

K  **ESTLE BOOS**
a s s o c i a t e s , i n c

Summary of Projects for Stage II Submission:

NEW District-wide Grade 3-5 Upper Elementary School at Hampden Meadows Site

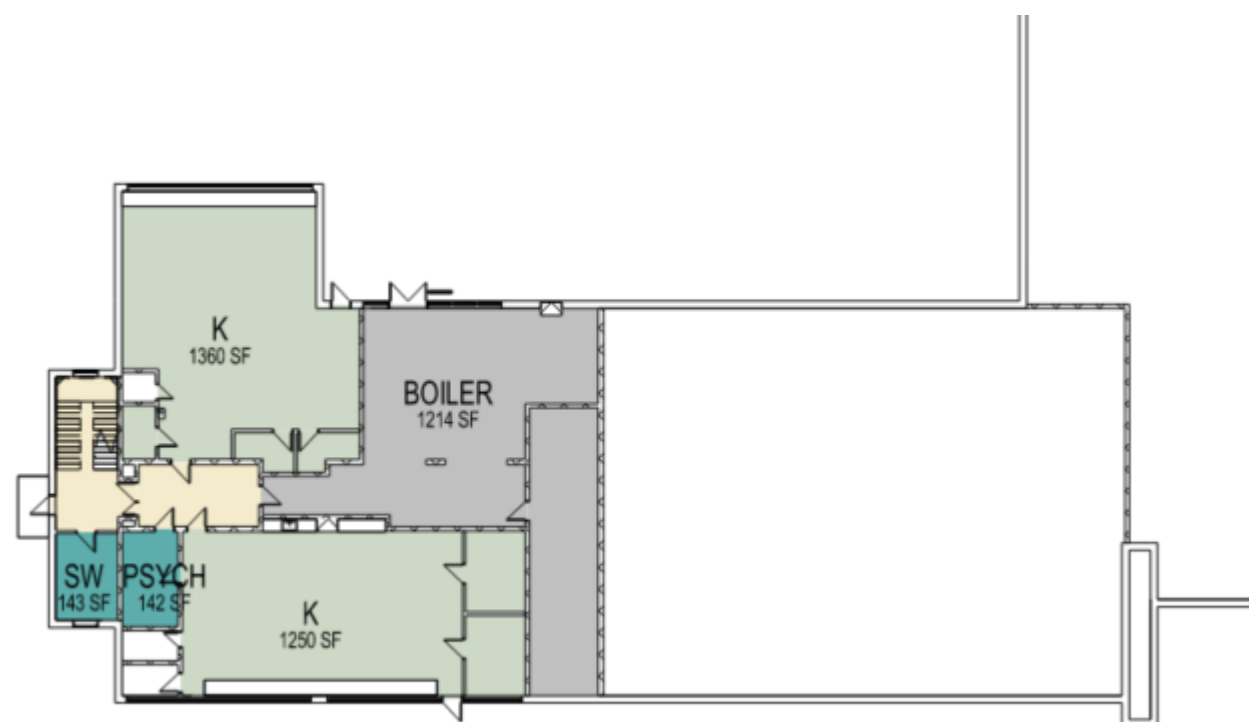
HIVE Projects - Minor educational upgrades for security, enrichment activities, and to create appropriate spaces for educational support (reading, MLL, math, speech, etc.) at each elementary school and High School.

Priority 1 & 2– Physical Deficiencies based on Professional Facility Assessment, District guidance and aligned with criteria as determined by Jacobs Report





Designates area of architectural changes. Additional spaces may require modification including but not limited to: millwork/casework and finishes to be educationally appropriate for changed use



Program Organization shown is after Grade 3 moves to new Hampden Meadows School. Configuration is based on historical number of sections at each school.



