

CITY OF BEVERLY

PUBLIC MEETING MINUTES

Board: Beverly School Building Committee – Meeting #17
Joint Meeting of the School Building Committee, Beverly School
Committee

Date: January 12, 2016

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

Members Present

Mayor Michael Cahill
Paul Manzo, Beverly School Committee
Jenifer Badershall, School Building Committee Member
George Binns, School Building Committee Member
Mike Collins, Director of Public Works
Maria Decker, School Building Committee Member
Dave Gelineau, School Building Committee Member
Roy Gelineau, School Building Committee Member
Dr. Stephen Hiersche, Superintendent of Schools
Stephanie Williams, Beverly City Solicitor
Judy Miller, Director of Technology, Beverly Public Schools
Joseph Remondi, School Building Committee Member
Todd Surette, School Building Committee Member
Thad Siemasko, School Building Committee Member
Janet Chrisos, School Building Committee Member
Betsey Desmond, School Building Committee
Robert Fortado, School Building Department
Raymond Bouchard, School Building Committee Member
Lorinda Visnick, School Committee Member
Kris Silverstein, School Committee Member
L. Scott Dunlap, Ai3 Architects, Partner
Troy Randall, Ai3 Architects, Partner
Mark Lydon, Heery
Bob Gilchrest
Denise Deschamps

Recorder: This meeting was taped by Bevcam and transcribed by Eileen
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Mayor Cahill addressed the Committee and reported that a new two-year term of office has started for elected officials and reported that Mr. Manzi is no longer a member of the School Committee and is no longer on this Committee. He also reported that Matt Kavanaugh has left the School Committee as well but will remain on the School Building Committee as a citizen.

Mayor Cahill reported that the School Committee has elected Kris Silverstein as the President of the School Committee and he has appointed Lorinda Visnick as a member of the School Building Committee as well. He notes that as a result there will be a quorum of School Committee members present and these meetings will be co-posted as School Committee Meetings of the Whole.

Mayor Cahill called on Ms. Silverstein to call the Committee of the Whole School Committee to order. Ms. Silverstein calls the meeting to order.

Mayor Cahill called the meeting of the Beverly School Building Committee to order at 6:30 p.m. and called for members 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. Lydon explains that there were some corrections made to the minutes that were sent out to members. He also reports that the attendance needs to be updated on the minutes as there were some members present who are not listed. Mayor Cahill recommends that the approval of the minutes be tabled to the next meeting.

Motion: Binns moves that the approval of the minutes be tabled to the next meeting.
Decker seconds the motion. The motion carries.

OPM/Designer Update

Lydon addresses the Committee and reports that the Design Review Package for the project was submitted to MSBA and they expect to receive some comments in the next week.

Lydon reported that the Design Development Independent Estimates have been completed and reported that two of the estimates were slightly under budget and one was slightly over budget. He notes that they are happy with those results and from a practical standpoint we are within budget. He explains that as the design progresses at various stages more details will be determined and costs estimates will be revised as needed.

Lydon reported that the Civil Engineer for the project met with the Beverly Conservation Commission on January 5, 2016 and the Commission opened and closed the public hearing that evening. He notes that they are waiting for an Order of Conditions from the Con Com..

Lydon reported that Pare Engineering has met with City Engineer Greg St. Louis and he has issued comments on the project and Pare is preparing a response to his comments.

Lydon reported that the abatement process has started and the construction manager is onsite. He notes that they are monitoring the quantity and quality of the material being removed from the site. He also reports that the Request for Proposal (RFP) for the Independent Material Testing and Inspection firm will be issued shortly and expects the selected firm to be on board with the project in late March ready for on-site materials testing and inspections in April.

Lydon reported that the project funding agreement for the total budget has been approved and explains the MSBA reimbursement payments can be made once the Budget is input into the MSBA Pro pay System and the COB submits Reimbursement Requests.

Lydon reported that the master schedule is in member packages this evening and reports that the project remains on schedule.

Lydon reported that the next early packages for the pilings and the site work for the project will be out in March.

Lydon reported that an updated budget will be included in the member packages for each meeting and will track the expenses for the project. He further notes that the project remains on budget.

Design Development Cost Estimate

Scott Dunlap addressed the Committee and reports that all three cost estimates received to date are very close and there is no need to discuss potential cuts or value engineering for the project at this time.

Dunlap states that at the next meeting they will be discussing the exterior and interior design of the building in more detail and will be providing samples of the materials they propose to use.

Troy Randall commented on the estimates and noted the Design Development Estimating Package included more detailed information about the project site and the building. The estimators had more detailed information in doing this estimate.

Randall noted that the low bid for the abatement and demolition work was approximately \$1.6 million and well below the original estimate. He explains the estimates and notes that they are pleased with the results.

