

# OPTIONS

OPT A1: CIP

**39**

**18m +/-**

OPT C1: A+R (440)

**64**

**78m +/-**

OPT F2: NEW (440)

**87**

**69m +/-**

OPT A2: RENO

**39**

**30m +/-**

OPT D1: NEW (230)

**68**

**51m +/-**

OPT G1: NEW 440)

**91**

**65m +/-**

OPT B1: A+R (230)

**61**

**54m +/-**

OPT E2: NEW (440)

**72**

**67m +/-**

OPT G2: NEW 440)

**88**

**65m +/-**

SCORE

ESTIMATED  
COST

SCORE

ESTIMATED  
COST

SCORE

ESTIMATED  
COST



EAST GLOUCESTER  
ELEMENTARY

**SBC** 9.12.19

# AGENDA

1. Identify Goal
2. Review Considerations
3. Review / Discuss Options
4. Vote Options to be Eliminated



# GOAL

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Reduce # of Options



**1 Option**

**PREFERRED  
SCHEMATIC  
REPORT**

**October 23, 2019**



# CONSIDERATIONS

## 1. Ability to meet Educational Program Needs

**Proposed Space Summary- Elementary Schools**

UPDATED 7.17.19				PROPOSED								
<b>EAST GLOUCESTER - 230</b>				Existing Conditions (East Gloucester Only)			Existing to Remain/Renovated			New		
ROOMTYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals
<b>CORE ACADEMIC SPACES</b>				8,844			0			14,900		
<i>(List classrooms of different sizes separately)</i>												
Pre-Kindergarten w/ toilet												
Kindergarten w/ toilet				1,200	2	2,400						
General Classrooms - Grade 1-5				950	10	9,500						
General Classrooms - Grade 1-5	798	1	798									
General Classrooms - Grade 1-5	802	1	802									
General Classrooms - Grade 1-5	804	1	804									
General Classrooms - Grade 1-5	807	1	807									
General Classrooms - Grade 1-5	866	1	866									
General Classrooms - Grade 1-5	868	1	868									
General Classrooms - Grade 1-5	869	1	869									
General Classrooms - Grade 1-5	872	1	872									
General Classrooms - Grade 1-5	875	1	875									
General Classrooms - Grade 1-5	1,283	1	1,283									
STE Room- Grade 3-6												
STE Storage												
Extended Learning				1,000	3	3,000						

**Proposed Space Summary- Elementary Schools**

UPDATED 7.17.19				PROPOSED								
<b>EGS &amp; VMS -440</b>				Existing Conditions (East Gloucester Only)			Existing to Remain/Renovated			New		
ROOMTYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals
<b>CORE ACADEMIC SPACES</b>				8,844			0			26,800		
<i>(List classrooms of different sizes separately)</i>												
Pre-Kindergarten w/ toilet												
Kindergarten w/ toilet				1,200	4	4,800						
General Classrooms - Grade 1-5				950	20	19,000						
General Classrooms - Grade 1-5	798	1	798									
General Classrooms - Grade 1-5	802	1	802									
General Classrooms - Grade 1-5	804	1	804									
General Classrooms - Grade 1-5	807	1	807									
General Classrooms - Grade 1-5	866	1	866									
General Classrooms - Grade 1-5	868	1	868									
General Classrooms - Grade 1-5	869	1	869									
General Classrooms - Grade 1-5	872	1	872									
General Classrooms - Grade 1-5	875	1	875									
General Classrooms - Grade 1-5	1,283	1	1,283									
STE Room- Grade 3-6												
STE Storage												
Extended Learning				1,000	3	3,000						



# CONSIDERATIONS

## Ability to meet Educational Program Needs

UPDATED 7.17.19				PROPOSED								
<b>EAST GLOUCESTER - 230</b>				Existing Conditions (East Gloucester Only)			Existing to Remain/Renovated			New		
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals
<b>SPECIAL EDUCATION</b>			<b>2,013</b>			<b>0</b>			<b>4,650</b>			
<i>(List rooms of different sizes separately)</i>												
Self-Contained SPED												
Self-Contained SPED - toilet												
SPED Conference Rm.							300	1	300			
Resource Room (includes Gr. K-3 SPED Program Leader, Gr. 4-5 SPED Program Leader, Intervention Space, and Speech/Lang)	1,076	1	1,076									
SPED Program Leader							175	1	175			
Speech & Language							175	1	175			
Small Group Room / Reading							150	6	900			
Language Based Classroom	780	1	780				900	1	900			
Math & Literacy Coach	157	1	157									
Literacy Coach							100	1	100			
Math Coach							100	1	100			
OT							250	1	250			
PT							500	1	500			
PT Storage							150	1	150			
ELL							150	1	150			
De-escalation (ELC)							150	2	300			
Behavioral (Learning) Classroom							500	1	500			
School Psychologist							150	1	150			
<b>ART &amp; MUSIC</b>			<b>55</b>			<b>0</b>			<b>2,500</b>			
<i>(List rooms of different sizes separately)</i>												
Art Classroom - 25 seats							1,000	1	1,000			
Art Workroom w/ Storage & kiln	55	1	55				150	1	150			
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200			
Music Practice / Ensemble							0	0	-			
Music Storage							150	1	150			
<b>HEALTH &amp; PHYSICAL EDUCATION</b>			<b>0</b>			<b>0</b>			<b>6,300</b>			
<i>(List rooms of different sizes separately)</i>												
Gymnasium							6,000	1	6,000			
Gym Storeroom							150	1	150			
Health Instructor's Office w/ Shower & Toilet							150	1	150			
<b>MEDIA CENTER</b>			<b>868</b>			<b>0</b>			<b>2,020</b>			
<i>(List rooms of different sizes separately)</i>												
Media Center / Reading Room	868	1	868				2,020	1	2,020			

