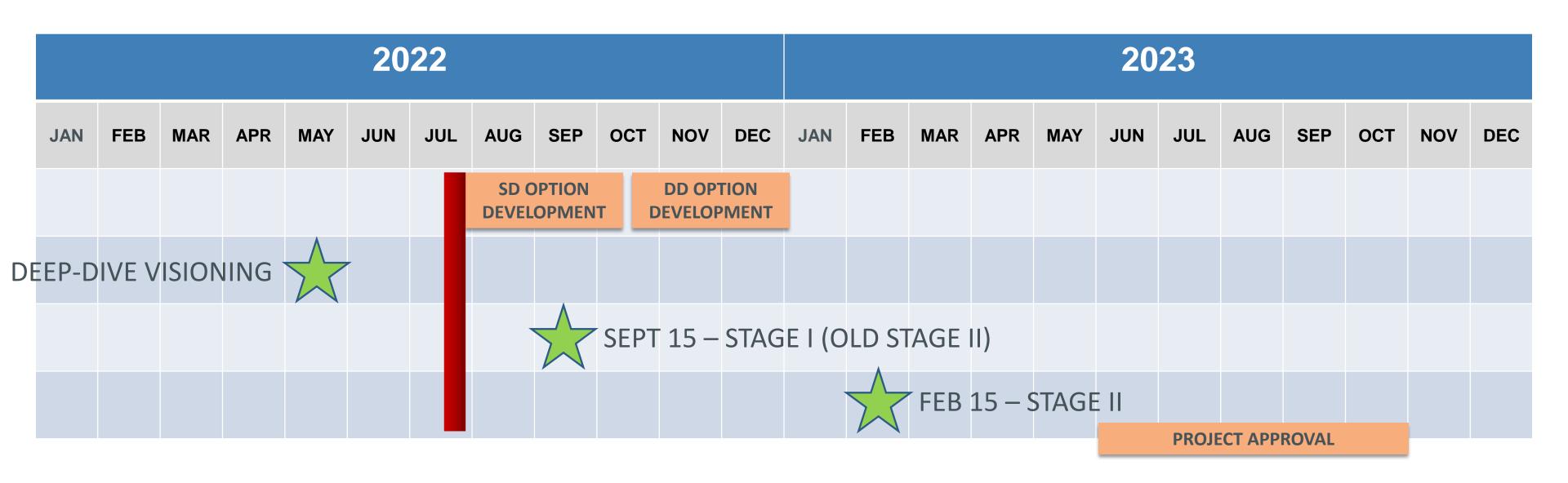
KAESTLE BOOS as sociates, inc

- Introduction
- Current Project Schedule
- Educational Visioning Summary by Dr. Frank Locker (Recording)
- Path Forward Examples Presentation (Kate Jessup Virtual)
- Next Steps









PROJECT SCHEDULE

Visioning

Very strong community support for:

- Correcting inadequate school facility conditions
- Increasing student engagement through learning activities and spaces

Strong support for:

- Improved indoor and outdoor PE and athletics spaces/playfields
- Equity for all schools
- Correcting existing space deficiencies
- Eliminating overcrowding
- Improving arts opportunities and facilities
- Maximizing RIDE financial support
- Planning for potential Universal pre-Kindergarten
- Align grade configurations with RIDE certifications and RICAS testing
- Minimum of three grades in any school
- Organizing schools to build stronger relationships among teachers and students
- Equity across all school buildings



What is the Long-Term District-wide Educational Master Plan?

The long-term educational vision sets the district-wide goal 20+ years aligned with educational opportunities, grade configurations, and size and locations for facilities. It provides a general roadmap that should be used to determine the capital projects and repair work throughout the district. Today, the examples shown are long-term educational district-wide master plans which will be used to determine the Phase 2 scope. This master plan is a living document and does not require a specific solution. It should be revisited every 5 years or as circumstances change.

How does this differ from the Stage 2?

The Stage 2 Submission includes the scope of work and capital project(s) that the district intends to develop and construct in the next 5 years. The Stage 2 work should align and support the work determined in the long-term district-wide educational master plan.

The Stage 2 submission is sent to RIDE to create a Memorandum of agreement between RIDE and the District/Town identifying the projects and the scope/costs through construction documents, estimates, and financing documentation. This is approved by the Council on Elementary and Secondary Education and then is put to the Barrington voters as a referendum in a general or special election. (Only 50% of the scope is then required to be completed if approved by the voters.)

The Stage 2 is essentially the first set of projects which will support the Long-Term District-wide educational master plan. The Stage 2 does not commit the town to any of the other projects as identified in the Path Examples. Projects beyond the scope of the Stage 2 submitted in February would have to be submitted as part of a separate request to RIDE (Stage 1 and 2).

Things to know about what you are seeing today:

- The Paths you will see today are examples developed by the master planning design team. These are not the only way that these paths can be achieved and merely show proof of concept. Existing site constraints, swing space, existing facility challenges, other factors were weighed to assure a concept would work for each of the paths.
- All work will require some level of redistricting.
- All work included in the Stage 2 requires a traffic study by traffic engineers.
- Costs included are order of magnitude as determined by a qualified cost estimator escalated to June 2024. They consider the costs determined during the facility assessment but also include industry specific information and cost per square foot based on space types.
- Bonds don't need to all occur at once. A phase 2 which includes more than one project can bond as needed and could be several years apart.



Things to know about what you are seeing today:

All examples of the path forward include 6 PreK classrooms. Five classrooms are required for Fall 2022.

- Rhode Island does not currently have a Universal PreK requirement.
- The Barrington program supports students identified by childhood outreach and requires 51% of the students in the program to be typical peers, who currently pay to attend.
- PreK regulations are based on qualified 3- and 4- year-olds. Students enter as soon as they turn age 3, or as soon as they qualify for the program.
- Unlike other grades, enrollment is not based on the fall start date and the age spans are likely to change based on need for these students year to year.
- Unlike other grades where a consistent number of classes exist each year, the number of classes in PreK changes based on the number of students turning age 3 or qualifying each month.
- PreK programs require separate staff in each location. Due to certification and needs of the students for OT, PT, Speech and Language, Social Work, and academics, these staff are specialized to PreK.
- Providing PreK at several locations will require additional District operating costs due to the high service needs of PreK and an inability to share staff across multiple buildings at the same time.



