



MANCHESTER MEMORIAL ELEMENTARY SCHOOL

COMMUNITY MEETING #4

MAY 30TH, 2018



MANCHESTER MEMORIAL ELEMENTARY SCHOOL
MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS



JCJ ARCHITECTURE

TODAY'S AGENDA

WELCOME
ORGANIZATION / PROJECT TEAM
PROCESS & SCHEDULE
DESIGN UPDATE
NEXT STEPS



MANCHESTER MEMORIAL ELEMENTARY SCHOOL
MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS



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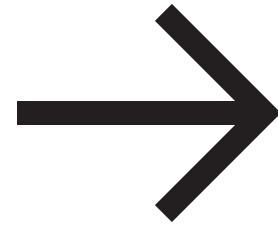
WELCOME & INTRODUCTIONS

THE SCHOOL DISTRICT'S PROCESS

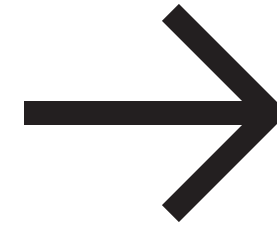
Began with three schools in need



MIDDLE HIGH SCHOOL
COMPLETED 2009



MEMORIAL ELEMENTARY SCHOOL
IN PROCESS (YOU ARE HERE)



ESSEX ELEMENTARY SCHOOL
NEXT STEP



PROCESS & SCHEDULE

THE SCHOOL DISTRICT'S PROCESS

Effort began in 2013 with an Elementary School Facilities Needs Assessment Report by Habeeb & Associates & Elementary Facilities Task Force and Community Survey

SOIs Submitted to MSBA for both Memorial and Essex Elementary Schools in January 2015



PROCESS & SCHEDULE

THE SCHOOL DISTRICT'S PROCESS

January 2016

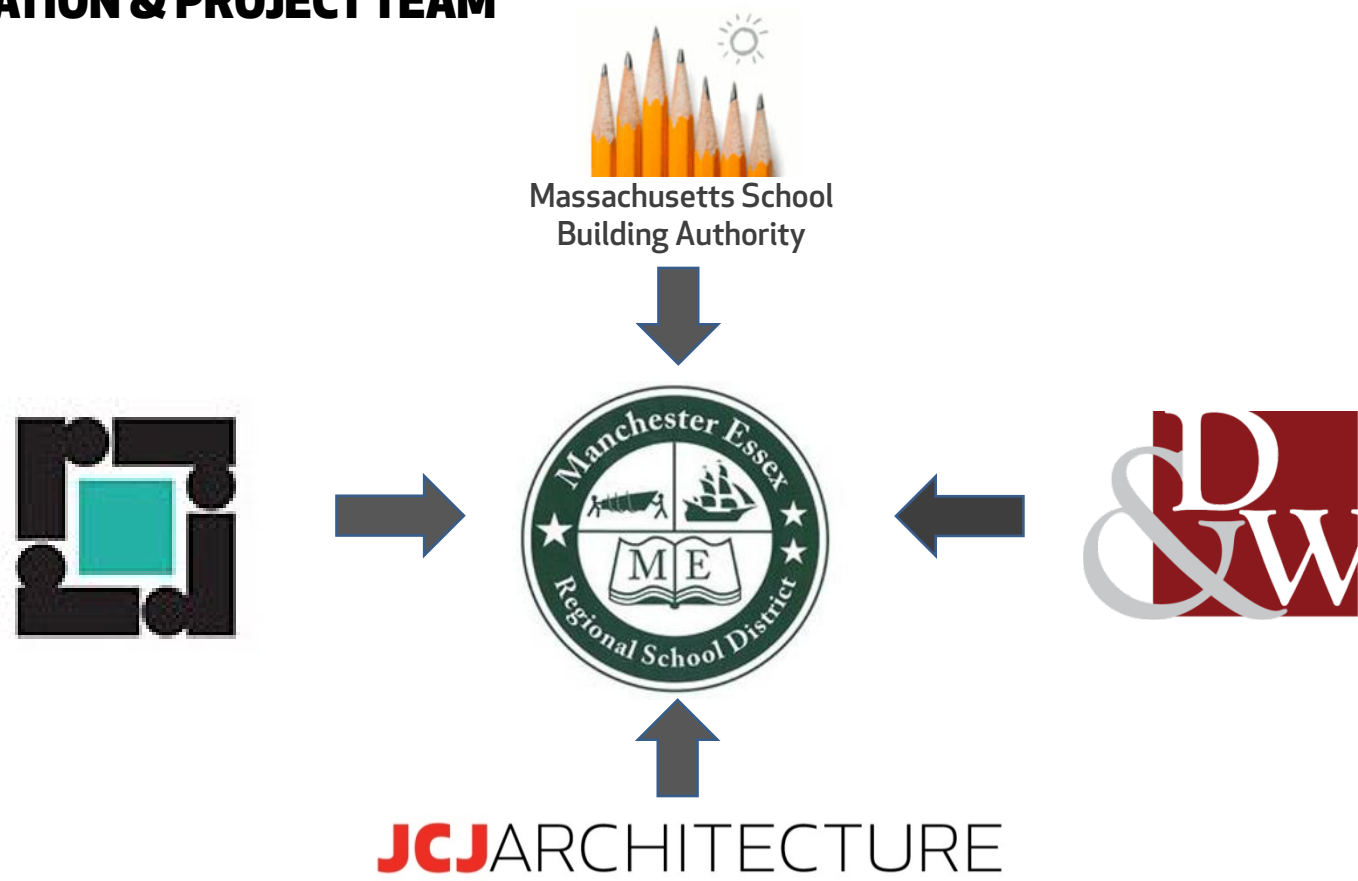
Memorial Elementary Accepted into MSBA's Eligibility Phase

September 2016

Accepted into Feasibility Phase



ORGANIZATION & PROJECT TEAM



ORGANIZATION & PROJECT TEAM



MEMORIAL SCHOOL BUILDING COMMITTEE

Local committee recognized by the MSBA to oversee the design and construction of public school facilities

Caroline Weld CO-CHAIR

Ann Cameron CO-CHAIR

Pam Beaudoin SUPERINTENDENT

Avi Urbas

Alva Ingaharro

John Willis

Jay Pagliarulo

Andy Oldeman

Lisa O'Donnell

Remko Brueker

Adam Zaiger

Tyler Virden

George Scharfe

Gordon Brewster

Charlie Hay

Sarah Creighton

Maggie Tomaiolo

Jake Foster



ORGANIZATION & PROJECT TEAM



DORE & WHITTIER MANAGEMENT PARTNERS

Owner's Project Manager acts as the District's representative and is responsible for managing the project from design through construction.

Michael Burton PROJECT DIRECTOR

Steve Brown PROJECT MANAGER

Christina Shefferman ASSISTANT PROJECT MANAGER



ORGANIZATION & PROJECT TEAM

JCJ ARCHITECTURE

Design team which includes a variety of Architectural and engineering consultants.
Responsible for developing the building design.

Jim LaPosta PRESIDENT / PRINCIPAL-IN-CHARGE

Daniel Ruiz SENIOR PROJECT MANAGER

Lauren Braren SENIOR PROJECT ARCHITECT

Emily Czarnecki SENIOR INTERIOR DESIGNER



ORGANIZATION & PROJECT TEAM



W.T. RICH COMPANY, INC

Construction Manager which oversee all the building trade and sub contractors.
Responsible for Constructing the building design.

