

SOUTH KINGSTOWN HIGH SCHOOL REPLACEMENT

Town of South
Kingstown
Town Council
1.13.2025



View from School Street



**Subject to Change* 6



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 Accepted: -\$4,818,900
- Potential Fire Dept Fee Reduction: \$-548,500
- **Updated Schematic Design:** **\$116,753,846**
- Current Budget Overage: **\$486,883**
- **Add Alternates:** **\$+782,600**

*Does not include Owner's Contingency

SOUTH KINGSTOWN

Cost Reduction Strategy



ACCEPTED REMOVAL

M-VE1

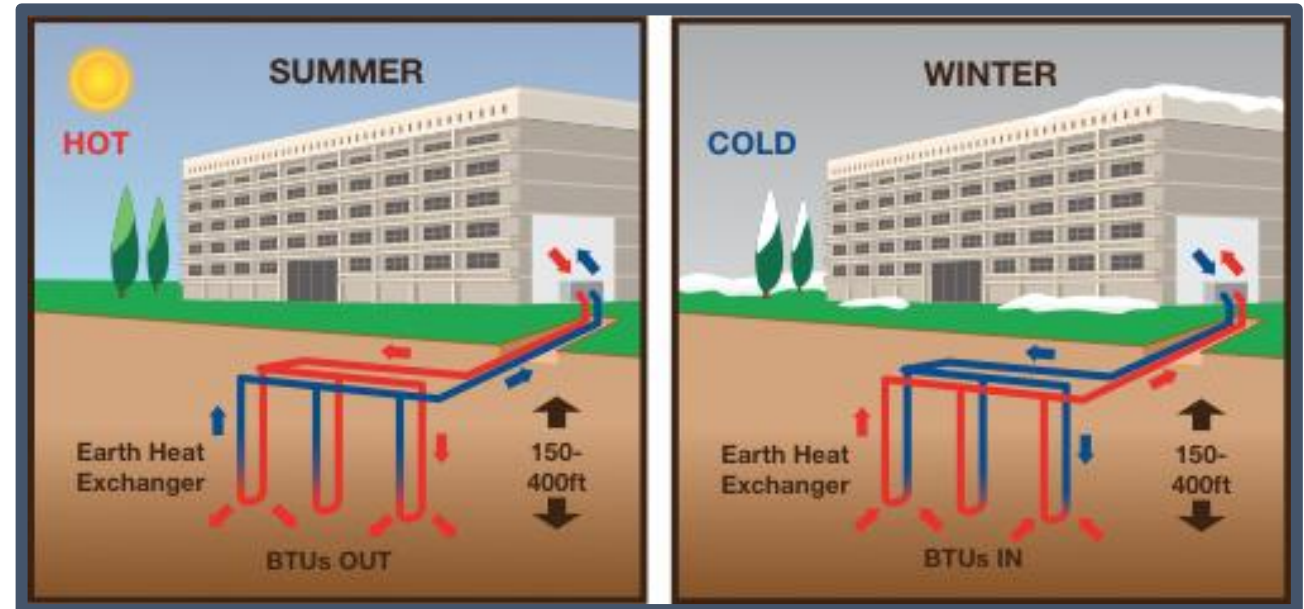


Change from Geothermal Loop to Air Cooled Chiller Loop

- Test Well Complete
- Potential Hybrid System – ROI to be reviewed
- 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 ACCEPTED FOR FURTHER STUDY DURING DD



