

# PROJECT TEAM



Massachusetts  
School Building  
Authority

STATE FUNDING  
PARTNER



KILLAM SCHOOL  
BUILDING COMMITTEE



OWNER'S PROJECT MANAGER

LAVALLEE | BRENSINGER ARCHITECTS  
PROJECT DESIGNER

# TEAM



OWNER'S PROJECT MANAGER



**MIKE CARROLL**  
Project Director



**SUZANNA YEUNG**  
Owner's Project Manager



**DEREK OSTERMAN**  
Sr. Project Director

LAVALLEE | BRENSINGER ARCHITECTS

DESIGNER



**LEIGH SHERWOOD**  
Principal-in-Charge



**JENNI KATAJAMA**  
Project Manager



**SCOTT REYNOLDS**  
Project Designer



**DAVID HARRIS**  
Project Manager  
Design Phase

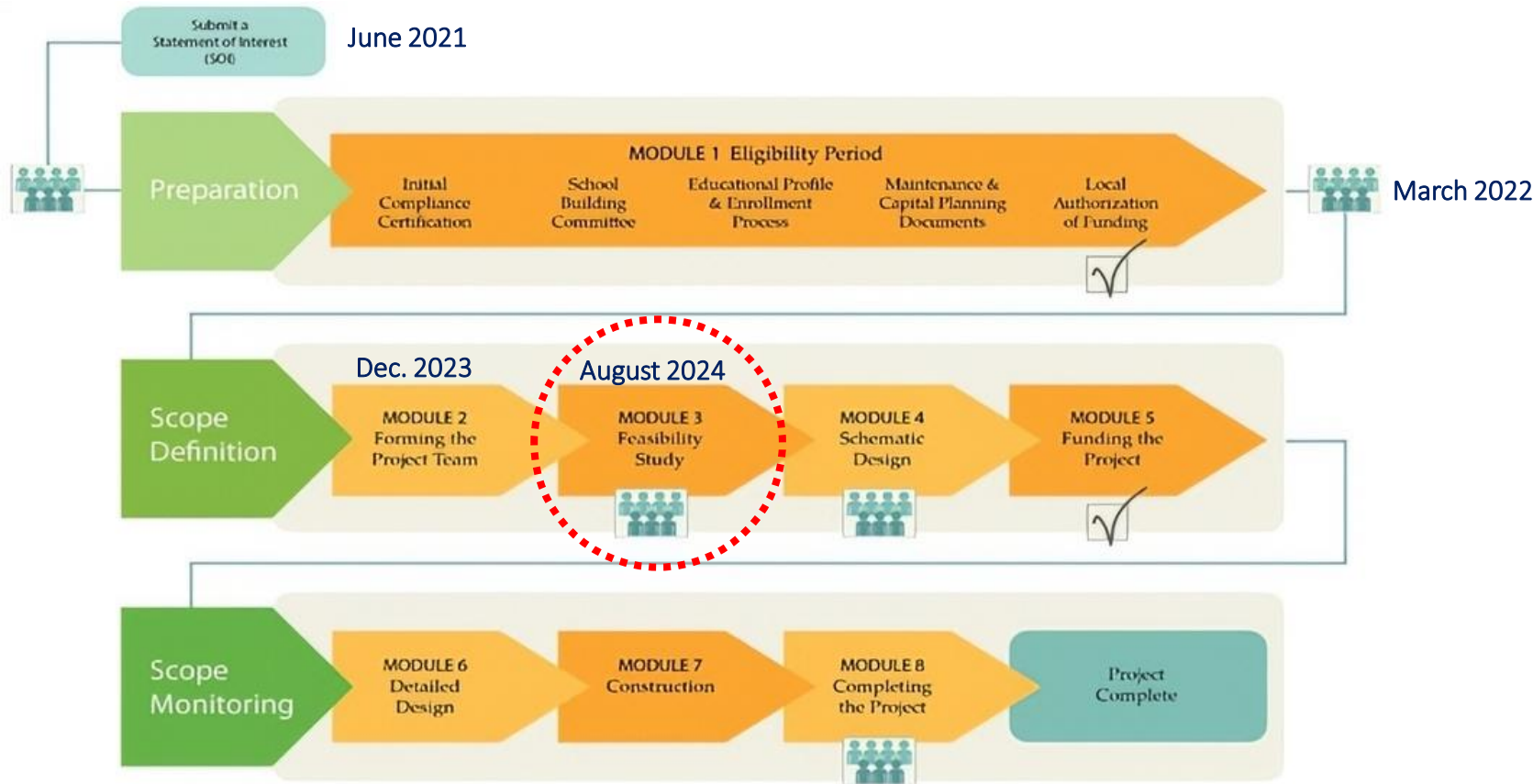
SUB-CONSULTANTS



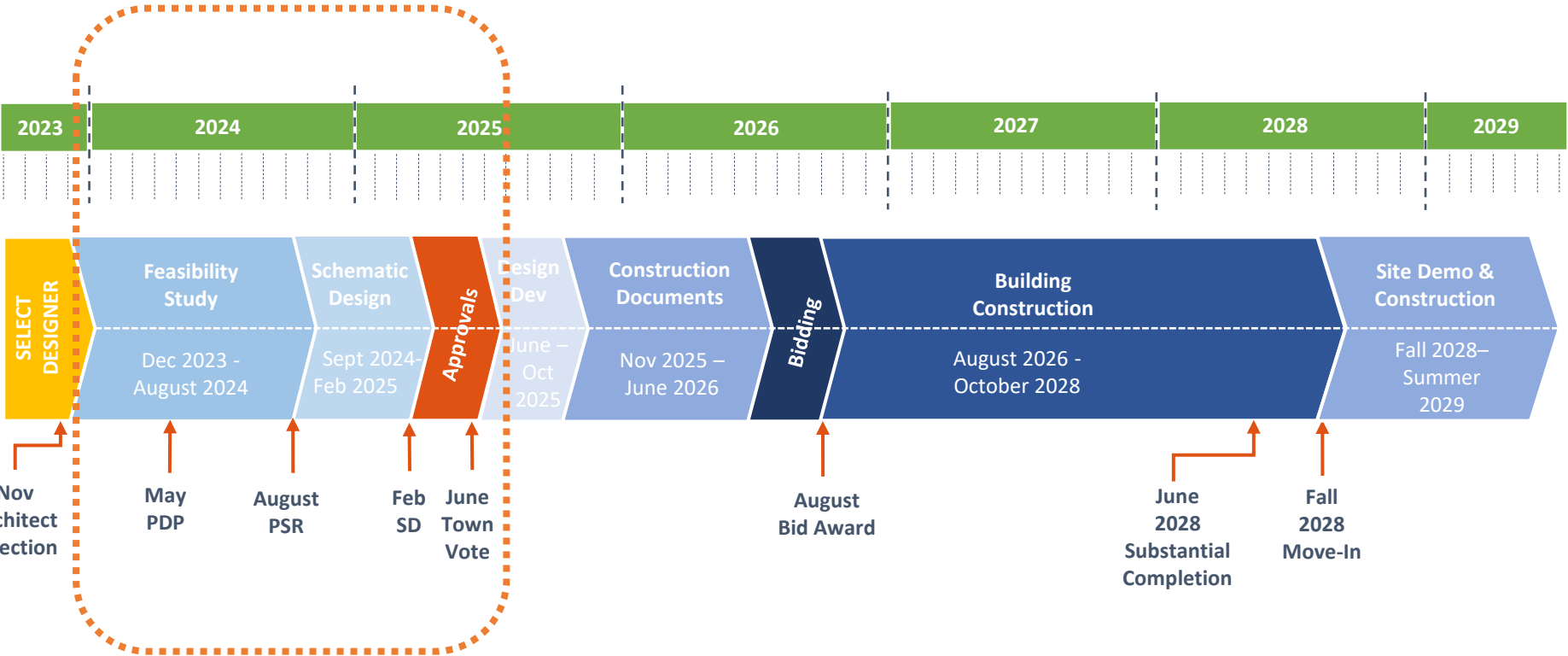
My Learning Place	Educational Programming
Samiotes	Civil Engineering, Site Survey
B+AC	Structural Engineering
CES	HVAC & Electrical Engineering
CA Crowley	Plumbing & Fire Protection Engineering
Terraink	Landscape Architect
Thornton Tomasetti	Sustainability Consultant
Hastings Consulting	Code Consultant
KMA	Accessibility Consultant
PM+C	Cost Estimator

