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
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.
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
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

**TOWN FUNDING**
- Town Meeting to Approve Project Budget (Early Feb 2019)

**DETAILED DESIGN (DDS & CDS) MILESTONES**
- DDS Issued for Estimates (2.5.19)
- DDS Submitted to MSBA (2.28.19)
- 60% CDs Issued for Estimates (6.27.19)
- 60% CDs Submitted to MSBA (7.26.19)
- 90% CDs Issued for Estimates (8.22.19)
- 90% CDs Submitted to MSBA (9.16.19)
- 100% CDs Completed (10.31.19)

**BIDDING/CONSTRUCTION MILESTONES**
- Award Early Site Package (by 8.30.19)
- Award Early Concrete & Steel Packages (by 10.28.19)
- Award Filed Sub Bidders (by 12.19.19)
- Phase 1a: Early Package Work (Start 9.3.19)
- Phase 1b: Construct New School (1.8.20 through 6.2.21)
- Phase 2a: Site Work & Demo Old School (6.3.21 through 10.15.21)
- Phase 2b: Final Plantings (if Needed) (3.1.22 through 4.29.22)
- Move Into New School (by 7.1.21)
- Phase 2b: Final Plantings (if Needed) (3.1.22 through 4.29.22)

**THE BIG PICTURE**

**Key Dates**
- Feasibility Study: 11/3/17 – 8/29/18
- Design Development: 10/17/18 – 2/28/19
- 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: 6/2/21 – 10/15/21
- Phase 2b: Final Plantings (if needed): 3/1/22 – 4/29/22

**FORMING THE PROJECT TEAM**
- OPM Contract Executed (5.5.17)
- Designer Contract Executed (11.3.17)
- Begin Feasibility Study (11.3.17)

**FEASIBILITY STUDY HIGHLIGHTS**
- SBC Approved Ed. Plan & ISS (2.8.18)
- SBC Approved PDP & Options (2.8.18)
- SC Approved Educational Plan
- Initial Space Summary (2.12.18)
- PDP Submitted to MSBA (2.16.18)
- First Community Forum (3.3.18)
- SBC Approved PSP (5.25.18)
- PSR Submitted to MSBA (6.6.18)
- MSBA FAS Meeting (7.25.18)
- MSBA Board Meeting (8.29.18)

**SCHEMATIC DESIGN HIGHLIGHTS**
- Begin Schematic Design (6.7.18)
- SBC Meeting – Approve SD (10.12.18)
- SD & DESE Submitted to MSBA (10.17.18)
- MSBA Board Meeting (12.12.18)

**CM@RISK (CMR) PROCUREMENT**
- Submitted OIG CMR Application (8.10.18)
- Received OIG Notice to Proceed (9.5.18)
- CMR RFQ Issued (9.12.18)
- CMR RFP Issued (11.9.18)
- CMR Interviews/Selection (11.29.18)

**DETAILED DESIGN MILESTONES**
- Begin Detailed Design (10.17.18)
UPDATED SITE DESIGN
Updated Site Plan
Proposed Pick Up – Drop Off Sequence & Vehicular Circulation

EXISTING CONDITIONS

- CONFLICT IN FRONT OF SCHOOL BETWEEN BUSSES & 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 & BUSSES
- 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 upper level
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
View from entrance drive
View from soccer field
Overall View
PROJECT COSTS
## SCHEMATIC DESIGN BUDGET SUMMARY (ESTIMATED)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tr>
<td>Eligible Project Costs</td>
<td>$36,914,157</td>
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<tr>
<td>Ineligible Costs</td>
<td>$15,085,842</td>
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<tr>
<td>Total Project Cost</td>
<td>$52,000,000*</td>
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<tr>
<td>Maximum MSBA Reimbursement</td>
<td>$20,470,746</td>
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<td>(55.455%** of eligible project costs)</td>
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<td>Projected Danvers Share</td>
<td>$31,529,254</td>
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* Includes $7,129,360 for Escalation & Contingencies

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