



MANCHESTER MEMORIAL ELEMENTARY SCHOOL

FEASIBILITY PHASE –
SBC MEETING #17
JANUARY 22ND, 2018

1. Call to Order
2. Previous Topics & Approval of December January 10, 2017 Meeting Minutes
3. Invoices and Commitments for Approval
4. Design Update
5. Evaluating the Options
6. CM@ Risk vs. DBB
7. Working Groups Update
8. Schedule/Look Ahead
9. Next Steps
10. Other Topics Not Reasonably Anticipated 48 hours prior to Meeting
11. Public Comments
12. Adjourn

1. Call to Order



2. Previous Topics & Approval of January 10, Minutes



PREVIOUS TOPICS

7.11 Site: swing space availability

3. Invoices and Commitments for Approval

DWMP Amendment No. 1 in the amount of \$7,040.00

4. Design Update



PROJECT UPDATE

System Narratives are Available on Dropbox

Design Sub-Committee Meeting 1/16

Estimators Reviewing Materials

5. Evaluating the Options



EVALUATING THE OPTIONS

RECOMMENDED FOR FURTHER DEVELOPMENT

R-1 FOUR WALLS



RENOVATION ONLY

AR-2 SAVE THE CORE



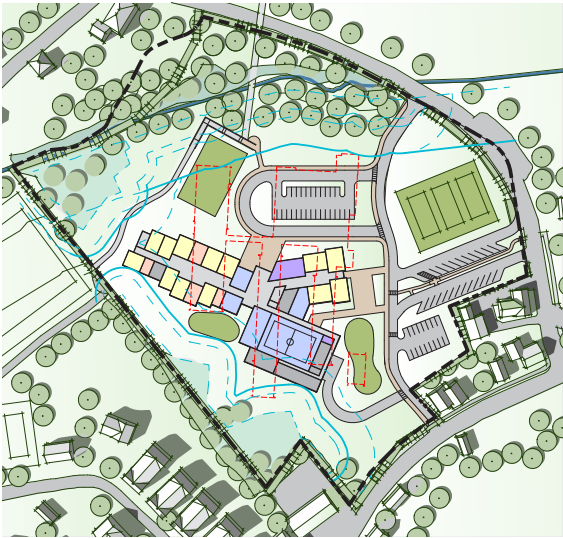
ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

N-1 THE PIANO



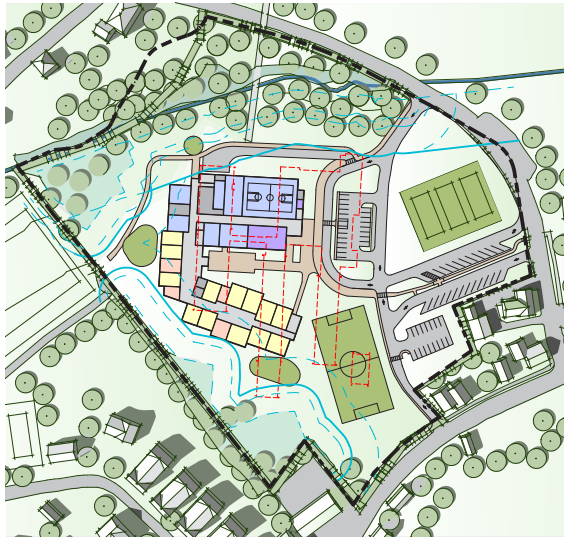
NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-3 THE HUB



