



ARCHITECT FOR THE
RFP – 23008 MASTER PLANNER,
RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

06.06.2023

AGENDA

- 1. TEAM INTRODUCTION**
- 2. SCHEDULE**
- 3. DESIGN**
- 4. FINANCIAL MANAGEMENT**
- 5. PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS**

TEAM INTRODUCTION

A COLLABORATIVE TEAM



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PROJECT OVERSIGHT



JEFF WYSZYNSKI
AIA

Principal-in-Charge

DAILY POINT OF CONTACT



JUSTIN HOPKINS
RA

Senior Project Manager
Team Lead

COMMUNITY ENGAGEMENT



ANTONIA CIAVERELLA
EDAC, LEED AP BD+C,
WELL FACULTY, FITWEL

Architectural Designer,
Engagement Facilitator

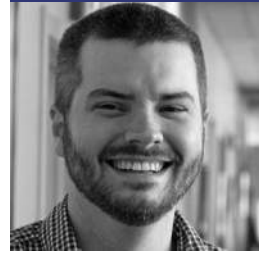
INTERIOR DESIGN



ANNA PETRONIO
NCIDQ, LEED GA, WELL AP

Registered Interior
Designer

BUILDING SYSTEMS DESIGN



BRAD PARK

Project Manager,
Consulting
Engineering Services

GM2 ASSOCIATES (MBE)
Civil/Site Engineering, Traffic,
Environmental, Geotechnical,
Survey

MICHAEL HORTON ASSOCIATES
Structural Engineering

**PAN AMERICAN
CONSULTING SERVICES**
Cost Estimating

**CONSULTING ENGINEERING
SERVICES (CES)**
MEP/FP Engineering, Security

FHI STUDIO (WBE)
Landscape Architecture

**CAVANAUGH TOCCI
ASSOCIATES**
Acoustical Engineering

**CRABTREE MCGRATH
ASSOCIATES**
Food Service Design

**MCKIBBEN DEMOGRAPHIC
RESEARCH**
Demographics Study

A COLLABORATIVE TEAM



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RHODE ISLAND STUDIO FOR
23 YEARS

STAFF OF
50 PEOPLE

90%
REPEAT CLIENTS

100+ K-12
PROJECTS



PROJECT EXPERIENCE / K-12



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CURRENT & RECENT WORK

*Frank D. Spaziano Middle School
(6-8)*

*Spaziano Annex Elementary
School (PK-5)*

*South Norwalk New Elementary
School (PK-5)*

*Madison New Elementary School
(PK-5)*

*Hartford E.B. Kennelly Elementary
School (PK-8)*

*Brookfield New Elementary
School (PK-5)*

*Pumpkin Delight Elementary
School (PK-5)*

*Latimer Lane Elementary School
(PK-5)*

Roxbury Elementary School (K-8)

Oxford Middle School (6-8)

*William J. Johnston Middle
School (6-8)*



What's makes usus?

***Done something so many times
you can do it in your sleep?***



*What does the
journey of discovery
feel like?*



SCHEDULE



COLLABORATIVE APPROACH

Empower the whole team to ask questions and challenge information

ENGAGING THE TEAM

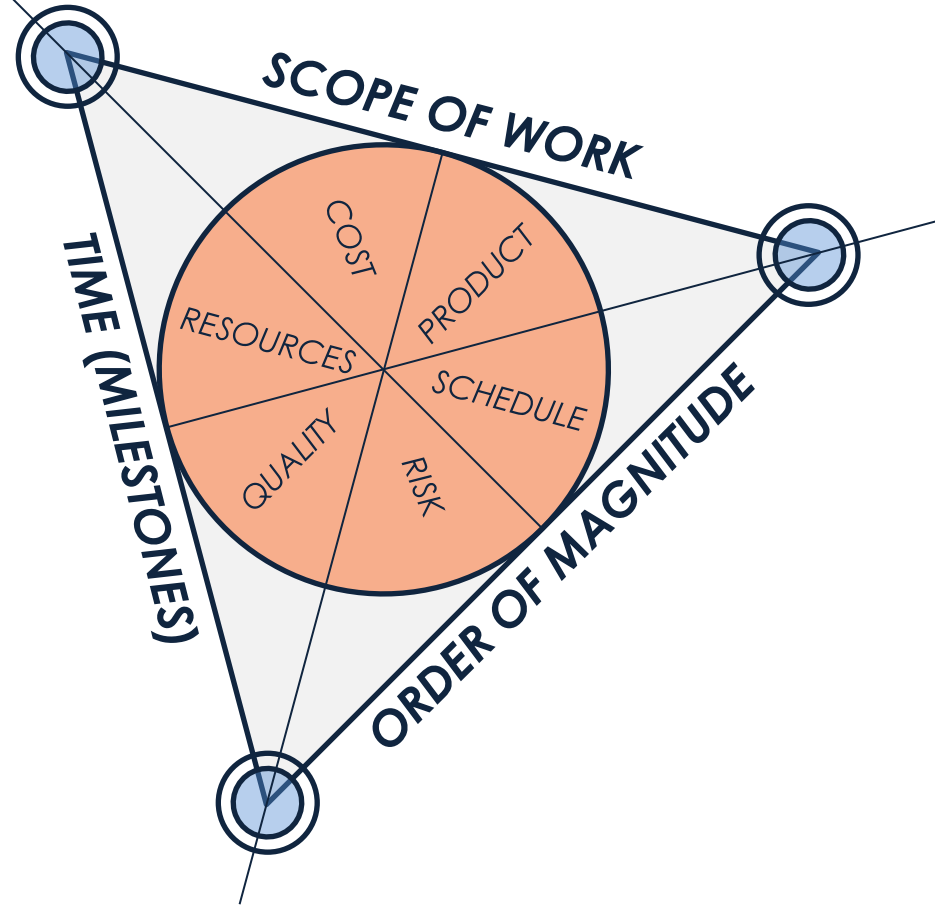
Partnership with Town, BPS, RIDE, School Committee and Downes, working towards common goal

