



New Ithan Elementary School

Ithan Community Presentation

May 25, 2023

BRESLIN ARCHITECTS



- **Decision to Build The New Ithan Elementary School: June 28, 2022**
- **The Team:**
 - **Engaged Architect and Engineer: Fall 2022**
 - **Focused Steering Committee: December 2022**
 - **On Board Construction Management: Summer 2023**
- **Timeline: Process and Schedule**
- **Programming Phase: Site Location, Building Size, and Project Budget**
- **Next Steps: Schematic Design Phase**



Steering Committee

Advisory group - 21 core members plus 5 alternates

- Teachers
- Staff
- Parents
- Community Members
- Board/Facilities Committee Members
- Administrators
- IES Principal and Assistant Principal
- Architects & ELA Engineer



Steering Committee

Dr. Kenneth E. Batchelor - RTSD Superintendent
Bill Dolan - RTSD Director of Operations
Dan Bechtold - RTSD Assistant to the Superintendent
Stephen Behrens - Breslin Architects
Dr. Tronya Boylan - IES Principal
Theji Brennan - RTSD Director of Communications
Madeleine Campbell – IES Parent
Dr. Shawn Dutkiewicz - RTSD Assistant to the Superintendent
Dave Falcone – IES Parent
Dr. Scott Hand - RTSD Director of Technology
Arthur Hirsch – Community Member and Former IES Parent
Christine Kuhn – IES Teacher
Jenny LeSage - RTSD Director of Student Services
Marie Lawrence – IES Teacher
Ashley Masha – IES Parent
Nancy Monahan - RTSD Board Member, Chair of the Facilities Committee
Brian Pawling - RTSD Business Administrator
Julian Pelekanakis - Breslin Architects
Steve Shamberger - IES Parent
Susan Stern – RTSD School Board Member, Co-chair of Facilities Committee
Marc Verbos – IES Parent

Advisory Alternates:

Vaughn Bryan – RTSD Assistant Director of Operations
Joe Daniele – RTSD Director of Transportation
Todd Stitzel - RTSD Director of Human Resources
John Wagner – IES Assistant Principal

- Transitioned from a Shaping The Future Committee in December to IES Focused in January
- Monthly Full Committee Meetings
- BiWeekly Programming Meetings -
Administration Group:
 - Superintendent
 - Operations and Security
 - Business Manager
 - Communications
 - Technology
 - Teaching and Learning
 - Transportation
 - Ithan Principal
- Field Trips to see 3 Buildings