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-9 THE HOOK



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

R-1 FOUR WALLS



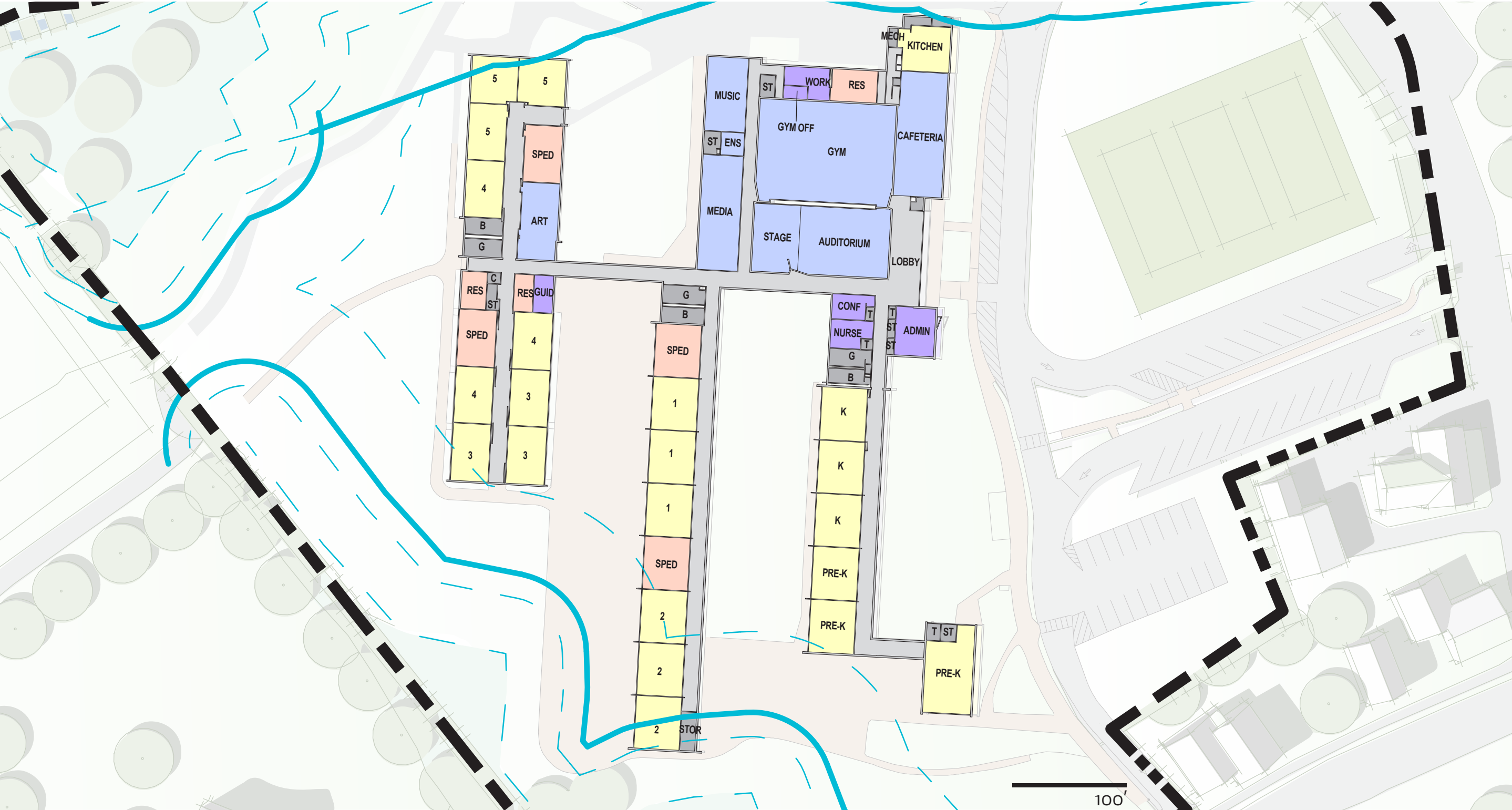
SITE PLAN

MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS



R-1 FOUR WALLS



AR-2 SAVE THE CORE

