



**Tecton**  
ARCHITECTS

# RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

**BARRINGTON SCHOOL BUILDING COMMITTEE UPDATE**

01.16.24



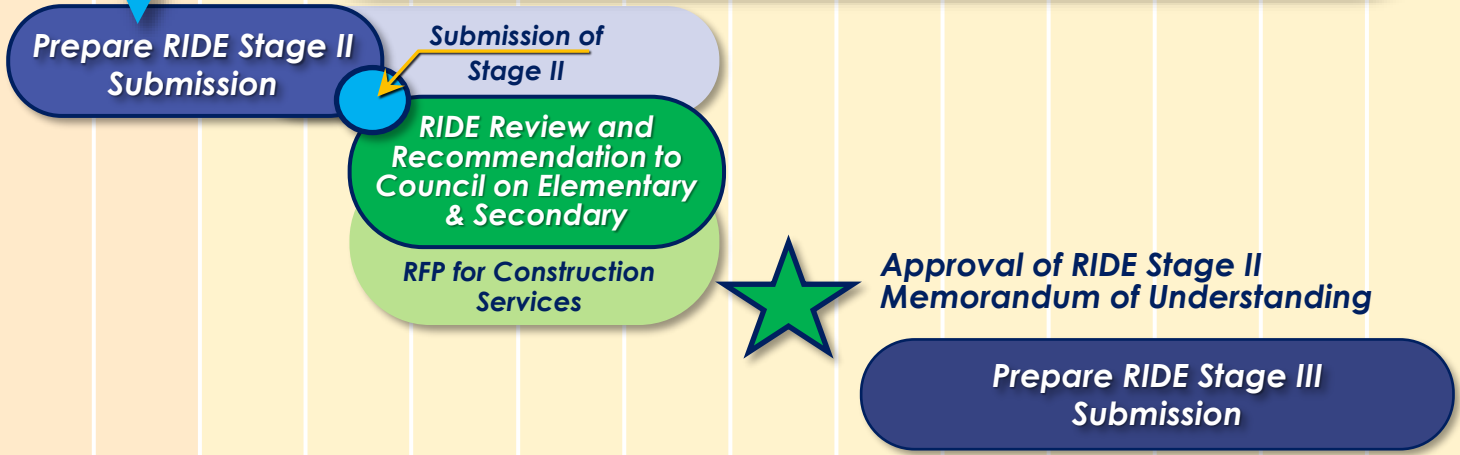
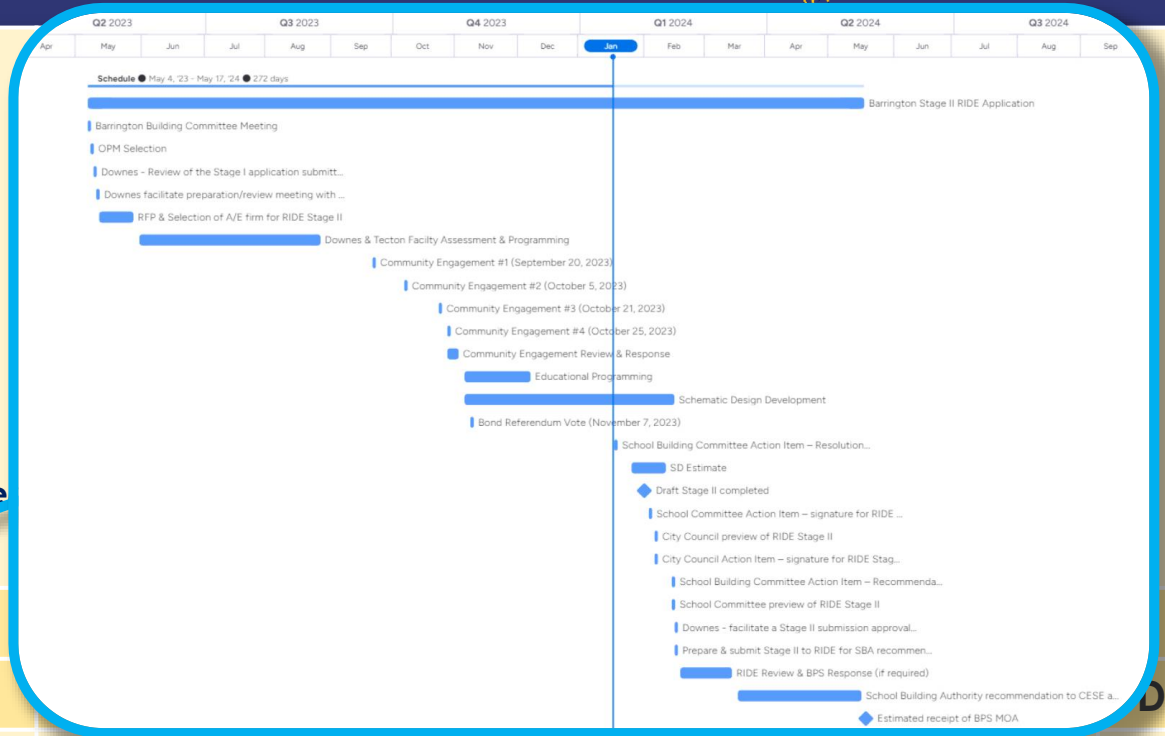
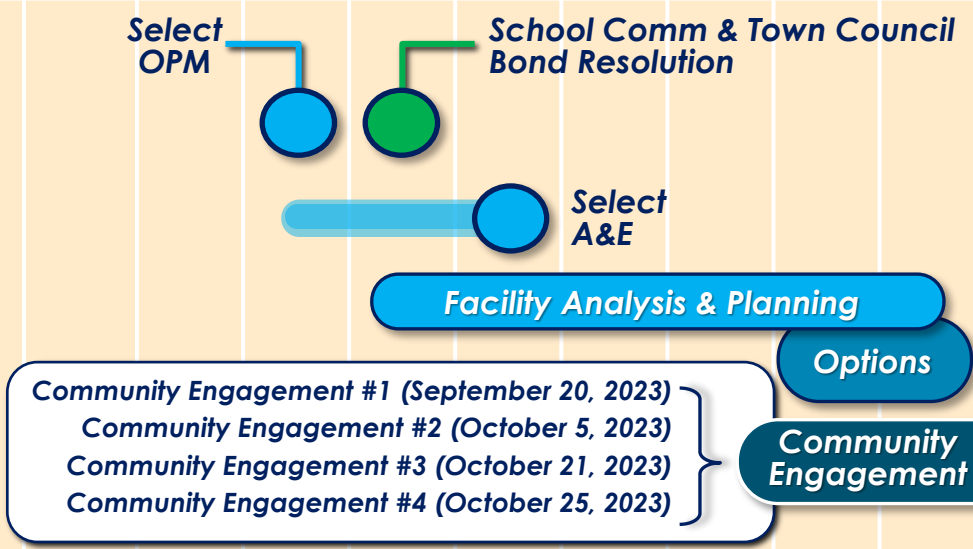
# AGENDA / UPDATE

## 1. RIDE STAGE II SUBMISSION UPDATE

- MEETING WITH RIDE (12/19/23)
- BUDGET REVIEW UPDATE ~ DOWNES
- PHASING & LOGISTICS PLANNING ~ DOWNES & TECTON
- PROGRAMMING & EDUCATIONAL SPECIFICATIONS
- DESIGN REFINEMENT & DOCUMENTATION
- 3<sup>RD</sup> PARTY ESTIMATING
- SUBMISSION PACKAGE COORDINATION



# Project Schedule



# RIDE MEETING

(12/19/2023)



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# POSSIBLE OPTIONS EXPLORED



Options for Consideration		Sowams E.S.	Primrose Hill E.S.	Nayatt E.S.	Hampden Meadows E.S.	BHS
<b>1</b>	<b>“Break fix”, Maintain as is</b>	<b>K-3</b> <sup>(259)</sup> 32,700 sf	<b>PK-3</b> <sup>(376)</sup> 36,000 sf	<b>K-3</b> <sup>(336)</sup> 34,000 sf	<b>4-5</b> <sup>(485)</sup> 49,530 sf	<b>9-12</b> <sup>(1,140)</sup> 177,660 sf
<b>2</b>	<b>“Add, Renovate, Right Size”</b>	<b>K-3</b> <sup>(286)</sup> 53,688 sf	<b>PK-3</b> <sup>(461)</sup> 66,145 sf	<b>K-3</b> <sup>(371)</sup> 57,400 sf	<b>4-5</b> <sup>(573)</sup> 77,428 sf	<b>9-12</b> <sup>(1,140)</sup> 192,259 sf
<b>3</b>	<b>“Replacement with New”</b>	<b>K-3</b> <sup>(286)</sup> 53,688 sf	<b>PK-3</b> <sup>(461)</sup> 66,145 sf	<b>K-3</b> <sup>(371)</sup> 57,400 sf	<b>4-5</b> <sup>(573)</sup> 77,428 sf	<b>9-12</b> <sup>(1,140)</sup> 192,259 sf
<b>4</b>	<b>“Reconfigure &amp; Renovate”</b>	<b>K-5</b> <sup>(409)</sup> 68,712 sf	<b>PK-5</b> <sup>(464)</sup> 74,704 sf	<b>K-5</b> <sup>(409)</sup> 68,712 sf	<b>K-5</b> <sup>(409)</sup> 68,712 sf	<b>9-12</b> <sup>(1,140)</sup> 192,259 sf
<b>5</b>	<b>“Consider Consolidation”</b>	<b>PK-5</b> <sup>(564)</sup> 79,449	<b>PK-5</b> <sup>(564)</sup> 76,165	<b>PK-5</b> <sup>(563)</sup> 75,747	<b>Repurpose</b>	<b>9-12</b> <sup>(1,140)</sup> 192,259 sf
<b>6</b>	<b>“Others ?”</b>					

# Preferred Option



*Repurpose*

		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> (465)	<b>PK-5</b> (555)	<b>PK-5</b> (555)	<b>PK-5</b> (564)	<b>9-12</b> (1,111)
	<b>Total</b>	<b>79,449 (TBD)</b> (141sf/Student)	<b>76,165 (TBD)</b> (135sf/Student)	<b>75,747 (TBD)</b> (135sf/Student)	<b>79,449</b> (141sf/Student)	<b>192,259 (TBD)</b> (169sf/Student)
	<b>Total Proposed Project Costs</b>	<b>43M</b>	<b>46M</b>	<b>46M</b>	<b>46-48M</b>	<b>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...*





# RIDE MEETING

## ELEMENTARY SCHOOLS



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# Nayatt Elementary ~ Site Plan





