

RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

BARRINGTON SCHOOL COMMITTEE UPDATE

10.12.2023

Roadmap



- **Building Statistics**
- The \$29 Million Dollar Question
- Possible Options & Cost Comparison
- 5 Key Whys
- Upcoming Events / Stay Connected Discussion, Q&A

Your Schools ~ Stats



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

The \$29 Million Dollar Question

Delta is \$29 Million



Break Fix

Total Project Cost = \$128 M | Cost to Barrington = \$83 M

Cost Summary & Analysis ~ "Break fix", Maintain as is

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NA	
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School / Origin of Cost Report	Year Published (Costed)	Published Cost- Drect Subconfactor Cost	2024 Cost	General	Bonds. he., Permit	(Unforsen Conditions)	Temporary Facilities and Controls	Subtotal - Line Item	Line Item Confingency + Approx. Soff Costs deep press.		Projected Line Item Cost	TPC per GSF	Cost to Barrington	Cost to Barrington/SF		Historica Cost Index (Low)	Historica Cost Index (High)
		Lance Control	1	10%	1.5%	7.5%	5.0%		12.5%				35.0%		-	\$350	\$425
Barrington High S	chool (9-12)									10.	1/2		0 0	V .		
Gross	Area	177,660															
Jacobs Report	2017	\$12,312,369			\$305.654	\$1,528.268	\$1.018.845	\$25.267.367	\$3,158,421	\$	28.425.788	\$ 160	18.476.762		TPC	\$62,181,000	\$75,505,500
KBA Report	2023	\$36.691,158	\$39,076,083	\$3,907,608	\$586,141	\$2,930,706	\$1,953,804	\$48,454,343	\$6.056,793	\$	54,511,136	\$ 307	35,432,239	V 8	Cost to B	\$40,417,650	\$49,078,575
Hampden Meade	ows Ele	mentary (4-5)		1 10	- 8	The state of the s					- 93	- 6		0 0	V .	li d	- 8
Gross	Area	49,350															
Jacobs Report	2017	\$6,306,997	\$10,438,049	\$1,043.805	\$156.571	\$ 782.854	\$ 521,902	\$12,943,180	\$1.617.898	\$	14,561,078	\$ 295	9,464,700	1 1	TPC	\$17,272,500	\$20,973,750
KBA Report	2023	\$9,594,066	\$10.217.680	\$1,021,768	\$153,265	\$ 766,326	\$ 510.884	\$12,669,924	\$1,583,740	\$	14.253.664	\$ 289	9,264,882	V 8	Cost to B	\$11,227,125	\$13,632,938
Nayatt Elementar	y Scho	ol (K-3)		()	- 8	1					- 83	- 6		0 0	N .	100	- 8
Gross	Area	34.000															
Jacobs Report	2017	\$8.675.317			\$215,364	\$1,076,820	\$ 717,880	\$17.803.432	\$2,225,429	\$	20.028.861	\$ 589	13,018,759	0.00	TPC	\$11,900,000	\$14,450,000
KBA Report	2023	\$9,446,950	\$10.061.002	\$1,006,100	\$150.915	\$ 754.575	\$ 503.050	\$12,475,642	\$1,559,455	\$	14.035.097	\$ 413	9,122,813	V 3	Cost to B	\$ 7,735,000	\$ 9,392,500
Primrose Element	ary (PK	(-3)		7 0	- 8	1					- 83	- 3		0 8	0		- 8
Gross	Area	36,000															
Jacobs Report	2017	\$5,336,289	\$8.831.532	\$ 883.153	\$132,473	\$ 662,365	\$ 441,577	\$10.951.099	\$1,368,887	\$	12,319,987	\$ 342	8,007,991	0.00	TPC	\$12,600,000	\$15,300,000
KBA Report	2023	\$6.511.085	\$6,934,306	\$ 693,431	\$104.015		\$ 346,715	\$ 8.598.539	\$1,074,817	\$	9,673,356	\$ 269	6,287,682	V 8	Cost to B	\$ 8,190,000	
Sowams Element	ary (K-	3)		0 0	- 8	1					- 9	19		0 0	N .	10 0	1 8
Gross	Area	32,700															
Jacobs Report	2017	\$2,899,830	\$4,799,204	\$ 479,920	\$ 71,988	\$ 359,940	\$ 239,960	\$ 5.951,013	\$ 743.877	\$	6.694.890	\$ 205	4,351,678	0.00	TPC	\$11,445,000	\$13,897,500
KBA Report	2023	\$11,566,238	\$12,318,043	\$1.231.804				\$15.274.374		5	17.183.671	\$ 525		V 8	Cost to B		033.375

Total Project Costs: \$128M Cost to Barrington: \$83M

Historic Averages for "Maintain ~ Break Fiz

\$425/s

What you have today, stays. Items in need of repair are replaced over time as the need arises.

Options 2 & 5

Total Bond = \$250 M | Cost to Barrington (\$112 M)







what are we voting on?

The refere \$250

Clarification!

authorization for a etails.....

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

community

\$112 Million dollars

preferred

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

Building additions with areas of the existing building receiving various degrees of renovation.

POSSIBLE OPTIONS (Updated 10/10/2023)





Opt	ions for Consideration	Sowams E.S.	Primrose Hill E.S.	Nayatt E.S.	Hampden Meadows E.S.	BHS
1	"Break fix", Maintain as is	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₎ 53,688 sf	PK-3 (461) 66,145 sf	K-3 (371) 57,400 sf	4-5 ₍₅₇₃₎ 77,428 sf	9-12 (1,140) 192,259 sf
3	"Replacement with New"	K-3 ₍₂₈₆₎ 53,688 sf	PK-3 (461) 66,145 sf	K-3 (371) 57,400 sf	4-5 ₍₅₇₃₎ 77,428 sf	9-12 (1,140) 192,259 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) 192,259 sf
5	"Consider Consolidation"	PK-5 (564) 79,449	PK-5 (564) 76,165	PK-5 (563) 75,747	Repurpose	9-12 (1,140) 192,259 sf
6	"Others?"					

POSSIBLE OPTIONS (Updated 10/10/2023)





Opi	ions for Consideration	Sowams E.S.	Primrose Hill E.S.	Nayatt E.S.	Hampden Meadows E.S.	BHS
	Does not address program o	or capacit	Y K-3 (376) 6,000 sf			
2	"Add, Renovate, Right Size"	K-3 (286) 53,688 sf	PK-3 (461) 66,145 sf	K-3 (371) 57,400 sf	4-5 ₍₅₇₃₎ 77,428 sf	9-12 (1,140) 192,259 sf
3	Costly, does not allow distri	bution of f	unds acro	ss the disti	ict -5 (573) ,428 sf	9-12 (1,140) 192,259 sf
4	Redistrict does not consolid	late, minin	nal operat	ional effic	iency og sf	9-12 (1,140) 192,259 sf
5	"Consider Consolidation"	PK-5 (564) 79,449	PK-5 (564) 76,165	PK-5 (563) 75,747	Repurpose	9-12 (1,140) 192,259 sf

Multiple scenarios previously exhausted

Cost comparison of Options

Primrose Hill Elementary School

Sowams Elementary School

Total Project Cost Summary



	Орпс	J113				2	A F	RCHITECTS
	2	Current (Configure	ation			ation fro ntary Sch	
School Building	Break Fix. As is	All New	Additions with Comp. Renovations	Additions with targeted Renovations	Break Fix. As is	All New	Additions with Comp. Renovations	Additions with targeted Renovations
Barrington High School	\$69M	\$222M	\$181M	\$113M	\$69M	\$222M	\$181M	\$113M
Hampden Mead. Elem. School	\$19M	\$87M	\$78M	\$42M	\$19M	\$3M	\$3M	-
Nayatt Elementary School	\$14M	\$66M	\$58M	\$31M	\$14M	\$85M	\$77M	\$45M

\$76M

\$67M

\$128M \$518M \$443M

\$14M

\$12M

\$67M

\$59M

\$34M

\$30M

\$250M

\$14M

\$12M

\$86M

\$93M

\$128M \$489M \$423M \$250M

\$76M

\$86M

\$45M

\$47M

Cost comparison of Options





	Renovate Like Ne				
			RIDE		est 10 Yr .
	Grade Levels		(SF)		d Enrollment)
	K-3	286	180	20)29-30
	Max. Area Allowed	51,480	SF per stu	udent as per F	RIDE
	Existing Building	32,700	As per ov	vner provided	
	Proposed Renovation	27,795	85%	approx. utiliz	tation of existing
Propo	sed New Construction	25,893			
	Project Cost S	ummary			
	Scope of work	Amt.	Unit	Cost/Unit	Cost
	Site Improvements	18.21	Acre	\$425,000	\$7,739,250
Parking	g Lot & Vehicular Circ.	86	space	\$9,250	\$793,650
Building	Haz. Mat. Abatement	27,795	SF	\$28.50	\$792,158
Parti	al Building Demolition	27,795	SF	\$21.50	\$597,593
Full Building De	emolition (W/haz Mat)	4,905	SF	\$41.50	\$203,558
	New Construction	25,893	SF	\$650.00	\$16,830,450
Significar	nt Building Renovation	27,795	SF	\$425.00	\$11,812,875
Targete	d Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Fie	ld & Systems Premium	53,688	SF	\$22.50	\$1,207,980
Carbon Neutr	al & Netzero Premium	53,688	SF	\$18.50	\$993,228
	Subtotal		Avg/sf	\$795.86	\$40,970,741
Design/Scope Contingency		5.00%		\$835.65	\$2,048,537
Phasing & Logistics Costs	(Contemplates occupied Site)	2.50%		\$855.55	\$1,024,269
Flood plain premium	(Compensation, site, & const.)	2.50%		\$855.55	\$1,024,269
	Subtotal		Avg/sf	\$1,740.54	\$45,067,815
	Cost Escalation	9.2%	Mid 2025	4.5%/year	\$4,147,366
	Total Construction Cost	(With Esc	alation)	\$1,900.71	\$49,215,180
Portable Classroom	s for Phasina		# CRs	Months	
Portable Lease Costs	(1CR/Month)	\$9,155	0	0	\$0
	Soft Costs	20.00%			\$9,843,036
	1	otal Proje	ct Costs	\$1,147.21	\$59,058,216
	State Reimbursement	(based upon	2023 max.)	55.00%	(\$32,482,019)
	Less possi	ble ineligib	ole costs	2.25%	\$1,328,810
	Estin	nated Tota	I Cost to	Barrington	\$27,905,007
Clarifications to above Sched - Site area information from town of - Cost Escalated to mid point of co	GIS records and data prov			ear	

- Cost ou	tline possible premium for floor plain compensation and/or construction, details to
- Refer 🖊	
- The ir	Renovate like New
osts wil	VEHOVALE LIKE MEM
	Sowams Elementary
	(286P, Grades K-3)
	(2001, Grades K-0)

Total Project Cost ~ \$59M

Reliovate like Ne	w ~ Prim	rose		
Grade Levels	Proj. Enr.	RIDE (SF)		est 10 Yr .
PK-3	461	161	2	029-30
Max. Area Allowed	74.221	SF per stu	udent as per	RIDE
Existing Building				d information
Proposed Renovation	30,600	85%	approx. utili	zation of existing
Proposed New Construction	35,545			
Project Cost St	ummary			
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	11.36	Acre	\$425,000	\$4,828,000
Parking Lot & Vehicular Circ.	138	space	\$9,250	\$1,279,275
Building Haz. Mat. Abatement	30,600	SF	\$28.50	\$872,100
Partial Building Demolition	30,600	SF	\$21.50	\$657,900
Full Building Demolition (W/haz Mat)	5,400	SF	\$41.50	\$224,100
New Construction	35,545	SF	\$650.00	\$23,104,250
Significant Building Renovation	30,600	SF	\$425.00	\$13,005,000
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	66,145	SF	\$22.50	\$1,488,263
Carbon Neutral & Netzero Premium	66,145	SF	\$18.50	\$1,223,683
Subtotal		Avg/sf	\$628.97	\$46,682,570
Design/Scope Contingency	5.00%		\$660.42	\$2,334,129
Phasing & Logistics Costs (Contemplates occupied Site)	2.50%		\$676.14	\$1,167,064
Flood plain premium (Compensation, site, & const.)	2.50%		\$676.14	\$1,167,064
Subtotal		Avg/sf	\$1,444.67	\$51,350,827
Cost Escalation	9.2%	Mid 2025	4.5%/year	\$4,725,560
Total Construction Cost			\$1.577.62	\$56,076,387
	(WIIII ESC			\$30,070,307
Portable Classrooms for Phasing	40.155	# CRs	Months	
Portable Lease Costs (1CR/Month)	\$9,155	0	0	\$0
Soft Costs	20.00%			\$11,215,277
Ī	otal Proje	ct Costs	\$906.64	\$67,291,664
State Reimbursement	(based upon	2023 max.)	55.00%	(\$37,010,415
Less possil	ble ineligit	ole costs	2.25%	\$1,514,062
Estin	nated Tota	I Cost to	Barrington	\$31,795,311
Clarifications to above Schedule				
- Site area information from town GIS records and data prov				
	ge rate of 6.			
				ned
- Cost outline possible premium for floor plain compensation of	and/or const	truction, d	etails to be reti	
- Cost outline possible premium for floor plain compensation of Refer to				
- Cost outline possible premium for floor plain compensation or - Refer to				ement and
Cost outline possible premium for floor plain compensation of Refer to The in The Inc.				ement and
-Cost outline possible premium for floor plain compensation of -Refer to	e l	Ve	W	_
- Cost outline possible premium for floor plain compensation of - Refer to	e l	Ve	W	_
Rener Repossible premium for floor plain compensation of Reception Primary Renovate like Primarose Hill E.	e l lem	Ve	W	_
Primrose Hill E	e l lem	Ve	W	_
- Cost outline possible premium for floor plain compensation of - Refer to - The ir Renovate like osts will	e l lem	Ve	W	_
Renovate like Primrose Hill E (461P, Grades PK-	e I lem 3)	Ve ien	w tary	5
Rener Reposition premium for floor plain compensation of Recent Primary Renovate like Primrose Hill E. (461P, Grades PK-	e I lem 3)	Ve ien	w tary	5
Renovate lik Primrose Hill E	e I lem 3)	Ve ien	w tary	5

34,000 28,900 28,500 nary Amt. 10.10 111 28,900 28,900 5,100 28,500 28,900 0		20 Ident as per R Vner provided	
34,000 28,900 28,500 nary Amt. 10.10 111 28,900 28,900 5,100 28,500 28,900 0	As per ov 85% Unit Acre space SF SF SF	Cost/Unit \$425,000 \$9,250 \$28.50 \$21.50	Cost \$4,292,500 \$1,029,525 \$823,650
34,000 28,900 28,500 nary Amt. 10.10 111 28,900 28,900 5,100 28,500 28,900 0	As per ov 85% Unit Acre space SF SF SF	Cost/Unit \$425,000 \$9,250 \$28.50 \$21.50	Cost \$4,292,500 \$1,029,525 \$823,650
28,500 mary Amt. 10.10 111 28,900 28,900 5,100 28,500 28,900 0	Unit Acre space SF SF SF SF	Cost/Unit \$425,000 \$9,250 \$28.50 \$21.50	Cost \$4,292,500 \$1,029,525 \$823,650
10.10 111 28,900 28,900 5,100 28,500 28,900 0	Acre space SF SF SF SF	\$425,000 \$9,250 \$28.50 \$21.50	\$4,292,500 \$1,029,525 \$823,650
10.10 111 28,900 28,900 5,100 28,500 28,900 0	Acre space SF SF SF SF	\$425,000 \$9,250 \$28.50 \$21.50	\$4,292,500 \$1,029,525 \$823,650
10.10 111 28,900 28,900 5,100 28,500 28,900 0	Acre space SF SF SF SF	\$425,000 \$9,250 \$28.50 \$21.50	\$4,292,500 \$1,029,525 \$823,650
111 28,900 28,900 5,100 28,500 28,900 0	space SF SF SF SF	\$9,250 \$28.50 \$21.50	\$1,029,525 \$823,650
28,900 28,900 5,100 28,500 28,900 0	SF SF SF SF	\$28.50 \$21.50	\$823,650
28,900 5,100 28,500 28,900 0	SF SF SF	\$21.50	
5,100 28,500 28,900 0	SF SF		\$621,350
28,500 28,900 0	SF	\$41.50	
28,900 0			\$211,650
0		\$650.00	\$18,525,000
		\$425.00	\$12,282,500
	SF	\$165.00	\$0
57,400	SF SF	\$22.50	\$1,291,500
57,400		\$18.50	\$1,061,900
	Avg/sf	\$629.03	\$40,139,575
5.00%			\$2,006,979
			\$1,003,489
2.50%			\$1,003,489
	Avg/sf	\$1,549.25	\$44,153,533
9.2%	Mid 2025	4.5%/year	\$4,063,229
ith Esco	alation)	\$1,691.82	\$48,216,761
	# CRs	Months	
\$9,155	0	0	\$0
20.00%			\$9,643,352
l Projec	et Costs	¢0∩∠ 73	\$57,860,114
			(\$31,823,062
			\$1,301,853
			\$27,338,904
	2.50% 2.50% 9.2% ith Esc 9,155 0.00% Project sed upon neligible d Tota by own atte of 6.	2.50% 2.50% Avg/st 9.2% Mid 2025 # CRs \$9,155 0 0.00% Project Costs sed-upon 2023 max) nelligible costs d Total Cost to by owner	2.50% \$676.21 2.50% \$476.21 3.50% \$476.21 4 xy_st \$1.549.25 9.2% Mid 2025 4.5%/year the Escalation) \$1.691.82 # CRs Months 39.155 0 0 0.00% Project Costs \$906.73 sedupon 2022 max) 55.00% neligible costs 2.25% d Total Cost to Barrington

(371P, Grades K-3)