Jonathan Rich PROJECT EXECUTIVE

Harvey Eskenas SENIOR PROJECT MANAGER

Sunny Mak CHIEF ESTIMATOR

Mike Michaud PROJECT MANAGER

Ed Condon SUPERINTENDENT



ORGANIZATION & PROJECT TEAM



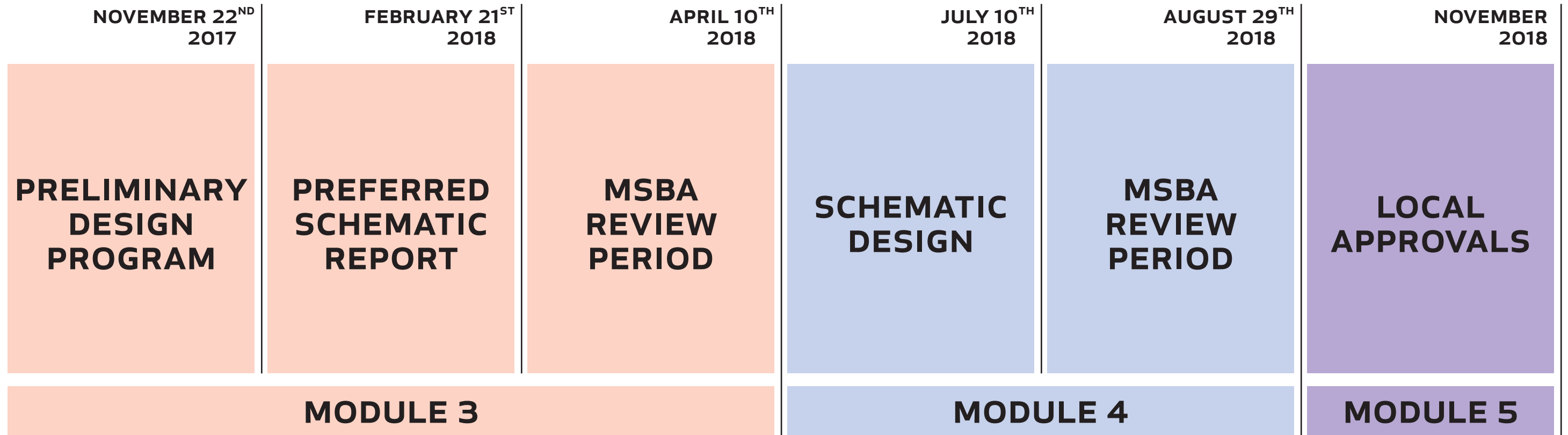
THE MASSACHUSETTS SCHOOL BUILDING AUTHORITY

**A State Agency Created to Reform Funding of Capital
Improvement in the Commonwealth's Public Schools**

They Support the Design and Construction of Educationally
Appropriate, Flexible, Sustainable and Cost-Effective Schools



FEASIBILITY PHASE SCHEDULE

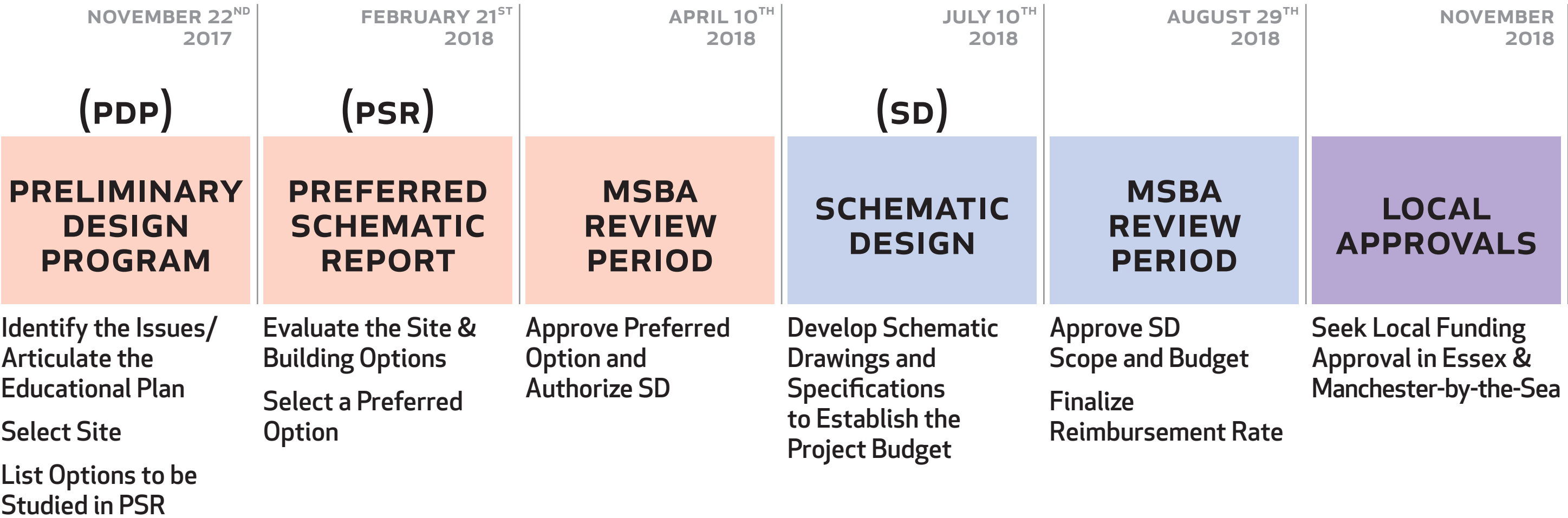


Community Input is Important Throughout the Process



PROCESS & SCHEDULE

FEASIBILITY PHASE PROCESS



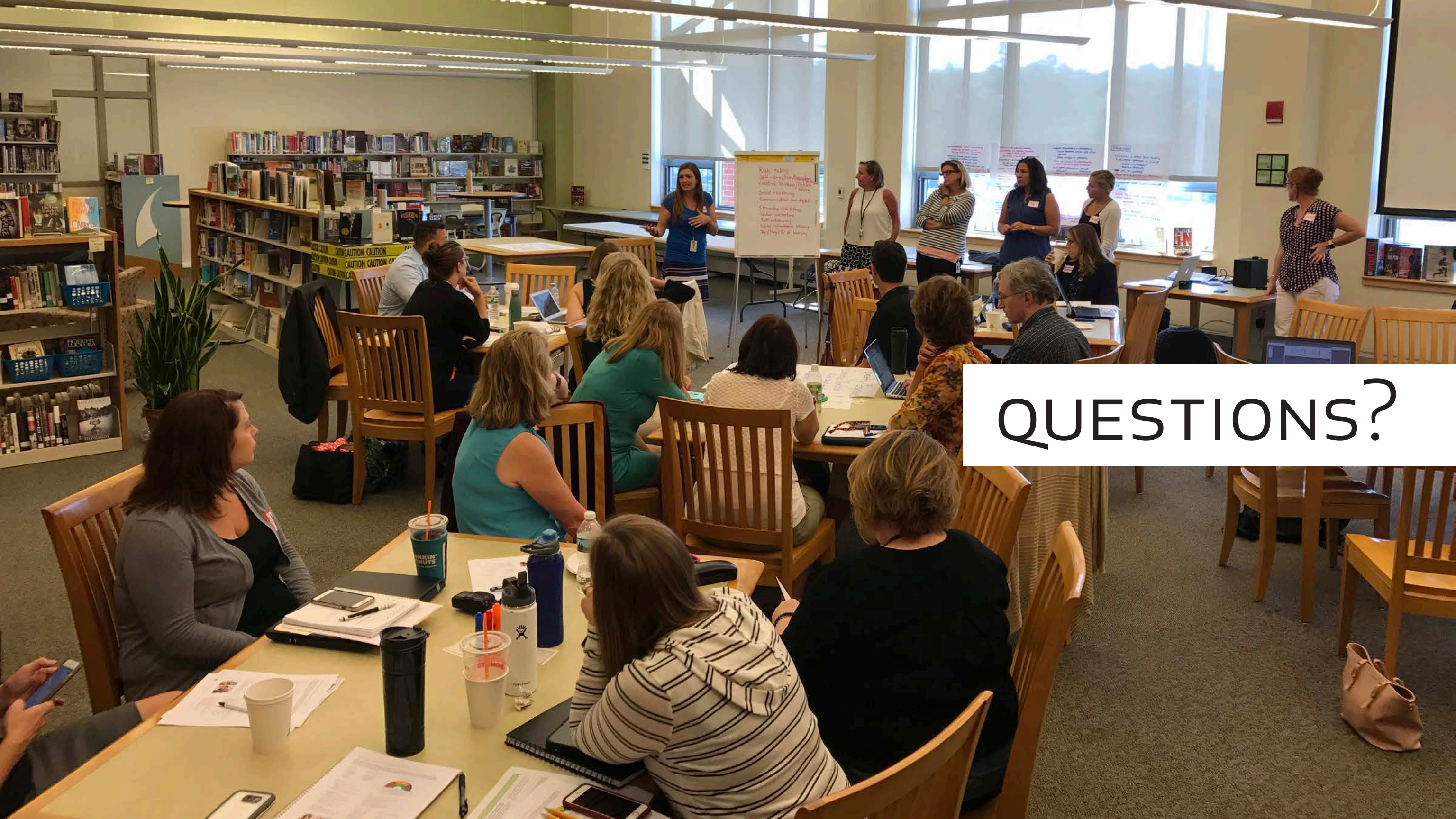
If Project is Approved: Proceed to Detailed Design and Construction