UPDATED 7.17.19				PROPOSED								
<b>EGS &amp; VMS -440</b>				Existing Conditions (East Gloucester Only)			Existing to Remain/Renovated			New		
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals
<b>SPECIAL EDUCATION</b>			<b>1,076</b>			<b>0</b>			<b>9,730</b>			
<i>(List rooms of different sizes separately)</i>												
Self-Contained SPED									950	2	1,900	
Self-Contained SPED - toilet									60	3	180	
SPED Conference Rm.									400	1	400	
Resource Room (includes Gr. K-3 SPED Program Leader, Gr. 4-5 SPED Program Leader, Intervention Space, and Speech/Lang)	1,076	1	1,076									
Grade 3-5 Program Leader									175	1	175	
Grade K-2 Program Leader									175	1	175	
Behavioral (Learning) Classroom									500	2	1,000	
Speech & Language									175	2	350	
Small Group Room / Reading									150	12	1,800	
Language Based Classroom									900	1	900	
Literacy Coach K-2									100	1	100	
Literacy Coach 3-5									100	1	100	
Math Coach									100	1	100	
OT									250	1	250	
PT									500	1	500	
PT Storage									150	1	150	
ELL									150	3	450	
De-escalation (ELC)									150	4	600	
Title 1									150	2	300	
School Psychologist									150	2	300	
<b>ART &amp; MUSIC</b>			<b>55</b>			<b>0</b>			<b>2,575</b>			
<i>(List rooms of different sizes separately)</i>												
Art Classroom - 25 seats							1,000	1	1,000			
Art Workroom w/ Storage & kiln	55	1	55				150	1	150			
Music Classroom / Large Group - 25-50 seats							1,200	1	1,200			
Music Practice / Ensemble							0	0	-			
Music Storage							225	1	225			
<b>HEALTH &amp; PHYSICAL EDUCATION</b>			<b>0</b>			<b>0</b>			<b>6,300</b>			
<i>(List rooms of different sizes separately)</i>												
Gymnasium							6,000	1	6,000			
Gym Storeroom							150	1	150			
Health Instructor's Office w/ Shower & Toilet							150	1	150			
<b>MEDIA CENTER</b>			<b>868</b>			<b>0</b>			<b>2,650</b>			
<i>(List rooms of different sizes separately)</i>												
Media Center / Reading Room	868	1	868				2,650	1	2,650			



# CONSIDERATIONS

## Ability to meet Educational Program Needs

UPDATED 7.17.19				PROPOSED								
<b>EAST GLOUCESTER - 230</b>				Existing Conditions (East Gloucester Only)			Existing to Remain/Renovated			New		
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<b>ADMINISTRATION &amp; GUIDANCE</b>			<b>532</b>			<b>0</b>			<b>2,015</b>			
General Office / Waiting Room / Toilet							395	1	395			
Teachers' Mail and Time Room							100	1	100			
Duplicating Room							150	1	150			
Records Room							110	1	110			
Principal's Office w/ Conference Area	183	1	183				250	1	250			
Principal's Secretary / Waiting	183	1	183				125	0	0			
Assistant Principal's Office							120	0	0			
Supervisory / Spare Office							120	0	0			
Conference Room							390	1	390			
Guidance Office							175	1	175			
Guidance Storeroom							70	1	70			
Teachers' Work Room	166	1	166				375	1	375			
<b>CUSTODIAL &amp; MAINTENANCE</b>			<b>415</b>			<b>0</b>			<b>1,900</b>			
Custodian's Office							150	1	150			
Custodian's Workshop							375	1	375			
Custodian's Storage	240	1	240				375	1	375			
Recycling Room / Trash							400	1	400			
Receiving and General Supply Storeroom	175	1	175				200	1	200			
Network / Telecom Room							200	1	200			
<b>OTHER</b>			<b>1,785</b>			<b>0</b>			<b>0</b>			
Other (specify)												
Auditorium	1,785	1	1,785									
PTO Storage												
<b>Total Building Gross Floor Area (GFA)<sup>2</sup></b>			<b>29,922</b>						<b>59,130</b>			
Grossing factor (GFA/NFA)			<b>1.59</b>						<b>1.50</b>			

UPDATED 7.17.19				PROPOSED								
<b>EGS &amp; VMS -440</b>				Existing Conditions (East Gloucester Only)			Existing to Remain/Renovated			New		
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals
<b>ADMINISTRATION &amp; GUIDANCE</b>			<b>532</b>			<b>0</b>			<b>2,155</b>			
General Office / Waiting Room / Toilet							395	1	395			
Teachers' Mail and Time Room							100	1	100			
Duplicating Room							150	1	150			
Records Room							110	1	110			
Principal's Office w/ Conference Area	183	1	183				222	2	444			
Principal's Secretary / Waiting	183	1	183				125	0	0			
Assistant Principal's Office							120	0	0			
Supervisory / Spare Office							120	0	0			
Conference Room							250	1	250			
Guidance Office							150	2	300			
Guidance Storeroom							36	1	36			
Teachers' Work Room	166	1	166				370	1	370			
<b>CUSTODIAL &amp; MAINTENANCE</b>			<b>415</b>			<b>0</b>			<b>2,040</b>			
Custodian's Office							150	1	150			
Custodian's Workshop							375	1	375			
Custodian's Storage	240	1	240				375	1	375			
Recycling Room / Trash							400	1	400			
Receiving and General Supply Storeroom	175	1	175				247	1	247			
Network / Telecom Room							293	1	293			
<b>OTHER</b>			<b>1,785</b>			<b>0</b>			<b>0</b>			
Other (specify)												
Auditorium	1,785	1	1,785									
PTO Storage												
<b>Total Building Gross Floor Area (GFA)<sup>2</sup></b>			<b>29,922</b>						<b>89,036</b>			
Grossing factor (GFA/NFA)			<b>1.68</b>						<b>1.50</b>			



