



Public Presentation for:  
Tisbury Elementary School



MAY 24, 2017

## Partnership with the Massachusetts School Building Authority

- **2015 April**            **Statement of Interest submitted to MSBA**
- **2016 May**            **MSBA invitation to Feasibility Study**
- **2016 September** **Owner's Project Manager Selected**
- **2016 December** **Architect Selected**

## Feasibility Study – Three Parts

- **Preliminary Design Program**
  - **December 2016 through March 28, 2017**
- **Preferred Schematic Design**
  - **March 28, 2017 through June 29, 2017**
- **Schematic Design**
  - **August 23, 2017 through November 9, 2017**

## Study Objectives

**Identify the most educationally appropriate, flexible, sustainable and cost effective solution**

## MSBA Review and Board Approval

- **Project Scope and Budget**
  - **December 13, 2017**

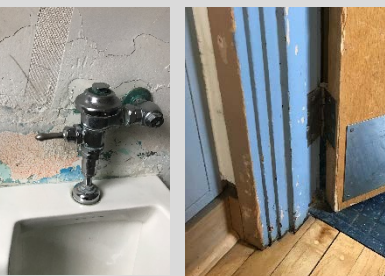
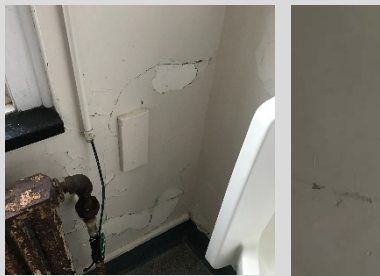
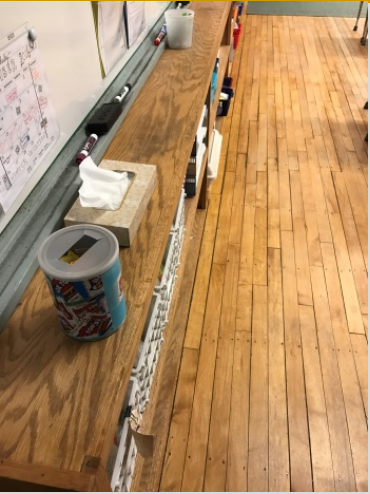
- Utilities
- Vegetation
- Parking
- Circulation
- Playfields
- Playgrounds
- Site Furnishings



# EXISTING CONDITIONS | Exterior



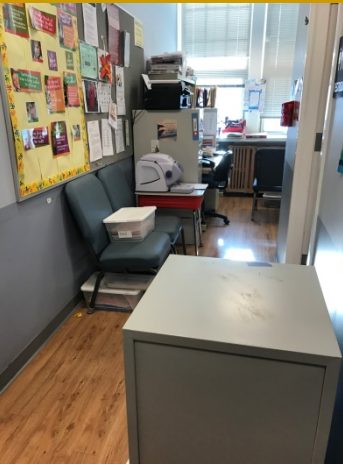
# EXISTING CONDITIONS | Interior



# EXISTING CONDITIONS | Building Systems , Structure , MEP



# EXISTING CONDITIONS | Crowding



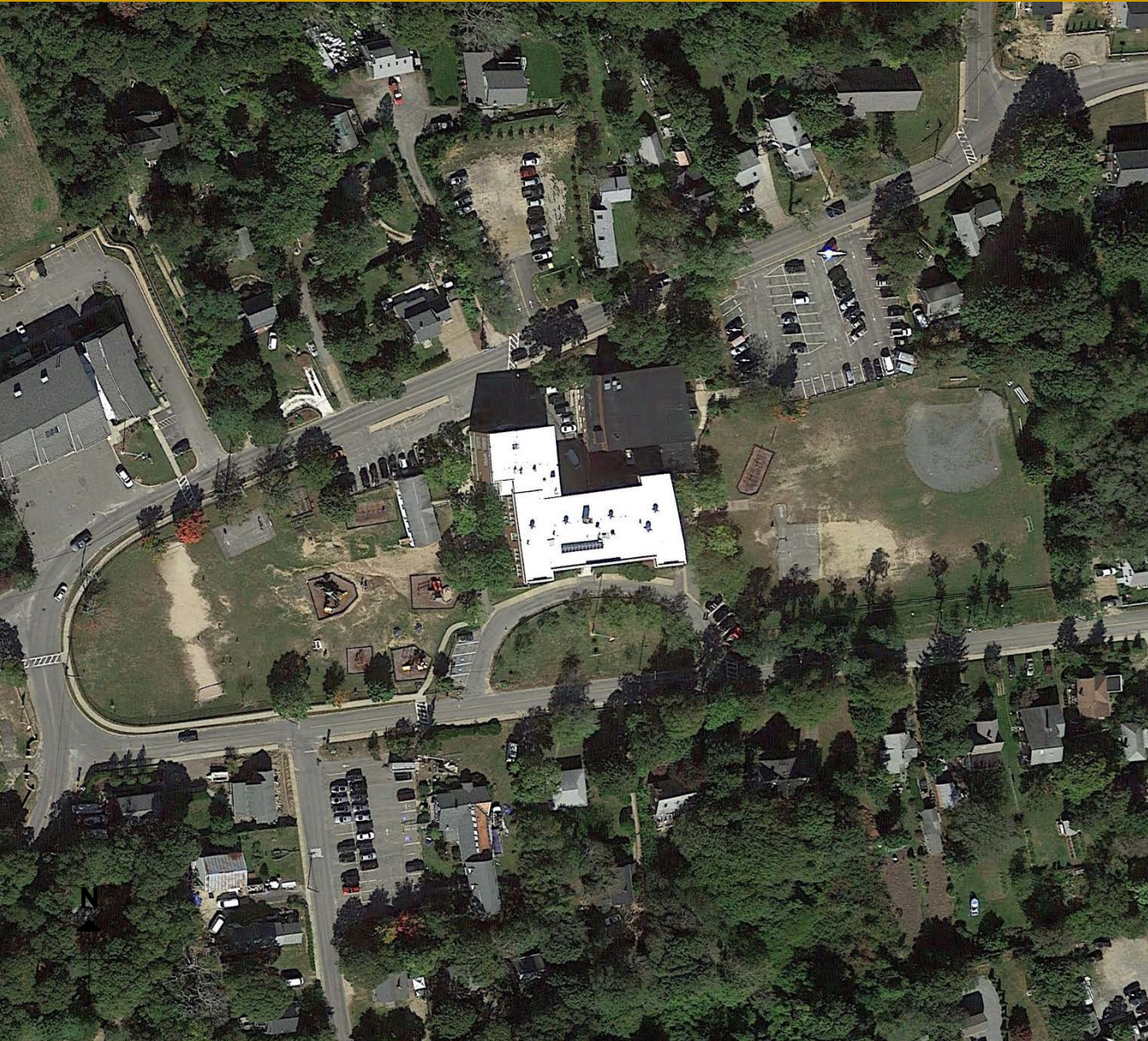
## COMPARISON OF EXISTING TO PROPOSED

	<b>Existing</b>	<b>Proposed</b>
Core Academic Spaces	15,998 SF	22,680 SF
Special Education	2,582 SF	4,700 SF
Art and Music	2,805 SF	3,425 SF
Vocations & Technology	1,657 SF	2,200 SF
Health and Physical Ed	5,972 SF	7,545 SF
Media Center	1,965 SF	2,316 SF
Dining and Food Service	1,570 SF	5,338 SF
Medical	253 SF	510 SF
Administration	1,402 SF	2,457 SF
Custodial	427 SF	1,844 SF
Other	388 SF	0 SF
	<b>35,019 NSF</b>	<b>53,015 NSF</b>
	<b>delta</b>	<b>17,996 NSF</b>



