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# RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

**OPTION 5 - SOWAMS & HAMPDEN MEADOWS DISCUSSION**

12.04.2023

# 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) <b>210,900 gsf</b> - 33,300 gsf
Hampden Meadows Elementary School	1956 (67)	4-5	49,350	485	573 (2031-32)	(149 x 573) <b>85,377 gsf</b> - 36,027 gsf
Nayatt Elementary School	1954 (69)	K-3	34,000	336	371 (2029-30)	(172 sf x 371 P) <b>63,812 gsf</b> - 29,812 gsf
Primrose Hill Elementary School	1954 (69)	PK-3	36,000	376	461 (2029-30)	(161 x 461) <b>74,221 gsf</b> - 38,221 gsf
Sowams Elementary School	1962 (61)	K-3	32,700	259	286 (2029-30)	(180 x 286) <b>51,480 gsf</b> - 18,780 gsf

# Preferred Option



Repurpose  
or

Repurpose  
or

		Sowams E.S.	Primrose Hill E.S.	Nayatt E.S.	Hampden Meadows E.S.	BHS
<b>5</b>	<b>“Consider Consolidation”</b>	<b>PK-5</b> (564)	<b>PK-5</b> (564)	<b>PK-5</b> (563)	<b>PK-5</b> (564)	<b>9-12</b> (1,140)
	<i>Total</i>	<b>79,449</b>	<b>76,165</b>	<b>75,747</b>	<b>79,449</b>	<b>192,259</b>
	<b>Total Proposed Project Costs</b>	<b>46-48M</b>	<b>44-46M</b>	<b>44-46M</b>	<b>46-48M</b>	<b>110-115M</b>

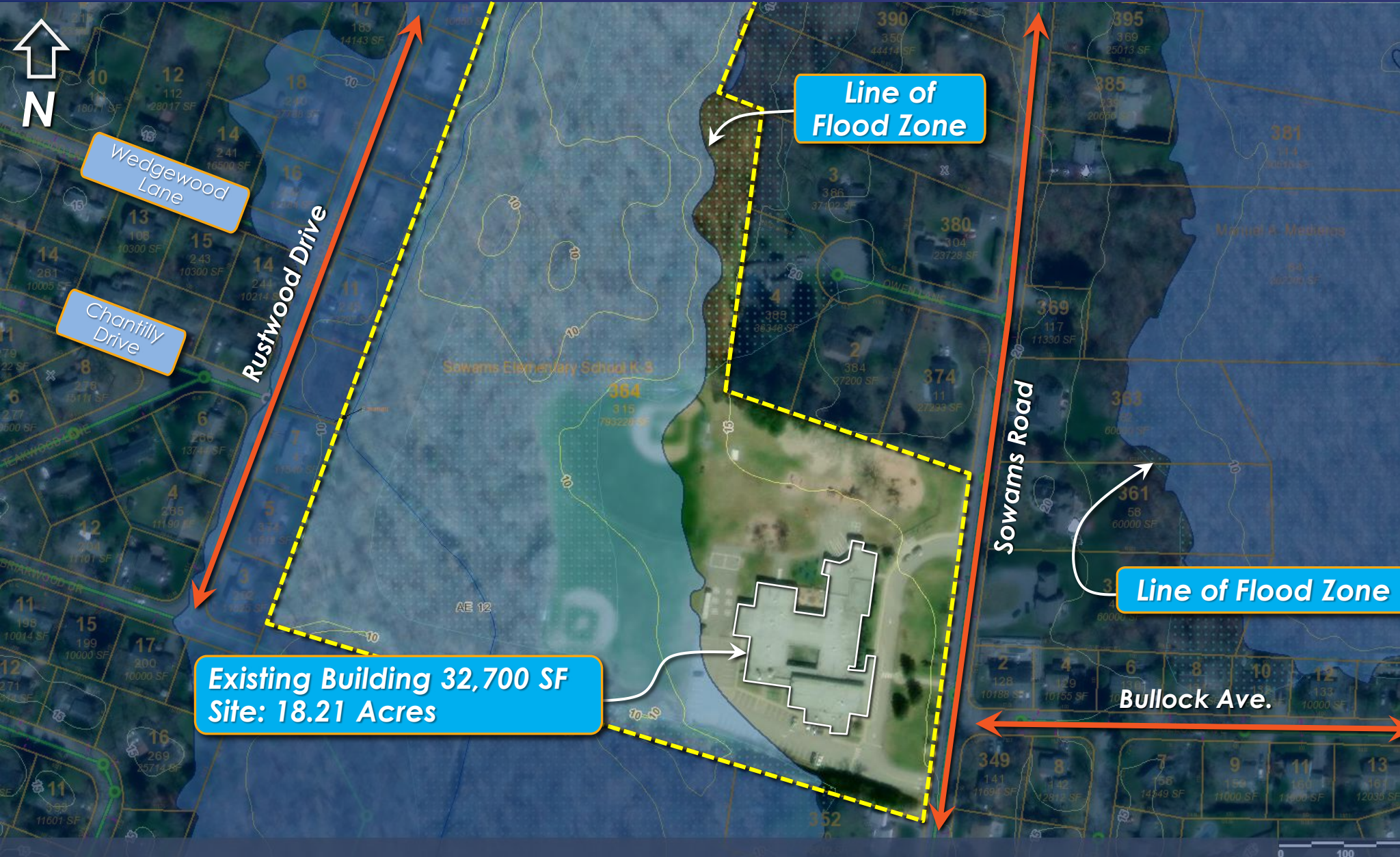
*Design efforts now are focused on creating schematic plans informed by educator feedback, long-term district goals, and aligned around the framework of Option 5...*

