



**SCHEMATIC DESIGN
IVAN G. SMITH ELEMENTARY SCHOOL**

Community Forum

December 13, 2018

AGENDA



1. PROJECT INTRODUCTION

Steve Bartha
Lisa Dana

Danvers Town Manager
Danvers Superintendent

2. PROJECT PROGRESS

Charlie Hay

Tappe Architects

3. DESIGN UPDATE

Charlie Hay

Tappe Architects

4. PROJECT COSTS

Joe DeSantis

PMA Consultants

5. NEXT STEPS

Steve Bartha

Danvers Town Manager

6. QUESTIONS / COMMENTS

BEFORE THE PROJECT



THE SCHOOL

- Constructed in 1973 & received national design award
- No major renovations in forty-five years
- Exterior walls, roof, and HVAC all at end of useful life
- Building design does not support 21st century learning

THE PROCESS

- Town first applied for MSBA funding in 2013
- MSBA accepts Town's Statement of Interest in 2016
- May 2016, Town Meeting appropriated \$1.8 million to begin feasibility & design
- School Building Committee (SBC) formed in 2016: BOS, SC, FinCom, staff, residents
- Town proposes to replace school with same size & capacity, but MSBA recommends much larger school based on UMass student growth projections (off by 1 in 2015)
- SBC hires PMA, Inc. to serve as OPM & Tappé Architects to design project



Photo Credit: Salem News

BEFORE THE PROJECT



OUTREACH & REVIEW

- Tonight is the 3rd community forum on project
- Presentations also made before the BOS and at other public meetings
- SBC, staff, and neighborhood concerns align:
 - Improved Traffic Flow
 - Increase Parking Onsite
 - Optimized Site Layout
- Half-day Saturday workshop planned for Town Meeting members on 1/26/2019 that will also be open to the public.



Stay Informed About What's Happening

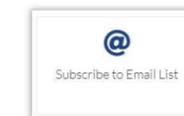
Visit the Project Page

Visit the project webpage to view information about the MSBA process, important documents and presentations, a project timeline and more!



Sign Up for Email Notifications

Visit the project webpage and sign up for email notifications to receive updates on the project and notices of upcoming meetings.



www.danversma.gov/smithschool

Attend a Community Forum

Talk directly with the project team and town officials about the project.



Why Not Re-use Existing Building?



The MSBA requires the design team to analyze the following options for each project: **Renovation, Addition/Renovation, or New Construction.**

- **The Renovation option** was least expensive, but renovating the existing building (1) would leave many of the existing conditions unresolved, (2) would not accommodate student population growth, and (3) would require leasing temporary education space, and (3) would disrupt learning for two years.
- **The Addition/Renovation option** would address #2 above, but would be as disruptive and would cost even more than the **New Construction** option.
- **The New Construction** option was determined by the Smith School Building Committee, BOS and MSBA to be the preferred solution for educational program delivery and long term use and maintenance. The estimated project cost is \$52 million.

Why Increase Capacity to 465 Students?



The District has been forced to keep the enrollment at Smith School lower than that of the other Danvers Elementary Schools due to the Open Concept layout. As the student population in Danvers begins to grow, limiting the enrollment at the Smith School has caused overcrowding at the other Elementary Schools in Town.



As part of the MSBA funding assistance approval process, a projected student enrollment analysis was performed for all K-5 students in the District. Please note the following from the MSBA's October 13, 2016 Enrollment Certification Letter:

- | | |
|---|----------------|
| • The AVG K-5 base enrollment forecast through 2025-2026 | 1,905 students |
| • Current capacity at other four Danvers Elementary Schools | 1,440 students |
| • MSBA recommended design enrollment at Smith School | 465 students |

$$1,905 - 1,440 = 465$$

DISTRICT CONNECTIONS



- Visioning for the 2018-2023 Strategic Plan
- Equitable Spaces for all elementary schools
- Furniture – flexible for collaboration
- Attendance Areas – Flex zones





PROJECT PROCESS & TIMELINE

PROJECT PROGRESS / PROCESS



MSBA Preliminary Design Program – Completed February 2018

MSBA Preferred Schematic Report – Completed June 2018

MSBA Schematic Design Submission – Completed October 2018

MSBA Board Vote – December 2018

Danvers Town Approval – February 4, 2019 (Special Town Meeting)

