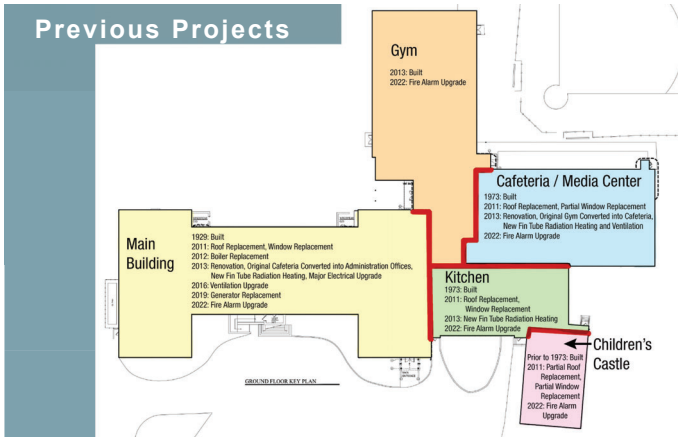


10/13/2023



10/13/2023



10/13/2023



10/13/2023

Architectural

School Size

- Larger than MSBA average of recent elementary schools & enrollment needs

	Page School	MSBA Average
Student Enrollment	350 students	350 students
SF per student	281 SF / student	190 SF / student
Building Size	98,960 SF	66,500 SF

- Page School is +/- 32,400 SF larger than MSBA average of recent elementary schools
 - Oversized core programs, building systems, & support spaces
 - More classrooms than needed & larger than standard
 - Excess space is used because available



10/13/2023

Architectural



General Interior Appearance

- Wall finishes, ceiling finishes, & floor finishes are worn
- Well maintained



10/13/2023

Architectural



Building Code

- Triggers based on amount of work done
- Large classrooms need 2 means of egress
- Guardrail heights at cafeteria stairs are noncompliant
- Elevators – do not fit emergency stretcher
 - Have operational issues
- ADA compliance – doors, stairs, etc.
 - Hardware – fair to poor condition



10/13/2023

Architectural



Energy

- Minimal roof insulation
- No exterior wall insulation, other than in Gym



10/13/2023

Architectural



Building Exterior Envelope

- Windows – fair to good condition, but operational issues
- Doors – fair to good condition
- Roofing – excellent condition



10/13/2023

Architectural



Building Exterior Envelope (Continued)

- Brick & ornamental concrete – deterioration & cracks creates safety hazard (RFP being finalized)
- Original main entrance – water infiltration, deterioration & cracks, safety Options
- Minor façade / roof leaks
- Lower-level infiltration at Principal's Office



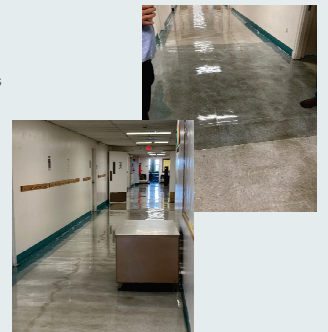
10/13/2023

Structural



Main Building

- Structural sub-floor deterioration
 - Floor finish - rough & wavy, vibrates
 - Continues to be funded on an annual or biannual basis to address issues on a piecemeal basis
- Max floor loading 125 PSF
- Otherwise structurally sound



10/13/2023

Electrical



- ↳ Building Power
 - Great condition
 - Ample power source available; limited power distribution (i.e. outlets)
- ↳ Life Safety
 - Some classes & corridors missing emergency powered lights
 - Recommend adding carbon monoxide detectors in classrooms & Children's Castle



10/13/2023

Electrical



- ↳ Interior Lighting
 - Has continually been upgraded
 - 95% is LED



10/13/2023

Electrical



- ↳ Telephone System Needs Updating
- ↳ Speaker / Paging System Needs Updating
- ↳ Info Tech (IT)
 - Good operating condition
 - Wi-Fi throughout school
 - Newline Panels in classrooms
 - Cafeterium – only a portable presentation system

