



## PROJECT SUMMARY & PRIORITIZATION

### Overview:

South Kingstown Public Schools and the Town of South Kingstown respectfully submit this Necessity of School Construction application summarized as follows:

<b>SOUTH KINGSTOWN PUBLIC SCHOOLS RIDE REIMBURSEMENT REQUEST SCOPE OF WORK OUTLINE</b>	
Construction of a New SK High School & Stadium Complex	\$117,672,244
Renovations to SK High School Hazard Building	\$6,516,488
Renovations to Broad Rock Middle School	\$9,793,341
Renovations to Peace Dale Elementary School	\$8,487,907
Renovations to Matunuck Elementary School	\$3,777,032
Renovations to West Kingston Elementary School	\$3,752,987
<b>TOTAL ESTIMATE</b>	<b>\$150,000,000</b>

The new Total Estimate above of \$150,000,000 was developed as follows:

1. Using the revised allowable \$/sq.ft. for the new high school, the eligible reimbursement amount has been increased. See the Budget Work Sheet included herein.
2. Increasing the cost estimates, due to escalation over the last 6 months, of the Capital Improvement Plan for Warm, Safe, and Dry projects at Broad Rock, Peace Dale, Matunuck, West Kingston, and Hazard. See the revised Project Scope of Work and Estimate for each building included herein.
3. Adding a Student Centric Project – Media Center Improvements, to each school. See the revised Project Scope of Work and Estimate included herein and the anticipated scope of work and Media Center Guiding Principles included herein.
4. Included an electrical service upgrade (1600 Amps @ 480V) at each school Broad Rock, Peace Dale, Matunuck, West Kingston, for future HVAC projects that will provide full air conditioning. See the revised Project Scope of Work and Estimate included herein.
5. Specific to Hazard, the costs have been increased to allow for additional room reconfiguration for future accommodation of the District Office. See the revised Project Scope of Work and Estimate included herein.



It is important to note at this point that the total project amount available for RIDE reimbursement and the total amount necessary to complete the project as designed may be different due to a number of factors including such items as escalation of construction costs, labor/construction/lead time market variables at the time of bidding, components of the design not approved for RIDE reimbursement, including such items as overall size or size of individual areas/components, types of spaces, number of students predicted to be served, among others. If this potential cost differential is not factored in at the bonding level, the building as designed and advertised may not be able to be built without significant design changes to “value engineer” the design/construction to fit the available funding.

In addition, the building as currently designed has a total size under the amount allowed by RIDE. This was done without compromising the types and sizes of spaces needed to support teaching and learning in order to lower the total cost in anticipation of the inflated construction costs that will likely be encountered on bid day.

The South Kingstown Town Council will decide on November 14<sup>th</sup> 2023 whether to vote in the Spring of 2024 to allocate up to \$125 million or \$150 million in bond funding for the replacement of South Kingstown High School and the construction of a new Physical Education and Athletic Complex as well other projects district-wide. In addition to the construction at South Kingstown High School, this Stage II proposal also includes several other “warm, safe, and dry” projects at the other schools in the District. These have been included as part of the District’s 5-Year Plan to receive RIDE approval so that if additional funding becomes available in the future, a State reimbursement will be available.

RIDE Project Budget Format sheets outline hard costs (construction costs), soft costs (design, construction management, commissioning, owner, and contingency costs), and other project costs (including furniture, fixtures, and equipment, instructional technology, and building demolition).

Further information including development of the number of students programmed, RIDE square footage allocation, along with additional rationale for replacement of the High School, is provided in detail later in this Section of this RIDE Stage II submission.



