



Bristol Warren Regional School District RIDE Necessity of School Construction



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SCHOOL COMMITTEE | 04.21.2025

GENERAL PROJECT UPDATE



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STAGE III PROGRESS UPDATE

07Jan25 - RIDEM Pre-Application Meeting
09Jan25 - AE/OPM Coordination Meeting
14Jan25 - 60% CD Cost Estimate Reconciliation
16Jan25 - AE/OPM Coordination Meeting
23Jan25 - SBC Meeting (Approval of 60% CD's and VE)
23Jan25 - AE/OPM Coordination Meeting

Last SC Meeting

Upcoming

27Jan25 - School Committee
30Jan25 - RIDE CD 60 Review Meeting Part 1
30Jan25 - AE/OPM Coordination Meeting
31Jan25 - Bristol TRC Meeting
02Feb25 - Warren Planning Hearing
06Feb25 - RIDE CD 60 Review Meeting Part 2
07Feb25 - AE/OPM Coordination Meeting
12Feb25 - CD 60 Submission to RIDE
13Feb25 - Bristol Planning Hearing
13Feb25 - AE/OPM Coordination Meeting
20Feb25 - MHHS Drawing Review with BFD
20Feb25 - AE/OPM Coordination Meeting
25Feb25 - MHHS Security Review Meeting
03Mar25 - RIDE CD 60 Approval
06Mar25 - AE/OPM Coordination Meeting

13Mar25 - AE/OPM Coordination Meeting
21Mar25 - AE/OPM Coordination Meeting
24Mar25 - Warren Planning Board Hearing
27Mar25 - AE/OPM Coordination Meeting
31Mar25 - BCWA Coordination Meeting
31Mar25 - RFP Released
03Apr25 - School Building Committee
14Apr25 - Pre-Bid Site Visit (All Schools)
21Apr25 - MHHS Abutters Meeting
21Apr25 - School Committee
28Apr25 - Bidder Questions and Clarification Ends
05May25 - Bids Due
05May25 - Electronic Bid Opening
08May25 - Bristol Planning Board Hearing

GENERAL CONTRACTORS PRE-QUALIFICATION

Pre-Qualification Committee:

In accordance with **R.I. Gen. Laws § 37-2-19**, the awarding authority has established a Pre-Qualification Committee to review and evaluate the responses submitted in response to the RFQ (Request for Qualifications).

Committee Members:

- **1 representative from the Owners Project Manger (OPM) – PMA**
- **1 representative from the design team – Perkins**
- **3 representatives from the awarding authority (District)**
 - Ana R.
 - Danielle C.
 - Adam M.

Status:

- ✓ Reference checks are complete.
- ✓ The committee reviewed all qualifications submitted and evaluate them based on the established criteria and determined all 5 general contractors are eligible to proceed with the bidding process.

Potential Points	MANDATORY REQUIREMENTS					Management Experience (50 pts; min of 25 required)								References (30 pts; min of 15 required)			Capacity to Complete (20 pts; min of 10 req'd)			GRAND-TOTAL (70 PTS MIN)	
	No Points					(50 pts; min of 25 required)								(30 pts; min of 15 required)			(20 pts; min of 10 req'd)				
	1	3	25	5	5	5	3	25	5	1	1	10	10								
	Commitment Letter for Payment and Performance Bonds	IDAM Certificate of Eligibility	Update Statement	Acknowledgement of Addenda	Signed under Pains and Penalties of Perjury	Business Owners	Management Personnel	Similar Project Experience	Termination	Legal Proceedings	Safety Record	MBE Compliance Record	SUB-TOTAL	Project References	Credit References	Public Project Record	SUB-TOTAL	Financial Statement	Revenue Under Contract for Next 3 Fiscal Years	SUB-TOTAL	
00-GENERAL CONTRACTOR	YES	YES	YES	YES	YES								0				0			0	0
00-GENERAL CONTRACTOR	YES	YES	YES	YES	YES								0				0			0	0
00-GENERAL CONTRACTOR	YES	YES	YES	YES	YES								0				0			0	0
00-GENERAL CONTRACTOR	YES	YES	YES	YES	YES								0				0			0	0
00-GENERAL CONTRACTOR	YES	YES	YES	YES	YES								0				0			0	0

