



# Bristol Warren Regional School District

## RIDE Necessity of School Construction

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SCHOOL BUILDING COMMITTEE | 07.18.2024

# AGENDA

## BRISTOL WARREN REGIONAL SCHOOL DISTRICT SCHOOL BUILDING COMMITTEE MEETING

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

Thursday, July 18, 2024 8:30AM  
<https://www.youtube.com/@bwrsdri>

### AGENDA

- I. OPEN MEETING
- II. PUBLIC COMMENTS
- III. DISCUSSION AND/OR POSSIBLE ACTION
  - A. Approval of 6/20/24 Meeting Minutes - VOTE
  - B. General Project Update
  - C. Design Updates
    - 1. Site Survey, Geo-Environmental, Historic Update
  - D. Construction Update
    - 1. Rockwell Drainage Early Site Work
  - E. Budget Updates
    - 1. Design Development Phase Estimates Overview
    - 2. Design Development Phase Scoping / Value Session
  - F. Project Schedule / Next Steps
- I. ADJOURNMENT

# GENERAL PROJECT UPDATE

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# STAGE III PROGRESS UPDATE

- 23May24 - MHHS Security Review
- 23May24 - AE/OPM Coordination Meeting
- 30May24 - School Building Committee
- 30May24 - AE/OPM Coordination Meeting
- 31May24 - RIIB Intro Meeting
- 06Jun24 - MHHS Fiber Review Meeting
- 06Jun24 - AE/OPM Coordination Meeting
- 10Jun24 - School Committee
- 11Jun24 - Meeting with Teachers Union
- 13Jun24 - AE/OPM Coordination Meeting
- 20Jun24 - AE/OPM Coordination Meeting
- 20Jun24 - School Building Committee

Last SBC meeting

- 24Jun24 - School Committee
- 27Jun24 - AE/OPM Coordination Meeting
- 01Jul24 - Rockwell Early Site Package Kickoff Meeting
- 11Jul24 - AE/OPM Coordination Meeting
- 12Jul24 - DD Estimate Set Reconciliation Meeting
- 12Jul24 - Rockwell Early Site Package OAC Meeting

Upcoming

- 18Jul24 - School Building Committee
- 18Jul24 - AE/OPM Coordination Meeting
- 19Jul24 - Rockwell Early Site Package OAC Meeting
- 22Jul24 - School Committee
- 19Aug24 - School Committee

# DESIGN UPDATE

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# BWRSD WORK PLAN

DESIGN DEVELOPMENT	04/01/24	07/10/24	
SC Meetings		04/22/24	
SC Meetings		05/13/24	
SC Meetings		06/10/24	
SC Meetings		06/24/24	
SC Meetings		07/22/24	
SBC Meeting - DD Design Update		05/09/24	
SBC Meeting - MHS Site Design Update, District Offices, Rockwell EBP		05/30/24	
SBC Meeting - DD Design Update, Exterior and Interior Materials Presentation			
SBC Meeting - Approve DD scope and budget		07/10/24	
Review layout of District Offices		04/23/24	
Kickstart Review of Entry Vestibule		5/16/24 at 1:30	
Follow up meeting to review District Office layout		5/16/24 at 1:30	
KMS - Entry review - Part II		5/23/24 at 10:00	
SC Observation at KMS dropoff		TBD	
Teacher's Union Review Meeting		6/11/24 at 2:45	
Room Data Sheets		Send to Users ASAP	MHS to follow up with Department Head
OPR review meeting with CMTA and BR+A		7/1/2024 at 1:00	
User Meetings - Focus Groups w/ Stefura	05/07/24	05/09/24	
User Meetings - Food Service provider		5/7/24 at 3:00	
User Meeting - Athletic Director		5/8/24 at 2:30	
IT User Meeting		5/16/24 at 10:00	Meeting with District IT, MHS and
Security User Meeting		5/23/24 at 1:30	Meeting with District IT, MHS and
Hardware User meetings		5/20/24 at 12:30	
Maintenance User meetings		5/14/24 at 10:00	
AV and Theater user meeting		5/15/24 at 1:30	
Phasing Review Meeting		5/20/24 at 2:30	
Intermittent Design Team Meeting - NECHPS		6/17/24 at 12:00	
Permitting			
Permit Application for Bristol Review with Town Planner	05/02/24	01/00/00	
Submit Bristol Masterplan Application		07/31/24	PAR is working on this - PE renderings
Permit Application for Bristol	07/01/24	08/01/24	Process for sign review
RIDEMs submission for MHS	06/01/24	12/01/24	Refer to PAR submittal
CRMC Submissions for KMS and HC	June	TBD	
Warren Town Planner and Authorities - Project Review	05/30/24	10:00 AM	
Warren review meeting with Fire Chief		6/20/2024 at 10:30	in person
Historian - MHS documentation		Mid In July	LP to follow up with VHB
Design Development Drawings	04/01/24	05/24/24	
Consultant Coordination Meeting:			
Onsite investigation work at CIP projects		04/18/24	
MHS project Consultant Coordination Meetings - MEP and Structure		Next Mtg. 7/12/2024	Engage in the next 4-5 days
CIP MEP Coordination Meetings - start at 10:00 with CIP		TBD	Last meeting was 7/1
Site Coordination Meetings		Next Mtg. 7/11/2024	
Traffic Review Meeting		5/13/24 at 11:00	Meeting with Brandon and Trevor - Done
IT Coordination Meeting with Edvance		5/16/24 at 10:00	Meeting with District IT, MHS and Edvance
Hardware spec review meetings		05/20/24	Follow up after user meeting
Lighting Review Meeting with HLB		Next Mtg. 7/3/2024	Engage in the next 4-5 days
Audio Visual Review with CT		04/23/24	
Acoustical Review with CT		04/25/24	
Acoustical Review with CT to review DD		7/8/24 at 1:00	
Acoustical Review with CT for CIP projects		5/30	Look to work on
NECHPS Coordination - PE to update Summary		6/10/24 at 2:30	
Radon Design Coordination		Underway	
R/K - Send DD details for review		07/22/24	
RFI - new rooftop equipment at CIP		start on 6/13/24	
Robin - send final DD mark ups for spec		07/15/24	
RFI - KMS structural investigation		06/13/24 at 10:00	
JS Code - DD code review for MHS		Mid May	
Spec - Send product info to Robin		Week of 5/28	PE to communicate

