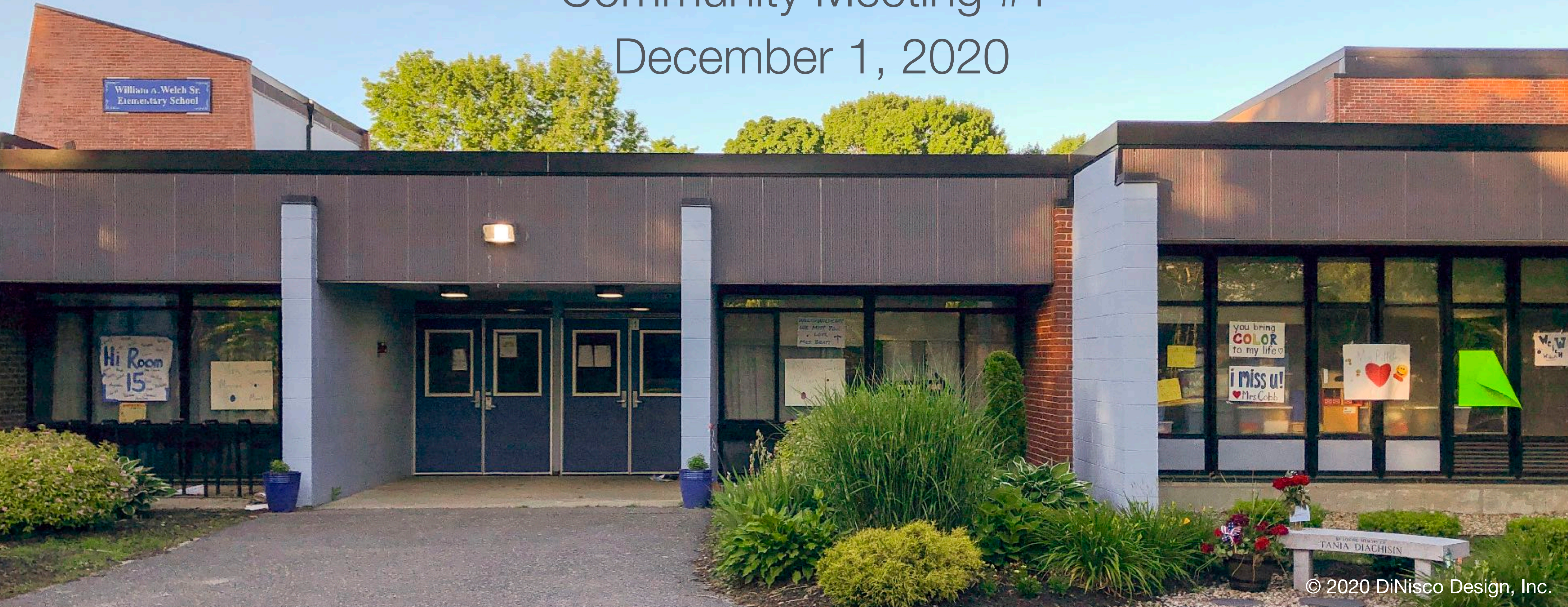


William A. Welch Sr. Elementary School

Community Meeting #1

December 1, 2020



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PEABODY
Public Schools
"Every Student, Every Day"