10/13/2023

Electrical



- ↳ Site Lighting
 - Insufficient general parking lighting
 - Some egress doors missing emergency lighting
 - Traffic patterns are currently under evaluation under a separate study which may affect site lighting



10/13/2023

HVAC



- Heating System
 - In general, heating is sufficient & in functional condition
 - Boilers: 1/3 of life expectancy used
 - Admin separate HVAC system not functioning – scheduled for replacement
- Limited Cooling Throughout
 - Some window A/C units throughout
 - No central air conditioning
 - No exterior wall insulation, other than in Gym
- Children's Castle: ventilation by windows only



10/13/2023

Plumbing



- ↳ Insufficient Water Pressure
 - Need booster pump
 - Fixtures on upper levels have insufficient water pressure
- ↳ Water Heaters Near End of Useful Life
 - Pump issue – Children's Castle water temperature is low
- ↳ Drinking fountains and supply piping should be addressed
- ↳ Other Fixtures – Fair to Good Condition



10/13/2023

Fire Protection

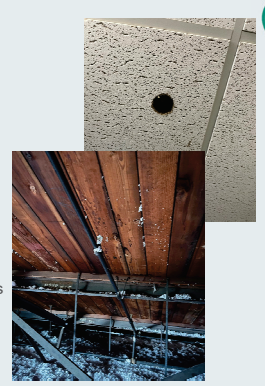
- Fire Pump
 - Shows wear and tear
 - Fire-rated room enclosure does not meet new Building Code standards
 - Possible unstable water pressure
 - Requires further investigation
- Standpipes Not Located in Children's Castle
 - Not up to current design practices



10/13/2023

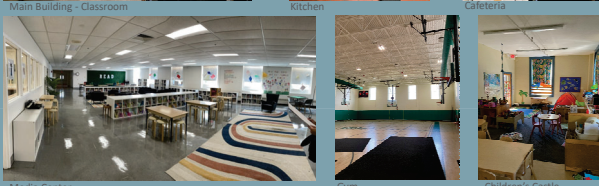
Fire Protection

- Sprinkler System
 - System requires an inspection to determine adequate operation / flow
 - Attic
 - Heads need cleaning & inspection
 - Loaded with insulation
 - One dislodged
 - Ceiling
 - Heads need cleaning & inspection
 - Sagging ceiling obstructs sprinkler heads
 - Sprinklers missing at oil tank canopy
 - Suppression system missing at kitchen hood



10/13/2023

Existing Conditions - Photos



Main Building - Classroom Kitchen Cafeteria Media Center Gym Children's Castle

10/13/2023

Summary of Conditions

Issue	Main Building	Kitchen	Gym	Cafeteria / Media Center	Children's Castle
Exterior Wall Insulation	Insufficient	Insufficient	Ok	Insufficient	Insufficient
Exterior Masonry	Condition	Ok	Ok	Ok	Ok
Floor Structure	Condition	Ok	Ok	Ok	Ok
Electrical (Power, Lighting)	Ok	Ok	Ok	Ok	Ok
Heating	Ok	Ok	Ok	Ok	Ok
Air Conditioning	Potential	Potential	Potential	Potential	Potential
Ventilation	Ok	Ok	Ok	Ok	Via Windows
Fire Protection (Fire Pump)	Condition*	Condition	Condition	Condition	Condition
Fire Protection (Distribution)	Potential	Potential	Potential	Potential	Potential

Red Items = Words displayed on red cells indicate specific concern. For example, "condition" indicates there is a concern about the condition.

Potential = Potential for Improvement

* = Indicates location of equipment

10/13/2023

PROJECT SCENARIOS

Disposition Scenarios - DRAFT

No.	Disposition	Estimated Years of Service
A.	Maintain Existing Facility with Minor Reno* ¹	20 YRS
B.	Renovate to Improve (Major & Minor Reno)	20 – 30 YRS
C.	Dispose/Sell Existing Facility* ²	N/A
D.	Demo Main Building, Construct Addition for Classrooms for 450 Students* ³	30 – 40 YRS
E.	Demo All Buildings, Construct New School on Site for 450 Students* ³	40 – 50 YRS
F.	Construct New School on Different Site* ⁴ (Demo, Repurpose, or Sale of Existing Building)	40 – 50 YRS

*¹ – Assume approximately \$250 - \$500K in yearly cost for upkeep and periodic required improvements. Requires review.

