



South Kingstown School District

School Building Committee Update
February 2, 2023

Agenda

Hazard Field Study

Athletic Field Study

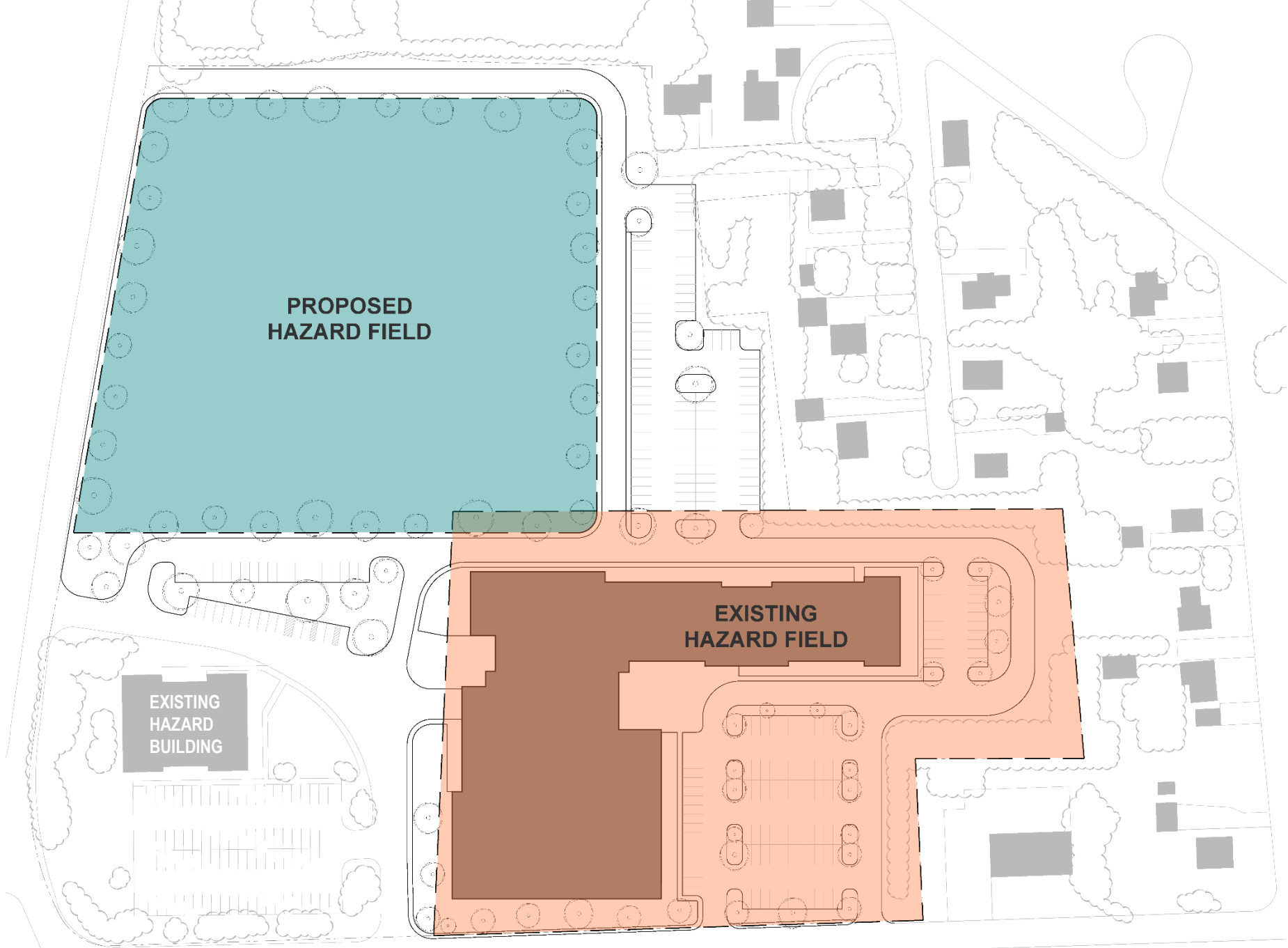
High Level HS Concept Planning

