



MANCHESTER MEMORIAL ELEMENTARY SCHOOL

**TOWN OF MANCHESTER-BY-THE-SEA
BUDGET COLLABORATION MEETING**

MAY 16TH, 2018



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



JCJ ARCHITECTURE

TODAY'S AGENDA

WELCOME
ORGANIZATION / PROJECT TEAM
PROCESS & SCHEDULE OPTIONS
EXPLORED
DESIGN UPDATE
NEXT STEPS



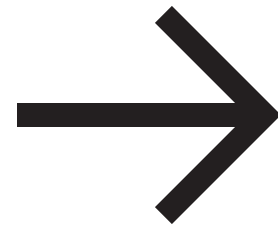
WELCOME & INTRODUCTIONS

THE SCHOOL DISTRICT'S PROCESS

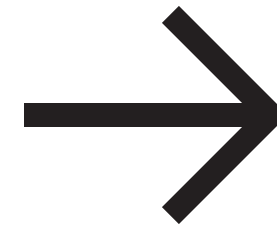
Began with three schools in need



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

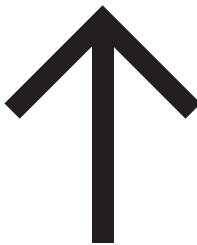
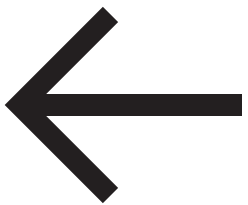
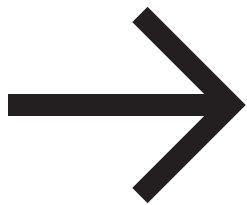
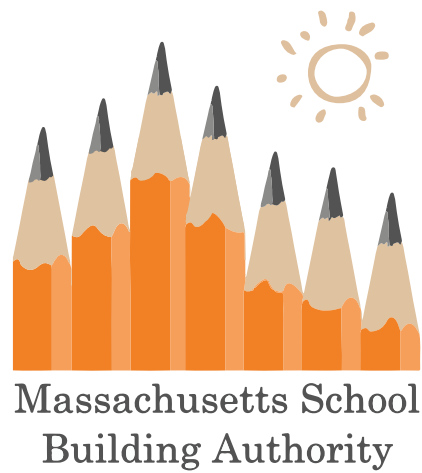
Memorial Elementary Accepted into MSBA's Eligibility Phase

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



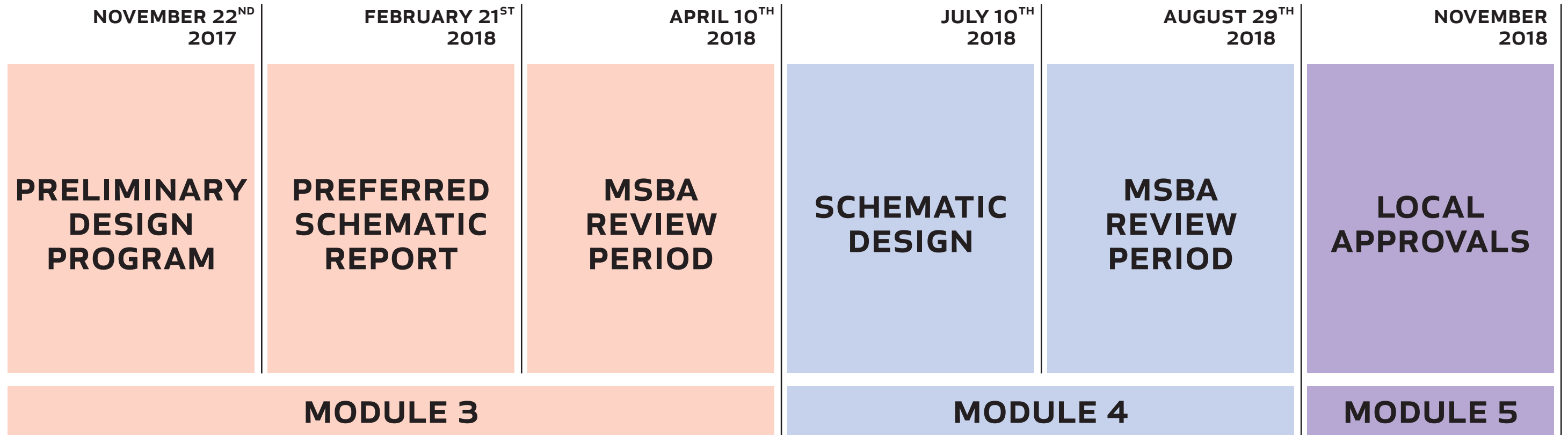
THE MASSACHUSETTS SCHOOL BUILDING AUTHORITY

**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

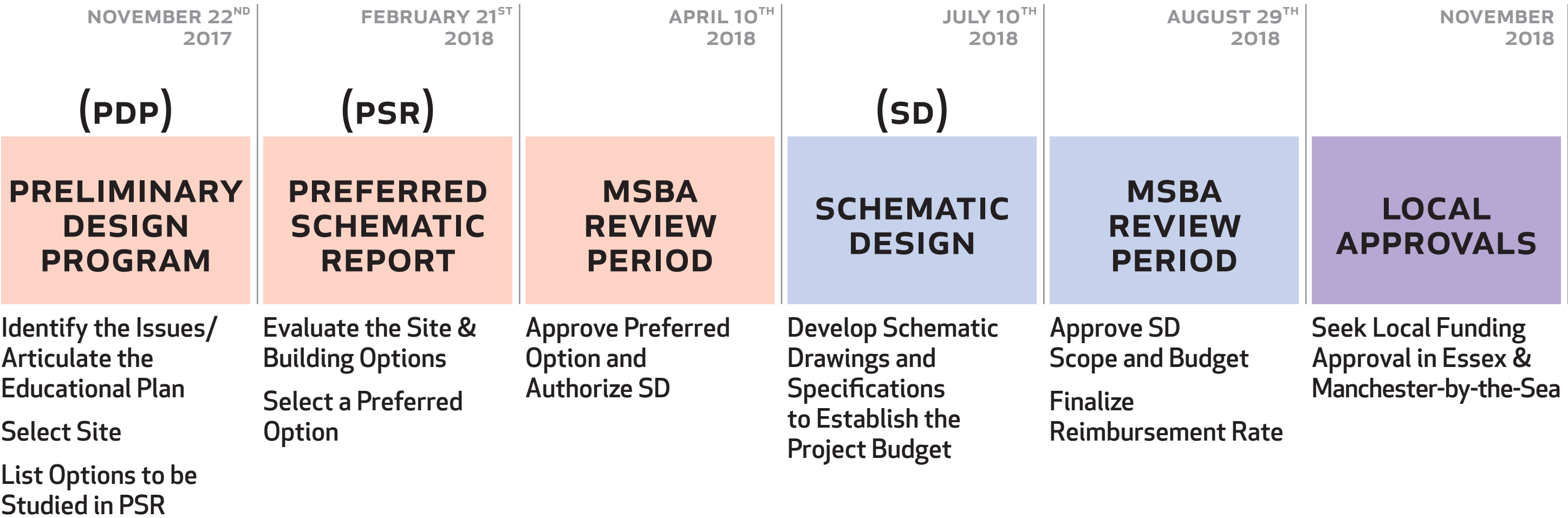


Community Input is Important Throughout the Process



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**



EVALUATING THE OPTIONS

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

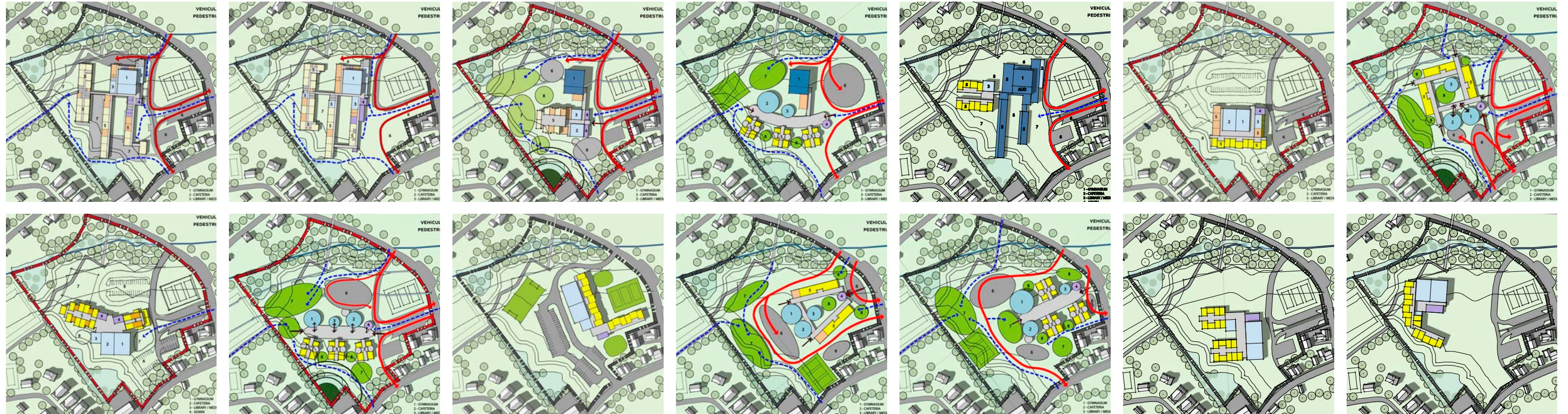
Renovation Only

Addition/Renovation

New Construction



PDP PHASE (July '17 - Nov '17)
14 SCHEMES WERE CONSIDERED



EVALUATING THE OPTIONS

END OF PDP (Nov '17)
FIVE RECOMMENDED FOR
FURTHER DEVELOPMENT



EVALUATING THE OPTIONS
RECOMMENDED FOR FURTHER DEVELOPMENT

PSR PHASE (Dec '17 - Feb '18)

R-1



RENOVATION ONLY

AR-2



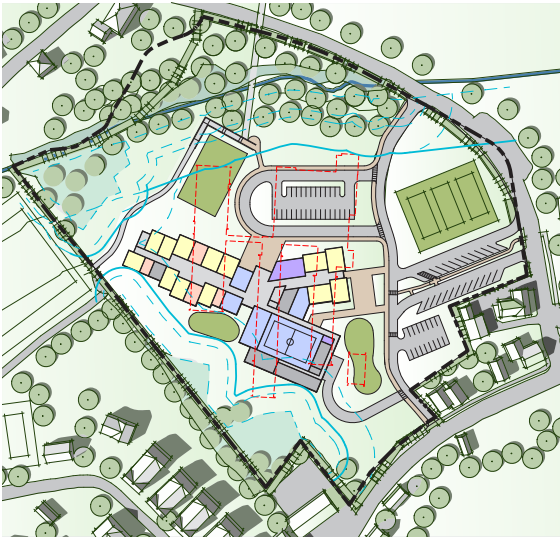
ADDITION/RENOVATION

N-1



NEW CONSTRUCTION

N-3



NEW CONSTRUCTION

N-9



NEW CONSTRUCTION

RECOMMENDATIONS

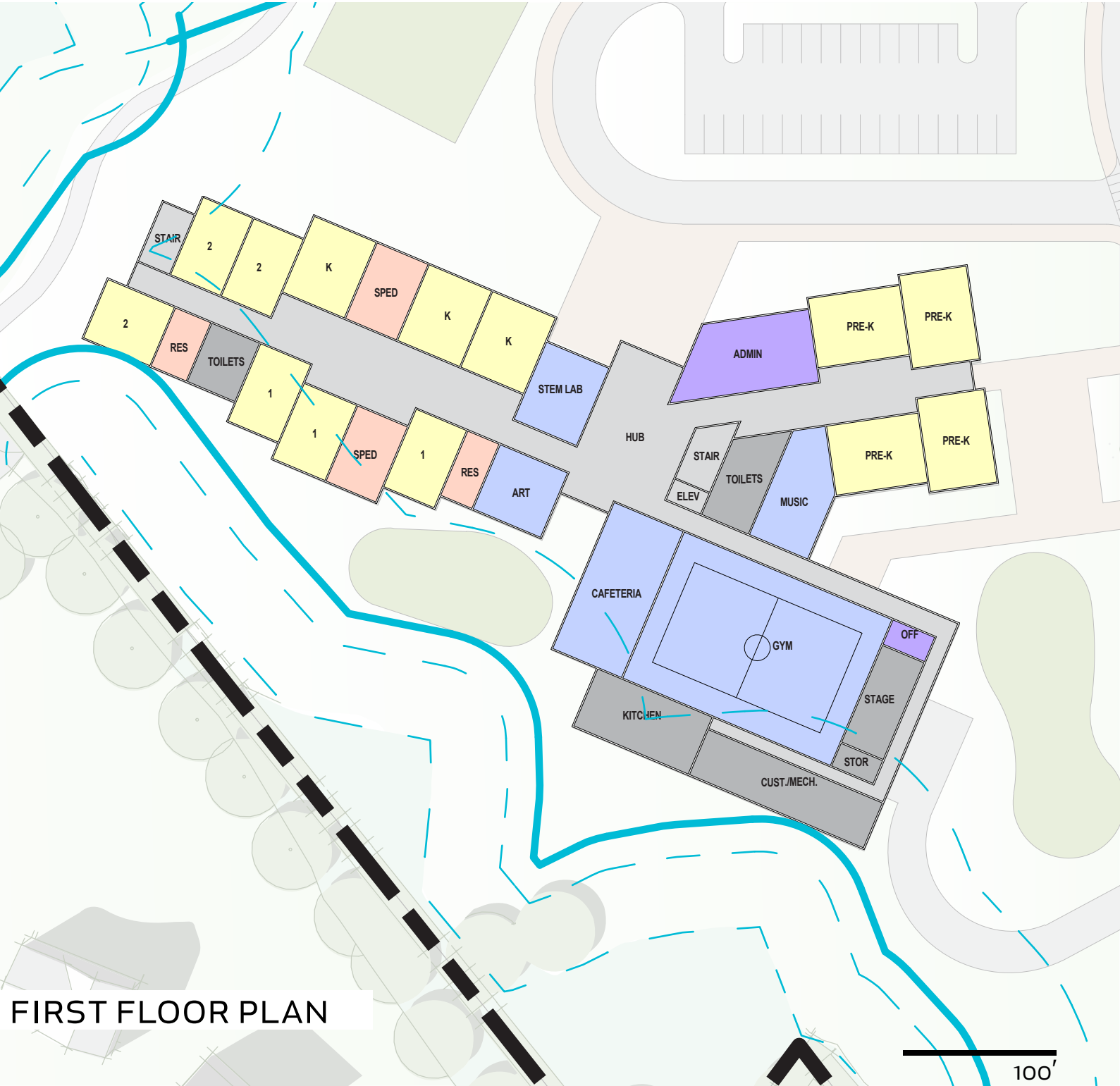
- FAVORABLE
- NEUTRAL
- UNFAVORABLE

	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	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Provides Flexibility for Future Building Expansion	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Flexibility for Grade Level Re-Configuration (Bubble Grades)	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Minimizes Impact to Students During Construction	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Provides Separated Whole School Gathering Space	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Community					
Provides Independent Access to Community Used Space	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Allows for Competition Size Gym with Bleachers	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Site					
Increases Amount of Play Areas/ Fields	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Welcoming Street Presence	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Improves Parent Drop-Off/ Pick-Up Queuing	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Improves Impact to Riverfront Resource Areas	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Minimizes Potential Pedestrian/ Vehicular Conflicts	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Building					
Optimizes Building Area to Perimeter Ratio	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Costs and Schedule					
Total Project Budget (Estimated)	\$ 35.8 M	\$ 55.8 M	\$ 57.0 M	\$ 55.6 M	\$ 62.6 M
District Share (Estimated)	\$ 24.2 M	\$ 39.6 M	\$ 42.4 M	\$ 41.6 M	\$ 47.8 M