GC CONTRACTOR PRE-QUALIFICATION UPDATE



BID SCHEDULE / NEXT STEPS

- ✓ March 31st – RFP Released
- ✓ April 14th – Pre-Bid Site Visit
- ☐ April 28th – Bidder Questions and Clarifications Ends
- ☐ May 8th – BRISTOL PLANNING
- ☐ May 30th – Bids Due
- ☐ May 30th – Electronic Bid Opening
- ☐ Jun 9th – SC Contract Approval/Execution

MEMORANDUM

To: Bristol Warren RSD School Committee

From: Walter Hartley – Owner's Project Manager

Re: *Bristol Warren Regional School District – RIDE Construction Bid Schedule Memo*

Date: 03/10/2025

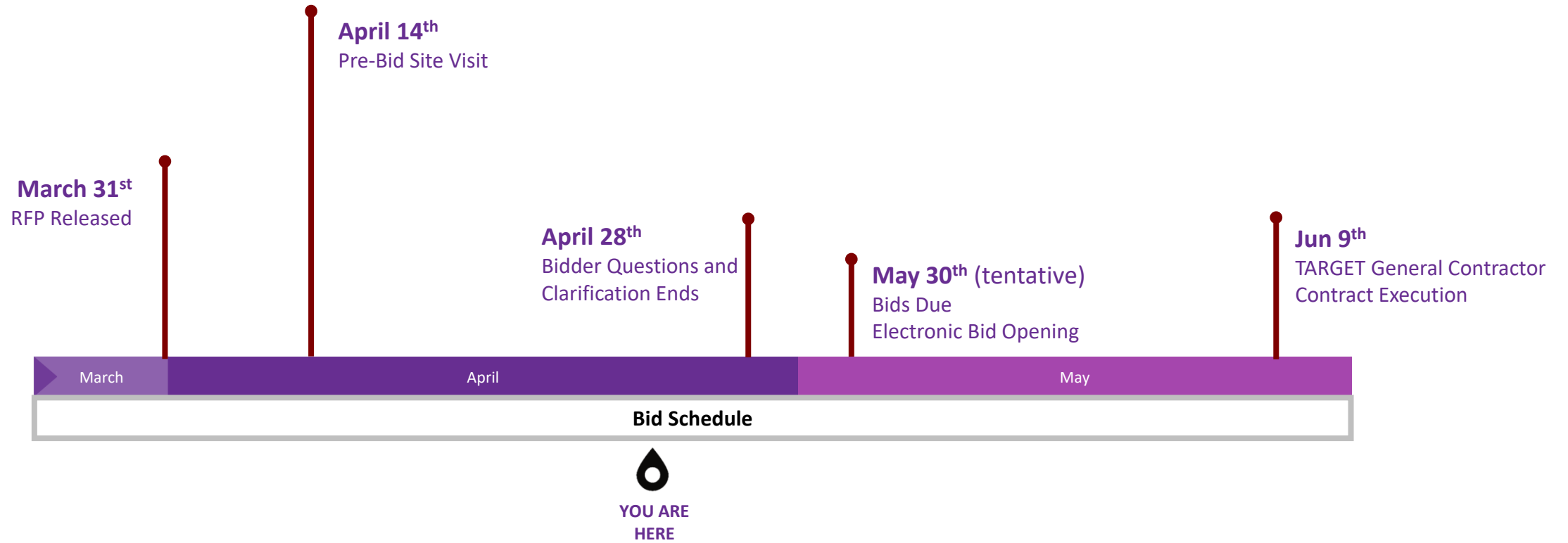
Dear Committee Members,

PMA is pleased to provide an outline update of the current advertisement and bid schedule for the Bristol Warren School District RIDE Necessity of School Construction bid package.

Newspaper advertisements for the bid will run in the Providence Journal a minimum of one (1) week in advance of the bid period going live on March 31st, 2025.

The bid period will be live for a period of five (5) weeks from March 31st, 2025, through May 5th, 2025. The current schedule includes a bid period contingency of two (2) weeks in the event of any bidder requests for additional time.

