



Tecton
ARCHITECTS

RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

Community Conversation #1

AT BARRINGTON MIDDLE SCHOOL

09.20.2023

As presented at Community
Conversation #1 - 9.20.2023

Roadmap



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Start: 6:00PM

5
min

Introductions, Goal & Considerations

5
min

Key Components

10
min

PREFERRED OPTIONS

10
min

RESEARCH & BENCHMARKING

10
min

DISCUSSION & NEXT STEPS

*Opportunities
for discussion
along the way*

5
min

How to Stay Connected

10+
min

Interactive Feedback, Q&A



Discussion



Discussion

As presented at Community
Conversation #1 ~ 9.26.2023

Introductions



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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

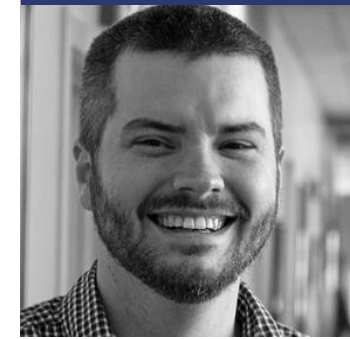
INTERIOR DESIGN



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

CAVANAUGH TOCCI ASSOCIATES
Acoustical Engineering

CRABTREE MCGRATH ASSOCIATES
Food Service Design

**MCKIBBEN DEMOGRAPHIC
RESEARCH**
Demographics Study

As presented at Community
Conversation #1 ~ 9.20.2023

EMERSON STUDIO (WBE)
Landscape Architecture



School Committee

Committee Chair:

Patrick McCrann

Committee Members:

Amanda Regino Basse

W. Frazier Bell

Megan P. Douglas, M.D.

Madeleine Kaufman

Thomas Peck

School Building Committee (SBC)

Sub-Committee Chair:

Thomas Peck

Committee Members:

Michael B. Messore III, *Superintendent*

Dr. Paula Dillon, *Assistant Superintendent*

Douglas Fiore, *Director of Administration & Finance*

Matthew Glum, *Director of Facilities*

Teresa Crean

Bill Dwyer

Mark Hanchar

Scott Hughes

Marcus Hurley

Sarah Kennedy

Steve Marchetti

Josh Pomeranz

Kimberly Roskiewicz

Gino Sangiuliano

Brian Valentine

Robert Wilmarth

SBC Task Force

BPS Team:

Thomas Peck

Patrick McCrann

Michael B. Messore III

Douglas Fiore

Kate Benoit

Christine Francis

Kate Garabedian

Downes:

Joe DeSanti

Elyse Fernandes

Tecton:

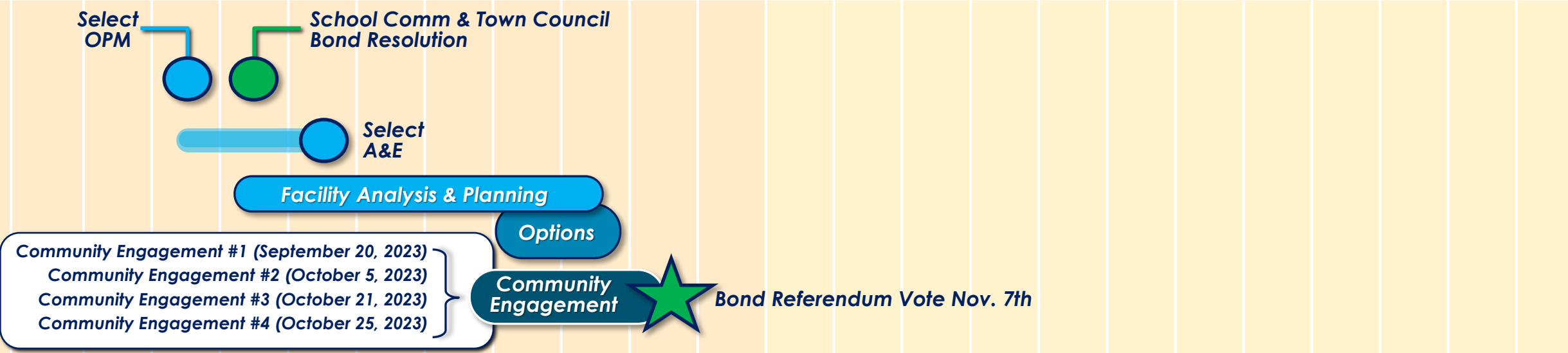
Jeff Wyszynski

Justin Hopkins

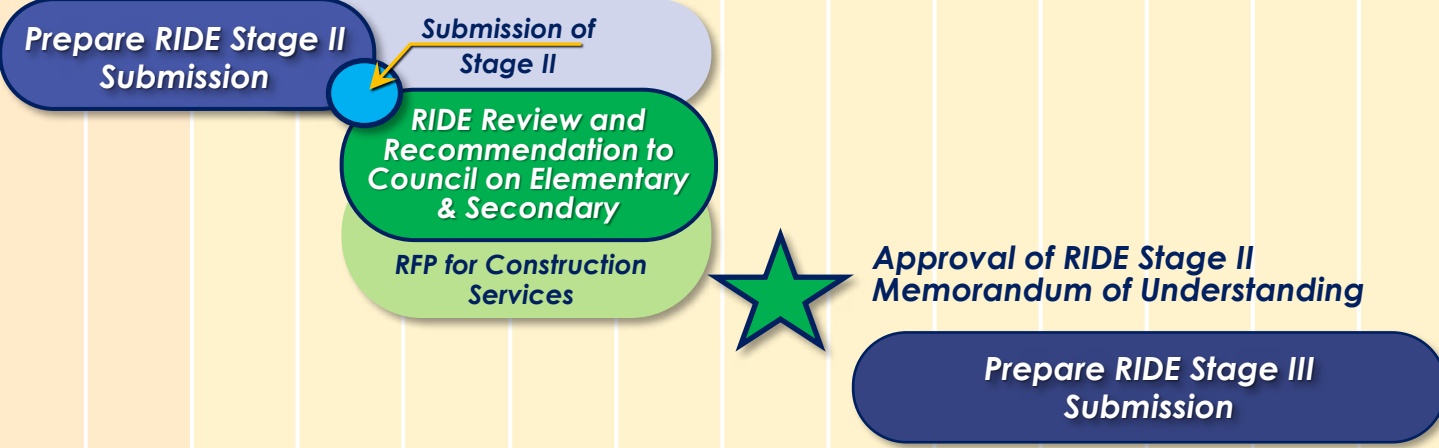
Antonia Ciaverella

**As presented at Community
Conversation #1 ~ 9.20.2023**

Project Schedule



2023												2024											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D



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Key Components



Existing Conditions

- 1 Physical condition** of building exterior, interior, systems and site
- 2 Code and life safety** systems analysis
- 3 Programmatic needs** and concerns based on condition

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Conversation #1 ~ 9.26.2023

**Work completed
so far!**

Demographics & Utilization

- 1 Highest projected enrollment** per building over the next 10 years
- 2 Allowable square footage** per RIDE Standards
- 3 Useable space** versus unassignable space per building
- 4 Benchmarking of core spaces** (gym, cafeteria, media) against state standard, per building

Options & Final Plan

- 1 Available “swing space”** within the building, (if any)
- 2 Capacity & condition of site** for a new building or addition
- 3 Best strategic first step**, followed by a long-term plan
- 4 Other opportunities** or variations on the long-term plan



why schools, why now?



Established Need in our Schools (Capacity, age & condition, etc.)

Strategic investment to use our money wisely (saves on operating expenses)

Once in a lifetime Reimbursement Opportunity!

...Last chance, expires 2024 (From 55% to 35%)

Max. reimbursement
percentage with 20% bonus

Baseline
reimbursement

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Conversation #1 ~ 9.20.2023



what is the baseline need?



School Safety & Security

Health & Safety Deficiencies (Building Envelope & Systems, Accessibility)

Decrease Overcrowding

Educational Enhancements (Specials Classrooms, Technology)

(Increase Utilization)



where are we running low?

School Building	Building Envelope	Building Systems	Capacity	Core Spaces & Specials	Plan Efficiency
Barrington High School					
Hampden Meadows					
Nayatt					
Primrose Hill					
Sowams					

As presented at Community Conversation #1 - 9/20/2023



how long has the team been working on this?



Work on a plan has been ongoing for **5+ Years!** (Nov. 2018)

RIDE Stage I was submitted in February 2023
(assessing facilities, demographics, and educational program).

Work on **RIDE Stage II began in June 2023** and will continue through referendum on November 7, and beyond if approved.



what are we voting on?

The referendum vote on November 7 is an authorization for a \$250 million construction bond, not the project details.....

- *If approved...the school committee will work with the community to develop the details together.*
- *The RIDE Stage II submission, which will include a preferred direction, will be submitted in **February 2024**.*
- *The details of this plan will be developed together with a common goal to **create the blueprint for our educational future!***



what are we voting on?

The referendum is an authorization for a \$250 Million dollar bond. Details.....

Clarification!

The responsibility of the community on a \$250 Million dollar bond is approximately

\$112 Million dollars

- The responsibility of the community
- The details of this plan will be developed together with a common goal to **create the blueprint for our educational future!**

Updated for clarification -
9.21.2023

Thinking **big picture**...

what are your priorities?

21st Century Learning

Future Growth and Flexibility

Energy & Operational Efficiency

Safety & Security

Resiliency

Others?

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Where should we spend...

And how much?

Sowams

Hampden
Meadows

Primrose
Hill

High
School

Nayatt

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**Reinvent
Schools**

**Update
What We
Have**

**Strategic
Renovations &
Additions**

Other

How do we want to...

