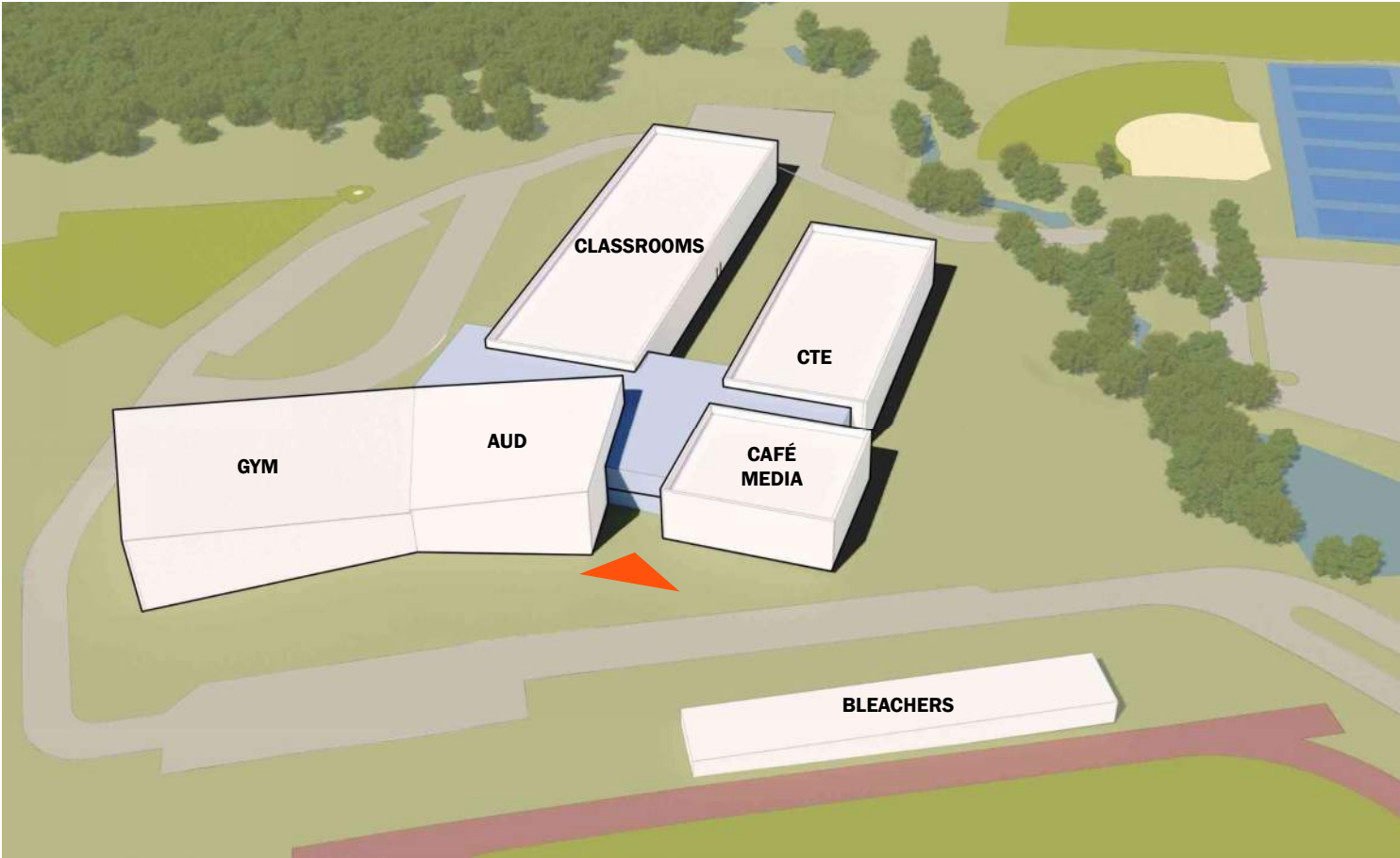
All New Construction

2 story

Relocates Softball,
Tennis & 1 Practice Field



