



MANCHESTER MEMORIAL ELEMENTARY SCHOOL

FEASIBILITY PHASE –
COMMUNITY MEETING #3
JANUARY 31ST, 2018



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



JCJ ARCHITECTURE

TODAY'S AGENDA

WELCOME

ORGANIZATION / PROJECT TEAM

PROCESS & SCHEDULE

OPTIONS EXPLORED

FEEDBACK EXERCISE

DISCUSSION

NEXT STEPS



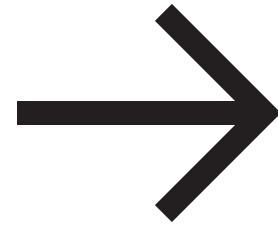
WELCOME & INTRODUCTIONS

THE SCHOOL DISTRICT'S PROCESS

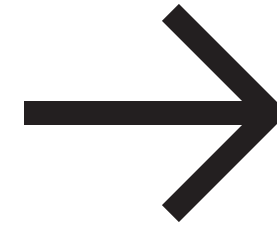
Began with three schools in need



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

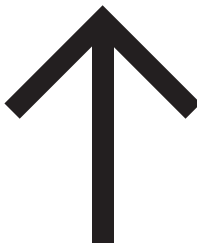
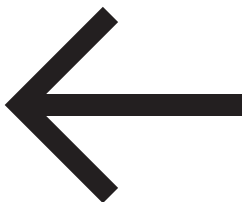
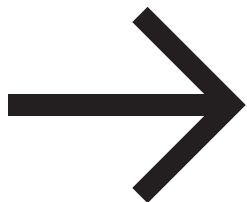
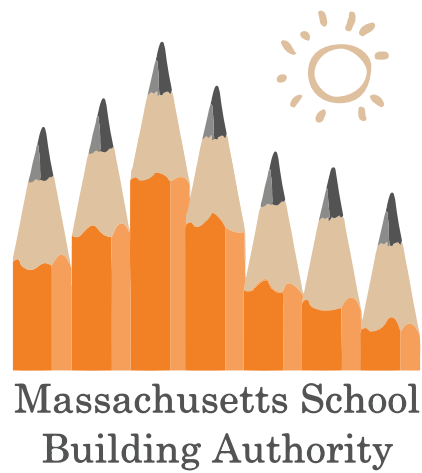
Memorial Elementary Accepted into MSBA's Eligibility Phase

September 2016

Accepted into Feasibility Phase



ORGANIZATION & PROJECT TEAM



JcJARCHITECTURE



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



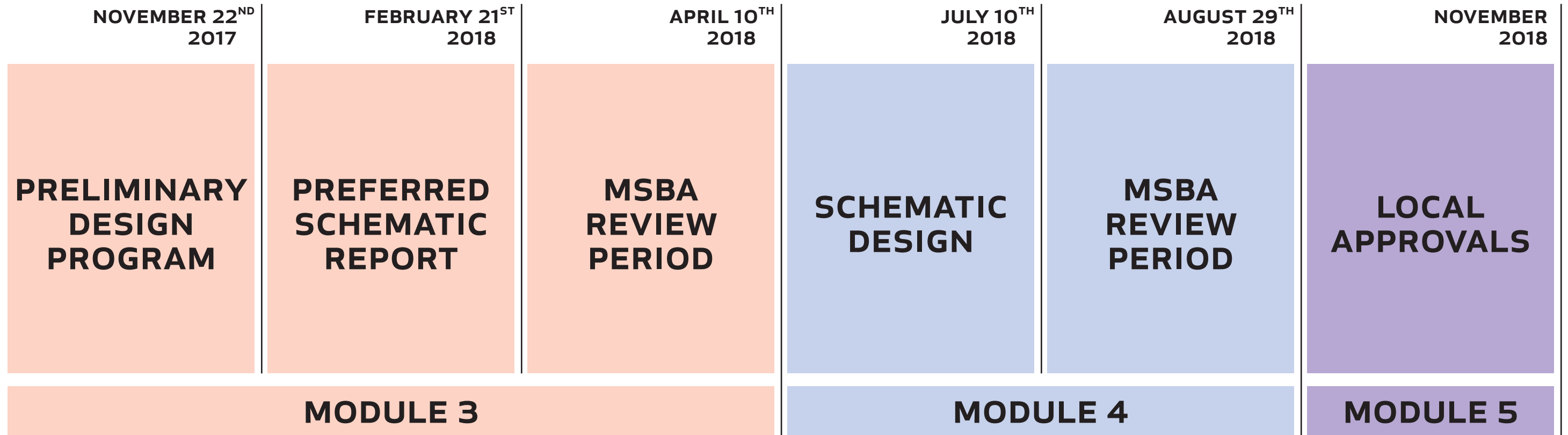
THE MASSACHUSETTS SCHOOL BUILDING AUTHORITY