dW
DORE + WHITTIER

Agenda

Welcome & Introductions

Project Team & Organization

Process & Schedule

Educational Goals & Programming

Existing Conditions Overview

Closing Thoughts

Dore & Whittier Team

Michael Burton MCPPO
Project Director

Christina Dell Angelo MCPPO
Project Manager

Michael Cox MCCPO
Project Manager

Rachel Donner MCCPO
Assistant Project Manager

DiNisco Team

Vivian Low LEED, MCPPO
Vice President/Principal
Principal-In-Charge

Donna DiNisco MCPPO
President/Principal
Educational Programmer

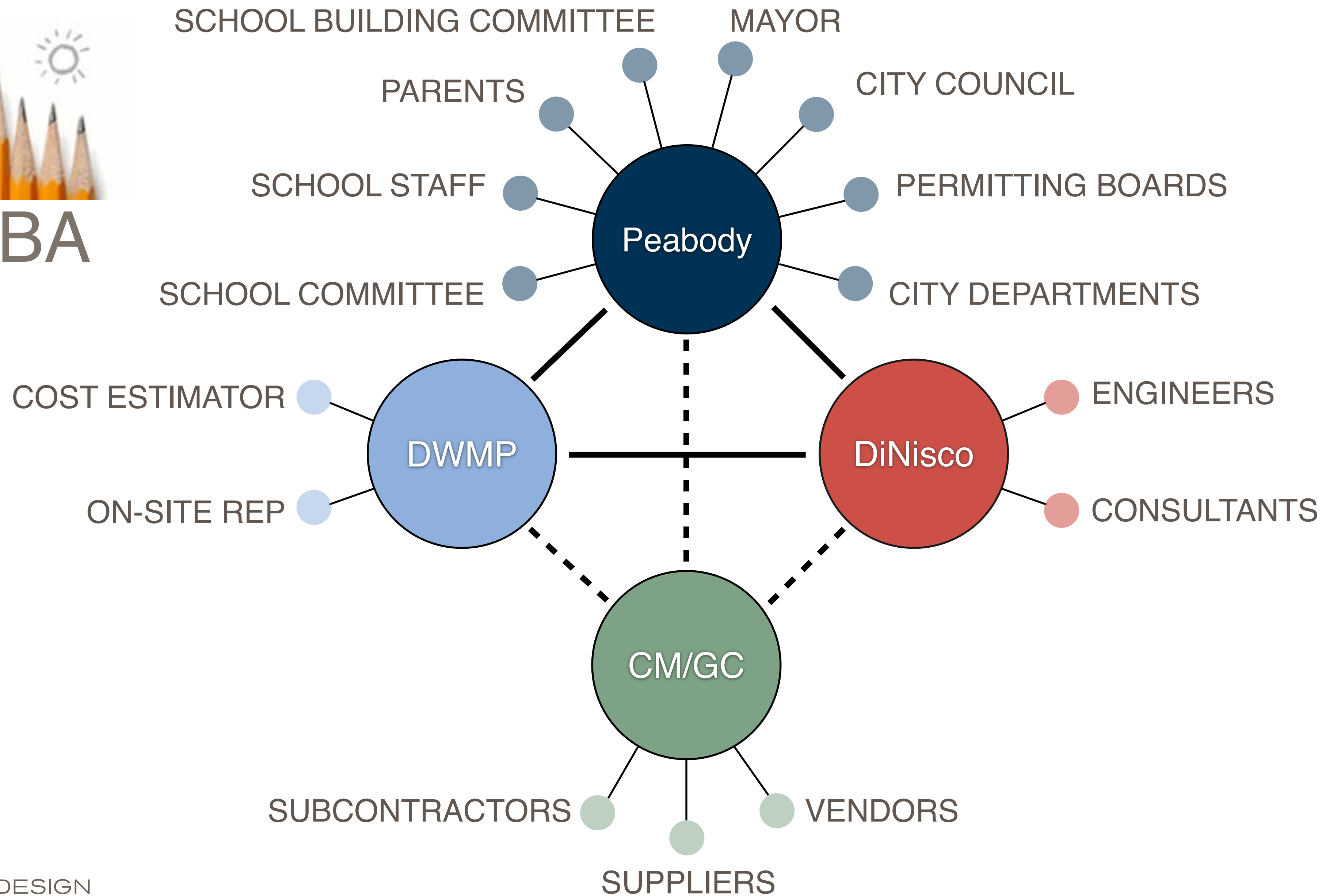
James Shuttleworth MCCPO
Vice President/Principal
Project Manager

Jeff Oxsalida AIA, LEED AP BD+C
Architect
Project Architect

Kenneth DiNisco
Founder
Project Designer



MSBA



Welch Elementary School Building Committee

Mayor Edward Bettencourt, Jr.

School Committee, Chair

Beverley Ann Griffin Dunne

School Committee, SBC Chair

Josh Vadala

Superintendent of Schools

Christopher Lord

Assistant School Superintendent

Jared Hochman

School Committee Member

James Hafey

Facilities Manager

Joseph Scanlon

Business Manager

Michael Gringas

Peabody Director of Finance & Administration

Daniel Doucette

Peabody Purchasing Agent

Peter McGinn

Peabody City Council

Ryan Melville

Peabody City Council

Albert Talarico

Peabody Building Commissioner

Thomas Griffin

Peabody Chief of Police

Michelle Massa

Welch ES Principal

Kara Migliozi

Guidance Counselor

Jillian Gonzalez

PTO President, Parent

Kelly Hidalgo

PTO Member, Parent

Jen Dort

Welch ES Kindergarten Teacher

Edward Colbert

Community Member (Retired Electrician)

Elizabeth McGivern

Community Member (Retired Teacher)

Process & Schedule

The MSBA Process
Preliminary Schedule

MSBA Grant Program

Who is the Massachusetts School Building Authority

- Quasi-independent government authority created to reform funding of capital improvement in the commonwealths public schools.
- Your partner to support the design and construction of an educationally appropriate, flexible, sustainable and cost-effective school
- Grant Program: Designed to reimburse as-you-go
- Feasibility & Schematic Reimbursement: 54% of eligible costs
- Approved Design Enrollment of 390 Students
- MSBA Requires team to study renovation only, addition and renovation, and new construction as the options to address the needs of the District.

MSBA Process

The MSBA delivers a project through a clearly defined and prescribed process utilizing 'modules'

- Module 1 – Eligibility Period
- Module 2 – Forming the Team
- Module 3 – Feasibility Study ← We are here
- Module 4 – Schematic Design
- Module 5 – Funding the Project
- Module 6 – Detailed Design
- Module 7 – Construction
- Module 8 – Completing the Project

Project Timeline

April 2020– August 2020

Module 2 Activities – Forming the Team:

- OPM Team approved by MSBA on 4/6/20
- Design team approved by MSBA Designer Selection Panel on 8/4/20

Project Timeline

September 2020 – April 2021

Module 3 Activities - Feasibility:

- Submit Preliminary Design Program (PDP) – December 2020
 - Educational program
 - Existing Conditions Report
 - Establish Design Parameters
 - Develop and evaluate alternates
- Submit Preferred Schematic Report (PSR) – February 2021
- Summarize the process and conclusions of the Preliminary and Final Evaluation of Alternatives
- Document District's selection and recommendation of the most cost effective and educationally appropriate preferred solution to the MSBA
- Cost comparison table

Project Timeline

February 2021 – October 2021

Module 4 Activities - Schematic Design:

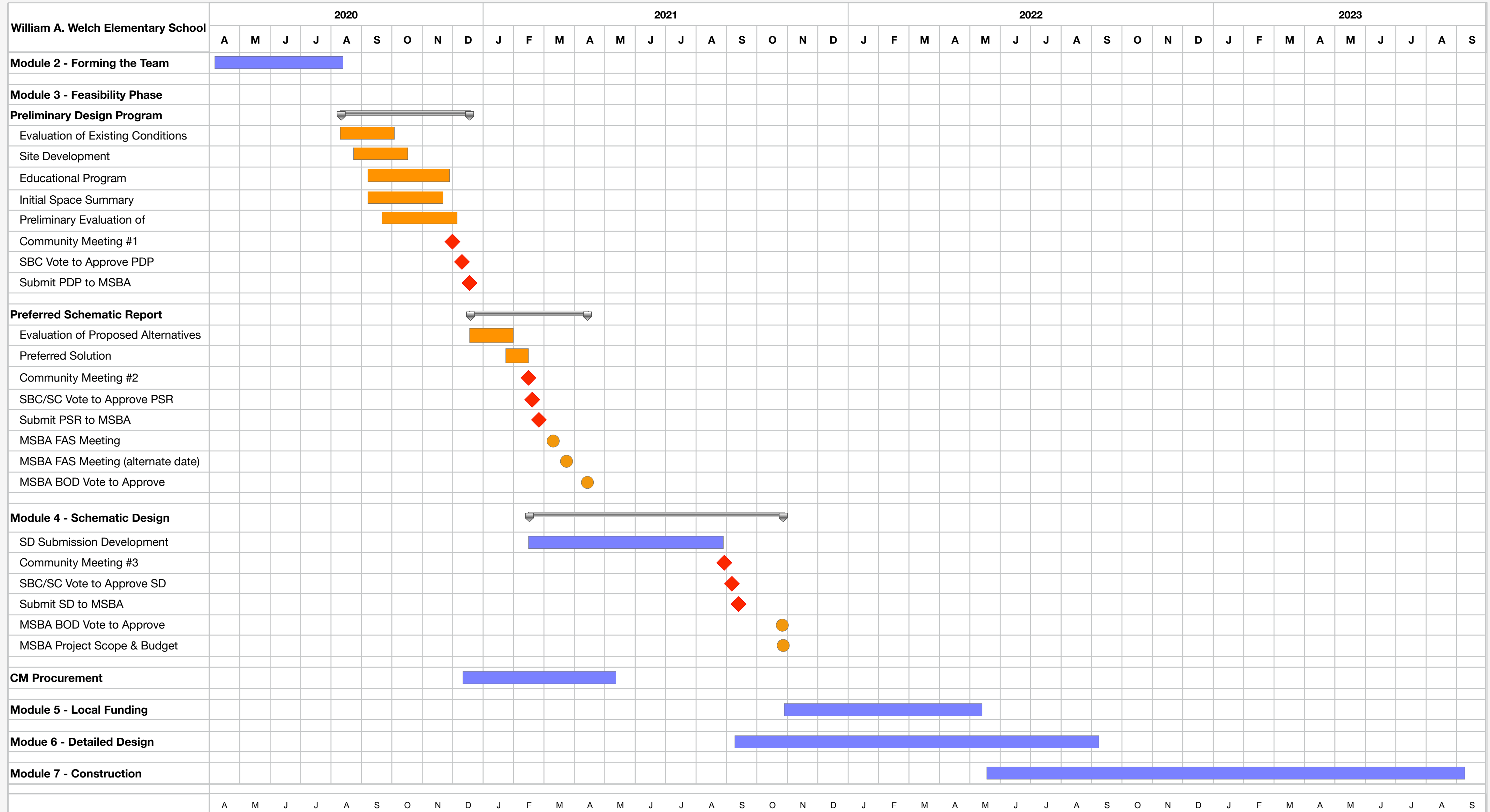
- Schematic Design Submission – September 2021
 - Final design program
 - More detailed Estimates
 - Preliminary Plans / Specs
- MSBA Board Approval of Schematic Design October 2021

Project Timeline

November 2021 – June 2022

Module 5 Activities – Funding the project:

- The District has 120 days from MSBA board approval of schematic design to secure project funding
- Once district approves funding the MSBA will enter into a project funding agreement which will lock the MSBA maximum reimbursement and act to confirm project scope, schedule, and cost
- If approved, proceed to Module 6 – Detailed Design