EMBEDDED QUALITY

Senior staff not associated with the project provides a fresh set of eyes

MANAGING THE PROCESS

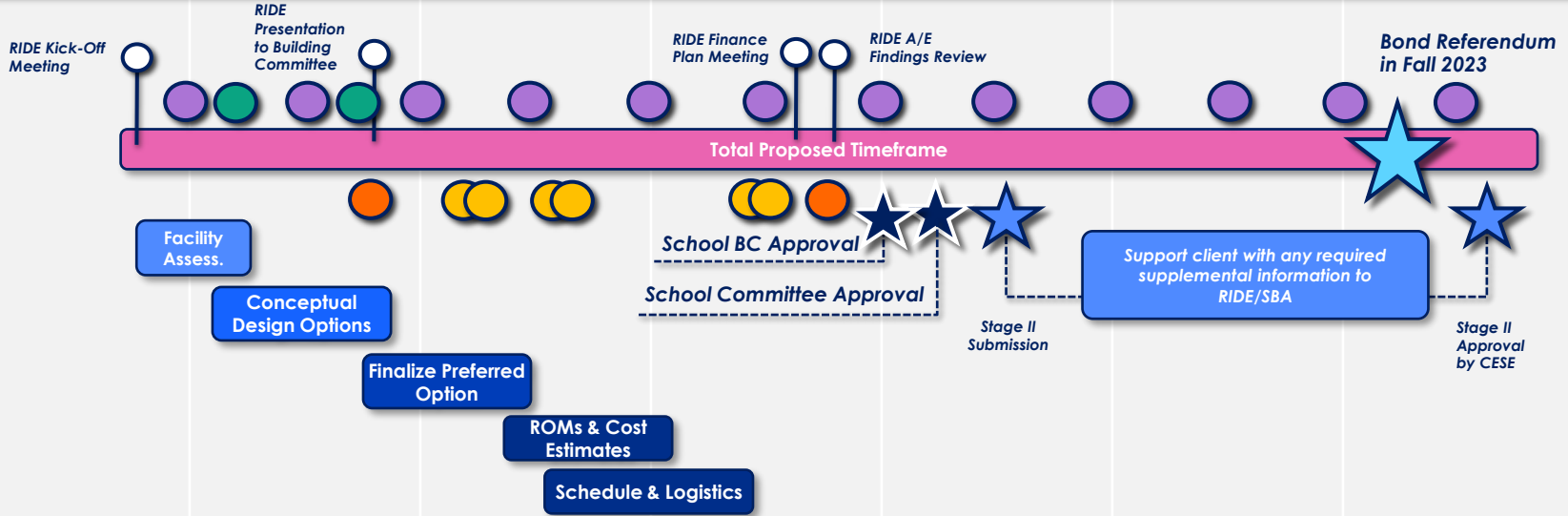
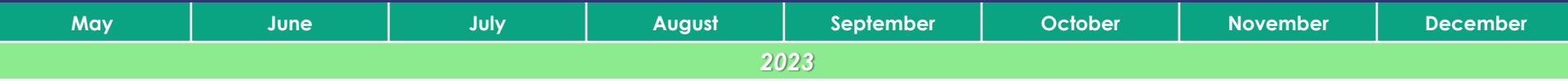
Find fair solutions and alternatives to mitigate cost impact



