

CITY OF BEVERLY

PUBLIC MEETING MINUTES

Board: Beverly School Building Committee – Meeting #20
Joint Meeting of the School Building Committee, Beverly School
Committee

Date: May 4, 2016

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

Members Present

(Shown in BOLD)

Mayor Michael Cahill
David Gelineau, Purchasing Agent
Matthew Kavanaugh, School Building Committee Member
Paul Manzo, Beverly School Committee
Kris Silverstein, School Committee President
Lorinda Visnick, School Building Committee Member
Dr. Stephen Hiersche, Superintendent of Schools
Michael Collins, Commissioner Public Services
Ray Bouchard, School Building Committee Member
Matthew Poska, Briscoe Middle School Principal
Maria Decker, School Building Committee Member
Bryant Ayles, Finance Director
George Binns, School Building Committee Member
Bob Griffin, School Building Committee Member
William Guzowski, School Building Committee Member
Joseph Remondi, School Building Committee Member
Thaddeus S. Siemasko, School Building Committee Member
Todd Surette, School Building Committee Member
Janet Chrisos, School Building Committee Member
James Coffey, City of Beverly Athletic Director
Betsey Desmond, School Building Committee Member
Roy Gelineau, School Building Committee Member
Joanna Murphy Scott, School Building Committee Member
Stephanie Williams, Beverly City Solicitor
Judy Miller, Director of Technology, Beverly Public Schools
Robert Fortado, Facility Engineer, Dept. Public Services
Jenifer Badershall, School Building Committee Member
Stacy Bucyk, Administrator of Special Education
Jean Sherburne, Director of Finance and Operations
Denise Deschamps, Economic Development Planner, City of Beverly
Sue Charochak, Assistant Superintendent of Schools

L. Scott Dunlap, Ai3 Architects, Partner
Troy Randall, Ai3 Architects, Partner
Mark Lydon, Heery
Tom Ellis, Heery International
Steve Agostini – Agostini/Bacon
Bob Gilchrist - Agostini/Bacon
Paul Goodwin – Beverly School Committee
Matt St. Hilaire

Recorder: Eileen Sacco

Mayor Cahill calls the meeting to order at 6:30 p.m. and asks those present to stand for the Pledge of Allegiance.

Mayor Cahill notes that this meeting is Co-posted with the Beverly School Committee of the Whole and asks Ms. Silverstein to call the Committee of the Whole meeting to order.

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

Approval of Minutes

The minutes of the BSBC meeting held on March 8, 2016 were presented for approval.

Badershall and Silverstein made some suggested amendments to the minutes.

Motion: Ms. Visnick moved to approve the minutes of the March 8, 2016 Beverly School Building Committee meeting as amended. Ms. Silverstein seconds the motion. The motion carries.

OPM Report

Mark Lydon address the Committee and stated there is a budget update included in the members packets. He gave the Committee an overview of the budget and the schedule for the project and stated that we are continuing to track on budget and stated that there is an amendment to add the scope of work that was recently bid out for the site enabling work as well as the driven pile work and that will increase the construction contract value by \$5,072,745. He states that the current budget at this time is \$13,339,610.

Lydon reviewed the master schedule update and stated that the original Memorial building is down and the abatement is complete. He explains that the contractor for the pile driving contract started to mobilize on the site. Explains the estimates for the 60% construction documents are currently being compiled. They will be received and reconciled on Thursday. He also explains that comments and value engineering suggestions will be made upon review of the estimates.

Lydon reports that they are still on track to start the piling work on July 1 even though there has been some adjustments in the pile driving schedule. He explains that it has not started as quickly as they would have liked, noting that it is not impacting the overall schedule.

Guzowski questions how many pieces of apparatus they will be using for pile driving. Lydon explained that the large crane will be out there with a large hammer attached to it and there may be another crane as well. Agostini explained that there will only be one machine driving piles on the site. Bob Gilchrist stated that he will be going into further detail on this later in the meeting.

