



# Bristol Warren Regional School District

## RIDE Necessity of School Construction

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PMA Consultants

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SCHOOL BUILDING COMMITTEE | 03.14.2024



# AGENDA

## BRISTOL WARREN REGIONAL SCHOOL DISTRICT SCHOOL BUILDING COMMITTEE MEETING

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

Thursday, March 14, 2024 8:30AM  
<https://www.youtube.com/@bwrsdri>

### AGENDA

- I. OPEN MEETING
- II. PUBLIC COMMENTS
- III. DISCUSSION AND/OR POSSIBLE ACTION
  - A. Approval of 2/8/24 Meeting Minutes - VOTE
  - B. Design Updates
  - C. Budget Updates
    - 1. Cost Estimate Reconciliation Update
    - 2. Scoping Session / Value Management Part 1
  - D. Project Schedule / Next Steps
- I. ADJOURNMENT

# STAGE III PROGRESS UPDATE

01Feb24 - Building Tours

06Feb24 - RIDE Stage III Check In Meeting

08Feb24 - School Building Committee

08Feb24 - AE/OPM Coordination Meeting

Last SBC meeting

12Feb24 - Food Service User Meeting

12Feb24 - School Committee

12Feb24 - MHHS HPHC Review Meeting

14Feb24 - Ride Stage III Check In Meeting

16Feb24 - SD Package to Estimators

22Feb24 - AE/OPM Coordination Meeting

26Feb24 - SD Estimate and Document Review

29Feb24 - MHHS Design Presentation

29Feb24 - AE/OPM Coordination Meeting

04Mar24 - School Security/Safety Meeting

08Mar24 - SD Estimates Due

11Mar24 - SD Estimate Reconciliation Site Only

12Mar24 - SD Estimate Reconciliation

13Mar24 - School Committee

14Mar24 - School Building Committee

14Mar24 - Bristol TRC Meeting

Upcoming

14Mar24 - AE/OPM Coordination Meeting

18Mar24 - RIDE Meeting HVAC & NE-CHPS Review

21Mar24 - School Building Committee

21Mar24 - AE/OPM Coordination Meeting

25Mar24 - SD Package Submission to RIDE



# DESIGN SCHEDULE

Activity	Start Date	End Date	Days
<b>DESIGN DEVELOPMENT</b>			
Design Development Kick-off	03/25/24	08/01/24	19
Consultant Coordination Meetings	04/01/24	04/05/24	
In-house Sustainable Design Review with CMTA and Soden		TBD	
User Meetings	04/01/24	04/05/24	
User Meeting follow up as needed with specific users	05/20/24	05/24/24	
Integrated Design Team Meeting		4/16/2024 TBD	
<b>Design Development Drawings</b>			
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	
<b>Final DD Due to Estimator</b>		<b>06/28/24</b>	
<b>Cost Estimate</b>			
Estimating	07/01/24	07/19/24	3
Receive and Review Estimate from Cost Estimator	07/22/24	07/24/24	
Reconcile Cost Estimate - Value Engineering	07/25/24	07/26/24	
Final Reconciliation - Revised Estimate Due		07/29/24	
Approval of DD Scope and Budget		07/30/24	
Compile and Submit DD Pkg to Owner and RIDE	07/01/24	07/31/24	
<b>RIDE Review Period</b>			
	08/02/24	08/15/24	2
<b>EP #1: Rockwell Site Drainage Improvements</b>			
Field Investigations	01/05/24	03/19/24	12
Site Survey	01/09/24	02/09/24	
Draft CD's (100% DD)	01/09/24	03/02/24	
Final Comments to Consultants		03/14/24	
Final EBP 1 Due		<b>03/25/24</b>	
Issued for Bidding	04/01/23	04/15/24	2
<b>CONSTRUCTION DOCUMENTS</b>			
Construction Documents Kick-off	08/02/24	01/17/25	22
Consultant Coordination Meetings	08/12/24	08/06/24	
Integrated Design Team Meeting		8/20/2024 TBD	
<b>Construction Documents Drawings</b>			
Final User Meetings	08/01/24	01/17/25	24
Renovation project Final Review with Facilities	09/09/24	09/13/24	
09/16/24	09/20/24		
<b>75% Construction Document Set</b>			
Check Set Due	08/01/24	10/11/24	11
Consultant Coordination Meeting		09/09/24	
Final comments to Consultants	09/16/24	09/20/24	
75% CD Drawings due to PE from Consultants		10/01/24	
10/09/24		10/09/24	
<b>75% CD Due to Estimator</b>		<b>10/11/24</b>	
<b>Cost Estimate</b>			
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	
<b>RIDE Review Period</b>			
Review final comments from RIDE	11/25/24	12/06/24	2
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	
<b>Final CD Review and Coordination</b>			
Bid Documents Due from Consultants	12/20/24	01/17/25	4
Compile and Submit 100%CD to Owner and RIDE		01/14/25	
1/6/25	01/17/25		
Approval of 100% Design		01/17/25	
Issue Bid Documents to Owner		<b>01/17/25</b>	
<b>BIDDING</b>			
Contractor Pre-qual	01/20/25	02/28/25	6
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	
<b>Executive Committee</b>	Weekly	Thursday at 1:00	
<b>SBC Meetings</b>	Monthly	Thursday at 8:30	
Schedule/Work Plan Review		12/14/23	
Design Update		01/11/24	Present updated floor plans - COMPLETE
Design Update		02/08/24	Present updated Plans, VE and User Meeting Comments
Design Update		03/14/24	Present renderings and final SD - Materials
Budget Review		03/21/24	Present Budget
SBC Design Presentation		02/29/24	Virtual
<b>SC Meetings</b>	Before Submissions	As noted: 7:00PM	
SD update		01/09/24	
SD update		03/13/24	
Budget Review		03/21/24	
<b>User Meetings - Focus Groups</b>	01/08/24	01/15/24	
MHHS - User Meetings	01/09/24	01/11/24	
Kickemuit MS Principal and Admin		01/02/24	
Athletic Director Meeting		01/18/24	
Security Meeting - MHHS		01/31/24	
Security Meeting - CIP		02/13/24	
Food Service User Meeting		02/26/24	
MHHS Program Review Meeting		03/11/24	
Physical Education User Meeting		03/15/24	
Environmental Student Group at MHHS		TBD	
<b>Integrated Design Team Meeting</b>			
Integrated Design Team Meeting		01/23/24	
<b>Regulatory and City Department Meetings</b>			
RIDE Review Meetings		01/31/24	
RIDE Review - Follow up		02/06/24	
RIDE Review - Follow up		02/14/24	
RIDE Review - NECHPS		03/18/24	
RI Energy		TBD	
RI DEM		TBD	
Review with Historic Preservation and Heritage Commission		02/13/24	10:00 Meeting
Warren Planning Department and Town Authorities		01/19/24	
Planning Department or TRC Review as per RIDE		03/14/24	10:00 Meeting
<b>Investigation Work</b>			
<b>Site Investigation</b>	12/11/23	01/24/24	
Wetlands Flagging		02/12/24	
Site Survey(s)	MHHS 2/26/24	Ongoing thru April	
Geo-environmental investigation		Ongoing	
Geotech – Radon design		TBD	
Test Pits at MHHS and Rockwell		03/21/24	
Flow Test at MHHS		03/08/24	
<b>Building Investigation</b>	01/11/23	02/07/24	
Hazmat Testing and Evaluation		ongoing	
Existing School Walk thru with Facilities Manager		01/24/24	
Code Review/Coordination at Existing Schools		01/29/24	
<b>Schematic Design Milestone Dates</b>			
<b>Final SD Due to Estimator</b>		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	
<b>RIDE Review</b>	03/25/24	04/08/24	