Crabtree McGrath	Kitchen/Food Services Consultant
3si	Security, Technology, AV, Telcom
Acentech	Acoustical Consultant
Kalin Associates	Specifications Consultant
Gene Leiternann	Theatrical Consultant
Mohar Design	Furniture, Fixtures, Equipment (FF+E)
GPI	Traffic Consultant
UEC	Hazardous Materials
FS	Environmental
Lahlaf	Geotechnical Engineering

# MSBA MODULES



# PRELIMINARY OVERALL PROJECT SCHEDULE\*



\*Assumes New Construction and Ch. 149 Procurement

# PROJECT UPDATE

# PROJECT/COMMUNITY GOALS



1. BUILT AROUND THE STUDENT
2. COMMUNITY CENTERED
3. RESPONSIBLE SUSTAINABILITY
4. SAFE AND HEALTHY
5. A SENSE OF BELONGING

# COMMUNITY/NEIGHBORHOOD MEETINGS

January 11, 2024	Project Charter
February 29, 2024	Sustainability Goals
March 18, 2024	Site & Traffic Listening Session
April 1, 2024	Site & Traffic Designs
April 11, 2024	Preliminary Design Alternatives



# EDUCATIONAL VISIONING PROCESS



3  
School Tours

1  
Shadow  
Day

1  
Program  
Workshop



3  
Educational Visioning  
Workshops



# SPACE PROGRAM & ENROLLMENT OPTIONS

	Existing	Option 1 12 RISE	Option 2 4 RISE
<b>Total Enrollment</b>	<b>453</b>	<b>635</b>	<b>515</b>
<b>Total Area GSF (Gross Square Feet)</b>	<b>60,558</b>	<b>122,649</b>	<b>102,954</b>

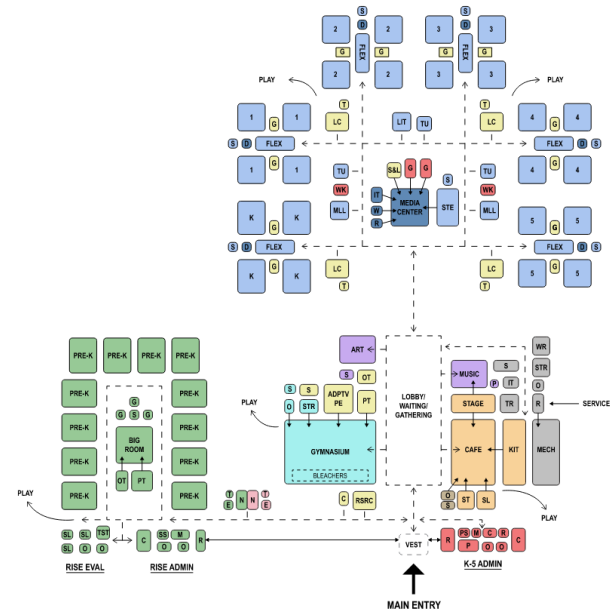
3.3 - Space Summary Template Enrollment Option 1 - Full Pre-K

Revised June 2023

EXISTING CONDITIONS	NEW CONSTRUCTION				TOTAL			
	ROOM NO.	SQ. FT.	A/P ROOMS	AREA TOTAL	ROOM NO.	SQ. FT.	A/P ROOMS	AREA TOTAL
<b>EXISTING CONDITIONS</b>		30,100	0	30,100		30,100	0	30,100
<b>NEW CONSTRUCTION</b>		92,549	12	92,549		92,549	12	92,549
<b>TOTAL</b>		122,649	12	122,649		122,649	12	122,649

