



JANUARY 13, 2016

SCHOOL BUILDING COMMITTEE / SCHOOL COMMITTEE MEETING

JCJARCHITECTURE

TODAY'S AGENDA

- Review Schedule
- Review Design Options & Budgets
- Review Design Evaluation Matrix
- Next Steps



CROCKER FARM



FORT RIVER



WILDWOOD

SCHEDULE

SCHOOL BUILDING PROJECT

SCHOOL BUILDING COMMITTEE / SCHOOL COMMITTEE MEETING

SCHOOL BUILDING PROJECT
AMHERST, MASSACHUSETTS

JCJ ARCHITECTURE
JANUARY 13TH, 2016

SCHEDULE

- ✓ Community Forum #1, Tuesday, September 29, 2015
- ✓ School Building Committee Meeting, Tuesday, October 15, 2015
- ✓ School Committee Meeting, Tuesday, October 20, 2015
- ✓ Community Forum #2, Monday, October 26, 2015
- ✓ School Committee Meeting, Tuesday, November 17, 2015
- ✓ School Building Committee Meeting, Thursday, December 3, 2015
 - Authorize PDP submission to MSBA
- ✓ PDP Submission to MSBA, Monday, December 7, 2015
- ✓ Community Forum #3, Tuesday, December 8, 2015
 - Space Template / Site Alternatives / Existing Conditions Update
- ✓ School Committee and School Building Committee Meeting
Tuesday, December 22, 2015
 - Review Preliminary Design Alternatives
- ✓ Select Board Meeting, Monday, January 11, 2016
 - Project Update
- ✓ **School Building Committee / School Committee Meeting, January 13, 2016**
 - Community Forum #4, January 13, 2016
 - School Committee Meeting, Tuesday, January 19, 2016
 - Approve Grade Configuration
 - School Building Committee Meeting, Thursday, January 21, 2016
 - Approve Preferred Schematic Design Option
 - PSR Submission to MSBA, Thursday, February 11, 2016
 - MSBA Board Approval, Wednesday, March 30, 2016



AMHERST ELEMENTARY BUILDING PROJECT SCHEDULE

January 4, 2016 – January 10, 2016	Family & Staff Survey Survey will be open between these dates; results will be available on January 13, 2016	N/A
January 11, 2016 [7:25-7:50 PM]	Amherst Select Board Meeting Project Update	Town Hall
January 13, 2016 [4:00-5:30 PM]	Joint Amherst Building & School Committee Meeting Preliminary Budgets - Design Options - Schedule Review - Survey Results	Amherst Regional High School Library
January 13, 2016 [6:30-8:30 PM]	Community Forum #4 Preliminary Budgets - Design Options - Schedule Review - Survey Results	Amherst Regional High School Library
January 14, 2016 [3:30-5:00 PM]	Amherst School Committee Meeting Discuss information regarding Building Project prior to the January 19, 2016 vote	Amherst Regional High School Library
January 19, 2016 [6:00-8:00 PM]	Amherst School Committee Meeting Vote on Grade Configuration	Amherst Regional High School Library
January 21, 2016 [4:00-6:00 PM]	School Building Committee Meeting Discuss Preferred Schematic Report Design submission	Amherst Regional Middle School Library



AMHERST ELEMENTARY BUILDING PROJECT SCHEDULE

February 2, 2016 [4:00-5:30 PM]	School Building Committee Meeting Vote on Preferred Schematic Report Design submission	TBD
February 11, 2016	Preferred Schematic Report Design Submission to MSBA	N/A
March 30, 2016	MSBA Board Approval of Preferred Schematic Report Design	TBD
September, 2016	MSBA Board Approval of Project Scope & Budget	TBD
October, 2016	Amherst Town Meeting Approval Vote	TBD
November 8, 2016	Anticipated Override Vote	TBD



CROCKER FARM



FORT RIVER



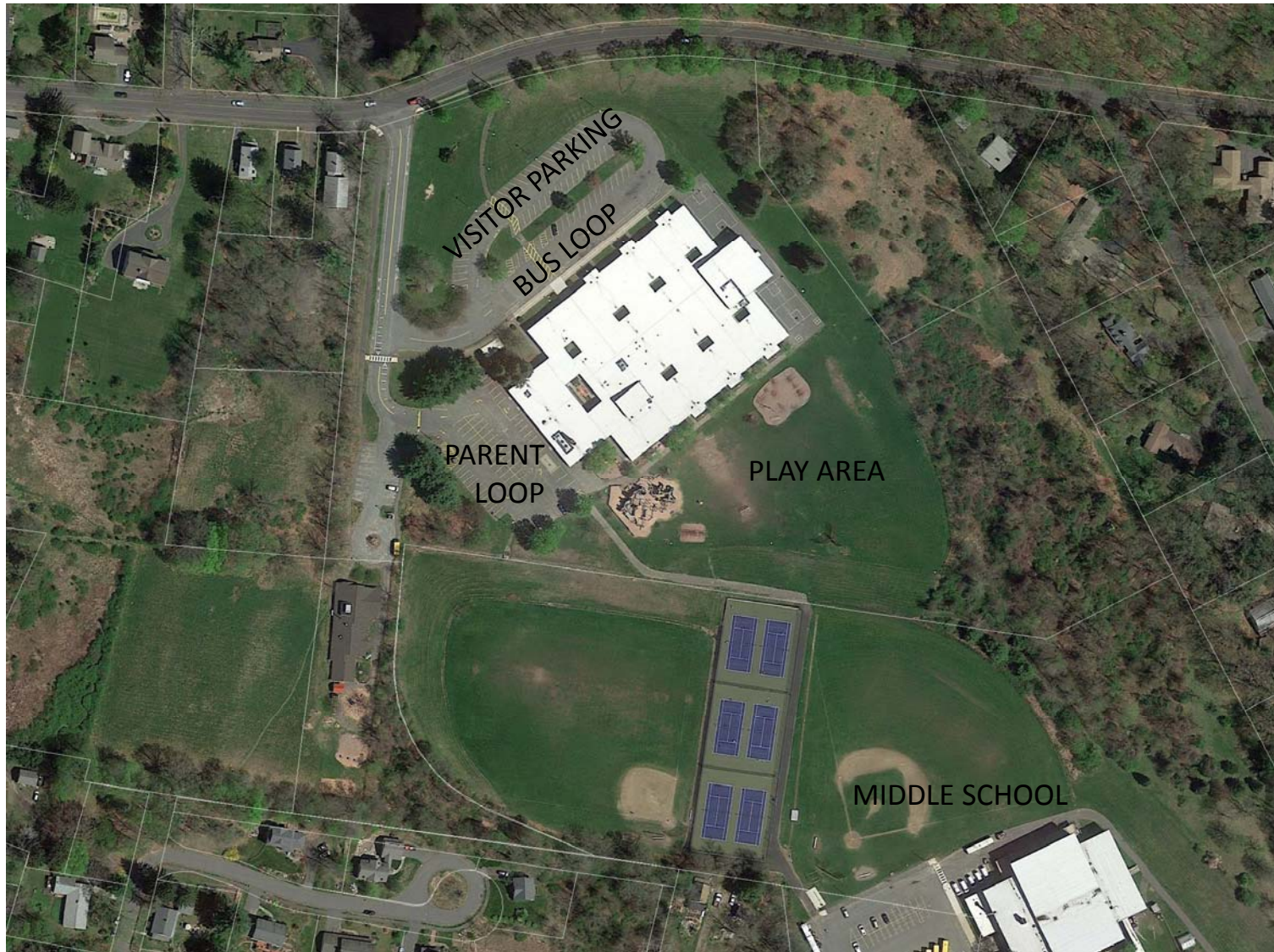
WILDWOOD

DESIGN OPTIONS & BUDGETS

SCHOOL BUILDING PROJECT

SCHOOL BUILDING COMMITTEE / SCHOOL COMMITTEE MEETING

WILDWOOD – AERIAL OF EXISTING SITE



FORT RIVER – AERIAL OF EXISTING SITE



SCHOOL BUILDING PROJECT
AMHERST, MASSACHUSETTS

JCJARCHITECTURE
JANUARY 13TH, 2016

DESIGN OPTIONS – 360 STUDENTS

GRADES K-6

- Existing Wildwood Code Updates
- Option W1 - Renovation of Existing Wildwood
- Option W2 - New Construction at Wildwood Site

