

| SMMA

School Building Committee

West Elementary

February 27, 2020

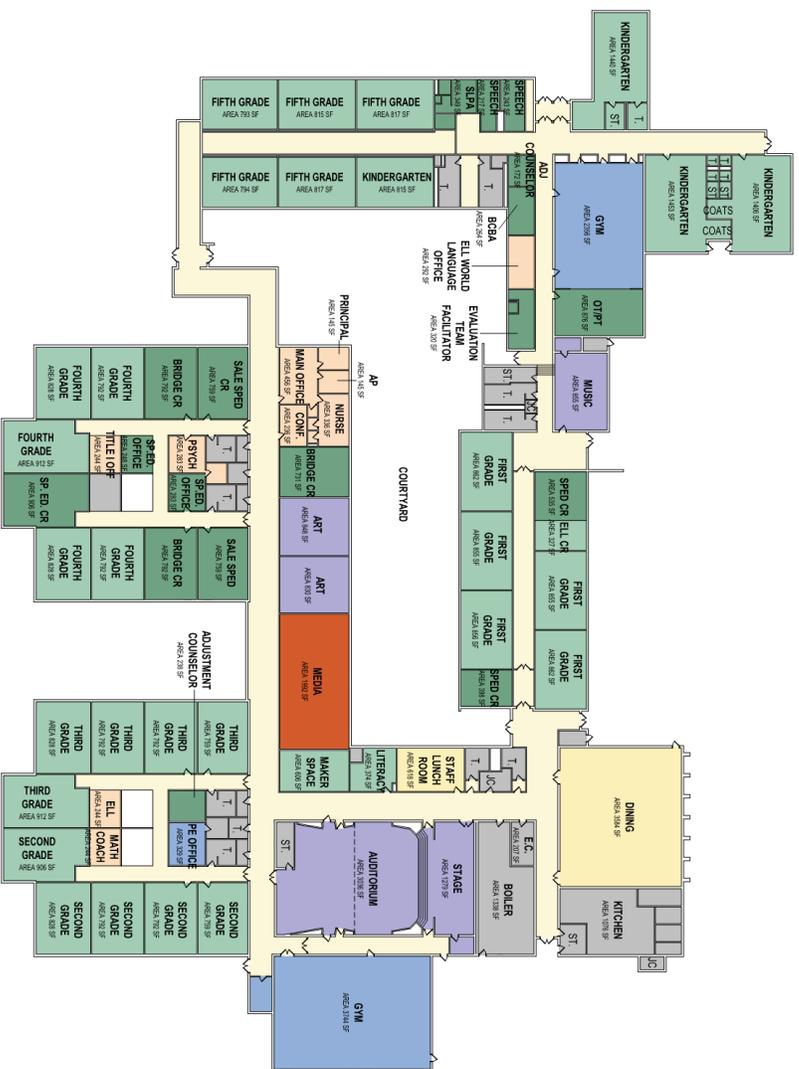


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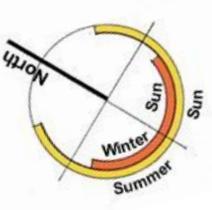
PDP Final Alternates

Concept Development

Alternate 1 – Code Repair



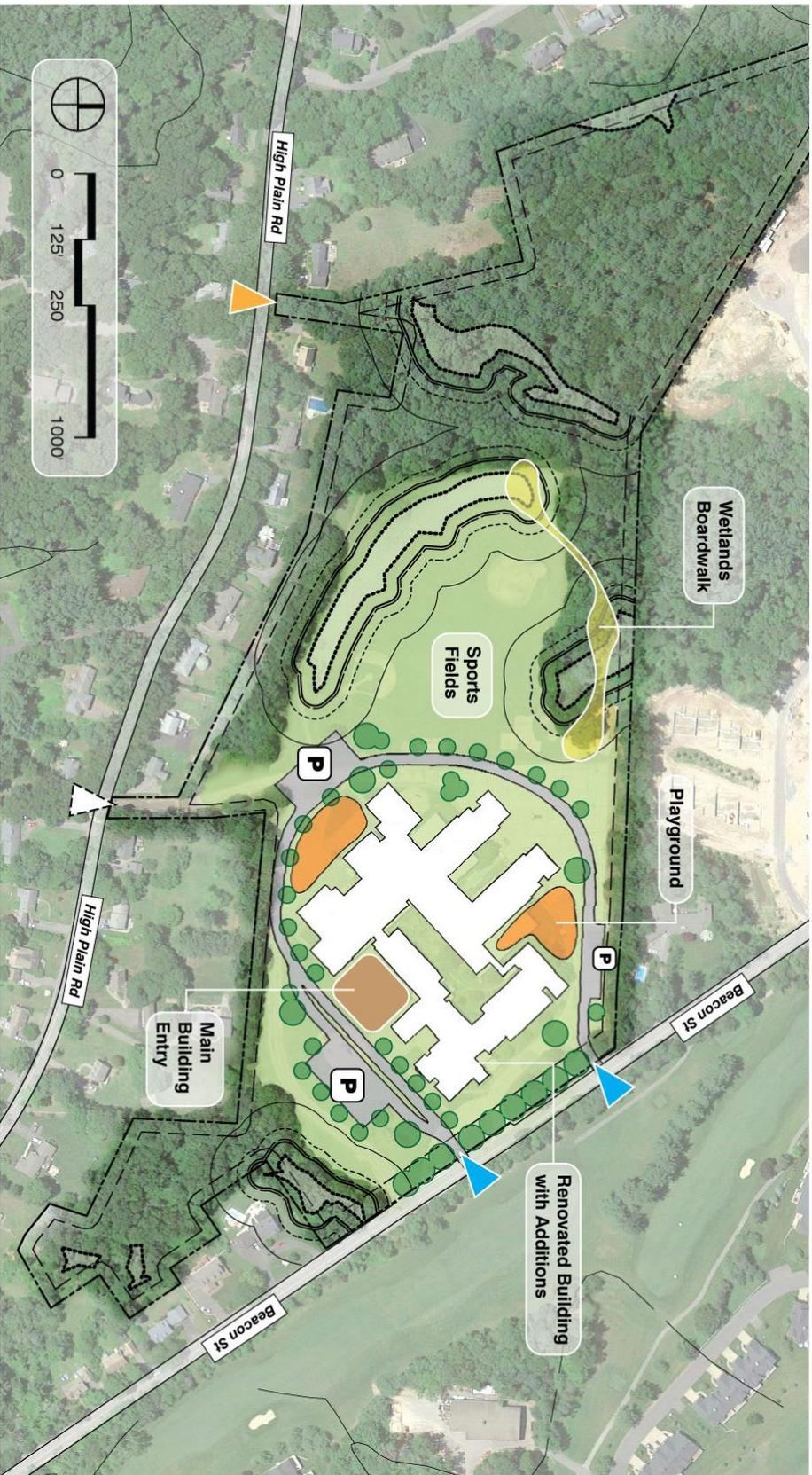
- 1 Stories + Basement
- Area: 90,611 gsf
- No Preschool
- Phased Construction