Option B



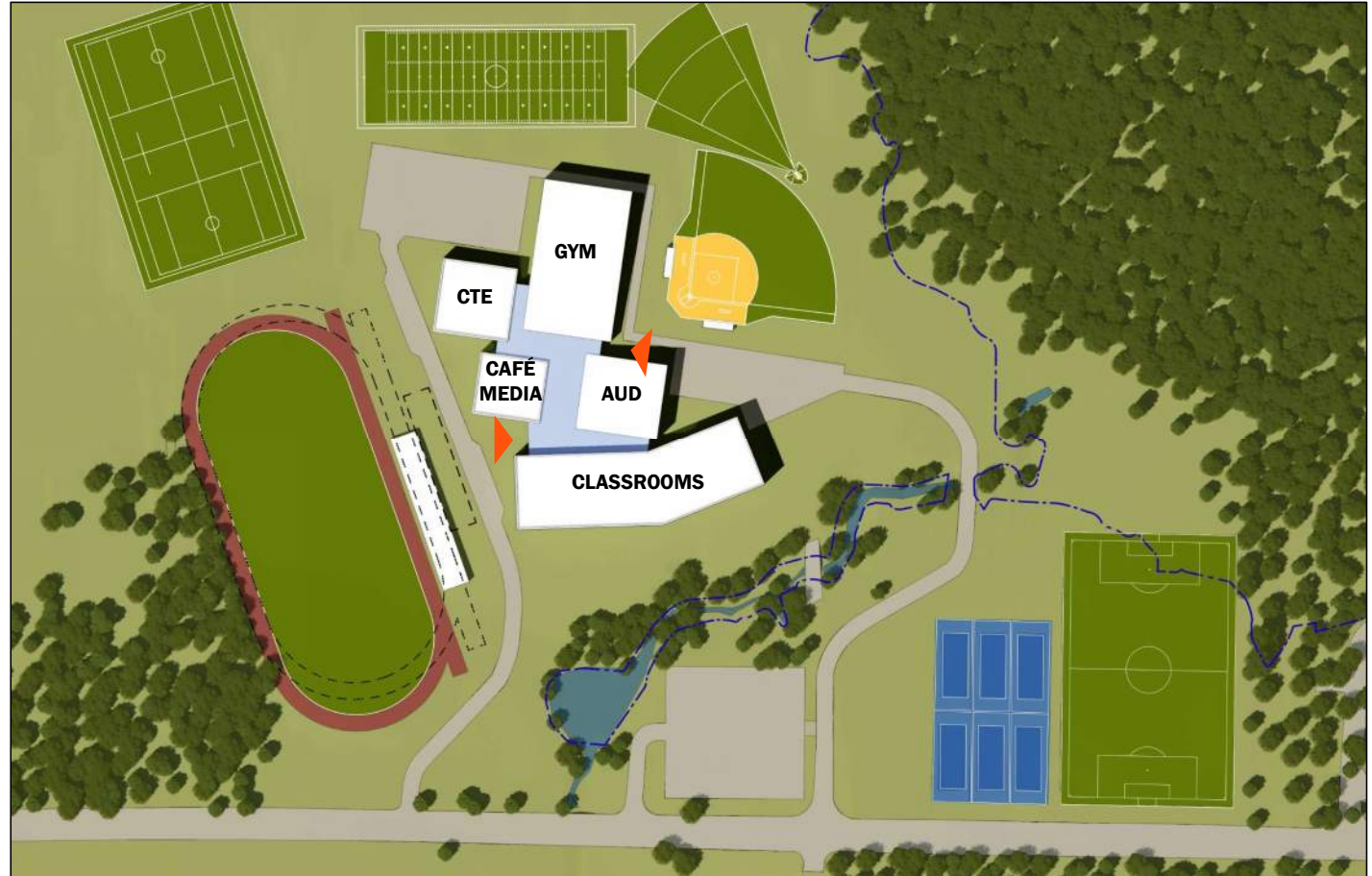
Option C

All New Construction

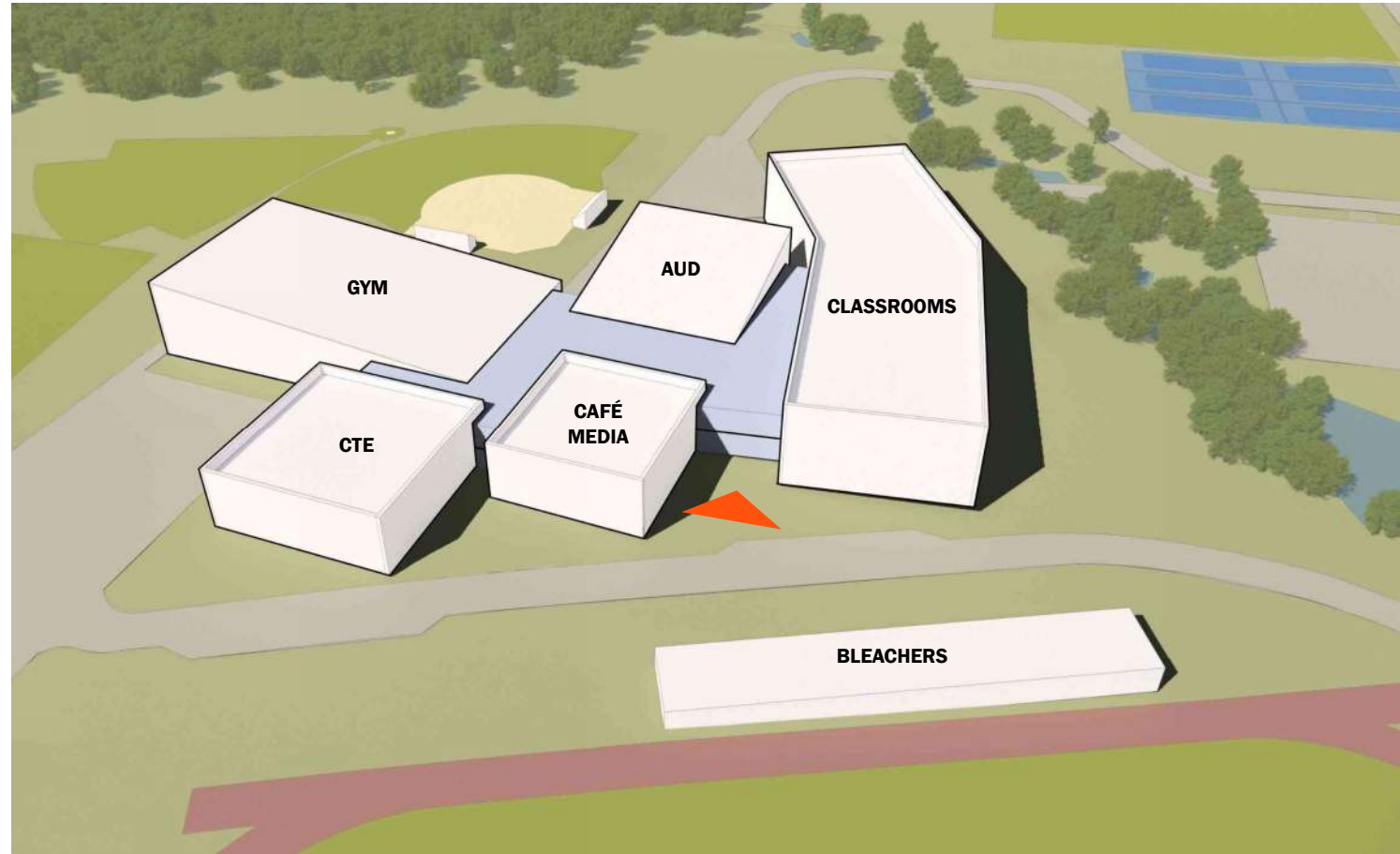
3 story

