



The New Bancroft School and Neighborhood Campus

Presentation to Board of Education
September 14, 2021



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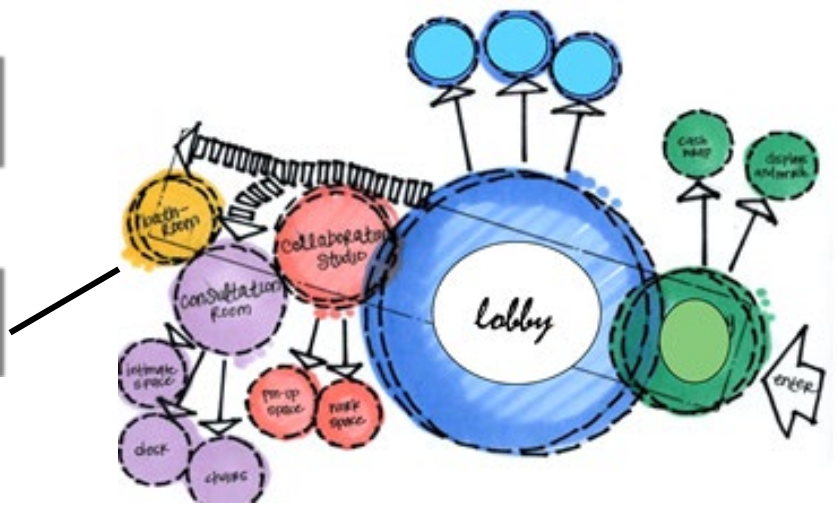
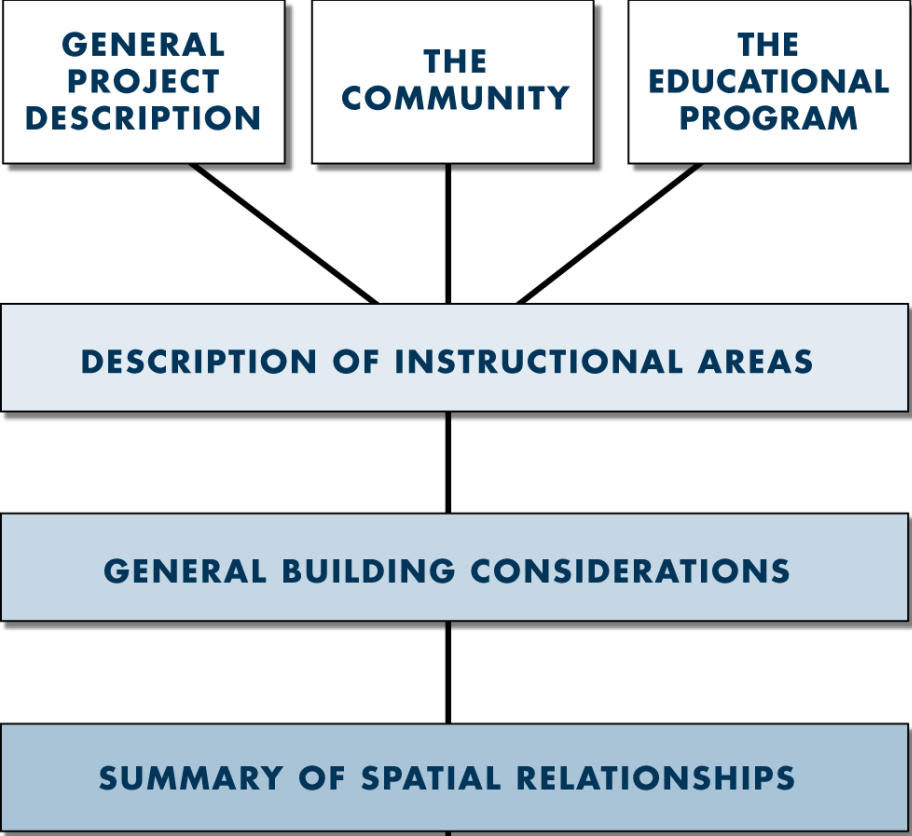
Presentation Agenda

- 1. Process Overview**
 - 2. Community / Staff / Agency Interactions**
 - 3. Project Drivers**
 - 4. Site Considerations**
 - 5. Plan Components**
 - 6. Building Elevations**
 - 7. Schematic Design – Approval Request**
 - 8. Next Steps**
 - 9. Questions & Answers**
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Process Overview



