

# Manchester Memorial Elementary School

## Community Meeting #2

November 1, 2017



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



**J&W ARCHITECTURE**

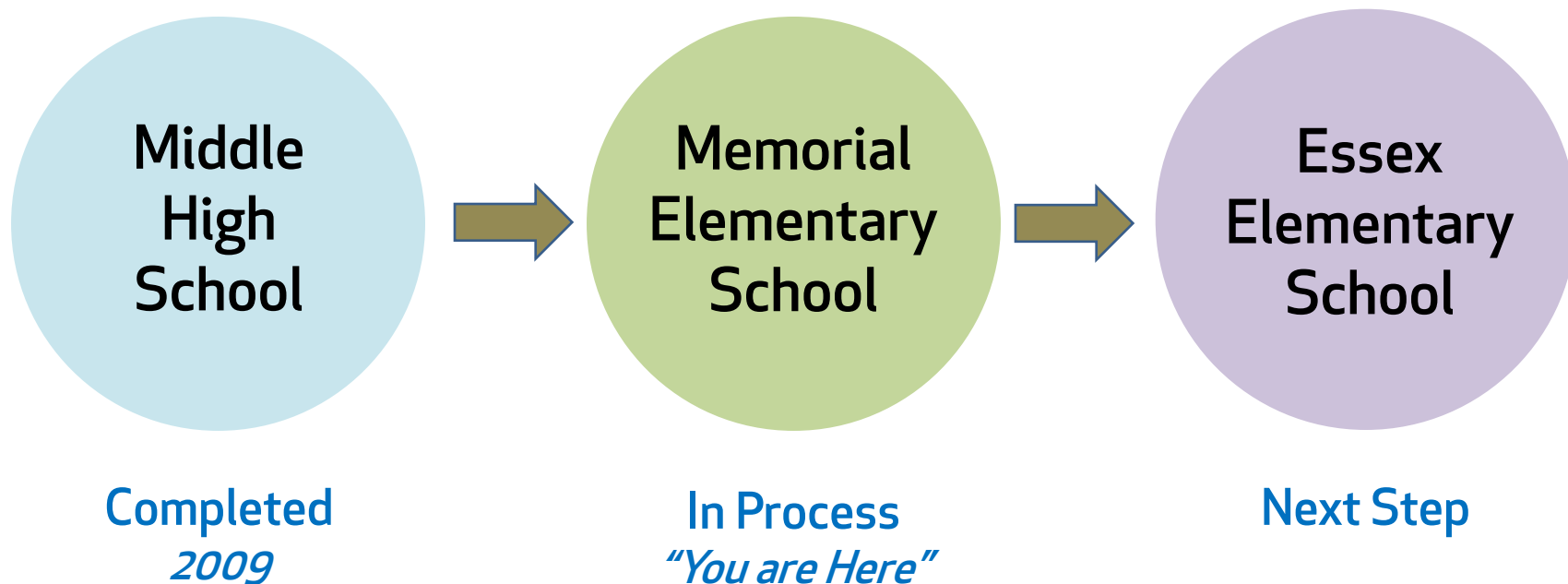
# TODAY'S AGENDA

*Welcome*  
*Organization/ Project Team*  
*Process & Schedule*  
*Sites Considered*  
*Options to be Explored*  
*Discussion*  
*Next Steps*



# WELCOME & INTRODUCTIONS

## The School District's Process *Began with 3 Schools in Need*



# PROCESS & SCHEDULE

## The School District's Process

Effort began in 2013 with a  
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

Memorial Accepted into MSBA's Eligibility Phase  
January 2016

Accepted into Feasibility Phase  
September 2016



# ORGANIZATION & PROJECT TEAM



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



JCJARCHITECTURE



# 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, Assist. 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



Massachusetts School  
Building Authority

## 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*

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# PROCESS & SCHEDULE



## MANCHESTER MEMORIAL ELEMENTARY SCHOOL

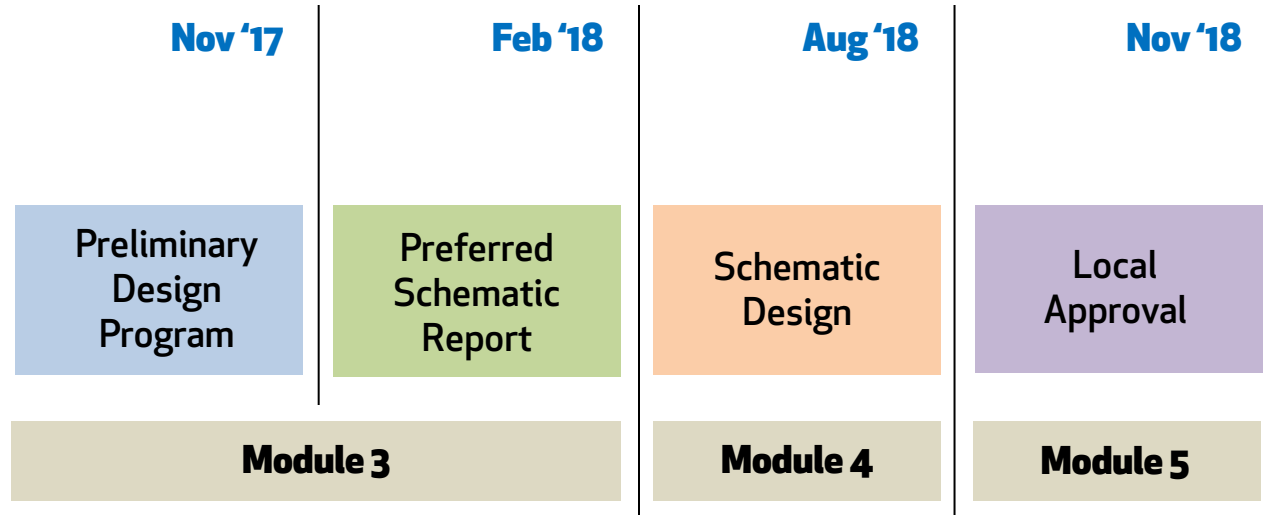
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# PROCESS & SCHEDULE

