

South Kingstown High School Replacement Project Community Forum

April 11, 2024

Instructions

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Introductions & Goal Setting 

RIDE Process & Project History 

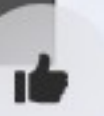
Project Highlights & Importance 

Budget & Costs 

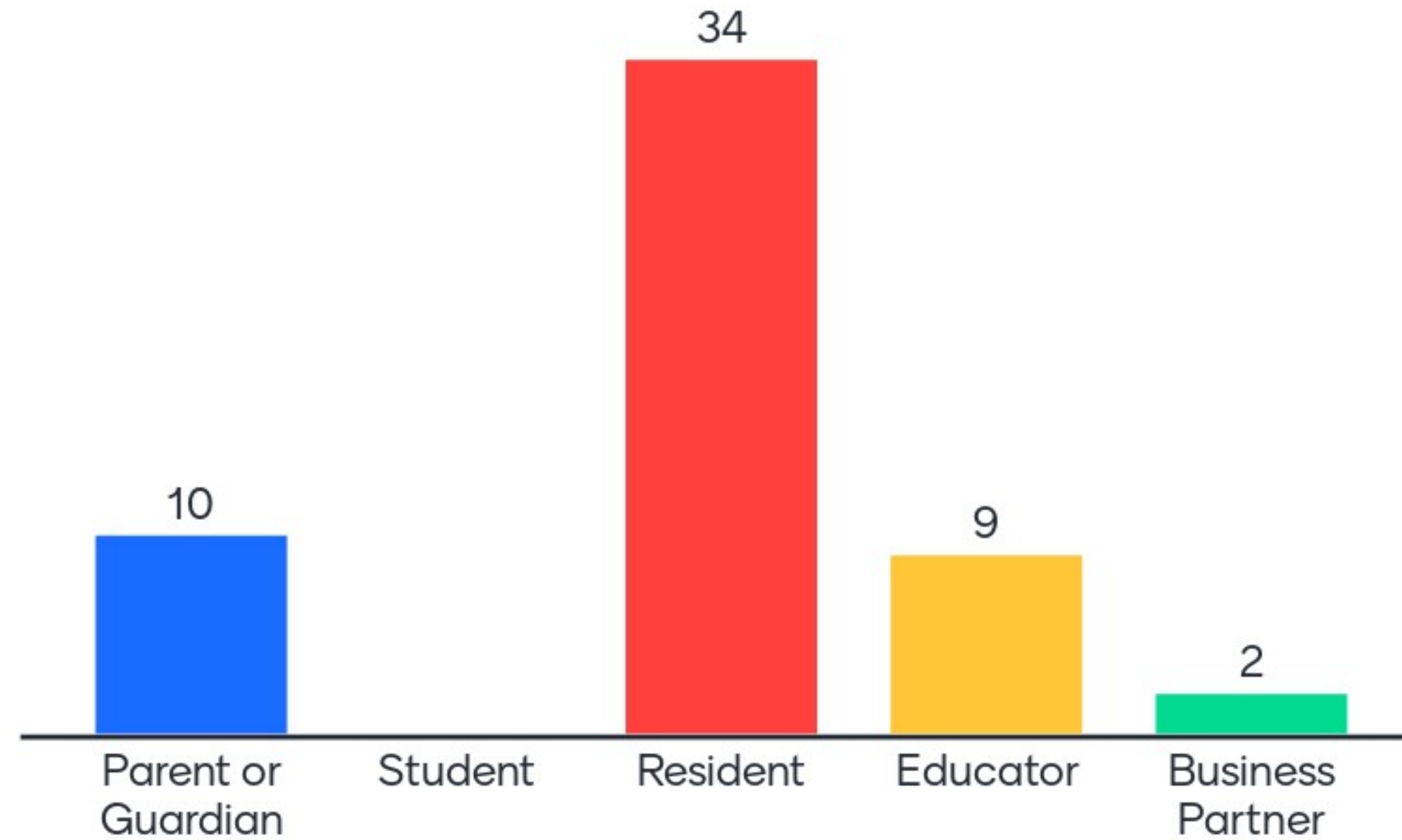
Tax Implications 

Project Next Steps & Schedule 

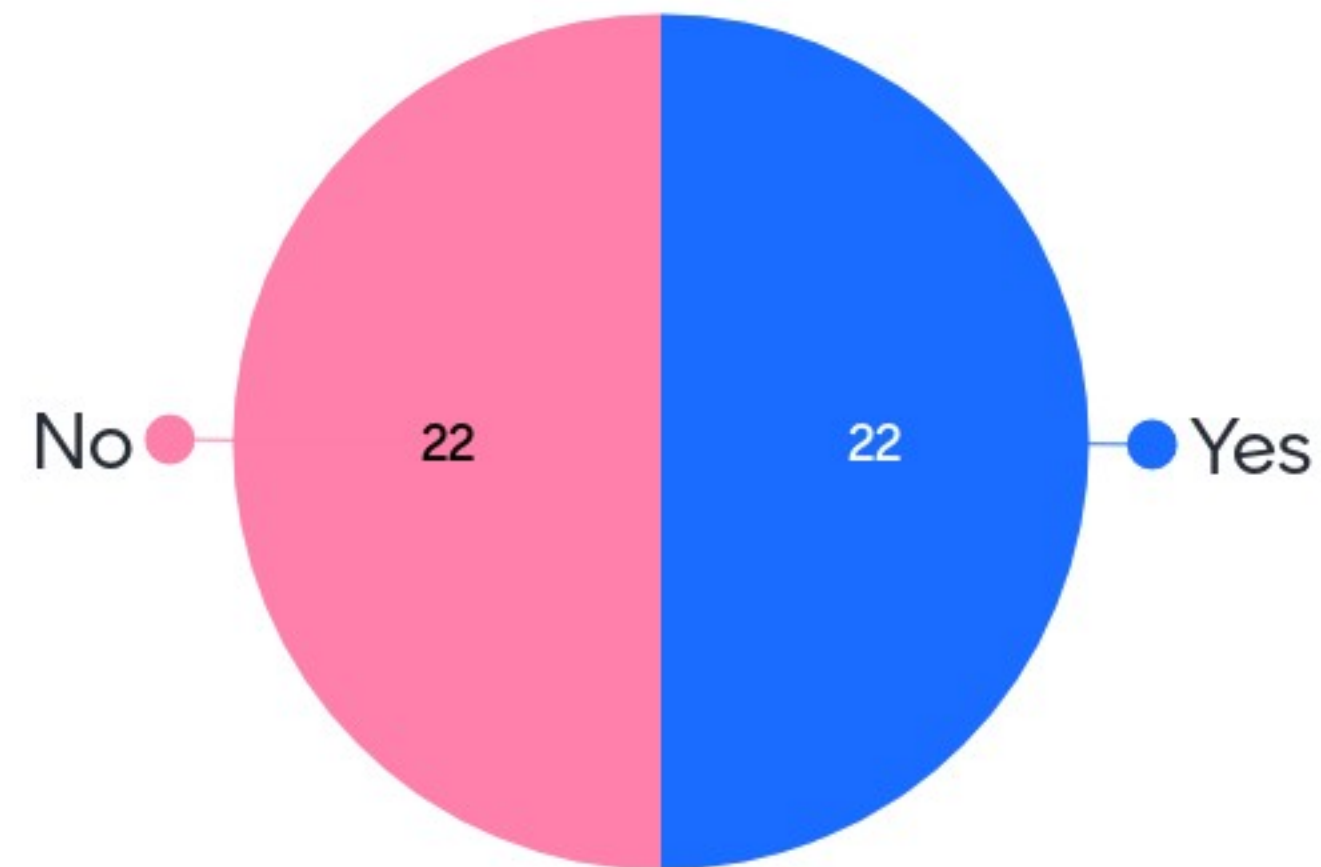
Open Forum 



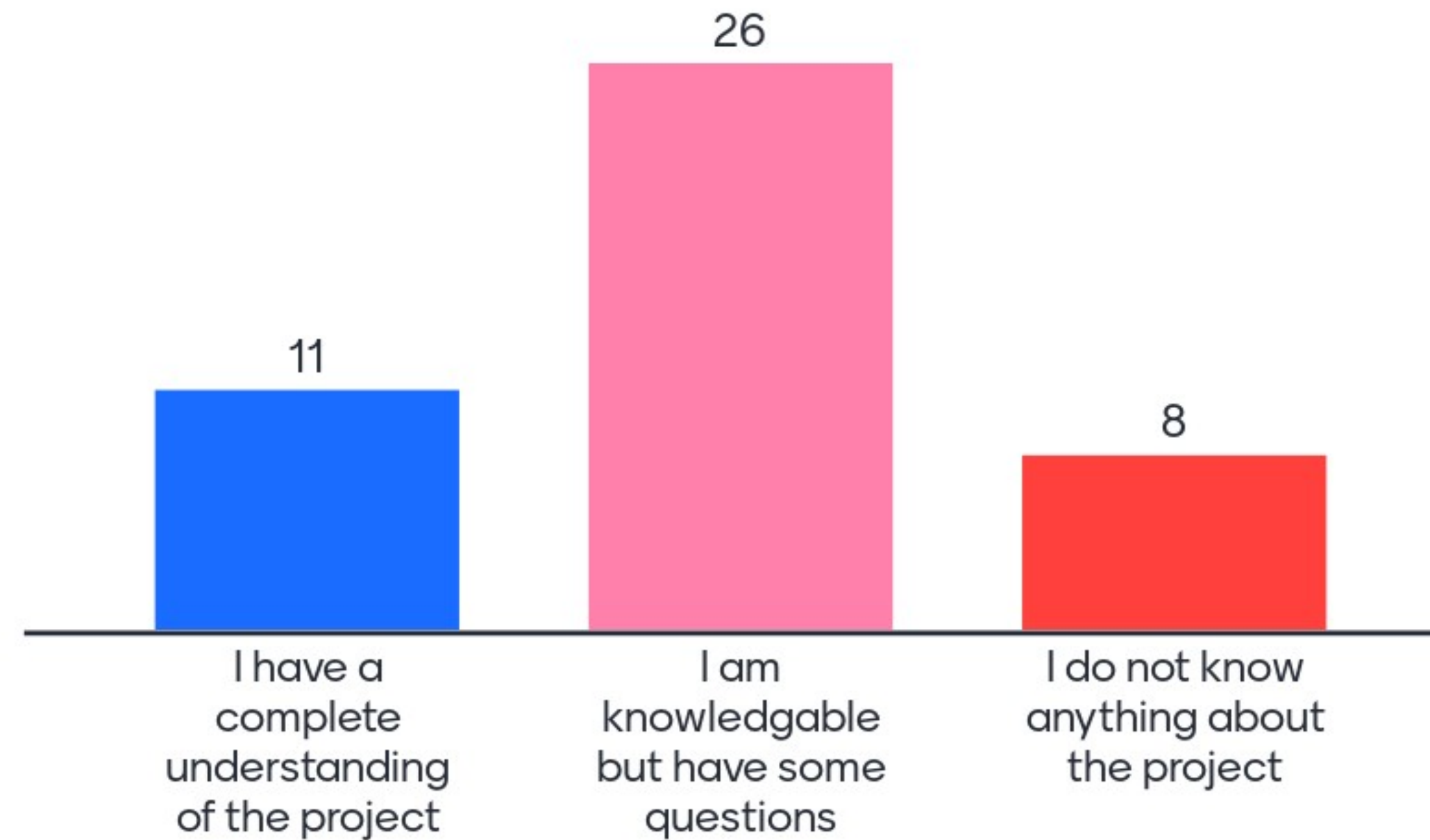
How would you describe yourself? (Select as many as apply)