WILDWOOD - CODE UPDATE OPTION



WILDWOOD - CODE UPDATE OPTION

LEGEND

- GENERAL CLASSROOMS
- SPECIALIZED CLASSROOMS
- CORE SPACES
- ADMINISTRATIVE / FACULTY
- BUILDING SUPPORT SPACES
- CIRCULATION/STAIRS/ELEVATORS



WILDWOOD- CODE UPDATE OPTION

Enrollment:	360 students
Square Feet (SF)	82,000
Estimated Construction Cost:	\$15.2M (\$185/sf)
Estimated Total Project Cost:	\$19.0M (25.0% soft costs)
Estimated MSBA Reimbursement:	50% - 55%
Estimated Cost to Amherst:	\$9.5M

Scope of Work:

- Accessibility upgrades with limited site work, new exterior doors and windows, new mechanical, electrical and fire alarm systems.
- No improvements to meet Educational Plan.
- Summer construction required to avoid cost of swing space.

OPTION W1 -RENO (360 K-6)



OPTION W1 - RENO (360 K-6)



OPTION W1 – RENO (360 K-6)

Enrollment:	360 students
Square Feet (SF)	82,000
Estimated Construction Cost:	\$27.7M (\$338/sf)
Estimated Total Project Cost:	\$34.7M (25.0% soft costs)
Estimated MSBA Reimbursement:	50% - 55%
Estimated Cost to Amherst:	\$17.4M

Scope of Work:

- Site upgrades, accessibility upgrades, new exterior doors and windows, new roof, new interior layout, new mechanical, electrical, plumbing and fire alarm systems.
- Excludes cost of swing space.

OPTION W2 -NEW (360 K-6)



SCHOOL BUILDING PROJECT



OPTION W2 – SECOND FLOOR PLAN (360 K-6)

OPTION W2 - 360 STUDENTS - GRADES K-6

TOTAL SF - 68,080sf
 FOOTPRINT SF - 42,392sf
 PARKING SPACES (REQ'D) -
 PARKING SPACES (PROVD) -
 PLAY FIELD
 PLAY AREAS

PROGRAM HIGHLIGHTS:

3 KINDERGARTENS (1100sf)
 15 CLASSROOMS (950sf)
 3 SPED CRs (950sf)
 4 RESOURCE RMs (250sf)
 2 ELL RMs (500sf)
 2 SPEECH RMs (150sf)
 1 ART RMs (1000sf)
 1 MUSIC RMs (1200sf)
 1 GYM (6000sf)
 1 CAFETERIA (2400sf)
 1 LIBRARY (2600sf)

LEGEND

- GENERAL CLASSROOMS
- SPECIALIZED CLASSROOMS
- BUILDING SUPPORT SPACES
- CIRCULATION/STAIRS/ELEVATORS

0 10 20 40 60



OPTION W2 – NEW (360 K-6)

Enrollment:	360 students
Square Feet (SF)	68,080
Estimated Construction Cost:	\$30.8M (\$453/sf)
Estimated Total Project Cost:	\$38.6M (25.0% soft costs)
Estimated MSBA Reimbursement:	50% - 55%
Estimated Cost to Amherst:	\$19.3M

Scope of Work:

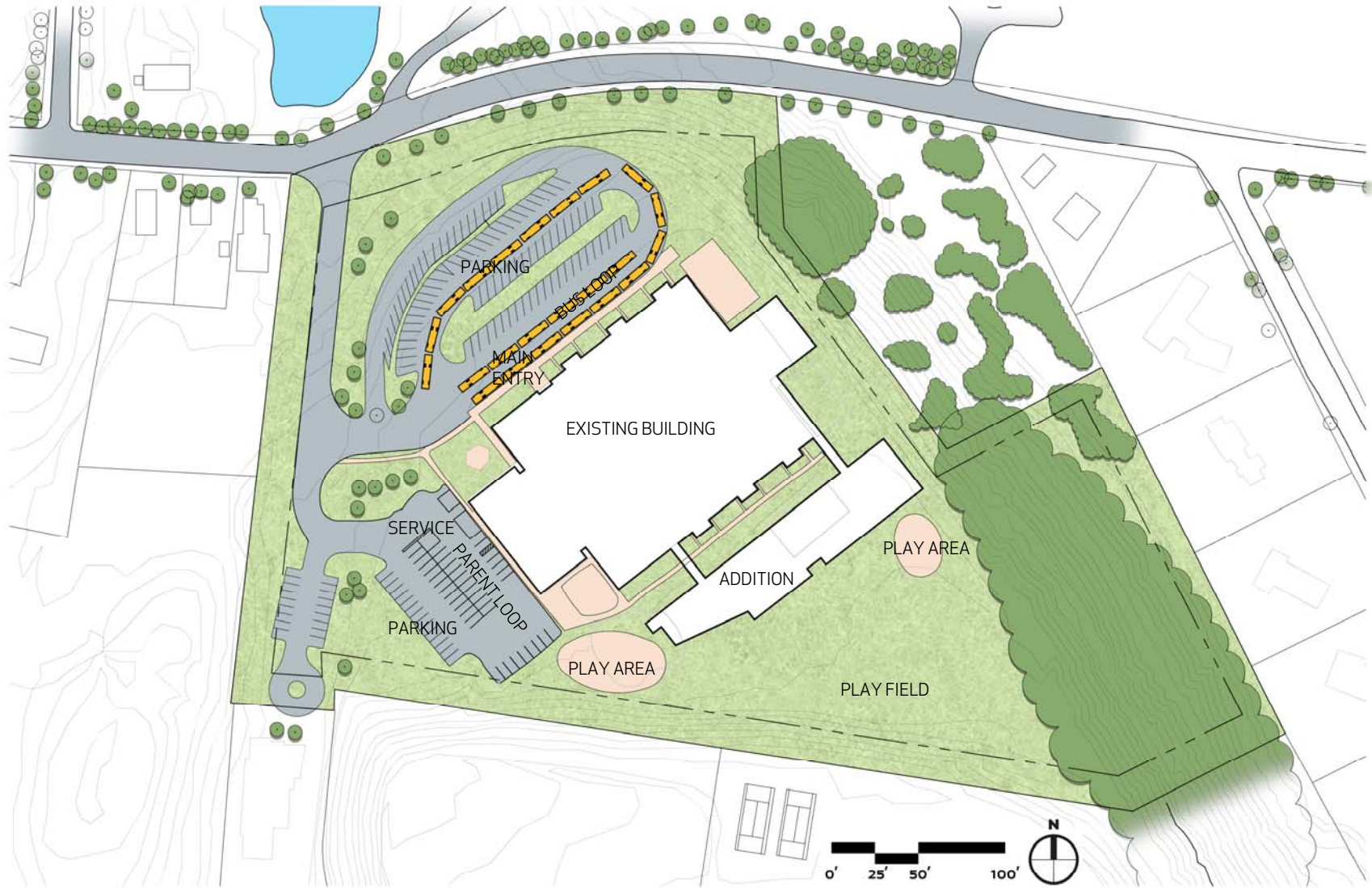
- Phased construction including:
 - New site and building
 - Demolition of existing building