FEASIBILITY

# CONSIDERATIONS

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## 2. Site Location

2.1 Swing Space Requirements

2.2 Building Scale to Site

2.3 Permitting (time, difficulty)

2.4 Site supports a Consolidated School

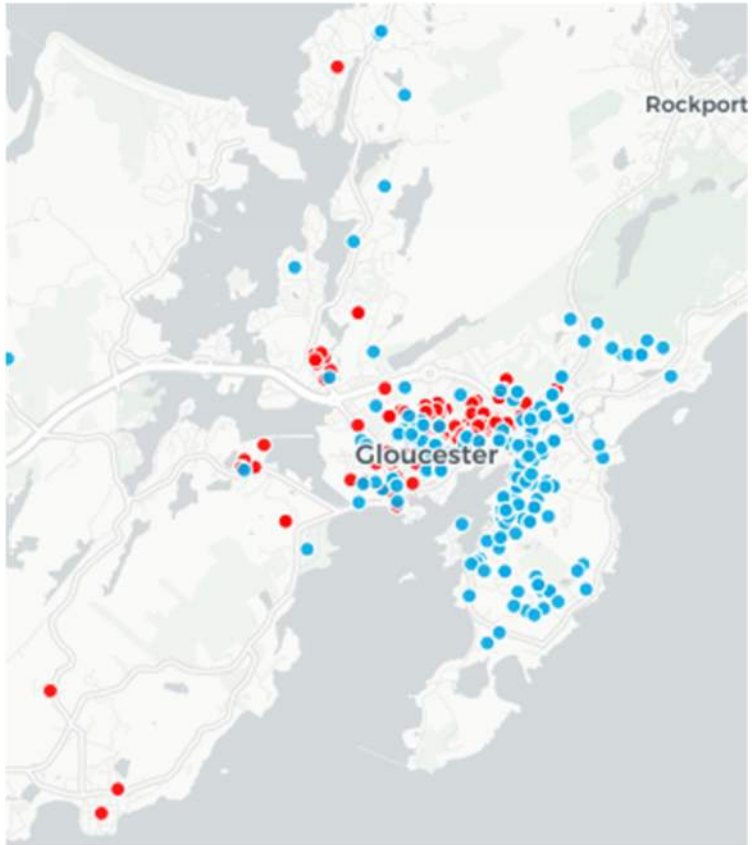
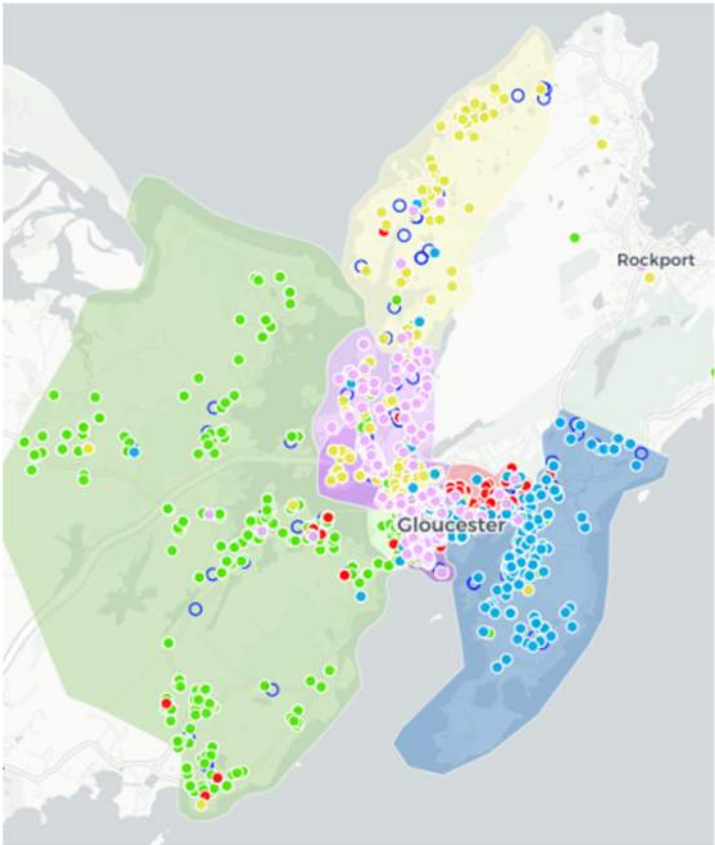
2.5 Permitting /Environmental Factors