# SOWAMS ELEMENTARY SCHOOL



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# Sowams Elem. School / (K-3, 32,700 GSF)



## Benefits:

1. Larger site area
2. Greater buffer between residential neighbors

## Challenges:

1. Flood plain makes majority of the site unbuildable
2. Modest change in topography across site

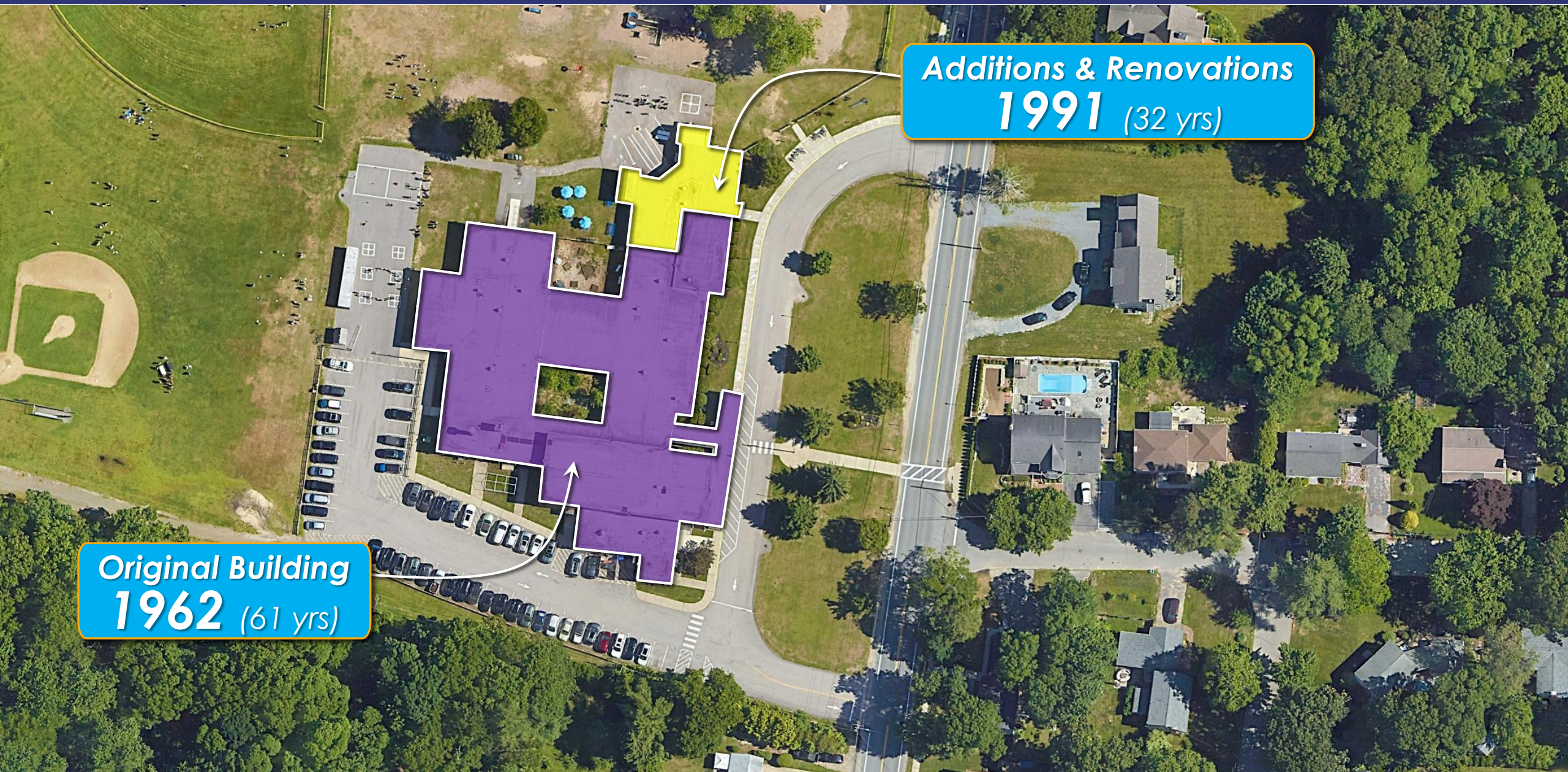
# Sowams Elementary ~ Vintage Plan



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Additions & Renovations  
**1991** (32 yrs)

Original Building  
**1962** (61 yrs)



