SOUTH KINGSTOWN HIGH SCHOOL REPLACEMENT

Town of South Kingstown

School Building Committee
11.06.2025

LeftField

Gilbane

STUDIO JAED

SLAM

TODAY'S AGENDA

01 Schedule Update

02 Construction Update

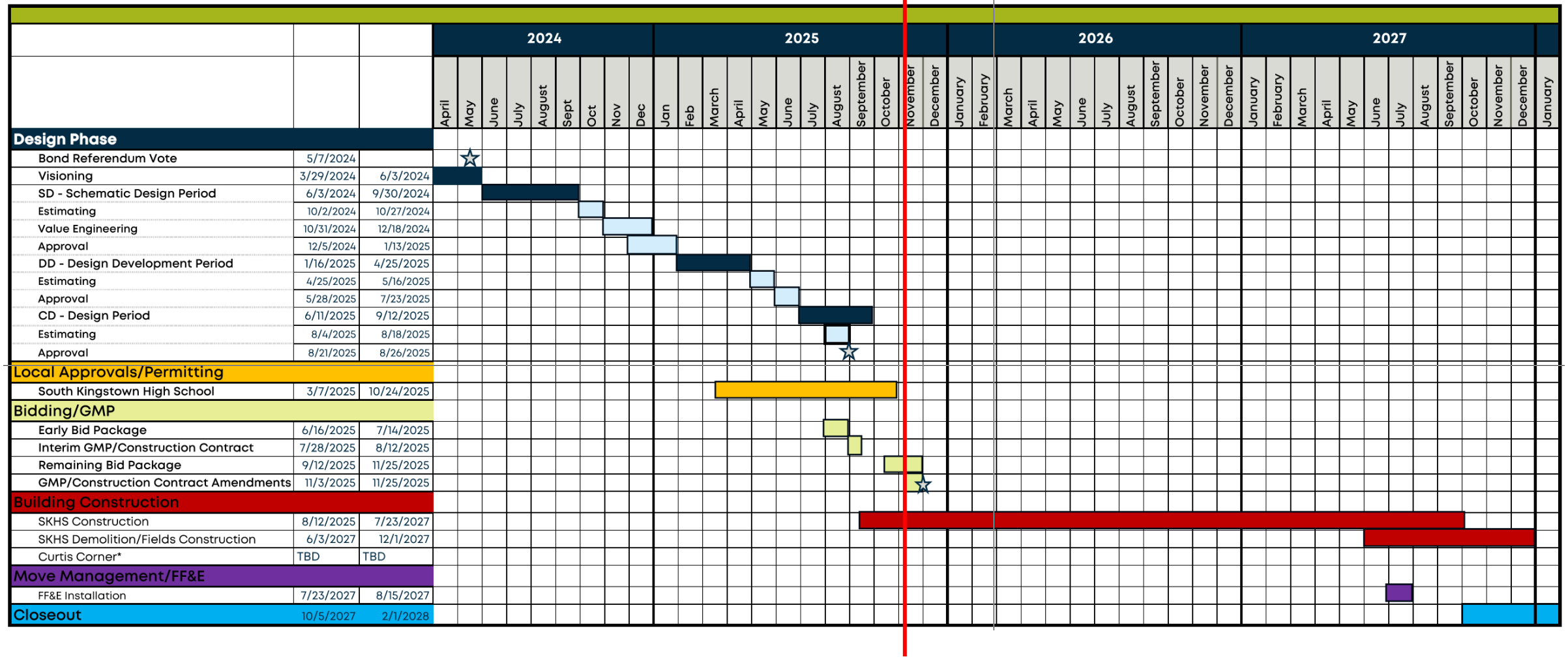
03 Abutter Concerns

04 Curtis Corner Update

05 COTF Modification

SOUTH KINGSTOWN

Schedule Update



Design Phase		
Bond Referendum Vote	5/7/2024	
Visioning	3/29/2024	6/3/2024
SD - Schematic Design Period	6/3/2024	9/30/2024
Estimating	10/2/2024	10/27/2024
Value Engineering	10/31/2024	12/18/2024
Approval	12/5/2024	1/13/2025
DD - Design Development Period	1/16/2025	4/25/2025
Estimating	4/25/2025	5/16/2025
Approval	5/28/2025	7/23/2025
CD - Design Period	6/11/2025	9/12/2025
Estimating	8/4/2025	8/18/2025
Approval	8/21/2025	8/26/2025
Local Approvals/Permitting		
South Kingstown High School	3/7/2025	10/24/2025
Bidding/GMP		
Early Bid Package	6/16/2025	7/14/2025
Interim GMP/Construction Contract	7/28/2025	8/12/2025
Remaining Bid Package	9/12/2025	11/25/2025
GMP/Construction Contract Amendments	11/3/2025	11/25/2025
Building Construction		
SKHS Construction	8/12/2025	7/23/2027
SKHS Demolition/Fields Construction	6/3/2027	12/1/2027
Curtis Corner*	TBD	TBD
Move Management/FF&E		
FF&E Installation	7/23/2027	8/15/2027
Closeout	10/5/2027	2/1/2028

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SKHS Key Dates

KEY MILESTONES

- ~~9/8/2025 – Reconciled 60% Progress CD Estimates Due~~
- ~~9/10/2025 – Vinagro Mobilization of Sitework/Foundations~~
- 11/10/2025 – Anticipated Building Permit Application Submission
- 12/15/2025 – Bids due for remaining Construction Packages
- 1/8/2026 – SBC Recommendation of Final GMP
- 1/12/2026 – Town Council Approval of Final GMP

SOUTH KINGSTOWN

Key Dates

RIDE MILESTONES

- ~~Early Bid Package Approval~~
- ~~Design Development Approval~~
- ~~Submission of 60% Construction Documents~~
- 11/24/2025 - 60% Construction Document Approval
- 12/5/2025 – Curtis Corner Demolition/Site Stabilization Approval

