



Bristol Warren Regional School District

RIDE Necessity of School Construction Stage II



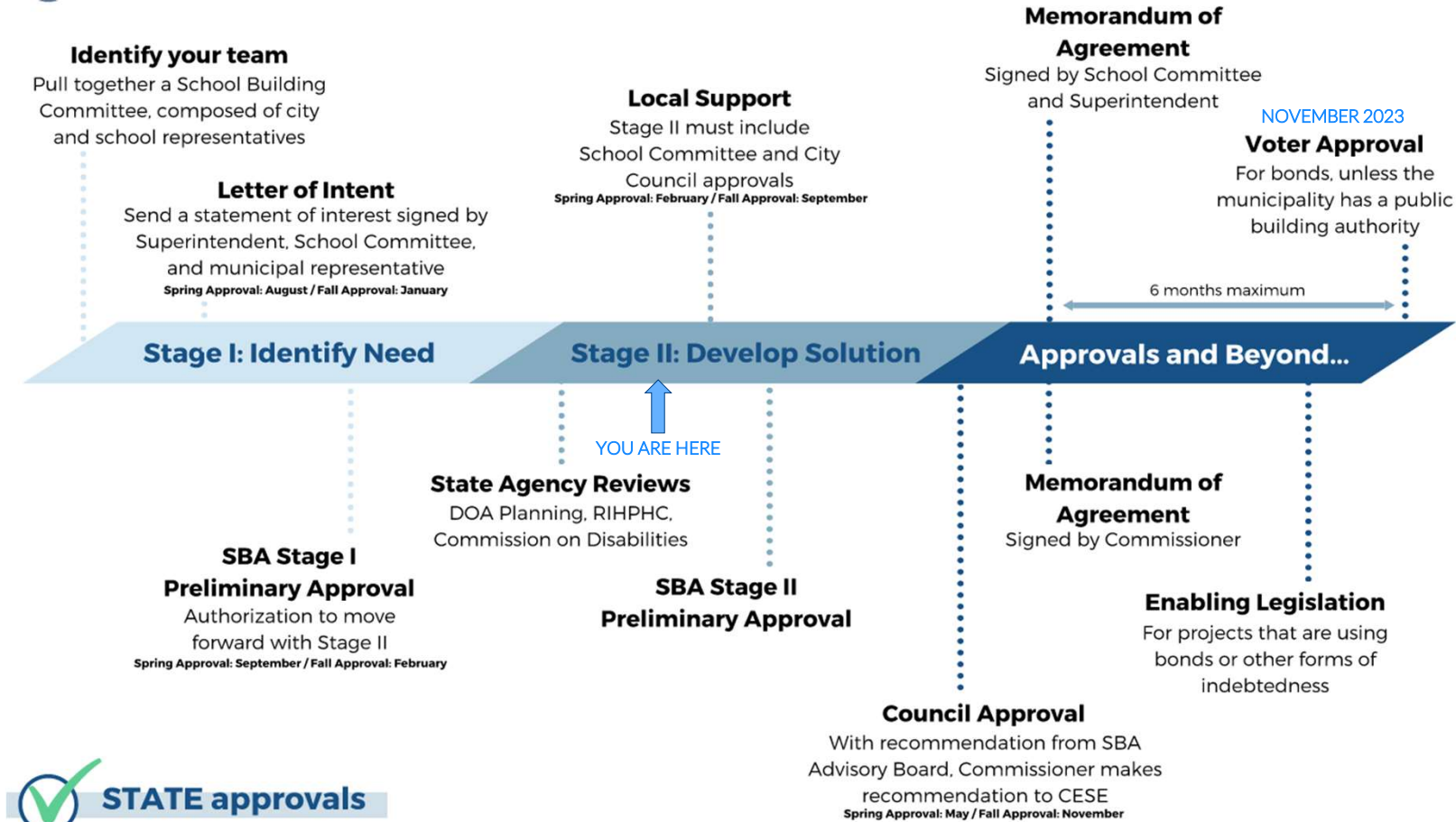
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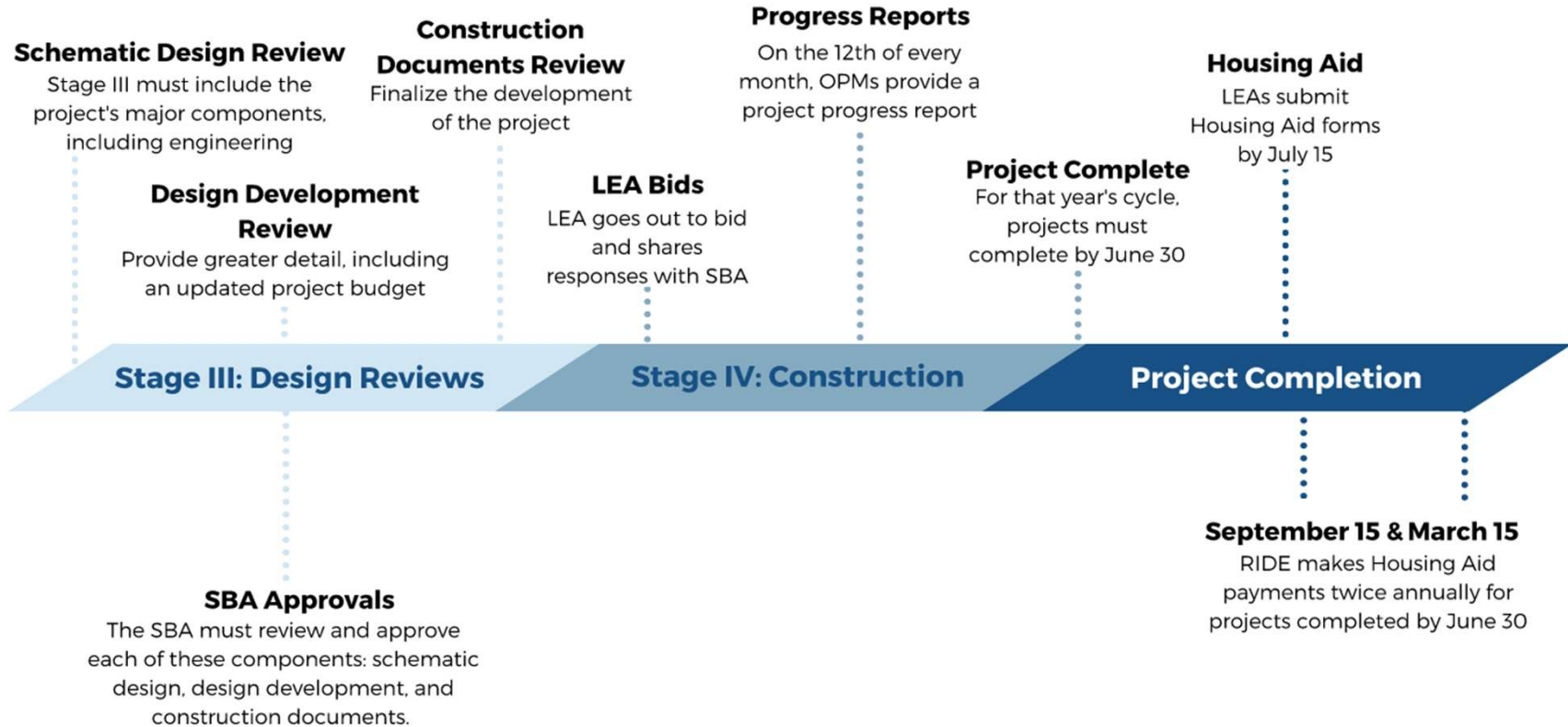
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BUILDING COMMITTEE | 06.15.2023

