



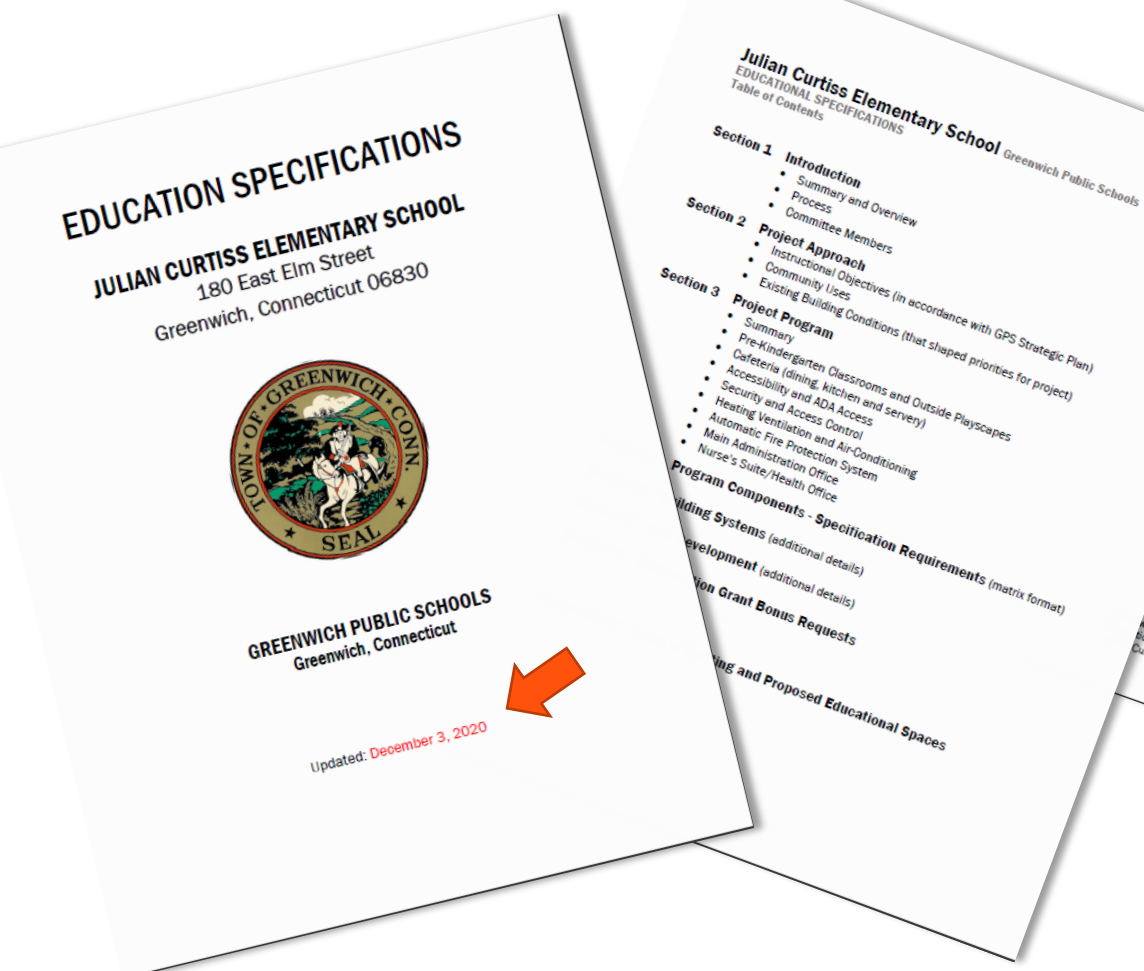
Greenwich Connecticut

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

Presentation to the Board of Education

**PERKINS —
EASTMAN**

Education Specification Update

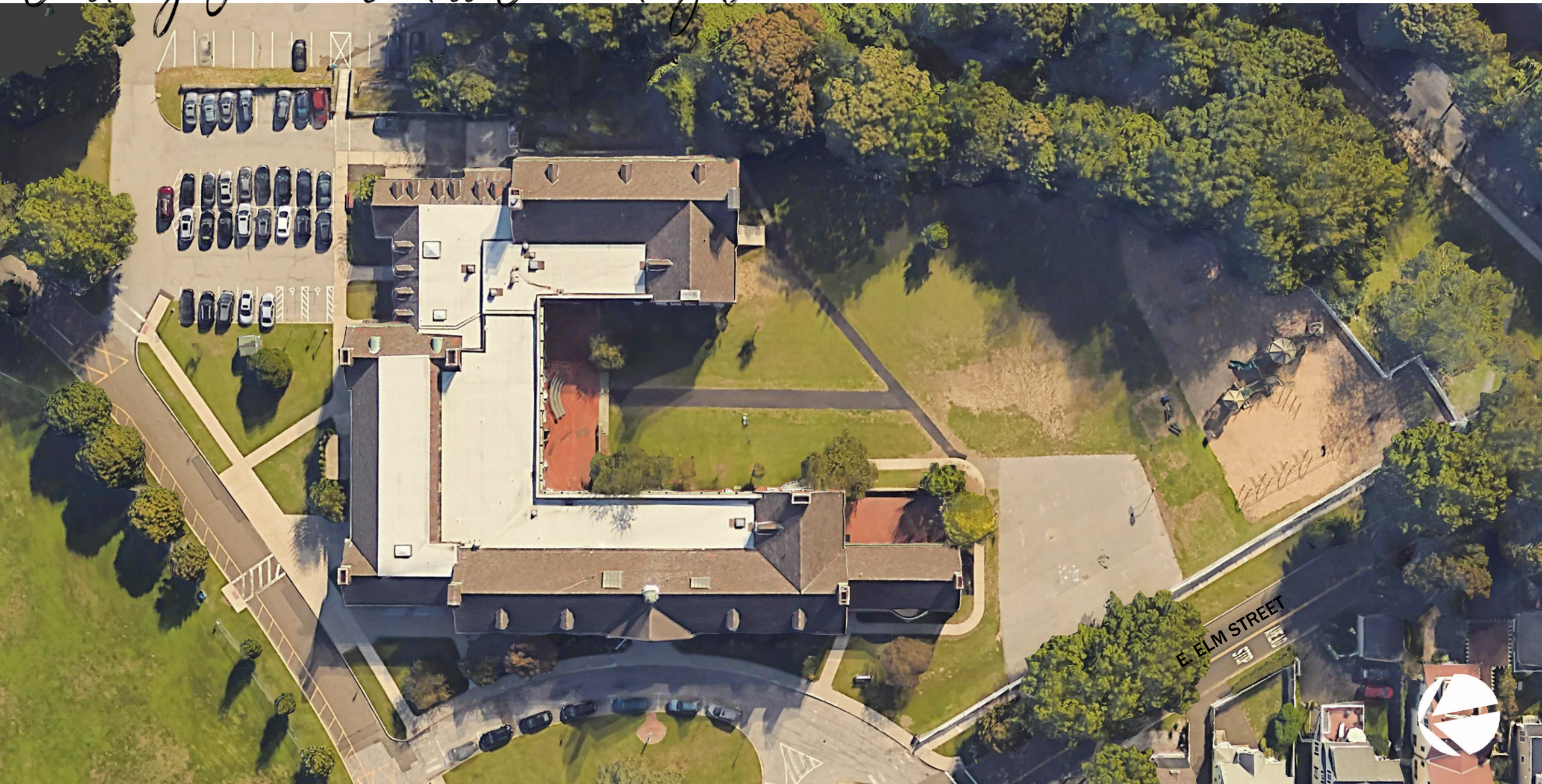


ED SPEC UPDATES - since last presentation, 11-18-20

- Added – Earth Science/Physics Lab – 1 at 900 sf
- Added - Open-air Courtyard (framed by circulation)

[illegible]

Existing Julian Cartiss Elementary School



Programming

Pre-Kindergarten	30 Students
Kindergarten to Fifth Grade	320 Students
<hr/>	
Projected Enrollment	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**



