



NEW LEBANON ELEMENTARY SCHOOL



EDUCATIONAL SPECIFICATIONS

for the

NEW LEBANON ELEMENTARY SCHOOL

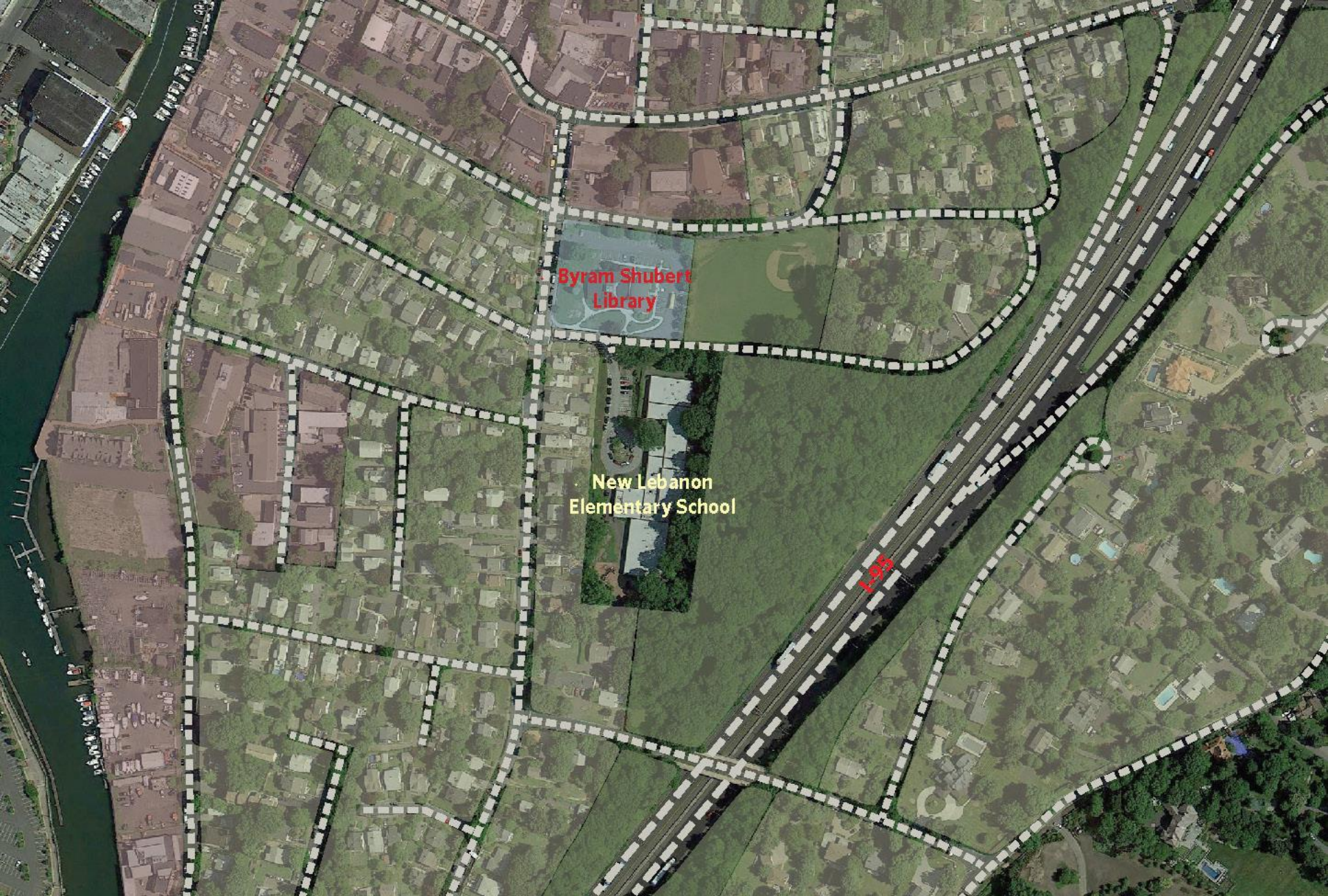
December 18, 2014



NEW LEBANON ELEMENTARY SCHOOL

- SITE ANALYSIS
- BUILDING ANALYSIS
- RATIONALE & OBJECTIVES
- PROGRAM OF SPACE REQUIREMENTS
- SITE OPTIONS
- PREFERRED PLANS
- COSTS

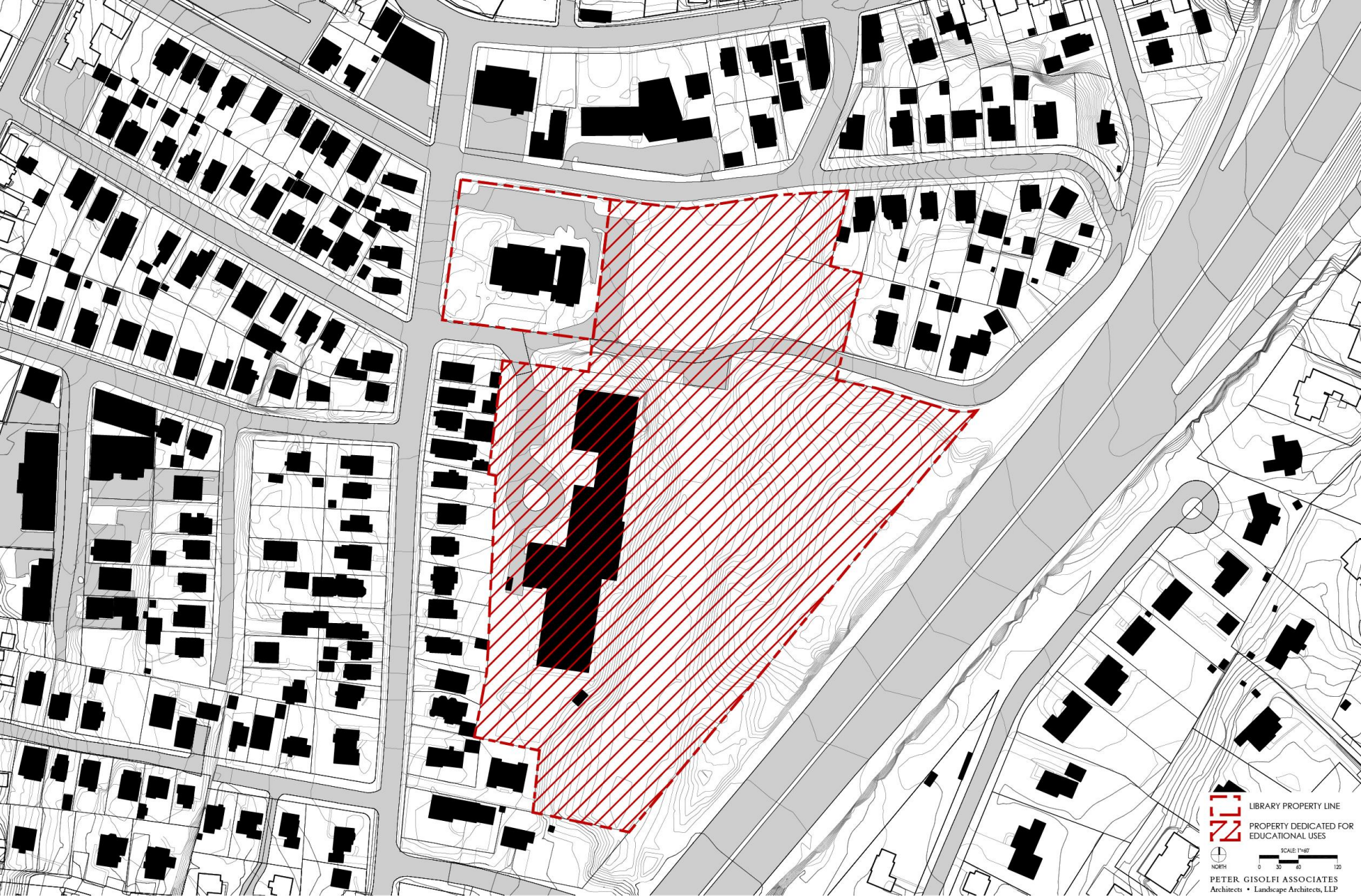








NEW LEBANON SCHOOL
 PETER OISOLFI ASSOCIATES
 Architects • Landscape Architects, LLP



WETLAND SKETCH MAP

New Lebanon School,
Greenwich

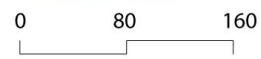
Map showing wetlands
delineated by Eric Davison of
Environmental Planning
Services, LLC, August 8, 2014.
The location and extent of
wetlands is approximate only.
This map is intended for
surveying purposes.