# Sowams (K-3) ~ Room Use



## Main Level



## According to Principal, What's Missing?

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

# Sowams Elem. School ~ Option

5



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Proposed Site



# Sowams Elem. School ~ Option

5



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Proposed Site

# Sowams Elem. School ~ Option

5



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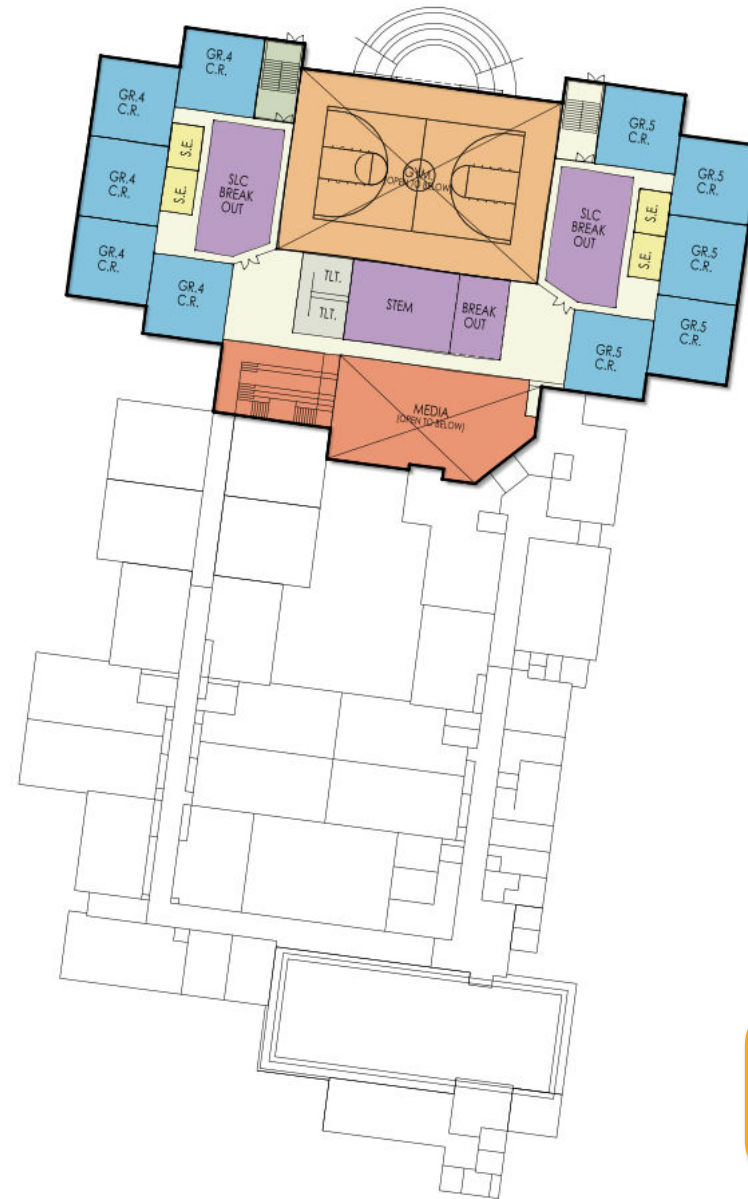
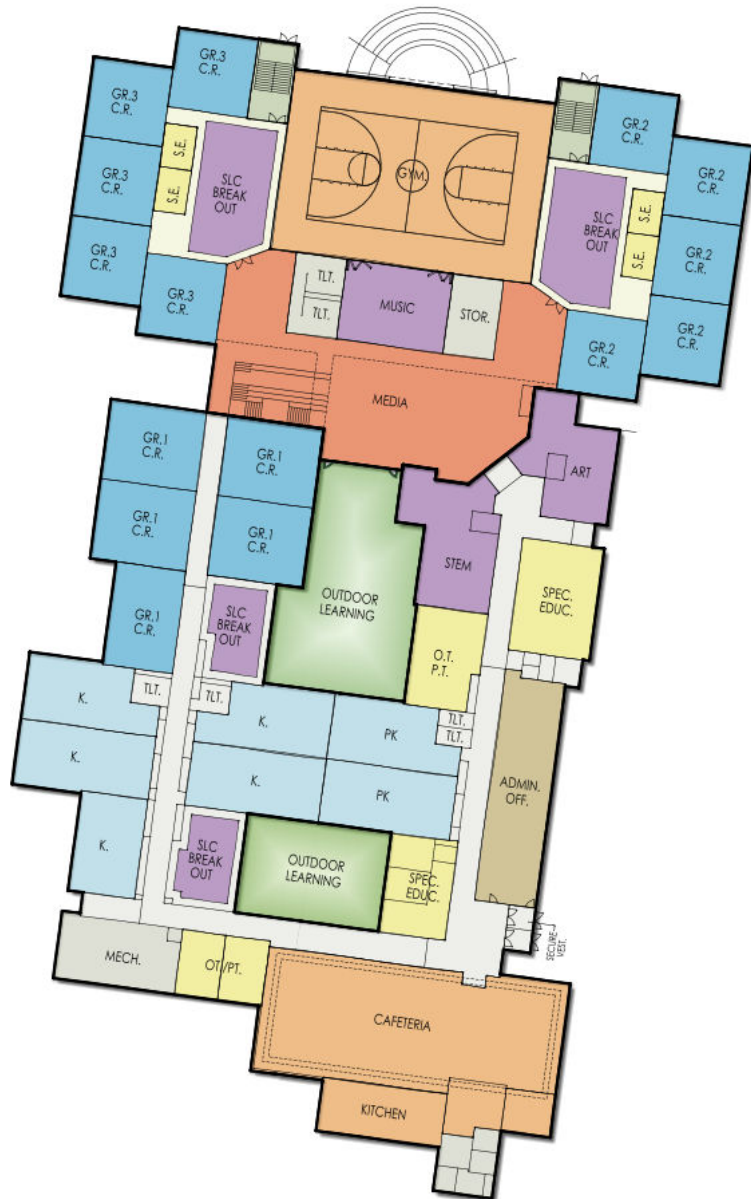
Proposed Building Plan

