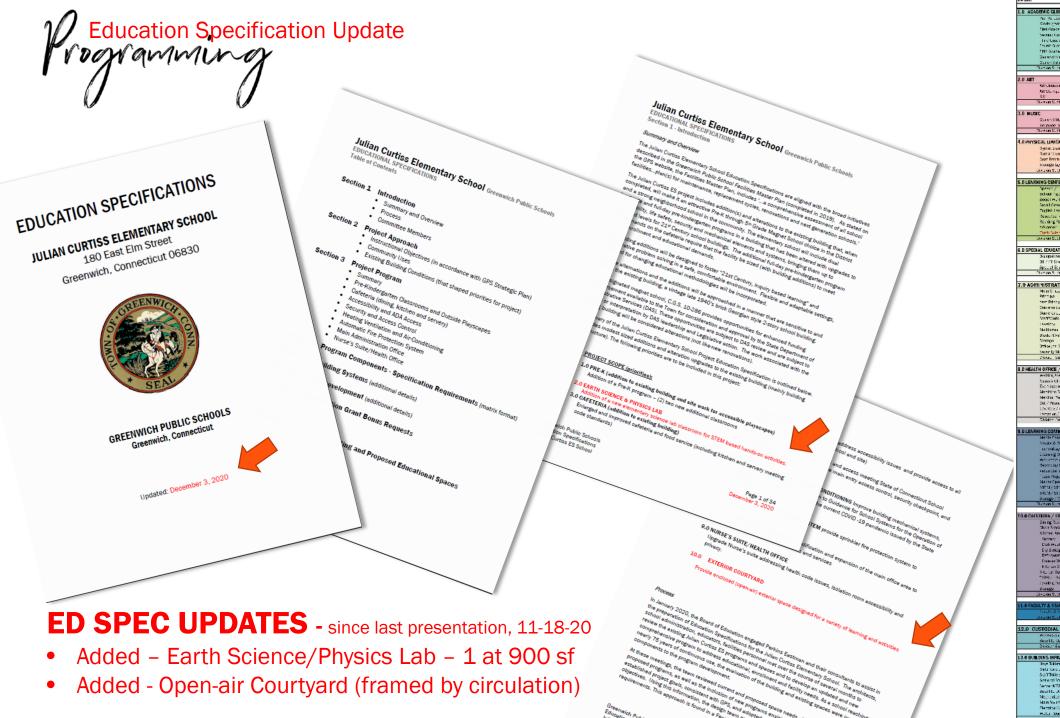


# Greenwich

Julian Curtiss Elementary School
Education Specifications
Updated: December 3, 2020

**Presentation to the Board of Education** 

PERKINS— EASTMAN



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Programming

Pre-Kindergarten

Kindergarten to Fifth Grade

Projected Enrollment

30 Students

320 Students

350 Students



# Issues to be Addressed in Project

#### **Building Systems Improvements**

- ADA accessibility—(elevator required)
- Heating Ventilation and Air Conditioning
- Security and Access Control
- Life Safety- Fire Protection System
- Hazardous Material Abatement (as necessary)

