The New Bancroft School and Neighborhood Campus

Presentation to Board of Education
September 14, 2021
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
The New Bancroft School and Neighborhood Campus

Process Overview
Programming Overview

- General Project Description
- The Community
- The Educational Program
- Description of Instructional Areas
- General Building Considerations
- Summary of Spatial Relationships
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
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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Project Drivers
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 Analysis – Property Diagram
Site Analysis – Property Diagram

- School (BANCROFT)
- Admin (DREW)
- Parking
- Play
- Park
- Pkg.
- School (PYLE)
Proposed Traffic Circulation

- East 7th Street
- East 6th St.
- Reverse direction of 6th Street between Lombard and Spruce
- Lombard to be widened and made two way between 6th & 7th
- Compton Park
- Pine

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

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

Compton Park

East 7th Street

East 6th St.

Lombard St.

Spruce St.

Pine

Pine
Building Footprint – Site Massing
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Building Elevations
Building Footprint – Site Massing
Building Footprint – Site Massing

SCHEME 1B - NORTH ENTRY
Building Footprint – Site Massing

SCHEME 2 - NORTH ENTRY
The New Bancroft School and Neighborhood Campus

100% SD Approval
CHRISTINA SCHOOL DISTRICT
BANCROFT ELEMENTARY AND MIDDLE SCHOOL
700 N. LOMBARD ST. WILMINGTON, DE 19801

OWNER
CHRISTINA SCHOOL DISTRICT
401 S. LOMBARD ST.
WILMINGTON, DE 19801

ARCHITECT
BUCK SIMPERS ARCHITECTS & ASSOCIATES, INC.
1000 WILMINGTON AVE.
WILMINGTON, DE 19801

ARCHITECT
ABHA ARCHITECTS, INC.
3930 NORTH WILMAHUR ST.
WILMINGTON, DE 19802

STRUCTURAL ENGINEERS
MACINTOSH ENGINEERING, INC.
3 HILL ROAD, SUITE 100
WILMINGTON, DELAWARE 19899

MECH/ELECT ENGINEERS
GIPE ASSOCIATES, INC.
100 CEDAR ST.
ILGAWSYTH, DELAWARE 19702

FOOD SERVICE CONSULTANT
CORSI ASSOCIATES, LLC

CIVIL ENGINEER
VANDEMARK & LYNCH, INC.
300 CONTINENTAL SQ.
NEWARK, DELAWARE 19711

STAGES CONSULTANTS, LLC
150 SOUTHERN PLAZA STE 800
WILMINGTON, DELAWARE 19801

CONSTRUCTION MANAGER
WHITING-TURNER CONTRACTING CO.
150 CONTINENTAL, SUITE 4004
NEWARK, DE 19712

LOCATION MAP
AREA MAP
SITE MAP

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 $9.8M

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

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

**Revised Target Estimate Value**  
$82.6M - $83.7M
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Next Steps
Project Phasing and Board Approvals (Design Phase)

- 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