



BARRINGTON MIDDLE SCHOOL PROJECT

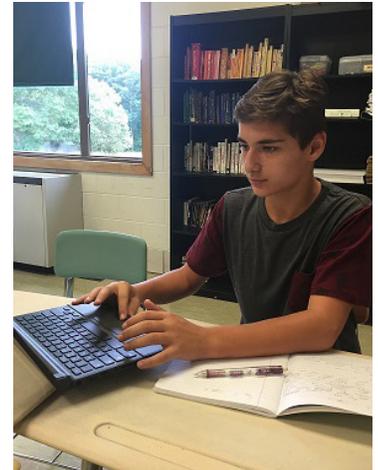
This document is intended to provide a comprehensive and detailed description of the proposed project.

THE NEED: ACADEMIC AND OPERATIONAL

The existing Barrington Middle School (BMS), built nearly 60 years ago, requires extensive repairs and renovations. Infrastructure problems include:

- Mechanical, electrical and plumbing systems that are at the end of their useful life;
- An absence of fire sprinklers throughout the building;
- A leaking roof at the end of its useful life;
- Cracks in the foundation walls, and;
- A lack of compliance with many state and federal codes, including ADA accessibility.

Building boilers have an expected useful remaining service life of 3-8 years. Hot water pumps are now 17 years old with an expected useful life of 15-20 years. Rooftop HVAC units are 17 years old and have exceeded their useful life of 15 years. The majority of electrical and plumbing systems are original to the building. A full report of the existing conditions is included in the Rhode Island Department of Elementary and Secondary Education (RIDE) Phase I report on the BMS project website.



The most recent Public Schoolhouse Assessment, conducted by the Rhode Island Department of Education (RIDE), based on data for the school year 2011-2012, evaluated the condition of all public school facilities in the state. At that time, Barrington Middle School was **one of 14 schools**, out of a total of 276 in the state, **given the lowest rating of 4 (poor)**. The report stated that schools receiving a rating of 4 “need major renovations or need to be replaced. The condition of facilities given a rating of 4 is of particular concern because it may hinder the ability to deliver 21st Century education... Generally, as school buildings age and their condition worsens, more funding is required to repair and maintain them.”

The existing building does not support delivery of the rigorous, state-of-the-art, 21st century education for which Barrington Public Schools are known. The building lacks flexible classroom space, is not designed to support the current educational programs, and existing classrooms and science laboratories do not meet the size recommendations of RIDE, are outdated, and lack adequate equipment.

THE PROPOSED NEW FACILITY

The Barrington Middle School project includes the design and construction of a new, one-level facility, with a three-story classroom wing on the current site. The proposed new school is smaller (142,500 SF) than the current school (144,400 SF), yet due to a more efficient design, maintains space for all existing programs. If approved, construction of the project would begin between July 2017 - October 2017, with a targeted building occupancy date of August 2019. These dates are preliminary and are subject to local, State and Owner approval.

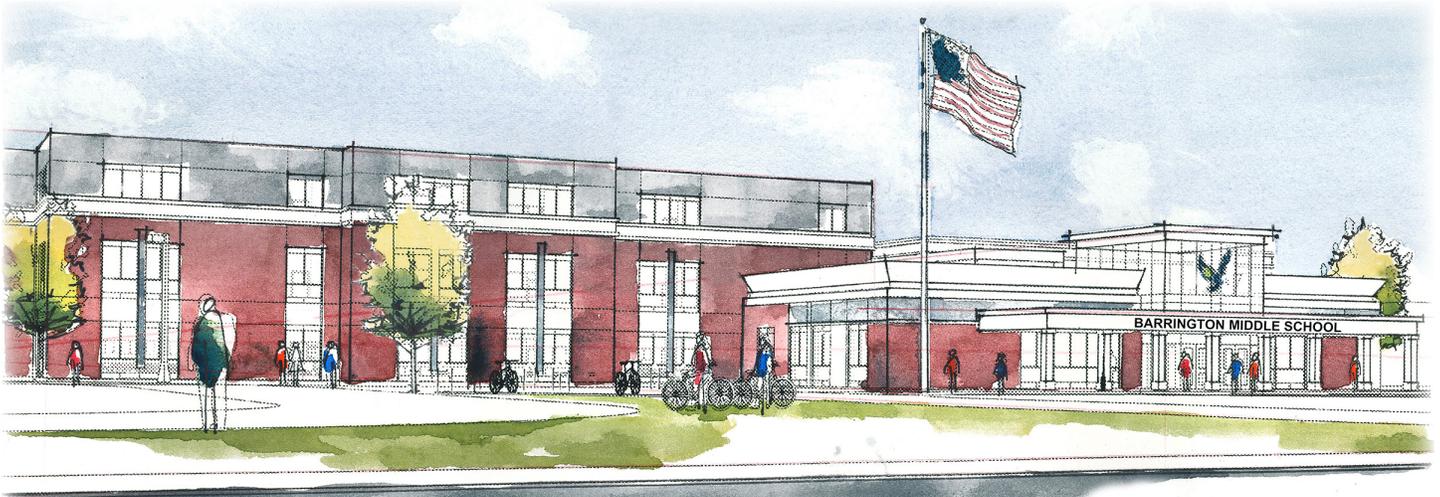
This project is one of the first projects in the state to be approved for funding under the new RIDE requirements and moving forward. RIDE has stated “The School Building Authority will ensure that all approved projects provide high quality learning environments, conserve natural resources, consume less energy, are easier to maintain, and provide educationally appropriate school facilities.” The school will meet the state’s requirements, including minimum room sizes and energy efficiencies.



