



Amesbury Elementary School

SBC Meeting
September 27, 2018



 **DINISCO DESIGN**
architects + planners

Agenda

- Action of School Committee
- MSBA Update
- Site Options
 - AES ANRAD Update
 - AES Site Update
 - CES Site Update
- Public Safety Meeting
- Athletic Fields
- Project Costs
- Schedule

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

Grade Configuration | Results

Amesbury ES	Cashman ES
PK-2	3-5
~ 465 Students + PK	~ 465 Students

- Moves 5th grade to Elementary School
 - Provides space at Middle School
 - Benefits the entire community
 - Creates equity between schools
 - Enhanced grade level learning
 - Collaborative grade level teaching
 - CES increases from 430 to **465** students ⁽¹⁾⁽²⁾
 - AES increases from 400 to **465** students + PK ⁽¹⁾⁽²⁾
 - All Pre-K at one location
 - One added school transition
1. Increased enrollment based upon updated information.
2. Not finalized, pending review with MSBA.

Space Summary

New Amesbury Elementary School

Configuration	No. of Students	Program Area	Gross Square Footage	Comments
All PK-2 (3-5 @ CES)	465 Students ⁽¹⁾⁽²⁾ + PK Students	66,642 NFA	99,963 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.

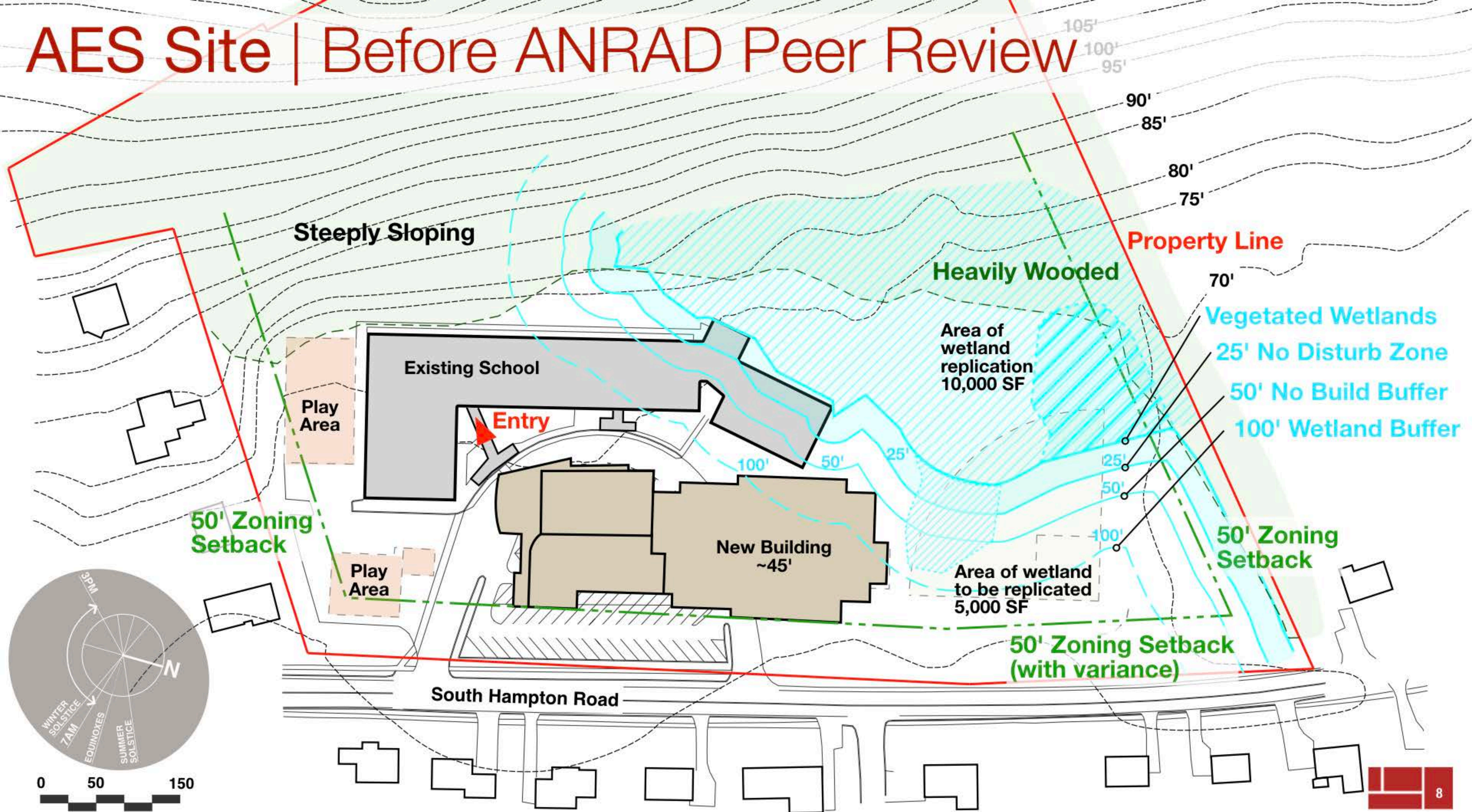
AES Site | Existing Conditions — Original Wetlands



