



Colleen Burns Jermain, Ed.D.
Superintendent of Schools

15 Wickham Road • Newport, Rhode Island 02840-3898
Telephone 401.847.2100 Ext. 5376 • Fax 401.849.0170 • colleenjermain@npsri.net

May 3, 2021

Mayor Jeanne-Marie Napolitano and
Members of the Newport City Council
City of Newport
43 Broadway
Newport, Rhode Island 02840

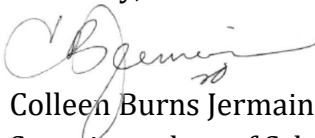
Re: Request for May 12, 2021 City Council Agenda

Dear Mayor Napolitano:

The School Building Committee has been hard at work since the bond passed in November, 2020. Our Owner's Project/Program Manager has been selected, as well as the design-build team for the Pell Elementary School addition. In addition, the Architect/Engineer and Construction Manager at Risk have been selected for the new Rogers High School project. At this time, our Owner's Project/Program Manager, Downes Construction Company, is eager to present an update to the City Council on May 12, 2021 on the status of activities to date and the milestones for both the new Rogers High School and Pell Elementary School addition.

The presentation from Downes Construction Company is provided as backup for the Council docket.

Sincerely,



Colleen Burns Jermain, Ed.D.
Superintendent of Schools

cc: Newport School Committee
Newport City Council
Joseph J. Nicholson, Jr., City Manager
Joseph Desanti, Downes Construction Company
Kyle Lentini, Downes Construction Company

Update - New Rogers High School & Pell Elementary Addition

Procurement

- **Design-Build delivery method**
- RFP issued on 1/19/2021
- **RFP responses received on 2/10/2021 – 7 firms**
- 4 firms were shortlisted & interviewed
- **Selection of Behan Bros. & StudioJAED on 2/19/2021**
- Commissioning Agent RFP selection on 4/29/2021

Financial & Administration

- **Control Budget - \$7,472,300.00**
 - Pay – Go Reimbursement
 - Vendor Payment Tracking (NPS, Newport, DCC)

