Bristol Warren Regional School District

RIDE Necessity of School Construction

PMA Consultants | PERKINS EASTMAN | TRAVERSE landscape architects | PARE CORPORATION

BRISTOL PLANNING BOARD | 02.13.2025

SCHEDULE

PMA Consultants
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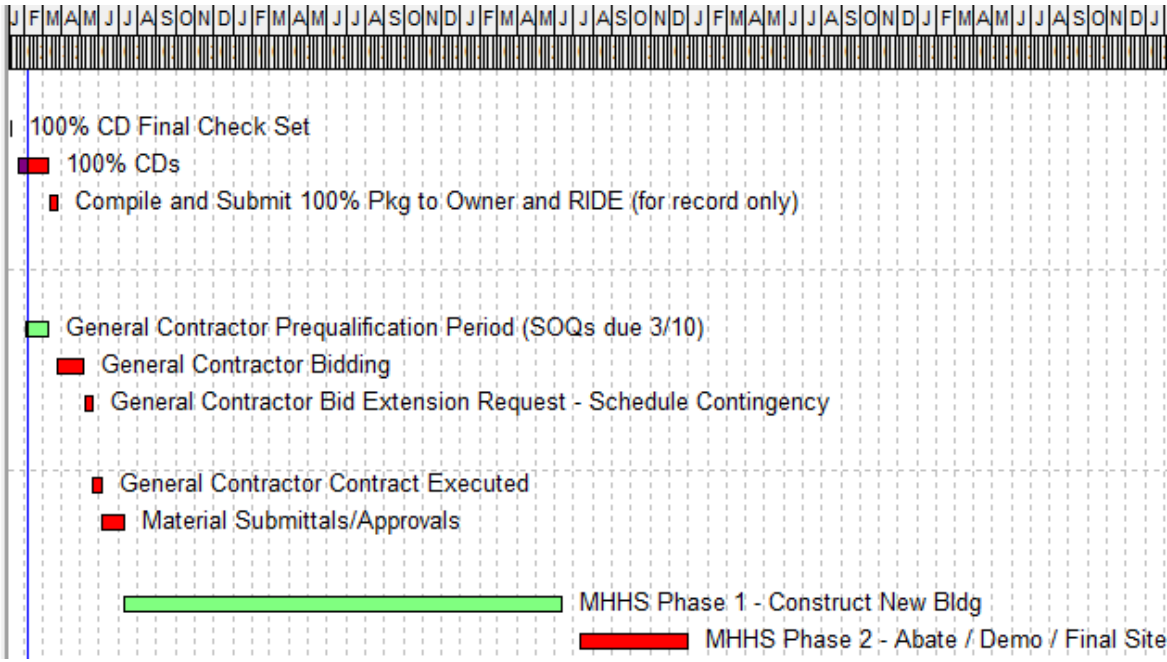
PERKINS EASTMAN

SCHEDULE UPDATE

Activity ID	Activity Name	Original Duration	Start	Finish
100% CD				
A3430	100% CD Final Check Set	1	10-Jan-25 A	10-Jan-25 A
A3420	100% CDs	36	22-Jan-25 A	12-Mar-25
A3480	Compile and Submit 100% Pkg to Owner and RIDE (for record only	10	13-Mar-25	26-Mar-25
CONSTRUCTION				
Bidding				
A3510	General Contractor Prequalification Period (SOQs due 3/10)	30	04-Feb-25 A	10-Mar-25
A3530	General Contractor Bidding	30	27-Mar-25	07-May-25
A3570	General Contractor Bid Extension Request - Schedule Contingency	10	08-May-25	21-May-25
Construction				
A4300	General Contractor Contract Executed	10	22-May-25	04-Jun-25
A4470	Material Submittals/Approvals	25	05-Jun-25	09-Jul-25
MHHS				
A3540	MHHS Phase 1 - Construct New Bldg	502	10-Jul-25	11-Jun-27
A3630	MHHS Phase 2 - Abate / Demo / Final Site Improvements	124	12-Jul-27	30-Dec-27*



SITE DESIGN

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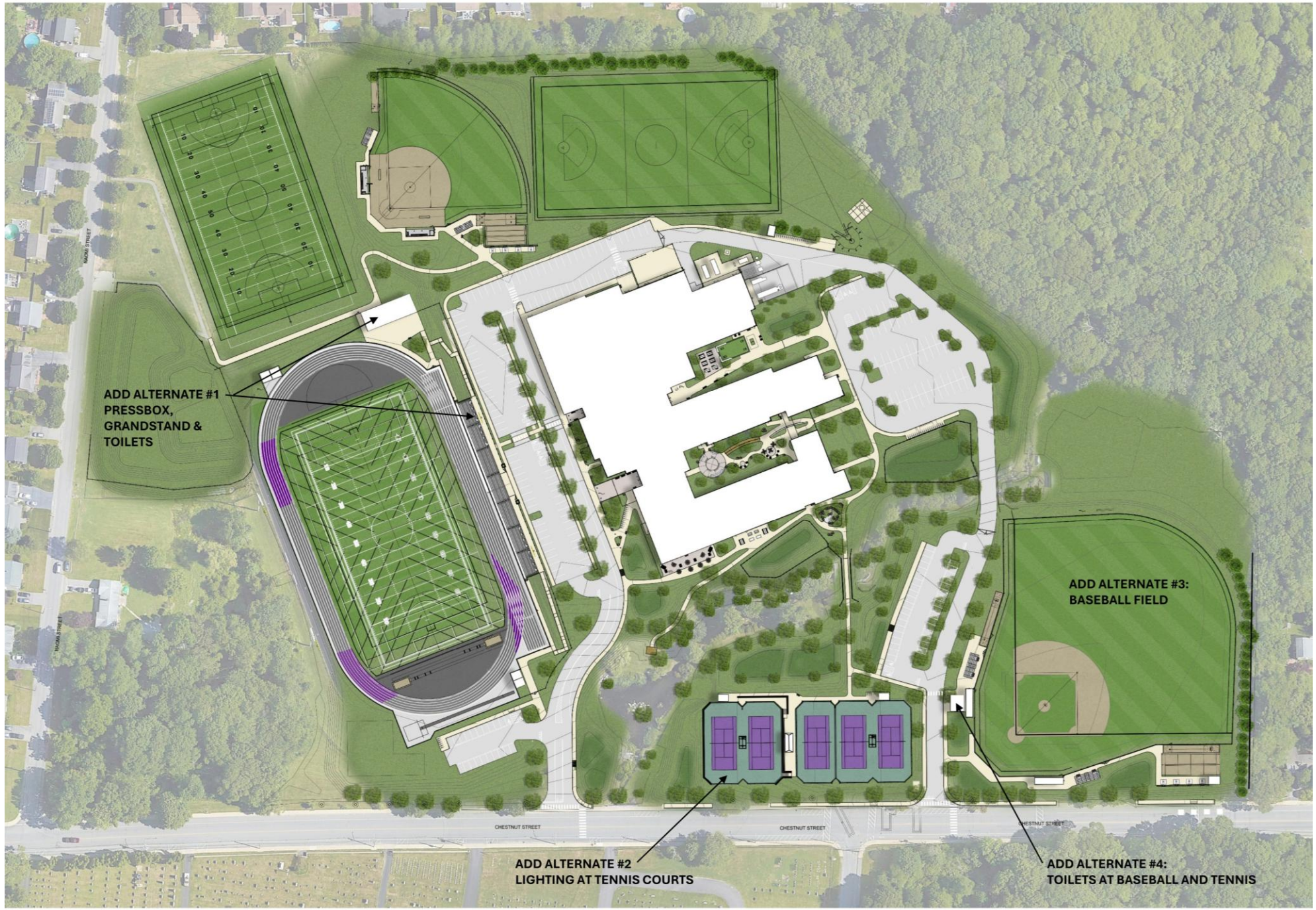
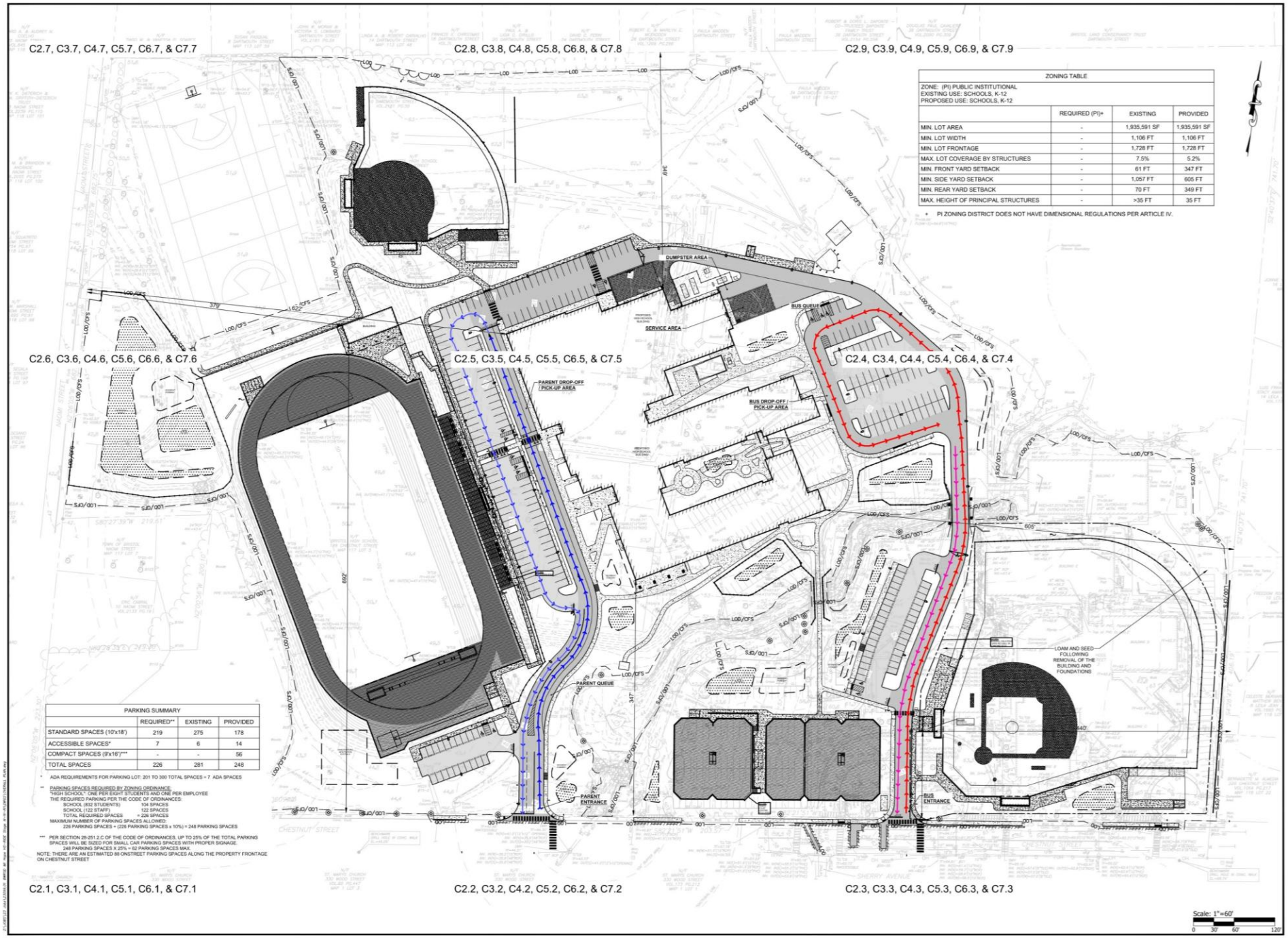


PARE CORPORATION



ZONING TABLE			
ZONE: (PI) PUBLIC INSTITUTIONAL EXISTING USE: SCHOOLS, K-12 PROPOSED USE: SCHOOLS, K-12	REQUIRED (PI)+	EXISTING	PROVIDED
MIN. LOT AREA	-	1,935,591 SF	1,935,591 SF
MIN. LOT WIDTH	-	1,106 FT	1,106 FT
MIN. LOT FRONTAGE	-	1,728 FT	1,728 FT
MAX. LOT COVERAGE BY STRUCTURES	-	7.5%	5.2%
MIN. FRONT YARD SETBACK	-	61 FT	347 FT
MIN. SIDE YARD SETBACK	-	1,057 FT	605 FT
MIN. REAR YARD SETBACK	-	70 FT	349 FT
MAX. HEIGHT OF PRINCIPAL STRUCTURES	-	>35 FT	35 FT

+ PI ZONING DISTRICT DOES NOT HAVE DIMENSIONAL REGULATIONS PER ARTICLE IV.

