

GREENWICH PUBLIC SCHOOLS

Greenwich, Connecticut

Date of Meeting: March 20, 2014

Title of Item: New Lebanon School Pre-Feasibility Study

Policy Reference: E - 051

REQUEST FOR BOARD ACTION OR PRESENTATION OF INFORMATIONAL ITEM

X Action Requested _____ Informational Only

Submitted By: William S. Mckersie, PhD

Position: Superintendent

I will be present at Board meeting to explain if called upon:

X
Yes

No

Overview

At the October 10, 2013 Board of Education Work Session, the Board of Education authorized \$25,000 from the current operating budget to perform a limited focus study on New Lebanon Elementary School.

The Pre-Feasibility Study provides a “jump start” for the full Feasibility Study, which will be paid for by capital funds of \$100,000 (requested for FY 2014-2015). If capital funds are available, a Request for Proposals (RFP) will be released in the spring 2014 to begin July 1, 2014.

Attached is the Pre-Feasibility Study of expansion options at New Lebanon Elementary School. In preparing the document, KSQ (District's architect) met numerous times with the Superintendent, Managing Director of Operations, Director of Facilities, and New Lebanon School Principal.

Highlights

- The benchmark analysis shows New Lebanon School is below average as compared to all District elementary schools in numerous site features, classroom inventory and all core common areas.
- Preliminary Planning & Zoning review suggests that there is sufficient floor area ratio to expand on present location. However, other site characteristics, such as steep slopes, place constraints on construction.

- The maximum square feet calculation, potential state reimbursement, and draft education specification is based on the current grade configuration (e.g. no PreK). Any modifications to grade configuration will adjust calculations, etc.
- Five options were reviewed. Only Options C and D meet education/program needs. Options A-C requires swing space during construction.
- Independent cost analysis estimates construction costs between \$29.9M to \$34.7M. Estimates do not include architect/design fees. Cost estimates will change as design progresses.
- Construction schedule anticipates start date of July 2016 with 18-24 month construction window, depending on option. Estimated completion date is January/June 2018.

Next Steps

There are major next steps identified at the close of the study. Some steps of note are:

- Create master project schedule.
- To be eligible for the 80% Diversity Grant reimbursement, the Board of Education will need to include additional magnet seats at New Lebanon in Greenwich's plan to address identified racial imbalances submitted to the State of CT.
- Release RFP for Full Feasibility Study.
- Exploring timing of creation of Building Committee.

Recommend Action

None at this time.



STUDY
COLLABORATE
DESIGN



GREENWICH PUBLIC SCHOOLS

New Lebanon ES Feasibility Expansion Study

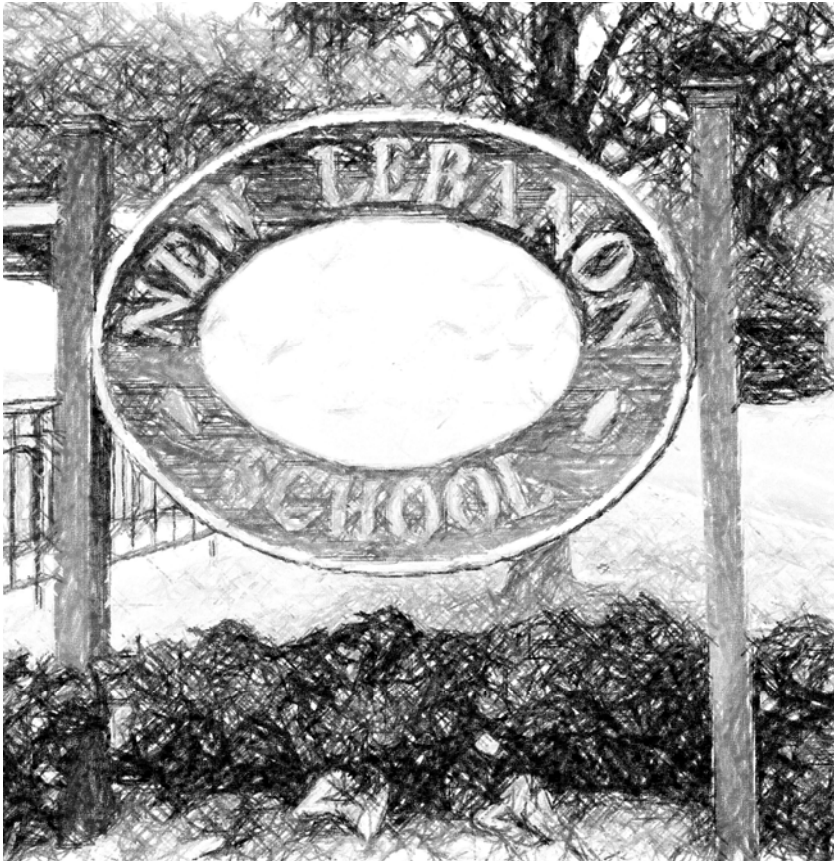
New Lebanon School (K-5)
25 Mead Avenue, Greenwich, CT

20 March 2014

KSQ Architects PC



STUDY
COLLABORATE
DESIGN



GREENWICH PUBLIC SCHOOLS

New Lebanon ES Feasibility Expansion Study

Report Contents:

Preliminary Benchmark Analysis	[3-10]
Planning & Zoning Overview	[11-16]
CT State School Construction Grants	[17-20]
Proposed Space Allocation	[21-24]
Alternative School Expansion Diagrams	[25-45]
Concept Comparisons	[46-50]
Next Steps	[51-52]

KSQ Architects PC



STUDY
COLLABORATE
DESIGN



GREENWICH PUBLIC SCHOOLS

New Lebanon ES Feasibility Expansion Study

Preliminary Benchmarking Analysis

KSQ Architects PC



STUDY
COLLABORATE
DESIGN



PRELIMINARY BENCHMARKING ANALYSIS

DEFINITION OF TERMS



BUILDING ENTRANCE



Site Features

Outdoor athletic and play facilities at each school will be sufficient to support its student population and its programmatic needs, and will be equitable across the District.

Classroom Inventory

All school facilities will contain sufficient classroom space to accommodate class size guidelines and the curriculum, as well as the programmatic needs and policies approved by the Board of Education.

Core Common Areas

Each school building will contain core facilities space sufficient for that school's student population. Core facilities include but are not limited to gymnasiums, auditoriums, cafeterias, media centers, computer labs, teacher work areas, music rooms, art rooms and storage areas.

Floor Area Comparisons

- Gymnasium
- Cafeteria
- Media Center

District / CT State Elementary Benchmark

This report recognizes the Glenville Elementary School as a district wide benchmark for the Town of Greenwich, for educational program and floor area space standards.



STUDY
COLLABORATE
DESIGN



PRELIMINARY BENCHMARKING ANALYSIS

SITE FEATURES

	School	Access to Playgrounds	Open Field Space	Parking Spaces	# per staff	Courtyards	Kindergarten Playspace	Community Walkability
	Cos Cob	●	●	● ± 75	1.3	●	●	●
	Glenville	●	●	● ± 100	1.9	●	●	○
(m)	Hamilton Ave	●	●	● ± 50	0.6	●	●	●
(m)	ISD	●	●	● ± 50	1.0	○	●	○
(m)	Julian Curtiss	●	●	● ± 75	1.2	●	●	●
	North Mianus	●	●	● ± 90	1.4	●	●	●
	North Street	●	●	● ± 50	0.9	○	●	○
	Old Greenwich	●	●	● ± 75	1.3	●	●	●
	Parkway	●	●	● ± 75	1.9	●	●	●
	Riverside	●	●	● ± 50	0.8	○	●	●
(m)	New Lebanon	●	●	● ± 30	0.5	○	●	●



Meets or exceeds
average



Meets
average



Below
average



Not
Applicable



District E.S.
Benchmark



(m) Magnet
School



Basis for
Study



STUDY
COLLABORATE
DESIGN



PRELIMINARY BENCHMARKING ANALYSIS CLASSROOM INVENTORY

	School	Instructional Classrooms	Class Size (8yr High)	Class Size (Current)	Average Class Size	K-Classroom	1 st Grade	2 nd Grade	3 rd Grade	4 th Grade	5 th Grade
	Cos Cob	23	490	445	21.3	960 sf	980 sf	750 sf	715 sf	715 sf	775 sf
	Glenville	22	433	406	19.7	1,000 sf	900 sf	850 sf	850 sf	850 sf	850 sf
(m)	Hamilton Ave	20	339	335	16.9	880 sf	800 sf	800 sf	800 sf	800 sf	775 sf
(m)	ISD	18	378	378	21	730 sf	930 sf	750 sf	730 sf	745 sf	740 sf
(m)	Julian Curtiss	18	345	345	19.2	835 sf	745 sf	740 sf	765 sf	750 sf	740 sf
	North Mianus	23	464	448	20.2	1,000 sf	850 sf	750 sf	815 sf	675 sf	700 sf
	North Street	23	368	368	16	980 sf	825 sf	830 sf	840 sf	860 sf	800 sf
	Old Greenwich	23	397	397	17.3	950 sf	860 sf	705 sf	705 sf	705 sf	860 sf
	Parkway	16	225	225	14.1	820 sf	765 sf	765 sf	800 sf	825 sf	750 sf
	Riverside	24	495	495	20.6	1,045 sf	875 sf	710 sf	715 sf	715 sf	715 sf
(m)	New Lebanon	14	293	263	21	*1,000 sf	720 sf	720 sf	670 sf	670 sf	675 sf