## Feasibility Phase Schedule



*Community Input is Important Throughout the Process*

# PROCESS & SCHEDULE

## Process

### Preliminary Design Program (PDP)

*Identify the Issues / Articulate the Educational Plan*  
*List Options to be Studied in PSR*

### Preliminary Schematic Report (PSR)

*Evaluate the Site and Building Options / Select a Preferred Option*

### Schematic Design (SD)

*Develop Schematic Drawings and Specifications*  
*to Establish the Project Budget*

# PROCESS & SCHEDULE

## Process

### Local Approvals

*Seek Local Funding Approval in  
Essex and Manchester-by-the-Sea*

*November 2018*

If Project is Approved

Proceed to Detailed Design and Construction





# QUESTIONS?



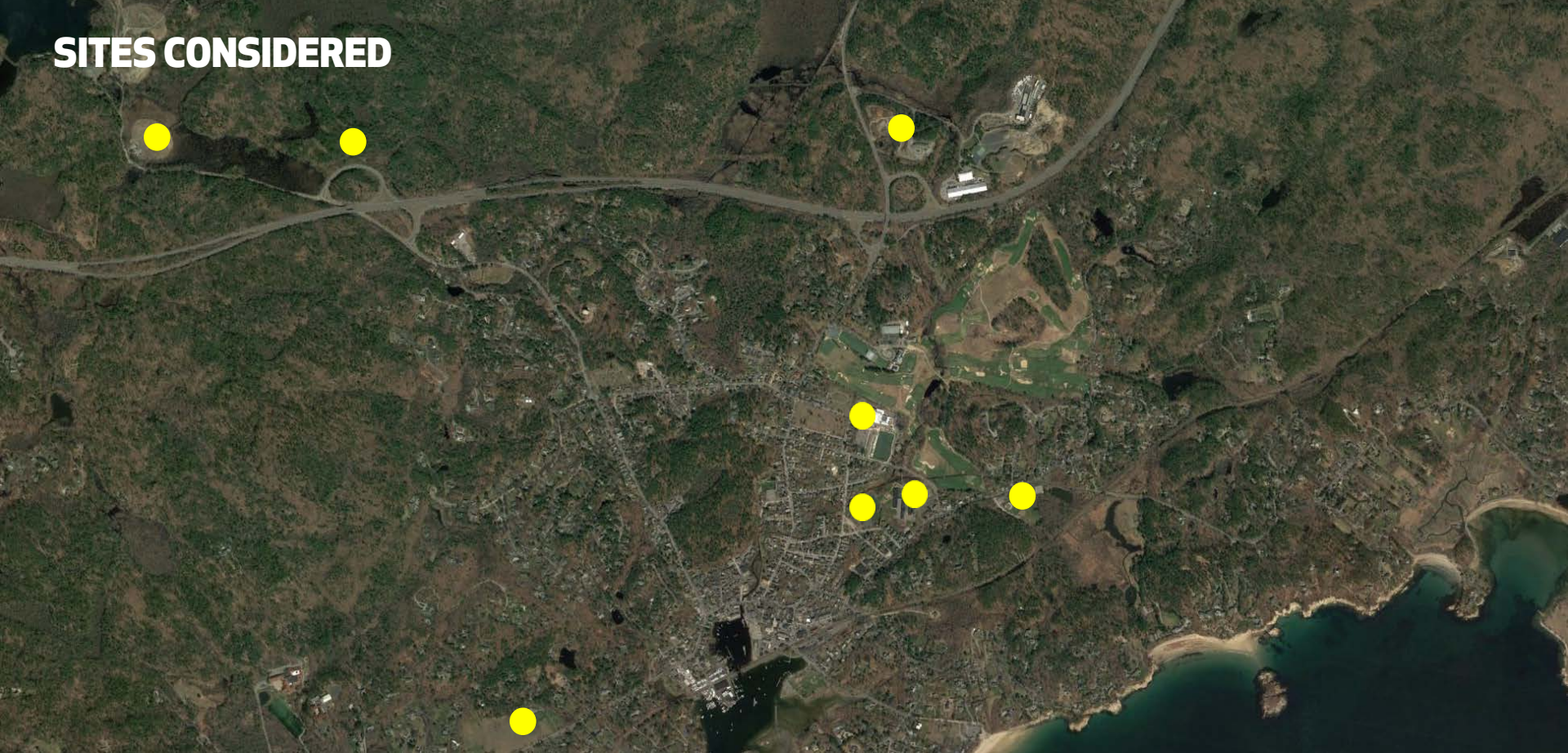
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# SITES CONSIDERED



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# 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