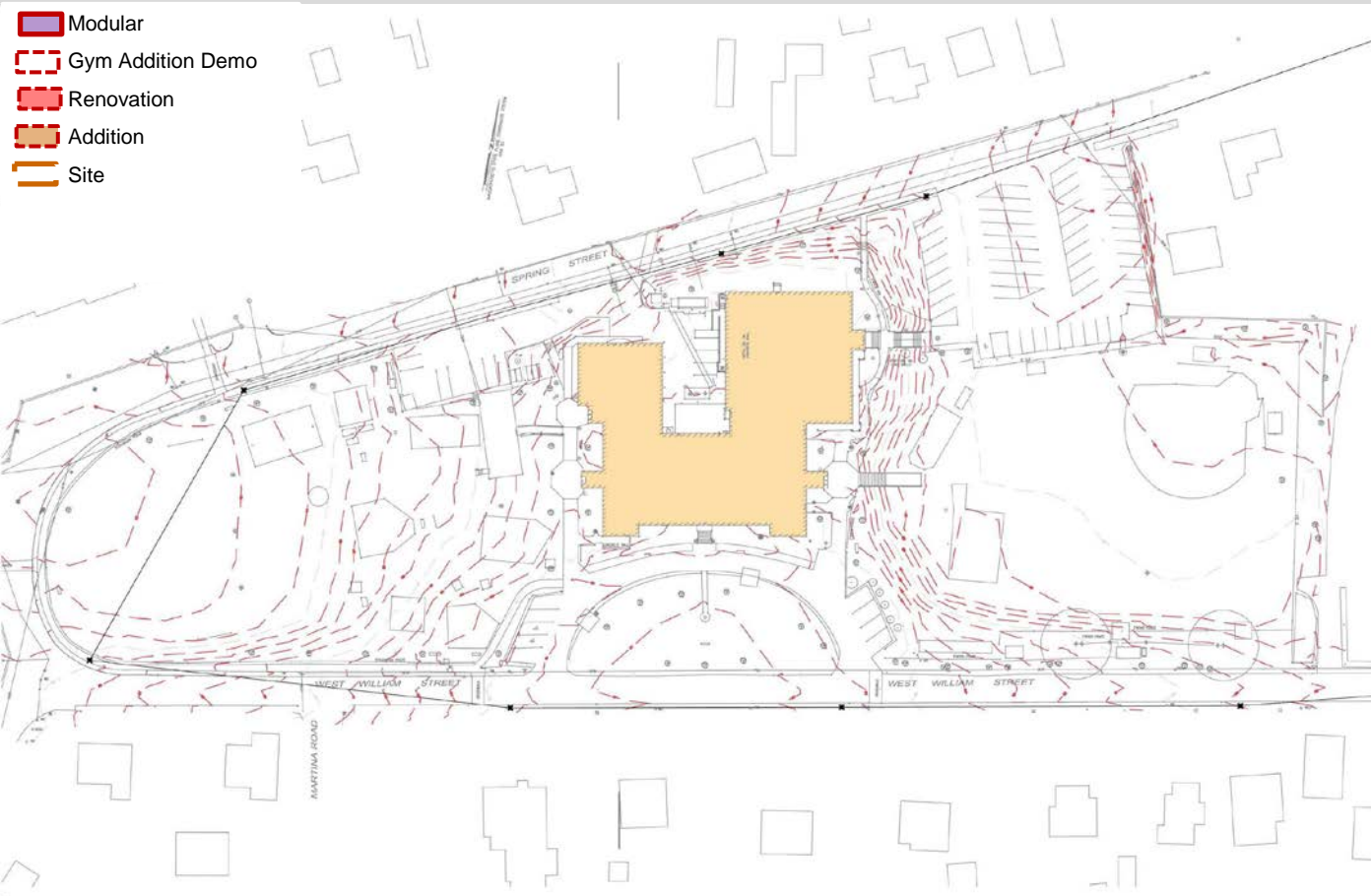




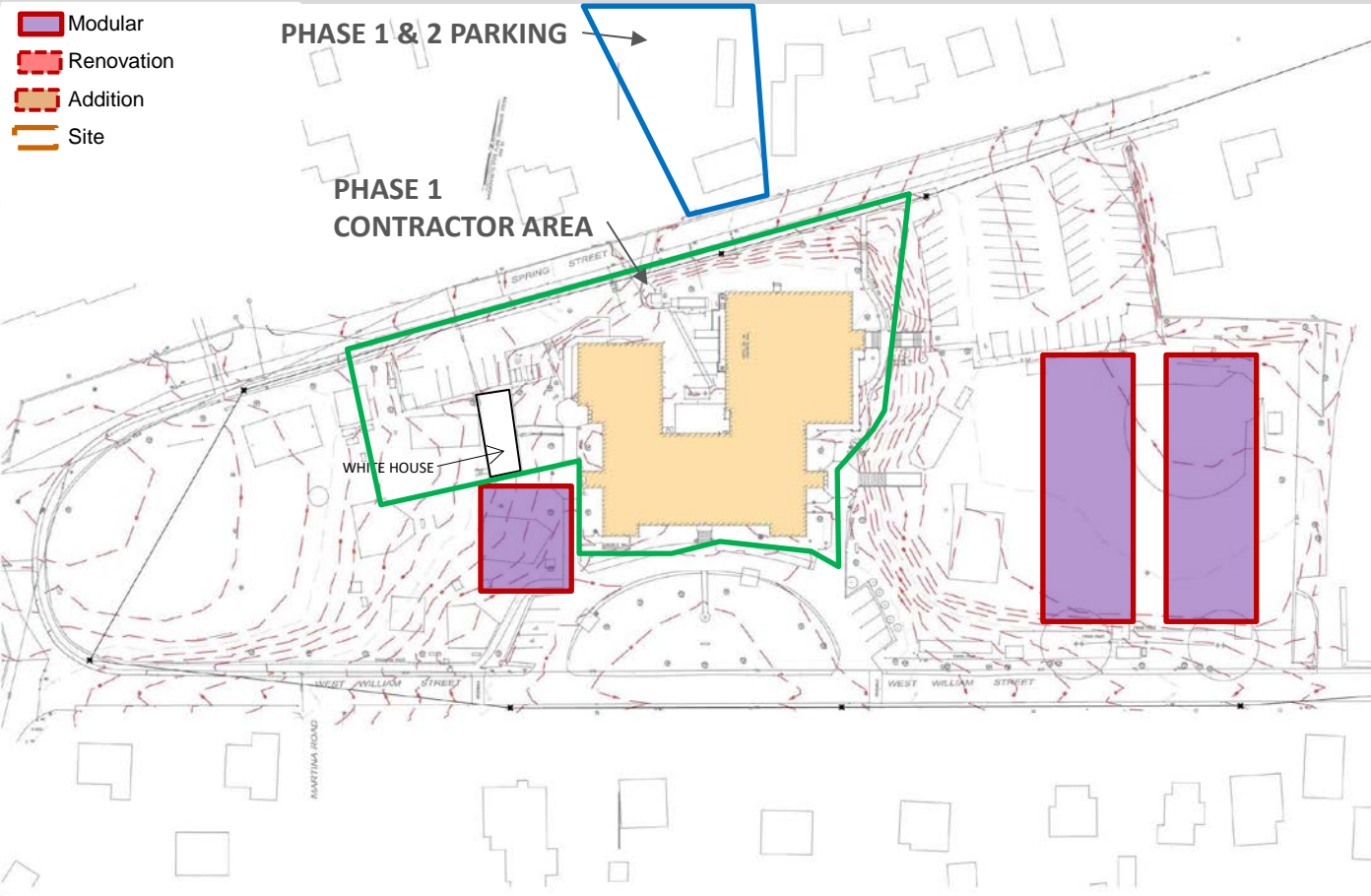


	EXISTING ON TISBURY
Turf Play Area (SF)	93,224 SF
Hard Surface Play Area (SF)	3,366 SF
Structured Play Area (SF)	6,075 SF
TOTALS:	102,665 SF *
Parking Spaces	71
Parent Drop off (LF)	165

\* 125,000 SF GOAL



**Total Project Duration:**  
**June 2019 – August 2020**  
**(15 Months)**



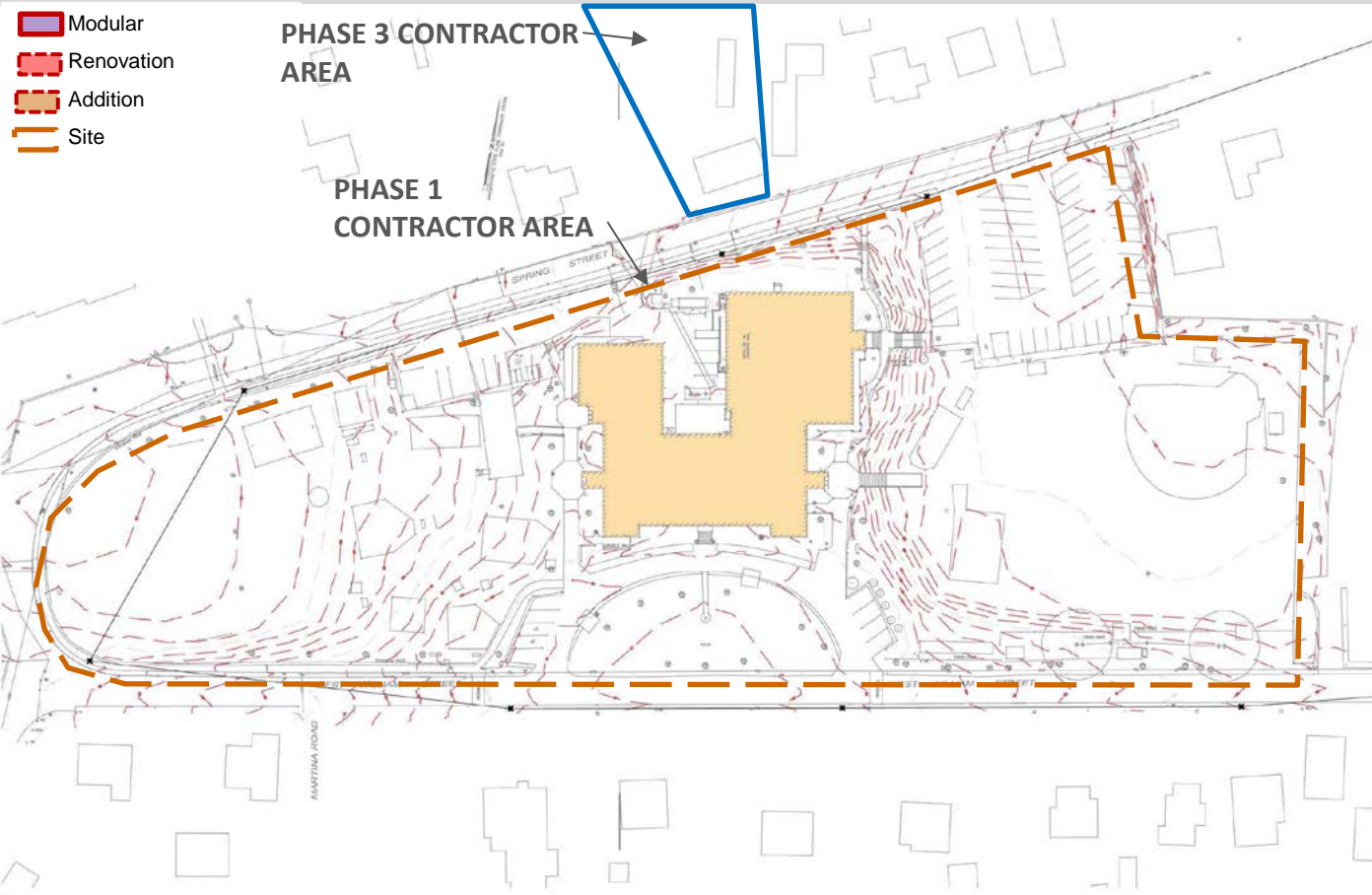
**PHASE 1: Set Up Construction Area**  
**Build Classroom Modular Unit**  
**2 Months**