Keeps Softball Field

Relocates Tennis &
1 Practice Field

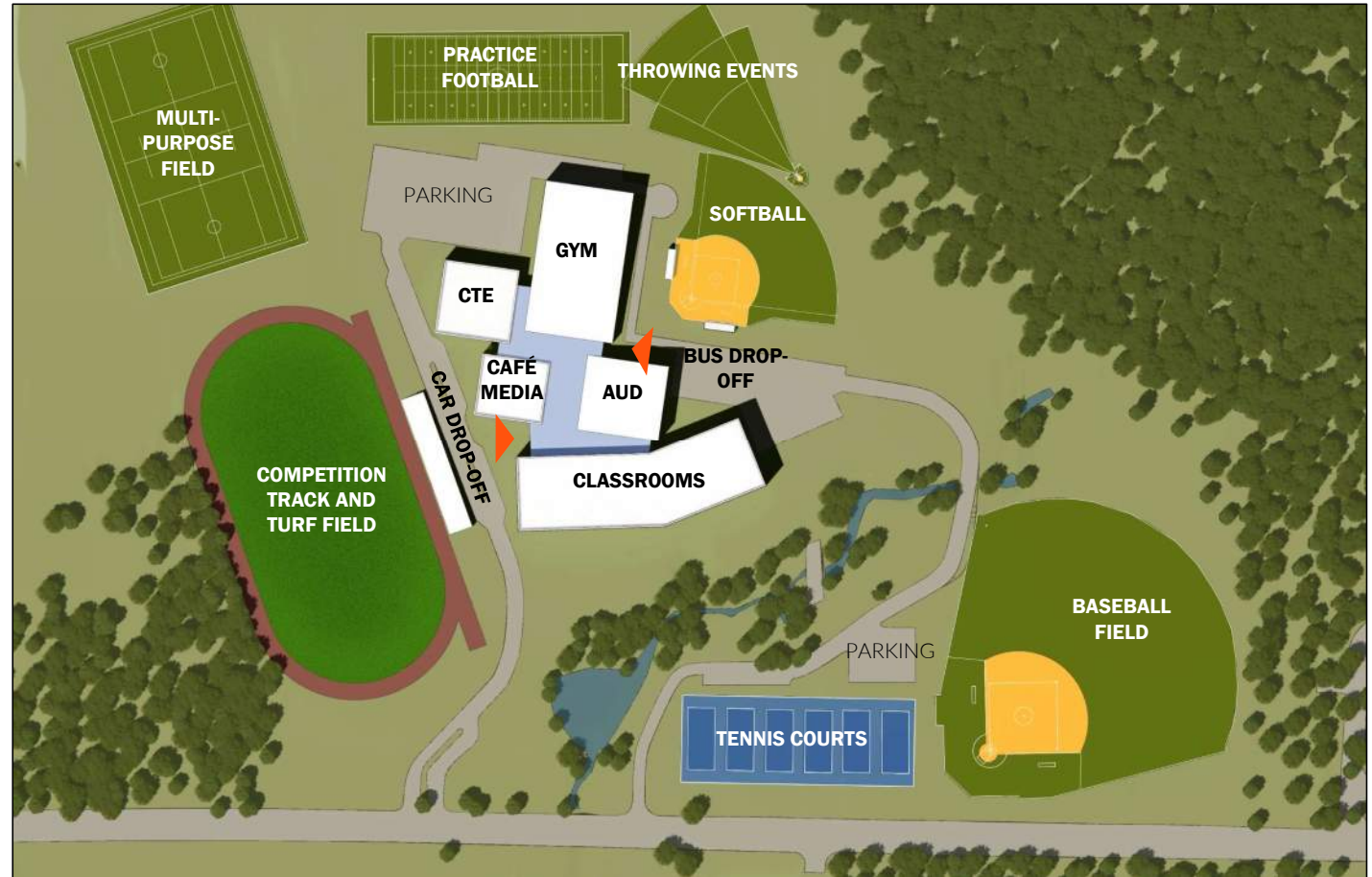


Option C