MSBA Program Plan

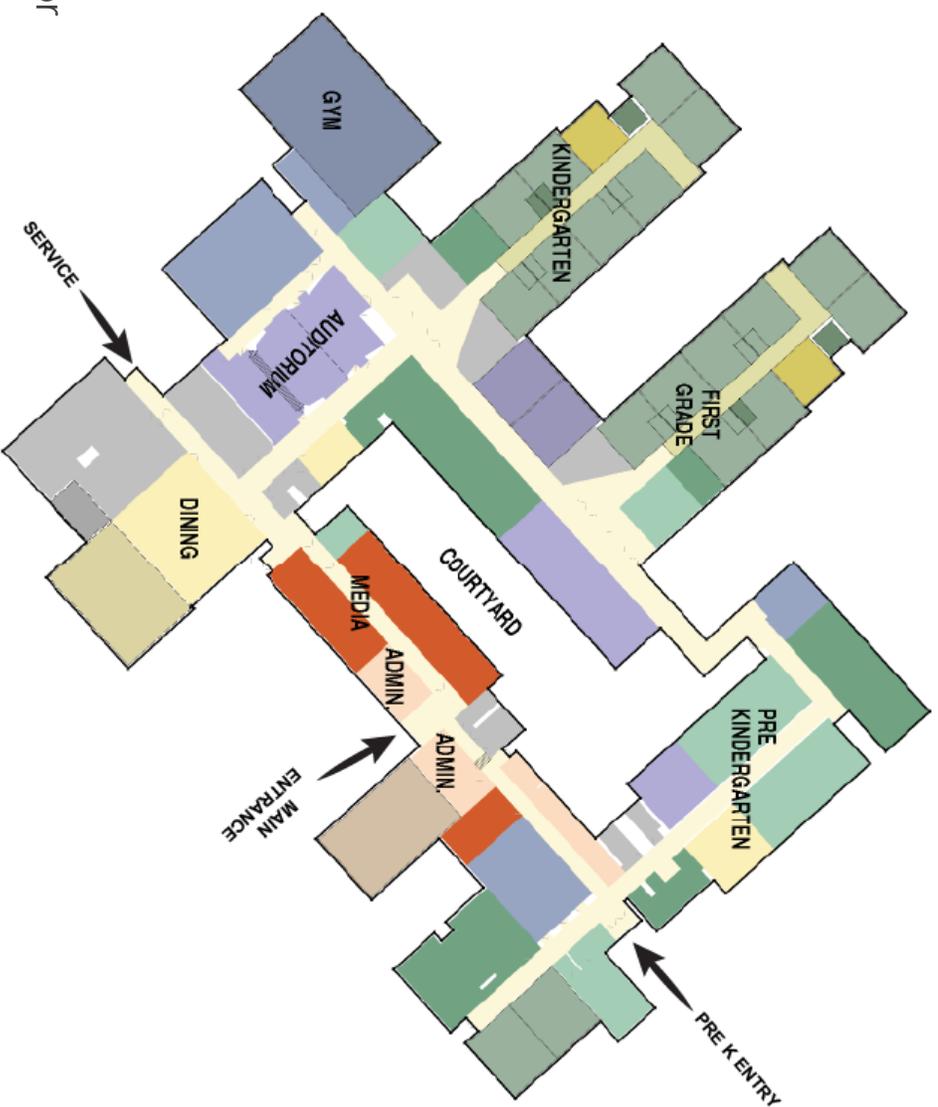
- 01 Core Academic Spaces
- 02 Special Education
- 03 Art Music
- 04 Health and Physical Education
- 05 Media Center
- 06 Auditorium
- 07 Dining
- 07 Food Service
- 09 Medical
- 13 Other
- 14 Circulation