DESIGN OPTIONS – 750 STUDENTS

GRADE RECONFIGURATION 2-6

- Option W10 - Renovation + Additions at Wildwood Site
- Option W7 – Wildwood New Construction (existing building site)
- Option FR5 – New Construction at Fort River Site

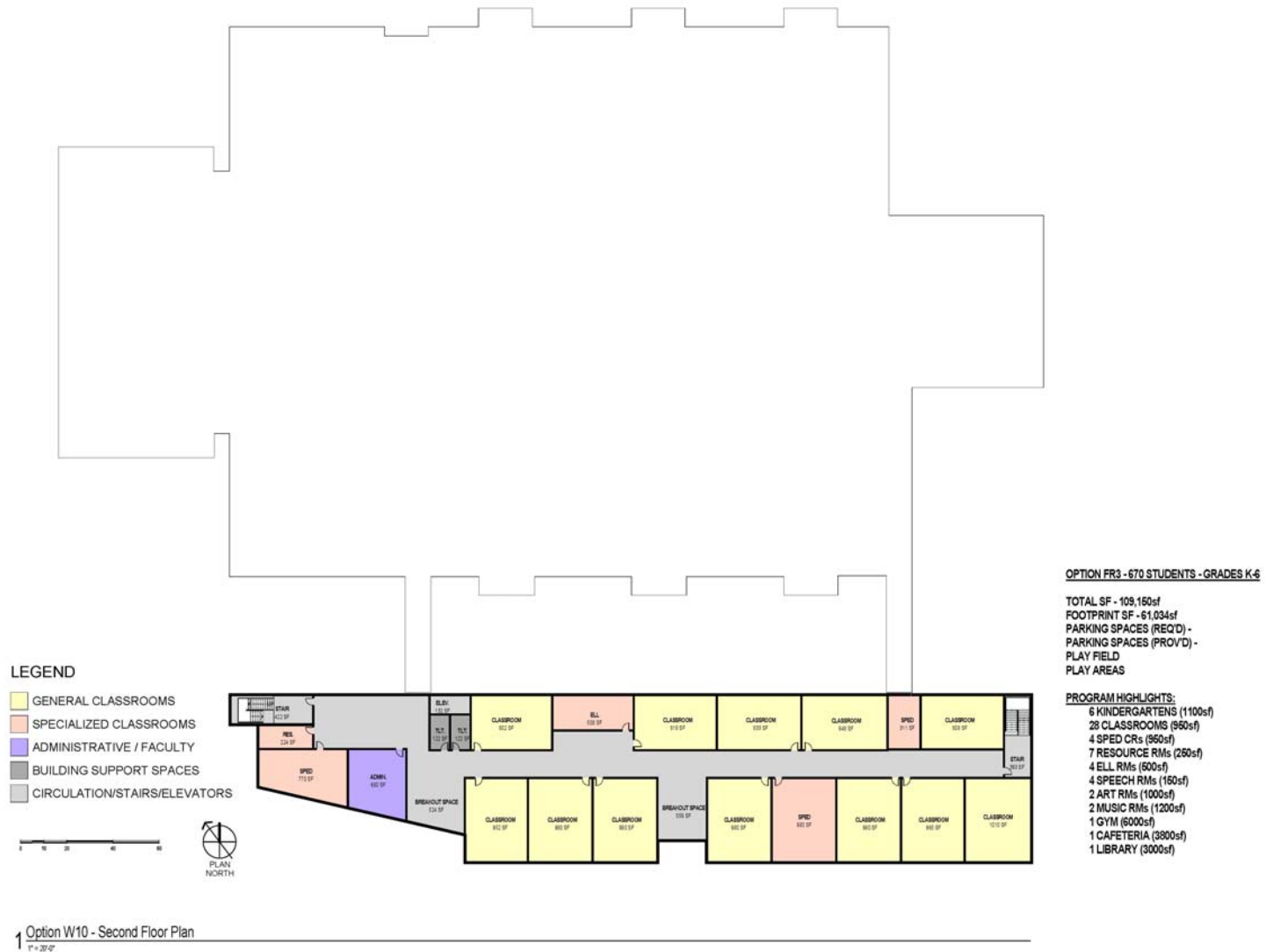
OPTION W10 - ADD/RENO (750 2-6)



OPTION W10 - FIRST FLOOR PLAN (750 2-6)



OPTION W10 - SECOND FLOOR PLAN (750 2-6)



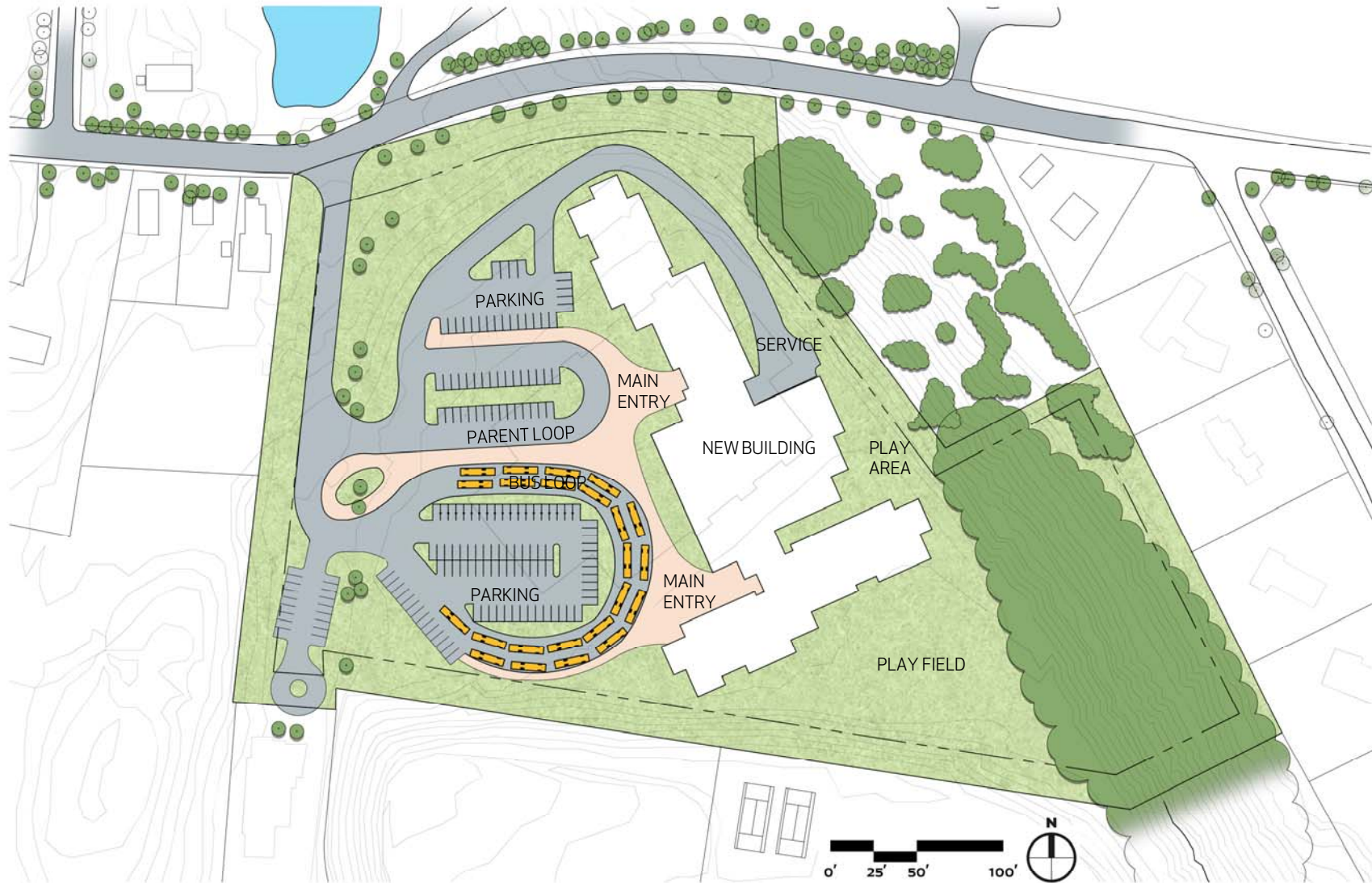
OPTION W10 – RENO/ADD (750 2-6)