* 1995 Addition – Two (2) 1,000 sf K-Classrooms



District E.S.
Benchmark



(m) Magnet
School



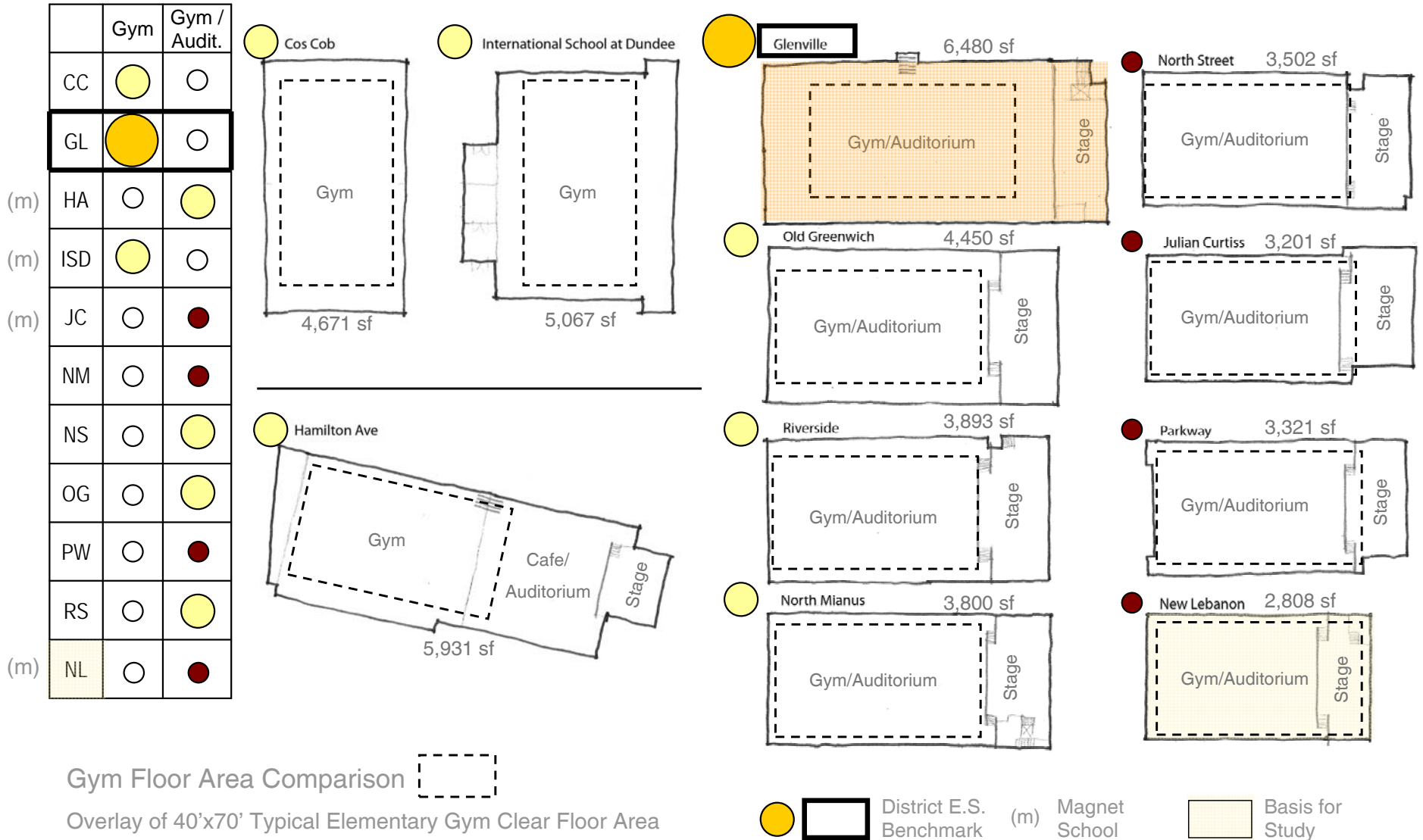
Basis for
Study



STUDY
COLLABORATE
DESIGN



PRELIMINARY BENCHMARKING ANALYSIS CORE COMMON AREAS - GYM/AUDITORIUM



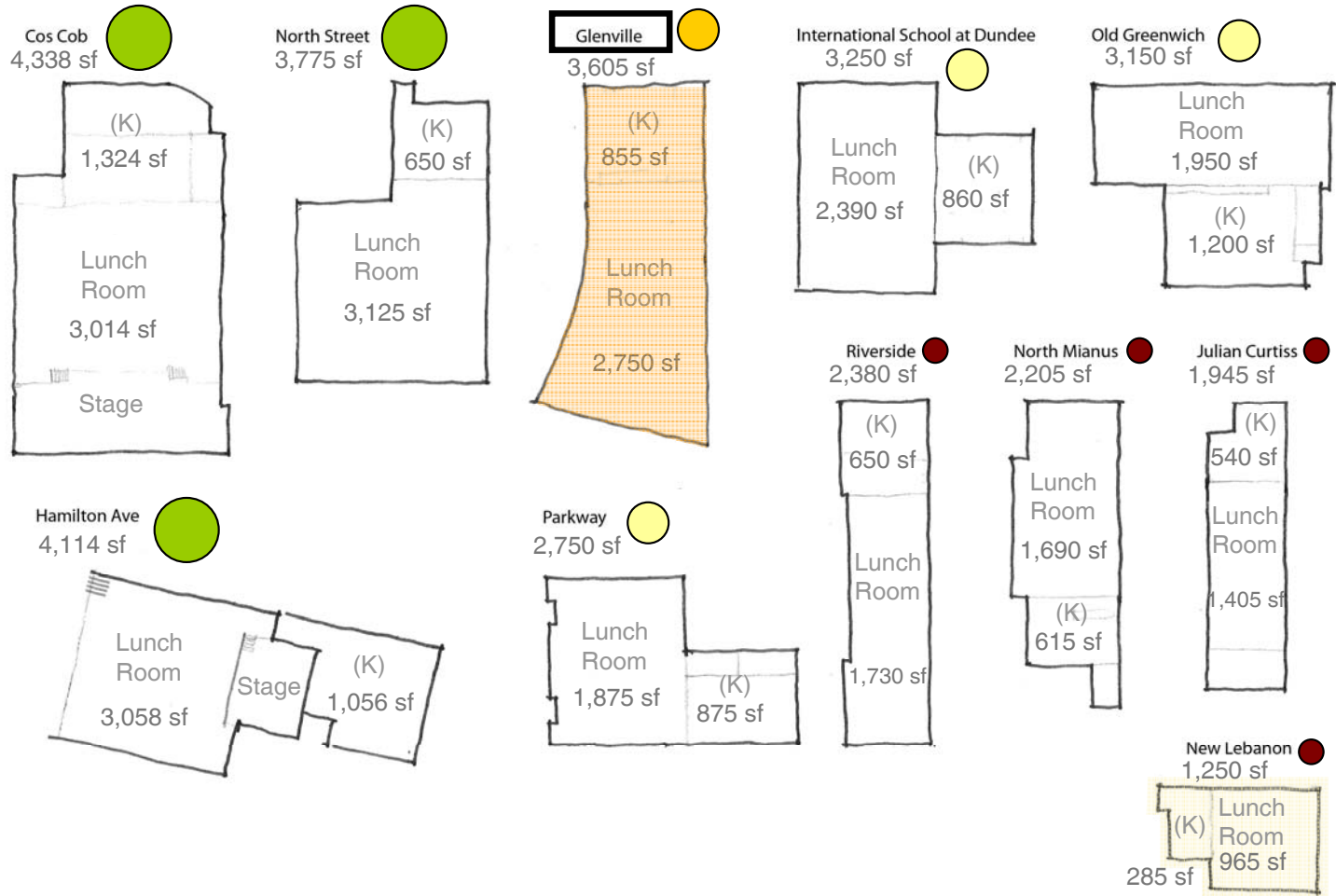


STUDY
COLLABORATE
DESIGN



PRELIMINARY BENCHMARKING ANALYSIS CORE COMMON AREAS - CAFETERIA & KITCHEN

	Cafe	Cafe / Audit.	sf per student
CC	○	●	9.75
GL	●	○	8.87
(m) HA	○	●	12.28
(m) ISD	●	○	8.59
(m) JC	●	○	5.64
NM	●	○	4.92
NS	●	○	10.25
OG	●	○	7.93
PW	●	○	12.20
RS	●	○	4.80
(m) NL	●	○	4.75



Cafeteria Floor Area Comparison:

Lunch Room & Kitchen

(K) Kitchen

● District E.S. Benchmark

(m) Magnet School

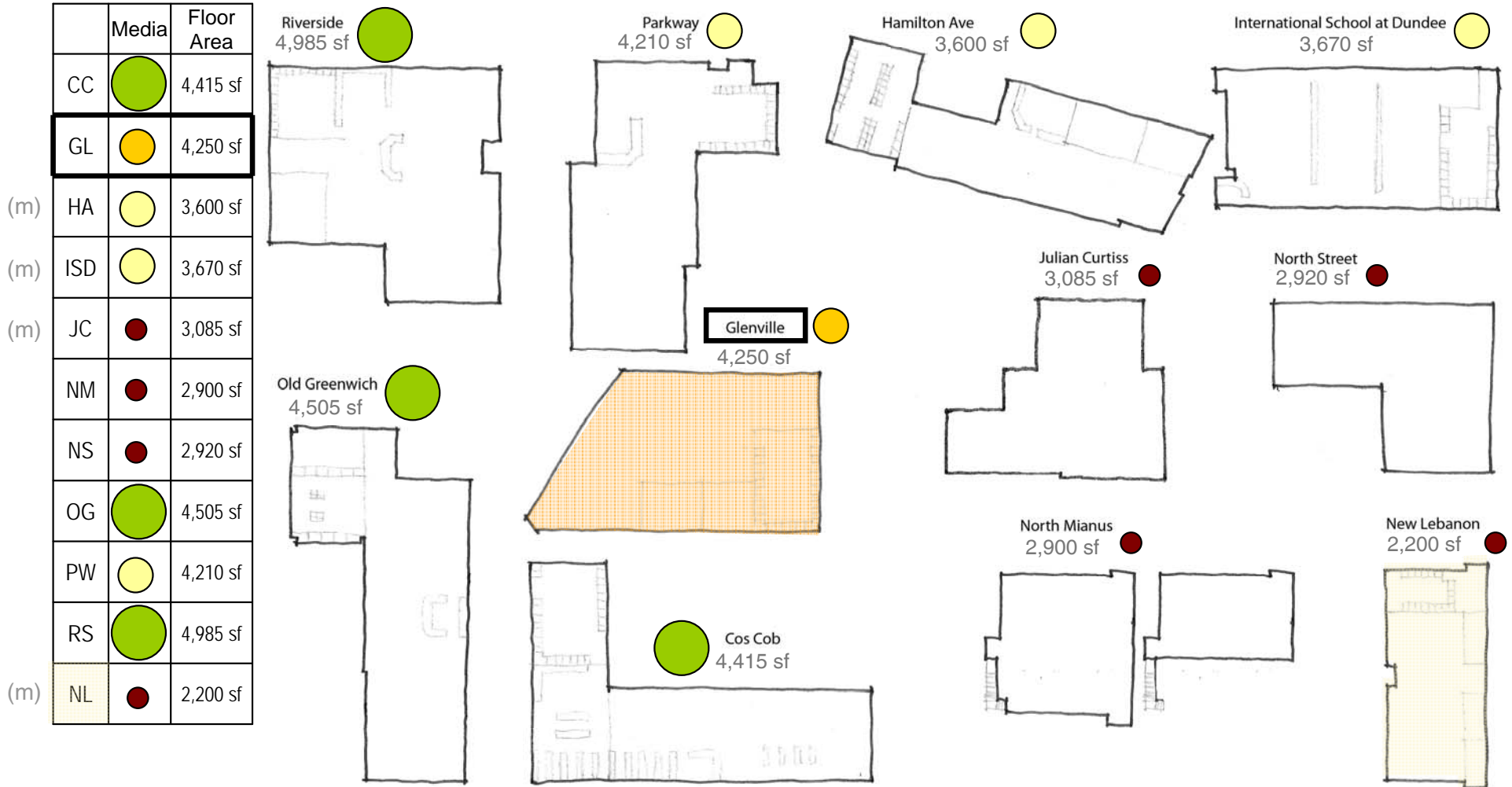
■ Basis for Study



STUDY
COLLABORATE
DESIGN



PRELIMINARY BENCHMARKING ANALYSIS CORE COMMON AREAS - MEDIA CENTER



Media Center Floor Area Comparison:

Stacks, Meeting Room, Computer Room

District E.S. Benchmark (m) Magnet School Basis for Study



STUDY
COLLABORATE
DESIGN



PRELIMINARY BENCHMARKING ANALYSIS SUMMARY - CORE COMMON AREAS

	School	Cafeteria	Gymnasium	Gym/Audit.	Cafetorium	Media Center	Music	Art	Community / PTA Room
	Cos Cob	○	●	○	●	●	●	●	○
	Glenville	●	●	○	○	●	●	●	●
(m)	Hamilton Ave	○	○	●	●	●	●	●	●
(m)	ISD	●	●	○	○	●	●	○	○
(m)	Julian Curtiss	●	○	●	○	●	●	○	○
	North Mianus	●	○	●	○	●	●	○	○
	North Street	●	○	●	○	●	●	○	○
	Old Greenwich	●	○	●	○	●	●	○	○
	Parkway	●	○	●	○	●	●	○	○
	Riverside	●	○	●	○	●	●	○	○
(m)	New Lebanon	●	○	●	○	●	●	○	○



Meets or exceeds average



Meets average



Below average



Not Applicable



District E.S. Benchmark



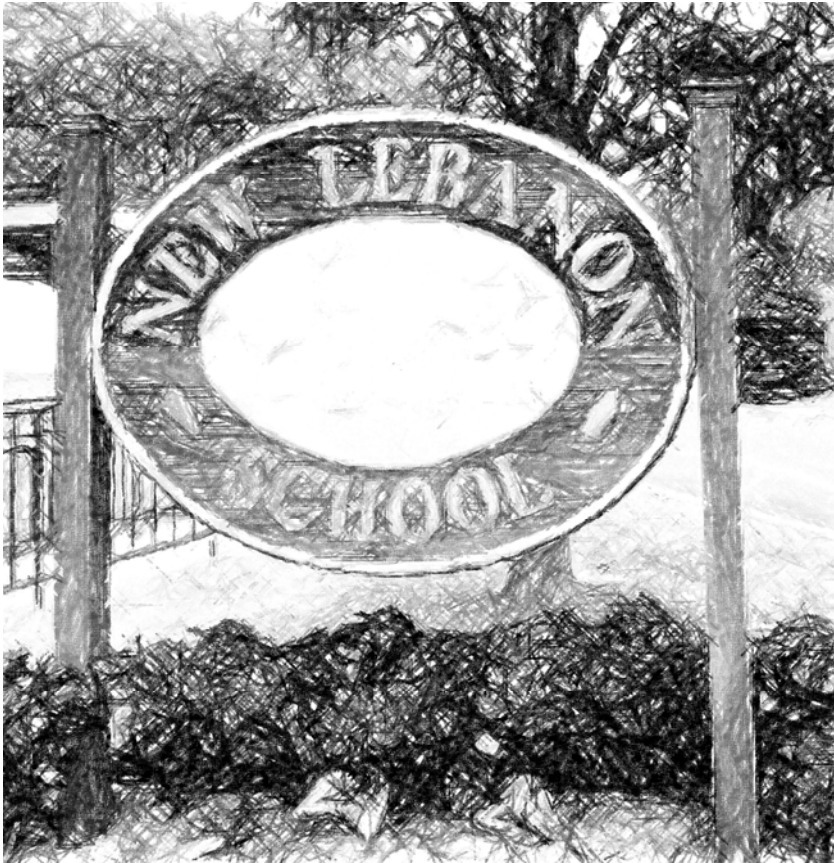
(m) Magnet School



Basis for Study



STUDY
COLLABORATE
DESIGN



GREENWICH PUBLIC SCHOOLS

New Lebanon ES Feasibility Expansion Study

Town of Greenwich Planning & Zoning Overview

KSQ Architects PC



STUDY
COLLABORATE
DESIGN



PLANNING & ZONING OVERVIEW

DEFINITION OF TERMS



25 Mead Avenue

KSQ Architects has completed an overview of the Town of Greenwich Planning & Zoning regulations as these regulations apply to the New Lebanon School Campus.

KSQ Architects also met with Town of Greenwich Planner Marek Kosikowski on 26 November 2013 in order to confirm basic assumptions.

Site Characteristics

The campus at 25 Mead Avenue is a dynamic site that presents various features such as steep slopes, rock outcropping, dense forest and proximity to I-95.

Greenwich Zoning Approvals

An example of the Town of Greenwich Planning & Zoning approval process with a benchmarking timeline.



NORTH



STUDY
COLLABORATE
DESIGN



PLANNING & ZONING OVERVIEW 25 MEAD AVENUE



NORTH

Campus is assembled from 3 parcels and totals approximately 5 Acres.



STUDY
COLLABORATE
DESIGN

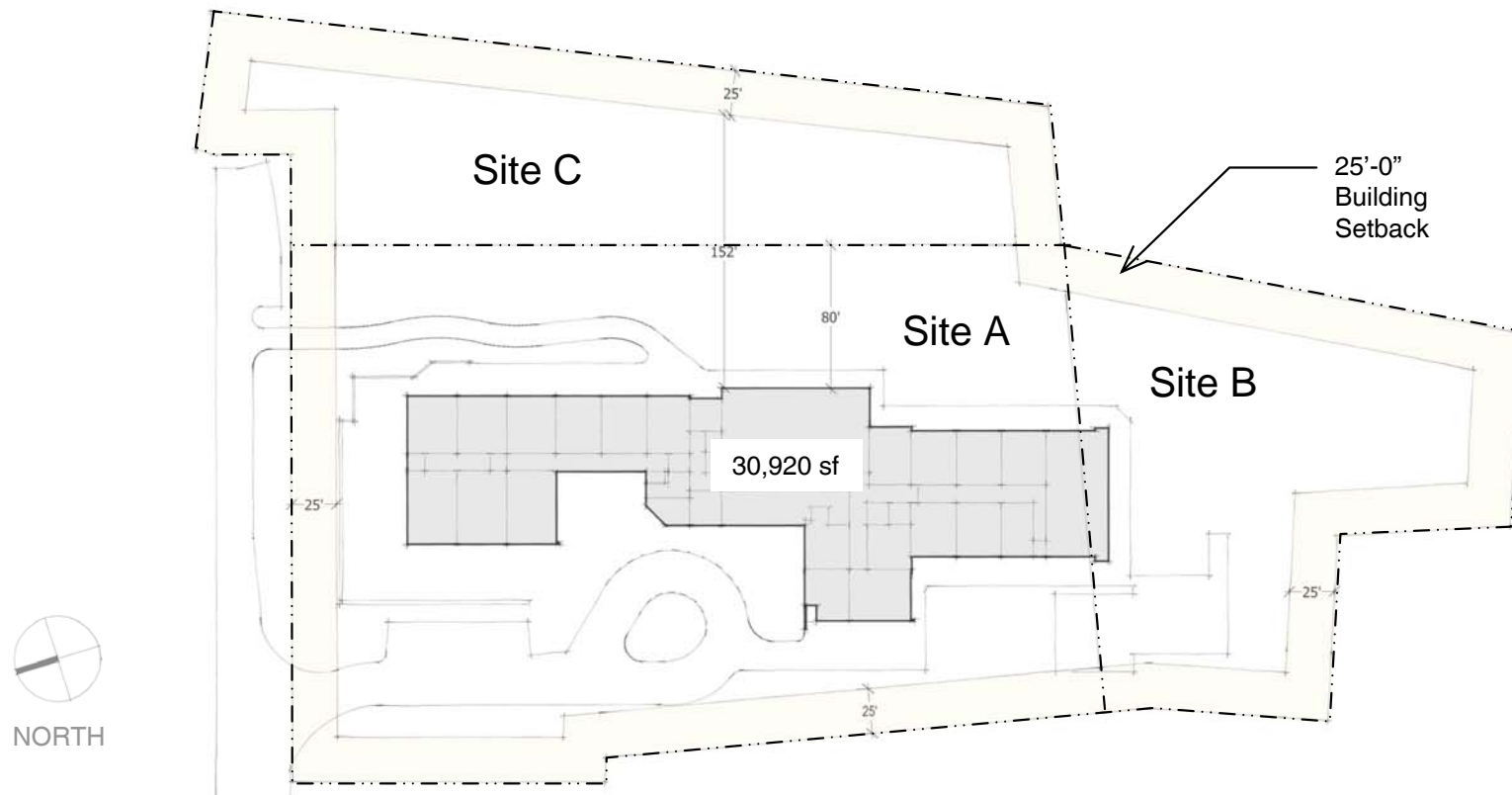


PLANNING & ZONING OVERVIEW

25 MEAD AVENUE

Schedule of Zoning Criteria

	Lot Area (sf/ac)	F.A.R. Permitted	Max Achievable Floor Area	Total Existing Floor Area	Front Yard (ft.)	Side Yard (ft)	Rear Yard (ft.)	Building Height (ft. / stories)
Existing Site (A+B)	172,188 sf / 3.9	.55	94,703 sf	30,920 sf (.18)	25 ft	25 ft	25 ft	35 ft / 3
Full Site (A+B+C)	219,185 sf / 5.0	.55	120,551 sf	30,920 sf (.14)	25 ft	25 ft	25 ft	35 ft / 3