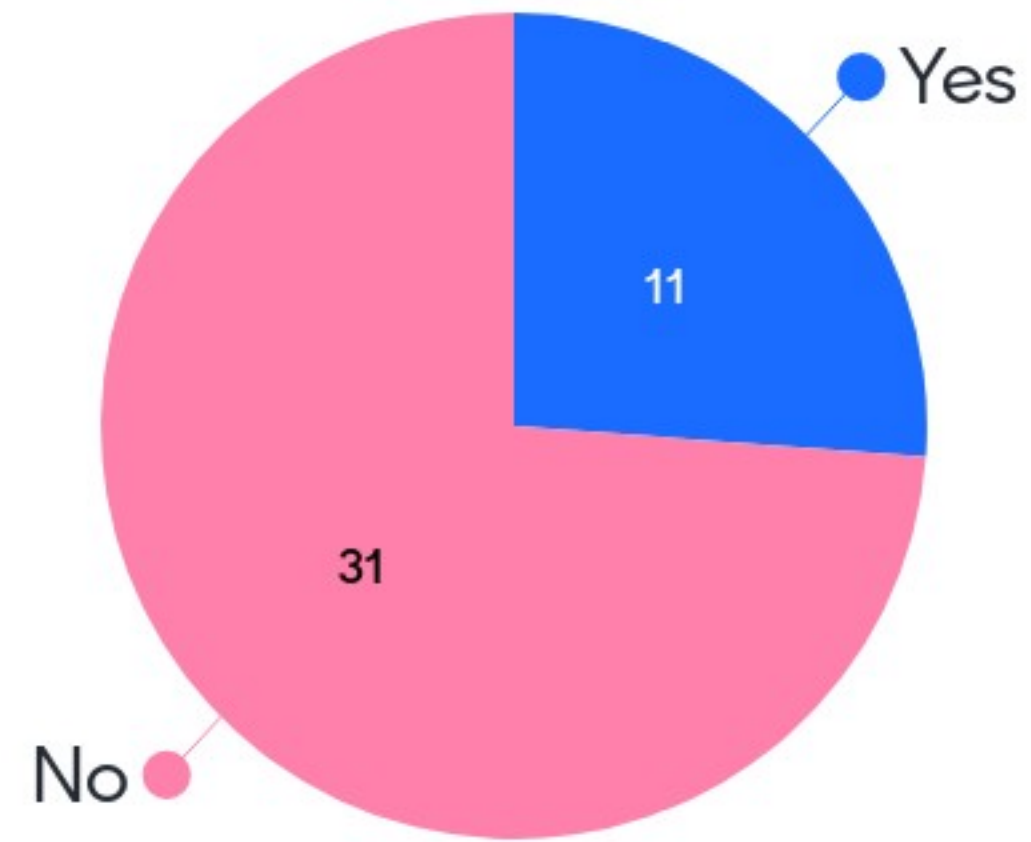
Is this your first time attending a public meeting regarding this project?



How would you describe your understanding of the Project?



Do you feel your voice has been heard yet?



What do you want to learn more about today?

Tax implications

Athletic facility

How money spent will be used

Where is the preschool going?

The exact plan and location of buildings as well as tax impact.

The environmental impact of the project. If trees and green space are eliminated during construction, how will they be replaced?

Honest cost. Info the public. Send mailers.

The new facility

What do you want to learn more about today?

Tax impact on homeowners

Honest tax implications.
Why new is better.

What the goal is and how will it be funded

Pros and cons of building new vs rehab the current

Project aspirations versus cost

What it's going to look like and what it will cost me personally.

Understanding benefits

How we will afford to stay in SK

What do you want to learn more about today?

Project timeline, features of new school, future input opportunities

Timeline, exterior design

Why do we need a new school as opposed to keeping the current high school

If there are real objectors to this project

Why building new is better

Athletics improvements

It appears that the proposed building is still too large for the population projections!

If voters reject the project, what happens next?

What do you want to learn more about today?

Relationship between
between bond amount
and state funding

Tax implication.

Justification for new school
where student population is
declining.

I want the project to be the right
size not ballooned by dreams of
the school committee. This is
expensive! You are not using
school savings to reduce the cost
to taxpayer

Is this going to meet the
needs of the town 29
years from now?

Why need a new HS.
Taxes

How much contingency
funding is built into the
current project cost (%)?

Has there been an increase
of % of students leaving SK
schools. If so, why? What are
the root causes?

What do you want to learn more about today?

Education quality apart from the building - how will building enhance SK's student performance; and how will our education program improve?

Introductions & Goal Setting



School Building Committee Members

Name	Title	Required By	Role
Lucas Murray	Deputy Town Manager	Town Charter	Representative of Town Council
Kate Macinanti (Chair)	School Committee Member	RIDE Regulations	Representative of School Community
Brian Mahony (Vice Chair)	SD Maintenance Director	RIDE Regulations	Local official responsible for building maintenance
James Manni	Town Manager	RIDE Regulations	Representative of the office or body authorized by law to construct school buildings in the municipality
Brian Silvia	Finance Director	RIDE Regulations	Local budget official or member of the local finance committee
Chip McGair	SKHS Principal	RIDE Regulations	School Principal from the subject school
David Palazzetti	Community Member	RIDE Regulations	Community Member with architectural, engineering, and/or construction experience
Robert Littlefield	School Superintendent	RIDE Regulations	Superintendent of Schools
Danielle De Simone	ELA Coordinator of Instruction and Curriculum PK-12	RIDE Regulations	A member who has knowledge of the educational mission and function of the facility



Providence Career & Technical Academy

Working together since **2005**

Designed over **\$500M**

Across more than **25 Projects**



Steven Olney ES



McGuire ES



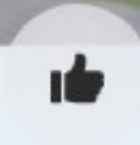
Rogers High School



Whelan ES



Greystone ES



ABOUT US

THE RIGHT CHOICE IN
PROJECT MANAGEMENT



- Established in 2007 by Jim Rogers
- Locally owned with 40 employees
- High School Specialists
- Offices in Boston, Worcester, Manchester, & Providence
- Well versed in community engagement & public communications

Depth of our Firm

- 1 Principal
- 5 Project Directors
- 17 Project Managers
- 6 Clerks
- 2 MEP Specialists
- 1 Education Liaison
- 1 Business Strategy Director
- 2 Administrators/Finance Managers

Services Provided

- Project & Construction Administration
- Architect/Engineer & CM Selection
- On Site Construction Representation
- Phasing, FFE & Move Management
- Financial Tracking & Cost Estimating
- MEP Expertise & Commissioning
- Change Order Review & Analysis
- Schedule Development & Tracking

75%

of business from
repeat clients

\$2.3B

in active
projects

97%

employee
retention

35%

women/minority
employees



*We want you to know
more than you know now!*

Presentation

Answers to Questions

Direction to where you can get even more information

RIDE Process & Project History



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

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

Memorandum of Agreement
Signed by School Committee and Superintendent

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

6 months maximum

WE ARE HERE

Stage I: Identify Need

Stage II: Develop Solution

Approvals and Beyond...

State Agency Reviews
DOA Planning, RIHPHC, Commission on Disabilities

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

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 PROCESS OVERVIEW

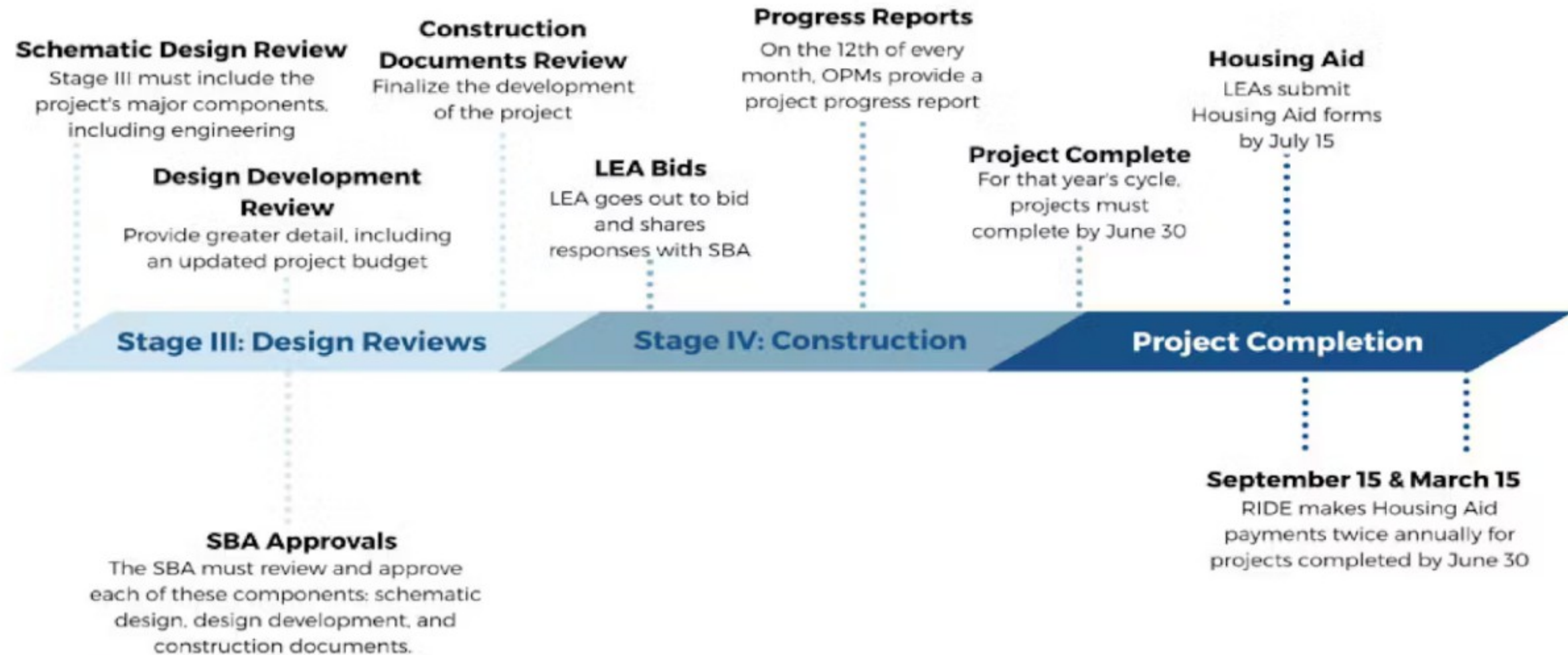
STAGE III & IV



Under Construction

Seeing School Projects From Design Through Completion

LOCAL to-dos



STATE to-dos



RIDE PROCESS OVERVIEW

STAGE I OVERVIEW



Stage I Approved by RIDE in 2023

- Identify LEA 'needs' across a variety of metrics
- Emphasis on collaboration between Town and LEA
- Holistic & data driven approach
- Without assumptions of solutions
- Does not factor in cost
- 'Sets stage' for public engagement and options discussion

TYPICAL DELIVERABLES

- Operating Budget Analysis
- Demographic Reporting
- Ed. Program Overview
- Compliance Certification
- Asset Protection Plan
- Ed. Planning Process Overview
- Utility Incentive Study
- Land Use Study
- Facilities Cond. Assessment
- Utilization Analysis
- Statement of Interest
- Project Schedule
- Cross Districting Due Diligence
- Procurement Compliance

Educational Program Due Diligence



RIDE PROCESS OVERVIEW

STAGE II OVERVIEW



Stage II Approved by RIDE in 2023

- Finalization of 'Preferred Design Option'
- Community-wide Visioning Sessions / Public Engagement
- Alignment with Educational Objectives
- Approval by RIDE & CESE in 2023
- Finalization of Project Budget at \$150M
- Budget was designed to be as conservative as possible to eliminate scope reduction.