<b>RIDE PROJECT BUDGET FORMAT - NEW SKHS</b>			
Number of Students Programmed	725	Based upon NESDEC predictions + anticipated retentions	
RIDE Square Footage Allocation	154,425	Based upon 40% CTE & 60% non-CTE allowances	
RIDE Budget/Square Foot Allocation	\$628	Rate does not include demolition, FF&E, or IT allowances	
RIDE Hard & Soft Costs Total	\$96,978,900	See Breakdown Below	
<b>Hard Costs</b>			
<b>Total Construction Cost</b>	<b>\$77,583,119</b>	80%	
<b>Soft Costs</b>			
Architectural, Engineering & Consulting Fees	\$7,273,417	7.5%	
Construction, Project Management & Commissioning Fees	\$5,818,734	6.0%	
Owner Costs	\$1,454,683	1.5%	
Project Contingency & Escalation	\$4,848,945	5.0%	
Sub Total Soft Cost	\$19,395,780	20.0%	
<b>Total Hard &amp; Soft Costs</b>	<b>\$96,978,899</b>	100%	
<b>Other Project Costs</b>			
Furniture Fixtures & Equipment	\$1,522,500	\$2,100	Per Student
Technology Systems	\$2,175,000	\$3,000	Per Student
Land & Building Purchase	\$0		
Building Demolition	\$5,900,000		
Site Remediation Costs	\$0		
Sub Total Other Project Costs	\$9,597,500		
<b>Total Amount Eligible for Reimbursement</b>	<b>\$106,576,399</b>		



<b>RIDE PROJECT BUDGET FORMAT - NEW PE &amp; ATHLETIC FIELDS</b>			
Number of Students Programmed	N/A		
RIDE Square Footage Allocation	N/A		
RIDE Budget/Square Foot Allocation	N/A		
RIDE Hard & Soft Costs Total	N/A		
<b>Hard Costs</b>			
<b>Total Construction Cost</b>	<b>\$7,163,204</b>	80%	
<b>Soft Costs</b>			
Architectural, Engineering & Consulting Fees	\$537,240	7.5%	
Construction, Project Management & Commissioning Fees	\$429,792	6.0%	
Owner Costs	\$107,448	1.5%	
Project Contingency & Escalation	\$358,160	5.0%	
Sub Total Soft Cost	\$1,432,641	20.0%	
<b>Total Hard &amp; Soft Costs</b>	<b>\$8,595,845</b>	100%	
<b>Other Project Costs</b>			
Furniture Fixtures & Equipment	N/A	\$2,100	Per Student
Technology Systems	N/A	\$3,000	Per Student
Land & Building Purchase	\$0		
Building Demolition	\$2,500,000		
Site Remediation Costs	\$0		
Sub Total Other Project Costs	\$2,500,000		
<b>Total Amount Eligible for Reimbursement</b>	<b>\$11,095,845</b>		



<b>RIDE PROJECT BUDGET FORMAT - SK HAZARD, ES, &amp; MS PROJECTS</b>			
Number of Students Programmed	N/A		
RIDE Square Footage Allocation	N/A		
RIDE Budget/Square Foot Allocation	N/A		
RIDE Hard & Soft Costs Total	N/A		
<b>Hard Costs</b>			
<b>Total Construction Cost</b>	<b>\$25,862,205</b>	80%	
<b>Soft Costs</b>			
Architectural, Engineering & Consulting Fees	\$2,424,582	7.5%	
Construction, Project Management & Commissioning Fees	\$1,939,665	6.0%	
Owner Costs	\$484,916	1.5%	
Project Contingency & Escalation	\$1,616,388	5.0%	
Sub Total Soft Cost	\$6,465,551	20.0%	
<b>Total Hard &amp; Soft Costs</b>	<b>\$32,327,756</b>	100%	
<b>Other Project Costs</b>			
Furniture Fixtures & Equipment	N/A	\$2,100	Per Student
Technology Systems	N/A	\$3,000	Per Student
Land & Building Purchase	\$0		
Building Demolition	\$0		
Site Remediation Costs	\$0		
Sub Total Other Project Costs	\$0		
<b>Total Amount Eligible for Reimbursement</b>	<b>\$32,327,756</b>		



### Anticipated Scope of Work for Renovations:

The Tables that follow summarize the anticipated scope of work at each of the schools receiving renovations and the cost of the renovations.

