Bristol Warren Regional School District

RIDE Necessity of School Construction

PMA Consultants | PERKINS EASTMAN

ABUTTERS MEETING | 10.11.2023

YOUR OPM AND DESIGN TEAM



PMA Consultants

Est. 1971

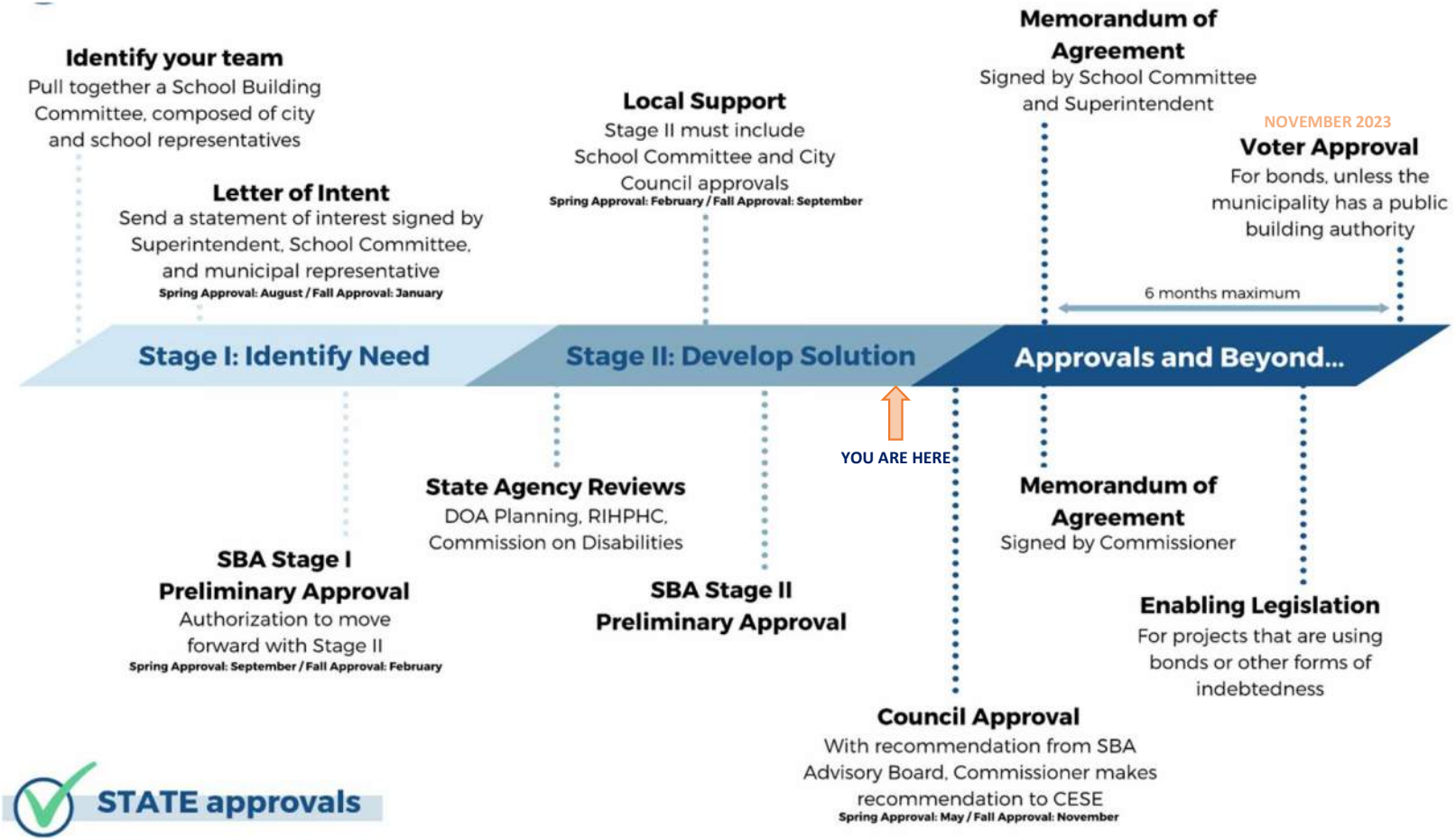




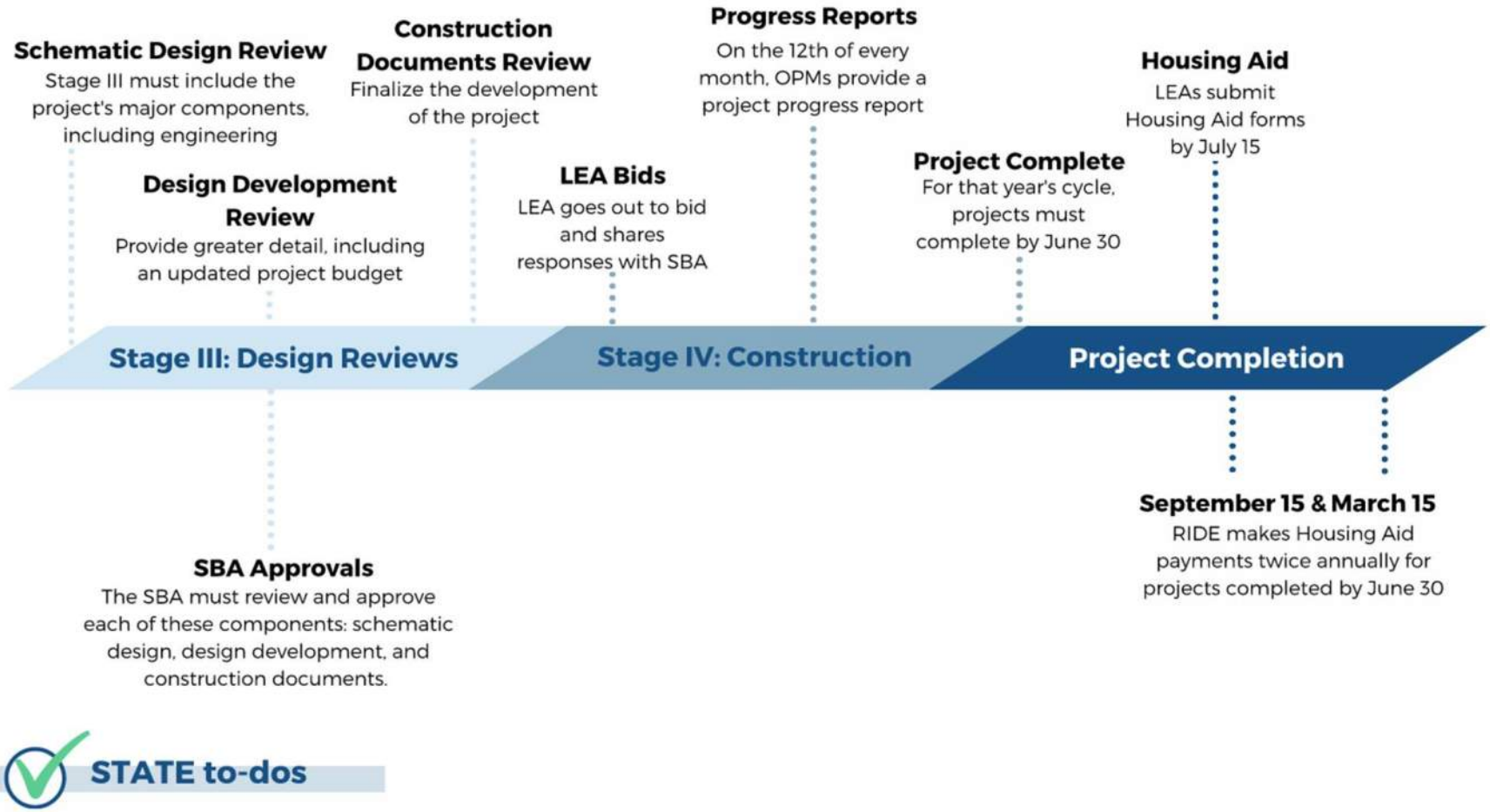
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RIDE PROCESS OVERVIEW



RIDE PROCESS OVERVIEW



STATE to-dos



Site Selection

PMA Consultants | PERKINS EASTMAN

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 anywhere to put scho	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 [illegible] and the [illegible] probably not big enough for a high s[illegible] with the cemetary and wh[illegible]	Cemetary
Elmwood Drive, Bristol	Vacant	8.25	Town of Bristol	Lot is in the back of a residential neighb[illegible] to [illegible] Lot. No wetland issues on property but there are some wetlands in the [illegible]. Not easily accessible.	Access
Hopeworth Ave, Bristol	Vacant	15.51	Town of Bristol	[illegible] wetlands. Across from other Hopeworth site.	Wetlands
San Francisco Street, Bristol	Vacant	15	Town of Bristol	[illegible] 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	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	[illegible]	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	[illegible]	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 Kickemuit 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 Schoo	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 Kickemuit 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**