TYPICAL DELIVERABLES

- Schematic Design Documents
- Educational Specifications
- Hazardous Materials Analysis
- Structural Report
- Land Survey
- Site Purchase Plan
- NECHPS Checklist
- Traffic Impact Study
- Geotechnical Survey
- 3rd Party Cost Estimates
- Updated Demographics
- Planning Activities Analysis
- Life Cycle Cost Analysis
- Procurement Compliance

Architectural Feasibility Study



RIDE PROCESS OVERVIEW

NEXT STEPS



STAGE III

(June 2024 – May 2025)

- Contract Negotiations for CM & A/E
- Additional Consultant Procurements
- Program Schedule Refinement
- Program Budget Refinement
- Construction Logistics / Operations Development
- Schematic Design / Design Documentation / Construction Docs
- Cost Estimation
- Sustainability Goal Setting
- Additional Community Feedback Sessions

STAGE IV

(June 2025 – August 2027)

- Finalize Construction Logistics / Operations
- Contractualization of 'Guaranteed Maximum Price'
- Early Package' Development / Release
- Community Informational Sessions
- Construction
- FF&E Procurement
- Move Management
- Close-out
- Reimbursement



Project History

RIDE Stage I Application *(Identification of the Needs)*

Approved by RIDE *(Project is permitted to move forward)*

RIDE Stage II Application *(Solution to Satisfy the Needs)*

Approved by RIDE *(Project is eligible for reimbursement)*

Public Engagement *(Interactive Sessions, Polling)*

Site Selection

Site Planning Concepts

“Look & Feel” Concepts

Project History *cont.*

Owner Project Manager engagement (*LeftField*)

Project Review

Cost Estimating

Town Council Authorized up to \$150M Bond Vote

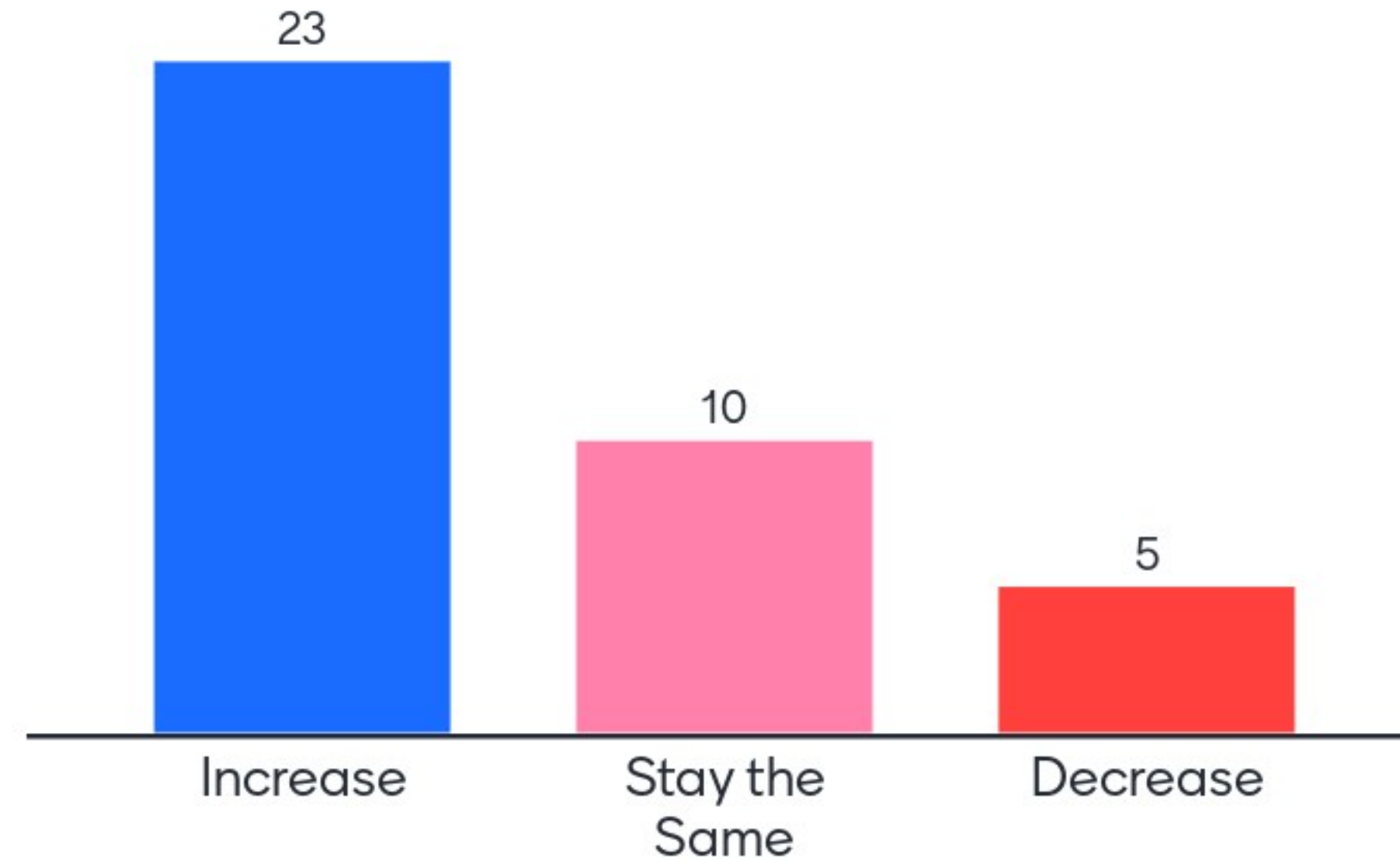
Replacement High School (Columbia St & School St.)

New Athletic Track & Fields (Curtis Corner)





If the proposed high school and athletic complex is constructed, what do you expect to happen to enrollment?



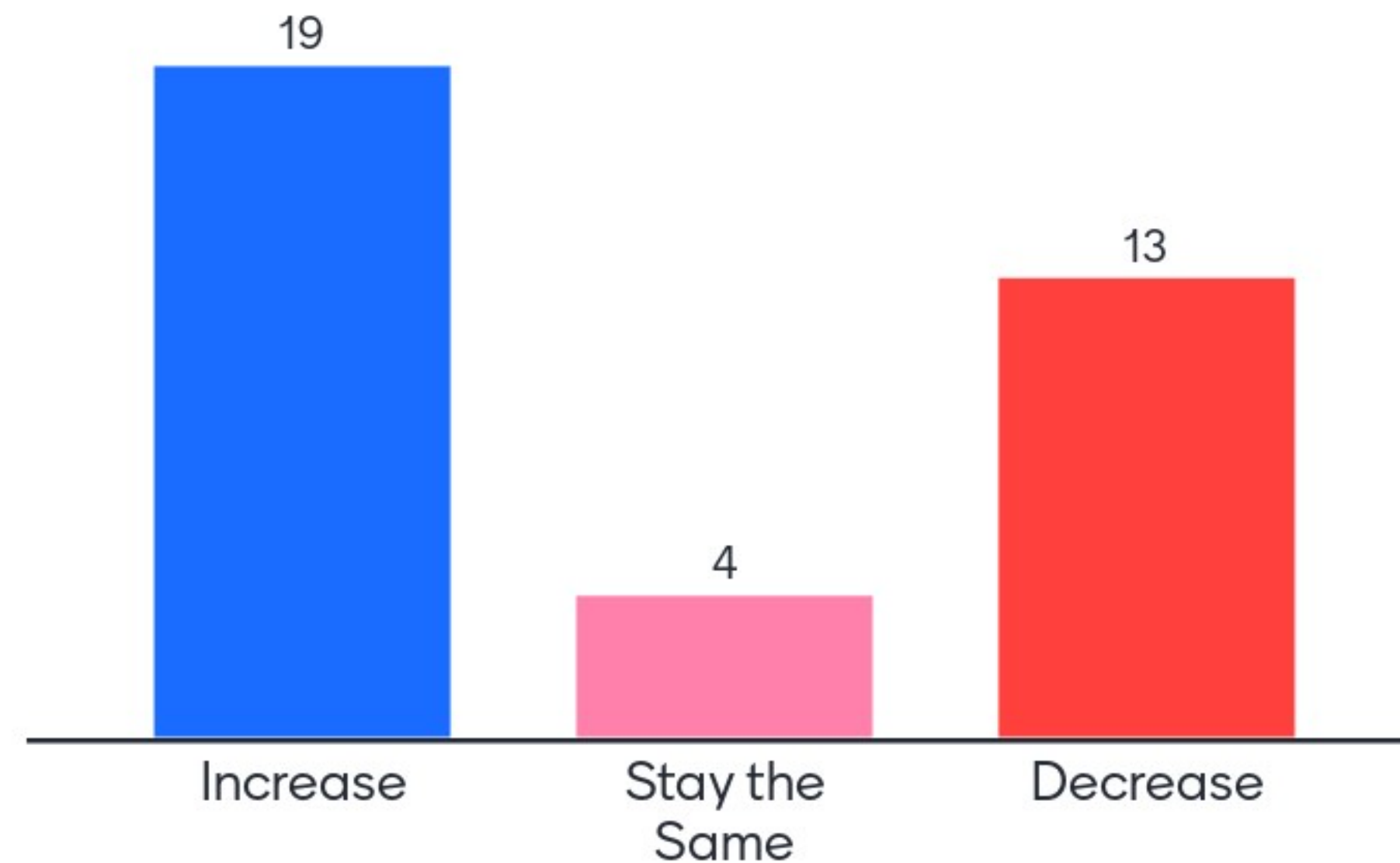
Enrollment at the new East Providence High School **increased 10%** from 1,517 students to 1,659 students