PHASE ONE



AR-2 SAVE THE CORE

PHASE TWO



AR-2 SAVE THE CORE

PHASE THREE



AR-2 SAVE THE CORE

PHASE FOUR



AR-2 SAVE THE CORE

PHASE FIVE



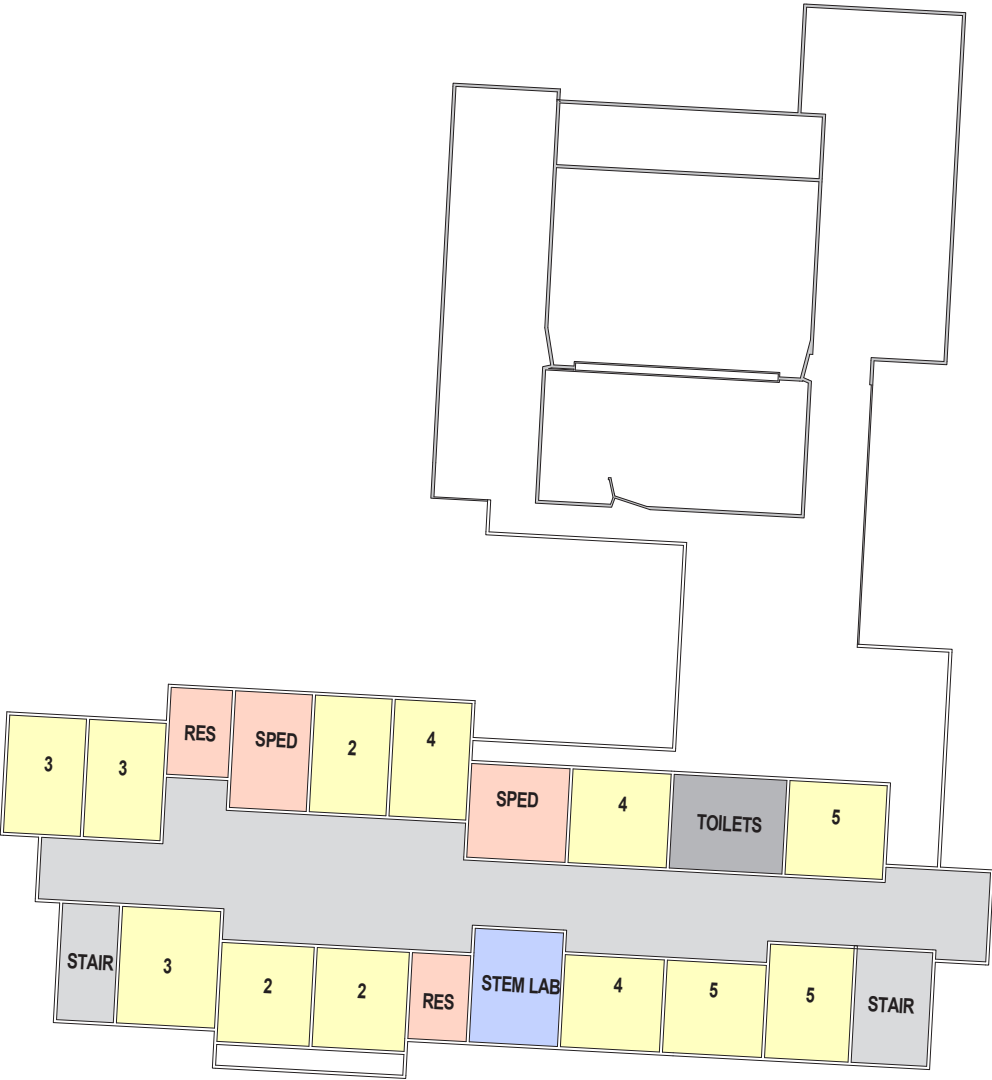
AR-2 SAVE THE CORE



AR-2 SAVE THE CORE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