Cost Model Information

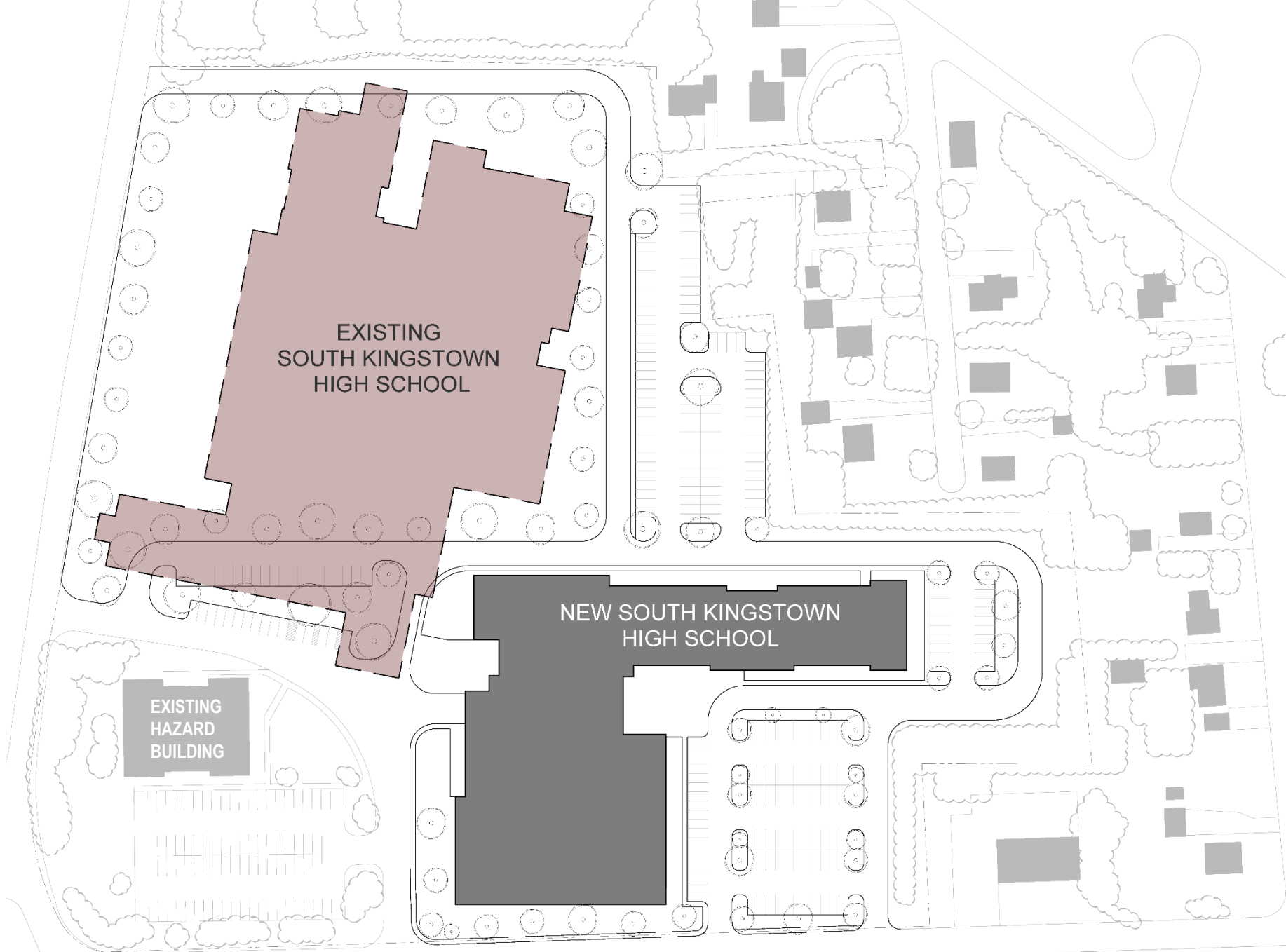


EXISTING
SOUTH KINGSTOWN
HIGH SCHOOL

EXISTING
HAZARD FIELD

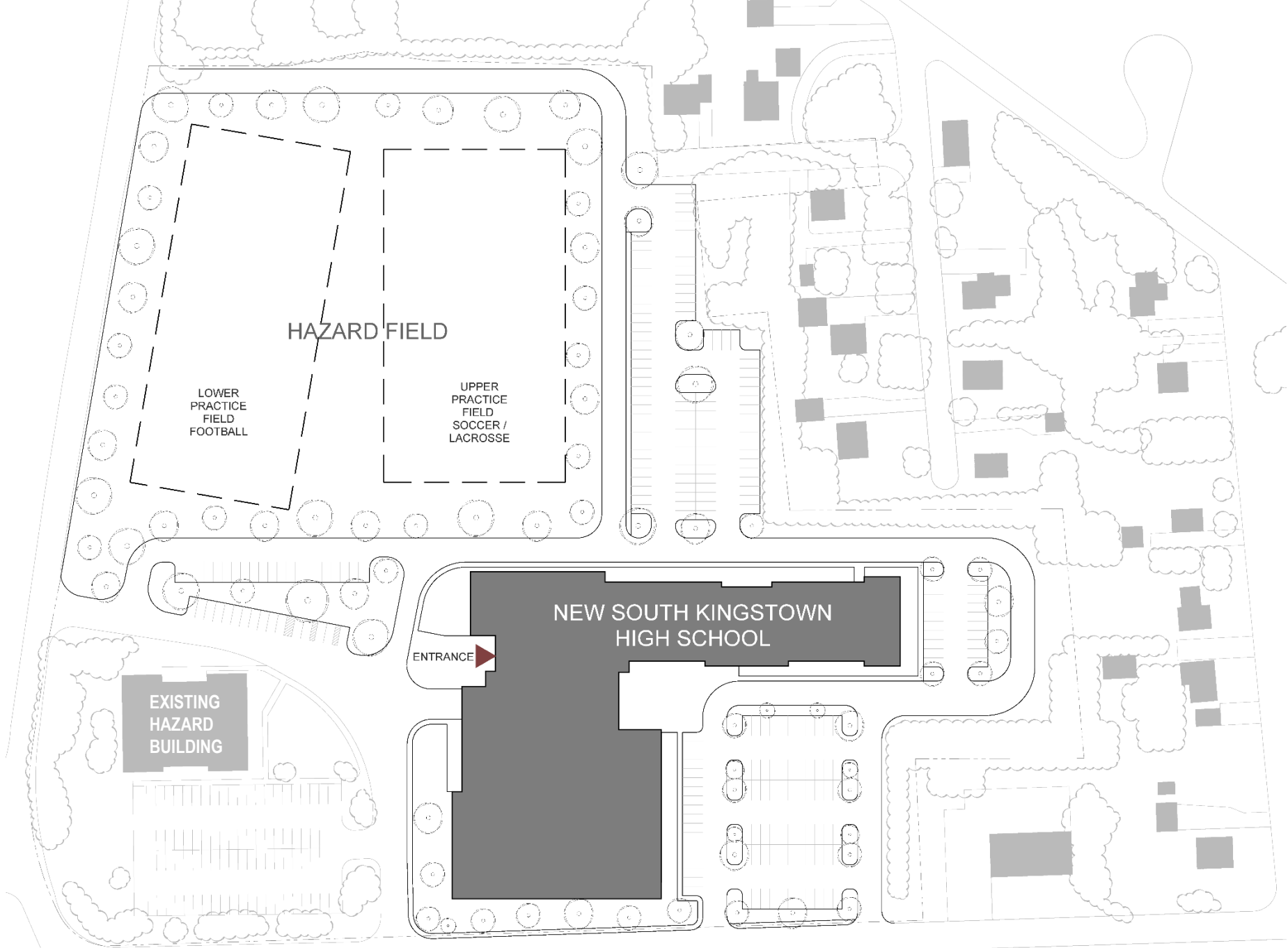


Land Transfer Consideration Concept



Concept Site Plan Adjacencies