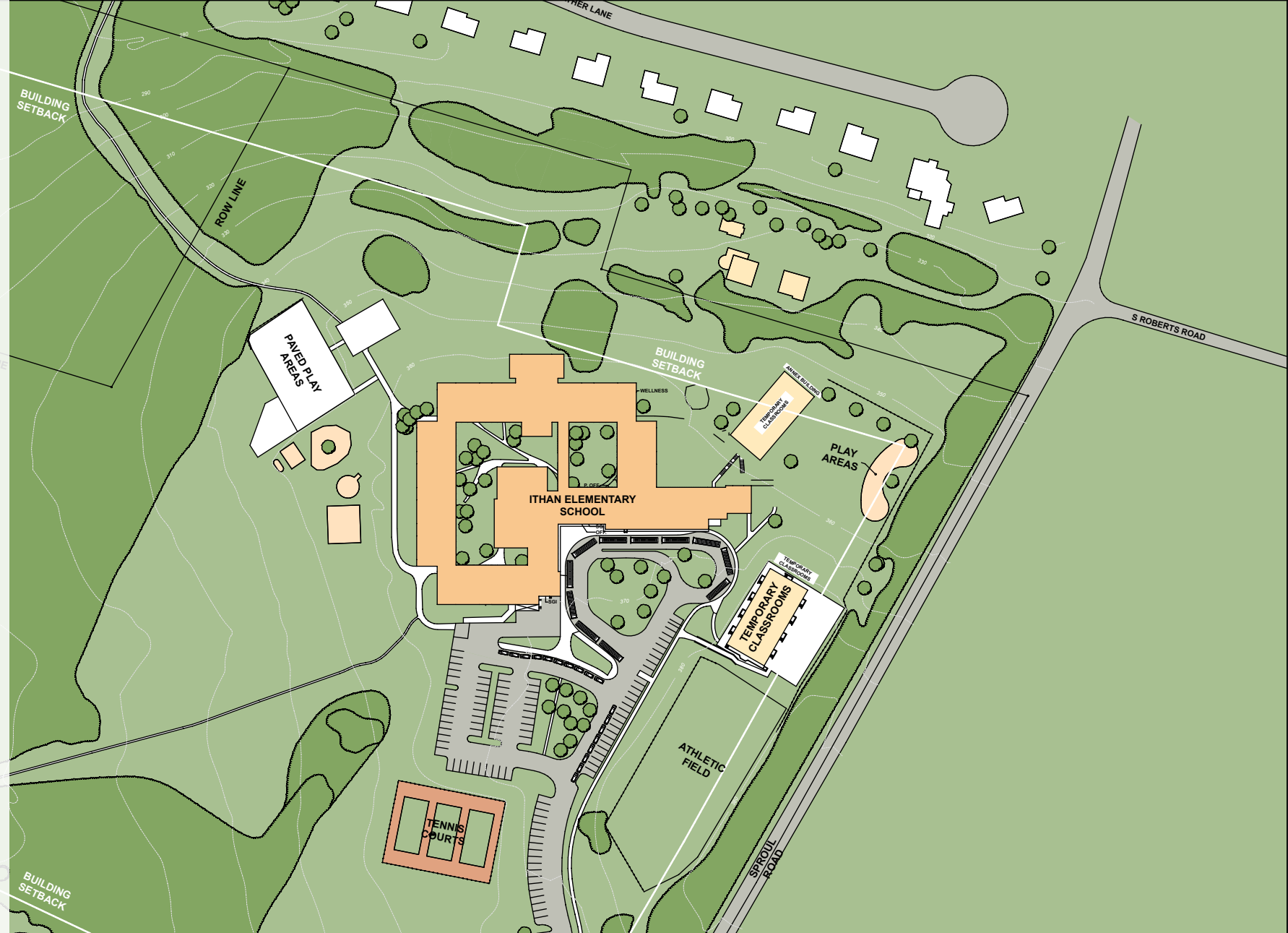


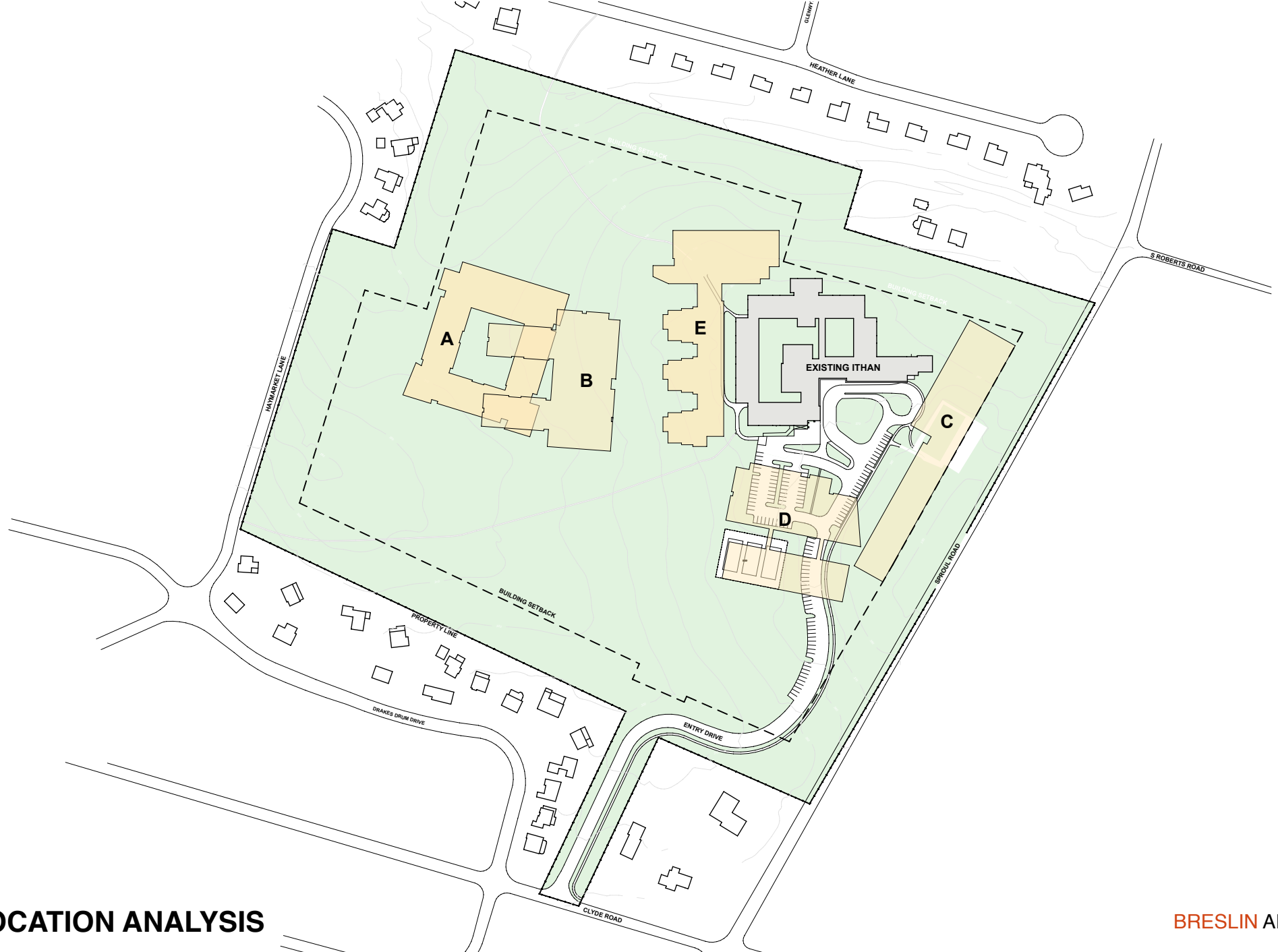
The New Ithan Elementary Project is currently scheduled for completion in the next 4-6 years. Below is a tentative timeline for various aspects of the project. Please note these dates may change and this webpage will be updated to reflect any changes. *(Updated April 26, 2023)*