Lydon reports that they modified the scope of work to put it in a gravel stone platform so that we would not have the pile driving crane settling. He noted that the area dries up rather well after wet weather and explained that they're looking at an option of doing something a little bit different that may reduce the cost further. He explains the scope of work and notes that they will have a better idea at the end of the reconciliation, of where the project stands and notes that the pile driving bids came in about three quarters of a million dollars under the estimated budget.

AI3 Presentation

Scott Dunlap and Troy Randall made a presentation on a review of all the major things that have happened since the last building Committee meeting and talked specifically about some of the items within that work. They reported on the following areas of the project with updates on meetings that were held on various phases of the project:

Abutters Meetings were held to discuss concerns of the neighbors. Dunlap explained that there have been a series of abutters meetings and asked if Mayor Cahill would like to provide some opening comments about the meetings.

Abutter Meetings

Mayor Cahill addressed the Committee and stated that there were some concerns raised by the Auburn and Columbia Road residents regarding the bus depot and explains that Ms. Silverstein and Councilor Latter, as well as some other City Councilors, met with the neighbor's numerous times and did a site walk with the building team. He explains they were able to make some adjustments to the plans to satisfy the neighbors' concerns. He also noted that it was a good process, where the neighbors raised some concerns that made sense and the designer was able to make some significant improvements in terms of positioning the depot on the overall campus. He noted that the designer was able to turn the depot and pull it away from the neighborhood and the neighbors agree that this will be good improvement of the plan for the neighbors. Mayor Cahill stated that he appreciates the neighbors for their advocacy and notes that there concerns and suggestions were very helpful.

Geo-Technical/Structural Coordination Meeting

Randall explained that multiple Geo-Technical/Structural Coordinating meetings have been held. Dunlap explained that Agostini helped worked closely with prospective pile driving firms and the design team to realize cost savings. Dunlap further explains that as a result of working with the Building Committee and having multiple discussion of options and scenarios, the actual bid amount for pile driving was three quarters of \$1 million below the last estimate. He notes that is really a significant amount when you think of the size and magnitude of the project and thanked everyone involved in that process. He stated that this really good example of the owner construction management process at work.

Police and Fire Coordination Meeting

Randall explains that police and fire coordination meeting were held with representatives of the city as well as project engineers and they went through the building and site security and access as well as security Knox box locations in the design of the 60% construction documents.

Student Personal Storage Meetings

Dunlap reported that during the last couple of months, as a result of concerns expressed by the School Building Committee, they had asked Mr. Poska and the Superintendent to go back to the staff and have some discussions about student storage options for the building. He explained that since that time they have done some mockups on the suggested solution and later in the meeting they will be presenting what that they have come up with. He thanked everyone for their work and participation in this process.

Signage Discussions

Randall explained that they've had discussions with the administration regarding signage for the building. He explains that they are looking at signage for the classrooms exits, parking areas etc.

Conservation Commission Meeting

Randall reported that they met with the conservation commission regarding the adjustments and improvements to the bus depot area of the site. He reported that the Commission approved the changes and felt that it was a better design for the environment as well.

60% Construction Documents Commissioning Specification from BR & A

Randall reported that they have had a series of discussions and conference calls to review the construction documents and explains the process. He notes that they do an in-house building envelope review of the construction documents and they also have an outside source take a look at the exterior envelope review. He also notes that the commissioning agent does a review of the building envelope and they have provided comments in a document that is included in the specifications provided to the Committee this evening. He stated there are two specific and distinct documents.

National Grid Energy Efficiency/Rebate Conference Call

Randall reported that they have had a few discussions with National Grid and explains that they have been involved in the process since the preliminary design process and they have had a series of discussions with them which discuss the integrated design study report that NGRID produces. The NGRID study is done by an independent consultant. This effort is primarily related to incentives and rebates that NGRID will provide the district at the end of the project following construction. He explains that there are many energy-efficiency conservation measures included in the design. He noted that several of the predicted efficiency targets were over and above what they typically see at this stage of a project. He noted the building envelope, the lighting density and the air cooled chiller specifically. He recalled that at the last meeting they estimated a 21% greater efficiency savings over the baseline and that number is now higher as they continue to refine the detailing and refine the systems for the building. He notes that the number is at about 26% now. He also stated that they will try to continue to improve the overall building efficiency as they continue through the design process

Coordination Meeting with the Building Commissioner

Randall reported that they met with the Building Commissioner for the City and talked about the details of the permitting process for the early document packages. Agostini reported that they are anticipating a potential change in the building code as of July 1 and they are in a position where

they're working on early packages now under the regulations of the eighth edition of the building code because the ninth edition doesn't exist yet. He explains that when the bid documents come out in September, the ninth edition will be in effect and they are taking that into consideration at this time so that they can continue to be on track. He reported they're on track with their applications as they go through the city and the permitting process.