**Total Project Duration:**  
**June 2019 – August 2020**  
**(15 Months)**



**PHASE 2: Renovate Existing Building**  
**11 Months**

**Total Project Duration:**  
**June 2019 – August 2020**  
**(15 Months)**



**PHASE 3:** Remove Modular Units  
Move Construction Staging  
Finish Site Work  
**2 Months**

**Total Project Duration:**  
**June 2019 – August 2020**  
**(15 Months)**

# ADDITION-RENOVATION | SITE PLAN

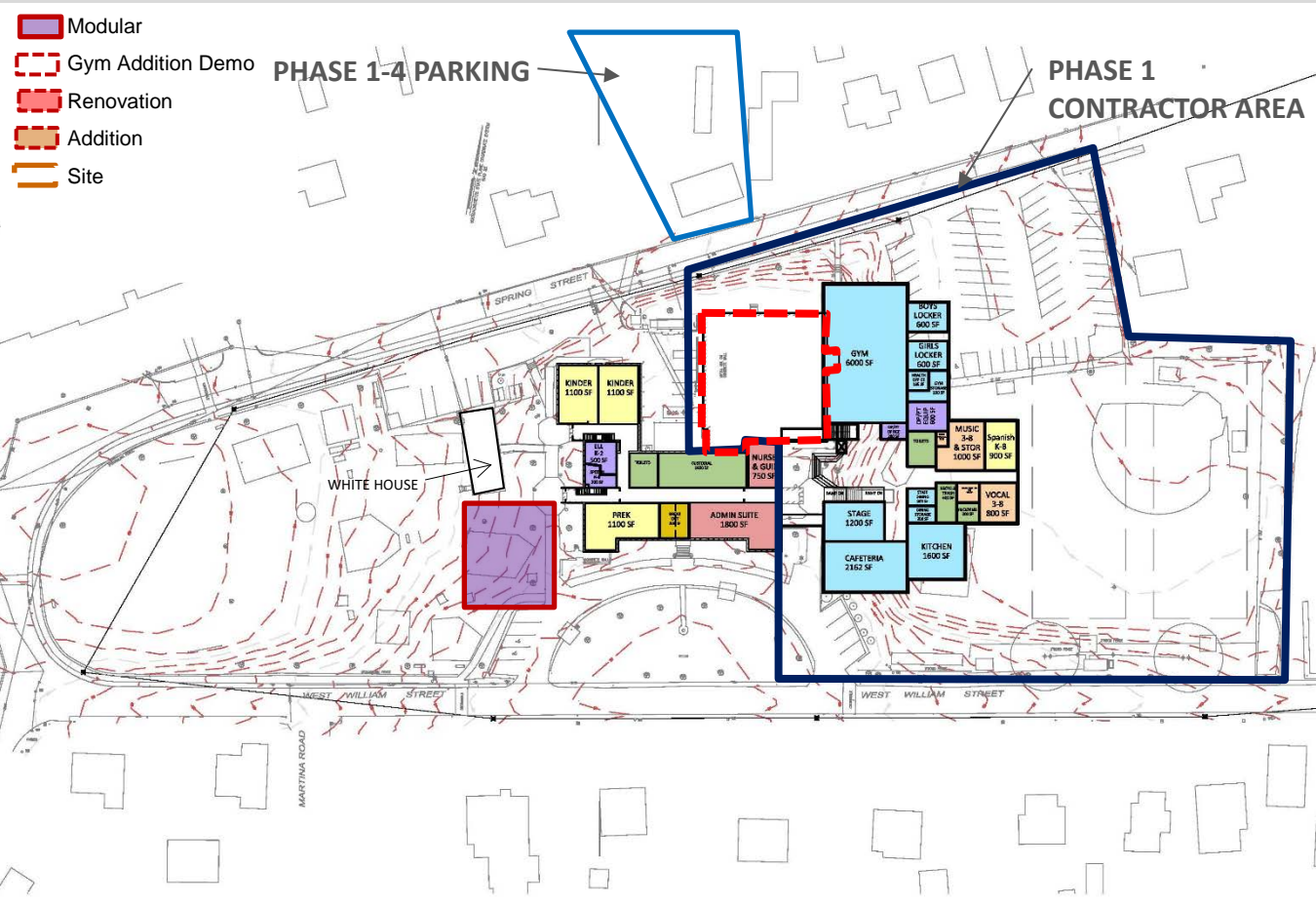


	ADD/RENO ON TISBURY
Turf Play Area (SF)	65,037 SF
Hard Surface Play Area (SF)	3,522 SF
Structured Play Area (SF)	11,793 SF
<b>TOTALS:</b>	<b>80,352 SF *</b>
Parking Spaces	80
Parent Drop off (LF)	358

\* 125,000 SF GOAL





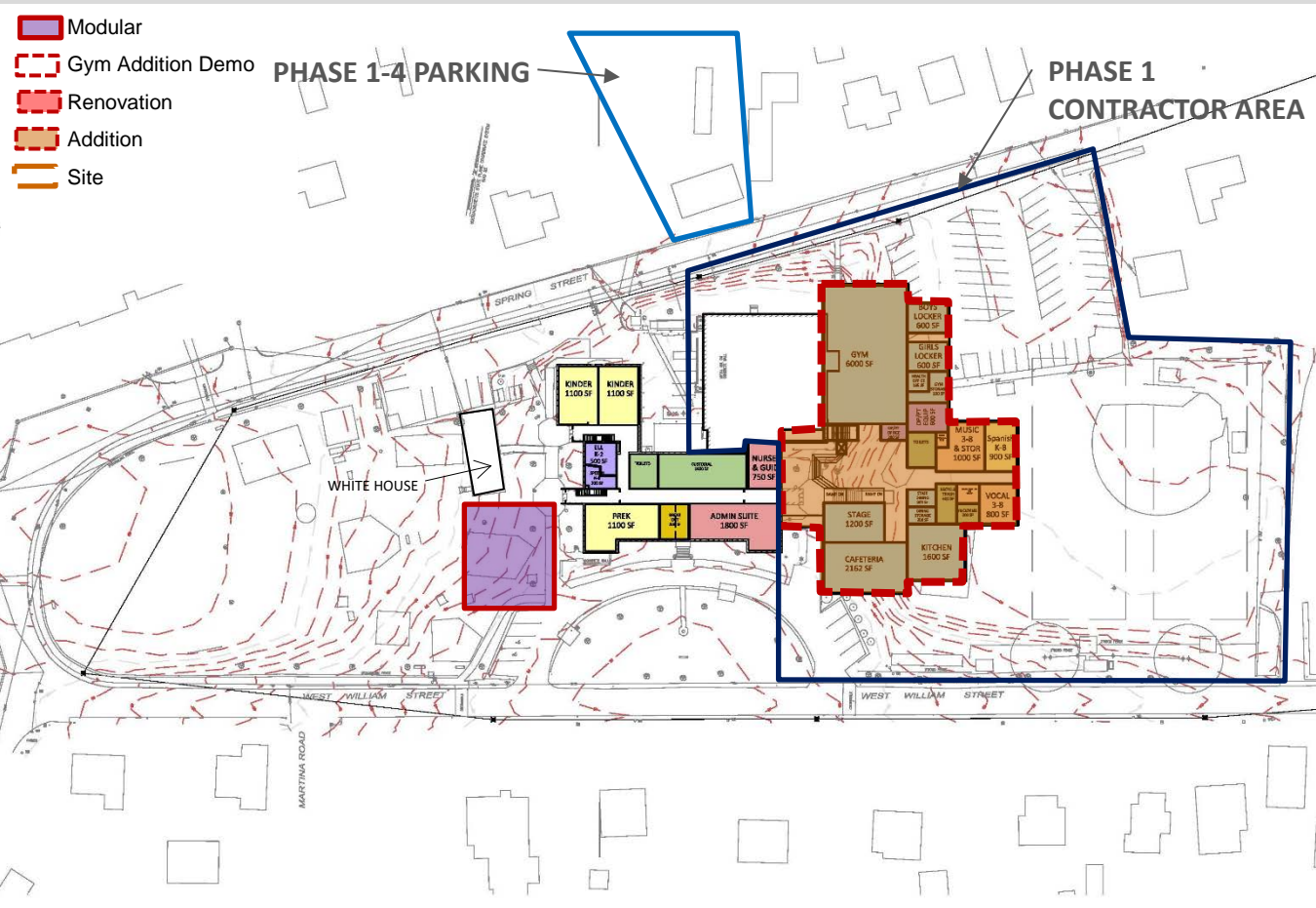


- Phase 1**  
**Modular Unit Necessary:**
- Music and Spanish Classrooms
  - Unit Size: 5,214 SF
  - (4) 770 SF Classrooms w/ Restrooms