## Testing the Sites

*We Started by Understanding the  
Constraints of Each Site and  
Then Testing to See if the  
Guideline Building Size Would Fit*



# SITES CONSIDERED

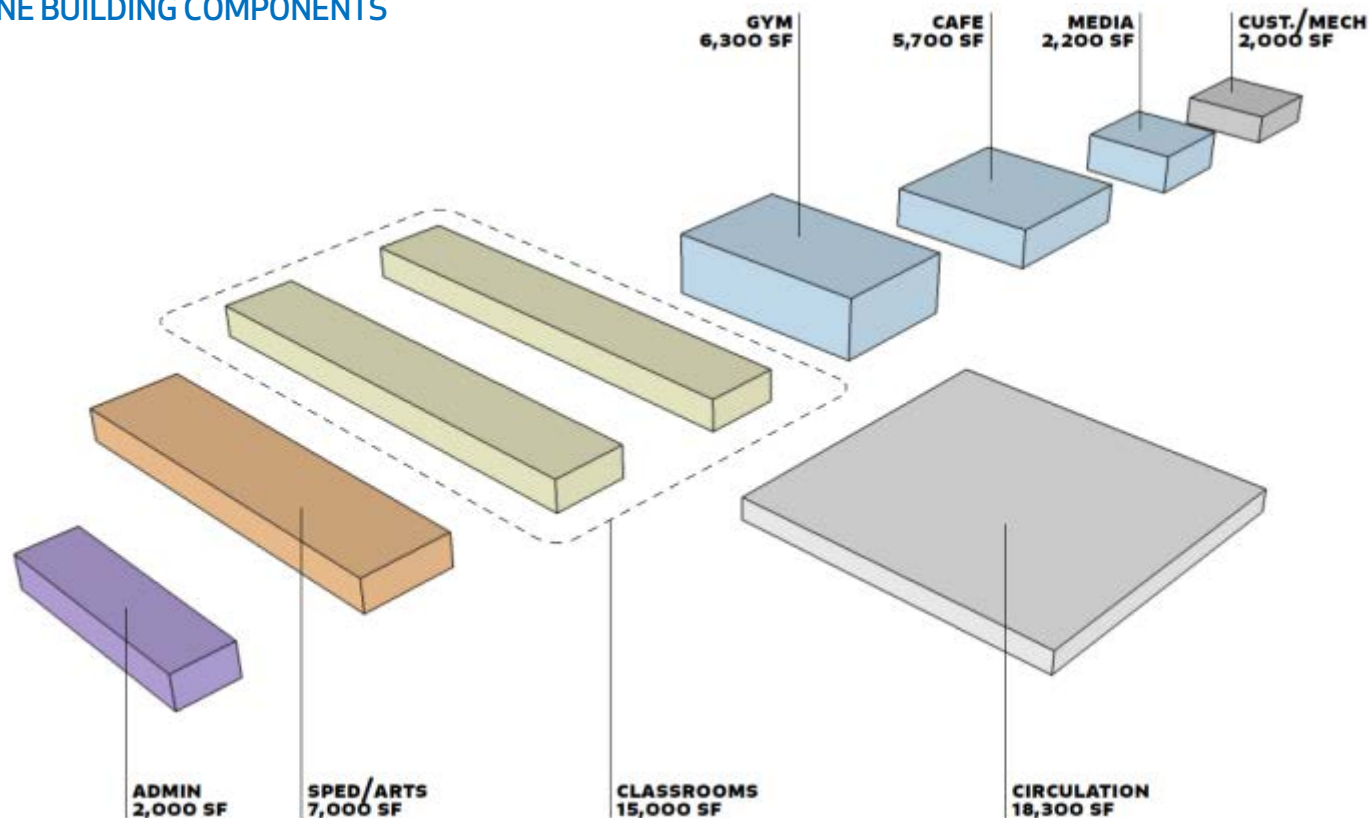
## Testing the Sites

*The Guideline Building Size is Set by the MSBA*

*Different Elements of the Building are Categorized*

# SITES CONSIDERED

## MSBA GUIDELINE BUILDING COMPONENTS



## MANCHESTER MEMORIAL ELEMENTARY SCHOOL