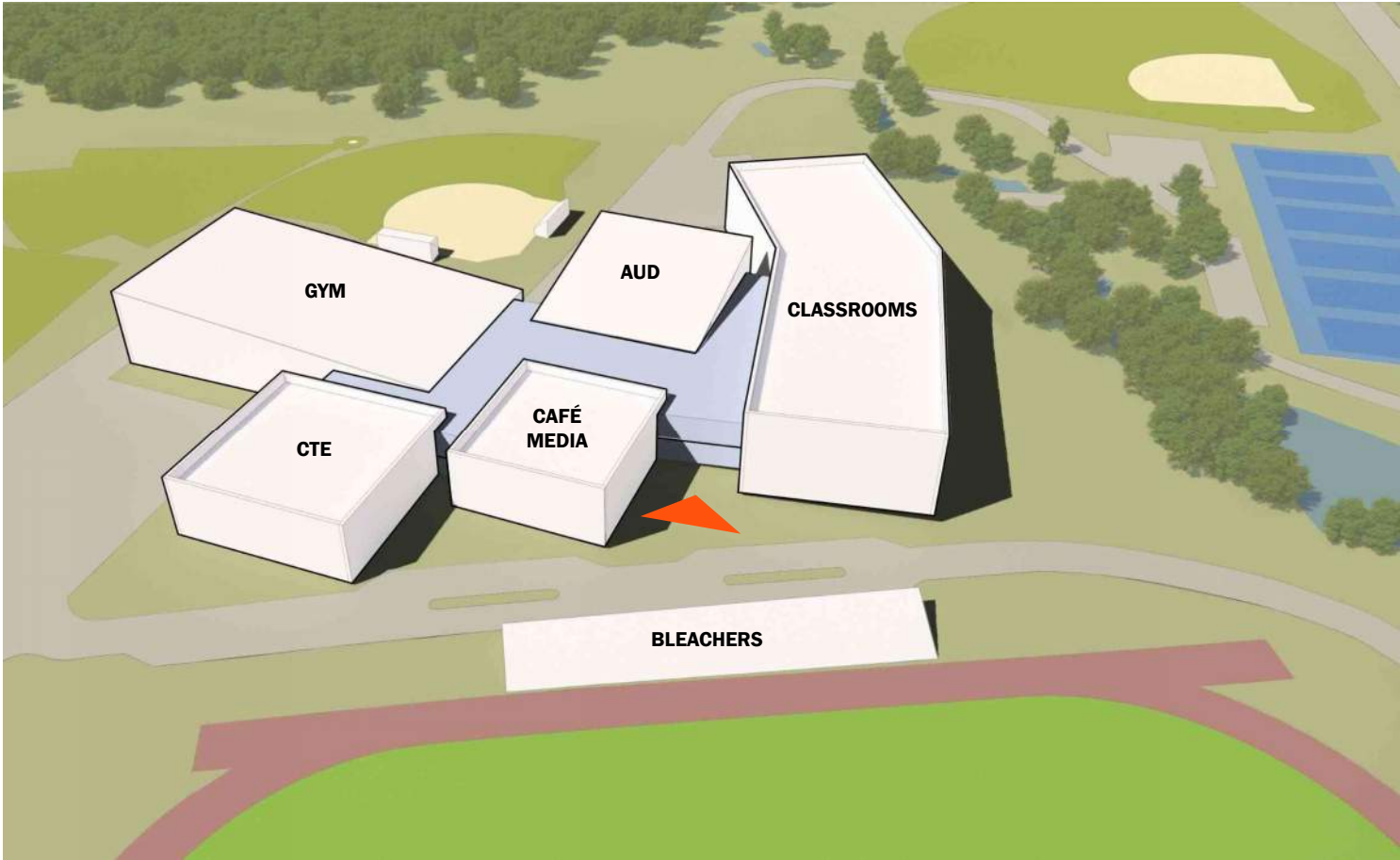


Option D

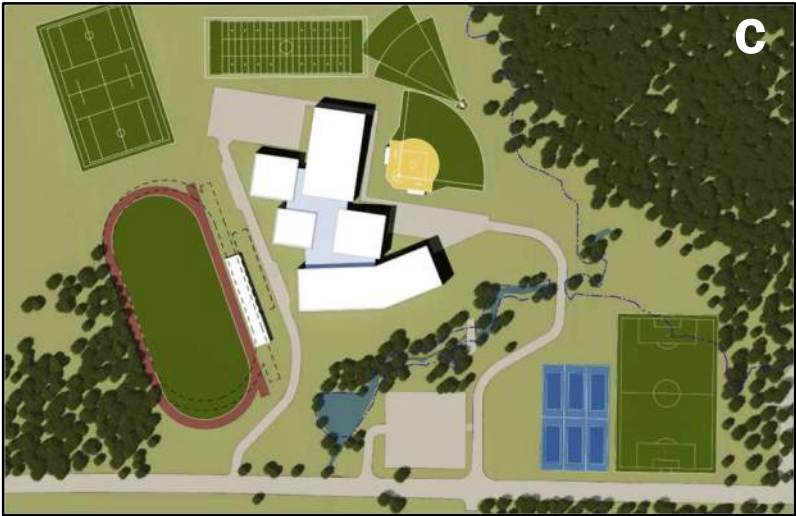
- All New Construction
- 3 story
- Keeps existing Softball
- New Baseball Field
- New Competition Track & Turf Field
- Eliminates 1 Practice Field
- Relocates Tennis