User Review and Input			
Program comments from Michelle and Ana		Complete	
Spec Summary - Review and Revise with Manual		Week of 5/26	Must be used in final letter
Environmental Student at MHS meeting		TBD	
Student input for MHS Celebratory display		TBD	
Historian kick off meeting		Mid July	PE has send existing drawings to VHB
Site Coordination			
KMS and HC wetlands flagging		05/07/24	
MHS, KMS and HC survey		Near complete	One more site visit to wrap up data - TBD
Setbacks at MHS		Complete	
Test Pits at MHS		Late July	
Herzmet Testing and Evaluation at MHS		Complete	
Pavement cores at KMS and HC		06/11/24	
Geo-environmental - sub soil removal at MHS		Mid July	
Meeting Prep			
In-house IDT meeting review/ prep		6/10/2024 at 2:30	
Prep for DD Design update	04/22/24	04/24/24	
Prep for Exterior and Interior Material Presentation	06/08/24	06/19/24	
Prep for Final DD Presentation to SBC	07/05/24	07/17/24	Meeting on 7/22/24
Graphics Development and Review		Move to CD	
Energy Model Review		7/15/2024 July update	
Develop DD Drawings	04/01/24	05/24/24	
Check Set Due for MHS		05/24/24	
Final DD Consultant Coordination Meeting		7/10/2024	
Final comments to Consultants		07/15/24	
Consultant's CIP DD Pricing Set Due for estimating		05/24/24	
Consultant's MHS DD Pricing Set Due for estimating		06/07/24	
Consultant's CIP DD Pricing Set Site Drawings		06/14/24	
Consultant's MHS DD Pricing Set Site Drawings		06/21/24	
Consultant's MHS DD Pricing Set Landscape and site lighting		06/25/24	
Consultant's Final DD Set Due for RIDE		07/22/24	
Cost Estimate			
Estimating		05/28/24	07/17/24
Receive and Review Estimate from Cost Estimator - CIP		05/28/24	06/25/24 CIP estimate
Receive and Review Estimate from Cost Estimator - MHS		06/07/24	07/10/24 MHS estimate
Review CP estimates prepare VR is required		06/25/24	07/10/24
Reconcile Cost Estimate - Value Engineering		07/09/24	07/13/24 PE to send meeting invite
Final Reconciliation - Revised Estimate Due			07/17/24
Approval of DD Scope and Budget - SBC			07/16/24 SBC Meeting on 7/22
Approval of DD Scope and Budget - SC			07/22/24 SC Meeting on 7/22 - TBD
Compile and Submit Stage III DD to Owner and RIDE		07/12/24	07/25/24
RIDE Review Period		07/26/24	08/06/24
RIDE CIP and CHPS Review Meeting		9:30	05/30/24
RIDE Submission to Governor's Commission on Disability			05/06/24
RIDE Stage III SD review comment responses			Complete
RIDE DD Review Meeting			TBD
RF #1: Rockwell Site Drainage Improvements	04/01/24	08/02/24	
Field investigations		complete	
Site Survey		complete	
Credit CD's (100% DD)		complete	
Final Comments to Consultants			05/15/24
Final RFP 1 Ready for Bidding			06/13/24
Issued for Bidding		06/13/24	06/24/24
CONSTRUCTION DOCUMENTS	07/29/24	12/23/24	

# CONSTRUCTION UPDATE ROCKWELL EARLY SITEWORK PACKAGE

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APPROXIMATE LIMITS OF FUTURE PLAGROUND. CONTRACTOR SHALL COORDINATE LOCATION OF PLAYGROUND EQUIPMENT AND DRAIN PIPING WITH OWNER PRIOR TO COMMENCING WORK.



DMH  
TF=98.19'  
INV. IN(E)=94.3(6\" PVC)  
INV. OUT(S)=94.2(6\" PVC)  
TF=98.4

AD-01  
RIM: 97.10  
INV: 94.30

CONTRACTOR TO ENSURE GRADE SLOPES AWAY FROM BUILDING THROUGHOUT PROJECT AREA (TYP)

90LF - 8\" HDPE  
S=0.005 FT/FT

TOPDRESS SURFACE WITH FIBAR ENGINEERED WOOD OR APPROVED EQUIVALENT TO STABILIZE

AD-03  
RIM: 97.70  
INV: 93.80

16LF - 12\" HDPE  
S=0.005 FT/FT

CB  
TF=97.84'  
INV. IN(N)=93.7(6\" PVC)  
INV. OUT(S)=93.8(12\" GFP)