Total Project Cost ~ \$58M

	Grade Levels Grade 4-5	Proj. Enr.	(SF) 149	(Projecte	est 10 Yr . ed Enrollment)
	Max. Area Allowed Existing Building			udent as per l	d information
	Proposed Renovation	41,948			zation of exist
Prop	osed New Construction	35,481	00,0		
	Project Cost S	ummary			
	Scope of work	Amt.	Unit	Cost/Unit	Cost
	Site Improvements	10.33	Acre	\$425,000	\$4,390,
Parkir	ng Lot & Vehicular Circ.	172	space	\$9,250	\$1,590,
Buildin	g Haz. Mat. Abatement	41,948	SF	\$28.50	\$1,195,
Par	tial Building Demolition	41,948	SF	\$21.50	\$901,
Full Building [emolition (W/haz Mat)	49,350	SF	\$41.50	\$2,048,
	New Construction	35,481	SF	\$650.00	\$23,062,
Significo	ınt Building Renovation	41,948	SF	\$425.00	\$17,827,
Target	ed Building Renovation	0	SF	\$165.00	
Geothermal Bore F	eld & Systems Premium	77,428	SF	\$22.50	\$1,742,
Carbon Neu	tral & Netzero Premium	77,428	SF	\$18.50	\$1,432,
	Subtotal		Avg/sf	\$634.72	\$54,190,
Design/Scope Contingency	,	5.00%		\$666.45	\$2,709,
Phasing & Logistics Costs	(Contemplates occupied Site)	2.50%		\$682.32	\$1,354,
	(Contemplates occupied Site) (Compensation, site, & const.)	2.50% 2.50%		\$682.32 \$682.32	
Phasing & Logistics Costs			Avg/sf		\$1,354,
Phasing & Logistics Costs	(Compensation, site, & const.)	2.50%	Avg/sf Mid 2025	\$682.32	\$1,354, \$ 59,609 ,
Phasing & Logistics Costs	(Compensation, site, & const.) Subtotal	2.50% 9.2%	Mid 2025	\$682.32 \$1,680.06	\$1,354, \$59,609, \$5,485,
Phasing & Logistics Costs	(Compensation, site, & const.) Subtotal Cost Escalation Total Construction Cos	2.50% 9.2%	Mid 2025	\$682.32 \$1,680.06 4.5%/year	\$1,354, \$59,609, \$5,485,
Phasing & Logistics Cost Flood plain premium	(Compensation, site, & const.) Subtotal Cost Escalation Total Construction Cos	2.50% 9.2%	Mid 2025 alation)	\$682.32 \$1,680.06 4.5%/year \$1,834.67	\$1,354, \$59,609, \$5,485,
Phasing & Logistics Cost: Flood plain premium Portable Classroor	(Compensation, site, & const.) Subtotal Cost Escalation Total Construction Costs for Phasing	2.50% 9.2% t (With Esc \$9,155	Mid 2025 calation) # CRs	\$682.32 \$1,680.06 4.5%/year \$1,834.67 Months	\$1,354, \$1,354, \$59,609, \$5,485, \$65,094,
Phasing & Logistics Cost: Flood plain premium Portable Classroor	(Compensation, site, & const.) Subtotal Cost Escalation Total Construction Costs for Phasing ((CR/Month) Soft Costs	2.50% 9.2% t (With Esc \$9,155	Mid 2025 alation) # CRs	\$682.32 \$1,680.06 4.5%/year \$1,834.67 Months	\$1,354, \$59,609,3 \$5,485,8 \$65,094,8
Phasing & Logistics Cost: Flood plain premium Portable Classroor	(Compensation, site, & const.) Subtotal Cost Escalation Total Construction Costs for Phasing ((CR/Month) Soft Costs	2.50% 9.2% (With Esc \$9,155 20.00%	Mid 2025 calation) # CRs 0 ct Costs	\$682.32 \$1,680.06 4.5%/year \$1,834.67 Months 0	\$1,354, \$59,609, \$5,485, \$65,094,4 \$13,018, \$78,113,6
Phasing & Logistics Cost: Flood plain premium Portable Classroor	(Compensation, alte, & const.) Subtotal Cost Escalation Total Construction Cos ss for Phasing ((CRAMonth)) Soft Costs State Reimbursement Less possi	2.50% 9.2% (With Esc \$9,155 20.00% Total Proje (based upon ble ineligible ineligible)	Mid 2025 calation) # CRs 0 ct Costs 2023 max) ble costs	\$682.32 \$1,680.06 4.5%/year \$1,834.67 Months 0	\$1,354, \$59,609,3 \$5,485,9 \$65,094,6 \$13,018,

Hampden Meadows

Total Project Cost ~ \$78M

(573P, Grades 4-5)

Cost comparison of Options







Max. Area Allowed 84.450 SF per student as per RIDE		Grade Levels				est 10 Yr .
Max. Area Allowed 84.450 SF per student as per RIDE			Proj. Enr.	(SF)	(Projecte	d Enrollment)
Existing Building		PK-5	563	150	20	029-30
Proposed Removation 27,795 85% approx. utilization of existing		Max. Area Allowed	84,450	SF per stu	udent as per f	RIDE
Proposed New Construction S1,654		Existing Building	32,700	As per ov		
Project Cost Summary				85%	approx. utiliz	zation of existing
Scope of work Amt. Unit Cost/Unit Cost	Prop	osed New Construction	51,654			
Site Improvements		Project Cost S	ummary			
Parking Lot & Vehicular Circ. 169 space \$9,250 \$1,562,325		Scope of work	Amt.	Unit	Cost/Unit	Cost
Building Haz. Mat. Abatement 27,795 SF \$28.50 \$792.158 Partial Building Demolition 27,795 SF \$21.50 \$597,593 Full Building Demolition 4,405 SF \$41.50 \$203.585 New Construction 51.654 SF \$45.00 \$33.575.100 Significant Building Renovation 27,795 SF \$425.00 \$11.812.875 Targeted Building Renovation 0, SF \$425.00 \$11.812.875 Geothermal Bare Field & Systems Premium 79,449 SF \$165.00 \$1.787,603 Garbon Neutral & Netzero Premium 79,449 SF \$185.00 \$1.787,603 Carbon Neutral & Netzero Premium 79,449 SF \$18.50 \$1.469,807 Subtotal Avg/st \$705.04 \$59,540.267 esign/Scope Contingency 5.00% \$740.29 \$2.977,013 Phasing & Logistics Costs (Contemplates accupied Site) 2.50% \$757.91 \$1.488,507 Flood plain premium (Compensation, site, & const.) 2.50% \$757.91 \$1.488,507 Subtotal Avg/st \$12.67.94 \$65.494,293 Cost Escalation 9,2% Mid 2025 45%/year \$6,027,112 Total Construction Cost (With Escalation) \$1.384.62 \$71,521,405 Portable Classrooms for Phasing # CRs Months Portable Classrooms for Phasing # CRs Months Portable Classrooms for Phasing # CRs Months Soft Costs 20,00% \$1.016.29 \$35,825,687 State Reimbursement (bessequen 2022 max) \$55.00% \$47,204.128 Less possible ineligible costs \$5,00% \$1,91,306.25 \$1,91,310.85 \$1,91,310.85 State Reimbursement (bessequen 2022 max) \$55.00% \$1,91,310.85 State Reim		Site Improvements	18.21	Acre	\$425,000	\$7,739,250
Partial Building Demolition 27,795 \$F \$21.50 \$597.593	Parkin	g Lot & Vehicular Circ.	169	space	\$9,250	\$1,562,325
Full Building Demolition W/haz Math 4,905 SF \$41,50 \$203,558	-	<i>*</i>		_		
New Construction S1,654 SF \$650.00 \$33,575,100						\$597,593
Significant Building Renovation 27,795 \$F \$425.00 \$11,812,875 Targeted Building Renovation 0 \$F \$165.00 \$C Geothermal Bore Field & Systems Premium 79,449 \$F \$22.50 \$1,178,609 Carbon Neutral & Netzero Premium 79,449 \$F \$18.50 \$1,469,807 Subtotal Avg/st \$705.04 \$59,540,267 Phasing & Logistics Costs (Contemplates occupied Step 2.50% \$740,29 \$2,977,013 Flood plain premium (Compensation, site, & const.) 2.50% \$757,91 \$1,488,507 Flood plain premium (Compensation, site, & const.) \$2.50% \$757,91 \$1,488,507 Subtotal Avg/st \$1,267,94 \$65,494,293 Cast Escalation 9,2% Mid 2025 4.5%/year \$6,027,112 Total Construction Cost (With Escalation) \$1,384,62 \$71,521,405 Portable Classrooms for Phasing \$CRS Moniths Portable Classrooms for Phasing \$9,155 0 0 \$0.50 Soft Costs \$20,00 \$1,016,29 \$85,825,687 State Reimbursement \$200,00 \$20,00 Less possible inelligible costs \$2,25% \$1,93,1078 \$1,93,1078 \$2,25% \$1,93,1078 \$1,93,1078 \$1,93,1078 \$1,93,107	Full Building D					\$203,558
Targeted Building Renovation 0 SF \$165.00 \$50						
Geothermal Bore Field & Systems Premium 79,449 SF \$22.50 \$1,787,603						
Carbon Neutral & Netzero Premium 79,449 SF \$18.50 \$1,469,807 Subtotal Avg/st \$705.04 \$59,540,267 Subtotal Avg/st \$705.04 \$59,540,267 Subtotal \$2,50% \$740.29 \$2,977.013 \$1,488,507 \$1,488,50						\$0
Subtotal Avg/st \$705.04 \$59,540,267						
System S	Carbon Neut		79,449			
Phasing & Logistics Costs Contemplates accepted Sites Phasing & Logistics Costs Contemplates accepted Sites Phasing & Logistics Costs Compensation, site, & const. 2,50% \$757.91 \$1,488,507 \$1,488,507 \$1,267.94 \$65,494.293 \$1,267.94 \$65,494.293 \$1,267.94 \$65,494.293 \$1,267.94 \$65,494.293 \$1,267.94 \$65,494.293 \$1,267.94 \$65,494.293 \$1,267.94 \$65,494.293 \$1,267.94 \$65,494.293 \$1,267.94 \$65,494.293 \$1,267.94 \$65,027.112 \$1,267.94 \$1,26		Subtotal		Avg/sf	\$705.04	\$59,540,267
Rood plain premium Compensation, site, & const. 2.50% \$757.91 \$1.488.507 \$1.267.94 \$65.494.293 \$65.494.293 \$65.494.293 \$6.027.112 \$70tal Construction Cost (With Escalation) \$1.384.62 \$71.521.405 \$71	sign/Scope Contingency		5.00%		\$740.29	\$2,977,013
Subtotal Avg/st \$1,267.94 \$65,494,293	Phasing & Logistics Costs	(Contemplates occupied Site)	2.50%		\$757.91	\$1,488,507
Cost Escalation 9.2% Mid 2025 4.5%/year \$6,027,112	Flood plain premium	(Compensation, site, & const.)	2.50%		\$757.91	\$1,488,507
Total Construction Cost (With Escalation) \$1,384.42 \$71,521,405		Subtotal		Avg/sf	\$1,267.94	\$65,494,293
Portable Classrooms for Phasing		Cost Escalation	9.2%	Mid 2025	4.5%/year	\$6,027,112
Portable Lease Costs (1CR/Month) \$9,155 0 0 \$C		Total Construction Cost	t (With Esc	alation)	\$1,384.62	\$71,521,405
Portable Lease Costs (1CR/Month) \$9,155 0 0 \$C	Portable Classroom	e for Phasina		# CP:	Months	
Soft Costs 20.00% \$1,4,304,281 Total Project Costs \$1,016.29 \$85,825,687 State Reimbursement (based upon 2022 max.) 55,00% (\$47,204,128 Less possible ineligible costs 2,25% \$1,931,078			\$9,155			\$0
Total Project Costs \$1,016.29 \$85,825.687				-		
State Reimbursement (basedupon 2023 max.) 55.00% (\$47,204,128 Less possible ineligible costs 2.25% \$1,931,078		Soft Costs	20.00%			\$14,304,281
Less possible ineligible costs 2.25% \$1,931,078		1	iotal Proje	ct Costs	\$1,016.29	\$85,825,687
		State Reimbursement	(based upon	2023 max.)	55.00%	(\$47,204,128
Estimated Total Cost to Barrington \$40,552,637						
		Estin	nated Tota	I Cost to	Barrington	\$40,552,637
<u></u>			_			
Cost Escalated to mid point of construction (2025) at average rate of 6.25% per year		r floor plain compensation of	and/or const	truction, d	etails to be refi	ned
ilte area information from town GIS records and data provided by owner Cost Escalated to mid point of construction (2025) at average rate of 6.25% per year Cost outline possible premium for floor plain compensation and/or construction, details to be refined	efer t	vate lik				

(563P, Grades PK-5)

Total Project Cost ~ \$86M

	Renovate Like Ne	w ~ Prim	rose				
	Grade Levels	Proj. Enr.	RIDE (SF)		est 10 Yr .		
	PK-5	564	150	20	029-30		
	Max. Area Allowed	84.600	SF per stu	udent as per l	RIDE		
	Existing Building				d information		
	Proposed Renovation	30,600	85%	approx. utili:	zation of existing		
Propo	sed New Construction	45,565					
	Project Cost S	ummary					
	Scope of work	Amt.	Unit	Cost/Unit	Cost		
	Site Improvements	11.36	Acre	\$425,000	\$4,828,000		
Parkin	g Lot & Vehicular Circ.	169	space	\$9,250	\$1,565,100		
Building	Haz. Mat. Abatement	30,600	SF	\$28.50	\$872,100		
Part	ial Building Demolition	30,600	SF	\$21.50	\$657,900		
Full Building D	emolition (W/haz Mat)	5,400	SF	\$41.50	\$224,100		
	New Construction	45,565	SF	\$650.00	\$29,617,250		
Significa	nt Building Renovation	30,600	SF	\$425.00	\$13,005,000		
Targete	d Building Renovation	0	SF	\$165.00	\$0		
Geothermal Bore Fig	eld & Systems Premium	45,565	SF	\$22.50	\$1,025,213		
Carbon Neut	al & Netzero Premium	45,565	SF	\$18.50	\$842,950		
	Subtotal Avg/sf \$622.19						
Design/Scope Contingency		5.00%		\$653.30	\$2,631,88		
Phasing & Logistics Costs	(Contemplates occupied Site)	2.50%		\$668.86	\$1,315,940		
Flood plain premium	(Compensation, site, & const.)	2.50%		\$668.86	\$1,315,940		
	Subtotal		Avg/sf	\$1,270.74	\$57,901,377		
	Cost Escalation	9.2%	Mid 2025	4.5%/year	\$5,328,374		
				C1 207 (0	\$63,229,751		
	Total Construction Cost	(With Esc	alation)	\$1,387.68	Ş03,227,73		
Portable Classroom		(With Esc	# CRs	\$1,387.68 Months	\$63,227,73		
		\$9,155			\$63,227,75		
Portable Classroom	s for Phasing		# CRs	Months			
Portable Classroom	s for Phasing (ICR/Month) Soft Costs	\$9,155	# CRs	Months	\$0		
Portable Classroom	s for Phasing (ICR/Month) Soft Costs	\$9,155	# CRs 0	Months 0	\$0 \$12,645,950		
Portable Classroom	s for Phasing (1CR/Month) Soft Costs State Reimbursement	\$9,155 20.00%	# CRs 0 ct Costs	Months 0 \$896.88	\$12,645,950 \$75,875,70		
Portable Classroom	s for Phasing (ICR/Month) Soft Costs State Reimbursement Less possil	\$9,155 20.00% Cotal Proje (based upon ble ineligit	# CRs 0 ct Costs 2023 max.) ble costs	Months 0 \$896.88 55.00%	\$12,645,950 \$75,875,70 (\$41,731,633		
Portable Classroom Portable Lease Costs	s for Phasing (ICR/Month) Soft Casts State Reimbursement Less possi Estin	\$9,155 20.00% Cotal Proje (based upon ble ineligit	# CRs 0 ct Costs 2023 max.) ble costs	Months 0 \$896.88 55.00% 2.25%	\$12,645,950 \$75,875,70 (\$41,731,633 \$1,707,203		
Portable Classroom Portable Lease Costs Portable Lease Costs	s for Phasing (ICR/Morith) Soft Costs State Reimbursement Less possii Estin	\$9,155 20.00% Cotal Proje (based upon ble ineligit	# CRs 0 ct Costs 2023 max) ble costs	Months 0 \$896.88 55.00% 2.25%	\$12,645,950 \$75,875,70 (\$41,731,633 \$1,707,203		
Portable Classroom Portable Lease Costs Portable Lease Costs Garifications to above Schee Site area information from town	s for Phasing (ICRAM only) Soft Costs State Reimbursement Less possil Estin Jule Gis recards and data prov	\$9,155 20.00% Total Proje (based upon ble ineligible inated Total	# CRs 0 ct Costs 2023 max) ble Costs il Cost to	Months 0 \$896.88 55.00% 2.25% Barrington	\$12,645,950 \$75,875,70 (\$41,731,633 \$1,707,203		
Portable Classroom	s for Phasing ((CR/Month) Soft Costs State Reimbursement Less possil Estin Lule Gis records and data prov	\$9,155 20.00% Total Proje (based upon bole ineligit nated Total ided by owl	# CRs 0 ct Costs 2023 max) ble Costs il Cost to	Months 0 \$896.88 \$55.00% 2.25% Barrington	\$12,645,950 \$75,875,70 (\$41,731,63: \$1,707,20: \$35,851,269		
Portable Classroom Portable Lease Costs Portable Lease Costs Identifications to above Schee - Site area information from from - Cost Escolated to mid point of	s for Phasing ((CR/Month) Soft Costs State Reimbursement Less possil Estin Lule Gis records and data prov	\$9,155 20.00% Total Proje (based upon bole ineligit nated Total ided by owl	# CRs 0 ct Costs 2023 max) ble Costs il Cost to	Months 0 \$896.88 \$55.00% 2.25% Barrington	\$12,645,950 \$75,875,70 (\$41,731,63: \$1,707,20: \$35,851,269		
Portable Classroom Portable Lease Costs Portable Lease Costs Identifications to above Schee Site area information from town Cost Escalated to mid-point of cost outline possible premium to Refer ty	s for Phasing (ICRMonth) Soft Costs State Reimbursement Less possi Estin Jule Sis records and data prov onstruction (2025) at avera	\$9,155 20.00% Cotal Proje (based upon oble ineligiti nated Total ided by own ge rate of 6. and/or const	# CRs 0 ct Costs 2023 max) ple costs II Cost to	Months 0 \$896.88 55.00% 2.25% Barrington	\$12,645,950 \$75,875,70 (\$41,731,63: \$1,707,20: \$35,851,269		
Portable Classroom Portable Lease Costs Portable Lease Costs Identifications to above Schee Site area information from town Cost Escalated to mid-point of cost outline possible premium to Refer ty	s for Phasing ((CR/Month) Soft Costs State Reimbursement Less possil Estin Lule Gis records and data prov	\$9,155 20.00% Cotal Proje (based upon oble ineligiti nated Total ided by own ge rate of 6. and/or const	# CRs 0 ct Costs 2023 max) ple costs II Cost to	Months 0 \$896.88 55.00% 2.25% Barrington	\$12,645,956 \$75,875,70 \$41,731,633 \$1,707,200 \$35,851,261		