Future Programmatic Arrangement- **Nayatt**

Summary of Projects for Stage II Submission:

1. Add dedicated cooling to data closet.
2. Provide ventilation system in building.
3. Replace heating hot water zone pumps and valves in boiler room
4. Replace rooftop exhaust fans.
5. Upgrade / Replace original hydronic heat piping infrastructure throughout building.
6. Replace rooftop cooling units.
7. Replace heating hot water boilers.
8. Provide a new digital control system for entire building/equipment. (BMS System)
9. New addressable fire alarm system to be provided with voice evacuation.
10. Install new NFPA-13 Fire Suppression System



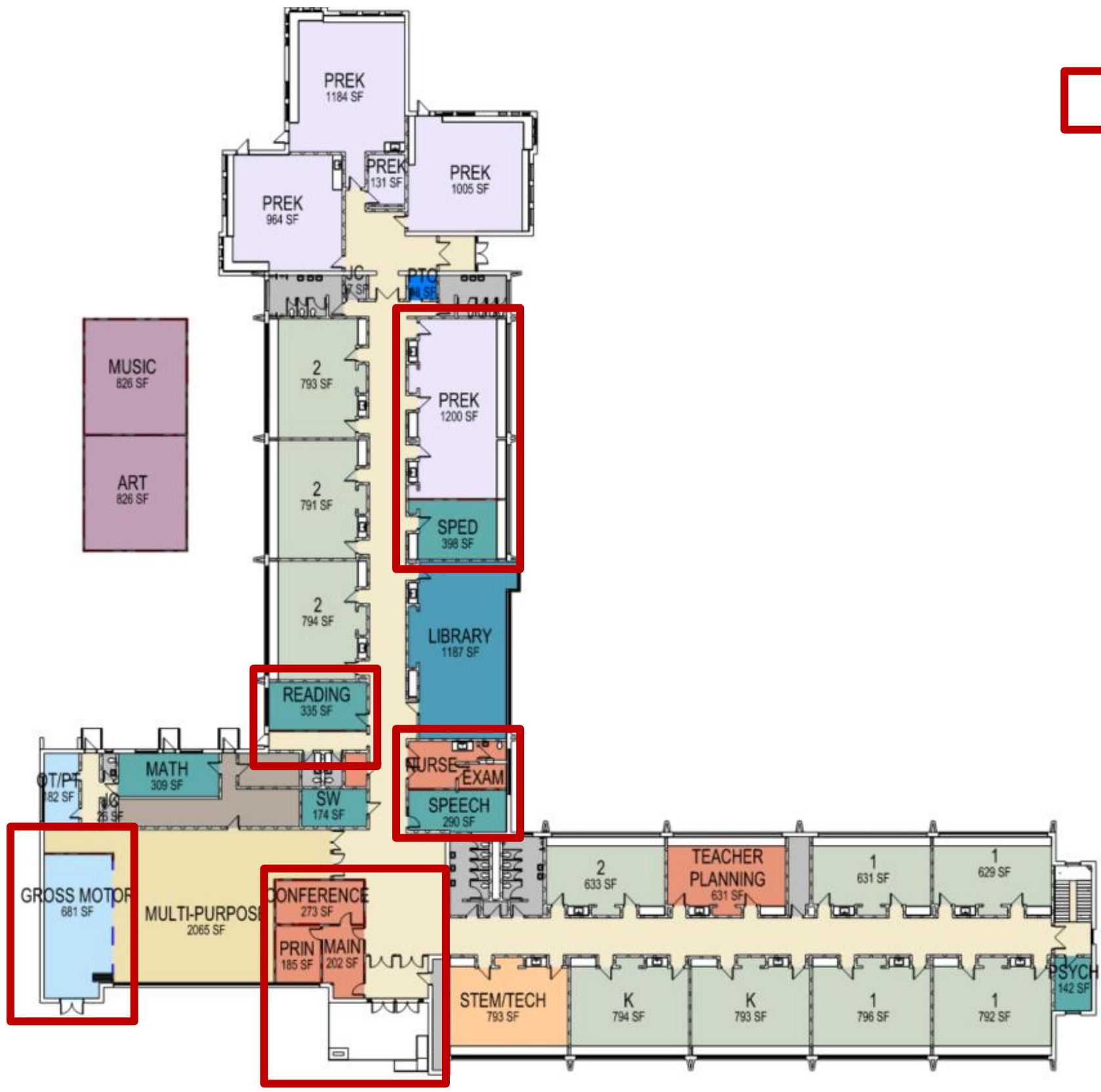
Summary of Projects for Stage II Submission:

Priority 1 & 2 Scope: **\$1.5 – 1.7 Million** (Allowance 11/29/22 Estimate)

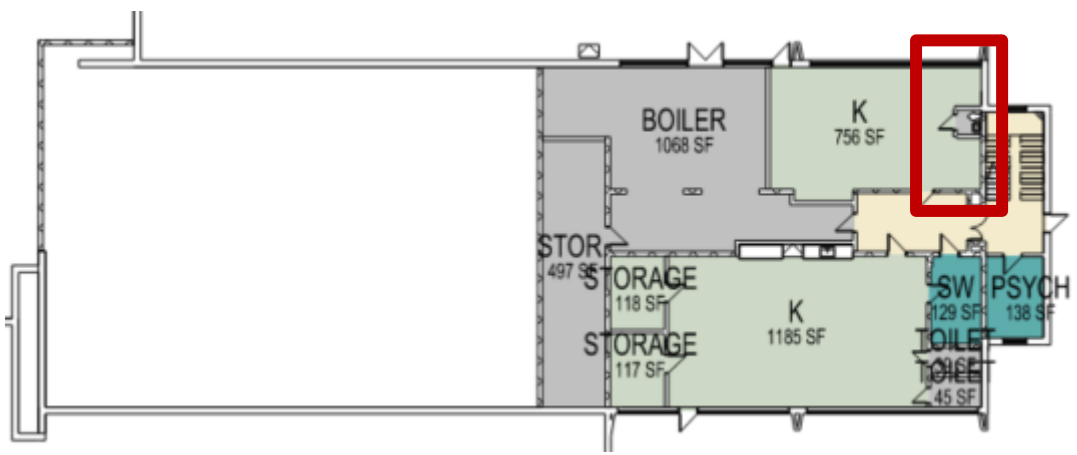
HIVE Projects: **\$1 Million** (Allowance 11/29/22 Estimate)

Total Estimated Budget Estimate: **\$2.5 – 2.7 Million** (Allowance 11/29/22 Estimate)