#### **Program Improvements**

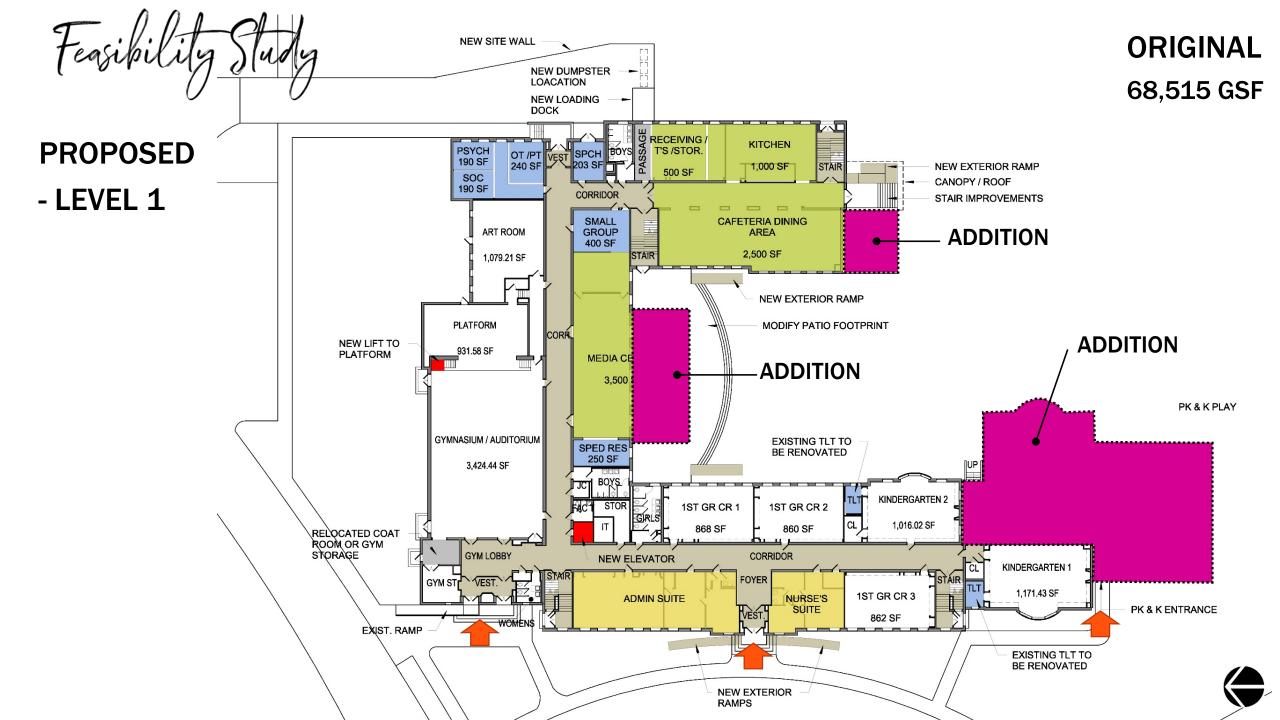
- Pre-Kindergarten Classrooms (2 rooms)
- Cafeteria, Kitchen, and Food Service areas
- Administration Offices and Reception Area
- Nurse's Suite and Health Offices
- Earth Science / Physics Lab (1) 900 sf
- Open-air Courtyard improve circulation