SOUTH KINGSTOWN
Construction Activities

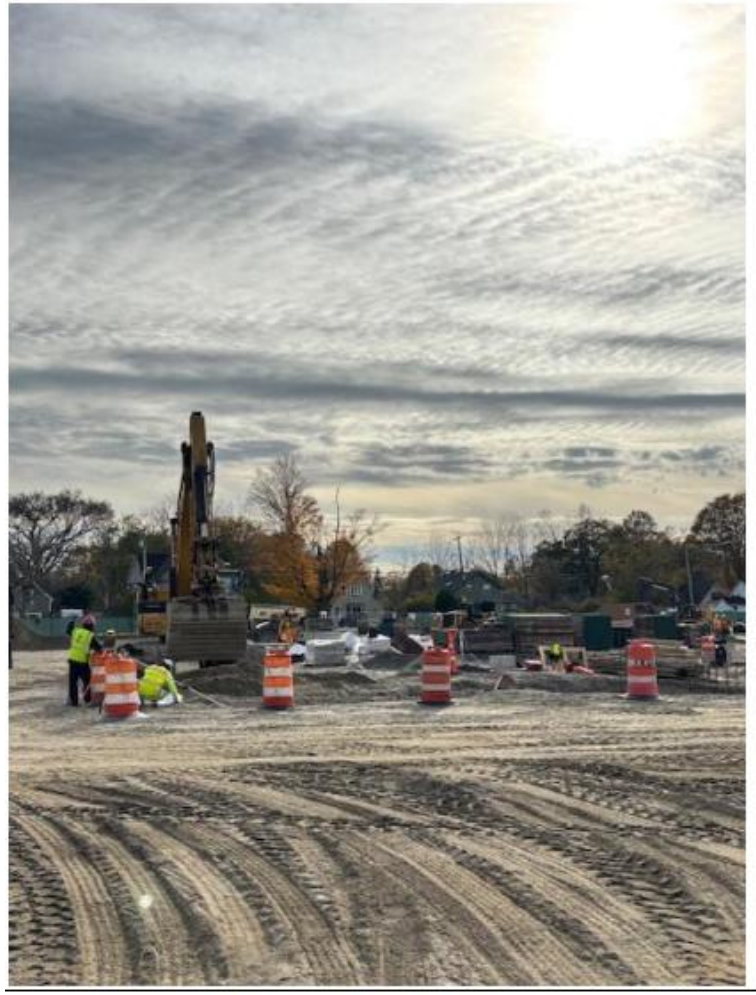
4 Week Look Ahead

4-Nov-25
Construction Phase

		Week 1					Week 2					Week 3					Week 4				
Contractor	**Activity**	3-Nov	4-Nov	5-Nov	6-Nov	7-Nov	10-Nov	11-Nov	12-Nov	13-Nov	14-Nov	10-Nov	11-Nov	12-Nov	13-Nov	14-Nov	17-Nov	18-Nov	19-Nov	20-Nov	21-Nov
Vinagro	Install Site Utilities							Holiday													
Vinagro	Backfill Area A Foundations																				
JL Marshall	Form/Rebar/Place Area A Foundations																				
JJ O'Rourke	Install MEP sleeves in walls - As needed																				
Vinagro	Excavate/Backfill Area B Foundations																				
JL Marshall	Form/Rebar/Place Area B Foundations																				
JL Marshall	Form/Rebar/Place Mat Slab																				
Vinagro	Excavate/Backfill Area D/E Foundations																				
JL Marshall	Form/Rebar/Place Area D/E Foundations																				

SOUTH KINGSTOWN

Construction Activities



Excavate for footings, Area B. Install formwork.

Install formwork for footings, Area B north perimeter.

Formwork for Area B iso footings; structural fill delivery for auditorium area grading.

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Construction Activities

Grading auditorium area

Backfilling foundation wall, Area A

Compacting backfilled foundation walls, Area A

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Abutter Concerns Update

RIDEM Update

- Received notice from abutters on Branch Street, Oak Street, and Hope Ct regarding concerns of vibration
- TER sent notification via certified mail to each abutter noting concern offering pre-conditions surveys
- Smaller rollers were utilized for vibratory compaction to lessen vibration as much as feasible
