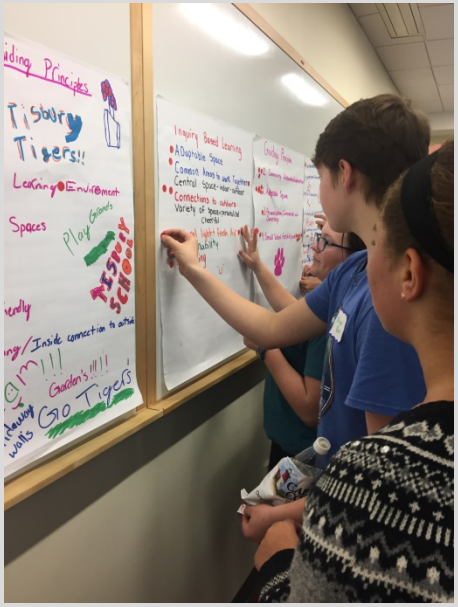
Building Committee Presentation for:

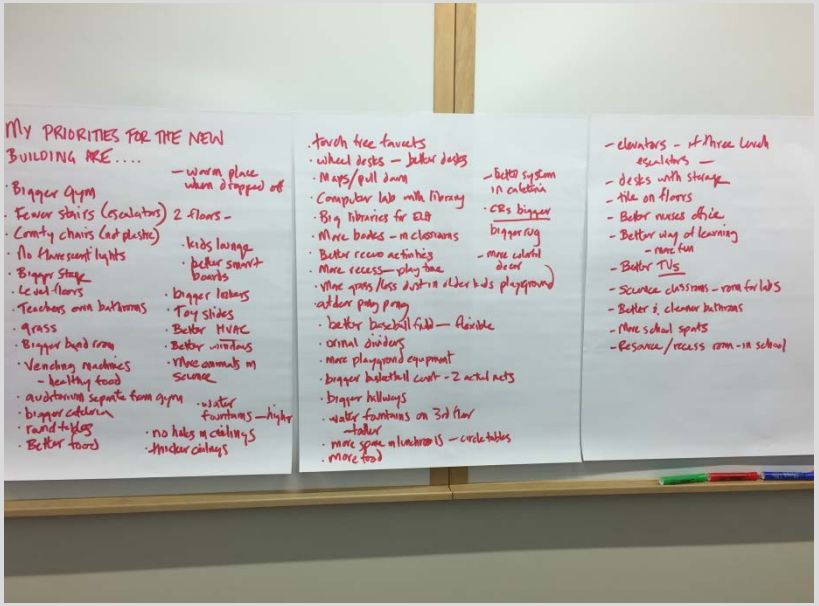
Tisbury Elementary School

February 8, 2017

AGENDA|

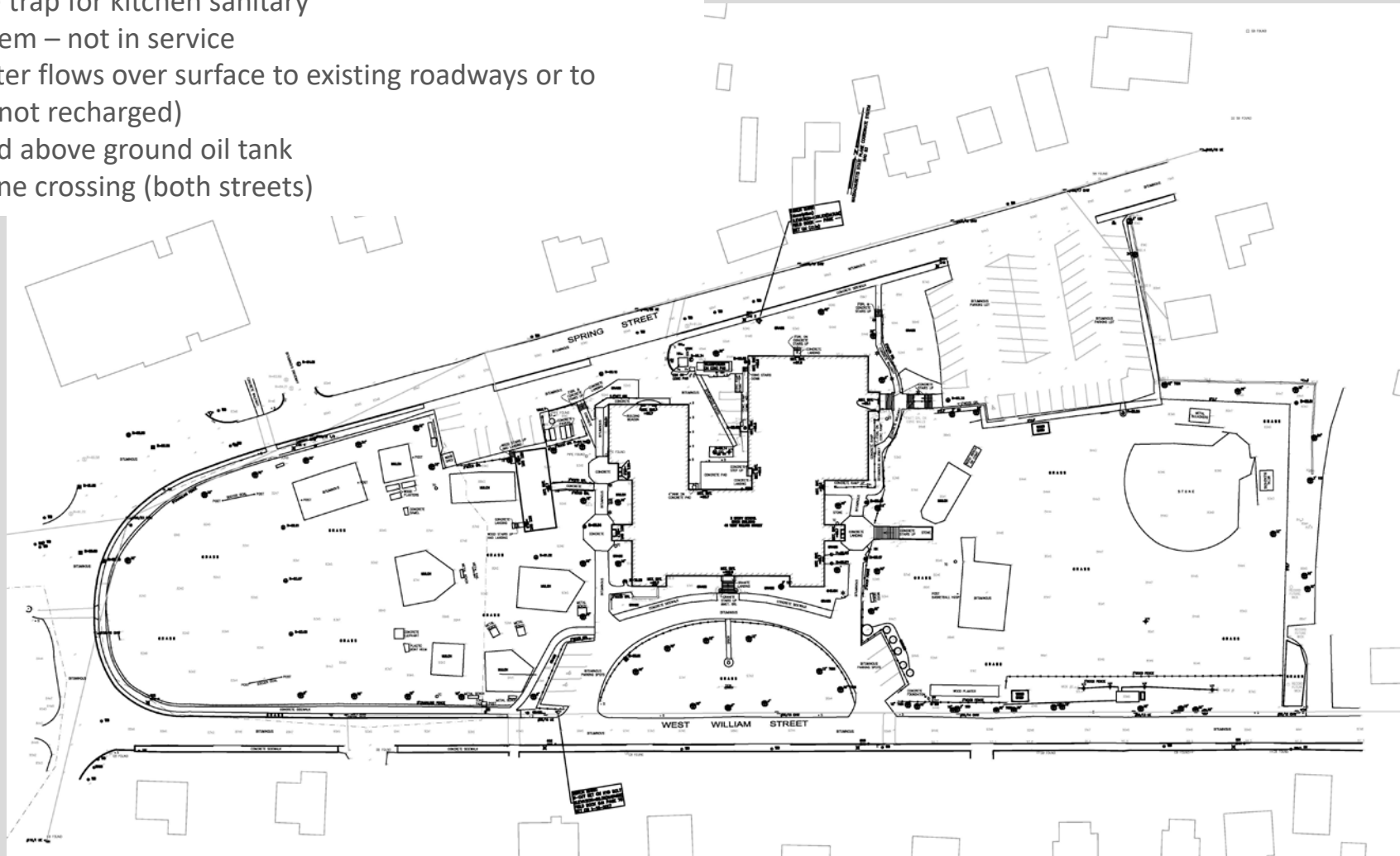
1. **Existing Conditions**
2. **Programming Sessions and Faculty Meetings**
3. **Alternate Site Locations**
4. **School Visits**
5. **Schedule**





EXISTING CONDITIONS| SURVEY

- Town Sewer Connected but no documentation
- Existing septic abandoned in place – east side may still serve gym
- No grease trap for kitchen sanitary
- WICK system – not in service
- Storm water flows over surface to existing roadways or to drywells (not recharged)
- Buried and above ground oil tank
- School Zone crossing (both streets)



EXISTING CONDITIONS| VEGETATION

- Variety of mature trees on site
- Large Oaks and Flowering Cherries are of value
- All trees are in need of maintenance
- Many are in poor health

Maple

Honey Locust

Cherry

Oak

EXISTING CONDITIONS| SITE STRUCTURES

There are a number of informal storage structures on site, demonstrating a need for larger and better organized storage options.

EXISTING CONDITIONS| DROP OFF

Current **Bus Drop Off** occurs at Spring St at north of the site. Drop off area lacks a curb and ADA-compliant accessible route to school entrance.

Parent Drop Off occurs at W William St at south of site. The area lacks a two-lane configuration for pull-over and through traffic, as well as an ADA-compliant accessible route to school entrance.

EXISTING CONDITIONS| PARKING

- **Current parking is insufficient**
- **Does not meet required amount of spaces**
- **Staff parking is temporarily provided off site across Spring St and at American Legion lot across W William St.**

EXISTING CONDITIONS| SERVICE & DELIVERIES

- **Service and deliveries at north side of building**
- **Insufficient space for delivery vehicles**
- **Loading dock adjacent to Kindergarten Classrooms**

EXISTING CONDITIONS| PAVING & WALKWAYS

Pavements and surfaces are aging and deteriorated, creating a lack of safe and ADA compliant accessible routes to and from the school and its outdoor spaces.

EXISTING CONDITIONS| RECREATION

- **West Field- Grades K-2. Swings and wood play structure are in poor condition.**
- **Wood chip play surface does not meet safety standards.**
- **Grass in poor condition.**

EXISTING CONDITIONS| RECREATION

- East Field, grades 3-8.
- Grass is worn and compacted with significant bare spots.
- Swings, ball field and courts are in poor condition.
- Courts in fair condition, no nets or paint.

EXISTING CONDITIONS| SITE FURNISHINGS

- Wide variety of furnishings, most in poor condition
- Lack of inclusive seating options for handicapped users
- No recycling.
- No paved surface below bike racks.

EXISTING CONDITIONS| EXTERIOR

Majority of window seals have failed

Deteriorated sill conditions

Curtainwall seals have failed

Brick and cast stone conditions

Rusted lintel conditions

EXISTING CONDITIONS| EXTERIOR

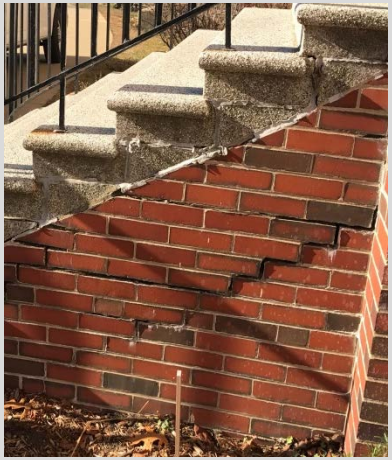
- **Precast concrete sills are deteriorating at a number of locations. Past repairs of the cracks in the masonry façade are visible at numerous locations.**
- **The lintels at the head of the exterior windows are rusted typically.**

