



Greenwich Public Schools

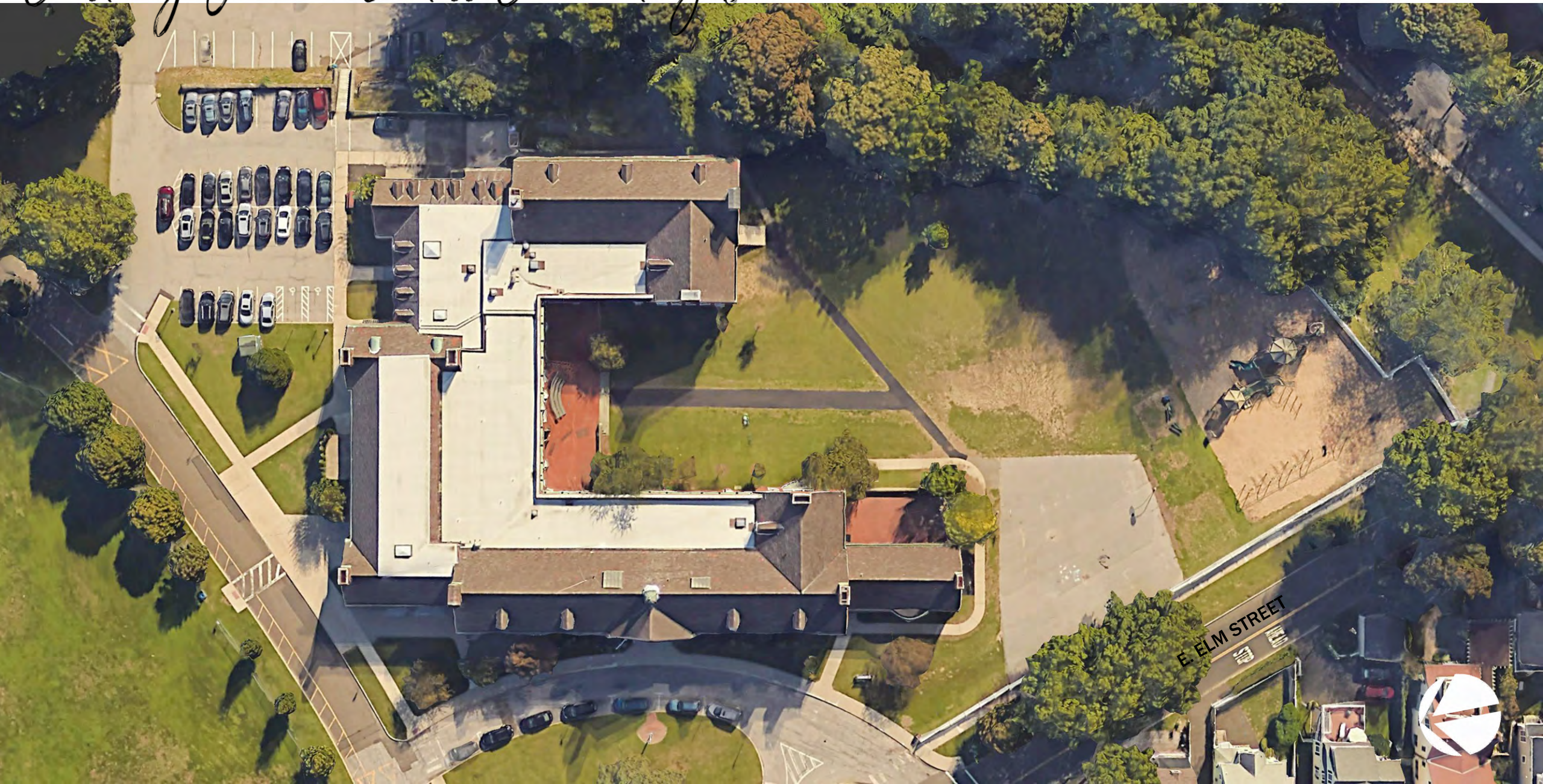
Architectural & Planning Services for the Feasibility
Study of Julian Curtiss Elementary School

April 20, 2020

Project Progress Update

**PERKINS —
EASTMAN**

Existing Julian Cartiss Elementary School

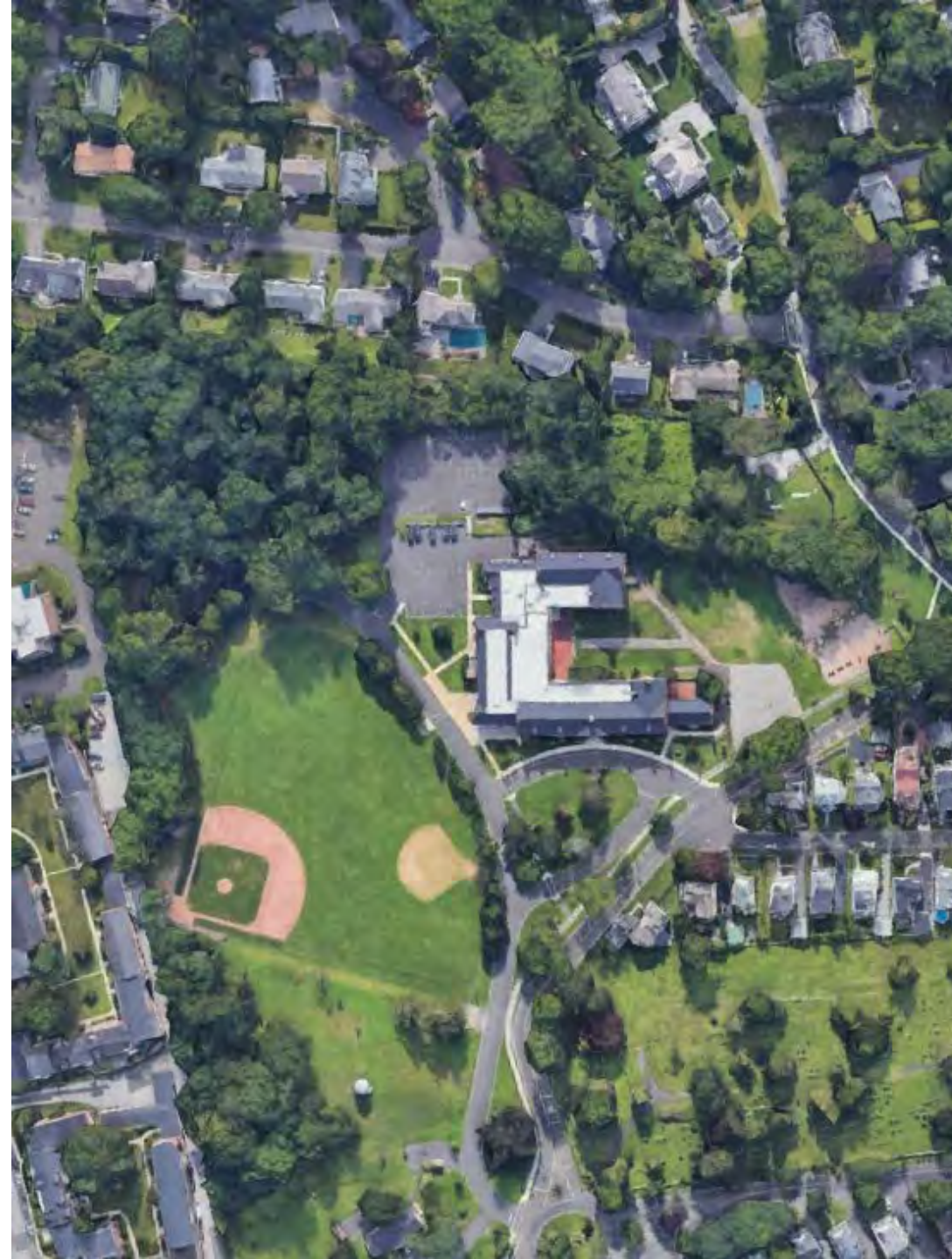


Existing Facility Assessments



Existing Building Conditions

- Building well maintained
- Construction robust and of high quality
- Full crawl space below main level
- Good traffic flow
- Adequate site area for play fields and outdoor activities
- Familiar neighborhood school



Issues to be Addressed in Project

- HC accessibility—no elevator
- Many building systems (piping and electrical) original—limited climate control
- Building energy efficiency
- Age of casework and cabinetry
- Security systems, door hardware, and technology
- Size of cafeteria and food service areas
- Lack of small group instruction
- Poor overall building organization
- Lack of adequate teacher workspace
- Update the educational space requirements
- Hazardous materials

