



South Kingstown School District

School Building Committee Update
October 20, 2022

Agenda

Deferred Maintenance Update

Educational Planning Update

Elementary School Visioning

High School Scenario Update

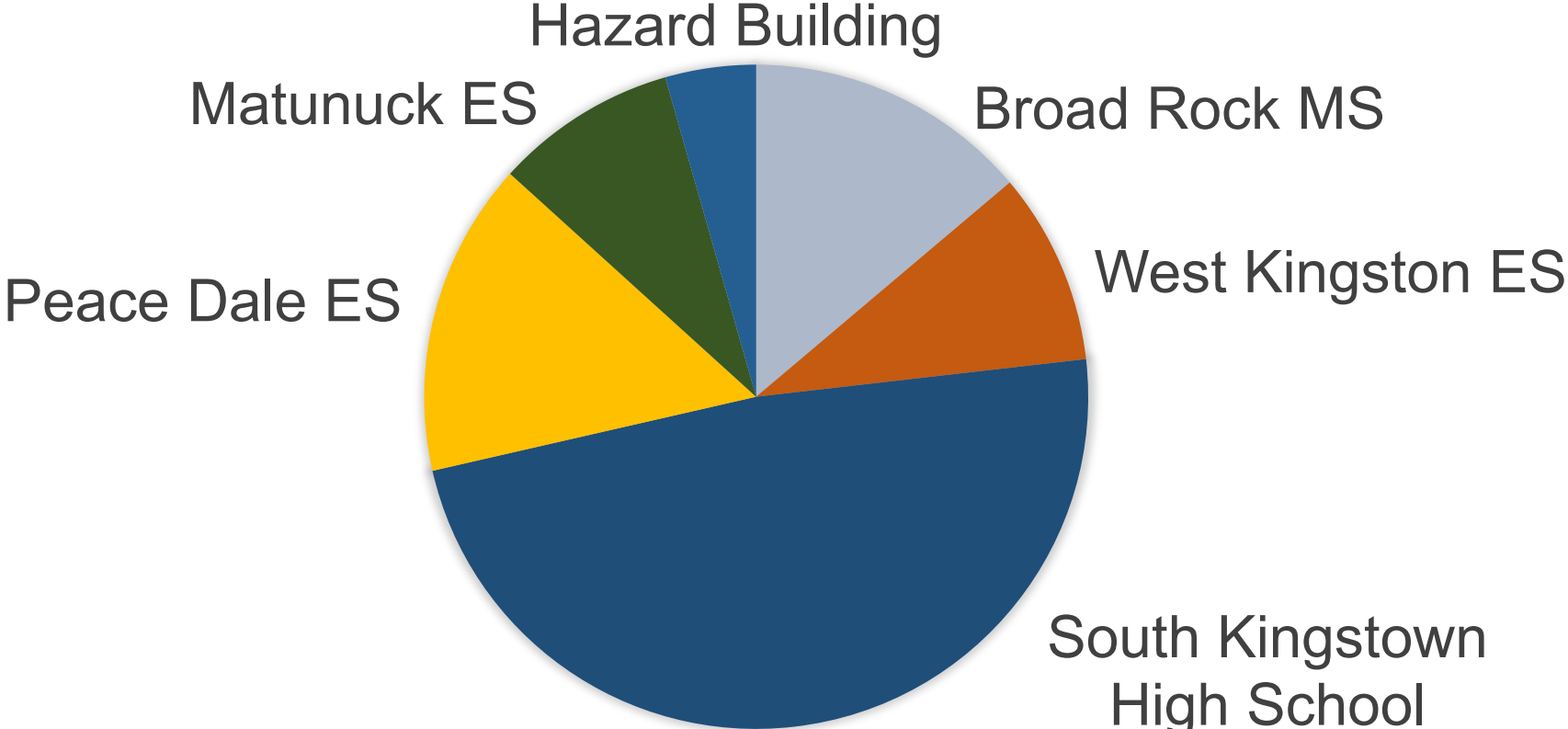
Next Steps

Summary of Data – Facility Assessment

- 10 Year Forecast

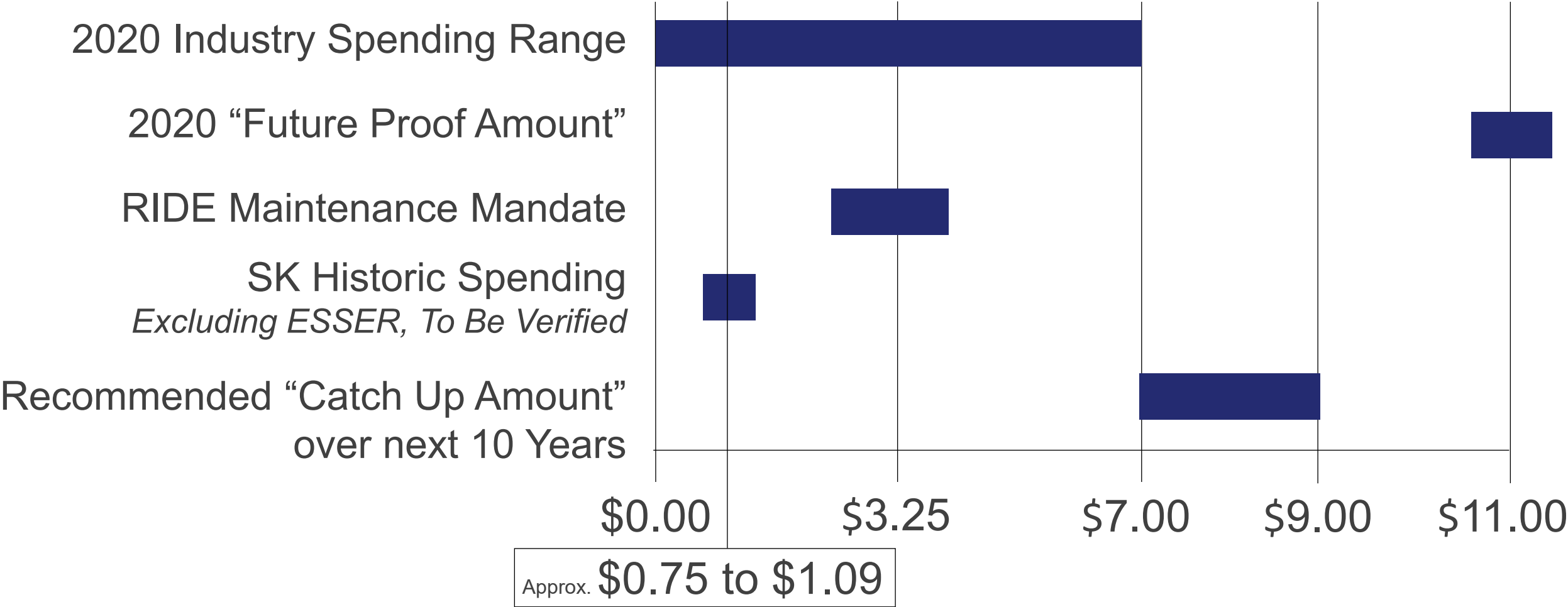
\$102.8 million

(Facility Condition Assessment with No Programmatic Improvements)



Summary of Data – Annual Spending

Annual Dollars Per Sq.Ft. for
Deferred Maintenance & Repair



Deferred Maintenance Update

SKHS

Complete Renovation or New Build*

\$18 M

Mix of Projects

Electrical
 Plumbing
 Fire Protection
 Heating Ventilation & Air Conditioning

Building Envelope
 Interior Finishes
 Sitework

**In the event of a Bond Failure these projects will be eligible for reimbursement if included in the RIDE Stage II Submission.*

SOUTH KINGSTOWN HIGH SCHOOL 5-YEAR PLAN								
PRIORITY	ITEM	2022-23 COST	ANTICIPATED EXECUTION YEAR					
			2022-23	2023-24	2024-25	2025-26	2026-27	
1	Emergency repair/replacement contingency	\$ 50,000	\$ 50,000	\$ 52,500	\$ 55,125	\$ 57,881	\$ 60,775	
1	Upgrade/Replace fire alarm system	\$ 1,554,031	\$ 1,554,031					
2	Recalk brick masonry joints	\$ 10,882	\$ 10,882					
2	Repoint concrete block walls	\$ 21,990	\$ 21,990					
2	Replace packaged HVAC unit (5 ton)	\$ 32,187		\$ 33,796				
2	Replace 10 ton air handling units	\$ 77,097		\$ 80,952				
2	Replace make-up air units (40 mbh)	\$ 82,927		\$ 87,073				
2	Repair bituminous parking lot	\$ 101,278	\$ 101,278					
2	Replace main electric distribution panel (3000 amp)	\$ 112,581			\$ 124,121			
2	Replace heating fan coil units (5 ton)	\$ 112,882		\$ 118,526				
2	Replace gravity vents	\$ 114,935		\$ 120,682				
2	Replace countertop lavatories	\$ 121,821	\$ 121,821					
2	Replace electric switchboard	\$ 122,377			\$ 134,921			
2	Replace lavatory fixtures	\$ 171,599	\$ 171,599					
2	Repair sidewalks	\$ 186,247	\$ 186,247					
2	Replace packaged HVAC unit (50 ton)	\$ 216,381		\$ 227,200				
2	Replace ceramic tile flooring	\$ 149,298	\$ 149,298					
2	Repoint masonry walls	\$ 254,303			\$ 280,369			
2	Replace water closets	\$ 254,499	\$ 254,499					
2	Replace primary transformer	\$ 266,884			\$ 294,240			
2	Replace packaged HVAC units (10 ton)	\$ 302,362		\$ 317,480				
2	Replace exhaust/induction fans (3 hp)	\$ 337,414	\$ 337,414					
2	Repair/Replace underground service (4000 amp)	\$ 338,402	\$ 338,402					
2	Install wet pipe sprinkler	\$ 1,818,084			\$ 2,004,438			
2	Repair damaged roofing	\$ 2,453,030		\$ 2,575,682				
3	Replace carpeting	\$ 25,924			\$ 28,581			
3	Replace hollow metal doors and frames	\$ 57,467			\$ 63,357			
3	Replace select plaster ceilings	\$ 61,699					\$ 74,996	
3	Replace interior signage	\$ 70,524			\$ 77,753			
3	Replace emergency generator	\$ 70,940			\$ 78,211			
3	Replace hollow metal door frames	\$ 105,964				\$ 122,667		
3	Replace toilet compartments	\$ 145,637	\$ 145,637					
3	Replace wood doors	\$ 197,229				\$ 228,317		
3	Replace stage lighting console	\$ 255,577			\$ 281,774			
3	Replace markerboards/tackboards/chalkboards	\$ 223,932				\$ 259,229		
3	Paint interior walls	\$ 1,149,931				\$ 1,331,189		
3	Replace resilient tile flooring	\$ 1,115,200				\$ 1,290,983		
3	Replace acoustical tile ceiling and grid	\$ 1,378,882			\$ 1,520,217			
3	Upgrade lighting	\$ 2,225,701			\$ 2,453,835			
TOTALS			\$ 3,443,098	\$ 3,613,891	\$ 7,396,942	\$ 3,290,267	\$ 135,771	\$17,879,968

