Amesbury Elementary School

Community Forum

October 10, 2018

CITY OF AMESBURY
Incorporated
1668
MASSACHUSETTS

DINISCO DESIGN
architects + planners

Agenda

- Project history
- Grade configuration outcome
- Site location considerations
- AES site update
- CES site update
- Process & Timeline

Project History | Grade Configurations—5/14/18

Scheme 1*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (450+PK)	◉	◉	◉	◉	◉	◉				
Cashman ES (325+PK)	◉	◉	◉	◉	◉	◉				
Amesbury MS (678)							◉	◉	◉	◉

Scheme 2*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (540+PK)	◉	◉	◉	◉	◉	◉	◉			
Cashman ES (390+PK)	◉	◉	◉	◉	◉	◉	◉			
Amesbury MS (508)								◉	◉	◉

Scheme 3*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (540+PK)	◉	◉	◉	◉	◉	◉	◉			
Cashman ES (390)		◉	◉	◉	◉	◉	◉			
Amesbury MS (508)								◉	◉	◉

Scheme 4*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (580+PK)	◉	◉	◉	◉	◉	◉	◉			
Cashman ES (350)			◉	◉	◉	◉	◉			
Amesbury MS (508)								◉	◉	◉

Scheme 5*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (465+PK)	◉	◉	◉	◉						
Cashman ES (465)					◉	◉	◉			
Amesbury MS (508)								◉	◉	◉

Scheme 6*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (465)					◉	◉	◉			
Cashman ES (465+PK)	◉	◉	◉	◉						
Amesbury MS (508)								◉	◉	◉

Project History | Grade Configurations—6/11/18

Scheme 1*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (450+PK)	◉	◉	◉	◉	◉	◉				
Cashman ES (325+PK)	◉	◉	◉	◉	◉	◉				
Amesbury MS (678)							◉	◉	◉	◉

Scheme 2*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (540+PK)	◉	◉	◉	◉	◉	◉	◉			
Cashman ES (390+PK)	◉	◉	◉	◉	◉	◉	◉			
Amesbury MS (508)								◉	◉	◉

Scheme 3*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (540+PK)	◉	◉	◉	◉	◉	◉	◉			
Cashman ES (390)		◉	◉	◉	◉	◉	◉			
Amesbury MS (508)								◉	◉	◉

Scheme 4*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (580+PK)	◉	◉	◉	◉	◉	◉	◉			
Cashman ES (350)			◉	◉	◉	◉	◉			
Amesbury MS (508)								◉	◉	◉

Scheme 5*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (465+PK)	◉	◉	◉	◉						
Cashman ES (465)					◉	◉	◉			
Amesbury MS (508)								◉	◉	◉

Scheme 6*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (465)					◉	◉	◉			
Cashman ES (465+PK)	◉	◉	◉	◉						
Amesbury MS (508)								◉	◉	◉

Project History | Grade Configurations—7/30/18

Scheme 1*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (450+PK)	◉	◉	◉	◉	◉	◉				
Cashman ES (325+PK)	◉	◉	◉	◉	◉	◉				
Amesbury MS (678)							◉	◉	◉	◉

Scheme 2*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (540+PK)	◉	◉	◉	◉	◉	◉	◉			
Cashman ES (390+PK)	◉	◉	◉	◉	◉	◉	◉			
Amesbury MS (508)								◉	◉	◉

Scheme 3*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (540+PK)	◉	◉	◉	◉	◉	◉	◉			
Cashman ES (390)		◉	◉	◉	◉	◉	◉			
Amesbury MS (508)								◉	◉	◉

Scheme 4*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (580+PK)	◉	◉	◉	◉	◉	◉	◉			
Cashman ES (350)			◉	◉	◉	◉	◉			
Amesbury MS (508)								◉	◉	◉

Scheme 5*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (465+PK)	◉	◉	◉	◉						
Cashman ES (465)					◉	◉	◉			
Amesbury MS (508)								◉	◉	◉

Scheme 6*	PK	K	1	2	3	4	5	6	7	8
Amesbury ES (465)					◉	◉	◉			
Cashman ES (465+PK)	◉	◉	◉	◉						
Amesbury MS (508)								◉	◉	◉

New District Configuration | After August 6 Vote

	PK	K	1	2	3	4	5	6	7	8
 Amesbury ES	●	●	●	●						
 Cashman ES					●	●	●			
 Amesbury MS (678)								●	●	●

- Grade 5 relocated to Elementary School(s)
- Provides more space at Middle School
- CES is “right-sized”
- All Pre-K at one location

Space Summary

New Amesbury Elementary School

Configuration	No. of Students	Program Area	Gross Square Footage	Comments
All PK–2 (3–5 @ CES)	(1)(2) 465 Students + PK Students	67,000 NFA	100,000 GSF	• Equity • Parity • Enhanced grade level learning and teaching • Right-size Cashman • 5th grade to ES • Allow enhanced MS programs

NFA = Net Floor Area
GSF = Gross Square Footage

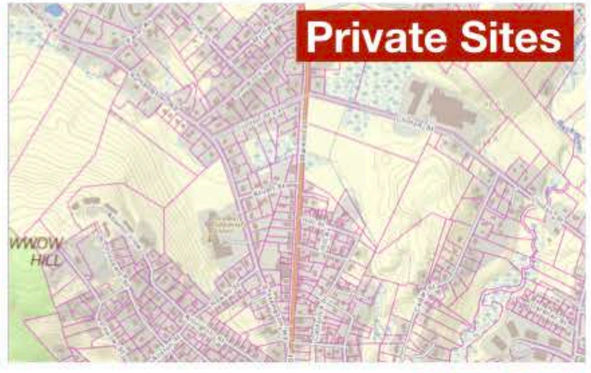
1. Increased enrollment based upon updated information.
2. Not finalized, pending review with MSBA.