Enrollment:	750 students
Square Feet (SF)	126,000
Estimated Construction Cost:	\$49.0M (\$389/sf)
Estimated Total Project Cost:	\$61.2M (25.0% soft costs)
Estimated MSBA Reimbursement:	50% - 55%
Estimated Cost to Amherst:	\$30.6M

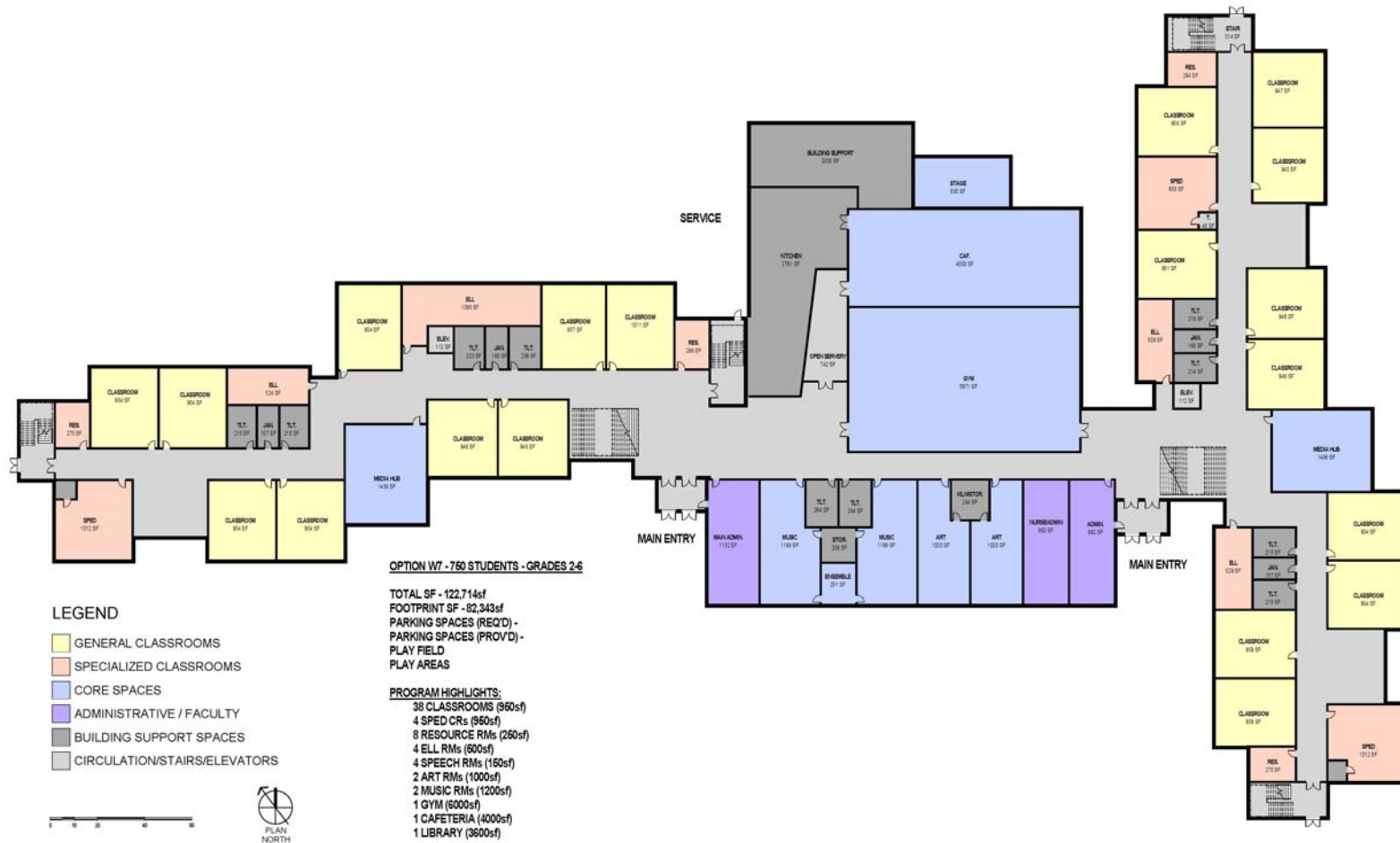
Scope of Work:

- Phased construction including:
 - Site upgrades, accessibility upgrades, new exterior doors and windows, new roof, new interior layout, new mechanical, electrical, plumbing and fire alarm systems.
 - Classroom addition.
- Excludes cost of swing space.

OPTION W7 - NEW (750 2-6)

