



BUILDING COMMITTEE MEETING

NOVEMBER 17TH, 2015

JCJ ARCHITECTURE

TODAY'S AGENDA

- DRAFT MSBA Space Template Discussion
- DRAFT Site Alternatives Overview
- Building Footprint Diagrams
- 700 Student Enrollment for K-6?
- Next Steps



MSBA SPACE TEMPLATES OVERVIEW

- K-6 FOR 360 STUDENTS
- 2-6 FOR 750 STUDENTS

WILDWOOD - EXISTING BUILDING



MSBA SPACE TEMPLATE – 360 STUDENTS

OVERALL BUILDING (AFTER 11/12/2015 WORKING SESSION)

- MSBA - $41,995\text{NSF} \times 1.48 \text{ factor} = 62,280\text{GSF}$
Amherst - $48,000\text{NSF} \times 1.40 \text{ factor} = 67,200\text{NSF}$

MSBA SPACE TEMPLATE – 360 STUDENTS

MAJOR DIFFERENCES

CORE ACADEMIC SPACES

- MSBA - (3) Kindergarten classrooms @ 1,200 NSF = 3,600NSF
Amherst - (3) Kindergarten classrooms @ 1,100 NSF = 3,300NSF
- MSBA - (13) General classrooms @ 950 NSF (23 /CR) = 12,350NSF
Amherst – (15) General classrooms @ 950 NSF (18 /CR) = 14,250NSF

SPECIAL EDUCATION

- MSBA Assumes 8% of enrollment (12/CR) = 4,630NSF
Amherst – addresses specific programs/philosophy = 6,900NSF

CAFETERIA

- MSBA Assumes 2 lunch waves (1/2 pop.) = 2,700NSF
Amherst assumes 3 lunch waves (1/3 pop.) = 2,400NSF

MSBA SPACE TEMPLATE - 750 STUDENTS

OVERALL BUILDING (AFTER 11/12/2015 WORKING SESSION)

- MSBA - $70,077\text{NSF} \times 1.55 \text{ factor} = 108,750\text{GSF}$
Amherst - $82,570\text{NSF} \times 1.40 \text{ factor} = 115,598\text{NSF}$

MSBA SPACE TEMPLATE – 750 STUDENTS

MAJOR DIFFERENCES

CORE ACADEMIC SPACES

- MSBA - (33) General classrooms @ 950 NSF (23 /CR) = 31,350NSF
Amherst – (38) General classrooms @ 950 NSF (18 /CR) = 36,100NSF

SPECIAL EDUCATION

- MSBA Assumes 8% of enrollment (12/CR) = 8,050NSF
Amherst – addresses specific programs/philosophy = 11,800NSF

CAFETERIA

- MSBA Assumes 2 lunch waves (1/2 pop.) = 5,625NSF
Amherst assumes 3 lunch waves (1/3 pop.) = 4,000NSF



CROCKER FARMS



FORT RIVER



WILDWOOD

SITE ALTERNATIVES

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SITE CRITERIA

MSBA SITE STANDARDS

- Town/District must own and control the site for the anticipated useful life of the project.
- Site must meet the educational need, maximize the use of any available community resources and minimize adverse impact to the community (ie: costly infrastructure improvements).
- To the extent possible, the site shall be proximate to other facilities (libraries, museums, parks, natural resources, businesses) which would enhance the proposed educational program.
- The site shall be free of noxious pollution/contamination and avoid flood plains, wetlands, environmentally sensitive areas and not be located within 1,000 feet of an active landfill.
- The site shall be located to efficiently and safely serve the intended school population and be appropriately sized for the proposed program and future additions.

SITE SIZE RECOMMENDATION

- Elementary schools @ 4 acres (base) plus 1 acre for each 100 students.
- Minimum acreage for 360 student school @ 8 acres.
- Minimum acreage for 750 student school @ 12 acres.

ALTERNATE SITES

PROCESS

- Designers met with Town officials to review Amherst GIS to identify sites that met the criteria.
- Identified sites reviewed by School Building Committee Site Evaluation Working Group prior to presentation to School Building Committee.
- Site Evaluation Working Group to develop a Site Evaluation Matrix to identified the recommended site for the School Building Committee .

ALTERNATIVE SITES

GIS ID#	Owner	Address	Other ID	Acres	Priv/Public	School District	Sewer	Water	Zoning	Comments
2D-2	Town of Amherst Recreation	303 Montague Road	Cherry Hill Golf Course	66.23	Public	Wildwood	None	Public	EA	
5B-33	Town of Amherst	531 Pulpit Road	Ruxton Gravel Pit	39.00	Public	Wildwood	None	None	RO	Unimproved road and adjacent to railroad
11B-54	Town of Amherst	235-237 East Pleasant Street	Wildwood School	0.97	Public	Wildwood	Public	Public	RN	Acquire ROW easement to access Parcel 11B-188
11B-76	Town of Amherst School Department	71 Strong Street	Wildwood School	14.34	Public	Wildwood	Public	Public	RN	
11B-124	Amherst Pelham Regional School District	170 Chestnut Street	Wildwood School	22.53	Public	Wildwood	Public	Public	RN	
11B-146	Town of Amherst	61 Strong Street	Wildwood Daycare Center	1.26	Public	Wildwood	Public	Public	RN	Federal funds
11B-188	Town of Amherst	East Pleasant Street	Hawthorne Property	5.68	Public	Wildwood	Public	Public		Town purchased for recreation use
11D-269	Town of Amherst Recreation	205 Triangle Street	Ziomek Park	8.05	Public	Wildwood	Public	Public	RG	Community field (HS baseball and football fields)
12A-26	Town of Amherst	Strong Street	-	9.81	Public	Wildwood	Public	Public	RN	Adjacent to Railroad
15A-20	Town of Amherst School Department	31 South East Street	Fort River School Annex	2.34	Public	Fort River	Public	Public	RVC	-
15A-47	Town of Amherst School Department	70 South Street	Fort River School	11.46	Public	Fort River	Public	Public	FPC	100 year flood plain, possible endangered species
15C-22	Town of Amherst	Belchertown Road	-	19.7	Public	Fort River	Public	Public	FPE	Town purchased as conservation land
17C-13	Town of Amherst Recreation	Mill Lane	Groff Park	10	Public	Crocker Farm	Public	Public	RN	
18D-23	Town of Amherst	740 Belchertown Road	Landfill	56.16	Public	Fort River	Public	Public	RLD	Landfill capped and lined
21A-20	Town of Amherst Water Department	Old Farm Road	Old Well Head Property	7.9	Public	Fort River	Public	Public	RN/PURD	Adjacent to Railroad
21B-8	Town of Amherst	95 Old Belchertown Road	Old Landfill	51.83	Public	Fort River	Public	Public	PRP	Landfill capped in 1985; unlined
23A-9	Town of Amherst Recreation	Potwine Lane	Plum Brook Athletic Fields	12.21	Public	Crocker Farm	Public	Public	RLD/FCE	-

