

Manchester Memorial Elementary School SBC Meeting

11/06/2017



JCJ ARCHITECTURE

Agenda

1. Call to Order
2. Previous Topics & Approval of October 24, 2017 Meeting Minutes
3. Invoices and Commitments for Approval
4. Working Groups Update
5. Budget Update
6. Schedule/Look Ahead
7. Project Update
8. Educational Plan/Space Summary
9. Cost Review
10. PDP Report
11. Next Meetings
12. Other Topics Not Reasonably Anticipated 48 hours prior to Meeting
13. Public Comments
14. Adjourn



1. Call to Order



2. Previous Topics & Approval of October 24, 2017 Meeting Minutes

Action Items from Meeting Minutes:

| | |
|--|------------------------|
| 7.11 Site: Review options for swing space in surrounding towns | (P. Beaudoin) |
| 8.8 Poll group for potential school site tours | (P. Beaudoin) |
| 9.3 Revised Samiotes Proposal | (JCJ) |
| 10.4.3 Budget Collaboration Group Meeting Update | (Budget Collab. Group) |
| 10.8.10 PDP Criteria and Feedback Questionnaire | (DWMP/JCJ) |



3. Invoices and Commitments for Approval

- DWMP October Invoice No. 8 in the amount of \$8,682.00 *(invoice attached). Vote Expected.*
- JCJ October Invoice No. 3 in the amount of \$33,120.00 *(invoice attached). Vote Expected.*
- Postmaster bulk mail for community mtg. no. 2 in the amount of \$717.74 *(invoice attached). Vote Expected.*
- Minuteman Press Invoice No. 86841 for postcards in the amount of \$349.20 *(invoice attached). Vote Expected.*



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 |
|--|---------------------|------------------|---------------------|---------------------|-------------|---------------------|------------|---------------------|--------------------|
| 0000-0000 Feasibility Study Agreement | | | | | | | | | |
| 0001-0000: OPM - Feasibility Study | \$125,000.00 | \$30,000.00 | \$155,000.00 | \$155,000.00 | 100% | \$71,055.00 | 45% | \$83,945.00 | \$0.00 |
| 0002-0000: A&E - Feasibility Study | \$400,000.00 | -\$50,000.00 | \$350,000.00 | \$350,000.00 | 100% | \$48,570.00 | 13% | \$301,430.00 | \$0.00 |
| 0003-0000: Environmental & Site | \$100,000.00 | \$0.00 | \$100,000.00 | \$79,110.00 | 79% | | 0% | \$79,110.00 | \$20,890.00 |
| 0004-0000: Other | \$25,000.00 | \$20,000.00 | \$45,000.00 | \$828.83 | 1% | \$828.83 | 100% | \$0.00 | \$44,171.17 |
| Total - 0000-0000 Feasibility Study Agreement | \$650,000.00 | \$0.00 | \$650,000.00 | \$584,938.83 | | \$120,453.83 | | \$464,485.00 | \$65,061.17 |
| Total | \$650,000.00 | \$0.00 | \$650,000.00 | \$584,938.83 | | \$120,453.83 | | \$464,485.00 | \$65,061.17 |

- 89% Encumbered
- 20% Expended
- 25% F&S Complete (Duration)



6. Schedule Update

| 2017 | November | | | |
|-------------------------------------|-----------------------------------|---|---------------------------|--------|
| MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY |
| 30 | 31 | 01 Tentative - Community Meeting #2, review options | 02 Final PDP Posted | 03 |
| 06 SPECIAL SBC to approve PDP | 07 SC Meeting - Approve PDP | 08 | 09 | 10 |
| 13 | 14 SBC Meeting | 15 | 16 | 17 |
| 20 | 21 SC Meeting - Approve PDP | 22 | 23 | 24 |
| 27 | 28 SBC Meeting | 29 | 30 | 01 |

| 2017 | December | | | |
|---------------------|-------------------|------------------|----------|--------|
| MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY |
| 27 | 28 | 29 | 30 | 01 |
| 04 | 05 SC Meeting | 06 | 07 | 08 |
| 11 MSBA Approval | 12 SBC Meeting | 13 SC Meeting | 14 | 15 |
| 18 | 19 | 20 | 21 | 22 |
| 25 | 26 | 27 | 28 | 29 |