3.3 - Space Enrollment

Room No.	Room Name	Area (SF)	A/P	Enrollment
1	Pre-K	1,000	1	1
2	Pre-K	1,000	1	1
3	Pre-K	1,000	1	1
4	Pre-K	1,000	1	1
5	Pre-K	1,000	1	1
6	Pre-K	1,000	1	1
7	Pre-K	1,000	1	1
8	Pre-K	1,000	1	1
9	Pre-K	1,000	1	1
10	Pre-K	1,000	1	1
11	Pre-K	1,000	1	1
12	Pre-K	1,000	1	1
13	Pre-K	1,000	1	1
14	Pre-K	1,000	1	1
15	Pre-K	1,000	1	1
16	Pre-K	1,000	1	1
17	Pre-K	1,000	1	1
18	Pre-K	1,000	1	1
19	Pre-K	1,000	1	1
20	Pre-K	1,000	1	1
21	Pre-K	1,000	1	1
22	Pre-K	1,000	1	1
23	Pre-K	1,000	1	1
24	Pre-K	1,000	1	1
25	Pre-K	1,000	1	1
26	Pre-K	1,000	1	1
27	Pre-K	1,000	1	1
28	Pre-K	1,000	1	1
29	Pre-K	1,000	1	1
30	Pre-K	1,000	1	1
31	Pre-K	1,000	1	1
32	Pre-K	1,000	1	1
33	Pre-K	1,000	1	1
34	Pre-K	1,000	1	1
35	Pre-K	1,000	1	1
36	Pre-K	1,000	1	1
37	Pre-K	1,000	1	1
38	Pre-K	1,000	1	1
39	Pre-K	1,000	1	1
40	Pre-K	1,000	1	1
41	Pre-K	1,000	1	1
42	Pre-K	1,000	1	1
43	Pre-K	1,000	1	1
44	Pre-K	1,000	1	1
45	Pre-K	1,000	1	1
46	Pre-K	1,000	1	1
47	Pre-K	1,000	1	1
48	Pre-K	1,000	1	1
49	Pre-K	1,000	1	1
50	Pre-K	1,000	1	1
51	Pre-K	1,000	1	1
52	Pre-K	1,000	1	1
53	Pre-K	1,000	1	1
54	Pre-K	1,000	1	1
55	Pre-K	1,000	1	1
56	Pre-K	1,000	1	1
57	Pre-K	1,000	1	1
58	Pre-K	1,000	1	1
59	Pre-K	1,000	1	1
60	Pre-K	1,000	1	1
61	Pre-K	1,000	1	1
62	Pre-K	1,000	1	1
63	Pre-K	1,000	1	1
64	Pre-K	1,000	1	1
65	Pre-K	1,000	1	1
66	Pre-K	1,000	1	1
67	Pre-K	1,000	1	1
68	Pre-K	1,000	1	1
69	Pre-K	1,000	1	1
70	Pre-K	1,000	1	1
71	Pre-K	1,000	1	1
72	Pre-K	1,000	1	1
73	Pre-K	1,000	1	1
74	Pre-K	1,000	1	1
75	Pre-K	1,000	1	1
76	Pre-K	1,000	1	1
77	Pre-K	1,000	1	1
78	Pre-K	1,000	1	1
79	Pre-K	1,000	1	1
80	Pre-K	1,000	1	1
81	Pre-K	1,000	1	1
82	Pre-K	1,000	1	1
83	Pre-K	1,000	1	1
84	Pre-K	1,000	1	1
85	Pre-K	1,000	1	1
86	Pre-K	1,000	1	1
87	Pre-K	1,000	1	1
88	Pre-K	1,000	1	1
89	Pre-K	1,000	1	1
90	Pre-K	1,000	1	1
91	Pre-K	1,000	1	1
92	Pre-K	1,000	1	1
93	Pre-K	1,000	1	1
94	Pre-K	1,000	1	1
95	Pre-K	1,000	1	1
96	Pre-K	1,000	1	1
97	Pre-K	1,000	1	1
98	Pre-K	1,000	1	1
99	Pre-K	1,000	1	1
100	Pre-K	1,000	1	1



