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RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

BARRINGTON SCHOOL BUILDING COMMITTEE

07.18.2023



- 1 Building Summary
- 2 Existing Demographics & Enrollment
- 3 Benchmarking ~ *Example: Hampden Meadows*
- 4 RIDE Stage II Bonuses
- 5 Possible Options
- 6 Cost & Site Analysis

SUMMARY TABLE / YOUR SCHOOL FACILITIES



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Benchmarking Your Buildings

School Building	Year Built	Grade Level	Building Area	Enroll. FY23	Highest Enroll.	RIDE (Max. All.)
Barrington High School	1950 (73)	9-12	177,600	1,140	1,140 (2022-23)	(185 x 1,140) 219,900 gsf - 33,300 gsf
Hampden Meadows Elementary School	1956 (67)	4-5	49,350	485	573 (2031-32)	(149 x 573) 85,377 gsf - 36,027 gsf
Nayatt Elementary School	1954 (69)	K-3	34,000	336	371 (2029-30)	(172 sf x 371 P) 63,812 gsf - 29,812 gsf
Primrose Hill Elementary School	1954 (69)	PK-3	36,000	376	461 (2029-30)	(161 x 461) 74,221 gsf - 38,221 gsf
Sowams Elementary School	1962 (61)	K-3	32,700	259	286 (2029-30)	(180 x 286) 51,480 gsf - 18,780 gsf

RIDE Stage II Enrollment/ YOUR SCHOOL FACILITIES



NESDEC Enrollment Projections

From Ride
Stage II
(2.15.2023)



Highest projected
enrollment for High
School

Projected Enrollment in Grade Combinations*									
Year	PK-3	K-3	4-5	K-5	PK-5	6-8	K-8	6-12	9-12
2022-23	971	917	485	1402	1456	789	2191	1929	1140
2023-24	1017	963	461	1424	1478	781	2205	1906	1125
2024-25	1004	950	490	1440	1494	772	2212	1887	1115
2025-26	990	936	540	1476	1530	737	2213	1801	1064
2026-27	1042	988	513	1501	1555	770	2271	1835	1065
2027-28	1043	989	512	1501	1555	791	2292	1852	1061
2028-29	1052	998	526	1524	1578	825	2349	1845	1020
2029-30	1073	1019	510	1529	1583	815	2344	1861	1046
2030-31	1040	986	556	1542	1596	809	2351	1880	1071
2031-32	1051	997	573	1570	1624	812	2382	1884	1072
2032-33	1053	999	555	1534	1588	855	2389	1981	1126

Highest projected
enrollment for PK-3

Highest projected
enrollment for 4-5

Elementary School

Enr.*

Nayatt Elementary School (K-3) 371

Primrose Hill Elementary School (PK-3) 461

Sowams Elementary School (K-3) 286

* Projected utilizing current % from existing demographics

PROGRAM BENCHMARKING /

SPACE ALLOWANCE BY PROGRAM ACTIVITY



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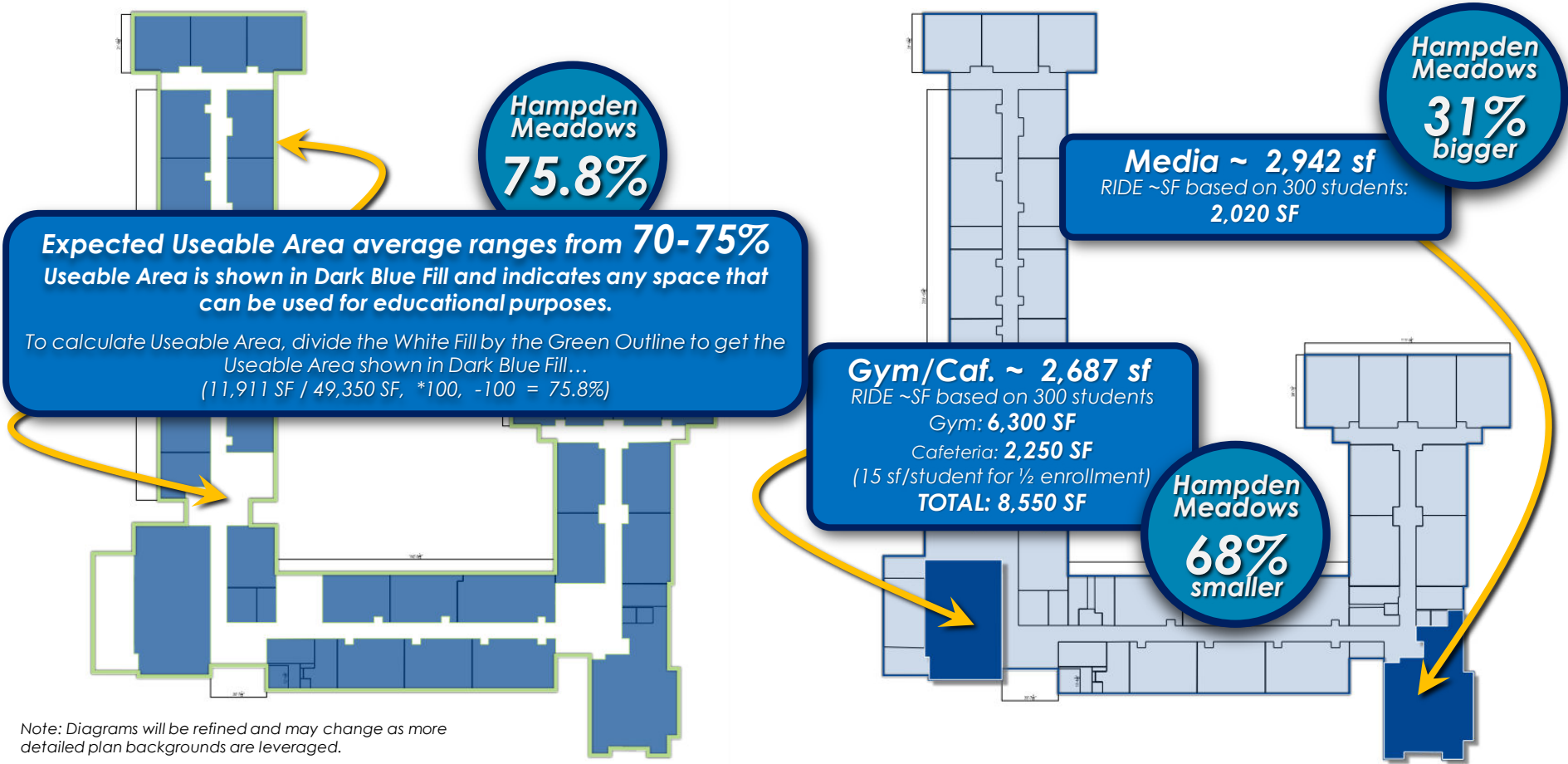
Elementary Schools

