



Tecton
ARCHITECTS

RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

BARRINGTON SCHOOL COMMITTEE UPDATE

10.12.2023

Roadmap



Tecton
ARCHITECTS

5
min

Building Statistics

5
min

The \$29 Million Dollar Question

10
min

Possible Options & Cost Comparison

10
min

5 Key Whys

5
min

Upcoming Events / Stay Connected

Discussion, Q&A

Your Schools ~ Stats



Tecton
ARCHITECTS

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**

Options 2 & 5

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

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



School / Origin of Cost / Report	Year Published / (Costed)	Published Cost - District Subcontractor Cost	2024 Cost	General Conditions	Bonds, Inc. Permit	(Unforeseen Conditions)	Temporary Facilities and Controls	Subtotal - Line Item	Line Item Contingency - Approx. 5% Cost (over price)	Projected Line Item Cost	TFC per OSF	Cost to Barrington	Cost to Barrington/SF	Historical Cost Index (Low)	Historical Cost Index (High)	
Barrington High School (9-12)																
Gross Area		177,660														
Jacobs Report	2017	\$12,312,369	\$20,376,909	\$2,037,691	\$305,654	\$1,828,268	\$1,018,846	\$25,267,367	\$3,158,421	\$28,425,788	\$160	18,476,762		TPC	\$42,181,000	\$75,505,500
KRA 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
KRA 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)																
Gross Area		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
KRA 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)																
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
KRA Report	2023	\$6,511,085	\$6,934,306	\$693,431	\$104,015	\$520,073	\$346,715	\$8,598,539	\$1,074,617	\$9,673,156	\$269	6,287,682		Cost to B	\$8,190,000	\$9,945,000
Sowams Elementary (K-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	\$13,897,500
KRA Report	2023	\$11,566,238	\$12,318,043	\$1,231,804	\$184,771	\$923,853	\$615,909	\$15,974,374	\$1,909,997	\$17,884,371	\$525	11,169,386		Cost to B	\$7,735,000	\$9,392,500

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

Historic Averages for "Maintain ~ Break Fix"

\$350 to \$425/sf

what are we voting on?

- The referendum is an authorization for a \$250 Million dollar bond is approximately \$112 Million dollars
- The responsibility of the community on a \$250 Million dollar bond is approximately \$112 Million dollars
- The details of this plan will be developed together with a common goal to create the blueprint for our educational future!

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

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

POSSIBLE OPTIONS *(Updated 10/10/2023)*



Options 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)



Options for Consideration	Sowams E.S.	Primrose Hill E.S.	Nayatt E.S.	Hampden Meadows E.S.	BHS
<p>1</p> <p><i>Does not address program or capacity</i></p>		<p>PK-3 (376) 66,000 sf</p>	<p>K-3 (336) 34,000 sf</p>	<p>4-5 (485) 49,530 sf</p>	<p>9-12 (1,140) 177,660 sf</p>
<p>2</p> <p><i>“Add, Renovate, Right Size”</i></p>	<p>K-3 (286) 53,688 sf</p>	<p>PK-3 (461) 66,145 sf</p>	<p>K-3 (371) 57,400 sf</p>	<p>4-5 (573) 77,428 sf</p>	<p>9-12 (1,140) 192,259 sf</p>
<p>3</p> <p><i>Costly, does not allow distribution of funds across the district</i></p>				<p>4-5 (573) 77,428 sf</p>	<p>9-12 (1,140) 192,259 sf</p>
<p>4</p> <p><i>Redistrict does not consolidate, minimal operational efficiency</i></p>				<p>4-5 (573) 77,428 sf</p>	<p>9-12 (1,140) 192,259 sf</p>
<p>5</p> <p><i>“Consider Consolidation”</i></p>	<p>PK-5 (564) 79,449</p>	<p>PK-5 (564) 76,165</p>	<p>PK-5 (563) 75,747</p>	<p>Repurpose</p>	<p>9-12 (1,140) 192,259 sf</p>

6

Multiple scenarios previously exhausted

Cost comparison of Options



	2 Current Configuration				5 Consolidation from 4 to 3 Elementary Schools			
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
Primrose Hill Elementary School	\$14M	\$76M	\$67M	\$34M	\$14M	\$86M	\$76M	\$45M
Sowams Elementary School	\$12M	\$67M	\$59M	\$30M	\$12M	\$93M	\$86M	\$47M
Total Project Cost Summary	\$128M	\$518M	\$443M	\$250M	\$128M	\$489M	\$423M	\$250M

Cost comparison of Options



2 Current Configuration

5 Consolidation from 4 to 3 Elementary Schools

Renovate Like New ~ Sowams				
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr. (Projected Enrollment)	
K-3	286	180	2029-30	
Max. Area Allowed	51,480	\$F per student as per RIDE		
Existing Building	32,700	As per owner provided information		
Proposed Renovation	27,795	85%	approx. utilization of existing	
Proposed New Construction	25,893			

Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	18.21	Acre	\$425,000	\$7,739,250
Parking Lot & Vehicular Circ.	86	space	\$9,250	\$793,650
Building Haz. Mat. Abatement	27,795	SF	\$28.50	\$792,158
Partial Building Demolition	27,795	SF	\$21.50	\$597,593
Full Building Demolition (W/haz Mat)	4,905	SF	\$41.50	\$203,558
New Construction	25,893	SF	\$650.00	\$16,830,450
Significant Building Renovation	27,795	SF	\$425.00	\$11,812,875
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	53,688	SF	\$22.50	\$1,207,980
Carbon Neutral & 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 Escalation)				\$1,900,717

Portable Classrooms for Phasing	# CRs	Months		
Portable Lease Costs	(1CR/Month)	\$9,155	0	\$0
Soft Costs	20.00%			\$9,843,036

Total Project Costs	\$1,147.21	\$59,058,216
State Reimbursement (based upon 2023 max.)	55.00%	(\$32,462,019)
Less possible ineligible costs	2.25%	\$1,328,810
Estimated Total Cost to Barrington		\$27,905,007

Renovate like New Sowams Elementary (286P, Grades K-3)

Total Project Cost ~ \$59M

Renovate Like New ~ Primrose				
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr. (Projected Enrollment)	
PK-3	461	161	2029-30	
Max. Area Allowed	74,221	\$F per student as per RIDE		
Existing Building	36,000	As per owner provided information		
Proposed Renovation	30,600	85%	approx. utilization of existing	
Proposed New Construction	35,545			

Project Cost Summary				
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 (With Escalation)				\$1,577.62

Portable Classrooms for Phasing	# CRs	Months		
Portable Lease Costs	(1CR/Month)	\$9,155	0	\$0
Soft Costs	20.00%			\$11,215,277

Total Project Costs	\$906.64	\$67,291,664
State Reimbursement (based upon 2023 max.)	55.00%	(\$37,010,415)
Less possible ineligible costs	2.25%	\$1,514,062
Estimated Total Cost to Barrington		\$31,795,311

