

Manchester Memorial Elementary School

COMMUNITY MEETING #1

October 4, 2017



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



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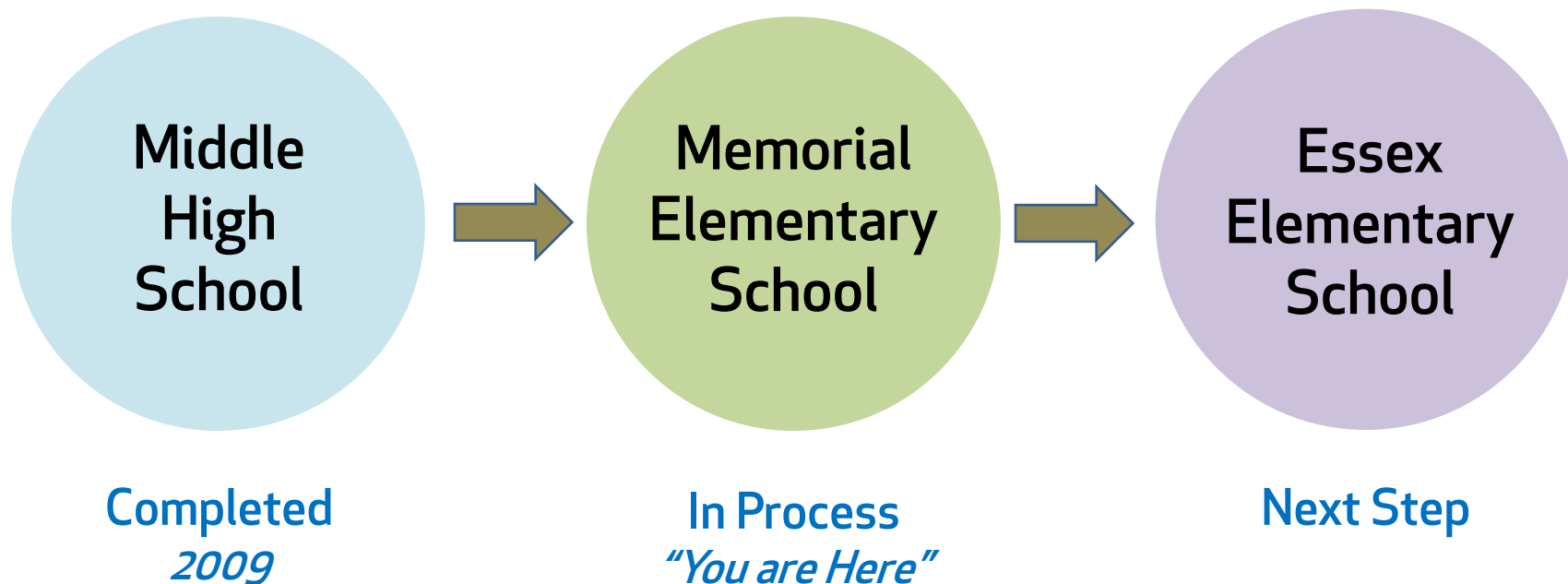
TODAY'S AGENDA

Welcomes & Introductions
Organization/ Project Team
Process & Schedule
Budget Update
Existing Conditions Overview
Site Analysis
Educational Programming
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

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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*



The background is a colorful illustration of an underwater scene. On the left, a large wooden treasure chest is open, spilling gold coins and jewels. A large black shark is swimming in the upper right. In the center, there are dark, jagged mountains. The water is a mix of blue and green. Several colorful fish are swimming around, including a large black and white striped fish in the foreground. The text "Learning is a treasure which accompanies its owner everywhere." is written in a white, cursive font across the middle of the image.

Process & Schedule

Learning is a treasure which accompanies its owner everywhere.