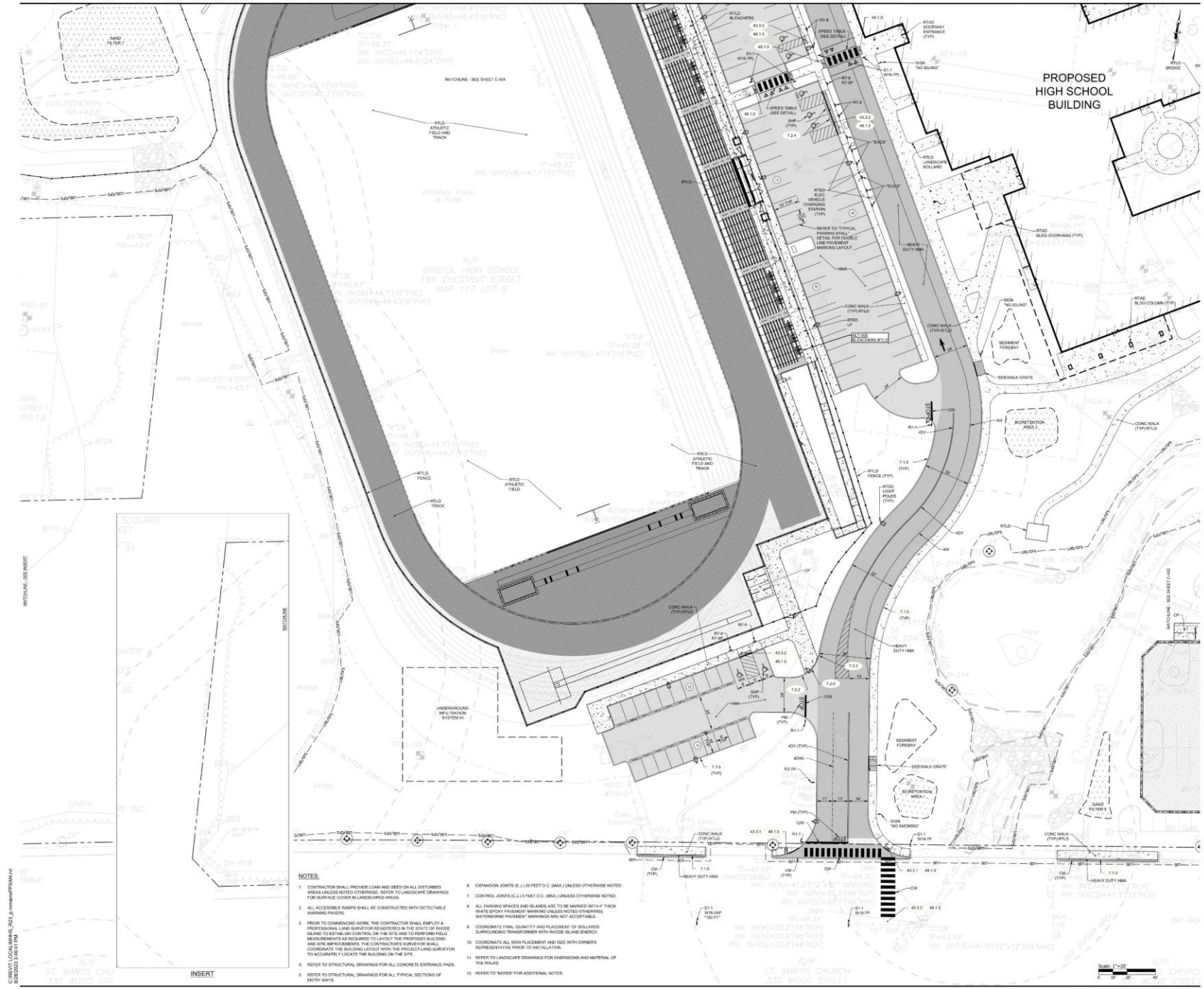
PARKING SUMMARY			
	REQUIRED**	EXISTING	PROVIDED
STANDARD SPACES (10'x18')	219	275	178
ACCESSIBLE SPACES*	7	6	14
COMPACT SPACES (9'x16')***	-	-	56
TOTAL SPACES	226	281	248

* ADA REQUIREMENTS FOR PARKING LOT: 201 TO 300 TOTAL SPACES = 7 ADA SPACES

** PARKING SPACES REQUIRED BY ZONING ORDINANCE:
"HIGH SCHOOL": ONE PER EIGHT STUDENTS AND ONE PER EMPLOYEE
THE REQUIRED PARKING PER THE CODE OF ORDINANCES:
SCHOOL (832 STUDENTS): 104 SPACES
SCHOOL (122 STAFF): 122 SPACES
TOTAL REQUIRED SPACES = 226 SPACES
MAXIMUM NUMBER OF PARKING SPACES ALLOWED:
226 PARKING SPACES + (226 PARKING SPACES x 10%) = 248 PARKING SPACES

*** PER SECTION 28-251.2.C OF THE CODE OF ORDINANCES, UP TO 25% OF THE TOTAL PARKING SPACES WILL BE SIZED FOR SMALL CAR PARKING SPACES WITH PROPER SIGNAGE.
248 PARKING SPACES X 25% = 62 PARKING SPACES MAX.
NOTE: THERE ARE AN ESTIMATED 88 ONSTREET PARKING SPACES ALONG THE PROPERTY FRONTAGE ON CHESTNUT STREET

PARE CORPORATION



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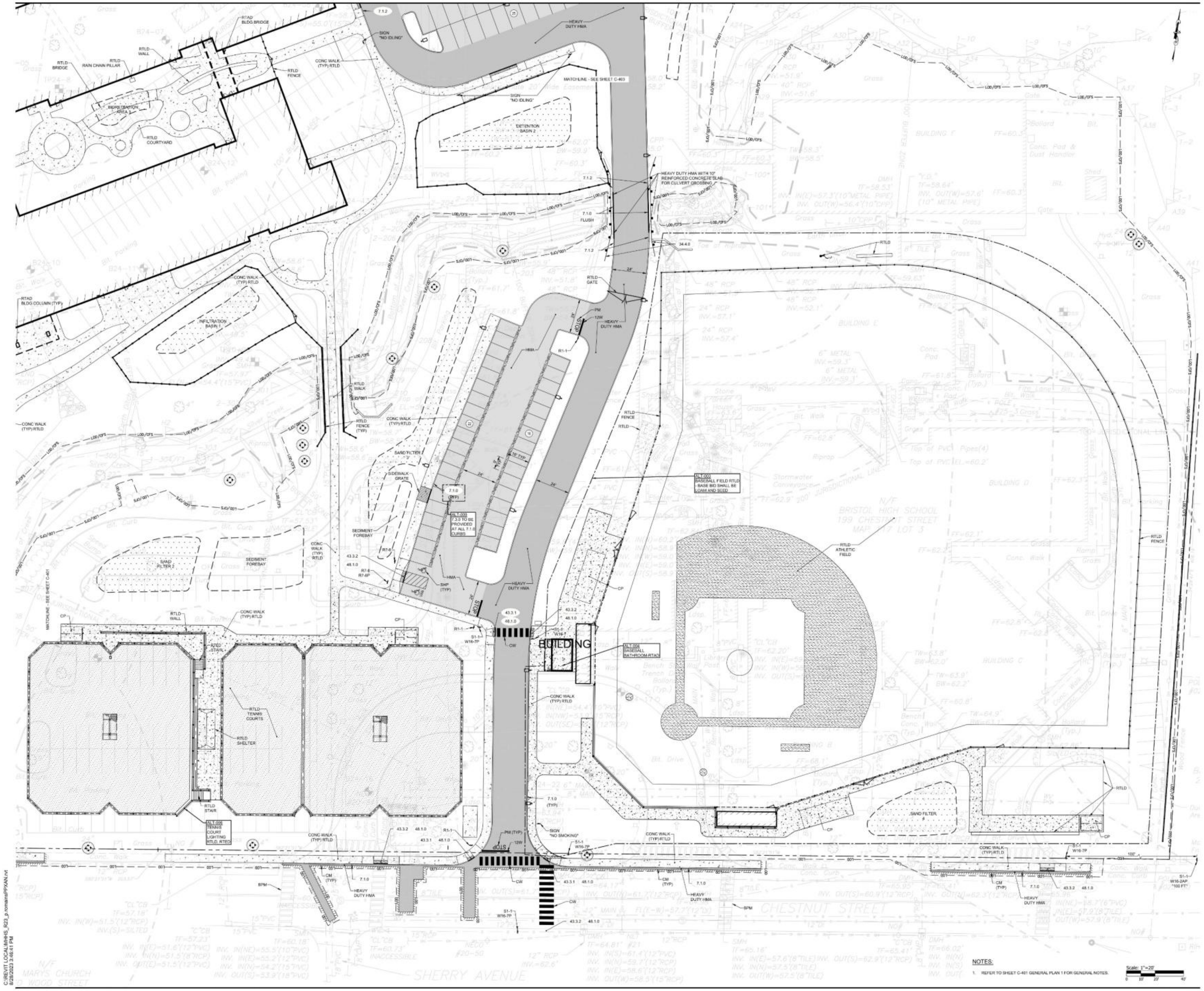

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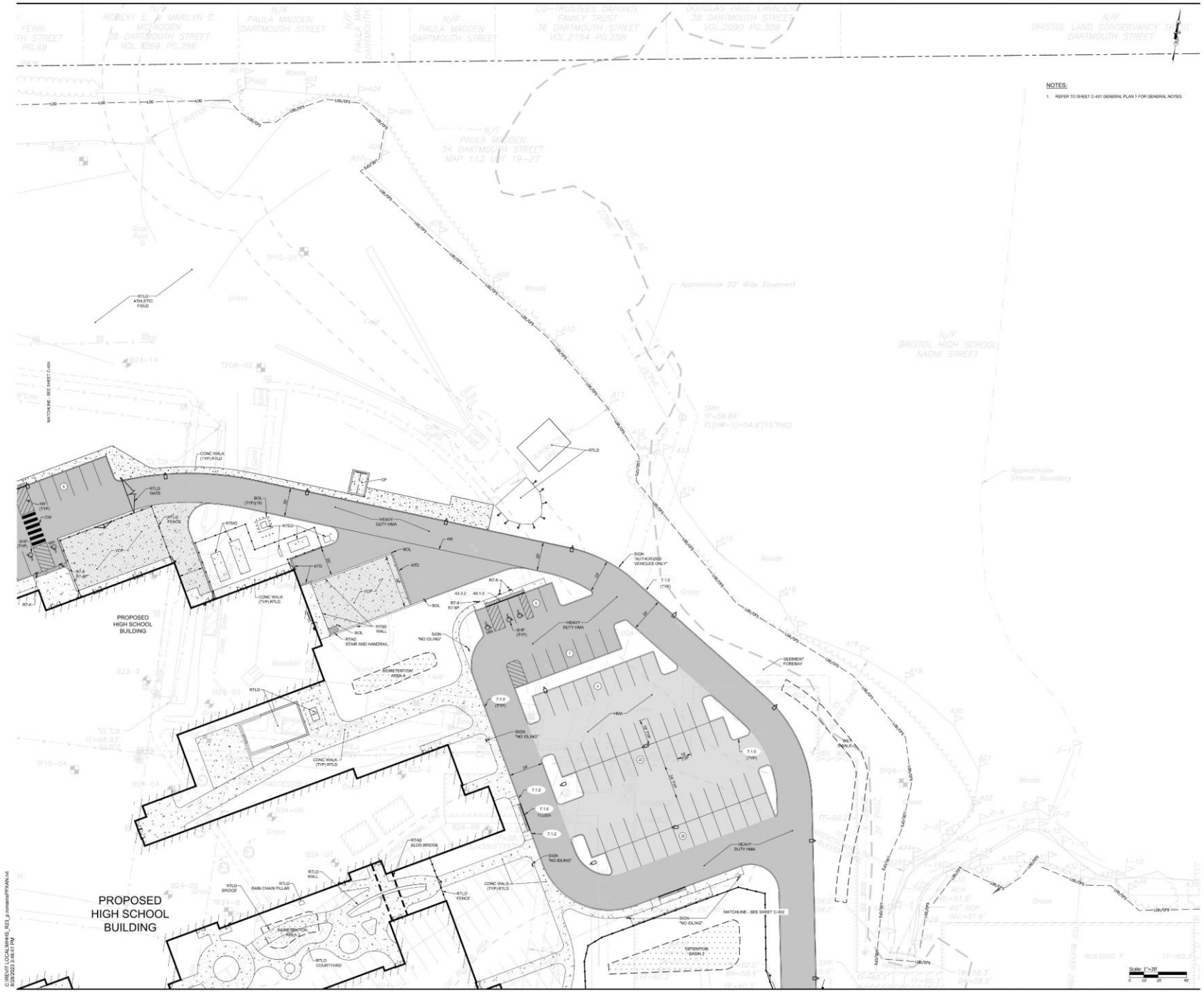