Programming – Stakeholder Meetings

- 
- **Transportation**
 - **Building Systems / Maintenance / Custodial Services**
 - **Nutrition Services**
 - **Building Administration / Guidance**
 - **Nurse**
 - **General Education / Special Education**
 - **Science / STEM**
 - **Music**
 - **Physical Education / Athletics**
 - **Library / Media Center**
 - **Technology**
 - **Arts / Related Arts**
 - **District Offices**
 - **Community Resources**


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Community Interactions

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Community / Staff / Agency Interactions

- **Stakeholders Meeting**
(October 30, 2020)
 - **Staff Meeting**
(November 23, 2020)
 - **Public Meeting**
(December 1, 2020)
 - **Staff Programming**
(April – May 2021)
 - **Student Focus Group**
(April 13, 2021)
 - **Parent Focus Group**
(April 22, 2021)
 - **City Agency Coordination Meetings – Ongoing**
(April / May / June / July / August . . . 2021)
 - **Community Meeting / Presentation**
(May 10, 2021 / July 14, 2021 / September 7, 2021)
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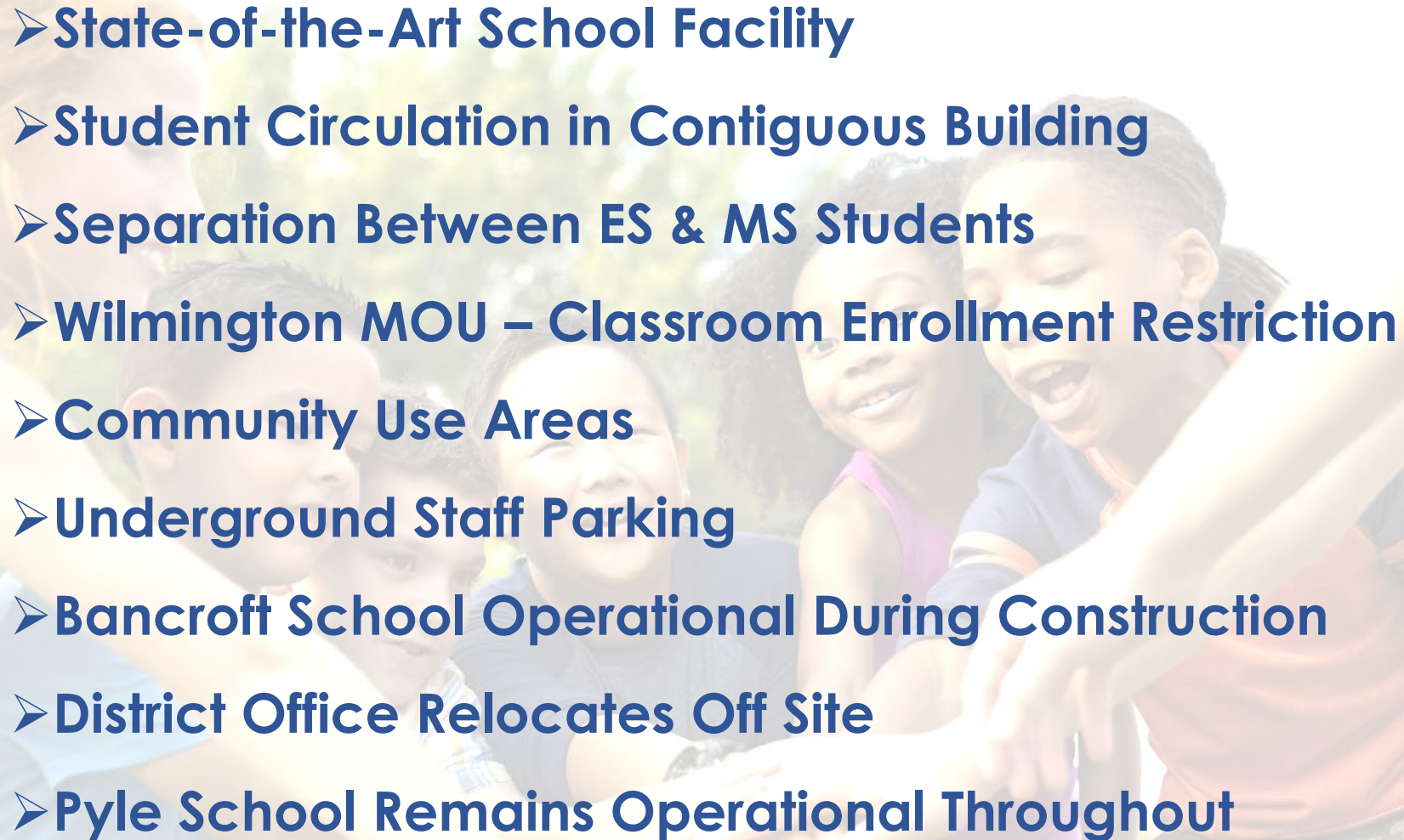
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Project Drivers