SCHEDULE FALL 2023 SUBMISSION *(PER EXISTING TIMELINE)*



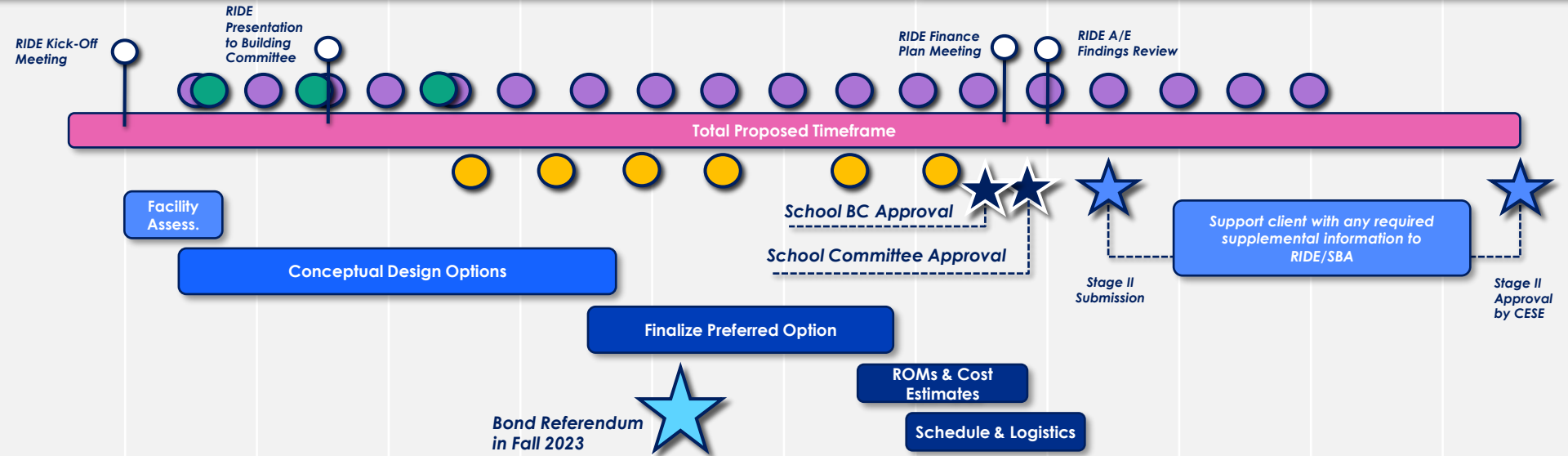
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SCHEDULE SPRING 2024 SUBMISSION (PROPOSED)



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- Progress Meetings
- Workshops
- Community Engagement / Forums
- Town Meetings/Approvals
- RIDE Meetings

HOW IDEAS GET BUILT / THE CONVERSATIONS



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DESIGN

PROCESS & APPROACH

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

WHY IT MATTERS? / YOUR MISSION



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"Empower all students to excel in character, citizenship, collaboration, creativity, communication and critical thinking, so that they may positively impact the future."

WHY IT MATTERS? / YOUR THEORY OF ACTION



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If we...

Then
we'll
see...

So
that...

Develop
common
performance
tasks & align
with **Deep
Learning**



Rigor &
Coherence



Focused
learning



Continuous
Improvement



Social-Emotional
Engagement



Students find their
talents & purpose



Students master
academic content



Students grow socially &
emotionally



Students apply learning for
common good

"Empower all students to excel in character, citizenship, collaboration, creativity, communication and critical thinking, so that they may positively impact the future."



Global Citizens & Life-long Learners

Decide Together

Consider Other
Perspectives

Resilience & Curiosity
(no fear, no failure)

*The built environment can
play an important role!*

Collaborative & Creative

Design Thinking!

Interdisciplinary
Connections

Display In-Progress

Iterate & Reinvent

Book to Project

BIG PICTURE, SMALL DETAILS



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EQUITY

Unified quality of educational environment and delivery.



STANDARDIZATION

Consistency in detailing, standards, building systems and FF&E.



ECONOMIES OF SCALE

Increased buying power, for quality/bulk furniture, equipment, etc.



OPERATIONAL SAVINGS

Simplifies maintenance training and expenses.



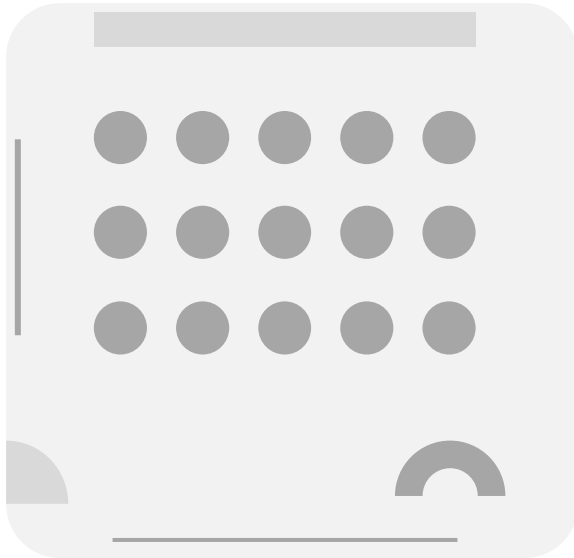
PLACEMAKING

Use local and surrounding elements to allow students, faculty and the community to find refuge.



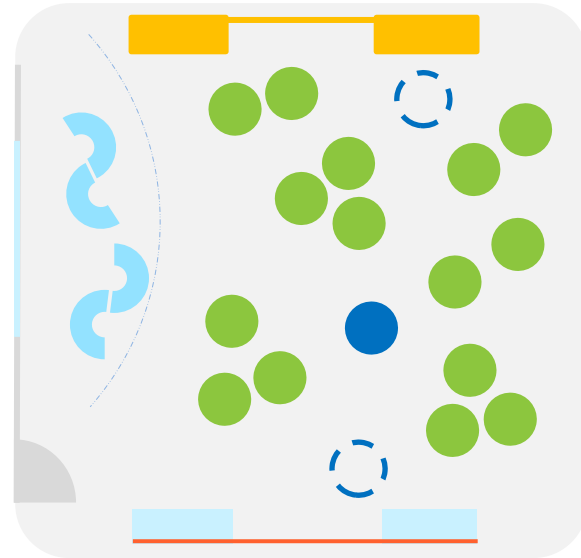
ORGANIZATIONAL FLEXIBILITY

Cohesive teaching environments create flexibility in staffing, reduce learning curve.



Elements Identified through
Conversations

VS



How those Elements
Make the Space

WHY IT MATTERS?



