



Bristol Warren Regional School District RIDE Necessity of School Construction



PMA Consultants

PERKINS —
EASTMAN

SCHOOL BUILDING COMMITTEE | 12.14.2023

AGENDA

BRISTOL WARREN REGIONAL SCHOOL DISTRICT SCHOOL BUILDING COMMITTEE MEETING

Reynolds Building, 1st Floor Conference Room
235 High Street
Bristol, RI 02809

Thursday, December 14, 2023, 8:30 AM
<https://www.youtube.com/@bwrsdri>

AGENDA

- I. OPEN MEETING
- II. PUBLIC COMMENTS
- III. DISCUSSION AND/OR POSSIBLE ACTION
 - A. Approval of 11/16/23 Meeting Minutes - VOTE
 - B. Design Updates
 - 1. Stage III Design Workplan
 - C. Project Schedule / Next Steps
 - 1. Review Added Detail (Early Bid Packages)
 - D. Community Outreach/Website Updates
- I. ADJOURNMENT

STAGE II PROGRESS UPDATE

- 05Oct23 - AE/OPM Coordination Meeting: Weekly
- 08Oct23 - Warren Walkabout
- 11Oct23 - School Committee
- 11Oct23 - Abutters Meeting
- 14Oct23 - Harvest Festival
- 15Oct23 - Warren Walkabout
- 19Oct23 - School Building Committee
- 19Oct23 - TRC Meeting to Review Colt Andrews
- 19Oct23 - AE/OPM Coordination Meeting: Weekly
- 23Oct23 - School Committee
- 26Oct23 - AE/OPM Coordination Meeting: Weekly
- 29Oct23 - Halloween Walkabout
- 01Nov23 - Community Forum
- 02Nov23 - School Building Committee
- 02Nov23 - AE/OPM Coordination Meeting: Weekly
- 07Nov23 - Referendum Vote
- 09Nov23 - AE/OPM Coordination Meeting: Weekly
- 14Nov23 - Stage II Responses Due Back to RIDE
- 15Nov23 - School Committee
- 16Nov23 - School Building Committee
- 16Nov23 - AE/OPM Coordination Meeting: Weekly

Since Last SBC Meeting

-
- 30Nov23 - AE/OPM Coordination Meeting: Weekly
 - 07Dec23 - AE/OPM Coordination Meeting: Weekly
 - 11Dec23 - School Committee
 - 14Dec23 - School Building Committee Meeting

Upcoming

-
- 14Dec23 - AE/OPM Coordination Meeting: Weekly
 - 19Dec23 - CESE Approval (5:30PM)

