



# MANCHESTER MEMORIAL ELEMENTARY SCHOOL

FEASIBILITY PHASE –  
**SBC MEETING #15**  
DECEMBER 12<sup>TH</sup>, 2017



# 1. Call to Order



1. Call to Order
2. Previous Topics & Approval of November 28, 2017 Meeting Minutes
3. Invoices and Commitments for Approval
4. Working Groups Update
5. Budget Update
6. Schedule/Look Ahead
7. Project Update
8. Evaluating the Options; Recommended Reductions
9. Next Steps
10. Other Topics Not Reasonably Anticipated 48 hours prior to Meeting
11. Public Comments
12. Adjourn

## 2. Previous Topics & Approval of November 28, 2017 Minutes





# PREVIOUS TOPICS

- 7.11 Site: swing space availability
- 8.8 School tours
- 13.9.2 Send meeting invite for MEP WG meeting (complete)
- 14.4.4 Resend volunteer email to SBC

### 3. Invoices and Commitments for Approval

DWMP November OPM invoice No. 9 in the amount of \$8,682.00

JCJ November Designer invoice No. 4 in the amount of \$61,450.00



## 4. Working Groups Update

Educational Programming

Facilities Assessment

Budget Collaboration

Communications

# 5. Budget Update

| Budget Category                                      | Original Budget     | Budget Transfers | Updated Budget      | Contract Amount     | % Committed | Expended            | % Expended | Contract Remaining  | Budget Balance     |
|--|---------------------|------------------|---------------------|---------------------|-------------|---------------------|------------|---------------------|--------------------|
| <b>0000-0000 Feasibility Study Agreement</b>         |                     |                  |                     |                     |             |                     |            |                     |                    |
| 0001-0000: OPM - Feasibility Study                   | \$125,000.00        | \$30,000.00      | \$155,000.00        | \$155,000.00        | 100%        | \$79,737.00         | 51%        | \$75,263.00         | \$0.00             |
| 0002-0000: A&E - Feasibility Study                   | \$400,000.00        | -\$50,000.00     | \$350,000.00        | \$350,000.00        | 100%        | \$72,855.00         | 20%        | \$277,145.00        | \$0.00             |
| 0003-0000: Environmental & Site                      | \$100,000.00        | \$0.00           | \$100,000.00        | \$79,110.00         | 79%         | \$8,835.00          | 11%        | \$70,275.00         | \$20,890.00        |
| 0004-0000: Other                                     | \$25,000.00         | \$20,000.00      | \$45,000.00         | \$3,740.44          | 8%          | \$2,440.44          | 65%        | \$1,300.00          | \$41,259.56        |
| <b>Total - 0000-0000 Feasibility Study Agreement</b> | <b>\$650,000.00</b> | <b>\$0.00</b>    | <b>\$650,000.00</b> | <b>\$587,850.44</b> |             | <b>\$163,867.44</b> |            | <b>\$423,983.00</b> | <b>\$62,149.56</b> |
| <b>Total</b>   | <b>\$650,000.00</b> | <b>\$0.00</b>    | <b>\$650,000.00</b> | <b>\$587,850.44</b> |             | <b>\$163,867.44</b> |            | <b>\$423,983.00</b> | <b>\$62,149.56</b> |

90% Encumbered

27% Expended

34% F&S Complete (Duration)



## 6. Schedule/Look Ahead



2017

December

| MONDAY                    | TUESDAY                | WEDNESDAY   | THURSDAY            | FRIDAY                            |
|---------------------------|------------------------|---|---------------------|-----------------------------------|
| 27                        | 28                     | 29  | 30                  | 01                                |
| 04                        | 05<br>SC Meeting       | 06  | 07                  | 08<br>Hunking School<br>Tour; 1pm |
| 11<br>MSBA Approval       | 12<br>SBC Meeting; 7pm | 13<br>SC Meeting<br>W. Parish School<br>Tour; 3:30p | 14<br>SBC Snow Date | 15                                |
| 18<br>SBC Meeting;<br>7pm | 19                     | 20  | 21                  | 22                                |
| 25                        | 26                     | 27  | 28                  | 29                                |

MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS



JCU ARCHITECTURE



2018

January

| MONDAY            | TUESDAY                | WEDNESDAY                          | THURSDAY            | FRIDAY                             |
|-------------------|------------------------|------------------------------------|---------------------|------------------------------------|
| 01                | 02                     | 03                                 | 04                  | 05                                 |
| 08                | 09<br>SC Meeting @ 6pm | 10<br>SBC Meeting @<br>7pm         | 11<br>SBC Snow Date | 12                                 |
| 15                | 16                     | 17                                 | 18                  | 19                                 |
| 22<br>SBC Meeting | 23<br>SC Meeting       | 24<br>Comm. Mtg.#3<br>Prep @ 10-12 | 25<br>SBC Snow Date | 26<br>Comm. Mtg.#3<br>Slide Review |
| 29                | 30<br>SC Meeting       | 31<br>Community<br>Meeting #3      | 01                  | 02                                 |

MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS



JCJ ARCHITECTURE





# TODAY'S AGENDA

PROJECT UPDATE

**EVALUATING THE OPTIONS:**  
RECOMMENDED REDUCTIONS

NEXT STEPS





# PROJECT UPDATE

## MEP Sub-Committee

- Met on 12/4
- Held an Open Dialogue
  - GGD Presented Multiple System Approaches
  - Sub-Committee Shared Lessons Learned from other Projects
  - Sub-Committee Discussed Possible Sustainability Goals
- Presentation by GGD to Full Committee on 12/18

# PROJECT UPDATE



## Hunking School Visit

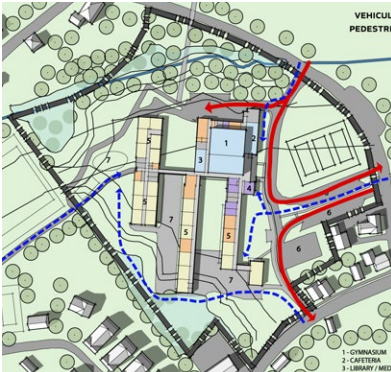
- Toured School on 12/8
- SBC Members met with Assistant Superintendent



# EVALUATING THE OPTIONS

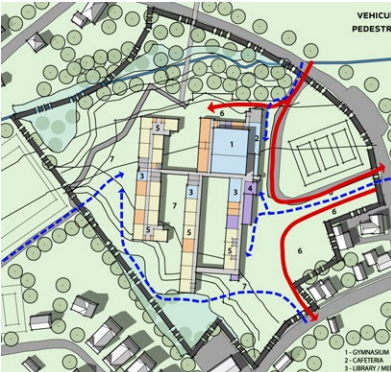
## RECOMMENDED REDUCTIONS

**R-1** FOUR WALLS



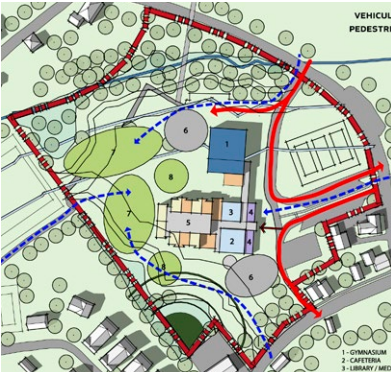
RENOVATION ONLY

**AR-1** FOUR WALLS + MORE



ADDITION/RENOVATION  
MINIMAL INTERVENTION

**AR-2** SAVE THE CORE



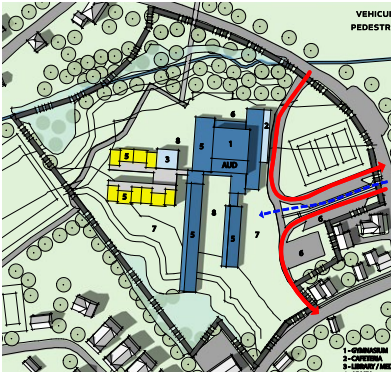
ADDITION/RENOVATION  
RETAIN CORE BLOCK ONLY