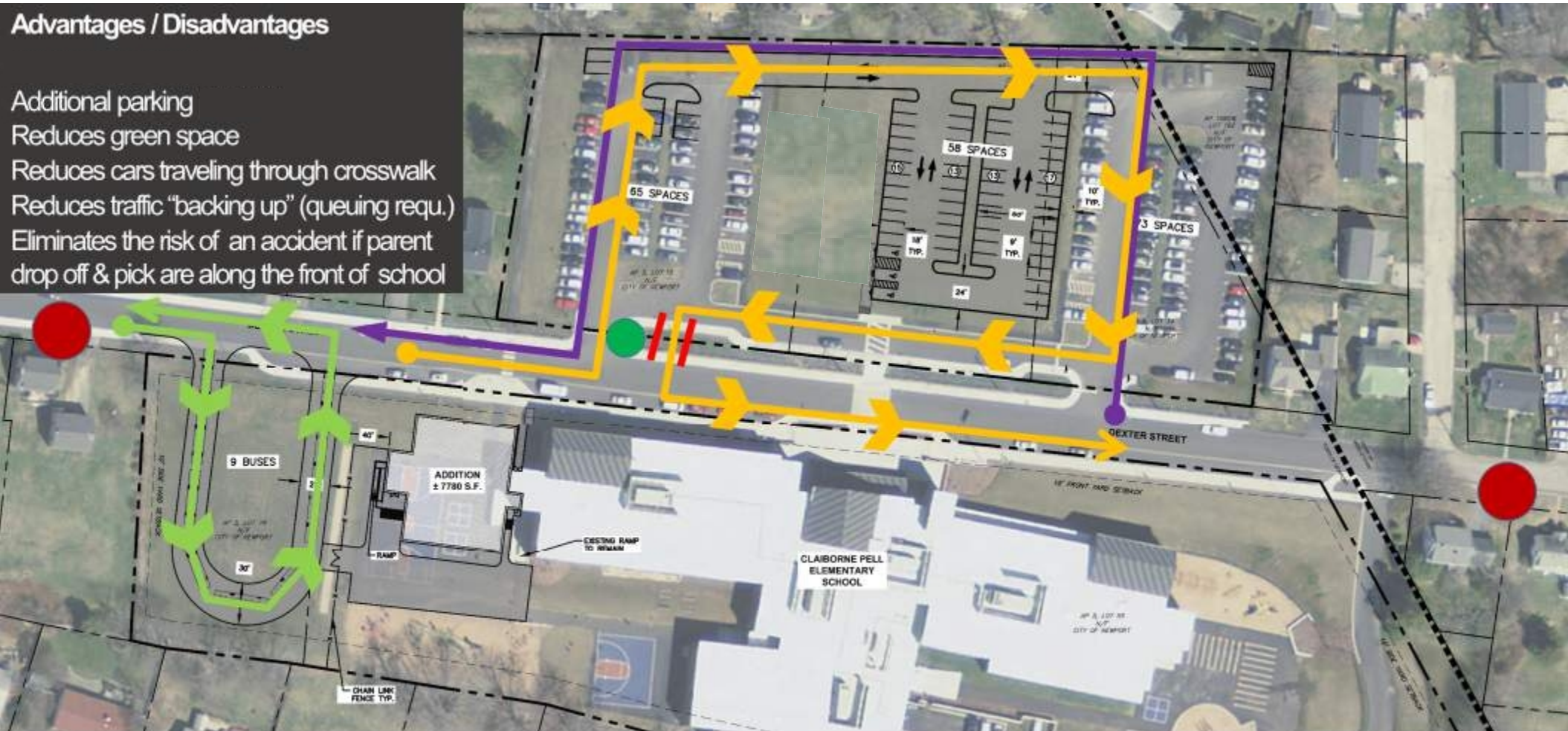
Other Project Goals

- **Retro-Commissioning of Existing Building**
- Sustainable Design
 - Solar Carports
 - Net- Zero
- **MBE & Local Vendor/Contractor Participation**
 - Info Meeting
 - Meet & Greet – Partnering Events

Activities and Milestone dates

- Regular project team meetings with NPS, Principal, administration, SBC, NSC, community, parents, City, Police & Fire Departments
- Good Neighbor meeting held on 4/5/2021 (future meetings planned)
- Community meeting to be held on 4/19/2021 (future meetings planned)
- **Submission of Schematic Design Documents to RIDE on 5/14/2021**
 - Validate Stage II program with all stakeholders
 - Investigate and propose improved vehicle and pedestrian traffic (eliminate child hazards)
 - Storm water management enhancements
- **Submission of Design Development Documents to RIDE on 6/11/2021**
- **Submission of Construction Documents to RIDE on 7/1/2021**
- Completion date August 2022
- **Student and staff occupy September 2022**