**spend the
money we
allocate?**

**As presented at Community
Conversation #1 ~ 9.20.2023**

PREFERRED OPTIONS & WHY

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RIDE PROCESS / BONUS INCENTIVES



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

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Temporary Bonuses

JUNE 2024 ~ Deadline for 20%

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

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.

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.

POSSIBLE OPTIONS



Legend:

K-3 (259)
32,700 sf

Grade Level Configuration

Total Population based on highest 8-YR Enrollment Projection

Max. Allowable SF per RIDE
(Except Option 1 which is the existing SF)

Sowams E.S.	Primrose Hill E.S.	Nayatt E.S.	Hampden Meadows E.S.	BHS
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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) 85,377 sf	9-12 (1,140) 210,900 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) 85,377 sf	9-12 (1,140) 210,900 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) 210,900 sf
5	"Consider Consolidation"	PK-5 (564) 84,600	PK-5 (564) 84,600	PK-5 (563) 84,450	Repurpose	9-12 (1,140) 210,900 sf
6	"Others ?"					

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POSSIBLE OPTIONS



Legend:

K-3 (259)
32,700 sf

Grade Level Configuration

Total Population based on highest 8-YR Enrollment Projection

Max. Allowable SF per RIDE
(Except Option 1 which is the existing SF)

Sowams
E.S.

Primrose
Hill
E.S.

Nayatt
E.S.

Hampden
Meadows
E.S.

BHS

1

Does not address program or capacity

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)
85,377 sf

9-12 (1,140)
210,900 sf

3

Costly, does not allow distribution of funds across the district

5 (573)
85,377 sf

9-12 (1,140)
210,900 sf

4

Redistrict does not consolidate, minimal operational efficiency

5 (573)
85,377 sf

9-12 (1,140)
210,900 sf

5

“Consider Consolidation”

PK-5 (564)
84,600

PK-5 (564)
84,600

PK-5 (563)
84,450

Repurpose

9-12 (1,140)
210,900 sf

As presented at Community
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Multiple scenarios previously exhausted

POSSIBLE OPTIONS



Refined Options for Consideration		Sowams E.S.	Primrose Hill E.S.	Nayatt E.S.	Hampden Meadows E.S.	BHS
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⁾ 85,377 sf	9-12 ^(1,140) 210,900 sf
	<i>Existing</i>	32,700 SF	36,000	34,000	49,350	177,600
	<i>Proposed (Refined Program)</i>	20,718	28,874	23,130	27,808	33,300
	Total	53,418	64,874	57,130	77,158	210,900
	Total Area for Elementary Schools	252,581				

5	“Consider Consolidation”	PK-5 ⁽⁵⁶⁴⁾ 84,600 sf	PK-5 ⁽⁵⁶⁴⁾ 84,600 sf	PK-5 ⁽⁵⁶³⁾ 84,450 sf	Repurpose	9-12 ^(1,140) 210,900 sf
	<i>Existing</i>	32,700 SF	36,000	34,000		177,600
	<i>Proposed (Refined Program)</i>	42,564	36,330	37,899		33,300
	Total	75,254	72,330	71,899		210,900
	Total Area for Elementary Schools	219,493				

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POSSIBLE OPTIONS



<i>Refined Options for Consideration</i>		Sowams E.S.	Primrose Hill E.S.	Nayatt E.S.	Hampden Meadows E.S.	BHS
2	“Add, Renovate, Right Size”	K-3 (286)	PK-3 (461)	K-3 (371)	4-5 (573)	9-12 (1,140)
	<i>Total</i>	53,418	64,874	57,130	77,158	210,900
	Total Proposed Project Costs	28-30M	34-36M	30-32M	41-43M	110-115M

Total Project Cost ~ \$534 psf
Construction Cost ~ \$428 psf

TPC ~ \$545 psf
CC ~ \$436 psf

5	“Consider Consolidation”	PK-5 (564)	PK-5 (564)	PK-5 (563)	<i>Repurpose</i>	9-12 (1,140)
	<i>Total</i>	75,254	72,330	71,899		210,900
	Total Proposed Project Costs	46-48M	44-46M	44-46M		110-115M

Total Project Cost ~ \$615 psf
Construction Cost ~ \$492 psf

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POSSIBLE OPTIONS



<i>Refined Options for Consideration</i>		Sowams E.S.	Primrose Hill E.S.	Nayatt E.S.	Hampden Meadows E.S.	BHS
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2	<i>“Add, Renovate, Right Size”</i>
	<i>Total</i>
	<i>Total Proposed Project Costs</i>

What does this get us?

- *Addresses code, security, life safety, and building systems*
- *Allows for expansion for needed programs*
- *Modest reconfiguration of select spaces*
- *Lighter renovation to existing functional spaces (finishes, tech.)*
- *Minor site improvements (addresses drop off, traffic, accessibility)*

5	<i>“Consider Consolidation”</i>
	<i>Total</i>
	<i>Total Proposed Project Costs</i>

What does this get us?

- *Addresses code, security, life safety, and building systems*
- *Allows for expansion for needed programs*
- *Enhanced reconfiguration of select spaces*
- *Moderate renovation to existing functional spaces (finishes, tech.)*
- *Major site improvements (addresses drop off, traffic, accessibility)*

As presented at Community Conversation #1 - 9/26/2023



Let's pause for discussion



Any questions so far?



Any additional feedback to share?

BUILDING RESEARCH

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Your Schools ~ Map



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Primrose Hill School



Barrington Middle School



Barrington High School



Hampden Meadows School



Sowams School



Nayatt School

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Your Schools ~ Stats



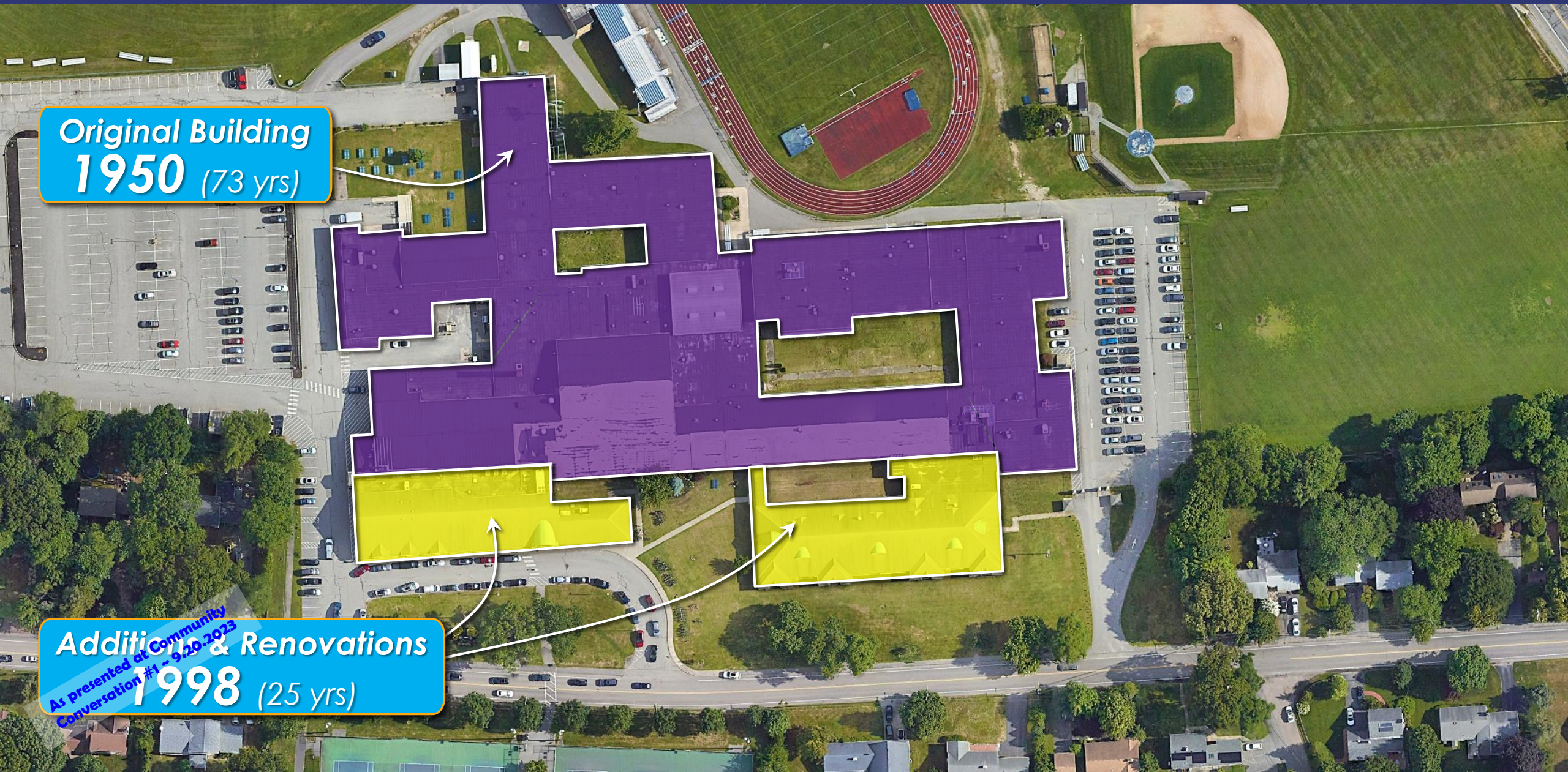
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Benchmarking Your Buildings

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) 210,900 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
Swams Elementary School	1962 (61)	K-3	32,700	259	286 (2029-30)	(180 x 286) 51,480 gsf - 18,780 gsf