	Renovate Like N	110						
	Grade Levels	Proj. Enr.	RIDE (SF)		est 10 Yr . ed Enrollment)			
	PK-5	563	150	20	029-30			
	Max. Area Allowed	84,450	SF per stu	udent as per f	RIDE			
	Existing Building	34,000	As per ov	vner provide	d information			
	Proposed Renovation 28,900 85% approx. utilization of exist							
Propo	sed New Construction	46,847						
	Project Cost S	ummary						
	Scope of work	Amt.	Unit	Cost/Unit	Cost			
	Site Improvements	10.10	Acre	\$425,000	\$4,292,500			
Parking	g Lot & Vehicular Circ.	169	space	\$9,250	\$1,562,325			
Building	Haz. Mat. Abatement	28,900	SF	\$28.50	\$823,650			
Parti	ial Building Demolition	28,900	SF	\$21.50	\$621,350			
Full Building De	emolition (W/haz Mat)	5,100	SF	\$41.50	\$211,650			
	New Construction	46,847	SF	\$650.00	\$30,450,550			
Significar	nt Building Renovation	28,900	SF	\$425.00	\$12,282,500			
Targete	d Building Renovation	0	SF	\$165.00	\$0			
Geothermal Bore Fie	eld & Systems Premium	75,747	SF	\$22.50	\$1,704,308			
Carbon Neutr	ral & Netzero Premium	75,747	SF	\$18.50	\$1,401,320			
	Subtotal		Avg/sf	\$631.74	\$53,350,152			
Design/Scope Contingency		5.00%		\$663.32	\$2,667,508			
Phasing & Logistics Costs	(Contemplates occupied Site)	2.50%		\$679.12	\$1,333,754			
Flood plain premium	(Compensation, site, & const.)	2.50%		\$679.12	\$1,333,754			
	Subtotal		Avg/sf	\$1,252.70	\$58,685,167			
	Cost Escalation	9.2%	Mid 2025	4.5%/year	\$5,400,503			
	Total Construction Cos	(With Esc	alation)	\$1,367.98	\$64,085,670			
Portable Classroom	s for Phasina		# CRs	Months				
Portable Lease Costs	(1CR/Month)	\$9,155	0	0	\$0			
	Soft Costs		_	-	·			
	Soft Costs	20.00%			\$12,817,134			
			at Casta	\$910.63	\$76,902,804			
		otal Proje		-				
	State Reimbursement	(based upon	2023 max.)	55.00%				
	State Reimbursement Less possi	(based upon ble ineligib	2023 max.) ole costs	55.00% 2.25%	(\$42,296,542 \$1,730,313			
	State Reimbursement Less possi	(based upon ble ineligib	2023 max.) ole costs	55.00%				
	State Reimbursement Less possi Estin	(based upon ble ineligib nated Tota	2023 max) DIE COSTS II Cost to	55.00% 2.25%	\$1,730,313			
Site area information from town	State Reimbursement Less possi Estin fule GIS records and data prov	(based upon ble ineligib nated Tota ided by own	2023 max) Die costs Il Cost to	55.00% 2.25% Barrington	\$1,730,313			
Site area information from town of Cost Escalated to mid point of c	State Reimbursement Less possi Estin tule GIS records and data provonstruction (2025) at avera	(based upon ble ineligib nated Tota ided by own gerate of 6.	2023 max) DIE Costs II Cost to	55.00% 2.25% Barrington	\$1,730,313 \$36,336,575			
Site area information from town of Cost Escalated to mid point of co Cost outline possible premium for	State Reimbursement Less possi Estin tule GIS records and data provonstruction (2025) at avera	(based upon ble ineligib nated Tota ided by own gerate of 6.	2023 max) DIE Costs II Cost to	55.00% 2.25% Barrington	\$1,730,313 \$36,336,575			
larifications to above Sched Site area information from town 1 Cost Escalated to mid point of a Cost outline possible premium for Refer to	State Reimbursement Less possi Estin Iule GIS records and data prov onstruction (2025) at a vera floor plain compensation of	(based upon ble ineligib nated Tota ided by own ge rate of 6.	2023 max.) Die Costs Il Cost to ner 25% per year	55.00% 2.25% Barrington ear etails to be refi	\$1,730,313 \$36,336,575			
Site area information from town of Cost Escalated to mid point of Co. Cost outline possible premium for Refer to	State Reimbursement Less possi Estin Iule GIS records and data prov onstruction (2025) at a vera floor plain compensation of	(based upon ble ineligib nated Tota ided by own ge rate of 6.	2023 max.) Die Costs Il Cost to ner 25% per year	55.00% 2.25% Barrington ear etails to be refi	\$1,730,313 \$36,336,575			
Site area information from town of Cost Escalated to mid point of Ci Cost outline possible premium for Refer to	State Reimbursement Less possi Estin tule GIS records and data provonstruction (2025) at avera	(based upon ble ineligib nated Tota ided by own ge rate of 6.	2023 max.) Die Costs Il Cost to ner 25% per year	55.00% 2.25% Barrington ear etails to be refi	\$1,730,313 \$36,336,575			

	Demolition ~ Hamp	den Me	adows				
	Grade Levels Repurpose		RIDE (SF)	(Projected	st 10 Yr . I Enrollment) 31-32		
		U					
	Max. Area Allowed 0 SF per student as per RII Existina Buildina 49.350 As per owner provided						
	Existing Building Proposed Renovation	49,350 0	As per ov	vner provided	information		
Propo	sed New Construction	0					
	Project Cost S	ımmarv					
	Scope of work	Amt.	Unit	Cost/Unit	Cost		
	Site Improvements	0.00	Acre	\$425,000	\$0		
Parking	a Lot & Vehicular Circ.	0.00	space	\$9,250	\$0		
	Haz. Mat. Abatement	0	SF	\$28.50	\$0		
	al Building Demolition	0	SF	\$21.50	\$0		
	emolition (W/haz Mat)	49,350	SF	\$41.50	\$2,048,025		
	New Construction	0	SF	\$650.00	\$0		
Significar	nt Building Renovation	0	SF	\$425.00	\$0		
	d Building Renovation	0	SF	\$165.00	\$0		
Geothermal Bore Fie	eld & Systems Premium	0	SF	\$22.50	\$0		
Carbon Neutr	al & Netzero Premium	0	SF	\$18.50	\$C		
	Subtotal		Avg/sf	\$41.50	\$2,048,025		
Design/Scope Contingency		5.00%		\$43.58	\$102,401		
Phasing & Logistics Costs	(Contemplates occupied Site)	0.00%		\$43.58	\$0		
Flood plain premium	(Compensation, site, & const.)	0.00%		\$43.58	\$0		
	Subtotal		Avg/sf	\$43.58	\$2,150,426		
	Cost Escalation	9.2%	Mid 2025	4.5%/year	\$197,893		
	Total Construction Cos	(With Esc	alation)	\$47.58	\$2,348,319		
Portable Classroom	s for Phasing		# CRs	Months			
Portable Lease Costs	(1CR/Month)	\$9,155	0	0	\$0		
	Soft Costs	15.00%			\$352,248		
	Ī	otal Proje	ct Costs	\$54.72	\$2,700,567		
	State Reimbursement	(based upon	2023 max.)	55.00%	(\$1,485,312		
		ble ineligib		2.25%	\$60,763		
	Estin	nated Tota	I Cost to	Barrington	\$1,276,018		
larifications to above Sched							
- Site area information from town							
- Cost Escalated to mid point of c		_					
3 - Cost outline possible premium for	tloor plain compensation of	and/or const	ruction, d	etails to be refin	ed		

Demolition

Hampden Meadows

Total Project Cost ~ \$3M

(564P, Grades PK-5)

Total Project Cost ~ \$76M

(563P, Grades PK-5)

Total Project Cost ~ \$77M



what are we voting on?

The reference \$250

Clarification!

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

\$112 Million dollars

- direction, Will Description and a 2024.
- The details of this plan will be developed together with a common goal to create the blueprint for our educational future!

cuthorization for a letails.....

community

preferred

5 Key "Whys"

Fiscal Responsibility Phasing
Over Time
Value
Proposition

Competing
Statewide
Building
Moratorium

Costs of a "No" Vote

The Other
Stakeholder
RIDE





Key #1: Fiscal Responsibility

The previous planning process provided a solid foundation of teacher involvement, community feedback, and options exploration.

Ultimately, it proved to be more expensive than the current direction.

1. Fiscal Responsibility ~ Where we were, and where we are today





The chart below is a representation of the prior planning process and resulting order of magnitude costs:

The chart below	is a representat	ion of the phor	planning proce	ss and resulting	oraer or magn	itude costs:	The Old"
School	Grade Config.	Enrollment	Phase	Estimated Size (SF)	Schedule (months)	Total Construction Cost/SF (with escalation)	Total Estimated Project Cost (W/Soft Cost, 20% of CC)
Hampden Meadows	1-5	625	New	90,625	20 mos.	\$927	\$100,888,755
Newyork	PK-K	320	Renovation	25,500	12 mos.	COEA	¢50 247 747
Nayatt	(6PK, 10K)	320	New	31,460	16 mos.	\$854	\$58,346,647
Primrose Hill	1-5	625	New	90,625	20 mos.	\$927	\$100,723,053
Sowams	Demolish	N/A	Demolition	32,959	6 mos.	\$48	\$1,789,434
Middle School		Remai	ns as-is, not stud	lied as a part o	f the planning p	process	
High School	9-12	1,140	New	192,259	24-48 mos.	\$961	\$221,757,052
					=1	T 1 10 1	60/1 7/17 000

Under the current plan, the responsibility of the community on a \$250 Million dollar bond is approximately \$112 Million dollars.

Elementary Total Cost S261,747,889

High School Total Cost \$221,757,052

Total Project Cost

\$483,504,941

\$217,577,223 **Barrington Portion**

1. Fiscal Responsibility ~ Where we were, and where we are today





The chart below is a representation of the prior planning process and resulting order of magnitude costs:

	New Construction	~ Primro	se Hill		
	Grade Levels	Proi. Enr.	RIDE (SF)		est 10 Yr .
	Grade 1 through 5	625	145		KBA Study
	Max. Area Allowed	90 425	SE ner sti	udent as per F	RIDE
	Existing Building			vner provided	
	Proposed Renovation	0			
Propo	sed New Construction	90,625			
	Project Cost S	ummarv			
	Scope of work	Amt.	Unit	Cost/Unit	Cost
	Site Improvements	11.36	Acre	\$425,000	\$4,828,000
Parkin	g Lot & Vehicular Circ.	188	space	\$9,250	\$1,734,375
Building	Haz. Mat. Abatement	0	SF	\$28.50	\$0
Part	ial Building Demolition	0	SF	\$21.50	\$0
Full Building D	emolition (W/haz Mat)	36,000	SF	\$41.50	\$1,494,000
	New Construction	90,625	SF	\$650.00	\$58,906,250
Significa	nt Building Renovation	0	SF	\$425.00	\$0
Targete	d Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Fie	eld & Systems Premium	90,625		\$22.50	\$2,039,063
Carbon Neut	ral & Netzero Premium	90,625		\$18.50	\$1,676,563
	Subtotal		Avg/sf	\$779.90	\$70,678,250
Design/Scope Contingency		5.00%		\$818.89	\$3,533,913
Phasing & Logistics Costs	(Contemplates occupied Site)	1.25%		\$828.64	\$883,478
Flood plain premium	(Compensation, site, & const.)	2.50%		\$828.64	\$1,766,956
	Subtotal		Avg/sf	\$848.14	\$76,862,597
	Cost Escalation	9.2%	Mid 2025	4.5%/year	\$7,073,280
	Total Construction Cos	t (With Esc	alation)	\$926.19	\$83,935,877
Portable Classroom	s for Phasina		# CRs	Months	
Portable Lease Costs	(1CR/Month)	\$9,155	0	0	\$0
	Soft Costs	20.00%			\$16,787,175
	1	Total Proje	ct Costs	\$1,111.43	\$100,723,053
	State Reimbursement	(based upon		55.00%	(\$55,397,679
	Less possi	ble ineligit		2.25%	\$2,266,269
				Barrington	\$47,591,642
larifications to above Scheo	lule				
- Site area information from town		ided by ow	ner		
				ear	
 Cost Escalated to mid point of c 	orisinochori (2025) ar av cia				
 Cost Escalated to mid point of c Cost outline possible premium fo 			truction, d	etails to be refir	ned

's v	New Primrose Elementary
	(625P, Grade 1-5)
	Total Project Cost ~ \$101M

			RIDE		st 10 Yr .	
	Grade Levels	_	(SF)		Enrollment)	
	Grade 1 through 5	625	145	From K	(BA Study	
	udent as per R					
Existing Building 49,350 As per owner provided informat						
	Proposed Renovation	0				
Propo	osed New Construction	90,625				
	Project Cost S	ummary				
	Scope of work	Amt.	Unit	Cost/Unit	Cost	
	Site Improvements	10.33	Acre	\$425,000	\$4,390,250	
Parkin	g Lot & Vehicular Circ.	188	space	\$9,250	\$1,734,375	
Building	Haz. Mat. Abatement	0	SF	\$28.50	\$0	
Part	ial Building Demolition	0	SF	\$21.50	\$0	
Full Building D	emolition (W/haz Mat)	49,350	SF	\$41.50	\$2,048,025	
	New Construction	90,625	SF	\$650.00	\$58,906,250	
Significa	nt Building Renovation	0	SF	\$425.00	\$0	
Targete	ed Building Renovation	0	SF	\$165.00	\$0	
Geothermal Bore Fig	eld & Systems Premium	90,625		\$22.50	\$2,039,063	
Carbon Neut	ral & Netzero Premium	90,625		\$18.50	\$1,676,563	
	Subtotal		Avg/sf	\$781.18	\$70,794,525	
esign/Scope Contingency		5.00%		\$820.24	\$3,539,726	
Phasing & Logistics Costs	(Contemplates occupied Site)	1.25%		\$830.00	\$884,932	
Flood plain premium	(Compensation, site, & const.)	2.50%		\$830.00	\$1,769,863	
	Subtotal		Avg/sf	\$849.53	\$76,989,046	
	Cost Escalation	9.2%	Mid 2025	4.5%/year	\$7,084,917	
	Total Construction Cost			\$927.71	\$84,073,963	
		(40 1,01 0,100	
Portable Classroom Portable Lease Costs	(1CR/Month)	\$9,155	# CRs	Months 0	\$0	
1 Ollabic Ecase Costs			_			
	Soft Costs	20.00%			\$16,814,793	
	T	otal Proje	ct Costs	\$1,113.26	\$100,888,755	
	State Reimbursement	(based upo n	2023 max.)	55.00%	(\$55,488,816	
	Less possil	ole ineligit	ole costs	2.25%	\$2,269,997	
	Estin	nated Tota	I Cost to	Barrington	\$47,669,937	
arifications to above Sched	lule					
Site area information from town		ided by ow	ner			
Cost Escalated to mid point of c	onstruction (2025) at avera	ge rate of 6.	.25% per ye	ear		
Cost outline possible premium fo	r floor plain compensation o	and/or cons	truction, d	etails to be refin	ed	
Refer to detail spreadsheet for its	emized list of soft costs			-	_	
kelel 10 delali spiedasileel loi li	C11112CG 1131 OF 3OFF CO313					

Total Project Cost ~ \$101M

(625P, Grade 1-5)

	Grade Levels	Proj. Enr.	RIDE (SF)		st 10 Yr . I Enrollment)
	PK & K	320	178	From K	BA Study
	Max. Area Allowed	56.960	SE per stu	udent as per Ri	DF
	Existing Building			vner provided	
	Proposed Renovation	25,500			
Propo	sed New Construction	31,460			
	Project Cost S	Jmmary			
	Scope of work	Amt.	Unit	Cost/Unit	Cost
	Site Improvements	10.10	Acre	\$425,000	\$4,292,500
Parkin	g Lot & Vehicular Circ.	96	space	\$9,250	\$888,000
Building	Haz. Mat. Abatement	25,500	SF	\$28.50	\$726,750
Part	ial Building Demolition	25,500	SF	\$21.50	\$548,250
Full Building D	emolition (W/haz Mat)	8,500	SF	\$41.50	\$352,750
	New Construction	31,460	SF	\$650.00	\$20,449,000
Significa	nt Building Renovation	25,500	SF	\$425.00	\$10,837,500
	d Building Renovation	0	SF	\$165.00	\$(
Geothermal Bore Fie	eld & Systems Premium	56,960		\$22.50	\$1,281,600
Carbon Neut	ral & Netzero Premium	59,500		\$18.50	\$1,100,750
	Subtotal		Avg/sf	\$710.62	\$40,477,100
Design/Scope Contingency		5.00%		\$746.15	\$2,023,855
Phasing & Logistics Costs	(Contemplates occupied Site)	2.50%		\$763.92	\$1,011,928
Flood plain premium	(Compensation, site, & const.)	2.50%		\$763.92	\$1,011,928
	Subtotal		Avg/sf	\$781.69	\$44,524,810
	Cost Escalation	9.2%	Mid 2025	4.5%/year	\$4,097,396
	Total Construction Cost	(With Esc	alation)	\$853.62	\$48,622,206
Portable Classroom	s for Phasing		# CRs	Months	
Portable Lease Costs	(1CR/Month)	\$9,155	0	0	\$0
	Soft Costs	20.00%			\$9,724,441
	1	otal Proje	ct Costs	\$1,024.34	\$58,346,647
	State Reimbursement	(based upon	2023 max.)	55.00%	(\$32,090,656
	Less possi	ole ineligit	ole costs	2.25%	\$1,312,800
	Estin	nated Tota	I Cost to	Barrington	\$27,568,791
arifications to above Sched	iule				
Site area information from town		ided by ow	ner		
Cost Escalated to mid point of c				ear	
Control the control to the control to	r floor plain compensation of	ind/or const	truction, de	etails to be refin	ed
Cost outline possible premium to					