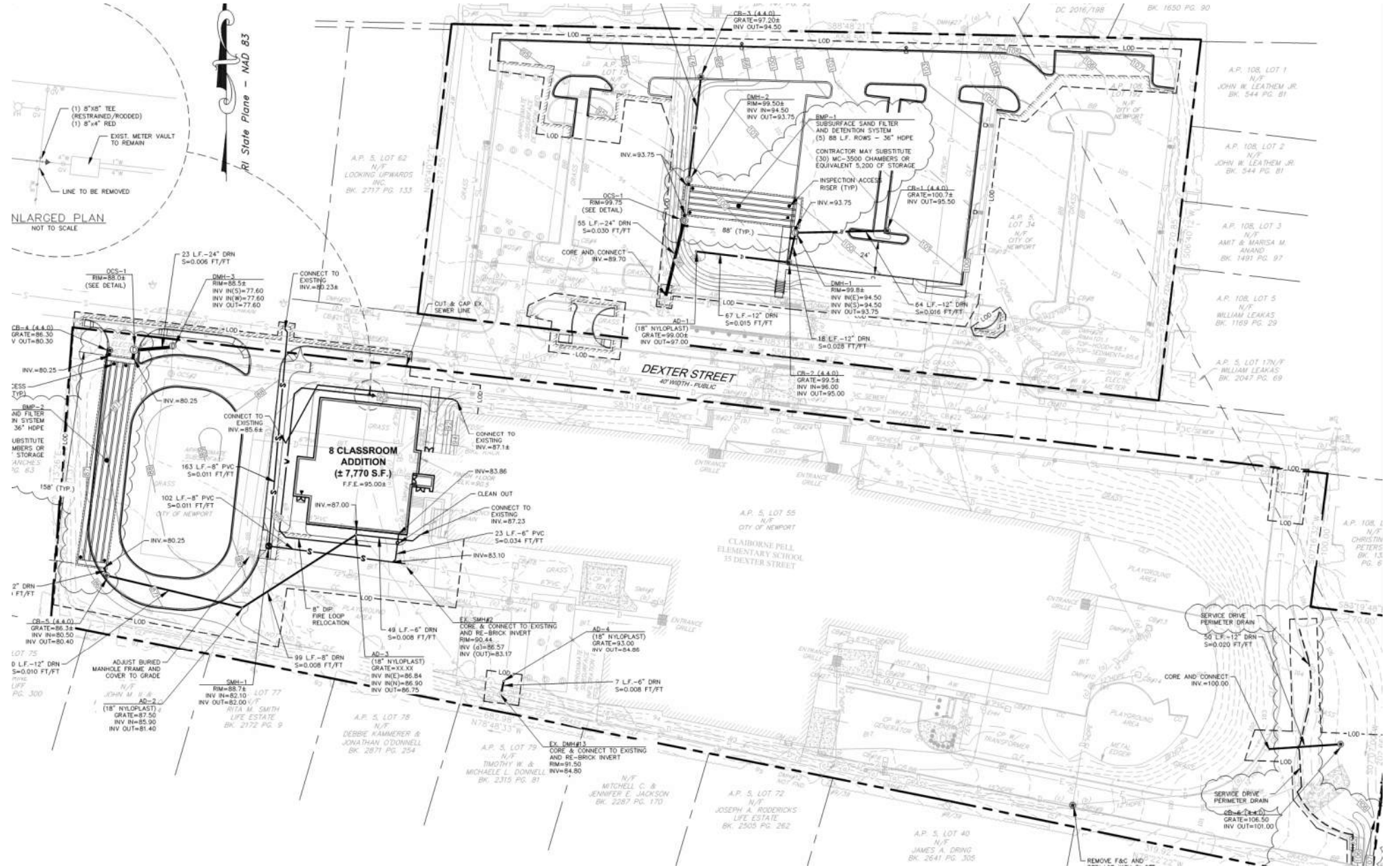




Hybrid Recommendation

Claiborne Pell Elementary School Addition & Site Improvements

Pell Elementary School



ENLARGED PLAN
NOT TO SCALE

Rt. State Plane - M.D. 83

Pell Elementary School



Procurement

- **Design team selection**
- A/E RFQ issued 1/25/2021
- **RFP responses received on 2/22/2021 – 11 firms**
- 3 firms were shortlisted and interviewed
- **Selection of S/L/A/M Collaborative on 3/4/21**
- **Construction Manager at Risk selection**
- RFP issued on 2/1/2021
- **RFP responses received on 3/10/2021 – 5 firms**
- 2 firms were shortlisted and interviewed
- **Selection of Gilbane on 3/25/2021**
- **Commissioning RFP to be issued on 4/30/2021**

Financial

- **Control Budget - \$98,862,667.00**
 - Pay – Go Reimbursement
 - Vendor Payment Tracking
(NPS, Newport, DCC)

