

SOUTH KINGSTOWN HIGH SCHOOL REPLACEMENT CURTIS CORNER



OPM Project Update Report:

4/28/2025 – 5/9/2025

Prepared for:



South Kingstown Town Council

Prepared by:



I. Executive Summary

- Planning Board Application was formally submitted *5/6/25*, E-Version was previously submitted on *4/25/25*
 - Planning Board hearing is scheduled for *5/29/25*
- Exterior Renderings presented at *5/1/25 SBC Meeting and 5/12/25 Town Council Meeting*
- RIDE Meeting took place *5/7/25* to further discuss GMP Strategy
 - Follow-up meetings will be held *5/23/25* to review DD plans & estimates in preparation for formal design review
- Design Development Estimates are being reconciled on *5/21/25*
- Soil Borings and Test wells complete at SKHS & Curtis Corner for Environmental Site Investigation. Report due *5/19/25*
- Public Engagement Session planned for *Thursday, 6/5/25* following the SBC meeting
- RI Energy Incentive Programs are being explored with the potential for up to \$1.50/SF rebate at the end of the project
- Temporary power feed of the existing High School will be required for site enabling and new utility feeds
- Schedule acceleration efforts are continuing. Current critical path items essential to schedule improvement are:
 - Environmental Site Investigation Report - *5/19/2025*
 - Planning Board Approval - *prior to 7/1/2025*
 - Potential Site Enabling Notice to Proceed Approved by TC - *prior to 7/14/2025*
 - RIPDES Permit Approval by RI DEM - *prior to 8/1/2025*
 - Foundations Permit by Building Department - *prior to 8/10/2025*
 - SBC/Town Council Early GMP Approval - *prior to 8/11/2025*
 - Temporary power re-feed of existing HS, temp road, & fencing - *prior to first day of school*

II. Project Update

Design

The project is currently in the Design Development stage.

Revised exterior palettes have been developed by SLAM and reviewed during the weekly OAC meetings. The renderings were received positively by the school building committee on 5/1. Further presentations are planned for the 5/12 Town Council Meeting

RIDE

GMP Strategy meeting was held with RIDE to discuss the strategy for 2 Guaranteed Maximum Price Construction Contracts to allow for early work to start prior to the start of the 2025/26 School Year. The next meeting is planned for 5/23 to review the Design Development plans and estimate submissions

Environmental

B+L Company has completed their soil borings and test wells at both South Kingstown High School and Curtis Corner Sites. Ground water samples are being taken 5/8/25. Reports are anticipated with soil and ground water characterization on 5/19/25. This report will guide procedures for soil disposal on or off site.

A meeting was held with Leidos, a contractor representing RI Energy to discuss the incentive opportunities for the projects. The project team is recommending an MOU be signed by the Town Manager to move forward with continued discussions on the pathway best suited for the South Kingstown High School Project.

Local Approvals & Permitting

An E-Submission of the planning application was submitted on 4/25/25, and full paper application was submitted on 5/6/25. A technical review meeting will take place on 5/14/25. The public hearing is anticipated to be held 5/29/2025.

A meeting was held on 5/5/25 with the Union Fire District and Building Department to discuss the involvement of a 3rd Party Code Reviewed to do a thorough review of the Permit Drawing Set. Discussions regarding 3rd party

Materials Testing and Special Inspection Coordinator were also held. This will alleviate the burden on town staff to perform these activities, and will aid in the reduction or waiver of the UFD Plan Review Permit Fee.

III. Procurement

Commissioning Agent

Catalyst has been awarded the Commissioning Contract for the South Kingstown High School scope of work. The Town is in the process of issuing a purchase order for this work.

Phase II Environmental Site Investigation

B+L Companies has been awarded the Phase II ESI Contract for South Kingstown High School & Curtis Corner. The Town is in the process of issuing a purchase order for this work.

