
GREENWICH PUBLIC SCHOOLS



Aging Buildings, Accessibility Compliance, Improve Air Quality & Air Conditioning, Increasing Enrollment, Current Capacity Issues, Model Programs for Next Generation Learning, Concept Designs for Program Improvements, Budget Development, Prioritization – Opportunities to re-create Excellent Schools!

FACILITIES MASTER PLAN - 2018

RUSSELL A. DAVIDSION, FAIA

Facilities Assessment/Site Inspections

Enrollment Projections

Capacity Analysis

Next Generation Schools – Model Programs

Program Improvements

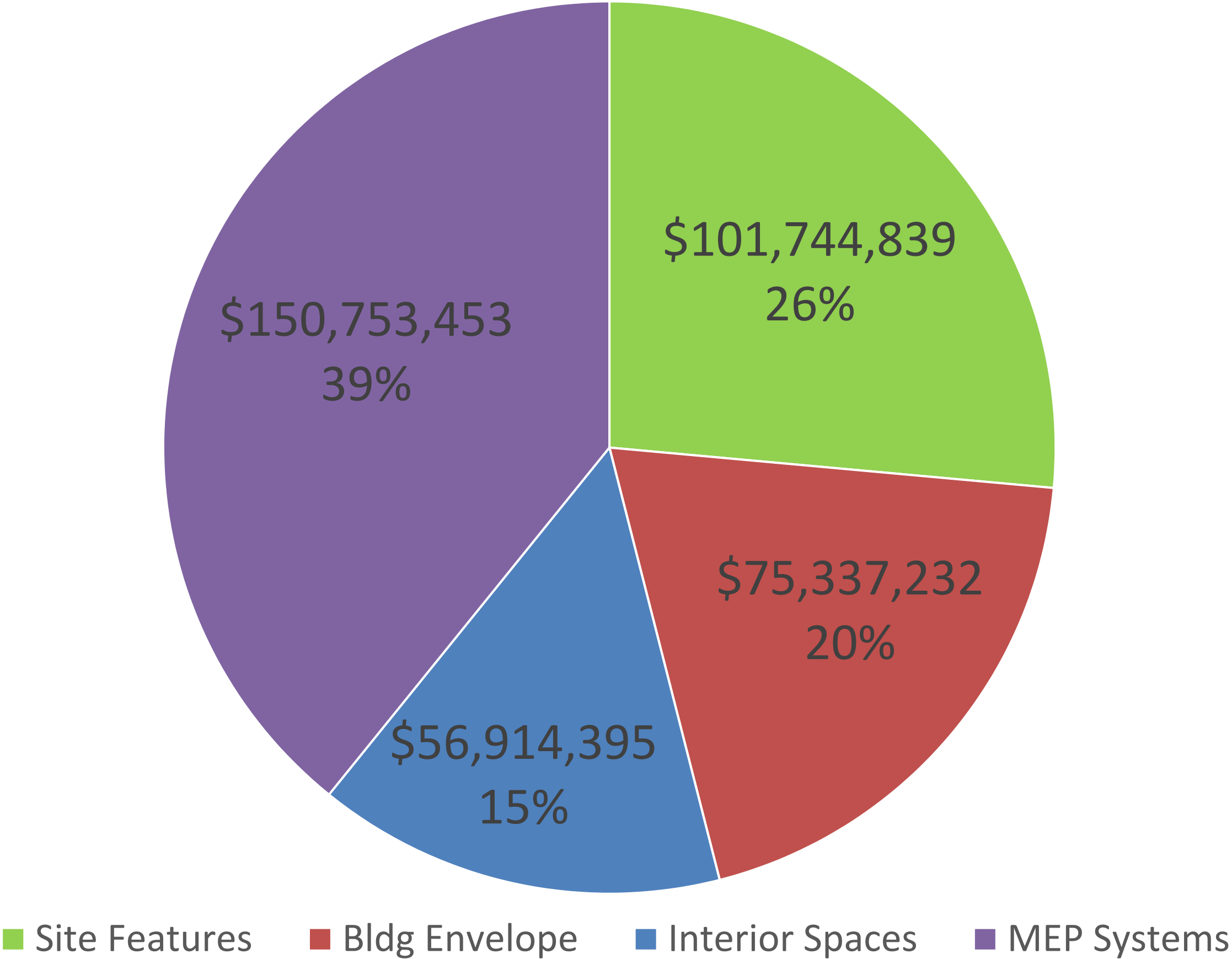


BEST SELLING CAR IN AMERICA IN 1953



AVERAGE DATE OF ORIGINAL DESIGN OF GPS SCHOOLS

<u>Abbv</u>	<u>Building Name</u>	<u>Site</u>	<u>Infrastructure</u>	<u>Total</u>
CC	Cos Cob School	\$3,134,301	\$9,776,010	\$12,910,311
GL	Glenville School	\$8,313,590	\$9,308,598	\$17,622,188
HA	Hamilton Avenue School	\$6,173,182	\$4,665,990	\$10,839,172
ISD	Int'l School at Dundee	\$4,135,489	\$7,521,607	\$11,657,096
JC	Julian Curtiss School	\$6,095,730	\$13,751,776	\$19,847,506
NL	New Lebanon School	\$0	\$0	\$0
NM	North Mianus School	\$4,131,561	\$16,304,858	\$20,436,418
NS	North Street School	\$6,912,791	\$18,362,178	\$25,274,970
OG	Old Greenwich School	\$3,025,309	\$15,848,542	\$18,873,850
PW	Parkway School	\$5,466,778	\$8,989,188	\$14,455,966
RV	Riverside School	\$5,864,463	\$18,286,869	\$24,151,332
	Elementary School Subtotal	\$53,253,194	\$122,815,616	\$176,068,809
CMS	Central Middle School	\$10,361,040	\$28,377,229	\$38,738,269
EMS	Eastern Middle School	\$8,758,588	\$27,910,462	\$36,669,050
WMS	Western Middle School	\$8,433,389	\$26,034,103	\$34,467,491
	Middle School Subtotal	\$27,553,017	\$82,321,793	\$109,874,810
GHS	Greenwich High School	\$20,783,025	\$62,866,339	\$83,649,364
DIST	Havemeyer Building	\$155,604	\$15,001,332	\$15,156,936
	Grand Total	\$101,744,839	\$283,005,080	\$384,749,920



			Lowest <5 yrs.	Highest <5 years	2017 Enrollment	Projected Enrollment ₁	Highest Projection in 8 years ₂
Elementary	CC	Cos Cob School	432	447	432	377	415
	GV	Glenville School	407	444	448	451	453
	HA	Hamilton Avenue School	364	409	364	364	379
	ISD	International School at Dundee	368	383	363	348	364
	JC	Julian Curtiss School	330	369	338	312	342
	NL	New Lebanon School	257	265	260	239	268
	NM	North Mianus School	447	496	506	459	491
	NS	North Street School	384	423	410	428	428
	OG	Old Greenwich School	425	449	466	431	459
	PW	Parkway School	258	272	250	240	256
	RV	Riverside School	468	497	469	428	461
		Subtotal Elementary	4140	4454	4306	4077	4316
						Change	10
Middle	CMS	Central Middle School	558	599	582	531	588
	EMS	Eastern Middle School	779	846	842	789	885
	WMS	Western Middle School	504	558	593	572	645
		Subtotal Middle	1841	2003	2017	1892	2118
						Change	101
	GHS	Greenwich High School	2547	2677	2694	2757	2951
						Change	257
		Grand Total	8528	9134	9017	8726	9385
						Change	368
		1 - Projected dates are for 5 yrs. for Elementaries (2022), 8 yrs. for Middle (2025) and 10 yrs. for High School (2027)					
		2 - CT. uses the highest enrollment in 8 yrs. as a benchmark or target for future planning					4.1%
		All figures are from Demographic Study by Statistical Forecasting - September 2017					

GREENWICH PUBLIC SCHOOLS

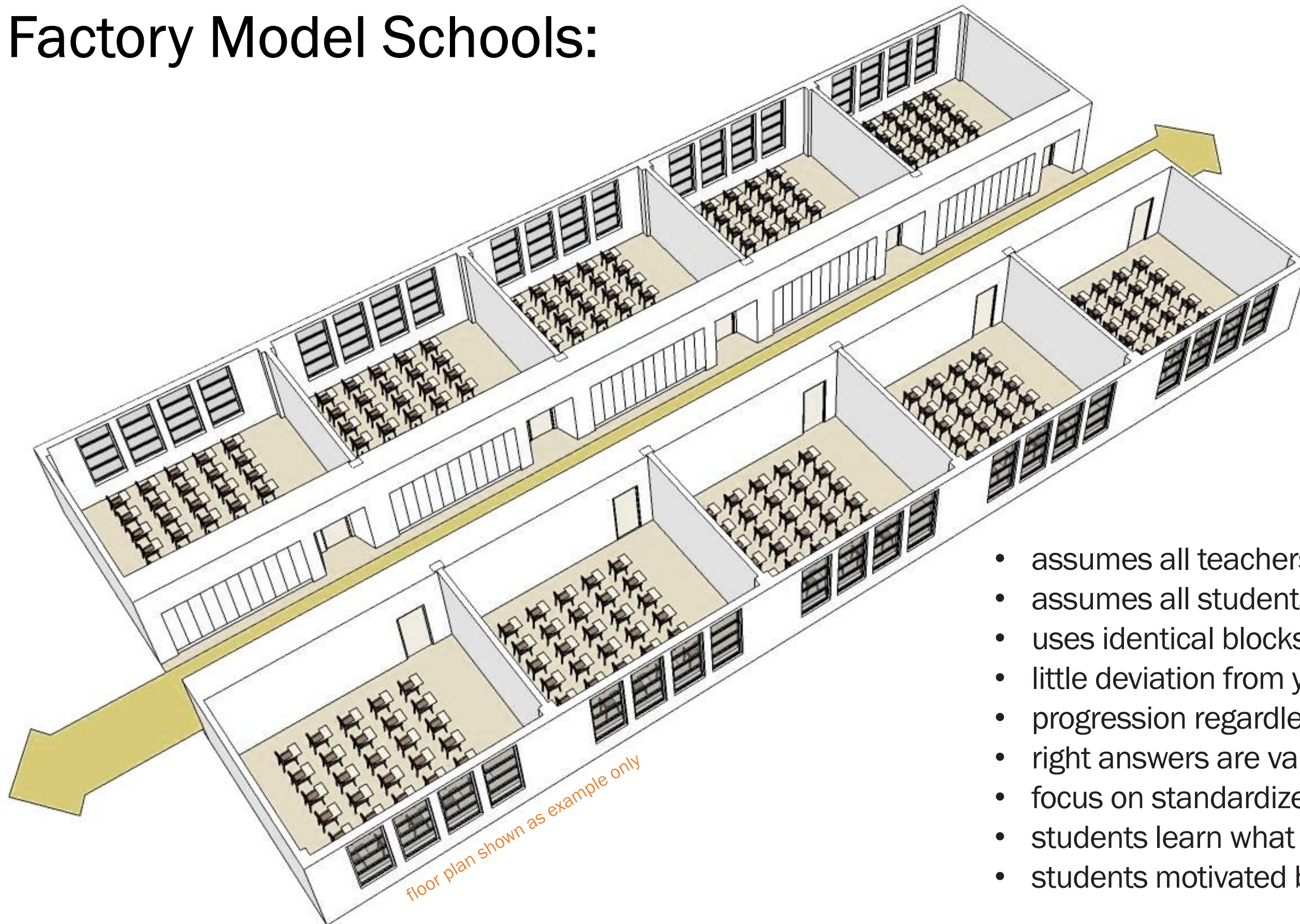
TARGET ENROLLMENT VS. CAPACITY

	2017 Enrollment	Target Enrollment	Actual Capacity	Difference
Cos Cob School	432	415	413	(2)
Glenville School	448	453	500	47
Hamilton Avenue School	364	379	394	15
International School at Dundee	363	364	305	(59)
Julian Curtiss School	338	342	306	(36)
New Lebanon School	260	268	222	(46)
North Mianus School	506	491	445	(46)
North Street School	410	428	403	(25)
Old Greenwich School	466	459	400	(59)
Parkway School	250	256	259	3
Riverside School	469	461	383	(78)
Subtotal Elementary	4,306	4,316	4,028	(288)
	2017 Enrollment	Target Enrollment	Actual Capacity	Difference
Central Middle School	582	588	734	146
Eastern Middle School	842	885	904	19
Western Middle School	593	645	696	51
Subtotal Middle	2,017	2,118	2,334	216
Greenwich High School	2,694	2,951	2,637	(314)
Grand Total	9,017	9,385	8,998	(387)

