

Project: **BEVERLY MIDDLE SCHOOL, BEVERLY, MA**
Project No: MSBA Project Number: 20130300305 / Heery Project Number: 1409500
Meeting No: Seven (7)
Date: 29 January 2015
Recorded By: Mark Lydon
Purpose: Regularly Scheduled Meeting of the School Building Committee
File:

MEETING MINUTES

ATTENDEES (MARKED BY "X")

<i>Name</i>	<i>Initials</i>	<i>Company</i>
x Michael P. Cahill	MPC	City of Beverly / Mayor
x David Gelineau	DG	City of Beverly / Purchasing Agent
x Paul Manzo	PM	Beverly School Committee President
x David Manzi	DM	Beverly School Committee Member
x Michael Collins	MC	Beverly Commissioner Public Services
x Ray Bouchard	RB	Chair Planning and Construction Committee
x Stacy Bucyk	SB	Administrator of Special Education
x Matthew Poska	MP	BPS / Briscoe Middle School Principal
x Maria Decker	MD	School Building Committee Member
x Bryant Ayles	BA	City of Beverly / Finance Director
x George Binns	GB	School Building Committee Member
Bob Griffin	BG	School Building Committee Member
William Guzowski	WG	School Building Committee Member
Joseph F. Remondi, Jr.	JFR	School Building Committee Member
Thaddeus Siemasko	TS	School Building Committee Member
Todd Surette	TS	School Building Committee Member
x Janet Chrisos	JC	School Building Committee Member
x James Coffee	JC	School Building Committee Member
x Betsy Desmond	BD	School Building Committee Member
Roy Gelineau	RG	School Building Committee Member
x Joanna Murphy Scott	JM	School Building Committee Member
Stephanie Williams	SW	City Solicitor
x Jennifer Badershall	JB	School Building Committee Member
x Judy Miller	JM	BPS / Director of Technology
x Robert Fortado	RF	City of Beverly / Facilities Engineer
x Dr. Steven Hiersche	SH	Beverly Public Schools (BPS) / Superintendent
x Jean Sherburne	JS	BPS / Director of Finance & Operations
x Denise Deschamps	DD	City of Beverly / Economic Development Planner
x Al Calcagno	AC	Heery, Project Director
x Mark Lydon	ML	Heery, Project Manager
x Tom Ellis	TE	Heery, Area Manager
x L. Scott Dunlap	LSD	Ai3 Architects, Partner

HEERY

x Troy Randall	TR	Ai3 Architects, Partner
x Kris Silverstein	KS	Beverly School Committee
x Annemarie Cesa	AC	School Committee
x Sue Charochak	SC	Assist. Superintendent

Additional Distribution

<i>Name</i>	<i>Company</i>
Caulen Finch	MSBA Project Manager
Sarah Blache	MSBA Project Coordinator

MEETING START / CORRECTIONS TO PREVIOUS MEETING

<i>Mtg – Item</i>	<i>Discussion / Action Item</i>	<i>Responsibility</i>	<i>Deadline</i>
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Meeting 07 called to order at 6:30 PM

OLD BUSINESS

<i>Mtg – Item</i>	<i>Discussion / Action Item</i>	<i>Responsibility</i>	<i>Deadline</i>
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NEW BUSINESS

<i>Mtg – Item</i>	<i>Discussion / Action Item</i>	<i>Responsibility</i>	<i>Deadline</i>
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007-01

Meeting Minute Status

Meeting Minutes for Meeting 06 were approved unanimously

OPM Update

The OPM reported the PDP was submitted, MSBA provided comments, and the project team responded to the MSBA comments. The OPM reiterated that the MSBA views the Educational Plan/Program as the foundation of the project and made the following points:

- MSBA Board Members will pay particular attention to the Ed Plan and expect to see a project that supports that plan when the team meets at the MSBA Facility Assessment Subcommittee Meeting (FAS)
- The MSBA expects the educational professionals to take the lead in decision making on organizing the school to deliver the educational program
- The MSBA expects the Ed Plan to inform the building project not the other way around
- The educational professionals met regularly and for long hours with the project team and visioning consultant to develop the educational plan
- The school administration formed a *Key Educational Leadership Group* that continues meeting on a weekly basis
- The educational plan outlines building organization, adjacencies, and functions. It is the roadmap for the design of the proposed building.

007-02

Designer Update

The designer distributed a packet that provided additional information on the feasibility study process. In general it provided additional background on many of the possible options that were discussed but not included in the final four alternatives. Ai3 addressed the following points:

- Provided an overview of feasibility study process so the committee will understand it was an organized and well done process
- Ai3 explained the SBC the visioning consultant presented a variety of examples

OLD BUSINESS

Mtg – Item

Discussion / Action Item

Responsibility

Deadline

of what is being done elsewhere in the country with middle school educational plans.

- That the educational plan is not a floor plan but rather a narrative explanation of the middle school program
- The role of the designer in the feasibility study process is to develop floor plans that are consistent with the educational plan developed by the educators. A lot of work and focus go into the educational plan well before any floor plan is created.
- Presented a variety of bubble diagrams that were discussed but did not “make the cut.”
- Covered items including: Project Based Learning, teacher collaboration, indoor/outdoor connections, dining areas, vocational/technology spaces, visual arts, the media center, and performing arts

Dr. Hiersche discussed STEAM (Adding the A into STEM)

- Noted the A in STEAM is very important
- Noted that middle school students are at a unique place in their lives, more willing and able to participate in music, visual, and performing arts than high school students not previously exposed to a variety of ARTS programs.
- Note that during the feasibility study process teachers though quite a bit about they could not do now and worked together to figure out how they could do it moving forward.
- He noted the faculty, administrators, and staff were truly excited about the project
- He reinforced that many, many hours were spent discussing what they intended to do well before talking about specific designs.

Matt Poska (Briscoe Principal) spoke and made the following points:

- He hears from lots of staff on what they would like to do moving forward
- He indicated dozens of staff members have been meeting regularly with Ai3
- He noted an increase in collaboration
- He mentioned the community has been informed and involved and is very excited about what will be done programmatically under this project.

The designer continued addressing the following:

- Showed a vertical academy diagram, outlined the pros and cons, and noted there was a lack of interest in vertical academies and a preference for a horizontal organization.
- Commented that the team will work to minimize the amount of space that is deemed ineligible by MSBA
- Showed a variety of models and plans for academic neighborhoods
- Showed and discussed the maker/builder spaces in the corridors of the neighborhoods
- Showed 3D models in an effort to portray natural light and shadowing in the courtyard
- Showed options 2a and 2b and discussed in a limited way
- Showed Option 1e which was a longer scheme along a central spine
- Pointed out that although many options were evaluated many failed to conform to the educational program
- Spoke about the bus lot and how it could be graded and screened