PROCESS & SCHEDULE

FEASIBILITY PHASE ACCOMPLISHMENTS

- ✓ **Building Existing Conditions Survey**
Architectural / Structural / Mechanical / Electrical/
Plumbing-Fire Protection / Technology
- ✓ **Site Survey**
- ✓ **Wetlands Delineation**
- ✓ **Geotechnical Investigation**
- ✓ **Hazardous Materials Survey**
- ✓ **Phase I Environmental Report**
- ✓ **Traffic Impact Analysis**
- ✓ **Educational Visioning Sessions (2)**
- ✓ **Building Committee Mtgs (18)**
- ✓ **Community Meetings (3)**
- ✓ **Various Sites Considered (7)**
- ✓ **Schemes Developed (14)**
- ✓ **Building Systems Considered**
- ✓ **Preliminary Design Program Submitted**
- ✓ **Preferred Schematic Design**





QUESTIONS?

SITES CONSIDERED

Identified Sites

MSBA Requires all Available Sites to be Considered

**SBC Reevaluated the List of Possible Sites
Identified in the Middle High School Process
Plus some Additional Properties**

Sites Under Consideration all Owned by Manchester

**Private Site Acquisition would be Cost Prohibitive
and Not Eligible for State Reimbursement**



SITES CONSIDERED

CRITERIA

Located within Manchester-by-the-Sea

No Land Purchase

MBTS-Owned Site

Neighborhood School

MSBA Guideline of 8 Acres

Vehicular and Pedestrian Safety

Utilities (Water, Sewer, Etc.)

Development Costs

SITES CONSIDERED

ANNE'S WOODS

TRANSFER STATION

COMPOST SITE

MIDDLE HIGH SCHOOL

BROOKS ST. FIELD

SWEENEY PARK

MEMORIAL SCHOOL

WINTHROP FIELD

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MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS



J&W ARCHITECTURE

EVALUATING THE OPTIONS

**THE MSBA REQUIRES THREE
OPTIONS TO BE CONSIDERED**

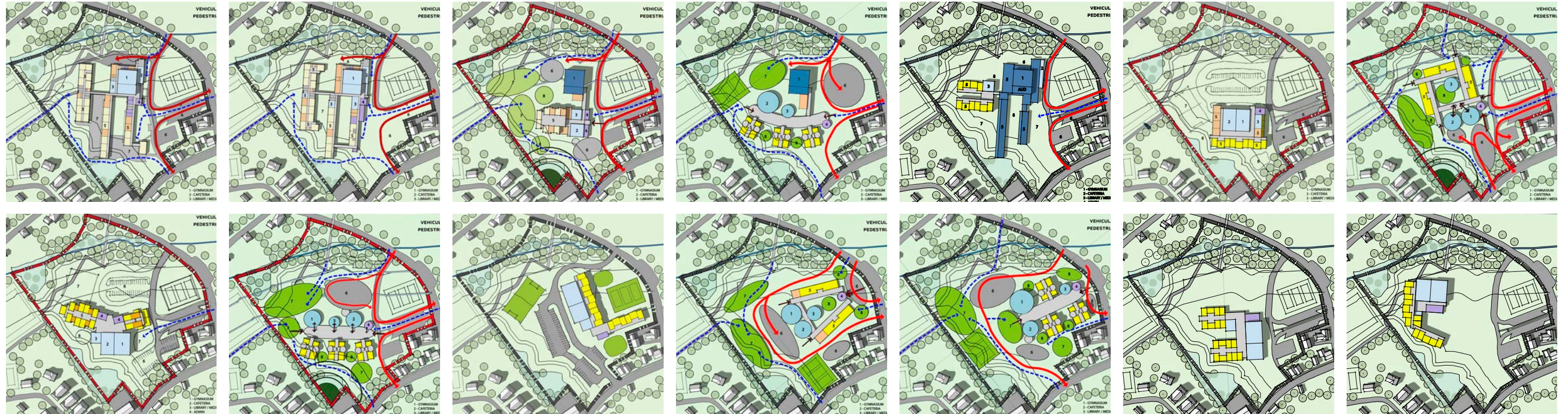
Renovation Only

Addition/Renovation

New Construction



PDP PHASE (July '17 - Nov '17)
14 SCHEMES WERE CONSIDERED



EVALUATING THE OPTIONS

END OF PDP (Nov '17)
FIVE RECOMMENDED FOR
FURTHER DEVELOPMENT



EVALUATING THE OPTIONS
RECOMMENDED FOR FURTHER DEVELOPMENT

PSR PHASE (Dec '17 - Feb '18)