Type of Space (RIDE 4.7.3, 300 Students)	RIDE Standard (300 Students)	Hampden Meadows (Delta in SF)	Nayatt (Delta in SF)	Primrose (Delta in SF)	Sowams (Delta in SF)
Pre-Kindergarten & Kindergarten (incl. flt.)	1,200	1,024 (-176)			
Core Classrooms	950	967 (+17)			
Art (including storage and workroom)	1,150	958 (-192)			
Music (including practice and ensemble)	1,350	972 (-378)			
Special Education ~ Self Cont. CR	950	960 (+10)			
Special Education ~ Resource Room	500	354 (-146)			
Media Center/Library	2,020	2,942 (+922)			
Tech Classroom* <i>*JR High/Middle School Lvl</i>	1,200	977 (-223) <i>(Maker Space)</i>			
Gymnasium (including storage and office)	6,300	2,687 (-5,863) <i>(6,300 + 2,250)</i>			
Food Prep/Kitchen	1,600	829 (-771)			
Cafeteria (15 sf/student for ½ enrollment) (150 x 15)	2,250	<i>(comb. w/Gym)</i>			
General Office	1,500	682 (-818)			
Nurse/Health	510	397 (-113)			

IN PROGRESS

Note: Numbers will be refined and may change as more detailed plan backgrounds are leveraged.

USEABLE AREA & CORE SPACES



Note: Diagrams will be refined and may change as more detailed plan backgrounds are leveraged.

RIDE PROCESS / BONUS INCENTIVES



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Permanent Bonus*

School Safety & Security

If 75% of a project is for the purposes of School Safety & Security, then the project shall receive 5% bonus.

** In addition to the six temporary bonuses, there is one permanent bonus that is not time-limited*

Temporary Bonuses

Bonuses were implemented in response to a surge of activity to address concerns quickly

- Must begin by December 30, 2023.
- 5-year window for completion
- Bonuses can be combined
- 25% of total project or a minimum of \$500,000 must be directed to a specific incentive
- Max increase in state share is 20%,

~~but can't increase by more than half~~

JUNE 2024 ~ Deadline for 20%

FY 2024 Housing Aid Share Ratios

Name	ShareRatio
Warrington	35.0%

Commence by 2023 - Complete by 2028



Health & Safety

Projects that address Health and Safety Deficiencies shall receive a 5% bonus.



Educational Enhancements

Projects that address Educational Enhancements such as Early Childhood Education and Career and Technical Education shall receive a 5% bonus.



Replacement

Replacement of a facility that has a Facility Condition Index of 65% or higher shall receive a 5% bonus.



Newer & Fewer

Consolidation of two or more school buildings (Newer and Fewer) into one school building shall receive a 5% bonus.



Decrease Overcrowding

New construction or renovation that decreases overcrowding from more than 120% functional utilization to between 85% and 105% shall receive a 5% bonus.



Increase Utilization

New construction or renovation that increases functional utilization from less than 60% to more than 80% shall receive a 5% bonus.

POSSIBLE OPTIONS



Legend:

K-3 ⁽²⁵⁹⁾
32,700 sf

Grade Level Configuration

Highest 8-YR Enrollment

Max. Allowable SF per RIDE

		Sowams E.S.	Primrose Hill E.S.	Nayatt E.S.	Hampden Meadows E.S.	BHS
1	Maintain, "Break fix"	K-3 ⁽²⁵⁹⁾ 32,700 sf	PK-3 ⁽³⁷⁶⁾ 36,000 sf	K-3 ⁽³³⁶⁾ 34,000 sf	4-5 ⁽⁴⁸⁵⁾ 49,530 sf	9-12 ^(1,140) 177,660 sf
2	"Add, Renovate, Right Size"	K-3 ⁽²⁸⁶⁾ 51,480 sf	PK-3 ⁽⁴⁶¹⁾ 74,221 sf	K-3 ⁽³⁷¹⁾ 63,812 sf	4-5 ⁽⁵⁷³⁾ 73,839 sf	9-12 ^(1,140) 219,900 sf
3	"Replacement with New"	K-3 ⁽²⁸⁶⁾ 51,480 sf	PK-3 ⁽⁴⁶¹⁾ 74,221 sf	K-3 ⁽³⁷¹⁾ 63,812 sf	4-5 ⁽⁵⁷³⁾ 73,839 sf	9-12 ^(1,140) 219,900 sf
4	"Reconfigure & Renovate"	K-5 ⁽⁴⁰⁹⁾ 68,712 sf	PK-5 ⁽⁴⁶⁴⁾ 74,704 sf	K-5 ⁽⁴⁰⁹⁾ 68,712 sf	K-5 ⁽⁴⁰⁹⁾ 68,712 sf	9-12 ^(1,140) 219,900 sf
5	"Consider Consolidation"	Repurpose	PK-5 ⁽⁵⁶⁴⁾ 84,600	PK-5 ⁽⁵⁶³⁾ 84,450	PK-5 ⁽⁵⁶⁴⁾ 84,600	9-12 ^(1,140) 219,900 sf
6	"Others ?"					