N/F  
ROCKWELL S  
BRISTOL SCHOOL  
1225 HOPE  
MAP 66

# EROSION CONTROL



# EXCAVATION FOR NEW DRAIN STRUCTURE



# MATERIAL DELIVERY



# MATERIAL DELIVERY



# MATERIAL DELIVERY



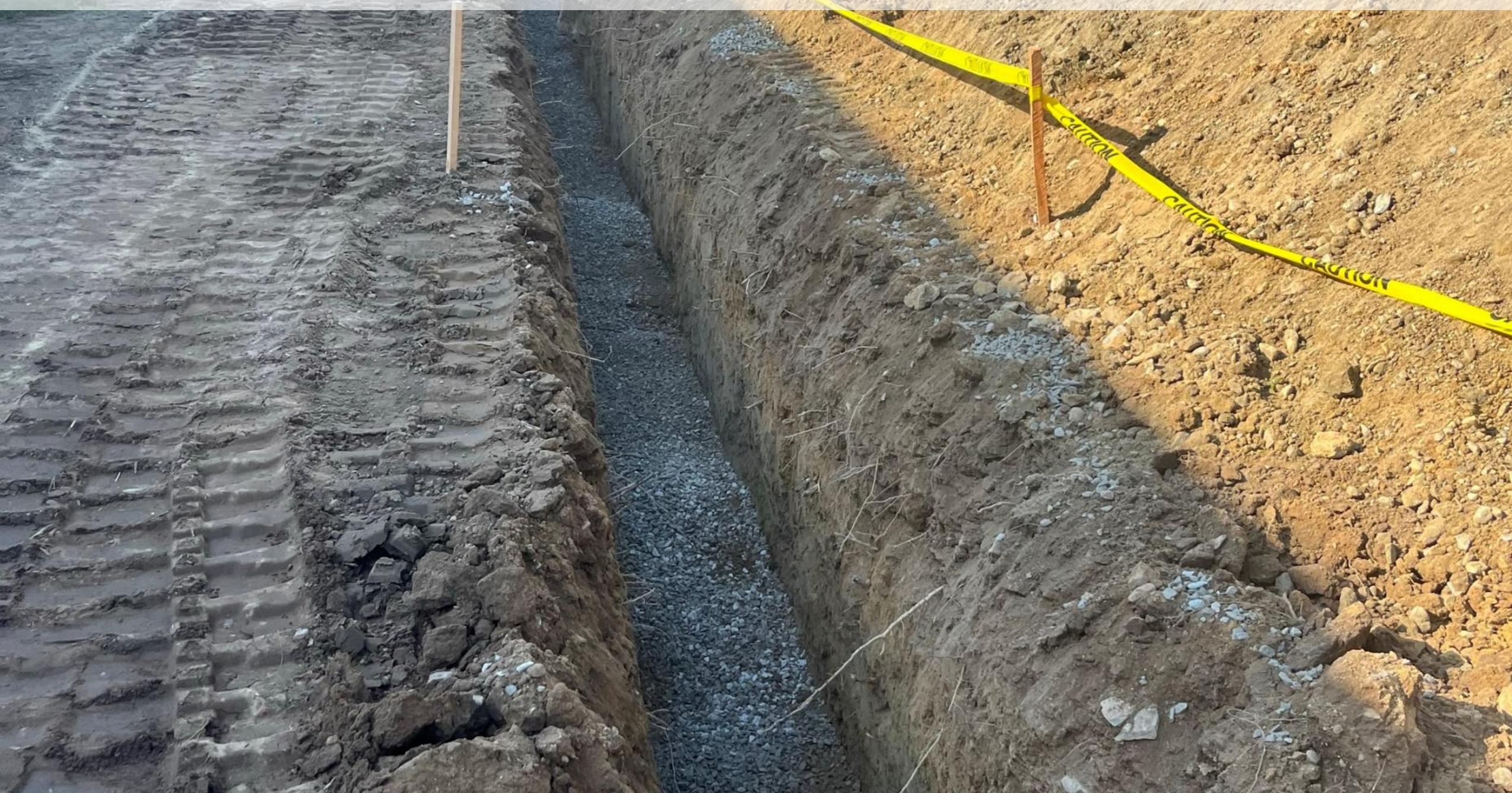
# AREA DRAIN INSTALL



# AREA DRAIN INSTALL



# EXCAVATION FOR DRAIN LINE



# DRAIN CONNECTION



# NEW AREA DRAIN



# VACUUM CLEANING AT EXISTING STRUCTURES



# BUDGET UPDATE

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# CONSTRUCTION COST ESTIMATE COMPARISON