**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

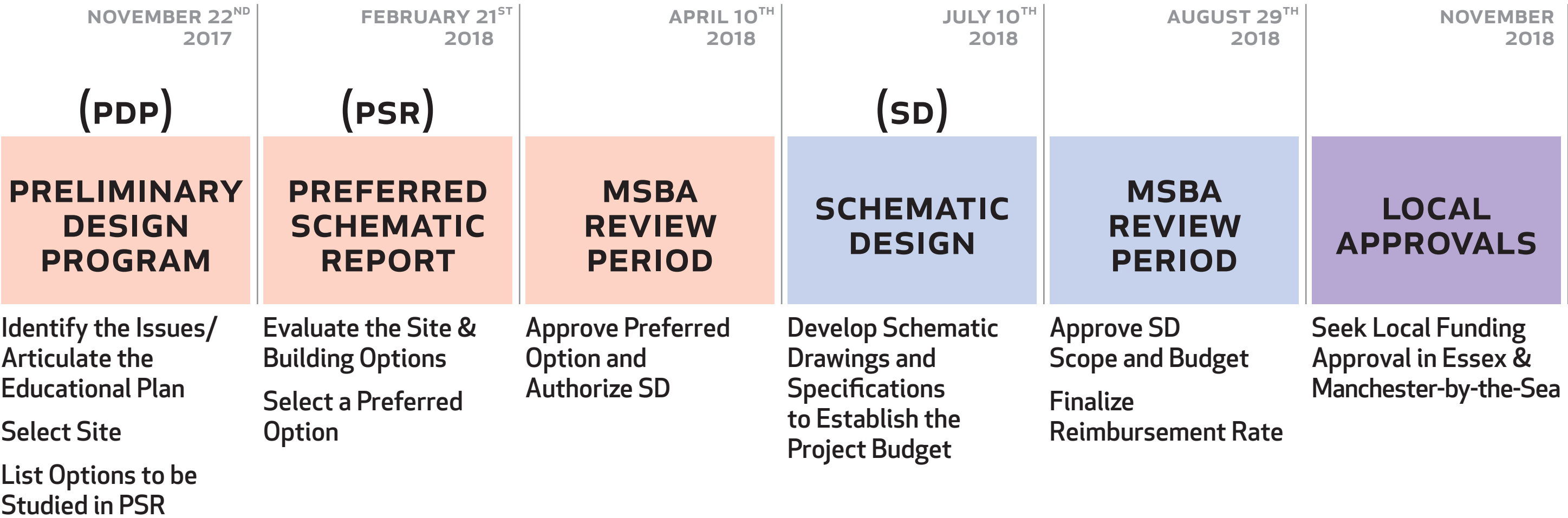


Community Input is Important Throughout the Process



PROCESS & SCHEDULE