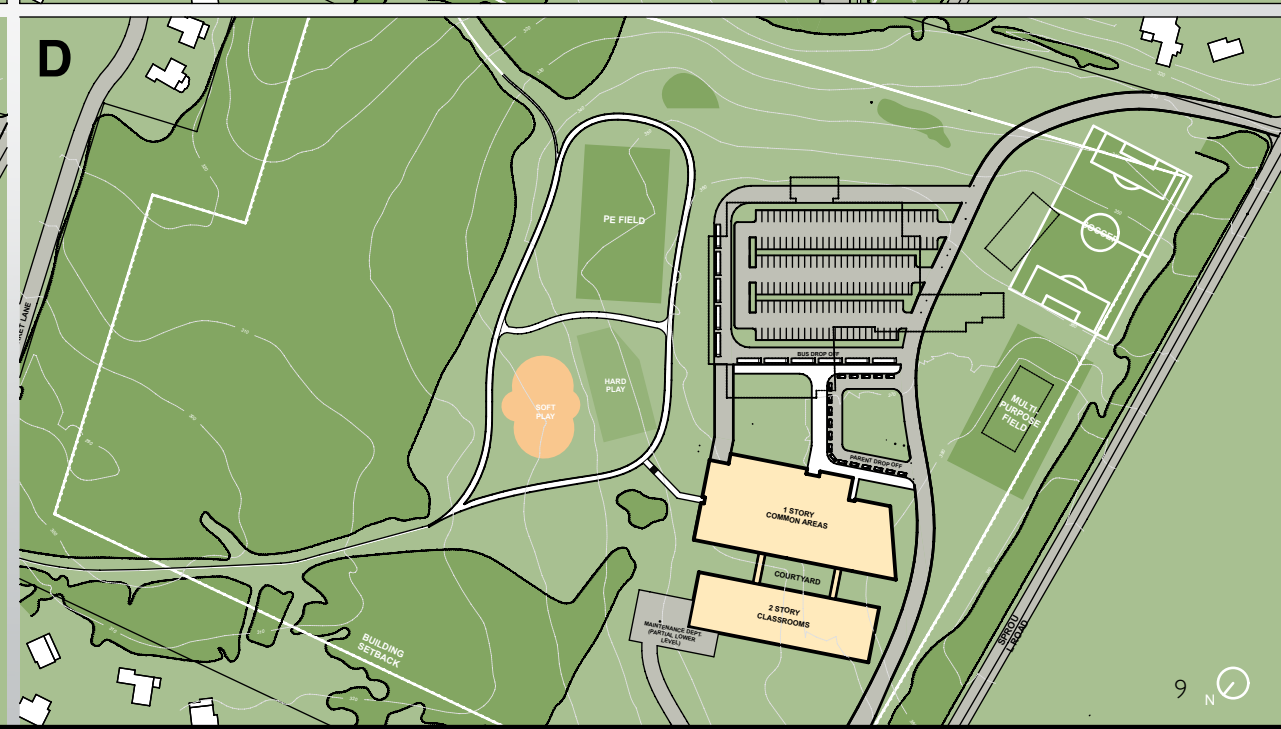
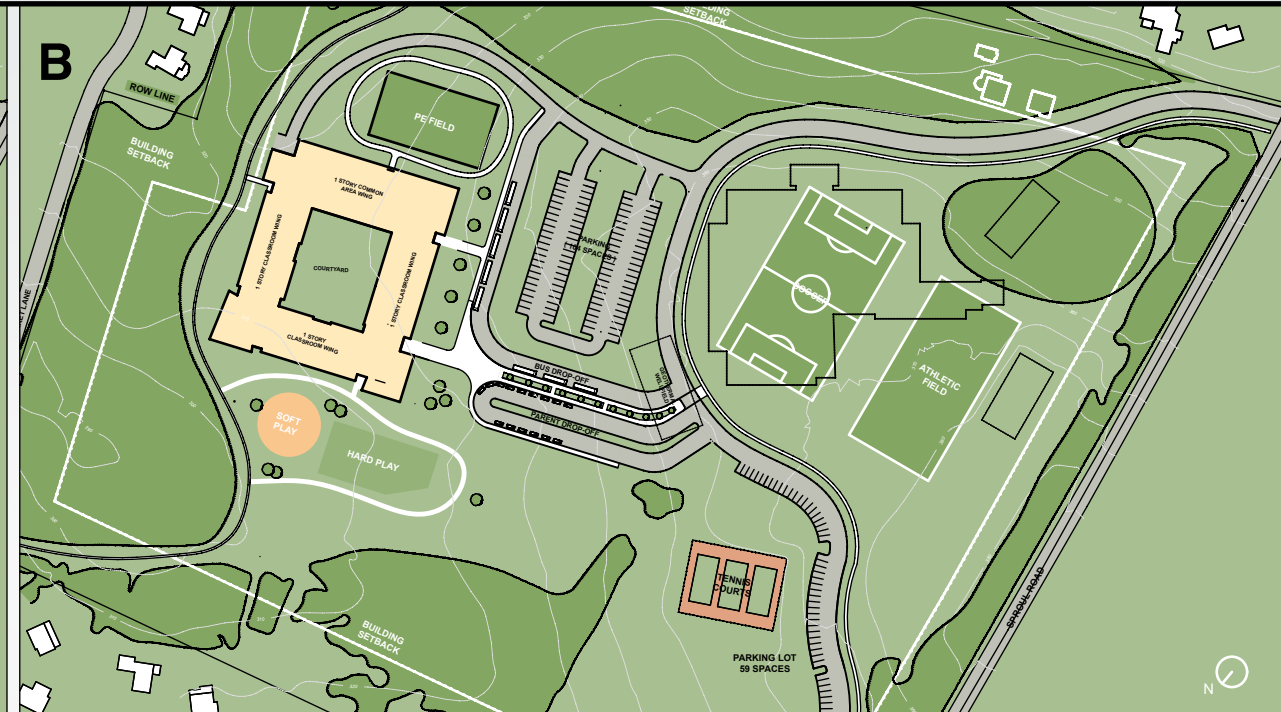
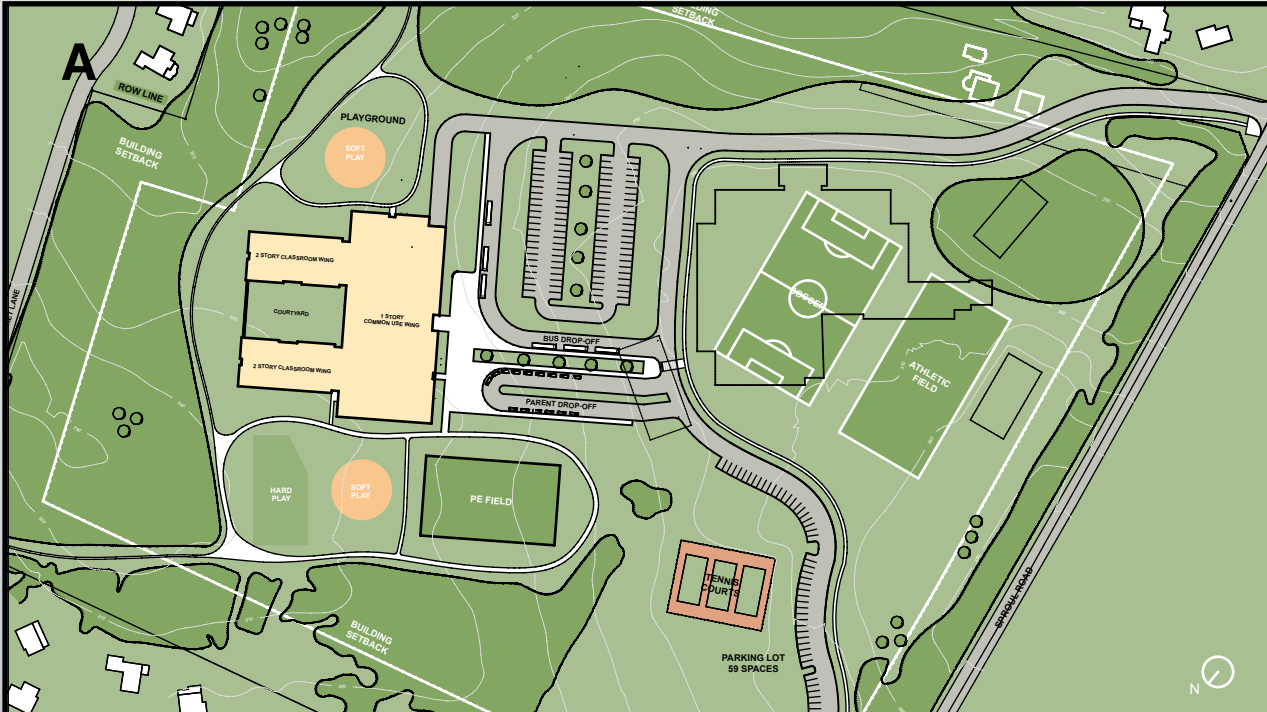
- **Programming Phase**
 - Determine location, size, and function of the new building.
 - Estimated completion: May 2023
- Schematic Design Phase
 - Meet with internal stakeholders and develop floor plan.
 - Estimated completion: September 2023
- Design Development Phase
 - A more detailed design to include technology integration, input from teachers and administrators, educational space design, 3D space layouts.
 - Estimated completion: January 2024
- Land Development
 - Estimated completion: November 2024
- Bidding
 - Estimated completion: December 2024
- Award of Contracts
 - Estimated completion: February 2025
- Construction
 - Estimated completion: 2027-2028 School Year