# Budget Update

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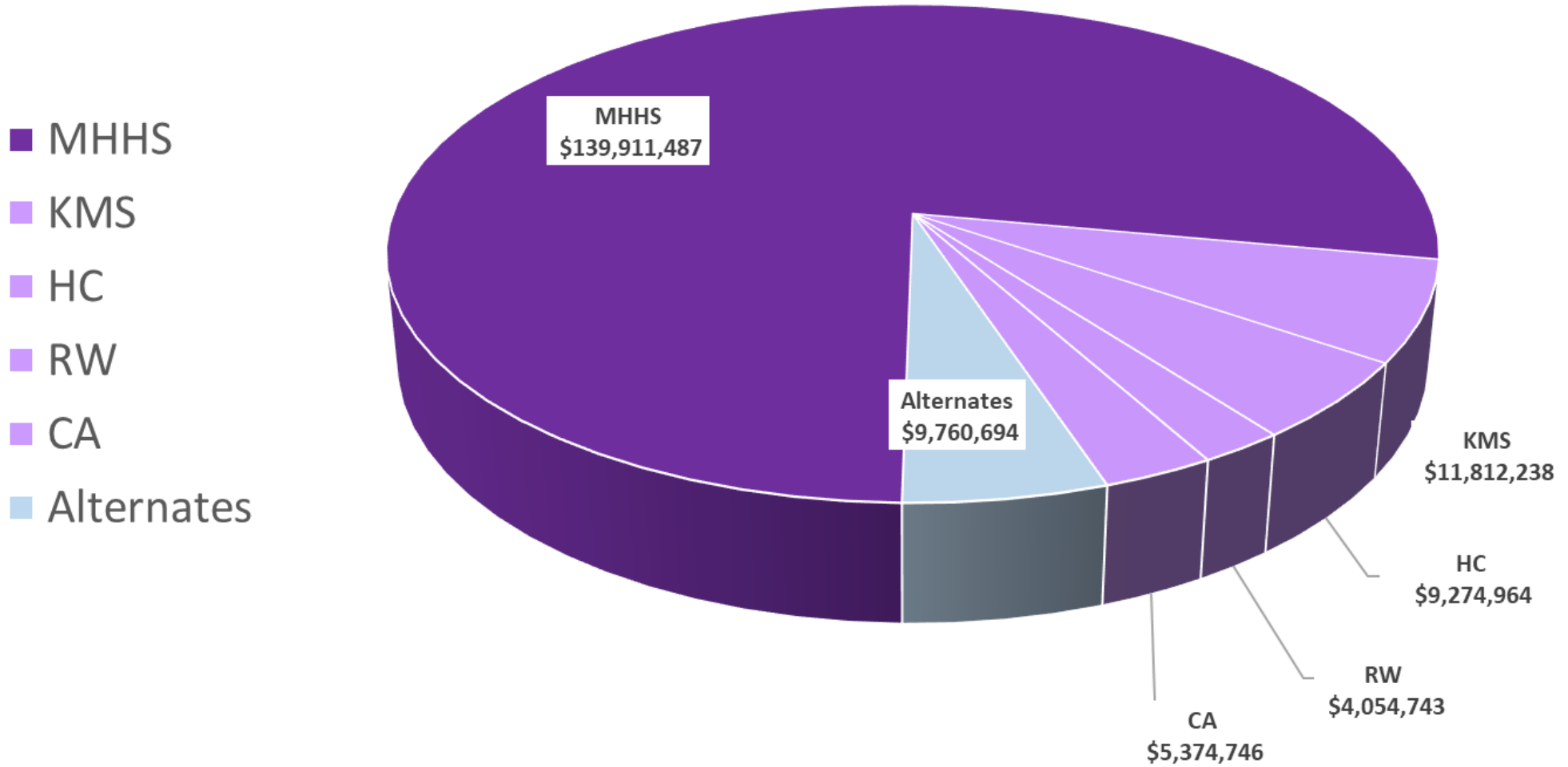
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# RECONCILED ESTIMATES - BWRSD