Goals for July 14-28:

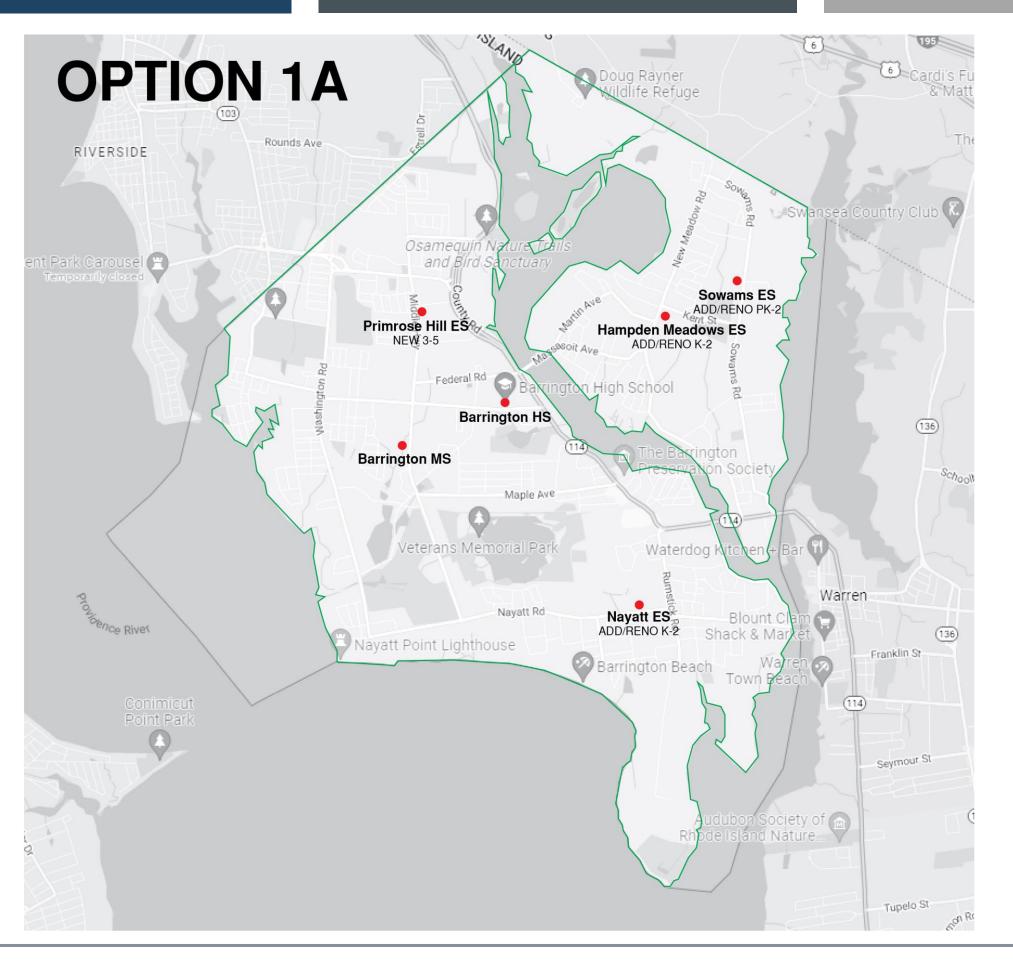
BSBC will review what they hear today paired with community feedback to determine a single Path for the design team to utilize in helping to develop scopes for the Phase 2. The Path Forward selected need not focus on the specifics, but the general approach to have the district will look in 20+ years from now. In August, BSBC will again vote on scope to be included in the Stage 2 based on the Path forward.

Goals for July 28th meeting:

We are asking that the BSBC provide and vote forward the path that best reflects what has been learned through community engagement and visioning over the last 15 months.

What is in an Order of Magnitude Budget Estimate?

- The project will be constructed under the supervision of a Construction Manager.
- Our costs assume that there will be competitive bidding in all trades i.e. at least three bids per trade or sub-trade
- Unit rates are based on current 2022 dollars (prevailing wage rates)
- Design Contingency is an allowance for unforeseen design issues, design detail development and specification clarifications
- General Conditions and Requirements value covers Construction Manager's site office overhead and on-site supervision
- Fee markup is calculated on a percentage of direct construction costs.
- Escalation has been included (assume Construction To Begin Summer 2023)





VISIONING SUMMARY

PATH FORWARD- EXAMPLE 1A

PK-2 MODEL WITH PK AT SOWAMS



PRIMROSE HILL
NEW CONSTRUCTION 3-5
782 STUDENTS



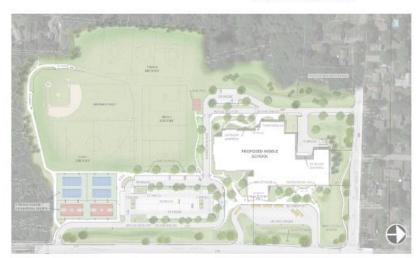
HAMPDEN MEADOWS
ADD/RENO K-2
5 SECTIONS / GRADE