Nayatt Additions & Reno. (320P, Grade PK/K) Total Project Cost ~ \$58M



BARRINGTON HIGH SCHOOL COST SUMMARY





Grade Levels 9-12 Area Allowed isting Building novated Area Construction Construction Project Cost S iscope of work improvements ehicular Circ. t. Abatement in Demolition (W/haz Mat) Construction g Renovation g Renovation ems Premium zero Premium Subtotal	1140 210,900 177,600 0 192,259 192,259	RIDE (SF) 185 185 Unit Acre Space SF Avg/sf	(Projecte	Cost \$11,687,50 \$3,700,00 \$124,968,35 \$4,325,862 \$3,556,79 \$155,608,86
Area Allowed isting Building novated Area Construction Construction Project Cost S Goope of work Improvements rehicular Circ. f. Abatement in General Construction General Renovation ge	210,900 177,600 0 192,259 192,259 27,50 400 0 177,600 0 177,600 0 192,259	Unit Acre space SF SF SF SF SF SF SF SF	Cost/Unit \$425,000 \$9,250 \$28.50 \$21.50 \$41.50 \$450.00 \$425.00 \$165.00 \$22.50 \$18.50	Cost \$11,687,50 \$3,700,00 \$ \$7,370,40 \$124,968,35 \$ \$4,325,82 \$3,556,79
isting Building novated Area Construction Construction Project Cost Scope of work mprovements ehicular Circ. t. Abatement ag Demolition (W/haz Mat) Construction g Renovation g Renovation ems Premium zero Premium	177,600 0 192,259 192,259 192,259 Ummary Amt. 27,50 400 0 177,600 192,259 0 0 192,259	Acre space SF	\$425,000 \$9,250 \$28.50 \$21.50 \$41.50 \$650.00 \$425.00 \$165.00 \$22.50 \$18.50	\$11,687,50 \$3,700,00 \$ \$ \$7,370,40 \$124,968,35 \$ \$4,325,82 \$3,556,79
novated Area Construction Construction Project Cost S Cope of work Improvements Improvem	0 192,259 192,259 27,50 400 0 177,600 192,259	Acre space SF	\$425,000 \$9,250 \$28.50 \$21.50 \$41.50 \$650.00 \$425.00 \$165.00 \$22.50 \$18.50	\$11,687,50 \$3,700,00 \$ \$ \$7,370,40 \$124,968,35 \$ \$4,325,82 \$3,556,79
Construction Construction Project Cost S Cope of work Improvements Improvem	192,259 192,259 192,259 192,259 192,259 192,259 192,259 192,259	Acre space SF	\$425,000 \$9,250 \$28.50 \$21.50 \$41.50 \$650.00 \$425.00 \$165.00 \$22.50 \$18.50	\$11,687,50 \$3,700,00 \$ \$7,370,40 \$124,968,35 \$ \$4,325,82 \$3,556,79
Construction Project Cost S Gope of work Improvements Project Cost S Cope of work Improvements Project Core In Abatement In Whaz Math In Construction In Renovation In Ren	192,259 Ummary Amt. 27.50 400 0 177,600 192,259 0 192,259	Acre space SF	\$425,000 \$9,250 \$28.50 \$21.50 \$41.50 \$650.00 \$425.00 \$165.00 \$22.50 \$18.50	\$11,687,50 \$3,700,00 \$ \$7,370,40 \$124,968,35 \$ \$4,325,82 \$3,556,79
Project Cost Sicope of work mprovements (ehicular Circ. t. Abatement gg Demolition (W/haz Mat) Construction g Renovation g Renovation ems Premium zero Premium	Amt. 27.50 400 0 177,600 192,259 0	Acre space SF	\$425,000 \$9,250 \$28.50 \$21.50 \$41.50 \$650.00 \$425.00 \$165.00 \$22.50 \$18.50	\$11,687,50 \$3,700,00 \$ \$7,370,40 \$124,968,35 \$ \$4,325,82 \$3,556,79
cope of work mprovements rehicular Circ. t. Abatement ng Demolition the Whaz Mat) the Construction g Renovation g Renovation ems Premium zero Premium	Amt. 27.50 400 0 177,600 192,259 0 192,259	Acre space SF	\$425,000 \$9,250 \$28.50 \$21.50 \$41.50 \$650.00 \$425.00 \$165.00 \$22.50 \$18.50	\$11,687,50 \$3,700,00 \$ \$7,370,40 \$124,968,35 \$ \$4,325,82 \$3,556,79
mprovements fehicular Circ. t. Abatement ag Demolition (W/haz Mat) Construction g Renovation g Renovation g Renovation ems Premium zero Premium	27.50 400 0 177,600 192,259 0 192,259	Acre space SF	\$425,000 \$9,250 \$28.50 \$21.50 \$41.50 \$650.00 \$425.00 \$165.00 \$22.50 \$18.50	\$11,687,50 \$3,700,00 \$ \$7,370,40 \$124,968,35 \$ \$4,325,82 \$3,556,79
rehicular Circ. t. Abatement ag Demolition (W/haz Mat) Construction g Renovation g Renovation g Renovation ems Premium zero Premium	400 0 177,600 192,259 0 192,259	space SF SF SF SF SF SF SF SF SF	\$9,250 \$28.50 \$21.50 \$41.50 \$650.00 \$425.00 \$165.00 \$22.50 \$18.50	\$3,700,00 \$1 \$7,370,40 \$124,968,35 \$3 \$4,325,82 \$3,556,79
t. Abatement ng Demolition n (W/haz Mat) Construction g Renovation g Renovation ems Premium zero Premium	0 0 177,600 192,259 0 0	SF SF SF SF SF SF SF	\$28.50 \$21.50 \$41.50 \$650.00 \$425.00 \$165.00 \$22.50 \$18.50	\$7,370,40 \$124,968,35 \$124,968,35 \$4,325,82 \$3,556,79
ng Demolition n (W/haz Mat) Construction g Renovation g Renovation ems Premium zero Premium	0 177,600 192,259 0 0 192,259	SF SF SF SF SF SF	\$21.50 \$41.50 \$650.00 \$425.00 \$165.00 \$22.50 \$18.50	\$7,370,40 \$124,968,35 \$ \$4,325,82 \$3,556,79
n (W/haz Mat) Construction g Renovation g Renovation ems Premium zero Premium	177,600 192,259 0 0 192,259	SF SF SF SF SF SF	\$41.50 \$650.00 \$425.00 \$165.00 \$22.50 \$18.50	\$7,370,40 \$124,968,33 \$3,325,82 \$3,556,79
Construction g Renovation g Renovation ems Premium zero Premium	192,259 0 0 192,259	SF SF SF SF SF	\$650.00 \$425.00 \$165.00 \$22.50 \$18.50	\$124,968,33 \$3 \$4,325,82 \$3,556,79
g Renovation g Renovation ems Premium zero Premium	0 0 192,259	SF SF SF SF	\$425.00 \$165.00 \$22.50 \$18.50	\$4,325,82 \$3,556,79
g Renovation ems Premium zero Premium	0 192,259	SF SF SF	\$165.00 \$22.50 \$18.50	\$4,325,82 \$3,556,79
ems Premium zero Premium	192,259	SF SF	\$22.50 \$18.50	\$4,325,82 \$3,556,79
zero Premium		SF	\$18.50	\$3,556,79
	192,259			
Subtotal		Avg/sf	S809.37	C1EE 400 04
			400.101	\$155,606,60
	5.00%		\$849.84	\$7,780,44
ates occupied Site)	1.25%		\$859.96	\$1,945,11
ation, site, & const.)	2.50%		\$70.82	\$3,890,22
Subtotal		Avg/sf	\$880.19	\$169,224,64
ost Escalation	9.2%	Mid 2025	4.5%/year	\$15,572,89
nstruction Cos	(With Esc	alation)	\$961.19	\$184,797,54
sing		# CRs	Months	
CR/Month)	\$9,155	6	0	Ç
Soft Costs	20.00%			\$36,959,50
-	otal Proje	ct Costs	\$1,153.43	\$221,757,05
eimbursement	(based upon	2023 max.)	55.00%	(\$121,966,37
Less possi	ble ineligib	ole costs	2.25%	\$4,989,53
Estir	nated Tota	I Cost to	Barrington	\$104,780,20
• •				
	and/or const	truction, d	etails to be refir	ned
of soft costs				
				finement and
	Subtotal post Escalation sistruction Costs sing R/Month) Soft Costs	Subtotal ost Escalation 9.2% intruction Cost (With Escalation 9.2% istruction Cost (With Escalation 9.2%) Soft Costs 20.00% Total Projetimbursement (basedupon Less possible ineligite Estimated Total Projetim Costs ond data provided by ow (2025) at a werage rate of 6.000 compensation and/or consist of soft costs	Subtotal Avg/st ost Escalation 9.2% Mid 2025 istruction Cost (With Escalation) sing #CRs R/Month) \$9,155 6 Soft Costs 20.00% Total Project Costs imbursement (based upon 2023 max.) Less possible ineligible costs Estimated Total Cost to s and data provided by owner (2025) at average rate of 6.25% per yet compensation and/or construction, d	Subtotal Avg/sf \$880.19 ost Escalation 9.2% Mid 2025 4.5%/year instruction Cost (With Escalation) \$961.19 sing #CRs Months R/Month) \$9,155 6 0 Soft Costs 20.00% Total Project Costs \$1,153.43 imbursement (basedupon 2023 max.) 55.00% Less possible ineligible costs 2.25% Estimated Total Cost to Barrington s and data provided by owner (2025) at average rate of 6.25% per year compensation and/or construction, details to be refinited for the costs

Total Project Cost: \$222M

BHS ~ Additions with Con	nprehensive Renov	ations (9	-12)		Updated: 10/10/2023
	Grade Levels	Proj. Enr.	(SF) 185	(Projecte	est 10 Yr . d Enrollment)
	Max. Area Allowed		100		
	Existing Building	-,			
	Renovated Area				
Propo	sed New Construction				
Propo	sed Total Construction	192,259			
	Project Cost Su	mmarv			
	Scope of work	Amt.	Unit	Cost/Unit	Cost
	Site Improvements	27.50	Acre	\$425,000	\$11,687,500
Parkin	g Lot & Vehicular Circ.	400	space	\$9,250	\$3,700,000
Building	Haz. Mat. Abatement	120,183	SF	\$28.50	\$3,425,216
Part	ial Building Demolition	0	SF	\$21.50	\$0
	New Construction	72,076	SF	\$650.00	\$46,849,400
Full Building De	emolition (W/haz Mat)	54,393	SF	\$41.50	\$2,257,310
Significa	nt Building Renovation	120,183	SF	\$425.00	\$51,077,775
Targete	ed Building Renovation	0	SF	\$165.00	\$0
	eld & Systems Premium	192,259	SF	\$22.50	\$4,325,828
Carbon Neuti	ral & Netzero Premium	192,259	SF	\$18.50	\$3,556,792
	Subtotal		Avg/sf	\$601.61	\$126,879,819
Design/Scope Contingency		5.00%		\$33.00	\$6,343,991
Phasing & Logistics Costs	(Contemplates occupied Site)	2.50%		\$16.50	\$3,171,995
Flood plain premium	(Compensation, site, & const.)	2.50%		\$16.50	\$3,171,995
	Subtotal		Avg/sf	\$725.94	\$139,567,801
	Cost Escalation	9.2%	M id 2025	4.5%/year	\$11,676,115
	Total Construction Cos	t (With Esc	alation)	\$786.67	\$151,243,916
Portable Classrooms	for Phasina		# CRs	Months	
Portable Lease Costs	(1CR/Month)	\$9,155	0	30	\$0
	Soft Costs				\$30,248,783
		Total Proje		\$944.00	\$181,492,699
	State Reimbursement			55.00%	(\$99,820,985
		ble ineligib		2.25% Barrington	\$4,083,586 \$85,755,301
		natea Tolo	ii Cosi io	Barringion	\$65,755,301
Clarifications to above Schedu					
I - Site area information from town G 2 - Cost Escalated to mid point of cor				ır	
3 - Cost outline possible premium for fl					ad .
4 - Refer to detail spreadsheet for iten		.,	, 301		
Addition	s w/com	np. r	end	ovati	ons

HS ~ Additions with Targ	eted Renovations	(9-12)			Updated: 10/10/2023		
	Grade Levels	Proj. Enr.	RIDE (SF)		est 10 Yr . ed Enrollment)		
	9-12	1140	185	20	023-24		
	Max. Area Allowed	210,900					
	Existing Building	177,600					
	Renovated Area	120,183					
Propo	sed New Construction	72,076					
Propo	sed Total Construction	192,259					
	Scope of work	Amt.	Unit	Cost/Unit	Cost		
	Site Improvements	4.00	Acre	\$425,000	\$1,700,00		
Parkin	g Lot & Vehicular Circ.	200	space	\$9,250	\$1,850,00		
Building	Haz. Mat. Abatement	120,183	SF	\$28.50	\$3,425,2		
Part	ial Building Demolition	0	SF	\$21.50	;		
	New Construction	72,076	SF	\$650.00	\$46,849,40		
Full Building De	emolition (W/haz Mat)	54,393	SF	\$41.50	\$2,257,3		
Significa	nt Building Renovation	39,347	SF	\$425.00	\$16,722,4		
Targete	d Building Renovation	80,836	SF	\$165.00	\$13,337,9		
Geothermal Bore Fie	eld & Systems Premium	0	SF	\$22.50	:		
Carbon Neut	al & Netzero Premium	0	SF	\$18.50			
	Subtotal		Avg/sf	\$408.45	\$86,142,34		
Design/Scope Contingency		0.00%		\$408.45			
Phasing & Logistics Costs	(Contemplates occupied Site)	0.00%		\$408.45			
Flood plain premium	(Compensation, site, & const.)	0.00%		\$408.45			
	Subtotal		Avg/sf	\$408.45	\$86,142,34		
	Cost Escalation	9.2%	M id 2025	4.5%/year	\$7,927,24		
	Total Construction Cost	(With Esc	alation)	\$446.04	\$94,069,58		
Portable Classroom	s for Phasing		# CRs	Months			
Portable Lease Costs	(1CR/Month)	\$9,155	0	30	(
	Soft Costs	20.00%			\$18,813,9		
		otal Proje	ct Costs	\$535.25	\$112,883,50		
	State Reimbursement	(based upon	2023 max.)	55.00%	(\$62,085,92		
	Less possil	ole ineligit	ole costs	2.25%	\$2,539,87		
		anda al Tada	I Cost to	Barrington	\$53,337,45		
	Estin	iatea rota	11 CO31 10	- anning.			
larifications to above Scheo		iatea rota	ii Cosi io	- Juningion	, , ,		
larifications to above Scheo	lule						
	lule GIS records and data prov	ided by ow	ner		, , , , , ,		

Total Project Cost: \$181M

Additions w/targeted renovations Total Project Cost: \$113M

Cost Summary & Analysis ~ "Break fix", Maintain as is





Jool / Origi	Year Published (Costed)	Published Cost - Direct Subcontractor Cost	2024 Cost	General Conditions	Bonds, Ins., Permit	(Unforseen Conditions)	Temporary Facilities and Controls	Subtotal - Line Item	Line Item Contingency + Approx. Soft Costs (besign, printing,	Projected Line Item Cost	TPC per GSF	Cost to Barrington	Cost to Barrington/SF		Historica Cost Index (Low)	Historica Cost Index (High)
				10%	1.5%	7.5%	5.0%		12.5%			35.0%			\$350	\$425
Barrington High Sch	hool (9	9-12)														
Gross A	Area	177,660												(X		
	2017	\$12,312,369	\$20,376,909	\$2,037,691	\$305,654	\$1,528,268	\$1,018,845	\$25,267,367	\$3,158,421	\$ 28,425,788	\$ 160	18,476,762		TPC	\$62,181,000	\$75,505,500
KBA Report 2	2023	\$36,691,158	\$39,076,083	\$3,907,608	\$586,141	\$2,930,706	\$1,953,804	\$48,454,343	\$6,056,793	\$ 54,511,136	\$ 307	35,432,239		Cost to B	\$40,417,650	\$49,078,575
Hampden Meadow	vs Eler	mentary (4-5)														
Gross A	Area	49,350														
Jacobs Report 2	2017	\$6,306,997	\$10,438,049	\$1,043,805	\$156,571	\$ 782,854	\$ 521,902	\$12,943,180	\$1,617,898	\$ 14,561,078	\$ 295	9,464,700		TPC	\$17,272,50	\$20,973,750
KBA Report 2	2023	\$9,594,066	\$10,217,680	\$1,021,768	\$153,265	\$ 766,326	\$ 510,884	\$12,669,924	\$1,583,740	\$ 14,253,664	\$ 289	9,264,882		Cost to B	\$11,227,1 2 5	\$13,632,938
Nayatt Elementary School (K-3)		ol (K-3)														
Gross A	Area	34,000						I Tot	al Pro	oject (COST	tc · 5/	49M			
	2017	•		\$1,435,761	\$215,364	\$1,076,820	\$ 717,880				_03	3 · Y	<i>3 / </i>	PC.	\$11,900,000	\$14,450,000
KBA Report 2	2023	\$9,446,950	\$10,061,002	\$1,006,100	\$150,915	\$ 754,575	\$ 503,050	\$12, 110,012	ψ1,007,100	ψ ι,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ΙΨ 11 Ο	1,144,010		st to B	\$ 7,735,000	\$ 9,392,500
Primrose Elementar	ry (PK-	-3)														
Gross A	Area	36,000														
Jacobs Report 2	2017	\$5,336,289	\$8,831,532	\$ 883,153	\$132,473	\$ 662,365	\$ 441,577	\$10,951,099	\$1,368,887	\$ 12,319,987	\$ 342	8,007,991		TPC	\$12,600,000	\$15,300,000
KBA Report 2	2023	\$6,511,085	\$6,934,306	\$ 693,431	\$104,015	\$ 520,073	\$ 346,715	\$ 8,598,539	\$1,074,817	\$ 9,673,356	\$ 269	6,287,682		Cost to B	\$ 8,190,000	\$ 9,945,000
Sowams Elementar	ry (K-3	3)														
Gross A	Area	32,700														
	2017	\$2,899,830	\$4,799,204	\$ 479,920	\$ 71,988	\$ 359,940	\$ 239,960	\$ 5,951,013	\$ 743,877	\$ 6,694,890	\$ 205	4,351,678		TPC	\$11,445,000	\$13,897,500
KBA Report 2	2023	\$11,566,238	\$12,318,043	\$1,231,804	\$184,771	\$ 923,853	\$ 615,902	\$15,274,374	\$1,909,297	\$ 17,183,671	\$ 525	11,169,386		Cost to B	\$ 7,439,250	\$ 9,033,375

COST METHODOLOGY / WHAT IS INCLUDED?



Construction Costs + Soft Costs

(A comprehensive approach to costs)

S	ite	De	ve	lop	me	nt 1
,,,,,,,,	,,,,,,,,,,,,,,,,			•••••		
S	co	pe	of	Wo	rk	

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

1	Soft Cost Itemized Listing Architectural and Engineer Services		
1-1	Architectural Design - Pre referendum		Soft Cost Itemized Listing
1-2	Architect Fees	4	Administrative Fees
1-3	Offsite Roadway & Utility Engineering	4-1	Postage, Printing, Advertising
2	Other Professional Fees (Owner's Oversight Fees)	~~~~~	Town Inspection Costs
2-1	Project Management / OPM		Building Permit Fees
2-2	Commissioning	4-4	Misc. Administration Costs
	Site - Environmental Consultant (Testing and Reports)	4-5	State Permit Fees
2-3	· · · · · · · · · · · · · · · · · · ·	4-6	Utility Allowances/Contributions
	Building - Environmental Consultant (Testing and Reports	5	Construction Related Items
2-5	Environmental Consultant (Drawings and Specifications)	5-1	CM Preconstruction Fee
2-6	Wetlands Review and Identification / Specialist	5-2	CM Investigation Allowance (Building Due Diligence)
2-7	Third Party Review (Land Use Approvals)	J-Z	CM investigation Allowance (boilding Doe Diligence)
2-8	Property Survey	6	FF&E/Technology/Communications/Playground
2-9	Geotechnical Boring and Report	6-1	Fixtures, Furnishings and Equipment
2-10	Traffic Study	6-2	Communication Technology Hardware
2-11	Independent Cost Estimator	6-3	AV Equipment
2-12	Special Testing and Inspections	6-4	Telephone Systems
2-13	Other consultants (building envelope, specialists)	6-5	Security Systems
2-14	Moving	6-6	Playground Equipment
		6-7	Specialty Signage (Exterior Monumental)
3	Town Professional Fees	***************************************	Furniture Design Consultant
3-1	Town Legal Services	6-9	Technology Design Consultant
3-2	Bond Counsel Fees	6-10	Security Systems Design Consultant
3-3	Builders Risk Insurance	7	Owner Confingency
		,	Owner Comingency



What if we spread the elementary projects over time, and replace each school with new?

Key #2: Phasing Over Time ~ Value Proposition

The reality of both cost escalation in the current market & uncertainty of future RIDE reimbursement could mean that \$1 today could be \$7-8 next year.

Taking a comprehensive approach now not only allows for a more immediate resolution & equity for each of our elementary schools, but also could be a more efficient use of capital and taxpayer dollars long-term.





If we explore the concept of "All New" over time at the elementary schools, here is the cost impact:

Hampden Meadows 4-5 (573) New 2023 20 Mos. 77,428 \$87M - Nayatt K-3 (371) New 2023 20 Mos. 57,400 \$66M - Primrose Hill PK-3 (461) New 2028 20 Mos. 66,145 \$76M \$95M	School	Grade Config.	Infiguration ase	Start of Construction (year)	Construction Schedule (months)	Building Size (SF)	Cost Today Mid-point of construction	Cost in Future w/Escalation 4.5%/year
Primrose Hill PK-3 New 2023 20 Mos. 57,400 \$66M -			New	2023	20 Mos.	77,428	\$87M	-
Primitose Hill New 2028 20 Mos 66 145 576M 575M	Nayatt		New	2023	20 Mos.	57,400	\$66M	-
	Primrose Hill		New	2028	20 Mos.	66,145	\$76M	\$95M
Sowams K-3 (286) New 2032 20 Mos. 53,688 \$67M \$104M	Sowams		New	2032	20 Mos.	53,688	\$67M	\$104M

Total cost for Elementary Schools Phased over 10 years



Other considerations with this direction ~

- 1. Not all elementary schools have the site area available for new construction due to lot size or flood plain.
- 2. Not all elementary schools will be addressed immediately some students will experience new learning environments while others live with their existing spaces for another decade.