**65% of the children in preschool today
will work in jobs
that do not yet exist.**

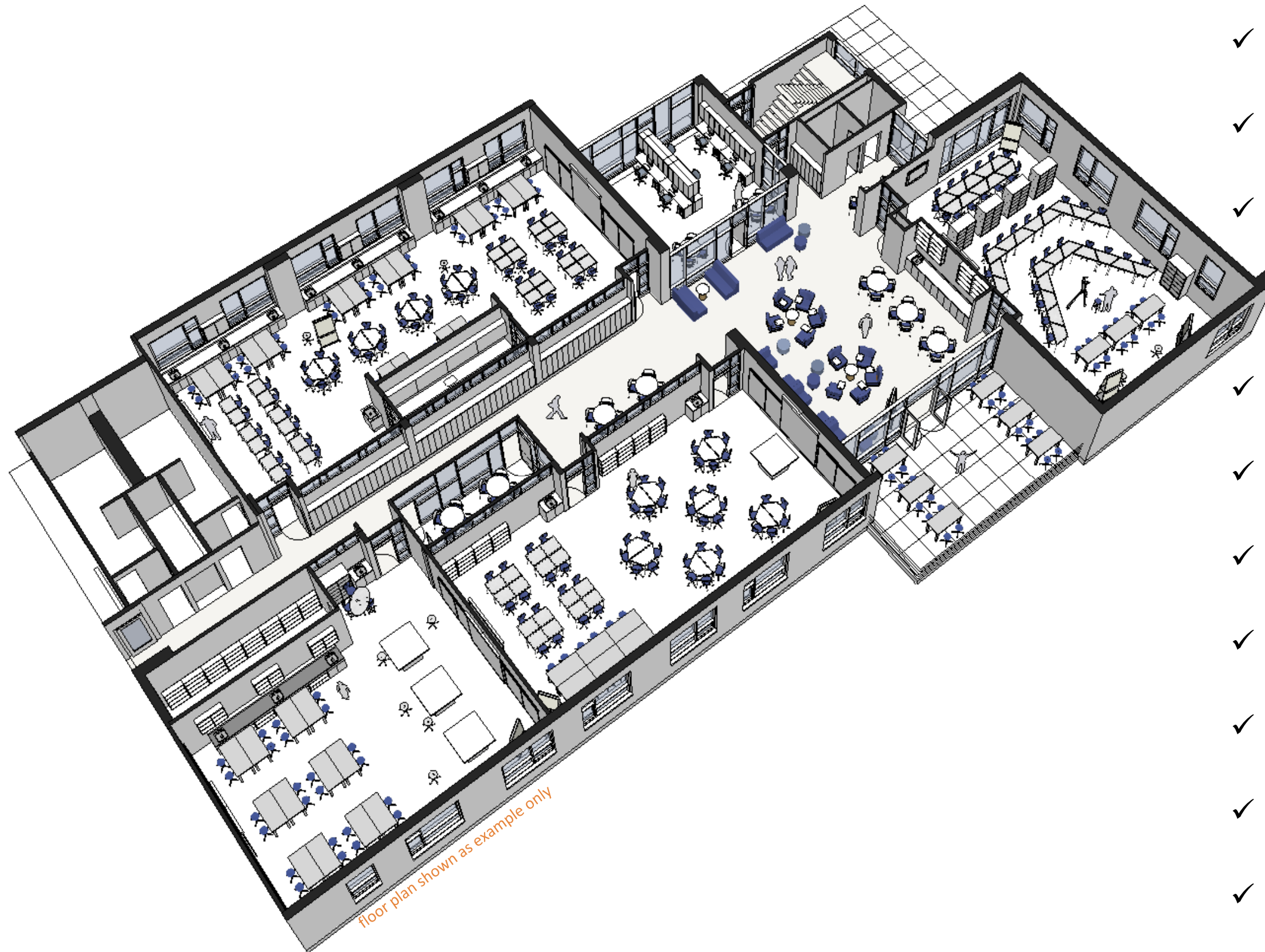


Factory Model Schools:



- assumes all teachers teach the same way
- assumes all students learn in the same way
- uses identical blocks of time
- little deviation from year to year
- progression regardless of mastery
- right answers are valued highest
- focus on standardized testing
- students learn what is expected
- students motivated by fear of failure

Next Generation Schools:



- ✓ Relationships are the cornerstone of academic achievement.
- ✓ **Relevance** motivates students to pursue understanding.
- ✓ **Diverse student interest** and abilities are celebrated.
- ✓ Choice is a foundation of **student-centered learning**.
- ✓ **Best-practices** are embraced, and both rigor and innovation are expected.
- ✓ **Environmental stewardship** promotes global citizenship.
- ✓ Human, physical and **financial responsibility** fosters community support.
- ✓ A **safe, healthy & nurturing environment** meets holistic needs of learners.
- ✓ Learning extends past the bell schedule and beyond the school campus.
- ✓ **Technology** is a powerful **TOOL** for teaching & learning.
- ✓ The school is a hub of community activity.

GREENWICH PUBLIC SCHOOLS

ELEMENTARY SCHOOL NET SQUARE FOOTAGE

	2017 Enrollment	Target Enrollment	Target NSF/Student		Existing NSF	Existing NSF/Student		Proposed NSF	Proposed NSF/Student		Additional NSF
Cos Cob School	432	415	133		46,750	108		46,750	113		-
Glenville School	448	453	133		49,970	112		49,970	110		-
Hamilton Avenue School	364	379	140		46,915	129		46,915	124		-
Int. School at Dundee	363	364	143		35,765	99		47,960	132		12,195
Julian Curtiss School	338	342	143		34,600	102		43,148	126		8,548
New Lebanon School	260	374	140		20,000	77		46,581	125		26,581
North Mianus School	506	491	133		40,147	79		53,203	108		13,056
North Street School	410	428	140		42,780	104		46,505	109		3,725
Old Greenwich School	466	459	140		44,055	95		50,960	111		6,905
Parkway School	250	256	145		36,365	145		36,365	142		-
Riverside School	469	461	133		41,010	87		54,460	118		13,450
Subtotal Elementary	4,306	4422	139		438,357	102		522,817	118		84,460