# Nayatt Elementary ~ Floor Plans



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**Proposed Main Floor**

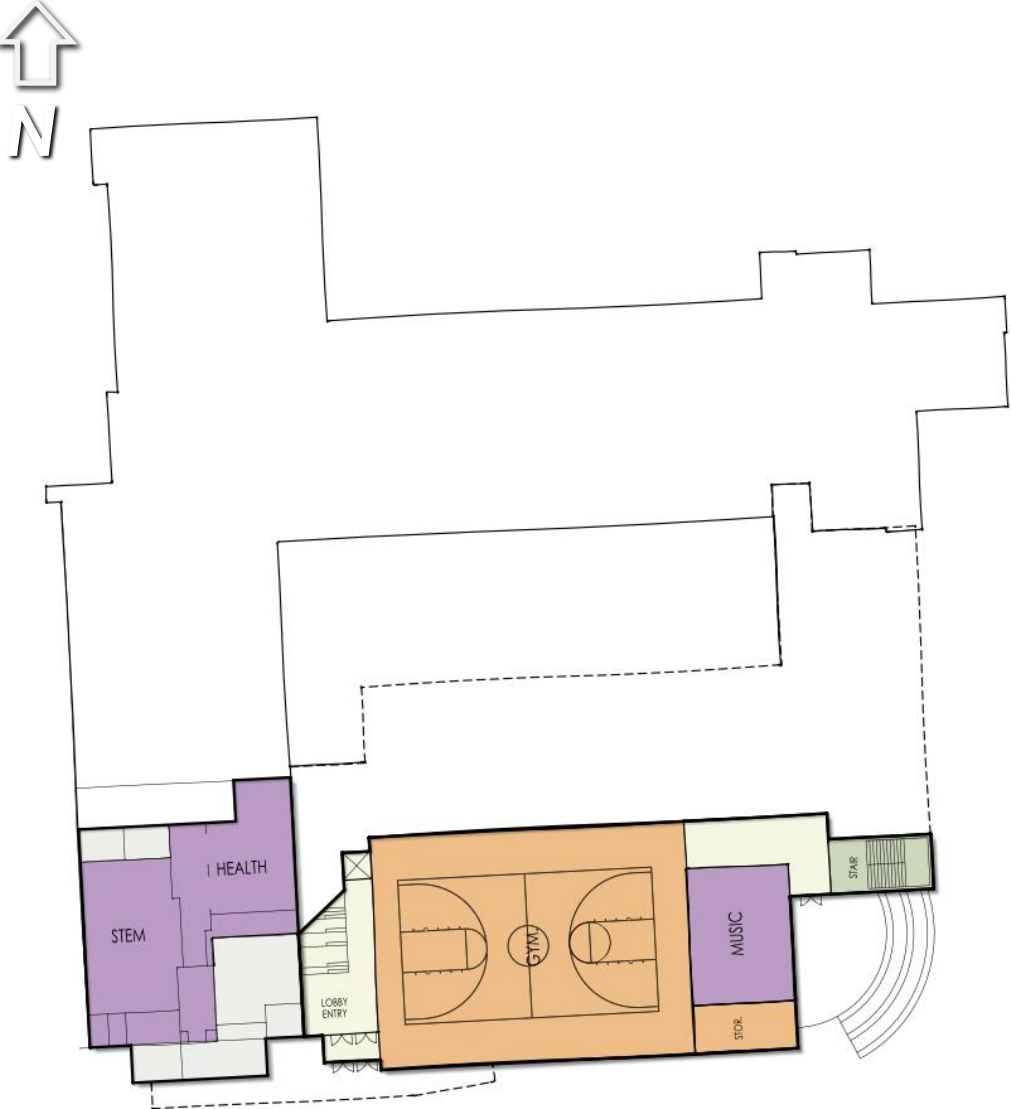
**Proposed Second Floor**







# Primrose Hill Elementary ~ Floor Plans



**Proposed Lower Floor**



**Proposed Main Floor**

# Sowams Elementary ~ Site Plan



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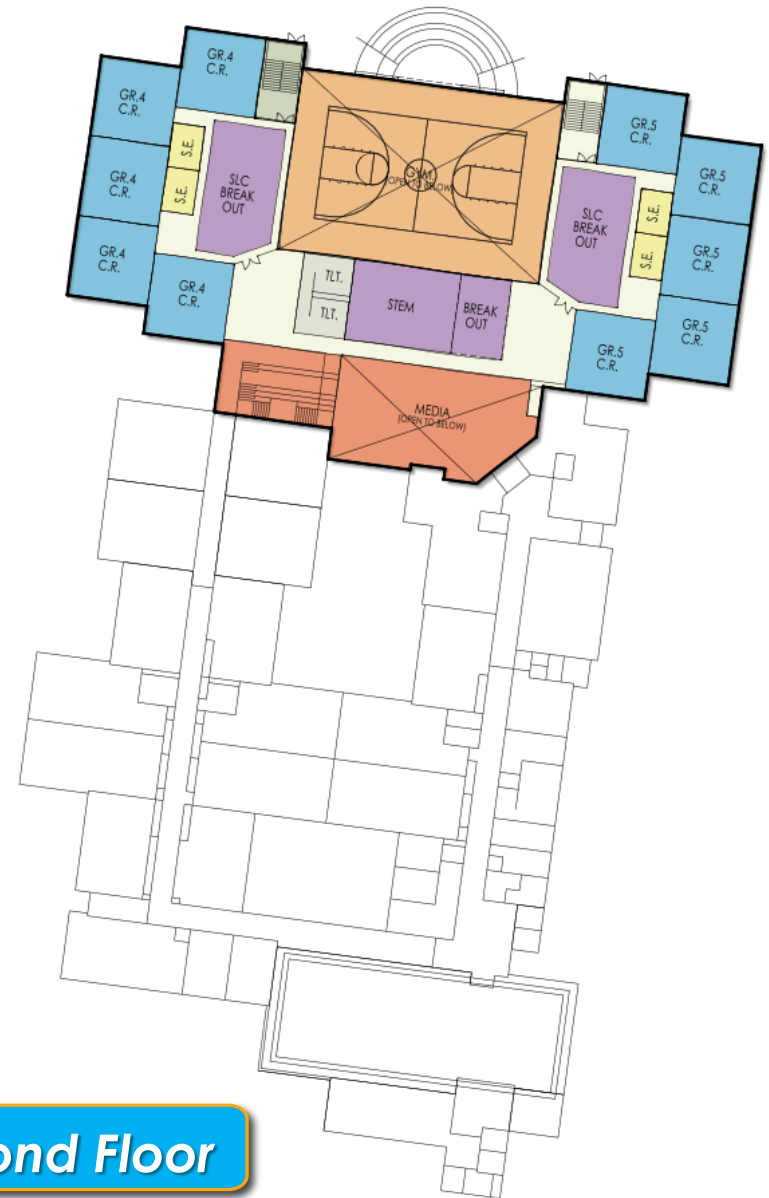
# Sowams Elementary School ~ Floor Plans




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Proposed Main Floor



Proposed Second Floor



# RIDE MEETING

## BARRINGTON HIGH SCHOOLS



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



## Benefits:

- 1. Topography is relatively flat across the site

## Challenges:

- 1. Entire site within flood zone
- 2. Some amenities across the street



# Barrington High School





# Barrington High School

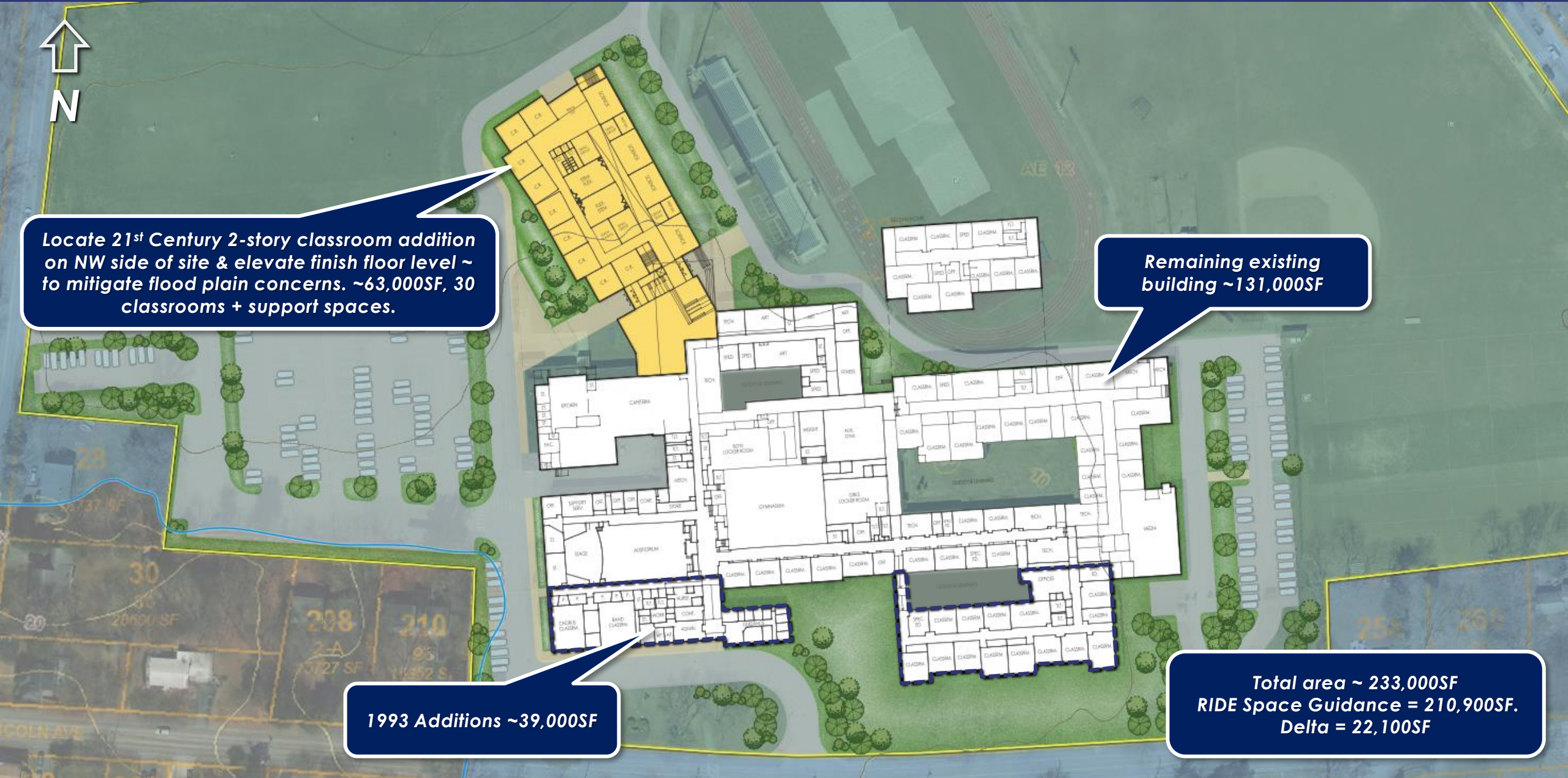


Locate 21<sup>st</sup> Century 2-story classroom addition on NW side of site & elevate finish floor level ~ to mitigate flood plain concerns. ~63,000SF, 30 classrooms + support spaces.