Deferred Maintenance Update

Broad Rock MS
 \$4 to \$5.5 M
 Mix of Projects

Electrical Building Envelope
 Plumbing Interior Finishes
 Fire Protection Sitework
 Heating Ventilation & Air Conditioning

BROAD ROCK MIDDLE SCHOOL 5-YEAR PLAN							
PRIORITY	ITEM	2022-23 COST	ANTICIPATED EXECUTION YEAR				
			2022-23	2023-24	2024-25	2025-26	2026-27
1	Emergency repair/replacement contingency	\$ 50,000	\$ 50,000	\$ 52,500	\$ 55,125	\$ 57,881	\$ 60,775
2	Caulk concrete block walls	\$ 5,009	\$ 5,009				
2	Repoint concrete block walls	\$ 5,498	\$ 5,498				
2	Install GFCI receptacles	\$ 6,166	\$ 6,166				
2	Repair bituminous parking lot	\$ 72,341	\$ 72,341				
2	Repair sidewalks	\$ 93,124	\$ 93,124				
2	Upgrade lavatory countertops	\$ 112,797	\$ 112,797				
2	Restore exterior brick masonry	\$ 123,851	\$ 123,851				
2	Replace packaged HVAC Units (20 ton)	\$ 1,317,725			\$ 1,452,792		
2	Replace bituminous roofing (partial)	\$ 1,140,000		\$ 1,197,000			
3	Replace select plaster ceilings	\$ 3,085				\$ 3,571	
3	Upgrade hollow metal doors and frames	\$ 7,741				\$ 8,961	
3	Refinish hardwood flooring	\$ 8,270				\$ 9,574	
3	Replace acoustical tile ceiling and grid (partial)	\$ 75,000				\$ 86,822	
3	Replace resilient tile flooring (partial)	\$ 175,000				\$ 202,584	
3	Paint building interior (partial)	\$ 150,000					\$ 182,326
TOTALS		\$ 468,786	\$ 1,249,500	\$ 1,507,917	\$ 369,394	\$ 243,101	\$ 3,838,698

Deferred Maintenance Update

West Kingston ES

\$2 to \$3.5 M

Mix of Projects

- Electrical
- Plumbing
- Fire Protection
- Heating Ventilation & Air Conditioning
- Building Envelope
- Interior Finishes
- Sitework

WEST KINGSTON ELEMENTARY SCHOOL 5-YEAR PLAN								
PRIORITY	ITEM	2022-23 COST	ANTICIPATED EXECUTION YEAR					
			2022-23	2023-24	2024-25	2025-26	2026-27	
1	Emergency repair/replacement contingency	\$ 50,000	\$ 50,000	\$ 52,500	\$ 55,125	\$ 57,881	\$ 60,775	
1	Install emergency lighting	\$ 20,307	\$ 20,307					
1	Install exit signage	\$ 37,501	\$ 37,501					
2	Caulk concrete block walls	\$ 5,009			\$ 5,522			
2	Repaint concrete block walls	\$ 21,990			\$ 24,244			
2	Replace countertop lavatories	\$ 33,839		\$ 35,531				
2	Replace exhaust/induction fans (3 hp)	\$ 23,644			\$ 26,068			
2	Replace gravity vents	\$ 11,123			\$ 12,263			
2	Restore exterior masonry	\$ 41,284			\$ 45,516			
2	Repair bituminous parking lot	\$ 54,256			\$ 59,817			
2	Replace packaged HVAC units (36,000 btu)	\$ 200,000			\$ 220,500			
2	Replace exhaust/induction fans (3 hp)	\$ 47,288			\$ 52,135			
2	Repair sidewalks and paving	\$ 250,000			\$ 275,625			
3	Replace hollow metal door frames	\$ 5,298				\$ 6,133		
3	Replace select plaster ceilings	\$ 12,340				\$ 14,285		
3	Replace wood doors	\$ 29,584				\$ 34,247		
3	Replace toilet compartments	\$ 48,546				\$ 56,198		
3	Upgrade hollow metal doors and frames	\$ 57,467				\$ 66,525		
3	Replace acoustical tile ceiling and grid	\$ 105,923					\$ 128,750	
3	Replace aluminum storefront	\$ 159,575				\$ 184,728		
3	Replace aluminum frame windows	\$ 170,484				\$ 197,357		
3	Repair bituminous roofing	\$ 208,999				\$ 241,942		
TOTALS			\$ 107,808	\$ 88,031	\$ 776,815	\$ 859,297	\$ 189,525	\$ 2,021,476

Deferred Maintenance Update

Matunuck ES

\$2 to \$3.5 M

Mix of Projects

- Electrical
- Plumbing
- Fire Protection
- Heating Ventilation & Air Conditioning
- Building Envelope
- Interior Finishes
- Sitework

MATUNUCK ELEMENTARY SCHOOL 5-YEAR PLAN								
PRIORITY	ITEM	2022-23 COST	ANTICIPATED EXECUTION YEAR					
			2022-23	2023-24	2024-25	2025-26	2026-27	
1	Emergency repair/replacement contingency	\$ 50,000	\$ 50,000	\$ 52,500	\$ 55,125	\$ 57,881	\$ 60,775	
1	Install emergency lighting	\$ 24,368	\$ 24,368					
1	Install exit signage	\$ 37,501	\$ 37,501					
2	Caulk concrete block walls	\$ 5,009			\$ 5,522			
2	Repaint concrete block walls	\$ 21,990			\$ 24,244			
2	Replace countertop lavatories	\$ 33,839		\$ 35,531				
2	Replace exhaust/induction fans (3 hp)	\$ 35,466			\$ 39,101			
2	Replace gravity vents	\$ 37,076			\$ 40,876			
2	Restore exterior masonry	\$ 41,284			\$ 45,516			
2	Repair bituminous parking lot	\$ 43,405			\$ 47,854			
2	Replace packaged HVAC units (36,000 btu)	\$ 200,000			\$ 220,500			
2	Replace exhaust/induction fans (3 hp)	\$ 58,473			\$ 64,466			
2	Repair sidewalks	\$ 250,000			\$ 275,625			
3	Replace hollow metal door frames	\$ 5,298				\$ 6,133		
3	Replace select plaster ceilings	\$ 12,340				\$ 14,285		
3	Replace wood doors	\$ 29,584				\$ 34,247		
3	Replace toilet compartments	\$ 48,546				\$ 56,198		
3	Upgrade hollow metal doors and frames	\$ 57,467				\$ 66,525		
3	Replace acoustical tile ceiling and grid	\$ 105,923					\$ 128,750	
3	Replace aluminum storefront	\$ 159,575				\$ 184,728		
3	Replace aluminum frame windows	\$ 170,484				\$ 197,357		
3	Repair bituminous roofing	\$ 208,999				\$ 241,942		
TOTALS			\$ 111,869	\$ 88,031	\$ 818,830	\$ 859,297	\$ 189,525	\$ 2,067,552

Deferred Maintenance Update

Peace Dale ES
 \$4 to \$5.5 M
 Mix of Projects

Electrical Building Envelope
 Plumbing Interior Finishes
 Fire Protection Sitework
 Heating Ventilation & Air Conditioning

PEACE DALE ELEMENTARY SCHOOL 5-YEAR PLAN								
PRIORITY	ITEM	2022-23 COST	ANTICIPATED EXECUTION YEAR					
			2022-23	2023-24	2024-25	2025-26	2026-27	
1	Emergency repair/replacement contingency	\$ 50,000	\$ 50,000	\$ 52,500	\$ 55,125	\$ 57,881	\$ 60,775	
1	Install fire alarm initiating devices	\$ 11,655	\$ 11,655					
2	Repair sidewalks	\$ 4,656		\$ 4,889				
2	Refinish handrails	\$ 6,666		\$ 6,999				
2	Replace damaged exterior wall trim	\$ 8,910			\$ 9,823			
2	Caulk exterior wall Joints	\$ 10,882			\$ 11,997			
2	Replace induction fans (1/8 hp)	\$ 34,934			\$ 38,515			
2	Replace exhaust/induction fans (5 hp)	\$ 35,483			\$ 39,120			
2	Clean exterior brick masonry	\$ 41,780			\$ 46,062			
2	Repaint exterior brick masonry	\$ 42,384			\$ 46,728			
2	Replace fire alarm initiating devices	\$ 45,200	\$ 45,200					
2	Repair bituminous parking lot	\$ 57,873		\$ 60,767				
2	Replace/Repair chain link fencing	\$ 58,208		\$ 61,118				
2	Upgrade/Repair/Replace soffit	\$ 69,097		\$ 72,552				
2	Upgrade lavatory countertops	\$ 85,726		\$ 90,012				
2	Replace 30 ton HVAC unit	\$ 88,292			\$ 97,342			
2	Replace 25 ton air handling unit	\$ 99,763			\$ 109,989			
2	Replace heating-only fan coil units (5 ton)	\$ 112,882			\$ 124,452			
2	Replace exhaust/induction fans (3 hp)	\$ 130,042			\$ 143,371			
2	Replace ceramic tile flooring	\$ 207,748			\$ 229,042			
2	Relace slate roofing	\$ 246,420		\$ 258,741				
2	Replace 10 ton HVAC units	\$ 310,222			\$ 342,020			
2	Replace hot water boilers	\$ 477,347		\$ 501,214				
3	Replace siding	\$ 5,214				\$ 6,036		
3	Replace select hollow metal door frames	\$ 5,298				\$ 6,133		
3	Replace wood doors	\$ 19,723				\$ 22,832		
3	Replace gutters	\$ 21,674				\$ 25,090		
3	Replace interior signage	\$ 27,124				\$ 31,399		
3	Recaulk windows	\$ 35,768				\$ 41,406		
3	Replace carpeting	\$ 36,293				\$ 42,014		
3	Upgrade hollow metal doors and frames	\$ 86,200				\$ 99,787		
3	Replace gym wall padding	\$ 162,132				\$ 187,688		
3	Replace resilient tile flooring (partial)	\$ 150,000				\$ 173,644		
3	Paint building interior (partial)	\$ 225,000					\$ 236,250	
3	Replace EPDM roofing (partial)	\$ 350,000				\$ 405,169		
3	Replace acoustical tile ceiling and grid (partial)	\$ 250,000					\$ 303,877	
TOTALS			\$ 106,855	\$ 1,108,793	\$ 1,293,588	\$ 1,099,079	\$ 600,902	\$ 4,209,216