DESIGN



PMA Consultants

PERKINS —
EASTMAN

DESIGN SCHEDULE

Bristol Warren Regional School District				 Schematic Design Construction Documents Design Development Bid Period Project Meeting User Meetings RIDE RI DEM Milestone Suggested in gray Milestone Town Authorities IDT 																																																																																																																																											
Project # 0099110.00				2023																												2024																												2025																																																																																			
Design Schedule				December							January							February							March							April							May							June							July							August							September							October							November							December							January							February																																									
				12/11/23							01/17/24							02/14/24							03/11/24							04/08/24							05/06/24							06/03/24							07/01/24							07/29/24							08/26/24							09/23/24							10/21/24							11/18/24							12/15/24							12/13/25							12/11/25							12/09/25							12/07/25							12/05/25							12/03/25						
MEETINGS				weeks																																																																																																																																											
Recurring Meetings																																																																																																																																															
Executive Committee - every Thursday at 1:00				Weekly							Thursday at 1:00																																																																																																																																				
SBC Meetings				Monthly							Thursday at 8:30																																																																																																																																				
SC Meetings				Before submissions							Monday at 7:00?																																																																																																																																				
Owner Design Team Meeting (as needed starting DD)																																																																																																																																															
User Meetings - Focus Groups																																																																																																																																															
In-House Team Meeting				Weekly							Tuesday at 1:00																																																																																																																																				
Regulatory and City Department Meetings																																																																																																																																															
RIDE Review Meetings (middle of each phase)																																																																																																																																															
RI DEM																																																																																																																																															
Planning Department																																																																																																																																															
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First Responders (FD, PD, EMS)																																																																																																																																															
DPW																																																																																																																																															
Net Zero Heroes ??																																																																																																																																															
SCHEMATIC DESIGN - Part 2																																																																																																																																															
SD Part 2 Kickoff - Design Team				12/04/23							03/25/24							16																																																																																																																													
Consultant Coordination Meetings				12/18/23							12/22/23							IP to set up mtns																																																																																																																													
In-house Sustainable Design Review with CMTA and Soden				01/08/24							01/15/24							IP to coordinate																																																																																																																													
User Meetings				01/11/24							01/15/24							IP to coordinate schedule with BWRSD																																																																																																																													
Meeting with Kitchen Staff and Crabtree/McGrath				01/11/24							01/15/24							IP to coordinate schedule with BWRSD																																																																																																																													
Security and IT Meeting				12/11/23							01/15/24							IP to coordinate schedule with BWRSD																																																																																																																													
Site Investigation																																																																																																																																															
Geothermal system (boring test)				TBD																																																																																																																																											
Existing School Walk thru with Frank				TBD																																																																																																																																											
Wetlands Flagging				TBD																																																																																																																																											
Site Survey(s)				TBD																																																																																																																																											
Geo-environmental investigation				Ongoing																																																																																																																																											
Geotech - Radon design				TBD																																																																																																																																											
Hazmat Testing and Evaluation				TBD																																																																																																																																											
Integrated Design Team Meeting				1/23/2024 TBD							IP to coordinate																																																																																																																																				
Check in with RIDEM				2/13/2024 TBD																																																																																																																																											
Check in with Bristol TRC				2/20/2024 TBD																																																																																																																																											
Schematic Design Drawings																																																																																																																																															
MHHS Space Planning				12/14/23							12/28/23																																																																																																																																				
Renovation project - Existing conditions coordination				12/14/23							12/28/23																																																																																																																																				
Code Review Meeting with JS				12/21/23							12/23/23																																																																																																																																				
Outline Spec Review with Kalin											01/29/24																																																																																																																																				
Final Spec comments due											02/05/24																																																																																																																																				
Coordinate User Meeting Comments with Consultants				01/18/24							01/22/24																																																																																																																																				
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Receive and Review Estimate from Cost Estimator				03/11/24							03/13/24																																																																																																																																				
Reconcile Cost Estimate - Value Engineering				03/14/24							03/19/24																																																																																																																																				
Final Reconciliation - Revised Estimate Due											03/20/24																																																																																																																																				
Approval of SD Scope and Budget				03/20/24							03/22/24																																																																																																																																				
Compile and Submit SD Pkg to Owner and RIDE				02/19/24							03/25/24																																																																																																																																				
RIDE Review Period																																																																																																																																															
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Design Development Kick-off				03/25/24							08/01/24							19																																																																																																																													
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User Meetings				TBD																																																																																																																																											
Integrated Design Team Meeting				4/16/2024 TBD																																																																																																																																											