Remaining existing building ~131,000SF

1993 Additions ~39,000SF

Total area ~ 233,000SF  
RIDE Space Guidance = 210,900SF.  
Delta = 22,100SF







# BUDGET REVIEW UPDATE

## PROJECT BUDGET SHEETS ~ DOWNES



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# Nayatt Elementary School ~ Project Budget



**Approved Budget  
46 Million**



Nayatt Elementary School					Data Date 12/29/2023																																																												
	Prior Budget	Soft Cost	Hard Cost	Potential Adjustments	Budget	Expended	Committed Encumbered	Uncommitted Balance	Total Available Funds	Variance																																																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Approved RIDE MOA</td> <td>\$46,000,000.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bond Premium</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bond Proceed in excess of the RIDE grant</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PayGo</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Total Current Funding</b></td> <td><b>\$46,000,000.00</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>											Approved RIDE MOA	\$46,000,000.00										Bond Premium											Bond Proceed in excess of the RIDE grant											PayGo											<b>Total Current Funding</b>	<b>\$46,000,000.00</b>									
Approved RIDE MOA	\$46,000,000.00																																																																
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<b>Total Current Funding</b>	<b>\$46,000,000.00</b>																																																																
<b>Municipal</b>																																																																	
Appraisal/Legal/General expenses		\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																																							
Bonding and Insurance	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																																							
Cost of Issuance	\$ 25,000				\$ 25,000	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -																																																							
<b>TOTAL MUNICIPAL</b>	<b>\$ 25,000</b>			\$ -	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>																																																							
<b>Professional Services</b>																																																																	
Special Consultant	\$ 35,000	\$ 35,000			\$ 35,000	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ -																																																							
Architect & Engineering services	\$ 3,983,500	\$ 3,983,500			\$ 3,983,500	\$ -	\$ -	\$ 3,983,500	\$ 3,983,500	\$ -																																																							
Special Consultant (OPM, Commissioning, etc.)	\$ 875,000	\$ 875,000			\$ 875,000	\$ -	\$ -	\$ 875,000	\$ 875,000	\$ -																																																							
Moving Services	\$ 95,000	\$ 95,000			\$ 95,000	\$ -	\$ -	\$ 95,000	\$ 95,000	\$ -																																																							
<b>TOTAL PROFESSIONAL SERVICES</b>	<b>\$ 4,988,500</b>			\$ -	<b>\$ 4,988,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,988,500</b>	<b>\$ 4,988,500</b>	<b>\$ -</b>																																																							
<b>TOTAL CATEGORY HEADING</b>	<b>\$ 5,013,500</b>			\$ -	<b>\$ 5,013,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,013,500</b>	<b>\$ 5,013,500</b>	<b>\$ -</b>																																																							
<b>Construction</b>																																																																	
Pre-Construction (Inc below GMP Target)	\$ 125,000	\$ 125,000			\$ 125,000	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ -																																																							
Construction GMP target	\$ 34,646,000	\$ 2,525,000	\$ 32,121,000		\$ 34,646,000	\$ -	\$ -	\$ 34,646,000	\$ 34,646,000	\$ -																																																							
Hazardous Material (inc above GMP target)	\$ 1,450,000		\$ 1,450,000		\$ 1,450,000	\$ -	\$ -	\$ 1,450,000	\$ 1,450,000	\$ -																																																							
Permits (inc above GMP target)	\$ 85,000	\$ 85,000			\$ 85,000	\$ -	\$ -	\$ 85,000	\$ 85,000	\$ -																																																							
<b>TOTAL CONSTRUCTION</b>	<b>\$ 36,306,000</b>			\$ -	<b>\$ 36,306,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,306,000</b>	<b>\$ 36,306,000</b>	<b>\$ -</b>																																																							
<b>FF&amp;E - Technology</b>																																																																	
FF&E	\$ 1,165,500	\$ 1,165,500			\$ 1,165,500	\$ -	\$ -	\$ 1,165,500	\$ 1,165,500	\$ -																																																							
Technology	\$ 1,665,000	\$ 1,665,000			\$ 1,665,000	\$ -	\$ -	\$ 1,665,000	\$ 1,665,000	\$ -																																																							
<b>TOTAL FF&amp;E</b>	<b>\$ 2,830,500</b>			\$ -	<b>\$ 2,830,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,830,500</b>	<b>\$ 2,830,500</b>	<b>\$ -</b>																																																							
Total soft and hard costs		\$ 10,554,000	\$ 33,571,000																																																														
Total soft and hard costs percentage		23%	73%																																																														
<b>Owner Contingency*</b>	<b>\$ 1,850,000</b>				<b>\$ 1,850,000</b>			<b>\$ 1,850,000</b>	<b>\$ 1,850,000</b>	<b>\$ -</b>																																																							
<b>Grand Total</b>	<b>\$ 46,000,000</b>		\$ -		<b>\$ 46,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,000,000</b>	<b>\$ 46,000,000</b>	<b>\$ -</b>																																																							
<b>Surplus/(Deficit)</b>	<b>\$ 0.00</b>				<b>\$ -</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>																																																							

**Construction Cost  
36.3 Million**

# Primrose Elementary School ~ Project Budget



Total Approved Budget	\$46,000,000
Pay-Go Reimbursement Rate	
RIDE Reimbursement	
Estimate Reimbursement	
Est. RIDE/SBD Reimbursement	

City Data Date  
12/29/23

	Prior Budget	Potential Adjustments	Budget	Expended	Committed Encumbered	Uncommitted Balance	Total Projected Cost	% Expended	% Work Completed
	a	b	c	d	e	f	g	h	i
			a+b			c-e	e+f	d/e	g
<b>Professional Fees</b>	\$ 4,988,500	\$ -	\$ 4,988,500	\$ -	\$ -	\$ 4,988,500	\$ 4,988,500		
Special Consultant									
Architect & Engineering services									
Special Consultant (OPM, Commissioning, etc.)									
Testing / Inspections									
Advertising / Legal Notices									
Bid Document Reproduction									
Geotechnical Services with Environmental									
Appraisal Fees									
Land Survey - in A/E Service									
Environmental Consultant									
Peer Review Consultant									
Program Administrative Costs									
<b>Total Program Professional Fees</b>	<b>\$ 4,988,500</b>	<b>\$ -</b>	<b>\$ 4,988,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,988,500</b>	<b>\$ 4,988,500</b>	<b>0.0%</b>	<b>0.0%</b>
<b>City Professional Fees</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>0.0%</b>	<b>0.0%</b>
City Financial Services									
City Legal Services									
Bond Counsel Fees									
City Administrative Costs									
Insurance/Builders Risk									
<b>Total City Professional Fees</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Total Professional Fees</b>	<b>\$ 5,013,500</b>	<b>\$ -</b>	<b>\$ 5,013,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,013,500</b>	<b>\$ 5,013,500</b>		
<b>Construction Costs</b>	<b>\$ 36,306,000</b>	<b>\$ -</b>	<b>\$ 36,306,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,306,000</b>	<b>\$ 36,306,000</b>	<b>0.0%</b>	<b>0.0%</b>
Construction Manager GMP Costs									
Utilities Connections									
Hazardous Material (inc above GMP Target)									
Office Trailer									
Temporary Classroom									
Plan Approval / Permit Fees									
<b>Total Construction Costs</b>	<b>\$ 36,306,000</b>	<b>\$ -</b>	<b>\$ 36,306,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,306,000</b>	<b>\$ 36,306,000</b>	<b>0.0%</b>	<b>0.0%</b>
<b>FF &amp; E</b>	<b>\$ 2,830,500</b>	<b>\$ -</b>	<b>\$ 2,830,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,830,500</b>	<b>\$ 2,830,500</b>	<b>0.0%</b>	<b>0.0%</b>
Relocation Expenses									
F F & E Consultant with A/E Service									
Furniture & Equipment									
Communication Technology Hardware									
Security System with A/E; work in CM GMP									
<b>Total FF &amp; E</b>	<b>\$ 2,830,500</b>	<b>\$ -</b>	<b>\$ 2,830,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,830,500</b>	<b>\$ 2,830,500</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Owner Contingency*</b>	<b>\$ 1,850,000</b>	<b>\$ -</b>	<b>\$ 1,850,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,850,000</b>	<b>\$ 1,850,000</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Grand Total</b>	<b>\$ 46,000,000</b>	<b>\$ -</b>	<b>\$ 46,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,000,000</b>	<b>\$ 46,000,000</b>	<b>0.0%</b>	<b>0.0%</b>

Approved Budget  
46 Million

Construction Cost  
36.3 Million



# Sowams Elementary School ~ Project Budget



Total Approved Budget	\$43,000,000
Pay-Go Reimbursement Rate	
RIDE Reimbursement	
Est. Bonus	
Est. RIDE/SBD Reimbursement	TRBD

City Data Date	12/29/23
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	Prior Budget	Potential Adjustments	Budget	Expended	Committed Encumbered	Uncommitted Balance	Total Projected Cost	% Expended	% Work Completed
	a	b	c	d	e	f	g	h	i
	a+b		c	d	e	c-e	e+f	d/e	g
<b>Professional Fees</b>	\$ 3,477,500	\$ -	\$ 3,477,500	\$ -	\$ -	\$ 3,477,500	\$ 3,477,500		
Special Consultant									
Architect & Engineering services									
Special Consultant (OPM, Commissioning, etc.)									
Testing / Inspections									
Advertising / Legal Notices									
Bid Document Reproduction									
Geotechnical Services with Environmental									
Appraisal Fees									
Land Survey - in A/E Service									
Environmental Consultant									
Peer Review Consultant									
Program Administrative Costs									
<b>Total Program Professional Fees</b>	<b>\$ 3,477,500</b>	<b>\$ -</b>	<b>\$ 3,477,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,477,500</b>	<b>\$ 3,477,500</b>	<b>0.0%</b>	<b>0.0%</b>
<b>City Professional Fees</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>0.0%</b>	<b>0.0%</b>
City Financial Services									
City Legal Services									
Bond Counsel Fees									
City Administrative Costs									
Insurance/Builders Risk									
<b>Total City Professional Fees</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Total Professional Fees</b>	<b>\$ 3,507,500</b>	<b>\$ -</b>	<b>\$ 3,507,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,507,500</b>	<b>\$ 3,507,500</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Construction Costs</b>	<b>\$ 35,271,000</b>	<b>\$ -</b>	<b>\$ 35,271,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,271,000</b>	<b>\$ 35,271,000</b>	<b>0.0%</b>	<b>0.0%</b>
Construction Manager GMP Costs									
Utilities Connections									
Hazardous Material (inc above GMP Target)									
Office Trailer									
Temporary Classroom Space									
Plan Approval & Permit Fees									
<b>Total Construction Costs</b>	<b>\$ 35,271,000</b>	<b>\$ -</b>	<b>\$ 35,271,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,271,000</b>	<b>\$ 35,271,000</b>	<b>0.0%</b>	<b>0.0%</b>
<b>FF &amp; E</b>	<b>\$ 2,371,500</b>	<b>\$ -</b>	<b>\$ 2,371,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,371,500</b>	<b>\$ 2,371,500</b>	<b>0.0%</b>	<b>0.0%</b>
Relocation Expenses									
F F & E Consultant with A/E Service									
Furniture & Equipment									
Communication Technology Hardware									
Security System with A/E; work in CM GMP									
<b>Total FF &amp; E</b>	<b>\$ 2,371,500</b>	<b>\$ -</b>	<b>\$ 2,371,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,371,500</b>	<b>\$ 2,371,500</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Owner Contingency*</b>	<b>\$ 1,850,000</b>	<b>\$ -</b>	<b>\$ 1,850,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,850,000</b>	<b>\$ 1,850,000</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Grand Total</b>	<b>\$ 43,000,000</b>	<b>\$ -</b>	<b>\$ 43,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 43,000,000</b>	<b>\$ 43,000,000</b>	<b>0.0%</b>	<b>0.0%</b>

