

North Kingstown – School Building Advisory Committee Project Update – 10.01.25

1. Stage II Updates

- **RIDE – SBA Coordination**
 - Stage II Addendum 4 submitted on September 14, 2025. Project team preparing supplemental package with meeting minutes and traffic study for submission.
- **Commissioning Agent**
 - In order to further refine the request, the original Commissioning Agent (Cx) Request for Proposals is being cancelled. Updated RFP with adjusted scope and plans to be re-advertised.
- **Project Team Coordination**
 - Project teams meeting with town officials and AHJ on October 2, 2025 to provide an overview of projects.
- **Wickford Middle School**
 - Site Investigation
 - Project Team coordinating subsurface site investigation with WMS and NKSD leadership. Activities outlined in attached plan will include:
 - Environmental Phase II Test Pits
 - Archeology Survey
 - Geotechnical Borings + Test Pits
 - Program Meetings are ongoing and being coordinated through NKSD.
 - Construction Procurement
 - *Please refer to attached presentation*
- **Capital Improvement Projects**
 - Project Team is advancing design plans based on Building Advisory Committee and School Committee project prioritization approval.

- **Budgets**
 - **Wickford Middle School**

DRAFT TOTAL PROJECT BUDGET : NEW WICKFORD MIDDLE SCHOOL				
NORTH KINGSTOWN SCHOOL DISTRICT				
North Kingstown, RI				
Oct-25				
STAGE II ADDENDUM 4	BUDGET	INCURRED TO DATE	BALANCE TO FINISH	% COMPLETE
TOTAL PROJECT BUDGET	\$ 72,493,447	\$ 121,991	\$ 71,096,993	0.17%

- **Capital Improvements**

DRAFT TOTAL PROJECT BUDGET : CAPITAL IMPROVEMENT PLAN				
NORTH KINGSTOWN SCHOOL DISTRICT				
North Kingstown, RI				
Oct-25				
STAGE II ADDENDUM 4	BUDGET	INCURRED TO DATE	BALANCE TO FINISH	% COMPLETE
TOTAL PROJECT BUDGET	\$ 68,959,012	\$ 423,173	\$ 68,535,839	0.61%

