

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

Board: Beverly School Building Committee – Meeting #11
Meeting of the School Building Committee

Date: May 12, 2015

Location: Beverly High School, Media Center 100 Sohier Road

Members Present

Mayor Michael Cahill, **Chair School Building Committee**
David Gelineau, Purchasing Agent **& SBC Member**
Paul Manzo, President, Beverly School Committee **& SBC Member**
David Manzi, Beverly School Committee **& SBC Member**
Mike Collins, Commissioner of Public Services **& SBC Member**
Stacy Bucyk, Special Ed Administrator Beverly Public Schools **& SBC Member**
Bryant Ayles, Finance Director **& SBC Member**
George Binns, School Building Committee Member
Bob Griffin, 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
Stephanie Williams, City Solicitor
Judy Miller, Director of Technology, Beverly Public Schools **& SBC Member**
Robert Fortado, Facilities Engineer, Dept. of Public Services **& SBC Member**
Dr. Stephen Hiersche, Superintendent of Schools **& SBC Member**
Jennifer Badershall **School Building Committee Member**
Jean Sherburne, School Business Manager **& SBC Member**
Sue Charochak, Assistant Superintendent of Schools **& SBC Member**
Denise Deschamps, Economic Development Planner
Kris Silverstein, School Committee
Annmarie Cesa, School Committee
Matt Kavanaugh, School Committee
Lorinda Visnick, School Committee

SBC Consultants
Tom Ellis, Heery Area Manager
L. Scott Dunlap, Ai3 Architects, Partner
Troy Randall, Ai3 Architects, Partner

Recorder: Eileen Sacco

Mayor Cahill called the meeting to order at 7:00 p.m. and explained that this is a joint meeting of the School Committee and the School Building Committee.

He asked those present to rise for the Pledge of Allegiance.

Approval of Minutes

The minutes of the BSBC meeting held on April 14, 2015 were presented for approval. Mr. Bouchard moved approval of the minutes of the April 14, 2015 meeting as amended. Mr. Siemasko seconded the motion. The motion carried.

Designer Update

Scott Dunlap addresses the Committee and makes a presentation on a schematic study of a traditional wood framed/heavy timber framed construction for the new middle school. He explains that they have been exploring this as a possible alternative to building the structural system as opposed to using steel noting that the prices on steel keep going up and there is a potential to save money on the building cost.

Dunlap reviews the advantages of using timber as follows:

1. Reduced construction costs
Dunlap explains that the use of timber is not as common in Massachusetts and is used in New Hampshire and Maine and Connecticut but notes that there is no reason that it is not used as much in Massachusetts.
2. Reduced construction timeline
Dunlap explains that the project will include approximately \$8.2 million in steel costs as a steel framed building with interior steel stud walls. He explained that this cost could be reduced by as much as \$2.0 million through the use of wood framing and interior wood stud walls. He notes that this does not include any savings associated with the elimination of ceiling tiles and fire rate gypsum that are inherent in steel framed construction. He further notes that this does not include any savings with the speed and efficiency of wood framed construction and they will be exploring that further.
3. Improved energy efficiency and natural thermal benefits
4. Building that teaches – exposing the building structures and systems
5. Warm welcoming environment
 - Warmth of wood promotes learning
 - Provides visual interest and softens interior spaces
 - Provides a positive impact on health and well-being of occupants
6. Use of natural materials
7. Reduced carbon footprint and greenhouse gas emissions

Troy Randall explains that they envision the proposed two story cafeteria walkway to have a lot of natural light providing a warm feeling coming into the space. He also explains that they are thinking of having a wood plank floor with poured concrete.

Dunlap explains that they are looking at polished concrete for the floor finish noting that it is more attractive and less costly.

Mayor Cahill noted that Wholefoods uses polished concrete in their stores and exposed ceilings and he expects that we will be seeing more of that in future construction.

Siemasko asks what would be needed for fire suppressing and fire walls in a building of this size. Dunlap explains that their early analysis indicates that each academic wing will need fire walls and fire doors as well as the gymnasium and auditorium.

Manzo noted that the use of timber or steel doesn't make a difference in the life of the building.

Bouchard states that the MSBA likes the life span of the building to be for 50 years. He noted that the school department will have to maintain the building well, year after year.

Dunlap reviews examples of wood frame buildings. He noted that in the 1960's it was thought that concrete buildings would be safer for schools. He also noted that all of the new Charter Schools and Private Schools that are being built are being built with wood timbers.