Project History | Site

March 2018

May 2018

June 2018



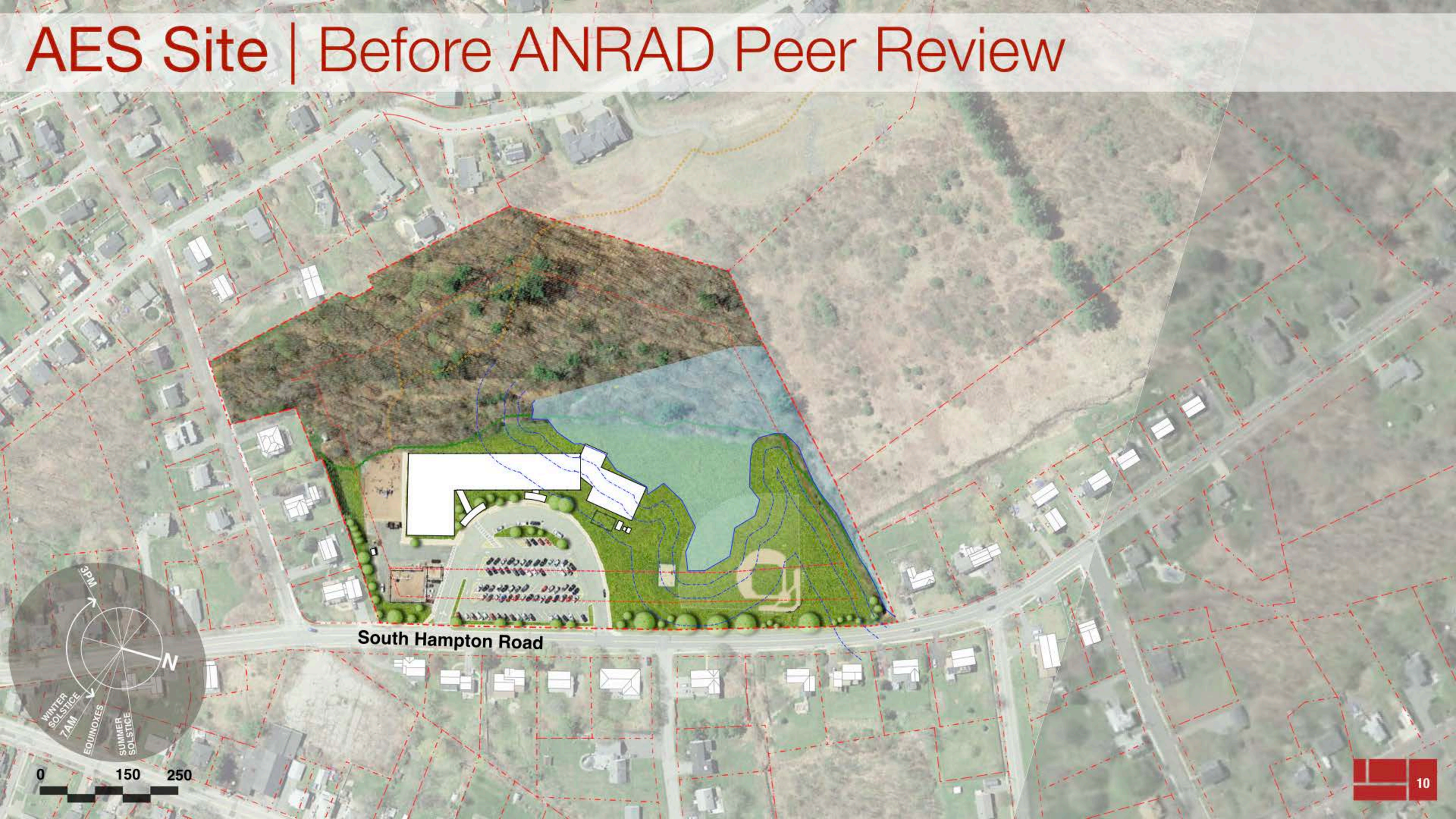
Project History | Site

June 2018

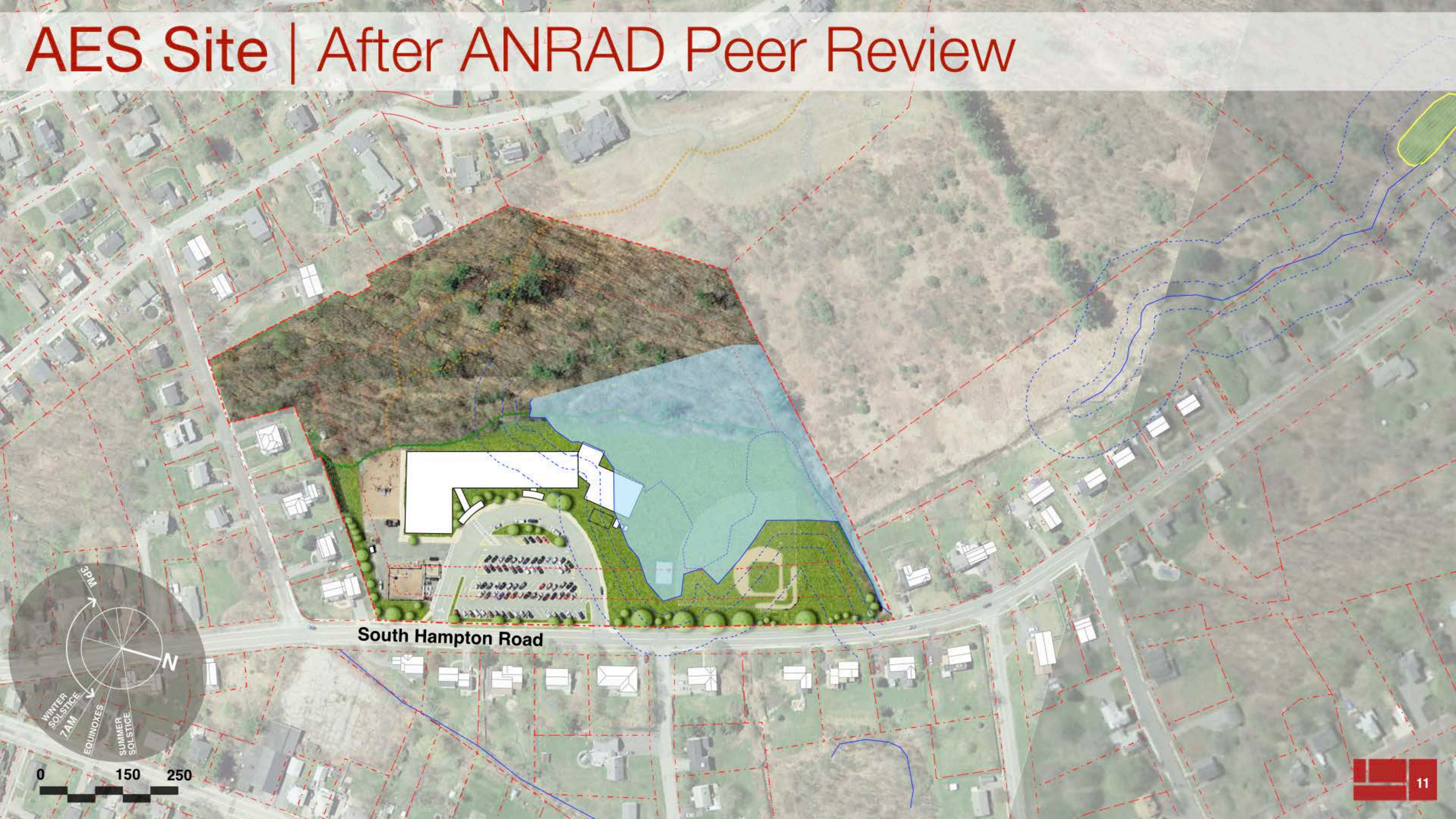
July 2018

October 2018

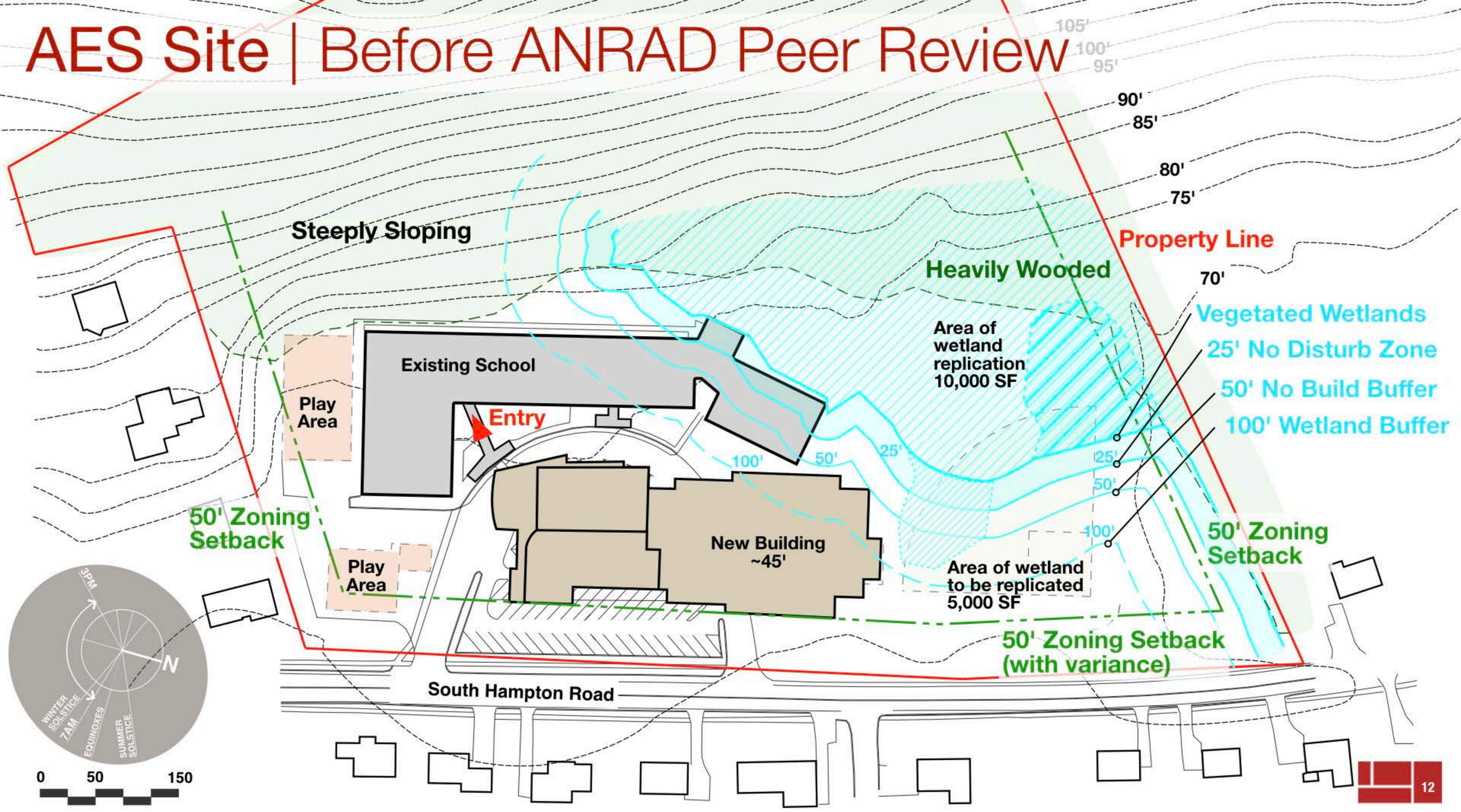
AES Site | Before ANRAD Peer Review



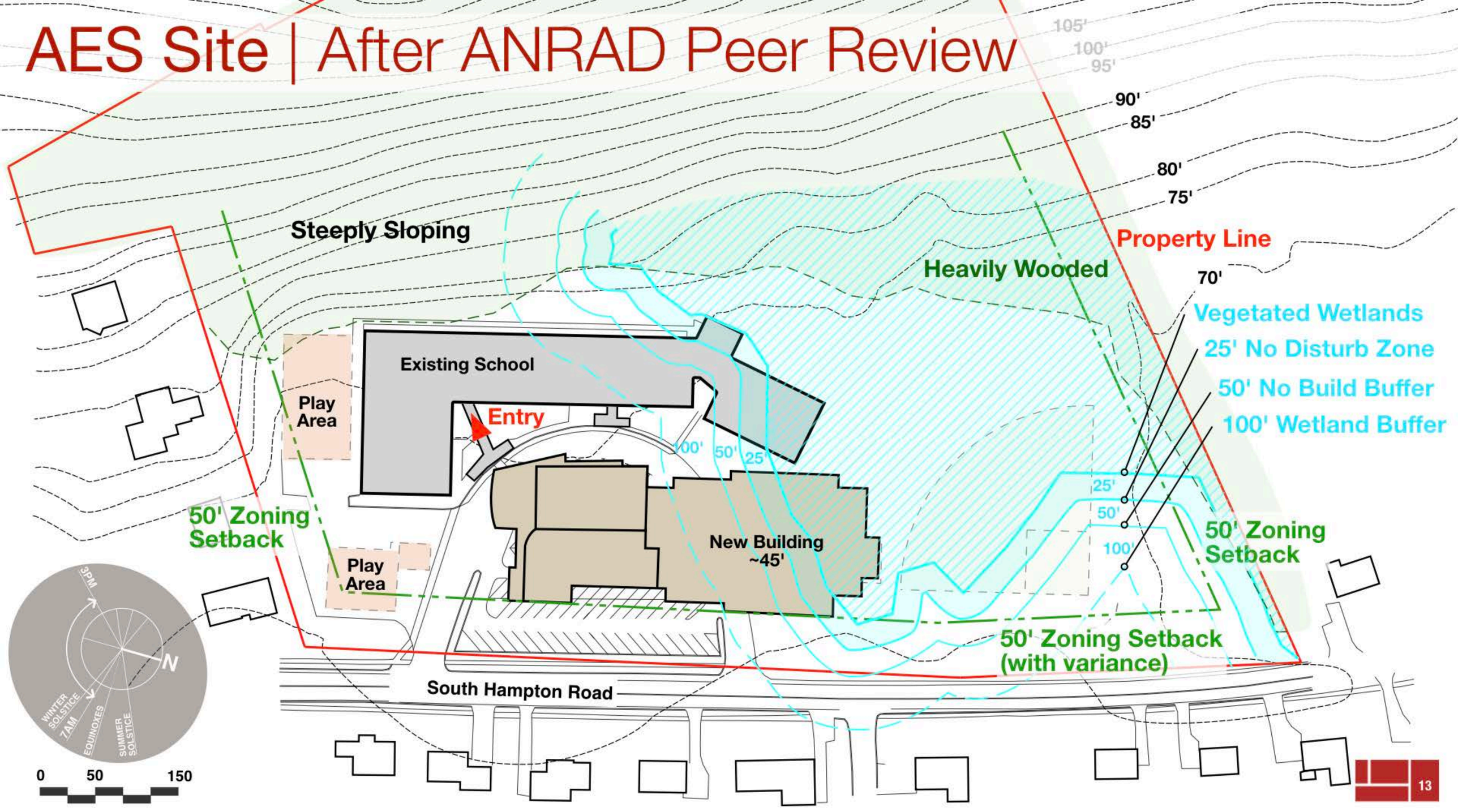
AES Site | After ANRAD Peer Review



AES Site | Before ANRAD Peer Review



AES Site | After ANRAD Peer Review

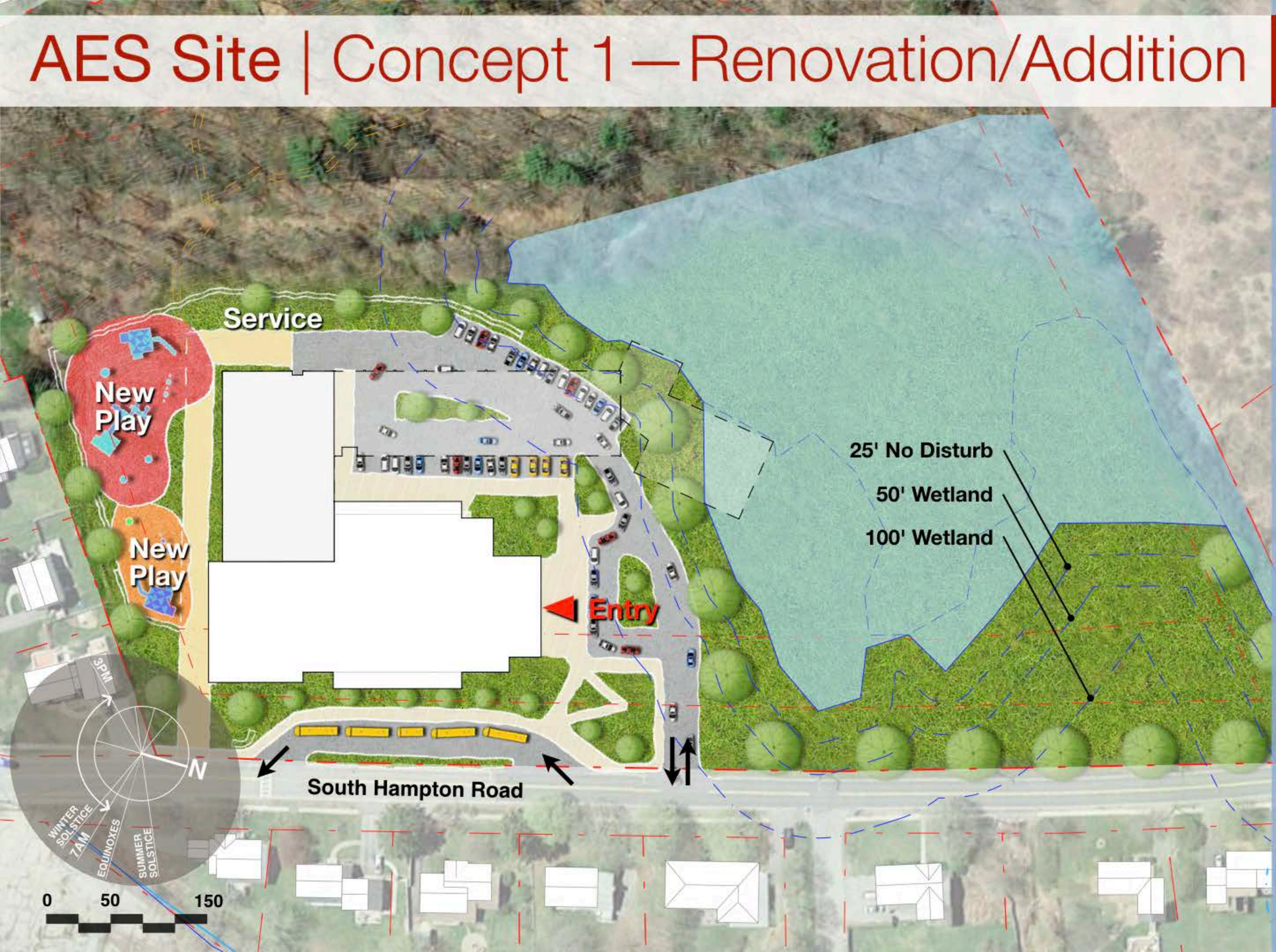


AES | Swing Space (Existing Building ~ 54,000 SF)

- Mill 77 Building ~ 27,000 SF; Too small
- Boston North Properties ~ 20,000 SF; Too small
- St. Joseph's School ~ Converted to housing
- All Saints Church ~ 12,000 SF; Too small
- Coastal Connections ~ 13,000 SF; Too small
- Modular swing space (location TBD)
  - Requires modular classrooms (no cafeteria or gym)
  - ~ $7M to lease 2 years ~ $7M + preparing site, etc.