R-1



RENOVATION ONLY

AR-2



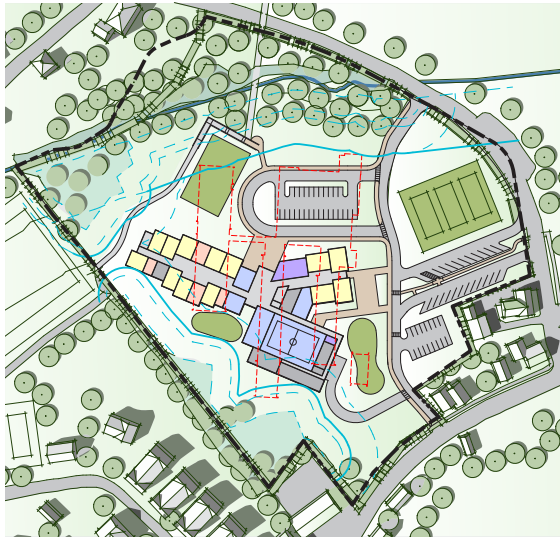
ADDITION/RENOVATION

N-1



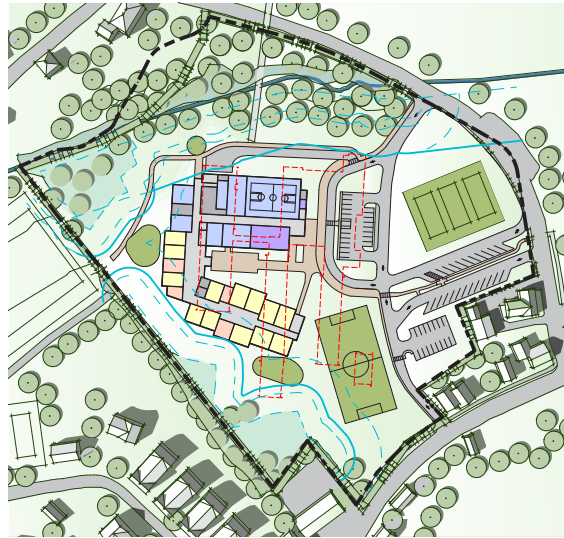
NEW CONSTRUCTION

N-3



NEW CONSTRUCTION






N-9



NEW CONSTRUCTION

RECOMMENDATIONS

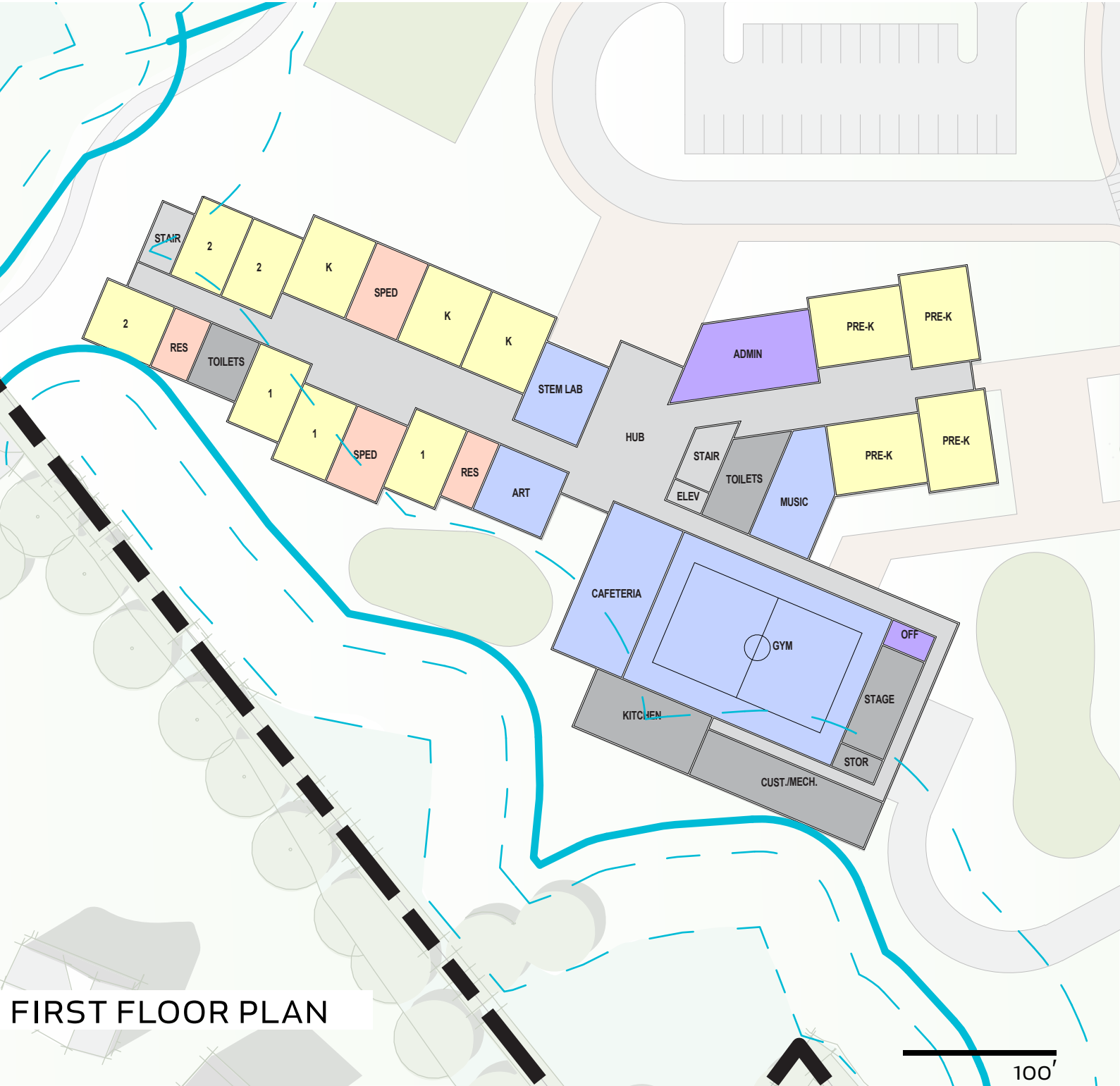
- FAVORABLE
- NEUTRAL
- UNFAVORABLE

	Option R-1 "Four Walls"	Option AR-2 "Save the Core"	Option N-1 "The Piano"	Option N-3 "The Hub"	Option N-9 "The Hook"
					
Educational					
Meets District's Space Program Goals	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Provides Flexibility for Future Building Expansion	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Flexibility for Grade Level Re-Configuration (Bubble Grades)	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Minimizes Impact to Students During Construction	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Provides Separated Whole School Gathering Space w/ Stage	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Community					
Provides Independent Access to Community Used Space	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Allows for Competition Size Gym with Bleachers	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Site					
Increases Amount of Play Areas/ Fields	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Welcoming Street Presence	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Improves Parent Drop-Off/ Pick-Up Queuing	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Improves Impact to Riverfront Resource Areas	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Minimizes Potential Pedestrian/ Vehicular Conflicts	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Building					
Optimizes Building Area to Perimeter Ratio	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Costs and Schedule					
Relative Capital Costs	\$ 35.8 M	\$ 55.8 M	\$ 57.0 M	\$ 55.6 M	\$ 62.6 M
District Share (Estimated)	\$ 24.2 M	\$ 39.6 M	\$ 42.4 M	\$ 41.6 M	\$ 47.8 M