EXISTING CONDITIONS| EXTERIOR

Front Entry Conditions

Efflorescence at ramp

Louvers either completely open

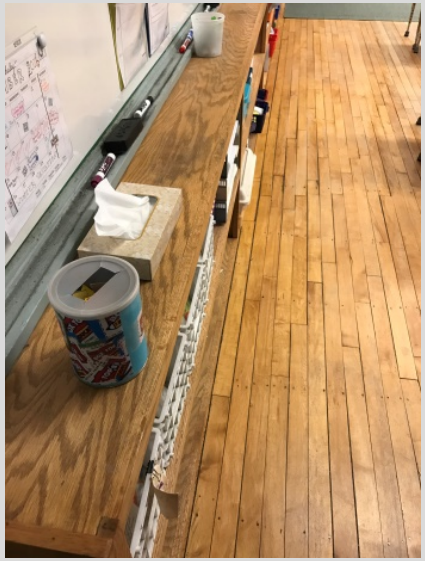


Brick Conditions

Rusted brick lintel

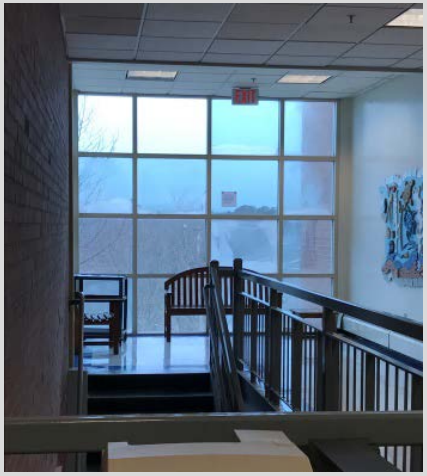
Or completely shut

EXISTING CONDITIONS| INTERIOR



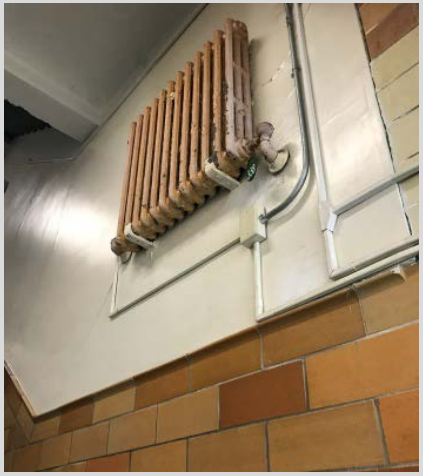
Buckling Floors

Ceiling & Wall Conditions



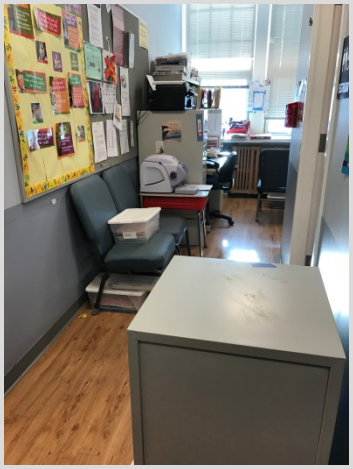
Failing Curtain Wall

Restrooms



Heat System Conditions

EXISTING CONDITIONS| INTERIOR



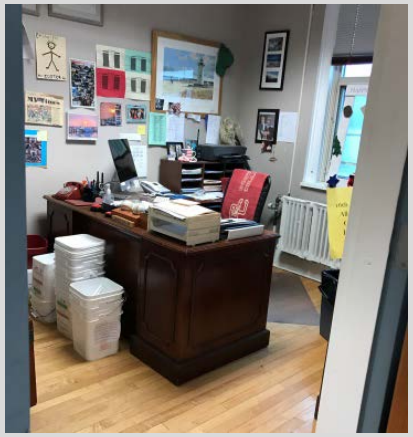
Nurse's Office

Cafeteria Kitchen

Cafeteria Seating

Classroom

Library



Principal's Office

CROWDED CONDITIONS

EXISTING CONDITIONS| HAZARDOUS MATERIALS

Caulk on Coping

Tar & Paper Detected

Wall Plaster

Univent Caulk

Glue on Slate Board

Tar on Roof Vent

Flooring in Wood Shop

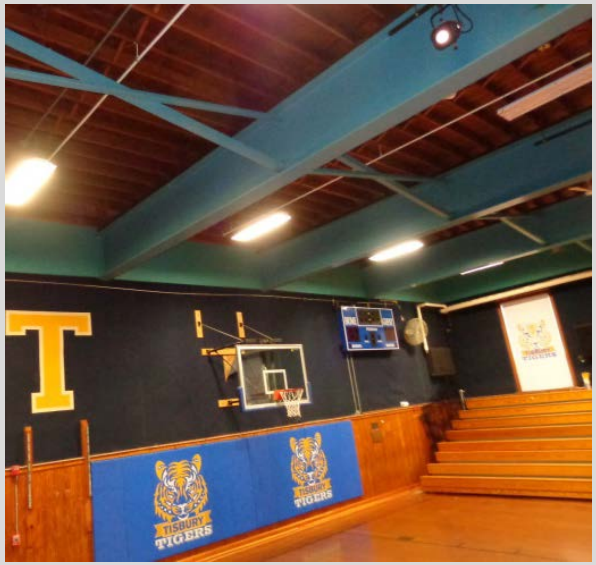
HA No.	Material Description	Laboratory Sample No. and AHERA	NESHAP Cat.	Location	Est. Quantity	Units
1	Tar on Roof Vents	1A, 1B	Cat. 2 Non-friable ACM	Roof Vents	15	Each
2	Glue on Slate Board Shims	2A, 2B	Cat. 2 Non-friable ACM	Original Building (12 shims per Board approx.)	1,200	Each
3	Wall Plaster	14A, 14B	Cat. 2 Non-friable ACM	Room 216, Other Presumed in Other Areas	10,000	SF
4	9" x 9" Gray Floor Tile with Black Streaks	16A, 16B, 16C	Cat. 2 Non-friable ACM	Room 102, Wood Shop	1,200	SF
5	Exterior Gray Caulk	45A, 45B, 45C	Cat. 2 Non-friable ACM	Exterior Univents, Original Building	325	LF
6	Gray Caulk	48A through 48E	Cat. 2 Non-friable ACM	On Coping Original Building, Also at Bottom of Stone Sills	2,800	LF
7	Exterior Gray Caulk	50A, 50B, 50C, 52A, 52B	Cat. 2 Non-friable ACM	Exterior Doors, Original Building and Gym Building	360	LF
8	Black Paper and Tar	Roof-5A, Roof-5B	Cat. 2 Non-friable ACM	At Chimney Curb, Remnant Possible Other Areas	5,000	SF
9	Paper or Tar Under Wood and Gym Floors	NA	Suspect ACM, Not Sampled	Gym and Stage	8,000	SF
10	Subsurface Transite	NA	Suspect ACM, Not Sampled	Not Seen - Contingency	2,000	LF
11	Flex Connectors on HVAC Behind Walls	NA	Suspect ACM, Not Sampled	Not Seen - Contingency	250	SF
12	Foundation Coating	NA	Suspect ACM, Not Sampled	Gym Wing, Not Seen, Contingency	2,000	SF
13	Other Vapor Barrier	NA	Suspect ACM, Not Sampled	Gym Wing, Not Seen, Contingency	5,000	SF
14	Mastic on Walk In Freezer	NA	Suspect ACM, Not Sampled	Kitchen	1	Each
15	Hidden Pipe Insulation and Fittings	NA	Suspect ACM, Not Sampled	Not Seen - Contingency	1,500	LF

NA = Not Applicable

HA = Homogenous Area

EXISTING CONDITIONS| STRUCTURAL

- Roof framing is open web steel joists supported on wood cripple walls on steel beams
- Steel beams are laterally unbraced
- Additional bracing would be required to stabilize the beams



- Roof framing of the Gymnasium/Auditorium consists of wide flange steel girders supported wood roof joists and wood planking
- Floor above the boiler room and storage room is concrete slab supported on steel beams and columns.

- Beam is not continuous over the steel posts
- Beams and posts are not braced adequately

EXISTING CONDITIONS| PLUMBING

Existing Fire Pump System

Existing Fixtures

Existing Water Service

EXISTING CONDITIONS| MECHANICAL

Existing Steam Boilers

(2) Burham boiler

- **Installed 2015**
- **Installed 2000**

Existing HW Boilers

(1) Buderus

- **Installed 2016**

Typical Classroom Unit Ventilator

Existing Kitchen Make-up air unit

Existing Kitchen Hood

- **No Fire Suppression**
- **Undersized, No Grease Trap**

Typical intake for Classroom Unit Ventilator

EXISTING CONDITIONS| ELECTRICAL

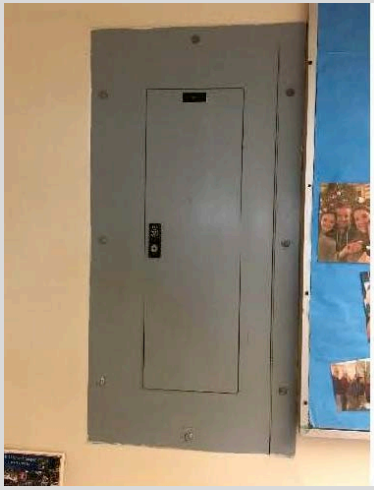
Main Switchboard:

- 20 years old
- Good Condition

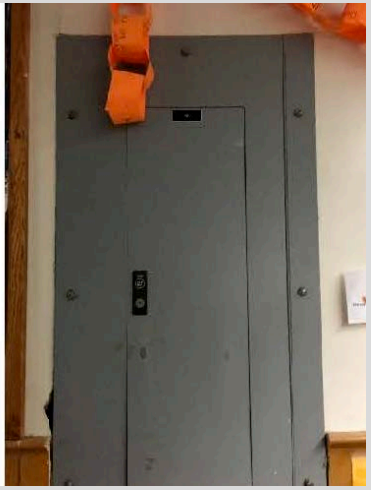
Fire Alarm Control Panel:

- 5 years old
- Good Condition

Pad Mounted Transformer



1997 Wing Panelboard: Good Condition



1938 Wing Panelboard: Fair to Poor Condition

120/208V 3P 300KW Emergency Generator: Good Condition

EXISTING CONDITIONS| LIGHTING

1938 Classroom Lighting: Pendant Mount Fluorescent Fixtures: Fair Condition

1997 Wing Classroom Lighting: 2’x4’ Parabolic Fluorescent Fixtures: Fair Condition

Pole Light Fixture: Poor Condition

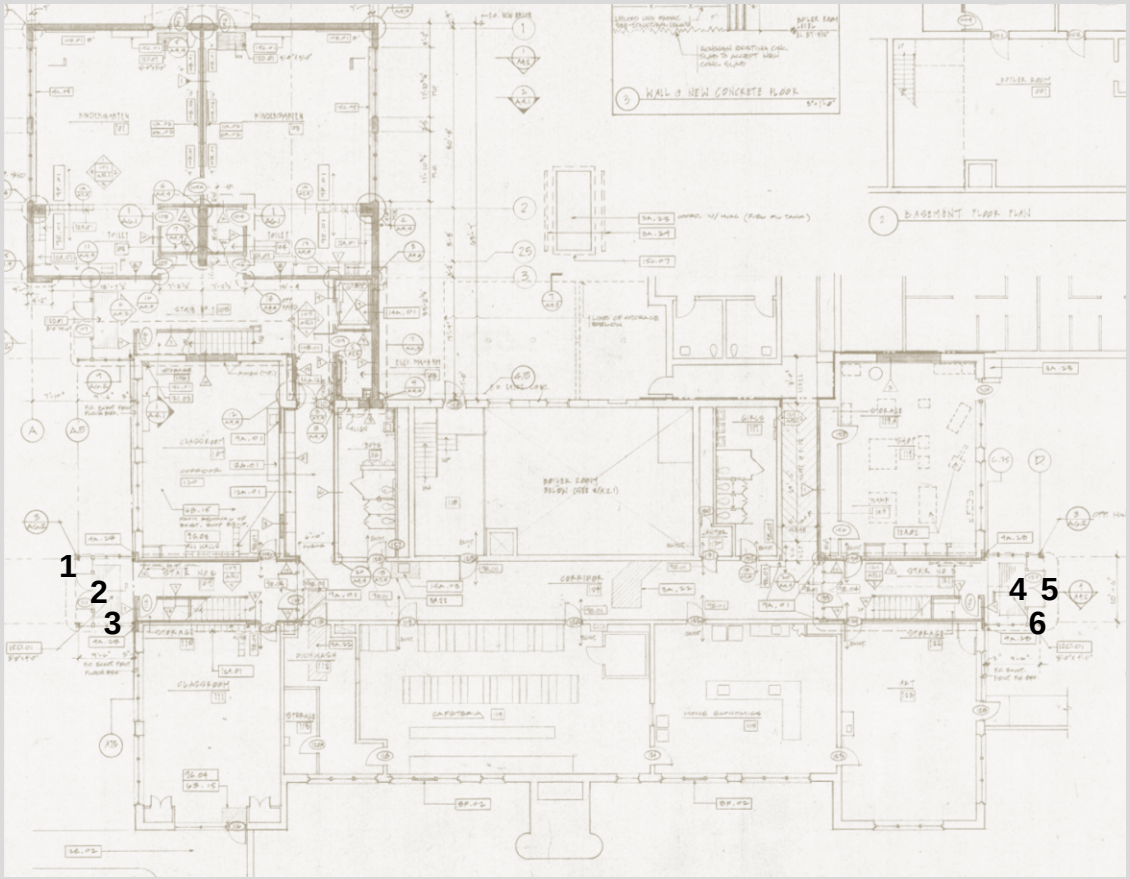
Exterior Sconces and Canopy Fixtures: Fair Condition