Existing Gymnasium Addition will be demolished

**PHASE 1:** Set Up Construction Area  
 Build Classroom Modular Unit  
 Demolish Existing Gym Addition  
**2 Months**

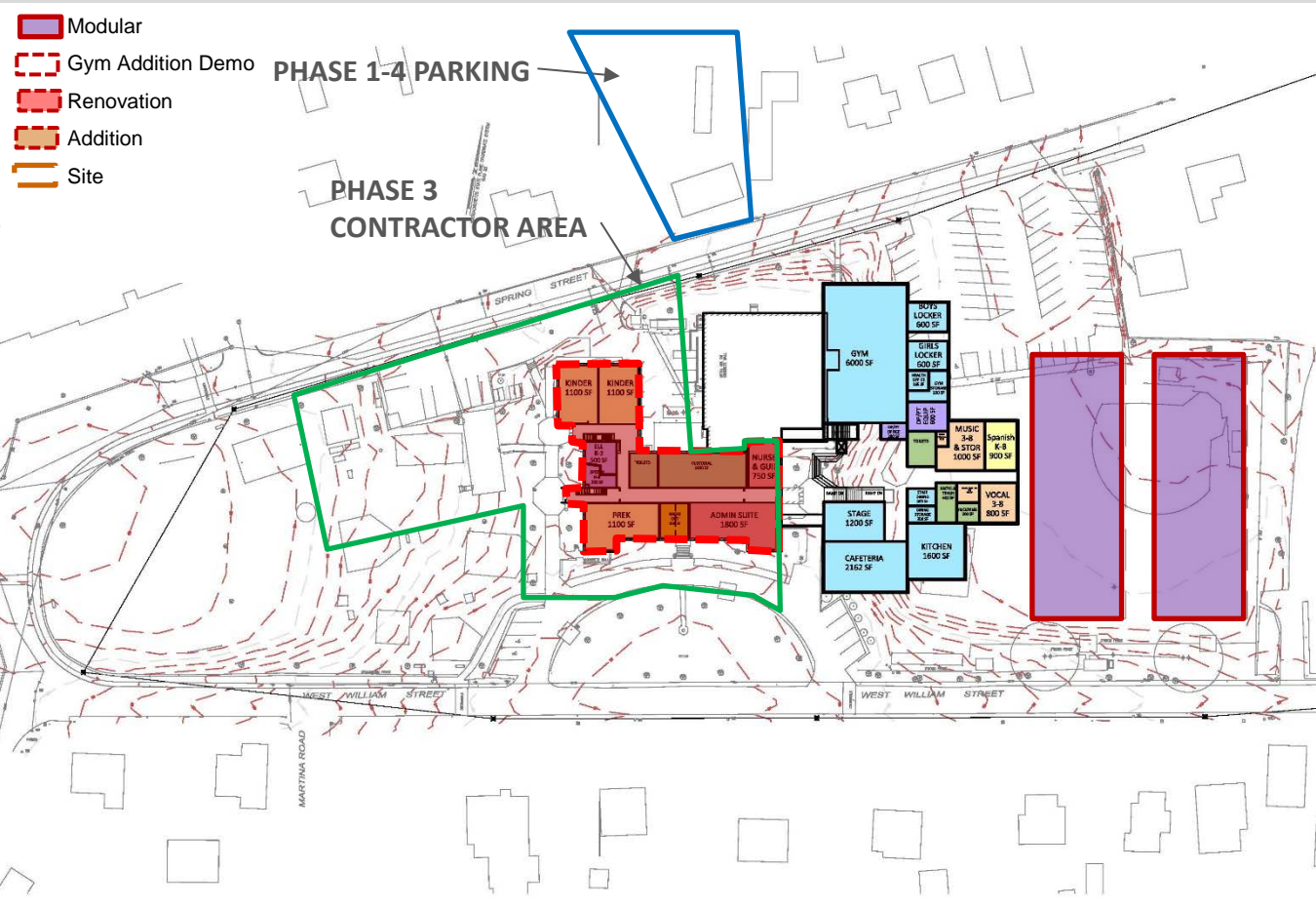
**Total Project Duration:**  
**March 2019 – August 2021**  
**(29 Months)**



**PHASE 2: Construct Addition**  
**14 Months**

**Total Project Duration:**  
**March 2019 – August 2021**  
**(29 Months)**





**PHASE 4: Renovate Interior of Existing to Remain Building**

**9 Months**

**Total Project Duration:**

**March 2019 – August 2021**

**(29 Months)**



**PHASE 5: Remove Modular Units, staging and finish site work**  
**2 Months (Summer 2021)**

**Total Project Duration:**  
**March 2019 – August 2021**  
**(29 Months)**

# NEW 2-STORY OPTION, TISBURY SITE | SITE PLAN



	NEW 2 STORY ON TISBURY
Turf Play Area (SF)	63,499 SF
Hard Surface Play Area (SF)	4,200 SF
Structured Play Area (SF)	12,613 SF
TOTAL	80,312 SF *
Parking Spaces	58
Parent Drop off (LF)	325

\* 125,000 SF GOAL

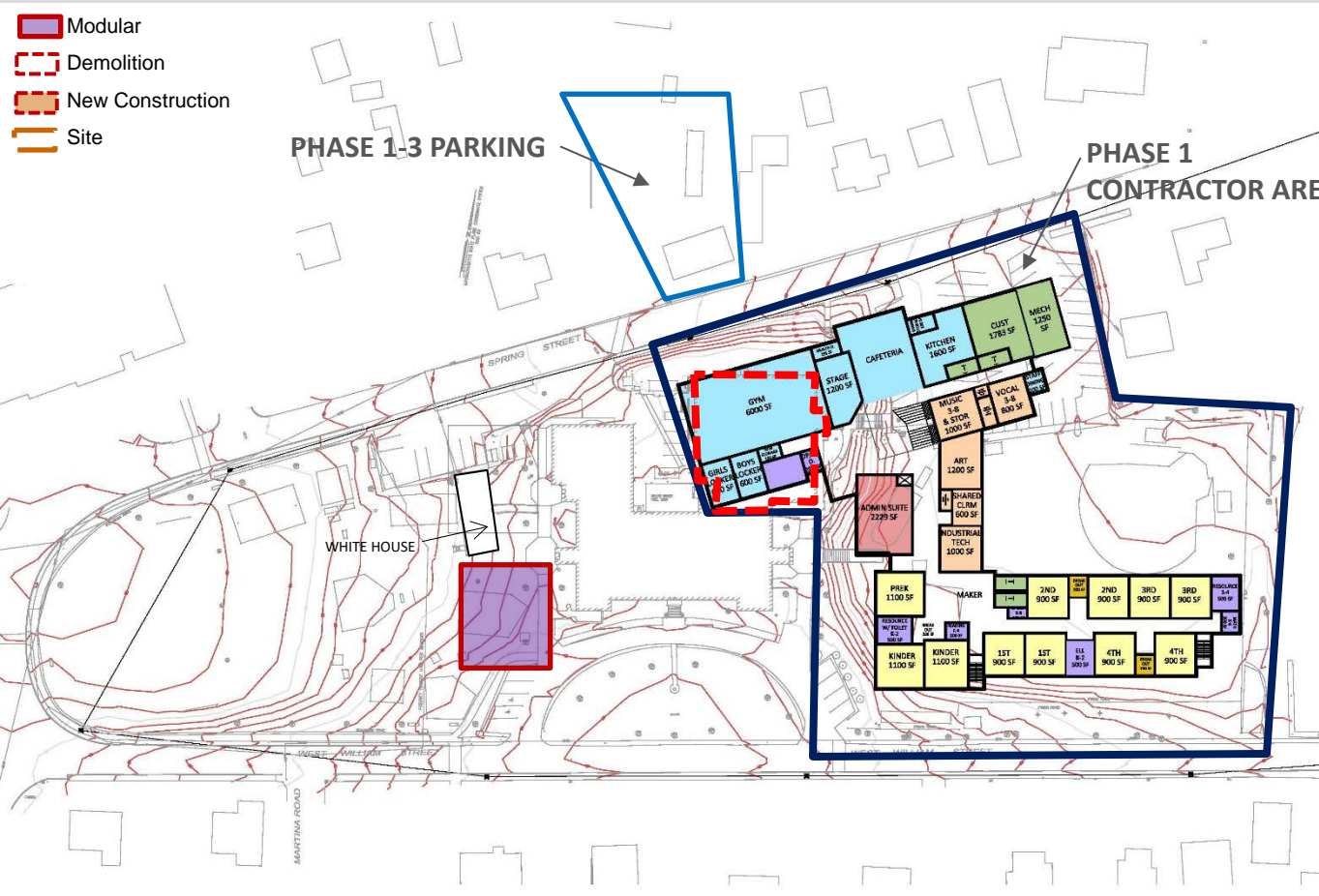
# NEW 2-STORY OPTION, TISBURY SITE | PHASING



- 1938 Gym Addition to be demolished prior to construction.
- 1929 Existing Building & 1995 Addition to remain open while new school is built.

