



NEW LEBANON ELEMENTARY SCHOOL



EDUCATIONAL SPECIFICATIONS

for the

NEW LEBANON ELEMENTARY SCHOOL

November 10, 2014

PETER GISOLFI ASSOCIATES
Architects • Landscape Architects, LLP



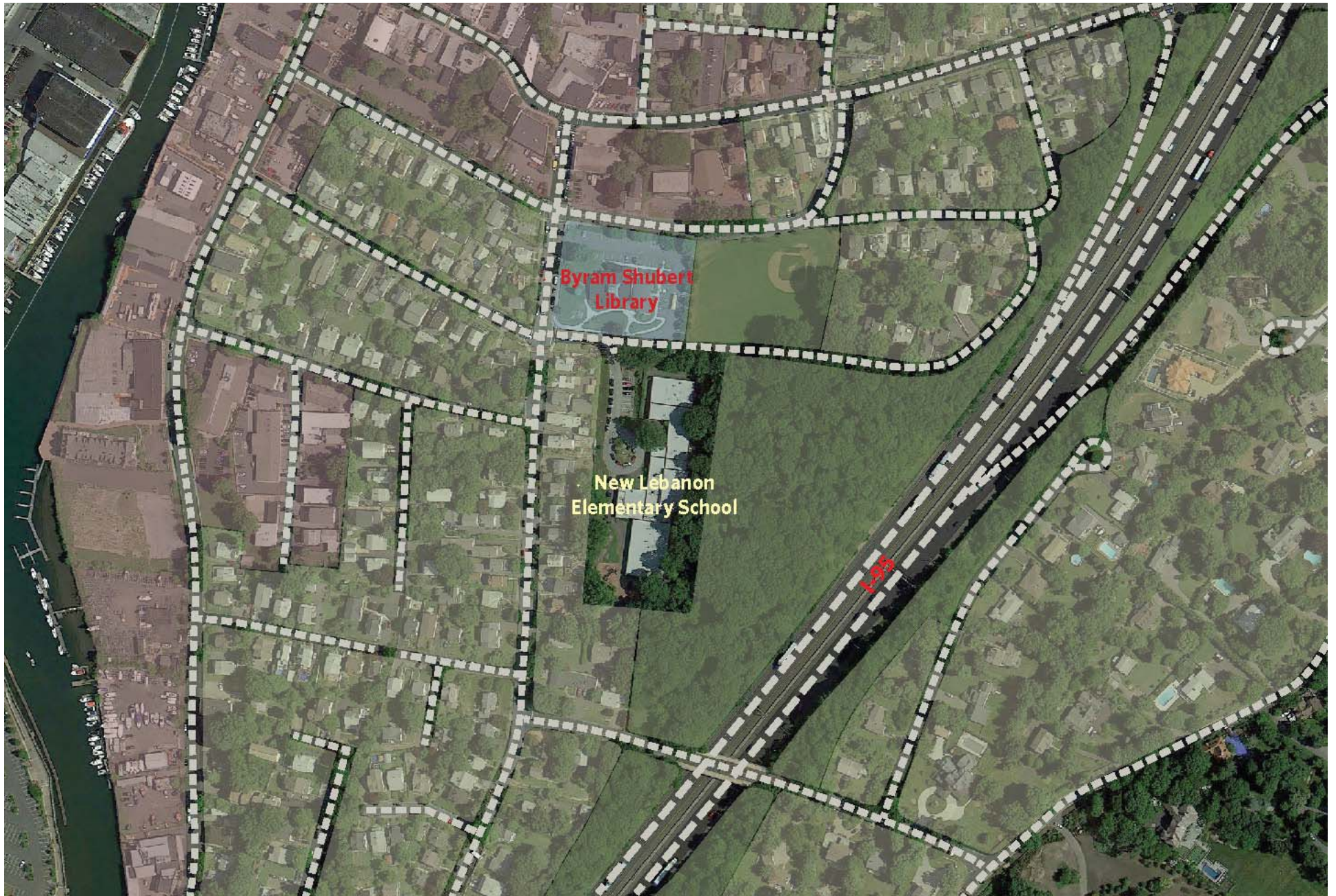
NEW LEBANON ELEMENTARY SCHOOL

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



SITE ANALYSIS

Aerial View



SITE ANALYSIS

Neighborhood Analysis



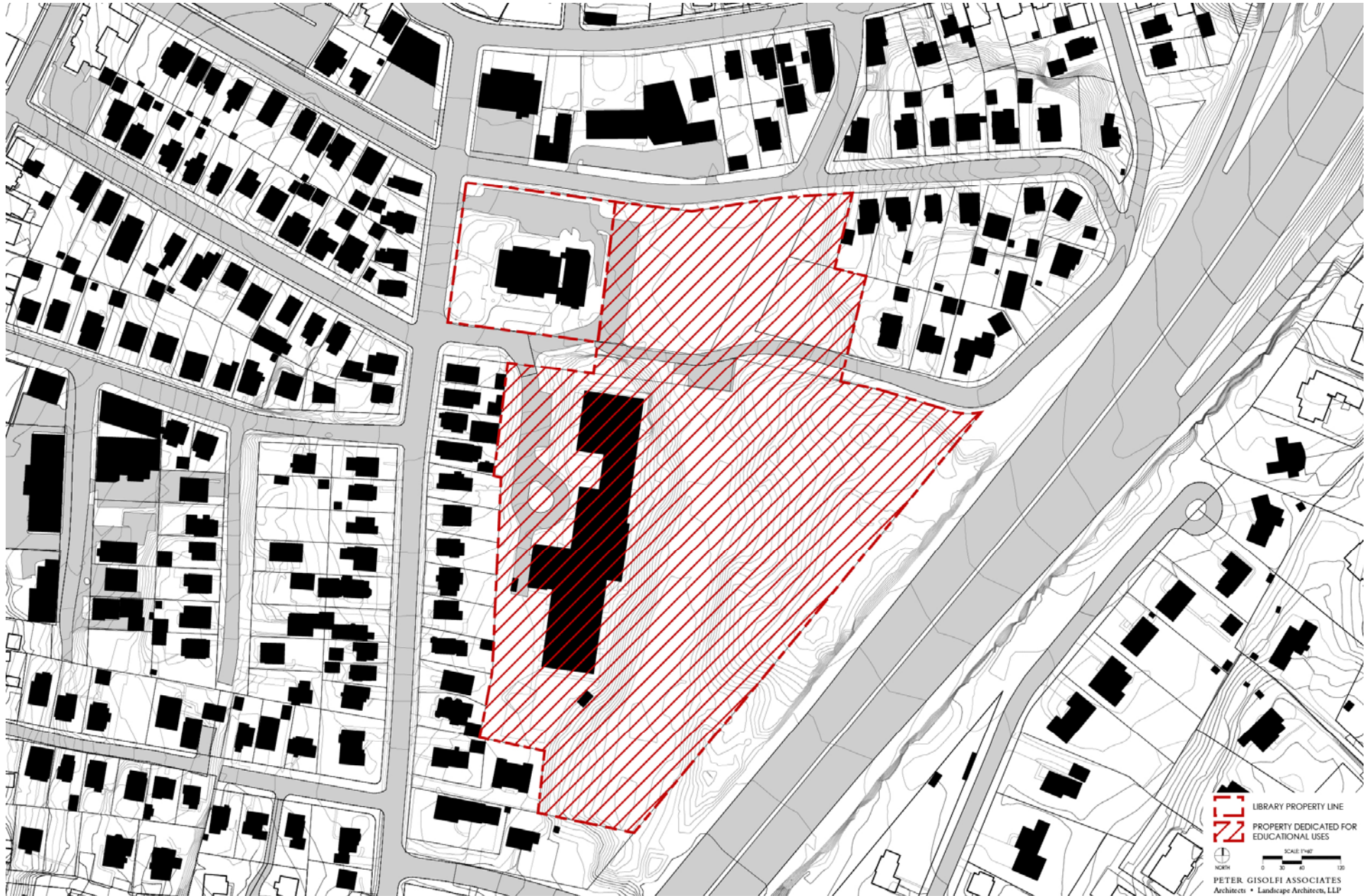
SITE ANALYSIS

Neighborhood Analysis



SITE ANALYSIS

Figure Ground & Relief Map



SITE ANALYSIS

Property Lines





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

0 80 160

SITE ANALYSIS

Site Map



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BUILDING ANALYSIS

Existing Plan



BUILDING ANALYSIS

Existing Plan



BUILDING ANALYSIS

Existing Conditions



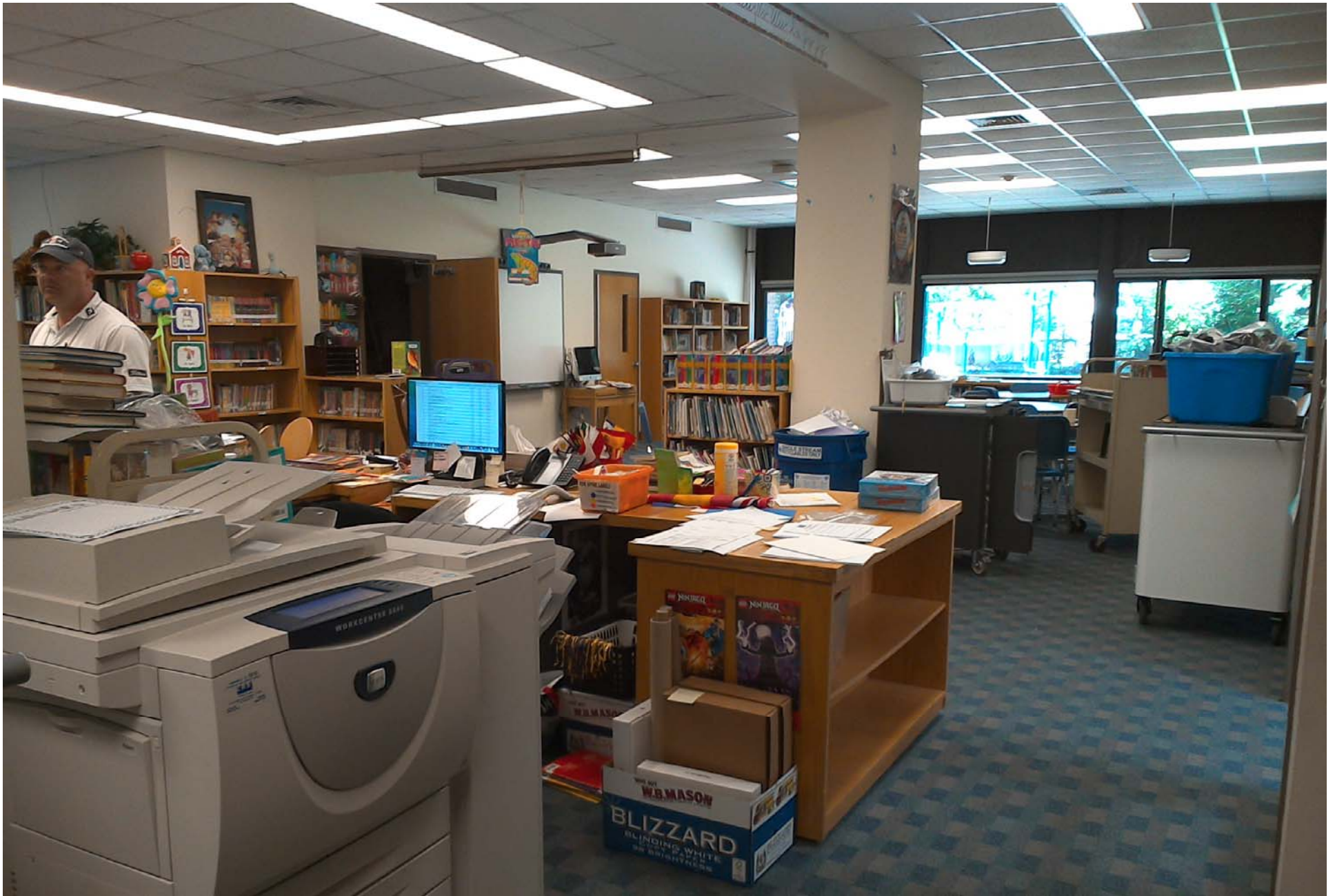
BUILDING ANALYSIS

Existing Conditions



BUILDING ANALYSIS

Existing Conditions



BUILDING ANALYSIS

Existing Conditions



BUILDING ANALYSIS

Existing Conditions



BUILDING ANALYSIS

Existing Conditions



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BUILDING ANALYSIS

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BUILDING ANALYSIS

Existing Conditions



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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	62,000
Current Student Population	403	264	n/a
Average sf/Student	161	138	n/a
8-yr High Student Population	433	293	425
Average sf/Student	150	123	146
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)	19.7	21	21
Average sf/Student	45	40.5	42.5
Core Common Areas			
Cafeteria with Kitchen	3,605 sf	1,570 sf	3,500 sf
Current / 8-yr High: Av. sf/Student	8.9 sf / 8.3 sf	5.9 sf / 5.2 sf	8.3 sf
Gymnasium/Auditorium	6,480 sf	3,388 sf	6,500 sf
Current / 8-yr High: Av. sf/Student	16 sf / 15 sf	12.7 sf / 11.3 sf	15 sf
Media Center	4,250 sf	2,207 sf	4,150 sf
Current / 8-yr High: Av. sf/Student	10.5 sf / 9.8 sf	8.3 sf / 7.3 sf	10 sf