Renovate like New Primrose Hill Elementary (461P, Grades PK-3)

Total Project Cost ~ \$67M

Renovate Like New ~ Nayatt				
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr. (Projected Enrollment)	
K-3	371	172	2029-30	
Max. Area Allowed	63,812	\$F per student as per RIDE		
Existing Building	34,000	As per owner provided information		
Proposed Renovation	28,900	85%	approx. utilization of existing	
Proposed New Construction	28,500			

Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	10.10	Acre	\$425,000	\$4,292,500
Parking Lot & Vehicular Circ.	111	space	\$9,250	\$1,029,525
Building Haz. Mat. Abatement	28,900	SF	\$28.50	\$823,650
Partial Building Demolition	28,900	SF	\$21.50	\$621,350
Full Building Demolition (W/haz Mat)	5,100	SF	\$41.50	\$211,650
New Construction	28,500	SF	\$650.00	\$18,525,000
Significant Building Renovation	28,900	SF	\$425.00	\$12,282,500
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	57,400	SF	\$22.50	\$1,291,500
Carbon Neutral & Netzero Premium	57,400	SF	\$18.50	\$1,061,900
Subtotal		Avg/sf	\$629.03	\$40,139,575

Design/Scope Contingency	5.00%		\$660.48	\$2,006,979
Phasing & Logistics Costs	(Contemplates occupied Site) 2.50%		\$676.21	\$1,003,489
Flood plain premium	(Compensation, site, & const.) 2.50%		\$676.21	\$1,003,489
Subtotal		Avg/sf	\$1,549.25	\$44,153,533

Cost Escalation	9.2%	Mid 2025	4.5%/year	\$4,063,229
Total Construction Cost (With Escalation)				\$1,691.82

Portable Classrooms for Phasing	# CRs	Months		
Portable Lease Costs	(1CR/Month)	\$9,155	0	\$0
Soft Costs	20.00%			\$9,643,352

Total Project Costs	\$906.73	\$57,860,114
State Reimbursement (based upon 2023 max.)	55.00%	(\$31,823,062)
Less possible ineligible costs	2.25%	\$1,301,853
Estimated Total Cost to Barrington		\$27,338,904

Renovate like New Nayatt Elementary (371P, Grades K-3)

Total Project Cost ~ \$58M

Renovate Like New ~ Hampden Meadows				
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr. (Projected Enrollment)	
Grade 4-5	573	149	2031-32	
Max. Area Allowed	85,377	\$F per student as per RIDE		
Existing Building	49,350	As per owner provided information		
Proposed Renovation	41,948	85%	approx. utilization of existing	
Proposed New Construction	35,481			

Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	10.33	Acre	\$425,000	\$4,390,250
Parking Lot & Vehicular Circ.	172	space	\$9,250	\$1,590,075
Building Haz. Mat. Abatement	41,948	SF	\$28.50	\$1,195,504
Partial Building Demolition	41,948	SF	\$21.50	\$901,871
Full Building Demolition (W/haz Mat)	49,350	SF	\$41.50	\$2,048,025
New Construction	35,481	SF	\$650.00	\$23,062,325
Significant Building Renovation	41,948	SF	\$425.00	\$17,827,688
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	77,428	SF	\$22.50	\$1,742,130
Carbon Neutral & Netzero Premium	77,428	SF	\$18.50	\$1,432,418
Subtotal		Avg/sf	\$634.72	\$54,190,286

Design/Scope Contingency	5.00%		\$666.45	\$2,709,514
Phasing & Logistics Costs	(Contemplates occupied Site) 2.50%		\$682.32	\$1,354,757
Flood plain premium	(Compensation, site, & const.) 2.50%		\$682.32	\$1,354,757
Subtotal		Avg/sf	\$1,680.06	\$59,609,314

Cost Escalation	9.2%	Mid 2025	4.5%/year	\$5,485,547
Total Construction Cost (With Escalation)				\$1,834.67

Portable Classrooms for Phasing	# CRs	Months		
Portable Lease Costs	(1CR/Month)	\$9,155	0	\$0
Soft Costs	20.00%			\$13,018,972

Total Project Costs	\$914.93	\$78,113,933
State Reimbursement (based upon 2023 max.)	55.00%	(\$42,962,608)
Less possible ineligible costs	2.25%	\$1,757,561
Estimated Total Cost to Barrington		\$36,908,786

Renovate like New Hampden Meadows (573P, Grades 4-5)

Total Project Cost ~ \$78M

Cost comparison of Options



Tecton
ARCHITECTS

2

Current Configuration

5

Consolidation from 4 to 3 Elementary Schools

Renovate Like New ~ Sowams				
Grade Levels	Proj. Enr.	RIDE (\$F)	Highest 10 Yr. (Projected Enrollment)	
PK-5	563	150	2029-30	
Max. Area Allowed	84,450	SF per student as per RIDE		
Existing Building	32,700	As per owner provided information		
Proposed Renovation	27,795	85%	approx. utilization of existing	
Proposed New Construction	51,654			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	18.21	Acre	\$425,000	\$7,739,250
Parking Lot & Vehicular Circ.	169	space	\$9,250	\$1,562,325
Building Haz. Mat. Abatement	27,795	SF	\$28.50	\$792,158
Partial Building Demolition	27,795	SF	\$21.50	\$597,593
Full Building Demolition (W/haz Mat)	4,905	SF	\$41.50	\$203,558
New Construction	51,654	SF	\$65.00	\$33,575,100
Significant Building Renovation	27,795	SF	\$425.00	\$11,812,875
Targeted Building Renovation	0	SF	\$165.00	\$0
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
Design/Scope Contingency	5.00%		\$740.29	\$2,977,013
Phasing & Logistics Costs (Contemplates occupied Site)	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
Cost Escalation	9.2% Mid 2025	4.5%/year		\$6,027,112
Total Construction Cost (With Escalation)			\$1,384.42	\$71,521,405
Portable Classrooms for Phasing				
Portable Lease Costs	(ICR/Month)	# CRs	Months	
Portable Lease Costs	\$9,155	0	0	\$0
Soft Costs	20.00%			\$14,304,281
Total Project Costs				\$85,825,687
State Reimbursement (based upon 2023 max.)	55.00%			(\$47,204,128)
Less possible ineligible costs	2.25%			\$1,931,078
Estimated Total Cost to Barrington				\$40,552,437

Renovate like New Sowams Elementary (563P, Grades PK-5)
Total Project Cost ~ \$86M

