

# Tapestry Charter School K-5 Building

Buffalo, New York

**Architect, Interior Designer & Structural Engineer**

Trautman Associates



Photos Courtesy of LVCave Photography

Careful attention was focused on designing the school to support the creative and kinetic ways that children learn.

Located in Buffalo, New York, within the footprint of the 1901 Pan-American Exposition, Tapestry Charter School has been educating K-12 students since it was founded in 2001. It has been growing by leaps and bounds ever since. The architects and engineers at Trautman Associates, PC, have been working with Tapestry to keep step with the school's growth, providing design services for three major expansions since 2012.

Within six short years, Tapestry again needed to expand its campus. This time, a new building to house students in grades K-5 was needed. The new facility is a critical component of the charter school's long term strategy to create an enrollment model spanning grades.

The limited site area, interior program and exterior site programs resulted in the design of a three-story, 60,600 square-foot building that adds 25 classrooms and a STEAM laboratory, offices, a full-sized gymnasium, library, cafeteria, as well as classrooms for dance, theater and visual arts.

By design, the new building was sited at the head of Lincoln Parkway on the former site of the Pan American Exposition Plaza and features design elements that give a nod to certain architectural features of the Pan American Expo. The prime example of this is the main staircase, which winds around a colorful elevator tower designed to be viewed from the outside, standing as a beacon of light, much like



An assortment of learning venues provide for more active learning experiences.

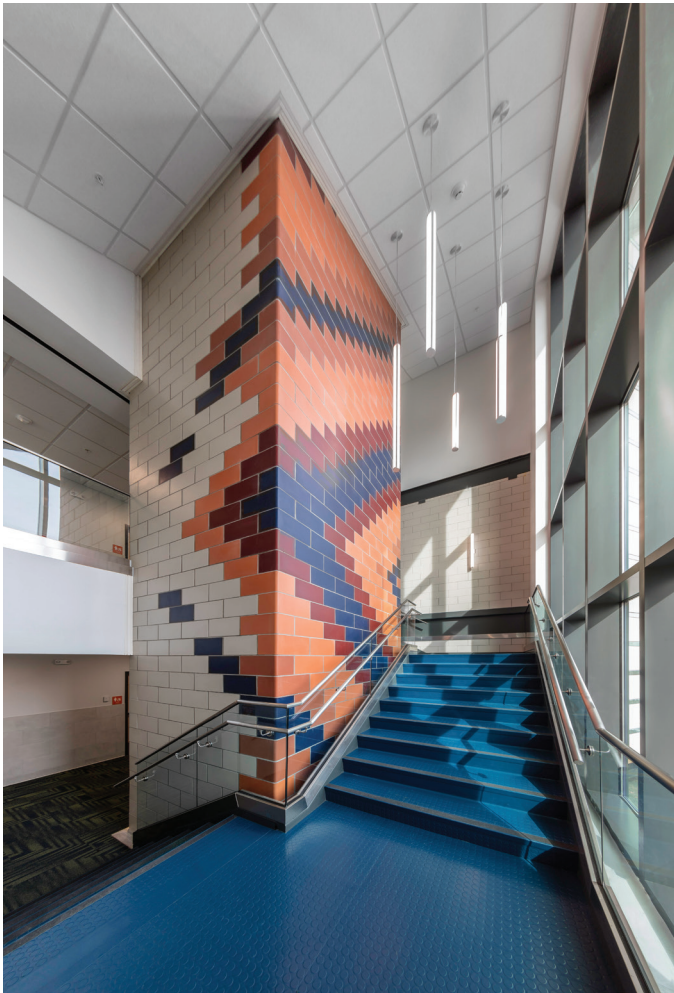
the Electric Tower did for the 1901 Pan American Expo.

Careful attention was focused on designing and building the new school to support the creative, kinetic and wonderful ways children learn. Design centered on the principles of sustainable green design, energy efficiency, security and integrated technology to educate and inspire a diverse community of K-5 learners. The new spaces focused on Tapestry's progressive program requirements and design of interior spaces for effective functional use, technology and visual

appeal. Ample natural light was provided throughout the building to provide daylight and direct views to the outdoors and landscaped areas.

A holistic approach to interiors balances light, colors, materials, textures and form to create spaces that promote and inspire learning, collaboration and synergy among the students, teachers and staff. Trautman Associates provided complete interior and exterior design, material, finish and color selections, flooring layout, furniture and equipment selections.





*The tapestry theme is brought home by brightly colored blocks.*

A modern style, the exterior of the building incorporates linear, vibrant colored, high performance, insulated modular metal panels that enabled the building to quickly be enclosed, reducing construction time and cost.

Outside, site design features traffic, parking and student drop off areas designed to relieve congested street and site traffic and creates a safer environment for children as they enter and exit the school building and grounds. Other site work included an NFHS-sanctioned six-lane running track and field, a regulation high school soccer field, green activity spaces and a playground.

The new school was celebrated by students, faculty, staff and administrators during a ribbon-cutting ceremony on September 4, 2018, marking not only construction completion, but a bright new beginning for the students who will attend Tapestry Charter School.

### Product Information

*Building Envelope:* Kingspan Group, Arriscraft

*Roofing:* Carlisle SynTec

*Windows & Curtain Wall:* Kawneer

*Entrances & Storefronts:* Kawneer, Special-Lite

*Flooring:* Action, Harlequin, Patcraft, Shaw, Tarkett

*Interior:* Telling Industries, USG, Portville Concrete, Astra-Glaze SW®

*Lighting:* Trace-Lite, GE, DCO, Lightolier, Atlantic,

Architectural Lighting Works, Barron, HADCO

*Daylighting:* Kingspan + Air CPI Daylighting, Inc.

