Tecton ARCHITECTS

RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

BARRINGTON SCHOOL BUILDING COMMITTEE

07.18.2023

AGENDA

1. Building Summary
2. Existing Demographics & Enrollment
3. Benchmarking ~ *Example: Hampden Meadows*
4. RIDE Stage II Bonuses
5. Possible Options
6. Cost & Site Analysis

SUMMARY TABLE / YOUR SCHOOL FACILITIES

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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) 219,900 gsf - 33,300 gsf
Hampden Meadows Elementary School	1956 (67)	4-5	49,350	485	573 (2031-32)	(149 x 573) 85,377 gsf - 36,027 gsf
Nayatt Elementary School	1954 (69)	K-3	34,000	336	371 (2029-30)	(172 sf x 371 P) 63,812 gsf - 29,812 gsf
Primrose Hill Elementary School	1954 (69)	PK-3	36,000	376	461 (2029-30)	(161 x 461) 74,221 gsf - 38,221 gsf
Sowams Elementary School	1962 (61)	K-3	32,700	259	286 (2029-30)	(180 x 286) 51,480 gsf - 18,780 gsf

RIDE Stage II Enrollment/ YOUR SCHOOL FACILITIES

NESDEC Enrollment Projections

From Ride Stage II (2.15.2023)

Barrington Public Schools

Projected Enrollment in Grade Combinations*									
Year	PK-3	K-3	4-5	K-5	PK-5	6-8	K-8	6-12	9-12
2022-23	971	917	485	1402	1456	789	2191	1929	1140
2023-24	1017	963	461	1424	1478	781	2205	1906	1125
2024-25	1004	950	490	1440	1494	772	2212	1887	1115
2025-26	990	936	540	1476	1530	737	2213	1801	1064
2026-27	1042	988	513	1501	1555	770	2271	1835	1065
2027-28	1043	989	512	1501	1555	791	2292	1852	1061
2028-29	1052	998	526	1524	1578	825	2349	1845	1020
2029-30	1073	1019	510	1529	1583	815	2344	1861	1046
2030-31	1040	986	556	1542	1596	809	2351	1880	1071
2031-32	1051	997	573	1570	1624	812	2382	1884	1072
2032-33	1053	999	535	1534	1588	855	2389	1981	1126

Highest projected enrollment for High School

Highest projected enrollment for PK-3

Elementary School	Enr.*
Nayatt Elementary School (K-3)	371
Primrose Hill Elementary School (PK-3)	461
Sowams Elementary School (K-3)	286

* Projected utilizing current % from existing demographics

Highest projected enrollment for 4-5

PROGRAM BENCHMARKING / SPACE ALLOWANCE BY PROGRAM ACTIVITY

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Elementary Schools

Type of Space (RIDE 4.7.3, 300 Students)	RIDE Standard (300 Students)	Hampden Meadows (Delta in SF)	Nayatt (Delta in SF)	Primrose (Delta in SF)	Sowams (Delta in SF)
Pre-Kindergarten & Kindergarten (incl. tlt.)	1,200	1,024 *(-176)*			
Core Classrooms	950	967 *(+17)*			
Art (including storage and workroom)	1,150	958 *(-192)*			
Music (including practice and ensemble)	1,350	972 *(-378)*			
Special Education ~ Self Cont. CR	950	960 *(+10)*			
Special Education ~ Resource Room	500	354 *(-146)*			
Media Center/Library	2,020	2,942 *(+922)*			
Tech Classroom* ***JR High/Middle School Lvl***	1,200	977 *(-223)* *(Maker Space)*			
Gymnasium (including storage and office)	6,300	2,687 *(-5,863)* *(6,300 + 2,250)*			
Food Prep/Kitchen	1,600	829 *(-771)*			
Cafeteria (15 sf/student for ½ enrollment) ***(150 x 15)***	2,250	***(comb. w/Gym)***			
General Office	1,500	682 *(-818)*			
Nurse/Health	510	397 *(-113)*			

IN PROGRESS

Note: Numbers will be refined and may change as more detailed plan backgrounds are leveraged.

USEABLE AREA & CORE SPACES

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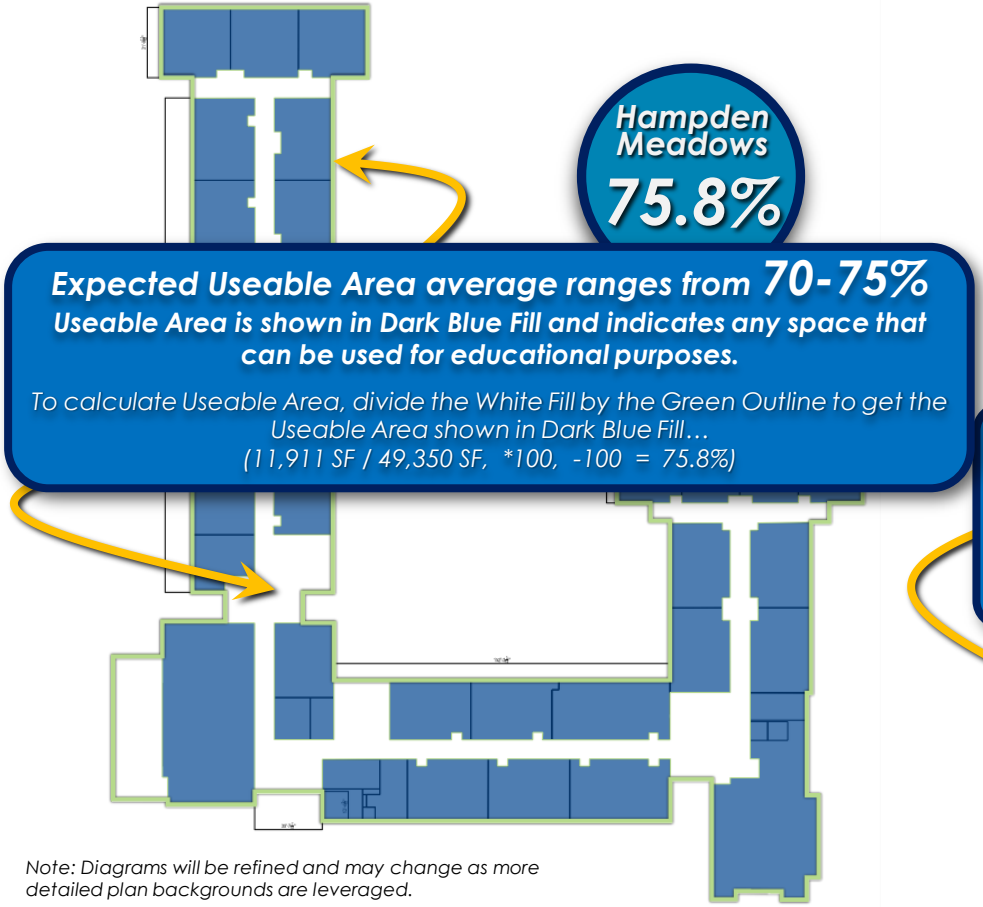