Sue Charochak addressed the Committee and asked if steel would be a better option for the gymnasium. Dunlap stated that they have a question about that as well and are looking at that.

Judy Miller stated that she visited the Whitman Hansen High School and it is constructed with wood and wainscoting.

Jennifer Badershall suggested that the use of metal studs would be cheaper than wood frame. Dunlap explains that the studs is not where the savings will occur explaining that wood walls would require one sheet of wood on each side and metal would require two layers.

Dunlap reviews a list of wood/timber framed buildings in New England.

Siemasko reports that the Brookwood School used timber on their recent project and it works quite well.

Mayor Cahill reported that the Fire Chief has been consulted on the proposed use of timber and reported that the Fire Chief has indicated that he would prefer timber to steel.

Dunlap reviews a list of wood framed buildings in Beverly including City Hall, Student Dorm at Endicott College, St. Margaret's Church, Porter Mill Artist Lofts, Brown Elementary School, Upton School, Briscoe Middle School, Gateway Condos, Beverly Farms School, Upton Condos, Wiley Conference Center at Endicott College and the McKay Elementary School.

Dunlap explains that wood beams maintain their structural integrity far longer than steel beams when exposed to fire and extreme heat. He also notes that when considering the use of steel studs versus wood studs to construct a wall, the building code requires twice as many layer of fire rated gypsum (sheet rock/drywall) to protect the use of steel studs within the wall. He also

notes that the entire building will include a fire sprinkler system capable of covering all interior surfaces, regardless of whether the building is constructed from steel or wood.

Dunlap reviews the lifespan and maintenance of the building. He explains that a well-built timber building can last hundreds of years. He also notes that wood beam buildings require no more maintenance than steel beam buildings.

Dunlap explains that exposed wood beam buildings include exposed mechanical, electrical and technology systems that are easier to access, modify and maintain. He also noted that wood framed construction can be much more flexible for modifications and expansion in the future. He further noted that maintenance of the exterior of the building is influenced by the choice of materials used for the building envelope. He notes that they would propose that the exterior building envelope be composed of materials such as stone, masonry, composites, glass and other durable materials; regardless of whether the building framing is steel or wood.

Dunlap explains that the construction manager will have input into all of this when he comes on board.

Mayor Cahill noted that as they are doing their due diligence it is too early to put a figure on potential savings at this time. Dunlap agrees noting that the construction manager needs to be involved in the cost estimates.

Dunlap reviewed the proposed site plan options with the Committee. A question was asked if the new site plan would need to be submitted to MSBA. Dunlap reported that they may present the new site plan to the MSBA as a courtesy.

Ellis explains that the approach that Ai3 is taking is to investigate all options available so that the result will be a school that is unique and something to be proud of.

Mr. Surette addresses the Committee and stated that he hopes that this kind of alternative will be given a heating system that will be amenable to this type of building.

Mr. Binns stated that he supports Mr. Manzi's concerns regarding the cost of the building. He referred to the Concord Carlisle High School project was \$92,000 million and stated that \$122 million for this project is too large of a difference to ignore and he feels that he is not comfortable with where this is going.

Dunlap explained that the schools that are just opening now were all bid three to four years ago and the cost is consistent with what the costs were back then. He referred to the Natick High School project and explains the process and rising costs. He notes that there has been a huge increase in construction costs over the last few years. He further notes that they have used a conservative approach to making cost estimates.

Randall states that the cost estimates will be based on a lot of data that they are reviewing. He also explains that the cost estimator will be used in the next round to make sure that they are

being accurate and reasonable in their cost projections. He also notes that as they get more information they will have a better understanding of the economy.

Ellis reported that the construction manager interviews will be held tomorrow and explains that they are using the Construction Manager at Risk program with MSBA. He notes that they are looking for the right team for this project.

Manzo asks when they expect the construction manager to be on board. Ellis reported that they expect to have the construction manager on board by June 1, 2015

Next Meeting

Mayor Cahill thanked everyone for attending the meeting this evening and noted that the next meeting of the School Building Committee will be held on Tuesday, June 9, 2015 at 6:30 p.m. Ellis states that there is a possibility that the meeting date may change noting that June is a busy month but they will notify members of the change in needed.

Adjournment

The meeting was adjourned at 8:00 p.m.