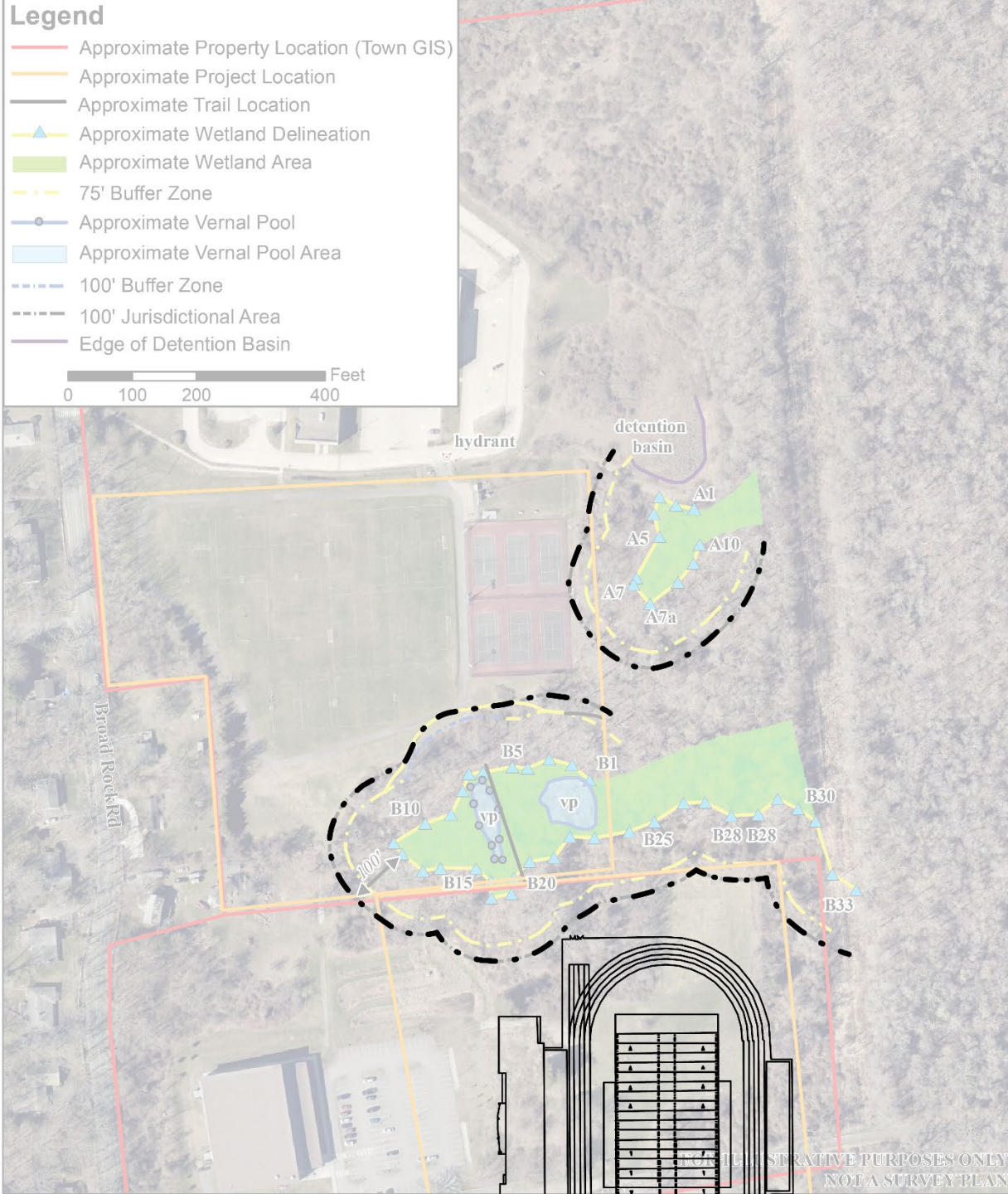


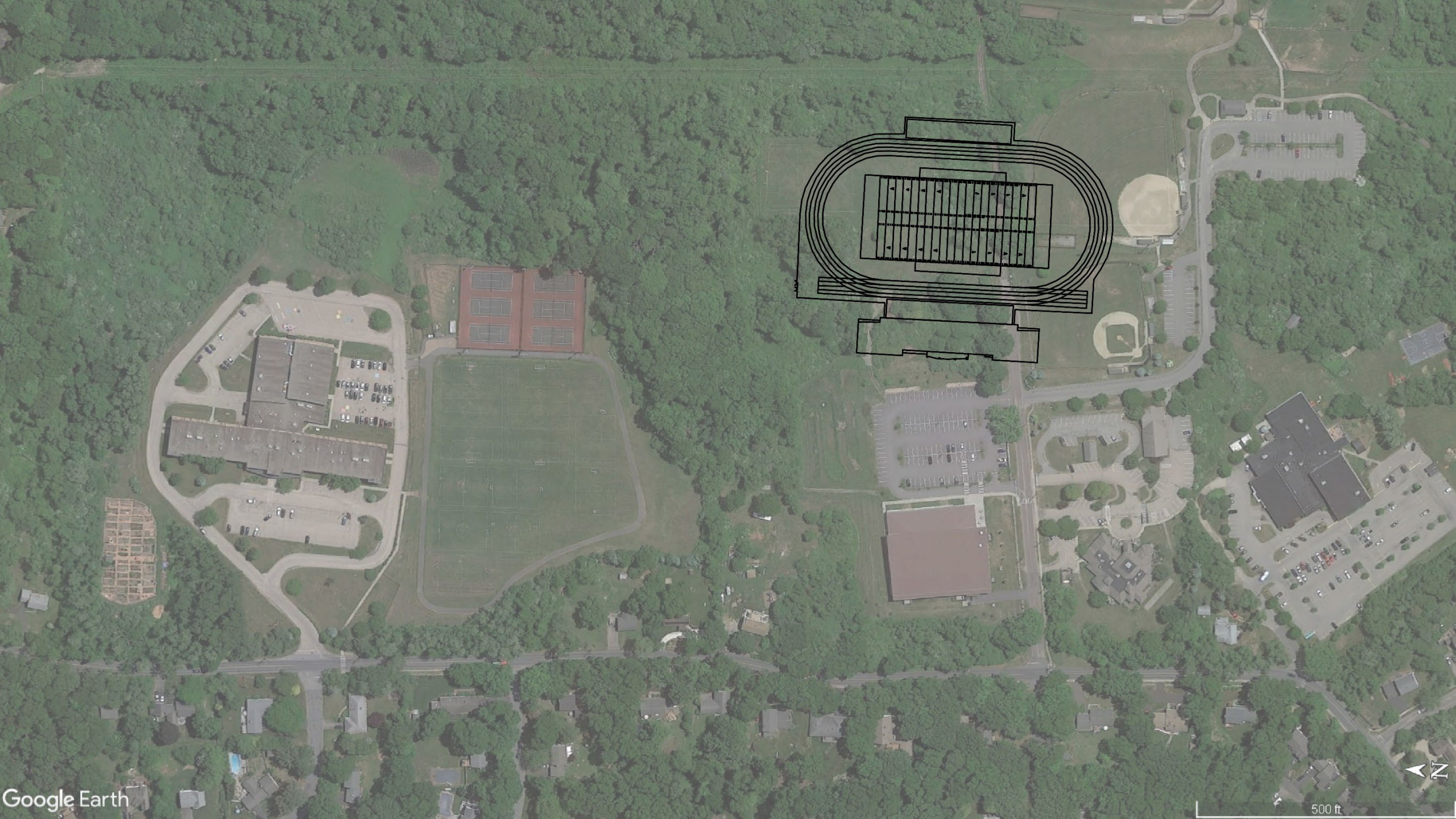
Concept Site Plan

Legend

- Approximate Property Location (Town GIS)
- Approximate Project Location
- Approximate Trail Location
- ▲ Approximate Wetland Delineation
- Approximate Wetland Area
- - - 75' Buffer Zone
- Approximate Vernal Pool
- Approximate Vernal Pool Area
- - - 100' Buffer Zone
- - - 100' Jurisdictional Area
- Edge of Detention Basin