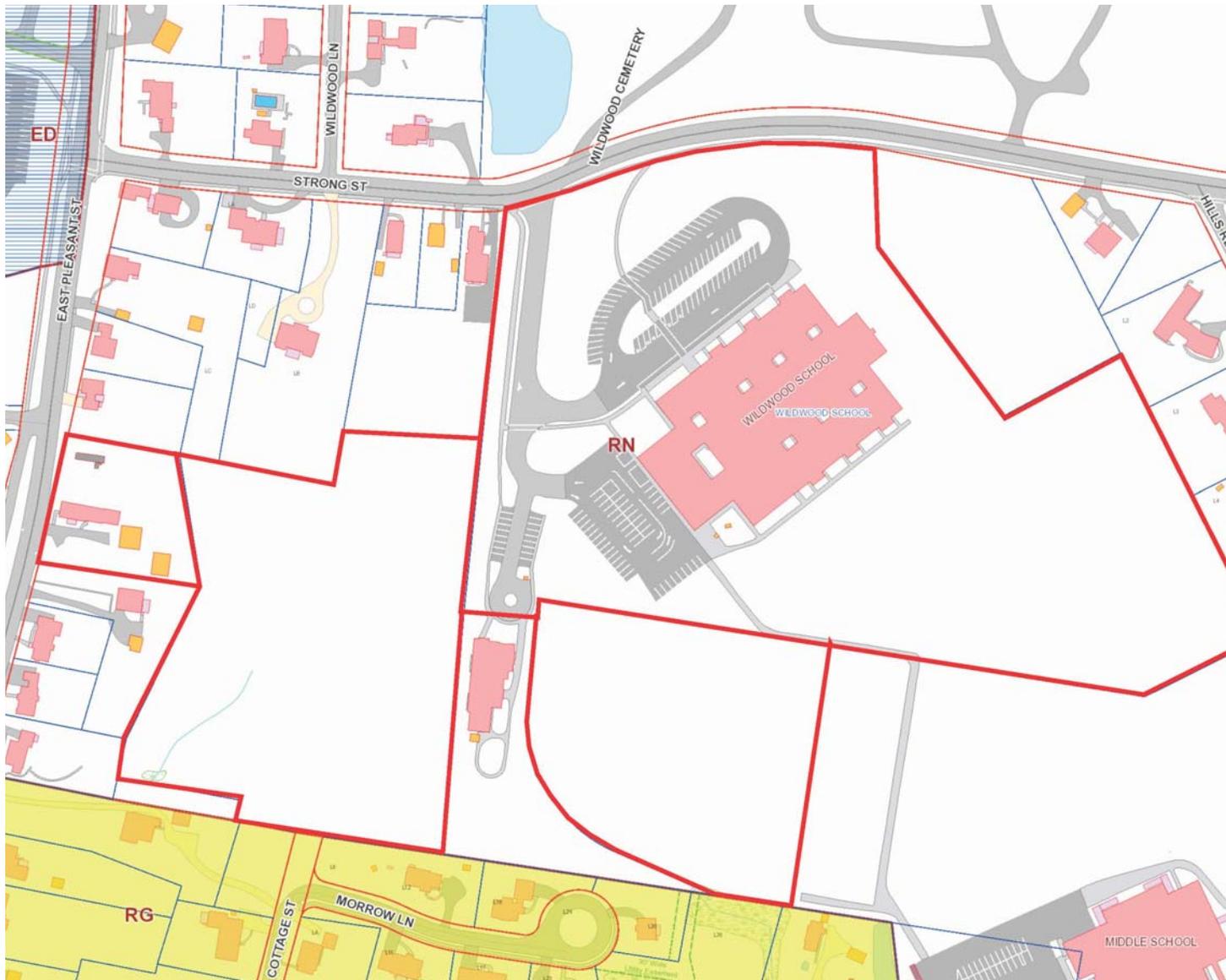
WILDWOOD SITE - AERIAL



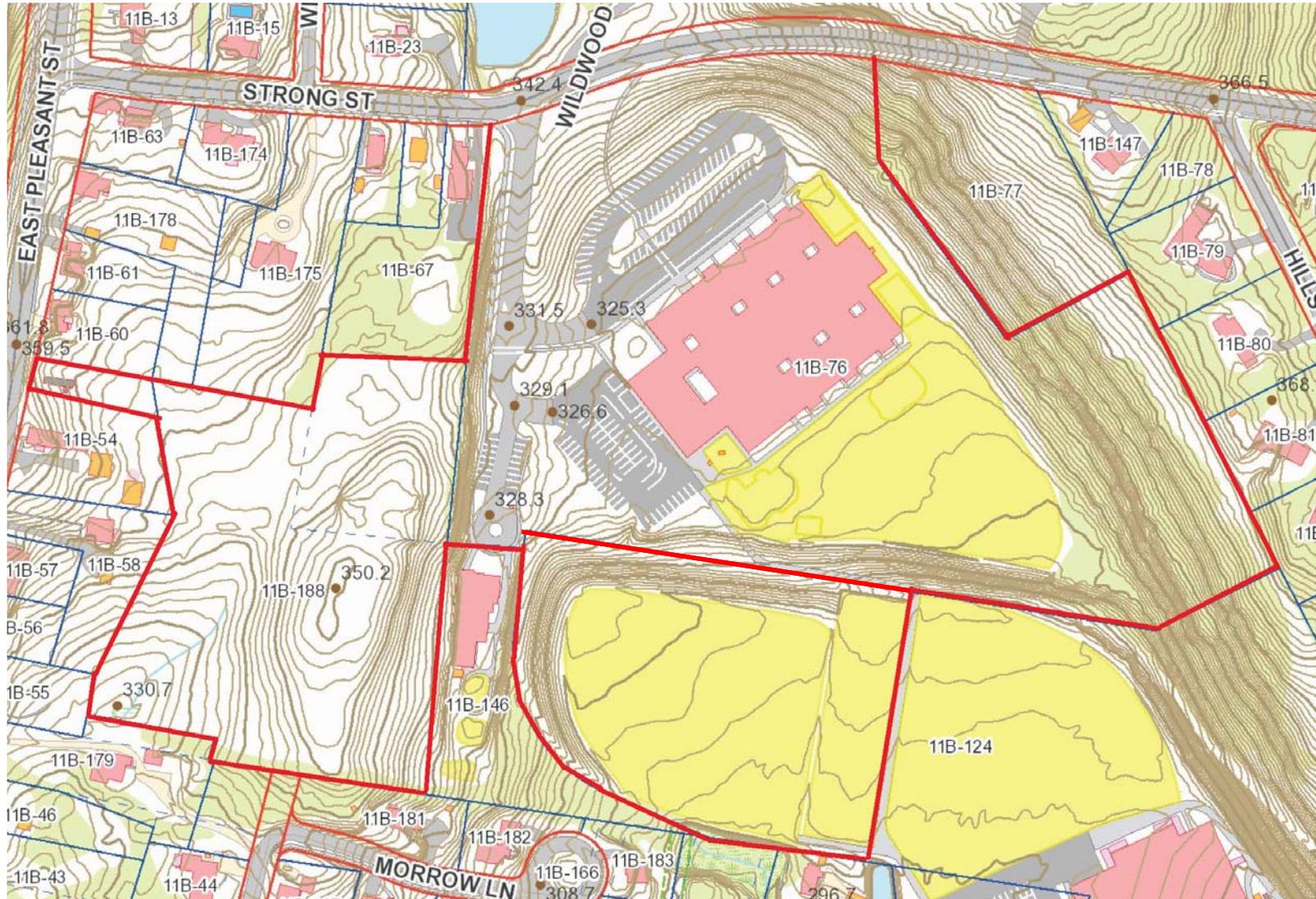