Option D



Options



KEY DATES / NEXT STEPS

RENOVATE

Pros:

- ✓ Lowest Conceptual Cost
- ✓ Bldg Can Remain in Silver Creek Buffer Zone

Cons:

- ❑ Not Tailored to Ed Plan
- ❑ Impactful to Staff/Students
- ❑ Less Efficient Use of Space
- ❑ Energy Inefficiencies
- ❑ Highest Construction Risk
- ❑ Longest Schedule
- ❑ Costs Due to Moves/Swing Space

ADD RENO

Pros:

- ✓ Tailored to Ed Plan
- ✓ Larger Gym
- ✓ Gym Can Remain in Silver Creek Buffer Zone

Cons:

- ❑ Highest Conceptual Cost
- ❑ Higher Construction Risk
- ❑ Students Lose use of Gym During Renovation
- ❑ Potential loss of field(s)

NEW

Pros:

- ✓ Tailored to Ed Plan
- ✓ Minimizes Impact to Staff/Students
- ✓ Lower Construction Risk
- ✓ Shortest Schedule
- ✓ No Swing Space Costs
- ✓ Potential for Baseball field if 3 story

Cons:

- ❑ Mid-Range Conceptual Cost
- ❑ Can not be in Buffer Zone
- ❑ Potential loss of field(s)



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COMMUNITY OUTREACH

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 6.12.23](#)

BWRSD School Building Committee

6-29-23 BWRSD Building Committee Meeting

[Agenda](#)

6-15-23 BWRSD School Building Committee Meeting

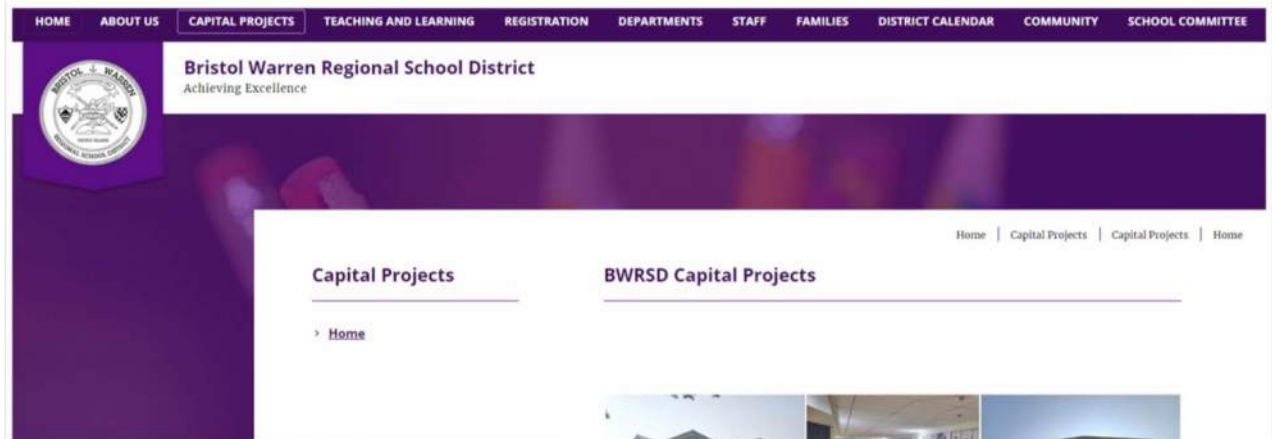
[Agenda](#)

[Presentation](#)

5-31-23 BWRSD School Building Committee Meeting

[Agenda](#)

[Presentation](#)



- ✓ WEBSITE UPDATES
- ✓ FAQs
- ✓ CONCERT SERIES

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
<hr/>		
Upcoming Meetings	15Jun23	- Visioning Session #3: <i>Elementary Schools</i>
	15Jun23	- Building Committee
	15Jun23	- AE/OPM Coordination Meeting: <i>Weekly</i>
	20Jun23	- Integrated Design Meeting #1
	20Jun23	- Concert Series 6/20-7/3: <i>Community Outreach</i>
	06Jul 23	- Bristol Historic Commission: <i>Concept Review</i>

TIMELINE





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EASTMAN**



QUESTIONS? | THANK YOU!