AES Site | Concept 1 — Renovation/Addition

~465 students
100,000 SF



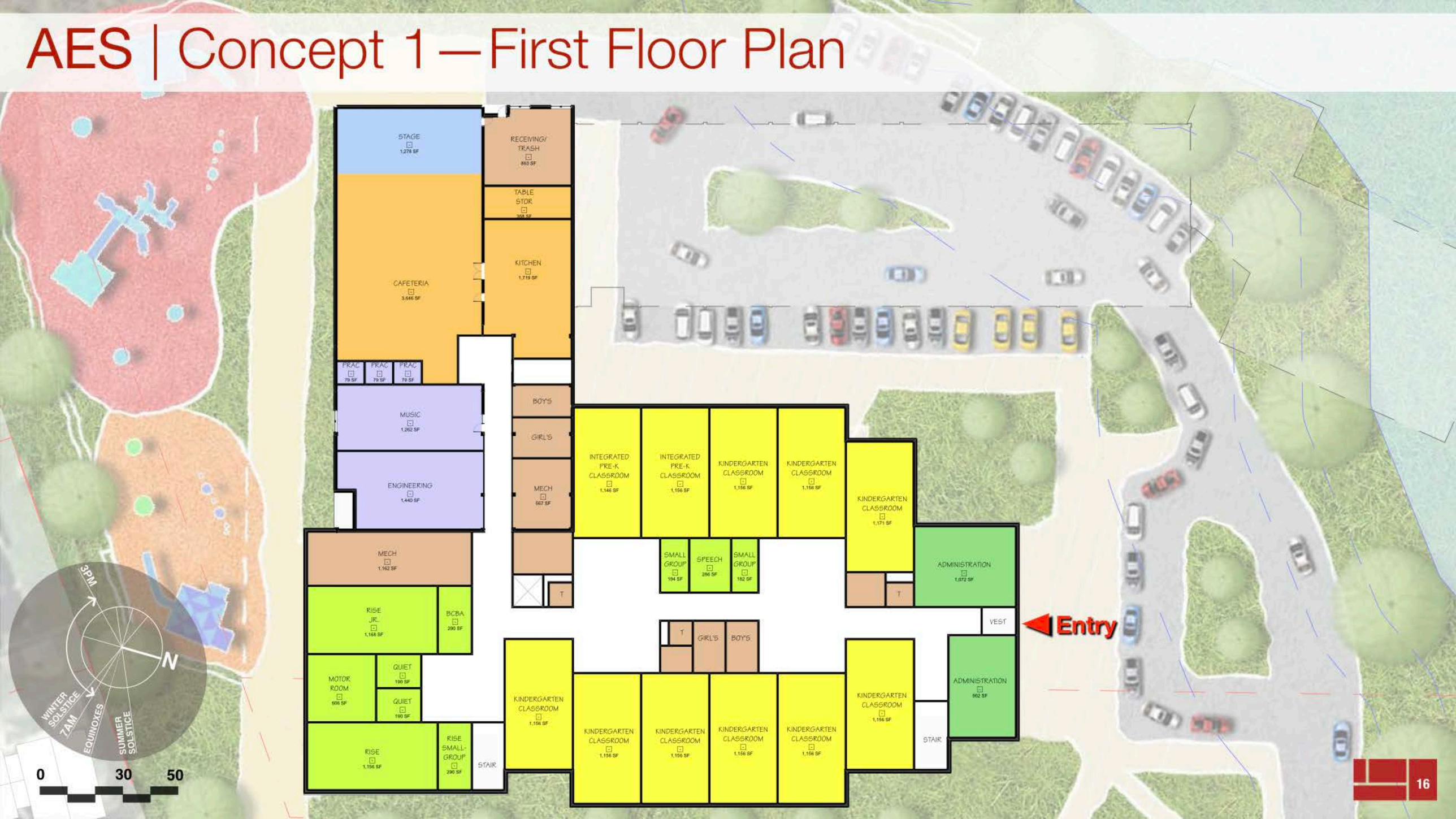
Pros

- Same neighborhood
- Possibly retain playfield

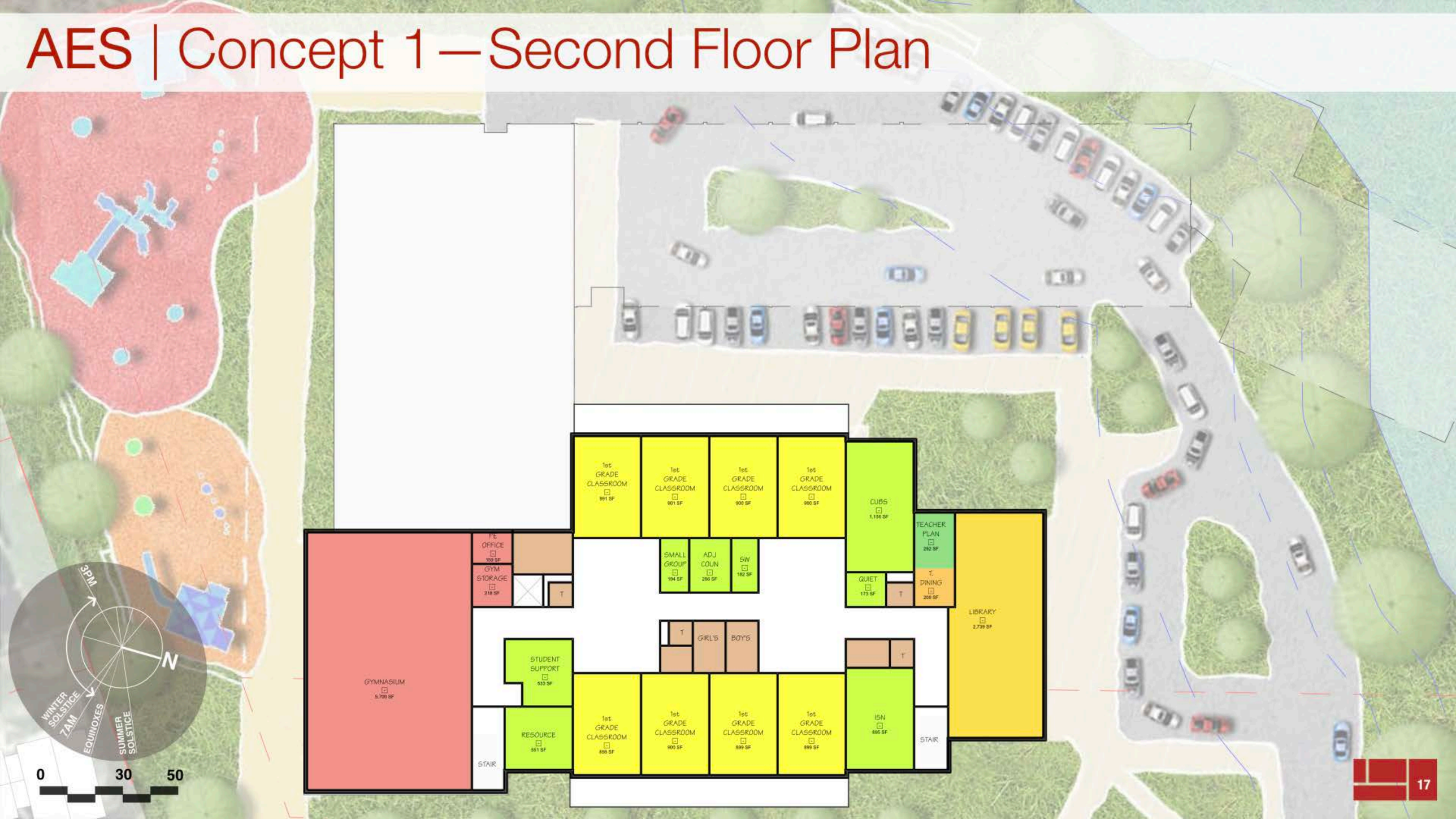
Cons

- 40 month construction
- Construction on occupied site
- Minimal on-site parking during construction
- Minimal construction lay-down area
- Limited parking when complete
- Significant retaining walls for play areas
- Storm water management

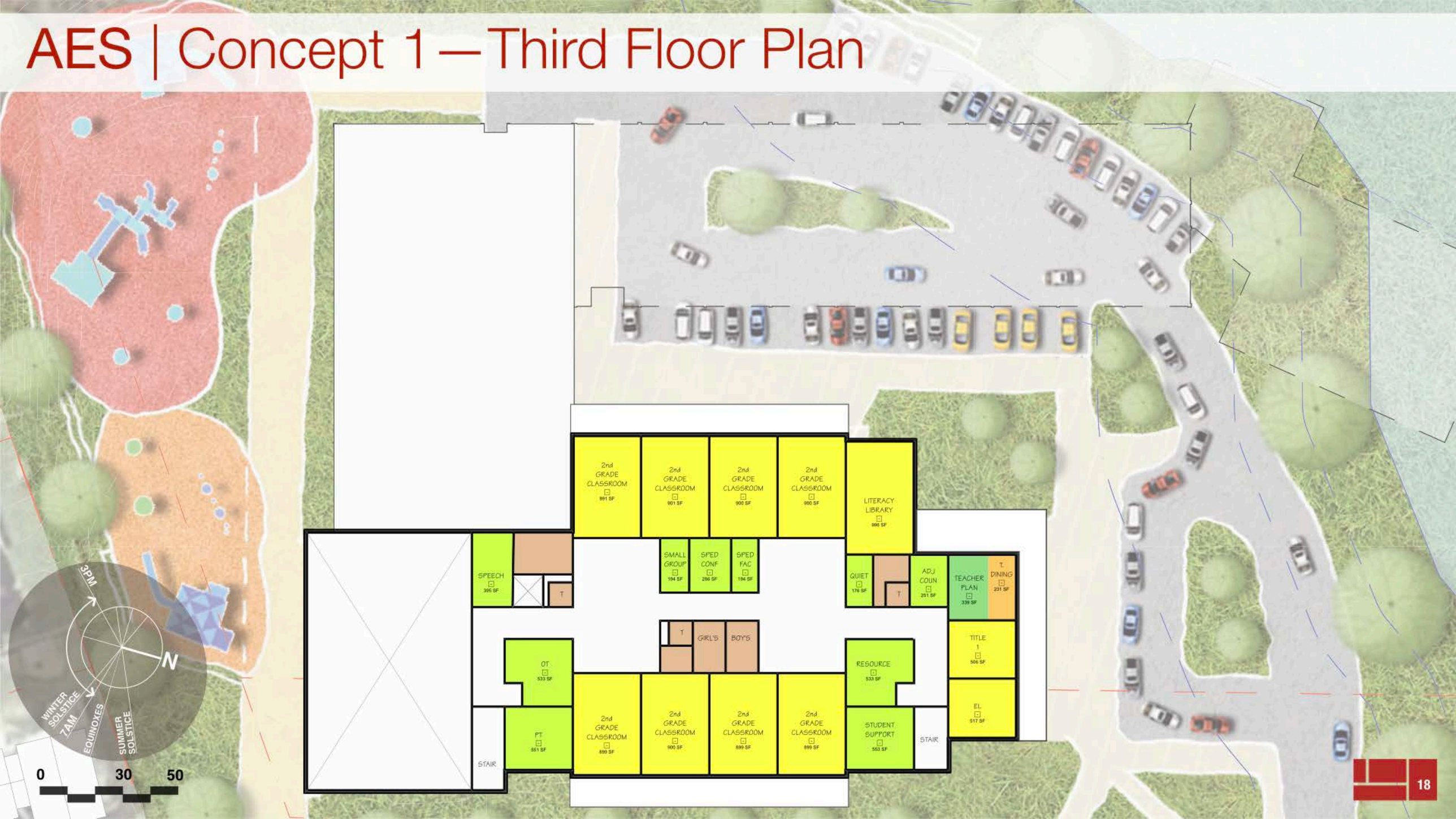
AES | Concept 1 — First Floor Plan



AES | Concept 1 — Second Floor Plan



AES | Concept 1 — Third Floor Plan



AES Site | Concept 1—Renovation/Addition

AES Site | Concept 1—Existing Street View

AES Site | Concept 1—New Street View

AES Site | Concept 2—New Construction Revised Wetlands

AES Site | Concept 2—New Construction / Phased

AES Site | Concept 2—New Construction

~465 students
100,000 SF

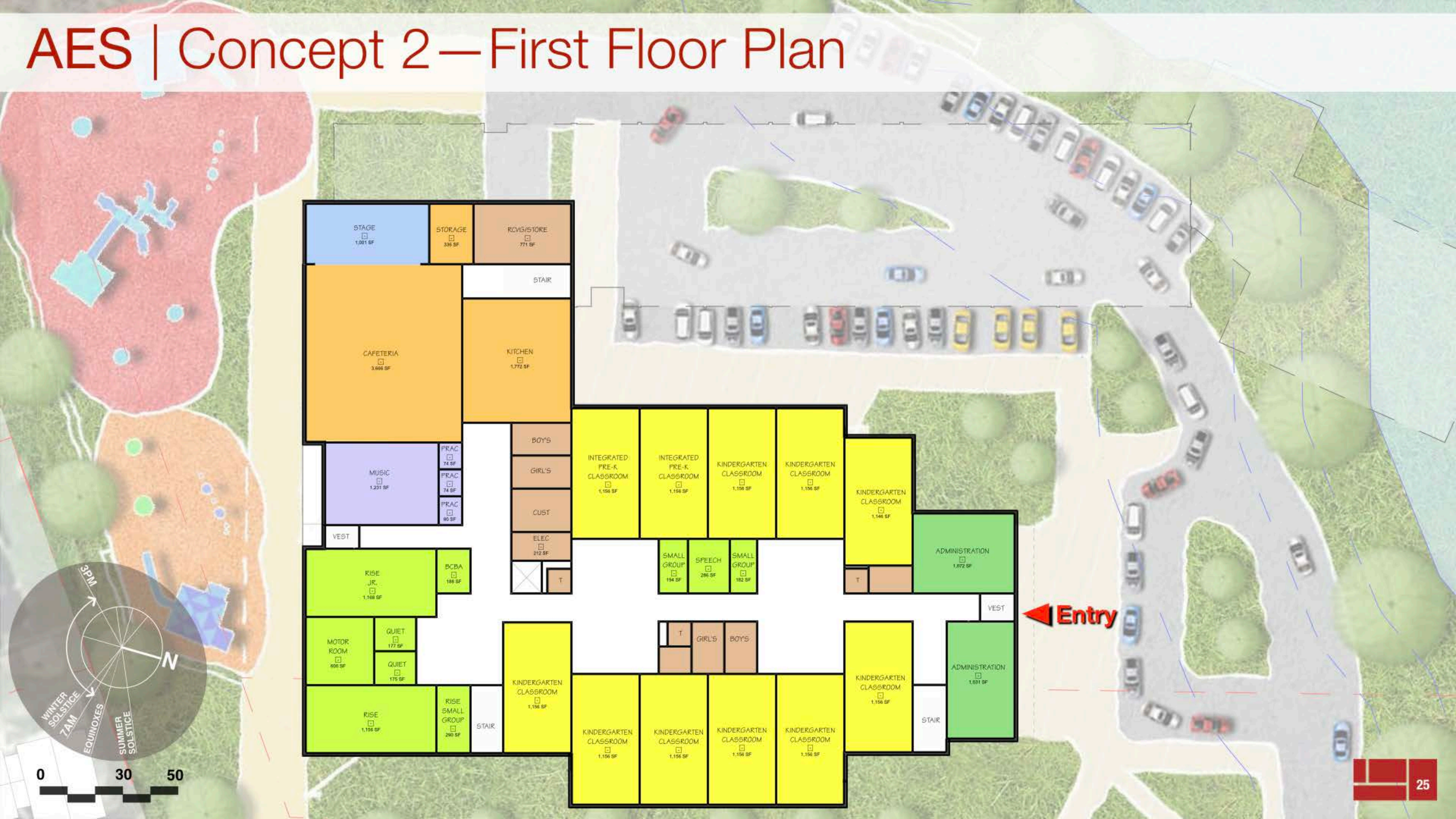
Pros

- Same neighborhood
- All new building
- Possibly retain playfield

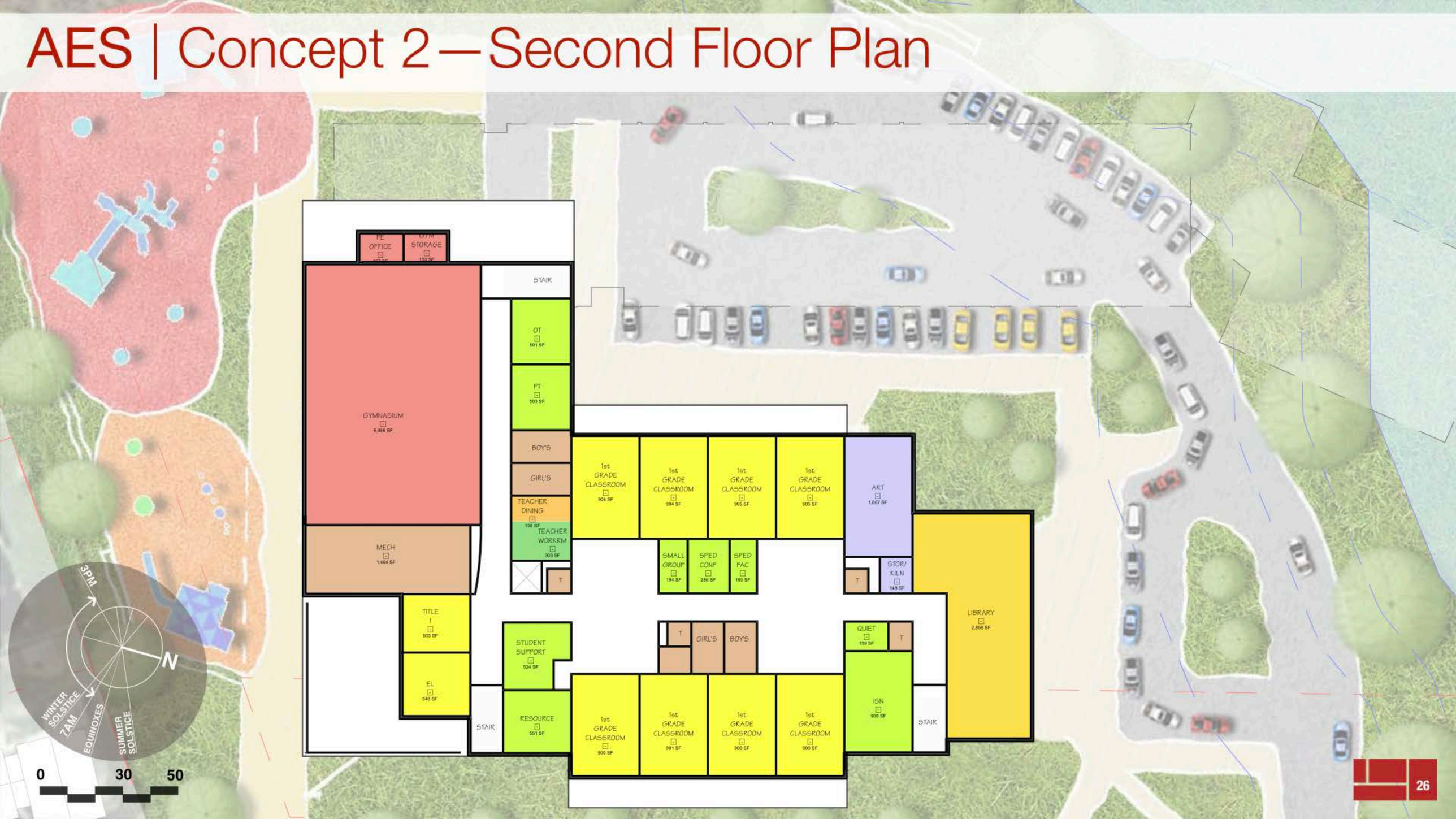
Cons

- 40 month construction
- Construction on occupied site
- Minimal on-site parking during construction
- Minimal construction lay-down area
- Limited parking when complete
- Significant retaining walls for play areas
- Storm water management