N-1 THE PIANO

PHASE ZERO



N-1 THE PIANO

PHASE ONE



N-1 THE PIANO

PHASE TWO



N-1 THE PIANO

PHASE THREE



N-1 THE PIANO

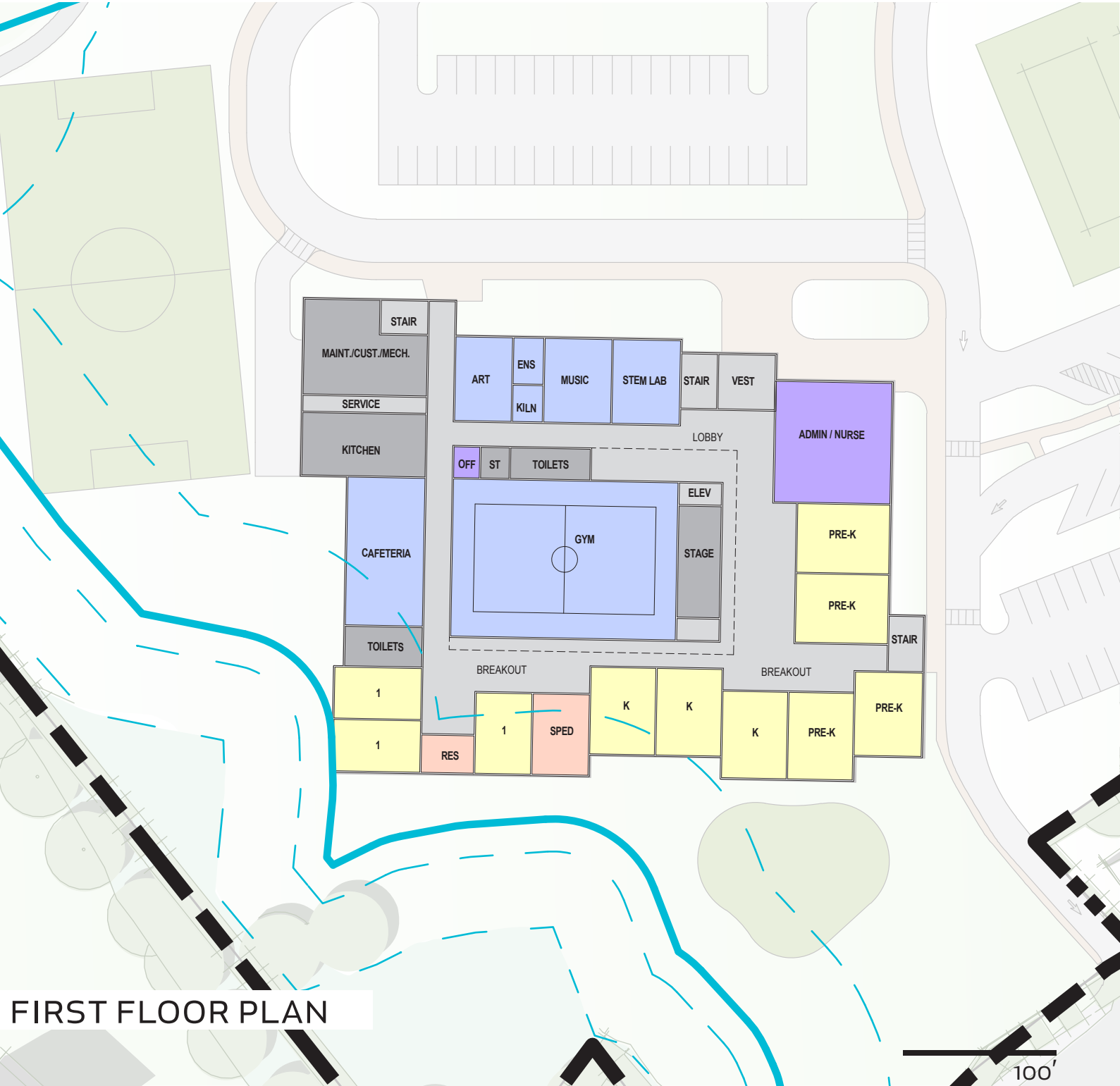


SITE PLAN

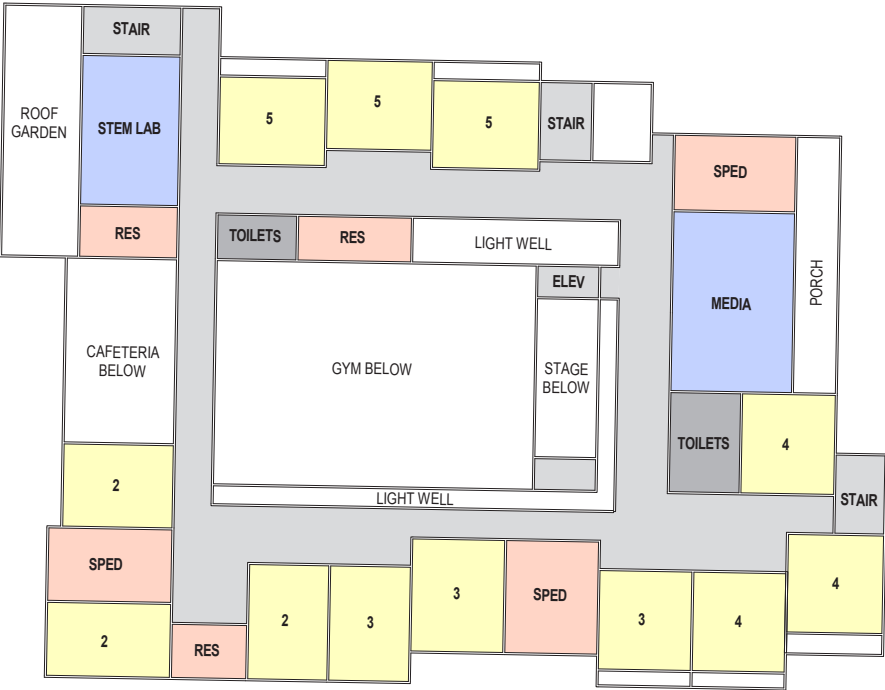
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N-1 THE PIANO



