



Tecton
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RIDE STAGE II SERVICES

BARRINGTON PUBLIC SCHOOLS, RI

BARRINGTON SCHOOL BUILDING COMMITTEE

08.15.2023

POSSIBLE OPTIONS



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Legend:

K-3 ⁽²⁵⁹⁾
32,700 sf

Grade Level Configuration

Total Population based on
highest 8-YR Enrollment Projection

Max. Allowable SF per RIDE
(Except Option 1 which is the existing SF)

**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⁾
49,350 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”

Four Elementary Schools to Three

9-12 ^(1,140)
219,900 sf

6

“Others ?”



VINTAGE PLANS



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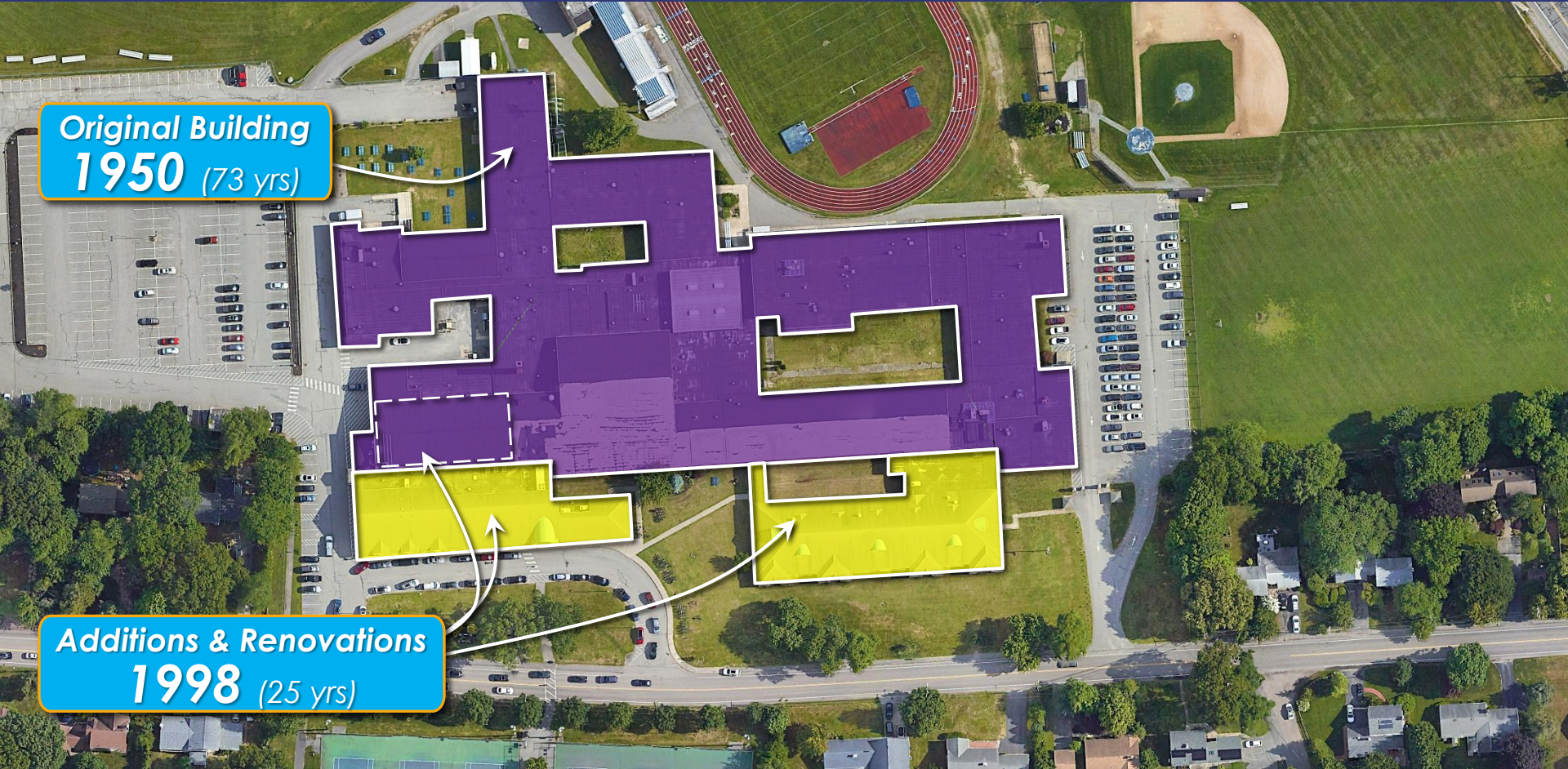
Barrington High School ~ Vintage Plan