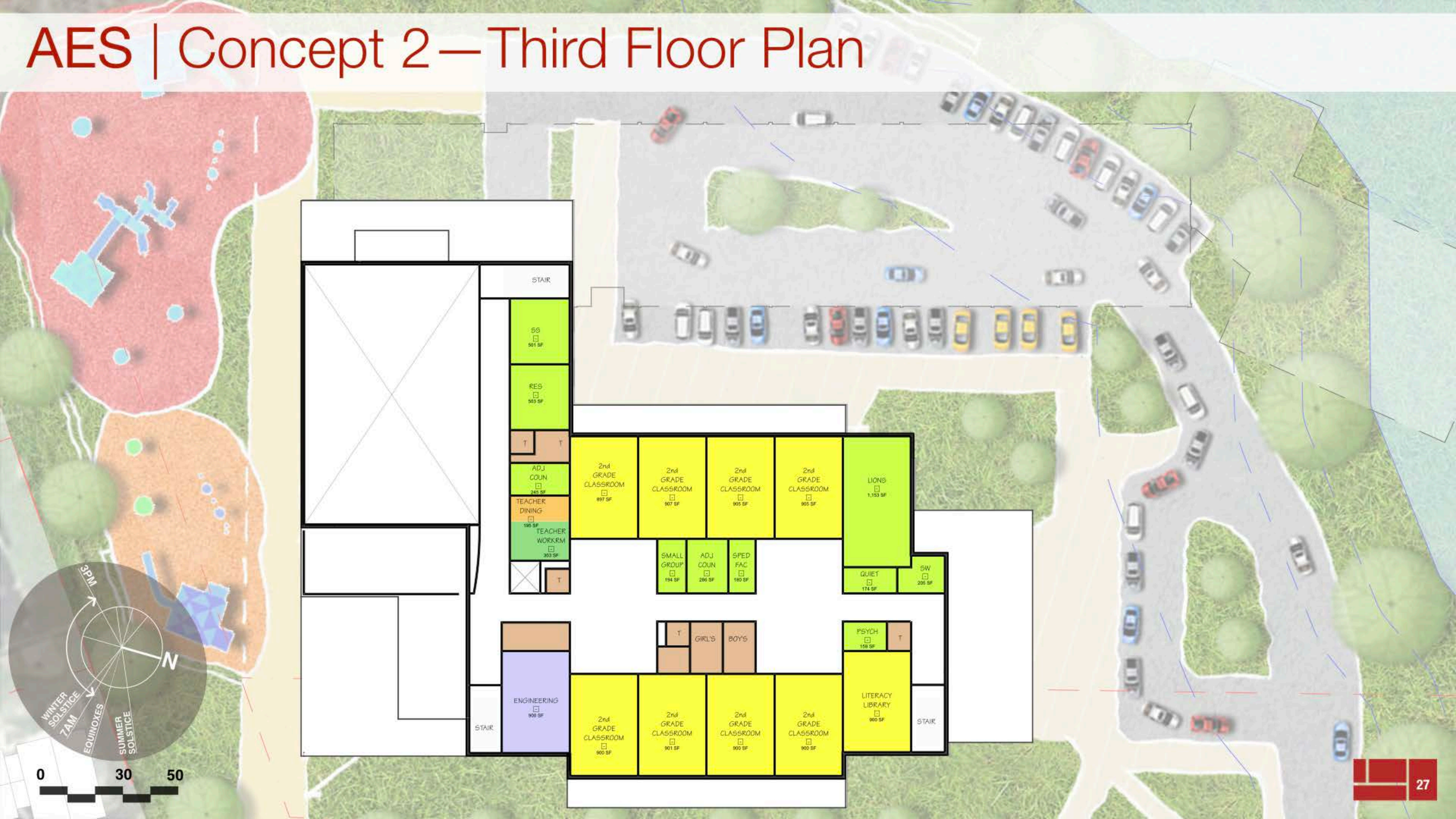
AES | Concept 2—First Floor Plan



AES | Concept 2 – Second Floor Plan



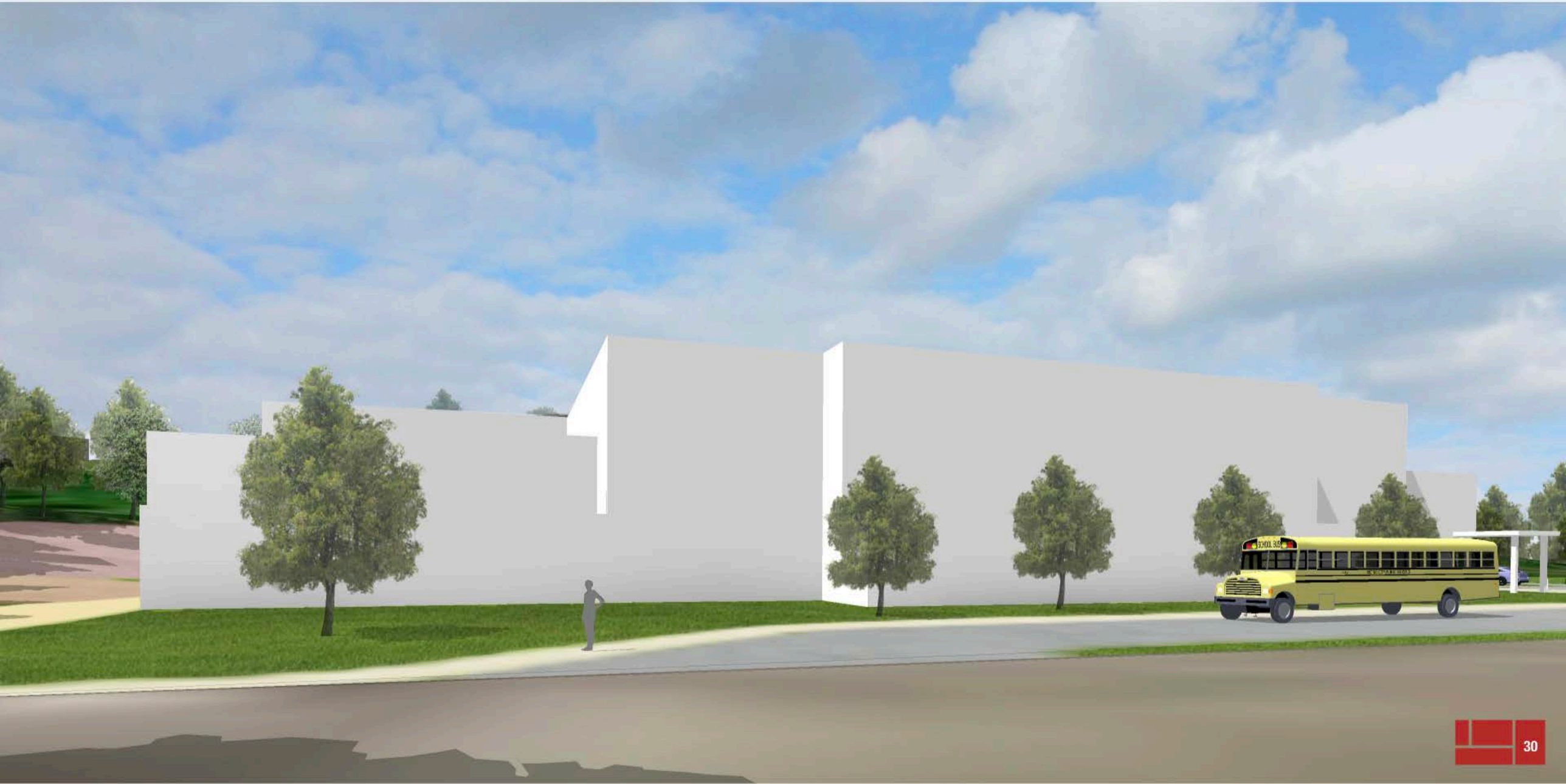
AES | Concept 2 – Third Floor Plan



AES Site | Concept 2—New Construction

AES Site | Concept 2—Existing Street View

AES Site | Concept 2—New Street View



AES Site | Concept 1 & 2—Traffic Plan

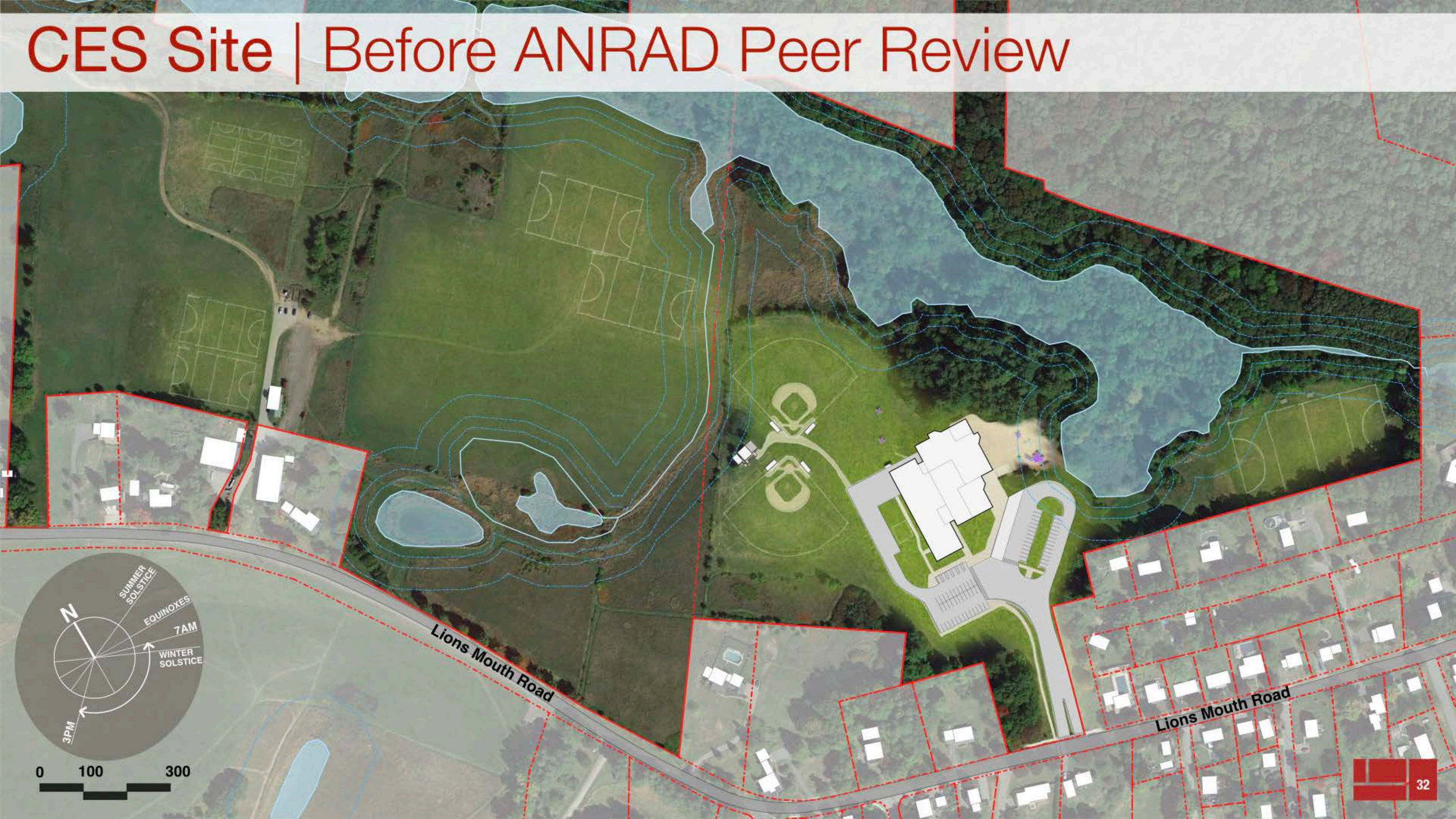
Pros

- Separate bus and car Queues

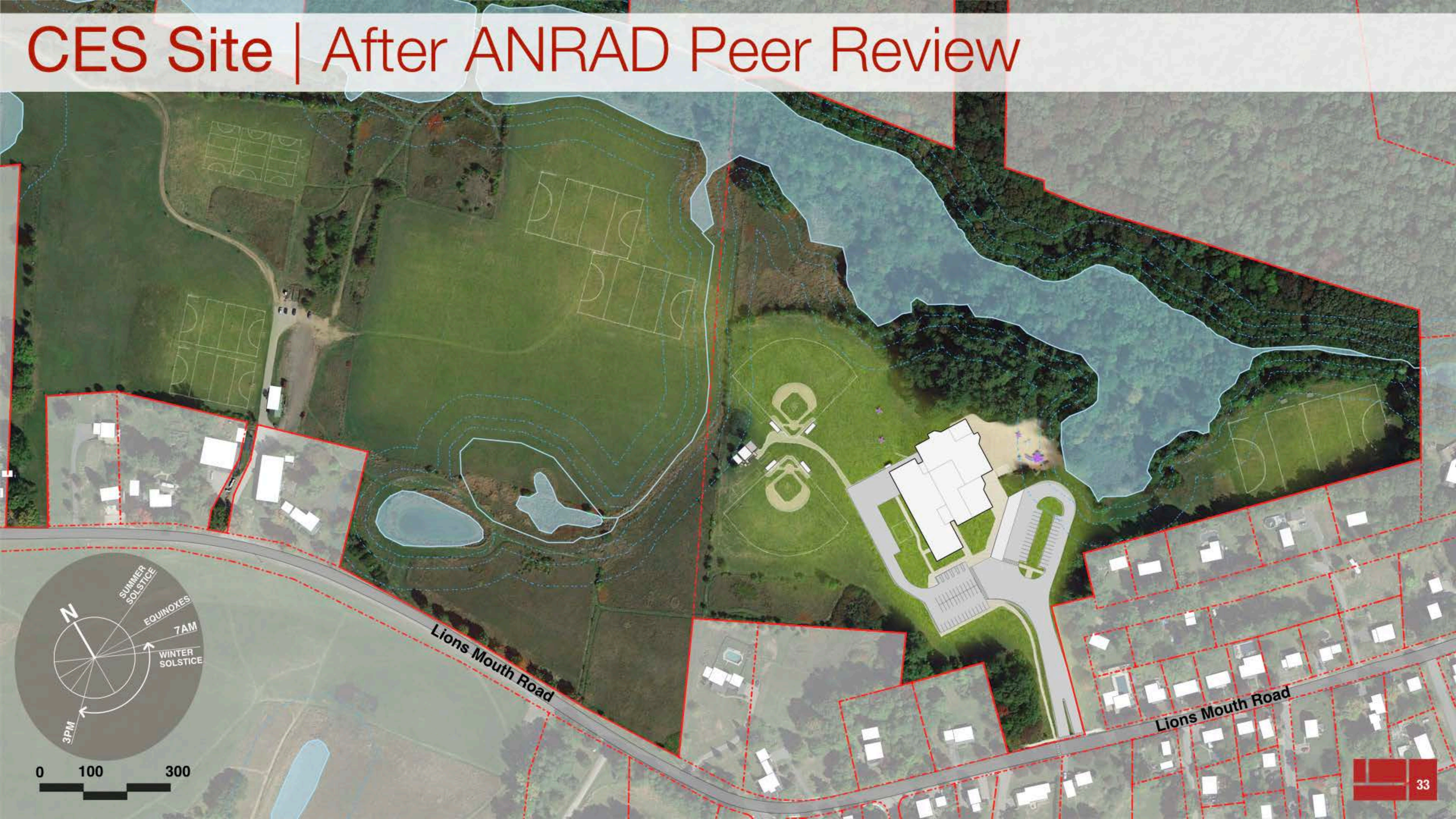
Cons

- Queueing through parking lot
- Additional neighborhood traffic during drop-off and pick-up
- Minimal on-site parking