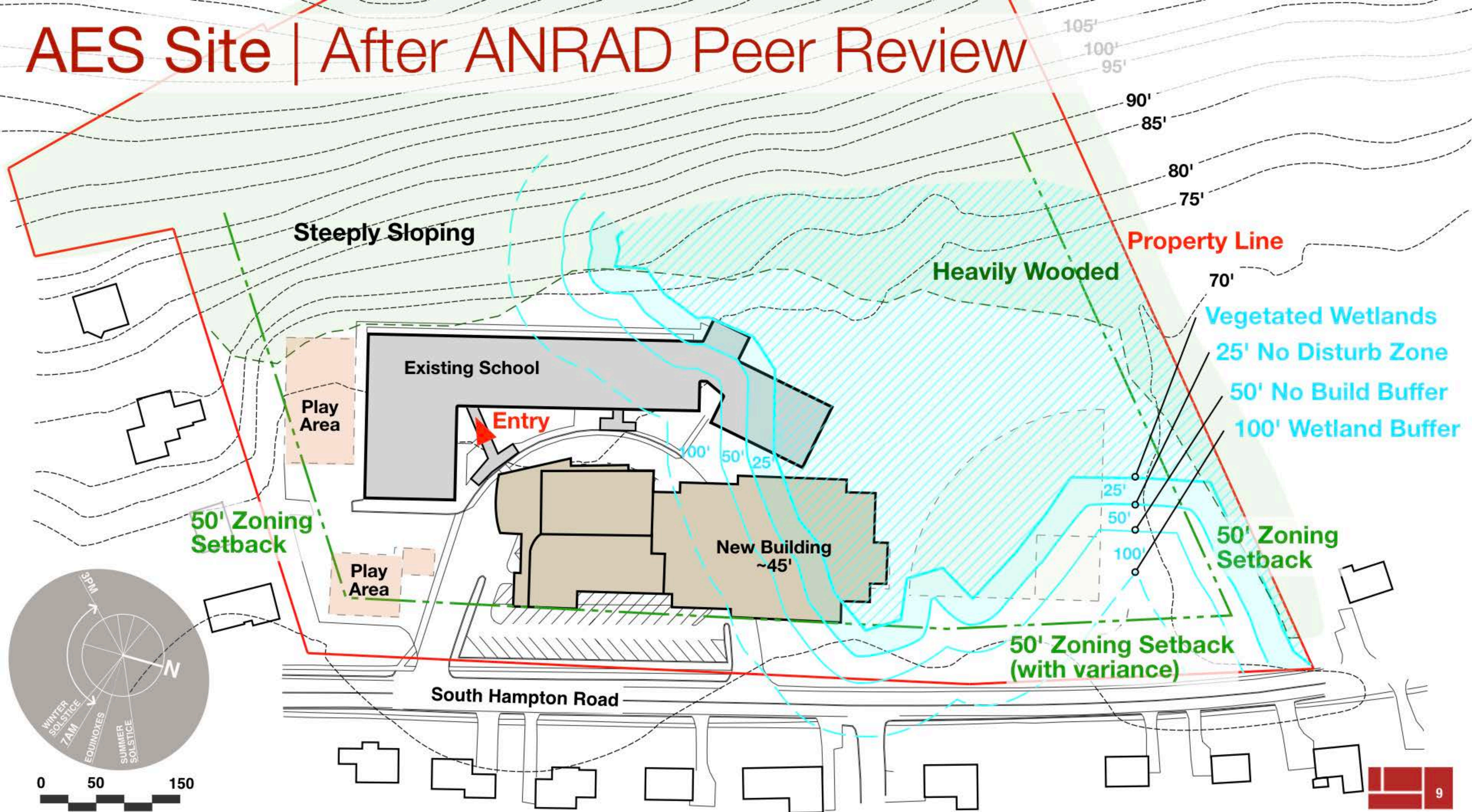
AES Site | Existing Conditions — Revised Wetlands