N-3 THE HUB



N-3 THE HUB

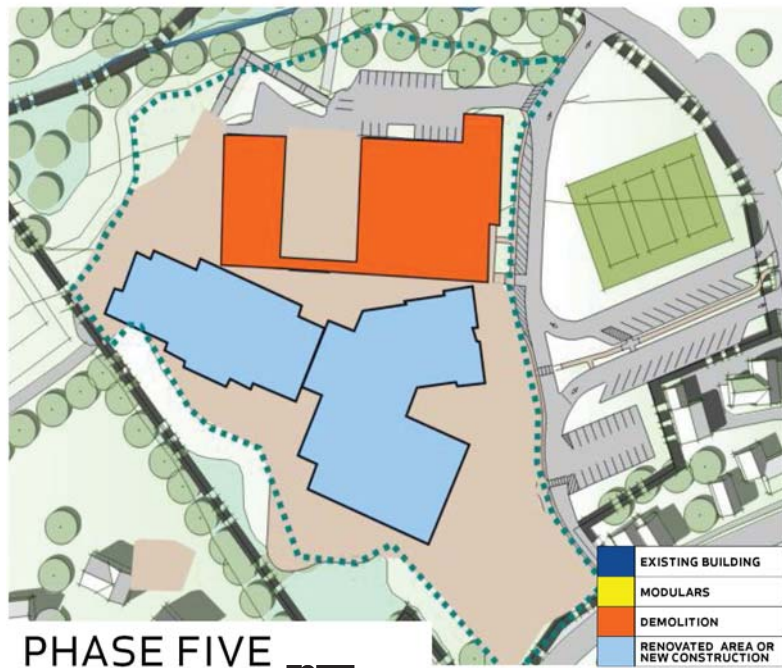
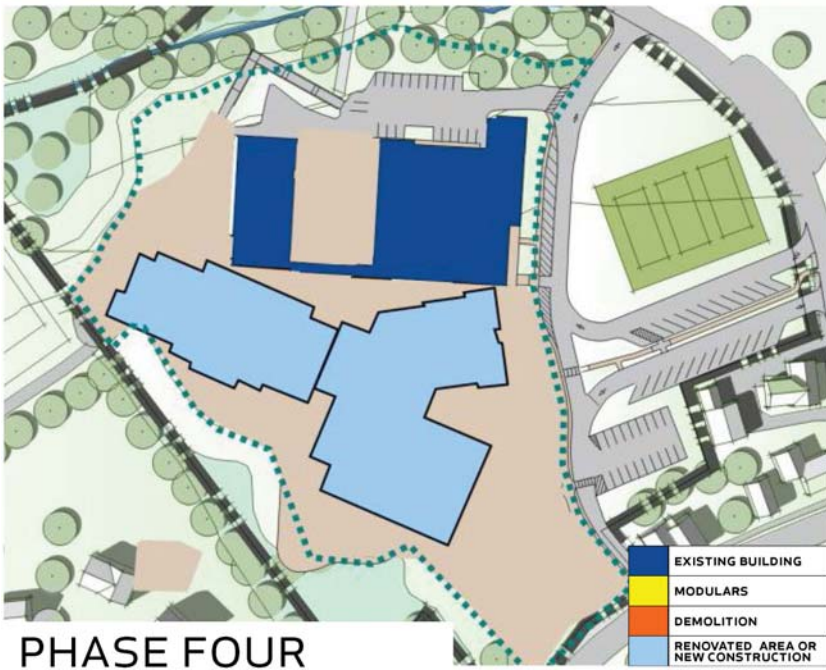
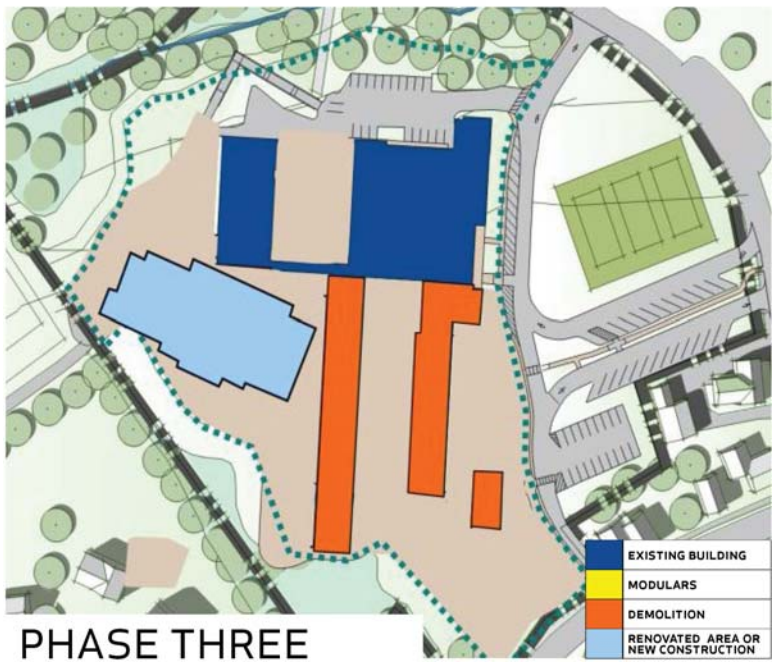
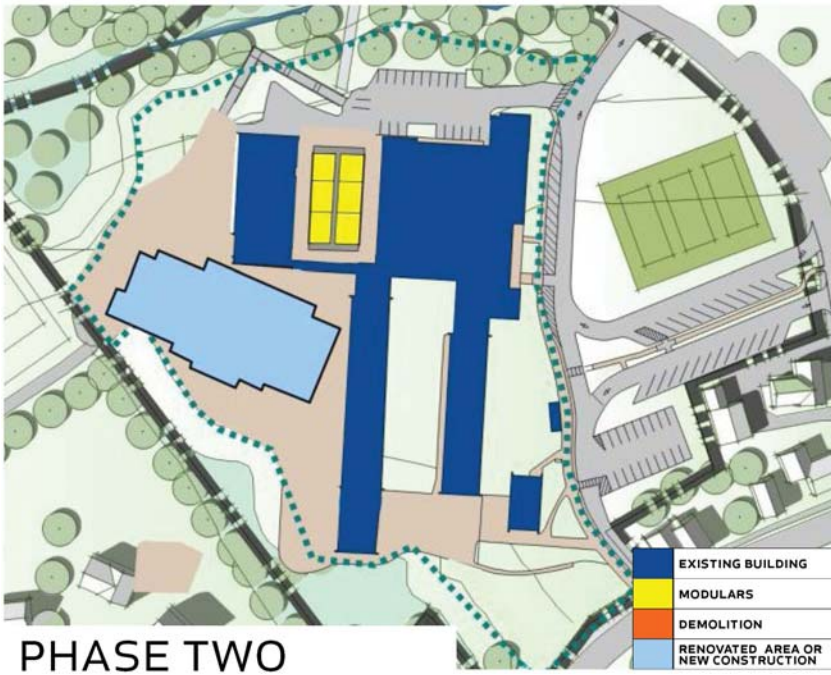


FIRST FLOOR PLAN



SECOND FLOOR PLAN

PHASING (INITIAL CONCEPT)



PHASING – Mobilization



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PHASING – Modularity, Abatement/Demolition of SW Wing



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PHASING – New West Wing Construction



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PHASING – Remove Modulares, Abatement/Demolition of Remaining Wings



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PHASING – New East Wing Construction



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PHASING – Abatement/Demolition of Remaining Existing Building



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PHASING – Final Site Finishes



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PHASING – Final Site Finishes

