

Manchester Memorial Elementary School

Feasibility Phase - SBC Meeting #19

February 1, 2018



1. Call to Order
2. Previous Topics & Approval of December January 22, 2017 Meeting Minutes
3. Design Update / Community Meeting Feedback
4. Review Cost Estimates
5. Preferred Option Discussion (vote anticipated)
6. Schedule/Look Ahead
7. Next Steps
8. Other Topics Not Reasonably Anticipated 48 hours prior to Meeting
9. Public Comments
10. Adjourn

1. Call to Order



2. Previous Topics & Approval of January 22, Minutes



3. Design Update/Community Meeting Feedback



4. Review Cost Estimates








5. Preferred Option Discussion (vote expected)



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	○	○	●	●	●
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 w/ Stage	○	○	●	●	●
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					
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

EVALUATING THE OPTIONS

RECOMMENDED FOR FURTHER DEVELOPMENT

R-1 FOUR WALLS



RENOVATION ONLY

AR-2 SAVE THE CORE



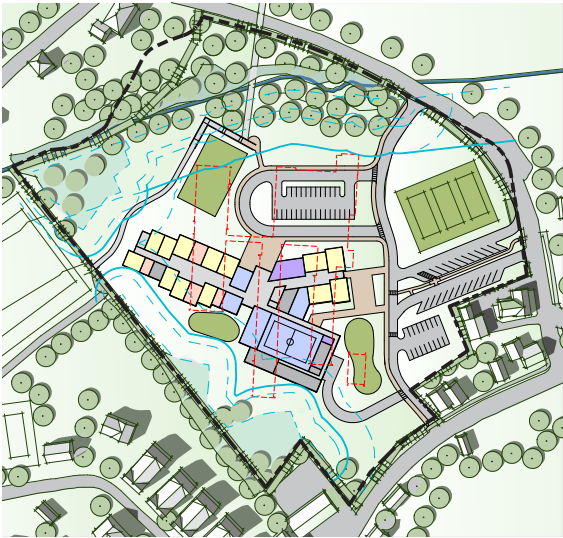
ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

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

PHASE ONE



R-1 FOUR WALLS

PHASE TWO



R-1 FOUR WALLS

PHASE THREE



R-1 FOUR WALLS

PHASE FOUR



R-1 FOUR WALLS



SITE PLAN

MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS

[illegible]