Wetland
demarcated by
flags 1/16
(closed loop)



- Playground
- Dense Vegetation
- Steep Slopes
- Existing Property
- Public Library
- Public Play Field





NEW LEBANON ELEMENTARY SCHOOL

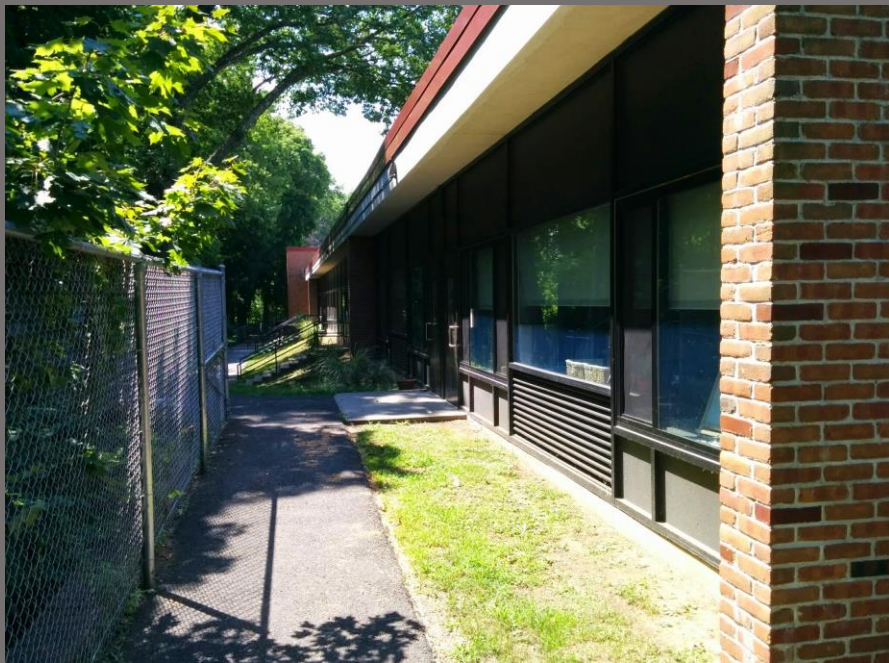
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NEW LEBANON ELEMENTARY SCHOOL

- *Maintain the current neighborhood elementary school system.*
- *Improve the high-performing magnet schools.*
- *Increase the capacity of the New Lebanon magnet school.*
- *Update the Hamilton Avenue magnet program.*
- *Open the Western Middle School as an International Baccalaureate magnet school.*
- *Impose a moratorium as a magnet school at the New Lebanon School.*
- *Provide public transportation to magnet students attending New Lebanon & Hamilton Avenue.*
- *Intensely market the IB program at New Lebanon and Western Middle School.*
- *Consider expanding learning beyond normal school hours and in the summer to accelerate learning.*



NEW LEBANON ELEMENTARY SCHOOL

- International Baccalaureate School / Inquiry and Project-Based Learning
- Flow / Legibility / Inclusion
- Welcoming / Communal / Informal Gathering / Safe Environment
- Expressive / Design that Fits and Belongs to the Surrounding Community
- Transparency / Connection to the Natural Environment
- Secure Environment / Passive Observation of Students and Visitors
- Showcase Student Work
- Child-scaled
- Media Center at the center of the school
- Community Green / Accessible Outdoor Play Spaces / Variety in Scale and Activities
- 21st Century Design / Digital Technologies for the Future
- Sustainable / Model of Sustainable Practice – Constant Teaching Tool



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	GLENVILLE	NEW LEBANON	
	(District Benchmark)	Existing	Proposed (State Standard + Pre-K + Magnet)
OVERALL			
Gross Building Area (sf)	65,000	37,000	57,946
Current Student Population	426	264	n/a
Average sf/Student	153	138	n/a
8-yr High Student Population	467	293	374
Average sf/Student	139	123	155
INSTRUCTIONAL SPACES			
Pre-K	0	0	1,000 sf
Kindergarten	1,000 sf	1,040 sf	1,000 sf
First Grade	900 sf	775 sf	850 sf
Second Grade	850 sf	820 sf	850 sf
Third Grade	850 sf	855 sf	850 sf
Fourth Grade	850 sf	770 sf	850 sf
Fifth Grade	850 sf	850 sf	850 sf
CLASSROOM INVENTORY			
Instructional Classrooms	22	14	21
Average Class Size (K-5)	21.2	21	17.8
Average sf/Student	42	40.5	50
CORE COMMON AREAS			
Cafeteria with Kitchen	3,605 sf	1,570 sf	3,500 sf
Current / 8-yr High: Av. sf/Student	8.4 sf / 7.7 sf	5.9 sf / 5.2 sf	9.3 sf
Gymnasium/Auditorium	6,480 sf	3,388 sf	6,500 sf
Current / 8-yr High: Av. sf/Student	15 sf / 13.8 sf	12.7 sf / 11.3 sf	17.4 sf
Media Center	4,250 sf	2,207 sf	4,150 sf
Current / 8-yr High: Av. sf/Student	10 sf / 9.1 sf	8.3 sf / 7.3 sf	11 sf

SCHOOL	SIZE (SF)	Enrollment**		Space per Student (sf)	
		2014/15	Max.	2014/15	Max.
Cos Cob	83,270	438	480	190	173
Dundee	52,126	370	370	141	141
Glenville	65,000	426	467	153	139
Hamilton Avenue	58,800	341	367	172	160
Julian Curtiss	69,600	367	367	190	190
New Lebanon	37,000	264	279	140	133
North Mianus	59,122	487	487	121	121
North Street	58,063	358	358	162	162
Old Greenwich	75,187	400	410	143	139
Parkway*	52,100	213	235	245	222
Riverside	62,600	499	499	125	125
AVERAGE (including NL)	62,076	395	409	154	148
AVERAGE (excluding NL)	64,863	410	423	158	154

*Not included in average calculation

** Milone & McBroome demographic study, pg. 7 of the Appendix to the Revised Racial Balance Plan

Projected 8 year enrollment	DRAFT PROGRAM REQUIREMENTS 293 + 45 PreK+ 87 Magnet = 425 PK-5		
Description	Req. # of Rooms	Square Feet Per Room	Total Area
Instructional Spaces			
Pre-Kindergarten Classrooms (w/ toilets)	3	1,000 sf	3,000 sf
Kindergarten Classrooms (w/ toilets)	3	1,000 sf	3,000 sf
1st Grade Classrooms (w/ toilets)	3	850 sf	2,550 sf
2nd Grade Classrooms (w/ toilets)	3	850 sf	2,550 sf
3rd Grade Classrooms	3	850 sf	2,550 sf
4th Grade Classrooms	3	850 sf	2,550 sf
5th Grade Classrooms	3	850 sf	2,550 sf
		Net Subtotal:	18,750 sf
Special Instructional			
Art Studio w/ Kiln & Storage	1	900 sf	900 sf
General Music Room	1	800 sf	800 sf
Instrumental Music Room	1	900 sf	900 sf
Earth Science & Physics Lab	1	900 sf	900 sf
Advanced Learning Program (ALP) Classroom	2	350 sf	700 sf
Reading Rooms	2	350 sf	700 sf
World Language Room	1	200 sf	200 sf
ESL Classroom	2	350 sf	700 sf
		Net Subtotal:	5,800 sf
Administration and Support			
Principal's Office	1	200 sf	200 sf
Assistant Principal's Office	1	175 sf	175 sf
Secretarial Area	1	500 sf	500 sf
Main Conference Room	1	200 sf	200 sf
Health Services (w/ toilet)	1	300 sf	300 sf
Faculty Lounge (w/ toilet)	1	300 sf	300 sf
Social Work Office	1	150 sf	150 sf
Psychologist Office	1	150 sf	150 sf
Speech/Language Pathologist Office	1	150 sf	150 sf
Special Education Meeting Room	1	150 sf	150 sf
Teacher Workroom	1	200 sf	200 sf
Gym Office	1	100 sf	100 sf
		Net Subtotal:	2,575 sf

Special Education			
Special Education Resource Room	2	350 sf	700 sf
Occupational Therapy & Physical Therapy (OT/PT) Room	1	400 sf	400 sf
		Net Subtotal:	1,100 sf
Core Common Areas			
Library-Media Center (includes computer lab)	1	3,740 sf	3,740 sf
Cafeteria w/ Kitchen	1	3,000 sf	3,000 sf
Gymnasium/Auditorium	1	5,000 sf	5,000 sf
Gym / Auditorium Storage	1	550 sf	550 sf
Auditorium Stage	1	875 sf	875 sf
		Net Subtotal:	13,165 sf
Total Net Program Area			41,390 sf
Service			
		7.57%	3,330 sf
Custodial Office	1	150 sf	150 sf
Custodial Locker Area (Women/Men)	2	75 sf	150 sf
Toilet Rooms (Girls/Boys)	4	200 sf	800 sf
Toilet Rooms (Women/Men)	4	90 sf	360 sf
IT Work Room	1	125 sf	125 sf
IT Closets	2	50 sf	100 sf
General Storage	1	600 sf	400 sf
Receiving / Storage	1	300 sf	200 sf
Mechanical Room	1	745 sf	745 sf
		Net Subtotal:	3,030 sf
Circulation		22.68%	9,387 sf
Walls & Shafts		10.00%	4,139 sf
Gross Building Factor (GBF)			
		40.0%	16,556 sf
Total Building Gross = Total Net Program Area + 41% (GBF)			57,946 sf
Deduct Exterior Wall Area for Grant Calculation Purposes			3,187 sf
Total Building Gross for use in State Grant Reimbursement Chart (pg. 49)			
			54,759 sf