Dunlap explained that they expect to file for the full building permit for the project in September. He explained that the transition with the eighth and ninth edition of the building code is supposed to be July. They will know if it has been approved and they will continue to look forward and design to the more stringent code in anticipation of the implementation of the ninth edition of the building code.

ADA Accessibility Review

Randall reported that ADA accessibility review meetings have been held and they are continuing to be sure that the site is compliant with the Massachusetts Architectural Access Board regulations.

60% Construction Design Revit Clash Detection Meeting

Randall reported on the Clash Detection/Coordination meeting held on the 60% construction documents. He explains that at the 60% stage they have found fewer clashes than what they typically see in other projects at this point in the design. He notes that they are coordinating with all of the consultants on a daily basis in all aspects of the project.

Randall explains their process of evaluating a variety of materials in detail. He notes that for the last few months they have had a number of manufacturers come through their office with representatives to look at the specific materials for the project. They conducted detailed reviews of a variety of materials including technology-related, flooring, music instrument storage, lighting, exterior brick, natural stone material, roofing materials etc. He notes that the 60% construction documents set includes 484 drawings and 3500 sheets of specifications noting that they have copies of them here this evening.

Student Storage Space

Randall reported that at the request of the members of the Committee who were advocates for locating personal storage space for students outside of the classroom, they have asked school administrators to take another look at storage and the designer will summarize the conclusions.

Mayor Cahill thanked the School Building Committee for their input on this matter and noted that some observations and concerns by the members of the Committee prompted them to look more closely at how they are handling the personal storage for students. He reported that the staff and the administration met several times and reviewed options and provided feedback. He stated that this is clearly an example of how this process works best. He noted that there are a lot of decisions that the administration makes and notes that the input and feedback that they get from the School Building Committee is extremely valuable.

Dunlap explains that the original decision to locate the student storage areas in the classrooms was part of their planning of the learning environment using hallways as space where students come out of the classroom and do small group study. He explains that the building was planned with this environment in mind noting that there are nooks throughout the hallways where the students can come outside of the classroom. He explains that one of the hesitations they had about locating the lockers in the hallway was disrupting the environment where students can study and do small group work in the hallways. He explained it was not a simple decision as they were really trying to take into consideration the educational environment that they were trying to design.

Dunlap explained that they had a rather detailed discussion about the size of the lockers. The team wanted to avoid wasting space and also wanted to be confident the size could accommodate those things that the students would be storing. He explained that in the end dedicated student learning space in the hallway is maintained, student personal storage will be in corridors, and the coat storage area will be in the classroom. He explained they are not traditional lockers and explains they are providing enough storage to accommodate the students. He explains that after a lot of study the model they've provided this evening represents storage units that are the result of building models and testing storage of the size that accommodated student items in a lockable fashion outside of the classroom. He noted that the lockers are large enough to accommodate the student property, but not so big that they take over the corridor and all of the learning space.

Dunlap reviews a prototype personal storage mockup with the Committee and explains the material and the research that they did. He explains that they are providing this sample so the Committee can get an idea of what they will look like.

Randall reviews the floorplan and explains the locations for the student storage space units. He explains where they will be located in the corridor units. He reviews an example of one of the neighborhoods and explains that each neighborhood will have 125 storage units and notes that the areas designated for the storage units is designated in yellow on the plan. He also notes that the enlarged small group work area has been maintained as well and notes the integrity of the educational environment of what was originally discussed and designed has stayed intact and they were able to creatively insert storage units within the corridor.