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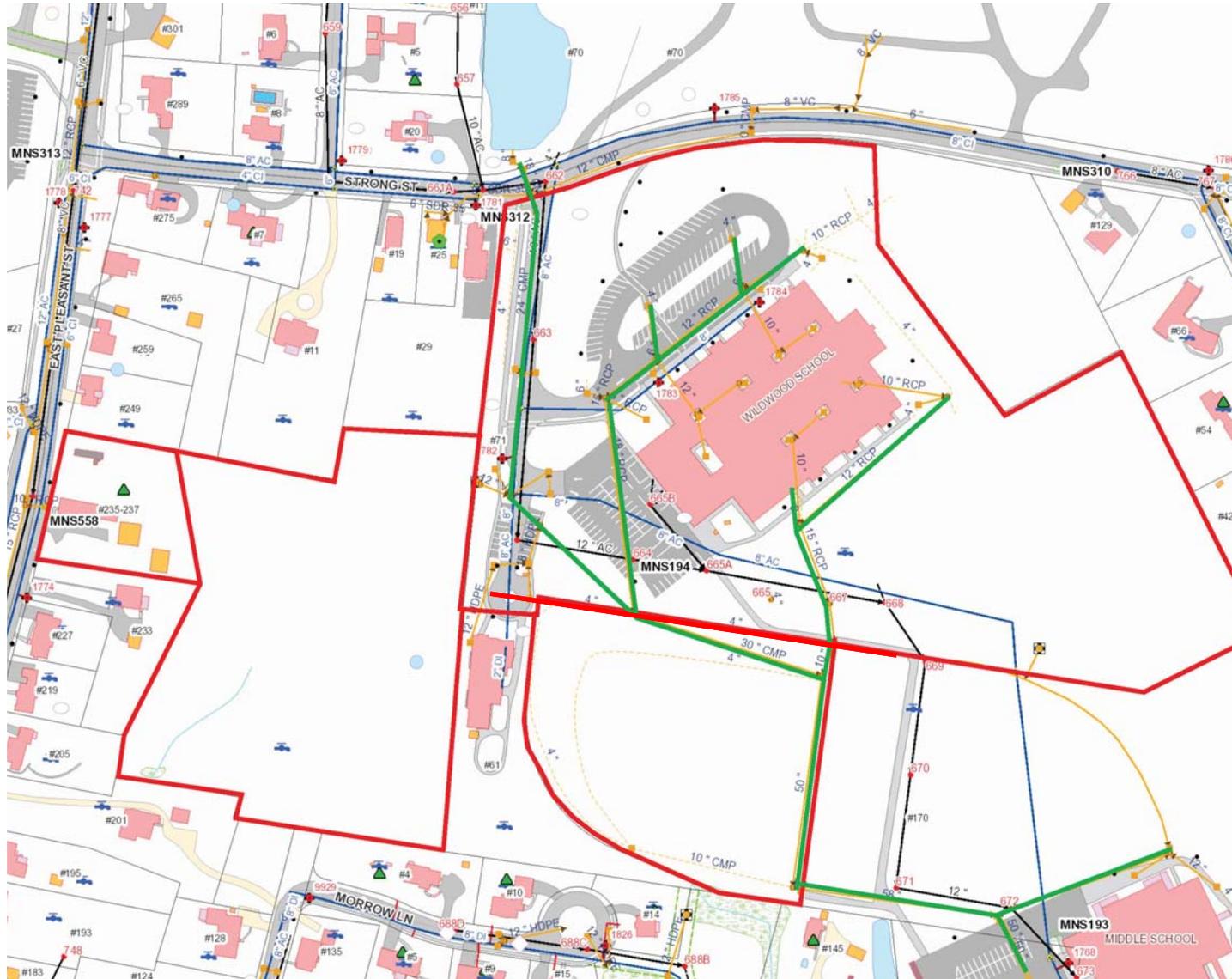