SBC Meeting 11/6/17



JCJ ARCHITECTURE

6. Schedule Look Ahead (JCJ)



7. Project Update (JCJ)



8. Educational Plan/Space Summary (JCJ)



9. PDP Conceptual Budget Review (DWMP)



9. PDP Conceptual Budget Review

- Conceptual total project budget
- MSBA Grant - ineligible costs
- District share – effective reimbursement



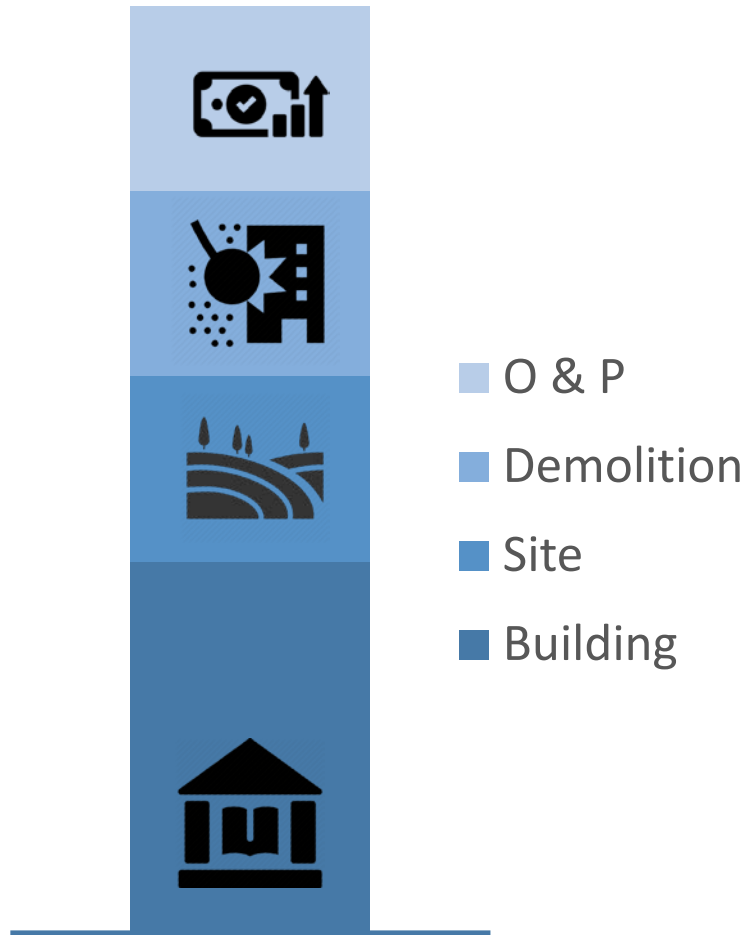
Total Project Costs



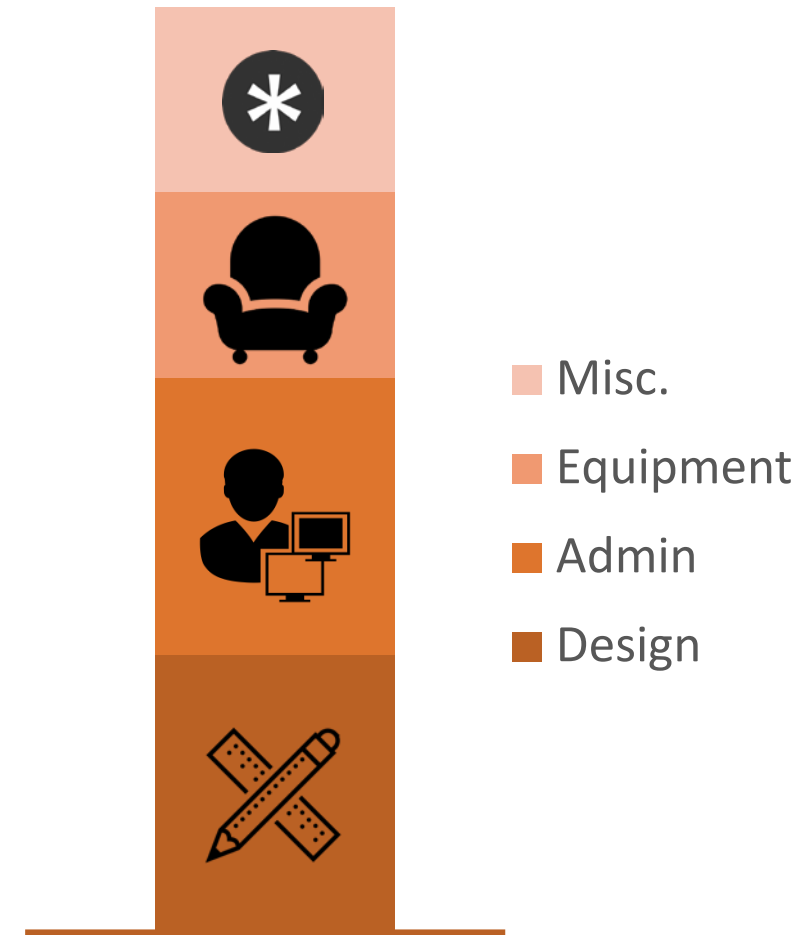
■ Soft Cost

■ Construction Cost

Construction



Soft Costs



MSBA Grant Ineligible Costs



20% Soft cost cap

Swing space/Modulars

Misc. costs – legal fees, utilities, moving, etc.