Deferred Maintenance Update

Hazard Building

\$3 to \$4 M

Mix of Projects

Electrical

Plumbing

Fire Protection

Heating Ventilation & Air Conditioning

Building Envelope

Interior Finishes

Sitework

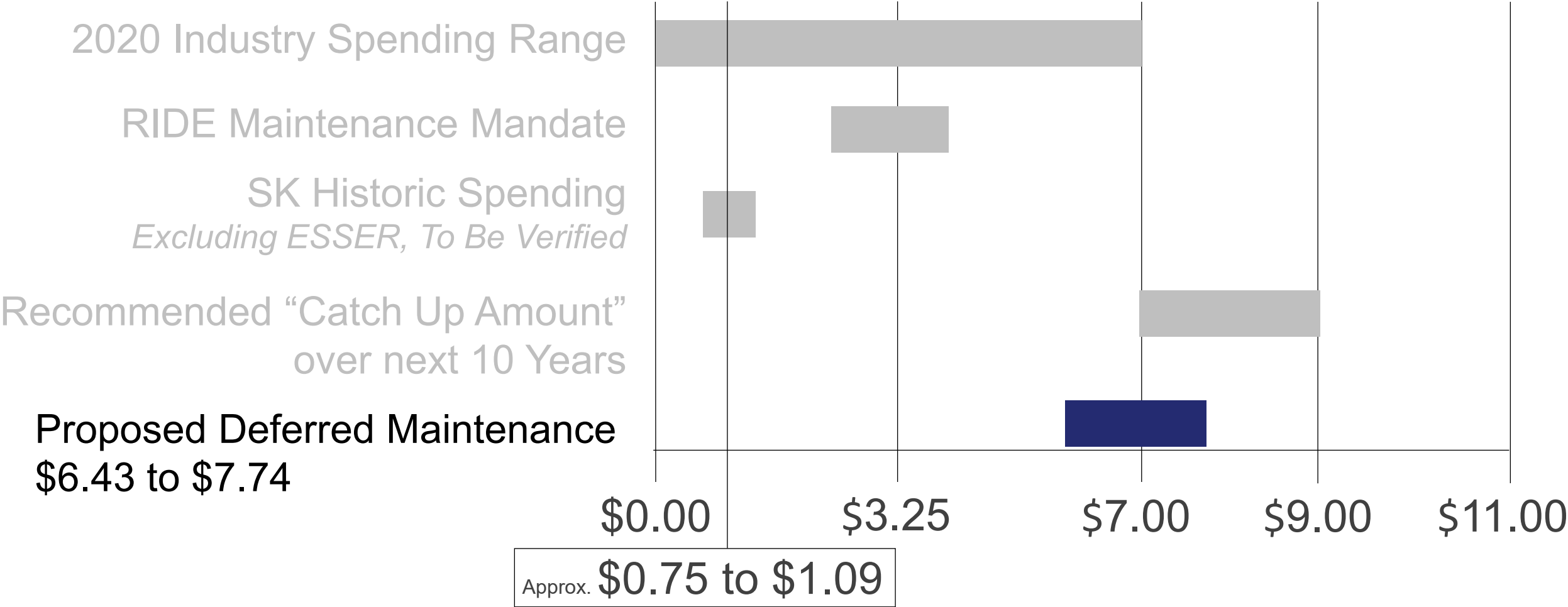
Deferred Maintenance Update

Summary of 5 Year Facilities Plan (Asset Protection)

Broad Rock MS	\$4 to \$5 M
West Kingston ES	\$2 to \$3.5 M
Matunuck ES	\$2 to \$3.5 M
Peace Dale ES	\$4 to \$5.5 M
Hazard Building	\$3 to \$4 M
Total	\$15 to \$21.5 M
SKHS	\$18 M

Summary of Data – Annual Spending

Annual Dollars Per Sq.Ft. for
Deferred Maintenance & Repair



Educational Planning Update

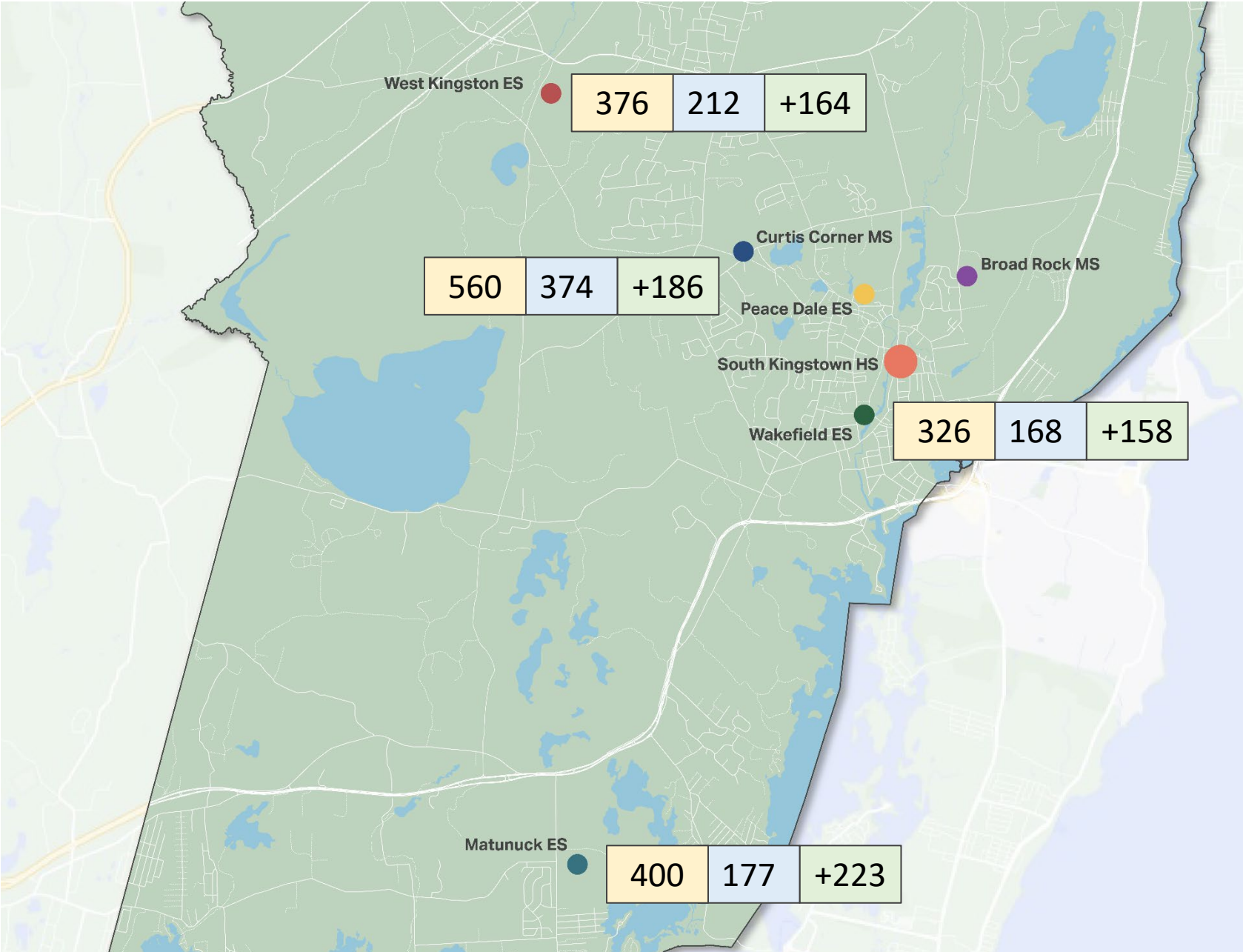
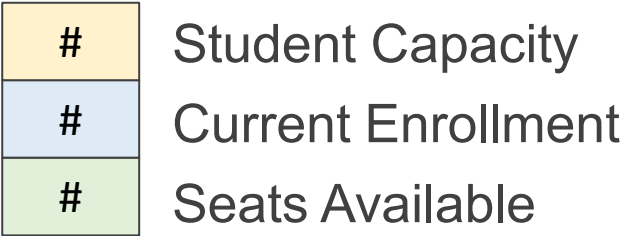
Meetings held with the following departments/groups:

- Construction Technology CTE
- Allied Health CTE
- Computer Science CTE
- Biomedical Sciences CTE
- Physical Education/Health
- Athletics
- English
- Social Studies
- Science
- Mathematics
- Special Education
- Guidance
- Fine Arts/Auditorium
- Administration
- Guidance/Nurse
- Applied Learning
- World Languages
- Media Center

Elementary School Visioning

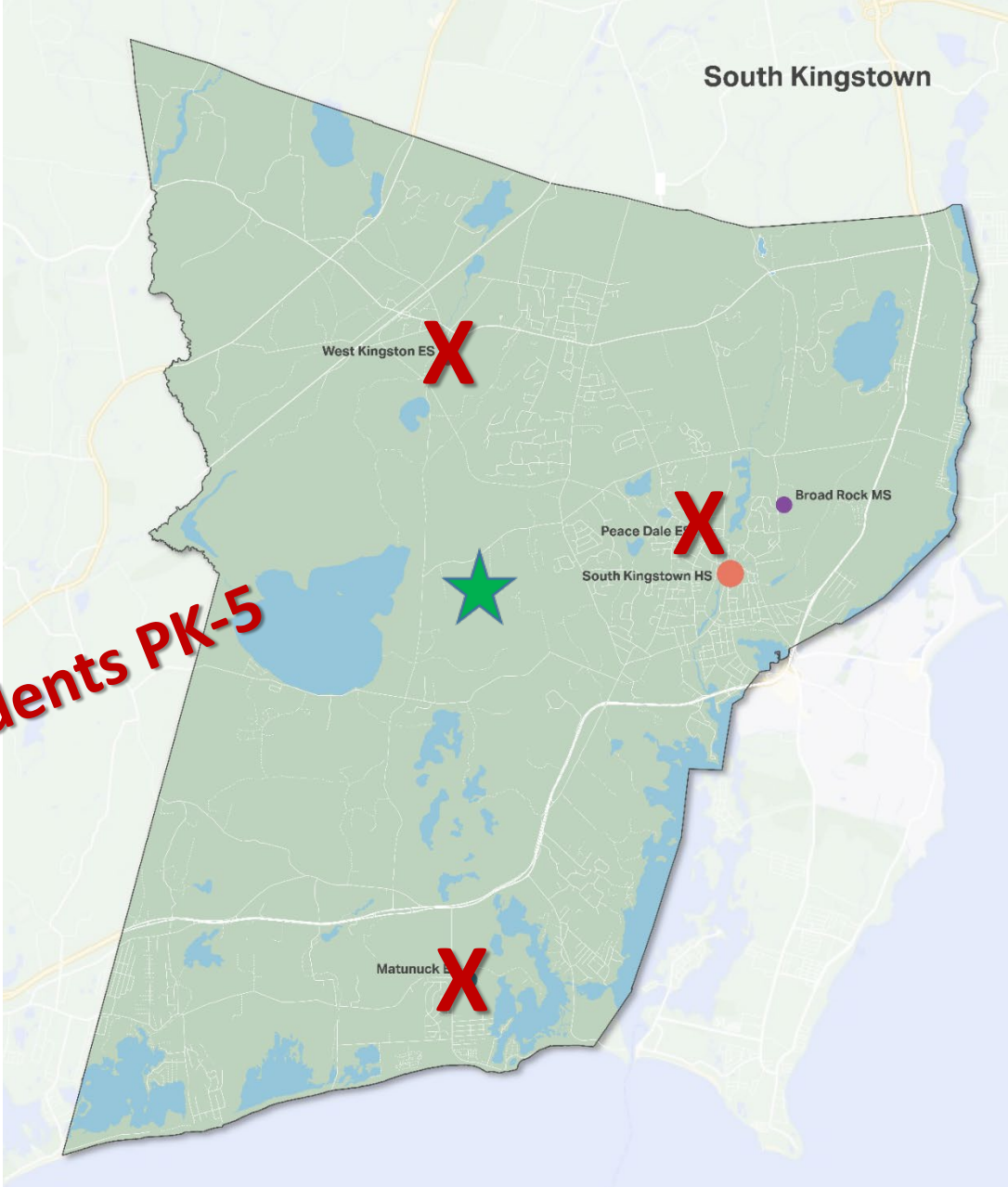
- Discussion about future opportunities that may influence current decision-making
- Keeping in mind, asset protection, equity, new century teaching & learning, future enrollment & utilization
- For future consideration