COS COB ELEMENTARY SCHOOL



GLENVILLE ELEMENTARY SCHOOL

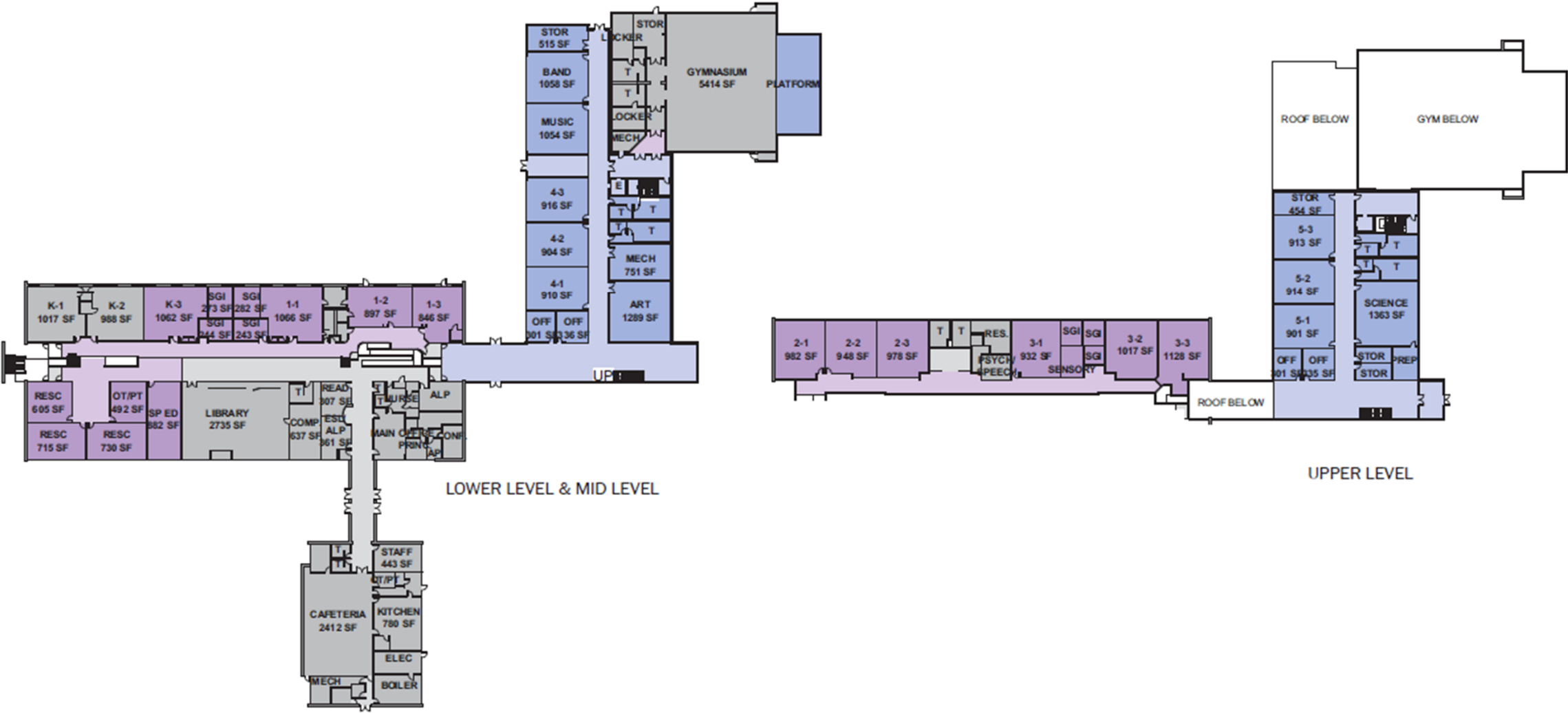


HAMILTON AVENUE ELEMENTARY SCHOOL



INTERNATIONAL SCHOOL AT DUNDEE



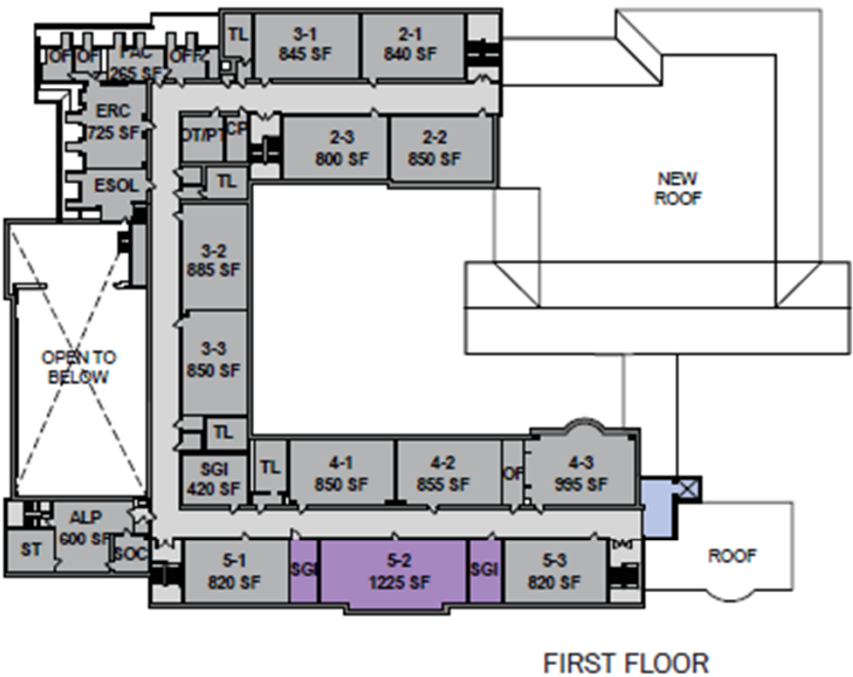
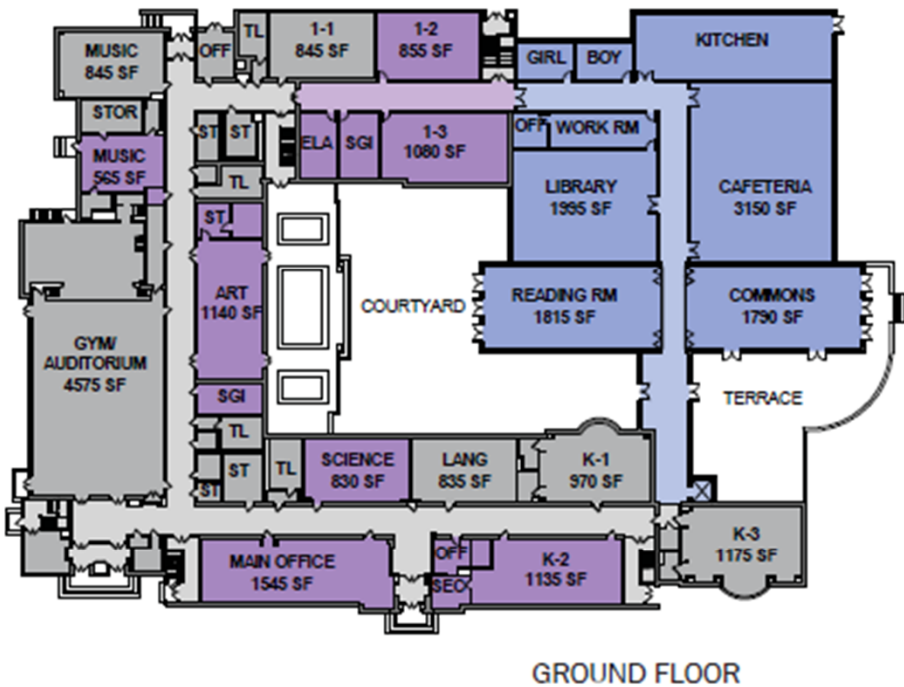