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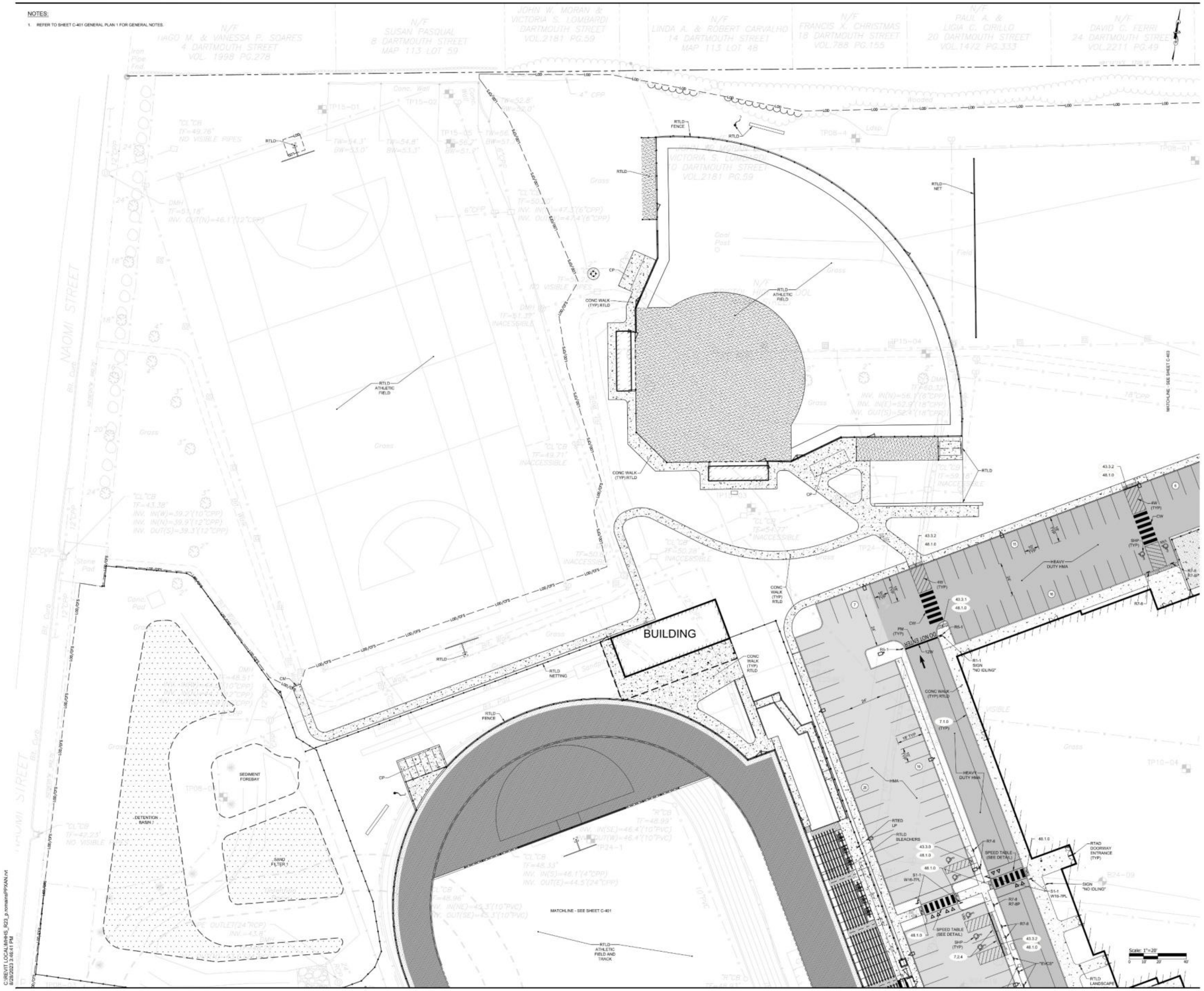

STORMWATER MANAGEMENT

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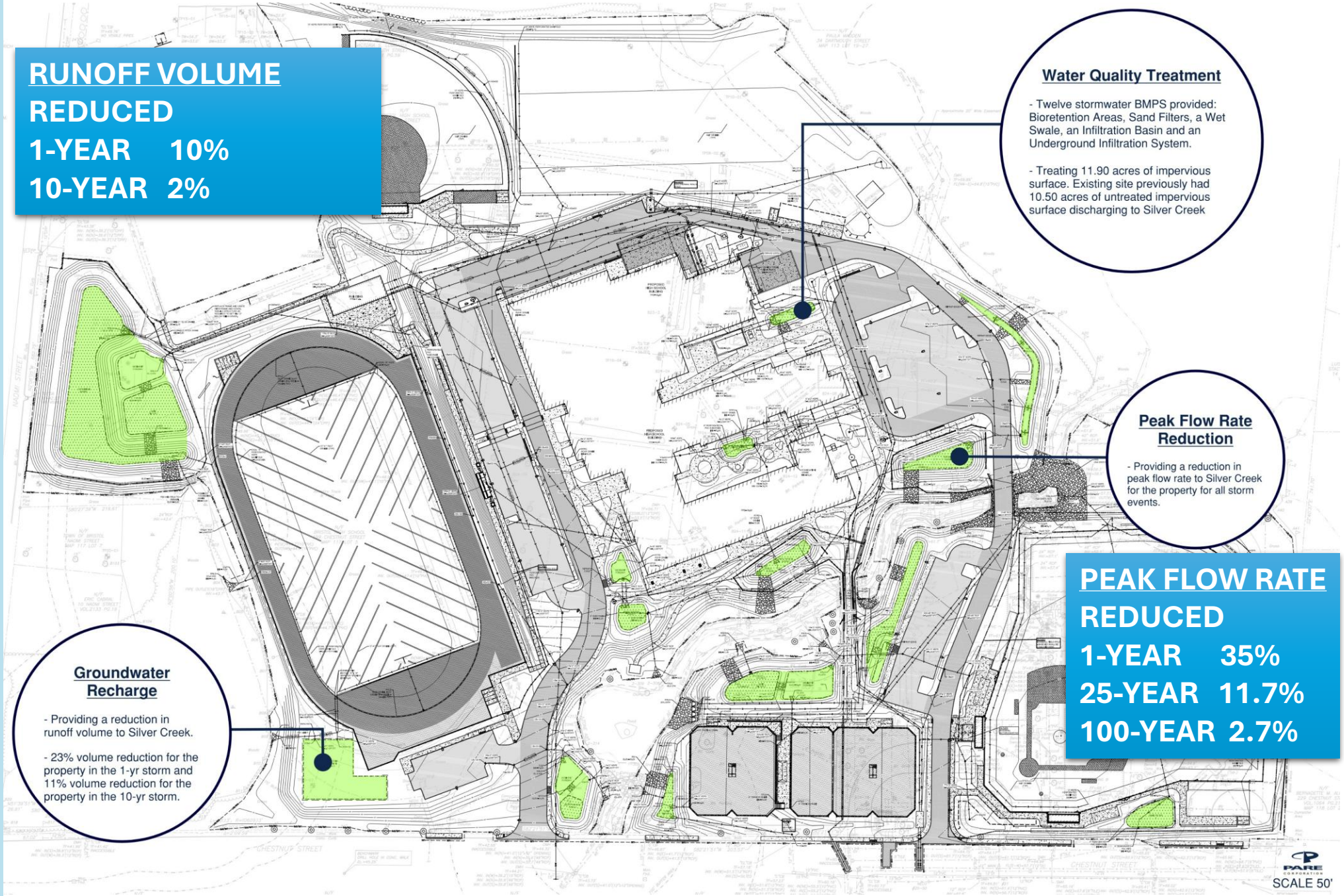
Stormwater Management Design – Improvements to Silver Creek

PARE CORPORATION

RUNOFF VOLUME
REDUCED
1-YEAR 10%
10-YEAR 2%



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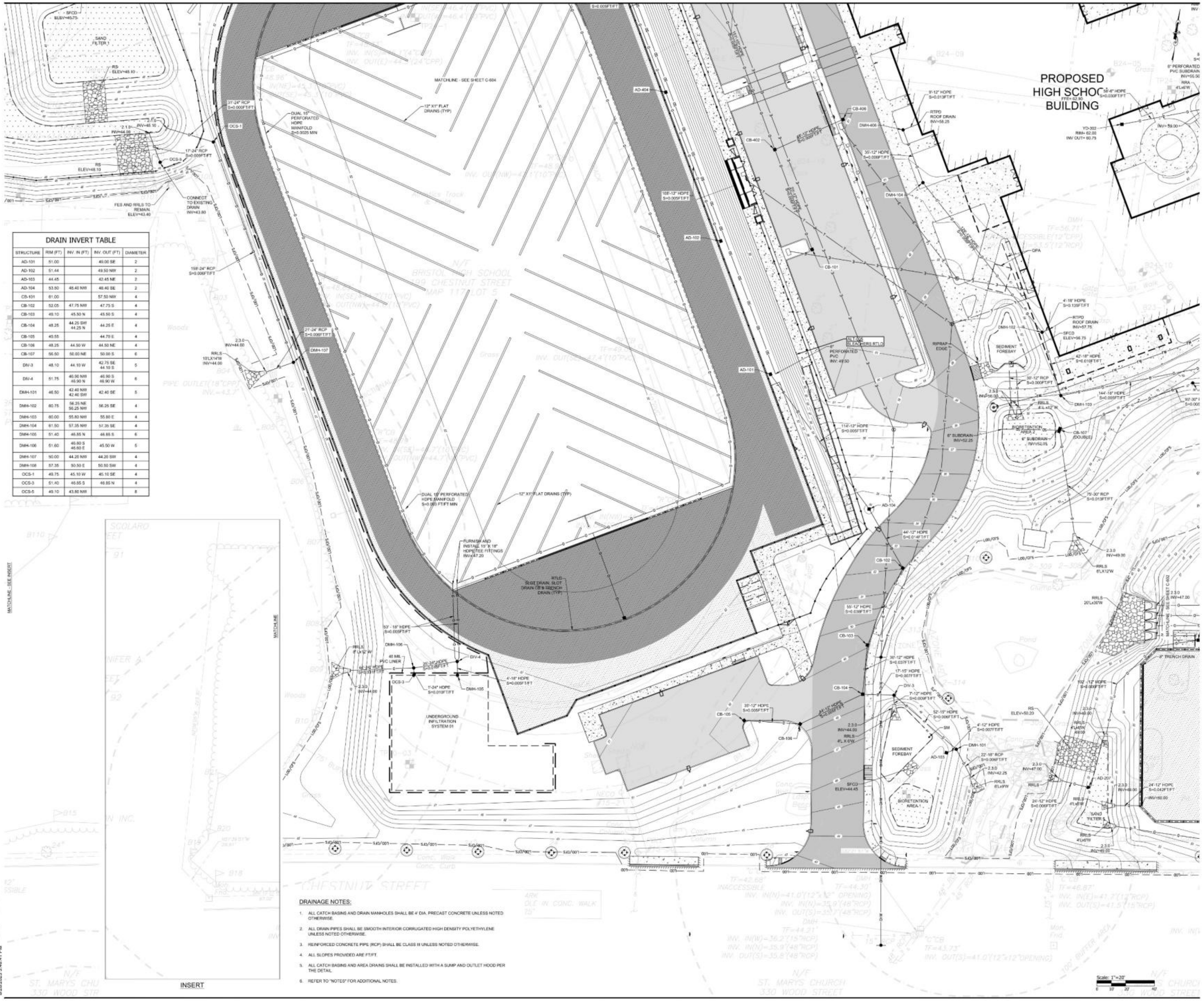


