

# SOUTH KINGSTOWN HIGH SCHOOL REPLACEMENT

**Town of South  
Kingstown**  
School Building  
Committee  
12.5.2024

 **LeftField**



View from School Street



 **Gilbane**

 **STUDIO  
JAED**

 **SLAM**

# TODAY'S AGENDA

01

Curtis Corner Athletic  
Field & Stadium Update

02

Project Status Updates  
and Review:

03

Geothermal Test Well  
Results & Recommendations

04

Scope-Budget Estimates &  
Cost Reduction Strategy

05

Environmental Site  
Assessment

06

Financing & Alternative  
Funding Opportunities

# SOUTH KINGSTOWN

## BUDGET-ESTIMATE



### CURTIS CORNER ATHLETIC PROGRAM

- Construction Budget: \$11,000,000
  - Contingency: \$1,500,000
- 

### SOUTH KINGSTOWN HIGH SCHOOL

- **Construction Budget Goal:** **\$116,266,963**
- Initial Schematic Design Estimate: \$133,062,146
- Design & Contingency Adjustments: \$-\$9,532,200
- Proposed Cost Reductions: \$-\$6,227,600
- Potential Fire Dept Fee Reduction: \$-548,500
- **Updated Schematic Design:** **\$116,753,846**
- Current Budget Overage: **\$486,883**
- **Add Alternates:** **\$+782,600**

# SOUTH KINGSTOWN

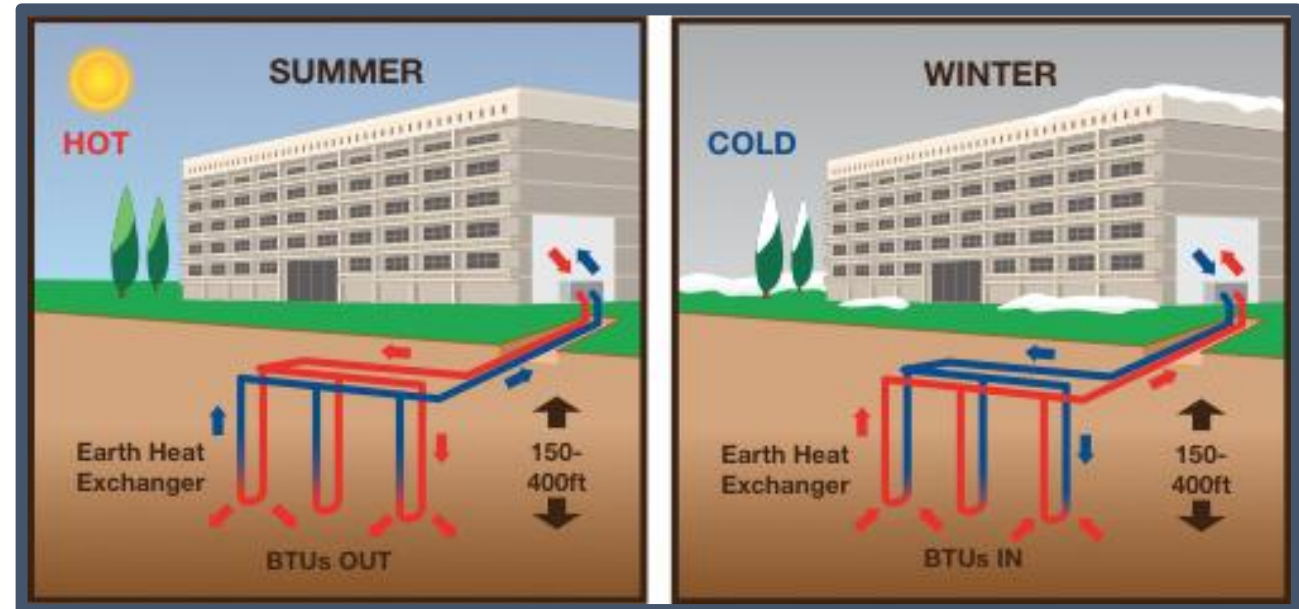
## Cost Reduction Strategy



### M-VE1

➔ Change from Geothermal Loop to Air Cooled Chiller Loop

- Test Well Complete
- Potential Hybrid System
- Feasibility of System Size under review with Engineers – Cost Based on 40 wells