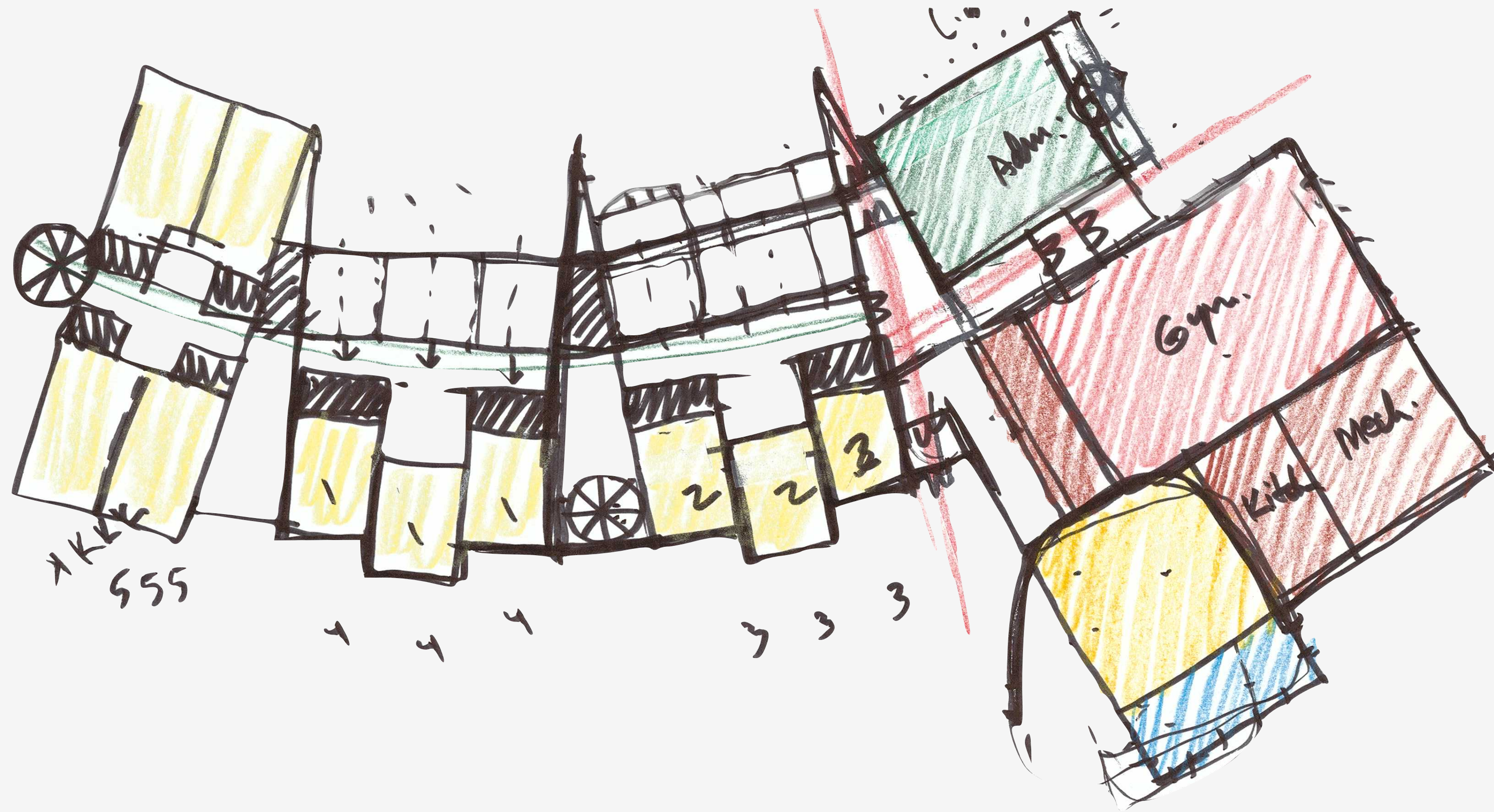
**Educational
Goals**

Programming

Universal Design for Learning

Flexibility

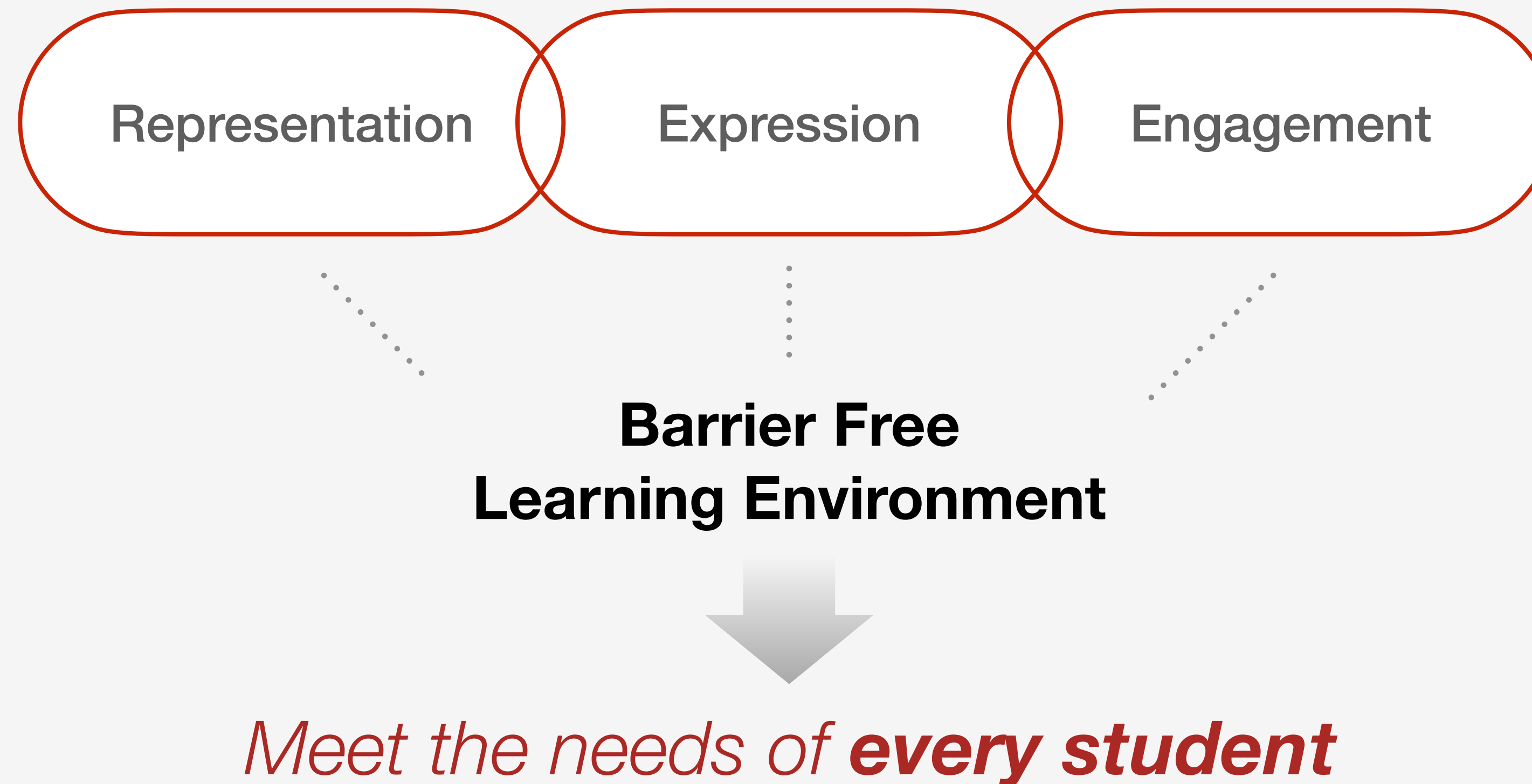
Educational Programming



- Appropriate grade structures and relationships
- Flexible groupings and spaces
- Flexibility to accommodate enrollment changes

Universal Design for Learning | Principles

*A way of teaching and learning that gives **all students** equal opportunity to learn*



An aerial photograph of a large, multi-winged building complex, possibly a school or institutional building, surrounded by trees and a parking lot. The image is overlaid with a semi-transparent red filter. A vertical white line divides the image into two sections. On the left side, the text 'Existing Conditions' is written in white. On the right side, the text 'Site Building' is written in white.

**Existing
Conditions**

**Site
Building**

Evaluate Existing Conditions

- Site Survey
- Establish Wetlands & Riverfront Boundaries (ANRAD)
- Borings, Test Pits & Soils Analysis
- Existing Building Materials Testing
- Existing Building Analysis (i.e. Architectural, Structural, HVAC, Electrical, Code)
- Existing Building Field Measurements

Site Design | Existing Conditions

- Welch School
- O'Connor Park
- Marris Park
- Meadow Golf Course
- Site Access
- Pathways
- Solar orientation



Site Design | Neighborhood Considerations

- Dense neighborhood
- Construction traffic
- Disruptions



Existing Site Conditions Summary

Vehicular Pavement & Curbing

- Bituminous concrete in poor condition, curbing in fair condition
- Porous pavement clogged with debris
- +/- 74 parking space - some handicap parking non-compliant with MAAB

Recreation Areas

- Hardscape in poor condition, play structures in good condition
- Play structures, benches & bike racks inaccessible
- Inadequate vehicular & pedestrian site lighting

Landscape & Plantings

- Most trees in good or fair health (white pines, oaks, ash, maples)
- Invasive plant species observed along East property line and Strongwater Brook
- Coordinate future development with two memorials & memorial trees