Site Plan Alternate 2 - Addition Renovation

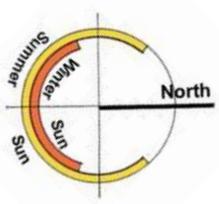


- KEY**
- Property Line
 - 25' Zoning Setback
 - Parking
 - Vehicular Access
 - Pedestrian Access
 - Inactive Access
 - Treeline
 - Wetlands
 - 25' Buffer Zone
 - 30' Buffer Zone (Driveway)
 - 50' Buffer Zone (Parking & Building)
 - 100' Buffer Zone
 - New Tree

Alternate 2 - Addition Renovation



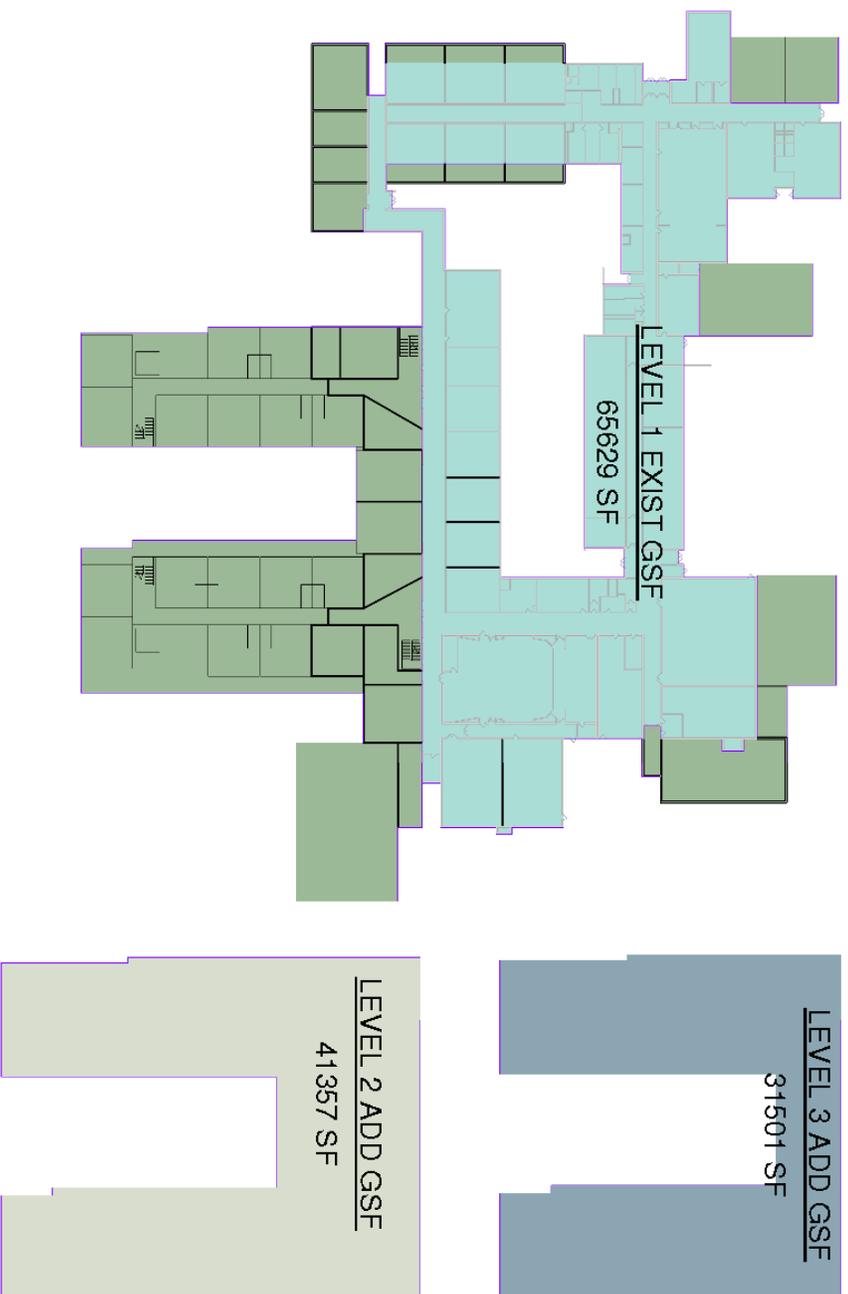
- 3 Stories
- Reno: 65,629 gsf
- Add: 137,380 gsf
- 10 Modular Classrooms
- Phased Construction



MSBA Program Plan

- 01 Core Academic Spaces
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Alternate 2 -- Add-Reno Diagram