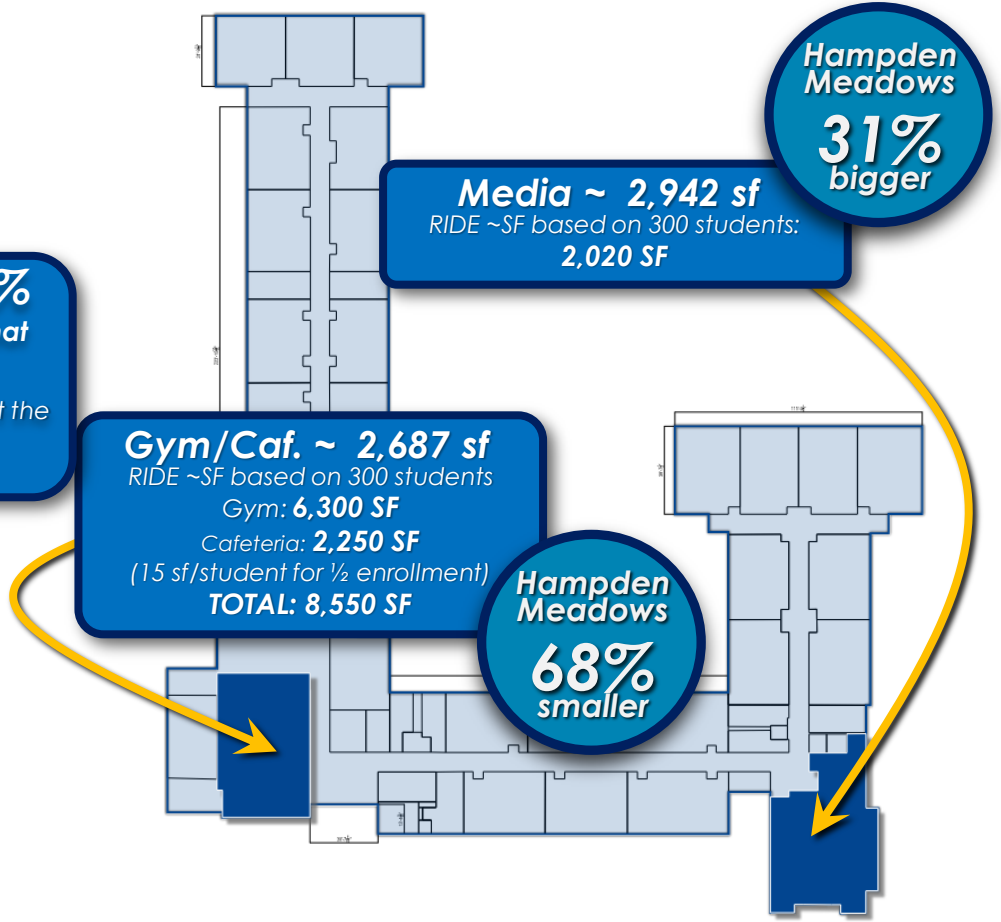
Hampden Meadows 75.8%

Expected Useable Area average ranges from 70-75%

Useable Area is shown in Dark Blue Fill and indicates any space that can be used for educational purposes.

To calculate Useable Area, divide the White Fill by the Green Outline to get the Useable Area shown in Dark Blue Fill…
*(11,911 SF / 49,350 SF, *100, -100 = 75.8%)*

Note: Diagrams will be refined and may change as more detailed plan backgrounds are leveraged.



Hampden Meadows 31% bigger

Media ~ 2,942 sf
RIDE ~SF based on 300 students:
2,020 SF

Gym/Caf. ~ 2,687 sf
RIDE ~SF based on 300 students
Gym: **6,300 SF**
Cafeteria: **2,250 SF**
(15 sf/student for ½ enrollment)
TOTAL: 8,550 SF

Hampden Meadows 68% smaller

RIDE PROCESS / BONUS INCENTIVES

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Permanent Bonus*

School Safety & Security

If 75% of a project is for the purposes of School Safety & Security, then the project shall receive 5% bonus.

** In addition to the six temporary bonuses, there is one permanent bonus that is not time-limited*

Temporary Bonuses

JUNE 2024 ~ Deadline for 20%

Bonuses wel… surge of activity to address concerns quickly

- Must begin by December 30, 2023.
- 5-year window for completion
- Bonuses can be combined
- 25% of total project or a minimum of $500,000 must be directed to a specific incentive
- Max increase in state share is 20%, but can't increase by more than half

FY 2024 Housing Aid Share Ratios

Name	ShareRatio
…rrington	35.0%

Health & Safety

…rojects that address He…lth and Safety Deficiencies shall receive a 5% bonus.

Educational Enhancements

Projects that address Educational Enhancements such as Early Childhood Education and Career and Technical Education shall receive a 5% bonus.

Commence by 2023 - Complete by 2028

Replacement

Replacement of a facility that has a Facility Condition Index of 65% or higher shall receive a 5% bonus.

Newer & Fewer

Consolidation of two or more school buildings (Newer and Fewer) into one school building shall receive a 5% bonus.

Decrease Overcrowding

New construction or renovation that decreases overcrowding from more than 120% functional utilization to between 85% and 105% shall receive a 5% bonus.

Increase Utilization

New construction or renovation that increases functional utilization from less than 60% to more than 80% shall receive a 5% bonus.

POSSIBLE OPTIONS

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Legend: K-3 (259) 32,700 sf
- Grade Level Configuration
- Highest 8-YR Enrollment
- Max. Allowable SF per RIDE

		Sowams E.S.	Primrose Hill E.S.	Nayatt E.S.	Hampden Meadows E.S.	BHS
1	*Maintain, "Break fix"*	**K-3** (259) 32,700 sf	**PK-3** (376) 36,000 sf	**K-3** (336) 34,000 sf	**4-5** (485) 49,530 sf	**9-12** (1,140) 177,660 sf
2	*"Add, Renovate, Right Size"*	**K-3** (286) 51,480 sf	**PK-3** (461) 74,221 sf	**K-3** (371) 63,812 sf	**4-5**(573) 73,839 sf	**9-12** (1,140) 219,900 sf
3	*"Replacement with New"*	**K-3** (286) 51,480 sf	**PK-3** (461) 74,221 sf	**K-3** (371) 63,812 sf	**4-5** (573) 73,839 sf	**9-12** (1,140) 219,900 sf
4	*"Reconfigure & Renovate"*	**K-5** (409) 68,712 sf	**PK-5** (464) 74,704 sf	**K-5** (409) 68,712 sf	**K-5** (409) 68,712 sf	**9-12** (1,140) 219,900 sf
5	*"Consider Consolidation"*	*Repurpose*	**PK-5** (564) 84,600	**PK-5** (563) 84,450	**PK-5** (564) 84,600	**9-12** (1,140) 219,900 sf
6	*"Others ?"*					

WHY IT MATTERS? / YOUR SCHOOL FACILITIES

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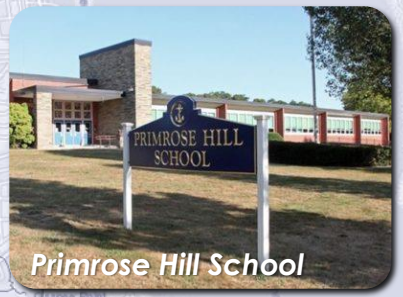

Primrose Hill School

Barrington Middle School


Barrington High School


Hampden Meadows School


Sowams School


Nayatt School

COST METHODOLOGY/ CLARIFICATIONS & ASSUMPTIONS

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1. Costs are **based upon mid range of historical averages**, current market conditions and include a **10% Design/Scope contingency**
2. Costs are **escalated to year 2025 (based upon 6.25% average per year)**, or the potential mid-point of construction for any "Step 1" of a plan.
3. **Final adjustments shall be made** once a preferred option is selected.
4. Costs contemplate project built out to the **max. RIDE allowable areas.**
5. Includes **premium for occupied site (phasing and logistics) as well as flood plain remediation/modifications.**
6. Reimbursement rate is calculated at max. allowable for **all options:**

Barrington RI Base rate (35+ Incentive) **~ 55 %**

(Max. 20% Incentive)

5% Incentive points each for: School safety & Security, Health & Safety, Educational Enhancements, Decrease overcrowding

COST METHODOLOGY / WHAT IS INCLUDED?

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Construction Costs + Soft Costs

(A comprehensive approach to costs)

Site Development
Scope of Work
Site Improvements
Parking Lot & Vehicular Circ.
Play Areas (Age Appropriate @ 6,500 sf)
Sanitary System Expansion/Upgrade
Building Summary
Scope of Work
Demolition (+ haz mat, environ.)
PCB
ACM
Avg. Building Demo
Renovate as New
New Construction
Sustainability / Carbon Neutral ~ Initiative
Scope of Work
Geothermal Bore Field
Photo Voltaic Array
Soft Costs (Design, FF&E, Fees, Printing)
Reimbursement Rate - New
Reimbursement Rate - RNV
Ineligibles

	Soft Cost Itemized Listing
1	**Architectural and Engineer Services**
1-1	Architectural Design - Pre referendum
1-2	Architect Fees
1-3	Offsite Roadway & Utility Engineering
2	**Other Professional Fees (Owner's Oversight Fees)**
2-1	Project Management / OPM
2-2	Commissioning
2-3	Site - Environmental Consultant (Testing and Reports)
2-4	Building - Environmental Consultant (Testing and Reports
2-5	Environmental Consultant (Drawings and Specifications)
2-6	Wetlands Review and Identification / Specialist
2-7	Third Party Review (Land Use Approvals)
2-8	Property Survey
2-9	Geotechnical Boring and Report
2-10	Traffic Study
2-11	Independent Cost Estimator
2-12	Special Testing and Inspections
2-13	Other consultants (building envelope, specialists)
2-14	Moving
3	**Town Professional Fees**
3-1	Town Legal Services
3-2	Bond Counsel Fees
3-3	Builders Risk Insurance