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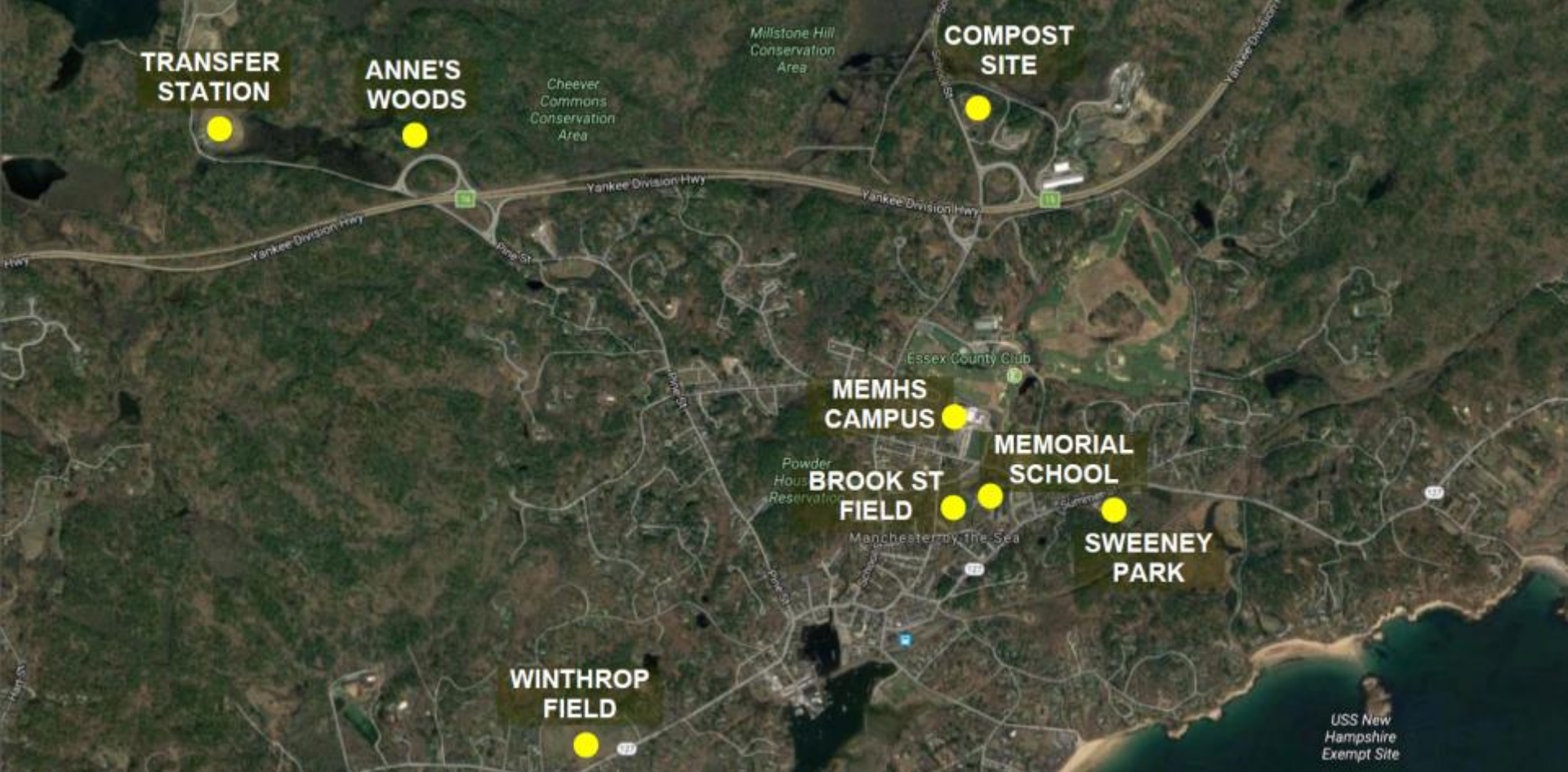


# SITES CONSIDERED

## Sites Considered

*Memorial Elementary School*  
*Brook Street Field*  
*Sweeney Field*  
*Middle High School Campus*  
*Compost Site*  
*Transfer Station*  
*Winthrop Field*  
*Anne's Woods*





## MANCHESTER MEMORIAL ELEMENTARY SCHOOL

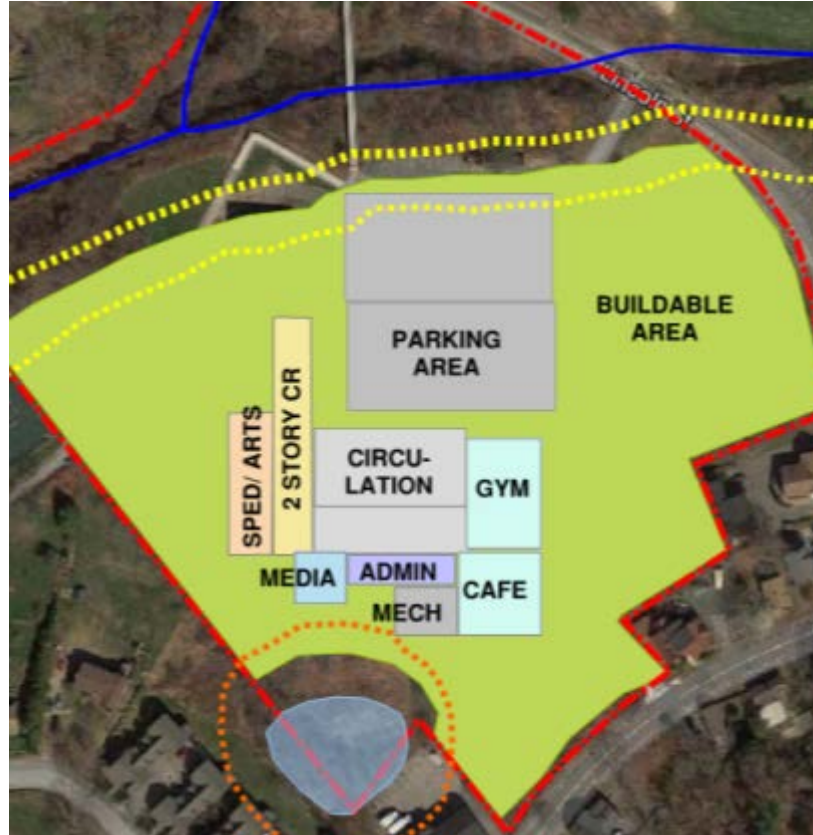
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# SITES CONSIDERED

