

MEETING MINUTES



MANAGEMENT
PARTNERS, LLC

Project: Manchester Memorial Elementary School
Subject: School Building Committee Meeting
Location: Manchester MS/HS – Library
Distribution: Attendees, Project File

Project No: MP17-114
Meeting Date: 12/12/2017
Time: 7:00 PM
Prepared By: S. Brown

Present	Name	Affiliation	Present	Name	Affiliation
	Caroline Weld *	SBC Co-Chair	✓	Jim LaPosta	JCJ
✓	Ann Cameron *	SBC Co-Chair	✓	Daniel Ruiz	JCJ
✓	Pam Beaudoin *	Superintendent	✓	Lauren Braren	JCJ
✓	Avi Urbas *	Dir. of Fin. & Ops		Emily Czarnecki	JCJ
✓	Alva Ingaharro *	Essex		Mike Burton	DWMP
✓	John Willis *	Principal MMES	✓	Steven Brown	DWMP
	Jay Pagliarulo	Dir. of Facilities		Christina Shefferman	DWMP
✓	Andy Oldeman *	Man. Fin. Comm.			
✓	Lisa O'Donnell *	Essex B.O.S.			
✓	Remko Brueker *	Manchester			
	Adam Zaiger *	Manchester			
✓	Tyler Virden *	Essex			
✓	George Scharfe *	Manchester			
✓	Gordon Brewster *	Manchester			
✓	Charlie Hay *	Essex			
✓	Sarah Creighton *	Manchester			
✓	Maggie Tomaiolo *	Essex			
	Jake Foster *	Essex			

Action Items:

<u>Item No.</u>	<u>Responsible Party:</u>	<u>Description</u>
7.11	P. Beaudoin	Site: Swing space availability

* SBC Voting
Member

PROJECT MANAGERS
ARCHITECTS

Newburyport, MA 01950
260 Merrimac Street Bldg 7
978.499.2999 ph
978.499.2944 fax

www.doreandwhittier.com

AGENDA

Project: Manchester Memorial Elementary School
Subject: School Building Committee Meeting
Location: Manchester MS/HS – Library
Distribution: Attendees, Project File

Project No: MP17-114
Meeting Date: 12/12/2017
Time: 7:00 PM
Prepared By: C.Shefferman



1. Call to Order
2. Previous Topics & Approval of November 28, 2017 Meeting Minutes
 - 7.11 Site: Swing Space Availability (P. Beaudoin)
 - 8.8 Choose date for tour; Contact schools schedule tour (P. Beaudoin/JCJ/DWMP)
 - 13.9.2 Send meeting invite for WG meeting (MEP WG)
 - 14.4.4 Resend volunteer email to SBC (C. Shefferman)
3. Invoices and Commitments for Approval
 - DWMP November OPM Invoice No. 9 in the amount of \$8,682.00.
(invoice attached). Vote expected.
 - JCJ November Designer Invoice No. 4 in the amount of \$61,450.00.
(invoice attached). Vote expected.
4. Working Group Update (DWMP)
5. Budget Update (ALL)
6. Schedule/Look Ahead (ALL)
7. Project Update (JCJ)
8. Evaluating the Options (JCJ)
9. Design Update (JCJ)
10. Next Meeting(s)
11. Other Topics Not Reasonably Anticipated 48 hours prior to Meeting
12. Public Comments
13. Adjourn

PROJECT MANAGERS
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Item No.	Description	Action
15.1	<u>Call to Order:</u> 7:05 pm meeting was called to order by the SBC Co-Chair Ann Cameron with 14 of 17 voting members in attendance. S. Brown of DWMP notes the meeting will follow the Power Point presentation that is being projected on the screen and to follow the agenda that was provided to the SBC prior to the meeting via Dropbox.	Record
15.2.1	<u>Previous Topics & Approval of November 28, 2017 Meeting Minutes:</u> S. Brown explains and reviews the four previous items requiring action. A review of those items is noted below.	Record
7.11	<p><u>Site Understanding:</u> (For previous history of this item, refer to previous meeting minutes)</p> <p>...Additional details and follow up will be provided to the SBC at our next meeting.</p> <p>11/14/2017: P. Beaudoin states that she has a meeting scheduled with the Mayor of the Town of Beverly on 11/20/17. P. Beaudoin is also in communication with St. Mary's in Beverly, and is waiting for a formal response from the school on whether it will fit the needs of MMES. P. Beaudoin is still waiting to hear from Father Jim in Gloucester. P. Beaudoin will continue to pursue these options and will report back to the SBC once she has additional information.</p> <p>11/28/2017: P. Beaudoin states that there are still 3 possible options. Briscoe School in Beverly, The Cummings Center in Beverly, and St. Mary's in Beverly. P. Beaudoin met with officials from Beverly's mayor office, and is waiting to hear whether they would be willing to wait a year before someone would possibly occupy the school. The Cummings Center approached P. Beaudoin and stated that they might have an option that would fit their needs. The Cummings Center is working on putting together a quote and space availability between their many available spaces. P. Beaudoin is still waiting to hear if St. Mary's can provide an estimate for the space. After discussion, the SBC agreed that overall, they would steer towards an option that can either have kids on site or off site based on phasing, modulars, and or an offsite temporary campus. P. Beaudoin to continue development of potential swing spaces.</p> <p>12/12/2017: P. Beaudoin states Cummings Properties has confirmed that they have nothing that fits the District's space needs for the time frame needed. No update from Gloucester or St. Mary's prospect at this time.</p>	P. Beaudoin
8.8	<p><u>Educational Planning:</u> D. Stephen provides a brief recap of the Ed. Planning presentation that was presented to the Leadership team back in August. A copy of the slides are attached in the backup. D. Stephen advises that the team should plan when they would like to visit other school sites that have recently gone through the process. The schools requested include Haverhill, Marblehead, and Andover. P. Beaudoin to provide dates in December that will work for the group.</p> <p>9/26/17: P. Beaudoin states that she sent out a scheduling doodle for potential dates to the SBC. Three dates worked best for the group, 12/8, 12/14, 12/18. P. Beaudoin to send another doodle with these dates to confirm which will be best. P. Beaudoin to confirm best date at next meeting.</p> <p>10/24/17: No update at this time. Continuing.</p> <p>11/06/2017: P. Beaudoin will evaluate schedule doodle and select an open date that worked best for the SBC. S. Brown recommended taking a tour of Hunkings School in Haverhill,</p>	

	<p>West Parish in Gloucester, and a Renovation/Addition School. P. Beaudoin to communicate with DWMP and schedule dates for tours.</p> <p>11/14/2017: S. Brown states that he has reached out to the West Parish School in Gloucester to coordinate a walk through. S. Brown is waiting to hear back with some potential dates and times. D. Ruiz states that he reached out to the Hunking School in Haverhill and is waiting to hear back dates and times. Once both DWMP and JCJ have some potential dates and times they will report back to the SBC.</p> <p>11/28/2017: S. Brown states that DWMP is still trying to reach the principal with West Parish and confirm a time for a tour. Once any information is received, DWMP will update the SBC. D. Ruiz confirms that he was able to schedule a tour for 12/8/17 with the Hunking School. D. Ruiz to confirm the afternoon of 12/8/17 for the site tour of Hunking School. D. Ruiz to send out meeting invites to the team once confirmed.</p> <p>12/12/2017: S. Brown notes that the Hunking tour took place on Friday 12/8 as scheduled. JCJ has provided an update as part of new business under #7 of this meeting. The walkthrough at West Parish ES in Gloucester is scheduled for tomorrow 12/13 @ 3:30p. All educators and Committee members are encouraged to attend.</p>	Record
13.9.2	<p><u>Other Topics Not Reasonably Anticipated 48 Hours Prior to Meeting:</u> The SBC agreed that there should be an MEP working group established. The SBC recommended that R. Breuker, A. Oldeman, T. Virden, G. Sharfe, J. Pagliarulo, and S. Creighton be included in the group. At our next SBC meeting further development will be established.</p> <p>11/28/2017: S. Brown states the WG was established at our last SBC meeting, and a date for a meeting with the group needs to be established and determined for the month of December. The WG discussed and agreed that 12/4/2017 at 6 pm would be the best time. D. Ruiz to confirm with GGD, the MEP consultant, whether this time will also work with them. A. Urbas states that he would like to be included and invited to the meeting. The purpose of the MEP WG is to provide buy in on systems for the cost estimates. Once D. Ruiz confirms GGD can make the 12/4/2017 6pm meeting, C. Shefferman will send out a meeting invite.</p> <p>12/12/2017: The MEP working group met on Monday 12/11 @ 6pm. All future MEP working group updates will be grouped with the others (section 4 of this meeting).</p>	Closed
14.4.4	<p><u>Working Group/Communications Update:</u> C. Shefferman states that she sent out an email to the SBC outlining volunteers needed for upcoming local events. A handful of members have responded, but many still haven't. C. Shefferman to send out email again to SBC asking for additional sign ups.</p> <p>12/12/2017: Reminder email sent and responses returned. The Communications group continues to meet to review important local PR opportunities and participation. G. Brewster attended the Master Planning committee meeting that was attended by +/- 35 people, who were generally aware of the MMES project, and interested in hearing future updates.</p>	Record/Closed
15.3.1	<p><u>Invoices & Commitments for Approval:</u> DWMP invoice no. 9 for OPM Feasibility services in the amount of \$8,682.00 (invoice attached) vote expected. Motion made by G. Brewster to approve invoice no. 9 in the amount of \$8,682.00, 2nd by R. Brueker. Discussion: None. Vote: Unanimous to approve.</p>	Record