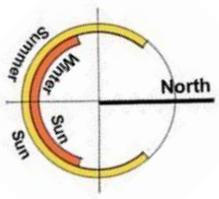
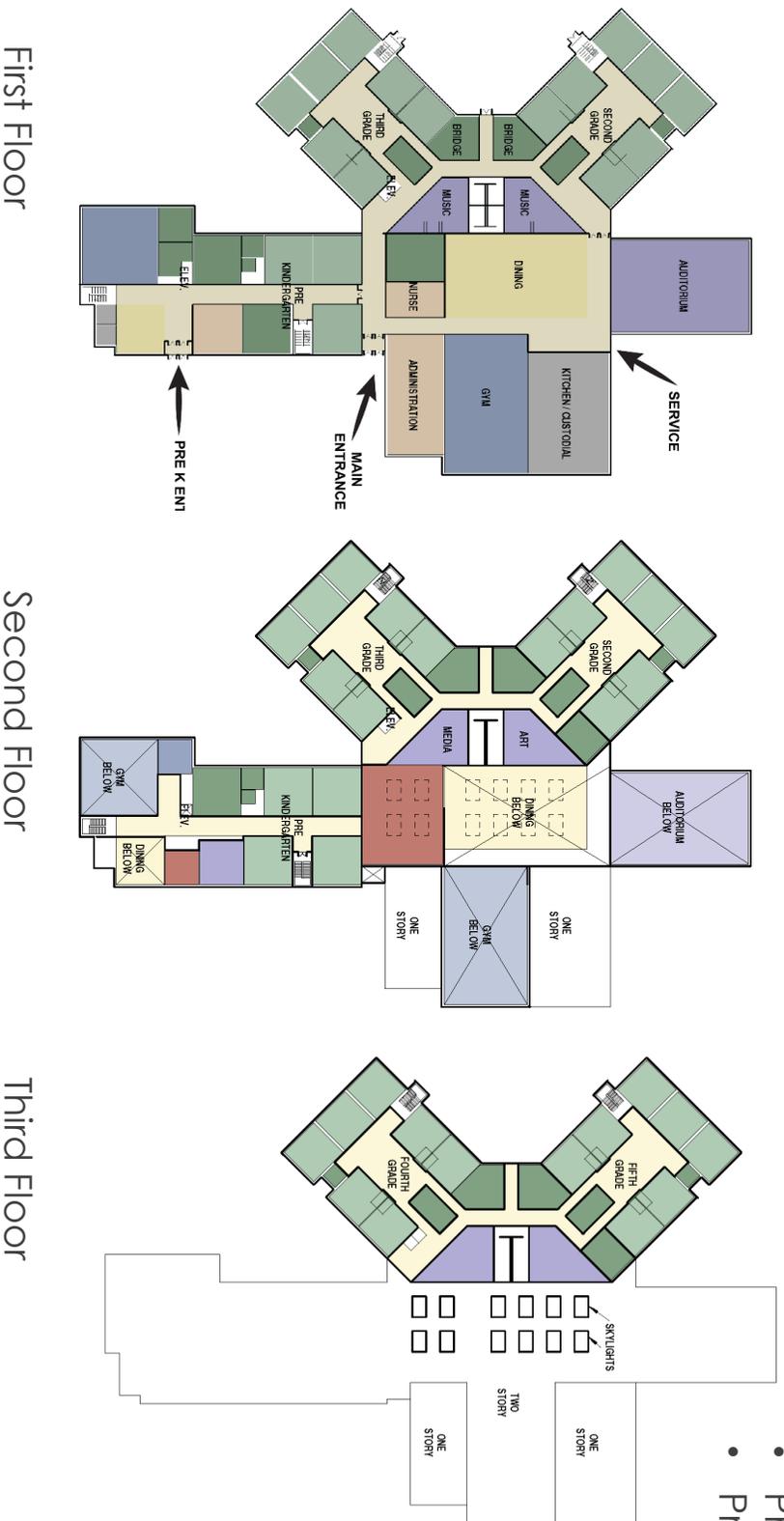
Site Plan Alternate 3 – New Const. w/ Mods



- KEY**
- Property Line
 - 25' Zoning Setback
 - Parking
 - Vehicular Access
 - Pedestrian Access
 - Inactive Access
 - Treeline
 - Wetlands
 - 25' Buffer Zone
 - 30' Buffer Zone (Driveway)
 - 50' Buffer Zone (Parking & Building)
 - 100' Buffer Zone
 - New Tree

Alternate 3 - New Construction

- 3 Stories
- New: 214,928 gsf
- 10 Modular Classrooms
- Phased Construction
- Preschool attached



MSBA Program Plan

- 01 Core Academic Spaces
- 02 Special Education
- 03 Art Music
- 04 Health and Physical Education
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- 13 Other
- 14 Circulation

First Floor

Second Floor

Third Floor

Alternate 3 - New Construction



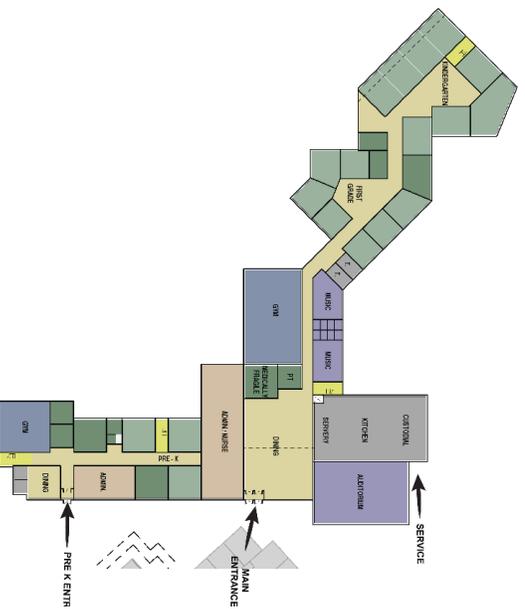
Site Plan Alternate 4 – New Construction