FEASIBILITY PHASE PROCESS



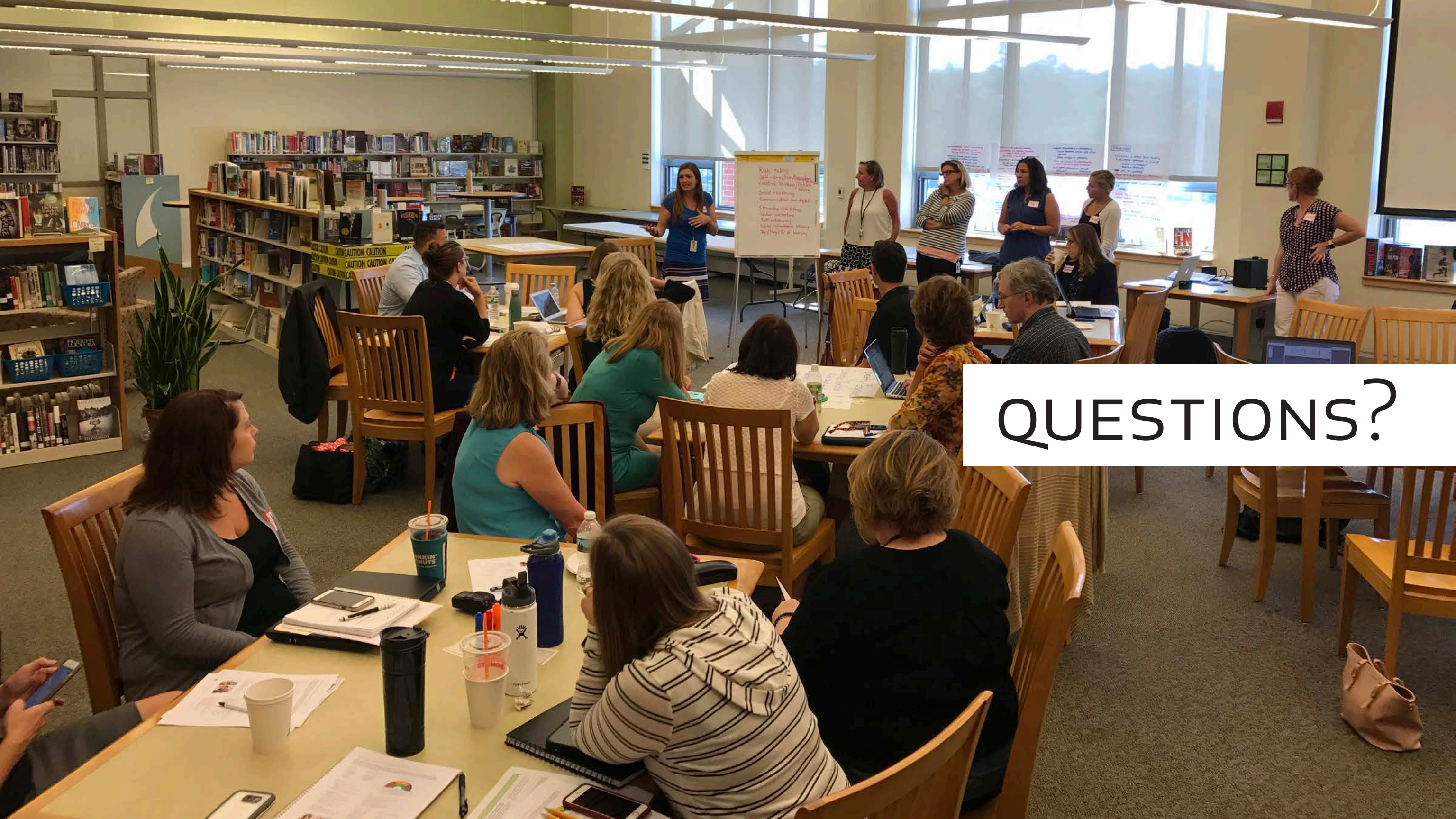
If Project is Approved: Proceed to Detailed Design and Construction

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?