15.3.2	<u>Invoices & Commitments for Approval:</u> JCJ invoice no. 4 for Designer Feasibility services in the amount of \$61,450.00 (invoice attached) vote expected. Motion made by A. Urbas to approve invoice no. 4 in the amount of \$61,450.00, 2 nd by R. Brueker. Discussion: None. Vote: Unanimous to approve.	Record
15.4.1	<u>Working Group Updates: Educational:</u> No updates reported	Record
15.4.2	<u>Working Group Updates: Facilities Assessment:</u> No updates reported	Record
15.4.3	<u>Working Group Updates: Budget Collaboration:</u> No updates reported	Record
15.4.4	<u>Working Group Updates: MEP:</u> D. Ruiz updated the group that the MEP working group met for the first time on 12/4/2017 at 6pm in the MS/HS Library. JCJ's MEP consultants from Garcia, Galuska, DeSousa (GGD) were present to introduce systems goals, explanation of systems, etc. GGD will be present at the 12/18/2017 SBC meeting to lead a discussion for establishing basis-of-design decisions to work into the PSR options.	Record
15.5	<u>Budget Update:</u> S. Brown updates the SBC on the current budget. As of the meeting, the project is 90% encumbered, and 34% of F&S is complete. With the approval of the two invoices presented at the meeting, the current contracts are 39% expended.	Record
15.6.1	<u>Schedule/Look Ahead:</u> S. Brown reviews the two-month look-ahead schedule noting upcoming working group, community meetings, and SBC meeting dates (backup attached).	Record
15.7.1	<u>Project Update:</u> S. Brown updates SBC on status of PDP submission. MSBA would like project team to resubmit the Preliminary Evaluation of Alternatives section of PDP once 12/12 meeting and elimination of some options is complete. While carrying all the options over from PDP is allowed, all parties agreed that eliminating some at the conclusion of the PDP will show a clearer process of elimination. JCJ to resubmit electronic copies to the MSBA of 3.1.6 amended based on the results of this meeting.	JCJ
15.7.2	<u>Project Update:</u> D. Ruiz summarized the MEP working group meeting held on 12/4. GGD will be in attendance at the 12/18 SBC meeting to review options with the full committee.	Record
15.7.3	<u>Project Update:</u> D. Ruiz notes members of the Design Team and SBC attended a walkthrough of the recently completed Hunking Elementary School in Haverhill, MA.	Record
15.8.1	<u>Evaluating the Options:</u> J. LaPosta reviews all 14 options that were developed in the PDP phase, and include R-1, AR-1, AR-2, AR-3, AR-4, and N-1 through N-9.	Record
15.8.2	<u>Evaluating the Options:</u> J. LaPosta notes that JCJ has the full results surveyed of the wetlands delineation, and options AR-3 Curved Main Street, and N-4 Main Street severely encroach within the existing wetlands. Because these plan options encroach well into the wetlands, and also because their plan structure is sprawling-in- nature, it is JCJ's recommendation these options are not developed further into PSR.	Record
15.8.3	<u>Evaluating the Options:</u> J. LaPosta reviews options that carry additional non-reimbursable site costs – Options N-6 East Side Courtyard, and N-7 East Side Main Street. These options carry additional non-reimbursable costs associated with site development. Due to additional costs for these options that would not be eligible for MSBA reimbursement, JCJ is recommended these options are not developed further into PSR.	Record

15.8.4	<u>Evaluating the Options:</u> J. LaPosta reviews N-2 option that would require students to be relocated completely off-site during construction. While the other options can be phased and keep a large student population on-site (reducing phasing premium/swing space costs), this option can only work with full removal of students. JCJ is recommending Option N-2 be eliminated from further consideration since it will limit flexibility (increasing costs) during construction.	Record
15.8.5	<u>Evaluating the Options:</u> J. LaPosta reviews Option AR-1 noting that the majority of renovated program spaces would remain below MSBA space guidelines (including the gymnasium, cafeteria, and most classrooms. JCJ notes that there are still a few of renovation/addition options that fully meet the guidelines. Due to the high relative project cost and to be left with a facility that still remains below recommended space standards, JCJ recommends option AR-1 is eliminated from further consideration.	Record.
15.8.6	<u>Evaluating the Options:</u> L. Braren reviews Option AR-4 Out West (attached, see backup) in greater detail, following up the discussion from last meeting. She notes the following for consideration moving forward: <ul style="list-style-type: none"> • Phased Construction • Students can remain on-site (a few modular classrooms may be required, TBD) • Renovates more square footage compared to earlier options • Large portion of existing student drop-off loop and parking can remain • New classrooms will meet MSBS space guidelines • Gym will remain below space guidelines 	Record
15.8.7	<u>Evaluating the Options:</u> L. Braren reviews Option N-1 The Piano (attached, see backup) in greater detail, following up the discussion from last meeting. She notes the following for consideration moving forward: <ul style="list-style-type: none"> • Provides additional (needed) student drop-off/pickup queuing space • Classrooms are stacked at back (two story) • Utilized double loaded corridors (very space efficient) • Provides space for small play field • Phased construction 	Record
15.8.8	<u>Evaluating the Options:</u> L. Braren reviews Option N-3 The Hub (attached, see backup) in greater detail, following up the discussion from last meeting. She notes the following for consideration moving forward: <ul style="list-style-type: none"> • Designed around a “main street” corridor • Two distinct wings (both two story) for organizing the grades • One wing: Lower elementary (K-2) other wing: Upper elementary (3-5) • Room for small playfield • Provides additional parking near existing pre-k 	Record
15.8.9	<u>Evaluating the Options:</u> L. Braren reviews Option N-5 Tennis Court L (attached, see backup) in greater detail, following up the discussion from last meeting. She notes the following for consideration moving forward: <ul style="list-style-type: none"> • Phased construction • Extended drop-off & parking off of route 127 • Two distinct wings organized around the tennis court (upper & lower elementary) 	Record

15.8.10	<p><u>Evaluating the Options:</u> L. Braren reviews Option N-8 Two Wings (attached, see backup) in greater detail, following up the discussion from last meeting. She notes the following for consideration moving forward:</p> <ul style="list-style-type: none"> • Wetlands added need for some modular during phased construction • Two distinct wings (upper & lower elementary schools) • Provides additional parking near existing Pre-K • Room for small playfield 	Record
15.8.11	<p><u>Evaluating the Options:</u> L. Braren reviews Option N-9 the Hook (attached, see backup) in greater detail, following up the discussion from last meeting. She notes the following for consideration moving forward:</p> <ul style="list-style-type: none"> • Added detail to the three phases • No modular classrooms would be required, but students can remain on-site • Single loaded corridor in some parts; less efficient space design • Preserves space for small playfield and outdoor classrooms • Creates some challenges due to proximity of construction to existing facility <p>S. Creighton asked the team to consider if the existing gym, tennis courts w/ bubble could be used for temporary classrooms.</p>	Record
15.8.12	<p><u>Evaluating the Options:</u> A motion was made by A. Oldeman, and seconded by L. O'Donnell to remove options AR-1, AR-3, N-2, N-4, N-6, and N-7 from further consideration in PSR for reasons reviewed and recommended by JCJ. Discussion: G. Scharfe noted the team should advocate for a CM as early as possible to help with pricing and phasing options. Vote: Unanimous to eliminate options as listed, motion passes.</p>	Record
15.8.13	<p><u>Evaluating the Options:</u> A motion was made by G. Scharfe and seconded by S. Creighton to eliminate option N-5 Tennis Court L from further consideration due to poor siting of the building, and likely non-support from the communities. Discussion: A. Cameron noted the safety concern due to undesirable design of having kids constantly crossing vehicle traffic at the drop-off loop in the rear of the building. Vote: Unanimous to eliminate, motion passes.</p>	Record
15.9.1	<p><u>Next Steps:</u> J. LaPosta notes that the next steps are to develop the remaining options to a level of detail including; massing, phasing, program spaces/plans, so they can be cost estimated. JCJ will provide examples of PSR options from other projects so the SBC can visualize the level of detail each of the options will have prior to estimating. S. Brown notes the estimates, while in greater detail, are still very preliminary in nature and try to capture the biggest scope differences between the options.</p>	Record
15.9.2	<p><u>Next Steps:</u> J. LaPosta reviews the milestone schedule (backup attached) with the SBC for the remainder of PSR. On 1/10 the goal is to make final determination of schemes for estimating purposes, and 2/1 will be the first look at the preliminary cost estimates for the options.</p>	Record
15.10	<p><u>Next Meetings:</u> The next SBC will be held Monday, December 18th at 7pm in the Manchester Essex Regional Middle/High School Library.</p>	Record
15.11	<p><u>Other Topics Not Reasonably Anticipated (48 hour prior to meeting):</u> C. Hay recommended the SBC consider reengagement of faculty that took part in the ed. visioning sessions. This will update them on how their contributions have affected the process so far. J. LaPosta</p>	Record

	acknowledged this is typical and they plan on coordinating a meeting with this subgroup in early January.	
15.12	<u>Public Comment:</u> None.	Record
15.13	<u>Adjourn:</u> A motion was made by G. Scharfe and seconded by M. Tomaiolo to adjourn the meeting. Discussion: None. Vote: Unanimous to approve. Meeting adjourned at 8:58 pm.	Record

Attached:

SBC Meeting Agenda, Sign In Sheet, SBC Meeting No. 14 11/28/17 Meeting Minutes, DWMP Invoice No. 9, JCJ Invoice No. 4, Manchester Memorial Elementary School Presentation 12/12/17

DORE AND WHITTIER MANAGEMENT PARTNERS, LLC.



Steven W. Brown
Project Manager
Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.



Manchester Essex Regional School District
School Building Committee

Meeting Date: 12-12-2017
Meeting No. 15



Member name	Town/Affiliation	email contact	Signature
** Caroline Weld	SBC Co-Chair -Manchester	weldc1@mersd.org	
** Ann Cameron	SBC Co-Chair-Essex	cameron@mersd.org	<i>Ann Cameron</i>
* Alva Ingaharro	School Comm. Member/Essex	alvai@comcast.net	<i>Alva Inge</i>
* Pam Beaudoin	Superintendent of Schools	beaudoinp@mersd.org	<i>Pam Beaudoin</i>
* Avi Urbas	Dir. Of Finance & Operations	urbasa@mersd.org	<i>Avi Urbas</i>
* John Willis	Principal MMES	willisj@mersd.org	<i>John Willis</i>
Jay Pagliarulo	Facilities Director	pagliaruloj@mersd.org	
* Andy Oldeman	Manchester Finance Comm	aoldeman@smma.com oldemana@mersd.org	<i>Andy Oldeman</i>
* Lisa O'Donnell	Essex Board of Selectman	lisaengineer@comcast.net odonnelll@mersd.org	<i>Lisa O'Donnell</i>
* Remko Brueker	Manchester	remko@breukerdesign.com breukerr@mersd.org	<i>Remko Brueker</i>
* Adam Zaiger	Manchester	azaiger@choate.com zaigera@mersd.org	
* Tyler Virden	Essex	tyler@windover.com virdent@mersd.org	<i>Tyler Virden</i>
* George Scharfe	Manchester	gscharfe@johnpenney.com scharfeg@mersd.org	<i>George Scharfe</i>
* Gordon Brewster	Manchester	gbrewster@smma.com brewsterg@mersd.org	<i>Gordon Brewster</i>
* Charlie Hay	Essex	chay@tappe.com sarahhammondcreighton@gmail.com creightons@mersd.org	<i>Charlie Hay</i>
* Sarah Creighton	Manchester		
* Maggie Tomaiolo	Essex	tomaolom@mersd.org	<i>Maggie Tomaiolo</i>
* Jake Foster	Essex	fosterig@verizon.net	
Mike Burton	DWMP	mburton@doreandwhittier.com	
Steve Brown	DWMP	sbrown@doreandwhittier.com	<i>Steve Brown</i>
Christina Shefferman	DWMP	cshefferman@doreandwhittier.com	
Jim LePosta	JCJ	jlaposta@jci.com	<i>Jim LePosta</i>
Dan Ruiz	JCJ	druiz@jci.com	<i>Dan Ruiz</i>
Lauren Braren	JCJ	lbraren@jci.com	<i>Lauren Braren</i>
Emily Czarnecki	JCJ	eczarnecki@jci.com	