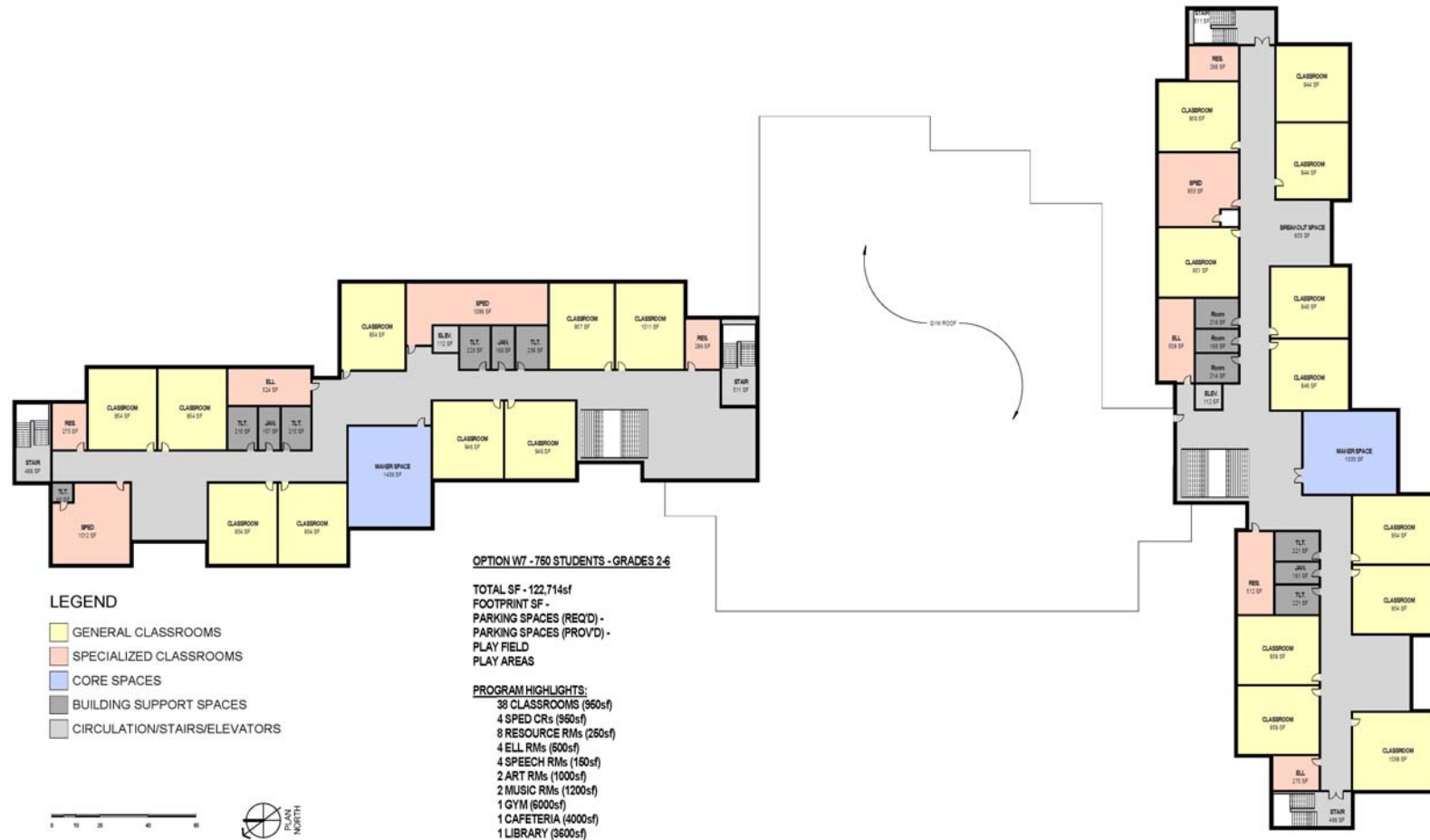


OPTION W7 - FIRST FLOOR PLAN (750 2-6)



1 OPTION W7 - FIRST FLOOR PLAN
 1" = 20'

OPTION W7 - SECOND FLOOR PLAN (750 2-6)



1 OPTION W7 - SECOND FLOOR PLAN
1" = 20'-0"

OPTION W7 – NEW (750 2-6)

Enrollment:	750 students
Square Feet (SF)	122,714
Estimated Construction Cost:	\$53.0M (\$432/sf)
Estimated Total Project Cost:	\$66.3M (25.0% soft costs)
Estimated MSBA Reimbursement:	50% - 55%
Estimated Cost to Amherst:	\$33.2M

Scope of Work:

- Phased construction including:
 - Demolition of existing building
 - New site and building
- Excludes cost of swing space.

OPTION FR5 - NEW (750 2-6)



OPTION FR5 - FIRST FLOOR PLAN (750 2-6)



LEGEND

- GENERAL CLASSROOMS
- SPECIALIZED CLASSROOMS
- CORE SPACES
- ADMINISTRATIVE / FACULTY
- BUILDING SUPPORT SPACES
- CIRCULATION/STAIRS/ELEVATORS

0 10 20 30 40



OPTION FR5 - 760 STUDENTS - GRADES 2-6

TOTAL SF - 122,714sf
FOOTPRINT SF - 82,343sf
PARKING SPACES (REQ'D) -
PARKING SPACES (PROVD) -
PLAY FIELD
PLAY AREAS

PROGRAM HIGHLIGHTS:

38 CLASSROOMS (860sf)
4 SPED CRTs (960sf)
8 RESOURCE RMs (250sf)
4 ELL RMs (600sf)
4 SPEECH RMs (150sf)
2 ART RMs (1000sf)
2 MUSIC RMs (1200sf)
1 GYM (6000sf)
1 CAFETERIA (4000sf)
1 LIBRARY (3600sf)

1 FR5 - FIRST FLOOR PLAN
1" = 20'

OPTION FR5 - SECOND FLOOR PLAN (750 2-6)



LEGEND

- GENERAL CLASSROOMS
- SPECIALIZED CLASSROOMS
- CORE SPACES
- ADMINISTRATIVE / FACULTY
- BUILDING SUPPORT SPACES
- CIRCULATION/STAIRS/ELEVATORS



OPTION FR5 - 750 STUDENTS - GRADES 2-6

TOTAL SF - 122,714sf
 FOOTPRINT SF - 82,343sf
 PARKING SPACES (REQ'D) -
 PLAYFIELD SPACES (PROV'D) -
 PLAY AREAS

PROGRAM HIGHLIGHTS:

- 38 CLASSROOMS (950sf)
- 4 SPED CRs (950sf)
- 8 RESOURCE RMs (250sf)
- 4 ELL RMs (600sf)
- 4 SPEECH RMs (150sf)
- 2 ART RMs (1000sf)
- 2 MUSIC RMs (1200sf)
- 1 GYM (6000sf)
- 1 CAFETERIA (4000sf)
- 1 LIBRARY (3600sf)

1 OPTION W5 - SECOND FLOOR PLAN
 1" = 20'-0"

OPTION FR5 - NEW (750 2-6)

Enrollment:	750 students
Square Feet (SF)	122,714
Estimated Construction Cost:	\$52.6M (\$429/sf)
Estimated Total Project Cost:	\$65.7M (25.0% soft costs)
Estimated MSBA Reimbursement:	50% - 55%
Estimated Cost to Amherst:	\$32.9M

Scope of Work:

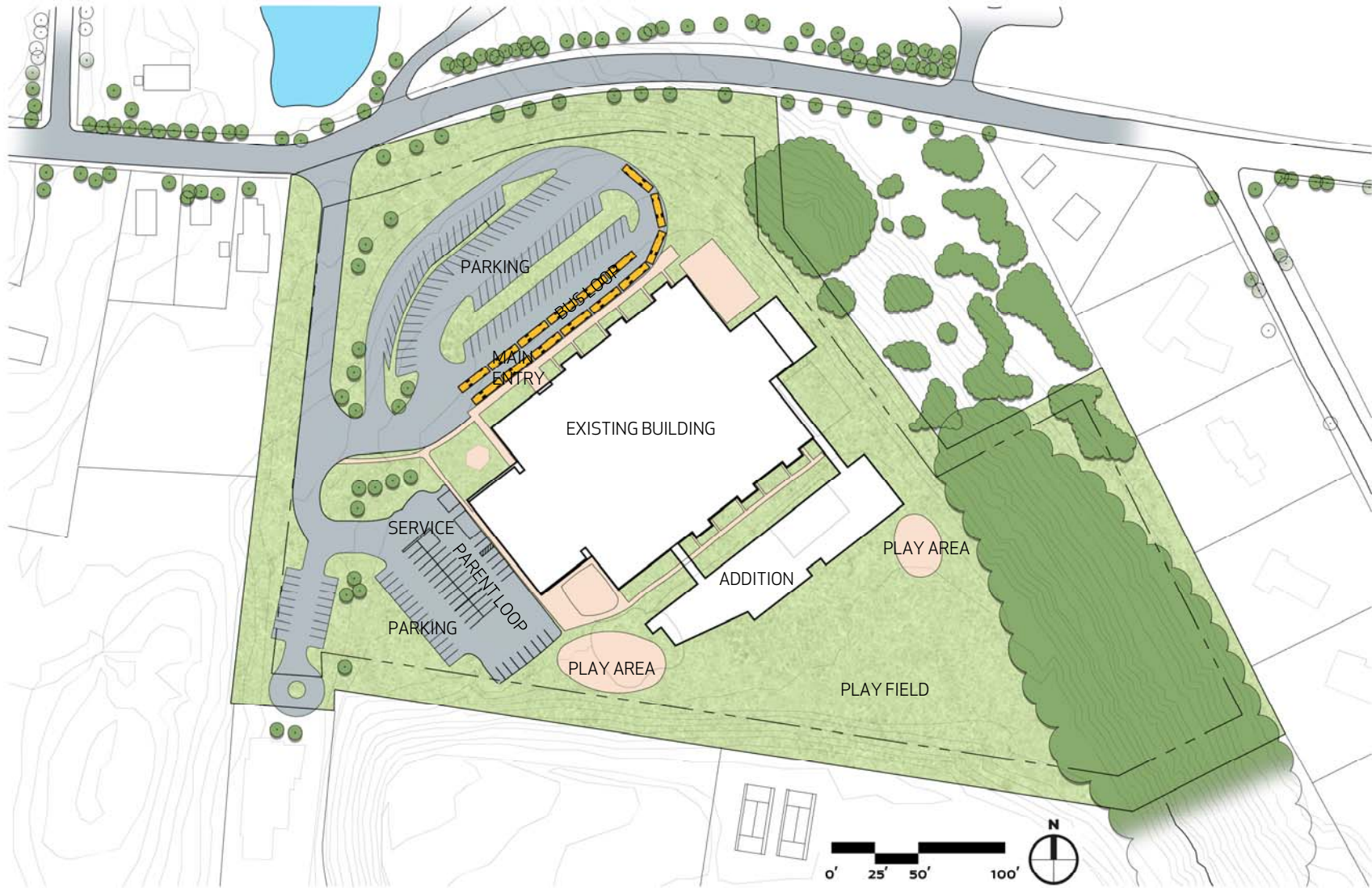
- Phased construction including:
 - Demolition of existing building
 - New site and building
- Excludes cost of swing space.