RIDE PROCESS OVERVIEW



RIDE PROCESS OVERVIEW



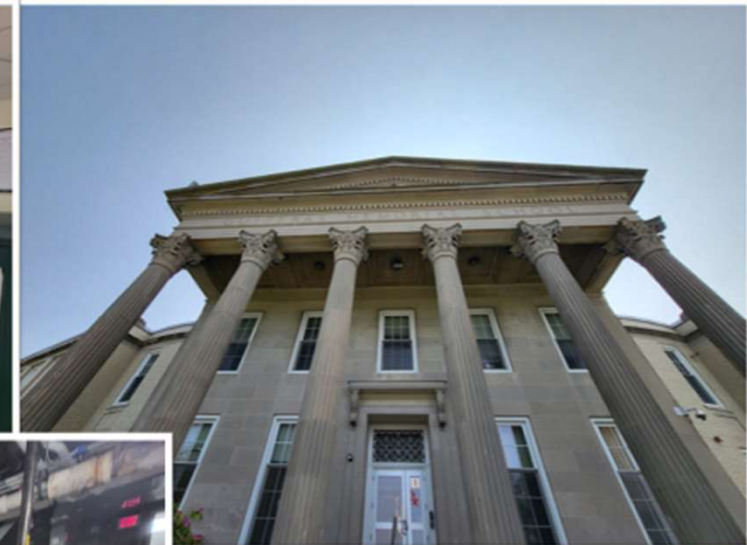
STATE to-dos



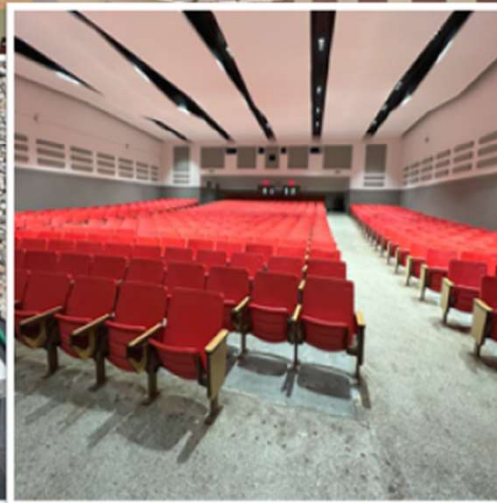
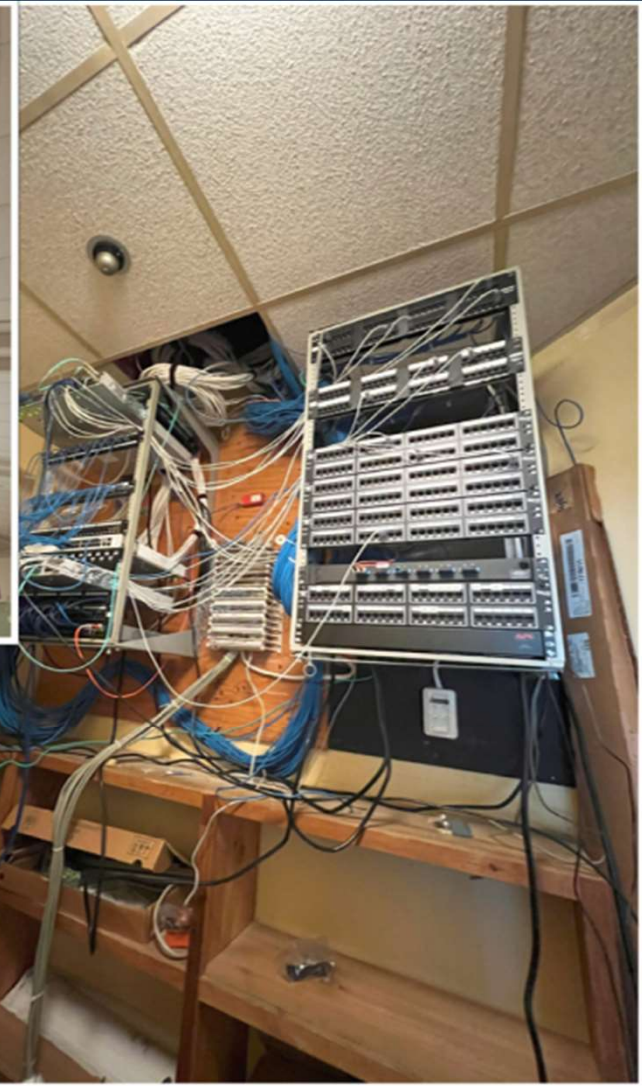
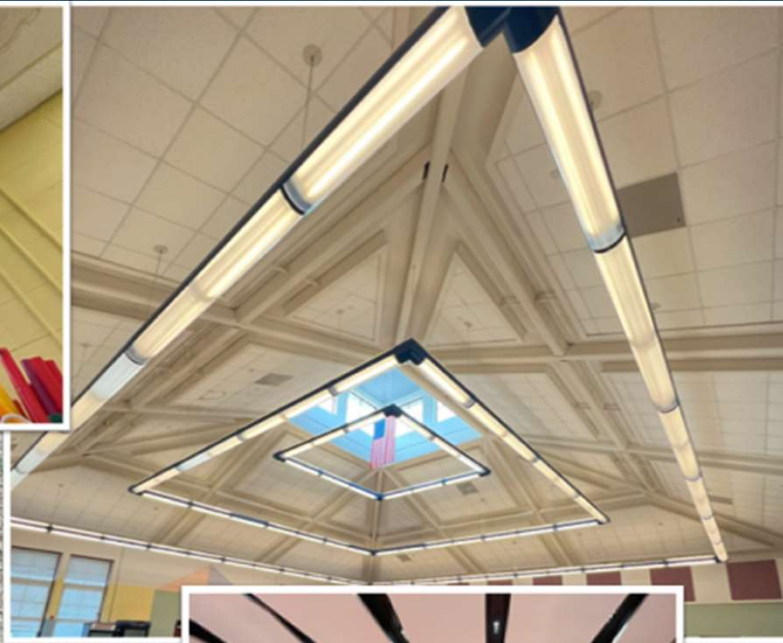
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PROGRESS UPDATE

EXISTING CONDITIONS – BUILDING TOURS MAY 22ND



EXISTING CONDITIONS – BUILDING TOURS MAY 23RD



STAGE II PROGRESS UPDATE

- 08May23 - School Committee: *Architect Award*
- 15May23 - School Committee: *Update, Outreach, Finances*
- 16May23 - Visioning Effort Coordination & Kickoff
- 17May23 - Joint Finance Committee: *Update, Outreach, Finances*
- 22May23 - Arch/Eng/PM Team Bldg Tours: *Colt Andrews, Guiteras, Mount Hope*
- 23May23 - Arch/Eng/PM Team Bldg Tours: *Rockwell, Hugh Cole, Kickemuit*
- 25May23 - Design Consultant Coordination Meeting
- 25May23 - AE/OPM Coordination Meeting: *Weekly*
- 30May23 - Visioning Session #1: *Middle School*
- 31May23 - Visioning Session #2: *High School*
- 31May23 - Building Committee: *Stage II Kickoff*

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- 31May23 - Urbanomics: *Demographics Study Kickoff*
 - 01Jun23 - AE/OPM Coordination Meeting: *Weekly*
 - 01Jun23 - RIDE Stage II Check-In
 - 02Jun23 - Bristol Historic Commission *Concept Review Application*
 - 08Jun23 - AE/OPM Coordination Meeting: *Weekly*
 - 12Jun23 - School Committee: *Update, Outreach*