Dore and Whittier Management Partners, LLC
260 Merrimac Street
Bldg. 7
Newburyport, MA 01950

Invoice, proposal or information submitted
for School Building Committee approval:

**Manchester Memorial
Elementary School Project**

- Meeting Date: 12/12/2018
- Approval Vote: YES x NO AB

Prepared by Dore & Whittier Mgmt Partners, LLC

Avi Urbas
Director of Finance
36 Lincoln Street
Manchester-by-the-sea, MA 01944

Invoice number 00009
Date 11/27/2017

Project 17-0114 MANCHESTER ESSEX
MEMORIAL ELEMENTARY SCHOOL

Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
Designer Selection and Feasibility	105,000.00	79,737.00	8,682.00	16,581.00	88,419.00
Schematic Design	50,000.00	0.00	0.00	50,000.00	0.00
Total	155,000.00	79,737.00	8,682.00	66,581.00	88,419.00

Invoice total **8,682.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00009	11/27/2017	8,682.00	8,682.00				
	Total	8,682.00	8,682.00	0.00	0.00	0.00	0.00

December 8, 2017

Mr. Avi Urbas
Director of Finance & Operations
Manchester Essex Regional School District
36 Lincoln Street
Manchester-by-the-Sea, MA 01944

Project: Manchester Memorial Elementary School
MP17-114

Subject: JCJ Invoice #4 - November 2017

Avi,

Please see the attached JCJ November 2017 invoice (#4) in the amount of \$61,450.00 for Feasibility Phase Designer services in accordance with their contract. In addition to their base fee and included in this invoice, JCJ is requesting payment on the following contract amendments:

- | | |
|---|----------|
| • Amend. #1 – CDW Phase I Site Assessment | \$900 |
| • Amend. #1 – LGCI Geotech | \$17,215 |
| • Amend. #1 – CDW Haz Mat | \$4,500 |
| • Amend. #2 – Samiotes Site Survey | \$14,550 |

Dore & Whittier has reviewed this invoice in conjunction with JCJ's contract and amendments, along with the cashflow/monthly burn-down rate and takes no exception to its approval. We find the partial payment on the above listed amendments to be fair considering the services rendered in relation to study materials provided to date.

With your review, we anticipate bringing this invoice before the School Building Committee for approval at the next scheduled meeting on December 12th.

Please contact me if you have any questions.

Sincerely,

DORE & WHITTIER MANAGEMENT PARTNERS, LLC
Project Managers



Steven W. Brown
Project Manager

PROJECT MANAGERS
ARCHITECTS

Newburyport, MA 01950
260 Merrimac Street Bldg 7
978.499.2999 ph
978.499.2944 fax

www.doreandwhittier.com

INVOICE

JCJ.COM

120 HUYSHOPE AVENUE, SUITE 400
HARTFORD, CT 06106
TEL 860.247.9226
FAX 860.524.8067

AN EMPLOYEE OWNED COMPANY

November 30, 2017

Project No: B17046.00

Invoice No: 000000004

Avi Urbas
Manchester -Essex Regional School District
36 Lincoln Street
Manchester By The Sea, MA 01944

Project B17046.00 Manchester Memorial Elementary School

E-mail invoice:
sbrown@doreandwhittier.com
cshefferman@doreandwhittier.com
urbasa@mersd.org

Professional Services through November 30, 2017

Invoice, proposal or information submitted
for School Building Committee approval:

Manchester Memorial Elementary School Project

- Meeting Date: 12/12/2017
- Approval Vote: YES ☒ NO ☐ AB ☐

Prepared by Dore & Whittier Mgmt Partners, LLC

Phase 00 Base Fee
Fee

Billing Phase	Fee	Percent Complete	Earned	Current Fee Billing
Feasibility Study	180,000.00	53.9667	97,140.00	24,285.00
Schematic Design	170,000.00	0.00	0.00	0.00
Amend #1 Site (CDW)	4,500.00	100.00	4,500.00	900.00
Amend #1 Geotech (Lahlaf)	17,215.00	100.00	17,215.00	17,215.00
Amend #1 Traffic (Bryant)	16,000.00	0.00	0.00	0.00
Amend #1 Wetlands (Samiotes)	1,500.00	100.00	1,500.00	0.00
Amend #1 Haz Mat (CDW)	15,640.00	52.6535	8,235.00	4,500.00
Amend #2 Site Survey (Samiotes)	24,250.00	60.00	14,550.00	14,550.00
Total Fee	429,105.00		143,140.00	61,450.00
		Previous Fee Billing	81,690.00	
	Total Fee			61,450.00
		Total this Phase		\$61,450.00
		Total this Invoice		\$61,450.00

Invoice

CDW CONSULTANTS, INC.
Terms: Due upon Receipt; (508) 875-2657
Remit payment to: 6 Huron Drive
Natick, MA 01760

November 3, 2017

Project No: 01587.00

Invoice No: 0000002

JCJ ARCHITECTURE
ATTN: ACCOUNTING
120 HUYSHOPE AVENUE
SUITE 400
HARTFORD, CT 06106

Project 01587.00
P.O. NO: B17046.00

JCJ MEMORIAL ELEM. SCHOOL PHASE I ESA

Professional Services from October 1, 2017 to October 28, 2017

Task 00001 PHASE I ENVIRONMENTAL SITE ASSESSMENT
Fee

Total Fee 4,500.00

Percent Complete 100.00 Total Earned 4,500.00

Previous Fee Billing 3,600.00

Current Fee Billing 900.00

Total Fee 900.00

Total this Task \$900.00

Total this Invoice \$900.00

Amend #1

↙ billed against
amendment #1

JCJ _____ P.O. _____

Group 04841

Project # B17046.00

G/L Acct. # 71400

Approved by [Signature]

Date 11/8/17

LOE Issued _____

LOI Issued _____

Agreement Signed _____

Amendment Signed _____

COI on file _____

COI not required _____

Issued 10/12/17



LGCI

Lahlaf Geotechnical Consulting, Inc.

100 Chelmsford Road

Suite 2

Billerica, MA 01862

Phone: (978) 330-5912

Fax: (978) 330-5056

E-mail: LGCI@LGCinc.net

Bill To

JCJ Architecture, P.C.

One State Street

Suite 900

Boston, MA 02109

Invoice

Date:	11/2/2017
Invoice No.:	1739-01
Invoice for period ending:	11/2/2017

Terms	Client No.	Project Name	Project Number	Location
Net 30	0660	Prop. Manchester Memorial	1739	Manchester-by-the-Sea, MA
Description		Qty	Rate	Amount
Subsurface Explorations and Geotechnical Report				
Review Existing Information		1	750.00	750.00
Mark Borings		1	950.00	950.00
Utility Clearance		1	170.00	170.00
Drilling Subcontractor (3 days)		1	8,100.00	8,100.00
Groundwater Observation Well		1	365.00	365.00
Field Engineer to observe borings (3 days)		1	3,000.00	3,000.00
Straw Wattles - No charge				
2 hours overtime to complete borings - No charge				
Laboratory Testing		1	1,080.00	1,080.00
Exploration Logs and Geotechnical Report		1	2,800.00	2,800.00
Make check payable to Lahlaf Geotechnical Consulting, Inc.			Total due this invoice	\$17,215.00

Invoice

CDW CONSULTANTS, INC.

Terms: Due upon Receipt; (508) 875-2657

Remit payment to: 6 Huron Drive
Natick, MA 01760

November 3, 2017

Project No: 01587.10

Invoice No: 0000002

JCJ ARCHITECTURE
ATTN: ACCOUNTING
120 HUYSHOPE AVENUE
SUITE 400
HARTFORD, CT 06106Project 01587.10 JCJ MEMORIAL ELEM. HAZ. MAT. INSP. & SD
P.O. NO: B17046.00Professional Services from October 1, 2017 to October 28, 2017

Task 00002 HAZARDOUS MATERIALS SUMMARY & COST EST.

Professional Personnel

	Hours	Rate	Amount
CAHALAN, SUSAN	36.00	125.00	4,500.00
Totals	36.00		4,500.00
Total Labor			4,500.00
Total this Task			\$4,500.00
Total this Invoice			\$4,500.00

Invoice

Samiotes Consultants, Inc.
Civil Engineering + Land Surveying
20 A Street
Framingham, MA 01701
T 508.877.6688
www.samiotes.com

The logo for Samiotes, featuring the word "samiotes" in a lowercase, sans-serif font. To the right of the text is a stylized graphic consisting of two overlapping triangles, one pointing up and to the right, and the other pointing down and to the right, creating a larger triangular shape.

JCJ Architecture
Attn: Daniel Ruiz
One State Street, Suite 900
Boston, MA 02109

November 14, 2017
Project No: 17136.01
Invoice No: 15625

Project 17136.01 Manchester Memorial Elementary School, 43 Lincoln St. - Manchester-by-Sea (Survey)

PAPERLESS BILLING CLIENT Email To: Daniel Ruiz druiz@icj.com ; accounting@icj.com

Professional Services from October 01, 2017 to October 31, 2017

Task	02	Existing Conditions Survey & Plan	
Fee			
Total Fee		24,250.00	
Percent Complete	99%	85.00	
		Total Earned	23,800.00
		Previous Fee Billing	840.00
		Current Fee Billing	22,960.00
		Total Fee	22,960.00
		Total this Task	\$22,960.00
		Total this Invoice	\$22,960.00

Outstanding Invoices

Number	Date	Balance
15518	10/16/2017	2,340.00
Total		2,340.00

Per Dan, bill 60% fee = \$14,550.00

Terms: DUE UPON RECEIPT. 1.5% Service charge on past due amounts over 30 Days

Manchester Essex Regional School District
Manchester Memorial Elementary School Project
Feasibility Schematic Design - Projected Cash Flow



		2017											
	Duration in Months	January	February	March	April	May	June	July	August	September	October	November	December
Hire OPM	3												
Select Architect	3												
Feasibility	10								Feasibility				
MSBA Preliminary Design Program Submission													
MSBA Preferred Schematic Report													
MSBA Recommendation to proceed into SD													
Schematic Design	9												
MSBA Schematic Design Submission													
MSBA Board Approval of Schematic Design													
Town Approval	2												
MSBA Issues Project Funding Agreement (\$\$ committed)													
Design Development	TBD												
Construction Documents	TBD												
Prequalify and Bid Documents	TBD												
Construction Start	TBD												
Close Out	TBD												
Feasibility Study & Schematic Design	16												
Designer	350,000								24,285	24,285	24,285	24,285	24,285
OPM	155,000					6,625	18,186	11,561	11,561	11,561	8,682	8,682	8,682
Environmental & Site	79,110									20,500	18,445	29,915	7,100
Other	65,890							500	1,500	1,500	1,500	1,500	1,500
Projected Sub-Total	650,000					6,625	18,186	12,061	37,346	57,846	52,912	64,382	41,567
Actual Sub-Total	190,346					6,625	18,775	11,561	47,407	0	35,846	70,132	