BID SCHEDULE / NEXT STEPS



DESIGN UPDATE



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BWRSD WORK PLAN

Design Schedule	4/4/2025		
CONSTRUCTION DOCUMENTS	07/29/24	12/23/24	
SBC DD Page Turn with Owner		08/08/24	
SBC meeting - Exterior Finishes and Turf Field presentation		09/19/24	
SBC meeting - Interior Finishes and Systems		10/31/24	
SBC meeting		12/5/2024 at 6:00pm	follow up on ADA play area and security
SBC meeting - Approve 60% CD Budget		01/23/25	
SBC meeting - CD Update prior to Bidding/Elec Bldg presentation - CMTA		04/03/25	
SC Meetings		09/09/24	
SC Meetings		09/23/24	
SC Meetings		10/28/24	
SC Meetings		11/18/24	
SC Meetings		12/16/24	
SC Meetings		01/27/25	
SC Meetings		03/24/25	
SC Meetings		04/21/25	
Neighborhood Meeting		09/16/24	BWRSD to confirm date
Signage Meeting at MHHS - entry sign		09/15/24	
MHHS Final User Meetings	09/23/24	09/24/24	MHHS to send a schedule
Program and Plan Review with Michelle and Ana		9/30/2024 at 3:00	
Select Follow up User Meetings		10/28 and 10/29	
Meet with MHHS students to review history of school		09/24/24	Need a group of students to meet
Follow up meeting with Students to collect images of MHHS		Ongoing into CA	
Special Education User Meetings		11/20/2024 at 2:00	
Meeting to Review KMS program changes		12/11/2024 at 10:30	
Meeting with Bristol Building Inspector		12/16/2024 at 1:00	in person
Meeting with KMS to review Art Grant		12/10/24 at 2:00	PE made a site visit on 12/16 to review proposed spaces
Meeting with KMS to review Art Grant - Follow up		02/27/25	
Fire Department Review Meeting		02/20/25	
Water Department Application		Complete	
Security Meeting with BPD		02/25/25	in person at Reynolds
Fire Department and Building Inspector Review - Warren		9/3/24 at 1:00	
Fire Department and Building Inspector Review - Bristol		9/3/24 at 10:30	
Security Meeting with Cloud based system		08/20/24	
Security System Review Meeting with SRO and BPD		10/11/24	
Security System Review Meeting with IT and BPD		02/26/25	
Lighting control review meeting with Owner		03/03/25	
Permitting	07/01/24	03/01/25	
Warren review meeting with Fire Chief		6/20/2024 at 10:30	in person
Submit Bristol Masterplan Application		08/05/25	
Warren Permit Application Meeting		7/31/2024 at 1:00	
Submit Warren Permit Application		08/12/24	
Bristol TRC Meeting		8/28/24 at 10:00	
Warren TRC Meeting		10/11/24	
Bristol Planning Board Master plan Review		9/12/24 at 6:00	
Bristol TRC Meeting - review before 10/10 hearing		10/02/24	
Bristol Masterplan Hearing - Continued		10/10/24	
Warrant Planning Board Review		10/28/24	
RIDEM submission for MHHS		02/14/25	Refer to PARE/LEC
Bristol Planning Board Submission		01/10/25	
Bristol Planning Board TRC		1/31/25 at 10:00	
Bristol Planning Board Hearing		02/13/25	
Bristol Planning Board Hearing - continuance		04/10/25	March or April depending on RIDEM
Warren Planning Board Submission		01/24/25	
CRMC Submission for KMS and HC		03/14/25	
Warren Planning Board Hearing		03/24/25	
CRMC Submissions for KMS and HC - DRAFT Review		08/06/24	Drawings sent to CRMC on 8/6/24
CRMC Review Meeting		8/27/24 at 10:00	
RIDEM Approval		TBD	
CRMC Approval		TBD	
Carry over items - Investigation work	07/01/24	11/25/24	
Geoenvironmental - soil from tank at high school		09/23/24	Soil Removal
Geoenvironmental - soil from tank at high school		09/13/24	Additional Soil Removal
Test pits at KMS and HC		11/17/24	
Geothermal test wells		10/28/24	
Surveys		09/19/24	revised on 11/1/24
Survey Stamped Drawings		Complete	
Additional Survey scope of east side of KMS		12/18/24	
Incentive - RIBE		TBD	Send DD set
Historic Documentation Site wall		08/02/24	