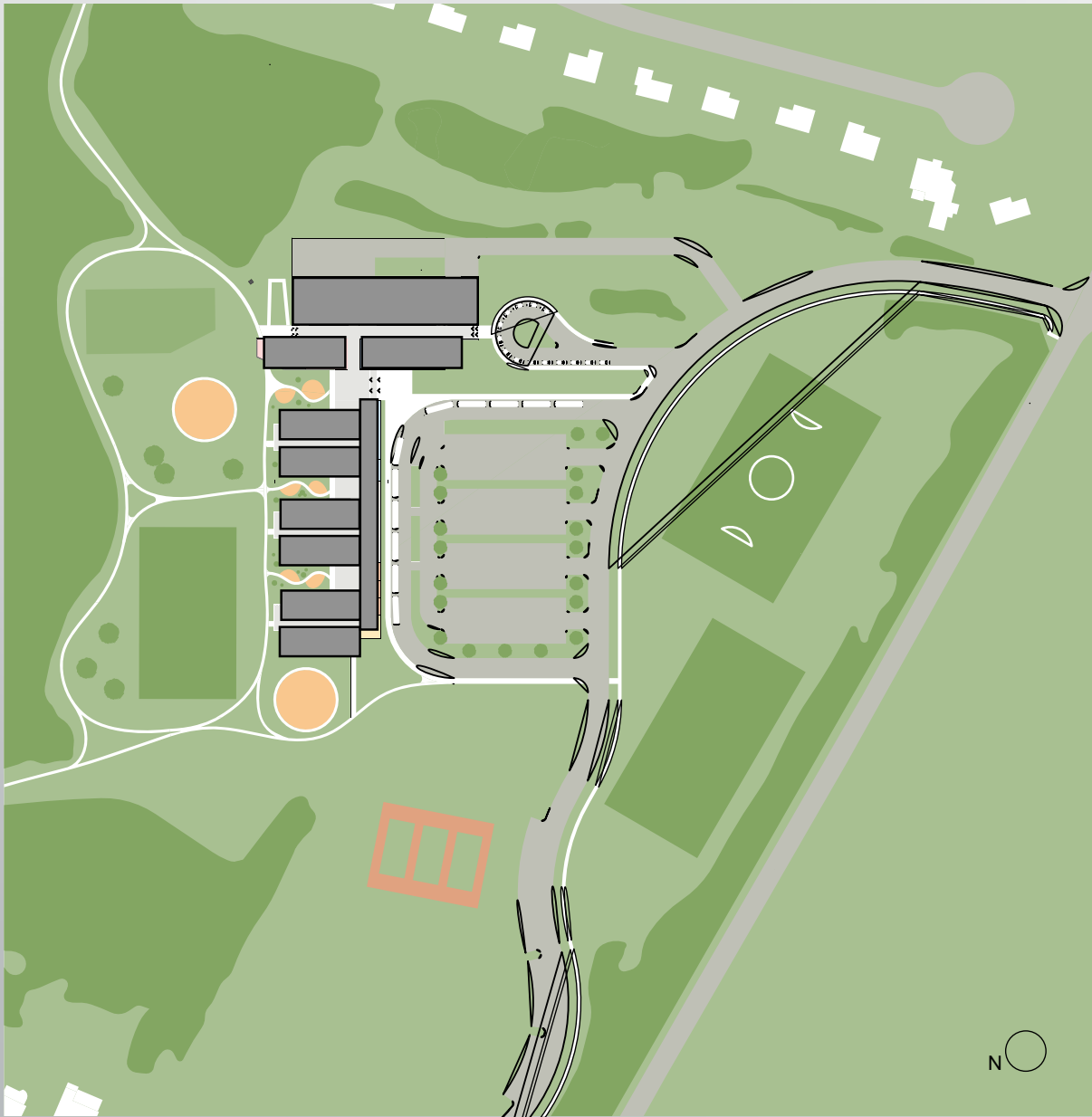
Site Due Diligence

- Traffic Study
- Site Analysis
- Environmental Risk Survey
- Property Survey
- Tree Survey
- Meeting with Township

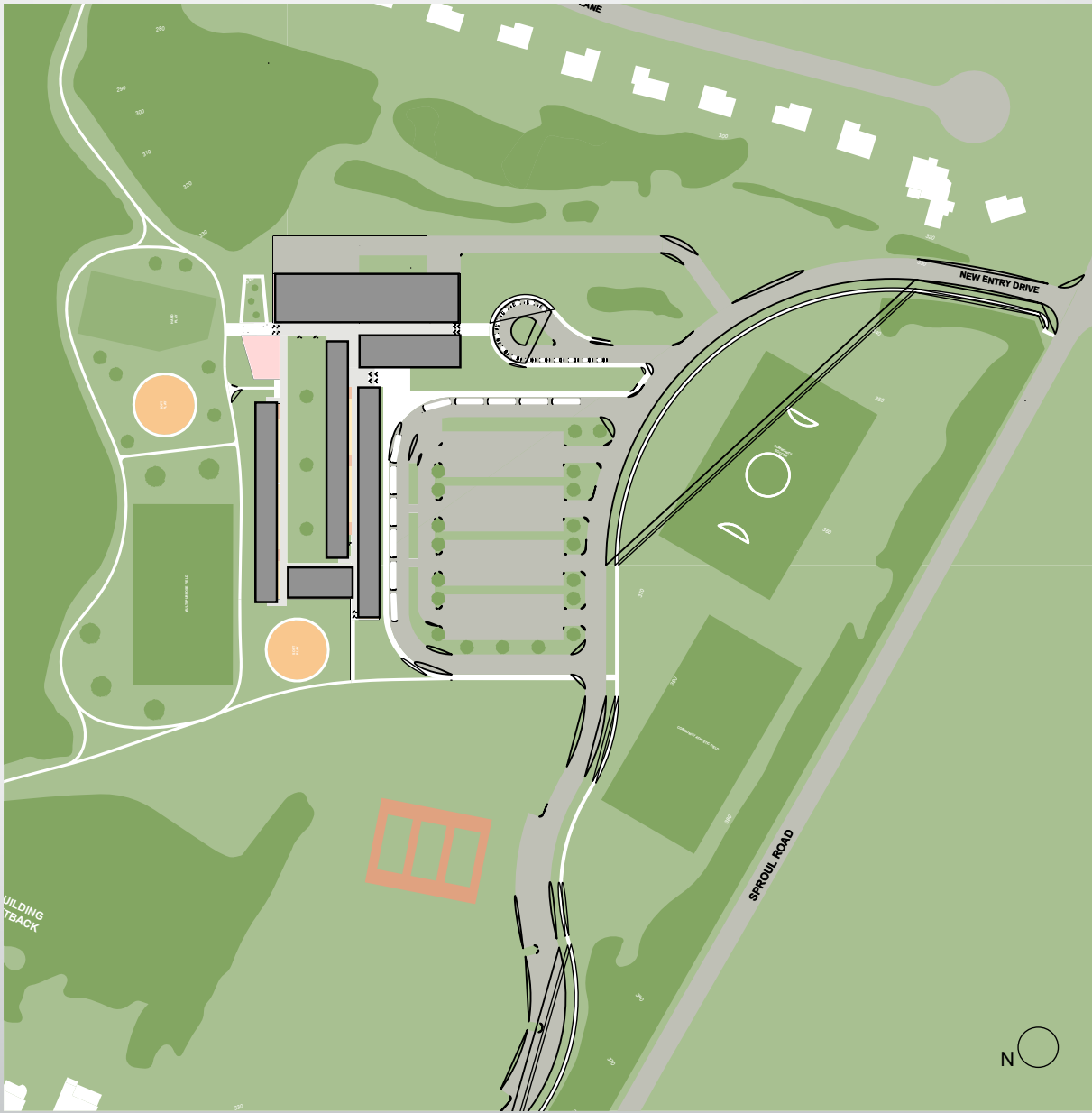








SITE PLAN - OPTION 1 "The Key Concept"