FIRST FLOOR PLAN



SECOND FLOOR PLAN

N-3 THE HUB

PHASE ZERO



N-3 THE HUB

PHASE ONE



N-3 THE HUB

PHASE TWO



N-3 THE HUB

PHASE TWO A



N-3 THE HUB

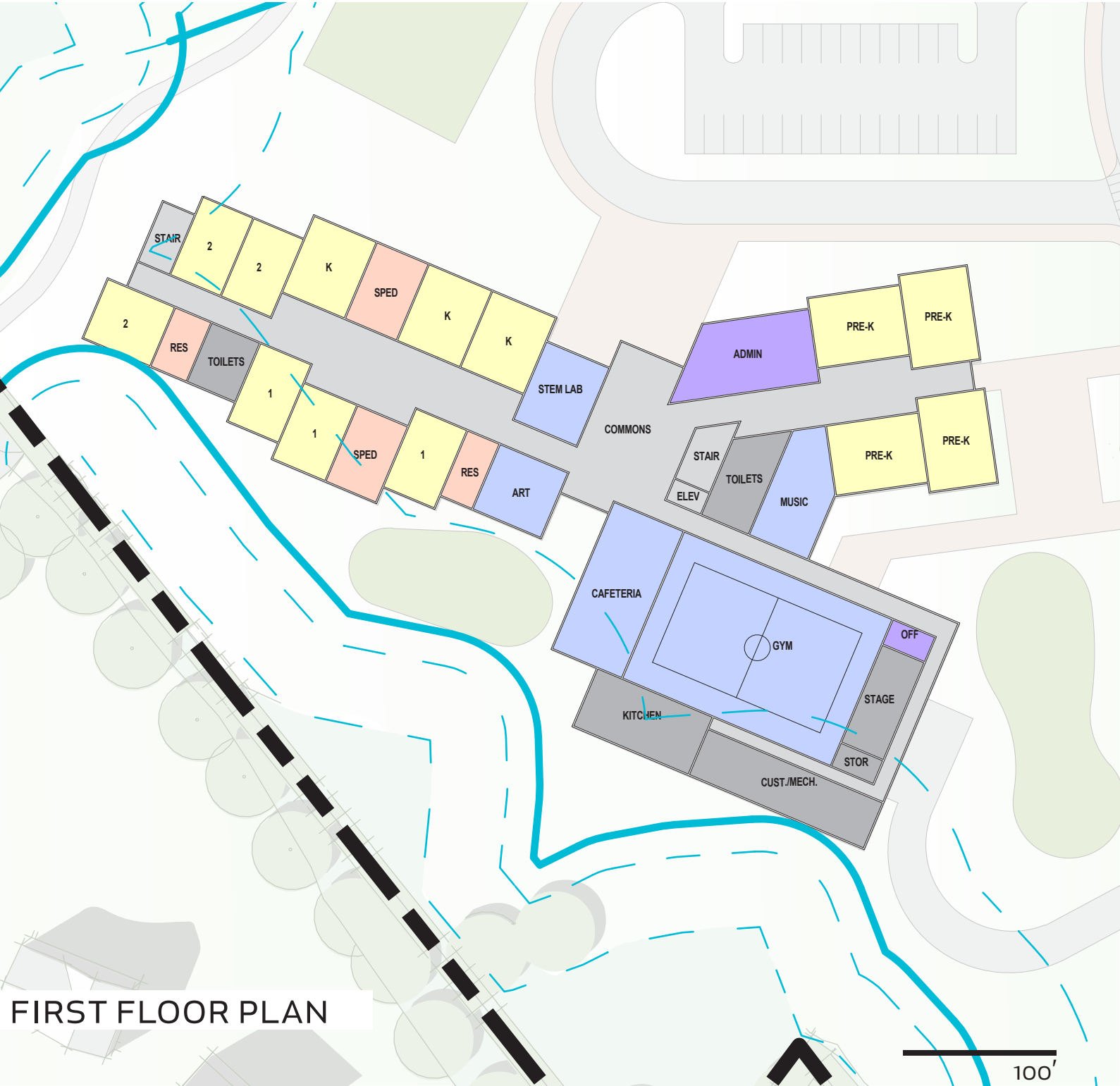
PHASE THREE



N-3 THE HUB



N-3 THE HUB



FIRST FLOOR PLAN



SECOND FLOOR PLAN

N-9 THE HOOK

PHASE ONE



N-9 THE HOOK

PHASE TWO



N-9 THE HOOK

PHASE THREE



N-9 THE HOOK

PHASE FOUR



N-9 THE HOOK
PHASE THREE



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

FIRST FLOOR PLAN

The first floor plan shows a school building with the following rooms and areas:

- Top Left:** MUSIC, TOILETS, ART.
- Top Center:** KITCHEN, STAGE, CAFETERIA, GYM.
- Top Right:** STAIR, OFF, VEST.
- Middle Left:** 2, 2, SPED, 2, RES.
- Middle Center:** ELEV, STAIR, STEM LAB, MEDIA, ADMIN/NURSE.
- Bottom Left:** T, T, 1, RES, K, K, 1, 1, SPED, K, PRE-K, PRE-K.
- Bottom Right:** STAIR, PRE-K, PRE-K.

