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# 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



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# GREENWICH PUBLIC SCHOOLS New Lebanon ES Feasibility Expansion Study

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# GREENWICH PUBLIC SCHOOLS New Lebanon ES Feasibility Expansion Study

## **Preliminary Benchmarking Analysis**

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# 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.



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# 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	○	●	○
<b>Glenville</b>	●	●	● ± 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



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# PRELIMINARY BENCHMARKING ANALYSIS CLASSROOM INVENTORY

School	Instructional Classrooms	Class Size (8yr High)	Class Size (Current)	Average Class Size	K-Classroom	1 <sup>st</sup> Grade	2 <sup>nd</sup> Grade	3 <sup>rd</sup> Grade	4 <sup>th</sup> Grade	5 <sup>th</sup> 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

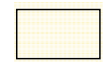
\* 1995 Addition – Two (2) 1,000 sf K-Classrooms



District E.S.  
Benchmark

(m)

Magnet  
School



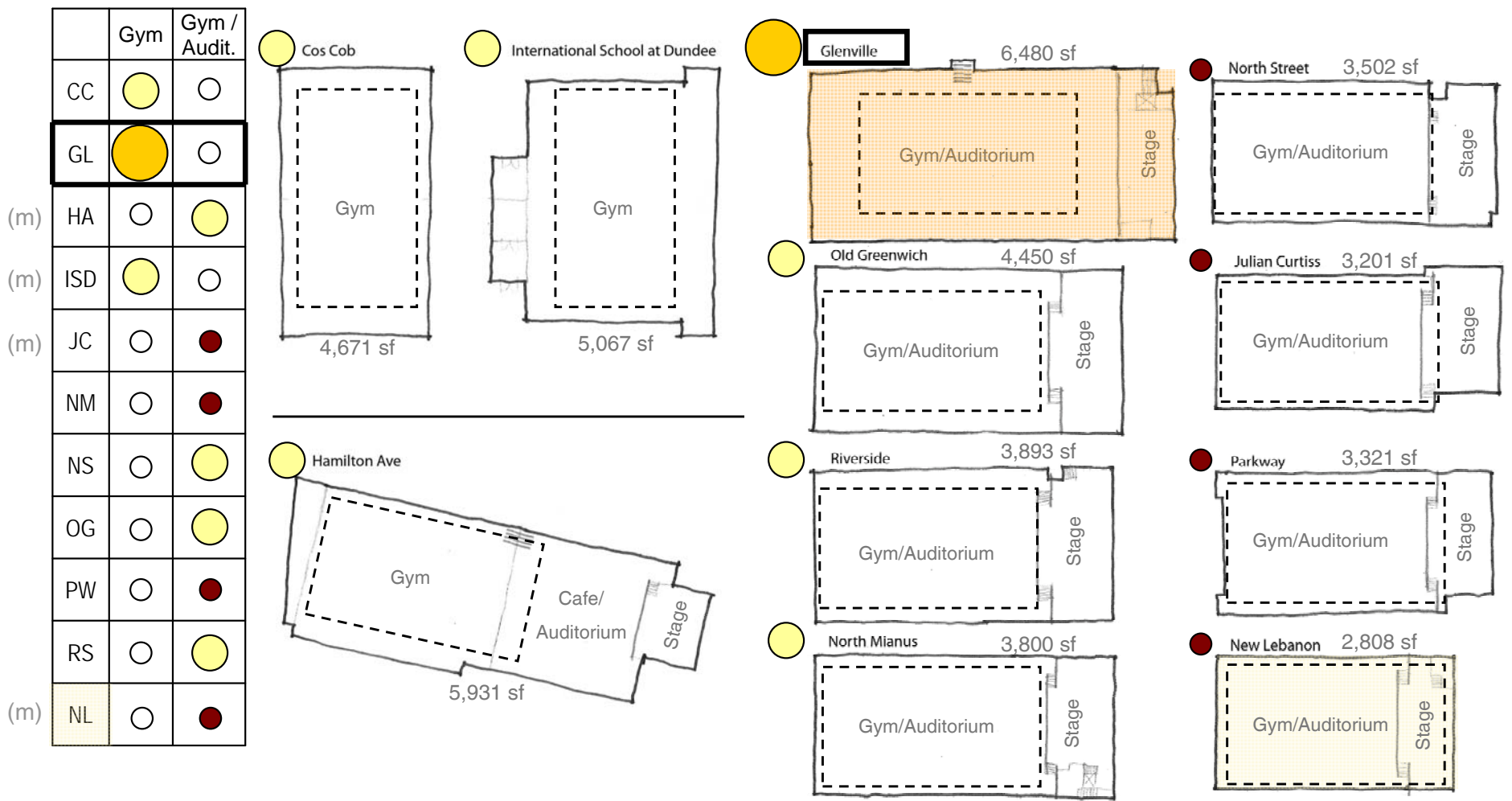
Basis for  
Study



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# PRELIMINARY BENCHMARKING ANALYSIS CORE COMMON AREAS - GYM/AUDITORIUM



Gym Floor Area Comparison   
 Overlay of 40'x70' Typical Elementary Gym Clear Floor Area

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

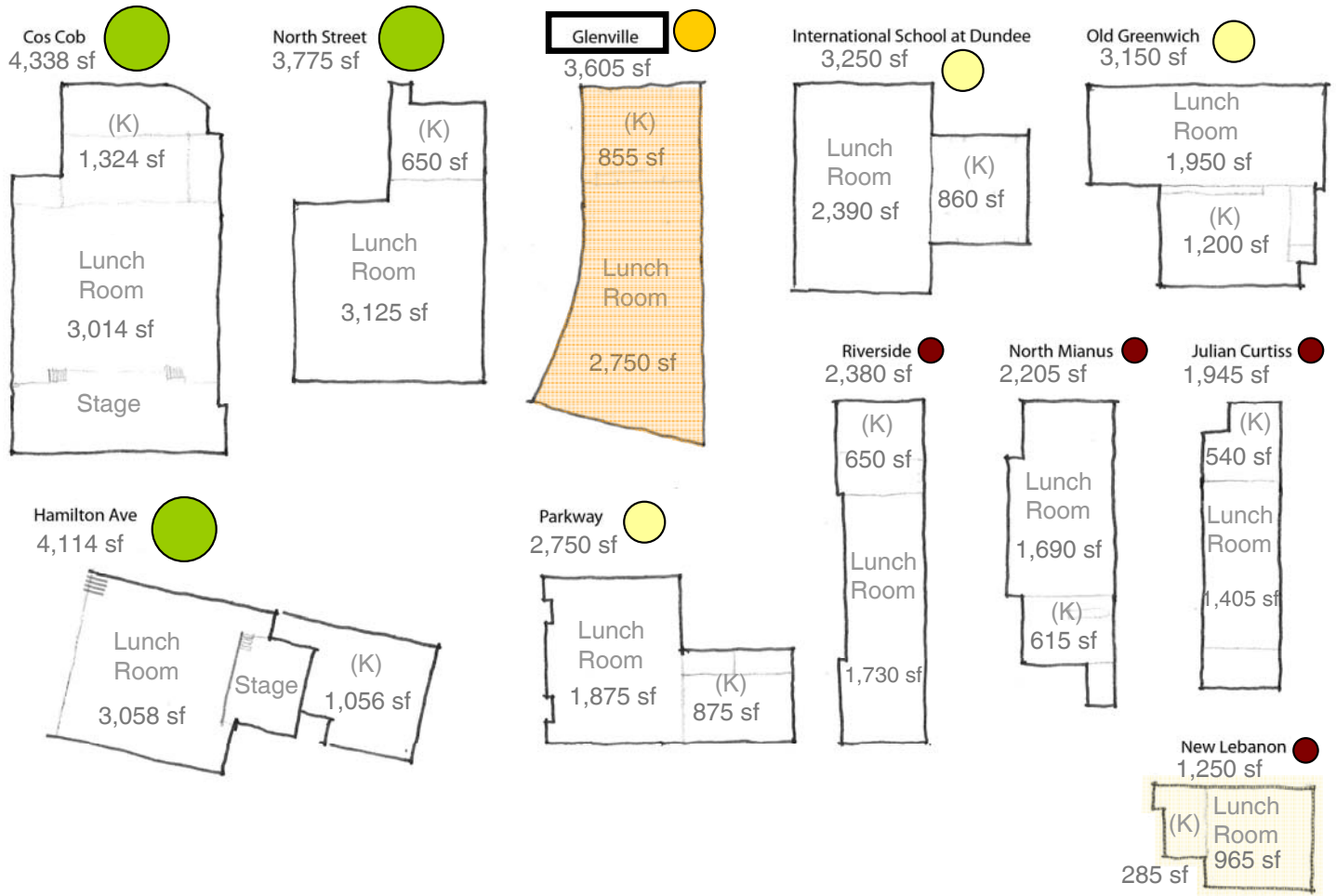


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# PRELIMINARY BENCHMARKING ANALYSIS CORE COMMON AREAS - CAFETERIA & KITCHEN

	Cafe	Cafe / Audit.	sf per student
CC	○	●	9.75
<b>GL</b>	●	○	<b>8.87</b>
(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

● Benchmark District E.S.

(m) Magnet School

■ Basis for Study





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# PRELIMINARY BENCHMARKING ANALYSIS

## CORE COMMON AREAS - MEDIA CENTER



Media Center Floor Area Comparison:

Stacks, Meeting Room, Computer Room

District E.S. Benchmark   
 Magnet School   
 Basis for Study



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# PRELIMINARY BENCHMARKING ANALYSIS SUMMARY - CORE COMMON AREAS

School	Cafeteria	Gymnasium	Gym/Audit.	Cafetorium	Media Center	Music	Art	Community / PTA Room
Cos Cob	○	●	○	●	●	●	●	○
<b>Glenville</b>	●	●	○	○	●	●	●	●
(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



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# GREENWICH PUBLIC SCHOOLS New Lebanon ES Feasibility Expansion Study

## **Town of Greenwich Planning & Zoning Overview**

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# 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.



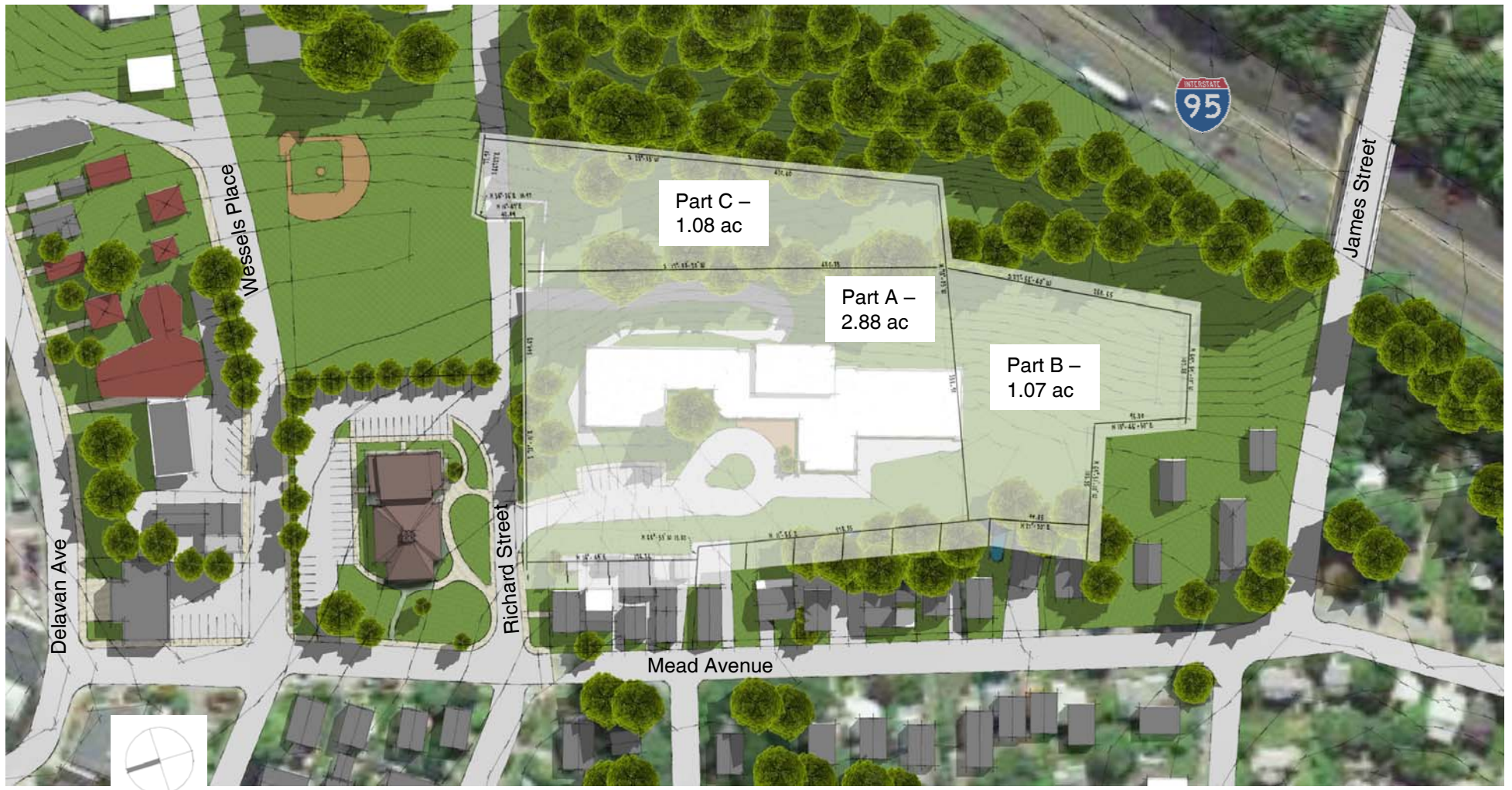


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# PLANNING & ZONING OVERVIEW