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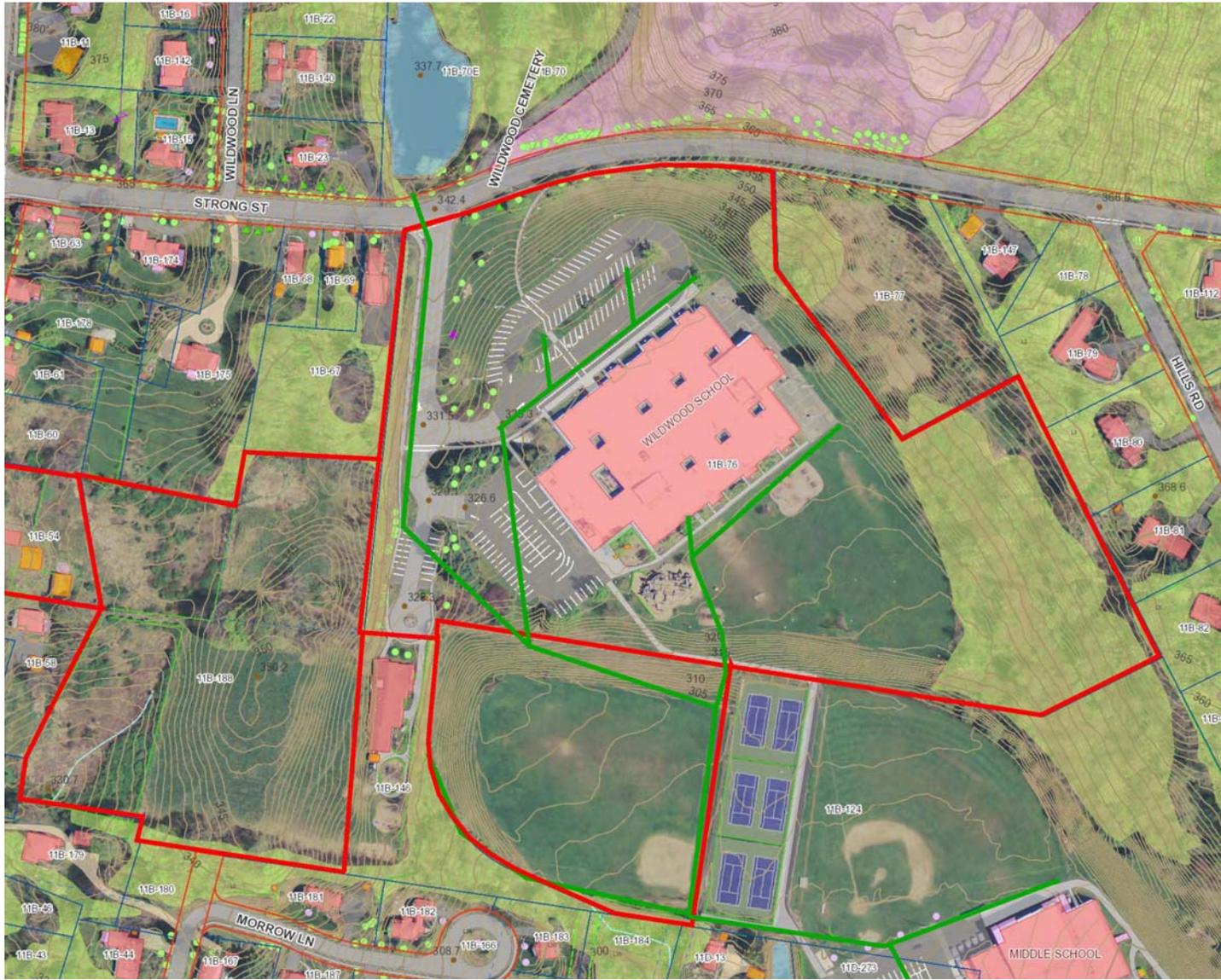
WILDWOOD SITE - TOPOGRAPHY