Manchester Essex Regional School District
Manchester Memorial Elementary School Project
Feasibility Schematic Design - Projected Cash Flow



		2018											
	Duration in Months	January	February	March	April	May	June	July	August	September	October	November	December
Hire OPM	3												
Select Architect	3												
Feasibility	10												
MSBA Preliminary Design Program Submission													
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Design Development	TBD												
Construction Documents	TBD												
Prequalify and Bid Documents	TBD												
Construction Start	TBD												
Close Out	TBD												
Feasibility Study & Schematic Design	16												
Designer	350,000	24,285	24,285	10,005	36,000	36,000	36,000	34,000	7,000	7,000	7,000	7,000	
OPM	155,000	8,682	8,682	8,682	8,682	8,682	8,682	8,682	8,686				
Environmental & Site	79,110	1,800						1,200					
Other	65,890	1,500	4,500	4,500	10,000	10,000	10,000	7,500	7,500	2,000			
Projected Sub-Total	650,000	36,267	37,467	23,187	54,682	54,682	54,682	51,382	23,186	9,000	7,000	7,000	
Actual Sub-Total	190,346												



MANCHESTER MEMORIAL ELEMENTARY SCHOOL

FEASIBILITY PHASE –
SBC MEETING #15
DECEMBER 12TH, 2017

1. Call to Order



1. Call to Order
2. Previous Topics & Approval of November 28, 2017 Meeting Minutes
3. Invoices and Commitments for Approval
4. Working Groups Update
5. Budget Update
6. Schedule/Look Ahead
7. Project Update
8. Evaluating the Options; Recommended Reductions
9. Next Steps
10. Other Topics Not Reasonably Anticipated 48 hours prior to Meeting
11. Public Comments
12. Adjourn

2. Previous Topics & Approval of November 28, 2017 Minutes



PREVIOUS TOPICS

- 7.11 Site: swing space availability
- 8.8 School tours
- 13.9.2 Send meeting invite for MEP WG meeting (complete)
- 14.4.4 Resend volunteer email to SBC

3. Invoices and Commitments for Approval

DWMP November OPM invoice No. 9 in the amount of \$8,682.00

JCJ November Designer invoice No. 4 in the amount of \$61,450.00

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%	\$79,737.00	51%	\$75,263.00	\$0.00
0002-0000: A&E - Feasibility Study	\$400,000.00	-\$50,000.00	\$350,000.00	\$350,000.00	100%	\$72,855.00	20%	\$277,145.00	\$0.00
0003-0000: Environmental & Site	\$100,000.00	\$0.00	\$100,000.00	\$79,110.00	79%	\$8,835.00	11%	\$70,275.00	\$20,890.00
0004-0000: Other	\$25,000.00	\$20,000.00	\$45,000.00	\$3,740.44	8%	\$2,440.44	65%	\$1,300.00	\$41,259.56
Total - 0000-0000 Feasibility Study Agreement	\$650,000.00	\$0.00	\$650,000.00	\$587,850.44		\$163,867.44		\$423,983.00	\$62,149.56
Total	\$650,000.00	\$0.00	\$650,000.00	\$587,850.44		\$163,867.44		\$423,983.00	\$62,149.56

90% Encumbered

27% Expended

34% F&S Complete (Duration)

6. Schedule/Look Ahead



2017

December

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
27	28	29	30	01
04	05 SC Meeting	06	07	08 Hunking School Tour; 1pm
11 MSBA Approval	12 SBC Meeting; 7pm	13 SC Meeting W. Parish School Tour; 3:30p	14 SBC Snow Date	15
18 SBC Meeting; 7pm	19	20	21	22
25	26	27	28	29

MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS



JCU ARCHITECTURE

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

MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS



JCU ARCHITECTURE



TODAY'S AGENDA

PROJECT UPDATE

EVALUATING THE OPTIONS:
RECOMMENDED REDUCTIONS

NEXT STEPS



PROJECT UPDATE

MEP Sub-Committee

- Met on 12/4
- Held an Open Dialogue
 - GGD Presented Multiple System Approaches
 - Sub-Committee Shared Lessons Learned from other Projects
 - Sub-Committee Discussed Possible Sustainability Goals
- Presentation by GGD to Full Committee on 12/18

PROJECT UPDATE



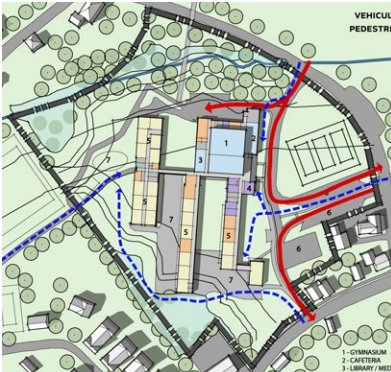
Hunking School Visit

- Toured School on 12/8
- SBC Members met with Assistant Superintendent

EVALUATING THE OPTIONS

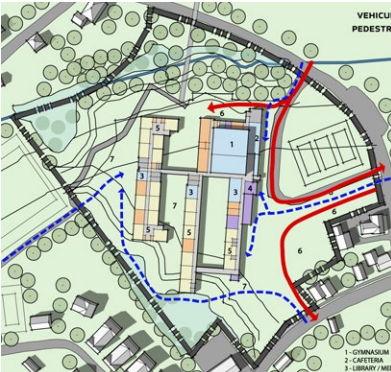
RECOMMENDED REDUCTIONS

R-1 FOUR WALLS



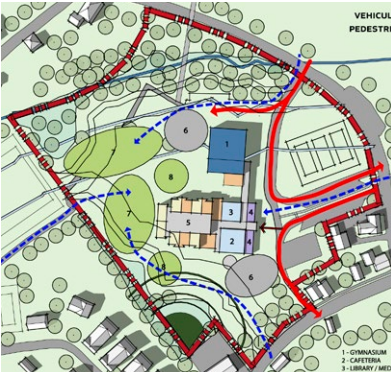
RENOVATION ONLY

AR-1 FOUR WALLS + MORE



ADDITION/RENOVATION
MINIMAL INTERVENTION

AR-2 SAVE THE CORE



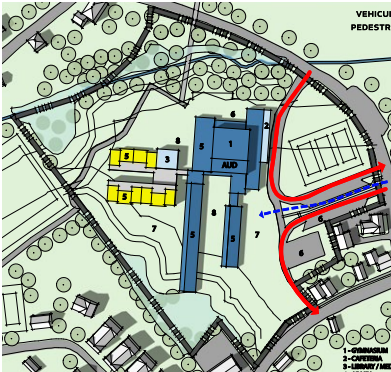
ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

AR-3 CURVED MAIN STREET



ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

AR-4 OUT WEST



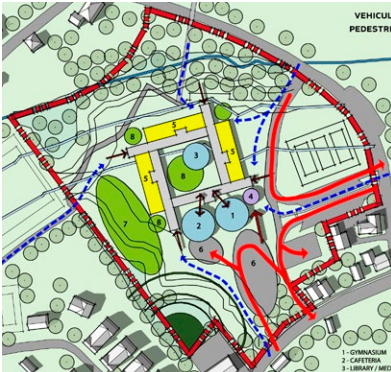
ADDITION/RENOVATION
MODERATE INTERVENTION

N-1 THE PIANO



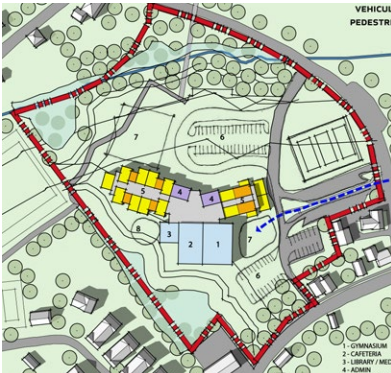
NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-2 THE PINWHEEL



NEW CONSTRUCTION

N-3 THE HUB



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-4 MAIN STREET



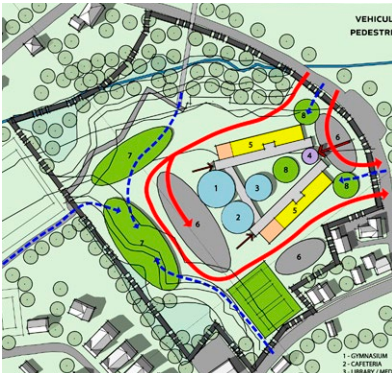
NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-5 TENNIS COURT L



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-6 EAST SIDE COURTYARD



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-7 EAST SIDE MAIN STREET



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-8 TWO WINGS



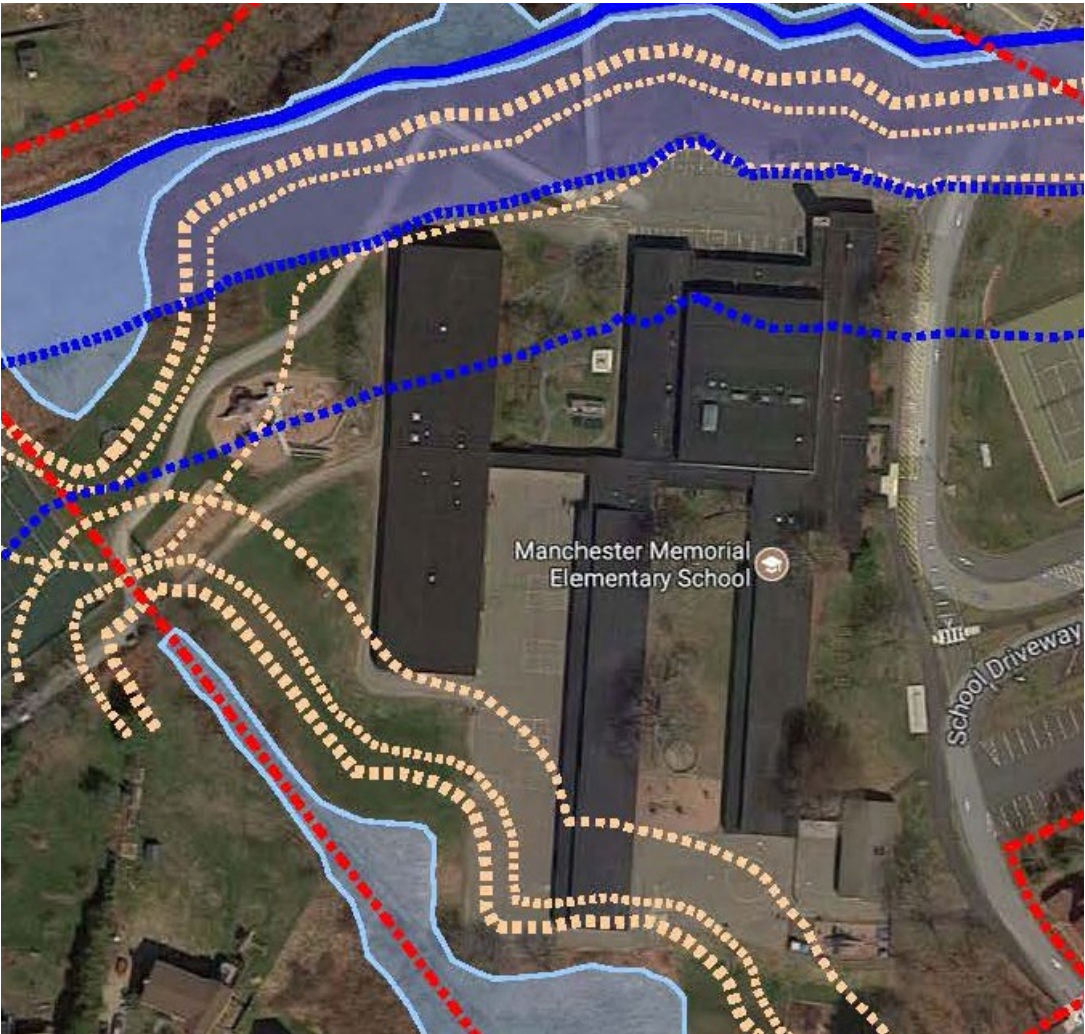
NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-9 THE HOOK