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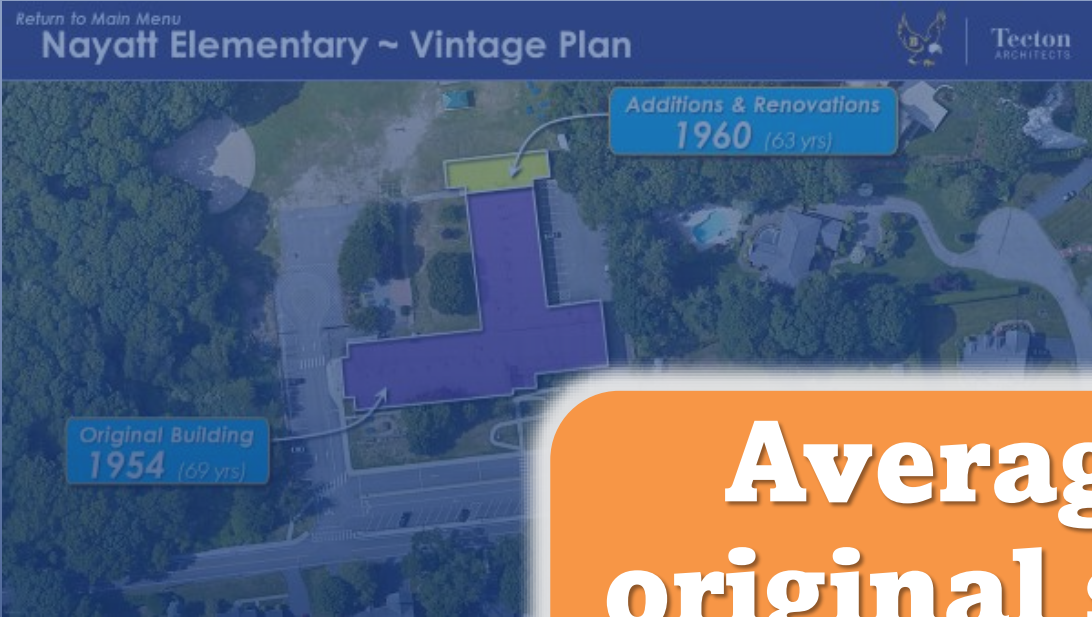
Barrington High School ~ Vintage Plan



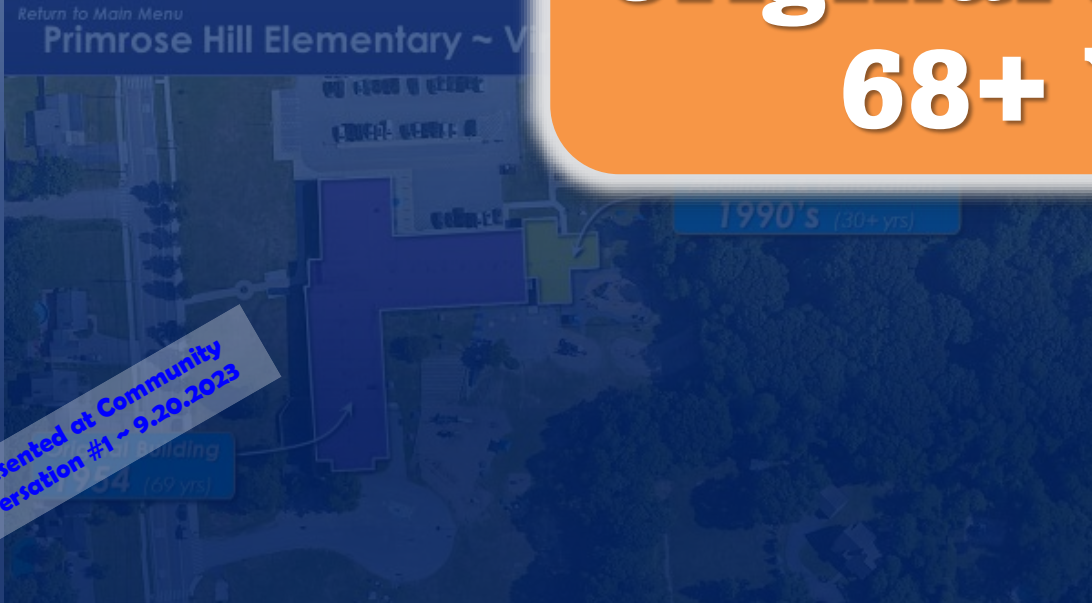
Original Building
1950 (73 yrs)

As presented at Community Conversation #1 ~ 9.26.2023
Additions & Renovations
1998 (25 yrs)

Elementary Schools ~ Vintage Plans



Average age of original structures 68+ Years!



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Existing Conditions Summary



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Physical Condition

Well maintained, but tired

At capacity and not ideal operationally

Programmatic Needs

Common Findings:

Building envelopes showing signs of age

Building systems at or past useful life

Poor comfort/temperature control and IAQ

Additions, but no comprehensive renovations

Accessibility concerns throughout

SPED spaces and Gymnasium needed in Elem.

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Existing Conditions Summary



**WATER
INFILTRATION**

**ROOFS, BRICK
WALLS NEED REPAIR**

**CRACKING
CMU WALLS &
FOUNDATIONS**

**TEMPERATURE AND
HUMIDITY CONCERNS**

**BUILDING
SYSTEMS PAST
USEFUL LIFE!**

**RESILIENCY &
THERMAL ENVELOPE
CONCERNS**

**INDOOR AIR
QUALITY &
HAZARDOUS
MATERIALS**

**ACCESSIBILITY
ISSUES**

**NO GYM IN
ANY ELEM.
SCHOOL**

**SECURE ENTRY &
EMERGENCY
COMMUNICATIONS
CONCERNS**

**OVERCROWDING
& PROGRAMS IN
FORMER CLOSETS**

**ADDITIONS, BUT NO
COMPREHENSIVE
RENOVATIONS**

**NOT ALL FULLY
SPRINKLERED**

**FINISHES, FIXTURES & EQUIPMENT
(TECHNOLOGY) OUTDATED**

Sowams Elementary / (K-3, 32,700 GSF)



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Architectural Exterior

- Deterioration at masonry/cmu walls
- Accessibility compliance throughout
- Water infiltration at roof and windows

Architectural Interior

- Water infiltration (stained ceiling tiles, ponding in fixtures)
- Vertical cracking in CMU walls (temperature & humidity)
- Cracked and aged floors

Code & Life Safety

- Fire Alarm antiquated
- Building not sprinklered
- Additional items for public address system (strobes, horns, phone)
- Limited secure man/person traps with access control.

Building Systems

- Past useful life
- No A/C (partial only)!



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Primrose Hill Elementary / (PK-3, 36,000 GSF)



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Architectural Exterior

- Deterioration at masonry/cmu walls
- Accessibility compliance throughout
- Water infiltration at roof and windows

Architectural Interior

- Water infiltration (stained ceiling tiles, ponding in fixtures)
- Vertical cracking in CMU walls (temperature & humidity)
- Cracked and aged floors

Code & Life Safety

- Fire Alarm antiquated
- Building not sprinklered
- Additional items for public address system (strobes, horns, phone)
- Limited secure man/person traps with access control.

Building Systems

- Past useful life
- No A/C (partial only)!



As presented at Community Conversation #17 - 9/26/2023



- **Presence of ACM**

- Floor tiles
- Ceiling Plaster
- Pipe insulation
- Window caulking
- Transite panels
- Damp proofing



VAT Flooring



Pipe Insulation

- **Expected Remediation Costs ~ 1.1 ~ 1.3M**

- **Building materials and caulking were assumed to contain PCB's.**

- **ACM in good condition and does not present health issue unless it is disturbed.** (UEC:\221 371.00\Nayatt Elementary School Report.DOC Page 3 of 6)

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



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Architectural Exterior

- Failure at control joints and at brick masonry pier joints
- Cracking in concrete foundation walls
- Efflorescence at brick walls (water infiltration)

Architectural Interior

- Water infiltration (stained ceiling tiles, ponding in fixtures)
- Step cracking in CMU walls at mortar joints (settlement, temperature, humidity)
- Vertical cracking in CMU walls (temperature & humidity)

Code & Life Safety

- Replace fire alarm system in its entirety
- Building not sprinklered
- Replace public address system in its entirety (strobes, horns, phone)
- Install modern A/V intercom at front door

Building Systems

- Past useful life
- Replace electrical service and distribution in its entirety
- Indoor Air Quality (Dedicated outdoor air)
- Building not fully air conditioned

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Hampden Meadows Elementary / (4-5, 49,350 GSF)



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Architectural Exterior

- Major cracking at foundation walls
- Vertical and step cracking in CMU walls
- Brick displacement, mortar joint cracking
- Roof repair (ponding water, vegetation & sediment build-up)

Architectural Interior

- Water infiltration (stained ceiling tiles, ponding in fixtures)
- Step cracking in CMU walls at mortar joints (settlement, temperature, humidity)
- Vertical cracking in CMU walls (temperature & humidity)

Code & Life Safety

- Update current fire alarm system to addressable system
- Building not sprinklered
- Replace public address system in its entirety (strobes, horns, phone)
- Install modern A/V intercom at front door

Building Systems

- Post useful life
- Indoor Air Quality (Dedicated outdoor air)
- Building not fully air conditioned



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Barrington High School / (9-12, 177,600 GSF)



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Architectural Exterior

- Roof replacement (framing & load capacity, ponding water, vegetation)
- Rusting at lintels and steel framing, peeling paint
- Efflorescence & deterioration at brick walls (water infiltration)

Architectural Interior

- Water infiltration (stained ceiling tiles)
- Visible cracking in floor (concrete slab, control joints)
- Step cracking in CMU walls at mortar joints (settlement, temperature, humidity)
- Vertical cracking in CMU walls (temperature & humidity)

Code & Life Safety

- Obsolete fire alarm system
- Building not sprinklered (except in Auditorium)
- Antiquated public address system (used in emergency response)
- No access control at front entrance, limited secure man/person traps with access control.