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Project Drivers

- 
- **State-of-the-Art School Facility**
 - **Student Circulation in Contiguous Building**
 - **Separation Between ES & MS Students**
 - **Wilmington MOU – Classroom Enrollment Restriction**
 - **Community Use Areas**
 - **Underground Staff Parking**
 - **Bancroft School Operational During Construction**
 - **District Office Relocates Off Site**
 - **Pyle School Remains Operational Throughout**

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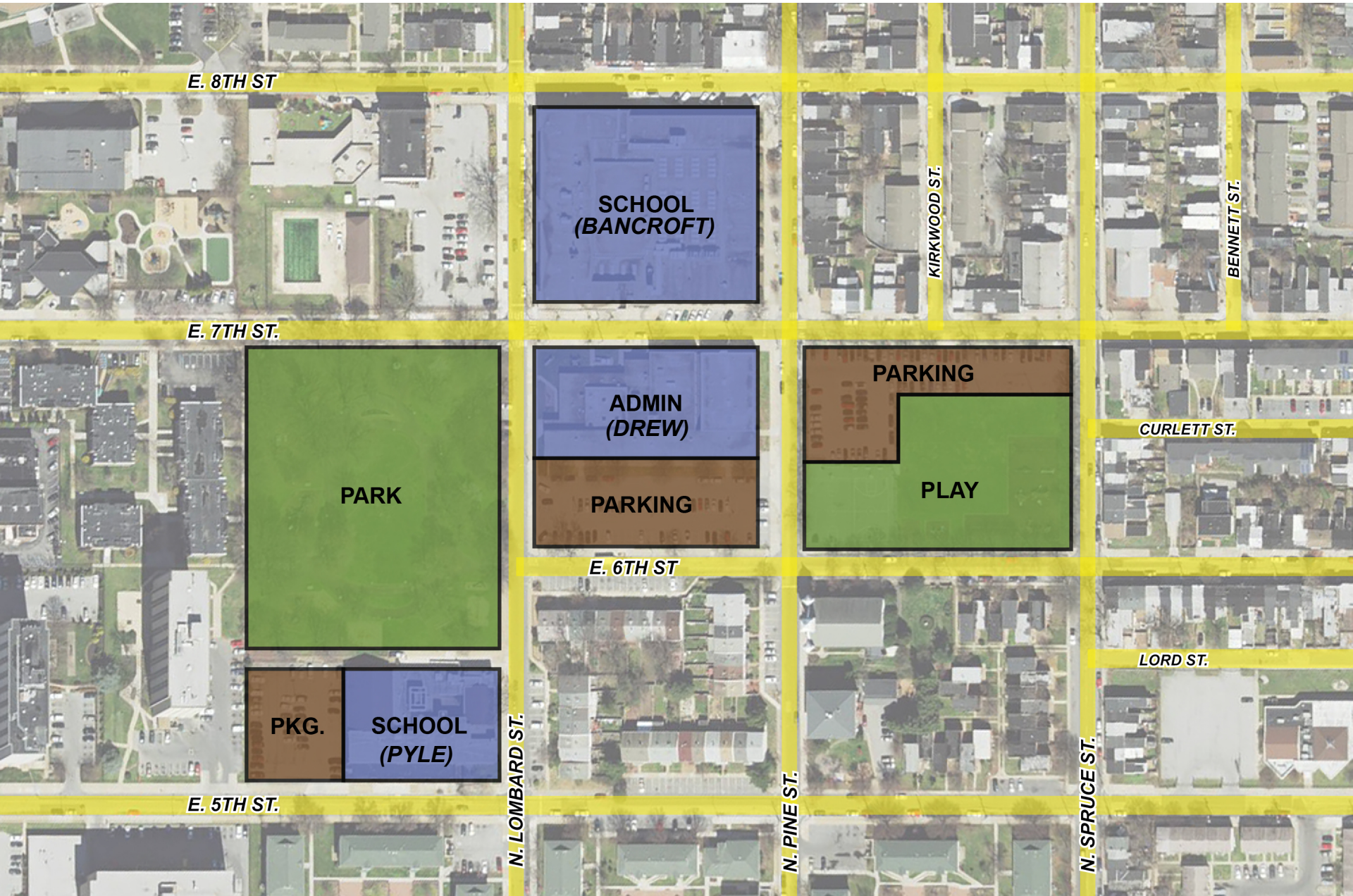