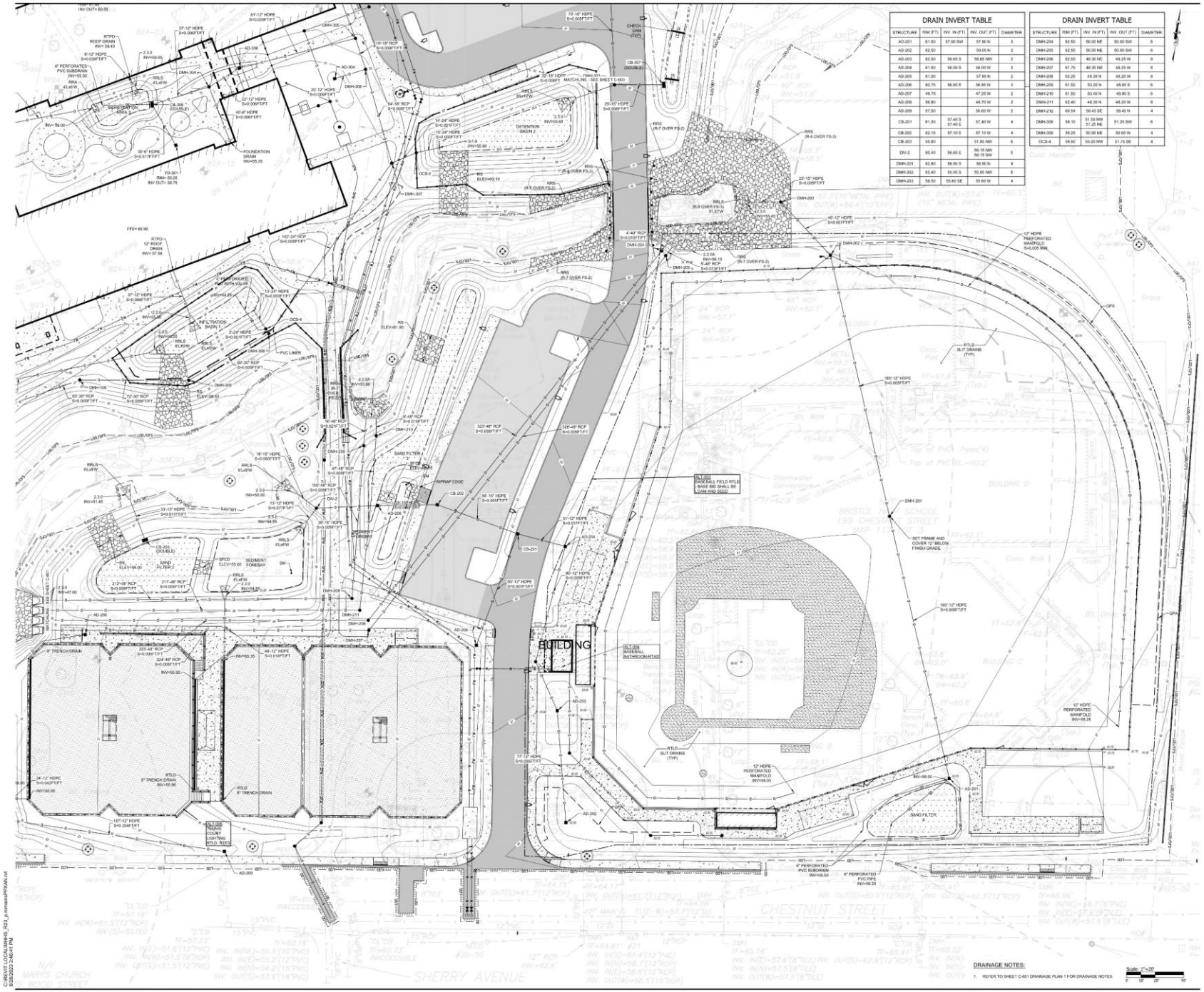
DRAIN INVERT TABLE

STRUCTURE	RIM (FT)	INV. IN (FT)	INV. OUT (FT)	DIAMETER
AD-101	51.00		49.00 SE	2
AD-102	51.44		49.50 NW	2
AD-103	44.45		42.45 NE	2
AD-104	53.50	48.40 NW	48.40 SE	2
CB-101	61.00		57.50 NW	4
CB-102	52.05	47.75 NW	47.75 S	4
CB-103	49.10	45.50 N	45.50 S	4
CB-104	48.25	44.25 SW 44.25 N	44.25 E	4
CB-105	49.55		44.70 E	4
CB-106	48.25	44.50 W	44.50 NE	4
CB-107	56.50	50.00 NE	50.00 S	6
DIV-3	48.10	44.10 W	42.75 SE 44.10 S	5
DIV-4	51.75	46.90 NW 46.90 N	46.90 S 46.90 W	6
DMH-101	46.50	42.40 NW 42.40 SW	42.40 SE	5
DMH-102	60.75	56.25 NE 56.25 NW	56.25 SE	4
DMH-103	60.00	55.80 NW	55.80 E	4
DMH-104	61.50	57.35 NW	57.35 SE	4
DMH-105	51.40	46.85 N	46.85 S	6
DMH-106	51.60	46.60 S 46.60 E	45.50 W	5
DMH-107	50.00	44.20 NW	44.20 SW	4
DMH-108	57.35	50.50 E	50.50 SW	4
OCS-1	49.75	45.10 W	45.10 SE	4
OCS-3	51.40	46.85 S	46.85 N	4
OCS-5	49.10	43.80 NW		8

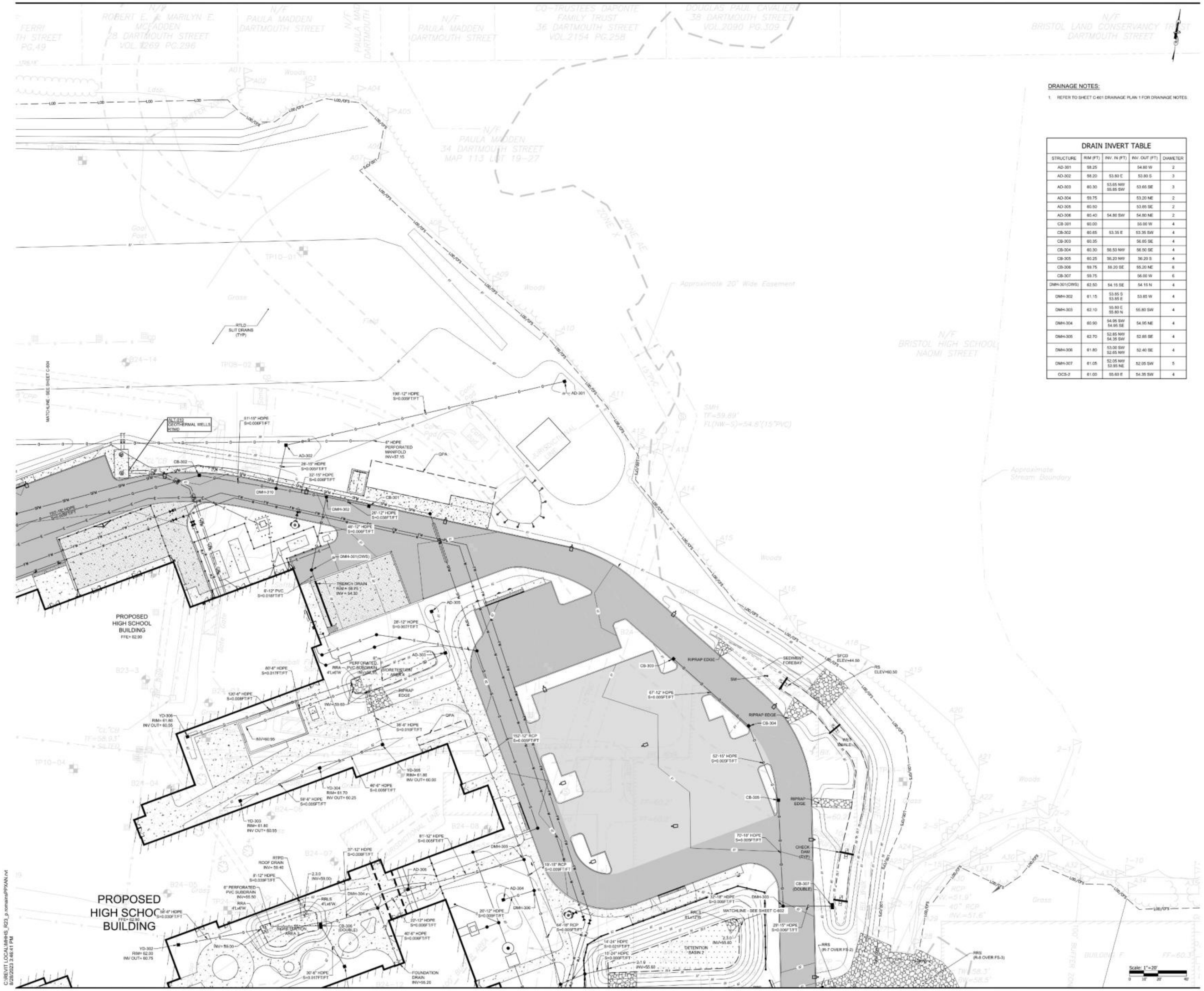
DRAINAGE NOTES:

1. ALL CATCH BASINS AND DRAIN MANHOLES SHALL BE 4' DIA. PRECAST CONCRETE UNLESS NOTED OTHERWISE.
2. ALL DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE UNLESS NOTED OTHERWISE.
3. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III UNLESS NOTED OTHERWISE.
4. ALL SLOPES PROVIDED ARE FT/FT.
5. ALL CATCH BASINS AND AREA DRAINS SHALL BE INSTALLED WITH A SUMP AND OUTLET HOOD PER THE DETAIL.
6. REFER TO "NOTES" FOR ADDITIONAL NOTES.

PARE CORPORATION



PARE
CORPORATION



DRAINAGE NOTES:

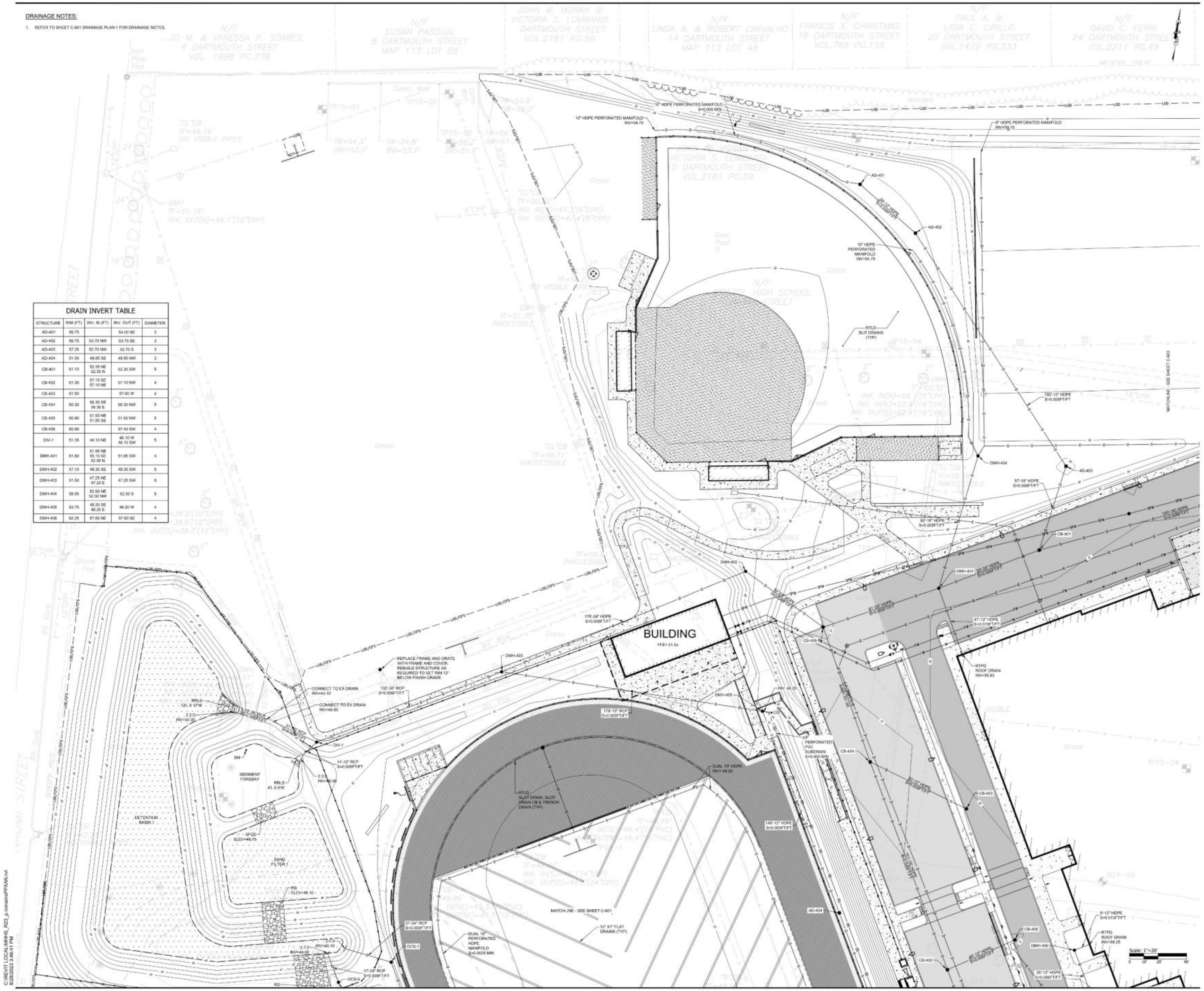
1. REFER TO SHEET C-601 DRAINAGE PLAN 1 FOR DRAINAGE NOTES.