## 25 MEAD AVENUE



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



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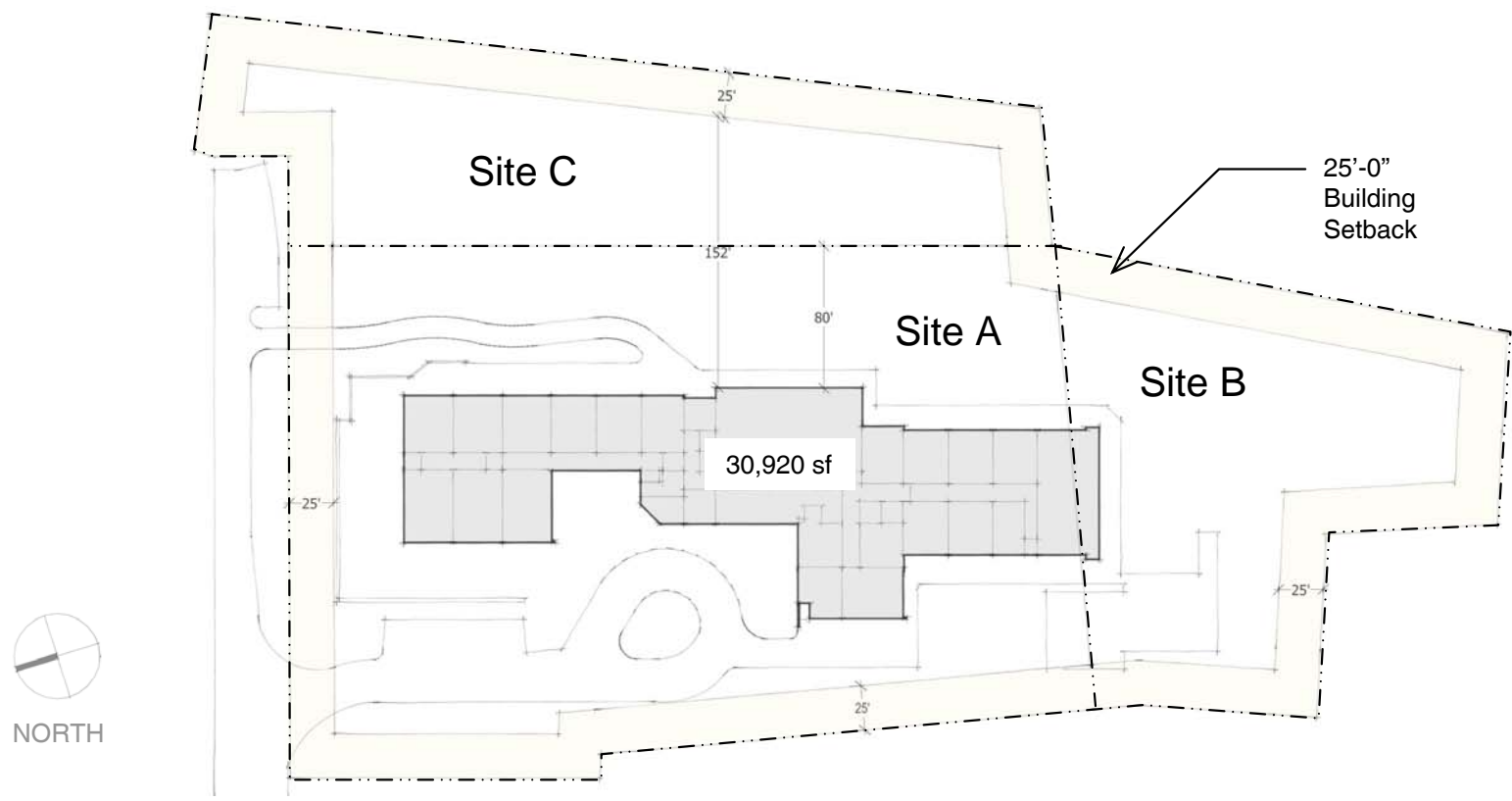


# PLANNING & ZONING OVERVIEW

## 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







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# PLANNING & ZONING OVERVIEW SITE CHARACTERISTICS



NORTH

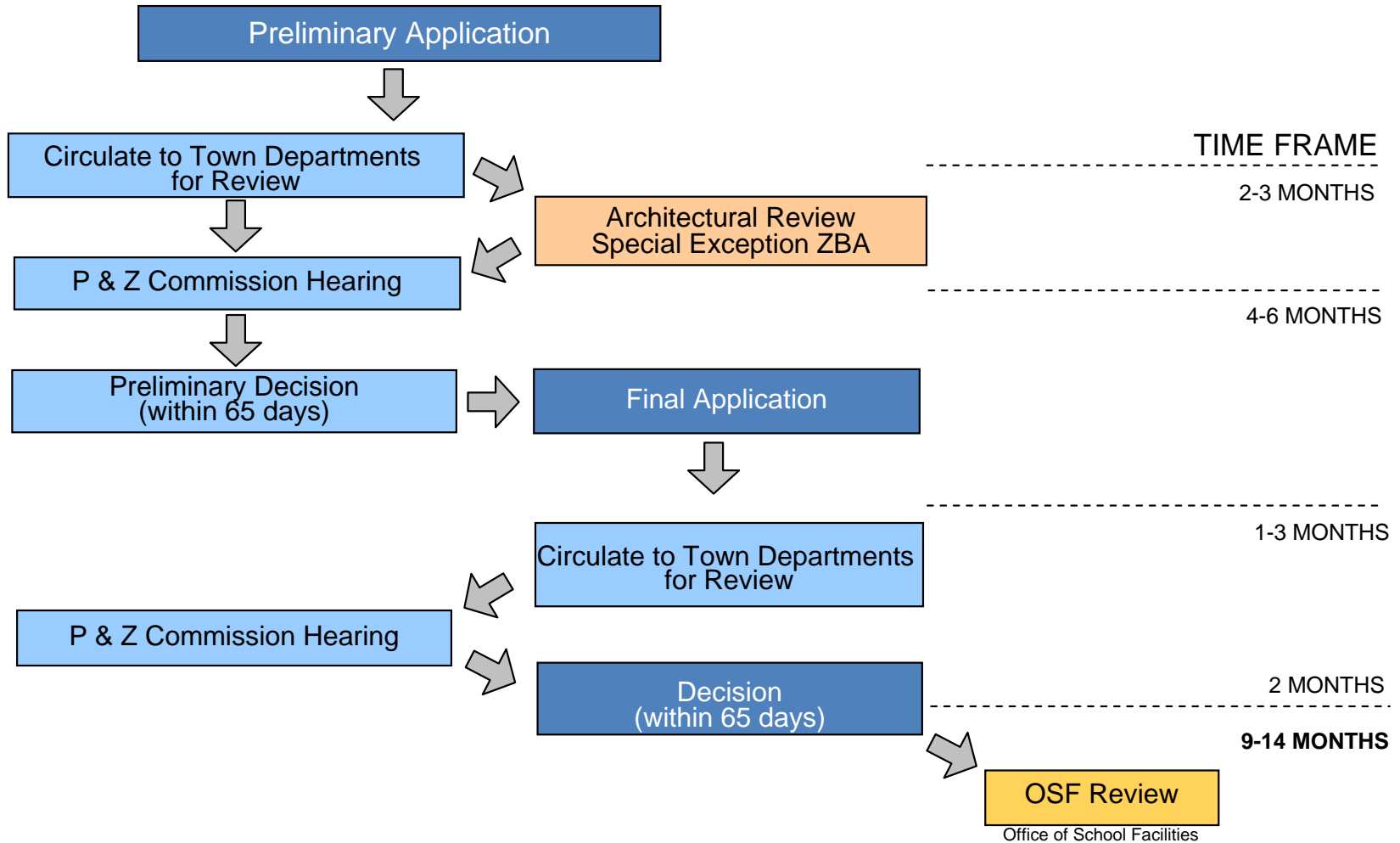
- A Steep Slopes (+/- 30' elev. change)
- B Open space / recreation
- C Proximity to I-95
- D Proximity to single-family homes
- E Limited on-site parking
- F Dense forested area / ravine (with steep slopes)
- G Proximity to Town Library



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# PLANNING & ZONING OVERVIEW GREENWICH ZONING APPROVALS







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# GREENWICH PUBLIC SCHOOLS New Lebanon ES Feasibility Expansion Study

## **CT State School Construction Grants**

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# CONNECTICUT 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.

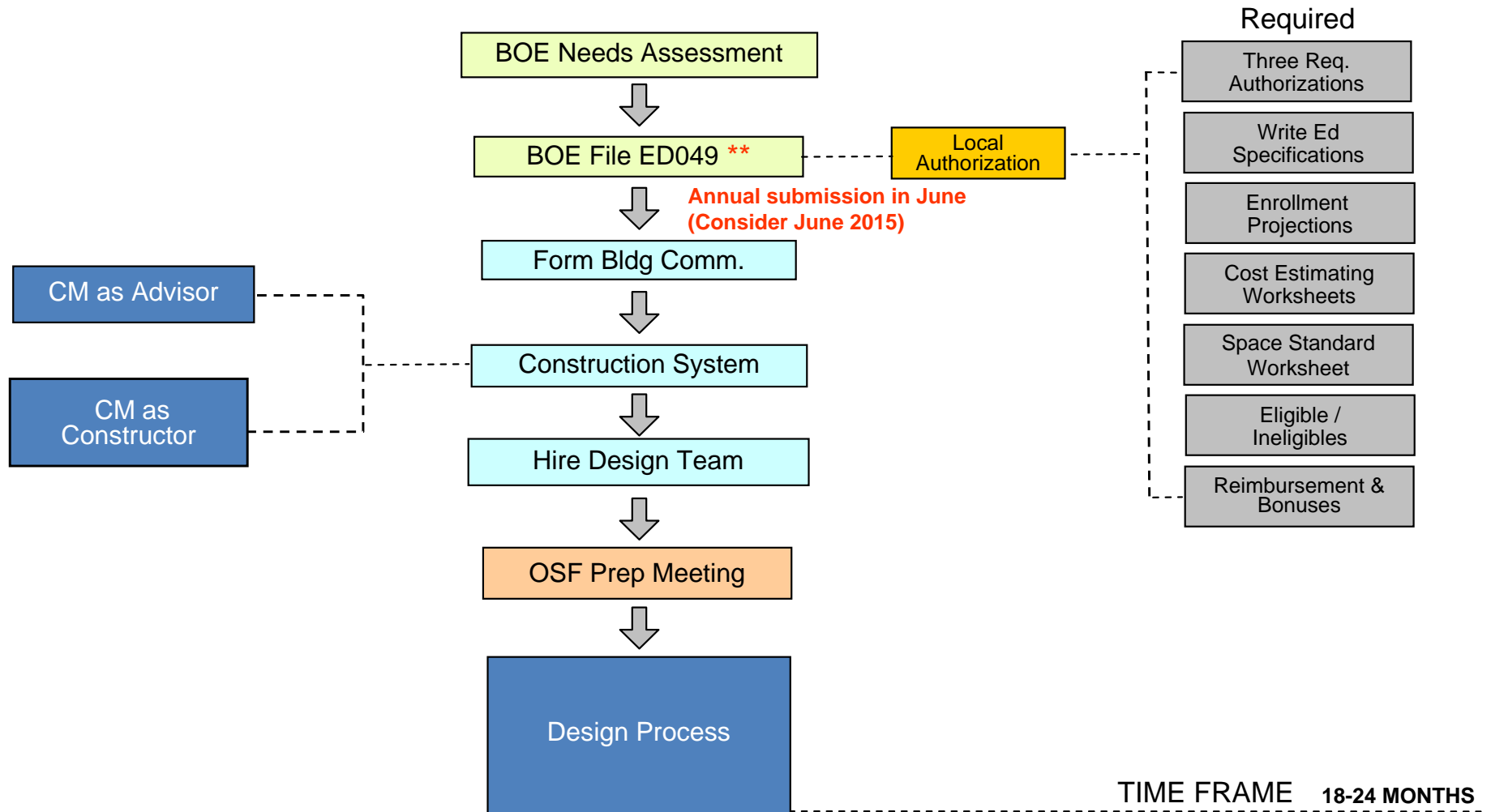
Eligible local or regional boards of education, for purposes of a diversity school, shall be eligible for reimbursement of eighty percent (80%) of the reasonable cost of any capital expenditure for the purchase, construction, extension, replacement, leasing or major alteration of diversity school facilities, 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.