	Soft Cost Itemized Listing
4	**Administrative Fees**
4-1	Postage, Printing, Advertising
4-2	Town Inspection Costs
4-3	Building Permit Fees
4-4	Misc. Administration Costs
4-5	State Permit Fees
4-6	Utility Allowances/Contributions
5	**Construction Related Items**
5-1	CM Preconstruction Fee
5-2	CM Investigation Allowance (Building Due Diligence)
6	**FF&E/Technology/Communications/Playground**
6-1	Fixtures, Furnishings and Equipment
6-2	Communication Technology Hardware
6-3	AV Equipment
6-4	Telephone Systems
6-5	Security Systems
6-6	Playground Equipment
6-7	Specialty Signage (Exterior Monumental)
6-8	Furniture Design Consultant
6-9	Technology Design Consultant
6-10	Security Systems Design Consultant
7	**Owner Contingency**

OPTIONS SUMMARY

School	Additions and Renovations		New Construction	
Hampden Meadows Elem.	***Total Project Costs***	**$82.2 M**	***Total Project Costs***	**$89.6 M**
	Cost to Barrington	$38.8 M	*Cost to Barrington*	$42.3 M
Nayatt Elem.	***Total Project Costs***	**$64.1 M**	***Total Project Costs***	**$68.7 M**
	Cost to Barrington	$30.3 M	*Cost to Barrington*	$32.5 M
Primrose Elem.	***Total Project Costs***	**$75.5 M**	***Total Project Costs***	**$80.3 M**
	Cost to Barrington	$35.7 M	*Cost to Barrington*	$37.9 M
Sowams Elem.	***Total Project Costs***	**$57.9 M**	***Total Project Costs***	**$62.3 M**
	Cost to Barrington	$27.4 M	*Cost to Barrington*	$29.4 M
TOTALS	***Total Project Costs***	**$279.7 M**	***Total Project Costs***	**$300.9 M**
	Cost to Barrington	$132.2 M	*Cost to Barrington*	$142.1 M

Delta: $21.2 M

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

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

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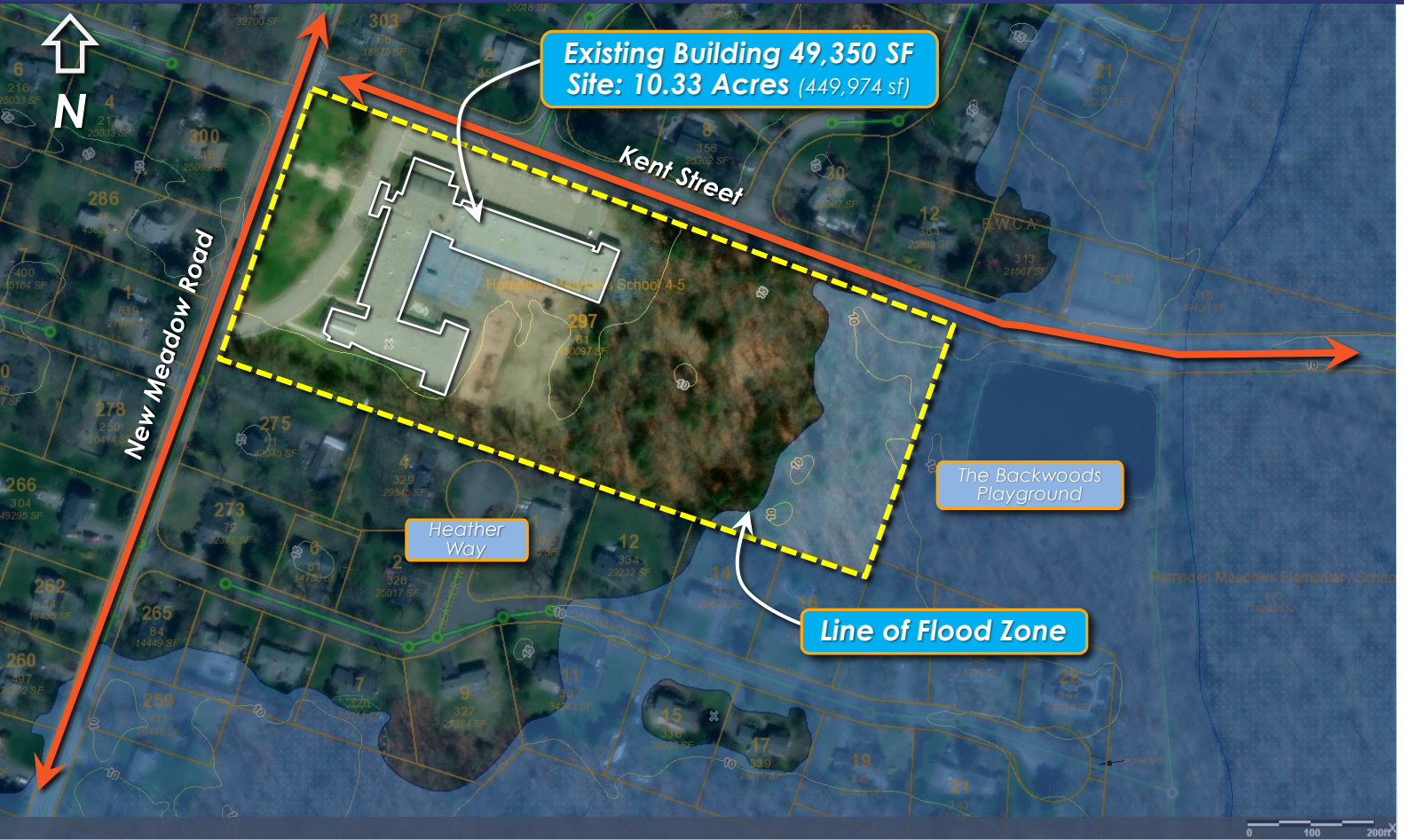

Hampden Meadows (4-5) / Additions and Renovations

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Additions and Renovations ~ Hampden Meadows School					
Grade Levels		Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)	
4-5		573	149	2031-32	
Max. Area Allowed		85,377	SF per student as per RIDE		
Existing Building		49,350	As per owner provided information		
Proposed Renovation		**41,948**	85%	Approximate Utilization of Ext.	
Proposed New Construction		**43,430**	Delta of max. allowed and ext. usable		
Project Cost Summary					
Scope of work		**Amt.**	**Unit**	**Cost/Unit**	**Cost**
Site Improvements		7.75	Acre	$525,000	$4,067,438
Parking Lot & Vehicular Circ.		65	space	$11,250	$731,250
Building Haz. Mat. Abatement		49,350	SF	$28.50	$1,406,475
Partial Building Demolition		7,403	SF	$21.50	$159,154
New Construction		43,430	SF	$545.00	$23,669,078
Existing Building Renovation		41,948	SF	$425.00	$17,827,688
Geothermal Bore Field & Systems Premium		85,377	SF	$22.50	$1,920,983
Carbon Neutral & Netzero Premium		85,377	SF	$18.50	$1,579,475
Subtotal			**Avg/sf**	**$601.59**	**$51,361,538**
Design/Scope Contingency		10.00%		$661.74	$5,136,154
Phasing & Logistics Costs	(Contemplates occupied Site)	3.25%		$681.30	$1,669,250
Flood plain premium	(Compensation, site, & const.)	2.50%		$681.30	$1,284,038
Subtotal			**Avg/sf**	**$696.33**	**$59,450,981**
Cost Escalation		**12.9%**	**Mid 2025**	**6.25%/year**	**$7,663,603**
Total Construction Cost (With Escalation)				**$786.10**	**$67,114,583**
Portable Classrooms for Phasing			**# CRs**	**Months**	
Portable Lease Costs	(1CR/Month)	$9,155	6	30	$1,647,820
Soft Costs		20.00%			$13,422,917
Total Project Costs				$962.62	$82,185,320
State Reimbursement	(based upon 2023 max.)			55.00%	($45,201,926)
Less possible ineligible costs				2.25%	$1,849,170
Estimated Total Cost to Barrington					**$38,832,564**

Hampden Meadows School

Additions and Renovations

Total Population: 573P

Max. Allow. Area: 85,377 SF

Key Aspects of Proposed Option:

- Includes comprehensive site improvements inclusive of parking, bus/parent circulation, outdoor education and play
- Includes premiums for sustainable site and building design + flood plain premium
- Contemplates reuse of 85% of existing building with sizeable addition