DRAIN INVERT TABLE

STRUCTURE	RIM (FT)	INV. IN (FT)	INV. OUT (FT)	DIAMETER
AD-301	58.25		54.80 W	2
AD-302	58.20	53.80 E	53.80 S	3
AD-303	60.30	53.65 NW 55.85 SW	53.65 SE	3
AD-304	59.75		53.20 NE	2
AD-305	60.50		53.65 SE	2
AD-306	60.40	54.80 SW	54.80 NE	2
CB-301	60.00		55.00 W	4
CB-302	60.65	53.35 E	53.35 SW	4
CB-303	60.35		56.85 SE	4
CB-304	60.30	56.50 NW	56.50 SE	4
CB-305	60.25	56.20 NW	56.20 S	4
CB-306	59.75	55.20 SE	55.20 NE	6
CB-307	59.75		56.00 W	6
DMH-301(OWS)	62.50	54.15 SE	54.15 N	4
DMH-302	61.15	53.85 S 53.85 E	53.85 W	4
DMH-303	62.10	55.80 E 55.80 N	55.80 SW	4
DMH-304	60.90	54.95 SW 54.95 SE	54.95 NE	4
DMH-305	62.70	52.85 NW 54.35 SW	52.85 SE	4
DMH-306	61.80	53.00 SW 52.65 NW	52.40 SE	4
DMH-307	61.05	52.05 NW 53.95 NE	52.05 SW	5
OCS-2	61.00	55.60 E	54.35 SW	4

DRAINAGE NOTES:

1. REFER TO SHEET C-601 DRAINAGE PLAN 1 FOR DRAINAGE NOTES.



DRAIN INVERT TABLE

STRUCTURE	RIM (FT)	INV. IN (FT)	INV. OUT (FT)	DIAMETER
AD-401	56.75		54.00 SE	2
AD-402	56.75	53.70 NW	53.70 SE	2
AD-403	57.25	52.70 NW	52.70 S	3
AD-404	51.00	48.95 SE	48.95 NW	2
CB-401	61.10	52.35 NE 52.35 N	52.35 SW	6
CB-402	61.00	57.10 SE 57.10 NE	57.10 NW	4
CB-403	61.50		57.00 W	4
CB-404	60.30	56.30 SE 56.30 E	56.30 NW	5
CB-405	60.90	51.50 NE 51.50 SE	51.50 NW	5
CB-406	60.90		57.40 SW	4
DIV-1	51.35	46.10 NE	46.10 W 46.10 SW	5
DMH-401	61.80	51.95 NE 55.10 SE 52.00 N	51.95 SW	4
DMH-402	57.10	48.30 SE	48.30 SW	5
DMH-403	51.50	47.25 NE 47.25 E	47.25 SW	8
DMH-404	58.55	52.50 NE 52.50 NW	52.50 S	6
DMH-405	53.75	48.20 SE 48.20 E	48.20 W	4
DMH-406	62.25	57.60 NE	57.60 SE	4

FLOODPLAIN

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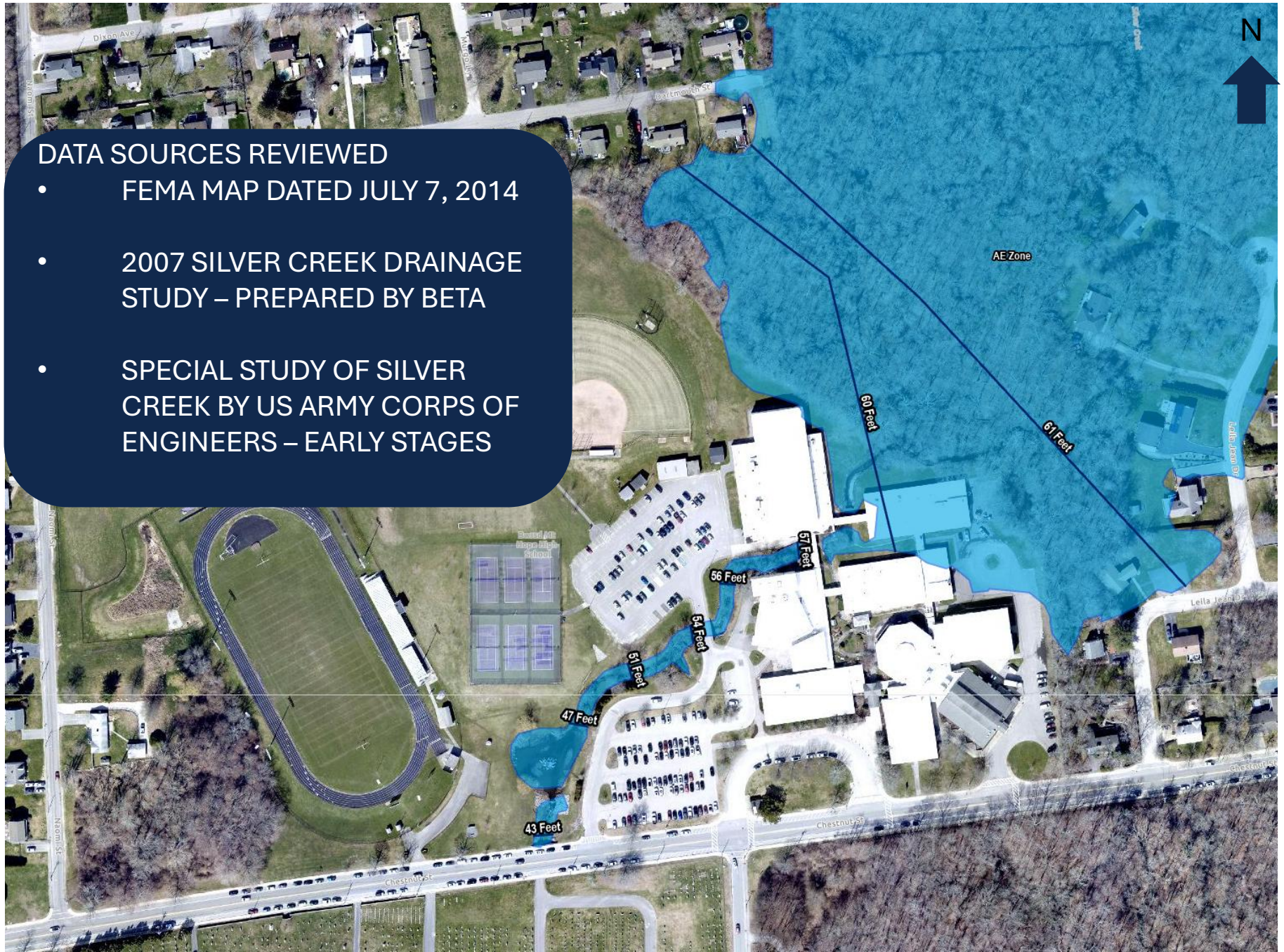
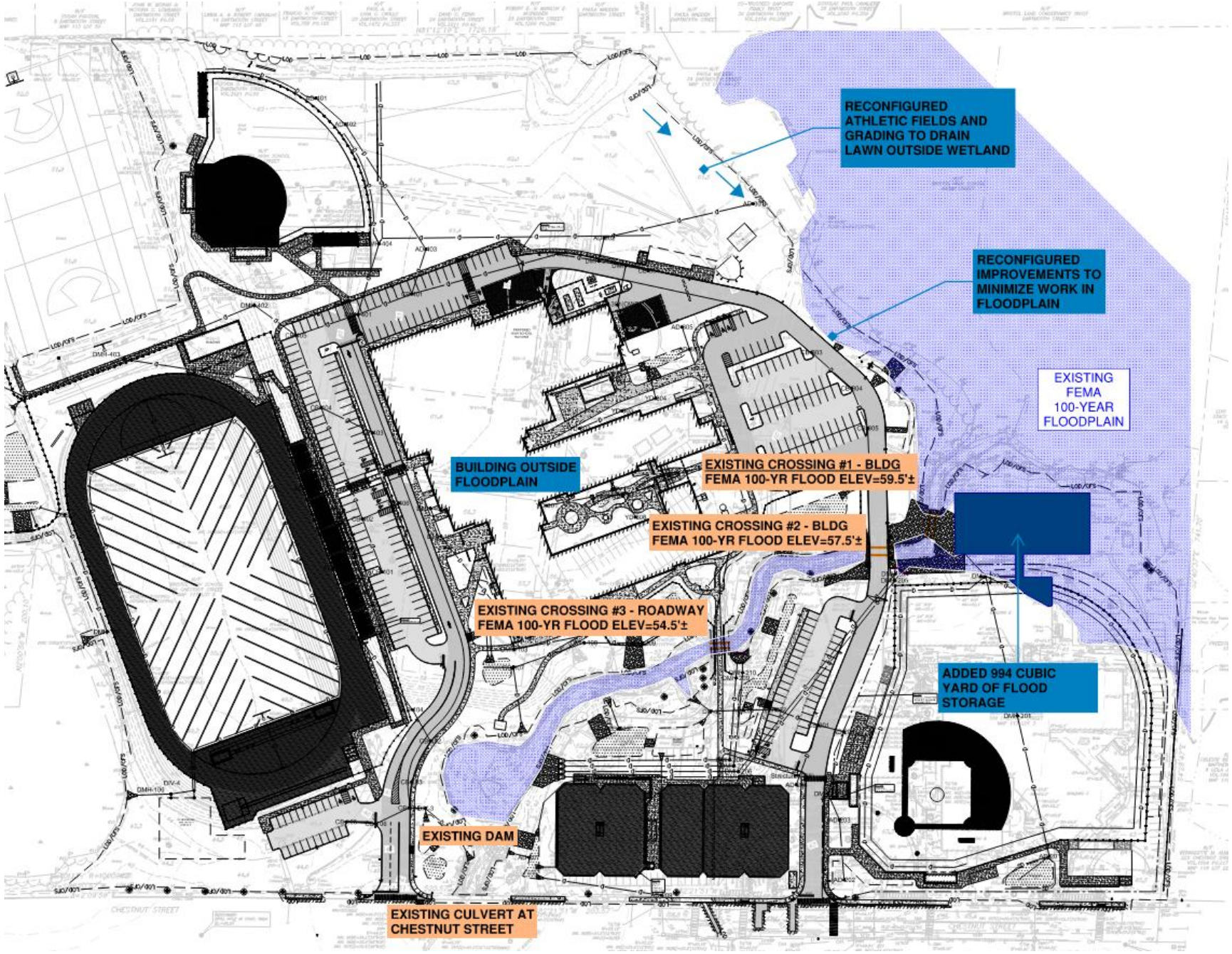
Floodplain– Existing Conditions