Designer showed the Cost Summary for the four final alternates

OLD BUSINESS

Mtg – Item

Discussion / Action Item

Responsibility

Deadline

- Noted that based on review of two independent estimates they each showed the new construction option to be the least cost.
- A sampling of the questions/comments from SBC members and responses follows:
- Comment – Option 2a and 2b provide an auditorium but at what appears to be a higher cost.
 - Response: Due to the complex structural considerations in connecting to the existing auditorium and the higher costs to renovate this space up to code it is believed the constructing new is the more cost effective approach
 - Question – After the vote to move forward with Option 1a as the preferred solution what options do we still have?
 - Response: The vote indicates the SBC believes it satisfies the educational program and is the preferred configuration. During schematic design the site plan and building layout will evolve. Although there is some amount of freedom to modify or change the result must always align with the educational plan. The MSBA understands there may be changes but expects the project to always support the educational plan and be relatively similar to the option presented as the preferred option.
 - Comment – The linear schemes are all two story; there may be other linear schemes.
 - Response – The designer indicated this could be looked at further in Schematic Design
 - Comment – The courtyard continues to be a concern regarding use of the space and cost to several committee members
 - Response – the designer believes they understand the concerns and will continue to evaluate and assess during schematic design. Designer noted that during the feasibility study discussion there was a lot of support by administration and faculty for the courtyard. The designer agreed to provide modeling information as to the natural light and shadowing in the courtyard for other time periods – Sep/Oct and May/Jun.
 - Question – Will there be HVAC or other equipment on the roof of the auditorium or gym?
 - Response: The design team will evaluate the site lines and place any roof top equipment to minimize seeing equipment from below. They are also looking at interior equipment rooms.
 - Question – When the project was initially approved the estimated program cost was \$80 - \$90 million. Now it seems higher. Is this project affordable?
 - Response – Mayor Cahill stated that the City of Beverly will not proceed with a project they cannot afford. He also stated that programmatically the preferred option appears to be the project the city needs.

Project Schedule

HEERY

OLD BUSINESS

<i>Mtg – Item</i>	<i>Discussion / Action Item</i>	<i>Responsibility</i>	<i>Deadline</i>
007-03	The project continues to track on schedule		

Project Budget
007-04 The OPM distributed the updated budget. The OPM reported the project continues tracking to the budget.

SBC – Subcommittee Reports
007-05 None – OPM indicated that the Design and OPM team will schedule meetings with the subcommittees during the Schematic Design and Design Development Phases.

The meeting was adjourned at 08:50 PM

Next Meeting: 02/03/2015 6:30PM February Meeting will take place on 03 FEB 15 to vote on making the PSR submission

ATTACHMENTS

<i>No.</i>	<i>Item</i>	<i>Dated</i>	<i>Action Required</i>
1.	Meeting Agenda	01/29/15	
2.	SBC Meeting Sign-In Sheet (3 pages)	01/29/15	
3.	OPM Budget Update		
4.	Ai3 Handout/Power Point Presentation (Posted to SBC FTP site as it is a very large file)		

END OF MINUTES.

The above summarizes Heery's interpretation of items discussed and decisions reached during this meeting. Additions or corrections must be submitted in writing to the author within three days of receipt; otherwise the minutes will stand as written.



RESCHEDULED DUE TO WEATHER

**Meeting will now take place on Thursday, January 29, 2015, at 6:30 PM
at the Beverly High School Media Center.**

Project: **BEVERLY Middle School**
Project No: MSBA Project Number: 20130300305 / Heery Project Number: 1409500
Meeting No: Seven (7)
Date / Time: 29 January 2015 at 6:30 PM
Location: Beverly High School, Media Center, 100 Sohier Road, Beverly, MA 01915
Purpose: Regular Monthly Meeting of the School Building Committee
File Code:

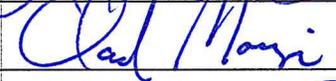
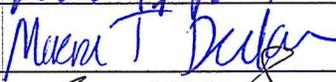
AGENDA

<i>Item No.</i>	<i>Item</i>	<i>Duration / Time</i>
07-01	<u>Meeting Minutes</u> Review and approval of minutes from SBC Meeting #6	6:30 - 6:32
07-02	<u>Designer Update</u> Update on Preferred Options and PSR Submission Summary of Preferred Options Costs Discussion	6:32 -7:45
07-03	<u>OPM Update</u> Project Schedule Project Budget	7:45-7:55
07-04	<u>Other Any Business Not Anticipated within 48 Hours of Meeting</u>	

END OF DOCUMENT.

SCHOOL BUILDING COMMITTEE MEETING SIGN-IN SHEET

Project: BRISCOE MIDDLE SCHOOL, BEVERLY, MA **Purpose:** School Building Committee Meeting **Meeting no:** _____
Project No: MSBA PROJECT #201300300305 / HEERY #1409500 **Location:** Memorial Building, Room 164 **Date:** _____
Project Address: 7 Sohier Road, Beverly, MA 01915 **Agenda:** Regular Meeting **Time:** _____

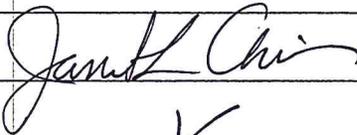
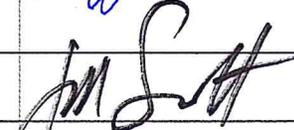
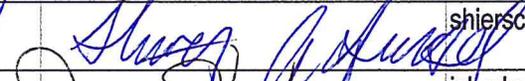
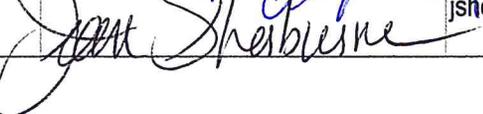
Name / Organization / Firm	Signature	Email Address	Telephone Number
Mayor Michael Cahill City of Beverly		mayorcahill@beverlyma.gov	978-921-6000 x2333 978-605-2333 (o) 978-869-2111 (m)
David Gelineau City of Beverly, Purchasing Agent		dgelineau@beverlyma.gov	978-921-6000 978-605-2350
Paul Manzo Beverly School Committee, President		paulmanzo@comcast.net	978-927-9912
David Manzi Beverly School Committee Member		dmanzigoldcoast@aol.com	978-921-0123
Michael Collins Beverly Commissioner of Public Services		mcollins@beverlyma.gov	978-921-6053 978-423-7813
Raymond Bouchard Chair, Planning & Construction Committee		vbouc@msn.com	978-922-2252
Stacy Bucyk Administrator of Special Education Beverly Public Schools		sbucyk@beverlyschools.org	978-921-6100, Ext. 732
Matthew Poska Briscoe Middle School Principal		mposka@beverlyschools.org	978-921-6103
Maria Decker		mtdecker@comcast.net	978-927-1013
Bryant Ayles Municipal Finance Director		bayles@beverlyma.gov	978-605-2315
George Binns		binns@comcast.net	978-927-1793
Bob Griffin			978-927-5111
William Guzowski		bdguzowski@hotmail.com	617-963-9800

SCHOOL BUILDING COMMITTEE MEETING SIGN-IN SHEET

Project: **BRISCOE MIDDLE SCHOOL, BEVERLY, MA**
 Project No: **MSBA PROJECT #201300300305 / HEERY #1409500**
 Project Address: **7 Sohier Road, Beverly, MA 01915**

Purpose: **School Building Committee Meeting**
 Location: **Memorial Building, Room 164**
 Agenda: **Regular Meeting**