Elementary Schools - Districtwide



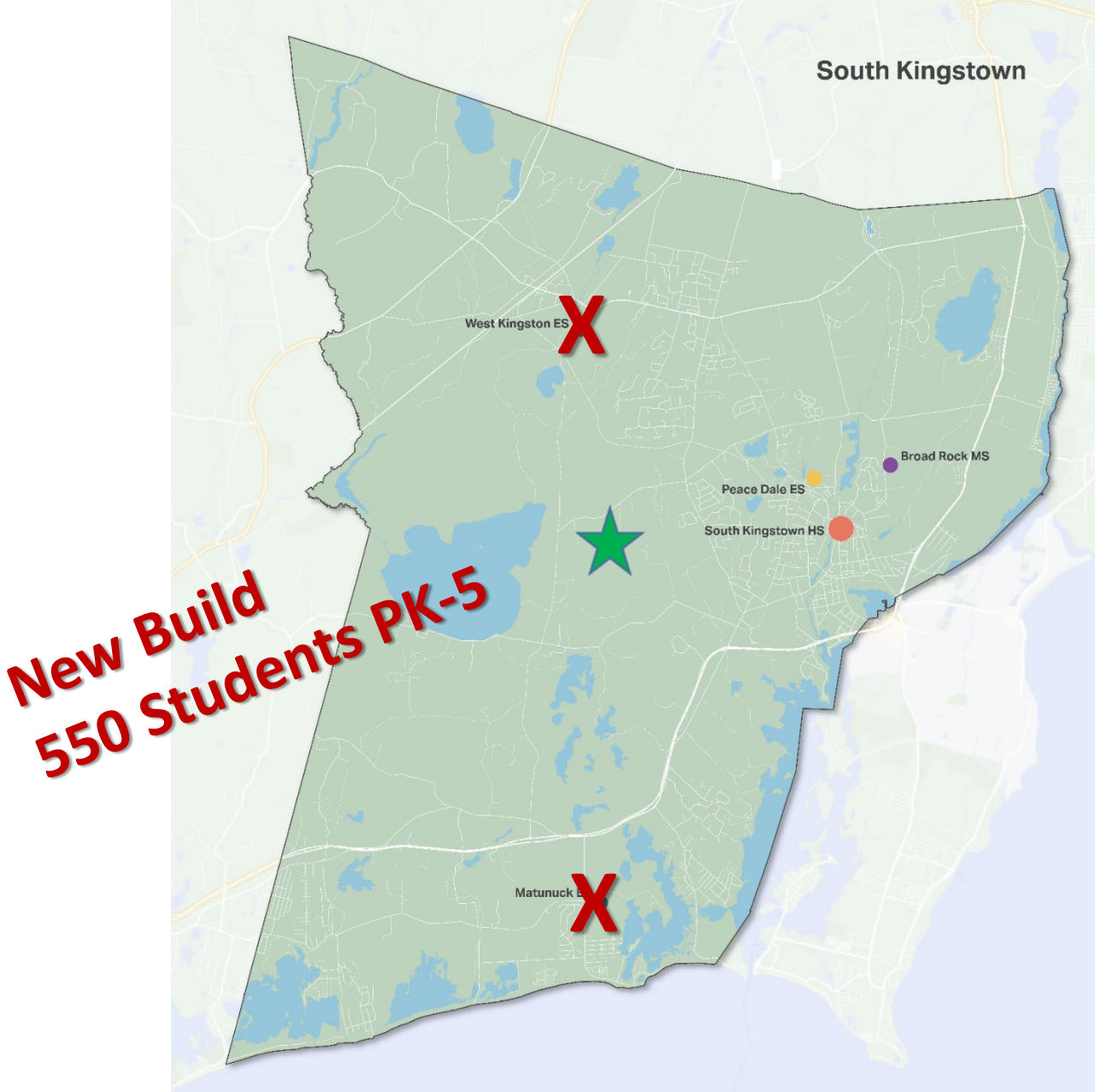
Elementary School – Consideration 01

**New Build
1,100 Students PK-5**



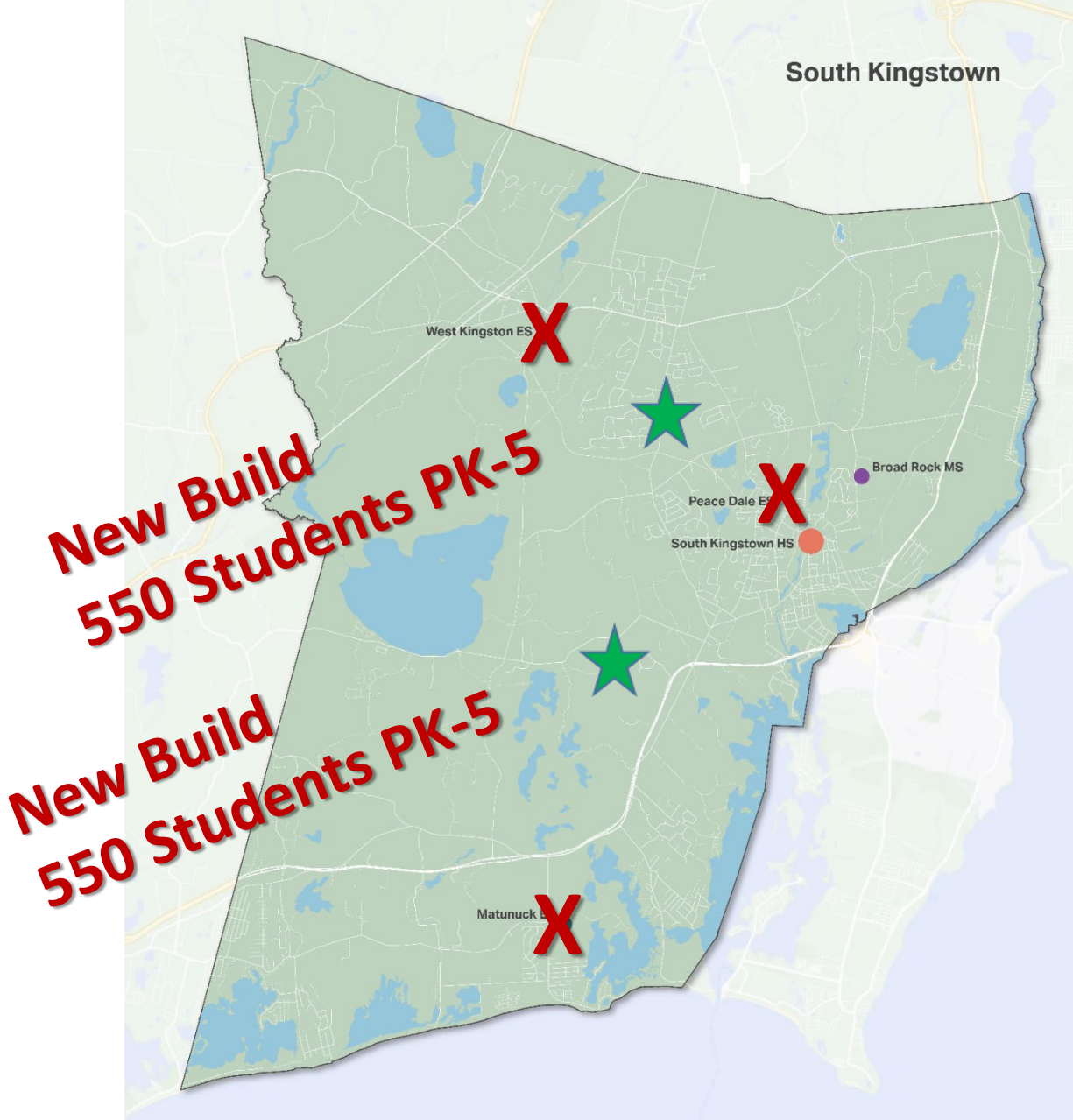
Current Dollar
Project Cost
\$95 to \$105 M

Elementary School - Consideration 02



Current Dollar
Project Cost
\$55 to \$60 M

Elementary School - Consideration 03



Current Dollar
Project Cost
\$110 to \$120 M

Elementary School – Current Opportunities

West Kingston

- Student Centric Projects \$5 - \$7 M

Matunuck

- Student Centric Projects \$5 - \$7 M

Peace Dale

- Student Centric Projects \$.5 - \$1 M

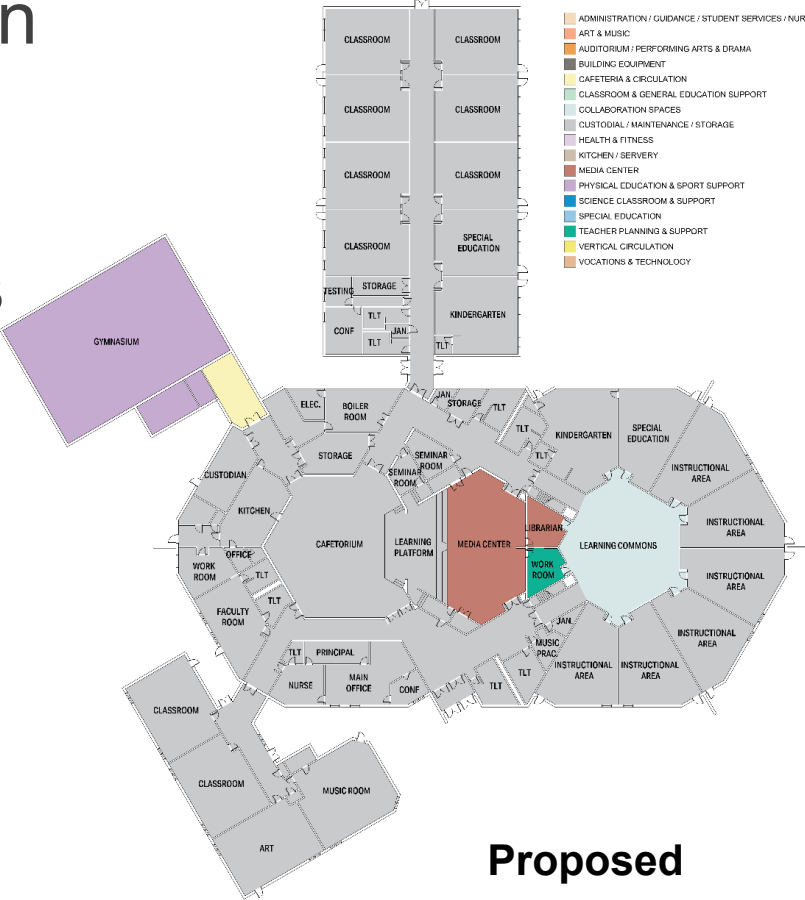
Student Centric – West Kingston & Matunuck

