

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

Board: Beverly School Building Committee

Date: March 10, 2015

Location: Beverly High School, Media Center 100 Sohier Road

Members Present

Mayor Michael Cahill
David Gelineau, Purchasing Agent
Paul Manzo, President, Beverly School Committee
Matthew Poska, Briscoe Middle School Principal
Maria Decker, School Building Committee Member
Bryant Ayles, Finance Director
George Binns, School Building Committee Member
William Guzowski, School Building Committee Member
Joseph Remondi, School Building Committee Member
Thaddeus Siemasko, School Building Committee Member
Todd Surette, School Building Committee Member
Janet Chrisos, School Building Committee Member
Betsey Desmond, School Building Committee Member
Roy Gelineau, School Building Committee Member
Joanna Murphy Scott, School Building Committee Member
Judy Miller, Director of Technology, Beverly Public Schools
Robert Fortado, Facilities Engineer, Department of Public Services
Dr. Stephen Hiersche, Superintendent of Schools
Denise Deschamps, Economic Development Planner
Tom Ellis, Heery Area Manager
Mark Lydon, Heery Project Manager
L. Scott Dunlap, Ai3 Architects, Partner
Troy Randall, Ai3 Architects, Partner
Jennifer Badershall
Don Martin, City Councilor
Sue Charochak, Assistant Superintendent of Schools

Recorder: Eileen Sacco

Meeting 09 called to order at 7:00 p.m.

Approval of Minutes

The minutes of the BSBC meeting #08 held on February 11, 2015 were presented for approval. Mayor Cahill moved approval of the minutes of the February 11, 2015 as presented. Dr. Hiersche seconded the motion. The motion carried.

Scott Dunlap reported that the project team attended a Facility Assessment Subcommittee meeting and MSBA. He stated that the meeting went very well and that the MSBA Board members were satisfied that the Educational Program was well thought out and put together. He notes that they found that the preferred option is well suited to the Ed Plan. He also notes that the MSBA members shared some positive comments and Dr. Hiersche, Tom Ellis and Mayor Cahill made positive comments at the FAS meeting. He also states that the 5-8 Middle School Program was accepted.

Scott Dunlap also reported that the Board was very complimentary of the design and the Middle School program and notes that it could not have gone better and they feel that we are in good shape.

Scott Dunlap updated the School Building Committee on the Schematic Design progress. He suggests that a meeting could be held before the next meeting for members to have more of a working session on the schematic design. He suggests a tentative date for March 25, 2015.

Dunlap explains that the design team is doing a variety of studies to improve the floor plan and notes that they have focused on the floor plans in the last 30 days and will focus on site issues moving forward. He reviews a number of plans and 3D images to show the variations that were studied.

Dunlap reviews the details for the neighborhoods that need to be developed. He explains that they have talked about reducing the footprint and improving the façade along Cabot Street.

Dunlap reports that they are looking at options for including the Art and Vocational spaces in the neighborhoods.

Dunlap showed an option where the media center was getting natural light from two sides as well as an option with an amphitheater in the courtyard.

George Binns addresses Dunlap and stated that he did not think that the neighborhoods should be identical. Dunlap states that they have not done much work on that at this point but notes that they will take that into consideration as they work on the layout for the academic neighborhoods.

Dunlap suggests that they will update the site plan so that it can be part of the discussion for the working meeting.

Mark Lydon reviews the projected cost estimate for the project. He reviews the total construction costs and the soft costs for the project. He also reviews the MSBA reimbursement constraints noting that the furniture, equipment and technology is \$2,400 per student and change order costs are limited to 1%. He also reviews information regarding the cost of the project and notes that the project budget will be developed in detail as they move through the schematic design phase.

Lydon reports that the project is proceeding on schedule and within budget.

Mayor Cahill states that the cost per square foot is not out of line with what is happening in the construction projects.

Other Items

Roy Gelineau states that he would like to have a discussion at the next meeting on the affordability of the project for the City. Mayor Cahill stated that Bryant Ayles will make a presentation on the city capital plan at the next meeting.

Mayor Cahill informed the SBC he will submit a letter to MSBA providing justification for the board to increase the current cap as well as to incorporate an escalation mechanism

Adjournment

The meeting was adjourned at 8:30 p.m.

Project: **New Beverly Middle School**
Project No: MSBA Project Number: 20130300305 / Heery Project Number: 1409500
Meeting No: Nine (9)
Date / Time: **10 MARCH 2015 at 7:00 PM**
Location: Beverly High School, Media Center, 100 Sohier Road, Beverly, MA 01915
Purpose: Regular Monthly Meeting of the School Building Committee
File Code:

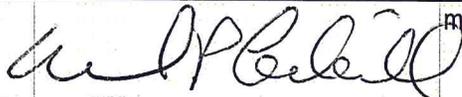
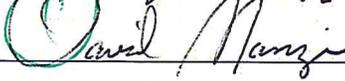
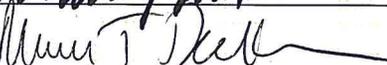
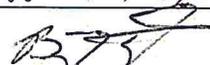
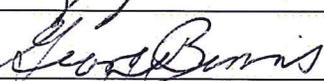
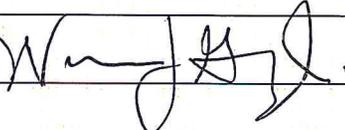
AGENDA

<i>Item No.</i>	<i>Item</i>	<i>Duration / Time</i>
09-01	<u>Meeting Minutes</u> Review and approval of minutes from SBC Meeting #8	7:00 – 7:02
09-02	<u>Designer Update</u> FAS MTG Update Schematic Design Update	7:02 -8:00
09-03	<u>OPM Update</u> MSBA Process/Terminology Overview Construction Cost/SF Update Project Schedule Project Budget	8:00 – 8:30
09-04	<u>Other Any Business Not Anticipated within 48 Hours of Meeting</u>	

END OF DOCUMENT.

SCHOOL BUILDING COMMITTEE MEETING SIGN-IN SHEET

Project:	<u>NEW BEVERLY MIDDLE SCHOOL, BEVERLY, MA</u>	Purpose:	<u>School Building Committee Meeting</u>	Meeting no:	<u>09</u>
Project No:	<u>MSBA PROJECT #201300300305 / HEERY #1409500</u>	Location:	<u>Beverly High School Media Center</u>	Date:	<u>10 Mar 2015</u>
Project Address:	<u>502 Cabot Street, Beverly, MA 01915</u>	Agenda:	<u>Regular Meeting</u>	Time:	<u>7:00 PM</u>

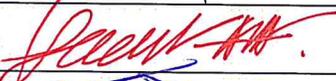
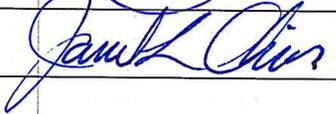
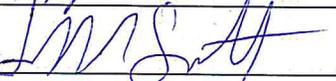
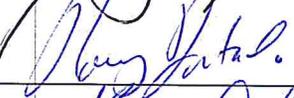
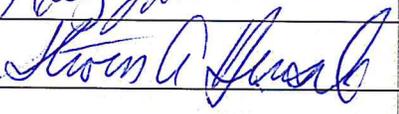
Name / Organization / Firm	Signature	Email Address	Telephone Number
Mayor Michael Cahill City of Beverly		mayorcahill@beverlyma.gov	978-921-6000 x2333 978-605-2333 (o) 978-869-2111 (m)
David Gelineau City of Beverly, Purchasing Agent		dgelineau@beverlyma.gov	978-921-6000 978-605-2350
Paul Manzo Beverly School Committee, President		paulmanzo@comcast.net	978-927-9912
David Manzi Beverly School Committee Member		dmanzigoldcoast@aol.com	978-921-0123
Michael Collins Beverly Commissioner of Public Services		mcollins@beverlyma.gov	978-921-6053 978-423-7813
Raymond Bouchard Chair, Planning & Construction Committee		vbouc@msn.com	978-922-2252
Stacy Bucyk Administrator of Special Education Beverly Public Schools		sbucyk@beverlyschools.org	978-921-6100, Ext. 732
Matthew Poska Briscoe Middle School Principal		mposka@beverlyschools.org	978-921-6103
Maria Decker		mtdecker@comcast.net	978-927-1013
Bryant Ayles Municipal Finance Director		bayles@beverlyma.gov	978-605-2315
George Binns		binns@comcast.net	978-927-1793
Bob Griffin		bgriffin@griffineng.com	978-927-5111
William Guzowski		bdguzowski@hotmail.com	617-963-9800

SCHOOL BUILDING COMMITTEE MEETING SIGN-IN SHEET

Project: NEW BEVERLY MIDDLE SCHOOL, BEVERLY, MA
 Project No: MSBA PROJECT #201300300305 / HEERY #1409500
 Project Address: 502 Cabot Street, Beverly, MA 01915

Purpose: School Building Committee Meeting
 Location: Beverly High School Media Center
 Agenda: Regular Meeting

Meeting no: 09
 Date: 10 Mar 2015
 Time: 7:00 PM

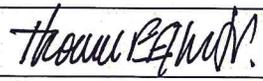
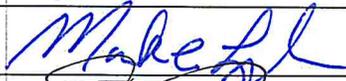
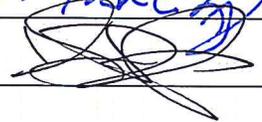
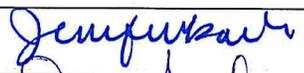
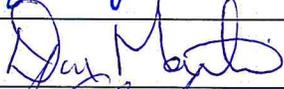
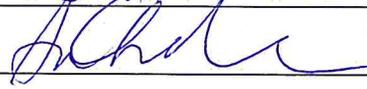
Name / Organization / Firm	Signature	Email Address	Telephone Number
Joseph F. Remondi, Jr.		Moc521@comcast.net	978-922-7669
Thaddeus S. Siemasko		Thad@SVDesign.com	978-927-3745
Todd Surette		tsurette@vfa.com	78-799-3987
Janet Chrisos		jchrisos@mscba.org	978-430-5029
James Coffey City of Beverly Athletic Director		jcoffey@beverlyschools.org	617-794-5487
Betsy Desmond		artsy2@mac.com	978-927-1112
Roy Gelineau		roy@gelineaukline.com	978-741-2002
Joanna Murphy Scott		Joanna.scott@comcast.net	978-927-5708
Stephanie Williams City Solicitor, City of Beverly		swilliams@beverlyma.gov	978-921-6000 978-605-2335
Judy Miller Director of Technology, Beverly Public Schools		jmiller@beverlyschools.org	978-869-7436
Robert Fortado Facilities Engineer, Dept. of Public Services Public Schools Division		rfortado@beverlyschools.org	978-815-3443
Dr. Steven Hiersche Superintendent of Schools		shiersche@beverlyschools.org	978-921-6100, Ext. 712
Jean Sherburne Director of Finance & Operations		jsherburne@beverlyschools.org	978-921-6100, Ext. 725