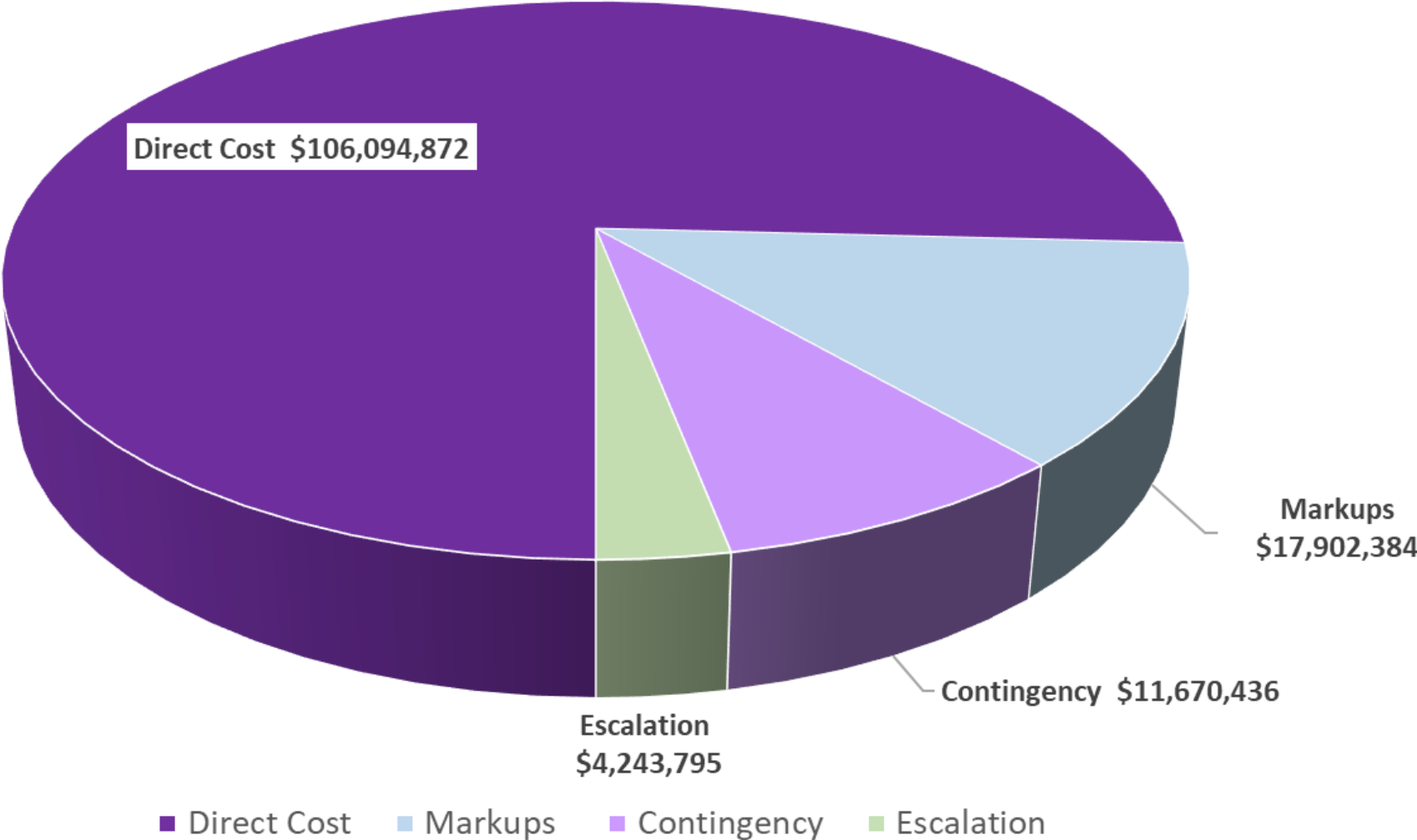
## Construction Costs





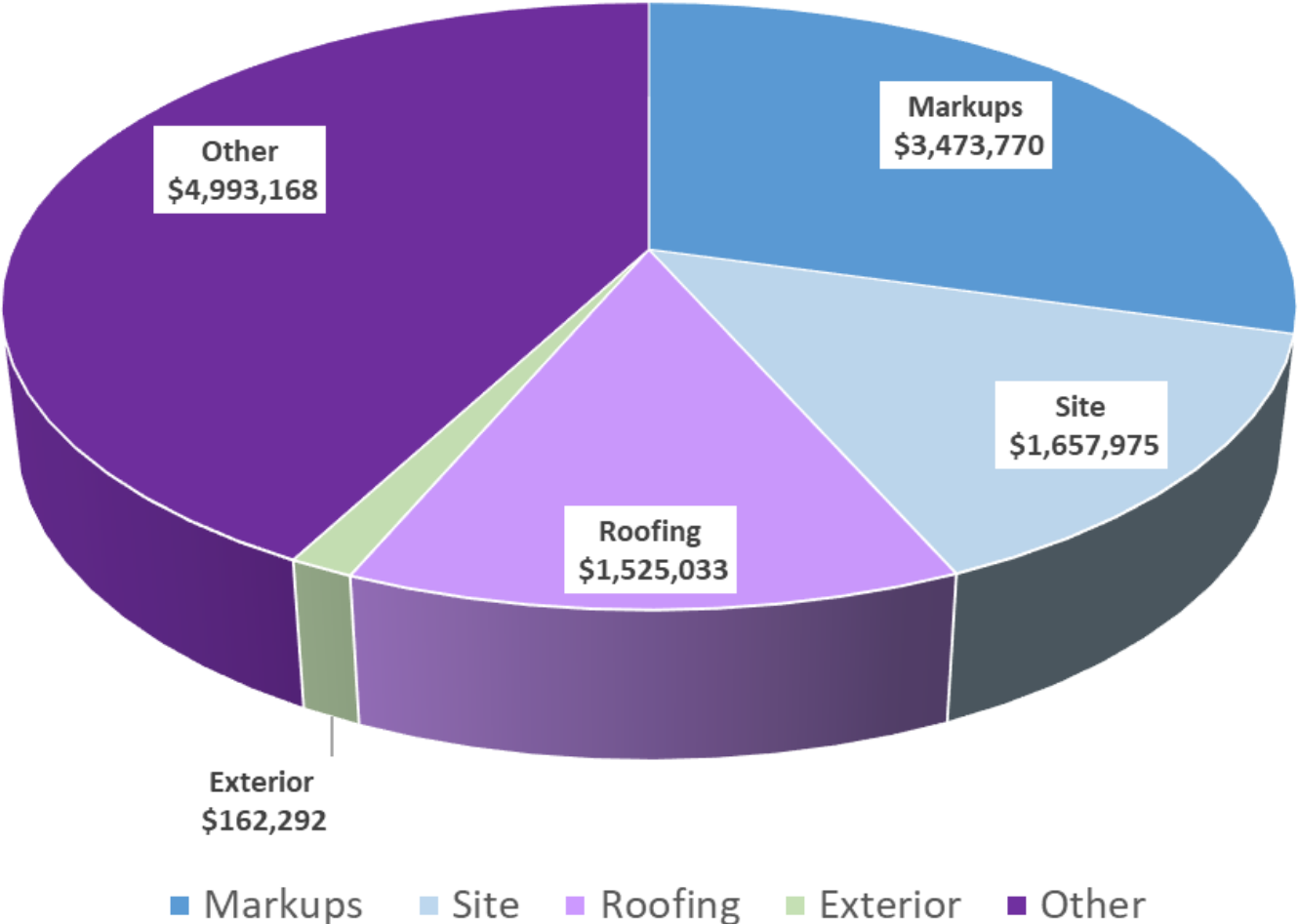
# RECONCILED ESTIMATE - MHHS

## Mount Hope High School



# RECONCILED ESTIMATE - KMS

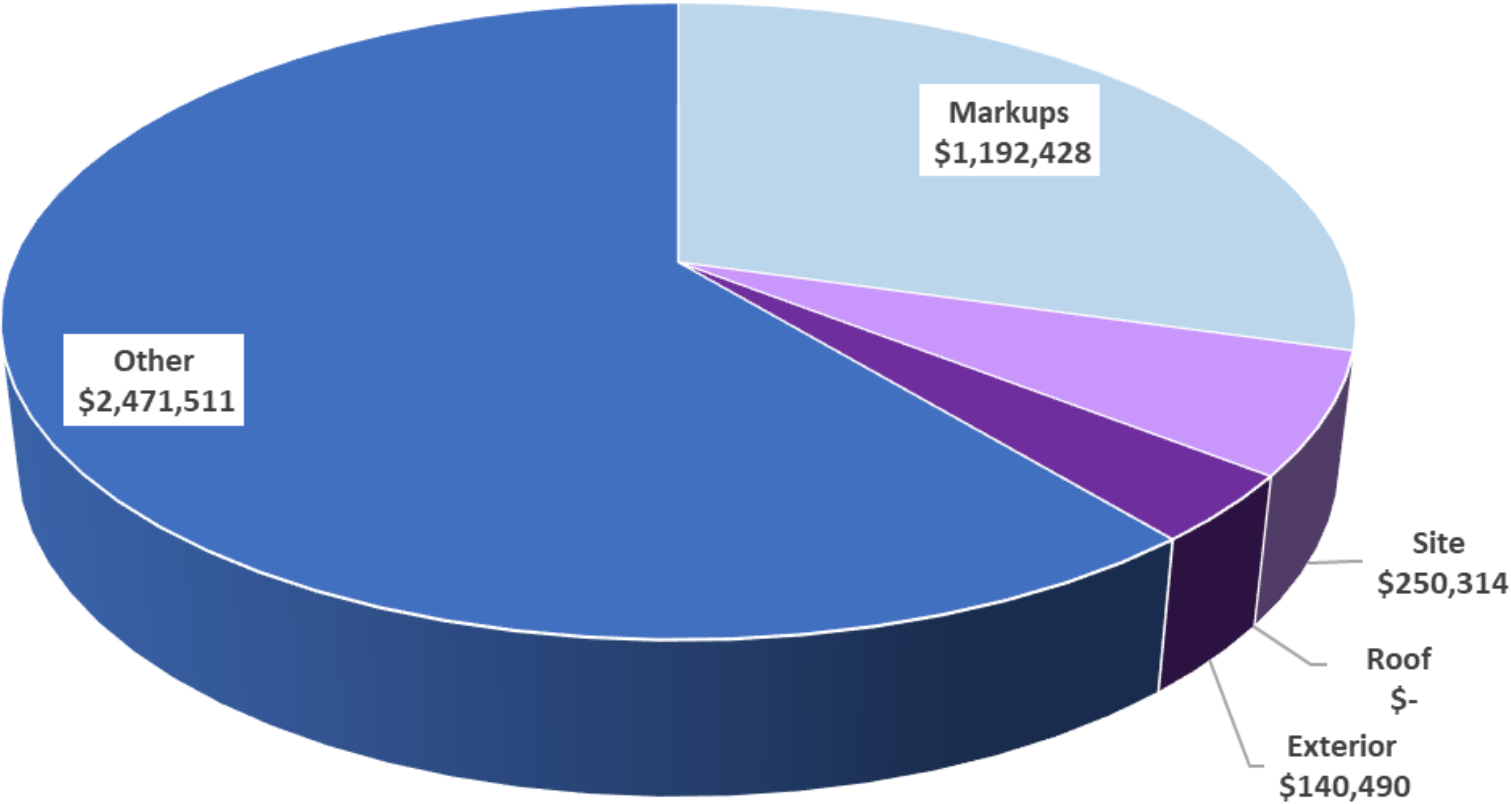
## Kickemuit Middle School





# RECONCILED ESTIMATE - ROCKWELL

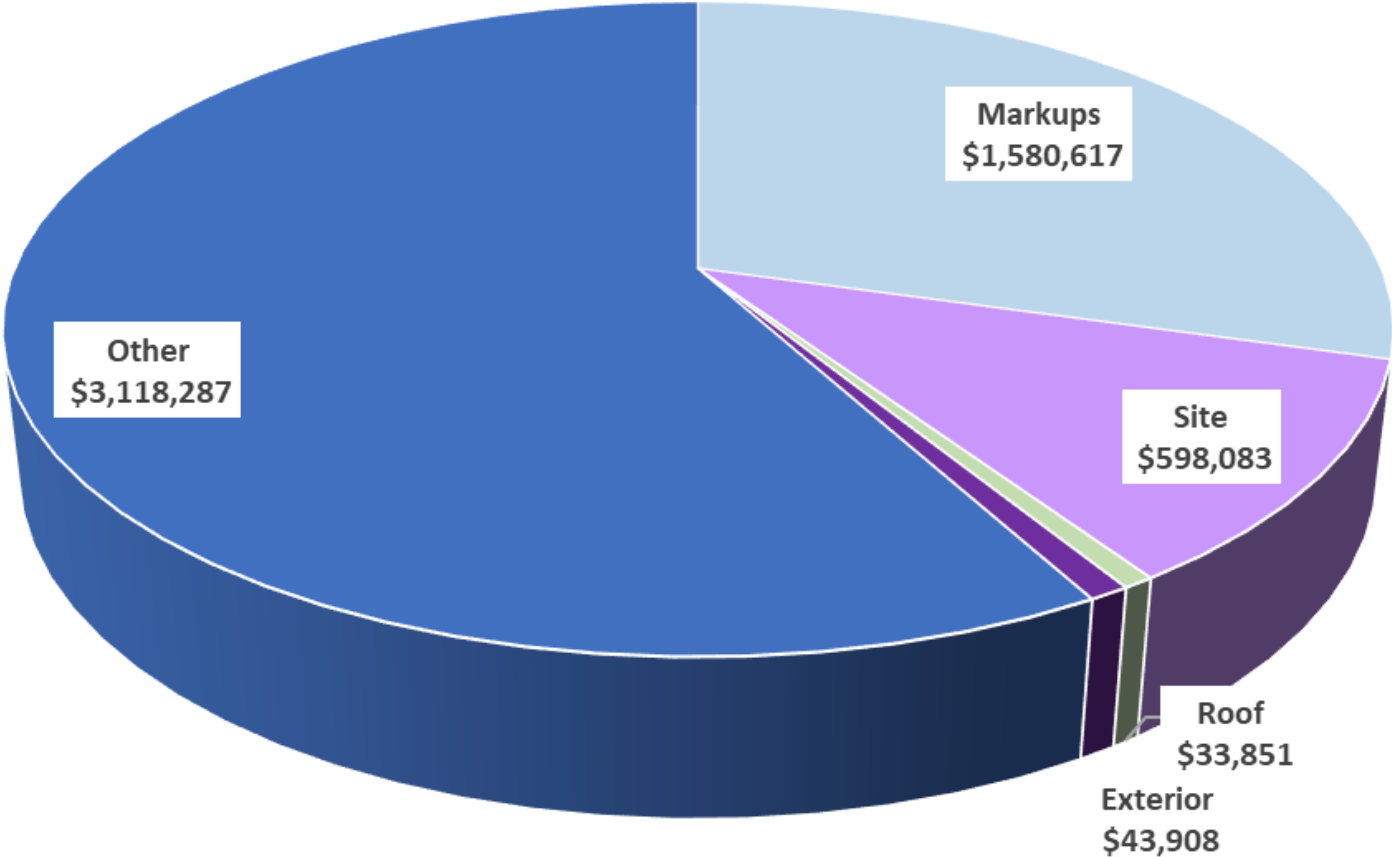
## Rockwell Elementary



■ Markups ■ Site ■ Roof ■ Exterior ■ Other

# RECONCILED ESTIMATE - COLT ANDREWS

## Colt Andrews Elementary

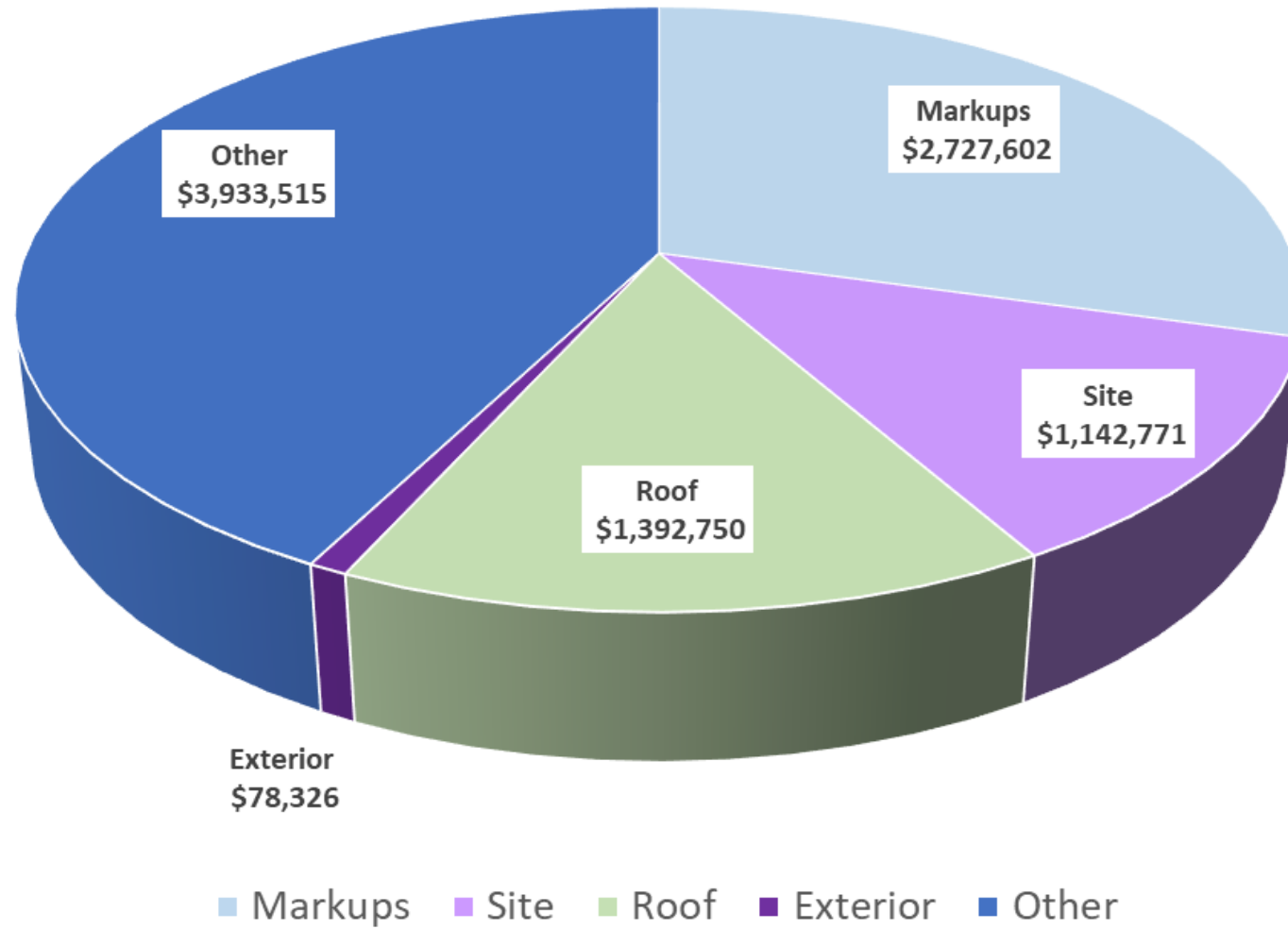


■ Markups ■ Site ■ Roof ■ Exterior ■ Other



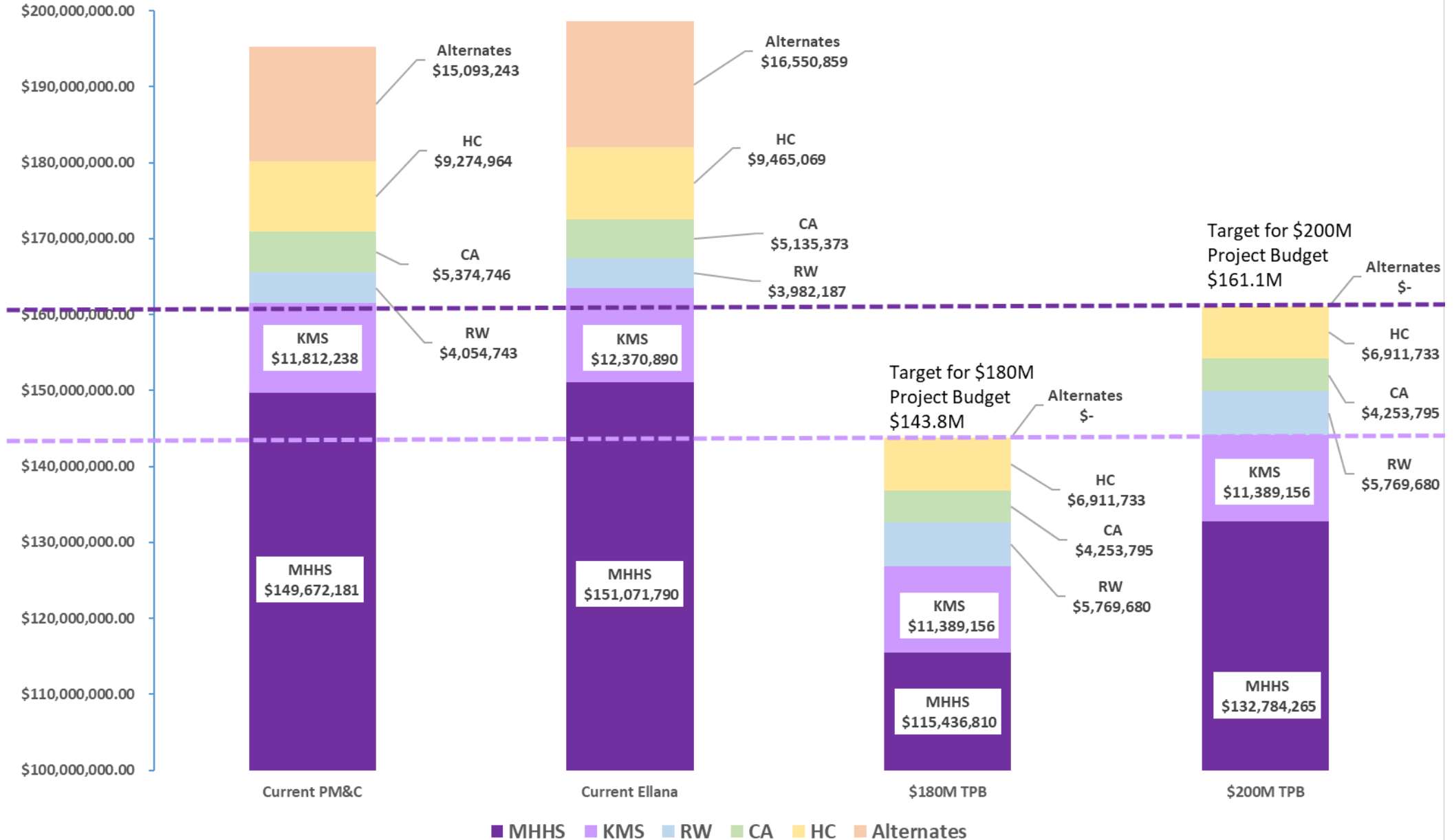
# RECONCILED ESTIMATE – HUGH COLE

## Hugh Cole Elementary



# RECONCILED ESTIMATE – TARGET BUDGET COMPARISON

## Project Targets





# BUDGET ADJUST – TARGET REDUCTIONS

Classification	Cost Code	STAGE II Budget	STAGE III ADJUST	Revised Budget	Bid Amendment
