

# M E M O R A N D U M

**BARRINGTON SCHOOLS MASTER PLAN**

Barrington, RI

KBA # 21023.00

Prepared by: Sean Schmigle, Associate Principal

Date: July 27, 2022

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**PK – 2 Grade Pathway Models**

**PK-2 Grade Model with PK at Sowams: (Option 1A)**

	Facility Site	Grade Configuration	Enrollment	Phase	Estimated Size (GSF)
1	Primrose Hill	3-5	782 Students	New	113,390
2	Hampden Meadows	K-2	5 Sections/grade	Add	8,750
3	Sowams	PK-2 (6 x PK)	2 Sections/grade	Add	16,250
				Reno	32,959
4	Nayatt	K-2	3 Sections/grade	Add	7,520
				Reno	37,398
	Barrington Middle	6-8	No changes		
5	Barrington High	9-12	1152 students	Add/Reno or New	213,120

**Description:**

- A) Construct new 3-5 School @ Primrose Hill Site
- B) Existing Primrose Hill Site is used for swing space
- C) Fully Renovate and construct additions @ Hampden Meadows Site for a K-2 School.
- D) Demolish existing Primrose Hill School
- E) Fully Renovate and construct additions @ Nayatt School for a K-2 School
- F) Fully Renovate and construct additions @ the High School
- G) Potential 2024 Construction Costs:
  - a. \$238.7M – \$301M
- H) Potential Construction Costs to District:
  - a. \$107.4M - \$135.6M

**PK-2 Grade Model with PK at Hampden Meadows and Nayatt: (Option 1B)**

	Facility Site	Grade Configuration	Enrollment	Phase	Estimated Size (GSF)
1	Primrose Hill	3-5	782 Students	New	113,390
2	Hampden Meadows	PK-2 (3 x PK)	6 sections/grade	Add	27,544
				Reno	49,349
3	Nayatt	PK-2 (3 x PK)	4 sections/grade	Add	21,300
				Reno	37,398
	Sowams			Open	32,700
	Barrington Middle	6-8	No changes		
5	Barrington High	9-12	1152 students	Add/Reno or New	213,120

**Description:**

- A) Construct new 3-5 School @ Primrose Hill Site
- B) Existing Primrose Hill Site is used for swing space
- C) Fully Renovate and construct additions @ Hampden Meadows Site for a PK-2 School (3PK Rooms)
- D) Demolish existing Primrose Hill School
- E) Fully Renovate and construct additions @ Nayatt School for a PK-2 School (3PK Rooms)
- F) Sowams School becomes vacant
- G) Renovate and construct additions @ the High School
- H) Potential 2024 Construction Costs:
  - a. \$228.4M – \$287M
- I) Potential Construction Costs to District:
  - a. \$102.8M - \$129.2M

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**1-5 & Combined Early Learning Center Pathway**

**1-5 & Combined Early Learning Center Pathway  
(1 New / 1 Add/Reno Grade 1-5 Schools): Option 2A)**

	Facility Site	Grade Configuration	Enrollment	Phase	Estimated Size (GSF)
1	Primrose Hill	1-5	625	New	90,625
2	Hampden Meadows	1-5	625	Add	8,000
				Reno	49,350
3	Nayatt	PK-K (6 x PK)	10 section K, 6 PK	Add	12,000
				Reno	37,398
	Sowams			Open	32,959
	Barrington Middle	6-8	No changes		
5	Barrington High	9-12	1152 students	Add/Reno or New	213,120

**Description:**

- A) Construct new 1-5 School @ Primrose Hill Site
- B) Existing Primrose Hill Site is used for swing space
- C) Fully Renovate and construct additions @ Hampden Meadows Site for a 1-5 School
- D) Demolish existing Primrose Hill School
- E) Fully Renovate and construct additions @ Nayatt School for a PK-K School (10K / 6PK Rooms)
- F) Sowams School becomes vacant
- G) Fully Renovate and construct additions @ the High School
- H) Potential 2024 Construction Costs:
  - a. \$201.7M – \$257.6M
- I) Potential Construction Costs to District:
  - a. \$90.8M - \$116M

**1-5 & Combined Early Learning Center Pathway  
(2 New Grade 1-5 Schools): Option 2B)**

	Facility Site	Grade Configuration	Enrollment	Phase	Estimated Size (GSF)
1	Primrose Hill	1-5	625	New	90,625
2	Hampden Meadows	1-5	625	New	90,625
				10 section K, 6 PK	Add
3	Nayatt	PK-K (6 x PK)	10 section K, 6 PK	Add	12,000
				Reno	37,398
	Sowams			Open	32,959
	Barrington Middle	6-8	No changes		
5	Barrington High	9-12	1152 students	Add/Reno or New	213,120

**Description:**

- A) Construct new 1-5 School @ Primrose Hill Site
- B) Existing Primrose Hill Site is used for swing space
- C) Construct new 1-5 School @ Hampden Meadows
- D) Demolish existing Primrose Hill School
- E) Fully Renovate and construct additions @ Nayatt School for a PK-K School (10K / 6PK Rooms)
- F) Sowams School becomes vacant
- G) Fully Renovate and construct additions @ the High School
- H) Potential 2024 Construction Costs:
  - a. \$217M – \$275M
- I) Potential Construction Costs to District:
  - a. \$98M - \$123.8M

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**PK-5 Pathway Model**

**(2 New Grade PK-5 Schools): Option 3**

	Facility Site	Grade Configuration	Enrollment	Phase	Estimated Size (GSF)
1	Primrose Hill Hampden Meadows or	PK-5	733 + 3 PK	New	111,285
2	Sowams	PK-5	733 + 3PK	New	111,285
	Barrington Middle	6-8	No changes		
5	Barrington High	9-12	1152 students	Add/Reno or New	213,120

**Description:**

- A) Construct new PK-5 School @ Primrose Hill Site
- B) Existing Primrose Hill Site is used for swing space
- C) Construct new PK-5 School @ Hampden Meadows
- D) Demolish existing Primrose Hill School
- E) Nayatt School becomes vacant
- F) Sowams School becomes vacant
- G) Fully Renovate and construct additions @ the High School
- H) Potential 2024 Construction Costs:
  - a. \$210M – \$267M
- I) Potential Construction Costs to District:
  - a. \$94.5M - \$120.1M

**K-5 w/ PK @ High School Pathway Model**

**(2 New Grade K-5 Schools & PK @ HS): Option 4**

	Facility Site	Grade Configuration	Enrollment	Phase	Estimated Size (GSF)
1	Primrose Hill Hampden Meadows or	K-5	733	New	106,185
2	Sowams	K-5	733	New	106,185
	Barrington Middle	6-8	No changes		
5	Barrington High	9-12 & PK	1152 students	Add/Reno or New	213,120

**Description:**

- A) Construct new K-5 School @ Primrose Hill Site
- B) Existing Primrose Hill Site is used for swing space
- C) Construct new K-5 School @ Hampden Meadows
- D) Demolish existing Primrose Hill School
- E) Nayatt School becomes vacant
- F) Sowams School becomes vacant
- G) Fully Renovate and construct additions @ the High School & add 6 PK Rooms
- H) Potential 2024 Construction Costs:
  - a. \$214.2M – \$271.4M
- I) Potential Construction Costs to District:
  - a. \$96.4M - \$122.1M