**Approved Budget  
43 Million**

**Construction Cost  
35.2 Million**

# Barrington High School ~ Project Budget



**Approved Budget  
115 Million**



Barrington High School	
Approved RIDE MOA	\$115,000,000.00
Bond Premium	
Bond Proceed in excess of the RIDE grant	
PayGo	
<b>Total Current Funding</b>	<b>\$115,000,000.00</b>

	Prior Budget	Soft Cost	Hard Cost	Potential Adjustments	Budget	Data Date		Uncommitted Balance	Total Available Funds	Variance
						12/29/2023				
<b>Municipal</b>										
Appraisal/Legal/General expenses		\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	
Bonding and Insurance	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	
Cost of Issuance	\$ 50,000				\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 50,000	
<b>TOTAL MUNICIPAL</b>	<b>\$ 50,000</b>			\$ -	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	\$ -
<b>Professional Services</b>										
Special Consultant	\$ 35,000	\$ 35,000			\$ 35,000			\$ 35,000	\$ 35,000	
Architect & Engineering services	\$ 7,800,000	\$ 7,800,000			\$ 7,800,000	\$ -	\$ -	\$ 7,800,000	\$ 7,800,000	
Special Consultant (OPM, Commissioning, etc.)	\$ 1,950,000	\$ 1,950,000			\$ 1,950,000	\$ -	\$ -	\$ 1,950,000	\$ 1,950,000	
Moving Services	\$ 195,000	\$ 195,000			\$ 195,000			\$ 195,000	\$ 195,000	
<b>TOTAL PROFESSIONAL SERVICES</b>	<b>\$ 9,980,000</b>			\$ -	<b>\$ 9,980,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,980,000</b>	<b>\$ 9,980,000</b>	\$ -
<b>TOTAL CATEGORY HEADING</b>	<b>\$ 10,030,000</b>			\$ -	<b>\$ 10,030,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,030,000</b>	<b>\$ 10,030,000</b>	\$ -
<b>Construction</b>										
Pre-Construction (Inc below GMP Target)	\$ 250,000	\$ 250,000			\$ 250,000			\$ 250,000	\$ 250,000	\$ -
Construction GMP target	\$ 93,291,000	\$ 5,125,000	\$ 88,166,000		\$ 93,291,000	\$ -	\$ -	\$ 93,291,000	\$ 93,291,000	\$ -
Hazardous Material (inc above GMP Target)	\$ 2,250,000		\$ 2,250,000		\$ 2,250,000			\$ 2,250,000	\$ 2,250,000	
Permits (inc above GMP Target)	\$ 165,000	\$ 165,000			\$ 165,000			\$ 165,000	\$ 165,000	
<b>TOTAL CONSTRUCTION</b>	<b>\$ 95,956,000</b>			\$ -	<b>\$ 95,956,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 95,956,000</b>	<b>\$ 95,956,000</b>	\$ -
<b>FF&amp;E - Technology</b>										
FF&E	\$ 2,394,000	\$ 2,394,000			\$ 2,394,000			\$ 2,394,000	\$ 2,394,000	\$ -
Technology	\$ 3,420,000	\$ 3,420,000			\$ 3,420,000			\$ 3,420,000	\$ 3,420,000	\$ -
<b>TOTAL FF&amp;E</b>	<b>\$ 5,814,000</b>			\$ -	<b>\$ 5,814,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,814,000</b>	<b>\$ 5,814,000</b>	\$ -
Total soft and hard costs	\$ 21,334,000	\$ 90,416,000								
Total soft and hard costs percentage	19%	79%								
<b>Owner Contingency*</b>	<b>\$ 3,200,000</b>				<b>\$ 3,200,000</b>			<b>\$ 3,200,000</b>	<b>\$ 3,200,000</b>	\$ -
<b>Grand Total</b>	<b>\$ 115,000,000</b>		\$ -		<b>\$ 115,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115,000,000</b>	<b>\$ 115,000,000</b>	\$ -
<b>Surplus/(Deficit)</b>	<b>\$ 0.00</b>				<b>\$ -</b>			<b>\$ -</b>	<b>\$ -</b>	

**Construction Cost  
95.95 Million**







# PROGRAMMING & EDUCATIONAL SPECIFICATIONS



**Tecton**  
ARCHITECTS

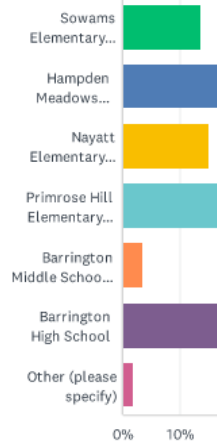


# Programming, Ed. Specs ~ Faculty/Student Engagement



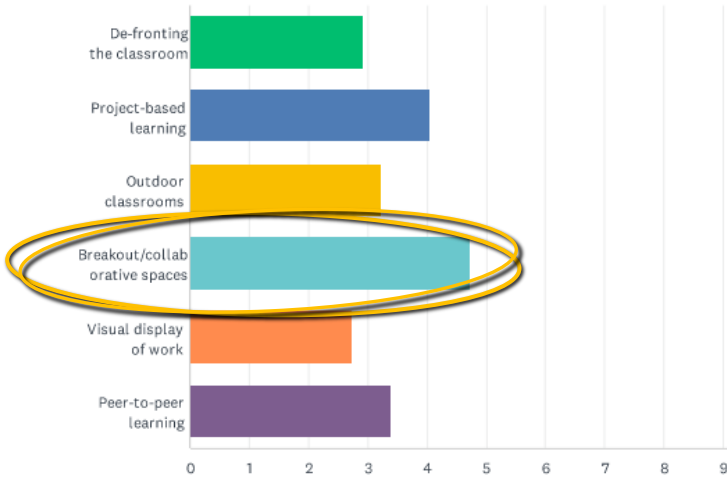
## Q1 Where do you teach?

Answered: 60 Skipped: 0



## Q6 Please rank these ideas from top to bottom in order of

Answered: 58 Skipped: 2



**ANSWER CHOICES**

Sowams Elementary School
Hampden Meadows Elementary School
Nayatt Elementary School
Primrose Hill Elementary School
Barrington Middle School (not part of Stage II)
Barrington High School
Other (please specify)
<b>Total Respondents: 60</b>
<b># OTHER (PLEASE SPECIFY)</b>
1 Mainly HS but travel to all when

	1	2	3	4	5	6
De-fronting the classroom	17.24%	10.34%	8.62%	13.79%	12.07%	37.9%
Project-based learning	17.24%	20.69%	22.41%	25.86%	13.79%	0.0%
Outdoor classrooms	12.07%	17.24%	15.52%	13.79%	17.24%	24.1%
Breakout/collaborative spaces	34.48%	36.21%	6.90%	13.79%	6.90%	1.7%
Visual display of work	8.62%	5.17%	17.24%	12.07%	32.76%	24.1%
Peer-to-peer learning	10.34%	10.34%	29.31%	20.69%	17.24%	12.07%
<b>Total</b>	<b>7</b>	<b>58</b>	<b>3.40</b>			

## Program Matrix

Summary: Proposed Architectural Program

Nayatt Elementary School

Grade Configuration: PK/K-5

Projected Enrollment: 555 (523 + 32 PreK)

RIDE Maximum Reimbursable Area: 83,805

Revised: 1/12/2024

(per RIDE, 200)

General Classrooms	Total Building		Existing			New			RIDE Guidance
	QTY	TOTAL SF	QTY	UNIT SF	TOTAL SF	QTY	UNIT SF	TOTAL SF	
PK Classroom (w/TLI)	2	2,132				2	1,066	2,132	1,200
K Classroom (w/TLI)	5	4,916	3	913	2,740	2	1,088	2,176	1,200
Grade 1 Classroom	5	4,122				5	824	4,122	950
Grade 2 Classroom	5	4,222				5	844	4,222	950
Grade 3 Classroom	5	4,458				5	892	4,458	950
Grade 4 Classroom	5	4,399				5	880	4,399	950
Grade 5 Classroom	5	4,554				5	911	4,554	950
<b>TOTAL</b>	<b>32</b>	<b>28,803</b>	<b>13</b>		<b>11,084</b>	<b>19</b>		<b>17,719</b>	
					38%			62%	

Extended Learning	Total Building		Existing			New			RIDE Guidance
	QTY	TOTAL SF	QTY	UNIT SF	TOTAL SF	QTY	UNIT SF	TOTAL SF	
Small Group Room	0	0							n/a
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>		<b>0</b>	

Teacher Support	Total Building		Existing			New			RIDE Guidance
	QTY	TOTAL SF	QTY	UNIT SF	TOTAL SF	QTY	UNIT SF	TOTAL SF	
Teacher Workroom/Lounge (w/TLI & Stor.)	3	1,355	1	657	657	2	349	698	300
<b>TOTAL</b>	<b>3</b>	<b>1,355</b>	<b>1</b>		<b>657</b>	<b>2</b>		<b>698</b>	

Special Education	Total Building		Existing			New			RIDE Guidance
	QTY	TOTAL SF	QTY	UNIT SF	TOTAL SF	QTY	UNIT SF	TOTAL SF	
Resource Room	5	1,421	2	239	477	3	315	944	500
Intervention (Math and Reading)	2	848							500
OT/PT (w/ Toilet)	1	942	1	942	942				950
Sensory Room	1	173	1	173	173				n/a
De-escalation Space	1								n/a
<b>TOTAL</b>	<b>10</b>								

Visual and Performing Arts	Total Building	
	QTY	TOTAL SF
Art Classroom (w/Kin, Storage)	1	
General Music	1	
General Music Storage	1	
Platform/Stage (Instrumental Music)	1	
Platform/Stage Storage	1	
<b>TOTAL</b>	<b>5</b>	

Media Center/Library	Total Building	
	QTY	TOTAL SF
Media Center	1	
Makespace	1	
STEM (w/Toilet, Sm. Group, Stor.)	1	
<b>TOTAL</b>	<b>3</b>	

Physical Education	Total Building	
	QTY	TOTAL SF
Gymnasium	1	
Gymnasium Office	1	
Gymnasium Storage	1	
<b>TOTAL</b>	<b>3</b>	