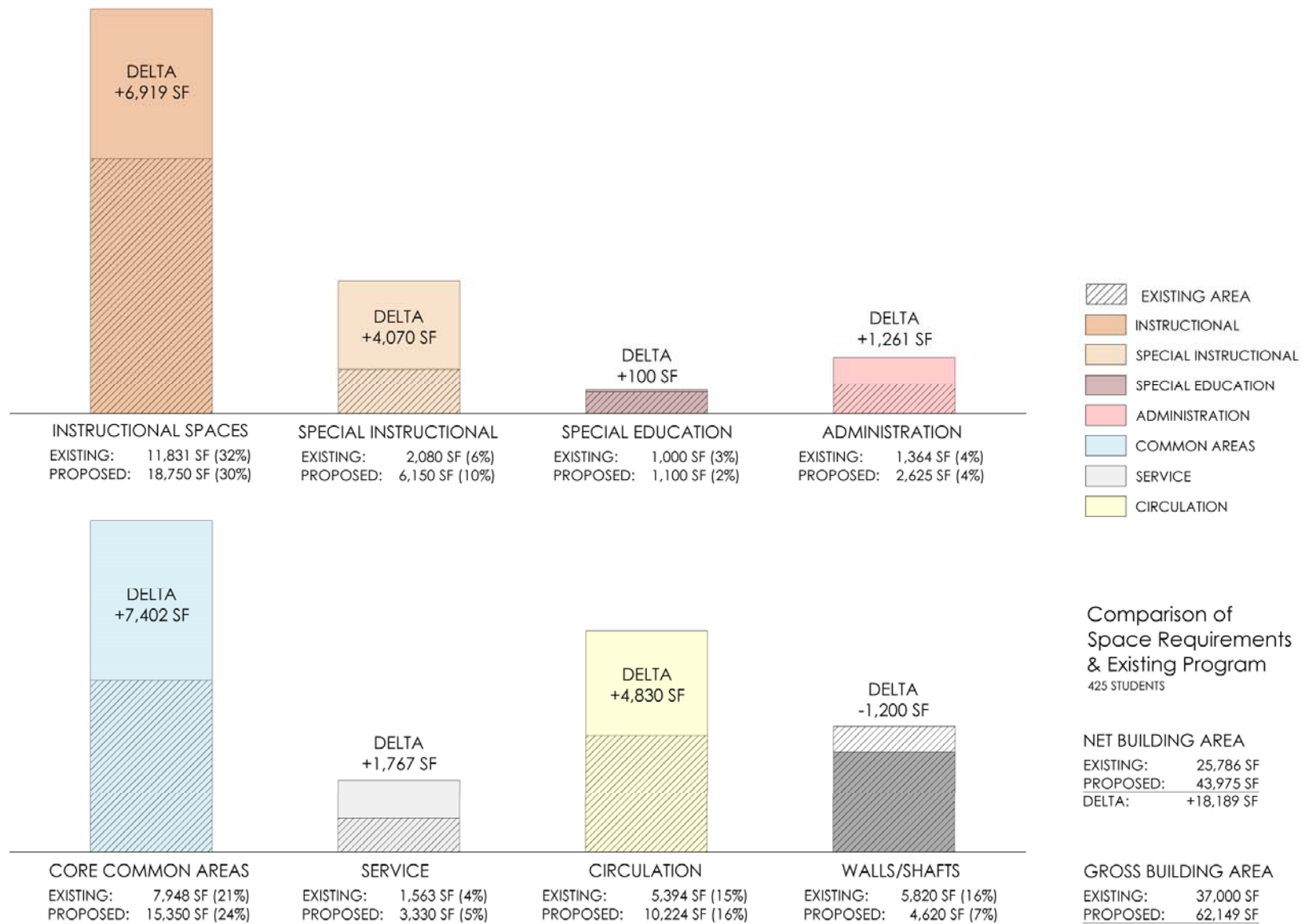
SCHOOL	SIZE (SF)	Enrollment**		Space per Student (sf)	
		2014/15	Max.	2014/15	Max.
Cos Cob	83,270	473	539	176	154
Dundee	52,126	367	369	142	141
Glenville	65,000	461	502	141	129
Hamilton Avenue	58,800	345	349	170	168
Julian Curtiss	69,600	353	353	197	167
New Lebanon	37,000	284	301	130	123
North Mianus	59,122	481	496	123	119
North Street	58,063	350	366	166	159
Old Greenwich	57,187	384	396	149	144
Parkway *	52,100	209	218	249	239
Riverside	62,600	440	461	142	136
AVERAGE	59,533	377	395	154	144

*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	1000 sf	1,000 sf
General Music Room	1	800 sf	800 sf
Instrumental Music Room	1	1000 sf	1,000 sf
Earth Science & Physics Lab	1	900 sf	900 sf
Advanced Learning Program (ALP) Classroom	2	375 sf	750 sf
Reading Rooms	2	400 sf	800 sf
World Language Room	1	200 sf	200 sf
ESL Classroom	2	350 sf	700 sf
		Net Subtotal:	6,150 sf
Administration and Support			
Principal's Office	1	200 sf	200 sf
Assistant Principal's Office	1	175 sf	175 sf
Secretarial Area	1	600 sf	600 sf
Main Conference Room	1	200 sf	200 sf
Health Services (w/ toilet)	1	250 sf	250 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:	2,625 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	4,150 sf	4,150 sf
Cafeteria w/ Kitchen	1	3,500 sf	3,500 sf
Gymnasium/Auditorium	1	5,000 sf	5,000 sf
Gym / Auditorium Storage	1	600 sf	600 sf
Auditorium Stage	1	900 sf	900 sf
Multi-Purpose Room	1	1,200 sf	1,200 sf
		Net Subtotal:	15,350 sf
Total Net Program Area			43,975 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	600 sf
Receiving / Storage	1	300 sf	300 sf
Mechanical Room	1	745 sf	745 sf
		Net Subtotal:	3,330 sf
Circulation		23.25%	10,224 sf
Walls & Shafts		10.51%	4,620 sf
Gross Building Factor (GBF)		41.3%	18,174 sf
Total Building Gross = Total Net Program Area + 41% (GBF)			62,149 sf
Deduct Exterior Wall Area for Grant Calculation Purposes			3,404 sf
Total Building Gross for use in State Grant Reimbursement Chart (pg. 49)			58,745 sf



