



Community Forum: Capital Improvement Projects

OCTOBER 22, 2026



Agenda

Welcome

RIDE Process

Project Updates Since Referendum

Current Projects

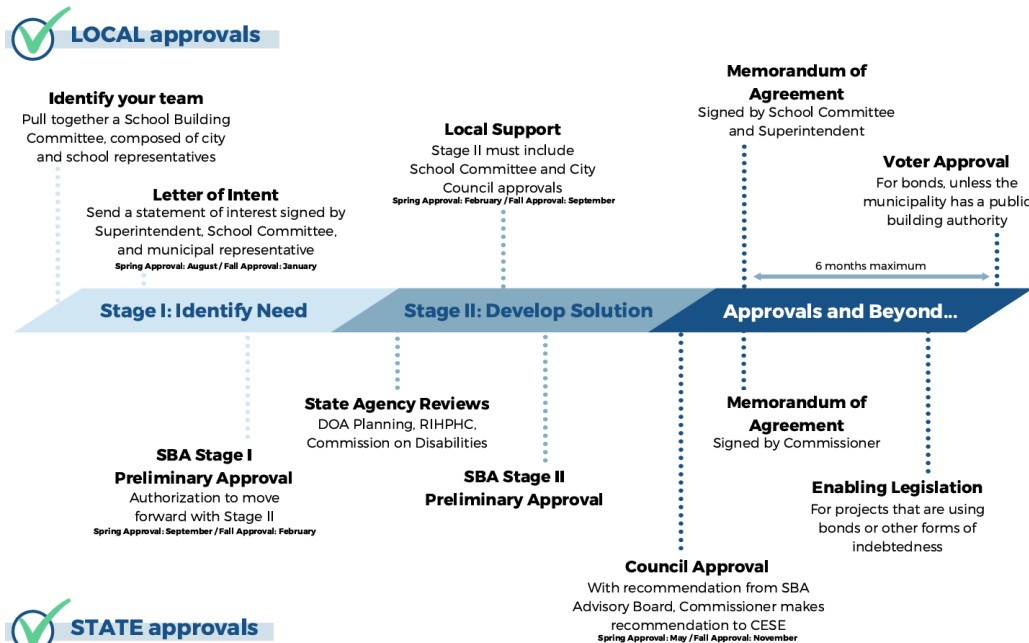
- Capital Improvement Projects
 - Project Team
 - Project Overview
 - Scope / Alternates
 - Schedule
- Wickford Middle School
 - Project Team
 - Project Overview
 - Scope / Alternates
 - Schedule

