



July 7, 2025
Revised July 28, 2025

Gregory Zenion
Director of Administration & Finance
Chariho Regional School District
455A Switch Road
Wood River Junction, RI 02894

RE: Chariho Regional School District, Request for Qualifications #25-09, Architectural, Design, and Engineering Services for Public School Renovation and Construction

Fee Proposal

Dear Mr. Zenion:

It is a pleasure to have been selected by the Chariho Regional School District to partner with you on this Stage II for the Richmond, Charlestown and Ashaway Elementary Schools and the 5 year Capital Plan. We have gathered a full complement of consultants, many of whom have worked with us in Chariho previously, to fully investigate the existing facilities, bring forward options and design the best educational facilities for Chariho. Our team is robust because we have learned the value of bringing all necessary disciplines to the table now when the entire project team needs to hear all voices, ideas, pros-cons, costs and be able to discuss and evaluate them openly. We are open to discussing ways to mitigate the costs as we did in the previous Stage II and will offer some ideas later in this proposal.

Thank you for the opportunity to meet last week and discuss the adjustments you'd like us to make to our scope and deliverables. Our understanding is you'd like our proposal divided into 2 parts.

Part 1 will involve creating a presentation that will be shared 4 times between Sept 15 – Oct 15, in all 3 towns and at a School Committee meeting, concluding at the School Committee meeting on Oct 21st when a directive will be given to the design team to proceed with one of three options or to stop completely.

The three options for public discussion are:

- 1. The 3 new Elementary schools we designed for the previous Stage II in 2024 with updated cost estimates**
- 2. Gut Reno/Addition Conceptual Designs for the 3 existing elementary schools with the focus on parity of academic programming**
- 3. Conceptual design for 1 New Prek-4 school for 1,100 students, we are to assume the site is on land next to the central campus**

As discussed, the deliverables for the presentation (Part 1) include the site, floor plans and renderings from the previous Stage II for the 3 new schools and the following for each existing school and the new central school:

- **Conceptual colored site plan**
- **Conceptual colored floor plans**
- **1 Conceptual exterior rendering**
- **Conceptual cost estimates:**
 - **The conceptual cost estimates will be based upon narratives of proposed MEP systems, new finishes of the same quality and type proposed for the previous new school designs, conceptual site assumptions on location of septic fields and reuse of existing wells.**
 - **Since there is not an actual site for the New Central Prek-4 school we will not be able to do any site investigations to inform the cost estimate. All site costs will be derived using best practice and any information provided by the Owner for the land immediately around the central campus.**

Part 2 will commence on Oct 22nd based upon the direction chosen by the School Committee. The design team will complete all documentation required for a complete Stage II submission to RIDE/SBA in February 2026 of the chosen option.

This project includes assessing the condition of the existing buildings which was excluded in our previous engagement and does require diligent and detailed investigations to be confident the buildings are able to accommodate any renovations or additions that are proposed in this process. SLAM will provide the full range of visioning, community outreach, master plan development, design and engineering services needed to help you accomplish your goals, providing parity across schools with safe, respectful, forward-thinking learning environments that promote engaged 21st Century education.

Based upon our knowledge of your district and the work we have done with you to date we offer for your consideration some materials from the previous elementary schools Stage II that can be brought forward and/or updated for use in this submission:

- Traffic report – we have included an update to the traffic studies conducted in 2023
- Educational Specifications – We plan to use the previous Ed Spec as our basis and update it to reflect the student populations and educational focus for each **existing** school. This will again be led by Kristen Furtak, one of our ALEP certified educational planners who will ensure a thorough, inclusive, and collaborative approach including visioning, community outreach and elementary level master planning. We expect parity amongst the schools to again be a priority, but we won't know that until we re-engage over robust conversations about each school, its unique personality and the community it supports. Understanding your district's mission and identifying each community's needs is critical to overall success. No two communities or neighborhoods have identical needs but the district may have similar desired outcomes for each school. Our data-driven process will incorporate the data we already have combined with existing conditions data we will gather to offer refined information that engaged stakeholders expect and deserve in order to make informed decisions. **We will develop an Ed Spec/Program for one new central PreK- 4th grades school. During Part 1 the Ed Specs will be developed to a level sufficient to produce space programs. The final Ed Spec update will be completed in Part 2 for the RIDE submission.**

We have assumed the school department will:

1. obtain an updated NESEC demographic report to be used to determine the population of each school per RIDE guidelines. Therefore, we have not included a demographer on our team ~~but we could engage one if required.~~ **In order to meet the new timeline the District will need to obtain updated NESDEC projections for our use, immediately.**
2. provide all district Technology plans, Security system protocols and audio-visual information to the design team to establish scope for the cost estimator. There will not be drawings or outline specifications produced, a narrative sufficient for submission will be created.

The following are items the owner's team could consider to further reduce costs:

1. Haz Mt sampling/testing and a report at each **existing** school is included at a cost of \$40,700. We could rely upon the AHERA reports and other information the district has regarding Haz Mat within the buildings to inform the cost estimator. **In order to meet the new timeline for Part 1 the design team will need to rely upon the AHERA reports and an assumption of costs required for abatement. Testing could be completed and results used to further refine cost estimates in Part 2.**
2. Site surveys of the properties are included **for the 3 existing schools** at a cost of \$30,000 at each site (\$90,000 total). We didn't have time for surveys in the last Stage II but Garofalo was able to find very detailed topographic maps and it was not questioned by RIDE so we could rely upon those for this phase. **For the New Central Prek-4 school the Owner must provide site information to the design team – number of acres, general topography, for use in estimating.**
3. Soil borings to provide basic geotechnical information and inform foundation designs were done on each **existing school** site in the previous study. They may not be in locations that match up with any proposed additions to the existing schools but it may be possible to use the previous data and remove \$26,970 from this proposal.

The following are excluded but will be quantified to provide information to the cost estimator:

1. Additional groundwater test excavations or test pits at existing schools are excluded.
2. Septic system evaluation or design at existing schools is excluded. **We will assume some expansion/upgrades to the existing systems and we will assume the New Central Prek-4 school will need a septic system, costs will be included in the estimates but they will not be designed.**
3. Public well evaluation or design **at new or existing** schools is excluded. We will rely upon the consultants who currently oversee the **existing** systems and reach out to them as needed to inform the cost estimator. **We will assume the New Central Prek-4 school will need a well, costs will be included but it will not be designed.**
4. A Phase I environmental study is not included in this fee. We could rely upon any information the district may have regarding contaminated soils or buried tanks/materials on site to inform the cost estimator or your OPM could hire a consultant off the MPA to conduct this service.

FEES:

We propose to provide the services noted above for the following fixed fees:

Part 1: Presentation including conceptual estimates of 3 Options

- \$353,550

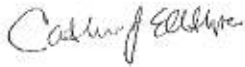
Part 2: Submission to RIDE/SBA of the selected option

- Option 1 - 3 Previous new schools : \$67,500
- Option 2 – Renovations/Additions to 3 Existing Schools: \$ 576,740
- Option 3 – 1 New Central Prek-4 school: \$ 428,500

all above include reimbursable expenses. With our current full team we will meet/exceed the W/MBE participation requirements. We look forward to ~~meeting with you on Wednesday July 9th~~ **reviewing these updates with you at your convenience.**

If I can provide you with additional information, please contact me at either 860-490-9515 (cell) or cellithorpe@slamcoll.com.

Sincerely,



Catherine Ellithorpe, AIA, NCARB
Principal