Graphic Tabulation



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A1



A2

SITE OPTIONS

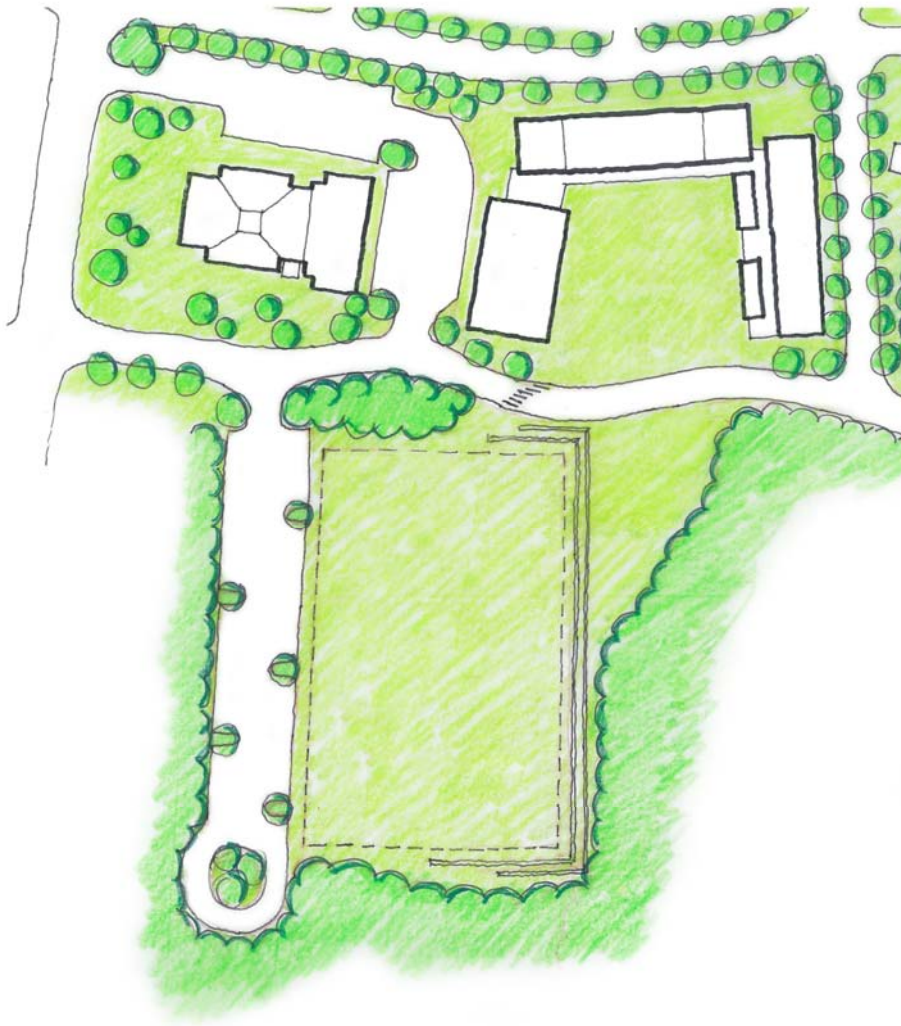
Scheme A



NEW LEBANON SCHOOL
AUGUST 27, 2014
PETER GIVOLET ASSOCIATES
ARCHITECTS • LEBANON, NEW HAMPSHIRE

SITE OPTIONS

Scheme A



B1



B2

SITE OPTIONS

Scheme B



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

SITE OPTIONS

Scheme B



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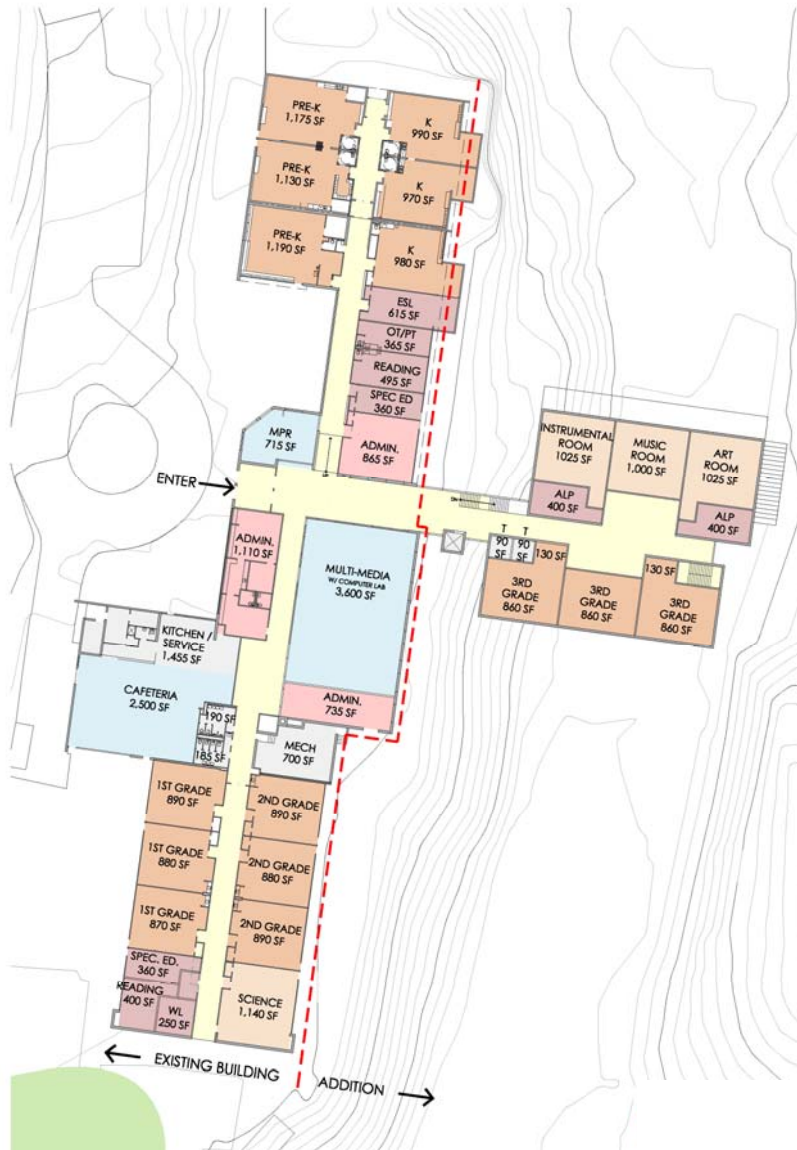
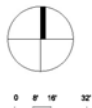
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Site Plan