OPTIONS EXPLORED



MANCHESTER MEMORIAL ELEMENTARY SCHOOL
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JCJ ARCHITECTURE

EVALUATING THE OPTIONS

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

Renovation Only

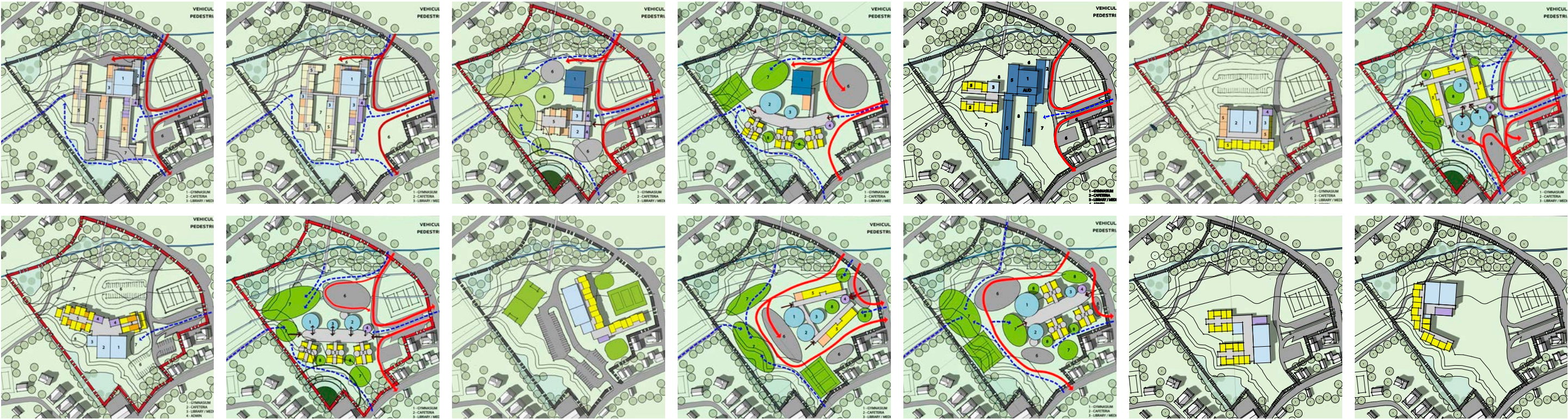
Addition/Renovation

New Construction



EVALUATING THE OPTIONS

14 SCHEMES WERE CONSIDERED



EVALUATING THE OPTIONS

FIVE RECOMMENDED FOR FURTHER DEVELOPMENT



EVALUATING THE OPTIONS

RECOMMENDED FOR FURTHER DEVELOPMENT

R-1



RENOVATION ONLY

AR-2



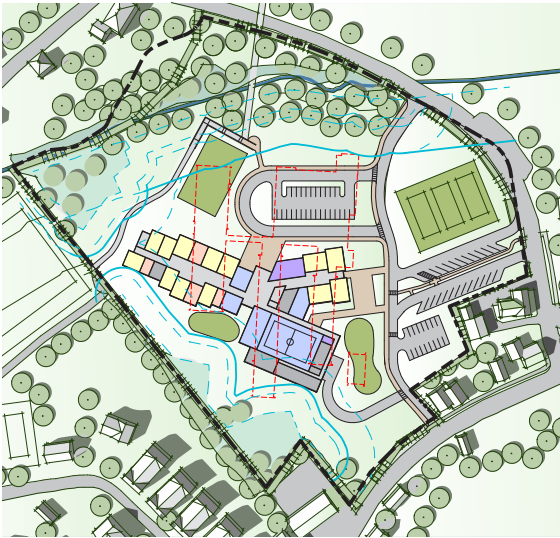
ADDITION/RENOVATION

N-1



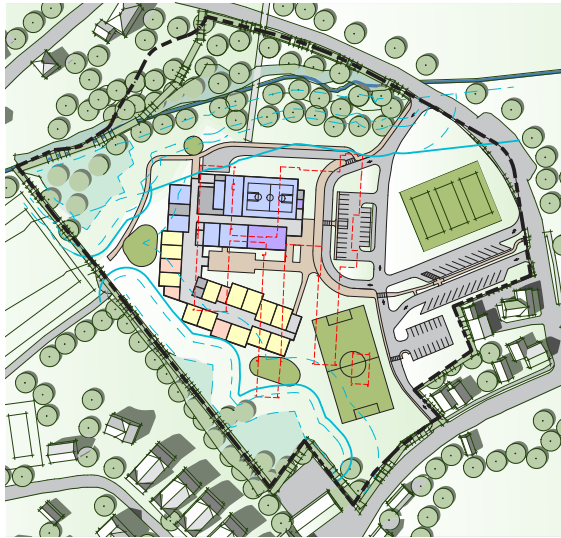
NEW CONSTRUCTION

N-3



NEW CONSTRUCTION






N-9



NEW CONSTRUCTION



EVALUATING THE OPTIONS

	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					
Provides Flexibility for Future Building Expansion					
Flexibility for Grade Level Re-Configuration (Bubble Grades)					
Minimizes Impact to Students During Construction					
Provides Separated Whole School Gathering Space					
Community					
Provides Independent Access to Community Used Space					
Allows for Competition Size Gym with Bleachers					
Site					
Increases Amount of Play Areas/ Fields					
Welcoming Street Presence					
Improves Parent Drop-Off/ Pick-Up Queuing					
Improves Impact to Riverfront Resource Areas					
Minimizes Potential Pedestrian/ Vehicular Conflicts					
Building					
Optimizes Building Area to Perimeter Ratio					
Costs and Schedule					
Relative Capital Costs					
Minimizes Number of Phases					