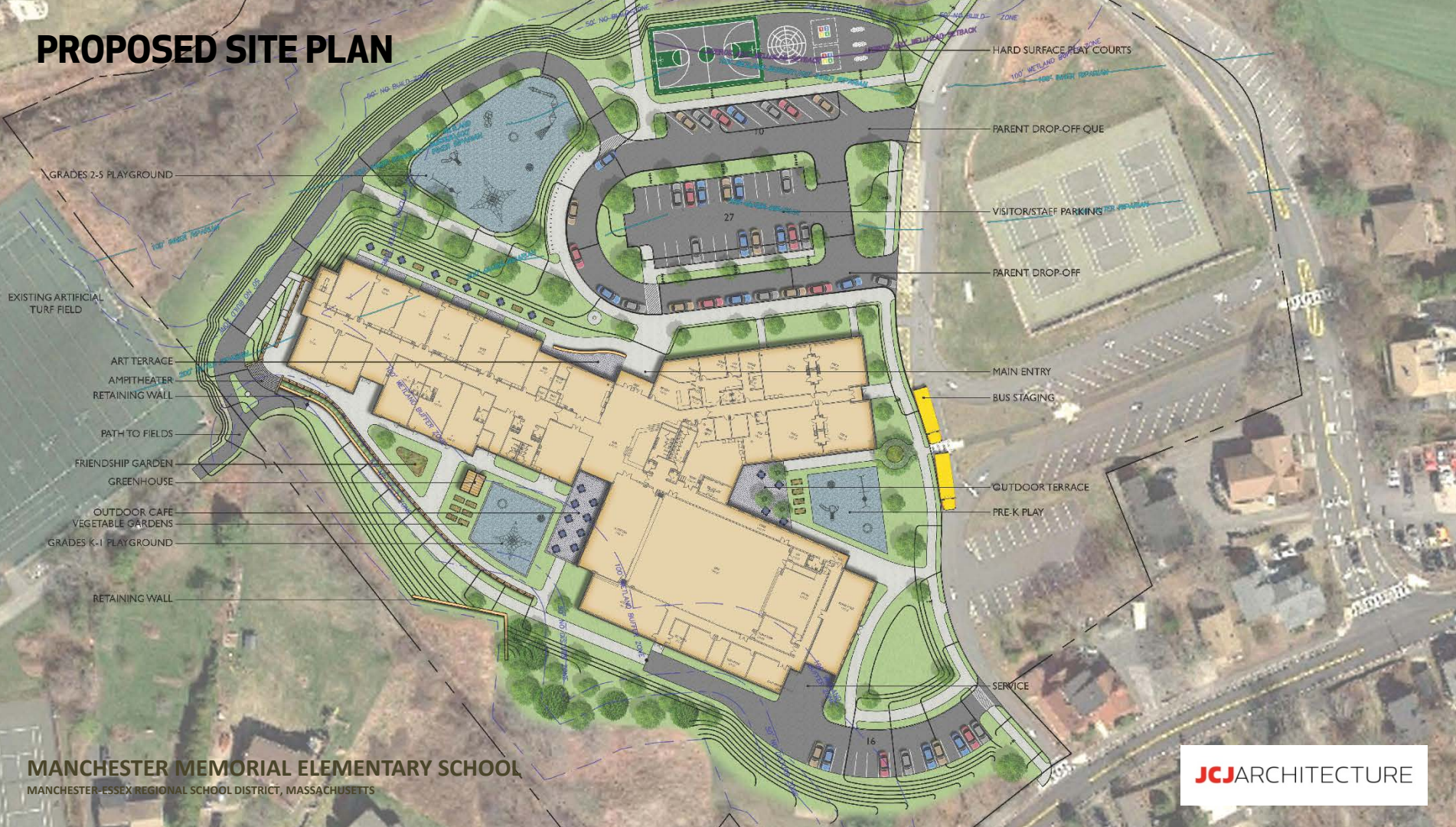


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PROPOSED SITE PLAN



GRADES 2-5 PLAYGROUND

EXISTING ARTIFICIAL
TURF FIELD

ART TERRACE
AMPHITHEATER
RETAINING WALL

PATH TO FIELDS

FRIENDSHIP GARDEN
GREENHOUSE

OUTDOOR CAFE
VEGETABLE GARDENS

GRADES K-1 PLAYGROUND

RETAINING WALL

27

PARENT DROP-OFF QUE

VISITOR/STAFF PARKING

PARENT DROP-OFF

MAIN ENTRY

BUS STAGING

OUTDOOR TERRACE

PRE-K PLAY

SERVICE

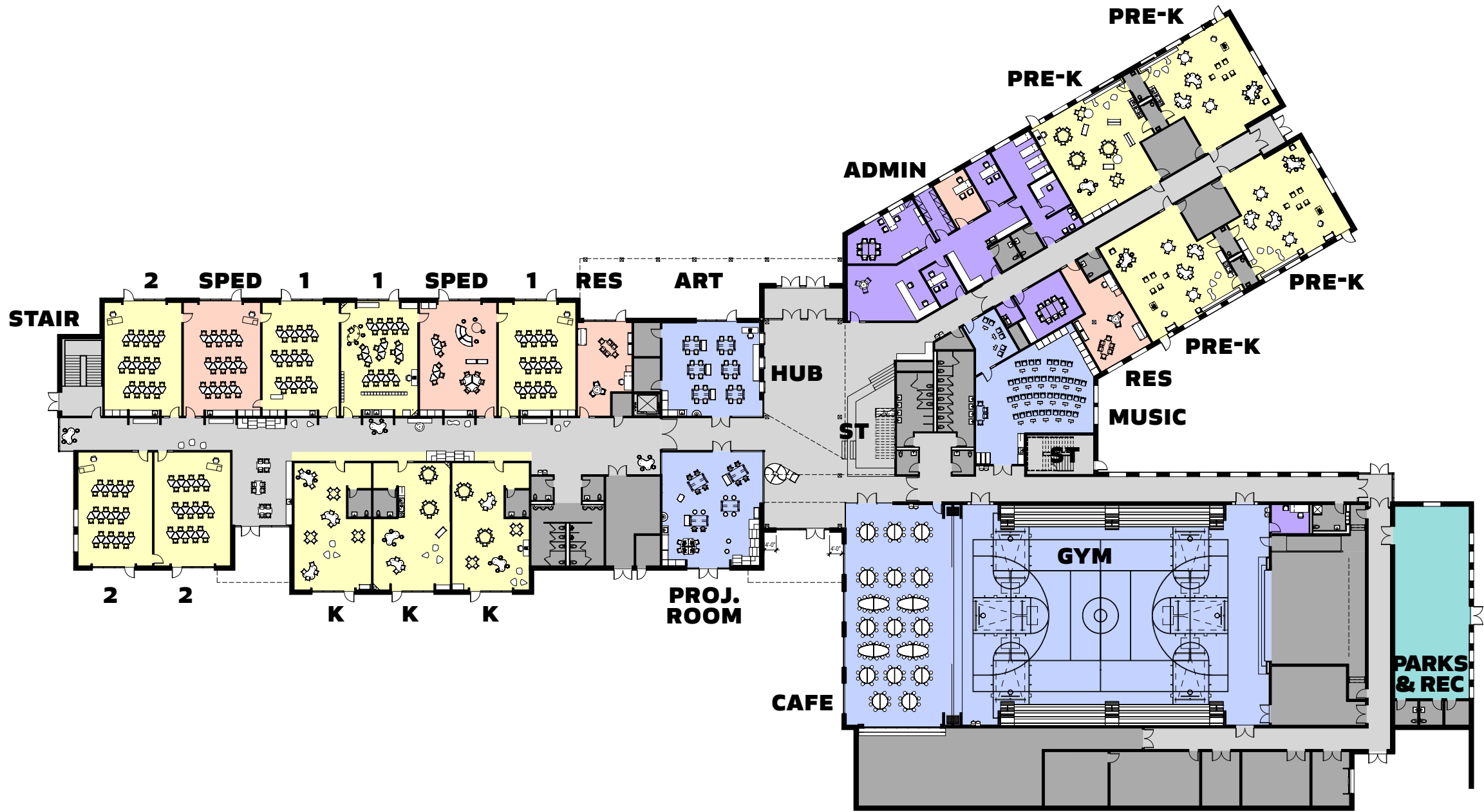
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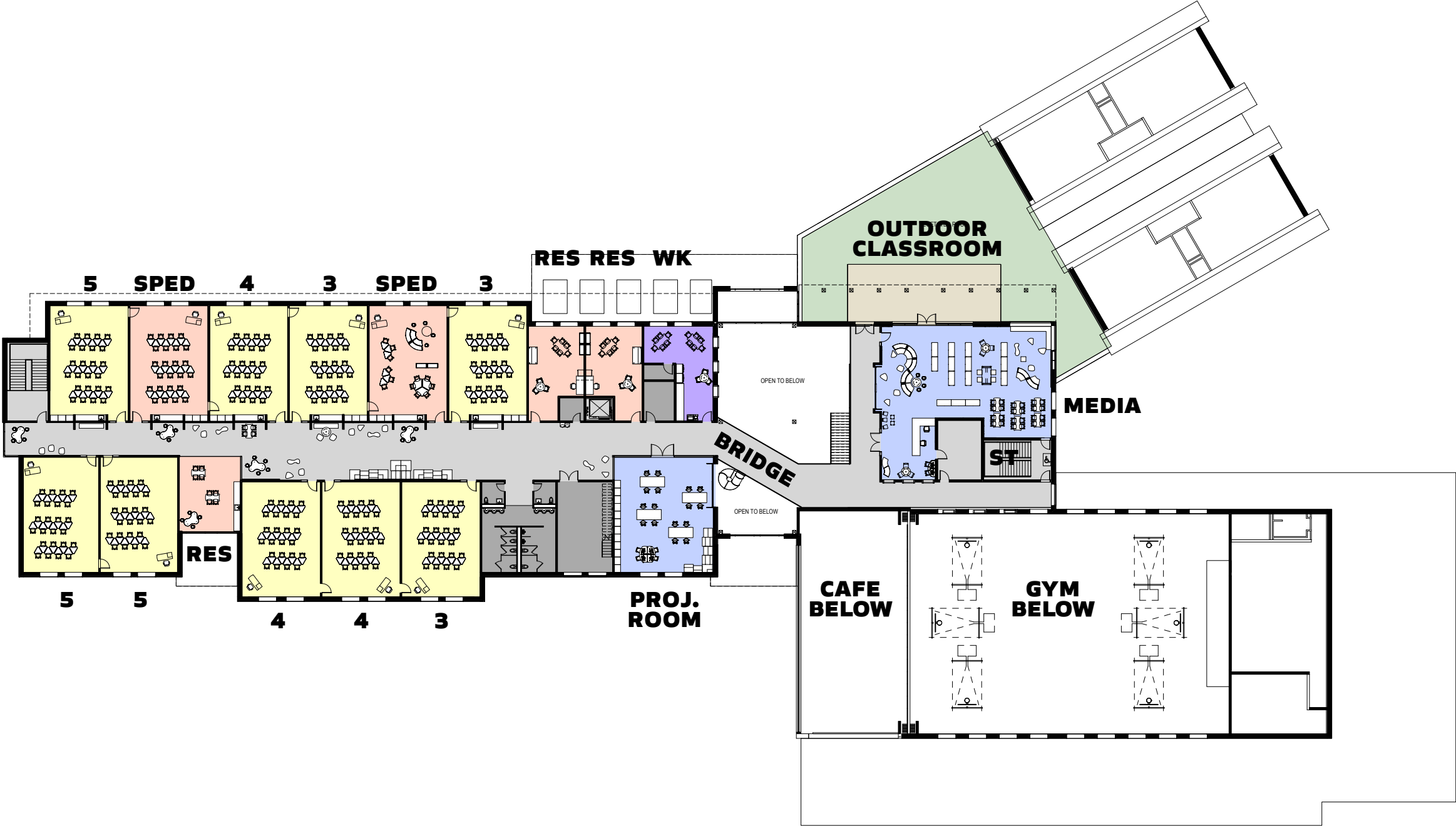
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MAIN LEVEL PLAN UPDATED