SOWAMS ADD/RENO PK-2 6 SECTIONS PK, 2 SECTIONS PER GRADE K-2



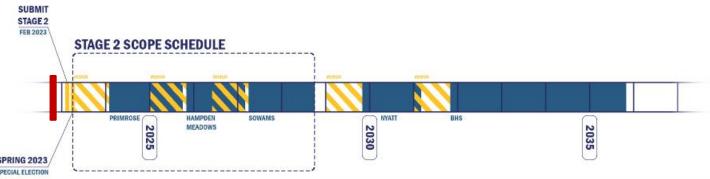
NAYATT ADD/RENO K-2 3 SECTIONS / GRADE



BARRINGTON MIDDLE SCHOOL



BARRINGTON HIGH SCHOOL



Path Forward - Example 1A

PK-2 Model with PK at Sowams

Schedule and Details

hase				Desciption					
	Facility Site	Grade Configuration	Enrollment	Phase	Estimated Size	Schedule	Estimated	Cos	st Range
					(GSF)		Low	Hig	gh
1	Primrose Hill	3-5	782 Students	New	113,390	20 Months	\$ 61,620,000	\$	68,100,000
2	Hampden Meadows	K-2	5 Sections/grade	Add	8,750	10 Months	\$ 6,270,000	\$	6,930,000
				Reno	49,349	6 Months	\$ 27,550,000	\$	30,450,000
3	Sowams	PK-2 (6 x PK)	2 Sections/grade	Add	16,250	12 Months	\$ 9,630,000	\$	10,650,000
				Reno	32,959	6 Months	\$ 18,400,000	\$	23,340,000
4	Nayatt	K-2	3 Sections/grade	Add	7,520	10 Months	\$ 5,390,000	\$	5,950,000
				Reno	37,398	6 Months	\$ 20,880,000	\$	23,070,000
	Barrington Middle	6-8	No changes						
				Add/Reno or		24 -48			
5	Barrington High	9-12	1152 students	New	213,120	months	\$ 89,000,000	\$	133,000,000
	Estimated sizes for new cons	truction based on RIDE guideline	s for Projected enrollment 2	027-2028					
	Nayatt	Priority 1&2 Deficiencies					\$ 1,540,000	\$	1,694,000.0
	Barrington High	Priority 1&2 Deficiencies					\$ 9,900,000	\$	10,890,000.0
		Priority 1&2 Deficiencies are req	uired to be eligible for reim	bursement for RIDE					
						Total	\$ 238,740,000	\$	301,490,000
					Total Cost	to District*	\$ 107,433,000	\$	135,670,500
					Potential Sta	ge 2 Scope*	\$ 134,910,000	\$	152,054,000
				Pot	tential Stage 2 Cos	t to District*	\$ 60,709,500	\$	68,424,300

^{*}Assumes 55% reimbursement which includes sustainability bonuses on top of existing incentives



Aligns with preferred grade configuration model from visioning
Phase 1 provides necessary swing space
All PK in one location
Minimizes staffing costs for PK
Removes the 2 year transitional school

Cons

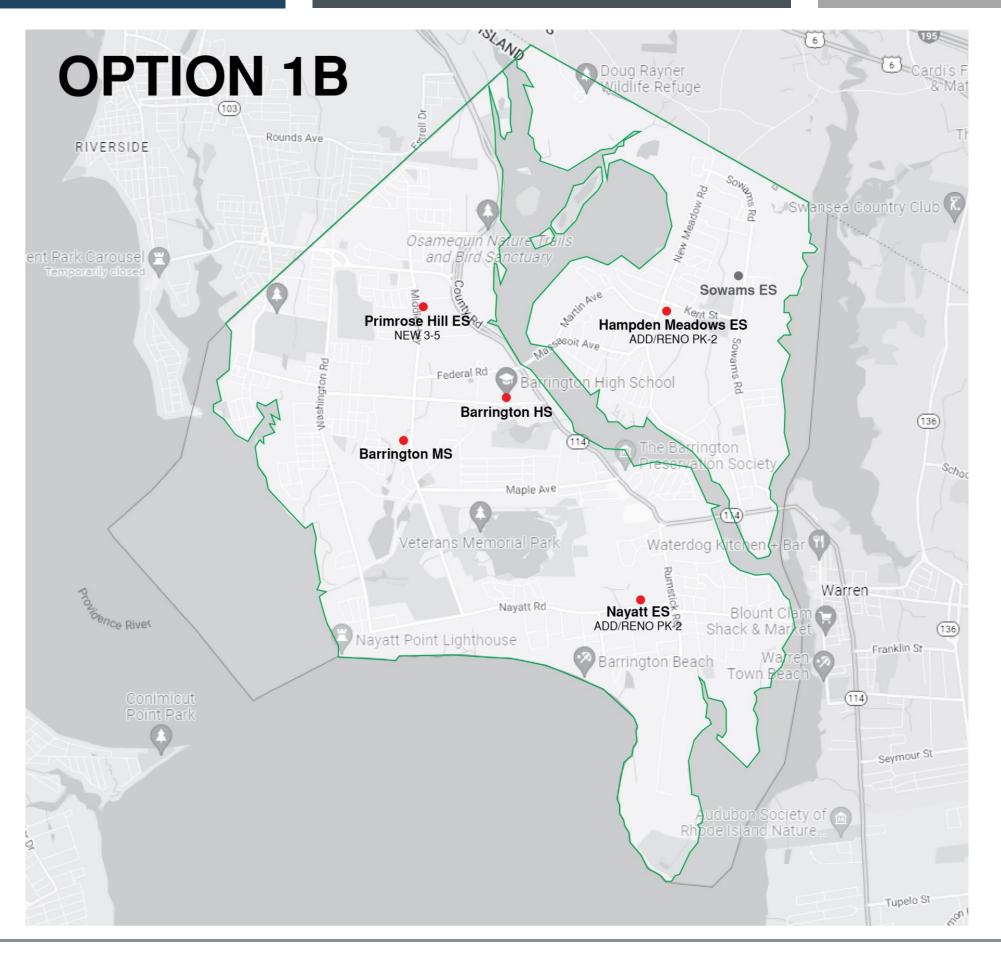
Redistricting will be required

Construction does not align with sustainable and resiliency town goals

Traffic would be significantly increased to Primrose Hill site for dual operation

Stage 2 scope cannot address all elementary school projects

2 sections per grade does not provide adequate potential for collaboration or interdisciplinary instruction Increased sharing and traveling of itinerent staff because of the 2 sections/3 sections per grade Only 50 -75 students from the neighborhood by grade "Neighborhood School?"