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Original Building
1950 (73 yrs)

Additions & Renovations
1998 (25 yrs)



Hampden Meadows Elementary ~ Vintage Plan

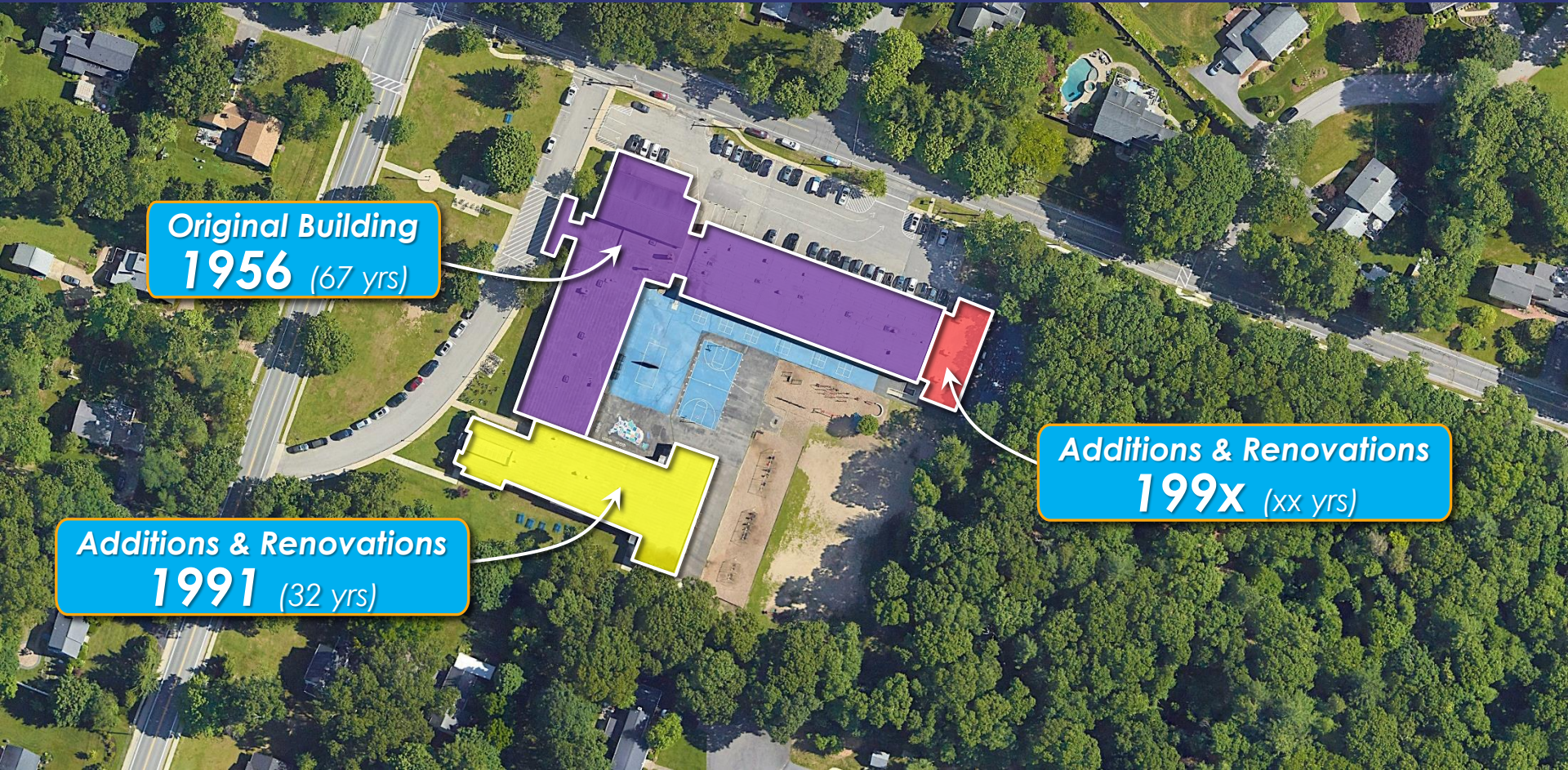


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Original Building
1956 (67 yrs)

