

CITY OF BEVERLY

## PUBLIC MEETING MINUTES

**Board:** Beverly School Building Committee – Meeting #18  
Joint Meeting of the School Building Committee, Beverly School  
Committee

**Date:** February 9, 2016

**Location:** Beverly High School, Media Center 100 Sohier Road – 6:30 p.m.

### Members Present

Mayor Michael Cahill  
Paul Manzo, Beverly School Committee  
David Gelineau, City of Beverly Purchasing Agent  
Jenifer Badershall, School Building Committee Member  
George Binns, School Building Committee Member  
Raymond Bouchard, School Building Committee Member  
Stacy Bucyk, Administrator of Special Education, Beverly Public Schools  
Mike Collins, Director of Public Works  
Bryant Ayles, Director of Finance  
Janet Chrisos, School Building Committee Member  
Maria Decker, School Building Committee Member  
Denise Deschamps, Economic Development Planner, City of Beverly  
Betsey Desmond, School Building Committee  
Robert Fortardo, School Building Department  
Roy Gelineau, School Building Committee Member  
William Guzowski, School Building Committee Member  
Dr. Stephen Hiersche, Superintendent of Schools  
Stephanie Williams, Beverly City Solicitor  
Judy Miller, Director of Technology, Beverly Public Schools  
Joanna Murphy Scott, School Building Committee Member  
Matthew Poska, Briscoe Middle School Principal  
Joseph Remondi, School Building Committee Member  
Jean Sherburne, Director of Finance and Operations, Beverly Public Schools  
Sue Charochak, Assistant Superintendent of Schools  
Thad Siemasko, School Building Committee Member  
Todd Surette, School Building Committee  
Lorinda Visnick, School Building Committee Member  
Kris Silverstein, President, Beverly School Committee  
L. Scott Dunlap, Ai3 Architects, Partner  
Troy Randall, Ai3 Architects, Partner  
Mark Lydon, Heery  
Bob Gilchrist  
Denise Deschamps

**Recorder:** Eileen Sacco

School Committee President Silverstein calls the meeting to order at 6:00 p.m.

Ms. Silverstein calls the Beverly School Committee Meeting of the Whole to order

Ms. Silverstein called on those present to rise for the Pledge of Allegiance.

### **Approval of Minutes**

The minutes of the BSBC meeting held on December 9, 2015 were presented for approval.

**Motion:** Binns moved to approve the minutes of the December 9, 2016 Beverly School Building Committee meeting. Dr. Hiersche seconds the motion. The motion carries.

The Minutes of the Beverly School Building Committee meeting held on January 12, 2016 were presented for approval. Some minor amendments were made to the minutes regarding attendance were raised.

**Motion:** Binns moves to approve the minutes of the January 12, 2016 Beverly School Building Committee meeting as amended. Dr. Hiersche seconds the motion. The motion carries.

### **OPM/Designer Update**

Lydon addresses the Committee and reports that the abatement of the Memorial Building is going well and the demolition of the building will start in a couple of weeks. He explains that they have been working on the nonstructural demolition of the interior of the building.

Lydon reports that additional borings are being done to assess and determine the likely length of the piles. He states that they will be doing test pits tomorrow.

Lydon reports that temporary power has been provided for the trailer. He notes that they are waiting for National Grid to shut off the power to the site.

Lydon reports that there is a budget update in the members' packets. He notes that MSBA has issued the project funding agreement and it has been signed.

Lydon reports that a progress set of structural drawings were issued today. He explains that the independent structural peer review RFP was issued for the project and they were due back today. He states that he and Dave Gelineau will be reviewing them.

Lydon also reports that the City hires an independent consultant to review the materials sampling and testing. He notes that the RFP for that has been issued and the proposals are due back on March 2, 2016. He reports that the consultant will be in place prior to the pile installation in April.

### **Update on Design and Materials**

Randall addresses the Committee and reviews renderings of the exterior of the building. He explains that they have made some adjustments to the exterior and explains the changes. He reviews the Cabot Street elevation and notes that they are utilizing the cementitious materials noting that they are highly durable and also notes the locations where they will be used. He explains that the base material will be simulated stone.

Randall reports that the entrance has been reduced to two stories which reduced the overall scale and extent of glazing. He explains the locations in the front of the building noting the Administrative Offices, Library/Media Center, Outdoor Learning Environment with small teaching area and the location of the Cafeteria. He also notes the locations of the Gymnasium, a secondary entrance to the auditorium, and the parking area.

Randall shows rendering of the entrance and main lobby of the building and notes that this is a three dimensional snap shot of the design and as they continue to develop the interior space materials will be selected. He notes that the colors have not been selected. He notes that they want the space to be warm and inviting conducive to learning and the materials will be selected with that in mind, while using as much natural light as possible.

Randall explains that the windows in the administrative area look out to the plaza and notes the location of the Guidance and Nurse's suite. He notes the corridor that leads to the cafeteria.