PATH FORWARD- EXAMPLE 1B

PK-2 MODEL WITH PK AT HAMPDEN MEADOWS AND NAYATT



PRIMROSE HILL NEW CONSTRUCTION 3-5 782 STUDENTS



HAMPDEN MEADOW ADD/RENO PK-2 3 SECTIONS PK, 6 SECTIONS PER GRADE K-2



NAYATT ADD/RENO PK-2 3 SECTIONS PK, 4 SECTIONS PER GRADE K-2



SOWAMS

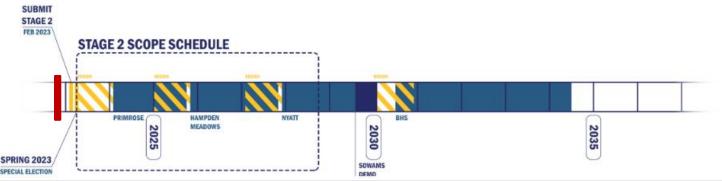


BARRINGTON MIDDLE SCHOOL



BARRINGTON HIGH SCHOOL

ADD/RENO OR NEW CONSTRUCTION



Path Forward - Example 1B

PK-2 Model with PK at Hampden Meadows and Nayatt

Schedule and Details

Phase				Des	ciption						
	Facility Site	Grade Configuration	Enrollment	Phase	Estimated Size	\$/SF	Schedule		Estimated	Cos	t Range
					(GSF)			Low	/	Hi	gh
1	Primrose Hill	3-5	782 Students	New	113,390		20 Months	\$	61,620,000	\$	68,100,000
2	Hampden Meadows	PK-2 (3 x PK)	6 sections/grade	Add	27,544		14 Months	\$	16,330,000	\$	18,050,000
				Reno	49,349		10 Months	\$	27,550,000	\$	30,450,000
3	Nayatt	PK-2 (3 x PK)	4 sections/grade	Add	21,300		10 Months	\$	12,630,000	\$	13,960,000
				Reno	37,398		10 Months	\$	20,880,000	\$	23,070,000
	Demolish Sowams			Demo	32,700		6 Months	\$	470,000	\$	520,000
	Barrington Middle	6-8	No changes								
				Add/Reno or			24 -48				
5	Barrington High	9-12	1152 students	New	213,120		months	\$	89,000,000	\$	133,000,000
	Estimated sizes for new cons	truction based on RIDE guideline	s for Projected enrollment	2027-2028							
								_			
	Sowams	Priority 1&2 Deficiencies						\$	440,000	\$	484,000.0
	Nayatt	Priority 1&2 Deficiencies						\$	1,540,000	\$	1,694,000.0
	Barrington High	Priority 1&2 Deficiencies						\$	9,900,000	\$	10,890,000.0
		Priority 1&2 Deficiencies are rec	uired to be eligible for rei	mbursement for RIE	DΕ						
							Total	\$	228,480,000	\$	287,150,000
						Total Cos	t to District*	\$	102,816,000	\$	129,217,500
					F	Potential Sta	ge 2 Scope*	\$	150,890,000	\$	166,698,000
					Potential	Stage 2 Cos	st to District*	\$	67,900,500	\$	75,014,100

^{*}Assumes 55% reimbursement which includes sustainability bonuses on top of existing incentives



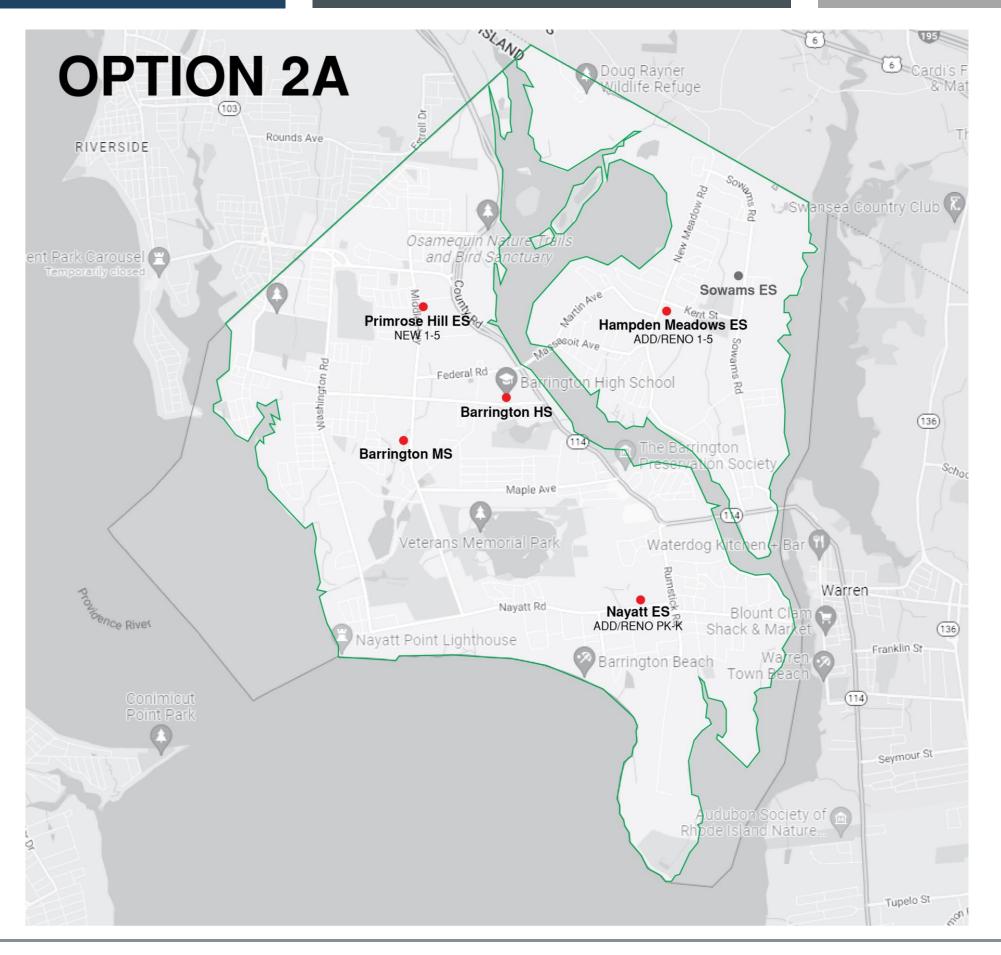
Aligns with preferred grade configuration model from visioning
Phase 1 provides necessary swing space
Removes the two year transitional school
Increased potential for collaboration or interdisciplinary instruction

Cons

Redistricting will be required

Construction does not align with sustainable and resiliency town goals
Traffic would be significantly increased to Primrose Hill site for dual operation
Stage 2 scope cannot address all elementary school projects
PreK in two locations doubles staffing and operating costs for district
Traffic would be highest at Hampden Meadows with 6 sections per grade
Larger lunch capacity

Aged based PK (Dependant on # of 3-4 year olds. Student may not be from "neighborhood")