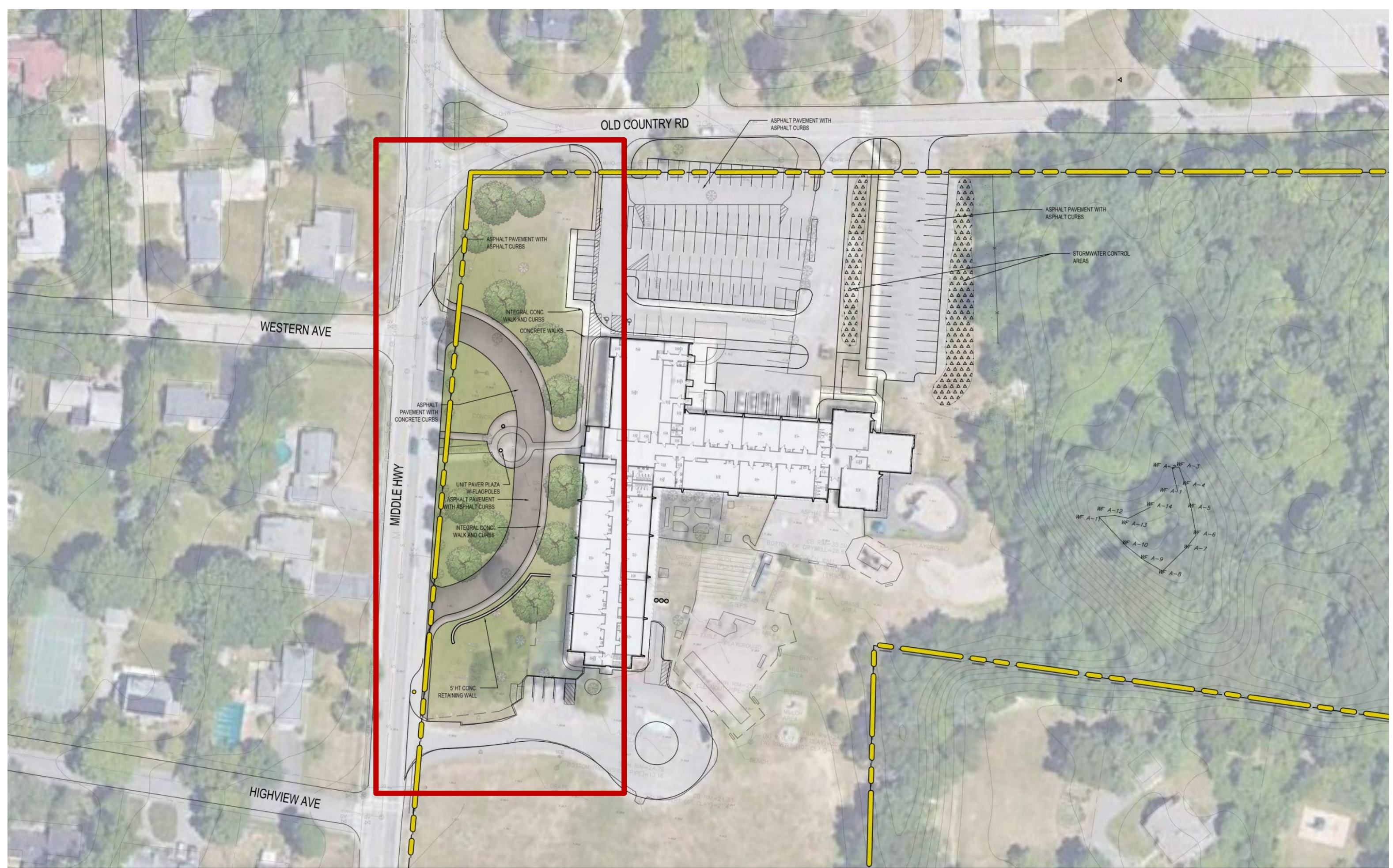
Designates area of architectural changes. Additional spaces may require modification including but not limited to: millwork/casework and finishes to be educationally appropriate for changed use



Program Organization shown is after Grade 3 moves to new Hampden Meadows School. Configuration is based on historical number of sections at each school.



Future Programmatic Arrangement- Primrose Hill



Primrose Hill– Site Plan

Summary of Projects for Stage II Submission:

1. Upgrade and Replace all exterior Metal Doors w/ Fiberglass Doors.
2. Replace existing gas boiler with two new gas fired condensing boilers (95% Efficient) and new accessories.
3. Upgrade Reheat Kitchen equipment
 - o The HVAC equipment should be added to support new equipment. Control system to modulate exhaust and make-up air to the system for energy savings.
4. New addressable fire alarm system to be provided with voice evacuation.
5. Install new NFPA-13 Fire Suppression System



Summary of Projects for Stage II Submission:

Priority 1 & 2 Scope:	\$390k – 425k (Allowance 11/29/22 Estimate)
HIVE Projects:	\$1 Million (Allowance 11/29/22 Estimate)
Total Estimated Budget Estimate:	\$1.39 – 1.42 Million (Allowance 11/29/22 Estimate)





Designates area of architectural changes. Additional spaces may require modification including but not limited to: millwork/casework and finishes to be educationally appropriate for changed use



Program Organization shown is after Grade 3 moves to new Hampden Meadows School. Configuration is based on historical number of sections at each school.

