

# The New Bancroft School and Neighborhood Campus

Presentation to Board of Education  
November 09, 2021



# Presentation Agenda

- 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**
- 
- A group of diverse children and adults are huddled together, looking at something off-camera with interest and excitement. The image is overlaid with a semi-transparent white box containing the agenda text.

# The New Bancroft School and Neighborhood Campus



# Community Interactions

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# Community / Staff / Agency Interactions

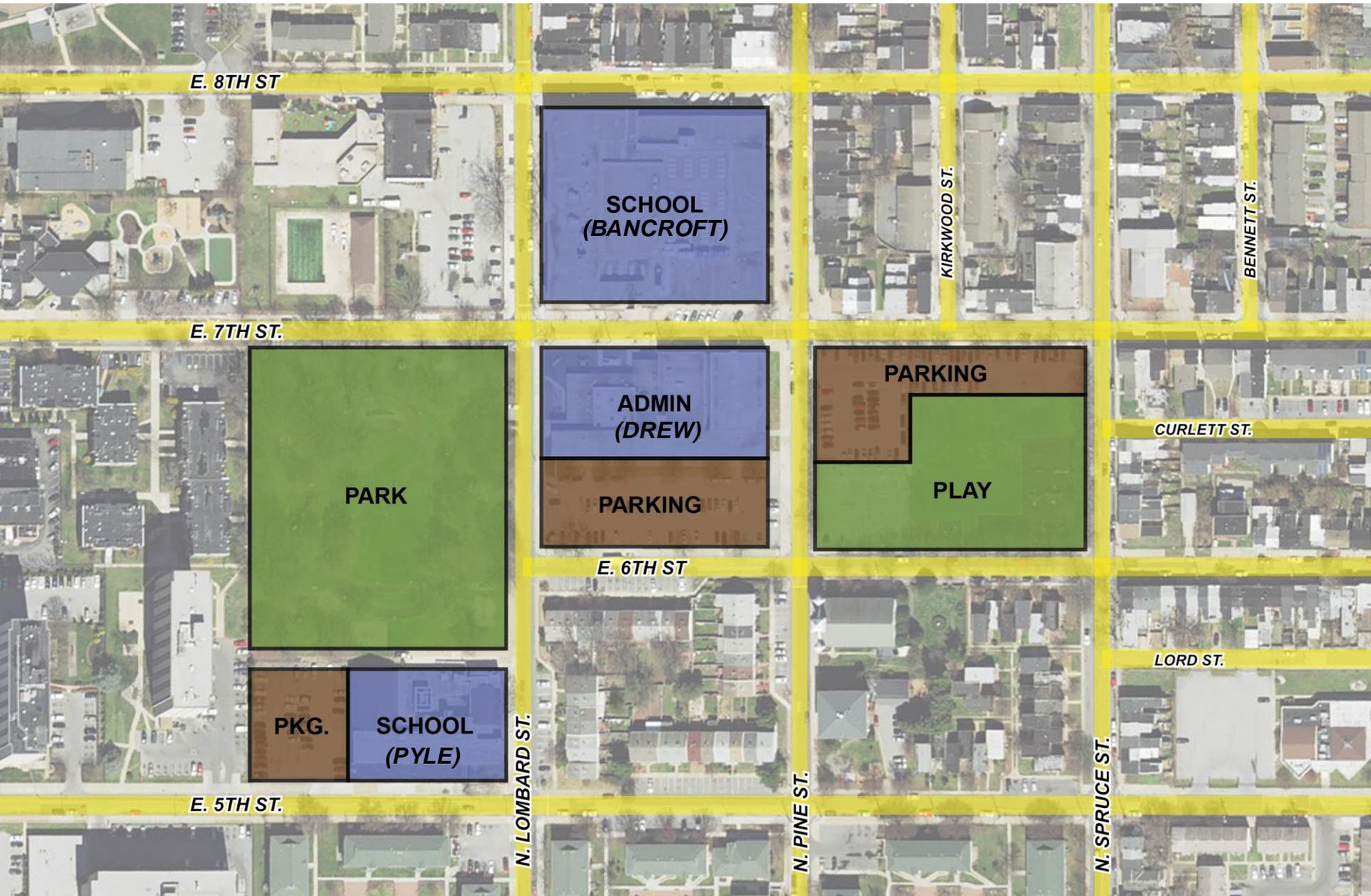
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- **Stakeholders Meeting**  
(October 30, 2020)
  - **Staff Meeting**  
(November 23, 2020)
  - **Public Meeting**  
(December 1, 2020)
  - **Staff Programming**  
(April – May 2021)
  - **Student Focus Group**  
(April 13, 2021)
  - **Parent Focus 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...)