EXISTING CONDITIONS | SECURITY AND COMMUNICATION FIRST FLOOR

1. Video intercom and card reader at the door.

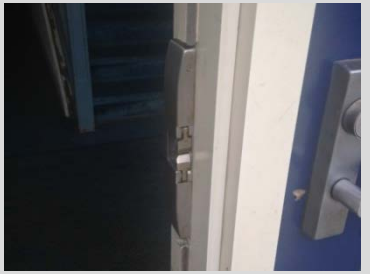
2. Magnetic locks and door position switches on the interior of the door.

3. Motion sensors used to activate the sliding doors.



Building lacks adequate lock down capabilities

4. Request to exit and and door position switches on the interior of the door.



5. Electric strike lock.

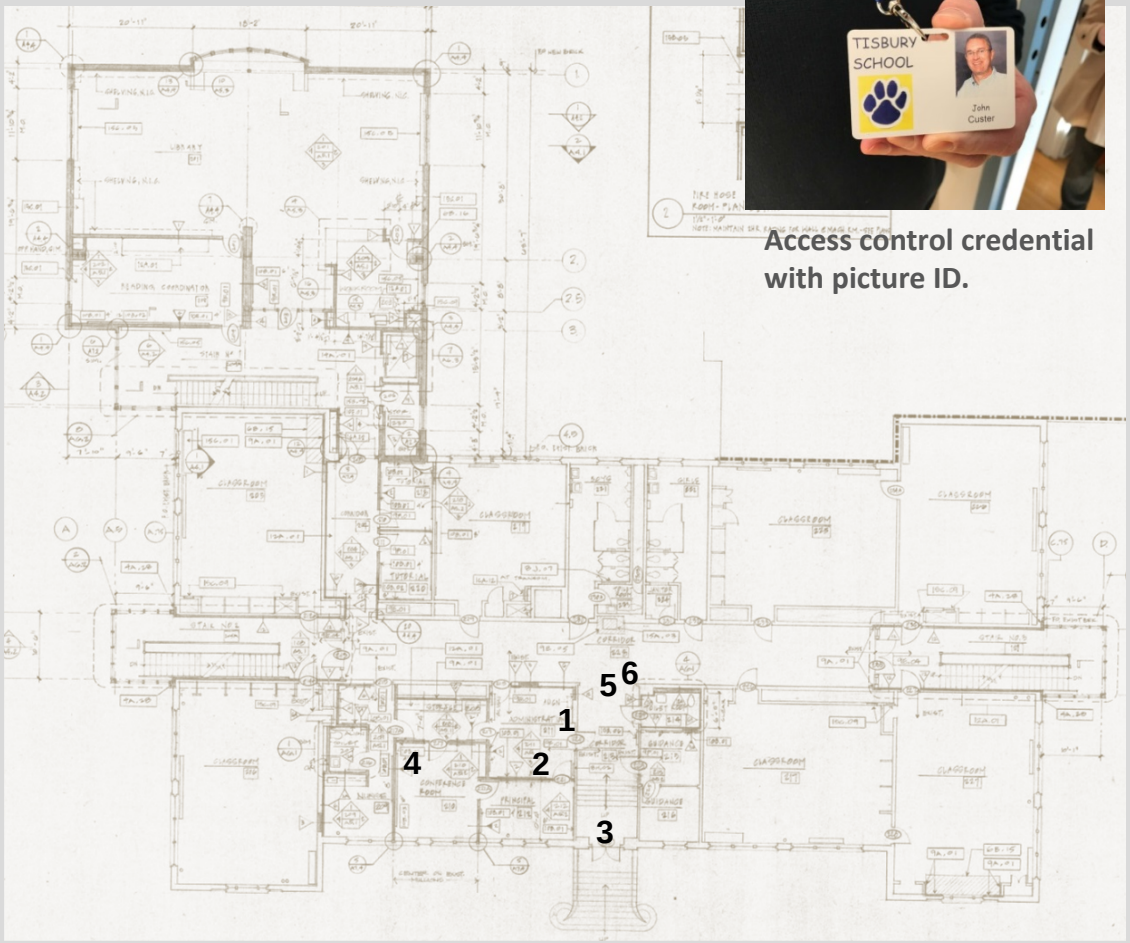
6. Card reader with a keypad.

EXISTING CONDITIONS | SECURITY AND COMMUNICATION SECOND FLOOR

1. Door release button in main office (red button).

2. Master intercom station (1 of 2) in main office.

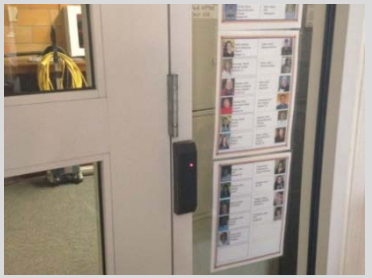
Main entry doors have no security.



Building lacks adequate lock down capabilities

Access control credential with picture ID.

4. Security panels located in the Assistant Principals Office.



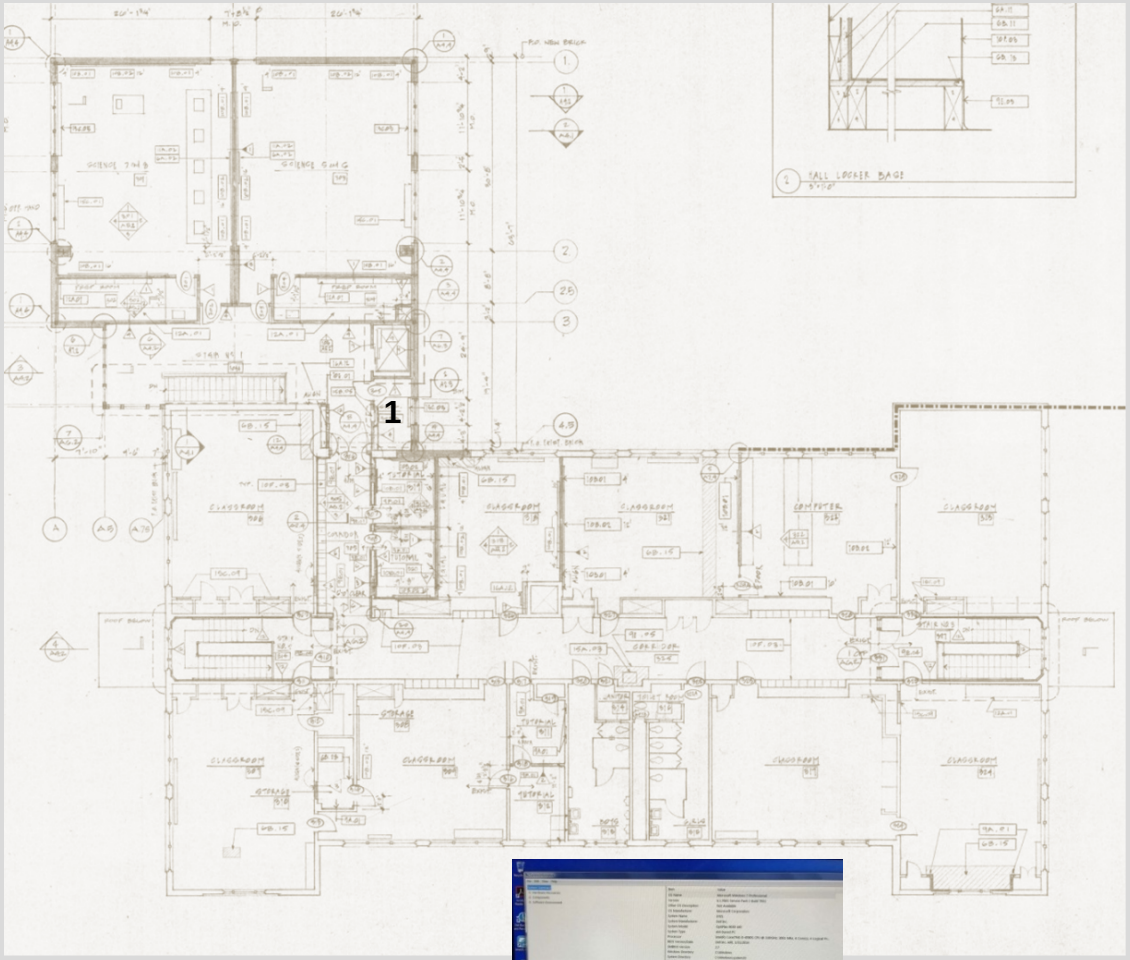
5. Access controlled doors into school from entry.

6. Door position switches on the access controlled door from the main entry.

EXISTING CONDTIONS| SECURITY AND COMMUNICATION THIRD FLOOR

1. Storage room houses the badge printer and access control system computer.

Badge printer located in storage room.



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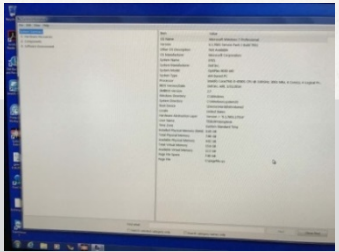
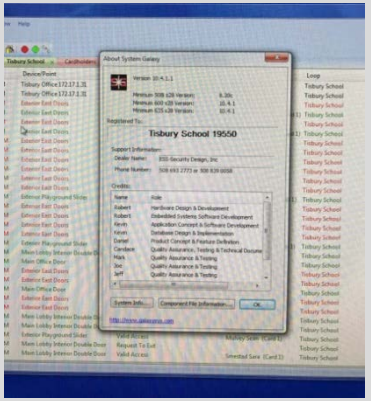
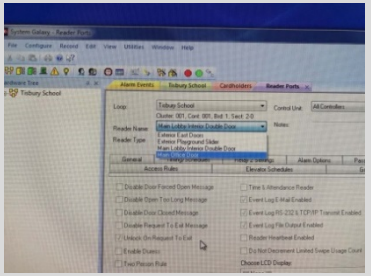


"System Properties" screenshot from the access control system computer.