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A1



A2



A1

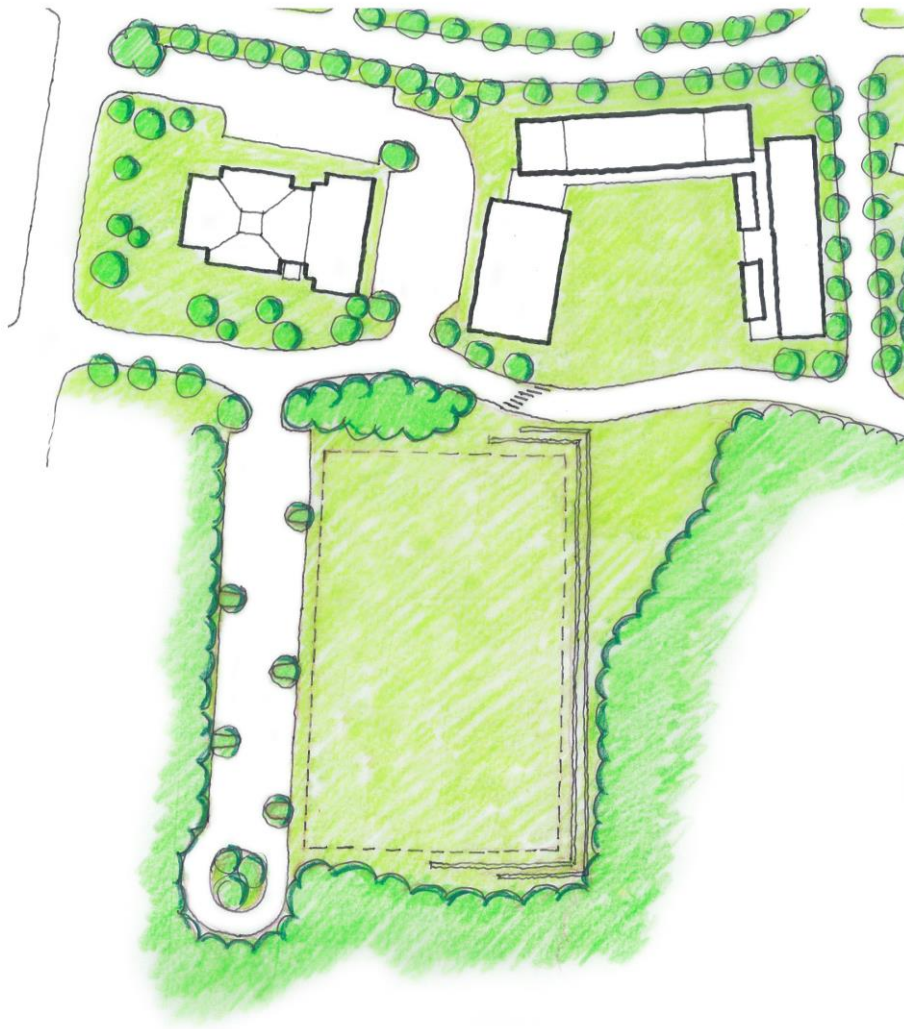


A2

NEW LEBANON SCHOOL
AUGUST 27, 2014
PETER CROSETTI ASSOCIATES
ARCHITECTS + LANDSCAPE ARCHITECTS, LLP

SITE OPTIONS

Scheme A



B1



B2



B1



B2

NEW LEBANON SCHOOL
AUGUST 27, 2014
PETER GREGORY ASSOCIATES
Architects • Landscape Architects, LLP

SITE OPTIONS

Scheme B



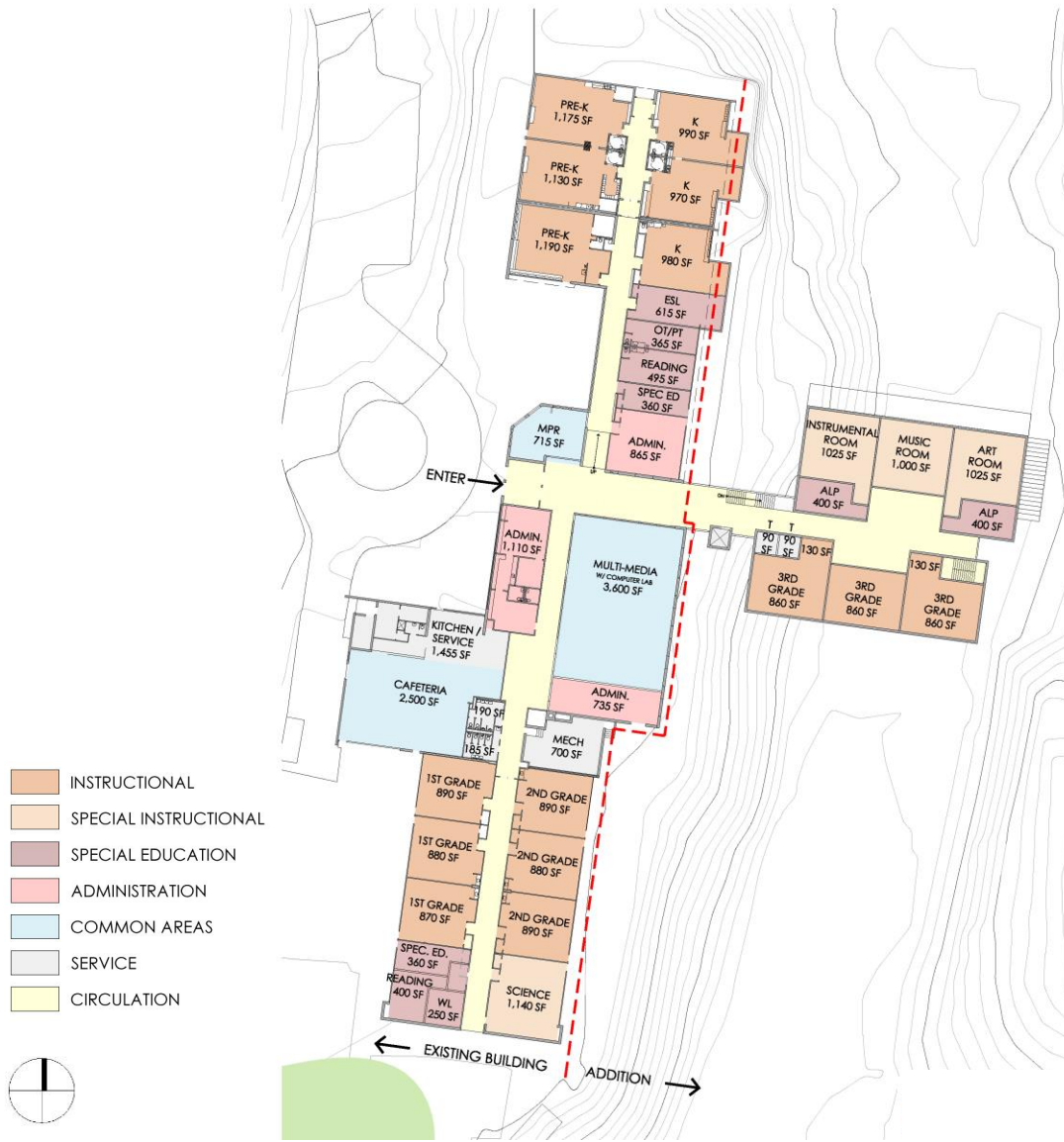
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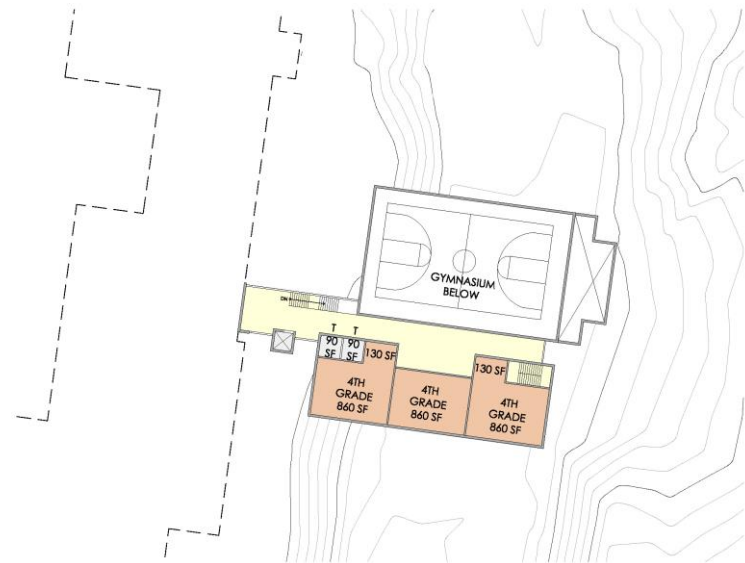