We have planned for **GROWTH** but the goal is to **RETAIN**

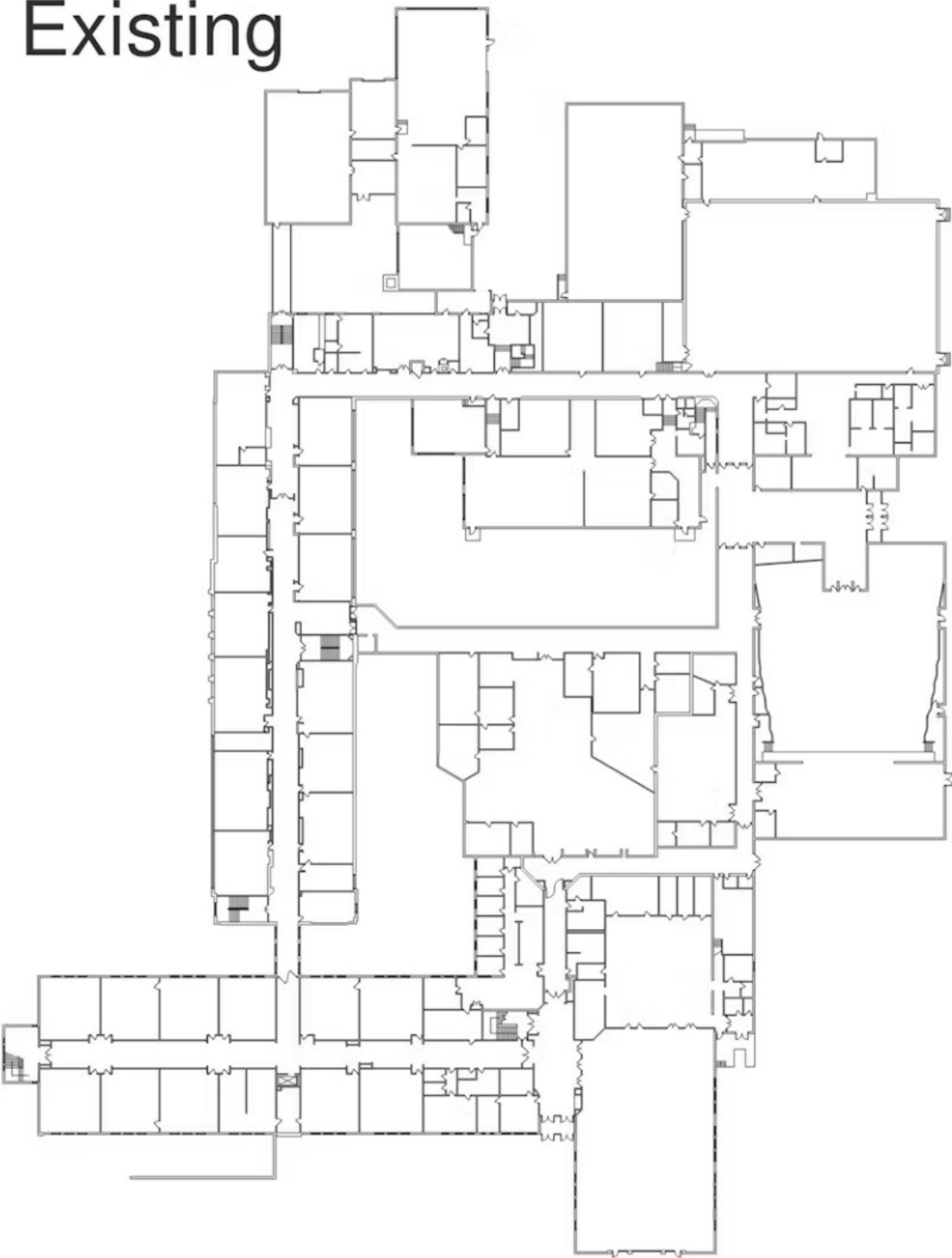
If the proposed high school and athletic complex is constructed, what do you expect to happen to per-pupil spending?



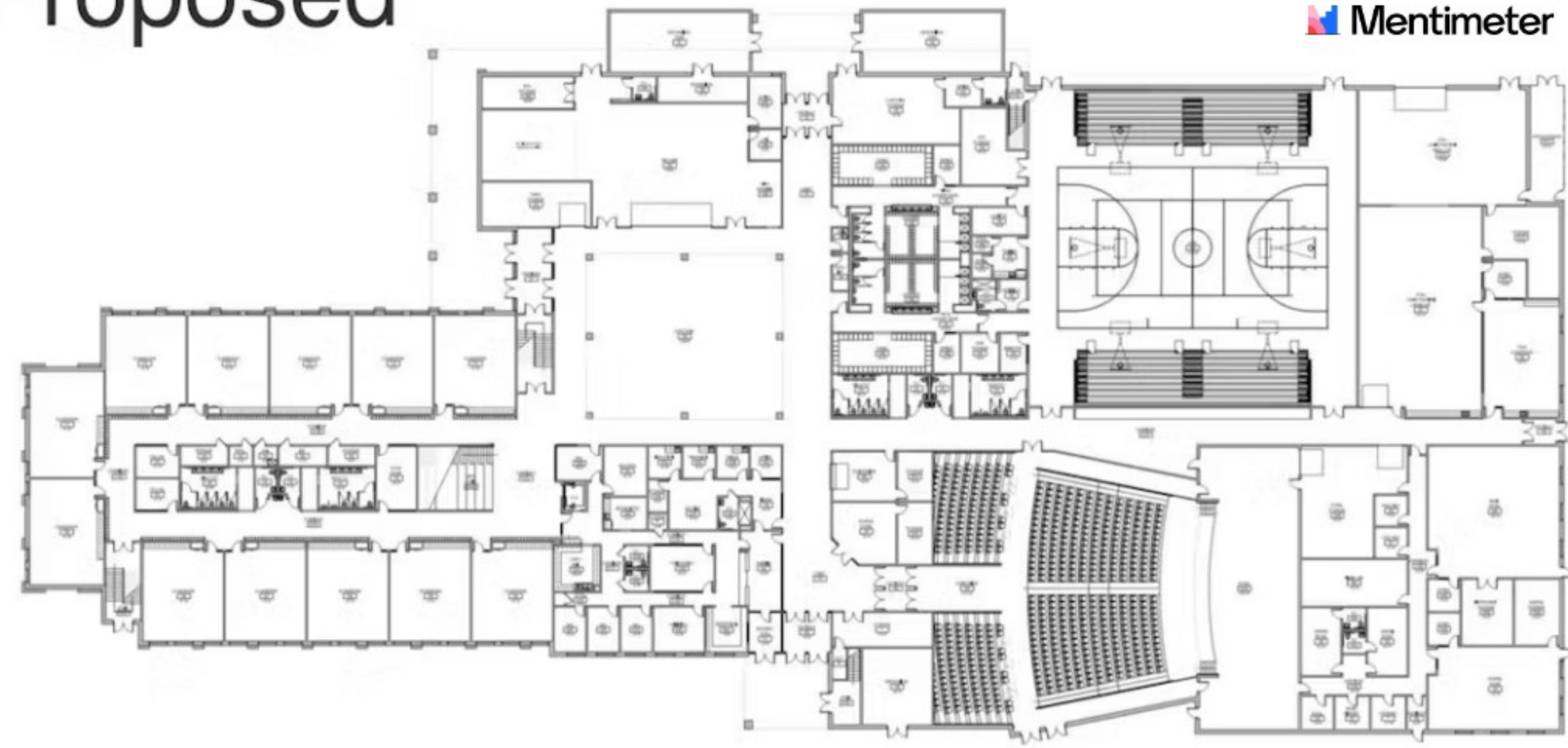
In East Providence, Per Pupil Spending **decreased 14%**  Mentimeter
from \$16,217 to \$13,833



Existing



Proposed



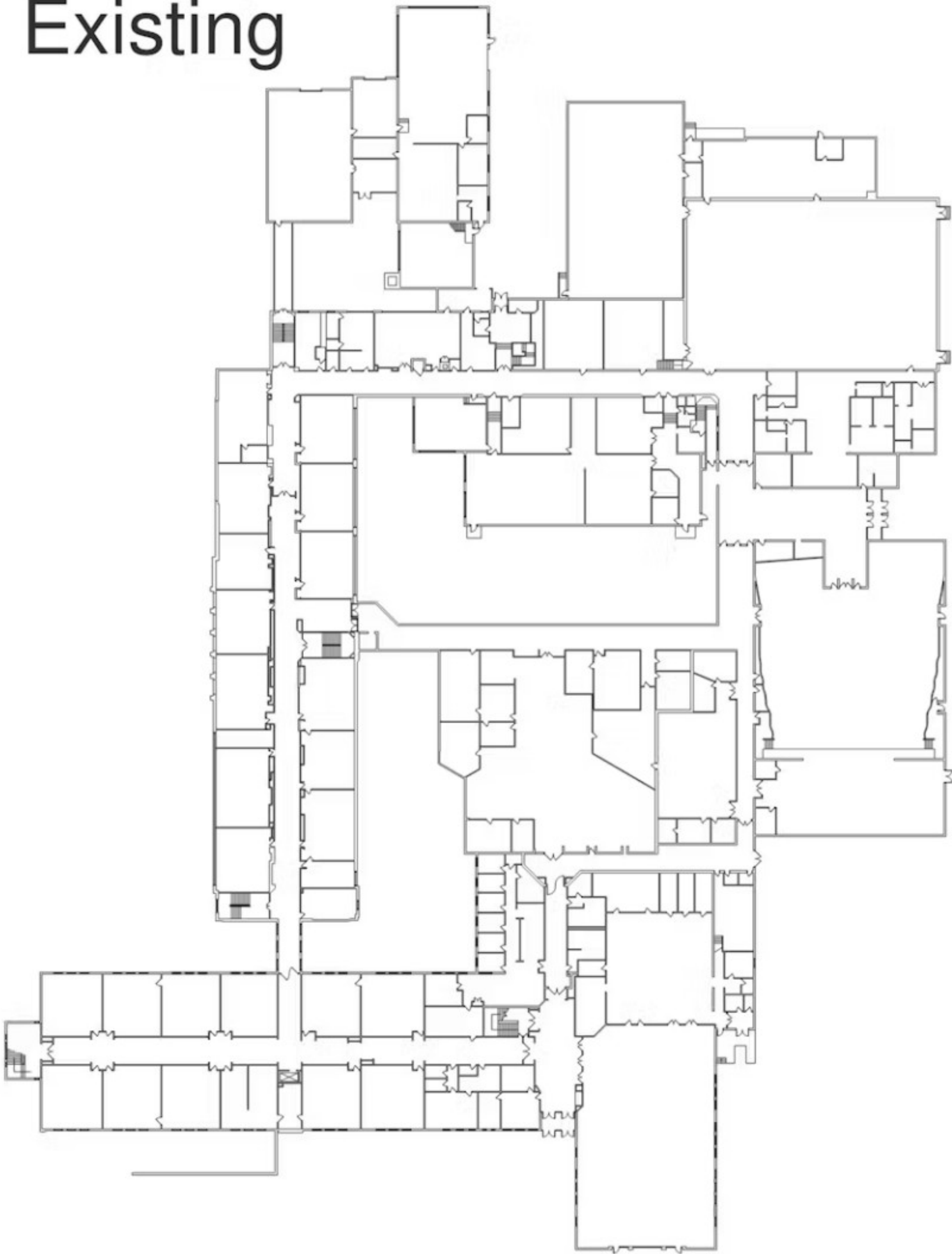
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Recognized Efficiencies