"About" screen screenshot from the access control system computer.



"Reader Points" screenshot from the access control system computer.

EXISTING CONDTIONS| FOOD SERVICES

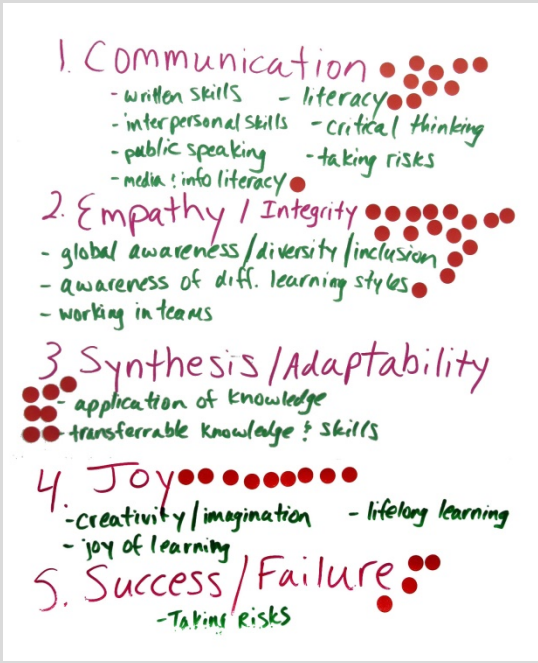
- No separation of functions
- No splash between the hand sink and the prep sink
- Possible contamination point

- Old antiquated equipment is leaking oil, lacks the modern safety features and corrosion is visible.
- Only a few pieces worth salavaging

PROGRAMMING| VISIONING SESSIONS

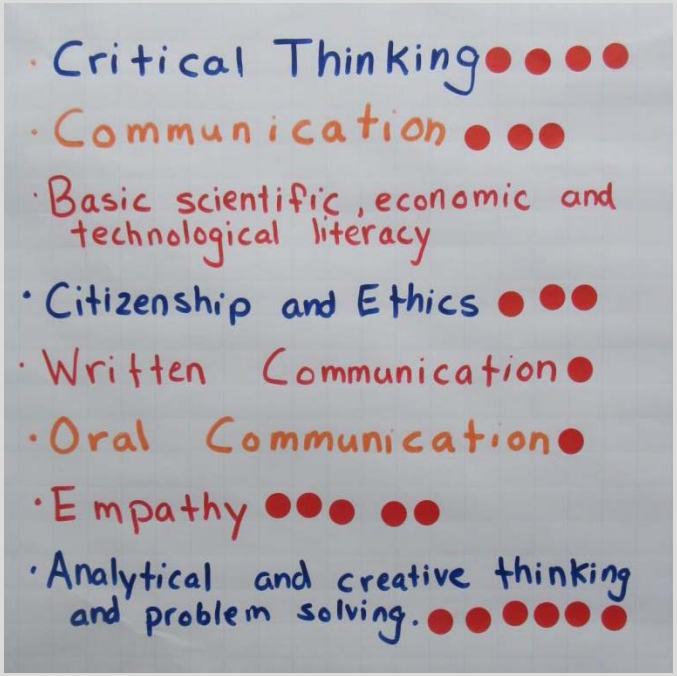
DAY 1: January 23rd

- Introduction & Workshop Goals
- 21st Century Schools & Learning Goals
- SCOG Analysis
- Present and Future Educational Priorities
- Design Patterns



PROGRAMMING | LEARNING GOALS

1. **Effective Communication** (82 Votes)
2. **Empathy and Integrity** (70 Votes)
3. **Curiosity and Creativity** (66 Votes)
4. **Joy and Play** (54 Votes)
5. **Problem Solving and Critical Thinking** (40 Votes)



6. **Disciplined Mind** (26 Votes)
7. **Adaptability and Agility** (24 Votes)
8. **Mastery of Core Content** (16 Votes)
9. **Citizenship and Ethics** (15 Votes)
10. **Communication as Resource** (8 Votes)
11. **5 C's** (8 Votes)

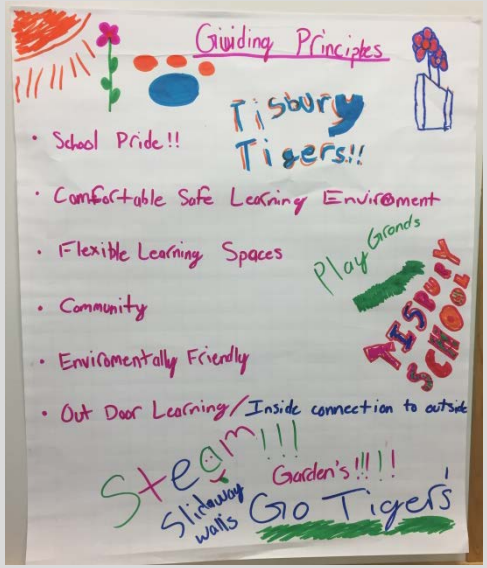
PROGRAMMING | DESIGN PATTERNS

1. **Outdoor Learning Spaces** (45 Votes)
2. **Neighborhoods** (40 Votes)
3. **Distributed Resources** (27 Votes)
4. **Display and Exhibition** (28 Votes)
5. **Gathering Spaces and Hubs** (26 Votes)
6. **Garage Doors** (25 Votes)
7. **Natural Light** (25 Votes)
8. **Scalable Spaces** (16 Votes)
9. **Alternative/ Effective Storage** (16 Votes)
10. **Flex Spaces** (15 Votes)
11. **Agile Classroom** (13 Votes)
12. **Cafetorium** (11 Votes)
13. **Community Use Gym, Café, and Auditorium** (10 Votes)
13. **Sustainability** (10 Votes)
14. **Tisbury Triangle** (10 Votes)
15. **Any Hallway Workspace** (9 Votes)
16. **Blended Learning** (9 Votes)
18. **Welcoming /Gatekeeping** (9 Votes)
19. **Amphitheater** (8 Votes)
20. **Breakout Spaces** (8 Votes)
21. **Maker Spaces and Fab Labs** (7 Votes)
22. **Distributed Dining** (6 Votes)
23. **Teacher Work Areas** (6 Votes)
24. **Public Space Separate from Classroom Spaces** (6 Votes)
25. **Bench Cubbies** (6 Votes)
26. **Wayfinding** (6 Votes)

PROGRAMMING | VISIONING SESSIONS CONT. WITH STUDENTS

DAY 2: January 24th

- Workshop Goals
- Student Participation & Activities
- Guiding Principles of Design
- Blue Sky Ideas



PROGRAMMING | STUDENT PRIORITIES & THOUGHTS

My Favorite Part of School is....

- holiday sing along
- fun run
- field day
- wellness
- DARE - anti drug drugs
- Field trips — off island
- Shennandoah
- Student council
- Drama - school play - in gym
- Bon Bon — writing club - magazine
- Math lab — homework club
- computer - clubs
- Chess -
- Band —

- Redbird
- TigerTalk
- Morning Meeting
- Gym
- Specials
- Sports
- Cooking
- FAC —

*LEARNING

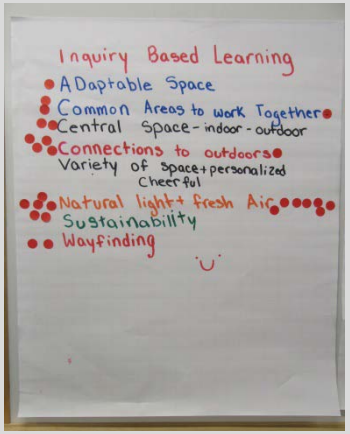
My Priorities for the New Building are....

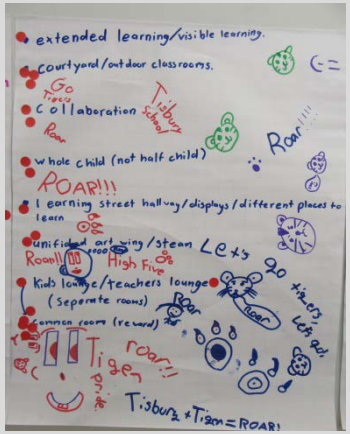
- Bigger Gym
- Fewer stairs (escalators) 2 floors -
- Comfy chairs (not plastic)
- No flourescent lights
- Bigger Stage
- Level floors
- Teachers own bathrooms
- grass
- Bigger band room
- Vending machines - healthy food
- auditorium separate from gym
- bigger cafeteria
- round tables
- Better food

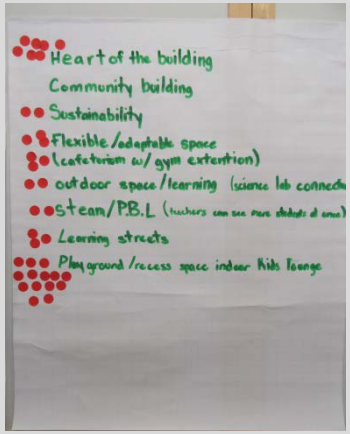
- warm place when dropped off
- kids lounge
- better smart boards
- bigger lockers
- Toy slides
- Better HVAC
- Better windows
- More animals in science
- water fountains — higher
- no holes in ceilings
- thicker ceilings

PROGRAMMING | GUIDING PRINCIPLES OF DESIGN

1. **Small School Feel, K-8 Pride** (77 Votes)
2. **Outdoor Learning** (74 Votes)
3. **Personal, Connection, and Ownership** (68 Votes)
4. **Adaptable Spaces** (64 Votes)
5. **Sustainability** (47 Votes)
6. **Community Collaboration/Cooperation** (47 Votes)