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

REVISED WETLANDS SETBACKS



- 100' REGULATED
- 50' NO BUILD
- 35' NO TOUCH

EVALUATING THE OPTIONS

RECOMMENDED REDUCTIONS

WETLANDS ENCROACHMENT

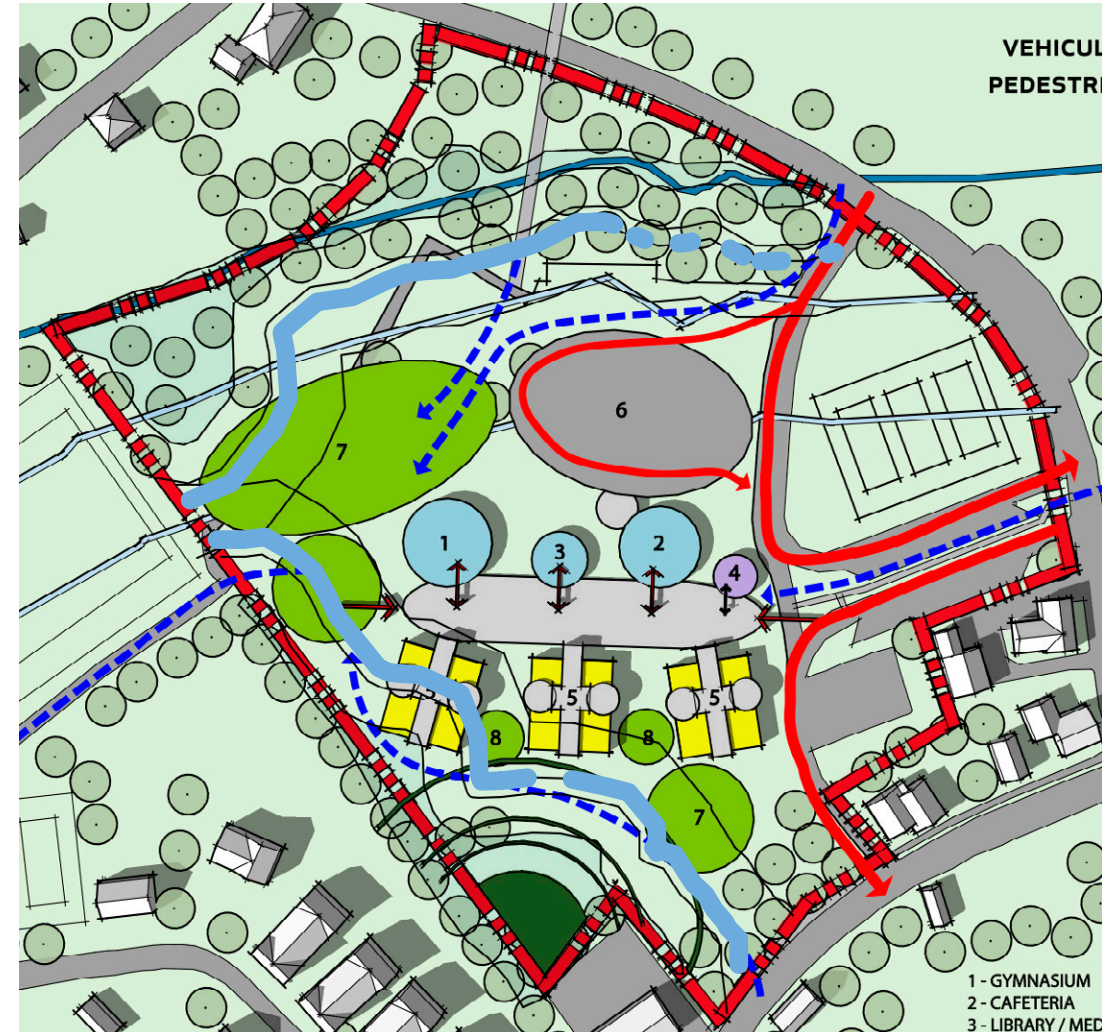
AR-3 CURVED MAIN STREET



ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

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

N-4 MAIN STREET



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

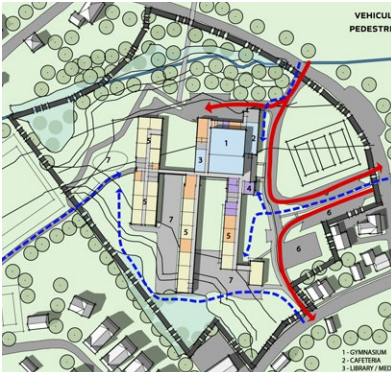
JCJ ARCHITECTURE

EVALUATING THE OPTIONS

RECOMMENDED REDUCTIONS

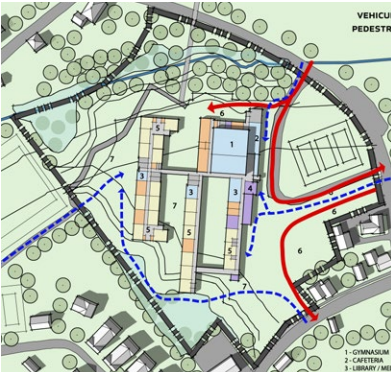
WETLANDS ENCROACHMENT

R-1 FOUR WALLS



RENOVATION ONLY

AR-1 FOUR WALLS + MORE



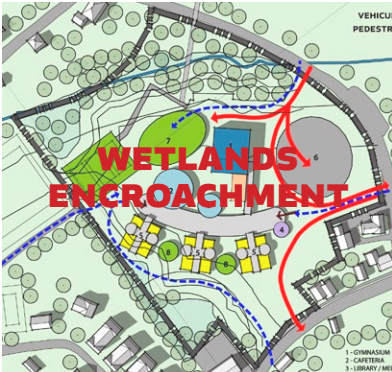
ADDITION/RENOVATION
MINIMAL INTERVENTION

AR-2 SAVE THE CORE



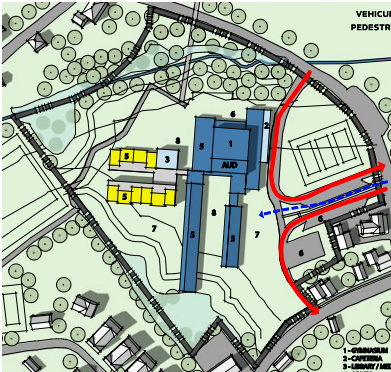
ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

AR-3 CURVED MAIN STREET



ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

AR-4 OUT WEST



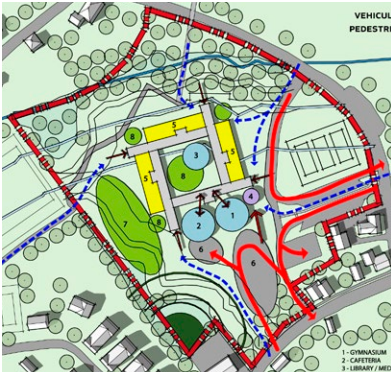
ADDITION/RENOVATION
MODERATE INTERVENTION

N-1 THE PIANO



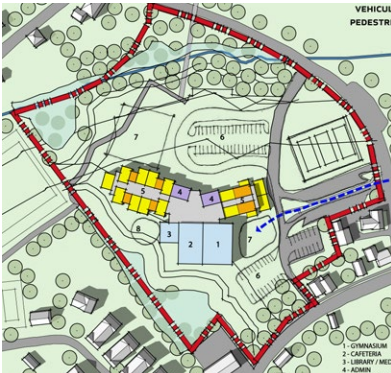
NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-2 THE PINWHEEL



