



# South Kingstown School District

School Building Committee Update  
October 26, 2022

# Agenda

Continue High School Scenario(s) Discussion

High Level Budget Review

Selection Matrix Discussion

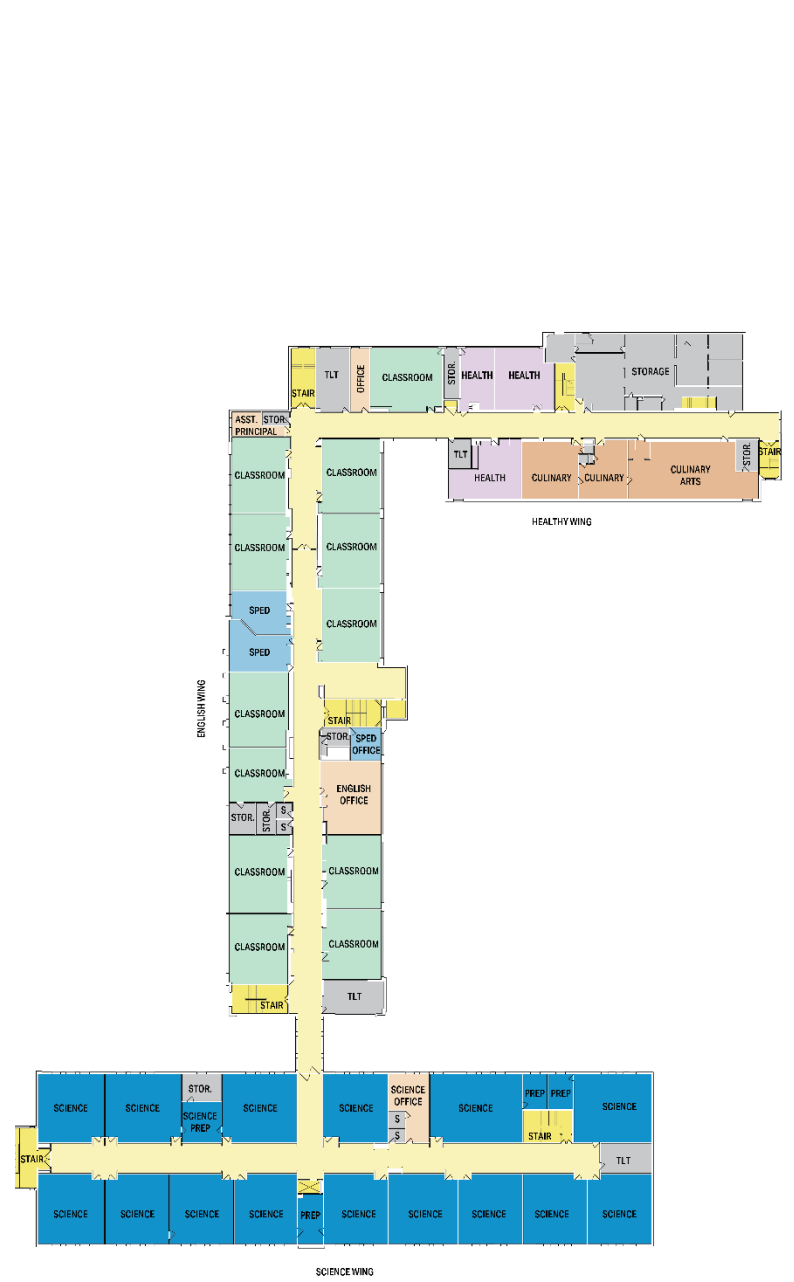
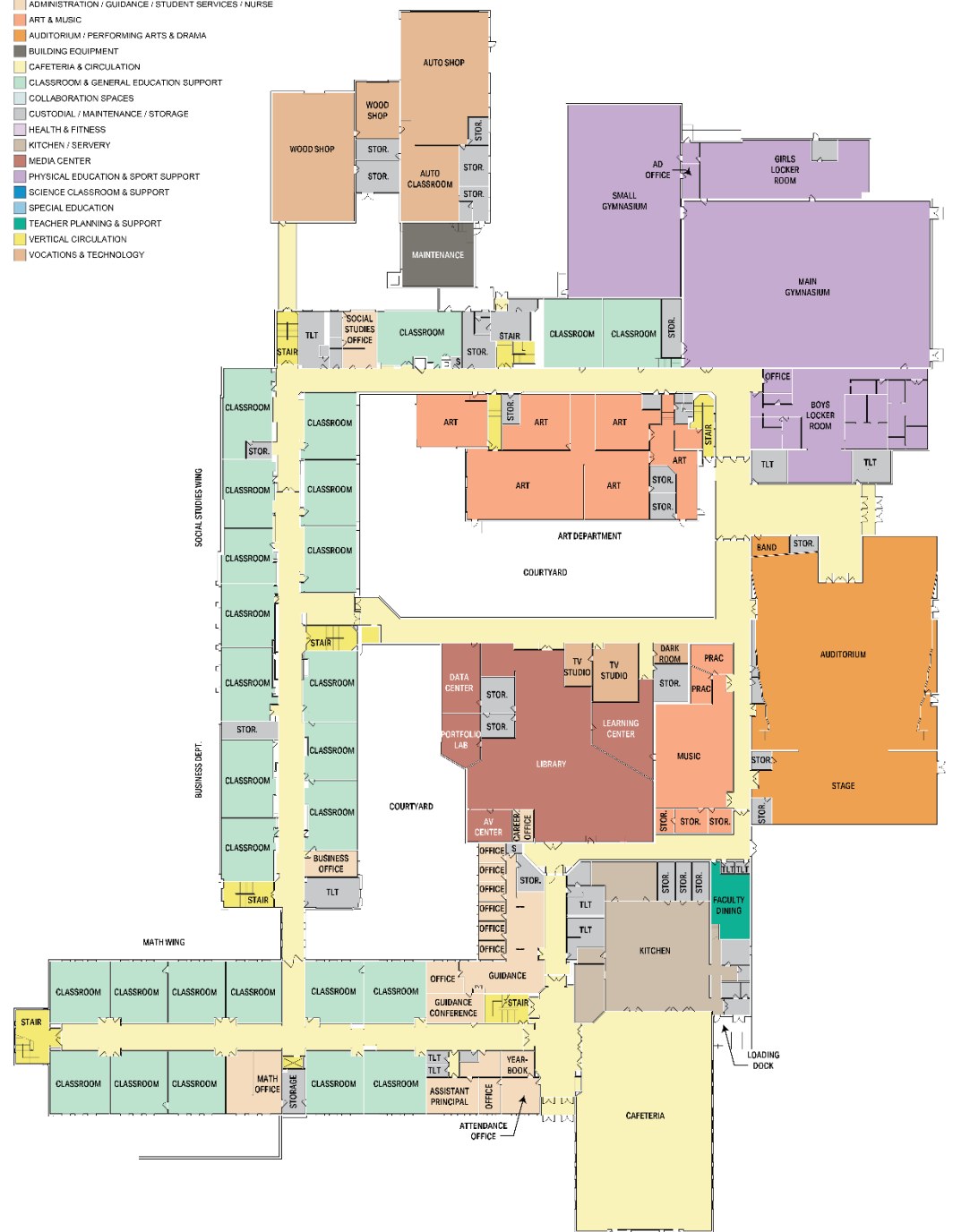
Next Steps