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# CT SCHOOL BUILDING PROCESS LOCAL REQUIREMENTS



## LEGEND

**BOE**  
Board of Education

**AE / CM**  
Architecture / Engineering / Construction Manager

**OSF**  
Office of School Facilities

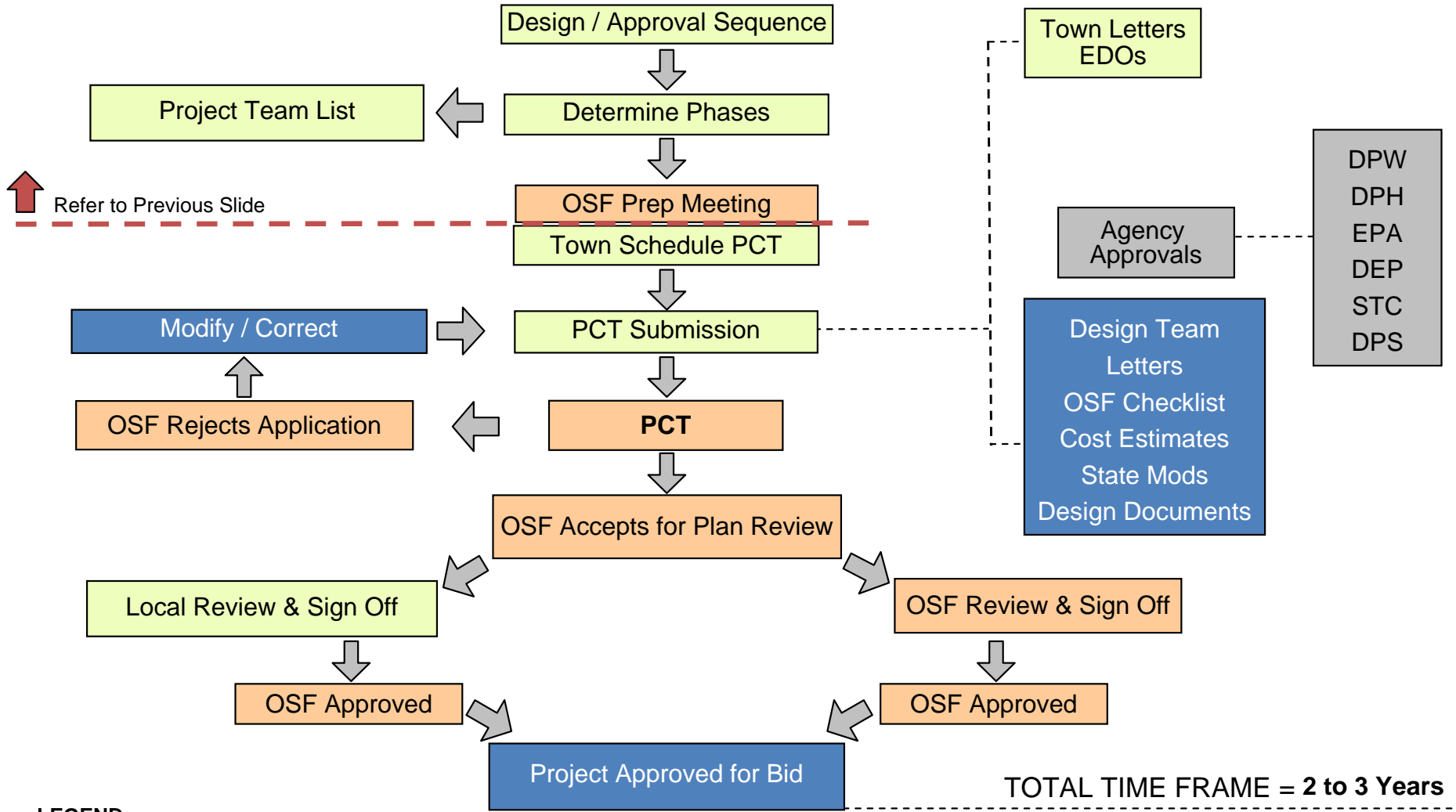
**Building Committee**



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# CT OFFICE OF SCHOOL FACILITIES APPROVALS OVERVIEW



### LEGEND

**BOE**  
Board of Education

**AE / CM**  
Architecture / Engineering / Construction Manager

**OSF**  
Office of School Facilities

**ST/FED**  
CT State / Federal





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# GREENWICH PUBLIC SCHOOLS

## New Lebanon ES Feasibility Expansion Study

### **Proposed Space Allocation**

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# 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]		<b>37,894.7 sf</b>

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



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# PROPOSED SPACE ALLOCATION DRAFT EDUCATIONAL SPECIFICATION

	Existing		Proposed		
	Area	#	Area	Total	
Instructional Spaces	K-Class w/ Toilets	1,000 sf	3	1,000 sf	3,000 sf
	1 <sup>st</sup> Grade Class w/ Toilets	720 sf	3	850 sf	2,550 sf
	2 <sup>nd</sup> Grade Class	670 sf	3	850 sf	2,550 sf
	3 <sup>rd</sup> Grade Class	670 sf	2	800 sf	1,600 sf
	4 <sup>th</sup> Grade Class	670 sf	2	800 sf	1,600 sf
	5 <sup>th</sup> Grade Class	675 sf	2	800 sf	1,600 sf
	<b>Total</b>		<b>15</b>		<b>12,900 sf</b>
Core Common Areas	Art Room w/ Kiln	686 sf	1	900 sf	900 sf
	Music w/ Instrumental Rm	503 sf	1	1,000 sf	1,000 sf
	Multi-Media Center	1,996 sf	1	3,000 sf	3,000 sf
	Cafeteria w/ Kitchen	1,250 sf	1	2,000 sf	2,000 sf
	Gymnasium/Auditorium	2,808 sf	1	3,500 sf	3,500 sf
	Stage	697 sf	1	1,000 sf	1,000 sf
<b>Total</b>		<b>7</b>		<b>11,400 sf</b>	
Facilities / Service	Custodial Office	118 sf	1	150 sf	150 sf
	Receiving / Storage	130 sf	1	300 sf	300 sf
	Boiler Room	607 sf	1	745 sf	745 sf
	Toilet Rooms (Girls/Boys)	280 sf	2	300 sf	600 sf
	<b>Total</b>				<b>1,795 sf</b>

	Existing		Proposed		
	Area	#	Area	Total	
Administration / Support	Main Office w/ Conference	232 sf	1	600 sf	600 sf
	Principal's Office	180 sf	1	200 sf	200 sf
	Assistant Principal's Office		1	150 sf	150 sf
	Health Suite	165 sf	1	300 sf	300 sf
	Faculty Room w/ Toilet	255 sf	1	300 sf	300 sf
	Work Room / Mail Room	118 sf	1	200 sf	200 sf
	Speech Office	66 sf	1	150 sf	150 sf
	Social Work Office	56 sf	1	150 sf	150 sf
	Reading Rooms	183 sf	2	400 sf	800 sf
	Teachers Planning		1	200 sf	200 sf
	<b>Total</b>				<b>3,050 sf</b>
	Special Use Rooms	Special Ed. Resource Room	368 sf	1	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
<b>Total</b>					<b>2,550 sf</b>
<b>Total Net Building Area</b>				<b>31,695 sf</b>	

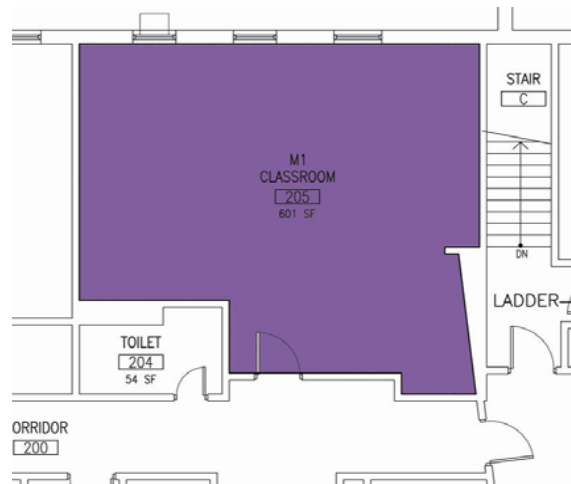


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## PROPOSED SPACE ALLOCATION

**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

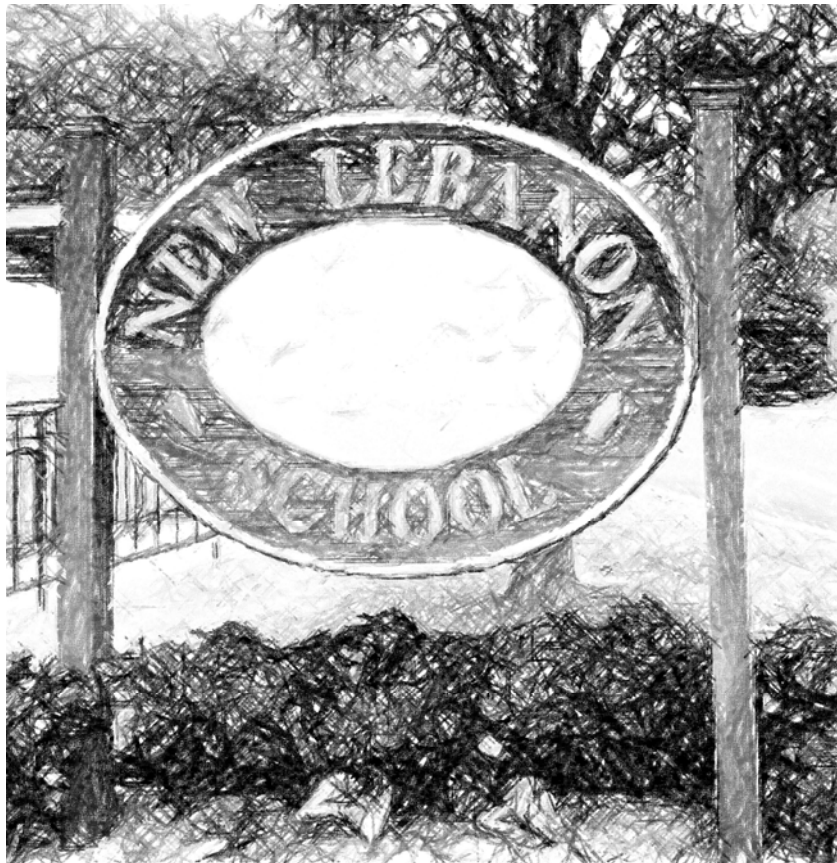
Total Permitted Gross Building Area Per / CT Diversity Guideline = 37,894 gsf