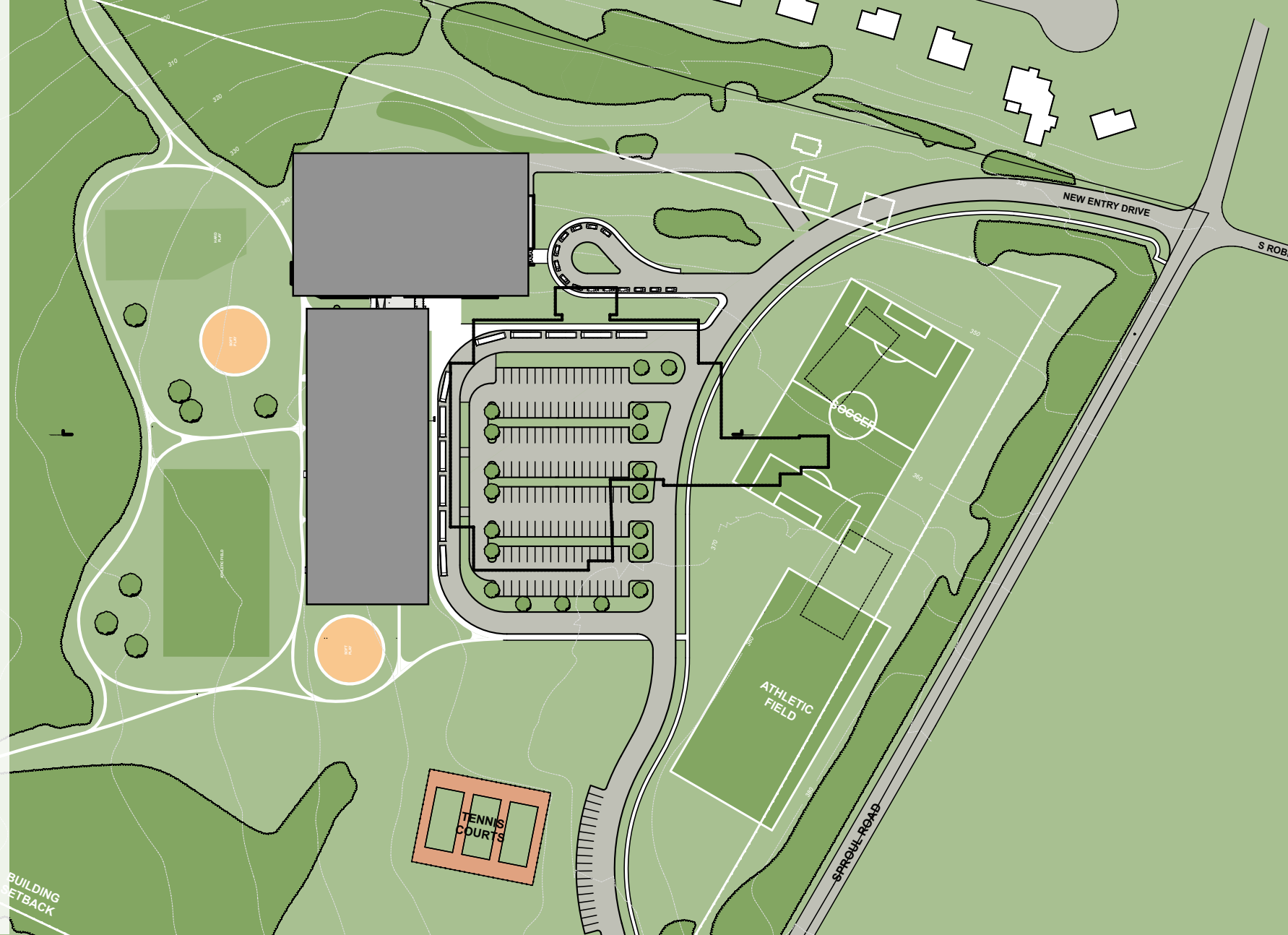
SITE PLAN - OPTION 2 "The Courtyard Concept"

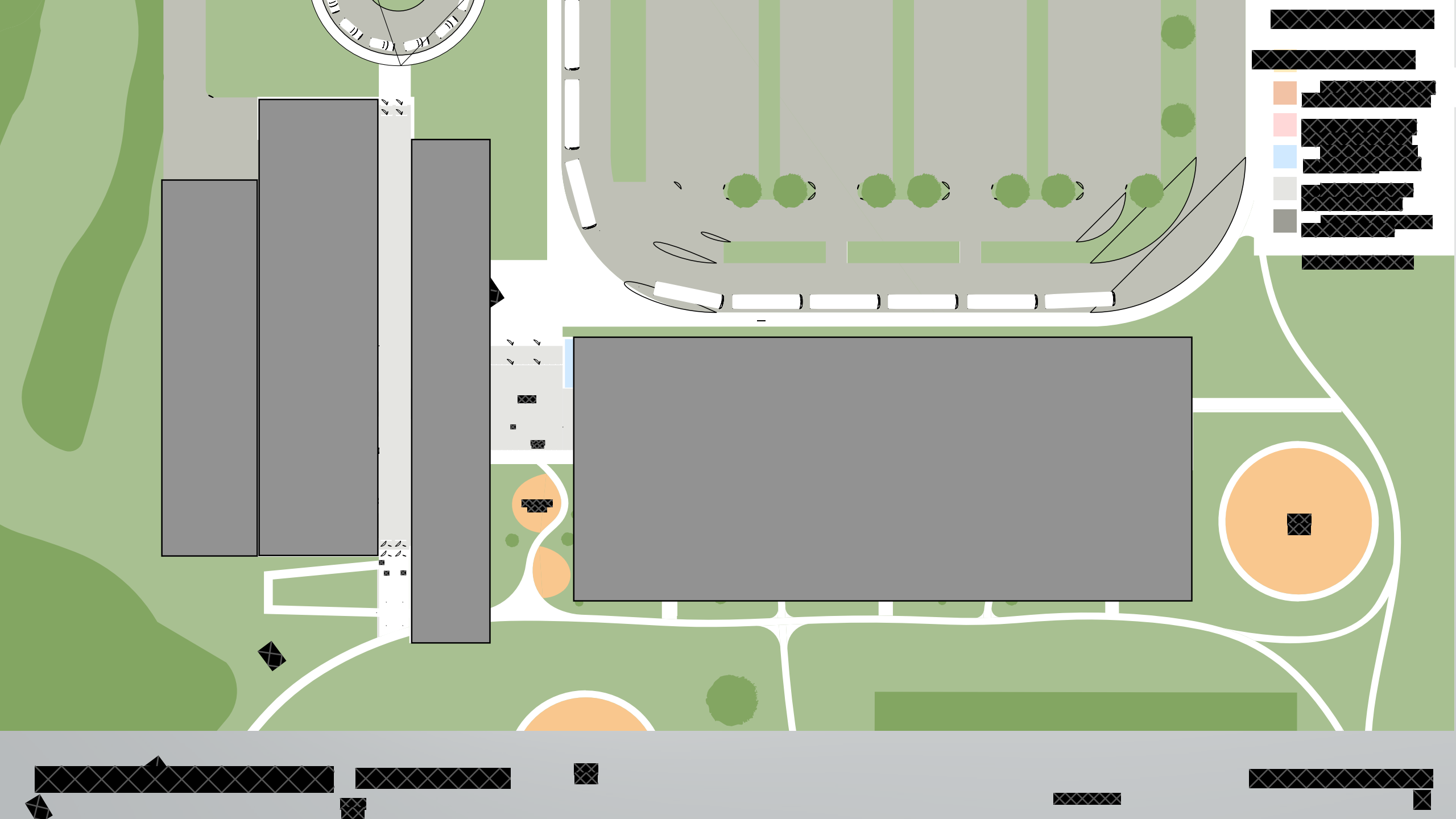
Pros:

- Outwardly oriented *parti* connects to natural landscape
- Design works with the topography more effectively
- Daylight is brought directly into lower level core area
- More efficient floor plan with smaller footprint
- Lower construction cost
- Simpler building layout is easier to navigate and observe
- Configuration offers greater flexibility for future expansion

Cons:

- No fully enclosed courtyard

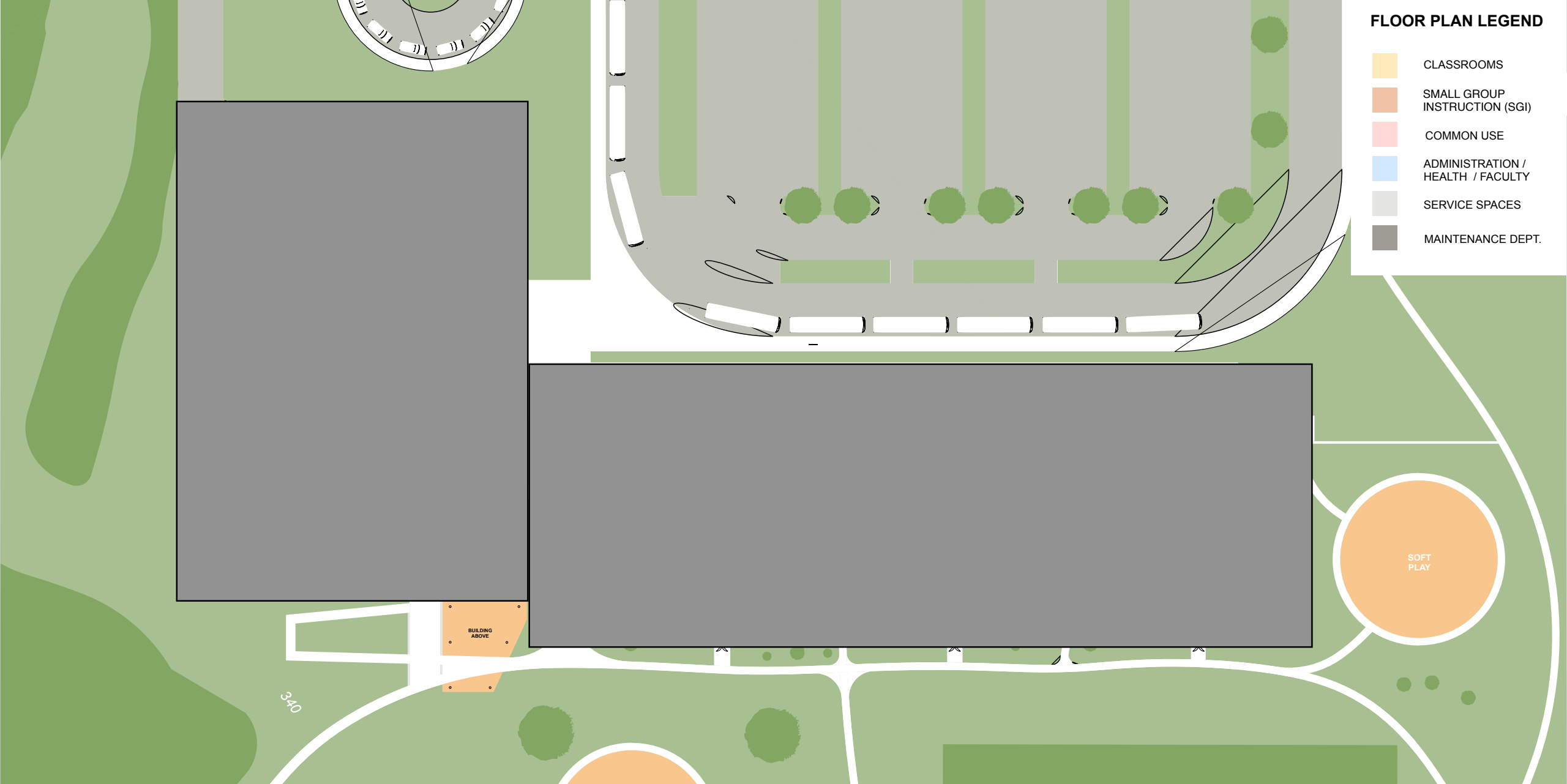




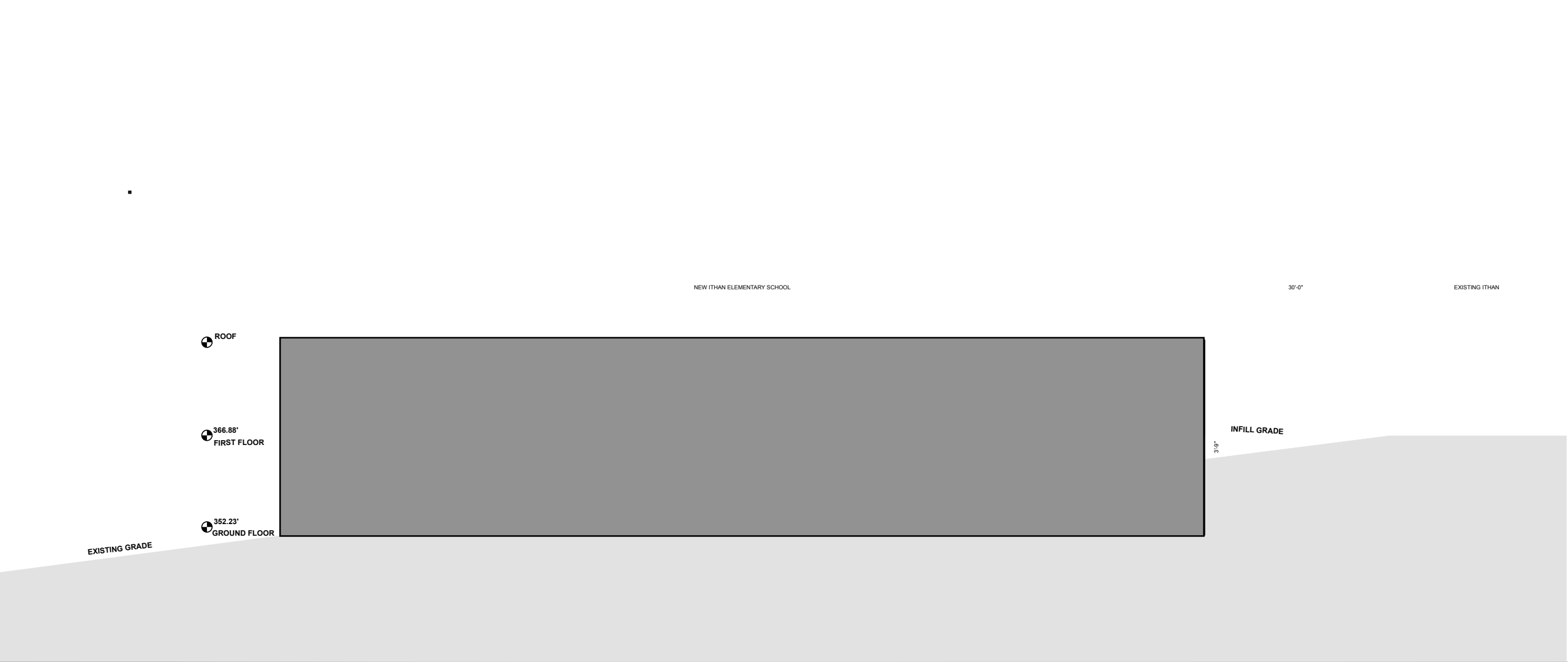
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- [Pink solid color]
- [Light blue solid color]
- [Light grey solid color]
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FLOOR PLAN LEGEND

- CLASSROOMS
- SMALL GROUP INSTRUCTION (SGI)
- COMMON USE
- ADMINISTRATION / HEALTH / FACULTY
- SERVICE SPACES
- MAINTENANCE DEPT.



OPTION 1 - GROUND FLOOR “The Key Concept”



OPTION 1 - SITE SECTION “The Key Concept”



"The Key Concept"

ITHAN ELEMENTARY - SUN / SHADE STUDY
APRIL 01, 8:00 AM



"The Key Concept"

ITHAN ELEMENTARY - SUN / SHADE STUDY

APRIL 01, 12:00 PM



“The Key Concept”

ITHAN ELEMENTARY - SUN / SHADE STUDY
APRIL 01, 4:00 PM

| | | |
|---------------------------------|------------------------------|------------------------|
| TOTAL SCHEDULED AREA | | 62,725 sq. ft. |
| Total Architectural Area | 62,725 sq. ft. x 1.74 | 109,000 sq. ft. |

Summary of Construction Costs

| | | | | |
|------------------------------------------------------|-------------------------|----|-------------------|----|
| Site Development | | \$ | 6,000,000 | * |
| New Construction | 109,000 sq. ft. x \$380 | \$ | 41,420,000 | ** |