Randall reviews the materials for the administrative area noting a simulated wood lay in ceiling, wood and columns and painted drywall in the center of the space. He notes that there has been a lot of discussion to make sure that the front of the building is active space as you approach the building entrance.

Randall explains that the library is a two story structure noting that it has visibility and a physical connection to the outdoor learning space. He notes that the library area includes a number of small learning spaces within the library such as a reading nook, small group spaces, multimedia spaces and a quiet reading zone.

Randall reviews the cafeteria view of the building. He explains that the ceiling looks like wood and gives the room a warm effect. He notes that there is an indoor/outdoor connection with sliding doors to the outdoor learning space.

Binns asks if the ceiling panels have acoustical properties. Randall explains that the back side is lined with acoustical materials.

Binns asks if an acoustical engineer has looked at what the effect of the open cafeteria will have on the spaces within those neighborhoods. Randall explains that there have been and will continue to be acoustical studies and there will be no detrimental acoustical effect on the neighborhoods.

Randall reviews an entry snapshot of the neighborhoods. He notes that the maker spaces can open up to the cafeteria and corridor. He explains that it is intended to be a completely flexible design noting that they will be talking later about equipment, furniture and fixtures, overhead power and technology for the spaces. He notes that the second floor looks back over the outdoor learning environment.

Randall notes that a question was raised at the last meeting regarding the use of porcelain wall tiles. He explains that the material suggested is a durable and easily washable material. He reviews a drawing of a classroom and notes that the consensus among the group was that 4'6" is the appropriate height for the material for the walls.

Binns asks if they are using sheet rock. Randall states that abuse resistant sheet rock will be painted and notes that they will confer with Mike Collins on what is best for the city and consider durability etc. He notes that there has been a lot of improvement in the last five years in some products that are out there.

Jenifer Badershall notes the typical scale and height of a corridor and notes that most of the neighborhood corridors is exposed. Randall explains that floor to floor is 14' and explains the location of the duct work. He explains the acoustic materials proposed and notes that the final layout of the ceiling vs. wall and square footage of the area is still to be determined.

Mayor Cahill notes that they are presently working with the 20-30% construction documents and the 60% documents are due in April to MSBA. He notes that some decisions have not been fully arrived at, at this point.

Remondi notes that porcelain tile is not part of the budget. Randall explains that this has been reviewed with the working group and the Green Committee and notes that a limited amount of wall tile is included in the estimate.. He explains the scope and balance of tile and the cost for various heights for tile throughout the building.

Randall explains that they will be working to balance the tile installation cost and impact as they continue to work through the estimates and they will get a better idea of the cost. He explains that the products and the scopes get adjusted as they work on the details of the design, noting that at 60% completion they will have a good idea of overall cost of materials and the cost of the building. He further explains that they are now honing in on the number of piles and the depth of them etc., and getting into much more detailing on that. He notes that they have been able to reduce some of the piles and refine some areas relative to the site grading. He further notes that there will be another round of value engineering after the 60% completion of the design.

Randall reviews a snapshot of the toilet rooms and the amounts of wall tile in the estimate and additional amounts being considered. He notes that there is not nearly the impact as there is on the corridors of the building.

Randall reviews the classroom storage compartments proposed. He explains that the decision to use the storage spaces as opposed to lockers goes back to the educational vision sessions and the desire to eliminate lockers lining the neighborhoods. He further notes that a series of sessions

were held with administration and faculty and staff and it was recommended that the storage units be provided in the classrooms.

Randall explains the design of the storage spaces and notes that there are 24 smaller storage compartments for personal belongings that will have locks on them and 12 units for coat hanging with 2 coat hooks in each unit. He explains that the remainder of the storage space includes a sink with lockable upper cabinets and a wardrobe for personal storage for teachers.

Poska explains that they had a series of discussions with staff and they were split over the locker issue. He notes that this variation was the most desirable to move forward. He explains that middle school has a lot of activity in the hallways and things happen and this will allow for better control of the area.

Decker states that she is concerned about the size of the units for two backpacks and two coats. She requested that the furniture and fixtures consultant review this.

Murphy Scott asks if students will be able to go their homerooms between classes to get something if they need it.

Poska states that it is going to be a challenge but notes that the kids will learn to take what they need with them.

Badershall states that she is concerned about the size of the small lockable units and notes that the majority of school projects she works on provides lockers. She notes that from her perspective it is not realistic for students to have storage areas in the classrooms. Also noting that she thinks that the upper cabinets are not accessible and removing would be a cost savings.

Dr. Hiersche explains that without the lockers the flow of the corridors will be different and notes that the teams will be in a very small area. He also notes that the hope for the future is to move to electronics and that backpacks will replace lockers.

Visnick states that the fifth graders have a system where the backpack goes in a cubby and they change classes as well.

Guzowski states that lockers in the corridors will cut down on the amount of tile that is needed in the corridors. He also notes that the in-class storage system encroaches on the floor space in the classrooms.

Poska explains that they have had discussions regarding technology devices and notes that the cubbies will be set up with charging stations for the devices.