Existing Building Photos



Playground Area



Play Area

Existing Building Photos

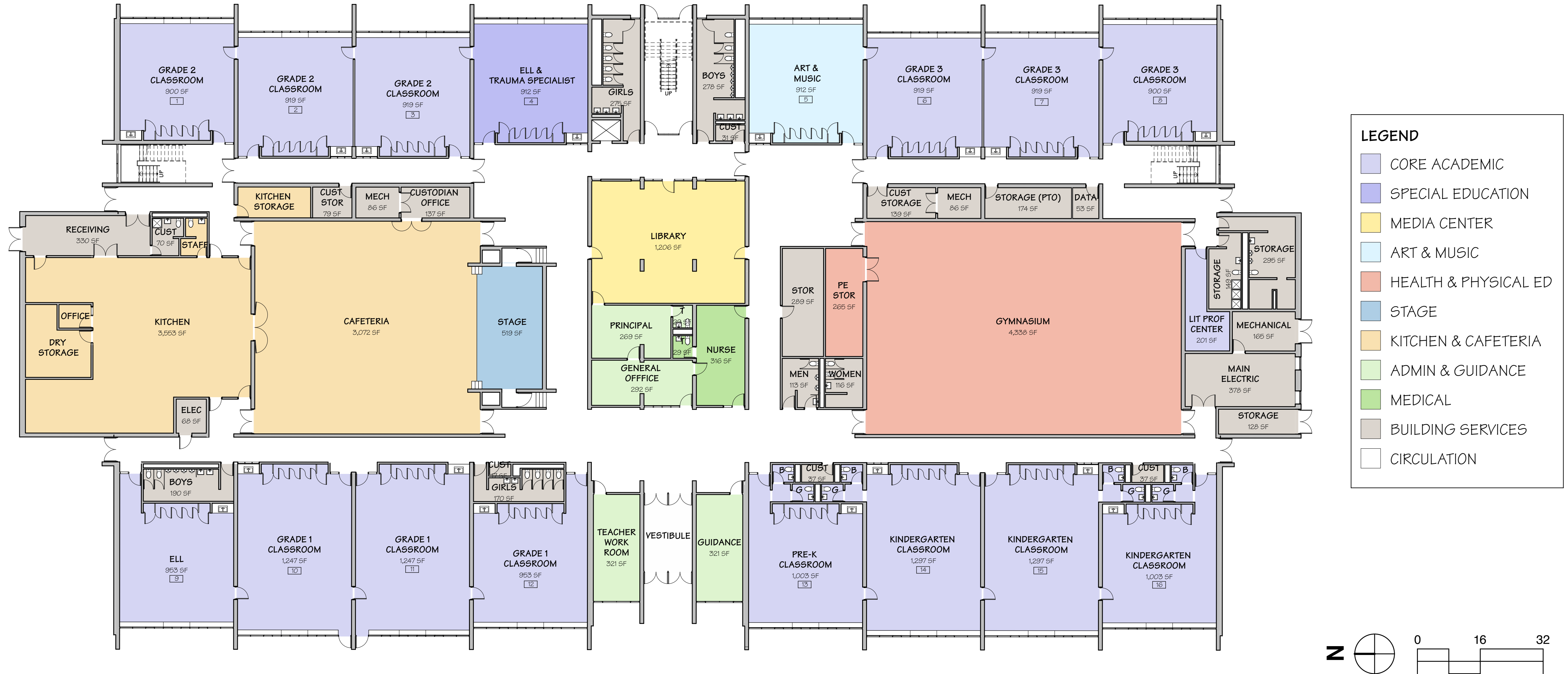


Paving

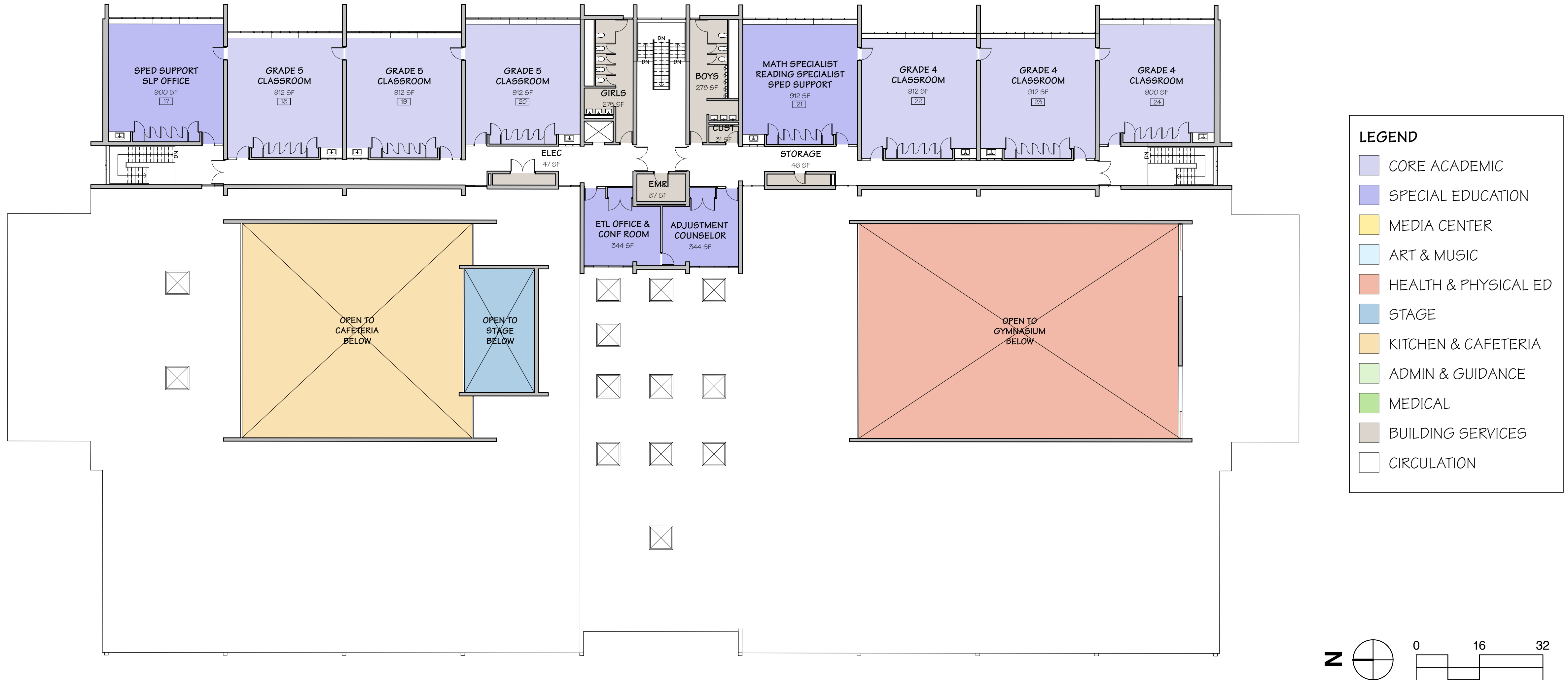


Paving

Existing 1st Floor Plan



Existing 2nd Floor Plan



Existing Building Conditions Summary

Mechanical Systems

- All components past useful life

Plumbing Systems

- All components past useful life

Electrical, Communications & Data Systems

- All components past useful life