Total Project Costs: $82.2 M

Cost to Barrington: $38.8 M

Hampden Meadows School (4-5) / New Construction

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New Construction ~ Hampden Meadows School					
Grade Levels		Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)	
4-5		573	149	2031-32	
Max. Area Allowed		85,377	SF per student as per RIDE		
Existing Building		49,350	As per owner provided information		
Proposed Renovation		**0**	80%	Approximate Utilization of Ext.	
Proposed New Construction		**85,377**	Delta of max. allowed and ext. usable		
Project Cost Summary					
Scope of work		**Amt.**	**Unit**	**Cost/Unit**	**Cost**
Site Improvements		7.75	Acre	$525,000	$4,067,438
Parking Lot & Vehicular Circ.		65	space	$11,250	$731,250
Building Haz. Mat. Abatement		49,350	SF	$28.50	$1,406,475
Full Building Demolition		49,350	SF	$18.50	$912,975
New Construction		85,377	SF	$545.00	$46,530,465
Existing Building Renovation		0	SF	$425.00	$0
Geothermal Bore Field & Systems Premium		85,377	SF	$22.50	$1,920,983
Carbon Neutral & Netzero Premium		85,377	SF	$18.50	$1,579,475
Subtotal			**Avg/sf**	**$669.37**	**$57,149,060**
Design/Scope Contingency		10.00%		$736.31	$5,714,906
Phasing & Logistics Costs	(Contemplates occupied Site)	3.25%		$758.06	$1,857,344
Flood plain premium	(Compensation, site, & const.)	2.50%		$758.06	$1,428,726
Subtotal			**Avg/sf**	**$774.80**	**$66,150,036**
Cost Escalation		**12.9%**	**Mid 2025**	**6.25%/year**	**$8,527,153**
Total Construction Cost (With Escalation)				**$874.68**	**$74,677,189**
Portable Classrooms for Phasing			**# CRs**	**Months**	
Portable Lease Costs	(1CR/Month)	$9,155	6	0	$0
Soft Costs		20.00%			$14,935,438
Total Project Costs				$1,049.61	$89,612,627
State Reimbursement	(based upon 2023 max.)			55.00%	($49,286,945)
Less possible ineligible costs				2.25%	$2,016,284
Estimated Total Cost to Barrington					**$42,341,966**

Hampden Meadows School

New Construction

Total Population: 573P

Max. Allow. Area: 85,377 SF

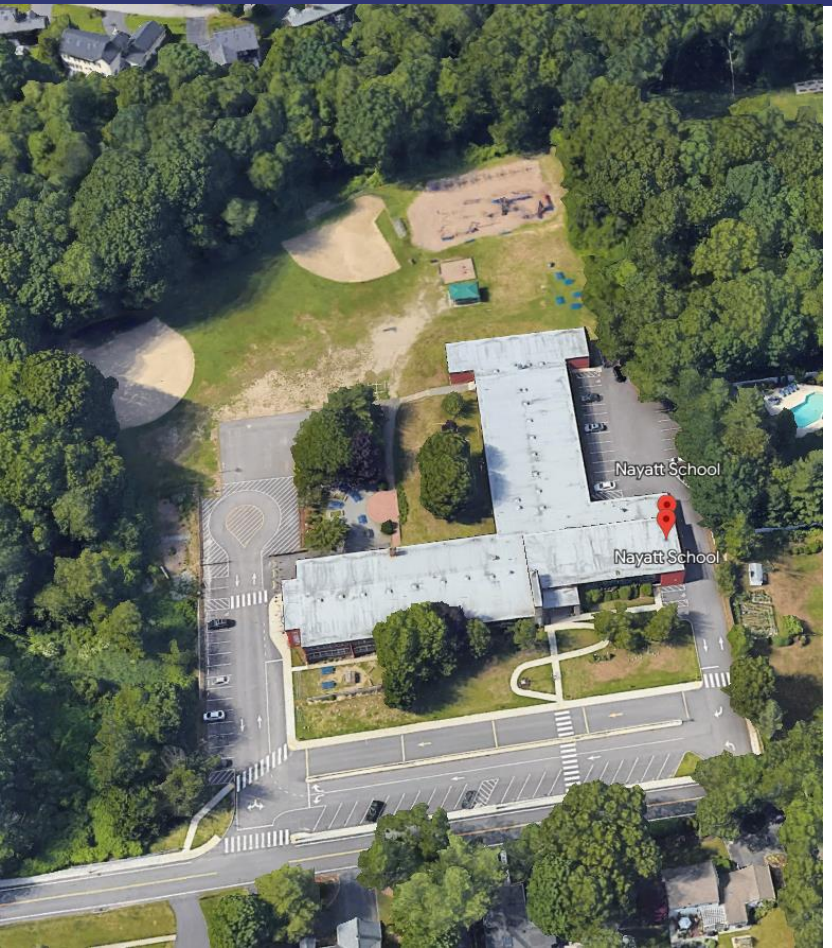
Key Aspects of Proposed Option:

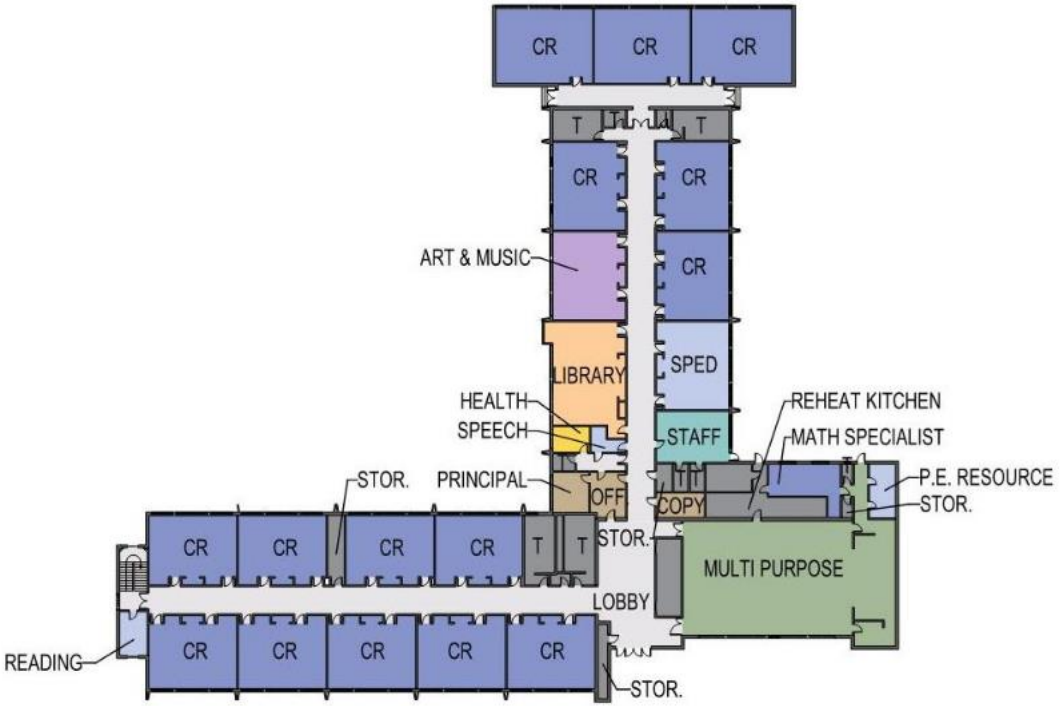
- *Includes comprehensive site improvements similar to that of the addition/renovation option*
- *Contemplates new construction on existing or alterative site (of similar size)*
- *Flood plain complications may limit opportunity for ideal placement of new building*
- *Includes similar premiums for sustainable site and building design + flood plain premium*

Total Project Costs: $89.6 M

Cost to Barrington: $42.3 M

Nayatt Elementary / (K-3, 34,000 GSF)





Nayatt Elementary / (K-3, 34,000 GSF)

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Nayatt Elementary (K-3) / Additions and Renovations