WHY IT MATTERS? / YOUR SCHOOL FACILITIES



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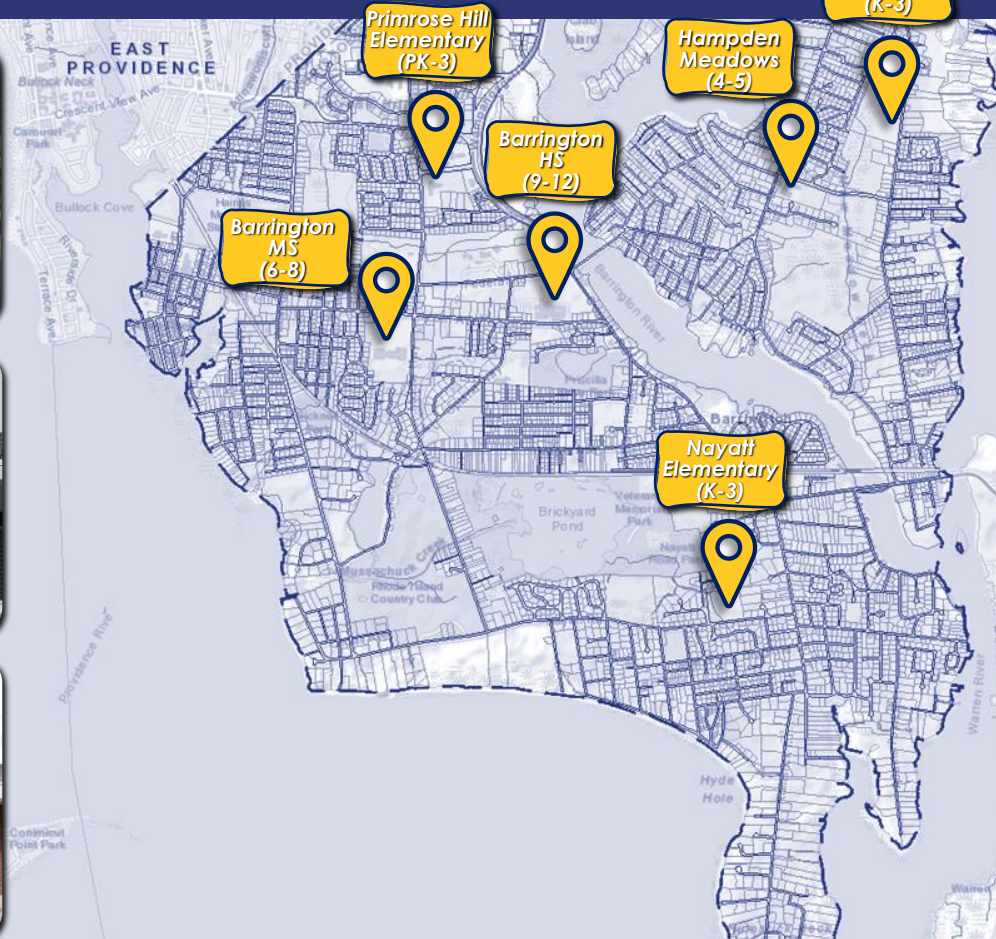
Primrose Hill School



Barrington Middle School



Barrington High School



Hampden Meadows School



Sowams School



Nayatt School



1. Costs are **based upon mid range of historical averages**, current market conditions and include a **10% Design/Scope contingency**
2. Costs are **escalated to year 2025 (based upon 6.25% average per year)**, or the potential mid-point of construction for any “Step 1” of a plan.
3. **Final adjustments shall be made** once a preferred option is selected.
4. Costs contemplate project built out to the **max. RIDE allowable areas**.
5. Includes **premium for occupied site (phasing and logistics) as well as flood plain remediation/modifications**.
6. Reimbursement rate is calculated at max. allowable for **all options**:

Barrington RI Base rate (35+ Incentive) ~ 55 %
(Max. 20% Incentive)

5% Incentive points each for: School safety & Security, Health & Safety, Educational Enhancements, Decrease overcrowding

COST METHODOLOGY / WHAT IS INCLUDED?



Construction Costs + Soft Costs

(A comprehensive approach to costs)

Site Development
Scope of Work
Site Improvements
Parking Lot & Vehicular Circ.
Play Areas (Age Appropriate @ 6,500 sf)
Sanitary System Expansion/Upgrade
Building Summary
Scope of Work
Demolition (+ haz mat, environ.)
PCB
ACM
Avg. Building Demo
Renovate as New
New Construction
Sustainability / Carbon Neutral ~ Initiative
Scope of Work
Geothermal Bore Field
Photo Voltaic Array
Soft Costs (Design, FF&E, Fees, Printing)
Reimbursement Rate - New
Reimbursement Rate - RNV
Ineligibles

Soft Cost Itemized Listing	
1	Architectural and Engineer Services
1-1	Architectural Design - Pre referendum
1-2	Architect Fees
1-3	Offsite Roadway & Utility Engineering
2	Other Professional Fees (Owner's Oversight Fees)
2-1	Project Management / OPM
2-2	Commissioning
2-3	Site - Environmental Consultant (Testing and Reports)
2-4	Building - Environmental Consultant (Testing and Reports)
2-5	Environmental Consultant (Drawings and Specifications)
2-6	Wetlands Review and Identification / Specialist
2-7	Third Party Review (Land Use Approvals)
2-8	Property Survey
2-9	Geotechnical Boring and Report
2-10	Traffic Study
2-11	Independent Cost Estimator
2-12	Special Testing and Inspections
2-13	Other consultants (building envelope, specialists)
2-14	Moving
3	Town Professional Fees
3-1	Town Legal Services
3-2	Bond Counsel Fees
3-3	Builders Risk Insurance

Soft Cost Itemized Listing	
4	Administrative Fees
4-1	Postage, Printing, Advertising
4-2	Town Inspection Costs
4-3	Building Permit Fees
4-4	Misc. Administration Costs
4-5	State Permit Fees
4-6	Utility Allowances/Contributions
5	Construction Related Items
5-1	CM Preconstruction Fee
5-2	CM Investigation Allowance (Building Due Diligence)
6	FF&E/Technology/Communications/Playground
6-1	Fixtures, Furnishings and Equipment
6-2	Communication Technology Hardware
6-3	AV Equipment
6-4	Telephone Systems
6-5	Security Systems
6-6	Playground Equipment
6-7	Specialty Signage (Exterior Monumental)
6-8	Furniture Design Consultant
6-9	Technology Design Consultant
6-10	Security Systems Design Consultant
7	Owner Contingency

OPTIONS SUMMARY



School	Additions and Renovations		New Construction	
Hampden Meadows Elem.	<i>Total Project Costs</i>	\$82.2 M	<i>Total Project Costs</i>	\$89.6 M
	<i>Cost to Barrington</i>	\$38.8 M	<i>Cost to Barrington</i>	\$42.3 M
Nayatt Elem.	<i>Total Project Costs</i>	\$64.1 M	<i>Total Project Costs</i>	\$68.7 M
	<i>Cost to Barrington</i>	\$30.3 M	<i>Cost to Barrington</i>	\$32.5 M
Primrose Elem.	<i>Total Project Costs</i>	\$75.5 M	<i>Total Project Costs</i>	\$80.3 M
	<i>Cost to Barrington</i>	\$35.7 M	<i>Cost to Barrington</i>	\$37.9 M
Sowams Elem.	<i>Total Project Costs</i>	\$57.9 M	<i>Total Project Costs</i>	\$62.3 M
	<i>Cost to Barrington</i>	\$27.4 M	<i>Cost to Barrington</i>	\$29.4 M
TOTALS	<i>Total Project Costs</i>	\$279.7 M	<i>Total Project Costs</i>	\$300.9 M
	<i>Cost to Barrington</i>	\$132.2 M	<i>Cost to Barrington</i>	\$142.1 M

Delta: \$21.2 M

Hampden Meadows Elem. School / (4-5, 49,350 GSF)