Additions & Renovations
1991 (32 yrs)

Additions & Renovations
199x (xx yrs)



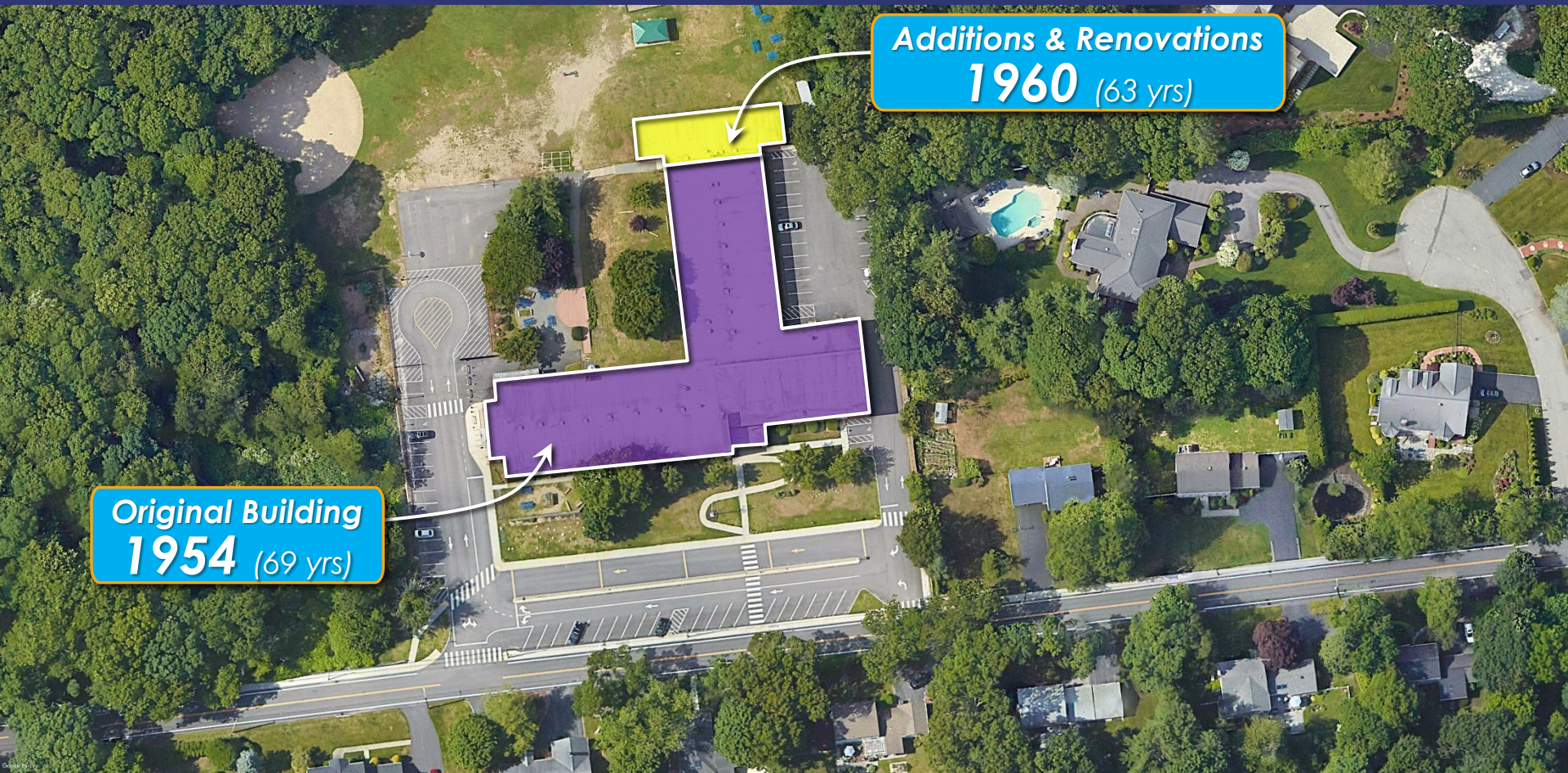
Nayatt Elementary ~ Vintage Plan



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Additions & Renovations
1960 (63 yrs)

Original Building
1954 (69 yrs)



Primrose Hill Elementary ~ Vintage Plan



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Original Building
1954 (69 yrs)

Additions & Renovations
19xx (xx yrs)