*² – Assumes educational program is addressed in other existing buildings. Refer to Scenario F for a new school to house educational program.

*³ – Requires swing space for students and/or phased construction.

*⁴ – Requires another site. Cost of acquisition of new site not included.

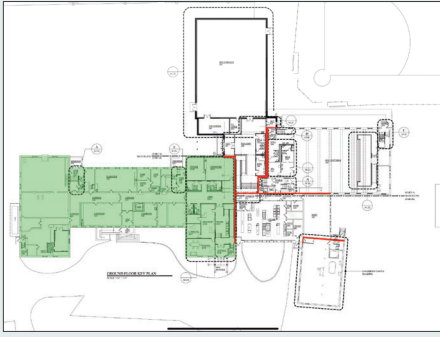
*⁵ – Assumes 2023 construction costs. This is based on a preliminary conceptual estimate that requires refinement following feedback from the Town on scenario parameters.

10/13/2023

SCENARIO A

Maintain Existing Facility

- Minor Improvements
- Major Improvements
- Demolished
- New Building



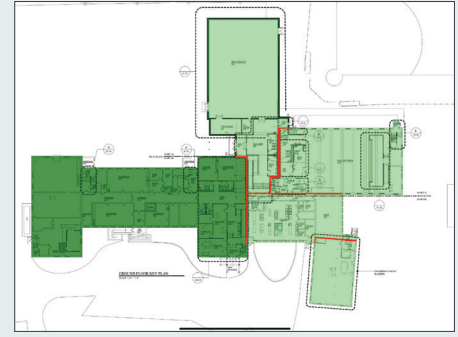
10/13/2023



SCENARIO B

Renovate to Improve

- Minor Improvements
- Major Improvements
- Demolished
- New Building



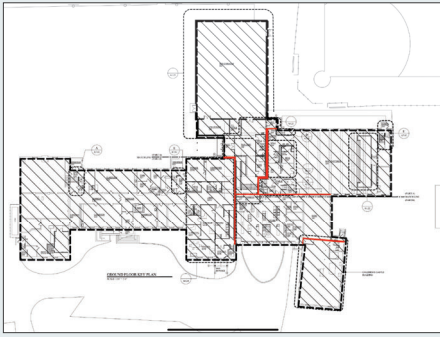
10/13/2023



SCENARIO C

Repurpose Existing
• Sale of Property

- Minor Improvements
- Major Improvements
- Demolished
- New Building



10/13/2023

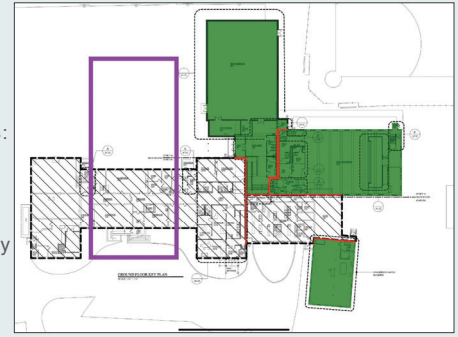


SCENARIO D

Demo Main Building, Construct Addition for Classrooms

- Keep Core Functions: Gym, Cafeteria, Library, and Keep Children's Castle
- Footprint shown would be for a 3-story building