REVIEWED & ELIMINATED 6/15/23

BWRSD SITE ASSESSMENT

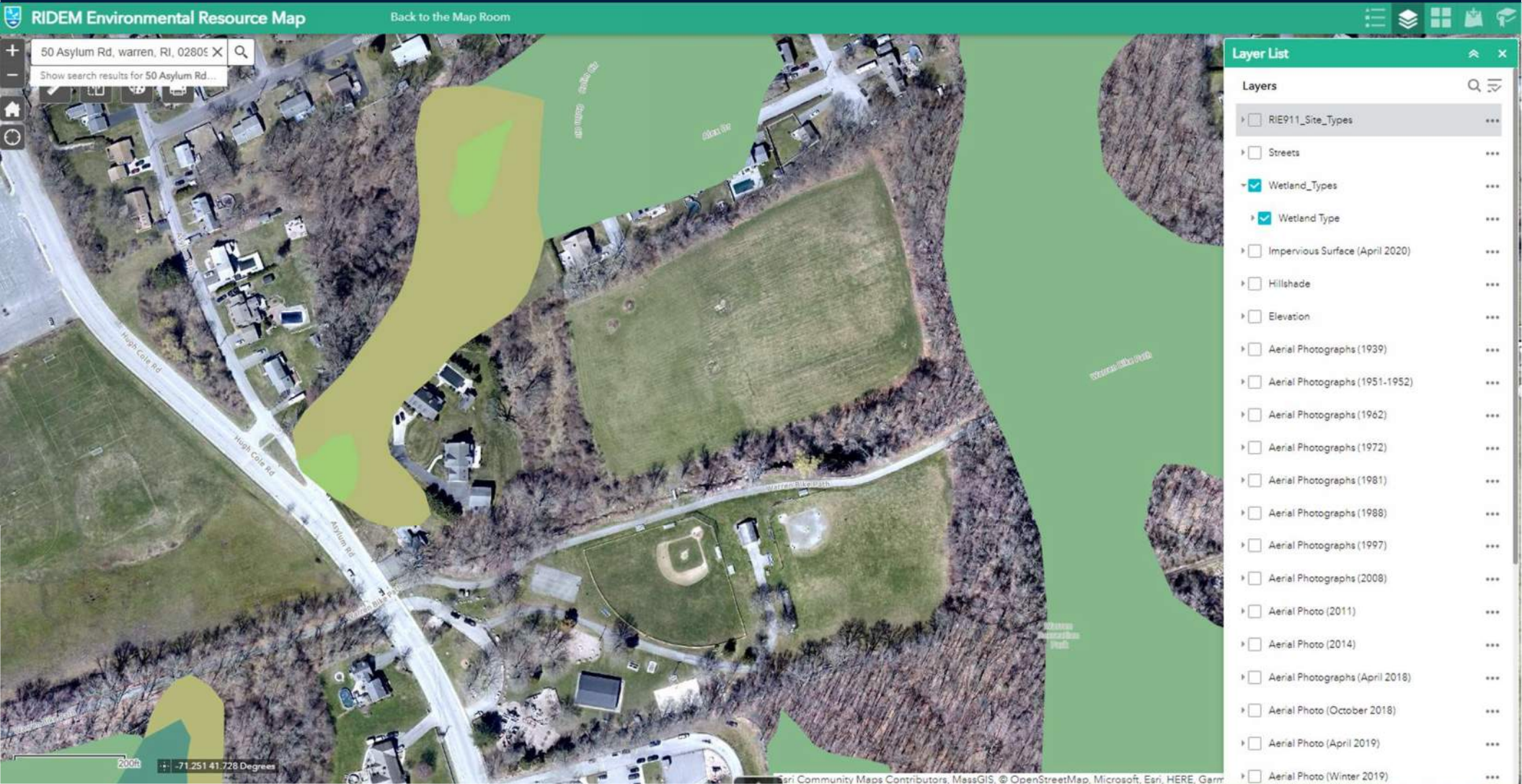
Asylum Rd, Warren

- 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 OPTION – ASYLUM RD, WARREN