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





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# GREENWICH PUBLIC SCHOOLS

## New Lebanon ES Feasibility Expansion Study

### **School Expansion Options**

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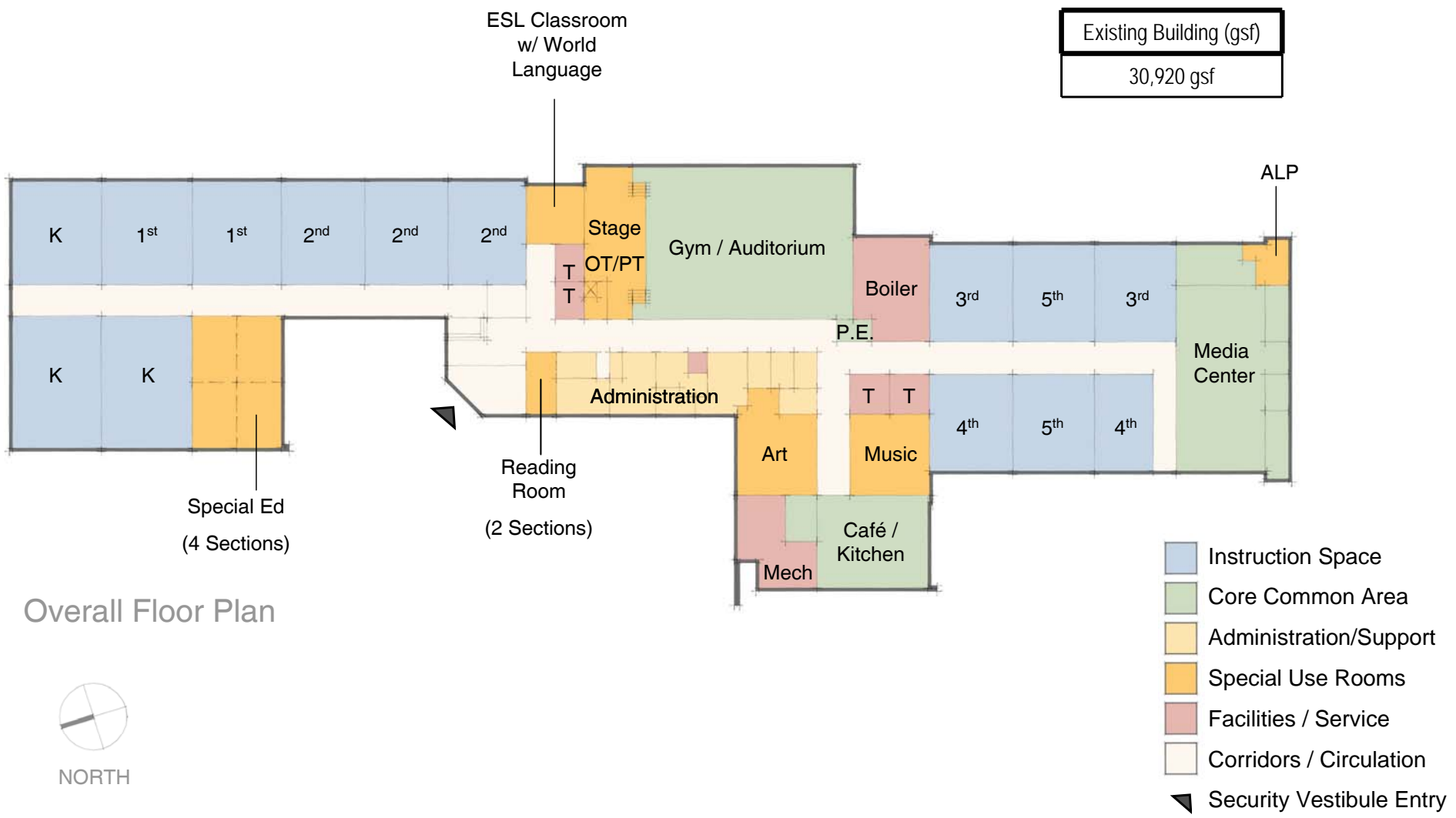


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# SCHOOL EXPANSION OPTIONS EXISTING FLOOR PLAN LAYOUT

Existing Building (gsf)  
30,920 gsf



Overall Floor Plan

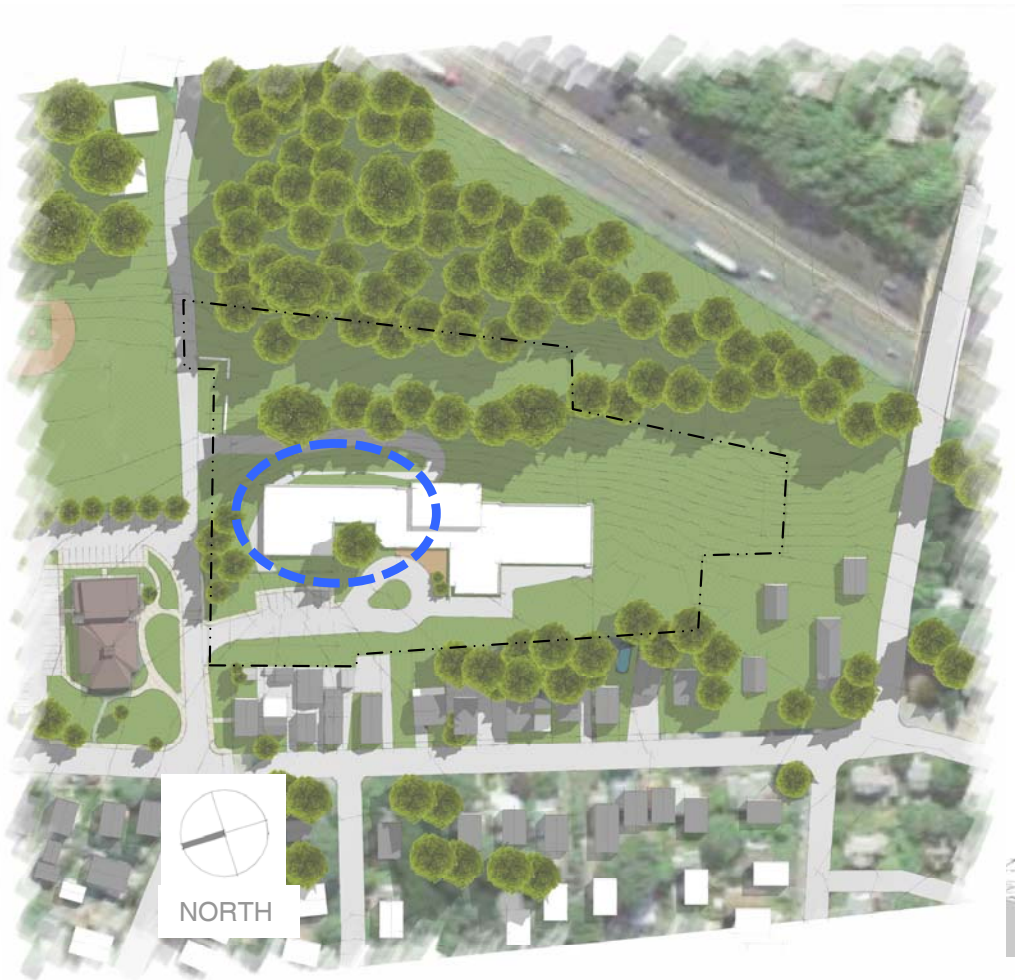




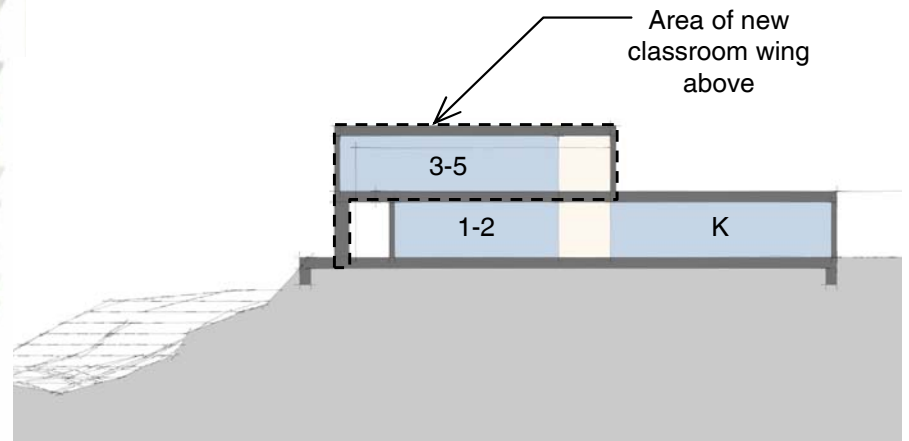
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# SCHOOL EXPANSION OPTIONS OPTION A



Build new classroom wing over existing North classroom wing.







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# SCHOOL EXPANSION OPTIONS OPTION A

Footprint of New Upper Level Classroom Wing



Site Plan



NORTH

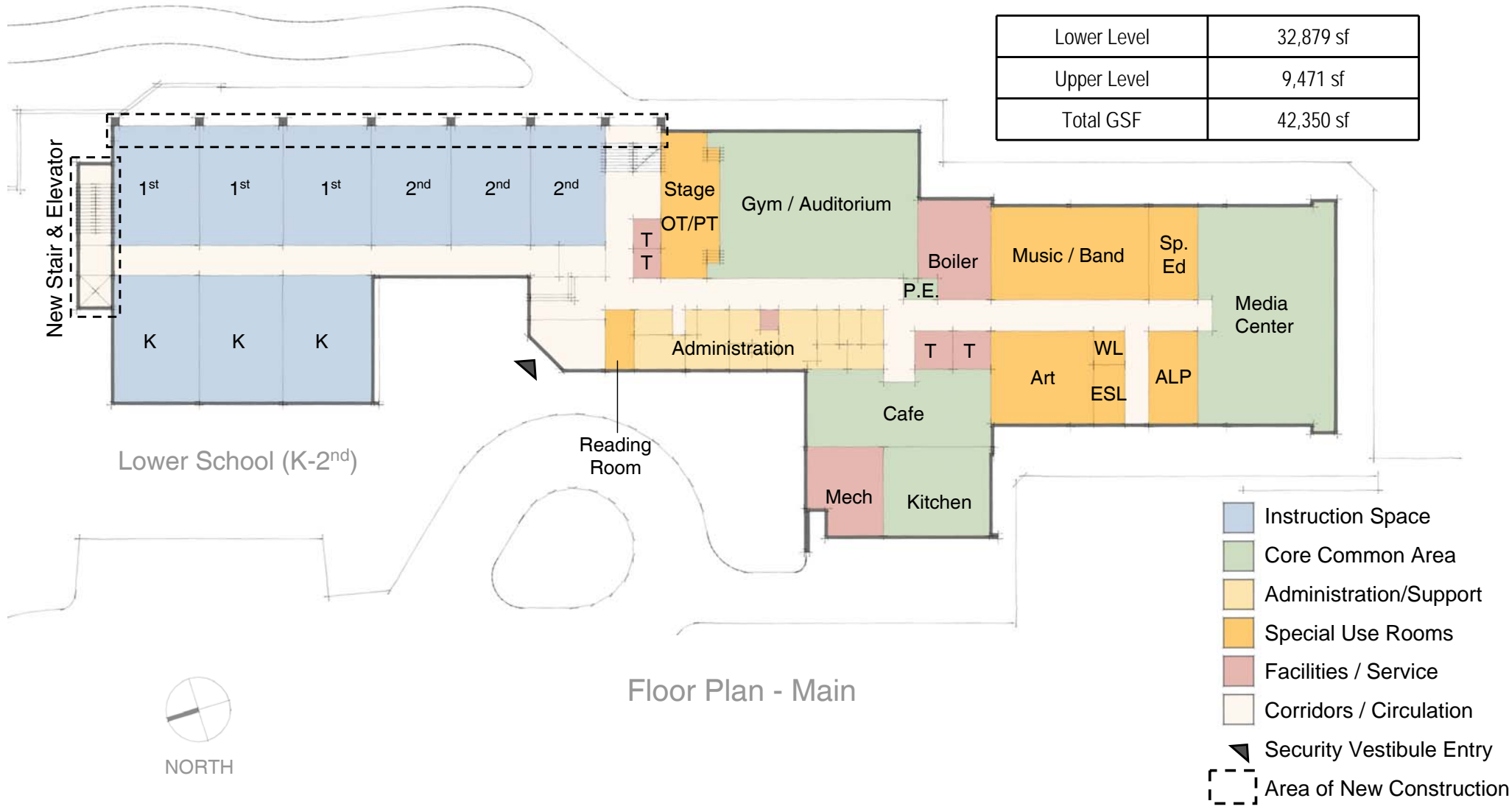


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# SCHOOL EXPANSION OPTIONS OPTION A