Meeting no: _____
 Date: _____
 Time: _____

Name / Organization / Firm	Signature	Email Address	Telephone Number
Joseph F. Remondi, Jr.		Moc521@comcast.net	978-922-7669
Thaddeus S Siemasko		thad@svdesign.com	978-927-3745
Todd Surette			78-799-3987
Janet Chrisos		jchrisos@mscba.org	978-430-5029
James Coffey City of Beverly Athletic Director	✓		617-794-5487
Betsy Desmond		artsy2@mac.com	978-927-1112
Roy Gelineau		roy@gelineaukline.com	978-741-2002
Joanna Murphy Scott		Joanna.scott@comcast.net	978-927-5708
Stephanie Williams City Solicitor, City of Beverly		swilliams@beverlyma.gov	978-921-6000 978-605-2335
Judy Miller Director of Technology, Beverly Public Schools		jmiller@beverlyschools.org	978-869-7436
Robert Fortado Facilities Engineer, Dept. of Public Services Public Schools Division		rfortado@beverlyschools.org	978-815-3443
Dr. Steven Hiersche Superintendent of Schools		shiersche@beverlyschools.org	978-921-6100, Ext. 712
Jean Sherburne Director of Finance & Operations		jsherburne@beverlyschools.org	978-921-6100, Ext. 725

SCHOOL BUILDING COMMITTEE MEETING SIGN-IN SHEET

Project: **BRISCOE MIDDLE SCHOOL, BEVERLY, MA**
 Project No: **MSBA PROJECT #201300300305 / HEERY #1409500**
 Project Address: **7 Sohier Road, Beverly, MA 01915**

Purpose: **School Building Committee Meeting**
 Location: **Memorial Building, Room 164**
 Agenda: **Regular Meeting**

Meeting no: _____
 Date: _____
 Time: _____

Name / Organization / Firm	Signature	Email Address	Telephone Number
Denise Deschamps Economic Development Planner		ddeschamps@beverlyma.gov	978-605-2356
Tom Ellis Heery, Area Manager	<i>Tom Ellis</i>	tellis@heery.com	781-494-9000
Al Calcagno Heery, Project Director	<i>AL CALCAGNO</i>	acalcagn@heery.com	401-829-3286 (cell)
Mark Lydon Heery, Project Manager	<i>Mark Lydon</i>	mlydon@heery.com	609-306-7491 (cell)
L. Scott Dunlap Ai3 Architects, Partner		dunlap@ai3.com	508-358-0790 (o)
Troy Randall Ai3 Architects, Partner		Randall@ai3.com	508-358-0790 (o)
Jenifer Badershall Beverly School Committee	<i>Jenifer Badershall</i>	jbadershal@smma.com	978-766-1595
Kris Silverstein Beverly School Committee	<i>Kris Silverstein</i>	krissilverstein@yahoo.com	978-922-0879
Sue Charochak Assistant Superintendent		scharochak@beverlyschools.org	978-921-6100
	<i>Annamarie Cson</i>	<i>school comm</i>	

Beverly Middle School		MSBA Project Number: 201300300305		Project Budget: HII-1409500		Updated: January 28, 2015		HEERY					
b		c		d		e		f		g		h	
MSBA Cost Category	Base Contract Descriptions	Approved Budget	Revised Budget - Per 10-23-2014 - APPROVED BRR #1	Committed Funds	Approved Invoices To Date	Committed Funds Remaining to be Paid	Approved Budget Less Committed Funds	Scope Items Excluded from Basis of Est Total Facilities Grant or Otherwise Ineligible	Services/Consultants	Month Approved			
0000-0000	Feasibility Study Agreement												
0001-0000	OPM - Feasibility Study	\$ 275,000.00	\$ 275,000.00	\$ 240,000.00	\$ 48,029.00	\$ 191,971.00	\$ 35,000.00						
	Heery Invoice #564462				\$ 18,290.00				June 2 thru Sep 12, 2014	Sep-14			
	Heery Invoice #572766				\$ 20,954.00					Dec-14			
	Heery Invoice #576127				\$ 8,785.00					Jan-15			
0002-0000	A&E - Feasibility Study	\$ 650,000.00	\$ 925,000.00	\$ 925,000.00	\$ 316,527.00	\$ 608,473.00	\$ -		Review grade reconfig. with MSBA				
	Ai3 Invoice #0001B-1403.00				\$ 120,374.84					Oct-14			
	Ai3 Invoice #0002B-1403.00				\$ 64,305.16					Nov-14			
	Ai3 Invoice #0003B-1403.00				\$ 43,320.00					Dec-14			
	Ai3 Invoice #0004B-1403.00				\$ 88,527.00					Jan-15			
0003-0000	Environmental & Site	\$ 175,000.00	\$ 175,000.00	\$ 142,500.00	\$ 61,179.25	\$ 81,320.75	\$ 32,500.00		as it relates to AE options and fee				
	Ai3 Invoice #0001E-1403.00				\$ 7,106.00					Nov-14			
	Ai3 Invoice #0002E-1403.00				\$ 54,073.25					Dec-14			
0004-0000	Other	\$ 400,000.00	\$ 125,000.00	\$ 5,005.02	\$ 5,005.02	\$ -	\$ 119,994.98			Oct-14			
	Wylie-Inn Group #7566				\$ 1,188.00								
	Ai3 Invoice #0003E-1403.00				\$ 3,817.02				Printing	Jan-15			
	Feasibility Study Agreement -SUB-TOTAL	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,312,505.02	\$ 369,561.02	\$ 942,944.00	\$ 187,494.98	\$ -					
0100-0000	Administration												
0102-0000	Owner's Project Manager												
	Administration - SUB-TOTAL	\$ -				\$ -	\$ -	\$ -					
0200-0000	Architect and Engineer												
0203-0000	A&E - Reimbursables & Other Services												
	Architect and Engineering - SUB-TOTAL	\$ -				\$ -	\$ -	\$ -					
0300-0000	Site Acquisition												
	Site Acquisition - SUB-TOTAL	\$ -					\$ -	\$ -					
0500-0000	Construction Contract												
	Alternates SUB-TOTAL	\$ -				\$ -	\$ -	\$ -					
0507-0000	Construction Contingency												
	Construction Contingency - SUB-TOTAL	\$ -				\$ -	\$ -	\$ -					
0508-0000	Change Orders												
0600-0000	Miscellaneous Project Costs												
	Miscellaneous Project Costs - SUB-TOTAL	\$ -				\$ -	\$ -	\$ -					
0700-0000	Furnishings and Equipment												
	Furnishings and Equipment - SUB-TOTAL	\$ -				\$ -	\$ -	\$ -					
	Owner's Contingency - SUB-TOTAL	\$ -		\$ -		\$ -	\$ -	\$ -					
	TOTALS	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,312,505.02	\$ 369,561.02	\$ 942,944.00	\$ 187,494.98	\$ -					
	Alternates	\$ -	column d	column e	column f	column e - f	column d - e						
	Scope items excluded	\$ -											
	Ineligible Costs	\$ -											

Beverly Middle School										
MSBA Project Number: 201300300305										
Project Budget: HII-1409500		Updated:	January 28, 2015			column e - f	column d - e			
	b	c	d	e	f	g	h			
MSBA Cost Category	Base Contract Descriptions	Approved Budget	Revised Budget - Per 10-23-2014 - APPROVED BRR #1	Committed Funds	Approved Invoices To Date	Committed Funds Remaining to be Paid	Approved Budget Less Committed Funds	Scope Items Excluded from Basis of Est Total Facilities Grant or Otherwise Ineligible	Services/Consultants	Month Approved
	Basis of Total Facilities Grant	\$ 1,500,000.00								
	Reimbursement Rate %	51.42								
	Total Max Facilities Grant	\$ 771,300.00								