Financial

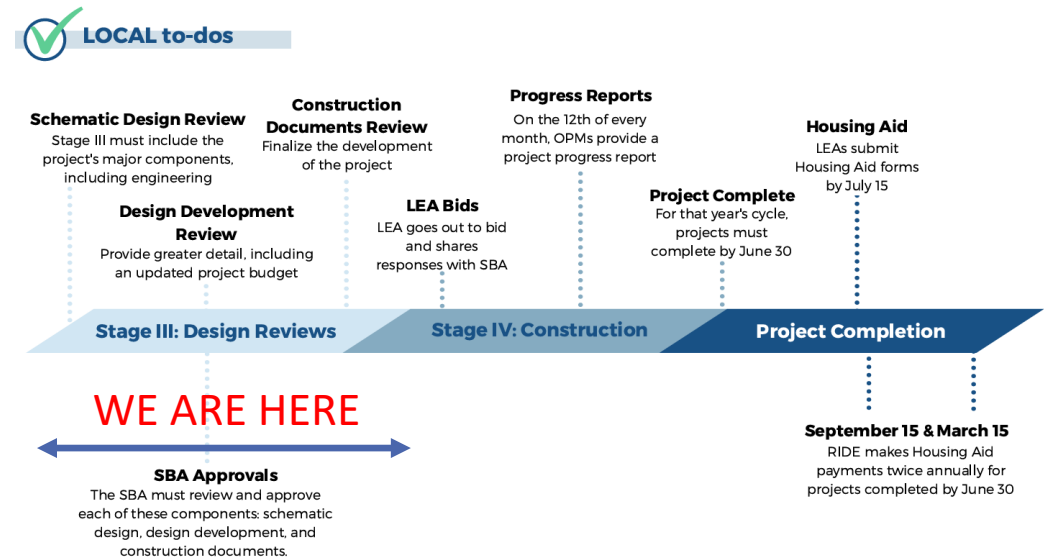
RIDE Process



Breaking Ground Necessity of School Construction Approval Process and Timeline



Under Construction Seeing School Projects From Design Through Completion





Project Updates Since Referendum

New Wickford
Middle School
-
Davisville
Middle School

Project Area	2024 Bond Proposal	2026 RIDE-Approved Plan
New Wickford Middle School	79,500 sq ft Net Zero building Geothermal heating Solar PV 21st Century learning spaces Media Center & Tech/STEM Lab Choral, Music & Art studios	77,500 sq ft (approx.) Net Zero Capable, air source heat pumps, Solar PV as Add Alternate No geothermal (budgetary) 3-story academic wing 21st Century learning spaces Media Center & Tech/STEM Lab Choral, Music & Art studios ADD ALTERNATES: Baseball/multi-field (\$2.08M), softball improvements (\$292K), theater equipment (\$433K)
Davisville Middle School	21st Century Library Media Classroom Offices for Social Worker, Psychologist & SAC Plumbing & bathroom upgrades Water filling stations New student lockers Permanent classroom walls New Conference Room HVAC upgrades with cooling (AC) ADA compliance upgrades	New main entry canopy Renovated entry lobby Renovated main office, nurse's suite & new guidance suite New 21st Century Media Center Renovated restrooms New student lockers (1st floor) Permanent classroom walls Accessible classroom doors New fire protection system Site accessibility improvements Limited HVAC, furniture & equipment Interior repainting (entire building) Limited code improvements ADD ALTERNATES: 7th & 8th grade science lab renovations; STEAM & classroom wing renovations



Project Updates Since Referendum

(continued)

Elementary Schools
-
North Kingstown High School
-
Davisville Academy/Early Learning Center (ELC)

Project Area	2024 Bond Proposal	2026 RIDE-Approved Plan
Elementary Schools (All Buildings)	Roof replacements HVAC upgrades Security vestibules (Fishing Cove, Hamilton, Quidnessett, Stony Lane) ADA upgrades (multiple schools) Fire alarm replacement (Forest Park) Plumbing & bathroom upgrades (Fishing Cove, Forest Park, Hamilton) Water bottle filling stations New classroom walls (Stony Lane, Quidnessett, Fishing Cove)	Roof Replacements (all elementary schools & ELC) New Media Centers (all elementary schools) Secure entry vestibules (all elementary schools & ELC) Gym divider replacement (Hamilton, Quidnessett, Stony Lane) Site accessibility improvements (all buildings) Code improvements (all buildings) Water bottle filling stations (all buildings) NOTE: Classroom walls at Stony Lane, Quidnessett & Fishing Cove removed from scope due to architectural, engineering & budgetary constraints
North Kingstown High School	HVAC upgrades Water filling stations	New roof over auditorium & gymnasium includes HVAC (completed Summer 2026) New carpets & flooring — main office, guidance, music room, auditorium, back gym hallway (completed Summer 2026) Water bottle filling stations (completed)
Davisville Academy/Early Learning Center (ELC)	HVAC upgrades Security vestibule New boiler Water filling stations	Secure entry vestibule New roof Site accessibility improvements Code improvements Water bottle filling stations
Total Budget	School Bond: \$137,200,000	School Bond: \$137,200,000 Revolving Funds: \$4,253,470 TOTAL: \$141,453,470 (\$68.96M — District-wide CIP \$72.49M — New Wickford Middle School)

Capital Improvements

An architectural rendering of the entrance to Davisville Middle School. The building is constructed of red brick with large, multi-paned windows. A prominent feature is a large, modern blue canopy with a flat roof supported by blue columns, covering the main entrance. Several students are depicted walking on the paved sidewalk and steps leading to the entrance. A sign on the left side of the entrance reads "DAVISVILLE MIDDLE SCHOOL". The sky is blue with scattered white clouds. A solid blue horizontal bar is at the bottom of the image.

