

PUBLIC MEETING MINUTES

Board: Beverly School Building Committee – Meeting #14
Joint Meeting of the School Building Committee, Beverly School
Committee

Date: November 17, 2015

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

Members Present

Mayor Michael Cahill
Paul Manzo, President Beverly School Committee
Dave Gelineau, City of Beverly Purchasing Agent -Member
Bryant Ayles, Finance Director
Jennifer Badershall, Director of Special Education
George Binns, School Building Committee Member
Sue Charochak, Assistant Superintendent of Schools
Mike Collins, Beverly Commissioner of Public Services
Maria Decker, School Building Committee Member
Roy Gelineau, School Building Committee Member
Robert Griffin, 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
William Guzowski, School Building Committee Member
Matthew Poska, Briscoe Middle School Principal
Joseph Remondi, School Building Committee Member
Kris Silverstein, School Committee
L. Scott Dunlap, Ai3 Architects, Partner
Troy Randall, Ai3 Architects, Partner
Tom Ellis, Heery Area Manager
Robert Gilcrest, Agostini - Bacon, Project Manager
Stephen Agostini, Agostini –Bacon, Principal
Denise Deschamps, Economic Development Planner
Marc Gabriel-Pare Engineering
Forest Smith – MyCadd

Recorder: This meeting was taped by BevCam and transcribed by Eileen
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Mayor Cahill called the meeting of the Beverly School Building Committee to order at 6:30 p.m.

Mayor Cahill addressed the School Building Committee and reported that there had been discussions at the last meeting about not having a SBC Meeting in December. He stated that there is a need for a meeting because the Committee needs to vote on the Design Development Plan which is due in to MSBA by December 23, 2015. He notes that the Committee usually meets on the second Tuesday of the month, however there is an event at Beverly High School

that evening that some members want to attend as well. He suggested that a discussion on setting a date for a December meeting be held later this evening.

Approval of Minutes

The minutes of the BSBC meeting held on October 13, 2015 were presented for approval. Ellis explains that there was one correction made to the minutes that were sent out to members.

Motion: Binns approval of the minutes of the October 13, 2015 meeting. Manzo seconds the motion. The motion carried.

OPM/Designer Update

Ellis addresses the SBC and explains that the project is now in the Design Development Phase and they are gearing up for the submission to MSBA on December 23, 2015. He reported that they will be preparing early packages for cost estimates next week.

Ellis reports that they are in the process of updating all of the contracts with Heery, Ai3, and Agostini and Bacon and Pare Engineering.

Bob Gilcrest addresses the Committee and reviews the construction schedule. He reported that the demolition work is on target to begin January 4, 2016.

Site Plan and Circulation Update

Mark Gabriel of Pare Engineering addresses the Committee and explains the traffic circulation for the site. He reported that they have met with the Mayor and others during the small group weekly meetings and the focus has been on access and egress. He reports that they met with school staff, city staff and representatives of the police and fire departments for input on the circulation of the site.

Gabriel gave a brief overview of the site noting the location of the parking areas, and athletic fields, the bus depot and the wetlands areas that are on the site. He reports that they went before the Beverly Conservation Commission with a Request for a Determination of Applicability and received a Negative Determination from the Commission.

Gabriel reported that since the last meeting they have made some changes to the Cabot Street side of the site. He notes the location of the North and West curb cuts and explains that there will be a one-way entrance and a one way exit on Cabot Street. He notes that there will be a left turn only for the parent drop off in the front of the building. He reports that they are not anticipating a cuing effect on Cabot Street that would cause a traffic back up over the railroad tracks.

Gabriel reviews the circulation of the site for the morning and afternoon drop off and pick up. He explains that there will be a one-way entrance on Cabot Street with drop off of student on the

Beverly School Building Committee
Minutes November 17, 2015

passenger side of the car and once students are safely out of the vehicles, drivers will proceed and loop back to Balch Street. He notes that signage will direct parents through the site.

Gabriel explains that buses will enter on Cabot Street and proceed to the bus depot after the students exit the bus. He explains that afternoon dismissal to buses will be in the back of the building. He also explains that the drop off area will have a gate that will be locked after the morning drop off.

Gabriel explains that there will be assigned staff parking in the lot with 38 spaces behind the building. He explains that staff will be arriving before the buses do and notes that the staff will leave the site in the afternoon after the buses have left the site.

Gabriel states that the plan is flexible if future circulation changes are needed.