WILDWOOD SITE - UTILITIES



WILDWOOD SITE - EXISTING CONDITIONS



OPTION W1 – WILDWOOD RENOVATION



OPTION W2 - WILDWOOD (360 K-6)



OPTION W3 - WILDWOOD (360 K-6)



OPTION WW4 - WILDWOOD (360 K-6)



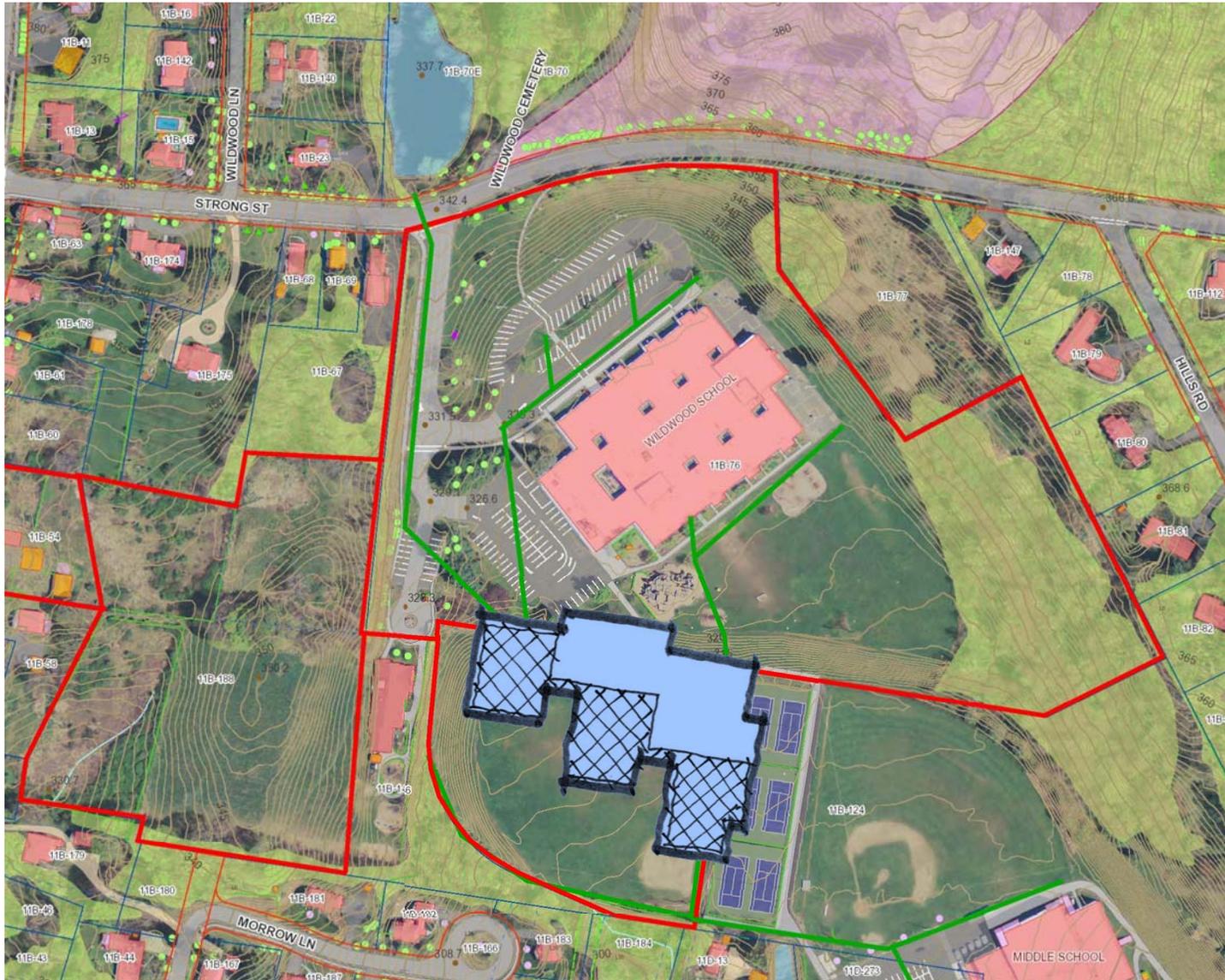
OPTION W5 - WILDWOOD (750 2-6)



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OPTION W6 - WILDWOOD (750 2-6)



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OPTION W7 - WILDWOOD (750 2-6)