IV. Construction Activities

Gilbane Building Company is currently working through a logistics schedule to identify the enabling work to be complete prior to the first day of school of the 2025/26 year. This work would include a temporary parent drop off, temporary utility work, and construction fencing. There is the potential for early approval of a Notice to Proceed for site enabling work to ensure this scope gets complete prior to the first day of school – minimizing disruption to school operation. Approval of this work will be critical for recovering schedule

V. Two Week Look Ahead

5/12/2025: Weekly OAC
5/15/2025: SBC Meeting
5/16/2025: DD Estimates Due
5/19/2025: Phase II ESI Report Due
5/19/2025: RIPDES Permit Application
5/21/2025: DD Estimate Reconciliation

5/23/2025: RIDE Meeting to review DD Plans & Estimate

VI. Project Budget

Monthly Expenditure: \$710,764.38

Current Contract Values: \$12,130,460.00

Total Paid To Date: \$3,418,717.51

The current project budget remains at \$150M for both the South Kingstown High School and Curtis Corner.

During the January 9th SBC Meeting, and January 13, 2025 Town Council Meeting, discussions were held regarding the utilization of \$2.5M of Pay-As-You-Go funding as an additional contingency to cover any additional costs above \$150M.

Estimates and Value Engineering

Design Development estimates for the High School are anticipated to be received by Gilbane Building Company and 3rd Party Estimator Mayakota on 5/19/2025. This revised estimate will include the value engineering items accepted during Schematic Design. Reconciliation of the estimates will take place 5/21/2025

The scope of work for the Curtis Corner project is still under development

VII. Project Schedule

A revised anticipated completion date of 10/5/27 was reported to the Building Committee on 2/6/2025 and Town Council on 2/10/2025. The professional team continues to strategize on how to improve the substantial completion date. Updated building substantial completion dates will be posted at the completion of each stage of design to more accurately forecast schedule

VIII. Attachments

- Exhibit A - Project Budget Summary, dated May 9, 2025
- Exhibit B - Cost Committed Summary, dated May 9, 2025
- Exhibit C - Project Schedule, dated May 8, 2025
- Exhibit D - Public Correspondence

**The Project Summary reflects the design progress as of the date of this report. The information will be adjusted, refined, and aligned based on future drawing package and cost estimate updates.*