Contract Documents – Start Fall 2018 - Complete Fall 2019 (includes permitting)

Potential Construction Start Summer / Fall 2019

Potential Building Completion Spring / Summer 2021

Potential Building Demolition / Complete Site Work Summer / Fall 2021

PROJECT TIMELINE

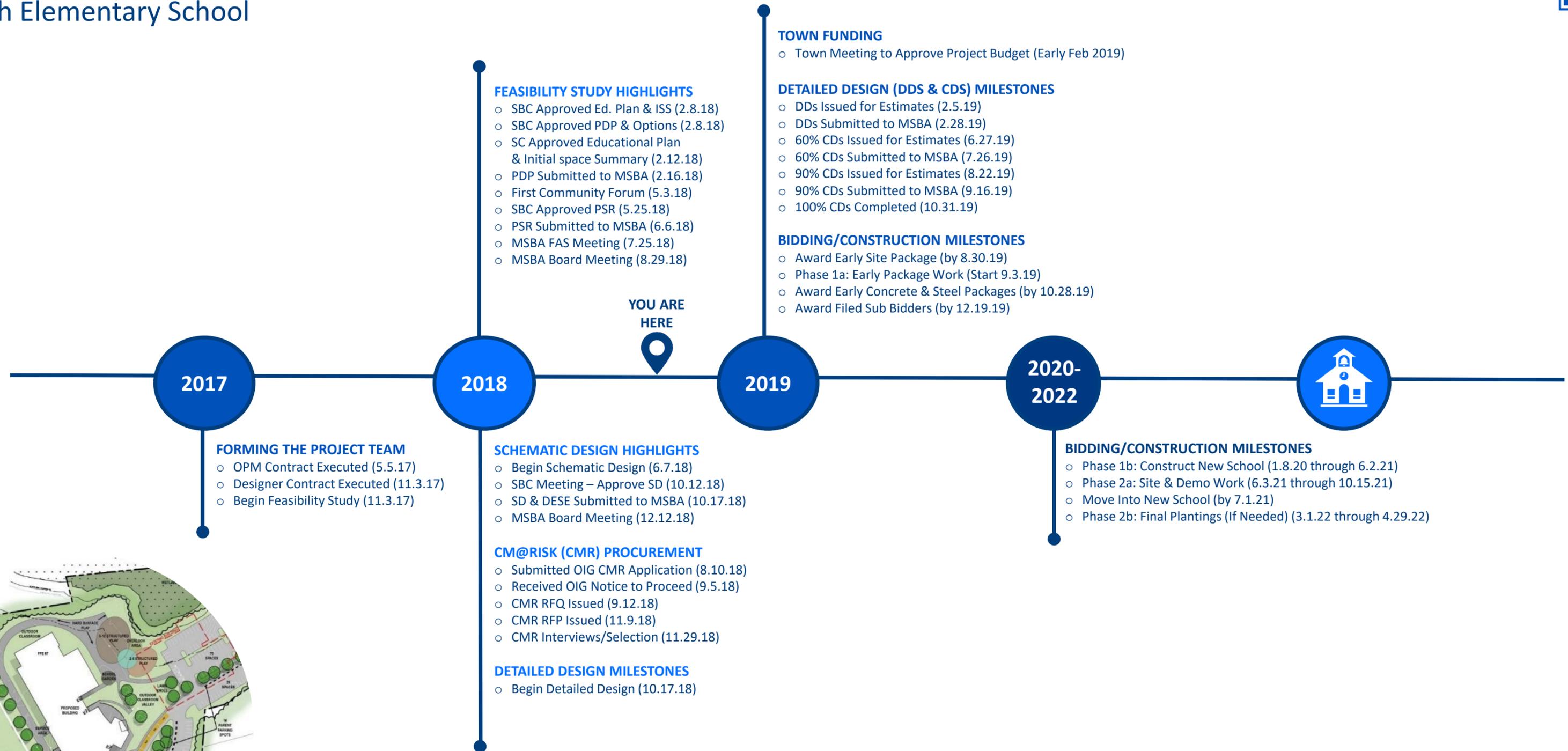
Smith Elementary School



PMA Consultants



TAPPE ARCHITECTS



THE BIG PICTURE Key Dates

Feasibility Study 11/3/17 – 8/29/18	Schematic Design 6/7/18 – 12/29/18	Design Development 10/17/18 – 2/28/19	Construction Documents 3/1/19 – 10/31/19	Phase 1a: Enabling Work 9/3/19 – 1/7/20	Phase 1b: Construct New School 1/8/20 – 6/2/21	Phase 2a: Site Work & Demo Old School 6/3/21 – 10/15/21	Phase 2b: Final Plantings (if needed) 3/1/22 – 4/29/22
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UPDATED SITE DESIGN

Updated Site Plan



IVAN G. SMITH ELEMENTARY SCHOOL, DANVERS, MA
SCHEMATIC SITE PLAN SEPTEMBER 5, 2018



Updated Site Plan



Proposed Pick Up – Drop Off Sequence & Vehicular Circulation



EXISTING CONDITIONS



- CONFLICT IN FRONT OF SCHOOL BETWEEN BUSES & VEHICLES
 - CARS STOP WHEN BUS FLASHERS ACTIVATED
 - CARS STOP AT MAIN ENTRANCE
- PICK-UP DROP OFF LINE EXTENDS OFF SITE
- APPROXIMATELY 14 CARS ACCOMMODATED ON SITE IN LINE