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 ACCEPTED REMOVAL

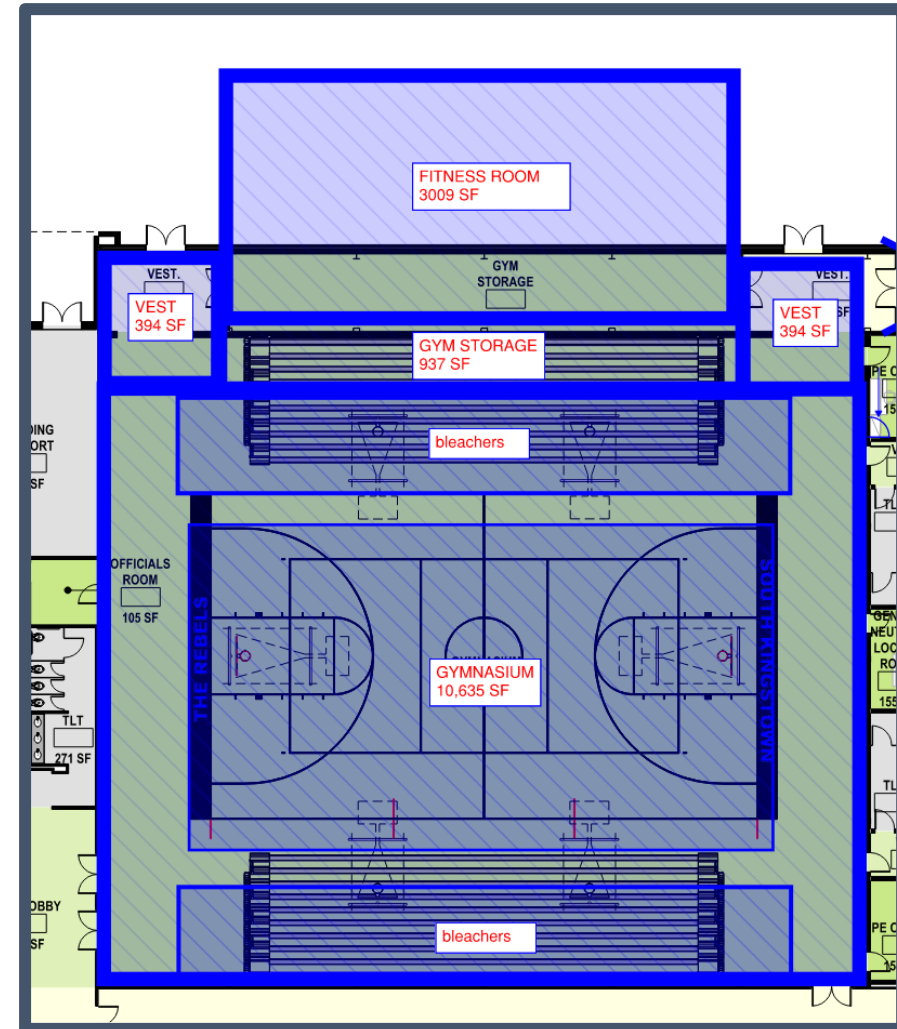


Delete Interior Walking Track

- 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
- Final space reconfiguration under review