The Beverly Middle School Flexible Learning Academy

Flexible Classroom Studios

Flexible Configurations

Flexible Support

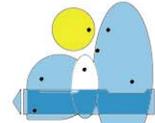
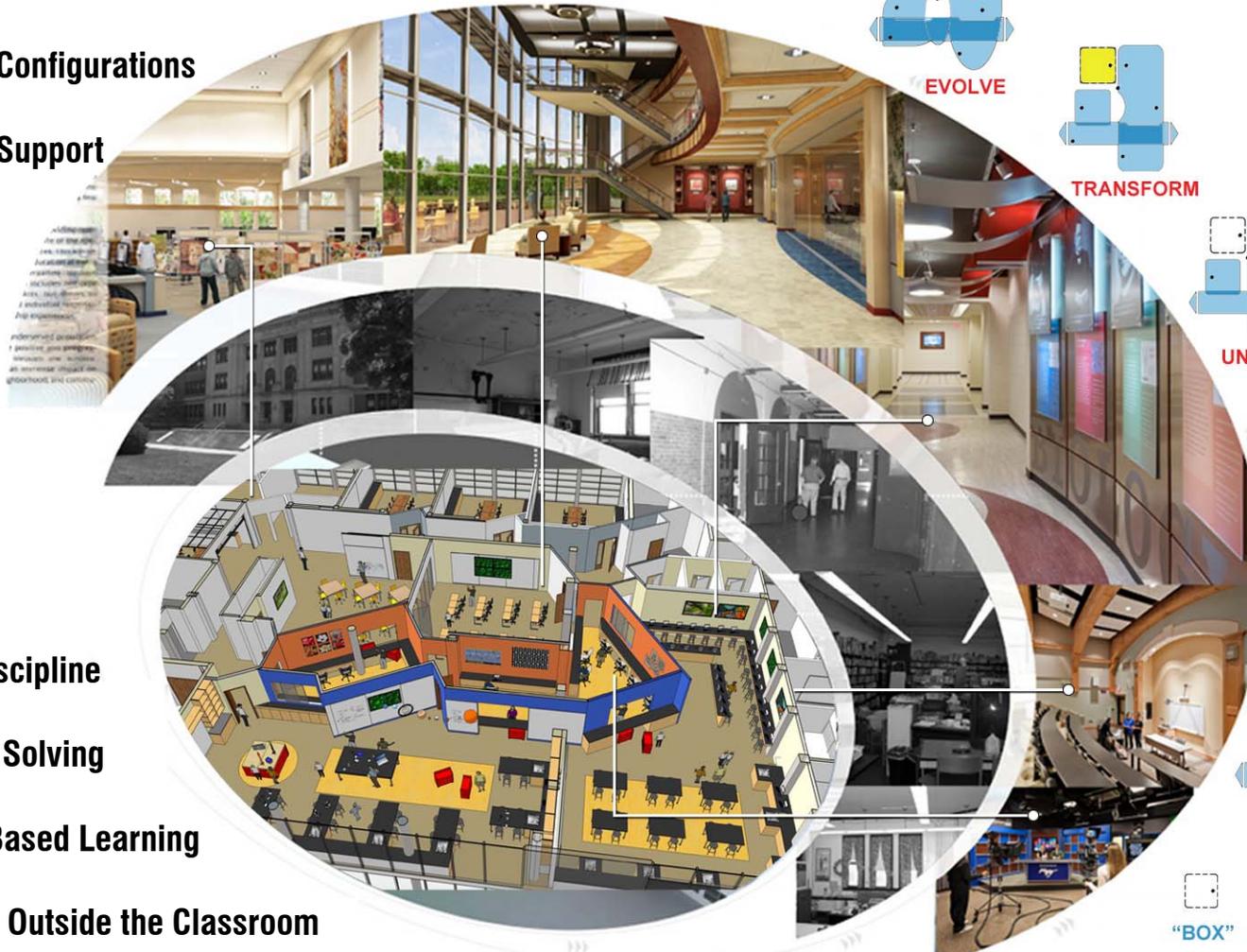
Exhibits

Cross Discipline

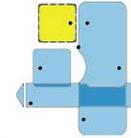
Problem Solving

Project Based Learning

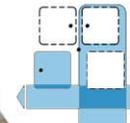
Learning Outside the Classroom



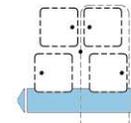
EVOLVE



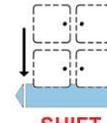
TRANSFORM



UNFOLD



ENGAGE



SHIFT



REUSE

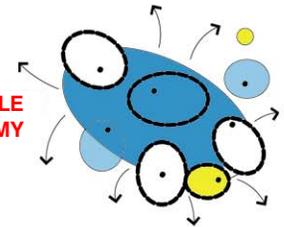


"BOX"



TRADITIONAL

FLEXIBLE
ACADEMY





GRADE LEVEL ORGANIZATION

- Direct horizontal adjacencies
- Small learning communities with personalization of experience
- Teams of 100-125 students
- Individual academic neighborhoods for each team

PROJECT-BASED LEARNING

- Maker/Builder space within each academic neighborhood
- Satellite arts and technology into the maker/builder space
- Small and large group work areas within neighborhood

TEACHER COLLABORATION

- Teacher planning and work areas within each neighborhood

INDOOR/OUTDOOR CONNECTIONS

- Outdoor courtyard for secure and controlled outdoor classroom use
- Connections to green space in lieu of parking or drives
- Individualized outdoor patio entries
- Gardens for integration to science

DINING AREAS

- Available as a large-group meeting and project space for teams
- Closely integrated to project team areas
- Two distinct dining areas (5/6 and 7/8)
- Direct connections to outdoor courtyard



BEVERLY PUBLIC SCHOOLS
502 Cabot Street
Beverly, Massachusetts
01915
Telephone (978) 921-6100
Fax (978) 922-6597
www.beverlyschools.org

Steven A. Hiersche, Ed.D.
Superintendent of Schools

MODULE 3: PRELIMINARY DESIGN PROGRAM

1.2 EDUCATION PROGRAM

MISSION:

1.

Over the past 20 years, the City of Beverly has completed an enormous amount of planning and execution in order to proactively invest in the future of Beverly's public education facilities. Planning and feasibility work in the mid-1990s called for the middle school grades to be consolidated at a new facility proposed for the current Memorial School building site, but when the high school faced imminent loss of accreditation because of structural failures and other problems, the City's primary focus shifted to the high school. Today, the high school project is complete, upgraded through an \$81 million renovation/addition project that restored necessary educational space and provided a long-term solution to significant facility needs. All of the Beverly elementary schools have also been upgraded; with comprehensive renovation/addition projects having been completed at each of the facilities between 1996 and 2003. The City of Beverly has now turned its focus back to the largest remaining piece of the education facilities puzzle, the middle school. Beverly consolidated both of its middle schools in 2005 due to severe financial pressures. Although the Briscoe Middle School building did not have the capacity to appropriately accommodate the entire grades 6-8 middle school population, it was the largest available facility and thus became the only available choice for consolidation of all middle school students into a single facility. The Memorial School building, vacant after the 2005 consolidation of the grades 6-8 middle school population, was then used to provide much-needed space for city and school offices, as well as a state-approved remedial Recovery High School for young people with substance abuse issues. Although Briscoe did provide the largest available building (144,349sf) for middle school consolidation, it is a very old 1923 building located on a very small parcel of only 6 acres. The current middle school population of approximately 1,000 students results in severe overcrowding of both the building and site. These characteristics place severe constraints on the ability of the school district to introduce innovative educational programming, allow space for athletic activity, provide adequate and safe parking, or accommodate a safe arrival and departure from the site. At the time students were transferred to the Briscoe Middle School as part of a consolidation, it was evident that Beverly would need to pursue a much more appropriate solution in the very near future.