2.6 Requires Additional Land  
Acquisition or Easements

2.7 Capacity of Existing  
Infrastructure/utilities



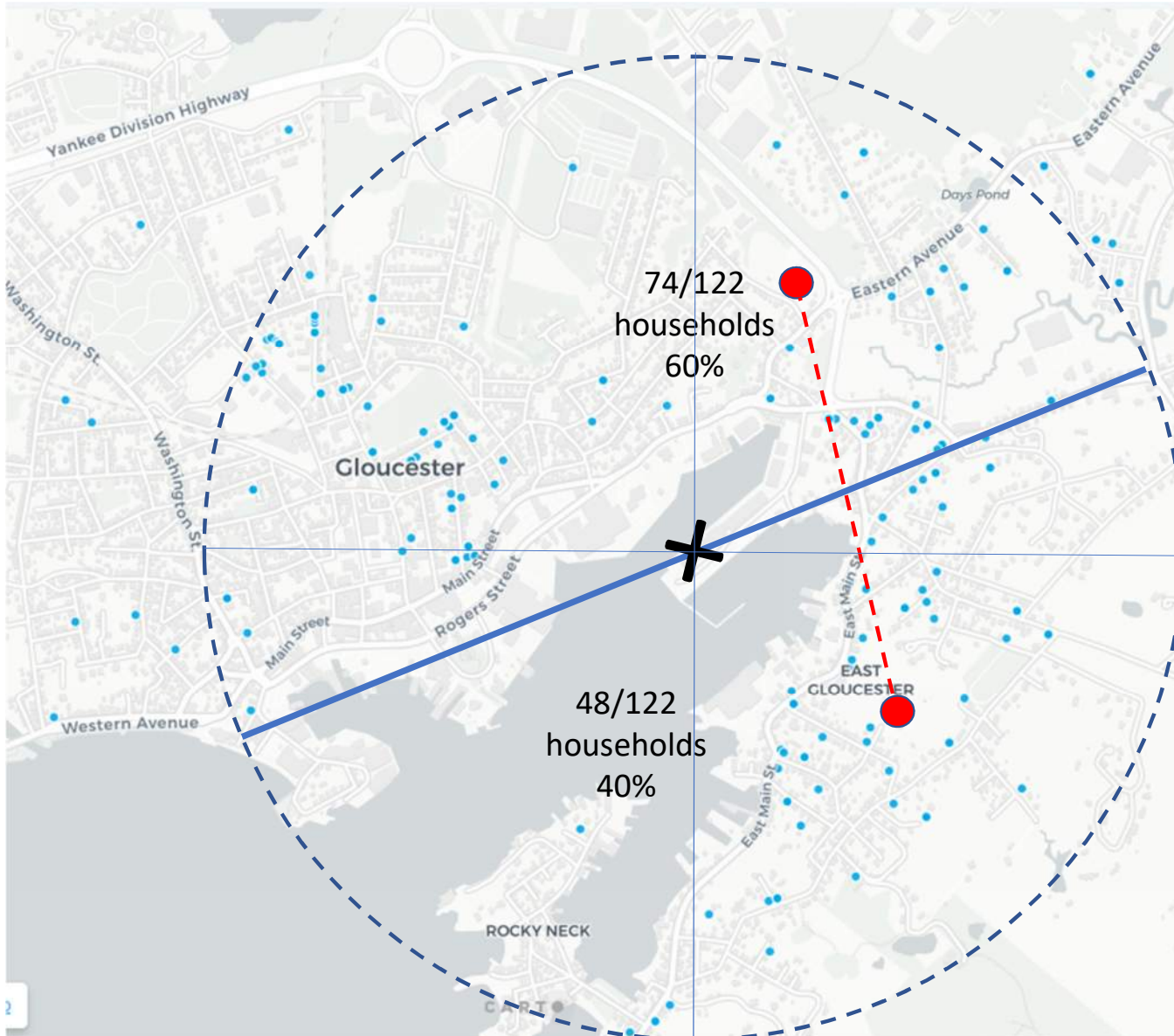
# STUDENT MAPPING

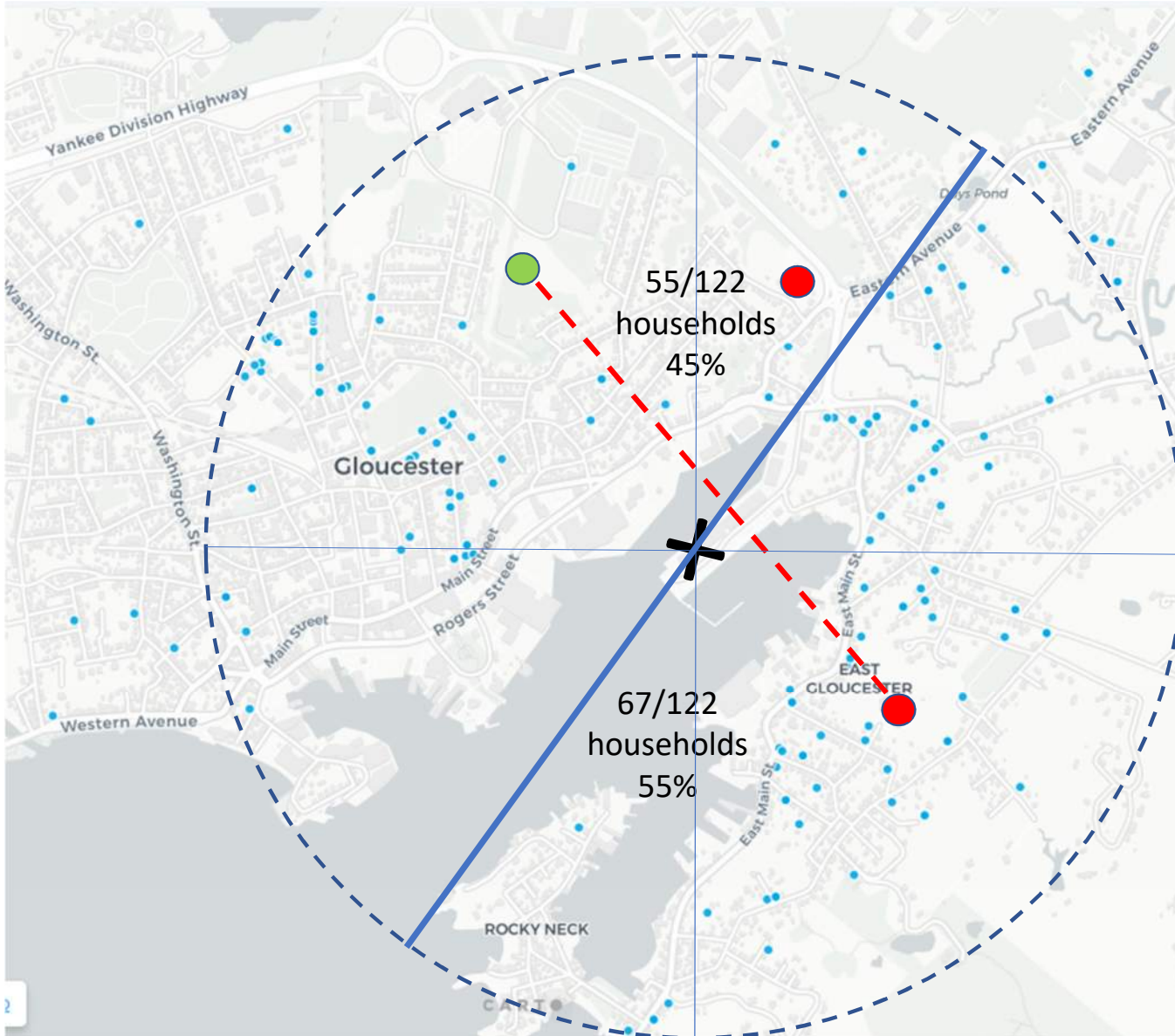


- West Parish
- Plum Cove
- Beeman
- Veterans' Memorial
- East Gloucester











FEASIBILITY

# CONSIDERATIONS

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## 3. Site Circulation

- 3.1 Dedicated Delivery Area
- 3.2 Meets Off Street Parking needs & Overflow
- 3.3 Provides Sufficient Space for Parent Queue
- 3.4 Provides Sufficient Number of Faculty, Staff, and Visitor Parking Spaces
- 3.5 Separation of Site Circulation – Cars / Buses / Pedestrians

## 4. Site Amenities

- 4.1 Provide Age Appropriate Playgrounds and Outdoor Play area for the Agreed Upon Enrollment