Renovate Like New ~ Primrose				
Grade Levels	Proj. Enr.	RIDE (\$F)	Highest 10 Yr. (Projected Enrollment)	
PK-5	564	150	2029-30	
Max. Area Allowed	84,600	SF per student as per RIDE		
Existing Building	36,000	As per owner provided information		
Proposed Renovation	30,600	85%	approx. utilization of existing	
Proposed New Construction	45,565			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	11.36	Acre	\$425,000	\$4,828,000
Parking Lot & Vehicular Circ.	169	space	\$9,250	\$1,565,100
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	45,565	SF	\$65.00	\$29,617,250
Significant Building Renovation	30,600	SF	\$425.00	\$13,005,000
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	45,565	SF	\$22.50	\$1,025,213
Carbon Neutral & Netzero Premium	45,565	SF	\$18.50	\$842,953
Subtotal		Avg/st	\$622.19	\$52,637,615
Design/Scope Contingency	5.00%		\$653.30	\$2,631,881
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/st	\$1,270.74	\$57,901,377
Cost Escalation	9.2% Mid 2025	4.5%/year		\$5,328,374
Total Construction Cost (With Escalation)			\$1,387.48	\$63,229,751
Portable Classrooms for Phasing				
Portable Lease Costs	(ICR/Month)	# CRs	Months	
Portable Lease Costs	\$9,155	0	0	\$0
Soft Costs	20.00%			\$12,645,950
Total Project Costs				\$75,875,701
State Reimbursement (based upon 2023 max.)	55.00%			(\$41,731,635)
Less possible ineligible costs	2.25%			\$1,707,203
Estimated Total Cost to Barrington				\$35,851,269

Renovate like New Primrose Hill Elementary (564P, Grades PK-5)
Total Project Cost ~ \$76M

Renovate Like New ~ Nayatt				
Grade Levels	Proj. Enr.	RIDE (\$F)	Highest 10 Yr. (Projected Enrollment)	
PK-5	563	150	2029-30	
Max. Area Allowed	84,450	SF per student as per RIDE		
Existing Building	34,000	As per owner provided information		
Proposed Renovation	28,900	85%	approx. utilization of existing	
Proposed New Construction	46,847			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	10.10	Acre	\$425,000	\$4,292,500
Parking Lot & Vehicular Circ.	169	space	\$9,250	\$1,562,325
Building Haz. Mat. Abatement	28,900	SF	\$28.50	\$823,650
Partial Building Demolition	28,900	SF	\$21.50	\$621,350
Full Building Demolition (W/haz Mat)	5,100	SF	\$41.50	\$211,650
New Construction	46,847	SF	\$65.00	\$30,450,550
Significant Building Renovation	28,900	SF	\$425.00	\$12,282,500
Targeted 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/st	\$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/st	\$1,252.70	\$58,685,167
Cost Escalation	9.2% Mid 2025	4.5%/year		\$5,400,503
Total Construction Cost (With Escalation)			\$1,367.98	\$64,085,670
Portable Classrooms for Phasing				
Portable Lease Costs	(ICR/Month)	# CRs	Months	
Portable Lease Costs	\$9,155	0	0	\$0
Soft Costs	20.00%			\$12,817,134
Total Project Costs				\$76,902,804
State Reimbursement (based upon 2023 max.)	55.00%			(\$42,296,542)
Less possible ineligible costs	2.25%			\$1,730,313
Estimated Total Cost to Barrington				\$36,336,575

Renovate like New Nayatt Elementary (563P, Grades PK-5)
Total Project Cost ~ \$77M

Demolition ~ Hampden Meadows				
Grade Levels	Proj. Enr.	RIDE (\$F)	Highest 10 Yr. (Projected Enrollment)	
Repurpose	0	0	2031-32	
Max. Area Allowed	0	SF per student as per RIDE		
Existing Building	49,350	As per owner provided information		
Proposed Renovation	0			
Proposed New Construction	0			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	0.00	Acre	\$425,000	\$0
Parking Lot & Vehicular Circ.	0	space	\$9,250	\$0
Building Haz. Mat. Abatement	0	SF	\$28.50	\$0
Partial Building Demolition	0	SF	\$21.50	\$0
Full Building Demolition (W/haz Mat)	49,350	SF	\$41.50	\$2,048,025
New Construction	0	SF	\$65.00	\$0
Significant Building Renovation	0	SF	\$425.00	\$0
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	0	SF	\$22.50	\$0
Carbon Neutral & Netzero Premium	0	SF	\$18.50	\$0
Subtotal		Avg/st	\$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/st	\$43.58	\$2,150,426
Cost Escalation	9.2% Mid 2025	4.5%/year		\$197,893
Total Construction Cost (With Escalation)			\$47.58	\$2,348,319
Portable Classrooms for Phasing				
Portable Lease Costs	(ICR/Month)	# CRs	Months	
Portable Lease Costs	\$9,155	0	0	\$0
Soft Costs	15.00%			\$352,248
Total Project Costs				\$54.72
State Reimbursement (based upon 2023 max.)	55.00%			(\$1,485,312)
Less possible ineligible costs	2.25%			\$60,763
Estimated Total Cost to Barrington				\$1,276,018

Demolition Hampden Meadows
Total Project Cost ~ \$3M



what are we voting on?

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

Clarification!

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

\$112 Million dollars

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

5 Key “Whys”

**Fiscal
Responsibility**

**Phasing
Over Time**
*Value
Proposition*

**Competing
Statewide**
*Building
Moratorium*

**Costs of a
“No” Vote**

**The Other
Stakeholder**
RIDE



Why isn't the previous planning process being revisited, and new options explored?

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:

2b

"The Old"

School	Grade Config.	Enrollment	Phase	Estimated Size (SF)	Schedule (months)	Total Construction Cost/SF <small>(with escalation)</small>	Total Estimated Project Cost <small>(W/Soft Cost, 20% of CC)</small>
Hampden Meadows	1-5	625	New	90,625	20 mos.	\$927	\$100,888,755
Nayatt	PK-K <small>(6PK, 10K)</small>	320	Renovation	25,500	12 mos.	\$854	\$58,346,647
			New	31,460	16 mos.		
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	<i>Remains as-is, not studied as a part of the planning process</i>						
High School	9-12	1,140	New	192,259	24-48 mos.	\$961	\$221,757,052

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

Elementary Total Cost	\$261,747,889
High School Total Cost	\$221,757,052
Total Project Cost	\$483,504,941
Barrington Portion	\$217,577,223

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:

2b "The Old"