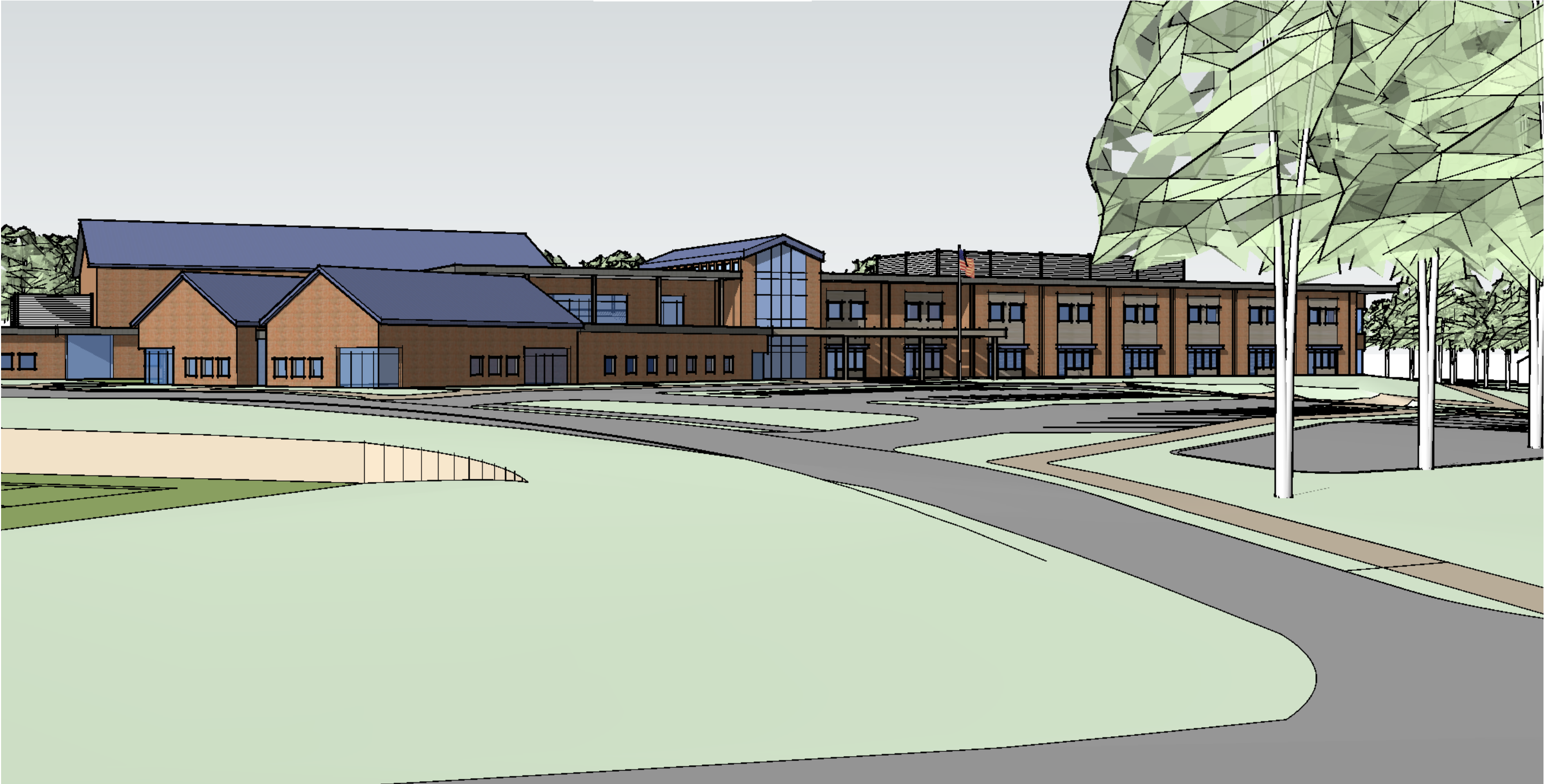
UPPER LEVEL PLAN UPDATED



BUILDING MASSING - EXTERIOR



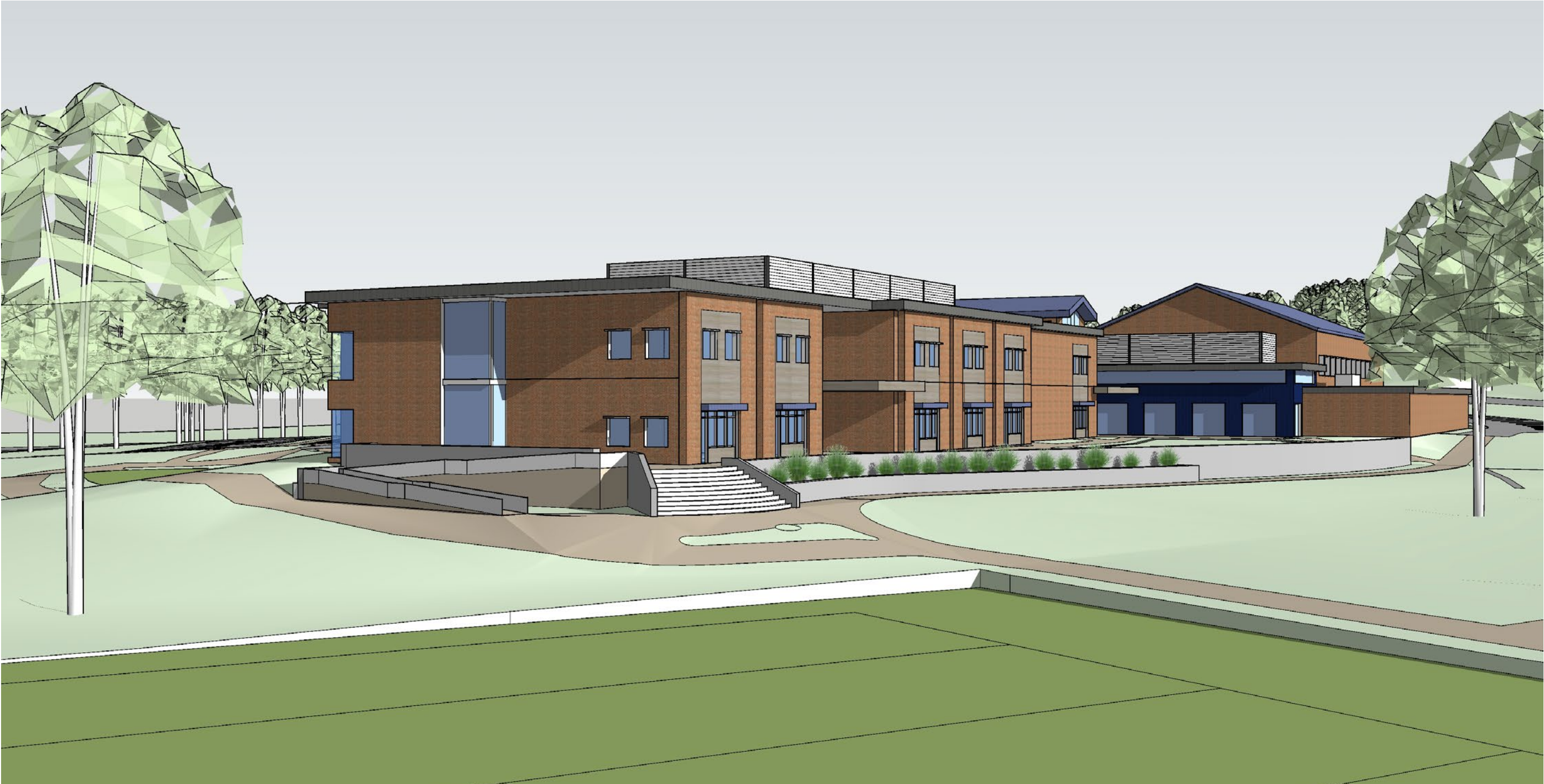
BUILDING MASSING - APPROACH



BUILDING MASSING - MAIN ENTRY



BUILDING MASSING



BUILDING MASSING



HUB



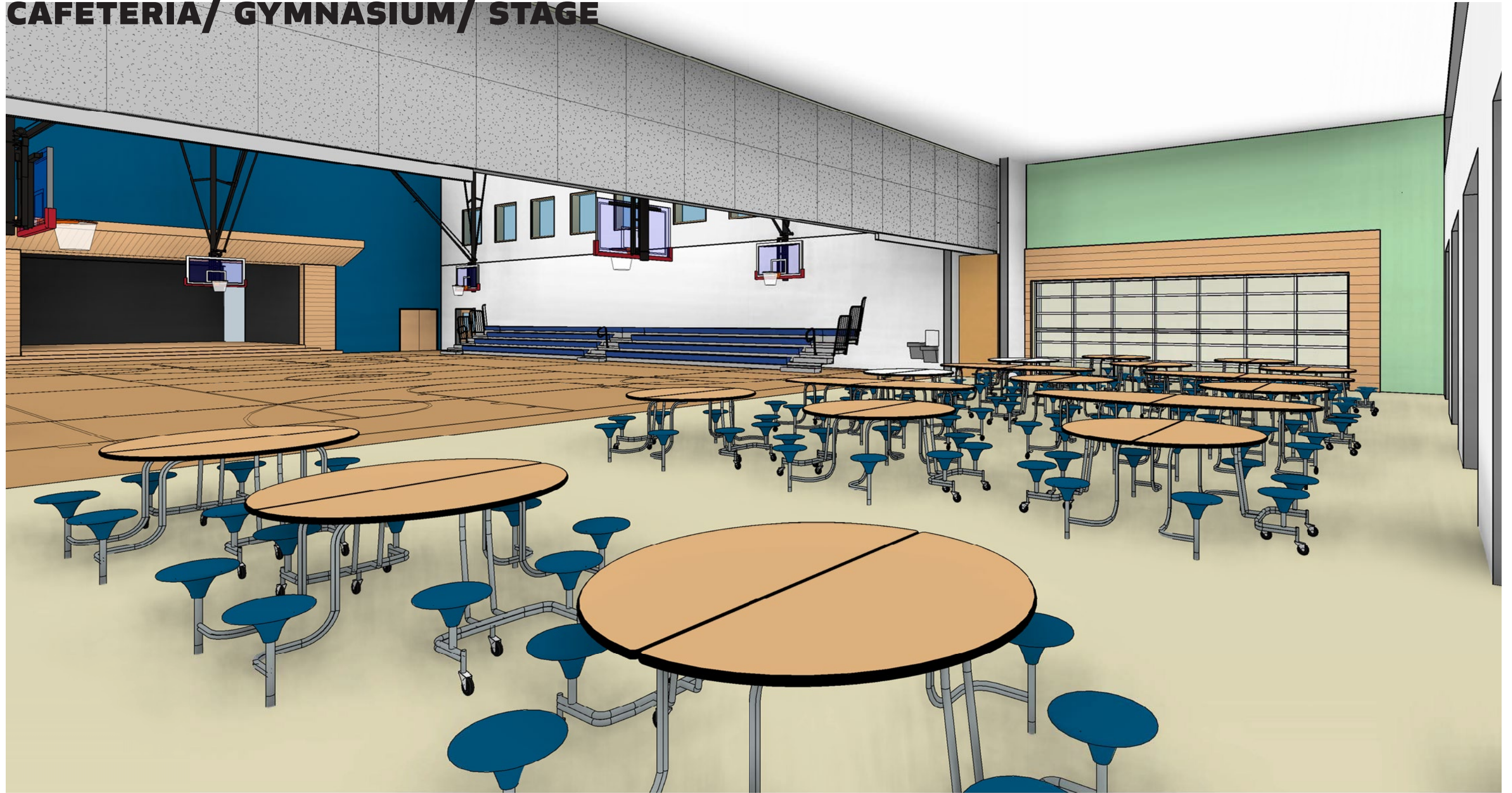
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CAFETERIA/ GYMNASIUM/ STAGE



CLASSROOM COMMUNITY



CLASSROOM



NEXT STEPS

- 5/30** Community Meeting #4
- 6/12** SBC Meeting - Review Cost Estimates
- 6/26** SBC Meeting - Initial Approval of SD Package
- 7/9** SBC Meeting - Approval to Submit SD to MSBA
- 7/11** Submit to MSBA
- 7/27** Project Scope & Budget Meeting w/ MSBA (Tentative)
- 8/29** MSBA Board Approval
- 10/15-16** Town Meetings in Essex & Manchester-by-the-Sea
- 11/6** Public Funding Vote



NEXT STEPS

WE NEED YOUR FEEDBACK

PARTICIPATE IN THE PROCESS

Attend Building Committee Meetings

Dates/Times Posted on the Building Committee Webpage

Watch for Newspaper & Web Announcements

Meetings are Replayed on Cape Ann TV - Channel 67 or Video Download



NEXT STEPS

WE NEED YOUR FEEDBACK

FOLLOW THE PROJECT

WWW.MERSD.COM

Meeting Agendas & Minutes

Project Updates

Presentations & Documents

eMail Comments & Questions:
msbcquestions@mersd.com





THANK YOU