If we explore the concept of "All New" over time at the elementary schools, here is the cost impact:

Scope of work	Scope of work	Max. Area Allowed	Grade 4 Max. Area Allowe Existing Buildin Proposed Renovatio Proposed New Constructio Project Cost Scope of wor Site Improvemen Parking Lot & Vehicular Circ Building Haz. Mat. Abatemer	5 573 d 85,377 g 49,350 n 0 n 77,428	SF per stu As per ov	20 udent as per R	iDE
Scope of work	Scope of work	Scope of work Aml. Unit Cost/Unit Cost	Max. Area Allowe Existing Buildin Proposed Renovatio Proposed New Constructio Project Cost Scope of wor Site Improvemen Parking Lot & Vehicular Circ Building Haz. Mat. Abatemer	d 85,377 g 49,350 n 0 n 77,428	SF per stu As per ov	udent as per R	IDE
Scope of work	Scope of work	Scope of work Aml. Unit Cost/Unit Cost	Existing Buildin Proposed Renovatio Proposed New Constructio Project Cost Scope of wor Site Improvemen Parking Lot & Vehicular Circ Building Haz. Mat. Abatemer	g 49,350 n 0 n 77,428 Summary	As per ov		IIDE
Stope of work	Scope of work	Scope of work	Proposed Renovatio Proposed New Constructio Project Cost Scope of wor Site Improvemen Parking Lot & Vehicular Circ Building Haz. Mat. Abatemer	n 0 n 77,428 Summary		wher provided	
Stope of work	Scope of work	Scope of work	Proposed New Construction Project Cost Scope of wor Site Improvemen Parking Lot & Vehicular Circ Building Haz. Mat. Abatemer	n 77,428 Summary			TITILOT
Scope of work	Scope of work	Scape of work Amt. Unit Cost/Unit Cost	Scope of wor Site Improvemen Parking Lot & Vehicular Circ Building Haz. Mat. Abatemer	Summary			- (
Scope of work Amt. Unit Cost/Unit Cost	Scope of work Amt. Unit Cost/Unit Cost	Scope of work Amt. Unit Cost/Unit Cost	Scope of wor Site Improvemen Parking Lot & Vehicular Circ Building Haz. Mat. Abatemer				
Parking Lot & Vehicular Circ. 172 space \$9,250 \$1,590,075	Parking Lot & Vehicular Circ. 172 space \$9,250 \$1,590,075	Parking Lot & Vehicular Circ. 172 space \$9,250 \$1,590,075	Parking Lot & Vehicular Circ Building Haz. Mat. Abatemer		Unit	Cost/Unit	Cost
Building Haz, Mat. Abatement 0 SF \$28.50 \$0 Portrial Building Demolition 0 SF \$21.50 \$0 \$0 Full Building Demolition W/haz Mat) 49.350 SF \$41.50 \$2.048.025 \$2.048.02	Building Haz, Mat. Abatement	Building Haz. Mat. Abatement	Building Haz. Mat. Abatemer	ts 10.33	Acre	\$425,000	\$4,390,250
Partial Building Demolition 0 SF \$21.50 \$0 Full Building Demolition W/haz Mat 49.350 SF \$41.50 \$2.048.025 New Construction 77.428 SF \$45.00 \$50.328.200 Significant Building Renovation 0 SF \$425.00 \$50.328.200 Significant Building Renovation 0 SF \$425.00 \$0 Targeted Building Renovation 0 SF \$425.00 \$0 Ceothermal Bore Field & Systems Premium 77.428 SF \$21.50 \$1.742.130 Carbon Neutral & Netzero Premium 77.428 SF \$18.50 \$1.432.418 Subtotal Avg/st \$720.70 \$61.531.098 Gan/Scope Contingency \$50.07 \$75.574 \$3.076.555 Subtotal Avg/st \$765.74 \$1.538.277 Subtotal Avg/st \$864.22 \$66.915.069 Cost Escalation \$9.2% Mid 2025 4.5%/year \$64.157.859 Fortable Classrooms for Phasing \$0.2% \$0.00% Portable Classrooms for Phasing \$0.00 \$0 Soft Costs \$0.00% \$14.614.586 State Reimbursemant \$0.00% \$1.027.06 \$87.687.514 State Reimbursemant \$0.00% \$1.00% \$1.00% Estimated Total Cost to Barrington \$4.1432.350 Cartinophical Construction Cl223 at a verage rate of 4.25% per year	Partial Building Demolition 0 SF \$21.50 \$0 Full Building Demolition W/haz Mat) 49.330 SF \$41.50 \$2.048.025 New Construction 77.428 SF \$45.00 \$50.328.200 Significant Building Renovation 0 SF \$425.00 \$50.328.200 Significant Building Renovation 0 SF \$425.00 \$50.328.200 Geothermal Bore Field & Systems Premium 77.428 SF \$165.00 \$50.000 Carbon Neutral & Netzero Premium 77.428 SF \$18.50 \$1.742.130 Carbon Neutral & Netzero Premium 77.428 SF \$18.50 \$1.422.418 Subtotal	Partial Building Demolition Variable V		. 172	space	\$9,250	\$1,590,075
Full Building Demolition (W/haz Mat)	Full Building Demolition (W/haz Mat)	Full Building Demolition (W/haz Mat)		nt 0	SF	\$28.50	\$0
New Construction 77,428 SF \$650.00 \$50.328.200	New Construction 77,428 SF \$650.00 \$50,328,200	New Construction 77,428 SF \$650.00 \$50.328.200 Significant Building Renovation 0 SF \$425.00 \$0.00 Targeted Building Renovation 0 SF \$425.00 \$0.00 Geothermal Bore Field & Systems Premium 77,428 SF \$22.50 \$1,742.130 Carbon Neutral & Netzero Premium 77,428 SF \$22.50 \$1,742.130 Carbon Neutral & Netzero Premium 77,428 SF \$18.50 \$1,432.148 Subtotal Avg/st \$720.70 \$61,531.098 Subtotal Systems Premium \$7,428 \$7,67.73 \$3,076.555 Carbon Neutral & Netzero Premium \$7,428 \$7,67.73 \$4,076.555 Subtotal Subtotal \$7,65.74 \$7,65.74 \$7,67.139 Portable Logistics Costs Contemplates occupied Step 1.25% \$7,65.74 \$7,65.74 \$7,69.139 Subtotal Subtotal Subtotal Subtotal Subtotal Subtotal Subtotal Subtotal Subtotal \$84.22 \$66,915.089 Cost Escalation 9,2% Mid 2025 4,5%/year \$6,157.859 Total Construction Cost (With Escalation \$943.75 \$73,072.928 Portable Classrooms for Phasing # CRs Monits Portable Classrooms for Phasing # CRs Monits Soft Costs \$20,00% \$14,614.586 State Reimbursement (based upon 2022 max) \$55,00% \$48,228.133 Less possible inelligible costs \$2.25% \$1,972.969 Estimated Total Cost to Barrington \$41,432.350 Catlons to above Schedule carea information from from Yolfs records and data provided by owner Escalated to mid point of construction (2025) at a verage rate of 6.25% per year toutline possible premium for floor plain compensation and/or construction, details to be refined at the fact of the possible premium for floor plain compensation and/or construction, details to be refined at the fact of the possible premium for floor plain compensation and/or construction, details to be refined at the fact of the possible premium for floor plain compensation and/or construction, details to be refined at the fact of the possible premium for floor plain compensation and/or construction, details to be refined at t					
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Geothermal Bore Field & Systems Premium	Geothermal Bore Field & Systems Premium	Total Construction Cost (With Escalation) Sp43.75 Sp3.072,928 Sp6.151,092 Sp	· ·				
Carbon Neutral & Netzero Premium 77,428 SF \$18.50 \$1,432,418	Carbon Neutral & Netzero Premium 77,428 SF \$18.50 \$1,432,418 Subtotal Avg/st \$720,70 \$61,531,098 Single Contingency 5.00% \$756,73 \$3,076,555 \$3,098 \$1,538,277 \$1,538,277 \$3,000	Carbon Neutral & Netzero Premium 77,428 SF \$18.50 \$1,432,418 Subtotal Avg/st \$720.70 \$61,531,098 376,770 \$61,531,098 5.00% \$756,73 \$3.076,555 \$1.531,098 \$756,73 \$3.076,555 \$1.531,098 \$756,74 \$769,139 \$1.538,277 \$1.538,277 \$1.538,277 \$1.538,277 \$1.538,277 \$2.50% \$765,74 \$1.538,277 \$1.538,277 \$2.50% \$765,74 \$1.538,277 \$2.50% \$765,74 \$1.538,277 \$2.50% \$765,74 \$1.538,277 \$2.50% \$765,74 \$1.538,277 \$2.50% \$765,74 \$1.538,277 \$2.50% \$3.64,22 \$66,915,069 \$2.50% \$3.64,22 \$66,915,069 \$3.64,22 \$66,915,069 \$6.67,100 \$					
Subtotal Avg/st \$720,70 \$61,531,098	Subtotal Avg/st \$720.70 \$61,531,098	Subtotal Avg/st \$720.70 \$61,531,098				-	
Solution	250,000 250,	Soft Costs 20.00% \$1.614.586				_	•
Available Avai	Arrival Arri	Contemplates occupied Step 1,25% \$765,74 \$769,139					
Flood plain premium	Cost Escalation Construction Cost (With Escalation) Sept. Sept	Solidar Soli			_		
Subtotal Avg/st \$844.22 \$66,915,069	Subtotal Avg/sf \$864.22 \$66,915,069	Subtotal Avg/st \$864.22 \$66,915,069					
Cost Escalation 9.2% Mid 2025 4.5%/year \$6,157,859	Cost Escalation 9.2% Mid 2025 4.5%/year \$6,157,859 Total Construction Cost (With Escalation) \$943.75 \$73,072,928 Portable Classrooms for Phasing	Cost Escalation 9.2% Mial 2025 4.5%/year \$6,157,859 Total Construction Cost (With Escalation) \$943.75 \$73.072,928 Portable Classrooms for Phasing #CRs Months Portable Lease Costs (CRRMonth) \$9,155 0 0 \$0 \$0 Soft Costs 20.00% \$114,614.586 Total Project Costs \$1.027.06 \$87,687.51 State Reimbursement (based-upon 2023 max) 55.00% \$44,228,133 Less possible ineligible costs 2.25% \$1.972.969 Estimated Total Cost to Barrington \$41,432,350 (ications to above Schedule area information from town Gis records and data provided by owner it Escalated to mid point of construction (2025) at a verage rate of 6.25% per year at outline possible premium for floor plain compensation and/or construction, details to be refined at 10.00%			_		
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Portable Lease Costs	Portable Lease Costs (ICRIMonth) \$9,155 0 0 \$0	Soft Costs (ICRIMONIN) \$9,155 0 0 \$0	Total Construction Co	st (With Esc	calation)	\$943.75	\$73,072,928
Soft Costs 20.00% \$14,614,586 \$14,614,586 \$17,027,06 \$87,687,514 \$14 \$14,027,06 \$14,614,586 \$14 \$14,614,586 \$14 \$14,614,586 \$14,	Soft Costs 20.00% \$1.4.614,586 Total Project Costs \$1,027.06 \$87,687,514 State Reimbursement tessed upon 2023 max.) 55.00% \$48,228,133) Less possible inelligible costs 2.25% \$1,972,969 Estimated Total Cost to Barrington \$41,432,350 ications to above Schedule area information from town GIS records and data provided by owner to cultine possible premium for floor plain compensation and/or construction, details to be refined	Soft Costs 20.00% \$1.4,614,586 Total Project Costs \$1.027.06 \$87,687,514 State Reimbursement Bassed upon 2023 max; 55.00% \$48,228,133) Less possible ineligible Costs 2.25% \$1,972,969 Estimated Total Cost to Barrington \$41,432,350 Iccations to above Schedule area information from town GIS records and data provided by owner It Escolated to mid point of construction (2025) at average rate of 6.25% per year at outline possible premium for floor plain compensation and/or construction, details to be refined en to get the construction of the compensation and/or construction, details to be refined en to get the construction of the compensation and/or construction, details to be refined en to get the construction of the compensation and/or construction, details to be refined en to get the construction of the compensation and/or construction, details to be refined en to get the construction of the			_		
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State Reimbursement (based upon 2023 max.) 55.00% (\$48,228,133) Less possible ineligible costs 2.25% \$1,972,949 Estimated Total Cost to Barrington \$41,432,350 Fications to above Schedule parea information from town GIS records and data provided by owner at Escalated to mid point of construction (2025) at average rate of 6.25% per year	State Reimbursement tassed upon 2023 max.) \$5.00% \$48.228.133 Less possible inelligible costs 2.25% \$1,972,969 Estimated Total Cost to Barrington \$41,432,350 Ications to above Schedule	State Reimbursement toased upon 2023 max.) 55.00% \$48,228,133	Soft Cos	s 20.00%			\$14,614,586
Less possible ineligible costs 2.25% \$1,972,969 Estimated Total Cost to Barrington \$41,432,350 Filections to above Schedule orea information from town GIS records and data provided by owner at Escalated to mid point of construction (2025) at a verage rate of 6.25% per year	Less possible ineligible costs 2.25% \$1,972,969 Estimated Total Cost to Barrington \$41,432,350 ications to above Schedule area information firm town GIS records and data provided by owner It Escalated to mid point of construction (2025) at a verage rate of 6.25% per year I outline possible premium for floor plain compensation and/or construction, details to be refined	Less possible ineligible costs 2.25% \$1,972,969 Estimated Total Cost to Barrington \$41,432,350 Ications to above Schedule area information from town Gits records and data provided by owner If Escalated to mid point of construction (2025) at average rate of 6.25% per year to outline possible premium for floor plain compensation and/or construction, details to be refined er to		Total Proje	ect Costs	\$1,027.06	\$87,687,514
Estimated Total Cost to Barrington \$41,432,350 Estimated Total Cost to Barrington \$41,432,350 Each of the Cost o	Estimated Total Cost to Barrington \$41,432,350 Ications to above Schedule area information from town GIS records and data provided by owner I Escalated to mid point of construction (2025) at a verage rate of 6.25% per year I outline possible premium for floor plain compensation and/or construction, details to be refined	Estimated Total Cost to Barrington \$41,432,350 il cations to above Schedule area information from town GIS records and data provided by owner at Escalated to mid point of construction (2025) at a verage rate of 6.25% per year at outline possible premium for floor plain compensation and/or construction, details to be refined are to	State Reimbursemer	n† (based upor	2023 max.)	55.00%	(\$48,228,133)
fications to above Schedule area information from town GIS records and data provided by owner at Escalated to mid point of construction (2025) at average rate of 6.25% per year	ications to above Schedule area information from town GIS records and data provided by owner I Escalated to mid point of construction (2025) at a verage rate of 6.25% per year to utiline possible premium for floor plain compensation and/or construction, details to be refined	fications to above Schedule area information from town GIS records and data provided by owner at Escalated to mid point of construction (2025) at a verage rate of 6.25% per year to outline possible premium for floor plain compensation and/or construction, details to be reflined er to					
area information from town GIS records and data provided by owner at Escalated to mid point of construction (2025) at average rate of 6.25% per year	area information from town GIS records and data provided by owner I Escalated to mid point of construction (2025) at a verage rate of 6.25% per year t outline possible premium for floor plain compensation and/or construction, details to be refined	area information from town GIS records and data provided by owner I Escolated to mid point of construction (2025) at a verage rate of 6.25% per year to outline possible premium for floor plain compensation and/or construction, details to be reflined er to	Est	imated Tota	al Cost to	Barrington	\$41,432,350
st Escalated to mid point of construction (2025) at average rate of 6.25% per year	t Escalated to mid point of construction (2025) at average rate of 6.25% per year t outline possible premium for floor plain compensation and/or construction, details to be refined	at Escalated to mid point of construction (2025) at average rate of 6.25% per year at outline possible premium for floor plain compensation and/or construction, details to be refined er to					
	t outline possible premium for floor plain compensation and/or construction, details to be refined	t outline possible premium for floor plain compensation and/or construction, details to be refined er to					
		er to de la					ned .
	New Construction						
New Construction	New Construction	TTO II GOILGII GOILGII	Hampden Ma	and	OW	9	
New Construction	New Construction	TTO II GOILGII GOILGII	Hampach Mc	Juu		9	
	New Construction	TTO II GOILGII GOILGII	(573P Grade 4-5	()			
New Construction Hampden Meadows	New Construction Hampden Meadows	Hampden Meadows	(3/3) , Glude 4-3	J			
New Construction	New Construction Hampden Meadows	Hampden Meadows					
New Construction Hampden Meadows	New Construction Hampden Meadows	Hampden Meadows	Total Project (1	¢o-	777

-40	New Construction	on ~ Nay	ratt		
it Cracle	Grade Levels K-3	Proj. Enr.	(SF) 172	(Projecte	est 10 Yr . ed Enrollment) 029-30
iig	Max. Area Allowed Existing Building Proposed Renovation			udent as per wner provide	RIDE d information
Propo	osed New Construction	57,400			
	Project Cost S				
	Scope of work	Amt.	Unit	Cost/Unit	Cost
	Site Improvements	10.10	Acre	\$425,000	\$4,292,500
	g Lot & Vehicular Circ. Haz. Mat. Abatement	111	space SF	\$9,250 \$28.50	\$1,029,525
	ial Building Demolition	0	SF SF	\$28.50 \$21.50	\$0 \$0
	emolition (W/haz Mat)	34,000	SF	\$41.50	\$1,411,000
. c., co.,ding b	New Construction	57,400	SF	\$650.00	\$37,310,000
Significa	nt Building Renovation	0	SF	\$425.00	\$0
	ed Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Fie	eld & Systems Premium	57,400	SF	\$22.50	\$1,291,500
Carbon Neut	ral & Netzero Premium	57,400	SF	\$18.50	\$1,061,900
	Subtotal		Avg/sf	\$727.08	\$46,396,425
esign/Scope Contingency		5.00%		\$763.43	\$2,319,821
Phasing & Logistics Costs	(Contemplates occupied Site)	1.25%		\$772.52	\$579,955
Flood plain premium	(Compensation, site, & const.)	2.50%		\$772.52	\$1,159,911
	Subtotal		Avg/sf	\$879.03	\$50,456,112
	Cost Escalation	9.2%	Mid 2025	4.5%/year	\$4,643,224
	Total Construction Cost	(With Esc	alation)	\$959.92	\$55,099,336
Portable Classroom	s for Phasing		# CRs	Months	
Portable Lease Costs	(1CR/Month)	\$9,155	0	0	\$0
	Soft Costs	20.00%			\$11.019.867
		a tail Dania	-1.01-	¢1.007.17	¢// 110 000
		otal Proje		\$1,036.16 55.00%	\$66,119,203 (\$36,365,562
		/honordures			(400,000,002
	State Reimbursement				\$1,487,682
	Less possi	ble ineligit	ole costs	2.25% Barrington	\$1,487,682 \$31,241,323
arifications to above Scheo	Less possi Estin	ble ineligit	ole costs	2.25%	
	Less possi Estin dule	ble ineligib nated Tota	ole costs al Cost to	2.25%	
Site area information from town Cost Escalated to mid point of c	Less possi Estin Jule GIS records and data prov onstruction (2025) at avera	ble ineligit nated Tota ided by ow gerate of 6	ole costs al Cost to ner 25% per ye	2.25% Barrington	\$31,241,323
Site area information from town Cost Escalated to mid point of c Cost outline possible premium fo	Less possi Estin Jule GIS records and data prov onstruction (2025) at avera	ble ineligit nated Tota ided by ow gerate of 6	ole costs al Cost to ner 25% per ye	2.25% Barrington	\$31,241,323
- Site area information from town - Cost Escalated to mid point of a - Cost outline possible premium fo - Refer to det	Less possi Estin Jule GIS records and data prov onstruction (2025) at avera	ble ineligit nated Tota ided by ow ge rate of 6. and/or const	ner 25% per ye	2.25% Barrington ear etails to be refi	\$31,241,323
Naya	Less possis Butle Gist records and data prov onstruction (2025) at a vera floor plain compensation of the Constitution of the	ble ineligited to the ineligited by own ge rate of 6. and/or constant of the ineligited by the ineligi	ner 25% per yettruction, de	2.25% Barrington ear etails to be refi	\$31,241,323
- Site area information from town - Cost Escalated to mid-point of c Cost outline possible premium to - Refer to doy - The inter- costs will be - New Nayo	Less possil Style Gils records and data prov onstruction (2025) at a vera r floor plain compensation of	ble ineligited to the ineligited by own ge rate of 6. and/or constant of the ineligited by the ineligi	ner 25% per yettruction, de	2.25% Barrington ear etails to be refi	\$31,241,323