VOCATIONAL TECHNOLOGY

- Dedicated room near the academic teams/neighborhoods (Technology applications and production lab)
- Satellite space directly within academic teams/neighborhoods (Integrated academic production labs)
- Multimedia and Video production lab integrated with media center

VISUAL ARTS

- Dedicated room near the academic teams/neighborhoods
- Satellite space directly within academic teams/neighborhoods

MEDIA CENTER

- More of a media production space than a media retrieval space
- Many media resources available throughout the building
- Satellite resources throughout the building
- Putting student activity/learning on display
- Prominent location observable by visitors

PERFORMING ARTS (AUDITORIUM, ETC)

- Integration of Band/Music room and Auditorium
- Sound separation from academic neighborhoods
- Disadvantages of an internal location outweigh advantages (existing Briscoe)
- Secured community access



PUTTING THE “A” IN STEM



STEM

- Science
- Technology
- Engineering
- Math



STEM

- Science
- Technology
- Engineering
- Math

STEAM

- Science
- Technology
- Engineering
- Art
- Math



PRESENT AND FUTURE ADVANTAGES

INNOVATION

- Response to the unknown
- Designing a new solution to a new problem
- Design is important

CREATIVITY

COMPETITIVE DESIGN

- When product is similar, design is important



"It is the tension between creativity and skepticism that has produced the stunning unexpected findings of science."

CARL SAGAN



BUSINESS WEEK 2007

“The game is changing. It isn’t just about math and science anymore. It’s about creativity, imagination, and, above all, innovation.”



EDUCATION SECRETARY

"The arts can no longer be treated as a frill,...arts education is essential to stimulating the creativity and innovation that will prove critical to young Americans competing in a global economy.."

ARNE DUNCAN - 2010



NATIONAL ENDOWMENT FOR THE ARTS

“ The arts provide us with new ways of thinking, new ways to draw connections...and they help maintain our competitive edge engendering innovation and creativity.”



MIDDLE SCHOOL

- Exploring future opportunities
- Ensuring gender equity of opportunities
- Emphasizing project-based learning
- Reinforcing natural curiosity and creativity



NEW MIDDLE SCHOOL

- Maker spaces
- Proximity to art and tech education
- Interdisciplinary approach
- Exploration



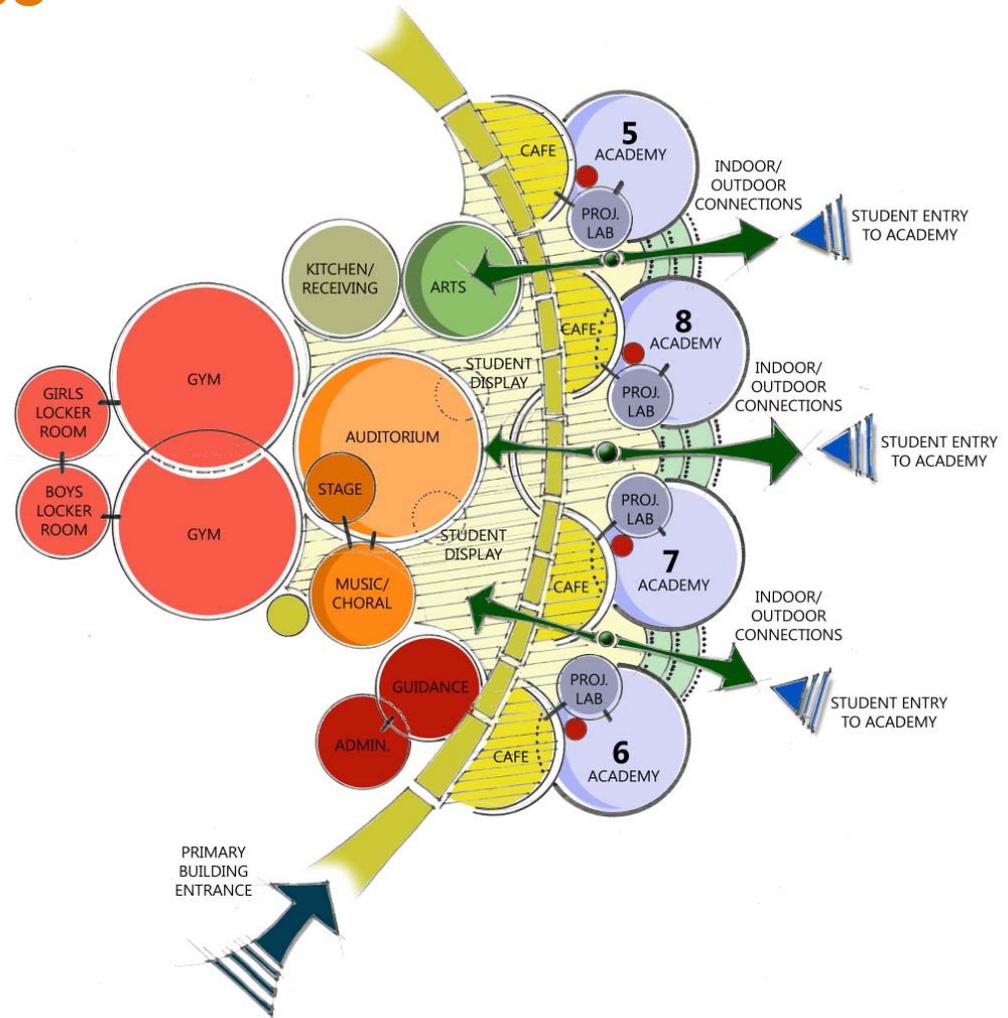
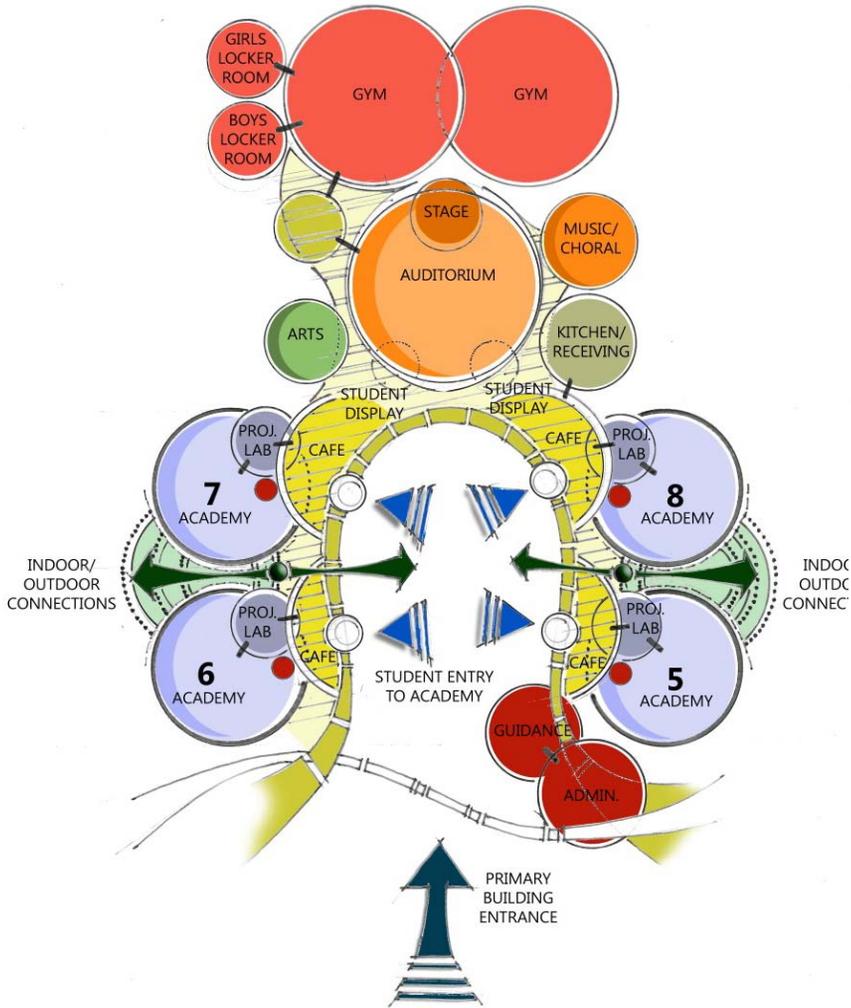
RESOURCES