| Phasing required to construct around Existing School | | \$ | 1,400,000 | |
| | Sub-Total | \$ | 48,820,000 | |

| | | | | |
|--------------------------------------|------------------|----|------------------|--|
| Architectural / Engineering Services | | \$ | 2,807,200 | |
| Construction Manager Services | | \$ | 976,400 | |
| Land Development Engineering Fees | | \$ | 600,000 | |
| Furniture and Equipment | | \$ | 1,100,000 | |
| | Sub-Total | \$ | 5,483,600 | |

Additional Construction-Related Costs

| | | | | |
|---------------------------------------------------------------------------------|------------------|----|-------------------|--|
| Permits and Reviews; Geotechnical, Environmental and Construction Testing, etc. | | \$ | 2,441,000 | |
| Contingency (8%) | | \$ | 3,905,600 | |
| Demolition of Existing Structures and Features | | \$ | 1,800,000 | |
| Financing Costs (3%) | | \$ | 1,873,500 | |
| | Sub-Total | \$ | 10,020,100 | |

Estimated Project Cost

| | | | | |
|---------------------------------------------------------------------------------------|--------------|----|-----------------------|--|
| <i>Alternate for ground floor district maintenance area (includes 20% soft costs)</i> | TOTAL | \$ | 64,323,700 | |
| | | | <i>\$1,000,000.00</i> | |

* NOTE: Site Development Costs are for on-site development only

Administrative recommendation: that the Board authorizes Breslin Architects to proceed to the Schematic Design Phase for the New Ithan Elementary School Building based on the “Key Concept” design, site location, schedule and budget as presented.