A scale bar indicates 100 feet. A north arrow is located in the bottom right corner.

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JCI ARCHITECTURE

6. CM @ Risk vs. DBB (vote expected)



CONSTRUCTION DELIVERY METHOD

Design-Bid-Build

MGL Chapter 149

CM at Risk

MGL Chapter 149a

CONSTRUCTION DELIVERY METHOD

Design-Bid-Build

You are **purchasing** a building in
accordance with plans and specifications

CM at Risk

You are hiring a professional service firm that manages the construction of buildings

CONSTRUCTION DELIVERY METHOD

Design-Bid-Build: Facts

- Selection is bid based
- Designed to 100% construction documents: no contractor involvement
- Bids solicited from general contractors & trade contractors
- Lowest “eligible & responsible” bidder is awarded the project
- Contract value based on a “lump sum” amount
- “Closed book” construction budget accounting

CONSTRUCTION DELIVERY METHOD

CM at Risk: Facts

- Selection is qualifications *AND* cost based
- CM provides pre-construction & construction services
- CM participates in the sub-contractor prequalification process
- Option for early release bid packages or “fast-track” schedules
- Contract value based on a “Guaranteed Maximum Price”
- “Open book” construction budget accounting

CONSTRUCTION DELIVERY METHOD

DBB: Advantages

- Familiar delivery method
- Simple process to manage
- Lowest price proposed & accepted
- Simple accounting

CONSTRUCTION DELIVERY METHOD

CMR: Advantages

- Qualifications based selection
- The builder assists with budgeting, logistics & constructability
- Fast track scheduling possible
- CM joins the "Team"
- Negotiations and "Team" atmosphere reduces likelihood of claims

CONSTRUCTION DELIVERY METHOD

DBB: Disadvantages

- Linear process: may mean longer schedule durations
- Full cost not known until bids received; may require re-design/re-bid
- GC project management is minimal
- Increased probability of disputes/claims
- No GC input in design, planning or budgeting

CONSTRUCTION DELIVERY METHOD

CMR: Disadvantages

- Requires OPM/Design team to be familiar with GMP model
- Higher up front costs
- Potential additional costs related to early bid packages
- May be difficult to determine if best price is achieved

CONSTRUCTION DELIVERY METHOD

- Fast track scheduling available
- Lowest theoretical cost
- Flexibility to deal with unforeseen conditions
- Flexibility in occupied, multi-phased renovations
- Schedule driven, non-negotiable occupancy date
- Builder selected on cost only
- Builder selected on qualifications & cost
- Traditional, simple procurement
- Requires no state pre-approval

DBB	CM-R
	✓
✓	
	✓
	✓
	✓
✓	
	✓
✓	
✓	

7. Working Groups Update

Educational Programming

Facilities Assessment

Budget Collaboration

Communications

8. Schedule/Look Ahead



NEXT STEPS

- | | |
|-------------|---------------------------------|
| 1/31 | Community Meeting |
| 2/1 | Review Cost Estimates |
| 2/5 | Select Preferred Option |
| 2/13 | Joint Committee Approval of PSR |
| 2/21 | Submit PSR to MSBA |

2018

January

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

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JCU ARCHITECTURE

2018

February

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
29	30	31	01	02
05 SBC Meeting	06 SC Meeting	07	08 SBC Snow Date	09
12	13 Joint SC/SBC Meeting 7pm - Approve PSR	14	15	16
19 Cost Estimating	20	21 Submit PSR	22	23
26	27 SBC Meeting	28	01	02

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JCU ARCHITECTURE

9. Next Steps



TODAY'S AGENDA

Next Steps

- 1/31 Community Meeting
- 2/1 Review Cost Estimates
- 2/5 Select Preferred Option
- 2/13 Joint Committee Approval of PSR
- 2/21 Submit PSR to MSBA

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

11. Public Comments



12. Adjourn



THANK YOU