Grade	Levels	Proj. Enr.	RIDE (SF)	Highe (Projecte	est 10 Yr .
	PK-3	461	161		029-30
Max. Area Al	llowed	74.221	SF per stu	udent as per f	RIDE
Existing B					dinformation
Proposed Reno	ovation	0			
Proposed New Constr	ruction	66,145			
Project	Cost Su	ımmary			
Scope o	of work	Amt.	Unit	Cost/Unit	Cost
Site Improve		11.36	Acre	\$425,000	\$4,828,00
Parking Lot & Vehicula	ar Circ.	138	space	\$9,250	\$1,279,27
Building Haz. Mat. Abat	ement	0	SF	\$28.50	
Partial Building Dem		0	SF	\$21.50	
Full Building Demolition (W/ha		36,000	SF	\$41.50	\$1,494,00
New Constru		66,145	SF	\$650.00	\$42,994,25
Significant Building Reno		0	SF	\$425.00	
Targeted Building Reno	vation	0	SF	\$165.00	
Geothermal Bore Field & Systems Pre		66,145	SF	\$22.50	\$1,488,26
Carbon Neutral & Netzero Pre	emium	66,145	SF	\$18.50	\$1,223,68
Su	ubtotal		Avg/sf	\$718.23	\$53,307,47
gn/Scope Contingency		5.00%		\$754.14	\$2,665,37
hasing & Logistics Costs (Contemplates occup	oied Site)	1.25%		\$763.12	\$666,34
Flood plain premium (Compensation, site, 8	& const.)	2.50%		\$763.12	\$1,332,68
					A== A== A=
	ubtotal		Avg/sf	\$876.44	\$57,971,87
		9.2%	Avg/sf Mid 2025	\$876.44 4.5%/year	
Su	alation		Mid 2025		\$5,334,86
Su Cost Esco Total Construction	alation		Mid 2025 alation)	4.5%/year \$957.09	\$5,334,86
Su Cost Esco Total Construction Portable Classrooms for Phasing	alation on Cost	(With Esc	Mid 2025 alation)	4.5%/year \$957.09 Months	\$5,334,86 \$63,306,73
Cost Esco Total Construction Portable Classrooms for Phasing Portable Lease Costs (CRAMonth)	alation on Cost	(With Esc \$9,155	Mid 2025 alation)	4.5%/year \$957.09	\$5,334,86 \$63,306,73
Cost Esco Total Construction Portable Classrooms for Phasing Portable Lease Costs (CRAMonth)	alation on Cost	(With Esc	Mid 2025 alation)	4.5%/year \$957.09 Months	\$5,334,86 \$63,306,73
Cost Esco Total Construction Portable Classrooms for Phasing Portable Lease Costs (CRAMonth)	on Cost	(With Esc \$9,155	Mid 2025 alation) # CRs	4.5%/year \$957.09 Months 0 \$1,023.54	\$5,334,86 \$63,306,73 \$12,661,34 \$75,968,08
Cost Esco Total Construction Portable Classrooms for Phasing Partable Lease Costs (1CRM-omb) Sof	on Cost ft Costs Temporal	\$9,155 20.00% otal Proje	Mid 2025 alation) # CRs 0 ct Costs 2023 max.)	4.5%/year \$957.09 Months	\$57,971,87 \$5,334,86 \$63,306,73 \$12,661,34 \$75,968,08 \$41,782,44
Cost Esco Total Construction Portable Classrooms for Phasing Partable Lease Costs (1CRM-omb) Sof	alation on Cost It Costs To sement	\$9,155 20.00% otal Proje (based upon oble ineligible)	Mid 2025 alation) # CRs 0 ct Costs 2023 max.) ble costs	4.5%/year \$957.09 Months 0 \$1,023.54 55.00% 2.25%	\$5,334,86 \$63,306,73 \$12,661,34 \$75,968,08 (\$41,782,44 \$1,709,28
Cost Esco Total Construction Portable Classrooms for Phasing Partable Lease Costs (1CRM-omb) Sof	alation on Cost It Costs To sement	\$9,155 20.00% otal Proje (based upon oble ineligible)	Mid 2025 alation) # CRs 0 ct Costs 2023 max.) ble costs	4.5%/year \$957.09 Months 0 \$1,023.54 55.00%	\$5,334,86 \$63,306,73 \$ \$12,661,34 \$75,968,08
Cost Esco Total Construction Fortable Classrooms for Phasing Portable Lease Costs (ICRIMorth) Sof State Reimburs Les Flications to above Schedule	alation on Cost It Costs Estim	\$9,155 20.00% otal Projectors (based upon pole ineligible atted Total	Mid 2025 alation) # CRs 0 ct Costs 2023 max) ble costs il Cost to	4.5%/year \$957.09 Months 0 \$1,023.54 55.00% 2.25%	\$5,334,86 \$63,306,73 \$12,661,34 \$75,968,08 \$41,782,44 \$1,709,28
Cost Esco Total Construction Portable Classrooms for Phasing Portable Lease Costs (CRAMORE) Sof State Reimburs Les Rications to above Schedule area information from town Gis records and do	alation on Cost It Costs Estim	\$9,155 20,00% otal Proje (based upon ble ineligible nated Total	Mid 2025 alation) # CRs 0 ct Costs 2023 max) ble costs il Cost to	4.5%/year \$957.09 Months 0 \$1,023.54 55.00% 2.25% Barrington	\$5,334,86 \$63,306,73 \$12,661,34 \$75,968,08 \$41,782,44 \$1,709,28
Cost Esco Total Construction Fortable Classrooms for Phasing Portable Lease Costs (ICRIMorth) Sof State Reimburs Les Flications to above Schedule	alation on Cost It Costs sement ess possible Estimata provi	\$9,155 20.00% otal Projectors (based upon oble ineligible ineligible ineligible ineligible of 6.00%)	Mid 2025 alation) # CRs 0 ct Costs 2023 max) ble costs il Cost to	4.5%/year \$957.09 Months 0 \$1,023.54 55.00% 2.25% Barrington	\$5,334,86 \$63,306,73 \$12,661,3- \$75,968,06 \$41,782,4- \$1,709,26 \$35,894,91

New Cons	struction	n ~ Sowo	ıms		
			RIDE		est 10 Yr .
Grade	e Levels K-3	Proj. Enr. 286	(SF) 180		d Enrollment) 029-30
Max. Area A				udent as per F	
Existing Proposed Ren		32,700	As per ov	vner provided	aintormation
Proposed New Cons		53,688			
· ·	t Cost Su				
·	of work	Amt.	Unit	Cost/Unit	Cost
Site Improv		18.21	Acre	\$425,000	\$7,739,25
Parking Lot & Vehicul		86	space	\$9,250	\$793,65
Building Haz. Mat. Aba		0	SF	\$28.50	\$
Partial Building Der		0	SF	\$21.50	9
Full Building Demolition (W/h		32,700	SF	\$41.50	\$1,357,05
New Const		53,688	SF	\$650.00	\$34,897,20
Significant Building Reno	ovation	0	SF	\$425.00	
Targeted Building Rend	ovation	0	SF	\$165.00	\$
Geothermal Bore Field & Systems Pr	remium	53,688	SF	\$22.50	\$1,207,98
Carbon Neutral & Netzero P	remium	53,688	SF	\$18.50	\$993,22
S	Subtotal		Avg/sf	\$912.75	\$46,988,35
Design/Scope Contingency		5.00%		\$958.39	\$2,349,41
Phasing & Logistics Costs (Contemplates occu	upied Site)	1.25%		\$969.80	\$587,35
Flood plain premium (Compensation, site	, & const.)	2.50%		\$969.80	\$1,174,70
S	Subtotal		Avg/sf	\$951.79	\$51,099,83
Cost Esc	calation	9.2%	Mid 2025	4.5%/year	\$4,702,46
Total Construct	tion Cost	(With Esc	alation)	\$1,039.38	\$55,802,30
Portable Classrooms for Phasing			# CRs	Months	
Portable Lease Costs (1CR/Month	h)	\$9,155	0	0	\$
Sc	oft Costs	20.00%			\$11,160,46
30					
		otal Proje		\$1,300.75	\$66,962,76
State Reimbur			_	55.00%	(\$36,829,51
		ole ineligit		2.25% Barrington	\$1,506,66 \$31,639,90
Le		ialea roid	ii Cosi io	Burringion	Ş31,037,7U
Clarifications to above Schedule		ided by our	o or		
Clarifications to above Schedule - Site area information from town GIS records and a	data prov			ear	
Clarifications to above Schedule - Site area information from town GIS records and a - Cost Escalated to mid point of construction (2025) - Cost outline possible premium for floor plain compre	data prov at av era	ge rate of 6.	25% per ye		ned
Clarifications to above Schedule - Site area information from town GIS records and d - Cost Escalated to mid point of construction (2025)	data prov at av era	ge rate of 6.	25% per ye		ned
Clarifications to above Schedule - Site area information from town GIs records and a - Cost Escalated to mid point of construction (2025) - Cost outline possible premium for floor plain compe - Refer to de	data prov at avera ensation c	ge rate of 6. and/or const	25% per ye truction, de	etails to be refir	ned ent and
Clarifications to above Schedule - Site area information from town GIs records and a - Cost Escalated to mid point of construction (2025) - Cost outline possible premium for floor plain compe - Refer to de	data prov at avera ensation c	ge rate of 6. and/or const	25% per ye truction, de	etails to be refir	
iderifications to above Schedule - Site area information from town GIS records and a - Cost Escalated to mid point of construction (2025) - Cost outline possible premium for floor plain compe - Refer to agr - The inter odts will be	data prov at avera ensation c	ge rate of 6. Ind/or const	25% per ye truction, de	etails to be refir	
Califfications to above Schedule - Site area information from town GIS records and a - Cost Escalated to mid point of construction (2025) - Cost outline possible premium for floor plain compe - Refer to dep: - The inter odts will be	data prov at avera ensation c	ge rate of 6. Ind/or const	25% per ye truction, de	etails to be refir	
Clarifications to above Schedule - Site area information from town GIS records and a - Cost Escalated to mid point of construction (2025) - Cost outline possible premium for floor plain compe - Refer to del - The inter osts will be Sowams E	data prov at avera ensation c	ruc nend/or const	25% per ye truction, de	etails to be refir	
Clarifications to above Schedule - Site area information from flown GIS records and a - Cost Escalated to mid point of construction (2025) - Cost outline possible premium for floor plain compe - Refer to de or - The inter- costs will be Sowams E	data prov at avera ensation c	ruc nend/or const	25% per ye truction, de	etails to be refir	
Califfications to above Schedule - Site area information from town GIS records and a - Cost Escalated to mid point of construction (2025) - Cost outline possible premium for floor plain compe - Refer to dep: - The inter odts will be	data prov at avera ensation c	ruc nend/or const	25% per ye truction, de	etails to be refir	





If we explore the concept of consolidation of "All New" over time at the elementary schools, here is the cost impact:

School	Grade Config.	Solidated 3. ase	Start of Construction (year)	Construction Schedule (months)	Building Size (SF)	Cost Today Mid-point of construction	Cost in Future w/Escalation 4.5%/year
Nayatt	PK-5 (563)	New	2023	20 Mos.	75,747	\$85M	-
Primrose Hill	PK-5 (564)	New	2028	20 Mos.	76,165	\$86M	\$107M
Sowams	PK-5 (564)	New	2032	20 Mos.	79,449	\$93M	\$144M
Hampden Meadows	Repurpose or demolish	Repurpose or demolish	2032	6 Mos.	49,530	\$3M	\$5M

Total cost for Elementary Schools Phased over 10 years



Other considerations with this direction ~

- 1. Not all elementary schools have the site area available for new construction due to lot size or flood plain.
- 2. Not all elementary schools will be addressed immediately some students will experience new learning environments while others live with their existing spaces for another decade.



If we explore the concept of "All New" over time at the elementary schools, here is the cost impact:

	New Construction	on ~ Nay	att			
			RIDE	Ulab	est 10 Yr .	
	Grade Levels	Proj. Enr.	(SF)		ed Enrollment)	
	PK-3	563	150	2	029-30	
	Max. Area Allowed	84.450	SF per st	udent as per	RIDE d informa	
	Existing Building	34,000	As per ov	vner provide	d informe	
	Proposed Renovation	0				
Propo	osed New Construction	75,747				
	Project Cost S	ummary				
	Scope of work	Amt.	Unit	Cost/Unit	Cost	
	Site Improvements	10.10	Acre	\$425,000	\$4,292,500	
Parkin	g Lot & Vehicular Circ.	169	space	\$9,250	\$1,562,325	
Building	Haz. Mat. Abatement	0	SF	\$28.50	\$0	
Part	ial Building Demolition	0	SF	\$21.50	\$0	
Full Building D	emolition (W/haz Mat)	34,000	SF	\$41.50	\$1,411,000	
	New Construction	75,747	SF	\$650.00	\$49,235,550	
Significar	nt Building Renovation	0	SF	\$425.00	\$0	
Targete	ed Building Renovation	0	SF	\$165.00	\$0	
Geothermal Bore Field & Systems Premium 75,747 SF \$22.50 \$1,704,308						
Carbon Neutral & Netzero Premium 75,747 SF \$18.50 \$1,401,320						
	Subtotal		Avg/sf	\$705.83	\$59,607,002	
Design/Scope Contingency		5.00%		\$741.12	\$2,980,350	
Phasing & Logistics Costs	(Contemplates occupied Site)	1.25%		\$749.94	\$745,088	
Flood plain premium	(Compensation, site, & const.)	2.50%		\$749.94	\$1,490,175	
	Subtotal		Avg/sf	\$855.78	\$64,822,615	
	Cost Escalation	9.2%	Mid 2025	4.5%/year	\$5,965,301	
	Total Construction Cos	t (With Esc	alation)	\$934.53	\$70,787,916	
Portable Classroom	s for Phasina		# CRs	Months		
Portable Lease Costs	(1CR/Month)	\$9,155	0	0	\$0	
	Soft Costs	20.00%			\$14,157,583	
		Total Proje	ct Costs	\$1,005.87	\$84,945,499	
	State Reimbursement	(based upon	2023 max.)	55.00%	(\$46,720,024	
	State Reimbursement Less possi	(based upon	2023 max.) Die costs	55.00% 2.25%	(\$46,720,024 \$1,911,274	
	State Reimbursement Less possi Estir	(based upon	2023 max.) Die costs	55.00%	(\$46,720,024	
	State Reimbursement Less possi Estir	(based upon ble ineligib nated Tota	2023 max.) DIE COSTS II Cost to	55.00% 2.25%	(\$46,720,024 \$1,911,274	
Site area information from town	State Reimbursement Less possi Estir dule GIS records and data prov	(based upon ble ineligit nated Tota ided by ow	2023 max.) DIE COSTS II COST TO	55.00% 2.25% Barrington	(\$46,720,024 \$1,911,274	
Site area information from town Cost Escalated to mid point of c	State Reimbursement Less possi Estir dule GIS records and data provonstruction (2025) at avera	(based upon ble ineligib nated Tota ided by ow ige rate of 6.	2023 max.) DIE Costs II Cost to	55.00% 2.25% Barrington	(\$46,720,024 \$1,911,274 \$40,136,748	
Site area information from town Cost Escalated to mid point of c Cost outline possible premium for	State Reimbursement Less possi Estir dule GIS records and data provonstruction (2025) at avera	(based upon ble ineligib nated Tota ided by ow ige rate of 6.	2023 max.) DIE Costs II Cost to	55.00% 2.25% Barrington	(\$46,720,024 \$1,911,274 \$40,136,748	
Site area information from town - Cost Escalated to mid point of c - Cost outline possible premium for - Refer to	State Reimbursement Less possi Estir Jule Gis records and data prov onstruction (2025) at a vera floor plain compensation of	(based upon ble ineligible nated Tota ided by ow ige rate of 6. and/or const	2023 max.) DIE Costs II Cost to ner 25% per year	55.00% 2.25% Barrington ear etails to be refi	(\$46,720,024 \$1,911,274 \$40,136,748	
- Site area information from town - Cost Escalated to mid point of c - Cost outline possible premium for - Refer to describe the control of the control o	State Reimbursement Less possi Estir Jule Gis records and data prov onstruction (2025) at a vera floor plain compensation of	(based upon ble ineligible nated Tota ided by ow ige rate of 6. and/or const	2023 max.) DIE Costs II Cost to ner 25% per year	55.00% 2.25% Barrington ear etails to be refi	(\$46,720,024 \$1,911,274 \$40,136,748	
Site area information from town - Cost Escalated to mid point of co-Cost outline possible premium for - Refer to - The ir	State Reimbursement Less possis Estir Stule Gi5 records and data prov onstruction (2025) at a vera (floor plain compensation of	(based upon ble ineligible nated Total ided by ow ige rate of 6. and/or const	2023 max) ble Costs il Cost to ner 25% per ye truction, de	55.00% 2.25% Barrington ear etails to be refi	(\$46,720,024 \$1,911,274 \$40,136,748	
- Site area information from town - Cost Escalated to mid point of c - Cost outline possible premium for - Refer to the incosts will New (State Reimbursement Less possis Estir Stule Gi5 records and data prov onstruction (2025) at a vera (floor plain compensation of	(based upon ble ineligible nated Total ided by ow ige rate of 6. and/or const	2023 max) ble Costs il Cost to ner 25% per ye truction, de	55.00% 2.25% Barrington ear etails to be refi	(\$46,720,024 \$1,911,274 \$40,136,748	
	State Reimbursement Less possi Estir Jule Gis records and data prov onstruction (2025) at a vera floor plain compensation of	(based upon ble ineligible nated Total ided by ow ige rate of 6. and/or const	2023 max) ble Costs il Cost to ner 25% per ye truction, de	55.00% 2.25% Barrington ear etails to be refi	(\$46,720,024 \$1,911,274 \$40,136,748	
- Site area information from town - Cost Escalated to mid point of c - Cost outline possible premium for - Refer to - The ir - New Nayat	State Reimbursement Less posis fulle GIS records and data promitation (2025) at a vero fulloor plain compensation of the Construct t Eleme	tesed upon ble ineligiti nated Total ided by ow age rate of 6. and/or const	2023 max) ble Costs il Cost to ner 25% per ye truction, de	55.00% 2.25% Barrington ear etails to be refi	(\$46,720,024 \$1,911,274 \$40,136,748	
- Site area information from town - Cost Escalated to mid point of c - Cost outline possible premium for - Refer to - The ir - New Nayat	State Reimbursement Less possis Estir Stule Gi5 records and data prov onstruction (2025) at a vera (floor plain compensation of	tesed upon ble ineligiti nated Total ided by ow age rate of 6. and/or const	2023 max) ble Costs il Cost to ner 25% per ye truction, de	55.00% 2.25% Barrington ear etails to be refi	(\$46,720,024 \$1,911,274 \$40,136,748	
- Site area information from town - Cost Escalated to mid point of costs outline possible premium for - Refer to - The ir - New Nayat	State Reimbursement Less posis fulle GIS records and data promitation (2025) at a vero fulloor plain compensation of the Construct t Eleme	tesed upon ble ineligiti nated Total ided by ow age rate of 6. and/or const	2023 max) ble Costs il Cost to ner 25% per ye truction, de	55.00% 2.25% Barrington ear etails to be refi	(\$46,720,024 \$1,911,274 \$40,136,748	
Site area information from from Cost Ecolated to mid point of Cost October Programmer Cost October Pro	State Reimbursement Less posis fulle Gis records and data promitaction (2025) at a vera filtor plain compensation of the Eleme Frades PK-	(based upon ble ineligible nated Total lided by own upgerate of 6, and/or const	2023 max) ble costs il Cost to ner 25% per ye truction, de	55.00% 2.25% Barrington ear etails to be refi	(\$46,720,024 \$1,911,274 \$40,136,748	
Site area information from from Cost Escolated to mid point of a Cost outline possible premium for Refer to New Nayart	State Reimbursement Less posis fulle Gis records and data promitaction (2025) at a vera filtor plain compensation of the Eleme Frades PK-	(based upon ble ineligible nated Total lided by own upgerate of 6, and/or const	2023 max) ble costs il Cost to ner 25% per ye truction, de	55.00% 2.25% Barrington ear etails to be refi	(\$46,720,024 \$1,911,274 \$40,136,748	