TOWN COUNCIL REPORT_EXHIBIT A

Town of South Kingstown
High School Replacement and Curtis Corners



Budget Tracking Log

		Budget [A]	Budget Changes [B]	Rev. Budget [C]	Committed Costs [D]	Expended [E]	Unspent [F]=[D]-[E]	Remaining Budget [G]=[C]-[D]	% Complete [H]=[E]/[D]
I. HARD COSTS									
I.A	Direct Construction	\$ 127,266,963.00	\$ 250,000.00	\$ 127,516,963.00	\$ -	\$ -	\$ -	\$ 127,516,963.00	
I.A.1	Construction - High School	\$ 116,266,963.00	\$ -	\$ 116,266,963.00	\$ -	\$ -	\$ -	\$ 116,266,963.00	
I.A.2	Construction - Curtis Corners	\$ 11,000,000.00	\$ -	\$ 11,000,000.00	\$ -	\$ -	\$ -	\$ 11,000,000.00	
I.B	Demolition	w/construction	-	w/construction	\$ -	\$ -	\$ -	\$ -	
I.C	General Conditions	w/construction	-	w/construction	\$ -	\$ -	\$ -	\$ -	
I.D	Construction Fee	w/construction	-	w/construction	\$ -	\$ -	\$ -	\$ -	
I.E	Haz Mat / Abatement	w/construction	-	w/construction	\$ -	\$ -	\$ -	\$ -	
I.F	Bonds	w/construction	-	w/construction	\$ -	\$ -	\$ -	\$ -	
I.G	Ledge / Soils Allowance	w/construction	-	w/construction	\$ -	\$ -	\$ -	\$ -	
I.H	Utility Connections & Usage	w/construction	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	\$ -	\$ 250,000.00	
I.I	Escalation	w/construction	-	w/construction	\$ -	\$ -	\$ -	\$ -	
I.J	Furniture, Fixtures, Equipment	\$ 1,291,500.00	\$ -	\$ 1,291,500.00	\$ -	\$ -	\$ -	\$ 1,291,500.00	
I.J.1	FF&E	\$ 1,291,500.00	\$ -	\$ 1,291,500.00	\$ -	\$ -	\$ -	\$ 1,291,500.00	
				\$ -	\$ -	\$ -	\$ -	\$ -	
I.K	Technology	\$ 1,845,000.00	\$ -	\$ 1,845,000.00	\$ -	\$ -	\$ -	\$ 1,845,000.00	
I.K.1	FF&E	\$ 1,845,000.00	\$ -	\$ 1,845,000.00	\$ -	\$ -	\$ -	\$ 1,845,000.00	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL CONSTRUCTION:		\$ 130,403,463.00	\$ 250,000.00	\$ 130,653,463.00	\$ -	\$ -	\$ -	\$ 130,653,463.00	\$ -
II. SOFT COSTS									
II.A	Preconstruction	\$ 9,277,753.00	\$ -	\$ 9,277,753.00	\$ 9,277,753.00	\$ 2,944,354.05	\$ 6,280,898.95	\$ -	
II.A.1	A/E Design	\$ 9,102,753.00	\$ -	\$ 9,102,753.00	\$ 9,102,753.00	\$ 2,821,854.05	\$ 6,280,898.95	\$ -	31%
II.A.2	CM Preconstruction	\$ 175,000.00	\$ -	\$ 175,000.00	\$ 175,000.00	\$ 122,500.00	\$ 52,500.00	\$ -	70%
II.B	Owner's Consultants	\$ 3,172,607.00	\$ -	\$ 2,922,607.00	\$ 2,842,807.00	\$ 464,463.46	\$ 2,378,343.54	\$ 79,800.00	30%
II.B.1	Hazardous Materials Consulting	\$ 250,000.00	\$ (250,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	
II.B.1.i	Hazmat Monitoring	w/ design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
II.B.2	Geotechnical	w/ design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
II.B.3	Environmental Engineering	\$ 50,000.00	\$ 51,600.00	\$ 101,600.00	\$ 101,600.00	\$ 13,500.00	\$ 88,100.00	\$ -	13%
II.B.4	Cost Estimating	w/ design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
II.B.5	Project Management (LeftField, LLC)	\$ 2,622,607.00	\$ -	\$ 2,622,607.00	\$ 2,622,607.00	\$ 450,963.46	\$ 2,171,643.54	\$ -	17%
II.B.6	Commissioning	\$ 250,000.00	\$ (51,600.00)	\$ 198,400.00	\$ 118,600.00	\$ -	\$ 118,600.00	\$ 79,800.00	0%
II.B.7	Surveying	w/ design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
II.C	Program Expenses	\$ 357,000.00	\$ -	\$ 357,000.00	\$ 9,900.00	\$ 9,900.00	\$ -	\$ 347,100.00	
II.C.1	Materials Testing & Inspections	\$ 275,000.00	\$ -	\$ 275,000.00	\$ -	\$ -	\$ -	\$ 275,000.00	
II.C.2	Envelope Testing	Inc. w/ Cx	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
II.C.3	Move Management	\$ 60,000.00	\$ -	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00	
II.C.4	Advertising	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00	
II.C.5	Legal Fees	\$ 20,000.00	\$ -	\$ 20,000.00	\$ 9,900.00	\$ 9,900.00	\$ -	\$ 10,100.00	100%
II.C.6	Misc. Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL SOFT COSTS:		\$ 12,807,360.00	\$ (250,000.00)	\$ 12,557,360.00	\$ 12,130,460.00	\$ 3,418,717.51	\$ 8,659,242.49	\$ 426,900.00	
III. CONTINGENCIES									
III.A	Owner's Contingency	\$ 6,789,177.00	\$ -	\$ 6,789,177.00	\$ -	\$ -	\$ 6,789,177.00	\$ 6,789,177.00	
		\$ 6,789,177.00	\$ -	\$ 6,789,177.00	\$ -	\$ -	\$ 6,789,177.00	\$ 6,789,177.00	
III.B	Construction Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		w/ construction	-	-	-	-	-	-	
TOTAL CONTINGENCIES:		\$ 6,789,177.00	\$ -	\$ 6,789,177.00	\$ -	\$ -	\$ 6,789,177.00	\$ 6,789,177.00	\$ -
IV. BUDGET TOTALS		\$ 150,000,000.00	\$ -	\$ 150,000,000.00	\$ 12,130,460.00	\$ 3,418,717.51	\$ 15,448,419.49	\$ 137,869,540.00	\$ -