Furniture & technology limits



Categorical disallowed spaces

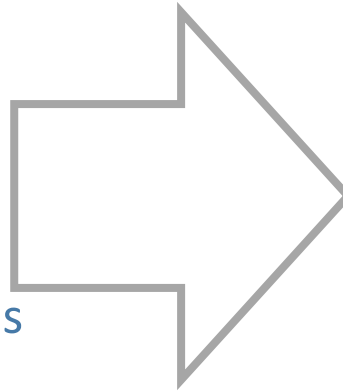
Construction contingency cap

Program space beyond guidelines

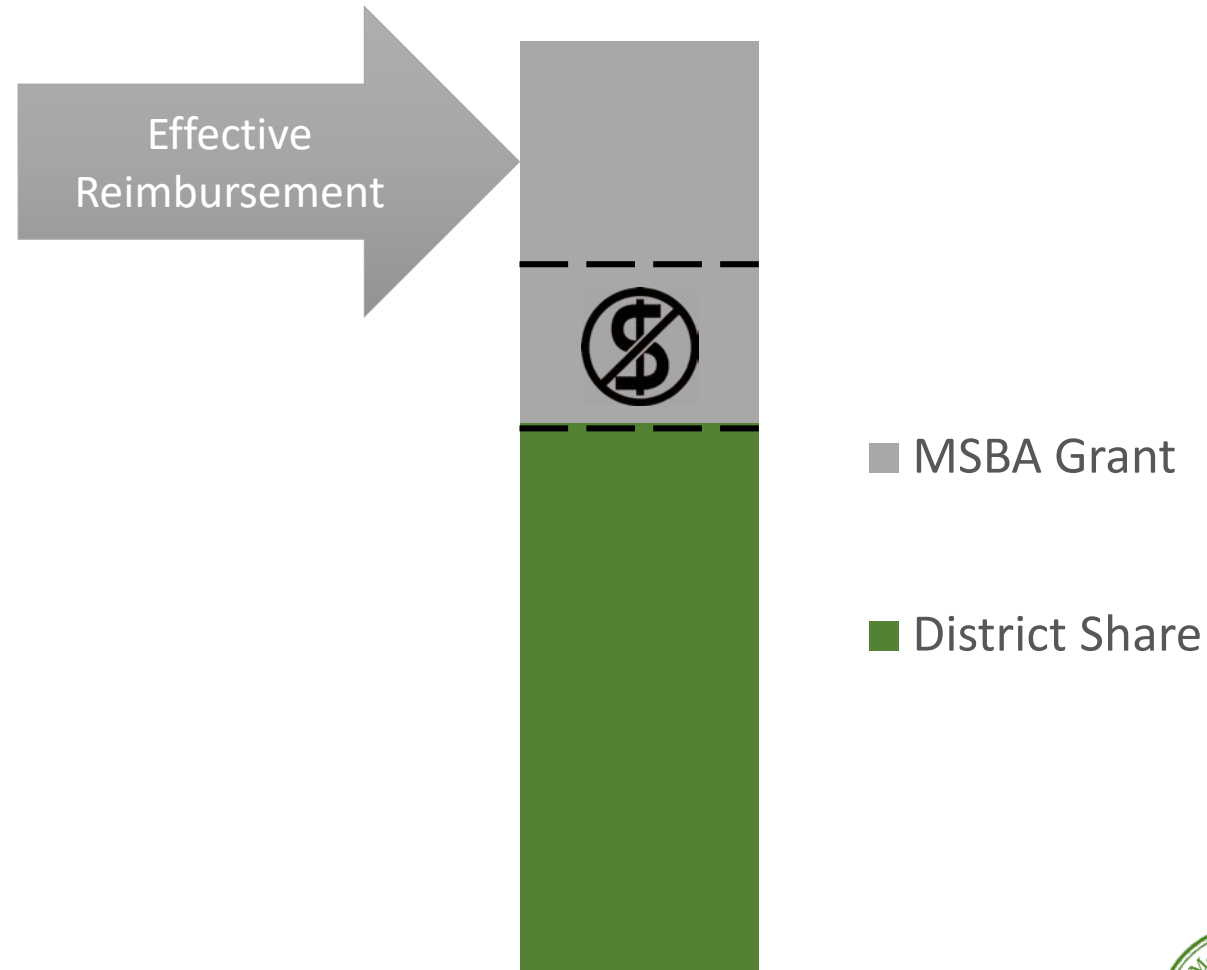
Floor tile abatement/demolition

8% Site cost cap (of construction)

\$326/sf construction cost cap



District Share vs. MSBA Grant



10. PDP Report (JCJ)



11. Next Meetings

- 11/06/17 SBC Meeting
- 11/14/17 SBC Meeting
- 11/28/17 SBC Meeting
- 12/12/17 SBC Meeting

Educational Plan/Space Summary, Cost Review, PDP Report

Approve PDP

Design Update, Introduce Building Systems

SBC Meeting 11/6/17



JCJ ARCHITECTURE

12. Other Topics Not Reasonably Anticipated 48 hours prior to Meeting



13. Public Comments



14. Adjourn



Manchester Memorial Elementary School

Feasibility Phase - SBC Meeting #12

November 6, 2017

TODAY'S AGENDA

Project Update

Educational Planning

A photograph of a school auditorium. The room is filled with rows of red upholstered seats. A man in a dark suit is standing at the front right, gesturing while speaking. The audience, consisting of men, women, and children, is seated and looking towards the front. The walls are a light color, and there are some technical fixtures hanging from the ceiling. The text "Project Update" is overlaid in the upper center of the image.

Project Update

PROJECT UPDATE

PDP Report

PDP Review by Sub-Committee

Updated: Review Comments by 11/7

Final Approval 11/14

PROJECT UPDATE

Existing Conditions Analysis

Geotechnical Report Received

Surveyor – Expect Survey by End of November

Traffic Analysis – Expect Report Before End of November

Community Meeting #2 *Some of the Questions*

What are the Spaces that will go into the Building?

When will the Construction Happen?

Will There be Modulares Used During Construction?

If the Students Go Off-Site, Where Would They Go?

Will You Consider Making the Building 2-Stories?

Is there an Opportunity for the Community to be More Involved?

Can the Reimbursement Rate be More Than 31%?

What's the Lowest Reimbursement Rate that Might Apply?