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



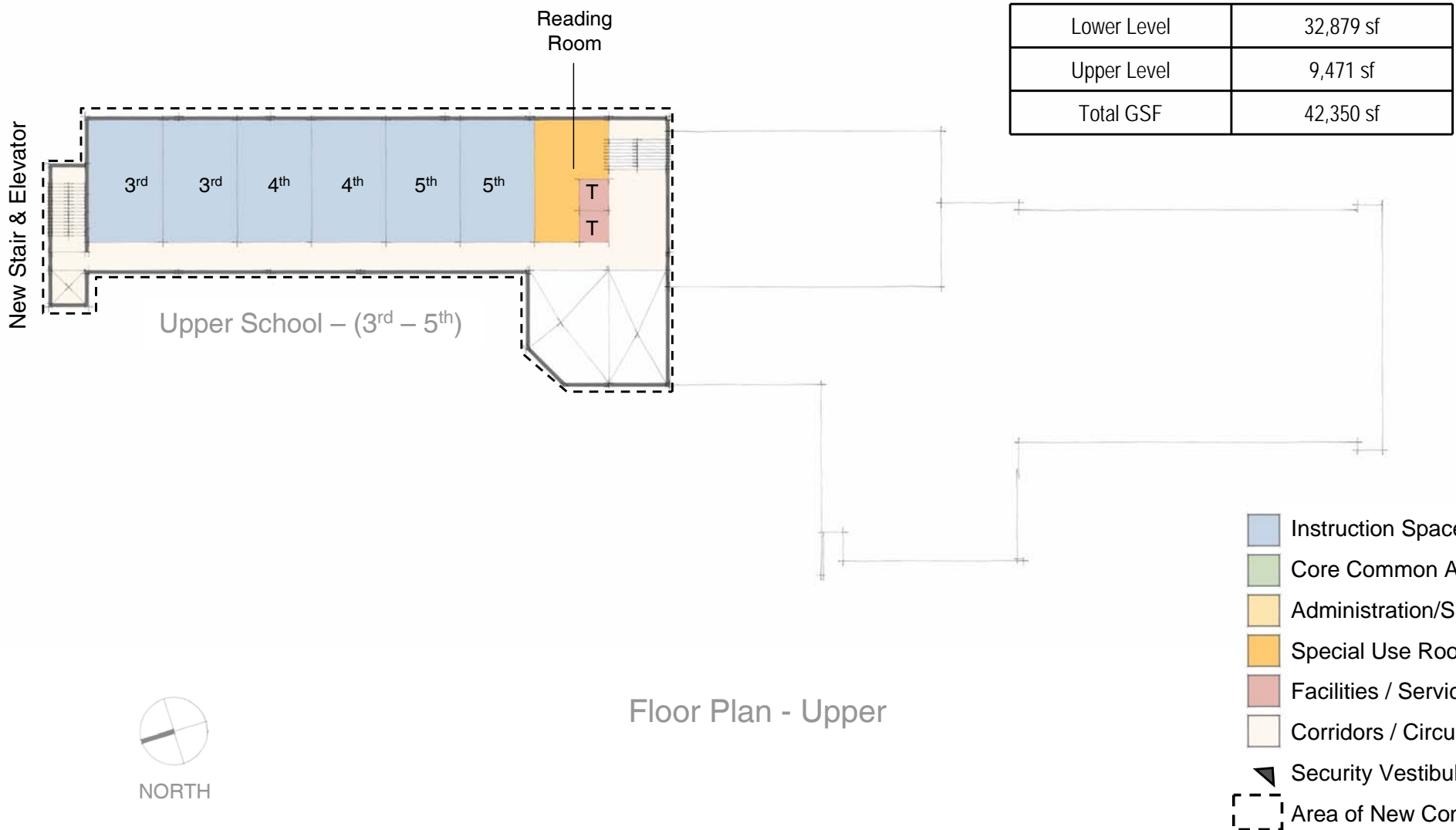




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# SCHOOL EXPANSION OPTIONS OPTION A



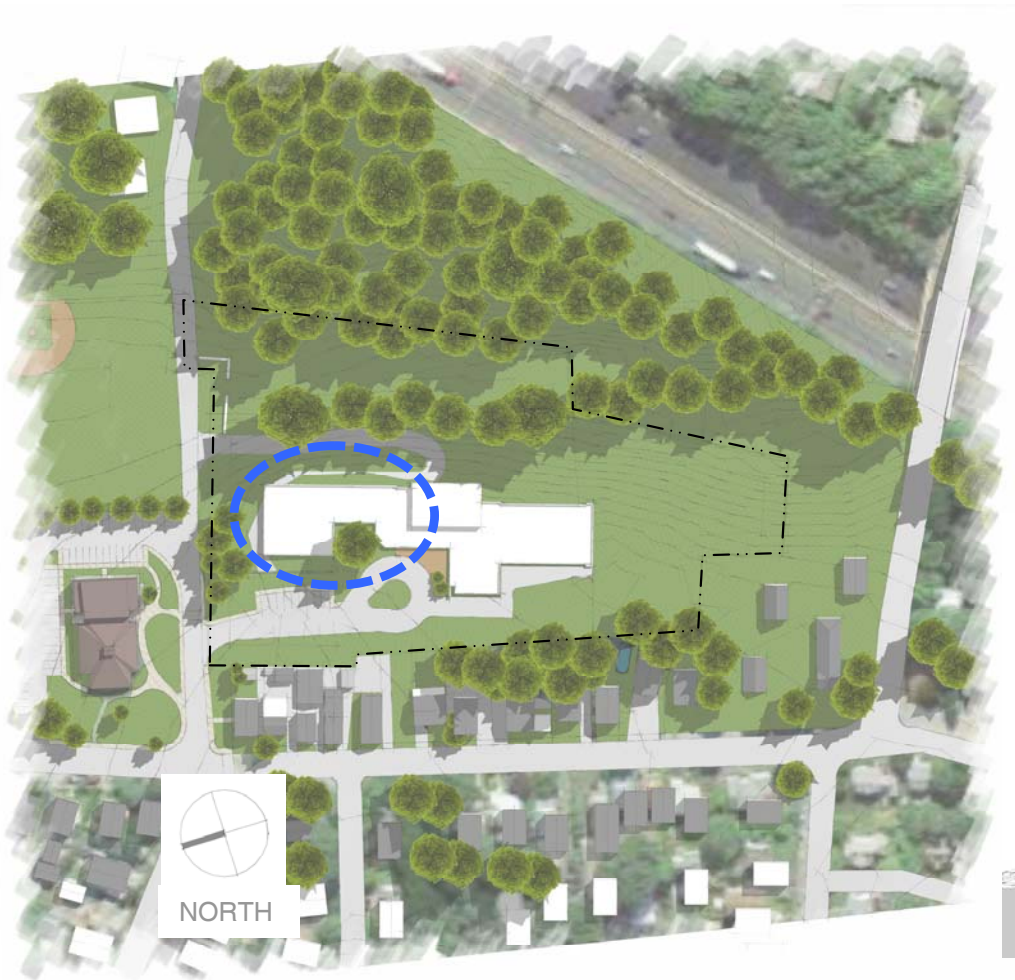
NORTH



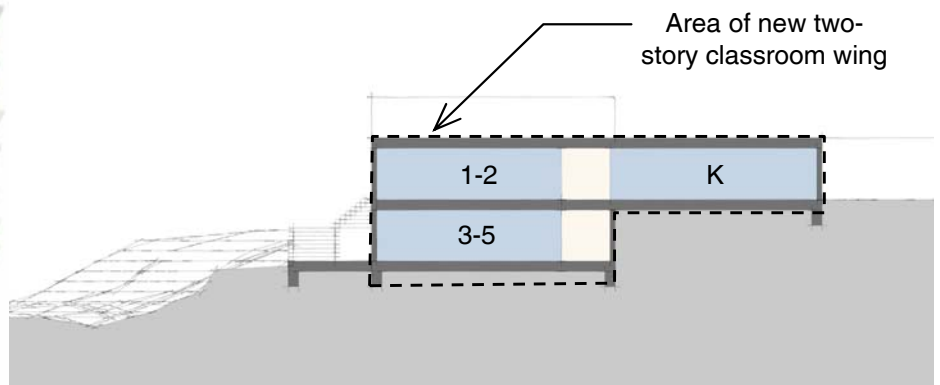
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# SCHOOL EXPANSION OPTIONS OPTION B



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





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# SCHOOL EXPANSION OPTIONS OPTION B

Footprint of New LOWER Level Classroom Wing



NORTH

Site Plan



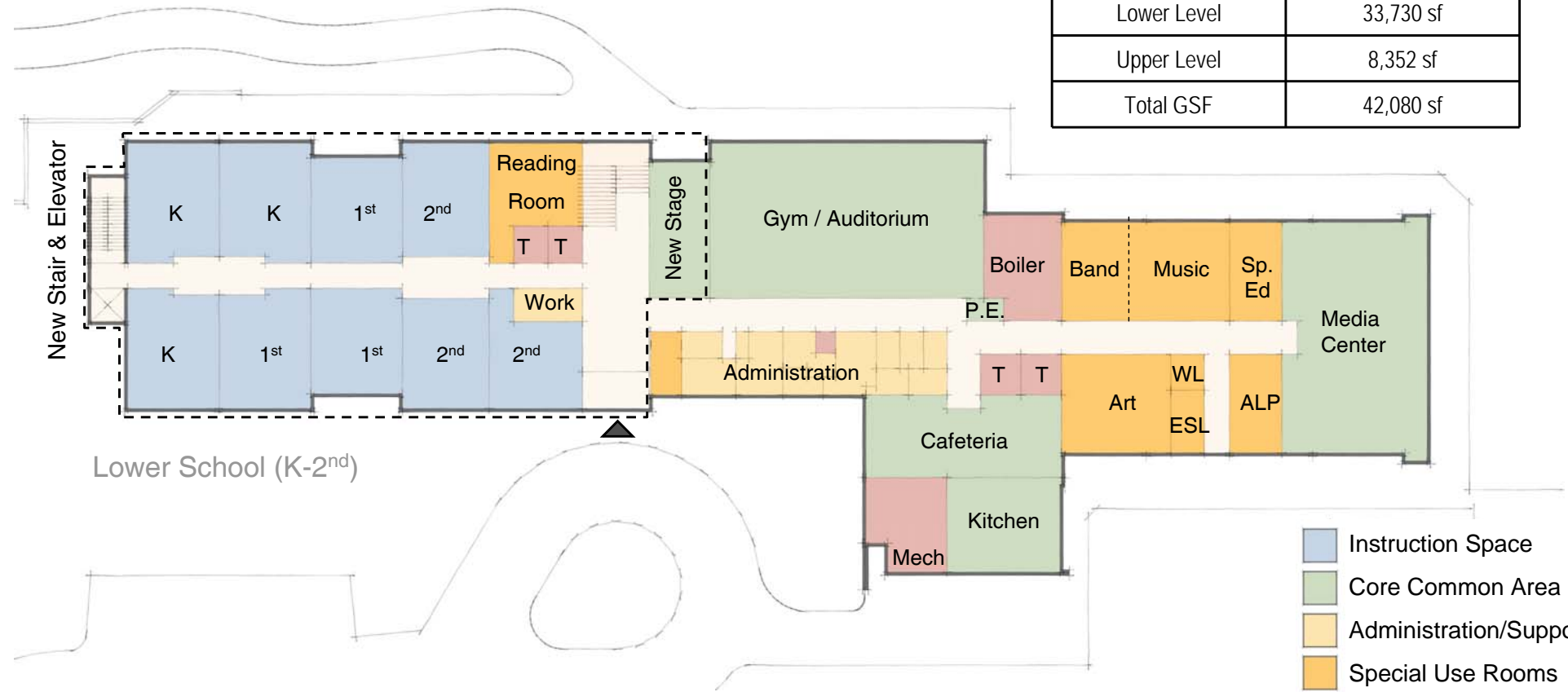


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# SCHOOL EXPANSION OPTIONS OPTION B