<b>Broad Rock Middle School</b>	
<b>Projected Scope of Work</b>	<b>Estimate</b>
Emergency repair/replacement contingency	\$ 288,750
Upgrade/Replace fire alarm system	\$ 785,561
Caulk concrete block walls	\$ 5,785
Repoint concrete block walls	\$ 6,350
Install GFCI receptacles	\$ 7,122
Repair bituminous parking lot	\$ 83,554
Repair sidewalks	\$ 107,558
Upgrade lavatory countertops	\$ 130,281
Clean exterior brick masonry	\$ 143,048
Clean ductwork	\$ 200,269
Remove graffiti and install graffiti resistant treatment	\$ 384,218
Install wet pipe sprinkler	\$ 780,720
Replace packaged HVAC Units (20 ton)	\$ 1,565,862
Upgrade electrical capacity (1600 amps/480volts for future AC)	\$ 345,000
Replace bituminous roofing	\$ 2,637,031
Replace select plaster ceilings	\$ 3,563
Upgrade hollow metal doors and frames	\$ 8,941
Refinish hardwood flooring	\$ 9,552
Replace carpeting	\$ 59,883
Replace acoustical tile ceiling and grid	\$ 251,661
Replace resilient tile flooring	\$ 442,411
Paint building interior	\$ 548,722
Student-centric Media Center upgrades	\$ 997,500
<b>TOTAL</b>	<b>\$ 9,793,341</b>



<b>Peace Dale Elementary School</b>	
<b>Projected Scope of Work</b>	<b>Estimate</b>
Emergency repair/replacement contingency	\$ 288,750
Install fire alarm initiating devices	\$ 13,462
Upgrade/Replace fire alarm system	\$ 76,925
Repair sidewalks	\$ 5,378
Refinish handrails	\$ 7,699
Replace damaged exterior wall trim	\$ 10,291
Caulk exterior wall Joints	\$ 12,569
Replace induction fans (1/8 hp)	\$ 40,349
Replace exhaust/induction fans (5 hp)	\$ 40,983
Clean exterior brick masonry	\$ 48,256
Repoint exterior brick masonry	\$ 48,954
Replace fire alarm initiating devices	\$ 52,206
Repair bituminous parking lot	\$ 66,843
Replace/Repair chain link fencing	\$ 67,230
Upgrade/Repair/Replace soffit	\$ 79,807
Upgrade lavatory countertops	\$ 99,014
Replace 30 ton HVAC unit	\$ 101,977
Replace 25 ton air handling unit	\$ 115,226
Replace heating-only fan coil units (5 ton)	\$ 130,379
Replace exhaust/induction fans (3 hp)	\$ 150,199
Replace ceramic tile flooring	\$ 239,949
Replace slate roofing	\$ 284,615
Replace 10 ton HVAC units	\$ 358,306
Replace hot water boilers	\$ 551,336
Upgrade electrical capacity (1600 amps/480volts for future AC)	\$ 345,000
Install wet pipe sprinkler	\$ 852,776
Replace siding	\$ 6,022
Replace select hollow metal door frames	\$ 6,119
Replace wood doors	\$ 22,780
Replace gutters	\$ 25,033
Replace interior signage	\$ 31,328
Recaulk windows	\$ 41,312
Replace carpeting	\$ 41,918
Upgrade hollow metal doors and frames	\$ 99,561
Replace gym wall padding	\$ 187,262
Replace resilient tile flooring	\$ 309,688
Paint building interior	\$ 609,295
Replace EPDM roofing	\$ 731,806
Replace acoustical tile ceiling and grid	\$ 1,258,304
Student-centric Media Center Upgrades	\$ 1,029,000
<b>TOTAL</b>	<b>\$ 8,487,907</b>