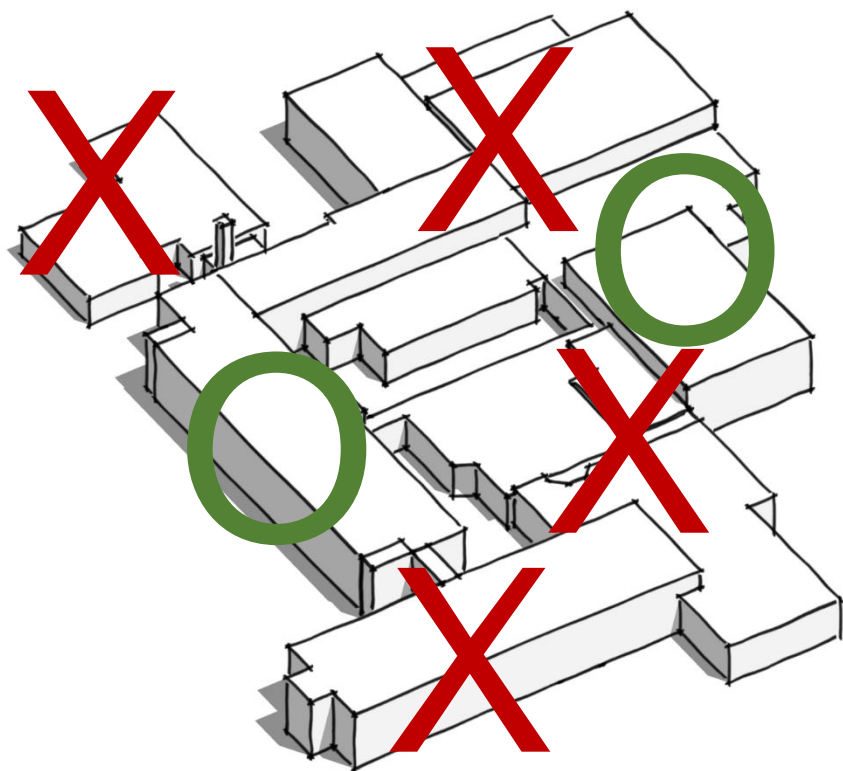
# High School Scenario(s) Discussion

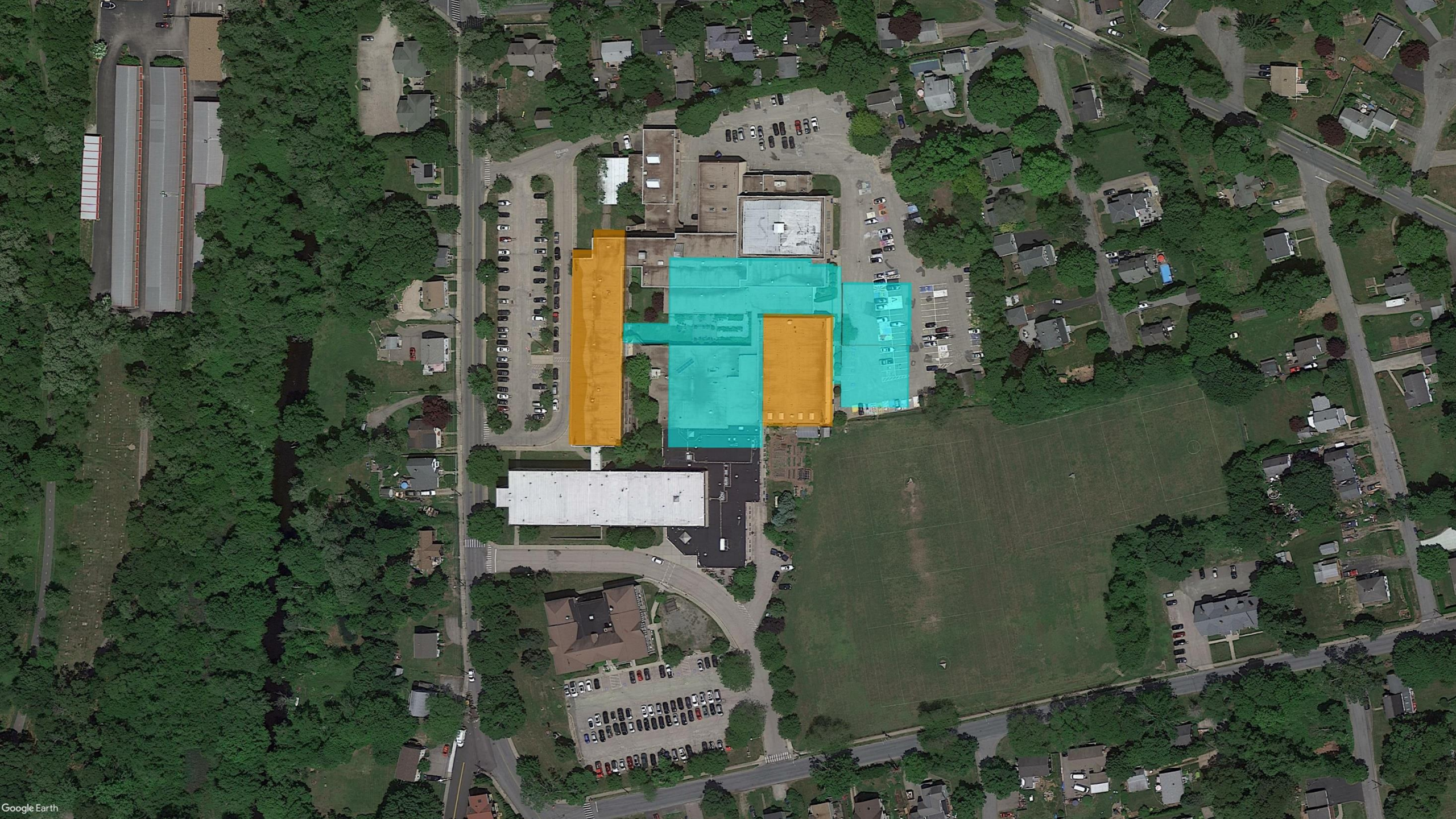
Existing Building & Renovations

Athletic Track/Field & Physical Ed. Options

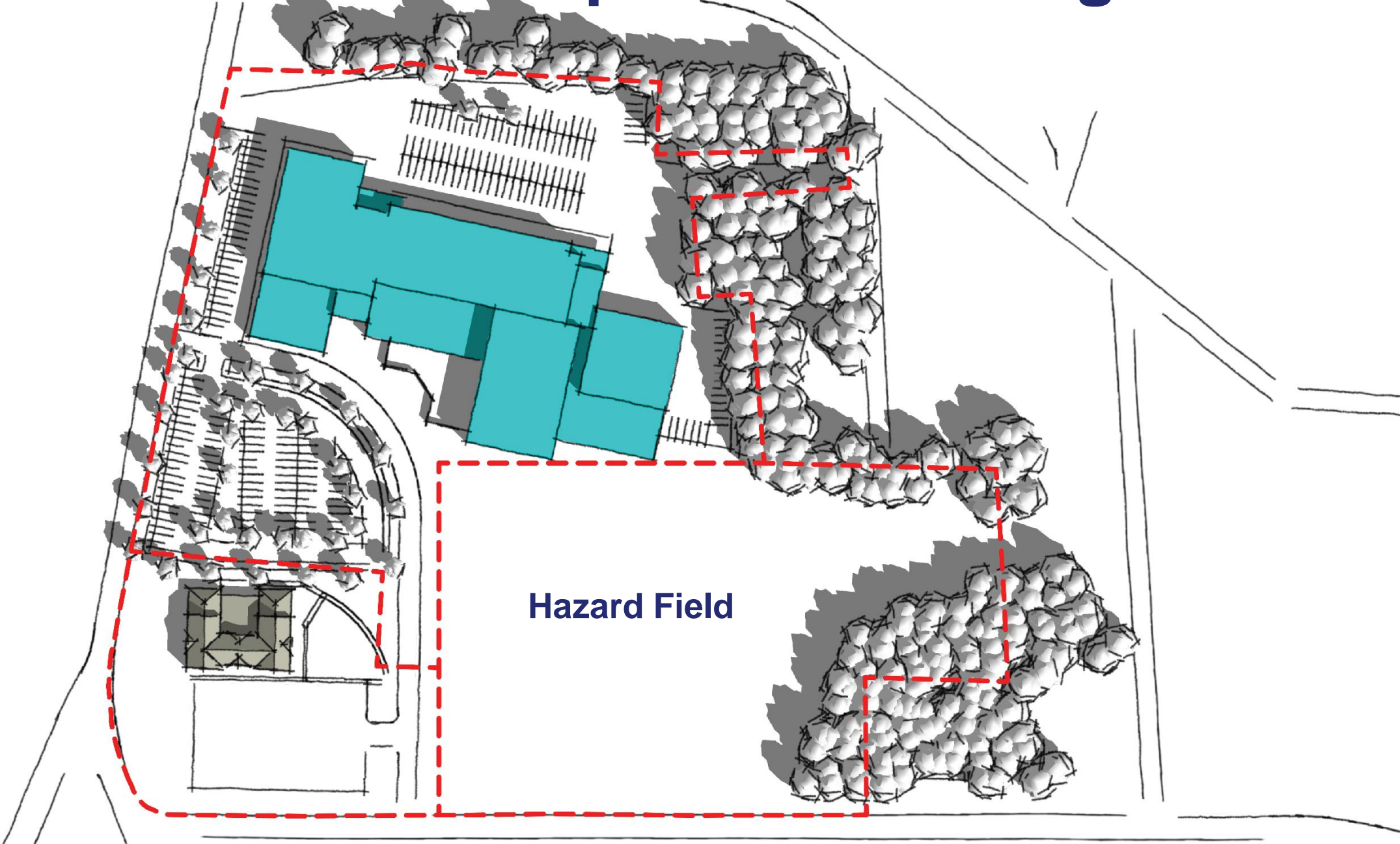
- ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE
- ART & MUSIC
- AUDITORIUM / PERFORMING ARTS & DRAMA
- BUILDING EQUIPMENT
- CAFETERIA & CIRCULATION
- CLASSROOM & GENERAL EDUCATION SUPPORT
- COLLABORATION SPACES
- CUSTODIAL / MAINTENANCE / STORAGE
- HEALTH & FITNESS
- KITCHEN / SERVERY
- MEDIA CENTER
- PHYSICAL EDUCATION & SPORT SUPPORT
- SCIENCE CLASSROOM & SUPPORT
- SPECIAL EDUCATION
- TEACHER PLANNING & SUPPORT
- VERTICAL CIRCULATION
- VOCATIONS & TECHNOLOGY