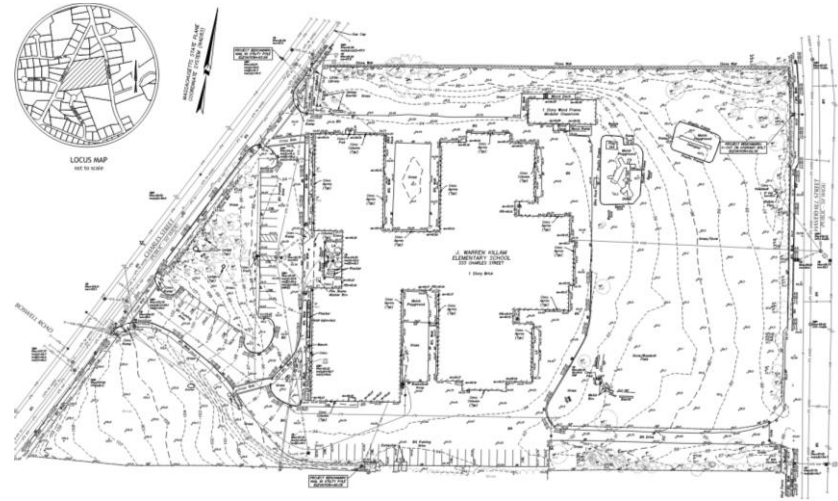
# EXISTING BUILDING CONDITIONS SUMMARY

- **Program spaces** are undersized.
- **Building systems** are at the end of their life and should be replaced.
- **Building envelope** does not meet seismic or energy efficiency requirements and should be replaced.
- **Structure** does not meet current seismic codes and is likely to require upgrades.
- **Interiors** are at the end of their life and should be replaced.



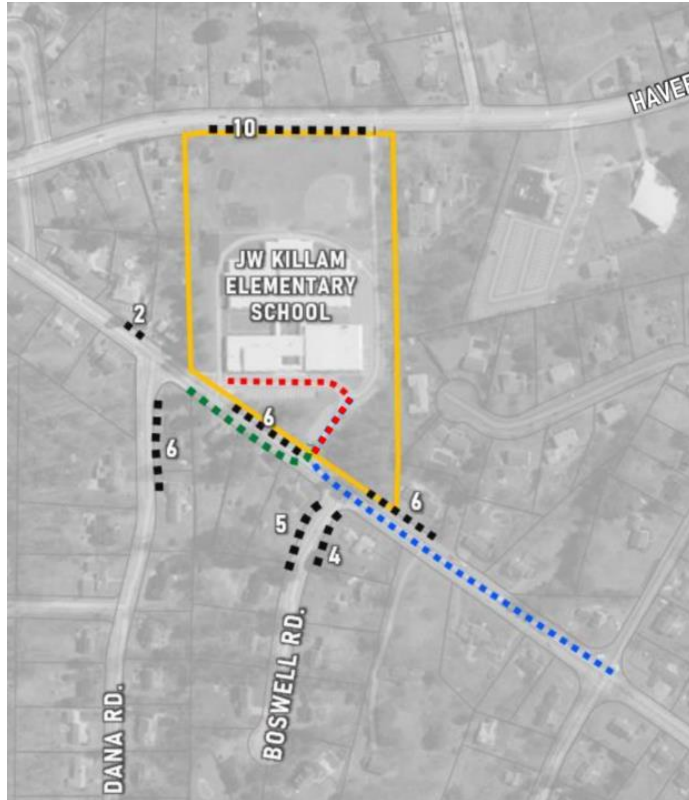
# EXISTING SITE CONDITIONS SUMMARY

- **Environmental** – no concerns identified to date
- **Geotechnical** - some unsuitable soils; no concern with water table or ledge to date; shallow foundation recommended
- **Constrained Site** – available but limited space on the site for a field, parking, drop-off, play areas, geothermal wells, and construction lay-down
- **Town Departments** – met to review preliminary emergency access and site development
- **Survey** – full survey completed



# TRAFFIC

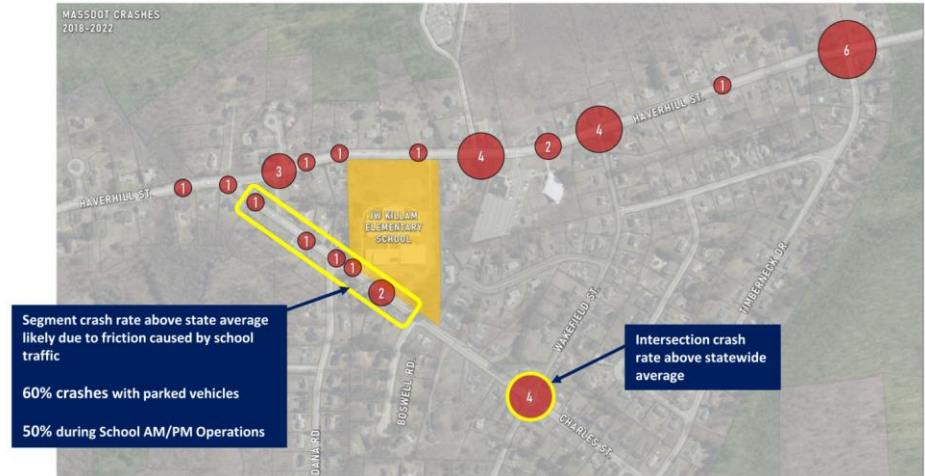
## ARRIVAL & DISMISSAL TRAFFIC OBSERVATIONS