PROCESS & SCHEDULE

What is 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 an Educationally Appropriate, Flexible, Sustainable
and Cost-Effective Schools

PROCESS & SCHEDULE

The MSBA Process

Money from the MSBA is a Grant
They Reimburse Districts *"As You Go"*

Reimbursement Rate for
Feasibility & Schematic Phases is 31%
of Eligible Costs

PROCESS & SCHEDULE

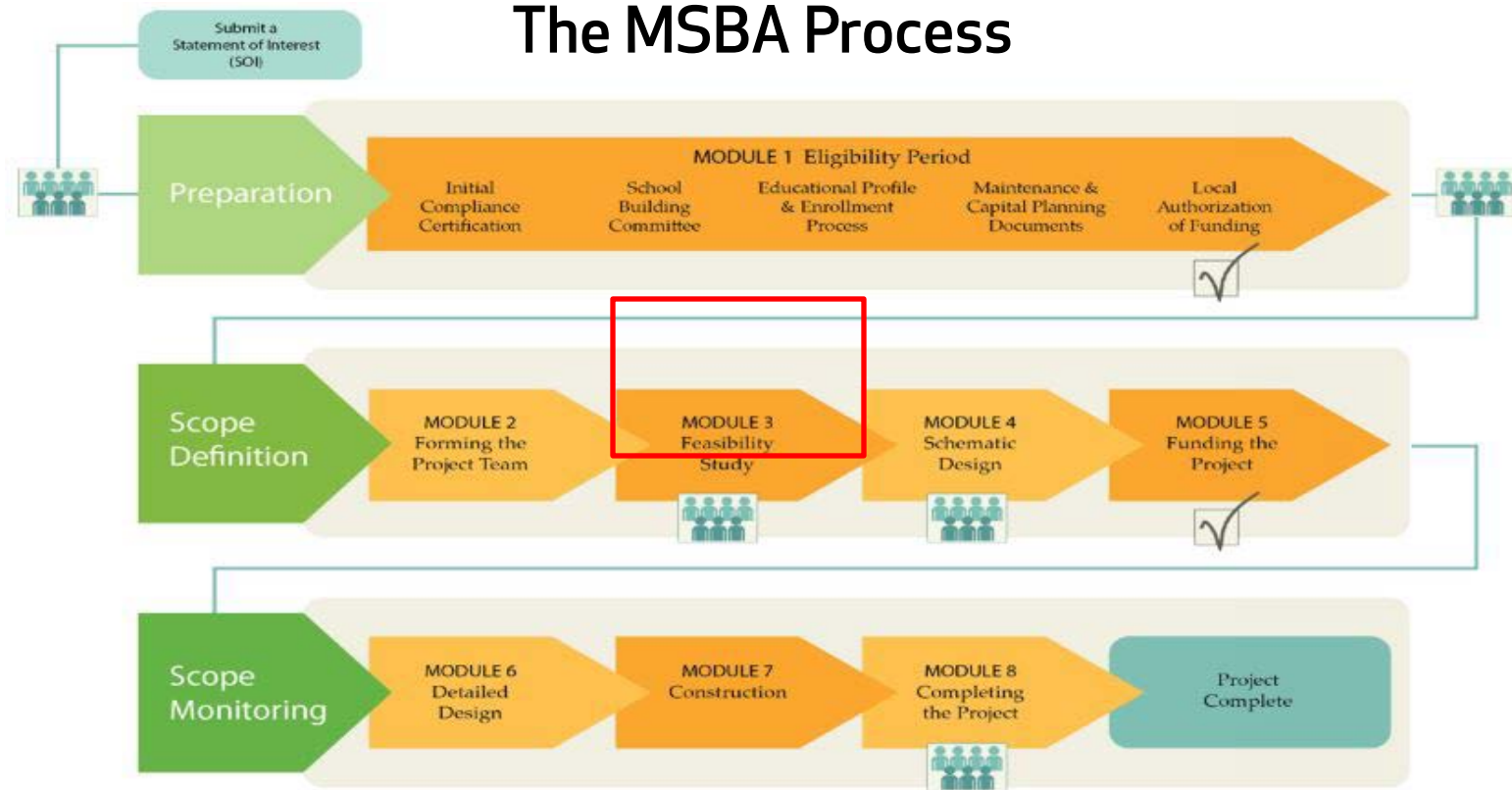
The MSBA Process

MSBA has Established a Design Enrollment
of 335 Students
For a K-5 School

The Project will also Include a Pre-K

PROCESS & SCHEDULE

The MSBA Process



PROCESS & SCHEDULE

The MSBA Process

Module 3 - Feasibility Phase

Preliminary Design Program (PDP) – November 2017

Identify the Concerns / Develop Options

Educational Program Submission

Existing Conditions Report

Establish Design Parameters

Develop and Evaluate Alternates

PROCESS & SCHEDULE

The MSBA Process

Module 3 - Feasibility Phase

Preliminary Design Program (PDP) – November 2017

MSBA Requires Development of Several Options Including:

- *Renovation Only*
- *Renovation / Addition*
- *Full Replacement*

PROCESS & SCHEDULE

The MSBA Process

Module 3 - Feasibility Phase

Preferred Schematic Report (PSR) – February 2018

Evaluation of Alternatives – Identify Preferred Option

Cost Comparisons

Confirm Construction Procurement Method

Identify Most Cost Effective and Educationally Appropriate Solution

PROCESS & SCHEDULE

The MSBA Process

Module 4 – Schematic Design Schematic Design (SD) Submission – May 2018 *Finalize District's Program*

Preliminary Plans and Specifications Issued
Cost Estimates Form Reimbursement Agreement w/ MSBA

MSBA Board Approval – August 2018

PROCESS & SCHEDULE

The MSBA Process

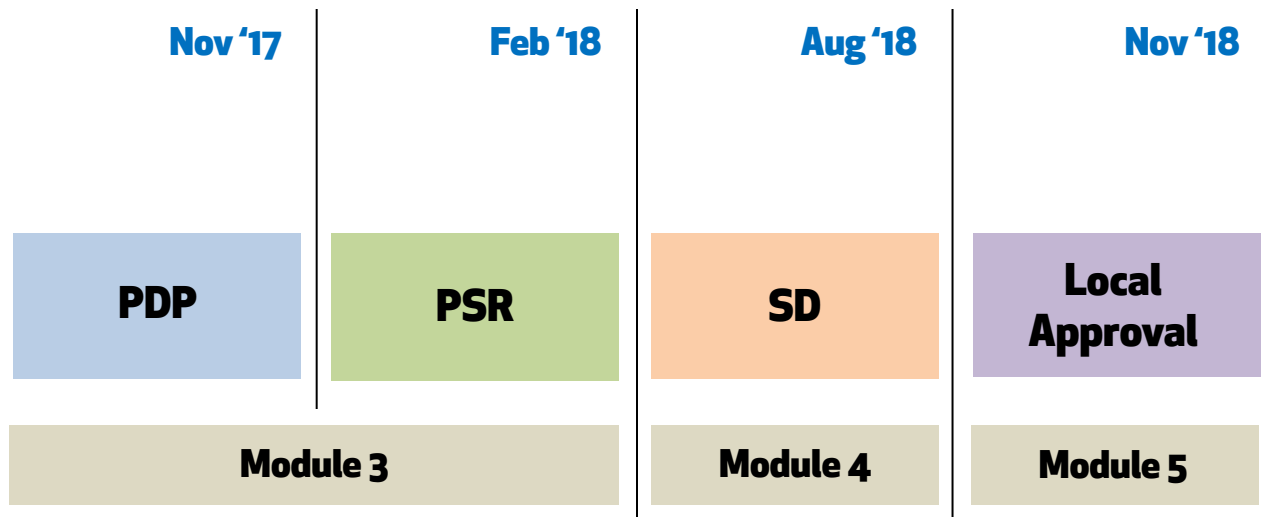
Module 5 – Funding the Project Local Funding Appropriation

**The District has 120 Days from MSBA Board Approval
of the Schematic Design to Secure Project Funding**

MERSD and MSBA will Enter into a Project Funding Agreement
*This will Confirm the Project Scope, Schedule and Cost
And will Lock the MSBA Maximum Reimbursement*

PROCESS & SCHEDULE

Feasibility Phase Schedule



Community Input is Important Throughout the Process

PROCESS & SCHEDULE

Budget Update

\$650,000

*School District and Both Towns
Approved Funding the Study Phase
at their 2016 Town Meetings*

31%

*MSBA will Reimburse of Eligible Costs for this Phase
Up to \$201,500*

Questions?