PROPOSED CONDITIONS



- NO CONFLICT BETWEEN CARS & BUSES
- SEPARATE BUS & AUTO LOOP
- APPROXIMATELY 28 CARS ACCOMMODATED ON SITE IN LINE

Proposed Parking at Replacement School



EXISTING CONDITIONS



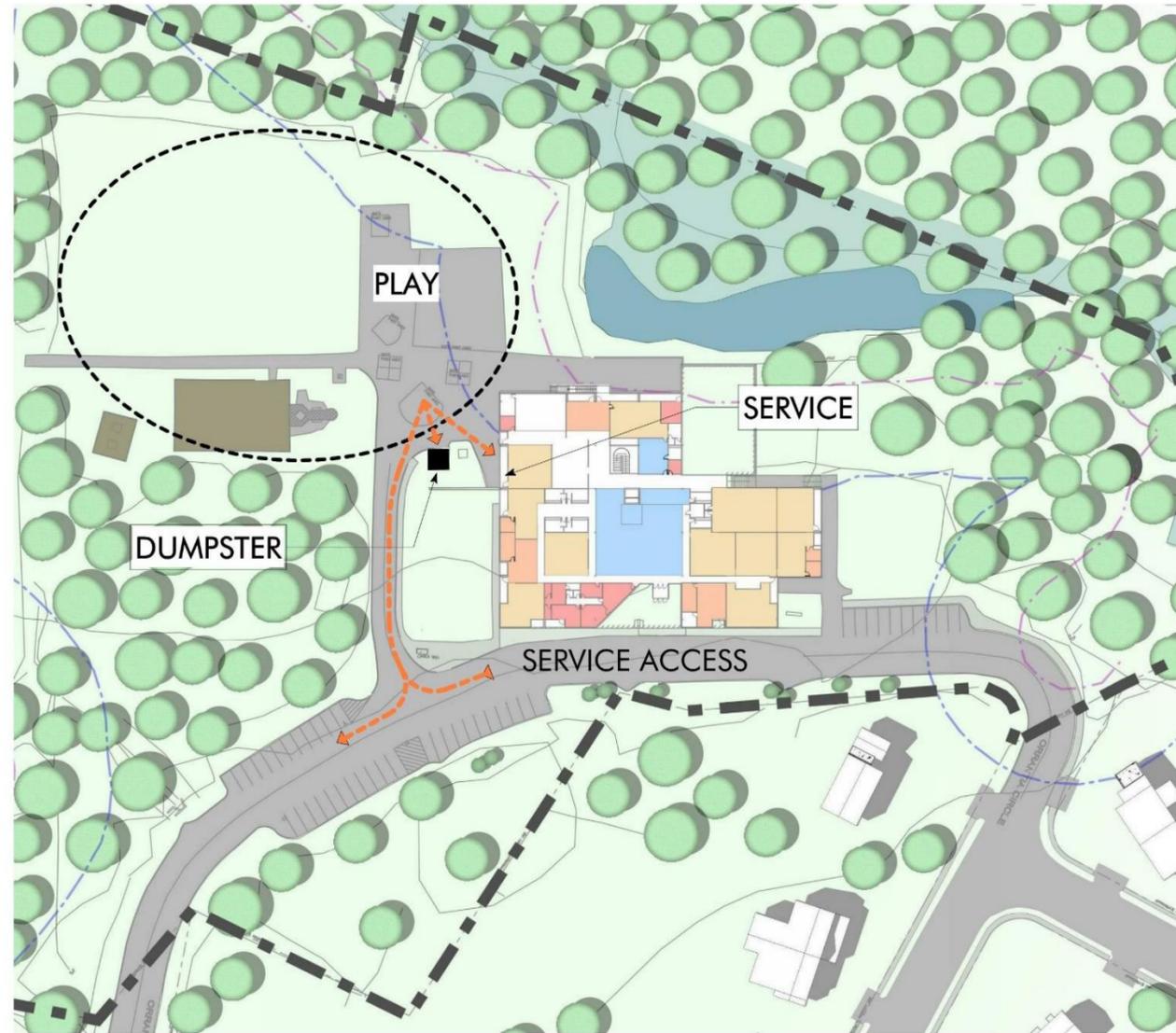
- 45 EXISTING PARKING SPACES

PROPOSED CONDITIONS



- 123 PROPOSED SPACES
- INCREASE OF 78 SPACES - THREE TIMES CURRENT PARKING CAPACITY
- DEDICATED TEACHER LOT LEAVES ALL OTHER SPACES OPEN FOR VISITORS
- 25 SPACES IN FRONT OF SCHOOL FOR PICK-UP / DROP OFF

Service Area at Replacement School



- DUMPSTER & SERVICE AREA OPEN TO VIEW
- SERVICE DELIVERIES ENTER PLAY AREA



- DUMPSTER & SERVICE AREA BEHIND BUILDING
- DUMPSTER & SERVICE AREA BEHIND SCREEN WALL & PLANTINGS
- SERVICE DELIVERIES SEPARATED FROM ALL OUTDOOR ACTIVITY AREAS



UPDATED BUILDING DESIGN

Updated lower level



DEPARTMENT LEGEND

- ADMIN, GUIDANCE, MEDICAL
- ART / MUSIC
- CORE ACADEMIC
- DINING & FOOD SERVICE
- HEALTH & PHYS. ED
- MEDIA CENTER / STEAM
- SPECIAL ED



FIRST FLOOR

Updated upper level



SECOND FLOOR



CONCEPTUAL INTERIOR VIEWS

Lobby view towards classroom wing



Lobby view back towards main entrance



View of learning stairs towards classroom wing