Daniel Pink, [A Whole New Mind: Why Right Brainers Will Rule the Future](#)

Yong Zhao, [World Class Learners: Educating Creative and Entrepreneurial Students](#)

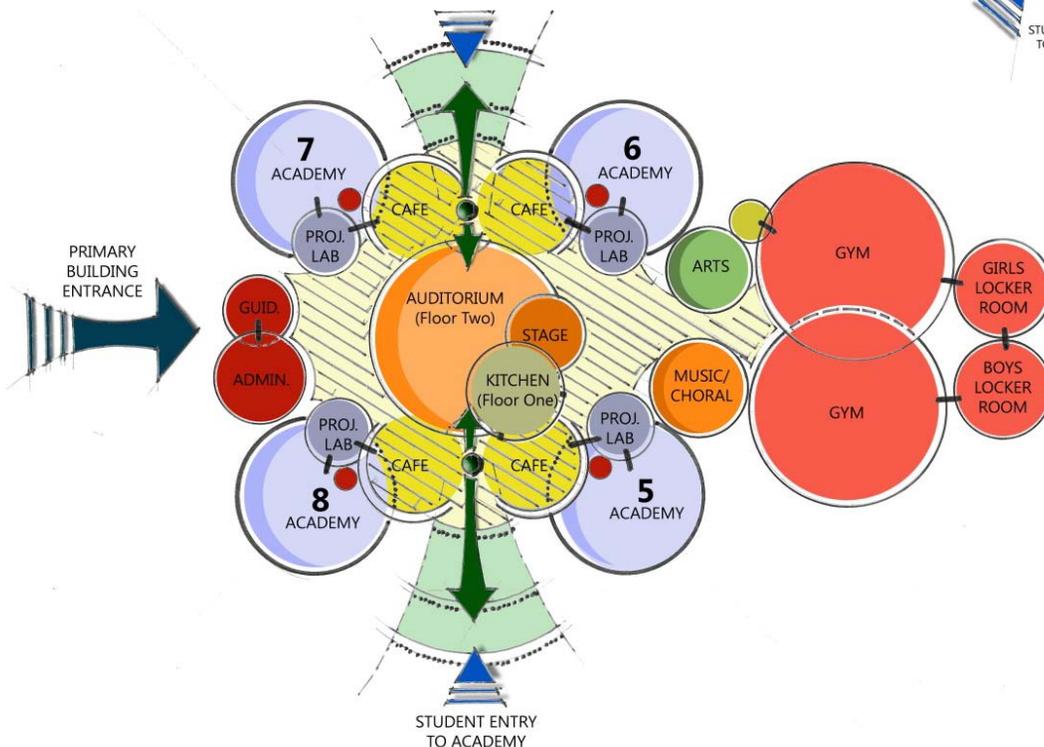
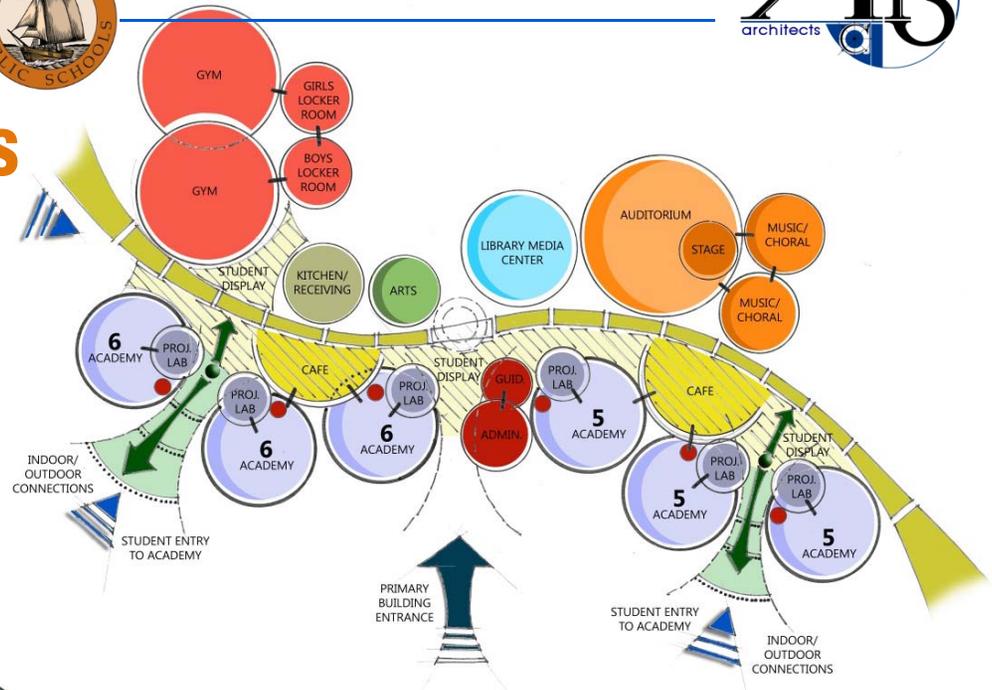