- Suggested Scope of Work

- Gymnasium Addition

- Media Center & Learning Commons Reconfiguration

- Teacher Planning & Restroom



Proposed



Existing

High School Scenario Update

Renovation or New build

There appears to be, to date, overwhelming consensus that a new build is the preferred option

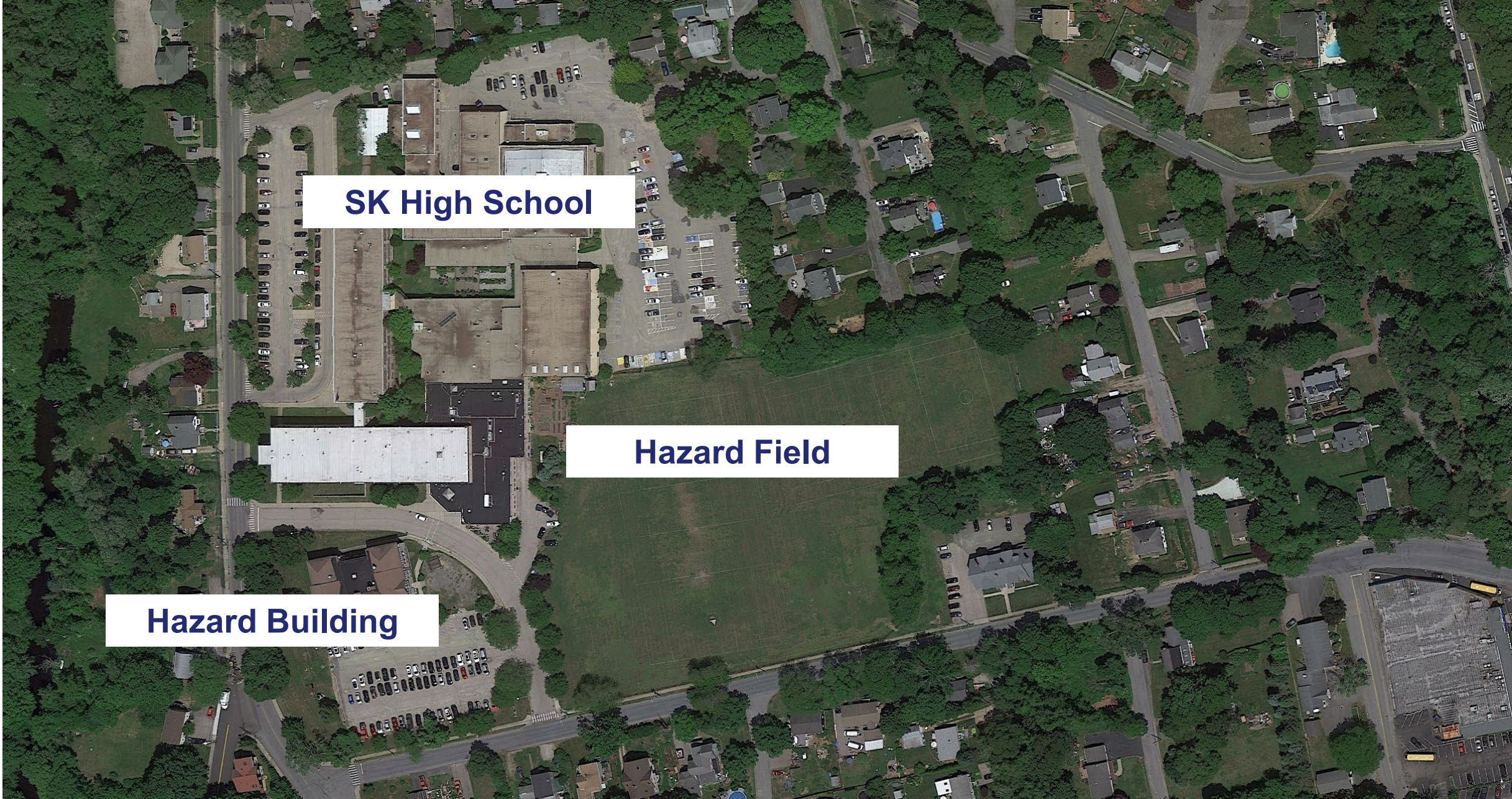
Given the above, focus areas for consideration include:

Existing Site

YMCA Site

Curtis Corner

High School Scenario Update – Existing Site

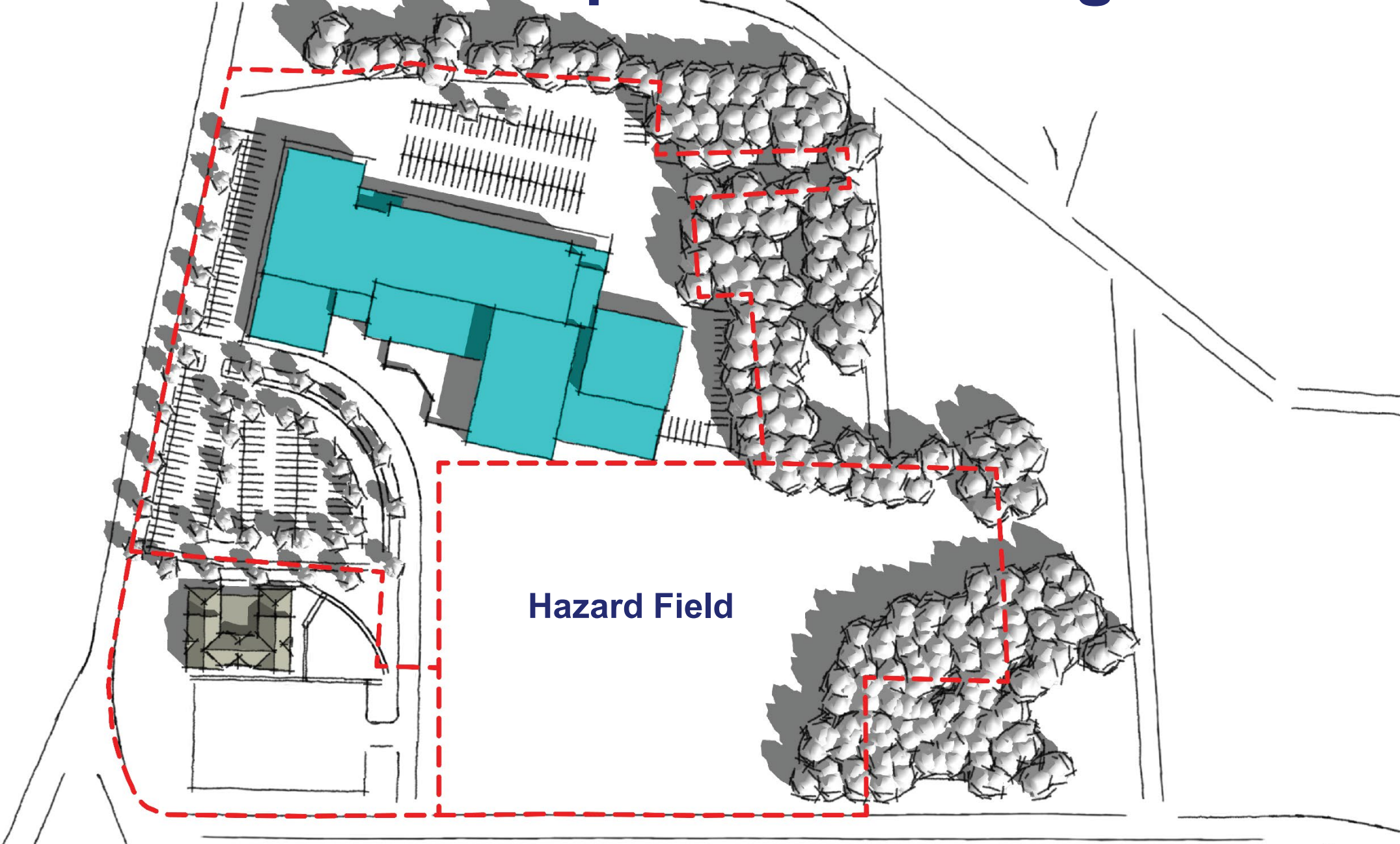


SK High School

Hazard Field

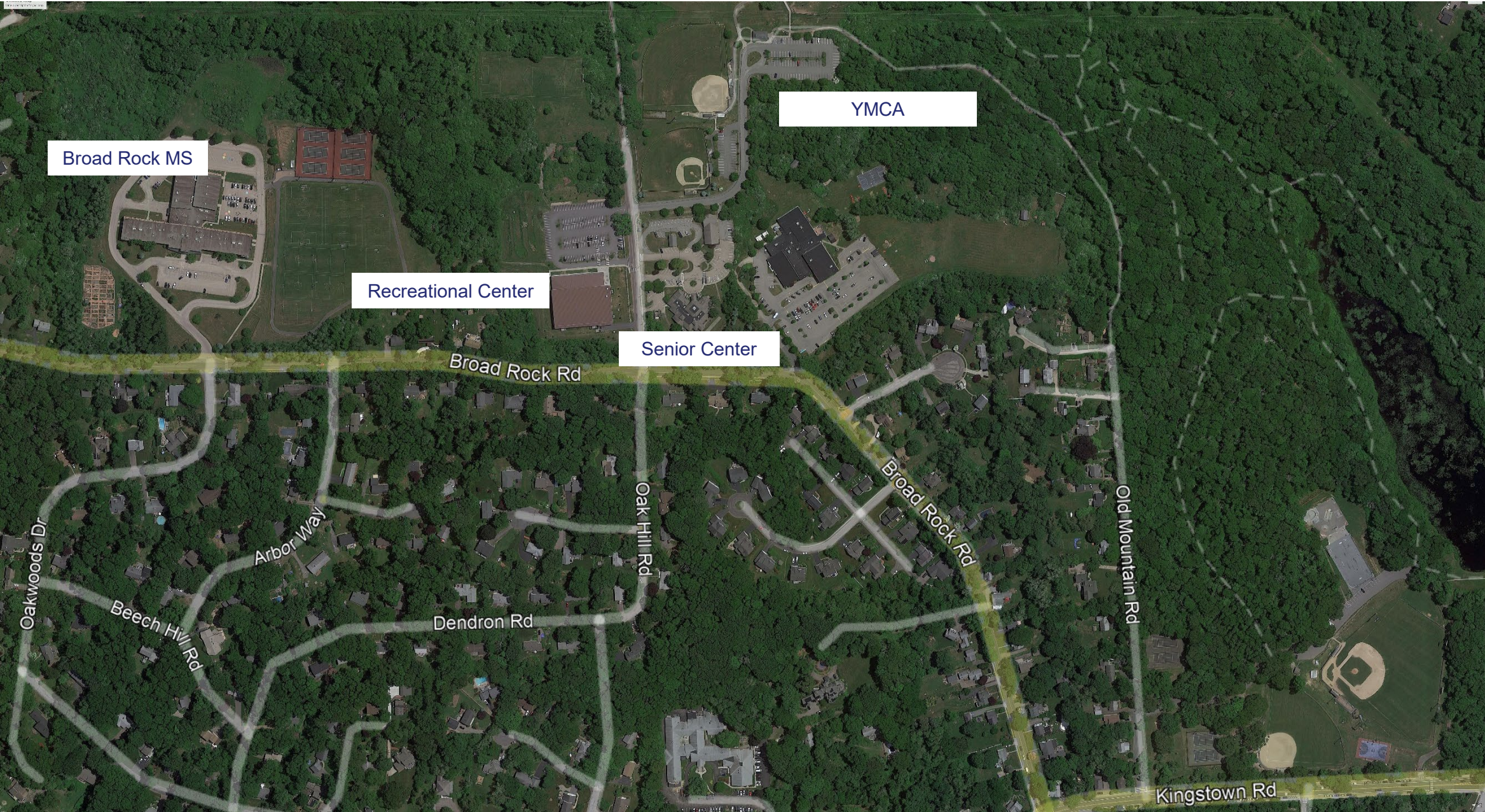
Hazard Building

High School Scenario Update – Existing Site



Hazard Field

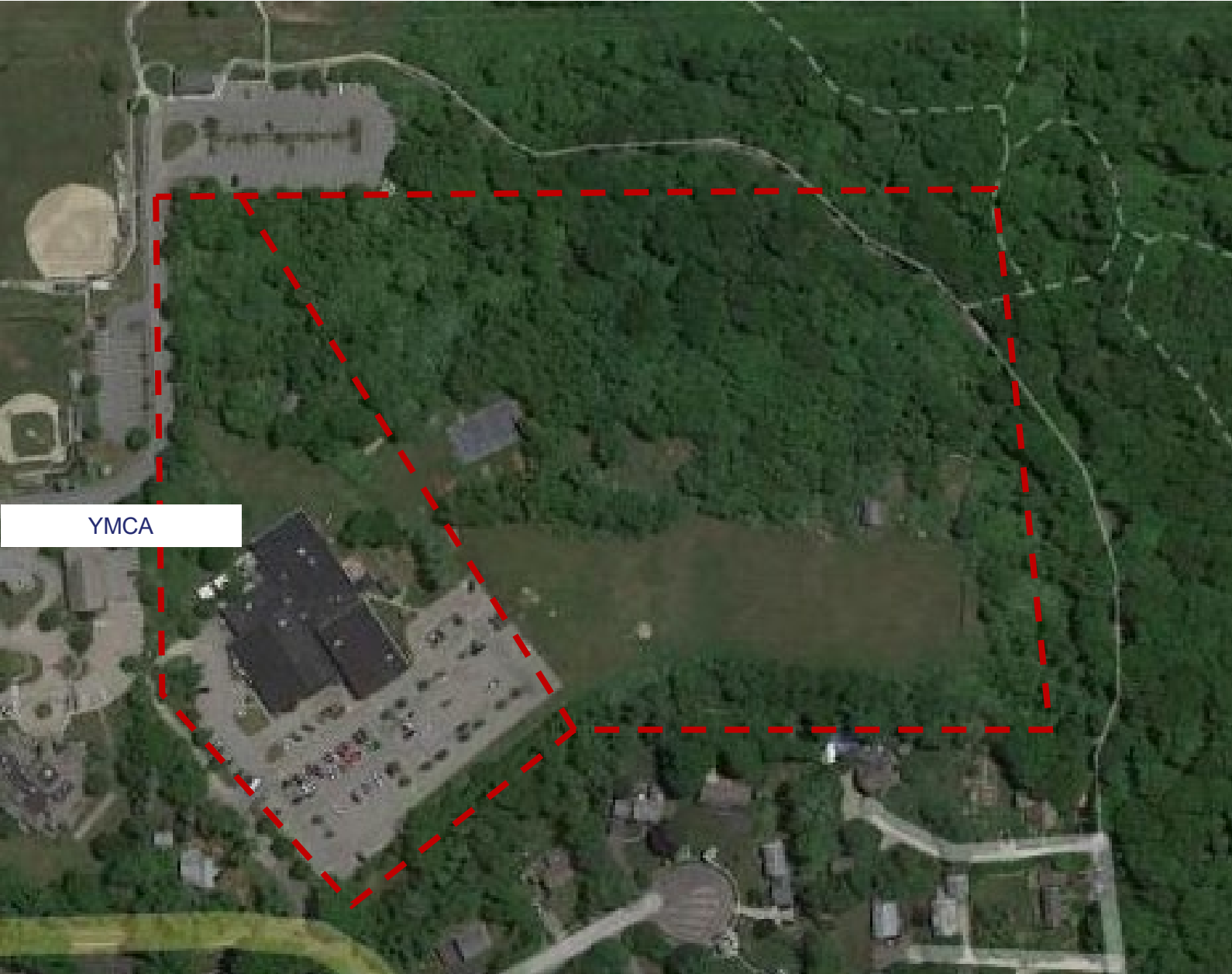
High School Scenario Update – YMCA Site