**AR-3** CURVED MAIN STREET



ADDITION/RENOVATION  
RETAIN CORE BLOCK ONLY

**AR-4** OUT WEST



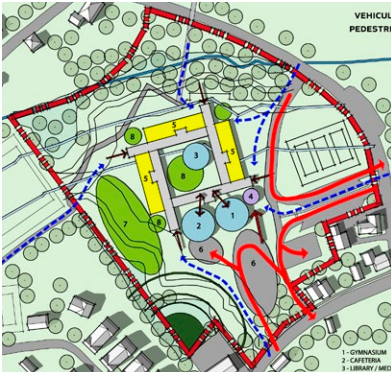
ADDITION/RENOVATION  
MODERATE INTERVENTION

**N-1** THE PIANO



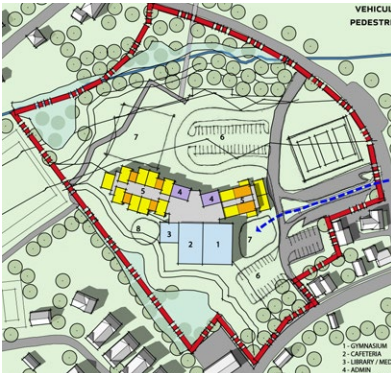
NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-2** THE PINWHEEL



NEW CONSTRUCTION

**N-3** THE HUB



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-4** MAIN STREET



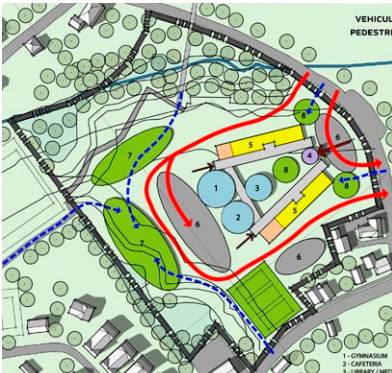
NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-5** TENNIS COURT L



NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

**N-6** EAST SIDE COURTYARD



NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

**N-7** EAST SIDE MAIN STREET



NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

**N-8** TWO WINGS



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

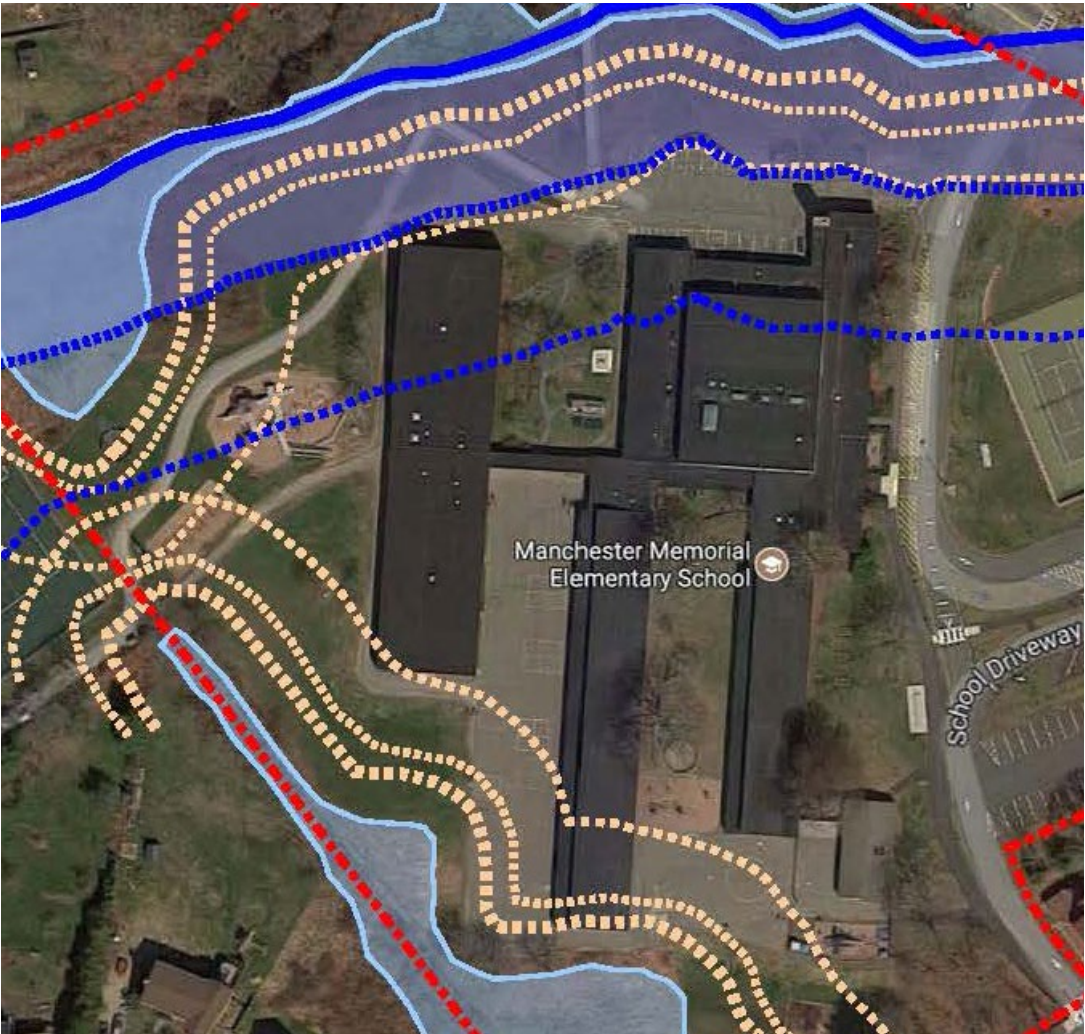
**N-9** THE HOOK



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE



**REVISED WETLANDS SETBACKS**



- 100' REGULATED
- 50' NO BUILD
- 35' NO TOUCH



# EVALUATING THE OPTIONS

RECOMMENDED REDUCTIONS

## WETLANDS ENCROACHMENT

### AR-3 CURVED MAIN STREET



### ADDITION/RENOVATION RETAIN CORE BLOCK ONLY

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

### N-4 MAIN STREET



### NEW CONSTRUCTION PHASED - STUDENTS ON-SITE

JCJ ARCHITECTURE

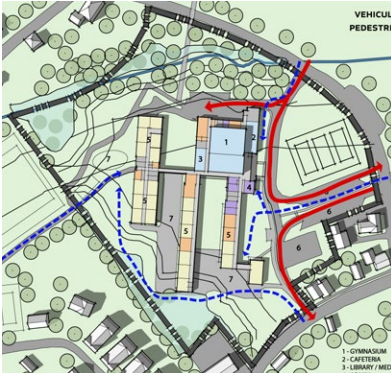


# EVALUATING THE OPTIONS

RECOMMENDED REDUCTIONS

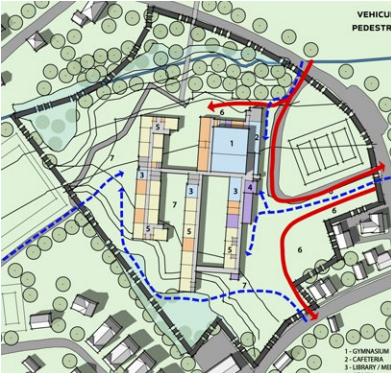
# WETLANDS ENCROACHMENT

**R-1** FOUR WALLS



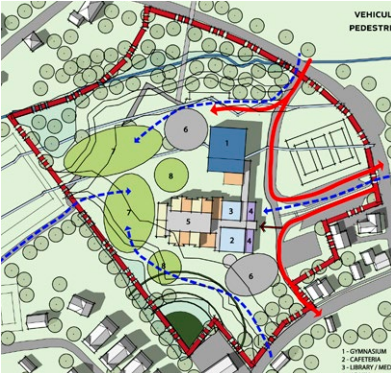
RENOVATION ONLY

**AR-1** FOUR WALLS + MORE



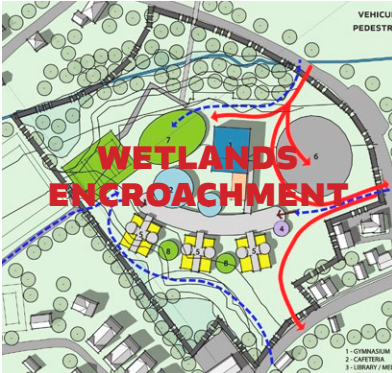
ADDITION/RENOVATION  
MINIMAL INTERVENTION

**AR-2** SAVE THE CORE



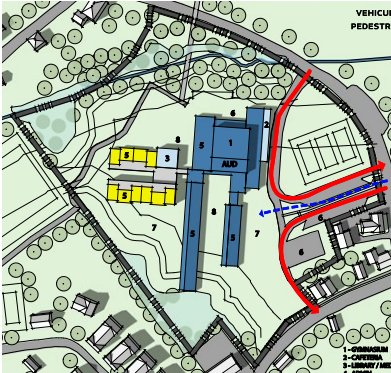
ADDITION/RENOVATION  
RETAIN CORE BLOCK ONLY

**AR-3** CURVED MAIN STREET



ADDITION/RENOVATION  
RETAIN CORE BLOCK ONLY

**AR-4** OUT WEST



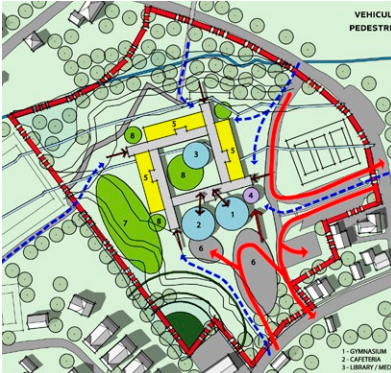
ADDITION/RENOVATION  
MODERATE INTERVENTION

**N-1** THE PIANO



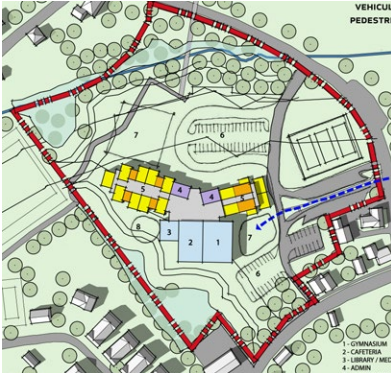
NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-2** THE PINWHEEL



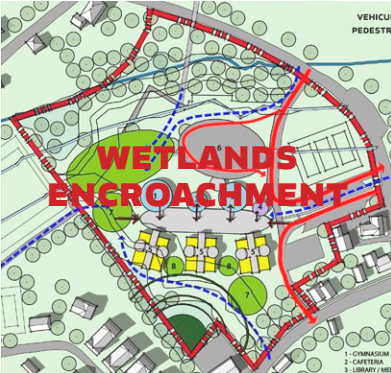
NEW CONSTRUCTION

**N-3** THE HUB



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-4** MAIN STREET



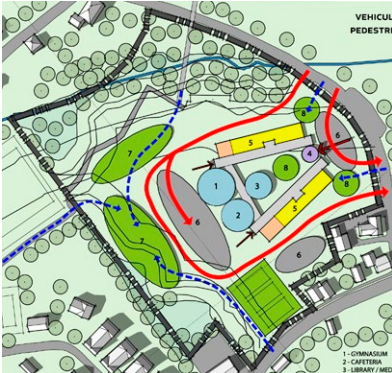
NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-5** TENNIS COURT L



NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

**N-6** EAST SIDE COURTYARD



NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

**N-7** EAST SIDE MAIN STREET



NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

**N-8** TWO WINGS



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-9** THE HOOK



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE



# EVALUATING THE OPTIONS

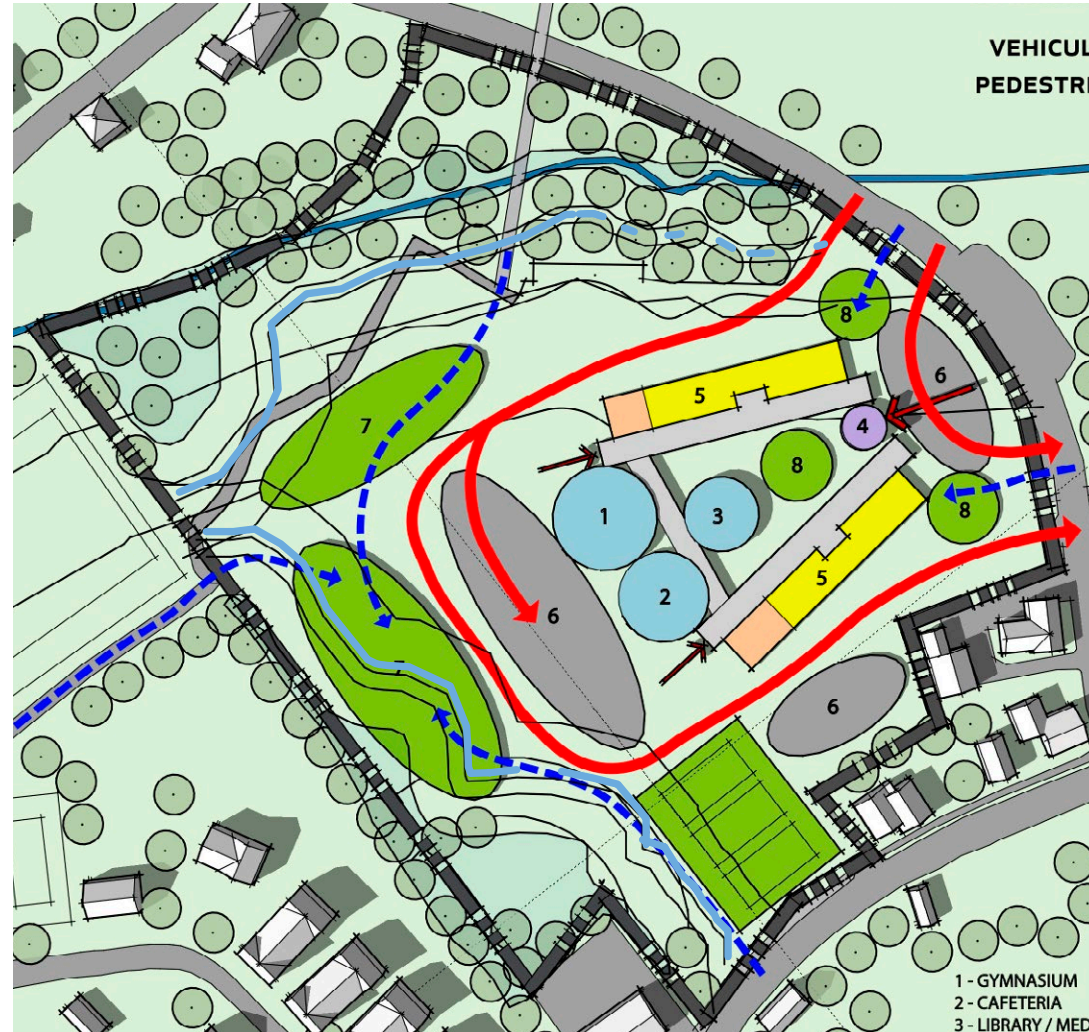
RECOMMENDED REDUCTIONS

## WETLANDS ENCROACHMENT

## ADDITIONAL NON-REIMBURSABLE SITE COST

### N-6

EAST SIDE  
COURTYARD



**NEW CONSTRUCTION - 1 PHASE**  
STUDENTS MOVE OFF-SITE

### N-7

EAST SIDE  
MAIN STREET



**NEW CONSTRUCTION - 1 PHASE**  
STUDENTS MOVE OFF-SITE

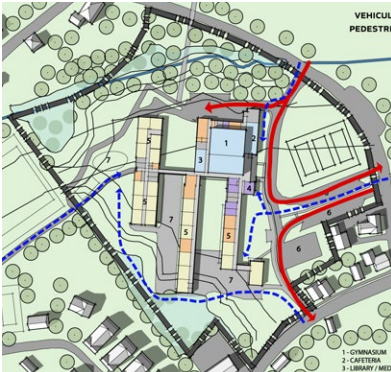


# EVALUATING THE OPTIONS

RECOMMENDED REDUCTIONS

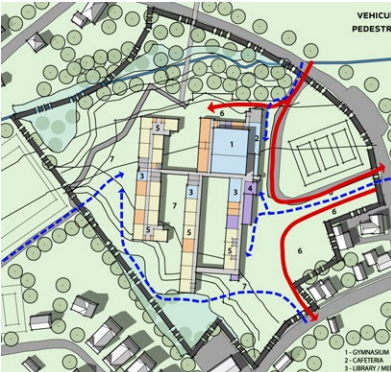
# WETLANDS ENCROACHMENT ADDITIONAL NON-REIMBURSABLE SITE COST

**R-1** FOUR WALLS



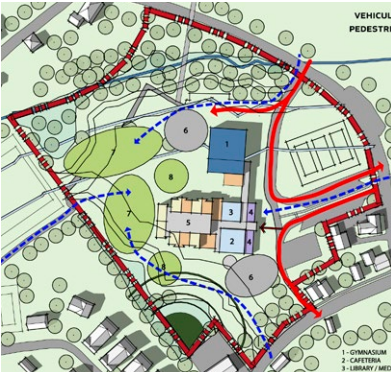
RENOVATION ONLY

**AR-1** FOUR WALLS + MORE



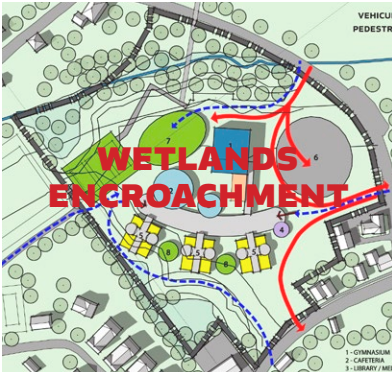
ADDITION/RENOVATION  
MINIMAL INTERVENTION

**AR-2** SAVE THE CORE



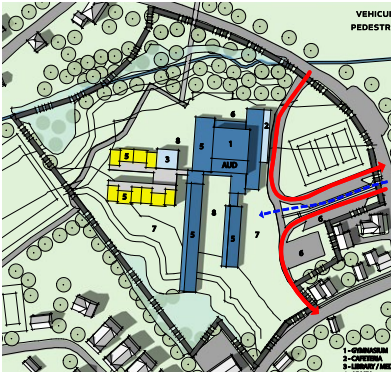
ADDITION/RENOVATION  
RETAIN CORE BLOCK ONLY

**AR-3** CURVED MAIN STREET



ADDITION/RENOVATION  
RETAIN CORE BLOCK ONLY

**AR-4** OUT WEST



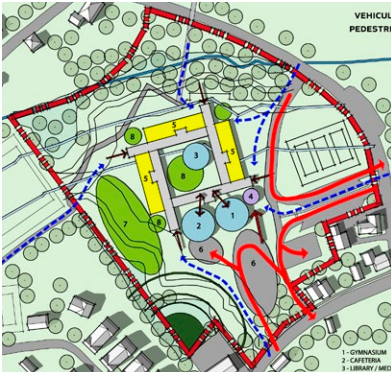
ADDITION/RENOVATION  
MODERATE INTERVENTION

**N-1** THE PIANO



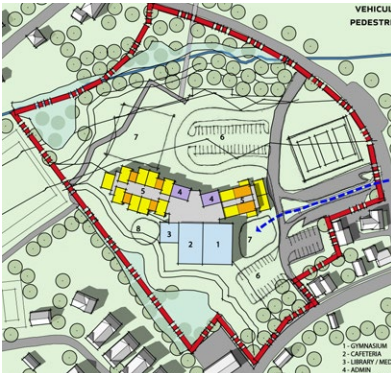
NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-2** THE PINWHEEL



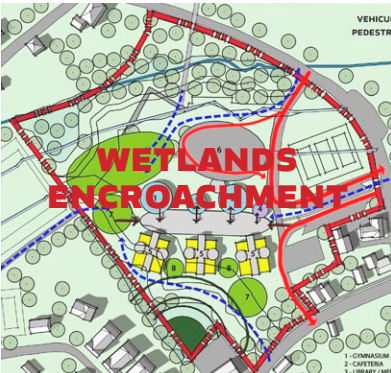
NEW CONSTRUCTION

**N-3** THE HUB



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-4** MAIN STREET



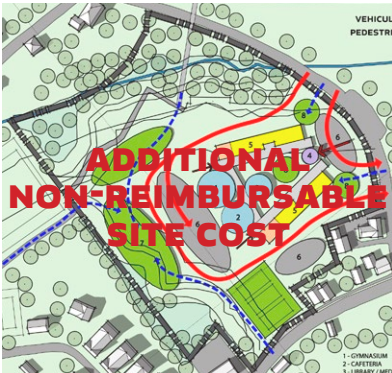
NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-5** TENNIS COURT L