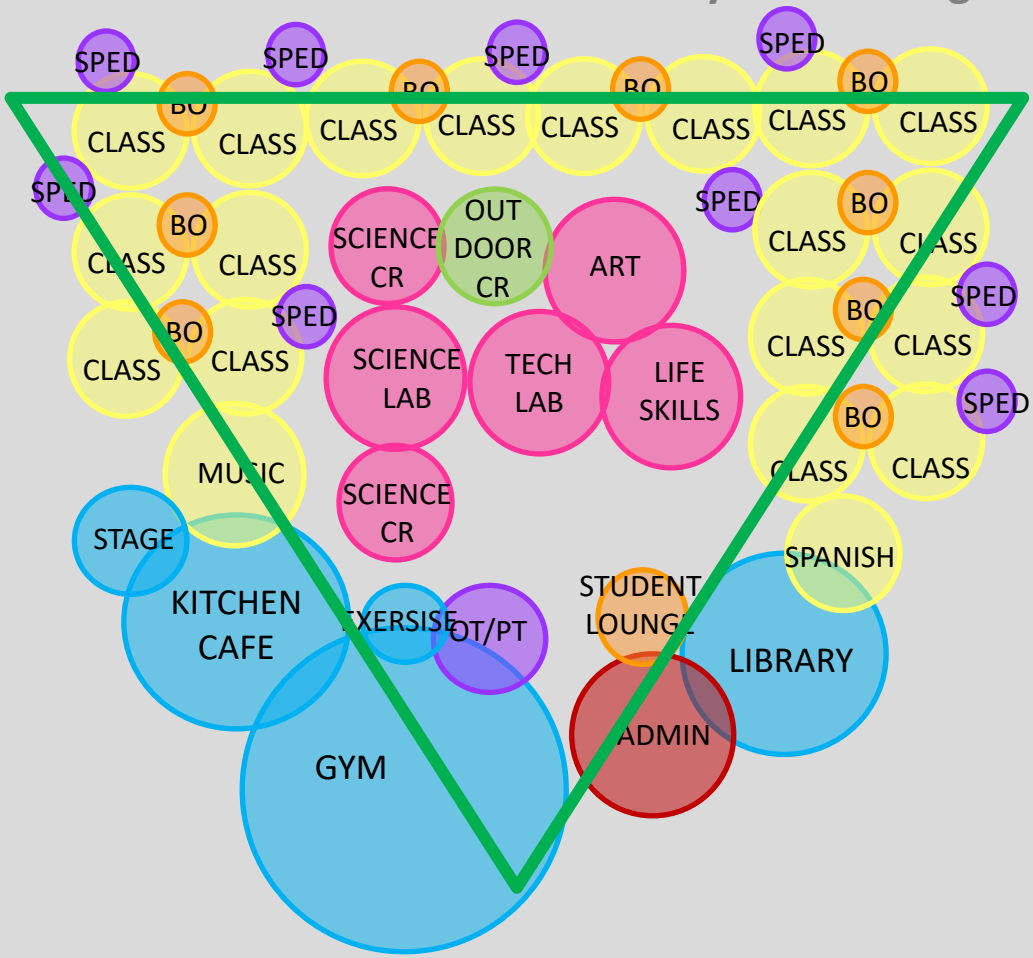


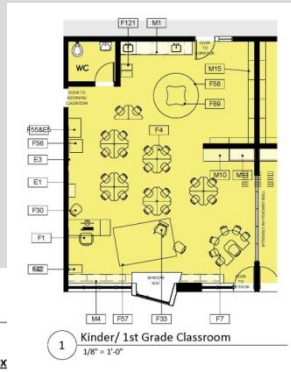


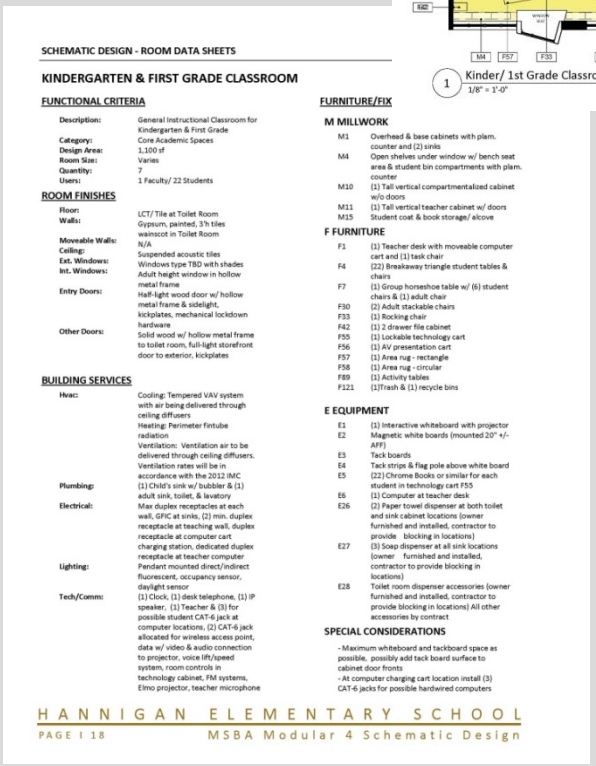


February 1st Faculty Meeting

- Initial Group Faculty Meetings were held to gather programming information
- Presentation to inform Faculty of Visioning Session Findings







SCHEMATIC DESIGN - ROOM DATA SHEETS

KINDERGARTEN & FIRST GRADE CLASSROOM

FUNCTIONAL CRITERIA

Description: General Instructional Classroom for Kindergarten & First Grade
Category: Core Academic Spaces
Design Area: 1,100 sf
Room Size: Varies
Quantity: 7
Users: 1 Faculty/ 22 Students

ROOM FINISHES

Floor: LCT/ Tile at Toilet Room
Walls: Gypsum, painted, 3'h tiles wainscot in Toilet Room
Moveable Walls: N/A
Ceiling: Suspended acoustic tiles
Ext. Windows: Windows type TBD with shades
Int. Windows: Adult height window in hollow metal frame
Entry Doors: Half-light wood door w/ hollow metal frame & sidelight, kickplates, mechanical lockdown hardware
Other Doors: Solid wood w/ hollow metal frame to toilet room, full-light storefront door to exterior, kickplates

BUILDING SERVICES

Hvac: Cooling: Tempered VAV system with air being delivered through ceiling diffusers
Heating: Perimeter fintube radiation
Ventilation: Ventilation air to be delivered through ceiling diffusers. Ventilation rates will be in accordance with the 2012 IMC
Plumbing: (1) Child's sink w/ bubbler & (1) adult sink, toilet, & lavatory
Electrical: Max duplex receptacles at each wall, GFIC at sink, (2) min. duplex receptacle at teaching wall, duplex receptacle at computer cart charging station, dedicated duplex receptacle at teacher computer
Lighting: Pendant mounted direct/indirect fluorescent, occupancy sensor, daylight sensor
Tech/Comm: (1) Clock, (1) desk telephone, (1) IP speaker, (1) Teacher & (3) for possible student CAT-6 jack at computer locations, (2) CAT-6 jack allocated for wireless access point, data w/ video & audio connection to projector, voice IP/speed system, room controls in technology cabinet, FM systems, Elmo projector, teacher microphone

FURNITURE/FIX

M MILLWORK

M1 Overhead & base cabinets with plam. counter and (2) sinks
M4 Open shelves under window w/ bench seat area & student bin compartments with plam. counter
M10 (1) Tall vertical compartmentalized cabinet w/o doors
M11 (1) Tall vertical teacher cabinet w/ doors
M15 Student coat & book storage/ alcove

F FURNITURE

F1 (1) Teacher desk with moveable computer cart and (1) task chair
F4 (22) Breakaway triangle student tables & chairs
F7 (1) Group horseshoe table w/ (6) student chairs & (1) adult chair
F30 (2) Adult stackable chairs
F33 (1) Rocking chair
F42 (1) 2 drawer file cabinet
F55 (1) Lockable technology cart
F56 (1) AV presentation cart
F57 (1) Area rug - rectangle
F58 (1) Area rug - circular
F89 (1) Activity tables
F121 (1)Trash & (1) recycle bins

E EQUIPMENT

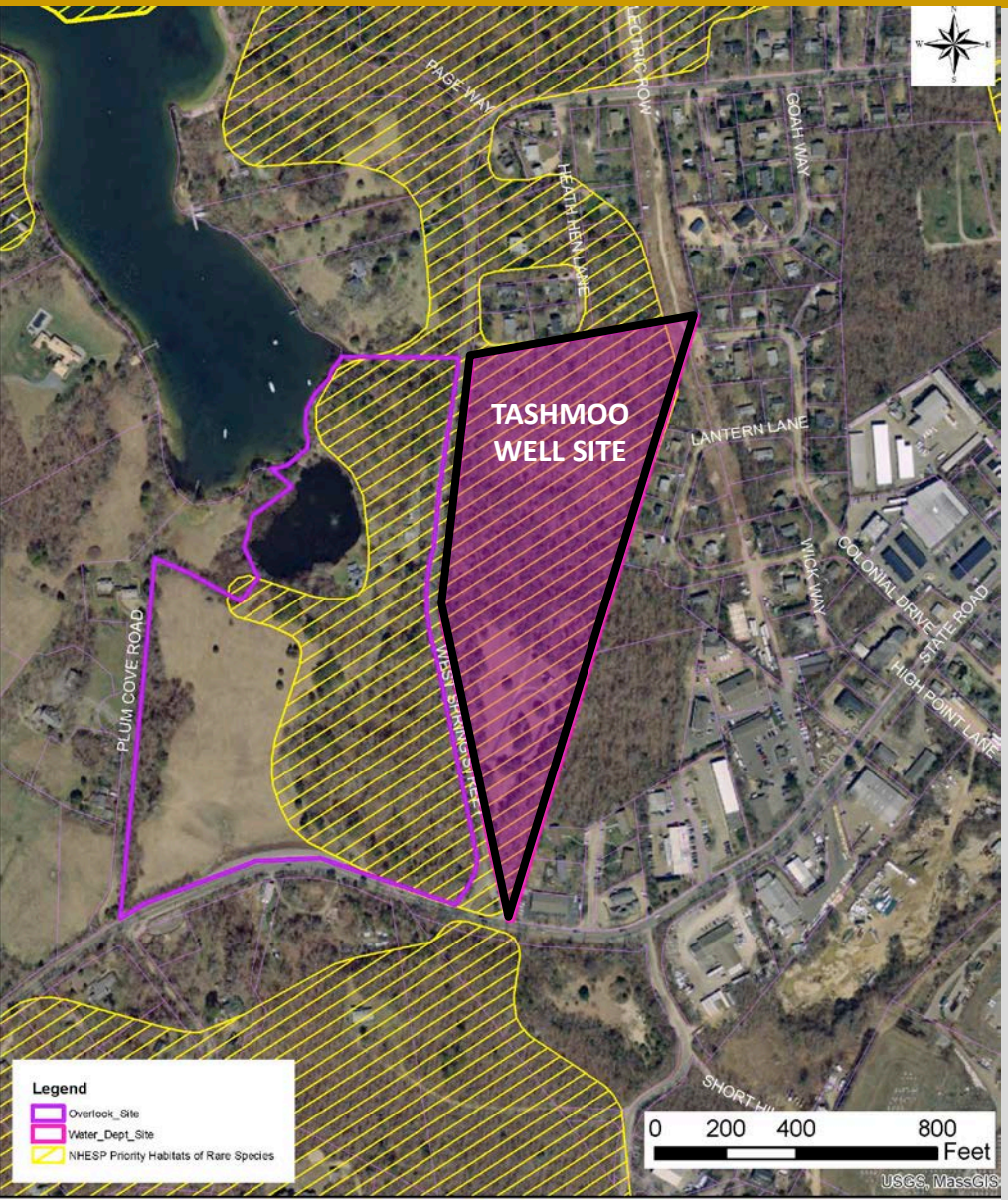
E1 (1) Interactive whiteboard with projector
E2 Magnetic white boards (mounted 20" +/- AFF)
E3 Tack boards
E4 Tack strips & flag pole above white board
E5 (22) Chrome Books or similar for each student in technology cart F55
E6 (1) Computer at teacher desk
E26 (2) Paper towel dispenser at both toilet and sink cabinet locations (owner furnished and installed, contractor to provide blocking in locations)
E27 (3) Soap dispenser at all sink locations (owner furnished and installed, contractor to provide blocking in locations)
E28 Toilet room dispenser accessories (owner furnished and installed, contractor to provide blocking in locations) All other accessories by contract