Randall reviews potential design elements that could be incorporated into the educational program at the school. He notes that these are items that are not currently in the estimate and they will be discussed further as the design process moves forward. The items include:

Photovoltaic Panels

Solar Hot Water System

Smaller Mini Wind turbines

Power to the Bus Depot for block heaters

Bus Shelters at the bus drop off area in the front of the building

Rainwater Collection System – talked briefly about with the Green Subcommittee. They have done an analysis and the payback is light years out. The actual benefit is low flow faucets in the building. They will be discussing that further.

One of the things they talked about during design is the layer of the blue clay, the soft subsurface material on the site. Borings were done and information was collected and a series of meetings with the geotechnical and civil engineers and others were held and a lot of data and information was gathered. He notes that as a result they identified Steel H piles as the preferred material for the supporting the building. He explains the installation of the Steel H piles and the pile caps.

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Randall reported that they know that the value of this is about \$4.1 million dollars and it is included in the cost estimate. He notes that they will be continuing to refine the design as the process continues and will have a better idea of the length and quantity of the piles.

Dunlap reported that the good news is that they are confident that the cost will be within the \$4 million estimated for the support of the building.

Ray Bouchard asks if a structural review firm has been hired to review this. Randall explains that a structural peer review firm has not been hired yet and notes that it will be done in the spring. He explains that the peer review will focus on the structure of the building and is required by the state. Bouchard states that he feels that it should be done sooner than what is scheduled.

Randall reviews the exterior walls for the building. He reviews the material selected and notes that they have reviewed it with the Green Committee. He notes that they will be presenting samples of the material at the next meeting. He explains that the material is cementitious wall panels and the cost is \$50-\$52 per square foot. He compares the cost of the material to vinyl siding \$12-\$14 per square foot, metal panels \$70-\$100 per square foot and states that they feel that this is a durable material which will be low maintenance.

George Binns asks if the material is color all the way through or will it require painting. Randall explains that the product is colored and there will be no need to paint it.

Maria Decker asks why hazelnut is circled on the slide. Randall explains that this is the color that they are suggesting.

Betsy Desmond stated that she is not entirely comfortable with the yellow/mustard color that she is looking at but as long as samples will be provided she is satisfied.

Thad Siemasko requested that they get a price for thin but real stone veneer noting that he has had some issues with cementitious wall. He notes that the pricing may not be much different.

Randall reviews the flooring material for the project. He explains that they are proposing epoxy terrazzo in the public areas of the building, as was installed at Beverly High School. He notes that the areas included would be the main lobby, and connecting corridors. He notes it is a premium product and they will be reviewing it as the design process goes on.

Randall reports that other areas such as the library media center will be carpeted, the gymnasium will have a wood floor and there will be a combination of carpets and painted surfaces in the auditorium.

Randall reviews the cost estimates of other products such as sheet linoleum, VCT, which are much less expensive but do not hold up as well.

Furtado asks if the terrazzo floor will have a wax surface noting that there were issues with that at Beverly High School. Randall reports that there will not be a need to wax it.

It was noted that the Committee had discussed the use of polished concrete in the building. Dunlap reported that there was a discussion and they looked into it and found that the quality is not as good over time. He notes that they met with some vendors about this and found that it is not something that is regularly done well in New England.

Randall reviews the porcelain-ceramic tile for the project. He explains what the cost estimates included for the corridors and a portion of the lobby. He also notes that they are looking at using it in the neighborhoods as well and notes it is similar to ceramic tile. He states that he will provide samples at the next meeting. He also notes that they are looking at ceramic tiles with a darker finish for the bathrooms.

Badershall requested to see some studies on different height for tile for the walls and cost estimates. Mike Collins agreed noting that five feet minimum would be perfect. Dunlap explains that the cost estimate does not include five feet of tile in the hall at this time and explains that the intent is to get more tile into the project and find a way to pay for it with reductions in other areas.

Badershall asks if there will be lockers in the corridors, noting that they would reduce the cost of the tile. Randall explains that there are no lockers in the hall ways and cubbies and storage areas will be provided in the classrooms. He notes that they have had discussions with the administration on this. He explains that they left the corridors open for more transparency with the corridors and classrooms so that will help reduce the overall square footage of the tile.

Badershall reviewed the drawing set and asked that if at the next meeting we could talk about security a little bit noting that classrooms have a lot of borrowed lights.

Binns asks for a cost comparison of glass walls and tile walls. Randall will provide that estimate for the next meeting.

Bouchard asked when a peer review of the building envelope will be done. Randall explains that MSBA will commission an agent to review the mechanical system and the building envelope.

Badershall asked if at the next meeting they could provide different options or renderings and color palettes for the building. Dunlap explains that they generally select options for their proposal to present to the Committee which they have done. He notes that if the Committee finds that they are not satisfied with the choices they would be happy to take a look at it, but typically they don't present areas with multiple finishes. He explains that they look at factors such as mood and texture etc. of the building when making those choices.

Randall reviews the ceiling finishes for the building. He explains that one of the important components of the building design is making sure it is educational and exposes the students to the mechanical systems and structure of the building. He estimates that the cost of the ceiling finishes is \$1.8 million.