- 4.2 Does not Reduce the Total Number of Fields in the District
- 4.3 Provide Area for Garden Program and Learning Center



# CONSIDERATIONS

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Cost  
Time to Completion of Building Project  
Time to Completion of Master Plan

## WEST PARISH SCHOOL

2009  
First Submission to MSBA for WPS

2012  
Accepted into MSBA Process

2016  
School Opened

## EAST GLOUCESTER SCHOOL /VETERANS'

2016  
Submission for EGS

2017  
Accepted into MSBA Process

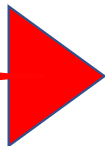
2023  
School Opened

## NEW ELEMENTARY SCHOOL /PLUM COVE

2023  
Submission for BS

2024/27  
Accepted into MSBA Process

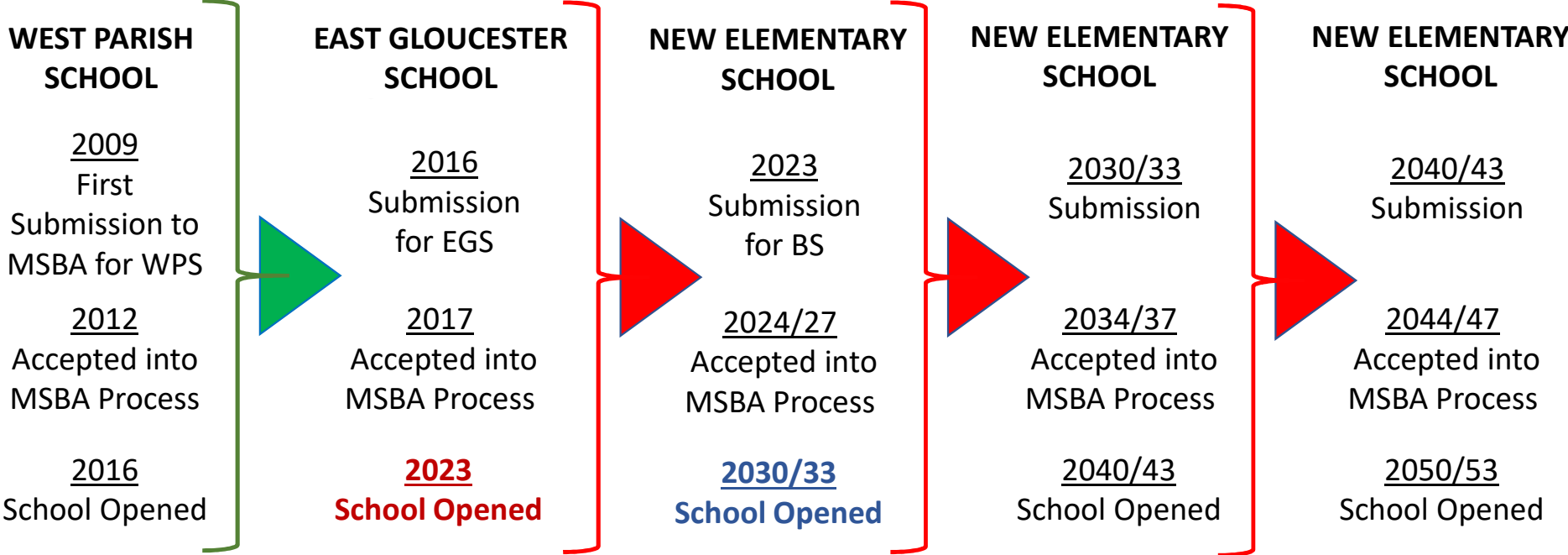
2030/33  
School Opened





# CONSIDERATIONS

Cost  
Time to Completion of Building Project  
Time to Completion of Master Plan





