

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

Board: Beverly School Building Committee – Meeting #12
Joint Meeting of the School Building Committee, Beverly School
Committee

Date: July 28, 2015

Location: Beverly High School, Media Center 100 Sohier Road

Members Present

Mayor Michael Cahill
Paul Manzo, President Beverly School Committee
Stacy Bucyk, Special Education Administrator Beverly Public Schools
Bryant Ayles, Finance Director
George Binns, School Building Committee Member
Raymond Bouchard, School Building Committee Member
Janet Chrisos, School Building Committee Member
James Coffey, Director of Athletics Beverly Public Schools, Member
Maria Decker, School Building Committee Member
David Gelineau, Purchasing Agent, City of Beverly, Member
Bob Griffin, School Building Committee Member
William Guzowski, School Building Committee Member
Matthew Poska, Briscoe Middle School Principal
Joseph Remondi, School Building Committee Member
Todd Surette, School Building Committee Member
Betsey Desmond, School Building Committee Member
David Manzi, Beverly School Committee, Member
Judy Miller, Director of Technology, Beverly Public Schools, Member
Dr. Stephen Hiersche, Superintendent of Schools
Stephanie Williams, City Solicitor, Member
Jennifer Badershall, School Building Committee Member
Kris Silverstein, School Committee
Annmarie Cesa, School Committee
Matt Kavanaugh, School Committee
Lorinda Visnick, School Committee
Jeanne Sherburne, Director of Finance & Operations, Beverly Public Schools
Sue Charochak, Assistant Superintendent
Paul Goodwin, goodwin978@gmail.com
Rick Marciano,
Matt St. Hilaire
Rachael O. Abell, raeabell@gmail.com
David Lang, gwclang@comcast.net
L. Scott Dunlap, Ai3 Architects, Partner
Troy Randall, Ai3 Architects, Partner
Tom Ellis, Heery Area Manager
Mark Lydon, Heery Project Manager
Robert Gilcrest, Agostini - Bacon, Project Manager
Stephen Agostini, Agostini –Bacon, Principal
Denise Deschamps, Economic Development Planner

Recorder: Eileen Sacco

Mr. Manzo called the meeting of the Beverly School Building Committee to order at 6:30 p.m. He explained that there are four members of the Beverly School Committee present as well and called a meeting of the School Committee of the Whole to order as well.

Approval of Minutes

The minutes of the BSBC meeting held on June 9, 2015 were presented for approval. Mr. Bouchard questioned the language of the motion that was approved for the submission of the updated local actions and approvals letter to MSBA and suggests that the approval of the minutes be tabled for further clarification.

Motion: Bouchard moved to table the approval of the minutes of the June 9, 2015 meeting. Griffin seconds the motion. The motion carried.

OPM/Designer Update

Dunlap reports that they submitted the updated local actions and approvals letter to MSBA and they have agreed with the submission that the design improvements. He notes that a copy of the packet that was submitted to MSBA has been distributed to members.

Dunlap reviews a summary of the items that have been completed during the schematic design phase to date. He reviews a sampling of the documents that will be included in the 100% Schematic Design Submission distributed to the Committee members this evening as follows:

Building Massing / Exterior Aesthetic

Building System Narratives (mechanical, electrical, plumbing, fire protection, structural, and technology) – Required by MSBA to describe the intent of the sustainable design elements. He notes that the Green Committee met last week and identified a number of energy efficiencies that they would like to pursue for the project. He notes that the LEED Scorecard indicates their priorities and they are targeting 61 points, noting that would be considered gold, and they need to achieve silver to get the two additional MSBA points. He notes that the document will be posted on the website.

Existing Site Survey (boundary, topographical, utilities)

Code Analysis (building accessibility) – A third party review performed by Cosentini Associates Inc. – They reported that the drawings were reviewed for compliance with the major fire protection and life safety criteria of the applicable codes and in their opinion the Beverly Middle School drawings are in compliance with the requirements of the Massachusetts State Building Code, Ninth Edition.

Schematic Drawings (Civil, Landscape, Architectural, Structural) and Outline Specifications

Performed by Kessler McGuinness & Associates and report indicates that the plans were found to be in substantial compliance, with a few exceptions to be clarified or addressed as construction documents progress.