N-3 THE HUB



N-3 THE HUB

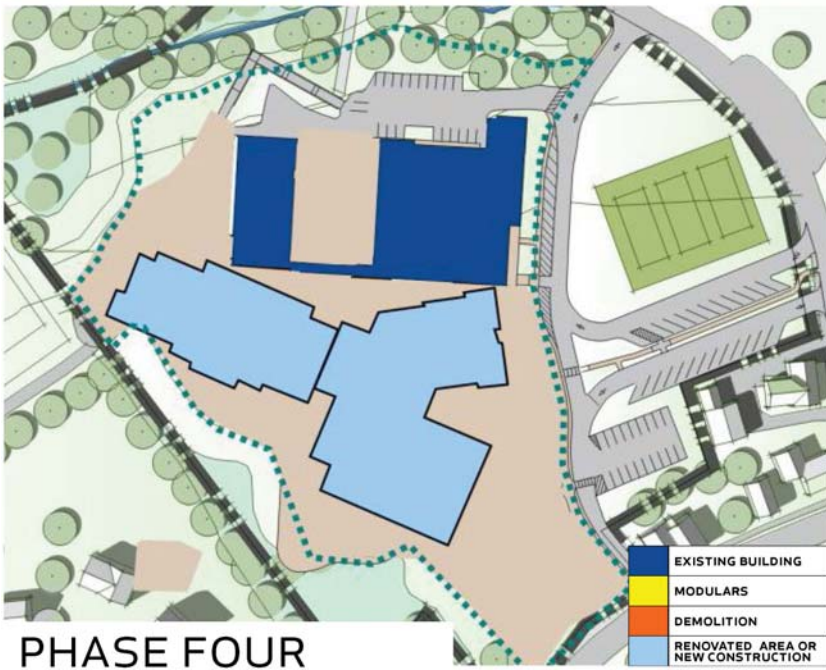
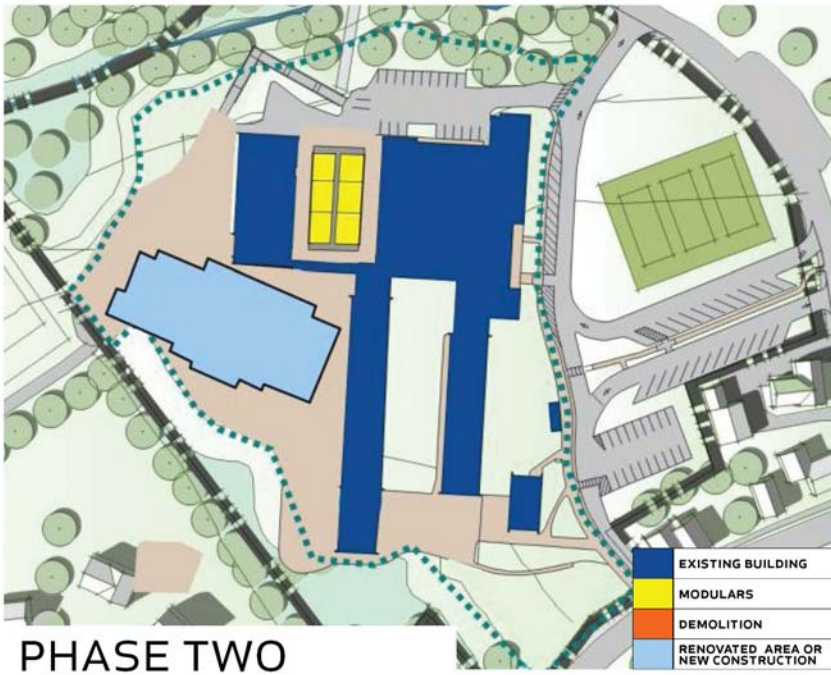


FIRST FLOOR PLAN



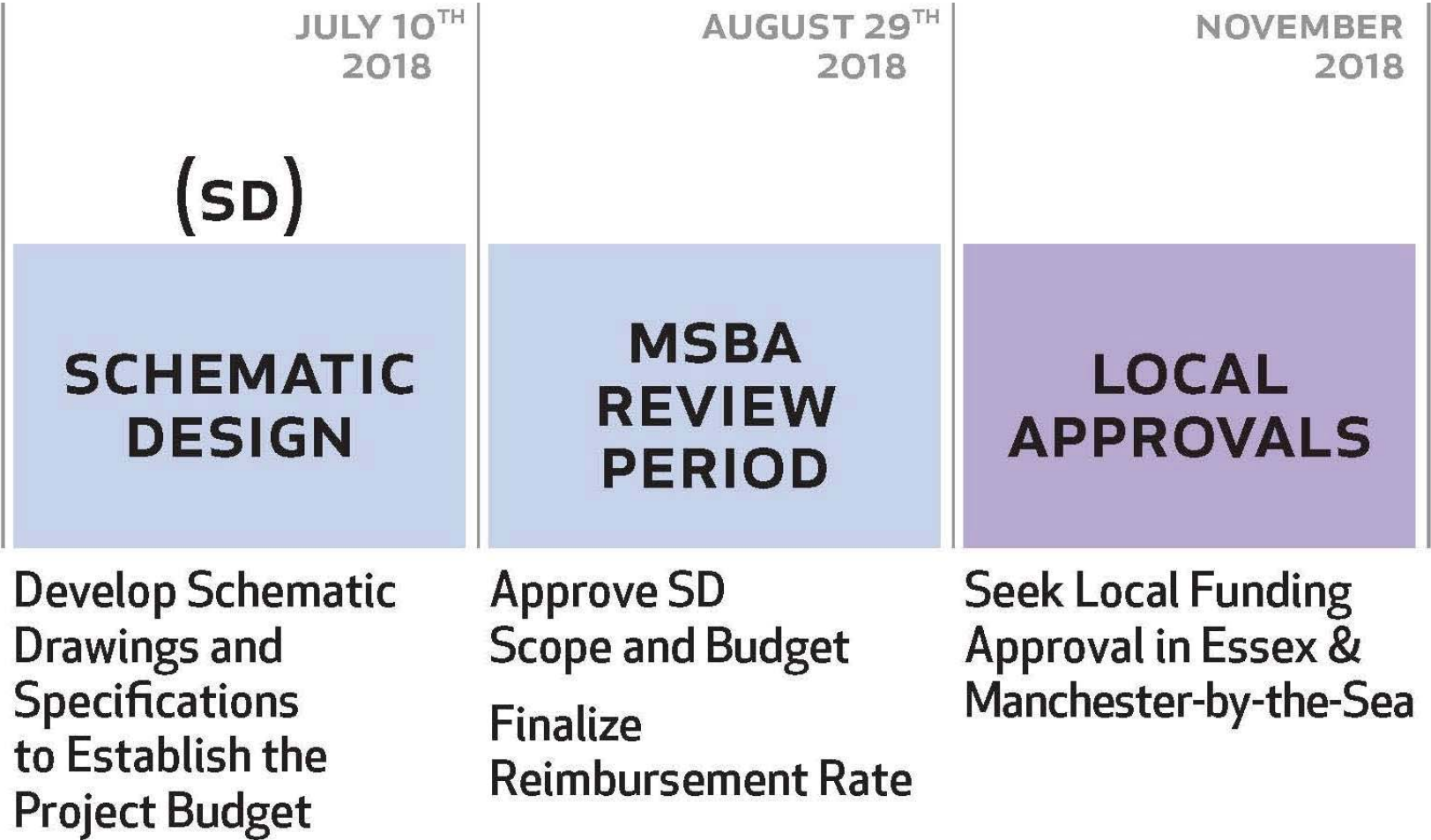
SECOND FLOOR PLAN

PHASING (INITIAL CONCEPT)



SCHEMATIC DESIGN PHASE

"Based upon the completed Feasibility Study, the District and its team, in collaboration with the MSBA, develops a robust schematic design of sufficient detail to establish the scope, budget, and schedule for the proposed Project."



SCHEMATIC DESIGN PHASE

Principal Goal is to Identify and Quantify Scope

This is Achieved in the Following Ways:

- Teacher & Staff Interviews

- Drawings

- Working Group Meetings

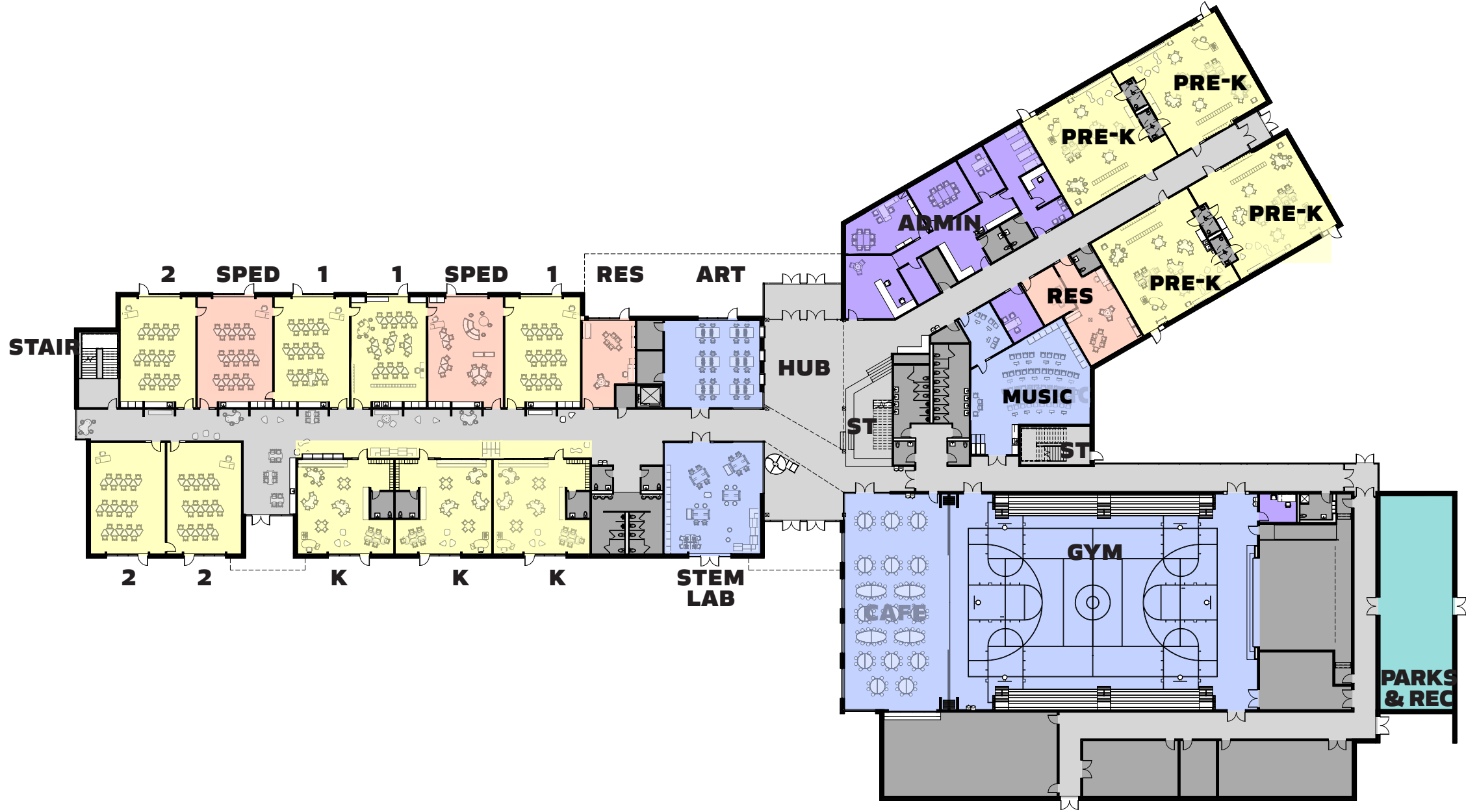
- Systems Narratives

- SBC Meetings

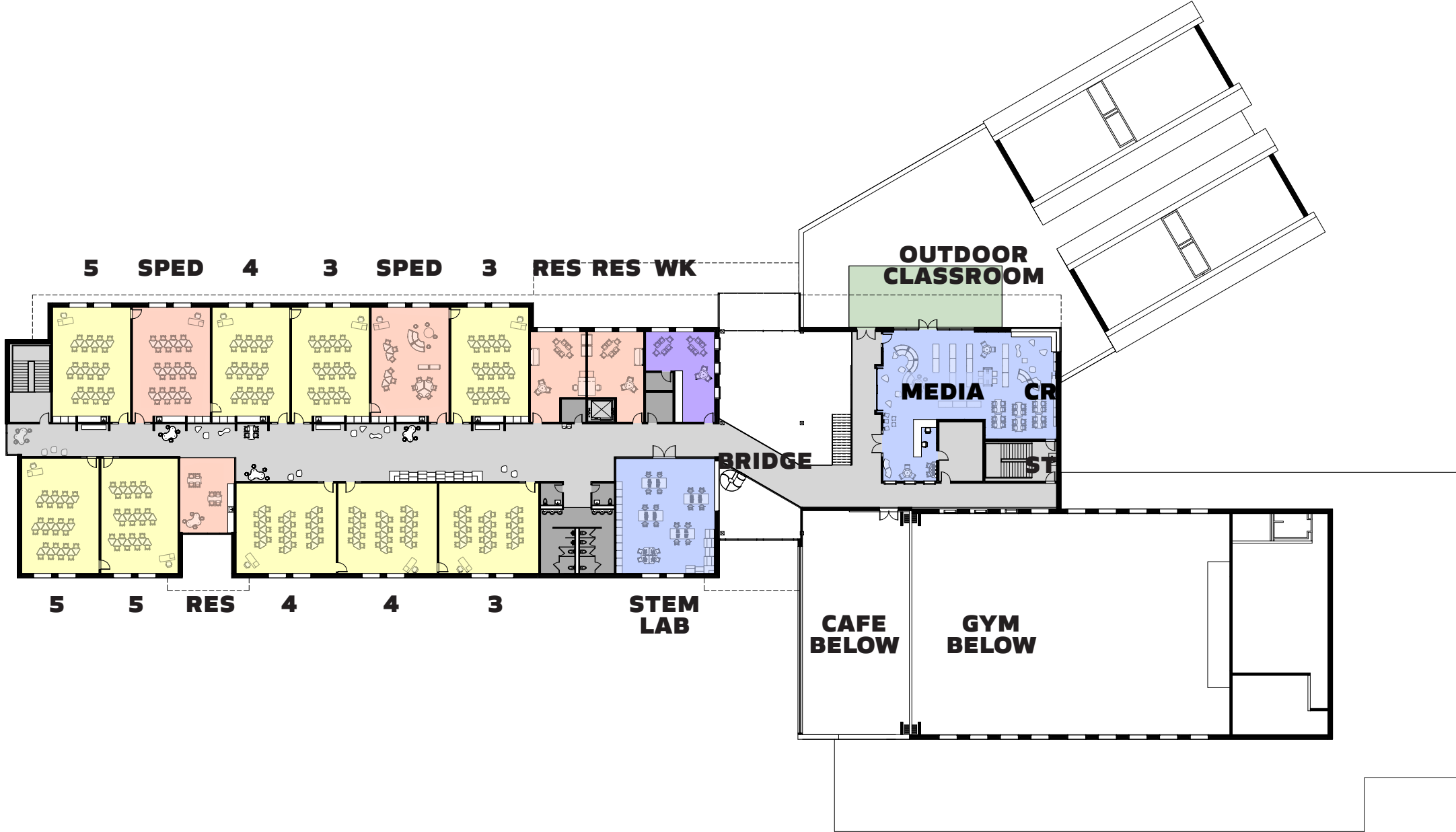
- Specifications



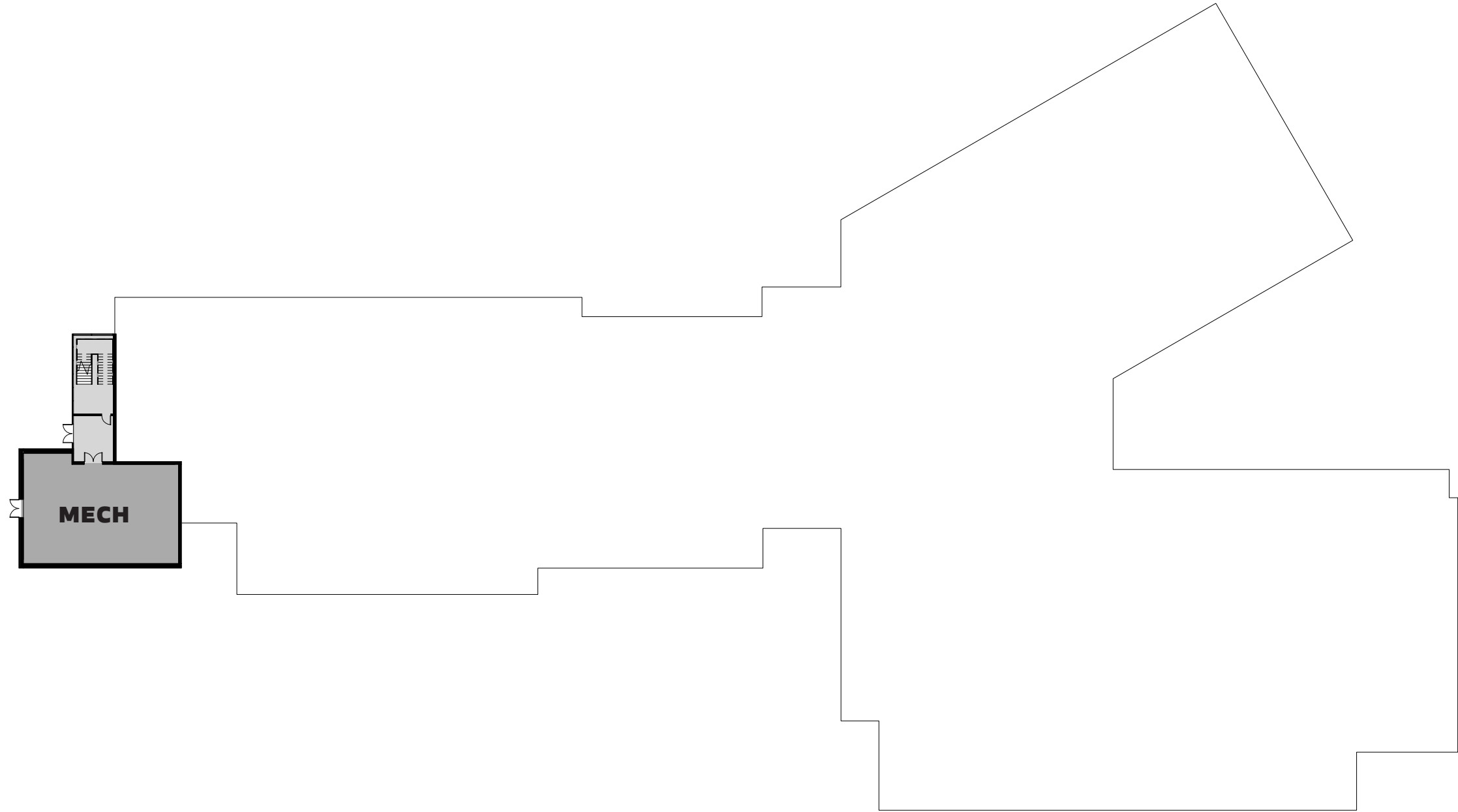
MAIN LEVEL PLAN UPDATED



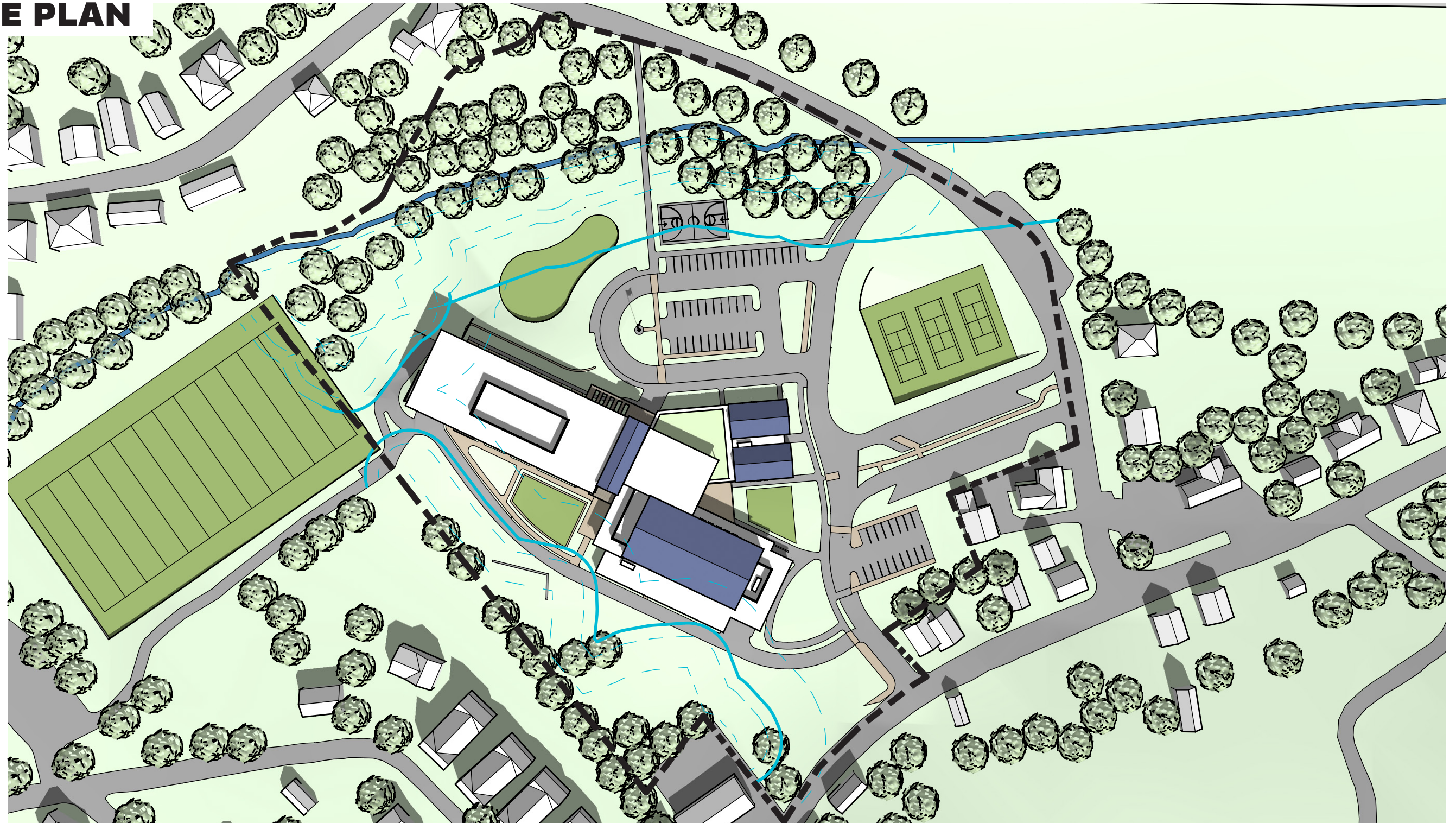
UPPER LEVEL PLAN UPDATED



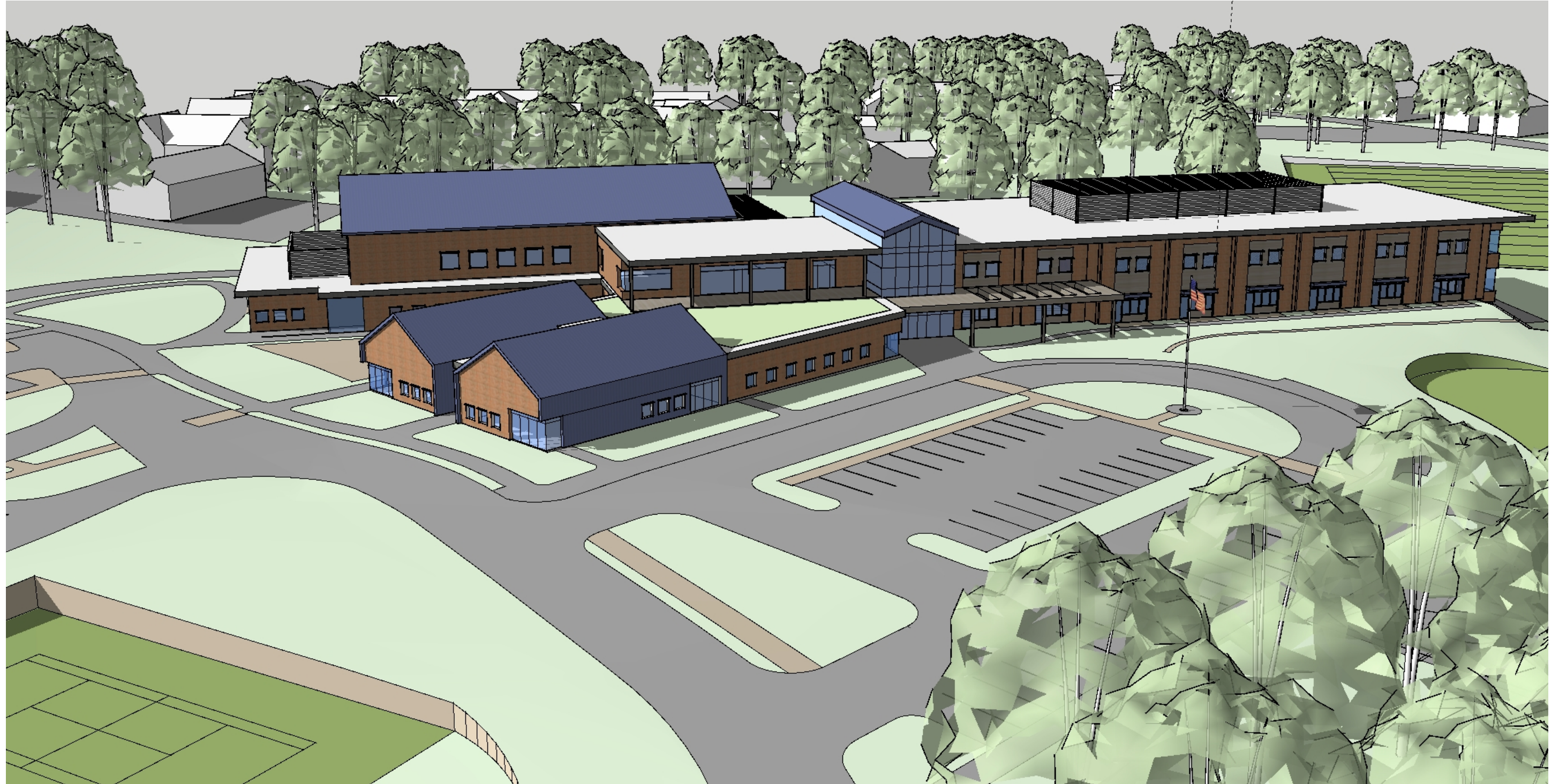
LOWER LEVEL PLAN



SITE PLAN



BUILDING MASSING