Since Last SBC Meeting

-
- 13Jun23 - Warren Town Council: *Update, Outreach, Finances*
 - 15Jun23 - Visioning Session #3: *Elementary Schools*
 - 15Jun23 - Building Committee
 - 15Jun23 - AE/OPM Coordination Meeting: *Weekly*
 - 20Jun23 - Integrated Design Meeting #1
 - 20Jun23 - Concert Series 6/20-7/3: *Community Outreach*
 - 06Jul 23 - Bristol Historic Commission: *Concept Review*

Upcoming

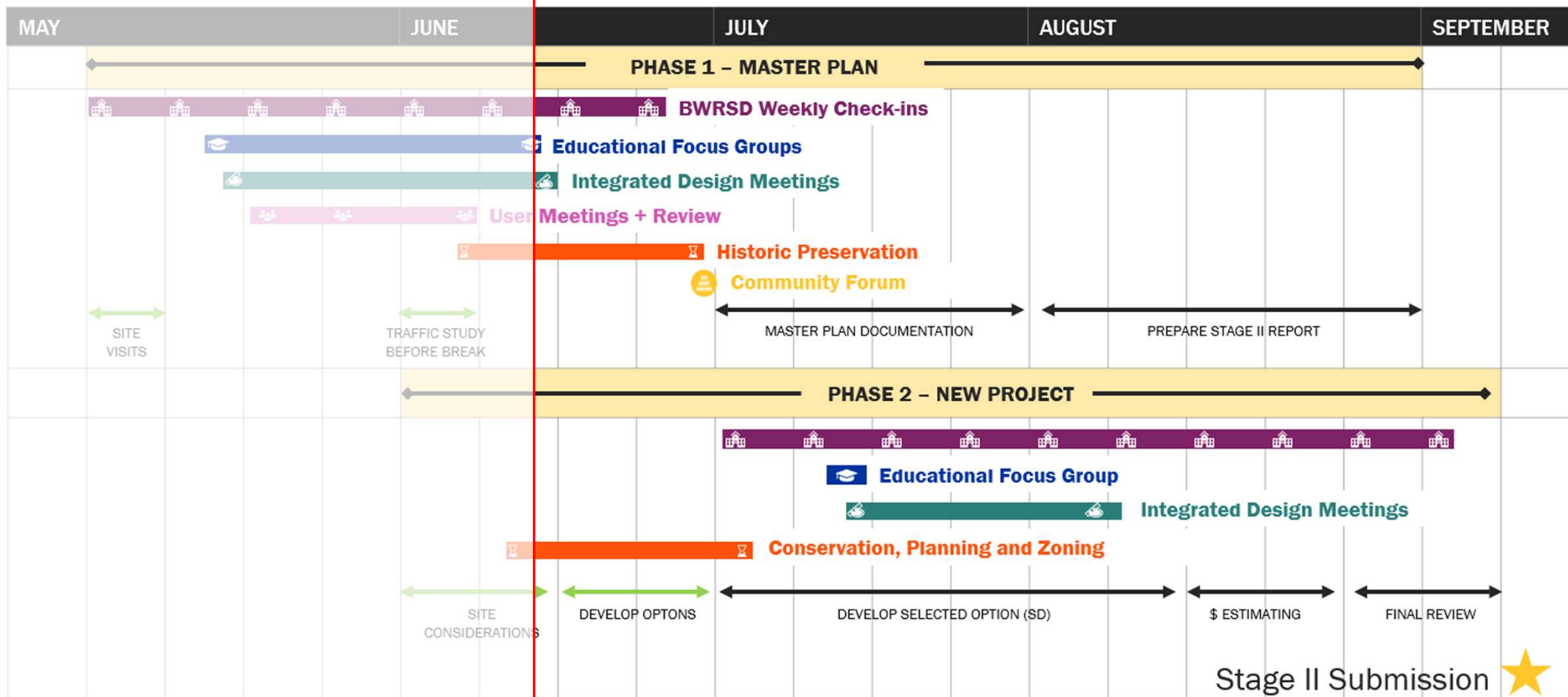
Underway:

- **Data Collection– Record Drawings**
- **Traffic Study**
- **Demographic Study**
- **Code/Accessibility Review**
Hazmat Review
- **Visioning**
- **Conservation, Planning & Zoning Review**
- **Historic Commission**
- **User Meetings**

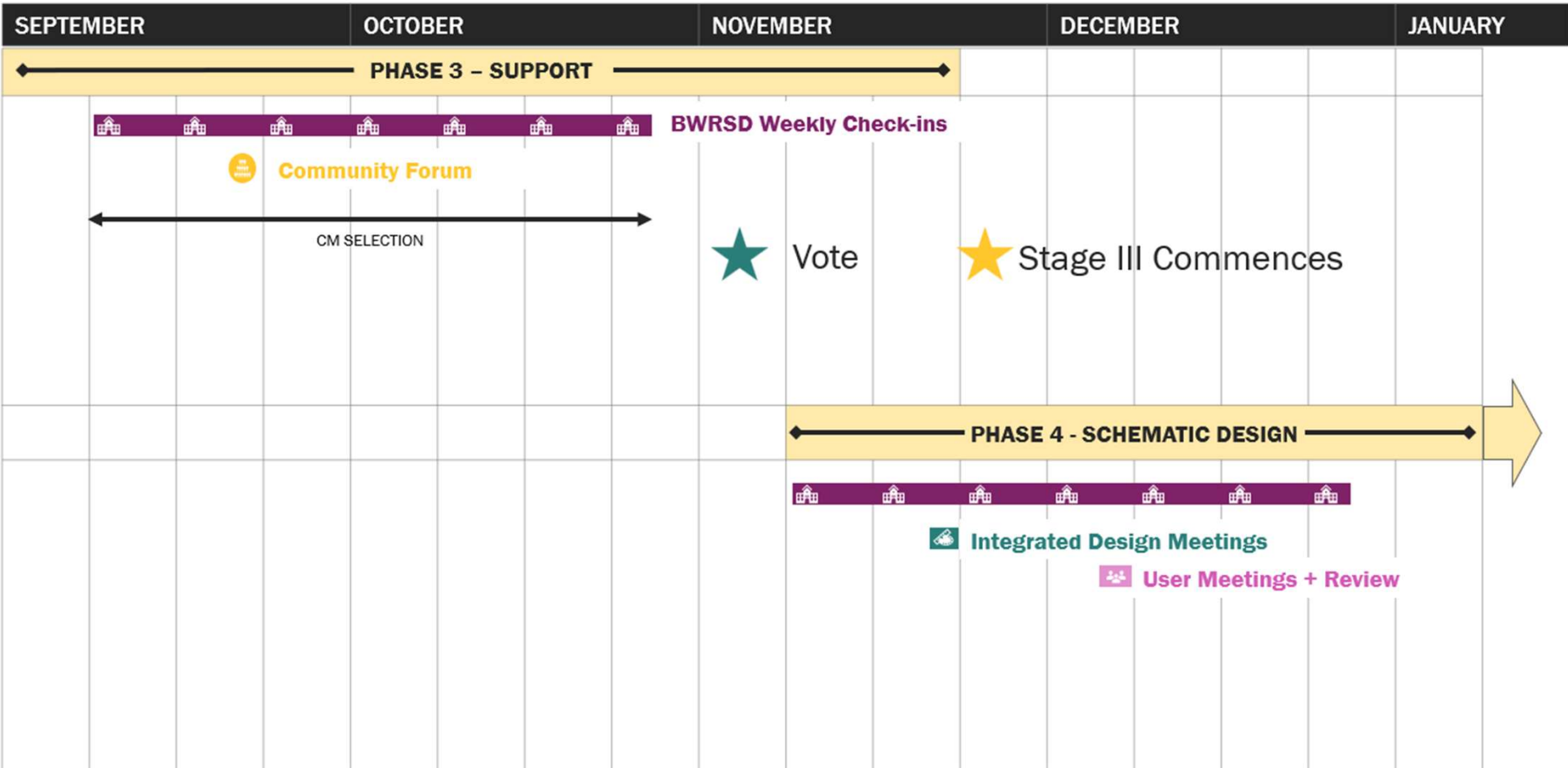
Upcoming:

- **Site Survey**
- **Geo-technical and Geo-environmental Studies**
- **Integrated Design Meetings**

DESIGNER WORKPLAN



DESIGNER WORKPLAN





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Potential Sites

BWRSD SITE ASSESSMENT

27 Potential 7+ Acre Town Owned Sites Identified In Bristol & Warren 4 Top Candidates Identified for Committee Consideration and Discussion

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 anywhere to put a school.	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 this lot is a 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 on the Bristol/Warren Line. No wetland issues on property but there are some wetlands in the vicinity. Not easily accessible.	Access
Hopeworth Ave, Bristol	Vacant	15.51	Town of Bristol	95% of this site is wetlands. Across from other Hopeworth site.	Wetlands
San Francisco Street, Bristol	Vacant	15	Town of Bristol	Mostly wetlands and not easily accessible. The site is directly below Metacom Ave potential site.	Wetlands/Access
Roosevelt Drive, Bristol	Vacant	19.59	Town of Bristol	Large site that 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
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.	
Wood Street, Bristol	Vacant	7.39	Town of Bristol	Land is adjacent to the sewer treatment facility. Mostly wetlands. Flood Zone Issues.	Wetlands/Flood zone
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
36 Asylum Rd, Warren	Non Vacant	18.59	Town of Warren	Currently a park with some baseball fields, abutt's 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

BWRSD SITE ASSESSMENT

Elmwood Drive, Bristol

- Land is located in between multiple neighborhoods
- 8.25 acres with some small wetlands
- Not easily accessible
- Located in between Sachem Road and Elmwood Drive
- Also has powerlines running through it



Roosevelt Drive, Bristol

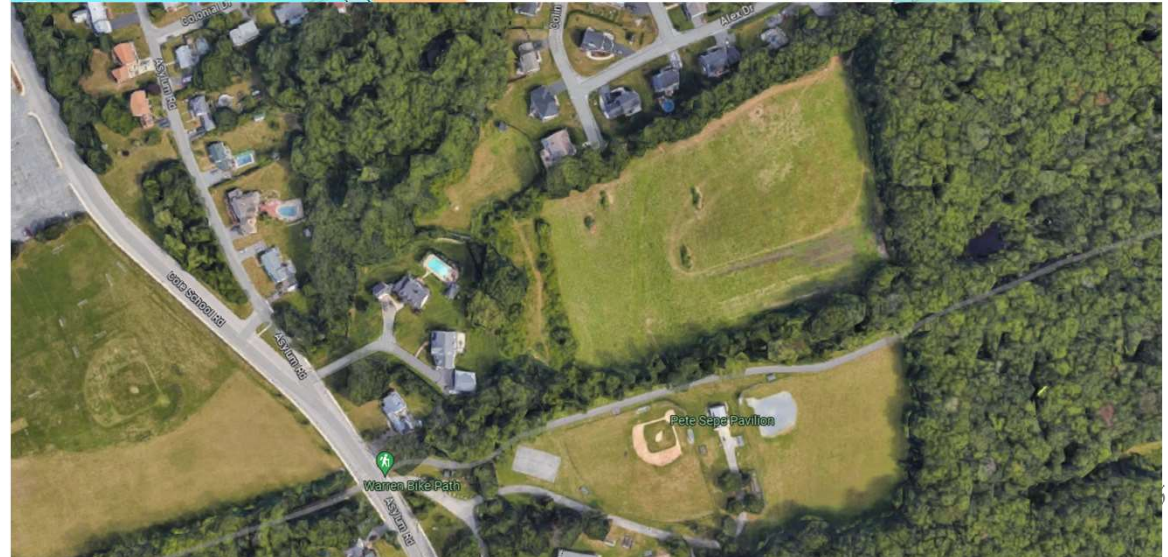
- Also located in between multiple neighborhoods
- Some small areas of wetlands
- Access is a potential issue
- 19.59 Acres



BWRSD SITE ASSESSMENT

Asylum Rd, Warren

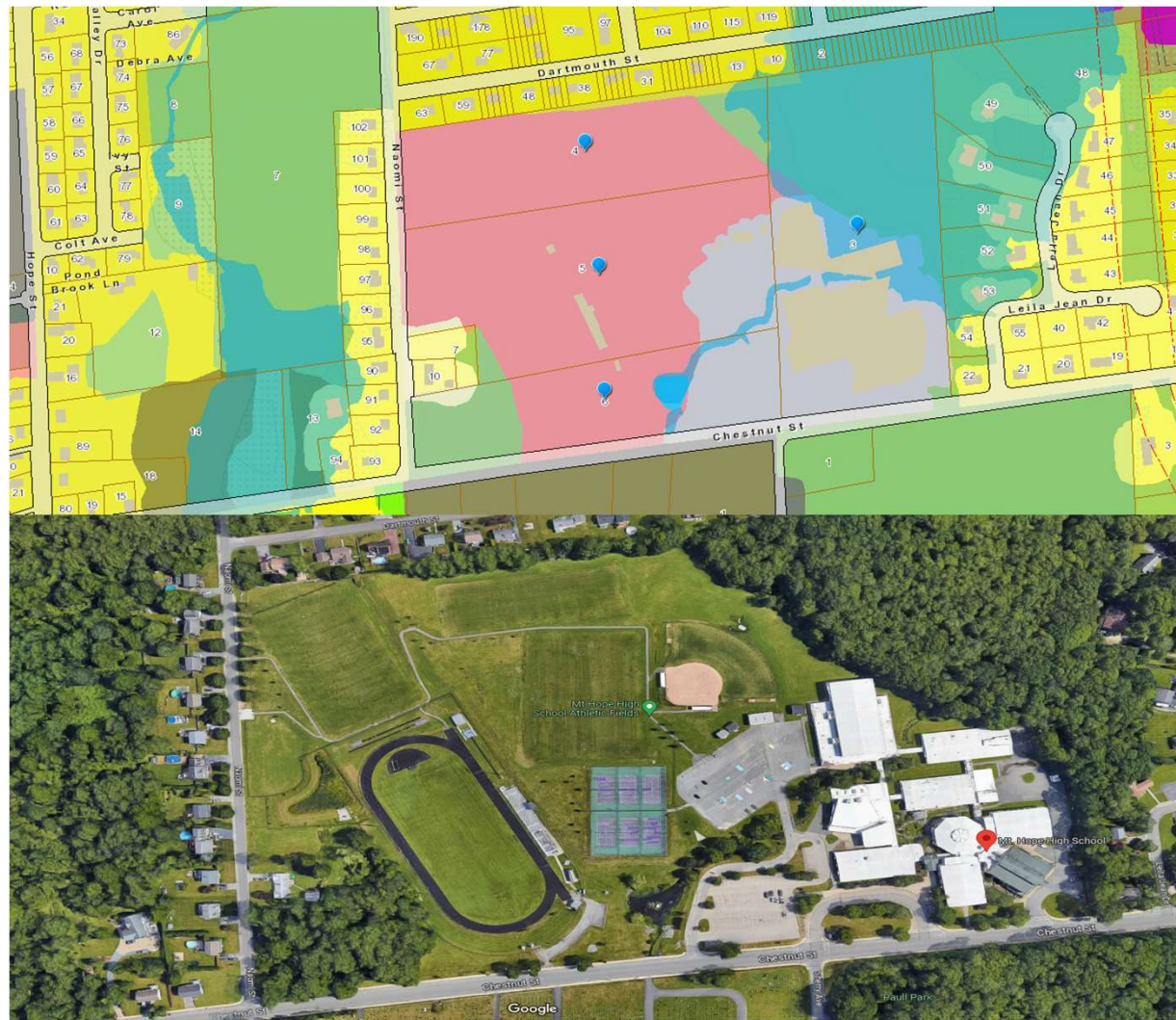
- Property is located right next to existing Hugh Cole School
- Some small areas of wetlands on the far side of the site
- Zoned R10 Residential
- 11.75 Acres
- Access is a potential issue with this site



BWRSD SITE ASSESSMENT

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





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EDUCATIONAL VISIONING

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 - COMING UP!!