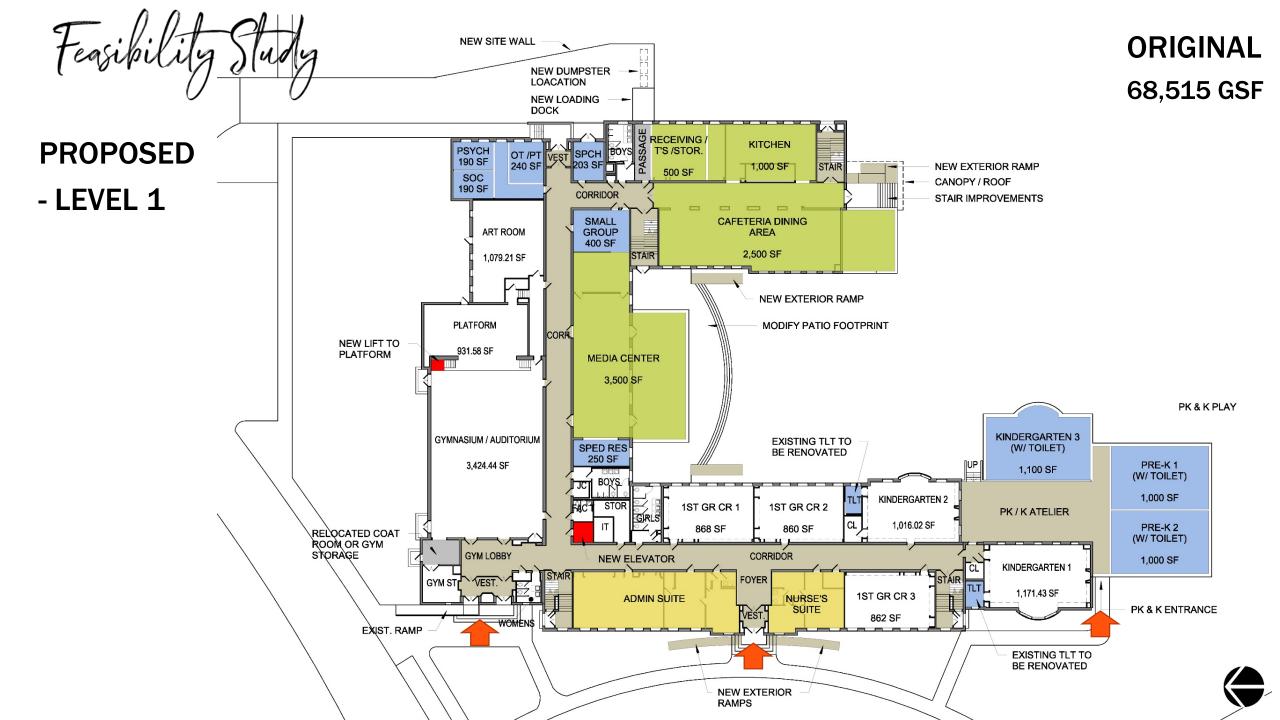






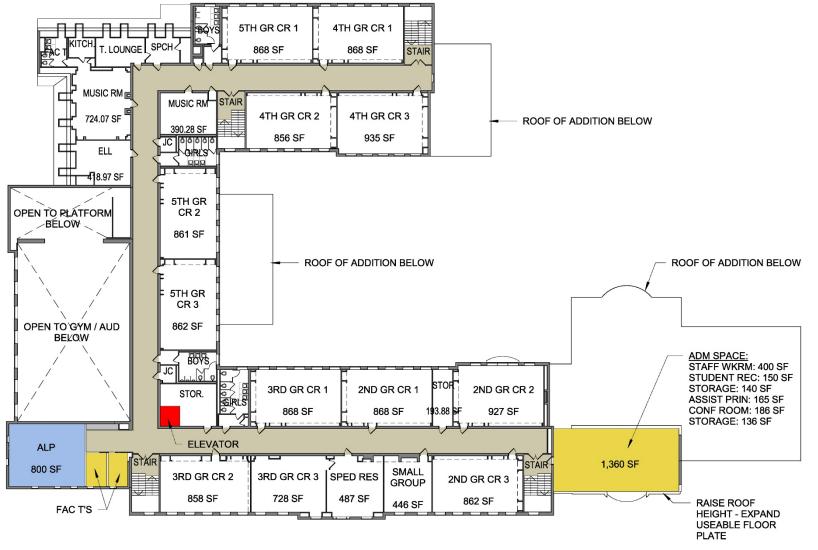
**ORIGINAL** PRESERVE NEIGHBORHOOD BUFFER PROPOSED - SITE PRESERVE NEIGHBORHOOD BUFFER NEW PARKING GRADES 3-5 PLAY PAVED PLAY **ADDITION** GRADES 1-2 PLAY PRE K-K PLAY RENOVATED SCHOOL ENTRY EASTELMSTREET PK/K ENTRY EXISTING BASEBALL AND SOFTBALL FIELD TO REMAIN EXISTING BUS LOOP / VISITOR PARKING CONNECTICUT AVENUE





