

MANCHESTER ESSEX REGIONAL SCHOOL DISTRICT

Memorial School Building Committee

Memorial School Building Project Overview



The Manchester Essex Regional School District is a high achieving community committed to educating all students, inspiring passion, instilling a love of learning, and developing local and global citizenship.

The Memorial School Building Committee (MSBC) has carried out all phases of the Massachusetts School Building Authority (MSBA) building process, including feasibility study and schematic design complying with prescribed MSBA procedures and policies and maximizing the District's reimbursement application for renovations, additions, and/or construction of a new school. Through this process, the MSBC has worked to find a fiscally responsible, forward-thinking solution for the Manchester elementary school building that meets the needs of the District's current and future curriculum, is mindful of future maintenance and the impact on the environment, serves the school community, and is supported by voters in Manchester and Essex, as well as the MSBA. Our proposed solution has been presented to and approved by the boards of Selectman and Finance in both Essex and Manchester, as well as the Massachusetts School Building Authority. The next step in the process is to bring the project forward to the community for local approval. Each town needs to vote twice - once at Fall Town Meeting and once at the ballot.

- Manchester Town Meeting: October 15th
- Essex Town Meeting: October 16th
- Both towns at the ballot: November 6th

If the community supports the Memorial School Project, construction will begin in the summer of 2019 and end in the fall/winter of 2021, with students in their new classroom spaces by fall of 2020.

For more information, including drafted architectural designs for the proposed building, budget information and [Memorial Project FAQs](#) please visit the [Memorial School Building](#)



Project At A Glance

What's the problem we're trying to solve?

Memorial is a 67-year-old building with timber frame construction. It has exceeded its useful life, has become a health and safety concern for students, no longer serves the regional district's educational program, and is costing the District more and more money.

The State immediately accepted Memorial School into the MSBA program, an uncommon occurrence and a sign that it is among the schools in most need of remedy in Massachusetts.

What's the solution?

The Memorial School Building Committee has proposed a new school building on the existing site.

- ▶ New construction provides
 - 77,012 square foot facility
 - A 50-year solution per MSBA guidelines
 - Meets the educational program
 - Sufficient space for school population with flexible design for growth
 - More energy efficient
 - More secure
 - Compliant with all State and Federal laws

What is the project timeline for completion?

Construction will begin in the summer of 2019 and end in the fall/winter of 2021. Demolition will occur during the summer, when school is not in session. Students will be housed in the current Memorial School building and moved to the new classroom space by Fall 2020.

What is the Cost of the Project?

<u>Total Project Budget \$52.2 million</u> <ul style="list-style-type: none">• Estimated MSBA Reimbursement \$12M• District Share \$40M	<u>Estimated Annual Cost to Towns /Assuming 30 Yr. Bonds @ 5%</u> <ul style="list-style-type: none">• Manchester \$1.7M• Essex \$850,000
<u>District Share is Apportioned Between Towns</u> <ul style="list-style-type: none">• Manchester 67%• Essex 33%	<u>Estimated Tax Impact</u> <ul style="list-style-type: none">• Manchester: \$72/100k of assessed value• Essex: \$105/100k of assessed value

Highlights of the Proposed Building

Educational

- Meets District's Educational Program
- Provides Flexibility for Future Building Expansion
- Flexibility for Grade Level Re-Configuration (Bubble Grades)
- Minimizes Impact to Students During Construction
- Provides Separate 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 Conflict

Building

- Optimizes Building Area to Perimeter Ratio for cost effective construction and energy conservation

What's Inside

- Three classrooms per grade
- Classrooms for in-district special education programs
- Two preschool classrooms
- Learning Commons (Library & Media Center)
- Two project rooms
- Rooms for music, art, and foreign language
- A combined gym, cafeteria, and stage for performances
- A regulation-size basketball court for Middle High School and Community use



MAIN LEVEL PLAN UPDATE



MANCHESTER MEMORIAL ELEMENTARY SCHOOL
MANCHESTER REGIONAL SCHOOL DISTRICT, MANASQUAN, NJ 07033



JC ARCHITECTURE

Legend

SPED – Special Education In-District Programs

RES – Resource Room / Tutoring and Small Group

WK – Teacher Work Room

Proj. Room – Project Room

UPPER LEVEL PLAN UPDA



MANCHESTER MEMORIAL ELEMENTARY SCHOOL
 MANCHESTER REGIONAL SCHOOL DISTRICT, MASSACHUSETTS



JCA ARCHITECTURE

Legend

SPED – Special Education In-District Programs

RES – Resource Room / Tutoring and Small Group

WK – Teacher Work Room

Proj. Room – Project Room



How does Memorial School's condition compare to other schools in the state?