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

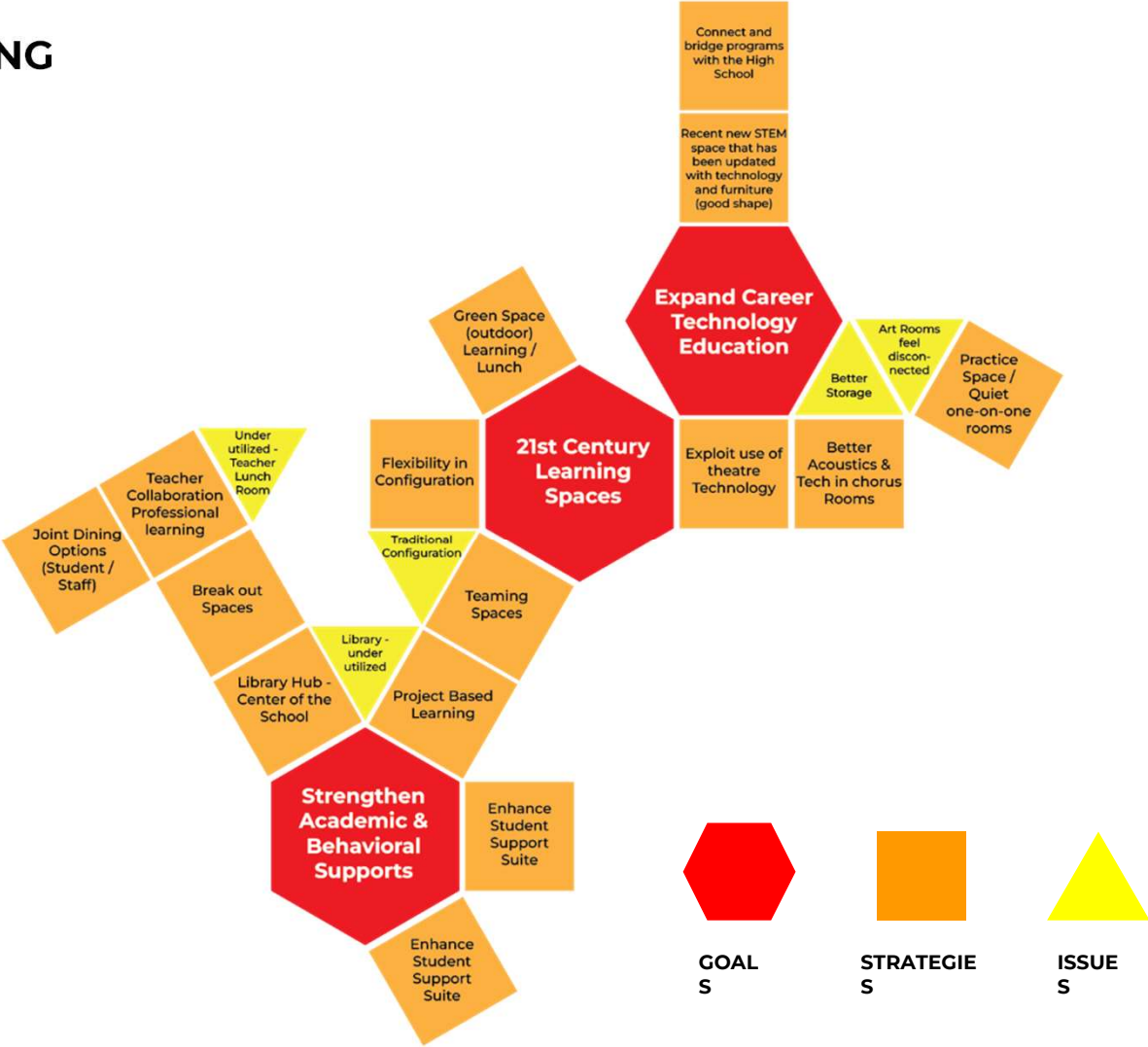
Video - EdHub
21st Century Planning Patterns
Design Poll

04 SCON Analysis - Grade Configuration

Turn and Talk Discussion



GOALS, STRATEGIES, & ISSUES MAPPING



GOALS, STRATEGIES, & ISSUES MAPPING - THEMES

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!

SCON Analysis - Grade Configuration

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 curriculums, 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

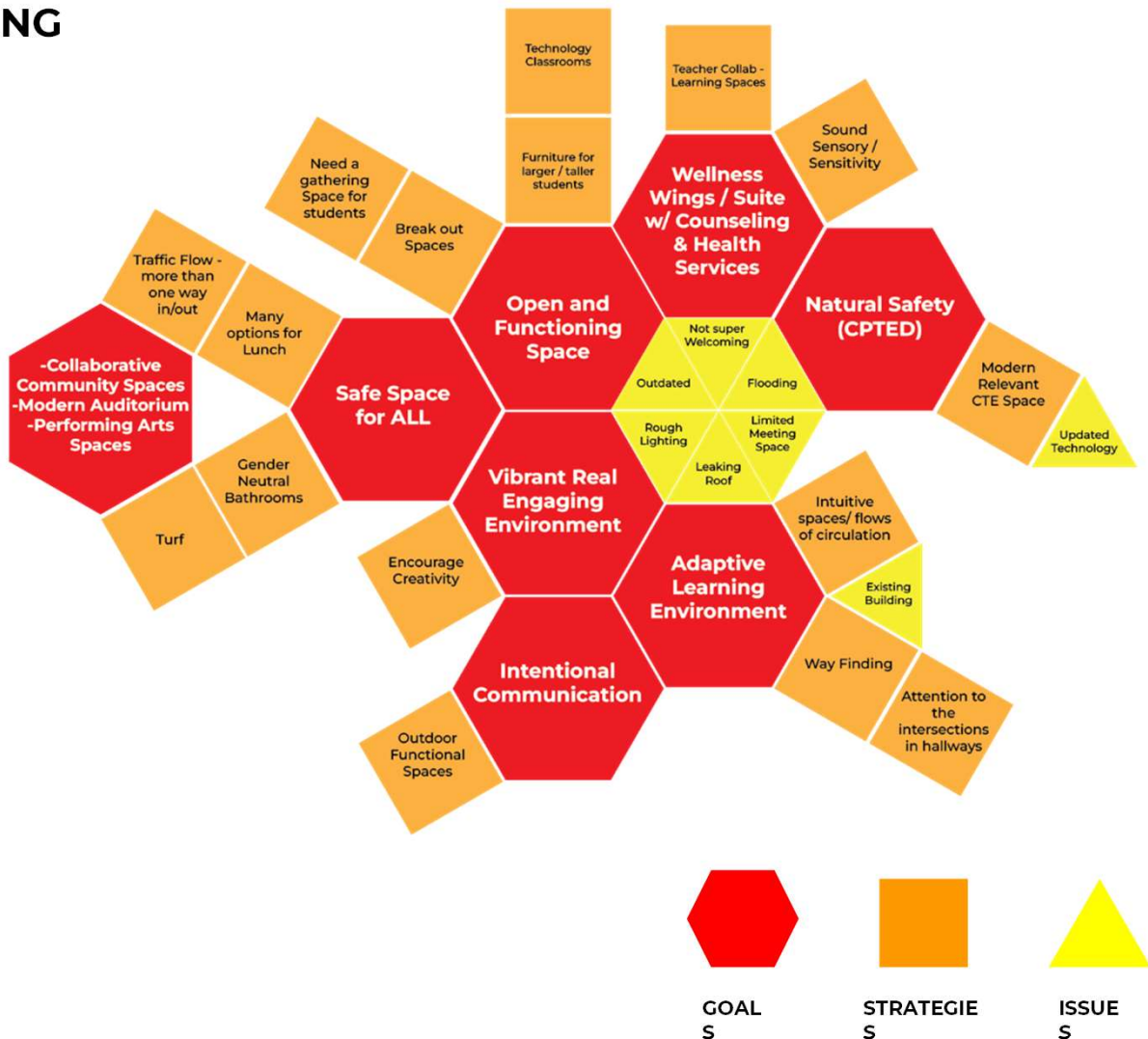
- Video - EdHub
- 21st Century Planning Patterns
- Design Poll