BARRINGTON MIDDLE SCHOOL PROJECT

THE PROPOSED NEW FACILITY cont.

A building with a three-story classroom wing was selected as the most cost effective design. Each level of the three-story classroom wing will provide classrooms, science labs, and other program spaces for each grade. This wing will be located on the south side of the building, at the interior of the site, to mitigate its impact on Lincoln Avenue and Middle Highway neighborhoods. The configuration allows classroom areas to be easily and safely contained in case of emergency. The proposed location of the new building on the existing site will allow the BMS learning community to remain in the current facility throughout construction of the new building.



Conceptual Rendering as of September 12, 2016

The new facility will have a more secure and easily recognizable main entrance immediately adjacent to the administrative offices. Core facilities, including the gymnasium, will be located off the main entry and away from the classroom clusters to allow for community use without disturbing the academic spaces.

The new facility will include modern science labs and flexible spaces with movable walls which can be used for:

- Project-based learning;
- STEAM (Science, Technology, Engineering, Arts, and Math) learning, and;
- Interdisciplinary and collaborative learning.

The new school will include spaces that support and enhance existing programs including:

- An auditorium;
- Music education areas for band and chorus, and;
- Art, allied arts, and technology learning areas.

The new building will be designed with a minimum 50-year life expectancy and will meet all applicable local, state, and federal codes including the Americans with Disabilities Act (ADA). The new school will also take advantage of energy efficiencies and sustainable design features, including high efficiency HVAC, electrical, and plumbing systems. Per RIDE requirements, the school will meet the Northeast Collaborative for High Performance Schools (NE-CHPS) efficiency criteria. The NE-CHPS requirements are equivalent to LEED for Schools Silver Certification level. All opportunities for sustainable design elements will be reviewed and evaluated for effectiveness, cost and



BARRINGTON MIDDLE SCHOOL PROJECT

THE PROPOSED NEW FACILITY cont.

return on investment. Examples of sustainable design options include high efficiency HVAC and electrical systems, LED lighting fixtures, daylighting controls, bicycle storage areas, use of recycled and low VOC emitting materials, and rooftop solar photovoltaic panels. As the design process continues and sustainable design elements and energy efficient systems are selected, the Building Committee and the design team will explore all options for grants and refunds to help offset some costs.

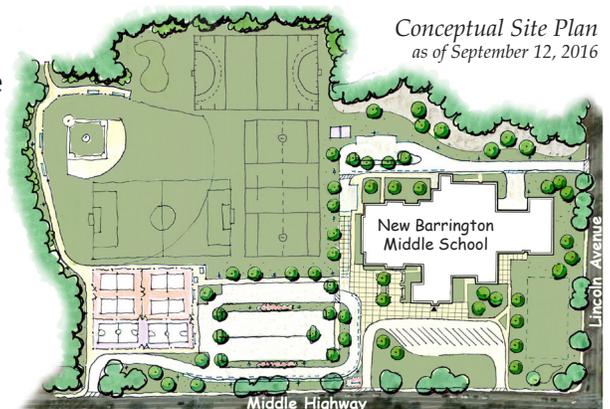
The majority of the new building will have some level of air conditioning, with the exception of the kitchen and custodial areas. Classrooms will be partially air conditioned by a displacement dehumidification ventilation system that can maintain indoor air temperatures of approximately 78 degrees and humidity levels of approximately 55%. Locker rooms will be dehumidified to levels similar to that of classrooms. Other spaces, including the gym, cafeteria, auditorium, media center, and administrative offices will be air conditioned.