#### **PROPOSED - LEVEL 2**

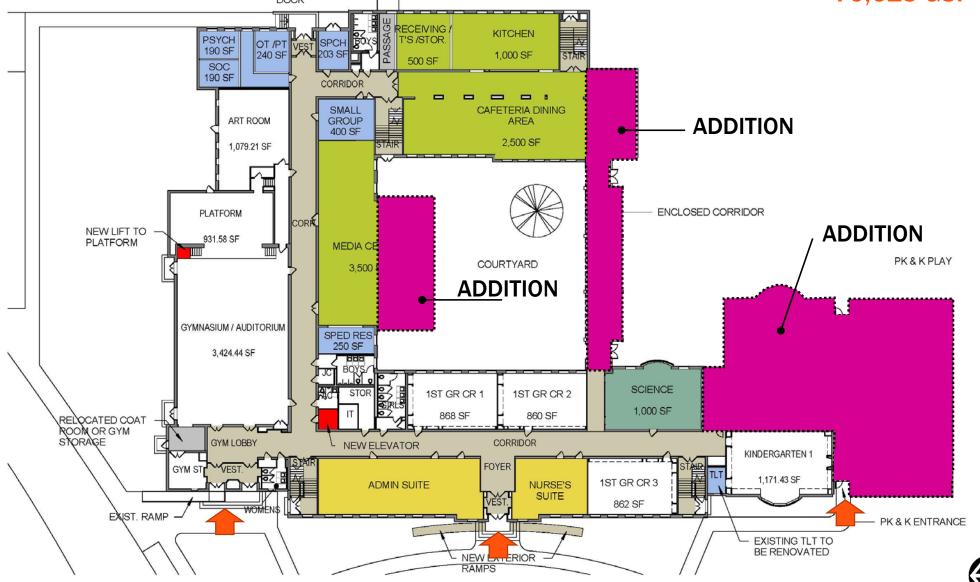
#### ORIGINAL 68,515 GSF





NEW SITE WALL -NEW DUMPSTER -NEW LOADING — DOCK KITCHEN PSYCH 190 SF OT /PT VEST 240 SF **PROPOSED** 1,000 SF SOC 190 SF CORRIDOR - LEVEL 1 \_ - : CAFETERIA DINING SMALL GROUP 400 SF ART ROOM AREA 2,500 SF 1,079.21 SF