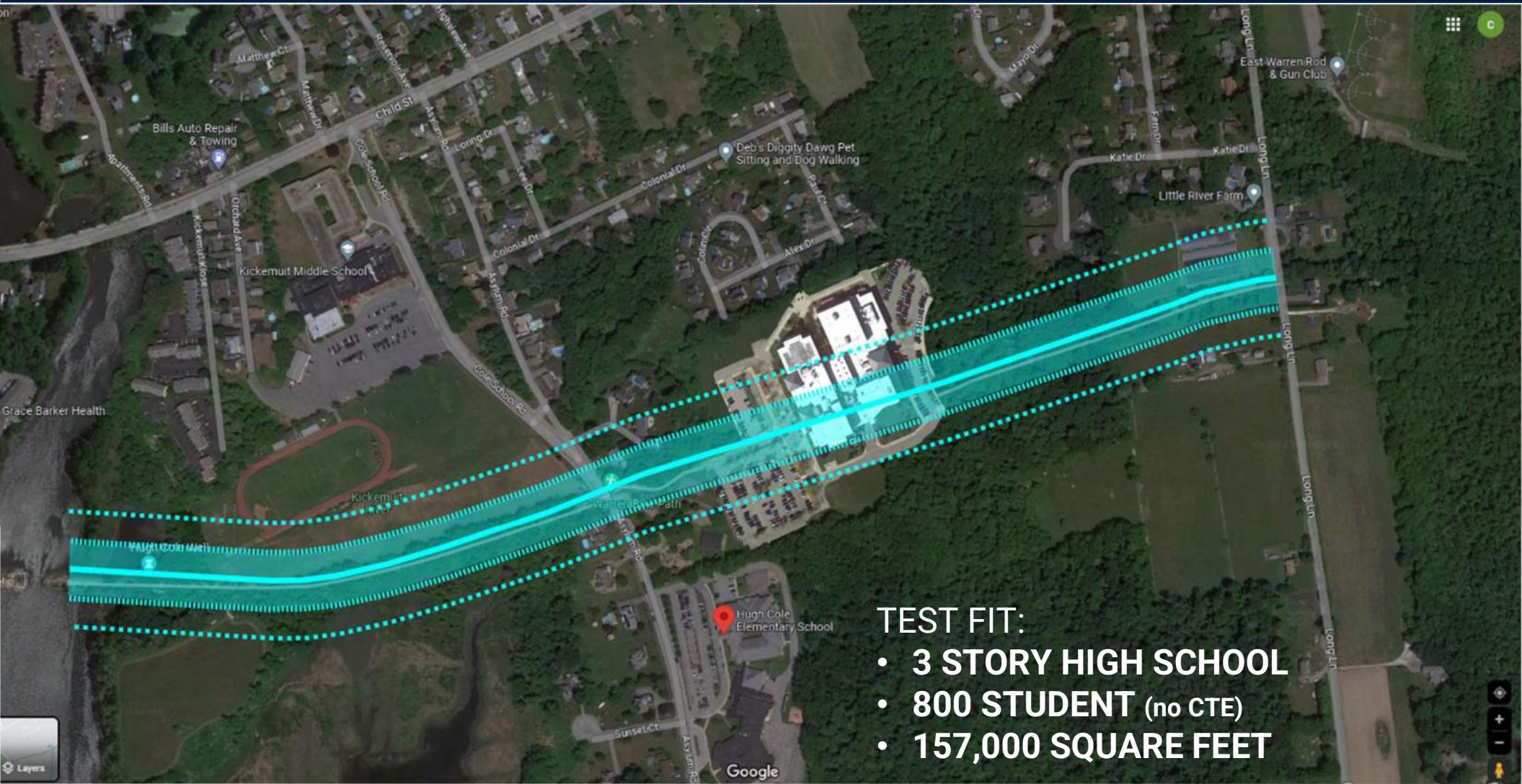
BWRSD SITE OPTION – ASYLUM RD, WARREN







BWRSD SITE OPTION – ASYLUM RD, WARREN



TEST FIT:

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



Mt Hope Design

PMA Consultants | PERKINS EASTMAN

EXISTING MT HOPE HIGH SCHOOL



EXISTING MHHS SITE

CREEK AND WETLANDS SETBACKS

APPROXIMATE FEMA FLOOD BOUNDARY

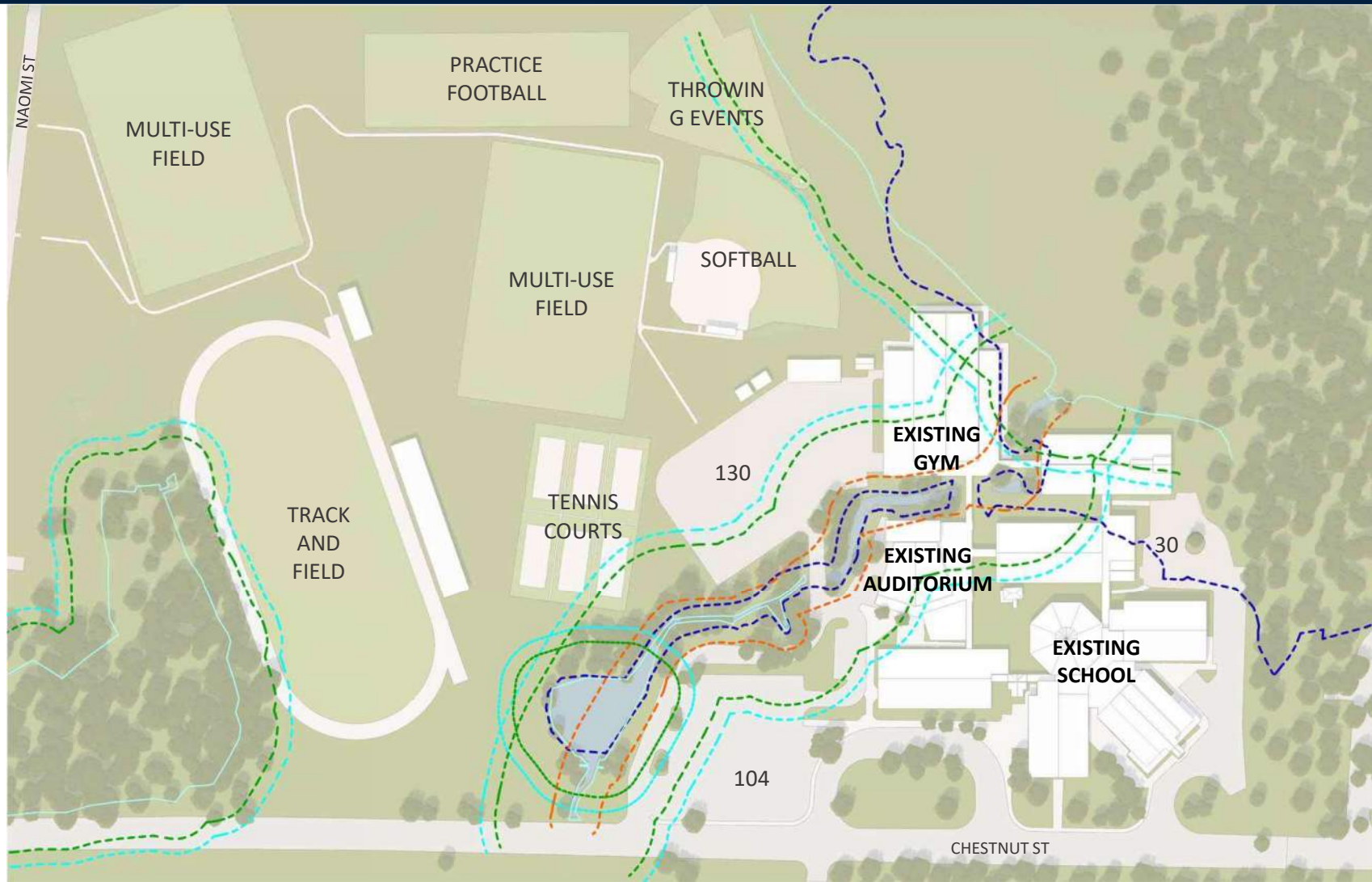
20FT SETBACK

SILVER CREEK 100FT BUFFER ZONE

WETLANDS 50FT SETBACK

PRIMARY STRUCTURE SETBACK

SILVER CREEK AND WETLAND EDGE



Sustainable Design



NE CHPS

Prerequisites

Integration and Innovation
- Integrated Design
- Educational Display
- Safer Schools by Design

Operations and Metrics
- Facility Staff + Occupant Training
- Performance Benchmarking
- Systems Maintenance Plan
- Indoor Environmental Management Plan
- Integrated Pest Management