Total Project Duration:  
**March 2019 – June 2021**  
**(27 Months)**





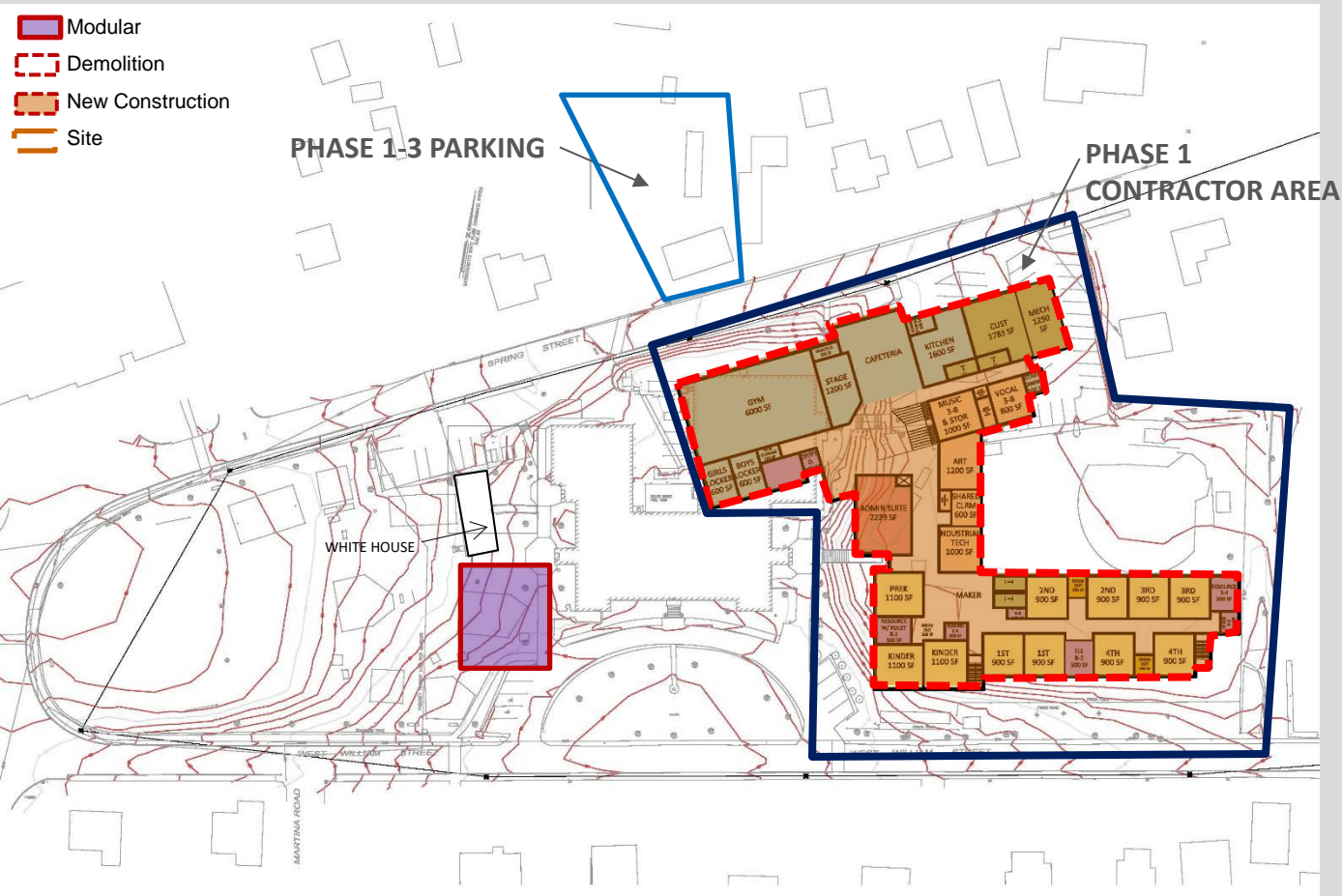
## Phase 1

### Modular Unit:

- Music and Spanish Classrooms
- Unit Size: 5,214 SF
- (4) 770 SF Classrooms w/ Restrooms

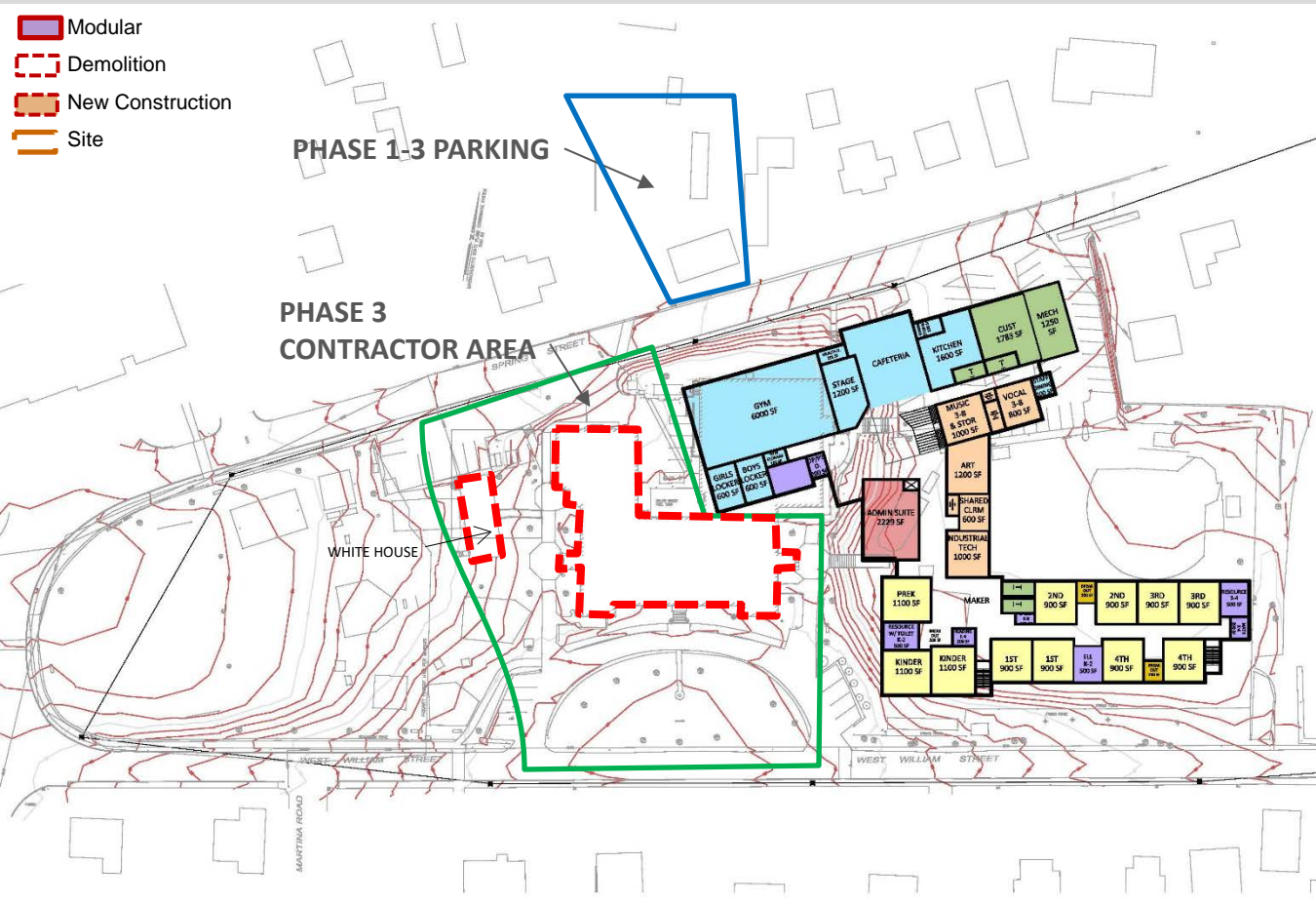
**PHASE 1:** Set Up Construction Staging and Fencing  
 Build Modular Unit  
 Demolish Existing Gym Addition  
**2 Months**

**Total Project Duration:**  
**March 2019 – June 2021**  
**(27 Months)**



**PHASE 2: Construct New Building**  
**18 Months**

**Total Project Duration:**  
**March 2019 – June 2021**  
**(27 Months)**



**PHASE 3: Demolish Existing Building and White House, Set Up Staging Area and Remove Modular Unit**  
**4 Months**

**Total Project Duration:**  
**March 2019 – June 2021**  
**(27 Months)**



**PHASE 4: Finish Site Work and Remove Staging**  
**3 Months**

**Total Project Duration:**  
**March 2019 – June 2021**  
**(27 Months)**

# NEW 3-STORY OPTION, TISBURY SITE | SITE PLAN



	NEW 3 STORY ON TISBURY
Turf Play Area (SF)	73,205 SF
Hard Surface Play Area (SF)	4,200 SF
Structured Play Area (SF)	16,113 SF
<b>TOTAL</b>	<b>93,518 SF *</b>
Parking Spaces	85
Parent Drop off (LF)	297

\* 125,000 SF GOAL

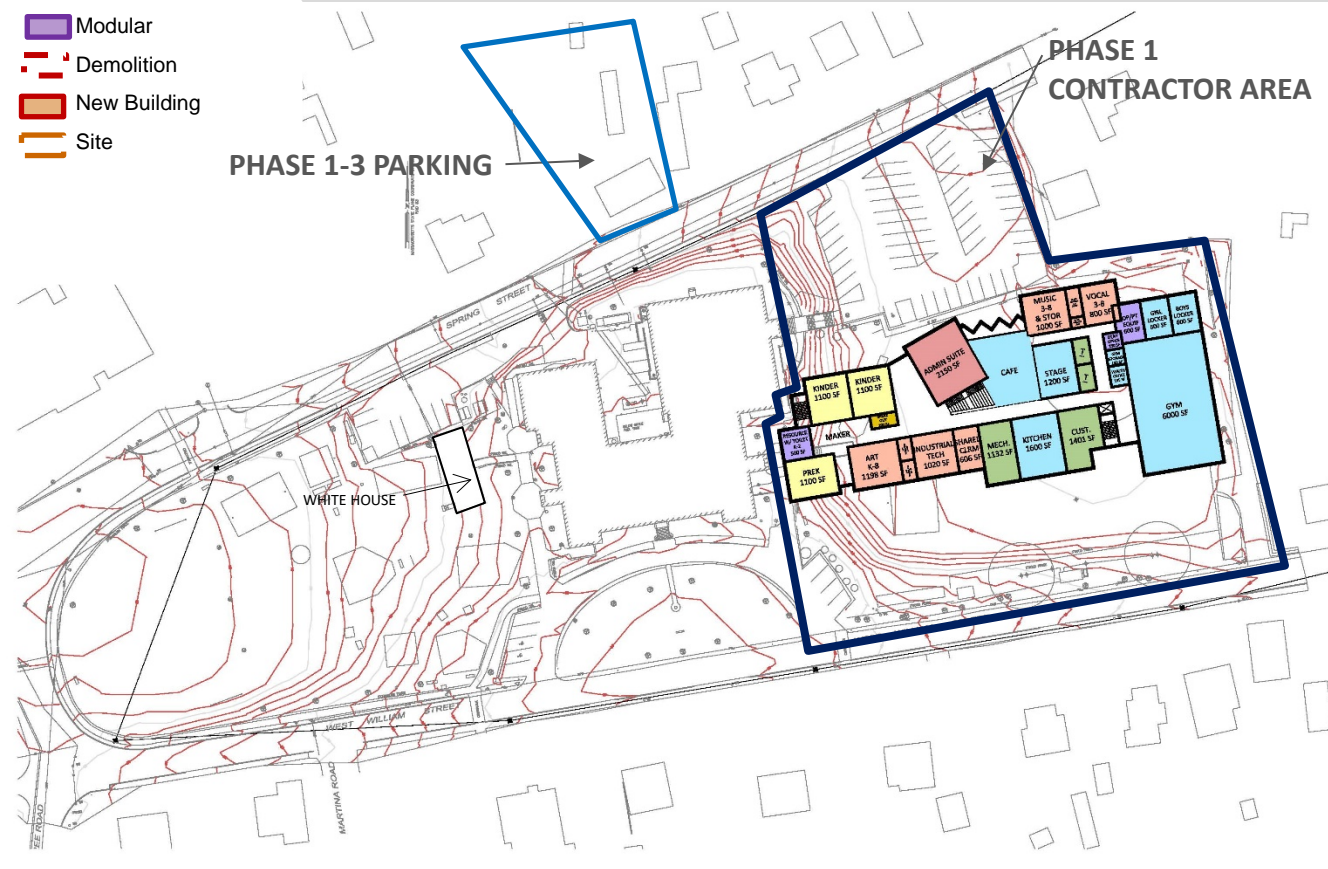
# NEW 3-STORY OPTION, TISBURY SITE | PHASING