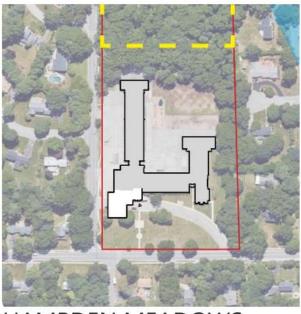
VISIONING SUMMARY

PATH FORWARD- EXAMPLE 2A

1-5 MODEL WITH COMBINED EARLY LEARNING CENTER (ELC) - NEW AND ADD/RENO



PRIMROSE HILL
NEW CONSTRUCTION 1-5
625 STUDENTS



HAMPDEN MEADOWS
ADD/RENO 1-5
625 STUDENTS



NAYATT ADD/RENO PK-K 6 SECTIONS PK, 10 SECTIONS K



SOWAMS

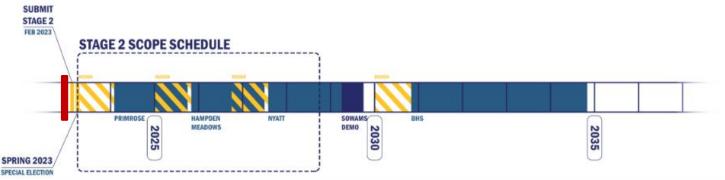


BARRINGTON MIDDLE SCHOOL



BARRINGTON HIGH SCHOOL

ADD/RENO OR NEW CONSTRUCTION



Path Forward - Example 2A

1-5 Model with Combined Early Learning Center (ELC) - New and Add/Reno

Schedule and Details

uic u	na Detans									
ase				Desciption	1					
	Facility Site	Grade Configuration	Enrollment	Phase	Estimated Size	Schedule		Estimated		st Range
					(GSF)		Lo	w	Hi	gh
1	Primrose Hill	1-5	625	New	90,625	20 Months	\$	49,250,000	\$	54,430,000
2	Hampden Meadows	1-5	625	Add	8,000	10 Months	\$	5,730,000	\$	6,330,000
				Reno	49,350	10 Months	\$	27,550,000	\$	30,450,000
3	Nayatt	PK-K (6 x PK)	10 section K, 6 PK	Add	12,000	10 Months	\$	8,890,000	\$	9,830,000
				Reno	37,398	10 Months	\$	20,880,000	\$	23,070,000
	Demolish Sowams			Demo	32,959	6 Months	\$	480,000	\$	530,000
	Barrington Middle	6-8	No changes							
				Add/Reno		24 -48				
5	Barrington High	9-12	1152 students	or New	213,120	months	\$	89,000,000	\$	133,000,000
	Estimated sizes for new cons	struction based on RIDE guideline	es for Projected enrollment	2027-2028						
	Barrington High	Priority 1&2 Deficiencies					\$	9,900,000	\$	10,890,000.0
		Priority 1&2 Deficiencies are rec	quired to be eligible for rein	bursement for F	RIDE					
						Total	\$	201,780,000	\$	257,640,000
					Total Cos	t to District*	\$	90,801,000	\$	115,938,000
					Potential Sta	age 2 Scope*	\$	122,200,000	\$	135,000,000
				Po	otential Stage 2 Co	st to District*	\$	54,990,000	\$	60,750,000

^{*}Assumes 55% reimbursement which includes sustainability bonuses on top of existing incentives



Phase 1 provides necessary swing space

PK in one location

PK and K together provides continued services for K students and allows for shared staffing

Stage 2 Scope could address ALL elementary schools

Opportunity for future Universal PreK at Sowams after renovation

Opportunity for expansion of fields/outdoor space for community

New construction at PH would meet sustainability and resiliency town goals (Net Zero)

Fewer buildings means lower energy consumption, operational costs, and less duplication of administration.

Majority of students in elementary schools geographically central in Town

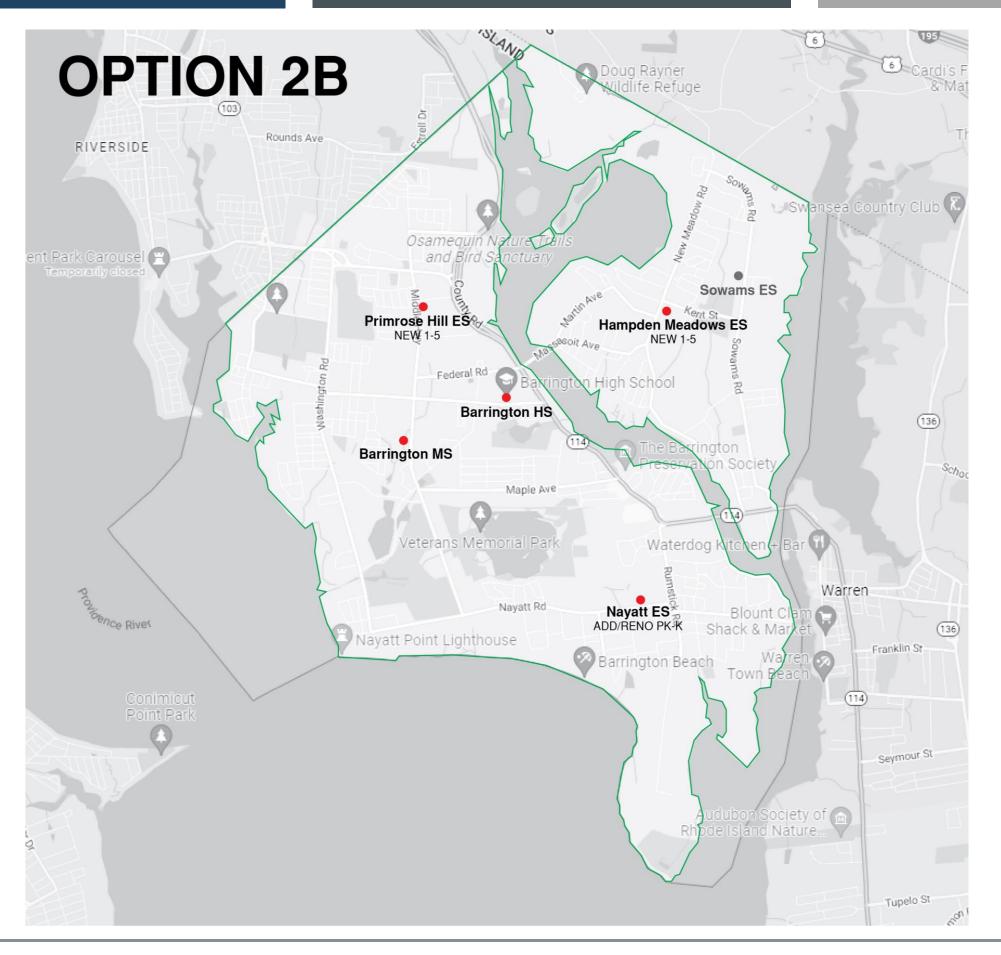
Removes the two year transitional school