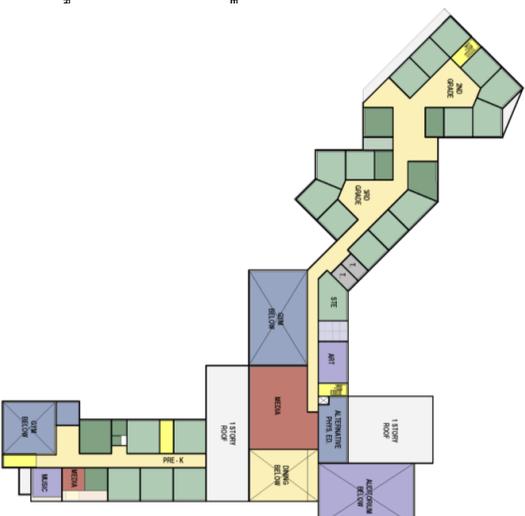
- KEY**
- Property Line
 - - - 25' Zoning Setback
 - [P] Parking
 - ▶ Vehicular Access
 - ▶ Pedestrian Access
 - ▶ Inactive Access
 - ~ Treeline
 - Wetlands
 - 25' Buffer Zone
 - - - 30' Buffer Zone (Driveway)
 - - - 50' Buffer Zone (Parking & Building)
 - 100' Buffer Zone
 - New Tree

Alternate 4 – New Construction

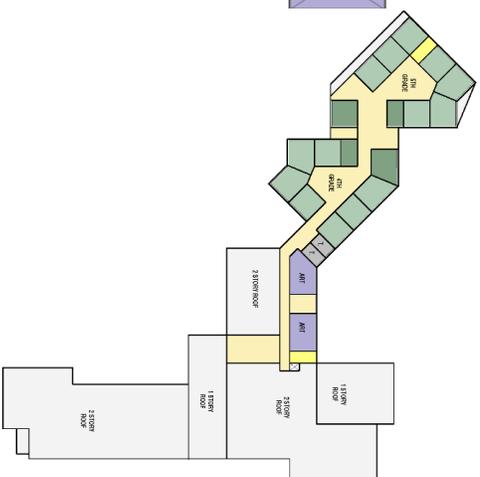
- 3 Stories
- New: 214,928 gsf
- 0 Modular Classrooms
- Non-phased Construction
- Preschool attached