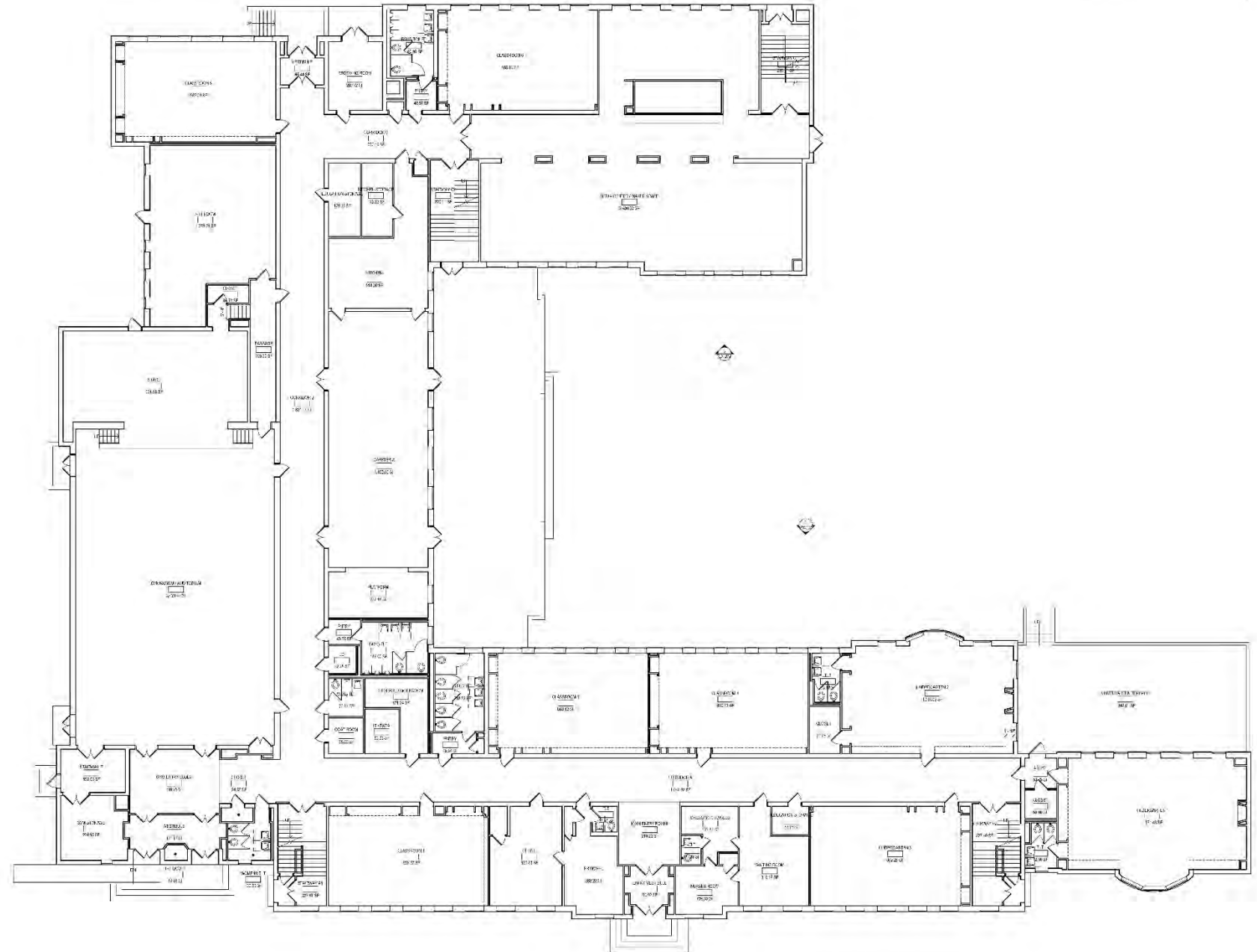


Level 1

EXISTING

GROSS SQUARE FOOTAGE

31,972 SF

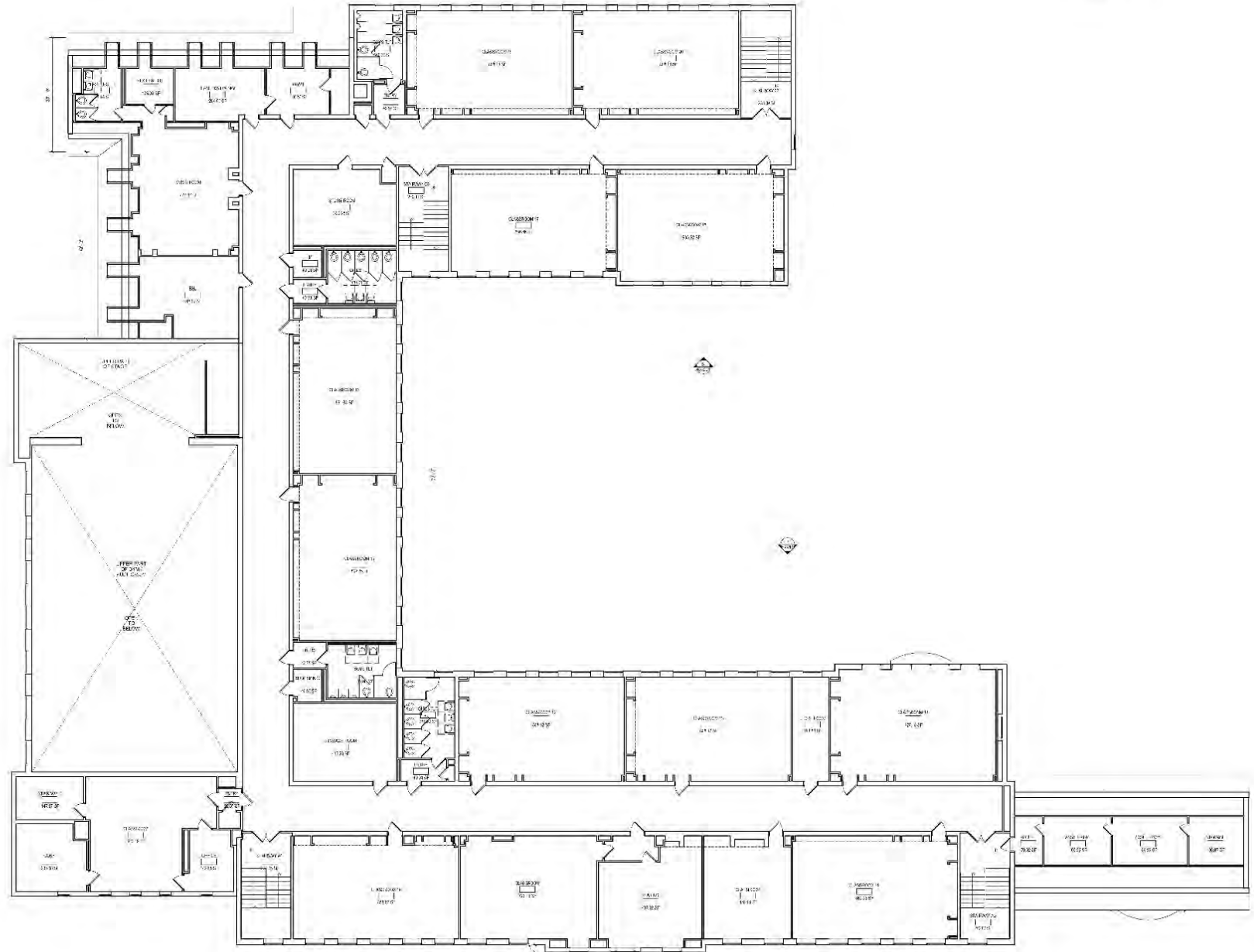


Level 2

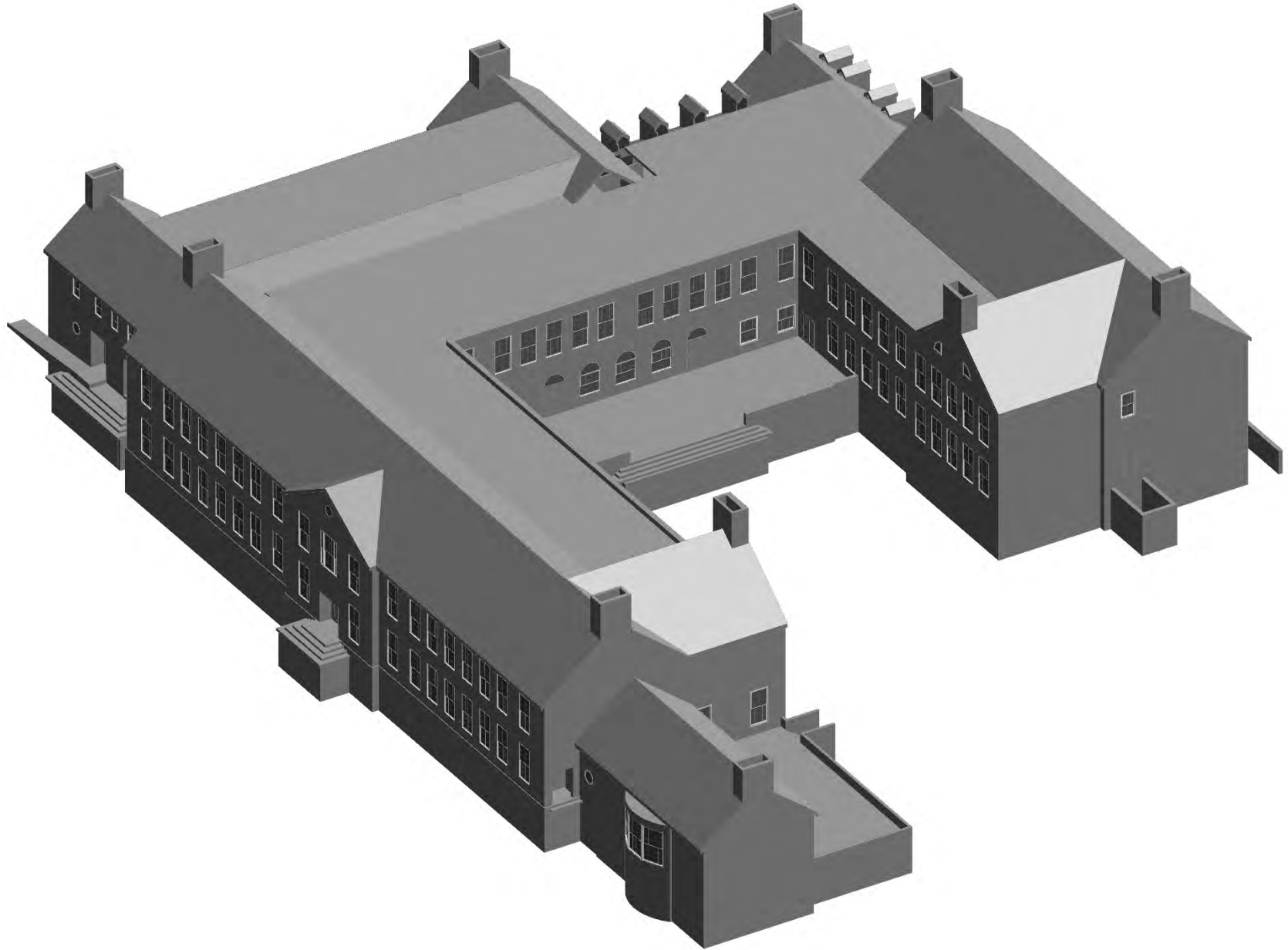
EXISTING

GROSS SQUARE FOOTAGE

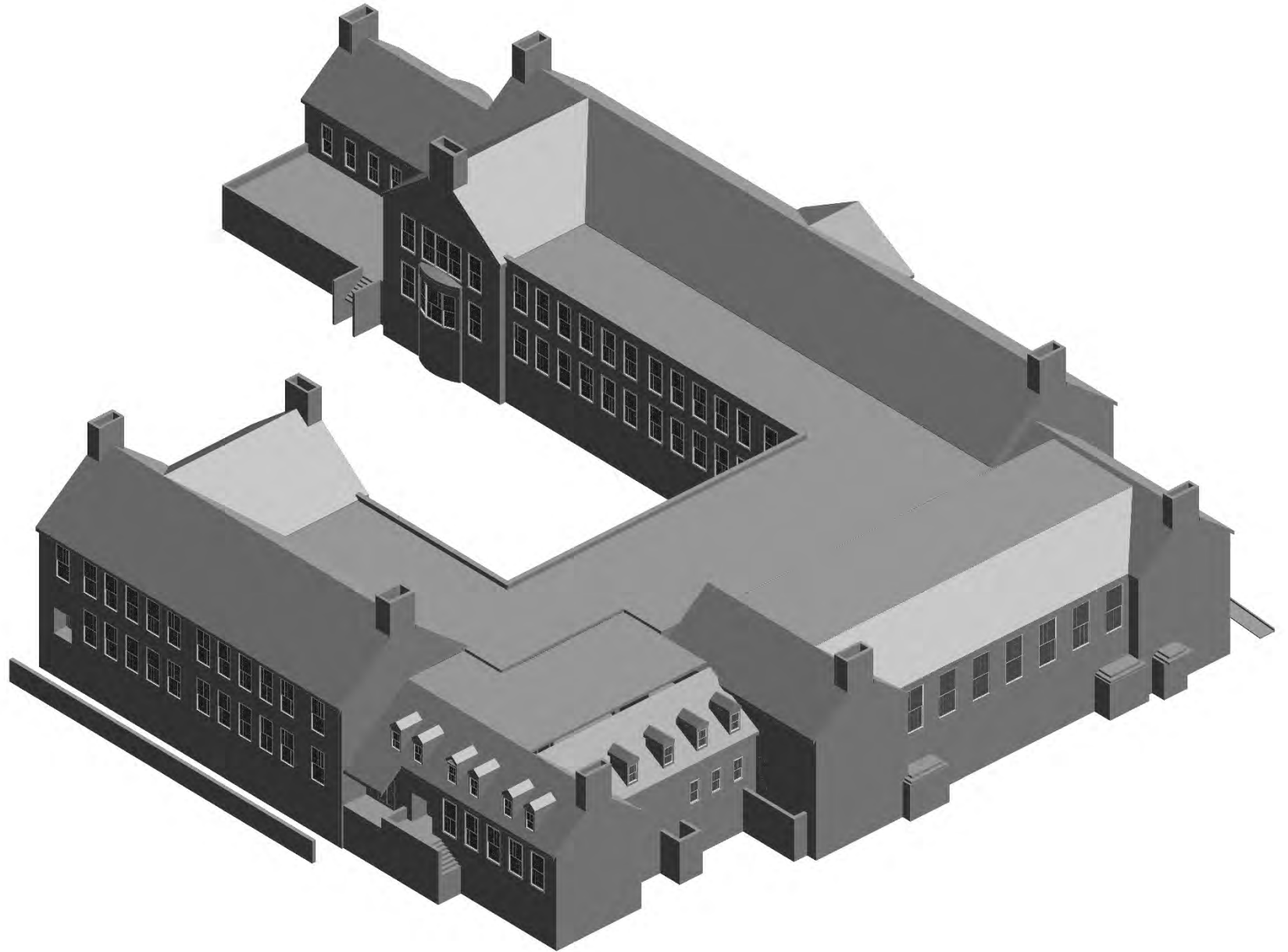
25,637 SF



3D View



3D View



Existing Gross Areas

Basement Area 2,906 GSF

First Floor Area 31,972 GSF

Second Floor Area 25,637 GSF

Total 60,515 GSF



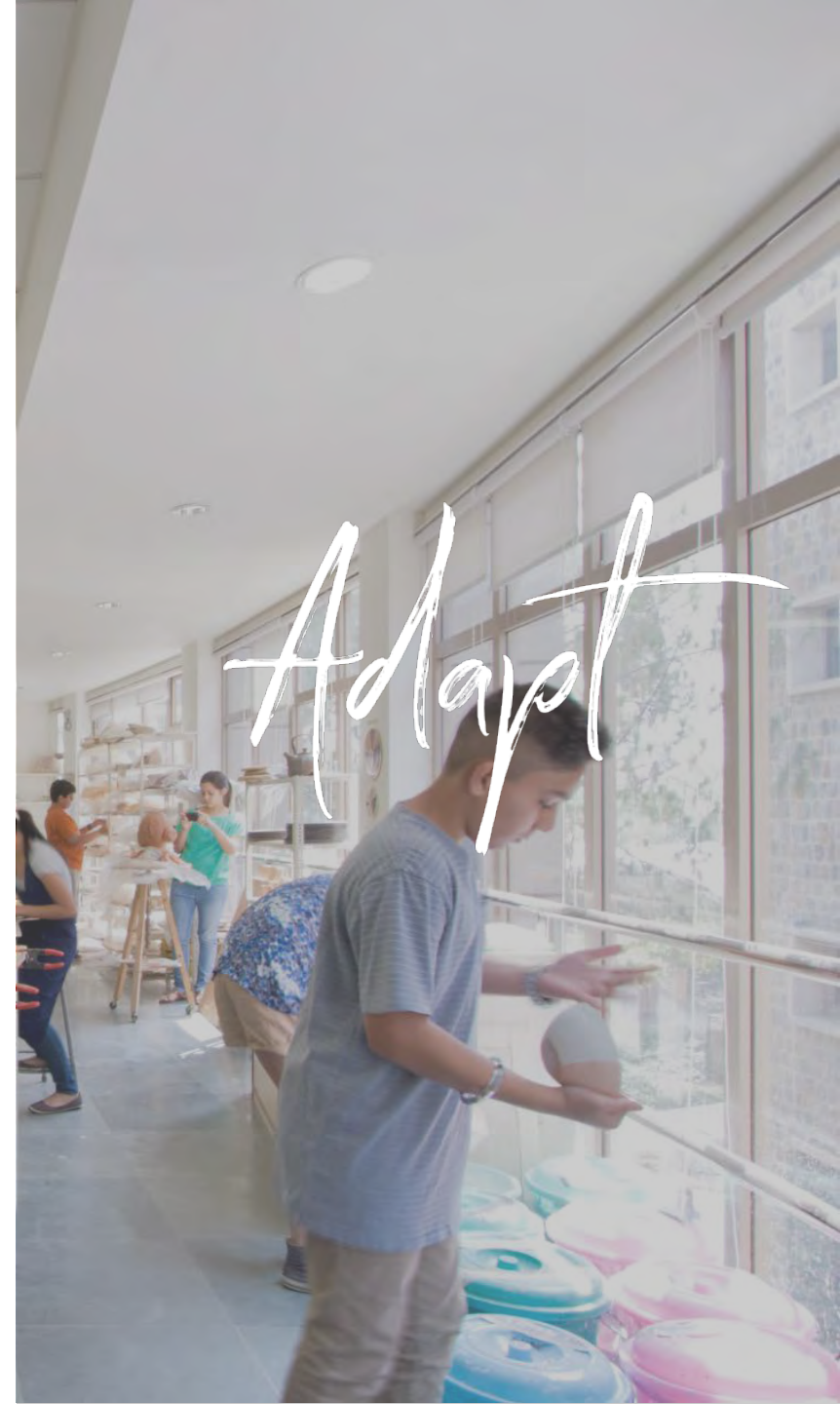
Programming





21st Century Schools





Programming

Pre-Kindergarten	30 Students
Kindergarten to Fifth Grade	320 Students
<hr/>	
Total Design Enrollment	350 Students



Programming

PUBLIC SCHOOL

GREENWICH PUBLIC SCHOOLS

JULIAN CURTISS ELEMENTARY SCHOOL

PRELIMINARY PROGRAM - DRAFT

PERKINS EASTMAN ARCHITECTS

UPDATED: APRIL 20, 2020

PROJECTED ENROLLMENT: 320 K-5 + 30 PK + 0 Community Connection

350 Students

350 Students

Division	New Lebanon ES Program Dated Oct. 23, 2014			EXISTING JULIAN CURTISS ES SPACES - AVG. SF INDICATED			DRAFT PROGRAM -ED SPEC APRIL 20, 2020			NOTES / COMMENTS:
	QUANTITY	SQUARE FOOTAGE	SUB-TOTAL	QUANTITY	SQUARE FOOTAGE	SUB-TOTAL	QUANTITY	SQUARE FOOTAGE	SUB-TOTAL	