UTILITY NOTES

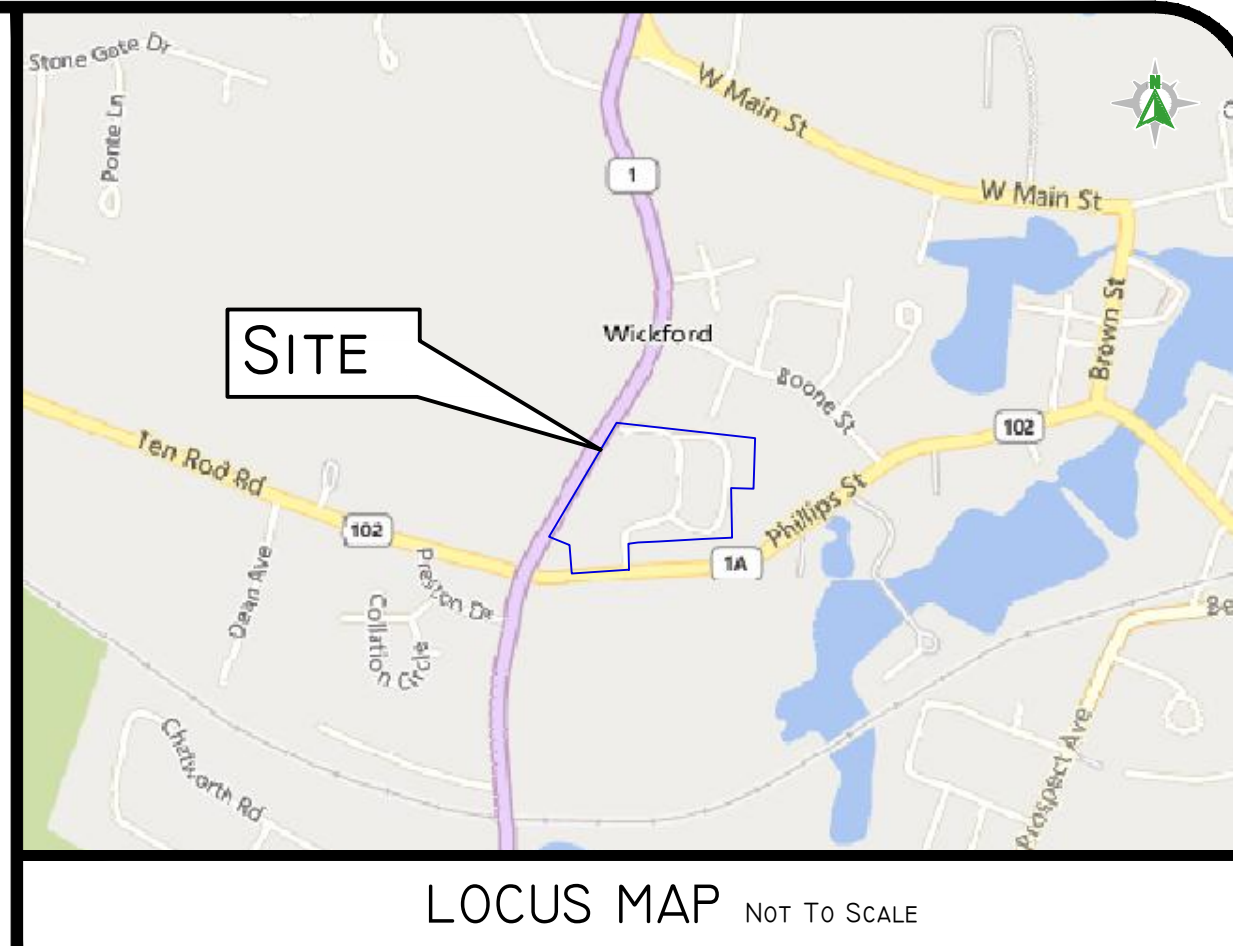
- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN C/ASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
- PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
- DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
- UTILITY PLAN REFERENCES
 - WATER INFORMATION OBTAINED FROM PLAN AND PROFILE OF PROPOSED STATE HIGHWAY INTERSECTION IMPROVEMENTS TOWER HILL ROAD(ROUTE 1) AT TEN ROD RD./PHILLIPS STREET (RTE. 102), R.I. CONTRACT NO 2003-CT-054, PREPARED BY GORDON R. ARCHIBALD, INC. NO WATER RECORD FOR ON-SITE WATER FOUND.
 - TELECOMMUNICATION INFORMATION OBTAINED FROM PLAN AND PROFILE OF PROPOSED STATE HIGHWAY INTERSECTION IMPROVEMENTS TOWER HILL ROAD(ROUTE 1) AT TEN ROD RD./PHILLIPS STREET (RTE. 102), R.I. CONTRACT NO 2003-CT-054, PREPARED BY GORDON R. ARCHIBALD, INC.
 - SEPTIC INFORMATION OBTAINED FROM WICKFORD MIDDLE SCHOOL EXISTING SEPTIC/CESSPOOL SYSTEM NORTH KINGSTOWN, RHODE ISLAND AS-BUILT SITE PLAN ON-SITE ISD WITH SWINNETTES, PREPARED BY GZA GEOENVIRONMENTAL, INC., DATED OCTOBER, 2006, RECORDED AT THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OFFICE OF WATER RESOURCES ISDS SECTION AS PLAN NO. 0623-0537 AND ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY).
 - GAS INFORMATION OBTAINED FROM PLAN AND PROFILE OF PROPOSED STATE HIGHWAY INTERSECTION IMPROVEMENTS TOWER HILL ROAD(ROUTE 1) AT TEN ROD RD./PHILLIPS STREET (RTE. 102), R.I. CONTRACT NO 2003-CT-054, PREPARED BY GORDON R. ARCHIBALD, INC. AND ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY).
 - ELECTRIC INFORMATION OBTAINED FROM PLAN AND PROFILE OF PROPOSED STATE HIGHWAY INTERSECTION IMPROVEMENTS TOWER HILL ROAD(ROUTE 1) AT TEN ROD RD./PHILLIPS STREET (RTE. 102), R.I. CONTRACT NO 2003-CT-054, PREPARED BY GORDON R. ARCHIBALD, INC.
 - DRAINAGE INFORMATION OBTAINED FROM WICKFORD MIDDLE SCHOOL EXISTING SEPTIC/CESSPOOL SYSTEM NORTH KINGSTOWN, RHODE ISLAND AS-BUILT SITE PLAN ON-SITE ISD WITH SWINNETTES, PREPARED BY GZA GEOENVIRONMENTAL, INC., DATED OCTOBER, 2006, RECORDED AT THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OFFICE OF WATER RESOURCES ISDS SECTION AS PLAN NO. 0623-0537 AND ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY).