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Additions and Renovations ~ Nayatt Elementary School					
Grade Levels		Proj. Enr.	RIDE (SF)	Highest 10 Yr. (Projected Enrollment)	
K-3		371	172	2029-30	
Max. Area Allowed		63,812	SF per student as per RIDE		
Existing Building		34,000	As per owner provided information		
Proposed Renovation		**28,900**	85%	Approximate Utilization of Ext.	
Proposed New Construction		**34,912**	Delta of max. allowed and ext. usable		
Project Cost Summary					
Scope of work		**Amt.**	**Unit**	**Cost/Unit**	**Cost**
Site Improvements		7.58	Acre	$525,000	$3,976,875
Parking Lot & Vehicular Circ.		75	space	$11,250	$848,250
Building Haz. Mat. Abatement		34,000	SF	$28.50	$969,000
Partial Building Demolition		5,100	SF	$21.50	$109,650
New Construction		34,912	SF	$545.00	$19,027,040
Existing Building Renovation		28,900	SF	$425.00	$12,282,500
Geothermal Bore Field & Systems Premium		63,812	SF	$22.50	$1,435,770
Carbon Neutral & Netzero Premium		63,812	SF	$18.50	$1,180,522
Subtotal			Avg/sf	$624.17	$39,829,607
Design/Scope Contingency		10.00%		$686.59	$3,982,961
Phasing & Logistics Costs	(Contemplates occupied Site)	3.25%		$706.87	$1,294,462
Flood plain premium	(Compensation, site, & const.)	2.50%		$706.87	$995,740
Subtotal			**Avg/sf**	**$722.48**	**$46,102,770**
Cost Escalation		**12.9%**	Mid 2025	**6.25%/year**	**$5,942,935**
Total Construction Cost (With Escalation)				**$815.61**	**$52,045,705**
Portable Classrooms for Phasing			**# CRs**	**Months**	
Portable Lease Costs	(1CR/Month)	$9,155	6	30	$1,647,820
Soft Costs		20.00%			$10,409,141
Total Project Costs				$1,004.56	$64,102,666
State Reimbursement	(based upon 2023 max.)			55.00%	($35,256,467)
Less possible ineligible costs				2.25%	$1,442,310
Estimated Total Cost to Barrington					**$30,288,510**

Nayatt Elementary School

Additions and Renovations

Total Population: 371P

Max. Allow. Area: 63,812 SF

Key Aspects of Proposed Option:

- Includes comprehensive site improvements inclusive of parking, bus/parent circulation, outdoor education and play
- Includes premiums for sustainable site and building design + flood plain premium
- Contemplates reuse of 85% of existing building with sizeable addition

Total Project Costs: $64.1 M

Cost to Barrington: $30.3 M

Nayatt Elementary (K-3) / New Construction

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New Construction ~ Nayatt Elementary School					
Grade Levels		Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)	
K-3		371	172	2029-30	
Max. Area Allowed		63,812	SF per student as per RIDE		
Existing Building		34,000	As per owner provided information		
Proposed Renovation		**0**	80%	Approximate Utilization of Ext.	
Proposed New Construction		**63,812**	Delta of max. allowed and ext. usable		
Project Cost Summary					
Scope of work		**Amt.**	**Unit**	**Cost/Unit**	**Cost**
Site Improvements		7.58	Acre	$525,000	$3,976,875
Parking Lot & Vehicular Circ.		75	space	$11,250	$848,250
Building Haz. Mat. Abatement		34,000	SF	$28.50	$969,000
Full Building Demolition		34,000	SF	$18.50	$629,000
New Construction		63,812	SF	$545.00	$34,777,540
Existing Building Renovation		0	SF	$425.00	$0
Geothermal Bore Field & Systems Premium		63,812	SF	$22.50	$1,435,770
Carbon Neutral & Netzero Premium		63,812	SF	$18.50	$1,180,522
Subtotal			Avg/sf	$686.66	$43,816,957
Design/Scope Contingency		10.00%		$755.32	$4,381,696
Phasing & Logistics Costs	(Contemplates occupied Site)	3.25%		$777.64	$1,424,051
Flood plain premium	(Compensation, site, & const.)	2.50%		$777.64	$1,095,424
Subtotal			**Avg/sf**	**$794.81**	**$50,718,128**
Cost Escalation		**12.9%**	**Mid 2025**	**6.25%/year**	**$6,537,884**
Total Construction Cost (With Escalation)				**$897.26**	**$57,256,011**
Portable Classrooms for Phasing			**# CRs**	**Months**	
Portable Lease Costs	(1CR/Month)	$9,155	6	0	$0
Soft Costs		20.00%			$11,451,202
Total Project Costs				$1,076.71	$68,707,214
State Reimbursement	(based upon 2023 max.)			55.00%	($37,788,968)
Less possible ineligible costs				2.25%	$1,545,912
Estimated Total Cost to Barrington					**$32,464,158**

Nayatt Elementary School

New Construction

Total Population: *371P*

Max. Allow. Area: *63,812 SF*

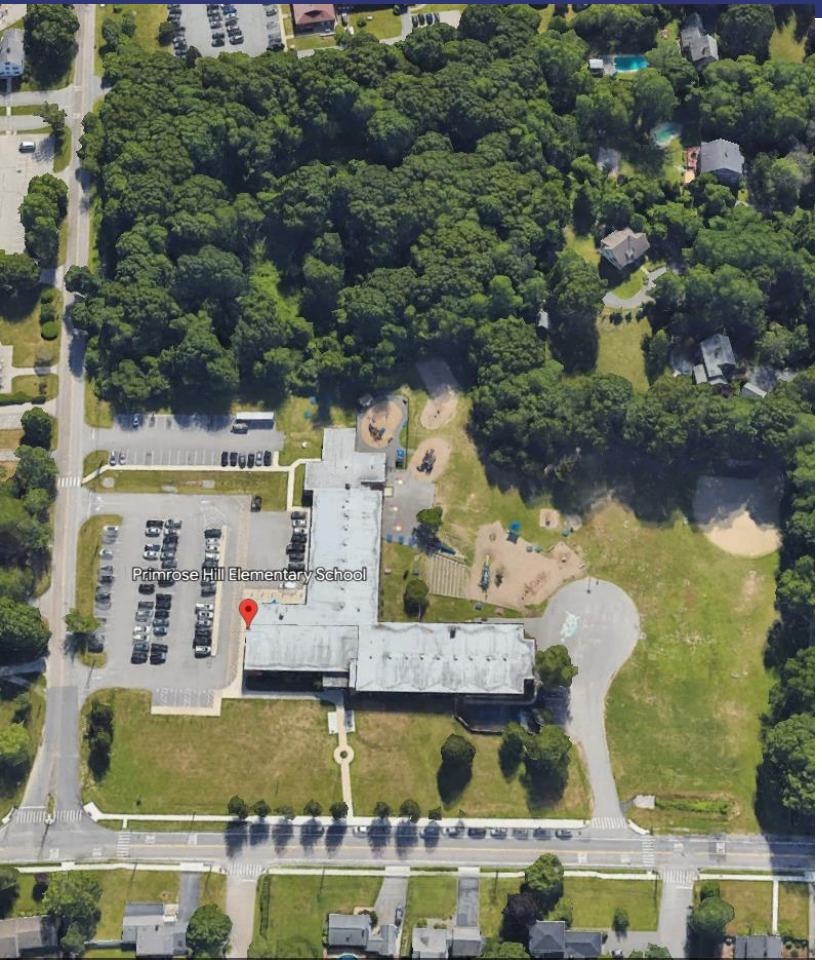
Key Aspects of Proposed Option:

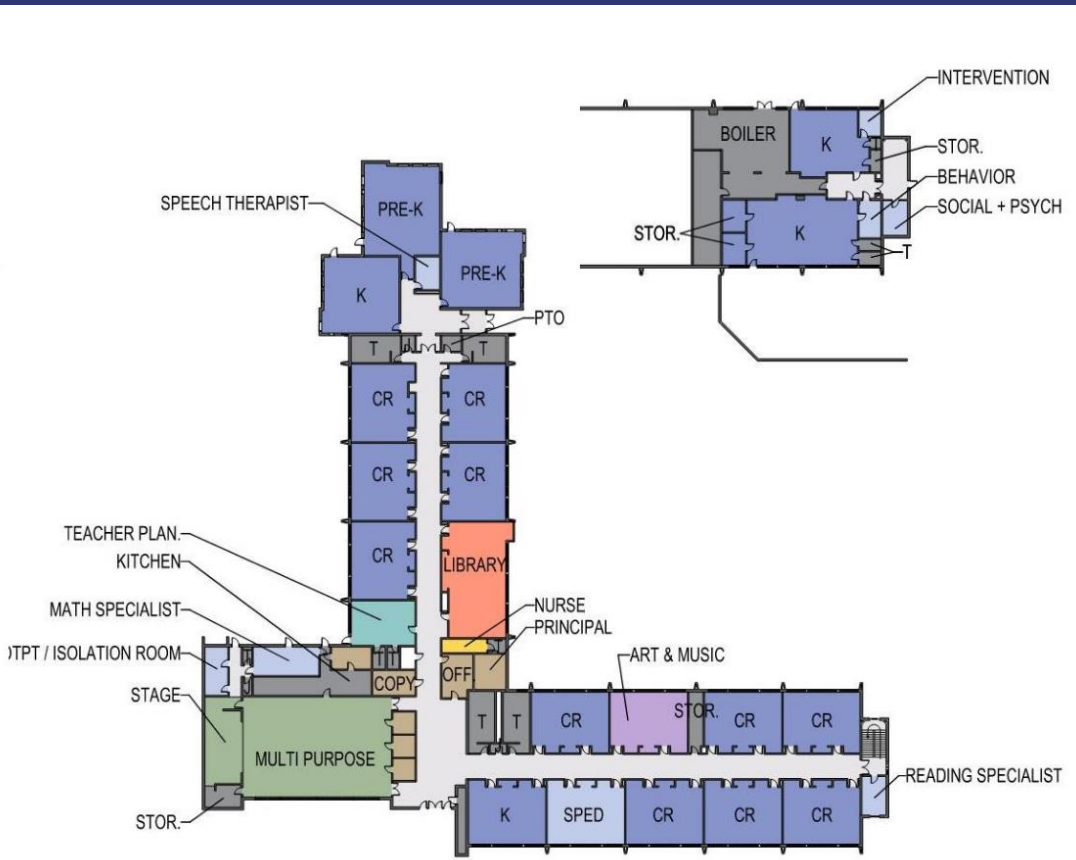
- *Includes comprehensive site improvements similar to that of the addition/renovation option*
- *Contemplates new construction on existing or alterative site (of similar size)*
- *Flood plain complications may limit opportunity for ideal placement of new building*
- *Includes similar premiums for sustainable site and building design + flood plain premium*