SCHOOL BUILDING COMMITTEE MEETING SIGN-IN SHEET

Project: NEW BEVERLY MIDDLE SCHOOL, BEVERLY, MA
 Project No: MSBA PROJECT #201300300305 / HEERY #1409500
 Project Address: 502 Cabot Street, Beverly, MA 01915

Purpose: School Building Committee Meeting
 Location: Beverly High School Media Center
 Agenda: Regular Meeting

Meeting no: 09
 Date: 10 Mar 2015
 Time: 7:00 PM

Name / Organization / Firm	Signature	Email Address	Telephone Number
Denise Deschamps Economic Development Planner		d-deschamps@beverlyma.gov	978-605-2356
Tom Ellis Heery, Area Manager		tellis@heery.com	781-494-9000
Al Calcagno Heery, Project Director		acalcagn@heery.com	401-829-3286 (cell)
Mark Lydon Heery, Project Manager		mlydon@heery.com	609-306-7491 (cell)
L. Scott Dunlap Ai3 Architects, Partner		dunlap@ai3.com	508-358-0790 (o)
Troy Randall Ai3 Architects, Partner		Randall@ai3.com	508-358-0790 (o)
Jenifer Badershall		jbadershall@smma.com	978-766-1595
Don Martin		councilor-uastn@mail.com	978-927-8888
Sue Charochuk		scharochuk@beverlyschools.org	928-926-6100

Beverly Middle School		MSBA Project Number: 201300300305		Project Budget: HII-1409500		Updated: March 6, 2015		HEERY					
b		c		d		e		f		g		h	
MSBA Cost Category	Base Contract Descriptions	Approved Budget	Revised Budget - Per 10-23-2014 - APPROVED BRR #1	Committed Funds	Approved Invoices To Date	Committed Funds Remaining to be Paid	Approved Budget Less Committed Funds	Scope Items Excluded from Basis of Est Total Facilities Grant or Otherwise Ineligible	Services/Consultants	Month Approved			
0000-0000	Feasibility Study Agreement												
0001-0000	OPM - Feasibility Study	\$ 275,000.00	\$ 275,000.00	\$ 240,000.00	\$ 87,313.70	\$ 152,686.30	\$ 35,000.00						
	Heery Invoice #564462				\$ 18,290.00				June 2 thru Sep 12, 2014	Sep-14			
	Heery Invoice #572766				\$ 20,954.00					Dec-14			
	Heery Invoice #576127				\$ 8,785.00					Jan-15			
	Heery Invoice #579088				\$ 23,191.50					Feb-15			
	Heery Invoice #582132				\$ 16,093.20					Mar-15			
0002-0000	A&E - Feasibility Study	\$ 650,000.00	\$ 925,000.00	\$ 925,000.00	\$ 480,996.00	\$ 444,004.00	\$ -		Review grade reconfig. with MSBA				
	Ai3 Invoice #0001B-1403.00				\$ 120,374.84					Oct-14			
	Ai3 Invoice #0002B-1403.00				\$ 64,305.16					Nov-14			
	Ai3 Invoice #0003B-1403.00				\$ 43,320.00					Dec-14			
	Ai3 Invoice #0004B-1403.00				\$ 88,527.00					Jan-15			
	Ai3 Invoice #0005B-1403.00				\$ 92,376.00					Feb-15			
	Ai3 Invoice #0006B-1403.00				\$ 72,093.00					Mar-15			
0003-0000	Environmental & Site	\$ 175,000.00	\$ 175,000.00	\$ 142,500.00	\$ 71,448.54	\$ 71,051.46	\$ 32,500.00		as it relates to AE options and fee				
	Ai3 Invoice #0001E-1403.00				\$ 7,106.00					Nov-14			
	Ai3 Invoice #0002E-1403.00				\$ 54,073.25					Dec-14			
	Ai3 Invoice #0003E-1403.00				\$ 7,043.54					Feb-15			
	Ai3 Invoice #0005E-1403.00				\$ 3,225.75					Mar-15			
0004-0000	Other	\$ 400,000.00	\$ 125,000.00	\$ 6,964.56	\$ 6,964.56	\$ -	\$ 118,035.44			Oct-14			
	Wylie-Inn Group #7566				\$ 1,188.00								
	Ai3 Invoice #0003E-1403.00				\$ 3,817.02				Printing	Jan-15			
	Ai3 Invoice #0005E-1403.00				\$ 1,959.54				Supplies/Binders	Mar-15			
	Feasibility Study Agreement -SUB-TOTAL	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,314,464.56	\$ 575,274.26	\$ 739,190.30	\$ 185,535.44	\$ -					
0100-0000	Administration												
0102-0000	Owner's Project Manager												
	Administration - SUB-TOTAL	\$ -				\$ -	\$ -	\$ -					
0200-0000	Architect and Engineer												
0203-0000	A&E - Reimbursables & Other Services												
	Architect and Engineering - SUB-TOTAL	\$ -				\$ -	\$ -	\$ -					
0300-0000	Site Acquisition												
	Site Acquisition - SUB-TOTAL	\$ -					\$ -	\$ -					
0500-0000	Construction Contract												
	Alternates SUB-TOTAL	\$ -				\$ -	\$ -	\$ -					
0507-0000	Construction Contingency												
	Construction Contingency - SUB-TOTAL	\$ -				\$ -	\$ -	\$ -					
0508-0000	Change Orders												
0600-0000	Miscellaneous Project Costs												
	Miscellaneous Project Costs - SUB-TOTAL	\$ -				\$ -	\$ -	\$ -					
0700-0000	Furnishings and Equipment												
	Furnishings and Equipment - SUB-TOTAL	\$ -				\$ -	\$ -	\$ -					

Beverly Middle School										
MSBA Project Number: 201300300305										
Project Budget: HII-1409500										
Updated: March 6, 2015										
	b	c	d	e	f	g	h	HEERY		
MSBA Cost Category	Base Contract Descriptions	Approved Budget	Revised Budget - Per 10-23-2014 - APPROVED BRR #1	Committed Funds	Approved Invoices To Date	Committed Funds Remaining to be Paid	Approved Budget Less Committed Funds	Scope Items Excluded from Basis of Est Total Facilities Grant or Otherwise Ineligible	Services/Consultants	Month Approved
	Owner's Contingency - SUB-TOTAL	\$ -		\$ -		\$ -	\$ -	\$ -		
	TOTALS	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,314,464.56	\$ 575,274.26	\$ 739,190.30	\$ 185,535.44	\$ -		
			column d	column e	column f	column e - f	column d - e			
	Alternates	\$ -								
	Scope items excluded	\$ -								
	Ineligible Costs	\$ -								
	Basis of Total Facilities Grant	\$ 1,500,000.00								
	Reimbursement Rate %	51.42								
	Total Max Facilities Grant	\$ 771,300.00								

CITY OF BEVERLY, MA
MODULE 3 FEASIBILITY STUDY

HEERY INTERNATIONAL, INC.

ID	Task Name	% Complete	Duration	Start	Finish	2014				2015				2016				2017				2018				2019	
						Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1
1	Eligibility Period Activity	100%	247 days	Wed 1/1/14	Fri 9/5/14																						
2	Invite to Eligibility Period	100%	0 days	Wed 1/1/14	Wed 1/1/14																						
3	Invite to Feasibility Study	100%	0 days	Wed 3/26/14	Wed 3/26/14																						
4	ProPay Training Date #1	100%	1 day	Fri 8/15/14	Fri 8/15/14																						
5	Project Kick Off Meeting	100%	0 days	Fri 9/5/14	Fri 9/5/14																						
6	Owners Project Manager Selection	100%	62 days	Wed 9/3/14	Mon 11/3/14																						
7	RFS Ad Appears	100%	0 days	Wed 9/3/14	Wed 9/3/14																						
8	OPM Panel Meeting	100%	0 days	Mon 11/3/14	Mon 11/3/14																						
9	OPM Contract Executed	100%	1 day	Mon 11/3/14	Mon 11/3/14																						
10	Designer Selection	100%	65 days	Wed 7/2/14	Thu 9/4/14																						
11	RFS Ad Appears	100%	11 days	Wed 7/2/14	Sat 7/12/14																						
12	Response Due	100%	1 day	Thu 7/17/14	Thu 7/17/14																						
13	Materials Received by the MSBA	100%	6 days	Fri 7/25/14	Wed 7/30/14																						
14	DSP Meeting Date / Application Review	100%	0 days	Tue 8/12/14	Tue 8/12/14																						
15	DSP Interviews Date	100%	0 days	Tue 8/26/14	Tue 8/26/14																						
16	Designer Contract Executed	100%	7 days	Tue 8/26/14	Mon 9/1/14																						
17	Designer Contract Received by the MSBA	100%	1 day	Thu 9/4/14	Thu 9/4/14																						
18	Preliminary Design Program	100%	131 days	Fri 9/5/14	Tue 1/13/15																						
19	Kick Off Meeting	100%	1 day	Fri 9/5/14	Fri 9/5/14																						
20	PDP Submittal Development	100%	81 days	Fri 9/5/14	Mon 11/24/14																						
21	PDP Submittal Date (8 weeks before PSR date)	100%	0 days	Wed 11/26/14	Wed 11/26/14																						
22	MSBA PDP Review	100%	28 days	Wed 11/26/14	Tue 12/23/14																						
23	Address PDP Comments	100%	21 days	Wed 12/24/14	Tue 1/13/15																						
24	Preferred Schematic Report	70%	123 days	Wed 11/26/14	Sat 3/28/15																						
25	PSR Submittal Development	100%	78 days	Wed 11/26/14	Wed 2/11/15																						
26	PSR Submittal Date	100%	1 day	Thu 2/12/15	Thu 2/12/15																						
27	MSBA PSR Review	70%	20 days	Fri 2/13/15	Wed 3/4/15																						
28	Address PSR Comments	0%	10 days	Fri 3/4/15	Sun 3/18/15																						
29	FAS Presentation	0%	14 days	Thu 2/25/15	Wed 2/25/15																						
30	Address FAS Comments	0%	10 days	Thu 2/26/15	Sat 3/18/15																						
31	PS Board Approval	0%	0 days	Wed 3/25/15	Wed 3/25/15																						
32	Schematic Design	0%	259 days	Fri 2/13/15	Thu 10/29/15																						
33	SD Submittal Development	0%	180 days	Fri 2/13/15	Tue 8/11/15																						
34	SD Notification Email Sent	0%	2 days	Wed 3/25/15	Thu 3/26/15																						
35	SD Submittal Date	0%	1 day	Thu 8/6/15	Thu 8/6/15																						
36	MSBA SD Review Complete	0%	21 days	Fri 8/7/15	Thu 8/27/15																						
37	Address SD Comments	0%	14 days	Fri 8/28/15	Thu 9/10/15																						
38	PS & B Board Approval	0%	0 days	Wed 9/30/15	Wed 9/30/15																						
39	PSB Agreement Executed	0%	30 days	Wed 9/30/15	Thu 10/29/15																						
40	DESE Review	0%	37 days	Thu 8/6/15	Fri 9/11/15																						
41	MSBA Review of DESE Submittal	0%	7 days	Thu 8/6/15	Wed 8/12/15																						
42	DESE Review and Approval	0%	30 days	Thu 8/13/15	Fri 9/11/15																						
43	Project Funding Appropriation	19%	28 days	Wed 10/28/15	Tue 11/24/15																						
44	District Vote	0%	0 days	Wed 10/28/15	Wed 10/28/15																						
45	Certifications of Votes sent to MSBA	0%	3 days	Wed 10/28/15	Fri 10/30/15																						
46	Project Funding Agreement Sent	0%	18 days	Tue 11/3/15	Fri 11/20/15																						