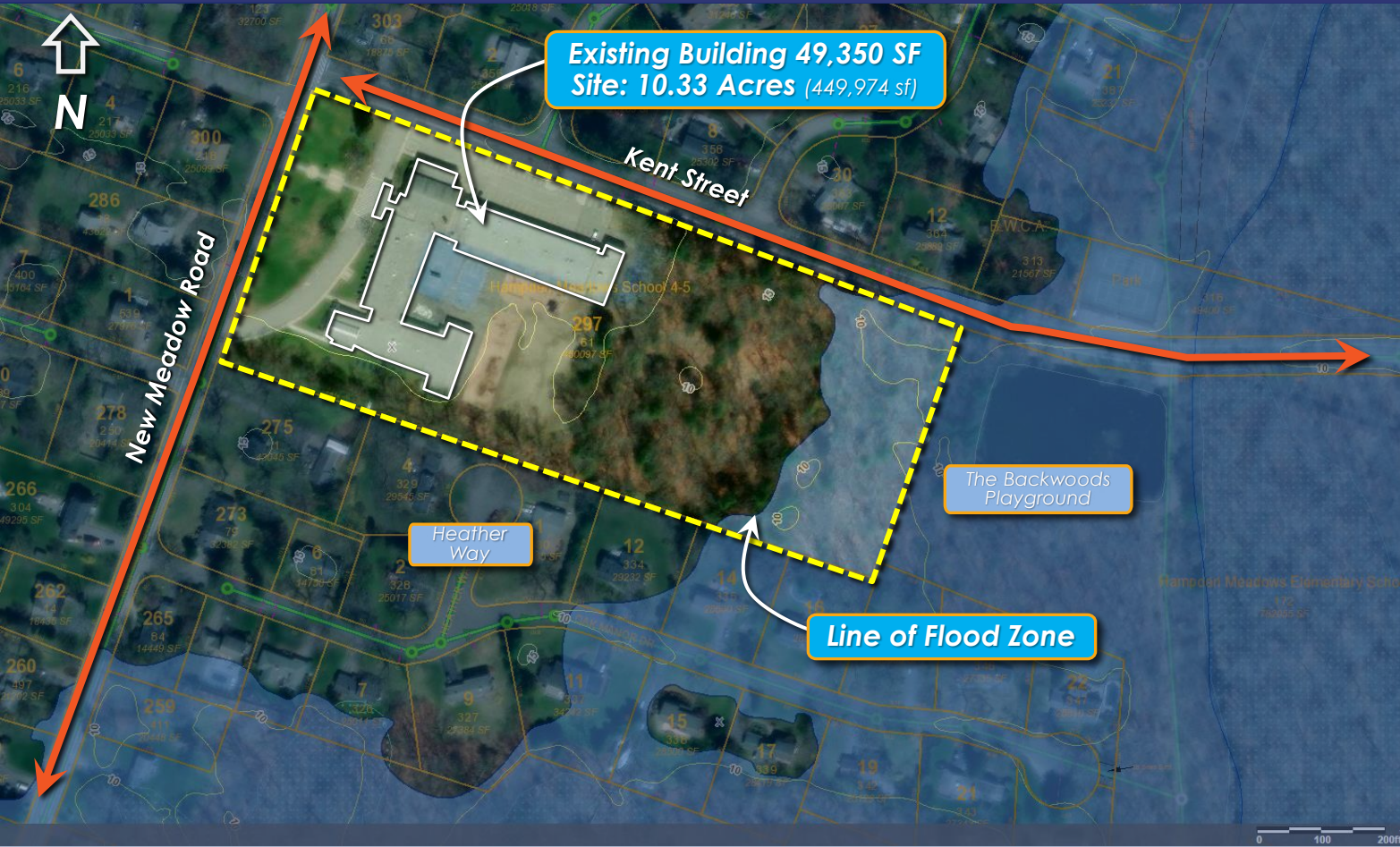
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Hampden Meadows Elem. School / (4-5, 49,350 GSF)



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Hampden Meadows (4-5) / Additions and Renovations



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Additions and Renovations ~ Hampden Meadows School

Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)	
4-5	573	149	2031-32	
Max. Area Allowed	85,377	SF per student as per RIDE		
Existing Building	49,350	As per owner provided information		
Proposed Renovation	41,948	85%	Approximate Utilization of Ext.	
Proposed New Construction	43,430	Delta of max. allowed and ext. usable		
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	7.75	Acre	\$525,000	\$4,067,438
Parking Lot & Vehicular Circ.	65	space	\$11,250	\$731,250
Building Haz. Mat. Abatement	49,350	SF	\$28.50	\$1,406,475
Partial Building Demolition	7,403	SF	\$21.50	\$159,154
New Construction	43,430	SF	\$545.00	\$23,669,078
Existing Building Renovation	41,948	SF	\$425.00	\$17,827,688
Geothermal Bore Field & Systems Premium	85,377	SF	\$22.50	\$1,920,983
Carbon Neutral & Netzero Premium	85,377	SF	\$18.50	\$1,579,475
Subtotal		Avg/sf	\$601.59	\$51,361,538
Design/Scope Contingency	10.00%		\$661.74	\$5,136,154
Phasing & Logistics Costs (Contemplates occupied Site)	3.25%		\$681.30	\$1,669,250
Flood plain premium (Compensation, site, & const.)	2.50%		\$681.30	\$1,284,038
Subtotal		Avg/sf	\$696.33	\$59,450,981
Cost Escalation	12.9%	Mid 2025	6.25%/year	\$7,663,603
Total Construction Cost (With Escalation)			\$786.10	\$67,114,583
Portable Classrooms for Phasing		# CRs	Months	
Portable Lease Costs (1CR/Month)	\$9,155	6	30	\$1,647,820
Soft Costs	20.00%			\$13,422,917
Total Project Costs			\$962.62	\$82,185,320
State Reimbursement (based upon 2023 max.)		55.00%		(\$45,201,926)
Less possible ineligible costs		2.25%		\$1,849,170
Estimated Total Cost to Barrington			\$38.832,564	

Hampden Meadows School

Additions and Renovations

Total Population: 573P

Max. Allow. Area: 85,377 SF

Key Aspects of Proposed Option:

- Includes comprehensive site improvements inclusive of parking, bus/parent circulation, outdoor education and play
- Includes premiums for sustainable site and building design + flood plain premium
- Contemplates reuse of 85% of existing building with sizeable addition