## MEMORIAL ELEMENTARY SCHOOL



MANCHESTER MEMORIAL ELEMENTARY SCHOOL

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## Pros

- *Lower, More Predictable Costs*
- *Controlled by the District*
- *Maintains Neighborhood School*
- *Opportunity to Improve Off-Site Traffic Flow*
- *Proximity to Town Buildings*
- *Adjacent to Town Fields*
- *Already a School Site*

## Cons

- *Traffic Concerns*
- *Potential Disruption to Students During Construction*
- *Limited Parking*
- *Wetlands/ Waterway*

## Other Considerations

- *None*

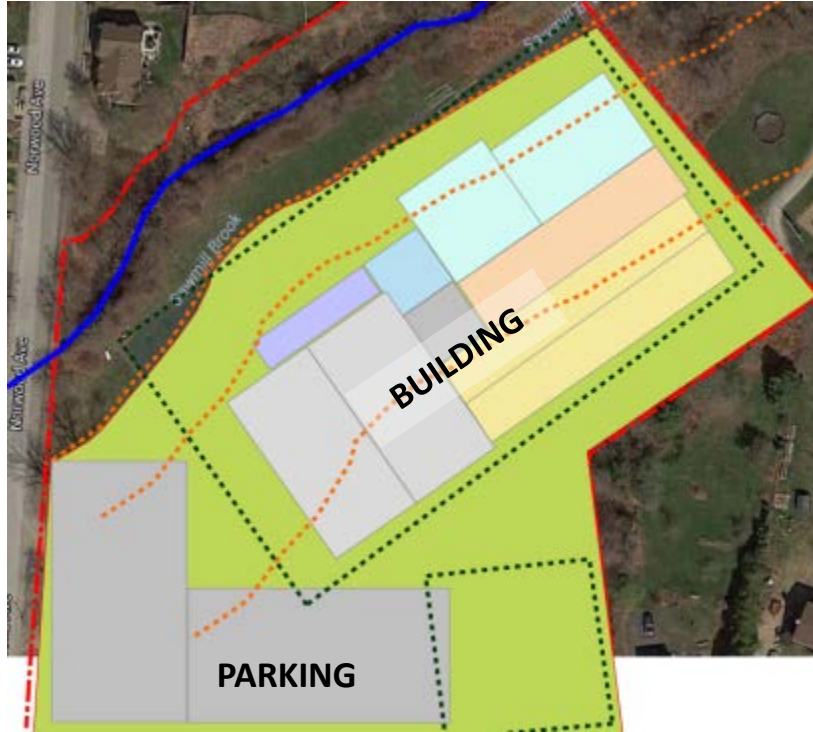
## Conclusion

- *Benefits Outweigh Concerns; All the Elements Needed for a School are Available on this Property.*



# SITES CONSIDERED

## BROOK STREET FIELD



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### Pros

- *Construction without Student Disruption*
- *New School Stays in the Same Part of Town*

### Cons

- *Eliminates Existing Turf Field*
- *Location is Presently a Flood Storage Area*
- *Costly Replication of Flood Storage Required*
- *Would Require Significant Fill*
- *Orients Building to Residential Neighborhood*
- *Vehicular Circulation will be Challenging*

### Other Considerations

- *Assumes Memorial Site Could be used for Playfields*
- *Brook Street Field Due for Replacement*

### Conclusion

- *Concerns Outweigh Benefits, Significant Non-Reimbursable Site Costs Related to Flood Storage Replication. This Would Also Likely Add Additional Time to Project.*

# SITES CONSIDERED

## SWEENEY PARK



## MANCHESTER MEMORIAL ELEMENTARY SCHOOL

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### Pros

- *Construction without Student Disruption*
- *New School Stays in the Same Part of Town*

### Cons

- *Eliminates Existing Field*
- *Vehicular Circulation will be Challenging*
- *Narrow Buildable Area Due to Wetlands and Waterway Setbacks Limits Building Configuration*

### Other Considerations

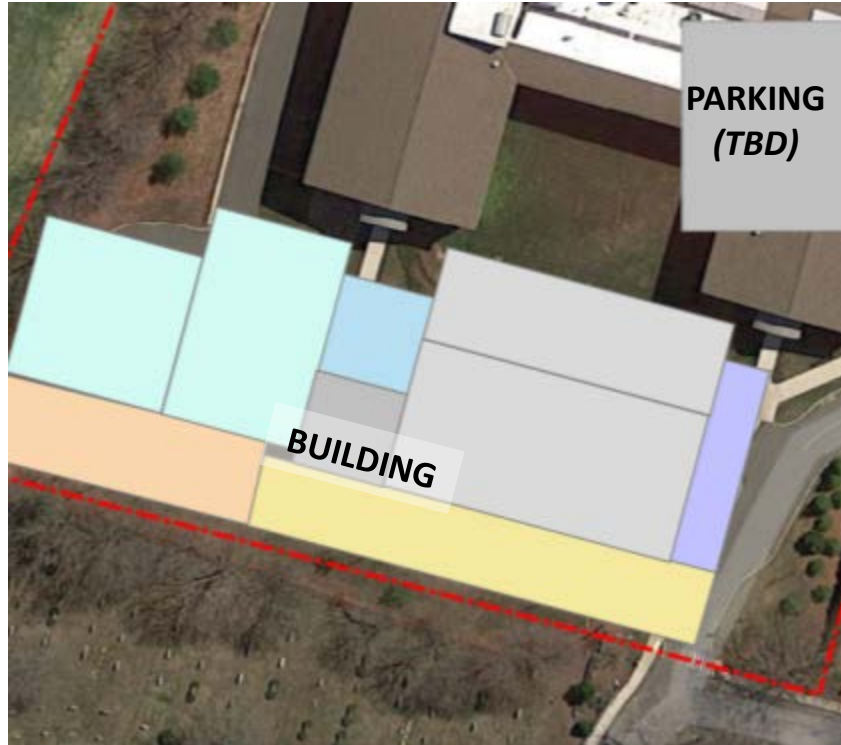
- *Not Presently Part of Lease Agreement*
- *Assumes Memorial Site Could be used for Playfields*
- *Town Could Retain Part/ All of Existing Building*