Building Systems

- Past useful life (electrical capacity, HVAC, not fully air conditioned)
- Water infiltration, spalled concrete, exposed rebar in electrical room
- Indoor Air Quality (Dedicated outdoor air)



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ROOM USE PLANS

As presented at Community
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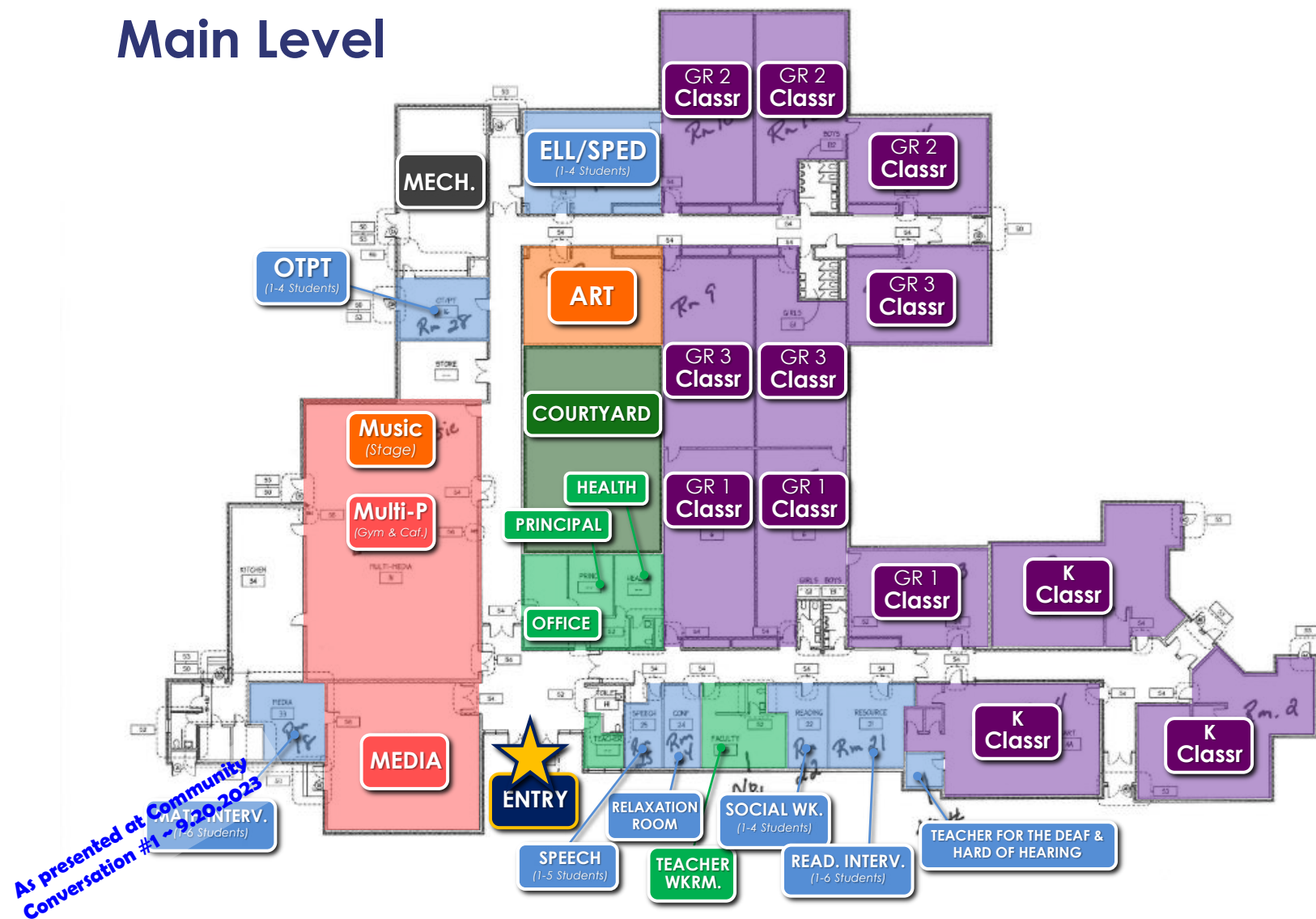
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Sowams (K-3) ~ Room Use



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Main Level



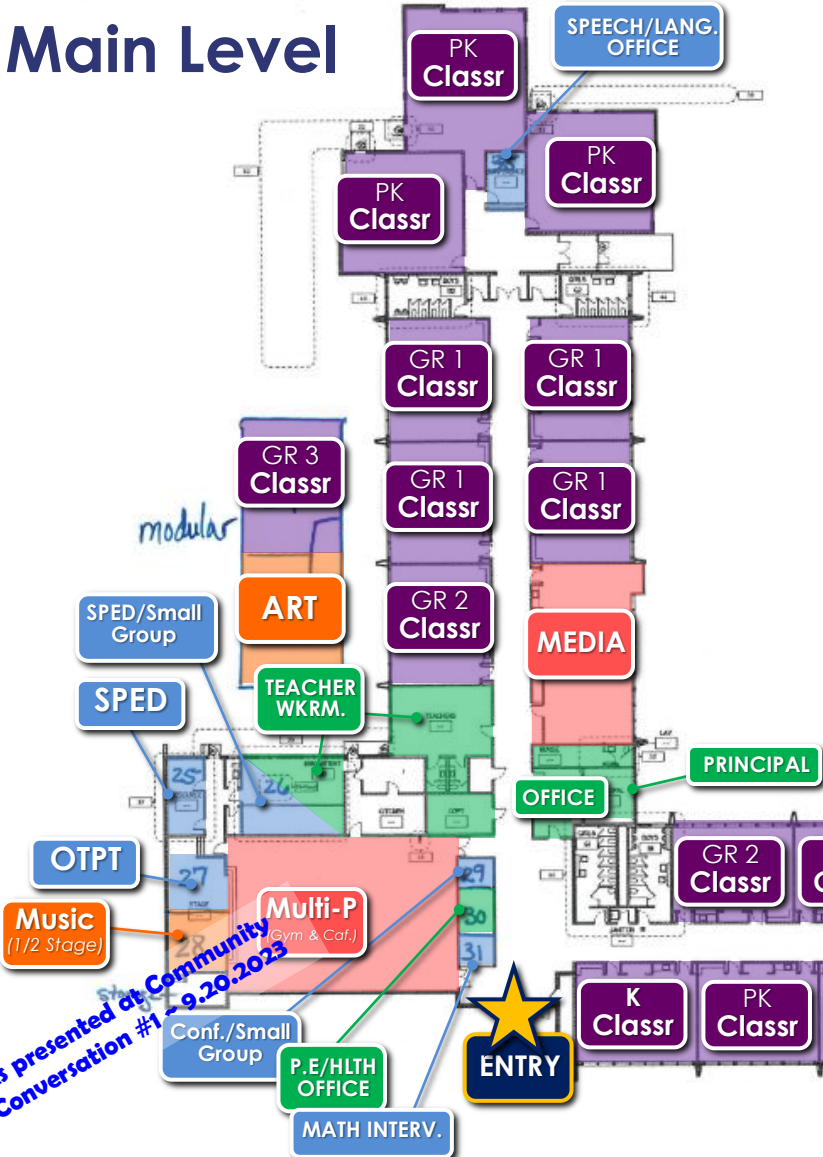
According to Principal, What's Missing?

- Gymnasium
- Music Classroom
- Dedicated ELL Room
- De-escalation Room
- Conference/Meeting Rooms
- Instructional Coach Offices
- Small Group Work Areas

