

**KΛESTLE BOOS**  
a s s o c i a t e s , i n c



# Pathway Refinement based on Community Feedback:

## ELC / Upper Elementary

(2) Pk-2, (1) 3-5 –

2 ELCs with 4 Grades

- Could receive up to 17.5% additional reimbursement above and beyond base rate of 35%
- 3 Total Facilities for Elementary Schools
- Creates 2 ELCs
- Assumes 52.5% Reimbursement

| Phase | Description     |  |            |                      |                      |                |   |
|-------|-----------------|--|------------|----------------------|----------------------|----------------|---|
|       | Facility Site   | Grade Configuration  | Enrollment | Estimated Size (GSF) | Estimated Cost Range |                | Percentage of Overall Costs allocated for Capital |
|       |                 |  |            |                      | Low                  | High           |   |
| 1     | Primrose Hill   | 3-5  | 782        | 113,390              | \$ 73,703,500        | \$ 79,373,000  |   |
| 2     | Hampden Meadows | Pk-2 (50 PK)   | 392        | 66,640               | \$ 43,316,000        | \$ 46,648,000  |   |
| 3     | Nayatt          | Pk-2 (50 PK)   | 392        | 66,640               | \$ 43,316,000        | \$ 46,648,000  |   |
| 4     | Sowams          | Close  | 0          | 0                    | \$ -                 | \$ -           |   |
|       |                 |  |            |                      | \$ 160,335,500       | \$ 172,669,000 | 94%   |
|       | Barrington High | Priority 1&2 Deficiencies  |            |                      | \$ 9,900,000         | \$ 10,890,000  | 6%  |
|       |                 | Priority 1&2 Deficiencies are required to be eligible for reimbursement for RIDE |            |                      |                      |                |   |
|       |                 |  |            |                      | \$ 170,235,500       | \$ 183,559,000 |   |
|       |                 |  |            |                      | \$ 82,564,218        | \$ 89,026,115  |   |

For all estimated cost ranges, KBA has used \$650-700/SF







## ■ Pros:

- Meets minimum number of grades of 3 in at ELC and ES
- Still qualifies and newer and fewer
- Lower maintenance costs, due to fewer buildings.

## ■ Cons:

- Splits services for grades 1 through 5 in 3 schools.
- Splits services for K and Pre-K in 2 schools.
- Some students will travel further to school and may require bridge crossing.

PROS & CONS



# Pathway Refinement based on Community Feedback:

## Sister schools

### (2) Pk-2, (2) 3-5

- Will not qualify for newer and fewer incentive
- 4 Total Facilities for Elementary Schools
- Creates 2 ELCs
- Assumes 47.5% Reimburseme

| Phase | Description     |  |            |                      |                      |                |   |
|-------|-----------------|--|------------|----------------------|----------------------|----------------|---|
|       | Facility Site   | Grade Configuration  | Enrollment | Estimated Size (GSF) | Estimated Cost Range |                | Percentage of Overall Costs allocated for Capital |
|       |                 |  |            |                      | Low                  | High           |   |
| 1     | Primrose Hill   | 3-5  | 392        | 66,640               | \$ 43,316,000        | \$ 46,648,000  |   |
| 2     | Hampden Meadows | 3-5  | 392        | 66,640               | \$ 43,316,000        | \$ 46,648,000  |   |
| 3     | Sowams          | Pk-2 (50PK)  | 391        | 66,470               | \$ 43,205,500        | \$ 46,529,000  |   |
| 4     | Nayatt          | Pk-2 (50PK)  | 391        | 66,470               | \$ 43,205,500        | \$ 46,529,000  |   |
|       |                 |  |            |                      | \$ 173,043,000       | \$ 186,354,000 | 95%   |
|       | Barrington High | Priority 1&2 Deficiencies  |            |                      | \$ 9,900,000         | \$ 10,890,000  | 5%  |
|       |                 | Priority 1&2 Deficiencies are required to be eligible for reimbursement for RIDE |            |                      |                      |                |   |
|       |                 |  |            |                      | \$ 182,943,000       | \$ 197,244,000 |   |
|       |                 |  |            |                      | \$ 96,045,075        | \$ 103,553,100 |   |

For all estimated cost ranges, KBA has used \$650-700/SF







## ■ Pros:

- Meets minimum number of grades of 3 in at ELC and ES
- 4 school buildings doesn't qualify as newer and fewer
- 

## ■ Cons:

- Splits services for grades 1 through 5 in 3 schools
- Splits services for K and Pre-K in 2 schools.
- Some students will travel further to school and may require bridge crossing.
- Higher operating costs for 4 buildings
- More expensive construction because 4 separate buildings, vs. 2 or 3 buildings.
- Splits services for K and Pre-K in 2 schools.