Total Project Costs: \$82.2 M

Cost to Barrington: \$38.8 M

Hampden Meadows School (4-5) / New Construction



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New Construction ~ Hampden Meadows School				
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)	
4-5	573	149	2031-32	
Max. Area Allowed	85,377	SF per student as per RIDE		
Existing Building	49,350	As per owner provided information		
Proposed Renovation	0	80%	Approximate Utilization of Ext.	
Proposed New Construction	85,377	Delta of max. allowed and ext. usable		
Project Cost Summary				
Scope of work	Amf.	Unit	Cost/Unit	Cost
Site Improvements	7.75	Acre	\$525,000	\$4,067,438
Parking Lot & Vehicular Circ.	65	space	\$11,250	\$731,250
Building Haz. Mat. Abatement	49,350	SF	\$28.50	\$1,406,475
Full Building Demolition	49,350	SF	\$18.50	\$912,975
New Construction	85,377	SF	\$545.00	\$46,530,465
Existing Building Renovation	0	SF	\$425.00	\$0
Geothermal Bore Field & Systems Premium	85,377	SF	\$22.50	\$1,920,983
Carbon Neutral & Netzero Premium	85,377	SF	\$18.50	\$1,579,475
Subtotal		Avg/sf	\$669.37	\$57,149,060
Design/Scope Contingency		10.00%	\$736.31	\$5,714,906
Phasing & Logistics Costs	(Contemplates occupied Site)	3.25%	\$758.06	\$1,857,344
Flood plain premium	(Compensation, site, & const.)	2.50%	\$758.06	\$1,428,726
Subtotal		Avg/sf	\$774.80	\$66,150,036
Cost Escalation	12.9%	Mid 2025	6.25%/year	\$8,527,153
Total Construction Cost (With Escalation)			\$874.68	\$74,677,189
Portable Classrooms for Phasing				
Portable Lease Costs	(1CR/Month)	\$9,155	# CRs	Months
			6	0
				\$0
Soft Costs	20.00%			\$14,935,438
Total Project Costs			\$1,049.61	\$89,612,627
State Reimbursement	(based upon 2023 max.)		55.00%	(\$49,286,945)
Less possible ineligible costs			2.25%	\$2,016,284
Estimated Total Cost to Barrington			\$42.341,966	

Hampden Meadows School

New Construction

Total Population: 573P

Max. Allow. Area: 85,377 SF

Key Aspects of Proposed Option:

- Includes comprehensive site improvements similar to that of the addition/renovation option
- Contemplates new construction on existing or alternative site (of similar size)
- Flood plain complications may limit opportunity for ideal placement of new building
- Includes similar premiums for sustainable site and building design + flood plain premium

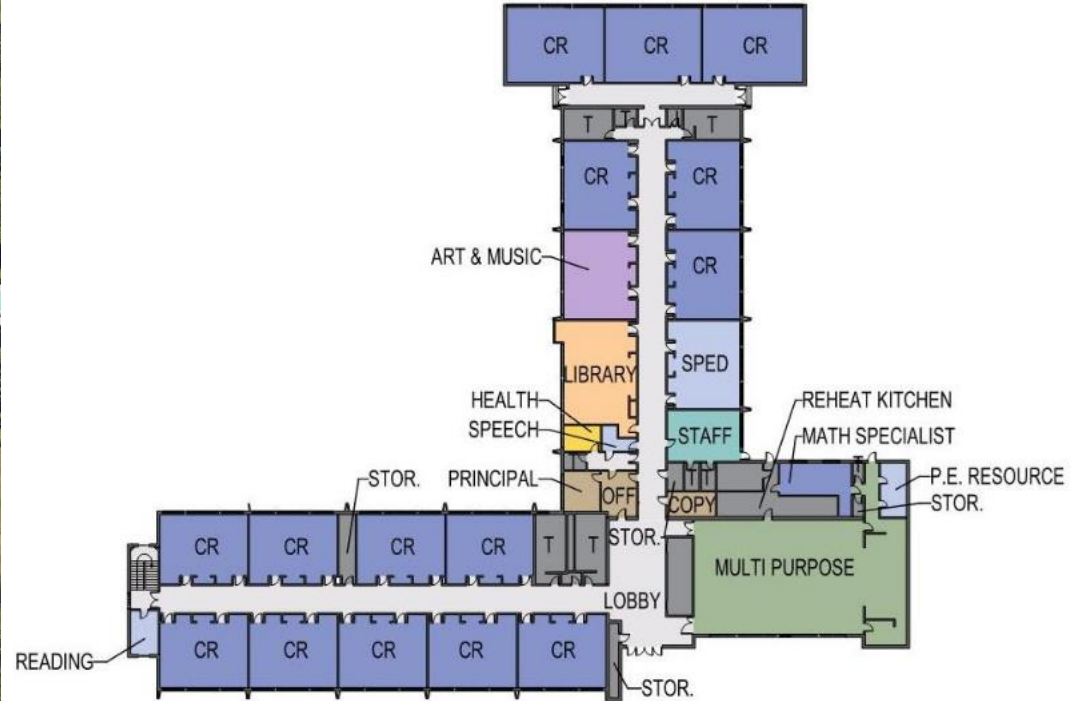
Total Project Costs: \$89.6 M

Cost to Barrington: \$42.3 M

Nayatt Elementary / (K-3, 34,000 GSF)



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Nayatt Elementary / (K-3, 34,000 GSF)



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Nayatt Elementary (K-3) / Additions and Renovations



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Additions and Renovations – Nayatt Elementary School				
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)	
K-3	371	172	2029-30	
Max. Area Allowed	63,812	SF per student as per RIDE		
Existing Building	34,000	As per owner provided information		
Proposed Renovation	28,900	85%	Approximate Utilization of Ext.	
Proposed New Construction	34,912	Delta of max. allowed and ext. usable		
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	7.58	Acre	\$525,000	\$3,976,875
Parking Lot & Vehicular Circ.	75	space	\$11,250	\$848,250
Building Haz. Mat. Abatement	34,000	SF	\$28.50	\$969,000
Partial Building Demolition	5,100	SF	\$21.50	\$109,650
New Construction	34,912	SF	\$545.00	\$19,027,040
Existing Building Renovation	28,900	SF	\$425.00	\$12,282,500
Geothermal Bore Field & Systems Premium	63,812	SF	\$22.50	\$1,435,770
Carbon Neutral & Netzero Premium	63,812	SF	\$18.50	\$1,180,522
Subtotal		Avg/sf	\$624.17	\$39,829,607
Design/Scope Contingency	10.00%		\$686.59	\$3,982,961
Phasing & Logistics Costs (Contemplates occupied Site)	3.25%		\$706.87	\$1,294,462
Flood plain premium (Compensation, site, & const.)	2.50%		\$706.87	\$995,740
Subtotal		Avg/sf	\$722.48	\$46,102,770
Cost Escalation	12.9%	Mid 2025	6.25%/year	\$5,942,935
Total Construction Cost (With Escalation)			\$815.61	\$52,045,705
Portable Classrooms for Phasing		# CRs	Months	
Portable Lease Costs (1CR/Month)	\$9,155	6	30	\$1,647,820
Soft Costs	20.00%			\$10,409,141
Total Project Costs			\$1,004.56	\$64,102,666
State Reimbursement (based upon 2023 max.)			55.00%	(\$35,256,467)
Less possible ineligible costs			2.25%	\$1,442,310
Estimated Total Cost to Barrington				\$30,288,510