Communities within the schools (Instructionally positive)



Redistricting will be required

Traffic would be significantly increased to Primrose Hill site for dual operation



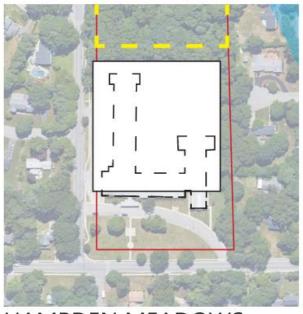


PATH FORWARD- EXAMPLE 2B

1-5 MODEL WITH COMBINED EARLY LEARNING CENTER (ELC) - 2 NEW



PRIMROSE HILL
NEW CONSTRUCTION 1-5
625 STUDENTS



HAMPDEN MEADOWS
NEW 1-5
625 STUDENTS



NAYATT ADD/RENO PK-K 6 SECTIONS PK, 10 SECTIONS K



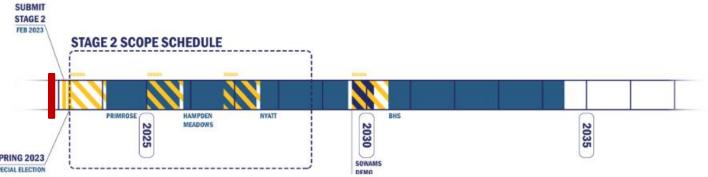
SOWAMS



BARRINGTON MIDDLE SCHOOL



BARRINGTON HIGH SCHOOL



Path Forward - Example 2B

1-5 Model with Combined Early Learning Center (ELC) - 2 New

Schedule and Details

ase				Desciption	1					
	Facility Site	Grade Configuration	Enrollment	Phase	Estimated Size	Schedule		Estimated C	ost	Range
					(GSF)		Low		Η̈́	gh
1	Primrose Hill	1-5	625	New	90,625	20 Months	\$	49,250,000	\$	54,430,000
2	Hampden Meadows	1-5	625	New	90,625	20 Months	\$	49,250,000	\$	54,430,000
3	Nayatt	PK-K (6 x PK)	10 section K, 6 PK	Add	12,000	14 Months	\$	8,890,000	\$	9,830,000
				Reno	37,398	10 Months	\$	20,880,000	\$	23,070,000
	Demolish Sowams			Demo	32,959	6 Months	\$	480,000	\$	530,000
	Barrington Middle	6-8	No changes							
				Add/Reno or		24 -48				
5	Barrington High	9-12	1152 students	New	213,120	months	\$	89,000,000	\$	133,000,000
	Estimated sizes for new cons	struction based on RIDE guideline	s for Projected enrollment	2027-2028						
	Barrington High	Priority 1&2 Deficiencies					\$	9,900,000	\$	10,890,000
		Priority 1&2 Deficiencies are rec	uired to be eligible for reim	bursement for RIDE						
						Total	\$	217,750,000	\$	275,290,000
					Total Cost	to District*	\$	97,987,500	\$	123,880,500
					Potential Sta	ge 2 Scope*	\$	138,170,000	\$	152,650,000
				Po	tential Stage 2 Cos	t to District*	\$	62,176,500	\$	68,692,500

^{*}Assumes 55% reimbursement which includes sustainability bonuses on top of existing incentives



Phase 1 provides necessary swing space

PK in one location

PK and K together provides continued services for K studestudents and opportunities to share early childhood staff Stage 2 Scope could address all elementary schools

Opportunity for future Universal PreK at Sowams after renovation

Opportunity for expansion of fields/outdoor space for community

New construction at PH and HM would meet sustainability and resiliency town goals

Fewer buildings means lower energy consumption, operational costs, and less duplication of administration.

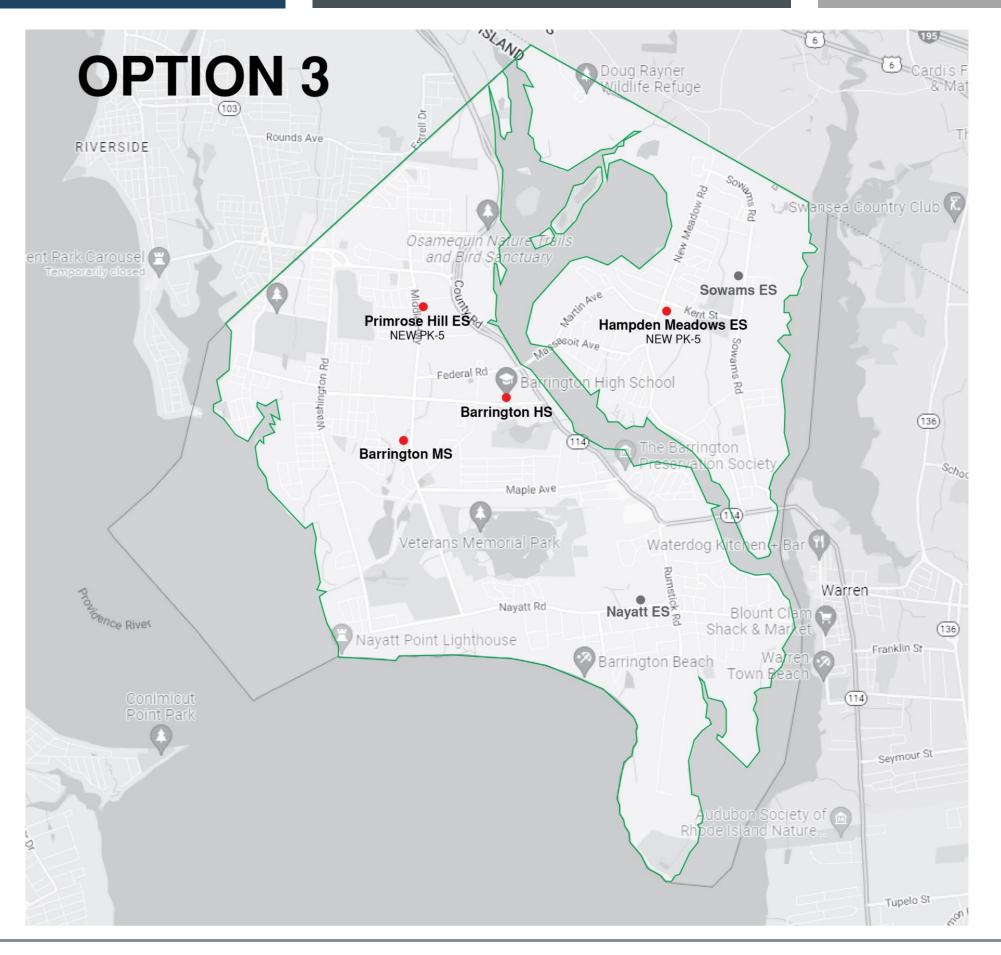
Majority of students in elementary schools geographically central in Town