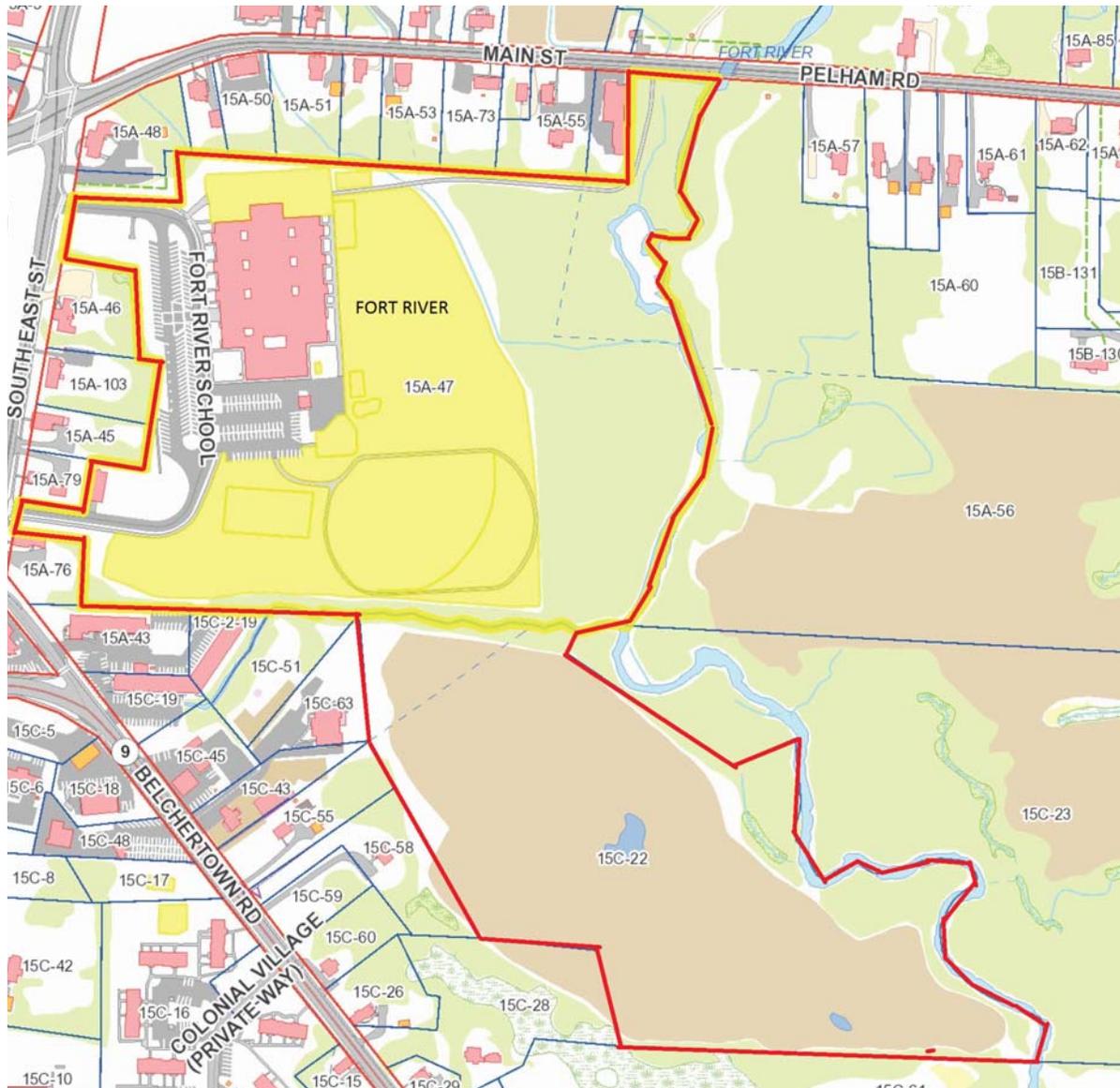
FORT RIVER SITE AERIAL



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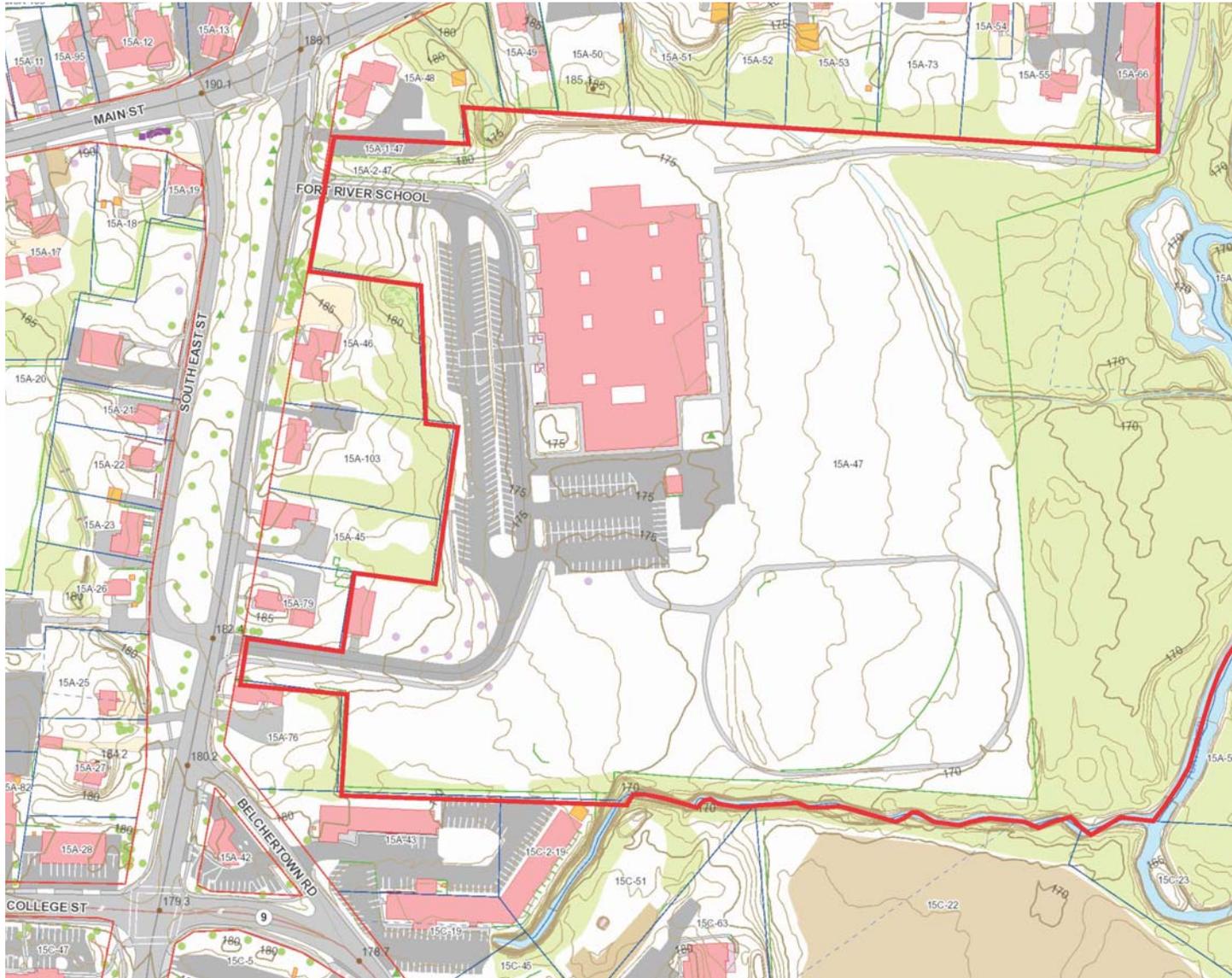
FORT RIVER SITE



