



Project Team



Pam Beaudoin
SUPERINTENDENT



Michelle Cresta
DIRECTOR OF FINANCE
AND OPERATIONS

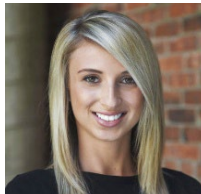


Kim Provost
PRINCIPAL

DORE + WHITTIER



Christina Dell Angelo
PROJECT DIRECTOR



Rachel Rincon
ASSISTANT PROJECT MANAGER

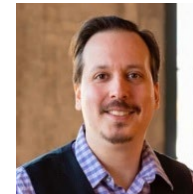
JCJARCHITECTURE



Fawn Walton Pellegrini
RA, LEED AP, CDT, MCPPO
PROJECT MANAGER / ASSOCIATE PRINCIPAL



Jeffrey K. Elliott
AIA, LEED AP BD+C
ASSOCIATE DESIGN PRINCIPAL



Eric Haggstrom
AIA, LEED AP, MCPPO
DIRECTOR OF SUSTAINABILITY



Manchester Essex Regional School District



MERSD's Core Values:

Student-Centered Learning – Placing students at the heart of decision making.

Student Achievement – Maintaining high expectations and equitable access to rigorous learning.

Equity and Inclusion – Fostering belonging and opportunity for all learners.

Family and Community Partnerships – Engaging parents and towns as active partners in student success.

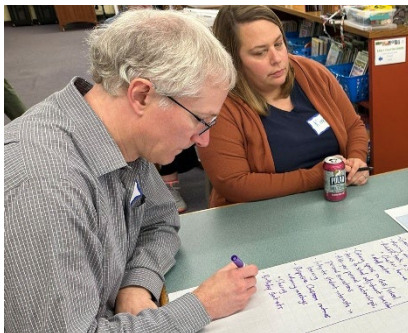
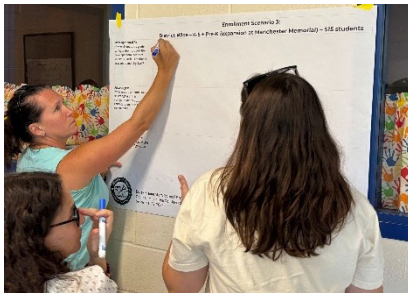
Responsible Use of Resources – Ensuring fiscal stewardship and long-term sustainability.

The School District's Process Began with 3 Schools in Need





Project Goals



Guiding Principles

Student-Centered & Active Learning: Spaces that empower students as active learners—engaged in inquiry, creation, problem solving, and authentic experiences.

Flexible Learning Neighborhoods: Adaptable, multi-use environments that support varied groupings, collaboration, movement, and differentiated instruction.

Well-Being & Environmental Connection: Learning environments that support emotional regulation and belonging while providing purposeful access to outdoor spaces that enrich wellness, play, and environmental learning.

Community Hub & Shared Identity: A school that reflects Essex's character and serves as a gathering place for students, families, and the broader community—supporting learning and connection throughout the day.

Features / Goals

Grade Configuration: Pre-K – 5

Enrollment: 250 Students (+30 Pre-K)

Class Size Benchmarks: K & Grade 1, 17-19; Grade 2 & 3, 18-20; Grade 4 & 5, 19-22.

Constraints Defined by the Regional Agreement: Local access to elementary education (K-4 min.), maintain elementary schools in both towns, with assignment flexibility for specialized programming.

Grade-Level Teams: Multi-classroom Learning Neighborhoods supported by adjacent small-group rooms, breakout spaces, and shared instructional resources. Visibility and accessibility enable supervision and smooth student movement between spaces.

Remove Structural Barriers: Embedding small-group rooms and collaboration zones directly into Learning Neighborhoods normalizes differentiated learning as part of school culture.

Learning Commons: Flexible accommodations for groups and individuals, access to technology, visual arts studio space, and exhibition of student work.



Community Outreach

7

Communications
Working Group

1

Site Logistics
Working Group

2

Sustainability
Working Group

1

MEP Working
Group

1

Site, Safety &
Security Working
Group

What We Value in Learning



3

Educational
Programming
Workshops

2

Educational Plan
Validation



2

School Tours

2

School Board
Meetings

<https://www.mersd.org/building-committee>

1

Community Gallery
Walk



5

Community Meetings



19

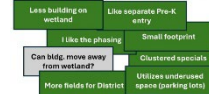
School Building
Committee
(SBC)
Meetings

OPTION
A2.2F

New construction
Pre-K - 5
250 students + 30 Pre-K
72,923 gfa new
Total: 72,923 gfa