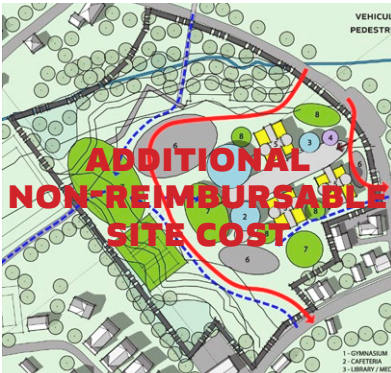
NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

**N-6** EAST SIDE COURTYARD



NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

**N-7** EAST SIDE MAIN STREET



NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

**N-8** TWO WINGS



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

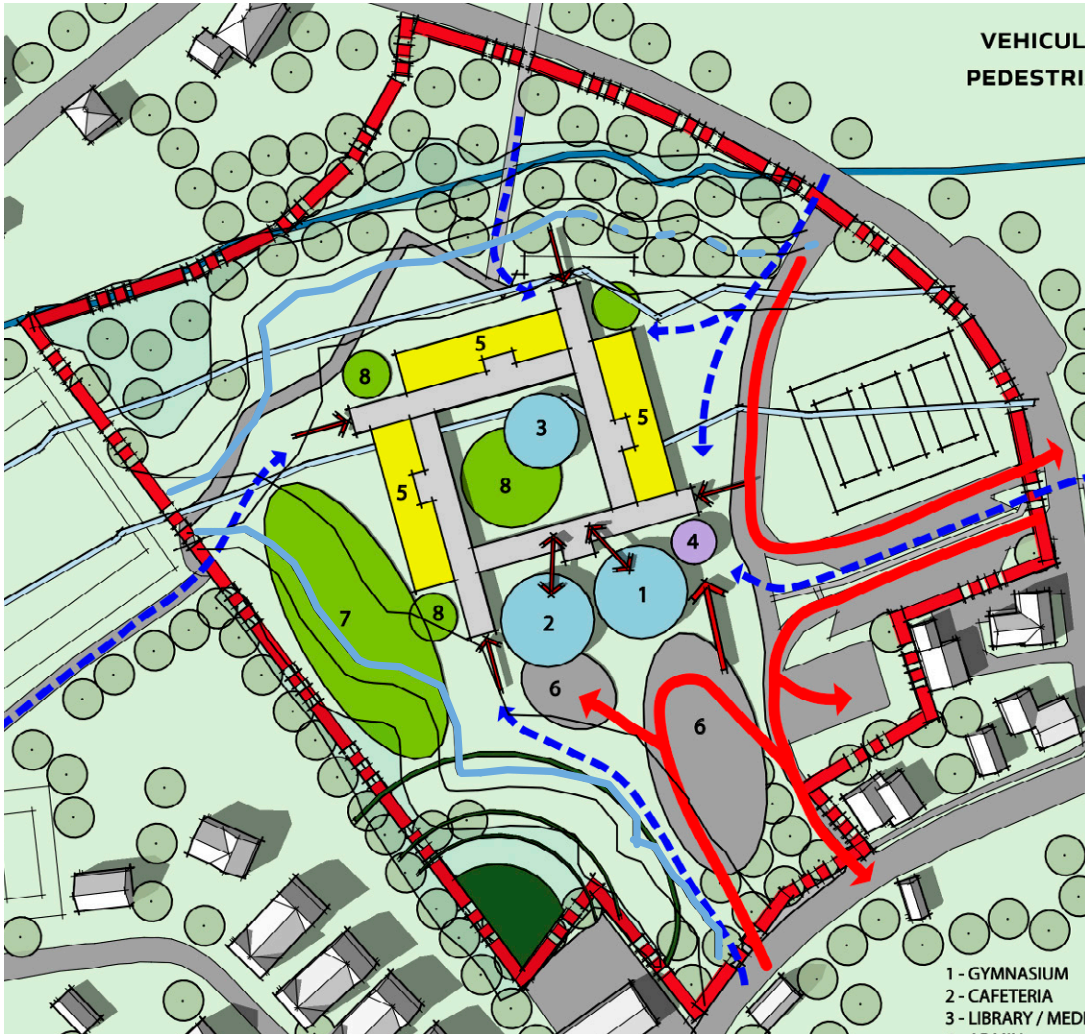
**N-9** THE HOOK



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE



N-2



NEW CONSTRUCTION

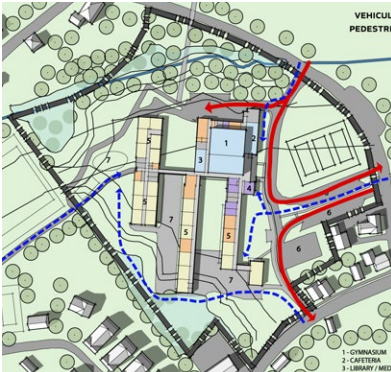


# EVALUATING THE OPTIONS

RECOMMENDED REDUCTIONS

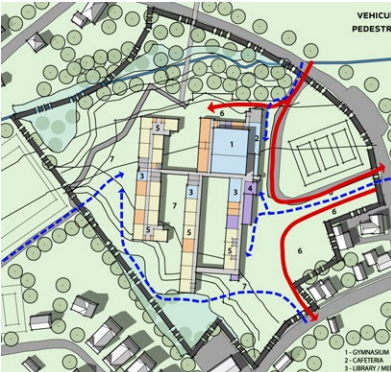
# WETLANDS ENCROACHMENT ADDITIONAL NON-REIMBURSABLE SITE COST REQUIRES STUDENTS OFF-SITE

**R-1** FOUR WALLS



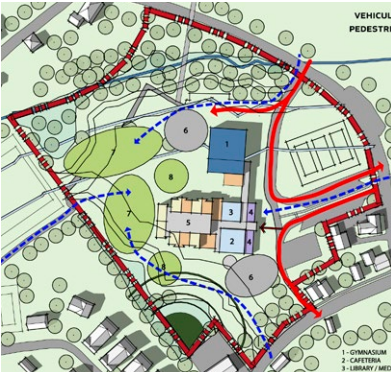
RENOVATION ONLY

**AR-1** FOUR WALLS + MORE



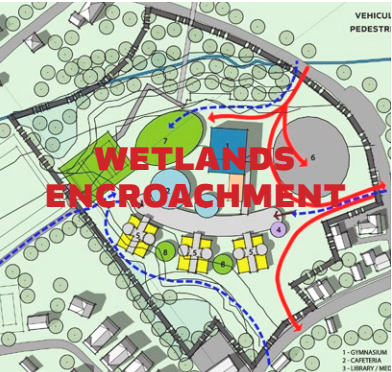
ADDITION/RENOVATION  
MINIMAL INTERVENTION

**AR-2** SAVE THE CORE



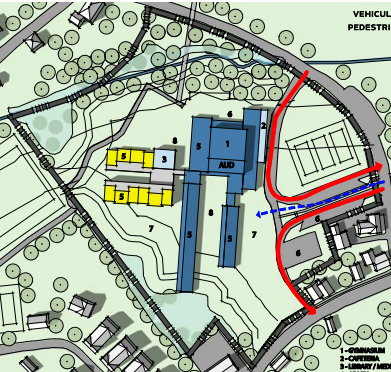
ADDITION/RENOVATION  
RETAIN CORE BLOCK ONLY