Furniture and equipment will be upgraded and replaced as part of the new school project. Technology improvements will be made throughout the new school facility including wall-mounted televisions in common areas for announcements and updates, and dedicated outlets at teachers' desks for computers and printers. Classrooms and the Learning Commons will have interactive white boards with projectors connected to teachers' computers. The electrical system will be designed to support all technology improvements. Building security measures will include the installation of security cameras, key card access systems, and a direct fire alarm connection to the Barrington Fire Department.

All outdoor athletic facilities, including athletic fields, tennis courts, basketball courts, and the ball wall will be relocated on the existing site. The new multi-purpose athletic fields will provide comparable playing area and have improved drainage systems. At this time, there are no plans for lighting of the athletic fields. Barrington Public Schools will work collaboratively with the Town to address athletic field needs during construction.

Site improvements associated with the new school include:

- A dedicated bus loop off of Middle Highway to improve traffic flow and safety;
- Improved parent drop-off locations and circulation as well as improved emergency access through Middle Highway and Lincoln Avenue entrances, and;
- A dedicated right-hand turning lane from Lincoln Avenue onto Middle Highway and improved signaling to mitigate existing traffic congestion during peak use. These enhancements will also improve historic drainage issues at this intersection.



FINANCES

The middle school project will be financed by a municipal bond, which must be approved by the residents of Barrington in a referendum vote on Tuesday, November 8, 2016. If the referendum is not approved, the project will not move forward.



BARRINGTON MIDDLE SCHOOL PROJECT

FINANCES cont.

The total project cost will not exceed \$68.4 million. This figure includes both construction and soft costs (e.g. architecture/engineering fees, testing, permitting). The Barrington School Committee and Middle School Building Committee have worked with the project architect to make multiple design modifications and reduce the initial cost estimate of \$85 million to a “not to exceed” budget of \$68.4 million. This substantial decrease was achieved with design and programmatic efficiencies which resulted in square footage savings while keeping the educational program goals intact. These changes were approved by the Building Committee in August, 2016. As the design is further developed, the Building Committee will continue to work with the architect to further refine all aspects of the design and to produce a final detailed cost estimate.

In 2015, the State of Rhode Island lifted a four-year moratorium on state-assisted funding of public school construction, resulting in significant statewide demand for school construction funds. The State has limited funds available to be awarded to municipalities on a competitive basis. *The Town of Barrington is one of only a few municipalities whose proposed school construction project has received approval from RIDE* to move forward with construction in 2017, pending approval of the local bond referendum scheduled for November 8, 2016. If the referendum is approved and the project moves forward, the Town of Barrington will receive a minimum 35% reimbursement of eligible costs from the State of Rhode Island. This estimated reimbursement of \$16 million was approved by RIDE in May 2016. If specific energy efficient design goals are met, the estimated reimbursement may be increased to 39%.

Project costs eligible for reimbursement include costs associated with the design and construction of a school building in accordance with RIDE’s approved square footage per student ratio. RIDE’s approved building size for a middle school is 160 SF per student. The total eligible square footage is based on RIDE-approved student enrollment and the RIDE square footage per student ratio. RIDE uses a cost factor of \$330 per SF. The reimbursement calculation for the Barrington Middle School project is as follows:

| | |
|--------------------------------|--------------------|
| RIDE Approved Enrollment: | 841 |
| RIDE SF Allotment per Student: | <u> x 160</u> |
| | 134,560 |
| RIDE Cost/SF: | <u> x \$330</u> |
| Eligible Costs: | \$44,404,800 |

Since the proposed project is a new facility, additional eligible costs include those associated with furniture, fixtures, and equipment (FF&E), and technology.

| | |
|---------------------------|---------------------|
| RIDE Approved Enrollment: | 841 |
| FF&E Rate Factor: | <u> x \$2400</u> |
| Eligible Costs: | \$2,018,400 |

Total Eligible Costs: \$44,404,800 + \$2,018,400 = \$46,423,200

Minimum State Reimbursement: \$46,423,200 x 35% = \$16,248,120

Maximum State Reimbursement: \$46,423,200 x 39% = \$18,105,048



BARRINGTON MIDDLE SCHOOL PROJECT

FINANCES cont.

Ineligible costs include any costs for construction in excess of the approved square footage, demolition of existing facilities (which is estimated to cost \$3.8 million and includes safe removal of hazardous materials), and legal services.

The estimated property tax rate impact of a 25-year, \$68.4 million bond, at a rate of 3.4%, net of State reimbursement, is \$1.12 per \$1,000 which translates to an annual increase of \$448 for a home valued at \$400,000.