TOWN COUNCIL REPORT _ EXHIBIT B

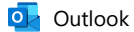
Town of South Kingstown
High School Replacement and Curtis Corners

Committed Costs



COMMITTED BREAKOUT								
Category	Vendor/Contractor	Sub-Category	Total	Paid to Date	PO#	Date Approved	Payment Terms	Notes
II. SOFT COSTS								
II. A. PRECON DESIGN & ENGINEERING								
II. A.1 A/E DESIGN								
II.A.1-001	Studio JAED	Design Basic Services	\$ 9,102,753.00	\$ 2,821,854.05	20251775	7/23/2024	Payments based on design milestones: 20% - Schematic Design 20% - Design Development 35% - Construction Docs 5% - Procurement 20% - Construction Phase	This contract covers a majority of the design consultants to include architecture, structural engineering, civil engineering, electrical engineering, food service, track and field design, lighting, fire suppression, estimating, etc.
		Total A/E	\$ 9,102,753.00	\$ 2,821,854.05				
II. A.2 PRECONSTRUCTION								
II.A.2-001	Gilbane	Preconstruction Services	\$ 175,000.00	\$ 122,500.00	20251769	5/31/2025	Based on project schedule	Contract covers general conditions of the contract, estimating during the design phase, and work toward guaranteed maximum prices.
II.A.2-002	Gilbane	Geothermal Test Wells - \$97k funded by SKPS	\$ -				Complete/Paid in Full	This work was funded directly by the school department
		Total Precon	\$ 175,000.00	\$ 122,500.00				
II. B OWNER'S CONSULTANTS								
II. B.3 ENVIRONMENTAL ENGINEERING								
II.B.3-001	Tighe and Bond	Phase I ESA	\$ 13,500.00	\$ 13,500.00	20251989	9/1/2024	Complete/Paid in Full	Environmental Site Assessment services for both South Kingstown High School and Curtis Corner
II.B.3-002	BL Company	Phase II ESI	\$ 88,100.00			4/28/2025	Payment based on progress.	Environmental Site Investigation consisting of soil borings and test wells to analyze soil and identify any potential contaminants
		Total Env. Eng.	\$ 101,600.00	\$ 13,500.00				
II. B.5 PROJECT MANAGEMENT								
II.B.5-001	Left Field	Owner's Project Manager - Basic Services	\$ 2,622,607.00	\$ 450,963.46	20250992	7/22/2024	6/24-5/25 - Stage III (Design) 12 months - \$600,000 6/25-8/27 - Stage IV 29 months - \$2,022,607	Average invoice per month is \$50,000. Does not include reimbursable expenses. 30 Day billing cycle.
		Total Project Management	\$ 2,622,607.00	\$ 450,963.46				
II. B.6 COMMISSIONING								
	Catalyst Commissioning	MEP/Envelope Commissioning	\$ 114,600.00			4/14/2025	Payment based on progress.	This contract covers the design review, submittal reviews, construction site visits, functional testing & reporting, 10 month post occupancy evaluation, and NE CHPS Documentation
	Catalyst Commissioning	Fire Alarm/Security Design Review	\$ 4,000.00			4/14/2025	Payment based on progress.	
		Total Commissioning	\$ 118,600.00	\$ -				
II. C. PROGRAM EXPENSES								
II. C.5 LEGAL FEES								
II.C.5-001	Conley Law	PLA Review	\$ 9,900.00	\$ 9,900.00		10/24/2025	Complete/Paid in Full	Final invoice paid. Professional services under \$10,000 awarded in accordance with Town Ordinance. Final PLA Feasibility Study provided.
		Total Legal Fees	\$ 9,900.00	\$ 9,900.00				
TOTAL COMMITTED			\$ 12,130,460.00	\$ 3,418,717.51				