- Anti-Idling Measures – signage
- ENERGY STAR

IEQ
- HVAC Design – ASHRAE 62.1 -2016 (MERV 11 or higher)
- Pollutant & Chemical Source Control
- Outdoor moisture management
- Low Emitting materials
- Daylighting: Glare Protection
- Views
- Acoustical Performance

NORTHEAST COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS
CHPS
Better buildings. Better students.

Energy
- Energy Performance
- Commissioning
- Environ Preferrable Refrigerants
- Local Energy Efficiency Incentives and Assistance

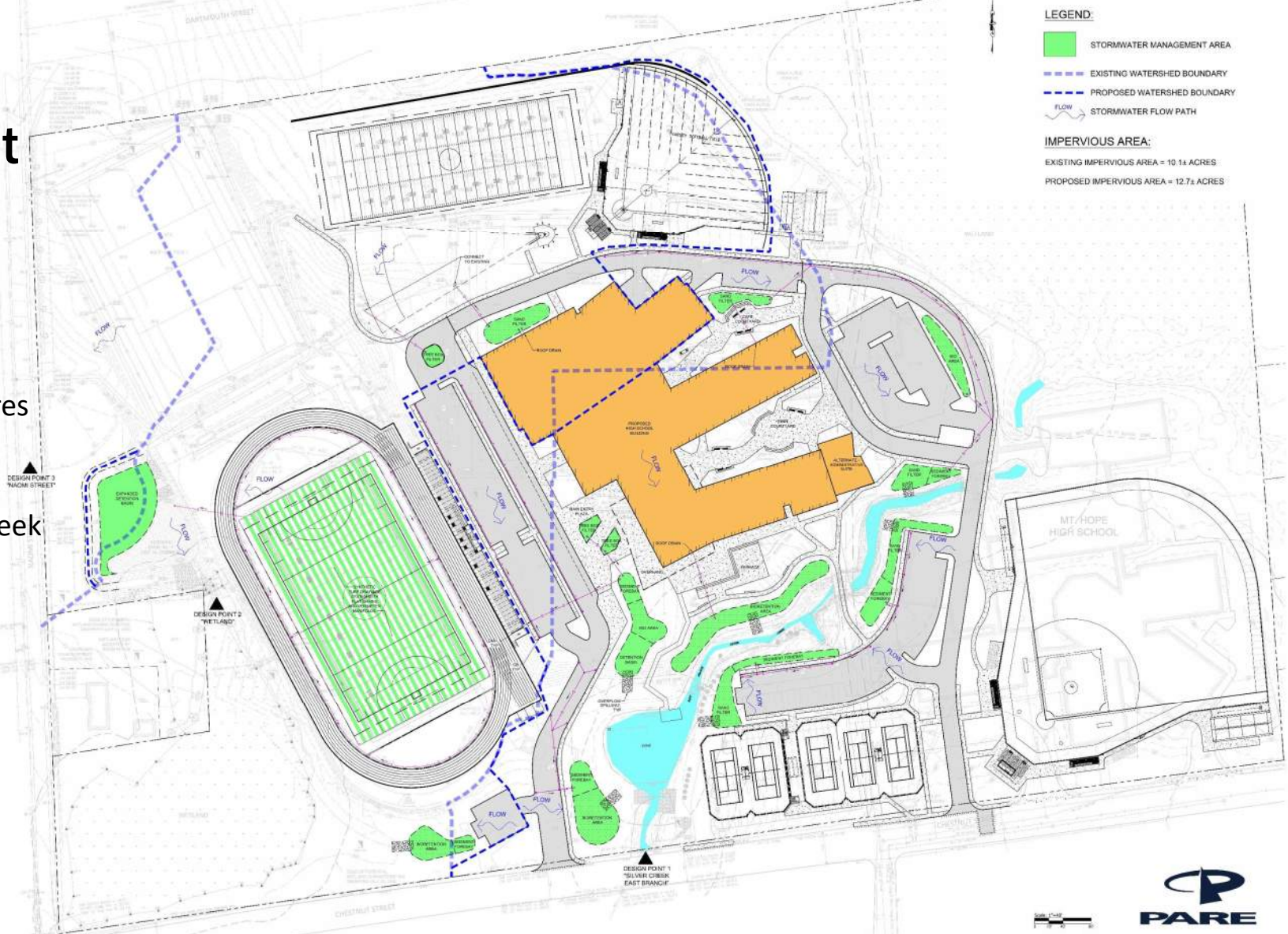
Water
- Minimum Reduction in Indoor Potable Water Use
- Irrigation & Exterior Water Budget / Use Reduction
- Irrigation Systems Commissioning

