

NEW SHOREHAM SCHOOL DEPARTMENT  
SCHOOL BUILDING COMMITTEE MEETING

Block Island School Media Center  
Wednesday, May 3, 2023  
3:00 p.m.

**The New Shoreham School Building Committee will meet in person. The public is invited to attend. Face covering is optional and we appropriate social distancing while in the building.**

SUPPLEMENTAL AGENDA

- 1) Call to Order – Roll Call
- 2) Approval of Minutes
- 3) OPM Report
- 4) AE Update
- 5) Discussion/Action on the following items:
  - a) Stage III Schematic Design Documents to be submitted to RIDE.
  - b) Recommendation for full School Committee Discussion/Action of Stage III Schematic Design Documents to be submitted to RIDE.
- 6) Adjournment

The committee may choose to take a vote on any item listed under the agenda if needed. Some portions of this meeting may go into executive session in accordance with 42-46-4 and 5 of the Rhode Island General Laws, as amended.

Block Island School is a handicapped accessible facility. Those individuals requiring interpretive or hearing-impaired services should contact the Block Island School via Relay Rhode Island at 1-800-745-5555 (TTY) at least 72 hours before the meeting date.

Posted: May 1, 2023

## New Shoreham – School Building Committee

### OPM Update – May 3, 2023

#### 1. Activities to Date

- Ownership Team coordination meetings
- Commissioning Agent RFQ Preparation and Draft Distribution
- Team Meeting to discuss SD Document Status

#### 2. Asbestos Hazard Emergency Response Act (AHERA)

#### 3. Commissioning Agent RFP

#### 4. Design Status

- A-1: Repair and Resurface of Gym Exterior
- A-2: Educational Enhancements
- M-1: Replace HVAC System
- P-1: Replace Plumbing Fixtures to Meet NE-CHPS

#### 5. Construction Procurement Method

- Construction Manager vs General Contractor

#### 6. Stage II Approval vs Current Estimate

DESCRIPTION		BUDGET	ESTIMATE	DELTA
<b>HARD COSTS</b>				
	<b>Construction Cost - All Projects</b>			
	Repair and Resurface Gym Exterior (A-1)	\$ 1,667,464	\$ 2,270,881	\$ 603,417
	Educational Enhancement Projects (A-2)	\$ 408,333	\$ 663,839	\$ 255,506
	Replace HVAC System (M-1)	\$ 5,955,337	\$ 3,963,219	\$ (1,992,118)
	Replace Plumbing Fixtures to Meet NE-CHPS (P-1)	\$ 181,625	\$ 255,725	\$ 74,100
	Science Room Utility Shut-Off (P-2)	\$ 8,790	\$	\$ (8,790)
	<b>HARD COSTS SUBTOTAL (with/o Contingency)</b>	<b>\$ 8,221,549</b>	<b>\$ 7,153,664</b>	<b>\$ (1,067,885)</b>

#### 7. Project Schedule – Major Milestone Dates

- Schematic Design - SBC Review: May 3, 2023
- Schematic Design – SC Review: May 15, 2023
- Design Development – SBC Review: Prior to June 20, 2023
- Design Development – SC Review: June 20, 2023
- Construction Documents – SBC Review: Prior to August 21, 2023
- Construction Documents – SC Review: August 21, 2023
- Advertisement for Bidding CDs: October 13, 2023
- Lump Sum Bids Due: November 7, 2023
- RIDE-SBA Incentive Deadline: December 31, 2023