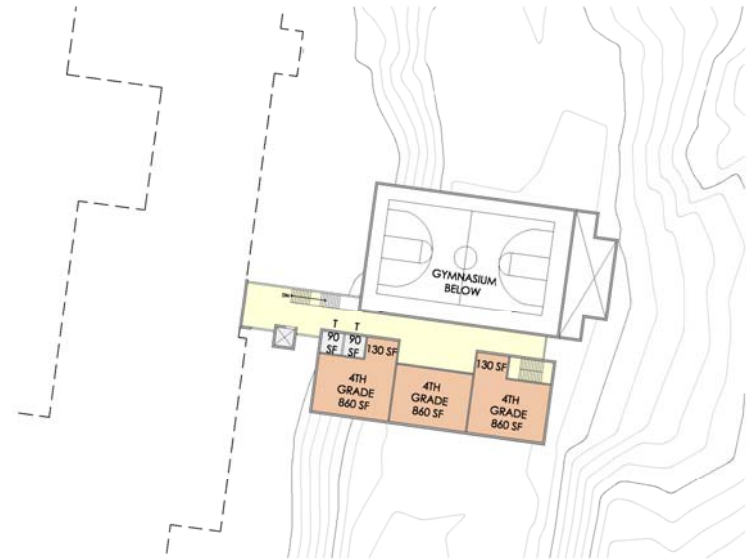
PREFERRED PLANS

Scheme A
Gross Area: 64,350 SF

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



Entry Level Plan



Mid Level Plan



Lower Level Plan

PREFERRED PLANS

Scheme A
Gross Area: 64,350 SF

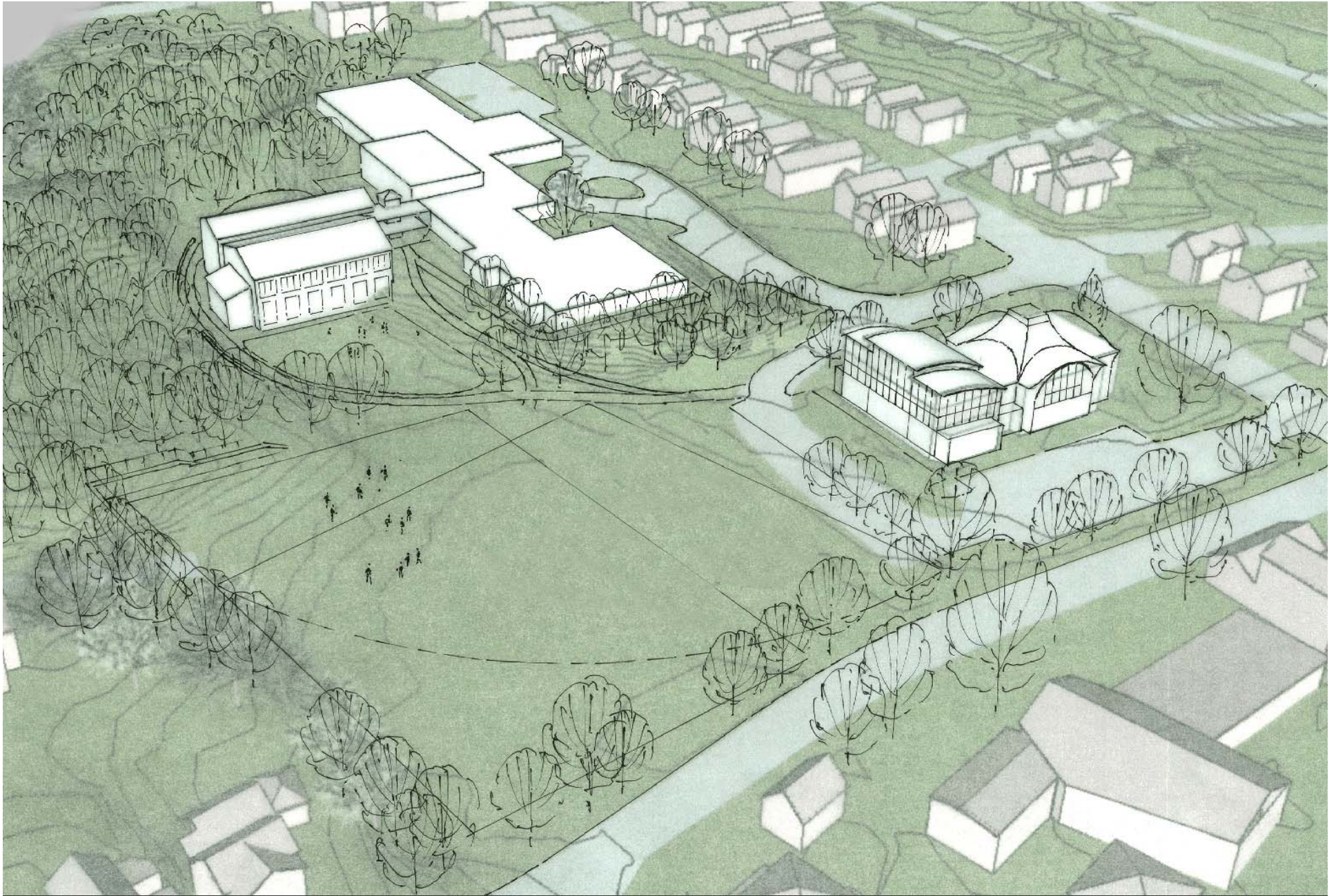


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Site Plan

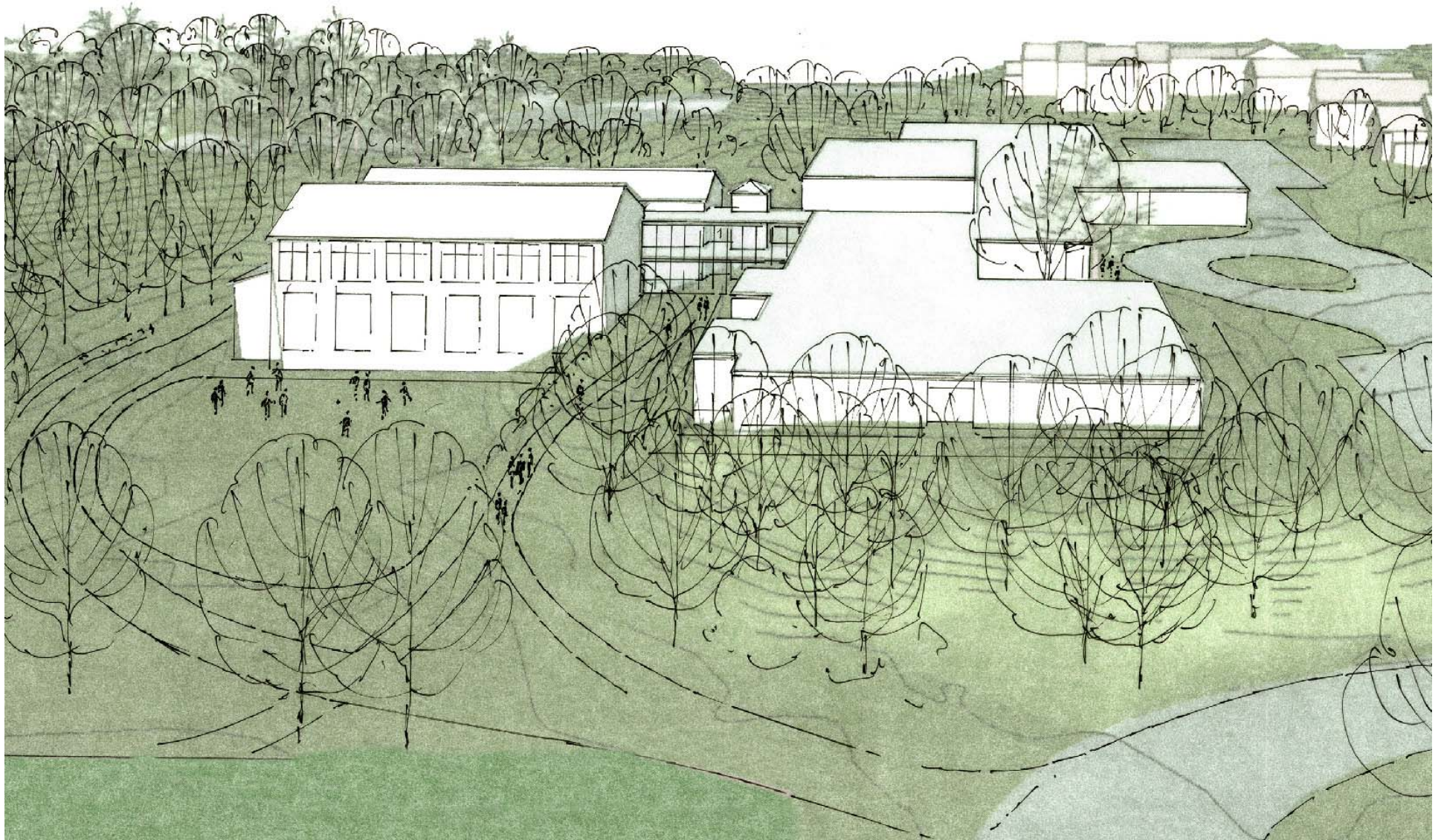
PREFERRED PLANS

Scheme A
Gross Area: 64,350 SF



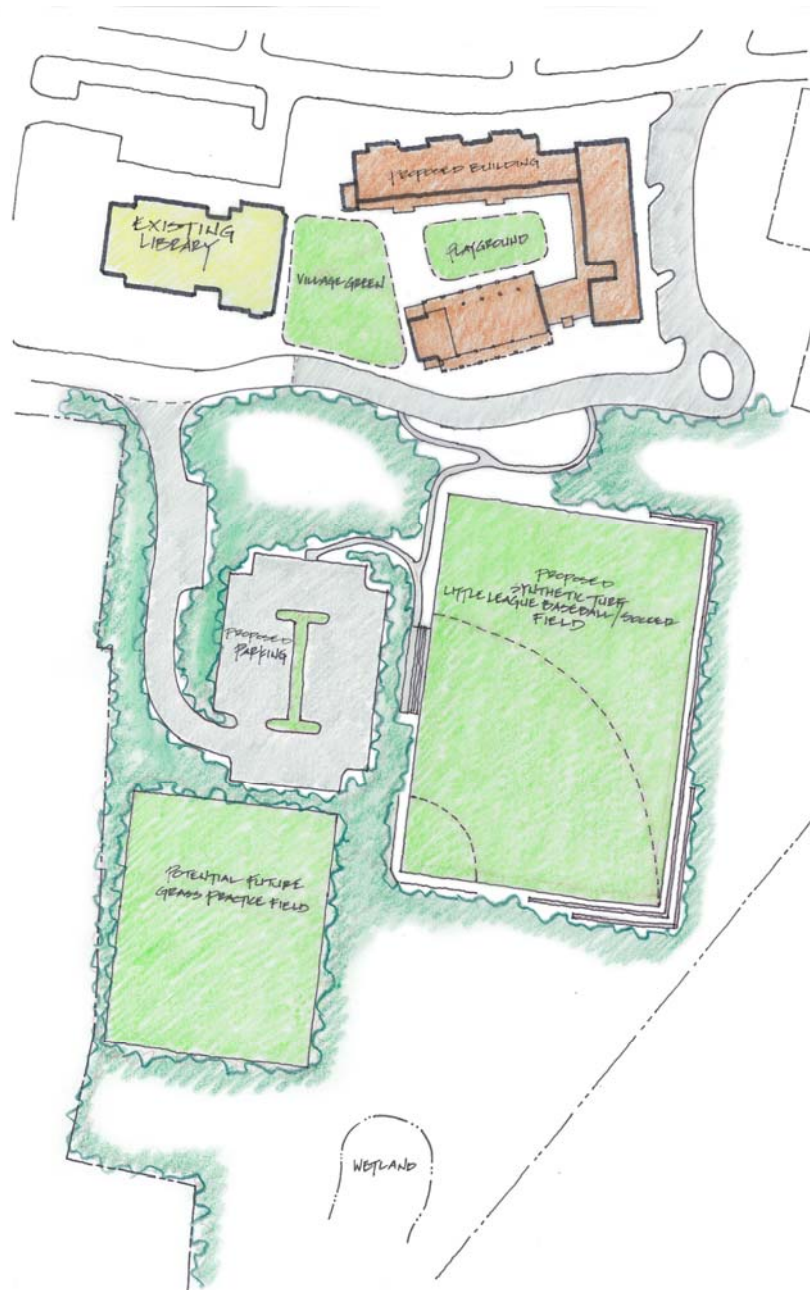
PREFERRED PLANS

Scheme A
Gross Area: 64,350 SF



PREFERRED PLANS

Scheme A
Gross Area: 64,350 SF

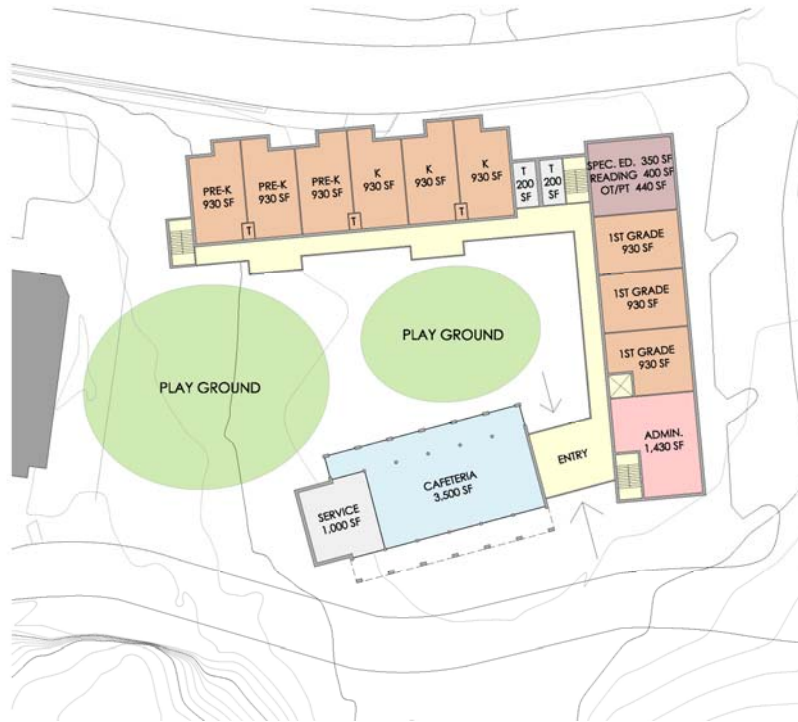


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Site Plan

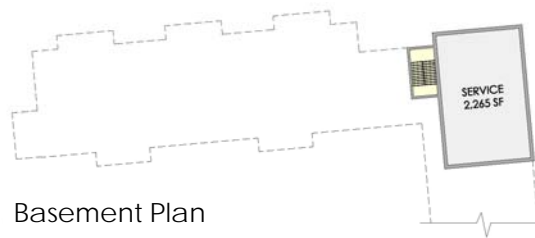
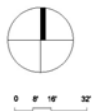
PREFERRED PLANS