DESIGN SCHEDULE

Project # 0099110.00				2023		2024												2025																																																																																																										
Design Schedule				December	January	February	March	April	May	June	July	August	September	October	November	December	January	February																																																																																																										
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Design Development Drawings				03/25/24	06/28/24	14																																																																																																																						
MHHS User Meetings	04/01/24	04/05/24																																																																																																																										
Renovation project MEP Coordination Meetings	04/08/24	04/12/24																																																																																																																										
Exterior Material Presentation		04/15/24																																																																																																																										
Interior Material Presentation		04/29/24																																																																																																																										
Develop DD Drawings	04/01/24	05/24/24																																																																																																																										
Check Set Due		05/24/24																																																																																																																										
Consultant Coordination Meeting	06/03/24	06/07/24																																																																																																																										
Final comments to Consultants		06/14/24																																																																																																																										
DD Drawings due to PE from Consultants		06/26/24																																																																																																																										
Final DD Due to Estimator		06/28/24																																																																																																																										
Cost Estimate																																																																																																																												
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Receive and Review Estimate from Cost Estimator	07/22/24	07/24/24																																																																																																																										
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Approval of DD Scope and Budget		07/30/24																																																																																																																										
Compile and Submit DD Pkg to Owner and RIDE	07/01/24	07/31/24																																																																																																																										
RIDE Review Period	08/02/24	08/15/24	2																																																																																																																									
EP #1: Rockwell Site Drainage Improvements																																																																																																																												
Field Investigations	12/18/23	02/19/24	10																																																																																																																									
Site Survey	01/09/24	01/29/24																																																																																																																										
Draft CD's (100% DD)		02/02/24																																																																																																																										
Final Comments to Consultants		02/14/24																																																																																																																										
Final EBP 1 Due		02/19/24																																																																																																																										
Issued for Bidding	02/20/23	03/04/24	2																																																																																																																									
EP #2: Kickemuit MS and Hugh Cole Site Improvements																																																																																																																												
Field Investigations	12/18/23	01/24/24																																																																																																																										
Site Survey	01/24/24	02/02/24																																																																																																																										
Draft CD's (100% DD)		03/22/24																																																																																																																										
Permitting		TBD																																																																																																																										
Final Comments to Consultants		05/10/24																																																																																																																										
Final EBP2 Due		05/17/24																																																																																																																										
Issued for Bidding	05/20/24	05/31/24	2																																																																																																																									
CONSTRUCTION DOCUMENTS																																																																																																																												
Construction Documents Kick-off		08/05/24																																																																																																																										
Consultant Coordination Meetings	08/12/24	08/06/24																																																																																																																										
Integrated Design Team Meeting		8/20/2024 TBD																																																																																																																										
Construction Documents Drawings																																																																																																																												
MHHS Final User Meetings	09/09/24	09/13/24																																																																																																																										
Renovation project Final Review with Facilities	09/16/24	09/20/24																																																																																																																										
75% Construction Document Set																																																																																																																												
Check Set Due		09/09/24																																																																																																																										
Consultant Coordination Meeting	09/16/24	09/20/24																																																																																																																										
Final comments to Consultants		10/01/24																																																																																																																										
75% CD Drawings due to PE from Consultants		10/09/24																																																																																																																										
75% CD Due to Estimator		10/11/24																																																																																																																										
Cost Estimate																																																																																																																												
Estimating	10/14/24	11/01/24	3																																																																																																																									
Receive and Review Estimate from Cost Estimator	11/04/24	11/08/24																																																																																																																										
Reconcile Cost Estimate - Value Engineering	11/11/24	11/18/24																																																																																																																										
Final Reconciliation - Revised Estimate Due		11/19/24																																																																																																																										
Approval of 75%CD Scope and Budget		11/20/24																																																																																																																										
Compile and Submit 75%CD Pkg to Owner and RIDE	10/11/24	11/22/24																																																																																																																										
RIDE Review Period	11/25/24	12/06/24	2																																																																																																																									
Review final comments from RIDE		12/09/24																																																																																																																										
100% CD set	11/25/24	12/20/24	4																																																																																																																									
Check Set Due		12/13/24																																																																																																																										
Consultant Coordination Meeting	12/16/24	12/18/24																																																																																																																										
Final comments to Consultants		12/20/24																																																																																																																										
Final CD Review and Coordination																																																																																																																												
Bid Documents Due from Consultants		01/14/25																																																																																																																										
Compile and Submit 100%CD to Owner and RIDE	1/6/25	01/17/25																																																																																																																										
Approval of 100% Design		01/17/25																																																																																																																										
Issue Bid Documents to Owner		01/17/25																																																																																																																										
BIDDING																																																																																																																												
Contractor Pre-qual	11/11/24	01/03/25																																																																																																																										
Final Question		02/11/25																																																																																																																										
Bids Due		02/28/25																																																																																																																										
Construction to Begin		03/03/25																																																																																																																										