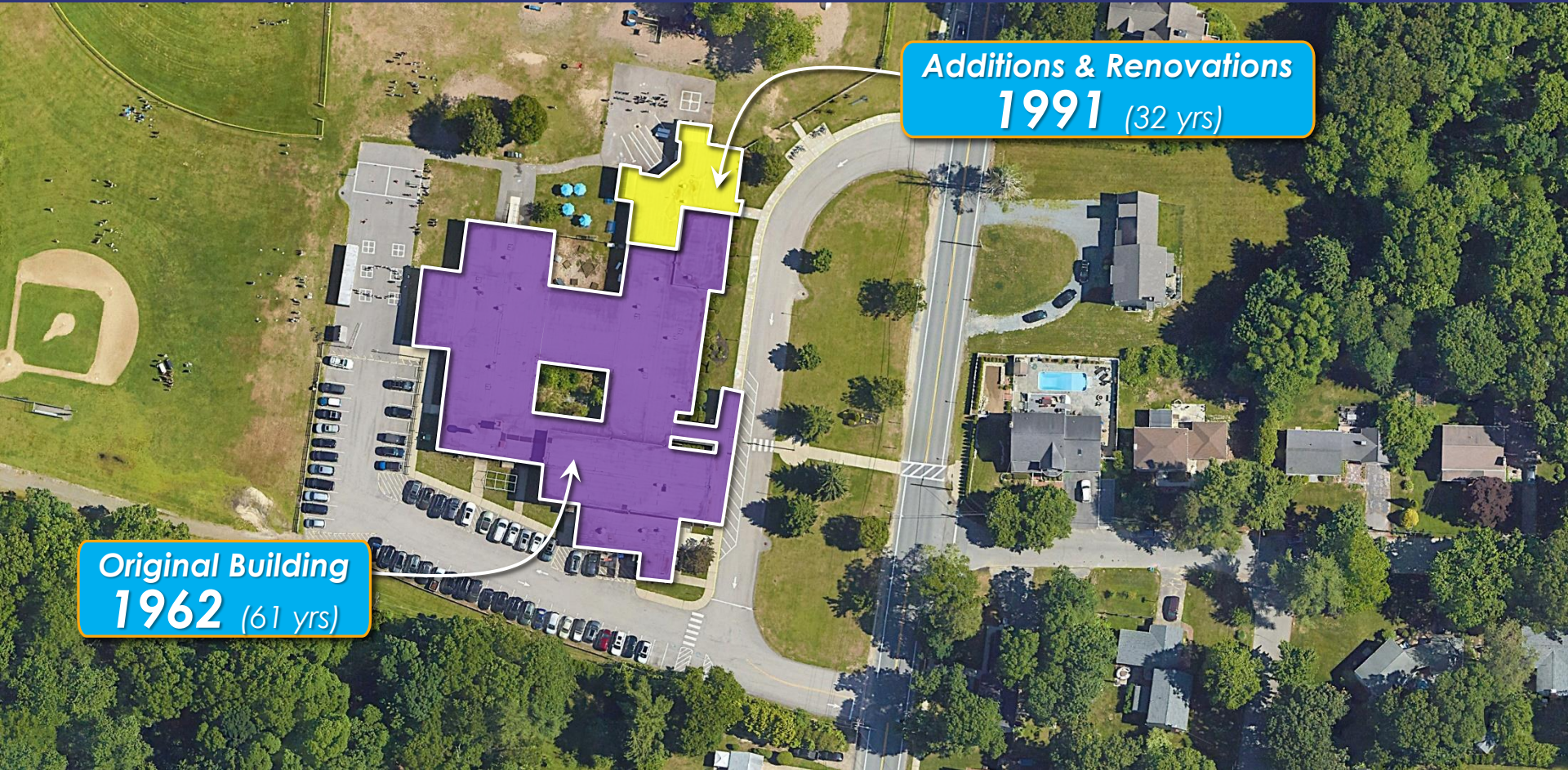
Sowams Elementary ~ Vintage Plan



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Additions & Renovations
1991 (32 yrs)

Original Building
1962 (61 yrs)