<b>Construction Contract</b>	<b>0500-0000</b>	<b>\$ 161,108,629.00</b>	<b>\$ (17,347,454.78)</b>	<b>\$ 143,761,174.23</b>	<b>\$ 143,761,174.23</b>
Mount Hope HS	0501-0000	\$ 132,784,265.00	\$ (17,347,454.78)	<del>\$ 115,436,810.23</del>	\$ 115,436,810.23
MHHS Building Subtotal	0501-0100	\$ 81,141,511.00	\$ (10,954,103.99)	\$ 70,187,407.02	\$ 70,187,407.02
MHHS Abatement Subtotal	0501-0200	\$ 2,835,000.00		\$ 2,835,000.00	\$ 2,835,000.00
MHHS Demo Subtotal	0501-0300	\$ 1,449,600.00		\$ 1,449,600.00	\$ 1,449,600.00
MHHS Sitework Subtotal	0501-0400	\$ 15,408,674.00	\$ (2,080,170.99)	\$ 13,328,503.01	\$ 13,328,503.01
MHHS Design & Estimating Contingency	0501-0500	\$ 12,100,174.00	\$ (1,633,523.49)	\$ 10,466,650.51	\$ 10,466,650.51
MHHS GC Costs	0501-0600	\$ 19,849,306.00	\$ (2,679,656.31)	\$ 17,169,649.69	\$ 17,169,649.69