0 100 200 400 Feet

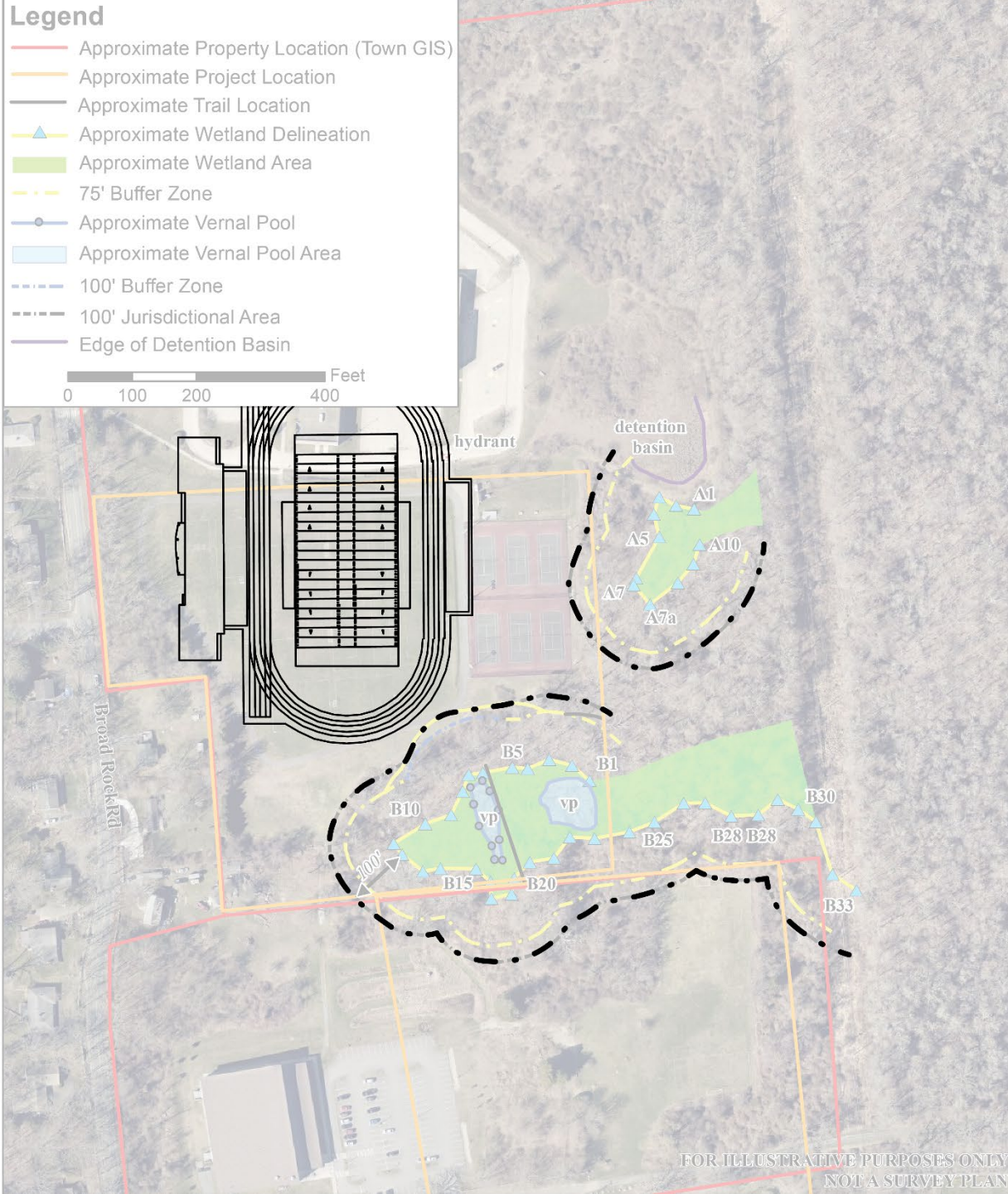


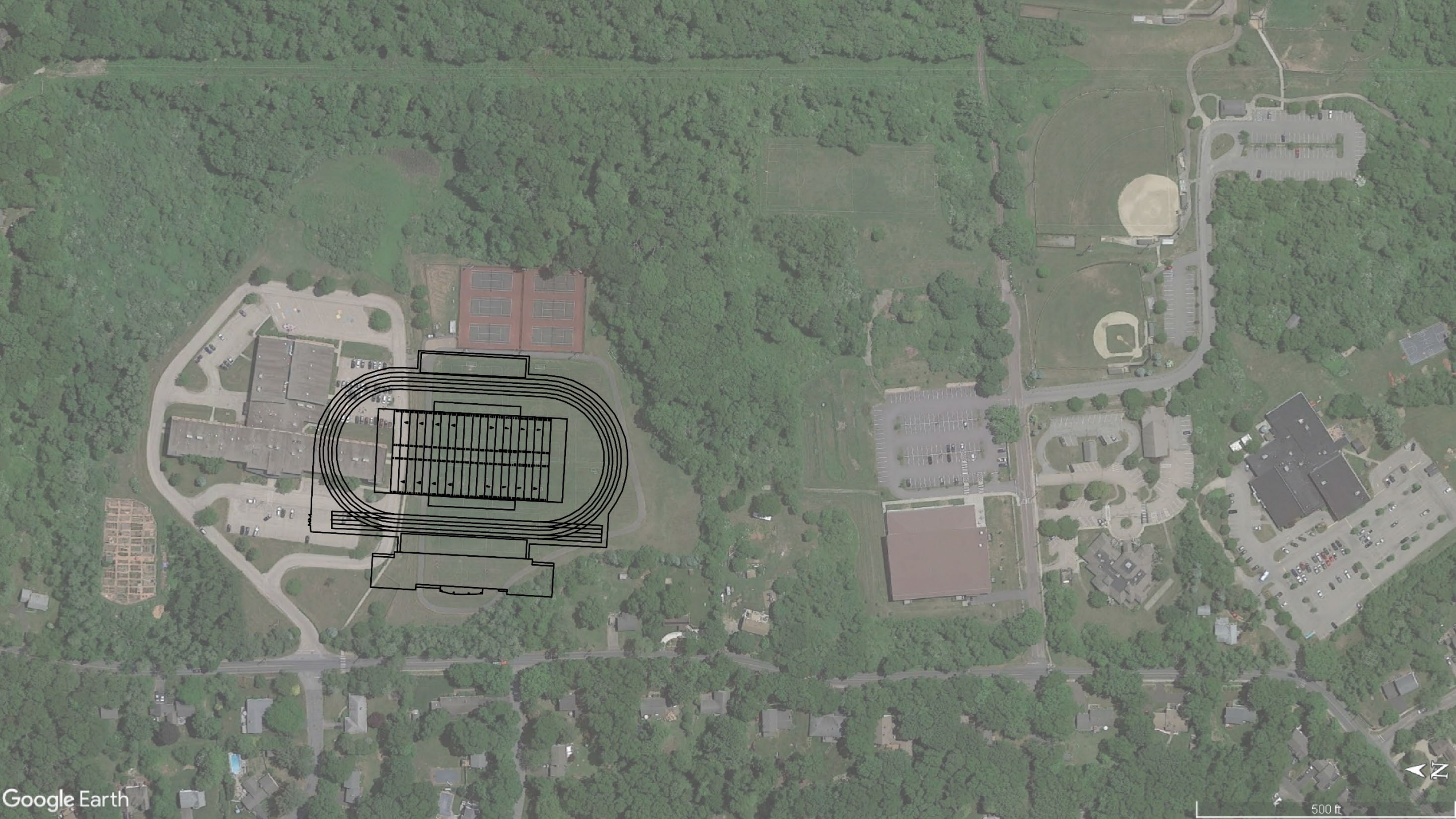


Legend

- Approximate Property Location (Town GIS)
- Approximate Project Location
- Approximate Trail Location
- ▲ Approximate Wetland Delineation
- Approximate Wetland Area
- - - 75' Buffer Zone
- Approximate Vernal Pool
- Approximate Vernal Pool Area
- - - 100' Buffer Zone
- - - 100' Jurisdictional Area
- Edge of Detention Basin