PROJECT UPDATE

Revisions to “Tennis Court” Schemes

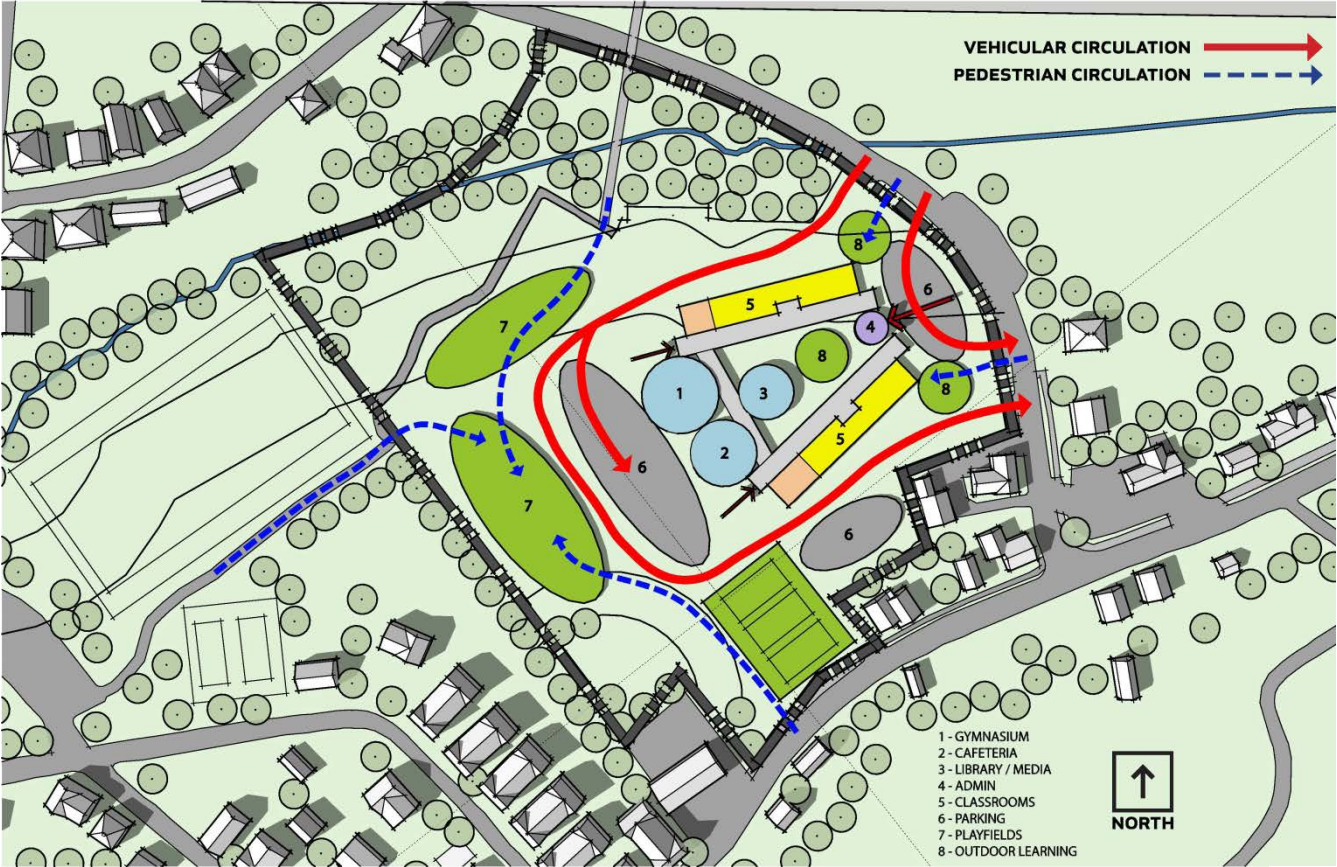
Tennis Courts Added Back into Schemes

Ar-3, N-6, and N-7

OPTIONS UPDATE - AR-3



OPTIONS UPDATE - N-6



OPTIONS UPDATE - N-7



EDUCATIONAL PLANNING - VISIONING SESSION #2



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

JCUARCHITECTURE

EDUCATIONAL PLANNING

Educational Visioning Session #2 *Guiding Principles*

Flexible and Adaptable
Whole Child Focus
Neighborhood School
Cooperative &
Collaborative
Outdoor Space &
Sustainability
Classic, Not Trendy