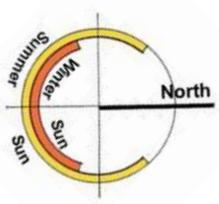
First Floor



Second Floor



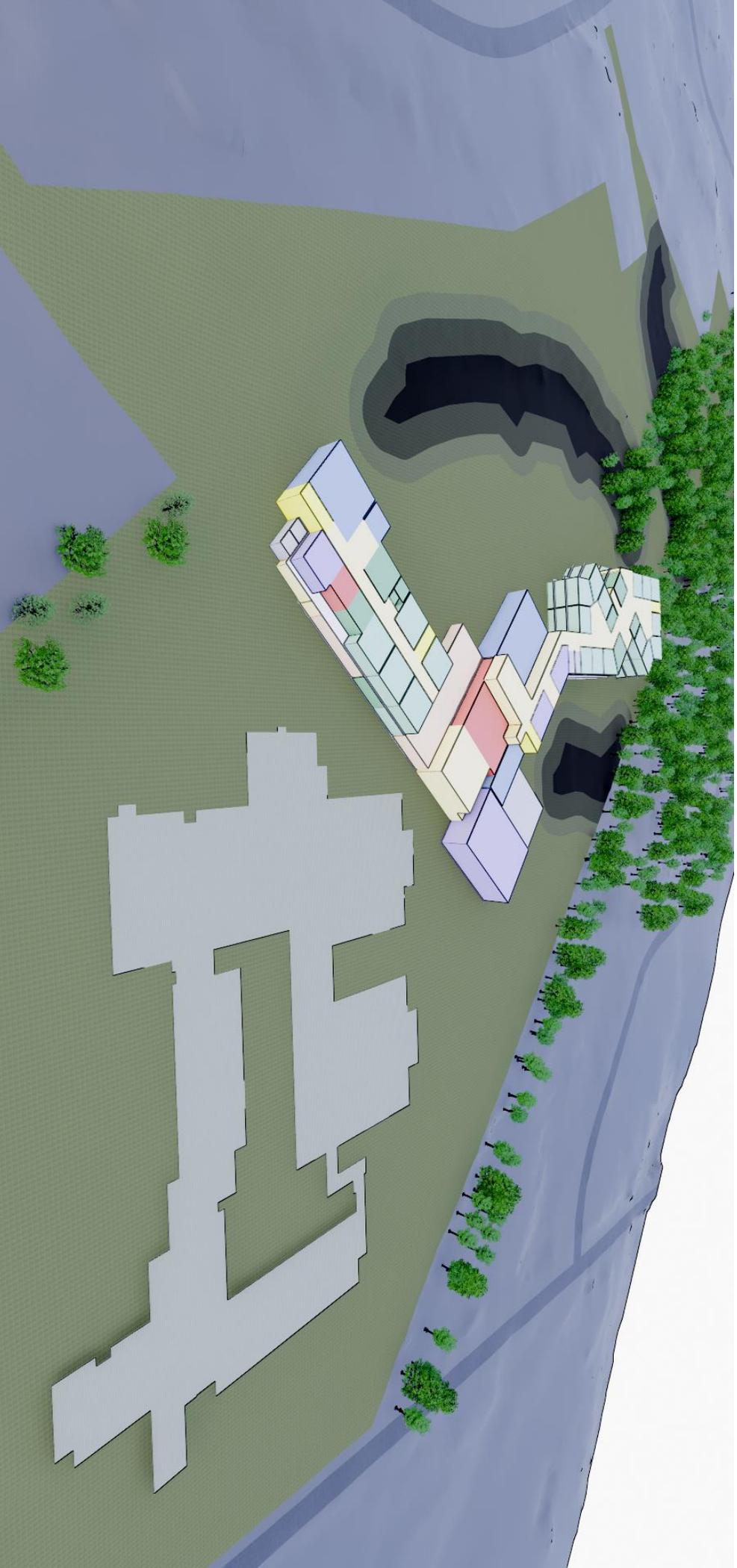
Third Floor



MSBA Program Plan

- 01 Core Academic Spaces
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Alternate 4 – New Construction



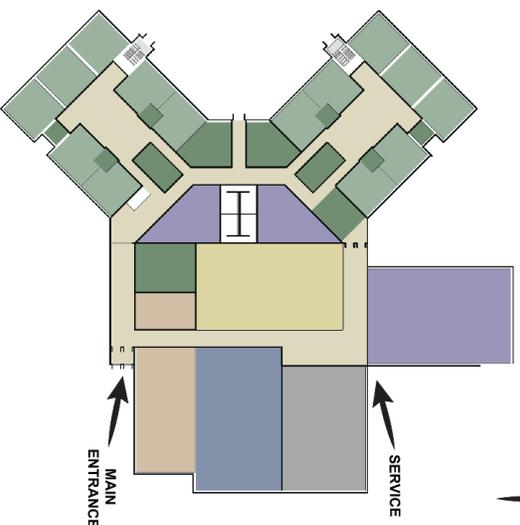
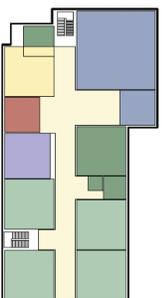
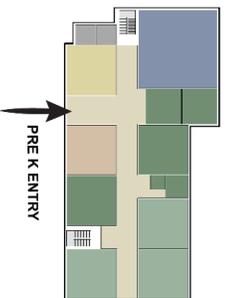
Site Alternate 5 – New Construction



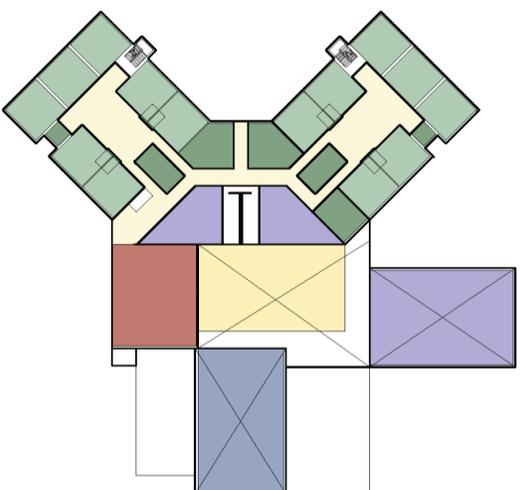
- KEY**
- Property Line
 - 25' Zoning Setback
 - P Parking
 - Vehicular Access
 - Pedestrian Access
 - Inactive Access
 - Tree Line
 - Wetlands
 - 25' Buffer Zone
 - 30' Buffer Zone (Driveway)
 - 50' Buffer Zone (Parking & Building)
 - 100' Buffer Zone
 - New Tree

Alternate 5 – New Construction

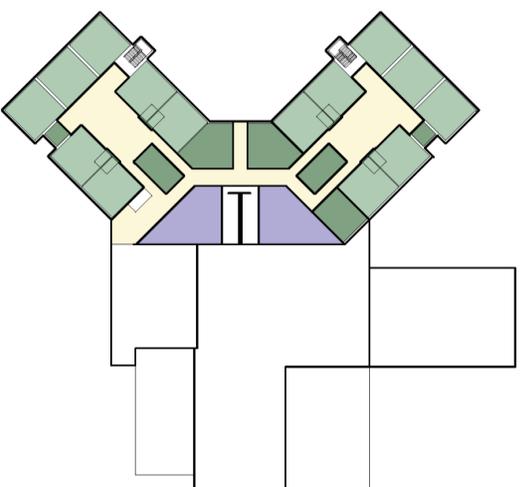
- 3 Stories
- New: 214,928 gsf
- 0 Modular Classrooms
- Phased Construction
- Preschool detached