STUDY
COLLABORATE
DESIGN



PLANNING & ZONING OVERVIEW SITE CHARACTERISTICS



NORTH

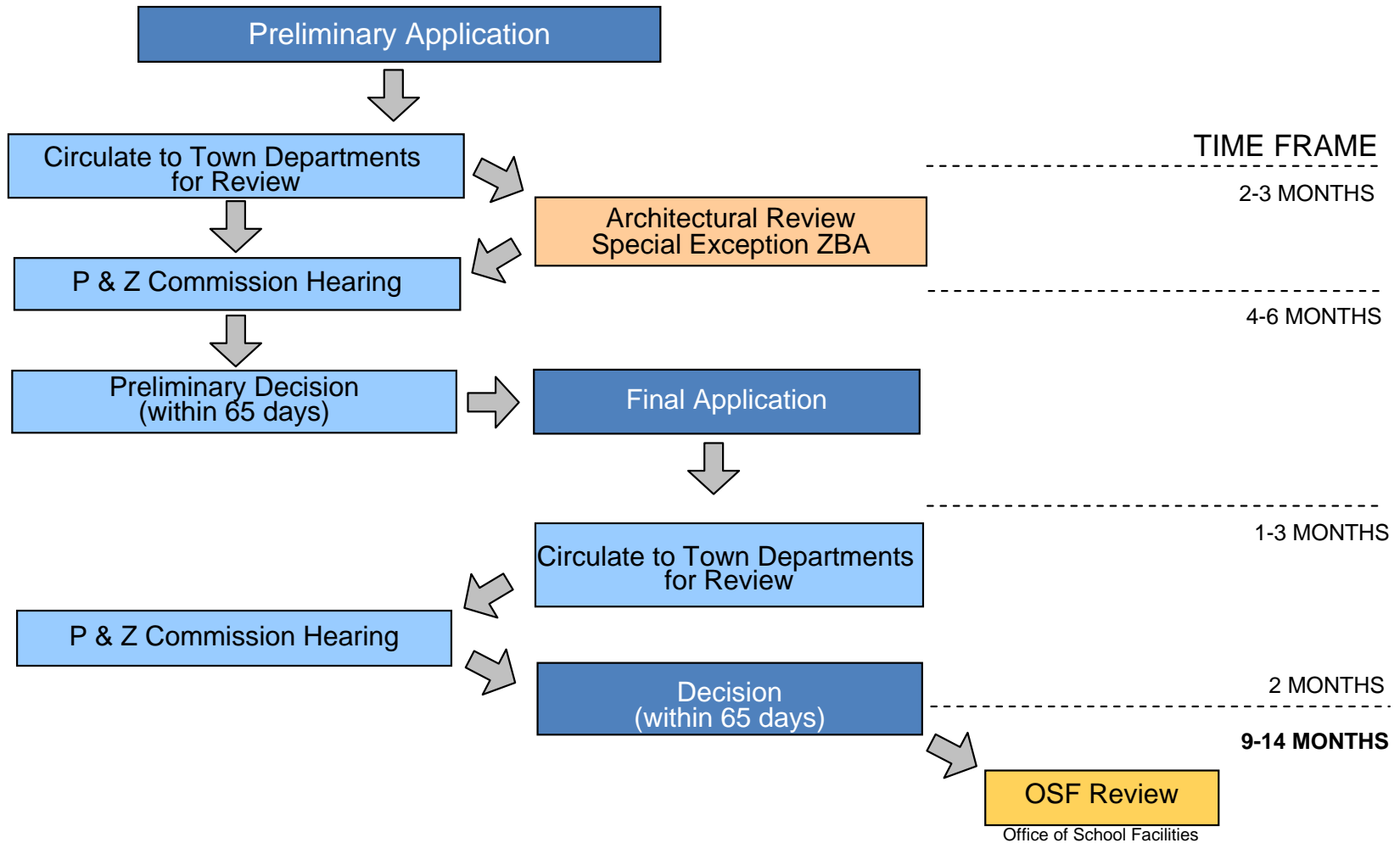
- | | | |
|--|--|------------------------------------|
| A Steep Slopes (+/- 30' elev. change) | D Proximity to single-family homes | G Proximity to Town Library |
| B Open space / recreation | E Limited on-site parking | |
| C Proximity to I-95 | F Dense forested area / ravine
(with steep slopes) | |



STUDY
COLLABORATE
DESIGN



PLANNING & ZONING OVERVIEW GREENWICH ZONING APPROVALS





STUDY
COLLABORATE
DESIGN



GREENWICH PUBLIC SCHOOLS

New Lebanon ES Feasibility Expansion Study

CT State School Construction Grants

KSQ Architects PC



STUDY
COLLABORATE
DESIGN



CT STATE SCHOOL CONSTRUCTION GRANTS REIMBURSEMENT BONUS APPROVALS

State Reimbursement by Connecticut State Statute C.G.S. 10-286h Diversity Schools = 80%

Proportion of pupils of racial minorities in all grades of the school is greater than twenty-five percent (25%) of the proportion of pupils of racial minorities in the public schools in all of the same grades of the school district.

School Board must demonstrate evidence of a good-faith effort to correct the existing disparity in the proportion of pupils of racial minorities in the District, as determined by the Commissioner of Education.

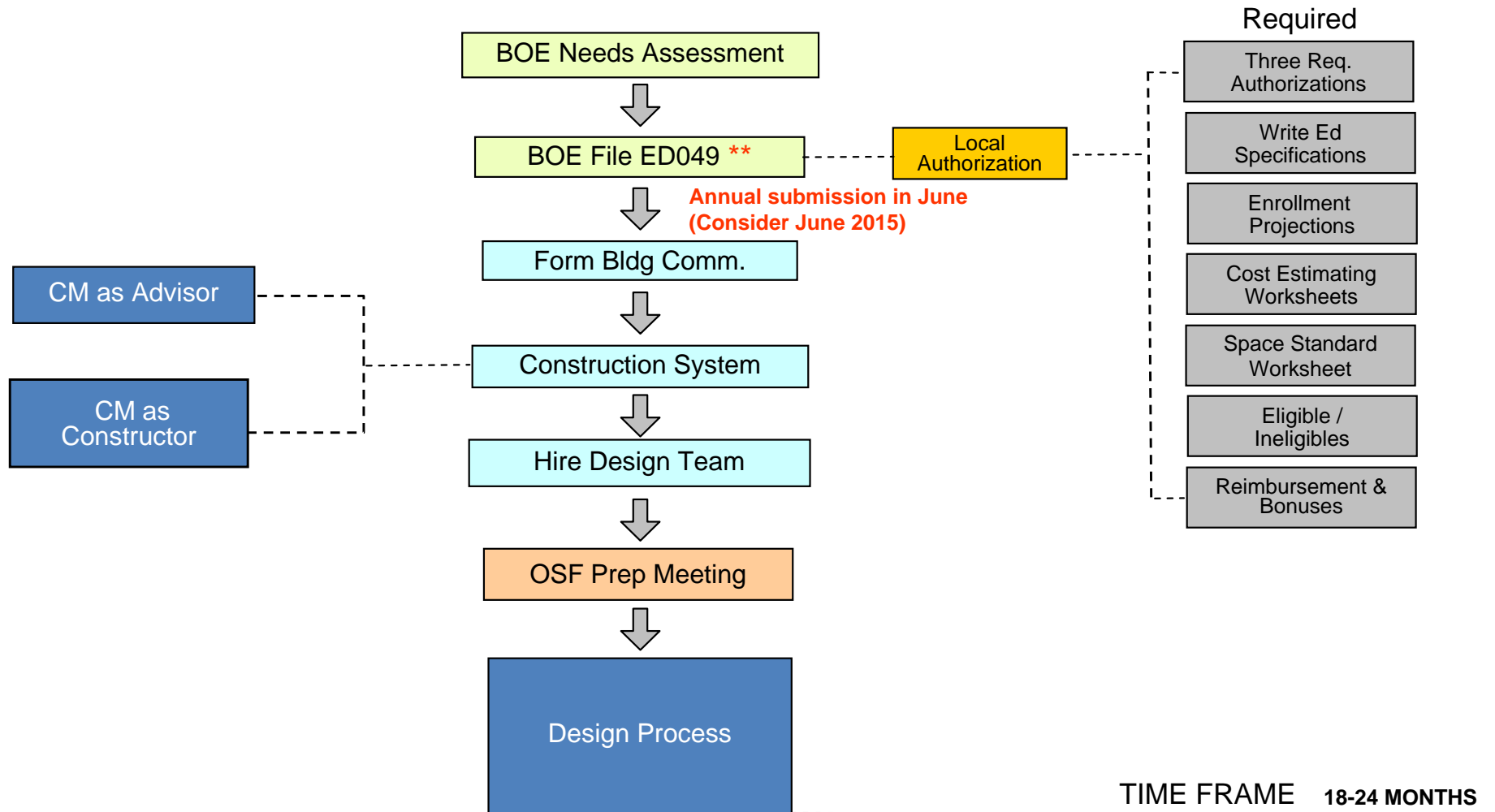
Eligible local or regional boards of education, for purposes of a diversity school, shall be eligible for reimbursement of eighty percent (80%) of the reasonable cost of any capital expenditure for the purchase, construction, extension, replacement, leasing or major alteration of diversity school facilities, including any expenditure for the purchase of equipment, in accordance with this section. To be eligible for reimbursement under this section, a diversity school construction project shall meet the requirements for a school building project established in this chapter, except that the Commissioner of Construction Services may waive any requirement in this chapter for good cause.



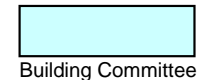
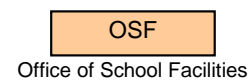
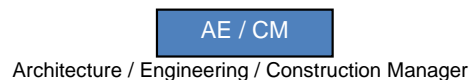
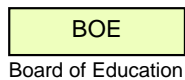
STUDY
COLLABORATE
DESIGN