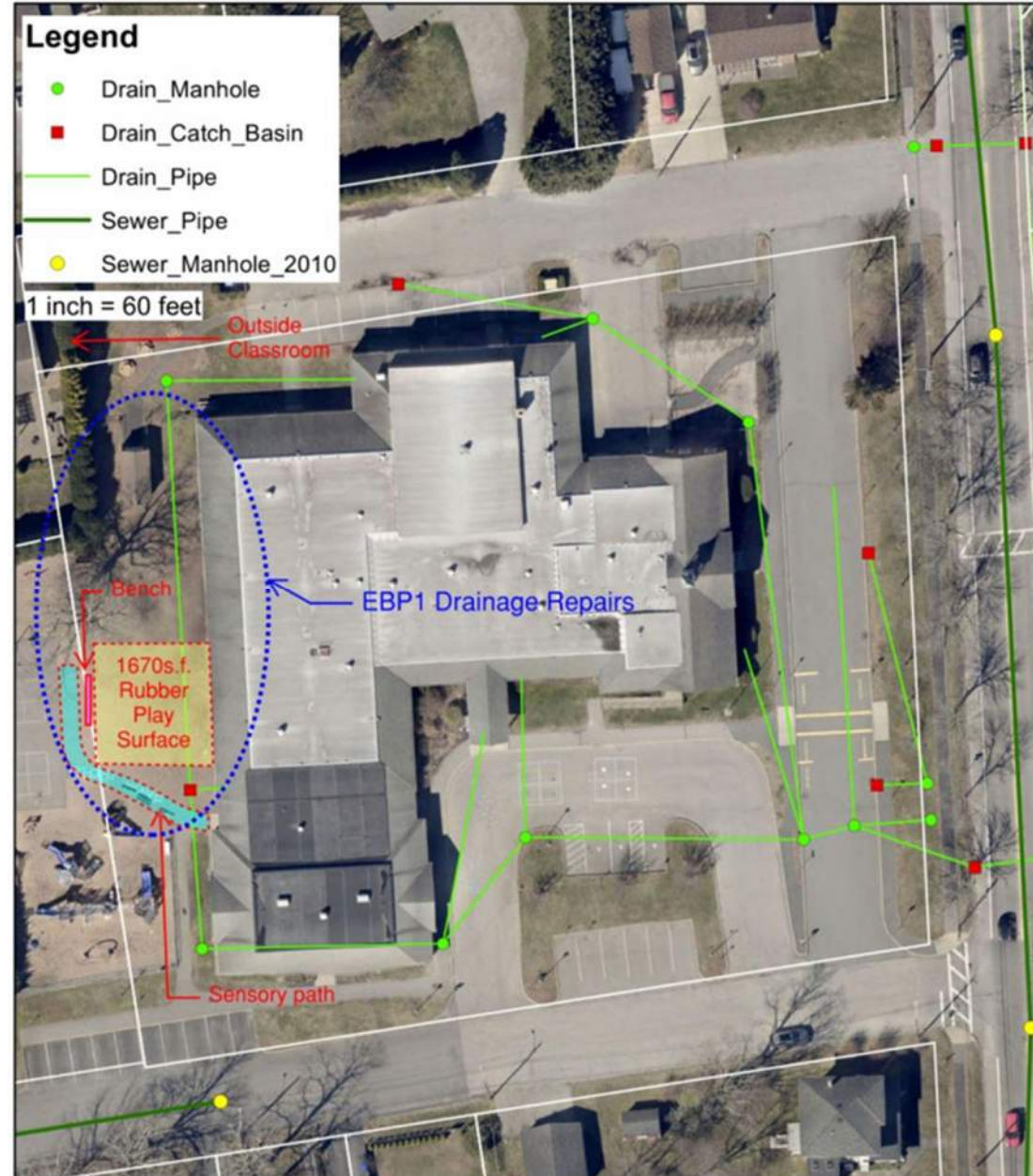
SD WORK PLAN

Bristol Warren Regional School District				12/13/2023
Design Schedule				
SCHEMATIC DESIGN - Part 2	12/04/23	03/25/24	16	
Schematic Design Drawings	12/14/23	02/16/24	10	
Final SD Due to Estimator		02/16/24	10	
Cost Estimating	02/19/24	03/22/24		
Estimating	02/19/24	03/08/24	3	
Approval of SD Scope and Budget	03/20/24	03/22/24		
Compile and Submit SD Pkg to Owner and RIDE	02/19/24	03/25/24		
RIDE Review Period	03/25/24	04/08/24	2	
DESIGN DEVELOPMENT	03/25/24	08/01/24	19	
Design Development Drawings	03/25/24	06/28/24	14	
Final DD Due to Estimator		06/28/24		
Cost Estimate				
Estimating	07/01/24	07/19/24	3	
Approval of DD Scope and Budget		07/30/24		
Compile and Submit DD Pkg to Owner and RIDE	07/01/24	07/31/24		
RIDE Review Period	08/01/24	08/15/24	2	
EP #1: Rockwell Site Drainage Improvements	12/18/24	02/19/24	10	
Final EBP 1 Due		02/19/24		
Issued for Bidding	02/20/23	03/04/24		
EP #2: Kickemuit MS and Hugh Cole Site Improvements	12/18/24	05/17/24	22	
Final EBP2 Due		05/17/24		
Issued for Bidding	05/20/24	05/31/24		
CONSTRUCTION DOCUMENTS	08/01/24	01/17/25	22	
75% Construction Document Set	08/01/24	10/11/24	11	
Approval of 75%CD Scope and Budget		11/20/24		
Compile and Submit 75%CD Pkg to Owner and RIDE	10/11/24	11/22/24		
Estimating	10/14/24	11/01/24		
Final CD Review and Coordination	12/20/24	01/17/25	4	
Issue Bid Documents to Owner		01/17/25		
BIDDING	01/20/25	02/28/25	6	
Contractor Pre-qual	11/11/24	01/03/25		
Final Question		02/21/25		
Bids Due		02/28/25		
Construction to Begin		03/03/25		

SD WORK PLAN

SD Meetings	12/04/23	03/25/24
Executive Committee	Weekly	Thursday at 1:00
SBC Meetings	Monthly	Thursday at 8:30