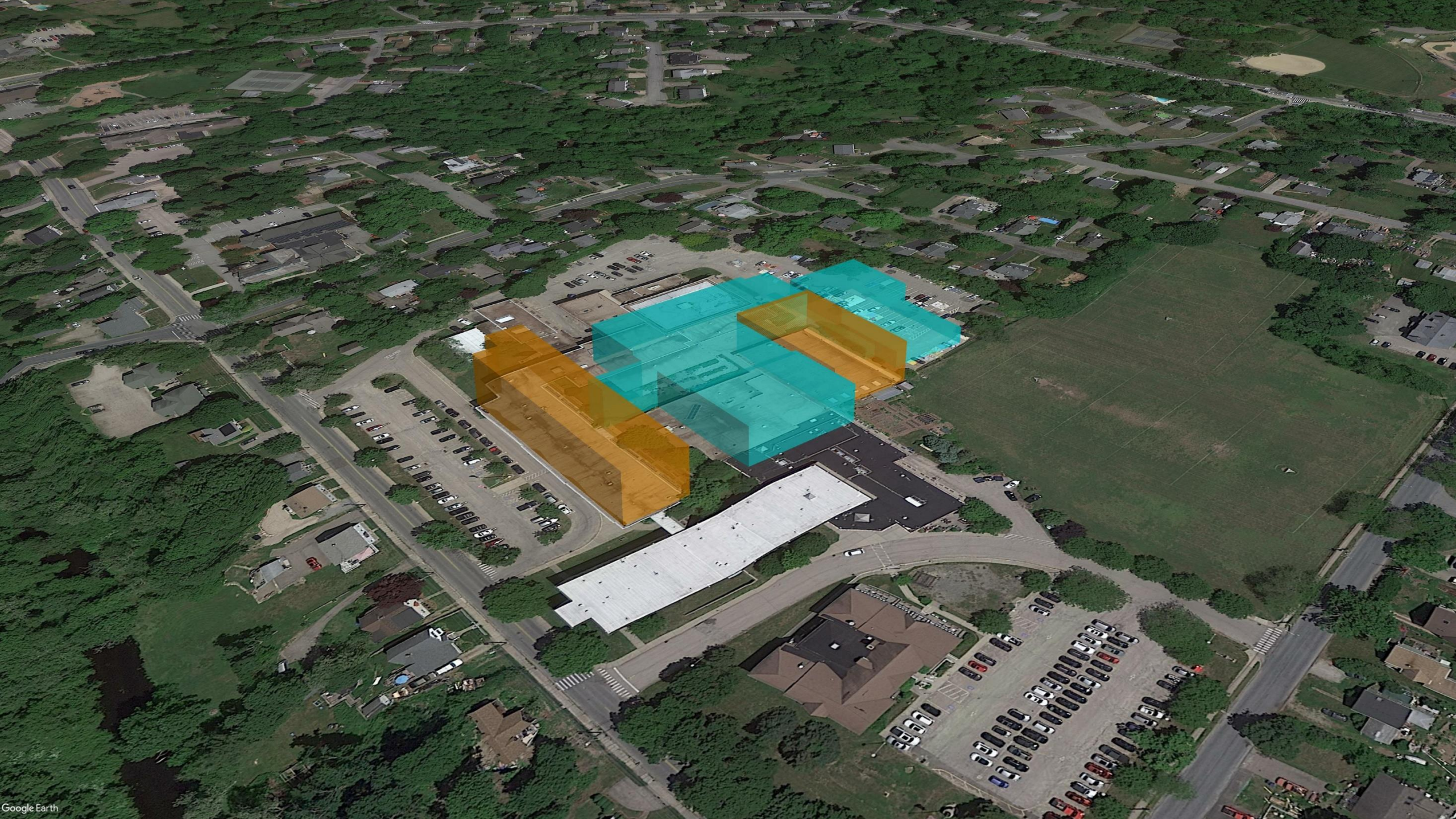






# High School Scenario Update – Existing Site









# High School Scenario(s) Discussion

At this time, a Renovation is NOT our recommendation:

Unknowns

Costs (to be discussed more in Budget Review)

Perception of Value Added

Questions & Discussion

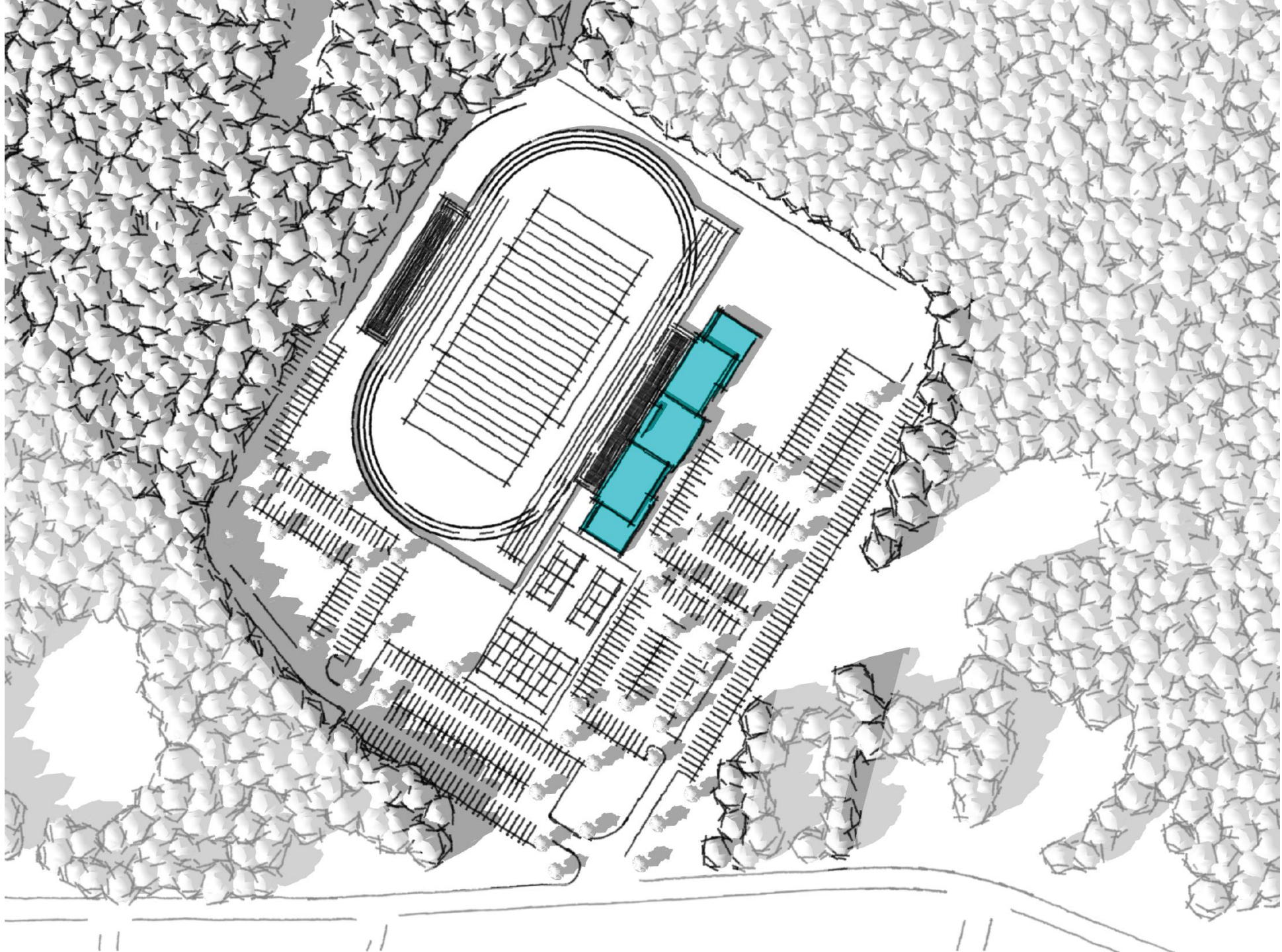
# Athletic Track/Field & Physical Ed Options