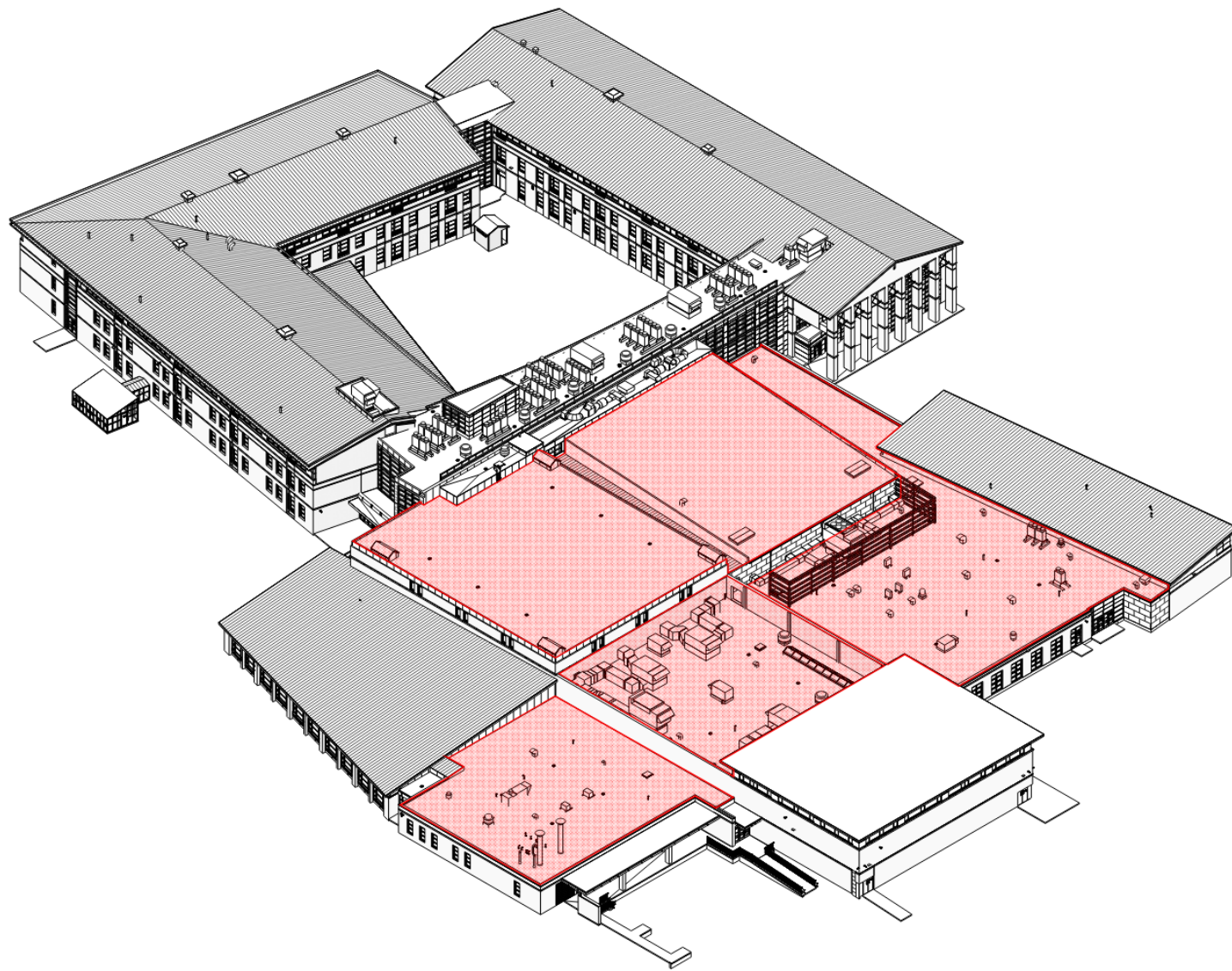
Capital Improvement Projects



Project Teams

- DBVW, Architect / Engineer
- Peregrine Group, Owner's Project Manager
- Contractors
 - High School Roof: Martone Construction
 - Davisville Middle School: TBD
 - Elementary Schools Stabilization: TBD





ROOF REPLACEMENT

- REMOVE EXIST PVC MEMBRANE ROOF AND RIGID INSULATION DOWN TO EXIST ROOF DECK AND REPLACE W/NEW FULLY ADHERED 0.80 MIL THICK TPO MEMBRANE ROOF ON 1/4-INCH-TH COVER BOARD OVER NEW RIGID INSULATION (R-33 MIN) TO MEET NE-CHPS
(2 YEAR INSTALLATION WARRANTY AND 30 YEAR MANUFACTURER'S WARRANTY)
- NEW 4'-0" SQ SUMPS AT ROOF DRAINS
- NEW CRICKETS AND COUNTER TAPER INSULATION TO MINIMIZE PONDING
- REMOVE AND RESET EXISTING ROOF TOP EQUIPMENT, PROVIDE TEMPORARY SUPPORTS, AND REQ'D MECHANICAL, PLUMBING, AND ELECTRICAL WORK
- NEW PT WOOD BLK'G
- NEW ZCC COUNTERFLASHINGS AT ROOF/WALL TRANSITIONS
- RAISE FLASHINGS, ROOF CURBS ,AND DUNNAGE RAILS TO ACCOMMODATE NEW ROOF INSULATION THICKNESS
- EPOXY PAINT GAS PIPING
- RE-COAT STEEL BRACING (KICKERS)
- COAT EXPOSED CMU VENEER ABOVE ROOF