Colt Andrews ES	0502-0000	\$ 4,253,795.00	\$ -	\$ 4,253,795.00	\$ 4,253,795.00
CA Building Subtotal	0502-0100	\$ 1,871,262.00		\$ 1,871,262.00	\$ 1,871,262.00
CA Abatement Subtotal	0502-0200	<i>incl above</i>		\$ -	\$ -
CA Demo Subtotal	0502-0300	<i>incl above</i>		\$ -	\$ -
CA Sitework Subtotal	0502-0400	\$ 1,236,014.00		\$ 1,236,014.00	\$ 1,236,014.00
CA Design & Estimating Contingency	0502-0500	\$ 466,091.00		\$ 466,091.00	\$ 466,091.00
CA GC Costs	0502-0600	\$ 680,428.00		\$ 680,428.00	\$ 680,428.00
Rockwell ES	0503-0000	\$ 5,769,680.00	\$ -	\$ 5,769,680.00	\$ 5,769,680.00
RW Building Subtotal	0503-0100	\$ 3,302,280.00		\$ 3,302,280.00	\$ 3,302,280.00
RW Abatement Subtotal	0503-0200	<i>incl above</i>		\$ -	\$ -
RW Demo Subtotal	0503-0300	<i>incl above</i>		\$ -	\$ -
RW Sitework Subtotal	0503-0400	\$ 912,306.00		\$ 912,306.00	\$ 912,306.00