➔ Estimated Value  
\$2,846,700

# SOUTH KINGSTOWN

## Cost Reduction Strategy



### C-VE4



Change From Underground Infiltration System to Above Ground Retention Ponds

- Target 50% Reduction
- Locations and Feasibility to be studied



Estimated Value  
\$261,500



# SOUTH KINGSTOWN

## Cost Reduction Strategy



### S-VE1

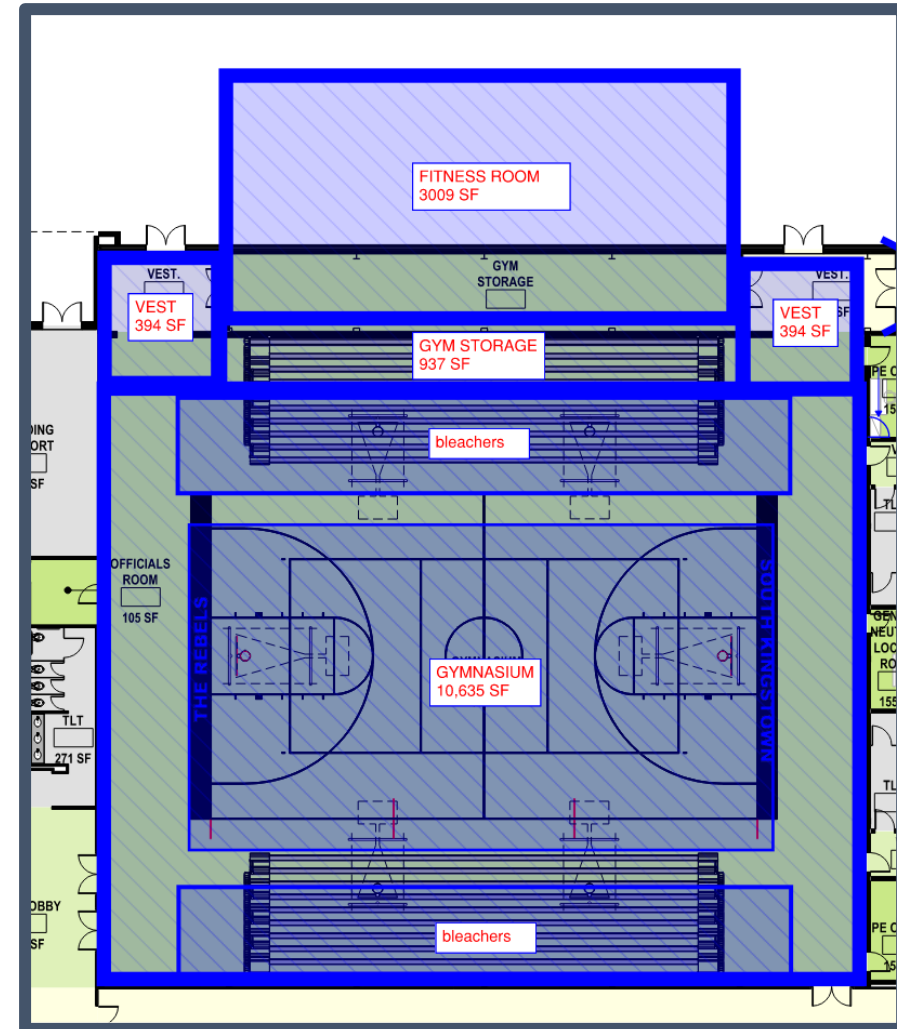


#### Delete Interior Walking Track

- Stretch bleacher length left-right (keep capacity) which reduced their depth when fully open. Storage Room further pulled into Gymnasium
- Move Fitness/Weight Room from 2nd Floor to 1st Floor – Remove Stair Tower #4