New Construction ~ Primrose Hill				
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr. (Projected Enrollment)	
Grade 1 through 5	625	145	From KBA Study	
Max. Area Allowed	90,625	SF per student as per RIDE		
Existing Building	36,000	As per owner provided information		
Proposed Renovation	0			
Proposed New Construction	90,625			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	11.36	Acre	\$425,000	\$4,828,000
Parking Lot & Vehicular Circ.	188	space	\$9,250	\$1,734,375
Building Haz. Mat. Abatement	0	SF	\$28.50	\$0
Partial Building Demolition	0	SF	\$21.50	\$0
Full Building Demolition (W/haz Mat)	36,000	SF	\$41.50	\$1,494,000
New Construction	90,625	SF	\$650.00	\$58,906,250
Significant Building Renovation	0	SF	\$425.00	\$0
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	90,625		\$22.50	\$2,039,063
Carbon Neutral & 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 Cost (With Escalation)				\$926.19
Total Construction Cost (With Escalation)				\$83,935,877
Portable Classrooms for Phasing				
Portable Lease Costs	(ICR/Month)	# CRs	Months	
Portable Lease Costs	\$9,155	0	0	\$0
Soft Costs	20.00%			\$16,787,175
Total Project Costs				\$1,111.43
State Reimbursement (based upon 2023 max.)			55.00%	(\$55,397,679)
Less possible ineligible costs			2.25%	\$2,266,269
Estimated Total Cost to Barrington				\$47,591,642
Clarifications to above Schedule				
1 - Site area information from town GIS records and data provided by owner				
2 - Cost Escalated to mid point of construction (2025) at average rate of 6.25% per year				
3 - Cost outline possible premium for floor plain compensation and/or construction, details to be refined				
4 - Refer to detail spreadsheet for itemized list of soft costs				
5 - The intent of the opinion of probable costs is for budgeting purposes only, each line item requires refinement and costs				

New Construction ~ Hampden Meadows				
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr. (Projected Enrollment)	
Grade 1 through 5	625	145	From KBA Study	
Max. Area Allowed	90,625	SF per student as per RIDE		
Existing Building	49,350	As per owner provided information		
Proposed Renovation	0			
Proposed New Construction	90,625			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	10.33	Acre	\$425,000	\$4,390,250
Parking Lot & Vehicular Circ.	188	space	\$9,250	\$1,734,375
Building Haz. Mat. Abatement	0	SF	\$28.50	\$0
Partial Building Demolition	0	SF	\$21.50	\$0
Full Building Demolition (W/haz Mat)	49,350	SF	\$41.50	\$2,048,025
New Construction	90,625	SF	\$650.00	\$58,906,250
Significant Building Renovation	0	SF	\$425.00	\$0
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	90,625		\$22.50	\$2,039,063
Carbon Neutral & Netzero Premium	90,625		\$18.50	\$1,676,563
Subtotal		Avg/sf	\$781.18	\$70,794,525
Design/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 (With Escalation)				\$927.71
Total Construction Cost (With Escalation)				\$84,073,963
Portable Classrooms for Phasing				
Portable Lease Costs	(ICR/Month)	# CRs	Months	
Portable Lease Costs	\$9,155	0	0	\$0
Soft Costs	20.00%			\$16,814,793
Total Project Costs				\$1,113.26
State Reimbursement (based upon 2023 max.)			55.00%	(\$55,488,816)
Less possible ineligible costs			2.25%	\$2,269,997
Estimated Total Cost to Barrington				\$47,669,937
Clarifications to above Schedule				
1 - Site area information from town GIS records and data provided by owner				
2 - Cost Escalated to mid point of construction (2025) at average rate of 6.25% per year				
3 - Cost outline possible premium for floor plain compensation and/or construction, details to be refined				
4 - Refer to detail spreadsheet for itemized list of soft costs				
5 - The intent of the opinion of probable costs is for budgeting purposes only, each line item requires refinement and costs				

Additions and Renovations ~ Nyatt				
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr. (Projected Enrollment)	
PK & K	320	178	From KBA Study	
Max. Area Allowed	56,960	SF per student as per RIDE		
Existing Building	34,000	As per owner provided information		
Proposed Renovation	25,500			
Proposed New Construction	31,460			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	10.10	Acre	\$425,000	\$4,292,500
Parking Lot & Vehicular Circ.	96	space	\$9,250	\$888,000
Building Haz. Mat. Abatement	25,500	SF	\$28.50	\$726,750
Partial Building Demolition	25,500	SF	\$21.50	\$548,250
Full Building Demolition (W/haz Mat)	8,500	SF	\$41.50	\$352,750
New Construction	31,460	SF	\$650.00	\$20,449,000
Significant Building Renovation	25,500	SF	\$425.00	\$10,837,500
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	56,960		\$22.50	\$1,281,600
Carbon Neutral & 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 Escalation)				\$853.62
Total Construction Cost (With Escalation)				\$48,622,206
Portable Classrooms for Phasing				
Portable Lease Costs	(ICR/Month)	# CRs	Months	
Portable Lease Costs	\$9,155	0	0	\$0
Soft Costs	20.00%			\$9,724,441
Total Project Costs				\$1,024.34
State Reimbursement (based upon 2023 max.)			55.00%	(\$32,090,656)
Less possible ineligible costs			2.25%	\$1,312,800
Estimated Total Cost to Barrington				\$27,568,791
Clarifications to above Schedule				
1 - Site area information from town GIS records and data provided by owner				
2 - Cost Escalated to mid point of construction (2025) at average rate of 6.25% per year				
3 - Cost outline possible premium for floor plain compensation and/or construction, details to be refined				
4 - Refer to detail spreadsheet for itemized list of soft costs				
5 - The intent of the opinion of probable costs is for budgeting purposes only, each line item requires refinement and costs				

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

New Hampden Mead.
(625P, Grade 1-5)
Total Project Cost ~ \$101M

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

BARRINGTON HIGH SCHOOL COST SUMMARY



Tecton
ARCHITECTS

BHS ~ New Construction					10/10/2023	
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)			
9-12	1140	185	2023-24			
Max. Area Allowed					210,900	
Existing Building					177,600	
Renovated Area					0	
Proposed New Construction					192,259	
Proposed Total Construction					192,259	
Project Cost Summary						
Scope of work	Amt.	Unit	Cost/Unit	Cost		
Site Improvements	27.50	Acre	\$425,000	\$11,687,500		
Parking Lot & Vehicular Circ.	400	space	\$9,250	\$3,700,000		
Building Haz. Mat. Abatement	0	SF	\$28.50	\$0		
Partial Building Demolition	0	SF	\$21.50	\$0		
Full Building Demolition (W/haz Mat)	177,600	SF	\$41.50	\$7,370,400		
New Construction	192,259	SF	\$650.00	\$124,968,350		
Significant Building Renovation	0	SF	\$425.00	\$0		
Targeted Building Renovation	0	SF	\$165.00	\$0		
Geothermal Bore Field & Systems Premium	192,259	SF	\$22.50	\$4,325,828		
Carbon Neutral & Netzero Premium	192,259	SF	\$18.50	\$3,556,792		
Subtotal		Avg/sf	\$809.37	\$155,608,869		
Design/Scope Contingency	5.00%		\$849.84	\$7,780,443		
Phasing & Logistics Costs (Contemplates occupied Site)	1.25%		\$859.96	\$1,945,111		
Flood plain premium (Compensation, site, & const.)	2.50%		\$70.82	\$3,890,222		
Subtotal		Avg/sf	\$880.19	\$169,224,645		
Cost Escalation	9.2% Mid 2025	4.5%/year		\$15,572,898		
Total Construction Cost (With Escalation)			\$961.19	\$184,797,543		
Portable Classrooms for Phasing		# CRs	Months			
Portable Lease Costs (1CR/Month)	\$9,155	6	0	\$0		
Soft Costs	20.00%			\$36,959,509		
Total Project Costs	\$1,153.43			\$221,757,052		
State Reimbursement (based upon 2023 max.)		55.00%		(\$121,966,378)		
Less possible ineligible costs		2.25%		\$4,989,534		
Estimated Total Cost to Barrington				\$104,780,207		
Clarifications to above Schedule						
1 - Site area information from town GIS records and data provided by owner						
2 - Cost Escalated to mid point of construction (2025) at average rate of 6.25% per year						
3 - Cost outline possible premium for floor plain compensation and/or construction, details to be refined						
4 - Refer to detail spreadsheet for itemized list of soft costs						
5 - ...						