0 100 200 400 Feet

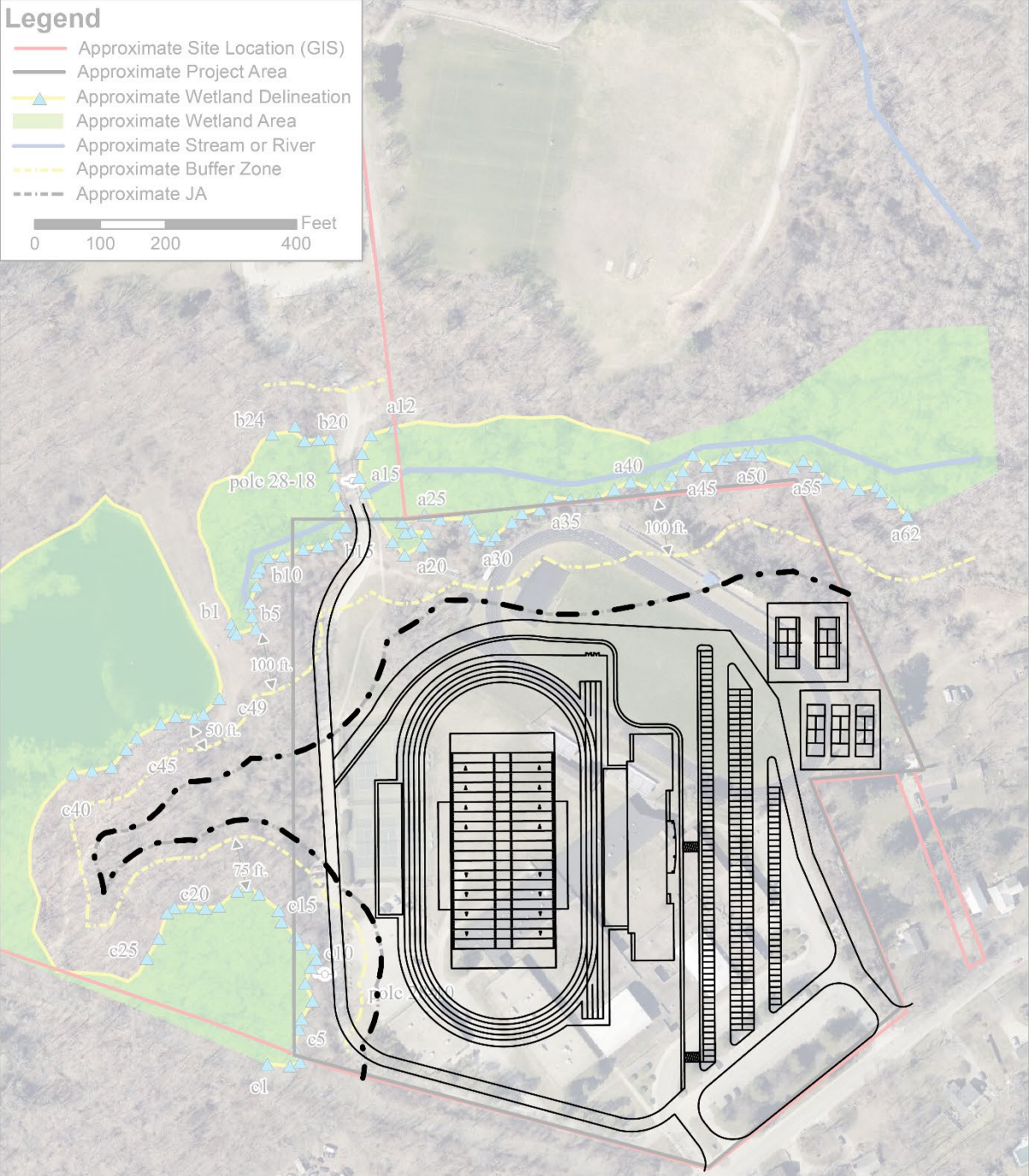




Legend

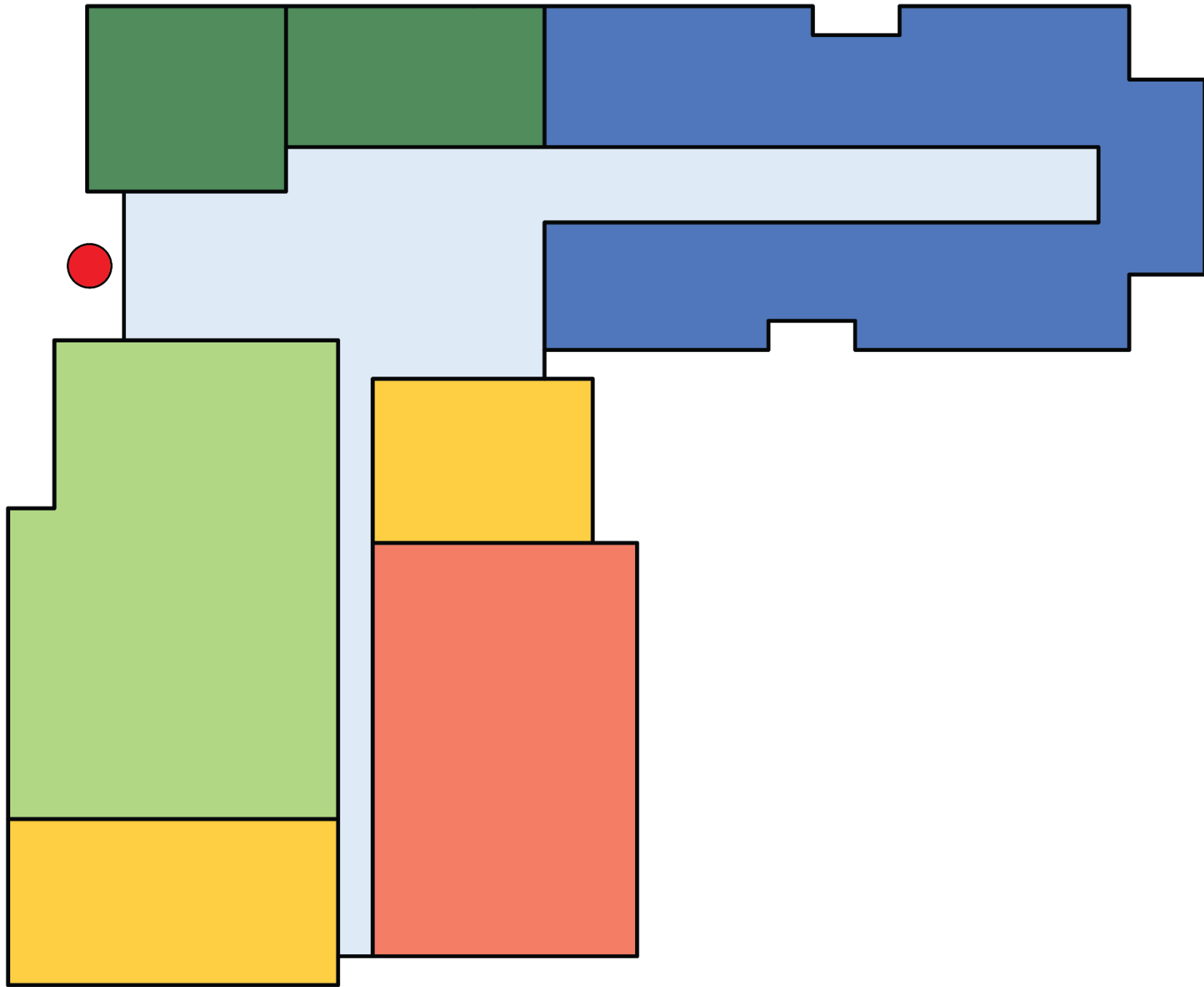
- Approximate Site Location (GIS)
- Approximate Project Area
- ▲ Approximate Wetland Delineation
- Approximate Wetland Area
- Approximate Stream or River