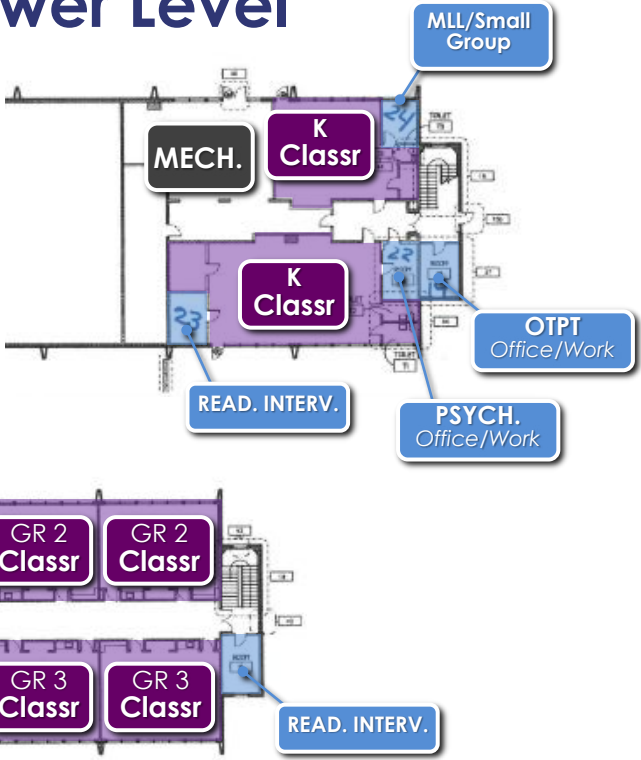
Primrose Hill (PK-3) ~ Room Use



Main Level



Lower Level



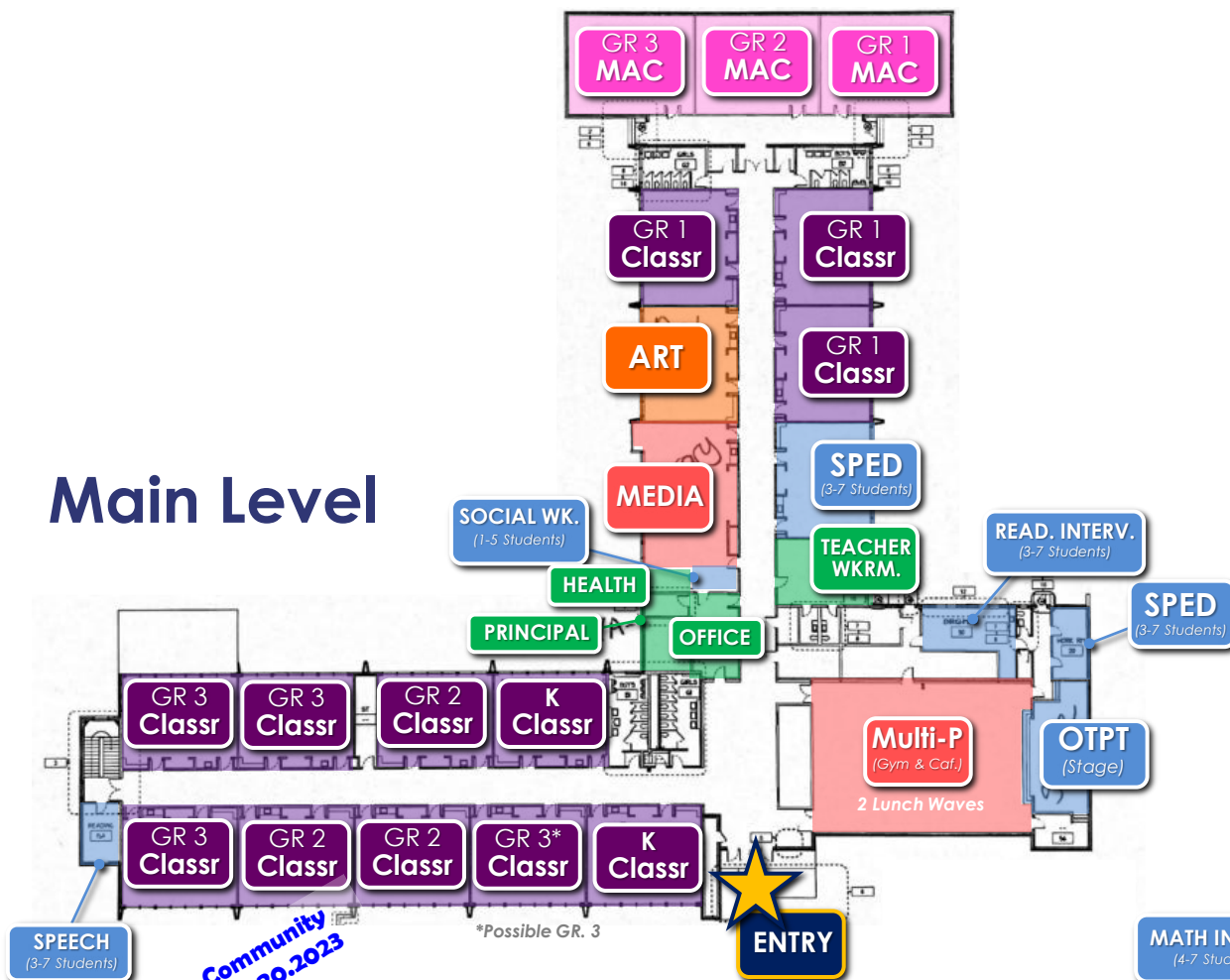
According to Principal, What's Missing?

- Gymnasium
- Music Room
- De-escalation Room
- Health Room
- Music Room
- Music Therapy Space
- Visual Therapy Space

Nayatt (K-3) ~ Room Use

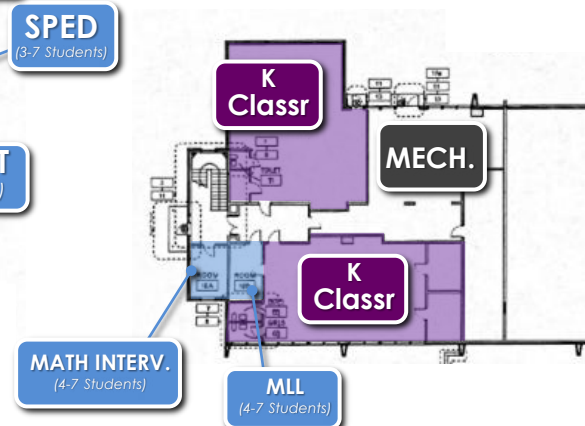


Main Level



As presented at Community Conversation #1 ~ 9.20.2023

Lower Level



According to Principal, What's Missing?

- Gymnasium
- Music Classroom
- OTPT Space
- Special Education Rooms
- Speech Room
- Reading Room
- Intervention Room
- Instructional Coach Offices
- PE/Health Teacher Offices

Hampden Meadows (4-5) ~ Room Use



As presented at Community
Conversation #1 ~ 9.20.2023

According to Principal, What's Missing?

- Gymnasium

Barrington High School (9-12) ~ Room Use



According to Principal, What's Missing?

- Ideally, each classroom would be used for a maximum of 5 sections... (numerous rooms have 8-9 sections currently, some have 10+)

As presented at Community Conversation #1 ~ 9.26.2023



Let's pause for discussion



Any questions so far?



Any additional feedback to share?

BENCHMARKING

As presented at Community
Conversation #1 - 9.20.2023



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**General
Classrooms**

“Specials”
*(Music, Art,
Media/Library, STEM,
Health Gym/PE)*

**Special
Education**
*(OT/PT, De-escalation,
Resource, Sensory,
Intervention, ELL/MLL)*

**Admin.
& Support
Services**
*(Administration Offices,
Nurse, Guidance, Work
room/storage)*

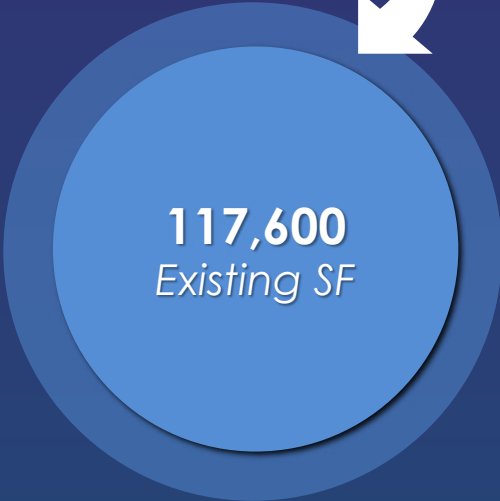
**Cafeteria
& Gym**

*As presented at Community
Conversation #1 ~ 9.20.2023*

Program Summary ~ Overall SF



+23% *Approx. SF Needed*



High School

42,200 GSF

+55%



Hampden Meadows

26,918 GSF

+65%



Nayatt

22,244 GSF

+73%



Primrose Hill

26,139 GSF

+59%



Sowams

19,310 GSF

As presented at Community Conversation #1 ~ 9.20.2023

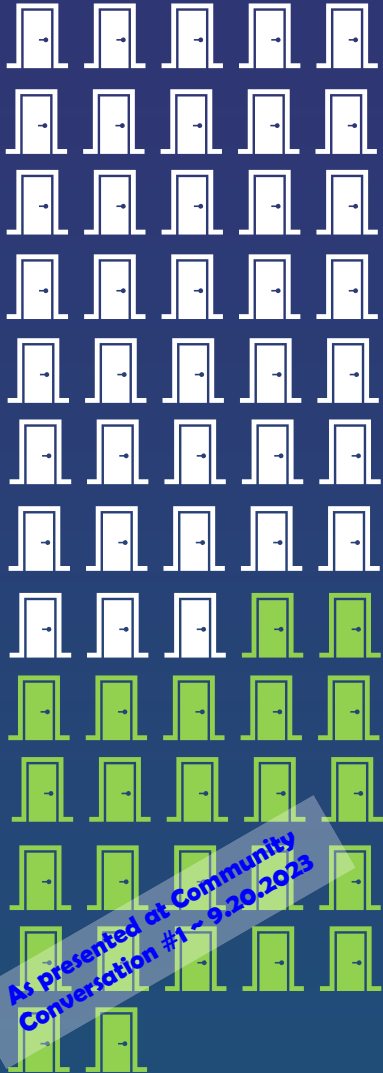
Program Summary ~ # of General Classrooms



High School

+24

22,800 GSF



RIDE Standard = 950 sf per classroom

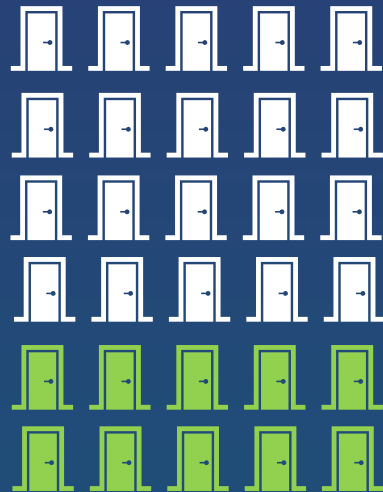
Analysis utilizes average of 19 students per class (Elem.)

& 22 students per class (H.S.)