33,360 SF ADDITION
22,500 SF RENOVATION

INTERNATIONAL SCHOOL AT DUNDEE

JULIAN CURTISS ELEMENTARY





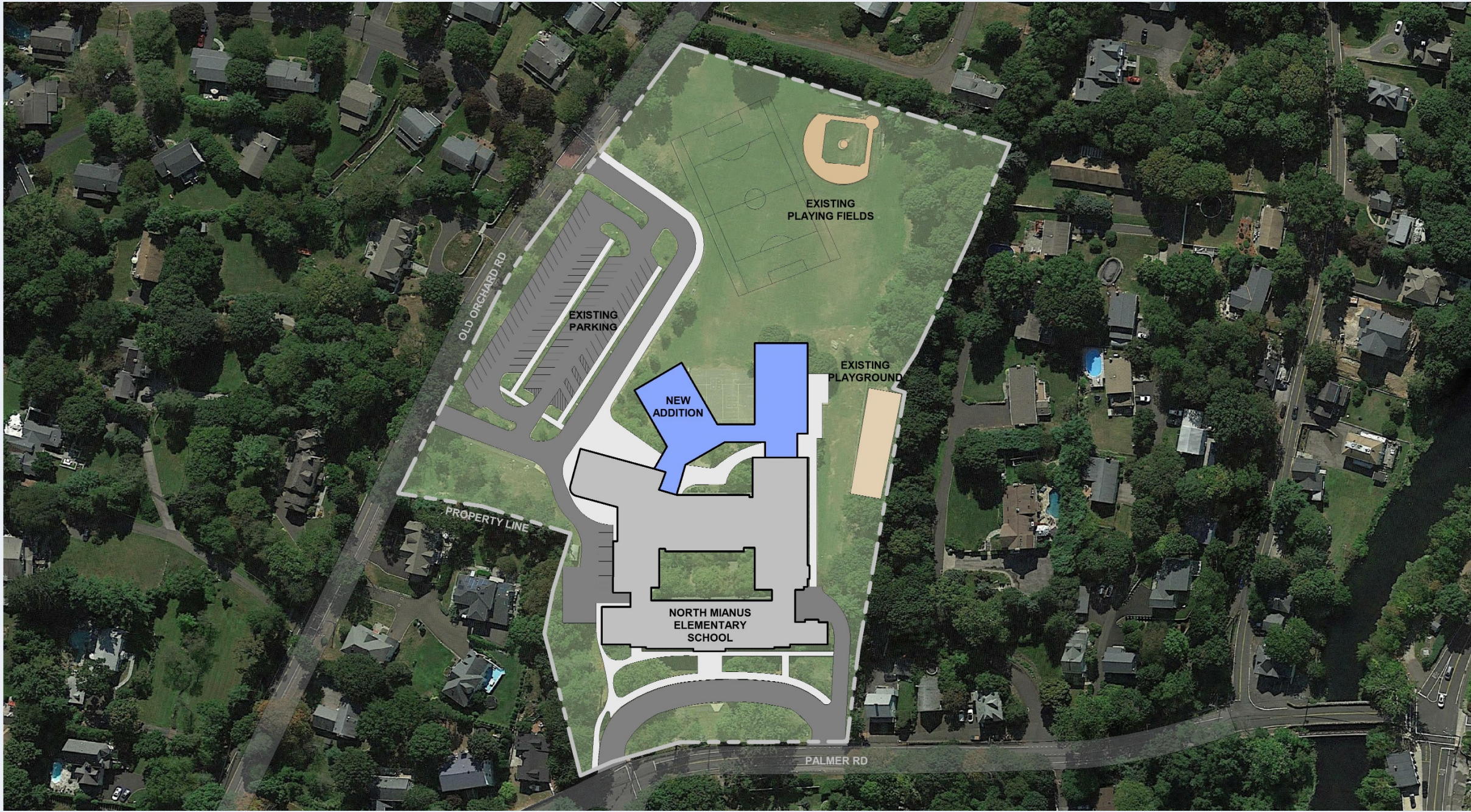
15,400 SF ADDITION
16,700 SF RENOVATION

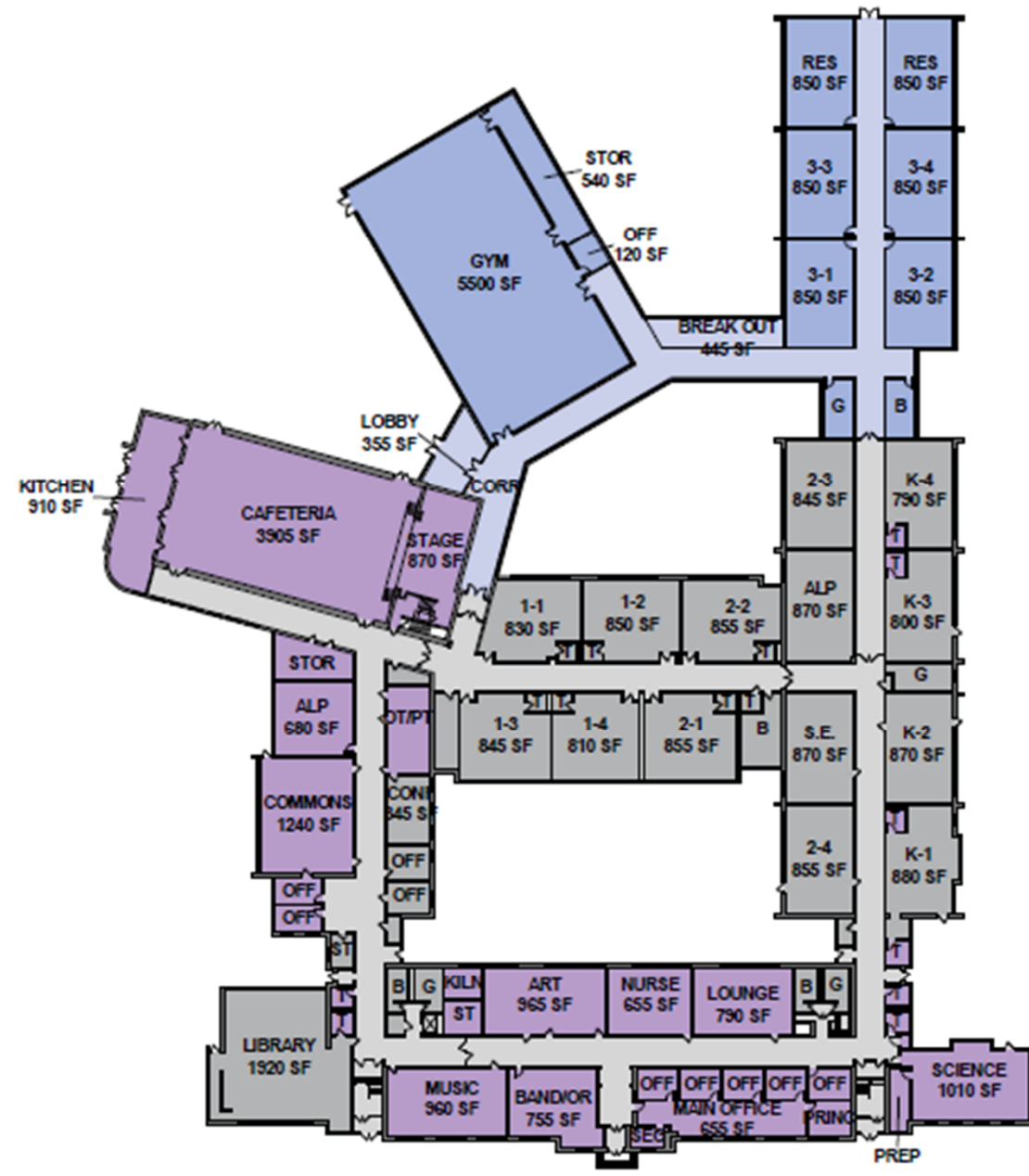
JULIAN CURTISS ELEMENTARY

NEW LEBANON ELEMENTARY SCHOOL

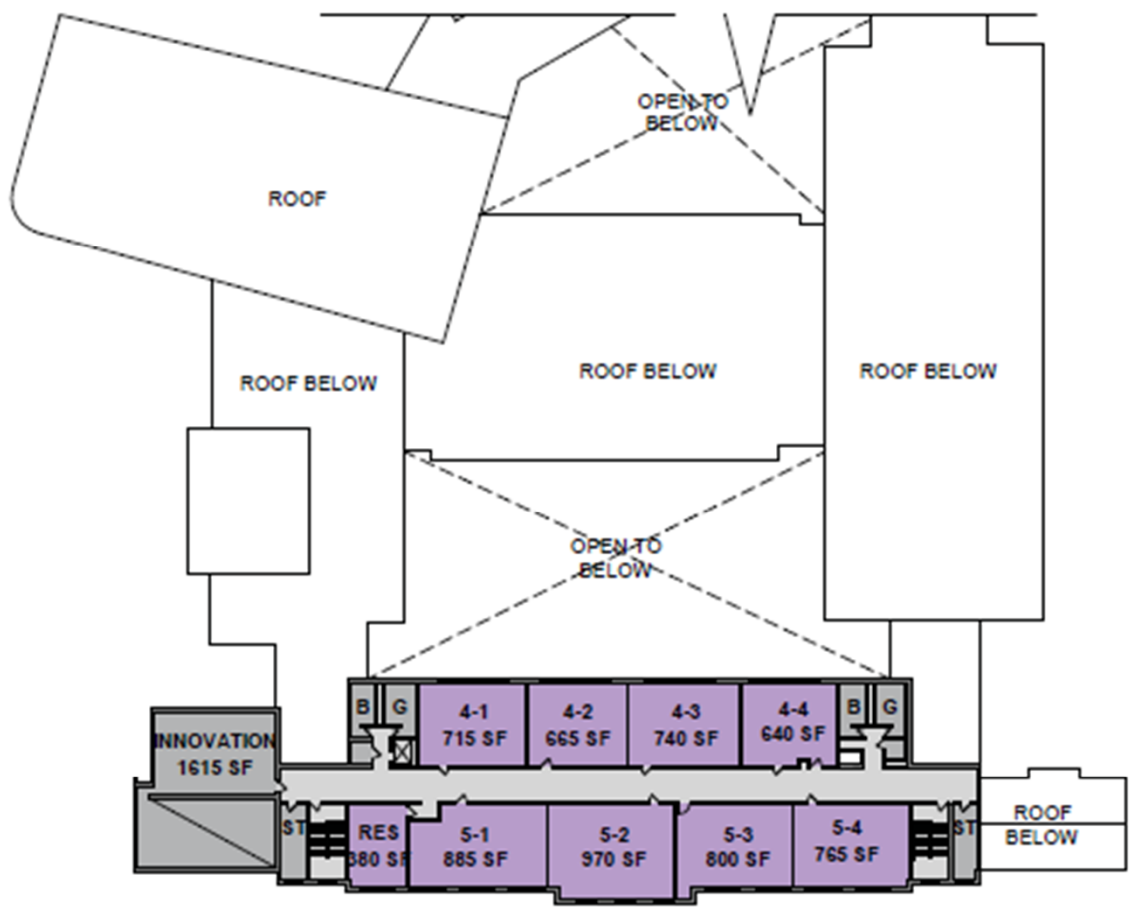


NORTH MIANUS ELEMENTARY





GROUND FLOOR

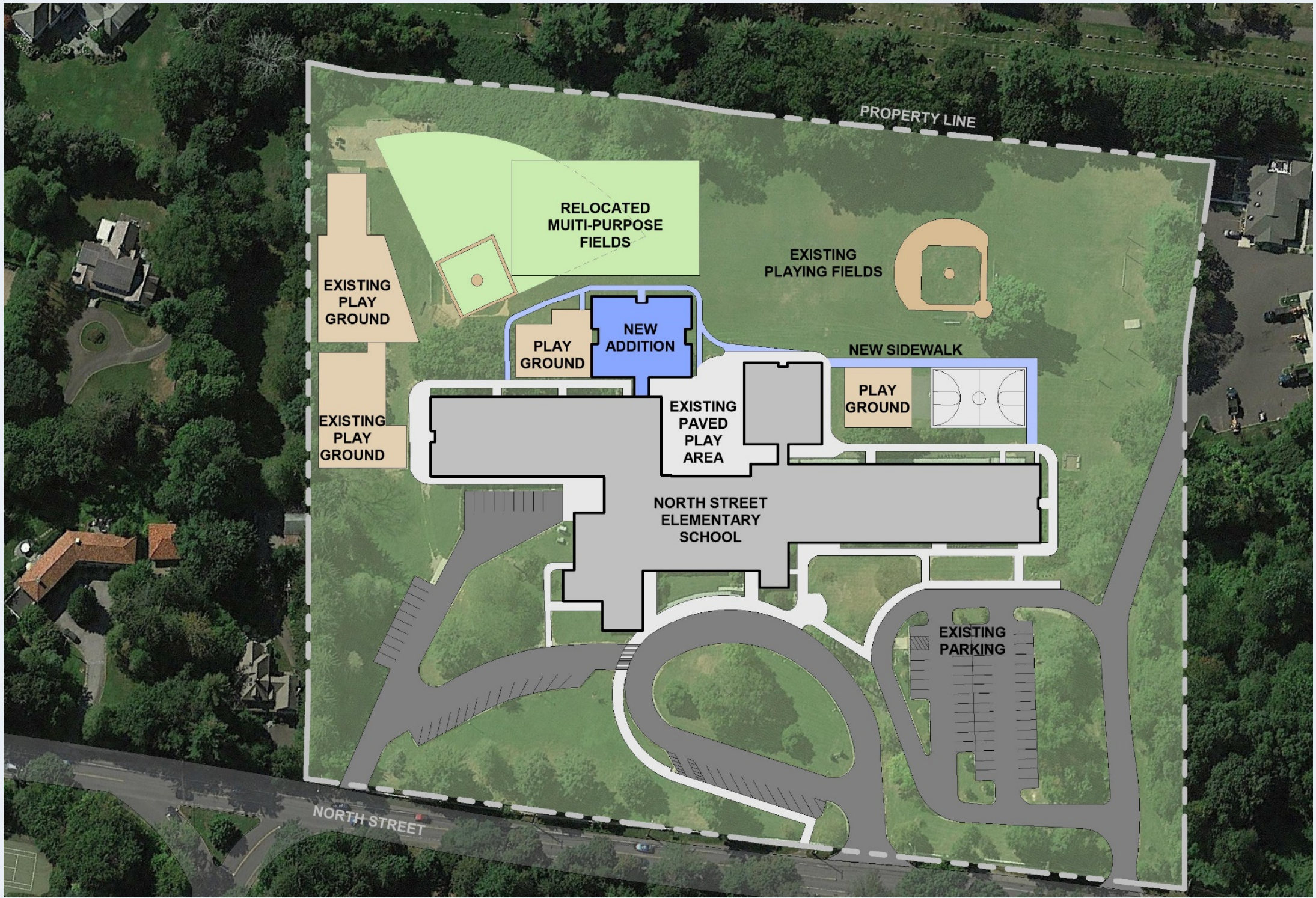


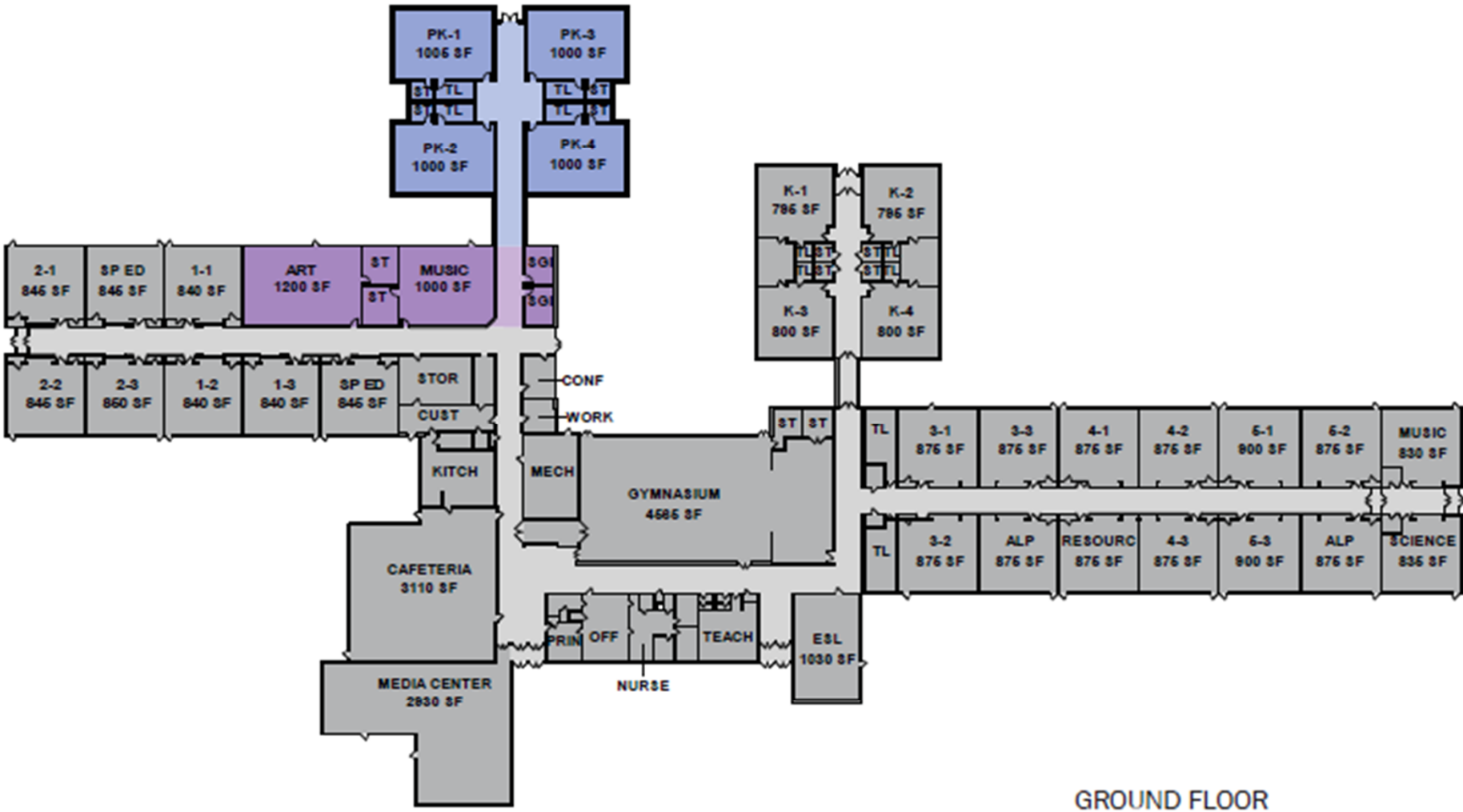
SECOND FLOOR

17,000 SF ADDITION
23,100 SF RENOVATION

NORTH MIANUS ELEMENTARY

NORTH STREET ELEMENTARY



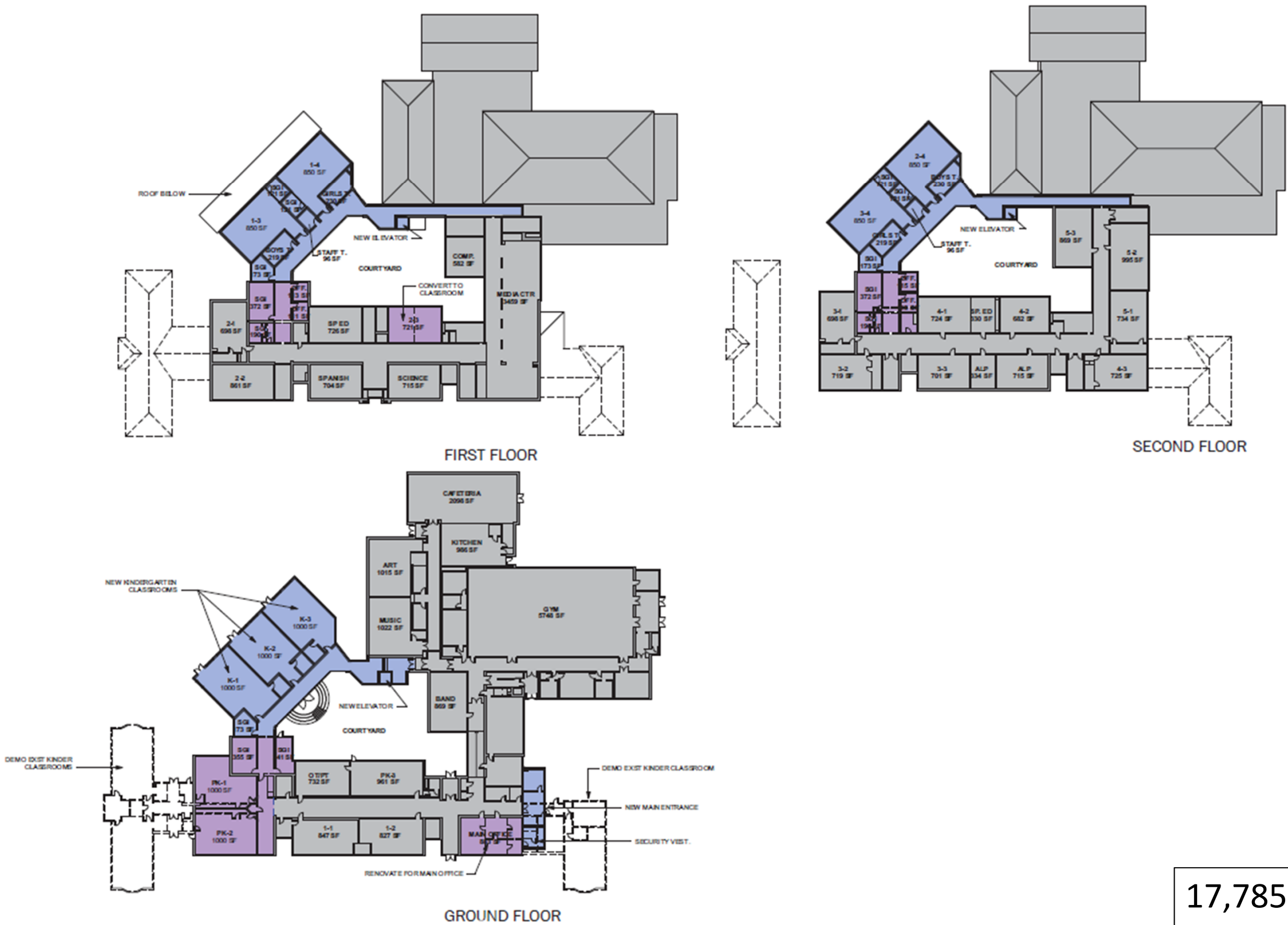