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Existing Conditions Overview

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EXISTING CONDITIONS

Building Facts

Originally Built in 1951
Additions in 1954 and 1965

Total Building Area: 66,573 SF
Total Site Area: 11.31 Acres

EXISTING CONDITIONS

The Building

Classrooms and Specialty Rooms

Don't Meet Current Educational Standards

Exceeded Life Expectancy

- Roof
- Mechanical Systems
- Electrical Systems
- Plumbing
- Many Finishes

In Need of Repair or Upgrade

- Accessibility
- Windows
- Exterior Envelope
- Building Materials Prohibit Cost Effective Upgrades

EXISTING CONDITIONS



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EXISTING CONDITIONS



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EXISTING CONDITIONS



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EXISTING CONDITIONS



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EXISTING CONDITIONS



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EXISTING CONDITIONS



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Site Understanding



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SITE UNDERSTANDING

SETBACKS



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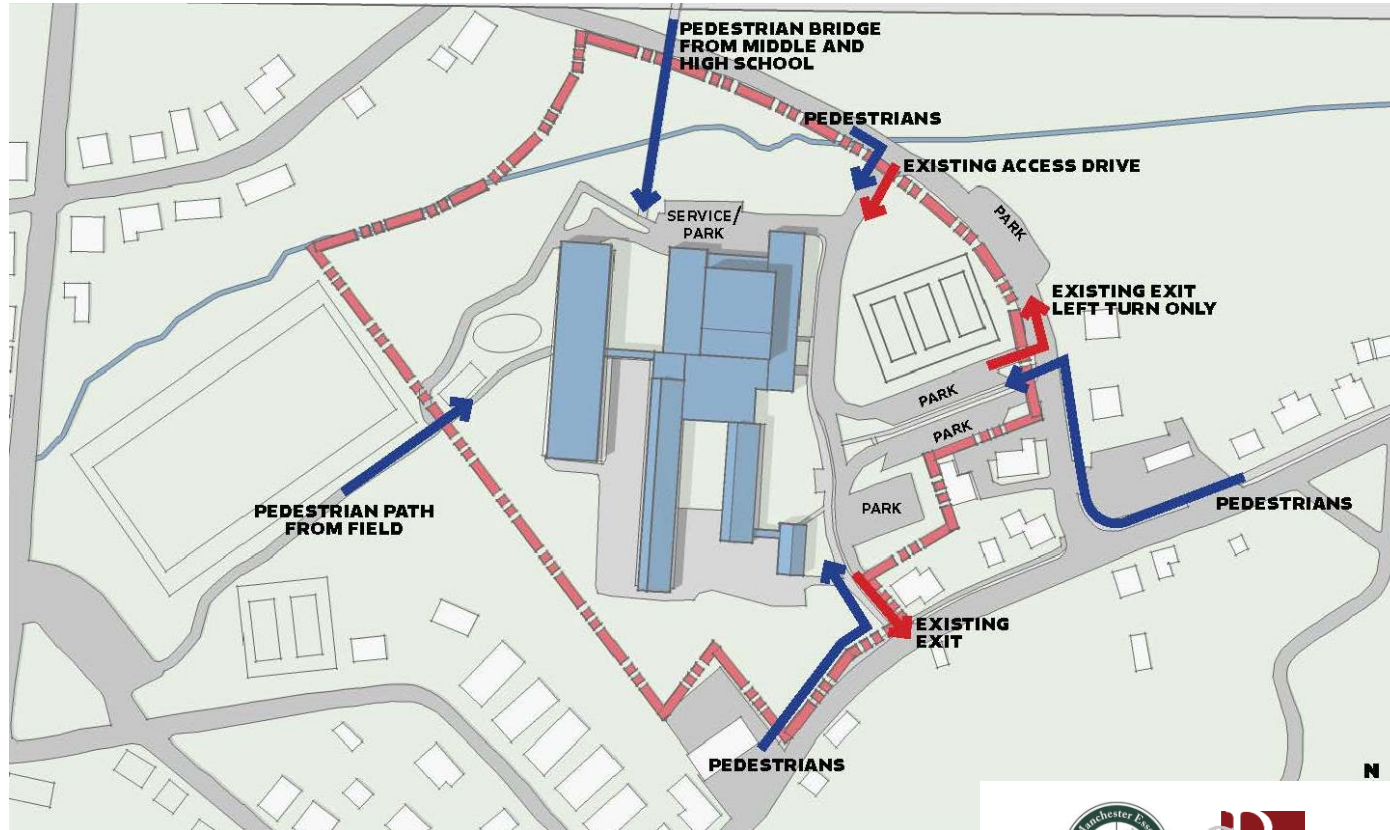
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SITE UNDERSTANDING