DESIGN OPTIONS – 670 STUDENTS

TWO CO-LOCATED K-6 SCHOOLS

- Option W9 - Renovation + Additions at Wildwood Site
- Option W5 –New Construction at Wildwood site
- Option FR3 –New Construction at Fort River Site

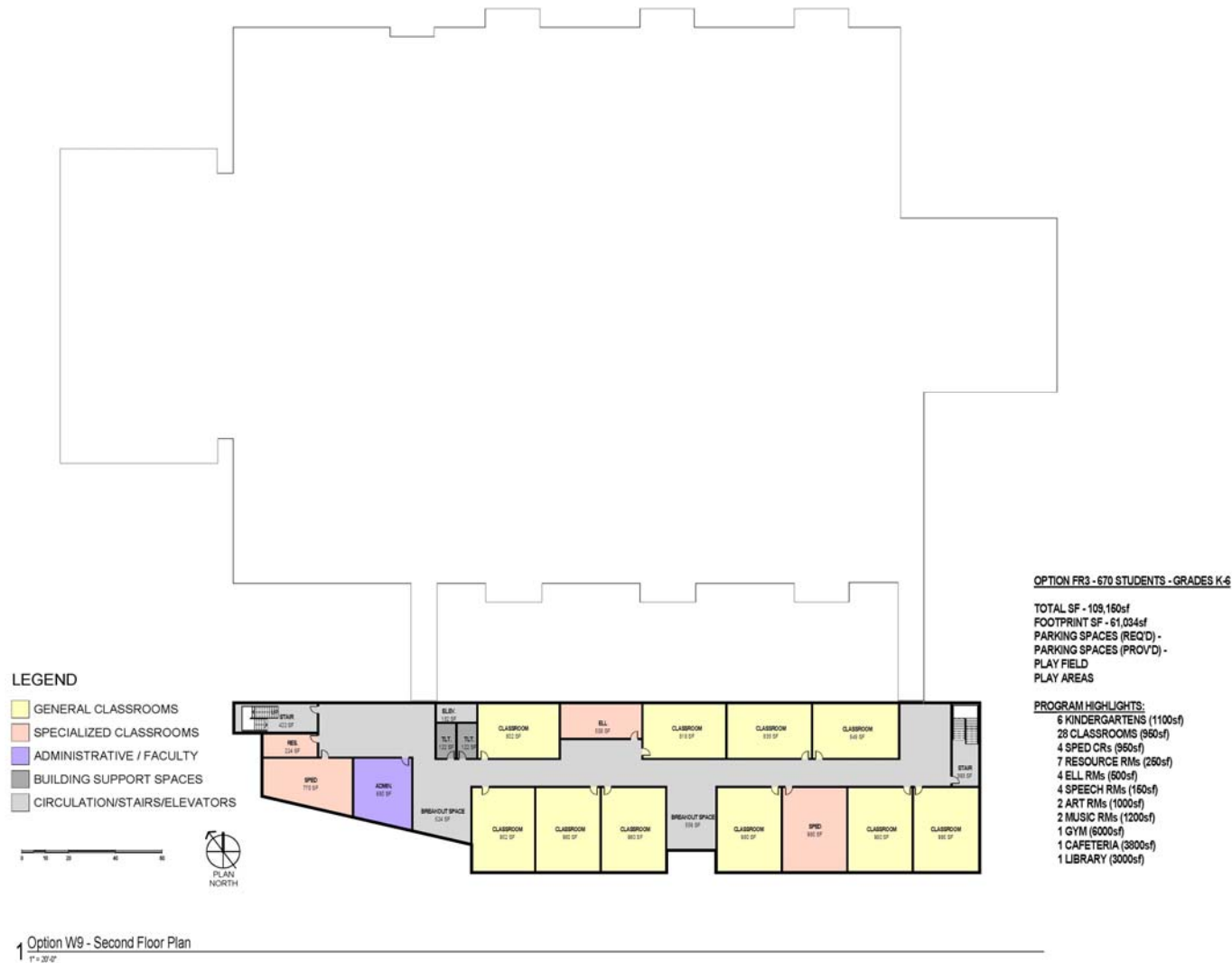
OPTION W9 - ADD/RENO (670 CO-LOCATED K-6)



OPTION W9 - FIRST FLOOR PLAN (670 K-6)



OPTION W9 - SECOND FLOOR PLAN (670 K-6)



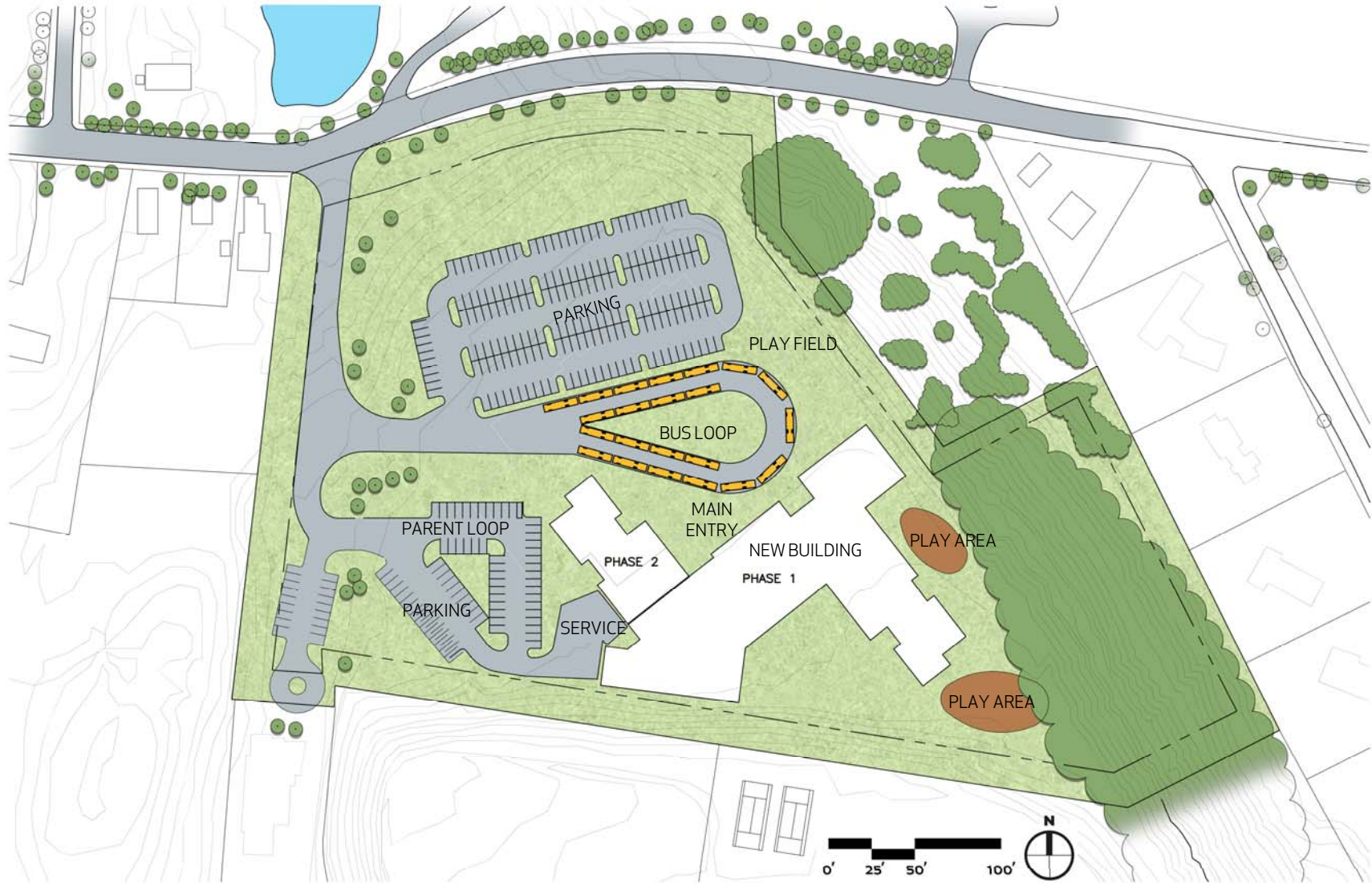
OPTION W9 - RENO/ADD (670 CO-LOCATED K-6)