#### OPTION A 70,615 GSF

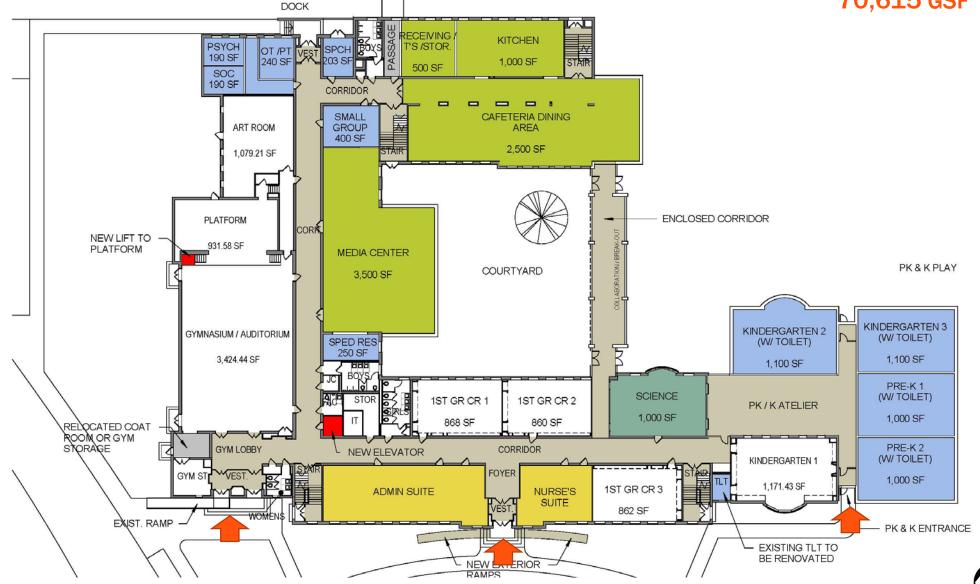


#### OPTION A

70,615 GSF

#### **PROPOSED**

- LEVEL 1



NEW SITE WALL -

NEW DUMPSTER -LOACATION

NEW LOADING -

NEW SITE WALL

NEW DUMPSTER LOACATION
NEW LOADING

OPTION **B** 71,315 GSF

#### **EXISTING**

- LEVEL 1





NEW SITE WALL

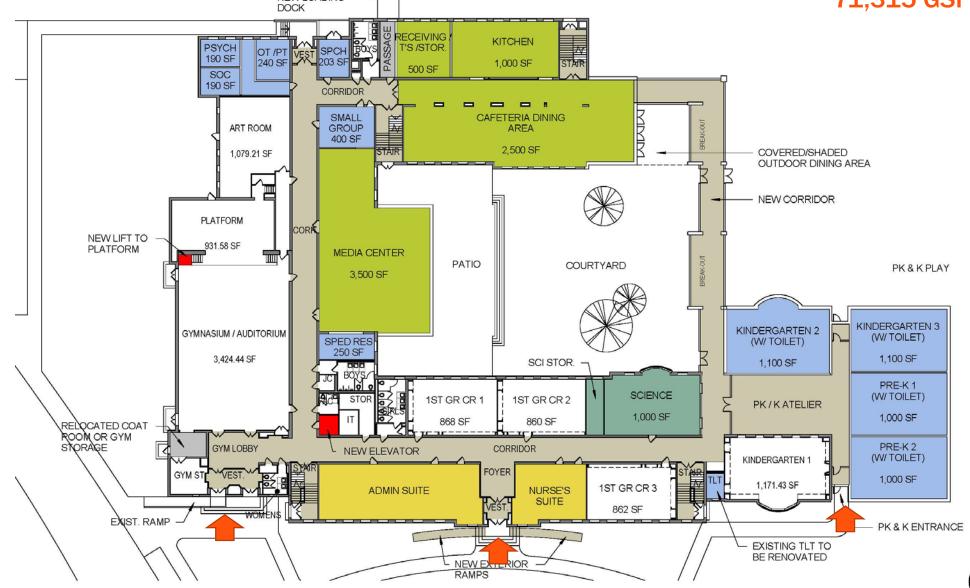
NEW DUMPSTER
LOACATION

NEW LOADING

OPTION **B** 71,315 GSF

#### **PROPOSED**

- LEVEL 1



OPTION C NEW SITE WALL -**NEW DUMPSTER** LOACATION 70,215 GSF NEW LOADING -DOCK **EXISTING** KITCHEN PSYCH 190 SF OT /PT VEST 1,000 SF SOC 190 SF - LEVEL 1 CORRIDOR \_ \_ . CAFETERIA DINING SMALL COVERED OUTDOOR GROUP 400 SF LEARNING AREA ART ROOM AREA 2,500 SF 1,079.21 SF **PLATFORM ADDITION ADDITION** NEW LIFT TO 931.58 SF **PLATFORM** MEDIA CE PATIO COURTYARD 3.500 PK & K PLAY GYMNASIUM / AUDITORIUM SPED RES 250 SF 3,424.44 SF SCI STOR. SCIENCE 1ST GR CR 1 1ST GR CR 2 1,000 SF 868 SF 860 SF RELOCATED COAT ROOM OR GYM STORAGE GYM LOBBY CORRIDOR NEW ELEVATOR PRE-K 1 (W/TOILET) **FOYER** 1ST GR CR 3 1,100 SF NURSE'S SUITE ADMIN SUITE 862 SF