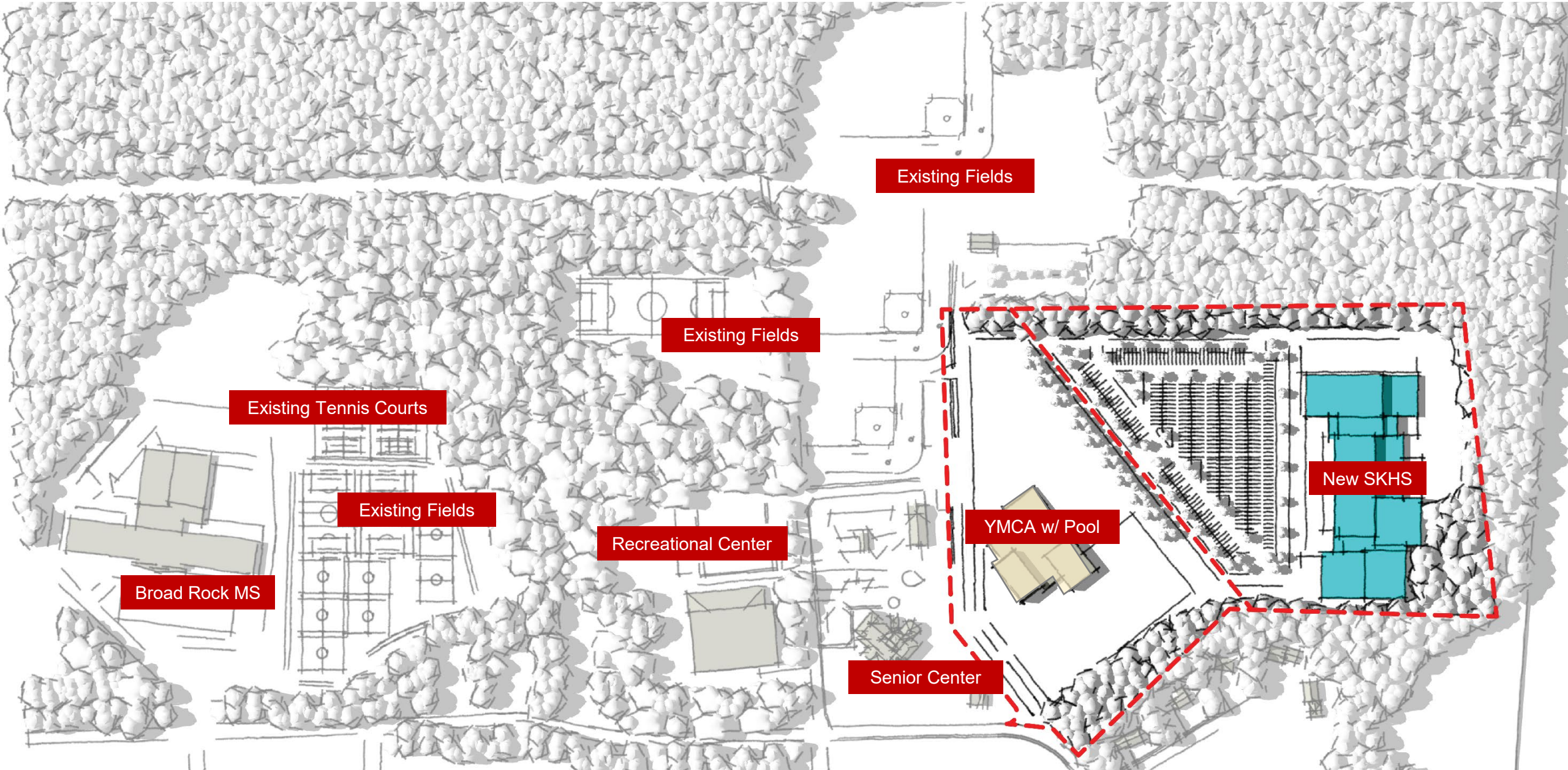
High School Scenario Update – YMCA Site



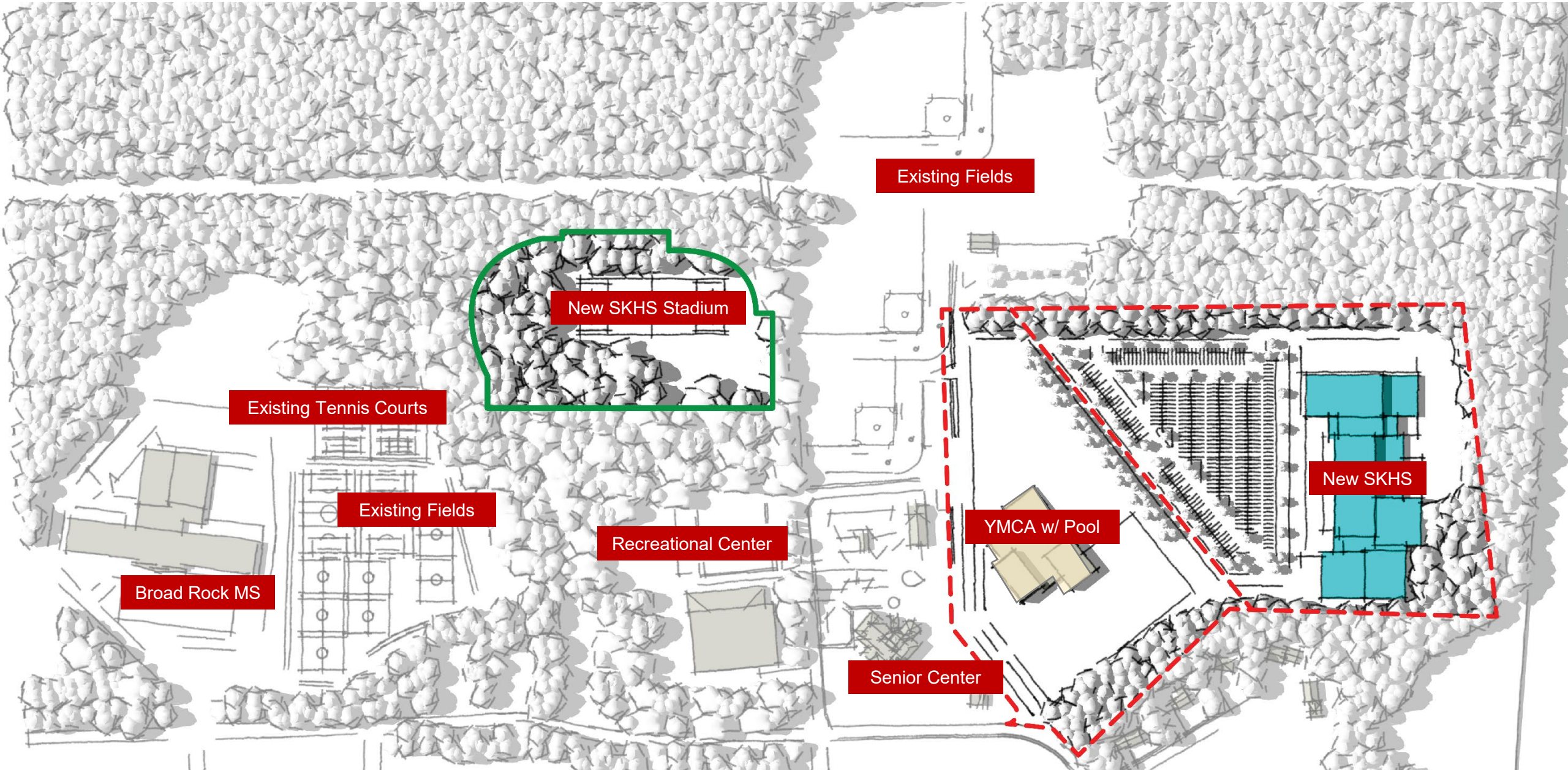
High School Scenario Update – YMCA Site



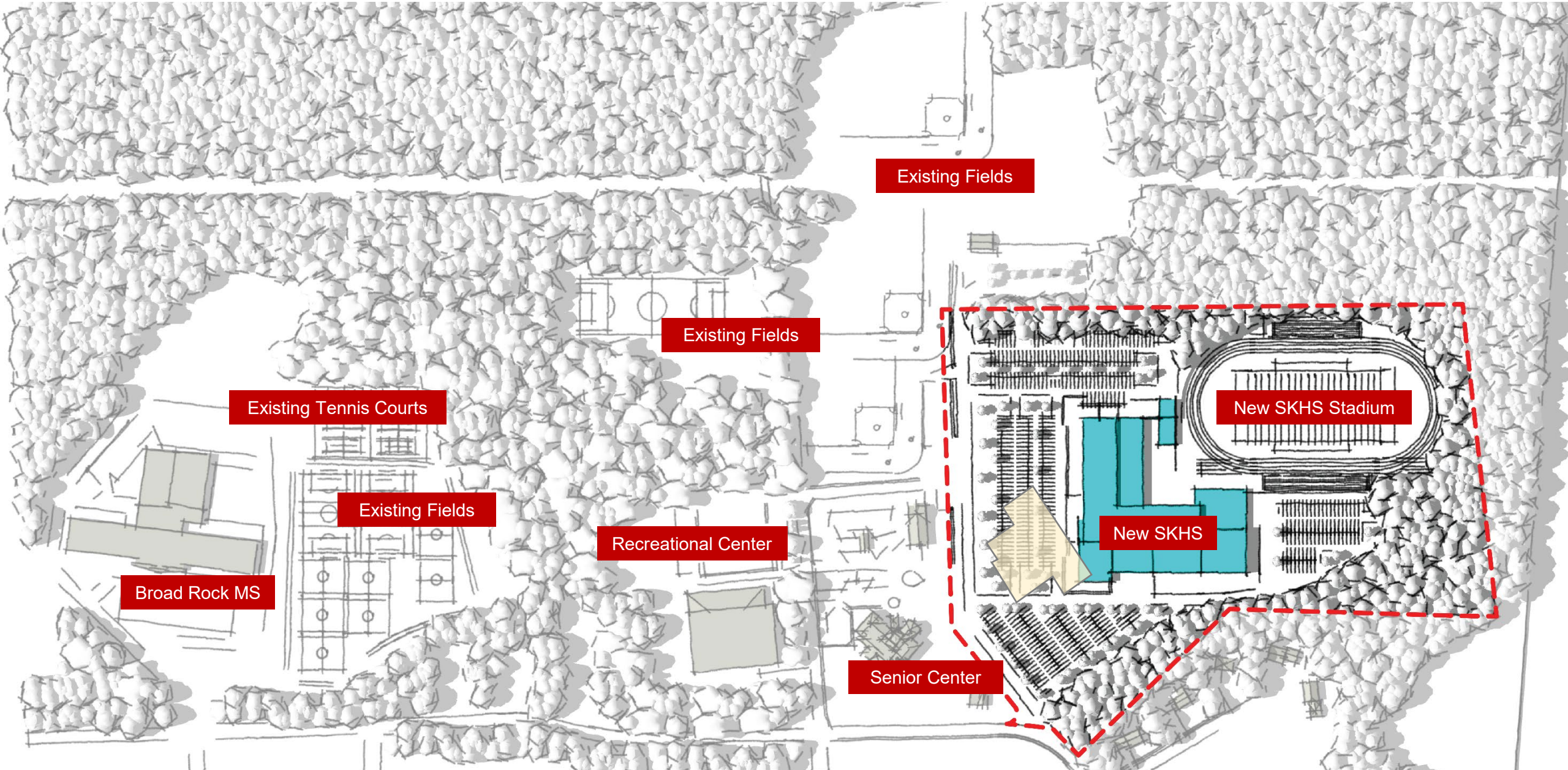
High School Scenario Update – YMCA Site A



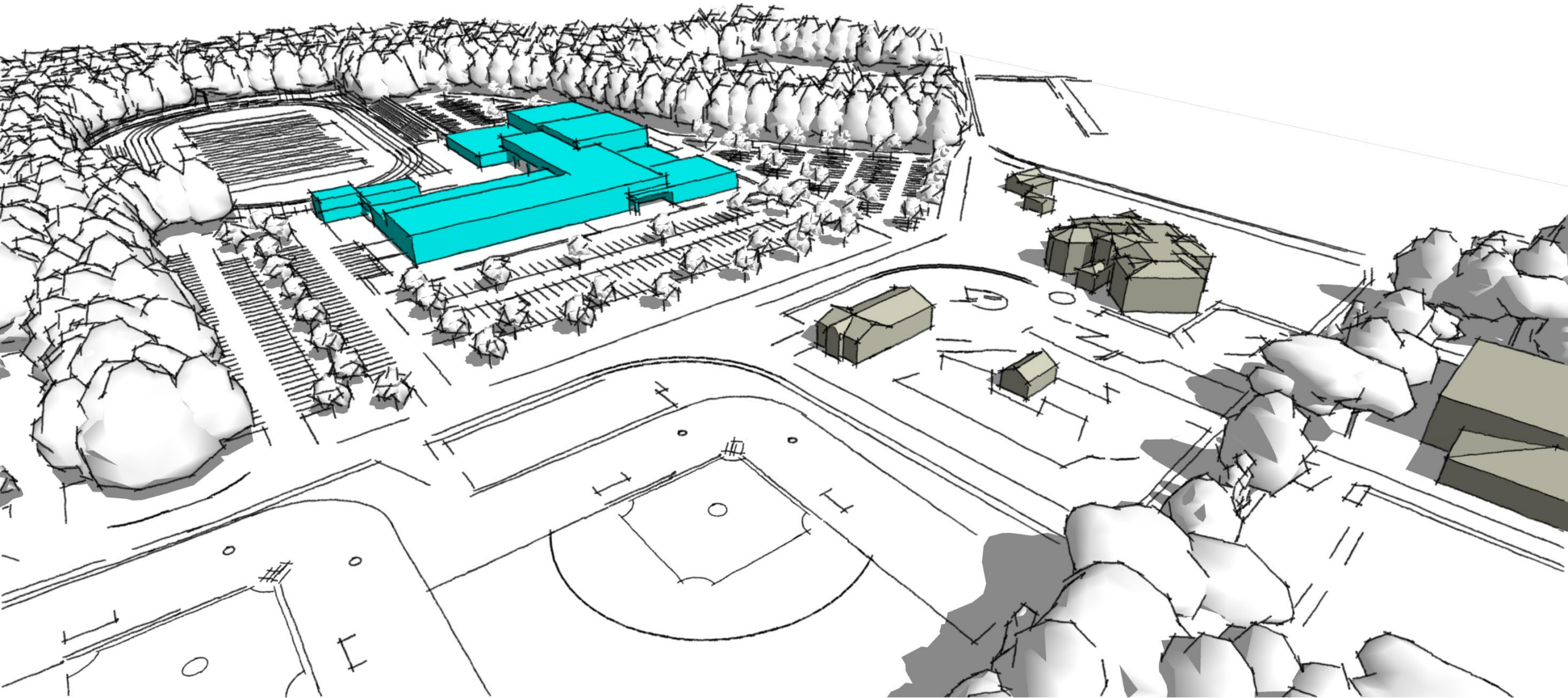
High School Scenario Update – YMCA Site A+