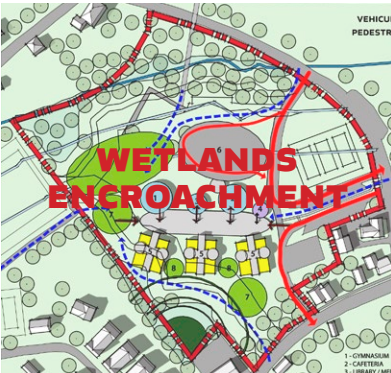
NEW CONSTRUCTION

N-3 THE HUB



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-4 MAIN STREET



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-5 TENNIS COURT L



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-6 EAST SIDE COURTYARD



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-7 EAST SIDE MAIN STREET



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-8 TWO WINGS



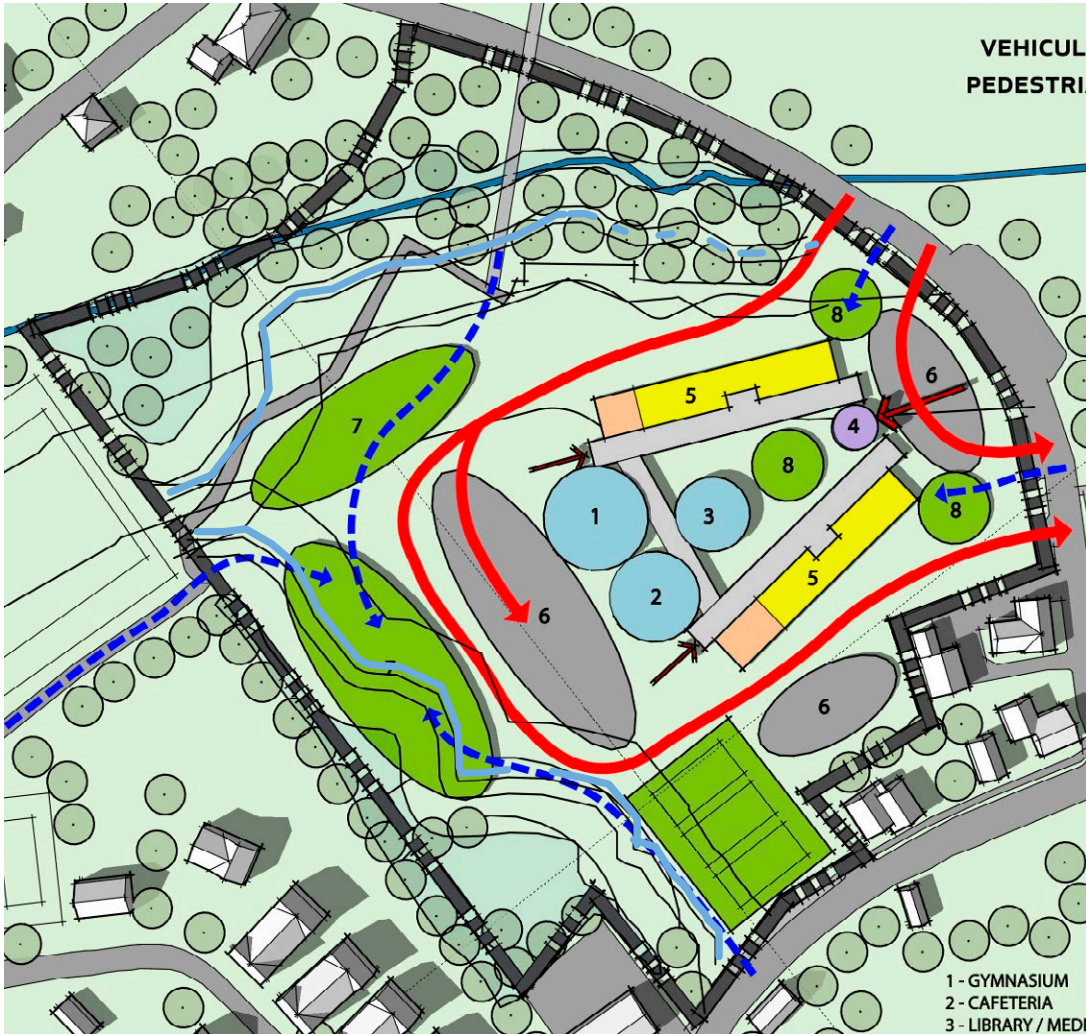
NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-9 THE HOOK



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-6 EAST SIDE
COURTYARD



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-7 EAST SIDE
MAIN STREET



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

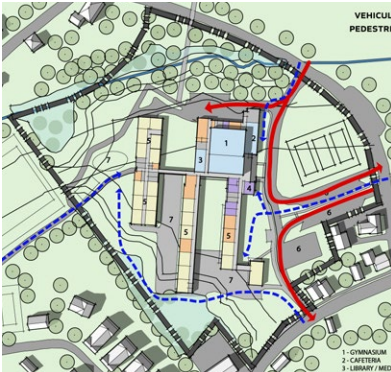
EVALUATING THE OPTIONS

RECOMMENDED REDUCTIONS

WETLANDS ENCROACHMENT

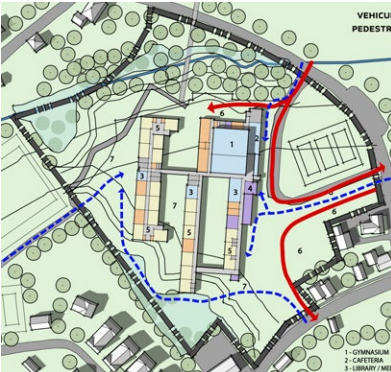
ADDITIONAL NON-REIMBURSABLE SITE COST

R-1 FOUR WALLS



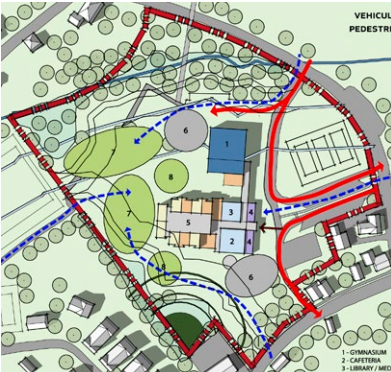
RENOVATION ONLY

AR-1 FOUR WALLS + MORE



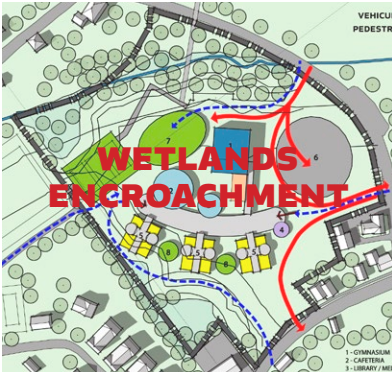
ADDITION/RENOVATION
MINIMAL INTERVENTION

AR-2 SAVE THE CORE



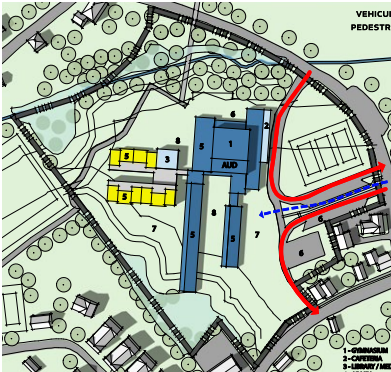
ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

AR-3 CURVED MAIN STREET



ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

AR-4 OUT WEST



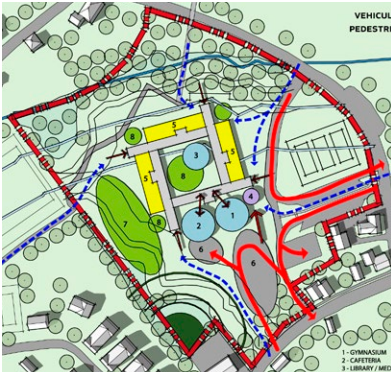
ADDITION/RENOVATION
MODERATE INTERVENTION

N-1 THE PIANO



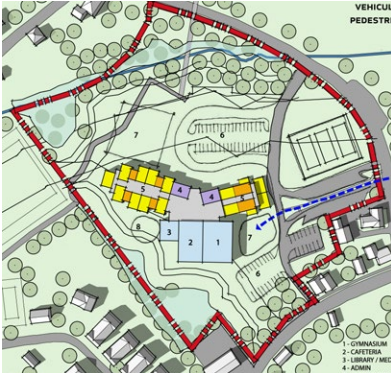
NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-2 THE PINWHEEL



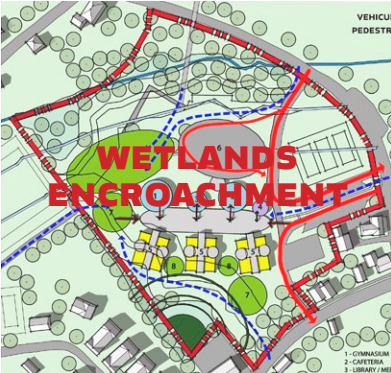
NEW CONSTRUCTION

N-3 THE HUB



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-4 MAIN STREET



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-5 TENNIS COURT L



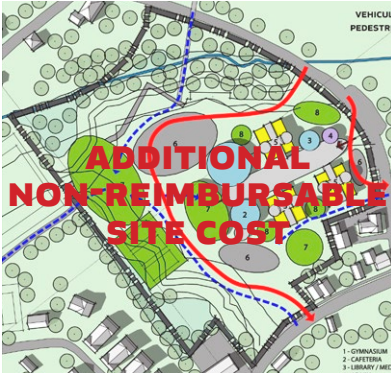
NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-6 EAST SIDE COURTYARD



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-7 EAST SIDE MAIN STREET



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-8 TWO WINGS



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-9 THE HOOK

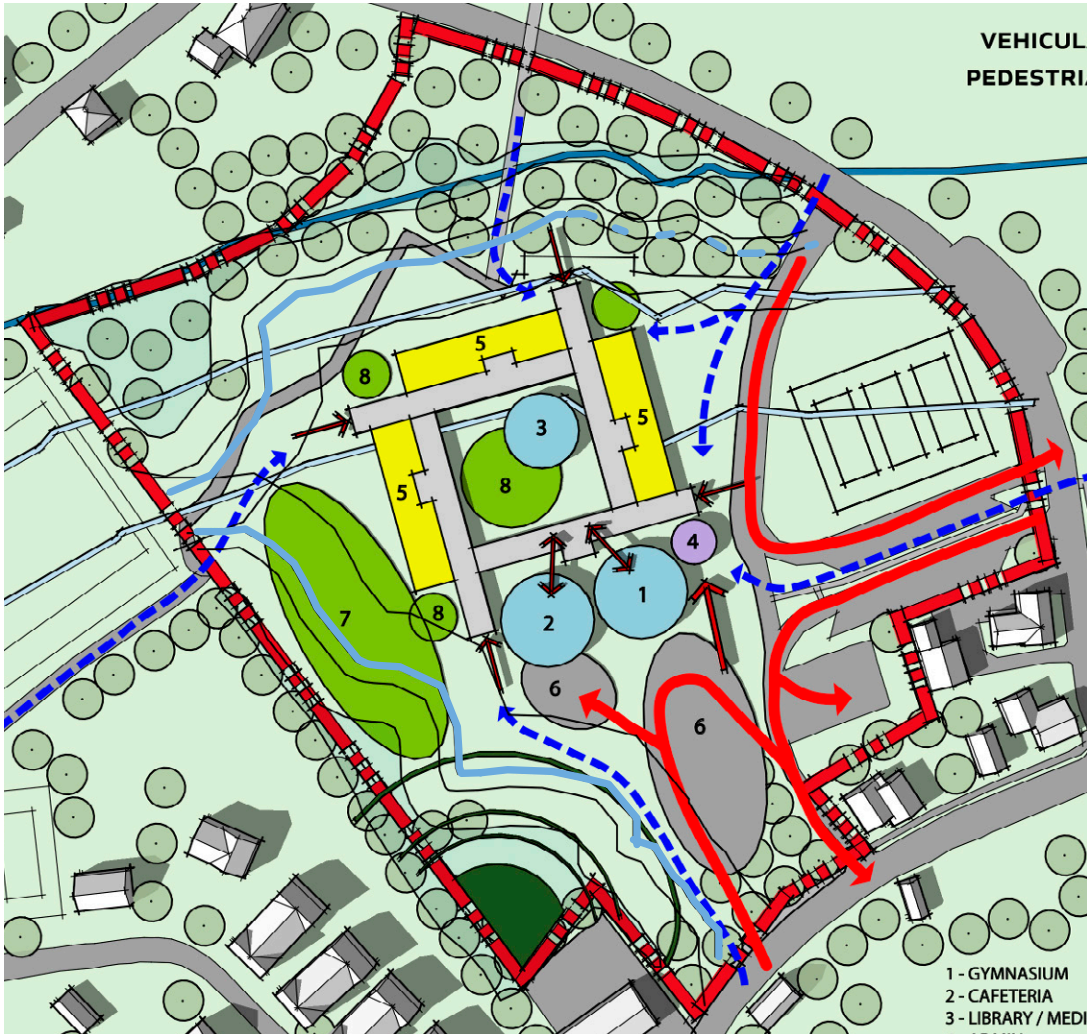


NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

EVALUATING THE OPTIONS
RECOMMENDED REDUCTIONS

WETLANDS ENCROACHMENT
ADDITIONAL NON-REIMBURSABLE SITE COST
REQUIRES STUDENTS OFF-SITE
THE PINWHEEL

N-2



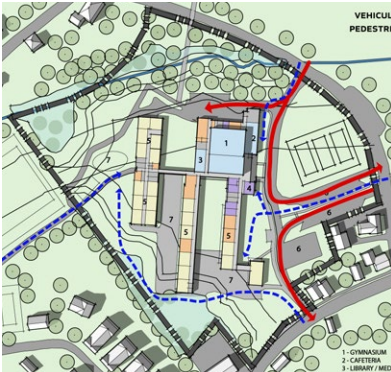
NEW CONSTRUCTION

EVALUATING THE OPTIONS

RECOMMENDED REDUCTIONS

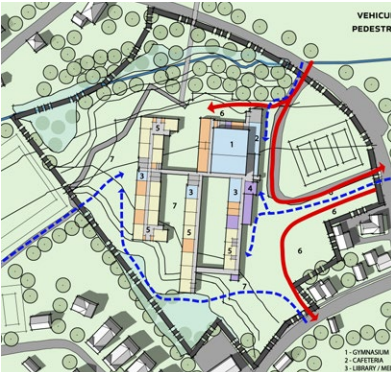
WETLANDS ENCROACHMENT ADDITIONAL NON-REIMBURSABLE SITE COST REQUIRES STUDENTS OFF-SITE