- Modular
- Demolition
- New Building
- Site



**Modular Units:  
None Required**

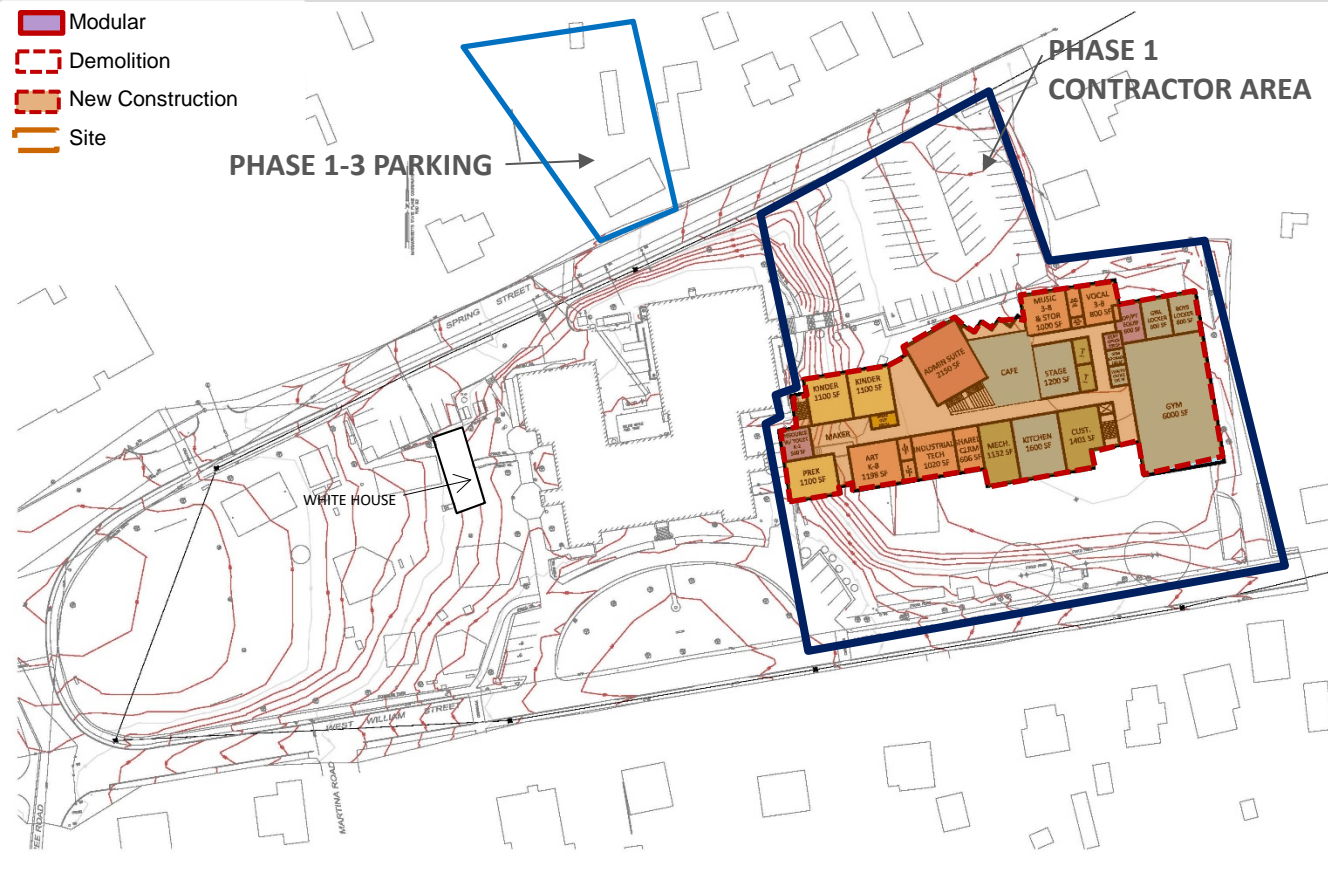
**Total Project Duration:  
July 2019 – Aug. 2021  
(26 Months)**