										Delta JCES - New Leb ES Program
1.0 ACADEMIC CL RMS (2 +18 Classrms = 20)										
* Pre- Kindergarten (with toilets)	3	1,000	3,000			0	2	1,000	2,000	15 to 18 students per room
* Kindergarten (with toilets)	3	1,000	3,000	3	1,096	3,288	3	1,000	3,000	
* First Grade	3	850	2,550				3	860	2,580	19 students each avg (no toilets existing)
* Second Grade	3	850	2,550				3	860	2,580	19 students each avg
* Third Grade	3	850	2,550				3	860	2,580	19 students each avg
* Fourth Grade	3	850	2,550				3	860	2,580	19 students each avg
* Fifth Grade	3	850	2,550				3	860	2,580	19 students each avg
* Discovery Science Classrm / Lab (Earth Sci/Physics)	1	900	900				1	860	860	General Use Science Room
Commons / Break-Out Spaces							3	150	450	Locate for Convenience
Gen. 2nd Fl Classrooms				11	864	9,504				
Gen. 1st Fl Classrooms (excl Kindergarten)				5	864	4,320				
General Storage Room				1	410	410				
General Storage Room				1	390	390				
Division Subtotal	22		19,650	21		17,912	24		19,210	440
2.0 ART										
* Art Classroom	1	1,000	1,000	1	1,079	1,079	1	860	860	
Art Storage						0	1	200	200	
Kiln						0	1	100	100	
Division Subtotal	1		1,000	1		1,079	3		1,160	160