Future Programmatic Arrangement- Sowams



Summary of Projects for Stage II Submission:

1. Replace Kindergarten Kalwall skylights
2. Install New gas fired condensing boilers (95% Efficient) with all new accessories
3. Upgrade Reheat Kitchen equipment
 - o The HVAC equipment should be added to support new equipment. Control system to modulate exhaust and make-up air to the system for energy savings.
4. New addressable fire alarm system to be provided with voice evacuation.
5. Install new NFPA-13 Fire Suppression System



Summary of Projects for Stage II Submission:

Priority 1 & 2 Scope:	\$610k – 675k (Allowance 11/29/22 Estimate)
HIVE Projects:	\$1 Million (Allowance 11/29/22 Estimate)
Total Estimated Budget Estimate:	\$1.6 – 1.675 Million (Allowance 11/29/22 Estimate)





- BUILDING SUPPORT
- CAFETERIA
- CIRCULATION
- CLASSROOM
- DINING
- GYMNASIUM
- MEDIA CENTER
- MEDICAL
- MUSIC / ART
- SCIENCE CLASSROOM
- SPECIAL EDUCATION
- TEACHER PLANNING
- VOCATIONAL & TECHNOLOGY



Future Programmatic Arrangement- High School

Summary of Projects for Stage II Submission:

1. Replacement of damaged low-sloping modified Bitumen roof(s) (School)
2. Cleaning Roof Drains
3. Installing new downspouts
4. Replacement of damaged low-sloping modified Bitumen roof(s) (Press Box)
5. Field storage buildings roof repair / replacement
6. New field storage building
7. Curved Dormer Metal Roof Replacement
8. Provide adequate roof mechanical system equipment support.
9. Reinforce Gym Basketball Hoops framing
10. Remove rust from north-eastern roof structure / panels
11. Repair / Rebuild north entrance to cafeteria
12. Remove / rust along west face of the kitchen entry and re-finish framing with an appropriate coating system and the panels be replaced



13. Brick repointing
14. Install Four new gas fired condensing boilers (95% Efficient) with all new accessories.
15. Replace classroom unit ventilators w/ dehumidified (partial AC) displacement air with a Variable Air Volume (VAV) terminal unit to all classrooms.
16. Provide new air handling unit serving the Cafeteria
17. Provide air handling units that provide ventilation air to corridors, offices, etc
18. Upgrade Kitchen equipment
19. Upgrade / replace air handling units that provide ventilation air and supply dehumidified (partial AC) displacement air with a Variable Air Volume (VAV) terminal units.
20. New addressable fire alarm system to be provided with voice evacuation.
21. Upgrading / relocating of electrical systems.
22. Diesel Generator Replacement w/ Transfer switch upgrades
23. Install new NFPA-13 Fire Suppression System throughout
24. Replace public address system
25. Enhance Building Security Access Control and Monitoring systems



Summary of Projects for Stage II Submission:

Priority 1 & 2 Scope:	\$9.9 – 10.9 Million (Allowance 11/29/22 Estimate)
HIVE Projects:	\$2 Million (Allowance 11/29/22 Estimate)
Total Estimated Budget Estimate:	\$11.9 – 12.9 Million (Allowance 11/29/22 Estimate)



10.33 AC (449,975 SF)	
ZONING	
WEST	RECREATION & EDUCATION (RE)*
EAST	OPEN SPACE - PASSIVE RECREATION
SETBACKS	EXISTING PROPOSED
FRONT YARD	30' 30'
SIDE YARD	14' 14'
REAR YARD	25' 25'
MAX. BLDG. HGT.	35'
MIN. LOT SIZE	30,000 SF
PARKING	
EXISTING	52 PARKING SPACES 4 ACCESSIBLE SPOTS
PROPOSED	215 PARKING SPACES 4 ACCESSIBLE SPOTS
* RECREATION & EDUCATION (RE) AS R-25 PER ABUTTING PROPERTIES	