NORTH STREET ELEMENTARY

6,800 SF ADDITION
4,500 SF RENOVATION

OLD GREENWICH ELEMENTARY

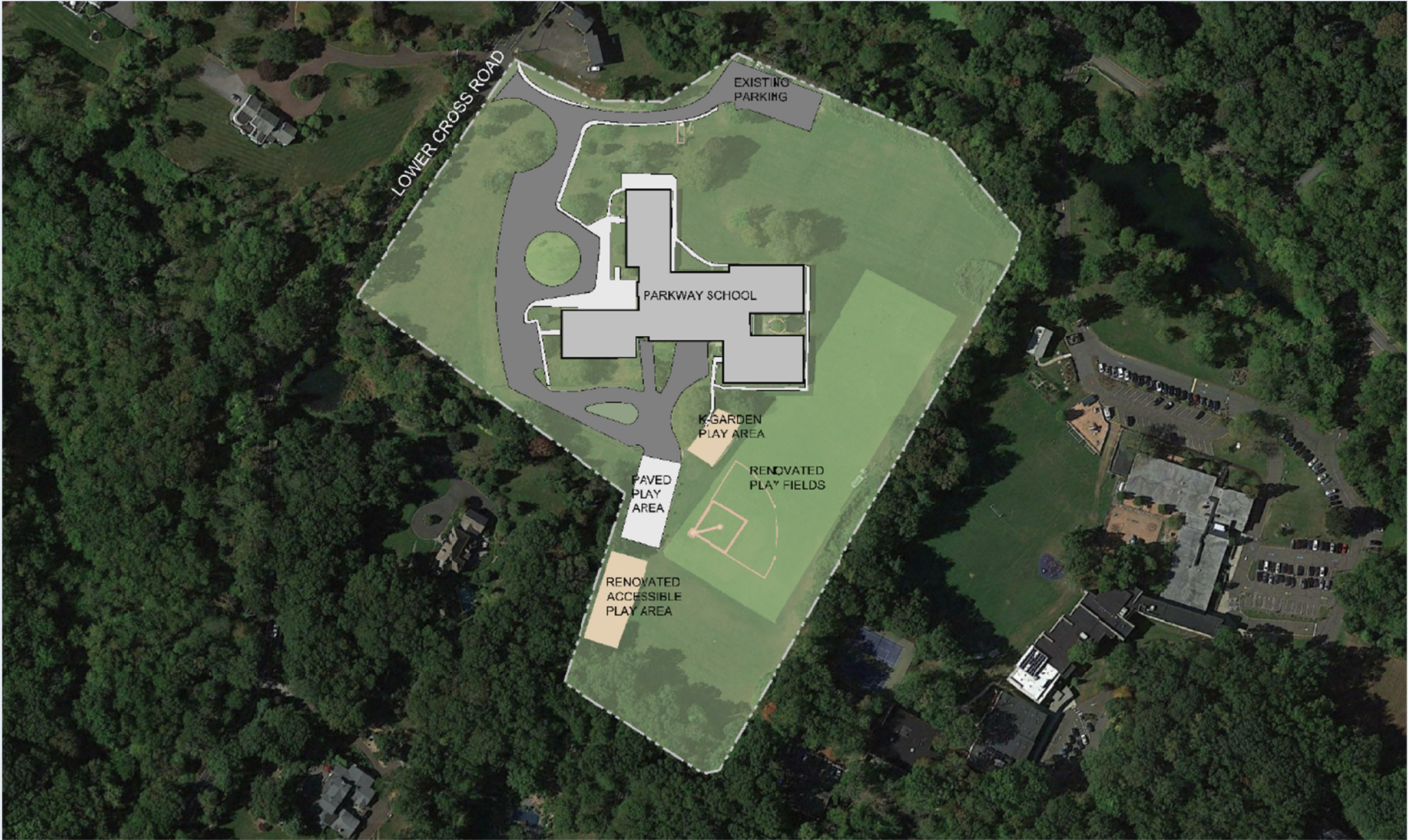




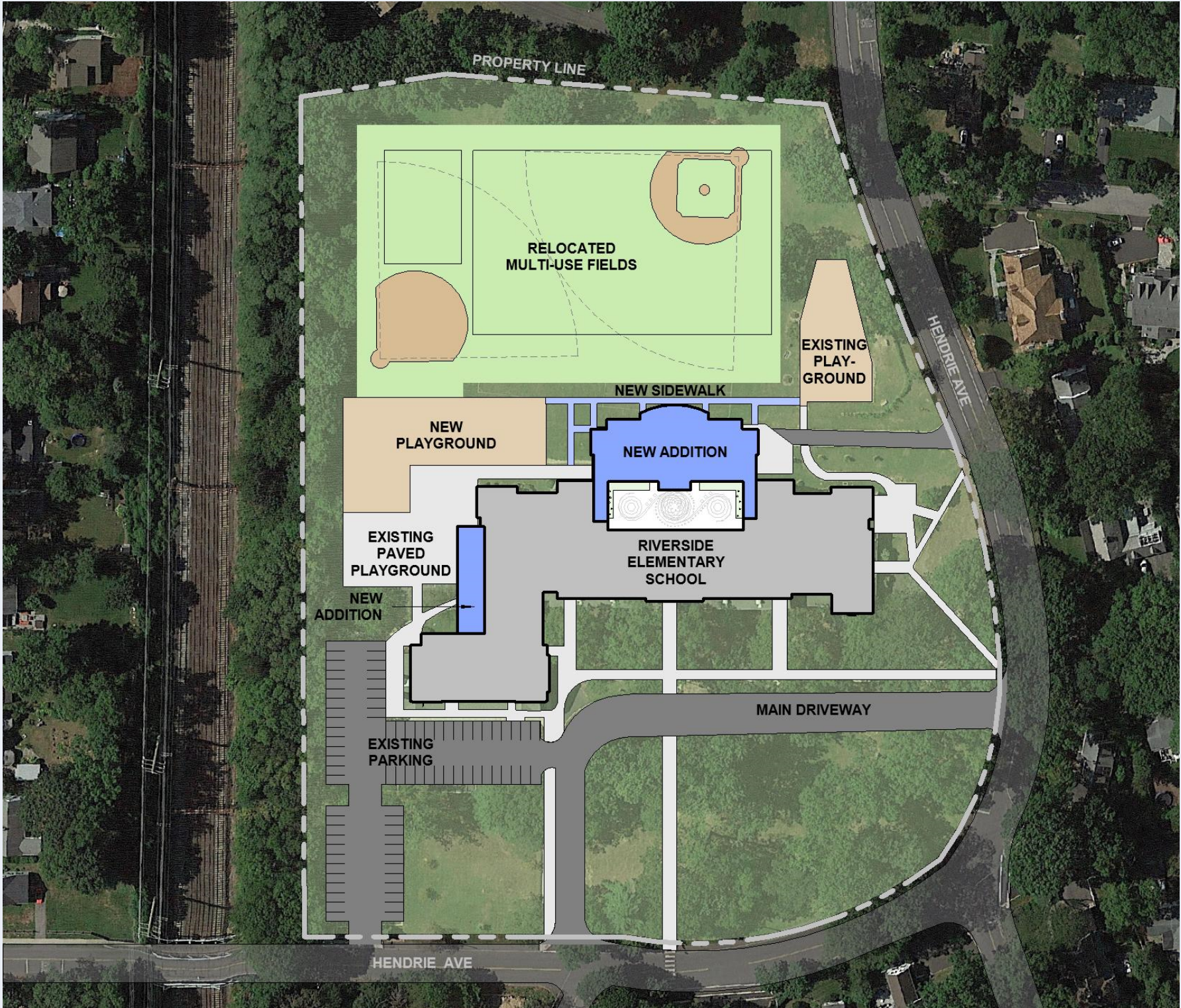
17,785 SF ADDITION
8,240 SF RENOVATION

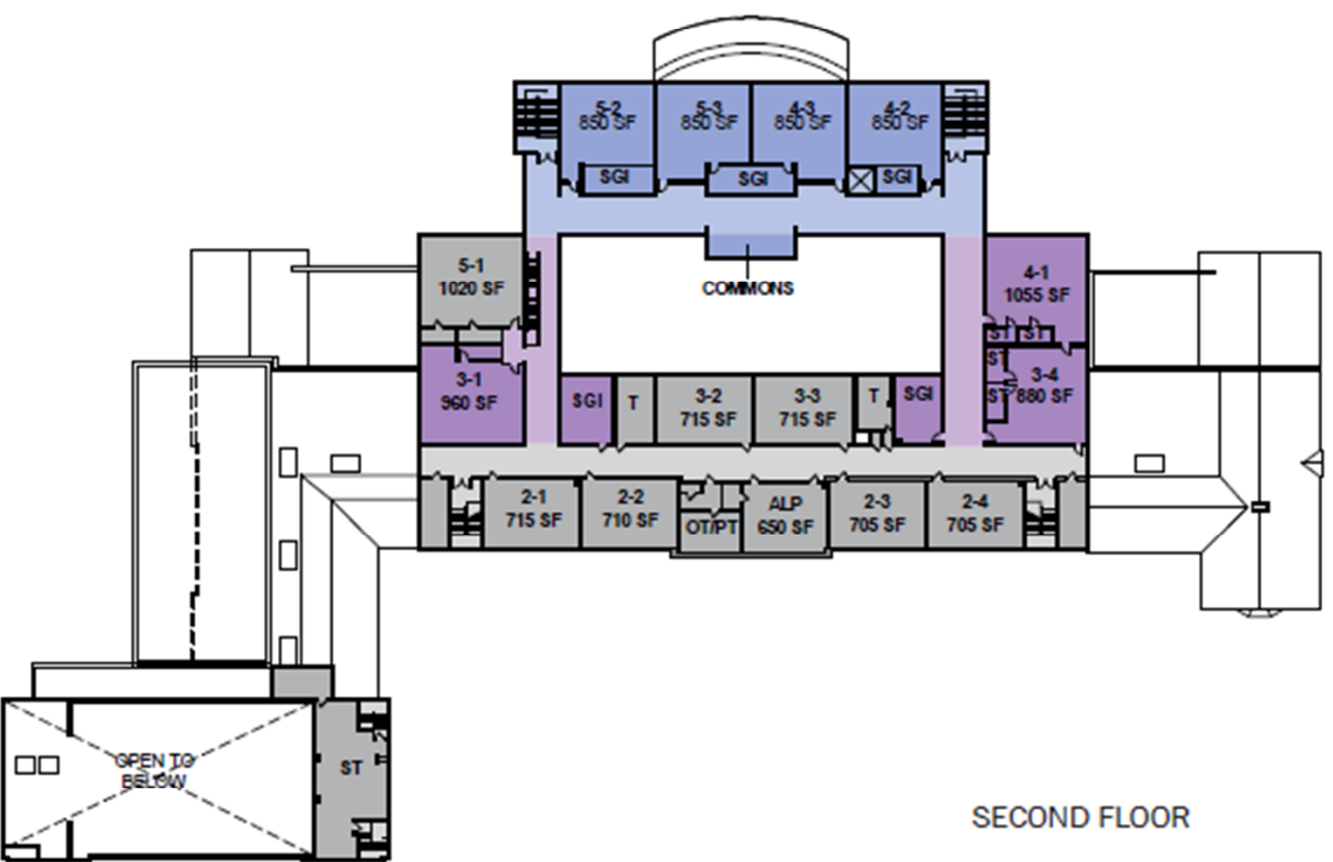
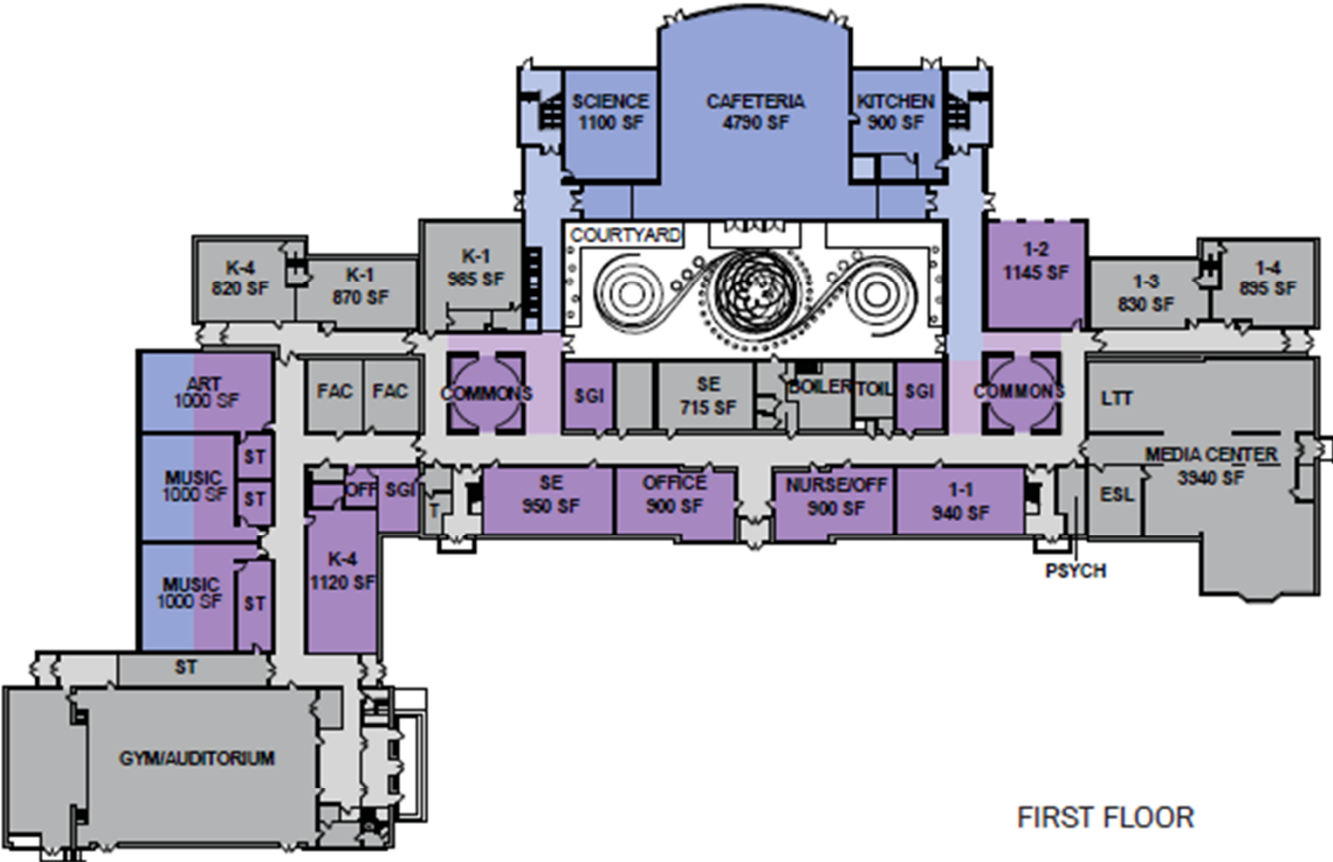
OLD GREENWICH ELEMENTARY

PARKWAY ELEMENTARY



RIVERSIDE ELEMENTARY





RIVERSIDE ELEMENTARY

21,500 SF ADDITION
19,000 SF RENOVATION

		<u>Demo</u>	<u>Additions</u>	<u>Alterations</u>
CC	Cos Cob School	-	-	-
GV	Glenville School	-	-	-
HA	Hamilton Avenue School	-	-	-