Hampden Meadows

+10

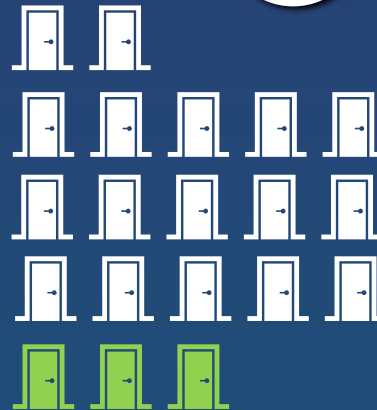
9,500 GSF



Nayatt

+3

2,850 GSF

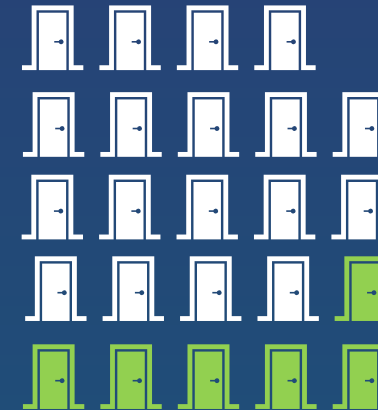


Primrose Hill

* Includes modular replacement

+6

5,700 GSF



Sowams

+3

2,850 GSF



As presented at Community
Conversation #1 - 9.26.2023

Your Schools ~ Benchmarking ag. RIDE



High School

Type of Space (RIDE 4.7.3, 1,000 Students)	RIDE Standard SF (1,000 Students)	Barrington High School (9-12) (Delta in SF)	
↓ Core Classrooms	950	729 (-221)	
↑ Science	1,200	1,364 (+164)	
↓ Art (including storage and workroom) (Avg.)	2,700	1,428 (-1,272)	
↓ Music (including practice and ensemble)	2,275	Band: 2,198 (-77)	Chorus: 2,279 (+4)
↓ Tech Classroom (e.g. drafting, business)	4,800	2,288 (-2,512)	
↓ Tech Shop (e.g. consumer, wood)	8,000	4,687 (-3,313)	
↓ Special Education ~ Self-contained Classroom (incl. toilet) (Avg.)	950	517 (-433)	
↓ Special Education ~ Resource Room (Avg.)	500	432 (-68)	
↑ Media Center/Library	6,150	6,889 (+739)	
↓ Gymnasium (including storage and office)	10,000	9,062 (-938) (w/o lockers) (Total Gym, Aux, Lockers = 23,242)	
↓ Auxiliary PE Space/Gymnasium	10,300	5,441 (-4,859) (Fitness: 1,376, Exercise: 867, Aux. Gym: 3,198)	
↑ Cafeteria (15 sf/student for 1/3 enrollment)	5,700 (1/3*1,140 *15)	7,964 (+2,264)	
↓ Auditorium (10 sf/student for 2/3 enrollment, max. 750 seats)	7,600 (2/3*1,140 *10)	5,822 (-1,778)	
↑ Stage (including Auditorium storage, dressing rooms, controls)	2,800	2,959 (+159)	
↑ General Office	2,270	4,642 (+2,372)	
↓ Nurse/Health	910	719 (-191)	

Enroll.
1,140

As presented at Community
Conversation #1 ~ 9.26.2023

Program Summary ~ Elementary Specials



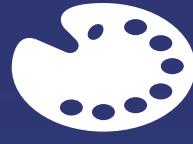
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☑ = meets SF standard, but improvement could still be needed

No elem. school has a dedicated Gym



Music
1,350 SF



Art
1,200 SF



Media/Library
2,020 SF



STEM
1,200 SF



Health
950 SF



Gym / P.E.
6,300 SF

	Music	Art	Media/Library	STEM	Health	Gym / P.E.
Hampden Meadows	☑ 1 required - 2 exist @ 1,840SF	+SF 250 SF	☑	+SF 300 SF	+1 950 SF	+1 6,300 SF
Nayatt	+1 1,350 SF	+SF 350 SF	+SF 1,100 SF	+1 1,200 SF	+1 950 SF	+1 6,300 SF
Primrose Hill	+1 1,350 SF	+1 1,200 SF	+SF 900 SF	+1 1,200 SF	+1 950 SF	+1 6,300 SF
Sowams	+1 1,350 SF	+SF 350 SF	+SF 370 SF	+1 1,200 SF	+1 950 SF	+1 6,300 SF

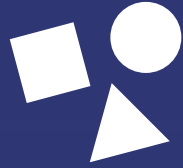
Currently in modulars

As presented at Community Conversation #1 ~ 9.20.2023

Program Summary ~ Elementary Special Ed.



= meets SF standard, but improvement could still be needed



OT/PT
650 SF



De-escalation
250 SF



**Resource /
Group Rooms**
500 SF



Sensory
250 SF



**Intervention
(Math, Reading,
Speech)**
250 SF



E.L.L. / M.L.L.
500 SF

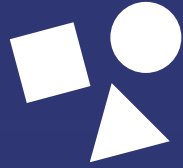
Hampden Meadows	<input checked="" type="checkbox"/>	No Additional SF Proposed
Nayatt	<input checked="" type="checkbox"/>	885 SF Additional Proposed
Primrose Hill	<input checked="" type="checkbox"/>	1,560 SF Additional Proposed
Sowams	<input checked="" type="checkbox"/>	250 SF Additional Proposed

As presented at Community
Conversation #1 ~ 9.20.2023

Program Summary ~ Elementary Special Ed.



☑ = meets SF standard, but improvement could still be needed



OT/PT
650 SF



De-escalation
250 SF



Resource /
Group Rooms
500 SF



Sensory
250 SF



Intervention
(Math, Reading,
Speech)
250 SF



E.L.L. / M.L.L.
500 SF

	OT/PT 650 SF	De-escalation 250 SF	Resource / Group Rooms 500 SF	Sensory 250 SF	Intervention (Math, Reading, Speech) 250 SF	E.L.L. / M.L.L. 500 SF
Hampden Meadows	+SF	+1	☑	+1	☑ <i>On Lower Level (Accessibility Needed)</i>	+1
Nayatt	+1 <i>Currently Uses Stage</i>	+1	☑	+1	☑	+SF
Primrose Hill	+1	+1	☑	+1	+SF <i>On Lower Level (Accessibility Needed)</i>	+SF
Sowams	+SF	+1	+SF	+SF	☑	+SF

As presented at Community
Conversation #1 ~ 9.20.2023

Program Summary ~ Elementary Admin. & Caf.



= meets SF standard, but improvement could still be needed

RIDE Calculation
(15 SF x Projected Enrollment) / 2



Cafeteria
SF per school



**Administration /
Main Office**
1, 500 SF



Nurse
510 SF



Guidance
185 SF



**Teacher Break
/ Work**
500 SF

Hampden Meadows	 <p>Exist. 2,504 SF +1,794 SF</p>	 <p>1,561 SF Additional Proposed</p>
Nayatt	 <p>Exist. 2,439 SF +344 SF</p>	 <p>1,822 SF Additional Proposed</p>
Primrose Hill	 <p>Exist. 2,389 SF +1,069 SF</p>	 <p>1,943 SF Additional Proposed</p>
Sowams	 <p>Exist. 2,298 SF</p>	 <p>1,721 SF Additional Proposed</p>

As presented at Community
Conversation #1 ~ 9.20.2023



Let's pause for discussion



Any questions so far?



Any additional feedback to share?

WHAT'S POSSIBLE

As presented at Community
Conversation #1 - 9.20.2023



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WHAT'S POSSIBLE? PRESERVE VALUE, TRANSFORM SPACE



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BEFORE



Light filled space promotes healthy attitudes, supportive learning, connects students to the outdoors

As presented at Community Conversation on 9.20.2023

WILLIAM J. JOHNSTON MIDDLE SCHOOL

WHAT'S POSSIBLE? PRESERVE VALUE, TRANSFORM SPACE



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BEFORE

Light filled space promotes healthy attitudes, supportive learning, connects students to the outdoors

As presented at Community Conversation on 9.26.2023

WILLIAM J. JOHNSTON MIDDLE SCHOOL

WHAT'S POSSIBLE? PRESERVE VALUE, TRANSFORM SPACE



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As presented at Community
Conversation #1 - 9.26.2023

Create a new,
welcoming front "door"