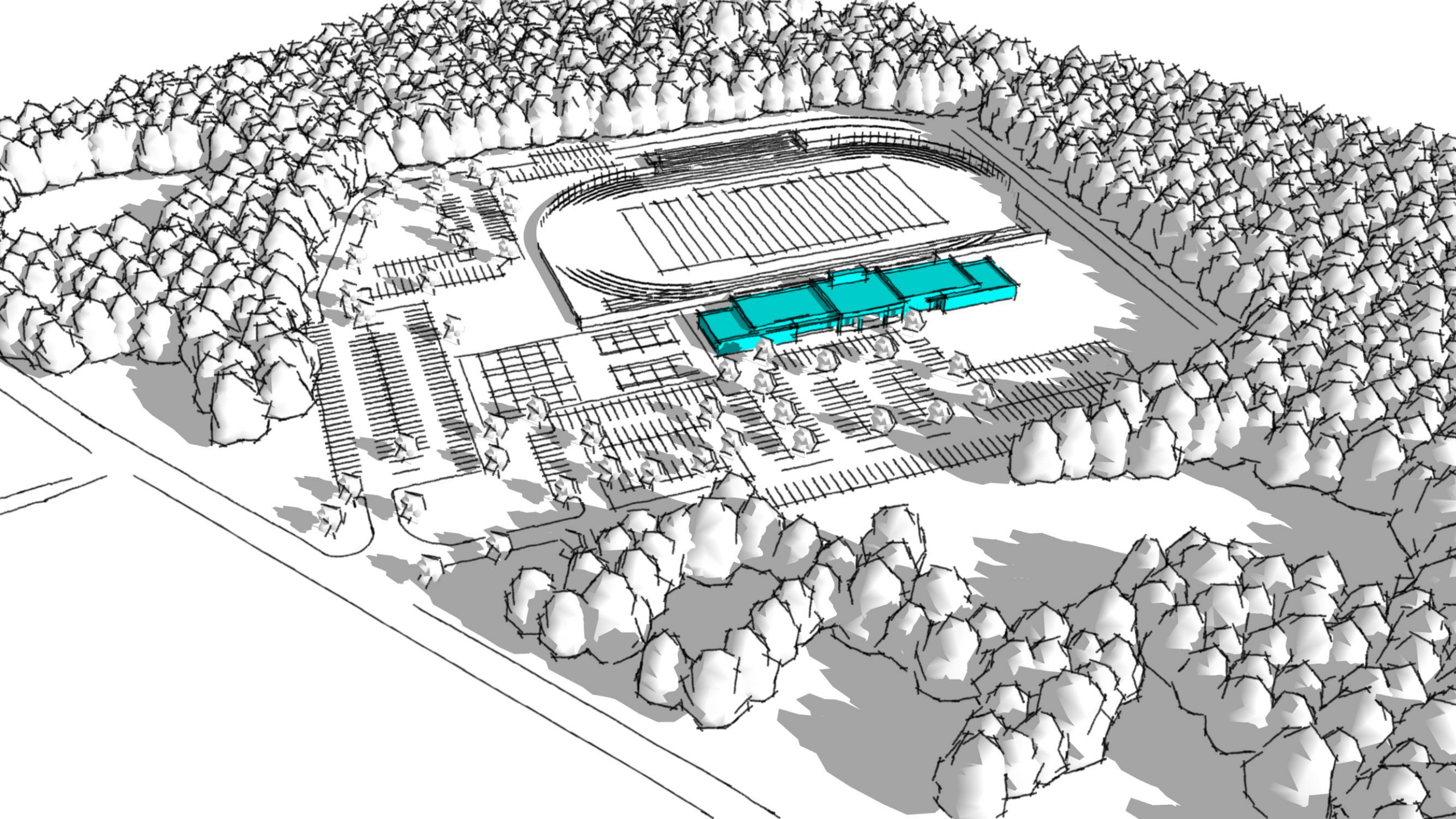
Curtis Corner

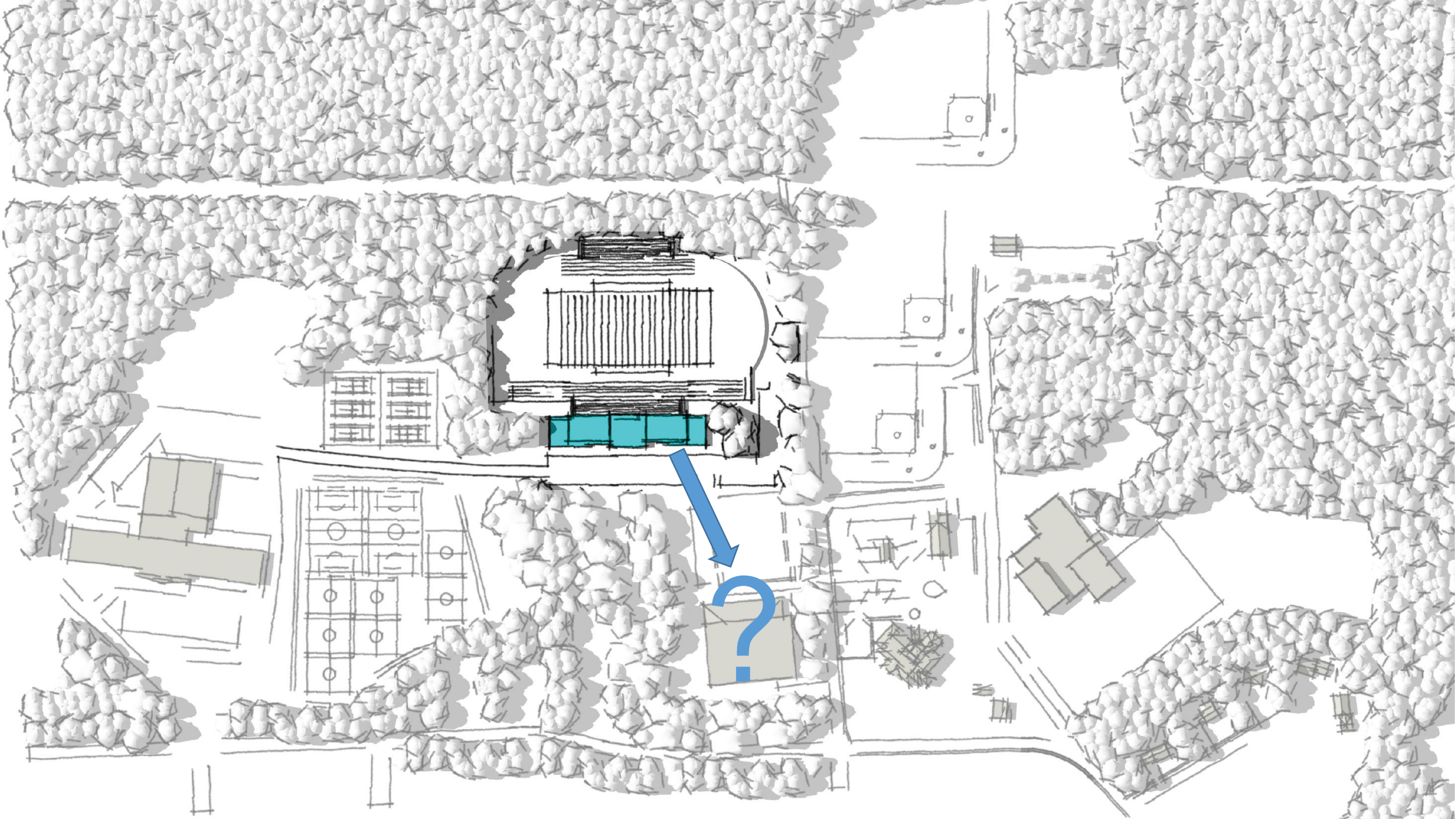
Town Property adjacent to Broad Rock

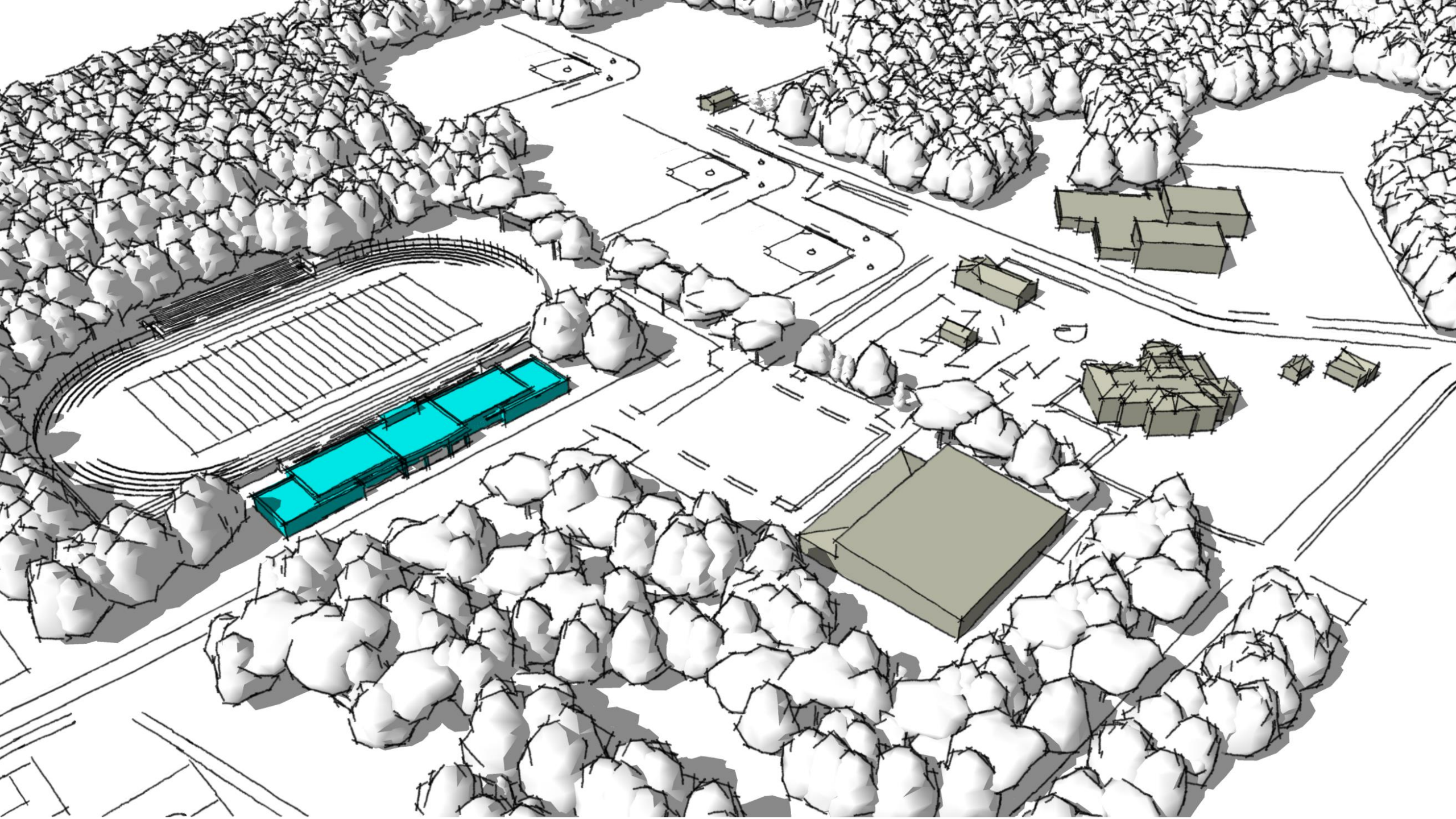
Future Field House

Relationship to existing HS Site











**15 Minute Walk  
Less than 1 Mile**



# Athletic Track/Field & Physical Ed Options

Questions

# Preliminary Architectural Program

SKHS PRELIMINARY ARCHITECTURAL PROGRAM			
SPACE	# OF	SIZE	TOTAL
	SPACES	SF	SF
Flexible Classrooms (English/Health/Math/SS)	26	800	20,800
Film Study/Flexible Classroom	1	800	800
Special Education Classroom/Flexible Classroom	2	800	1,600
Collaborative Room	8	150	1,200
General Staff Workroom	3	350	1,050
Gymnasium (800 Seats)	1	7,000	7,000
Auxillary Gymnasium	1	3,500	3,500
Gym Locker Rooms/Showers/Rest Rooms	2	2,500	5,000
Gymnasium Storage	1	1,500	1,500
Gymnasium Team Rooms	2	400	800
Gymnasium Teacher Offices	2	100	200
Gymnasium Athletic Director's Office	1	100	100
Gymnasium Training Room	1	250	250
Gymnasium Officials Room/Shower/Rest Room	1	150	150
Gym Concession	1	100	100
Gym Laundry	1	150	150
Mezzanine Walking Track/Cardio/Weight Room	1	3,500	3,500
School Store	1	250	250
Library/Media Center Proper	1	2,500	2,500
Library Office	1	100	100
Library Work Room	1	250	250