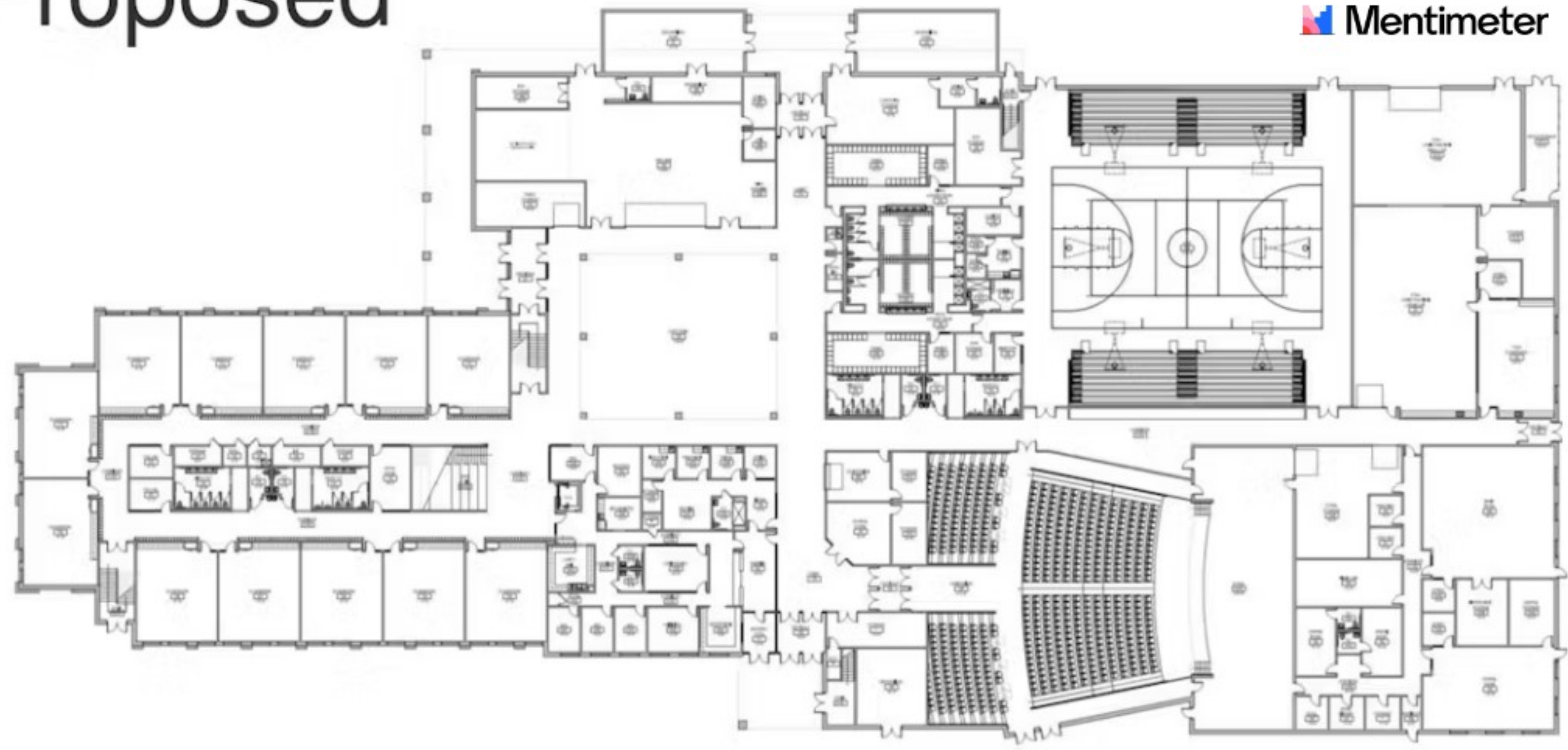
**Building Systems & Components
Maintenance
Operational Costs**



Existing



Proposed



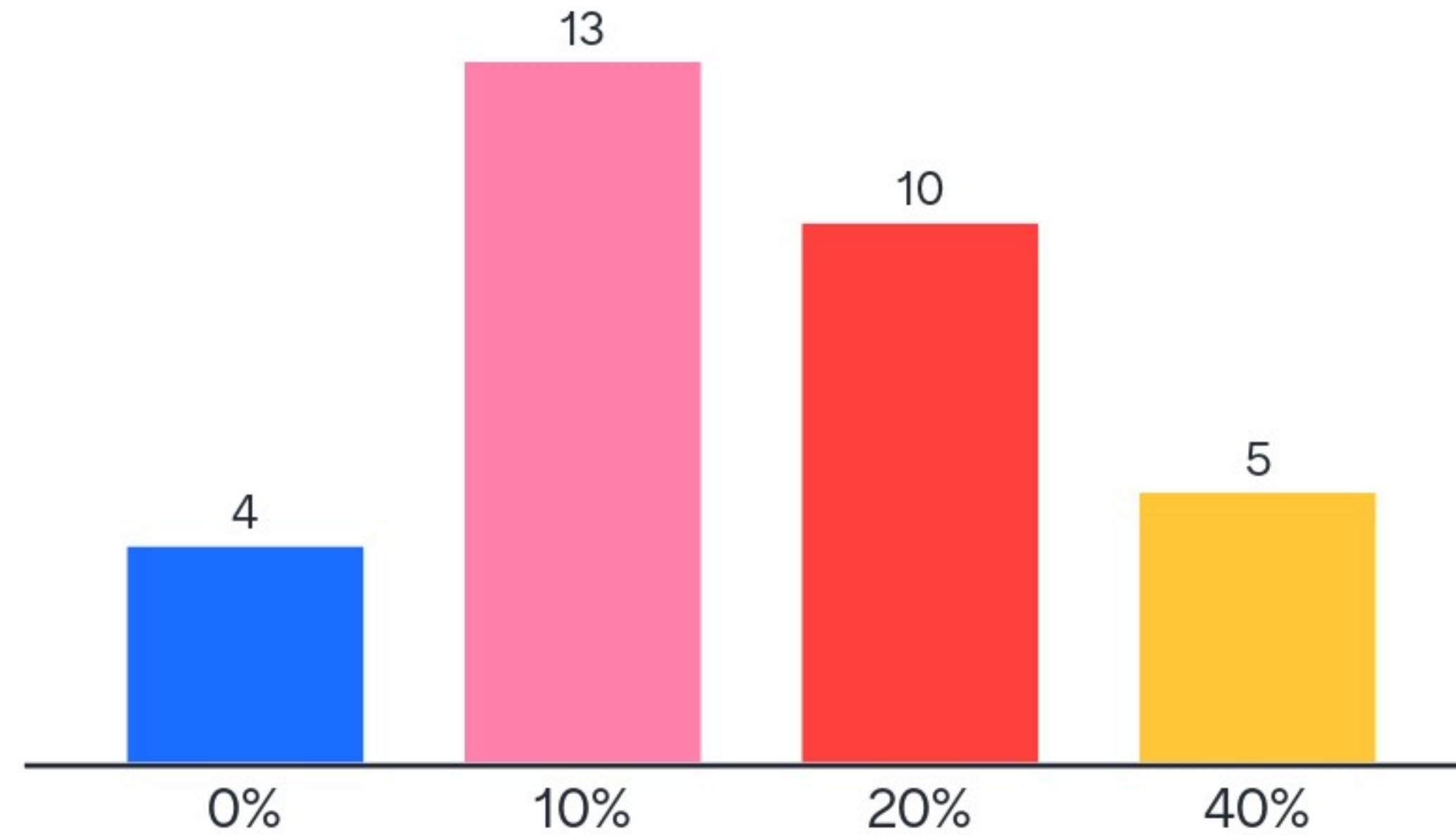
Mentimeter



Broadrock MS



What % do you think suspension rates decrease in new school facilities?

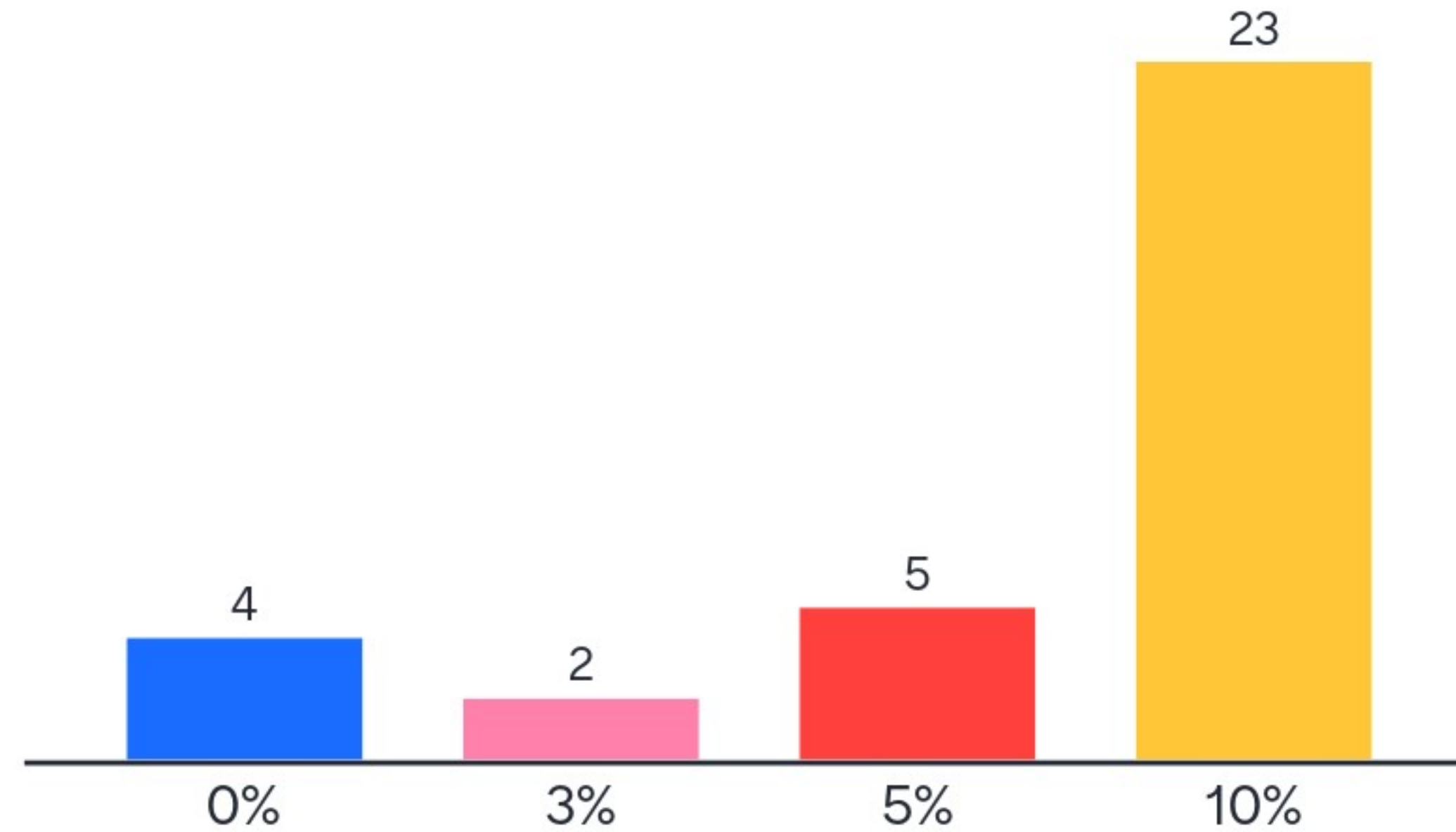


Suspension Rates at the new East Providence High School Mentimeter

decreased 38.3%



What % do you think graduation rates increase in new school facilities?