Gabriel reported that stormwater management and drainage are in the design development stage as well.

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

William Guzowski states that he is glad to see the improvements in the circulation of the site but notes that the left hand turn out of the site onto Cabot Street is still a concern to him. He questions if they have considered adding a traffic signal in that area to regulate the traffic. He also states that the bus depot in the back is also a concern noting that all buses are not just for the middle school. He states that he is concerned about the additional bus traffic that does not service the middle school.

Mayor Cahill explains that there are three bus runs for the High School, Elementary Schools and the Middle School. He notes that every bus will go out and do their runs and then there is a route that they use to return to the bus depot. He also notes that some buses will remain in service for field trips etc.

Gabriel explains the route that the buses will take on the site to get to the bus depot.

Manzo notes that the Middle School uses the most buses and agrees with the Mayor that there will be buses in use for field trips for the other schools as well.

Jennifer Badershall addresses the Committee and states that she is concerned about traffic cuing on Cabot Street, noting that a lot of parents drop their children off at school and she worries about traffic backing up on Cabot Street. She also questions if the timing has been considered noting that Shore County Day School is in the same neighborhood. She suggests that we should get parents off Cabot Street and more towards the back of the building. She also questioned if bus drop off is only going to be in the front of the building.

Briscoe Principal Matt Poska stated that the bus drop off will be in the front of the building only.

Beverly School Building Committee
Minutes November 17, 2015

Gabriel explains that one of their concerns was to pull parents off of Cabot Street and explains that the drop off area is now longer than originally proposed to allow for parents to cue on the site. He states that if at some point in time cars are cueing on Cabot Street they could revisit that and have the drop off in the back of the building.

Badershall asks how many cars can cue in the front of the building. Gabriel estimates that 10 or so cars can cue in the front of the building.

Mayor Cahill reported that they have tried to insure that every child exits cars from the passenger side of the vehicles. He also stated that having the parent drop off in the back of the building would be mixing the traffic with the Balch Street cars.

Poska stated that they will be having meetings with parents to educate them on the drop off and pick up plans and procedures. He also stated that they would have staff monitoring drop off and pick up of students.

Manzo asks if there is a potential to add a left hand turning lane heading North on Cabot Street. Gabriel reported that a left hand turning lane is not shown as necessary in the traffic counts but it is something that could be considered if there is a problem.

Mayor Cahill explains that they are aware of the other schools in the area noting Shore Country Day, and the merging of St. Mary's and St. John's schools and states that we can take note of their starts times and their dismissal times but we cannot drive the decisions for the Middle School based on them.

Mayor Cahill also stated that with regards to the suggestion for a signal at the intersection, there is not one in the plan and it would not be an issue based on what has been projected in the traffic study. Mike Collins stated that a traffic signal is not necessary.

Judy Miller stated that she is concerned about students crossing the parking lot for afternoon dismissal, noting that parents will be waiting in the parking area in a parking space. Gabriel states that there are two walking paths in the back and explains the locations. He notes that there is not a path in each row, noting that it would significantly reduce parking.

Poska explains that they are continuing to work with Director of Transportation Bill Burke on the best combination of bus routes to manage and control drop off and pick up of students.

Binns states that he feels that we should not allow drop off or pick up on the North side of the building by the three fingers. He also states that we need to be sure that no one drops students off in the back of the building.

Superintendent Hiersche stated that the doors in the back of the building will be locked and students will have to walk all the way around the building to get into school.

Binns also states that he is concerned about the impact of the traffic on Cabot and Balch Street area going towards McKay Street. Gabriel states that Cabot and Balch Street have a good level

Beverly School Building Committee
Minutes November 17, 2015

of service today. Mayor Cahill explained that the City has been working with Mass DOT on a plan for a few intersections throughout the city and that intersection is one of them. He explains that they have been looking at improvements and plan to submit projects to the DOT to get on the state Transportation Improvement Plan.

Badershall asks if the traffic study for the project was done while school was in session. Gabriel explains that the traffic study was done while school was in session. Badershall notes that the buses at the elementary schools have trouble with the curves in the walkways noting that sometimes they end up of the sidewalk. Gabriel explains that the site has been designed to accommodate the buses and they will go through the site in a straight line.

Manzo asks if the buses will be stacked in the back of the building in the afternoon. Gabriel explains that they will be stacked and explains the location and the bus route on the plan.

Mayor Cahill further explained that the buses will be stacked and once all of the buses are loaded, they will all leave the site at the same time.