EVALUATING THE OPTIONS

PREFERRED SCHEMATIC REQUIREMENTS

General Site Layout Floor Plan Diagram





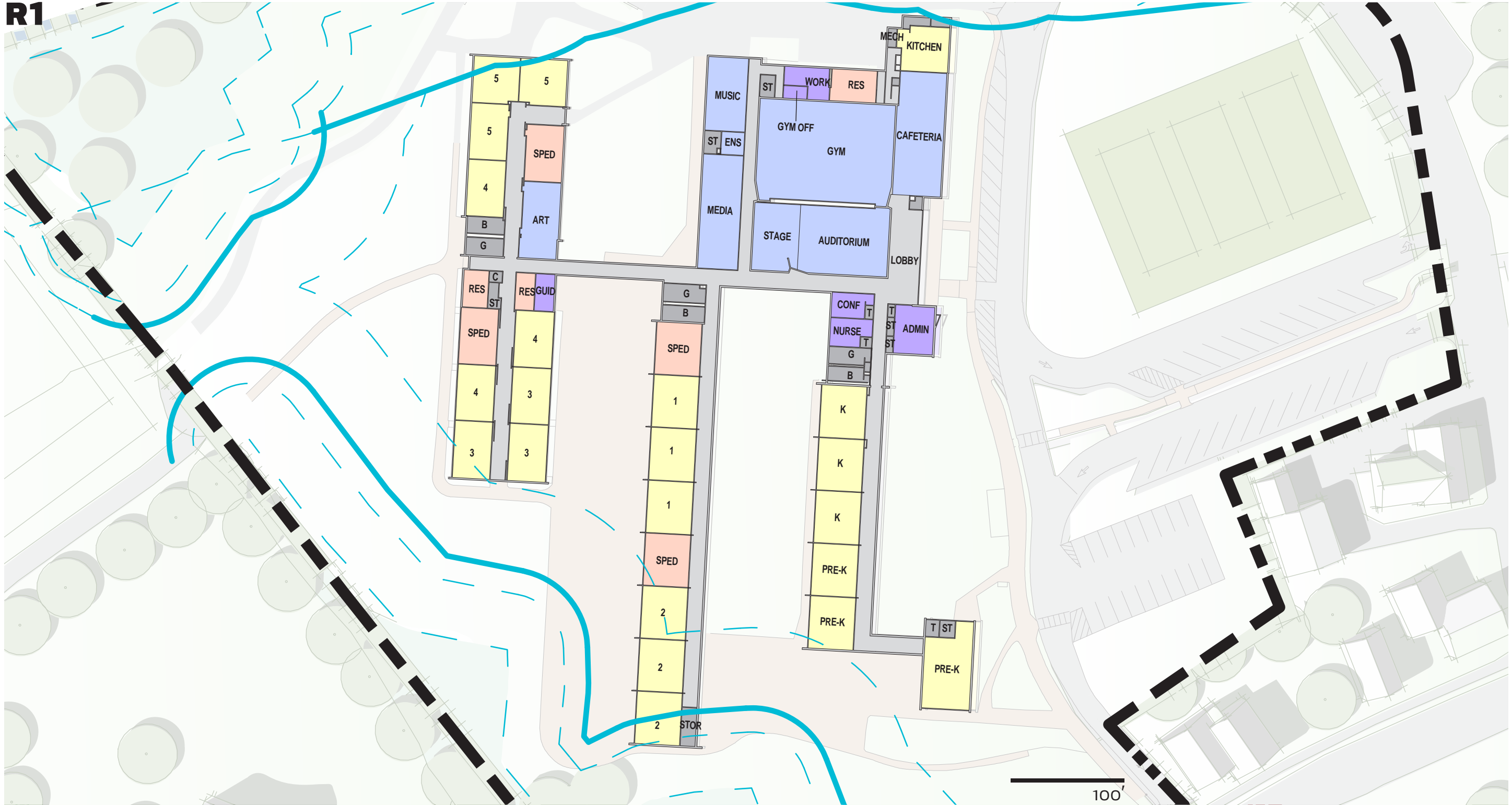
SITE PLAN

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