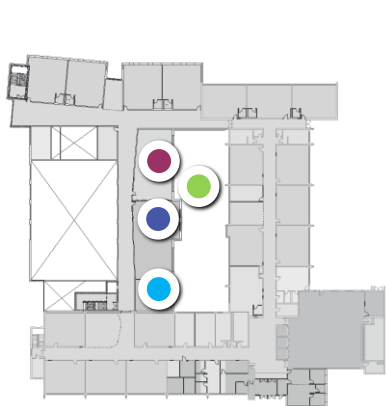
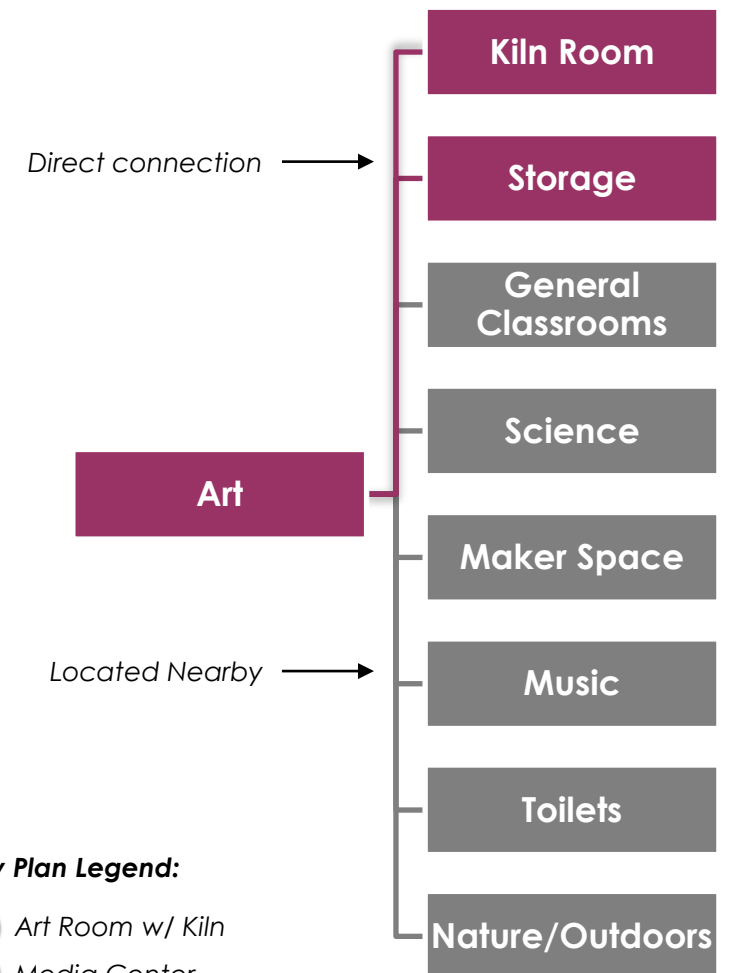
# Elementary Art



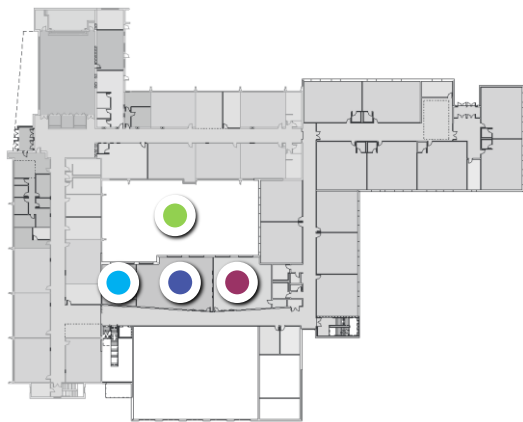
## Requests

- Natural Daylight
- Temperature Control (Heat & Air Conditioning)
- Kiln Room w/ Shelving and Ventilation
- Storage (Cabinets)
- Storage (Open Shelving)
- Multiple Sinks (Total 3 preferred, with 2 child-sized)
- Display Areas
- Color Printer
- Ceiling Mounted Projector
- Camera for Live Demonstrations
- Tile Floors
- Rug Area (Art Books, Blocks)
- Easy Outdoor Access

## Adjacencies



Nayatt – Main Level



Primrose Hill – Main Level



Sowams – Main Level

### Key Plan Legend:

- Art Room w/ Kiln
- Media Center
- Maker Space
- Courtyard/Outdoors



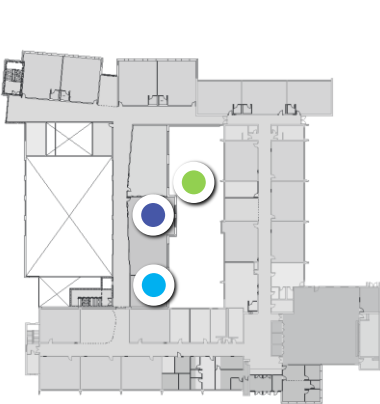
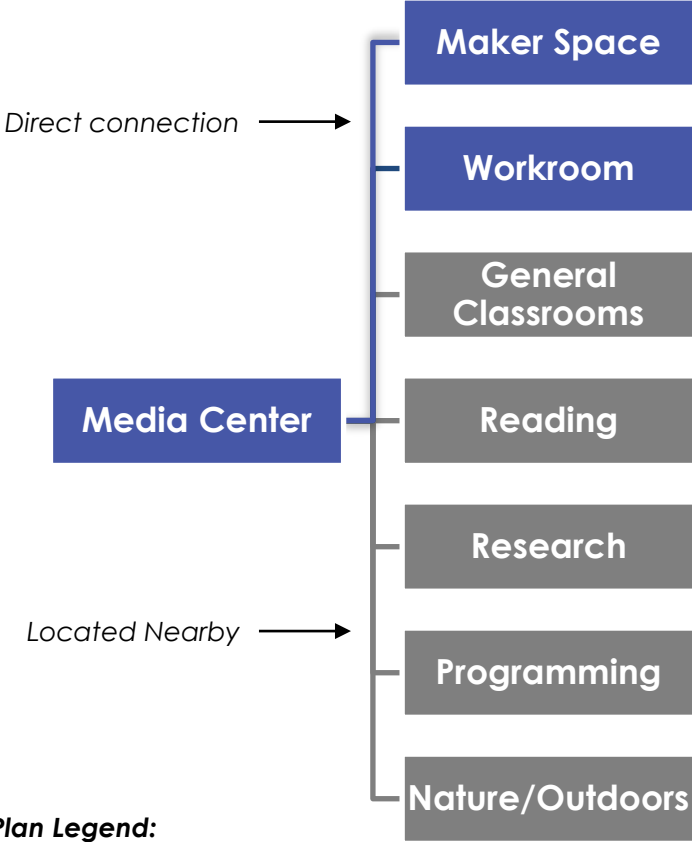
# Elementary Media Center



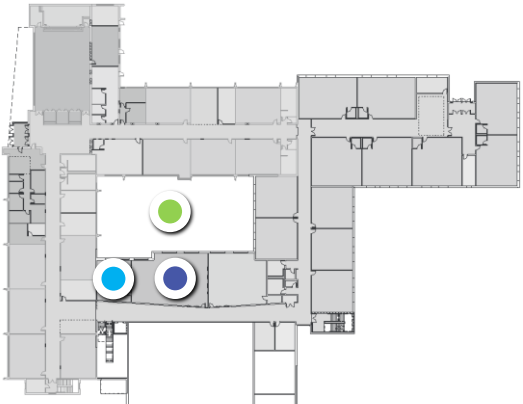
## Requests

- Flexible Zones/Spaces for Reading/ Making/ Collaborating
- Areas for: Group Teaching, Read Aloud, Book Selection, Quiet Space/Nook, Group Work, Circulation, Book Return
- Space for Book Processing (Separate from Student Work Zones)
- 2 Teaching Areas to Accommodate 2 Classes Simultaneously
- Plenty of Space for Books!
- Windows That Let Students See Outside
- Outdoor Space for Teaching
- Ample Display of Student Work
- Storage, Low Shelving, Browsing Bins
- Larger Circulation Desk
- Seek Librarian Feedback on Space Design and Furniture
- Mobile: Furniture, Monitor, Standing Desk for Librarian
- Design Theme that Connects to History: Land Trust, Agriculture, Brick Making, Nayatt Point Lighthouse

## Adjacencies



Nayatt – Main Level



Primrose Hill – Main Level



Sowams – Main Level

**Key Plan Legend:**

- Media Center
- Maker Space
- Courtyard/Outdoors

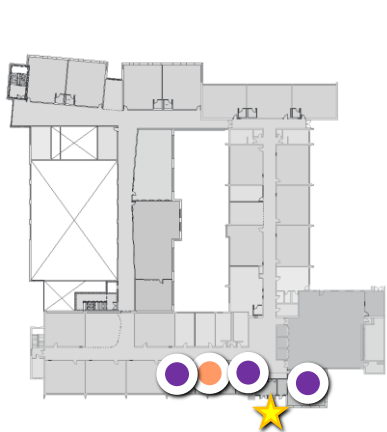
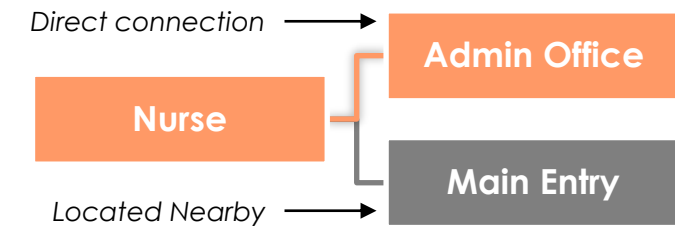
# Elementary Nurse



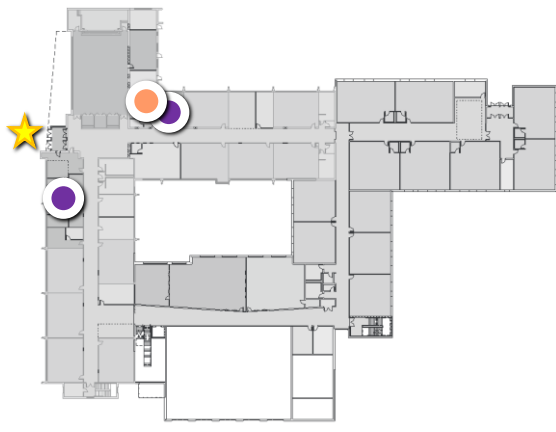
## Requests

- Located Connected/Adjacent to Admin Office
- 2 Recovery Areas
- Private Assessment Room (w/ Changing Table) Attached to Nurse
- ADA Bathroom
- Supply Storage: Upper and Lower Cabinets, Countertop, Closet
- Sink and Ice Machine
- Standing Desk
- Sky Covers over Ceiling Lights
- Light Dimmer Options
- Natural Daylight
- Operable Windows