# Sowams Elem. School ~ Option

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Proposed  
Building Plan



# HAMPDEN MEADOWS ELEMENTARY SCHOOL



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# Hampden Meadows Elem. School / (4-5, 49,350 GSF)



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## Benefits:

1. Topography is relatively flat across the site

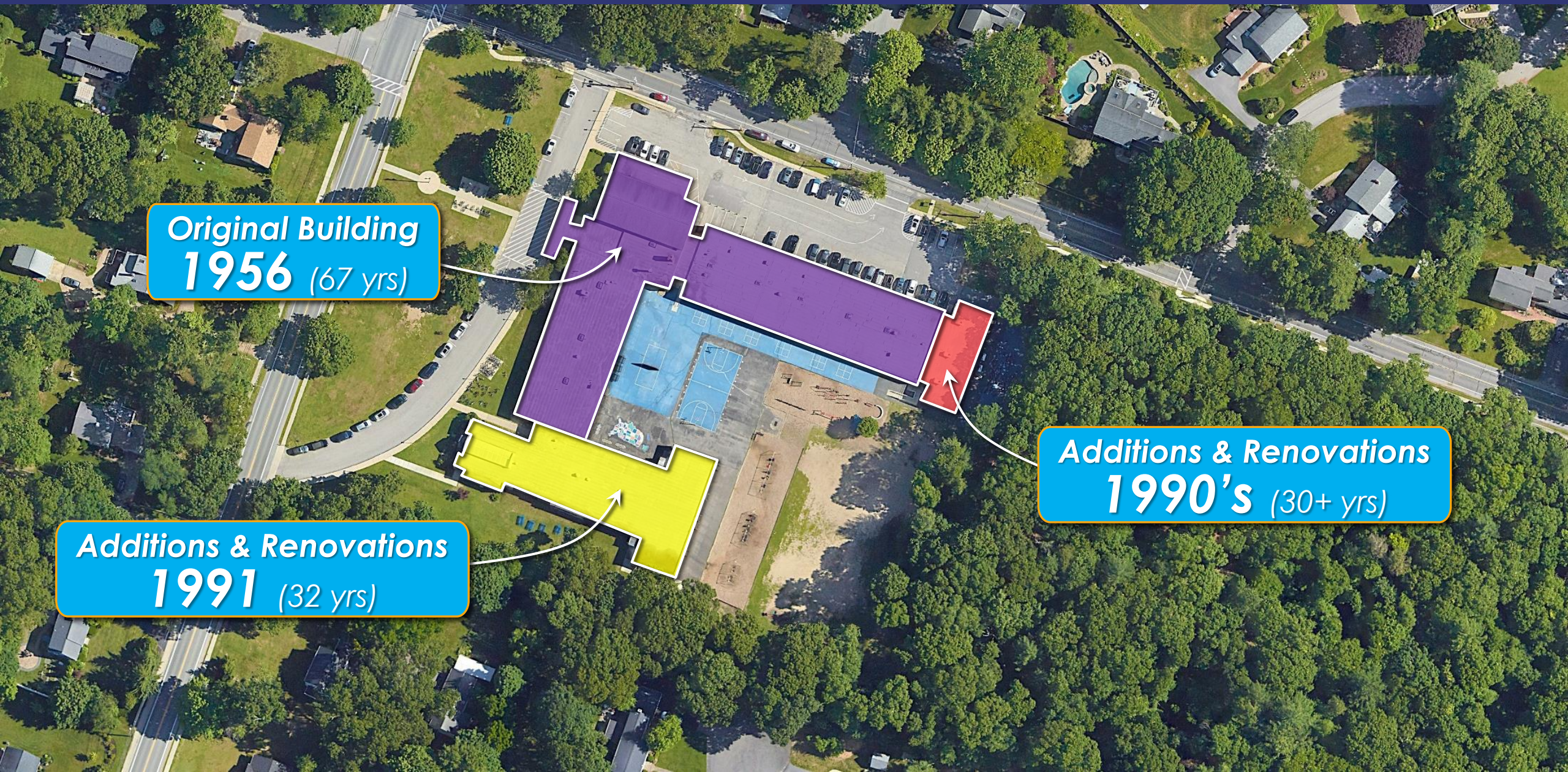
## Challenges:

1. Narrow site
2. Flood plain makes a portion of the site unbuildable
3. Residential neighbors in close proximity

# Hampden Meadows Elementary ~ Vintage Plan



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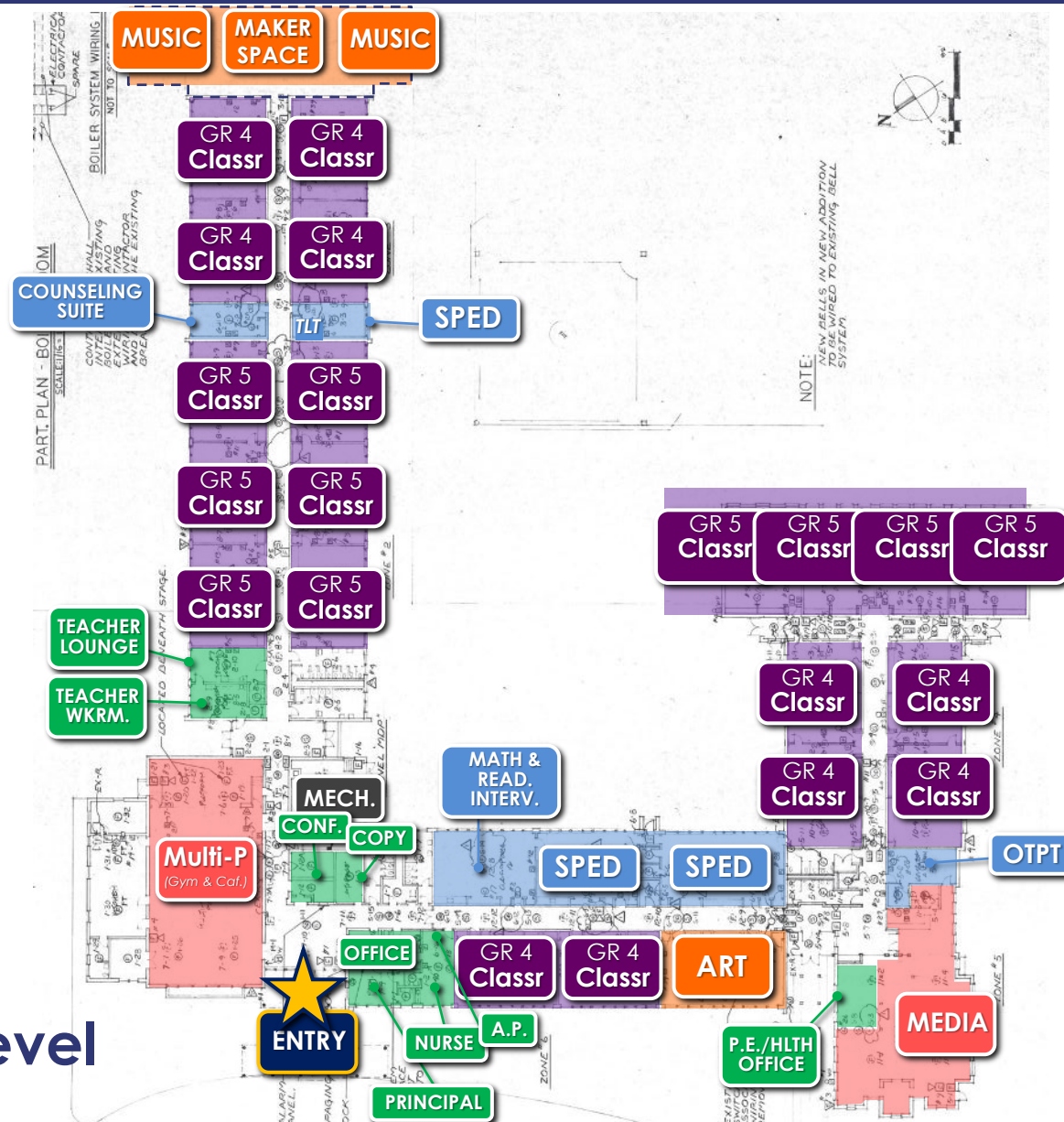