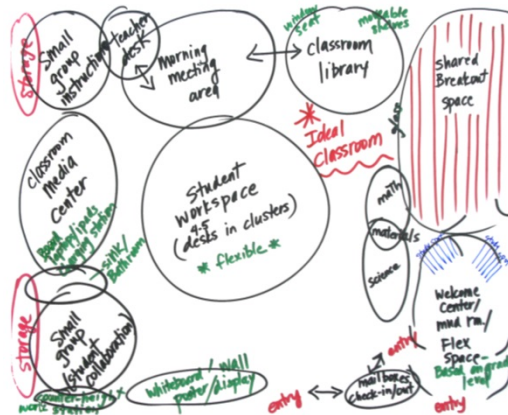
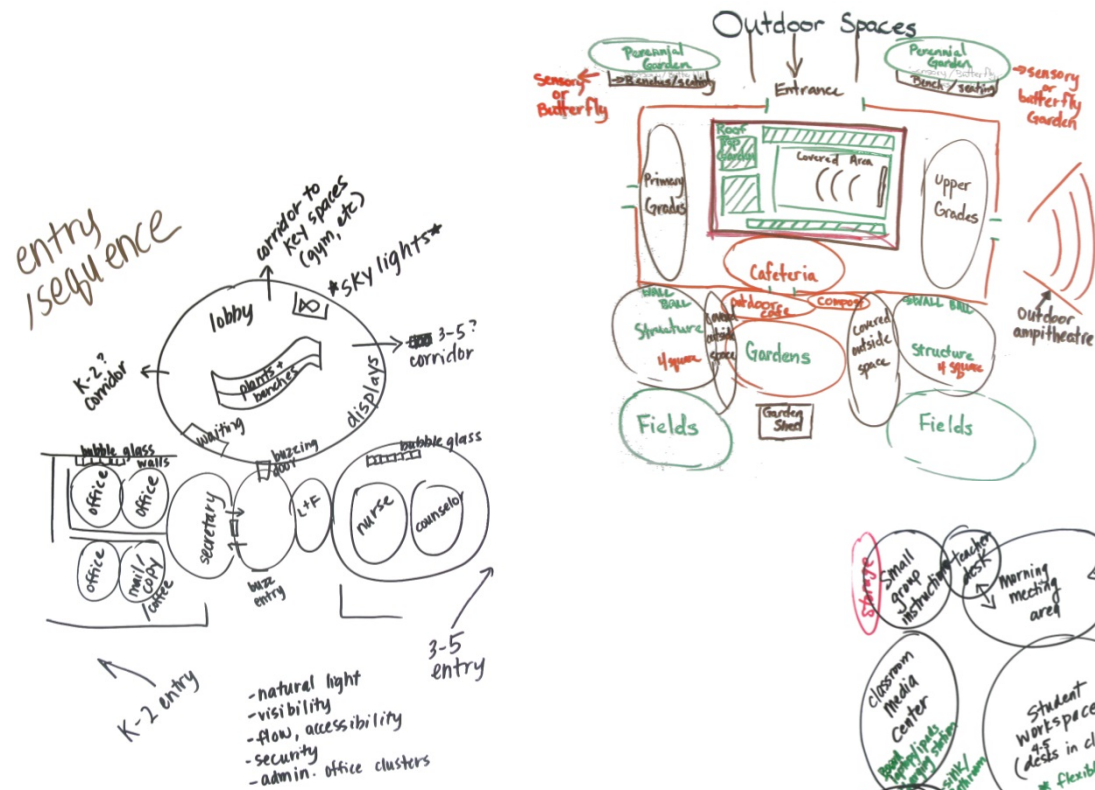
EDUCATIONAL PLANNING

Educational Visioning Session #2 *Design Patterns to be Explored*

Break Out Rooms
Agile Classrooms
Distributed Dining
Neighborhoods
Outdoor Connections
Gathering Hubs
Visible Learning
Transparency

Creative Use of Color
Shared Space in Hallway
Differentiated Entries
Ubiquitous Learning
Community Resources
Centralized Specialists
Innovative Storage
Good Acoustics

EDUCATIONAL PLANNING



EDUCATIONAL PLANNING

Initial Space Summary Template

MSBA Guideline Building
58,932 gsf
(Excludes Pre-K)

Guideline Does Not Include Several Spaces
Presently Part of the School

FINALIZING THE EDUCATIONAL PLAN

| | | | A | B | B-A=C | C*1.41=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 | Meeting Space for 50 teachers (Library) | NO | 0 | 0 | 0 | 0 | \$ 450 | \$ - | NO |
| 12 | Auditorium (Seating area only) | YES | 0 | 3,150 | 3,150 | 4,568 | \$ 450 | \$ 2,055,375 | NO |
| 13 | Manchester Parks & Rec Area w/ Storage | YES | 0 | 1,800 | 1,800 | 2,610 | \$ 450 | \$ 1,174,500 | NO |
| Subtotal | | | | | 4,950 | 7,178 | | 3,229,875 | |
| Total | | | | | 18,210 | 26,405 | | 11,882,025 | |

*AMOUNTS EXCLUDE SITE OR SWING SPACE COSTS

MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS

JCUARCHITECTURE

THANK YOU