COMMUNITY FEEDBACK

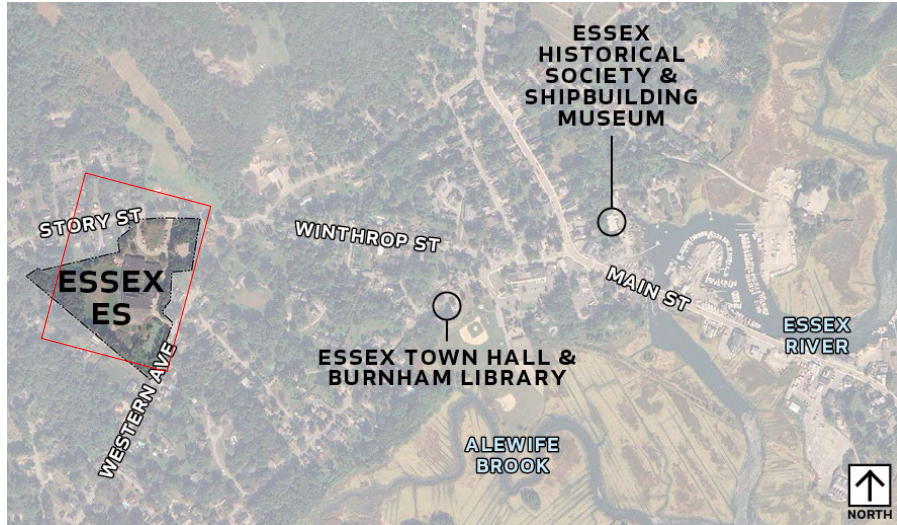


STAFF FEEDBACK





Existing Site Conditions

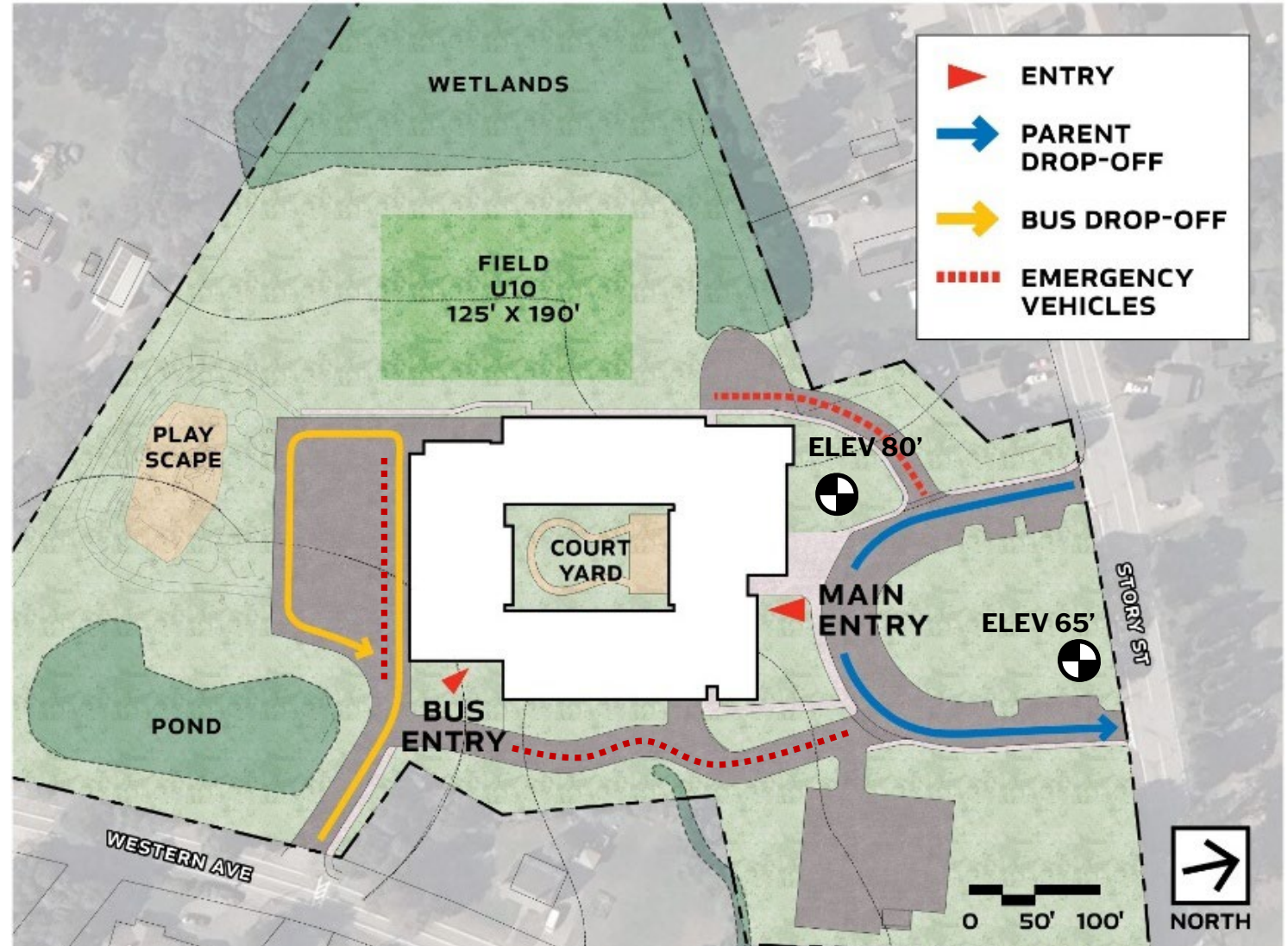


Existing Essex ES

- Built in 1958 with addition in 1975
- 53,036 GFA
- Currently K-5, with Pre-K only at MMES