High School Roof Project Milestones*



Design Milestones

- RIDE Stage II Approval Q4 2025
- 100% Construction Documents Q1 2026

Construction Milestones

- Contractor Selection Q1 2026
- GMP Execution Q2 2026
- Construction Start June 2026
- Construction Turnover August 2026
- Substantial Completion October 2026



ELEMENTARY SCHOOL STABILIZATION

N.K. EARLY LEARNING CENTER / DAVISVILLE ACADEMY,
FISHING COVE, FOREST PARK, HAMILTON, QUIDNESSETT, AND STONY LANE

SCOPE OF WORK INCLUDES:

- ❑ NEW MEDIA CENTERS WITH M/E/P WORK AND FF&E – ALL EXCEPT DA
- ❑ SECURE ENTRY VESTIBULES - ALL BUILDINGS
- ❑ NEW ROOF (RECOVER) - ALL BUILDINGS
- ❑ GYM DIVIDER REPLACEMENT AT HAM, QUID, AND SL
- ❑ LIMITED SITE ACCESSIBILITY AND CODE IMPROVEMENTS - ALL BUILDINGS



Elementary School Stabilization Project Milestones*

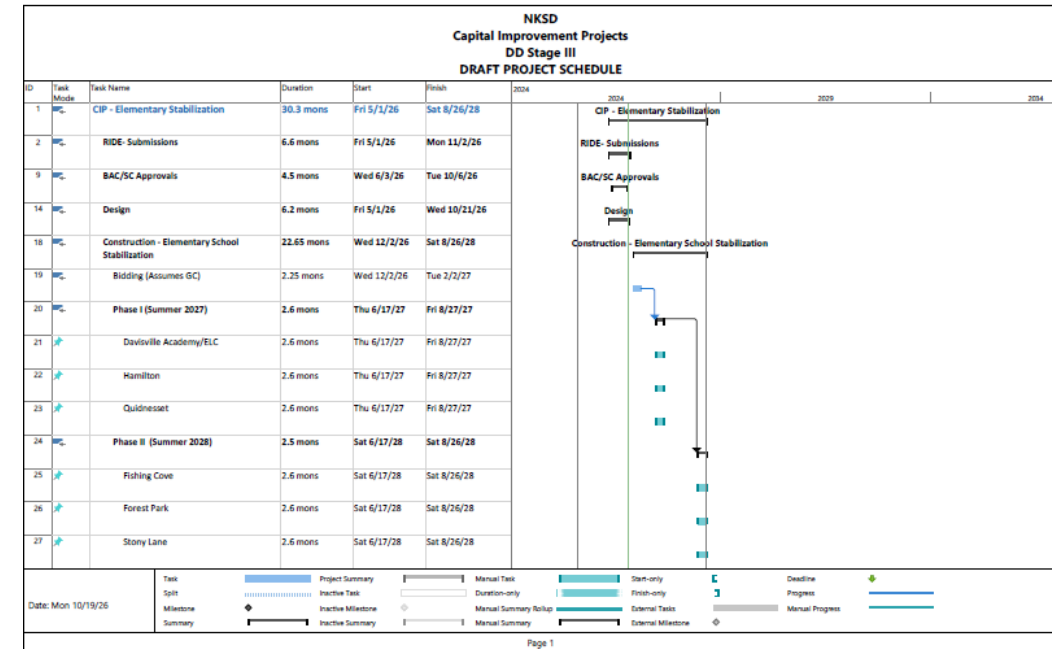


Design Milestones

- RIDE Stage II Approval Q4 2025
- Schematic Design Q4 2025
- Design Development Q2 2026
- 60% Construction Documents Q3 2026
- 100% Construction Documents Q4 2026

Construction Milestones

- GC Selection & Contract Q4 2026 – Q1 2027
- Phase I Construction Q2 2027 – Q3 2027
- Phase II Construction Q2 2028 – Q3 2028



DAVISVILLE MIDDLE SCHOOL

BASE BID:

- ☐ NEW MAIN ENTRY CANOPY AND RENOVATED LOBBY
- ☐ RENOVATE MAIN OFFICE, NURSE'S SUITE, MEDIA CENTER, AND NEW GUIDANCE SUITE
- ☐ RENOVATE RESTROOMS
- ☐ FIRST FLOOR STUDENT LOCKER REPLACEMENT
- ☐ REMOVE CLASSROOM OPERABLE PARTITIONS AND ADD NEW WALLS
- ☐ ACCESSIBLE CLASSROOMS DOORS
- ☐ NEW FIRE PROTECTION SYSTEM AND SERVICE
- ☐ LIMITED SITE ACCESSIBILITY IMPROVEMENTS
- ☐ LIMITED M/E/P AND FF&E (RENOVATED AREAS)
- ☐ LIMITED CODE IMPROVEMENTS
- ☐ INTERIOR REPAINTING OF ENTIRE BUILDING

ADD ALTERNATES:

- No. 1 - 7TH & 8TH GRADE SCIENCE LAB RENOVATIONS
- No. 2 - STEAM & CLASSROOM WING RENOVATIONS
- No. 3 - MEDIA CENTER PERIMETER BOOKSHELVES
- No. 4 - NEW PUBLIC ADDRESS SYSTEM





MEDIA CENTER



ART



SCIENCE LAB



ROBOTICS



Davisville Middle School

Project Milestones*

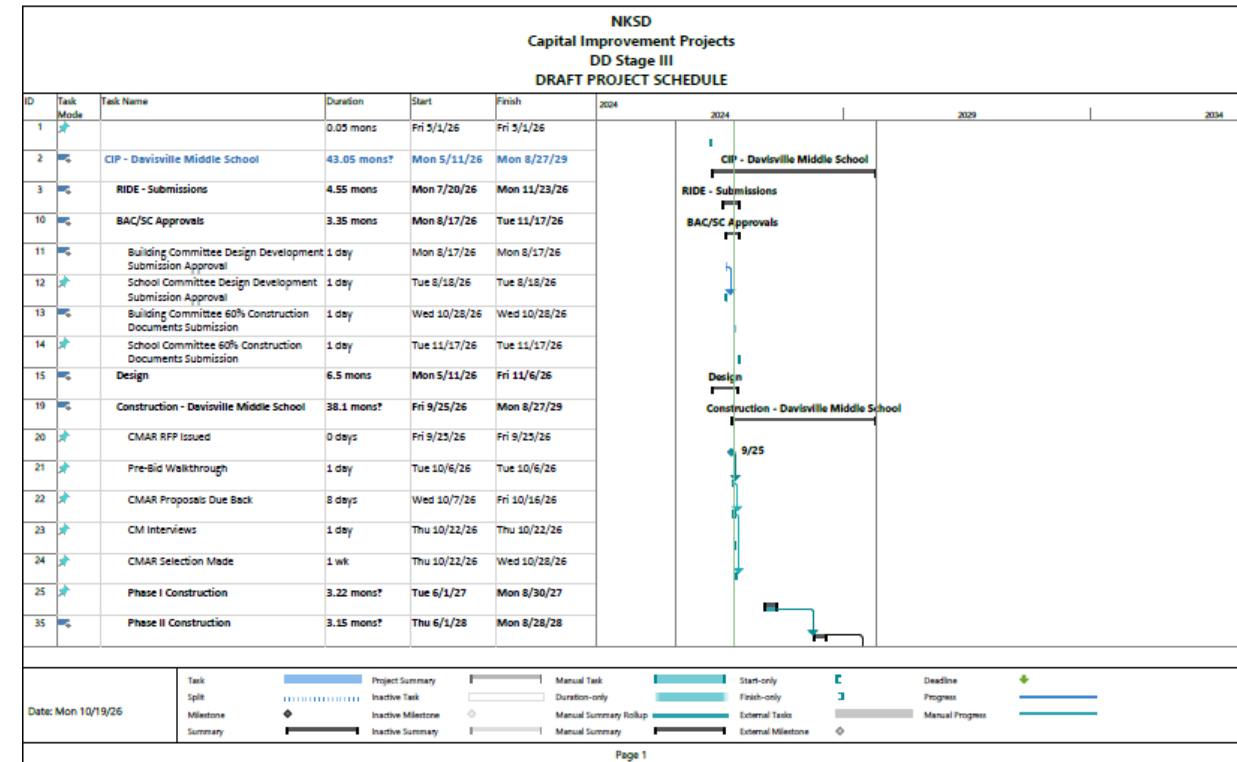


Design Milestones

- RIDE Stage II Approval Q4 2025
- Schematic Design Q4 2025 – Q1 2026
- Design Development Q2 2026
- 60% Construction Documents Q3 2026
- 100% Construction Documents Q4 2026

Construction Milestones

- CMaR Selection Q4 2026
- Final GMP Q1 2027
- Phase I Construction Q2 2027 – Q3 2027
- Phase II Construction Q2 2028 – Q3 2028
- Phase III Construction (Alternates) Q2 2029 – Q3 2029



An architectural rendering of Wickford Middle School, a two-story building with a mix of brick and light-colored siding. The school is surrounded by green lawns, trees, and a parking lot with several cars and a yellow school bus. The background shows a dense forest under a clear sky.