Total Project Costs: $68.7 M

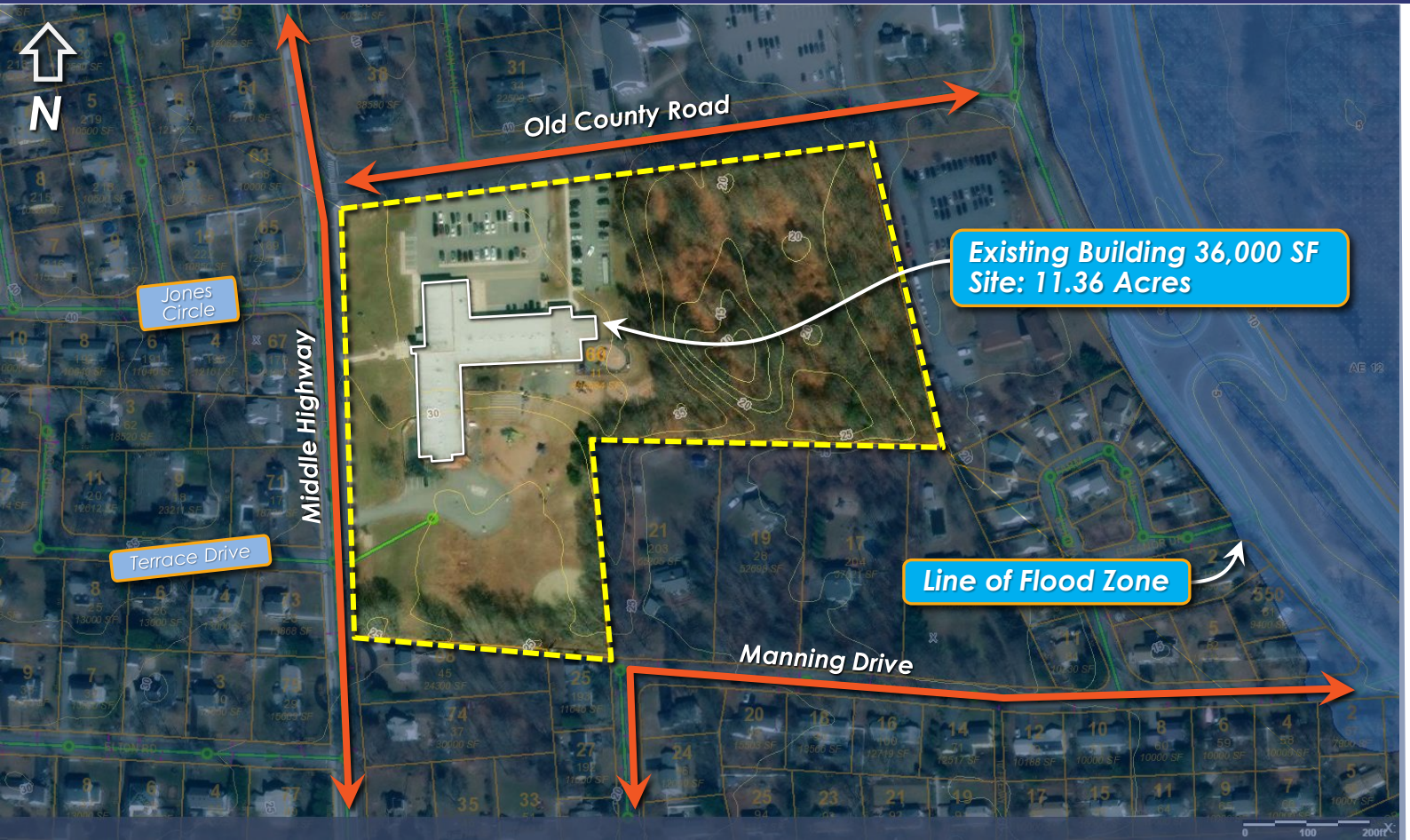
Cost to Barrington: $32.5 M

Primrose Elem. School / (PK-3, 36,000 GSF)





Primrose Elem. School / (PK-3, 36,000 GSF)



Primrose Elementary (PK-3) / Additions and Renovations

Tecton ARCHITECTS

Additions and Renovations ~ Primrose Elementary School					
Grade Levels		Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)	
PK-3		461	161	2029-30	
Max. Area Allowed		74,221	SF per student as per RIDE		
Existing Building		36,000	As per owner provided information		
Proposed Renovation		**30,600**	85%	Approximate Utilization of Ext.	
Proposed New Construction		**43,621**	Delta of max. allowed and ext. usable		
Project Cost Summary					
Scope of work		**Amt.**	**Unit**	**Cost/Unit**	**Cost**
Site Improvements		8.52	Acre	$525,000	$4,473,000
Parking Lot & Vehicular Circ.		146	space	$11,250	$1,638,000
Building Haz. Mat. Abatement		36,000	SF	$28.50	$1,026,000
Partial Building Demolition		5,400	SF	$21.50	$116,100
New Construction		43,621	SF	$545.00	$23,773,445
Existing Building Renovation		30,600	SF	$425.00	$13,005,000
Geothermal Bore Field & Systems Premium		74,221	SF	$22.50	$1,669,973
Carbon Neutral & Netzero Premium		74,221	SF	$18.50	$1,373,089
Subtotal			Avg/sf	$634.25	$47,074,606
Design/Scope Contingency		10.00%		$697.67	$4,707,461
Phasing & Logistics Costs	(Contemplates occupied Site)	3.25%		$718.29	$1,529,925
Flood plain premium	(Compensation, site, & const.)	2.50%		$718.29	$1,176,865
Subtotal			**Avg/sf**	**$734.14**	**$54,488,856**
Cost Escalation		**12.9%**	Mid 2025	**6.25%/year**	**$7,023,954**
Total Construction Cost (With Escalation)				**$828.78**	**$61,512,811**
Portable Classrooms for Phasing			**# CRs**	**Months**	
Portable Lease Costs	(1CR/Month)	$9,155	6	30	$1,647,820
Soft Costs		20.00%			$12,302,562
Total Project Costs				$1,016.74	$75,463,193
State Reimbursement	(based upon 2023 max.)			55.00%	($41,504,756)
Less possible ineligible costs				2.25%	$1,697,922
Estimated Total Cost to Barrington					**$35,656,359**

Primrose Elementary School

Additions and Renovations

Total Population: *461P*

Max. Allow. Area: *74,221 SF*

Key Aspects of Proposed Option:

- *Includes comprehensive site improvements inclusive of parking, bus/parent circulation, outdoor education and play*
- *Includes premiums for sustainable site and building design (excludes flood plain premium)*
- *Contemplates reuse of 85% of existing building with sizeable addition*