CT SCHOOL BUILDING PROCESS LOCAL REQUIREMENTS



LEGEND

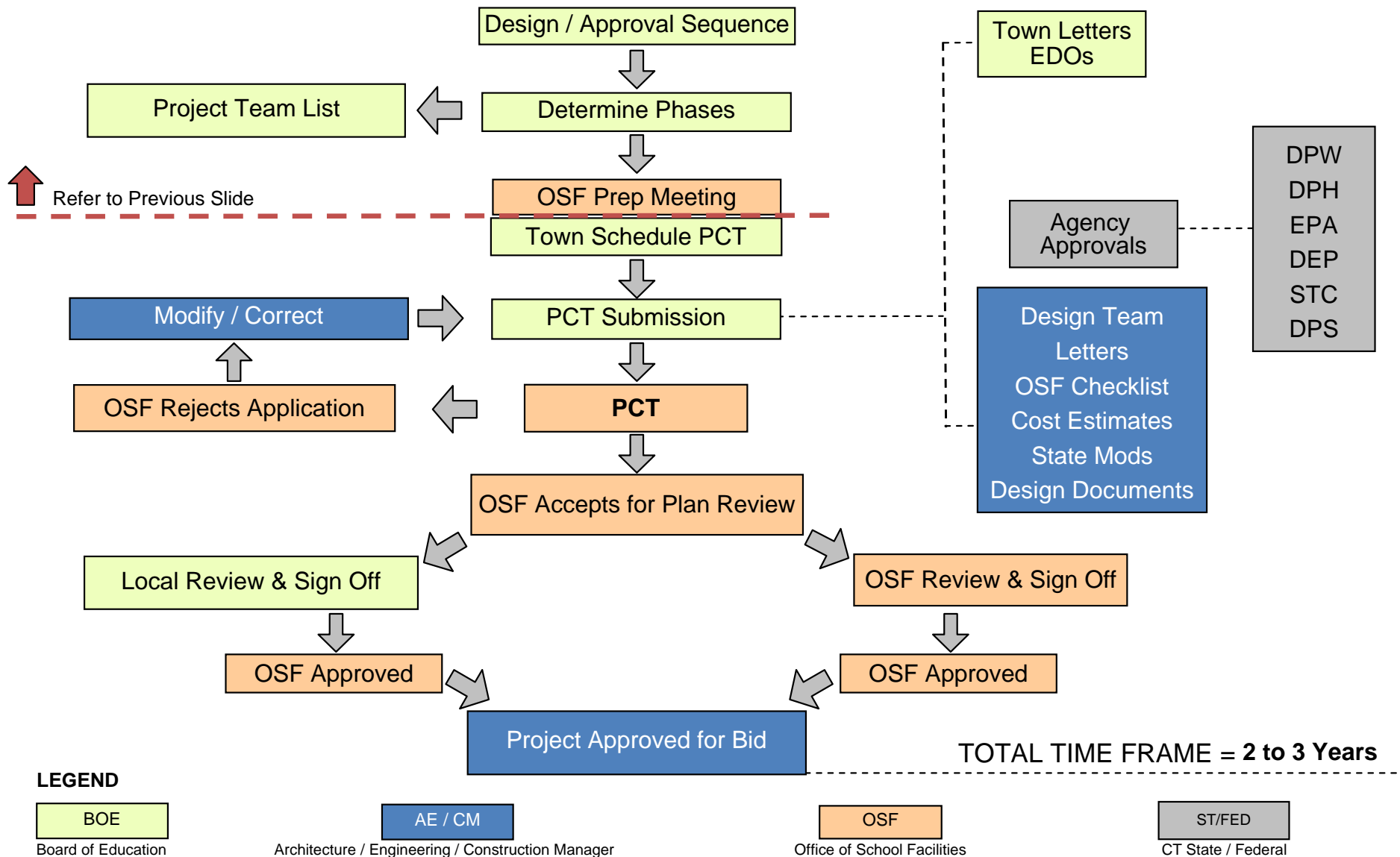




STUDY
COLLABORATE
DESIGN

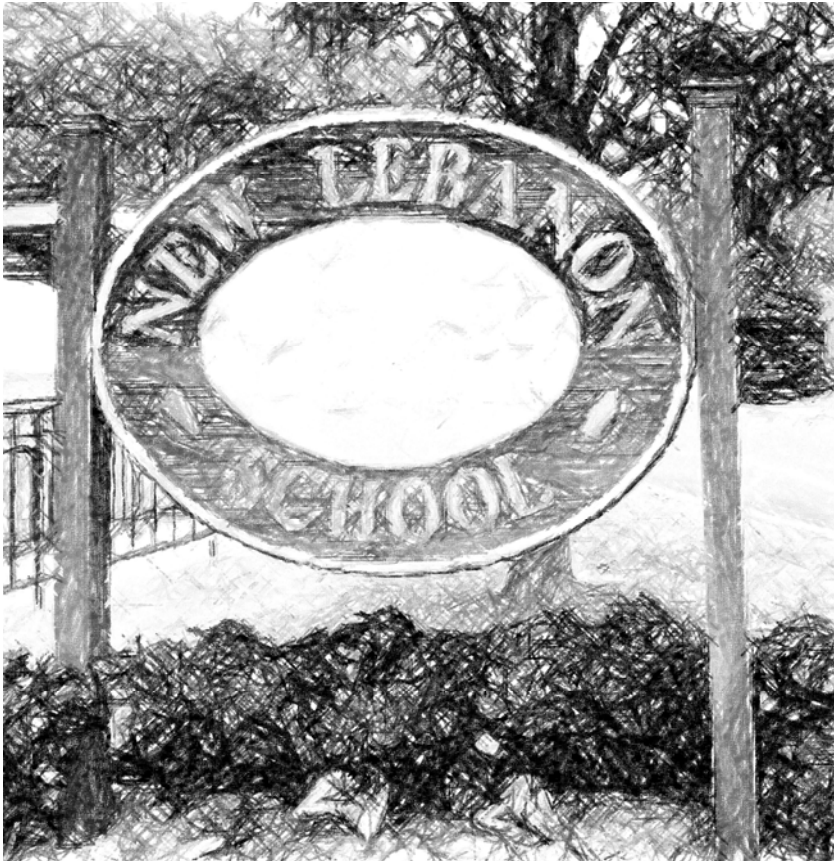


CT OFFICE OF SCHOOL FACILITIES APPROVALS OVERVIEW





STUDY
COLLABORATE
DESIGN



GREENWICH PUBLIC SCHOOLS

New Lebanon ES Feasibility Expansion Study

Proposed Space Allocation

KSQ Architects PC



STUDY
COLLABORATE
DESIGN



PROPOSED SPACE ALLOCATION DERIVE MAX. GROSS AREA per CT STATE SPACE SPECIFICATIONS

State Standard Space Specifications						
Grades						
Projected Enrollment	Pre-K / K	1	2	3	4	5
Allowable Square Footage per Pupil						
0-350	124	124	124	124	124	156
350-750	120	120	120	120	120	152

- Under the column headed "Projected Enrollment", find the range within which your school's highest projected 8 year enrollment falls.
- Using the figures on that line, complete the grid below for only those grades housed within the school.

Pre-K	0	6	
K	124	7	
1	124	8	
2	124	9	
3	124	10	
4	124	11	
5	156	12	
a)	Total (grades Pre-K-12)	776	
b)	Number of grades housed	6	
c)	Average [a / b]	129.33	
d)	Highest projected 8-year	293 **	
e)	Maximum square feet [c x d]	37,894.7 sf	

**** Based on 10/10/13
Annual Enrollment Report**



STUDY
COLLABORATE
DESIGN



PROPOSED SPACE ALLOCATION DRAFT EDUCATIONAL SPECIFICATION

	Existing		Proposed	
	Area	#	Area	Total
Instructional Spaces	K-Class w/ Toilets	3	1,000 sf	3,000 sf
	1 st Grade Class w/ Toilets	3	850 sf	2,550 sf
	2 nd Grade Class	3	850 sf	2,550 sf
	3 rd Grade Class	2	800 sf	1,600 sf
	4 th Grade Class	2	800 sf	1,600 sf
	5 th Grade Class	2	800 sf	1,600 sf
	Total	15		12,900 sf
Core Common Areas	Art Room w/ Kiln	1	900 sf	900 sf
	Music w/ Instrumental Rm	1	1,000 sf	1,000 sf
	Multi-Media Center	1	3,000 sf	3,000 sf
	Cafeteria w/ Kitchen	1	2,000 sf	2,000 sf
	Gymnasium/Auditorium	1	3,500 sf	3,500 sf
	Stage	1	1,000 sf	1,000 sf
Facilities / Service	Total	7		11,400 sf
	Custodial Office	1	150 sf	150 sf
	Receiving / Storage	1	300 sf	300 sf
	Boiler Room	1	745 sf	745 sf
	Toilet Rooms (Girls/Boys)	2	300 sf	600 sf
	Total			1,795 sf

	Existing		Proposed	
	Area	#	Area	Total
Administration / Support	Main Office w/ Conference	1	600 sf	600 sf
	Principal's Office	1	200 sf	200 sf
	Assistant Principal's Office	1	150 sf	150 sf
	Health Suite	1	300 sf	300 sf
	Faculty Room w/ Toilet	1	300 sf	300 sf
	Work Room / Mail Room	1	200 sf	200 sf
	Speech Office	1	150 sf	150 sf
	Social Work Office	1	150 sf	150 sf
	Reading Rooms	2	400 sf	800 sf
	Teachers Planning	1	200 sf	200 sf
Special Use Rooms	Total			3,050 sf
	Special Ed. Resource Room	1	600 sf	600 sf
	World Language Office	1	200 sf	200 sf
	ESL Classroom	1	600 sf	600 sf
	OT/PT	1	400 sf	400 sf
	ALP Classroom	1	750 sf	750 sf
	Total			2,550 sf
	Total Net Building Area			31,695 sf

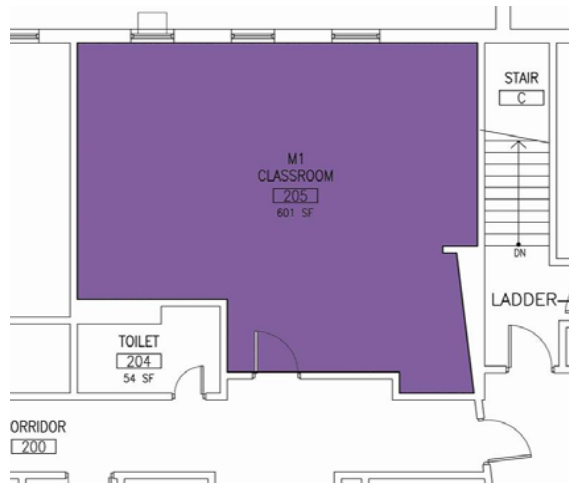


STUDY
COLLABORATE
DESIGN

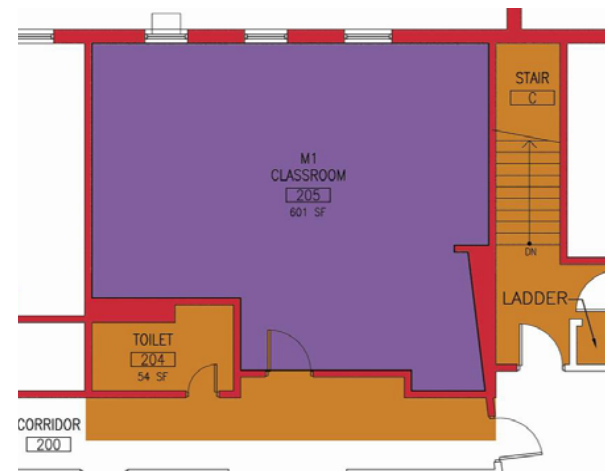


PROPOSED SPACE ALLOCATION

Net Area: Clear floor area within each classroom or other program space



Gross Area: Entire building area including exterior walls / bathrooms / stairs / etc.



Summary of Proposed Building Area for Improved New Lebanon Elementary School

Total Proposed NET Program Area = 31,695 nsf

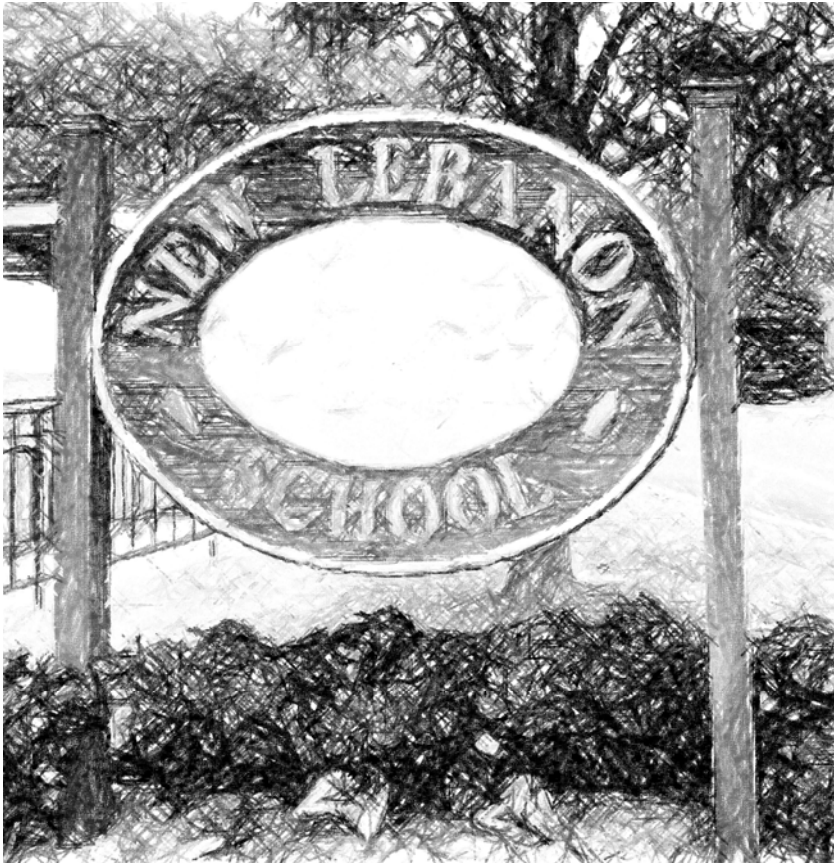
Industry Standard Grossing Factor of 40% = (+/-) 44,500 gsf

Total Permitted Gross Building Area Per / CT Diversity Guideline = 37,894 gsf

Difference = (+/-) 6,500 sf (would NOT be eligible for CT State reimbursement)