Programming

3.0 MUSIC											
*	General Music Classroom	1	800	800	1	724	724	1	860	860	460
	General Music Storage						0	1	200	200	
*	Instrumental Music	1	1,000	1,000			0	1	1,000	1,000	
	Instrumental Music Storage						0	1	200	200	
Division Subtotal		2		1,800	1		724	4		2,260	
4.0 PHYSICAL EDUCATION											Full Sized Gym Approx. 5,700 SF Room
*	Gymnasium / Auditorium	1	5,000	5,000	1	3,424	3,424	1	5,700	5,700	New Leb 5000 SF Programed Gym
*	Gymnasium Platform	1	900	900	1	932	932	1	1,000	1,000	
*	PE Office	1	100	100	0	0	0	1	150	150	
	Coat Room				1	68	68				
*	Storage (gym / auditorium storage)	1	600	600	1	224	224	1	600	600	Match New Leb Size
Division Subtotal		4		6,600	4		4,648	4		7,450	850
4.1 MULTI-PURPOSE ROOM											
*	Multi-Purpose Room	1	1,200	1,200			0			0	JCES Use Cafeteria for Multipurpose Space
Division Subtotal		1		1,200	0		0	0		0	-1,200
5.0 WORLD LANGUAGE											
*	World Language Offices / Room	1	200	200			0	2	150	300	Push into regular classrms for instruction
Division Subtotal		1		200	0		0	2		300	100
6.0 LEARNING CENTER / SUPPORT SERVICES											
*	Special Education Meeting Room (New Lebanon ES)	1	150	150			0				Multiple Learning Centers within Room Adjacent Learning / Activity Space Book Shelving 1,310
*	Speech / Language Therapy	1	150	150			0	2	150	300	
*	School Psychologist	1	150	150			0	1	150	150	
*	Social Work Office	1	150	150			0	1	150	150	
	Small Group Instruction / Intervention							2	400	800	
*	English Language Learner (ESL) Classroom	2	350	700	1	419	419	2	400	800	
	Resource Rooms				1	446	446	2	150	300	
*	Reading Rooms	2	400	800	1	487	487				
	Advanced Learner Program (ALP)				1	772	772	1	860	860	
*	Advanced Learner Program (ALP)	2	375	750				1	400	400	
	Literacy Storage							1	400	400	
Division Subtotal		10		2,850	4		2,124	13		4,160	
7.0 SPECIAL EDUCATION											
*	Occupational / Physical Therapy & Sensory Rm	1	400	400	1	179	179	1	400	400	0
	OT / PT Storage				1	42	42	0	0	0	
*	Special Education Resource Room	2	350	700			0	2	350	700	
Division Subtotal		3		1,100	2		221	3		1,100	
7.1 COMMUNITY CONNECTIONS											Designed for 18 to 21 yr old special needs students
	Educational Space							0	500	0	Multi-Educational Centers within rm- Deleted 4/20
	Educational Space (student lunch in room)							0	800	0	Set up for Res. Kit. & table for 10 - deleted 4/20
Division Subtotal		0		0	0		0	0		0	0

Programming

8.0 ADMINISTRATION OFFICE SUITE											
*	Main Office / Administrative Staff Area	1	600	600	1	363	363	1	300	300	Reception / Waiting Area / Work Space
*	Principal	1	200	200	1	262	262	1	200	200	
*	Asst Principal	1	175	175	1	165	165	1	175	175	
*	Main Conference Room	1	200	200	1	186	186	1	250	250	
	Conference Room				1	236	236				Staff & Visitor Toilet
	Staff Work Room				0	0	0	1	400	400	
	Lavatory				1	36	36	1	80	80	
	Mailboxes							1	100	100	
	Student Records Room							1	150	150	1hr rated high capacity storage system
	Storage				1	136	136				
	Storage / Workroom				1	171	171				
	Office (on 2nd Fl.)				1	143	143				
	Security Monitors				0	0	0	1	100	100	
	Division Subtotal	4		1,175	8		1,335	9		1,755	580
9.0 HEALTH OFFICE / NURSES SUITE											
*	Health Services (w/ toilet) (at New Lebanon ES)	1	250	250	1	316	316				
	Waiting Area				1	316	316	1	100	100	space for 2-3 seats
	Nurse's Office				1	159		1	100	100	
	Examination Room				1	132	132	1	100	100	Provide Sink and Base Cabinet
	Medicine Storage						0	1	50	50	Secure Cabinet /
	Medical Records & Plan Storage						0	1	50	50	
	Cot / Privacy Space						0	1	150	150	2-3 Cot Spaces with Curtains
	Lavatory / Assisted Shower						0	1	80	80	Ambulatory HC Space
	Lactation / Wellness Room							1	50	50	For Staff Use / Locate Separate from Health
	Division Subtotal	1		250	3		448	8		680	430
10.0 LEARNING COMMONS (LIBRARY / MEDIA)											
*	Library - Media Center (include computer lab-New Leb	1	4,150	4,150	1	3,550	3,550				New Lebanon ES Program
	Media Center / Maker Space Total				1	3,550	3,550				Open Work / Study Areas
	Stacks & Reading / Study Areas						0	1	500	500	
	Technology Lab / Classroom						0	1	875	875	
	Office						0	1	150	150	
	Workroom & Media Distribution						0	1	200	200	
	Recording Studio / Green Screen						0	1	300	300	
	Video Control Booth						0	1	100	100	Two Workstations with pairs of monitors
	Team Project Room						0	1	200	200	Glazed Windows / Supervision
	Maker Space						0	1	500	500	Combine with STEM?
	STEM / STEAM Project Center						0	1	500	500	
	STEM / STEAM Coaches Office						0	1	100	100	
	Storage / Wiring Closet/ Technician Workspace						0	1	150	150	
	Division Subtotal	1		4,150	1		3,550	11		3,575	575

Programming

11.0 CAFETERIA / FOOD SERVICE												2500 / 7=350 seats for presentation
*	Cafeteria w / Kitchen (New Lebanon ES)	1	3,500	3,500	1	1,400	1,400	1	2,500	2,500		serves lunch for 342 students in waves
	Dining Room / Multi-Purpose Space				1	1,400	1,400	1	250	250		For Cafeteria Seating
	Chair Storage						0					Dish & Silverware and trays washing
	Kitchen				1	514	514	1	1,000	1,000		
	Servery						0					
	Dish Washing						0					
	Dry Storage						0					
	Refrigerator Storage						0					
	Freezer Storage						0					
	Office						0					
	Toilet						0					
*	Loading Dock / Receiving	1	300	300	1	203	203					
	Storage						0	1	200	200		For kitchen
Division Subtotal		2		3,800	3		2,117	4		3,950		150
12.0 FACULTY & STAFF DINING												See Main Administration Area Above
*	Teacher Workroom	1	200	200	1	368	368					At New Lebanon ES
*	Faculty & Staff Dining (one on each floor)	1	300	300	1	368	368	2	450	900		Sink, Refrigerator, Coffee, Micro, Cabinets
	Faculty & Parent Workroom				0	0	0	0		0		
	Storage For Instructional Materials & Equipment				0	0	0	1	150	150		
Division Subtotal		1		500	1		368	3		1,050		550
13.0 CUSTODIAL												
*	Workspace / Bench & Tools (Custodial Office)	1	150	150	1	294	294	1	300	300		
*	Custodial Locker Areas (Women / Men)	2	75	150								
	Satellite Custodial Closets				2	44	88	4	44	176		
	Maintenance Storage (exterior equipment)						0	0	240	0		OHD (Garage Dr) Access to Exterior
	Bulk Equipment Storage				0		0	1	400	400		
	Recycling Center						0	0	200	0		Not Required / Exterior Bins
Division Subtotal		3		300	3		382	6		876		576
14.0 BUILDING INFRASTRUCTURE												
*	Boys Toilets	2	200	400	4	173	692	2	200	400		Floor Drains in Each Toilet
*	Girls Toilets	2	200	400	3	202	606	2	200	400		
*	Staff Toilets (men and women)	4	90	360	3	101	303	4	80	320		Pair on First Floor and Second Floors
*	General Storage	1	600	600	1	859	859	1	400	400		
*	Server MDF Room (IT workroom)	1	125	125	1	83	83	1	150	150		
*	Satellite Data Rooms (IDF Rooms) (IT Closets)	2	50	100			0	3	50	150		
*	Mechanical / Boiler Room / Pumps	1	745	745	1	817	817	1	700	700		Estimated Area for boiler/ chiller/ pumps
	Main Switchgear / Service Entrance						0	1	200	200		
	Electrical Closets						0	4	36	144		
	Water Room (Sprinkler Entrance Room)						0	1	150	150		
Division Subtotal		13		2,730	13		3,360	20		3,014		284

Programming

NLES	47305				
BUILDING NET AREA (from Ed Spec)		47,305	38,268	50,540	3,235
Grossing Factor	NTG Multiplier	1.31	1.58	1.40	NTG Multiplier
Total Gross Area (to exterior face of walls)		62,149	60,515	70,756	8,607
GROSS AREA PER STUDENT		425	146	350	202

STATE STANDARDS: ELIGIBLE AREAS

SF/ST 164.86
/ ST 350

ELIGIBL 58,653
Ext Wal 4.0%
EL GSF 60,999
EXISTING 60,515

Students

SF (Target Eligible Area - Inside of Exterior Walls)
(Add on factor for Exterior Wall Thickness)
GSF Adjusted GSF Eligible Area
GSF Existing GSF

9,757 GSF (ABOVE STATE ELIGIBLE AREA)
16.00% Percentage Above Eligible State Standards

202 GSF PER STUDENT

(New Area / Additions)
10,241

Programming

CORE ACADEMIC SPACES

Pre-Kindergarten	2 Rooms
Kindergarten	3 Rooms
First Grade	3 Rooms
Second Grade	3 Rooms
Third Grade	3 Rooms
Fourth Grade	3 Rooms
Fifth Grade	3 Rooms
Discovery Science Classroom	1 Room
Commons / Breakout	3 Rooms
<hr/>	
Total	22 Rooms



Programming

Art / Kiln / Storage 3 Rooms

Music Classroom & Instrumental
Storage Spaces 4 Spaces

Physical Education / Performance 4 Spaces

World Language Offices 2 Spaces

Learning Center / Support
Services 13 Spaces

(suite of office and group instruction)

Special Education 3 Spaces
(OT/PT and SE Resource Room)



Programming

ADMIN OFFICES / HEALTH OFFICES

Administration Office Suite

(suite of offices, conference rooms, and support)

Health Offices / Nurses Suite

8 Spaces

8 Spaces



Programming

COMMON SPACES

Learning Commons (Library / Media) 11 Spaces

(Stacks/ Tech Lab/ Workrm/ Video Rm/ Maker Space/ STEM)