**Modular Units:  
None Required**

**PHASE 1: Set Up Construction Staging and Fencing**  
**1 Month**

**Total Project Duration:**  
**July 2019 – Aug. 2021**  
**(26 Months)**

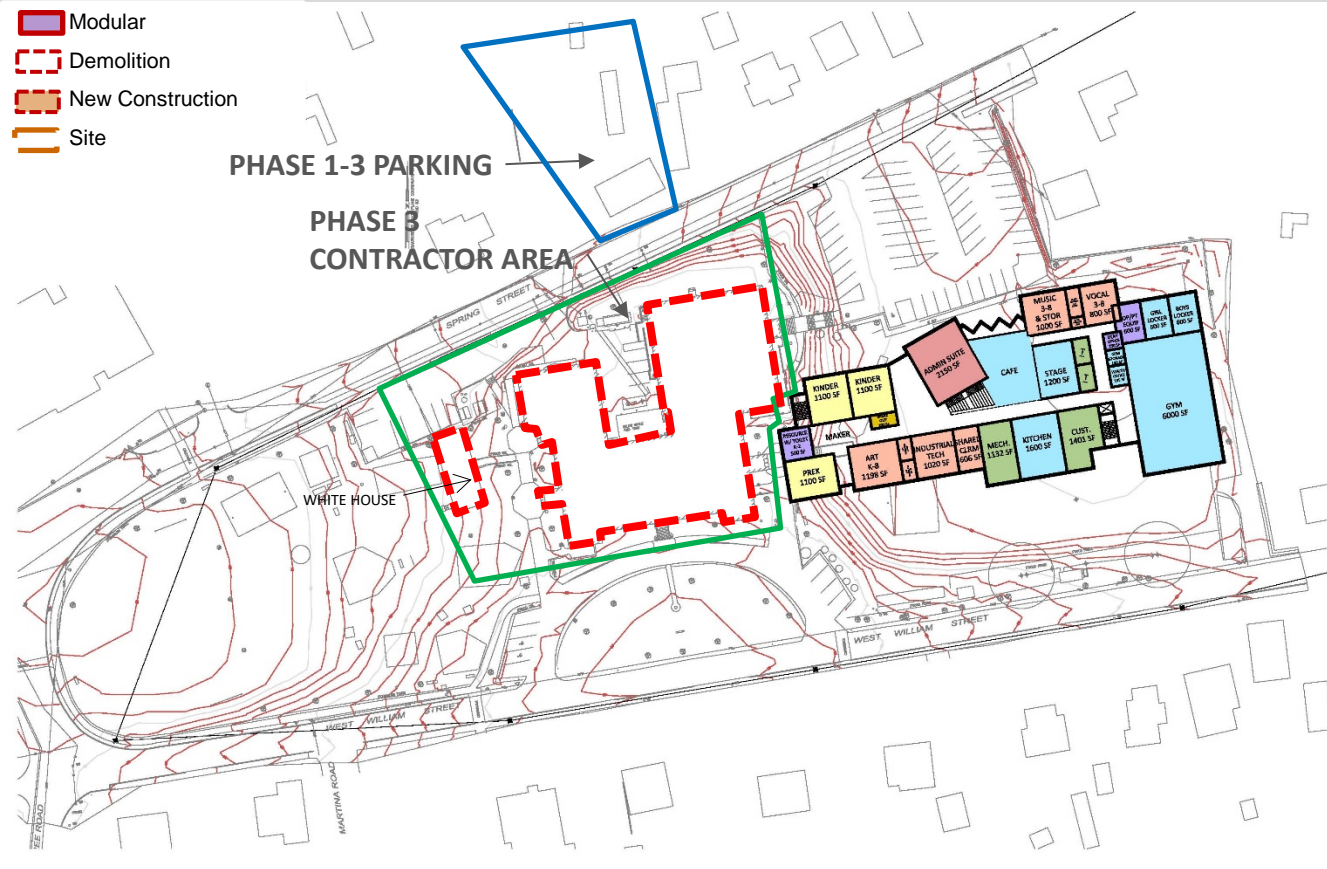


**Modular Units:  
None Required**

**PHASE 2: Construct New Building March 2019**  
**18 Months**

**Total Project Duration:**  
**July 2019 – Aug. 2021**  
**(26 Months)**

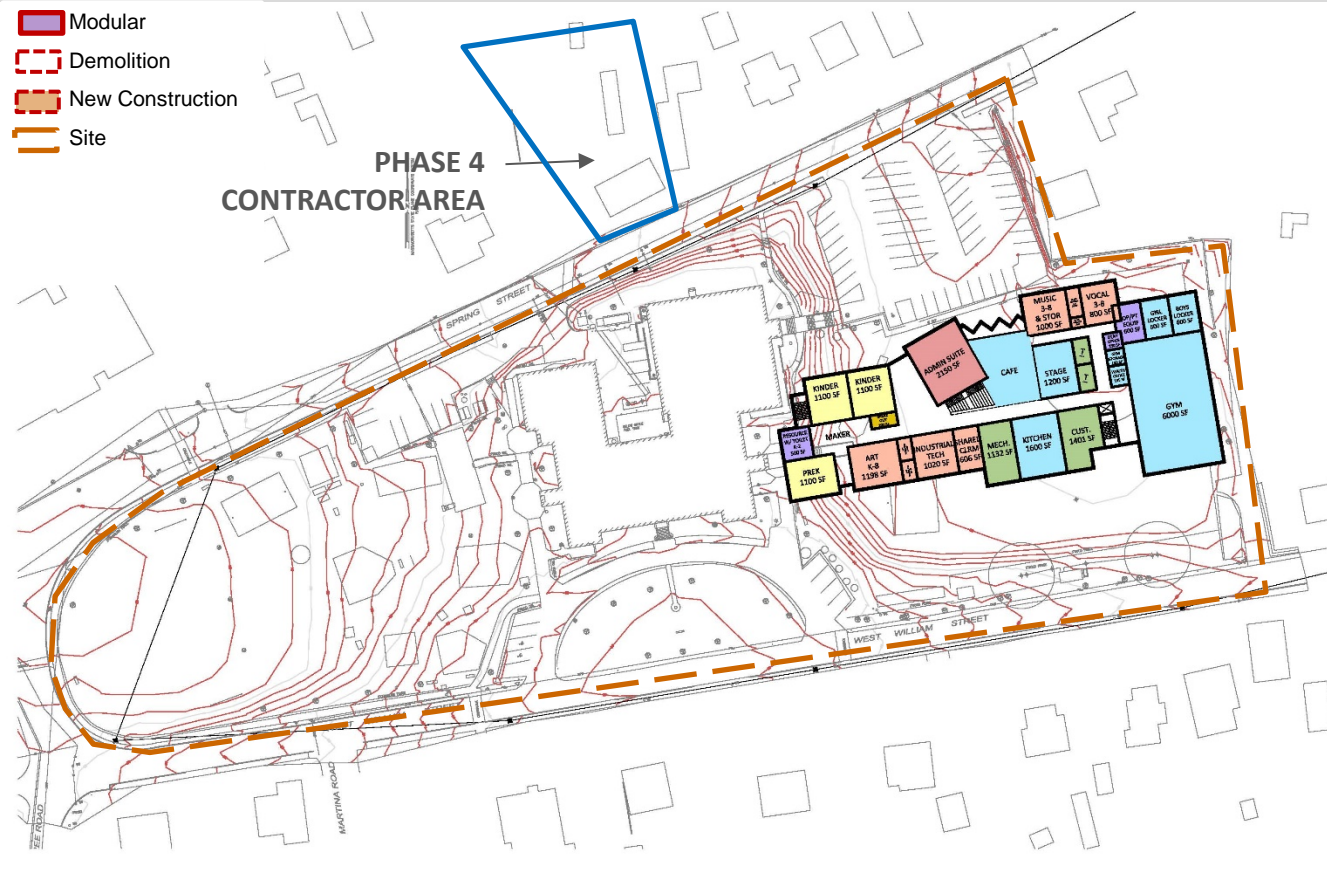




**Modular Units:  
None Required**

**PHASE 3: Demolish Existing Building and White House  
3 Months**

**Total Project Duration:  
July 2019 – Aug. 2021  
(26 Months)**



**Modular Units:  
None Required**

**PHASE 4: Finish Site Work and Remove Staging  
3 Months**

**Total Project Duration:  
July 2019 – Aug. 2021  
(25 Months)**

# NEW 2-STORY OPTION, MANTER SITE | SITE PLAN



	NEW 2 STORY ON MANTER
Turf Play Area (SF)	111,000 SF
Hard Surface Play Area (SF)	4,200 SF
Structured Play Area (SF)	8,720 SF
TOTAL	123,920 SF *
Parking Spaces	76
Parent Drop off (LF)	295

\* 125,000 SF GOAL

**Total Project Duration:**  
**March 2019 – Sept. 2020**  
**(18 Months)**

# PHASING COMPARISON |



	PHASE 1 (MONTHS)	PHASE 2 (MONTHS)	PHASE 3 (MONTHS)	PHASE 4 (MONTHS)	PHASE 5 (MONTHS)	TOTAL (MONTHS)
<b>BASE REPAIR</b>	2	11	2	-	-	<b>15</b>
	June 2019 – July 2019	Aug. 2019 - June 2020	July 2020 – Aug. 2020	-	-	Occupancy Aug. 2020
<b>ADDITION/ RENOVATION</b>	2	14	2	9	2	<b>29</b>
	Mar. 2019– April 2019	May 2019 – July 2020	Aug 2020 – Sept. 2020	Oct. 2020 – June 2021	July 2021 – Aug. 2021	Occupancy Aug. 2021
<b>NEW 2-STORY ON TISBURY</b>	2	18	4	3	-	<b>27</b>
	Mar. 2019– April 2019	May 2019 – Nov. 2020	Dec. 2020 – Mar. 2021	Apr. 2021 – June 2021	-	Occupancy June 2021
<b>NEW 3-STORY ON TISBURY</b>	1	18	3	3	-	<b>25</b>
	July 2019	Aug. 2019 – Feb 2021	Mar. 2021 – May 2021	June 2021 – Aug. 2021	-	Occupancy Aug. 2021
<b>NEW 2-STORY ON MANTER</b>	NO PHASING REQUIRED (18 MONTHS )					<b>18</b>
	March 2019 – September 2020					Occupancy Sept. 2020

	EXISTING	ADD/RENO ON TISBURY	NEW 2 STORY ON TISBURY	NEW 3 STORY ON TISBURY	NEW 2 STORY ON MANTER
Turf Play Area (SF)	93,224 SF	65,037 SF	63,499 SF	73,205 SF	111,000 SF
Hard Surface Play Area (SF)	3,366 SF	3,522 SF	4,200 SF	4,200 SF	4,200 SF
Structured Play Area (SF)	6,075 SF	11,793 SF	12,613 SF	16,113 SF	8,720 SF
TOTAL	102,665 SF *	80,352 SF *	80,312 SF *	93,518 SF *	123,920 SF *
Parking Spaces	71	80	58	85	76
Parent Dropoff (LF)	165	358	325	297	295

\* 125,000 SF GOAL



## QUESTION #1:

Has a decision been made about the site selection?

## ANSWER #1:

No, It is anticipated that a final selection will be made at the next School Building Committee meeting on June 7<sup>th</sup>

## QUESTION #2:

What are the costs for the different options?

## ANSWER #2:

Base Repair:	\$20-21 Million
Option 1:	\$49-51 Million
Option 2 / 2a:	\$50-52 Million
Option 3:	\$49-51 Million



## QUESTION #3:

What will be MSBA cover for project costs?

## ANSWER #3:

The MSBA has approved a project reimbursement rate of 41.26% of all eligible costs. Costs related to site development have a limited reimbursement. Building costs in excess of \$312/SF will not be reimbursed. Additional project costs not related to the site or building construction (e.g. temporary classrooms/modulars) are not eligible for reimbursement. The team currently projects that about \$15 million of the total project cost will be reimbursed by the State.

## QUESTION #4:

Is the MSBA reimbursement associated with only the most cost-effective solution?

## ANSWER #4:

The MSBA requires that the Town select the most cost effective option which meets the educational needs of the students. Approval of funding is not restricted to the lowest cost.

## QUESTION #5:

Do the estimates include costs for infrastructure improvement or development for each option?

## ANSWER #5:

Current estimates assume infrastructure improvement on the current site and basic development on the Manter site. More detailed cost estimates will be developed.

## QUESTION #6:

Have the current and future maintenance & operation costs been considered for each option?

## ANSWER #6:

The SBC is required by the Massachusetts School Building Authority (MSBA) to prepare a projection of anticipated maintenance and operations costs. These are factors that have been considered for both the site selection and the building design. A proposed budget with projected maintenance costs was completed and submitted to the MSBA on April 28, 2017. Life cycle cost analysis is required by Massachusetts statute and will be provided with a future submission to MSBA.

## **QUESTION #7:**

Has the environmental impact of each option been studied and considered?

## **ANSWER #7:**

The project team has conducted, or is in the process of conducting, several studies including Archeological Reconnaissance Survey and Traffic Study for the Manter site and Phase 1 Environmental Site Assessment and Traffic Study for the existing site. Additional studies, such as soils analysis, will be conducted once a site has been selected.

## QUESTION #8:

If the current school site is chosen, how will the students be housed during construction?

## ANSWER #8:

Portions of the existing school will be available to be used, and modular trailers with classrooms and bathrooms will be constructed on site to supplement some of the space lost to construction areas. New construction options would allow use of most of the existing structure throughout the duration of the project. A renovation options would require moving of students during construction.

**\*\*NOTE:** the cost for trailers/modular classrooms is not eligible for MSBA reimbursement.

## **QUESTION #9:**

What is the projected enrollment?