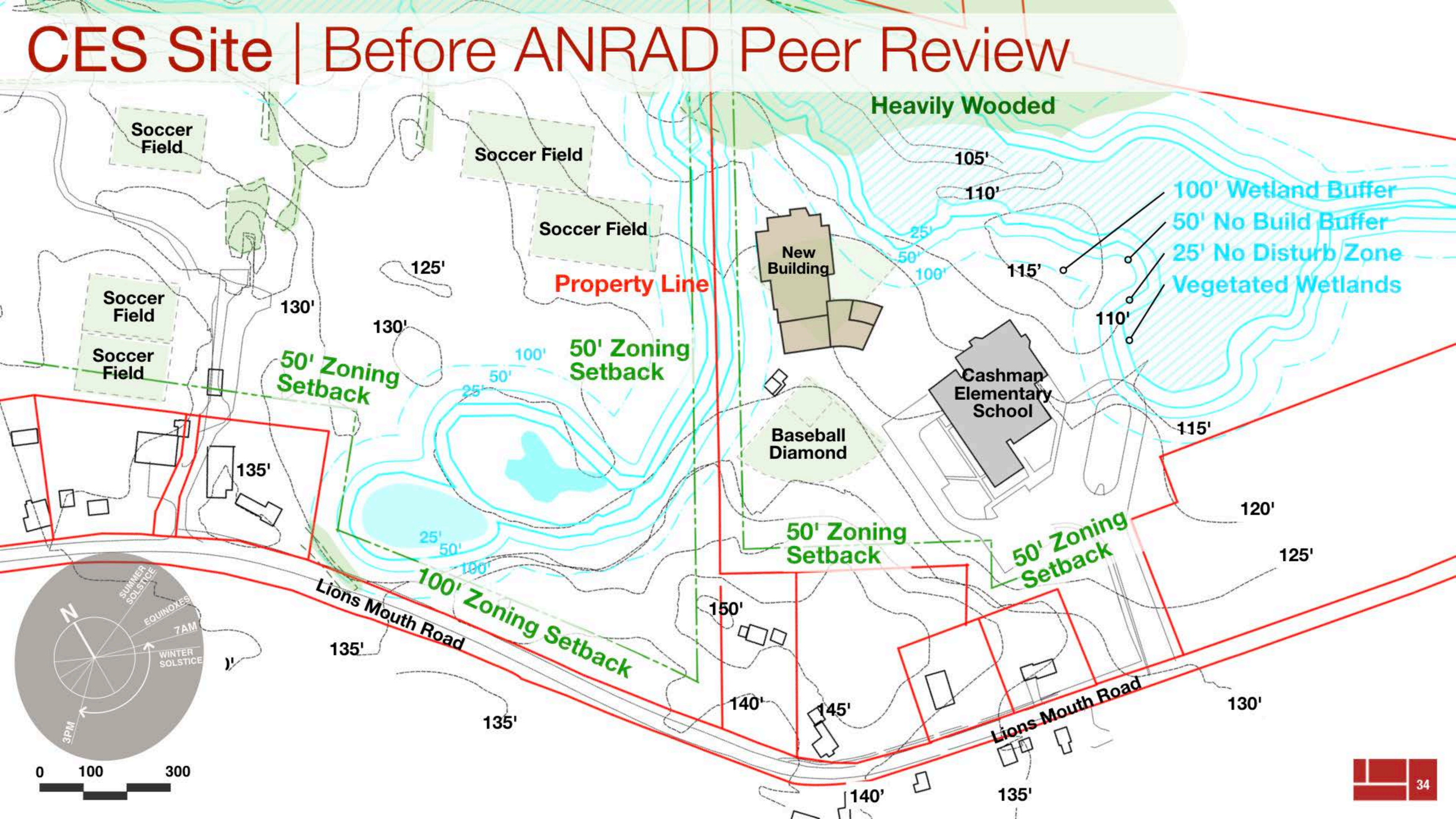
CES Site | Before ANRAD Peer Review



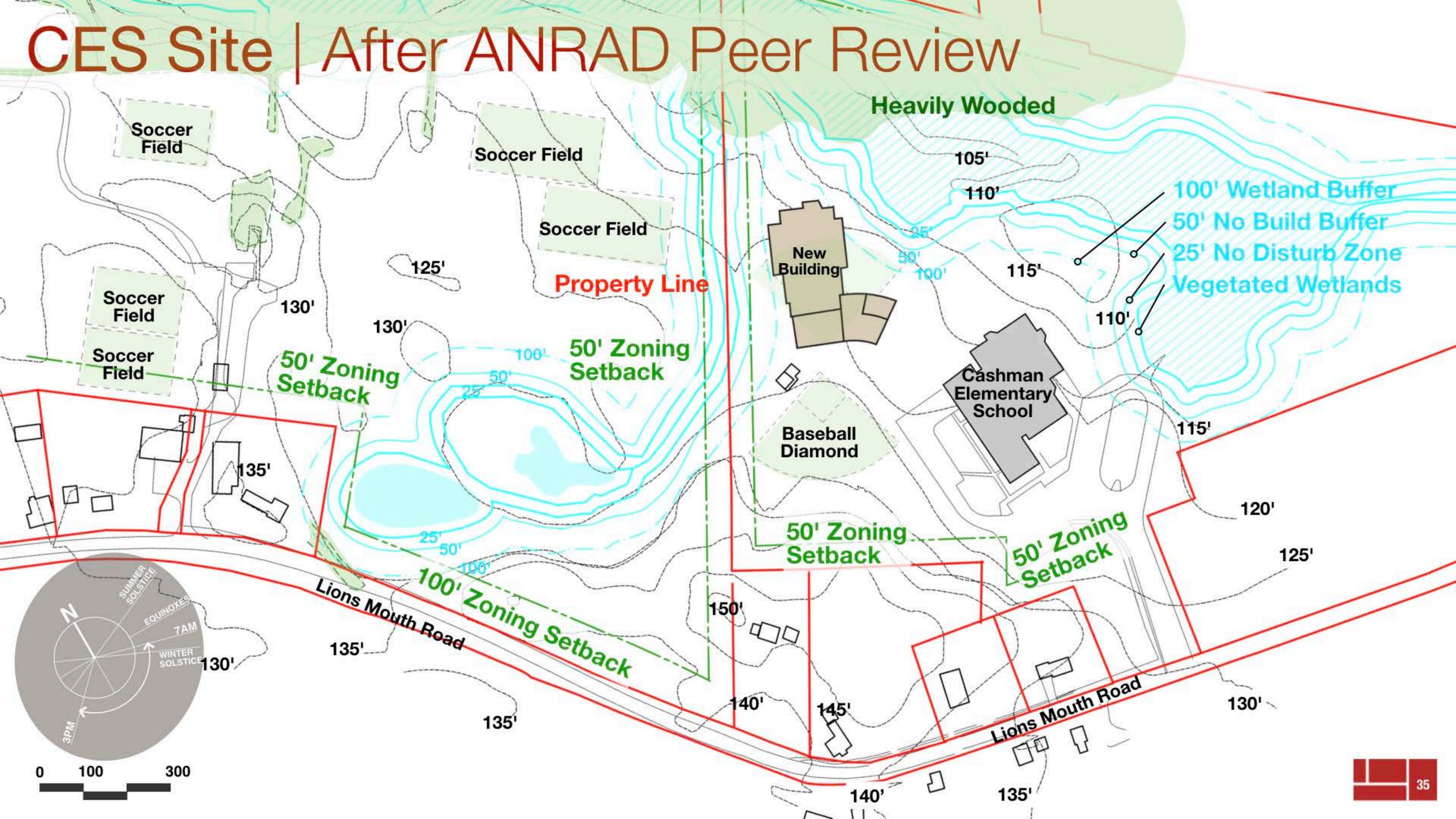
CES Site | After ANRAD Peer Review



CES Site | Before ANRAD Peer Review



CES Site | After ANRAD Peer Review



CES Site | Concept 3—New Construction

CES Site | Concept 3—New Construction

465 students (+ PK)
~100,000 SF

Pros

- New building
- Campus creation
- Consolidated busing
- Improved on-site traffic
- Amesbury school site available for other use

Cons

- Construction on occupied site
- Wetlands
- Neighborhood traffic congestion
- Replication of city fields
- Reduced green space