BUILDING MASSING



BUILDING MASSING



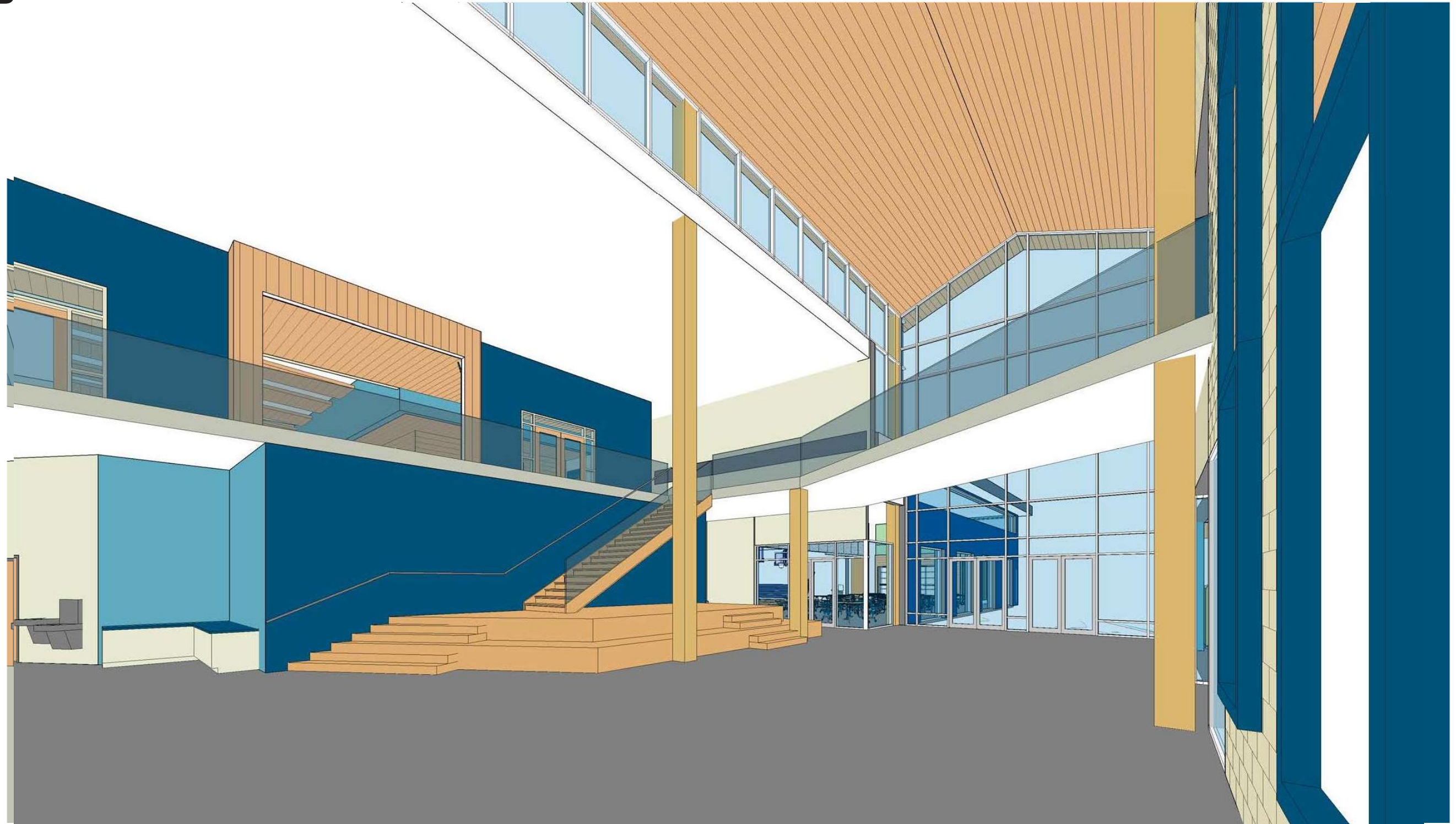
BUILDING MASSING



BUILDING MASSING



HUB



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HUB

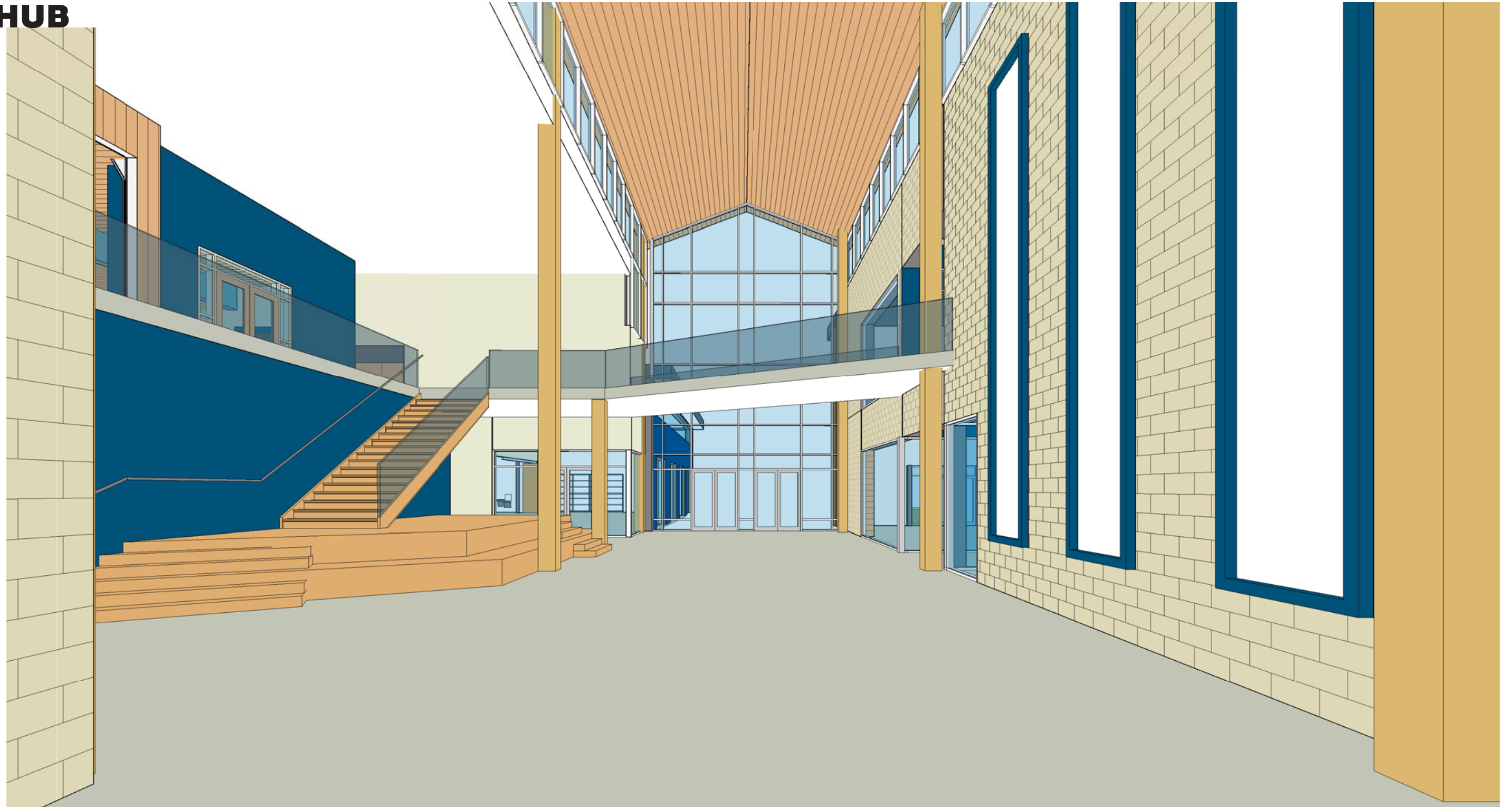


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HUB



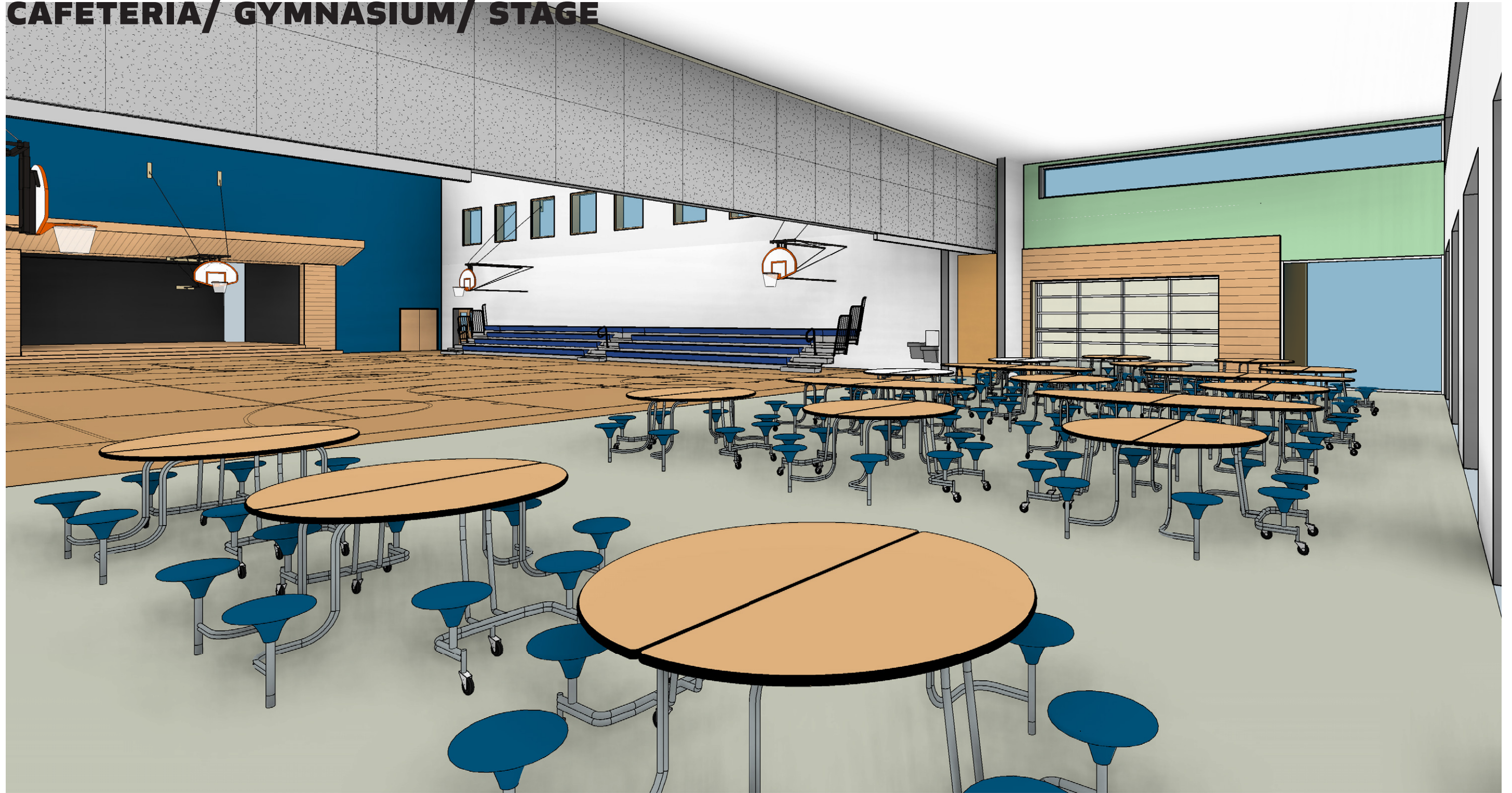
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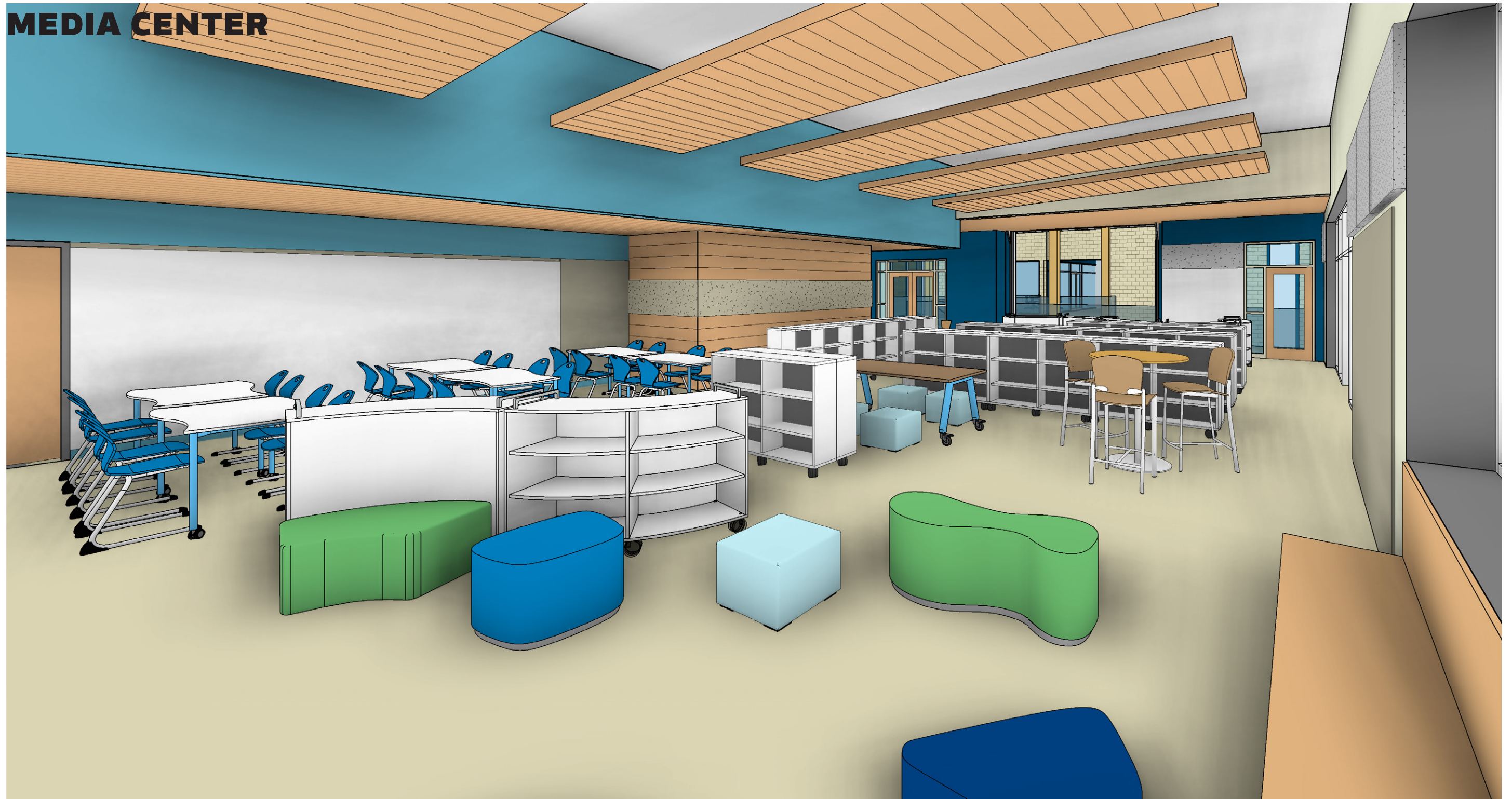
CAFETERIA/ GYMNASIUM/ STAGE