Traffic Study – Dunlap explains that the material provided regarding the traffic study this evening is a portion of the traffic analysis and notes that there were no issues with locating the school on this site. He also notes that the study mentions preexisting conditions in the area that will need to be addressed by the City noting that while the study provides some suggestions regarding these areas, they are not included in the project and MSBA does not allow for traffic improvements offsite.

Department of Elementary and Secondary Education (DESE) Submittal – Dunlap explains that a submission is required for DESE for their review so that they can confirm that the educational space is appropriate for education.

Construction Cost Estimates (Designer, OPM CM) – Dunlap explains that they have received three estimates on the construction costs and they have been reconciled. He notes that the document distributed includes the three estimates received and reviews the estimates with the Committee as follows:

| | | |
|----------------|--------------|--------------------------|
| PM&C | \$89,768,771 | \$387.75 per square foot |
| Agostini Bacon | \$89,916,299 | \$388.39 per square foot |
| Heery | \$90,403,241 | \$390.50 per square foot |

Dunlap notes that they will continue to work to lower the cost of the project during the next phase noting that these are estimates and the choices that are made regarding building materials etc. will be a big factor in the cost and they will be looking at alternatives that will be cost effective.

Dunlap reported that they have been doing some research on the use of heavy timber for the construction of the school and found that it is not a popular building material in the northeast. He explains that it is extremely expensive and they are looking at alternatives. He estimated that the cost would be \$11 million dollars and there were other impacts of using it that they did not anticipate.

Dunlap explains various options that they are looking at noting that one option is concrete piles although that is somewhat expensive as well.

Dunlap reviews the estimated MSBA reimbursement for the project. He estimates that the MSBA share could be 56.19% of the eligible reimbursement costs. He explains the MSBA process and explains that they are estimating 51.42% reimbursement rate before incentive points and 4.77 total reimbursement points.

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Dunlap reviews the total project budget information for the submission and states that the total project estimate is \$110,969,609. He notes that this worksheet provides information on only the total project budget and does not include any scope exclusions or ineligible items at this time. He explains that they will be negotiated with MSBA after the Schematic Design Package is submitted and the estimated local share presented this evening is based on a conservative prediction of the Scope Exclusions and Ineligible amounts.

Dunlap explains that the form is from MSBA as a tool to assist districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential total maximum facilities grant. He notes that it does not include a final exhaustive list of all evaluations that MSBA may use in determining whether items are eligible for reimbursement. He also notes that MSBA will perform an independent analysis based on a review of information and estimates provided by the district for the proposed project that may or may not agree with the estimates generated by the district.

Dunlap reviews the project timeline and notes that they will be submitting the schematic design package to MSBA on August 6, 2015.

Mayor Cahill explains that they are trying to have a meeting with the Beverly City Council and are aiming for August 25th for a presentation on the project with the goal of a public presentation and vote from the Council on September 8, 2015.

Dunlap explains that they are anticipating that MSBA will be taking action on this at their September 30, 2015 Board meeting.

Mayor Cahill opened the meeting up for questions and comments at this time.

Judy Miller asked if the floors would be terrazzo. Dunlap explains that the floors will be polished concrete. He notes that Mike Collins, Director of Public Services gave a lot of input on this and explains that they will be attractive floors.

Bob Griffin asked if sidewalks are included in the project. Dunlap reported that they are not included. He explains that anything outside of the property line is not included in the project.

David Manzi asked what the cost of the offsite improvements will be. Dunlap states that they have not looked at them.

Mayor Cahill states that they expect that some of those things will evolve as the project develops. He notes that they are not part of this design and at some point the City will have to take a look and identify the needs and what they will cost.

Mr. Manzi questioned the acceleration of the project schedule noting that the schedule distributed earlier in the process indicated that the matter would be going to the City Council in November.

Dunlap explains that they have progressed much faster than anticipated and they are ready to submit the documents at this time.

Mayor Cahill notes that the project team has been working diligently on this over the last year and they have done a great job. He notes that the work done has resulted in an earlier than anticipated submission date and it will be a benefit in the construction schedule.

Lorinda Visnick asked if they are considering solar panel, solar canopies or wind turbines for the project. Dunlap explains that the current design is net zero ready. He notes that the City has an aggressive energy plan and they are not proposing that the project pay for any of those items at this time.

There being no further questions or comments at this time, Mayor Cahill states that a vote is in order at this time.

Motion: Mayor Cahill moved that the New Beverly Middle School Building Committee approves and authorizes the OPM to submit the Schematic Design Package prepared by the project team to the Massachusetts School Building Authority. Mr. Binns seconded the motion for the purposes of discussion.