Badershall questions why they are not trying a rolling line for parent pick up. She also asks if they have an estimate on how many students will be picked up.

Superintendent Hiersche explains that the Middle School is working on providing a robust after school program for student and he anticipates that the number of students getting picked up at dismissal time will be very small.

Badershall questions if a lot of students walk home from school. Poska states that there are a lot of students who walk. He also states that this drop off and pick up plan is 1,000 times better than what they have now at Briscoe.

Mayor Cahill stated that it is conceivable that we would have more walkers with this location noting the neighborhoods around the school.

Guzowski notes that it was mentioned that the gate in the front of the school will be locked after drop off. He asks how the police and fire department would be able to access the site if needed. Mike Collins explains that it will be an automatic gate and explains that the fire department can access it from the fire truck to open it. He explains the process to the Committee.

Design Development Progress

Randall addresses the Committee and explains that they have done a significant amount of work on the design development relative to the building design. He explained that they have met with the working group and the Green Subcommittee as well as Mr. Poska and the faculty and administration regarding specific spaces in the building and the design of them. He explained that they held full day meetings in September and October and they are comfortable with the information and recommendations that the staff provided. He notes that they are working on the 100% design package that is due into MSBA in December.

Beverly School Building Committee
Minutes November 17, 2015

Randall introduced Forest Smith of MyCadd who is working with the design team on the model of the building. He explains that they are continually updating the model. He also reported that they met with the Police and Fire Department on security for the site and building and received good feedback from them and are continuing with the development of the security for the site.

Randall shared still images of the model with the Committee and explains the layout shown.

Dunlap explains that this is a management tool and is not meant to show what the building materials will look like. He explains that the model will be turned over to Mike Collins to be used as a management tool. Randall explains that Collins and his staff will have the ability to pull up information about the building and will be able to access part numbers and information on the systems and equipment in the building. He also notes that they will be able to track regular maintenance and access information specific to equipment and maintenance requirements.

Randall explains that they have had several meetings and the plan is beginning to take shape. He reported that they will be uploading the plan to the website and SBC members will be able to access it to take a look at it.

Smith explains an example of a project that has been linked to a model to give the Committee an idea of what it means to be connected to a schedule.

Randall explains that we will be able to visualize the space with the construction model and get a sense of the development plan.

Guzowski questions if the design of the building takes into consideration building needs of the future or is it being built for what we know today. Randall explains that the design is based on MEP's we have for today with free zones incorporated. He explains how the system will work and how it will detect and flag something that needs to be addressed.

Dunlap explains that the model is evolving all the time and notes that they are trying to remain flexible.

Construction Management Update

Guzowski expressed concern about the roof top units. Gilcrest explains that the roof top units have been looked at with the heaviest and greatest structural requirement. Randall explains that the system pathway and corridor was one of the first things that they looked at and met with and coordinated with the structural engineer. He stated that they are confident that the structure support is in good shape. He also notes that they expect that there will be adjustments but they have done a lot of planning in the very early stages.

Gilchrist reviewed the schedule. He reported that the abatement demolition package will be advertised tomorrow and the site walk and orientation will be held next week. He also notes that the surveyor is starting next week as well. Gilchrist notes that they are on target to start the demolition work on January 4, 2016 and they should be ready for the foundation on July 1, 2016.

Beverly School Building Committee
Minutes November 17, 2015

Gilchrist reported that they anticipate that the abatement and the demolition will take about three months to complete.

Binns asks if the City will have their own testing agent for environmental testing. Gilchrist states that the city will have their own agent to review the testing results.

Mayor Cahill opened the meeting up for questions from members of the Committee at this time.

Judy Miller noted that her question is unrelated to construction management, and asked if there is a process in place for preserving memorials that are in the Memorial Middle School. Mayor Cahill states that they are very much aware of those and there are plans to preserve them and reinstall them in the new building.

Judy Miller asked if there is a Green Initiative in the plan. Dunlap explains that they are targeting Lead Silver for the building and notes that anything more extensive than that will be on the city's dime. He also notes that there are initiatives that will tie into education, noting that while there is no rooftop garden planned there will be opportunities such as gray water collection etc. He also notes that this building will be more energy efficient than the new High School is.

Next Meeting

Mayor Cahill suggested that the SBC meeting for December be held on Wednesday, December 9th at 6:15 p.m. He explains that the SBC needs to vote on the Design Development Plan to be submitted to MSBA

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.

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