Cafeteria / Kitchen 2 Spaces

Chair Storage / Storage 2 Rooms

Faculty & Staff Dining /Instruct Storage 3 Spaces



Programming

BUILDING SUPPORT SPACES

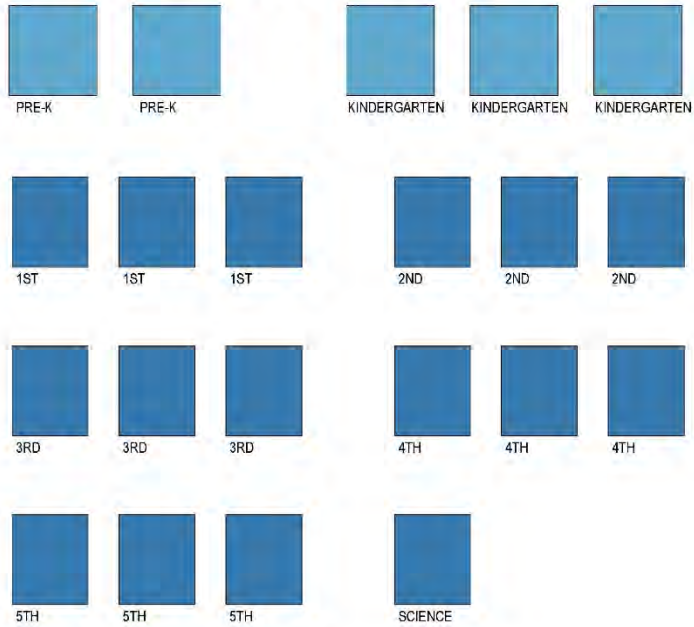
Custodial Spaces & Closets 6 Spaces

Building Infrastructure 20 Spaces



School Program Composition

CORE ACADEMIC CLASSROOMS



ADMINISTRATION SUITE



NURSE'S SUITE



FACULTY DINING (1 PER FLOOR)



WORLD LANGUAGE OFFICES



LEARNING CENTER (LC)



LEARNING CENTER OFFICES & CLASSROOMS

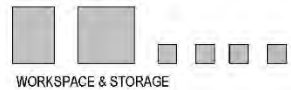


ADVANCED LEARNER PROGRAM FULL CLASSROOM (ALP)

SPECIAL EDUCATION

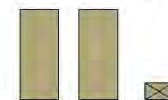


CUSTODIAL



WORKSPACE & STORAGE

CIRCULATION



STAIRS & ELEVATOR

BUILDING INFRASTRUCTURE



STUDENT & FACULTY TOILETS



BOILER, MECHANICAL, & ROOMS

CAFETERIA & KITCHEN



DINING



KITCHEN

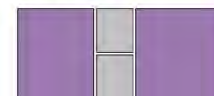
MEDIA CENTER



ART



MUSIC



GYM / PE



STAGE & GYM



OFFICE & STORAGE

Programming

PROPOSED PROGRAM SUMMARY

Existing Building Area	60,515 GSF
Proposed New Area	10,241 GSF

TOTAL PROPOSED PROGRAM AREA	70,756 GSF
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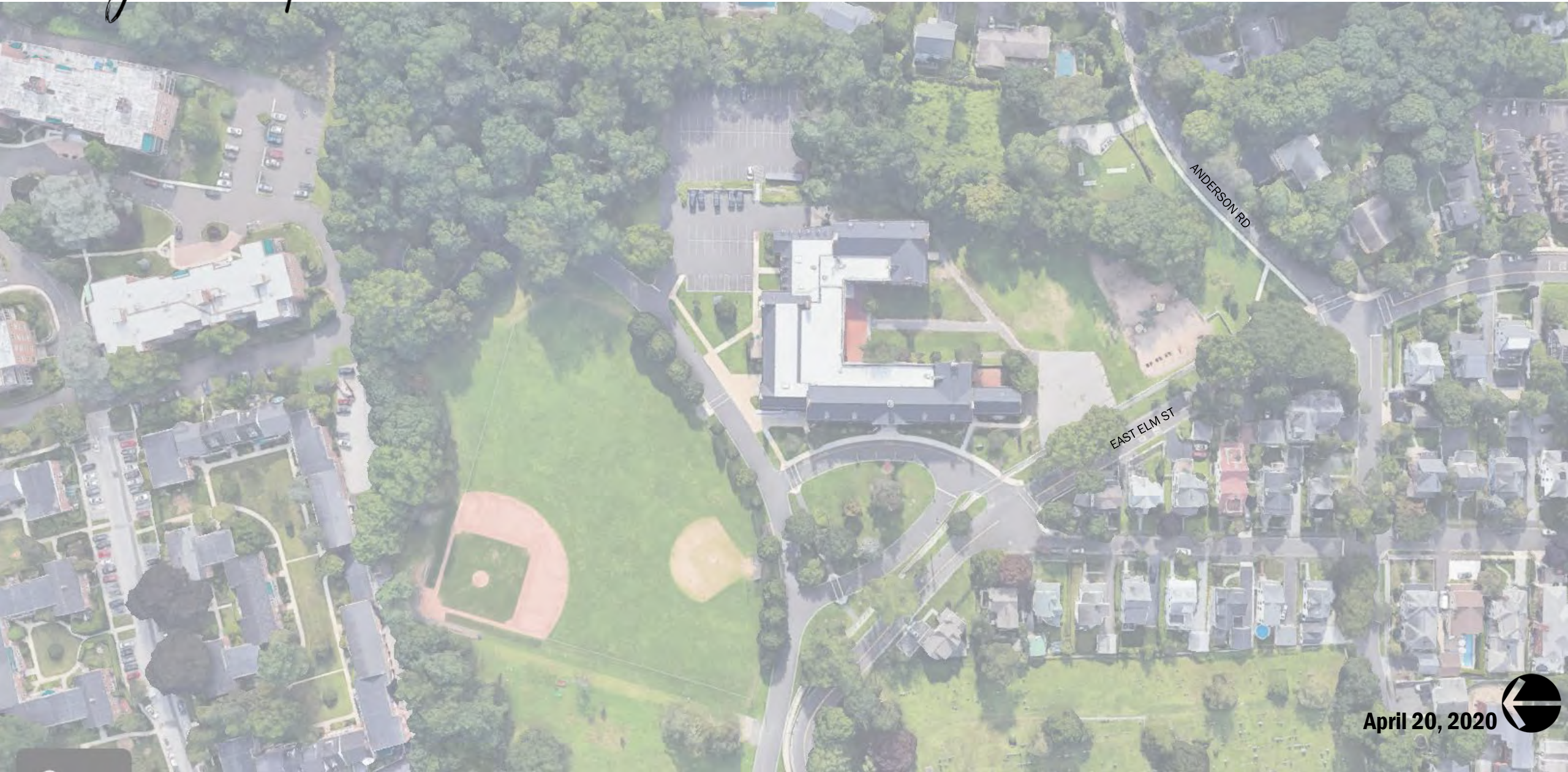