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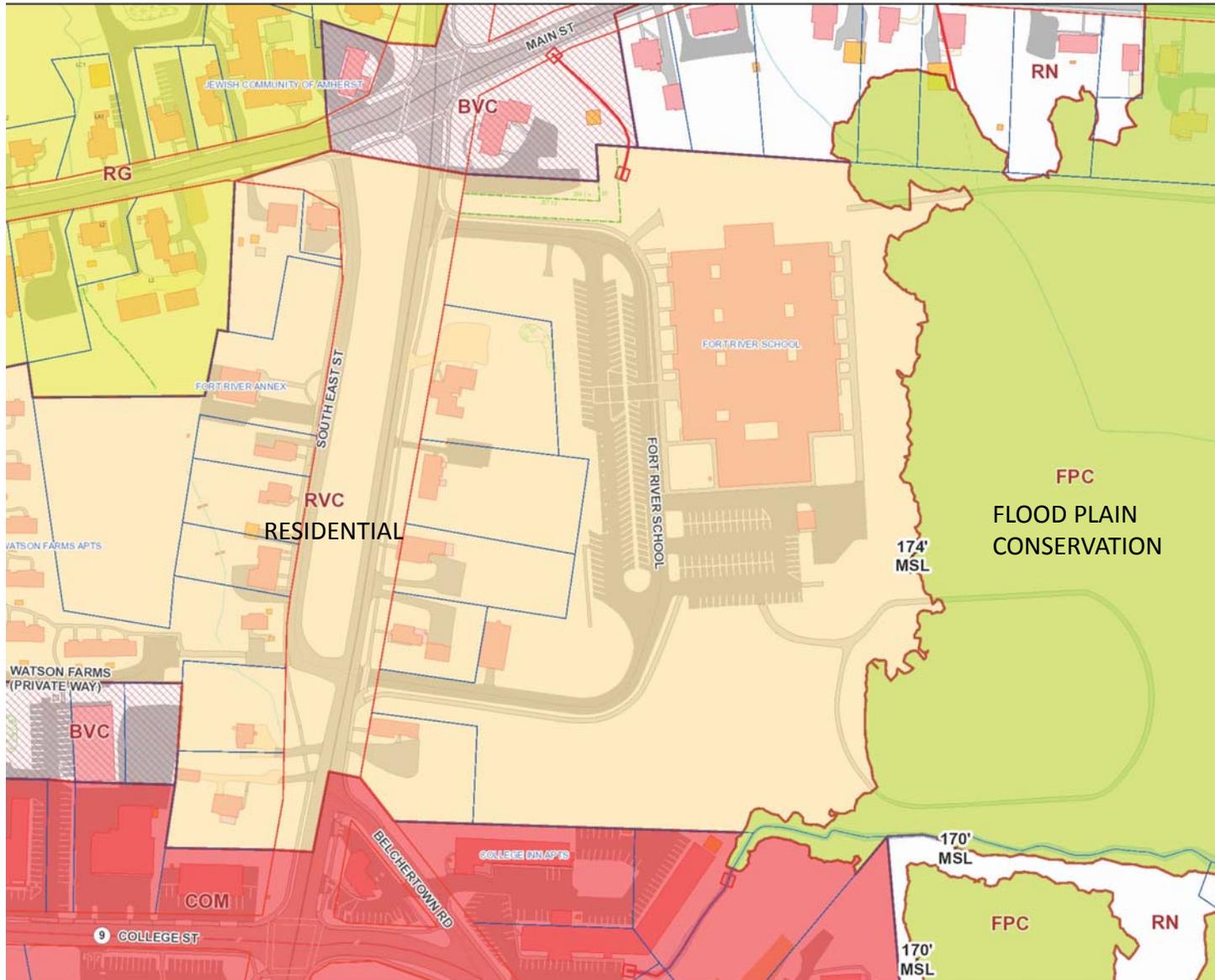
FORT RIVER SITE - TOPOGRAPHY