Because of the moratorium on state reimbursement for new school construction in Rhode Island, there have been no new middle school construction projects available for comparison. The Barrington Middle School building project proposal has a “not to exceed” cost of \$68.4 million, with an estimated \$480 cost per square foot. Ten new middle schools were approved in Massachusetts with a project start date on or after January 1, 2014, with total project costs ranging from \$44.5 million - \$110.7 million, and \$415 - \$609 per square foot.

THE PROCESS

A Facilities Committee was formed in 2009 to review the status of all the District’s school buildings. This committee oversaw the development of a District-wide Facilities Assessment Report. As a result of this assessment, recommendations were made to the School Committee regarding necessary health and safety improvements at each of the schools. The required improvements to the middle school were numerous and extensive. In December, 2013, supported by the findings published in the FY2013 RIDE Public Schoolhouse Assessment, the School Committee decided to establish a Barrington Middle School Building Committee to examine the needs and challenges of the Barrington Middle School, and to develop an economical and efficient solution.

When the State announced the end of the moratorium on school building funds, Barrington took immediate steps to be among the first communities to apply for the new funding, given the significant facilities needs identified at the Barrington Middle School. A comprehensive, detailed assessment of Barrington Middle School was conducted in 2010 and updated in 2015 as part of the RIDE Stage I application. This assessment identified the repairs and improvements required to bring the school into compliance with existing local, state and federal building and life safety codes.

To determine how best to address and mitigate the extensive deficiencies at the middle school, four scenarios were considered as part of the RIDE Stage II application. Current and projected program needs were evaluated extensively and included in the consideration of these alternatives. The four scenarios were as follows:

- Improvements to bring the existing school into compliance with current applicable codes (this solution does not address programmatic needs);
- Renovation of the existing building to comply with current codes and to better accommodate the current and projected programmatic needs (estimated at a higher cost with a longer construction period than new construction, and would require temporary displacement of students and staff);
- Construction of a new school building on the existing site (the current proposal), and;
- Construction of a new school building on another site – no alternate sites were viable.



BARRINGTON MIDDLE SCHOOL PROJECT

THE PROCESS cont.

Based on the outcome of this study, the Barrington Middle School Building Committee determined the best alternative for the Town was to construct a new middle school on the existing site. The Building Committee has since worked to reduce and refine the size of the proposed new facility and achieve square footage savings while maintaining the educational program goals. This has resulted in the reduction of the size of the school from 165,000 SF with a project cost of \$85 million to the proposed 142,500 SF and \$68.4 million project cost.

BASIC REPAIRS AND MAINTENANCE WITHOUT STATE FUNDING: THE “GO IT ALONE” OPTION

If the new building project is not supported at referendum, the alternative option is to “Go It Alone,” i.e., to make necessary upgrades and repairs to the existing building with no guarantee of state reimbursement. The Barrington Public Schools would have to proceed with a series of self-funded capital projects to address maintenance costs for a building that does not meet the district’s long term educational or financial goals.

Repairs would not be eligible unless the district were to pursue another RIDE Necessity of Construction approval, or in case of an emergency, were to seek an emergency approval under the Commissioner’s authority to approve projects under \$500,000.

The Barrington Public Schools would continue to maintain and repair the existing building and invest in necessary capital repairs and upgrades without guarantee of state reimbursement.

Required Maintenance and Upgrade Costs for BMS:

| | |
|------------------------------------------|---------------------|
| ADA Compliance & Statutory: | \$ 1,750,883 |
| Electrical, Plumbing & HVAC: | \$ 3,547,589 |
| Exterior, Roof & Grounds: | \$ 1,455,924 |
| Interior: Ceilings, Floors, Walls, etc.: | <u>\$ 4,217,064</u> |
| Total: | \$10,971,460 |

These capital projects include repairs for basic infrastructure, maintenance and safety updates to comply with modern fire codes, and updates to comply with the Americans with Disabilities Act (ADA.) ***These repairs and maintenance projects would stabilize the building systems and structures at a cost of nearly \$11 million.***

Barrington Middle School has some furniture that is over 40 years of age that would not be replaced. This cost does not provide for any modernization of the educational facility, such as technology and laboratory upgrades. In addition, all athletic fields and courts would remain in their current condition.

Building construction costs over the last several years have exceeded the Consumer Price Index Rate of Inflation; based on an escalation factor of 3.5%, the construction cost for a new Barrington Middle School is estimated to increase by a minimum of \$2 million annually for every year the project is delayed. There is also no guarantee that the State will continue to make school building funds available, or that another application from Barrington would be approved. The existing Middle School will become increasingly limited in its ability to adopt innovative practices necessary to deliver a rigorous middle school education that prepares students for success in high school, college and career.

For more information, please visit: www.BMSproject.org.