New Construction
Total Project Cost: \$222M

BHS ~ Additions with Comprehensive Renovations (9-12)					Updated: 10/10/2023	
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)			
9-12	1140	185	2023-24			
Max. Area Allowed					210,900	
Existing Building					177,600	
Renovated Area					120,183	
Proposed New Construction					72,076	
Proposed Total Construction					192,259	
Project Cost Summary						
Scope of work	Amt.	Unit	Cost/Unit	Cost		
Site Improvements	27.50	Acre	\$425,000	\$11,687,500		
Parking Lot & Vehicular Circ.	400	space	\$9,250	\$3,700,000		
Building Haz. Mat. Abatement	120,183	SF	\$28.50	\$3,425,216		
Partial Building Demolition	0	SF	\$21.50	\$0		
New Construction	72,076	SF	\$650.00	\$46,849,400		
Full Building Demolition (W/haz Mat)	54,393	SF	\$41.50	\$2,257,310		
Significant Building Renovation	120,183	SF	\$425.00	\$51,077,775		
Targeted Building Renovation	0	SF	\$165.00	\$0		
Geothermal Bore Field & Systems Premium	192,259	SF	\$22.50	\$4,325,828		
Carbon Neutral & 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% Mid 2025	4.5%/year		\$11,676,115		
Total Construction Cost (With Escalation)			\$786.67	\$151,243,916		
Portable Classrooms for Phasing		# CRs	Months			
Portable Lease Costs (1CR/Month)	\$9,155	0	30	\$0		
Soft Costs	20.00%			\$30,248,783		
Total Project Costs	\$944.00			\$181,492,699		
State Reimbursement (based upon 2023 max.)		55.00%		(\$99,820,985)		
Less possible ineligible costs		2.25%		\$4,083,586		
Estimated Total Cost to Barrington				\$85,755,301		
Clarifications to above Schedule						
1 - Site area information from town GIS records and data provided by owner						
2 - Cost Escalated to mid point of construction (2025) at average rate of 6.25% per year						
3 - Cost outline possible premium for floor plain compensation and/or construction, details to be refined						
4 - Refer to detail spreadsheet for itemized list of soft costs						
5 - ...						

Additions w/comp. renovations
Total Project Cost: \$181M

BHS ~ Additions with Targeted Renovations (9-12)					Updated: 10/10/2023	
Grade Levels	Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)			
9-12	1140	185	2023-24			
Max. Area Allowed					210,900	
Existing Building					177,600	
Renovated Area					120,183	
Proposed New Construction					72,076	
Proposed Total Construction					192,259	
Project Cost Summary						
Scope of work	Amt.	Unit	Cost/Unit	Cost		
Site Improvements	4.00	Acre	\$425,000	\$1,700,000		
Parking Lot & Vehicular Circ.	200	space	\$9,250	\$1,850,000		
Building Haz. Mat. Abatement	120,183	SF	\$28.50	\$3,425,216		
Partial Building Demolition	0	SF	\$21.50	\$0		
New Construction	72,076	SF	\$650.00	\$46,849,400		
Full Building Demolition (W/haz Mat)	54,393	SF	\$41.50	\$2,257,310		
Significant Building Renovation	39,347	SF	\$425.00	\$16,722,475		
Targeted Building Renovation	80,836	SF	\$165.00	\$13,337,940		
Geothermal Bore Field & Systems Premium	0	SF	\$22.50	\$0		
Carbon Neutral & Netzero Premium	0	SF	\$18.50	\$0		
Subtotal		Avg/sf	\$408.45	\$86,142,340		
Design/Scope Contingency	0.00%		\$408.45	\$0		
Phasing & Logistics Costs (Contemplates occupied Site)	0.00%		\$408.45	\$0		
Flood plain premium (Compensation, site, & const.)	0.00%		\$408.45	\$0		
Subtotal		Avg/sf	\$408.45	\$86,142,340		
Cost Escalation	9.2% Mid 2025	4.5%/year		\$7,927,249		
Total Construction Cost (With Escalation)			\$446.04	\$94,069,589		
Portable Classrooms for Phasing		# CRs	Months			
Portable Lease Costs (1CR/Month)	\$9,155	0	30	\$0		
Soft Costs	20.00%			\$18,813,918		
Total Project Costs	\$535.25			\$112,883,507		
State Reimbursement (based upon 2023 max.)		55.00%		(\$62,085,929)		
Less possible ineligible costs		2.25%		\$2,539,879		
Estimated Total Cost to Barrington				\$53,337,457		
Clarifications to above Schedule						
1 - Site area information from town GIS records and data provided by owner						
2 - Cost Escalated to mid point of construction (2025) at average rate of 6.25% per year						
3 - Note - Targeted and Significant renovations are identified in a color coded floor plan						
4 - ...						
5 - ...						

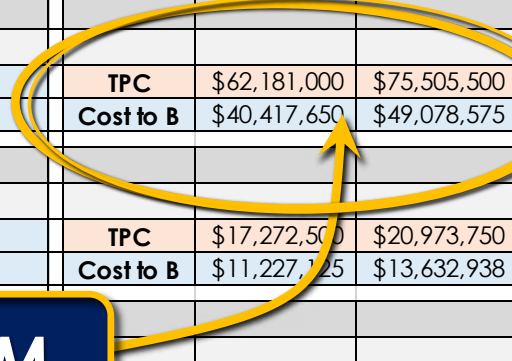
Additions w/targeted renovations
Total Project Cost: \$113M

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	(Unforeseen Conditions)	Temporary Facilities and Controls	Subtotal - Line Item	Line Item Contingency + Approx. Soft Costs (Design, printing, advertisement, etc.)	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														
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	\$11,227,225	\$13,632,938
Nayatt Elementary School (K-3)																
Gross Area		34,000														
Jacobs Report	2017	\$8,675,317	\$14,357,606	\$1,435,761	\$215,364	\$1,076,820	\$ 717,880	\$12,793,422	\$1,587,700	\$ 14,381,122	\$ 423	7,122,810		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	\$12,470,632	\$1,537,700	\$ 14,008,332	\$ 412	7,122,810		Cost to B	\$ 7,735,000	\$ 9,392,500
Primrose Elementary (PK-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)																
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	\$13,897,500
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	\$ 7,439,250	\$ 9,033,375

Total Project Costs : \$69M



COST METHODOLOGY / WHAT IS INCLUDED?