Original Building  
**1956** (67 yrs)

Additions & Renovations  
**1991** (32 yrs)

Additions & Renovations  
**1990's** (30+ yrs)

# Hampden Meadows (4-5) ~ Room Use



Main Level

According to Principal,  
What's Missing?

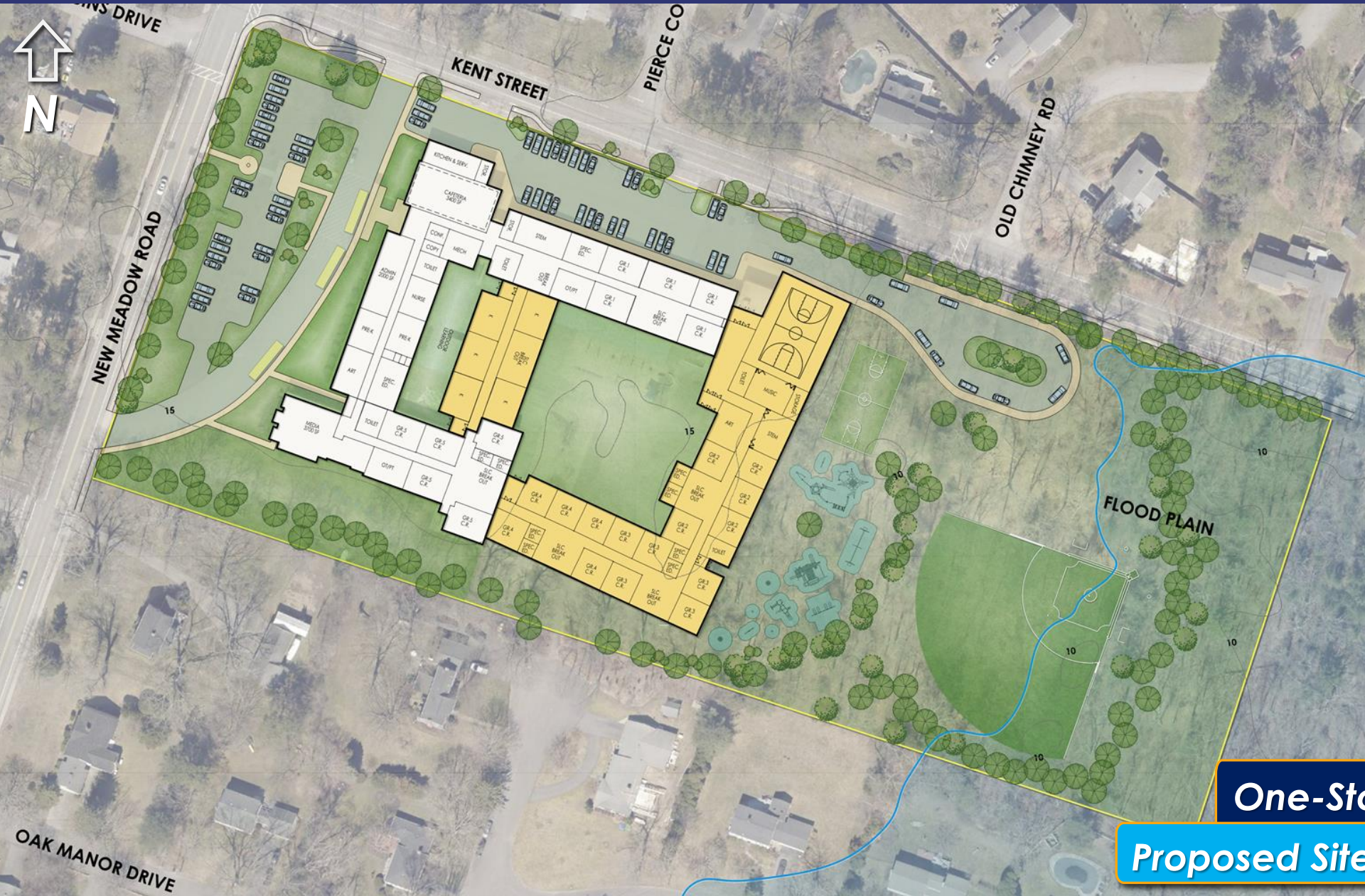
- Gymnasium

# Hampden Meadows Elem. School ~ Option

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One-Story

Proposed Site



# Hampden Meadows Elem. School ~ Option

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**One-Story**  
**Proposed Site**

# Hampden Meadows Elem. School ~ Option

5



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One-Story

Proposed Site

# Hampden Meadows Elem. School ~ Option

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One-Story

Proposed  
Building Plan

# OPTION 5 COMPARISON



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# Comparison ~ Sowams & Hampden Meadows



Category / Topic	SOWAMS	HAMPDEN MEADOWS
Age & Condition	1962 (61)	1956 (67)
Site Capacity / Available Land	18.21 Acres	10.33 Acres
Area <u>out of</u> Flood Plain	5.26 Acres (228,935 SF)	8.79 Acres (383,111 SF)



# Comparison ~ Sowams & Hampden Meadows



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# Comparison ~ Sowams & Hampden Meadows