Estimated Value  
\$634,400



# SOUTH KINGSTOWN

## Cost Reduction Strategy



### S-VE2



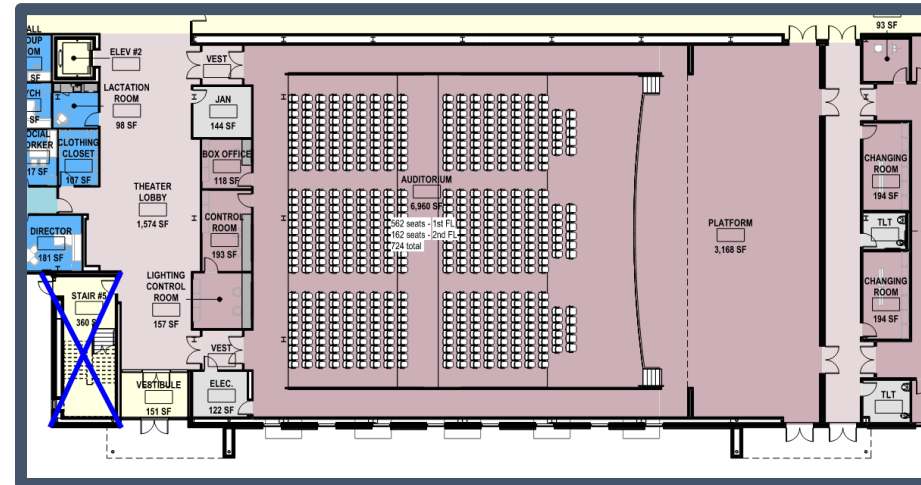
#### Remove Auditorium Balcony

- Remove 162 Seats from 2<sup>nd</sup> Floor balcony
- Remove Stair Tower #5, Elevator #2, Toilet Rooms, Support Space @ Balcony Lobby.
- 546 Seats will Remain in 1<sup>st</sup> Floor Auditorium