RW Design & Estimating Contingency	0503-0500	\$ 632,188.00		\$ 632,188.00	\$ 632,188.00
RW GC Costs	0503-0600	\$ 922,906.00		\$ 922,906.00	\$ 922,906.00
Hugh Cole ES	0504-0000	\$ 6,911,733.00	\$ -	\$ 6,911,733.00	\$ 6,911,733.00
HC Building Subtotal	0504-0100	\$ 4,473,698.00		\$ 4,473,698.00	\$ 4,473,698.00
HC Abatement Subtotal	0504-0200	<i>incl above</i>		\$ -	\$ -
HC Demo Subtotal	0504-0300	<i>incl above</i>		\$ -	\$ -
HC Sitework Subtotal	0504-0400	\$ 575,125.00		\$ 575,125.00	\$ 575,125.00
HC Design & Estimating Contingency	0504-0500	\$ 757,323.00		\$ 757,323.00	\$ 757,323.00
HC GC Costs	0504-0600	\$ 1,105,587.00		\$ 1,105,587.00	\$ 1,105,587.00
Kickemuit MS	0505-0000	\$ 11,389,156.00	\$ -	\$ 11,389,156.00	\$ 11,389,156.00
KMS Building Subtotal	0505-0100	\$ 6,516,147.00		\$ 6,516,147.00	\$ 6,516,147.00
KMS Abatement Subtotal	0505-0200	<i>incl above</i>		\$ -	\$ -