Nayatt Elementary ~ Useful Life Analysis



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Cat.	System	Expected Useful Life (EUL)	Approx. Age	% EUL Remaining	Req. RPM Replacement	Req. Upgrades
Site	Pavement & Sidewalks	25 -30 Years	30+ yrs. - Unknown	0%	YES	
	Site Lighting	20 Years	Minimal (bollards)	-		YES
	Playgrounds & fields	15 -20 Years	10 - 15 Years	25%	YES (surface)	YES
	Storm Drainage & Utilities	25 Years	None - minimal	-		YES
Arch Ext.	Roofs	25 Years	TBD	TBD	TBD	
	Windows & Doors	20 - 25 Years	20+ yrs. - Unknown	0%	YES	
	Masonry / Repointing	15 Years	20+ yrs. - Unknown	0%	YES	
	Joints and Sealants	15 Years	20+ yrs. - Unknown	0%	YES	
Arch Int.	Flooring (Wd., Resilient, Carpet)	15 Years	20+ yrs. – orig.	0 - 10%	YES	
	Ceilings (Gyp., LAT) double layer	40 Years	40+ yrs. – orig.	Varies		YES
	Millwork	30 Years	30+ yrs. – orig.	0%	YES	
	Painting / Caulking	10 Years	10+ yrs. - Unknown	0%	YES	
	Elevator / Ramps	40 Years	None		YES	
	Kitchen Equipment (limited)	25 Years	1-2 Years	95%		

Nayatt Elementary ~ Useful Life Analysis



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Cat.	System	Expected Useful Life (EUL)	Approx. Age	% EUL Remaining	Req. RPM Replacement	Req. Upgrades
F.P.	Fire Protection System	40 Years	None	-	YES	
Plumb.	Plumbing Water Piping & WH	25 Years	63-69 Yrs.	0%	YES	
	Plumbing Piping & Fixtures	40 Years	69 yrs. - Unknown	0 - 50%		YES
Mech.	Mechanical Furnace	25 Years	69 yrs. - Unknown	0%	YES	
	Mech. Equipment (AHU, Unit Vent. fan coil /1991)	25 Years	33 - 69 yrs. - Varies	0%	YES	
	Mech. Air Conditioning & Ventilation	25 Years	Limited - none	-	YES	
	Mechanical Controls	20 Years	33 - 69 yrs. - Varies	0%	YES	
Electrical	Electrical Service & Distribution	40 Years	63-69 Yrs.	0%	YES	
	Electrical Lighting (recent retrofit)	30 Years	4 – 5 Yrs.	75%		
	Electrical Generator	40 Years	None		YES	
F.A.	Fire Alarm	20 Years	Unknown	Unknown	YES	
Tech./AV	MDF, IDF, Wiring & Tech. Infrastructure	20 Years	Unknown	Unknown	YES	
P.A.	Paging Systems & Clocks	25 Years	63-69 Yrs.	0%	YES	
Sec.	Security ~ Access Control, Video	10 - 15 Years	Limited/Unknown	10-20%	YES	-

Nayatt Elementary ~ Other Conditions



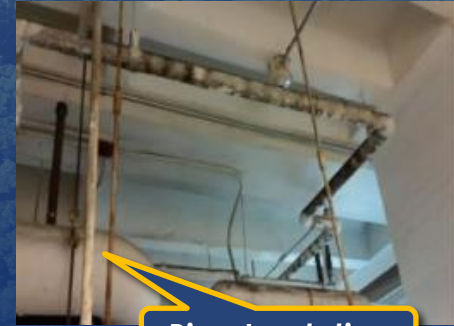
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- **Presence of ACM**

- Floor tiles
- Ceiling Plaster
- Pipe insulation
- Window caulking
- Transite panels
- Damp proofing



VAT Flooring



Pipe Insulation

- **Expected Remediation Costs ~ 1.1 ~ 1.3M**
- **Building materials and caulking were assumed to contain PCB's.**
- **ACM in good condition and does not present health issue unless it is disturbed.** (UEC:\221 371.00\Nayatt Elementary School Report.DOC Page 3 of 6)



Maintain “Break Fix” Cost Summary

- Costs escalated to 2024 (@6.5%/year)
- “Other” project costs added (General conditions, bonds, permitting, construction contingency, temporary facilities and controls and soft costs)

Jacobs Report (June 2017 Report)

**\$589
psf**

- Current deficiencies and 5-year capital renewal costs (Original \$8,675,317, Escalated \$14,357,606, TPC ~ \$20,028,861)
- **Cost to Barrington (@35%) ~ \$13,018,759**