Site Considerations

Site Analysis – Property Diagram



Site Analysis – Property Diagram



Proposed Traffic Circulation



Lombard to be widened and made two way between 6th & 7th

PARTIAL PINE STREET CLOSURE - TWO FULL BLOCKS NEEDED FOR SCHOOL FOOTPRINT

Reverse direction of 6th Street between Lombard and Spruce

Compton Park

East 7th Street

East 6th St.

Pine

Pine

Spruce St.

Lombard St.

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Plan Components

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Site Analysis – Building Footprint



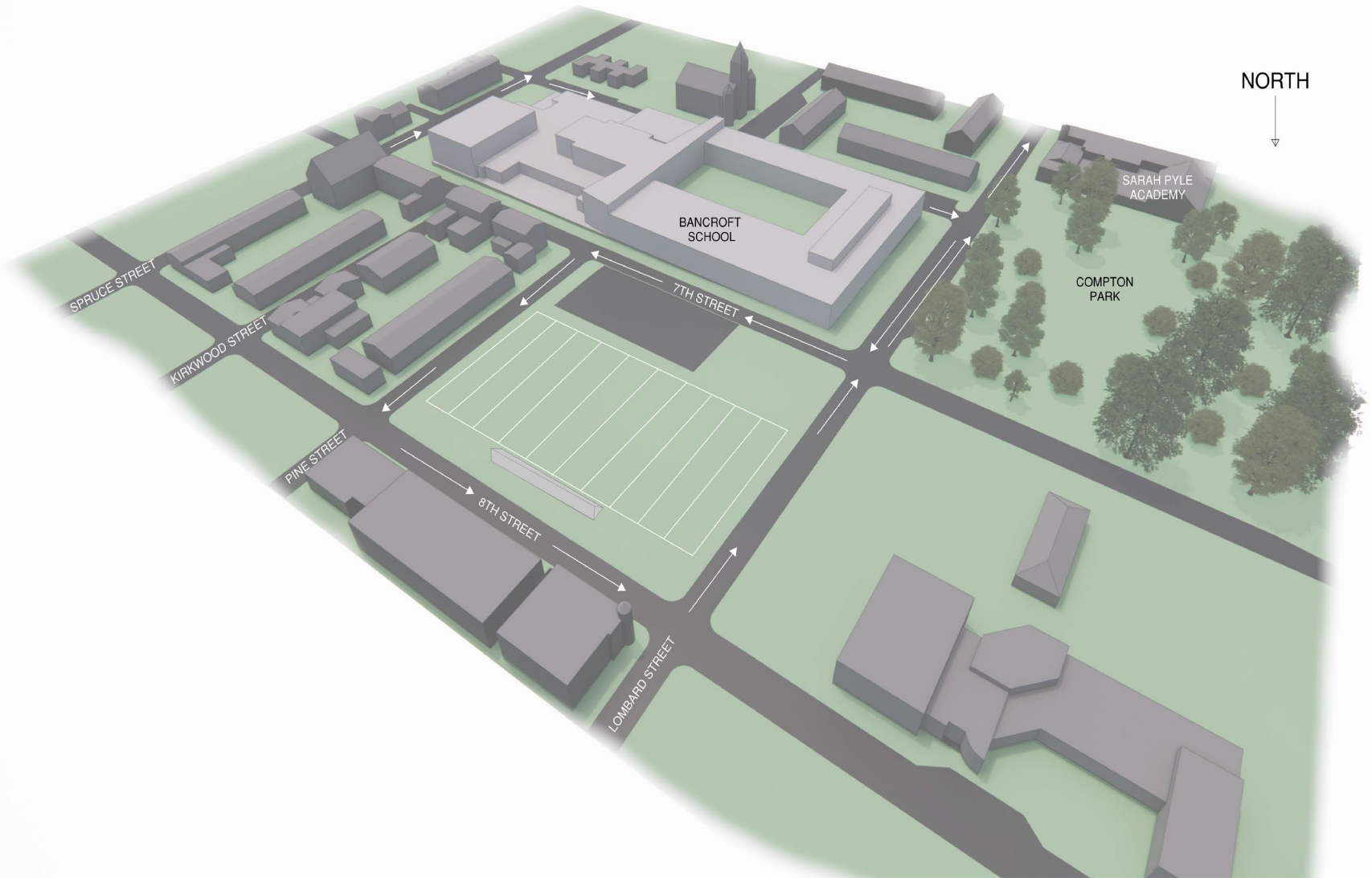
Building Footprint – First Floor



Building Footprint – Second Floor



Building Footprint – Site Massing



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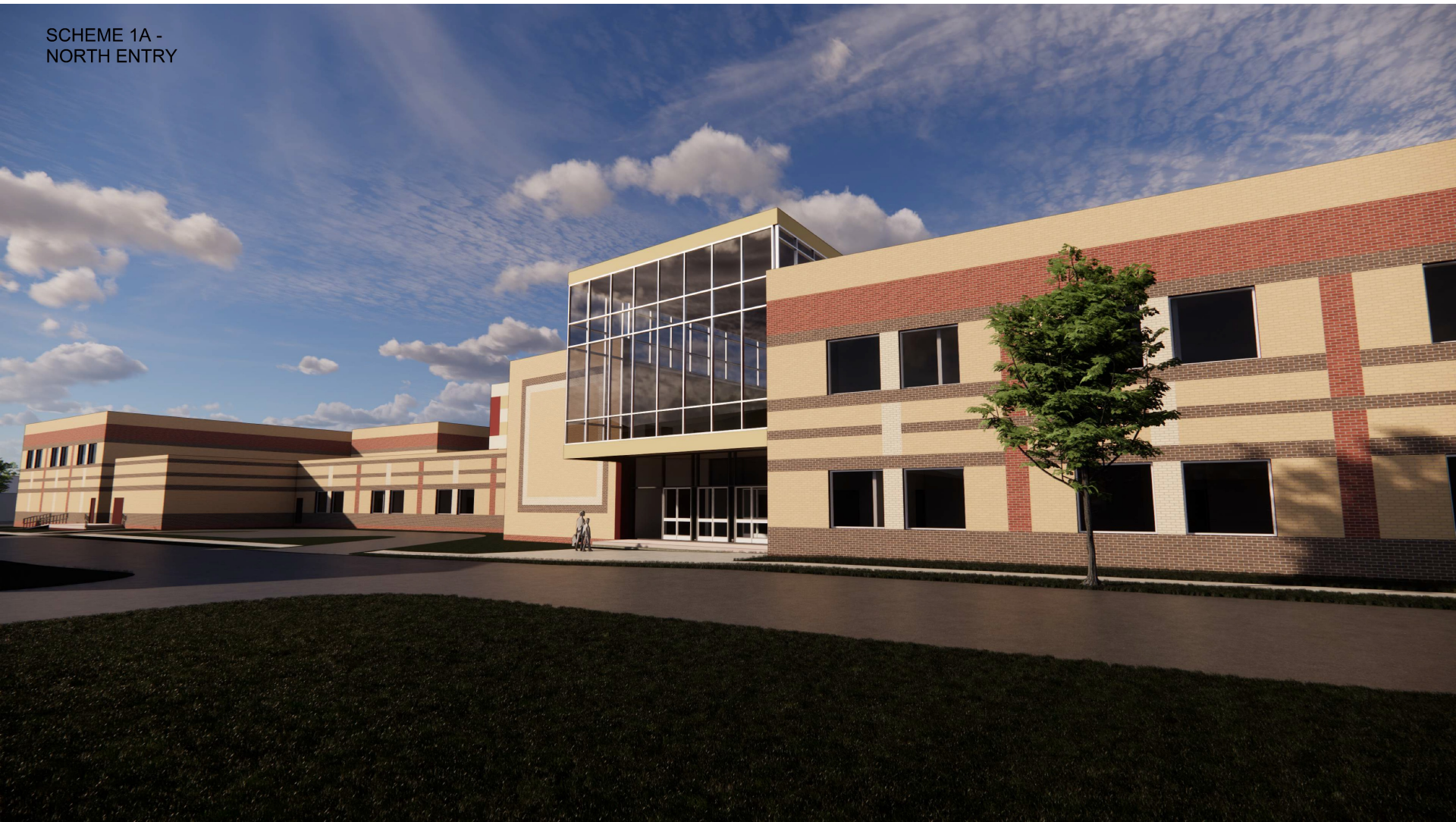