Construction Costs + Soft Costs

(A comprehensive approach to costs)

Site Development

Scope of Work

Site Improvements
 Parking Lot & Vehicular Circ.
 Play Areas (Age Appropriate @ 6,500 sf)
 Sanitary System Expansion/Upgrade

Building Summary

Scope of Work

Demolition (+ haz mat, environ.)
 PCB
 ACM
 Avg. Building Demo

Renovate as New
 New Construction

Sustainability / Carbon Neutral ~ Initiative

Scope of Work

Geothermal Bore Field
 Photo Voltaic Array
 Soft Costs (Design, FF&E, Fees, Printing)

Reimbursement Rate - New
 Reimbursement Rate - RNV

Ineligibles

Soft Cost Itemized Listing

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

Soft Cost Itemized Listing

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



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.

2. Phasing Over Time ~ Value Proposition



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

School	Grade Config.	Phase	Start of Construction (year)	Construction Schedule (months)	Building Size (SF)	Cost Today <i>Mid-point of construction</i>	Cost in Future <i>w/Escalation 4.5%/year</i>
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
Sowams	K-3 (286)	New	2032	20 Mos.	53,688	\$67M	\$104M
Total cost for Elementary Schools Phased over 10 years						\$352M	

Current Grade Configuration

\$352M

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.

2. Phasing Over Time ~ Value Proposition



Tecton
ARCHITECTS

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

Current Grade Configuration

New Construction ~ Hampden Meadows				
Grade Levels	Proj. Enr.	RIDE (\$F)	Highest 10 Yr. (Projected Enrollment)	
Grade 4-5	573	149	2031-32	
Max. Area Allowed	85,377	SF per student as per RIDE		
Existing Building	49,350	As per owner provided information		
Proposed Renovation	0			
Proposed New Construction	77,428			

Project Cost Summary				
Scope of work	Am't.	Unit	Cost/Unit	Cost
Site Improvements	10.33	Acre	\$425,000	\$4,390,250
Parking Lot & Vehicular Circ.	172	space	\$9,250	\$1,590,075
Building Haz. Mat. Abatement	0	SF	\$28.50	\$0
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	\$650.00	\$50,328,200
Significant Building Renovation	0	SF	\$425.00	\$0
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	77,428	SF	\$22.50	\$1,742,130
Carbon Neutral & Netzero Premium	77,428	SF	\$18.50	\$1,432,418
Subtotal		Avg/sf	\$720.70	\$61,531,098
Design/Scope Contingency	5.00%		\$756.73	\$3,076,555
Phasing & Logistics Costs (Contemplates occupied Site)	1.25%		\$765.74	\$769,139
Flood plain premium (Compensation, site, & const.)	2.50%		\$765.74	\$1,538,277
Subtotal		Avg/sf	\$864.22	\$66,915,069
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	Months		
Portable Lease Costs (1CR/Month)	\$9,155	0	0	\$0
Soft Costs	20.00%			\$14,614,586
Total Project Costs			\$1,027.06	\$87,687,514
State Reimbursement (based upon 2023 max.)	55.00%		(\$48,228,133)	
Less possible ineligible costs	2.25%		\$1,972,969	
Estimated Total Cost to Barrington				\$41,486,412

New Construction Hampden Meadows (573P, Grade 4-5)
Total Project Cost ~ \$87M

New Construction ~ Nayatt				
Grade Levels	Proj. Enr.	RIDE (\$F)	Highest 10 Yr. (Projected Enrollment)	
K-3	371	172	2029-30	
Max. Area Allowed	63,812	SF per student as per RIDE		
Existing Building	34,000	As per owner provided information		
Proposed Renovation	0			
Proposed New Construction	57,400			

Project Cost Summary				
Scope of work	Am't.	Unit	Cost/Unit	Cost
Site Improvements	10.10	Acre	\$425,000	\$4,292,500
Parking Lot & Vehicular Circ.	111	space	\$9,250	\$1,029,525
Building Haz. Mat. Abatement	0	SF	\$28.50	\$0
Partial Building Demolition	0	SF	\$21.50	\$0
Full Building Demolition (W/haz Mat)	34,000	SF	\$41.50	\$1,411,000
New Construction	57,400	SF	\$650.00	\$37,310,000
Significant Building Renovation	0	SF	\$425.00	\$0
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	57,400	SF	\$22.50	\$1,291,500
Carbon Neutral & Netzero Premium	57,400	SF	\$18.50	\$1,061,900
Subtotal		Avg/sf	\$727.08	\$46,396,425
Design/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 Escalation)			\$959.92	\$55,099,336
Portable Classrooms for Phasing	# CRs	Months		
Portable Lease Costs (1CR/Month)	\$9,155	0	0	\$0
Soft Costs	20.00%			\$11,019,867
Total Project Costs			\$1,036.16	\$66,119,203
State Reimbursement (based upon 2023 max.)	55.00%		(\$36,365,562)	
Less possible ineligible costs	2.25%		\$1,487,682	
Estimated Total Cost to Barrington				\$31,241,323

New Construction Nayatt Elementary (371P, Grade K-3)
Total Project Cost ~ \$66M

New Construction ~ Primrose				
Grade Levels	Proj. Enr.	RIDE (\$F)	Highest 10 Yr. (Projected Enrollment)	
PK-3	461	161	2029-30	
Max. Area Allowed	74,221	SF per student as per RIDE		
Existing Building	36,000	As per owner provided information		
Proposed Renovation	0			
Proposed New Construction	66,145			

Project Cost Summary				
Scope of work	Am't.	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	0	SF	\$28.50	\$0
Partial Building Demolition	0	SF	\$21.50	\$0
Full Building Demolition (W/haz Mat)	36,000	SF	\$41.50	\$1,494,000
New Construction	66,145	SF	\$650.00	\$42,994,250
Significant Building Renovation	0	SF	\$425.00	\$0
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	\$718.23	\$53,307,470
Design/Scope Contingency	5.00%		\$754.14	\$2,665,374
Phasing & Logistics Costs (Contemplates occupied Site)	1.25%		\$763.12	\$666,343
Flood plain premium (Compensation, site, & const.)	2.50%		\$763.12	\$1,332,687
Subtotal		Avg/sf	\$876.44	\$57,971,874
Cost Escalation	9.2% Mid 2025	4.5%/year		\$5,334,862
Total Construction Cost (With Escalation)			\$957.09	\$63,306,735
Portable Classrooms for Phasing	# CRs	Months		
Portable Lease Costs (1CR/Month)	\$9,155	0	0	\$0
Soft Costs	20.00%			\$12,661,347
Total Project Costs			\$1,023.54	\$75,968,082
State Reimbursement (based upon 2023 max.)	55.00%		(\$41,782,445)	
Less possible ineligible costs	2.25%		\$1,709,282	
Estimated Total Cost to Barrington				\$35,894,919