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



Lower School (K-2<sup>nd</sup>)

Floor Plan - Main



- Instruction Space
- Core Common Area
- Administration/Support
- Special Use Rooms
- Facilities / Service
- Corridors / Circulation
- Security Vestibule Entry
- Area of New Construction

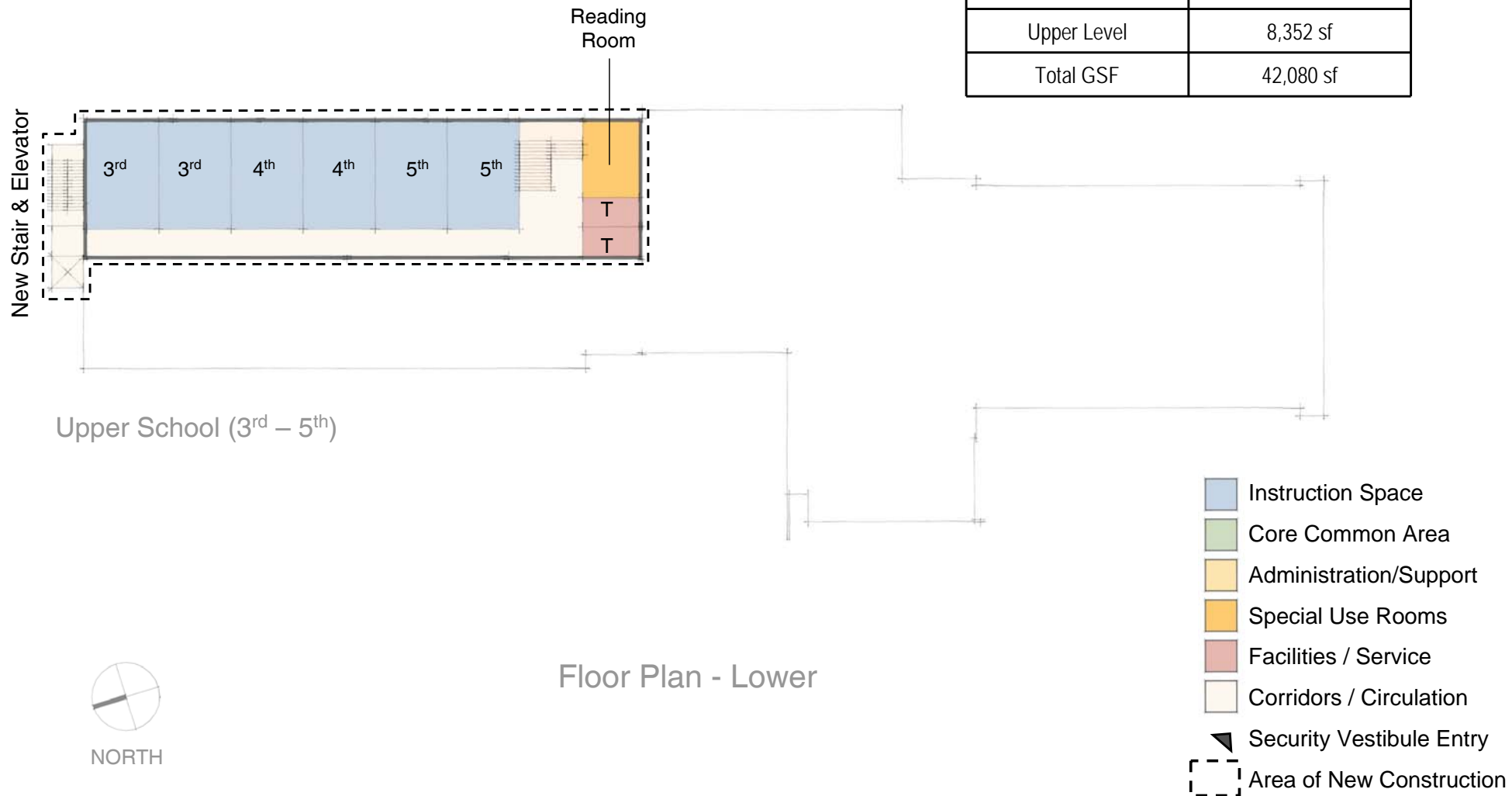


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# SCHOOL EXPANSION OPTIONS OPTION B

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



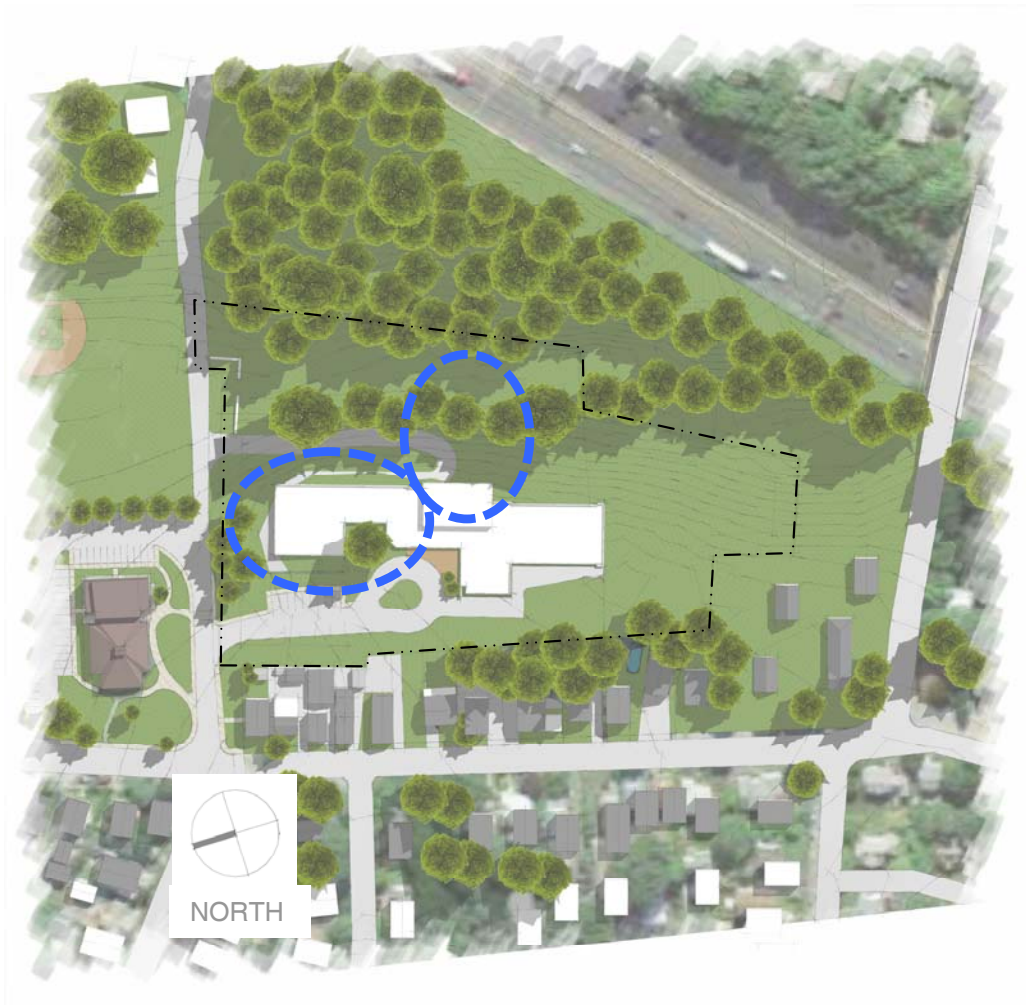




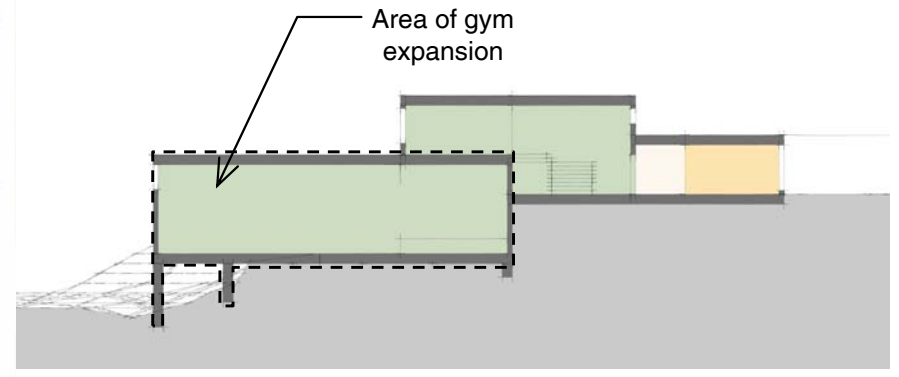
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# SCHOOL EXPANSION OPTIONS OPTION B-ALTERNATIVE