Building Elevations

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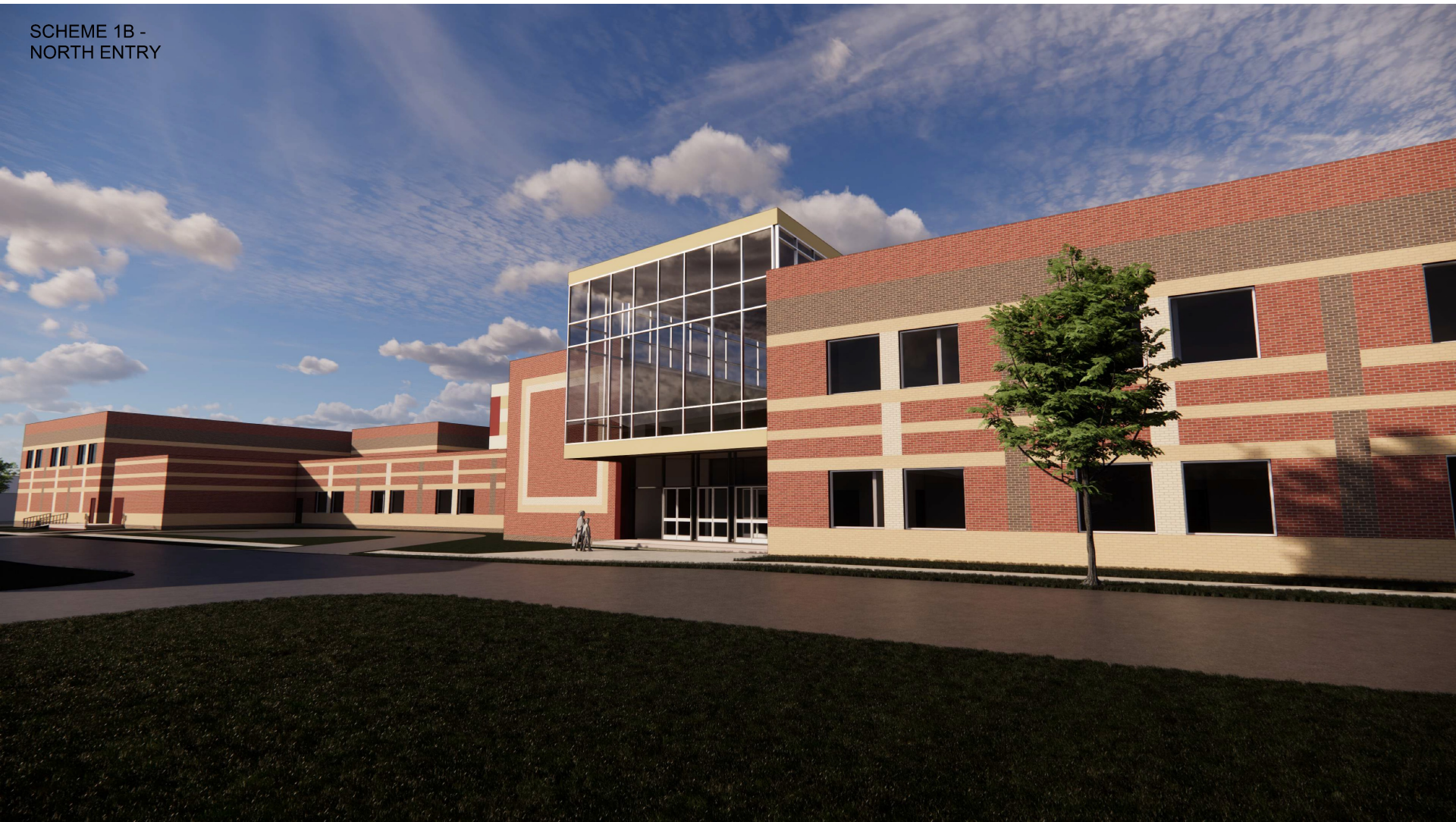
Building Footprint – Site Massing