JCI ARCHITECTURE

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



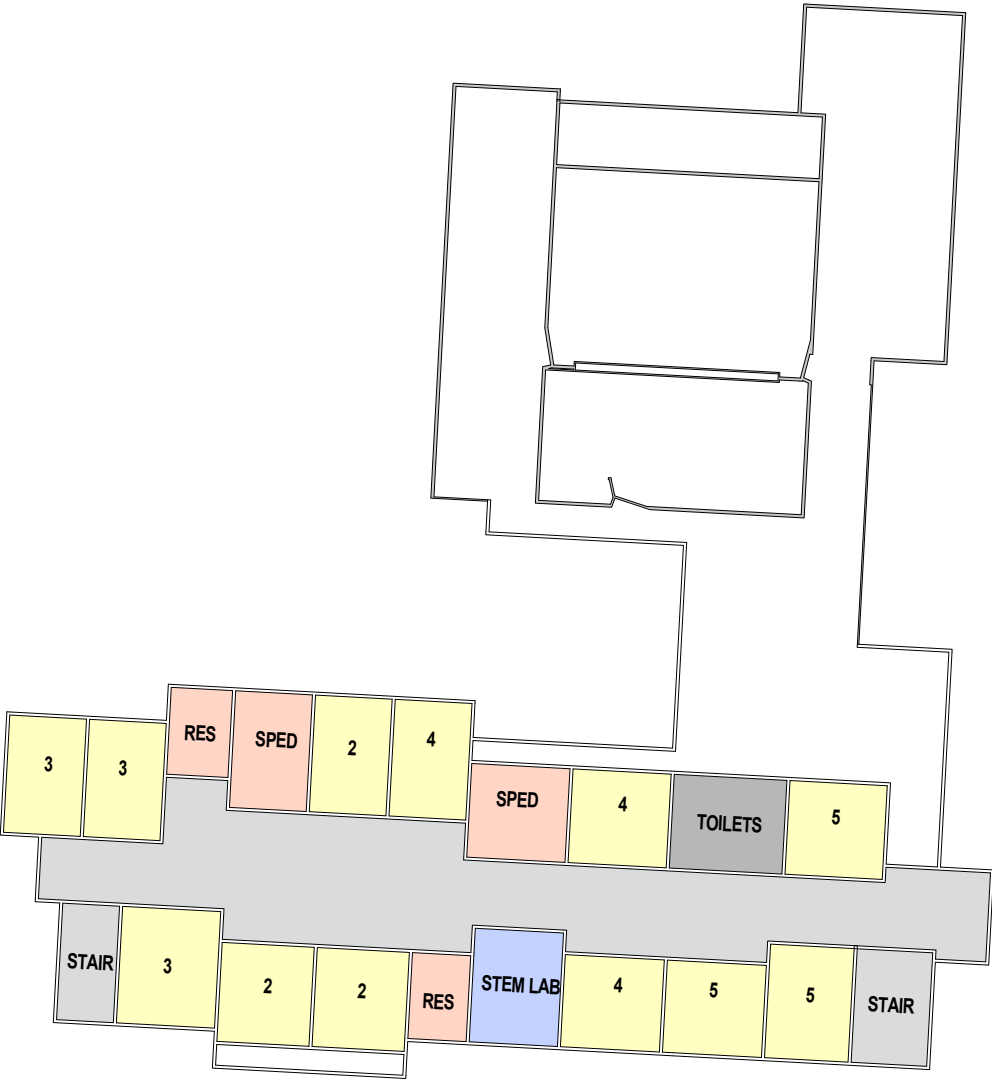
AR-2 SAVE THE CORE



AR-2 SAVE THE CORE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

N-1 THE PIANO

PHASE ONE



N-1 THE PIANO