AES Site | Before ANRAD Peer Review



AES Site | After ANRAD Peer Review



AES | Swing Space

- 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

Cons

- Construction on occupied site
- Minimal on-site parking during construction
- Minimal construction lay-down area
- Longer construction duration
- Limited parking when complete
- Significant retaining walls for play areas
- Loss of play field
- Storm water management

AES | Concept 1 — First Floor Plan



AES | Concept 1 — Second Floor Plan



AES | Concept 1 — Third Floor Plan



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

Cons

- Construction on occupied site
- Minimal on-site parking during construction
- Minimal construction lay-down area
- Longer construction duration
- Limited parking when complete
- Significant retaining walls for play areas
- Loss of play field
- Storm water management



AES | Concept 2 — First Floor Plan



AES | Concept 2—Second Floor Plan



AES | Concept 2—Third Floor Plan



AES Site | Concept 1 & 2—Traffic Plan

465 students (+ PK)
~100,000 SF

Pros

- Separate bus and car Queues

Cons

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



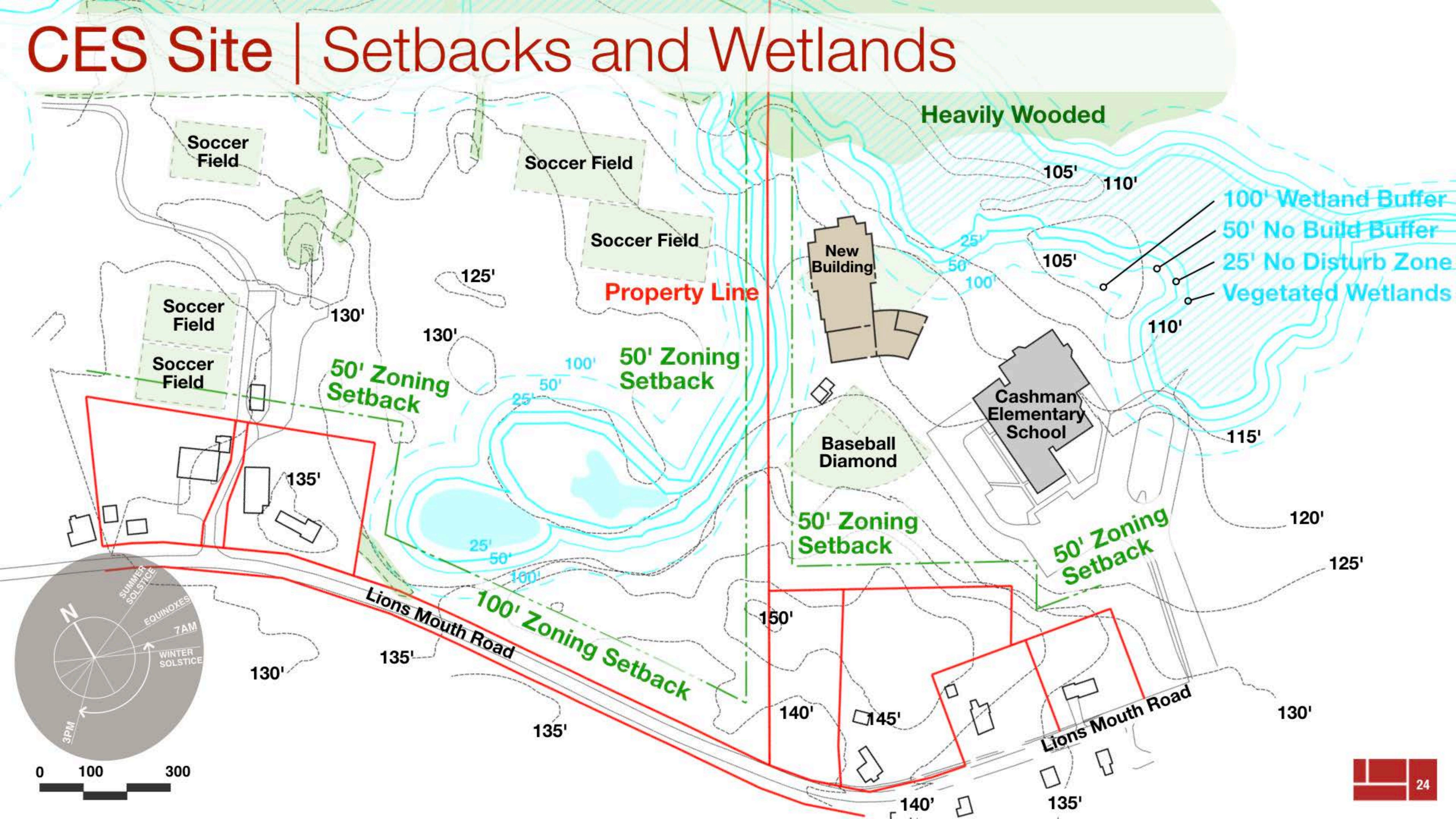
CES Site | Existing Conditions



CES Site | Concept 3—New Construction



CES Site | Setbacks and Wetlands



CES Site | Concept 3—New Construction

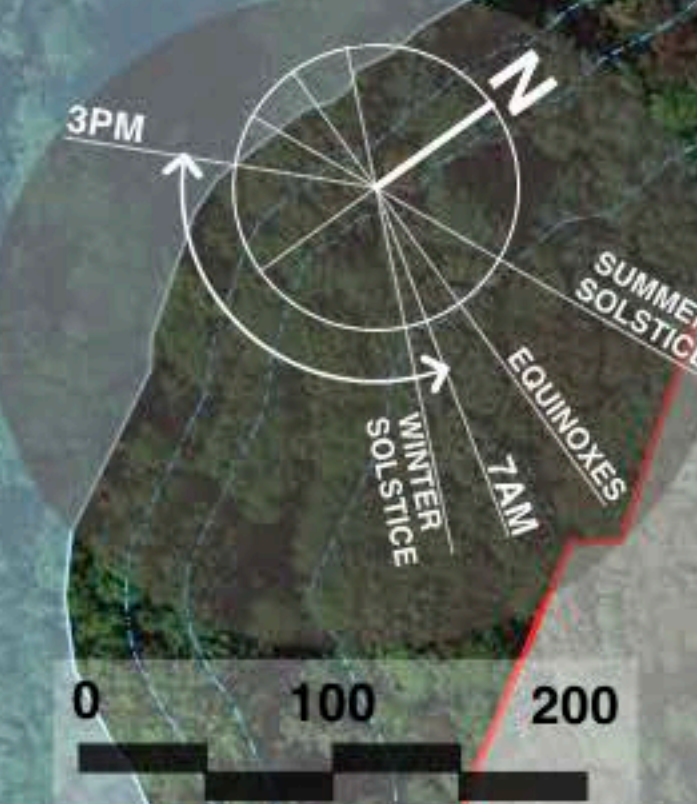
465 students (+ PK)
~100,000 SF

Pros

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

Cons

- Construction on occupied site
- Rebuilding existing infrastructure
- Wetlands
- Single access drive
- Traffic congestion
- Loss of city fields
- Reduced green space