Discussion:

Mr. Binns expressed a concern that the “Green” subcommittee meeting with the project team should have been held six weeks ago and they need to be more involved moving forward. He also stated that he is very interested in STEM and the operating cost of the building and he is looking for more frequent meetings on what is going into the building. He states that there are no CTE labs and it is missing from the program educationally and structurally. He also states that he does not feel the art and technology classrooms should be two story volumes. He states that he is concerned about the amount of glass on the south side of the building and the costs of this glass as well as the potential heat gain that may result from its existence.

Bob Griffin asks if there will be a structural peer review of the plans. Dunlap explains that it would be done prior to the 50% stage of the next phase.

Ms. Badershall stated that she is concerned about the closeness of the site to the abutters on Auburn Road. Dunlap reviews the area on the plan and notes that there will be a retaining wall and there is an existing green buffer that is 60-70 feet away.

Ms. Badershall also asked if the bus depot will still be located on the middle school site. Mayor Cahill reported that it will be noting that they have not found a suitable site for it.

Ms. Desmond suggested that the park area behind the McKeown School could be used for bus parking noting that there will be a new playing field behind the middle school. Mr. Manzo reported that the School Committee has looked at that in the past and notes that it is not a large enough area for the buses. He also notes that the McKeown School houses the preschool program and they would have a need for the park area.

Mr. Manzi stated that the cost of the proposed school is quite a bit higher than project by former Mayor Scanlon and expressed concern about the cost. Dunlap explains that they are working to make that number go as low as possible and are looking at doing this as cost effectively as possible.

Mr. Manzo stated that the \$111 million is a not to exceed cost and it is reasonable to expect that the number will go down.

Mayor Cahill compared the cost of this project to the High School project noting that this school is being built for 1,400 students with two gymnasiums and a new auditorium. He notes that at some point we have to dispense with the numbers that were put out several years ago for an estimate on what a new middle school would cost. He further notes that this has been a serious and thoughtful approach that has been undertaken by this group.

Ms. Chrisos notes that Mr. Ayles made a financial presentation on the middle school project a few months ago and asks him if he is comfortable with the cost. Mr. Ayles reported that this is a much more manageable plan and he is sure that with proper budget planning and adjustments this will fit into the city debt plan. He also notes that this is a conservative estimate.

Mr. Guzowski asks if there is any money set aside for legal costs should the neighbors seek relief from the bus depot in court. Dunlap states that there is money for legal expenses included but he does not think that would be covered.

Mr. Binns called to move the question.

Mayor Cahill called a roll call vote on the motion that the New Beverly Middle School Building Committee approves and authorizes the OPM to submit the Schematic Design Package prepared by the project team to the Massachusetts School Building Authority.

The roll call vote was as follows:

| | | | |
|----------------------|-----|----------------------|-----|
| David Gelineau | Yes | Stacy Bucyk | Yes |
| Paul Manzo | Yes | Mayor Michael Cahill | Yes |
| David Manzi | No | | |
| Dr. Stephen Hiersche | Yes | | |
| Raymond Bouchard | Yes | | |
| Matthew Poska | Yes | | |
| Maria Decker | Yes | | |
| Bryant Ayles | Yes | | |
| George Binns | Yes | | |
| Bob Griffin | Yes | | |
| William Guzowski | Yes | | |
| Joseph Remondi | Yes | | |
| Todd Surette | Yes | | |
| Janet Chrisos | Yes | | |

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|---------------------|-----|
| James Coffey | Yes |
| Betsey Desmond | Yes |
| Stephanie Williams | Yes |
| Judy Miller | Yes |
| Jennifer Badershall | Yes |

The motion carried (20-1) with Mr. Manzi opposed.

Next Meeting

Mayor Cahill stated that early on the group decided that there would be no meeting in August. He suggested that the next meeting would be in September. Dunlap suggested that the next meeting could be held after the MSBA meeting and in the interim some subcommittee meetings could be held.

Mayor Cahill agreed and suggests that they will be looking at having a meeting the second week in October depending on the City Council meeting schedule due to the Columbus Day holiday and explain that the City Charter states that meetings cannot be held when the City Council meets.

Adjournment

There being no other business to come before the New Beverly Middle School Building Committee this evening, Mr. Binns moved to adjourn the meeting. Mr. Guzowski seconded the motion. The motion carried (21-0)

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