# PROS & CONS



# Pathway Refinement based on Community Feedback:

## ELC / Upper Elementary

(2) Pk-2, (1) 3-5

**\$ 83-89 Million**

2 ELCs with 4 Grades

## Sister schools

(2) Pk-2, (2) 3-5

**\$ 96-103 Million**

2 ELC with 4 grades

**\*Costs are After Assumed Reimbursements as “Costs to Taxpayers”**

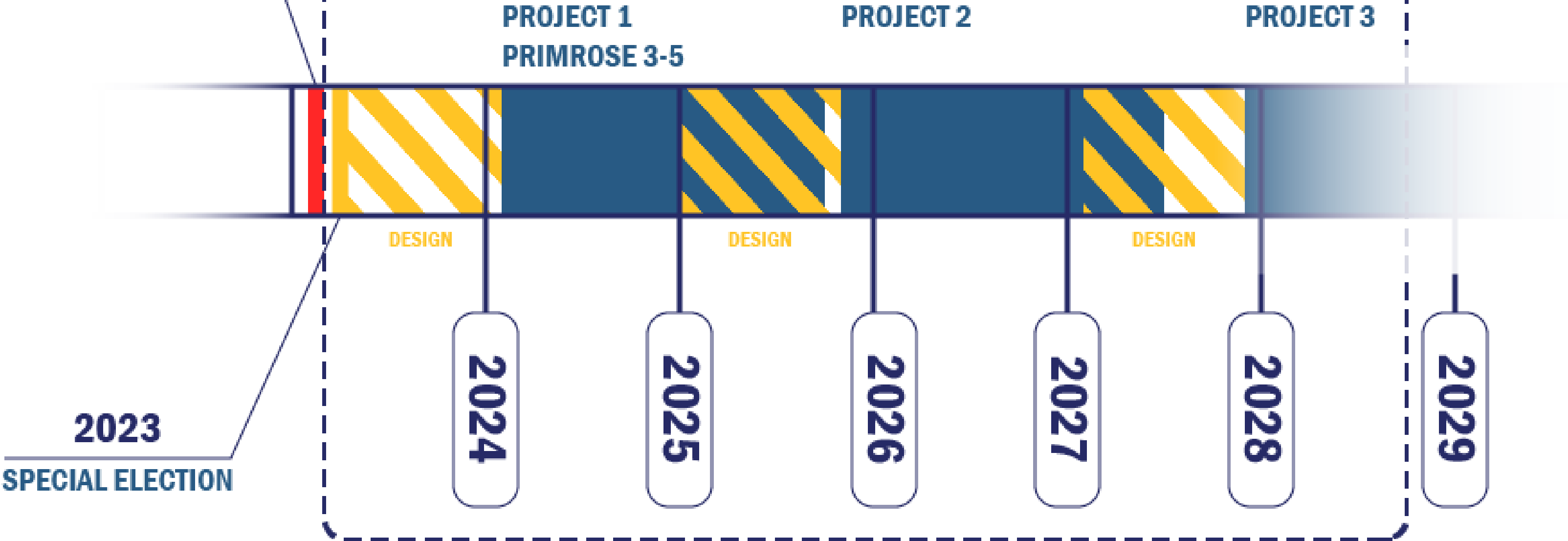






**SUBMIT  
STAGE 2**  
FEB 2023

# STAGE 2 SCOPE SCHEDULE







**SUBMIT  
STAGE 2**  
FEB 2023

# STAGE 2 SCOPE SCHEDULE

**PROJECT 1  
PRIMROSE 3-5**

**PROJECT 2**

**PROJECT 3**

DESIGN

DESIGN

DESIGN

2024

2025

2026

2027

2028

2029

**2023**  
SPECIAL ELECTION





**SUBMIT  
STAGE 2  
FEB 2023**

## STAGE 2 SCOPE SCHEDULE

**PROJECT 1  
PRIMROSE 3-5**

**PRIORITY 1&2  
PROJECTS**

**DESIGN**

**2024**

**2025**

**2026**

**2027**

**2028**

**2029**

**2023  
SPECIAL ELECTION**





**KΛESTLE BOOS**  
a s s o c i a t e s , i n c