ISD	International School at Dundee	-	33,360	22,500
JC	Julian Curtiss School	-	15,400	16,700
NM	North Mianus School	-	17,000	23,100
NS	North Street School	-	6,800	4,500
OG	Old Greenwich School	6,000	17,785	8,240
PW	Parkway School	-	-	-
RV	Riverside School	-	21,500	19,000
	Elementary School Total (GSF)	6,000	111,845	94,040

1. Replace Central Middle School

- New Building Adjacent to Existing
- Demolish 90% of existing building

2. Eliminate Central Middle School

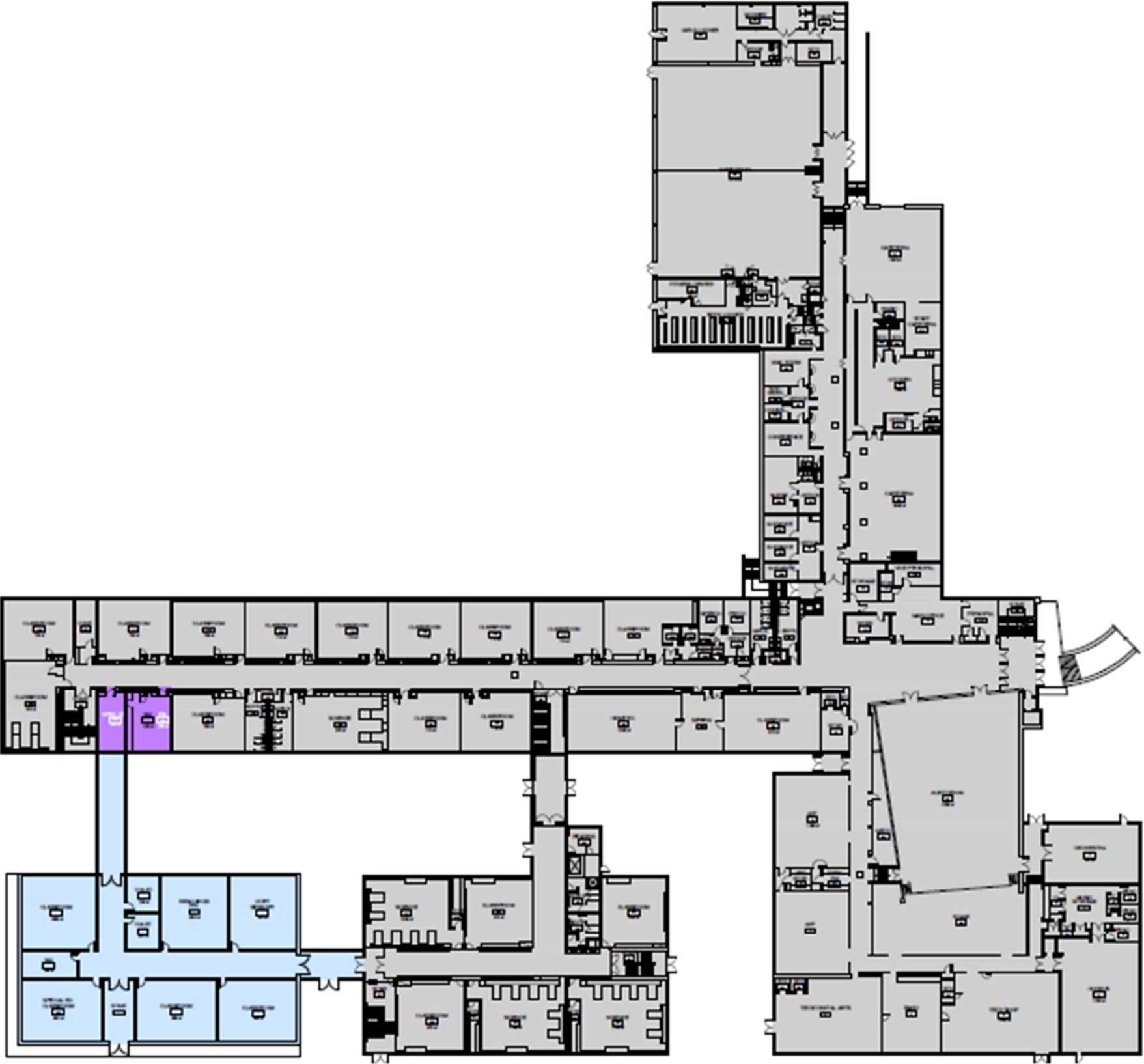
- 22,000 SF Addition to EMS to increase capacity by 150
- 41,500 SF Addition to WMS to increase capacity by 360