Project: City of Beverly, MA Modu
Date: Fri 3/6/15

Task		Summary		External Milestone		Inactive Summary		Manual Summary Rollup		Finish-only	
Split		Project Summary		Inactive Task		Manual Task		Manual Summary		Deadline	
Milestone		External Tasks		Inactive Milestone		Duration-only		Start-only		Progress	



The Beverly Middle School Flexible Learning Academy

Flexible Classroom Studios

Flexible Configurations

Flexible Support

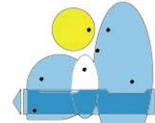
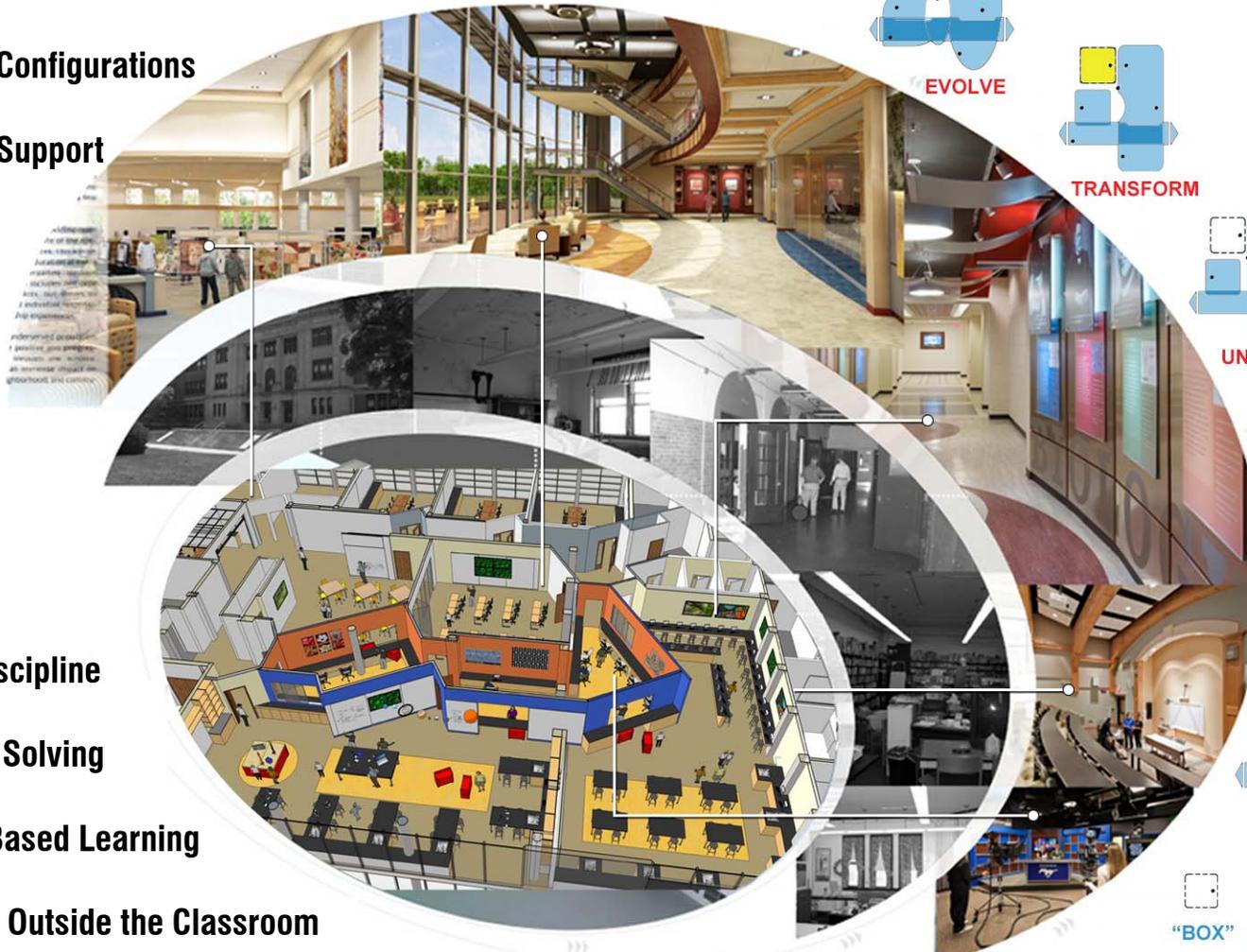
Exhibits

Cross Discipline

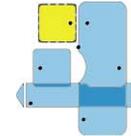
Problem Solving

Project Based Learning

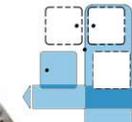
Learning Outside the Classroom



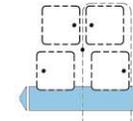
EVOLVE



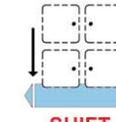
TRANSFORM



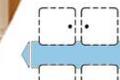
UNFOLD



ENGAGE



SHIFT



REUSE

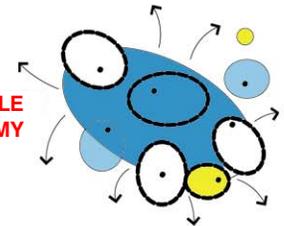


"BOX"



TRADITIONAL

FLEXIBLE ACADEMY





MSBA Facilities Subcommittee Meeting

MSBA

Jack McCarthy, Executive Director
Mary Pichetti, Director of Capital Planning
John Jumpe, Jr., Director of Project Management
Sarah Blanche, Project Coordinator
Colin Finch, Project Manager

MSBA Board Members

Terry Kwan, MSBA Board Educator
Richard Bertman, MSBA Board Architect

Heery International, Inc.

Thomas E. Ellis, Jr., Manager
Mark C. Lydon, Project Director

City of Beverly

Michael P. Cahill, Mayor
Bryant Ayles, Director of Municipal Finance
Michael P. Collins, P.E., Commissioner of Public
Services and Engineering
Dr. Steven A. Hiersche, Superintendent of Schools
Suzanne Charochak, M.Ed., Assistant
Superintendent

Ai3 Architects, LLC

L. Scott Dunlap, Principal
Troy L. Randall, Principal



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities



MSBA Facilities Subcommittee Meeting

- MBSA Board review and critique of the educational program
- MSBA Board review of the proposed architectural plan and design direction
- MSBA Board opportunity to endorse and/or challenge the proposed direction
- Pre-cursor to formal MSBA Board approval of the educational program and proposed floor plan