Feasibility Study



EXISTING - SITE

EXISTING SCHOOL

PARENT

BUS

EAST ELM ST

CONNECTICUT AVE

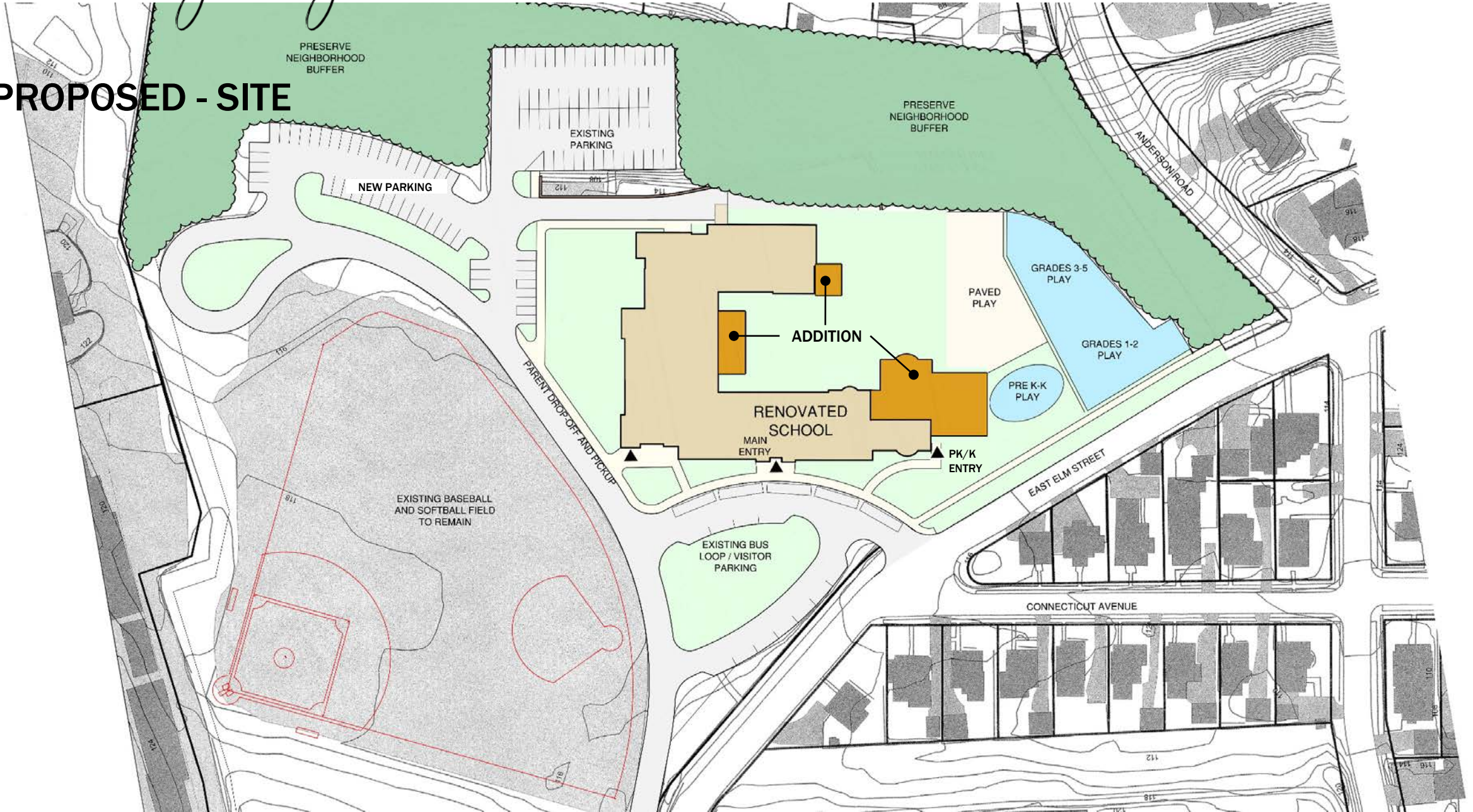
ANDERSON RD



Feasibility Study

ORIGINAL

PROPOSED - SITE



Feasibility Study

ORIGINAL
68,515 GSF

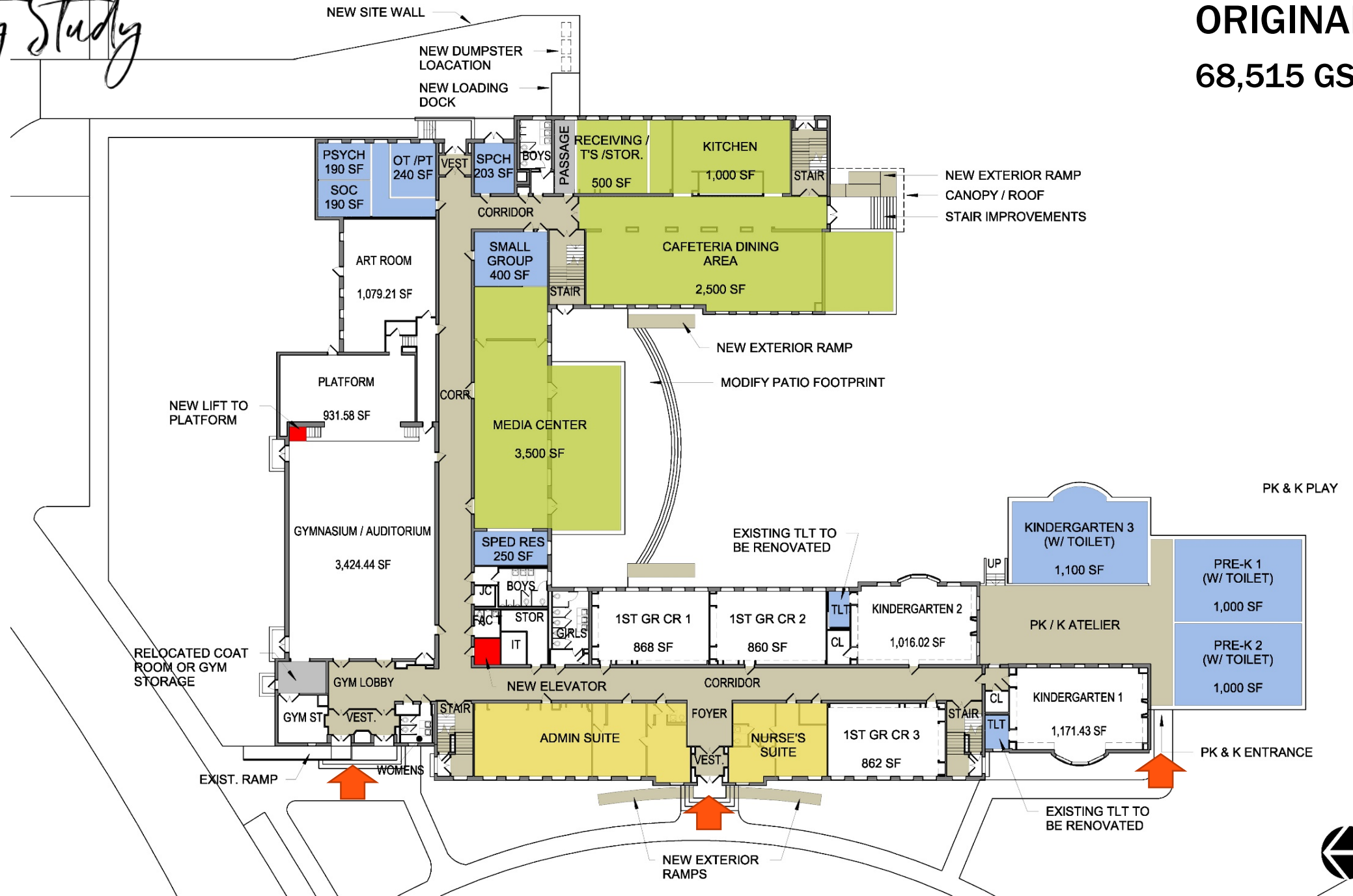
PROPOSED - LEVEL 1



Feasibility Study

PROPOSED - LEVEL 1

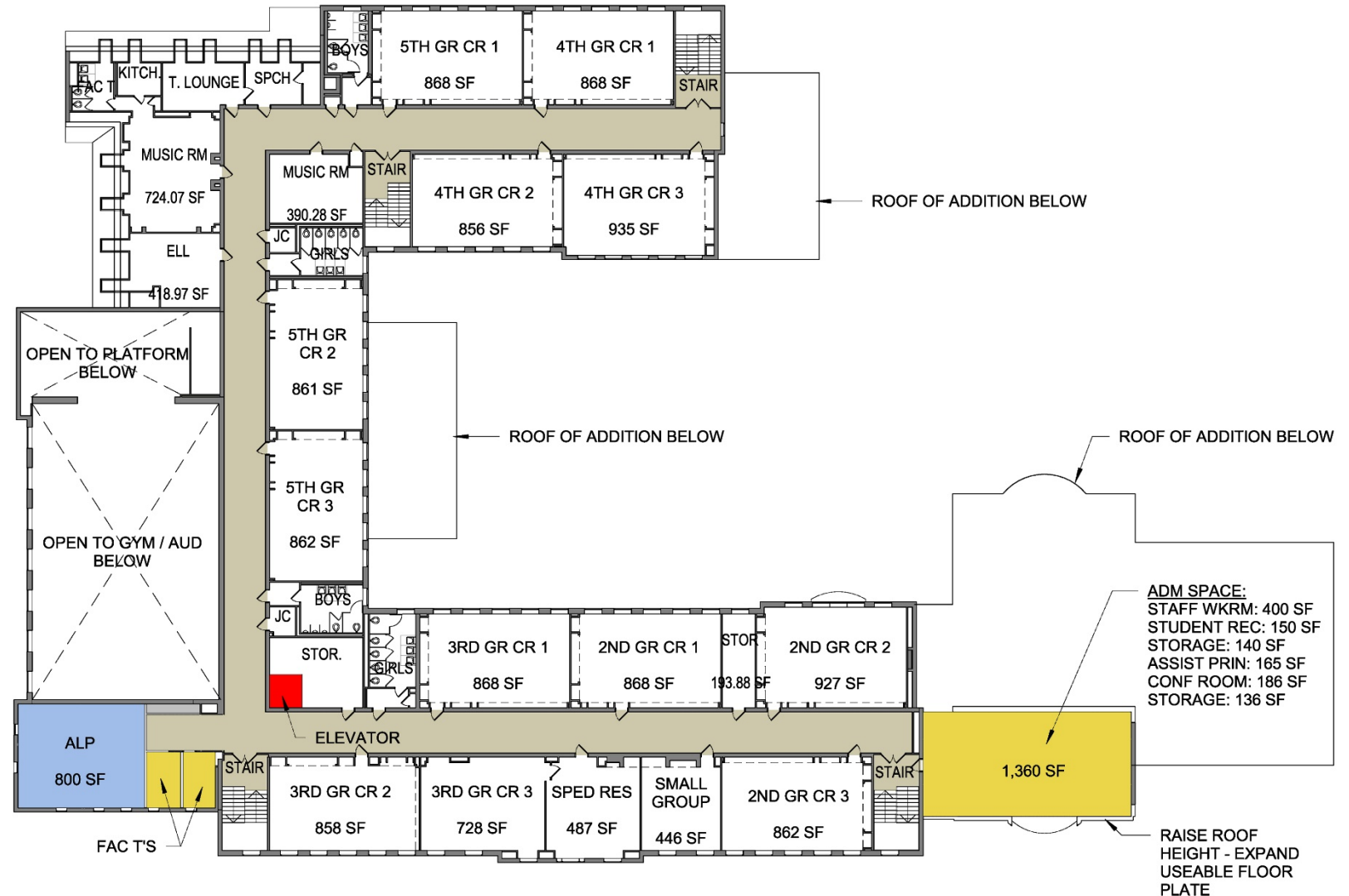
ORIGINAL
68,515 GSF



Feasibility Study