## SPEED STUDY

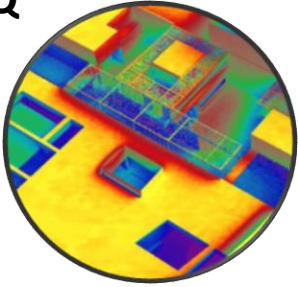
	Enforced Speed Limit	85 <sup>th</sup> Percentile Speed
<b>Haverhill Street (All Day)</b>		
<i>Northbound</i>	35	42
<i>Southbound</i>	35	39
<b>Haverhill Street (AM Arrival)</b>		
<i>Northbound</i>	20	40
<i>Southbound</i>	20	37
<b>Haverhill Street (PM Dismissal)</b>		
<i>Northbound</i>	20	39
<i>Southbound</i>	20	37

## CRASH HISTORY



# SUSTAINABILITY

IEQ



SITE



GOALS



**MATERIALS &  
RESOURCES**



**ENERGY**



**WATER**

## REQUIREMENTS

- **MSBA Green Schools Policy** – Additional Reimbursement for LEED and for meeting the MA Opt-in Specialized Code
- **MA Stretch Energy Code** – Requires high degree of energy efficiency

## INCENTIVES



- Additional 3-4% reimbursement for MA High-Performance Green Schools



- Rebates for geothermal heat pumps and solar photovoltaics
- 15%-45% of cost of entire HVAC system can be refunded.
- Need to confirm if IRA funds will still be available.



- Explore RMLD ownership of solar PV.



- Team is studying availability of MassSave incentives.
- If Killam uses gas from National Grid, it may be eligible for some MassSave incentives for switching to electric.

# EVALUATION OF ALTERNATIVES



**A-1/A-2**  
Add-Reno



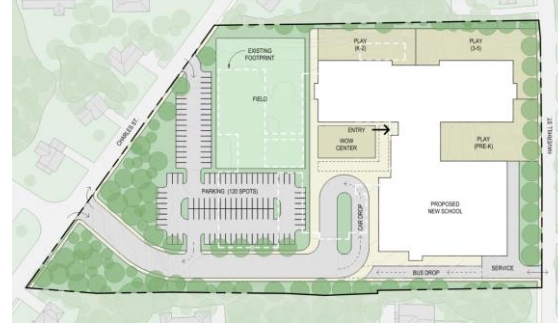
**B-1/B-2**  
Compact/3-story



**C-1/C-2**  
No demo 2-story



**D-1/D-2**  
Some Demo 2-story



**E**  
Extensive Demo



# EVALUATION OF ALTERNATIVES

	A-1	A-2	B-1	B-2	C-1	C-2	D-1	D-2	E-1
<b>Built Around the Student</b>									
Classroom Neighborhoods	O	O	O	O	O	O	+	+	+
Educational Spaces	O	O	-	-	-	-	O	O	O
<b>Community Centered</b>									
Cost/Value	-	-	+	+	+	+	O	O	O
Neighborhood Context	-	O	-	O	O	O	+	+	+
Outdoor Space	-	-	+	+	O	O	+	+	+
<b>Responsible Sustainability</b>									
Energy Efficient	-	-	+	+	+	+	+	+	+
Ease of Maintenance and Life Cycle Cost	O	O	O	O	O	O	O	O	O
<b>Safe and Healthy</b>									
Traffic and Access	-	-	+	+	O	O	+	+	+
Safe and Secure	O	O	O	O	O	O	O	O	O
Phasing/Disruption	-	-	+	+	O	O	-	-	-
<b>A Sense of Belonging</b>									
Warm and Welcoming	-	-	O	O	O	O	+	+	+
Scale and Character	-	O	-	O	O	O	+	+	O

# NEXT STEPS

- **PDP Submittal to MSBA:** May 20
- **Sustainability Committee:** May 21 and July 9 – initial system selection
- **Next SBC Meetings:** June 17 – Evaluation of Alternatives  
July 8 – Final Evaluation of Alternatives  
July 22 – Joint Meeting with Town Committees  
August 5 – Preferred Solution
- **Next Community Meetings:** July 15 – Evaluation of Alternatives  
August 8 – Preferred Solution



**QUESTIONS?**