MEDIA CENTER



MEDIA CENTER



CLASSROOM COMMUNITY



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



J&W ARCHITECTURE

CLASSROOM



NEXT STEPS

- 5/22** SBC Meeting - Design Update/ Approval For Estimating
- 5/30** Community Meeting #4
- 6/12** SBC Meeting - Review Cost Estimates
- 6/26** SBC Meeting - Initial Approval of SD Package
- 7/9** SBC Meeting - Approval to Submit SD to MSBA
- 7/11** Submitt to MSBA
- 7/27** Project Scope & Budget Meeting w/ MSBA (Tentative)
- 8/29** MSBA Board Approval
- 10/15-16** Town Meetings in Essex & Manchester-by-the-Sea
- 11/6** Public Funding Vote





THANK YOU



SITE SELECTION

Identified Sites

Brook Street Field

Sweeny Park

Hyland Field @ MS/HS

Student Parking @ MS/HS

Compost Site

Transfer Station Site

SITE SELECTION

Brook Street Field



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SITE SELECTION

BROOK STREET FIELD



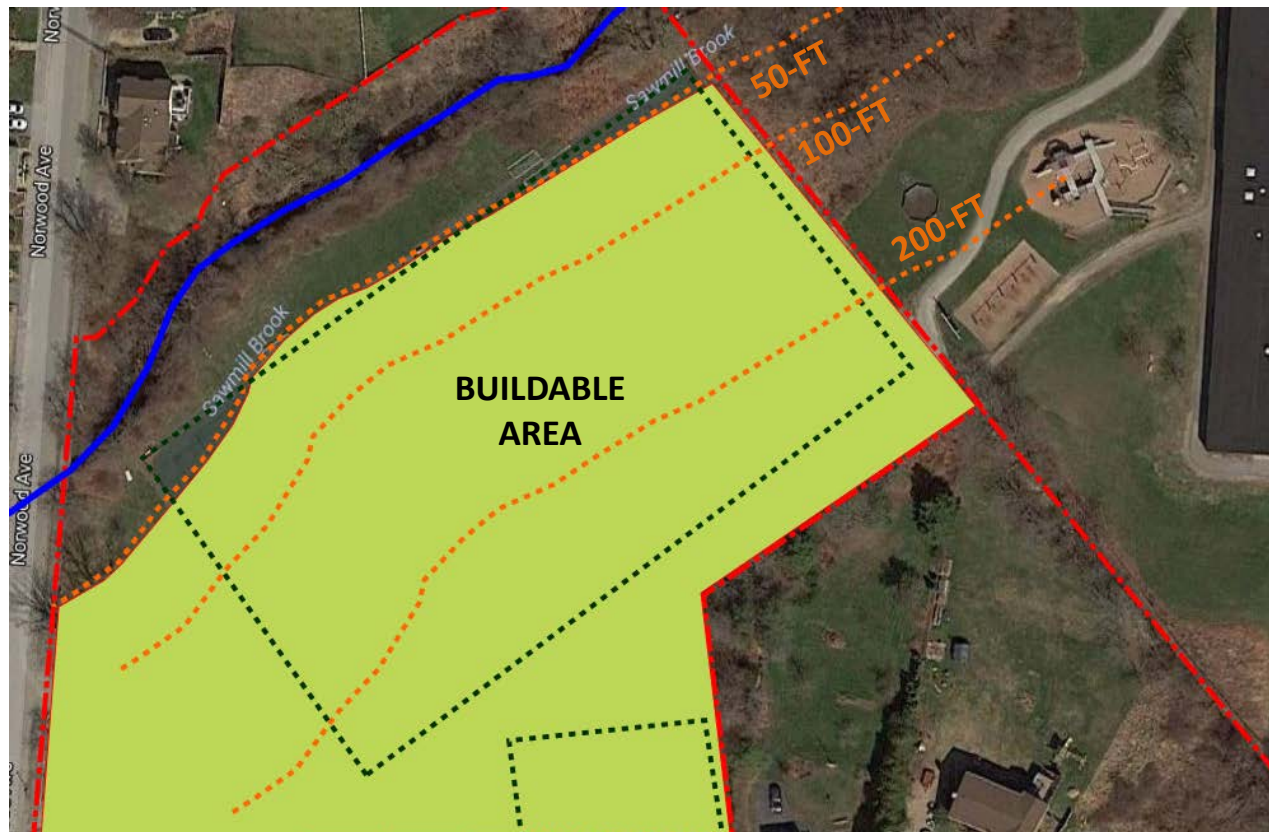
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BROOK STREET FIELD



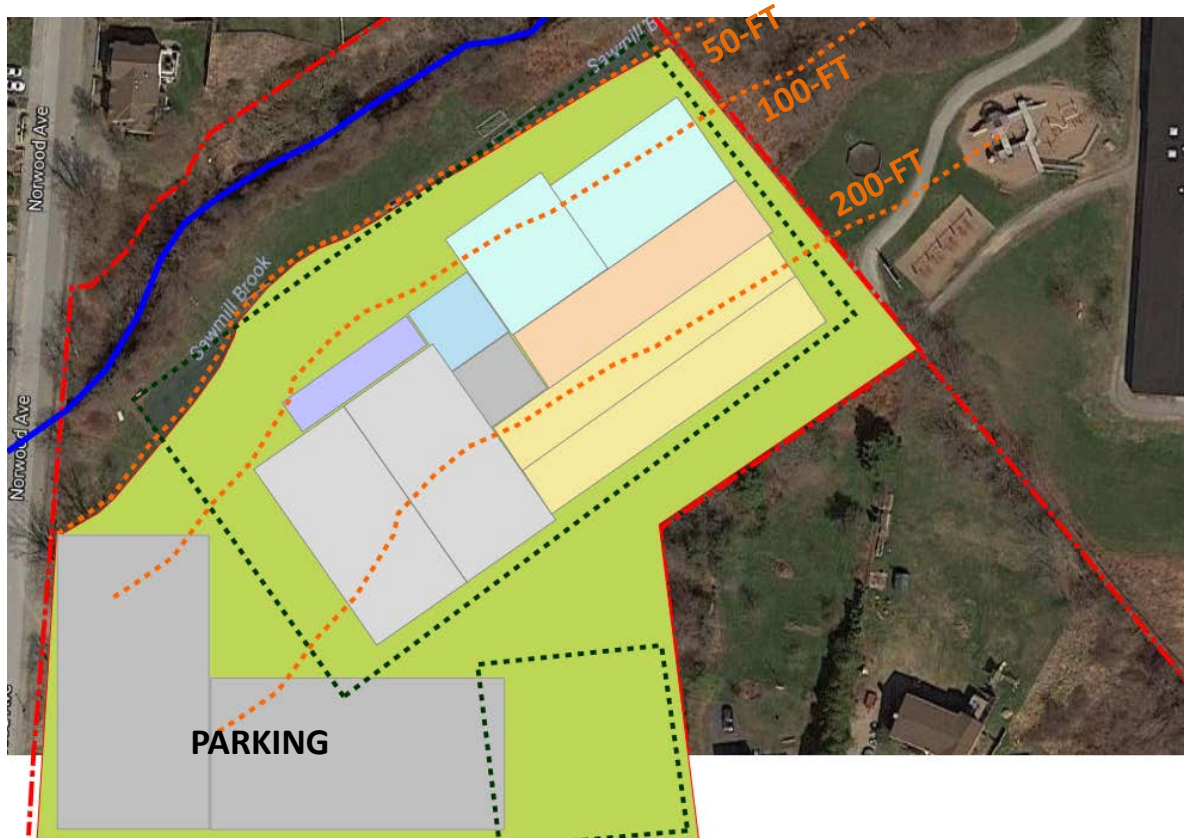
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BROOK STREET FIELD



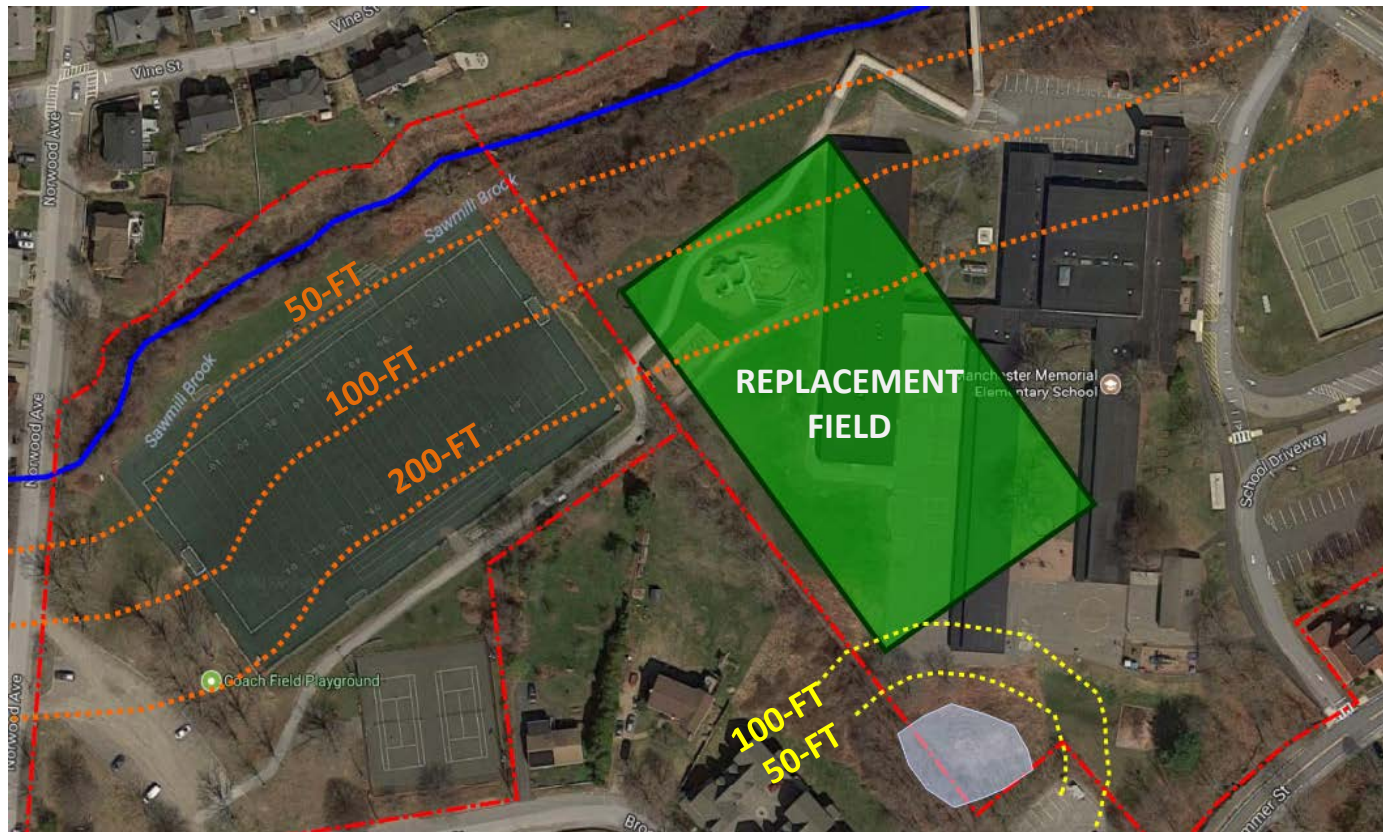
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SITE SELECTION