STUDY
COLLABORATE
DESIGN



GREENWICH PUBLIC SCHOOLS

New Lebanon ES Feasibility Expansion Study

School Expansion Options

KSQ Architects PC

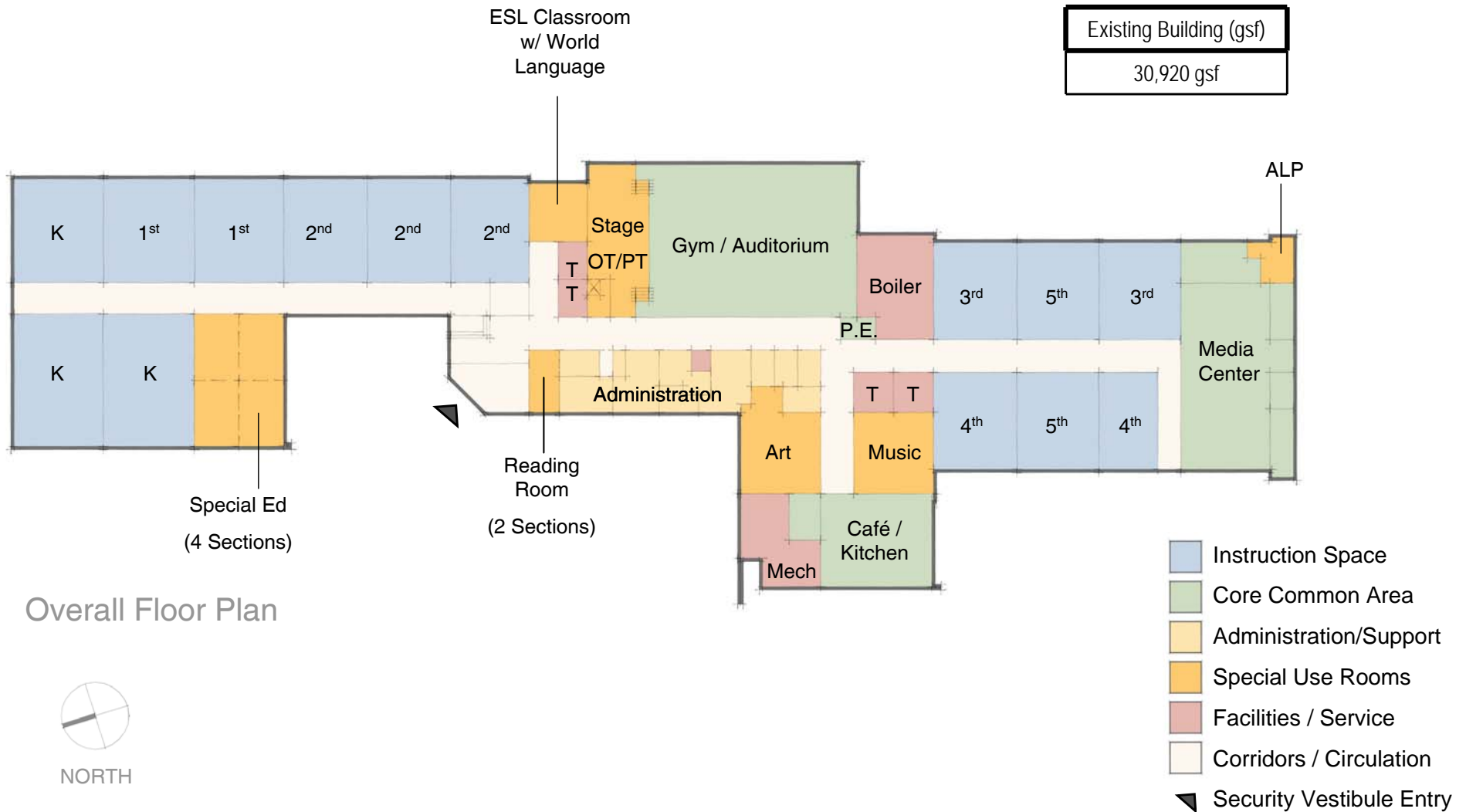


STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS

EXISTING FLOOR PLAN LAYOUT



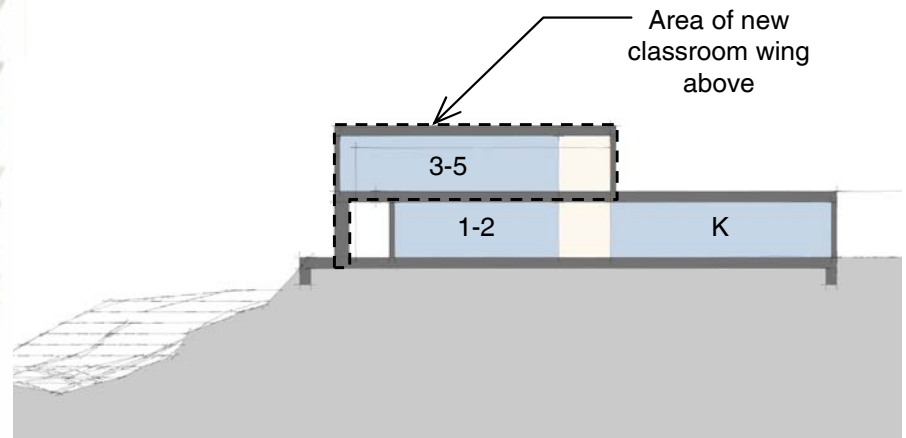
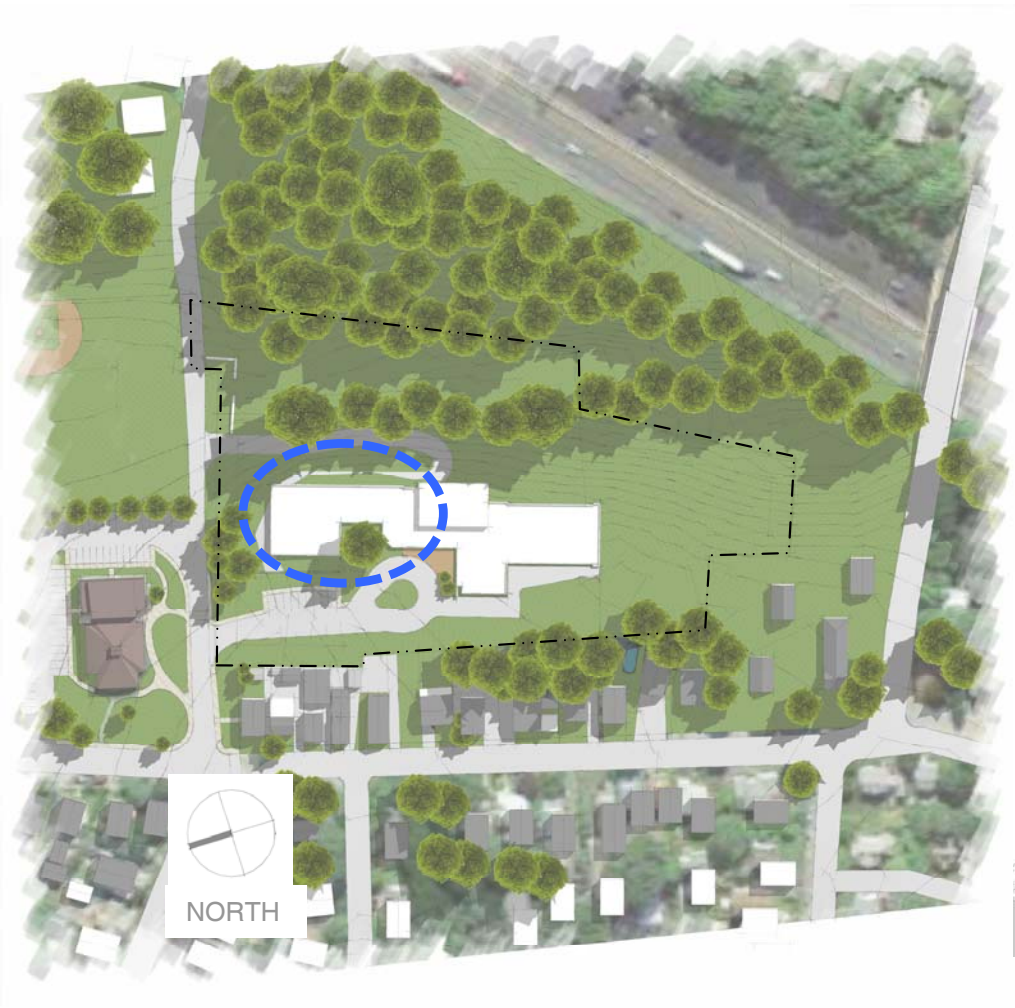


STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION A

Build new classroom wing over
existing North classroom wing.





STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION A

Footprint of New Upper Level Classroom Wing



NORTH

Site Plan



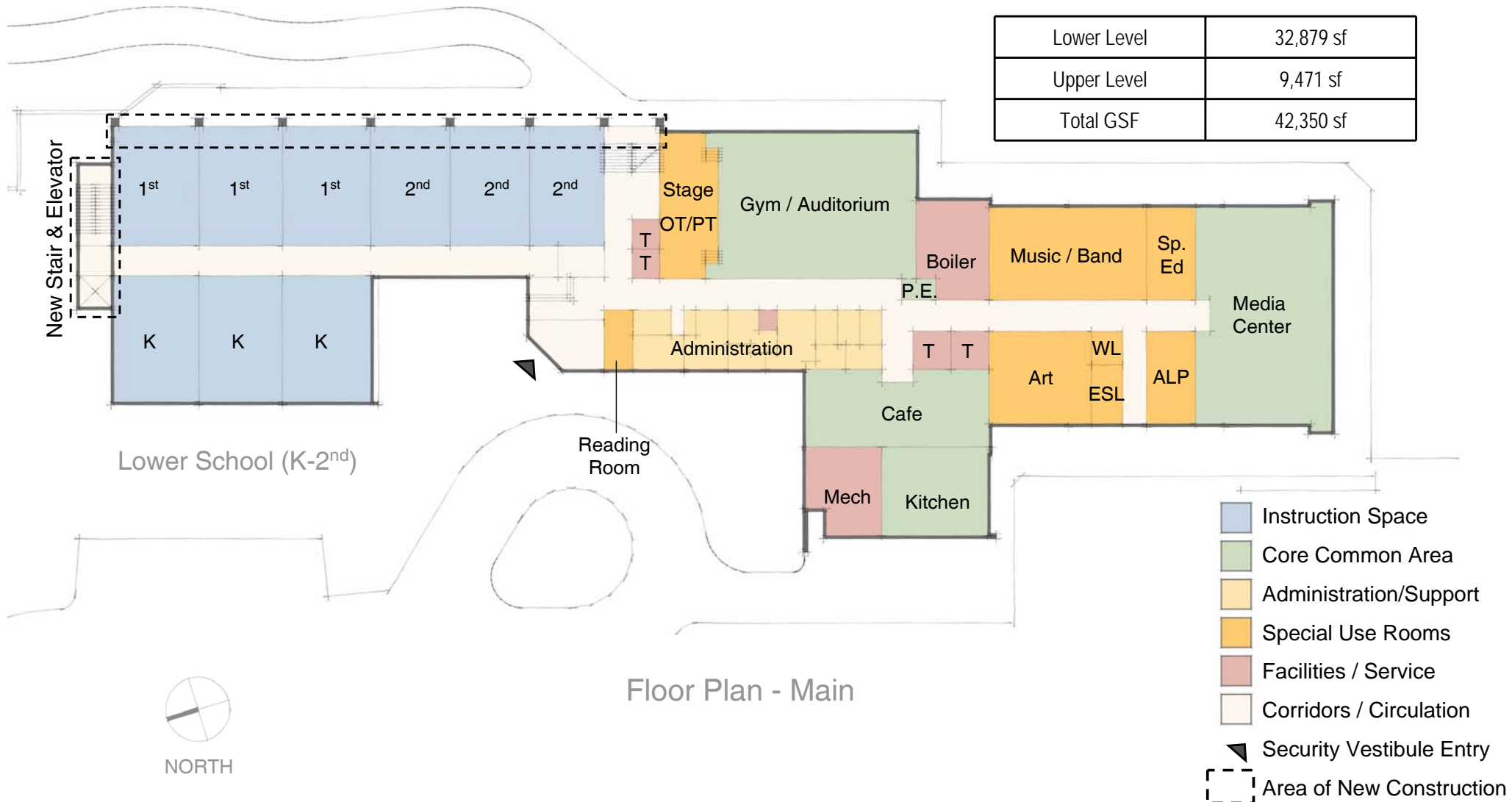
STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS

OPTION A

Lower Level	32,879 sf
Upper Level	9,471 sf
Total GSF	42,350 sf

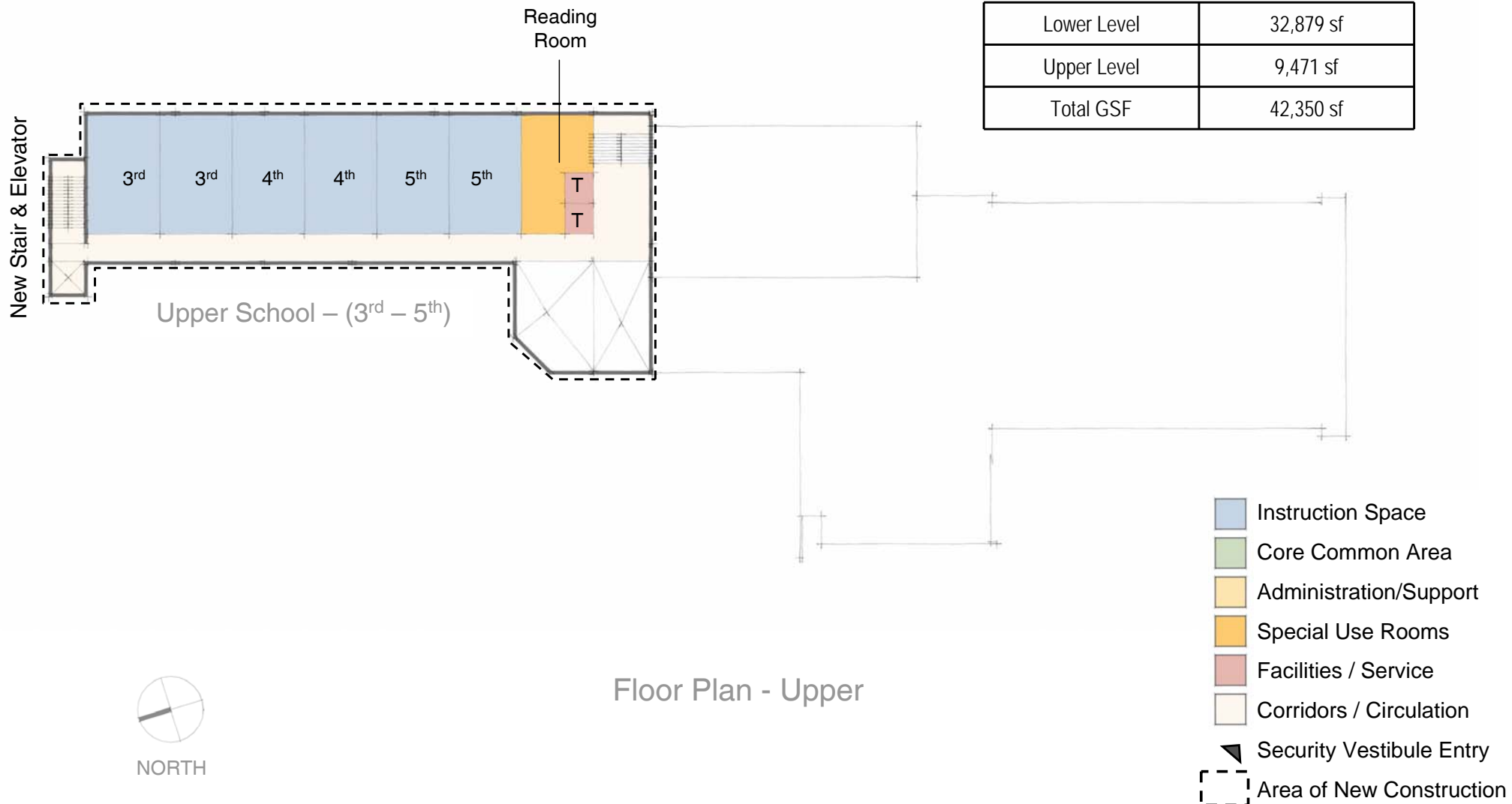




STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION A

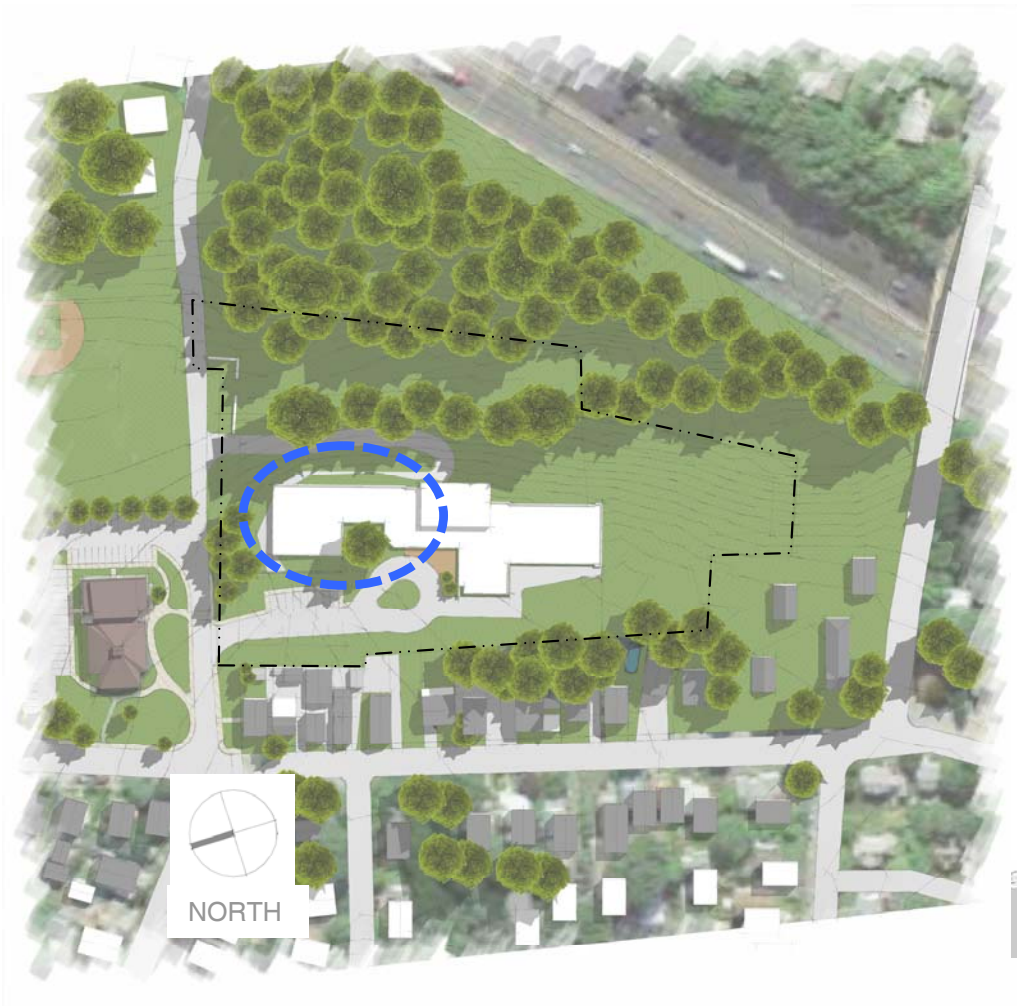




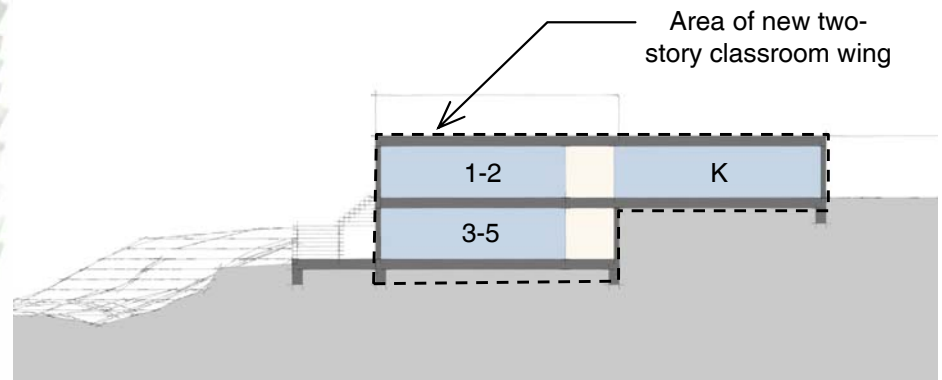
STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION B



Demolish existing North classroom wing and build new two-story wing with new level BELOW.





STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION B

Footprint of New LOWER Level Classroom Wing



NORTH

Site Plan



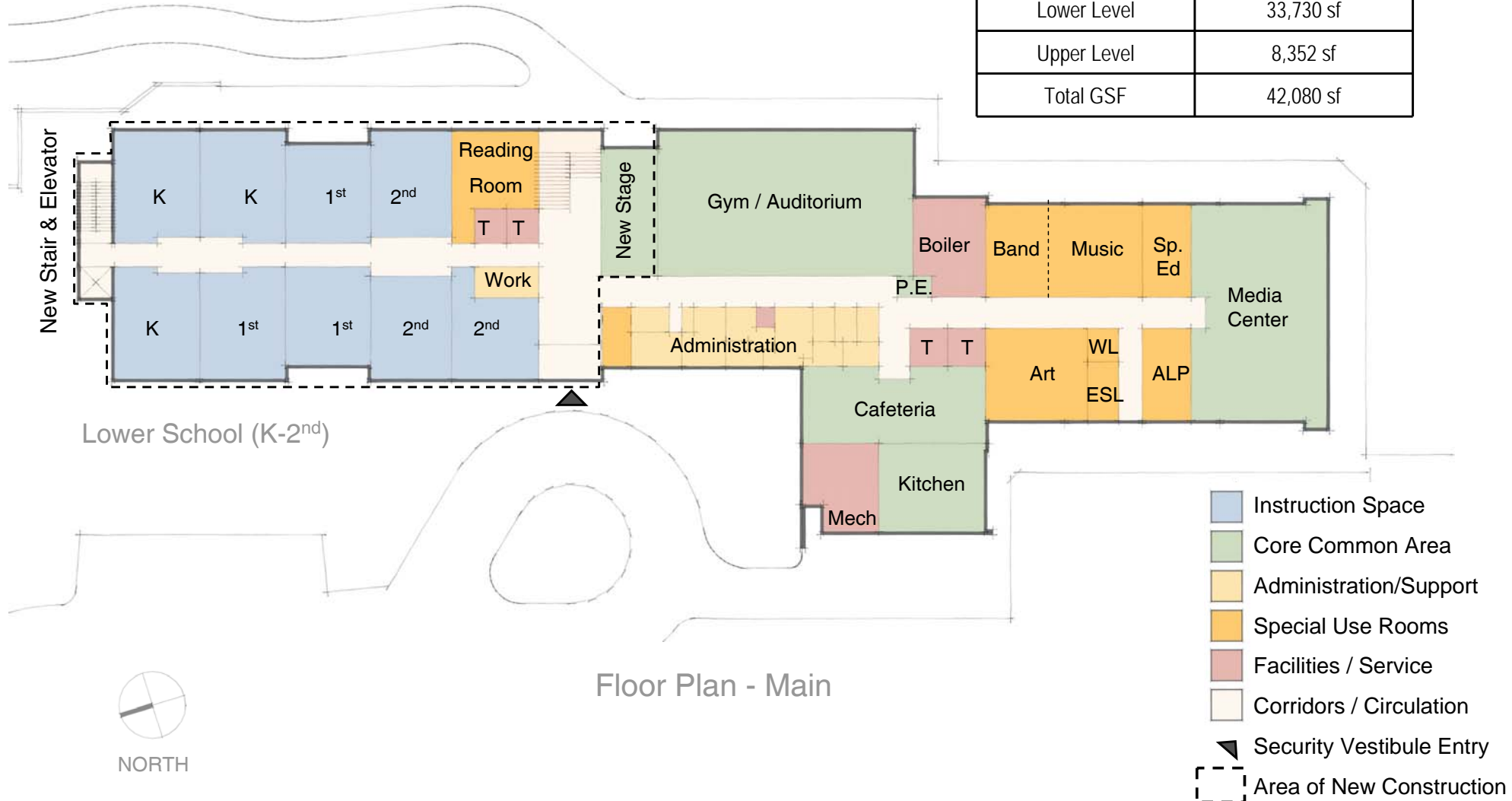
STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS

OPTION B

Lower Level	33,730 sf
Upper Level	8,352 sf
Total GSF	42,080 sf



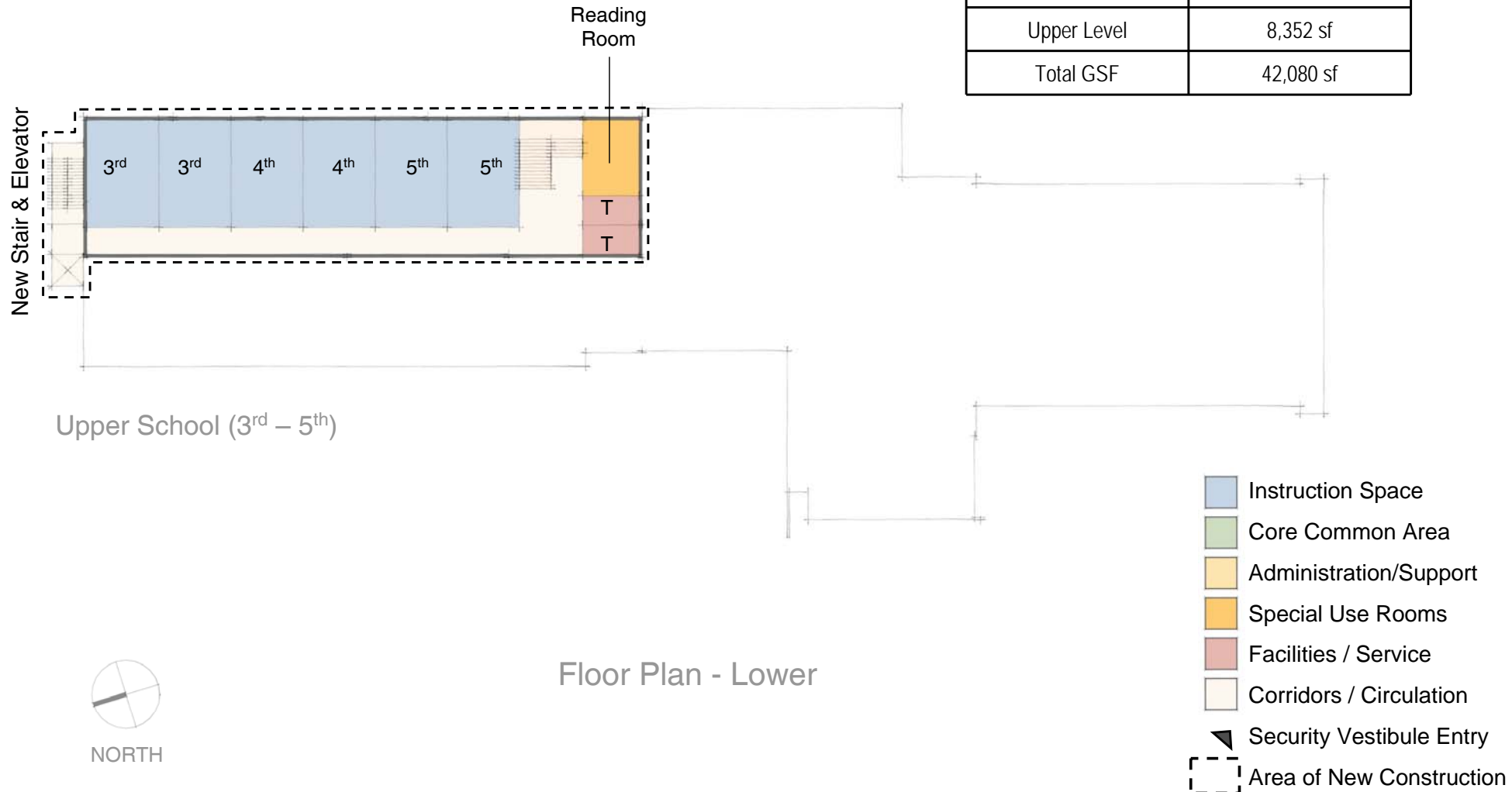


STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION B

Lower Level	33,730 sf
Upper Level	8,352 sf
Total GSF	42,080 sf



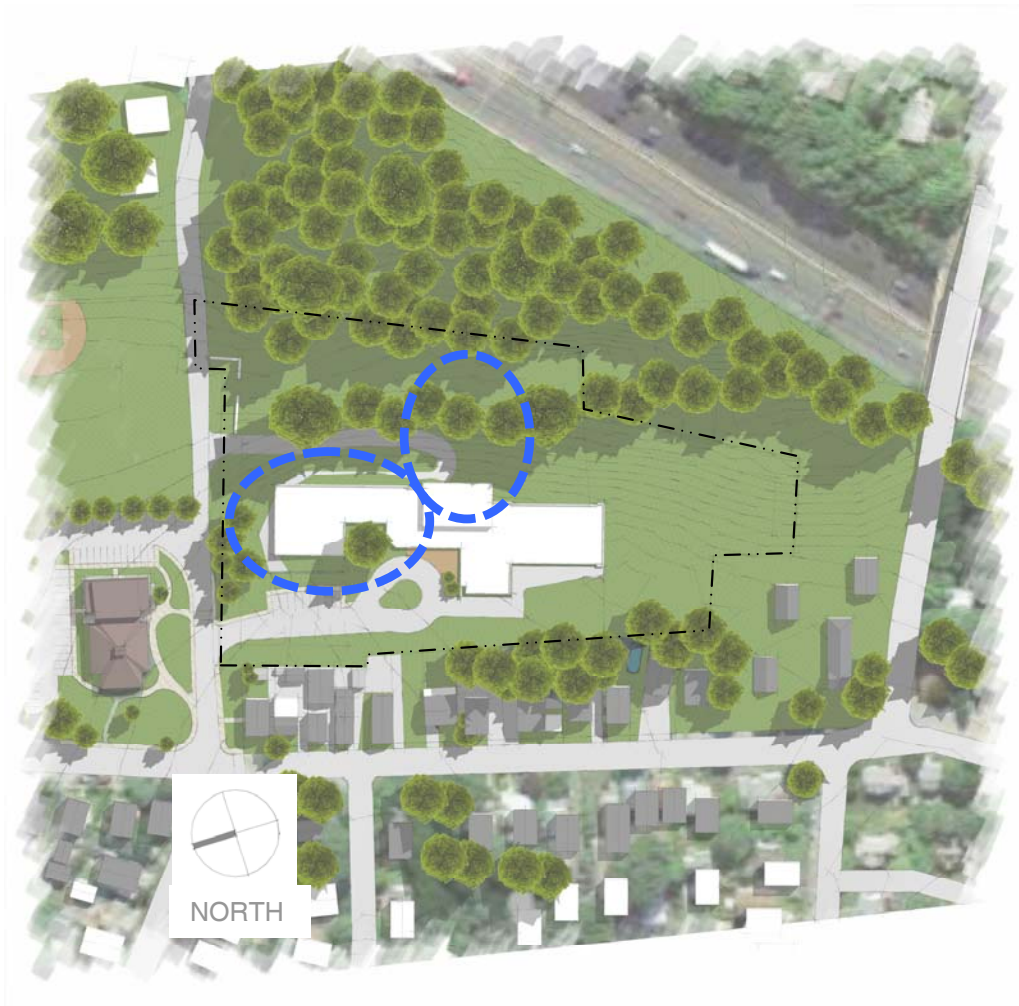
NORTH



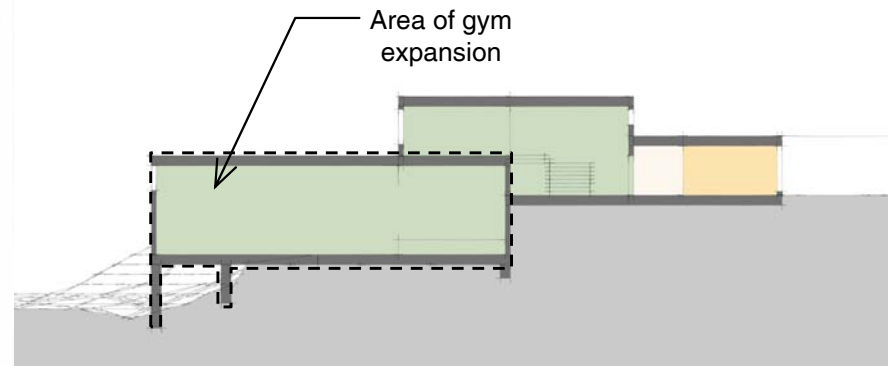
STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION B-ALTERNATIVE



Demolish existing North classroom wing and build new two-story wing with level BELOW + Expand Core Common Area over the steep slope.





STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION B-ALTERNATIVE

Footprint of New Upper Level Classroom
Wing and Gymnasium Expansion



Site Plan



NORTH

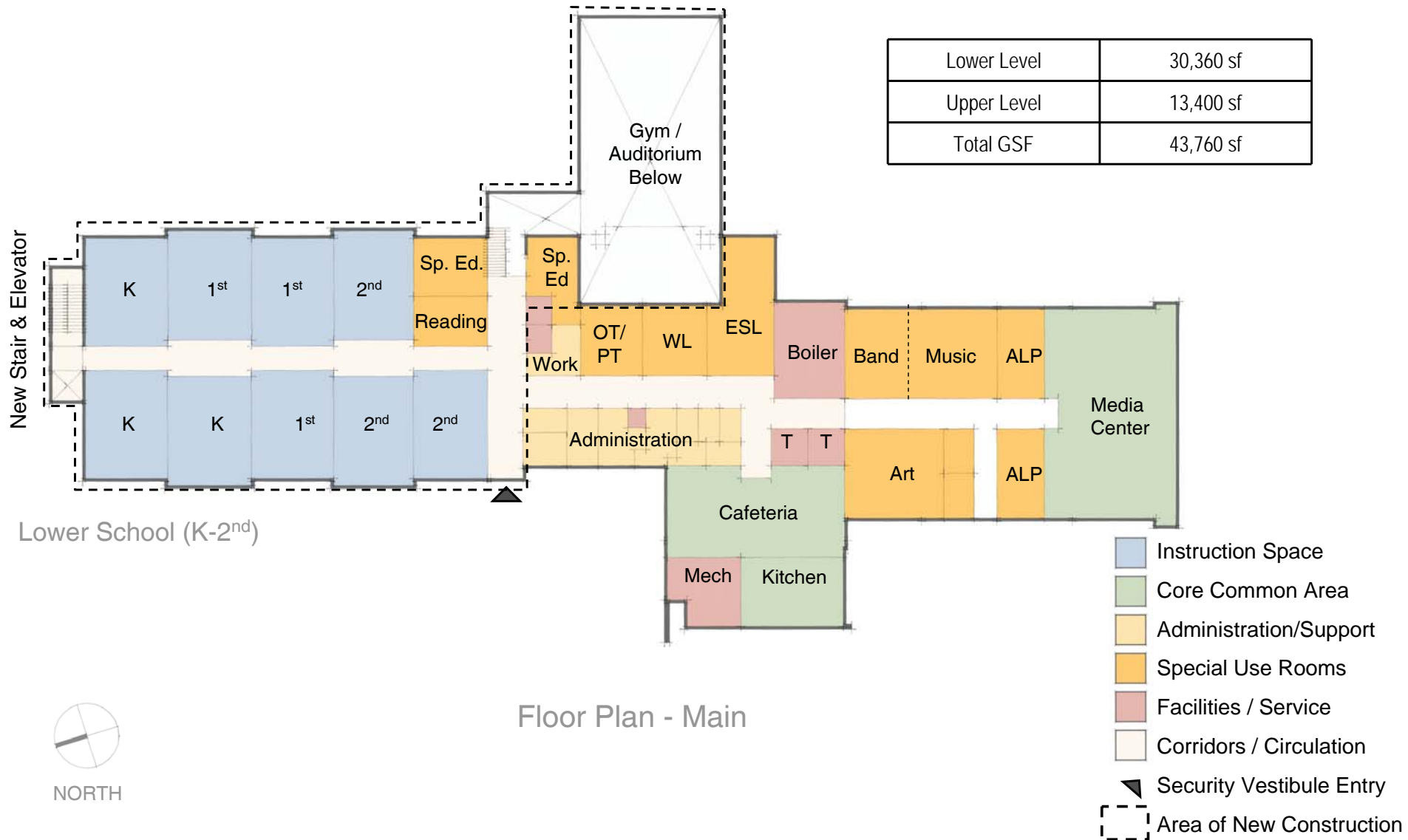


STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION B-ALTERNATIVE

Lower Level	30,360 sf
Upper Level	13,400 sf
Total GSF	43,760 sf



NORTH

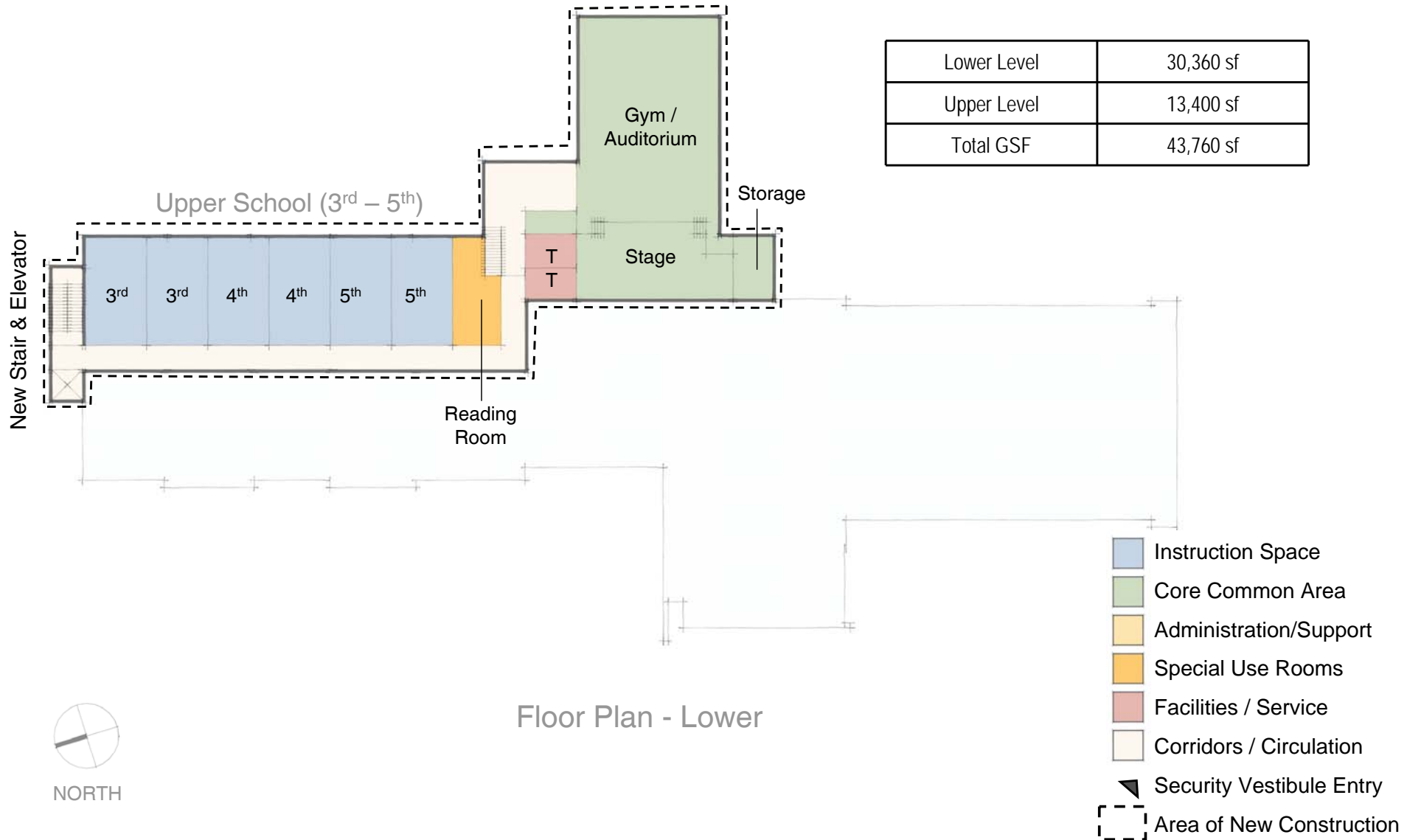


STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION B-ALTERNATIVE

Lower Level	30,360 sf
Upper Level	13,400 sf
Total GSF	43,760 sf

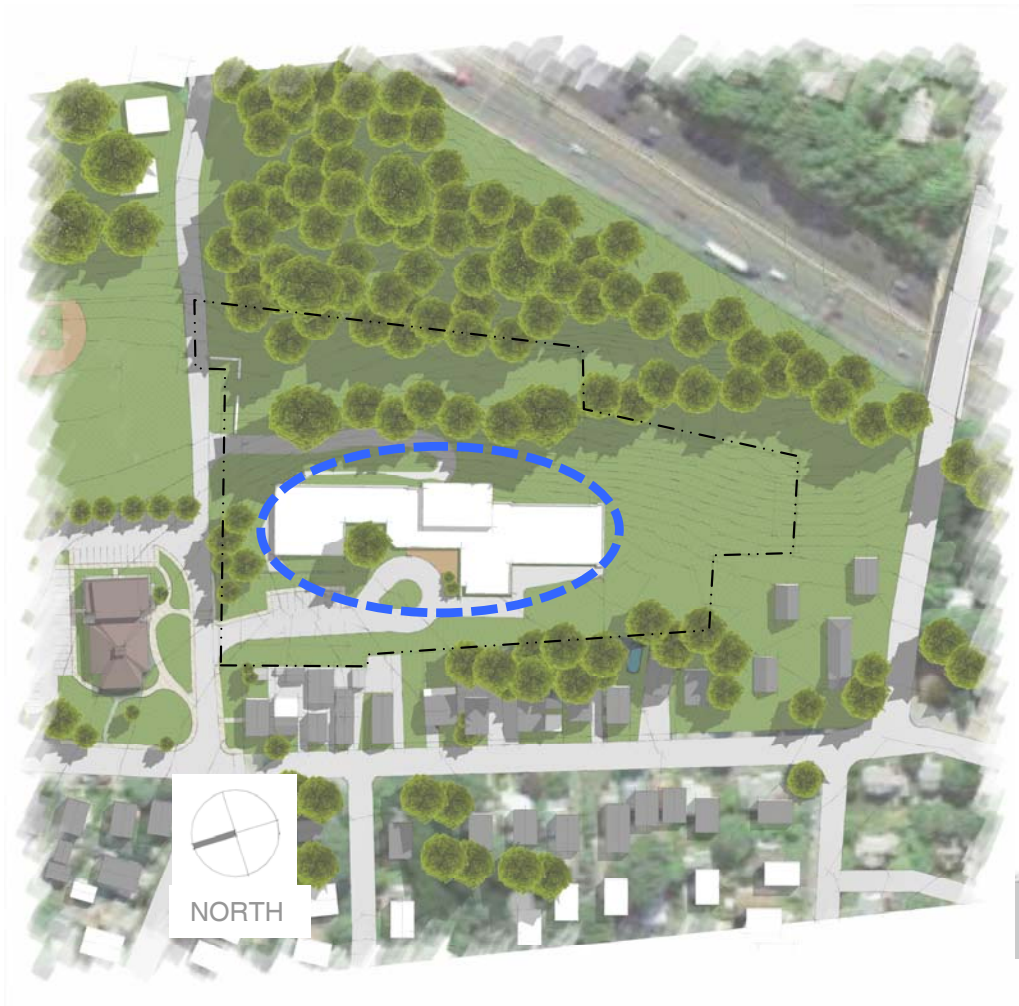




STUDY
COLLABORATE
DESIGN

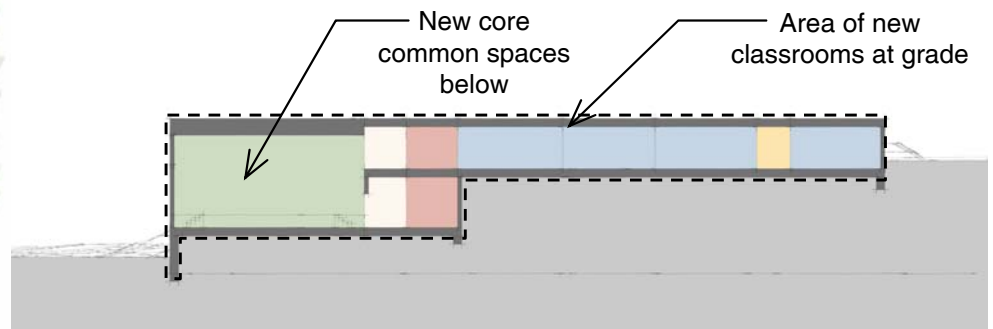


SCHOOL EXPANSION OPTIONS OPTION C



Demolish the entire existing New Lebanon School. Activate the eastern edge of the campus for parking and core common spaces...

Academic wings on the upper elevations of the campus.





STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION C

Footprint of New 2-Story School and Parking Lot



NORTH

Site Plan

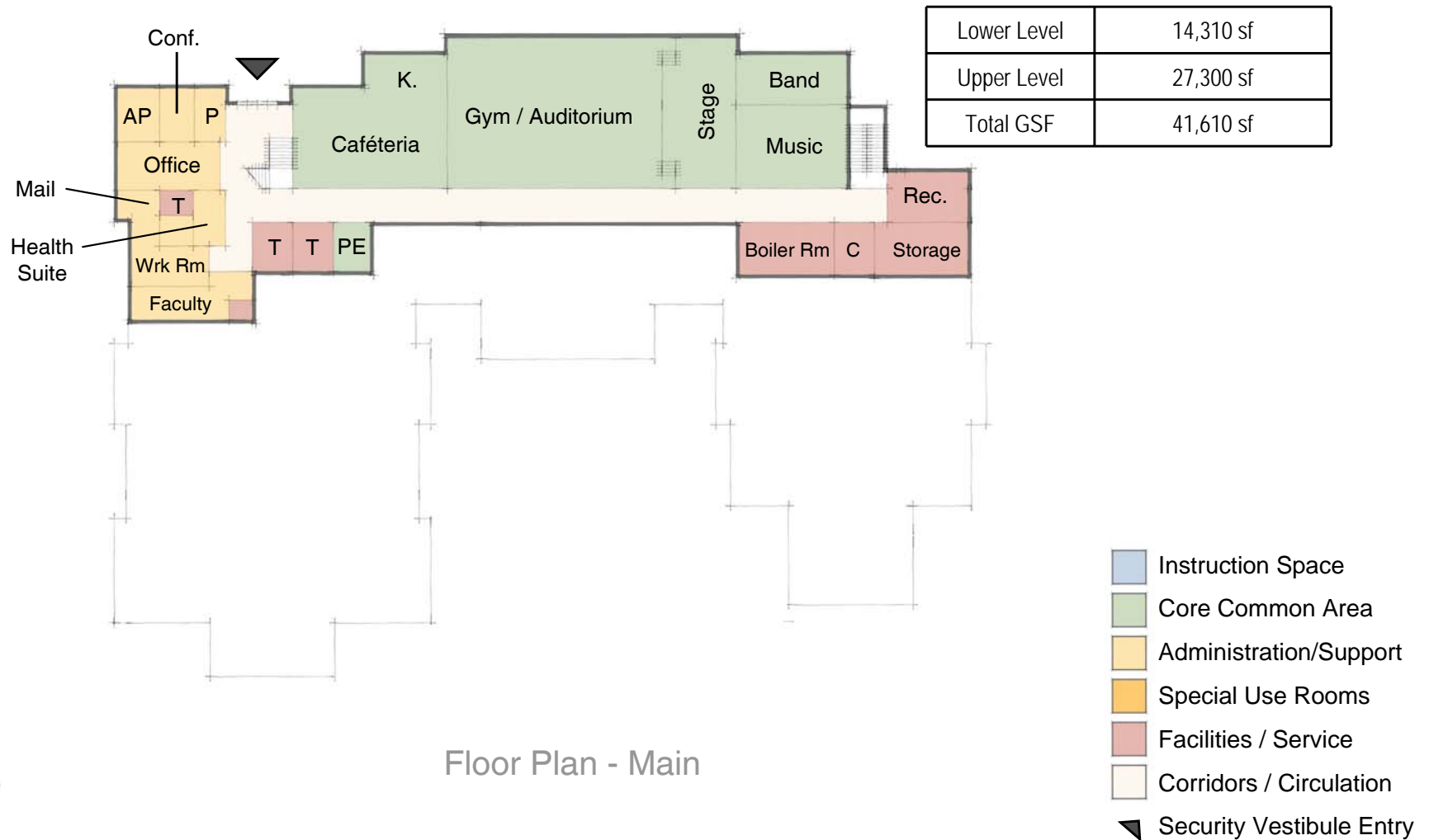


STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS

OPTION C



Floor Plan - Main



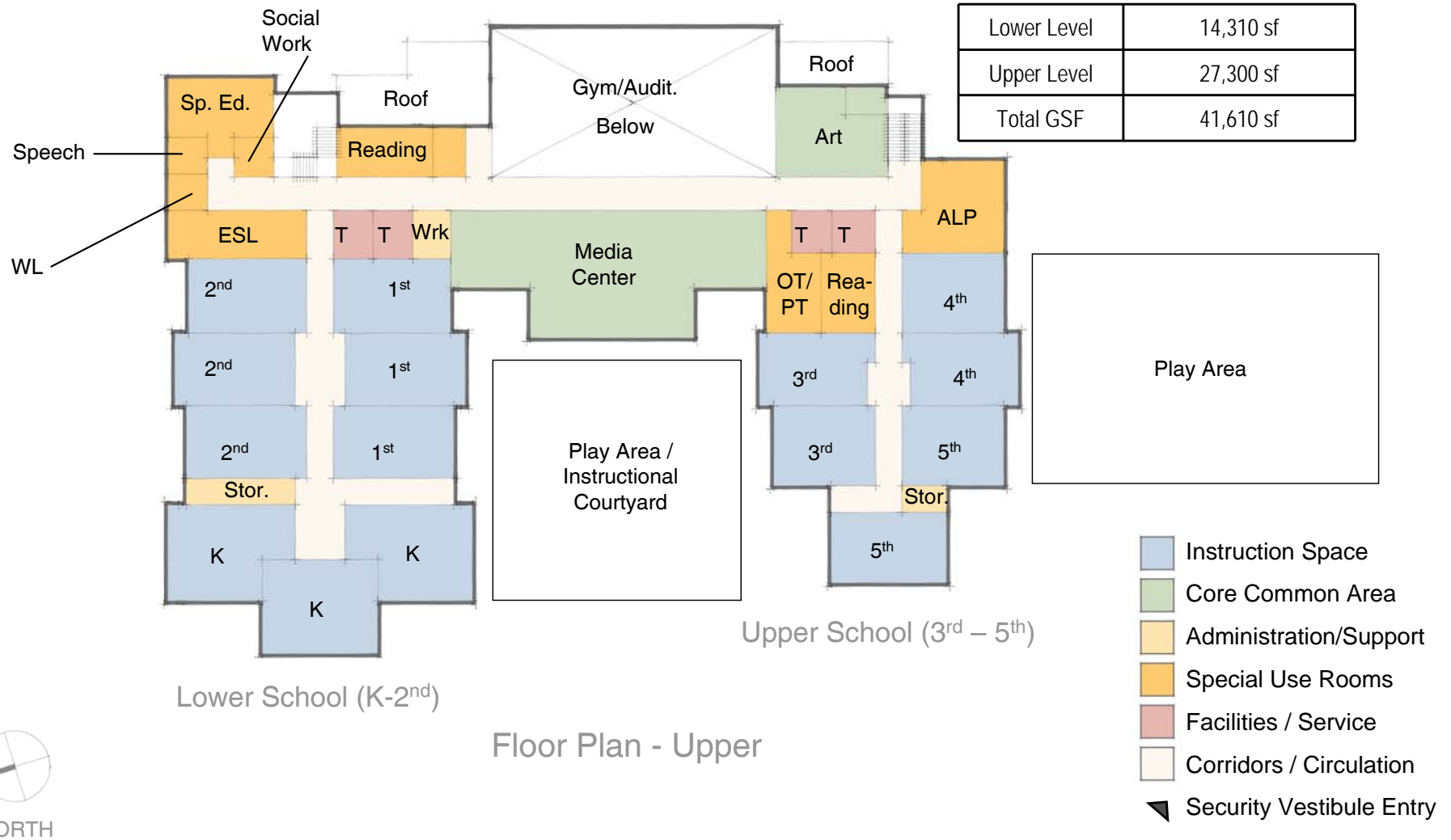
NORTH



STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION C

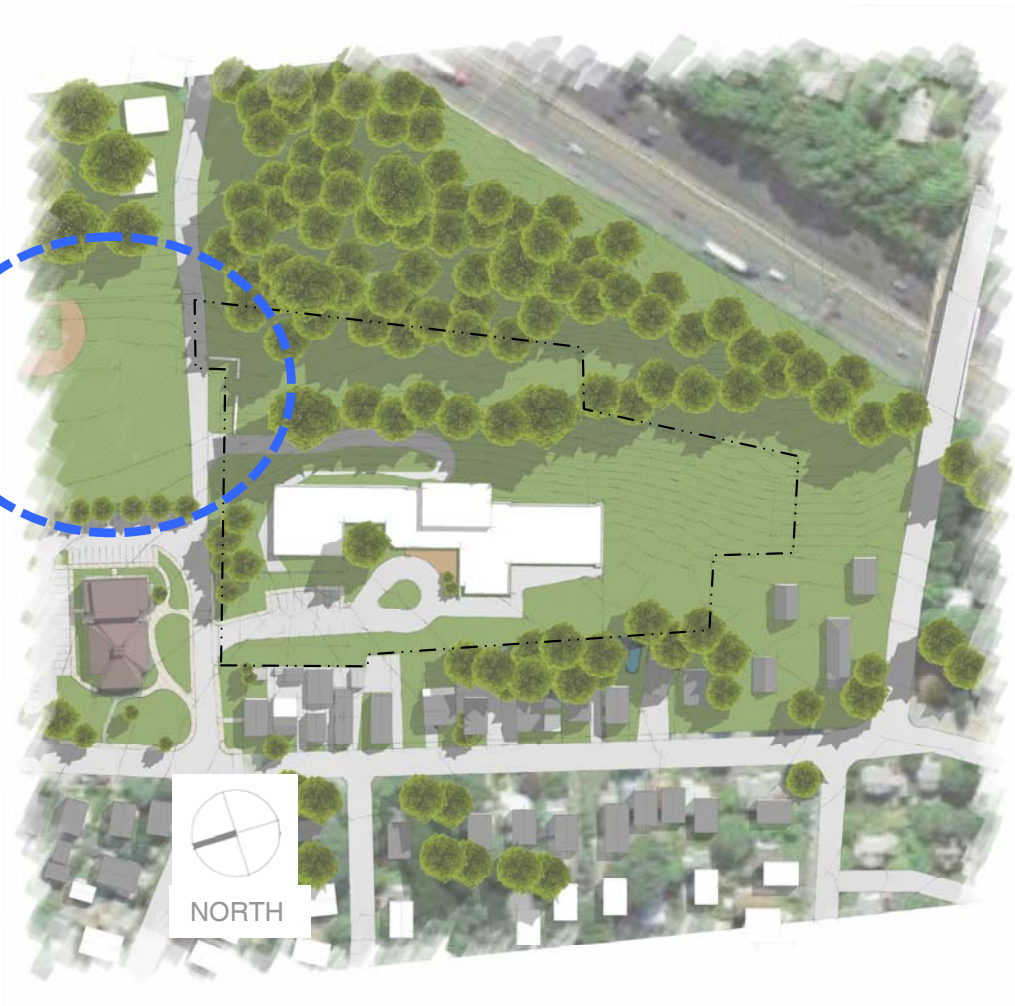




STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION D



Build on the adjacent ball field for while maintaining the existing school during construction.



STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS OPTION D



NORTH

Site Plan

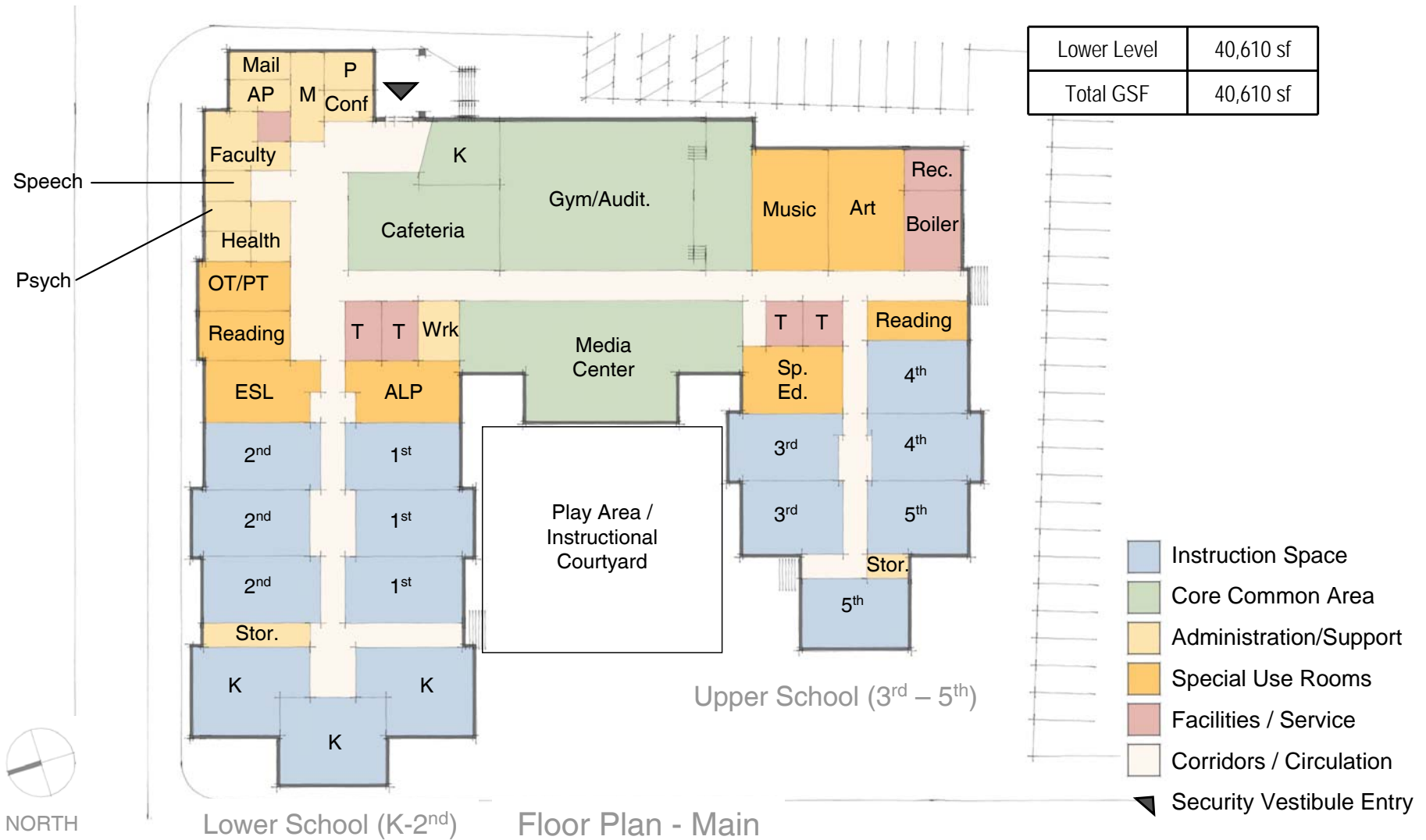


STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS

OPTION D





STUDY
COLLABORATE
DESIGN



SCHOOL EXPANSION OPTIONS COMPARISONS



**Compare and Contrast Options
A, B, C & D:**



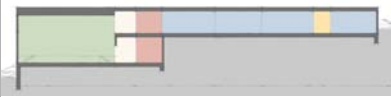


STUDY
COLLABORATE
DESIGN



PROPOSED OPTION COMPARISONS

SWING SPACE

	Option A	Option B / B-Alt	Option C	Option D
Swing Space	Need to vacate existing north classroom in order to build over.	Need to vacate existing north classroom wing in order to demolish and re-build.	Need to explore options to relocate the entire school population during 2-Year construction period.	No need for swing space.
Meets Program				
Impact to Neighbors				
Cost				
				


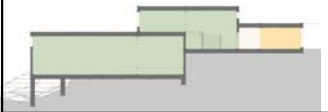
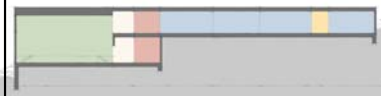


STUDY
COLLABORATE
DESIGN



PROPOSED OPTION COMPARISONS

MEETS PROGRAM

	Option A	Option B / B-Alt	Option C	Option D
Swing Space				
Meets Program	While this option meets all classrooms area requirements, certain special instruction spaces and core common areas will remain deficient.	While this option meets all classrooms area requirements, certain special instruction spaces and core common areas will remain deficient.	This option would meet the programmatic requirements recommended by the proposed District standard. The proposed layout maximizes the space needed to include specialized classroom space and core common areas.	This option would meet the programmatic requirements recommended by the proposed District standard. The proposed layout maximizes the space needed to include specialized classroom space and core common areas.
Impact to Neighbors				
Cost				
				



STUDY
COLLABORATE
DESIGN













PROPOSED OPTION COMPARISONS

IMPACT TO NEIGHBORS

	Option A	Option B / B-Alt	Option C	Option D
Swing Space	This option would not change the current conditions.	This option would not change the current conditions.	This option would dramatically improve circulation patterns within the campus. Quiet / courtyard spaces would be oriented to the neighbors, while vehicle access and traffic generation would be adjacent to the interstate.	This option would change the current circulation within the site and neighborhood. A new student drop-off area at the east side of the new building would reduce traffic / noise impacts with the adjacent residential neighbors.
Meets Program	All existing driveways, drop-offs, parking, access to play space, etc. would all remain the same.	All existing driveways, drop-offs, parking, access to play space, etc. would all remain the same.		
Impact to Neighbors				
Cost				



(*) Budget Costs developed by an independent construction cost specialist.

Subtotals	A	B	B-Alt	C	D
(1) Materials/Sitework	\$11,885,550	\$13,346,680	\$13,763,960	\$14,385,220	\$14,855,420
+ Sustainability					
+ Escalation/Phasing					
+ General Conditions/Insur.					
+ Design Contingency					
(2) Construction Cost	\$19,308,110	\$21,681,720	\$22,711,404	\$22,256,030	\$23,345,126
+ Construction Contingency					
+ Construction & Project Manager					
+ Soft Costs / AE Fees					
+ Swing Space	\$2,000,000	\$2,000,000	\$2,000,000	T.B.D.	None
(3) Estimated Project Cost	\$29,900,000	\$33,200,000	\$34,700,000	\$31,700,000	\$33,200,000

All "bricks and mortar" / 'Hard' construction cost
5% allowance for sustainable initiatives
Allowance for construction phasing
Escalation (9% per year)

15% construction contingency
Temporary classrooms (swing space) for Options A & B
20% soft cost budget
2.5% Project Manager / Construction Manager Fee



STUDY
COLLABORATE
DESIGN



GREENWICH PUBLIC SCHOOLS New Lebanon ES Feasibility Expansion Study

Next Steps / Areas of Inquiry...

KSQ Architects PC



STUDY
COLLABORATE
DESIGN



NEXT STEPS / AREAS TO FOLLOW UP

- To be eligible for the Diversity Grant, additional magnet seats at New Lebanon needs to be included in the Greenwich BOE's plan to address identified racial imbalance submitted to State.
- Conduct Phase I: Environmental Site Assessment (ESA)
- Confirm campus title / deed history for Parcels A, B & C.
- Release RFP (Request For Proposals) for Full Feasibility Study. (Spring 2014)
- Begin Feasibility Study July 1, 2014 (\$100,000 requested in FY 14-15)
- Exploring timing of creation of Building Committee
- Study application of C.G.S. 10-286h Diversity Schools (80% reimbursement) for school expansion options.
- For Option C (new school at existing location): Confirm viability of finding a temporary school building for 2 years.
- For Option D (new school on existing ball field): Confirm Greenwich Planning & Zoning implications.