Enrollment:	670 students
Square Feet (SF)	118,000
Estimated Construction Cost:	\$45.6M (\$387/sf)
Estimated Total Project Cost:	\$57.0M (25.0% soft costs)
Estimated MSBA Reimbursement:	50% - 55%
Estimated Cost to Amherst:	\$28.5M

Scope of Work:

- Phased construction including
 - Site upgrades, accessibility upgrades, new exterior doors and windows, new roof, new interior layout, new mechanical, electrical, plumbing and fire alarm systems.
 - Classroom addition.
- Excludes cost of swing space.

OPTION W5 - NEW (670 CO-LOCATED K-6)



OPTION W5 - FIRST FLOOR PLAN (670 K-6)



1 OPTION 5 - FIRST FLOOR PLAN
 1" = 32'-0"

OPTION W5 - SECOND FLOOR PLAN (670 K-6)



1 OPTION 5 - SECOND FLOOR PLAN
 1" = 20'-0"

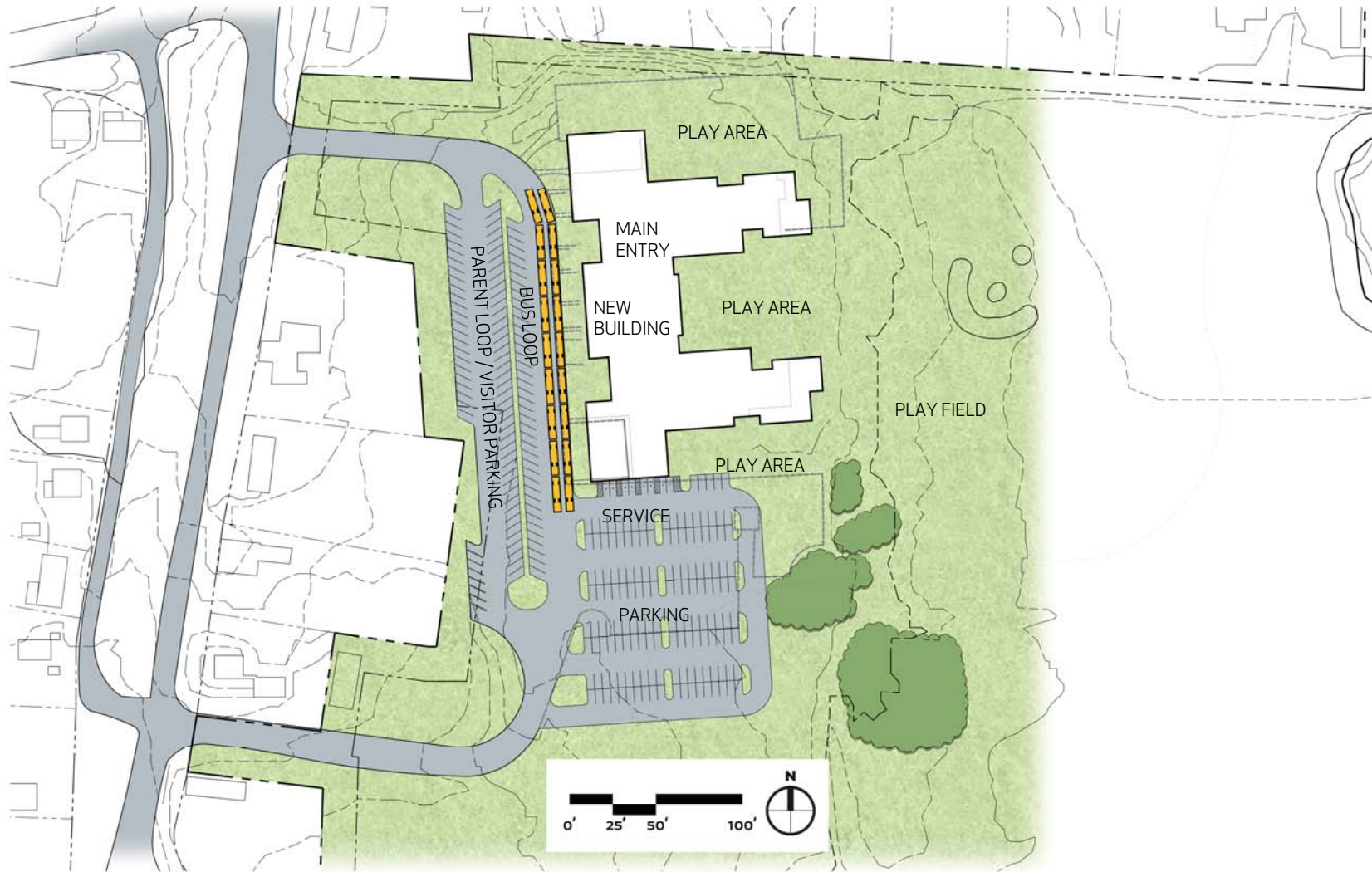
OPTION W5 – NEW (670 CO-LOCATED K-6)

Enrollment:	670 students
Square Feet (SF)	109,150
Estimated Construction Cost:	\$47.3M (\$433/sf)
Estimated Total Project Cost:	\$59.1M (25.0% soft costs)
Estimated MSBA Reimbursement:	50% - 55%
Estimated Cost to Amherst:	\$29.6M

Scope of Work:

- Phased construction including:
 - New building (Phase 1)
 - Demolition of existing building
 - New site and building (Phase 2)

OPTION FR3 - NEW (670 CO-LOCATED K-6)



OPTION FR3 - FIRST FLOOR PLAN (670 K-6)



LEGEND

- GENERAL CLASSROOMS
- SPECIALIZED CLASSROOMS
- CORE SPACES
- ADMINISTRATIVE / FACULTY
- BUILDING SUPPORT SPACES
- CIRCULATION/STAIRS/ELEVATORS