SCHEME 1A -
NORTH ENTRY



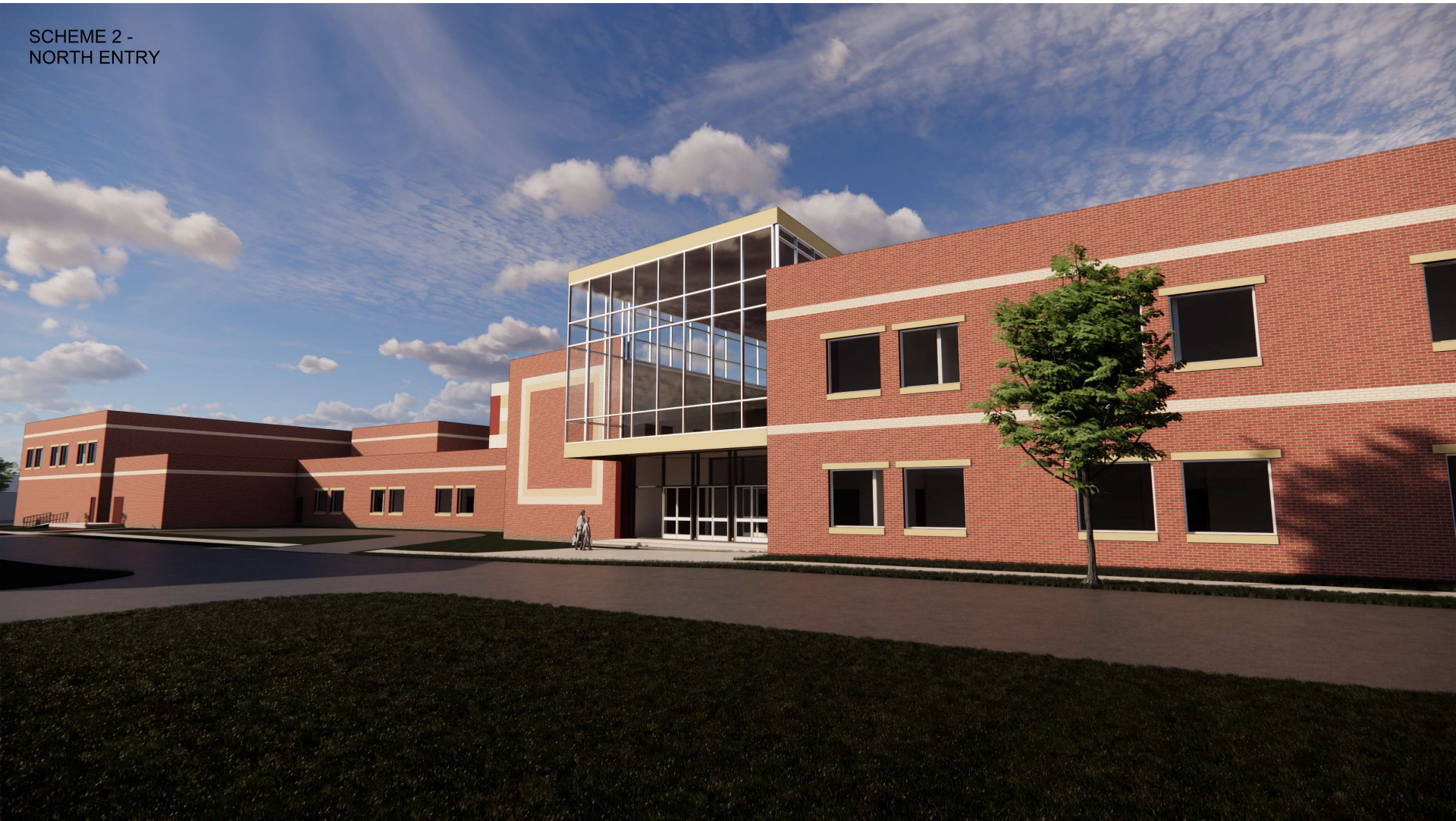
Building Footprint – Site Massing

SCHEME 1B -
NORTH ENTRY



Building Footprint – Site Massing

SCHEME 2 -
NORTH ENTRY



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100% SD Approval

CHRISTINA SCHOOL DISTRICT BANCROFT ELEMENTARY AND MIDDLE SCHOOL


700 N. LOMBARD ST. WILMINGTON, DE 19801

<p>CHRISTINA SCHOOL DISTRICT 600 N. LOMBARD ST. WILMINGTON, DE 19801</p> <p>BUCK SIMPERS ARCHITECTS & ASSOCIATES, INC. 954 JUSTISON ST. WILMINGTON, DE 19801</p> <p>ABHA ARCHITECTS, INC. 1521 NORTH LINCOLN STREET WILMINGTON, DELAWARE 19805</p> <p>MACINTOSH ENGINEERING, INC. 2 MILL ROAD, SUITE 100 WILMINGTON, DELAWARE 19805</p> <p>GIPE ASSOCIATES, INC. 650 MAAMANS ROAD CLAYMONT, DELAWARE 19703</p> <p>CORSI ASSOCIATES, LLC 18219-A FLOWER HILL WAY GAITHERSBURG, MARYLAND 20879</p> <p>VANDEMARK & LYNCH, INC. 200 CONTINENTAL DRIVE, SUITE 400 NEWARK, DELAWARE 19713</p> <p>STAGES CONSULTANTS, LLC 110 SOUTH POPLAR ST #400 WILMINGTON, DELAWARE 19801</p> <p>WHITING-TURNER CONTRACTING CO. 131 CONTINENTAL DR #404 NEWARK, DE 19713</p>	<p style="text-align: center;">OWNER</p> <p>ARCHITECT (302) 658-9300 FAX (302) 658-1125</p> <p>ARCHITECT (302) 658-9625 FAX (302) 658-9431</p> <p>STRUCTURAL ENGINEERS (302) 448-2000 FAX (302) 488-2001</p> <p>MECH/ELECT ENGINEERS (410) 832-2420</p> <p>FOOD SERVICE CONSULTANT (855) CORSHQ FAX (610) 541-0821</p> <p>CIVIL ENGINEER (302) 764-7635 FAX (302) 764-4170</p> <p>STAGES CONSULTANT (732) 333-8003</p> <p>CONSTRUCTION MANAGER (302) 292-0676</p>
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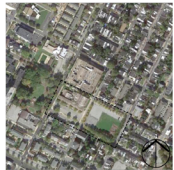
LOCATION MAP



AREA MAP



SITE MAP



<p>100% SCHEMATIC DESIGN</p> <p>001</p>	<p>100% SCHEMATIC DESIGN</p> <p>001</p>
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Request for Board Approval

