The New Bancroft School and Neighborhood Campus

Presentation to Board of Education
November 09, 2021
1. Community / Staff / Agency Interactions
2. Site Plan Overview
3. Building Floor Plans
4. Building Elevation
5. Phase 1 - Design Development & Drew Demolition Approval Request
6. Next Steps
7. Questions & Answers
The New Bancroft School and Neighborhood Campus

Community Interactions
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 / October 5, 2021...)
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Site Plan Overview
Proposed Traffic Circulation

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

Compton Park

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

Reverse direction of 6th Street between Lombard and Spruce
Site Analysis – Building Footprint

- East 7th Street
- East 6th Street
- Compton Park
- Pine St.
- Spruce St.
- Lombard St.
Site Plan
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Building Floor Plans
Building Footprint

East 7th Street
Pine
Spruce St.
Compton Park
Pine
East 6th St.
Lombard St.
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Building Elevation
Building Elevation – Main Entrance
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Phase 1 DD Approval
Phase 1 - Design Development

CHRISTINA SCHOOL DISTRICT
BANCROFT ELEMENTARY AND MIDDLE SCHOOL

PHASE I
700 N. LOMBARD ST. WILMINGTON, DE 19801

REQUEST FOR BOARD APPROVAL

Location Map
Area Map
Site Map

001
NEW PROJECT FUNDING ALLOCATION

FY 2021: $7.5M
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: $9.5M

TOTAL PROJECT BUDGET: $82M
**PROJECT BUDGET**

$82M

**PROJECT SCHEMATIC DESIGN ESTIMATE:**

BUILDING & PARKING

$76.9M

SITE WORK & DEMOLITION

$ 9.2M

**ESTIMATE TOTAL**

$86.1M*

*Estimate Value INCLUDES $3.5M in Project Contingency

Current Budget Gap: $4.1M

POTENTIAL DESIGN ALTERNATES FOR COST REDUCTION ONGOING
### POTENTIAL ALTERNATES TO MEET BUDGET CONSTRAINTS

<table>
<thead>
<tr>
<th>Alternates/Scope Reduction Items</th>
<th>Estimated Cost Reduction</th>
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<tbody>
<tr>
<td>Addl. Misc. VE (Bldg. systems/materials)</td>
<td>$800K - $1.2M</td>
</tr>
<tr>
<td>Reduce Curtainwall (Full ht. glass)</td>
<td>$250K - $300K</td>
</tr>
<tr>
<td>Delete Rooftop Garden</td>
<td>$65K - $85K</td>
</tr>
<tr>
<td>Delete Adult Resources Suite</td>
<td>$550K - $650K</td>
</tr>
<tr>
<td>Delete (4) Classrooms</td>
<td>$1.0M - $1.1K</td>
</tr>
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**Potential Total Reduction**

$1.9M - $3.3M

**Revised Target Estimate Value**

$82.8M - $83.4M
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Next Steps
➢ Programming/Ed Spec Phase Complete (May 12, 2021)

➢ Schematic Design Phase (September 2021)

➢ Design Development Phases (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