SPECIAL CONSIDERATIONS

- Maximum whiteboard and tackboard space as possible, possibly add tack board surface to cabinet door fronts
- At computer charging cart location install (3) CAT-6 jacks for possible hardwired computers

HANNIGAN ELEMENTARY SCHOOL
PAGE I 18 MSBA Modular 4 Schematic Design

TASHMOO WELL SITE | PROS VS CONS



PROS

- Town Owned (Tisbury Water Works)
- Town Water Available
- Electrical Utilities Available
- Possible Town Sewer Extension
- Access off West Spring Street
- Overlook Site as a Educational Resource
- Closer to Community

CONS

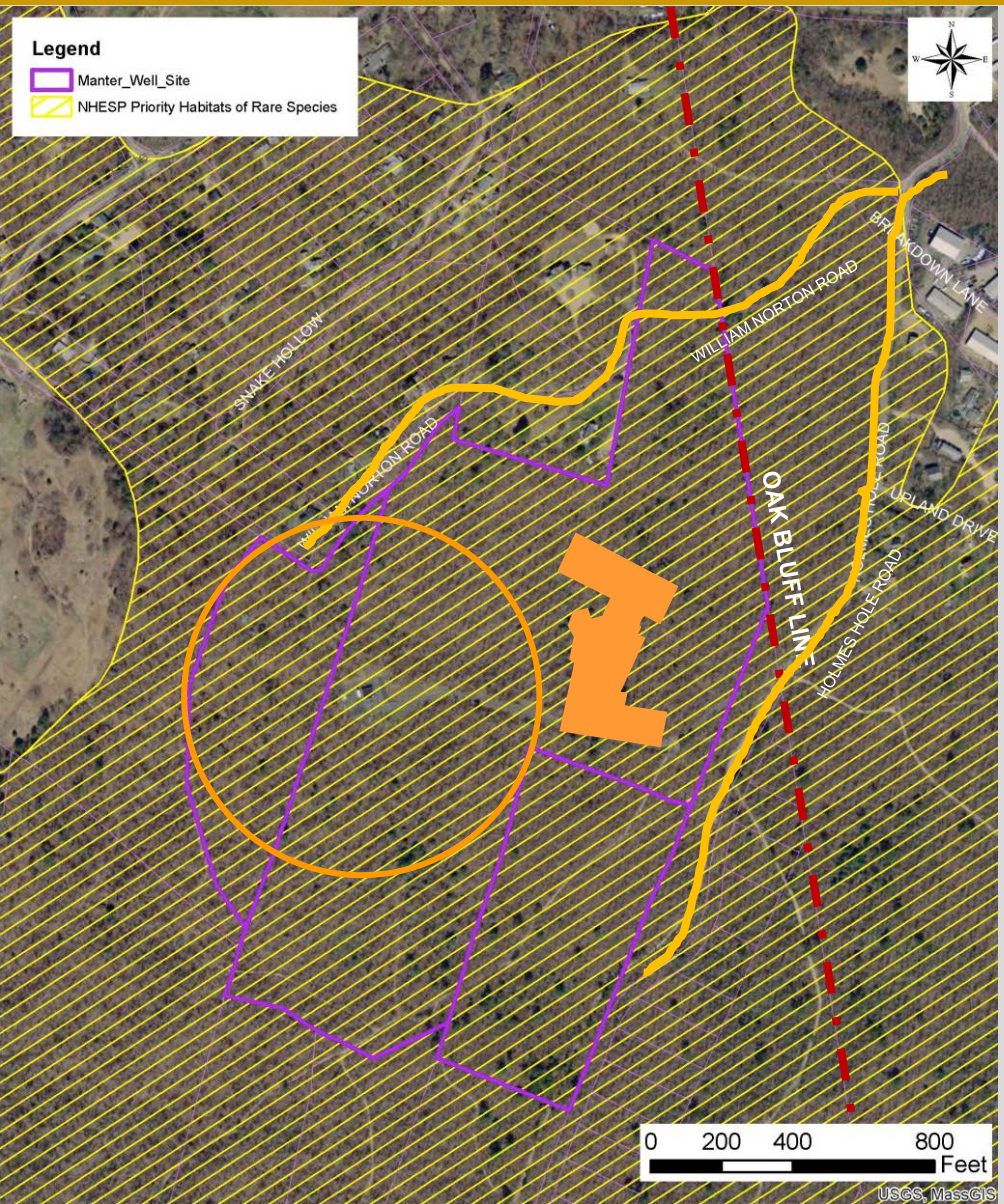
- Well Protection Area (6 Months Permitting +/-)
- NHESP Possible Restrictions
- Water Department Jurisdiction
- Deed Restrictions/ Article 97?
- Groundwater Protection District
- Tashmoo Pond Watershed Protection District
- Water Department has Investments in Site

TASHMOO WELL SITE| WELL RADIUS AND CONTOURS

CONS

- Project would Require Partial 3-Story Building

MANTER WELL SITE| PROS VS CONS



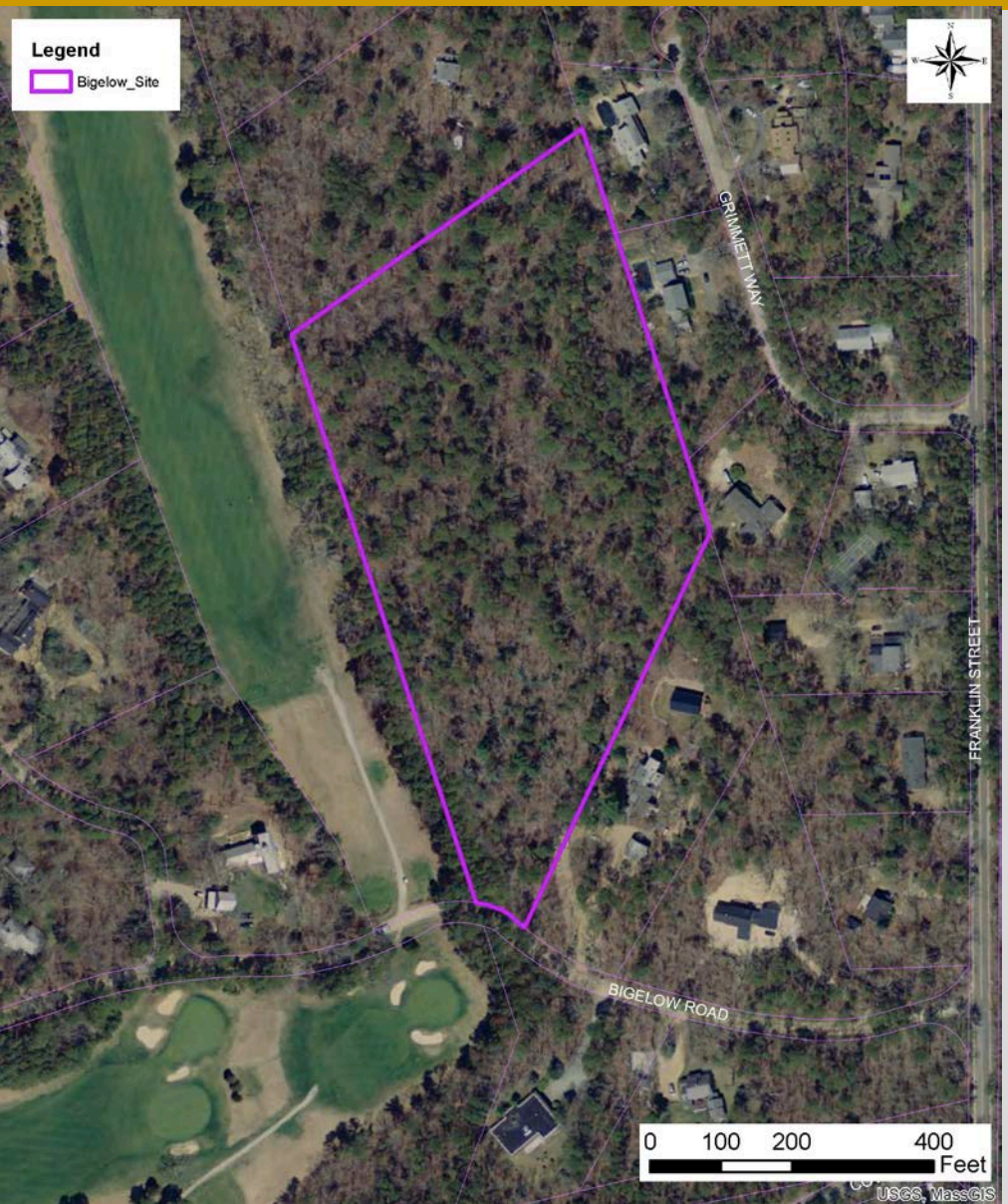
PROS

- Town Owned
- Town Water Available
- Electrical Utilities Available
- Adequate Lot Size

CONS

- Access thru Oak Bluffs.
- Well Protection Area (6 Months Permitting +/-)
- NHESP Possible Restrictions.
- Uncertain Sewer Connection
- Not Central to Village (South of State Road)
- Groundwater Protection District
- Deed Restriction / Article 97?
- Tashmoo Pond Watershed Protection District

BIGELOW ROAD SITE| Historic Map & Pros vs Cons



CONS

- Has been determined by the Town Attorney not to be developable due to DEED restrictions.