Other Project Goals

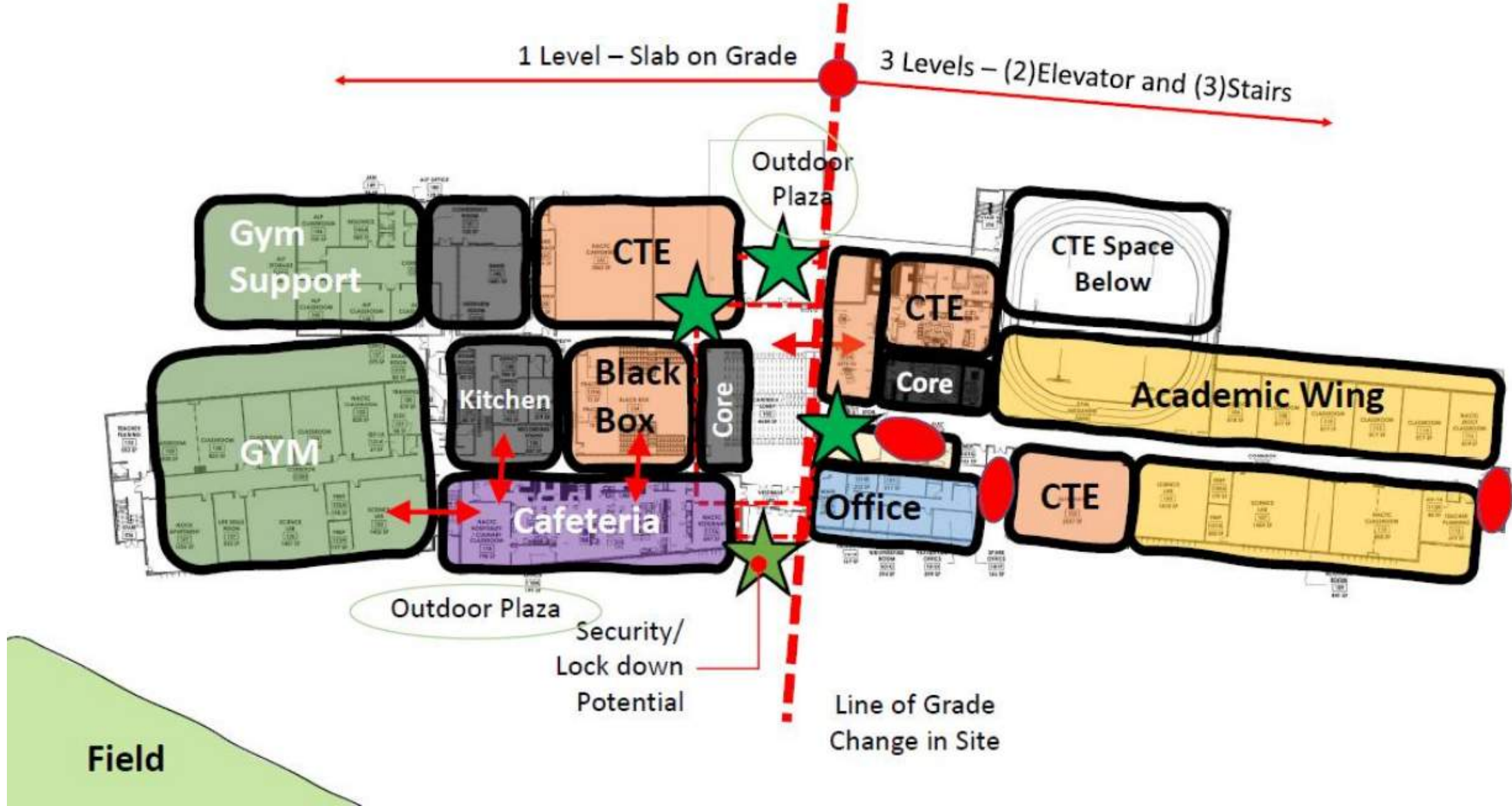
- **Sustainable Design**
 - PV Solar Array
 - Solar Carports
 - **Net- Zero**
- **MBE & Local Vendor/Contractor Participation**
 - Info Meeting
 - Meet & Greet – Partnering Events

Activities and Milestone dates

- Regular project team meetings with NPS, Principal, administration, SBC, NSC, community, parents, City, Police & Fire Departments
- Good Neighbor meeting to be held on 5/3/2021 (future meetings planned)
- Community meeting to be held on 5/4/2021 (future meetings planned)
- **Submission of Schematic Design Documents to RIDE estimated on 8/3/2021**
 - Validate Stage II program with all stakeholders
- **Submission of Design Development Documents to RIDE estimated on 11/15/2021**
- **Submission of Construction Documents to RIDE estimated on 4/1/2022**
- Construction completion on August 2024
- **Student & staff occupy September 2024**



Optional PLANNING ORGANIZATION



New Rogers High School



Site Logistics

Building Turned Over, Initial Demo and Abatement

Site Logistics

Remaining Demolition, Site Utilities, Fields and Hardscape



Jan. 2024 through March 2024



New Rogers High School



Site Logistics
Project Completion



September 2024

New Rogers High School