CENTRAL MIDDLE SCHOOL



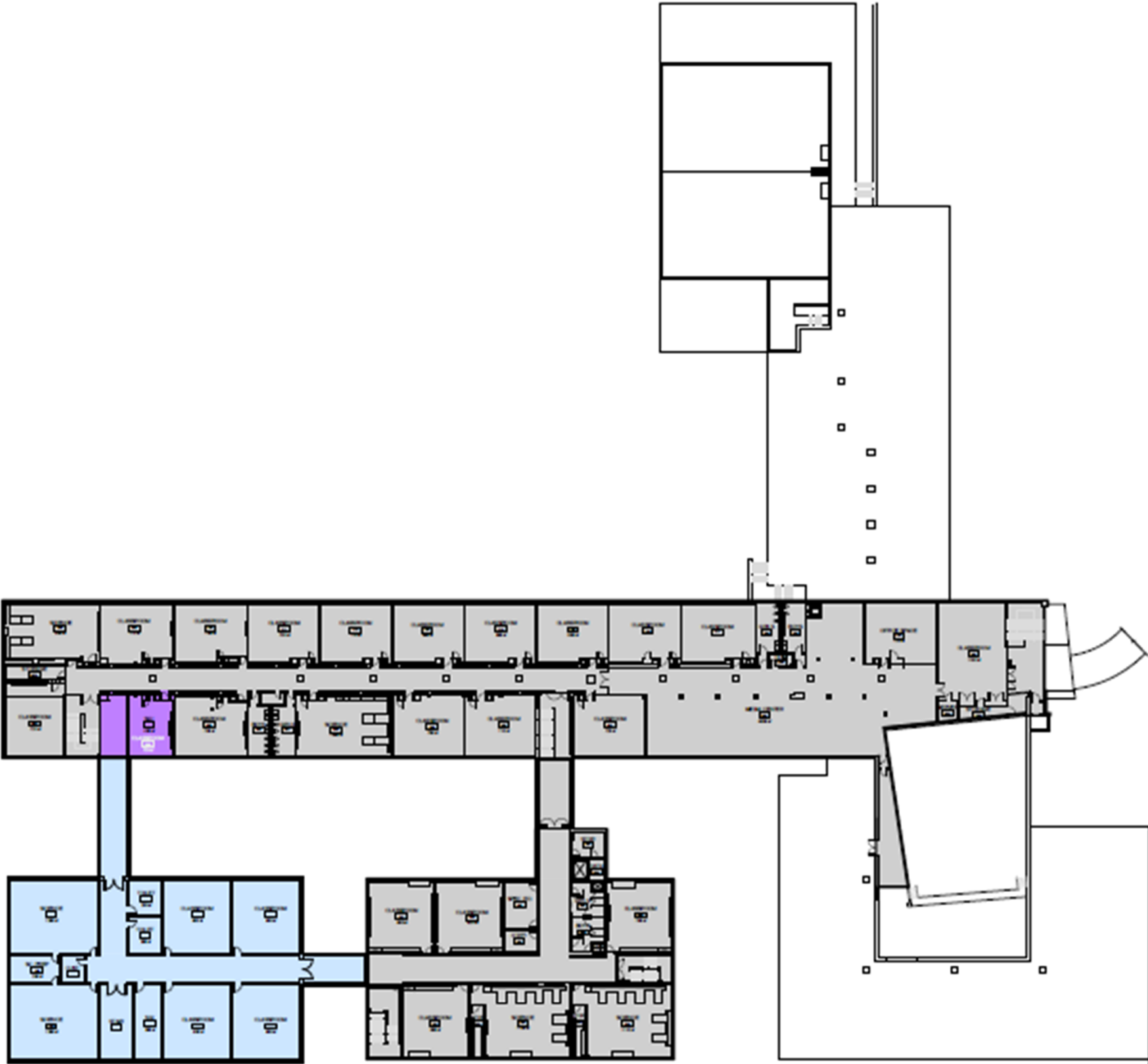
EASTERN MIDDLE SCHOOL





22,000 SF ADDITION
2,000 SF RENOVATION

FIRST FLOOR



22,000 SF ADDITION
2,000 SF RENOVATION

SECOND FLOOR

WESTERN MIDDLE SCHOOL



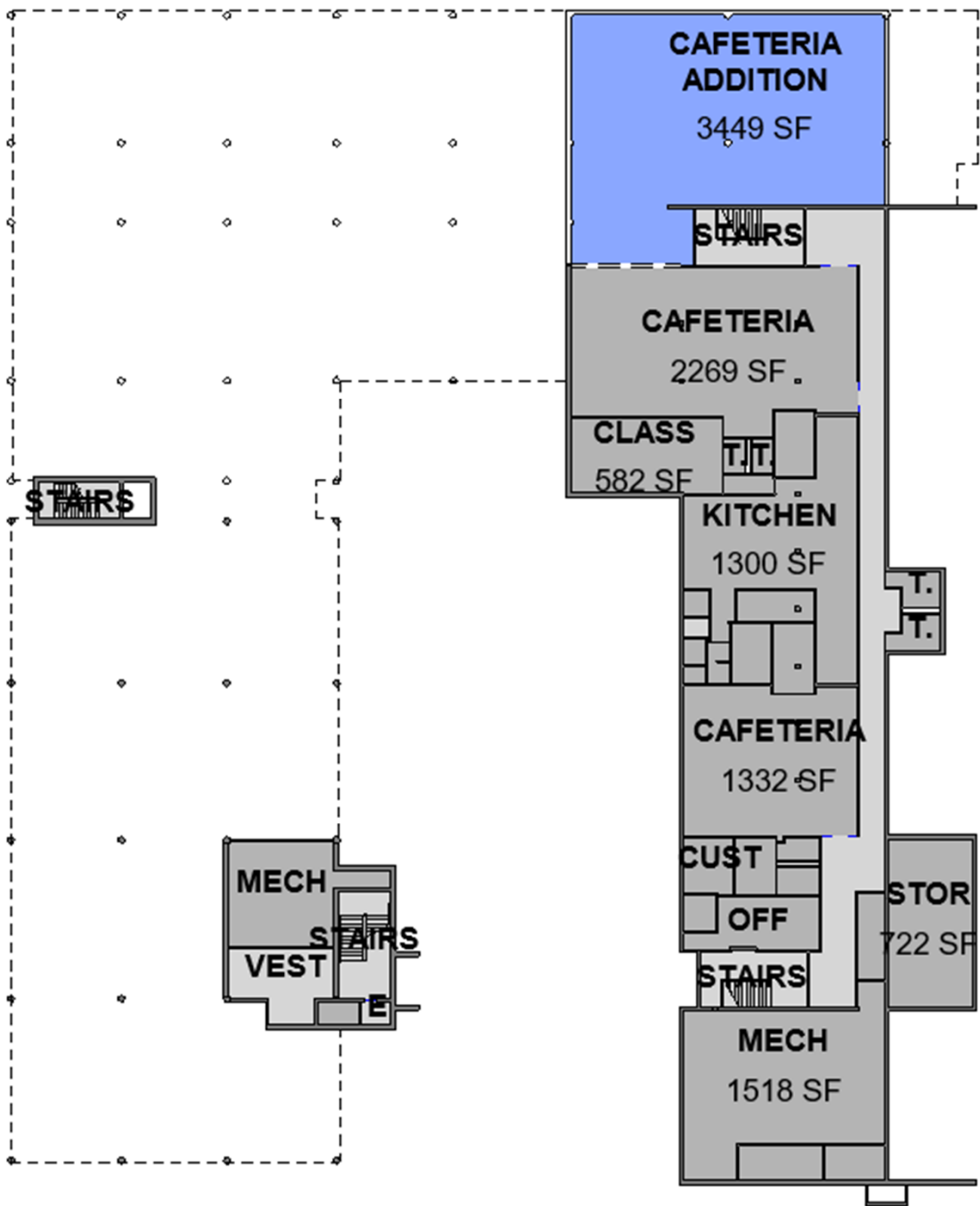
41,500 SF ADDITION
19,000 SF RENOVATION

GROUND FLOOR

GROUND FLOOR



FIRST FLOOR



BASEMENT

41,500 SF ADDITION
19,000 SF RENOVATION

Current Plan: Replace Central Middle School

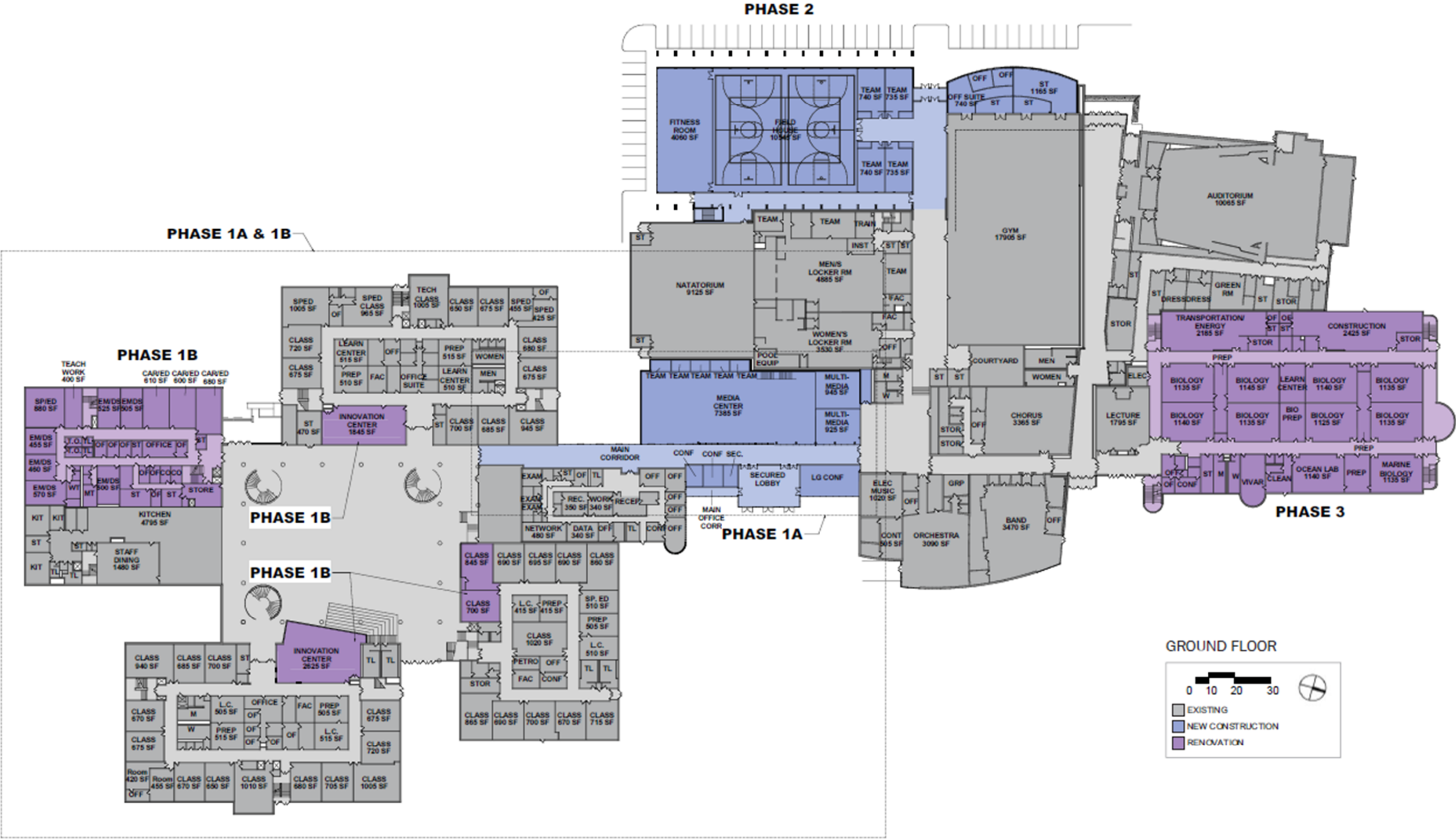
<u>Abbv</u>	<u>Building Name</u>	<u>Site</u>	<u>Infrastructure</u>	<u>Program</u>	<u>Total</u>
CMS	Central Middle School	\$10,361,040	\$9,420,504	\$105,365,240	\$125,146,785
EMS	Eastern Middle School	\$8,758,588	\$27,910,462	\$6,853,483	\$43,522,533
WMS	Western Middle School	\$8,433,389	\$26,034,103	\$6,161,394	\$40,628,885
	Subtotal	\$27,553,017	\$63,365,069	\$118,380,116	\$209,298,202