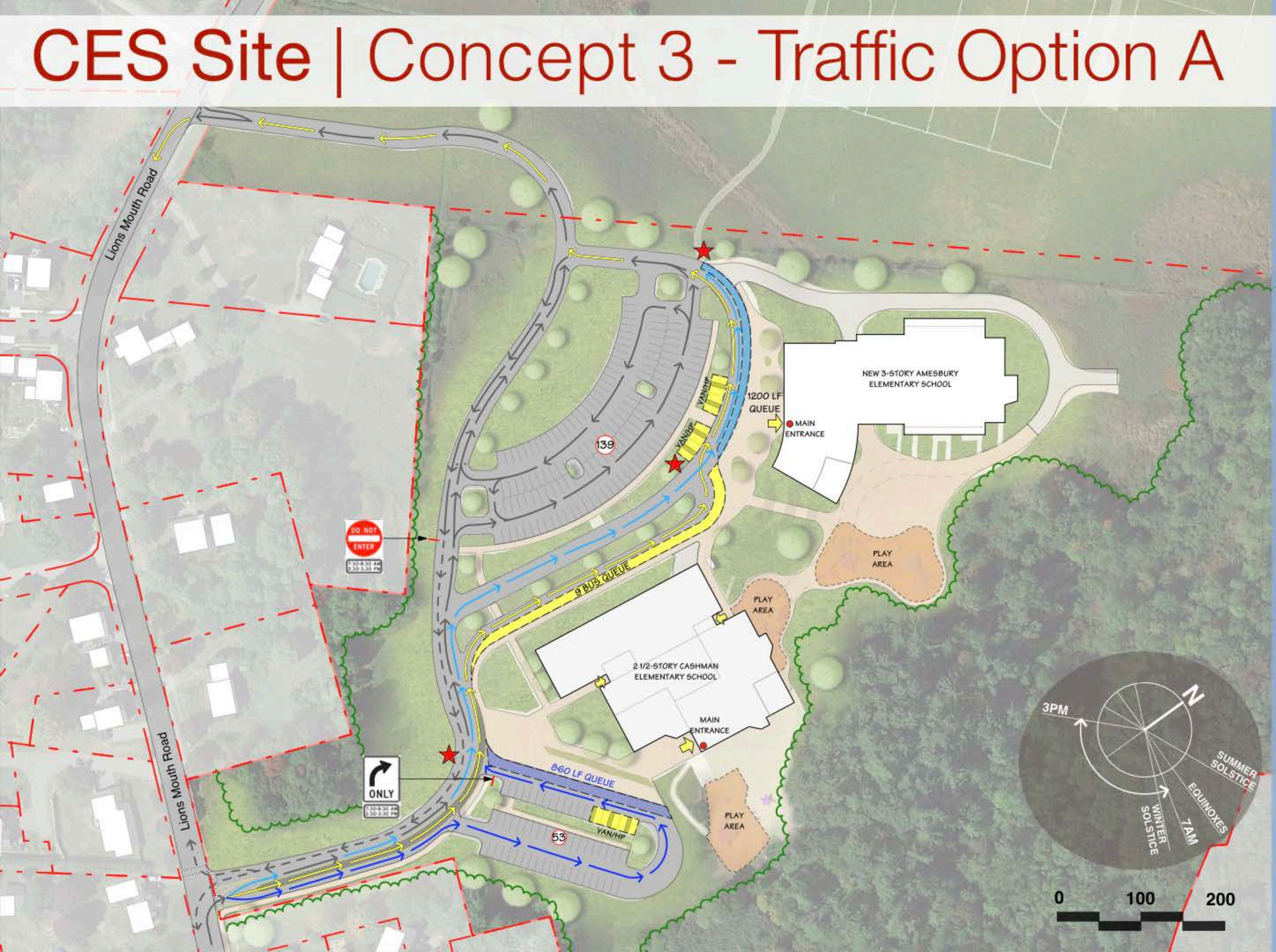
CES | Concept 3—Ground Floor

CES | Concept 3 – First Floor

CES | Concept 3—Second Floor

CES | Concept 3—New Building

CES Site | Concept 3 - Traffic Option A



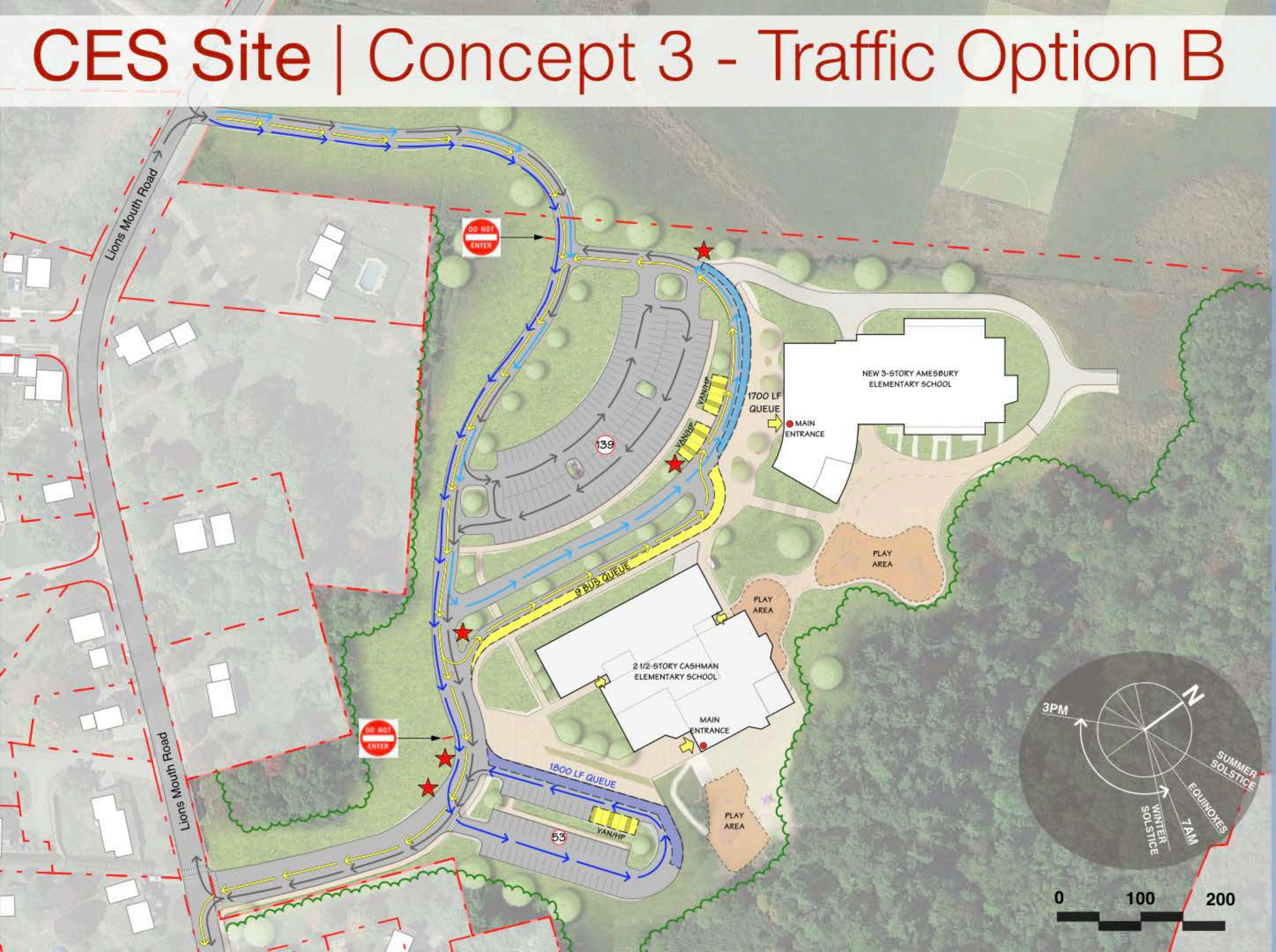
Pros

- Separate queues for CES and AES
- Consolidated busing
- One way traffic during drop-off and pick-up
- Additional driveway reduces vehicular conflicts

Cons

- Requires second exit driveway
- Additional neighborhood traffic during drop-off and pick-up

CES Site | Concept 3 - Traffic Option B



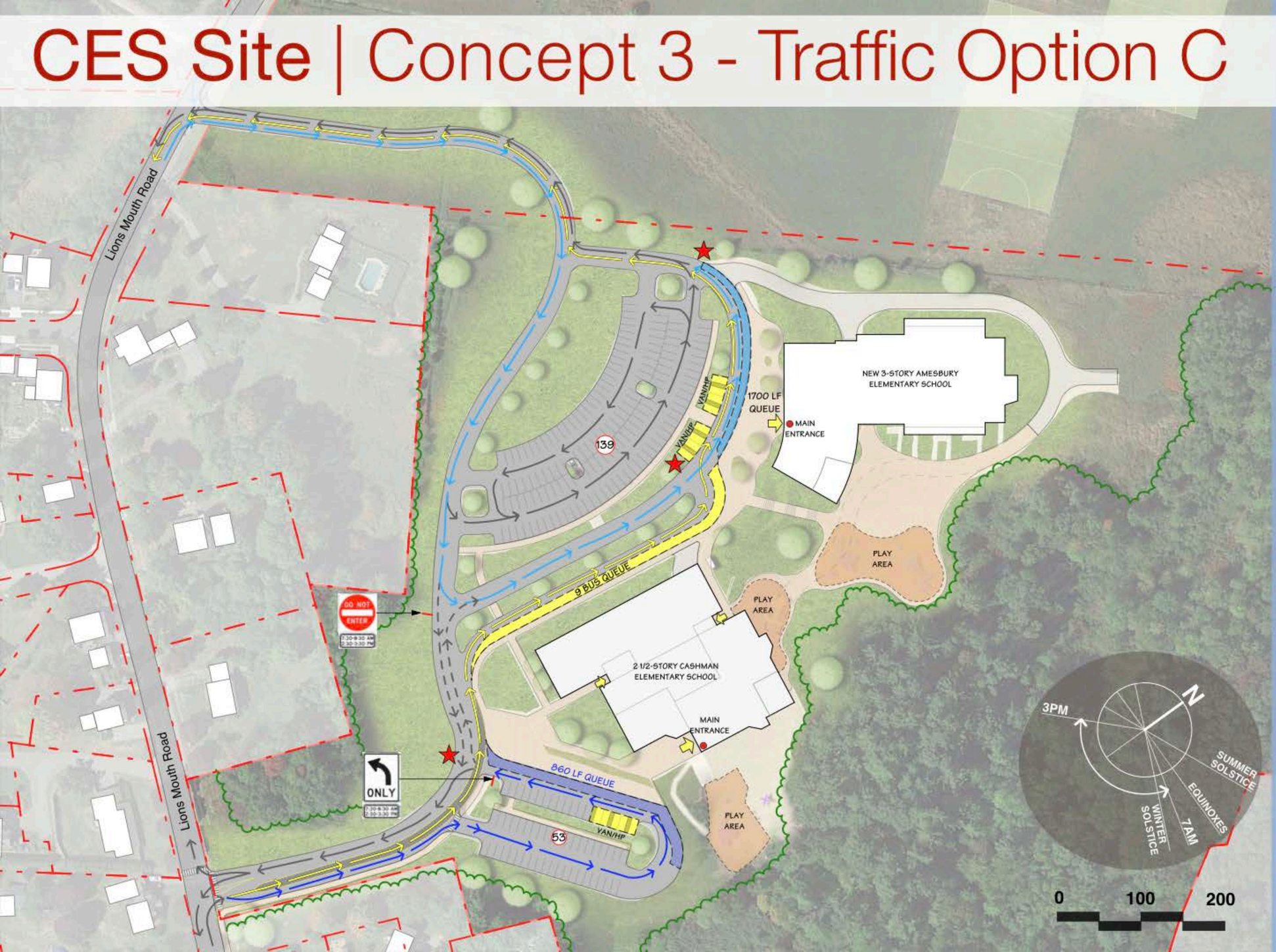
Pros

- Separate queues for CES and AES
- Consolidated busing
- One way traffic during drop-off and pick-up
- Maximizes queueing lengths
- Additional driveway reduces vehicular conflicts

Cons

- Doubles number of traffic crossings
- Requires second exit driveway
- Additional neighborhood traffic @ drop-off & pick-up

CES Site | Concept 3 - Traffic Option C



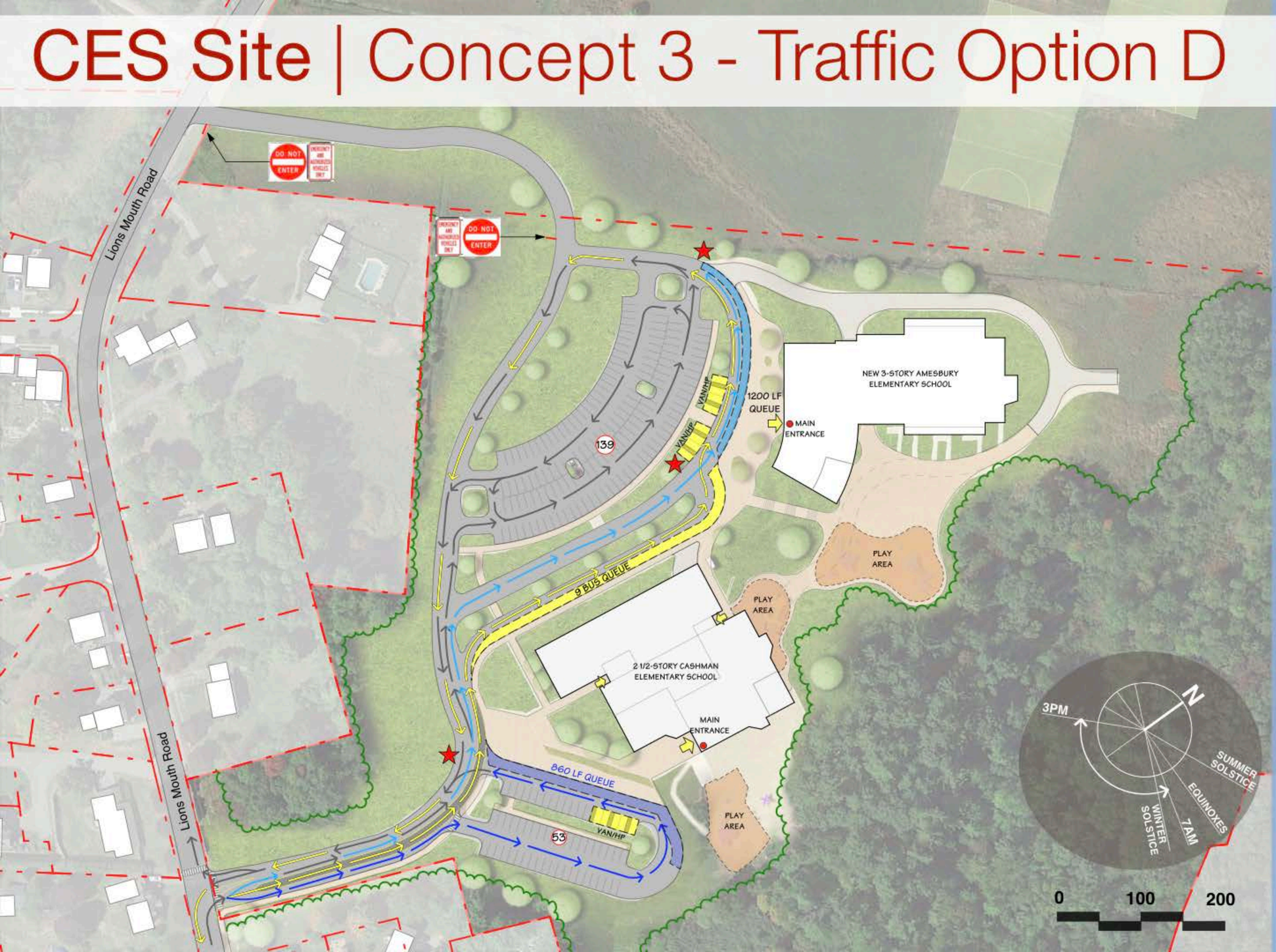
Pros

- Separate entrances & queues for CES and AES
- Consolidated busing
- One way traffic during drop-off and pick-up
- Additional driveway reduces vehicular conflicts

Cons

- Multiple entry/exits on Lions Mouth Rd
- Requires second exit driveway
- Additional neighborhood traffic @ drop-off & pick-up

CES Site | Concept 3 - Traffic Option D



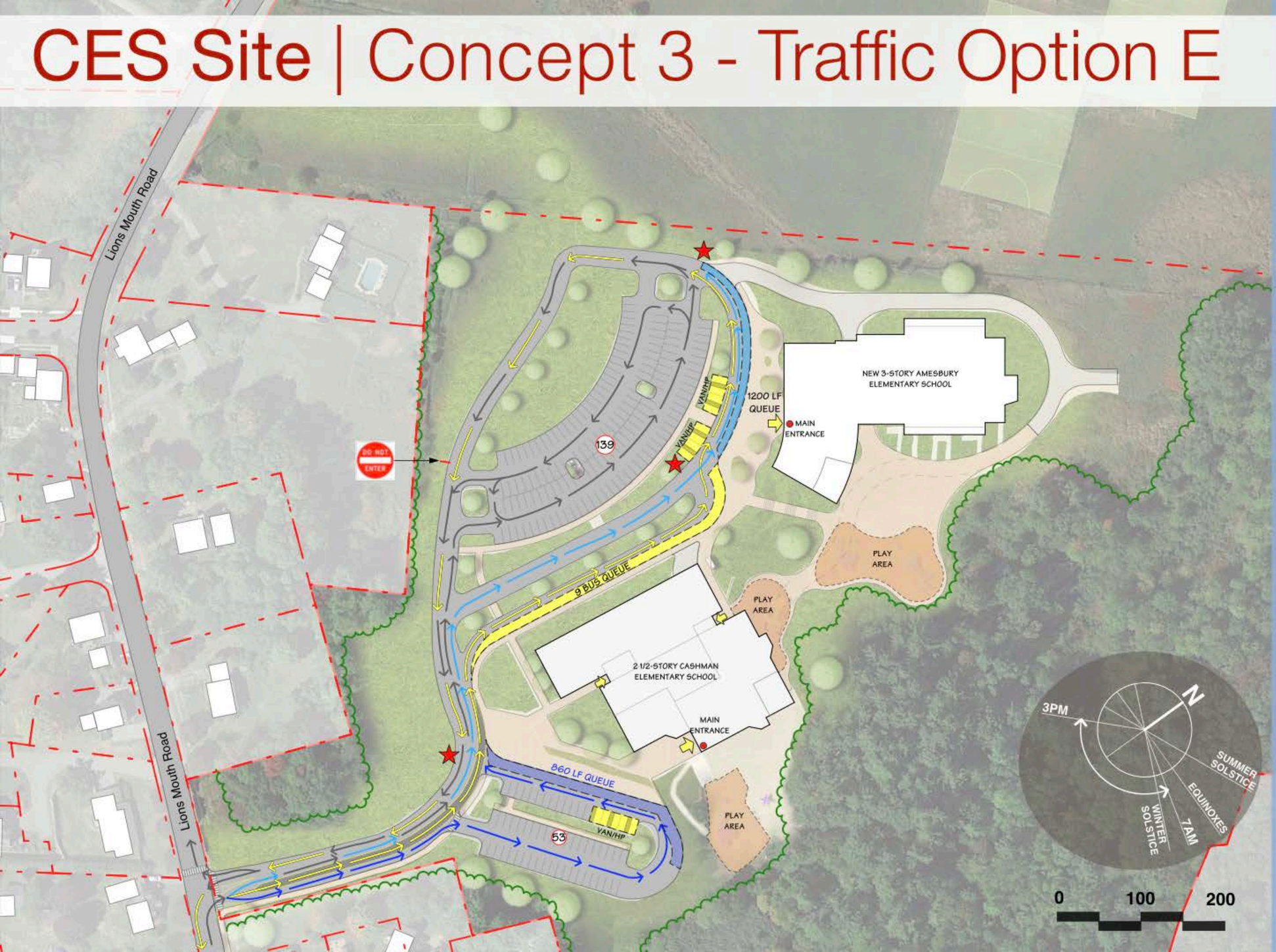
Pros

- Separate queues for CES and AES
- Consolidated busing

Cons

- Increases number of traffic crossings
- Requires second exit driveway
- Maximum traffic congestion at single entry/exit drive
- Additional neighborhood traffic @ drop-off & pick-up