PLAN REFERENCES

- LAND AT WICKFORD IN NORTH KINGSTOWN, RI TO BE DEEDED TO THE TOWN OF NORTH KINGSTOWN FOR A SITE FOR SENIOR AND JUNIOR HIGH SCHOOL, SCALE 1" = 50', PREPARED BY T.G. HAZARD, JR. DATED JULY 18, 1931 AND RECORDED IN RECORDS OF LAND EVIDENCE OF NORTH KINGSTOWN AS PLAN BOOK 3 PLAN 148
- LAND AT WICKFORD IN NORTH KINGSTOWN, RI TO BE DEEDED TO THE TOWN OF NORTH KINGSTOWN FOR A SITE FOR SENIOR AND JUNIOR HIGH SCHOOL, SCALE 1" = 50', PREPARED BY T.G. HAZARD, JR. DATED JULY 18, 1931, CORRECTED SEPTEMBER 10, 1931 AND RECORDED IN RECORDS OF LAND EVIDENCE OF NORTH KINGSTOWN AS PLAN BOOK 3 PLAN 149
- CRANSTON PLAT NO. 1 IN WICKFORD, NORTH KINGSTOWN, RI, OWNED BY MARGARET L. CRANSTON, SCALE 1" = 60', PREPARED BY E. NEWMAN, DATED AUGUST, 1949 AND RECORDED IN THE OFFICE OF THE TOWN CLERK OF THE TOWN OF NORTH KINGSTOWN AS PLAT 590
- CRANSTON PLAT NO. 3 AND REPLAT OF LOT 16 - CRANSTON PLAN NO. 2, OWNED BY GEORGE C. & MARJORIE M. CRANSTON, NORTH KINGSTOWN, RI, SCALE 1" = 30' PREPARED BY D.D. SHEEHAN, DATED JANUARY 1961 AND RECORDED IN THE OFFICE OF THE TOWN CLERK OF THE TOWN OF NORTH KINGSTOWN AS PLAT 708
- RIHP NO. 18
- RIHP NO. 2618