Schedule/Work Plan Review		12/14/23
Design Update		01/11/24
Design Update		02/08/24
Design Update		03/07/24
Budget Review		03/21/24
SC Meetings	Before Submissions	As noted: 7:00PM
SD Pricing Set Design Update		02/05/24
Approve SD Budget		03/21/24
User Meetings - Focus Groups	01/08/24	01/15/24
MHHS - Academic Department Heads		TBD
MHHS - Other Departments		TBD
Kickemuit MS Principal and Admin		TBD
Integrated Design Team Meeting		1/23/2024 TBD
Regulatory and City Department Meetings		
RIDE Review Meetings		Late January TBD
RI DEM		TBD
Planning Department or TRC Review as per RIDE		TBD
Investigation Work		
Site Investigation	12/11/23	01/24/24
Wetlands Flagging		TBD
Site Survey(s)		TBD
Geo-environmental investigation		Ongoing
Geotech – Radon design		TBD
Geothermal system (boring test)		TBD
Building Investigation	01/11/23	02/07/24
Hazmat Testing and Evaluation		TBD
Existing School Walk thru with Facilities Manager		TBD
Code Review/Coordination at Existing Schools		TBD
Schematic Design Milestone Dates		
Final SD Due to Estimator		02/16/24
Estimating	02/19/24	03/08/24
Review and Approval of SD Scope and Budget	03/11/24	03/22/24
Submit SD Package to RIDE		03/25/24
RIDE Review	03/25/24	04/08/24

EARLY BID PACKAGE - ROCKWELL



EARLY BID PACKAGE – KICKEMUIT AND HUGH COLE



LONG LEAD TIME ITEMS

Switchgear, Electrical Distribution and Panels	40–80 weeks
Backup Generators	40-80 weeks
Chillers, Air Handlers, DOAS unit	30-60 weeks
Boilers, Unit Ventilators, Fan Coils	24-30 weeks
Roofing Membrane	36-52 weeks
Roof Insulation	36-52 weeks
Steel Joists	36-52 weeks
Curtainwall	24-40 weeks
Millwork/Casework	24-40 weeks
Overhead Doors	16-20 weeks
Wood Doors	12-14 weeks
Hollow Metal Frames	10-12 weeks