Randall reviews the elevation and explains locations of entries to classroom doors and the storage units and the locations. He also noted that you can see the tile along the corridor walls with the integration of the storage units along the corridor and can see how the storage units integrated to the design. He stated that the storage units integrate really nicely with the tile dimensions along the corridor and the sizes that they propose are appropriate for the discussions that occurred with the administration.

Randall reviewed the elevations in the floorplan of a typical classroom and explains the layout of the classrooms. He notes the visibility between the classroom in the hallway and the access to the small group space adjacent to and between the classrooms. He also notes the area of the location of the coat storage in the classroom and notes it provides a nice area for separation of the coats in a designated zone but also allows for maximizing the writable service along the wall for teaching.

Randall reviews the elevation for the classroom side of the corridor. He identifies teacher storage and device storage as well as general lockable storage with an ADA compliant sink, a bubbler, a trash recycle station, and entry into the classroom. He notes another teaching wall on the other side with an LCD TV and additional writable space.

Dunlap explains that the bus Depot adjustments that were mentioned earlier and notes the original area and explains that they prepared a number different options for the possible adjustments to the bus Depot and this design is a result of the abutters feedback and continued discussions with them. He notes that the preferred option was to provide significant additional set back from the abutting property line to the start of the bus depot area and they are showing some markers noting areas that the residents had questions about regarding specific setbacks regarding specific properties. He also noted that they adjusted the parking area so that one side of lot is the smaller vehicle parking and the other side is for stacking full size buses. In general all the full-size buses move to the far side of the depot. He explains that they went to the Conservation Commission and have received a minor modification from the Commission. He explained that the Conservation Commission likes the plan very much because it consolidates the area of disturbance and notes that it leaves a good portion of the area relatively undisturbed as well as reduces the need to go into the buffer zone. He stated they were very satisfied with the revised plan. He also explained that they shifted the bus depot administration building and explains the location in relation to abutting properties.

Randall reported that changes to the bus depot plans resulted in the loss of four staff parking spaces inside the depot. He explains that on certain occasions an employee will park outside of the lot. He notes the changes are an improvement. He further notes they appreciate all of the input and involvement in the process. He stated that they tried to balance the needs of the city and the school department as well as the neighbors in the surrounding properties.

Agostini addresses the Committee and reported that a month ago they made a presentation to the school Committee and the City Council on the school building project.

Agostini explains the status of the project at that time with photographs and plans and notes that as of yesterday there was one machine on the site that was cleaning things up and the Memorial building as of today is gone. He states that as of today they have removed all of the demolition debris from the site. He explained they are getting ready for the site and pile driving work.

Agostini reviewed information on and explained the test pile process. He explains the materials are being delivered to the site and things are coming together to start doing the test piles next week.

Agostini updated the Committee on the overall schedule for construction noting that the original schedule for abatement and demolition was targeted for completion in March and they went a little bit into April because the removal of the underground storage tank on the site. They also found some material underneath the tank that they had to address. He explained that it was tested and covered and the test came back negative. He reported that the materials were disposed of as regular site excavated material, and there were no additional costs associated with that

work. He also explains that when they were removing the slab from the gymnasium they found something between the concrete in an area that historically has a potential for contamination. He explained that they segregated it and tested it and had an environmental consultant look at it and the results came back negative for asbestos. He explains that the concrete was crushed and disposed of as ordinary construction debris from the site. He also explained that this process took about a week to complete and that is why the abatement demo was pushed a little bit into April.

Agostini reported that none of the other milestone dates have been moved and they are about to bid the foundation package and states that they are expecting bids to be in tomorrow. He stated they are in the submittal and paperwork process expecting to drive piles in April May and June. He stated they are in the process of getting the paperwork approved for the site work subcontract. He explained that due to weather and conditions of the site that result from rain they are taking it on a day by day basis but notes that they are doing other site work on the site and getting the pad for the drilling rig set up. He noted that rain is predicted every day for the rest this week. He stated that a key point that was mentioned earlier is that they are still on track for July 1 and explains that they will be doing the project in phases and Zone 1 will be the first one done and explains the construction plan. He also stated that none of the other dates have changed or been pushed out or been affected at all by the little hiccups they been dealing with because of the weather and some the abatement demo items. He stated they're hoping for better weather this in summer so that they can keep ahead of schedule.