# OPTIONS

OPT A1: CIP

**39**

**18m +/-**

OPT A2: RENO

**39**

**30m +/-**

OPT B1: A+R (230)

**61**

**54m +/-**

OPT C1: A+R (440)

**64**

**78m +/-**

OPT D1: NEW (230)

**68**

**51m +/-**

OPT E2: NEW (440)

**72**

**67m +/-**

OPT F2: NEW (440)

**87**

**69m +/-**

OPT G1: NEW 440)

**91**

**65m +/-**

OPT G2: NEW 440)

**88**

**65m +/-**

SCORE

ESTIMATED  
COST

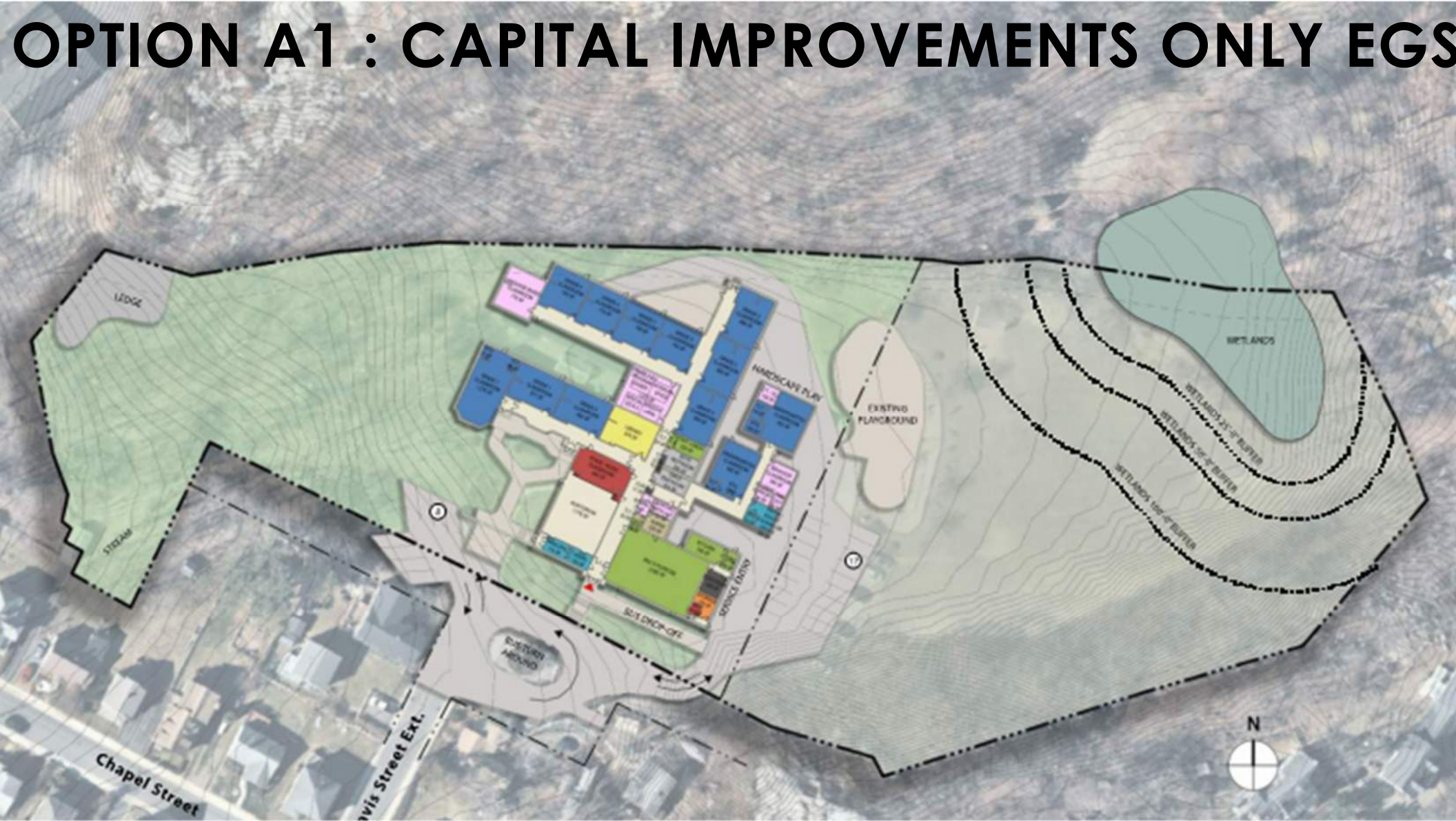
SCORE

ESTIMATED  
COST

SCORE

ESTIMATED  
COST

# OPTION A1 : CAPITAL IMPROVEMENTS ONLY EGS



# OPTION A1 : CAPITAL IMPROVEMENTS ONLY



- Includes Repairs and Upgrades Over Time
- Time Line is Approximately 10 years (summer work only)
- Cost includes ADA upgrades triggered by other repairs
- Installation of Fully Automatic Sprinklers triggered by other upgrades
- Does not replace existing modular buildings
- Does not improve parking or site circulation
- Does not correct the water / moisture condition
- Does not address Veterans' Memorial School
- Extends timeline for Master Plan
- Does not meet Educational Program
  - No increase to special education spaces
  - No addition for art or music
  - No additional space for administration
  - No gym
  - No additional space for kitchen
  - No additional space for nurse