## **ANSWER #9:**

The current school population is 315 students. The MSBA's projected enrollment is 285 students, however, the design is required to allow for expansion should the population grow in the future. The school is planned to continue to have two classrooms at each grade level, so the average class size will remain as it is.

## QUESTION #10:

How do the students get to school (walk/bike, bus, or driven by parents)?

## ANSWER #10:

Currently, 14% walk or bike to school; 27% take the bus, 59% are driven to school by parents.

The school does not have information on the numbers and transportation choices for students leaving the school daily.



## QUESTION #11:

What would happen to the existing building, if the project did choose the Manter Site?

## ANSWER #11:

It would be up to the Town to determine future use/needs.

## QUESTION #12:

If a Renovation/Expansion choice is selected, how much of the existing 1929 Tisbury School Building will be saved/reused?

## ANSWER #12:

Approximately 35% of the original building will be reused, mainly the exterior shell and structure. The interior of the building will need to be completely rebuilt; and structural elements will require reinforcement to allow for the new addition.

## QUESTION #13:

Why would the Manter site even be considered over the existing site?

## ANSWER #13:

- Flexibility and adaptability for the school building design
- Full-sized playfields and additional outdoor educational spaces
- Greater flexibility for future expansion
- Existing school and site would remain fully functional until new school is complete

## QUESTION #14:

What is the project schedule?

## ANSWER #14:

The project team has an anticipated project schedule with the following milestone dates:

April 2018

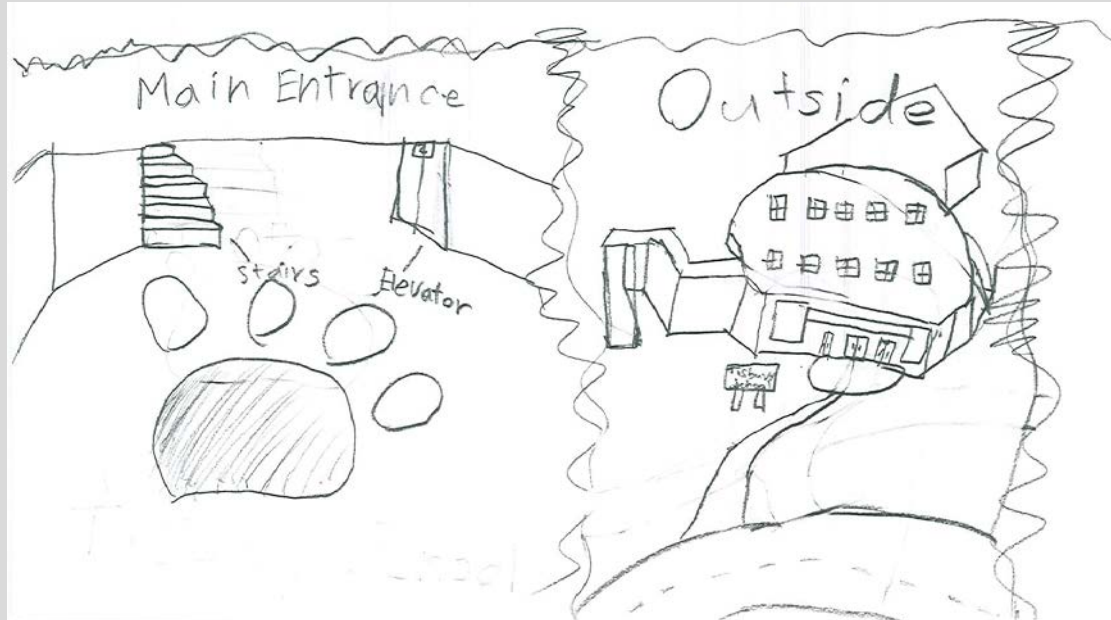
Town Vote for Funding of Design and Construction phase

March 2019

Start of construction

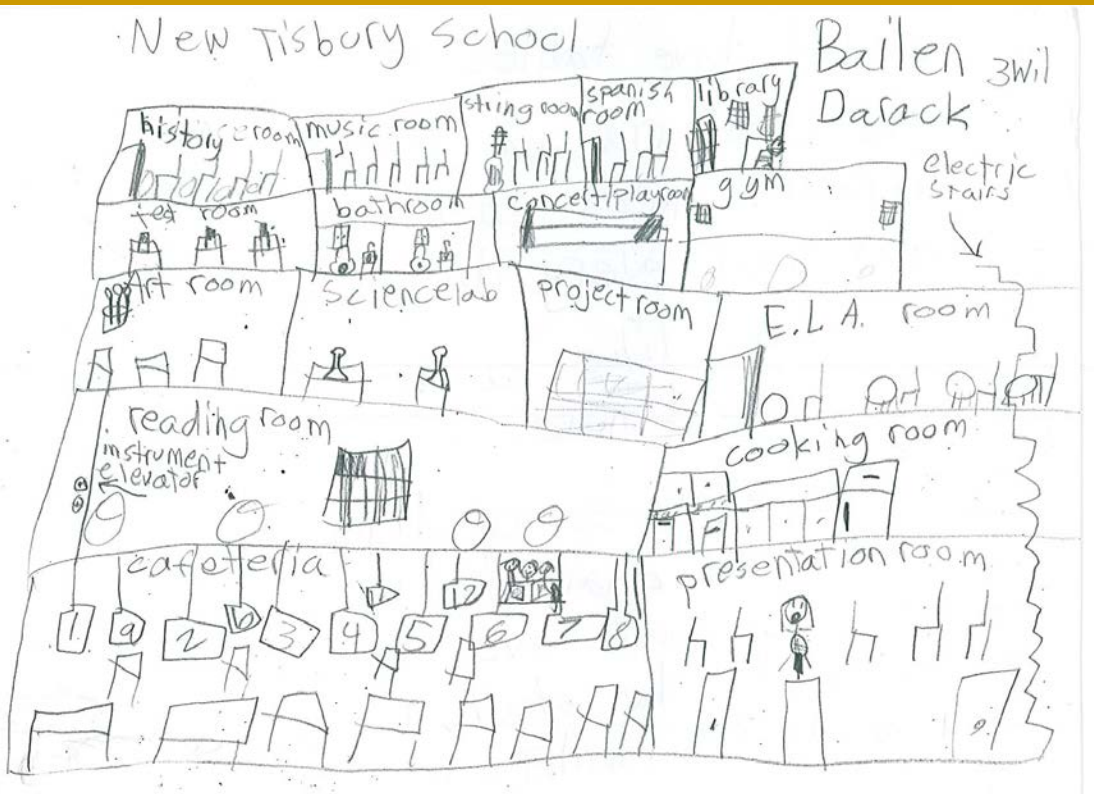
September 2020 to Mid 2021

Completion of construction (depending on selected option)



“I would like a Science (room) and I would like a loft that goes up so we could have quiet reading space” “Maybe we could have an “escalaters” and we could have flexyglass as a floor then we can see the floor under” - Emmanuel Oliveira

“I also think the new school should have reading caves in the classrooms and a huge library with a lot of new books.... and instead of stairs rock walls for going up and slides for going down... and how about a teachers lounge and a kids lounge. Removable walls is a good idea so we can go back and forth during indoor recess and projects.” - Brady



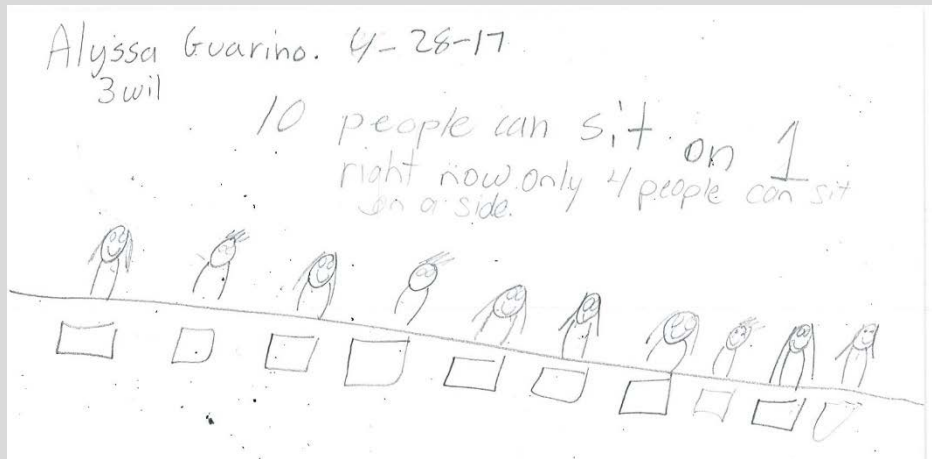
“more laptops and a big classroom and a resting place where you can calm down when you are mad or sad” - Kalleby

“I want a sound proof room because the higher grades always move their desks and we always hear people talking in the halls.” - Ethan

“I think we should add skylights to save electricity. The skylights would close if it got to bright. They would have solar panels on the sides, so not only would they save energy, they would generate it” - Maverick

“I would really love if you guys could make a bigger cafeteria, most of the time we get overflowed. We have to get chairs and put them at the end. It can get really tiring and annoying. We do it so much that the lunch ladies told us to stop like 100 times. I also think we should make bigger tables so we don't have to get chairs all the time. Thank you.” - Alyssa

“I think we need a bigger lunch room because we are squished. No windows and more stalls in bathroom. Bean bags for reading, computers for MCAS only, computers for work only, bigger classrooms, doors for bathrooms because you can see things you don't want to see, reading loft, different colored walls, turf for soccer room- Emily



## UPCOMING SCHEDULE

**JUNE 7<sup>TH</sup>**

Building Committee Meeting

**JUNE 21<sup>ST</sup>**

Building Committee Meeting

**JUNE 29<sup>TH</sup>**

Submit Preferred Schematic Report to MSBA

**AUGUST 23<sup>RD</sup>**

MSBA Board Meeting