Library Small Studio	1	150	150
Library Storage	1	500	500
Auditorium	1	7,000	7,000
Stage	1	2,000	2,000
Green Room w Toilet	2	350	700
Auditorium/Stage Storage	1	2,000	2,000
Band Room	1	2,500	2,500
Band Office	1	150	150
Instrument Storage	1	500	500

Music Library	1	100	100
Piano Lab	1	800	800
Practice Rooms	3	100	300
Choral Room	1	1,200	1,200
Choral Storage	1	350	350
Choral Office	1	150	150
Kitchen	1	3,000	3,000
Cafeteria	1	5,250	5,250
Table Storage	1	200	200
Staff Lunch Room/Work Room	1	350	350
Universal Science Labs	4	1,000	4,000
Lab Prep Rooms/Storage	4	350	1,400
Science Classrooms	8	800	6,400
Chemical Storage	1	200	200
Administration Reception	1	300	300
Principal's Office	1	125	125
Assistant Principal's Office	3	125	375
Administration Records Storage	1	150	150
Administration General Storage	1	250	250
SRO Office	1	125	125
Administration Conference	1	250	250
Administration Bathroom	2	50	100
Guidance Reception	1	150	150
Counselor's Office	4	100	400
Specialist's Office	4	100	400
Guidance Records Storage	1	150	150
Guidance General Storage	1	100	100
Guidance Conference	1	250	250
Nurse Waiting	1	100	100
Nurse Triage	1	100	100
Nurse Treatment Room	1	100	100
Nurse Resting	1	200	200
Nurse Isolation Room w Toilet	1	150	150