Total Project Costs: $75.5 M

Cost to Barrington: $35.7 M

Primrose Elementary (PK-3) / New Construction

Tecton ARCHITECTS

New Construction ~ Primrose Elementary School					
Grade Levels		Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)	
PK-3		461	161	2029-30	
Max. Area Allowed		74,221	SF per student as per RIDE		
Existing Building		34,000	As per owner provided information		
Proposed Renovation		**0**	80%	Approximate Utilization of Ext.	
Proposed New Construction		**74,221**	Delta of max. allowed and ext. usable		
Project Cost Summary					
Scope of work		**Amt.**	**Unit**	**Cost/Unit**	**Cost**
Site Improvements		8.52	Acre	$525,000	$4,473,000
Parking Lot & Vehicular Circ.		146	space	$11,250	$1,638,000
Building Haz. Mat. Abatement		34,000	SF	$28.50	$969,000
Full Building Demolition		34,000	SF	$18.50	$629,000
New Construction		74,221	SF	$545.00	$40,450,445
Existing Building Renovation		0	SF	$425.00	$0
Geothermal Bore Field & Systems Premium		74,221	SF	$22.50	$1,669,973
Carbon Neutral & Netzero Premium		74,221	SF	$18.50	$1,373,089
Subtotal			Avg/sf	$689.87	$51,202,506
Design/Scope Contingency		10.00%		$758.85	$5,120,251
Phasing & Logistics Costs	(Contemplates occupied Site)	3.25%		$781.27	$1,664,081
Flood plain premium	(Compensation, site, & const.)	2.50%		$781.27	$1,280,063
Subtotal			**Avg/sf**	**$798.52**	**$59,266,901**
Cost Escalation		**12.9%**	**Mid 2025**	**6.25%/year**	**$7,639,874**
Total Construction Cost (With Escalation)				**$901.45**	**$66,906,775**
Portable Classrooms for Phasing			**# CRs**	**Months**	
Portable Lease Costs	(1CR/Month)	$9,155	6	0	$0
Soft Costs		20.00%			$13,381,355
Total Project Costs				$1,081.74	$80,288,130
State Reimbursement	(based upon 2023 max.)			55.00%	($44,158,471)
Less possible ineligible costs				2.25%	$1,806,483
Estimated Total Cost to Barrington					**$37,936,141**

Primrose Elementary School

New Construction

Total Population: 461P

Max. Allow. Area: 74,221 SF

Key Aspects of Proposed Option:

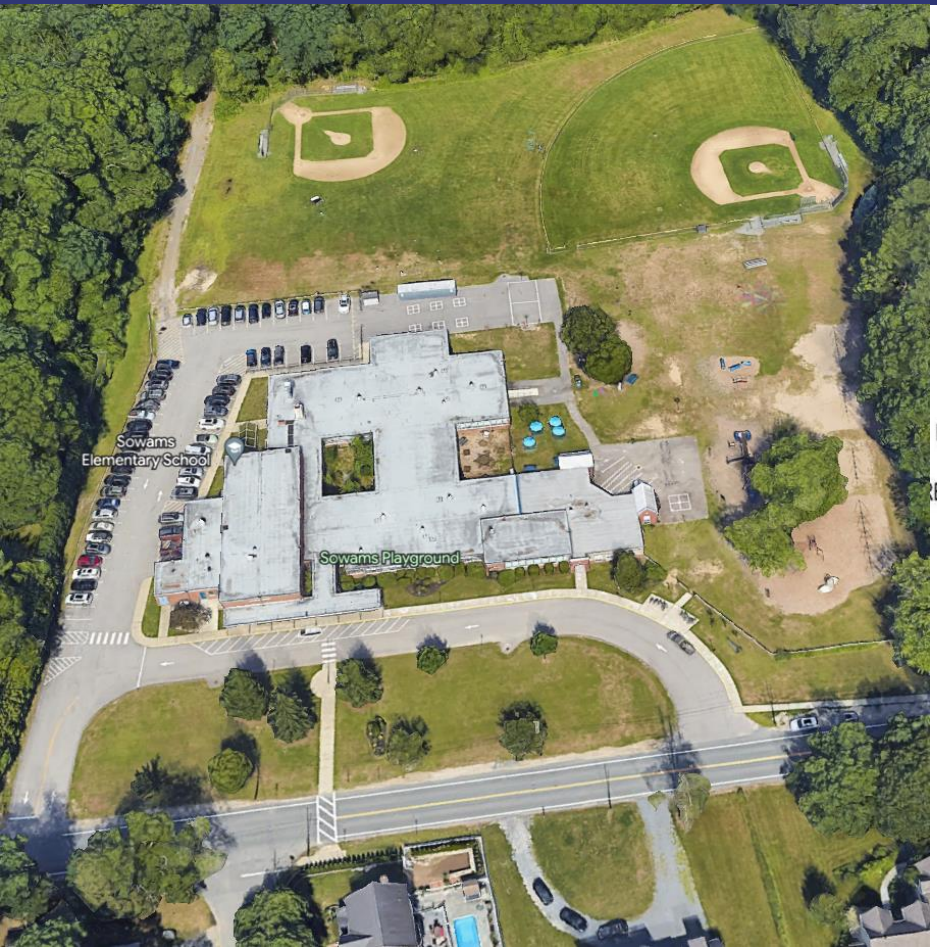
- *Includes comprehensive site improvements similar to that of the addition/renovation option*
- *Contemplates new construction on existing or alterative site (of similar size)*
- *May require use of undeveloped land toward east side of site (verification of usable area req'd)*
- *Includes similar premiums for sustainable site and building design*