Feasibility Options



Design Concepts

OPTION 1 – RENOVATION / ADDITION



April 20, 2020



Design Concepts

OPTION 1 – RENOVATION / ADDITION



April 20, 2020



Design Concepts

OPTION 1 – RENOVATION / ADDITION



April 20, 2020



Design Concepts

OPTION 1 – RENOVATION / ADDITION



April 20, 2020



Design Concepts

OPTION 1 – RENOVATION / ADDITION



April 20, 2020



Design Concepts

OPTION 1 – RENOVATION / ADDITION



MAIN FLOOR

April 20, 2020



Design Concepts

OPTION 1 – RENOVATION / ADDITION



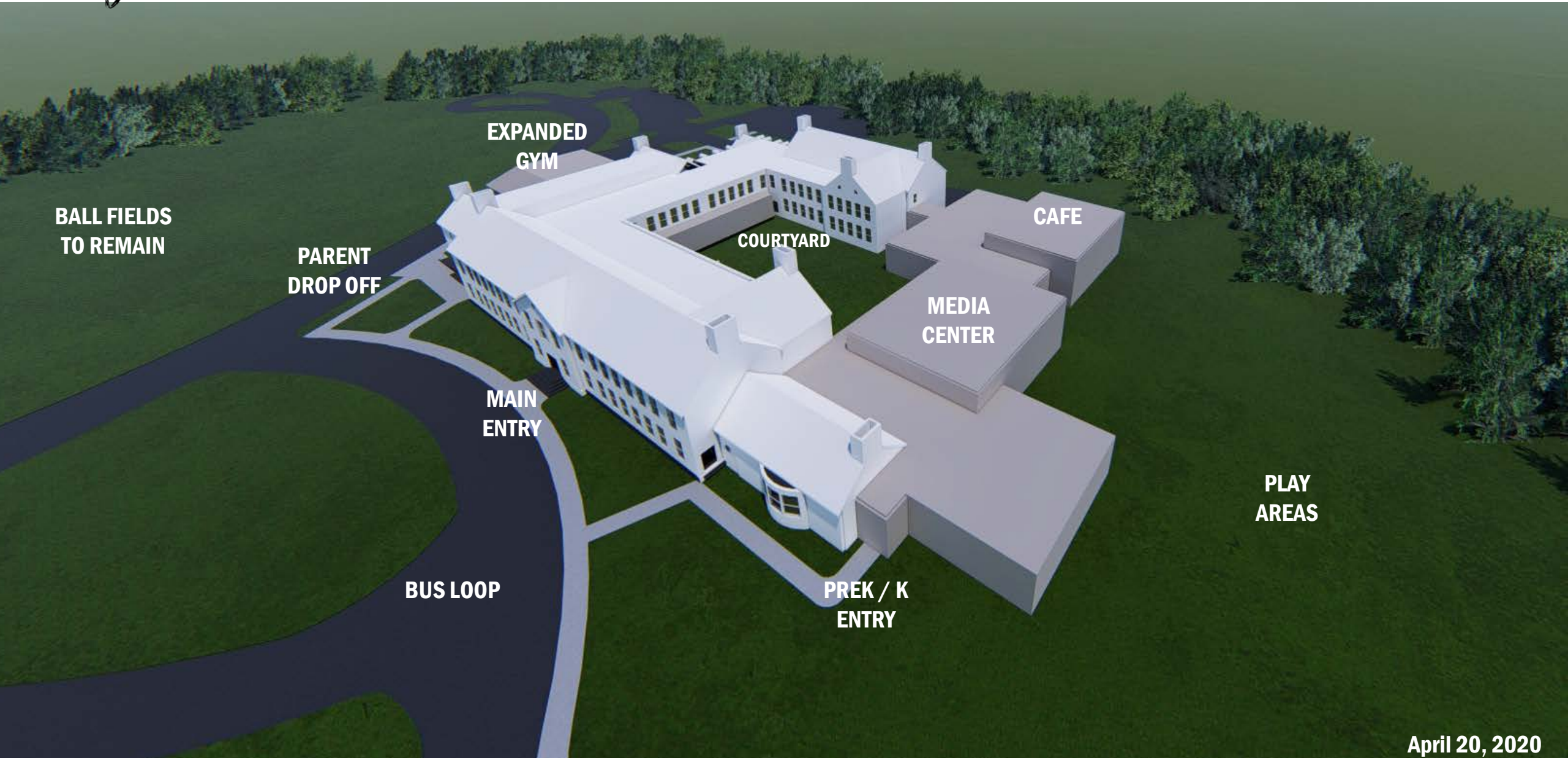
MAIN FLOOR

April 20, 2020



Design Concepts

OPTION 1 – RENOVATION / ADDITION



Design Concepts

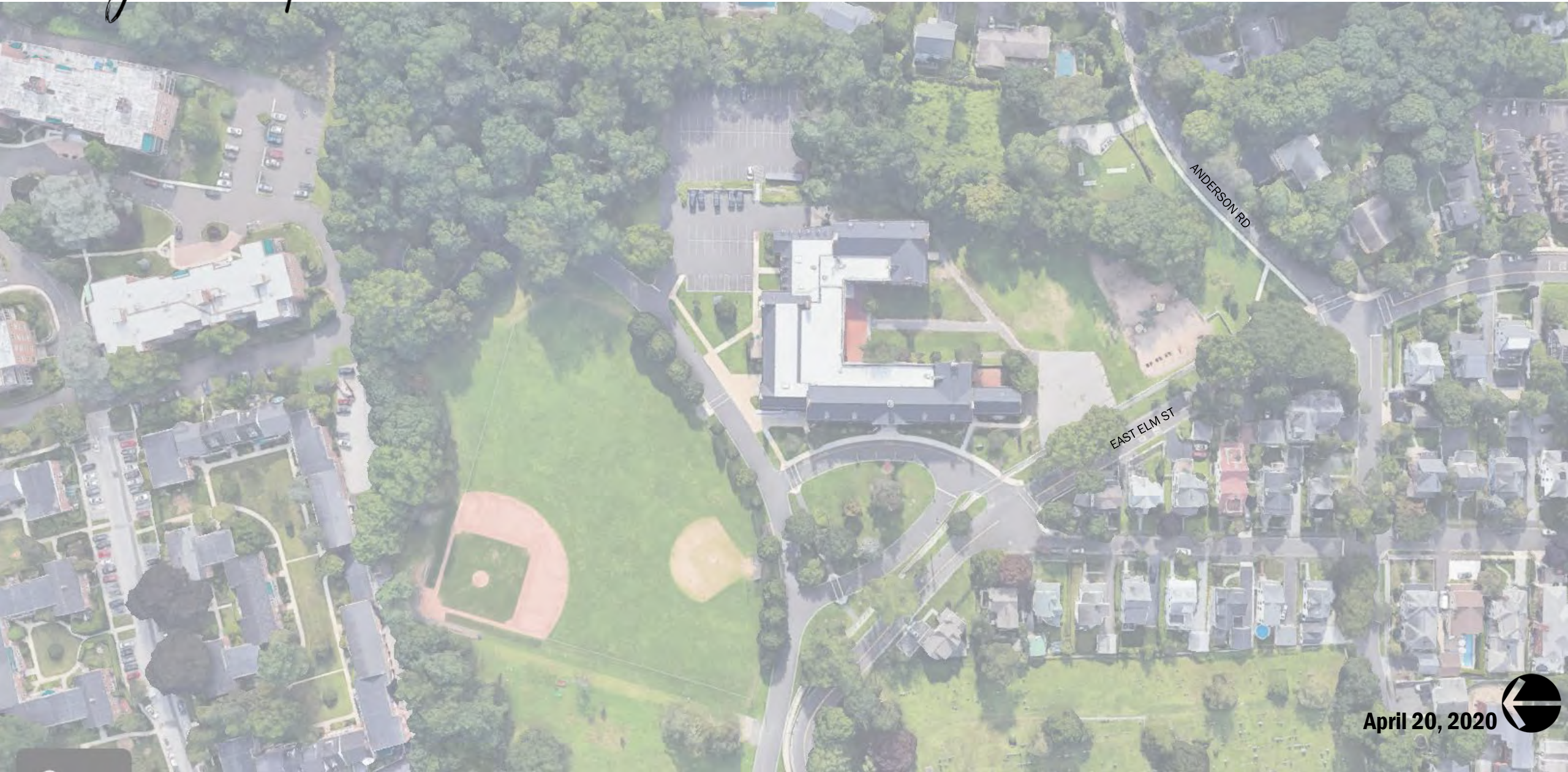
OPTION 1 – RENOVATION / ADDITION



April 20, 2020

Design Concepts

OPTION 2 – HYBRID



April 20, 2020



Design Concepts

OPTION 2 – HYBRID



April 20, 2020



Design Concepts

OPTION 2 – HYBRID



April 20, 2020



Design Concepts

OPTION 2 – HYBRID



April 20, 2020



Design Concepts

OPTION 2 – HYBRID