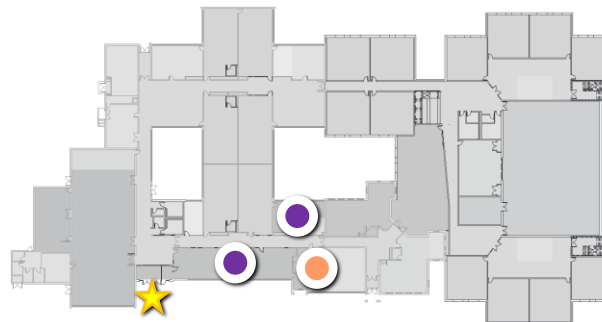
## Adjacencies



Nayatt – Main Level



Primrose Hill – Main Level



Sowams – Main Level

### Key Plan Legend:

- Nurse
- Admin Office
- ★ Main Entry



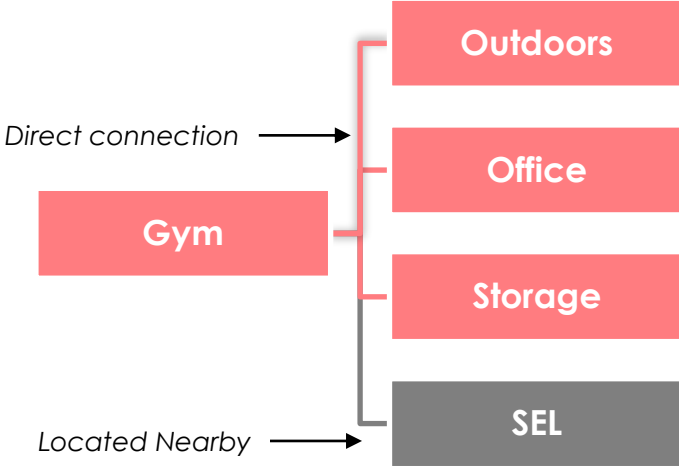
# Elementary P.E./Health



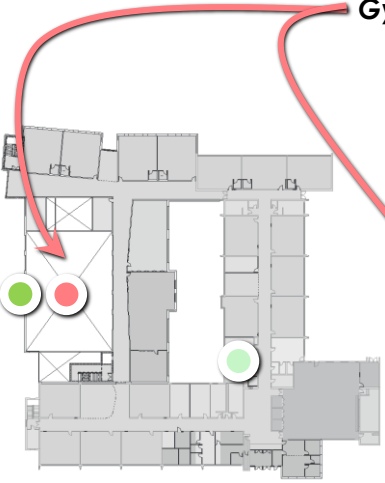
## Requests

- *Dedicated Gymnasium Space*
- *Outdoor Space*
- *TV Monitor*
- *Large Storage Space for Equipment*
- *PE/Health Office*
- *Health Classroom*

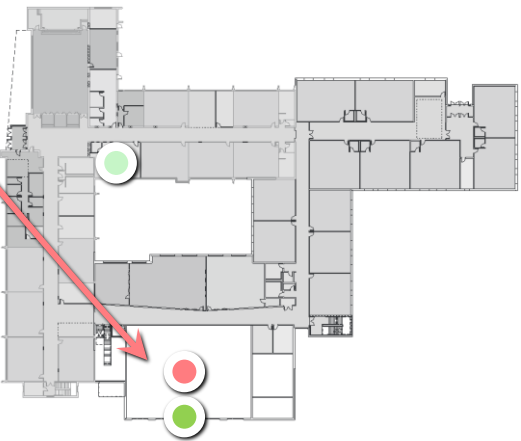
## Adjacencies



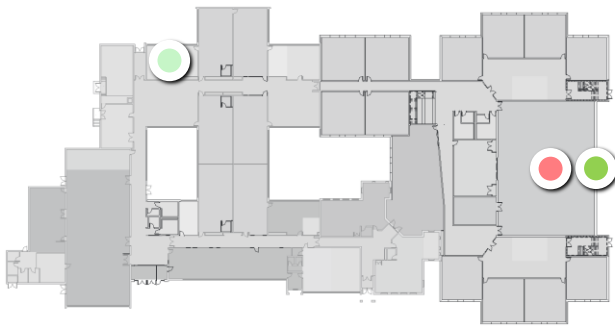
**Gymnasium at grade on Lower Level**



Nayatt – Main Level



Primrose Hill – Main Level



Sowams – Main Level

### Key Plan Legend:

- Gymnasium
- Outdoors
- SEL (OTPT)



- CTE Pathways
- 1. 3D Design
- 2. Architecture
- 3. Audio Engineering

- Computer Sciences
- Writing...







## From CTE Staff

- Currently have approximately 100 students in 8 CTE Programs and want to expand/add more vocational programming
- Wood Shop
  - The wood shop has 6 classes every day and Architecture also uses the shop. Used to build sheds and distribute them to the community.
- Broadcasting
  - Current class is 23 students but the studio only holds 12 – this means the students are spread out between 3 different rooms at the same time.
  - Want the ability to “go live” in other parts of the school.
- Business
  - Business classroom is so small for 30 kids – they share the iCreate lab and divide the class between iCreate and the Business classroom.
- Computer Science
  - Only have 2 Computer Science classrooms and want at least 1 more.
  - Would like the ability to run demos across multiple screens throughout the room instead of just to one device in the front of the room. Currently, students need to move to be able to see the screen.
  - Robotics could use more space – just purchased new 3D printers with AI capabilities.
- Audio Engineering
  - Like the connection/proximity to the Auditorium but is disjointed from the other CTE programs
  - Growing program, turning students away

## From Students

“There is something for everyone, and students get to try new, different things.”

### Classes students would like to see:

- Car Maintenance
- Home class for Life Skills
- Current Events
- AP Human Geography
- Cooking and Sewing
- Architecture

### Favorite spots in the building are:

- Broadcast Room
- Lunch Room
- Music Rooms/hallway
- Library (comfy, has tables and chairs) – 3 votes for this space
- Woodshop (sunny and warm)



# DESIGN REFINEMENT

## BARRINGTON HIGH SCHOOL



**Tecton**  
ARCHITECTS



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



Tecton  
ARCHITECTS



Existing Building 177,600 SF  
Site: 30.5 Acres (1,328,580 sf)

Line of Flood Zone

Tennis Courts & Softball Fields

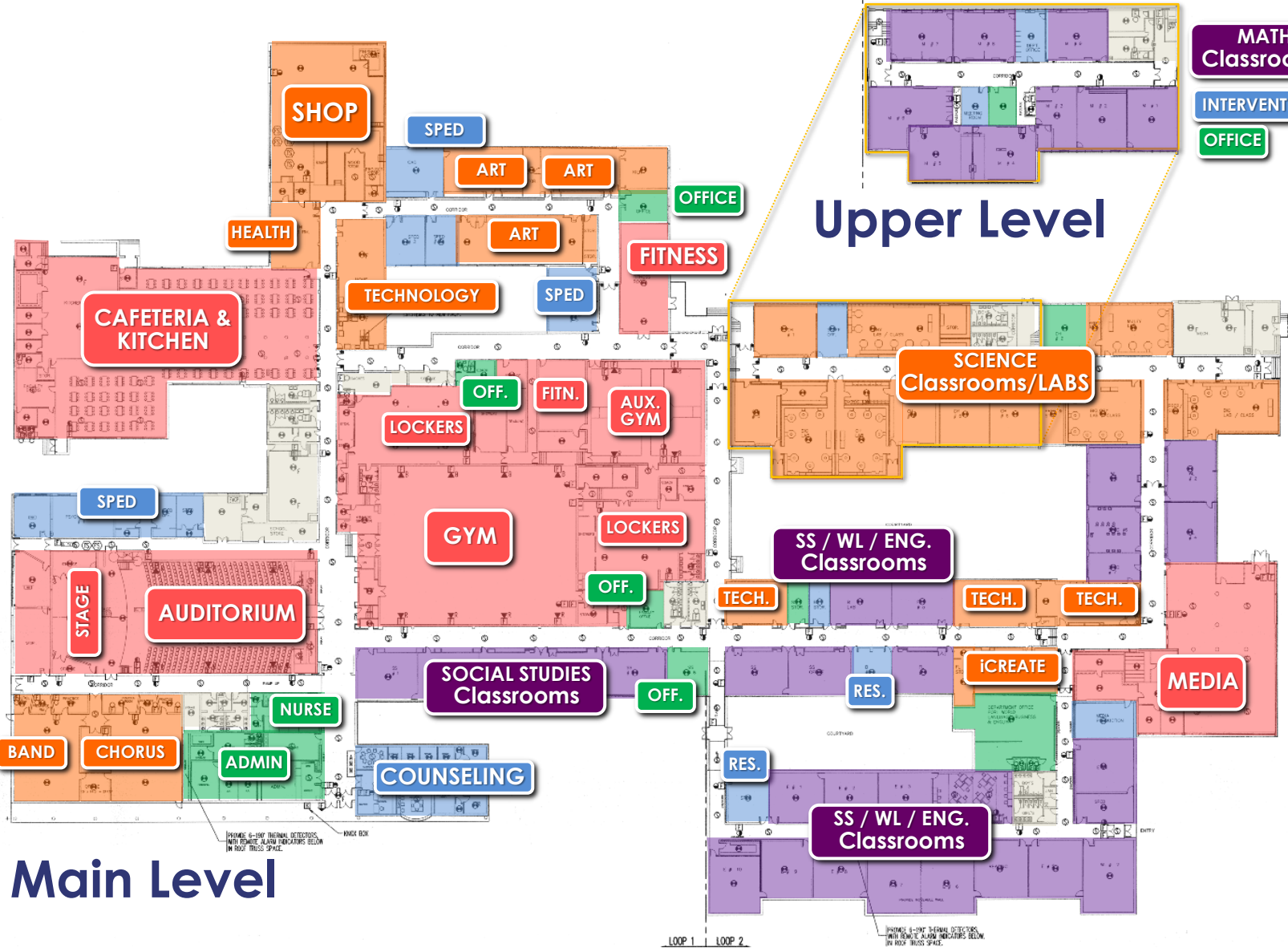
## Benefits:

- 1. Topography is relatively flat across the site

## Challenges:

- 1. Entire site within flood zone
- 2. Some amenities across the street

# Barrington High School (9-12) ~ Room Use



## According to Principal, What's Missing?

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



# Barrington High School



Tecton  
ARCHITECTS



Existing Building 177,600 SF  
Site: 30.5 Acres (1,328,580 sf)

East Parking Area  
(Approx. 78 Spaces)

West Parking Area  
(Approx. 310 Spaces)

South Parking Area  
(Approx. 32 Spaces)