Sites
- Site Selection
- Site and Building Best Practices

Materials and Waste Management
- Storage and Collection of Recyclables
- Minimum Construction Site Waste Management

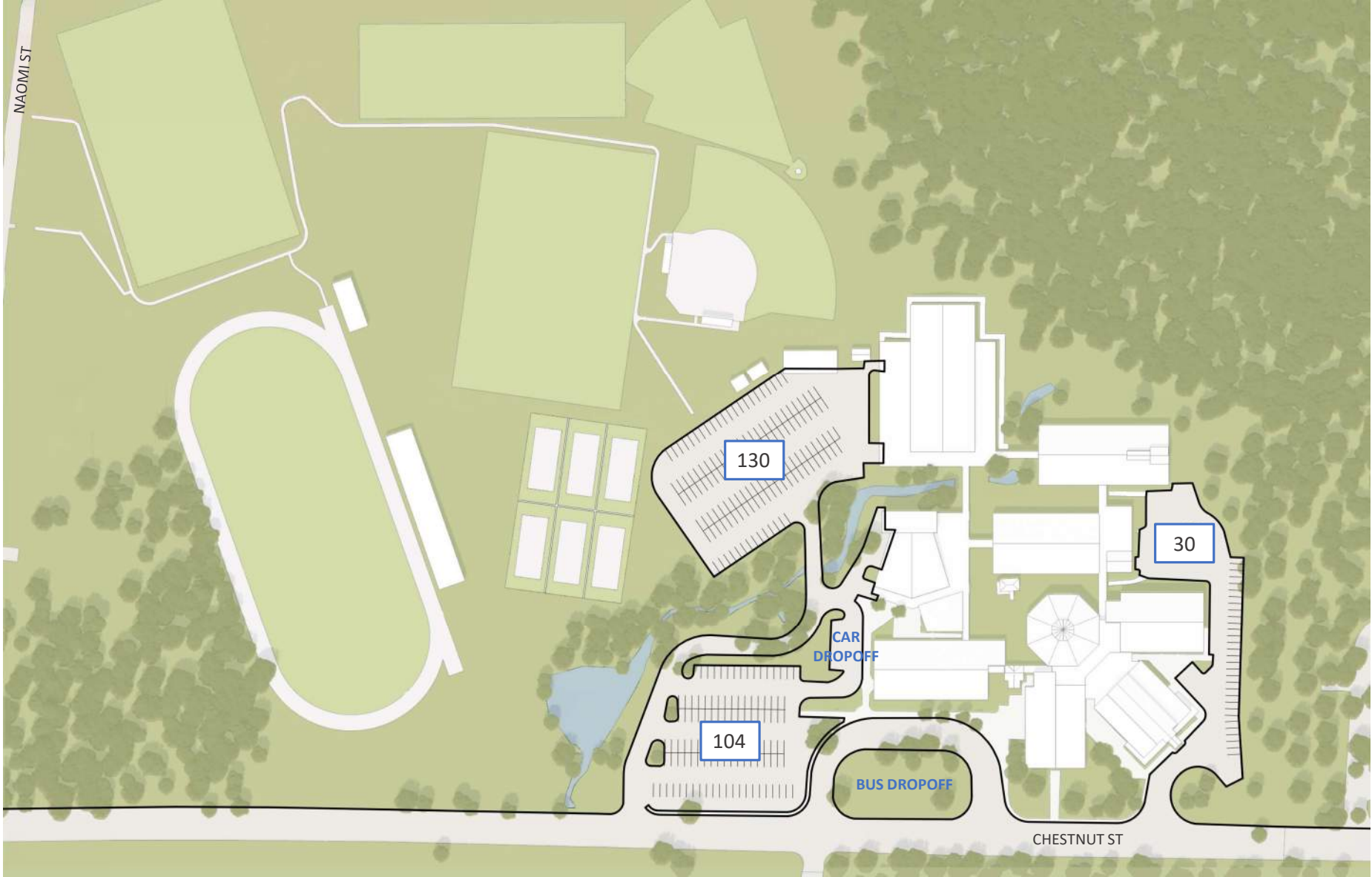
Stormwater Management

- 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



Site

EXISTING
PARKING



Site

CREEK AND WETLANDS SETBACK

APPROXIMATE FEMA FLOOD BOUNDARY

20FT SETBACK

SILVER CREEK 100FT BUFFER ZONE

WETLANDS 50FT SETBACK

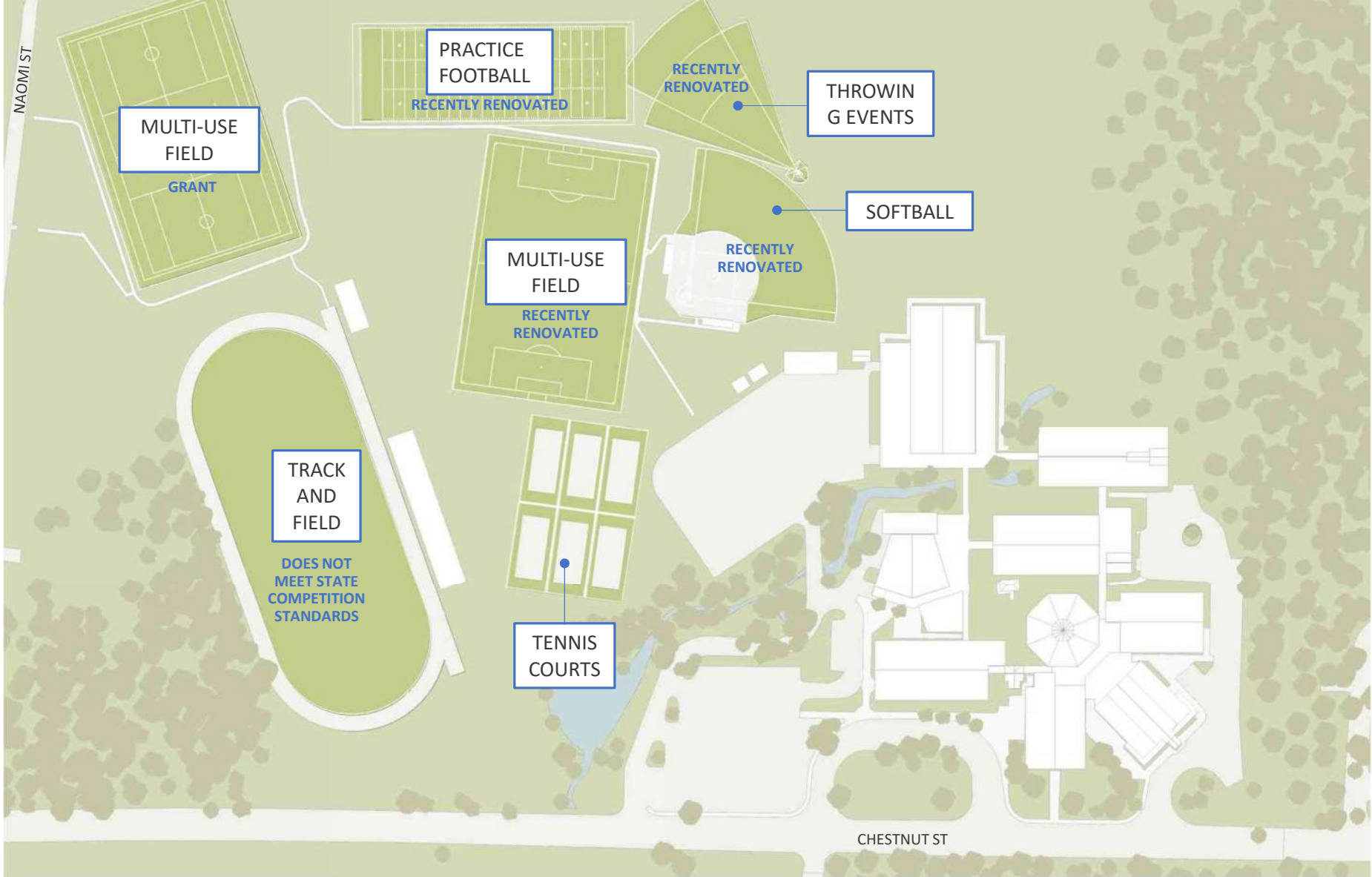