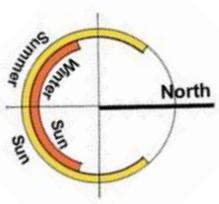
First Floor



Second Floor



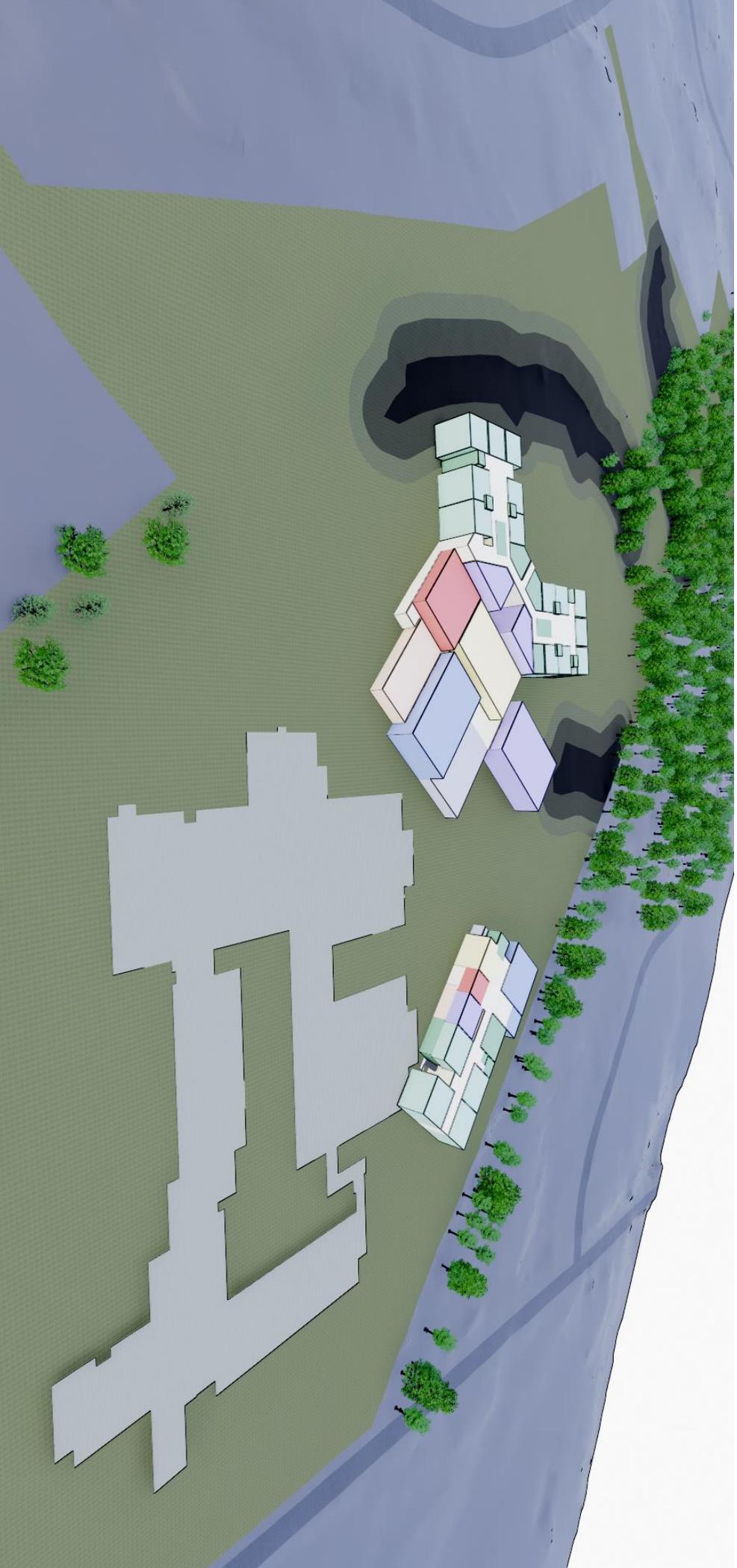
Third Floor



MSBA Program Plan

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Alternate 5 – New Construction