- Minor Improvements
- Major Improvements
- Demolished
- New Building



10/13/2023

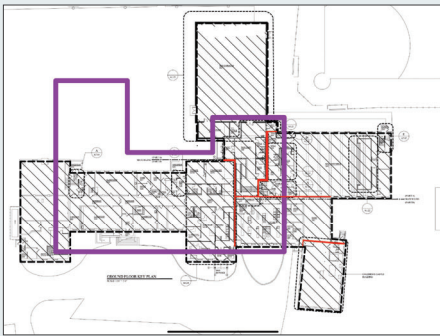


SCENARIO E

Demo Existing Building, Construct New School on Site

- Footprint shown would be for a 3-story building

- Minor Improvements
- Major Improvements
- Demolished
- New Building



10/13/2023

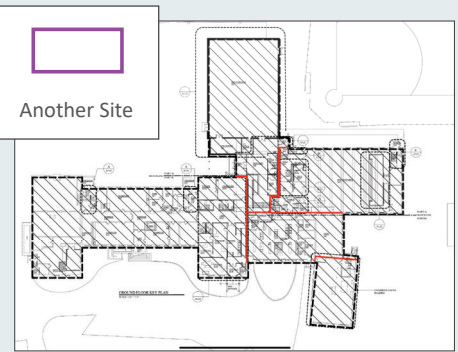


SCENARIO F

New School On Different Site

- Demo, sale, etc. of Existing Building

- Minor Improvements
- Major Improvements
- Demolished
- New Building



10/13/2023



Disposition Scenarios - DRAFT



No.	Disposition	Estimated Years of Service
A.	Maintain Existing Facility with Minor Reno* ¹	20 YRS
B.	Renovate to Improve (Major & Minor Reno)	20 – 30 YRS
C.	Dispose/Sell Existing Facility* ²	N/A
D.	Demo Main Building, Construct Addition for Classrooms for 450 Students* ³	30 – 40 YRS
E.	Demo All Buildings, Construct New School on Site for 450 Students* ³	40 – 50 YRS
F.	Construct New School on Different Site* ⁴ (Demo, Repurpose, or Sale of Existing Building)	40 – 50 YRS

*¹ – Assume approximately \$250 - \$500K in yearly cost for upkeep and periodic required improvements. Requires review.
 *² – Assumes educational program is addressed in other existing buildings. Refer to Scenario F for a new school to house educational program.
 *³ – Requires swing space for students and/or phased construction.
 *⁴ – Requires another site. Cost of acquisition of new site not included.
 *⁵ – Assumes 2023 construction costs. This is based on a preliminary conceptual estimate that requires refinement following feedback from the Town on scenario parameters.

10/13/2023

Disposition Scenarios - DRAFT



No.	Disposition	Estimated Years of Service	Project Cost (\$)* ⁵
A.	Maintain Existing Facility with Minor Reno* ¹	20 YRS	\$5-10M
B.	Renovate to Improve (Major & Minor Reno)	20 – 30 YRS	\$35-40M
C.	Dispose/Sell Existing Facility* ²	N/A	\$0 or credit
D.	Demo Main Building, Construct Addition for Classrooms for 450 Students* ³	30 – 40 YRS	\$51-61M
E.	Demo All Buildings, Construct New School on Site for 450 Students* ³	40 – 50 YRS	\$66-79M
F.	Construct New School on Different Site* ⁴ (Demo, Repurpose, or Sale of Existing Building)	40 – 50 YRS	\$64-77M

*¹ – Assume approximately \$250 - \$500K in yearly cost for upkeep and periodic required improvements. Requires review.
 *² – Assumes educational program is addressed in other existing buildings. Refer to Scenario F for a new school to house educational program.
 *³ – Requires swing space for students and/or phased construction.
 *⁴ – Requires another site. Cost of acquisition of new site not included.
 *⁵ – Assumes 2023 construction costs. This is based on a preliminary conceptual estimate that requires refinement following feedback from the Town on scenario parameters.

10/13/2023

AGENDA



- Existing Conditions
- Assessment / Observations
- Potential Scenarios / Dispositions

10/13/2023

AGENDA



- Existing Conditions
- Assessment / Observations
- Potential Scenarios / Dispositions
- Next Steps:
 - Input from Board and residents
 - Input from Town and School Representatives
 - Continue to refine Options, Estimates, Implementation Schedule, and Report

10/13/2023

CONTACT US

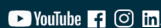


Gienapp Architects
 Dale Gienapp, AIA, MCPP0
 20 Conant Street, Danvers, MA 01923

978-750-9062
 978-750-9063 (fax)

dgienapp@GienappArchitects.com

GienappArchitects.com



10/13/2023