Graduation Rates at the new East Providence High School increased 4%



Project Highlights & Importance



DESIGN COMPARISON

EXISTING SKHS vs. NEW BUILD



Existing SK High School

- 'Cells & Bells' Model to support 1950's Economy
- 'One Size Fits All' Classroom Model
- All Masonry Construction to support rapid demographic shifts (load bearing interior walls)
- Limited Operational Calendar
- 'Dispenser / Receiver Model' of Education
- Poor Access Control
- Inefficient Building Control Systems (HVAC, etc.)
- No Environmental Connection
- Hazardous Materials
- Separation of CTE and Traditional Educational Programming
- 'Make Do' CTE Spaces
- No integration of technology
- Built to outdated building codes
- Non-sustainable design (expensive to operate)

Proposed SK High School

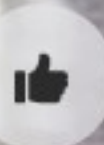
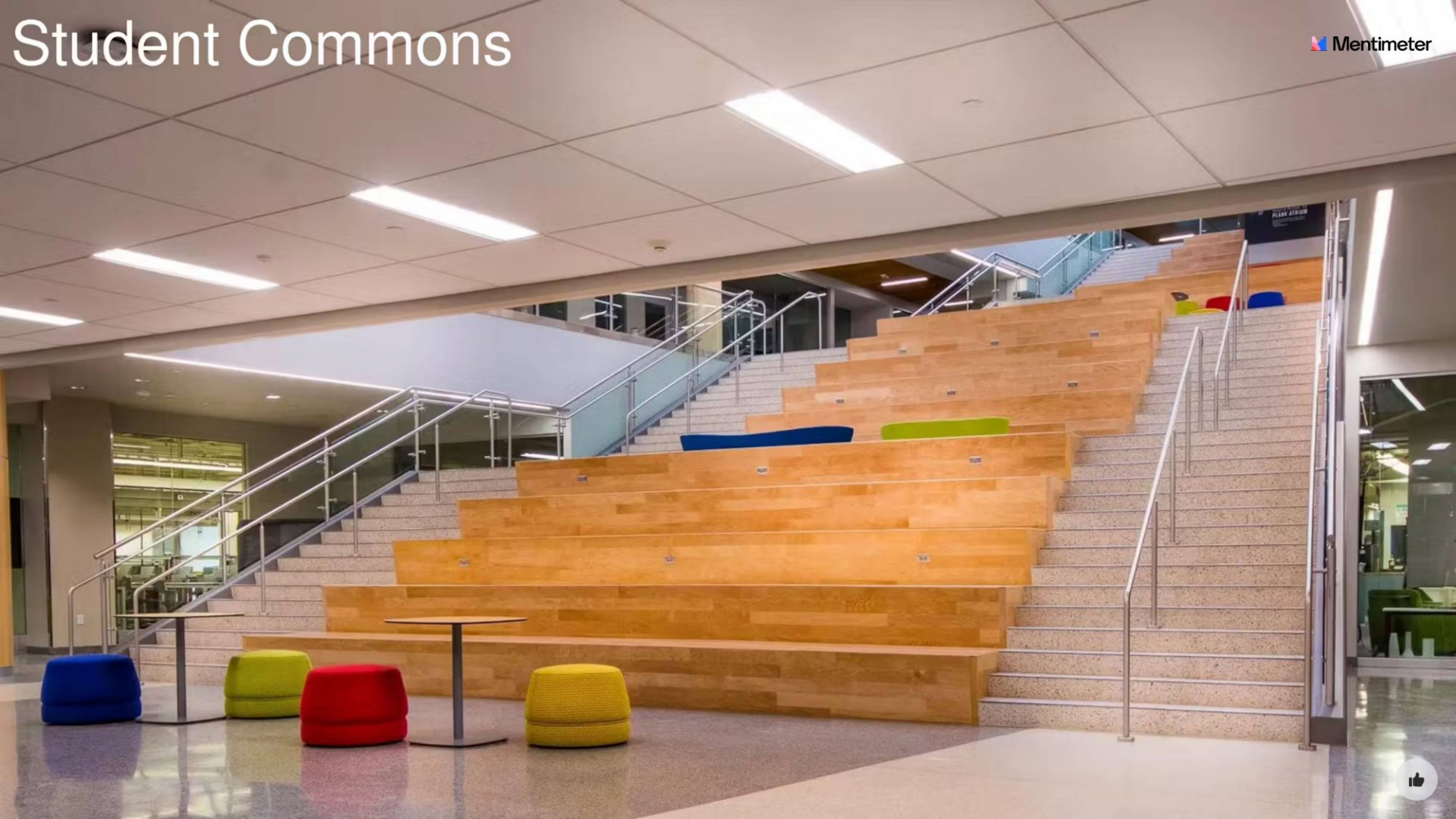
- Flexible and Integrated Design to support modern educational pedagogies
- Varied Learning Environments (small group rooms, breakout spaces, communal learning commons)
- Flexible, lightweight, and moveable interior walls to adapt to changing conditions
- Year-round Utilization
- 21st Century Educational Model – 'Creativity, Collaboration, Critical Thinking, Communication)
- Enhanced Security & Access Control
- Efficient Building Control Systems
- Natural Daylighting, Outdoor Classrooms, Connection to Nature
- No Hazardous Materials
- Integration of CTE spaces with traditional educational programming – cross collaboration
- 'Mission Specific' CTE Spaces
- Integration of technology, future-proofing consideration
- Code Compliant (ADA, Fire Safety, Building Code)
- Designed to NECHPS at a minimum



Student Commons



Student Commons



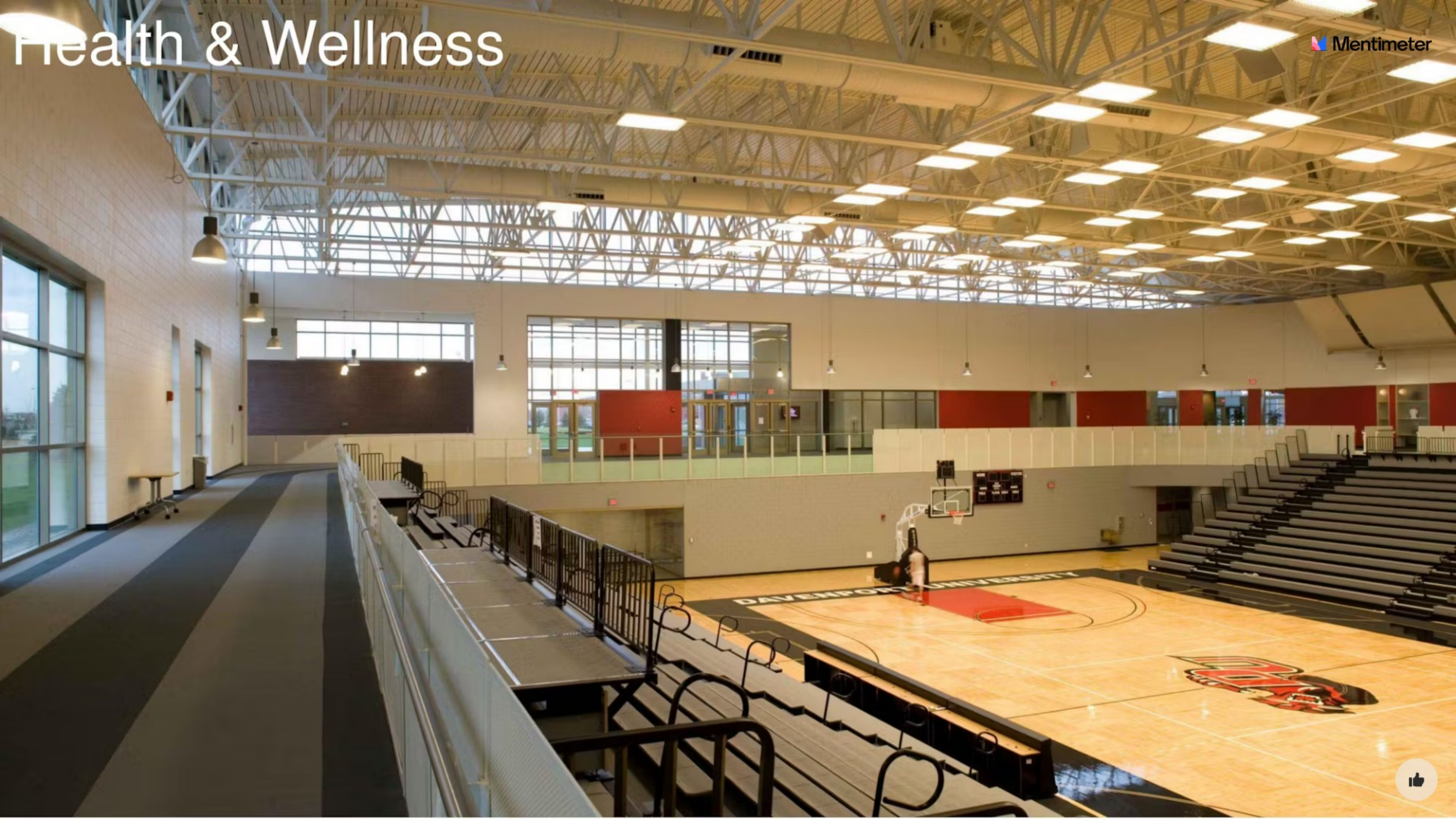
Flexible Learning Environments



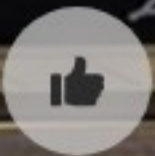
Flexible Learning Environments



Health & Wellness



Health & Wellness



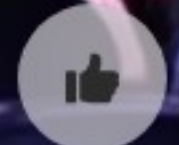
Media Center



Visual & Performing Arts



Visual & Performing Arts





4:03

62
Mentimeter



South Kingstown High School
Music is at East Providence High School.



28m · East Providence · 🌐

A memorable and successful day at the RIMEA Band festival at the beautiful new East Providence HS. Our band joined their friends in the Orchestra by earning the highest award, SUPERIOR for their terrific performance. Congrats to this wonderful group of students!



Existing Performing Arts / Auditorium





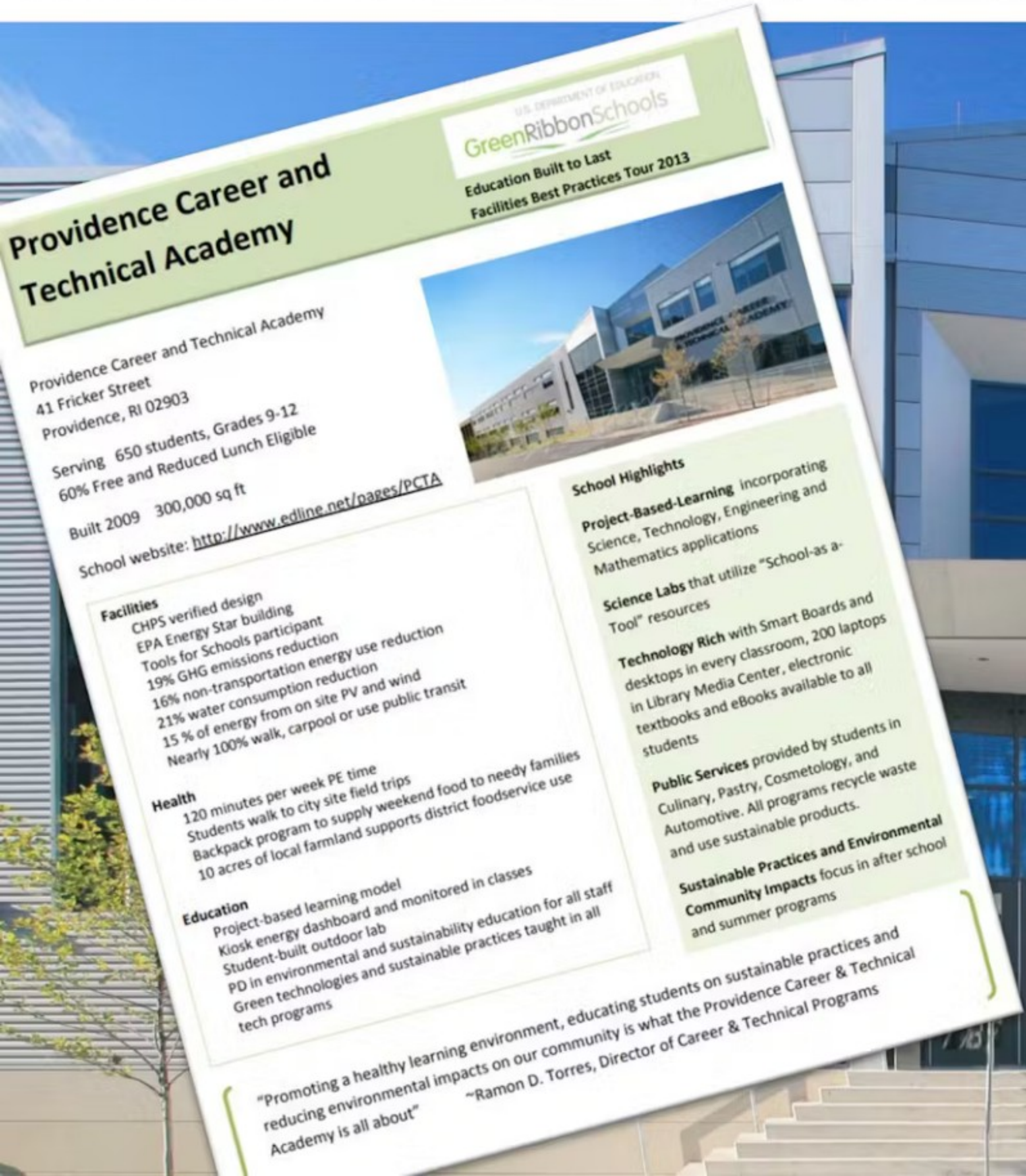
CTE





...since 2009... First NECHPS School in RI

15% Energy from PV & Wind
21% Water consumption reduction
19% GHG emission reduction