Crack Monitoring at KMS		Ongoing	RJK to visit 1/31, 3/14 and 5/2
Hugh Cole Condensation report		Ongoing	
KMS Hydrant		11/20/25	
HC Hydrant tests		11/20/25	
Hugh Cole condensation issue		07/29/24	Site visit
Hugh Cole review Fire Suppression system with WFD		07/29/24	Site visit
Construction Documents Drawings	07/22/24	01/31/25	
Consultant Coordination Meetings			
Structure and MEP Coordination - RSE/CMTA		Friday's at 10:00	
Site Coordination - Pare/Traverse		Thursday's at 2:00	
Lighting Coordination - HLB		Wednesday at 4:00	next lighting review meeting TBD
Site and Structural Review meeting - retaining wall at field		02/26/25	
Technology review of Audio Enhancement system		8/23/24 at 11:00	
Acoustics Coordination - CT		DD report received	
AV and Theater Coordination - CT		8/22/2024 at 11:00	
Kitchen Coordination - CM		8/22/2024 at 9:30	
Code Review Meeting with JS		8/16/2024 at 9:00	
Lighting Control Review		9/5/2024 at 3:00	
Kitchen Coordination Meeting		10/07/24	
Spec Review meeting - Kalin		10/8/2024 at 10:00	
Spec - Front End Coordination		complete	LP
Security Coordination - PP and CMTA		02/27/25	
Hardware Coordination		8/20/2024 at 2:00	Send drawings to Assa Abloy on 9/3
Hardware spec review		03/25/25	
Send Final Spec mark ups to Kalin		03/10/25	
RJK Envelop review comments		09/25/24	Details sent to RJK on 9/13
Bldg. Envelop Review		10/1/24 at 2:00	
FF&E and MEP coordination		On going	
Technology Review Meeting		01/21/25	
60% Construction Document Set	07/22/24	12/09/24	
Check Set Due		10/09/24	
Final comments to Consultants		11/07/24	
60% CD Drawings progress to PE from all Consultants except Civil and Landscape		11/15/24	
60% CD QA/QC Review - PE	11/15/24	11/29/24	
60% CD Drawings/specs due to PE		12/06/24	
60% CD Due to Estimator		12/09/24	
Cost Estimate			
Estimating	12/09/24	01/10/25	
Receive and Review Estimate from Cost Estimator	01/10/25	01/15/25	
Reconcile Cost Estimate - Value Engineering - MEETING		01/14/25	
Final Reconciliation - Revised Estimate Due		01/22/25	
Approval of 60%CD Scope and Budget		01/23/25	
Compile and Submit 60%CD Pkg to Owner and RIDE		02/06/25	
Bid Documents			
"Bid Documents" (drawings and specs) to be Dated 3/31/2025			
Locked in Backgrounds		02/28/25	
Consultant Final Check Set Due		03/07/25	
Final Spec Mark ups for Kalin		03/10/25	
PE to send Final Drawing Markups		03/17/25	
Consultants BID Documents Due - Drawings		03/24/25	End of Day is acceptable
All Bid Document Specs Due		3/25/25 or 3/26/25	
PE review of any missing documents	03/25/25	03/26/25	
PE to send bid documents to PMA by end of day		03/28/25	
Bid Documents to be Available to Bidders		03/31/25	
RIDE Submission and Review	01/30/25	02/28/25	
RIDE 60% CD Review Meeting		1/30/2025 at 10:00	
Compile and Submit 60%CD Pkg to Owner and RIDE		02/06/25	
Review final comments from RIDE		None	
Compile and Submit CD Drawings	03/24/25	03/28/25	
BIDDING	03/31/25	05/09/25	
Contractor Pre-qual		Complete	
Addendum 1		04/17/25	
Addendum 2		05/01/25	
Addendum 3		TBD	
Final Question		TBD	
Bids Due		TBD	
Construction to Begin			