> NEW EXTERIOR RAMPS

PK & K ENTRANCE

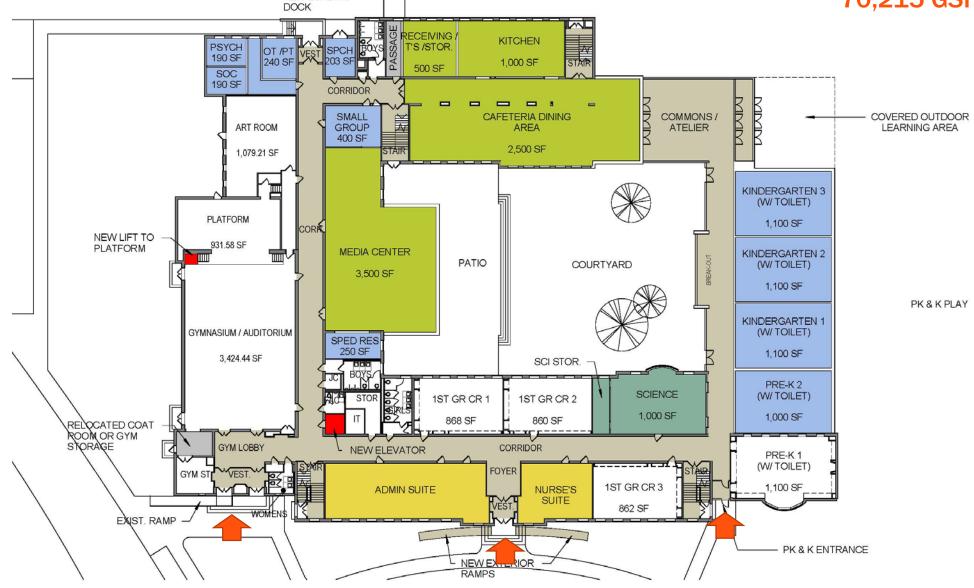
EXIST. RAMP

## NEW DUMPSTER LOACATION NEW LOADING

# OPTION **C** 70,215 GSF

#### **EXISTING**

- LEVEL 1

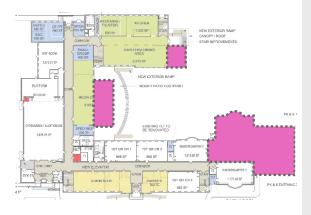






#### **ORIGINAL**

(PRESENTED 11-18-2020)



### **CURRENT** - ORIGINAL PROGRAM plus **EARTH SCIENCE LAB** at 900sf and an open-air **COURTYARD**

#### **OPTION A**

- PreK+Kindergarten commons/Atelier
- Small courtyard
- Improved circulation



#### **OPTION B**

 Same as A, with a larger courtyard



#### **OPTION C**

- Pre-K classrooms strung along circulation
- PreK+Kindergarten commons/Atelier part of circulation





Feasibility	Study/Proje	ctBudget	
Construction Costs			I

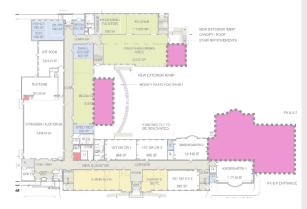
sibility Judy/Project Judgel		Option A Budget with Sci	Option B Budget with Sci	Option C Budget with Sci
Construction Costs	Original Budget	Rm & Courtyard	Rm & Courtyard	Rm & Courtyard
Site Construction	\$1,313,750	\$1,704,300	\$1,754,300	\$1,754,300
Abatement and Selective Demolition	\$1,210,300	\$1,210,300	\$1,210,300	\$1,210,300
Building Construction	\$13,581,024	\$13,964,636	\$14,279,136	\$14,002,863
Contingency and Escalation	\$3,924,740	\$4,054,814	\$4,104,914	\$3,997,690
Construction Management Fees & Reimbursables	\$1,765,837	<u>\$1,847,857</u>	\$1,885,930	\$1,853,688
Sub Total Construction Costs	\$21,795,651	\$22,781,907	\$23,234,580	\$22,818,840
Soft Costs				
Project Development (Prof Fees and Consulting Services)	\$1,700,532	\$1,761,740	\$1,788,297	\$1,765,97
Furniture, Furnishings, Equipment and Security Electronics	\$600,000	\$650,000	\$650,000	\$650,000
Other Costs and Owner's Contingency (5%)	\$1,487,987	\$1,537,445	<u>\$1,560,145</u>	\$1,539,296
Sub Total Soft Costs	\$3,788,519	\$3,949,185	\$3,998,442	\$3,955,269
TOTAL PROJECT BUDGET (CONSTRUCTION AND SOFT COSTS)	\$25,584,170	\$26,731,091	\$27,233,022	\$26,774,109
		\$1,146,922	\$1,648,852	\$1,189,939
		(added cost)	(added cost)	(added co:



### **CURRENT** - ORIGINAL PROGRAM plus **EARTH SCIENCE LAB** at 900sf and an open-air **COURTYARD**

#### **ORIGINAL**

(PRESENTED 11-18-2020)



**PROJECT BUDGET** \$25,584,170

68,515 GSF

#### **OPTION A**

- PreK+Kindergarten commons/Atelier
- Small courtyard
- Improved circulation



**PROJECT BUDGET** 

\$26,731,091 70,615 GSF

#### **OPTION B**

Same as A, with a larger courtyard



**PROJECT BUDGET** 

\$27,233,022 71,315 GSF

#### **OPTION C**

- Pre-K classrooms strung along circulation
- PreK+Kindergarten commons/Atelier part of circulation



PROJECT BUDGET

\$26,774,109

70,215 GSF



#### JCS JULIAN CURTISS SCHOOL



Questions and Answers

PERKINS—
EASTMAN