- - - Approximate Buffer Zone
- - - Approximate JA

0 100 200 400 Feet



Legend

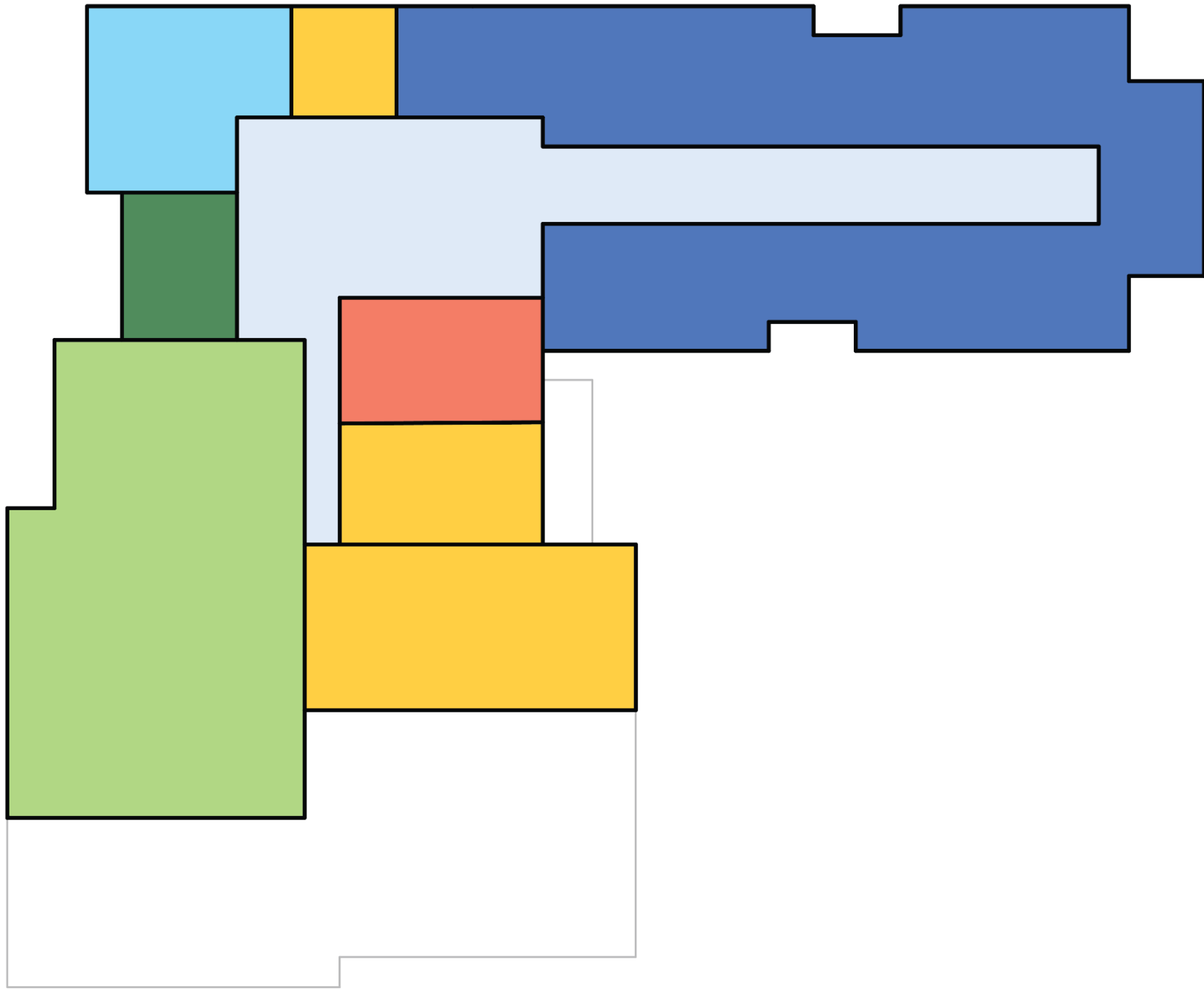
- Commons / Circulation
- Faculty / Administration
- Media Center
- CTE
- Classroom
- Auditorium / Music / Arts
- Gymnasium & Locker Rooms
- Main Entrance