DATA SOURCES REVIEWED

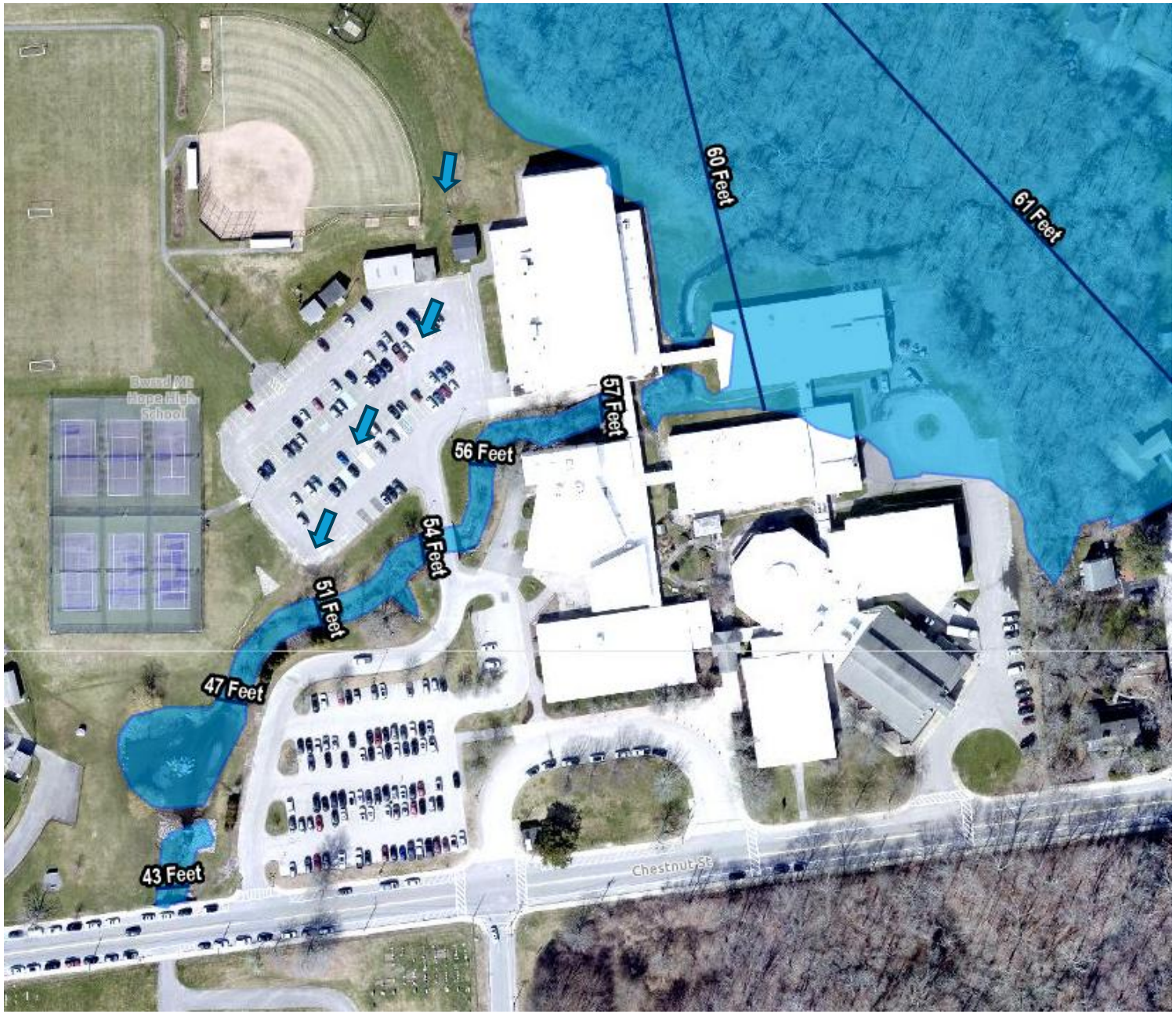
- FEMA MAP DATED JULY 7, 2014
- 2007 SILVER CREEK DRAINAGE STUDY – PREPARED BY BETA
- SPECIAL STUDY OF SILVER CREEK BY US ARMY CORPS OF ENGINEERS – EARLY STAGES



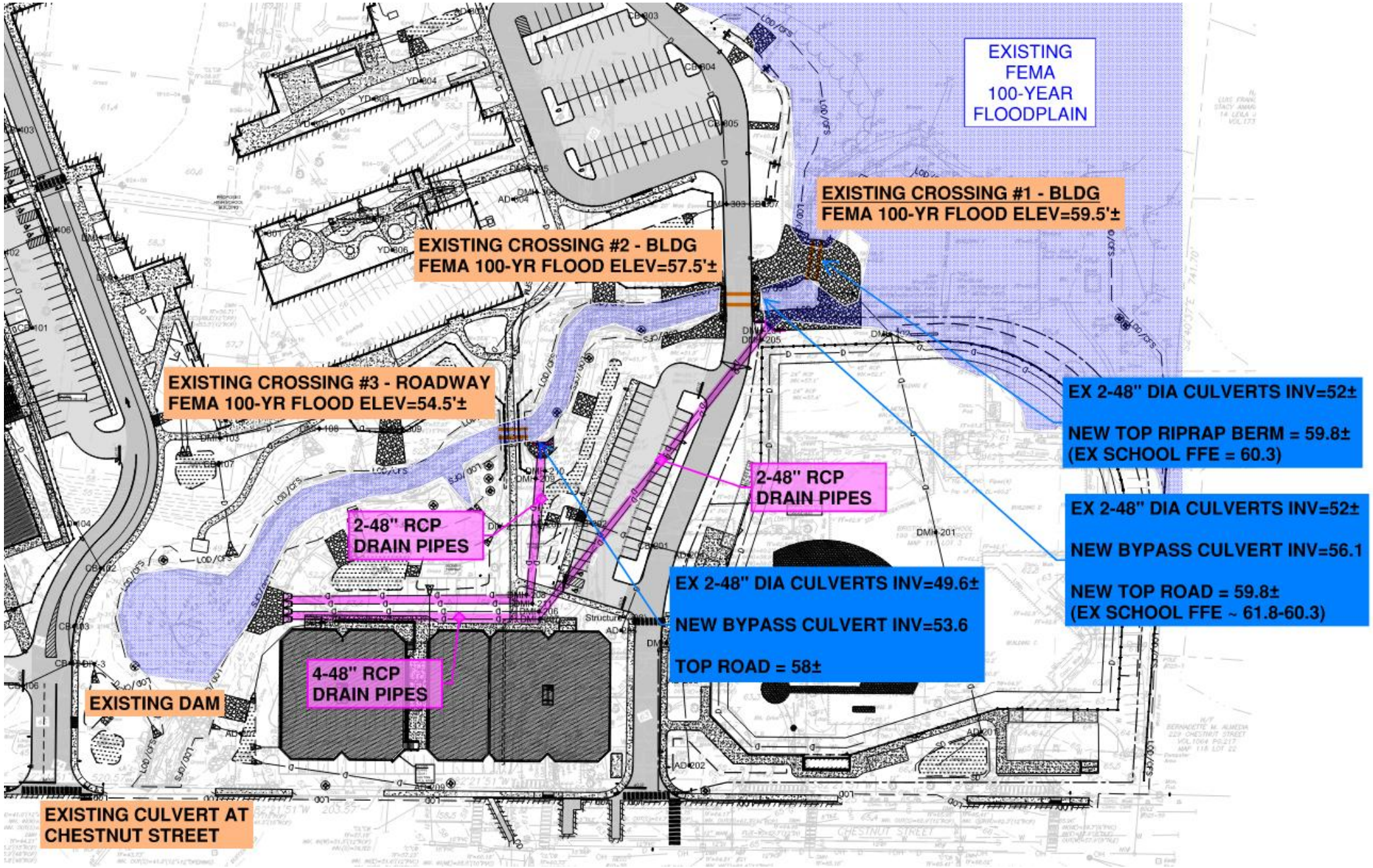
Floodplain– Proposed Conditions



Floodplain– Existing Conditions



Floodplain– Proposed Conditions



IRRIGATION

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MHHS IRRIGATION WELL UPDATE

- Aqueous: Irrigation and Water Resource Designer
  - Geosphere: Hydrogeologist (Well) Subconsultant to Aqueous
- Pare Corporation: Permitting Lead / Civil Engineer
  - Geotechnical Engineer, Coordinator of Geothermal Well Exploration
- Project Design Principals: Perkins Eastman, Traverse
- RIDEM: Water and Wetlands Department
  - *Pumping more than 10,000 gallons per day requires a Water Permit*

MHHS IRRIGATION WELL UPDATE

MHHS IRRIGATION WELL UPDATE

Test Bore Details

(As Provided by T.J. Ogden Co., Inc.)

Site Name	Mount Hope High School
Location	Bristol, RI
Testing Firm	T.J. Ogden Co., Inc.
Installed Date	November 8, 2024
Borehole Diameter	8-3/4 inches, 0-50 ft 6 inches, 50-605 ft
Casing	Permanent 6 inch steel casing from 0-50 ft
U-Bend Size	1-1/4 inch DR-9 HDPE U-Bend
U-Bend Depth Below Grade	605 ft
Grout Type	GeoPro TG Select/PowerTEC
Grout Mixture	100 lb TG Select, 32 lb PowerTEC, 33 gal water
Grouted Portion	Entire bore

Formation Log

Formation Description	Depth (ft)
Silty sand/clay/till	0'-50'
Dark grey shale	50'-500'
Shale	500'-605'

Note: Bore produced 3 gpm water at 175 ft; 4 gpm at 200 ft; 3 gpm at 300 ft; 2 gpm at 325 ft; 3 gpm at 415 ft.

IRRIGATION WELL

- HOW much does it cost?
  - If everything went perfectly, based on:
    - Getting at Least 80 gpm for Irrigation
    - Improving Iron Water Quality
    - Finding a Well that was Convenient Logistically (i.e., not in a road or building)
  - Best Case: $250,000 (Permitting, Drilling, Testing, Pumping, Filtration).

Mount Hope High School Project Annual BCWA Water Costs*			
Water Use (Average)	(from A1 ETHOS)	1,900,000	gallons per year
BCWA Meter Fees	(from A2 Rate Sheet)	$ 2,100	per year (7 Months)
Average Water Cost	(see Monthly Tiered Rates)	$ 21,196	per year (7 Months)
Total Average Water Cost	(paid to BCWA)	$ 23,296	per 100 cubic feet
Annual Increase	(Escalator)	4.5%	BCWA Trend Data

Year	Annual Cost with Escalator	Cumulative Cost	Payback
0	$ 23,296		Well and Pump Design, Hydrology, Permitting, Drilling, Hydrofracking, Testing, and Pump Station Installation Costs in the Range of Good ROI/Payback
1	$ 24,345	$ 47,641	
2	$ 25,440	$ 73,081	
3	$ 26,585	$ 99,666	
4	$ 27,781	$ 127,448	
5	$ 29,032	$ 156,479	
6	$ 30,338	$ 186,817	
7	$ 31,703	$ 218,521	
8	$ 33,130	$ 251,650	Borderline ROI/Payback
9	$ 34,621	$ 286,271	
10	$ 36,179	$ 322,450	
11	$ 37,807	$ 360,256	
12	$ 39,508	$ 399,764	
13	$ 41,286	$ 441,050	Ulterior Motives for Implementation: Regulation (No Access to Municipal Water), Desire for Greater Degree of Water Autonomy
14	$ 43,144	$ 484,194	
15	$ 45,085	$ 529,279	
16	$ 47,114	$ 576,393	
17	$ 49,234	$ 625,627	
18	$ 51,450	$ 677,077	
19	$ 53,765	$ 730,841	
20	$ 56,184	$ 787,026	

*Subject to Drought Restrictions, Not a Fully Autonomous Water Source

IRRIGATION WELL

- HOW much does it cost?
  - If all contingencies occur:
    - Getting a Well that is 30 gpm (Only 15 gpm found so far)
    - Install a 50,000-gallon tank to harvest 30 gpm during day to pump out 80 gpm overnight
  - Worst Case: $800,000 - $1,000,000

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MUNICIPAL WATER – ANNUAL INCREASE

Bristol County Water Authority

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FY 2023 Comprehensive Annual report

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ITEM	FY2023	FY2022	FY2021	FY2020	FY2019	FY2018
# Customers:						
Residential	16,224	16,187	16,141	16,068	15,944	15,896
Commercial	1,060	1,056	1,057	1,052	1,058	1,051
Industrial	8	8	8	8	8	8
Municipal	89	103	85	85	101	81
Total:	**17,381**	**17,354**	**17,291**	**17,213**	**17,111**	**17,036**
# Employees (FTE's)*:	33	33	34	34	33.25	33.5
Consumption: (Thousands of Gallons)						
Residential	741,515	753,177	838,030	745,556	792,096	741,936
Commercial	195,180	190,196	187,366	209,581	208,028	215,776
Industrial	1,682	1,481	1,322	1,331	1,460	1,837
Municipal	18,362	20,397	20,845	22,443	17,056	18,451
Total:	**956,739**	**965,251**	**1,047,563**	**978,911**	**1,018,640**	**978,000**
Unaccounted for Water (%):	13%	9.97%	9.80%	10.0%	12.0%	11.0%
Rate Increases (%):	4%	3.5%	10.00%	4.50%	3.25%	3.25%

= 4.75% INCREASE

(PRIOR 6 YEARS AVG)