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Site Plan



Entry Level Plan



Mid Level Plan

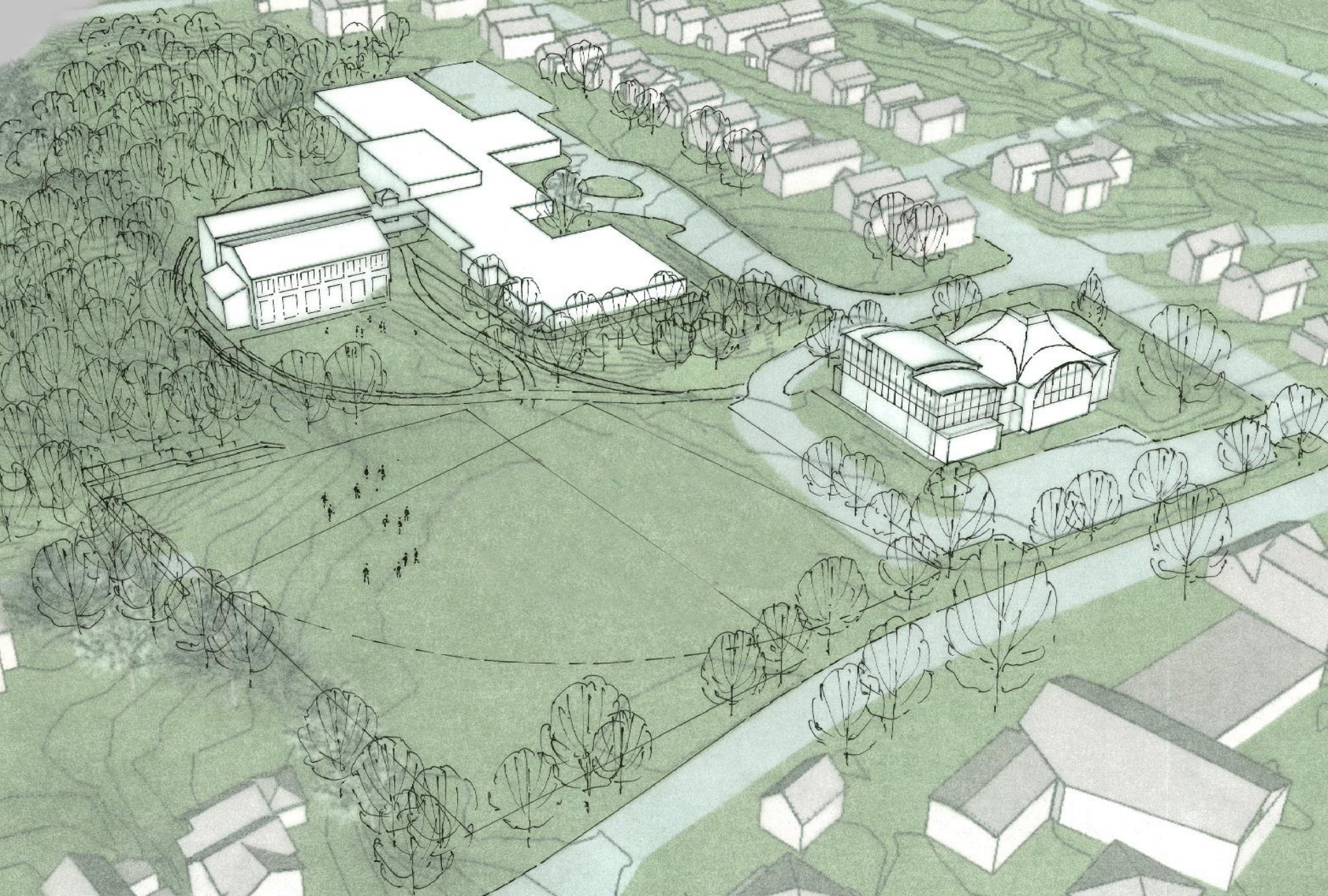


Lower Level Plan



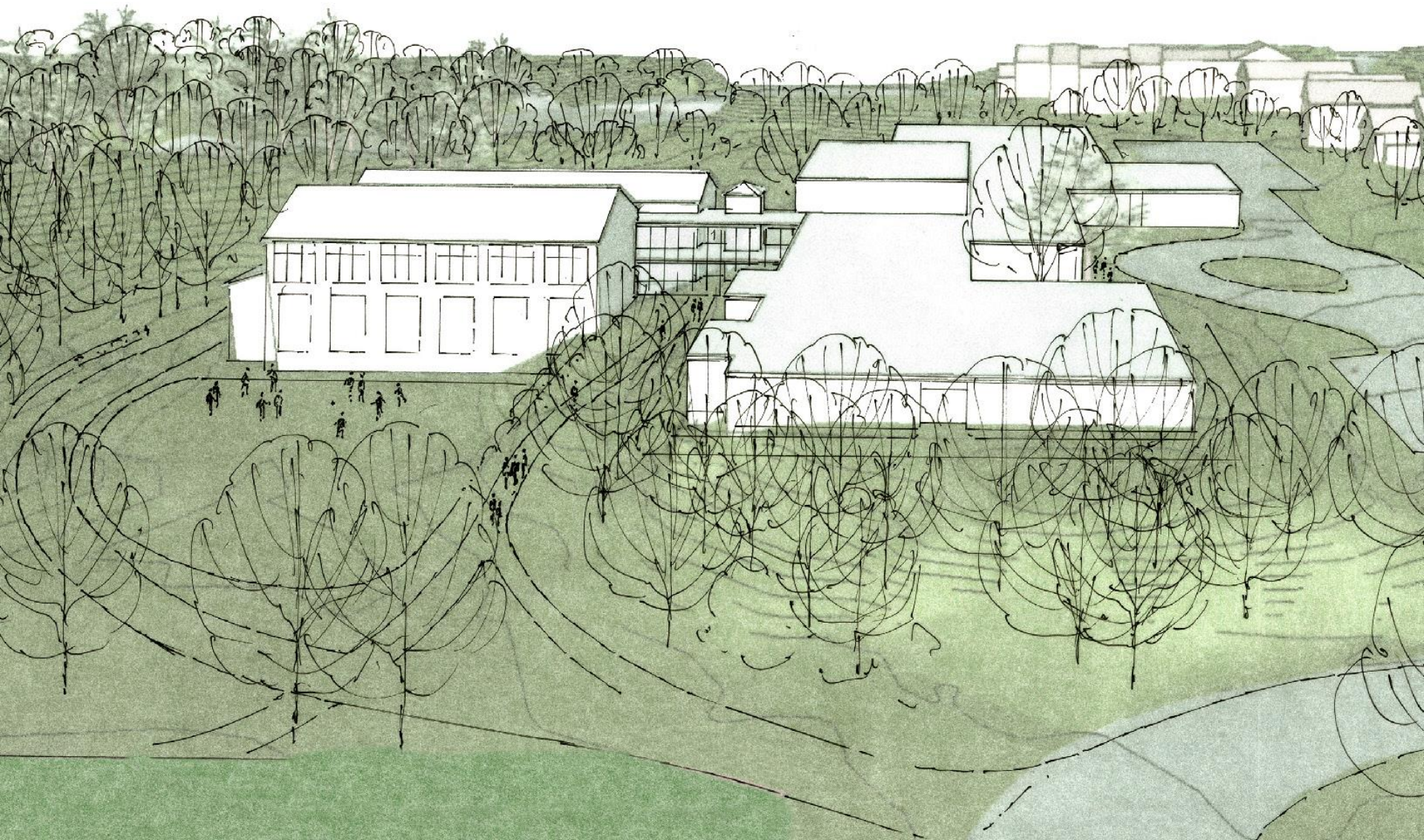
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Site Plan