Green Ribbon Schools
U.S. DEPARTMENT OF EDUCATION
Education Built to Last
Facilities Best Practices Tour 2013

Providence Career and Technical Academy

Providence Career and Technical Academy
41 Fricker Street
Providence, RI 02903
Serving 650 students, Grades 9-12
60% Free and Reduced Lunch Eligible
Built 2009 300,000 sq ft
School website: <http://www.edline.net/pages/PCTA>

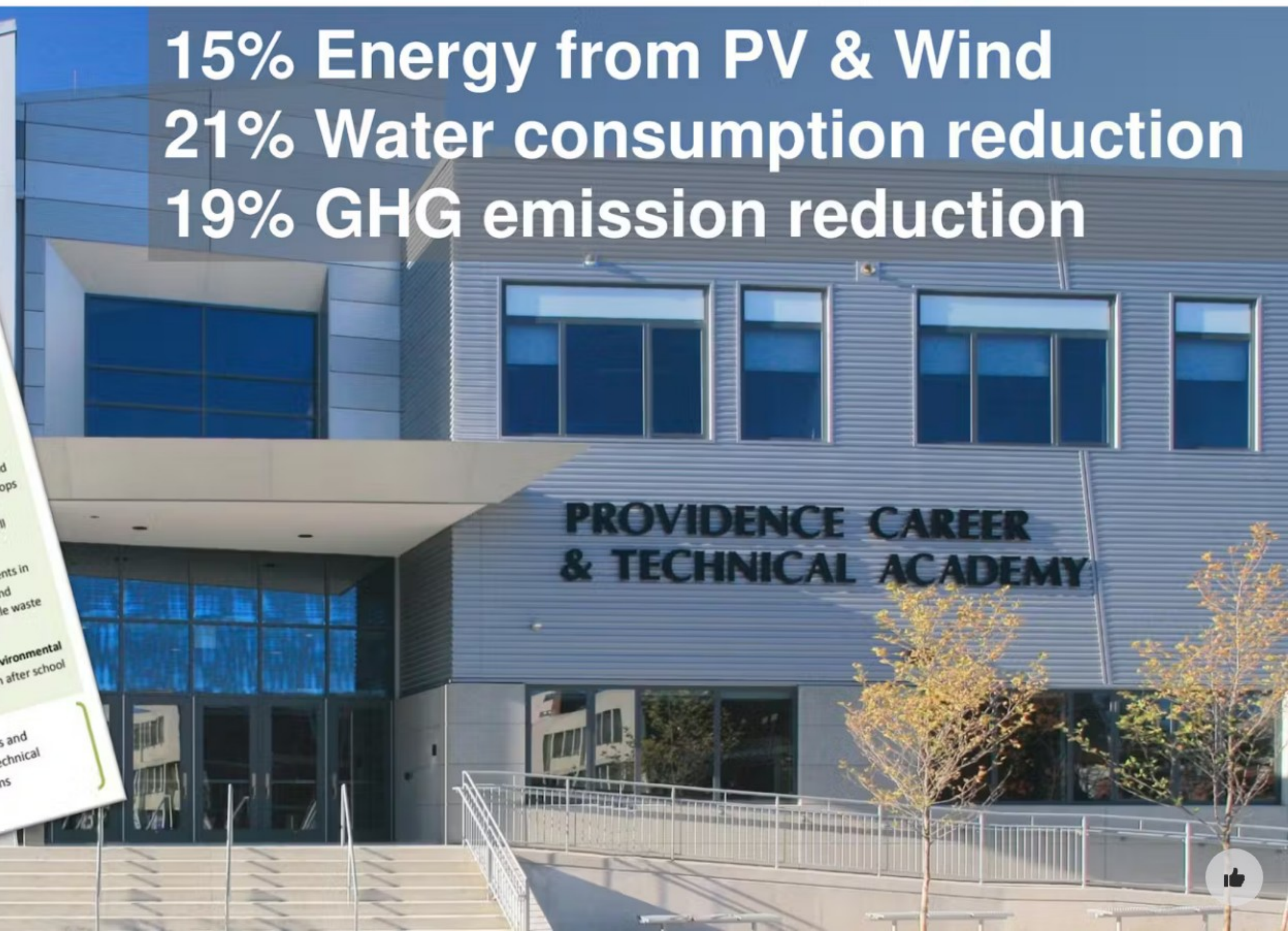
Facilities
CHPS verified design
EPA Energy Star building
Tools for Schools participant
19% GHG emissions reduction
16% non-transportation energy use reduction
21% water consumption reduction
15% of energy from on site PV and wind
Nearly 100% walk, carpool or use public transit

Health
120 minutes per week PE time
Students walk to city site field trips
Backpack program to supply weekend food to needy families
10 acres of local farmland supports district foodservice use

Education
Project-based learning model
Kiosk energy dashboard and monitored in classes
Student-built outdoor lab
PD in environmental and sustainability education for all staff
Green technologies and sustainable practices taught in all tech programs

School Highlights
Project-Based-Learning incorporating Science, Technology, Engineering and Mathematics applications
Science Labs that utilize "School-as-a-Tool" resources
Technology Rich with Smart Boards and desktops in every classroom, 200 laptops in Library Media Center, electronic textbooks and eBooks available to all students
Public Services provided by students in Culinary, Pastry, Cosmetology, and Automotive. All programs recycle waste and use sustainable products.
Sustainable Practices and Environmental Community Impacts focus in after school and summer programs

"Promoting a healthy learning environment, educating students on sustainable practices and reducing environmental impacts on our community is what the Providence Career & Technical Academy is all about"
~Ramon D. Torres, Director of Career & Technical Programs



CASE STUDY

EAST PROVIDENCE HIGH SCHOOL



OUTCOMES

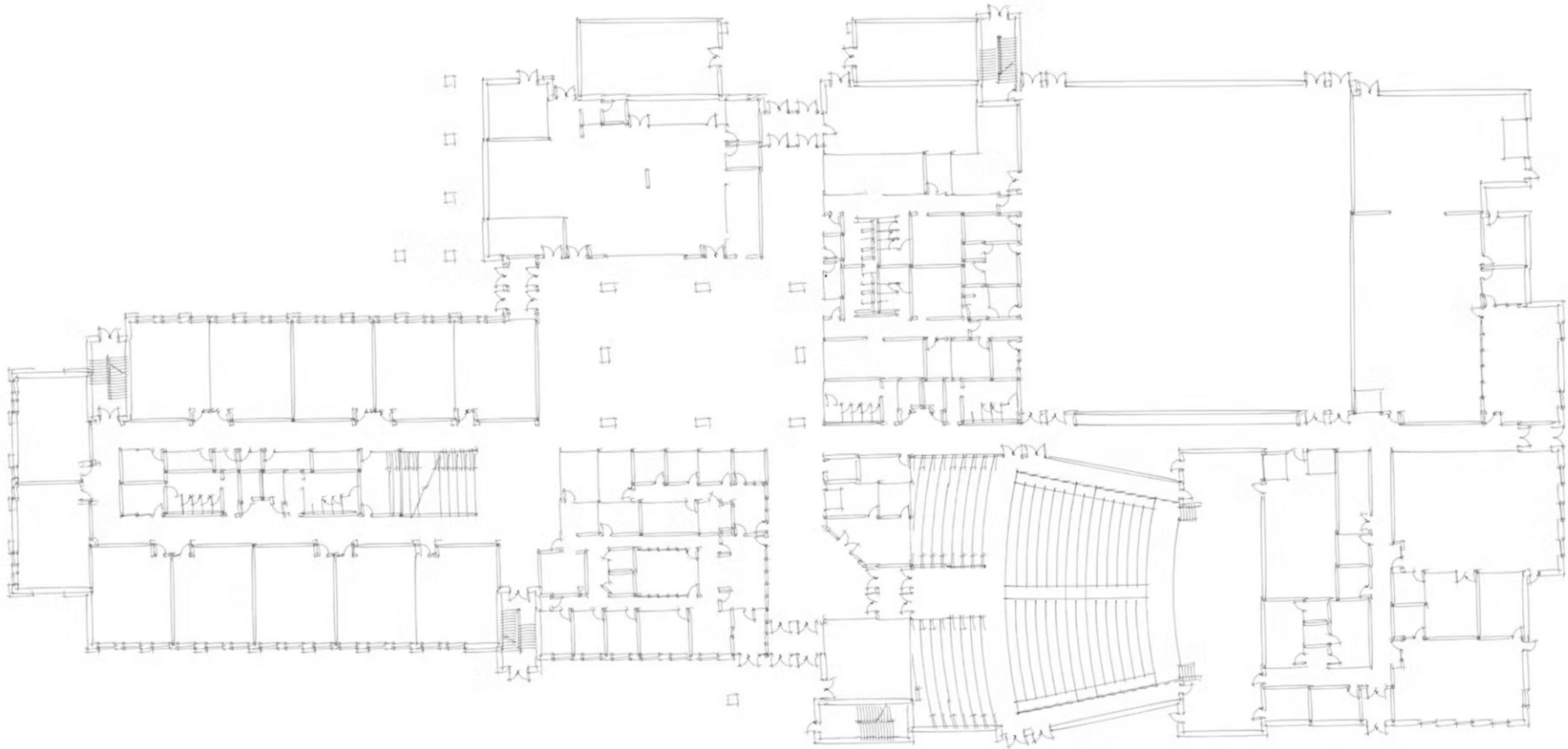
- Enrollment Increased 10% (1517 -> 1659)
- Per-pupil Spending Decreased 14% (\$16,217 -> \$13,833)
- Suspension Rate Decreased 38.3% (37.8 -> 23.3 per 100 students)
- Total Graduation Rate Increased 4% (86% -> 90%)
- Drop-out rate decreased 7.5% (9.3 -> 8.6)
- 'Exceeds Expectations' Scores increased 1%

Scope Comparison

EPHS	SKHS
- Built in 1952	- Built in 1954
- Heavy Masonry	- Heavy Masonry
- Full Replacement	- Full Replacement
- Sequenced Construction	- Sequenced Construction
- 21 st Century Education	- 21 st Century Education
- Significant CTE Spaces	- Significant CTE Spaces
- NECHPS Compliant	- NECHPS Complaint
- No Athletic Complex	- Athletic Complex







First Floor Plan





Budget & Costs



NEW SKHS HIGH SCHOOL

PROJECT BUDGET



South Kingstown High School Project Budget Summary

I.	HARD COSTS	\$ 117,454,875.00
<hr/>		
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	\$ \$6,242,955.00
	TOTAL:	\$ 150,000,000.13