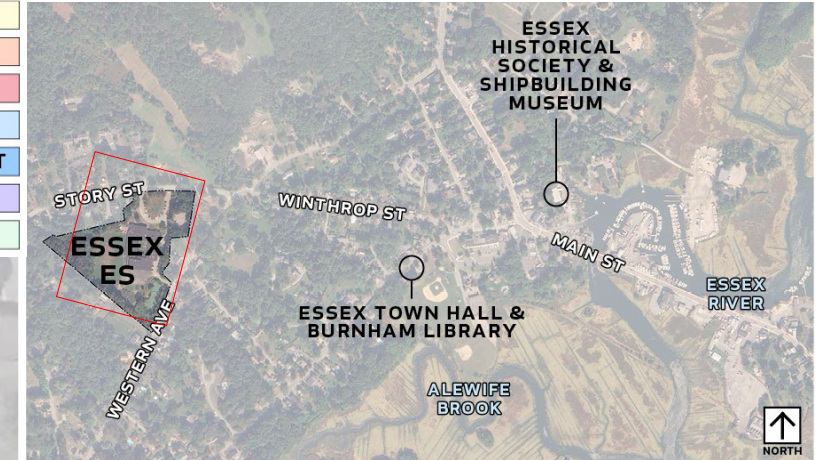
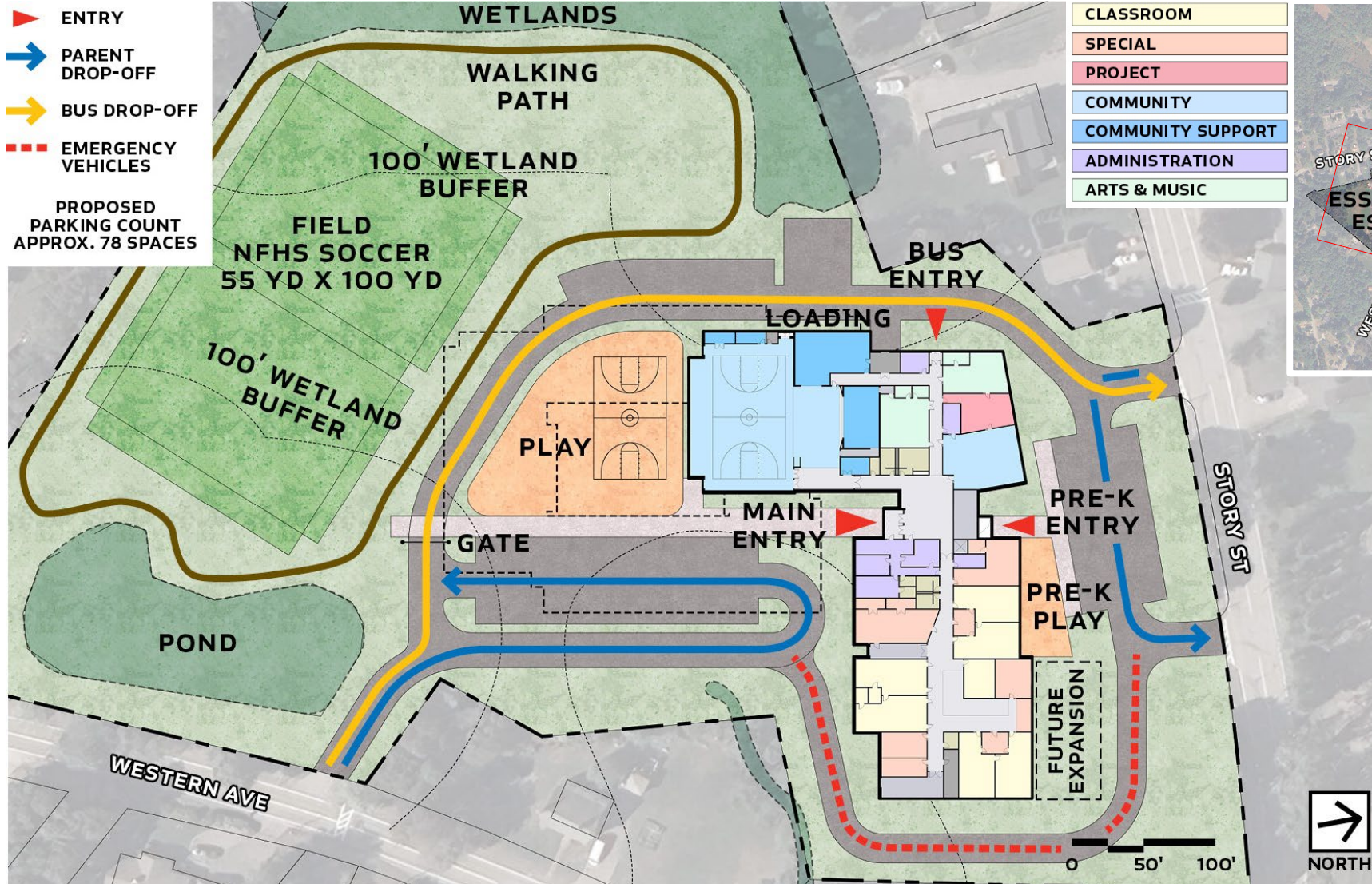
9.75 Acre Site

- Significant wetlands
- One-story elevation change, dropping to north
- Exposed rock ledge





Preferred Option Site Plan



Considerations:

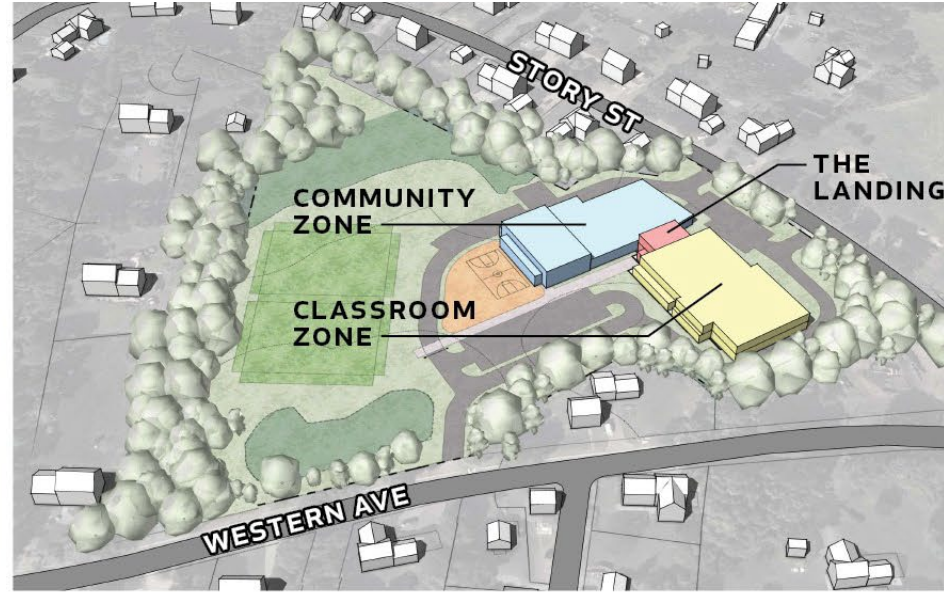
- Minimize impacts to wetlands areas
- Utilize slope to provide multiple points of building entry in close proximity
- Western Ave primary entry for parent and bus circulation
- Dedicated Pre-K Entry off Story Street
- Outdoor play areas and fields adjacent to Community Wing
- Student circulation separated from vehicular access and away from road