BWRSD Stage III SD vs DD Estimate Reconciliation					
Division #	Description of Work	SD BUDGET		DD RECONCILED	
		PM&C [POST VM]	PM&C [EST OF RECORD]	Ellana [CHECK EST]	PM&C DD VS SD
A	<b>Substructure</b>				
	Foundations	\$4,260,420	\$5,010,066	\$5,426,485	14.96%
B	<b>Shell</b>				
B10	Superstructure	\$8,867,935	\$7,377,776	\$8,363,909	-20.20%
B20	Exterior Enclosure				
	B2010 Exterior Walls	\$7,130,692	\$7,382,909	\$7,917,793	3.42%
	B2020 Exterior Windows	\$5,595,318	\$5,222,387	\$4,463,465	-7.14%
	B2030 Exterior Doors	\$574,295	\$579,537	\$662,360	0.90%
B30	Roofing	\$6,016,382	\$7,044,485	\$7,408,459	14.59%
C	<b>Interiors</b>				
C10	Interior Construction	\$8,720,198	\$9,667,999	\$9,899,432	9.80%
C20	Stairs	\$697,400	\$759,200	\$712,625	8.14%
C30	Interior Finishes	\$5,867,261	\$7,525,923	\$7,619,096	22.04%
D	<b>Services</b>				
D10	Conveying (Elevator)	\$173,140	\$173,140	\$180,000	0.00%
D20	Plumbing	\$5,456,261	\$6,775,336	\$7,031,524	19.47%
D30	HVAC	\$18,694,310	\$18,934,526	\$19,014,758	1.27%
D40	Fire Protection	\$1,720,438	\$1,777,200	\$1,856,436	3.19%
D50	Electrical	\$11,787,124	\$10,974,393	\$10,825,303	-7.41%
E	<b>Furnishings &amp; Fixed Equipment</b>				
	Commercial Equipment	\$2,054,770	\$2,381,822	\$2,416,152	13.73%
	Fixed Furnishings	\$2,719,598	\$2,213,949	\$2,517,978	-22.84%
<b>Building Subtotal</b>		<b>\$90,335,542</b>	<b>\$93,800,648</b>	<b>\$96,315,775</b>	<b>3.69%</b>
F	<b>Special Construction &amp; Demo</b>				
	Existing Building Demolition	\$1,862,312	\$1,881,168	\$1,906,373	1.00%
	In-Bldg Hazmat Abatement	\$3,027,850	\$3,027,850	\$3,027,850	0.00%
G	<b>Building Sitework</b>				
G10	Site Preparation	\$4,162,672	\$6,148,384	\$7,467,034	32.30%
G20	Site Improvements	\$10,486,434	\$10,336,356	\$9,018,909	-1.45%
G30	Site CMI/Mechanical	\$2,599,967	\$3,167,302	\$2,875,937	17.91%
G40	Site Electrical Utilities	\$1,199,630	\$1,186,155	\$1,408,258	-1.14%
<b>Direct Costs Subtotal</b>		<b>\$113,674,407</b>	<b>\$119,547,863</b>	<b>\$122,020,136</b>	<b>4.91%</b>
Z	<b>Mark-Ups</b>				
	Contingencies (Design and Pricing)	\$13,153,429	\$6,995,230	\$7,933,000	-88.03%
	D/B/B Sub-Contractor Bonds	\$1,510,811	\$1,496,490	\$1,538,000	-0.96%
	D/B/B Insurance	\$2,867,913	\$2,840,729	\$2,674,000	-0.96%
	D/B/B General Conditions	\$10,509,985	\$10,410,362	\$13,035,000	-0.96%
	D/B/B Overhead & Profit	\$4,387,906	\$4,346,314	\$4,402,000	-0.96%
	Escalation to Mid-Point of Construction	\$4,546,976	\$3,586,435	\$3,664,000	-26.78%
<b>Construction Subtotal</b>		<b>\$150,651,427</b>	<b>\$149,223,423</b>	<b>\$155,266,136</b>	<b>-0.96%</b>

# TAX RATE IMPACT UPDATE

Data & assumptions provided by PFM Financial Advisors [7/16/24]

	Bristol	Warren
<b>Project Amount</b>	\$186,000,000	\$186,000,000
<b>Eligible Portion of Project</b>	\$157,368,562	\$157,368,562
<b>Pay-Go Component</b>	\$18,405,000	\$18,405,000
<b>School Bond State Aid</b>	83.00%	83.00%
<b>% Debt Service by Member Town</b>	61.99%	38.01%
<b>Average Annual Net Debt Service</b>	\$ 3,359,515	\$ 3,359,515
<b>Member Town Share of Debt Service</b>	\$ 2,082,563	\$ 1,276,952
<b>Net Assessed Value* (000)</b>	\$ 3,571,900	\$ 1,871,253
<b>Estimated Tax Rate Impact/Per \$1000</b>	\$0.58	\$0.68
<b>Estimated Tax Rate % Increase</b>	4.48%	3.79%
<b>Estimated Tax Impact/Home AV \$250,000</b>	\$145.76	\$170.60
<b>Estimated Tax Impact/Home AV \$350,000</b>	\$204.06	\$238.84
<b>Estimated Tax Impact/Home AV \$450,000</b>	\$262.37	\$307.08
<b>Estimated Tax Impact/Hone AV \$550,000</b>	\$320.67	\$375.32
<b>Estimated Tax Impact/Home AV \$750,000</b>	\$437.28	\$511.80
<b>Estimated Tax Impact/Home AV \$1,000,000</b>	\$583.04	\$682.40

## School Bond Assumptions

<b>Project Amount:</b>	\$	<b>186,000,000</b>
<b>Eligible Project Amount:</b>	\$	<b>157,368,562</b>
State Base Share Ratio:		63.0%
State Aid Ratio with Bonus:		20.0%
Total Aid:	\$	209,751,298
Pay-Go Amount:	\$	18,405,000
Annual Reimbursement:	\$	191,346,298
<b>Bond Amount:</b>	\$	<b>167,595,000</b>



## NEW DEBT (PER \$1K ASSESSED VALUE)

	Sept 2023 (\$200M)	July 2024 (\$186M)	DELTA
<b>Bristol</b>	\$0.60	\$0.58	-\$0.02
<b>Warren</b>	\$1.03	\$0.68	-\$0.35