	SOWAMS	HAMPDEN MEADOWS
<b>Grade Level</b>	<b>PK-5</b>	<b>PK-5</b>
<b>Total Student Population</b>	<b>564 P</b> , Consider modification?	<b>564 P</b> , Consider modification?
<b>Max. Building Size (per RIDE)</b>	<b>79,449 SF</b>	<b>79,449 SF</b>
<b>Type of Project/Construction</b>	<b>Addition &amp; Renovation</b>	<b>Addition &amp; Renovation</b>
<b>Length of Construction</b>	<b>24-36 Months</b>	<b>24-36 Months</b>
<b>Building Floor Levels</b>	<b>2 <u>Required</u></b> (due to site constraints)	<b>1 or 2</b>
<b>Ease of Construction (Number of Phases)</b>	<b>3-4 Phases likely</b>	<b>3-4 Phases likely</b>
<b>Need for Modulars</b>	<b>TBD, Likely None</b>	<b>TBD, Likely None</b>
<b>Total Projected Costs</b>	<b>\$46-48 M</b>	<b>\$46-48 M</b>
<b>Existing Site Area</b>	<b>18.21 Acres</b>	<b>10.33 Acres</b>
<b>Existing Building Size</b>	<b>32,700 SF</b>	<b>49,350 SF</b>
<b>Existing Building Demolition</b>	<b>0 SF</b>	<b>3,668 SF</b>
<b>New Construction</b>	<b>46,749 SF</b>	<b>33,767 SF</b>
<b>Total Classrooms</b>	<b>32</b> (2 PK, 5 per K-5)	<b>32</b> (2 PK, 5 per K-5)



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