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1 OPTION FR3 - FIRST FLOOR PLAN
1" = 20'-0"

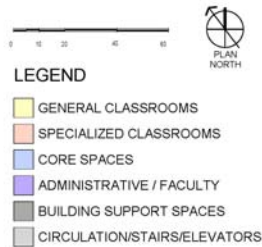
OPTION FR3 - 670 STUDENTS - GRADES K-6

TOTAL SF - 109,160sf
FOOTPRINT SF - 61,034sf
PARKING SPACES (REQ'D) -
PARKING SPACES (PROV'D) -
PLAY FIELD
PLAY AREAS

PROGRAM HIGHLIGHTS:

- 6 KINDERGARTENS (1100sf)
- 20 CLASSROOMS (950sf)
- 4 SPED ROOMS (550sf)
- 7 RESOURCE ROOMS (250sf)
- 4 ELL ROOMS (500sf)
- 4 SPEECH ROOMS (150sf)
- 2 ART ROOMS (1000sf)
- 2 MUSIC ROOMS (1200sf)
- 1 GYM (6000sf)
- 1 CAFETERIA (3800sf)
- 1 LIBRARY (3000sf)

OPTION FR3 - SECOND FLOOR PLAN (670 K-6)



OPTION FR3 - 670 STUDENTS - GRADES K-6

TOTAL SF - 109,160sf
FOOTPRINT SF - 61,034sf
PARKING SPACES (REQ'D) -
PARKING SPACES (PROVD) -
PLAY FIELD
PLAY AREAS

PROGRAM HIGHLIGHTS:

6 KINDERGARTENS (1100sf)
28 CLASSROOMS (860sf)
4 SPED CRs (960sf)
7 RESOURCE RMs (260sf)
4 ELL RMs (600sf)
4 SPEECH RMs (160sf)
2 ART RMs (1000sf)
2 MUSIC RMs (1200sf)
1 GYM (6000sf)
1 CAFETERIA (3800sf)
1 LIBRARY (3000sf)

1 OPTION FR3 - SECOND FLOOR PLAN
1" = 20'-0"

OPTION FR3 – NEW (670 CO-LOCATED K-6)

Enrollment:	670 students
Square Feet (SF)	109,150
Estimated Construction Cost:	\$47.0M (\$431/sf)
Estimated Total Project Cost:	\$58.8M (25.0% soft costs)
Estimated MSBA Reimbursement:	50% - 55%
Estimated Cost to Amherst:	\$29.4M

Scope of Work:

- Phased construction including:
 - Demolition of existing building
 - New site and building
- Excludes cost of swing space.

PRELIMINARY PROJECT BUDGETS

	Wildwood K-6			Grade Reconfiguration 2-6			Co-Located Schools K-6		
Option (Description)	Code Updates: Existing	Option W1: Renovation K-6	Option W2: New Construction	Option W10 Renovation + Addition	Option W7: New Construction (Swing Space)	Option FR5: New Construction (Swing Space)	Option W9 Renovation + Addition	Option W5: New Construction (Phased)	Option FR3: New Construction (Swing Space)
Student Enrollment	360	360	360	750	750	750	670	670	670
Total Gross Square Feet	82,000	82,000	68,080	126,000	122,714	122,714	118,000	109,150	109,150
Estimated Total Construction (cost/sf)	\$15,203,000 \$185.39/sf	\$27,729,000 \$338.15/sf	\$30,846,000 \$453.07/sf	\$48,989,000 \$388.80/sf	\$53,060,000 \$432.38/sf	\$52,605,000 \$428.68/sf	\$45,618,000 \$386.58/sf	\$47,259,000 \$432.97/sf	\$47,032,000 \$430.89/sf
Estimated Total Project Costs	\$19,004,000	\$34,662,000	\$38,558,000	\$61,237,000	\$66,325,000	\$65,757,000	\$57,023,000	\$59,074,000	\$58,790,000
Estimated Reimbursement (50%)	\$9,502,000	\$17,331,000	\$19,279,000	\$30,619,000	\$33,163,000	\$32,879,000	\$28,512,000	\$29,537,000	\$29,395,000
Estimated Cost to Amherst	\$9,502,000	\$17,331,000	\$19,279,000	\$30,618,000	\$33,162,000	\$32,878,000	\$28,511,000	\$29,537,000	\$29,395,000



CROCKER FARM



FORT RIVER



WILDWOOD

DESIGN EVALUATION MATRIX

SCHOOL BUILDING PROJECT

SCHOOL BUILDING COMMITTEE / SCHOOL COMMITTEE MEETING

DESIGN EVALUATION MATRIX

JOSLIN, LESSER + ASSOCIATES, INC.

AMHERST ELEMENTARY SCHOOL - Amherst, MA				Options and Criteria Evaluation Matrix								
Criteria	● Favorable	◎ Neutral	○ Unfavorable	Unfavorable								
				Wildwood K-6			Grade Reconfiguration 2-6			Co-Located Schools K-6		
	Code	W1	W2	W10	W7	FR5	W9	W5	FR3			
	Updates	Renovation	New Construction	Renovation / Addition	New Construction	New Construction (Alternate site - Fort River)	Renovation / Addition	New Construction (Phased)	New Construction (Alternate site - Fort River)			
Note: All design options will meet current building codes.												
Building and Site Facts												
1 Student enrollment population	360	360	360	750	750	750	670	670	670			
2 Size of site (acres)	14.34	14.34	14.34	14.34	14.34	11.46	14.34	14.34	11.46			
3 Site acquisition or additional legal requirements	N	N	N	N	N	N	N	N	N			
4 Estimated project capital cost	\$18,910,000	\$34,494,000	\$38,363,000	\$60,893,000	\$66,015,000	\$65,464,000	\$55,898,000	\$58,804,000	\$58,528,000			
Cost and Schedule												
1 Accommodates transition (or requires swing space)	◎	○	●	○	●	○	○	●	○			
2 Allows all students to move in to new school 2019	●	●	●	●	◎	●	●	◎	●			
3 Favorable permitting process	◎	◎	●	●	●	◎	●	●	◎			
Educational												
1 Meets educational program for all students	○	○	○	●	●	●	●	●	●			
2 Provides flexibility for future growth	◎	◎	◎	●	●	○	●	●	○			
3 Provides flexibility for educational innovations	○	●	●	●	●	○	●	●	○			
Community												
1 Provides accessibility to community used space	◎	◎	○	●	●	●	●	●	●			
2 Redistricting required	○	○	○	○	○	○	◎	◎	◎			
3 Accommodates community program needs	○	○	◎	●	●	●	●	●	●			
Building												
1 Allows for a contextually sensitive design	◎	◎	●	●	●	●	●	●	●			
2 Minimizes impact on students during construction	○	○	●	○	●	○	○	●	○			
3 Addresses all building deficiencies	○	○	●	●	●	●	●	●	●			
Site												
1 Maximizes efficient utilization of site	◎	◎	◎	◎	●	◎	◎	●	◎			
2 Involves additional site costs	●	●	◎	◎	◎	◎	◎	◎	◎			
3 Optimizes safety and efficiency of on site drop off	◎	◎	◎	◎	●	◎	◎	●	◎			
4 Maximizes student outdoor activities/education	●	●	●	●	●	◎	●	●	◎			
5 Maintains neighborhood schools	●	●	●	○	○	○	○	○	○			
6 Improves pedestrian safety and access	◎	◎	◎	◎	◎	◎	◎	◎	◎			

NEXT STEPS

NEXT STEPS.....

- Community Forum – January 13th, 2016 at 6:30PM
- School Committee – Grade Configuration – January 19th, 2016
- School Building Committee – Preferred Option – January 21st, 2016
- Preferred Schematic Report (PSR) – submit early-February