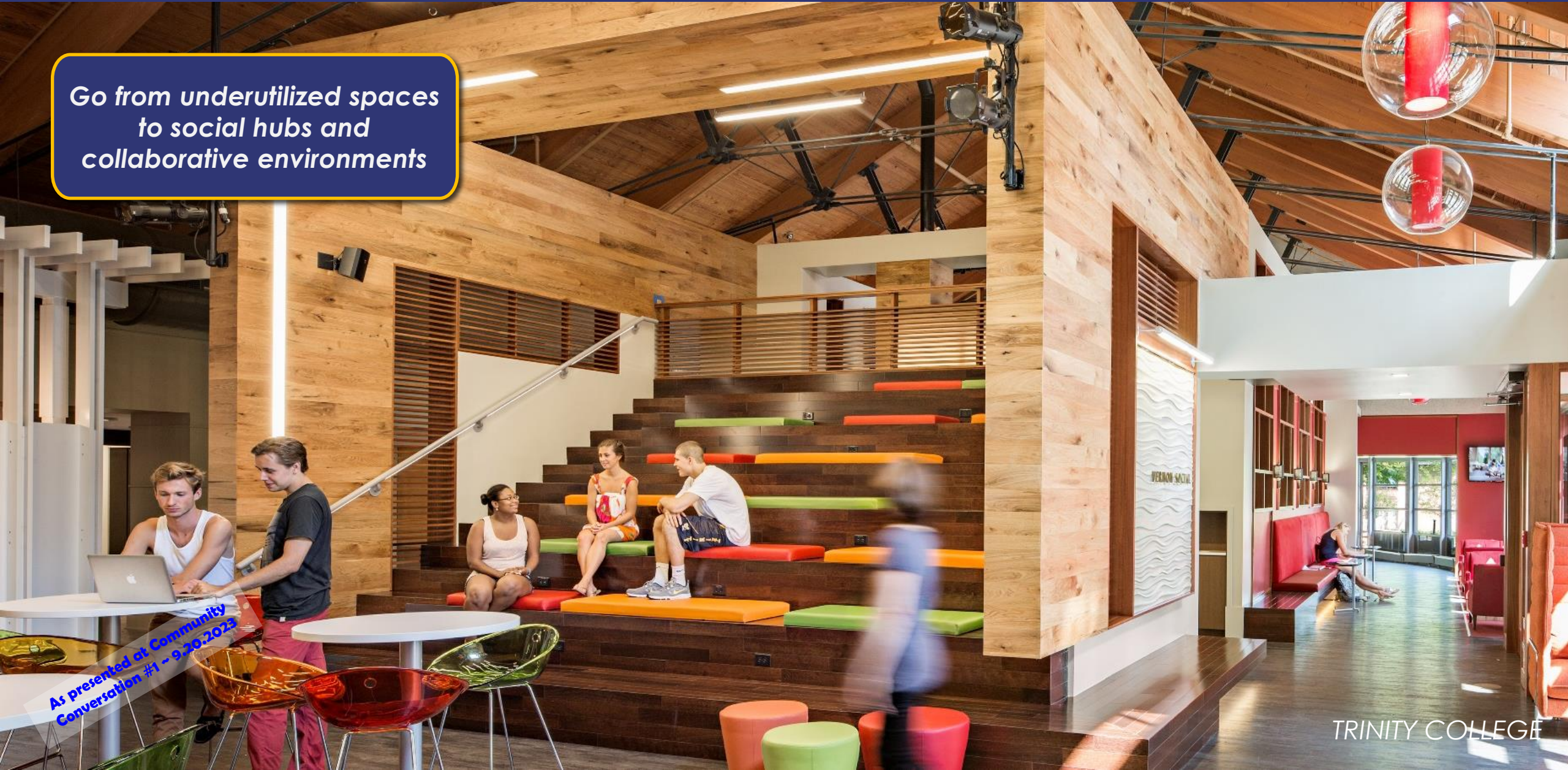
ASNUNTUCK COMMUNITY COLLEGE

WHAT'S POSSIBLE? PRESERVE VALUE, TRANSFORM SPACE



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Go from underutilized spaces
to social hubs and
collaborative environments



As presented at Community
Conversation #1 - 9.26.2023

TRINITY COLLEGE

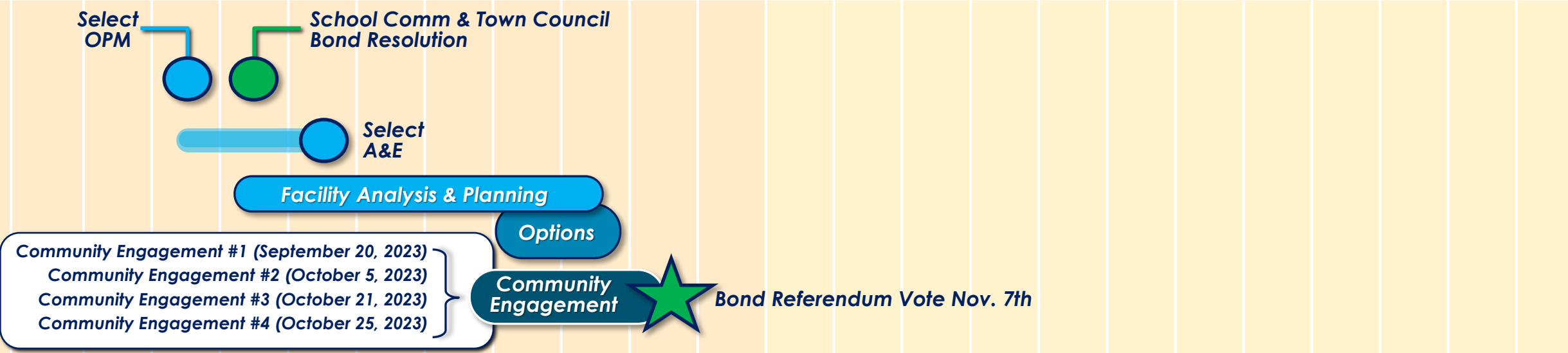
DISCUSSION & NEXT STEPS

As presented at Community
Conversation #1 - 9.20.2023

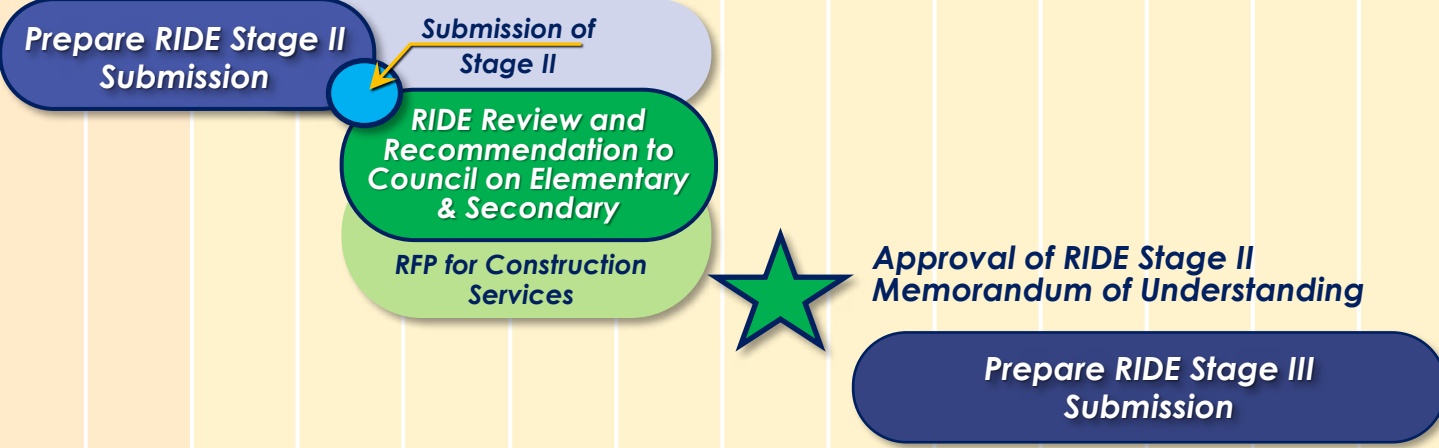


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Project Schedule



2023												2024											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D



As presented at Community Conversation #1 ~ 9.20.2023

Upcoming Events



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9/20
6PM

Community
Conversation
#1

10/05
6PM

Community
Conversation
#2

10/21
10AM

Community
Conversation
#3

10/25
6PM

Community
Conversation
#4

11/7
VOTE

As presented at Community
Conversation #1 ~ 9.20.2023

Stay Connected



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Project Email:

construction@barringtonschools.org

Project Website:

www.barringtonschoolsproject.com

As presented at Community
Conversation #1 - 9.20.2023



Question & Discussion

 *Any additional questions?*

 *Any other feedback to share?*



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RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

Community Conversation #1

AT BARRINGTON MIDDLE SCHOOL

09.20.2023

As presented at Community
Conversation #1 - 9.20.2023

The Goal Safe, Secure & Inviting

Case Study Safety & Security

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Note: Many of the principles and strategies articulated in this case study will be folded into your plan.

Creating safe environments by using active and passive strategies that welcome the youngest learners, and reflect the natural site.

Added for clarity to scope of work ~ 9.21.2023



SAFETY Core Components

**Case Study
Safety & Security**
Note: Many of the principles and strategies articulated in this case study will be folded into your plan.

1

Secure Entry Control

Two-step entry sequence:

Airphone with camera

Secure vestibule leading visitors directly into main office

Administrative offices with direct visual supervision of the two main entrances, as well as at the top of the monumental stair

Added for clarity to scope of work ~ 9.21.2023

2

CPTED Principles for the Site

Bridges extend and compress travel routes to main entry

Parking areas are +70' away

Natural landscape buffers allow visibility and beauty but also delay and deter

Building layout protects classrooms in the back of the building (public spaces up front)

Classroom pods can be compartmentalized in a lockdown

3

Lockdown Ability with Door Hardware

Compartmentation of the school, through doors that are held open throughout the day, but can be closed/locked from a central location. Locations are shown on the plans below.

4

Panelite Glass in Classroom Doors

Interior doors that allow direct access from one classroom to another, without going back into the corridor.

Honeycomb materials within vision glass in classroom doors, that only allows direct vision of the teacher station from the corridor.

5

Cameras & Security Access Control

Supervision, record keeping, and tracing

Comprehensive paging & alert

Door contacts to alert for breach of building

Pre-recorded alerts for use safety drills

SAFETY Crime Prevention Through Environmental Design (CPTED)



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1

Natural access control
Reduction of entry points to site and building, focusing entrants

Added for clarity to scope of work ~ 9.21.2023

Case Study
Safety & Security
Note: Many of the principles and strategies articulated in this case study will be folded into your plan.

SAFETY Crime Prevention Through Environmental Design (CPTED)



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1

Natural access control
Reduction of entry points to site and building, focusing entrants

2

Natural surveillance
Visibility, lighting, low landscaping, reliance on users

2

2

2

Boulders provide natural setting and inherent protection

Natural barriers integrated in layers



Added for clarity to scope of work - 9.21.2023

**Case Study
Safety & Security**
Note: Many of the principles and strategies articulated in this case study will be folded into your plan.

SAFETY Crime Prevention Through Environmental Design (CPTED)



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Planting & walls define space & layer natural barriers



Narrowing choices on the approach, extend distance & time

Added for clarity to scope of work ~ 9.21.2023

1

Natural access control
Reduction of entry points to site and building, focusing entrants

2

Natural surveillance
Visibility, lighting, low landscaping, reliance on users

3

Territoriality
Space definition, layering of public to private spaces, introduction of natural barriers

**Case Study
Safety & Security**
Note: Many of the principles and strategies articulated in this case study will be folded into your plan.