Estimated Value
\$634,400



SOUTH KINGSTOWN

Cost Reduction Strategy



S-VE2

REJECTED REMOVAL



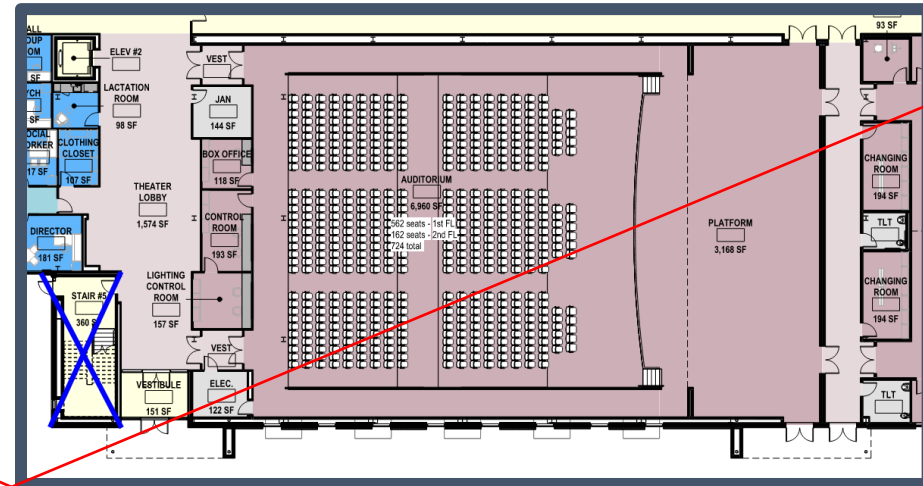
Auditorium Balcony

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

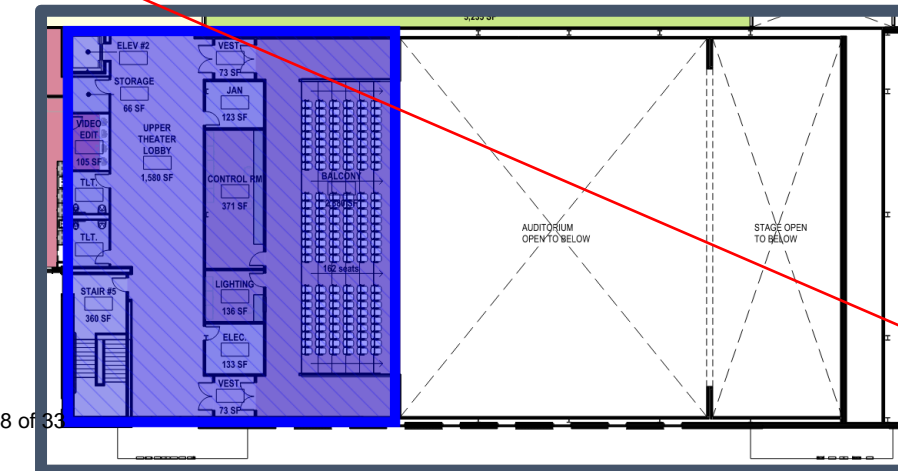


**Estimated Value
\$544,300**

First Floor



Second Floor



SOUTH KINGSTOWN

Cost Reduction Strategy



S-VE3

REJECTED REMOVAL

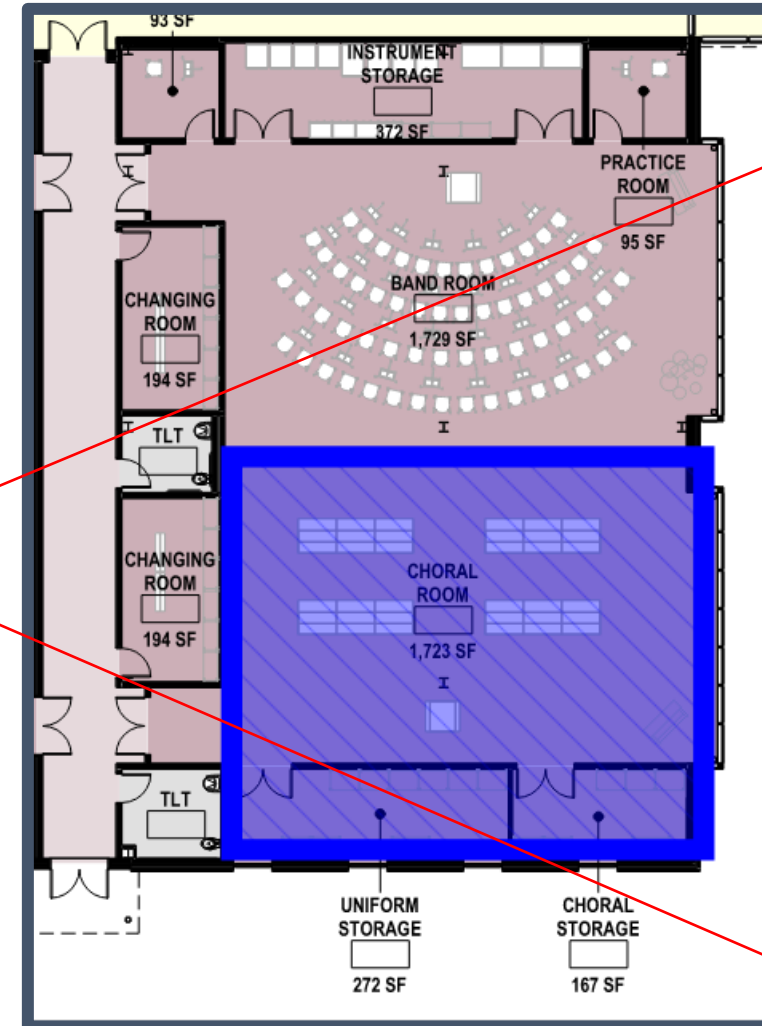


Choral Room

- 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

REJECTED REMOVAL

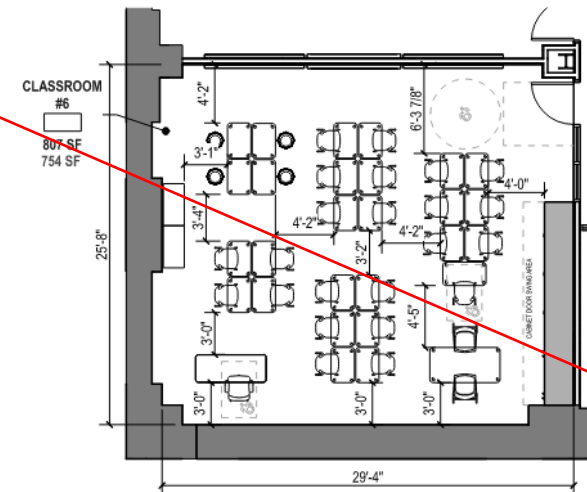
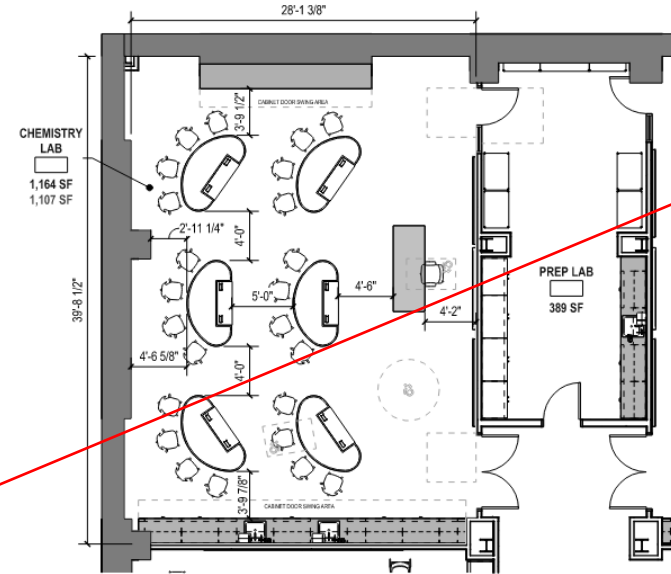


Reduce Building Perimeter by 12"

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



**Estimated Value
\$266,900**



SOUTH KINGSTOWN

Cost Reduction Strategy



A-VE1, A-VE2, A-VE12, A-VE13, A-VE14, A-VE28 **ACCEPTED FOR FURTHER STUDY DURING DD**

➔ 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

\$1,076,300

SOUTH KINGSTOWN

Exterior Façade



Inspiration Images



Questions & Answers