BROOK STREET OR HYLAND FIELD SWAP



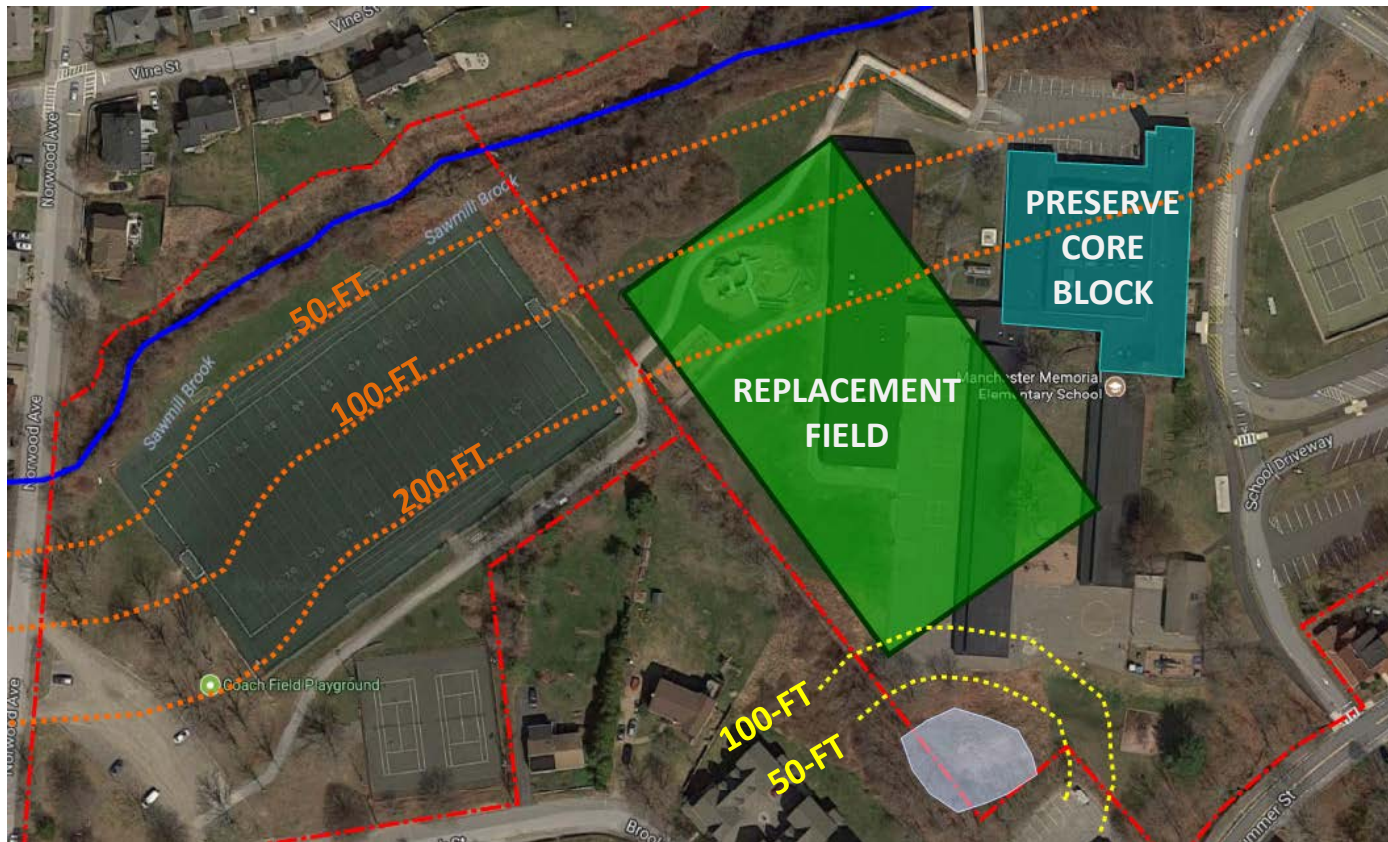
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BROOK STREET OR HYLAND FIELD SWAP



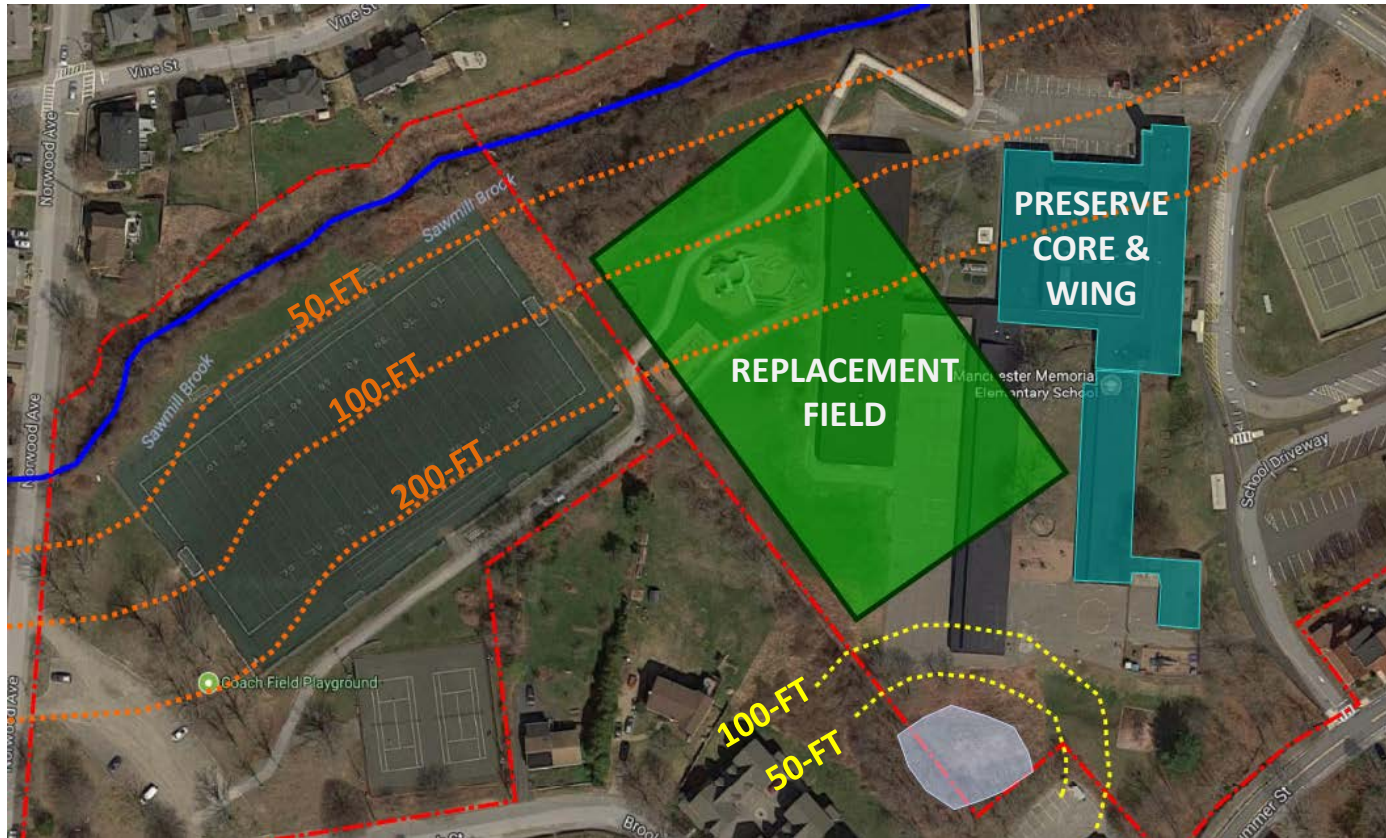
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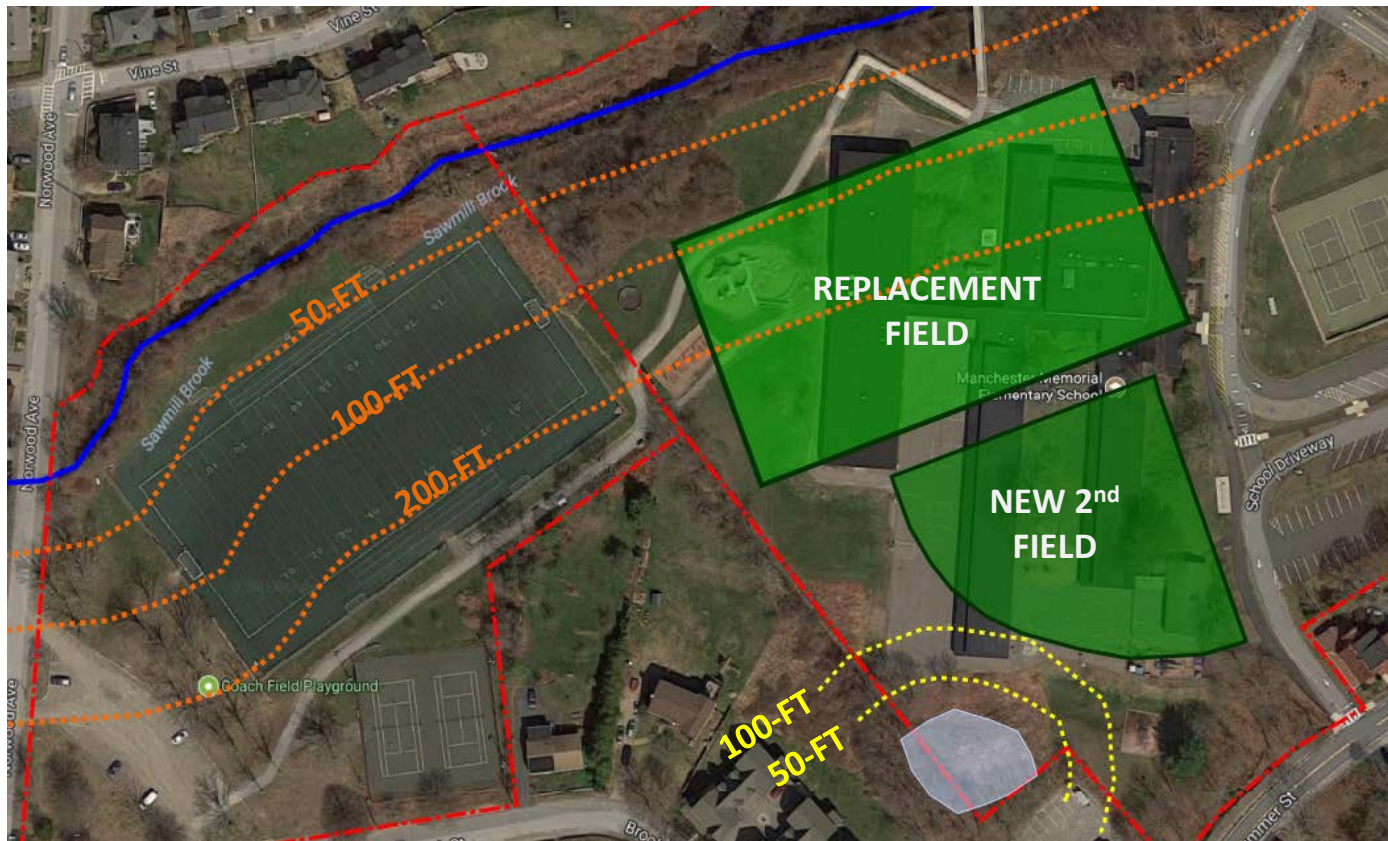
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SITE SELECTION

BROOK STREET OR HYLAND FIELD SWAP



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SITE SELECTION

Sweeney Park

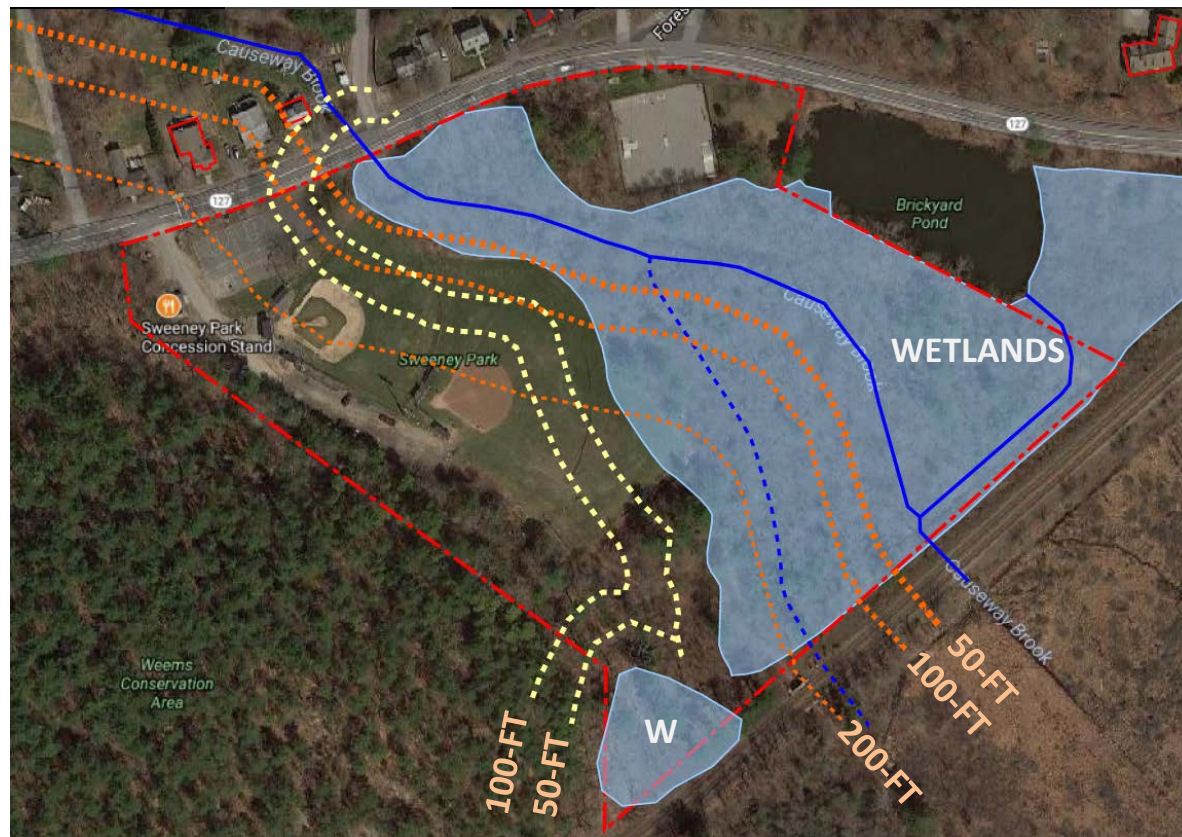


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SITE SELECTION

SWEENEY PARK



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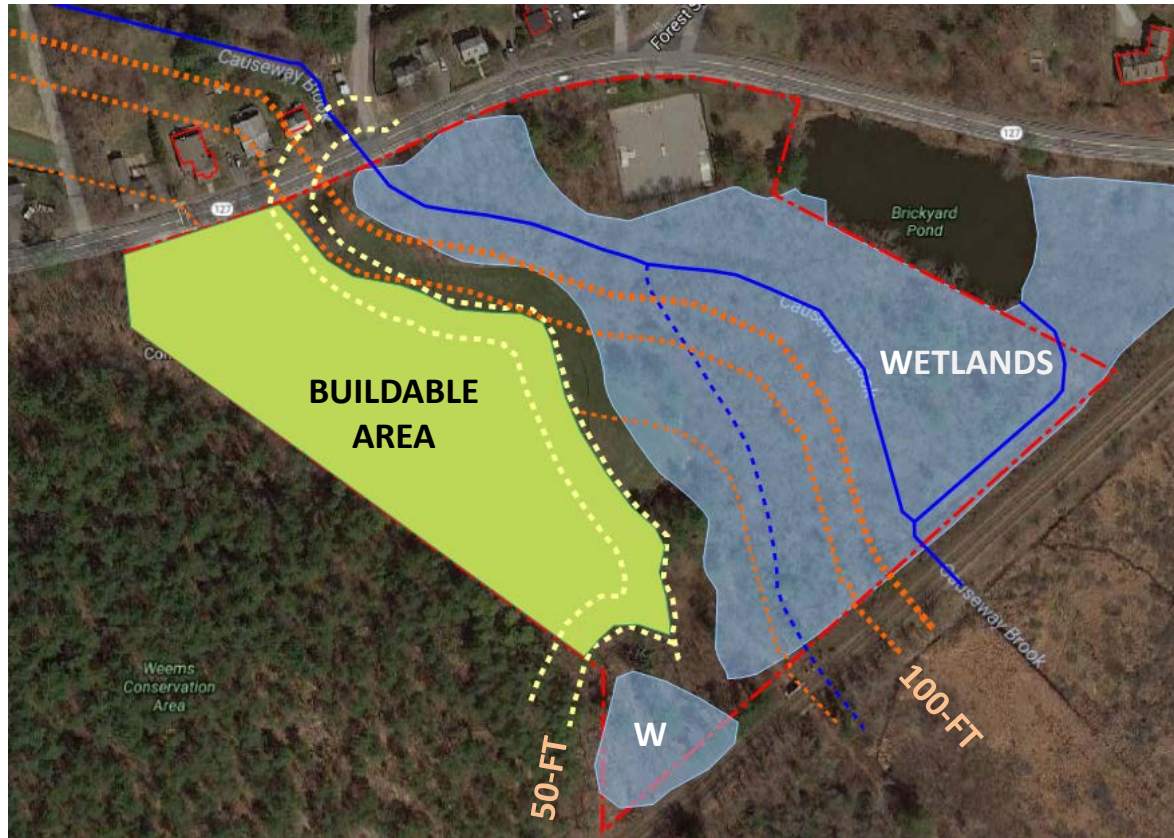
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SWEENEY PARK