Structural

- Analysis of existing building complete

Hazardous Materials

- Analysis of material samples complete

Code Analysis

- Building Code and MAAB evaluation complete

Existing Building Photos



Windows



Main Entrance

Existing Building Photos



Main Entrance



Lobby & Main Office

Existing Building Photos

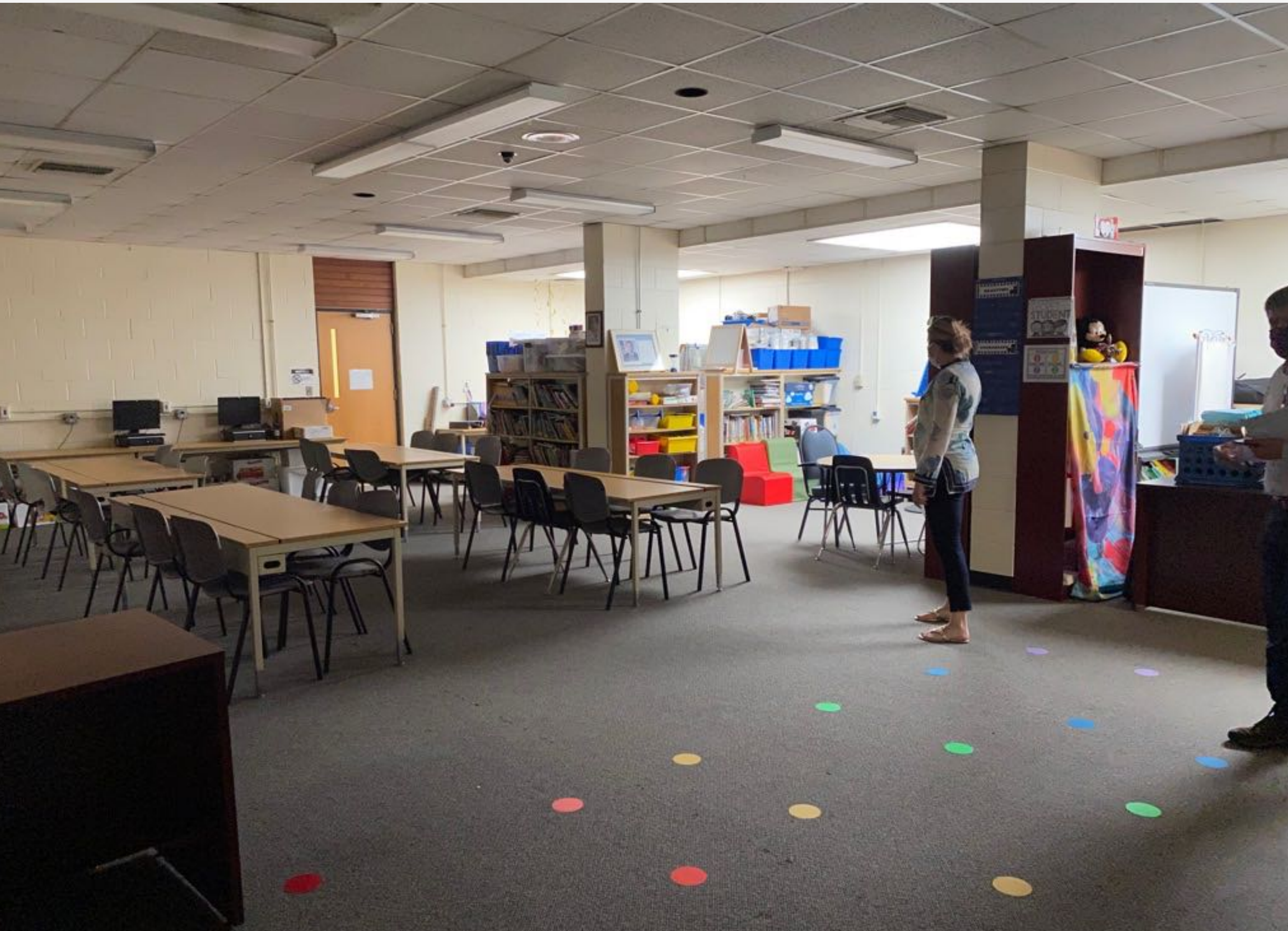


Gymnasium



Cafeteria

Existing Building Photos



Library

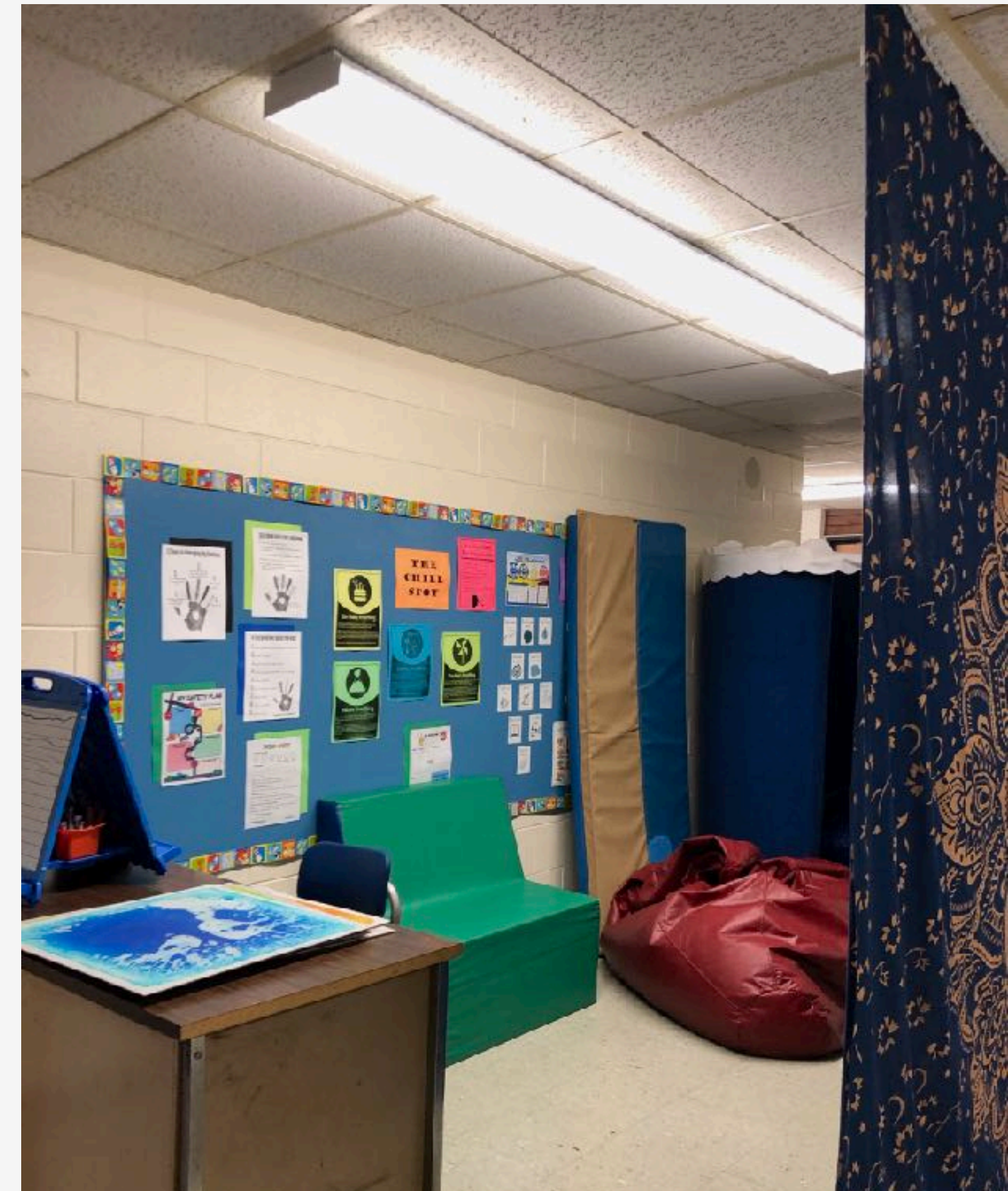