New Construction Primrose Elementary (461P, Grade PK-3)
Total Project Cost ~ \$76M

New Construction ~ Sowams				
Grade Levels	Proj. Enr.	RIDE (\$F)	Highest 10 Yr. (Projected Enrollment)	
K-3	286	180	2029-30	
Max. Area Allowed	51,480	SF per student as per RIDE		
Existing Building	32,700	As per owner provided information		
Proposed Renovation	0			
Proposed New Construction	53,688			

Project Cost Summary				
Scope of work	Am't.	Unit	Cost/Unit	Cost
Site Improvements	18.21	Acre	\$425,000	\$7,739,250
Parking Lot & Vehicular Circ.	86	space	\$9,250	\$793,650
Building Haz. Mat. Abatement	0	SF	\$28.50	\$0
Partial Building Demolition	0	SF	\$21.50	\$0
Full Building Demolition (W/haz Mat)	32,700	SF	\$41.50	\$1,357,050
New Construction	53,688	SF	\$650.00	\$34,897,200
Significant Building Renovation	0	SF	\$425.00	\$0
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	53,688	SF	\$22.50	\$1,207,980
Carbon Neutral & Netzero Premium	53,688	SF	\$18.50	\$993,228
Subtotal		Avg/sf	\$912.75	\$46,988,358
Design/Scope Contingency	5.00%		\$958.39	\$2,349,418
Phasing & Logistics Costs (Contemplates occupied Site)	1.25%		\$969.80	\$587,354
Flood plain premium (Compensation, site, & const.)	2.50%		\$969.80	\$1,174,709
Subtotal		Avg/sf	\$951.79	\$51,099,839
Cost Escalation	9.2% Mid 2025	4.5%/year		\$4,702,463
Total Construction Cost (With Escalation)			\$1,039.38	\$55,802,302
Portable Classrooms for Phasing	# CRs	Months		
Portable Lease Costs (1CR/Month)	\$9,155	0	0	\$0
Soft Costs	20.00%			\$11,160,460
Total Project Costs			\$1,300.75	\$66,962,762
State Reimbursement (based upon 2023 max.)	55.00%		(\$36,829,519)	
Less possible ineligible costs	2.25%		\$1,506,662	
Estimated Total Cost to Barrington				\$31,639,905

New Construction Sowams Elementary (286P, Grade K-3)
Total Project Cost ~ \$67M

2. Phasing Over Time ~ Value Proposition



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

School	Grade Config.	Phase	Start of Construction (year)	Construction Schedule (months)	Building Size (SF)	Cost Today <i>Mid-point of construction</i>	Cost in Future <i>w/Escalation 4.5%/year</i>
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						\$341M	

Consolidated Schools 4 to 3

\$341M

- 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.

2. Phasing Over Time ~ Value Proposition



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

Consolidated
Schools 4 to 3

New Construction ~ Nayatt			
Grade Levels	Proj. Enr.	RIDE (\$F)	Highest 10 Yr . (Projected Enrollment)
PK-3	563	150	2029-30
Max. Area Allowed	84,450	\$F per student as per RIDE	
Existing Building	34,000	As per owner provided information	
Proposed Renovation	0		
Proposed New Construction	75,747		

Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	10.10	Acre	\$425,000	\$4,292,500
Parking Lot & Vehicular Circ.	1.69	space	\$9,250	\$1,562,325
Building Haz. Mat. Abatement	0	SF	\$28.50	\$0
Partial Building Demolition	0	SF	\$21.50	\$0
Full Building Demolition (W/haz Mat)	34,000	SF	\$41.50	\$1,411,000
New Construction	75,747	SF	\$650.00	\$49,235,550
Significant Building Renovation	0	SF	\$425.00	\$0
Targeted 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/st	\$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/st	\$855.78	\$64,822,615	
Cost Escalation	9.2% Mid 2025	4.5%/year		\$5,965,301
Total Construction Cost (With Escalation)			\$934.53	\$70,787,916
Portable Classrooms for Phasing	# CRs	Months		
Portable Lease Costs (1CR/Month)	\$9,155	0	0	\$0
Soft Costs	20.00%			\$14,157,583
Total Project Costs	\$1,005.87			\$84,945,499
State Reimbursement (based upon 2023 max.)	55.00%			(\$46,720,024)
Less possible ineligible costs	2.25%			\$1,911,274
Estimated Total Cost to Barrington				\$40,136,748

Clarifications to above Schedule

- 1- Site area information from town GIS records and data provided by owner
- 2- Cost Escalated to mid point of construction (2025) at average rate of 6.25% per year
- 3- Cost outline possible premium for floor plain compensation and/or construction, details to be refined
- 4- Refer to details
- 5- The intended

New Construction ~ Primrose			
Grade Levels	Proj. Enr.	RIDE (\$F)	Highest 10 Yr . (Projected Enrollment)
PK-5	564	150	2029-30
Max. Area Allowed	84,600	\$F per student as per RIDE	
Existing Building	36,000	As per owner provided information	
Proposed Renovation	0		
Proposed New Construction	76,165		

Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	11.36	Acre	\$425,000	\$4,828,000
Parking Lot & Vehicular Circ.	1.69	space	\$9,250	\$1,565,100
Building Haz. Mat. Abatement	0	SF	\$28.50	\$0
Partial Building Demolition	0	SF	\$21.50	\$0
Full Building Demolition (W/haz Mat)	36,000	SF	\$41.50	\$1,494,000
New Construction	76,165	SF	\$650.00	\$49,507,250
Significant Building Renovation	0	SF	\$425.00	\$0
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	76,165	SF	\$22.50	\$1,713,713
Carbon Neutral & Netzero Premium	76,165	SF	\$18.50	\$1,409,053
Subtotal	Avg/st	\$715.33	\$60,517,115	
Design/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
Subtotal	Avg/st	\$864.08	\$65,812,363	
Cost Escalation	9.2% Mid 2025	4.5%/year		\$6,056,383
Total Construction Cost (With Escalation)			\$943.59	\$71,868,745
Portable Classrooms for Phasing	# CRs	Months		
Portable Lease Costs (1CR/Month)	\$9,155	0	0	\$0
Soft Costs	20.00%			\$14,373,749
Total Project Costs	\$1,019.41			\$86,242,494
State Reimbursement (based upon 2023 max.)	55.00%			(\$47,433,372)
Less possible ineligible costs	2.25%			\$1,940,456
Estimated Total Cost to Barrington				\$40,749,579