JCJ ARCHITECTURE

R1





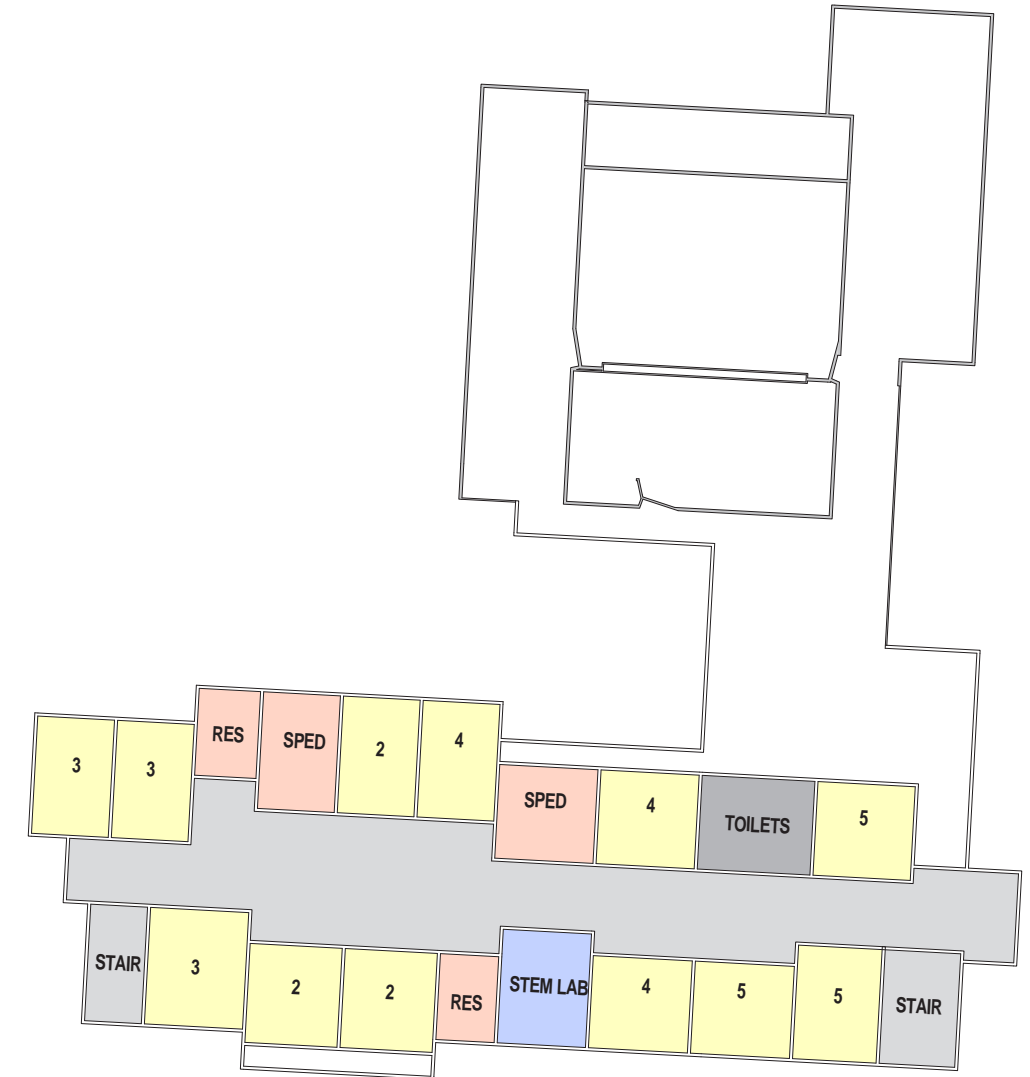
AR-2



FIRST FLOOR PLAN



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SECOND FLOOR PLAN