LIFE CYCLE COST ANALYSIS – SCENARIO #2 – FINANCED

	IRRIGATION WELL						MUNICIPAL WATER	
Year	IDEAL SCENARIO: 80GPM (1 well)		TEST WELL RESULTS: 15GPM (need 5-6 wells)		ALTERNATIVE: (2)15GPM wells + 50k gall tank		MUNICIPAL WATER: 4.75% Annual Increase	
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
Principal	$ 250,000		$ 1,250,000		$ 1,000,000			
1	$ 19,219	$ 19,219	$ 96,095	$ 96,095	$ 76,876	$ 76,876	$ 23,296	$ 23,296
2	$ 19,219	$ 38,438	$ 96,095	$ 192,190	$ 76,876	$ 153,752	$ 24,403	$ 47,699
3	$ 19,219	$ 57,657	$ 96,095	$ 288,286	$ 76,876	$ 230,628	$ 25,562	$ 73,260
4	$ 19,219	$ 76,876	$ 96,095	$ 384,381	$ 76,876	$ 307,505	$ 26,776	$ 100,036
5	$ 19,219	$ 96,095	$ 96,095	$ 480,476	$ 76,876	$ 384,381	$ 28,048	$ 128,084
6	$ 19,219	$ 115,314	$ 96,095	$ 576,571	$ 76,876	$ 461,257	$ 29,380	$ 157,464
7	$ 19,219	$ 134,533	$ 96,095	$ 672,666	$ 76,876	$ 538,133	$ 30,776	$ 188,239
8	$ 19,219	$ 153,752	$ 96,095	$ 768,761	$ 76,876	$ 615,009	$ 32,237	$ 220,477
9	$ 19,219	$ 172,971	$ 96,095	$ 864,857	$ 76,876	$ 691,885	$ 33,769	$ 254,245
10	$ 19,219	$ 192,190	$ 96,095	$ 960,952	$ 76,876	$ 768,761	$ 35,373	$ 289,618
11	$ 19,219	$ 211,409	$ 96,095	$ 1,057,047	$ 76,876	$ 845,638	$ 37,053	$ 326,671
12	$ 19,219	$ 230,628	$ 96,095	$ 1,153,142	$ 76,876	$ 922,514	$ 38,813	$ 365,484
13	$ 19,219	$ 249,847	$ 96,095	$ 1,249,237	$ 76,876	$ 999,390	$ 40,656	$ 406,140
14	$ 19,219	$ 269,067	$ 96,095	$ 1,345,333	$ 76,876	$ 1,076,266	$ 42,588	$ 448,728
15	$ 19,219	$ 288,286	$ 96,095	$ 1,441,428	$ 76,876	$ 1,153,142	$ 44,611	$ 493,338
16	$ 19,219	$ 307,505	$ 96,095	$ 1,537,523	$ 76,876	$ 1,230,018	$ 46,730	$ 540,068
17	$ 19,219	$ 326,724	$ 96,095	$ 1,633,618	$ 76,876	$ 1,306,894	$ 48,949	$ 589,017
18	$ 19,219	$ 345,943	$ 96,095	$ 1,729,713	$ 76,876	$ 1,383,771	$ 51,274	$ 640,292
19	$ 19,219	$ 365,162	$ 96,095	$ 1,825,808	$ 76,876	$ 1,460,647	$ 53,710	$ 694,001
20	$ 19,219	$ 384,381	$ 96,095	$ 1,921,904	$ 76,876	$ 1,537,523	$ 56,261	$ 750,262
	$ 384,381		**$ 1,921,904**		**$ 1,537,523**		**$ 750,262**	

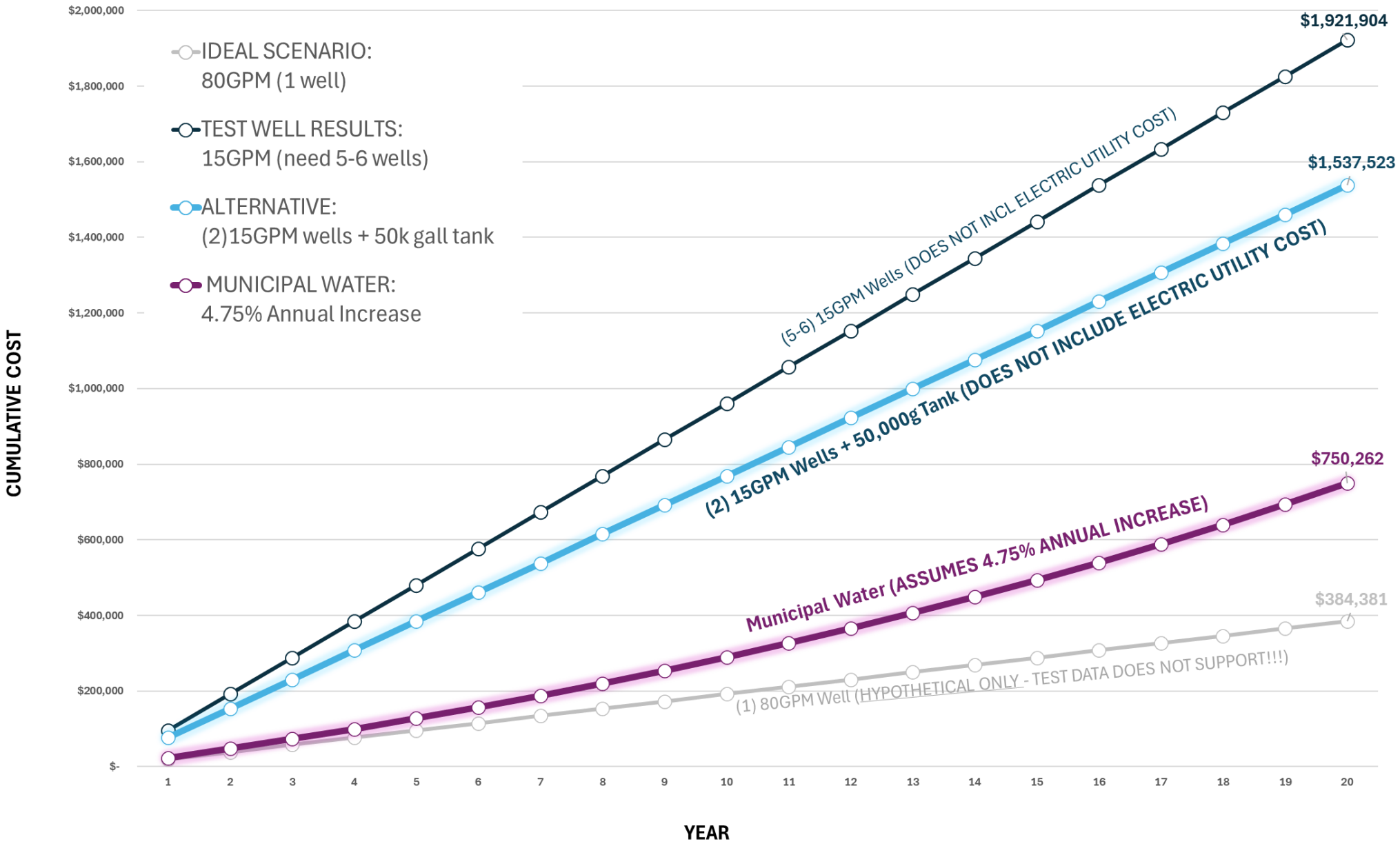
* WELL COSTS ANNUAL CALCULATION BASED ON BORROWED FUNDS - DATA ASSUMES 4.5% FOR 20 YEARS