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Harvard Schools for Health <https://schools.forhealth.org/>

Whole Child Wellness~

WELL is for people...

BUILDING COMPONENTS

AND THEIR
EFFECTS
ON

HUMAN HEALTH

WHY IT MATTERS? / THE IMPACT OF ENVIRONMENTS



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Envelope technology
accounts for

30%

Of energy used

Higher levels of
outdoor air
contributes to higher
test scores in math
and reading

Connections
between
dampness, leaky
envelopes &
respiratory health

With proper
ventilation rates,
students complete
schoolwork tasks

8% faster

Sense of belonging
improves grades,
engagement &
advanced course
selection

Increases
happiness and
pro-social
behavior

40 sec.

In nature, or views
to nature, leads to
fewer mistakes on
focused tasks

In daylit classrooms,
students progress

20% Faster on
math tests
26% Faster on
reading
tests



10%

OF A BUILDING'S
LIFETIME COST IS IN THE
CONSTRUCTION BUDGET

90%

OF THE TOTAL COST OF
BUILDING OWNERSHIP IS IN THE
OPERATING COST

SUSTAINABILITY NE-CHPS



Compliance with NE-CHPS in accordance with RIDE requirements:

- Work with project stakeholders to determine which credits are valuable
- Best “bang for your buck” credits
- Focus on **reduction in energy** to achieve the most possible credits
- Goal is to provide an **efficient, healthy, and environmentally responsible** building

Collaborative for High Performance Schools (CHPS)
Project Scorecard: NE-CHPS Version 3.2

School Name: Spauldine Elementary School									
Project Scorecard: NE-CHPS Version 3.2									
School Information				Operations & Metrics					
LEED Accredited	Yes	USGBC	LEED	OM 1.0	Facility Staff and Occupant Training	P	3		
LEED Certified	Yes	USGBC	LEED	OM 2.1	Post Occupancy Transition		2		
School Address:	1000	USGBC	LEED	OM 3.0	Performance Benchmarking	P	2		
LEED Rating:	Platinum	USGBC	LEED	OM 4.1	High Performance Operations		4		
LEED Project Name:	1000	USGBC	LEED	OM 5.0	Systems Maintenance Plan	P	1		
LEED Project Number:	1000	USGBC	LEED	OM 6.0	Indoor Environmental Management Plan	P	2		
LEED Project Location:	1000	USGBC	LEED	OM 7.1	Green Cleaning		2		
LEED Project Type:	1000	USGBC	LEED	OM 8.0	Integrated Pest Management	P	1		
LEED Project Start Date:	1000	USGBC	LEED	OM 9.0	Anti-Idling Measures	P	1		
LEED Project End Date:	1000	USGBC	LEED	OM 10.1	Green Power		2		
LEED Project Status:	1000	USGBC	LEED	OM 11.0	ENERGY STAR Equipment and Appliances	P	2		
LEED Project Manager:	1000	USGBC	LEED	OM 12.1	Computerized Maintenance Management System		1	RIA	1
LEED Project Owner:	1000	USGBC	LEED						Subtotal
LEED Project Architect:	1000	USGBC	LEED						23

Section	Code	Description	Points Available	Points Earned	Notes
Energy and Environment	EE 1.1	Green Building	1	1	
Water	W 1.1	Water Savings	1	1	
	W 1.2	Water Savings	1	1	
	W 1.3	Water Savings	1	1	
	W 1.4	Water Savings	1	1	
Indoor Environmental Quality	IEQ 1.1	Green Building	1	1	
	IEQ 1.2	Green Building	1	1	
	IEQ 1.3	Green Building	1	1	
	IEQ 1.4	Green Building	1	1	
	IEQ 1.5	Green Building	1	1	
Energy Efficiency	EE 1.1	Energy Efficiency	1	1	
	EE 1.2	Energy Efficiency	1	1	
	EE 1.3	Energy Efficiency	1	1	
	EE 1.4	Energy Efficiency	1	1	
	EE 1.5	Energy Efficiency	1	1	
	EE 1.6	Energy Efficiency	1	1	
	EE 1.7	Energy Efficiency	1	1	
	EE 1.8	Energy Efficiency	1	1	
	EE 1.9	Energy Efficiency	1	1	
	EE 1.10	Energy Efficiency	1	1	

SUSTAINABILITY MECHANICAL SYSTEMS



DECISION CRITERIA	#1 - VAV (VARIABLE AIR VOLUME)	#2A CHILLED BEAMS	#2B VRF/VRV (VARIABLE REFRIGERANT FLOW)
<i>Maintenance</i>	●	●	●
<i>Reliability</i>	●	●	●
<i>Indoor Air Quality</i>	●	●	●
<i>First Cost</i>	●	●	●
<i>ROI</i>	●	●	●
<i>System Noise (ANSI S12.60)</i>	●	●	●
<i>Occupant Thermal Comfort</i>	●	●	●
<i>Ventilation</i>	●	●	●
<i>Control System</i>	●	●	●
<i>Geothermal Compatability</i>	●	●	●
<i>Energy Efficiency</i>	●	●	●

DESIGN

DEVELOPMENT OF OPTIONS

BUILD ON WHAT YOU STARTED



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PROGRAMMING MEETING MINUTES
KAESTLE BOOS ARCHITECTS, INC.
BARRINGTON PUBLIC SCHOOL
Barrington, IL
Date: June 28, 2023