Hampden Meadows Upper Elementary – Site Plan





COLOR LEGEND

- ADMINISTRATION
- BUILDING SUPPORT
- CIRCULATION
- CLASSROOM
- COMMUNITY
- KITCHEN
- MEDIA CENTER
- MEDICAL
- MUSIC/ ART
- PHYSICAL EDUCATION AND ATHLETICS
- SHARED/ COMMON
- SPECIAL EDUCATION
- STUDENT DINING

21023

Hampden Meadows 3-5 Upper Elementary

297 New Meadow Rd, Barrington, RI 02806

SCALE: 1" = 40'-0"

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COLOR LEGEND

- ADMINISTRATION
- BUILDING SUPPORT
- CAREER TECH
- CIRCULATION
- CLASSROOM
- MUSIC/ ART
- PHYSICAL EDUCATION AND ATHLETICS
- SHARED/ COMMON
- SPECIAL EDUCATION
- STUDENT DINING

21023

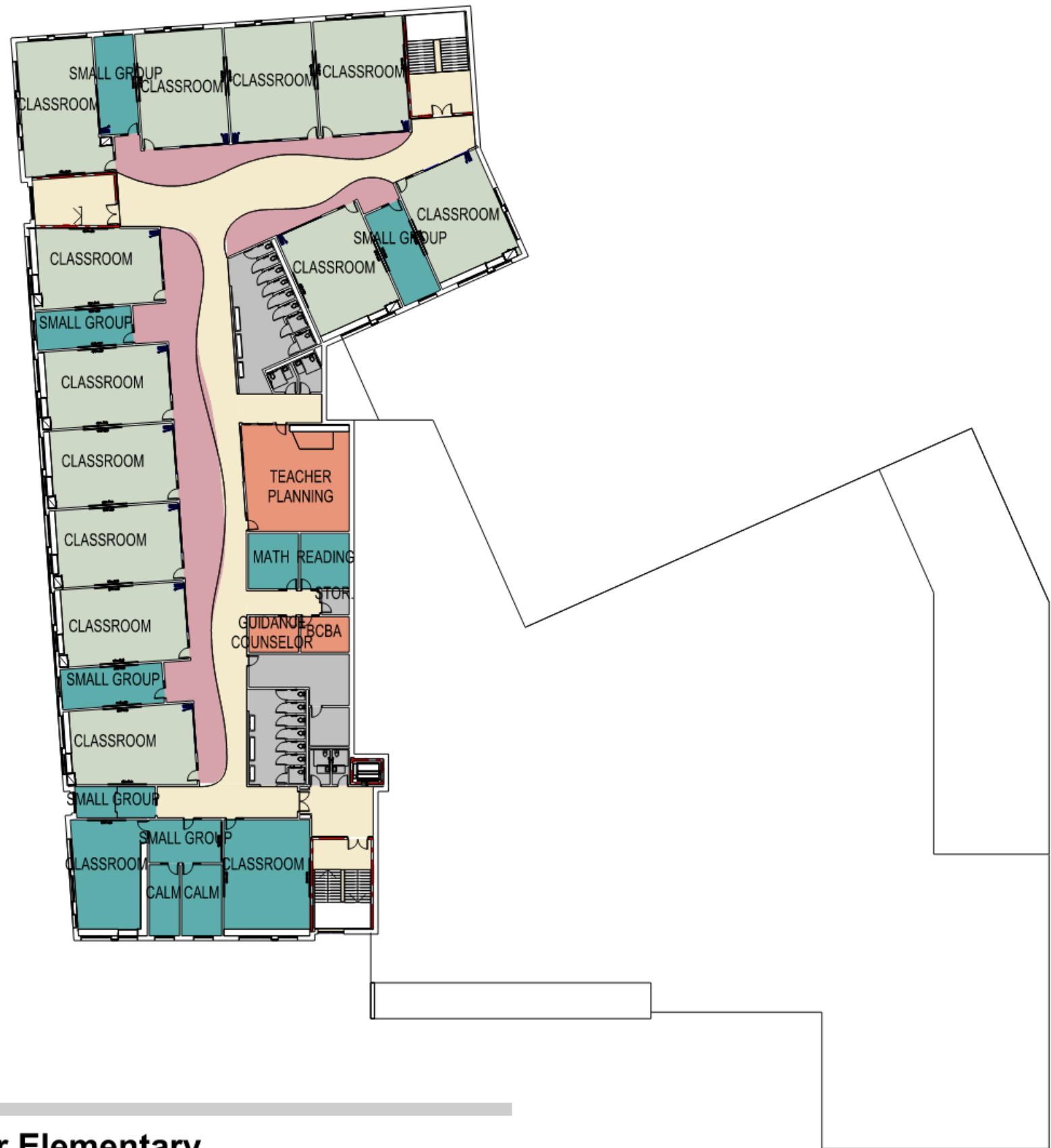
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COLOR LEGEND