** MUNICIPAL WATER COSTS ASSUME 4.75% ANNUAL INCREASE BASED UPON PRIOR 6 YEARS DATA FROM FY2023 BCWA REPORT

*** ELECTRIC UTILITY COSTS NOT CAPTURED IN EITHER SCENARIO (ELECTRIC FOR IRRIGATION WELL WILL BE HIGHER)

FY 2023 Comprehensive Annual report – Bristol County Water Authority

LIFE CYCLE COST ANALYSIS – SCENARIO #2 – FINANCED

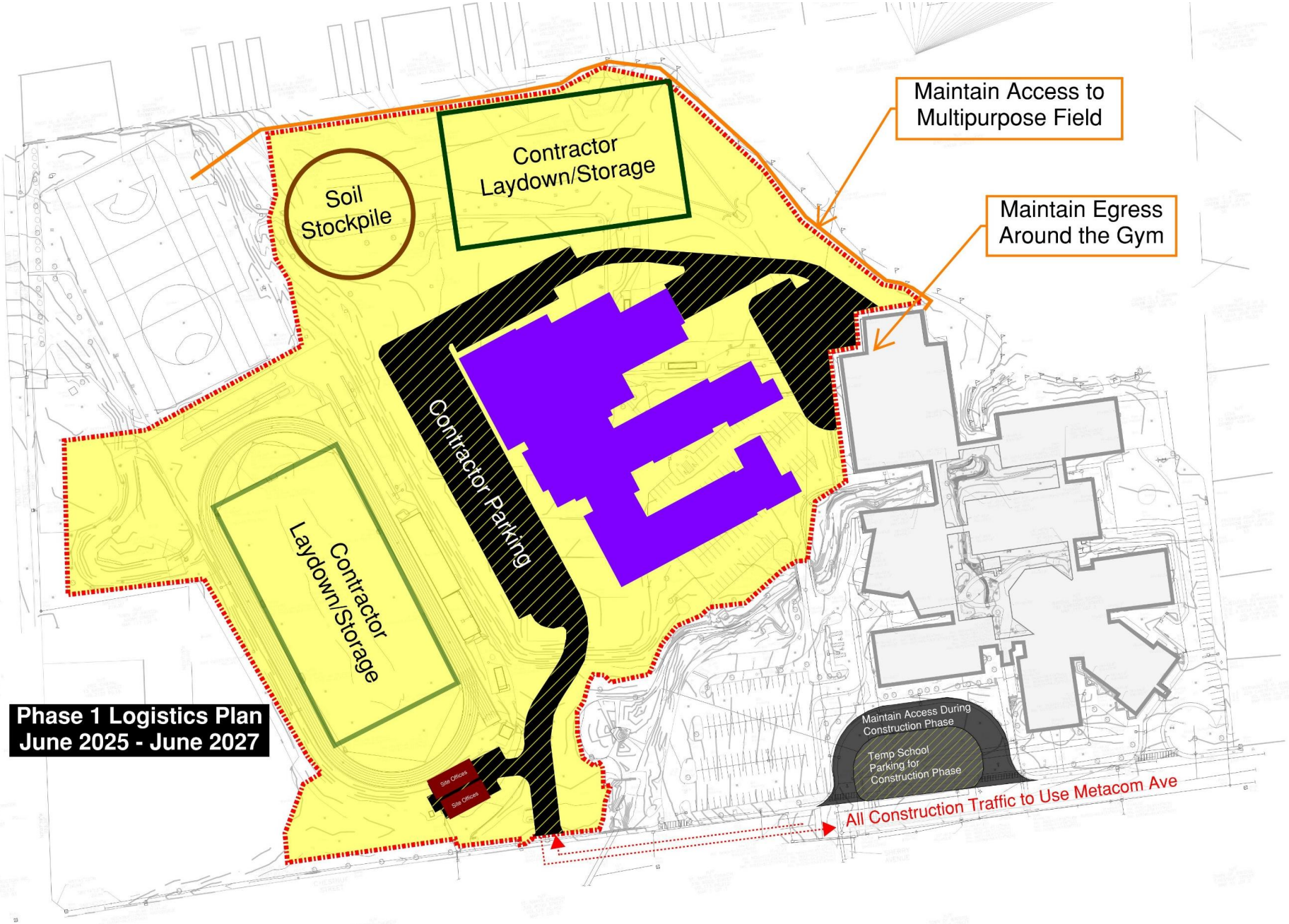


CONSTRUCTION LOGISTICS

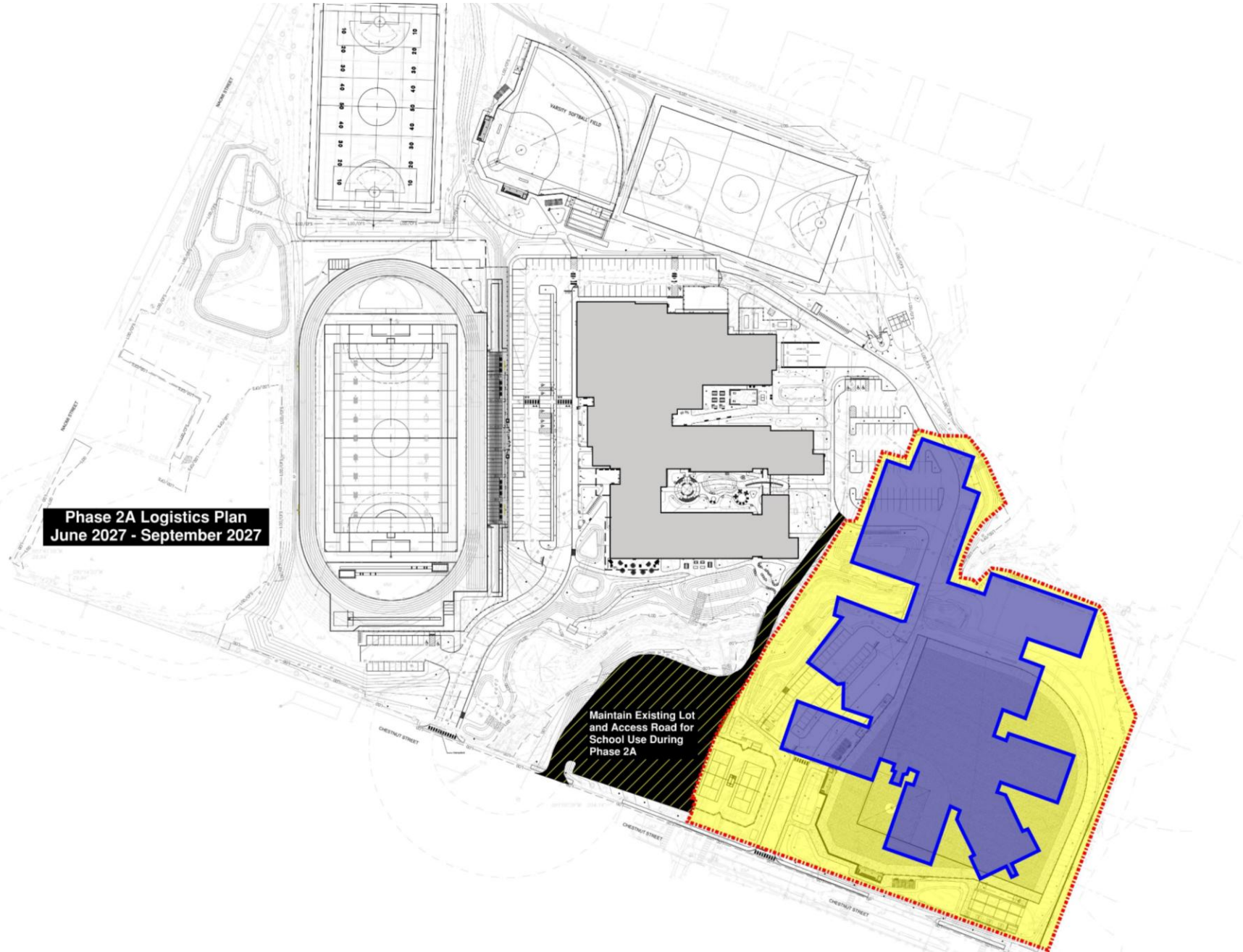
PMA Consultants
Est. 1971

PERKINS EASTMAN

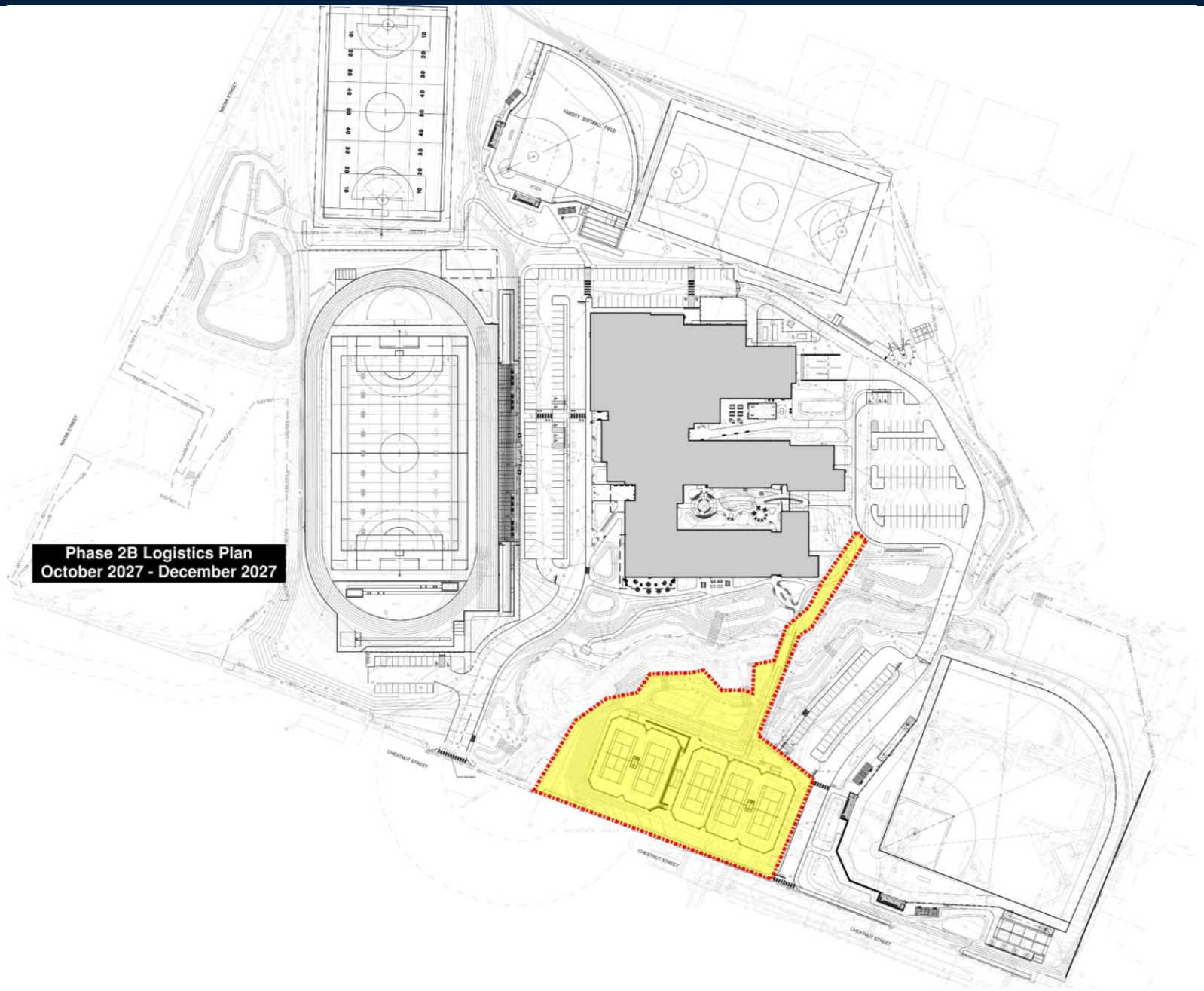
MHHS CONSTRUCTION LOGISTICS



MHHS CONSTRUCTION LOGISTICS



MHHS CONSTRUCTION LOGISTICS



CONSTRUCTION ALTERNATES

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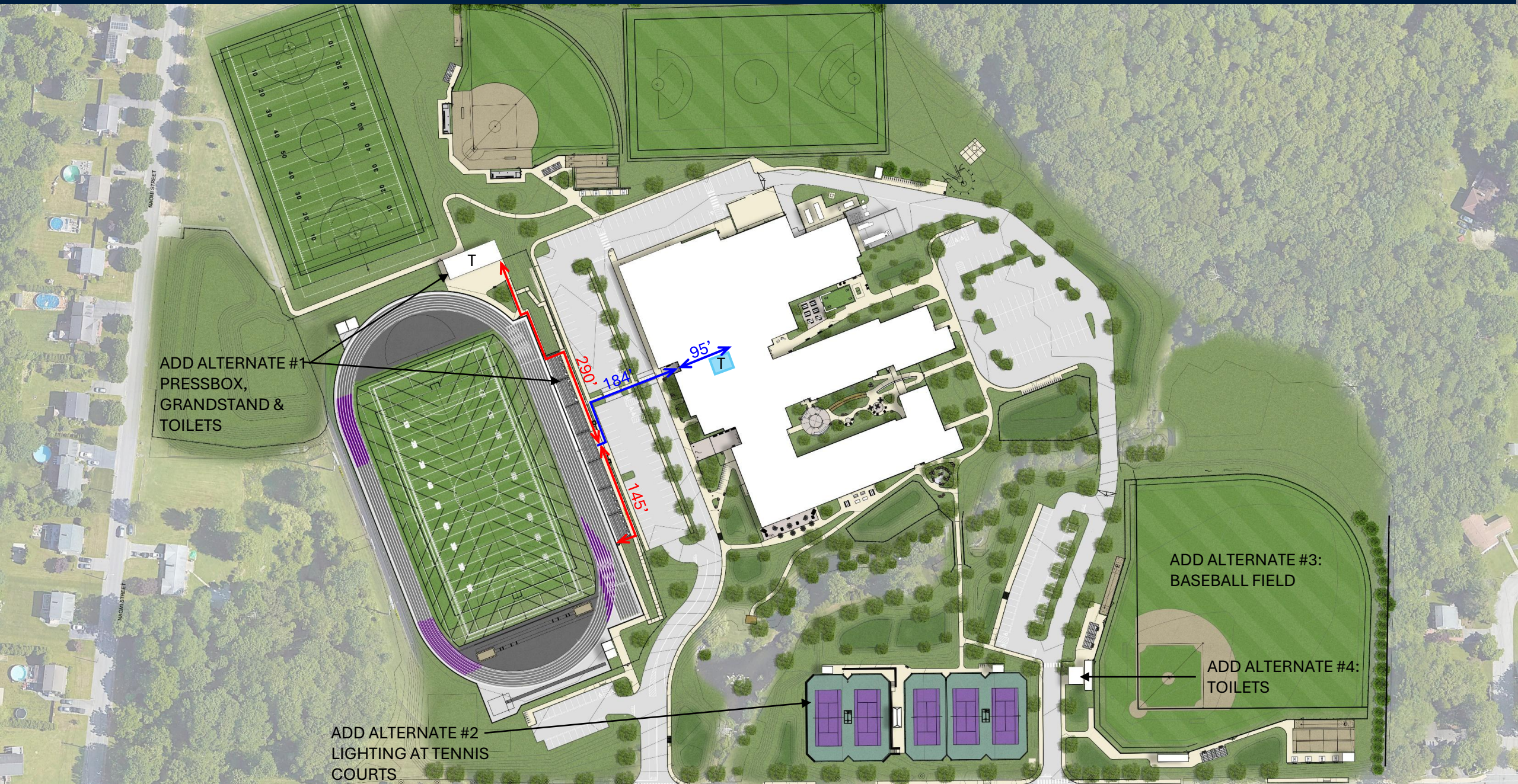
ADD ALTERNATES

ADD ALTERNATE #1	ADD PRESS BOX, GRANDSTAND AND TOILET FACILITY AT THE TRACK AND FIELD (INFRASTRUCTURE IS BASE SCOPE FOR PRESS BOX AND TOILET BUILDING IS BASE SCOPE)
ADD ALTERNATE #2	ADD LIGHTING AT THE TENNIS COURTS (INFRASTRUCTURE IS BASE SCOPE)
ADD ALTERNATE #3	ADD BASEBALL FIELD INCLUDING IRRIGATION, FIELD FENCING, BACKSTOPS, DUGOUTS, BULLPEN AND SCOREBOARD (BASE DESIGN IS LOAM AND SEED)
ADD ALTERNATE #4	ADD TOILET FACILITY BUILDING TO BASEBALL FIELD (INFRASTRUCTURE IS BASE SCOPE)
ADD ALTERNATE #5	UTILIZE FULL GEOTHERMAL SYSTEM – REPLACE 100% OF AIR SOURCE WITH GEOTHERMAL WELLS. OMIT MECHANICAL MEZZANINE AND 2 SKYLIGHTS. ADD CURTAINWALL IN NORTH FACADE @ ART STUDIOS.

SITE PLAN


NAOMI STREET
NAOMI STREET
T
290'
184'
95'
T
145'
ADD ALTERNATE #1
PRESSBOX,
GRANDSTAND &
TOILETS
ADD ALTERNATE #3:
BASEBALL FIELD
ADD ALTERNATE #4:
TOILETS
ADD ALTERNATE #2
LIGHTING AT TENNIS
COURTS

EXISTING SITE PLAN


THANK YOU
PMA Consultants
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