



Building the New Ithan Elementary School

RTSD - Board Business Meeting Presentation
September 26, 2023

BRESLIN ARCHITECTS



Recommended Action for October Board Business Meeting:
The Board authorizes Breslin Architects to proceed to the Design Development Phase for the New Ithan Elementary School Building based on the Schematic Design of building and site, estimated schedule, and estimated construction budget as presented.



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Building the New Ithan Elementary School

Agenda:

- Effort to date
- Timeline
- Building Programing Comparison
- Schematic Plans
- Renewable Energy Goals
- Estimated Costs
- Board Action in October



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Building the New Ithan Elementary School

Let's review:

- **Decision to Build The New Ithan Elementary School: June 28, 2022**
 - **Based on Feasibility Study & Community Feedback**
 - **Informed by Act 34 Limits and implications, District needs**
- **Building the Timeline: Process, Schedule and Future Redistricting**
- **Building the Team:**
 - **Engaged Architect and Engineer: Fall 2022**
 - **Formed Steering Committee: December 2022**
 - **Onboarded Construction Management Services: Summer 2023**
- **Completed Programming Phase: Site Location, Building Size, and Project Budget December: December 2022 – April 2023**
- **Schematic Design Phase: May 2023 – September 2023**



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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



The New Ithan Elementary Project is currently for completion in the next 4 years. Below is a tentative timeline for various aspects of the project.

Schematic Design Phase

- Meet with internal stakeholders and develop floor plan, elevations
- Estimated completion: September 2023

Design Development Phase

- A more detailed design to include technology integration, input from teachers and administrators, educational space design, 3D layouts
- Estimated completion: February 2024

Land Development

- Estimated completion: November 2024

Construction Document Phase

- Estimated completion: November 2024

Bidding

- Estimated completion: December 2024

Award of Contracts

- Estimated completion: January 2025

Construction

- Estimated groundbreaking Spring 2025
- Estimated completion: 2027-2028 School Year



Building the New Ithan Elementary School

Schematic Design Update:

- Decision to Proceed with Schematic Design Phase: May 2023
- Building the Team:
 - SitelogIQ selected as Construction Manager
 - Mechanical, Electrical, and Plumbing Engineer and Structural Engineers to be onboarded during Design Development
- Design Team met with Administration Group on a bi-weekly basis to further refine building program, building layout, and site design.
- Steering Committee reviewed on September 19
- Completed Schematic Design Phase: Building Program, Building Layout, Building Massing, Site Layout, and updated project budget.
- Next Steps: Design Development Phase



NEW ITHAN

Proposed Room Schedule

2	De-escalation rooms	1,000
1	Library	3,475
1	Innovation Design Studio (LGI)	1,200
1	Wellness Classroom (LGI)	1,000
1	TOGL Classroom (LGI)	660
1	MTSS Facilitator / Coach Classroom (LGI)	1,000
5	Kindergartens	1,000
1	Pre-Kindergarten	1,000
25	Classrooms	850
5	Special Education Classrooms	850
3	Language / Low incident Support (SGI)	660
13	Learning Support Room (SGI)	550
1	Art Room w/ storage	1,300
1	Music Classroom	660
1	Music Classrooms w/ storage	1,000
1	Multi-Purpose Room	5,500 (2,750 SF GYM / 2,750 SF THEATER)
1	Cafeteria	3,000
1	Stage	900
1	Kitchen	2,100
1	Faculty Dining Room (LGI)	550
1	Health Suite	920
1	Administration	2,500
1	Counseling	1,756
Total Building Area		114,000 SF

Existing Ithan	Existing Radnor	Existing Wayne
3,200 SF	3,164 SF	1,750 SF
1,300 SF	970 SF	900 SF
830 SF	820 SF	840 SF
830 SF	820 SF	840 SF
(4) 600 SF	(6) 415 SF	(20) 200 SF
1,200 SF	1340 SF	1,200 SF
N/A	(2) 1,300 SF	(1) 1,000 SF
3,150 SF (GYM)	3,601 SF (GYM)	3,588 SF (GYM)
3,300 SF (CAFETERIA + THEATER)	2,720 SF (CAFETERIA) + 1,782 SF (THEATER)	2,560 SF (CAFETERIA) + 1,752 SF (THEATER)
850 SF	970 SF	763 SF
915 SF	2,665 SF	2,320 SF
700 SF	1130 SF	790 SF
500 SF	837 SF	800 SF
1,300 SF (ADMIN) + 1,072 SF (COUNSELING)	2,398 SF (ADMIN/ COUNSELING COMBINED)	1,212 SF (ADMIN) + 542 SF (GUIDANCE)
59,200 SF	92,761 SF	93,028 SF

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BUILDING PROGRAM - COMPARISON