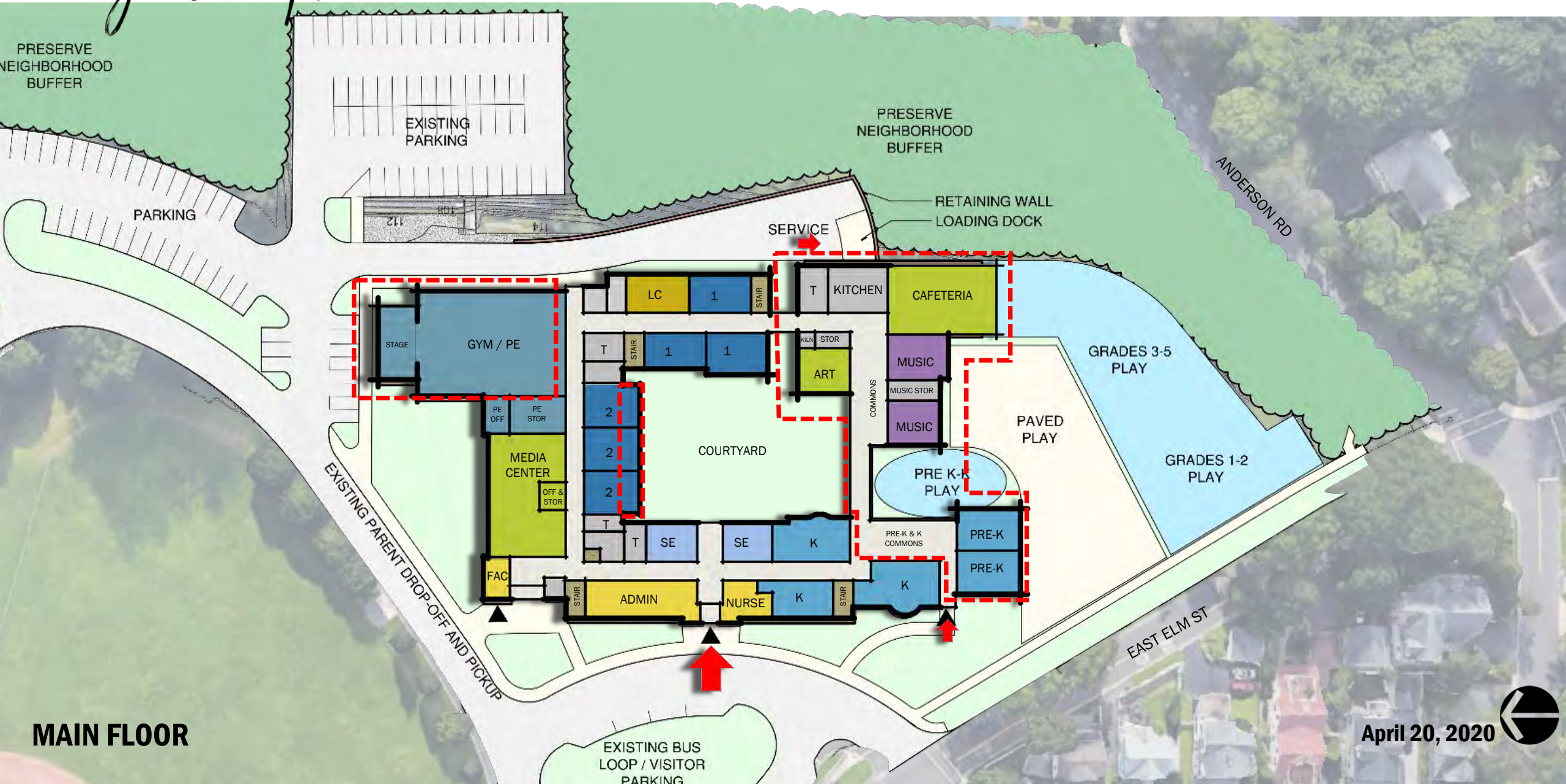


April 20, 2020



Design Concepts

OPTION 2 – HYBRID



MAIN FLOOR

April 20, 2020



Design Concepts

OPTION 2 – HYBRID



Design Concepts

OPTION 2 – HYBRID



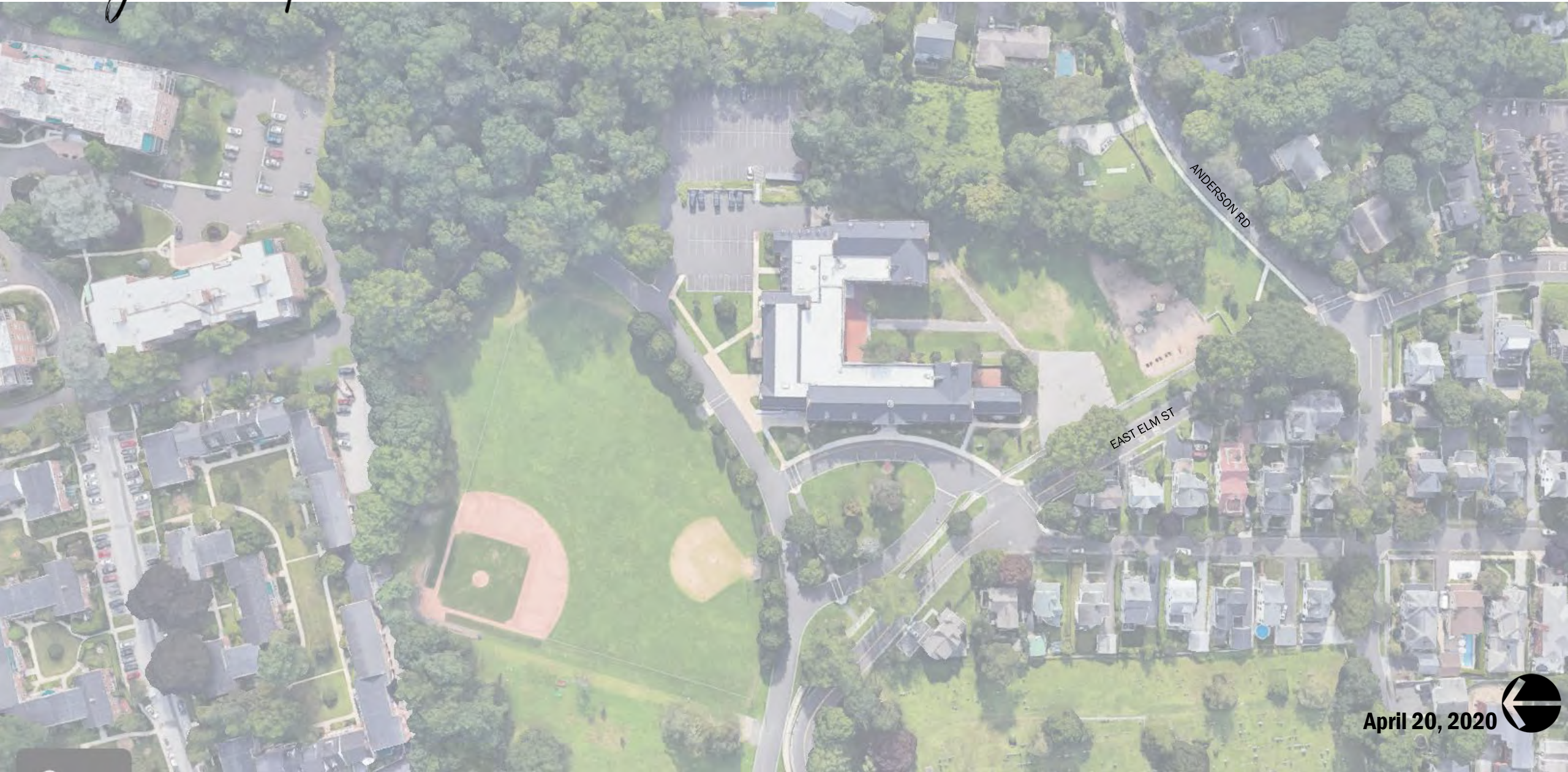
UPPER FLOOR

April 20, 2020



Design Concepts

OPTION 3 – NEW SCHOOL ON FIELDS



April 20, 2020



Design Concepts

OPTION 3 – NEW SCHOOL ON FIELDS



April 20, 2020

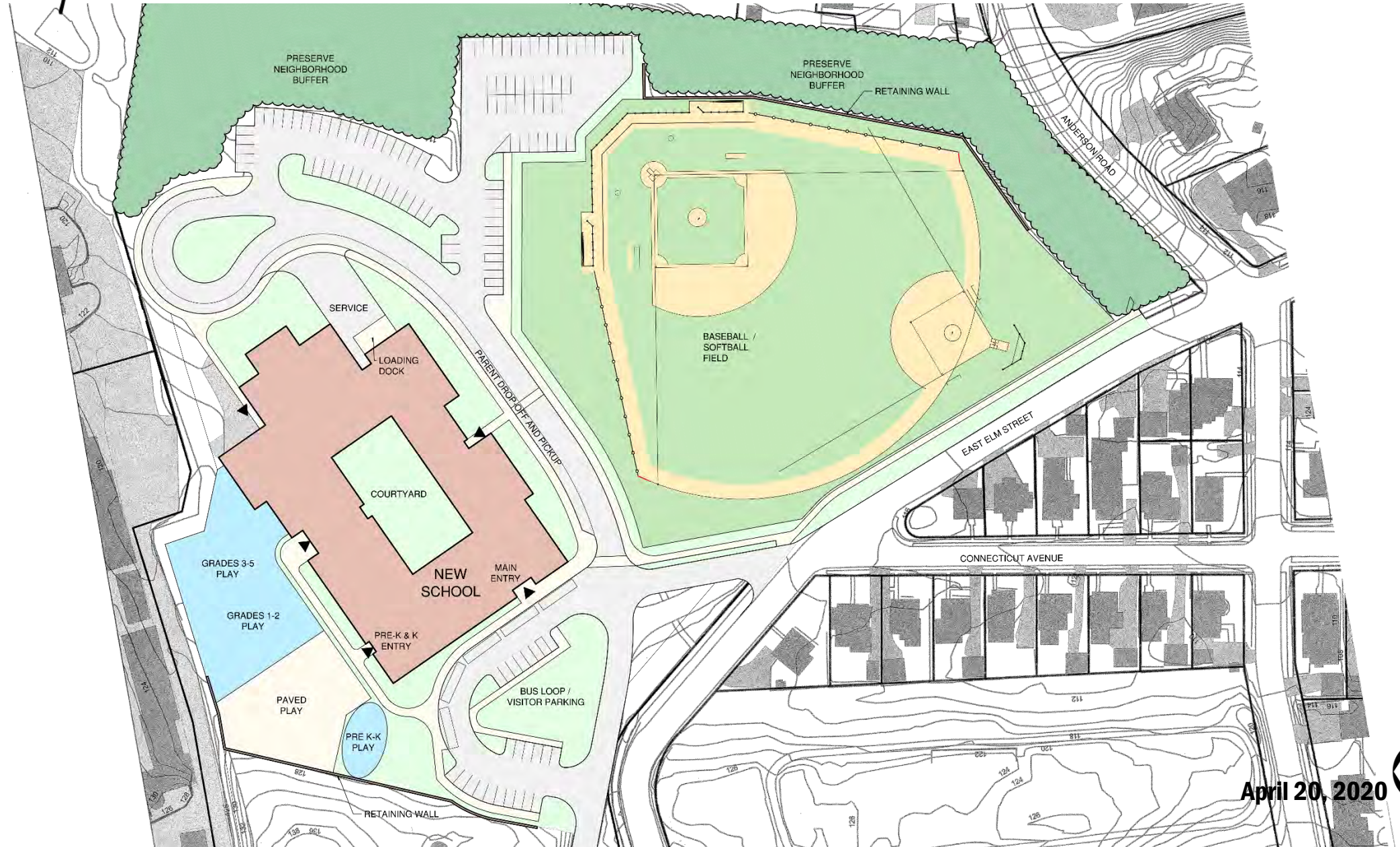


OPTION 3 – NEW SCHOOL ON FIELDS



Design Concepts

OPTION 3 – NEW SCHOOL ON FIELDS

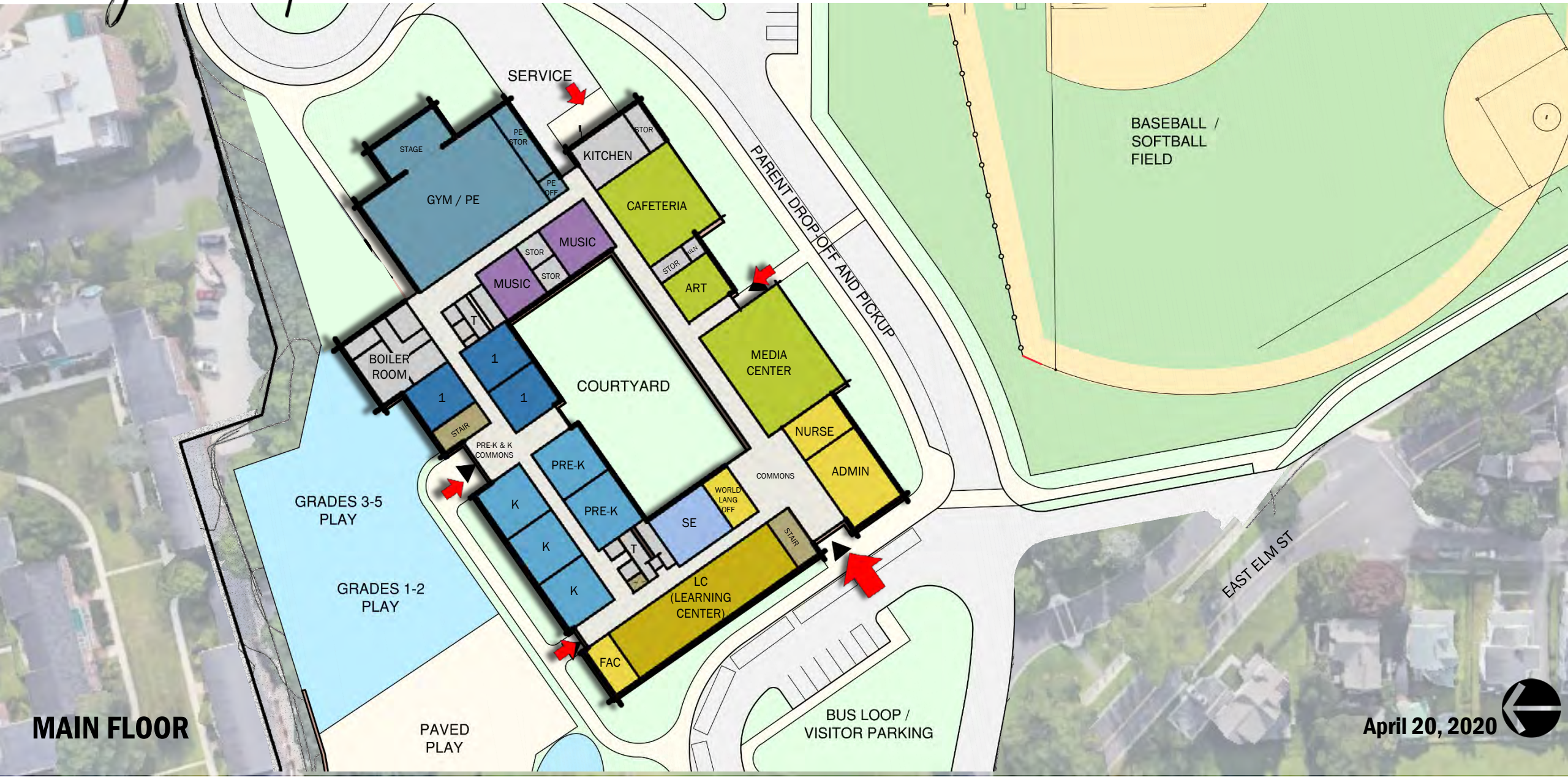


April 20, 2020



Design Concepts

OPTION 3 – NEW SCHOOL ON FIELDS



April 20, 2020



Design Concepts

OPTION 3 – NEW SCHOOL ON FIELDS



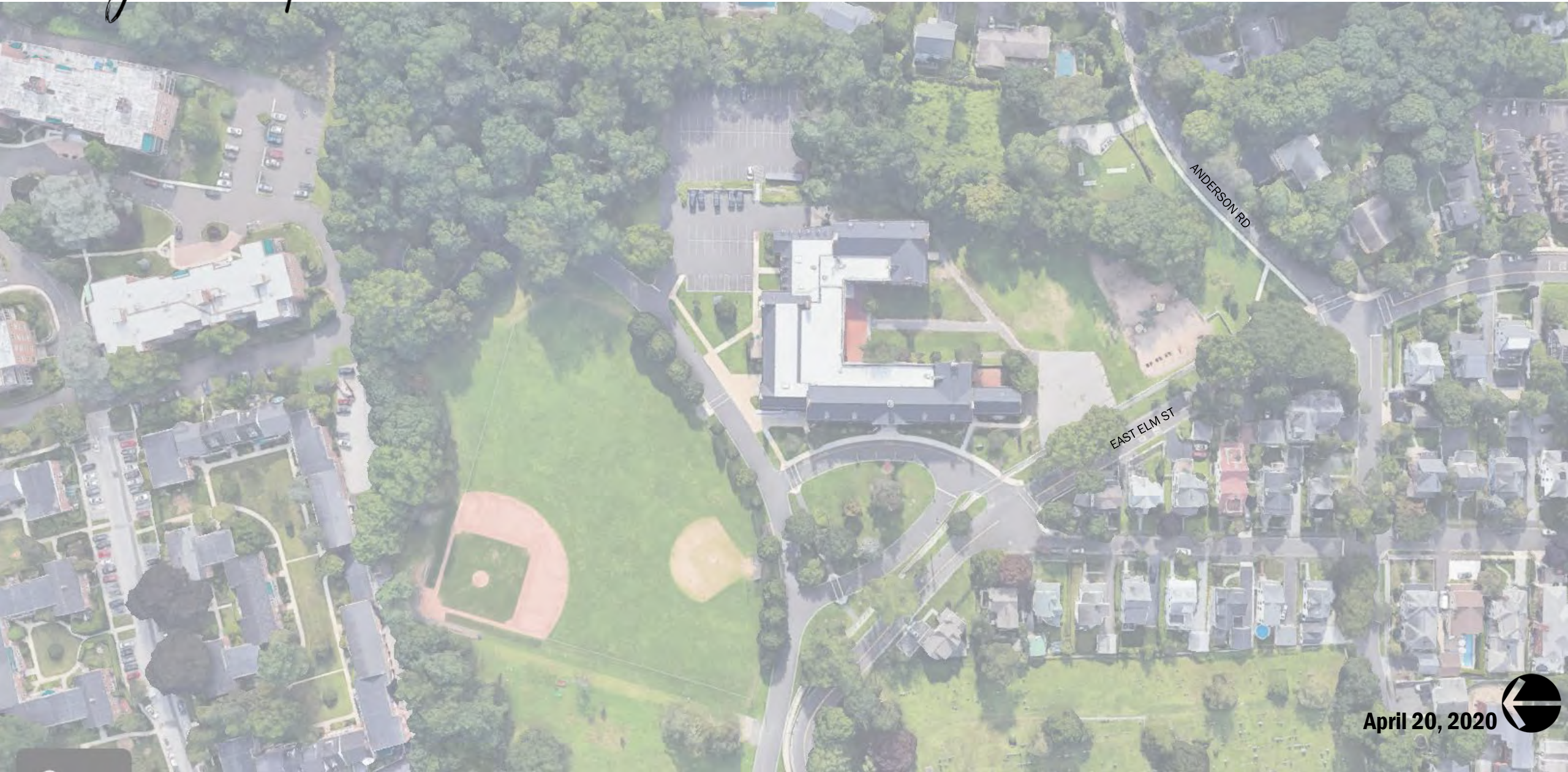
UPPER FLOOR

April 20, 2020



Design Concepts

OPTION 4 – NEW SCHOOL BEHIND EXISTING JCES

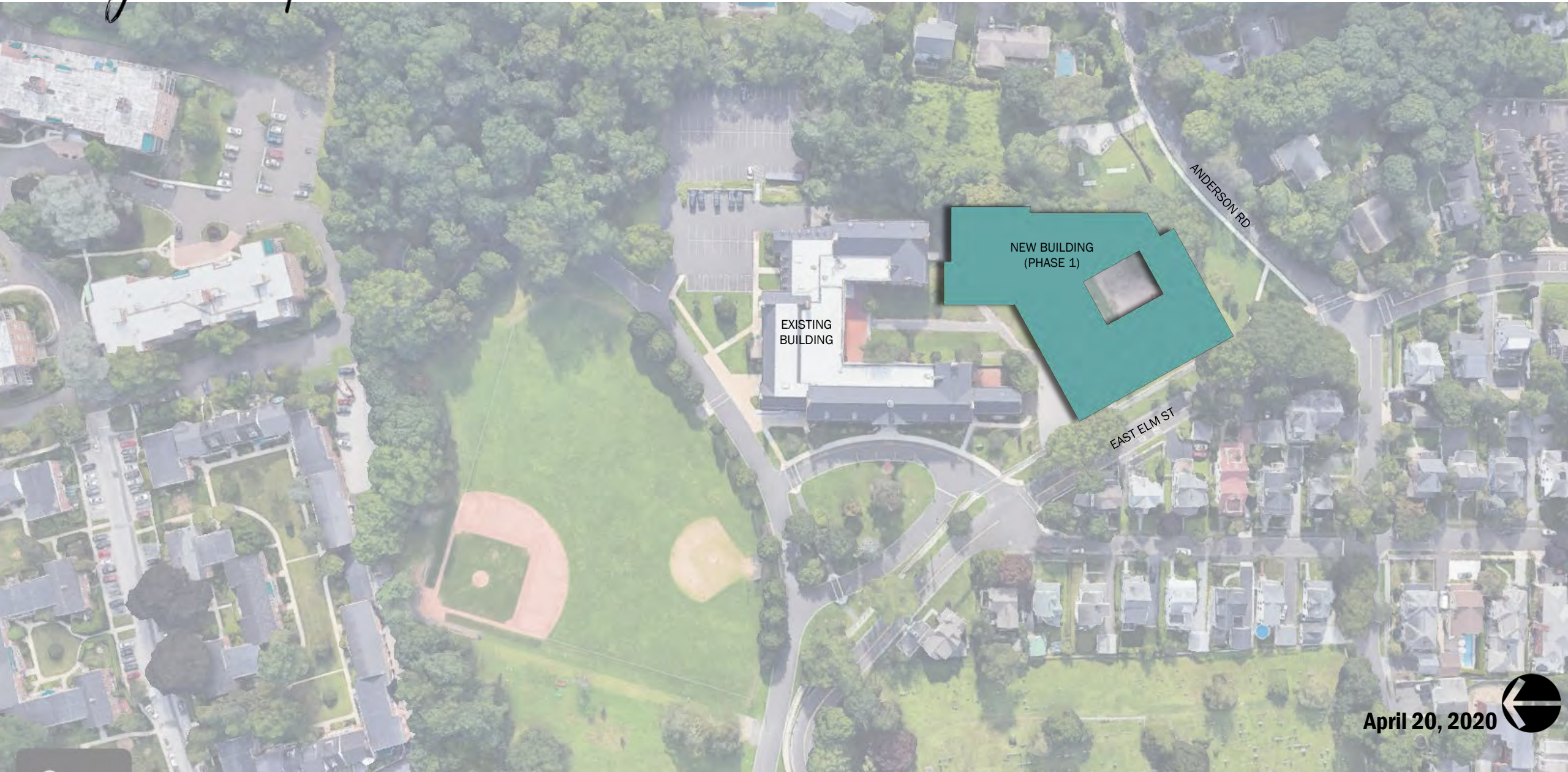


April 20, 2020



Design Concepts

OPTION 4 – NEW SCHOOL BEHIND EXISTING JCES



April 20, 2020



Design Concepts

OPTION 4 – NEW SCHOOL BEHIND EXISTING JCES