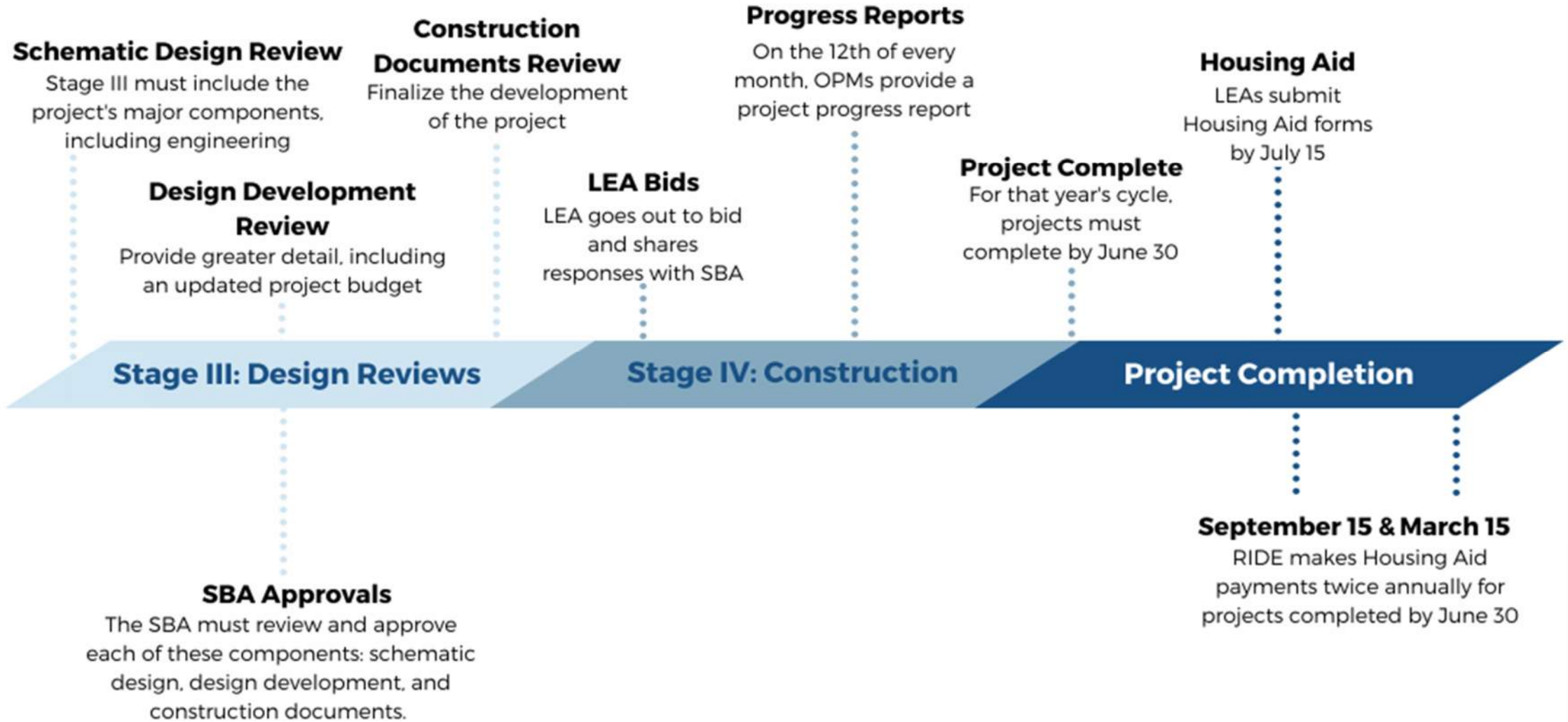
PROJECT SCHEDULE / NEXT STEPS



PMA Consultants
EST. 1971

**PERKINS —
EASTMAN**

NEXT STEPS



RIDE STAGE III SD CHECKLIST

RIDE	Stage III SD Items		
	Project Narrative – Including Existing Conditions Analysis, Description of Proposed Solution & Basis of Design Narrative	PE	
	Site plan and Landscape Plan @ 1/16" = 1'-0"	Traverse	
	Floor plans @ 1/16" = 1'-0" showing all partitions and door swings	PE	
	Color Rendering	PE	
	Exterior Elevations @ 1/16" = 1'-0"	PE	
	Typical Building Wall Sections	PE	
	Single line engineering diagrams	CMTA	
	Outline specifications	Kalin	
	City Planning Board submission	PE-Lisa	Review with Town - TRC Review?
	Civil Engineering Drawings (scale as required)	PARE	
	Project Schedule (Gantt Chart)	PMA	
	Site Engineering calculations	PARE	
	Code Analysis, including certification that proposed solution meets the Energy Code	JS/CMTA	
	Construction Cost Estimates	PM+C	
	Project Budget	PMA/PE-Lisa/Joe D.	
	Project Cash Flow for projects funded by School Building Authority Capital Fund	PMA	
	Project Report		
	LEED™ Checklist Form (or equivalent NECHPS checklist)	Soden	
	Project Review Meeting	PMA/PE	
	Educational Specifications	PE-Bob	
	Hazardous Materials Testing and Evaluation	UEC	
	Commissioning Agent Review Documentation (for MEP scopes of work)	PMA	
	Life Cycle Cost Analysis – Comparison of Alternatives	CMTA	
	Approval / Acceptance by School Building Committee and/or School Committee	BWRSD	

NEXT STEPS

STAGE III - DESIGN

SD (RIDE STAGE III REVIEW)

A3260	Schematic Design Development	25	21-Dec-23	24-Jan-24	4
