

**New Lebanon School Renovation
Update for Board of Education
September 26, 2013**

William S. McKersie, Ph.D., Superintendent
Ben Branyan, Managing Director of Operations

Background

As part of the Facility Utilization and Racial Balance Proposal (August 29, 2013), the District administration recommended that an Architectural and Engineering Feasibility Study be conducted regarding renovation of the New Lebanon School. The proposal said the following:

- The District administration has concluded for educational and enrollment reasons that New Lebanon School requires renovation. Adding two classrooms, as was considered this spring, now is deemed insufficient. The rest of the school would still be too small for effective and equitable educational programming. It also would not alleviate the anticipated growth in enrollment on the western end of Greenwich. A larger school would help reduce pressures on Hamilton Avenue and Glenville Schools. It also would allow for more magnet students.
- The District administration proposes an Architectural and Engineering Feasibility Study to analyze the potential of expansion on the New Lebanon site. The study would be completed by December 2013.
- The District administration proposes developing a plan to take advantage of the Connecticut Statutory provision for 80% reimbursement of building costs for “Diversity” schools. Any capital improvements at New Lebanon, as a racially imbalanced school, qualify for 80% reimbursement from the State. If a new building is pursued, this would require formal establishment of a Building Committee and adherence to all Town of Greenwich requirements for facility development and construction.

The administration outlined the additional considerations and questions:

- Two key considerations:
 - How to provide appropriate education space for New Lebanon students prior to the renovation?
 - How to manage the relocation of New Lebanon students during renovation?
- A Capital Improvement Proposal (CIP) for the renovation of New Lebanon School would be developed in fall of 2014.
- Research & Development Questions:

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1. Where will students from New Lebanon be placed during the renovation?
2. What impact would relocation of these students have on the magnet program?
3. What impact will a renovated facility for New Lebanon have on the magnet choice program for both incoming and outgoing students?

Update

Since August 29, the BOE has sought greater information on the District administration’s analysis and plans regarding the recommended study. Several supplementary points may be helpful to the BOE.

Refined Plan and Timeline

In response to questions about the timeline in the August 29 proposal (see page 12), we offer a refined plan with major milestones. Please note that the timeframe now shows that we are considering a construction phase of July 2016-Summer 2018. It is important to note that the intensity of construction will shape duration of project. Lastly, the dates mirror the existing CIP/Budget cycle in the Town.

Estimated Date	Task
Fall 2013	Request Feasibility Study money through CIP
Fall 2013	Receive authorization for NL A/E Study
January 2014	Results of NL Architectural/Engineering Study
July 2014	Begin Feasibility Study
Fall 2014	Request Design money through CIP
July 2015	Begin Design Phase
Summer 2015	Student relocation plan created
Fall 2015	Request Construction money
July 2016	Begin Construction Phase
August 2018	“New” school open

We have not determined the alternative school site(s) for New Lebanon students during the two year construction phase (Fall 2016-Spring 2018). We do not know if Parkway, for instance, would be the location of students during the construction. We would make those decisions in the spring of 2015 as we approach relocation finalization in summer of 2015.

Special Focus of the Architectural and Engineering Feasibility Study

A special focus of the study would be a brief structural analysis to determine the feasibility of adding a second level to the school. Given the unique site characteristics, the options to

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expand horizontally appear to be limited, however, vertical expansion may be an option. To determine the intensity of vertical expansion a structural analysis is needed. The results of the study will help to address immediate questions regarding expansion options and create a more targeted feasibility study of New Lebanon expansion.

Comparative Space Analysis

The BOE has sought metrics comparing the current New Lebanon space to other GPS elementary schools. For instance, what is the comparative size of classrooms? What is the comparative size of the Media Center and other common spaces? What are the comparative challenges across schools in terms of shared offices and PPE support spaces? What are the comparative needs across schools in terms of using alternative spaces (i.e., stage) for classroom space?

The District administration has not answered these questions due to time limitations. We believe they are appropriate queries to be considered during the recommended study. We welcome a discussion on this matter with the BOE.