### Conclusion

- *Concerns Outweigh the Benefits; Wetland and Waterway Setbacks Limits Site; Entry Point off State Route 127 will Involve MassDOT/Safety Concerns*

# SITES CONSIDERED

## STUDENT PARKING AREA - MERMHS



### Pros

- *Construction without MMES Disruption*

### Cons

- *MHS Disruption During Construction*
- *Eliminates Existing Parking w/o Replacement*
- *No Identified Parking for Project*
- *Constrained Site Limits Bldg Configurations*
- *Safety Concerns Due to Population Increase*
- *PK-5 Close to Older Students*
- *Limits Future Expansion Possibilities*
- *Benefits of Shared Campus Limited*
- *Increased Traffic*

### Other Considerations

- *Impact on Neighborhood*

### Conclusion

- *Concerns Outweigh the Benefits; Does not Fit the Available Site.*

# SITES CONSIDERED

## COMPOST SITE



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## Pros

- *Construction without Student Disruption*

## Cons

- *Active Compost/ Would Require Replacement*
- *Eliminates Neighborhood School*
- *Additional Bussing Required/ Lost Revenue*
- *Will Require a Septic System or Sewer Extension*
- *Topography challenging*
- *Highway noise*

## Other Considerations

- *Not Presently Part of Lease Agreement*
- *Town Could Retain Part/ All of Existing Memorial School Building*

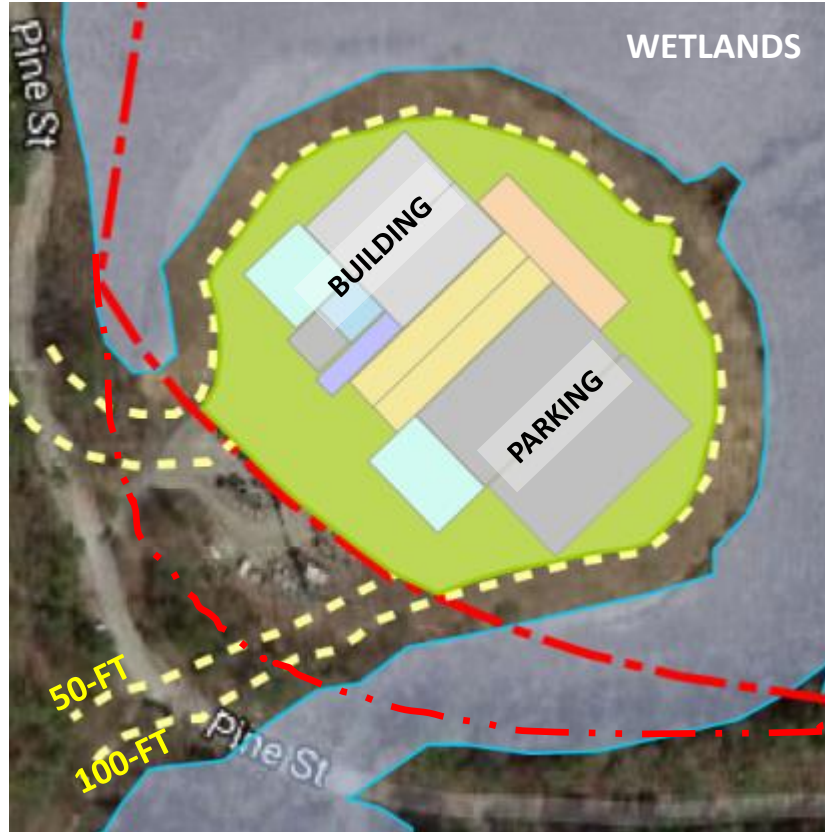
## Conclusion

- *Concerns Outweigh the Benefits; Significant Non-Reimbursable Site Costs, Replacement of Composting Site would Add Time to Project*



# SITES CONSIDERED

## TRANSFER STATION



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## Pros

- *Construction without Student Disruption*

## Cons

- *Far From Sewer and Water Services*
- *Eliminates Neighborhood School*
- *Additional Bussing Required/ Lost Revenue*
- *May Require a Septic System*
- *Play Area Harder to Accommodate*
- *Remediation May Be Required*
- *Potential Community Issues*
- *Close to Hamilton Gun Range*
- *Landfill*