Nayatt Elementary School

Additions and Renovations

Total Population: 371P

Max. Allow. Area: 63,812 SF

Key Aspects of Proposed Option:

- Includes comprehensive site improvements inclusive of parking, bus/parent circulation, outdoor education and play
- Includes premiums for sustainable site and building design + flood plain premium
- Contemplates reuse of 85% of existing building with sizeable addition

Total Project Costs: \$64.1 M

Cost to Barrington: \$30.3 M

Nayatt Elementary (K-3) / New Construction



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New Construction ~ Nayatt Elementary School					
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)		
K-3	371	172	2029-30		
Max. Area Allowed	63,812	SF per student as per RIDE			
Existing Building	34,000	As per owner provided information			
Proposed Renovation	0	80%	Approximate Utilization of Ext.		
Proposed New Construction	63,812	Delta of max. allowed and ext. usable			
Project Cost Summary					
Scope of work	Amt.	Unit	Cost/Unit	Cost	
Site Improvements	7.58	Acre	\$525,000	\$3,976,875	
Parking Lot & Vehicular Circ.	75	space	\$11,250	\$848,250	
Building Haz. Mat. Abatement	34,000	SF	\$28.50	\$969,000	
Full Building Demolition	34,000	SF	\$18.50	\$629,000	
New Construction	63,812	SF	\$545.00	\$34,777,540	
Existing Building Renovation	0	SF	\$425.00	\$0	
Geothermal Bore Field & Systems Premium	63,812	SF	\$22.50	\$1,435,770	
Carbon Neutral & Netzero Premium	63,812	SF	\$18.50	\$1,180,522	
Subtotal		Avg/sf	\$686.66	\$43,816,957	
Design/Scope Contingency		10.00%	\$755.32	\$4,381,696	
Phasing & Logistics Costs	(Contemplates occupied Site)	3.25%	\$777.64	\$1,424,051	
Flood plain premium	(Compensation, site, & const.)	2.50%	\$777.64	\$1,095,424	
Subtotal		Avg/sf	\$794.81	\$50,718,128	
Cost Escalation	12.9%	Mid 2025	6.25%/year	\$6,537,884	
Total Construction Cost (With Escalation)			\$897.26	\$57,256,011	
Portable Classrooms for Phasing		# CRs	Months		
Portable Lease Costs	(1CR/Month)	\$9,155	6	0	\$0
Soft Costs	20.00%			\$11,451,202	
Total Project Costs			\$1,076.71	\$68,707,214	
State Reimbursement (based upon 2023 max.)			55.00%	(\$37,788,968)	
Less possible ineligible costs			2.25%	\$1,545,912	
Estimated Total Cost to Barrington				\$32,464,158	

Nayatt Elementary School

New Construction

Total Population: 371P

Max. Allow. Area: 63,812 SF

Key Aspects of Proposed Option:

- Includes comprehensive site improvements similar to that of the addition/renovation option
- Contemplates new construction on existing or alternative site (of similar size)
- Flood plain complications may limit opportunity for ideal placement of new building
- Includes similar premiums for sustainable site and building design + flood plain premium

Total Project Costs: \$68.7 M

Cost to Barrington: \$32.5 M

Primrose Elem. School / (PK-3, 36,000 GSF)



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Primrose Elem. School / (PK-3, 36,000 GSF)



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Primrose Elementary (PK-3) / Additions and Renovations



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Additions and Renovations ~ Primrose Elementary School				
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)	
PK-3	461	161	2029-30	
Max. Area Allowed	74,221	SF per student as per RIDE		
Existing Building	36,000	As per owner provided information		
Proposed Renovation	30,600	85%	Approximate Utilization of Ext.	
Proposed New Construction	43,621	Delta of max. allowed and ext. usable		
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	8.52	Acre	\$525,000	\$4,473,000
Parking Lot & Vehicular Circ.	146	space	\$11,250	\$1,638,000
Building Haz. Mat. Abatement	36,000	SF	\$28.50	\$1,026,000
Partial Building Demolition	5,400	SF	\$21.50	\$116,100
New Construction	43,621	SF	\$545.00	\$23,773,445
Existing Building Renovation	30,600	SF	\$425.00	\$13,005,000
Geothermal Bore Field & Systems Premium	74,221	SF	\$22.50	\$1,669,973
Carbon Neutral & Netzero Premium	74,221	SF	\$18.50	\$1,373,089
Subtotal		Avg/sf	\$634.25	\$47,074,606
Design/Scope Contingency	10.00%		\$697.67	\$4,707,461
Phasing & Logistics Costs (Contemplates occupied Site)	3.25%		\$718.29	\$1,529,925
Flood plain premium (Compensation, site, & const.)	2.50%		\$718.29	\$1,176,865
Subtotal		Avg/sf	\$734.14	\$54,488,856
Cost Escalation	12.9%	Mid 2025	6.25%/year	\$7,023,954
Total Construction Cost (With Escalation)			\$828.78	\$61,512,811
Portable Classrooms for Phasing		# CRs	Months	
Portable Lease Costs (1CR/Month)	\$9,155	6	30	\$1,647,820
Soft Costs	20.00%			\$12,302,562
Total Project Costs			\$1,016.74	\$75,463,193
State Reimbursement (based upon 2023 max.)			55.00%	(\$41,504,756)
Less possible ineligible costs			2.25%	\$1,697,922
Estimated Total Cost to Barrington				\$35,656,359

Primrose Elementary School

Additions and Renovations

Total Population: 461P

Max. Allow. Area: 74,221 SF

Key Aspects of Proposed Option:

- Includes comprehensive site improvements inclusive of parking, bus/parent circulation, outdoor education and play
- Includes premiums for sustainable site and building design (excludes flood plain premium)
- Contemplates reuse of 85% of existing building with sizeable addition

Total Project Costs: \$75.5 M

Cost to Barrington: \$35.7 M

Primrose Elementary (PK-3) / New Construction



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New Construction - Primrose Elementary School

Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)
PK-3	461	161	2029-30
Max. Area Allowed	74,221	SF per student as per RIDE	
Existing Building	34,000	As per owner provided information	
Proposed Renovation	0	80%	Approximate Utilization of Ext.
Proposed New Construction	74,221	Delta of max. allowed and ext. usable	