ORIGINAL
68,515 GSF

PROPOSED - LEVEL 2



Feasibility Study

PROPOSED - LEVEL 1

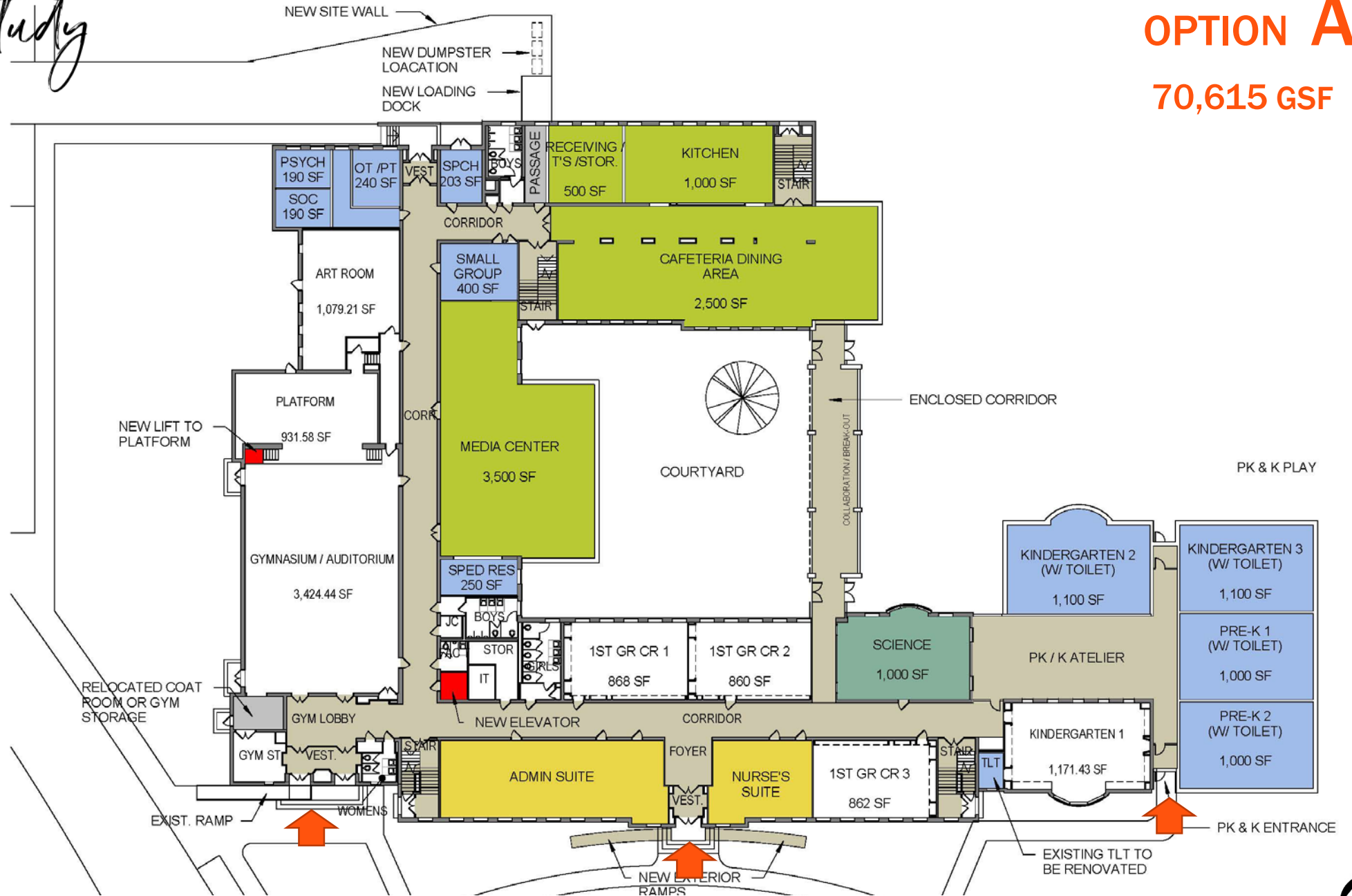
OPTION A
70,615 GSF



Feasibility Study

PROPOSED - LEVEL 1

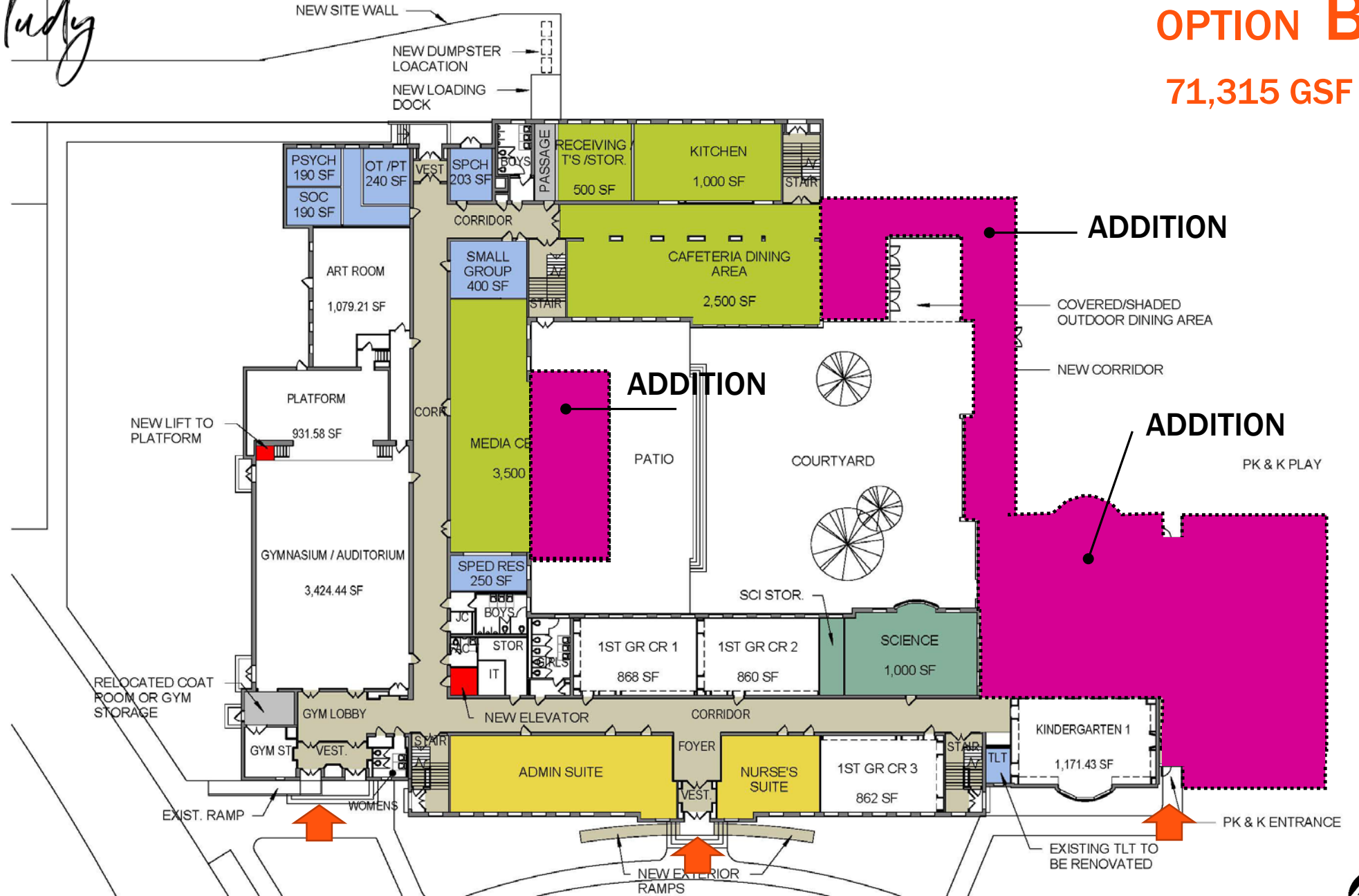
OPTION A
70,615 GSF



Feasibility Study

OPTION B
71,315 GSF

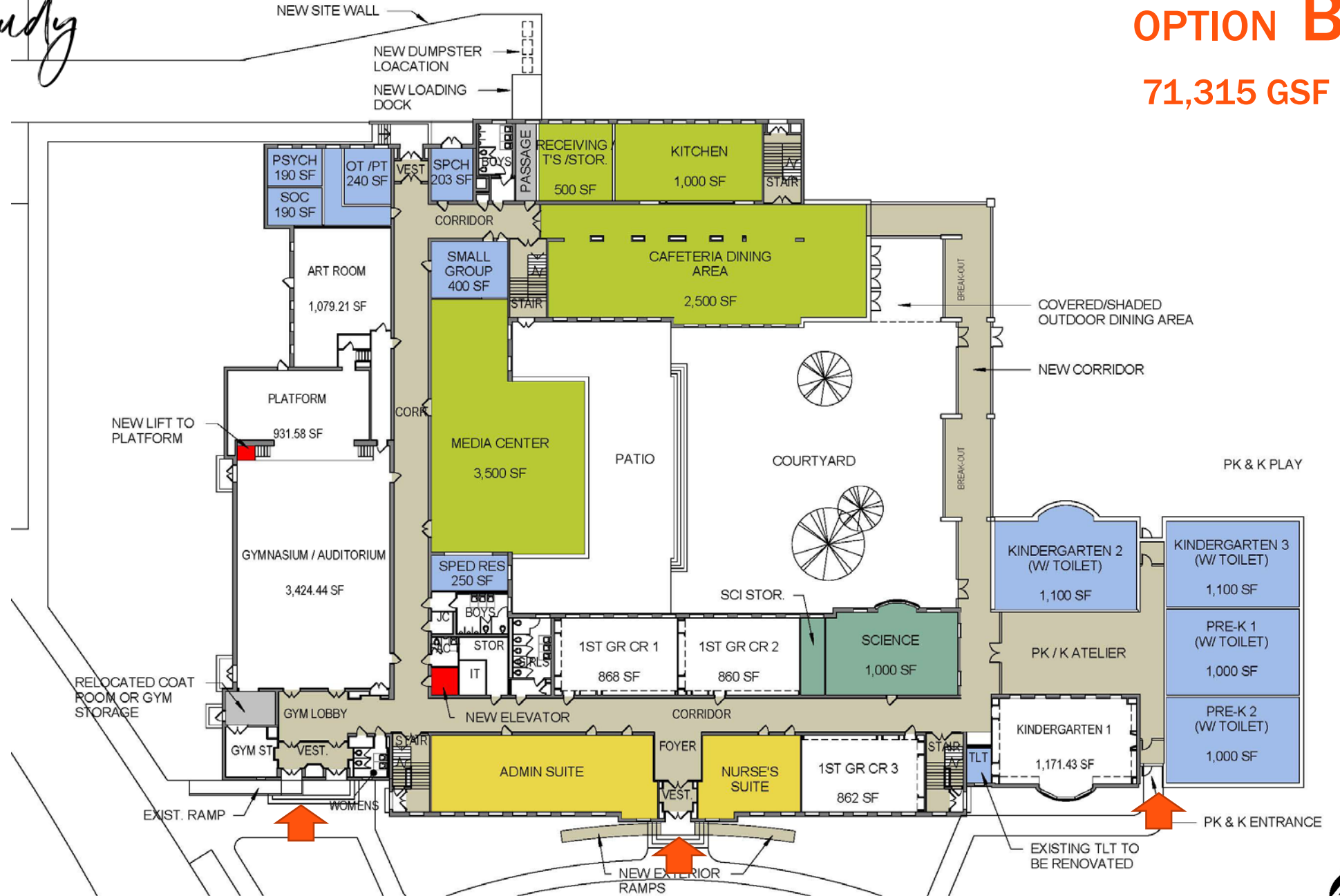
EXISTING
- LEVEL 1



Feasibility Study

PROPOSED - LEVEL 1

OPTION B
71,315 GSF



Feasibility Study