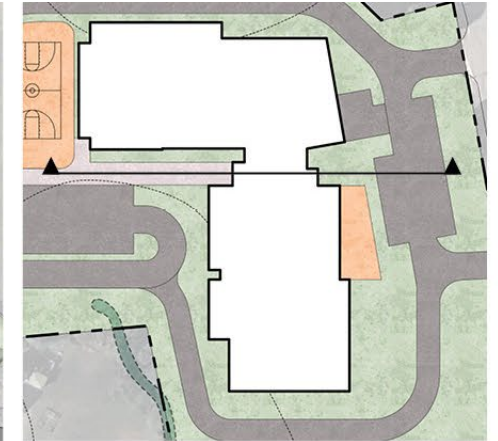
Preferred Option Site Context



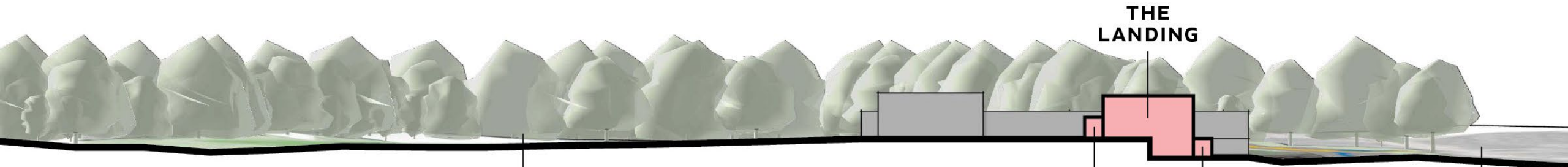
EXISTING MASSING



PROPOSED MASSING



SECTION



FIELD & WALKING PATH

THE LANDING

MAIN ENTRY

PRE-K ENTRY

STORY STREET

SECTION THROUGH THE LANDING





Character of Exterior Spaces



Outdoor Classrooms



Indoor / Outdoor Connections



Nature-Based Learning Opportunities



Imaginative Play



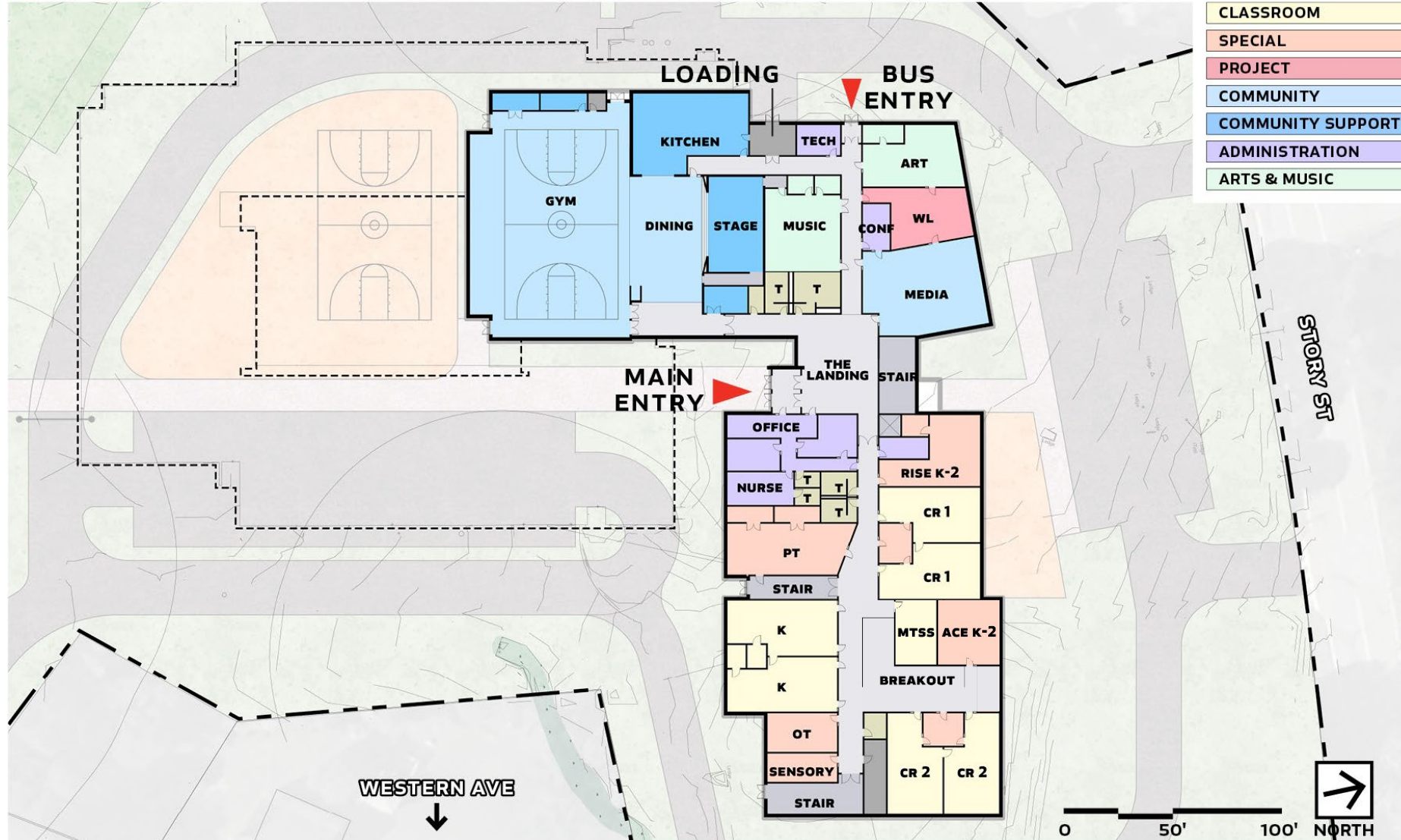
Arrival / Gathering



Adaptable and Flexible Spaces