- In 2010, MSBA rated Memorial School in the bottom 16% of all public schools in MA¹
 - Only 13 MA schools that were not already in MSBA's grant program were rated lower¹
- In 2016, Memorial School was one of 26 schools invited into MSBA's grant program
 - Invitations are based on building condition/need
 - MSBA's invitation is an acknowledgement that Memorial is among the neediest schools in MA
 - Memorial was accepted after its first application to MSBA which is uncommon



¹MSBA's 2010 Needs Survey report.

The Plan for Essex Elementary

With Memorial School in the pipeline for possible replacement, we have been investing in maintaining Essex Elementary to ensure the building remains a healthy and safe high quality learning facility of which we can be proud. This past year improvements have included the following:

- Fire Alarm Upgrade
- Grant Funded Energy Efficiency Building Systems Installation
- Technology Network Upgrade
- Courtyard Refurbishment
- Eagles Nest Refurbishment
- Locker Room to Classroom Conversion
- Large Scale Interior & Exterior Painting

We will continue to make strategic short-term investments in Essex Elementary School and advocate for the renovation or replacement of the building as part of our long-term capital plan.

The Cost of Doing Nothing

- ▶ Existing Building is substandard and past its useful life
- ▶ Cost escalation is a significant factor, with construction costs escalating at 5 to 6% per year:
 - Yet to be addressed needs identified in 2013 Habeeb Report include
 - ADA compliance issues
 - Asbestos and lead paint mitigation
 - Roof replacement
 - Inefficient, single-paned glass replacement
 - HVAC systems
 - Electrical infrastructure
 - Estimated Cost of Addressing Current Needs is \$10m
 - 10 years from now, could cost up to \$15.6 million
- ▶ Individually, these items exceed operating budget (annual) funding capacity
- ▶ These fixes unlikely to generate a 'pay back'/ROI, given limited potential remaining lifespan of current building
- ▶ These fixes are temporary solutions and still require building replacement

Total Project	\$52,232,925
District Share %	75.9%
District Share \$	\$39,657,812
Interest Rate	5%
Bond Term	30
Annual Debt Service (est.)	\$2,579,798
MBTS (67%)	\$1,728,464
Essex (33%)	\$851,333
Escalated 10 Yrs @5%	1.63 10 Yr Growth Factor
Total Project	\$85,081,931
District Share \$	\$64,598,397
Annual Debt Service (est.)	\$4,202,218
MBTS (67%)	\$2,815,486
Essex (33%)	\$1,386,732

Proposed \$52.2 M project could cost up to \$85M if delayed 10 years
Based on 5% annual cost escalation (63% compounded)

Options considered as part of Feasibility Study

Application to MSBA was submitted to receive guidance on how to address failing building and qualify for reimbursement

<p><u>Renovation</u> Project Cost: \$36M Reimbursement: \$0 Cost to District: \$36M</p>	<ul style="list-style-type: none"> ▪ No MSBA reimbursement - doesn't meet educational program needs ▪ Same floor plan – lower efficiency ▪ No increased classroom space - Classrooms would remain below guidelines ▪ risk of unknowns with renovation; ▪ significant code compliance costs
<p><u>Renovation / Addition</u> Project Cost: \$56M Reimbursement : \$14M Cost to District: \$42M</p>	<ul style="list-style-type: none"> ▪ Higher cost compared to new building ▪ Risk of unknowns with renovation ▪ Significant code compliance and ▪ Costly structural upgrades/retrofits for retained building components
<p><u>New Build</u> Project Cost: \$52 M Reimbursement: \$12M Cost to District: \$40 M</p>	<ul style="list-style-type: none"> ▪ Meets MSBA requirements and current educational space guidelines ▪ A 50-year solution ▪ Meets the educational program ▪ Has sufficient space for school population and flex space for growth ▪ More energy efficient; more secure ▪ Compliant with all State and Federal laws ▪ Provides Community Access Space