04 A Day in the Life of the Class of 2047

- Turn and Talk Discussion



GOALS, STRATEGIES, & ISSUES MAPPING



GOALS, STRATEGIES, & ISSUES MAPPING

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

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

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

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 will to draft environmental policy for the local 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 so 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
emersive environment

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
garden - out door space classroom 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 - COMING SOON

Colt Andrews Elementary School

June 15, 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

**COME JOIN THE
CONVERSATION ON
JUNE 15th AT THE
COLT ANDREWS
GYMNASIUM!!!**

Thank You!
Questions?

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COMMUNITY OUTREACH




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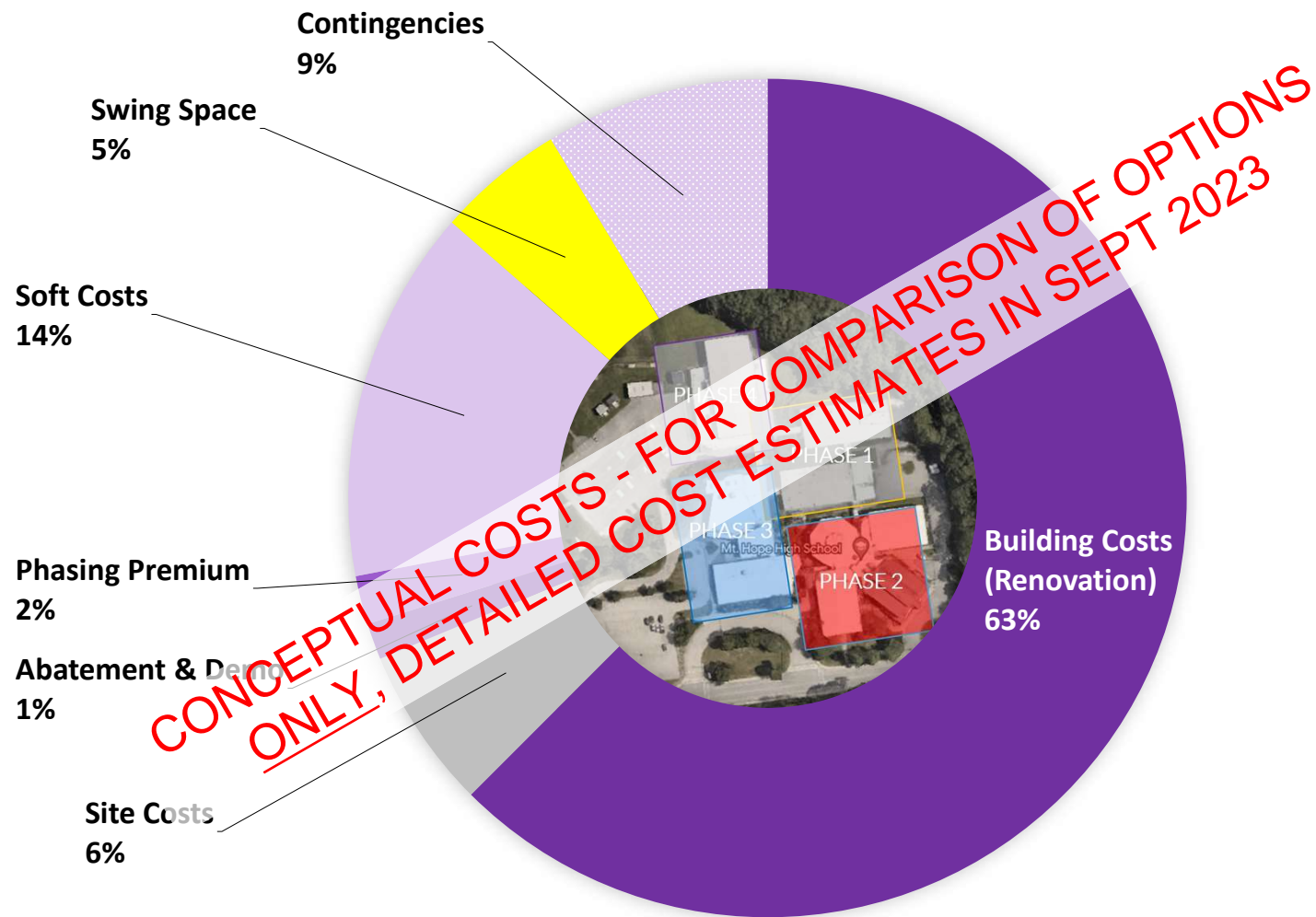
NEXT STEPS – PREFERRED SOLUTION