CES Site | Concept 3 - Traffic Option E



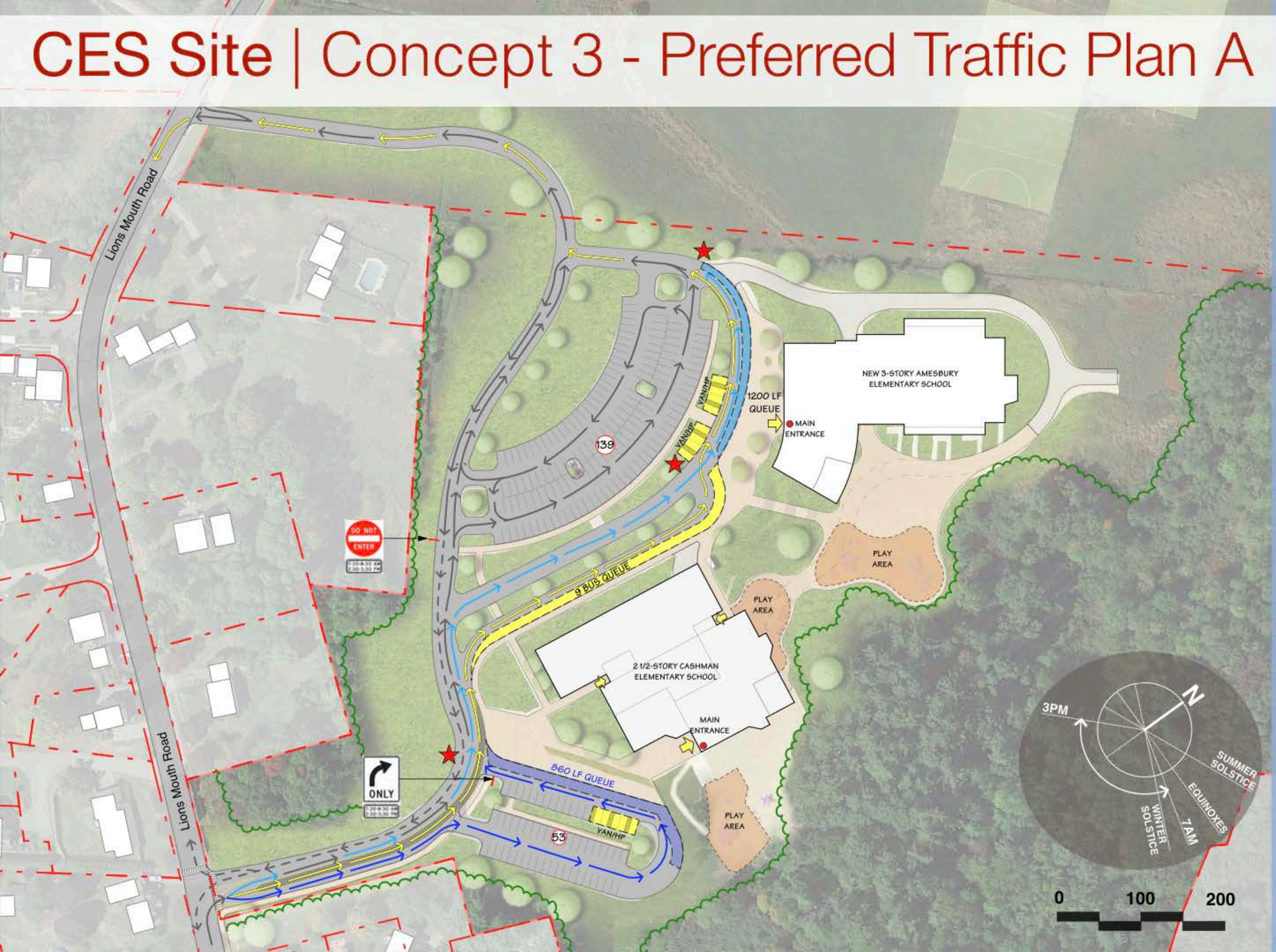
Pros

- Separate queues for CES and AES
- Consolidated busing

Cons

- No second entry/exit drive for emergencies
- Additional neighborhood traffic @ drop-off & pick-up

CES Site | Concept 3 - Preferred Traffic Plan A



Pros

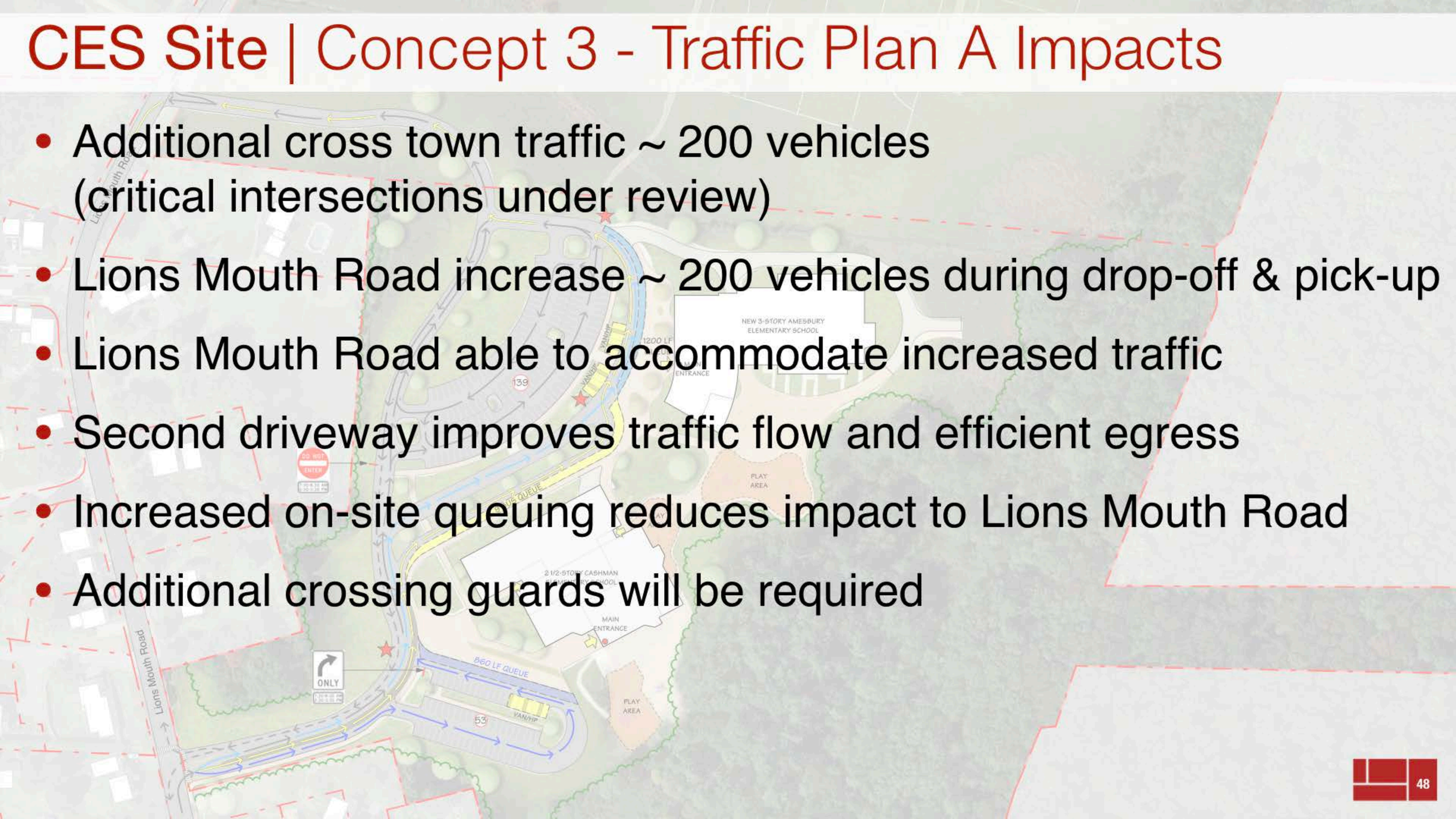
- Approved by APD & AFD
- Separate queues for CES and AES
- Consolidated busing
- One way traffic during drop-off and pick-up
- Additional driveway reduces vehicular conflicts

Cons

- Requires second exit driveway
- Additional neighborhood traffic @ drop-off & pick-up

CES Site | Concept 3 - Traffic Plan A Impacts

- Additional cross town traffic ~ 200 vehicles (critical intersections under review)
- Lions Mouth Road increase ~ 200 vehicles during drop-off & pick-up
- Lions Mouth Road able to accommodate increased traffic
- Second driveway improves traffic flow and efficient egress
- Increased on-site queuing reduces impact to Lions Mouth Road
- Additional crossing guards will be required



Woodsom Site | Existing

Woodsom Site | New Field Layout—Concept A

Pros

- Improves existing fields
- Connects parking for weekend recreation

Cons

- Revises the landscape of Woodsom Farm

Woodsom Site | New Field Layout—Concept B

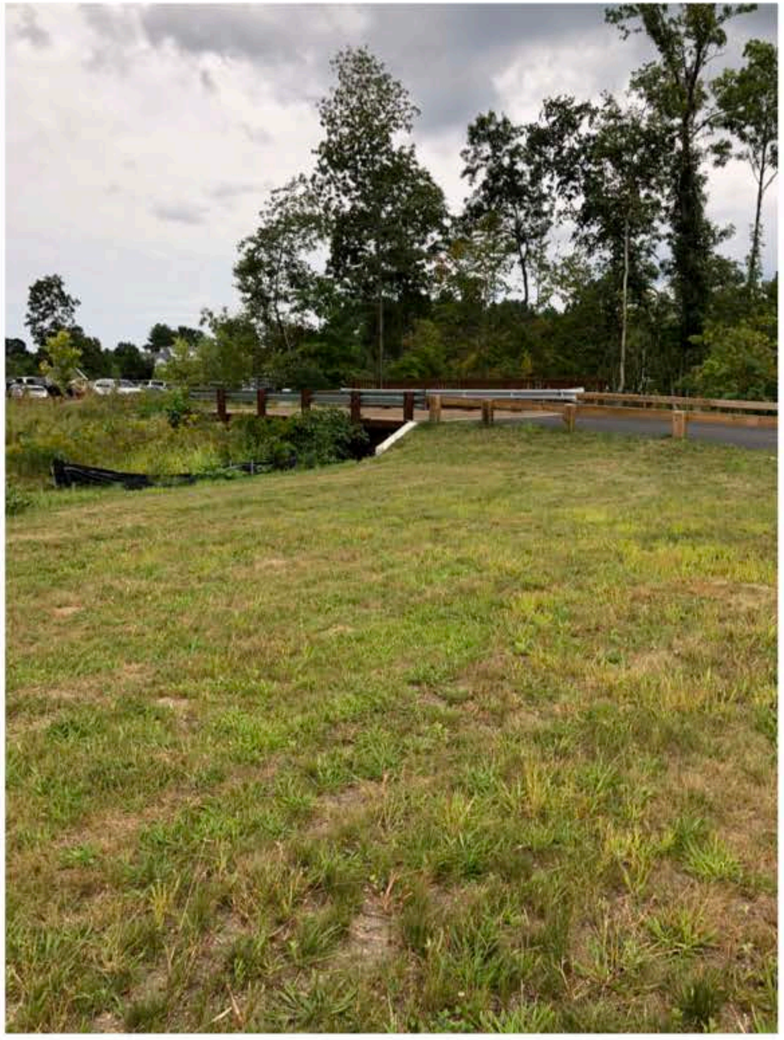
Pros

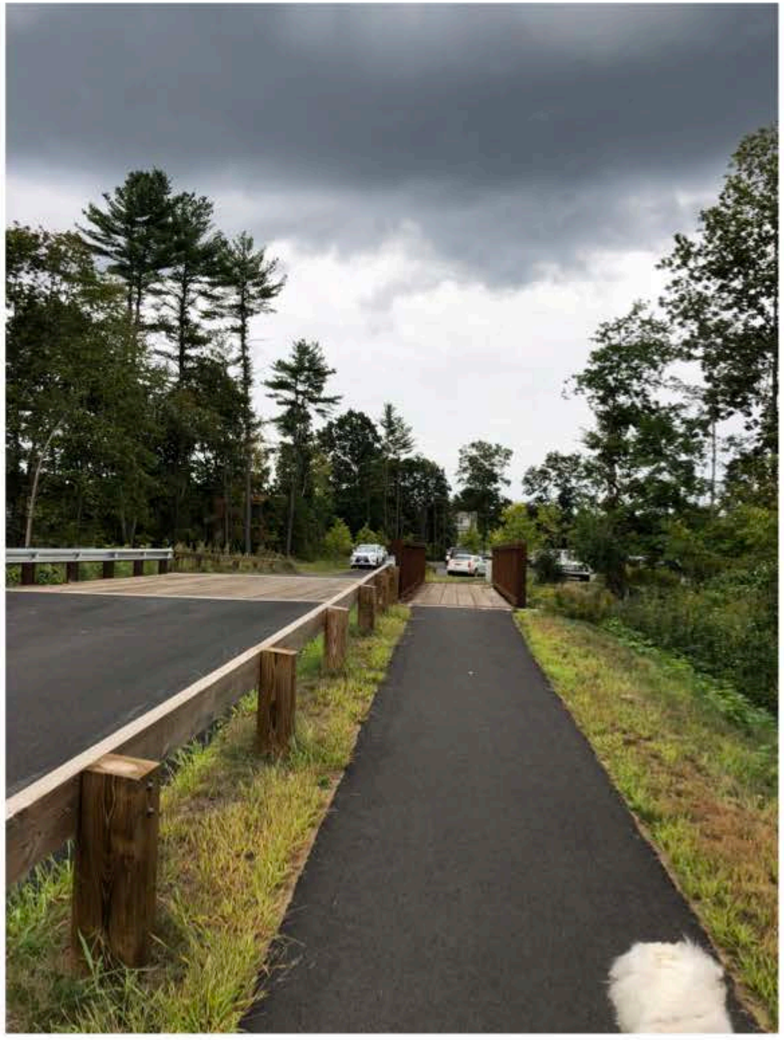
- Improves existing fields
- Connects parking for weekend recreation