Massachusetts School Building Authority

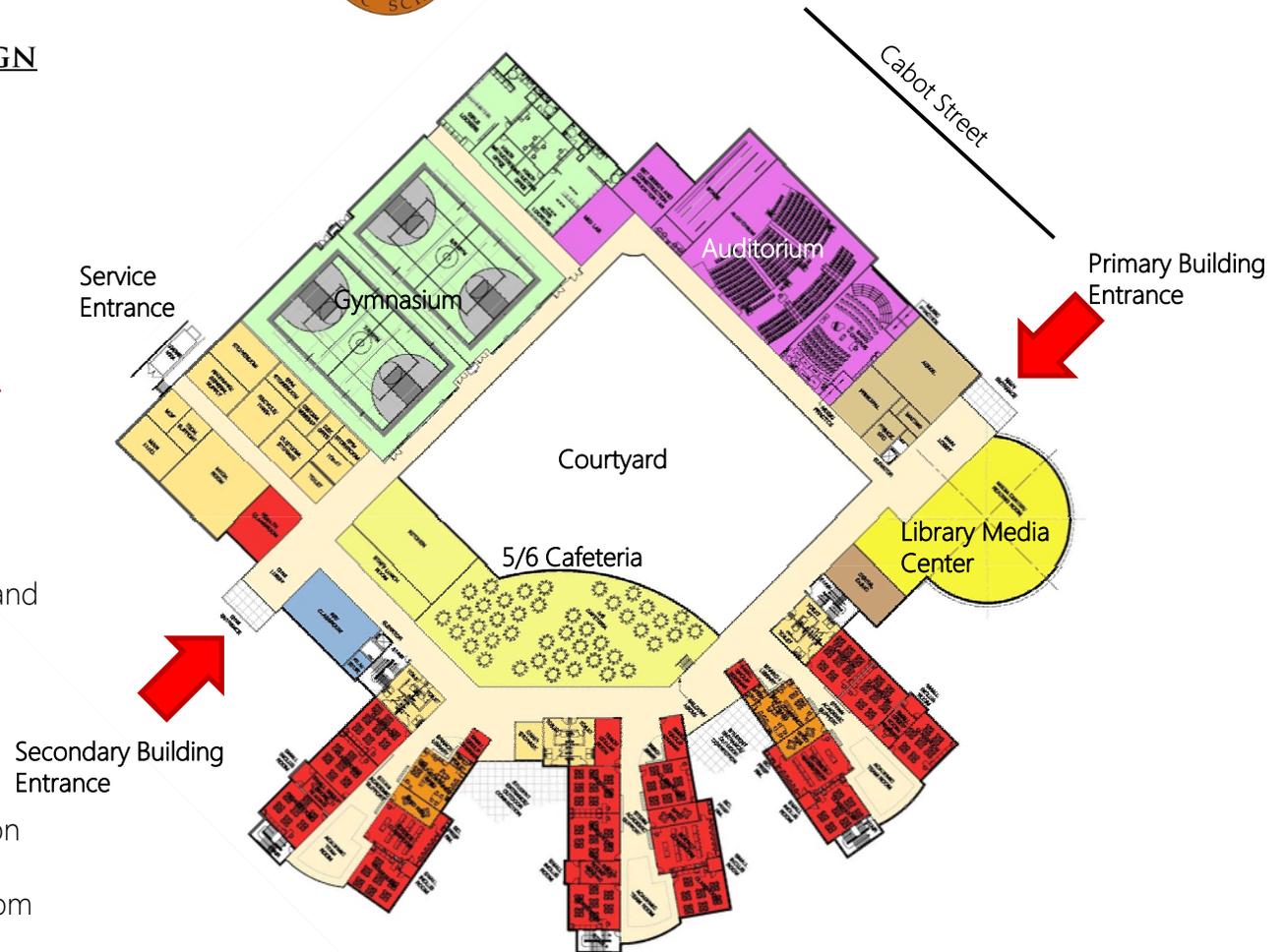
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

Schematic Study



ITEMS STUDIED BY THE DESIGN TEAM:

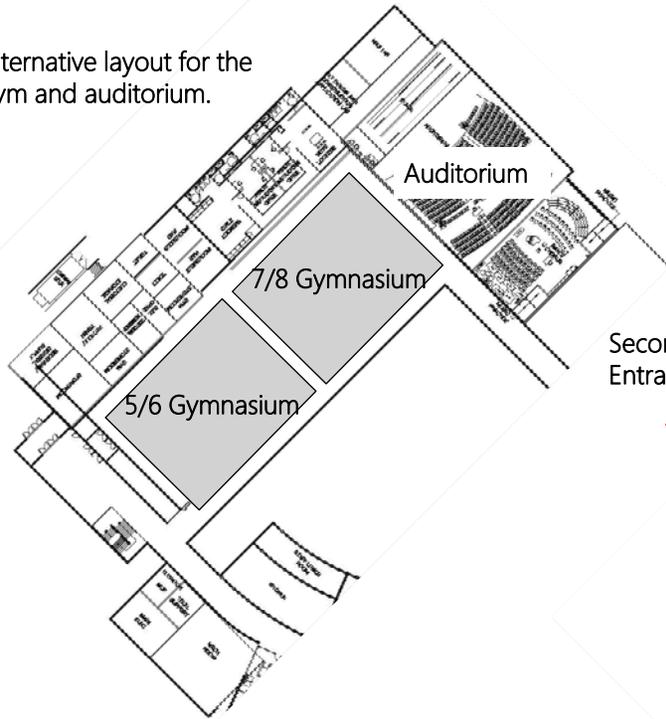
- Reduction of overall **building footprint**
- Scaling and transparency at the **Cabot Street façade**
- Moving academics closer to the **entry experience**
- Study of the **library media center** configuration, connections, and adjacencies
- Symmetry and organization of **academic neighborhoods**
- Study of **cafeteria** configuration and connection to neighborhood; **zoning of cafeteria** by neighborhood
- Integration of **arts** into neighborhood
- Study of location and organization of **auditorium** and its adjacent spaces, including band/music room
- Study of **organization of gymnasium** and their connections to locker room areas



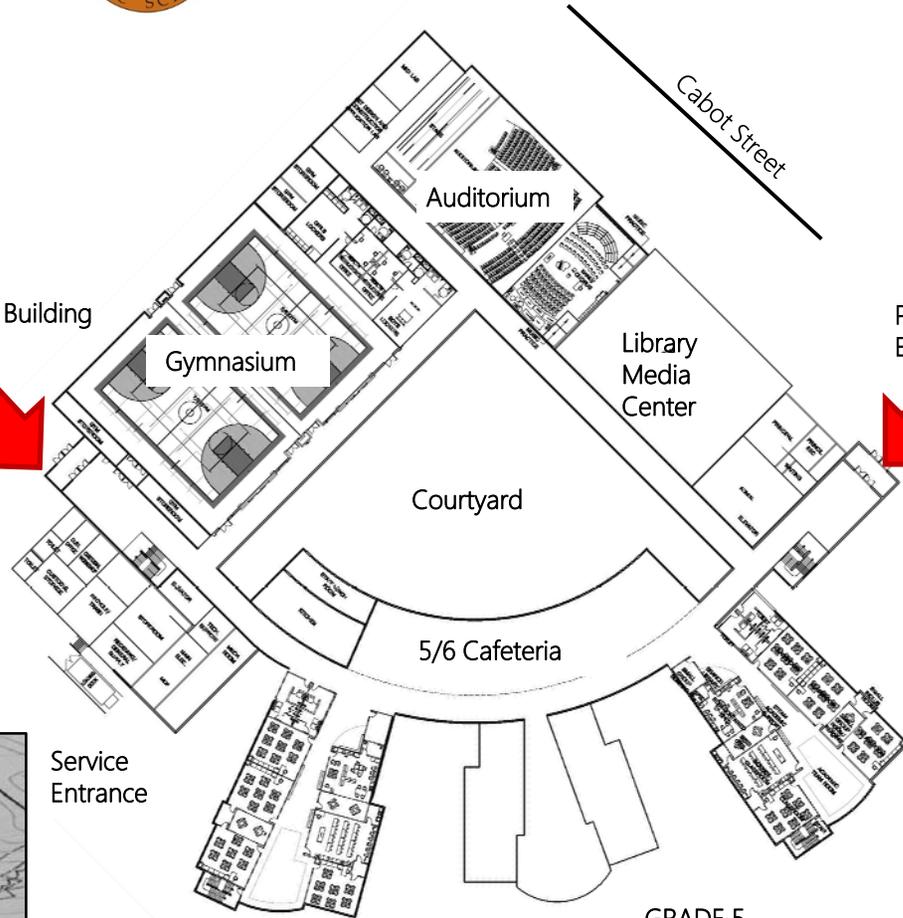
Schematic Study



Alternative layout for the gym and auditorium.