*Historic Averages for
“Maintain ~ Break Fix”*

BPS Master Plan (KBA 12/31/2023 Report)

**\$413
psf**

- Current deficiencies (Priorities 1-5) (Original \$9,446,950, Escalated \$10,061,002, TPC ~ \$14,035,097)
- **Cost to Barrington (@35%) ~ \$9,122,813**

**\$350
to
\$425/sf**

Cost Summary & Analysis ~ Maintain "Break Fix"



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School / Origin of Cost (Report)	Year Published (Costed)	Published Cost - Direct Subcontractor Cost	2024 Cost	General Conditions	Bonds, Ins., Permit	(Unforeseen Conditions)	Temporary Facilities and Controls	Subtotal - Line Item	Line Item Contingency + Approx. Soft Costs (design, printing, advertisement, etc.)	Projected Line Item Cost	TPC per GSF	Cost to Barrington	Cost to Barrington/SF		Historica Cost Index (Low)	Historica Cost Index (High)
Barrington High School (9-12)																
Gross Area		177,660		10%	1.5%	7.5%	5.0%		12.5%			35.0%			\$350	\$425
Jacobs Report	2017	\$12,312,369	\$20,376,909	\$2,037,691	\$305,654	\$1,528,268	\$1,018,845	\$25,267,367	\$3,158,421	\$ 28,425,788	\$ 160	18,476,762		TPC	\$62,181,000	\$75,505,500
KBA Report	2023	\$36,691,158	\$39,076,083	\$3,907,608	\$586,141	\$2,930,706	\$1,953,804	\$48,454,343	\$6,056,793	\$ 54,511,136	\$ 307	35,432,239		Cost to B	\$40,417,650	\$49,078,575
Hampden Meadows Elementary (4-5)																
Gross Area		49,350														
Jacobs Report	2017	\$6,306,997	\$10,438,049	\$1,043,805	\$156,571	\$ 782,854	\$ 521,902	\$12,943,180	\$1,617,898	\$ 14,561,078	\$ 295	9,464,700		TPC	\$17,272,500	\$20,973,750
KBA Report	2023	\$9,594,066	\$10,217,680	\$1,021,768	\$153,265	\$ 766,326	\$ 510,884	\$12,669,924	\$1,583,740	\$ 14,253,664	\$ 289	9,264,882		Cost to B	\$11,227,125	\$13,632,938
Nayatt Elementary School (K-3)																
Gross Area		34,000														
Jacobs Report	2017	\$8,675,317	\$14,357,606	\$1,435,761	\$215,364	\$1,076,820	\$ 717,880	\$17,803,432	\$2,225,429	\$ 20,028,861	\$ 589	13,018,759		TPC	\$11,900,000	\$14,450,000
KBA Report	2023	\$9,446,950	\$10,061,002	\$1,006,100	\$150,915	\$ 754,575	\$ 503,050	\$12,475,642	\$1,559,455	\$ 14,035,097	\$ 413	9,122,813		Cost to B	\$ 7,735,000	\$ 9,392,500
Primrose Elementary (PK-3)																
Gross Area		36,000														
Jacobs Report	2017	\$5,336,289	\$8,831,532	\$ 883,153	\$132,473	\$ 662,365	\$ 441,577	\$10,951,099	\$1,368,887	\$ 12,319,987	\$ 342	8,007,991		TPC	\$12,600,000	\$15,300,000
KBA Report	2023	\$6,511,085	\$6,934,306	\$ 693,431	\$104,015	\$ 520,073	\$ 346,715	\$ 8,598,539	\$1,074,817	\$ 9,673,356	\$ 269	6,287,682		Cost to B	\$ 8,190,000	\$ 9,945,000
Sowams Elementary (K-3)																
Gross Area		32,700														
Jacobs Report	2017	\$2,899,830	\$4,799,204	\$ 479,920	\$ 71,988	\$ 359,940	\$ 239,960	\$ 5,951,013	\$ 743,877	\$ 6,694,890	\$ 205	4,351,678		TPC	\$11,445,000	\$13,897,500
KBA Report	2023	\$11,566,238	\$12,318,043	\$1,231,804	\$184,771	\$ 923,853	\$ 615,902	\$15,274,374	\$1,909,297	\$ 17,183,671	\$ 525	11,169,386		Cost to B	\$ 7,439,250	\$ 9,033,375

Total Project Costs : \$109.7 M
Cost to Barrington: \$71.3 M



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