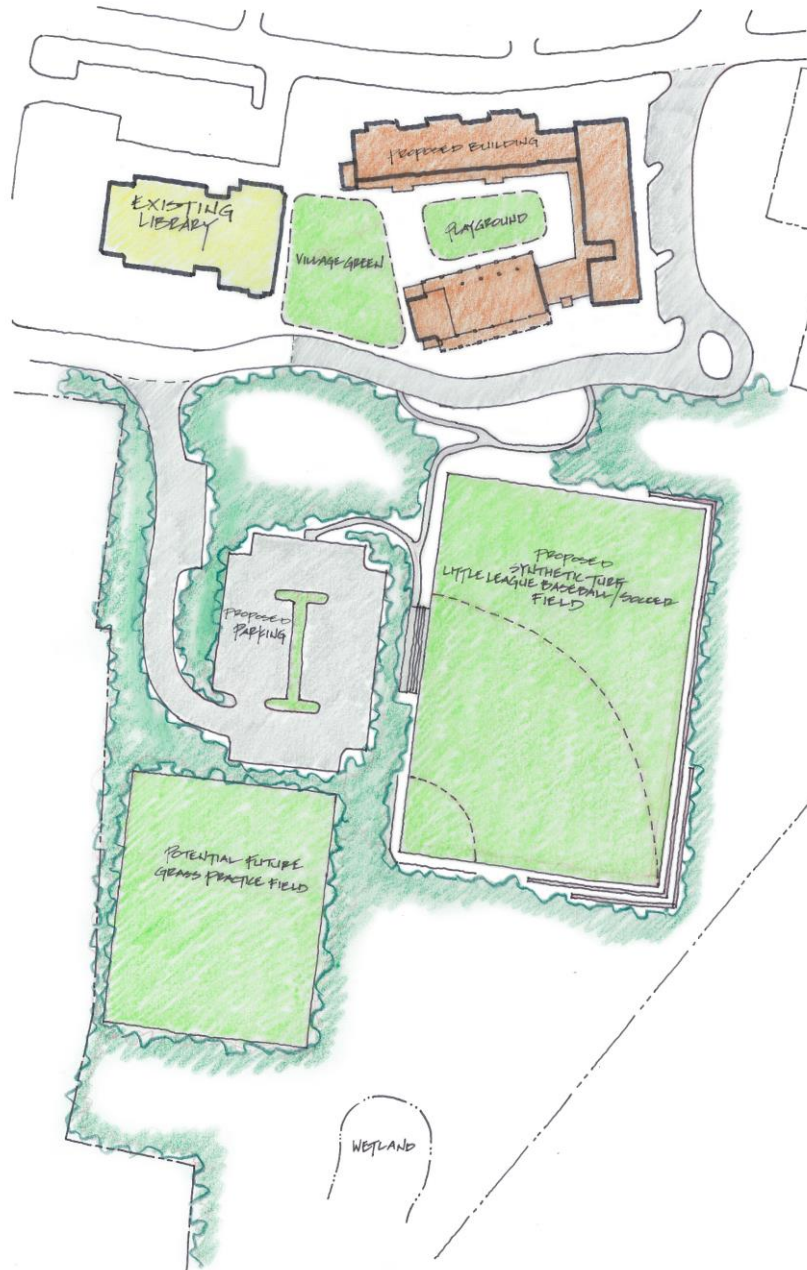
PREFERRED PLANS

Scheme A
Gross Area: 58,000 SF



PREFERRED PLANS

Scheme A
Gross Area: 58,000 SF



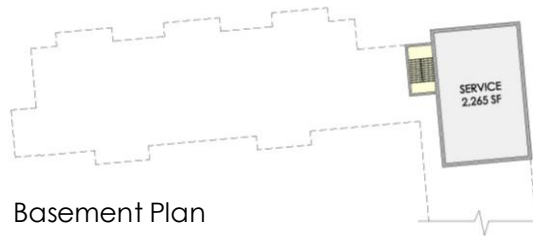
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Site Plan



First Floor Plan

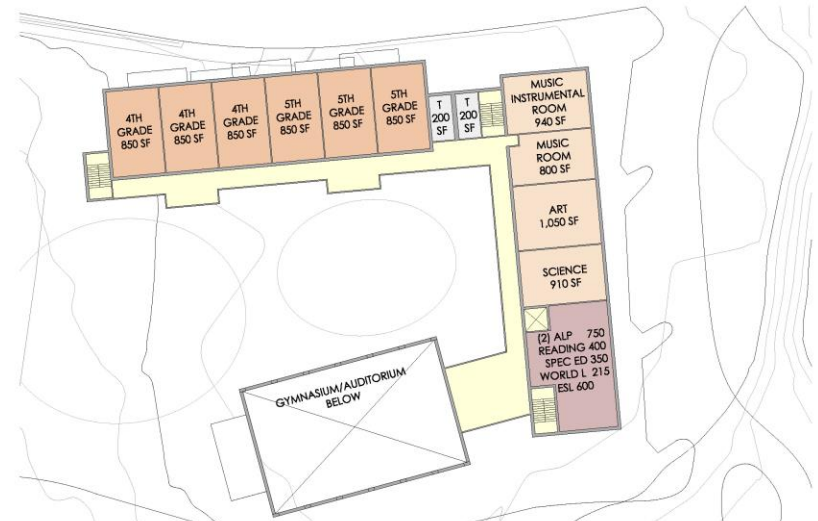
- INSTRUCTIONAL
- SPECIAL INSTRUCTIONAL
- SPECIAL EDUCATION
- ADMINISTRATION
- COMMON AREAS
- SERVICE
- CIRCULATION



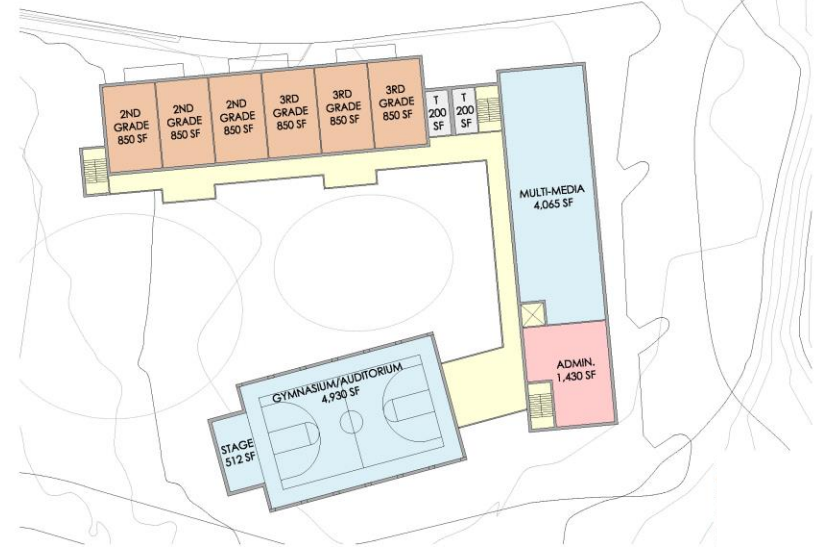
Basement Plan



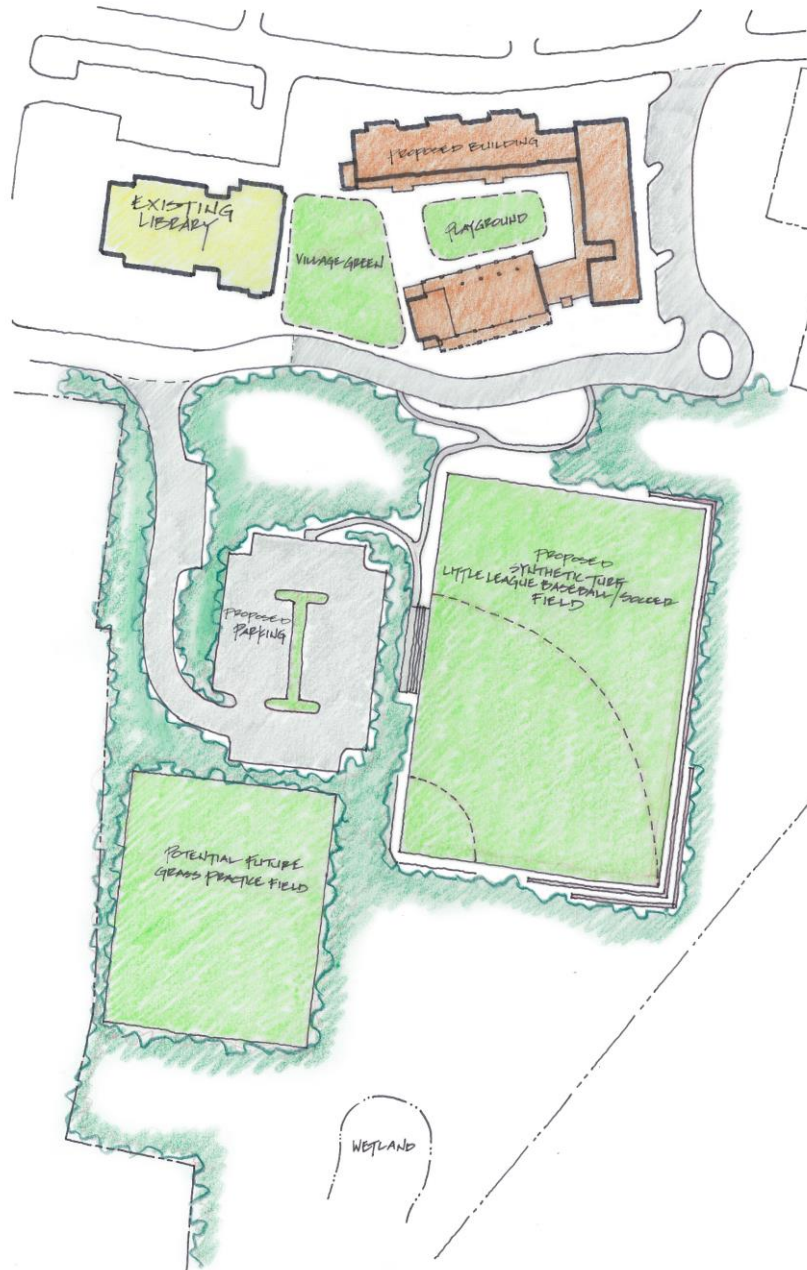
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Third Floor Plan



