

South Kingstown High School Replacement Project

PROJECT UPDATE

South Kingstown School Committee

02.27.2024

 **LeftField**



TODAY'S AGENDA

01

RIDE PROCESS OVERVIEW &
SCHEDULE

02

DESIGNER SELECTION UPDATE

03

NEXT STEPS

04

OPEN DISCUSSION /
Q & A



RIDE PROCESS OVERVIEW

STAGE I & II



Breaking Ground

Necessity of School Construction Approval Process and Timeline



LOCAL approvals

Identify your team
Pull together a School Building Committee, composed of city and school representatives

Letter of Intent
Send a statement of interest signed by Superintendent, School Committee, and municipal representative
Spring Approval: August / Fall Approval: January

Stage I: Identify Need

Local Support
Stage II must include School Committee and City Council approvals
Spring Approval: February / Fall Approval: September

Stage II: Develop Solution

Memorandum of Agreement
Signed by School Committee and Superintendent

Voter Approval
For bonds, unless the municipality has a public building authority

6 months maximum

Approvals and Beyond...

SBA Stage I Preliminary Approval
Authorization to move forward with Stage II
Spring Approval: September / Fall Approval: February

State Agency Reviews
DOA Planning, RIHPHC, Commission on Disabilities

SBA Stage II Preliminary Approval

Memorandum of Agreement
Signed by Commissioner

Enabling Legislation
For projects that are using bonds or other forms of indebtedness

Council Approval
With recommendation from SBA Advisory Board, Commissioner makes recommendation to CESE
Spring Approval: May / Fall Approval: November