Project Cost Summary

Scope of work	Amf.	Unit	Cost/Unit	Cost
Site Improvements	8.52	Acre	\$525,000	\$4,473,000
Parking Lot & Vehicular Circ.	146	space	\$11,250	\$1,638,000
Building Haz. Mat. Abatement	34,000	SF	\$28.50	\$969,000
Full Building Demolition	34,000	SF	\$18.50	\$629,000
New Construction	74,221	SF	\$545.00	\$40,450,445
Existing Building Renovation	0	SF	\$425.00	\$0
Geothermal Bore Field & Systems Premium	74,221	SF	\$22.50	\$1,669,973
Carbon Neutral & Netzero Premium	74,221	SF	\$18.50	\$1,373,089
Subtotal		Av g/sf	\$689.87	\$51,202,506
Design/Scope Contingency	10.00%		\$758.85	\$5,120,251
Phasing & Logistics Costs (Contemplates occupied Site)	3.25%		\$781.27	\$1,664,081
Flood plain premium (Compensation, site, & const.)	2.50%		\$781.27	\$1,280,063
Subtotal		Avg/sf	\$798.52	\$59,266,901
Cost Escalation	12.9%	Mid 2025	6.25%/year	\$7,639,874
Total Construction Cost (With Escalation)				\$901.45
				\$66,906,775
Portable Classrooms for Phasing		# CRs	Months	
Portable Lease Costs (1CR/Month)	\$9,155	6	0	\$0
Soft Costs	20.00%			\$13,381,355
Total Project Costs			\$1,081.74	\$80,288,130
State Reimbursement (based upon 2023 max.)			55.00%	(\$44,158,471)
Less possible ineligible costs			2.25%	\$1,806,483
Estimated Total Cost to Barrington				\$37,936,141

Primrose Elementary School

New Construction

Total Population: 461P

Max. Allow. Area: 74,221 SF

Key Aspects of Proposed Option:

- Includes comprehensive site improvements similar to that of the addition/renovation option
- Contemplates new construction on existing or alternative site (of similar size)
- May require use of undeveloped land toward east side of site (verification of usable area req'd)
- Includes similar premiums for sustainable site and building design

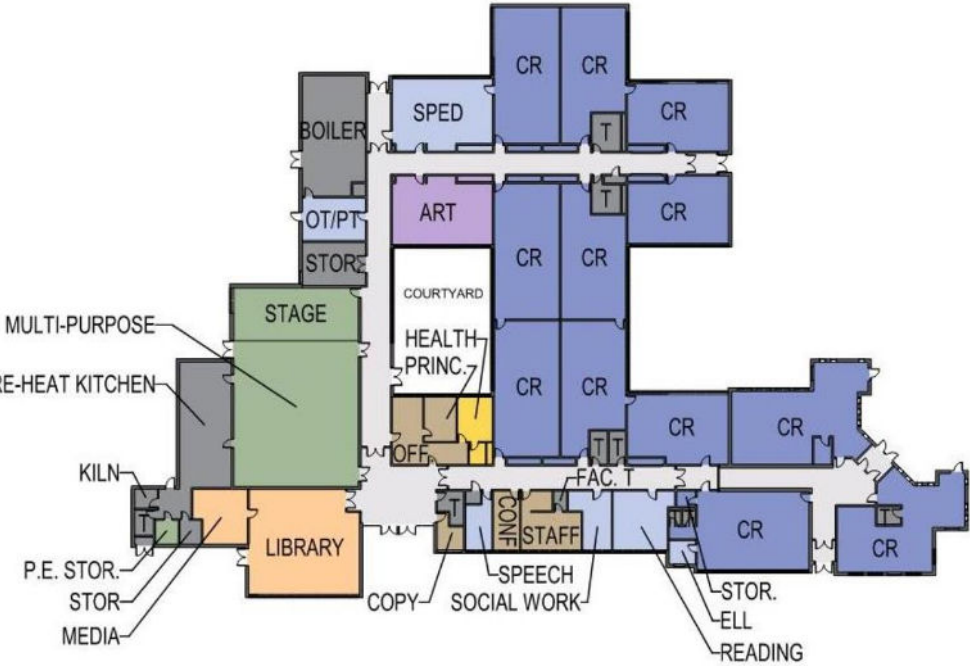
Total Project Costs: \$80.3 M

Cost to Barrington: \$37.9 M

Sowams Elem. School / (K-3, 32,700 GSF)



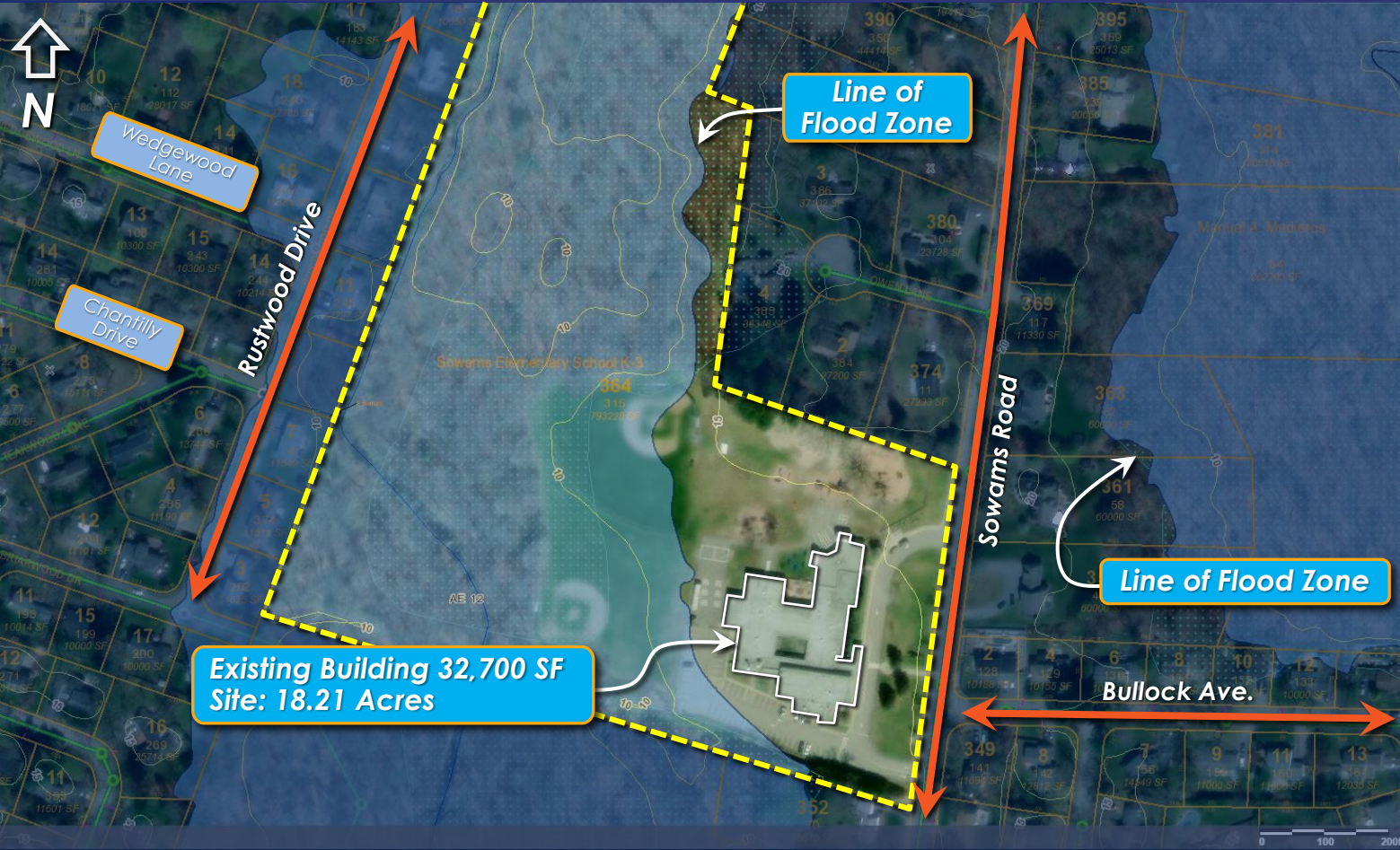
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Sowams Elem. School / (K-3, 32,700 GSF)