## Other Considerations

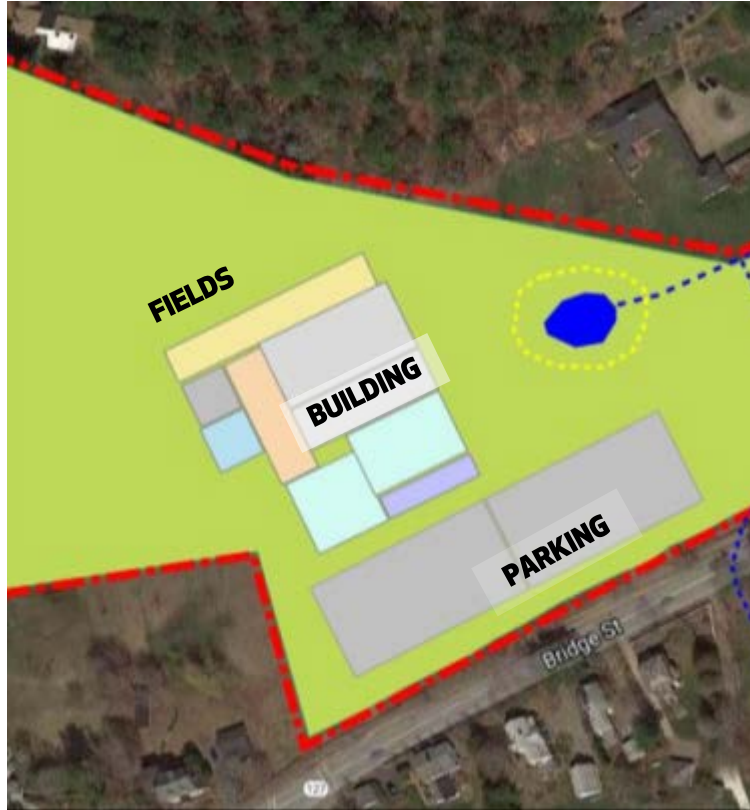
- *Not Presently Part of Lease Agreement*
- *Town Could Retain Part/ All of Existing Building*

## Conclusion

- *Concerns Outweigh the Benefits; Significant Non-Reimbursable Site Costs, Replacement of Transfer Station would Add Time to Project*

# SITES CONSIDERED

## WINTHROP FIELD



### Pros

- *Construction without Student Disruption*
- *Flat Site*

### Cons

- *Not Controlled by the District*
- *Not Available to the District*
- *Not a Neighborhood School Location*
- *Access is Only from State Rte. 127 (Permitting)*
- *One of the Last Open Sites in Manchester*

### Other Consideration

- *Though Close to the Center of Town Would not be a "Neighborhood School."*

### Conclusion

- *Concerns Outweigh the Benefits; Site Not Available to the District*

# SITES CONSIDERED

ANNE'S WOODS



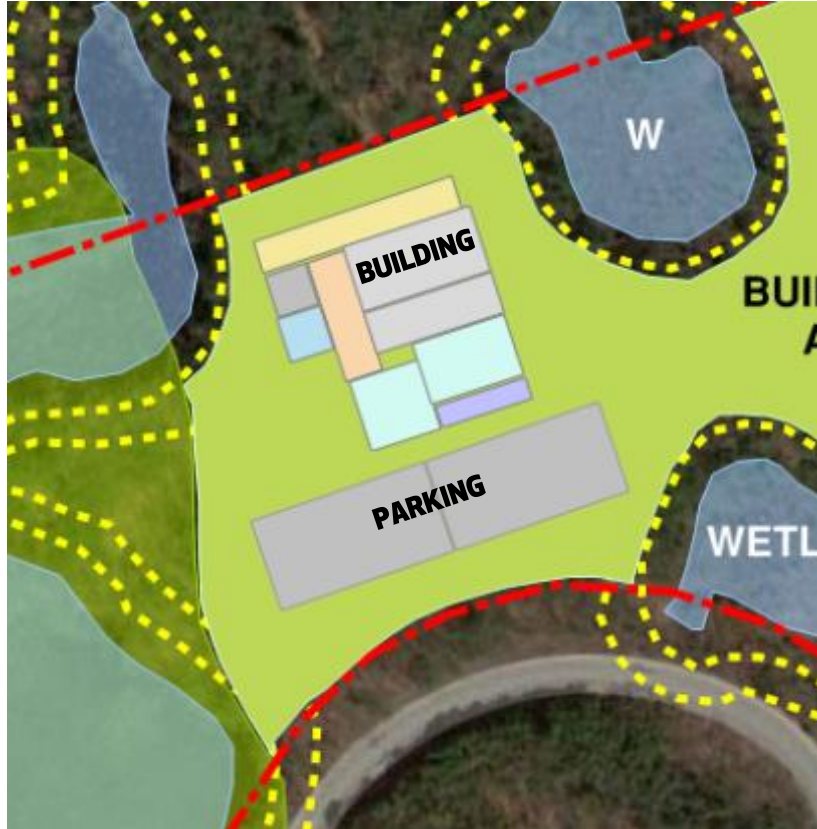
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# SITES CONSIDERED

## ANNE'S WOODS



## MANCHESTER MEMORIAL ELEMENTARY SCHOOL

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### Pros

- *Construction without Student Disruption*

### Cons

- *Not a Neighborhood School Location*
- *Increased Bussing Costs*
- *Not Controlled by District*
- *Site Previously Rejected for MS/HS to Preserve Green Space*
- *Difficult Site Access*
- *Extensive Wetlands and Flood Zones*