Removes two year transitional school

Cons

Redistricting will be required

Traffic would be significantly increased to Primrose Hill site for dual operation

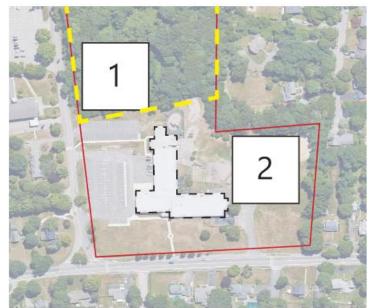




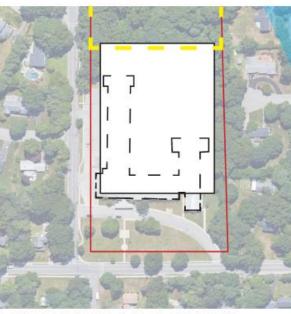
VISIONING SUMMARY

PATH FORWARD- EXAMPLE 3

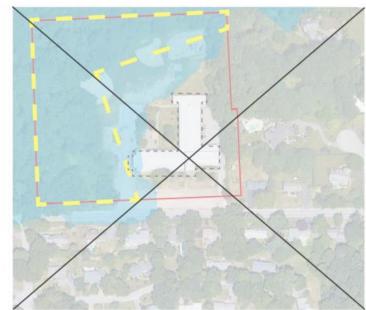
2 NEW PK-5 SCHOOLS



PRIMROSE HILL
NEW CONSTRUCTION PK-5
733 + 3 PK



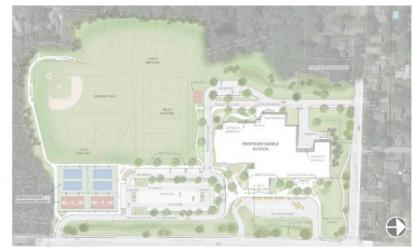
HAMPDEN MEADOWS
NEW PK-5
733 + 3 PK



NAYATT



SOWAMS

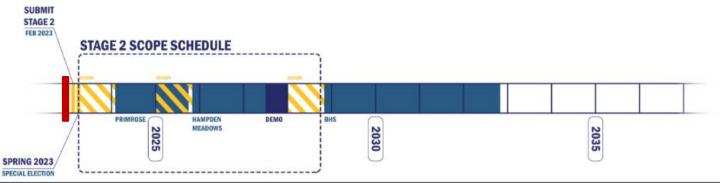


BARRINGTON MIDDLE SCHOOL



BARRINGTON HIGH SCHOOL

ADD/RENO OR NEW CONSTRUCTION



Path Forward - Example 3

2 New PK-5 Schools

Schedule and Details

cuuic c	illa Detalis							
Phase				Desciption				
	Facility Site	Grade Configuration	Enrollment	Phase	Estimated Size	Schedule	Estimated	Cost Range
					(GSF)		Low	High
1	Primrose Hill	PK-5	733 + 3 PK	New	111,285	20 Months	\$ 59,590,000	\$ 65,870,000
2	Hampden Meadows	PK-5	733 + 3PK	New	111,285	20 Months	\$ 59,590,000	\$ 65,870,000
	Demolition Costs			Demo	152,050	6 Months	\$ 1,990,000	\$ 2,200,000
	Sowams site could also be us	sed for Phase 2						
	Barrington Middle	6-8	No changes					
				Add/Reno or		24 -48		
5	Barrington High	9-12	1152 students	New	213,120	months	\$ 89,000,000	\$ 133,000,000
	Estimated sizes for new cons	truction based on RIDE guideline	s for Projected enrollme	nt 2027-2028				
	Barrington High	Priority 1&2 Deficiencies					\$ 9,900,000	\$ 10,890,000.0
		Priority 1&2 Deficiencies are rec	uired to be eligible for re	eimbursement for R	IDE			
						Total	\$ 210,170,000	\$ 266,940,000
					Total Cost	to District*	\$ 94,576,500	\$ 120,123,000
					Potential Sta	ge 2 Scope*	\$ 129,080,000	\$ 142,630,000
				Pot	tential Stage 2 Cos	t to District*	\$ 58,086,000	\$ 64,183,500
					_			

^{*}Assumes 55% reimbursement which includes sustainability bonuses on top of existing incentives



Phase 1 provides necessary swing space

Potentially fewest transitions for students

PK and K together provides continued services for K students

Stage 2 Scope could address all elementary schools

Opportunity for future Universal PreK after renovation

Opportunity for expansion of fields/outdoor space for community

New construction at PH and HM would meet sustainability and resiliency town goals

Fewer buildings means lower energy consumption, operational costs, and less duplication of administration.