<b>Matunuck Elementary School</b>	
<b>Projected Scope of Work</b>	<b>Estimate</b>
Emergency repair/replacement contingency	\$ 288,750
Install emergency lighting	\$ 28,145
Install exit signage	\$ 43,314
Upgrade/Replace fire alarm system	\$ 447,737
Caulk concrete block walls	\$ 5,785
Abate pipe fittings	\$ 16,275
Repoint concrete block walls	\$ 25,398
Replace countertop lavatories	\$ 39,084
Replace gravity vents	\$ 42,823
Clean exterior masonry	\$ 47,683
Repair bituminous parking lot	\$ 50,133
Replace packaged HVAC units (36,000 btu)	\$ 67,536
Upgrade electrical capacity (1600 amps/480volts for future AC)	\$ 345,000
Replace lavatory fixtures	\$ 99,099
Replace exhaust/induction fans (3 hp)	\$ 122,890
Repair sidewalks	\$ 215,115
Replace hollow metal door frames	\$ 9,584
Replace select plaster ceilings	\$ 14,253
Replace interior signage	\$ 25,064
Replace wood doors	\$ 34,170
Replace toilet compartments	\$ 56,071
Replace stage curtain	\$ 60,052
Upgrade hollow metal doors and frames	\$ 66,374
Replace marker boards/tack boards/chalkboards	\$ 88,563
Replace acoustical tile ceiling and grid	\$ 122,341
Replace aluminum storefront	\$ 184,309
Replace aluminum frame windows	\$ 196,909
Repair bituminous roofing	\$ 241,394
Paint building interior	\$ 320,681
Student-centric Media Center upgrades	\$ 472,500
<b>TOTAL</b>	<b>\$ 3,777,032</b>





<b>West Kingston Elementary School</b>	
<b>Projected Scope of Work</b>	<b>Estimate</b>
Emergency repair/replacement contingency	\$ 288,750
Install emergency lighting	\$ 23,455
Install exit signage	\$ 43,314
Upgrade/Replace fire alarm system	\$ 439,860
Caulk concrete block walls	\$ 5,785
Abate pipe fittings	\$ 16,275
Repoint concrete block walls	\$ 25,398
Replace countertop lavatories	\$ 39,084
Replace gravity vents	\$ 12,847
Clean exterior masonry	\$ 47,683
Repair bituminous parking lot	\$ 62,666
Upgrade electrical capacity (1600 amps/480volts for future AC)	\$ 345,000
Replace packaged HVAC units (36,000 btu)	\$ 81,043
Replace lavatory fixtures	\$ 103,957
Replace exhaust/induction fans (3 hp)	\$ 54,618
Repair sidewalks	\$ 215,115
Replace hollow metal door frames	\$ 9,584
Replace select plaster ceilings	\$ 14,253
Replace interior signage	\$ 25,064
Replace wood doors	\$ 34,170
Replace toilet compartments	\$ 56,071
Replace stage curtain	\$ 60,052
Upgrade hollow metal doors and frames	\$ 66,374
Replace marker boards/tack boards/chalkboards	\$ 88,563
Replace acoustical tile ceiling and grid	\$ 122,341
Replace aluminum storefront	\$ 184,309
Replace aluminum frame windows	\$ 196,909
Repair bituminous roofing	\$ 241,394
Paint building interior	\$ 313,555
Student-centric Media Center upgrades	\$ 535,500
<b>TOTAL</b>	<b>\$ 3,752,987</b>