Tennis Courts &  
Softball Fields

Existing Site Plan



# Barrington High School – Initial Option



Tecton  
ARCHITECTS





# Barrington High School ~ Initial Option

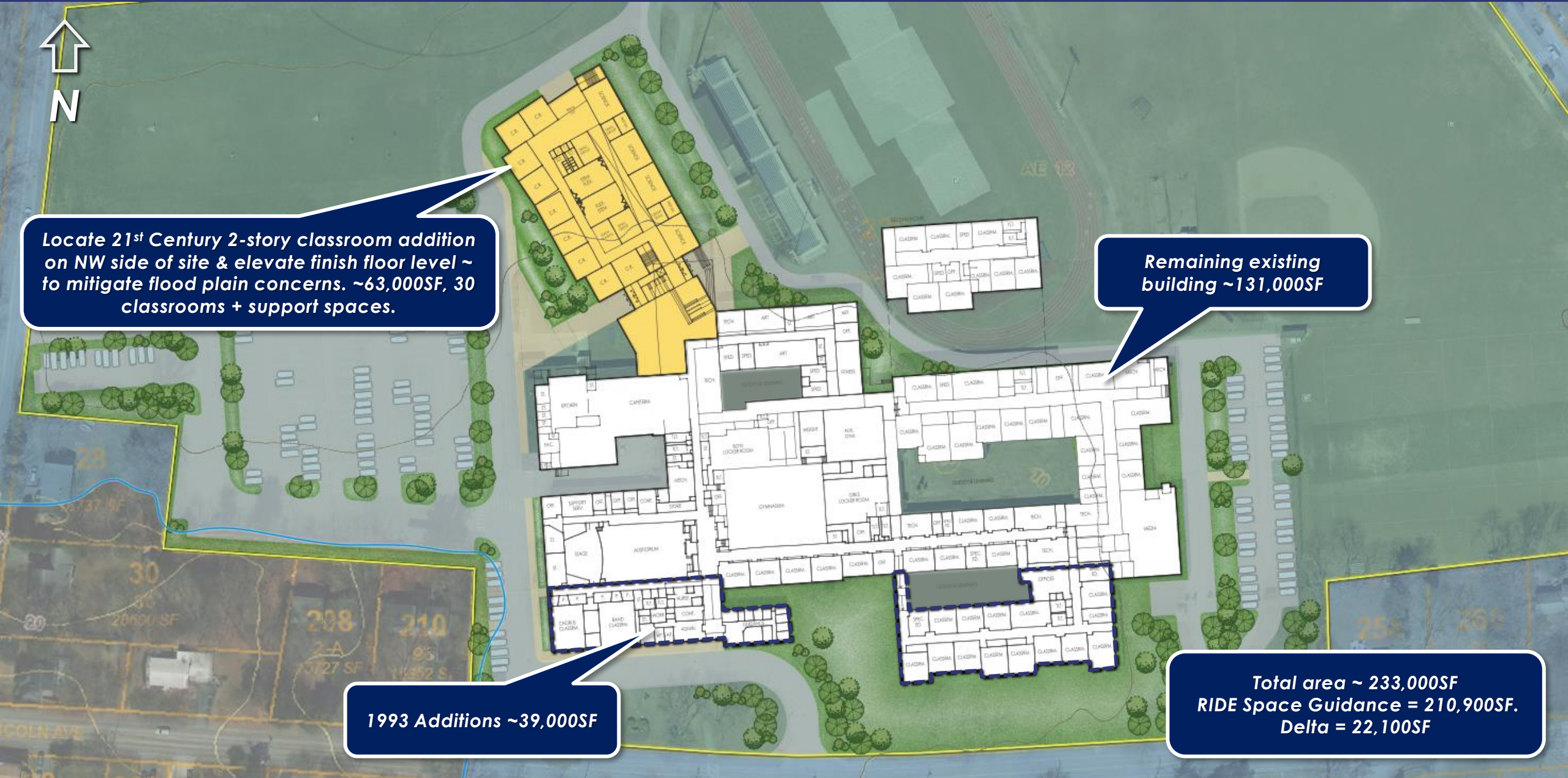


Locate 21<sup>st</sup> Century 2-story classroom addition on NW side of site & elevate finish floor level ~ to mitigate flood plain concerns. ~63,000SF, 30 classrooms + support spaces.

Remaining existing building ~131,000SF

1993 Additions ~39,000SF

Total area ~ 233,000SF  
RIDE Space Guidance = 210,900SF.  
Delta = 22,100SF





# Barrington High School ~ Site Analysis



Abandoned Leach/  
Sanitary field

Mechanical  
Room

Abandoned Leach/  
Sanitary field

Utility Entrance &  
Mechanical Room

Existing Site Plan



# Barrington High School ~ Site Analysis



Tecton  
ARCHITECTS



Existing Site Plan



# Barrington High School



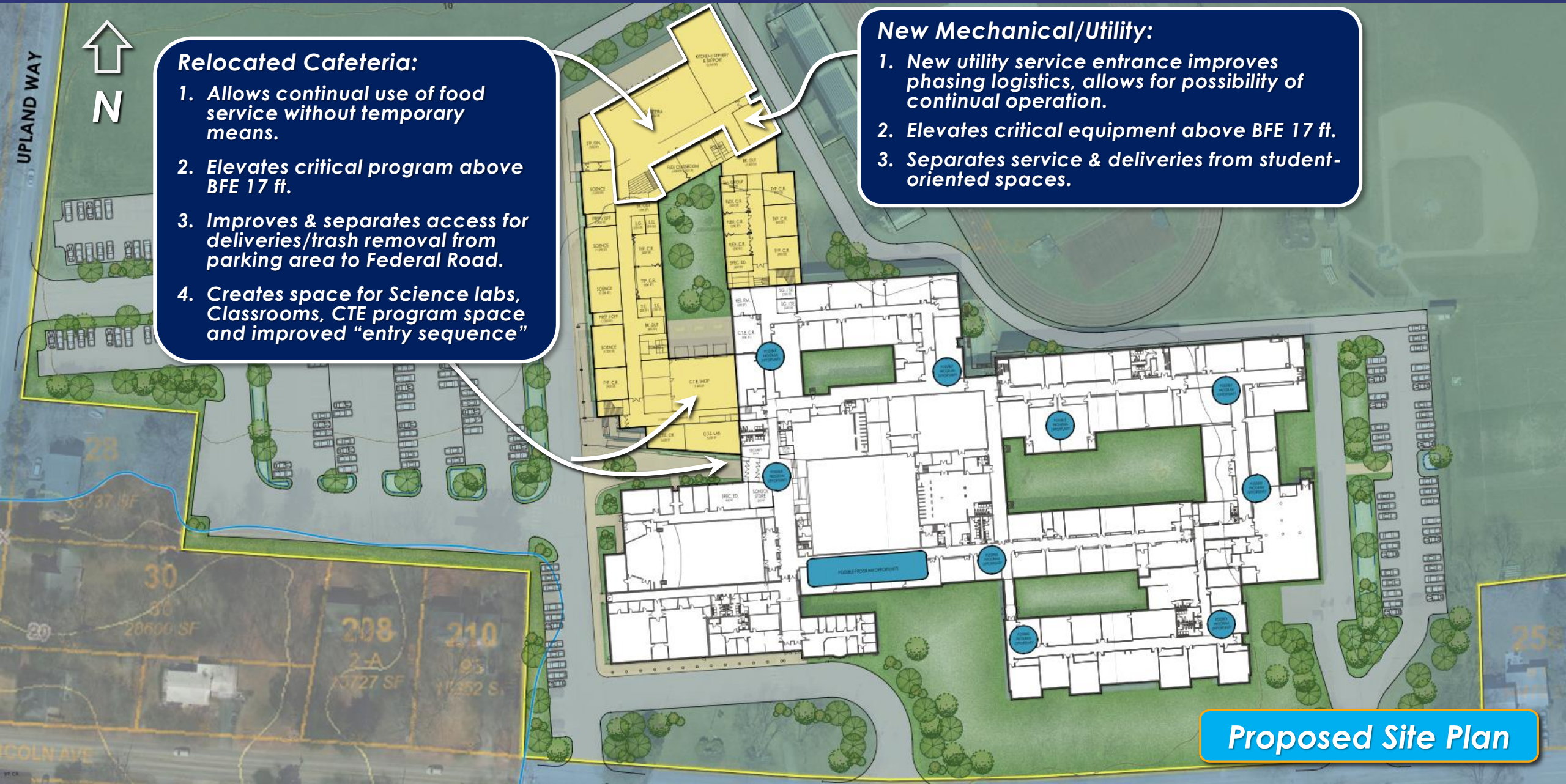
## New Mechanical/Utility:

1. New utility service entrance improves phasing logistics, allows for possibility of continual operation.
2. Elevates critical equipment above BFE 17 ft.
3. Separates service & deliveries from student-oriented spaces.

## Relocated Cafeteria:

1. Allows continual use of food service without temporary means.
2. Elevates critical program above BFE 17 ft.
3. Improves & separates access for deliveries/trash removal from parking area to Federal Road.
4. Creates space for Science labs, Classrooms, CTE program space and improved "entry sequence"

Proposed Site Plan





# Barrington High School



UPLAND WAY

1

**Two Story Addition**  
(Cafeteria, Mechanical, Science Labs, Typ. Classrooms, support)  
**(12-16 Months)**

Roofing and exterior envelope replacement & restoration can take place concurrent and/or prior to the Phase 1 Addition

2

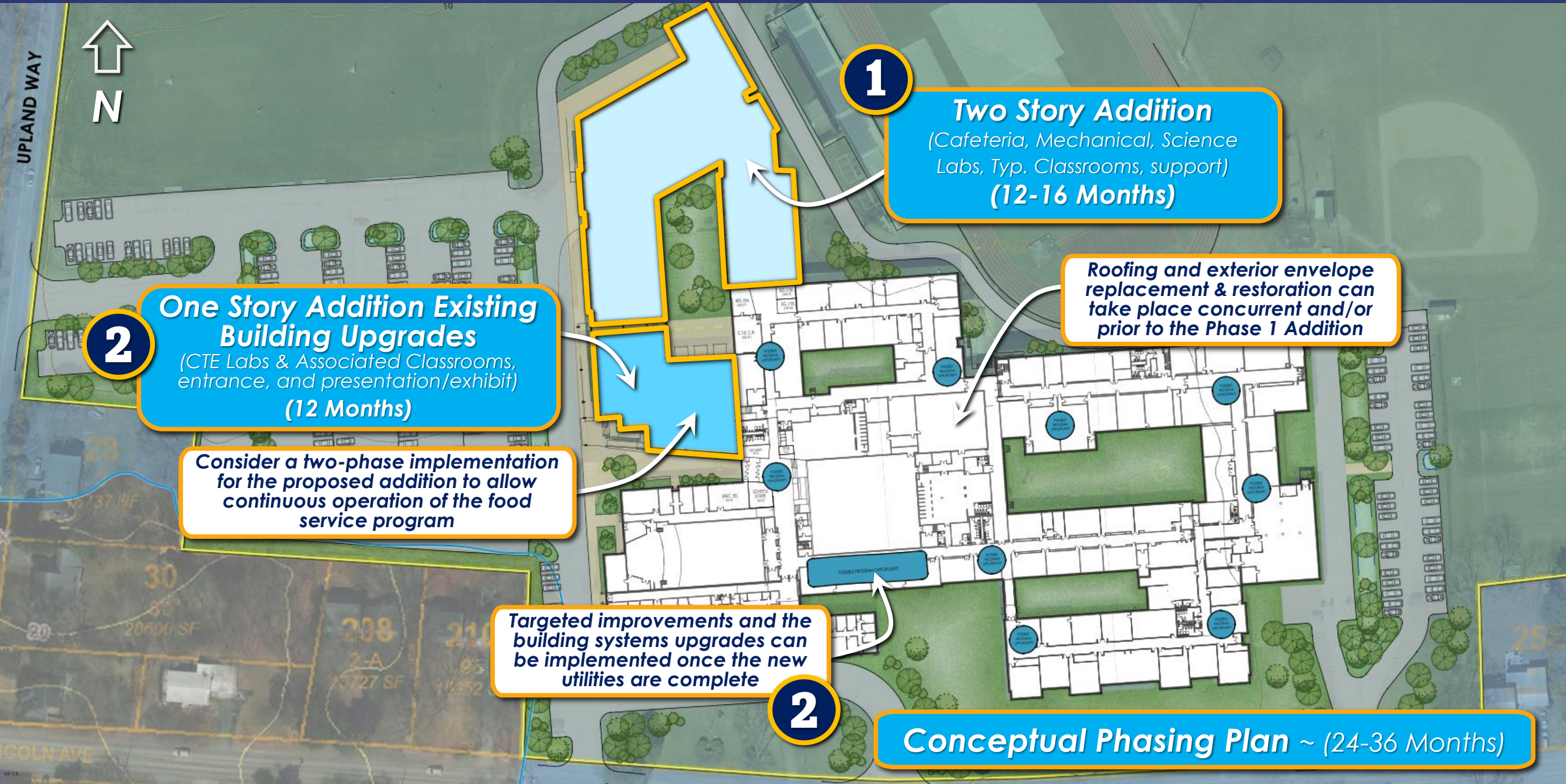
**One Story Addition Existing Building Upgrades**  
(CTE Labs & Associated Classrooms, entrance, and presentation/exhibit)  
**(12 Months)**