April 20, 2020



Design Concepts

OPTION 4 – NEW SCHOOL BEHIND EXISTING JCES



April 20, 2020



Design Concepts

OPTION 4 – NEW SCHOOL BEHIND EXISTING JCES



MAIN FLOOR

OPTION 4 – NEW SCHOOL BEHIND EXISTING JCES



UPPER FLOOR

April 20, 2020



Gross Area

	Design Options	Main	Upper	Basement	Total
Option 1	Reno/Addition	52,838 SF	26,625 SF	2,906 SF	82,369 SF
Option 2	Hybrid	53,095 SF	25,590 SF	2,906 SF	81,591 SF
Option 3	New School on Field	53,033 SF	19,639 SF	0 SF	72,672 SF
Option 4	New School Behind Existing JCES	52,655 SF	19,203 SF	0 SF	71,858 SF
Existing	Existing	31,972 SF	26,230 SF	2,906 SF	61,108 SF

Next Steps

- **Present Options to BOE**
- **Gain BOE approval for the Educational Specifications**
- **Update Options & Program**
- **Issue Options for Estimating**
- **Schedule Cost Review**
- **Select Preferred Option**
- **Finalize & Issue Feasibility Study Report**

JCS JULIAN CURTISS SCHOOL



60 COUNTRIES, 30 LANGUAGES, ONE GREAT SCHOOL

Questions and Answers

**PERKINS —
EASTMAN**