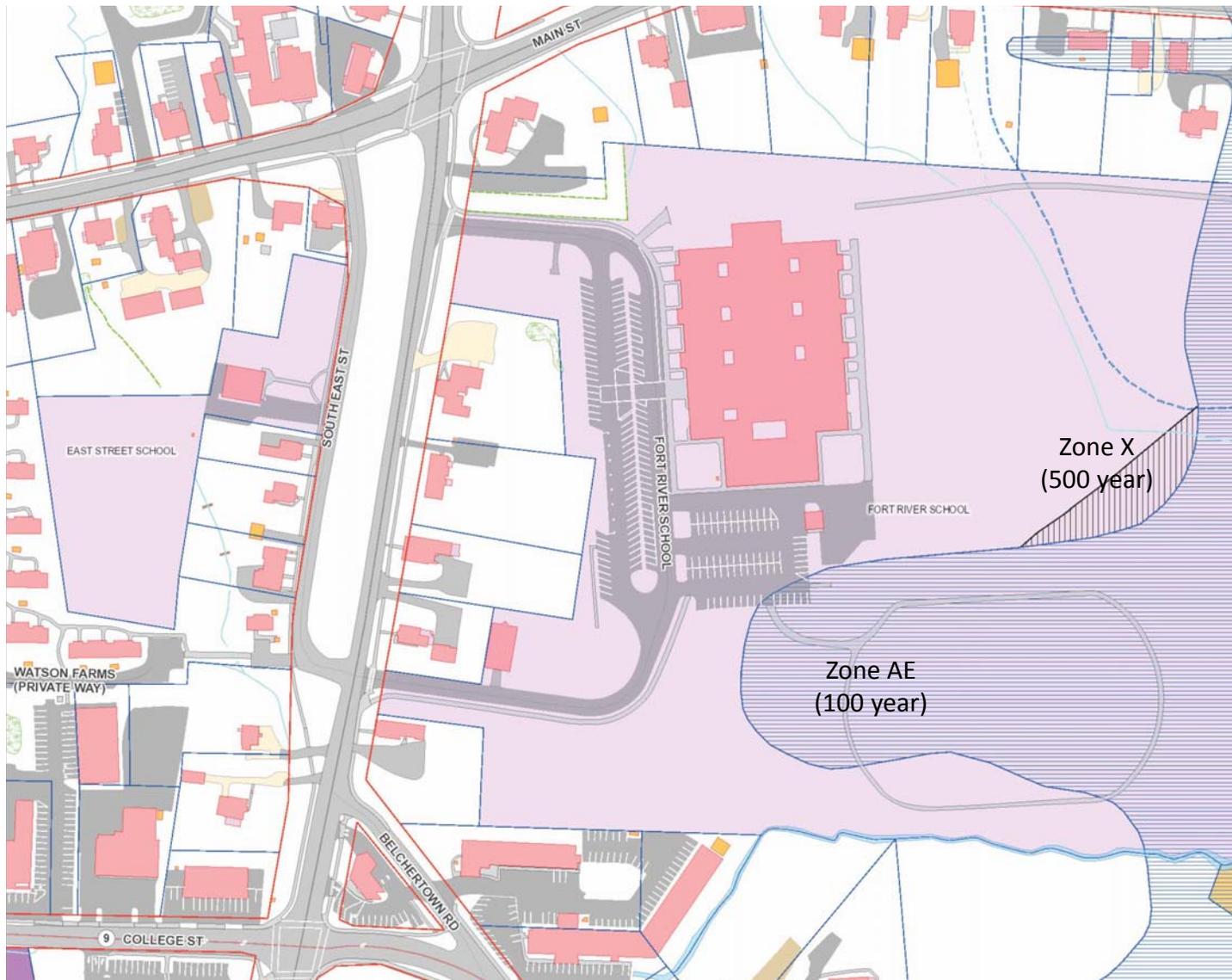
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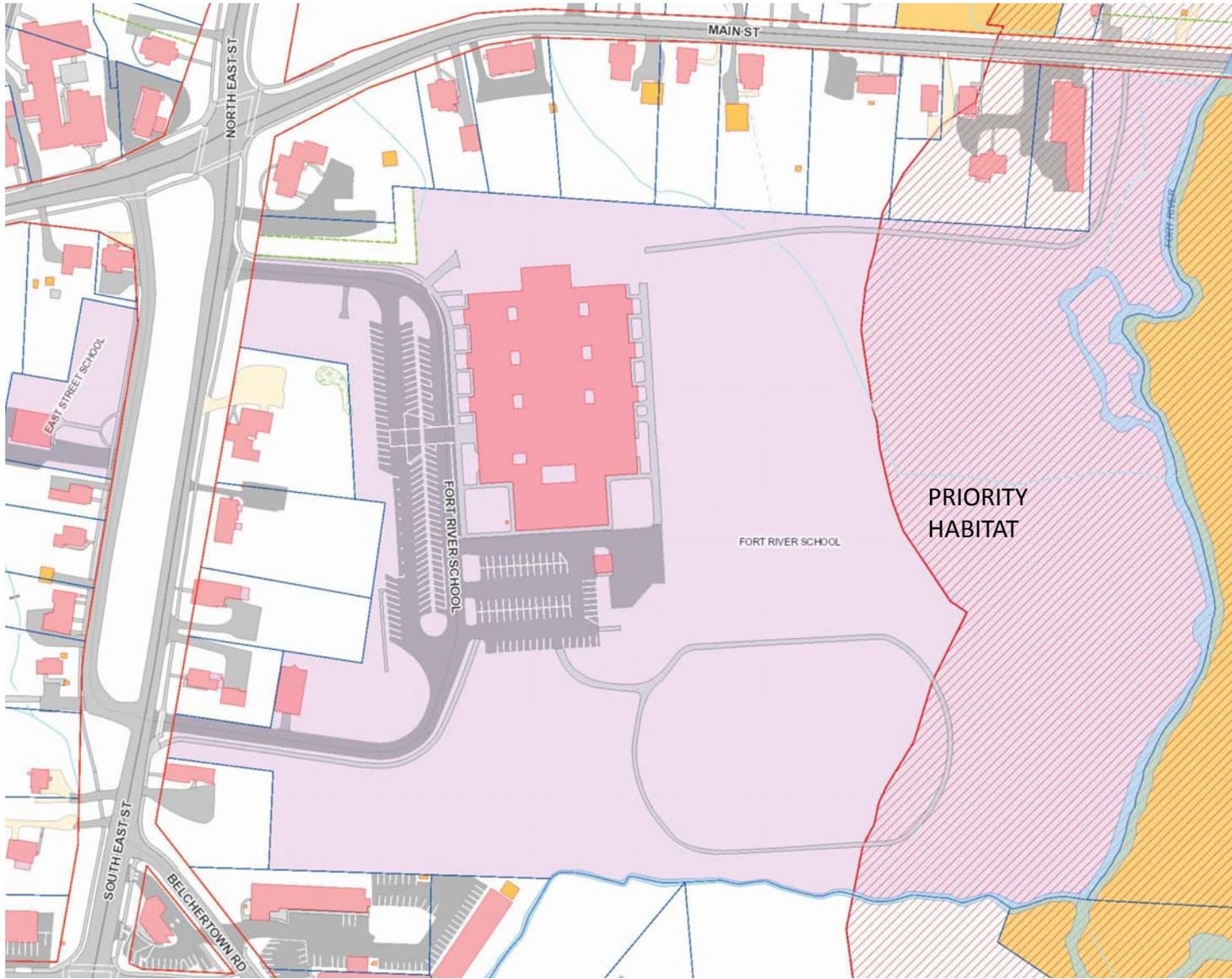
FORT RIVER SITE - ZONING



FORT RIVER SITE - FLOOD PLAIN/HYDROLOGY



FORT RIVER SITE - NHESP PRIORITY HABITAT



OPTION FR1 - NEW FORT RIVER (360 K-6)



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OPTION FR2 - NEW FORT RIVER (360 K-6)



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OPTION FR3 - NEW FORT RIVER (750 2-6)



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