Cons

- Revises the landscape of Woodsom Farm

Woodsom Site | Connection to CES





Woodsom Site | Connection to CES

Project Costs

OPTION 5 All PK-2	# of Students	Program Area [1]	Gross Square Footage	Estimated Construction Cost	Site Premiums	Project Cost	City Share	Woodsom Fields	Construction Duration
AES Site Reno/Add	465 Students Plus PK students	67,000 NFA	100,000 GSF	$44,480,000 D-B-B	$ 3,012,888	$59,366,110	$36,824,821	$ -	40 months
				$48,300,000 CM	$ 3,012,888	$64,141,110	$39,689,821	$ -	40 months
AES Site Phased New	465 Students Plus PK students	67,000 NFA	100,000 GSF	$47,000,000 D-B-B	$ 3,264,000	$62,830,000	$39,003,600	$ -	40 months
				$51,000,000 CM	$ 3,264,000	$67,830,000	$42,003,600	$ -	40 months
CES Site New	465 Students Plus PK students	67,000 NFA	100,000 GSF	$47,000,000 D-B-B	$ 320,000	$59,150,000	$35,618,000	$ 2,030,000	24 months
				$51,000,000 CM	$ 320,000	$64,150,000	$38,618,000	$ 2,030,000	24 months

[1] NFA = Net Floor Area

General Cost Assumptions

1. Program Area based upon MSBA Space Summary
2. Gross Square Footage based upon NFA x 1.5
3. Construction Starts Sept. 2020
4. New D-B-B @ $435/SF + 8% escalation = $470/SF
   Reno D-B-B @ $280/SF + 8% escalation = $302/SF
5. New CM ECC @ $472/SF + 8% escalation = $510/SF
   Reno CM ECC @ $306/SF + 8% escalation = $330/SF
6. Project Cost = 25% of ECC
7. City Share @ 40% reimbursement from MSBA or 60% share of project excluding fields

AES Reno/Add Site Specific Premiums escalated to 2020:

$ 378,000	Abatement of existing building @ $7/SF
$ 312,000	Demolition of existng building @ $8/SF
$ 50,000	Dewatering/waterproofing
$ 889,600	2% Urban-like construction site premium
$ 1,383,288	3% escalation for extended construction duration
$ 3,012,888	(Not reimbursable by MSBA)

Average annual homeowner increase*
20 year bond ~ $470 D-B-B / $500 CM
30 year bond ~ $410 D-B-B / $440 CM

AES New Site Specific Premiums escalated to 2020:

$ 378,000	Abatement of existing building @ $7/SF
$ 432,000	Demolition of existng building @ $8/SF
$ 50,000	Dewatering/waterproofing
$ 940,000	2% Urban-like construction site premium
$ 1,464,000	3% escalation for extended construction duration
$ 3,264,000	(Not reimbursable by MSBA)

Average annual homeowner increase*
20 year bond ~ $495 D-B-B / $535 CM
30 year bond ~ $430 D-B-B / $465 CM

CES Site Specific Premiums escalated to 2020:

$ 320,000	Relocate baseball fields (Not reimbursable by MSBA)

Woodsom Fields est. costs escalated to 2020:

$ 1,500,000	Soccer fields
$ 530,000	Concession stand
$ 2,030,000	(Not reimbursable by MSBA)

Average annual homeowner increase*
20 year bond ~ $450 D-B-B / $490 CM
30 year bond ~ $395 D-B-B / $425 CM

*Estimated Tax Impact: 20 year term is based on a 4.5% interest rate projection. The total principal plus interest will be $57,658,875.00. The 30 year term is based on a projection of 5.25%. The total principal plus interest will be $75,276,900.00.

FAQ

Category	AES Site	Cashman Site
During Construction	**Site Constraints** • Wetlands (Variances Required) • Zoning (Variances Required) • Existing Building **Timeline** • Duration: – Extended due to phased construction – Extended due to “urban-like” conditions – Extended due to demo of exist building **Inconveniences** • Limited on-site parking • Compromised drop-off/pick-up • Reduced play area • No green space	**Site Constraints** • Wetlands (Variances Required) • Existing Building **Timeline** • Duration: – Early site package to accelerate construction **Inconveniences** • Reduced green space • Minimal site circulation disruptions
Distance Between Schools	**Start Times** ★ Staggered, 30 minutes **Student Interaction** • Minimal opportunity for vertical integration	**Start Times** ★ Concurrent **Student Interaction** • Opportunities for vertical integration

★ Updated information addressing previous Community questions

FAQ

Category	AES Site	Cashman Site
Costs	**Transportation** ★ No Change	**Transportation** ★ Savings (Reduced number of buses)
	Other Operational • Neutral	**Other Operational** • Neutral
	Construction—Building • Increase for de-watering • Increase for existing building demolition • Increase for extended timeline • Increase for urban-like construction	**Construction—Building** • Standard construction method
	Construction—Site • Retaining walls	**Construction—Site** • Increase for baseball field relocation • Increase for extended roadway • Potential retaining walls
	Bottom line costs • $59.3 - $67.8 Million Project cost • $410 - $535 annual household cost	**Bottom line costs** • $59.2 - $64.2 Million Project cost • $390 - $490 annual household cost
	Other (Staff) • Neutral	**Other (Staff)** • Neutral

★ Updated information addressing previous Community questions

FAQ

Category	AES Site	Cashman Site
Neighborhood Impacts	**Traffic** ★ Minimal neighborhood increase ★ Substantial increased cross-town traffic • Staff/parent parking in neighborhood **Drop-Off/Pick-up** • Neutral **Building Profile** • Large mass • 50’ min. height with minimal setback from street **Construction Disruptions** • Significant • Proximity to neighbors • No lay down area • Increased construction traffic • Staff/parent parking in neighborhood • Contractor parking in neighborhood **Bus vs. Walk Population** • Currently ≤ 25 students walk to this school	**Traffic** ★ Increased neighborhood traffic ★ Increased cross-town traffic **Drop-Off/Pick-up** • Improved **Building Profile** • No impact **Construction Disruptions** • Minimal neighborhood disruption • Separate construction access **Bus vs. Walk Population** • Currently ≤ 25 students walk to this school

★ Updated information addressing previous Community questions

FAQ

Category	AES Site	Cashman Site
Recreation	**Fields** • Possibility to retain existing baseball field **Playgrounds** • Existing playgrounds will be demolished; build new playground on site **Proximity to Recreational Opportunities** • Existing educational trails remain	**Fields** • Two baseball fields will be eliminated; replicated at Woodsom Farm **Playgrounds** • One existing playground remains, one playground demolished; build new playground on site **Proximity to Recreational Opportunities** • Access to Woodsom Farm recreational and educational opportunities

★ Updated information addressing previous Community questions

FAQ

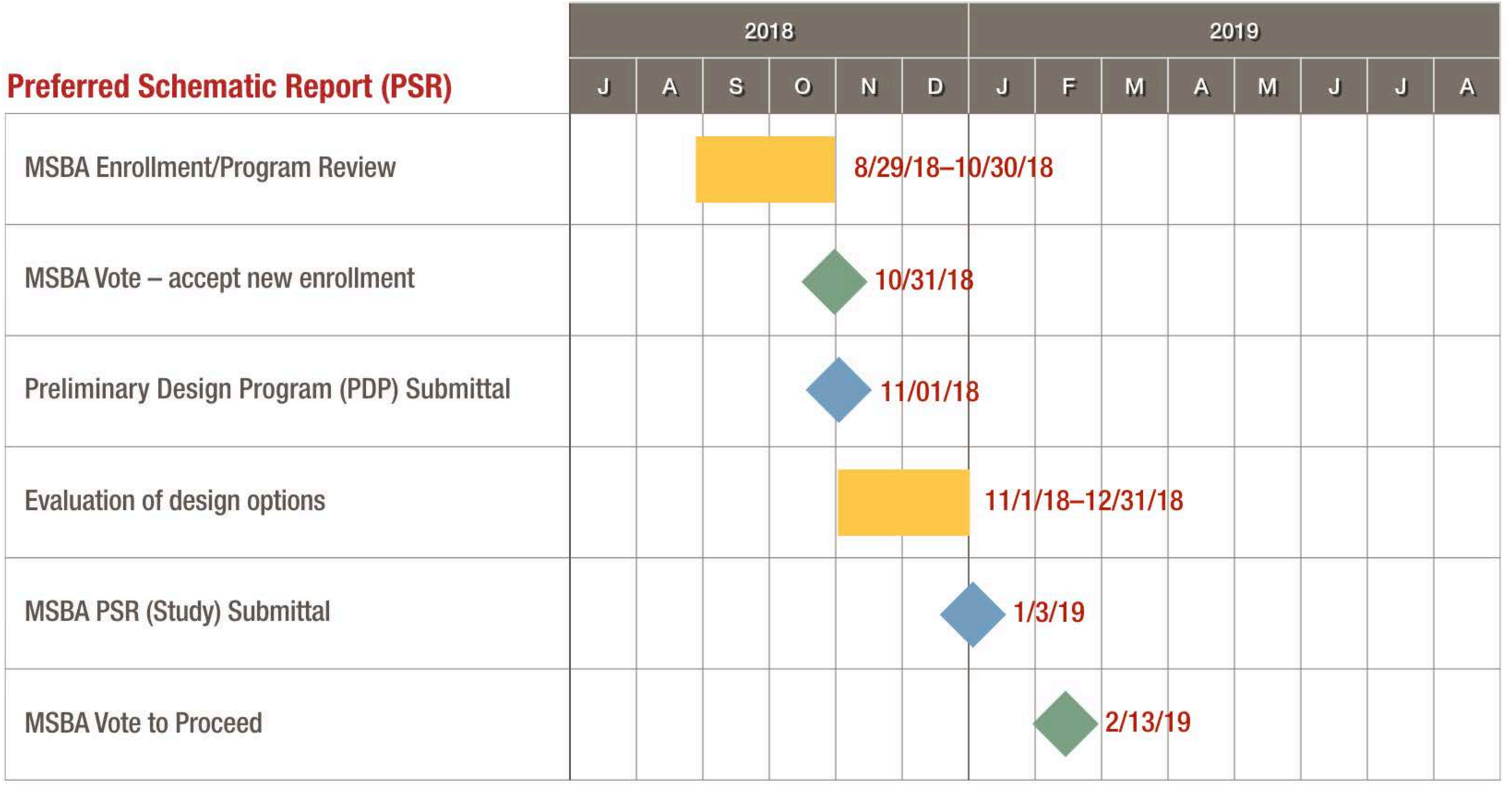
Category	AES Site	Cashman Site
Site Layout	**Building Layout** • 3-story building in close proximity to street **Parking** • Limited due to site constraints; some parking in the neighborhood will be required **Future Expansion** • Not possible on AES site; at CES site **Existing Building on AES** • Would be demolished	**Building Layout** • 3-story building (2 story front facade) **Parking** • Improved and expands existing parking **Future Expansion** • AES could be swing space if replacing existing CES **Existing Building on AES** • Available for other municipal use

★ Updated information addressing previous Community questions

MSBA Process & Timeline

• MSBA Enrollment / Program Review	October 31, 2018
• Preliminary Design Program (PDP)	November 01, 2018
• Evaluation of Design Options	Fall 2018
• Preferred Schematic Report (Study)	January 3, 2019
• MSBA Board Meeting	TBD

MSBA Process & Timeline



Construction Timeline | CES Concept 3

Next Steps

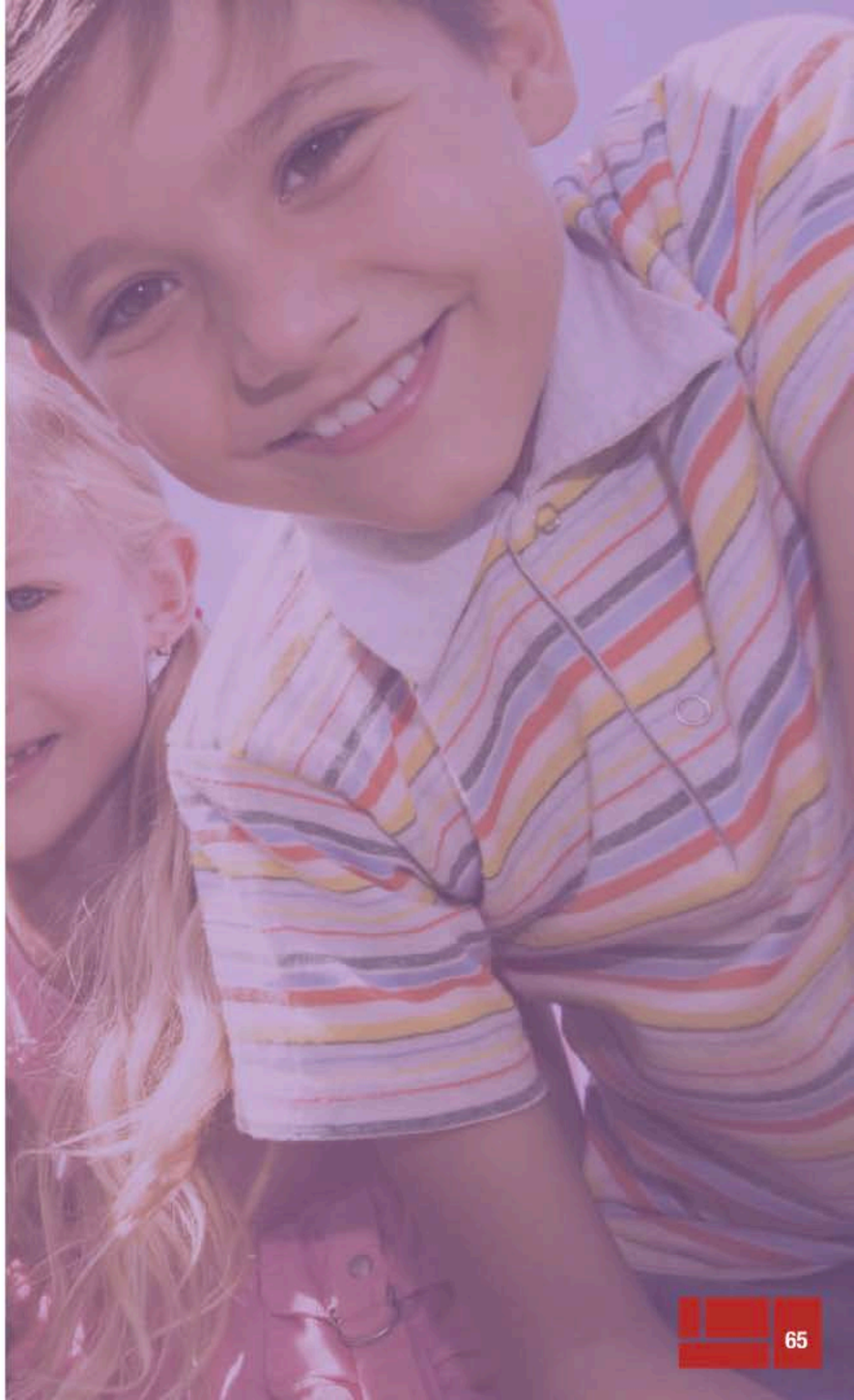
- PDP Submittal
- Further evaluations
  - Possible uses for AES site
  - Review of critical intersections
- Site evaluation / selection

Community Input | Community Survey #4

We welcome your input. The next community survey will be available on October 18th.

Community Survey link available on:

- Amesbury Public Schools Website
- City of Amesbury Website
- DiNisco Design's Facebook and Twitter Pages
  #AESSurvey



Questions & Answers