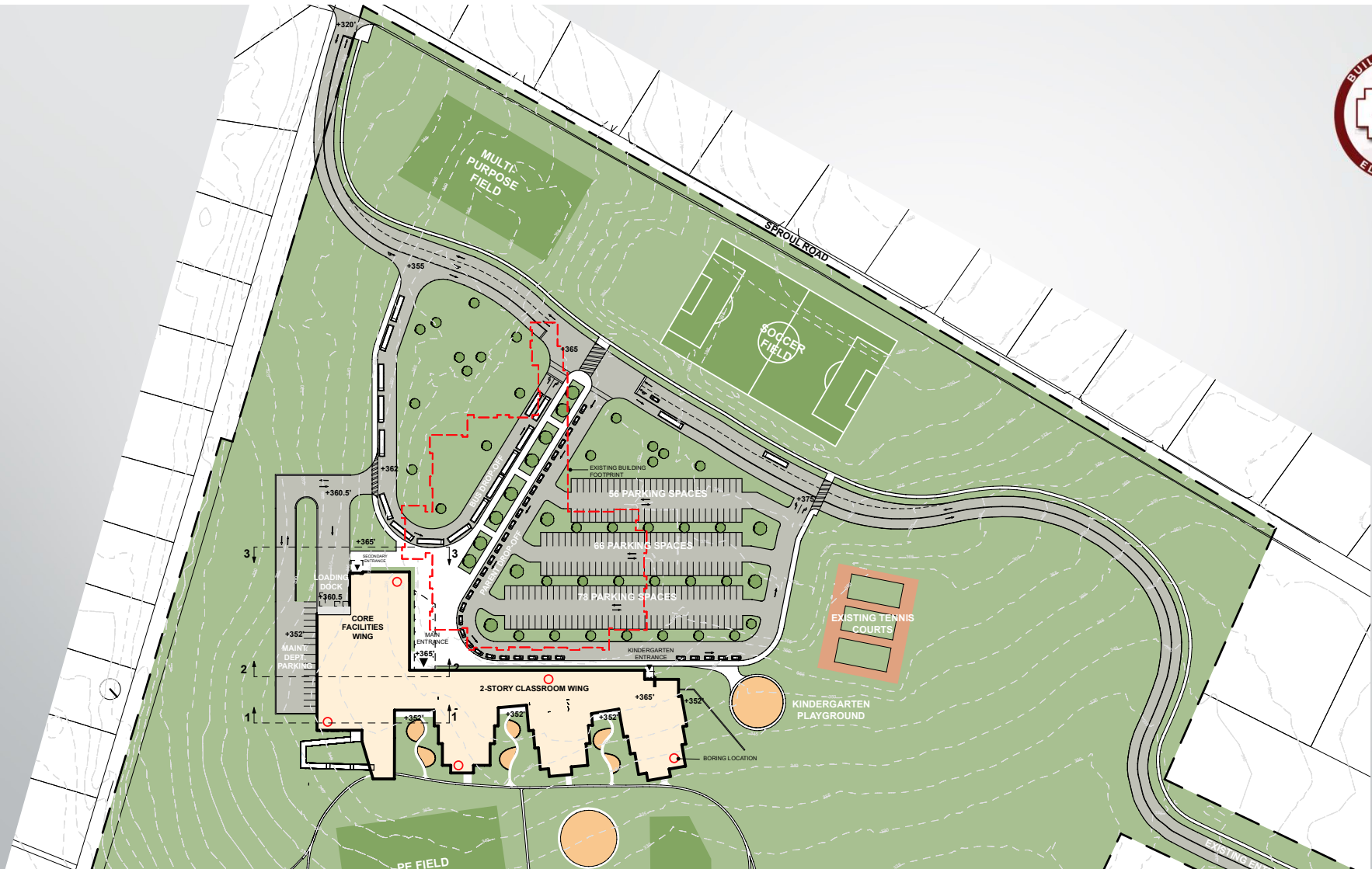


ROOF STUDY: One of several building modeling exercises











Resolution on Renewable Energy Goals

RTSD Regular Business Meeting 8/25/2020 Item 7.3

Goals pertaining to Building the New IES:

- investigate cost effective implementation of Renewable Energy Goals within its planning for the District's facilities
- investigate cost effective, renewable energy and sustainability as priorities when embarking on any construction
- to investigate cost effective, renewable and sustainability as priorities in its long-term plan for purchasing vehicles and cooking appliances

Elements inherent in the design:

- ✓ Geothermal mechanical system
- ✓ Daylight harvesting and natural views
- ✓ Low emitting and recycled materials
- ✓ LED lighting
- ✓ Low flow plumbing fixtures
- ✓ High performing building envelope
- ✓ EV charging provisions

Summary of Construction Costs

Site Development		\$	6,000,000 *
New Construction	114,000 sq. ft. x \$400 sq. ft.	\$	45,600,000 **
Phasing required to construct around Existing School		\$	1,400,000

Sub-Total \$ **53,000,000**

Architectural / Engineering Services	\$	3,047,500
Construction Manager Services	\$	1,060,000
Land Development Engineering Fees	\$	600,000
Furniture and Equipment	\$	1,100,000

Sub-Total \$ **5,807,500**

Additional Construction-Related Costs

Permits and Reviews; Geotechnical, Environmental and Construction Testing, etc.	\$	2,650,000
Contingency (8%)	\$	4,240,000
Demolition of Existing Structures and Features	\$	1,800,000
Financing Costs (3%)	\$	2,024,900

Sub-Total \$ **10,714,900**

Estimated Project Cost

Alternate for ground floor district maintenance area (includes 20% soft costs)

TOTAL \$ **69,522,400**
\$1,200,000.00

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

** Cost per square foot budget estimate is based on bidding late 2024. Project is TBD Under Act 34 Limit.

COST ESTIMATE



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DISCUSSION & QUESTIONS



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THANK YOU!