Key Spaces & Adjacencies



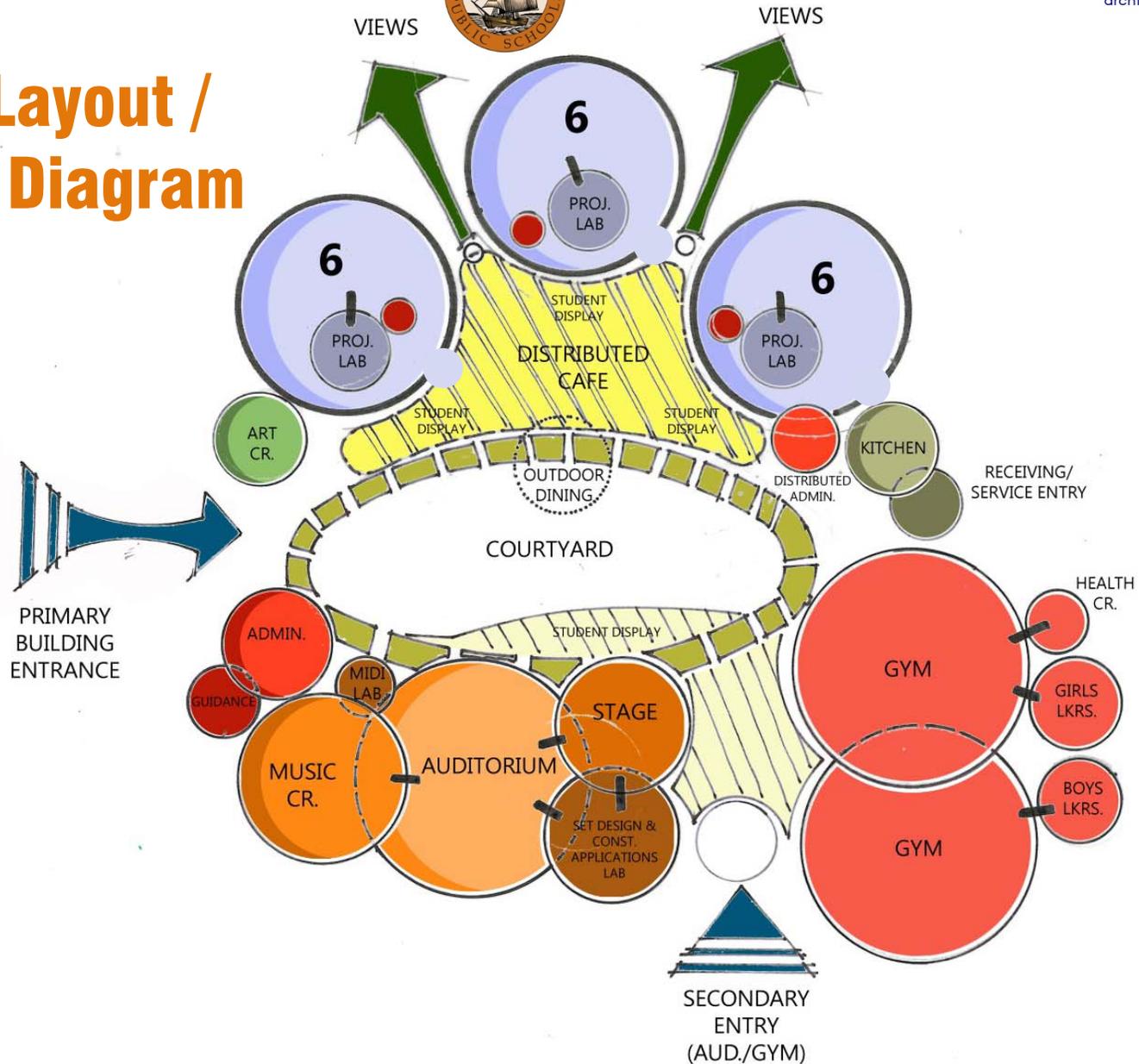


Key Spaces & Adjacencies



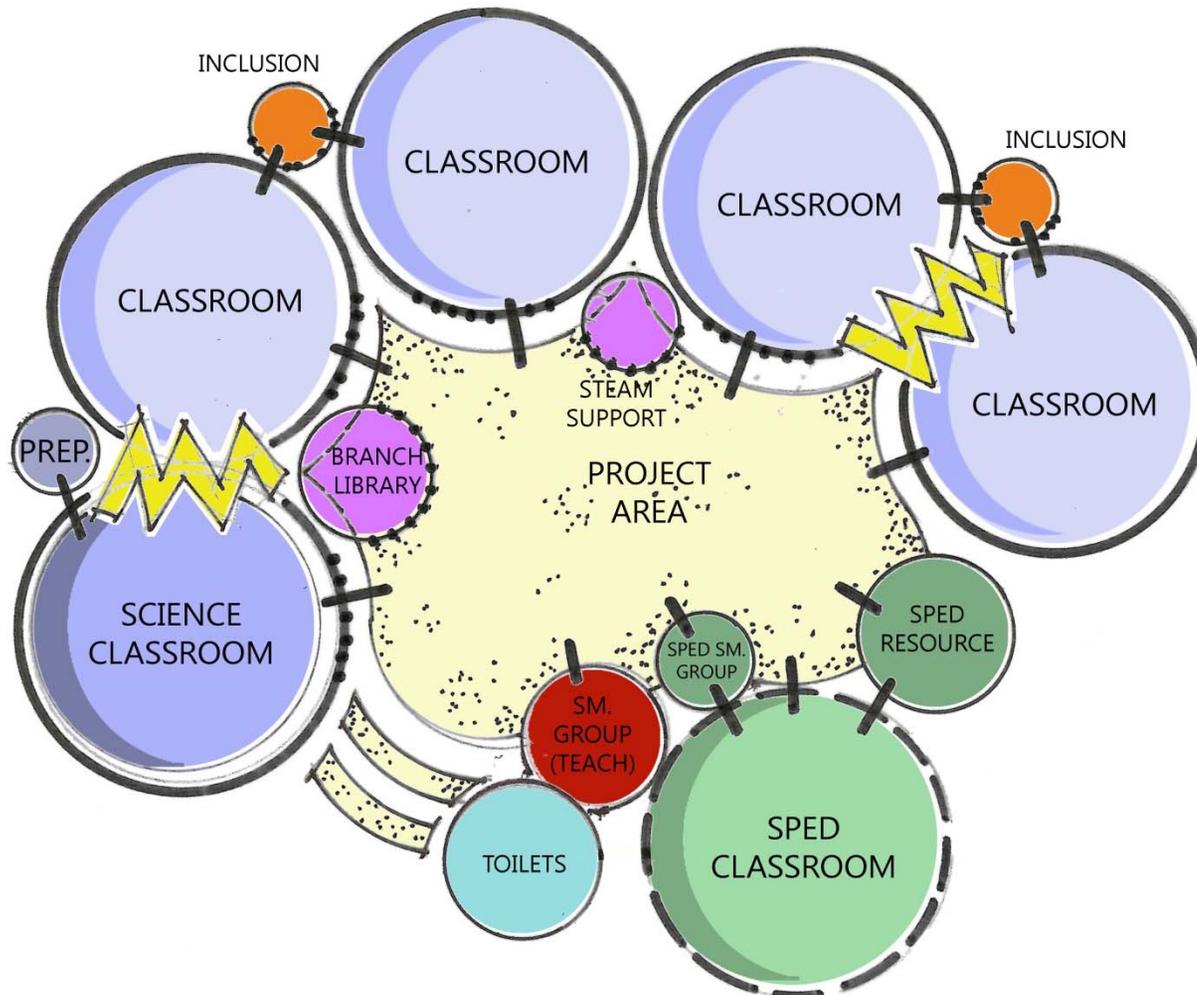


Building Layout / Academy Diagram



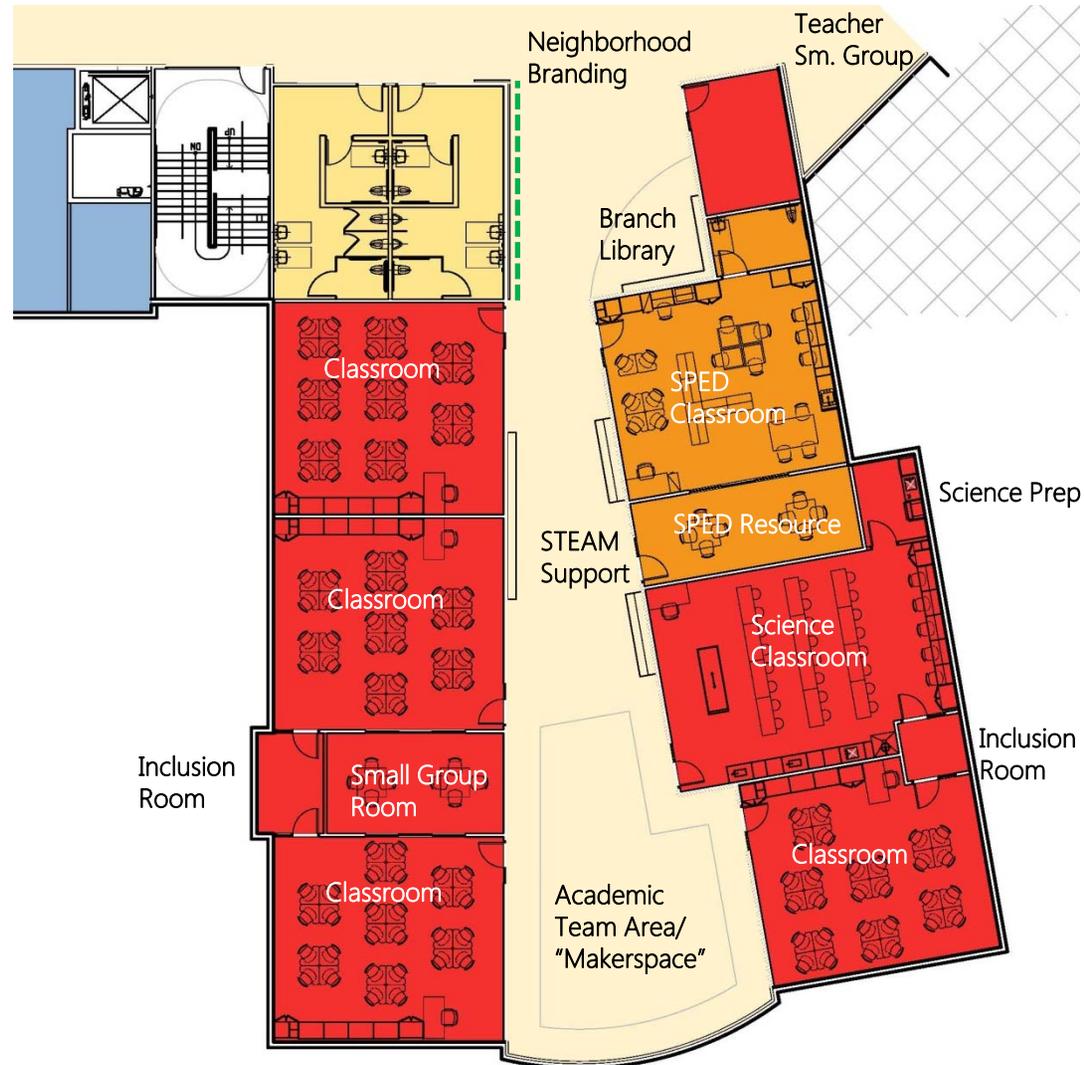