KMS Demo Subtotal	0505-0300	<i>incl above</i>		\$ -	\$ -
KMS Sitework Subtotal	0505-0400	\$ 1,803,305.00		\$ 1,803,305.00	\$ 1,803,305.00
KMS Design & Estimating Contingency	0505-0500	\$ 1,247,918.00		\$ 1,247,918.00	\$ 1,247,918.00
KMS GC Costs	0505-0600	\$ 1,821,786.00		\$ 1,821,786.00	\$ 1,821,786.00
<b>Owner's Contingency</b>	<b>0800-0000</b>	<b>\$ 9,666,518.00</b>	<b>\$ -</b>	<b>\$ 9,666,518.00</b>	<b>\$ 9,666,518.00</b>
Construction Contingency	0801-0000	\$ 9,666,518.00		\$ 9,666,518.00	\$ 9,666,518.00
<b>Total (Excl Stage II - Funded prior to Bond)</b>	<b>All</b>	<b>\$ 199,590,078.00</b>	<b>\$ (19,265,719.78)</b>	<b>\$ 180,324,358.23</b>	<b>\$ 180,324,358.23</b>

**13.5% REDUCTION TARGET @ MHHS [SF, SITE OR \$/SF]**

Update from PFM expected early next week. New Target reduction to be updated based on response.