Preferred Option – Main Level

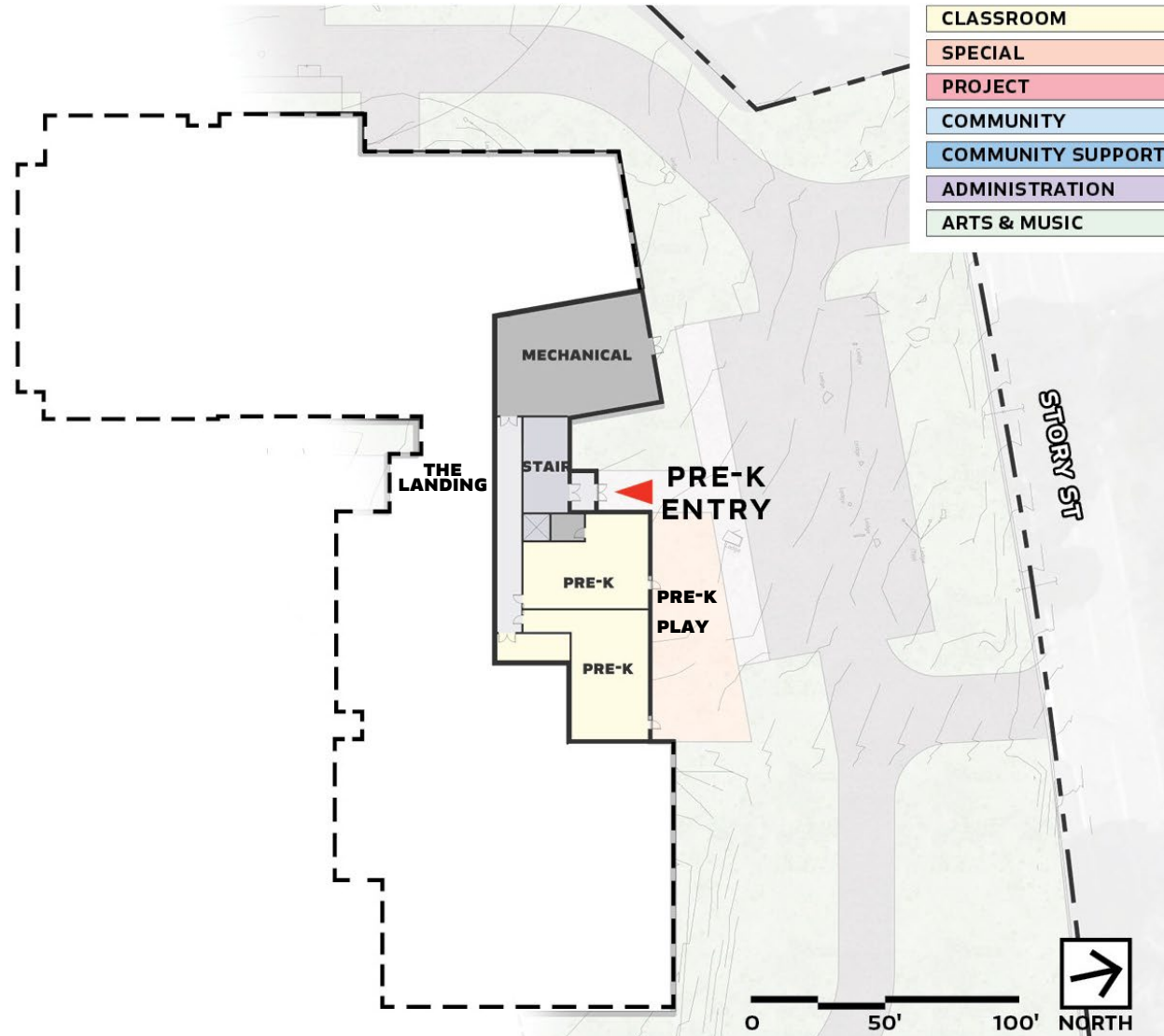


Considerations:

- Discrete Community and Academic Wings facilitate after-hour use
- “The Landing” centralized vertical spine provides connectivity between all three levels
- Learning Commons (Media, World Language & Art) in close proximity to Music
- Learning Neighborhoods organized around an L-Shaped breakout with integrated MTSS and SPED



Preferred Option – Lower Level

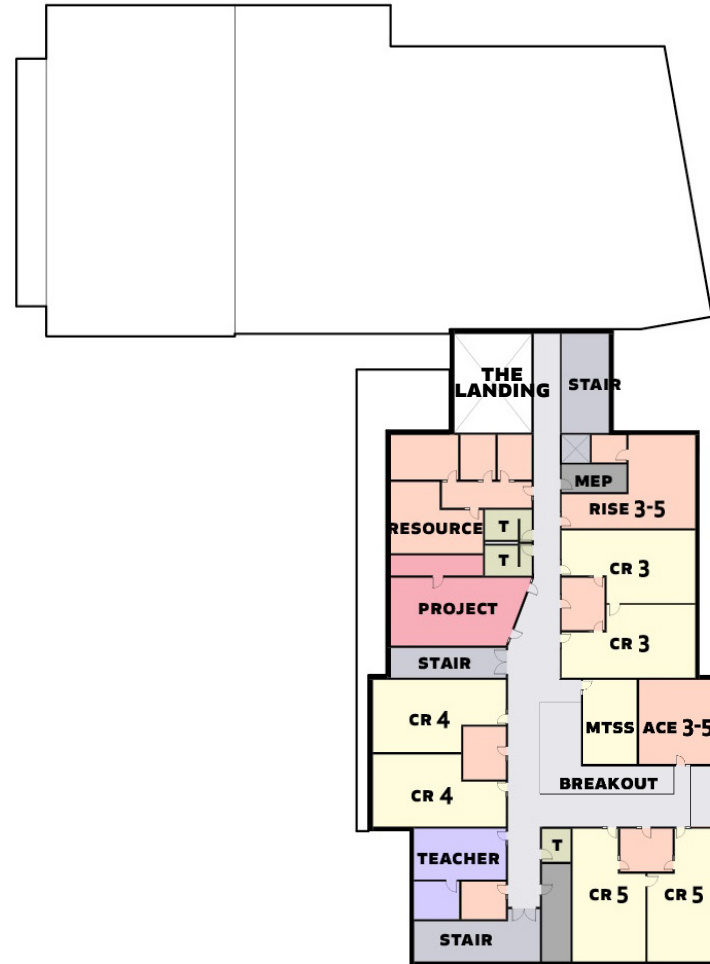


Considerations:

- **Dedicated Pre-K Entry off Story Street**
- **Pre-K classrooms have direct access to outdoor play**
- **Footprint works with existing slope to minimize cut and fill**



Preferred Option – Upper Level



CLASSROOM
SPECIAL
PROJECT
COMMUNITY
COMMUNITY SUPPORT
ADMINISTRATION
ARTS & MUSIC

Considerations:

- “The Landing” centralized vertical spine provides connectivity between all three levels
- Learning Neighborhoods organized around an L-Shaped breakout with integrated MTSS and SPED
- Three-grade cluster aligns ACE and RISE with their peers

0 50' 100' NORTH



Character of Interior Spaces



Heart of the School / Main Street



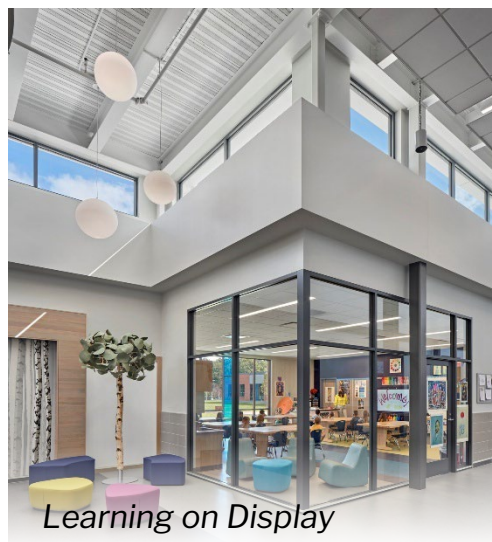
Dining



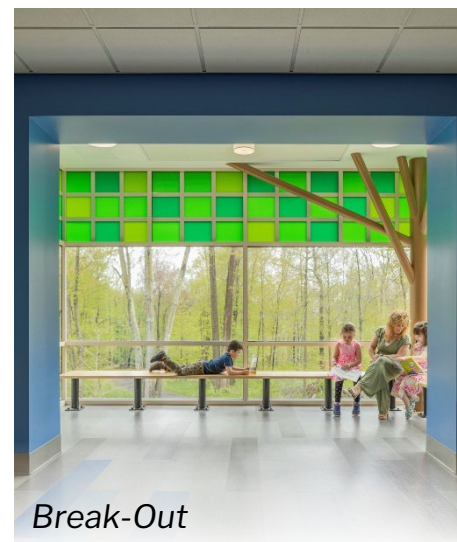
Learning Commons



Natural Light



Learning on Display



Break-Out



Early Childhood



Sustainability Goals and Strategies

Green Schools Program (MSBA Project Advisory #81)

- Target of LEED Silver Certified (54 points targeted) under LEED v4/4.1
- Compliance with the Opt-In Specialized Code
- 5 Additional LEED points focused on Indoor Air Quality

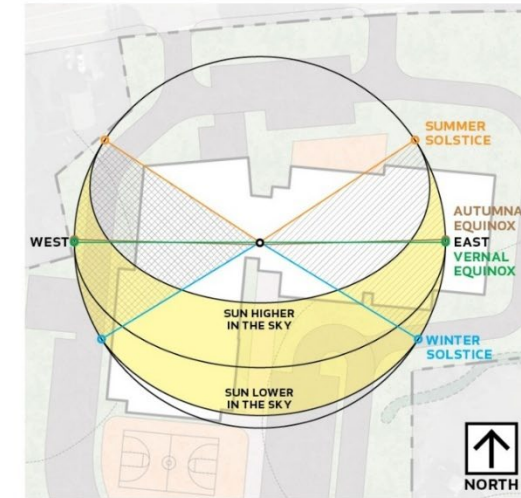
Sustainability Strategies:

- High-performance envelope, electrification and high-performance heating and cooling systems
- Low-flow fixtures exceeding base code requirements
- Focus on Indoor Air Quality through system/material selection

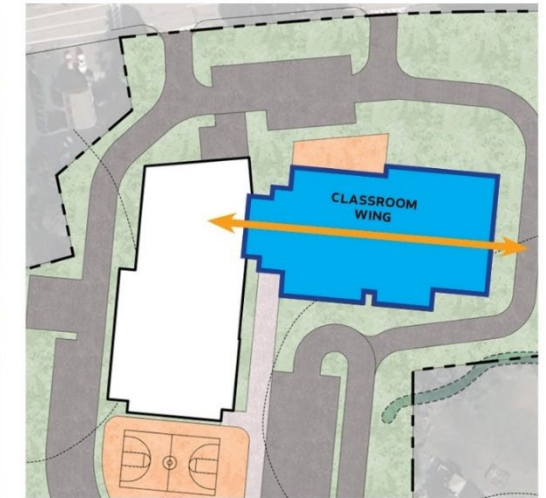
Climate Resiliency

- Team performed Climate Hazard Assessment using RMA
- Risk categories: Extreme Heat and Extreme Precipitation
- Extreme Heat:
 - Team will evaluate strategies to reduce heat island effect using a combination of shade trees and high SRI roofing/paving materials
- Extreme Precipitation:
 - Team will use climate predictions for rainfall for stormwater design

