

BEVERLY MIDDLE SCHOOL BUILDING COMMITTEE MEETING

Date/Time of meeting: May 15, 2014 at 6:30 PM
Location of meeting: Memorial Building, 502 Cabot Street,
Beverly, MA
Committee members present: Bryant Ayles; Jenifer Badershall; George
Binns; Raymond Bouchard; Stacy Bucyk; Michael Cahill; Janet Chrisos; Michael
Collins; Maria Decker; Betsy Desmond; Robert Fortado; David Gelineau; Roy Gelineau;
Steven Hiersche; David Manzi; Paul Manzo; Judy Miller; Matthew Poska; Joseph
Remondi; Stephanie Williams.
Staff: Denise Deschamps; Jean Sherburne.

Meeting Notes

Current Status

Michael Collins reported out on behalf of the OPM Selection Committee. The City received nine (9) responses to the OPM RFS (Owner's Project Manager Request for Services) which was advertised. Five (5) of the nine (9) companies were short-listed and invited to an interview. Following the interviews the members of the OPM Selection Committee met. Two finalists emerged and in the end the OPM Selection Committee recommended that Heery International be selected as the OPM for the Feasibility Study (which is the focus of the next Module, Module 3.) Heery provided an excellent presentation, the right answers, and the right approach which is aggressive. Heery was also great to work with throughout the high school project. Heery also stated that given our time frame a CM-at-Risk is really the only method of construction that will get us the results we need with the time frame that has been discussed. Heery has often worked on CM-at-Risk projects. Following the selection of the OPM their fee was negotiated.

The MSBA prescribes a detailed and documented process for procurement of an OPM. The City is looking to June 2, 2014 when MSBA's OPM Review Panel meets. It is hoped that MSBA will approve Heery at that time. The next step, in which the OPM will play an integral role, is the selection of a designer (architect.) The City looks to complete this phase of the process by the end of August, 2014 and then move on to Module 3, the Feasibility Study. At the conclusion of the Feasibility Study the City will know how to proceed. Heery's contract could be amended at that time to include future work on behalf of the City related to this project.

Discussion of the MSBA Process Moving Forward

Denise Deschamps made a brief presentation relative to future project milestones throughout the eight modules as defined by MSBA. Attached is an electronic version of the materials presented at the meeting via powerpoint. The future dates

included in the document are tentative based upon *early estimates* provided by Heery International.

Updates from Subcommittees

Matthew Poska, Chair of the Educational Programming/Specification Subcommittee, reported on behalf of the Subcommittee. An electronic version of the report he presented is attached. Mr. Poska noted that the subcommittee has met three times as of this date. The goal of the subcommittee is to complete their information gathering process by the end of August, 2014 so that the information may be useful to the OPM and designer. Important themes have and will continue to emerge. In the future committee members will visit schools in the area. Faculty have been asked to identify schools, within a reasonable radius to visit, which have programs that are of particular interest to them. The Mayor and others may revisit the new Wakefield Middle School once it is complete. During the earlier visit to the Wakefield Middle School by the Mayor and members of the Beverly Middle School Building Committee certain concerns were mentioned such as common planning space for faculty, meeting spaces per grade, and planning time for teachers given that classrooms are in constant use.

Rob Fortado, Chair of the Green Building/Alternate Energy/Alternate Construction Materials Subcommittee, reported on behalf of the Subcommittee. An electronic version of the report he presented is attached. On April 11 Mr. Fortado led a tour of Beverly High School for members of the Subcommittee highlighting those systems which have been particularly effective as well as those that might be somewhat modified if they are incorporated into the new middle school.

It was mentioned that it is critical to have value engineering start at the beginning of the process, i.e. more narrow corridors might allow for additional space in other areas. Jenifer Badershall will add to the list created by Rob Fortado any "sustainable" items she feels are relevant. Jenifer also offered to assist Matthew Poska with his narrative.

Identifying Date for Standing Meeting

The City hopes to identify a date for a standing meeting in the very near future.