Background

- Located at 301
- Close to the site of existing grade levels
- Located near all utilities and sewer lines
- Convenient location on the city street
- Close to existing parking areas
- Located near existing bus stop
- Located near existing playground
- Located near existing athletic field
- Located near existing parking lot
- Located near existing bus stop
- Located near existing playground
- Located near existing athletic field
- Located near existing parking lot

Programming Workshops

Demographics & Enrollment

5 DISTRICT & COMMUNITY DEMOGRAPHICS

NESDEC Projected Enrollment October, 2022

Year	Births	Enrollment
2000	100	100
2001	100	100
2002	100	100
2003	100	100
2004	100	100
2005	100	100
2006	100	100
2007	100	100
2008	100	100
2009	100	100
2010	100	100
2011	100	100
2012	100	100
2013	100	100
2014	100	100
2015	100	100
2016	100	100
2017	100	100
2018	100	100
2019	100	100
2020	100	100
2021	100	100
2022	100	100

Facilities Analysis

4 FACILITIES ANALYSIS

BARRINGTON HIGH SCHOOL

FACILITIES ANALYSIS

Item	Quantity	Notes
Classrooms	10	Standard classroom size
Science	2	Standard science classroom
Art	1	Standard art classroom
Music	1	Standard music classroom
Physical Education	1	Standard physical education classroom
Library	1	Standard library
Office	1	Standard office
Storage	1	Standard storage

Vision & Mission

VISION

Exceptional school districts that...
A culture of collaboration leads to...
Student centered learning is...
Continuous school and district...
District policies are necessary to ensure...

MISSION

Public School's mission is to empower...
...they may positively impact...
...future.

Strategic Plan

BUILD ON WHAT YOU STARTED



Your Community's Top 4 based on "Score"

Community Questionnaire Responses

Community Questionnaire Responses to issues RANKED	RANK	Do Not Support	Maybe	Don't Know	Important	Strongly Support	SCORE
9 Reducing/eliminating facility condition deficiencies.	1	4.9	4.9	14.8	28.9	46.6	408
2 Increasing student engagement by delivering the required curriculum in spaces that allow for collaboration, communication, and deep learning.	2	7.5	8.5	16.7	19	48.2	392
12 Improving physical education and sports for students and the community through increased/improved indoor/outdoor activity spaces/places, coordinated with the Town.	3	8.2	10.8	15.1	22.3	43.6	382
1 Equity for all schools across the District: providing equal facility space for instruction and programs.	4	10.5	8.5	19.7	14.1	47.2	379
8 Reducing/eliminating educational space deficiencies within our school buildings (provide appropriate space sizes aligned with state standards, dedicated enrichment space, etc.).	5	11.5	5.9	18.7	26.2	37.7	373
10 Eliminating severe overcrowding at all elementary schools (Please note BMS and BHS are not overcrowded).	6	13.8	8.2	13.8	22.3	42	371
11 Improving Arts for students and the community through increased/improved visual and performing arts spaces.	7	10.2	10.5	18.4	21.3	39.7	370
5 Potentially increasing the size of the school buildings through additions and/or new construction to address overcrowding across the District.	8	18	5.6	13.1	25.2	38	359
7 Planning our school facilities improvements to maximize RIDE funding from 35% to 52-1/2% based on available RIDE incentives	9	13.4	10.2	21	22.3	41	352
3 Preparing for the potential for Universal Pre-School in 2028, while providing the currently mandated IDEA preschool program.	10	19	8.2	21.3	20	31.5	335
4 Potentially reconfiguring the grade levels to address increased enrollment and align with best practice teaching models and idealized student support services.	11	20.7	9.2	23.9	18.7	27.5	323
6 Explore innovative ways to organize our schools with a thematic focus such as Arts-based or STEM-focused.	12	22.3	13.4	18.7	19.3	26.2	313

1

Facility
Conditions

(408)

2

Student
Engagement &
Deep Learning

(392)

3

Physical
Education &
Activity Areas

(382)

4

Equity
Districtwide

(379)

But based on % of "Important & Strongly Support", the conversation is about *overcrowding, capacity, space deficiencies, and overall building size...*



When planning consider this...

Swing Space - Develop options that include options for “swing” space to allow for comprehensive renovations. Cost efficient & less disruptive.

Value - Analyze complex phased renovations vs. new build. Understand dollars invested that stay in the school vs. the process to enable the project.

Flexibility - Review flexibility of all options to understand ability to adapt, modify, and evolve with changing learning environments & enrollment fluctuation.

Prioritization & Affordability - Prioritize need across district, keep affordability paramount in the discussion.