R-1 FOUR WALLS



RENOVATION ONLY

AR-1 FOUR WALLS + MORE



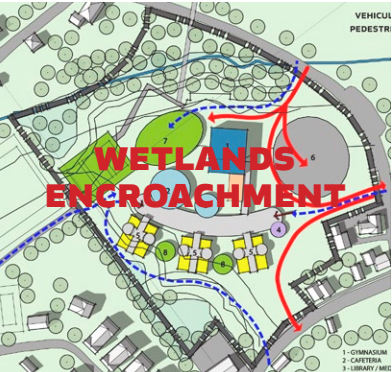
ADDITION/RENOVATION
MINIMAL INTERVENTION

AR-2 SAVE THE CORE



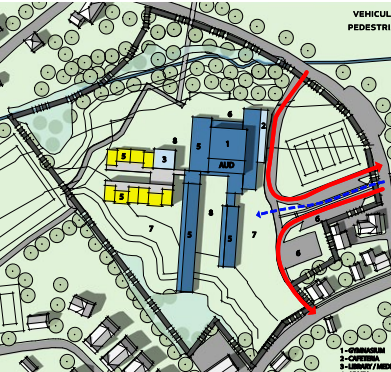
ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

AR-3 CURVED MAIN STREET



ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

AR-4 OUT WEST



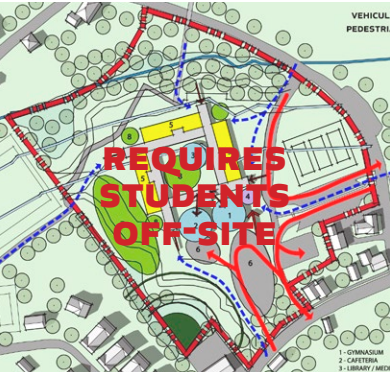
ADDITION/RENOVATION
MODERATE INTERVENTION

N-1 THE PIANO



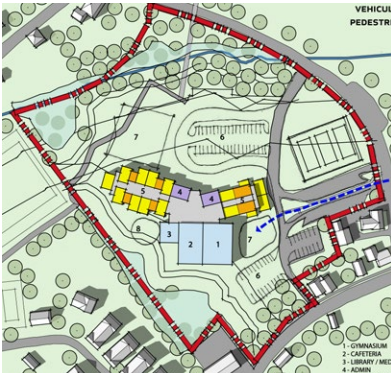
NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-2 THE PINWHEEL



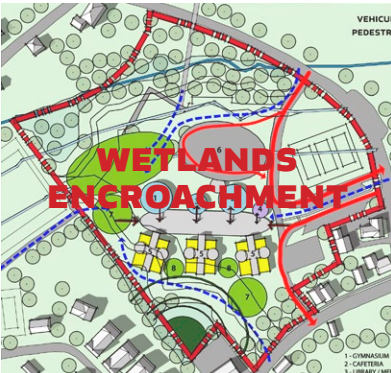
NEW CONSTRUCTION

N-3 THE HUB



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-4 MAIN STREET



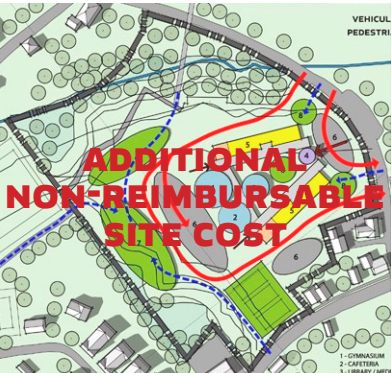
NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-5 TENNIS COURT L



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-6 EAST SIDE COURTYARD



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-7 EAST SIDE MAIN STREET



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-8 TWO WINGS



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

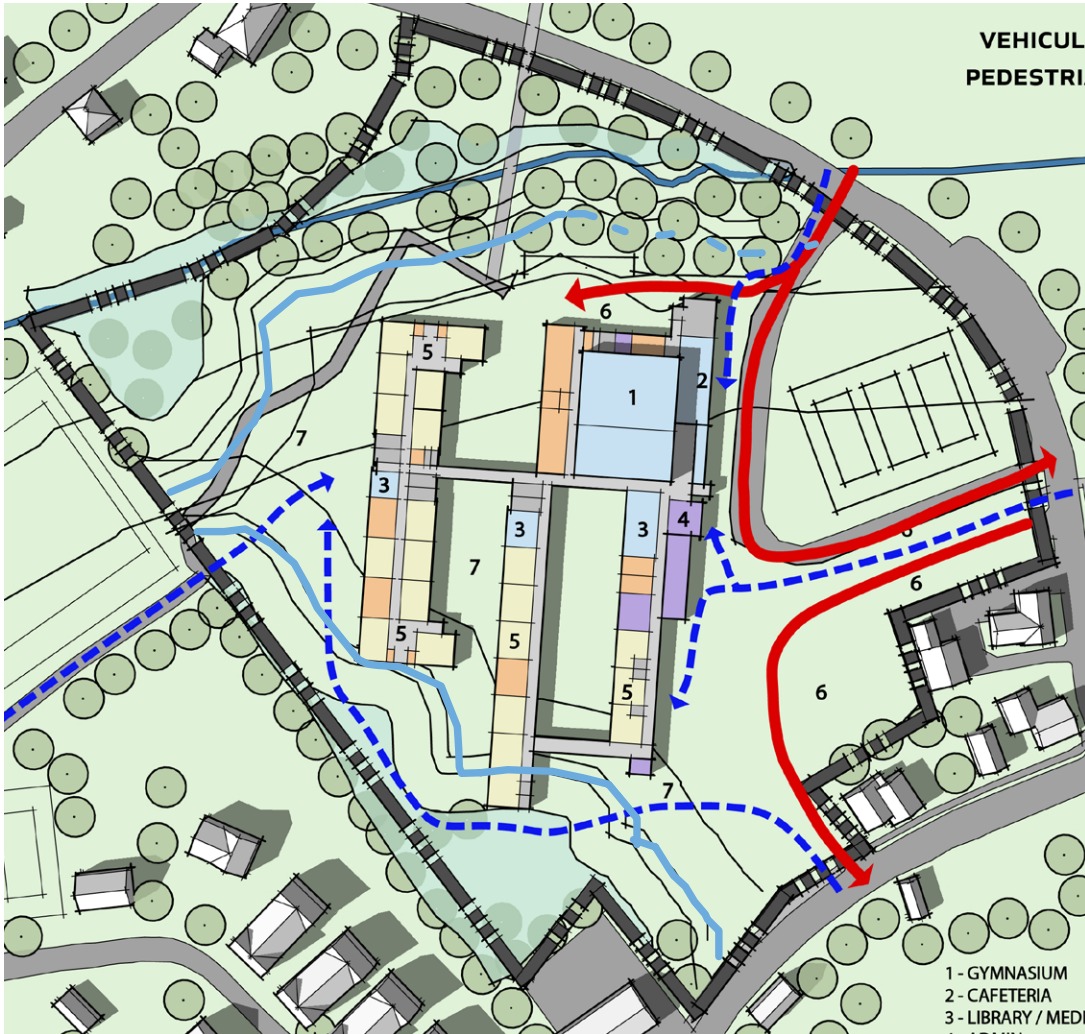
N-9 THE HOOK



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

EVALUATING THE OPTIONS
RECOMMENDED REDUCTIONS

WETLANDS ENCROACHMENT
ADDITIONAL NON-REIMBURSABLE SITE COST
REQUIRES STUDENTS OFF-SITE
AR-1 MAJORITY OF PROGRAM BELOW MSBA GUIDELINES
FOUR WALLS + MORE



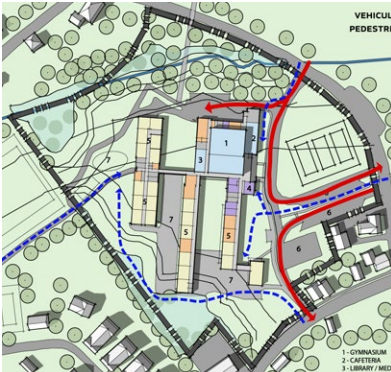
ADDITION/RENOVATION
MINIMAL INTERVENTION

EVALUATING THE OPTIONS

RECOMMENDED REDUCTIONS

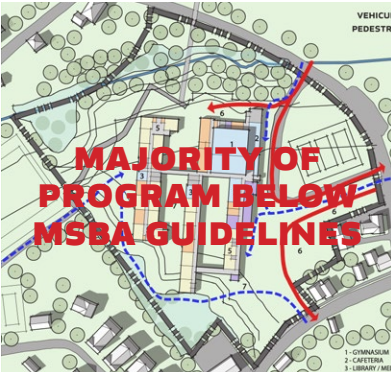
WETLANDS ENCROACHMENT
ADDITIONAL NON-REIMBURSABLE SITE COST
REQUIRES STUDENTS OFF-SITE
MAJORITY OF PROGRAM BELOW MSBA GUIDELINES

R-1 FOUR WALLS



RENOVATION ONLY

AR-1 FOUR WALLS + MORE



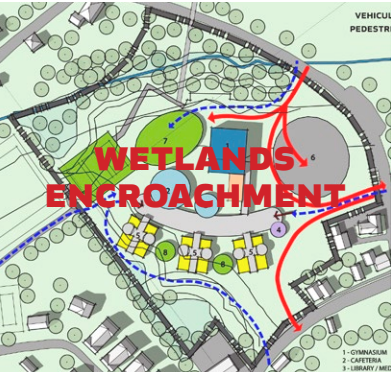
ADDITION/RENOVATION
MINIMAL INTERVENTION