Second Floor Plan



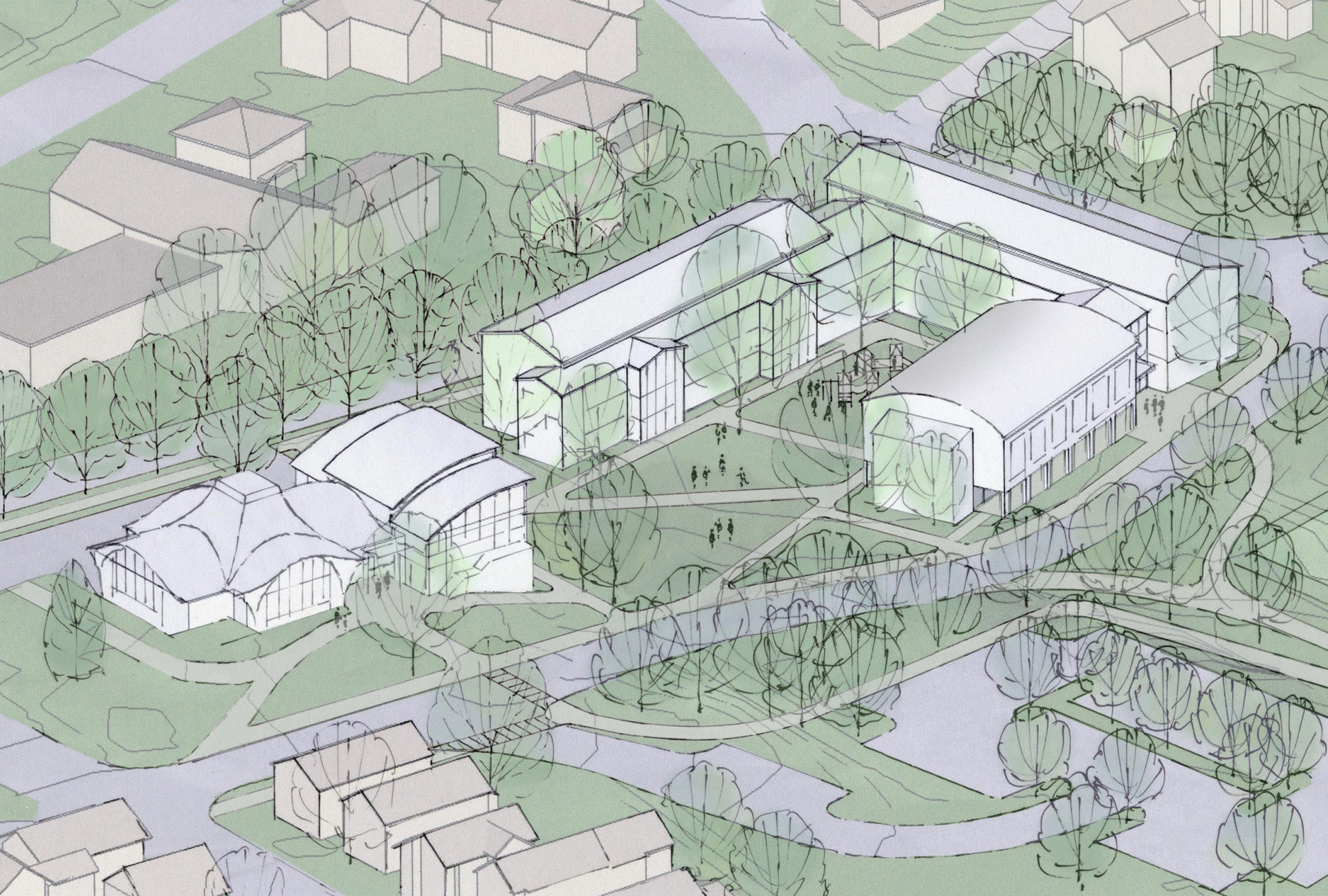
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Site Plan



PREFERRED PLANS

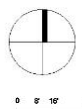
Scheme B
Gross Area: 58,000 SF



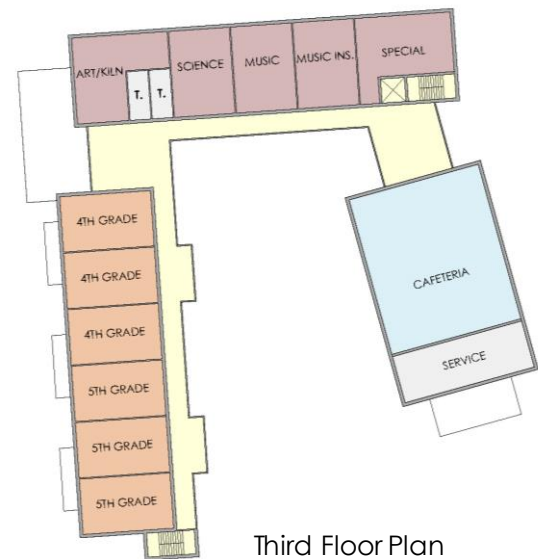


Site Plan

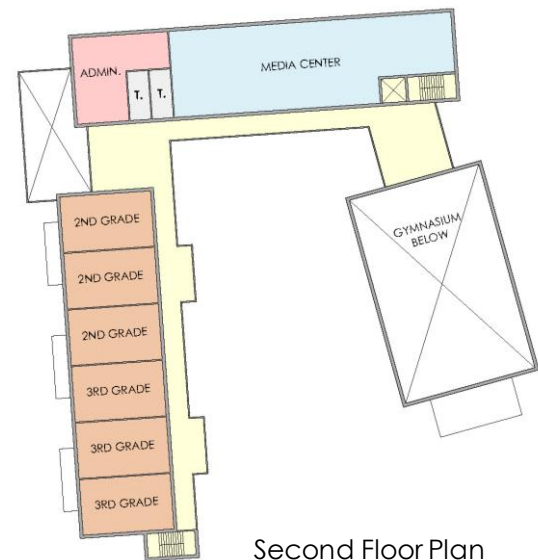
- INSTRUCTIONAL
- SPECIAL INSTRUCTIONAL
- SPECIAL EDUCATION
- ADMINISTRATION
- COMMON AREAS
- SERVICE
- CIRCULATION