**AR-3** CURVED MAIN STREET



ADDITION/RENOVATION  
RETAIN CORE BLOCK ONLY

**AR-4** OUT WEST



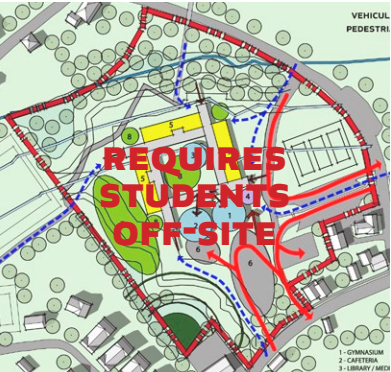
ADDITION/RENOVATION  
MODERATE INTERVENTION

**N-1** THE PIANO



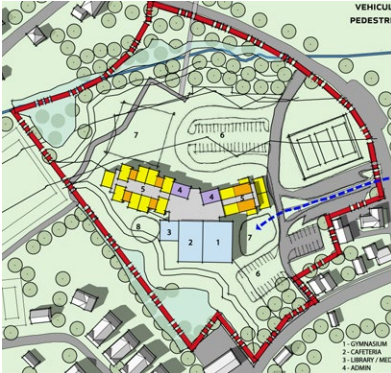
NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-2** THE PINWHEEL



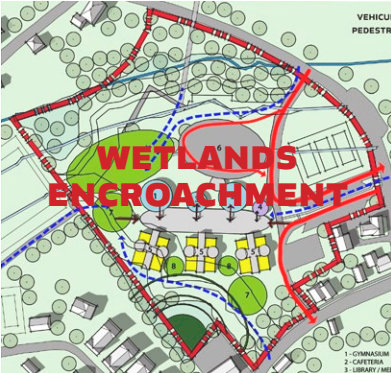
NEW CONSTRUCTION

**N-3** THE HUB



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-4** MAIN STREET



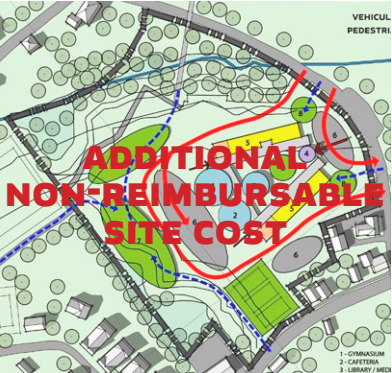
NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-5** TENNIS COURT L



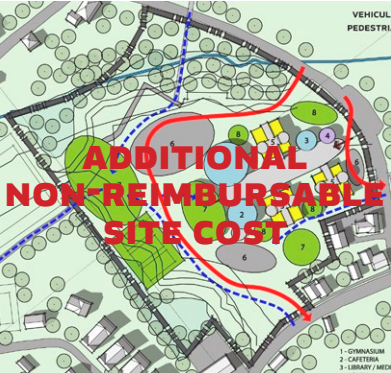
NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