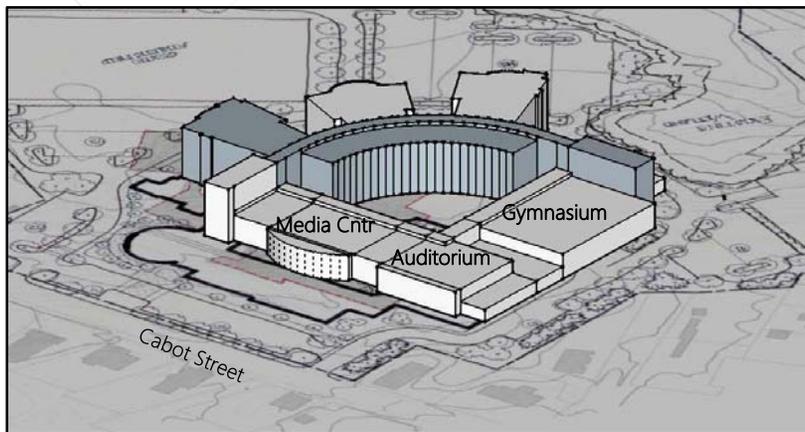
Secondary Building Entrance



Primary Building Entrance



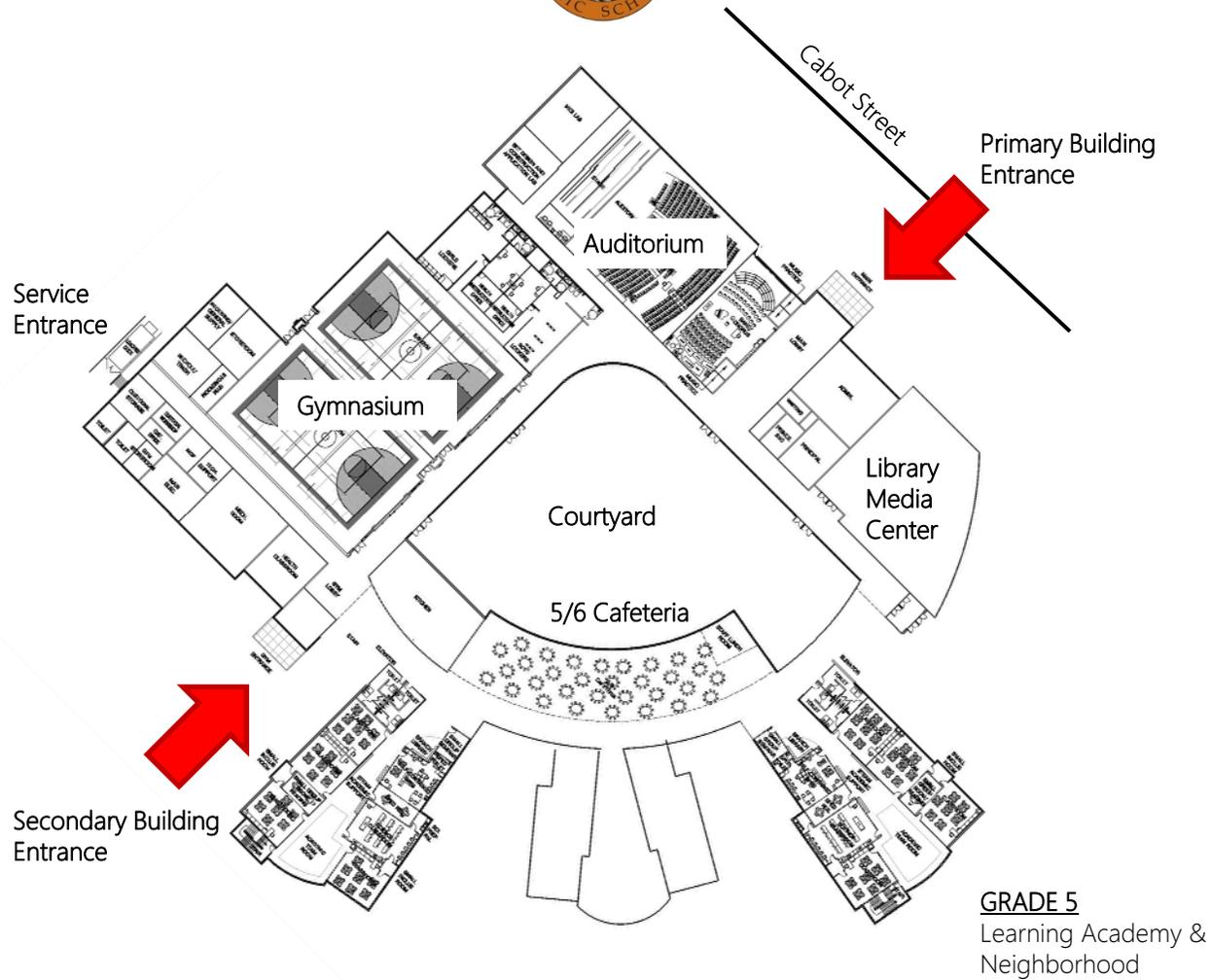
Service Entrance



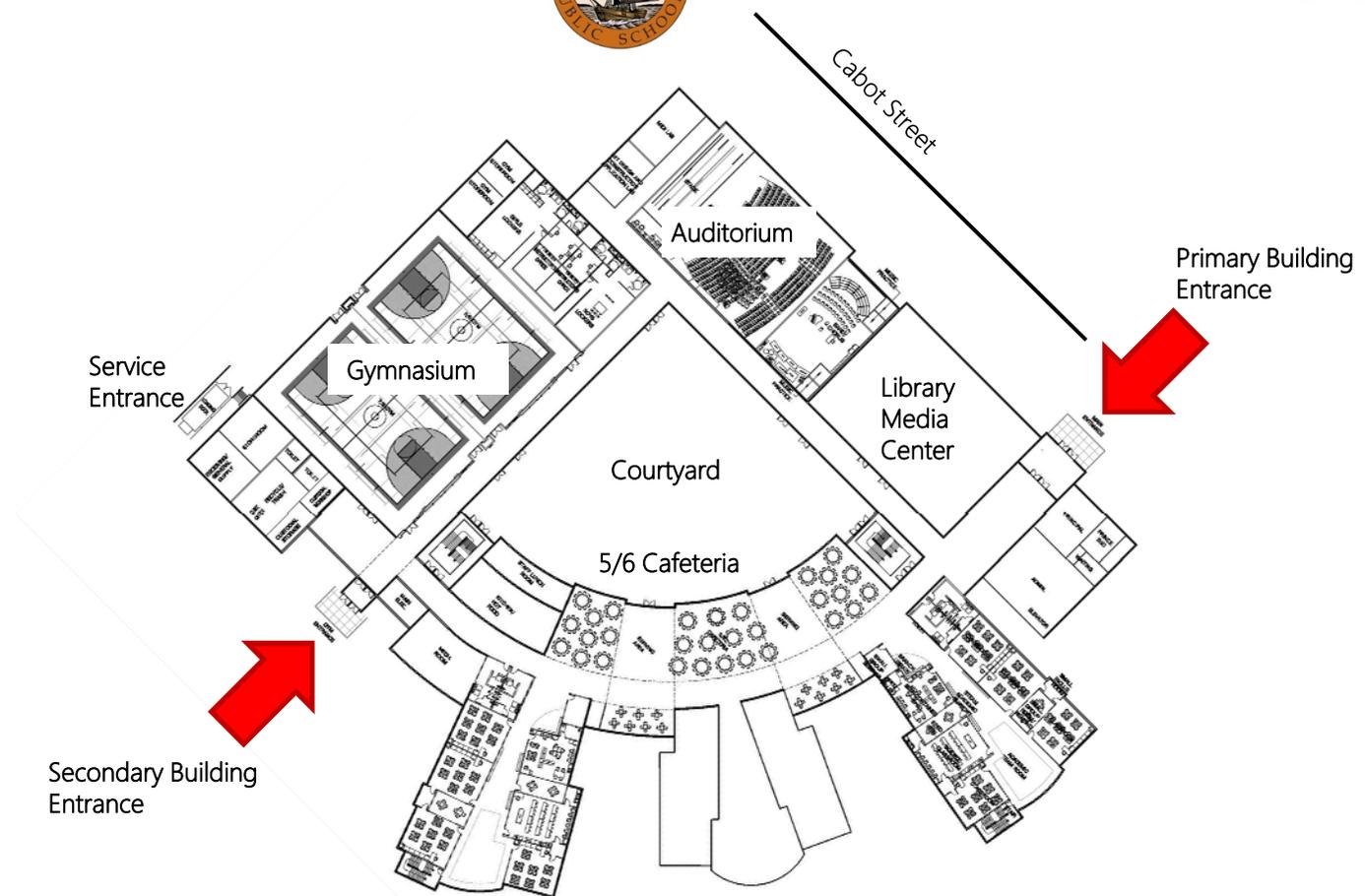
GRADE 5
Learning Academy &
Neighborhood

FLOOR 1

Schematic Study



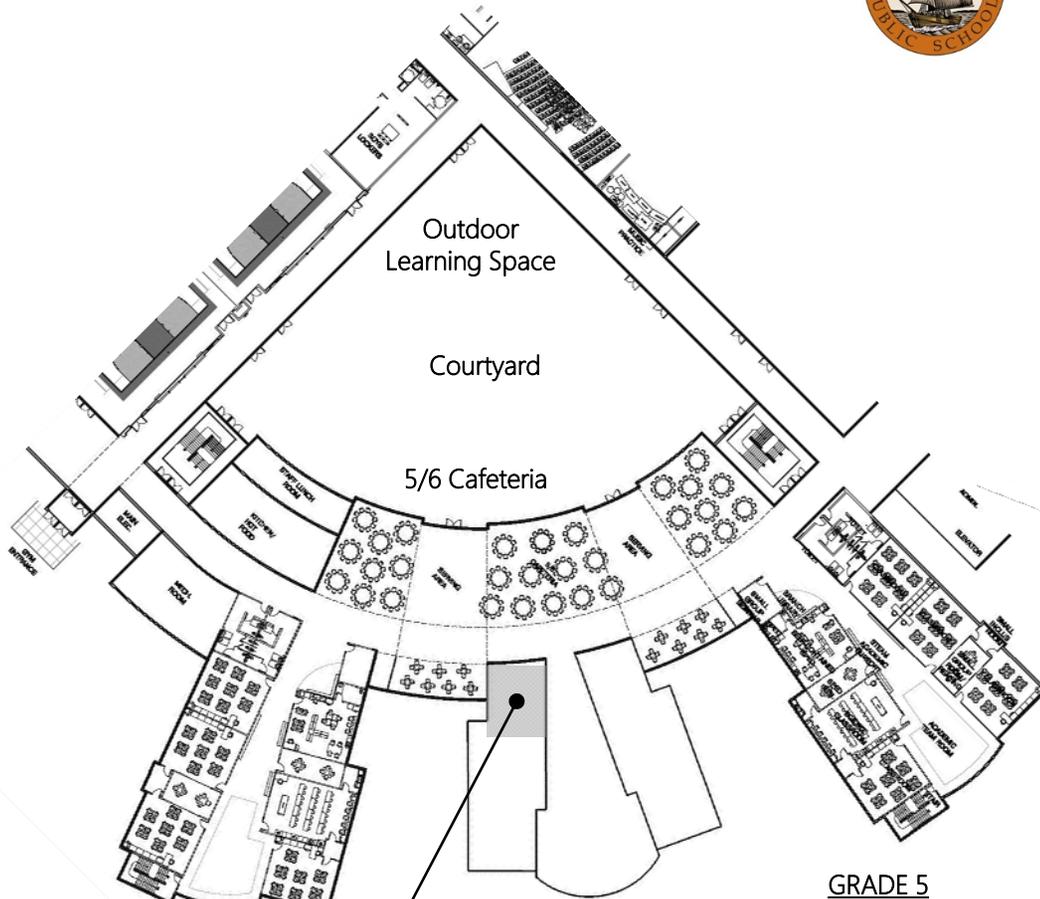
FLOOR 1



GRADE 5