EXISTING SCHOOL SITE | PROS VS CONS

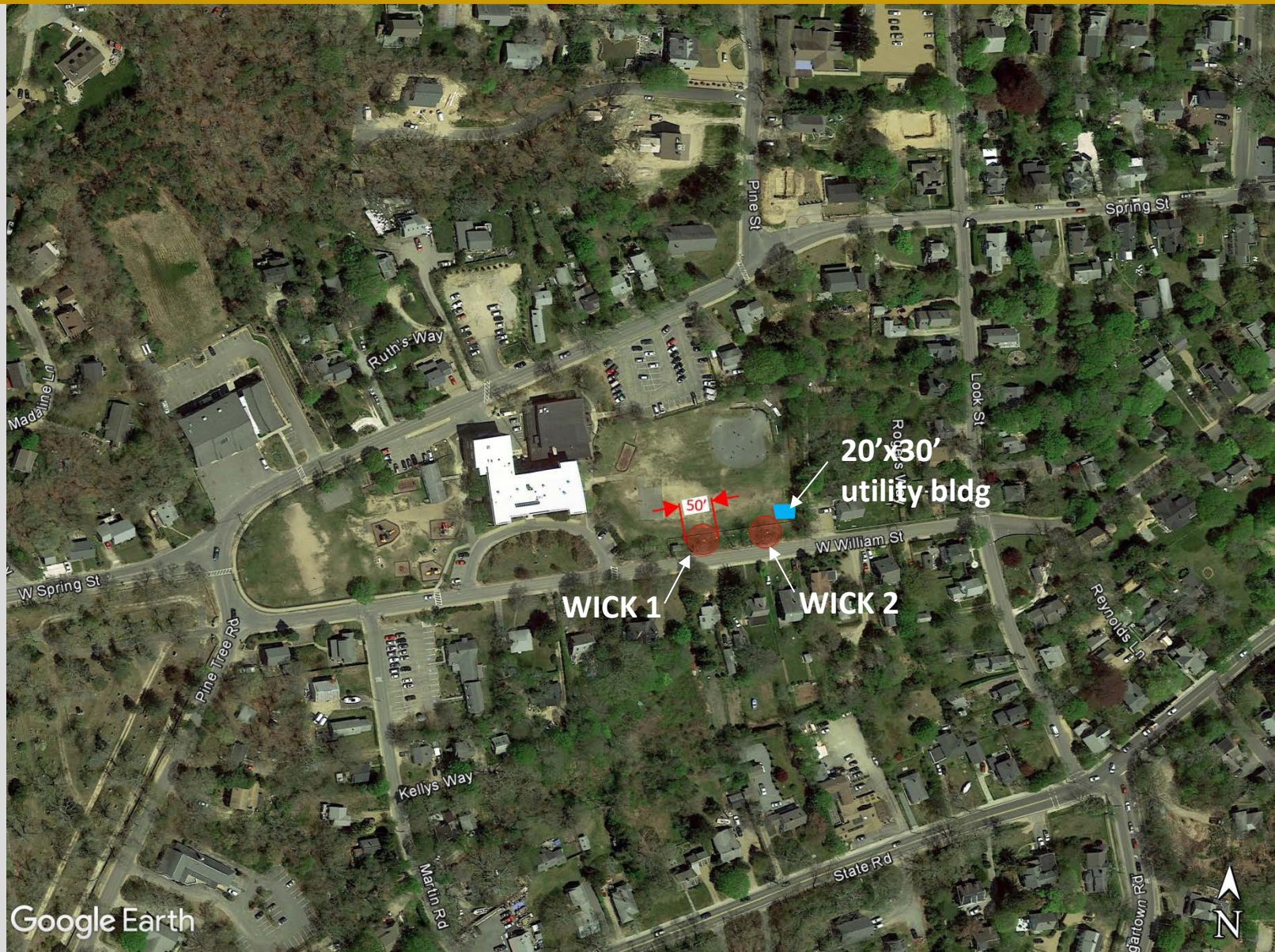
PROS

- Current School Site
- Central to Served Population
- Familiar

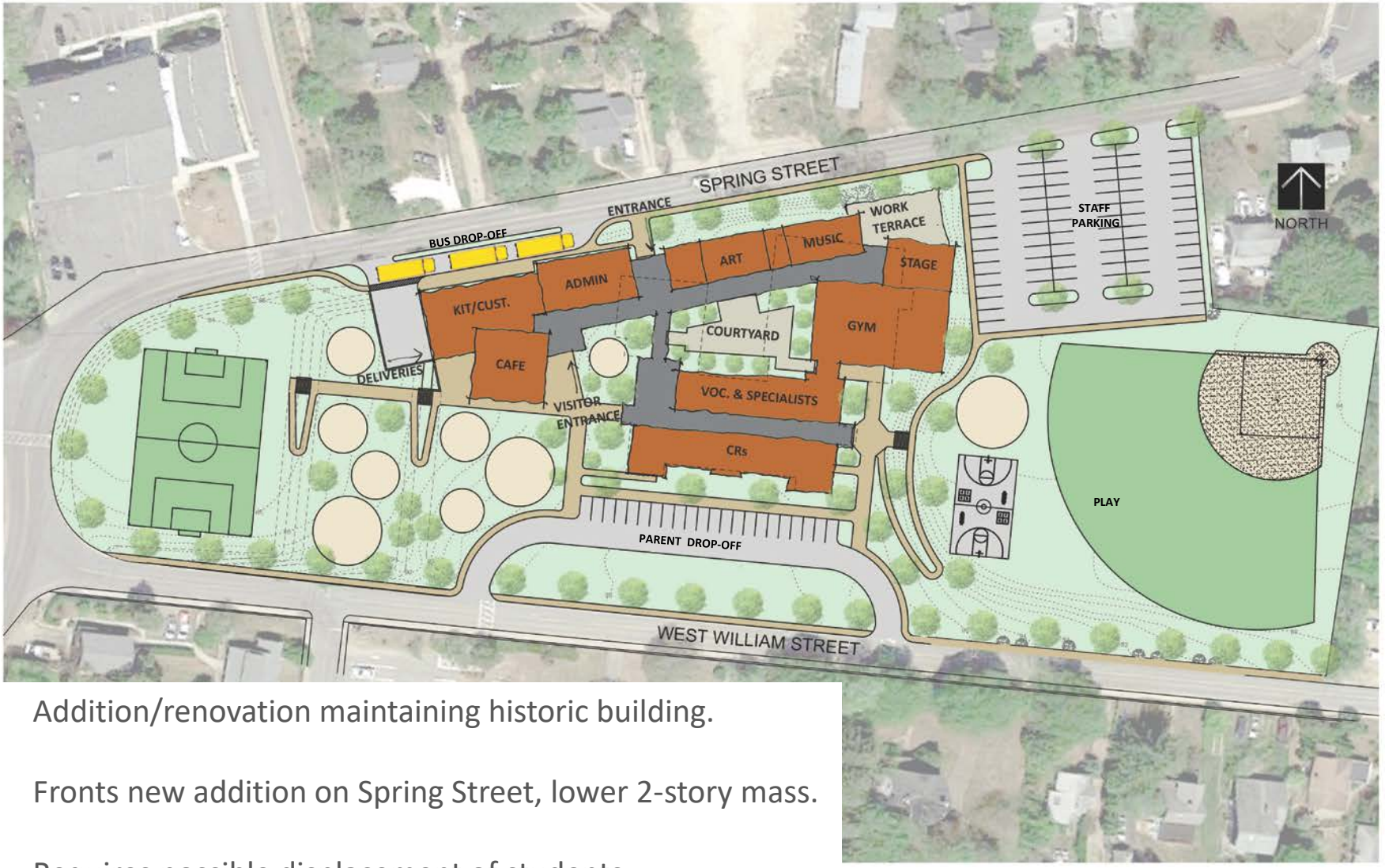
CONS

- Small Site Size
- Disruption of Education During Construction
- Possible Loss of Historic Fabric if Replaced
- Loss of Repurposed Building for Other Town Needs if Replaced
- Existing WICKS Restrictions