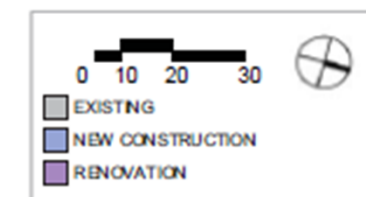
Option 1: Consolidate to Two Middle Schools

<u>Abbv</u>	<u>Building Name</u>	<u>Site</u>	<u>Infrastructure</u>	<u>Program</u>	<u>Total</u>
CMS	CMS Demolition	\$10,361,040	\$9,420,504	\$5,300,000	\$25,081,545
EMS	EMS Addition	\$8,758,588	\$27,910,462	\$23,273,483	\$59,942,533
WMS	WMS Addition	\$8,433,389	\$26,034,103	\$42,171,394	\$76,638,885
	Subtotal (Demo CMS)	\$27,553,017	\$63,365,069	\$70,744,876	\$161,662,962

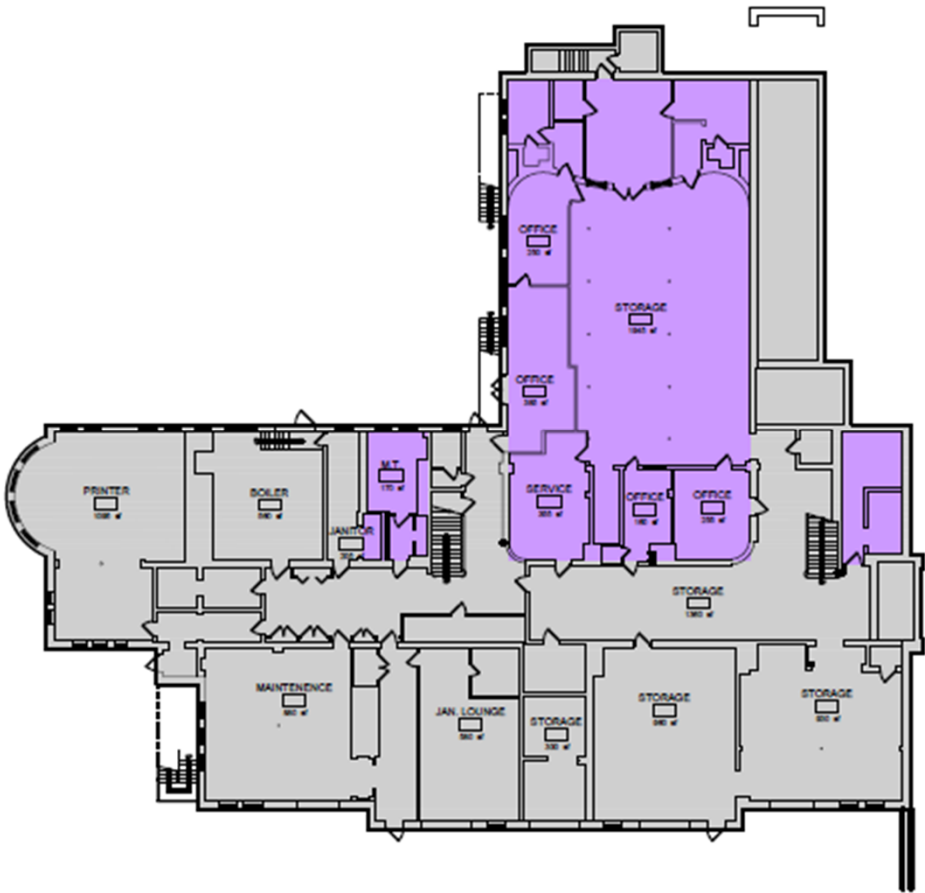
GREENWICH HIGH SCHOOL



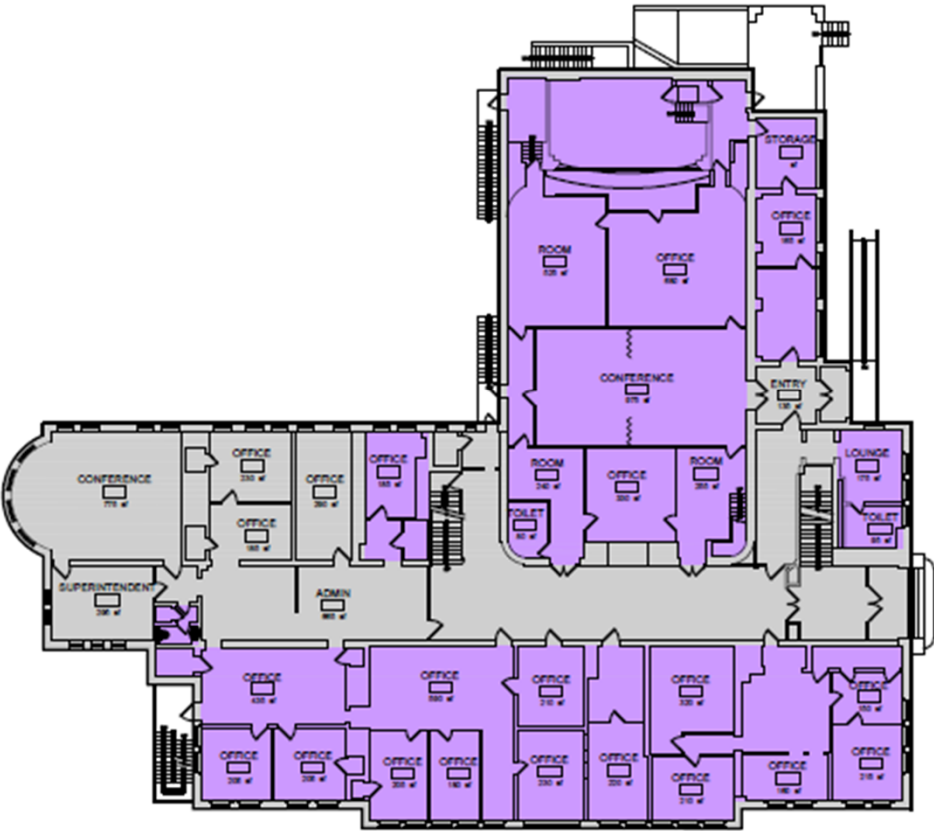




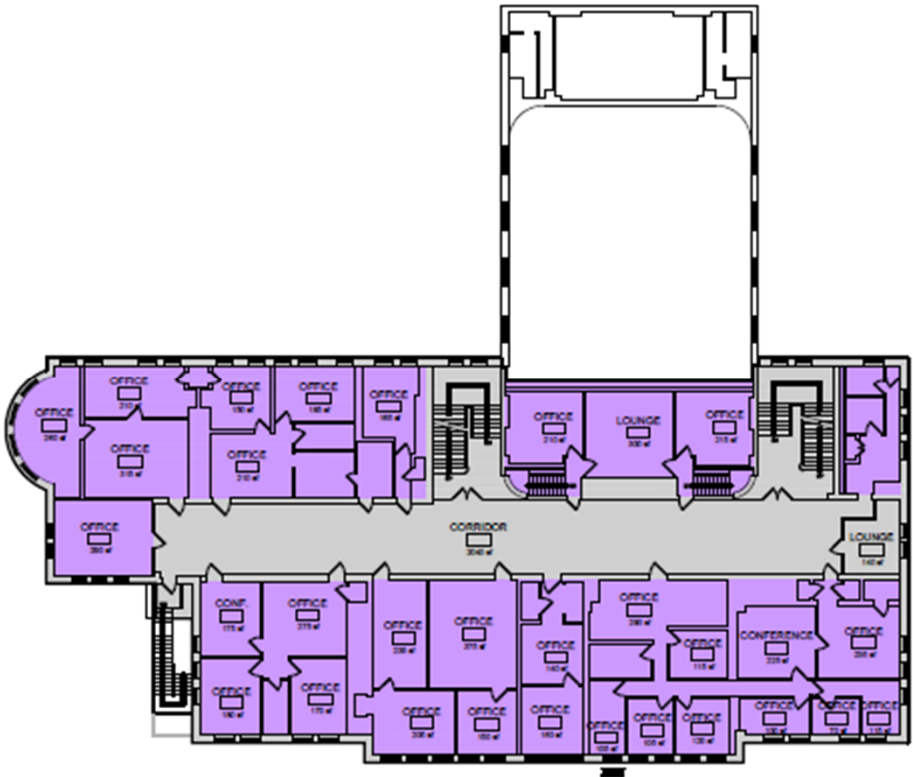
	<u>Phase 1A</u>	<u>Phase 1B</u>	<u>Phase 2</u>	<u>Phase 3</u>	<u>Totals</u>
Lobby/Security Addition/Alteration	\$ 10,600,000	\$ -	\$ -	\$ -	\$ 10,600,000
Student Center Mezzanine Renovation	\$ -	\$ 6,200,000	\$ -	\$ -	\$ 6,200,000
Special Education Renovation		\$ 4,900,000	\$ -	\$ -	\$ 4,900,000
Science Classroom Renovation	\$ -	\$ -	\$ -	\$ 19,600,000	\$ 19,600,000
Media Center Addition	\$ 19,800,000	\$ -	\$ -	\$ -	\$ 19,800,000
Field House/Athletics Addition/Alteration	\$ -	\$ -	\$ 28,200,000	\$ -	\$ 28,200,000
New Parking Deck (80 Additional Spaces)	\$ -	\$ -	\$ 2,900,000	\$ -	\$ 2,900,000
Subtotal	\$ 30,400,000	\$ 11,100,000	\$ 31,100,000	\$ 19,600,000	\$ 92,200,000



BASEMENT



FIRST FLOOR



SECOND FLOOR

Abbv	Building Name	Site	Infrastructure	Program	Total
CC	Cos Cob School	\$3,134,301	\$9,776,010	\$1,433,834	\$14,344,145
GL	Glenville School	\$8,313,590	\$9,308,598	\$1,499,008	\$19,121,196
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NL	New Lebanon School	\$0	\$0	\$0	\$0
NM	North Mianus School	\$4,131,561	\$16,304,858	\$22,159,255	\$42,595,673
NS	North Street School	\$6,912,791	\$18,362,178	\$12,542,405	\$37,817,374
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PW	Parkway School	\$5,466,778	\$8,989,188	\$2,118,164	\$16,574,130
RV	Riverside School	\$5,864,463	\$18,286,869	\$28,588,698	\$52,740,030
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CMS	Central Middle School	\$10,361,040	\$9,420,504	\$105,365,240	\$125,146,785
EMS	Eastern Middle School	\$8,758,588	\$27,910,462	\$6,853,483	\$43,522,533
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DIST	Havemeyer Building	\$155,604	\$15,001,332	\$9,450,271	\$24,607,206
	Grand Total	\$101,744,839	\$264,048,356	\$399,227,334	\$765,020,530