JCJ ARCHITECTURE



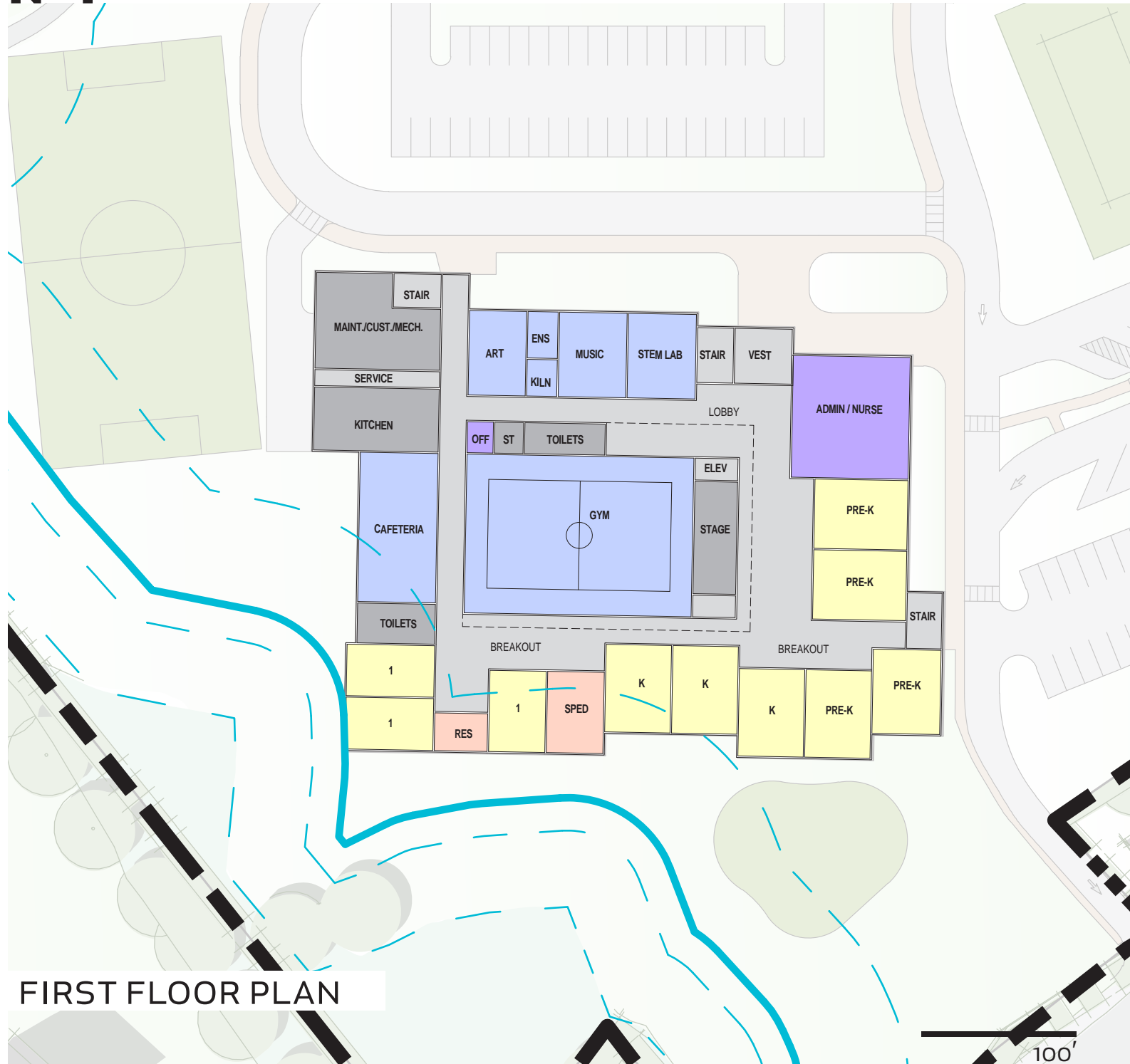
SITE PLAN

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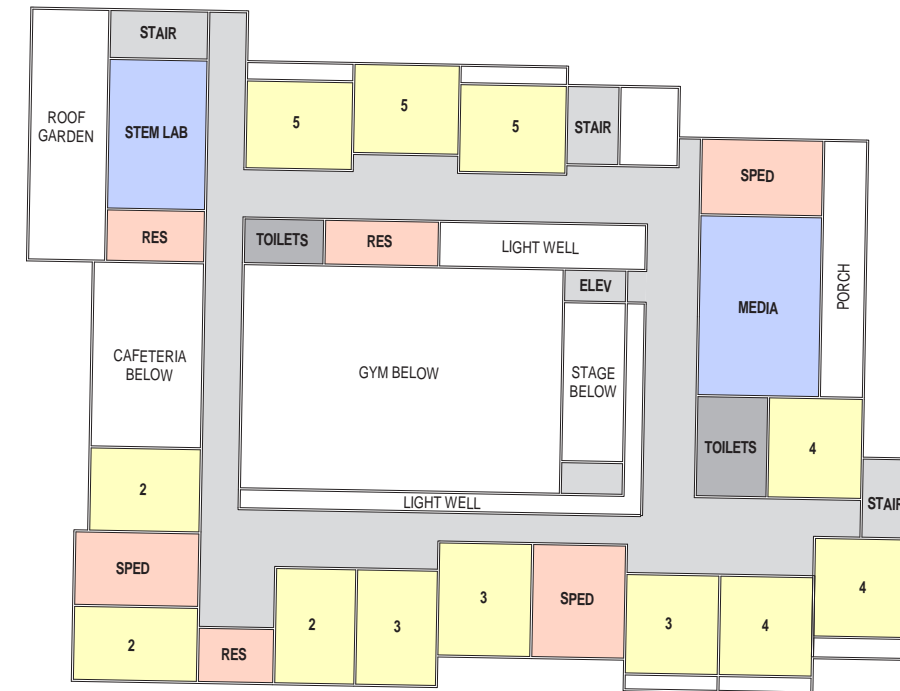