Consider a two-phase implementation for the proposed addition to allow continuous operation of the food service program

Targeted improvements and the building systems upgrades can be implemented once the new utilities are complete

2

**Conceptual Phasing Plan ~ (24-36 Months)**



# Barrington High School

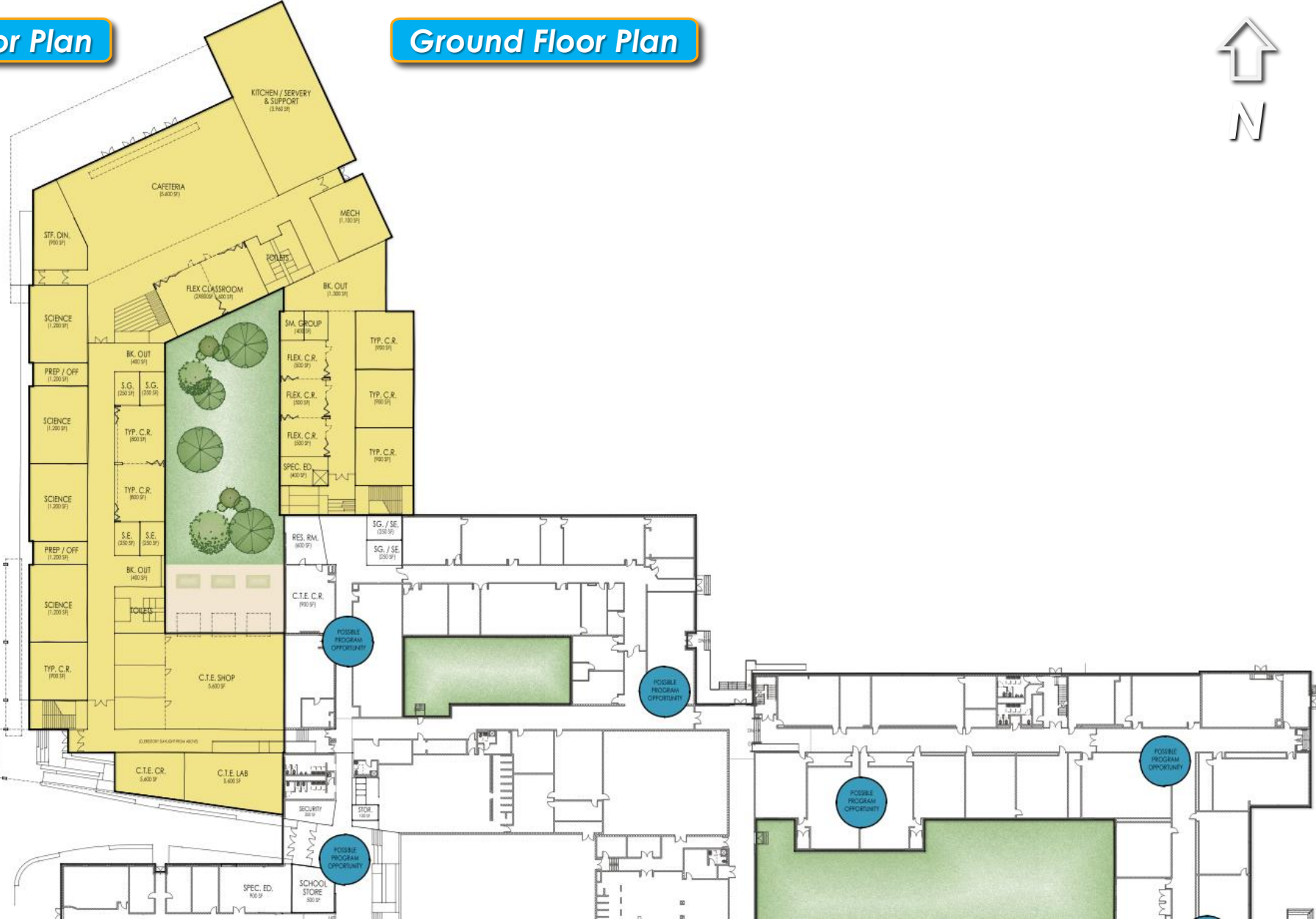


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Second Floor Plan



Ground Floor Plan







# SUBMISSION PACKAGE COORDINATION



**Tecton**  
ARCHITECTS

# RIDE STAGE II ~ Submission package coordination



monday.com Guest

## Barrington Stage II Application Checklist

Main Table | Gantt | +

New Item | Search | Person | Filter | Sort

### 1.1 Project Scope Narrative

Item	For each e
1.1 Project Scope Narrative 5	For each e
1.2 Statement for Funding Request	Clearly sta
1.3 Prioritization of School Improvements 5	Projects m
1.4 List of Program & Capacity Analysis 5	
1.5 Existing Conditions Analysis & List of R...	
1.6 Demographics Report (Enrollment Proj...	
1.7 Demographics Report (Community Dat...	
1.8 Cost Comparison of Options	
1.9 Benchmarking Data & Building Deficien...	
+ Add Item	

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## Barrington Stage II Appli...

Main Tab... | Gan... | +

New Item | Search | Person | Filter | Sort | Hide

### 2. Architectural Feasibility Study

Item	Item Description	Action	Responsibility	Completion Stat...	Date
2.1a Curriculum, vision & goals	A thorough in-depth explanation of curriculum goals and in...	Creation of an Educational Specification	TA	In progress	Jan 26
2.1b Gross and Net SF Analysis	Gross and net square footage of any affected existing facil...	Summary Table	TA	In progress	Jan 26
2.1c Type of Facility	Type of facility.	Summary Table	TA	In progress	Jan 26
2.1d Grade Configuration	Existing and proposed grade configuration. Include a descri...	Executive summary and summary table	TA	In progress	Jan 26

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## Barrington Schedule

Main Tab... | Gan... | +

New Item | Add widget | Search | Person | Filter

Gantt

Baseline | Auto Fit | Quarters | - | +

Schedule ● May 4, '23 - May 17, '24 ● 272 days

Task	Start Date	End Date
Barrington Stage II RIDE Appli...	May 4, '23	May 17, '24
Barrington Building Committe...	May 4, '23	
OPM Selection	May 5, '23	
Downes - Review of the Stag...	May 8, '23	
Downes facilitate preparation...	May 9, '23	
RFP & Selection of A/E firm fo...	May 10, '23	May 29, '23
Downes & Tecton Facility Asse...	May 30, '23	Aug 28, '23
Community Engagement #1 (...)	Sep 20, '23	
Community Engagement #2 (...)	Oct 5, '23	
Community Engagement #3 (...)	Oct 23, '23	
Community Engagement #4 (...)	Oct 26, '23	
Community Engagement Revi...	Oct 26, '23	Nov 2, '23
Educational Programming	Nov 3, '23	Dec 7, '23



# RIDE STAGE II ~ Submission package coordination



## SECTION 2:

# ARCHITECTURAL FEASIBILITY STUDY



## SECTION 2: ARCHITECTURAL FEASIBILITY STUDY

- 2.1 Educational Specification**
  - 2.1a Curriculum Vision & Goals
  - 2.1b Gross and Net SF Analysis
  - 2.1c Type of Facility
  - 2.1d Grade Configuration
  - 2.1e Capacity & Enrollment
  - 2.1f Security
  - 2.1g Operating Hours
  - 2.1h Program Space List
  - 2.1i Parking & Site Features
  - 2.1j Spatial Adjacencies
  - 2.1k Small Learning Communities
  - 2.1l Organization Chart
- 2.2 Cost Analysis & Comparison**
- 2.3 Certification by Structural Engineer**
- 2.4 High Performance Schools Policy Adoption**
  - 2.4a NECHPS Resolution for Compliance
  - 2.4b EPA's Tools for Schools Program Adoption
  - 2.4c School Preventative Maintenance Plan
  - 2.4d ENERGY STAR Compliance Purchasing Policy Adoption
  - 2.4e No Idling Policy Adoption
  - 2.4f Adoption of CFC- or HCFC-based Refrigerants Ban
- 2.5 Facility Consolidation & Utilization Analysis**
  - 2.5a Five-Year Projected Enrollment
  - 2.5b District Map of School Sites
  - 2.5c Attendance Areas (Student Data)
  - 2.5d Attendance Areas (District Map)
  - 2.5e Other Potential Non-School Buildings (N/A)
  - 2.5f Information Regarding School Buildings Abandoned or Converted (N/A)
  - 2.5g Traffic Study (Bus and Parent)
  - 2.5h Soil Analysis by Licensed Professional Engineer
- 2.6 Historical Implications of Existing Buildings**
- 2.7 Traffic Study (Surrounding Context)**
- 2.8 Energy Analysis/Model**
  - 2.8a Energy Use Analysis (Utility Bills) & Facility Systems Narrative
  - 2.8b Initial Cost vs. Long Term Operating Costs Narrative
  - 2.8c Energy Management Consulting Services Master Price Agreement (N/A)
- 2.9 Renewable Energy Narrative**



## 2.1 Education Specification / a. Curriculum Vision & Goals

### TITLE

Body text

a. Curriculum Vision & Goals  
Educational Specifications

b. Gross and Net SF Analysis  
Summary Table

c. Type of Facility  
Summary Table

d. Grade Configuration  
Executive Summary and Summary Table

e. Capacity & Enrollment  
Summary Table

f. Security  
Proposed narrative, CPTED principles

g. Operating Hours  
Summary Table

h. Program Space List  
Creation of program document

i. Parking & Site Features  
Creation of program document for exterior use/function

j. Spatial Adjacencies  
Creation of an Educational Specification with program diagrams

k. Small Learning Communities  
Creation of an Educational Specification with - outline school within a school pedagogy

l. Organization Chart  
Org Chart for each school





**Tecton**  
ARCHITECTS

# RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

**BARRINGTON SCHOOL BUILDING COMMITTEE UPDATE**

01.16.24