PHASE TWO



N-1 THE PIANO

PHASE THREE



N-1 THE PIANO



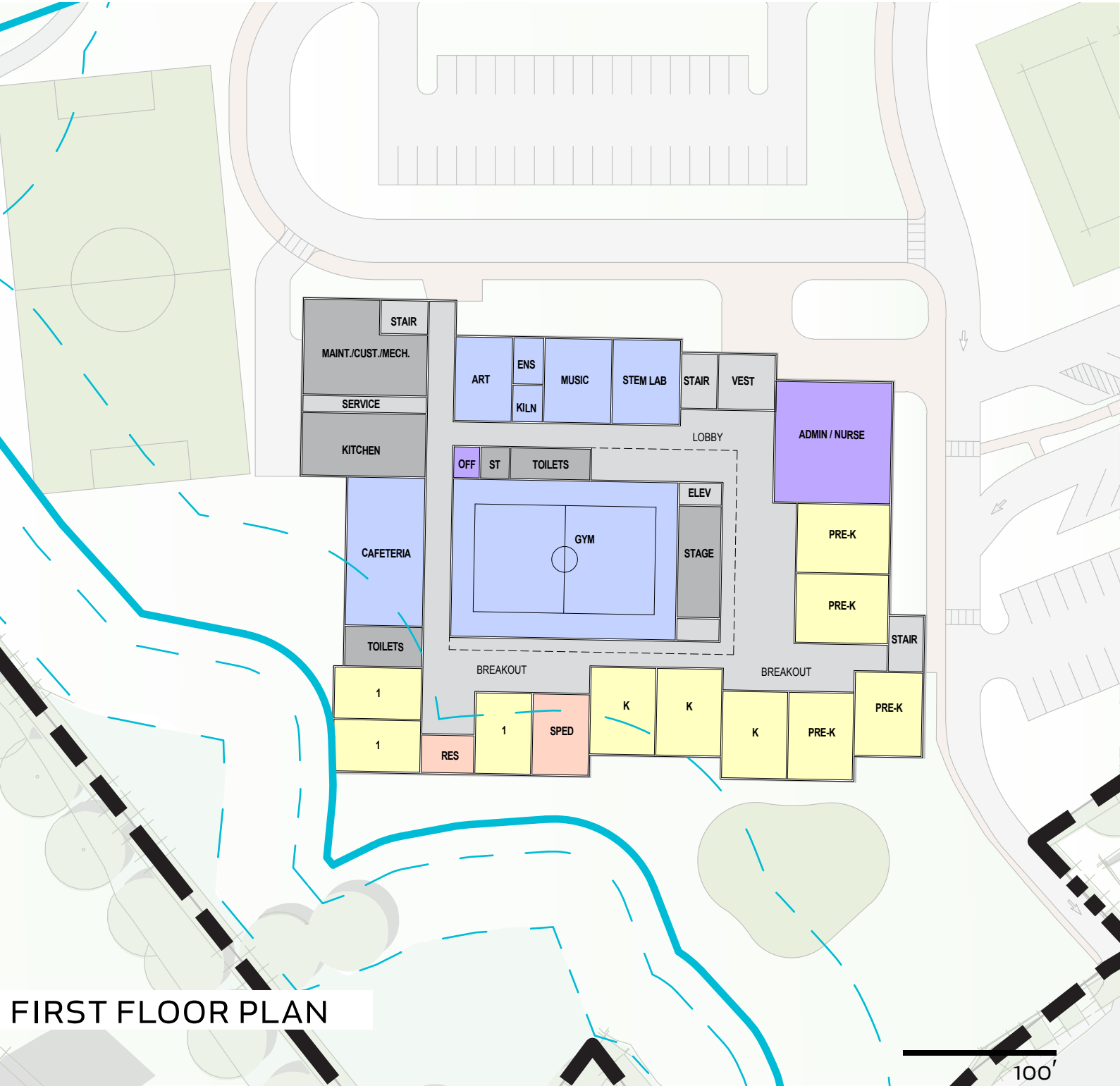
SITE PLAN

MANCHESTER MEMORIAL ELEMENTARY SCHOOL

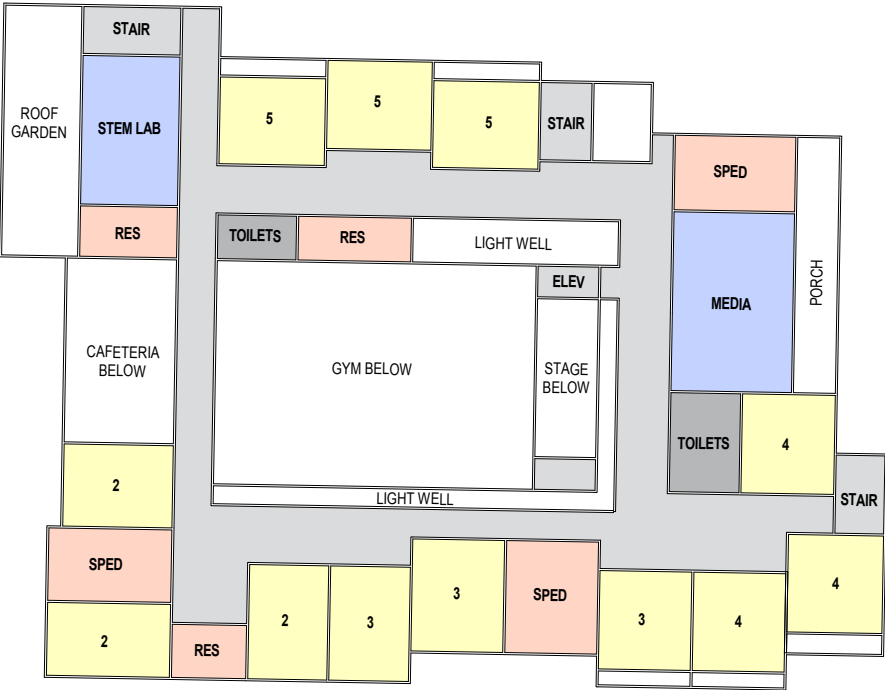
MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS

JCJ ARCHITECTURE

N-1 THE PIANO



FIRST FLOOR PLAN



SECOND FLOOR PLAN

N-3 THE HUB

PHASE ONE



N-3 THE HUB

PHASE TWO



N-3 THE HUB

PHASE THREE



N-3 THE HUB

PHASE FOUR



N-3 THE HUB

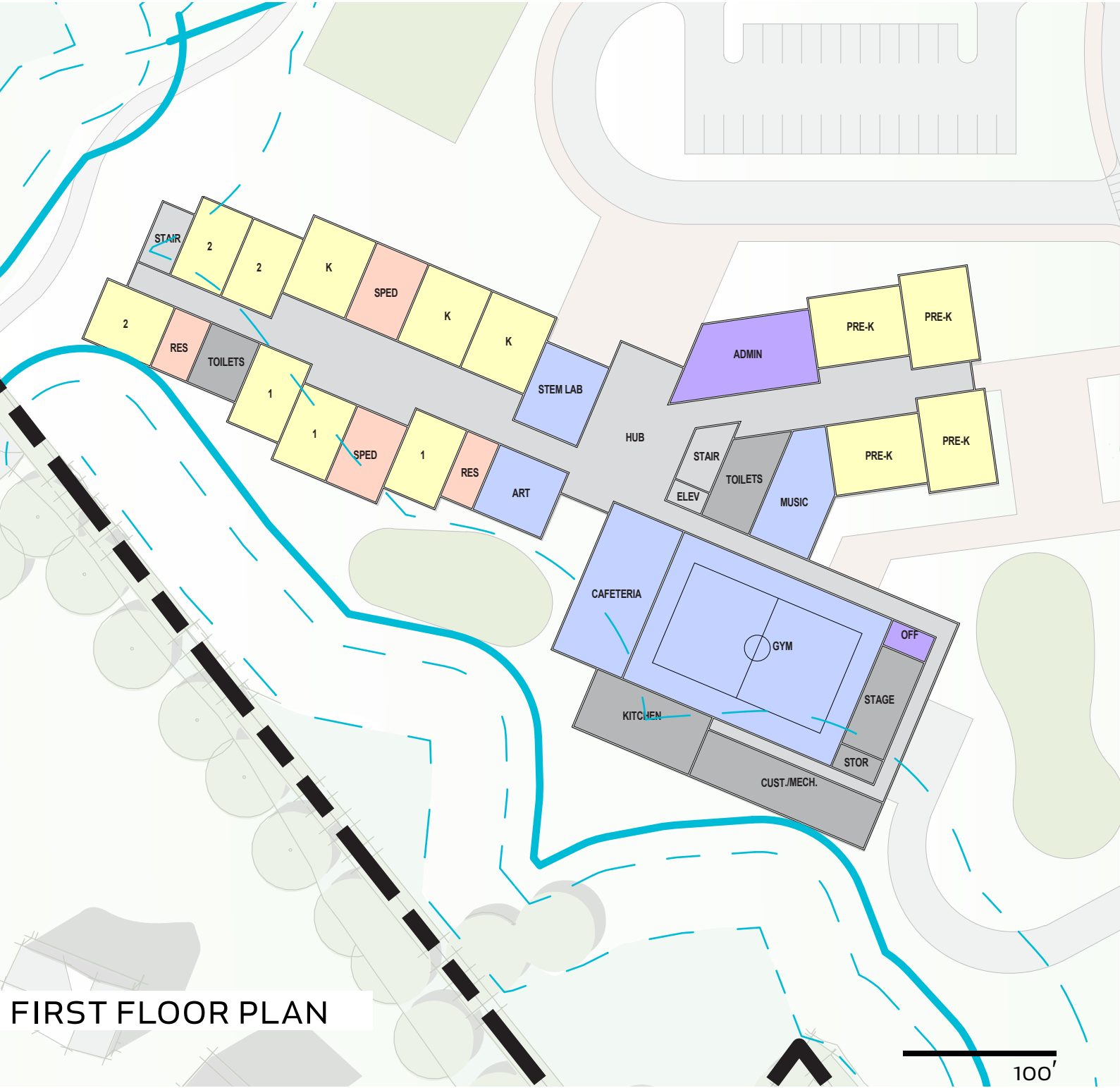
PHASE FIVE



N-3 THE HUB



N-3 THE HUB



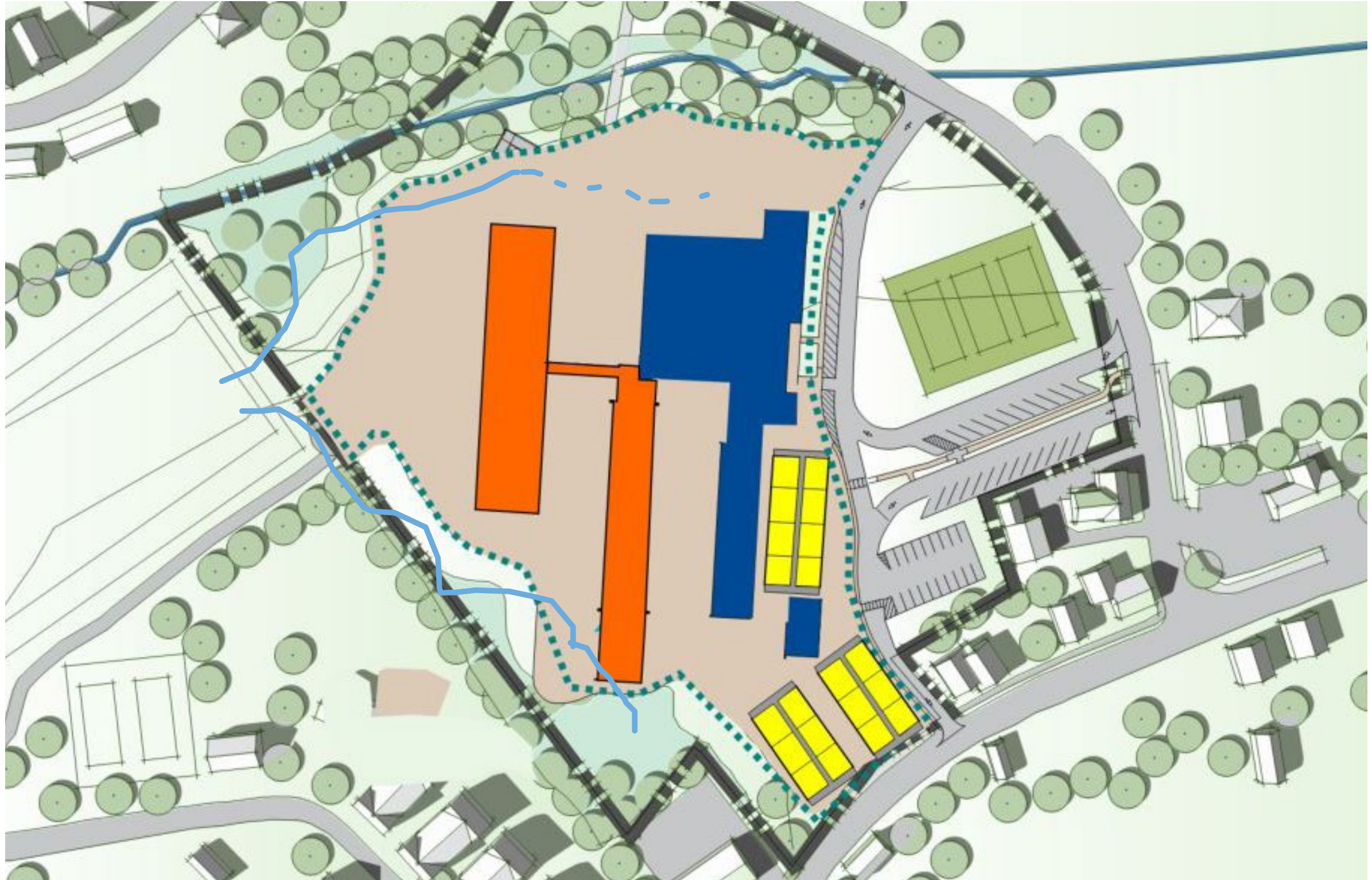
FIRST FLOOR PLAN



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

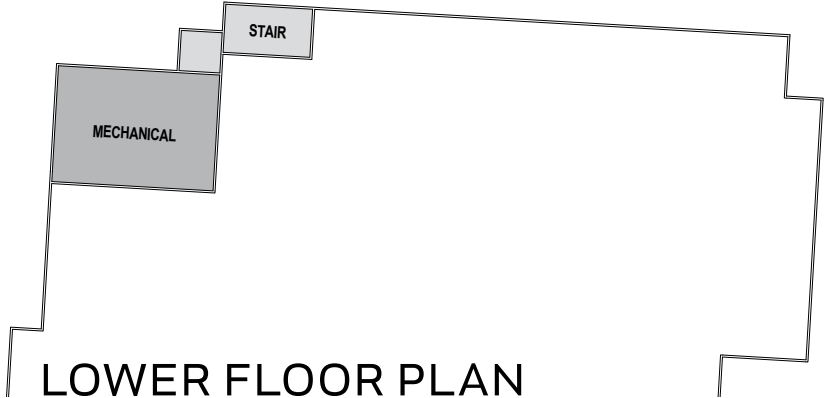


SITE PLAN
MANCHESTER MEMORIAL ELEMENTARY SCHOOL
MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS

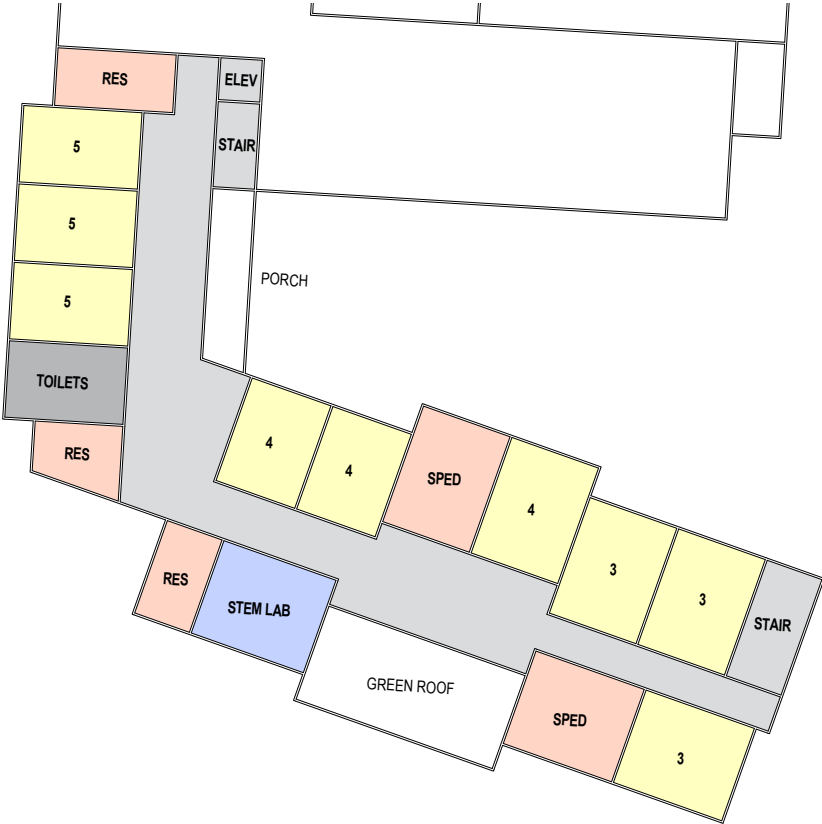
N-9 THE HOOK



FIRST FLOOR PLAN



LOWER FLOOR PLAN



SECOND FLOOR PLAN

7. Next Steps



TODAY'S AGENDA

Next Steps

- 2/1 SBC-Review Cost Estimates
- 2/5 SBC-Select Preferred Option
- 2/13 SBC/SC-Joint Committee Approval of PSR
- 2/21 Submit PSR to MSBA