### Other Considerations

- *Proximity to Rt-128*

### Conclusion

- *Concerns Outweigh the Benefits; Site Not Available to District*



# SITES CONSIDERED

	MEMORIAL SCHOOL	BROOK ST FIELD	SWEENEY PARK	MEMHS CAMPUS	COMPOST SITE	TRANSFER STATION	WINTHROP FIELD	ANNE'S WOODS
CONTROLLED BY DISTRICT	●	●	●	●	●	●	●	●
IDENTIFIED AS AVAILABLE	●	●	●	●	●	●	●	●
PROGRAM FITS SITE	●	●	●	●	●	●	●	●
UTILITIES NEARBY	●	●	●	●	●	●	●	●
ROAD ACCESS TO PROPERTY	●	●	●	●	●	●	●	●
MAINTAINS NEIGHBORHOOD SCHOOL	●	●	●	●	●	●	●	●
SITE DEVELOPMENT COSTS	●	●	●	●	●	●	●	●

- *Site criteria satisfied*
- *Site criteria not satisfied*

# DEVELOPING THE OPTIONS



## DEVELOPING THE OPTIONS

# The MSBA Requires Three Options to be Considered

*Renovation Only*

*Addition Renovation*

*New Construction*



# DEVELOPING THE OPTIONS

## The Building Committee Evaluated These Options

*Renovation Only*

*Addition Renovation – Minimal Intervention*

*Addition Renovation – Retain Core Only*

*New Construction – Students Stay On-Site*

*New Construction – Students Moved Off-Site*

# DEVELOPING THE OPTIONS

<b>OPTION 1</b> Renovation Only	<b>OPTION 2</b> Addition / Renovation		<b>OPTION 3</b> New Construction	
RENOVATION ONLY	<b>OPTION 2A</b> ADDITION/ RENOVATION <i>Minimal Intervention</i>	<b>OPTION 2B</b> ADDITION/ RENOVATION <i>Retain Core Block Only</i>	<b>OPTION 3A</b> NEW CONSTRUCTION <i>Multi-Phased Construction Students Stay On-Site</i>	<b>OPTION 3B</b> NEW CONSTRUCTION <i>Single Phased Construction Students Moved Off-Site</i>







# DEVELOPING THE OPTIONS

*For Each of the Options Identified by the Team, Multiple Schemes were Developed to Prove That The Program Fits in Various Ways on the Available Buildable Area*



# DEVELOPING THE OPTIONS

<p><b>OPTION 1</b></p> <p><b>Renovation Only</b></p>	<p><b>OPTION 2</b></p> <p><b>Addition / Renovation</b></p>		
<p><b>RENOVATION ONLY</b></p>	<p><b>OPTION 2A</b></p> <p><b>ADDITION/ RENOVATION</b></p> <p><i>Minimal Intervention</i></p>	<p><b>OPTION 2B</b></p> <p><b>ADDITION/ RENOVATION</b></p> <p><i>Retain Core Block Only</i></p>	
<p>Scheme R-1</p> <p><i>"Four Walls"</i></p>	<p>Scheme AR-1</p> <p><i>"Four Wall + More"</i></p>	<p>Scheme AR-2</p> <p><i>"Save the Core"</i></p>	<p>Scheme AR-3</p> <p><i>"Curved Main St"</i></p>
			

# DEVELOPING THE OPTIONS

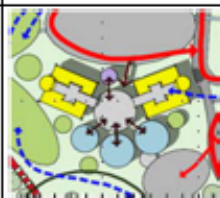
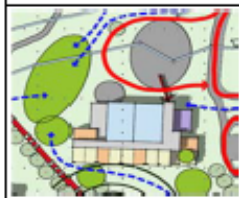
## OPTION 3 New Construction

### OPTION 3A NEW CONSTRUCTION *Multi-Phased Construction* *Students Stay On-Site*

Scheme N-1  
*"The Piano"*

Scheme N-3  
*"The Hub"*

Scheme N-4  
*"Main Street"*



### OPTION 3B NEW CONSTRUCTION *Single Phased Construction* *Students Moved Off-Site*

Scheme N-2  
*"The Pinwheel"*

Scheme N-5  
*"Tennis Court L"*

Scheme N-6  
*"Eastside  
Courtyard"*

Scheme N-7  
*"Eastside  
Main Street"*





## NEXT STEPS

# Finalize Preliminary Design Phase

Submit Report to MSBA  
Containing all Options Under Consideration  
*(Mid-November)*



## NEXT STEPS

# Preliminary Schematic Report Phase *(December – February)*

The Building Committee will:

*Evaluate all Schemes*

*Develop Preliminary Cost  
and Schedule Information For Each Scheme*

*Determine the Most Educationally Appropriate  
and Cost Effective Option*



## NEXT STEPS

# Next Community Forum

January 31<sup>st</sup> 2018



## 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**

**Replayed on Cape Ann TV – Channel 67 or Video Download**

## NEXT STEPS

**We Need Your Feedback!**  
**Participate in the Process**

*Upcoming Topics at Building Committee Meetings*

*November 6<sup>th</sup> – Educational Plan Review*  
*Conceptual Cost Review*

*November 14<sup>th</sup> – Approval of the PDP Submission*





## NEXT STEPS

We Need Your Feedback!  
Follow the Project

@

[www.MERSD.org](http://www.MERSD.org)

Quick Link: [Building Committee](#)

Meeting Agendas & Minutes  
Project Updates  
Presentations & Documents



## NEXT STEPS

We Need Your Feedback!  
Ask Questions

Email Comments & Questions

[msbcquestions@mersd.org](mailto:msbcquestions@mersd.org)



# THANK YOU