STATE approvals



RIDE Rhode Island Department of Education

RIDE PROCESS OVERVIEW

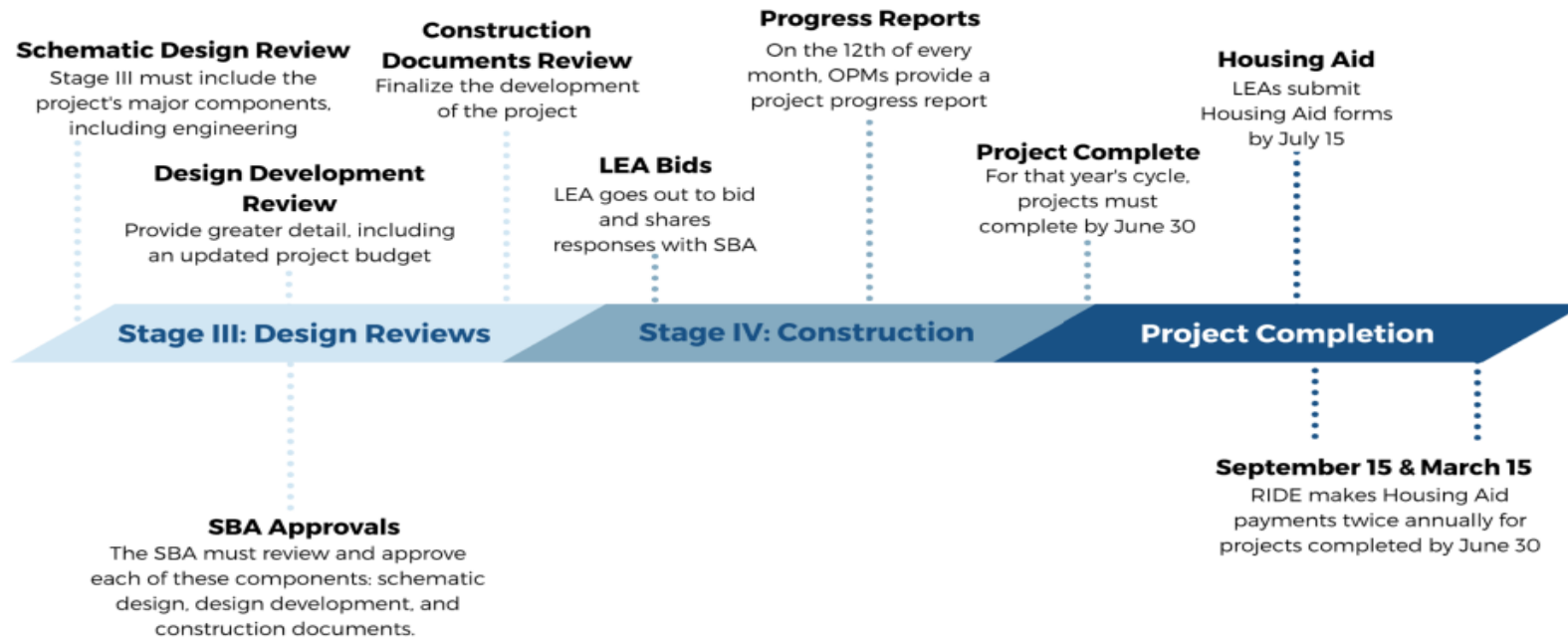
STAGE III & IV



Under Construction

Seeing School Projects From Design Through Completion

LOCAL to-dos



STATE to-dos

SKHS REPLACEMENT PROJECT

CONCEPT SCHEDULE



SOUTH KINGSTOWN CONCEPT SCHEDULE	2023			2024				2025				2026				2027				MILESTONE											
	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY		FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
STAGE II SUBMISSION & REVIEW				★																											COUNCIL APPROVAL
DESIGNER SELECTION								★																							DESIGNER SELECTION COMPLETE
STAGE III VISIONING													★																		EDUCATIONAL SPECIFICATION COMPLETE
CMaR PROCUREMENT										★																					CM CONTRACT SIGNED
STAGE III SCHEMATIC DESIGN															★																RIDE SD APPROVAL
STAGE III DESIGN DEVELOPMENT																★															RIDE DD APPROVAL
STAGE III EARLY RELEASE PACKAGES																	★														EARLY RELEASE PACKAGES BID
STAGE III CONSTRUCTION DOCUMENTATION																															RIDE CD APPROVAL
STAGE IV LONG LEAD PROCUREMENT																															LONG LEAD ITEMS DELIVERED
STAGE IV CONSTRUCTION																															SUBSTANTIAL COMPLETION
STAGE IV MOVE MANAGEMENT																															MOVE IN COMPLETE
STAGE IV OCCUPANCY & CLOSEOUT																															OCCUPANCY / PUNCH COMPLETION

DESIGNER SELECTION

PROCESS OVERVIEW



- Pursuant to RI General Law § 45-55-8.1, Municipal Design Contracts must be procured through a Qualification-Based Selection Process.
- This essentially states that Cities & Towns must *only* consider the proposing firms Qualifications, **and not the cost for their services**, when choosing a Designer.
- 2-Step Procurement *PUBLIC* Procurement
 - PART 1: Written Qualifications
 - PART 2: Interview
- Designer Selection Team (4 SBC, 1 TC, 2 Community Members) makes recommendation to SBC.
- School Committee / Town Council Approval
- Contract Negotiations

DESIGNER SELECTION

PART 1: WRITTEN QUALIFICATIONS



- 6 Architectural/Engineering Firms or JV's submitted proposals
 - Finegold Alexander Architects
 - JCJ Architecture w/ Saccoccio & Associates
 - Jonathan Levi & Assoc. w/ DLR Group
 - Kaestle Boos Associates
 - Perkins Eastman
 - Studio JAED w/ SLAM Collaborative
- Firms represent the “Major League” of School Designers
- Each proposals is evaluated *individually* by the Designer Selection Team
- Point values are assigned to 13 specific categories
- Designer Selection Team is responsible for 4 main categories
- Points are tallied and shortlist is developed based on Team feedback
- Shortlisted firms are invited to interview

Individual Staff Qualifications
Capability, Capacity, & Qualifications of the Firm
Work Plan
Project Approach/Methodology
References
Insurance Coverage
Political Contributions
Legal Proceedings
Financial Statements
Exceptions to the Proposed Contract
MBE/WBE/DBE Participation
Familial Relationship Affidavit
Certificate of Non-Collusion

DESIGNER SELECTION

PART 2: INTERVIEW



- Three firms were shortlisted and invited to interview:
 - JCJ Architecture w/ Saccoccio & Associates
 - Jonathan Levi & Associates w/ DLR Group
 - Studio JAED w/ SLAM Collaborative
- Interviews will take place on Monday, March 4th at SK Town Hall (4:00 PM)
- Interviews will be livestreamed to the public
- Each Team has 40 minutes to present, followed by 20 minutes of Q/A
- Prepared questions and Ad-hoc questions
- Point Values will be assigned based on **Overall Impressions, Team Chemistry, Response to Prepared Questions, & Response to Ad-hoc Questions**
- Final point tally and recommendation to SBC

SKHS REPLACEMENT PROJECT

NEXT SPEPS



BOND REFERENDUM – MAY 2024

- Designer Contract Negotiations (2 Phase Fee)
- Construction Manager at Risk Procurement & Negotiations
- Town Wide Visioning Sessions
- CX Agent Procurement
- Environmental Engineer Procurement
- All Contracts (except Designer Phase I) will not go into effect unless successful passage.



QUESTIONS / OPEN DISCUSSION