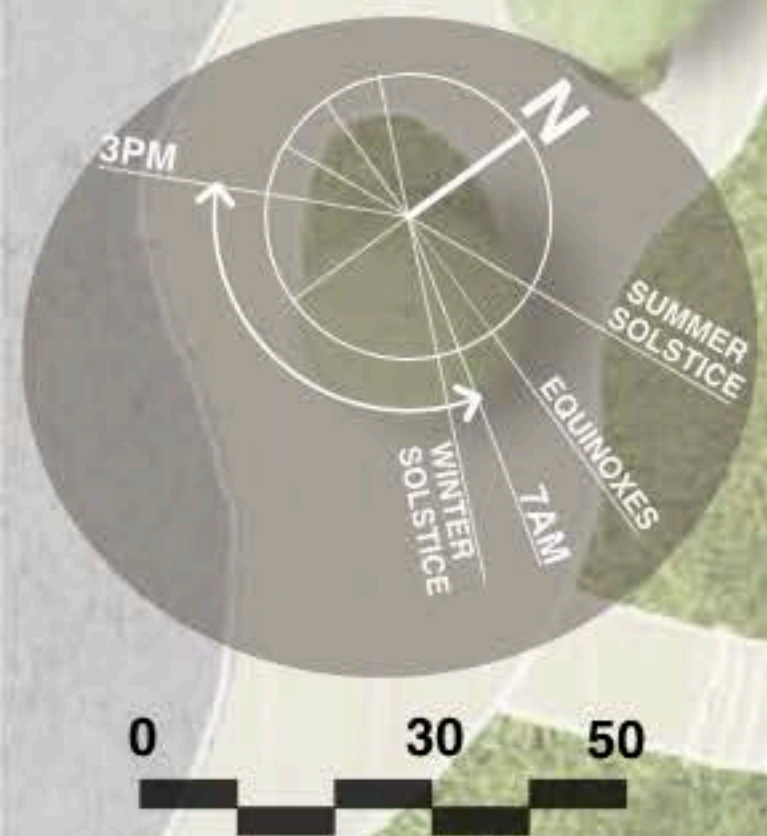
CES | Concept 3—Ground Floor



CES | Concept 3—First Floor



CES | Concept 3—Second Floor



CES Site | Concept 3—Traffic Option A

465 students (+ PK)
~100,000 SF

Pros

- Separate queues for CES and AES
- Consolidated busing
- One way traffic during drop-off and pick-up

Cons

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



CES Site | Concept 3—Traffic Option B

465 students (+ PK)
~100,000 SF

Pros

- Separate queues for CES and AES
- Consolidated busing
- One way traffic during drop-off and pick-up
- Maximizes Queueing lengths

Cons

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



CES Site | Concept 3—Traffic Option C

465 students (+ PK)
~100,000 SF

Pros

- Separate entrances & queues for CES and AES
- Consolidated busing
- One way traffic during drop-off and pick-up

Cons

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



CES Site | Concept 3—Traffic Option D

465 students (+ PK)
~100,000 SF

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 during drop-off and pick-up