PERMITTING UPDATE



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PERMITTING/APPROVALS STATUS

- **RIDE**
 - March 3, 2025, RIDE CD 60% Approval
- **Warren Planning**
 - Mar 24, 2025
- **Bristol Planning**
 - May 8, 2025
- **RI Department of Environmental Management**
- **RI Governor's Commission on Disabilities**
- **RI Historical Preservation Commission**
- **RI Coastal Resources Management Council**

BUDGET UPDATE

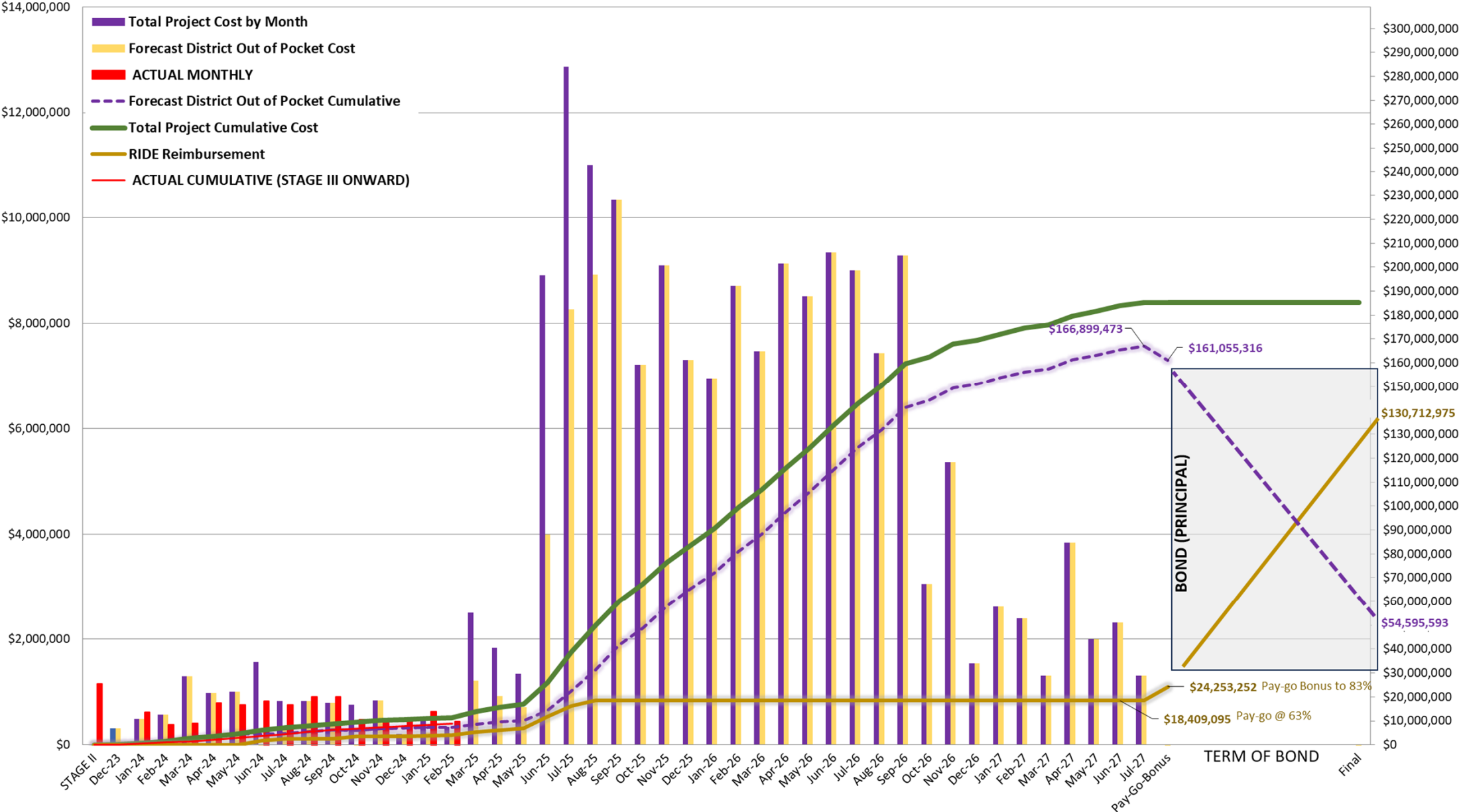


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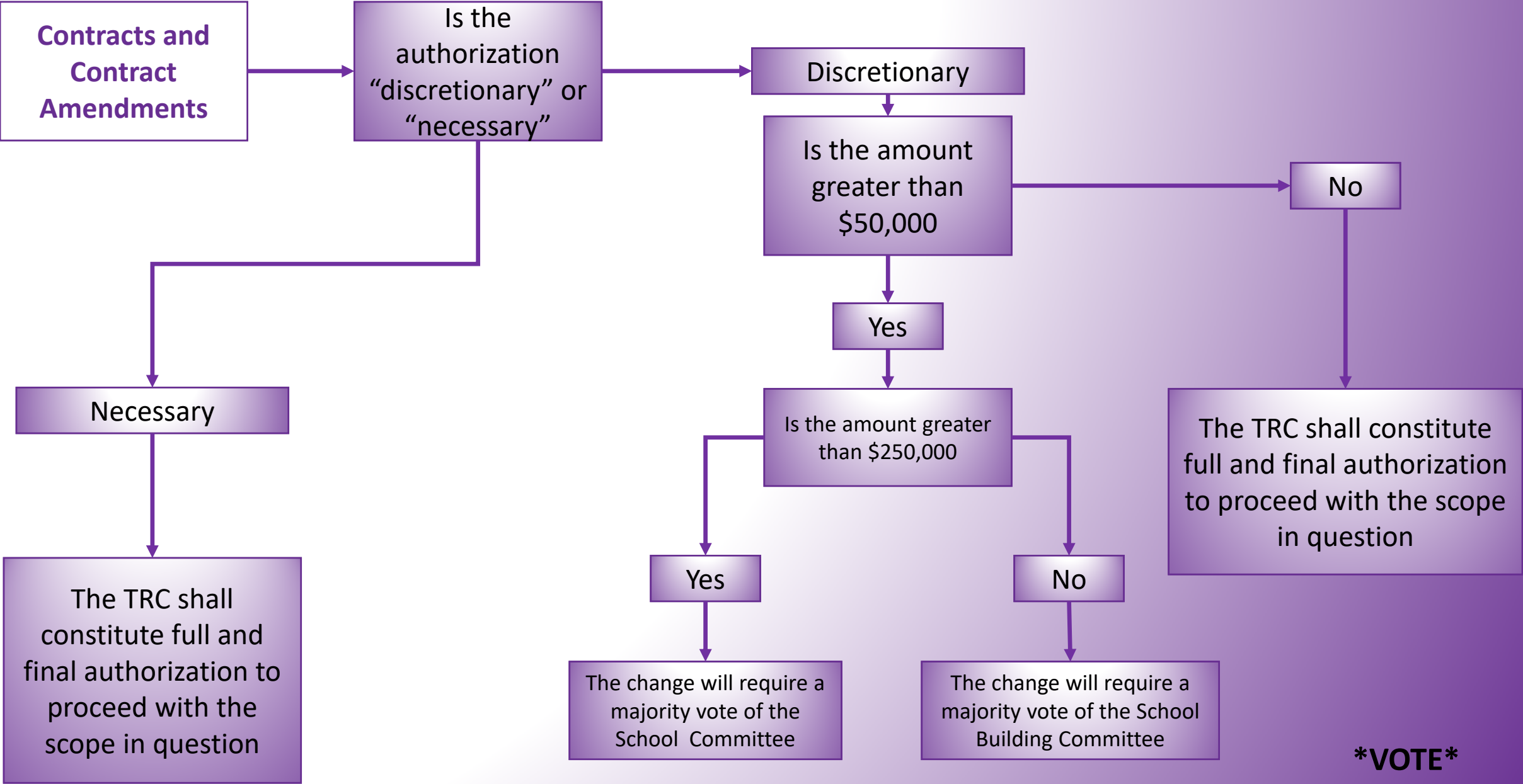
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PROJECT CASHFLOW