South Kingstown HS Project Estimate Overview



10/19/2023

	LF Numbers (Reduced SF)		CCMS Field	Totals
	Square Footage			
	S/SF	\$		
I. HARD COSTS				
I.A New Construction		\$ 98,395,000.00	\$ 11,000,000.00	\$ 109,395,000.00
I.B Demolition		\$ 5,000,000.00	Inc. w/ Construction	Inc. w/ Construction
I.C General Conditions		Inc. w/ Construction	Inc. w/ Construction	Inc. w/ Construction
I.D Construction Fee		Inc. w/ Construction	Inc. w/ Construction	Inc. w/ Construction
I.E Haz Mat / Abatement		Inc. w/ Construction	Inc. w/ Construction	Inc. w/ Construction
I.F General Requirements		Inc. w/ Construction	Inc. w/ Construction	Inc. w/ Construction
I.G CCIP		Inc. w/ Construction	Inc. w/ Construction	Inc. w/ Construction
I.H SITEWORK		Inc. w/ Construction	Inc. w/ Construction	Inc. w/ Construction
I.I Utility Service		\$ 200,000.00	Inc. w/ Construction	Inc. w/ Construction
I.J Bonds		Inc. w/ Construction	Inc. w/ Construction	Inc. w/ Construction
I.K Design Contingency		Inc. w/ Construction	Inc. w/ Construction	Inc. w/ Construction
I.L Construction Contingency (2.5%)		\$ 2,584,875.00	\$ 275,000.00	\$ 2,859,875.00
I.M Escalation (9.5%)		\$ 10,087,088.13	\$ 281,875.00	\$ 10,368,963.13
TOTAL CONSTRUCTION:		\$ 116,266,963.13	\$ 11,556,875.00	\$ 127,823,838.13
II. SOFT COSTS				
II.A A/E Design Services + Precon		\$ 7,871,600.00	\$ 770,000.00	\$ 8,641,600.00
II.B Owner's Consultants				
II.B.1 Hazardous Materials		\$ 200,000.00	\$ 50,000.00	\$ 250,000.00
II.B.2 Geotechnical		w/ Architect	w/ Architect	w/ Architect
II.B.3 Environmental Engineering		\$ 75,000.00	\$ 40,000.00	\$ 115,000.00
II.B.4 Cost Estimating		w/ Architect	w/ Architect	w/ Architect
II.B.5 Project Management		\$ 2,439,024.51	\$ 183,582.49	\$ 2,622,607.00
II.B.6 Commissioning		\$ 250,000.00	\$ -	\$ 250,000.00
II.C Program Expenses				
II.C.1 Materials Testing & Inspections		\$ 175,000.00	\$ 100,000.00	\$ 275,000.00
II.C.2 Envelope Testing		Inc. w/CX	Inc. w/CX	Inc. w/CX
II.C.3 Move Management		\$ 60,000.00	\$ -	\$ 60,000.00
II.C.4 Advertising		\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
II.C.5 Legal Fees		\$ 15,000.00	\$ 5,000.00	\$ 20,000.00
II.C.6 Misc. Expenses		\$ -	\$ -	\$ -
II.C.7 Furniture, Fixtures, Equipment		\$ 1,522,000.00	\$ -	\$ 1,522,000.00
II.C.8 Technology		\$ 2,175,000.00	\$ -	\$ 2,175,000.00
TOTAL SOFT COSTS:		\$ 14,783,624.51	\$ 1,149,582.49	\$ 15,933,207.00



Tax Implications



Assumptions:

Assumptions - Proposed \$150,000,000 New High School Bond Project

- 1 Bond Amortization Schedule - 20 Years.
- 2 Interest rate on the bond - 3.50%.
- 3 Issuance of the \$150,000,000 bond in May-2028, with Principal & Interest payments beginning in FY2029.
- 4 RIDE reimbursement percentage of 52.50% on \$117,672,245 of eligible project costs.
- 5 Median Assessed value of a single-family property of \$468,300 in FY2024.
- 6 Growth on the tax base of 9.98% in statistical revaluation years, based on an average of the last 4.
- 7 Growth on the tax base of 15.27% in full revaluation years, based on average of the last 2.
- 8 Growth on the tax base of \$35,000,000 on non-revaluation years.



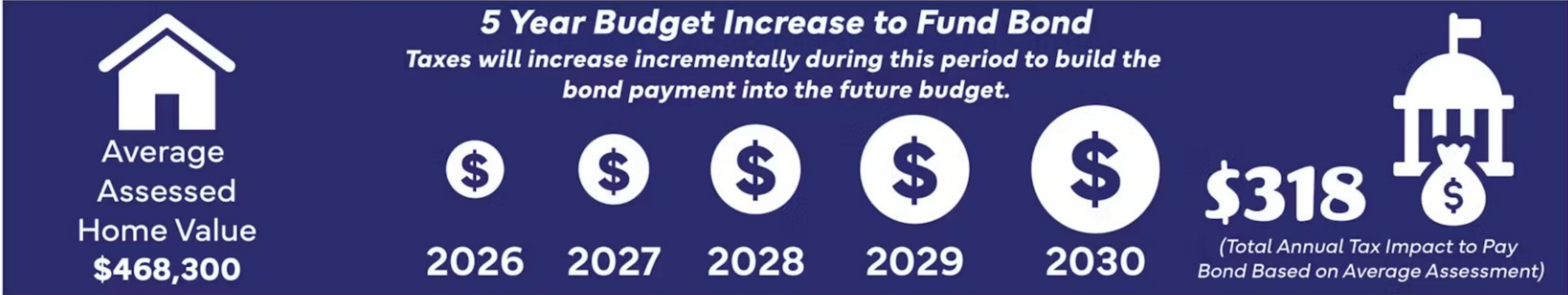
2024 SOUTH KINGSTOWN SCHOOL DISTRICT BOND

ESTIMATED TAX IMPACT

Project Bond Not to Exceed
 Total Project Cost (Principle & Interest) \$150 Million
 State Reimbursement (Principle & Interest)* \$218 Million
 \$81 Million

Mentimeter

*Based on a projected reimbursement of 52.5% of \$117M of eligible Expenses. All calculations assume a 20 year bond at 3.5% interest rate.



\$318 per year based on average home assessment*

2030 **See the Table below for additional home valuation impacts** 2048 **PAID IN FULL**

*Does not include additional funding for School and/or Town operations

Assessed Property Values	5 Year Budget Increase to Fund Bond Taxes increase incrementally each year during this period	Total Annual Tax Amount to Fund Bond	Estimated Total Tax Impact over the Bond 20 Year Term
\$300,000 Total	<p>Average annual increase of 1.66%</p>	\$203	\$6,065
\$400,000 Total		\$271	\$8,087
\$468,300 Total		\$318	\$9,468
\$500,000 Total		\$340	\$10,109
\$600,000 Total		\$408	\$12,130
\$700,000 Total		\$476	\$14,152
\$800,000 Total		\$544	\$16,174
\$900,000 Total		\$611	\$18,195
\$1,000,000 Total		\$679	\$20,217

Bond amount will result in a total levy increase of 8.32% by FY 2030.



Project Next Steps & Schedule



Project Next Steps

Community Forum

April 20th

Bond Vote

May 7th

————— ***Upon a successful Bond Vote*** —————

Stage III (Design & Documentation)

June 2024 thru Summer 2025

Community Engagement Sessions

(Summer 2024)

Construction Manager Engagement

(Pre Design thru Documentation)

Community Final Presentation

(Fall 2024)

RIDE Design Review Process

(3 steps over approx. 10 months)

Stage IV (Construction)

Summer 2025 thru Summer 2027

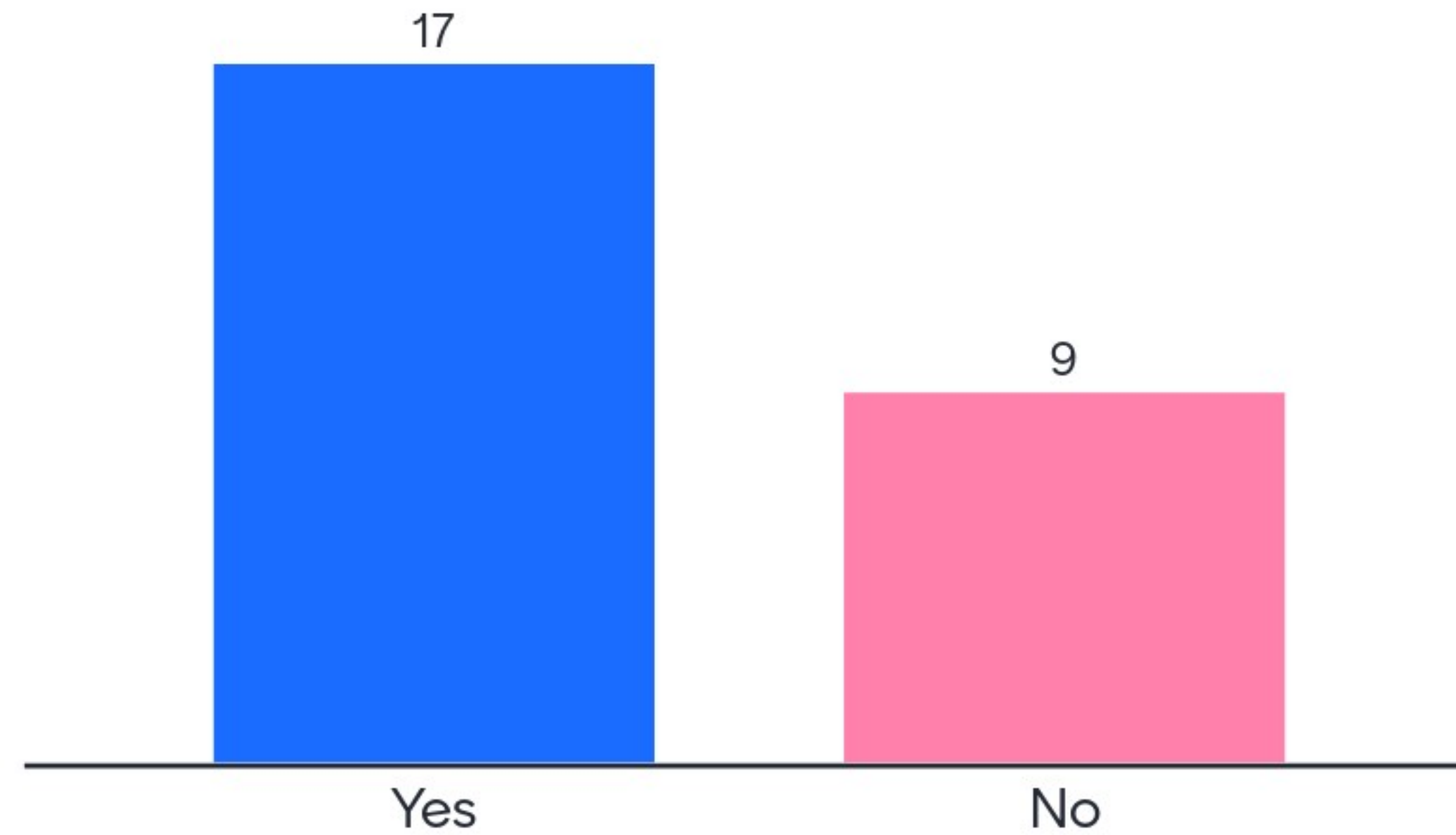


Overall Schedule

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 MANAGENT																															MOVE IN COMPLETE
STAGE IV OCCUPANCY & CLOSEOUT																															OCCUPANCY / PUNCH COMPLETION



Do you know where to find additional information online about the Project?



Additional Information

Google Search – skschoolproject

<https://skschoolproject.com>

Also linked from the Town website

<https://www.southkingstownri.gov>

Open Forum



Is there additional information you need to make an informed decision regarding the Bond Vote?



Thank You