## EXISTING DEBT MATURES 5/15/28 (PER \$1K ASSESSED VALUE)

	Total	RIDE 63% Amount	District 37% Amount
<b>Bristol</b>	\$0.32	\$0.20	\$0.12
<b>Warren</b>	\$0.54	\$0.34	\$0.20



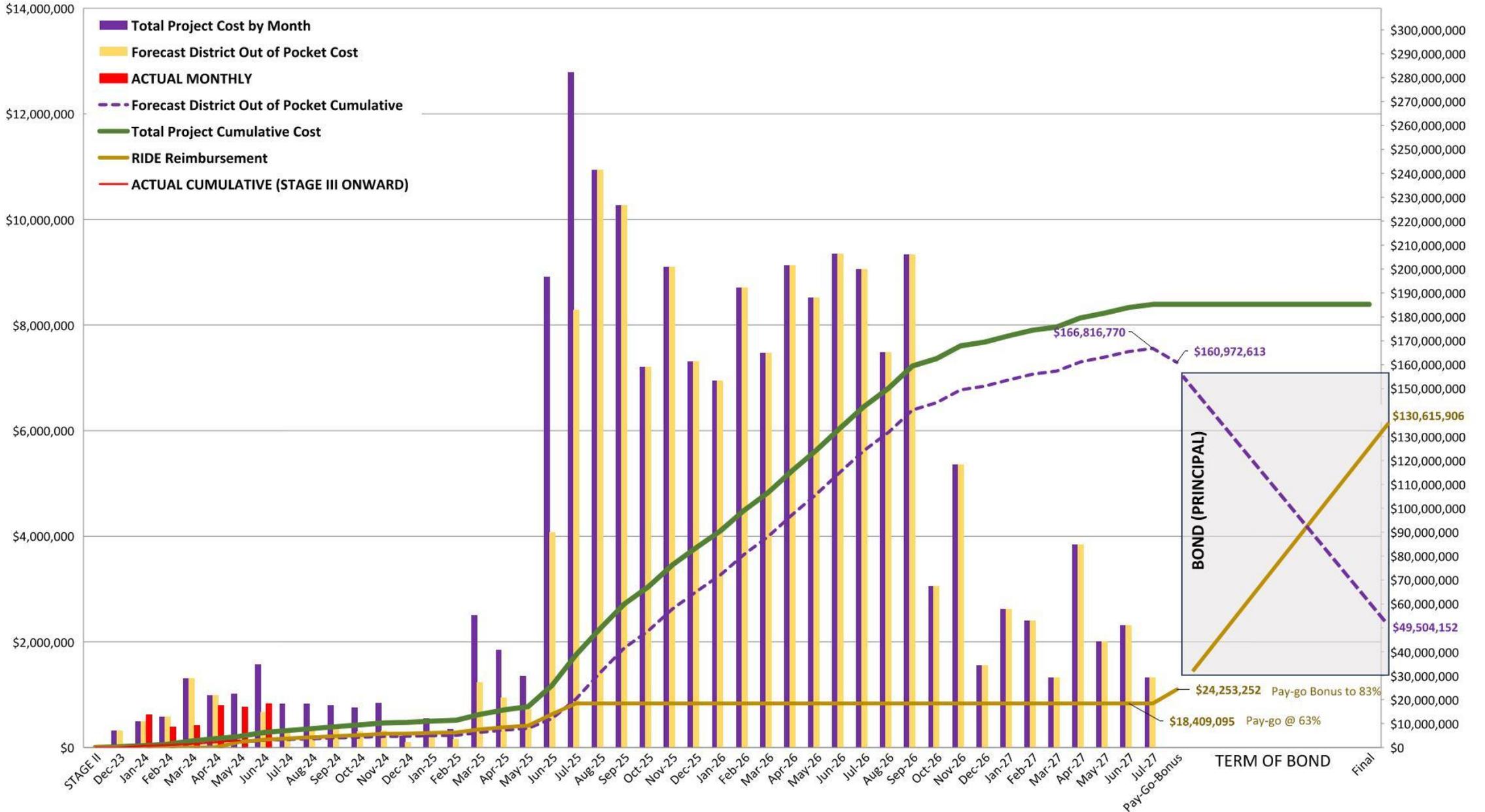
## NET RATE IMPACT (NEW DEBT MINUS EXISTING DEBT)

	Sept 2023 (\$200M)	July 2024 (\$186M)	DELTA
<b>Bristol</b>	\$0.48	\$0.46	-\$0.02
<b>Warren</b>	\$0.83	\$0.48	-\$0.35