CONCEPT ESTIMATE VARIABLES

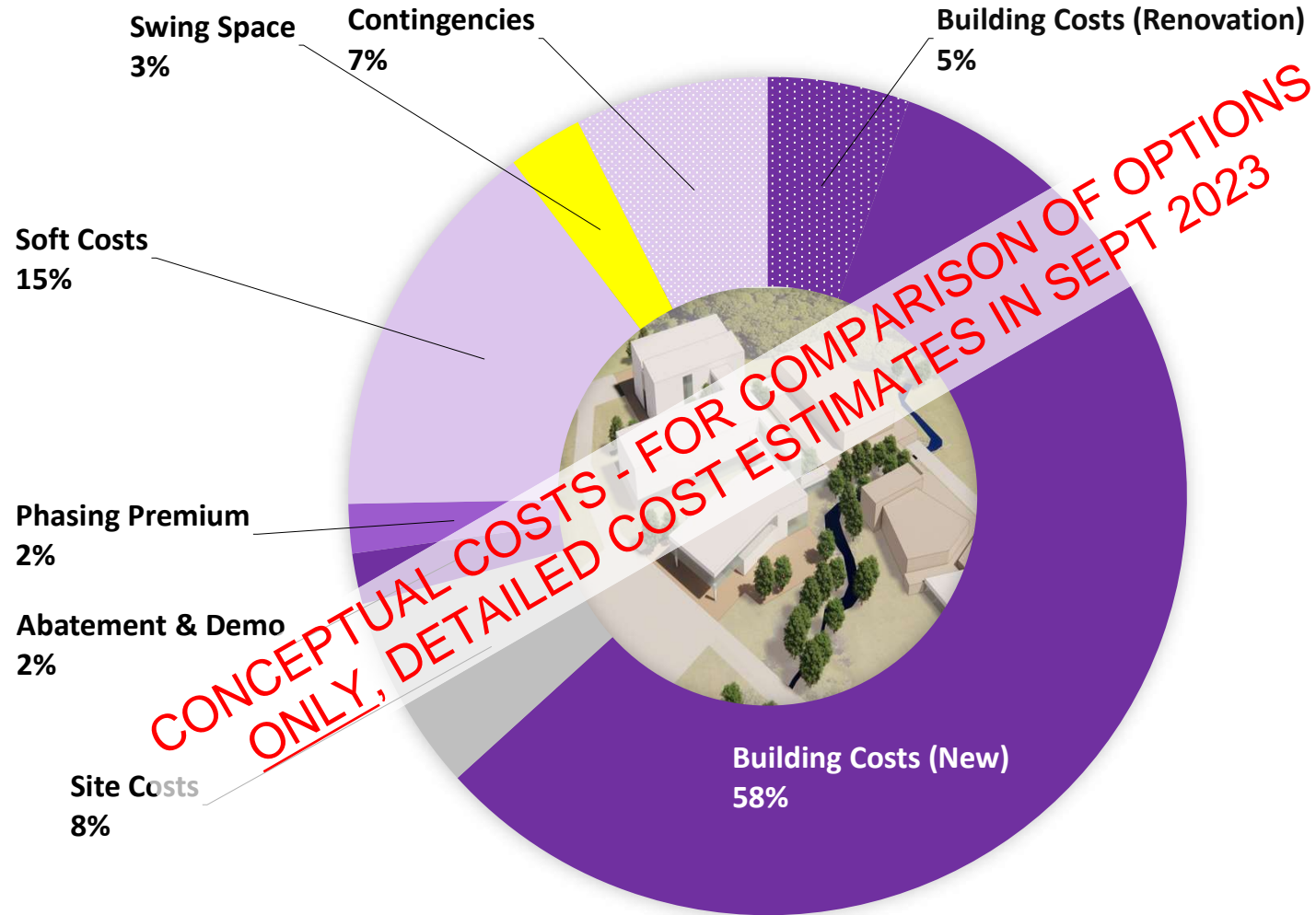
CONCEPTUAL COSTS - FOR COMPARISON OF OPTIONS ONLY, DETAILED COST ESTIMATES IN SEPT 2023									
Variable Costs									
g Costs	\$	625.00							
g Costs	\$	535.00							
Abate/Demo									
Phasing Premium									
Swing Space									
SF Reno	SF New	Site Costs	Abate/Demo (\$/SF)	Phasing Premium (\$/SF)	Swing Space				
177,732	-	10%	\$ 12,132,784	3%	7,500,000				
17,732	160,000	12%	\$ 3,376,908	3%	5,000,000				
177,732	14%		\$ 3,554,640	3%	-				
36 months)									
Abate & Demo									
Phasing Premium									
Swing Space									
\$ Reno	\$ New	Site Costs	Building Costs	Abate & Demo	Phasing Premium	Total Construction	\$/SF	Soft Costs	Swing Space
\$95,086,620	\$0	\$13,138,394	\$95,086,620	\$2,132,784	\$2,852,599	\$109,580,665	\$617	\$21,916,133	\$7,500,000
\$9,486,620	\$100,000,000	\$13,138,394	\$109,486,620	\$3,376,908	\$3,284,599	\$129,286,521	\$727	\$25,857,304	\$5,000,000
\$0	\$100,083,400	\$15,551,550	\$111,082,500	\$3,554,640	\$0	\$130,188,690	\$733	\$26,037,738	



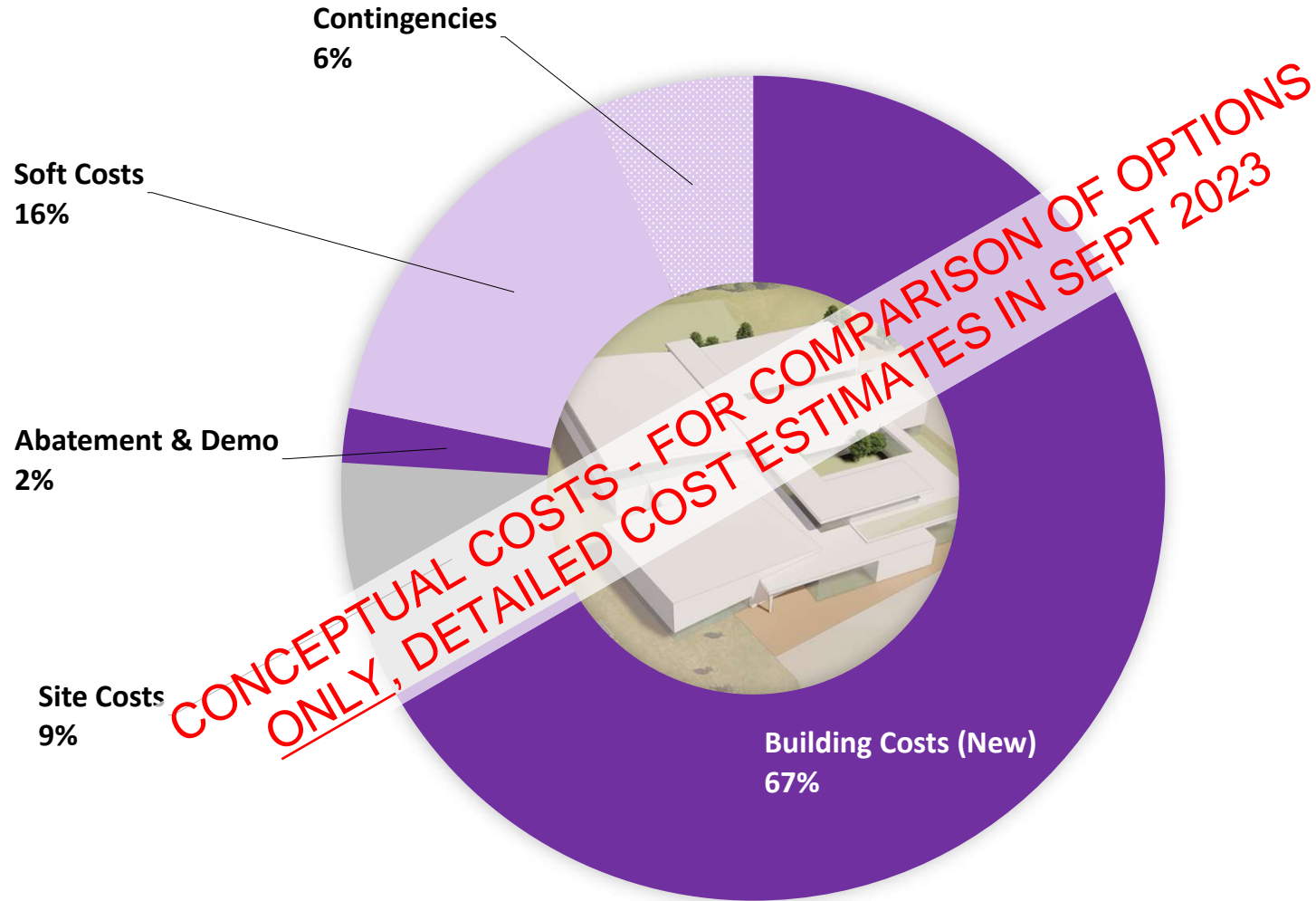
CONCEPTUAL COST ORDER OF MAGNITUDE (REPAIR/RENOVATION)