A3290	SD Estimate Set Due	0		24-Jan-24	4
A3300	SD Estimating Period	15	25-Jan-24	14-Feb-24	4
A3310	Estimate Reconciliation & Value Engineering	5	21-Feb-24	27-Feb-24	0
A3270	Compile and Submit SD Pkg to Owner and RIDE	10	28-Feb-24	12-Mar-24	0
A3320	Review Reconciled Estimates and Perform VE if Necessary	1	28-Feb-24	28-Feb-24	10
A3280	Approval of SD Scope and Budget	0		12-Mar-24	0
A3330	RIDE Review Period - SD Phase	10	13-Mar-24	26-Mar-24	25

DD (+ Early Site Enabling)

A3340	Design Development	35	13-Mar-24	30-Apr-24	0
A3370	DD Estimate Set Due	0		30-Apr-24	16
A3380	DD Estimating Period	15	01-May-24	21-May-24	16
A3390	Estimate Reconciliation & Value Engineering	5	22-May-24	28-May-24	16
A3350	Compile and Submit DD Pkg to Owner and RIDE	10	29-May-24	11-Jun-24	16
A3400	Review Reconciled Estimates and Perform VE if Necessary	1	29-May-24	29-May-24	26
A3360	Approval of DD Scope and Budget	0		11-Jun-24	16
A3930	RIDE Review Period - DD Phase	10	12-Jun-24	25-Jun-24	46

- Schematic Design Development
 - ◆ SD Estimate Set Due
 - SD Estimating Period
 - Estimate Reconciliation & Value Engineering
 - Compile and Submit SD Pkg to Owner and RIDE
 - Review Reconciled Estimates and Perform VE if Necessary
 - ◆ Approval of SD Scope and Budget
 - RIDE Review Period - SD Phase
-
- Design Development
 - ◆ DD Estimate Set Due
 - DD Estimating Period
 - Estimate Reconciliation & Value Engineering
 - Compile and Submit DD Pkg to Owner and RIDE
 - Review Reconciled Estimates and Perform VE if Necessary
 - ◆ Approval of DD Scope and Budget
 - RIDE Review Period - DD Phase