Benchmarking Your Buildings

School Building	Grade Level	Building Area	Enroll. FY23	Enroll. FY24	RIDE
Barrington High School	9-12	177,600	1,140	1,116	(185 x 1,116) 206,460 gsf - 28,860 gsf
Hampden Meadows Elementary School	4-5	49,350	485	453	(163 x 453) 73,839 gsf - 24,309 gsf
Nayatt Elementary School	K-3	34,000	336	337	(177 x 337) 59,649 gsf - 25,649 gsf
Primrose Hill Elementary School	PK-3	36,000	376	372	(172 x 372) 63,984 gsf - 27,984 gsf
Sowams Elementary School	K-3	32,700	259	264	(180 x 264) 47,520 gsf - 14,820 gsf

DEFINING TRUE VALUE / YOUR SCHOOL FACILITIES



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Sample Analysis Elementary School

365 +/- Students, 173x365 ~ 63,000 gsf
Approximately ~ 50.4 M TPC

1

2

3

Topic for Consideration

Renovation *Without*
Addition

Renovation *With*
Addition

New
Construction

Possibility of unforeseen conditions,
conflicts, and cost increases

Very Likely, est.
4-7% of construction
\$3,024,000
+\$2,106,000

Somewhat Likely, est.
3-5% of const.
\$2,016,000
+\$1,008,000

Somewhat limited, est.
1-3% of const.
\$1,008,000
\$0

General Conditions Analysis
(Typically range between 5-10% of the
construction cost)

36 Months (uses 10%)
\$5,040,000
+\$2,520,000

30 Months (uses 8%)
\$4,032,000
+\$1,512,000

18 Months (uses 5%)
\$2,520,000
\$0

Temporary Facilities & Field Office
Administrative Expenses

(Typically between \$25,000 ~ \$35,000 per/month)

36 Months
\$1,080,000
+\$540,000

30 Months
\$900,000
+\$360,000

18 Months
\$540,000
\$0

Probable Delta in Costs

\$5.1M

\$2.9M

\$0

DEFINING TRUE VALUE / YOUR SCHOOL FACILITIES



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Category	1 Renovation <i>Without</i> Addition	2 Renovation With Addition	3 New Building
<i>Program Improvement</i>	●	●	●
<i>Operational Improvement</i>	●	●	●
<i>Construction Cost</i>	●	●	●
<i>Value of Completed Project</i>	●	●	●
<i>Abatement/Demolition</i>	●	●	●
<i>Additional Site Related Costs</i>	●	●	●
<i>Work to Existing Buildings</i>	●	●	●
<i>Swing Space</i>	●	●	●
<i>Disruption to Students</i>	●	●	●
<i>Parent & Bus Separation</i>	●	●	●
<i>Safety & Security</i>	●	●	●
<i>21st Century Environment</i>	●	●	●



- Not desirable
- Acceptable
- Ideal

NAVIGATING THE RIDE PROCESS



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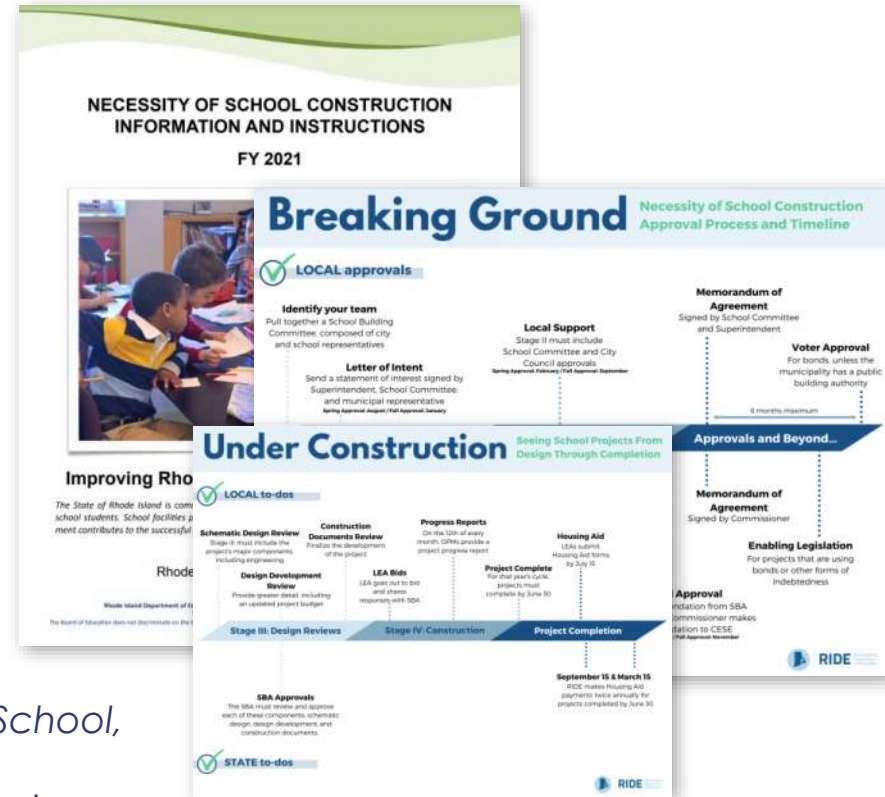
1 **Continuous Coordination –**
Early engagement with Barrington

2 **Partnership with Downes during Stage II**

3 **Experience working with the Director of RIDE –** clear expectations, consistent communications

4 **Be prepared –** Comprehensive documentation, organized, easy access to information

5 **Recent and Active Projects –** Spaziano Annex Elementary, Spaziano Middle School, PPS Media Centers, Pawtucket Public Schools, Westerly Elementary School (Building Committee)





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

In order to qualify for the increased share ratio for the temporary bonuses, 25% of the project costs, or a minimum of \$500,000, must be specifically directed to these purposes.

Commence by 2022 - Complete by 2027



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.

Commence by 2023 - Complete by 2028



Replacement

Replacement of a facility that has a Facility Condition Index of 65% or higher 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.