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Costs

PDP Alternate Estimates

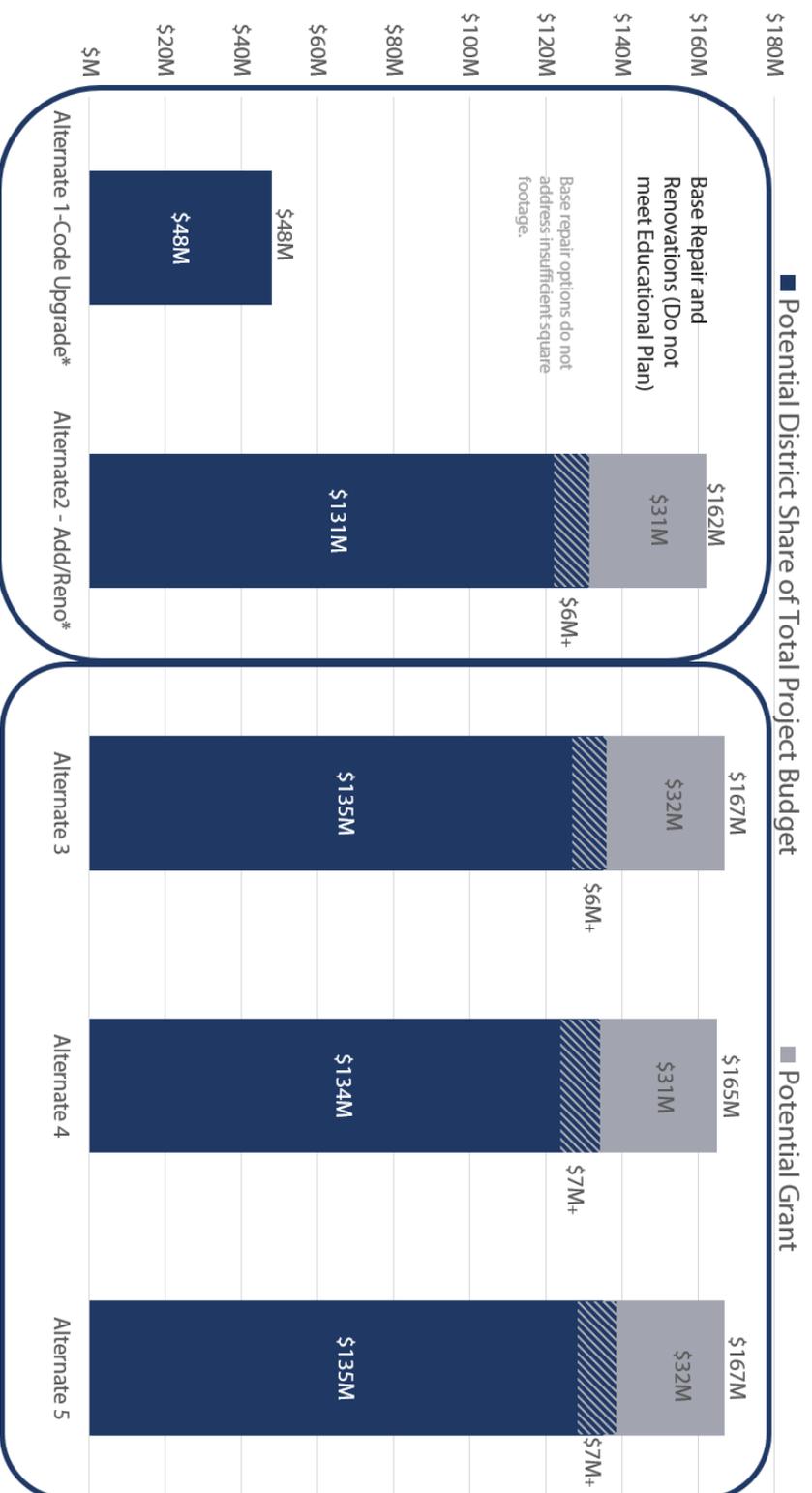
PDP Alternate Estimates – ECCG₁

DESCRIPTION	GSF	TOTAL	COST/SF
Alternate 1: Code Repair <i>(Includes 10 Temporary Classrooms – Phased Const.)</i>	90,611 GSF	\$35,114,438	\$387.53
Alternate 2: Addition and Renovation <i>(Includes 10 Temporary Classrooms – Phased Const.)</i>	208,450 GSF	\$131,998,184	\$633.24
Alternate 3: New Construction <i>(Includes 10 Temporary Classrooms – Phased Const.)</i>	214,928 GSF	\$136,571,600	\$635.43
Alternate 4: New Construction <i>(No Temporary Classrooms – No Phased Const.)</i>	214,928 GSF	\$134,498,336	\$625.78
Alternate 5: New Construction <i>(No Temporary Classrooms – Phased Const.)</i>	216,928 GSF	\$136,473,091	\$629.12

Note:

- 1.) Estimates indicated here are hard construction costs only
- 2.) Alternates 2 through 5 include both the preschool and auditorium programs

Cost Models - District Share



*Reimbursement to be determined by MSBA

+ POTENTIAL Increase in grant if Special Education Program is approved in its entirety by the MSBA

This is an estimate and not intended to be used as a budget.

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Review

Schedule Moving Forward

Upcoming Schedule

Mon 24 th to Fri 28 th	Geotech Borings & Test Pits		West El
Thurs 27 th 7.30-9.00am	SBC Meeting Review Ed Plan, Massing and Final Concepts for PDP	SBC	School Admin Conf Room
March	Topic	Hosted by	Location
	Survey – Pick up borings		
Tues 3 rd	Submit ANRAD to Cons Com	SMMA	N/A
Thurs 5 th 7.30-9.00am	SBC Meeting Approve PDP issuance to MSBA	SBC	School Admin Conf Room
Wed 11 th	Issue PDP to MSBA	OPM	MSBA
Tues 17 th – 7pm TBD	ANRAD Hearing TBD	Cons Com	Andover Town Hall
Thurs 19 th 7.30-9.00am	SBC Meeting Refine concepts for PSR	SBC	School Admin Conf Room

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Thank you