SITE SELECTION

SWEENEY PARK



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SWEENEY PARK



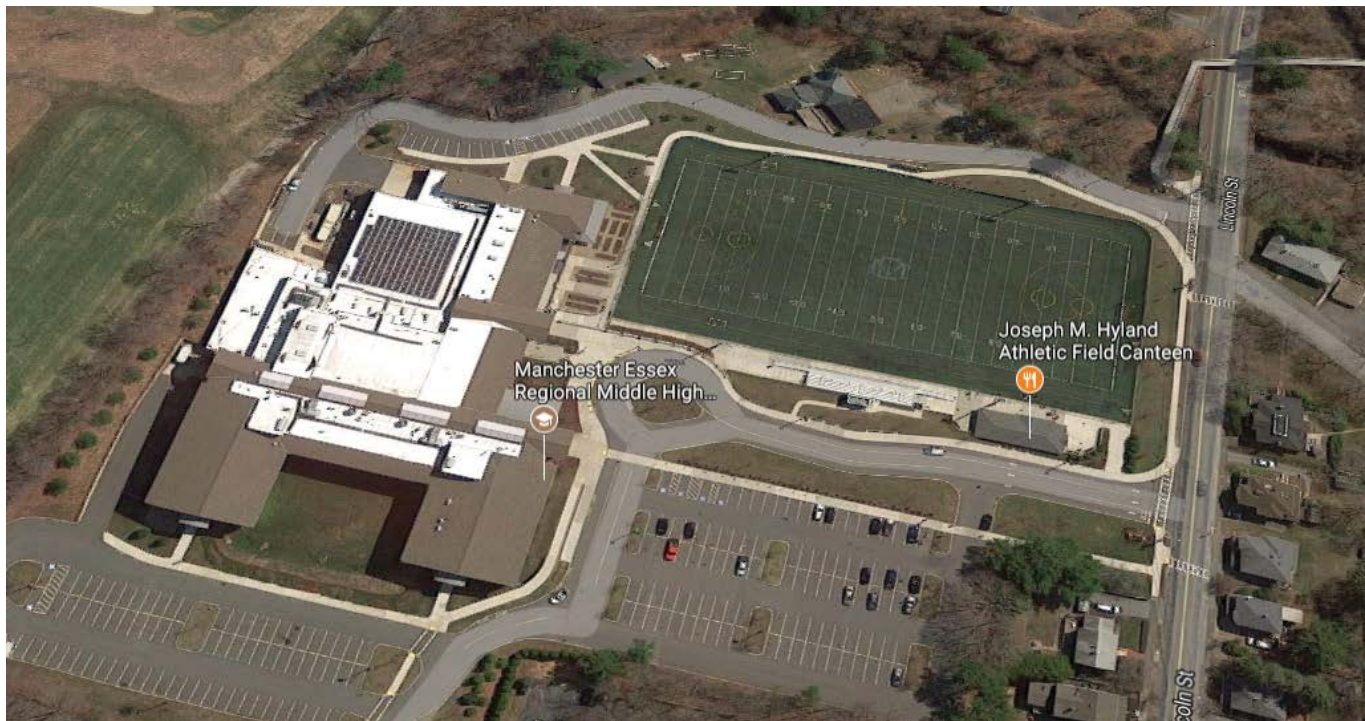
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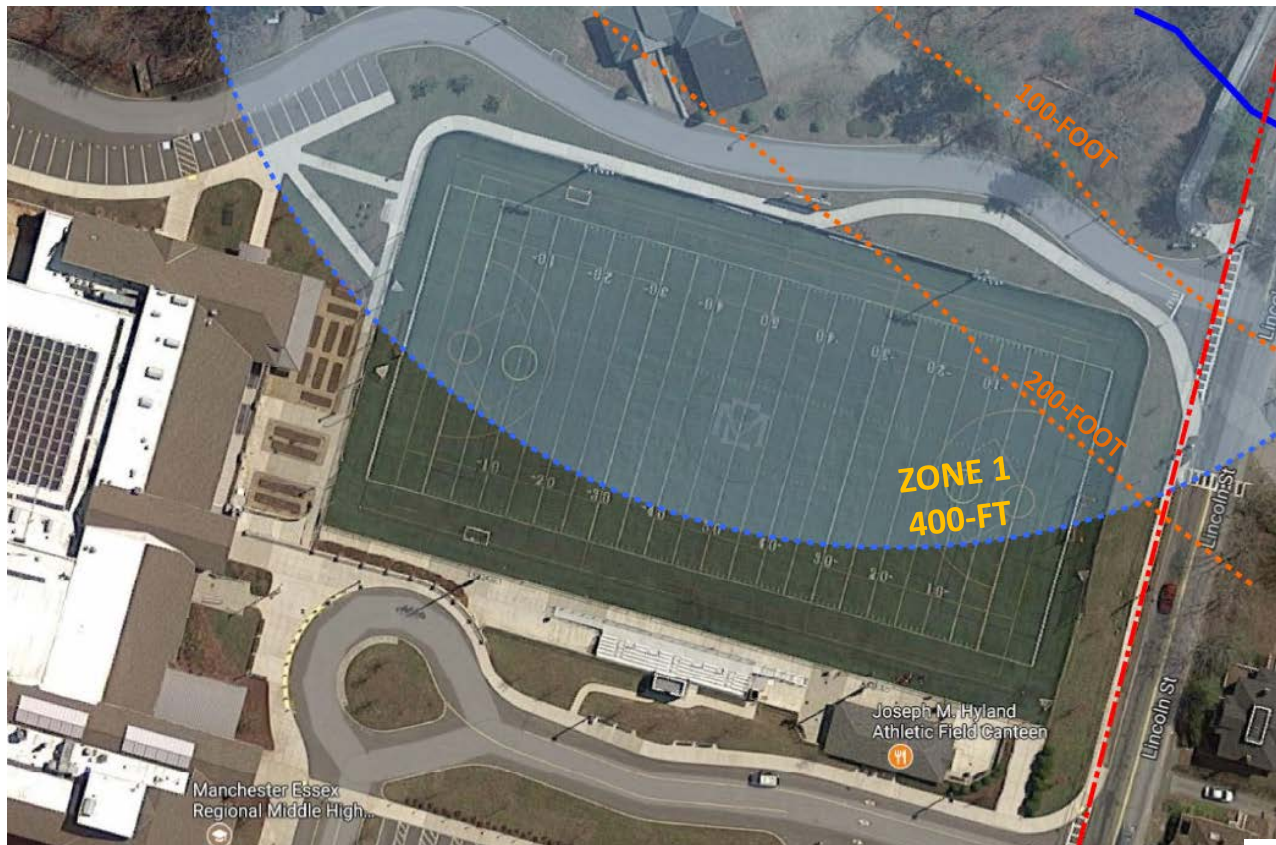
SITE SELECTION

Hyland Field at MERMHS



SITE SELECTION

HYLAND FIELD AT MERMHS



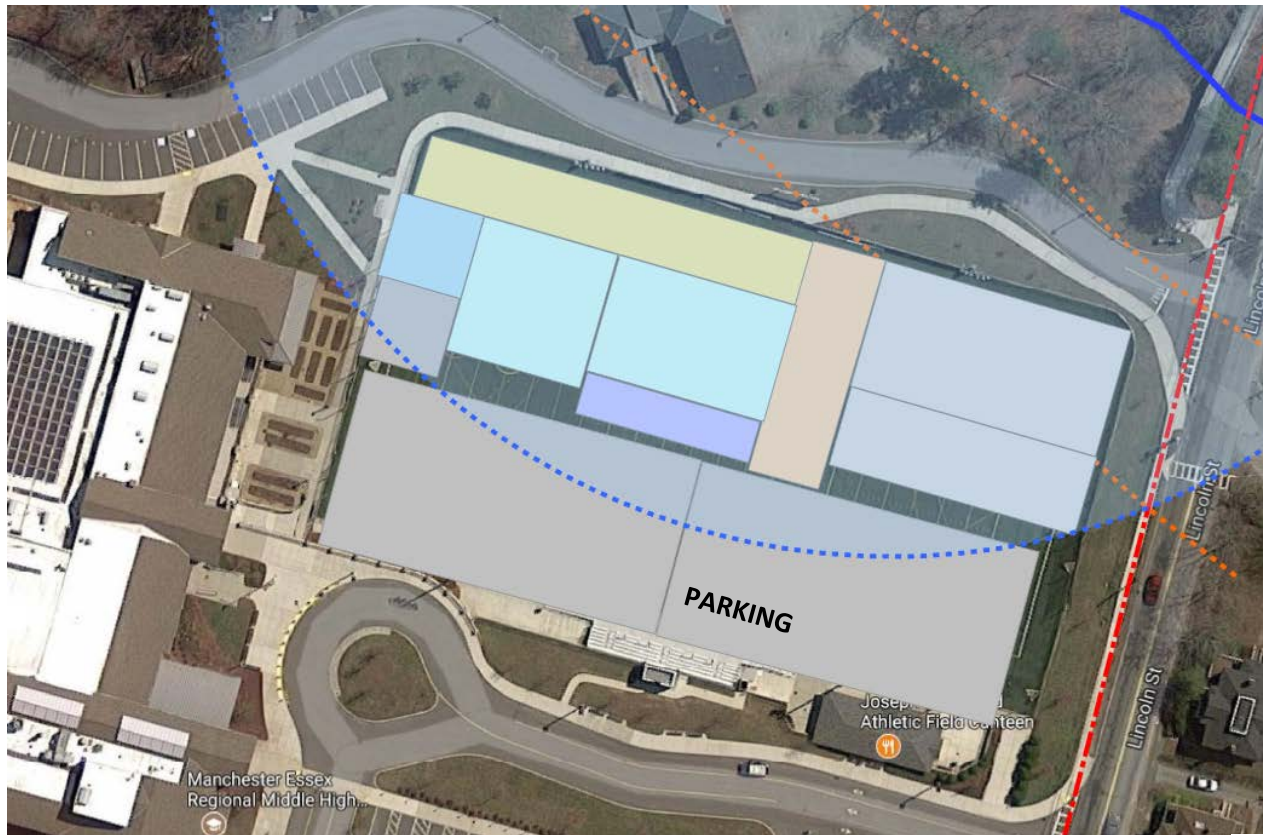
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SITE SELECTION

HYLAND FIELD AT MERMHS



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SITE SELECTION

Student Parking Area at MERMHS



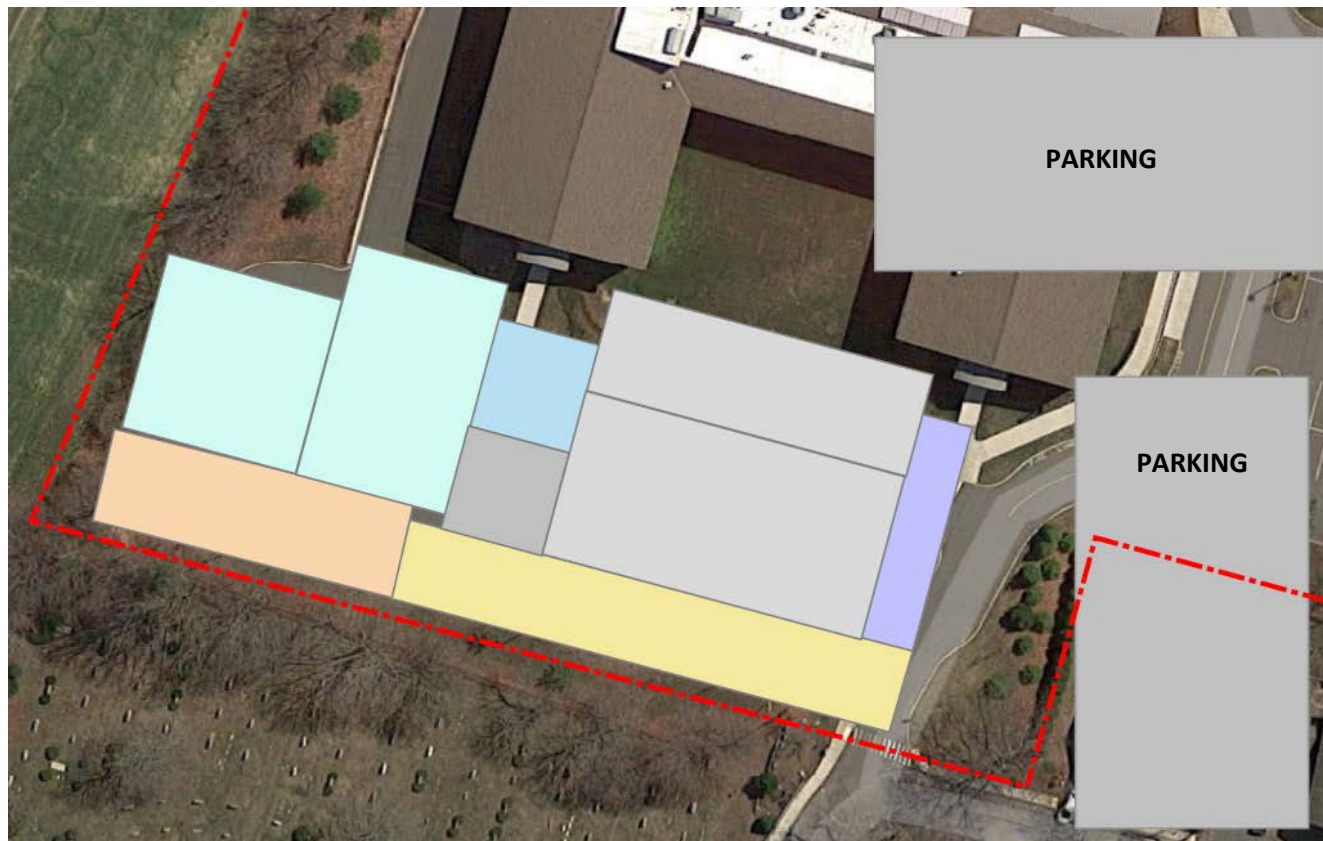
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SITE SELECTION

