East Providence High School

City Council Meeting

Meeting 2

January 23, 2018
Agenda

• Educational Program Update
  – Educational Program & Space Summary
• Building Plan Updates
• Site Plan Updates
• CTC Building Plan (Limited Scope)
• Project Cost Range
• Next Steps & Schedule
Educational Program & Planning
Existing Conditions

SITE
- EPHS Site: 28.2 acres
- CTC Site: 4.5 acres
  **Total Site Area: 32.7 acres**

BUILDING
- CTC Building: 43,886 GSF*
- EPHS Building: 240,047 GSF**
  **Total Existing Building Area: 283,933 GSF**

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**Stage I Submission**

- Enrollment: 1,600 students
- Proposed Program Area: 268,250 GSF

**Stage II Current**

- Enrollment: 1,600 students
- Proposed Program Area: 295,181 GSF
  **295,000 GSF (Target)**

**Differences between Stage I and Stage II:**

- CTE programs
  - Removed Cosmetology, and Health Occupations Programs
- Renovations of CTC Building *(not in 295,000 GSF above)*
  - 3 Early Childhood Education (Pre-K) Rooms
  - District Central Offices, Technology and Storage (NIC)
- Commissary Kitchen
- Site Work and Fields (Stadium and Baseball - TBD)

* Updated Plan Measurements
** from SLAM Facilities Cond. Assessment
## Proposed Space Summary
### East Providence High School

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Existing Conditions</th>
<th>Proposed</th>
<th>RIDGE Educational Guidelines (Educational Program &amp; Space Standard Guidelines)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total High School Net Floor Area (NFA)</strong></td>
<td></td>
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<tr>
<td>High school</td>
<td>204,942</td>
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<tr>
<td><strong>Proposed Student Capacity / Enrollment</strong></td>
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<tr>
<td>Enrollment</td>
<td>1,389</td>
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<tr>
<td><strong>Total Building Gross Floor Area (GFA)</strong></td>
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<tr>
<td>Existing HS</td>
<td>240,047</td>
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<tr>
<td><strong>Grossing factor (GFA/NFA)</strong></td>
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<tr>
<td><strong>ALLOWABLE AREA</strong></td>
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<tr>
<td>Methodology 1</td>
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<tr>
<td>Compares space needs if all students participate in CTE or Standard Academic Programs.</td>
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<td>Methodology 2</td>
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<tr>
<td>Analyzes EPHS curriculum and program spaces at full enrollment. Assumes implementation of an exploratory CTE Program for all ninth grade students as 1/2 FTE.</td>
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<td><strong>Total CTC Building Net Floor Area (NFA)</strong></td>
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<tr>
<td>CTC Building</td>
<td>35,709</td>
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<tr>
<td><strong>Early Education and District Administration</strong></td>
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<td><strong>Total Building Gross Floor Area (GFA)</strong></td>
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<tr>
<td><strong>Grossing factor (GFA/NFA)</strong></td>
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### Enrollment

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<thead>
<tr>
<th>Room Type</th>
<th>NFA</th>
<th># of RMS</th>
<th>area totals</th>
<th>Room NFA</th>
<th># of RMS</th>
<th>area totals</th>
<th>Room NFA</th>
<th># of RMS</th>
<th>area totals</th>
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<tbody>
<tr>
<td><strong>EXISTING</strong></td>
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<td>High school</td>
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<td><strong>NEW</strong></td>
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<td>High school</td>
<td>198,975</td>
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<td><strong>RIDGE</strong></td>
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<tr>
<td>High school</td>
<td>180,855</td>
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### Student Per Sq Ft

<table>
<thead>
<tr>
<th>Methodology 1</th>
<th>CTE Program</th>
<th>@</th>
<th>Standard Curriculum</th>
<th>@</th>
<th>Sq Ft/Student</th>
<th>225</th>
<th>GSF</th>
<th>360,000</th>
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<tbody>
<tr>
<td>Methodology 2</td>
<td>CTE Program</td>
<td>@</td>
<td>Standard Curriculum</td>
<td>@</td>
<td>Sq Ft/Student</td>
<td>185</td>
<td>GSF</td>
<td>296,000</td>
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### Total