## 8. Preliminary Project Budget

### DRAFT TOTAL PROJECT BUDGET

#### NEW SHOREHAM SCHOOL DISTRICT - BLOCK ISLAND SCHOOL

Block Island, RI

04.27.2023

DESCRIPTION	ADJUSTED BUDGET	Adj.	ENCUMBERED	INCURRED/PAID TO DATE	BALANCE TO FINISH	% COMPLETE
<b>I. HARD COSTS</b>						
<b>Construction Cost - All Projects</b>						
Repair and Resurface Gym Exterior (A-1)	\$ 1,667,464		\$ -	\$ -	\$ -	#DIV/0!
Educational Enhancement Projects (A-2)	\$ 408,333		\$ -	\$ -	\$ -	#DIV/0!
Replace HVAC System (M-1)	\$ 5,955,337		\$ -	\$ -	\$ -	#DIV/0!
Replace Plumbing Fixtures to Meet NE-CHPS (P-1)	\$ 181,625		\$ -	\$ -	\$ -	#DIV/0!
Science Room Utility Shut-Off (P-2)	\$ 8,790		\$ -	\$ -	\$ -	#DIV/0!
Construction Contingency	\$ 445,578		\$ -	\$ -	\$ -	#DIV/0!
<b>HARD COSTS SUBTOTAL (with Contingency)</b>	<b>\$ 8,667,128</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>II. SOFT COSTS</b>						
<b>Architectural &amp; Engineering Fees</b>						
Stage III & IV	\$ 690,610		\$ 690,610	\$ 14,409	\$ 676,201	2%
<b>A&amp;E Fees Subtotal</b>	<b>\$ 690,610</b>		<b>\$ 690,610</b>	<b>\$ 14,409</b>	<b>\$ 676,201</b>	<b>2%</b>
<b>Owner's Project Management Fees</b>						
Stage III & IV	\$ -		\$ -	\$ -	\$ -	
Due Diligence/Conceptual Planning	\$ 30,000		\$ 20,000	\$ 20,000	\$ -	100%
Phase II	\$ 104,000		\$ 104,000	\$ 32,000	\$ 72,000	31%
Phase III (Allowance)	\$ 170,000		\$ -	\$ -	\$ -	#DIV/0!
Clerk of the Works (Allowance)	\$ 37,305		\$ -	\$ -	\$ -	#DIV/0!
Reimbursable Expense (Allowance)	\$ 4,000		\$ 4,000	\$ 731	\$ 3,269	18%
<b>Owner's Project Management Fees Subtotal</b>	<b>\$ 345,305</b>		<b>\$ 128,000</b>	<b>\$ 52,731</b>	<b>\$ 75,269</b>	<b>15%</b>
<b>Other Owner and Project Soft Costs</b>						
Commissioning Agent	\$ 100,000		\$ -	\$ -	\$ -	#DIV/0!
HAZMAT Consultant	\$ 100,000		\$ -	\$ -	\$ -	#DIV/0!
Printing	\$ -		\$ -	\$ -	\$ -	#DIV/0!
Third Party QC Testing and Special Inspections (Allowance)	\$ 43,163		\$ -	\$ -	\$ -	#DIV/0!
Utility Company Fees and Backcharges (Allowance)	\$ 25,000		\$ -	\$ -	\$ -	#DIV/0!
Moving Costs and Move Management (Allowance)	\$ 50,000		\$ -	\$ -	\$ -	#DIV/0!
Advertising (Allowance)	\$ 5,000		\$ -	\$ -	\$ -	#DIV/0!
Builder's Risk Insurance (Allowance)	\$ 50,000		\$ -	\$ -	\$ -	#DIV/0!
Building Permit Fee / State Fees (Allowance)	\$ 25,000		\$ -	\$ -	\$ -	#DIV/0!
Other Project Administrative Costs & Legal Fees	\$ 50,000		\$ -	\$ -	\$ -	#DIV/0!
<b>Other Owner and Project Soft Costs Subtotal</b>	<b>\$ 448,163</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Project Contingencies</b>						
Owner Soft Cost Contingency	\$ 242,447		\$ -	\$ -	\$ -	0%
<b>Project Contingencies Subtotal</b>	<b>\$ 242,447</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 242,447</b>	<b>0%</b>
<b>SOFT COSTS SUBTOTAL</b>	<b>\$ 1,726,525</b>		<b>\$ 818,610</b>	<b>\$ 67,140</b>	<b>\$ 1,659,385</b>	<b>5%</b>
<b>TOTAL PROJECT BUDGET</b>	<b>\$ 10,393,653</b>		<b>\$ 818,610</b>	<b>\$ 67,140</b>	<b>\$ 1,659,385</b>	<b>0.6%</b>

## 9. School Building Committee Meeting Schedule

- May 3, 2023, at 3:00 PM
- TBD