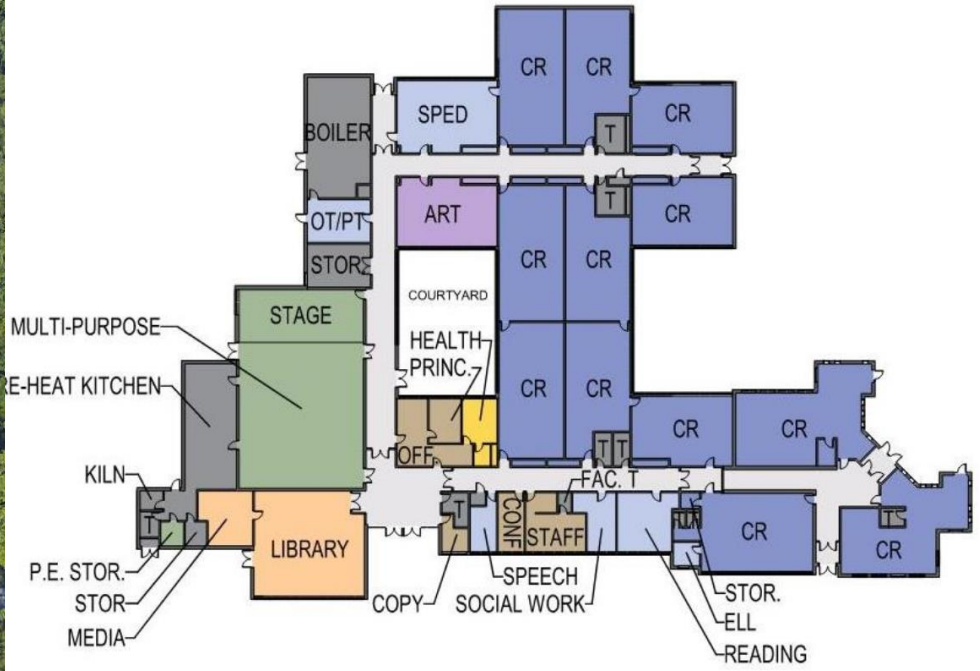
Total Project Costs: $80.3 M

Cost to Barrington: $37.9 M

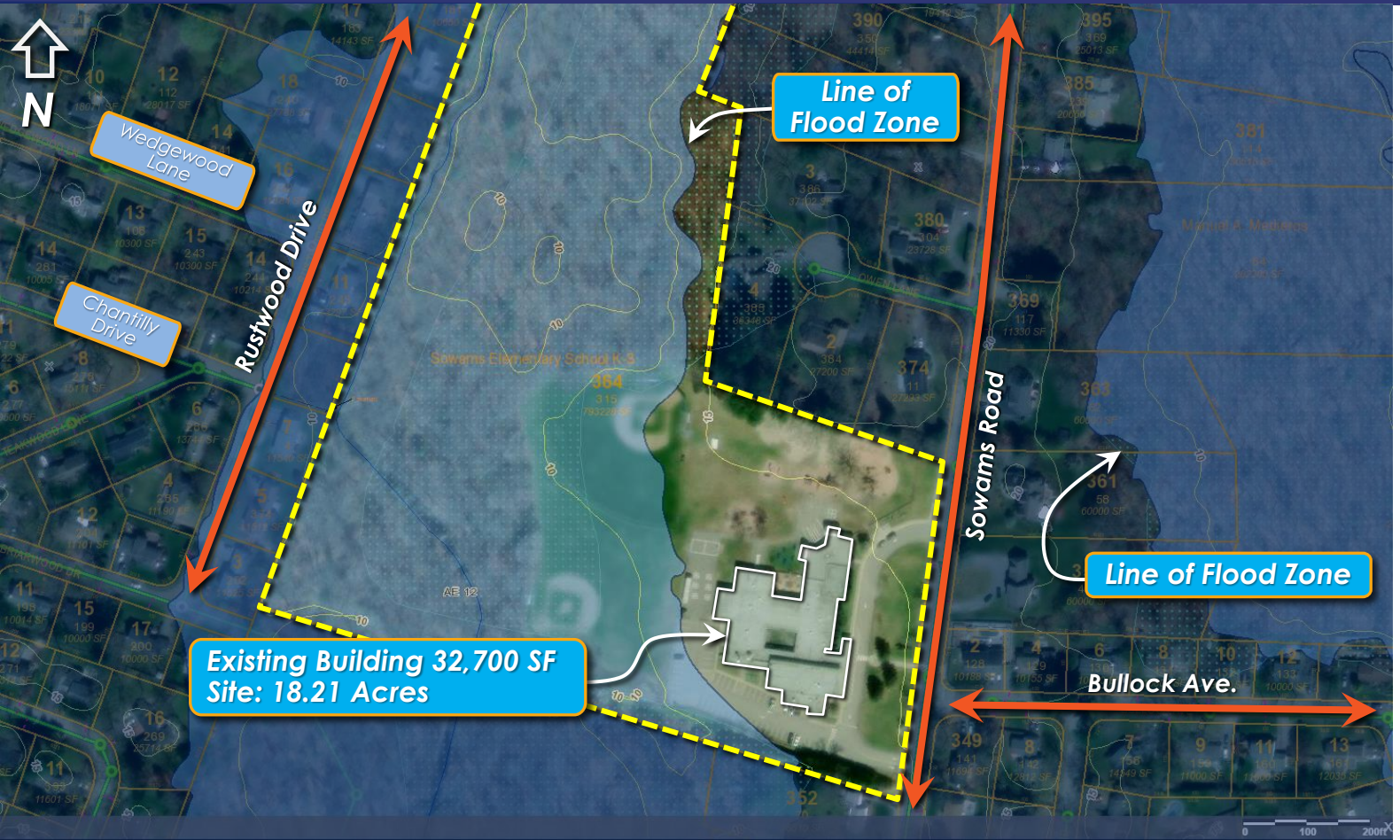
Sowams Elem. School / (K-3, 32,700 GSF)

Tecton ARCHITECTS





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



Sowams Elementary (K-3) / Additions and Renovations

Tecton ARCHITECTS

Additions and Renovations ~ Sowams Elementary School					
Grade Levels		Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)	
K-3		286	180	2029-30	
Max. Area Allowed		51,480	SF per student as per RIDE		
Existing Building		32,700	As per owner provided information		
Proposed Renovation		**27,795**	85%	Approximate Utilization of Ext.	
Proposed New Construction		**23,685**	Delta of max. allowed and ext. usable		
Project Cost Summary					
Scope of work		**Amt.**	**Unit**	**Cost/Unit**	**Cost**
Site Improvements		13.66	Acre	$525,000	$7,170,188
Parking Lot & Vehicular Circ.		75	space	$11,250	$848,250
Building Haz. Mat. Abatement		32,700	SF	$28.50	$931,950
Partial Building Demolition		4,905	SF	$21.50	$105,458
New Construction		23,685	SF	$545.00	$12,908,325
Existing Building Renovation		27,795	SF	$425.00	$11,812,875
Geothermal Bore Field & Systems Premium		51,480	SF	$22.50	$1,158,300
Carbon Neutral & Netzero Premium		51,480	SF	$18.50	$952,380
Subtotal			Avg/sf	$697.12	$35,887,725
Design/Scope Contingency		10.00%		$766.83	$3,588,773
Phasing & Logistics Costs	(Contemplates occupied Site)	3.25%		$789.49	$1,166,351
Flood plain premium	(Compensation, site, & const.)	2.50%		$789.49	$897,193
Subtotal			**Avg/sf**	**$806.92**	**$41,540,042**
Cost Escalation		**12.9%**	**Mid 2025**	**6.25%/year**	**$5,354,771**
Total Construction Cost (With Escalation)				**$910.93**	**$46,894,813**
Portable Classrooms for Phasing			**# CRs**	**Months**	
Portable Lease Costs	(1CR/Month)	$9,155	6	30	$1,647,820
Soft Costs		20.00%			$9,378,963
Total Project Costs				$1,125.13	$57,921,595
State Reimbursement	(based upon 2023 max.)			55.00%	($31,856,877)
Less possible ineligible costs				2.25%	$1,303,236
Estimated Total Cost to Barrington					**$27,367,954**

Sowams Elementary School

Additions and Renovations

Total Population: 286 P

Max. Allow. Area: 51,480 SF

Key Aspects of Proposed Option:

- Includes comprehensive site improvements inclusive of parking, bus/parent circulation, outdoor education and play
- Includes premiums for sustainable site and building design + flood plain premium
- Contemplates reuse of 85% of existing building with sizeable addition

Total Project Costs: $57.9 M

Cost to Barrington: $27.4 M

Sowams Elementary (K-3) / New Construction

Tecton ARCHITECTS

New Construction ~ Sowams Elementary School					
Grade Levels		Proj. Enr.	RIDE (SF)	Highest 10 Yr . (Projected Enrollment)	
K-3		286	180	2029-30	
Max. Area Allowed		51,480	SF per student as per RIDE		
Existing Building		32,700	As per owner provided information		
Proposed Renovation		**0**	80%	Approximate Utilization of Ext.	
Proposed New Construction		**51,480**	Delta of max. allowed and ext. usable		
Project Cost Summary					
Scope of work		**Amt.**	**Unit**	**Cost/Unit**	**Cost**
Site Improvements		13.66	Acre	$525,000	$7,170,188
Parking Lot & Vehicular Circ.		75	space	$11,250	$848,250
Building Haz. Mat. Abatement		32,700	SF	$28.50	$931,950
Full Building Demolition		32,700	SF	$18.50	$604,950
New Construction		51,480	SF	$545.00	$28,056,600
Existing Building Renovation		0	SF	$425.00	$0
Geothermal Bore Field & Systems Premium		51,480	SF	$22.50	$1,158,300
Carbon Neutral & Netzero Premium		51,480	SF	$18.50	$952,380
Subtotal			Av g/sf	$771.61	$39,722,618
Design/Scope Contingency		10.00%		$848.77	$3,972,262
Phasing & Logistics Costs	(Contemplates occupied Site)	3.25%		$873.85	$1,290,985
Flood plain premium	(Compensation, site, & const.)	2.50%		$873.85	$993,065
Subtotal			**Avg/sf**	**$893.14**	**$45,978,930**
Cost Escalation		**12.9%**	**Mid 2025**	**6.25%/year**	**$5,926,971**
Total Construction Cost (With Escalation)				**$1,008.27**	**$51,905,901**
Portable Classrooms for Phasing			**# CRs**	**Months**	
Portable Lease Costs	(1CR/Month)	$9,155	6	0	$0
Soft Costs		20.00%			$10,381,180
Total Project Costs				$1,209.93	$62,287,081
State Reimbursement	(based upon 2023 max.)			55.00%	($34,257,895)
Less possible ineligible costs				2.25%	$1,401,459
Estimated Total Cost to Barrington					**$29,430,646**

Sowams Elementary School

New Construction

Total Population: *286 P*
Max. Allow. Area: *51,480 SF*

Key Aspects of Proposed Option:

- *Includes comprehensive site improvements similar to that of the addition/renovation option*
- *Contemplates new construction on existing or alterative site (of similar size)*
- *Flood plain complications may limit opportunity for ideal placement of new building*
- *Includes similar premiums for sustainable site and building design + flood plain premium*

Total Project Costs: $62.3 M
Cost to Barrington: $29.4 M

Next Steps

1. Programming discussion to validate needed SF and SF/student
2. Further discussion on the desired level/extent of renovation
3. Further discussion on contingency
4. Refined construction schedule for escalation
5. Identify the critical path for the High School (projects & costs)

Tecton ARCHITECTS

RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

BARRINGTON SCHOOL BUILDING COMMITTEE

07.18.2023