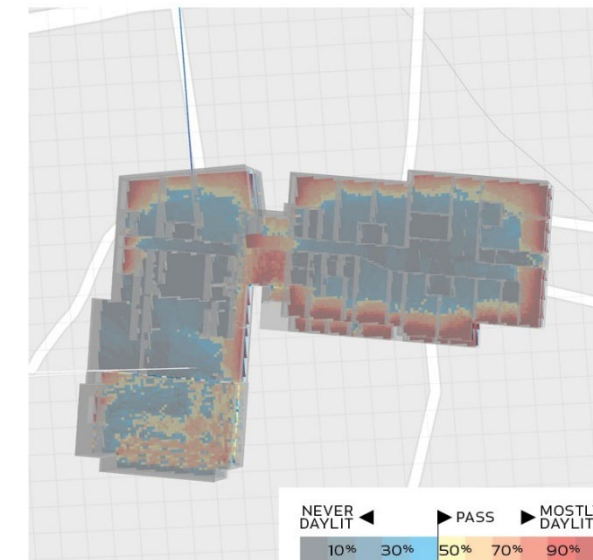
SOLAR OPPORTUNITIES



EAST-WEST AXIS



SOLAR EXPOSURE





Educational Program – 250 Student Enrollment, Pre-K - 5 (+30 Pre-K)

ROOM TYPE	PSR SPACE SUMMARY	MSBA GUIDELINES	VARIATION TO MSBA	MSBA TEMPLATE DEVIATIONS
CORE ACADEMIC SPACES	16,550 NSF	10,950 NSF	+5,600 NSF	• (1) additional General Classroom (950 NSF) • (1) additional Project Room w/ Storage (1,200 NSF) • (1) World Language (950 NSF) • (2) MTSS Interventionists Office (1,000 NSF) • Breakout (1,500 NSF)
SPECIAL EDUCATION	8,245 NSF	3,020 NSF	+5,225 NSF	• (2) ACE Inclusive SPED CR (1,800 NSF) • (5) additional Small Group Room (1,000 NSF) • (1) Physical Therapy (1,200 NSF) • (1) Occupational Therapy (475 NSF) • (1) Sensory Room (250 NSF) • SPED Specialist Offices & Conference (500 NSF)
ART & MUSIC	2,500 NSF	2,500 NSF	0 NSF	
HEALTH & PHYSICAL EDUCATION	7,150 NSF	6,300 NSF	+850 NSF	• (1) additional Gymnasium bleacher seating (850 NSF)
MEDIA CENTER	2,020 NSF	2,020 NSF	0 NSF	
DINING & FOOD SERVICE	4,875 NSF	4,875 NSF	0 NSF	
MEDICAL	410 NSF	410 NSF	0 NSF	
ADMINISTRATION & GUIDANCE	2,245 NSF	2,015 NSF	+230 NSF	• (1) Tech Office (235 NSF) • (1) School Psychologist in lieu of Spare Office & Counselor Storeroom (-5 NSF)
CUSTODIAL & MAINTENANCE	1,900 NSF	1,900 NSF	0 NSF	
OTHER	2,400 NSF		+2,400 NSF	• (2) Pre-Kindergarten Classroom (2,400 NSF)
TOTAL BUILDING NET FLOOR AREA	48,295 NSF	33,990 NSF	+14,305 NSF	
TOTAL BUILDING GROSS FLOOR AREA	72,443 GSF	45,000 GSF	+27,443 GSF	(1.50 Grossing Factor)



Summary of Preliminary Costs

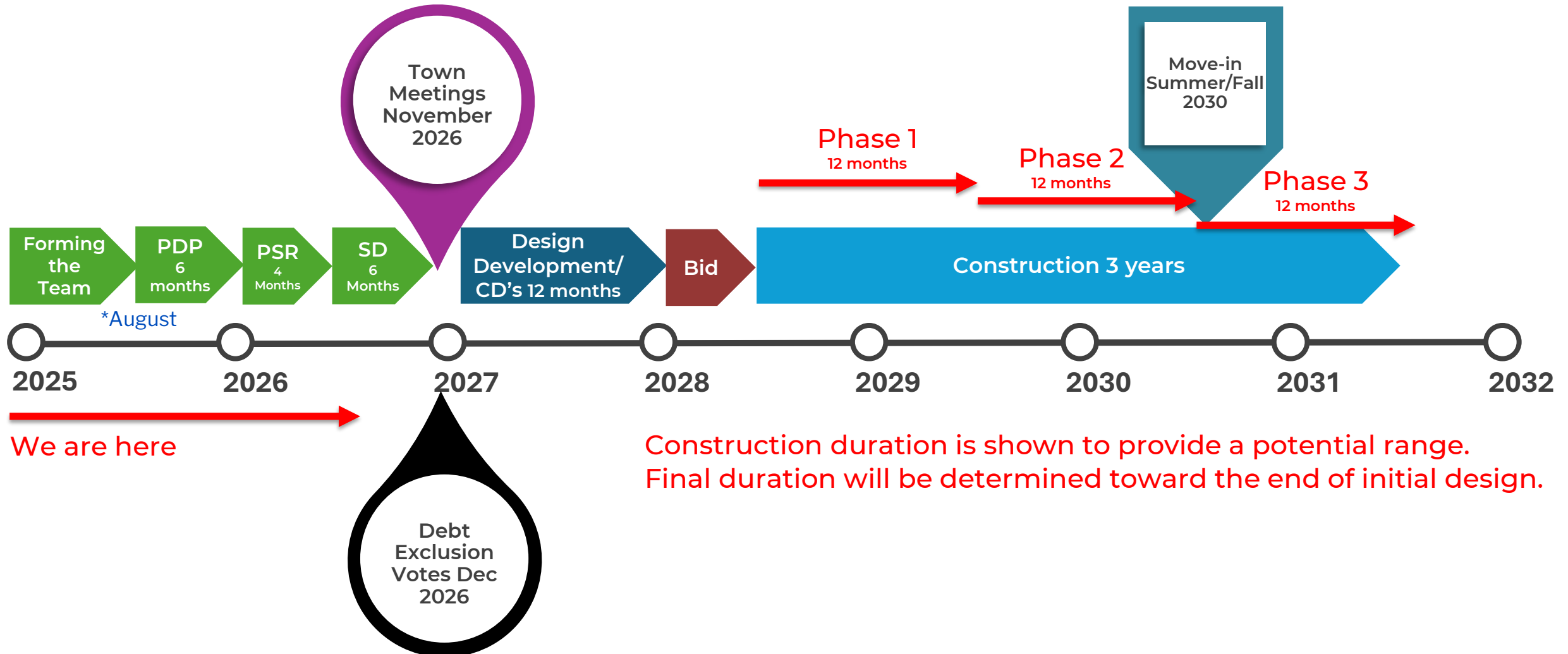
Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (\$*/SF)	Square Feet of New Construction (\$*/SF)	Site, Building Takedown, Haz Mat Etc. (\$*)	Estimated Total Construction** (\$*)	Estimated Total Project Costs (\$)
OPTION A0.2 Code Update	53,036 sf	53,036 sf \$ 594.34 \$/sf	- sf \$ - \$/sf	\$ 8,673,017	\$ 40,194,433 \$ 757.87 \$/sf	\$ 53,000,000
OPTION A1.1 - Renovation + Addition 165 Students	60,072 sf	53,036 sf \$714.48 \$/sf	7,036 sf \$1,183 \$/sf	\$ 15,900,651	\$ 62,117,400 \$ 1,034.05 \$/sf	\$ 79,000,000
OPTION A1.2-B - Addition + Renovation 250 Students	76,443 sf	53,036 sf \$694.91 \$/sf	23,407 sf \$924.00 \$/sf	\$ 16,083,842	\$ 74,567,157 \$ 975.46 \$/sf	\$ 95,000,000
OPTION A2.2A - New Construction 250 Students	72,443 sf	- sf \$ - \$/sf	72,443 sf \$759.84 \$/sf	\$ 17,127,401	\$ 72,172,490 \$ 996.27 \$/sf	\$ 91,000,000
OPTION A2.2B - New Construction 250 Students	72,443 sf	- sf \$ - \$/sf	72,443 sf \$764.22 \$/sf	\$ 17,788,016	\$ 73,150,405 \$ 1,009.76 \$/sf	\$ 93,000,000
OPTION A2.2F - New Construction 250 Students	72,443 sf	- sf \$ - \$/sf	72,443 sf \$789.20 \$/sf	\$ 17,325,466	\$ 74,497,482 \$ 1,028.36 \$/sf	\$ 93,000,000
OPTION B1.1 - Addition + Renovation 515 Students	45,368 sf	5,000 sf \$718.17 \$/sf	40,368 sf \$851.00 \$/sf	\$ 11,408,256	\$ 49,352,274 \$ 1,087.82 \$/sf	\$ 64,000,000