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





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# SCHOOL EXPANSION OPTIONS OPTION B-ALTERNATIVE

Footprint of New Upper Level Classroom  
Wing and Gymnasium Expansion



NORTH

Site Plan

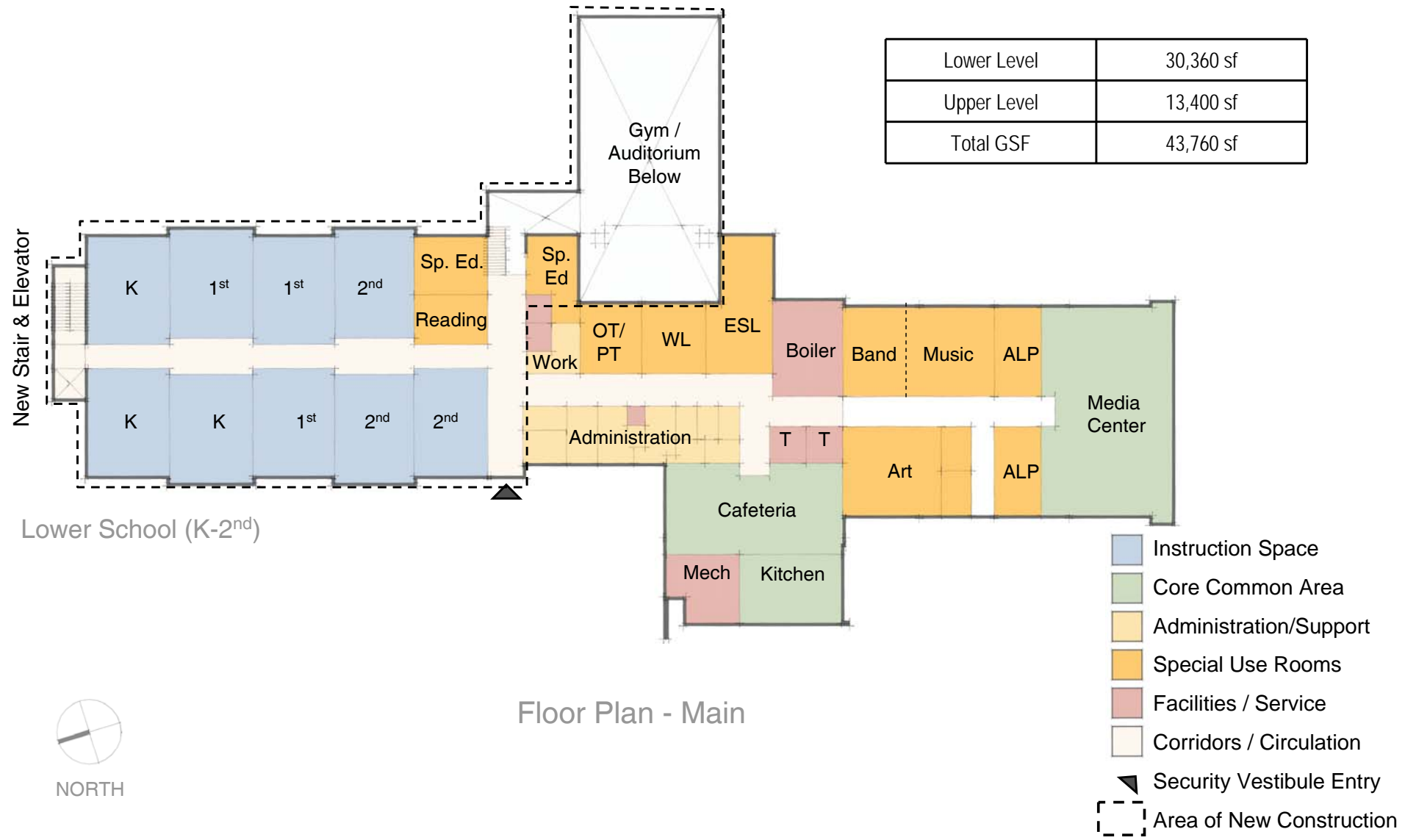


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# SCHOOL EXPANSION OPTIONS OPTION B-ALTERNATIVE

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





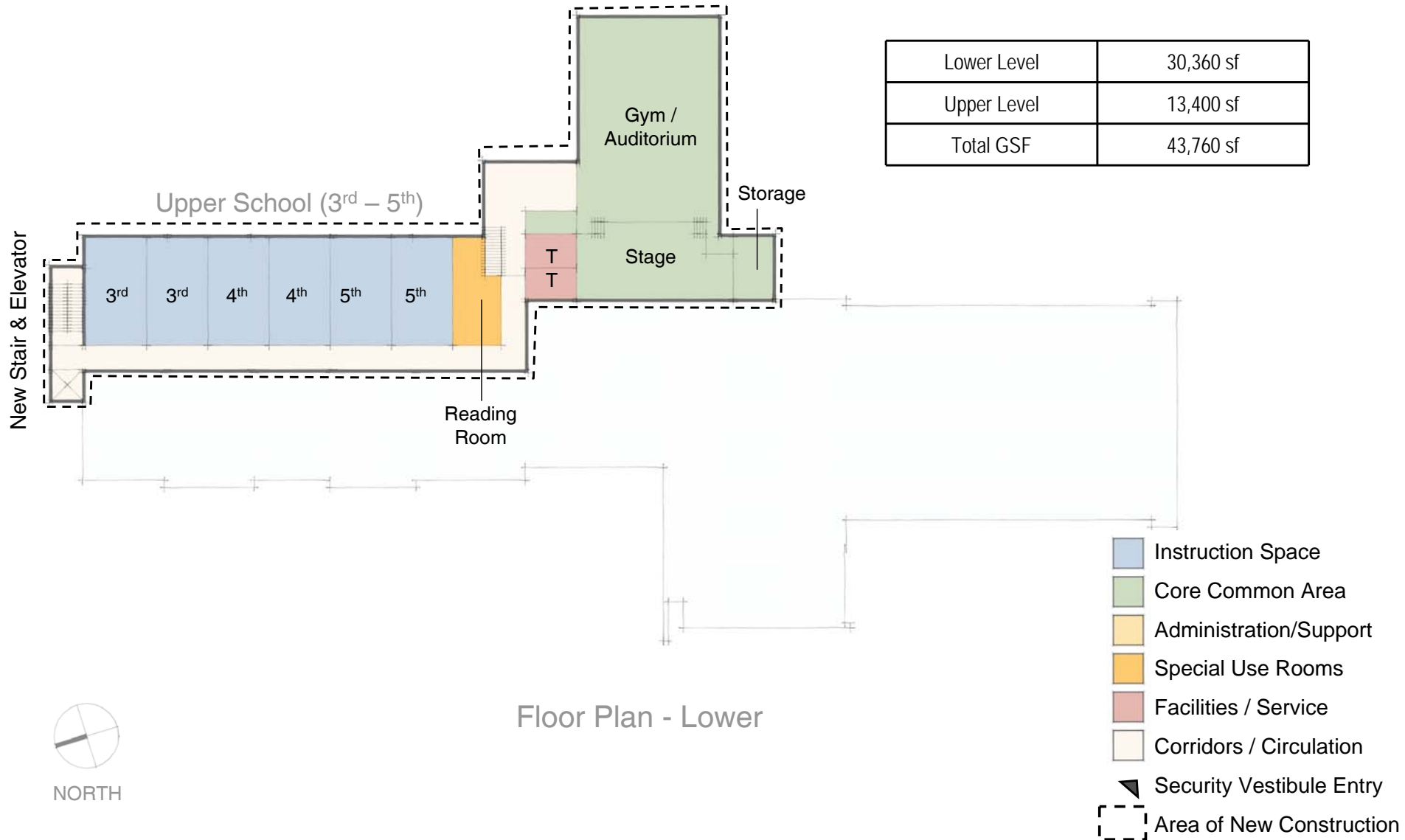


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# SCHOOL EXPANSION OPTIONS OPTION B-ALTERNATIVE

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



NORTH

Floor Plan - Lower





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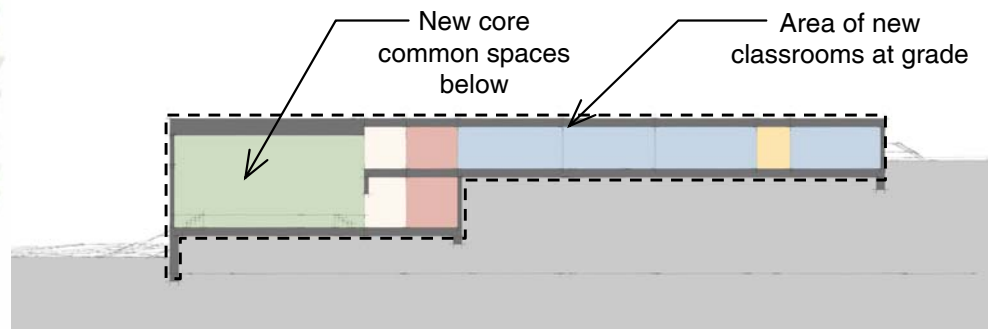


# SCHOOL EXPANSION OPTIONS OPTION C



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.





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# SCHOOL EXPANSION OPTIONS OPTION C

Footprint of New 2-Story School and Parking Lot



NORTH

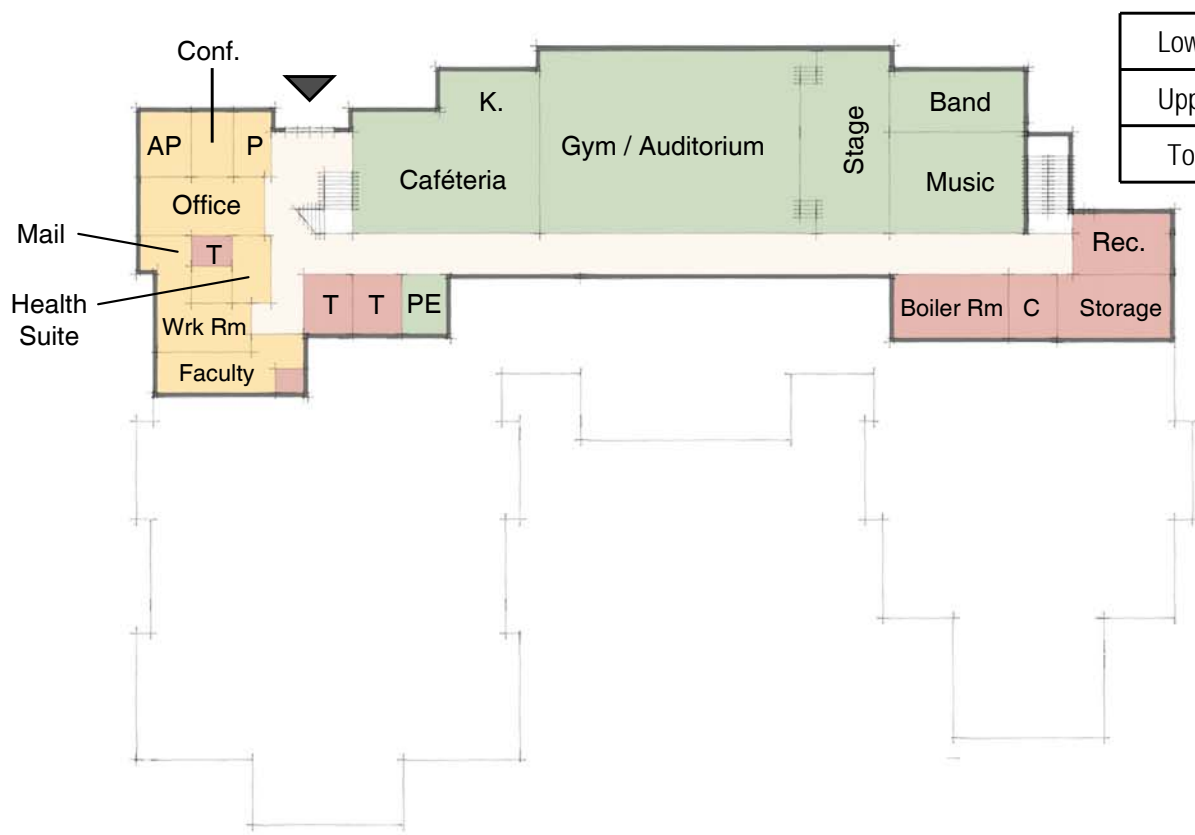
Site Plan



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# SCHOOL EXPANSION OPTIONS OPTION C



Lower Level	14,310 sf
Upper Level	27,300 sf
<b>Total GSF</b>	<b>41,610 sf</b>

- Instruction Space
- Core Common Area
- Administration/Support
- Special Use Rooms
- Facilities / Service
- Corridors / Circulation
- Security Vestibule Entry

Floor Plan - Main



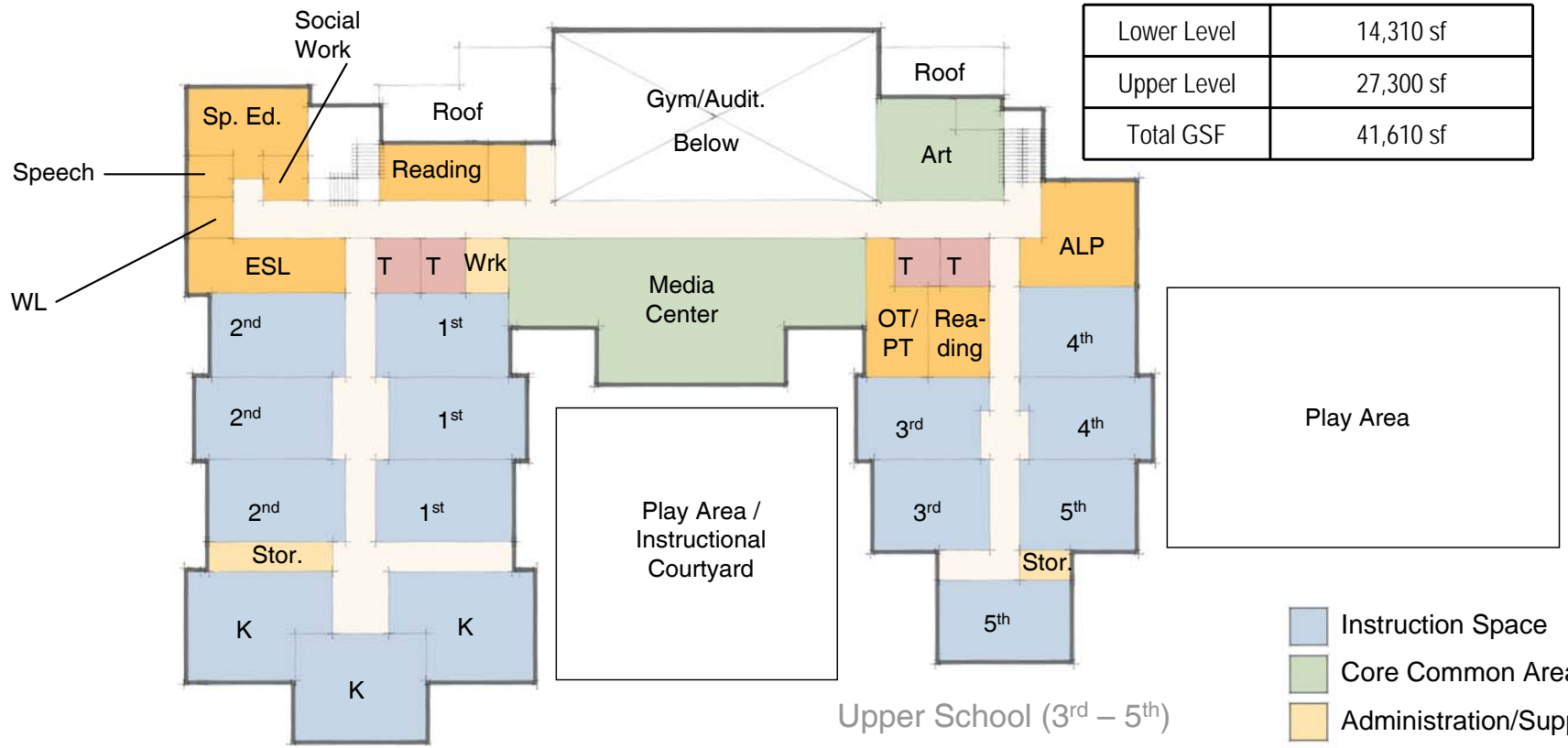




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COLLABORATE  
DESIGN



# SCHOOL EXPANSION OPTIONS OPTION C



Lower Level	14,310 sf
Upper Level	27,300 sf
<b>Total GSF</b>	<b>41,610 sf</b>



Floor Plan - Upper

- Instruction Space
- Core Common Area
- Administration/Support
- Special Use Rooms
- Facilities / Service
- Corridors / Circulation
- Security Vestibule Entry