Janet Christos states that she has her doubts that ceilings as proposed will be a cost savings and notes from her experience, it could be a more expensive solution and suggests that Agostini price it out.

Christos commended the team for getting so far and staying on budgeted but she feels that we can't get too comfortable and hopefully Agostini will have a VM log so that as we move forward it will save time during discussion of what needs to be adjusted to save money if needed.

She also notes that there is some need for relief valves, and there should be alternate bids for the trades in case the bids come in high. She notes the terrazzo floor bids could be high and we should identify some areas where we can look at other materials if needed and suggests that we should look at areas that would not be high impact areas where we could supplement less expensive materials.

Randal explains that Agostini has been reaching out to subcontractors for feedback and notes that the subs have been providing good feedback.

Abatement / Demolition Early Package Update

Gilchrest reviews the project schedule summary and reports that they are continuing to meet all deadlines and milestones for the project since last May.

Gilchrest reported that the abatement of the Memorial building began on January 4, 2016. He thanked the staff of the Department of Public Services and other City Departments that had to move out of the Memorial building noting that they allowed them to stay on schedule with the move in December.

Gilchrest reported on the progress of the abatement and notes that they may be a little ahead of schedule and he anticipates that demolition will begin in early to mid-February.

Bouchard asks when the list of proprietary items will be presented to the Committee. He states that he would expect that they would be presented to the Committee for review and approval. Dunlap explains that they have had several discussions with the administration about those items and he may be able to provide a copy of it for the next meeting, but notes that the next meeting will be a busy one and suggests that they could present it for the March meeting.

Bouchard notes that this Committee must take a formal vote on the proprietary items.

Badershall states that she cannot stress enough how important it is to coordinate the height of the tiles in the hallways and she would like to see some studies, samples and cost options at the next meeting.

Badershall suggested that some classrooms like art or STEM, locker rooms etc. could have concrete floors and it should be considered if cost is an issue.

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Mayor Cahill explains that there are maintenance issues that need to be considered with the less expensive options for flooring noting that they have discussed this in detail.

Dunlap explains that there are places that they can identify such as the art room where things may be spilled and notes that there may be other materials that could be considered if needed. He further notes that indications at this time with this project are that we will be able to construct a building with high quality materials.

Badershall asks if they have met with facilities to review paper towel dispensers and vendors to be sure that there are no conflicts for ordering supplies.

Desmond notes that the lockers will not be in the corridors and questions if they will be in the classrooms. Randall states that there are no lockers.

Desmond asks if they will be locked cubbies. Randall explains that they will be various sizes and some will have combination locks. He notes that they had extensive discussions with staff about that. Desmond states that she is concerned because having worked with Middle School kids she knows that they forget things and they may not be able to get to their cubby because we are using classrooms for multiple purposes and there may be classes in session.

Mayor Cahill notes that this is a good point and it needs to factor into the day to day management of the kids but staff felt that traditional lockers in the school are not necessary. He notes that they will bring that concern back to the staff. He further notes that anything that could potentially be stolen needs to be secured.

Dr. Hiersche explains that the kids will not be moving very far, noting that it could be across the hall from their cubby. He notes that they will be working with students on managing their things that they need for class etc.

Mayor Cahill suggests that unlockable storage is something that needs to be revisited, noting the concern of the Committee for personnel belongings.

Judy Miller recalled that the last building committee held extensive discussions regarding the potential theft of laptops and she reports that in five years there has only been one theft of a laptop.

Bouchard notes that items not included in 100% design plan includes power to the bus depot. He questioned if that is the building that has not been included. Randall explains that \$145,000 is included for a modular unit for the building and explains that this power is for block heaters.

Bob Gilchrest addresses the Committee and reviews the schedule summary and reports that they continue to meet all of the scheduled milestones for the project. He reviews the work that has been done to date.

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Gilchrest reports that they are working on getting the next early packages ready for March and April. – Pile package and structural package.

Dave Gelineau notes that the Superintendent has indicated that an additional 10 FTE's positions will be needed when the school opens and asked Dr. Hiersche if this will be added to the overall school budget.

Dr. Hiersche explains that they are trying to predict what the added costs for staff will be and he will be looking at that over the next two years, noting examples of the need for 5 PE teachers, clerical staff, custodians, and other positions. He explains that he thinks it could be less than that but no more than 10. He also notes that there will be retirements along the way that will create savings. He estimates that there will be 55 teachers needed to staff the building.

Miller asks if they are considering using paint that serves as whiteboards in the classrooms. Dunlap reports that they will be using it in some areas but not all because it is too costly.

Next Meeting

Mayor Cahill stated that the next meeting of the Beverly School Building Committee will be held on Tuesday, February 9, 2016 at 6:30 p.m.

Adjournment

There being no other business to come before the New Beverly Middle School Building Committee this evening, Mr. Bouchard moved to adjourn the meeting. Ms. Badershall seconded the motion. The motion carried.

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