NEW PROJECT FUNDING ALLOCATION

FY 2021: **\$3M**
Allocated by State of Delaware
Toward City of Wilmington projects
Directed to Bancroft School project

FY 2022: **\$65M**
Allocated by State of Delaware
Directed to Bancroft School project

Future Projected State Funding: **\$17M**

TOTAL PROJECT BUDGET: **\$85M**

PROJECT BUDGET **\$85M**

PROJECT SCHEMATIC DESIGN ESTIMATE:

BUILDING & STRUCTURED PARKING	\$80.9M
SITE WORK & DEMOLITION	<u>\$9.8M</u>

ESTIMATE TOTAL **\$90.7M***

***Estimate Value INCLUDES \$3.5M in Project Contingency**

Current Budget Gap: \$5.7M

POTENTIAL DESIGN ALTERNATES FOR COST REDUCTION ONGOING

POTENTIAL ALTERNATES TO MEET BUDGET CONSTRAINTS

Alternates/Scope Reduction Items	Estimated Cost Reduction
Partial Utility Cost Share by City of Wilm.	\$500K - \$600K
Reduce Cafeteria Size	\$250K - \$300K
Delete Fly Tower Volume	\$150K - \$200K
Addl. Misc. VE (Bldg. systems/materials)	\$800K - \$1.2M
Reduce Curtainwall (Full ht. glass)	\$250K - \$300K
Delete Rooftop Garden	\$65K - \$85K
Structured Parking to Surface Parking	\$3.4M - \$3.6M
Delete Adult Resources Suite	\$550K - \$650K
Delete (1) World Language Classroom	\$250K - \$300K
Delete (3) Classrooms	\$825K - \$875K
Potential Total Reduction	\$7.0M - \$8.1M
Revised Target Estimate Value	\$82.6M - \$83.7M

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Next Steps

- **Programming/Ed Spec Phase Complete (May 12, 2021)**
- **Schematic Design Phase (September 2021)**
- **Design Development Phase (Late Fall 2021)**
- **Relocation of Drew (Early 2022)**
- **Construction Contract Bid Approval(s)**
(Various: Late 2021-Early 2022)

Note: All dates will be coordinated with Construction Manager's master schedule.

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Questions & Answers



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