# Preliminary Architectural Program

Nurse Office	1	125	125
Nurse Storage	1	100	100
Nurse Bathroom	1	100	100
General Art Classroom	1	1,200	1,200
General Art Storage	1	250	250
Studio Art CTE Classroom	1	800	800
Studio Art CTE Storage	1	250	250
Video Studio/Control - CTE	1	250	250
Video Editing - CTE	1	100	100
Construction Tech Large Lab - CTE	1	3,000	3,000
Construction Tech Lab Storage - CTE	1	150	150
Construction Tech Office	1	150	150
Construction Tech Small Lab - CTE	1	2,000	2,000
Wood Tech Small Lab Storage - CTE	1	150	150
Construction Tech Classroom - CTE	1	800	800
ALP - Mock Apartment	1	750	750
ALP - Classroom	1	800	800
ALP - OT/PT	1	400	400
Computer Classroom/Laboratory - CTE	2	800	1,600
Allied Health EMT & Biomedical Classroom - CTE	1	800	800
Allied Health EMT & Biomedical Office - CTE	1	100	100
Allied Health EMT & Biomedical Storage - CTE	1	150	150
Allied Health CNA & Pharmacy Tech Classroom - CTE	1	800	800
Allied Health CNA & Pharmacy Tech Lab - CTE	2	800	1,600
Allied Health CNA & Pharmacy Tech Storage - CTE	1	150	150
Allied Health CNA & Pharmacy Tech Office - CTE	1	100	100
School General Storage	4	300	1,200
Custodial/Maintenance Office	1	200	200
Custodial/Maintenance Storage	1	1,000	1,000
SUB-TOTAL			112,850
Grossing Factor		0.40	45,140
<b>TOTAL</b>			<b>157,990</b>

# High Level Budget Review

Per *Current*\* RIDE Formulas for a New Build:  
703 students in Grades 9-12 (Integrated CTE)

225 sq.ft./students = 158,175 sq.ft.

$\$586 \times 158,175 = \$92,690,550 \text{ M}^{**}$

\* Current cost/sq.ft. guidance is \$551 / sq.ft. and is currently being amended.  
Above represents an additional \$35 = \$586

\*\* Allowable Base Reimbursement Funding. Additional funding available.

# High Level Budget Review

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

Technology Systems @ \$3,000 / Student

Building Demolition

Site Remediation

Student Enrollment	703	158,175	
Hard Costs			
<b>Total Construction Cost Target</b>	<b>\$77,242,125</b>	80%	
Soft Costs			
Architectural, Engineering & Consulting Fees	\$5,793,159	7.5%	
Construction, Project Management & Commissioning Fees	\$4,634,528	6.0%	
Owner Costs	\$1,158,632	1.5%	
Project Contingency & Escalation	\$3,862,106	5.0%	
Sub Total Soft Cost	\$15,448,425	20.0%	
<b>Total Cost</b>	<b>\$92,690,550</b>	100%	
Other Costs			
Furniture Fixtures & Equipment	\$1,476,300	\$2,100	Per Student
Technology Systems	\$2,109,000	\$3,000	Per Student
Land & Building Purchase	\$0		
Building Demolition	\$2,000,000		
Site Remediation/Restoration Costs	\$50,000		
Sub Total Other Project Costs	\$5,635,300		
<b>Total Project Amount Request</b>	<b>\$98,325,850</b>		

# High Level Budget Review

## Questions

Project Cost of **\$98 M** enough to build 158,175 sq.ft.?

*Our assessment currently is **NO***

## Now What? Options?

- 1. Locally fund the difference*
- 2. You build less sq.ft.*

# High Level Budget Review

## Local & Current Case Study New Build

CTE HS for 775 students @ 180,000 sq.ft.

*Approx. \$116 M*

*\$645 / sq.ft.\* (\$838)*

*\* Does not include Furniture Fixtures & Equipment, Technology Systems, A/E Fees, Soft Costs, and other Owner Costs*



# High Level Budget Review

## Our Current Assessment New Build

CTE HS for 703 students @ 158,175 sq.ft. w/ track & field

*Approx. \$140 M*

*\$885 / sq.ft.\**

*\* All Inclusive (including escalation to 2025)*

# High Level Budget Review

## How does this look financially?

Desired Project Cost	\$140 M
RIDE Allowable Reimbursement	<u>\$ 98 M</u>
Difference to be funded	<b>\$ 42 M</b>