Scheme B
Gross Area: 62,150 SF

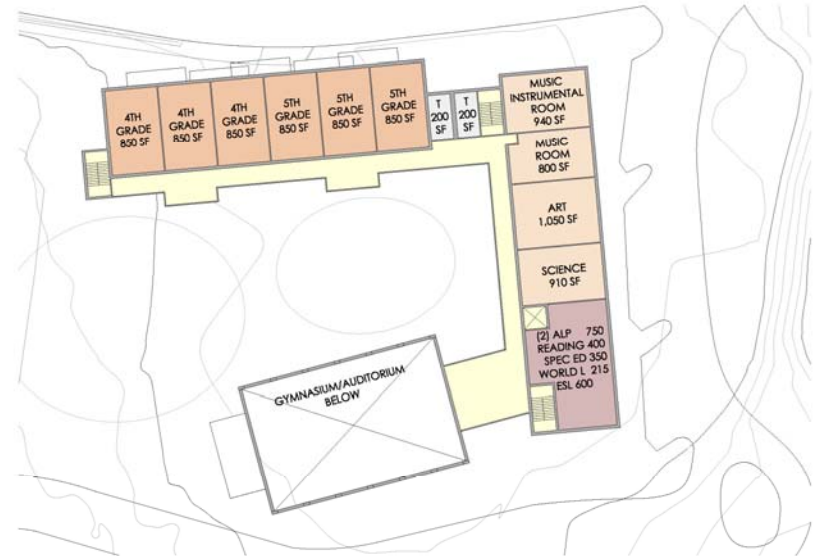


First Floor Plan

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



Basement Plan



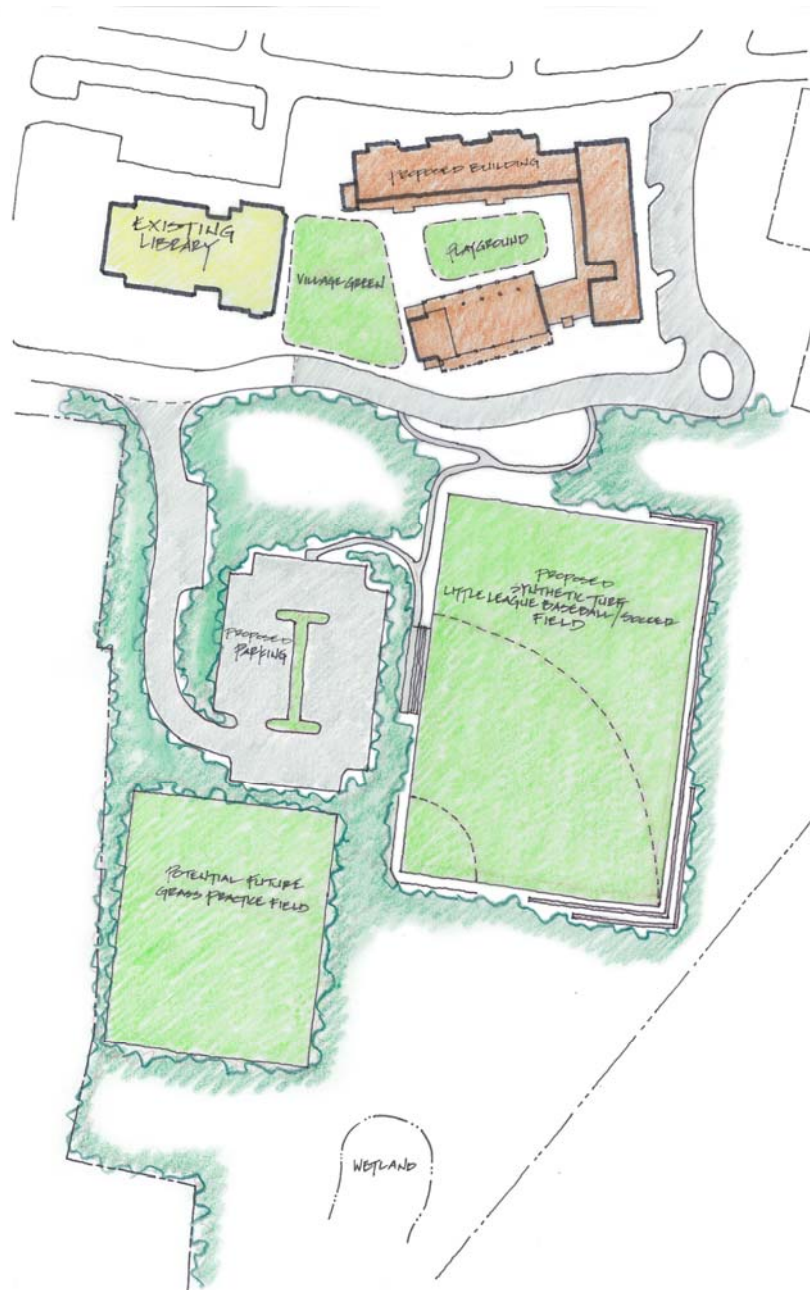
Third Floor Plan



Second Floor Plan

PREFERRED PLANS

Scheme B
Gross Area: 62,150 SF



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Site Plan

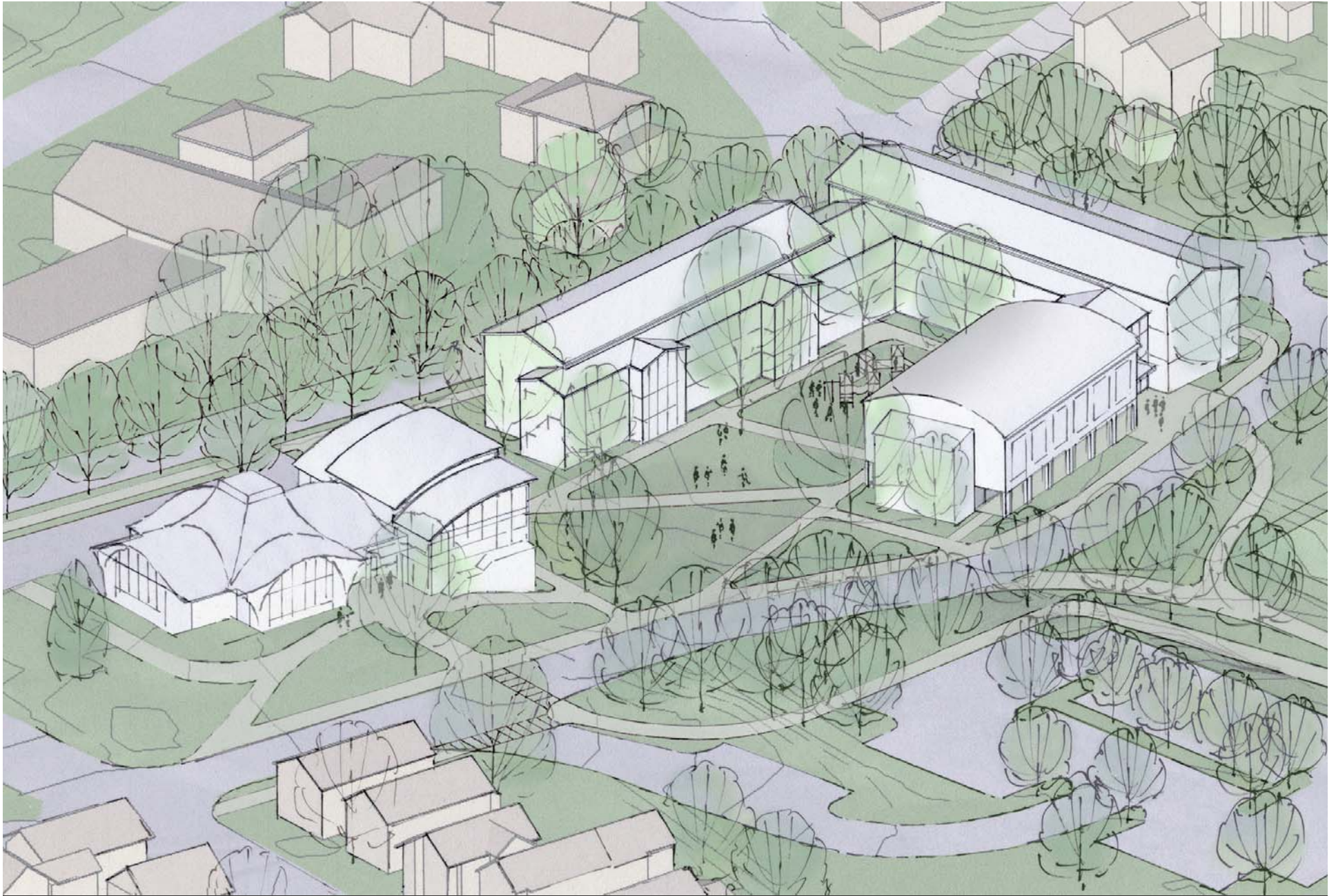
PREFERRED PLANS

Scheme B
Gross Area: 62,150 SF



PREFERRED PLANS

Scheme B
Gross Area: 62,150 SF



PREFERRED PLANS

Scheme B
Gross Area: 62,150 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	293 + 45 + 87 = 425
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 425 x 125 =	53,125 SF
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Total NET PROGRAM AREA*	43,975 SF
Total BUILDING GROSS* (includes 41% Gross Building Factor)	62,149 SF
Total BUILDING GROSS* (w/Exterior Wall Area Deducted)	58,745 SF

58,745 SF - 53,125 SF = SF NOT eligible for CT State reimbursement	5,620 SF
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COSTS

Areas

SITE DEVELOPMENT ESTIMATE	Scheme A		Scheme B	
Trade Costs	Building	Field	Building	Field
Building sitework and playgrounds	\$1,862,546		\$1,514,403	
Fields and parking sitework		\$1,900,000		\$3,002,403
Design and pricing contingency - 10%	\$186,255	\$190,000	\$151,440	\$300,240
Trade Costs Subtotal	\$2,048,801	\$2,090,000	\$1,665,843	\$3,302,643
Construction Cost Mark-ups				
General conditions and requirements - 18 months	\$338,400	\$338,400	\$358,100	\$400,000
Site logistics and phasing - 3 phases/1 phase	\$55,000	\$55,000	\$30,000	\$40,000
Building permits - 1.25%	\$25,610	\$26,125	\$20,823	\$41,283
Mark-ups+ Trade Costs	\$2,467,811	\$2,509,525	\$2,074,766	\$3,783,926
Insurance and bonding - 2.35%	\$57,994	\$58,974	\$48,757	\$88,922
Overhead and profit - 3.25%	\$80,204	\$81,560	\$67,430	\$122,978
Estimated construction cost total	\$2,606,008	\$2,650,058	\$2,190,953	\$3,995,826
Escalation allowance - 3%	\$78,180	\$79,502	\$65,729	\$119,875
ESTIMATED CONSTRUCTION COST TOTAL + ESCALATION	\$2,684,188	\$2,729,560	\$2,256,682	\$4,115,701
Soft costs* - 12%	\$322,103	\$327,547	\$270,802	\$493,884
ESTIMATED TOTAL PROJECT COST	\$3,006,291	\$3,057,107	\$2,527,484	\$4,609,585

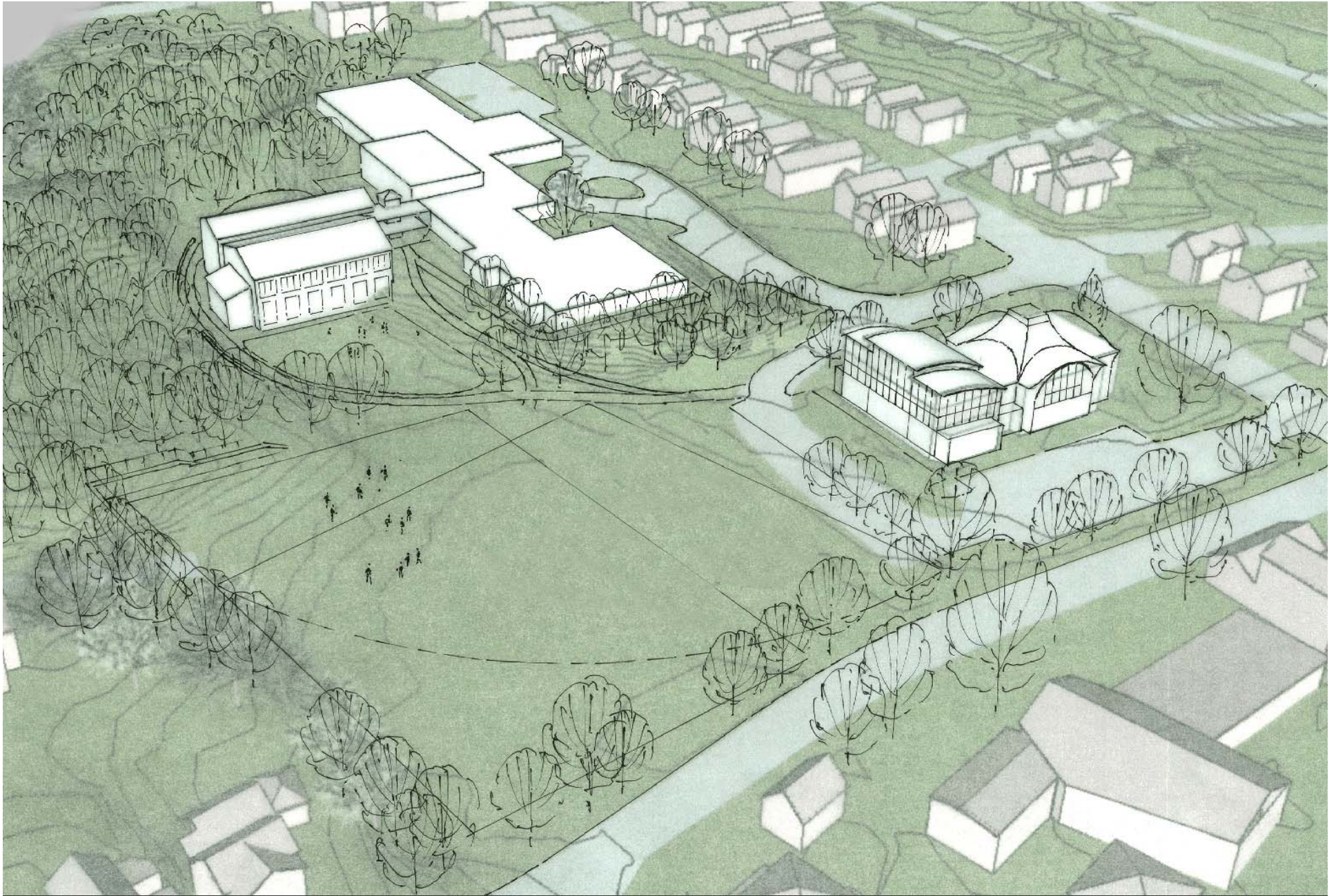
*Soft costs include furniture and equipment, design fees, legal fees, testing and insurance.