STUDENT PARKING AREA - MERMHS



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SITE SELECTION

Manchester-by-the Sea Compost Site



SITE SELECTION

COMPOST SITE

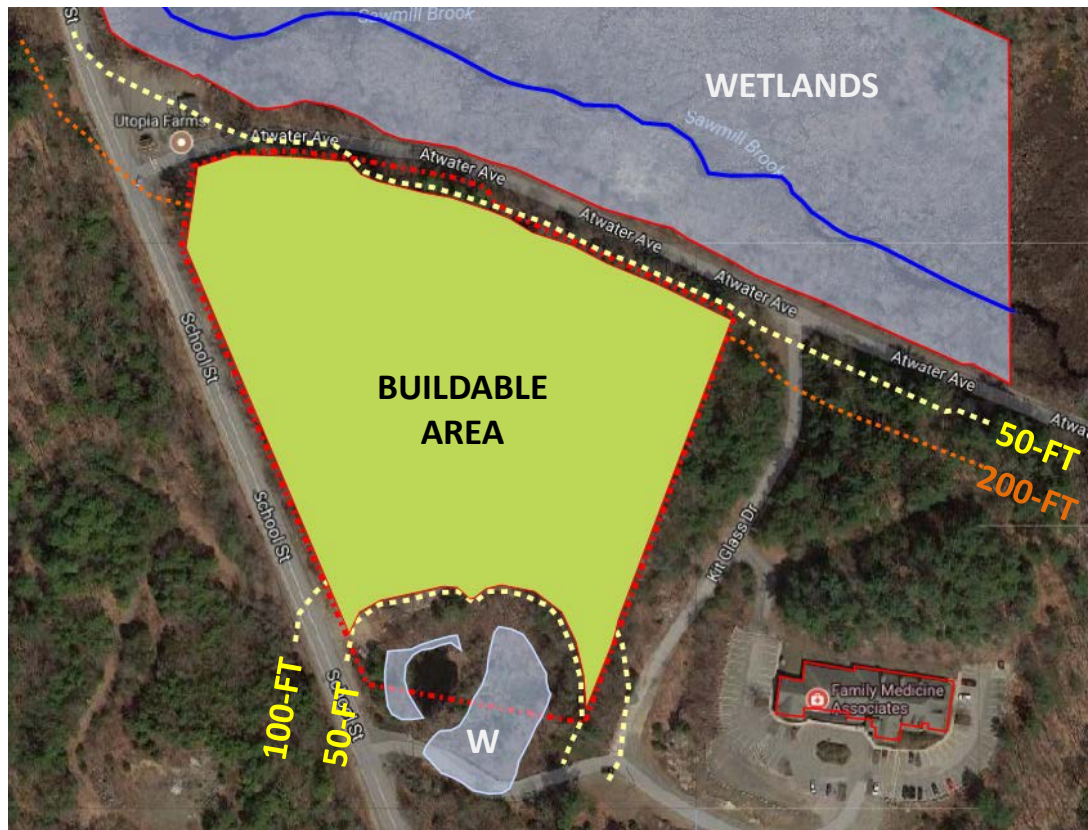


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SITE SELECTION

COMPOST SITE



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SITE SELECTION

COMPOST SITE



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SITE SELECTION

Manchester-by-the Transfer Station Site



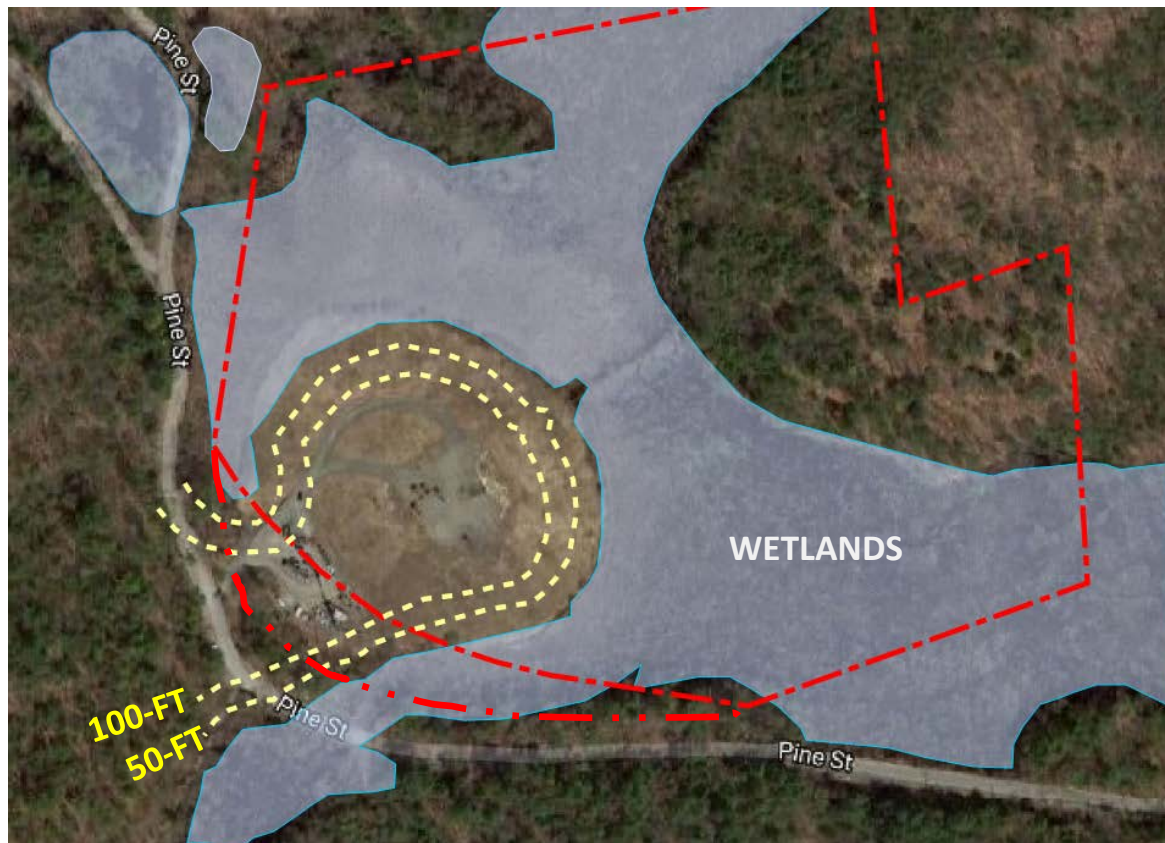
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SITE SELECTION

TRANSFER STATION



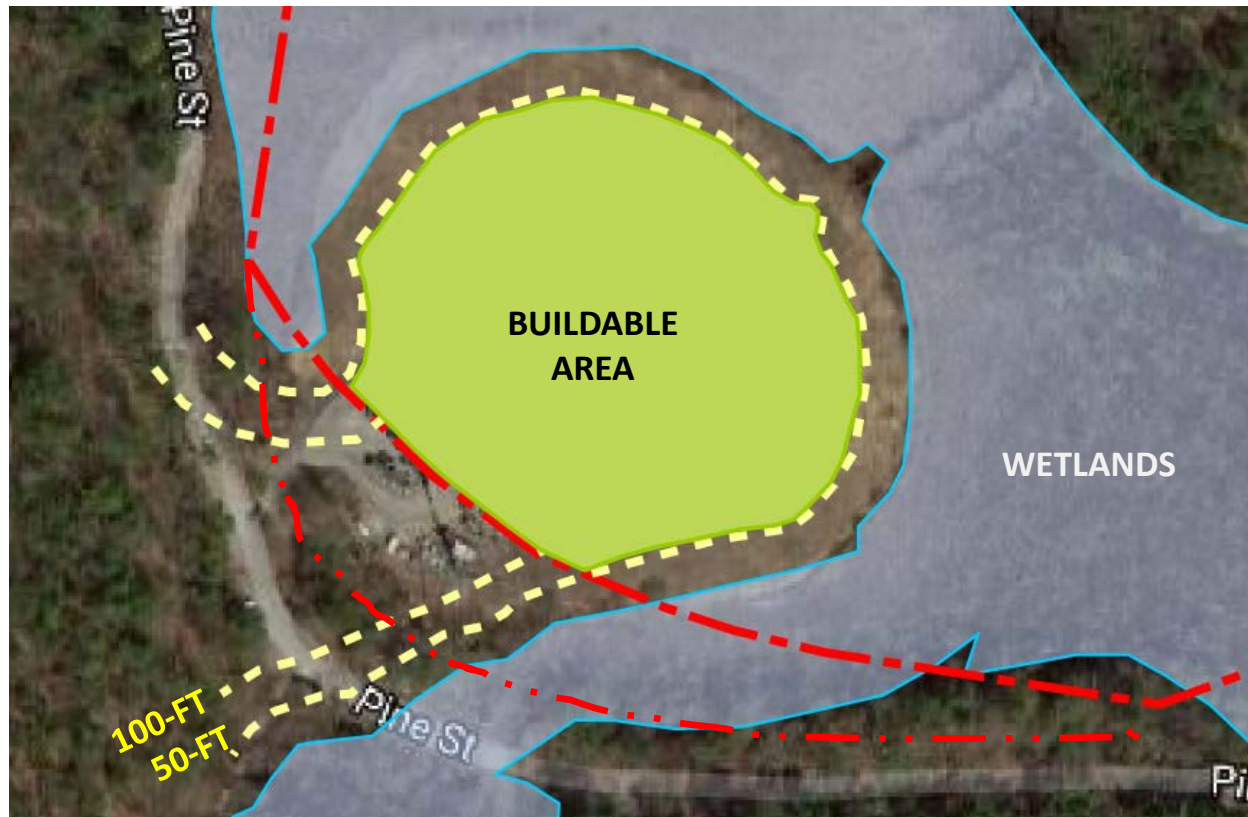
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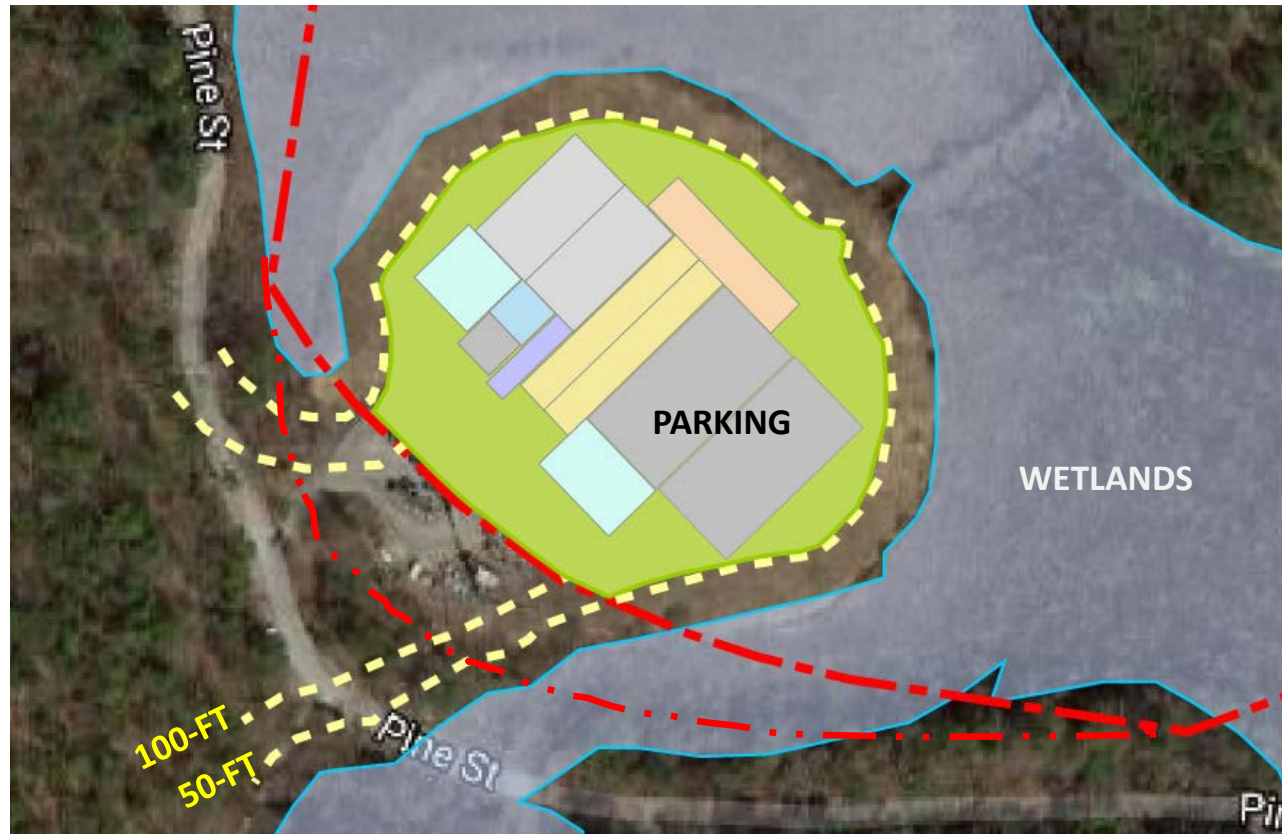
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