First Floor Plan



Third Floor Plan



Second Floor Plan



Site Plan



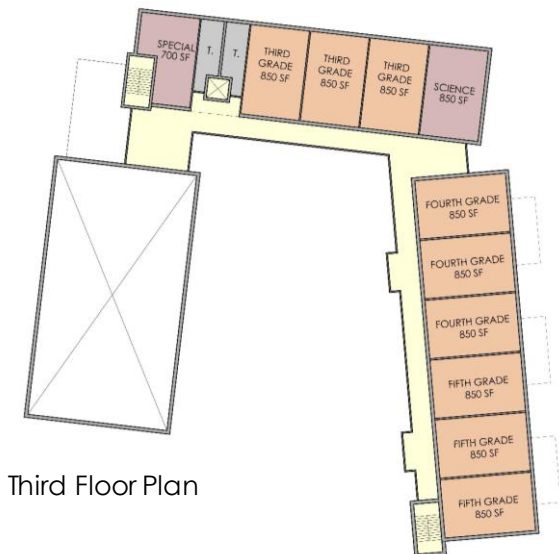
Site Plan



Site Plan



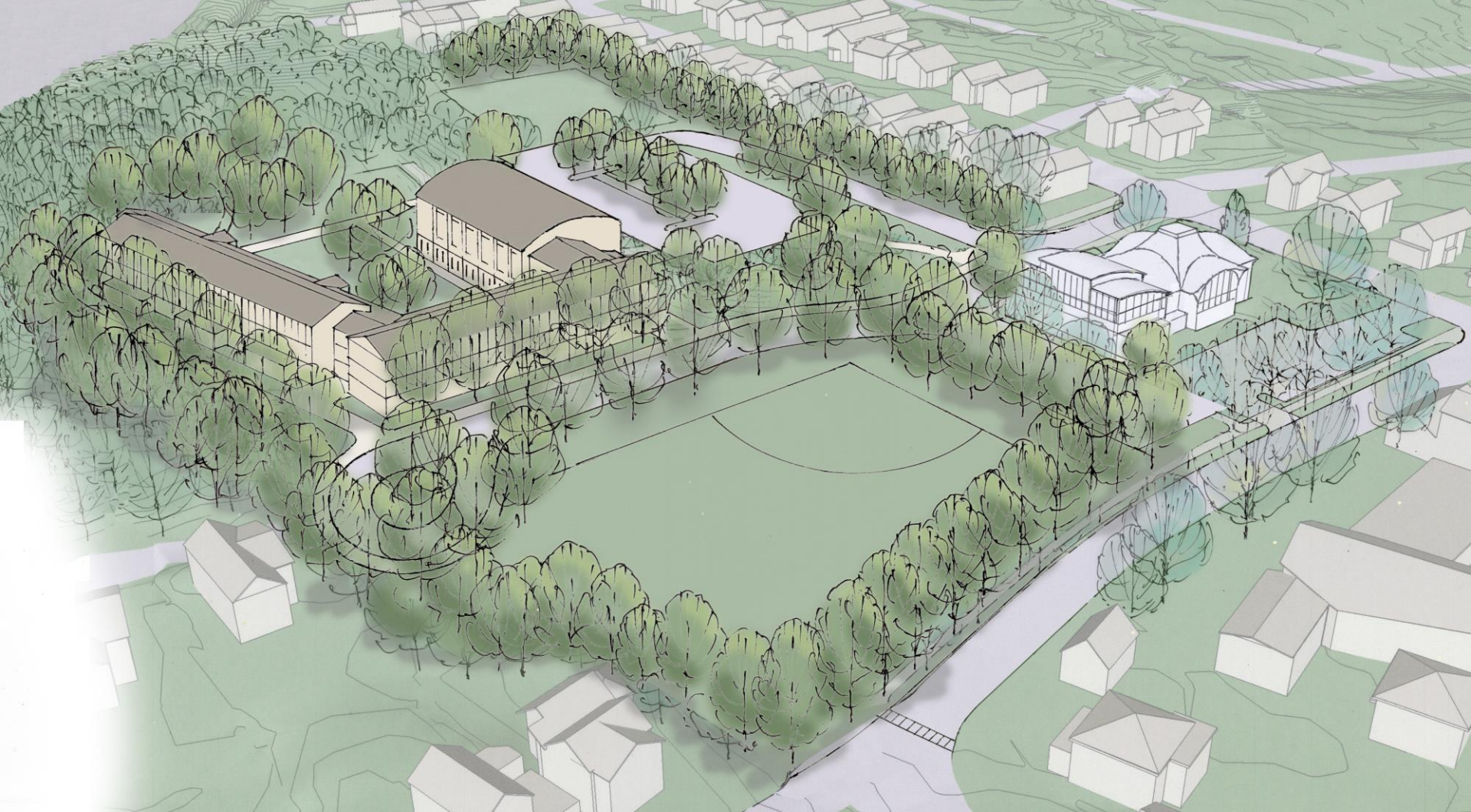
First Floor Plan



Third Floor Plan



Second Floor Plan



PREFERRED PLANS

Scheme C'
Gross Area: 58,000 SF



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	STATE STANDARD Space Specifications - Allowable SF per Pupil		Enrollment Projection (NL Base + Pre-K + Magnet = Total)
Highest Projected 8yr Enrollment	0-350	350-750	279 + 45 + 50 = 374
Pre-K	124	120	120
K	124	120	120
1	124	120	120
2	124	120	120
3	124	120	120
4	124	120	120
5	156	152	152
Average Allowable SF per Student			125

(Highest Projected 8 yr) X (Average Allowable SF per Student) = MAXIMUM GROSS AREA permitted per CT State Space Specifications Diversity Guideline 374 x 125 =	46,750 SF
--	------------------

Total NET PROGRAM AREA*	41.390 SF
Total BUILDING GROSS* (includes 40% Gross Building Factor)	57,946 SF
Total BUILDING GROSS* (w/Exterior Wall Area Deducted)	54,759 SF

54,759 SF - 46,750 SF = SF NOT eligible for CT State reimbursement	8,009 SF
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SITE DEVELOPMENT ESTIMATE	Scheme A		Scheme B		Scheme C	
Trade Costs	Building	Field	Building	Field	Building	Field
Building sitework and playgrounds	\$1,862,546		\$1,514,403		\$2,565,000	
Fields and parking sitework		\$1,900,000		\$3,002,403		\$314,656
Design and pricing contingency - 10%	\$186,255	\$190,000	\$151,440	\$300,240	\$256,500	\$31,466
Trade Costs Subtotal	\$2,048,801	\$2,090,000	\$1,665,843	\$3,302,643	\$2,821,500	\$346,122
Construction Cost Mark-ups						
General conditions and requirements - 18 months	\$338,400	\$338,400	\$358,100	\$400,000	\$358,100	\$55,380
Site logistics and phasing - 3 phases/1 phase	\$55,000	\$55,000	\$30,000	\$40,000	\$30,000	\$20,000
Building permits - 1.25%	\$25,610	\$26,125	\$20,823	\$41,283	\$35,269	\$4,327
Mark-ups+ Trade Costs	\$2,467,811	\$2,509,525	\$2,074,766	\$3,783,926	\$3,244,869	\$425,828
Insurance and bonding - 2.35%	\$57,994	\$58,974	\$48,757	\$88,922	\$76,254	\$10,007
Overhead and profit - 3.25%	\$80,204	\$81,560	\$67,430	\$122,978	\$105,458	\$13,839
Estimated construction cost total	\$2,606,008	\$2,650,058	\$2,190,953	\$3,995,826	\$3,426,581	\$449,674
Escalation allowance - 3%	\$78,180	\$79,502	\$65,729	\$119,875	\$102,797	\$13,490
ESTIMATED CONSTRUCTION COST TOTAL + ESCALATION	\$2,684,188	\$2,729,560	\$2,256,682	\$4,115,701	\$3,529,379	\$463,165
Soft costs* - 12%	\$322,103	\$327,547	\$270,802	\$493,884	\$423,525	\$55,580
ESTIMATED TOTAL PROJECT COST	\$3,006,291	\$3,057,107	\$2,527,484	\$4,609,585	\$3,952,904	\$518,774

*Soft costs include furniture and equipment, design fees, legal fees, testing and insurance.

BUILDING CONSTRUCTION ESTIMATE	Scheme A	Scheme B	Scheme C
Trade Costs			
New Construction	\$5,922,000	\$16,356,000	\$16,356,000
Renovation	\$7,055,720	\$0	\$0
Subtotal	\$12,977,720	\$16,356,000	\$16,356,000
Design and pricing contingency- 10% new; 14% renovation	\$1,816,881	\$1,635,600	\$1,635,600
Trade Costs Subtotal	\$14,794,601	\$17,991,600	\$17,991,600
Construction Cost Mark-ups			
General conditions and requirements - 18 months	\$1,579,200	\$1,858,900	\$1,858,900
Site logistics and phasing - 3 phases	\$220,000	\$140,000	\$140,000
Building permits - 1.25%	\$184,933	\$224,895	\$224,895
Mark-ups + Trade Costs	\$16,778,733	\$20,215,395	\$20,215,395
Insurance and bonding - 2.35%	\$394,300	\$475,062	\$475,062
Overhead and profit - 3.25%	\$545,309	\$657,000	\$657,000
Estimated Construction Cost Total	\$17,718,342	\$21,347,457	\$21,347,457
Escalation allowance - 5%	\$885,917	\$1,067,373	\$1,067,373
ESTIMATED CONSTRUCTION COST TOTAL + ESCALATION	\$18,604,259	\$22,414,830	\$22,414,830
Soft costs* - 22%	\$4,092,937	\$4,931,263	\$4,931,263
ESTIMATED TOTAL PROJECT COST	\$22,697,197	\$27,346,093	\$27,346,093

*Soft costs include furniture and equipment, design fees, legal fees, testing and insurance.

Scheme A Cost/sf (w/o escalation)