Badershall asked if there are charging stations in the construction or FF&E budget. Randall explains that they estimate that there will be 10-15 devices per class.

Binns questions where project based learning materials will be stored. Randall explains that the maker building classrooms will have space.

Randall states that there will be 125 students per neighborhood and 125 cubbies with lockable storage and a surface area.

Bouchard states that he would like to continue this discussion to another meeting, noting that the Committee was to review materials this evening and we have not started that discussion.

Badershall questions if Ai3 has ever designed a middle school without lockers, and if so do they have any photos and feedback.

Dunlap explains that they have not done a middle school but have done a high school.

Badershall states that as a designer she does not feel comfortable with what is being proposed in classrooms for storage and asks if there are schools without lockers. Dunlap states that there are.

Mayor Cahill states that members have raised some valid concerns this evening and suggests that we take another look at this and suggests that we continue this discussion at a future meeting.

Bouchard asks if a peer review of the building envelope has been planned. Lydon explains that the commissioning agent will do the review of the building envelope primarily for energy. Bouchard notes that in the past there has been a peer review by a consultant hired by the city.

Lydon explains that MSBA hires the commissioning agent to review the MEP systems and the envelope system. He also explains that in addition to the commissioning agent, Heery looks at it as well and notes that at the 60% stage there are more details available.

Guzowski notes that precast panels with stone cladding are proposed and states that we have not looked at large scale precast panels. Randall explains that the large scale precast panels are typically more expensive and notes that they have installed them in other projects and notes that other precast materials are more expensive than what they are suggesting here. Guzowski states that the larger panels are less labor intensive to install. Dunlap explains that they have held lengthy discussions on this matter and have reviewed all of the pros and cons. Mayor Cahill also reported that this was discussed at length during the weekly working group committee meetings.

### **Abatement/Demolition and Early Package Update**

Bob Gilchrest addresses the Committee and reports that things are continuing to go along well. He notes that the Conservation Commission agent visited the site last week and gave a positive review of the inspection of the erosion control measures installed on the site.

Gilchrest reports that most of the interior asbestos abatement has been completed. He explains that some areas are being contained and only the boiler room remains to be done. He notes that they are waiting for the gas to be shut off on the site.

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Gilchrest reports that the demolition is on schedule for mid-February pending the shut off of the utilities. He notes that National Grid has been busy with weather related repairs and are behind schedule, but he still thinks that the project will be on schedule.

Lydon reports that they should have more information on the borings that have been done on the site later this week and they will be able to better estimate the average length of the piles. He further notes that they should have pricing completed in mid-March.

Lydon reports that the 60% estimating package is due April 18<sup>th</sup> and notes that everything remains on schedule.

Decker notes that the budget summary has a charge on it from the Wylie Inn. Bryant Ayles explains that early on in the process an educational working session was held at the Wylie Inn. He explains that Endicott College split the cost of that with the City.

Decker notes that the phrase advanced learning community has been tossed around and questions what this means. Randall explains that it has been used as a sound bite in discussions of branding for the middle school and they are continuing discussions on this.

Decker states that she feels that there should be input from parents and students regarding the lockers or storage areas. Poska states that they have not talked to parents and students and notes that the staff was divided down the middle. He further notes that the feedback indicated that lockable storage is needed.

Miller states that she toured Tewksbury High School and there were no lockers in the hallways noting that they put them in a central part of the building.

Chrisos asks if there were any significant comments from MSBA from the submission of the design development submission. Dunlap reports that there was nothing controversial. Lydon states that he will have the response to the MSBA comments placed on the project ftp site.

Badershall states that she would like another meeting on the interior materials, noting that there was not a whole lot of talk about the materials this evening.

Badershall asks when the Committee can expect to approve the exterior and interior pallette and materials. Mayor Cahill explains what decisions are administrative and what are the decision of the Building Committee.

Badershall states that she has a list of significant items that she would like to see incorporated into this building. Mayor Cahill states that the Committee can give as much input as they would like and suggest that Badershall submit the list.

Surette states that he is interested in seeing other elevations of the building noting that they were only shown one wall of the classrooms and he would like to see a rendering of the other spaces.

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Badershall states that she would like to see the floor plans of all levels at each meeting so that the Committee can visually understand the plans.

Binns reports that the Green Team has put together a list of lessons learned and states that he is not comfortable with the response to date and he is concerned that it is not being defined in the schedule. It was suggested that the items raised by Badershall be added to this list.

Mike Collins reported that the Lessons Learned list has been discussed several times during the process and he feels that the concerns have been answered.

**Next Meeting**

Mayor Cahill stated that the next meeting of the Beverly School Building Committee will be held on Tuesday, March 8, 2016 at 6:30 p.m.

**Adjournment**

There being no other business to come before the New Beverly Middle School Building Committee this evening, Ms. Visnick moved to adjourn the School Committee of the Whole meeting. Manzo seconded the motion. The motion carried.

Binns moved to adjourn the School Building Committee meeting. Bouchard seconds the motion. The motion carries.

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