Learning Academy &
Neighborhood

FLOOR 1

Schematic Study: Academic Neighborhoods

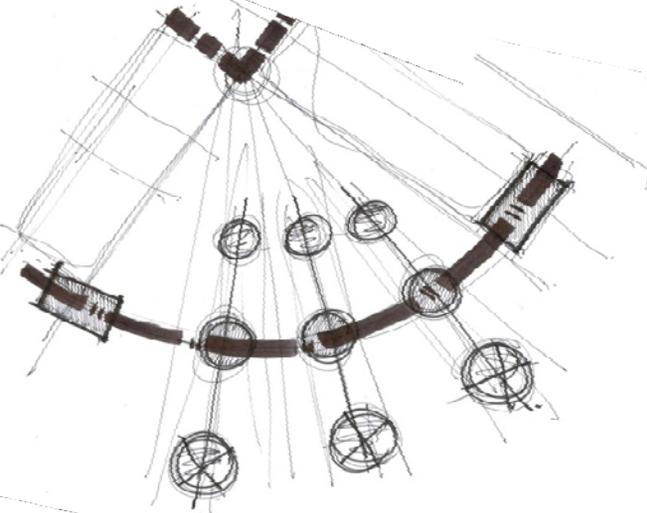
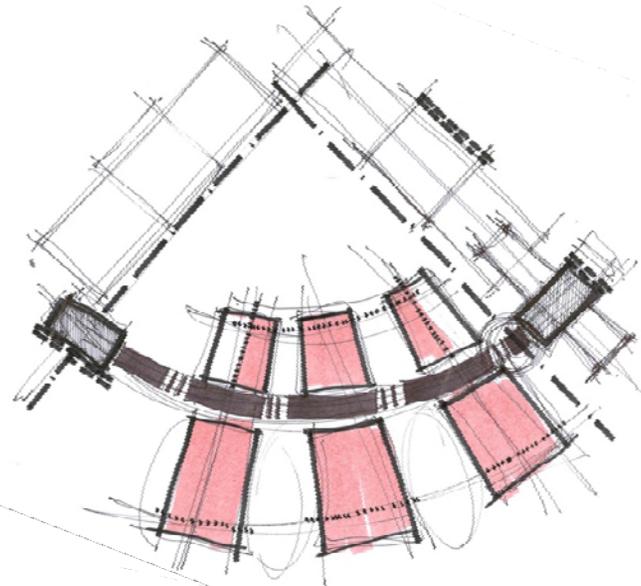


GRADE 5
Learning Academy &
Neighborhood

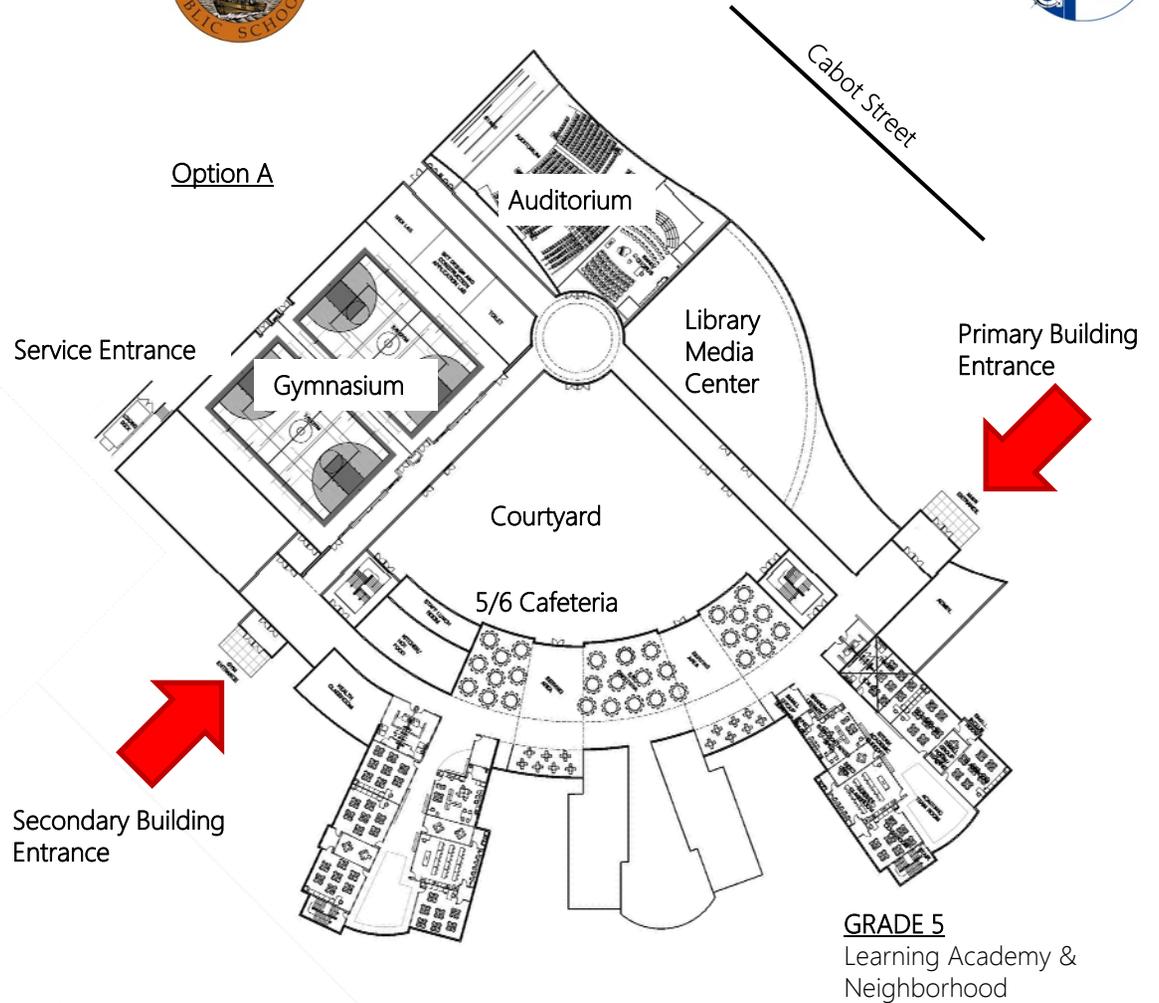
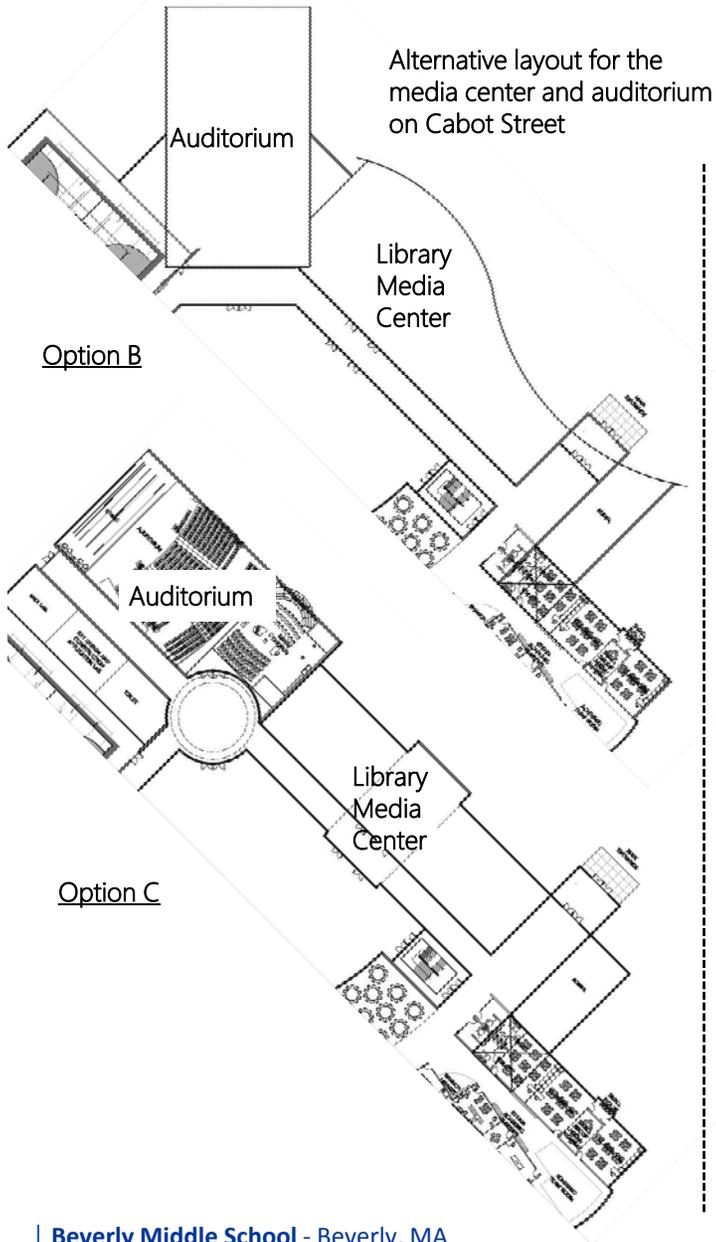
GRADE 5
Learning Academy &
Neighborhood