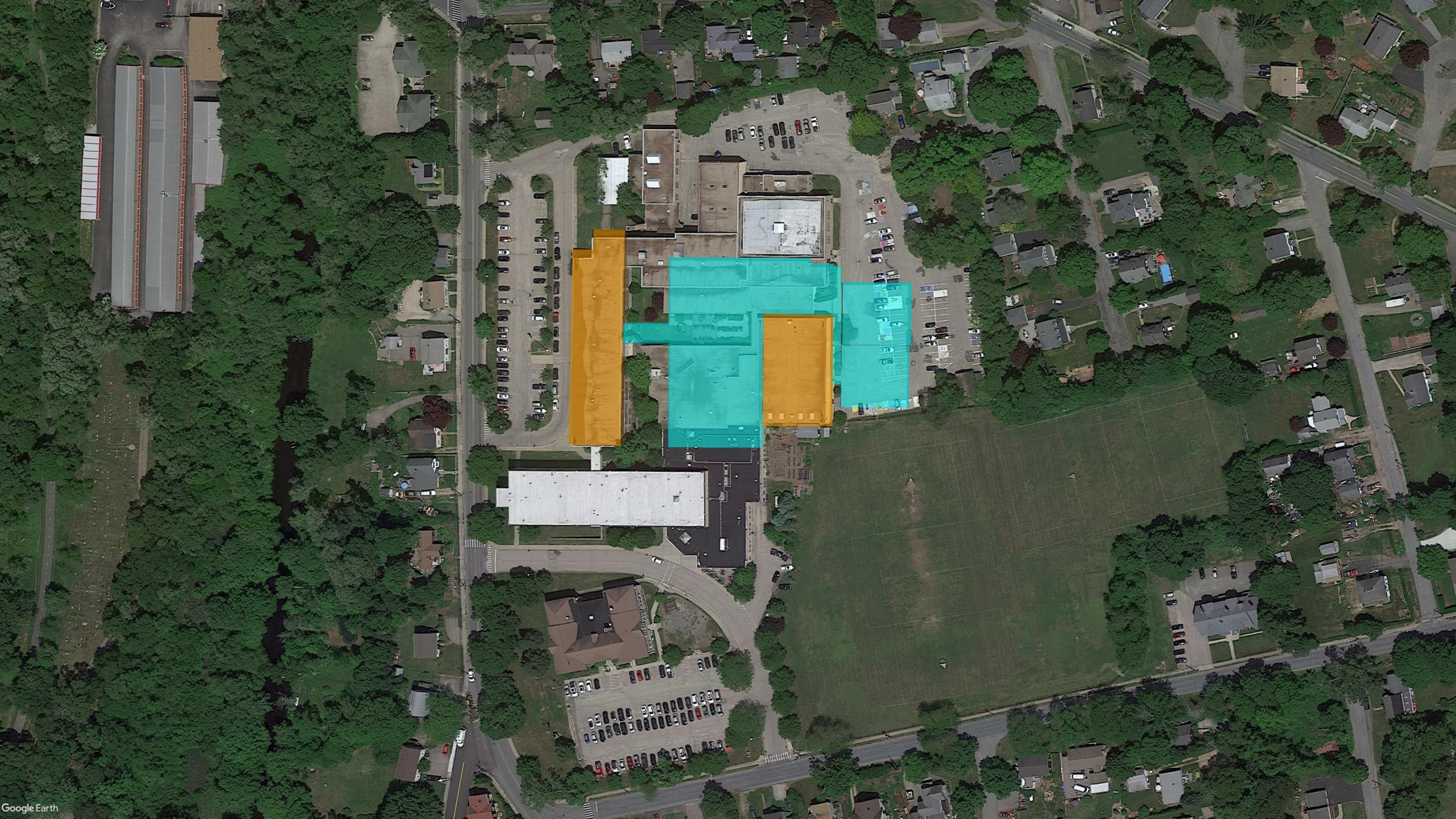
# High Level Budget Review

## How do you reconcile the Difference?

Difference    \$42 M

Options:

- Factor into the financial forecast & tax burden
- Available surplus funds to reduce bond amount
- Bond premium – *less favorable going forward*
- Other grants



# High Level Budget Review

## New Build

$$158,000 \text{ sq.ft.} \times \underset{\text{Hard Cost}}{\$700} \times \underset{\text{Soft Cost Factor}}{1.27} \qquad \qquad \qquad \$140 \text{ M}$$

## Demo/Add/Reno

$$93,000 \text{ sq.ft.} \times \underset{\text{Hard Cost}}{\$805} \times \underset{\text{Soft Cost Factor}}{1.27} \qquad \qquad \qquad \$ 95 \text{ M}$$

$$65,000 \text{ sq.ft.} \times \underset{\text{Hard Cost}}{\$700} \times \underset{\text{Soft Cost Factor}}{1.27} \qquad \qquad \qquad \underline{\$ 58 \text{ M}}$$

$$\$153 \text{ M}$$



SOUTH KINGSTOWN HIGH SCHOOL

SOUTH KINGSTOWN  
HIGH SCHOOL

# High Level Budget Review

## What are you trying to say?

We need to recognize that SK will need to fund projects for more than what is eligible for reimbursement by RIDE

**Unknowns**, at this time, such as site/civil conditions can significantly impact a project budget...there are others to prepare for...

# Option Matrix - Costs

Based on current estimates from similar projects\*

Option – Good @ \$145 to \$150 million (Project Cost)

Option – Better @ \$155 to \$160 million (Project Cost)

Option – Best @ \$165 to \$170 million (Project Cost)

*\* New Construction Costs Range @ \$623 - \$639/sq.ft.  
Renovation Costs Range @ \$519 - \$852 Avg. \$656/sq.ft.*



# High Level Budget Review

## Project Options?

### **Low Level Project @ \$50 M**

Selectively demolish and construct new  
Gym & CTE areas

Perform deferred maintenance

Minimally impact student centric spaces

# High Level Budget Review

## Project Options?

### **Mid Level Project @ \$140 M**

New Build HS with track and field

Location is insignificant in term of cost

# High Level Budget Review

## Project Options?

### High Level Project @ \$155 M

New Build HS with track and field

Location is insignificant in term of cost

Invest in asset protection at other schools

# High Level Budget Review

Questions

# Selection Matrix Discussion

Project Cost Eligible for RIDE Reimbursement \$

Maximizes Incentives YES or NO

Town Owned Property YES or NO

Ability to construct an Athletic Complex adjacent to the High School YES or NO

Swing Space Required YES or NO

Safely walkable from dense residential areas YES or NO

Availability for Parking MAX. or MIN.

 Advantage

 Disadvantage

# Selection Matrix Discussion

Increased traffic impact within neighboring community **YES** or **NO**

Requires District Office to be relocated **YES** or **NO**

Allows for future building expansion **MAX.** or **MIN.**

Full Size Auditorium that is reimbursed fully by RIDE **YES** or **NO**

Meets educational space needs **YES** or **NO**

Sustainable features & Green opportunities **YES** or **NO**

Future Maintenance **LOW** or **HIGH**

 Advantage

 Disadvantage

# Selection Matrix Discussion

South Kingstown High School Project Selection Matrix																											
Project	Project Cost Order of Magnitude	Maximizes Incentives		Town Owned Property		Ability to construct an Athletic Complex adjacent to the High		Swing Space Required		Safely walkable from dense residential areas		Availability for Parking		Increased traffic impact within neighboring community		Requires District Office to be relocated		Allows for future building expansion		Full Size Auditorium that is reimbursed fully by RIDE		Meets educational space needs		Sustainable features & Green opportunities		Future Maintenance	
		YES	NO	YES	NO	YES	NO	NO	YES	YES	NO	Max.	Min.	NO	YES	NO	YES	Max.	Min.	YES	NO	YES	NO	YES	NO	LOW	HIGH
Curtis Corner Site	\$140 M																										
YMCA Site	\$140 M																										
Existing Site New Build*	\$140 M																										
Existing Site Demo/Add/Reno*	\$150 M																										
Existing Building Demo/Reno	Varies																										
* Remote Track/Field																											

 Advantage

 Disadvantage

# Selection Matrix Discussion

## Commentary

We believe the deciding discussion, if a New Build is considered and you go *All In*, is the following:

1. A new Build HS w/ adjacent Athletic Track/Field  
or
2. A new Build HS w/ remote Athletic Track/Field



# Selection Matrix Discussion

Questions

# Next Steps

- Eliminate scenarios not worth pursuing
- Take a deeper dive into financial scenarios
- Prepare for Community Workshop

***What does that look like?***