TOWN COUNCIL REPORT_EXHIBIT D



Fw: The New SKHS Website

From Chris Spiegel <cspiegel@leftfieldpm.com>
Date Mon 5/5/2025 9:24 AM
To Kate Turner <kturner@leftfieldpm.com>

Chris Spiegel
Project Executive
Boston | Worcester | Providence
c: 443.417.4521
www.leftfieldpm.com



From: Dorald Beasley <dwbeas@cox.net>
Sent: Sunday, May 4, 2025 7:30 PM
To: sbc@southkingstownri.com <sbc@southkingstownri.com>; contep@studiojaed.com <contep@studiojaed.com>; Chris Spiegel <cspiegel@leftfieldpm.com>; Catherine Thorpe <cellithorpe@slamcoll.com>; Mark Rhoades <MRhoades@slamcoll.com>; Linda Liporto <skschoolproject@gmail.com>
Cc: S.K. Town Council <towncouncil@southkingstownri.gov>
Subject: The New SKHS Website

To all,
One would think that by now the South Kingstown High School Replacement Project website would be synced to update and upload the latest information, but it is not. The comments below are all about the "Home" page.
<https://skschoolproject.com/>
For example, my guess is that at one time you could click on any of the (8) options below and be sent to another page with information on that subject. These no longer take you anywhere and the FAQ link takes you to questions and answers which are no longer germane to where the project now is.

PROJECT AT A GLANCE



For More Detailed Information

VISIT FAQ PAGE >

The pictures in the [Gallery](#) are not up to date.

GALLERY



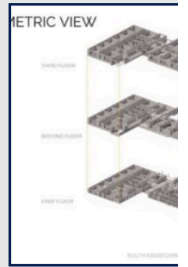
View From School Street 3



View from School Street 2



View from School Street 1



Isometric View



Third Floor



Second Floor



First Floor



SKHS – Site plan

But, my biggest beef is with the meeting notices, because if someone wants to watch the meeting they have to click on the "Agenda" link and have PDF viewing software on their device to get to the LIVESTREAM link!

LIVESTREAM: <https://www.youtube.com/@sksbc/streams>



School Building Committee Meeting May 01, 2025 – 6:00 PM

Agenda: [Click Here](#)

PLEASE NOTE: Meeting will be held at South Kingstown Town Hall, 180 High St, Wakefield, RI 02879.

[VIEW ALL](#)

The - <https://www.youtube.com/@sksbc/streams> - link needs to become the third SHORTCUT on the Home page.

SHORTCUTS



RIDE WEBSITE

Click here for more information about funding and the RIDE SBA process



GLOSSARY OF TERMS

Click here for a guide to clarify common terms used in the building process for public projects.

And lastly, two choices under the **South Kingstown School Building Project Resource Center** at the top of the Home page need to be improved - [Document Library](#) and [Schedule](#).

The [Document Library](#) should be culled to remove anything that is no longer applicable or current, and moved to a "Historical" folder, and the [Schedule](#) has said it's "currently under development" forever!

This is not my first email regarding this website, but because it's going to be in use for the next three+ years, I'm hoping it will be my last.

Dorald Beasley