EXISTING - LEVEL 1

OPTION C
70,215 GSF



Feasibility Study

OPTION C
70,215 GSF

EXISTING
- LEVEL 1



Summary

ORIGINAL

(PRESENTED 11-18-2020)



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

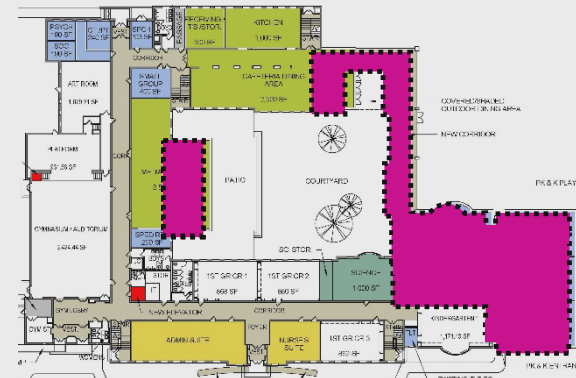
OPTION A

- 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/Project Budget

Construction Costs	Original Budget	Option A Budget with Sci Rm & Courtyard	Option B Budget with Sci Rm & Courtyard	Option C Budget with Sci 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	\$14,002,861
Contingency and Escalation	\$3,924,740	\$4,054,814	\$4,104,914	\$3,997,690
Construction Management Fees & Reimbursables	<u>\$1,765,837</u>	<u>\$1,847,857</u>	<u>\$1,885,930</u>	<u>\$1,853,688</u>
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	\$1,765,973
Furniture, Furnishings, Equipment and Security Electronics	\$600,000	\$650,000	\$650,000	\$650,000
Other Costs and Owner's Contingency (5%)	<u>\$1,487,987</u>	<u>\$1,537,445</u>	<u>\$1,560,145</u>	<u>\$1,539,296</u>
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 \$1,146,922 (added cost)	\$27,233,022 \$1,648,852 (added cost)	\$26,774,109 \$1,189,939 (added cost)

Summary

ORIGINAL

(PRESENTED 11-18-2020)



PROJECT BUDGET
\$25,584,170
68,515 GSF

OPTION A

- PreK+Kindergarten commons/Atelier
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PROJECT BUDGET
\$26,731,091
70,615 GSF

OPTION B

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PROJECT BUDGET
\$27,233,022
71,315 GSF

OPTION C

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PROJECT BUDGET
\$26,774,109
70,215 GSF



JCS JULIAN CURTISS SCHOOL



60 COUNTRIES, 30 LANGUAGES, ONE GREAT SCHOOL

Questions and Answers

**PERKINS —
EASTMAN**