Learning Stair



Extended learning



Collaboration space



Collaboration space



View of classrooms





CONCEPTUAL EXTERIOR VIEWS

View from entrance drive



Front entrance



View from soccer field



Overall View





PROJECT COSTS



SCHEMATIC DESIGN BUDGET SUMMARY (ESTIMATED)	
Eligible Project Costs	\$36,914,157
Ineligible Costs	\$15,085,842
Total Project Cost	\$52,000,000*
Maximum MSBA Reimbursement (55.455%** of eligible project costs)	\$20,470,746
Projected Danvers Share	\$31,529,254

* Includes \$7,129,360 for Escalation & Contingencies

** 50.58% base reimbursement; 1.875% capital maintenance; 1% CM at Risk; 2% energy efficiency



NEXT STEPS

NEXT STEPS



Board of Selectman Hearing – Tuesday, January 8, 2019

Finance Committee Hearing – Tuesday, January 15, 2019

Project Workshop for Town Meeting Members – Saturday, January 26, 2019

Special Town Meeting (Project Approval) – Monday, February 4, 2019

Contract Documents – Start Fall 2018 - Complete Fall 2019

Potential Construction – Start Summer / Fall 2019

Potential Building Completion – Spring 2021

Potential Building Demolition / Complete Site Work – Summer / Fall 2021



THANK YOU!

QUESTIONS / COMMENTS?