# VALUE MANAGEMENT

## **Deduct Alternates:**

- Remove Balcony in Auditorium
- Reduce Size of Gymnasium
- Remove Central Administration

## **Add Alternates:**

- Replace Air Source with Geothermal
- 20% Air Source 80% Geothermal
- Prefabricated Storage Structures
- Field Irrigation
- Lights for Tennis Courts
- Press Box at Baseball and Softball
- Increase Plantings

## **Value Management Already Used:**

- Reduced building size by 11%
- Media Center on One Floor
- Omit Standing Seam Roof
- Simplify Form of Building
- Change Terrazzo to Polished Concrete
- Reduce Amount of Student Lockers



# VALUE MANAGEMENT

## Value Management Items to Review

- Reduce Window Wall Ratio to Minimize Curtainwall
- Remove Overflow Drains and Add Scuppers
- Remove 1st Floor Conc Curb (Typ. Wall Section), Replace with Stud
- Eliminate Exterior Perforated Metal Screen and Gates between Wing A & B (Open Courtyard)
- Eliminate Auditorium Mechanical Room – Roof Mount Equipment
- Replace Some Hurricane Glass with Metal Infill Panel
- Plumbing Fixture Reductions (7 Wcs, 2 Urinals, 5 Lavs)
- Replace Some Masonry with Panelized Cladding at Clerestory Glazing
- Remove South Solar Shades on Classrooms and Offices (use Interior Shades for Glare Control)
- Revise Building to Type IIB, Add Firewalls and Reduce Fireproofing
- Reduce Masonry at the Auditorium and Clad In a Lightweight Panel
- Reduce Wall Tile in The Corridor From 5'-6" To 3'-6"
- Eliminate the East Bridge, that Connects Wing A and B
- Use 100% Topsoil on Site And Add More Berms
- Reduce Parking
- Breakout Cost of Baseball Field and Synthetic Track for Potential Funding



# PROJECT SCHEDULE / NEXT STEPS

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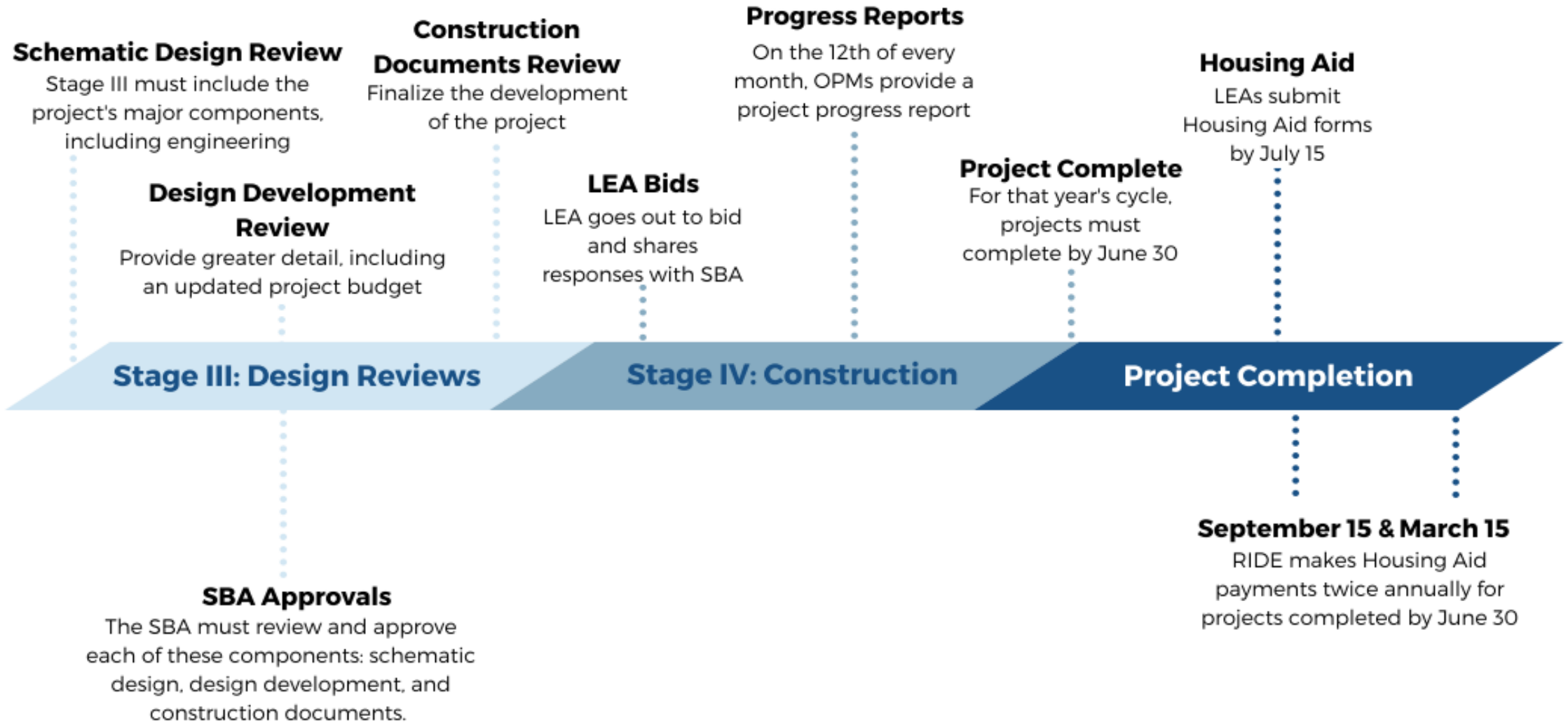


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# NEXT STEPS





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**QUESTIONS? | THANK YOU!**