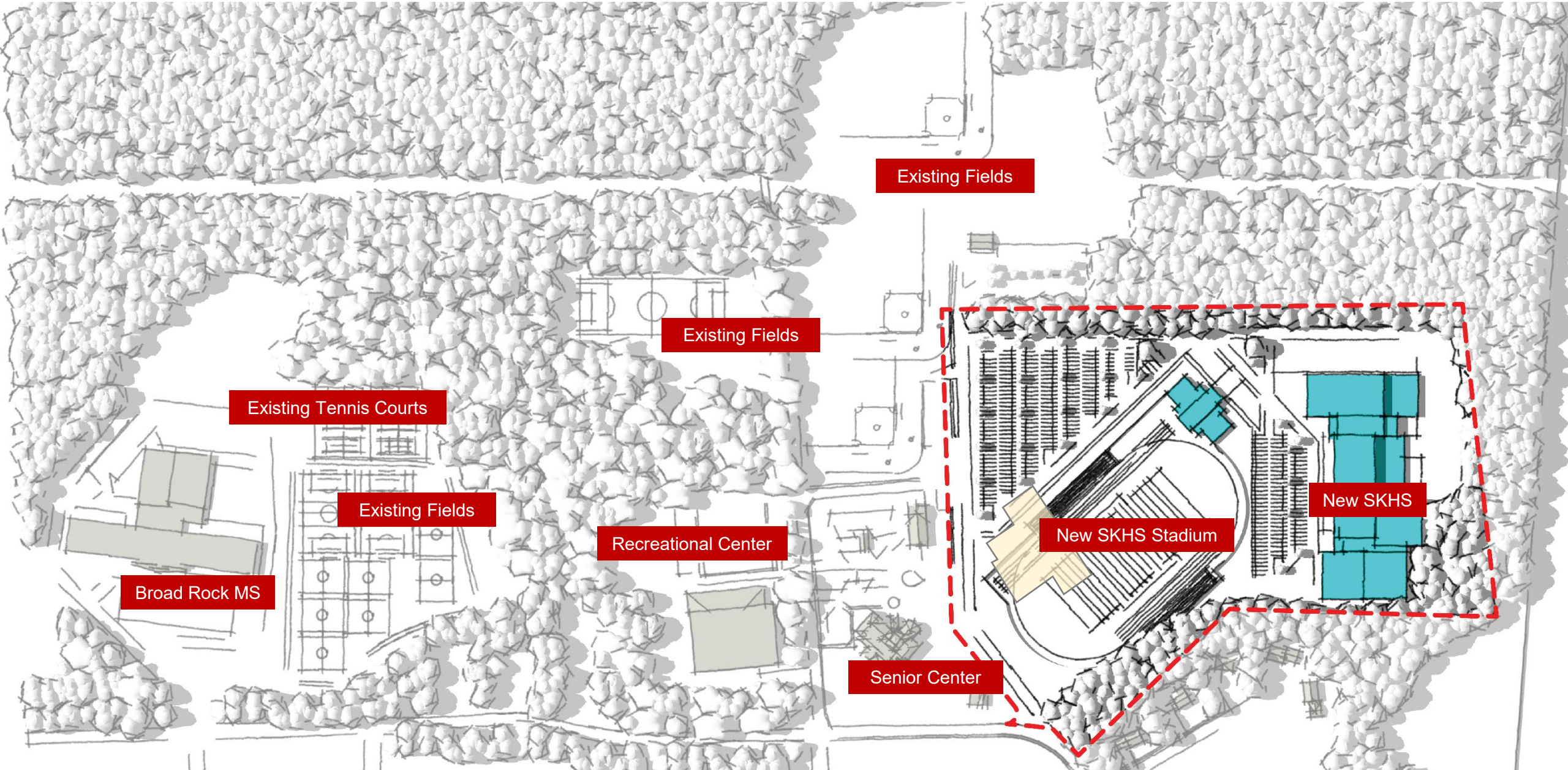
High School Scenario Update – YMCA Site B



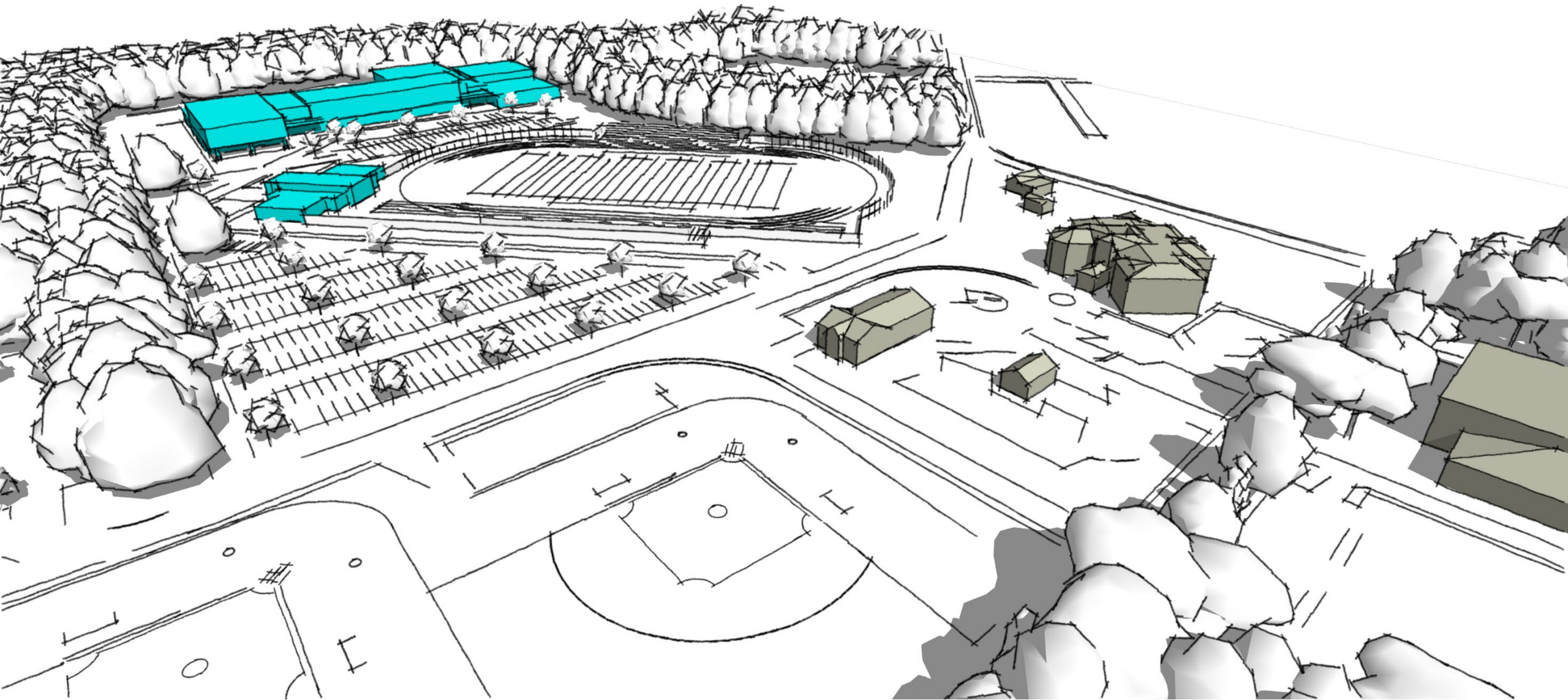
High School Scenario Update – YMCA Site B



High School Scenario Update – YMCA Site C



High School Scenario Update – YMCA Site C

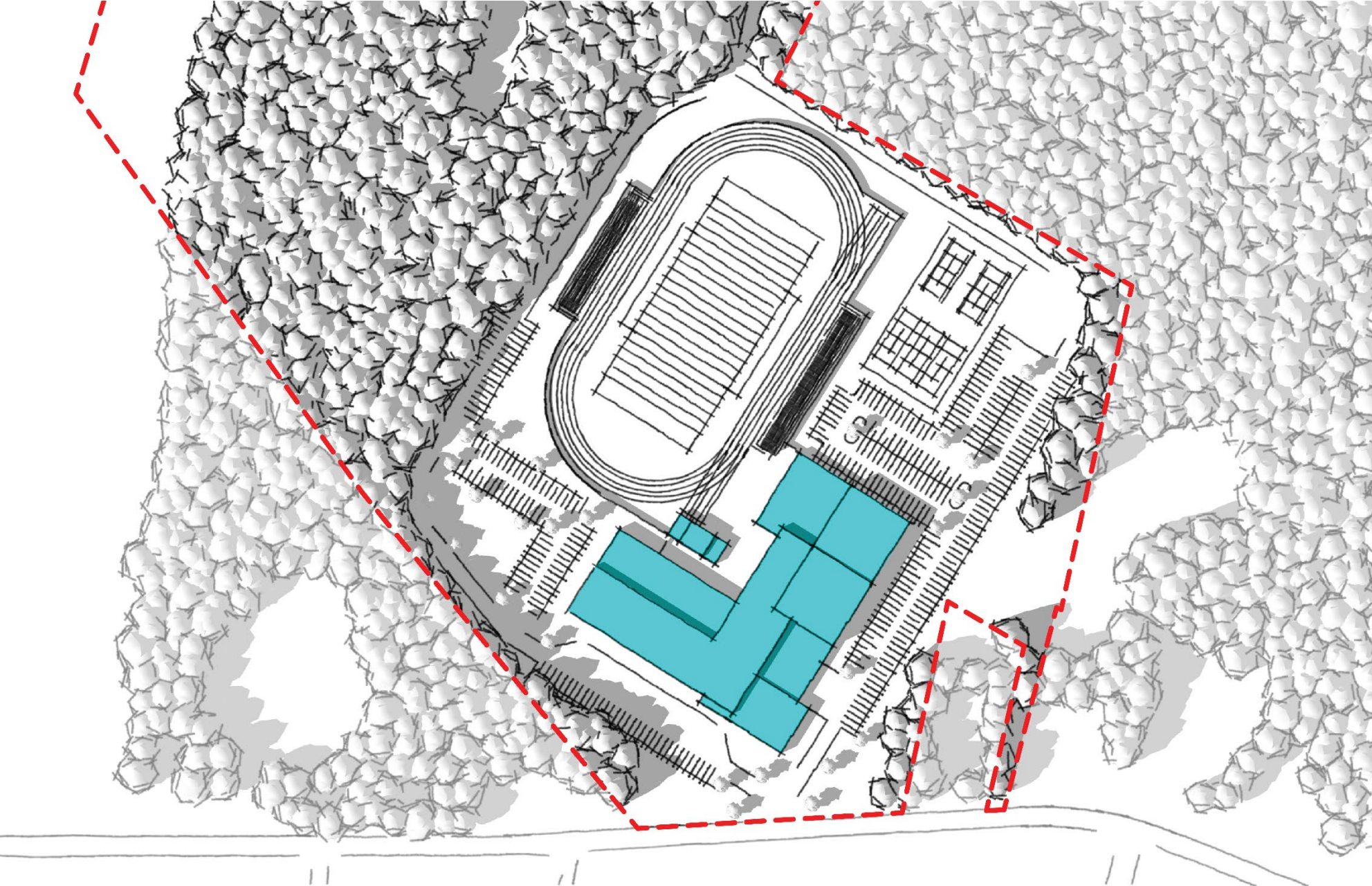


High School Scenario Update – CCMS Site



Curtis Corner MS

High School Scenario Update – CCMS Site



Other Considerations

Use of Hazard Building

Administration

18-22 yr. olds Life Skills

Teacher Center

Professional Development Center

Swing Space

Possibility of Curtis Corner

Next Steps

- Confirm viable options for use in a selection matrix before the next workshop
- Development of the selection matrix
- Define goals & objectives of the next workshop
 - Final option selection “the Project”?
- Community engagement opportunities