# OPTION A1 : CAPITAL IMPROVEMENTS ONLY EGS

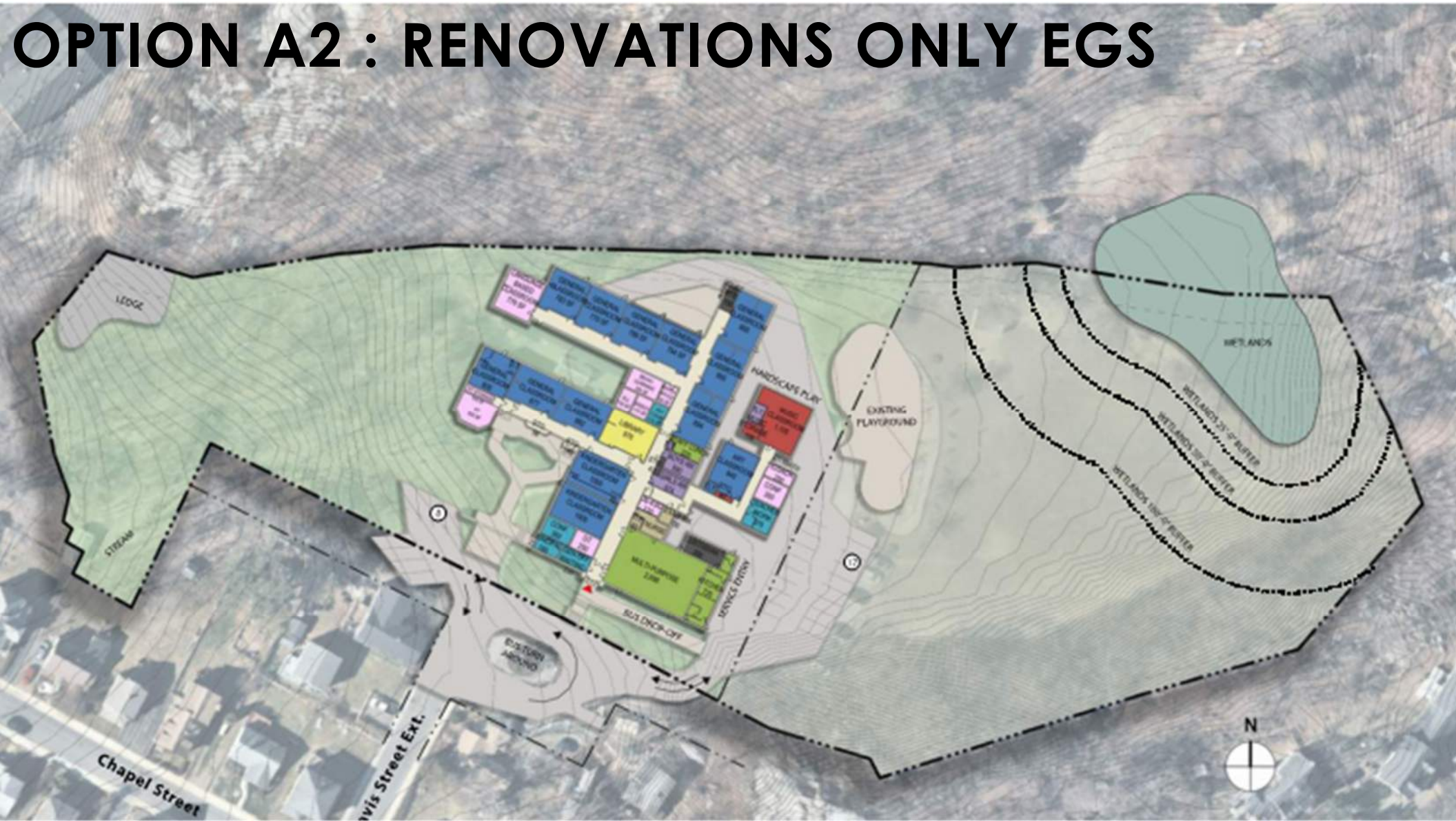
OPT A1: CIP

**39 / 100**

**18m +/-**

1. EDUCATION	10
2. SITE LOCATION	8
3. SITE CIRCULATION	4
4. SITE AMENITIES	6
5. BUILDING DESIGN	11
TOTAL	39/100

# OPTION A2 : RENOVATIONS ONLY EGS



# OPTION A2 : RENOVATIONS ONLY



- Includes Relocation of Students for 2 years
- Cost includes ADA upgrades triggered by other repairs
- Installation of Fully Automatic Sprinklers triggered by other upgrades
- **Does not replace existing modular buildings**
- Does not improve parking or site circulation
- 24 - 26 parking spaces
- Does not address Veterans' Memorial School
- Extends timeline for Master Plan
- **Does not fully meet Educational Program**
  - Only 50% of necessary space for administration
  - No gym
  - No additional space for kitchen

# OPTION A2 : RENOVATIONS ONLY EGS

OPT A2: RENO  
**39 /100**  
**30m +/-**

1. EDUCATION	11
2. SITE LOCATION	7
3. SITE CIRCULATION	4
4. SITE AMENITIES	6
5. BUILDING DESIGN	11
TOTAL	39/100

# OPTION B1 : ADDITIONS & RENOVATIONS EGS





# OPTION B1 : ADDITIONS & RENOVATIONS EGS



- Includes Relocation of Students for 2 years
- Cost includes ADA upgrades triggered by other repairs
- Installation of Fully Automatic Sprinklers triggered by other upgrades
- Provides improved parking & site circulation
- Requires extensive site work to accomplish parking and storm water management
- 36 – 38 parking spaces
- Does not address Veterans' Memorial School
- Extends timeline for Master Plan
- **Meets Educational Program**