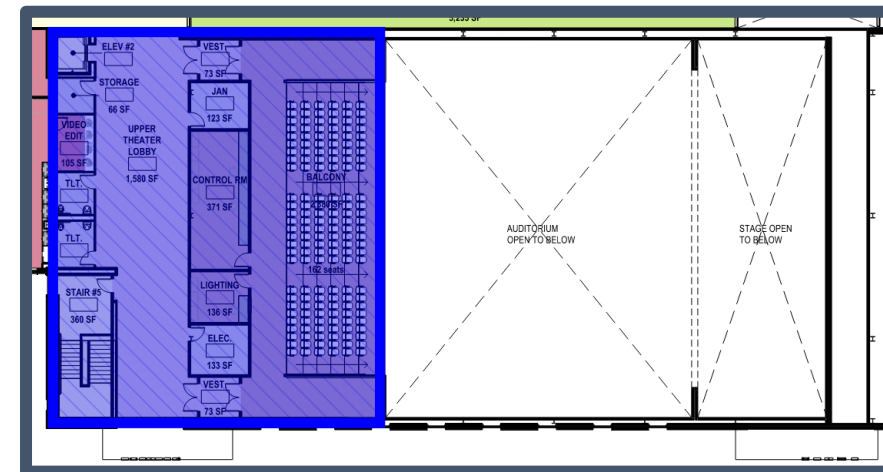


Estimated Value  
\$544,300

First Floor



Second Floor



# SOUTH KINGSTOWN

## Cost Reduction Strategy



### S-VE3

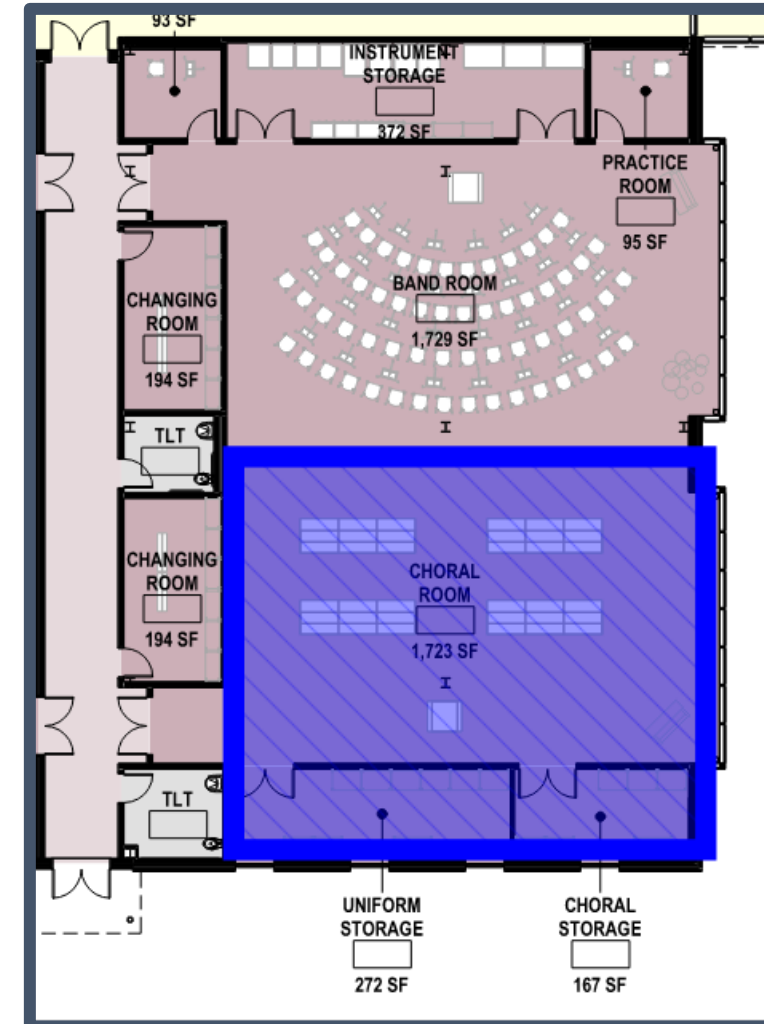


#### Remove Choral Room

- Include design as Add-Alternate for possible inclusion after bidding
- Choral Program to utilize Platform in Auditorium



Estimated Value  
\$597,500



# SOUTH KINGSTOWN

## Cost Reduction Strategy



### S-VE8

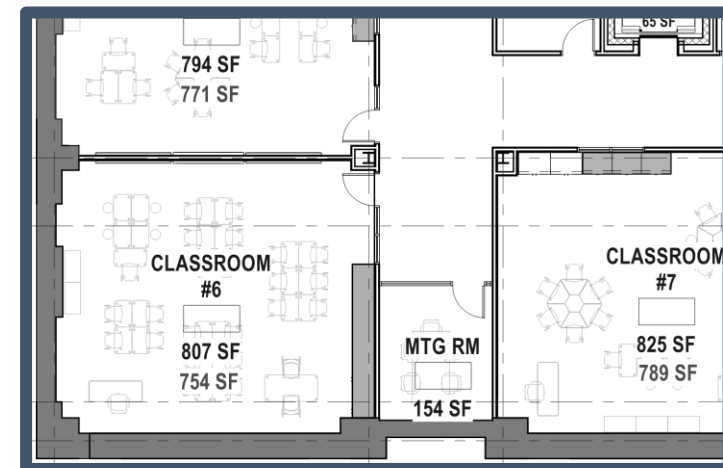
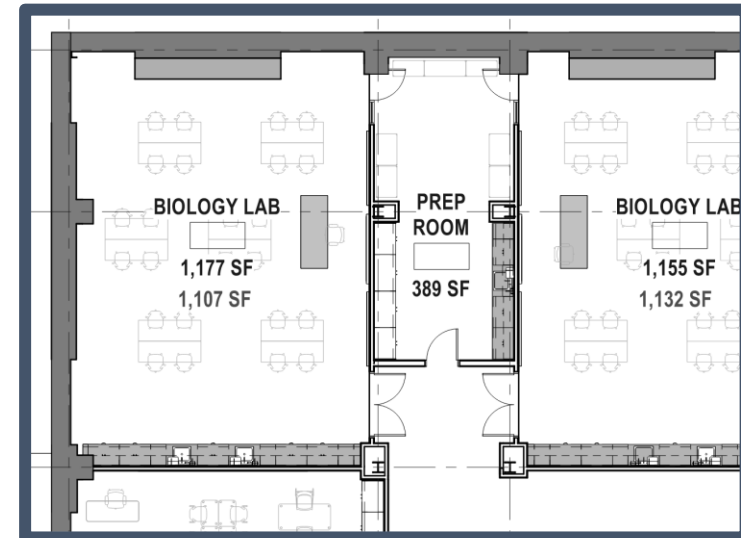


Reduce Building Perimeter by 12”

- “Squeeze Building In”
- Retain classroom SF to fit maximum class size



Estimated Value  
\$266,900



# SOUTH KINGSTOWN

## Cost Reduction Strategy



### S-VE12



#### Change Sloped Roof to Flat Roof

- Maintains efficient solar gain for PV Array



#### Estimated Value

\$15,100

# SOUTH KINGSTOWN

## Cost Reduction Strategy



### A-VE1, A-VE2, A-VE12, A-VE13, A-VE14, A-VE28

#### → Adjust Exterior Façade

- Reduced Glazing
- Increased use of Brick Veneer
- Introduction of alternate materials, i.e. Ground Face Block
- Remove Metal Panel
- More aligned with surrounding architecture

#### → Estimated Value \$1,061,200



# SOUTH KINGSTOWN

## Exterior Façade



### Inspiration Images



# Questions & Answers