BUILDING CONSTRUCTION ESTIMATE	Scheme A	Scheme B
Trade Costs		
New Construction	\$7,684,550	\$17,580,432
Renovation	\$7,055,720	\$0
Subtotal	\$14,740,270	\$17,580,432
Design and pricing contingency - 10% new; 14% renovation	\$2,063,638	\$1,758,043
Trade Costs Subtotal	\$16,803,908	\$19,338,475
Construction Cost Mark-ups		
General conditions and requirements - 18 months	\$1,579,200	\$1,858,900
Site logistics and phasing - 3 phases	\$220,000	\$140,000
Building permits - 1.25%	\$210,049	\$241,731
Mark-ups + Trade Costs	\$18,813,157	\$21,579,106
Insurance and bonding - 2.35%	\$442,109	\$507,109
Overhead and profit - 3.25%	\$611,428	\$701,321
Estimated Construction Cost Total	\$19,866,693	\$22,787,536
Escalation allowance - 5%	\$993,335	\$1,139,377
ESTIMATED CONSTRUCTION COST TOTAL + ESCALATION	\$20,860,028	\$23,926,913
Soft costs* - 22%	\$4,589,206	\$5,263,921
ESTIMATED TOTAL PROJECT COST	\$25,449,234	\$29,190,834

*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

		Scheme A			Scheme B			Difference
			State Grant	Local Funds		State Grant	Local Funds	
Line	Building and Site Costs							
A.	Total project building costs	\$25,449,234			\$29,190,834			
B.	Fundable portion a 125 sf/student	\$22,318,978			\$26,271,751			
C.	Local fundable building costs	\$3,130,256		\$3,130,256	\$2,919,083		\$2,919,083	
D.	Total project site cost	\$3,006,291			\$2,527,484			
E.	Total project building and site cost (A+D)	\$28,455,525			\$31,718,318			
F.	Total fundable project and site costs (B+D)	\$25,325,269			\$28,799,235			
G.	80% state grant reimbursement (F x 0.8)	\$20,260,215	\$20,260,215		\$23,039,388	\$23,039,388		
H.	20% local funding(F minus G)	\$5,065,054		\$5,065,054	\$5,759,847		\$5,759,847	
Line	Field Costs							
I.	Total Project Field Costs	\$3,057,107			\$4,609,585			
J.	Eligible costs (50% of new work)	\$700,000	\$700,000	\$2,357,107	\$2,304,793	\$2,304,793	\$2,304,793	
K.	Total project cost (E+I)	\$31,512,632			\$36,327,903			
L.	Total state reimbursement (J+G)	\$20,960,215	\$20,960,215		\$25,344,180	\$25,344,180		
M.	Local funding (K minus L)	\$10,552,417		\$10,552,417	\$10,983,723		\$10,983,723	\$431,306