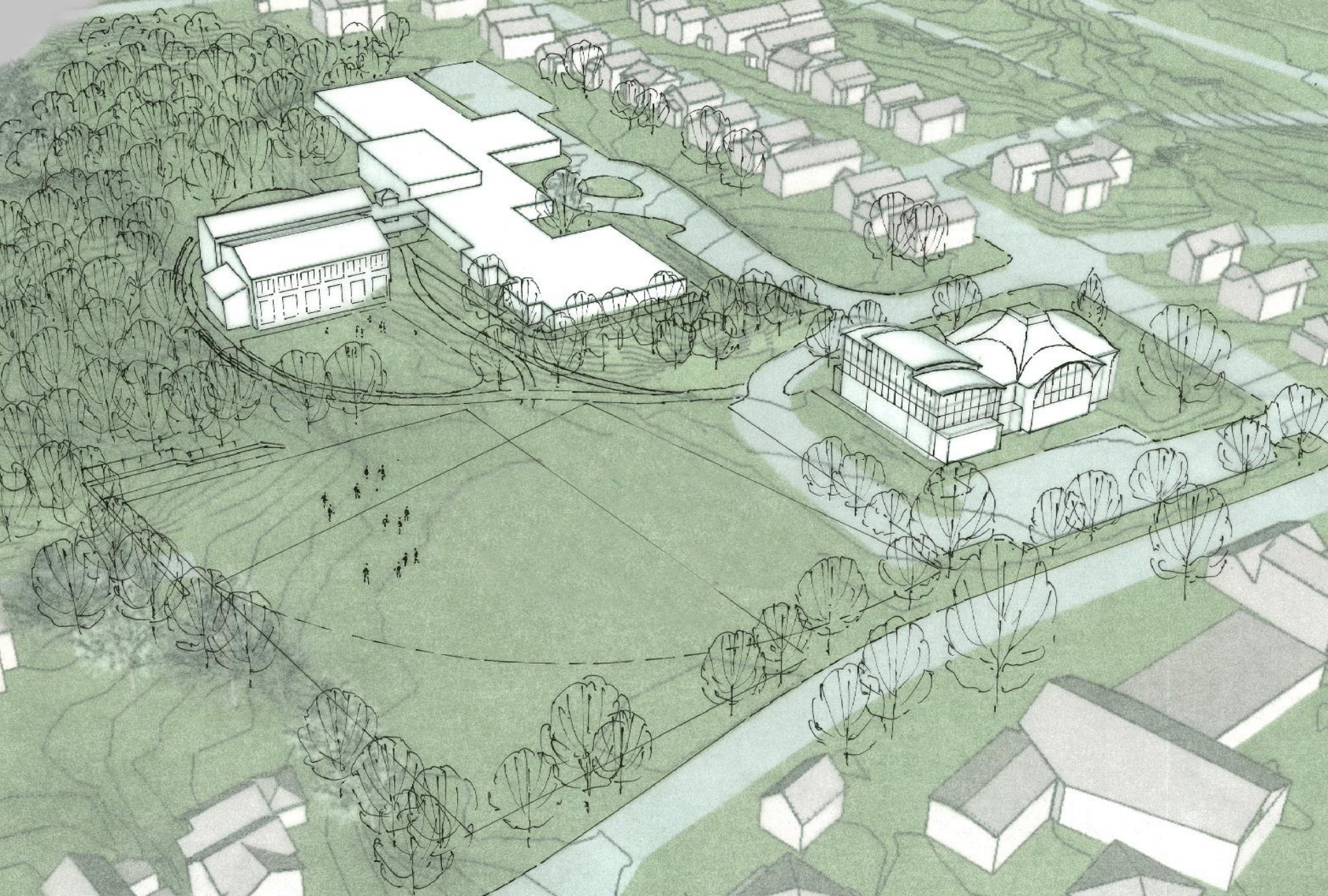
\$275.50

Scheme B Cost/sf (w/o escalation)

\$364.00

\$364.00

		Scheme A			Scheme B			Difference	Scheme C			Difference
			State Grant	Local Funds		State Grant	Local Funds	A:B				B:C
Line	Building and Site Costs											
A.	Total project building costs	\$22,697,197			\$27,346,093				\$27,346,093			
B.	Fundable portion a 125sf/student	\$19,905,442			\$24,611,484				\$24,611,484			
C.	Local fundable building costs	\$2,791,755		\$2,791,755	\$2,734,609		\$2,734,609		\$2,734,609		\$2,734,609	
D.	Total project site cost	\$3,006,291			\$2,527,484				\$3,952,904			
E.	Total project building and site cost (A+D)	\$25,703,488			\$29,873,577				\$31,298,997			
F.	Total fundable project and site costs (B+D)	\$22,911,733			\$27,138,968				\$28,564,388			
G.	80% state grant reimbursement (F x 0.8)	\$18,329,386	\$18,329,386		\$21,711,174	\$21,711,174			\$22,851,510	\$22,851,510		
H.	20% local funding (F minus G)	\$4,582,347		\$4,582,347	\$5,427,794		\$5,427,794		\$5,712,878		\$5,712,878	
Line	Field Costs											
I.	Total Project Field Costs	\$3,057,107			\$4,609,585				\$518,744			
J.	Eligible costs (50% of new work)	\$700,000	\$700,000	\$2,357,107	\$1,843,834	\$1,843,834	\$2,765,751		\$60,000	\$60,000	\$459,000	
K.	Total project cost (E+I)	\$28,760,595			\$34,483,162				\$31,817,741			
L.	Total state reimbursement (J+G)	\$19,029,386	\$19,029,386		\$23,555,008	\$23,555,008			\$22,911,510	\$22,911,510		
M.	Local funding (K minus L)	\$9,731,209		\$9,731,209	\$10,928,154		\$10,928,154	\$1,196,945	\$8,906,231		\$8,906,487	-\$2,021,923



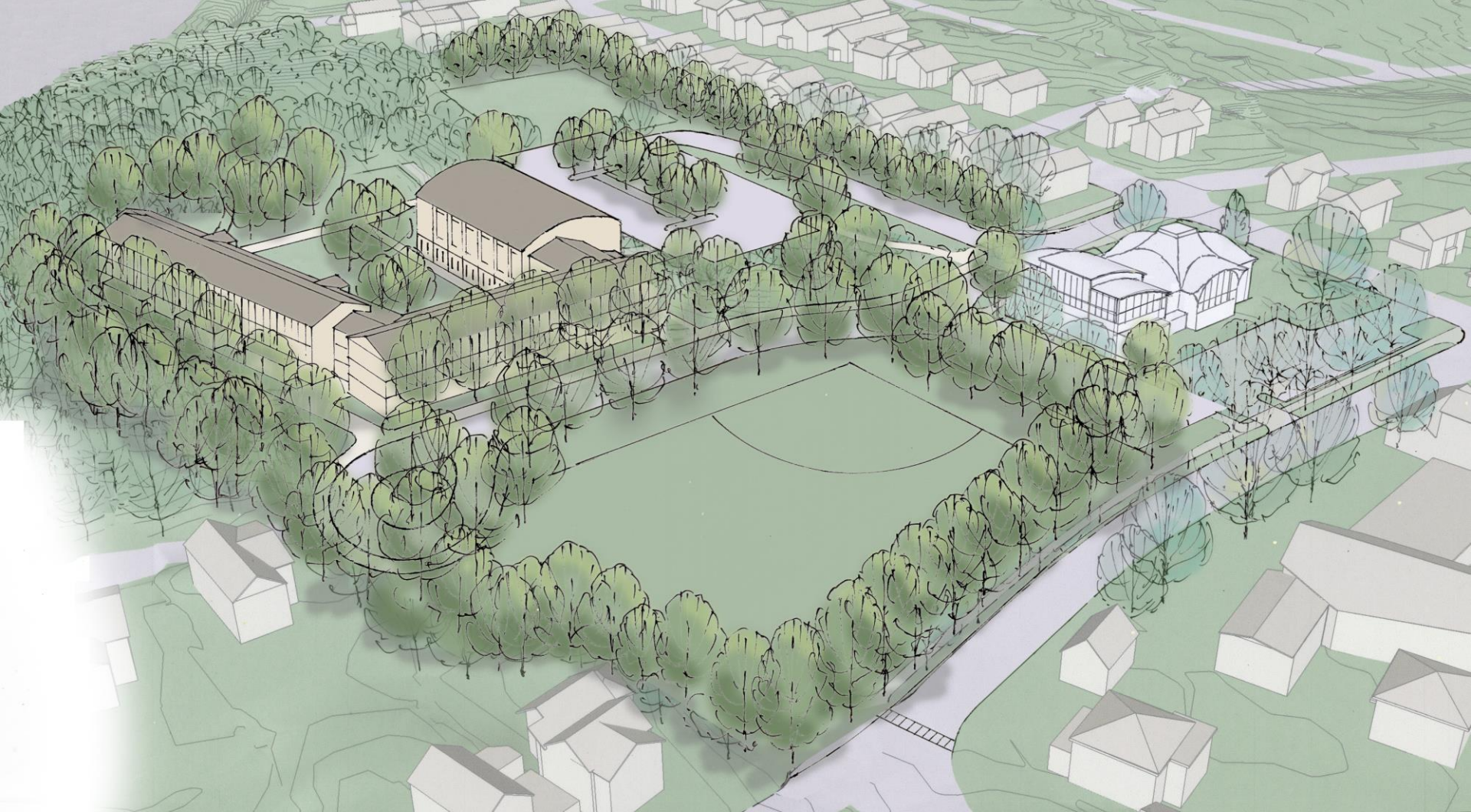
PREFERRED PLANS

Scheme A
Gross Area: 58,000 SF



PREFERRED PLANS

Scheme B
Gross Area: 58,000 SF



PREFERRED PLANS

Scheme C
Gross Area: 58,000 SF



NEW LEBANON ELEMENTARY SCHOOL



EDUCATIONAL SPECIFICATIONS

for the

NEW LEBANON ELEMENTARY SCHOOL

December 18, 2014

Max Class Size	15 Students	21 Students				24 Students				26 Students				Total Base	Total Base + 50 Magnet	Avg # Students Per Grade Level K-5
(#) Class Rooms per Grade	(3) CR Max Students = 45	(2) CR Max Students = 42 (3) CR Max Students = 63				(2) CR Max Students = 48 (3) CR Max Students = 72				(2) CR Max Students = 52 (3) CR Max Students = 78						
Grade Level	PK	K		1		2		3		4		5				
NL Enrollment Projection	Base	Base	8	Base	8	Base	8	Base	8	Base	9	Base	9			
2015-16	45	44	52	47	55	50	58	47	55	39	48	50	59	322	372	55
2016-17	45	39	47	49	57	48	56	50	58	48	57	39	48	318	368	54
2017-18	45	40	48	43	51	51	59	48	56	50	59	48	57	325	375	55
2018-19	45	39	47	45	53	45	53	50	58	48	57	50	59	322	372	55
2019-20	45	40	48	44	52	46	54	44	52	51	60	48	57	318	368	54
2020-21	45	41	49	45	53	45	53	45	53	44	53	51	60	316	366	54
2021-22	45	41	49	46	54	46	54	45	53	46	55	45	54	314	364	53
2022-23	45	42	50	46	54	47	55	45	53	45	54	46	55	316	366	54