Newer & Fewer

Consolidation of two or more school buildings (Newer and Fewer) into one school building 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.



Senate Bill 0454 & House Bill 5792

- Increase Base Reimbursement
- Increase Maximum Incentive Reimbursement
- Extend Bonus Incentives

May 8 – Barrington SC Endorsed Legislation

13 one hundred percent (100%) to yield the housing aid share ratio, provided that in no case shall the
14 ratio be less than thirty percent (30%). Provided, that effective July 1, 2010, and annually at the
15 start of each fiscal year thereafter, the thirty percent (30%) floor on said housing-aid share shall be
16 increased by five percent (5%) increments each year until said floor on the housing-aid share ratio
17 reaches a minimum of forty percent (40%). This provision shall apply only to school
18 housing projects completed after June 30, 2010, that received approval from the board of regents
19 prior to June 30, 2012. Provided further, for the fiscal year beginning July 1, 2012, and for

17 (f) For any new construction or renovation that increases the functional utilization of any
18 facility from less than sixty percent (60%) to more than eighty percent (80%), including the
19 consolidation of school buildings within or across districts, the school housing aid ratio shall be
20 increased by five percent (5%) so long as construction of the project commences by ~~December 30,~~
21 ~~2023~~ June 30, 2024, is completed by December 30, 2028, and a two hundred fifty million dollar
22 (\$250,000,000) general obligation bond is approved on the November 2018 ballot. In order to
23 qualify for the increased share ratio, twenty-five percent (25%) of the project costs or a minimum
24 of five hundred thousand dollars (\$500,000) must be specifically directed to this purpose.



Consider additional funding opportunities:



★ ★ ★ ★ ★ ★ ★ ★ ★ ★
INFLATION REDUCTION
ACT OF 2022



Learning Inside Out



School Building Authority Capital Fund
Fiscal Year 2023 Application



Rhode Island
Energy™

a PPL company

FINANCIAL MANAGEMENT

PROJECT COSTS



Cost Summary Table			
Site Development			
Scope of Work	Cost per unit	Unit	Comment
Site Improvements	\$425,000.00	acre	basic fields, grading, utilities
Parking Lot & Vehicular Circ.	\$10,250.00	space	space
Play Areas (Age Appropriate @ 6,500 sf)	\$85,000.00	ea.	Equipment structure only
Sanitary System Expansion/Upgrade		ls	TBD
Building Summary			
Scope of Work	Cost per unit	Unit	Comment
Demolition (+ haz mat, environ.)	\$43.50	sf	Full structure demo
PCB	\$17.50	sf	Assumes caulking and utilities
ACM	\$9.50	sf	Assumes full bldg. removal
Avg. Building Demo	\$16.50	sf	Full structure demo
Renovate as New	\$450.00	sf	based upon renovate as new
New Construction	\$535.00	sf	masonry with steel frame
Sustainability / Carbon Neutral ~ Initiative			
Scope of Work	Cost per unit	Unit	Comment
Geothermal Bore Field	\$18.50	sf	Assumes an EUI of 25 or less
Photo Voltaic Array	\$15.00	sf	Assumes an EUI of 25 or less
Soft Costs (Design, FF&E, Fees, Printing)	19.50%		See detail breakdown
Reimbursement Rate - New	11.07%		* 2023
Reimbursement Rate - RNV	21.07%		* 2023
Incentives	1-3%		of TPC

Soft Cost Itemized Listing		Projected Value
1	Architectural and Engineer Services	
1-1	Architectural Design - Pre referendum	
1-2	Architect Fees	
1-3	Offsite Roadway & Utility	
2	Other Professional Fees (
2-1	Project Management / C	
2-2	Commissioning	
2-3	Site - Environmental Cor	
2-4	Building - Environmental	
2-5	Environmental Consultar	
2-6	Wetlands Review and Id	
2-7	Third Party Review (Land	
2-8	Property Survey	
2-9	Geotechnical Boring and	
2-10	Traffic Study	
2-11	Independent Cost Estim	
2-12	Special Testing and Insp	
2-13	Other consultants (build	
2-14	Moving	
3	Town Professional Fees	
3-1	Town Legal Services	
3-2	Bond Counsel Fees	
3-3	Builders Risk Insurance	
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	

Construction Costs + Soft Costs

(A comprehensive approach to costs)

PROJECT COSTS / RENOVATION VS. NEW CONSTRUCTION



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Renovation
Average
\$620-\$700 / SF