Majority of students in elementary schools geographically central in Town

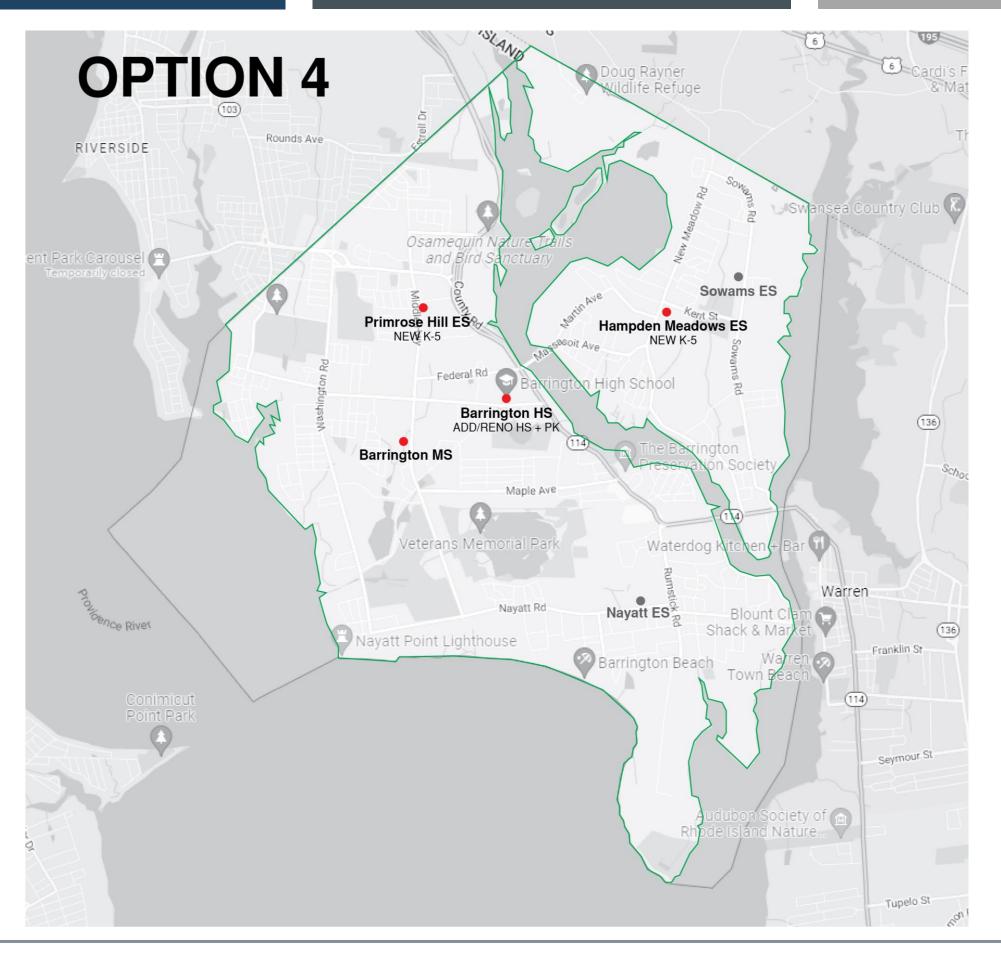


Redistricting will be required

Traffic would be significantly increased to Primrose Hill site for dual operation

PreK in two locations doubles staffing and operating costs for district

Increased sharing and traveling of itinerent staff because of the 2 sections/3 sections per grade Increased operational costs





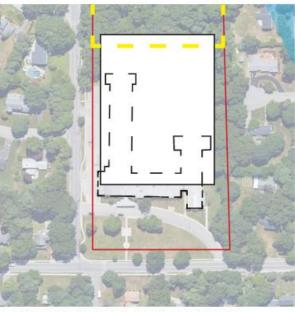
VISIONING SUMMARY

PATH FORWARD- EXAMPLE 4

2 NEW K-5 SCHOOLS, PK AT BARRINGTON HIGH SCHOOL



PRIMROSE HILL
NEW CONSTRUCTION K-5
733 STUDENTS



HAMPDEN MEADOWS
NEW K-5
733 STUDENTS



NAYATT



SOWAMS



BARRINGTON MIDDLE SCHOOL NO CHANGES



BARRINGTON HIGH SCHOOL
ADD/RENO OR NEW CONSTRUCTION
1152 STUDENTS + 6PK



Path Forward - Example 4

2 New K-5 Schools, PK at HS

ase				Desciption						
	Facility Site	Grade Configuration	Enrollment	Phase	Estimated Size	Schedule		Estimated Cost Range		st Range
					(GSF)		Low		High	
1	Primrose Hill	K-5	7:	33 New	106,185	20 Months	\$	61,620,000	\$	68,100,00
2	Hampden Meadows	K-5	7:	33 New	106,185	20 Months	\$	61,620,000	\$	68,100,00
	Demolition Costs			Demo	152,050	6 Months	\$	1,990,000	\$	2,200,00
	Barrington Middle	6-8	No changes	1440		34.40				
_				Add/Reno or		24 -48				
5	Barrington High	9-12 & PK	1152 students	New	213,120	months	\$	89,000,000	\$	133,000,00
	Estimated sizes for new cons	struction based on RIDE guidelir	nes for Projected enrollment 2	027-2028						
	Barrington High	Priority 1&2 Deficiencies					\$	9,900,000	\$	10,890,000
		Priority 1&2 Deficiencies are re	equired to be eligible for reim	oursement for RIDE						
						Total	\$	214,230,000	\$	271,400,00
					Total Cost	to District*	\$	96,403,500	\$	122,130,00
					Potential Sta	ge 2 Scope*	\$	143,040,000	\$	157,980,00
				Po	tential Stage 2 Cos	t to District*	\$	64,368,000	\$	71,091,00

^{*}Assumes 55% reimbursement which includes sustainability bonuses on top of existing incentives



Phase 1 provides necessary swing space

PK all in one location

Stage 2 Scope could address all elementary schools

Opportunity for future Universal PreK after renovation

Opportunity for expansion of fields/outdoor space for community

New construction at PH and HM would meet sustainability and resiliency town goals

Fewer buildings means lower energy consumption, operational costs, and less duplication of administration.

Majority of students in elementary schools geographically central in Town Opportunity for CTE programming at High School for Early Childhood Education to work with PK students PK staffing costs minimized



Redistricting will be required

Traffic would be significantly increased to Primrose Hill site for dual operation

Next Steps / Schedule:

- May 16th 17th Community Visioning Meeting
- May 18th June 2nd Coordinate / Present Visioning Findings
- June 2nd School Building Committee Meeting
- June 3rd July 14th Develop Options for School Building Committee Review & Comment
- July 14th BSBC (Present Long Term Master Plan Paths Forward)
- July 28th School Building Committee Meeting (Vote on Path Forward)
- August BSCB to vote on scope to be included in Stage 2 based on Path Forward & OPM Services Meeting
- September October Meet with School Faculty / Executive Team to Program Option
- September 15th Submit Stage I supplement documentation
- September 16 January 15th Design Development of Selected Option
- February 15th RIDE Stage II Submission