PRIMARY STRUCTURE SETBACK

SILVER CREEK AND WETLAND EDGE

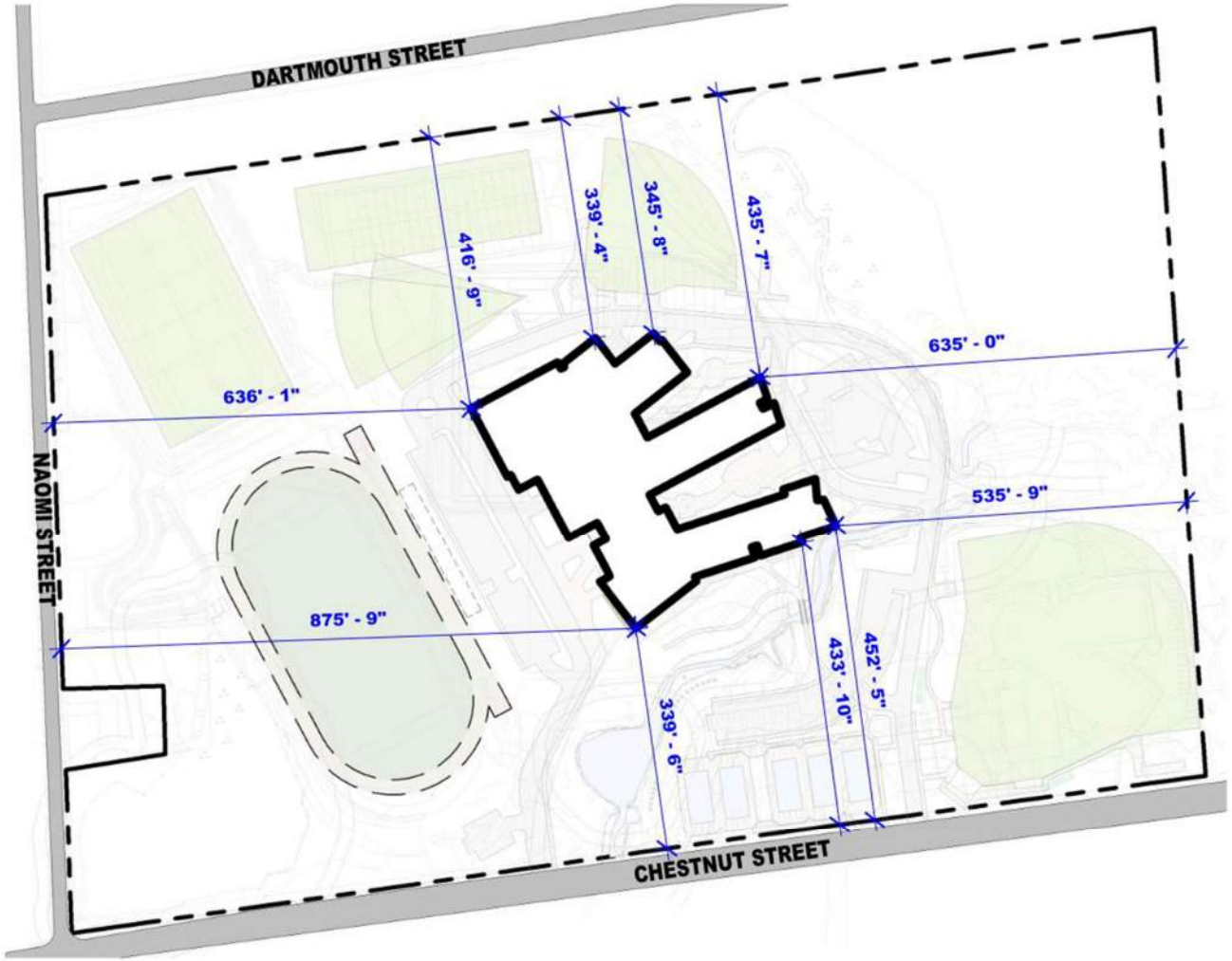


Site

FIELDS INVENTORY STATUS



MHHS SITE – PROPOSED BUILDING SETBACKS



MHHS SITE – PROPOSED PARKING COUNT



MHHS SITE – OVERLAY WITH EXISTING SCHOOL



MHHS PROPOSED SITE



MHHS SOUTHWEST AERIAL



MHHS NORTHEAST AERIAL



MEDIA COMMONS



MAIN ENTRY



LOBBY



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 – 10/29)
- ❑ Harvest Festival (10/14)
- ❑ Halloween Walkabout (10/28)