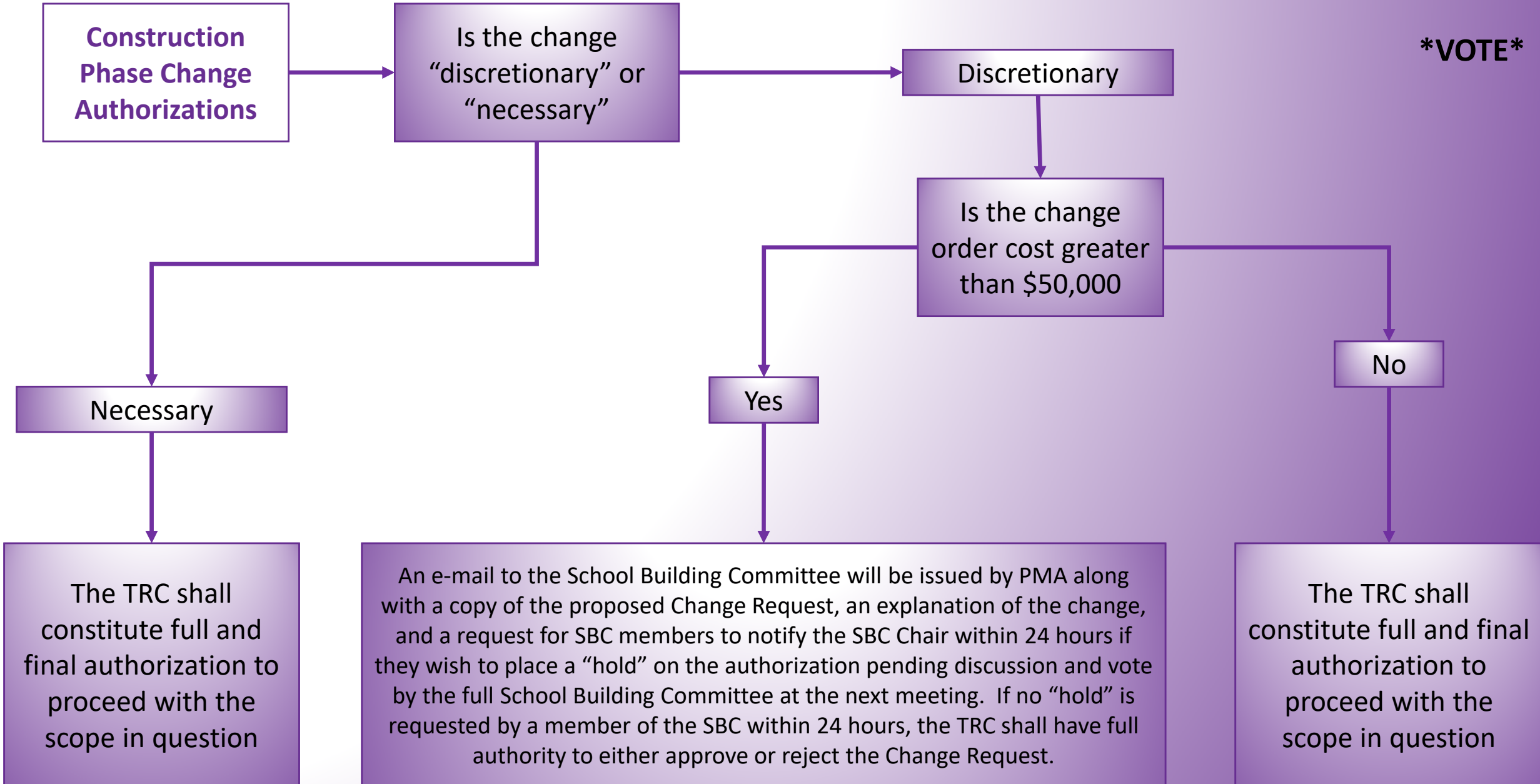
BWRSD Cashflow Projection - Stage III (SD) - \$186M TPB