AR-2 SAVE THE CORE



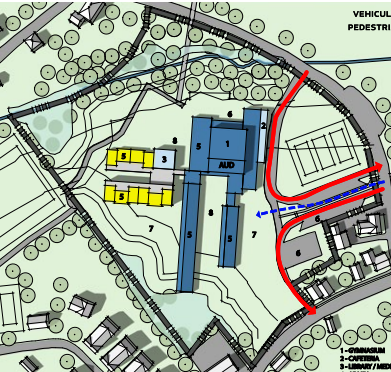
ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

AR-3 CURVED MAIN STREET



ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

AR-4 OUT WEST



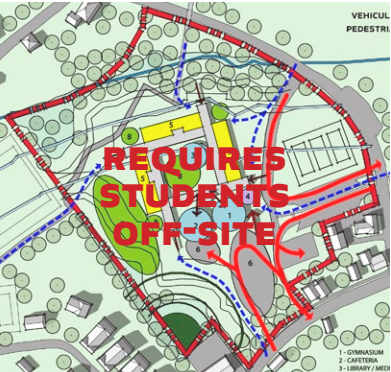
ADDITION/RENOVATION
MODERATE INTERVENTION

N-1 THE PIANO



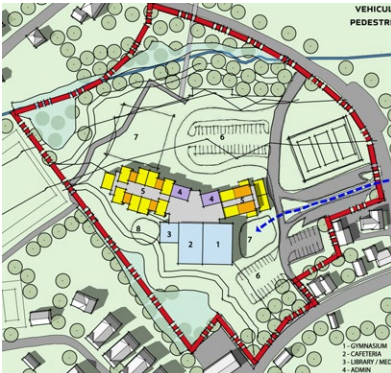
NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-2 THE PINWHEEL



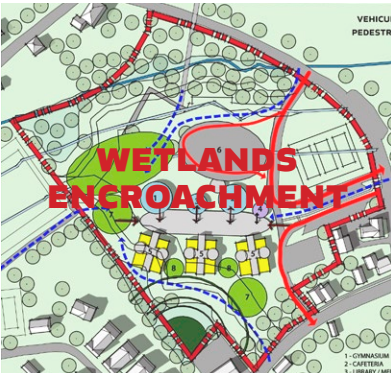
NEW CONSTRUCTION

N-3 THE HUB



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-4 MAIN STREET



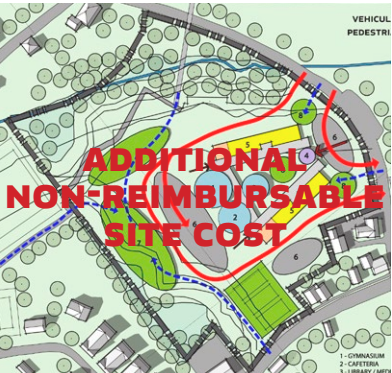
NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-5 TENNIS COURT L



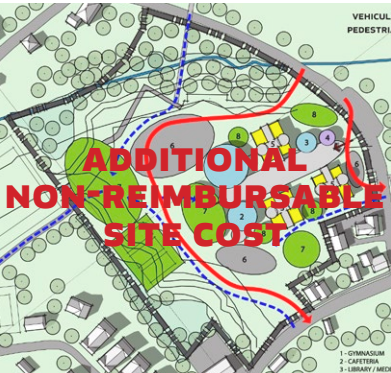
NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-6 EAST SIDE COURTYARD



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-7 EAST SIDE MAIN STREET



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-8 TWO WINGS



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-9 THE HOOK

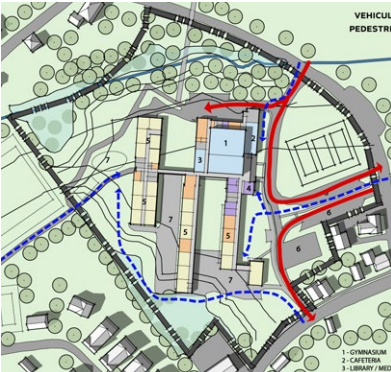


NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

EVALUATING THE OPTIONS

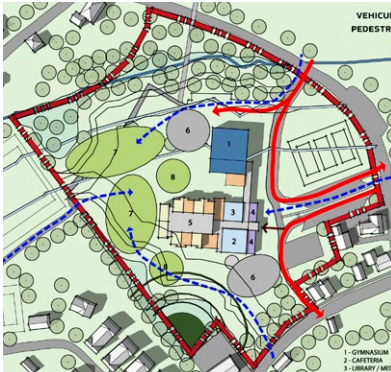
RECOMMENDED FOR FURTHER DEVELOPMENT

R-1 FOUR WALLS



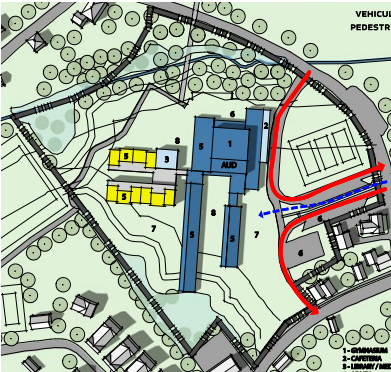
RENOVATION ONLY

AR-2 SAVE THE CORE



ADDITION/RENOVATION
RETAIN CORE BLOCK ONLY

AR-4 OUT WEST



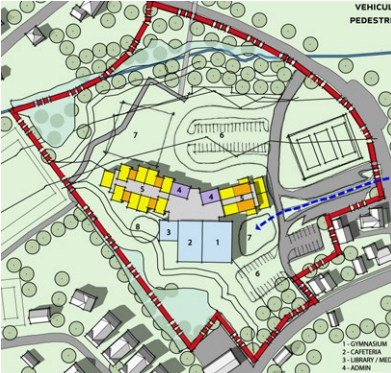
ADDITION/RENOVATION
MODERATE INTERVENTION

N-1 THE PIANO



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-3 THE HUB



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-5 TENNIS COURT L



NEW CONSTRUCTION - 1 PHASE
STUDENTS MOVE OFF-SITE

N-8 TWO WINGS



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

N-9 THE HOOK



NEW CONSTRUCTION
PHASED - STUDENTS ON-SITE

AR-4 OUT WEST

PHASE ONE



AR-4 OUT WEST

PHASE TWO



AR-4 OUT WEST

PHASE THREE

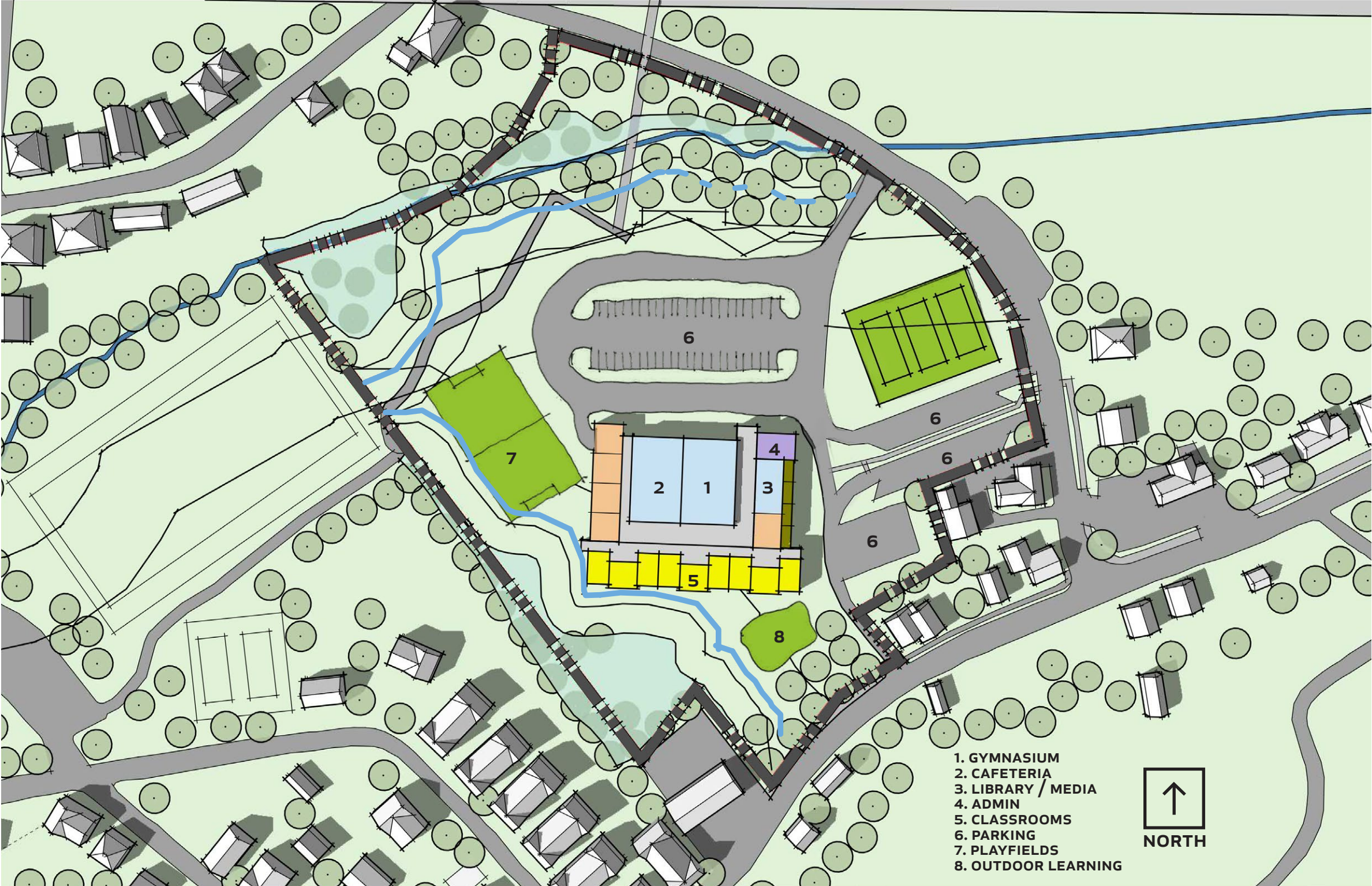


MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS

JCJ ARCHITECTURE

N-1 THE PIANO



N-3 THE HUB



N-5 TENNIS COURT L



N-8 TWO WINGS

PHASE ONE



MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS

JCJ ARCHITECTURE

N-8 TWO WINGS

PHASE TWO



N-8 TWO WINGS

PHASE THREE



MANCHESTER MEMORIAL ELEMENTARY SCHOOL

MANCHESTER-ESSEX REGIONAL SCHOOL DISTRICT, MASSACHUSETTS

JCJ ARCHITECTURE

N-8 TWO WINGS
PHASE FOUR



N-9 THE HOOK

PHASE ONE



N-9 THE HOOK

PHASE TWO



N-9 THE HOOK
PHASE THREE



NEXT STEPS

12/18	Design Update, MEP Presentation
1/10	Evaluating Options / Select Schemes for Estimating
1/22	Design Update
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