EXISTING SCHOOL SITE | WICKS LOCATIONS

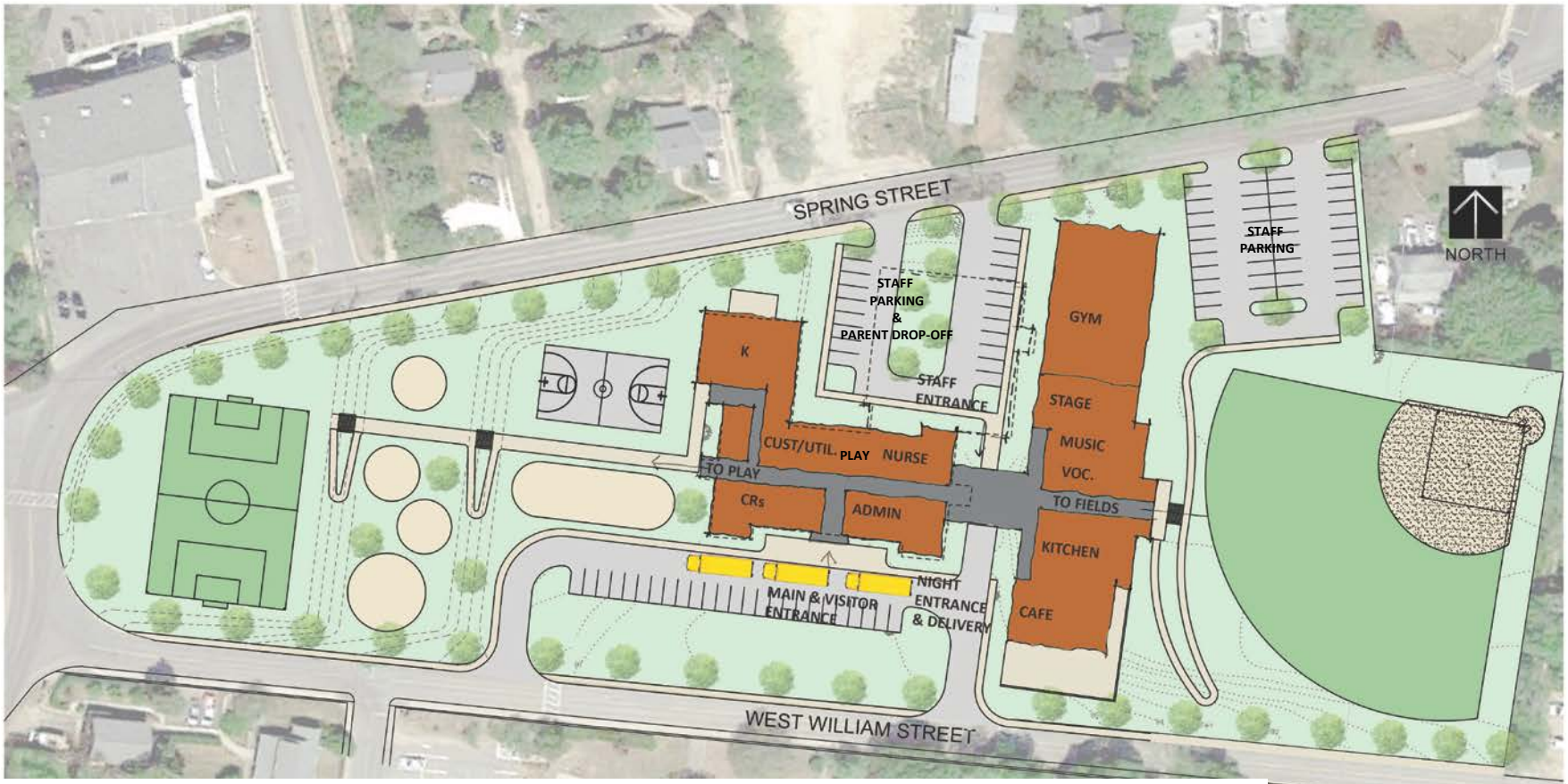


DESIGN CONCEPT| ADDITION/RENOVATION OPTION A



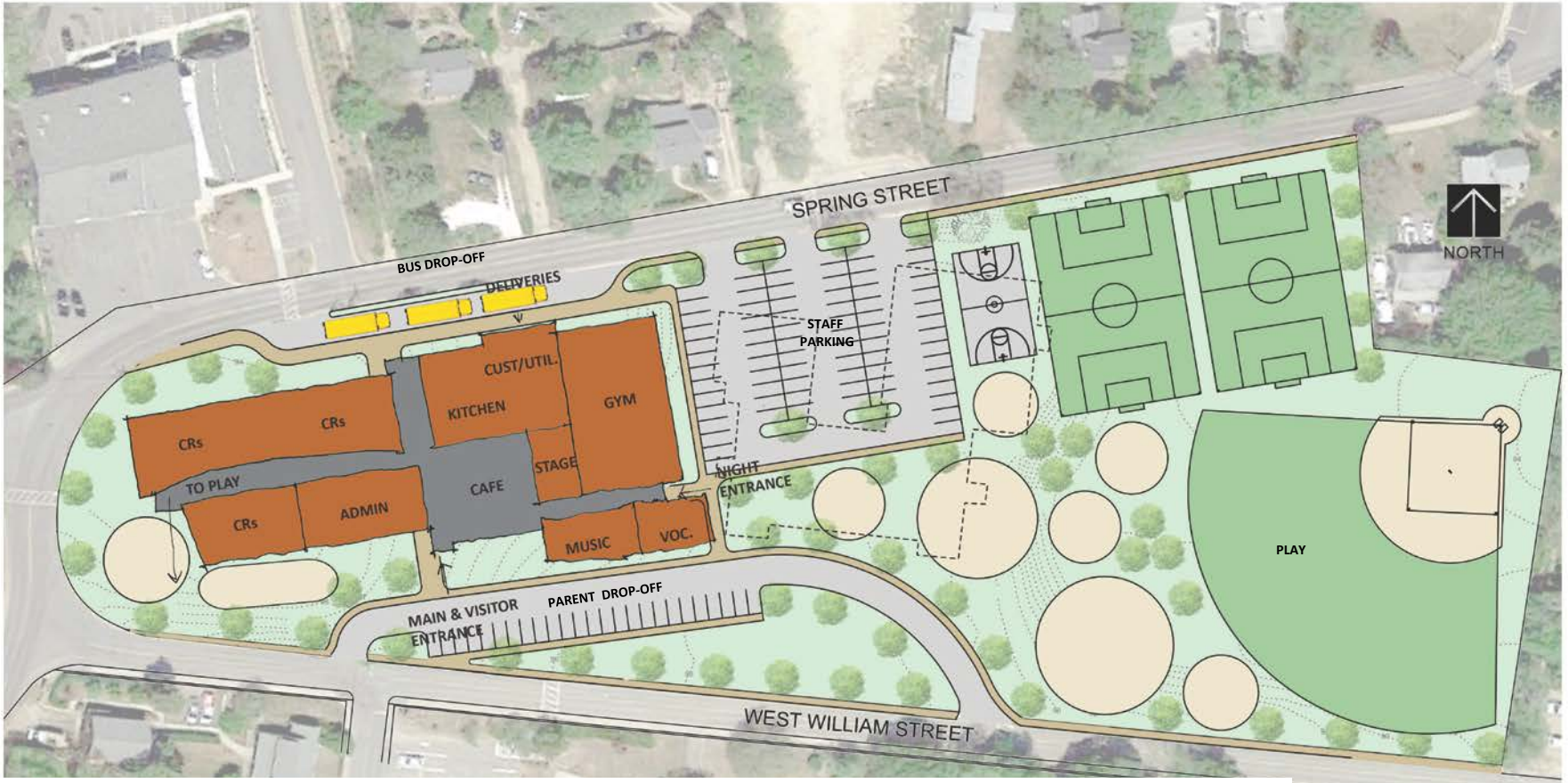
- Addition/renovation maintaining historic building.
- Fronts new addition on Spring Street, lower 2-story mass.
- Requires possible displacement of students.

DESIGN CONCEPT| ADDITION/RENOVATION OPTION B



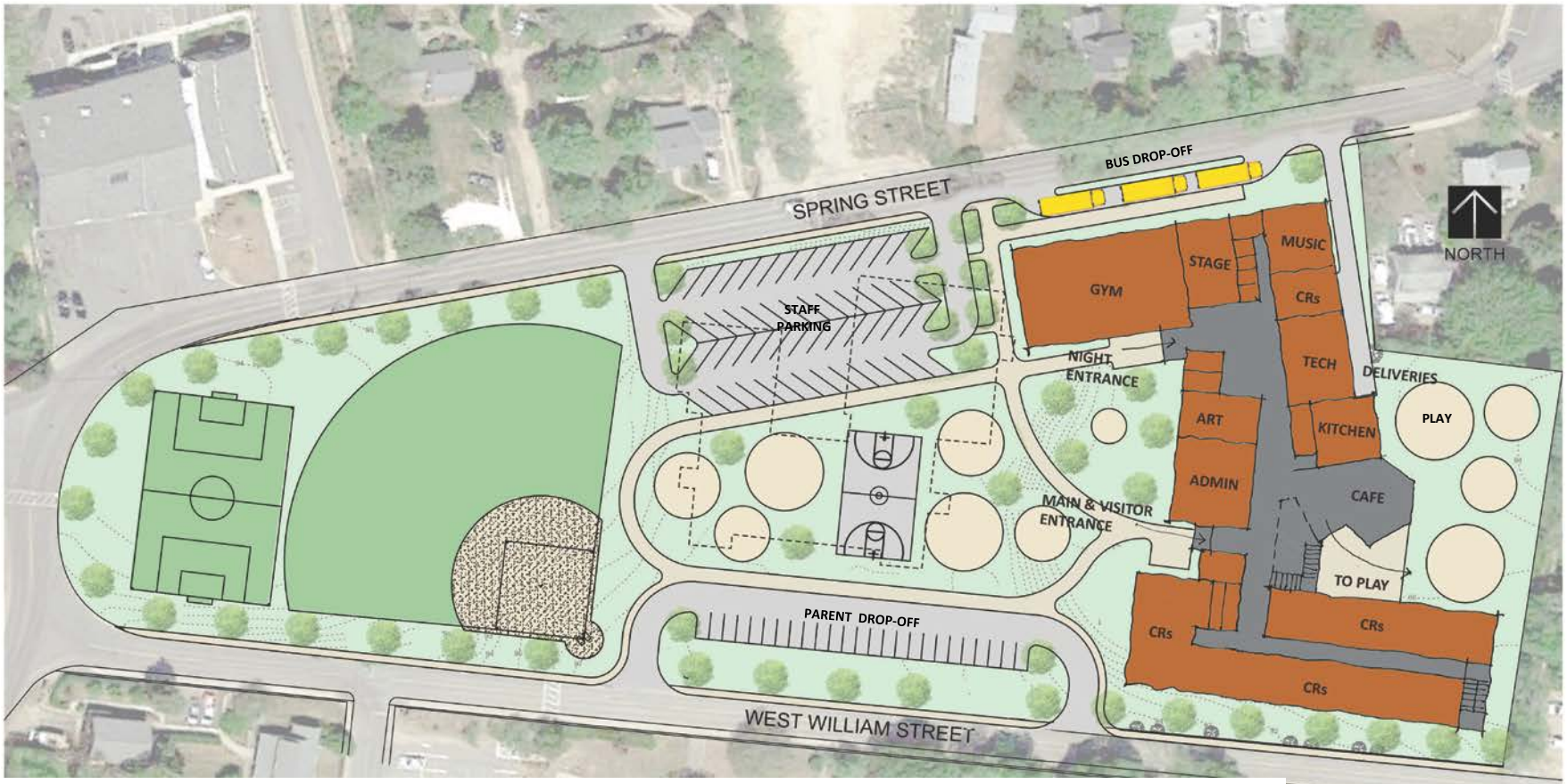
- Addition/Renovation maintaining historic building and 1990's addition.
- Build and occupy new addition before demolition of existing gym.
- Lower 2-story mass. Gives prominence to historic building.

DESIGN CONCEPT| NEW BUILDING OPTION C



- New building at west corner of the site.
- Build and occupy new building before demolition of existing.
- Possible 3-story compact plan.

DESIGN CONCEPT| NEW BUILDING OPTION D

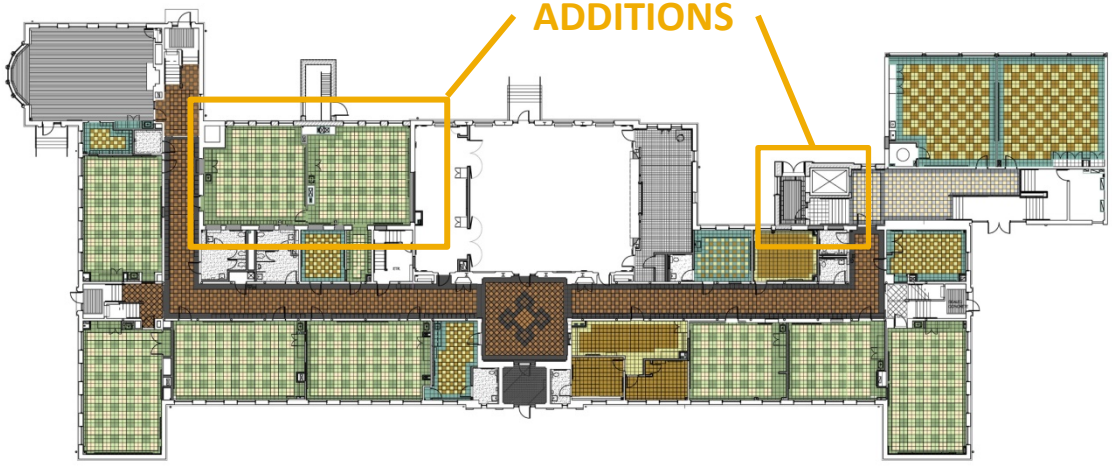


- New building at east end of the site.
- Build and occupy new building before demolition existing.
- 2-story plan, protected play areas, public field areas.

SCHOOL TOUR | K -5TH GRADE RENOVATION SCHOOL PROJECT

Carr Elementary School, Newton, MA

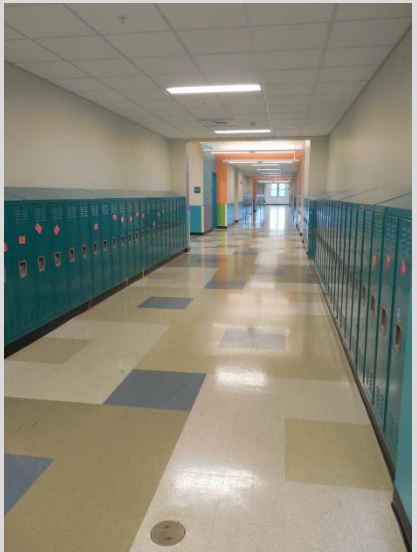
Architect: Turowski2 Architecture



SCHOOL TOUR | PRE-K - 5th Grade New Construction Project

Leroy Wood Elementary School, Fairhaven, MA

Architect: HMFH Architects, Inc.



FUTURE SCHOOL TOUR| PRE-K - 5th Grade New Construction Project

Williamstown Elementary School, Williamstown, Ma

Architect: Peter Turowski with Margo Jones Architects

FUTURE SCHOOL TOUR | PRE-K - 6th Grade New Construction Project

New Hingham Elementary School, Chesterfield, Ma

Architect: Peter Turowski with Margo Jones Architects

UPCOMING MEETING DATES & EVENTS

Building Committee Meetings:

February 22nd

- Draft Space Summary
- Adjacency Diagrams

March 8th

- Finalize Site Options
- Finalize Space Summary and Ed. Program
- Preliminary Design Alternatives

March 22nd

- Review of Final Design Alternatives/Cost
- Approve PDP Submission

Thank You