SAFETY Crime Prevention Through Environmental Design (CPTED)



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Public & occupied spaces "up front"



1

Natural access control

Reduction of entry points to site and building, focusing entrants

2

Natural surveillance

Visibility, lighting, low landscaping, reliance on users

3

Territoriality

Space definition, layering of public to private spaces, introduction of natural barriers

4

Activity support

Thoughtful placement of program, (administration, office, play areas, outdoor learning environments)

Case Study Safety & Security

Note: Many of the principles and strategies articulated in this case study will be folded into your plan.

4

4

4

Outdoor protected & supervised place



Added for clarity to scope of work ~ 9.21.2023

SAFETY Crime Prevention Through Environmental Design (CPTED)



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Durable, low maintenance, innovative equipment & materials



**Case Study
Safety & Security**
Note: Many of the principles and strategies articulated in this case study will be folded into your plan.



Added for clarity to scope of work ~ 9.21.2023

Operational protocol, local authority involvement in design, establish safe zones



1

Natural access control
Reduction of entry points to site and building, focusing entrants

2

Natural surveillance
Visibility, lighting, low landscaping, reliance on users

3

Territoriality
Space definition, layering of public to private spaces, introduction of natural barriers

4

Activity support
Thoughtful placement of program, (administration, office, play areas, outdoor learning environments)

5

Maintenance
Equipment & Operations ~ functioning hardware, door closures, cameras, safe zones



Secure entry

Added for clarity to scope of work - 9.21.2023



Sectioned-off classroom pods



Safe sightlines

**Case Study
Safety & Security**
Note: Many of the principles and strategies articulated in this case study will be folded into your plan.



Access management

SAFETY Crime Prevention Through Environmental Design (CPTED)



Developing a comprehensive strategy to design challenges uncovers opportunities



A Learning Garden
is planned for both courtyard areas and the team biologist is also integrating educational opportunities in preparation for the management plan involving the state protected plant species and wetland areas on site.

Outdoor Classrooms and Nature Walk
are incorporated as a unifying element of the landscaping plan with a bioretention basin proposed near the main entryways to promote rainwater collection and treatment.

Added for clarity to scope of work ~ 9.21.2023

**Case Study
Safety & Security**
Note: Many of the principles and strategies articulated in this case study will be folded into your plan.

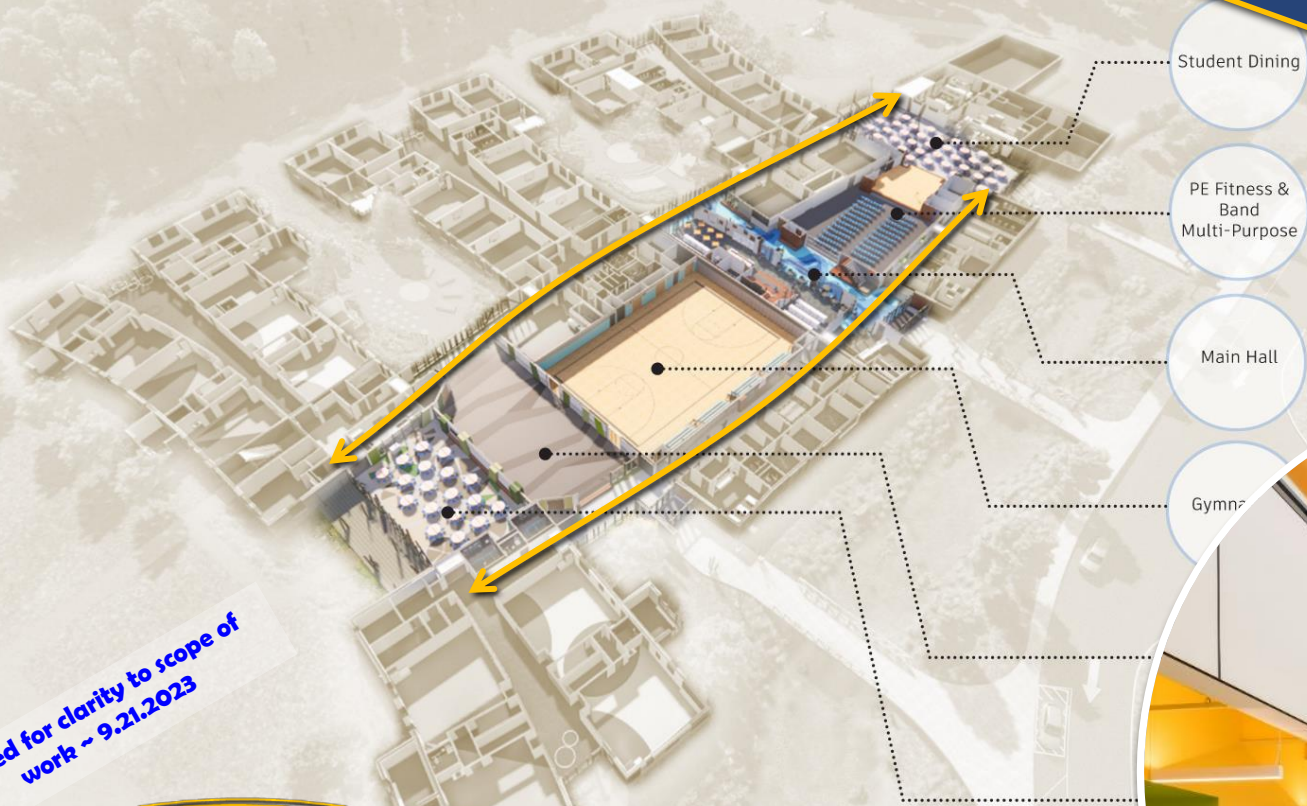


SAFETY Crime Prevention Through Environmental Design (CPTED)



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Creating a social corridor or "Main Street" that also separates public from private spaces



Added for clarity to scope of work ~ 9.21.2023

**Case Study
Safety & Security**

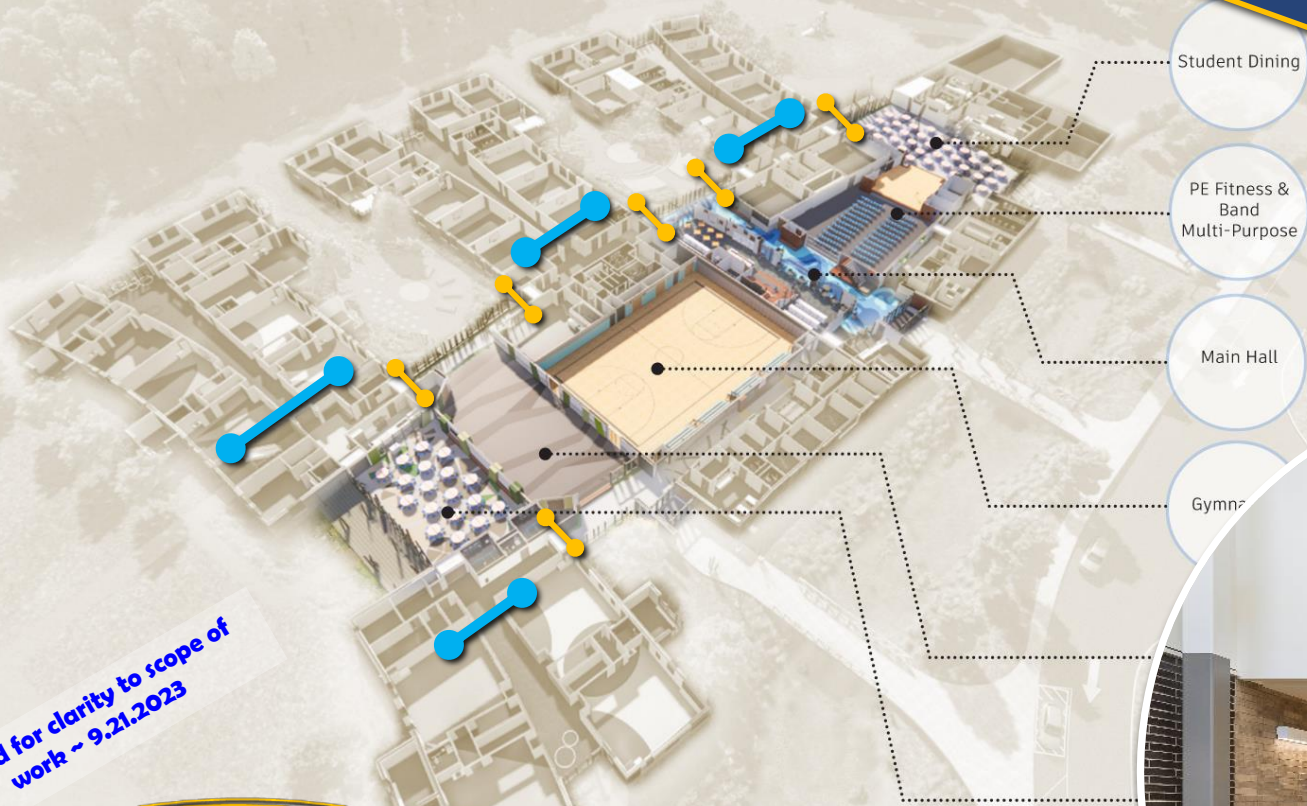
Note: Many of the principles and strategies articulated in this case study will be folded into your plan.

SAFETY Crime Prevention Through Environmental Design (CPTED)



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Compartmentalization in case of emergency ~ hidden day-to-day, but activated if needed



Added for clarity to scope of work ~ 9.21.2023

**Case Study
Safety & Security**
Note: Many of the principles and strategies articulated in this case study will be folded into your plan.