Wickford Middle School

Wickford Middle School



Project Team

- Perkins Eastman, Architect / Engineer
- Peregrine Group, Owner's Project Manager
- Shawmut Design and Construction, Construction Manager at Risk





Wickford Middle School | Site Plan



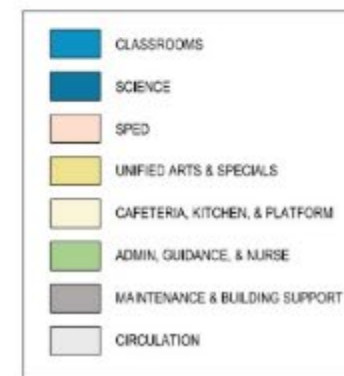
FLOOR 1



FLOOR 2



FLOOR 3





Wickford Middle School | Interior Renderings



Wickford Middle School | Interior Renderings



Wickford Middle School

Design Development Alternates

Project:		Wickford Middle School	
Budget:		60% DD Alternates	
Date:		June 1, 2026	
			
Item Number	Rank	Description	Value
1	1	Baseball and Multi Field in lieu of Backyard Field Condition	\$2,084,904
2	2	Existing Softball Field Improvements	\$291,909
3	3	Air Source Heat Pumps, trimming natural gas boiler, fan coil units and DOAS	\$334,879
4	4	Theater Equipment, Theatrical Lighting and Stage Curtain (Allowance 400K)	\$432,800
6	-	400 KW generator vs 200 KW	\$157,972
7	-	MEP Upper Roof Equipment Screens	\$182,382
8	-	MEP Lower Roof Equipment Screens	\$82,719
9	-	Lightning Protection	\$102,790
			\$4,616,055

Note: Alternates highlighted in green were selected during design.

Wickford Middle School

Project Milestones*



Design Milestones

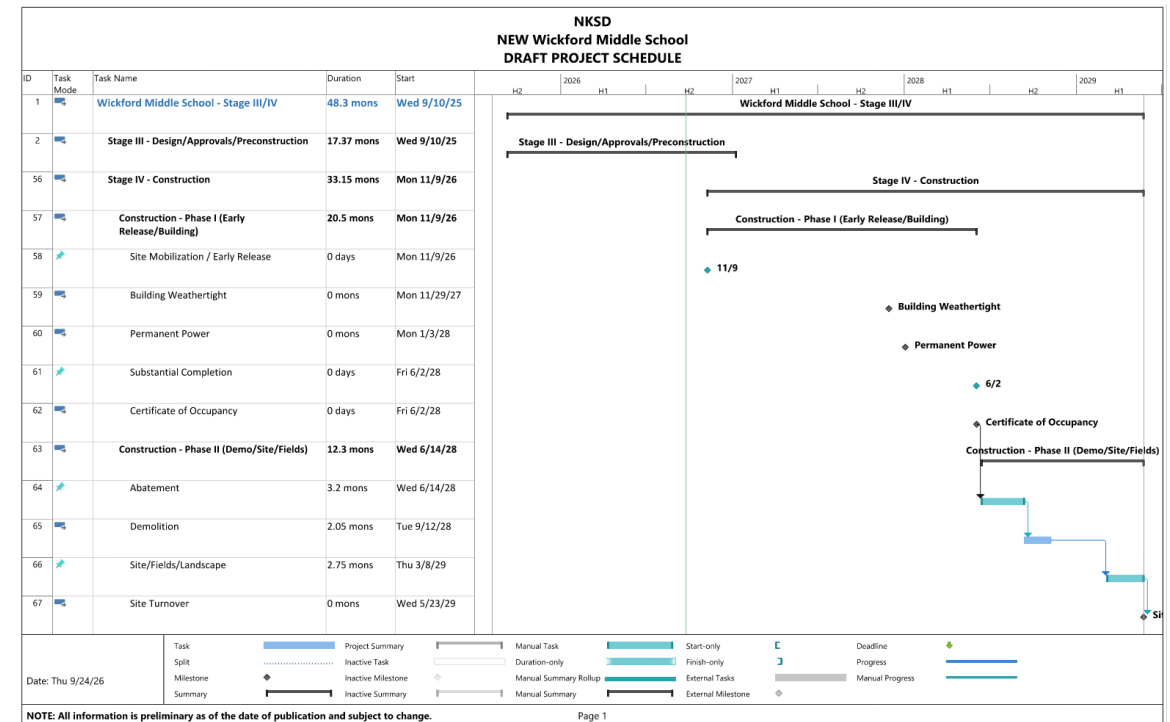
- RIDE Stage II Approval
- Schematic Design
- Design Development
- 60% Construction Documents
 - Early Release Packages
 - Final Estimate
- 100% Construction Documents