Lower Level Concept Plan

Legend

- Commons / Circulation
- Faculty / Administration
- Media Center
- CTE
- Classroom
- Auditorium / Music / Arts
- Gymnasium & Locker Rooms
- Main Entrance



Upper Level Concept Plan

High Level Budget Review – New Build

Per updated RIDE Formulas for a New Build:

703 students in Grades 9-12 (Academic w/ CTE)

200 sq.ft./students = 140,600 sq.ft. + 5,000 sq.ft.

$$\$589^* \times 145,600 = \$ 85,758,400 \text{ M}$$

High Level Budget Review – New Build

Furniture Fixtures & Equipment @ \$2,100 / Student

Technology Systems @ \$3,000 / Student

Building Demolition

Site Remediation

Swing Space Cost

Athletic Field & Stadium (partial)

SKHS New Build per RIDE funding formula				
Students (Academic sq.ft @ 200 sq.ft. / student + 5,000 sq.ft. CTE)	703	145,600	sq.ft.	
<i>Hard Costs</i>				
Total Construction Cost	\$71,465,333	80%	\$491	/sq.ft.
<i>Soft Costs</i>				
Architectural, Engineering & Consulting Fees	\$5,359,900	7.5%	\$589	/sq.ft.
Construction, Project Management & Commissioning Fees	\$4,287,920	6.0%		
Owner Costs	\$1,071,980	1.5%		
Project Contingency & Escalation	\$3,573,267	5.0%		
Sub Total Soft Cost	\$14,293,067	20.0%		
Total Project Cost	\$85,758,400	100%		
<i>Other Project Cost</i>				
Furniture Fixtures & Equipment	\$1,476,300	\$2,100	Per Student	
Technology Systems	\$2,109,000	\$3,000	Per Student	
Land & Building Purchase	\$0	\$696	/sq.ft.	
Building Demolition	\$4,000,000			
Site Remediation Costs	\$0			
New Athletic Field & Stadium	\$6,000,000			
Swing Space Costs	\$2,000,000			
Sub Total Other Project Costs	\$15,585,300			
Total Amount Requested	\$101,343,700			

<i>SKHS New Build per market pressure</i>				
Students (Academic sq.ft @ 200 sq.ft. / student + 5,000 sq.ft. CTE)	703	145,600	sq.ft.	
<i>Hard Costs</i>				
Total Construction Cost	\$90,000,000	80%	\$618	/sq.ft.
<i>Soft Costs</i>				
Architectural, Engineering & Consulting Fees	\$6,750,000	7.5%	\$742	/sq.ft.
Construction, Project Management & Commissioning Fees	\$5,400,000	6.0%		
Owner Costs	\$1,350,000	1.5%		
Project Contingency & Escalation	\$4,500,000	5.0%		
Sub Total Soft Cost	\$18,000,000	20.0%		
Total Project Cost	\$108,000,000	100%		
<i>Other Project Cost</i>				
Furniture Fixtures & Equipment	\$1,476,300	\$2,100	Per Student	
Technology Systems	\$2,109,000	\$3,000	Per Student	
Land & Building Purchase	\$0	\$849	/sq.ft.	
Building Demolition	\$4,000,000			
Site Remediation Costs	\$0			
New Athletic Field & Stadium	\$6,000,000			
Swing Space Costs	\$2,000,000			
Sub Total Other Project Costs	\$15,585,300			
Total Amount Requested	\$123,585,300			

Three recent new ES construction estimates results

Trade Costs range from \$575 - \$625 / sq.ft.

Does **NOT** include

Soft Costs

Contingencies

Escalation

Demolition

Fees

Project Costs range from \$825 - \$885 / sq.ft.

High Level Budget Review – New Build

SKHS New Build w/ Fields

Low End (RIDE Formula) - \$101 M

High End (Conservative Estimation) - \$123 M