■ Actual Work ■ Critical Remaining Work
■ Remaining Work ◆ Milestone

PROJECT BUDGET



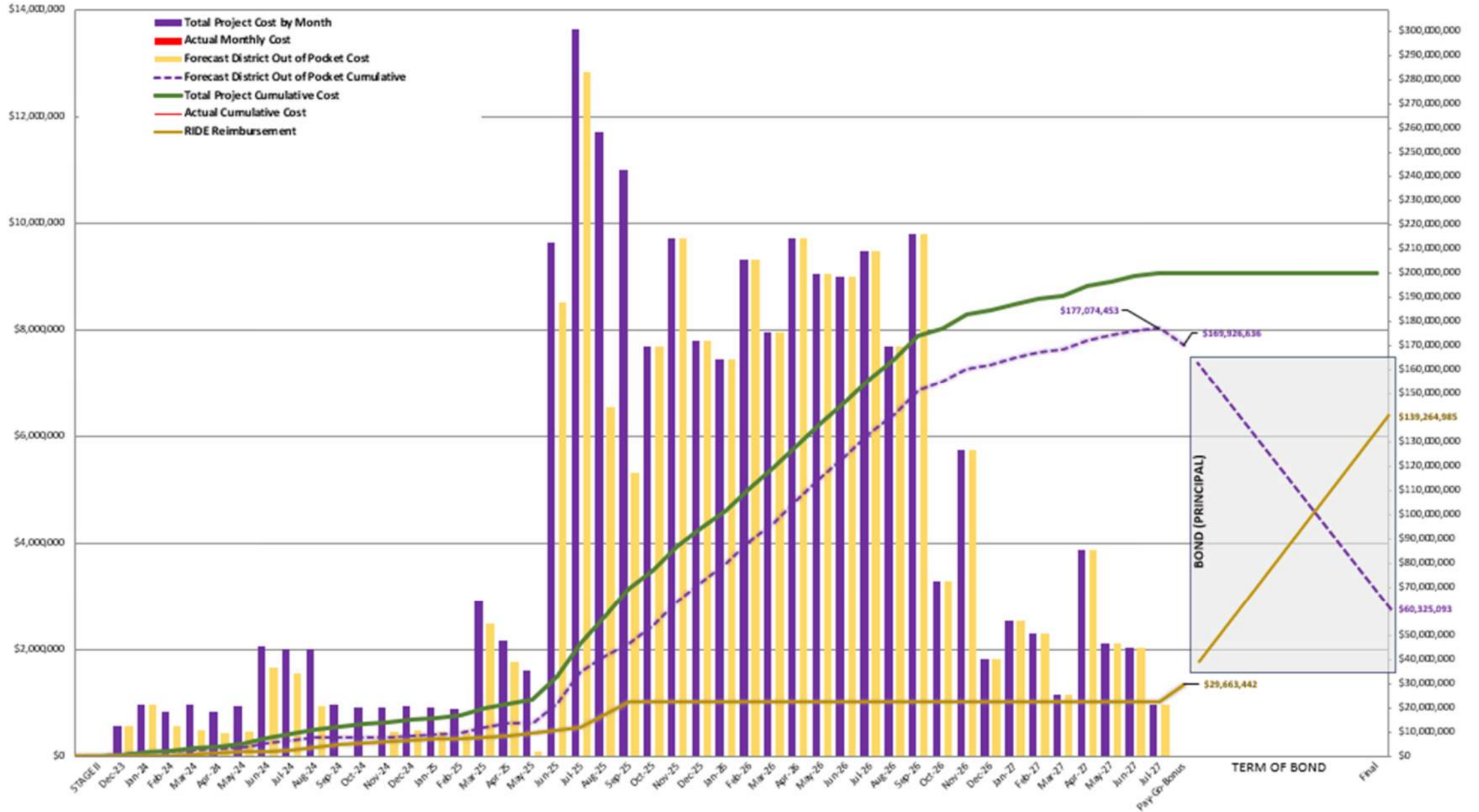
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CASHFLOW

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





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QUESTIONS? | THANK YOU!