# The New Bancroft School and Neighborhood Campus



## Site Plan Overview

# Site Analysis – Property Diagram



# Proposed Traffic Circulation



# Site Analysis – Building Footprint





# The New Bancroft School and Neighborhood Campus



## Building Floor Plans

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Compton Park

East 7th Street

East 6th St.

Lombard St.

Pine

Spruce St.

Pine

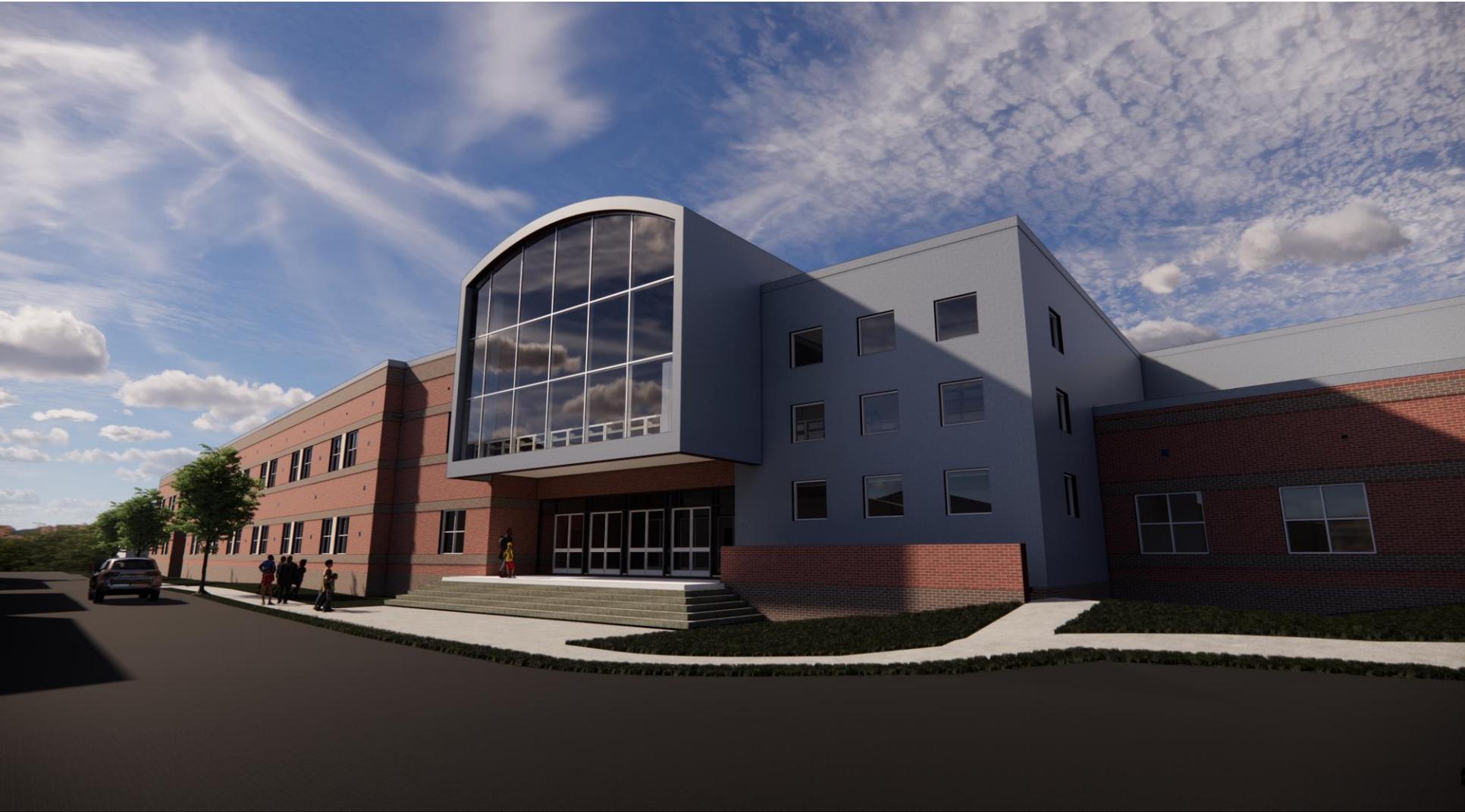
# The New Bancroft School and Neighborhood Campus