- ADMINISTRATION
- BUILDING SUPPORT
- CIRCULATION
- CLASSROOM
- SHARED/ COMMON
- SPECIAL EDUCATION

21023

Hampden Meadows 3-5 Upper Elementary

297 New Meadow Rd, Barrington, RI 02806

SCALE: 1" = 40'-0"

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HAMPTDEN MEADOWS ELEMENTARY SCHOOL

DISABLED
PARKING
FOR VEHICLES
OPERATED BY
A PERSON WITH
A PHYSICAL
DISABILITY













Summary of Projects for Stage II Submission:

New Construction:	\$ 52,745,000
Site Development:	\$ 7,125,000
Demolish Existing School:	\$ 680,000
Design Contingency (15%):	\$ 9,000,000
General Conditions:	\$ 5,200,000
Insurances / Bonds:	\$ 1,750,000
Contractor Fee:	\$ 2,300,000
<u>Escalation (June 2024):</u>	<u>\$ 11,500,000</u>

Construction Cost \$ 90,300,000 (\$617/sf)

**Profession Estimate from 1/12/2023



Scope of Project for Stage II Submission:

District-wide **Grade 3-5 Upper Elementary School** at Hampden Meadows Site

Hampden Meadows

\$90,300,000 (\$617/SF) (01/12/23 Estimate)

HIVE Projects (\$5M) – KBA working to determine scope with School and District Leaders

Nayatt

\$1 Million (Allowance 11/29/22 Estimate)

Primrose

\$1 Million (Allowance 11/29/22 Estimate)

Sowams

\$1 Million (Allowance 11/29/22 Estimate)

High School

\$2 Million (Allowance 11/29/22 Estimate)

Priority 1 & 2 (\$12.5 – 13.8) – Physical Deficiencies based on Professional Facility Assessment and aligned with criteria as determined by Jacobs Report

Nayatt

\$1.5 – 1.7 Million (11/29/22 Estimate)

Primrose

\$390,000 – 425,000 (11/29/22 Estimate)

Sowams

\$615,000 – \$675,000 (11/29/22 Estimate)

High School

\$9.9 – 10.9 Million (11/29/22 Estimate)

 *Costs are Construction costs only

RIDE Stage 2 Scope Total Project Budget:

<u>Upper Elementary:</u>	\$ 90,000,000 (\$617/SF Estimate dated 1/12/23)
<u>HIVE Projects:</u>	\$ 5,000,000 (per 11/29/22 Allowance Estimate)
<u>Priority 1 & 2:</u>	<u>\$ 13,800,000</u> (per 11/29/22 Allowance Estimate)
Construction Cost	\$109,000,000
Soft Costs (20% per RIDE):	<u>\$ 21,800,000</u>
Total Project Cost:	\$130,800,000
Cost to District:	\$ 58,860,000 - \$65,400,000

***Assumed 50 - 55% Reimbursements**

**Probable Total Construction Costs include: Construction, General Conditions, Insurances, Bonds, CM FEE / Markups, Contingency & Escalation to 2024 Bid Date.



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