* Marked Up Construction Costs

** Does not include Construction Contingency

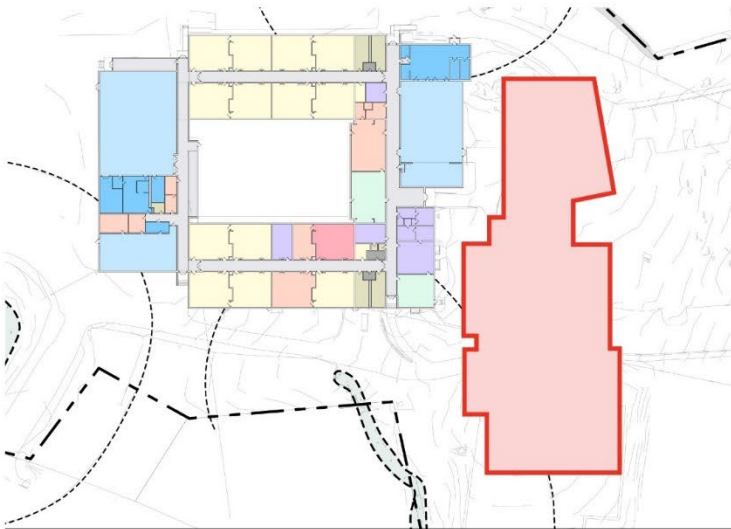


Anticipated Project Timeline



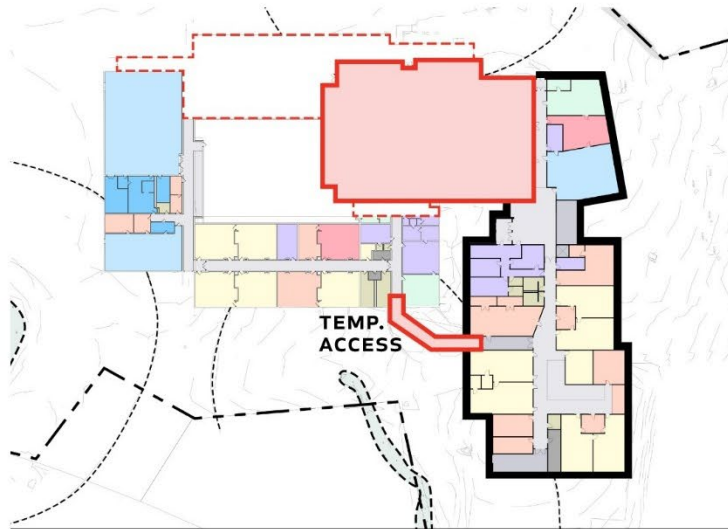


Construction Phasing



PHASE 1 (12 MONTHS)

- Construct new classroom wing



PHASE 2 (12 MONTHS)

- Occupy complete portion of new building
- Demolish main entry, cafetorium, and west classroom wing
- Construct new community wing
- Temp. kitchen & cafe in original media ctr.



PHASE 3 (12 MONTHS)

- Demolish remainder of original building
- Site work



PHOTOS FROM FACEBOOK.COM/PEOPLE/FRIENDS-OF-ESSEX-ELEMENTARY-SCHOOL

Thank You!

Discussion / Questions & Answers



<https://www.mersd.org/building-committee>