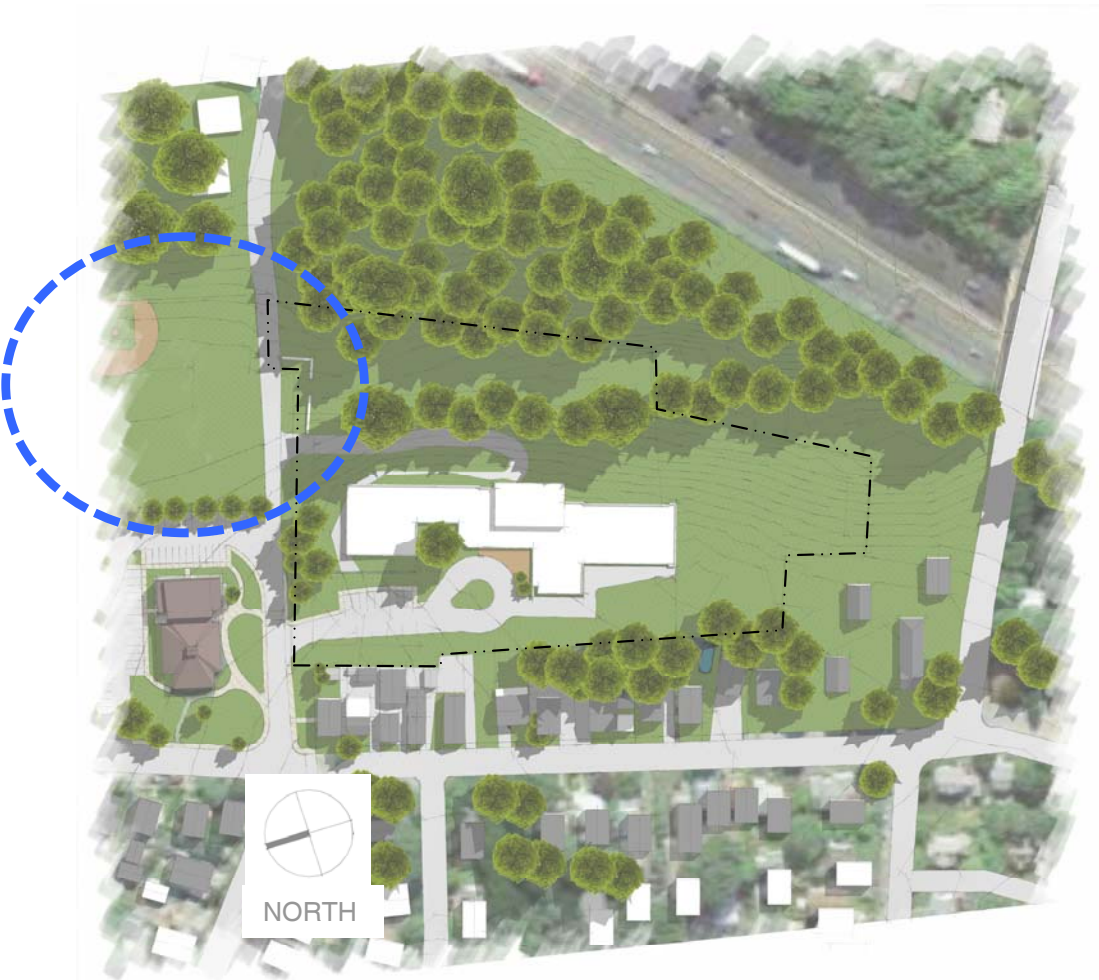




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# SCHOOL EXPANSION OPTIONS OPTION D



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



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# SCHOOL EXPANSION OPTIONS OPTION D

Footprint of New 1-Story School and Ball Field



Site Plan



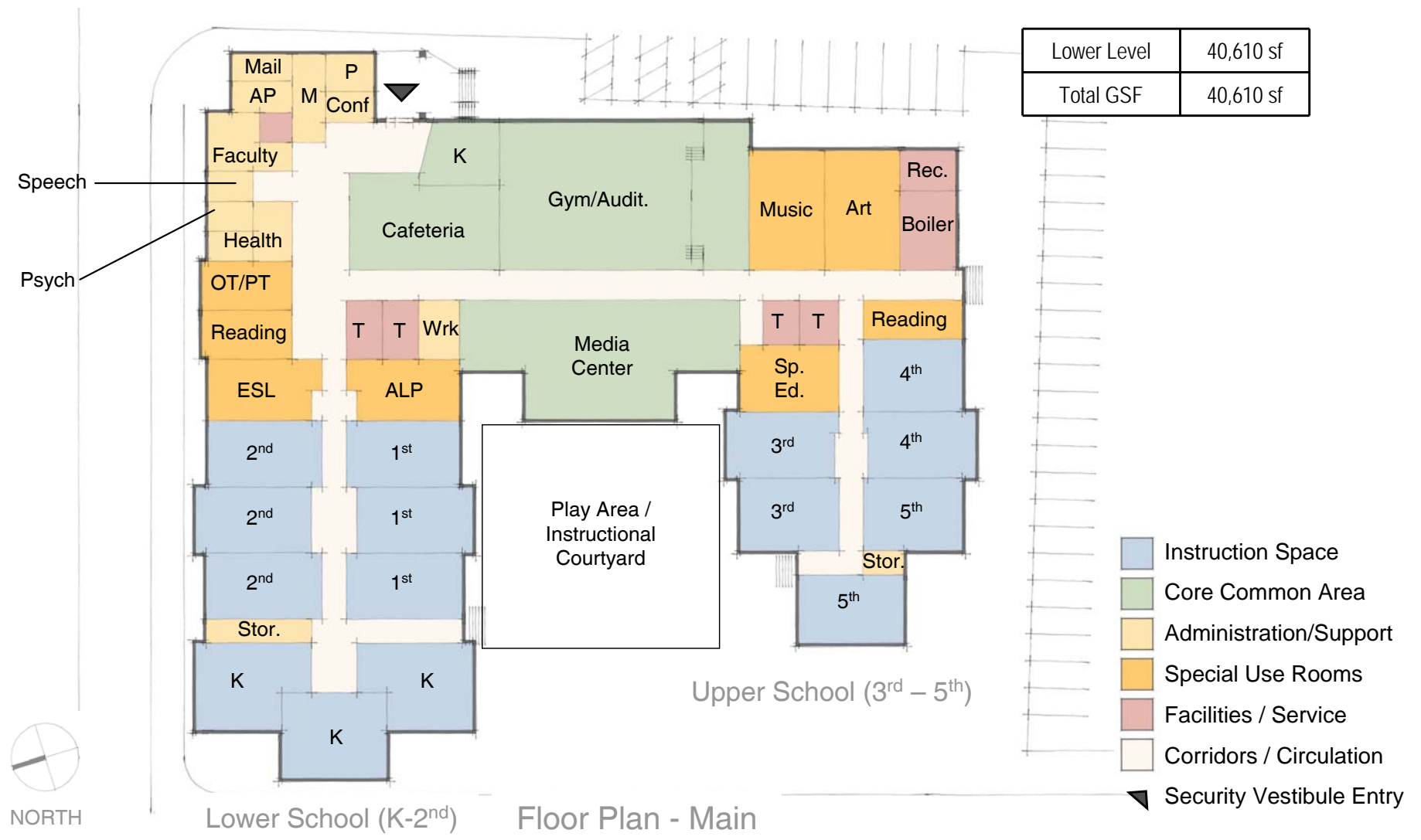
NORTH



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# SCHOOL EXPANSION OPTIONS OPTION D



Lower School (K-2<sup>nd</sup>) Floor Plan - Main





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# SCHOOL EXPANSION OPTIONS COMPARISONS



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




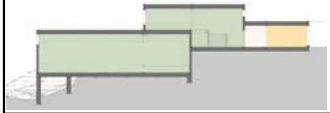
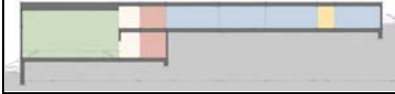


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# PROPOSED OPTION COMPARISONS

## 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	Allow for 12 Temporary Classrooms for 2 school years.	Allow for 12 Temporary Classrooms for 2 school years.		
Cost				



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# 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				
			MEETS PROGRAM ✓	MEETS PROGRAM ✓



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# PROPOSED OPTION COMPARISONS

## IMPACT TO NEIGHBORS

Swing Space

Meets Program

Impact to Neighbors

Cost

**Option A**

This option would not change the current conditions.

All existing driveways, drop-offs, parking, access to play space, etc. would all remain the same.

**Option B / B-Alt**

This option would not change the current conditions.

All existing driveways, drop-offs, parking, access to play space, etc. would all remain the same.

**Option C**

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.

**Option D**

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.

New Baseball field in place of the existing school – also adjacent to residential neighbors.



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# PROPOSED OPTION COMPARISONS

## INDEPENDENT COST ANALYSIS



JOB# 41740 GREENWICH NEW LEBANON, N.J. FEAS. ST.											
REV DATE 08/28/14											
SITE											
015 114											
NEW CLASSROOMS (NEW CONSTRUCTION)											
REPAIRS/UPGRADE (EXISTING CONSTRUCTION)											
DEMOLITION (EXISTING CONSTRUCTION)											
CONSTRUCTION (NEW CONSTRUCTION)											
CONSTRUCTION (REPAIRS/UPGRADE)											
CONSTRUCTION (DEMOLITION)											
TOTAL CONSTRUCTION COST											
CONSTRUCTION CONTINGENCY											
TOTAL PROJECT COST											
CONSTRUCTION (NEW CONSTRUCTION)	43,380	110	81,750	2,200	12,000	860	13,700	2,200	860	13,700	2,200
CONSTRUCTION (REPAIRS/UPGRADE)	43,380	110	81,750	2,200	12,000	860	13,700	2,200	860	13,700	2,200
CONSTRUCTION (DEMOLITION)	43,380	110	81,750	2,200	12,000	860	13,700	2,200	860	13,700	2,200
TOTAL CONSTRUCTION COST	43,380	110	81,750	2,200	12,000	860	13,700	2,200	860	13,700	2,200
CONSTRUCTION CONTINGENCY	43,380	110	81,750	2,200	12,000	860	13,700	2,200	860	13,700	2,200
TOTAL PROJECT COST	43,380	110	81,750	2,200	12,000	860	13,700	2,200	860	13,700	2,200

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

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

### Included Construction Costs

- All "bricks and mortar" / 'Hard' construction cost
- 15% allowance for sustainable initiatives
- 5% allowance for construction phasing
- Escalation (9% per year)

### Included Project Costs

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





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# GREENWICH PUBLIC SCHOOLS New Lebanon ES Feasibility Expansion Study

## **Next Steps / Areas of Inquiry...**

KSQ Architects PC



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## 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.