- ❑ Community Forum (week of 10/30)

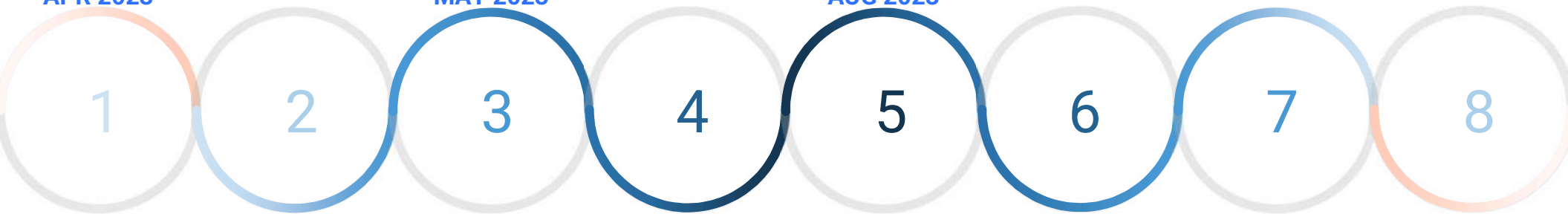








TIMELINE



1. **Architect Procurement**
   APR 2023
2. **Departmental Planning & Coordination Meetings**
   MAY/JUN 2023
3. **Existing Conditions Evaluation**
   MAY 2023
4. **Identify Space Needs and Develop Program**
   JUN/JUL 2023
5. **Construction Delivery Method**
   AUG 2023
6. **Schedule, Cost & Budget**
   AUG/SEP 2023
7. **Detailed Design**
   2024
8. **Construction**
   TBD



QUESTIONS? | THANK YOU!