

MEMORANDUM

DATE: March 11, 2021

TO: Mr. Ron Yake
Planning/Zoning Officer
Plainsboro Township, Middlesex County, NJ
Via Email to

RE: Additions/Renovations to J. V. B. Wicoff Elementary School
West Windsor- Plainsboro Regional School District
FVHD #50630

SUBJECT: Project Narrative (Revised)

MESSAGE:

Dear Mr. Yake,

We are providing the following narrative to support our planning board submission for the referenced project:

Scope of Work Overview:

The existing J. V. B. Wicoff Elementary School is a 46,300 SF Grades K-5 elementary school located at 510 Plainsboro Road in Plainsboro Township, Middlesex County, NJ. It houses approximately 430 students in its present configuration. The proposed project will consist of a new building addition with supportive storm water and utility site improvements, plus an expansion of the addition under Alternate Bid #1 and a second addition with parking lot expansion, driveway re-configuration and additional site improvements under Alternate Bid #2. The new building additions will increase capacity of the school by approximately 84 students and is expected to add 4 staff members.

Upon completion of the additions there will be renovations done within the building under Alternate Bid #3. These renovations will affect the following program spaces/areas: general office, offices for principal and vice principal and nurse suite. A new exterior emergency generator will be provided under Alternate Bid #4.

Building:

The overall building project will consist of two additions for a total of approximately 10,200 square feet of additional area. Addition 'A' will consist of a one story building (8,400 SF under Base Bid and 9,900 SF under Alternate Bid #1) which will contain four new Kindergarten Classrooms, offices for the Child Study Team staff, gang toilets for student use and private toilets for faculty use. The Alternate Bid #1 portion will house a new Music Classroom also used by the Physical and Occupational Therapy staff. This addition will front on Edgemere Ave. Addition 'B' (300 SF) – under Alternate Bid #2 - will consist of a one story addition containing a security office and secure vestibule.

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Site:

The new building construction will be supported by site work containing the following elements as represented on the drawings: under Alternate Bid #2, there will be a reconfigured main driveway access off Plainsboro Road and reconfiguration of the rear parking lot. The planned re-configuration of the parking lot and driveways is the result of a traffic study undertaken by the school district. Construction of these improvements is expected to have a positive affect on the traffic flow along Parkway Ave and Plainsboro Road during peak morning and afternoon school arrival and dismissal times. The parking lot reconfiguration will decrease net parking by approximately 5 spaces (67 existing vs. 62 after construction). This includes 1 barrier-free parking space to replace the one existing BF space. Three spaces are designated for use by people working in the Annex Building.

Need for Project

The project is needed to accommodate expected growth in district enrollments due to present and future projected housing starts. Construction of this addition will help to alleviate the growing enrollment and capacity pressure already taking place in the school district at the elementary school level.

School Community

The proposed school expansion is on existing school district property.

Please review the above information and let us know if there are any questions.

Thank you for your assistance.

Respectfully submitted by:

George R. Duthie, AIA, PP
Principal

COPIES:

Lester Varga, Director of Planning and Zoning
Dr. Dave Aderhold, Superintendent of Schools
Herb Seeburger, PE Van Cleef Engineering