**N-6** EAST SIDE COURTYARD



NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

**N-7** EAST SIDE MAIN STREET



NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

**N-8** TWO WINGS



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-9** THE HOOK



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE



# EVALUATING THE OPTIONS

RECOMMENDED REDUCTIONS

## AR-1

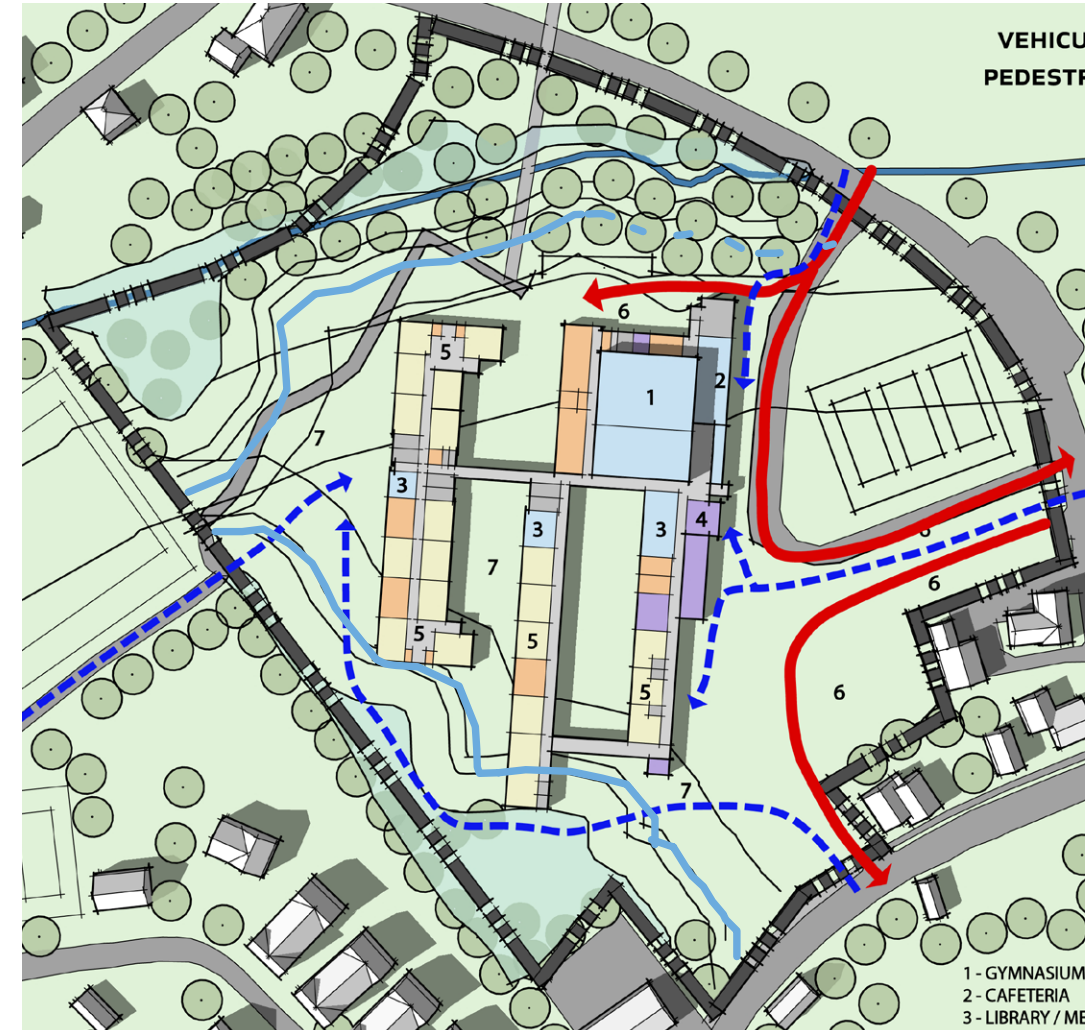
WETLANDS ENCROACHMENT

ADDITIONAL NON-REIMBURSABLE SITE COST

REQUIRES STUDENTS OFF-SITE

MAJORITY OF PROGRAM BELOW MSBA GUIDELINES

FOUR WALLS + MORE



## ADDITION/RENOVATION MINIMAL INTERVENTION

MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS

JCJ ARCHITECTURE

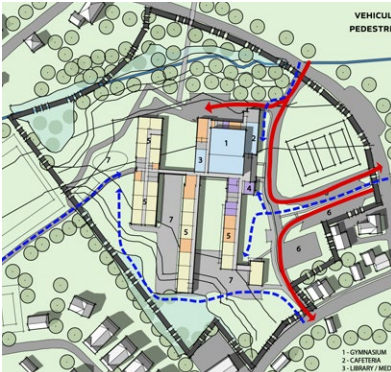


# EVALUATING THE OPTIONS

RECOMMENDED REDUCTIONS

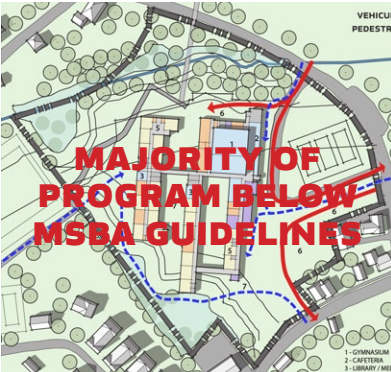
WETLANDS ENCROACHMENT  
ADDITIONAL NON-REIMBURSABLE SITE COST  
REQUIRES STUDENTS OFF-SITE  
MAJORITY OF PROGRAM BELOW MSBA GUIDELINES

R-1 FOUR WALLS



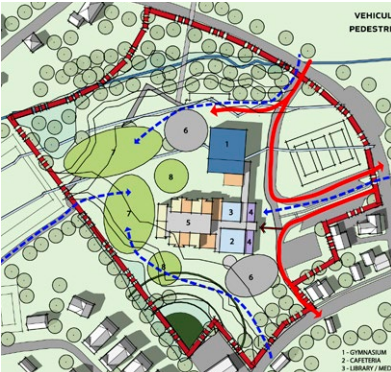
RENOVATION ONLY

AR-1 FOUR WALLS + MORE



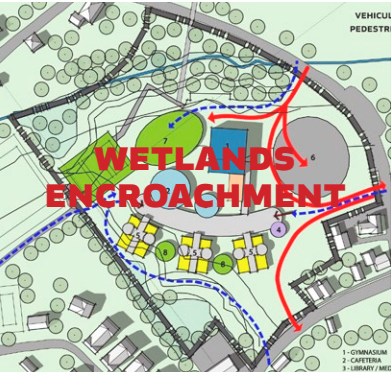
ADDITION/RENOVATION  
MINIMAL INTERVENTION

AR-2 SAVE THE CORE



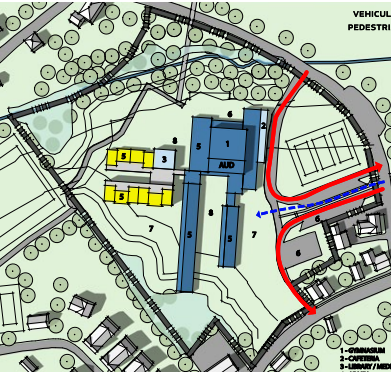
ADDITION/RENOVATION  
RETAIN CORE BLOCK ONLY

AR-3 CURVED MAIN STREET



ADDITION/RENOVATION  
RETAIN CORE BLOCK ONLY

AR-4 OUT WEST



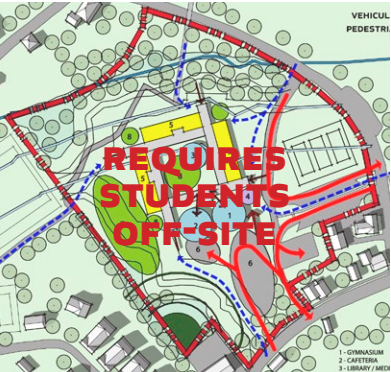
ADDITION/RENOVATION  
MODERATE INTERVENTION

N-1 THE PIANO



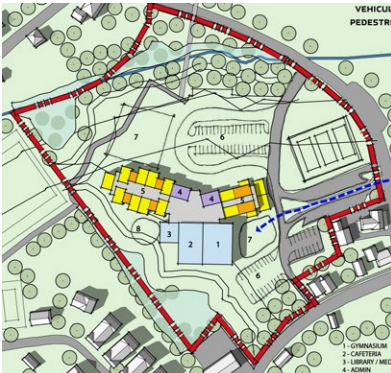
NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

N-2 THE PINWHEEL



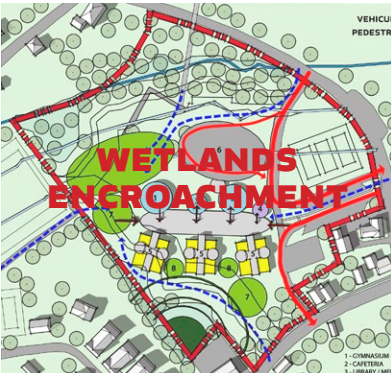
NEW CONSTRUCTION

N-3 THE HUB



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

N-4 MAIN STREET



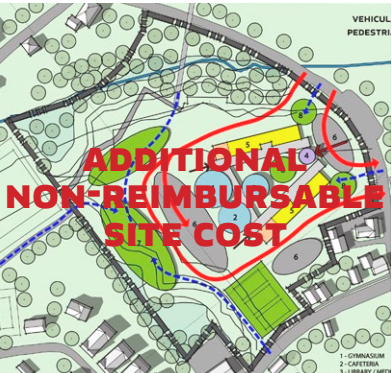
NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

N-5 TENNIS COURT L



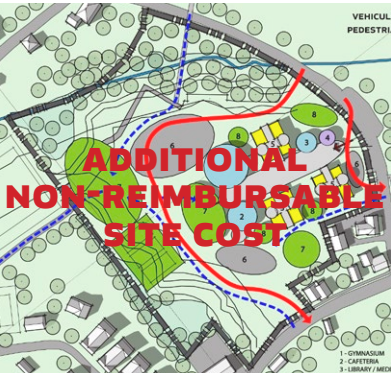
NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

N-6 EAST SIDE COURTYARD



NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

N-7 EAST SIDE MAIN STREET



NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

N-8 TWO WINGS



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

N-9 THE HOOK



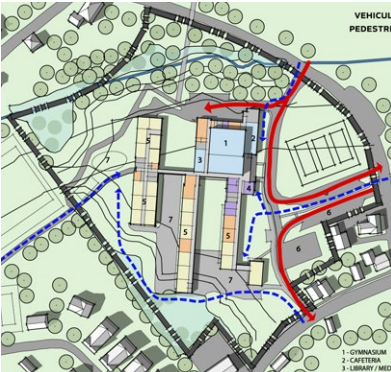
NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE



# EVALUATING THE OPTIONS

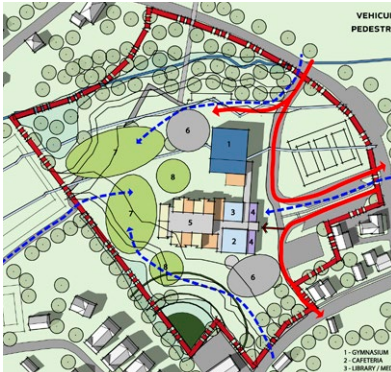
RECOMMENDED FOR FURTHER DEVELOPMENT

**R-1** FOUR WALLS



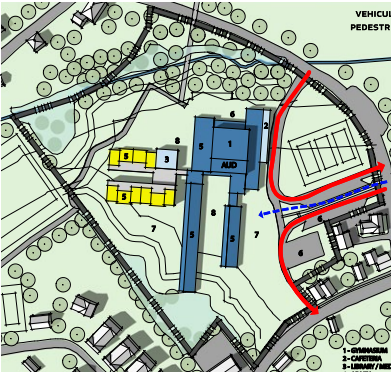
RENOVATION ONLY

**AR-2** SAVE THE CORE



ADDITION/RENOVATION  
RETAIN CORE BLOCK ONLY

**AR-4** OUT WEST



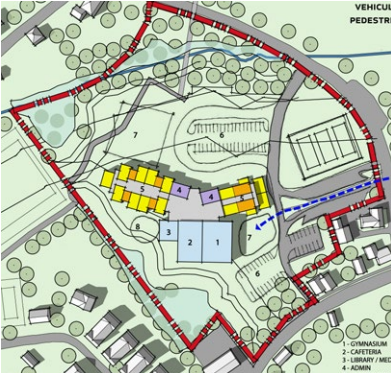
ADDITION/RENOVATION  
MODERATE INTERVENTION

**N-1** THE PIANO



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-3** THE HUB



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-5** TENNIS COURT L



NEW CONSTRUCTION - 1 PHASE  
STUDENTS MOVE OFF-SITE

**N-8** TWO WINGS



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE

**N-9** THE HOOK



NEW CONSTRUCTION  
PHASED - STUDENTS ON-SITE



# AR-4 OUT WEST

PHASE ONE





# AR-4 OUT WEST

## PHASE TWO





# AR-4 OUT WEST

PHASE THREE



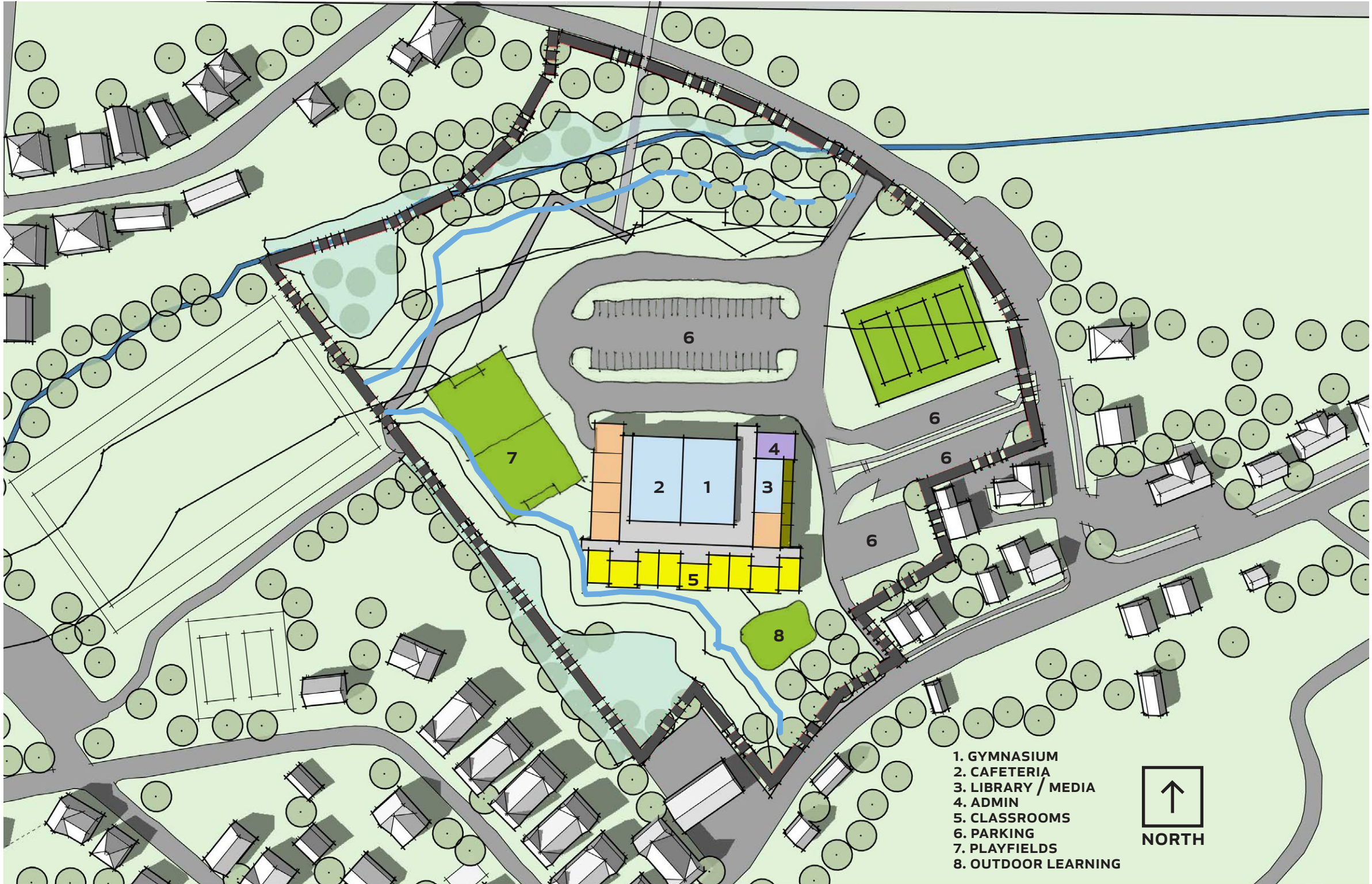
MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS

JCJ ARCHITECTURE



N-1 THE PIANO



- 1. GYMNASIUM
- 2. CAFETERIA
- 3. LIBRARY / MEDIA
- 4. ADMIN
- 5. CLASSROOMS
- 6. PARKING
- 7. PLAYFIELDS
- 8. OUTDOOR LEARNING





N-3 THE HUB





N-5 TENNIS COURT L





# N-8 TWO WINGS

PHASE ONE



MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS

JCJ ARCHITECTURE



# N-8 TWO WINGS

PHASE TWO





# N-8 TWO WINGS

PHASE THREE



MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS

JCJ ARCHITECTURE



# N-8 TWO WINGS

## PHASE FOUR





# N-9 THE HOOK

PHASE ONE





# N-9 THE HOOK

PHASE TWO





N-9 THE HOOK  
PHASE THREE





# NEXT STEPS

|              |  |
|--------------|--|
| <b>12/18</b> | Design Update, MEP Presentation                    |
| <b>1/10</b>  | Evaluating Options / Select Schemes for Estimating |
| <b>1/22</b>  | Design Update                                      |
| <b>1/31</b>  | Community Meeting                                  |
| <b>2/1</b>   | Review Cost Estimates                              |
| <b>2/5</b>   | Select Preferred Option                            |
| <b>2/13</b>  | Joint Committee Approval of PSR                    |
| <b>2/21</b>  | Submit PSR to MSBA                                 |



## 10. Other Topics Not Reasonably Anticipated (48 hours prior to meeting)



# 11. Public Comments





# 12. Adjourn





# THANK YOU