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Sowams Elementary (K-3) / Additions and Renovations



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Additions and Renovations ~ Sowams Elementary School				
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)	
K-3	286	180	2029-30	
Max. Area Allowed	51,480	SF per student as per RIDE		
Existing Building	32,700	As per owner provided information		
Proposed Renovation	27,795	85%	Approximate Utilization of Ext.	
Proposed New Construction	23,685	Delta of max. allowed and ext. usable		
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	13.66	Acre	\$525,000	\$7,170,188
Parking Lot & Vehicular Circ.	75	space	\$11,250	\$848,250
Building Haz. Mat. Abatement	32,700	SF	\$28.50	\$931,950
Partial Building Demolition	4,905	SF	\$21.50	\$105,458
New Construction	23,685	SF	\$545.00	\$12,908,325
Existing Building Renovation	27,795	SF	\$425.00	\$11,812,875
Geothermal Bore Field & Systems Premium	51,480	SF	\$22.50	\$1,158,300
Carbon Neutral & Netzero Premium	51,480	SF	\$18.50	\$952,380
Subtotal		Av g/sf	\$697.12	\$35,887,725
Design/Scope Contingency		10.00%	\$766.83	\$3,588,773
Phasing & Logistics Costs (Contemplates occupied Site)		3.25%	\$789.49	\$1,166,351
Flood plain premium (Compensation, site, & const.)		2.50%	\$789.49	\$897,193
Subtotal		Avg/sf	\$806.92	\$41,540,042
Cost Escalation	12.9%	Mid 2025	6.25%/year	\$5,354,771
Total Construction Cost (With Escalation)			\$910.93	\$46,894,813
Portable Classrooms for Phasing		# CRs	Months	
Portable Lease Costs (1CR/Month)	\$9,155	6	30	\$1,647,820
Soft Costs	20.00%			\$9,378,963
Total Project Costs			\$1,125.13	\$57,921,595
State Reimbursement (based upon 2023 max.)		55.00%		(\$31,856,877)
Less possible ineligible costs		2.25%		\$1,303,236
Estimated Total Cost to Barrington				\$27,367,954

Sowams Elementary School

Additions and Renovations

Total Population: 286 P

Max. Allow. Area: 51,480 SF

Key Aspects of Proposed Option:

- Includes comprehensive site improvements inclusive of parking, bus/parent circulation, outdoor education and play
- Includes premiums for sustainable site and building design + flood plain premium
- Contemplates reuse of 85% of existing building with sizeable addition

Total Project Costs: \$57.9 M

Cost to Barrington: \$27.4 M

Sowams Elementary (K-3) / New Construction



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New Construction ~ Sowams Elementary School				
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)	
K-3	286	180	2029-30	
Max. Area Allowed	51,480	SF per student as per RIDE		
Existing Building	32,700	As per owner provided information		
Proposed Renovation	0	80%	Approximate Utilization of Ext.	
Proposed New Construction	51,480	Delta of max. allowed and ext. usable		
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	13.66	Acre	\$525,000	\$7,170,188
Parking Lot & Vehicular Circ.	75	space	\$11,250	\$848,250
Building Haz. Mat. Abatement	32,700	SF	\$28.50	\$931,950
Full Building Demolition	32,700	SF	\$18.50	\$604,950
New Construction	51,480	SF	\$545.00	\$28,056,600
Existing Building Renovation	0	SF	\$425.00	\$0
Geothermal Bore Field & Systems Premium	51,480	SF	\$22.50	\$1,158,300
Carbon Neutral & Netzero Premium	51,480	SF	\$18.50	\$952,380
Subtotal		Avg/sf	\$771.61	\$39,722,618
Design/Scope Contingency	10.00%		\$848.77	\$3,972,262
Phasing & Logistics Costs	(Contemplates occupied Site) 3.25%		\$873.85	\$1,290,985
Flood plain premium	(Compensation, site, & const.) 2.50%		\$873.85	\$993,065
Subtotal		Avg/sf	\$893.14	\$45,978,930
Cost Escalation	12.9%	Mid 2025	6.25%/year	\$5,926,971
Total Construction Cost (With Escalation)			\$1,008.27	\$51,905,901
Portable Classrooms for Phasing				
Portable Lease Costs	(1CR/Month)	\$9,155	# CRs 6	Months 0
Soft Costs	20.00%			\$10,381,180
Total Project Costs			\$1,209.93	\$62,287,081
State Reimbursement	(based upon 2023 max.)		55.00%	(\$34,257,895)
Less possible ineligible costs			2.25%	\$1,401,459
Estimated Total Cost to Barrington				\$29,430,646

Sowams Elementary School

New Construction

Total Population: 286 P

Max. Allow. Area: 51,480 SF

Key Aspects of Proposed Option:

- Includes comprehensive site improvements similar to that of the addition/renovation option
- Contemplates new construction on existing or alternative site (of similar size)
- Flood plain complications may limit opportunity for ideal placement of new building
- Includes similar premiums for sustainable site and building design + flood plain premium

Total Project Costs: \$62.3 M

Cost to Barrington: \$29.4 M



- 1 Programming discussion to validate needed SF and SF/student
- 2 Further discussion on the desired level/extent of renovation
- 3 Further discussion on contingency
- 4 Refined construction schedule for escalation
- 5 Identify the critical path for the High School (projects & costs)



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RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

BARRINGTON SCHOOL BUILDING COMMITTEE

07.18.2023