

From: **Chris Spiegel** [REDACTED]
To: **lawhorse** [REDACTED]
CC: **Kate Macinanti** [REDACTED] **Lucas Murray**
Subject: Fw: [EXTERNAL] Questions regarding SKSD construction plans and use of \$150 Million Bond
Date: 09.02.2024 21:07:02 (+01:00)

Good Afternoon Counsellor Mulholland,

Deputy Town Manager Luke Murray forwarded me your email as it was sent to the School Building Committee email address. As a head's up, I only have access to the website address, so please feel free to send emails to skschoolproject@gmail.com. I check that email every other day.

Luke will be responding to **Question 1**, as his role with the Town allows puts him in a better position to address those topics.

With regards to Question 2:

As the Owner's Project Manager, the first task that LeftField took on was an exhaustive review of 3rd party cost estimates for the new high school. This review included a line-by-line analysis of all divisions of work, of which comparisons were made to recently bid and completed work in our region. As you are aware, the final result of this analysis was our recommendation to increase the total budget for this project from \$125M to \$150M.

One of the primary drivers behind our recommendation included increasing the demolition budget to \$5M and holding that dollar amount in a separate line item from the construction budget to safeguard it'. We are currently holding approx. \$115M for the construction of the high school and athletic fields themselves - this represents a cost per sf value in line with current pricing we have received on other high school projects.

The issues currently affecting Newport were also at the front of our minds during this decision-making process. As you can see from the screenshot below (taken from the 'BY THE NUMBERS' tab on the webpage), we have also allocated two contingencies (totaling approx. \$20M) to further protect the project from escalation, material costs increases, and unforeseen conditions (the three main drivers behind the cost increases in Newport). These contingencies, and the strategies that led to their inclusion in the project budget, we're discussed at the Joint Town Council / School Committee / School Building Committee on October 24, 2023.

With Regards to Question 3:

As you are aware, construction of the high school will take place while the existing school is occupied. We will need to swap the current HS location with fields and other site improvements to ensure that we are maintaining the educational program as developed during the Stage II process, and to account for other considerations, such as traffic mitigation and, as you touch on in Question 1, honoring previous commitments made to other funding agencies. As such, we believe the most cost efficient and pragmatic solution to these circumstances would be to demolish the current high school facility. We are also targeting the 'Newer & Fewer' bonus reimbursement offered by RIDE, which may also require the demolition of the existing facility, to bring our reimbursement rate from the State of RI from 35% to over 50% for this project.

Please see below screenshot of the preliminary budget summary as developed and reviewed with Town Council prior that body increasing their request from \$125M to \$150M.

If you have any additional questions, please feel free to reach out to me here, or via skschoolproject@gmail.com.

Best,
Chris

South Kingstown High School Project Budget Summary		
I.	HARD COSTS	\$ 117,454,875.00

II.	SOFT COSTS	\$ 15,933,207.00
		Sub-total: \$ 133,388,082.00
III.	ESCALATION	\$ 10,368,963.13
		Sub-total: \$ 143,757,045.13
IV.	CONTINGENCIES	\$ 10,062,993.16
		TOTAL: \$ 153,820,038.28

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Luke Murray

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PLEASE NOTE: MY E-MAIL ADDRESS HAS MOVED TO A .GOV DOMAIN. PLEASE UPDATE YOUR ADDRESS BOOK TO REFLECT MY NEW ADDRESS: [REDACTED]

From: lawhorse [REDACTED] **On Behalf Of** Roberta J. Mulholland
Sent: Monday, January 29, 2024 12:14 AM
To: School Building Committee [REDACTED]
Subject: [EXTERNAL] Questions regarding SKSD construction plans and use of \$150 Million Bond

You don't often get email from [REDACTED]

Dear SBC members and staff.

1. At the SBC meeting on December 7th Luke Murray indicated that if the US National Park Service does not approve the land swap of Hazard Field for the current SKHS building site (once the school is demolished and turned into green fields), the enforcement for violation of the restrictions on Hazard Field would be that the Town of SK will lose the ability to ever receive funding from that Federal source again.

Given that this would burden future SK generations in acquiring federal funds for green and/or recreational uses, what action has the SBC taken to inform the public of such a possibility?

2. Have you discussed the scenario of construction cost overruns preventing the demolition of the current SKHS? What is the current plan to avoid what happened in Newport? How will you safeguard the cost of demolition from being used in the SKHS or athletic complex construction, or any other school district construction or repair?

3. Have you had any discussion of other uses for the current SKHS?

Thank you,

Roberta Mulholland

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