JCJ ARCHITECTURE

N-1



FIRST FLOOR PLAN

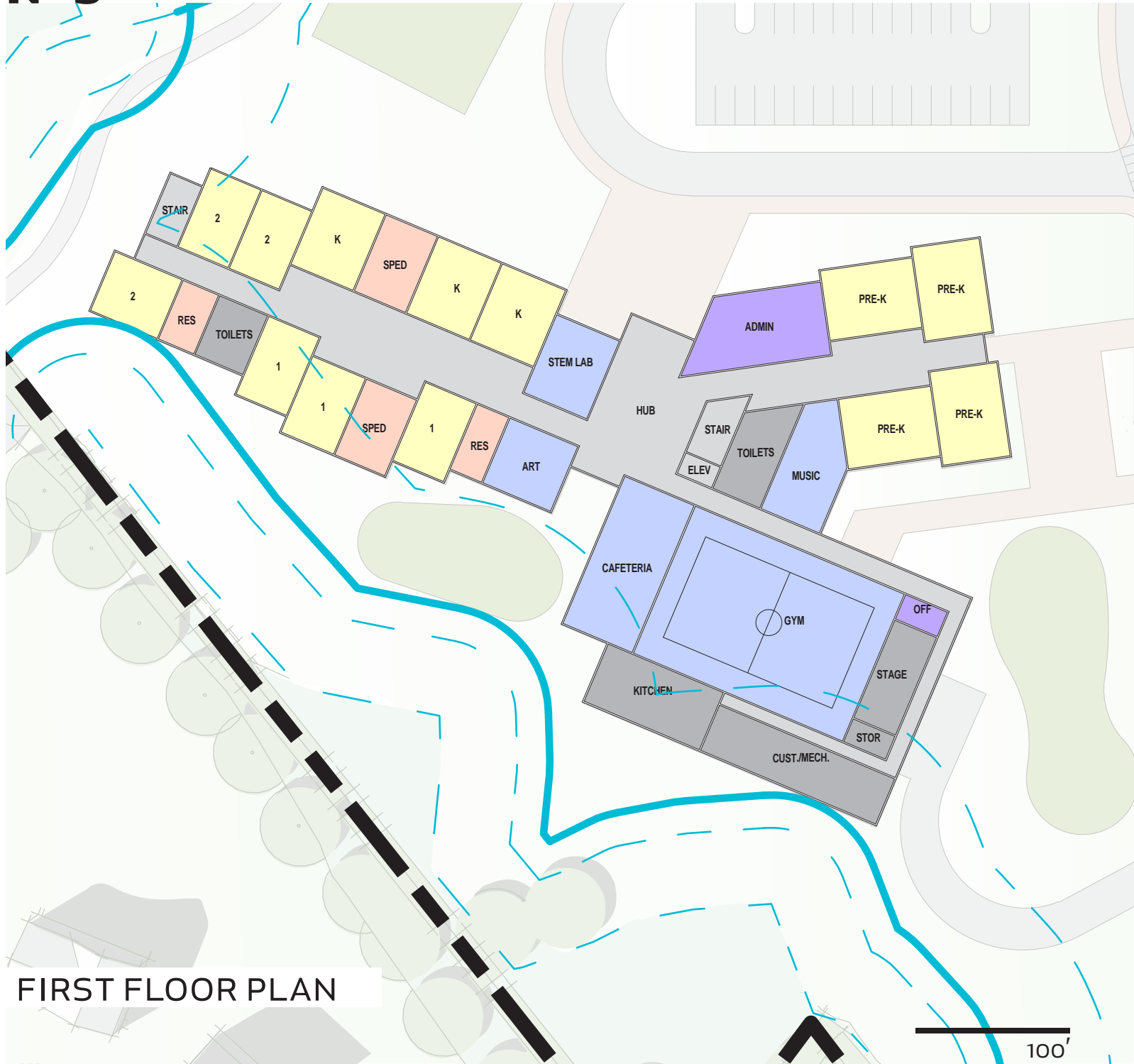


SECOND FLOOR PLAN





N-3



FIRST FLOOR PLAN



SECOND FLOOR PLAN





SITE PLAN

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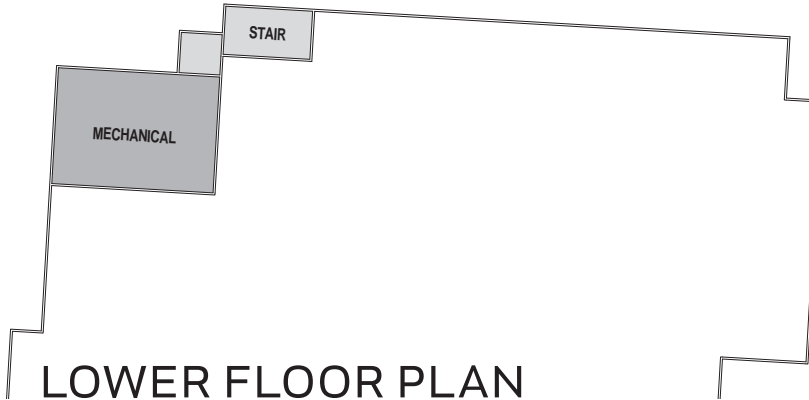


JCJ ARCHITECTURE

N-9



FIRST FLOOR PLAN



LOWER FLOOR PLAN



SECOND FLOOR PLAN



EVALUATING THE OPTIONS

SHARE YOUR THOUGHTS

**Write down your comments or questions on
a post it note and place it on the drawing**

Reconvene in 15 minutes



NEXT STEPS

Finalize Preferred Schematic Report (PSR)

- 2/1 & 2/5** Receive & Review Cost Estimates for Five Finalist Schemes
- 2/1 & 2/5** Determine Most Educationally Appropriate /Cost Effective Option
- 2/21** Submit Report to MSBA Identifying Preferred Option
- 4/10** MSBA Approval (Anticipated)

APR-JUL Schematic Design Phase (SD)

Develop a Robust Schematic Design of Sufficient Detail to Establish Scope, Budget and Schedule for the Proposed Project



NEXT STEPS

NEXT COMMUNITY FORUM

MAY 23, 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

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

Upcoming Topics at Committee Meetings

Feb 1st Cost Estimate Review / Selection of Preferred Option

Feb 5th* Selection of Preferred Option (* IF NEEDED)

Feb 13th Meetings Approval to Submit PSR to MSBA



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