CES Site | Concept 3—Traffic Option E

465 students (+ PK)
~100,000 SF

Pros

- Separate queues for CES and AES
- Consolidated busing

Cons

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



CES Site | Concept 3—Preferred Traffic Plan A

465 students (+ PK)
~100,000 SF



Pros

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

Cons

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

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



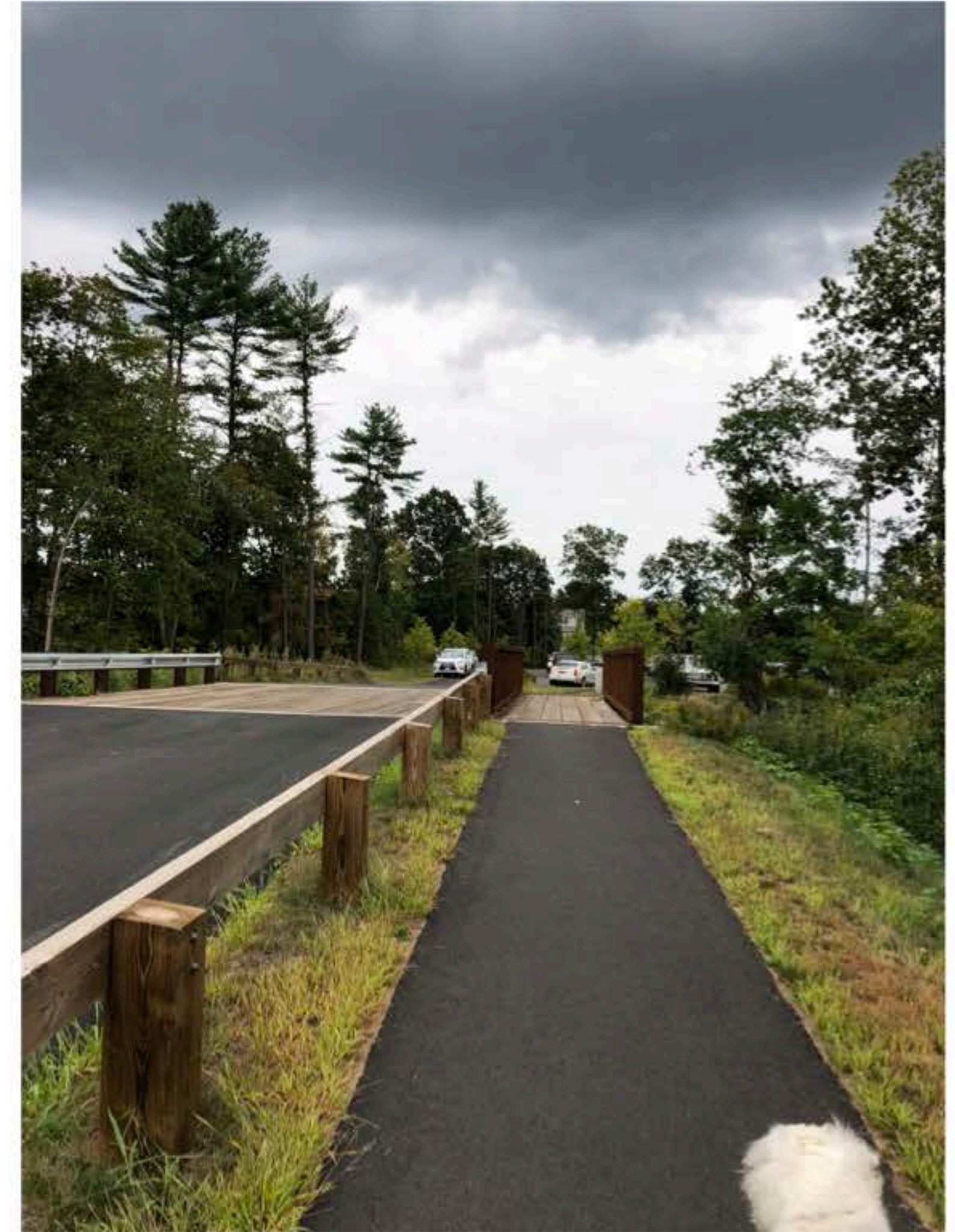
Pros

- 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 | CES Site

OPTION	# of Students	Program Area ⁽¹⁾	Gross Square Footage	Estimated Construction Cost	Woodsom Fields	Project Cost	City Share
Option 5 All PK-2 (3-5 @ CES)	465 Students	66,642 NFA	99,963 GSF	\$47,302,610 D-B-B	\$ 2,030,000	\$61,665,763	\$37,939,458
	Plus PK students			\$51,301,130 CM	\$2,030,000	\$66,663,913	\$40,938,348