PREFERRED PLANS

Scheme A
Gross Area: 64,350 SF

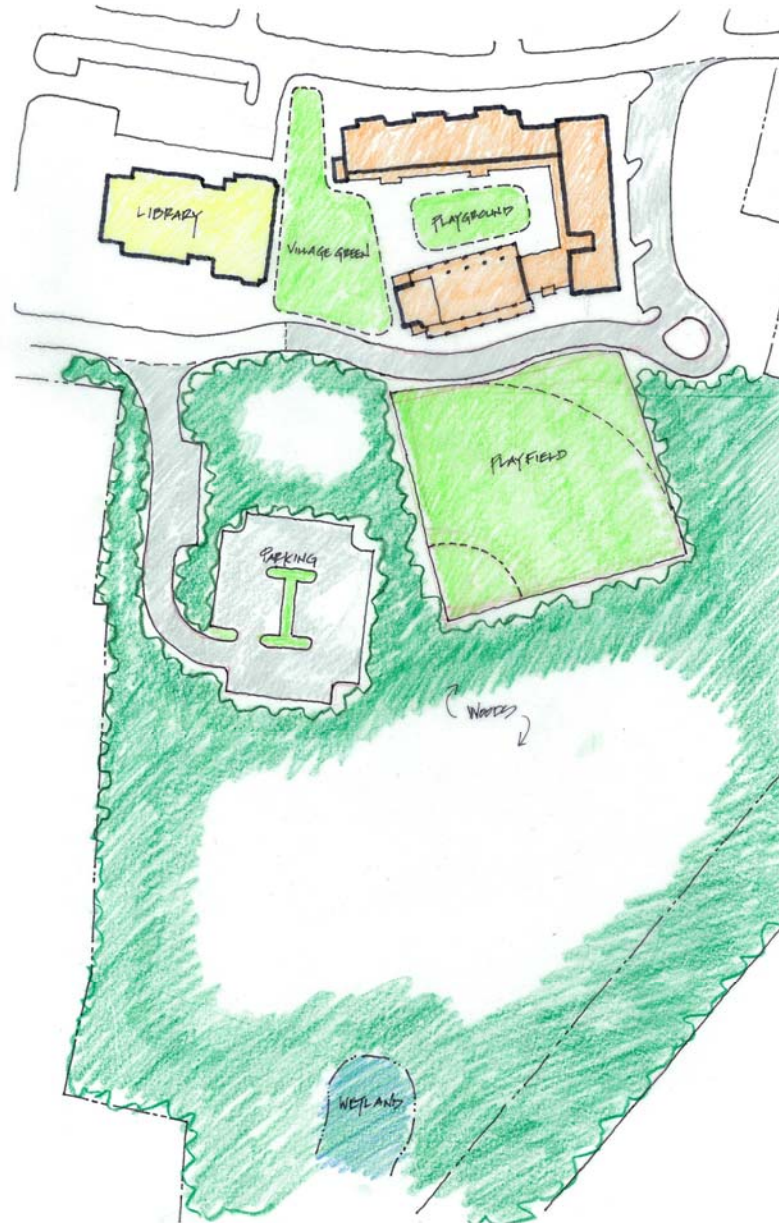


PREFERRED PLANS

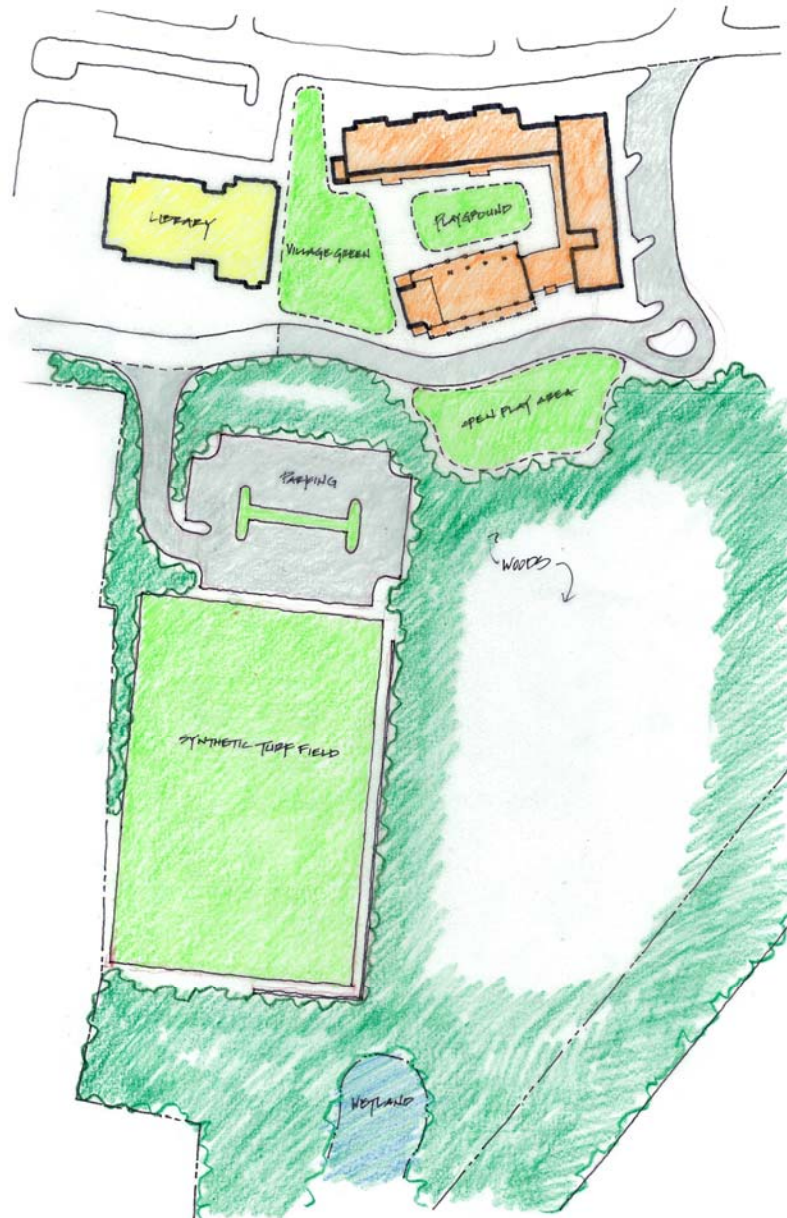
Scheme B
Gross Area: 62,150 SF



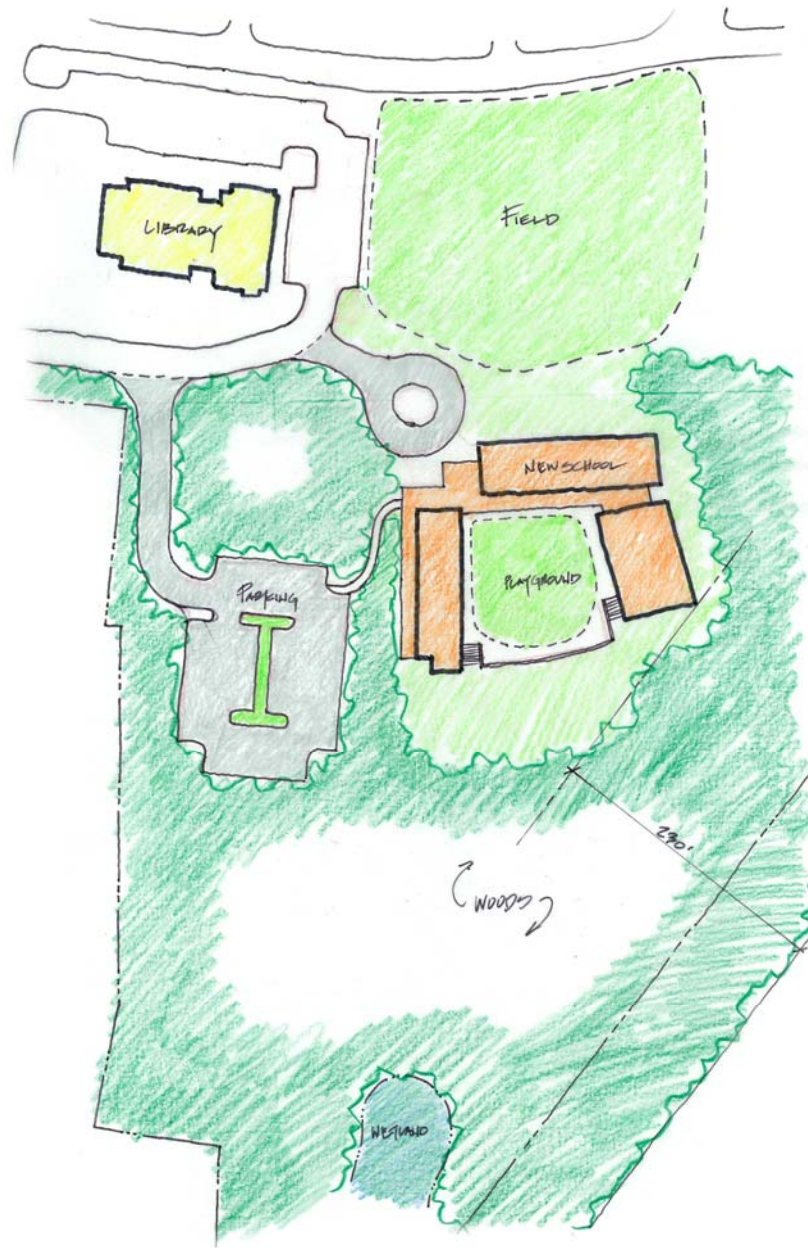
Field Option 1



Field Option 2

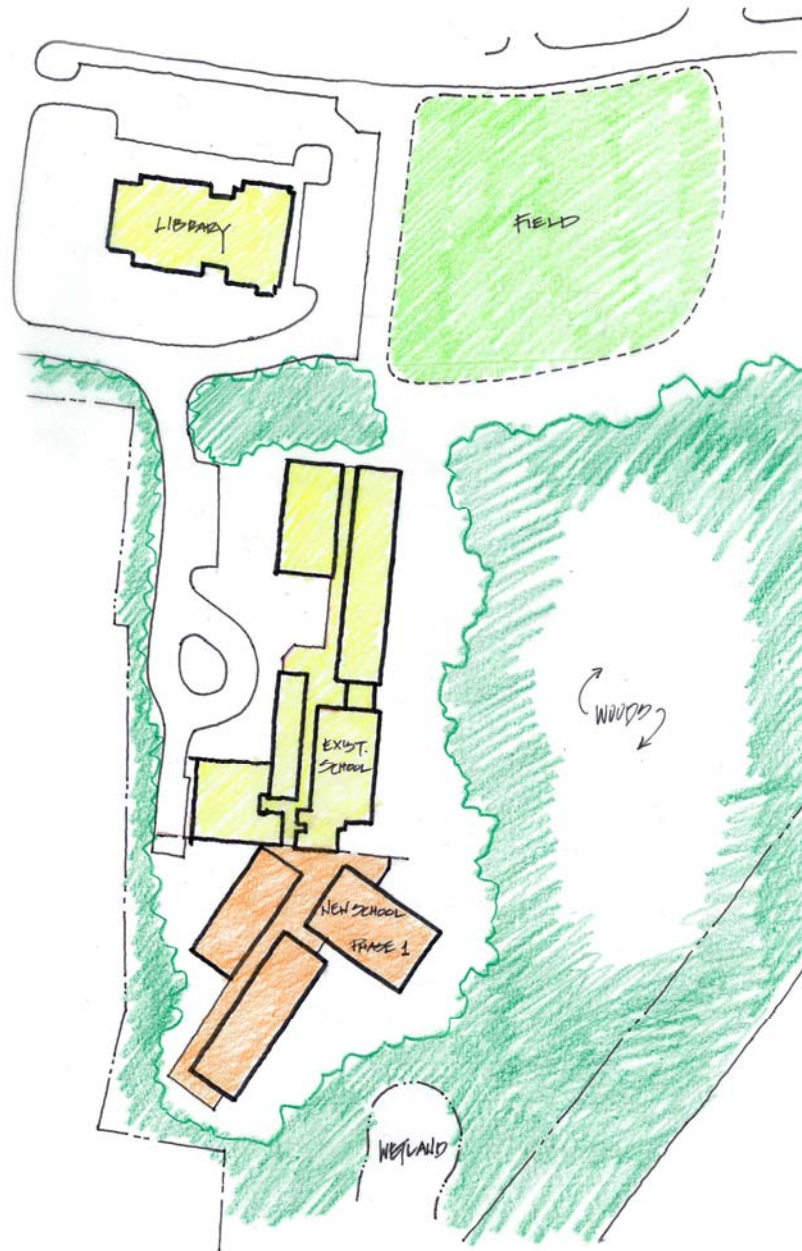


Field Option 3



SITE OPTIONS

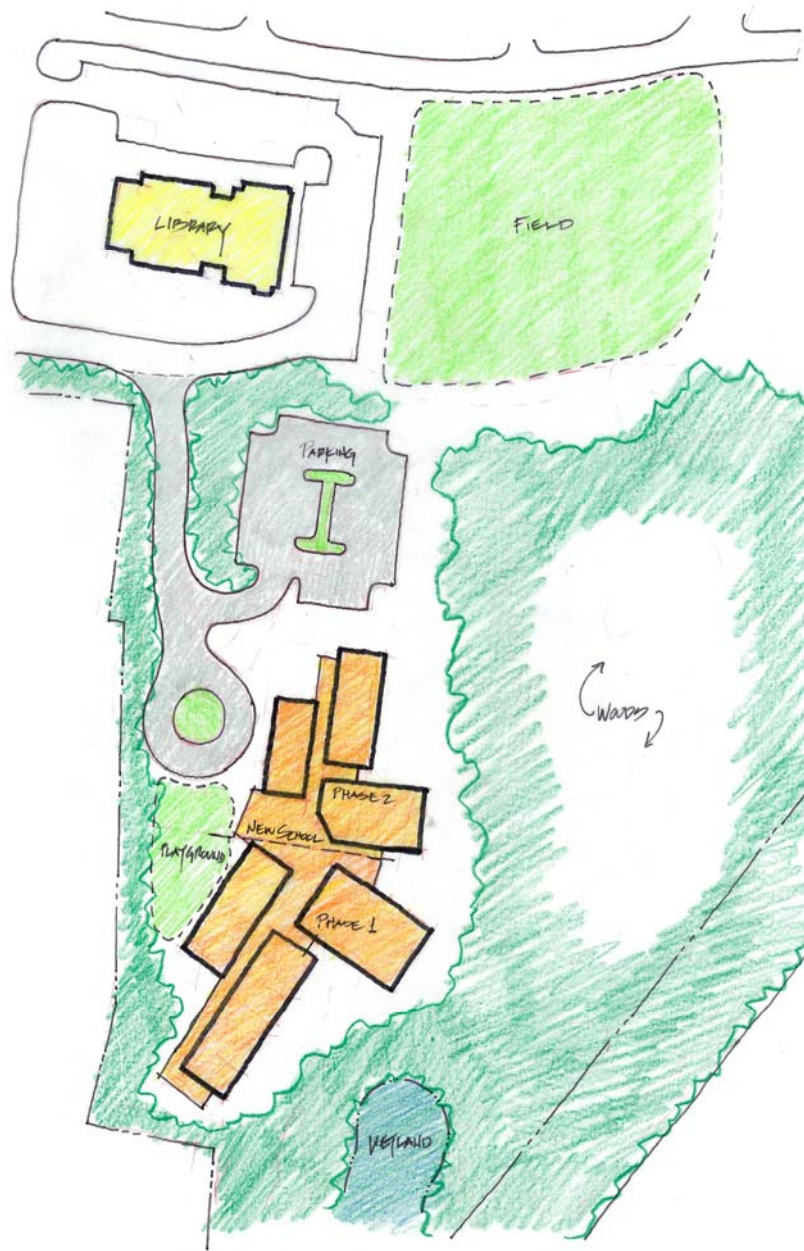
Scheme C



Phase 1

SITE OPTIONS

Scheme D



Phase 2

SITE OPTIONS

Scheme D



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AUGUST 27, 2014
PETER GIVOLET ASSOCIATES
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SITE OPTIONS

Scheme A



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AUGUST 27, 2014
PETER GREGORY ASSOCIATES
ARCHITECTS + LANDSCAPE ARCHITECTS, LLP

SITE OPTIONS

Scheme B



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