SITE ACCESS/ CIRCULATION



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SITE UNDERSTANDING

NEIGHBORS/ ABUTTERS



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SITE UNDERSTANDING

VIEWS



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Educational Programming

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EDUCATIONAL PLANNING

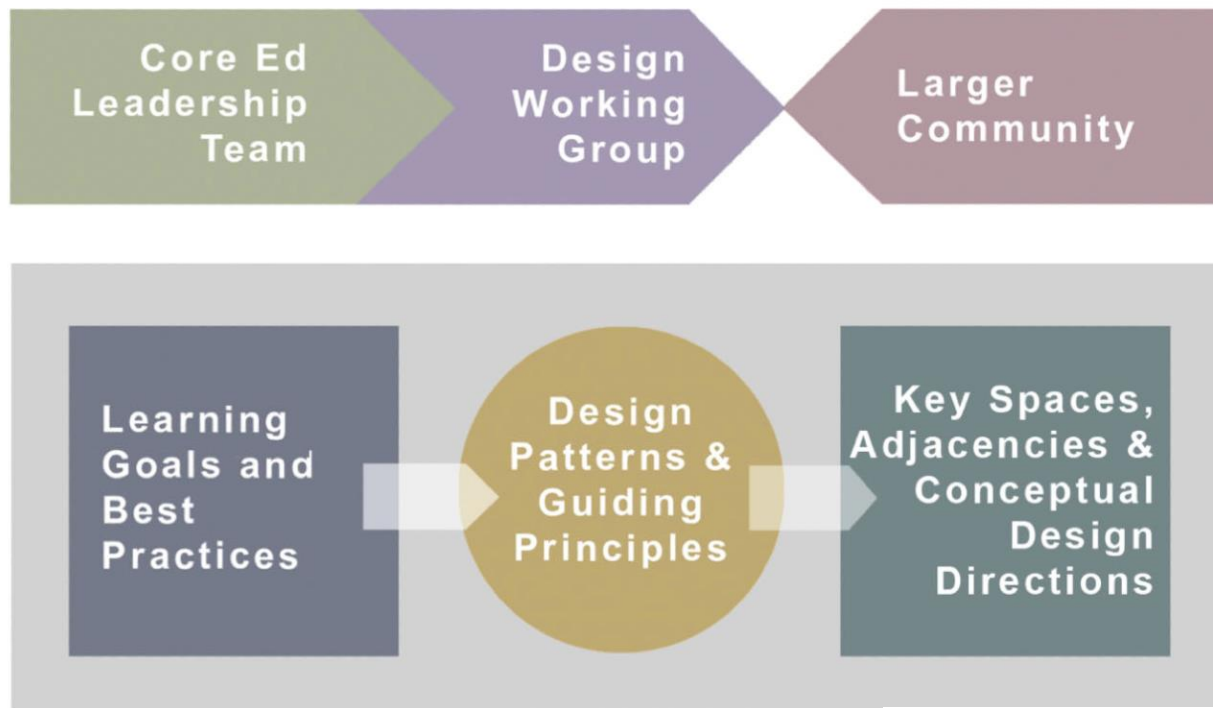
Educational Planning will Drive the Design of the Building

*MSBA Considers Educational Programming
a Key Element of the Feasibility Phase*

*Sub-Group working to Tie the Educational Program
To the Design of the Building*

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The Visioning Process



Next Steps

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NEXT STEPS

Identified Sites

MSBA Requires all Available Sites to be Considered

*SBC Reevaluating the List of Possible Sites
Identified in the MHS Process*

*Sites Under Consideration all Owned by Town
Private Site Acquisition would be Cost Prohibitive
and Not Eligible for State Reimbursement*

Memorial Site is Likely to be the Most Feasible Location

NEXT STEPS

Identified Sites

Sites Under Consideration all Owned by Town

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

Memorial Site is Likely to be the Most Feasible Location

NEXT STEPS

Identified Previously in the MHS Site Survey

Memorial School

Brook Street Field

Sweeney Park

MHS Campus

Compost Site

Transfer Station Site

NEXT STEPS

What's Next

Review Site Options

Develop Potential Design Options

Complete Documentation of Educational Program



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!
Follow the Project

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

NEXT STEPS

Next Community Forum

November 1st



THANK YOU