\$761/SF

Maria Sanchez Elementary
Hartford, CT
Completion 2027

New Construction
Average
\$550-\$620 / SF



\$485/SF

Spaziano Annex Elementary
Providence, RI
Completion 2023



\$633/SF

Hillcrest Middle
Trumbull, CT
Completion 2028



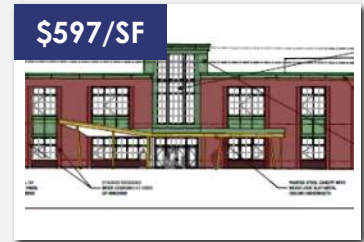
\$660/SF

E.B. Kennelly School
Hartford, CT
Completion 2026



\$598/SF

Madison Elementary
Madison, CT
Completion 2025



\$597/SF

South Norwalk Elementary
Norwalk, CT
Completion 2025

PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS

SIMILAR EXPERIENCE / OCCUPIED SCHOOL CAMPUS



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Least Impact

Most Impact

Candlewood Lake Elementary School

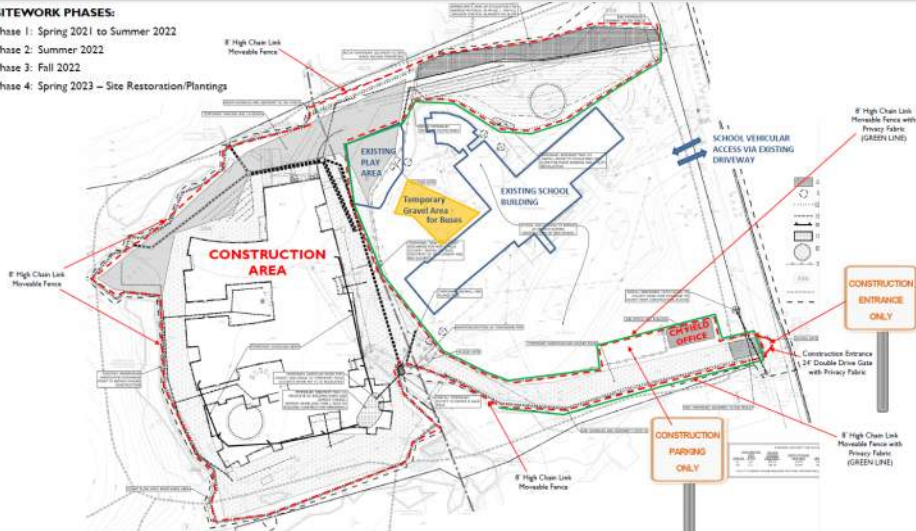
SITWORK PHASES:

Phase 1: Spring 2021 to Summer 2022

Phase 2: Summer 2022

Phase 3: Fall 2022

Phase 4: Spring 2023 – Site Restoration/Plantings



"Greenfield"

Ample site area,
new construction
adjacent to
existing school –
single construction
phase & move

SIMILAR EXPERIENCE / OCCUPIED SCHOOL CAMPUS



Tecton
ARCHITECTS

Least Impact

Most Impact



Oxford Middle School



“School Campus”
New construction
on open land
between two
schools – some
coordination



SIMILAR EXPERIENCE / OCCUPIED SCHOOL CAMPUS



Tecton
ARCHITECTS

Least Impact

Most Impact

William J. Johnston Middle School



“Built-In Swing Space”
Oversized, aging facility – renovation with minimal impact on education.



SIMILAR EXPERIENCE / OCCUPIED SCHOOL CAMPUS



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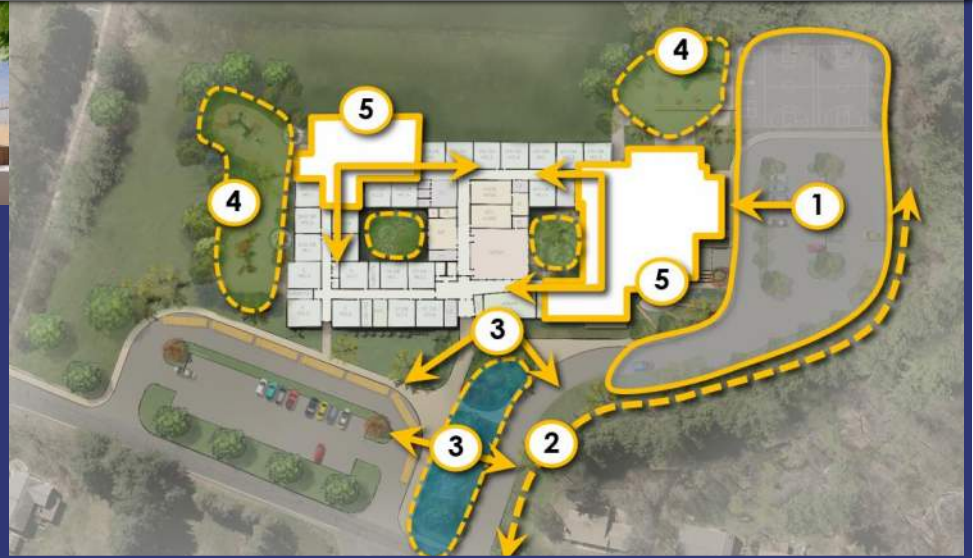
Least Impact

Most Impact

Latimer Lane Elementary School



“Tight-Squeeze”
Limited swing space within the building prolongs construction and impact on students.



A COMPREHENSIVE APPROACH



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Work together to develop a milestone schedule on Day 1.

(Scope, critical checkpoints, review periods, work completed to date)

Prioritize an early decision on reuse vs. replacement.

(Building condition, potential for reuse, quality of education/space, costs, phasing/schedule)

Align educational vision and building program.

(Translate the educational vision to space program, test-fit the options, depict graphically)

Clearly communicate the options and why.

(Conceptual graphics, site plans, pros/cons, time, tax impact)

Work in partnership with RIDE.

(Early engagement, consistent communications, supporting documents)

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BARRINGTON
FLOOR PLANS

CASE STUDIES

SCHOOL SECURITY

SUSTAINABILITY

THANK YOU!