<table>
<thead>
<tr>
<th><strong>Total CTC Building Net Floor Area (NFA)</strong></th>
<th><strong>Existing to remain</strong></th>
<th><strong>EPHS Project reno</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>CTC Building</td>
<td>35,709</td>
<td>22,506</td>
</tr>
<tr>
<td><strong>Total Building Gross Floor Area (GFA)</strong></td>
<td><strong>CTC Building</strong></td>
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<tr>
<td>CTC Building</td>
<td>43,886</td>
<td>43,886</td>
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### Grossing factor (GFA/NFA)

<table>
<thead>
<tr>
<th><strong>EXISTING</strong></th>
<th><strong>NEW</strong></th>
<th><strong>RIDGE</strong></th>
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<tbody>
<tr>
<td>1.20</td>
<td>1.485</td>
<td>1.50</td>
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Core Academic Spaces
Flexible & Interdisciplinary Space Models
21st Century Academic Planning
Comprehensive High School: Visible Learning

Science Room Floor Plan
Plan Perspectives

First Floor Plan
CTC Building
CTC Building Renovations

• 43,886 GSF Existing (not including Greenhouses)
CTC Building Renovations

High School Project:

• Early Education Program (Pre-K)
• Lecture Hall Remains

CTC Building Renovations

10 Year Capital Plan:

• District Offices: Superintendent, SPED, HR & Business Offices
• Facilities & Tech Support Spaces
• Parent Information Center - PIC
Building Fly Through
Fly Through
Project Cost Range
# Project Cost Range

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Range</th>
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<tbody>
<tr>
<td>Hard Costs (Construction, Demolition, Abatement, Site)</td>
<td>$145,000,000 - $156,000,000</td>
</tr>
<tr>
<td>Soft Costs (AE and OPM Fees, Contingency, etc.)</td>
<td>$26,000,000 - $31,200,000</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td>$171,000,000 - $187,200,000</td>
</tr>
<tr>
<td>Furnishings, Fixtures and Equipment (NTE $2,600/student)</td>
<td>$4,160,000 - $4,160,000</td>
</tr>
<tr>
<td><strong>Total Project Cost w/ FFE</strong></td>
<td>$175,160,000 - $191,360,000</td>
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Next Steps & Schedule
East Providence High School Update

Schedule

November 2017

- November 1: BC Meeting: Project Intro
- November 6: Programming and ED Planning
- November 8: ED Planning and Programming Meetings
- November 10: BC Meeting: Review Ed Planning and Program
- November 13: RIDE: Meeting to Review Approved Program
- November 15: Public Information Meeting

December 2017

- December 1: Site and Architectural Options Development
- December 10: BC Meeting: Review Options / Select Preferred Option
- December 12: RIDE: Meeting to Review Options w/ Costs
- December 14: MEPP and Sustainability Concept Development
- December 15: BC Meeting: MEPP and Sustainability Presentation

January 2018

- January 1: RIDE: Meeting to Kick Off Schematic Design
- January 2: Development of Schematic Design
- January 3: Schematic Design Cost Estimating
- January 8: BC Meeting: SO and Report Progress Updates
- January 11: SC Meeting: Vote to Approve Schematic Design
- January 15: Report Revisions and Filtration
- January 17: City Council Meeting

February 2018

- February 1: DRAFT RIDE Stage II Review
- February 16: Vote Approval of Stage II

Stage II Application Schedule:

Today

BUILDING COMMITTEE MEETINGS
- 11-Nov: Introduction and Discussion
- 5-Dec: Discuss, Review Ed Program and Vote
- 26-Nov: Discuss, Review Options and Vote
- 13-Dec: SO Progress Review
- 18-Jan: Draft RIDE Stage II Review
- 16-Jan: Vote Approval of Stage II

SCHOOL COMMITTEE MEETINGS
- 6-Dec: Vote Approval of Education Program and Site
- 18-Jan: Vote Approval of Stage II Application

LEGEND
- School Committee Meeting
- Building Committee Meeting
- RIDE Coordination Meeting
- Public Informational Meeting
- Final Submission
- District Meeting
- City Council Meeting