Clarifications to above Schedule

- 1- Site area information from town GIS records and data provided by owner
- 2- Cost Escalated to mid point of construction (2025) at average rate of 6.25% per year
- 3- Cost outline possible premium for floor plain compensation and/or construction, details to be refined
- 4- Refer to details
- 5- The intended

New Construction ~ Sowams			
Grade Levels	Proj. Enr.	RIDE (\$F)	Highest 10 Yr . (Projected Enrollment)
PK-5	563	150	2029-30
Max. Area Allowed	84,450	\$F per student as per RIDE	
Existing Building	32,700	As per owner provided information	
Proposed Renovation	0		
Proposed New Construction	79,449		

Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	18.21	Acre	\$425,000	\$7,739,250
Parking Lot & Vehicular Circ.	1.69	space	\$9,250	\$1,562,325
Building Haz. Mat. Abatement	0	SF	\$28.50	\$0
Partial Building Demolition	0	SF	\$21.50	\$0
Full Building Demolition (W/haz Mat)	32,700	SF	\$41.50	\$1,357,050
New Construction	79,449	SF	\$650.00	\$51,641,850
Significant Building Renovation	0	SF	\$425.00	\$0
Targeted Building Renovation	0	SF	\$165.00	\$0
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	\$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/st	\$897.36	\$71,294,199	
Cost Escalation	9.2% Mid 2025	4.5%/year		\$6,560,849
Total Construction Cost (With Escalation)			\$979.94	\$77,855,047
Portable Classrooms for Phasing	# CRs	Months		
Portable Lease Costs (1CR/Month)	\$9,155	0	0	\$0
Soft Costs	20.00%			\$15,571,009
Total Project Costs	\$1,106.29			\$93,426,057
State Reimbursement (based upon 2023 max.)	55.00%			(\$51,384,331)
Less possible ineligible costs	2.25%			\$2,102,086
Estimated Total Cost to Barrington				\$44,141,812

Clarifications to above Schedule

- 1- Site area information from town GIS records and data provided by owner
- 2- Cost Escalated to mid point of construction (2025) at average rate of 6.25% per year
- 3- Cost outline possible premium for floor plain compensation and/or construction, details to be refined
- 4- Refer to details
- 5- The intended

Demolition ~ Hampden Meadows			
Grade Levels	Proj. Enr.	RIDE (\$F)	Highest 10 Yr . (Projected Enrollment)
Repurpose	0	0	2031-32
Max. Area Allowed	0	\$F per student as per RIDE	
Existing Building	49,350	As per owner provided information	
Proposed Renovation	0		
Proposed New Construction	0		

Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	0.00	Acre	\$425,000	\$0
Parking Lot & Vehicular Circ.	0	space	\$9,250	\$0
Building Haz. Mat. Abatement	0	SF	\$28.50	\$0
Partial Building Demolition	0	SF	\$21.50	\$0
Full Building Demolition (W/haz Mat)	49,350	SF	\$41.50	\$2,048,025
New Construction	0	SF	\$650.00	\$0
Significant Building Renovation	0	SF	\$425.00	\$0
Targeted Building Renovation	0	SF	\$165.00	\$0
Geothermal Bore Field & Systems Premium	0	SF	\$22.50	\$0
Carbon Neutral & Netzero Premium	0	SF	\$18.50	\$0
Subtotal	Avg/st	\$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/st	\$43.58	\$2,150,426	
Cost Escalation	9.2% Mid 2025	4.5%/year		\$197,893
Total Construction Cost (With Escalation)			\$47.58	\$2,348,319
Portable Classrooms for Phasing	# CRs	Months		
Portable Lease Costs (1CR/Month)	\$9,155	0	0	\$0
Soft Costs	15.00%			\$352,248
Total Project Costs	\$54.72			\$2,700,567
State Reimbursement (based upon 2023 max.)	55.00%			(\$1,485,312)
Less possible ineligible costs	2.25%			\$60,763
Estimated Total Cost to Barrington				\$1,276,018

Clarifications to above Schedule

- 1- Site area information from town GIS records and data provided by owner
- 2- Cost Escalated to mid point of construction (2025) at average rate of 6.25% per year
- 3- Cost outline possible premium for floor plain compensation and/or construction, details to be refined
- 4- Refer to details
- 5- The intended

New Construction
Nayatt Elementary
(564P, Grades PK-5)

Total Project Cost ~ \$85M

New Construction
Primrose Elementary
(564P, Grades PK-5)

Total Project Cost ~ \$86M

New Construction
Sowams Elementary
(563P, Grades PK-5)

Total Project Cost ~ \$93M

Demolition
Hampden Meadows

Total Project Cost ~ \$3M



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



39 Municipalities **66** including **32** Local Education Agencies (LEAs) Regular School Districts **\$250 M** "Pay-as-you-go" Funding Available

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

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 and Woonsocket to construct new elementary schools

PROVIDENCE, R.I. -- The Rhode Island Council on Elementary and Secondary Education on Tuesday voted to approve nearly **\$255 million in new school construction projects** 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 schools across the state," said **Governor Dan McKee**. "We look forward to visiting schools 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
Woonsocket	7	5,690	Construction of one new elementary school, renovations and repairs to support grade reconfiguration at existing elementary middle schools, district-wide security improvements				
Total	17	10,516					

*At the completion of a project, LEAs would either receive the base share rate or the maximum rate (provided in your packet).

2023

EDUCATION

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



2014

PROVIDENCE — In the three years since the General Assembly imposed a moratorium on school construction, \$600 million worth of repairs, energy

[Return to Headlines](#)

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

December 13, 2022

2022

"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



What's Included in a Break Fix:

Over time, and as needed.

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

1. 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

Ceilings stay, tiles individually replaced

Instance of water infiltration addressed with great disruption and many unknowns

No opportunity to bring in natural daylight or incorporate 21st C breakout spaces

Hampden Meadows

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

The End Product of Break Fix:

1. **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	(Unforeseen Conditions)	Temporary Facilities and Controls	Subtotal - Line Item	Line Item Contingency + Approx. Soft Costs (Design, printing, advertisement, etc.)	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														
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)																
Gross Area		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)																
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)																
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	\$13,897,500
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	\$ 7,000,000	\$10,033,375

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, long-term 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.



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



Tecton
ARCHITECTS

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

9/20
6PM

Community
Conversation
#1

10/05
6PM

Community
Conversation
#2

10/21
10AM

Community
Conversation
#3

10/25
6PM

Community
Conversation
#4

11/7
VOTE



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?



Tecton
ARCHITECTS

RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

BARRINGTON SCHOOL COMMITTEE UPDATE

10.12.2023