# OPTION B1 : ADDITIONS & RENOVATIONS EGS

OPT B1: A+R (230)

**61**

**54m +/-**

1. EDUCATION	21
2. SITE LOCATION	5
3. SITE CIRCULATION	5
4. SITE AMENITIES	7
5. BUILDING DESIGN	23
TOTAL	61/100

# OPTION C1 : ADDITIONS & RENOVATIONS 440



# OPTION C1 : ADDITIONS & RENOVATIONS 440



- Includes Relocation of Students for 2 years
- Cost includes ADA upgrades triggered by other repairs
- Installation of Fully Automatic Sprinklers triggered by other upgrades
- Does not improve parking or site circulation
- 6-8 parking spaces
- Increases traffic & parking impact on the neighborhood
- Requires extensive site work to accomplish building additions and storm water management
- **Meets Educational Program**

# OPTION C1 : ADDITIONS & RENOVATIONS 440

OPT C1: A+R (440)  
**64**  
**78m +/-**

1. EDUCATION	28
2. SITE LOCATION	4
3. SITE CIRCULATION	4
4. SITE AMENITIES	6
5. BUILDING DESIGN	22
TOTAL	64/100



# OPTION D1 : NEW SCHOOL EGS



- Includes Relocation of Students for 2 years
- Improves parking & site circulation
- Requires extensive site work to accomplish parking and storm water management
- 52-55 parking spaces
- Does not address Veterans' Memorial School
- Extends timeline for Master Plan
- **Meets Educational Program**

# OPTION D1 : NEW SCHOOL EGS

OPT D1: NEW (230)

**68**

**51m +/-**

1. EDUCATION	25
2. SITE LOCATION	4
3. SITE CIRCULATION	7
4. SITE AMENITIES	7
5. BUILDING DESIGN	25
TOTAL	68/100



# OPTION E2 : NEW SCHOOL 440



# OPTION E2 : NEW SCHOOL 440



- Includes Relocation of Students for 2 years
- Does not improve parking or site circulation
- 36-38 parking spaces
- Increases traffic & parking impact on the neighborhood
- Requires extensive site work to accomplish building additions and storm water management
- **Meets Educational Program**



# OPTION E2 : NEW SCHOOL 440

OPT E2: NEW (440)  
**72**  
**67m +/-**

1. EDUCATION	30
2. SITE LOCATION	4
3. SITE CIRCULATION	7
4. SITE AMENITIES	5
5. BUILDING DESIGN	27
TOTAL	73/100

# OPTION F2 : NEW SCHOOL 440



# OPTION F2 : NEW SCHOOL 440



- Includes Relocation of Students for 2 years
- Includes Relocation of ball field
- Includes Demolition of EGS
- Improves parking & site circulation
- 88-90 parking spaces
- **Meets Educational Program**



# OPTION F2 : NEW SCHOOL 440

OPT F2: NEW (440)  
**87**  
**69m +/-**

1. EDUCATION	31
2. SITE LOCATION	7
3. SITE CIRCULATION	13
4. SITE AMENITIES	7
5. BUILDING DESIGN	29
TOTAL	87/100

# OPTION G1 : NEW SCHOOL 440



# OPTION G1 : NEW SCHOOL 440



- Does not require relocation of Students
- Does not require relocation of ball field
- Includes Demolition of EGS & VMS
- Provides required parking & site circulation
- 130+ parking spaces
- **Meets Educational Program**





# OPTION G1 : NEW SCHOOL 440

OPT G1: NEW 440)

**91**

**65m +/-**

1. EDUCATION	34	(3 pts for 0 impact to students during construction)
2. SITE LOCATION	7	
3. SITE CIRCULATION	13	
4. SITE AMENITIES	8	(1 pts for additional amenities)
5. BUILDING DESIGN	29	
TOTAL	91/100	

# OPTION G2 : NEW SCHOOL 440



# OPTION G2 : NEW SCHOOL 440



- Does not require relocation of Students
- Does not require relocation of ball field
- Includes Demolition of EGS & VMS
- Provides required parking & site circulation
- 130 + parking spaces
- **Meets Educational Program**



# OPTION G2 : NEW SCHOOL 440

OPT G2: NEW 440)  
**88**  
**65m +/-**

1. EDUCATION	34	(3 pts for 0 impact to students during construction)
2. SITE LOCATION	7	
3. SITE CIRCULATION	13	
4. SITE AMENITIES	8	(1 pts for additional amenities)
5. BUILDING DESIGN	29	(reduced pts for solar orientation, & environmental impact)
TOTAL	88/100	

# OPTIONS

OPT A1: CIP

**39**

**18m +/-**

OPT C1: A+R (440)

**64**

**78m +/-**

OPT F2: NEW (440)

**87**

**69m +/-**

OPT A2: RENO

**39**

**30m +/-**

OPT D1: NEW (230)

**68**

**51m +/-**

OPT G1: NEW 440)

**91**

**65m +/-**

OPT B1: A+R (230)

**61**

**54m +/-**

OPT E2: NEW (440)

**72**

**67m +/-**

OPT G2: NEW 440)

**88**

**65m +/-**

SCORE

ESTIMATED  
COST

SCORE

ESTIMATED  
COST

SCORE

ESTIMATED  
COST



thank you.