Art and
Technology
Classrooms, all 4
floors

GRADE 5
Learning Academy &
Neighborhood

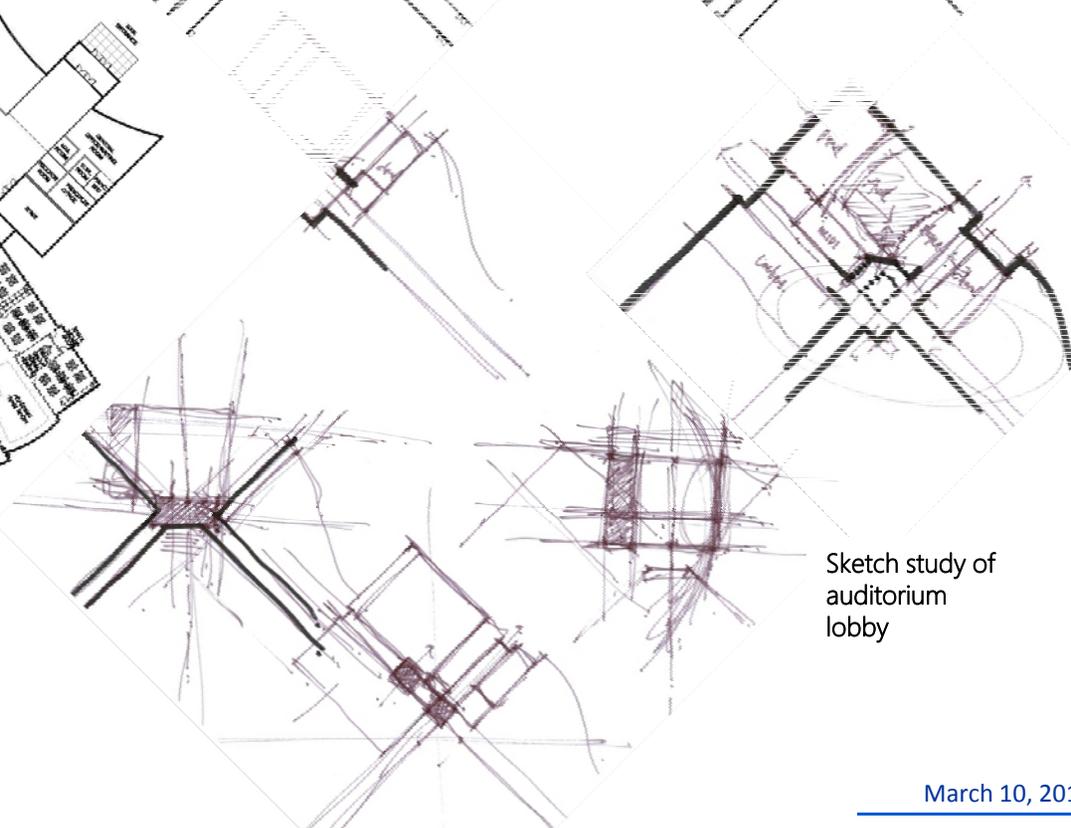
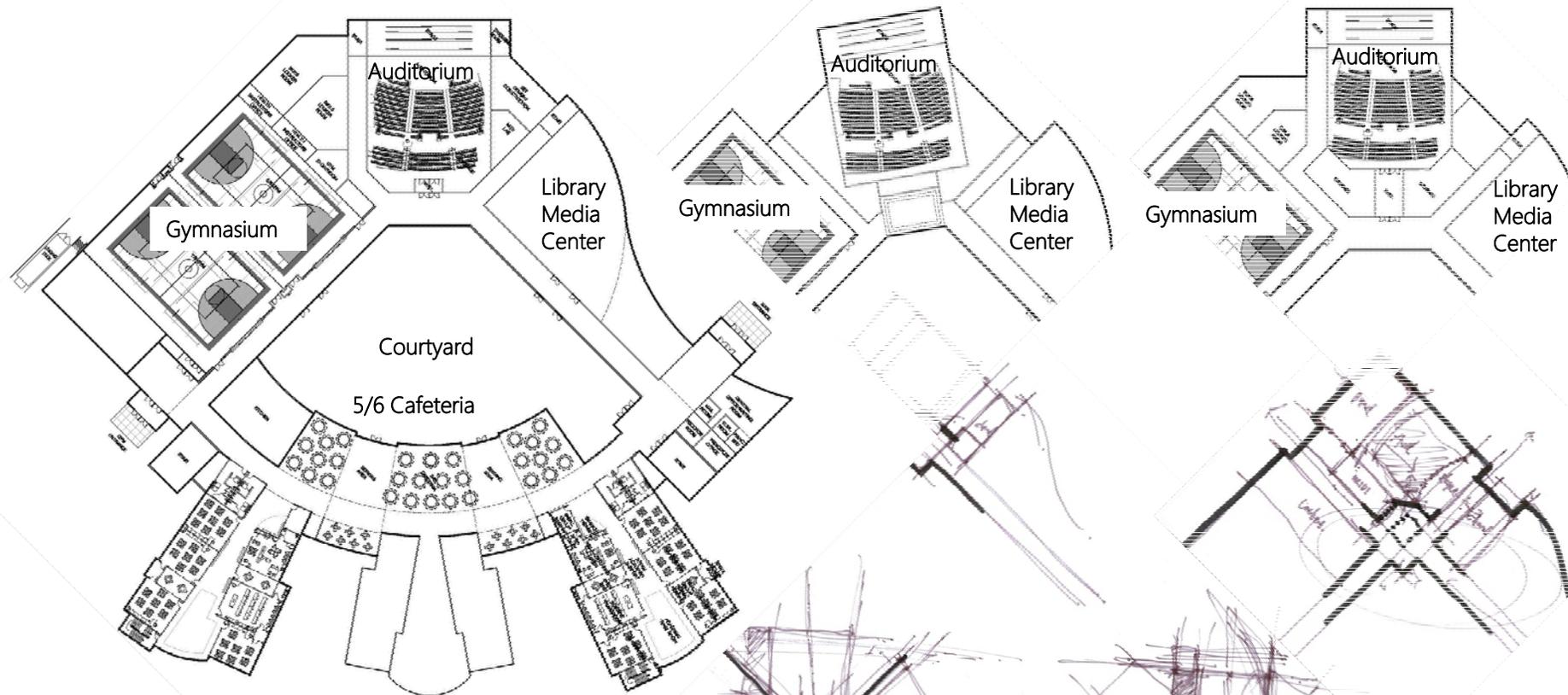


Schematic Study: Cabot Street Facade



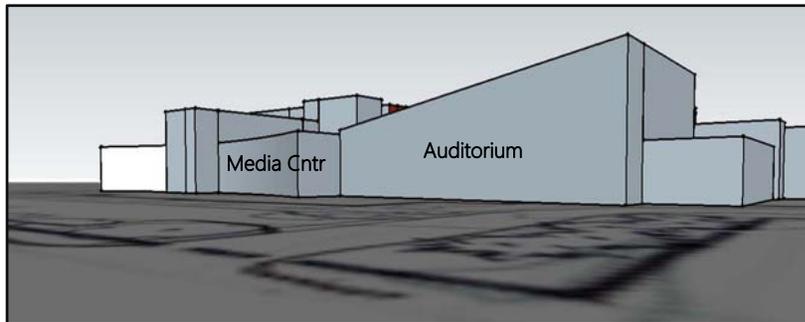
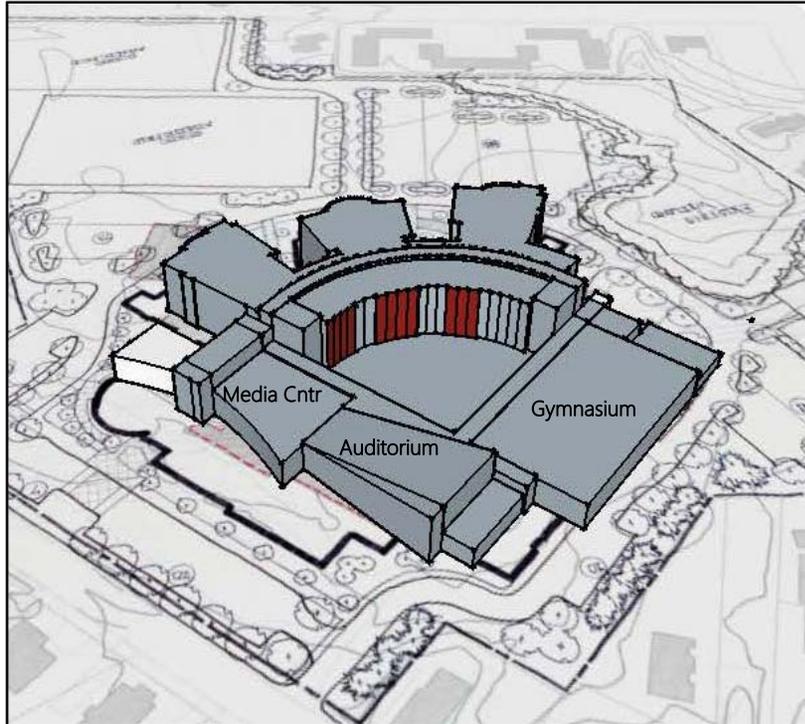
FLOOR 1

Schematic Study: Auditorium & Entry



Sketch study of auditorium lobby

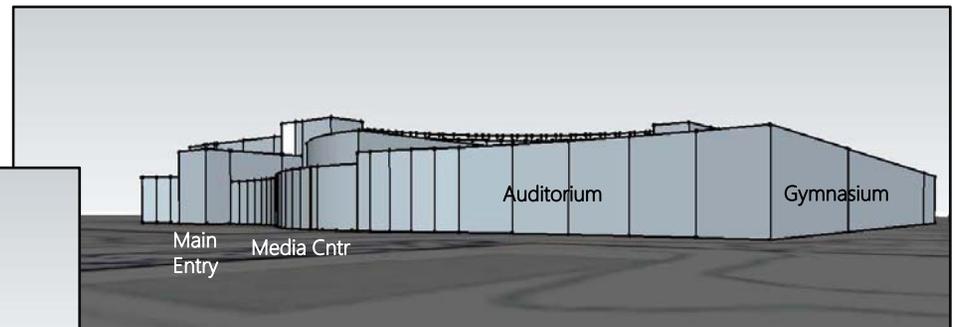
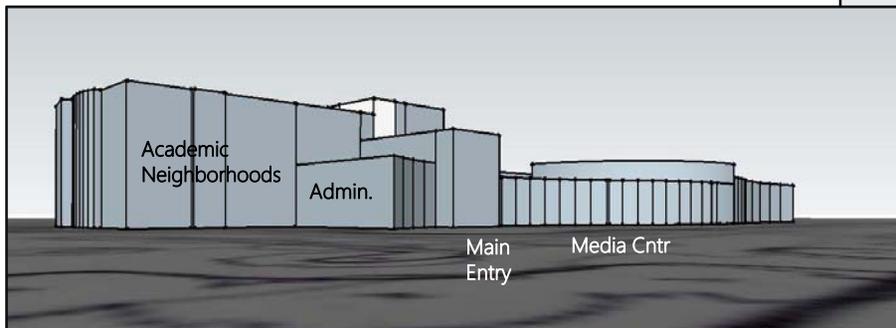
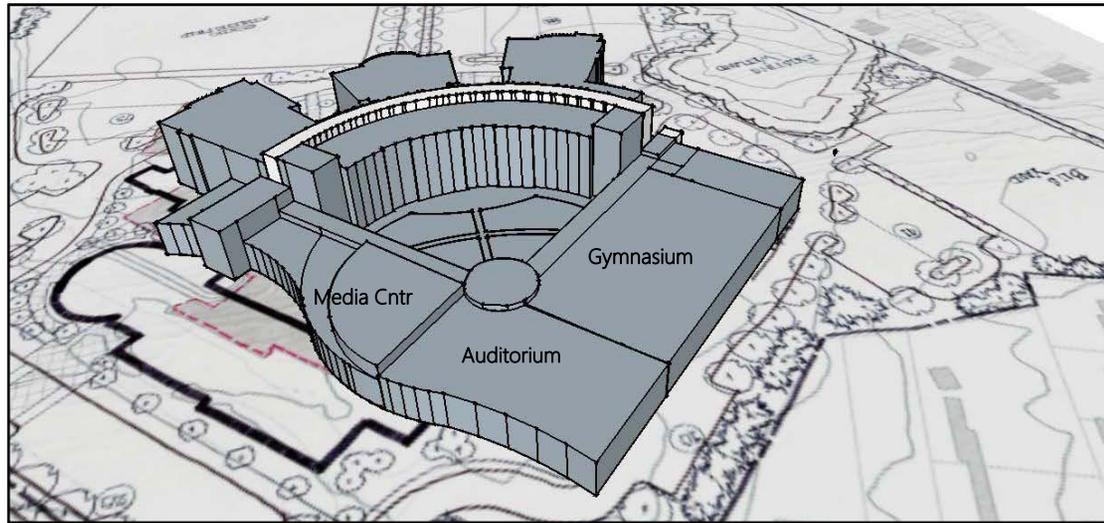
Schematic Study