Q4 2025
 Q4 2025 – Q1 2026
 Q2 2026
 Q3/Q4 2026
 Q4 2026

Construction Milestones

- Early Release
- Final GMP
- Building Substantial Completion
- Abatement/Demolition
- Site Substantial Completion

Q4 2026 – Q1 2027
 Q1 2027
 Q2/Q3 2028
 Q3/Q4 2028
 Q4 2028 – Q3/Q4 2029



Budget Dashboard

North Kingstown School District Dashboard						
Budget Status						
Project	September 2025 Stage II Submission Budget	Committed to Date	Incurred to Date	Left to Spend	% Committed	% Complete
North Kingstown High School Roof	\$ 7,650,169	\$ 4,895,946	\$ 4,006,856	\$ 3,643,313	64%	52%
Elementary Schools Stabilization	\$ 37,241,440	\$ 2,664,446	\$ 1,233,069	\$ 36,008,371	7%	3%
Davisville Middle School	\$ 24,067,404	\$ 2,216,086	\$ 826,142	\$ 23,241,262	9%	3%
New Wickford Middle School	\$ 72,493,447	\$ 7,140,851	\$ 3,659,208	\$ 68,834,239	10%	5%
Total	\$ 141,452,460	\$ 16,917,328	\$ 9,725,275	\$ 131,727,185	12%	7%
Emergency Repairs						
Total	\$332,813	\$332,813	\$332,813	\$ -	100%	100%
NOTES:	1. All dashboard information based on September 2025 Stage II Submission Budgets. Budgets will adjust based on updated project information.					
	2. Emergency Repairs not included in September 2025 Stage II Submission Budget.					
	3. Budget total is inclusive of \$4,253,470 Revolving Fund					