)				
1600	New Construction	n ~ Primr	ose		
olidated 3	Grade Levels		RIDE (SF)		est 10 Yr .
15 ×	PK-5	564	150		029-30
00/2	Max. Area Allowed	84 400	SE ner sti	udent as per f	SIDE
	Existing Building				d information
	Proposed Renovation	0	- 1		
Propo	sed New Construction	76,165			
	Project Cost Su	ummary			
	Scope of work	Amt.	Unit	Cost/Unit	Cost
	Site Improvements	11.36	Acre	\$425,000	\$4,828,000
Parkin	g Lot & Vehicular Circ.	169	space	\$9,250	\$1,565,100
Building	Haz. Mat. Abatement	0	SF	\$28.50	\$0
Part	ial Building Demolition	0	SF	\$21.50	\$0
Full Building D	emolition (W/haz Mat)	36,000	SF	\$41.50	\$1,494,000
	New Construction	76,165	SF	\$650.00	\$49,507,250
Significa	nt Building Renovation	0	SF	\$425.00	\$0
	ed Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Fie	eld & Systems Premium	76,165	SF	\$22.50	\$1,713,713
Carbon Neut	ral & Netzero Premium	76,165	SF	\$18.50	\$1,409,053
	Subtotal		Avg/sf	\$715.33	\$60,517,115
esign/Scope Contingency		5.00%		\$751.10	\$3,025,856
Phasing & Logistics Costs	(Contemplates occupied Site)	1.25%		\$760.04	\$756,464
Flood plain premium	(Compensation, site, & const.)	2.50%		\$760.04	\$1,512,928
nood pidin pidinidin	Subtotal	2.0070	Avg/sf	\$864.08	\$65,812,363
	Cost Escalation	9.2%	Mid 2025	4.5%/year	\$6,056,383
				40.40.50	
	Total Construction Cost	(With Esc	alation)	\$943.59	\$71,868,745
Portable Classroom		(With Esc	# CRs	Months	\$71,868,745
		\$9,155			\$71,868,745 \$0
Portable Classroom	s for Phasing		# CRs	Months	
Portable Classroom	s for Phasing (1CR/Month) Soft Costs	\$9,155 20.00%	# CRs	Months 0	\$0 \$14,373,749
Portable Classroom	s for Phasing (1CR/Month) Soft Costs	\$9,155 20.00%	# CRs 0	Months 0 \$1,019.41	\$0 \$14,373,749 \$86,242,494
Portable Classroom	s for Phasing (1CR/Month) Soft Costs T State Reimbursement	\$9,155 20.00% otal Proje (based upon	# CRs 0 ct Costs	Months 0 \$1,019.41 55.00%	\$0 \$14,373,749 \$86,242,494 (\$47,433,372)
Portable Classroom	s for Phasing (ICR/Month) Soft Costs T State Reimbursement Less possit	\$9,155 20.00% otal Proje (based upon	# CRs 0 ct Costs 2023 max.) ble costs	Months 0 \$1,019.41 55.00% 2.25%	\$0 \$14,373,749 \$86,242,494
Portable Classroom Portable Lease Costs	s for Phasing (ICRAMonth) Soft Costs T State Reimbursement Less possit Estim	\$9,155 20.00% otal Proje (based upon	# CRs 0 ct Costs 2023 max.) ble costs	Months 0 \$1,019.41 55.00%	\$0 \$14,373,749 \$86,242,494 (\$47,433,372) \$1,940,456
Portable Classroom Portable Lease Costs Portable Lease Costs	s for Phasing (ICR/Morath) Soft Costs T State Reimbursement Less possit Estimatule	\$9,155 20.00% otal Proje (based upon oble ineligible	# CRs 0 ct Costs 2023 max.) ble costs Il Cost to	Months 0 \$1,019.41 55.00% 2.25%	\$0 \$14,373,749 \$86,242,494 (\$47,433,372) \$1,940,456
Portable Classroom Portable Lease Costs Portable Lease Costs arifications to above Schee Site area information from rown	s for Phasing (ICR/Month) Soft Costs T State Reimbursement Less possit Estin dule Gis records and data provi	\$9,155 20.00% Cotal Proje (based upon pole ineligible inated Total	# CRs 0 ct Costs 2023 max.) ble costs il Cost to	\$1,019.41 55.00% 2.25% Barrington	\$0 \$14,373,749 \$86,242,494 (\$47,433,372) \$1,940,456
Portable Classroom Portable Lease Costs Portable Lease Costs artifications to above Sches Site area information from flown Cost Escalated to mid point of C	s for Phasing ((CR/Momit) Soft Costs T State Reimbursement Less possit Estim Jule G(S records and data provi	\$9,155 20.00% Cotal Proje (based upon cole ineligit nated Total ided by own ge rate of 6.	# CRs 0 ct Costs 2023 max) ble Costs I Cost to	\$1,019.41 55.00% 2.25% Barrington	\$0 \$14,373,749 \$86,242,494 (\$47,433,372) \$1,940,456 \$40,749,579
Portable Classroom Portable Lease Costs Portable Lease Costs arifications to above Schee Site area information from fown Cost Escalated to mid point of a Cost outline possible premium to Refer to de-	s for Phasing ((CR/Momit) Soft Costs T State Reimbursement Less possit Estim Jule G(S records and data provi	\$9,155 20.00% Cotal Proje (based upon cole ineligit nated Total ided by own ge rate of 6.	# CRs 0 ct Costs 2023 max) ble Costs I Cost to	\$1,019.41 55.00% 2.25% Barrington	\$0 \$14,373,749 \$86,242,494 (\$47,433,372) \$1,940,456 \$40,749,579
Portable Classroom Portable Lease Costs artifications to above Schee Site area information from rown Cost Escalated to mid point of a	s for Phasing (ICRAMoreh) Soft Costs T State Reimbursement Less possit Estin Jule GlS records and data provionstruction (2029) at avera-	\$9,155 20.00% ordal Project (based upon ole ineligible nated Total ided by own ge rate of 6.	# CRs 0 ct Costs 2023 max) ple costs Il Cost to	\$1,019.41 \$5.00% 2.25% Barrington	\$0 \$14,373,749 \$86,242,494 (\$47,433,372) \$1,940,456 \$40,749,579
Portable Classroom Portable Lease Costs Portable Lease Costs arifications to above Schee Site area information from flown Cost Escalated to mid point of a	s for Phasing ((CR/Momit) Soft Costs T State Reimbursement Less possit Estim Jule G(S records and data provi	\$9,155 20.00% ordal Project (based upon ole ineligible nated Total ided by own ge rate of 6.	# CRs 0 ct Costs 2023 max) ple costs Il Cost to	\$1,019.41 \$5.00% 2.25% Barrington	\$0 \$14,373,749 \$86,242,494 (\$47,433,372) \$1,940,456 \$40,749,579
Portable Classroom Portable Lease Costs artifications to above Schee Site area information from town Cost Scalated to mid point of a Cost outline possible premium to Refer to dr The inte	s for Phasing ((CRMs/mh)) Soft Casts State Reimbursement Less possit Estim Jule Giff records and data provionstruction (2025) at avera- floor plain compensation of	\$9,155 20.00% otal Project (based upon oble intelligible nated Total ided by owinge rate of 6.	# CRs 0 ct Costs 2023 max) ble costs Il Cost to her ruction, de	Months 0 \$1,019.41 \$55.00% 2.25% Barrington	\$0 \$14,373,749 \$86,242,494 (\$47,433,372) \$1,940,456 \$40,749,579
Portable Classroom Portable Lease Costs artifications to above Schee Site area information from town Cost Scalated to mid point of a Cost outline possible premium to Refer to dr The inte	s for Phasing ((CRMs/mh)) Soft Casts State Reimbursement Less possit Estim Jule Giff records and data provionstruction (2025) at avera- floor plain compensation of	\$9,155 20.00% otal Project (based upon oble intelligible nated Total ided by owinge rate of 6.	# CRs 0 ct Costs 2023 max) ble costs Il Cost to her ruction, de	Months 0 \$1,019.41 \$55.00% 2.25% Barrington	\$0 \$14,373,749 \$86,242,494 (\$47,433,372) \$1,940,456 \$40,749,579
Portable Classroom Partable Lease Casts arifications to above Schee Site area information from Town Cost Secolated to mid point of cost Secolated to mid point of Cost and Cost Secolated to mid point of the Cost Secolated to the Cost Seconated to the Cost Secon	s for Phasing ((CR:Memb) Soft Costs State Reimbursement Less possit Estim Side Reimbursement Less possit For plain (2025) at a vera- rifloor plain compensation of	\$9,155 20,00% ordal Projections in eligible in eligible nated Total ided by own ge rate of 6, and/or constituctions.	# CRs 0 ct Costs 2023 max) ble costs Il Cost to her ruction, de	Months 0 \$1,019.41 \$5,00% 2.25% Barrington	\$0 \$14,373,749 \$86,242,494 (\$47,433,372 \$1,940,456 \$40,749,579
Portable Classroom Portable Lease Costs Fortable Lease Costs Identifications to above Schee Site area information from Town Cost Secolated to mid point of The Intel State Will be Cost Secolated to Mew Primre	s for Phasing ((CR:Memb) Soft Costs State Reimbursement Less possit Estim Side Reimbursement Less possit For plain (2025) at a vera- rifloor plain compensation of	\$9,155 20,00% ordal Projections in eligible in eligible nated Total ided by own ge rate of 6, and/or constituctions.	# CRs 0 ct Costs 2023 max) ble costs Il Cost to her ruction, de	Months 0 \$1,019.41 \$5,00% 2.25% Barrington	\$0 \$14,373,749 \$86,242,494 (\$47,433,372 \$1,940,456 \$40,749,579
Portable Classroom Portable Lease Costs Fortable Lease Costs Identifications to above Schee Site area information from Town Cost Secolated to mid point of The Intel State Will be Cost Secolated to Mew Primre	s for Phasing ((CRMs/mh)) Soft Casts State Reimbursement Less possit Estim Jule Giff records and data provionstruction (2025) at avera- floor plain compensation of	\$9,155 20,00% ordal Projections in eligible in eligible nated Total ided by own ge rate of 6, and/or constituctions.	# CRs 0 ct Costs 2023 max) ble costs Il Cost to her ruction, de	Months 0 \$1,019.41 \$5,00% 2.25% Barrington	\$0 \$14,373,749 \$86,242,494 (\$47,433,372 \$1,940,456 \$40,749,579
Portable Classroom Portable Lease Costs ariffications to above Schee Site area information from town Cost Escalated to mid point of a Cost outline possible premium to Refer to ar New Primm ((564P, (s for Phasing ((CR/Month) Soft Costs State Reimbursement Less possit Estin Jule Gis records and data prov onstruction (2025) at avera refloor plain compensation of	\$9,155 20,00% otal Proje (based upon oble ineligitionated Total ided by own gerate of 6, and/or const UC1 nen (-5)	# CRS 0 ct Costs 2022 max) ble costs il Cost to ner 25% per yer ruction, de	Months 0 \$1,019.41 55.00% 2.25% Barrington	\$0 \$14,373,749 \$86,242,494 (\$47,433,372 \$1,940,579
Portable Classroom Partable Lease Casts arifications to above Schee Site area information from Town Cost Secolated to mid point of cost Secolated to mid point of Cost and Cost Secolated to mid point of the Cost Secolated to the Cost Seconated to the Cost Secon	s for Phasing ((CR/Month) Soft Costs State Reimbursement Less possit Estin Jule Gis records and data prov onstruction (2025) at avera refloor plain compensation of	\$9,155 20,00% otal Proje (based upon oble ineligitionated Total ided by own gerate of 6, and/or const UC1 nen (-5)	# CRS 0 ct Costs 2022 max) ble costs il Cost to ner 25% per yer ruction, de	Months 0 \$1,019.41 55.00% 2.25% Barrington	\$0 \$14,373,749 \$86,242,494 (\$47,433,372) \$1,940,579