LEGEND

- | | | | | | |
|-----|--------------------|-----------|-------------------------|---|-----------------------|
| W | WATER LINE | 1231/1234 | DEED BOOK/PAGE | ○ | BOLLARD |
| S | SEWER LINE | AP | ASSESSOR'S PLAT | ⊗ | SOIL EVALUATION |
| SFM | SEWER FORCE MAIN | N/F | NOW OR FORMERLY | ⊗ | CATCH BASIN |
| G | GAS LINE | (R) | RECORD | ⊗ | DOUBLE CATCH BASIN |
| E | ELECTRIC LINE | (CA) | CHORD ANGLE | ⊗ | WATER VALVE |
| OWH | OVERHEAD WIRES | △ | NAIL/SPIKE FOUND/SET | ⊗ | GAS VALVE |
| D | DRAINAGE LINE | ○ | DRILL HOLE FOUND/SET | ⊗ | WETLAND FLAG |
| MC | MINOR CONTOUR LINE | ○ | IRON ROD/PIPE FOUND/SET | ⊗ | DRAINAGE MANHOLE |
| MA | MAJOR CONTOUR LINE | ■ | BOUND FOUND/SET | ⊗ | FLARING END SECTION |
| PL | PROPERTY LINE | HC | HANDICAPPED | ⊗ | GUY POLE |
| AL | ASSESSORS LINE | LC | LANDSCAPING | ⊗ | ELECTRIC MANHOLE |
| TL | TREELINE | HC | LANDSCAPING | ⊗ | UP UTILITY/POWER POLE |
| GR | GUARDRAIL | ⊗ | SIGN POST | ⊗ | LIGHTPOST |
| F | FENCE | ⊗ | SEWER MANHOLE | ⊗ | WELL |
| RW | RETAINING WALL | ⊗ | SEWER CLEANOUT | ⊗ | MONITORING WELL |
| SW | STONE WALL | ⊗ | HYDRANT | ⊗ | BENCH MARK |
| | | ⊗ | IRRIGATION VALVE | ⊗ | TREE |
| | | ⊗ | UNKNOWN MANHOLE | ⊗ | STUMP |
| | | ⊗ | RIP RAP | | |



LOCUS MAP Not To Scale



LIST OF POSSIBLE ENCROACHMENTS

- STONE RETAINING WALL OVER PROPERTY LINE
- WIRE OVER PROPERTY LINE

GENERAL NOTES

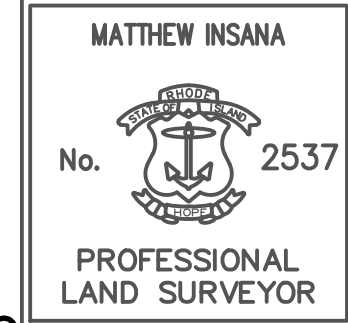
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 116, LOT 73 IN THE TOWN OF NORTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 62, PAGE 535 IS TOWN OF NORTH KINGSTOWN.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 46090C0104, MAP REVISED OCTOBER, 16, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED PUBLIC LAND BASED ON THE TOWN OF NORTH KINGSTOWN GIS DATABASE. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING IN JULY AND AUGUST, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY CLASS I
- TOPOGRAPHIC SURVEY CLASS T-2
- DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.