GRADE 5
Learning Academy & Neighborhood

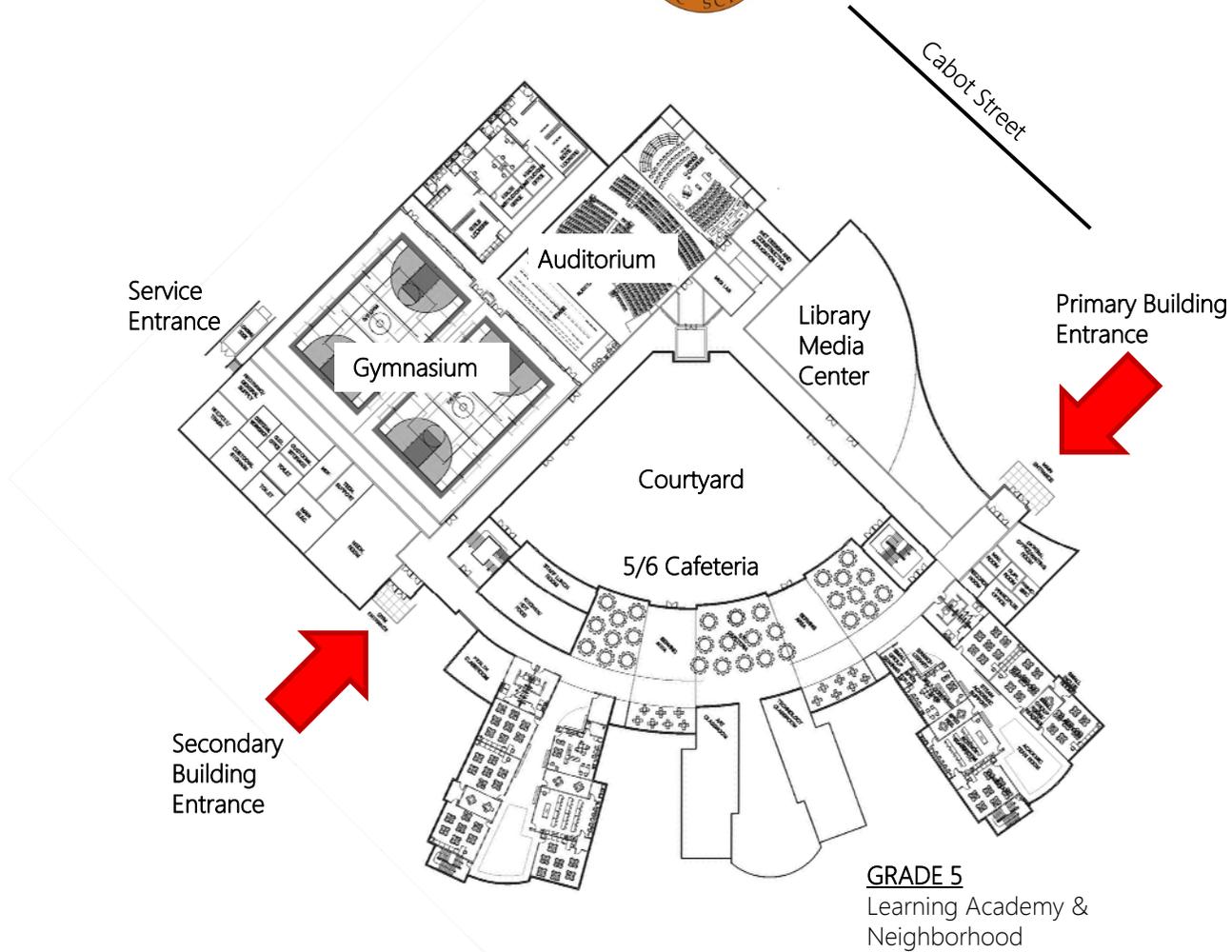
FLOOR 1

Schematic Study



View from Cabot Street

Schematic Study



FLOOR 1



UPCOMING FOCUS

- Academic neighborhoods and their organization, form, and adjacencies
- Courtyard development and integration into educational program
- Courtyard maintenance, size materials, shading, organization
- Kitchen organization and function
- Mechanical room location, distribution, efficiency
- Gymnasium and locker room integration
- Adjacencies for auditorium, band, choral, set design, MIDI lab

CONTINUED SCHEMATIC STUDY

- Overall building massing
- Cabot Street massing
- Cabot Street solid void relationships
- Auditorium organization, orientation, and adjacencies
- Circulation efficiency
- Efficiency of overall building envelope
- Begin further study in site plan options
- Media center configuration, location, adjacency
- Entry experience (lobby size, height, adjacency, views)

Project Cost Elements

Total Project Cost = “Construction Costs” + “Soft Costs”

Construction Costs

Hard Cost (Bricks & Mortar)
+ Contingency

Total Construction Cost

Soft Costs

Designer Fees
OPM Fees
Furniture/ Equipment
+ Technology

Total Soft Costs



MSBA Reimbursement Constraints

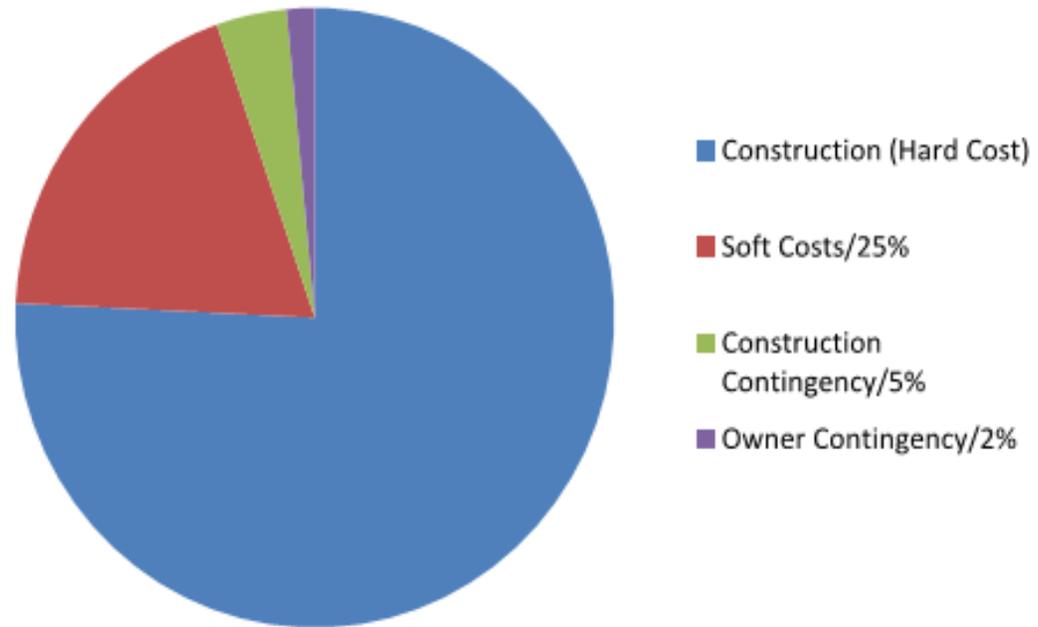
Site Cost – 8% of Building Cost

Total Soft Costs – 20% of Construction Cost

Furniture, Equipment & Technology – \$2,400 per student

Change Order Costs – Limited to 1% of Construction Budget

Hypothetical \$99 Million Total Project Budget



Construction (Hard Cost)	\$75,000,000
Soft Costs/25%	\$18,750,000
Construction Contingency/5%	\$3,750,000
Owner Contingency/2%	<u>\$1,500,000</u>
	\$99,000,000



Beverly Middle School : Construction Cost Comparison

If Beverly H. S. was
Built on same
schedule as New
BMS

District School Name	Recently Bid Projects				Beverly : Beverly High School
	Beverly : New Beverly MS	Lynn: Thurgood Marshall MS	Milford : Milford ES	Lunenburg: Lunenburg MS	
Total Project Cost	TBD	\$92,000,000	\$61,000,000	\$73,000,000	\$106,000,000
Design Enrollment	1395	1100	985	820	1200
Construction Costs ("Hard Costs")	\$98,000,000	\$67,000,000	\$48,500,000	\$59,500,000	\$90,000,000
Equalized \$/SF Feb 2015		\$368.00	\$365.00	\$352.00	\$336.79
Anticipated Escalation of Construction Costs		8.00	8.00	8.00	8.00
Equalized Cost/SF Projected to January 2017 (midpoint BMS Construction)	\$420 Target - < \$400	\$397	\$394	\$380	\$364

Beverly High School :

Original Total Project Cost : \$80 million
Original Construction Cost : \$68 million