	New Constructio	n ~ Sowo	ıms		
	Grade Levels	Proj. Enr.	RIDE (SF)		est 10 Yr .
	PK-5	563	150		029-30
	Max. Area Allowed	84.450	SF per stu	udent as per F	RIDE
	Existing Building			wner provided	
	Proposed Renovation	0			
Propo	osed New Construction	79,449			
	Project Cost S	ummary			
	Scope of work	Amt.	Unit	Cost/Unit	Cost
	Site Improvements	18.21	Acre	\$425,000	\$7,739,250
Parking	g Lot & Vehicular Circ.	169	space	\$9,250	\$1,562,325
Building	Haz. Mat. Abatement	0	SF	\$28.50	\$0
Parti	ial Building Demolition	0	SF	\$21.50	\$0
Full Building De	emolition (W/haz Mat)	32,700	SF	\$41.50	\$1,357,050
	New Construction	79,449	SF	\$650.00	\$51,641,850
	nt Building Renovation	0	SF	\$425.00	\$0
	d Building Renovation	0	SF	\$165.00	\$0
	eld & Systems Premium	79,449	SF	\$22.50	\$1,787,603
Carbon Neutr	ral & Netzero Premium	79,449	SF	\$18.50	\$1,469,807
	Subtotal		Avg/sf	\$776.29	\$65,557,884
Design/Scope Contingency		5.00%		\$815.11	\$3,277,894
Phasing & Logistics Costs	(Contemplates occupied Site)	1.25%		\$824.81	\$819,474
Flood plain premium	(Compensation, site, & const.)	2.50%		\$824.81	\$1,638,947
	Subtotal		Avg/sf	\$897.36	\$71,294,199
	Cost Escalation	9.2%	Mid 2025	4.5%/year	\$6,560,849
	Cost Escalation Total Construction Cos			4.5%/year \$979.94	\$6,560,849 \$77,855,047
Portable Classroom	Total Construction Cos s for Phasing	(With Esc	alation) # CRs	\$979.94 Months	\$77,855,047
	Total Construction Costs s for Phasing (1CR/Month)	(With Esc \$9,155	alation)	\$979.94	\$77,855,047
Portable Classroom	Total Construction Cos s for Phasing	(With Esc	alation) # CRs	\$979.94 Months	\$77,855,047
Portable Classroom	Total Construction Cos s for Phasing (1CR/Month) Soft Costs	\$9,155 20.00%	# CRs 0	\$979.94 Months 0 \$1,106.29	\$77,855,047 \$0 \$15,571,009 \$93,426,057
Portable Classroom	Total Construction Cos s for Phasing (ICR/Month) Soft Costs State Reimbursement	\$9,155 20.00% otal Proje	# CRs 0 ct Costs	\$979.94 Months 0 \$1,106.29 55.00%	\$77,855,047 \$0 \$15,571,009 \$93,426,057 (\$51,384,331
Portable Classroom	Total Construction Cos s for Phasing (ICR/Month) Soft Costs State Reimbursement Less possi	\$9,155 20.00% Total Proje (based upon ble ineligible	# CRs 0 ct Costs 2023 max) ble costs	\$979.94 Months 0 \$1,106.29 55.00% 2.25%	\$77,855,047 \$0 \$15,571,009 \$93,426,057 (\$51,384,331 \$2,102,086
Portable Classroom	Total Construction Cos s for Phasing (ICR/Month) Soft Costs State Reimbursement Less possi	\$9,155 20.00% Total Proje (based upon ble ineligible	# CRs 0 ct Costs 2023 max) ble costs	\$979.94 Months 0 \$1,106.29 55.00%	\$77,855,047 \$0 \$15,571,009 \$93,426,057 (\$51,384,331
Portable Classroom Portable Lease Costs Portable Lease Costs	Total Construction Cos s for Phasing (ICRIMonth) Soft Costs State Reimbursement Less possi Estir	\$9,155 20.00% Otal Proje (based upon ble ineligible ated Total	# CRs 0 ct Costs 2023 max) ble costs Il Cost to	\$979.94 Months 0 \$1,106.29 55.00% 2.25%	\$77,855,047 \$0 \$15,571,009 \$93,426,057 (\$51,384,331 \$2,102,086
Portable Classroom Portable Lease Costs Portable Lease Costs Idriffications to above Schec Site area information from rown	Total Construction Cos s for Phasing (ICRAMonth) Soft Costs State Reimbursement Less possi Estin Jule Gis records and data prov	\$9,155 20.00% otal Proje (based upon ble ineligit nated Total	# CRs 0 ct Costs 2023 max) ble costs Il Cost to	\$979.94 Months 0 \$1,106.29 \$5.00% 2.25% Barrington	\$77,855,047 \$0 \$15,571,009 \$93,426,057 (\$51,384,331 \$2,102,086
Portable Classroom Portable Lease Costs Portable Lease Costs Identifications to above Schee - Site area information from town - Cost Escalated to mid point of c	Total Construction Cos s for Phasing (ICRIMonth) Soft Costs State Reimbursement Less possi Estin Jule Gis records and data provonstruction (2025) at a view on the construction (2025) at a view of the construction (2025) at a view o	\$9,155 20.00% cotal Proje (based upon the ineligite mated Total dided by owl ge rate of 6.	# CRs 0 ct Costs 2023 max) ble costs Il Cost to	\$979.94 Months 0 \$1,106.29 \$5.00% 2.25% Barrington	\$77,855,047 \$(\$15,571,005 \$93,426,057 (\$51,384,331 \$2,102,086 \$44,143,812
Portable Classroom Portable Lease Costs Portable Lease Costs Identifications to above Schec Site area information from town - Cost Escalated to mid point of a Cost outline possible permium for	Total Construction Cos s for Phasing (ICRIMonth) Soft Costs State Reimbursement Less possi Estin Jule Gis records and data provonstruction (2025) at a view on the construction (2025) at a view of the construction (2025) at a view o	\$9,155 20.00% cotal Proje (based upon the ineligite mated Total dided by owl ge rate of 6.	# CRs 0 ct Costs 2023 max) ble costs Il Cost to	\$979.94 Months 0 \$1,106.29 \$5.00% 2.25% Barrington	\$77,855,047 \$(\$15,571,005 \$93,426,057 (\$51,384,331 \$2,102,086 \$44,143,812
Portable Classroom Portable Lease Costs Iarifications to above Schec - Site area information from town to Cost Escalated to mid point of a Cost autiliary possible premium for Refer to detail	Total Construction Cos s for Phasing (ICRAMonth) Soft Costs State Reimbursement Less possi Estir Jule Gis records and data prov onstruction (2025) at a vera	\$9,155 20,00% Cotal Projet (based upon total entiglish total deligible) (based upon total entiglish total deligible) (based upon total entiglish total entiglish deligible) (based upon total entiglish total entire	# CRs 0 ct Costs 2023 max) ble costs il Cost to	\$979.94 Months 0 \$1,106.29 55.00% 2.25% Barrington ear	\$77,855,047 \$(\$15,571,005 \$93,426,057 (\$51,384,331 \$2,102,086 \$44,143,812
Portable Classroom Portable Lease Costs Iarifications to above Schec - Site area information from town to Cost Escalated to mid point of a Cost autiliary possible premium for Refer to detail	Total Construction Cos s for Phasing (ICRAMonth) Soft Costs State Reimbursement Less possi Estir Jule Gis records and data prov onstruction (2025) at a vera	\$9,155 20,00% Cotal Projet (based upon total entiglish total deligible) (based upon total entiglish total deligible) (based upon total entiglish total entiglish deligible) (based upon total entiglish total entire	# CRs 0 ct Costs 2023 max) ble costs il Cost to	\$979.94 Months 0 \$1,106.29 55.00% 2.25% Barrington ear	\$77,855,047 \$0 \$15,571,009 \$93,426,057 (\$51,384,331 \$2,102,086 \$44,143,812
Portable Classroom Portable Lease Costs Identifications to above Schee - Site area information from town Cost Escalated to mid point of a - Cost outline possible premium for - Refer to dep: - The inter-	Total Construction Cos s for Phasing (ICR/Month) Soft Costs State Reimbursement Less possi Estir Jule Glis records and data prov onstruction (2025) at a vera floor plain compensation of	\$9,155 20.00% ordal Proje (based upon oble intelligible ided by ow ge rate of 6. and/or const	# CRS 0 ct Costs 2023 max) ble costs Il Cost to	\$779.94 Months 0 \$1,106.29 55.00% 2.25% Barrington	\$77,855,047 \$0 \$15,571,009 \$93,426,057 (\$51,384,331 \$2,102,086 \$44,143,812
Portable Classroom Portable Lease Costs Clarifications to above Schee - Site area information from town Cost Escalated to mid point of a - Cost outline possible premium for - Refer to dep The inten-	Total Construction Cos s for Phasing (ICR/Month) Soft Costs State Reimbursement Less possi Estir Jule Glis records and data prov onstruction (2025) at a vera floor plain compensation of	\$9,155 20.00% ordal Proje (based upon oble intelligible ided by ow ge rate of 6. and/or const	# CRS 0 ct Costs 2023 max) ble costs Il Cost to	\$779.94 Months 0 \$1,106.29 55.00% 2.25% Barrington	\$77,855,047 \$0 \$15,571,009 \$93,426,057 (\$51,384,331 \$2,102,086 \$44,143,812
Portable Classroom Portable Lease Costs Identifications to above Schee - Site area information from town Cost Escalated to mid point of a - Cost outline possible premium for - Refer to dep: - The inter-	Total Construction Cos s for Phasing (ICRAMonth) Soft Costs State Reimbursement Less possi Estir Jule Gis records and data prov onstruction (2025) at a vera	\$9,155 20.00% ordal Proje (based upon oble intelligible ided by ow ge rate of 6. and/or const	# CRS 0 ct Costs 2023 max) ble costs Il Cost to	\$779.94 Months 0 \$1,106.29 55.00% 2.25% Barrington	\$77,855,047 \$0 \$15,571,009 \$93,426,057 (\$51,384,331 \$2,102,086 \$44,143,812
Portable Classroom Portable Lease Costs Clarifications to above Schee Site area information from town - Cost Escalated to mid point of c Cost aufline possible premium for Refer to det The inten Sts will be Sowc	Total Construction Cos s for Phasing (ICR/Month) Soft Costs State Reimbursement Less possi Estin Jule Gis records and data prov onstruction (2025) at a viera r floor plain compensation of	\$9,155 20.00% ordal Proje (based upon oble ineligit inded Total ided by ow ge rate of 6. and/or const	# CRS 0 ct Costs 2023 max) ble costs Il Cost to	\$779.94 Months 0 \$1,106.29 55.00% 2.25% Barrington	\$77,855,047 \$(\$15,571,006 \$93,426,057 (\$51,384,331 \$2,102,08c \$44,143,812
Portable Classroom Portable Lease Costs Clarifications to above Schee Site area information from town - Cost Escalated to mid point of c Cost aufline possible premium for Refer to det The inten Sts will be Sowc	Total Construction Cos s for Phasing (ICR/Month) Soft Costs State Reimbursement Less possi Estir Jule Glis records and data prov onstruction (2025) at a vera floor plain compensation of	\$9,155 20.00% ordal Proje (based upon oble ineligit inded Total ided by ow ge rate of 6. and/or const	# CRS 0 ct Costs 2023 max) ble costs Il Cost to	\$779.94 Months 0 \$1,106.29 55.00% 2.25% Barrington	\$77,855,047 \$(\$15,571,006 \$93,426,057 (\$51,384,331 \$2,102,08c \$44,143,812
Portable Classroom Portable Lease Costs Portable Lease Costs larifications to above Schec. Site area information from Iown Iown Iown Iown Iown Iown Iown Iown	Total Construction Cos s for Phasing (ICR/Month) Soft Costs State Reimbursement Less possi Estin Jule Gis records and data prov onstruction (2025) at a viera r floor plain compensation of	\$9,155 20.00% ordal Proje (based upon oble ineligit inded Total ided by ow ge rate of 6. and/or const	# CRS 0 ct Costs 2023 max) ble costs Il Cost to	\$779.94 Months 0 \$1,106.29 55.00% 2.25% Barrington	\$77,855,047 \$0 \$15,571,009 \$93,426,057 (\$51,384,331 \$2,102,086 \$44,143,812

			adows		
	Grade Levels	Proj. Enr.	RIDE (SF)	(Projecte	st 10 Yr . d Enrollment)
	Repurpose	0	0	20	31-32
	Max. Area Allowed			udent as per R	
	Existing Building		As per ov	vner provided	Iinformation
Drawa	Proposed Renovation sed New Construction	0			
ггоро					
	Project Cost S				
	Scope of work	Amt.	Unit	Cost/Unit	Cost
Dankin	Site Improvements Lot & Vehicular Circ.	0.00	Acre	\$425,000 \$9,250	\$
	Haz. Mat. Abatement	0	space SF	\$9,250	\$ \$
	al Building Demolition	0	SF	\$20.50	\$
	emolition (W/haz Mat)	49.350	SF	\$41.50	\$2,048,02
. o bodirig be	New Construction	47,000	SF	\$650.00	\$2,040,02
Significan	t Building Renovation	0	SF	\$425.00	<u>Ψ</u>
	d Building Renovation	0	SF	\$165.00	\$
	ld & Systems Premium	0	SF	\$22.50	\$
	al & Netzero Premium	0	SF	\$18.50	\$
	Subtotal		Avg/sf	\$41.50	\$2,048,02
Design/Scope Contingency		5.00%		\$43,58	\$102.40
Phasing & Logistics Costs	(Contemplates occupied Site)	0.00%		\$43.58	\$1
Flood plain premium	(Compensation, site, & const.)	0.00%		\$43.58	\$
	Subtotal		Avg/sf	\$43.58	\$2,150,42
	Cost Escalation	9.2%	Mid 2025	4.5%/year	\$197,893
1	otal Construction Cos	(With Esc	alation)	\$47.58	\$2,348,319
Portable Classrooms	for Phasing		# CRs	Months	
Portable Lease Costs	(1CR/Month)	\$9,155	0	0	\$
	Soft Costs	15.00%			\$352,24
		fotal Proje	ct Costs	\$54.72	\$2,700.56
	State Reimbursement	(based upon	2023 max.)	55.00%	(\$1,485,31
	Less possi	ble ineligit	ole costs	2.25%	\$60,76
	Estin	nated Tota	I Cost to	Barrington	\$1,276,018
Clarifications to above Sched 1 - Site area information from town (2 - Cost Escalated to mid point of co 3 - Cost outline possible premium for 4 - Refer to del	GIS records and data prov onstruction (2025) at avera	ge rate of 6.	.25% per ye		ed
5- The intent costs will be Dem	olition pden M				nt and



Why not reduce the scope now, and add projects in the future?

Key #3: Possibility of a building moratorium

Looking at the number of municipalities currently pursuing projects across the state and the amount of funding available, there is a large number of participants relative to dollars.

The risk to waiting could mean that Barrington is on the "outside looking in" as other municipalities who did take advantage of this bonus incentive opportunity use up the funds available and a building moratorium ensues.

3. Competing Statewide ~ Building Moratorium



2014

\$250 M

Municipalities

Local Education Agencies (LEAs) Regular School **Districts**

*At the completion of a project, LEAs would either receive the base share rate

2023

"Pay-as-you-go" **Funding Available**

Rhode Island Council on Elementary and Secondary Education Approves \$255 Million in School Construction Projects

Published on Wednesday, May 24, 2023

Approval provides funding for facilities improvements at 17 schools across four school systems; North

PROVIDENCE, R.I. -- The Rhode Island Council on Elementary and Secondary Education on Tuesday vo to approve nearly \$255 million in new school construction projects 2 across Rhode Island, allowing for educational enhancements, health and safety improvements, and the construction of four new schools North Providence will construct three new elementary schools; Woonsocket will consolidate Coleman Bernon Heights, and Globe Park elementary schools into one new, 21st century school.

"The Council's approval of these wide-ranging and transformative school construction projects is an affirmation of my administration's commitment to improving sci statewide," said Governor Dan McKee, "We look forward to visi where students and educators can thrive

2023

Necessity of School Construction – May Approvals

District	# of Schools	# of Students	Brief Description	Share Ratio* PAY-GO		State Share	Total Project Cost	
Greene School	1	199	Demolition and replacement through new construction of one classroom building; health and safety repairs to two classroom buildings.	30%	\$1,184,924	\$5,563,025	\$18,543,416	
North Providence	6	2,671	Construction of 3 new elementary schools, one addition at the high school and health and safety repairs at the middle schools	60%	\$15,889,684	\$74,713,500	\$124,809,195	
West Warwick	3	1,956	Roof replacement and new media center at high school. New media center, HVAC control upgrades, carpet and new elevator at two elementary schools	66%	\$1,073,317	\$7,155,444	\$10,895,100	
			Construction of one new elementary s	+	ممطالسمم			

renovations and repairs to support gra Return to Headlines

Providence Public Schools and RIDE Announce Next Phase of \$500 Million Plan to

2022

Rebuild Crumbling Schools

December 13, 2022

The SBA's 2017 report identified more than \$3 Billion in facility deficiency costs... (Feb 2022 Renewing the Dream, SBA Report)



Three-year moratorium on school construction in R.I. seen creating 'missed opportunities'

PROVIDENCE-In the three years since the General Assembly imposed a moratorium on school construction, \$600 million worth of repairs, energy efficiencies and other school improvements have been deferred, according to a state school expert.

Linda Borg lborg@providencejournal.com Published 11:01 p.m. ET Jan. 9, 2014 | Updated 11:00 p.m. ET Jan. 9, 2014

PROVIDENCE — In the three years since the General Assembly imposed a

manatarium an ashaal canatarian &6.00 million worth of rancing a

"In the last three years, we have seen record numbers of grant applications from LEAs eager to invest in and improve learning environments. In the next two years, at least 25 major facility developments and renovations, and hundreds of smaller projects and educational enhancements, will have been completed utilizing existing funding and improving the learning environment for virtually all 140,000 students in the state." – Feb 2022 Renewing the Dream, SBA Report



If we vote no, does this mean that taxes will remain the same?

Key #4: Cost of a "No" vote

There is an underlying need in each of our schools. These are priority items (code, life safety, security) in the tens-of-millions of dollars that need to be addressed, and will require bonding.

The community will still need to make this investment, but it will likely be at 35% max. reimbursement instead of 55% max., and will not include any modernization of the learning environment.

4. The Cost of a "No" Vote

Ceilings stay, tiles individually replaced



What's Included in a Break Fix:

Over time, and as needed.

Minimal code updates, spot finish replacements where needed, isolated repairs to:

- Roof
- 2. Windows
- 3. Doors/Hardware
- 4. Finishes (ceilings, floors, paint)
- 5. Millwork
- 6. Select system components for:
 - Fire Protection
 - Plumbing
 - HVAC
 - Electrical
 - Lighting
 - Access Control



What you have for space, stays... and it will cost \$128 Million

The End Product of Break Fix:

- No change to the educational environment ~ current challenges of space and programs persist
- 2. No change to the building layout ~ what you have today (locations of walls, sizes of rooms, adjacencies) is what you are left with after spending dollars
- 3. No comprehensive building systems upgrades
- **4. Continuous disruption** for students and teachers as items are repaired over time
- 5. Greater probability of unforeseen conditions ~ one fix could reveal additional issues

Cost Summary & Analysis ~ "Break fix", Maintain as is





School / Origin of Cost (Report)	Year Published (Costed)	Published Cost - Direct Subcontractor Cost	2024 Cost	General Conditions	Bonds, Ins., Permit	(Unforseen Conditions)	Temporary Facilities and Controls	Subtotal - Line Item	Line Item Contingency + Approx. Soft Costs (besign, printing,		Projected Line Item Cost	TPC per GSF	Cost to Barrington	Cost to Barrington/SF		Historica Cost Index (Low)	Historica Cost Index (High)
				10%	1.5%	7.5%	5.0%		12.5%				35.0%			\$350	\$425
Barrington High School (9-12)																	
Gross Area 177,660		177,660															
Jacobs Report	2017	\$12,312,369	\$20,376,909	\$2,037,691	\$305,654	\$1,528,268	\$1,018,845	\$25,267,367	\$3,158,421	\$	28,425,788	\$ 160	18,476,762		TPC	\$62,181,000	\$75,505,500
KBA Report	2023	\$36,691,158	\$39,076,083	\$3,907,608	\$586,141	\$2,930,706	\$1,953,804	\$48,454,343	\$6,056,793	\$	54,511,136	\$ 307	35,432,239		Cost to B	\$40,417,650	\$49,078,575
Hampden Meadows Elementary (4-5)																	
Gross	Area	49,350															
Jacobs Report	2017	\$6,306,997	\$10,438,049	\$1,043,805	\$156,571	\$ 782,854	\$ 521,902	\$12,943,180	\$1,617,898	\$	14,561,078	\$ 295	9,464,700		TPC	\$17,272,500	\$20,973,750
KBA Report	2023	\$9,594,066	\$10,217,680	\$1,021,768	\$153,265	\$ 766,326	\$ 510,884	\$12,669,924	\$1,583,740	\$	14,253,664	\$ 289	9,264,882		Cost to B	\$11,227,125	\$13,632,938
Nayatt Elementary School (K-3)		ol (K-3)															
Gross Area 34,000		34,000															
Jacobs Report	2017	\$8,675,317	\$14,357,606	\$1,435,761	\$215,364	\$1,076,820	\$ 717,880	\$17,803,432	\$2,225,429	\$	20,028,861	\$ 589	13,018,759		TPC	\$11,900,000	\$14,450,000
KBA Report	2023	\$9,446,950	\$10,061,002	\$1,006,100	\$150,915	\$ 754,575	\$ 503,050	\$12,475,642	\$1,559,455	\$	14,035,097	\$ 413	9,122,813		Cost to B	\$ 7,735,000	\$ 9,392,500
Primrose Elementary (PK-3)		-3)															
Gross	Area	36,000															
Jacobs Report	2017	\$5,336,289	\$8,831,532	\$ 883,153	\$132,473	\$ 662,365	\$ 441,577	\$10,951,099	\$1,368,887	\$	12,319,987	\$ 342	8,007,991		TPC	\$12,600,000	\$15,300,000
KBA Report	2023	\$6,511,085	\$6,934,306	\$ 693,431	\$104,015	\$ 520,073	\$ 346,715	\$ 8,598,539	\$1,074,817	\$	9,673,356	\$ 269	6,287,682		Cost to B	\$ 8,190,000	\$ 9,945,000
Sowams Elementary (K-3)		3)															
Gross	Area	32,700															
Jacobs Report	2017	\$2,899,830	\$4,799,204	\$ 479,920	\$ 71,988	\$ 359,940	\$ 239,960	\$ 5,951,013	\$ 743,877	\$	6,694,890	\$ 205	4,351,678		TPC	\$11,445 000	
KBA Report	2023	\$11,566,238	\$12,318,043	\$1.231.804	\$184.771	\$ 923.853	\$ 615.902	\$15.274.374	\$1.909.297	\$	17.183,671	\$ 525	11,169,386		Cost to B	\$ 7	033,375
\$350																	

Total Project Costs: \$128M Cost to Barrington: \$83M

Historic Averages for "Maintain ~ Break Fix" \$350 to \$425/sf



Can we ask for some funds now, and the rest later?

Key #5: The Other Stakeholder - RIDE

There is a risk that going back to RIDE for subsequent funding might not be approved. Likely, we will get "one bite at the apple."

As a key stakeholder, RIDE is looking for a comprehensive, longterm plan that shows a strategic and financial commitment on the part of the district. They need to approve the initial plan for us to move forward.

Summary



The current planning process is more fiscally responsible. (\$112 Million vs. \$218 Million)

You can choose to phase the elementary projects over time, but the cost of doing so is two-fold: escalation of construction and equity district-wide.

There is extensive need statewide, and a building moratorium is not unprecedented. There is risk in delaying scope.

Voting no still results in a \$128M need, which would be solved using the Break Fix model. (No modernization of the learning environment)

RIDE is a critical stakeholder, and is looking for a comprehensive plan.

Upcoming Events



In-person at the Middle School | Livestream | Watch the Replay

9/20 6PM 10/05 6PM 10/21 10AM 10/25 6PM 11/7 VOTE

Community Conversation #1

Community
Conversation
#2

Community Conversation #3 Community
Conversation
#4



Project Email:

construction@barringtonschools.org

Project Website:

www.barringtonschoolsproject.com

Community Survey:

www.barringtonschoolsproject.com/survey/





Questions & Discussion

- ? Any additional questions?
- Any other feedback to share?



RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

BARRINGTON SCHOOL COMMITTEE UPDATE

10.12.2023