# LIVE VALUE MANAGEMENT EXERCISE

# PROJECT CASHFLOW

## BWRSD Cashflow Projection - Stage III (SD) - \$186M TPB



# PROJECT SCHEDULE / NEXT STEPS

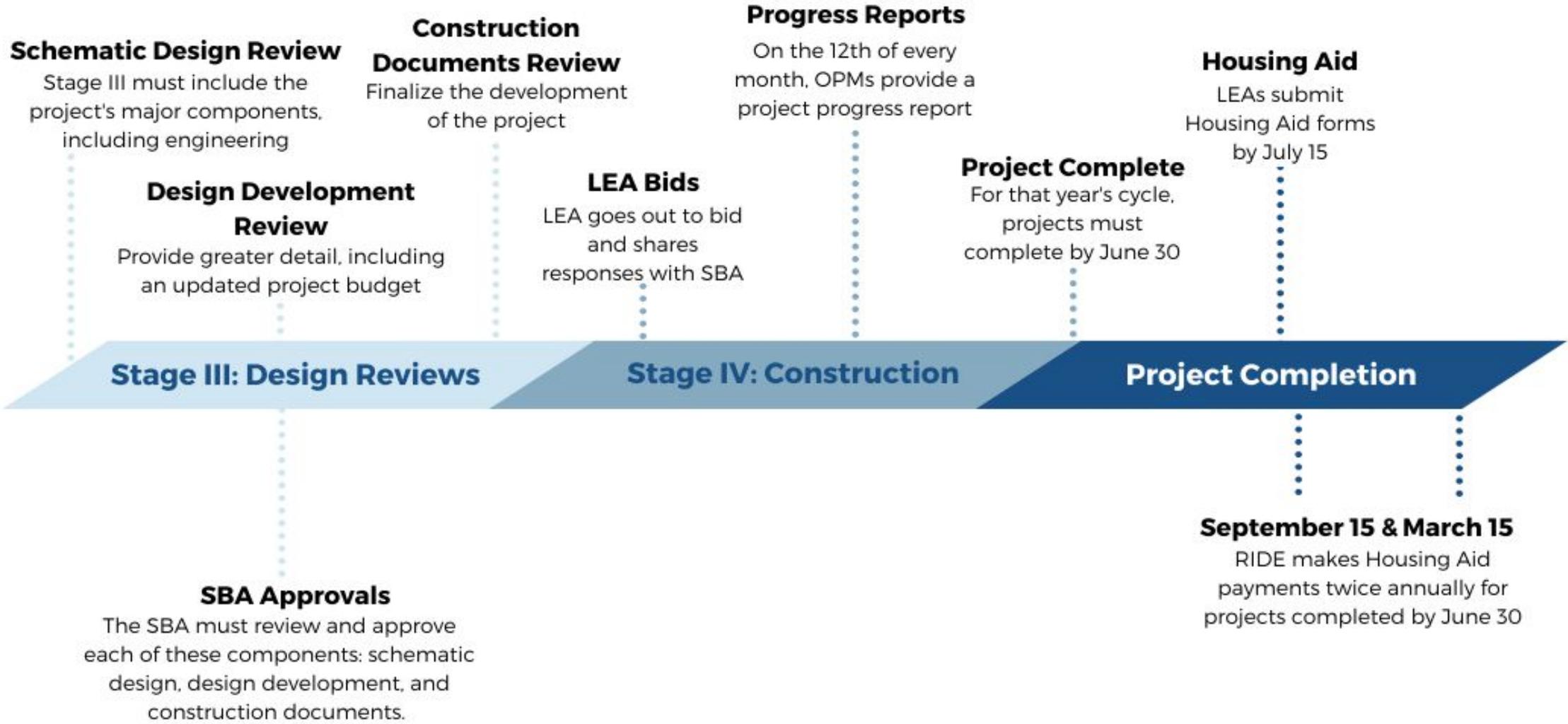
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# NEXT STEPS





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**QUESTIONS? | THANK YOU!**





# SECOND FLOOR





- Process Overview +
- Financing
- School Building Committee +
- Community Engagement
- FAQ
- Contact Us

# FAQ

## Frequently Asked Questions

*Q: What is the state reimbursement rate for Bristol Warren?*

A: The base reimbursement rate is 63%, additional incentives which could increase the reimbursement rate by another 20% are available depending upon the final solution that is selected and approved. **Reimbursement applies to 'eligible' project costs only.**

*Q: What is the estimated project cost?*

A: The “all-in” not-to-exceed project cost including design, furnishings, technology, utility connections, move-in and appropriate contingencies is \$200M. The building committee’s primary objective is to address each of the district’s programmatic needs for the lowest possible cost.

# RIDE UPDATE (ARCHIVED SLIDE – SUMMER 2023)

SCHOOL BUILDING AUTHORITY  
at the Rhode Island Department of Education



## School Cost

For the RIDE school facilities assessments, project costs per square foot were developed based on a review of a variety of school project cost data from completed Rhode Island projects, similar Massachusetts and Connecticut K-12 schools, and national square foot school cost publications. As the determination of a single square foot cost for each school type is variable, due to its location geographically (suburbs versus city), varying site conditions, un-predictable economic influences, etc., the square foot costs reflect total project costs per square foot for the representative school type.



## COST PER SQUARE FOOT

The total project square foot costs assumed 2023 economics and a hard bid (lump sum) environment. Focused on the low bidder's bid, these costs include a 20% allowance for all project soft costs and are in line with RIDE School Construction Regulations (5/24/07) regarding eligible project costs:

- Elementary School: \$564/sf
- Middle School: \$592/sf
- High School: \$628/sf

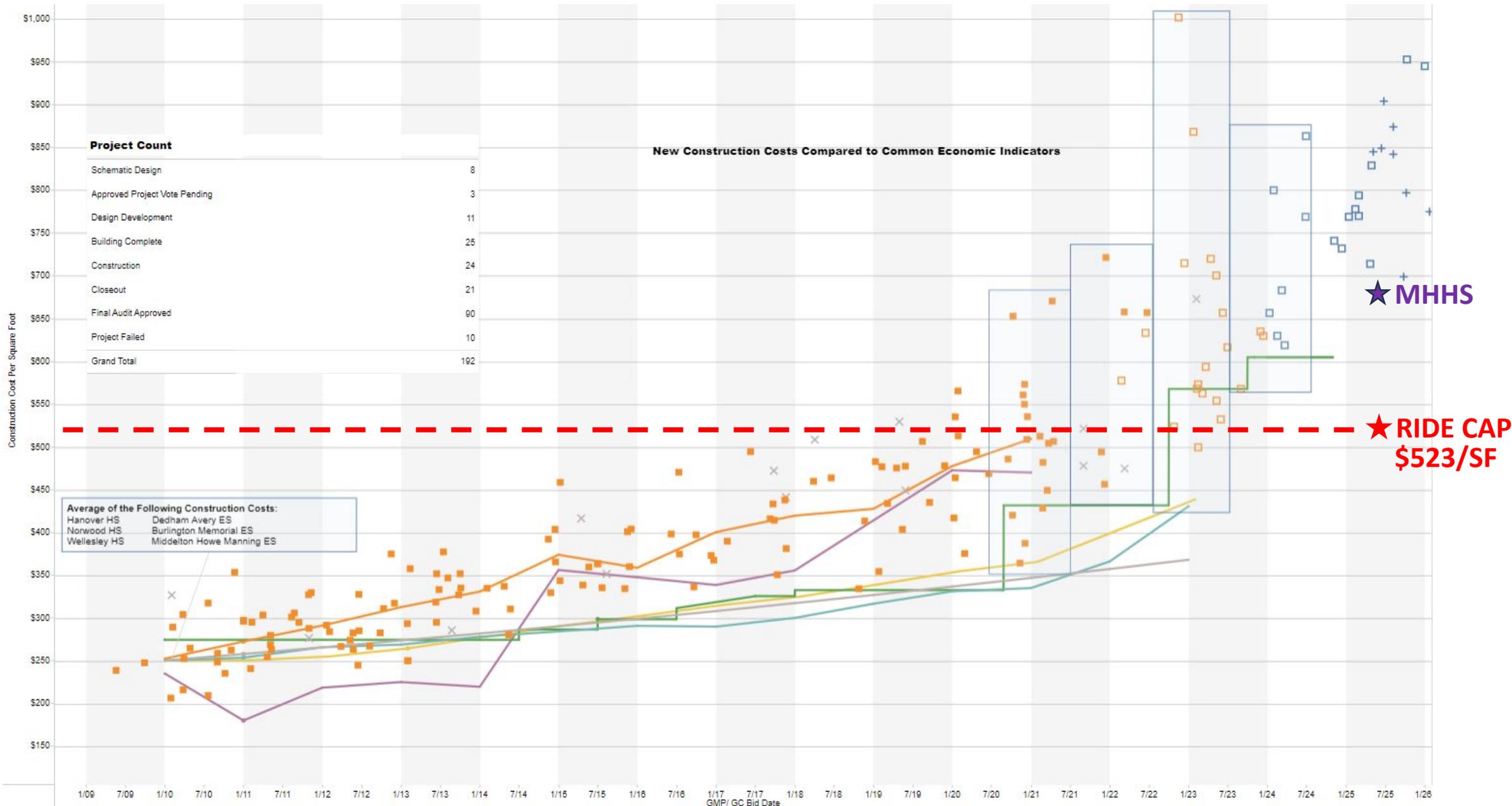


## COST PER STUDENT

Combining furniture, fixtures, and equipment (FF&E), and technology (IT) into one total budget provides the most flexibility to each district. The FF&E and IT allowances assumes an ES of 75,000 sf with 350 students; a MS of 120,000 sf with 675 students; and a HS of 175,000 sf with 890 students. The following per student budgets for FF&E and IT budgets are:

- FF&E: \$2,100 /student
- IT: \$3,000/student

# REGIONAL MARKET CONSTRUCTION COST DATA: K-12 \$/SF



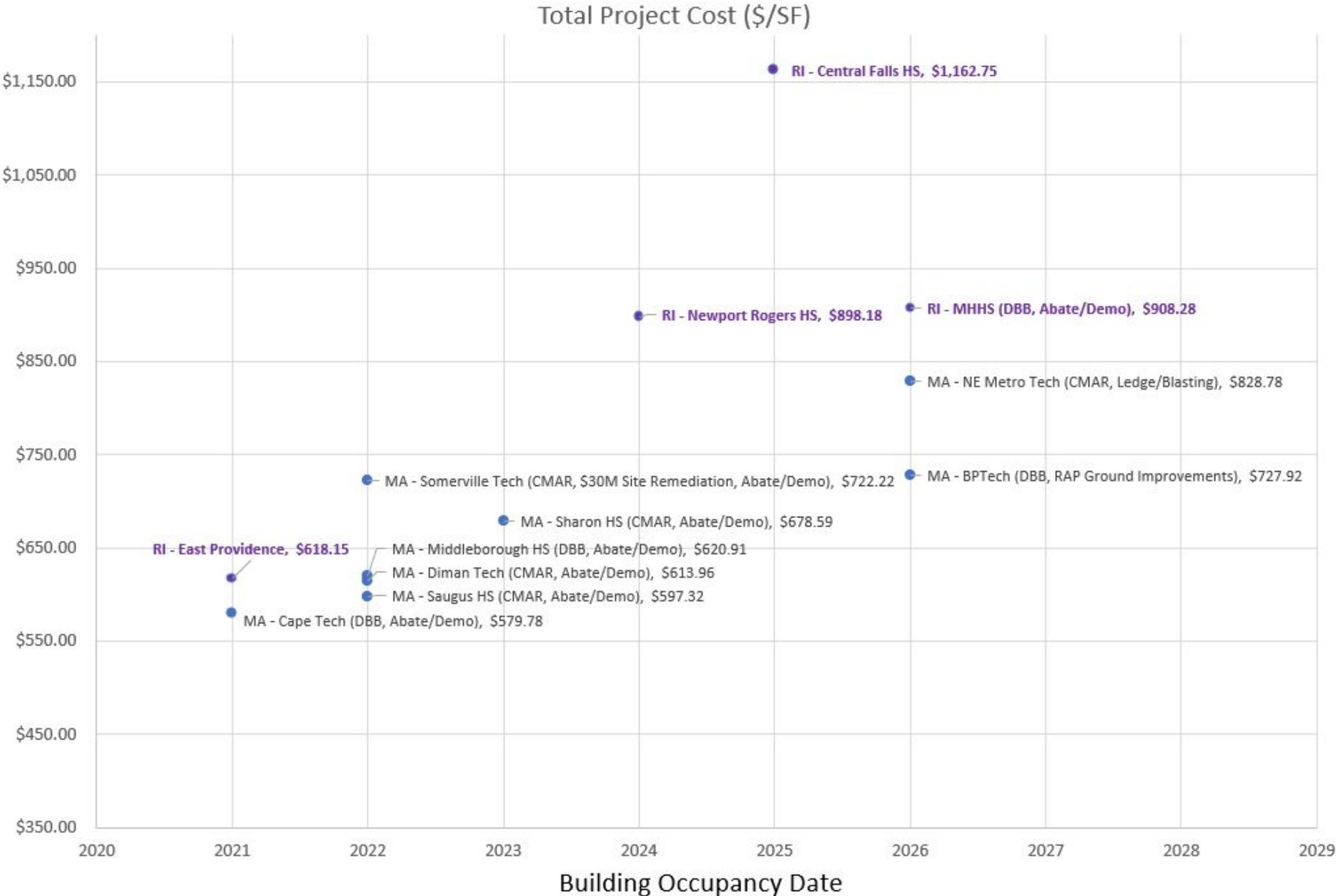
# RECONCILED ESTIMATE – DISTRICT SHARE COMPARISON

	BEST Case Projection \$183.3M ELIGIBLE AT 83% (TAX IMPACT CALCULATOR)		MID Range Projection \$175M ELIGIBLE AT 83% (Oct 2023 SC and SBC)		WORST Case Projection \$200M ELIGIBLE AT 63% (Oct 2023 SC and SBC)		Stage II Final \$157.4M ELIGIBLE AT 83% (Dec 19, 2023)		Stage III \$157.4M ELIGIBLE AT 83% (CURRENT)	
Total Project Budget	\$	200,000,000	\$	200,000,000	\$	200,000,000	\$	200,000,000	\$	186,281,427
Eligible Costs	\$	183,300,000	\$	175,000,000	\$	200,000,000	\$	157,368,562	\$	157,368,562
RIDE Share of Eligible	83%	\$ 152,139,000	83%	\$ 145,250,000	63%	\$ 126,000,000	83%	\$ 130,615,906	83%	\$ 130,615,906
District Share of Eligible	17%	\$ 31,161,000	17%	\$ 29,750,000	37%	\$ 74,000,000	17%	\$ 26,752,656	17%	\$ 26,752,656
Ineligible Costs (100% District Share)	100%	\$ 16,700,000	100%	\$ 25,000,000	100%	\$ -	100%	\$ 42,631,438	100%	\$ 28,912,865
<b>DISTRICT SHARE TOTAL</b>	<b>\$</b>	<b>47,861,000</b>	<b>\$</b>	<b>54,750,000</b>	<b>\$</b>	<b>74,000,000</b>	<b>\$</b>	<b>69,384,094</b>	<b>\$</b>	<b>55,665,521</b>

BWRSD DISTRICT SHARE PROJECTIONS - THEN VS NOW



# MARKET DATA: RI VS MA COSTS



# DEBT SERVICE SCENARIOS (ARCHIVED SLIDE – FALL 2023)

	Bristol	Bristol	Bristol	Warren	Warren	Warren
Bond Amount	\$200,000,000	\$200,000,000	\$200,000,000	\$200,000,000	\$200,000,000	\$200,000,000
Eligible Project Amount	\$200,000,000	\$200,000,000	\$175,000,000	\$200,000,000	\$200,000,000	\$175,000,000
School Bond State Aid	63.00%	83.00%	83.00%	63.00%	83.00%	83.00%
% Debt Service by Member Town	62.18%	62.18%	62.18%	37.82%	37.82%	37.82%
Max Annual Net Debt Service	\$ 4,598,924	\$ 2,237,610	\$ 3,702,264	\$ 4,598,924	\$ 2,237,610	\$ 3,702,264
Member Town Share of Debt Service	\$ 2,859,611	\$ 1,391,346	\$ 2,302,068	\$ 1,739,313	\$ 846,264	\$ 1,400,196
Net Assessed Value* (000)	\$ 3,231,257	\$ 3,231,257	\$ 3,231,257	\$ 1,150,831	\$ 1,150,831	\$ 1,150,831
Estimated Tax Rate Impact/Per \$1000	\$0.88	\$0.43	\$0.71	\$1.51	\$0.74	\$1.22
Estimated Tax Rate % Increase	6.81%	3.31%	5.48%	8.39%	4.08%	6.76%

Above data courtesy of PFM Financial Advisors