## Building Elevation

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# Building Elevation – Main Entrance



# The New Bancroft School and Neighborhood Campus



Phase 1 DD Approval

**CHRISTINA SCHOOL DISTRICT**  
**BANCROFT ELEMENTARY AND MIDDLE SCHOOL**  
**PHASE I**  
 700 N. LOMBARD ST. WILMINGTON, DE 19801

<b>CHRISTINA SCHOOL DISTRICT</b> 600 N. LOMBARD ST. WILMINGTON, DE 19801	<b>OWNER</b>
<b>BUCK SIMPERS ARCHITECTS &amp; ASSOCIATES, INC.</b> 954 JUSTISON ST. WILMINGTON, DE 19801	<b>ARCHITECT</b> (302) 658-9300 FAX (302) 658-1125
<b>MACINTOSH ENGINEERING, INC.</b> 2 MILL ROAD, SUITE 100 WILMINGTON, DELAWARE 19806	<b>STRUCTURAL ENGINEERS</b> (302) 448-2000 FAX (302) 488-2001
<b>WHITING-TURNER CONTRACTING CO.</b> 131 CONTINENTAL DR #404 NEWARK, DE 19713	<b>CONSTRUCTION MANAGER</b> (302) 292-0676

**LOCATION MAP**



**AREA MAP**



**SITE MAP**



**ARCHITECTS**  
**ABHA | BSA+A**  
1027 North Lincoln Street  
Wilmington, Delaware 19804  
(302) 658-9300  
FAX (302) 658-1125

**OWNER**  
CHRISTINA SCHOOL DISTRICT  
600 N. LOMBARD ST.  
Wilmington, DE 19801

**STRUCTURAL ENGINEER**  
Macintosh Engineering, Inc.  
2 Mill Road, Suite 100  
Wilmington, DE 19806  
(302) 448-2000  
FAX (302) 488-2001

**CONSTRUCTION MANAGER**  
Whiting-Turner Contracting Co.  
131 Continental Dr #404  
Newark, DE 19713  
(302) 292-0676

**PROJECT TITLE**  
BANCROFT ELEMENTARY AND MIDDLE SCHOOL  
700 N. LOMBARD ST.  
WILMINGTON, DE 19801

**COVER SHEET**  
SHEET NO. **001**

Request for  
Board  
Approval



**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	<u>\$ 9.2M</u>

**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

<b>Alternates/Scope Reduction Items</b>	<b>Estimated Cost Reduction</b>
Addl. Misc. VE (Bldg. systems/materials)	\$800K - \$1.2M
Reduce Curtainwall (Full ht. glass)	\$250K - \$300K
Delete Rooftop Garden	\$65K - \$85K
Delete Adult Resources Suite	\$550K - \$650K
Delete (4) Classrooms	\$1.0M - \$1.1K
<b>Potential Total Reduction</b>	<b>\$1.9M - \$3.3M</b>
<b>Revised Target Estimate Value</b>	<b>\$82.8M - \$83.4M</b>

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## Next Steps

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- **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

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