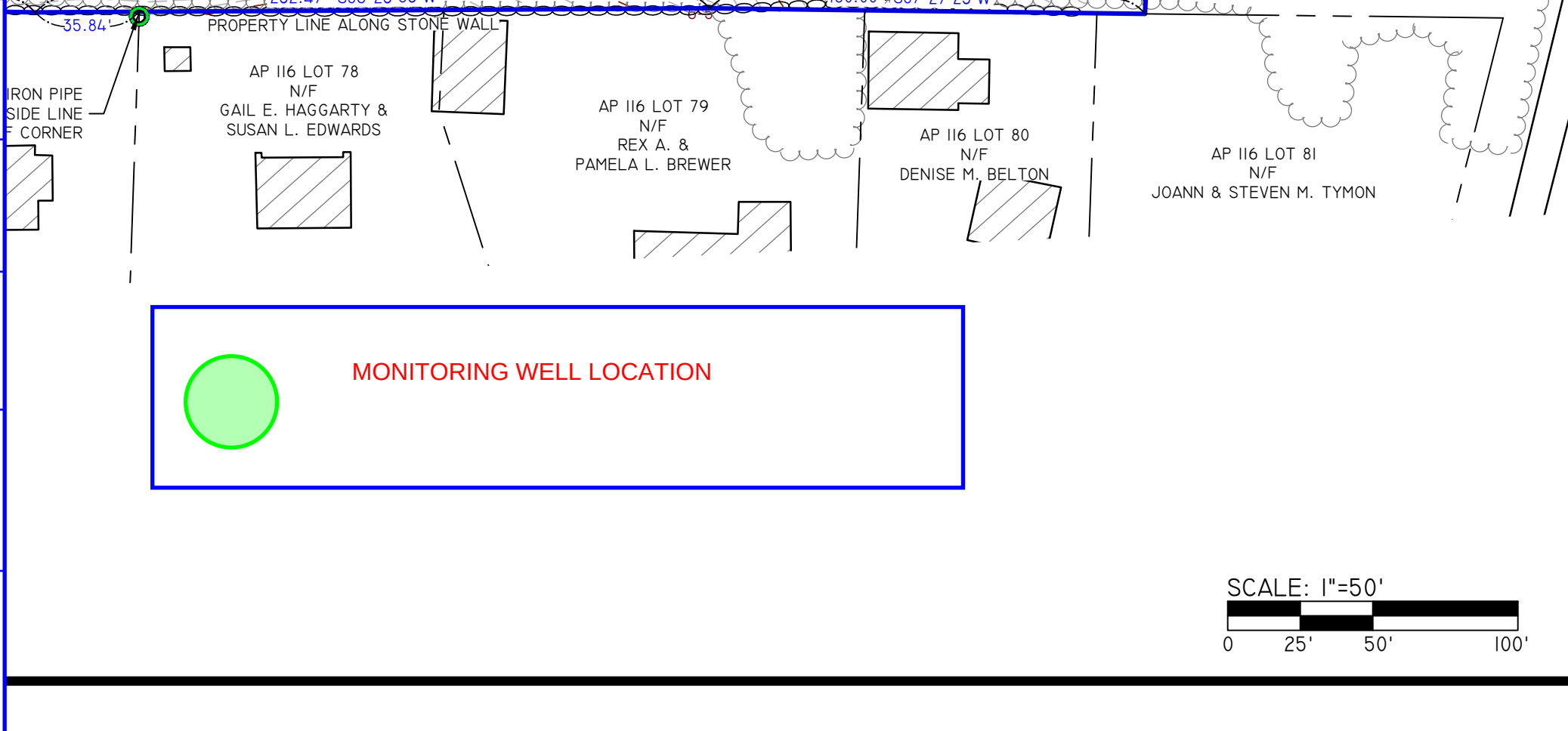
MATTHEW INSANA, RIPLS #2537, COA #LS.000160

08/16/2024

SCALE: 1"=50'

30-1506-enc-dwg 08/16/2024

● B24-x	INDICATES EXISTING BORING PERFORMED IN 2024		
● B25-x	INDICATES PROPOSED BORING 30'-70' DEEP TO BE PERFORMED IN 2025 (APPROX. <1' DIA DISTURBANCE, POSSIBLE TRACKING)	9/25, 9/26, 9/29,	SMALL 2"-4" DIAMTER BORING
+	INDICATES PROPOSED TEST PITS TO BE PERFORMED 10' DEEP (APPROX. 3'x10' DISTURBANCE)	10/15 to 10/22	3' WIDE x 10' LONG x 10' DEEP HOLE
⊗	INDICATES SOIL EXPLORATION BORING 10'-25' DEEP (APPROX. 1' DIA DISTURBANCE, POSSIBLE TRACKING)	9/30, 10/1, 10/2, and 10/3	SMALL 2" DIAMTER BORING
■	SHALLOW (6") SOIL SAMPLE (typ. of 10 Locations)	9/29	SMALL 6" DEEP x 1' DIAMETER HAND DUG