- 3/13 SBC-CM Prequalification Process
- 3/27 SBC-Update on MSBA FAS Meeting

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

9. Public Comments



10. Adjourn



THANK YOU



APPROVED MODIFICATIONS

			A	B	B-A=C	C*1.45=D	E	D*E	
Item	Description	Included in Existing School	Baseline MSBA SF	Proposed SF	NSF Impact	GSF Impact	\$psf (NEW)	Construction Cost	MSBA Reimbursable
	MSBA Guideline SF (based on 335 Students)				41,962	58,932	\$ 450	\$ 26,519,438	YES
1	General Classrooms (15 vs 12)	YES	11,400	14,250	2,850	4,133	\$ 450	\$ 1,859,625	YES
2	Pre-K Classrooms (4)	YES (2)	0	4,800	4,800	6,960	\$ 450	\$ 3,132,000	YES
3	Pre-K Storage	YES	0	450	450	653	\$ 450	\$ 293,625	YES
4	Enlarge Parent/Teacher Conf. (300 sf vs 250 sf)	YES	250	300	50	73	\$ 450	\$ 32,625	YES
5	Self Contained SPED Classroom (4 vs 3)	YES	2,850	3,800	950	1,378	\$ 450	\$ 619,875	YES
6	Self Contained SPED Toilet (4 vs 3)	YES	180	240	60	87	\$ 450	\$ 39,150	YES
7	STEM / Maker Classroom w/ Storage (2)	NO	0	2,400	2,400	3,480	\$ 450	\$ 1,566,000	YES
8	Music Lessons Room (1 Room @ 200 sf)	NO	150	200	50	73	\$ 450	\$ 32,625	YES
Subtotal					11,610	16,835		7,575,525	
9	Enlarge Gymnasium	NO	6,000	7,600	1,600	2,320	\$ 450	\$ 1,044,000	Potential
10	Dedicated Shower (Nurse's Suite)	NO	0	50	50	73	\$ 450	\$ 32,625	Potential
Subtotal					1,650	2,393		1,076,625	
11	Manchester Parks & Rec Area w/ Storage	YES	0	1,800	1,800	2,610	\$ 450	\$ 1,174,500	NO
Subtotal					1,800	2,610		1,174,500	
Total					15,060	21,837		9,826,650	
	MSBA Guideline SF (from above)				41,962	58,932			
Total Building SF					57,022	80,770			

*AMOUNTS EXCLUDE SITE OR SWING SPACE COSTS

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J&S ARCHITECTURE