Agostini reported the structural steel is out to bid right now.

Vote to submit the 60% construction document package to MS BA

Mayor Cahill reported that School Building Committee needs to vote to approve the submission of the 60% construction design drawings. Manzo moved to approve the submission of the 60% Construction Design Documents to MSBA. Silverstein seconded the motion. The motion carried.

Mayor Cahill explains that Agostini and Bacon is building the Higgins Middle School in Peabody. Mayor Cahill will arrange to have a visit and tour of Higgins in June. He notes that they will be inviting the City Council and the School Committee to attend that as well as the School Building Committee. He states that when they have the details of the visit they will be notifying the members. Agostini reported that the members will be able to see what they have been able to do over there in the last year and a half and see some of the materials that are being considered for use on the Beverly Middle School project.

Mayor Cahill asked if there any other questions or comments at this time.

Maria Decker noted that after the last meeting a few members had a conversation with the Superintendent regarding the website and the availability of project photos and documents being available to the public. Dr. Hiersche explains that they need to get more information on the website but notes that some of the documents are too large for the band width available. Surette notes that there's been very little discussion about what the administration building for the bus Depot is and questions if it is an area with a coffee station or more like a bus Depot.

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Dunlap explains that this will be simple office and storage space and explains the intent of the structure. Agostini explains the rationale for using the CM trailer for the permanent bus depot structure. He states that this is a cost-effective way to provide essentially a 24 x 60' building with the ramp for a covered walkway and stairs with all ADA access at an economical price to meet the need.

Badershall asked if the bus depot has any requirements for exhaust fans and if there is any need for any type of exhaust in the area. Agostini said he thinks the only limitation is a state law regarding the idling of vehicles on school property and he doesn't believe there any other requirements beyond that.

Guzowski asked if there was any thought given to the positioning of the building so that it would act as a sound buffer between the parking lot and the neighbors. Dunlap stated that doing that would place the building closer to the neighbors noting that such a small building would not provide much of a buffer. He noted they are already providing a buffer around the entire perimeter of that area. He explains they are proposing a boundary that is both a wall and a wooden fence that is 8 feet high. On the abutters side of the fence will be a series of evergreens that will grow up very dense. He explained that buffer gets density in a couple of years of growth; the only thing they will see from the abutting property lines will be the wooden fence behind it. He stated there is already a nice visual barrier there as a result of moving the depot away from the property line. He also explains that that are not cutting into or excavating into that area like they were previously.

Badershall asks if they are suggesting that the buses do not idle longer in the winter and questions what is along the south side noting is a fence along the north side.

Dunlap explains the areas where they will double stack with two buses, noting it is slightly less desirable for the bus Depot but certainly a common practice and allows us to move all of those buses that would be started in the winter and may idle for a few minutes. He also notes that it allows them to locate them at the southernmost side of the parking lot. Badershall asked if there is a fence. Dunlap explains there is a fence around the entire perimeter and notes the location of a chain-link fence as well as the solid wooden fences on the plan. Badershall asked if there was any concern about idling vehicles in the area close to the wooden fence as opposed to the chain-link fence. Dunlap explains that visually the fence appears solid but it does have the ability for airflow through it.

Remondi asked how high the fence is near the bus depot and questions if kids are going to be able to get behind that fence near the back of the bus depot. Mike Collins explains that the short answer is yes they would be able to. Remondi states that it might be a security concern. Mayor Cahill suggested that maybe we should think about closing the area off and not letting anybody back there noting it is something to think about.

Surette states that he thinks there is a lack of understanding about the function of the bus depot noting the kids come in the morning and leave in the afternoon and he would like to understand more what goes on in that space.

Surette notes there have been discussions about the storage space and the tile in the hallways and asked how these items shakeout budget wise. Dunlap explained that those are all things that the design construction management team have been talking about and they said they will know for certain Thursday when they see the cost estimates. He explains that the storage units in the hallways displace some tile. Moving the storage space outside of the classrooms and into the corridors resulted in net cost savings because some of the storage spaces were being built as custom cabinets when they were located in the classroom. He stated their belief is that they are at least cost neutral.