- Vibration monitoring has been ongoing at site limits since construction began
- No exceedances of vibration velocity limits were noted during the areas of concern

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Curtis Corner Athletic Program – Key Dates

KEY MILESTONES

- 12/12/2025 – Bids due for CCMS Demolition & Site Stabilization
- 12/18/2026 – SBC Recommendation of Bids for Demolition & Site Stabilization
- 1/12/2026 – Town Council Approval of Bids for Demolition & Site Stabilization
- July/August 2026 – Substantial Completion of Demolition & Site Stabilization
- January 2026 – Design of Athletic Fields to Commence
- Fall 2027 – Substantial Completion of Athletic Fields

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Change Order Task Force

Change Order Type	Change Order Limits as Approved		Proposed Limits	
	Authorizing Parties	Approved Amount	Authorizing Parties	Approved Amount
Emergency/ Unforeseen Conditions	OPM	$5,000 or less	OPM	$5,000 or less
Unforeseen Conditions	COTF*	$0 to $10,000	**Town Manager**	$0 to **$15,000**
Unforeseen Conditions	COTF and SBC*	$10,000.01 to $25,000	**COTF***	**$15,000.01 to $50,000**
Unforeseen Conditions	COTF, SBC, and TC	$25,000.01 and above	**COTF and SBC***	**$50,000.01 to $100,000**
Unforeseen Conditions	COTF, SBC, and TC	$25,000.01 and above	**COTF, SBC and TC**	**$100,000.01 and Above**
Elective	COTF and SBC*	$0 to $15,000	COTF and SBC*	$0 to $15,000
Elective	COTF, SBC, and TC	$15,000.01 and above	COTF, SBC, and TC	$15,000.01 and above

*Note: The COTF may elect to forward the item to the SBC for formal action. Likewise, the SBC may elect to forward an item to the Town Council for approval.

Questions & Answers

LeftField

THE RIGHT CHOICE IN PROJECT MANAGEMENT