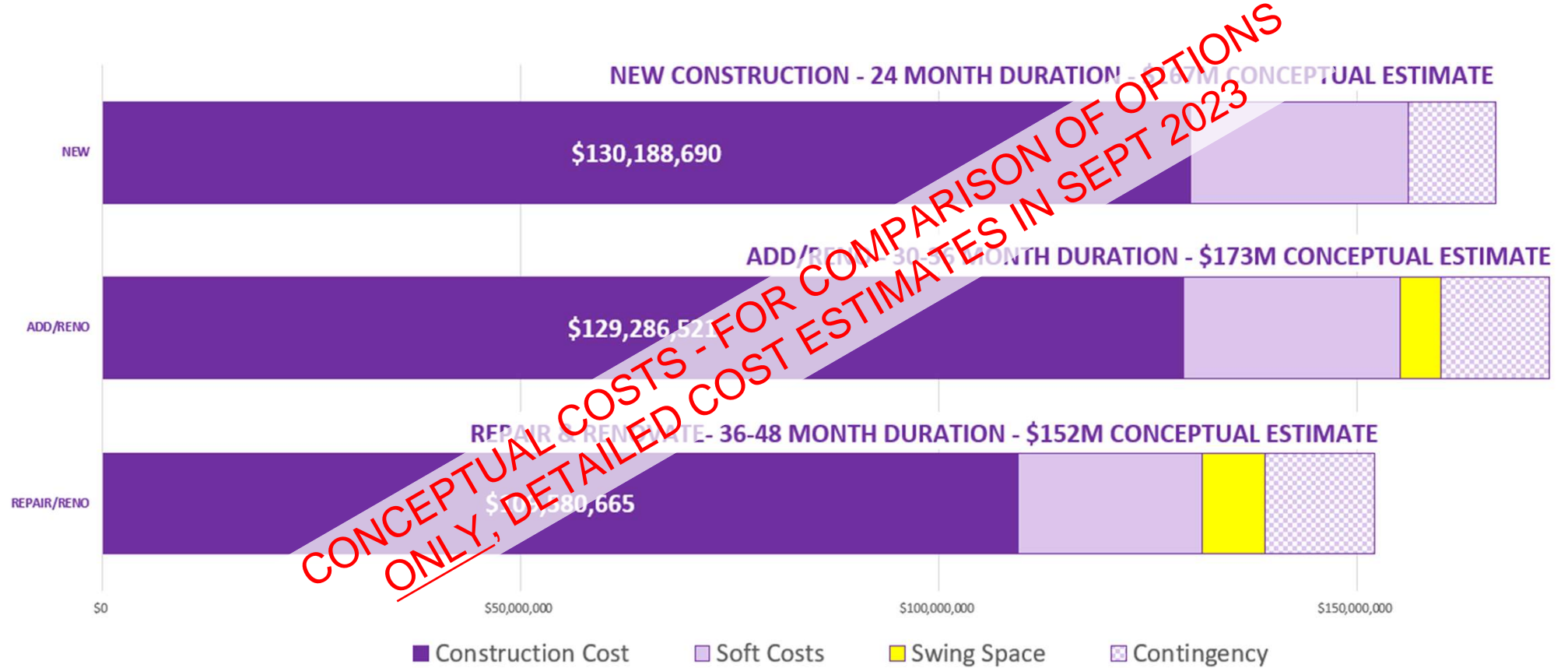
CONCEPTUAL COST ORDER OF MAGNITUDE (ADD/RENO)



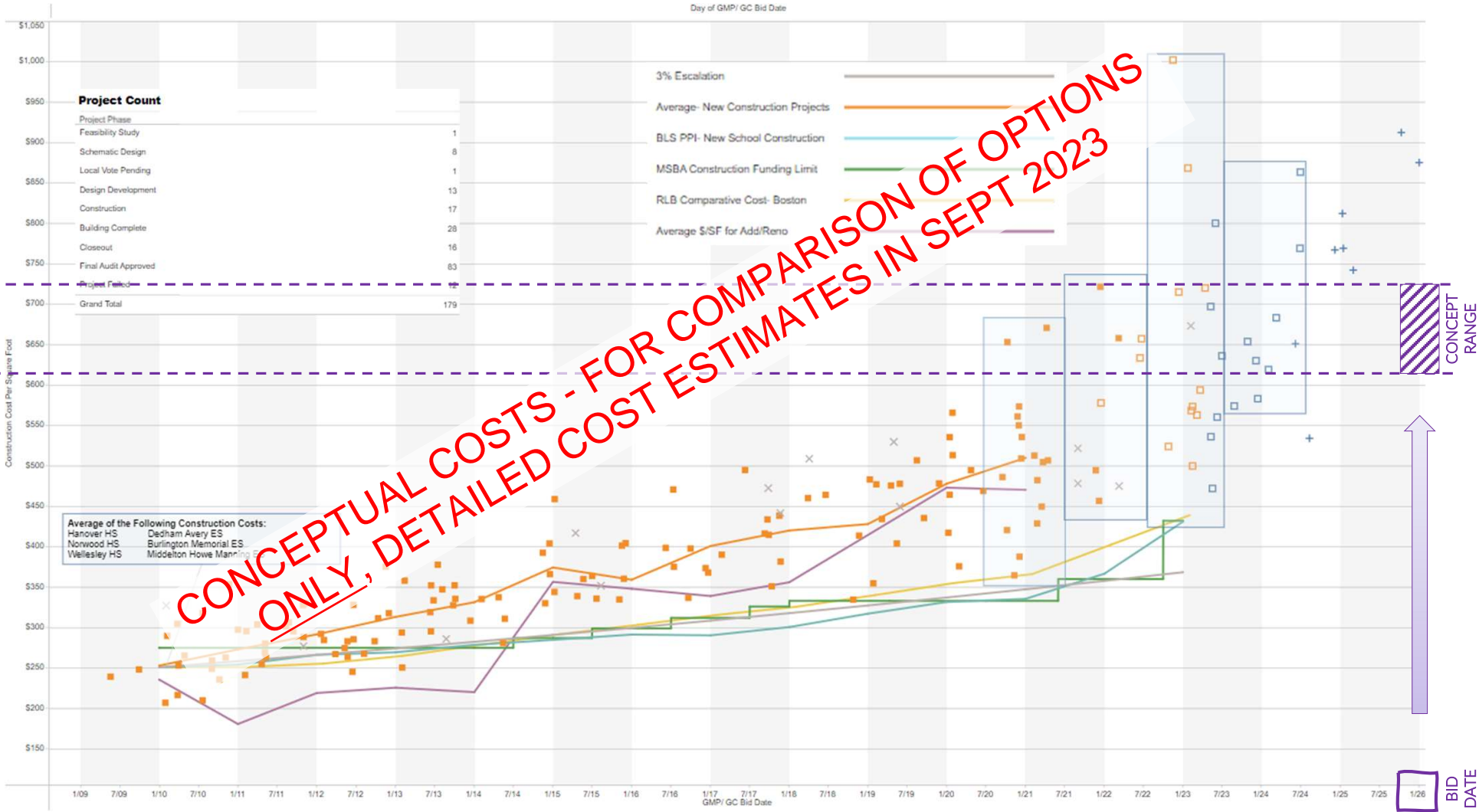
CONCEPTUAL COST ORDER OF MAGNITUDE (NEW CONSTRUCTION)



MOUNT HOPE HIGH SCHOOL – CONCEPT COST ANALYSIS



K-12 CONSTRUCTION COST DATA



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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QUESTIONS? | THANK YOU!