			Variance	
	New	Renovation	(Reno vs. New)	Add Reno
Total Project	\$52,232,925	\$35,770,000	\$16,462,925	\$55,760,000
District Share %	75.9%	100.0%		
District Share \$	\$39,657,812	\$35,770,000	\$3,887,812	\$41,820,000
Interest Rate	5%	5%		5%
Bond Term	30	30		30
Annual Debt Service (est.)	\$2,579,798	\$2,326,890	\$252,908	\$2,720,451
MBTS (67%)	\$1,728,464	\$1,559,016	\$169,448	\$1,822,702
Essex (33%)	\$851,333	\$767,874	\$83,460	\$897,749

What the Massachusetts Building Authority (MSBA) will do...

- ▶ Acts as a third party reviewer that guides and assesses building projects relative to
 - Cost effectiveness
 - Needs of the educational program

- ▶ Sets process with benchmarks
 - Requires local citizens on Building Committee with credentialed field experts (builders, architects, engineers, town representatives and educators)
 - Requires District contract an Owner's Project Manager (OPM) and Design Team
 - Establishes a format for data-driven decision making with MSBA approval to advance through the project steps

- ▶ Reimbursement
 - Based on socio-economics and incentive points system
 - Reimbursement formula: 35.98% of eligible costs
 - 31% by statute/MGL, based on MERSD socio-economics
 - 4.98% additional incentive points awarded to MERSD for:
 - Energy efficient design (2% - max award)
 - Construction Manager (1% - max award)
 - MERSD's maintenance practices (1.98% - highest award given, per MSBA)
 - MSHS project reimbursement of 40% no longer offered by MSBA
 - SBC choices in Schematic Design intended to maximize reimbursable costs, but only \$35M of \$52M project (67%) is eligible because:
 - MSBA intentionally caps cost/sq. foot well below market rates in order to fund more projects each year
 - MSBA caps site costs reimbursement at 8%, and does not reimburse asbestos abatement
 - Phasing plan necessitated by constrained Memorial site adds 4 months to timeline, pushing OPM/Design fees beyond MSBA limits.
 - Modular classrooms, moving costs, and legal costs are categorically non-reimbursable

The MSBA process is driven by the educational program (curriculum) and submissions are measured by their alignment and adherence to the District's educational program.

Memorial School Building Committee

In the Spring of 2016, the MERSD School Committee appointed a team of Manchester and Essex residents to serve as the Memorial School Building Committee. The Massachusetts School Building Authority requires the school building committee to be made up of town representatives (Manchester and Essex) with backgrounds from construction, architecture, landscape, and education, as well as the district superintendent of schools, a school committee member, the school principal, district schools' facility management director, at least one teacher from the school, a member of the finance committee or local budget official, and a representative from an office authorized by law to construct school buildings. Manchester and Essex residents serve on the committee.

MBTS - Community Representatives	Essex – Community Representatives
Remko Breuker – Architect (Breuker Design)	Jake Foster – Educator (STEM Learning Design)
Gordon Brewster PE – Senior Project Manager (SMMA)	Charlie Hay AIA – President, Managing Partner (Tappe Architects)
Sarah Hammond Creighton - GM (Appleton Farms) and LEEP AP (Green Buildings)	Alva Ingaharro - Project Manager & IT Professional (Amadeus)
George Scharfe – Executive Engineering/Construction, (John A. Penney Co., Inc.)	Maggie Tomaiolo – Educator (Manchester Memorial School)
Adam Zaiger – Attorney (Choate Hall & Stewart LLP)	Tyler Virden – VP & Project Executive (Windover)
MBTS – Town Board Representative	Essex – Town Board Representative
Andy Oldeman – Mechanical Engineer (SMMA) and MBTS Finance Committee	Lisa O'Donnell – Structural Engineer (LJO Engineering) and Essex Board of Selectmen
Caroline Weld – School Committee	Annie Cameron – School Committee



For More Details & FAQs please visit the [Memorial School Building Committee Webpage.](#)