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. D-B-B ECC @ \$435/SF + 8% escalation = \$470/SF
- 5. CM ECC @ \$472/SF + 8% escalation = \$510/SF
- 6. Project Cost = 25% of ECC
- 7. Woodsom Fields at estimated cost escalated to 2020:
 - \$ 1,500,000 Soccer fields
 - \$ 320,000 Baseball diamonds
 - \$ 530,000 concession stand
 - \$ 2,350,000
 - Include Baseball diamonds in project cost
 - Separate line item for fields and concession stand
- 8. City Share @ 40% reimbursement from MSBA or 60% Share of project excluding fields

20 year bond ~ \$420 annual increase for average homeowner
30 year bond ~ \$360 annual increase for average homeowner

FAQ

Category

During Construction

Distance Between Schools

AES Site

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

Start Times

- ★ Staggered, 15–20 minutes

Student Interaction

- Minimal opportunity for vertical integration

Cashman Site

Site Constraints

- Wetlands (Variances Required)
- Existing Building

Timeline

- Duration:
 - Early site package to accelerate construction

Inconveniences

- Reduced green space
- Minimal site circulation disruptions

Start Times

- ★ Concurrent

Student Interaction

- Opportunities for vertical integration

FAQ

Category

Costs

AES Site

Transportation

- ★ No Change

Other Operational

- Neutral

Construction—Building

- Increase for foundations
- Increase for existing building demolition
- Increase for extended timeline

Construction—Site

- Increase for wetland replication

Bottom line costs

- \$ Project cost
- \$ per household

Other (Staff)

- Neutral

Cashman Site

Transportation

- ★ Savings (Reduced number of buses)

Other Operational

- Neutral

Construction—Building

Construction—Site

- Increase for baseball field relocation
- Increase for extended roadway
- Potential retaining walls

Bottom line costs

- \$ Project cost
- \$ per household

Other (Staff)

- Neutral

FAQ

Category

Neighborhood Impacts

AES Site

Traffic

- ★ Minimal neighborhood increase
- ★ Substantial increased cross-town traffic

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

Cashman Site

Traffic

- ★ Significant neighborhood increase
- ★ 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

FAQ

Category

Recreation

AES Site

Fields

- One baseball field will be eliminated; no replication

Playgrounds

- Existing playgrounds will be demolished; build new playground on site

Proximity to Recreational Opportunities

- Existing educational trails remain

Cashman Site

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

FAQ

Category

Site Layout

AES Site

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

Cashman Site

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

MSBA Process & Timeline

- CES ANRAD October 4, 2018
- 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

Preferred Schematic Report (PSR)	2018						2019							
	J	A	S	O	N	D	J	F	M	A	M	J	J	A
SC Educational Program Approval		 8/6/18												
MSBA Vote – re-evaluate enrollment		 8/29/18												
MSBA Enrollment/Program Review														
MSBA Vote – accept new enrollment				 10/31/18										
Preliminary Design Program (PDP) Submittal				 11/01/18										
Evaluation of design options														
MSBA PSR (Study) Submittal						 1/3/19								
MSBA Vote to Proceed							 2/13/19							

Construction Timeline

Construction	2020					2021										2022										2023														
	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N
Early Site Construction						9/1/20–12/31/20																																		
Building Construction						1/1/21–6/30/22																																		
Building Completion – Cx, FFE																							7/1/22–8/16/22																	
Occupancy																							9/1/22–9/1/22																	
Closeout																							9/1/22–6/19/23																	