<b>Hazard Building</b>	
<b>Projected Scope of Work</b>	<b>Estimate</b>
Emergency repair/replacement contingency	\$ 288,750
Install emergency lighting	\$ 40,723
Install exit signage	\$ 43,314
Upgrade/Replace fire alarm system	\$ 201,293
Interior wall rearrangement and finishes	\$ 1,236,416
New casework for reconfiguration	\$ 238,750
MEP distribution modifications to support reconfiguration	\$ 940,892
Abatement	\$ 103,398
Repoint stone veneer	\$ 376,223
Replace and paint exterior trim	\$ 316,637
Replace countertop lavatories	\$ 27,390
Replace exhaust/induction fans (3 hp)	\$ 15,644
Replace gravity vents	\$ 5,669
Repair bituminous parking lot	\$ 37,161
Replace/Upgrade units for HVAC	\$ 969,048
Replace lavatory fixtures	\$ 75,286
Replace select split system	\$ 60,792
Repair waterproofing	\$ 206,894
Replace hollow metal door frames	\$ 8,419
Replace select plaster ceilings	\$ 35,668
Replace interior signage	\$ 8,689
Replace wood doors	\$ 23,922
Replace toilet compartments	\$ 32,778
Upgrade hollow metal doors and frames	\$ 40,695
Replace marker boards/tack boards/chalkboards	\$ 31,746
Replace acoustical tile ceiling and grid	\$ 143,644
Upgrade selected lighting throughout	\$ 86,219
Replace select windows	\$ 346,937
Repair roofing	\$ 278,084
Paint building interior	\$ 295,407
<b>TOTAL</b>	<b>\$ 6,516,488</b>



## Media Center Guiding Principles

Upgrading a media center in an elementary or middle school to cater specifically to the needs and interests of students involves incorporating a variety of features that enhance both learning and engagement. Here's a list of features that will be considered for such an improvement:

1. **Interactive Learning Stations:** Incorporate technology-enabled learning stations where students can engage with educational software, interactive games, and e-learning modules tailored to various subjects and skill levels.
2. **E-Book and Digital Library Access:** Provide access to a wide range of e-books and digital resources, allowing students to explore an extensive collection of literature and educational materials.
3. **Audio-Visual Equipment:** Equip the center with modern audio-visual equipment, including projectors, sound systems, and smart boards, for interactive lessons and presentations.
4. **Creative Learning Areas:** Designate areas for creative activities such as storytelling, drama, art, and music, encouraging students to express themselves artistically.
5. **Technology Hub:** Offer a technology hub with computers, tablets, and learning software, enabling students to develop digital literacy skills.
6. **Collaborative Workspaces:** Create spaces for group work, such as collaborative tables and seating arrangements that foster teamwork and communication among students.
7. **Maker Space:** Include a maker space equipped with tools and materials for hands-on projects, robotics, and STEM activities, promoting experiential learning.
8. **Quiet Zones:** Design quiet zones or reading nooks for individual study and reading, offering a calm environment for students to focus.
9. **Sensory-Friendly Spaces:** Ensure sensory-friendly areas for students with special needs, equipped with appropriate lighting, textures, and calming colors.
10. **Educational Displays and Exhibits:** Set up rotating educational displays or exhibits on various themes and topics, stimulating curiosity and learning.
11. **Environmentally Sustainable Design:** Incorporate eco-friendly design elements, such as energy-efficient lighting and recycled materials, to teach sustainability.



12. **Multilingual Resources:** Provide resources in multiple languages to cater to the diverse linguistic backgrounds of students.
13. **Parent-Child Learning Area:** Establish a dedicated space where parents can engage in learning activities with their children, fostering family involvement in education.
14. **Professional Development Resources for Teachers:** Offer resources and tools for teachers to aid in their professional development and enhance their teaching methods.
15. **Health and Wellness Resources:** Include materials and resources that promote physical health, mental well-being, and mindfulness, integral to a holistic educational approach.
16. **Adaptive Technology for Accessibility:** Equip the center with adaptive technology and resources for students with disabilities, ensuring inclusivity and accessibility for all learners.
17. **Outdoor Learning Extension:** If space permits, create an outdoor extension of the media center where students can engage in learning activities in a natural setting.

By integrating these features, the media center can become a dynamic, inclusive, and stimulating environment that supports the diverse learning needs and interests of elementary and middle school students.