Silverstein questioned if the bus Depot area would be cleared of what is there now to have the evergreens be more visible. Mike Collins reported that they would let the evergreens start to grow and they would slowly start to manage the space noting that the neighbors feel that whatever is there is growth that buffers them from the site. He suggested letting the evergreens get established and noted that there is a lot of bitter sweet in there that is going to be killing trees as well as a lot of scrub brush. He explains that they will have to start to manage that noting that they will also have to start looking at the future of it and planting some new trees that will be more of a feature type tree and eventually it will be transitioned into a nicer space. He stated that going in now to clear it would be a shock to everyone and would not be the right thing to do. Silverstein stated that her concern would be spending money on the evergreens to be choked out by what is they are now. Collins agreed and stated that it is not that dense in there and the evergreens should thrive in that area.

Mike Collins also reported, that with regard to buses, that a number of the schools availed themselves of a grant program and retrofitted all of their buses with exhaust catalysts noting that the fleet is more efficient than they normally would be and notes that the new diesel buses are markedly different than what we all grew up with. He notes that they are much quieter and there is nothing that comes out of the tailpipe. He noted that the School Department just purchased five new buses that are very quiet. He stated that there is no smell of diesel exhaust anymore either and notes that each year as the buses get replaced the clunkers will go out of the fleet noting that even the old buses have the exhaust catalysts on them. He stressed that they're totally different machines than what we grew up with.

Guzowski asks if the sinks in the classroom will be eyewash equipped. Randall explained that they will not be eyewash equipped in all classrooms but they will have a bubbler accessible for the students. Surette explain he is concerned about anything that could be splashed in their eyes and the need for eyewash stations. Randall explains that any liquid materials they would be using are harmless in general and they did not feel there was a need to put in eyewash stations in all the classrooms. Badershall recalled that she had a recent request to install an eyewash sink in an art room noting that there was a recent incident with chemicals involved and suggested that it is something they may want to reconsider.

Guzowski explains he did a project for MIT and they had a lot of problems with the doors noting they had special reinforcing and then explained the construction. He states that he has not had a chance to go through and read the specs for the proposed doors but cautions that if teachers take wedges and put them under the door they are going to ruin the door. Badershall asked if the size proposed for the cubbies is the standard size. Dunlap states it is a standard size. Badershall

asked if they would consider getting a price to do it out of manufacture casework. Dunlap explained that they could do it because they are operating as the CM at risk and explains they would be constructed using different materials. Mayor Cahill questioned if they would be less durable or more durable by doing that. Dunlap explains that it depends and explains the process for manufactured casework. He states that they can reach out to a couple of vendors and see if there is a potential savings. Badershall referred to the cabinetry in the classrooms noting that they are manufactured casework.

Surette noted that they talked about placing the storage units in the maker spaces and asked if the maker spaces are intended as a homeroom or an extension of the boulevard. Mayor Cahill stated that he would say that those lockers would be the last ones used and explains that they provided space for 1500 lockers but notes that they may not be using them in any given neighborhood in any given year. Randall noted that if they are not in use they would be added storage for the maker space.

Guzowski noted that space looks big enough to put a backpack in and not much else. He also recalls discussions here earlier about coat hooks in the classrooms and questions if they are large enough. Mayor Cahill explained that when school opens or soon after there will not be textbooks going home with students because we should have licenses for online textbooks. He also notes that the makers of backpacks will most likely be streamlining them as the need to carry books around get less.

Dr. Hiersche reported that he has been working with publishing companies on textbooks and stated that he anticipates that we are heading into online textbooks. Dunlap stated that they found a number of articles on schools that are going without lockers in the hallways and the reasons why they are doing that have to do with technology taking over. He also noted there are plenty of justifications for keeping some smaller version of personal storage area.

There being no further business to come before the School Building Committee this evening. Silverstein moved to adjourn the meeting. Manzo seconds the motion. The motion carries. The meeting was adjourned at 8:00 p.m.

Next Meeting

Mayor Cahill reported that June is a busy month and they will see if a meeting is needed and suggested that perhaps a meeting will be held in early June.

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.

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

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