*Elevators:* Schindler



*A holistic approach to interiors balances light, colors, and materials.*



*Bright colors balance with textures to inspire learning.*



*Ample light is provided throughout the building for daylight.*

**Architect, Interior Designer & Structural Engineer**

Trautman Associates  
37 Franklin Street, #100, Buffalo, NY 14202  
[www.trautmanassociates.com](http://www.trautmanassociates.com)

**Project Team**

**Mechanical Engineer**

Allied Mechanical, Inc.  
1115 Niagara Street, Buffalo, NY 14213

**Electrical Engineer**

Frey Electric Construction Co., Inc.  
100 Pearce Avenue, Tonawanda, NY 14150

**Civil Engineer**

Studio T3 Engineering, PLLC  
2495 Main Street, #301, Buffalo, NY 14214

**Cost Estimator & Construction Manager**

R.P. Oak Hill Building Co., Inc.  
3556 Lake Shore Road, #620, Buffalo, NY 14219

**General Contractor**

Scrufari Construction  
3925 Hyde Park Boulevard, Niagara Falls, NY 14305

**Owners Representative**

The McGuire Group  
455 Cayuga Road, #200, Buffalo, NY 14225

**Project General Description**

**Location:** Buffalo, New York  
**Date Bid:** Jul 2017  
**Construction Period:** Aug 2017 to Sep 2018  
**Total Square Feet:** 60,158 **Site:** 7.6 acres.  
**Number of Buildings:** One; 25 classrooms; cafeteria; gymnasium.

**Building Sizes:** First floor, 32,404; second floor, 15,474; third floor, 12,280; total, 60,158 square feet.  
**Building Height:** First floor, 12'7"; second floor, 12'7"; third floor, 12'7" total, 41'9".  
**Basic Construction Type:** New/II B.  
**Foundation:** Cast-in-place, reinforced concrete, slab-on-grade.  
**Exterior Walls:** CMU, curtain wall, insulated metal panel, veneer stone masonry. **Roof:** Membrane, EPDM.  
**Floors:** Concrete. **Interior Walls:** CMU, metal stud drywall.  
**KBTU/SF/yr:** 84,870 BTU



DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQUIREMENTS	627,658	4.52	10.43	—
GENERAL REQUIREMENTS	1,785,372	12.87	29.68	—
CONCRETE	1,028,771	7.42	17.10	Reinforcing, case-in-place, (concrete breakdown: cubic yards foundation, 1,300; cubic yards floors, 850).
MASONRY	845,674	6.10	14.06	Unit, stone assemblies.
METALS	1,985,218	14.31	33.00	Structural metal framing, joists, decking, cold-formed metal framing, fabrications.
WOOD, PLASTICS & COMPOSITES	285,832	2.06	4.75	Rough carpentry.
THERMAL & MOISTURE PROTECTION	1,781,610	12.84	29.62	Dampproofing & waterproofing, thermal protection, weather barriers, membrane roofing, flashing & sheet metal, roof & wall specialties & accessories.
OPENINGS	593,222	4.28	9.86	Doors & frames, specialty doors & frames, entrances, storefronts & curtain walls, windows, roof windows & skylights, hardware, glazing, louvers & vents.
FINISHES	1,463,362	10.55	24.33	Plaster & gypsum board, tiling, ceilings, flooring, painting & coating.
SPECIALTIES	222,212	1.60	3.69	Canopies, toilet partitions, toilet accessories, lockers, signage, flag pole, fire extinguishers & cabinets.
EQUIPMENT	167,883	1.21	2.79	Athletic & recreational, educational & scientific, food service.
FURNISHINGS	58,620	0.42	0.97	Casework, window treatment, countertops, desks.
CONVEYING SYSTEMS	62,976	0.45	1.05	Elevator (1 passenger).
FIRE SUPPRESSION	119,000	0.86	1.98	Water-based fire-suppression systems.
PLUMBING	437,876	3.16	7.28	Piping & pumps, fixtures.
HVAC	1,232,657	8.89	20.49	Piping & pumps, air distribution, central HVAC equipment.
ELECTRICAL	1,060,503	7.65	17.63	Medium-voltage distribution, low-voltage transmission, lighting.
COMMUNICATIONS	25,052	0.18	0.42	Data, cabling.
ELECTRONIC SAFETY & SECURITY	88,000	0.63	1.46	Fire alarm.
<b>TOTAL BUILDING COSTS</b>	<b>13,871,498</b>	<b>100%</b>	<b>\$230.58</b>	
EXISTING CONDITIONS	24,703			Demolition.
EARTHWORK	1,064,610			Site clearing, earth moving, excavation, erosion control, testing.
EXTERIOR IMPROVEMENTS	679,468			Paving, sidewalks, landscaping, fence.
UTILITIES	1,580,721			Sanitary sewerage, storm drainage, water, electric.
<b>TOTAL PROJECT COST</b>	<b>17,221,000</b>			

**UPDATED ESTIMATE TO FEBRUARY 2019: \$243.15 PER SQUARE FOOT**

**Regional Cost Trends**

*This project, updated to February 2019 in the selected cities of the United States.*

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta, GA	\$157.04	\$1,880,138	Dallas, TX	\$183.39	\$11,032,409	Los Angeles, CA	\$245.21	\$14,751,198
Pittsburgh, PA	\$198.01	\$2,370,609	Kansas City, KS	\$247.27	\$14,875,158	Las Vegas, NV	\$224.60	\$13,511,602
New York, NY	\$252.64	\$3,024,570	Chicago, IL	\$257.57	\$15,494,956	Seattle, WA	\$245.21	\$14,751,198

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