

SOUTH KINGSTOWN HIGH SCHOOL REPLACEMENT CURTIS CORNER



OPM Project Update Report:

6/9/2025 – 6/20/2025

Prepared for:



South Kingstown Town Council

Prepared by:



I. Executive Summary

- Design Development submission has been sent to RIDE for their review and comment
- Site Enabling Package #1A and Early Bid Package #1 have been posted for bidding
 - Bids are due for Site Enabling Package #1A on 6/23/2025
 - Bids are due for Early Bid Package #1 on 7/9/2025
- Additional soil borings are awaiting schedule confirmation after the last day of school around the existing wood shop to confirm the limits of the THP
- 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 has been reviewed with RI Energy to map out location of temporary poles
- 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

Early Bid Packages for Site Enabling, Sitework, Structural, and Long-Lead Time items were submitted on 6/10/2025. Continued documentation for remaining bid packages is on going

RIDE

The Design Development package has been submitted to RIDE for their review. Weekly meetings were requested with RIDE to review progress with early bidding and approvals

Environmental

Additional borings surrounding the existing wood shop are being scheduled for after the last day of school. Limited disruption is anticipated, but full use of the front parking lot should be planned

Local Approvals & Permitting

Preliminary Approval was received by the Planning Board on 5/29/25. Final approval will be dependent on the conditions of approval and will be handled administratively by Planning Department Staff.

Foundations permit is anticipated to be submitted 7/14/2025

III. Procurement

An early release package for Site Enabling work is anticipated to be presented to Town Council for approval on 7/14/2025

IV. Construction Activities

Temporary roadway layout was reviewed in coordination with the power poles required for temporary power at the High School. Final layout of power poles is forthcoming after final coordination with RI Energy.

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. Project Budget

Monthly Expenditure: \$286,761.10

Current Contract Values: \$12,144,360

Total Paid To Date: \$4,246,937.91

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.

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

VI. 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. Current projections show a revised completion date of 7/23/2027. Updated building substantial completion dates will be posted at the completion of each stage of design to more accurately forecast schedule

VII. Attachments

- Exhibit A - Project Budget Summary, dated June 19, 2025
- Exhibit B - Cost Committed Summary, dated June 19, 2025
- Exhibit C - Project Schedule, dated June 19, 2025

**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.*

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	\$ 3,550,074.45	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	\$ 3,550,074.45				
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	\$ 54,706.00	20252796	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
II.B.3-003	BL Company	Additional Soil Borings	\$ 13,900.00	\$ -	20252796	6/9/2025	Payment based on progress.	Additional soil borings at SKHS based on elevated levels of TPH found at SB-4
		Total Env. Eng.	\$ 115,500.00	\$ 68,206.00				
II. B.5								
PROJECT MANAGEMENT								
II.B.5-001	Left Field	Owner's Project Manager - Basic Services	\$ 2,622,607.00	\$ 550,963.46	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	\$ 550,963.46				
II. B.6								
COMMISSIONING								
II.B.6-001	Catalyst Commissioning	MEP/Envelope Commissioning	\$ 114,600.00	\$ 114,600.00	20252853	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
II.B.6-002	Catalyst Commissioning	Fire Alarm/Security Design Review	\$ 4,000.00	\$ 4,000.00	20252853	4/14/2025	Payment based on progress.	
		Total Commissioning	\$ 118,600.00	\$ 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			\$ 12,144,360.00	\$ 4,420,243.91				

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 (against committd) [H]=[E]/[D]
I.	HARD COSTS								
I.A	Direct Construction	\$ 127,266,963.00	\$ 236,100.00	\$ 127,503,063.00	\$ -	\$ -	\$ -	\$ 127,503,063.00	
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	\$ 236,100.00	\$ 236,100.00	\$ -	\$ -	\$ -	\$ 236,100.00	
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	\$ 236,100.00	\$ 130,639,563.00	\$ -	\$ -	\$ -	\$ 130,639,563.00	
II.	SOFT COSTS								
II.A	Preconstruction	\$ 9,277,753.00	\$ -	\$ 9,277,753.00	\$ 9,277,753.00	\$ 3,672,574.45	\$ 5,552,678.55	\$ -	
II.A.1	A/E Design	\$ 9,102,753.00		\$ 9,102,753.00	\$ 9,102,753.00	\$ 3,550,074.45	\$ 5,552,678.55	\$ -	39%
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	\$ (240,900.00)	\$ 2,931,707.00	\$ 2,856,707.00	\$ 564,463.46	\$ 2,292,243.54	\$ 75,000.00	33%
II.B.1	Hazardous Materials Consulting - w/ design	\$ 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	\$ 65,500.00	\$ 115,500.00	\$ 115,500.00	\$ 13,500.00	\$ 102,000.00	\$ -	12%
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	\$ 550,963.46	\$ 2,071,643.54	\$ -	21%
II.B.6	Commissioning	\$ 250,000.00	\$ (131,400.00)	\$ 118,600.00	\$ 118,600.00	\$ -	\$ 118,600.00	\$ -	0%
II.B.7	3rd Party Code Review	\$ -	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	\$ -	\$ 75,000.00	
II.C	Program Expenses	\$ 357,000.00	\$ 4,800.00	\$ 361,800.00	\$ 9,900.00	\$ 9,900.00	\$ -	\$ 351,900.00	
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	\$ -	\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	\$ -	\$ 4,800.00	
	TOTAL SOFT COSTS:	\$ 12,807,360.00	\$ (236,100.00)	\$ 12,571,260.00	\$ 12,144,360.00	\$ 4,246,937.91	\$ 7,844,922.09	\$ 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	\$ 12,144,360.00	\$ 4,246,937.91	\$ 14,634,099.09	\$ 137,855,640.00	