Projected Debt Services

Town of North Kingstown

Sample School Bond Assumptions

Project Amount:	\$ 137,200,000	2026 BANS		2027 Bonds				Total School Net Debt Service
		Period Ending	Interest*	Principal	Interest	State Aid	Net Debt Service	
State Share Ratio:	35.0%	6/30/2027	\$ 1,340,981	\$ -	\$ -	\$ -	\$ -	\$ 1,340,981
		6/30/2028	-	-	5,305,067	-	5,305,067	5,305,067
May 2026 Notes:	\$ 48,110,000	6/30/2029	-	4,500,000	5,968,200	(4,634,186)	5,834,014	5,834,014
Issue Date:	6/25/2026	6/30/2030	-	2,515,000	5,772,450	(2,434,853)	5,852,597	5,852,597
Interest Rate:	2.59%	6/30/2031	-	2,625,000	5,663,048	(2,435,028)	5,853,019	5,853,019
Term:	12 months	6/30/2032	-	2,740,000	5,548,860	(2,435,267)	5,853,593	5,853,593
		6/30/2033	-	2,860,000	5,429,670	(2,435,505)	5,854,165	5,854,165
June 2027 Bond:	\$ 137,200,000	6/30/2034	-	2,985,000	5,305,260	(2,435,678)	5,854,582	5,854,582
Issue Date:	6/24/2027	6/30/2035	-	3,115,000	5,175,413	(2,435,723)	5,854,689	5,854,689
Interest Rate:	4.35%	6/30/2036	-	3,250,000	5,039,910	(2,435,576)	5,854,334	5,854,334
Term:	30 Years	6/30/2037	-	3,390,000	4,898,535	(2,435,172)	5,853,363	5,853,363
		6/30/2038	-	3,535,000	4,751,070	(2,434,447)	5,851,623	5,851,623
Project Completion Date:	6/30/2028	6/30/2039	-	3,690,000	4,597,298	(2,434,808)	5,852,489	5,852,489
Project Eligible for Aid:	6/30/2029	6/30/2040	-	3,850,000	4,436,783	(2,434,657)	5,852,126	5,852,126
		6/30/2041	-	4,020,000	4,269,308	(2,435,399)	5,853,909	5,853,909
		6/30/2042	-	4,195,000	4,094,438	(2,435,437)	5,854,001	5,854,001
		6/30/2043	-	4,375,000	3,911,955	(2,434,707)	5,852,248	5,852,248
		6/30/2044	-	4,565,000	3,721,643	(2,434,616)	5,852,027	5,852,027
		6/30/2045	-	4,765,000	3,523,065	(2,435,033)	5,853,032	5,853,032
		6/30/2046	-	4,970,000	3,315,788	(2,434,364)	5,851,423	5,851,423
		6/30/2047	-	5,190,000	3,099,593	(2,435,482)	5,854,110	5,854,110
		6/30/2048	-	5,415,000	2,873,828	(2,435,258)	5,853,570	5,853,570
		6/30/2049	-	5,650,000	2,638,275	(2,435,095)	5,853,180	5,853,180
		6/30/2050	-	5,895,000	2,392,500	(2,434,868)	5,852,633	5,852,633
		6/30/2051	-	6,150,000	2,136,068	(2,434,447)	5,851,621	5,851,621
		6/30/2052	-	6,420,000	1,868,543	(2,435,174)	5,853,369	5,853,369
		6/30/2053	-	6,700,000	1,589,273	(2,435,388)	5,853,884	5,853,884
		6/30/2054	-	6,990,000	1,297,823	(2,434,962)	5,852,860	5,852,860
		6/30/2055	-	7,295,000	993,758	(2,435,237)	5,853,521	5,853,521
		6/30/2056	-	7,610,000	676,425	(2,434,552)	5,851,873	5,851,873
		6/30/2057	-	7,940,000	345,390	(2,434,248)	5,851,142	5,851,142
		Totals	\$ 1,340,981	\$ 137,200,000	\$ 110,639,230	\$ (72,815,166)	\$ 175,024,064	\$ 176,365,045

Projected Debt Services

Existing and Projected New School Bonds

Fiscal Year	Existing Debt Service	Proposed New School Debt Service (4.35%)	Total Projected and Existing Debt Service	Cumulative Tax Revenue Requirement
2026	\$ 4,517,610	\$ -	\$ 4,517,610	\$ -
2027	3,337,596	1,340,981 ⁽¹⁾	4,678,577	160,967
2028	2,927,205	5,305,067	8,232,272	3,553,695
2029	2,549,254	5,834,014	8,383,268	150,996
2030	2,249,995	5,852,597	8,102,592	(280,676)
2031	1,752,746	5,853,019	7,605,765	(496,827)
2032	1,615,171	5,853,593	7,468,764	(137,001)
2033	1,570,449	5,854,165	7,424,614	(44,150)
2034	1,298,125	5,854,582	7,152,707	(271,907)
2035	1,264,833	5,854,689	7,119,522	(33,184)
2036	1,228,843	5,854,334	7,083,177	(36,345)
2037	1,192,853	5,853,363	7,046,216	(36,961)
2038	1,156,863	5,851,623	7,008,486	(37,731)
2039	1,125,670	5,852,489	6,978,159	(30,326)
2040	1,094,478	5,852,126	6,946,604	(31,556)
2041	718,535	5,853,909	6,572,444	(374,160)
2042	277,843	5,854,001	6,131,844	(440,600)
2043		5,852,248	5,852,248	(279,596)
2044		5,852,027	5,852,027	(221)
2045	-	5,853,032	5,853,032	1,005
2046	-	5,851,423	5,851,423	(1,608)
2047	-	5,854,110	5,854,110	2,687
2048	-	5,853,570	5,853,570	(540)
2049	-	5,853,180	5,853,180	(390)
2050	-	5,852,633	5,852,633	(547)
2051	-	5,851,621	5,851,621	(1,012)
2052	-	5,853,369	5,853,369	1,748
2053	-	5,853,884	5,853,884	516
2054	-	5,852,860	5,852,860	(1,024)
2055	-	5,853,521	5,853,521	660
2056	-	5,851,873	5,851,873	(1,647)
2057	-	5,851,142	5,851,142	(731)
	\$ 25,360,459	\$ 176,365,045	\$ 201,725,504	



Thank You!

**Citizen Comment
via QR Code**