TECHNICAL REVIEW COMMITTEE: CONTRACTS AND CONTRACT AMENDMENTS



TECHNICAL REVIEW COMMITTEE: CHANGE AUTHORIZATIONS



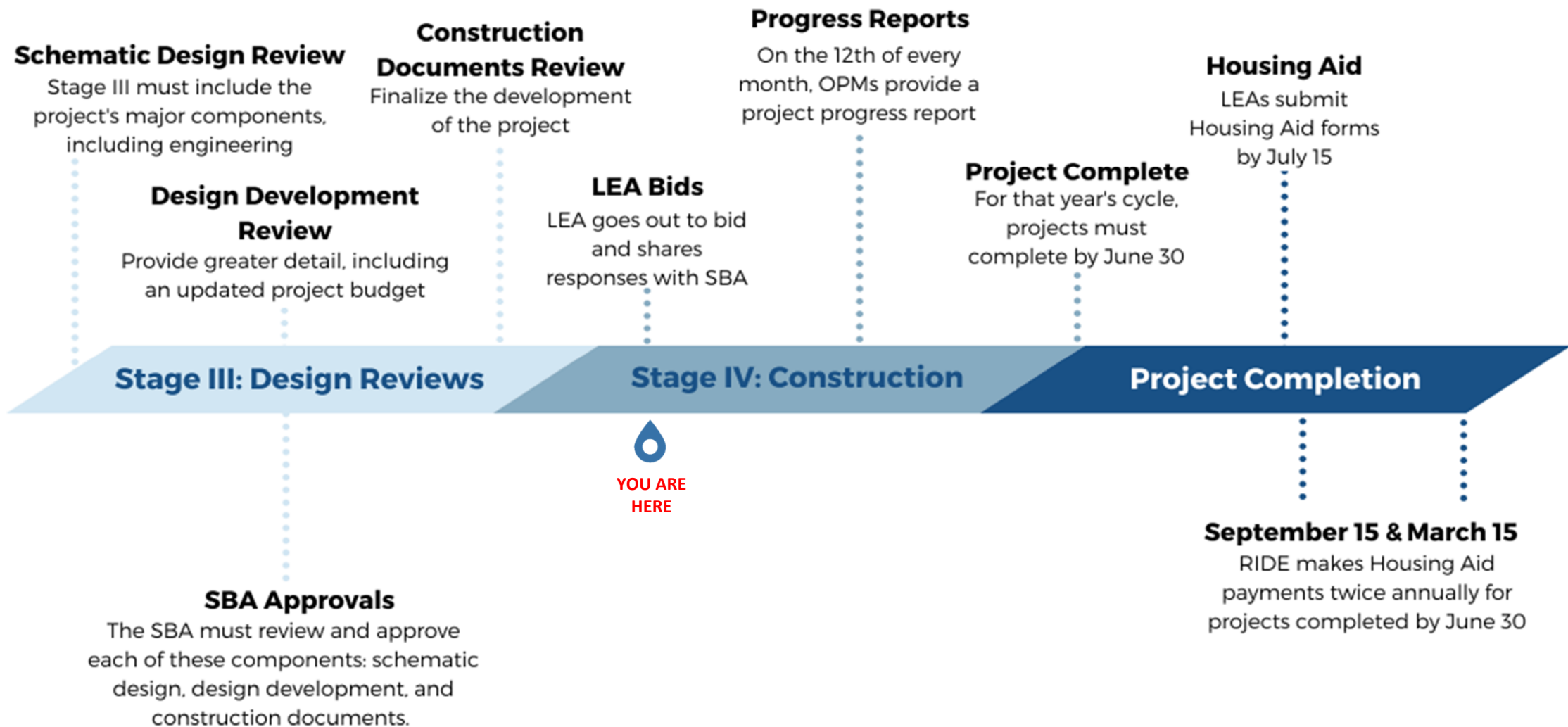
PROJECT SCHEDULE / NEXT STEPS



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NEXT STEPS





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MT HOPE
HIGH SCHOOL

QUESTIONS? | THANK YOU!