BOUNDARY & TOPOGRAPHIC SURVEY PLAN
WICKFORD MIDDLE SCHOOL
ASSESSORS PLAT 116 LOT 73
NORTH KINGSTOWN, RHODE ISLAND

PREPARED FOR
PARE ENGINEERING CORP.
8 BLACKSTONE VALLEY PLACE, LINCOLN, RHODE ISLAND 02865

Diprete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport



WMS Construction Procurement Options



PeregrineGRP.com | (401) 270-0600

10.1.25

Agenda

- Overview of Options
 - Design-Bid-Build (D-B-B)/General Contractor (GC)
 - Construction Manager at Risk (CMAR/CM)
- Conceptual Schedule Comparison
- Next Steps

Design-Bid-Build (D-B-B)/General Contractor (GC)

- GC engaged at conclusion of 100% Construction Documents- selection based on pre-qualification and “responsive” lump sum low bid.
- GC does not participate in any pre-construction analysis. More linear management of project process.
- Closed bid- GC does not expose sub-contractor pricing.
- Owner and GC enter into a lump-sum contract at conclusion of bidding process.

CMaR Process

Construction Management at Risk (CMaR)

- Selection based on qualifications, pre-construction fee. Other financial details - General Conditions/General Requirements, Fee - informational only. **Project construction cost is not bought out at selection of CMaR.**
- CM engaged early in the design process (Schematic/Design Dev./Construction Docs).
- CM participates in analysis of constructability, schedule, phasing and budget.
- CM provides a cost estimate at key design milestones that is reconciled against the 3rd Party cost estimator.
- Open-book and transparent bidding and accounting process – Project team participates in bid review and recommendation for all trades.
- Owner and CM enter a Guaranteed Maximum Price (GMP) contract at conclusion of bidding process. CM risk is for in-scope changes above and beyond GMP.
- Schedule flexibility - early release work can be initiated to preserve schedule expectations and allow for a fast-tracked critical path. Risk due to early award ahead of overall project cost.
- Increased staffing/management expectations and cost (pre-con, GC/GR) - negotiated at award and tracked through project.

Conceptual Schedule Comparison

WICKFORD MIDDLE SCHOOL - PROCUREMENT SCHEDULE COMPARISON		
Schedule	Task/Milestone	Schedule
DBB/GC		CMAR
9.10.25 - 11.14.25	Schematic Design (SD)	9.10.25 - 11.14.25
	CMAR RFQ (Draft/Adv./Award)	10.1.25 - 12.1.25
	AE/CM SD Estimate	11.17.25 - 12.15.25
11.17.25 - 4.30.26	Design Development (DD)	11.17.25 - 4.30.26
	AE/CM DD Estimate	5.1.26 - 5.25.26
5.1.26 - 10.30.26	Construction Documents (CD)	5.1.26 - 10.30.26
	CMAR Potential Early Release	9.1.26 - 12.31.26
	CMAR Bid/GMP	10.30.26 - 12.15.26
10.30.26 - 2.1.27	DBB Bid/Award	
3.1.27 - 3.30.27	DBB Start of Construction	
	CMAR Substantial Completion	5.12.28
8.14.28	DBB Substantial Completion	
10.15.28	Punchlist/FF&E/Move	7.15.28
10.15.28	Open School	8.30.28
7.1.28 - 12.1.28	Abate/Demo Existing School - Early Start	7.1.28 - 12.1.28
9.1.28 - 8.30.29	Complete Site Work	7.1.28 - 6.30.29
Fall 2029	Fields Ready	Fall 2029
Notes:	1. All dates based on current project schedule.	
	2. Schedule assumes approval process concurrent with design and bidding.	
	3. Schedule is preliminary and is for comparison purposes only.	

Next Steps

- Ongoing review by Owner and legal counsel on procurement options and issues.
- Decision Making Process
 - If D-B-B/ GC- no action until the design documents are closer to completion.
 - If CMAR- begin Request for Qualifications (RFQ) drafting process ASAP.