Library

Existing Building Photos



Kindergarten Classroom



Break-out Area

Existing Building Photos

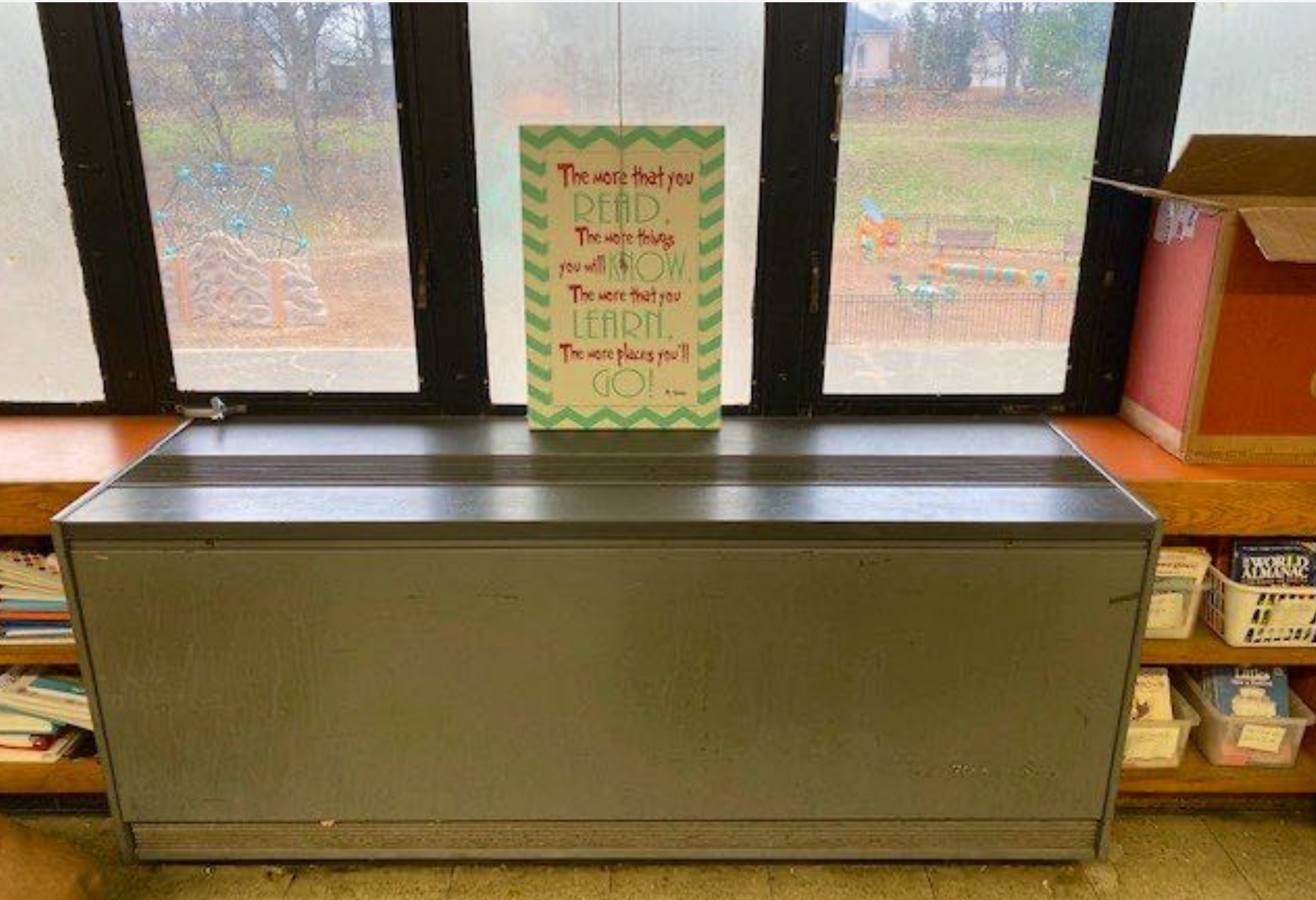


Classroom Storage



Conference Room

Existing Building Photos



Unit Ventilator



Electrical Equipment

Existing Building Photos



Elevator



Stairs

Closing Thoughts

Complex Challenge

Finding the Right Solution

Next Steps

Beginning of Discussion

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