Academic “Neighborhood” Adjacency Bubble Diagram





Academic “Neighborhood”



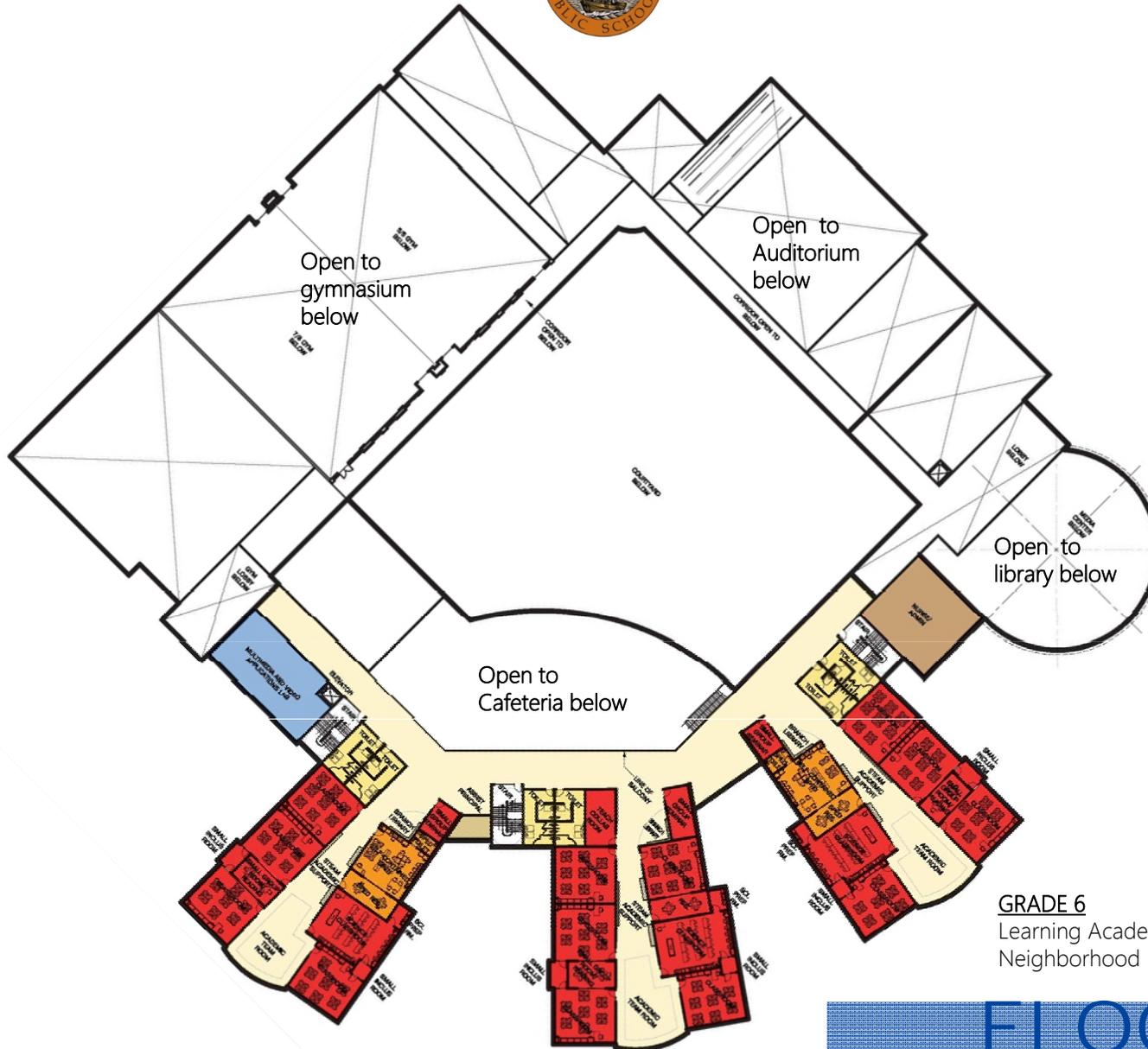
Option 1a: New Construction



Flexibility for secondary Student entry points

FLOOR 1

Option 1a: New Construction

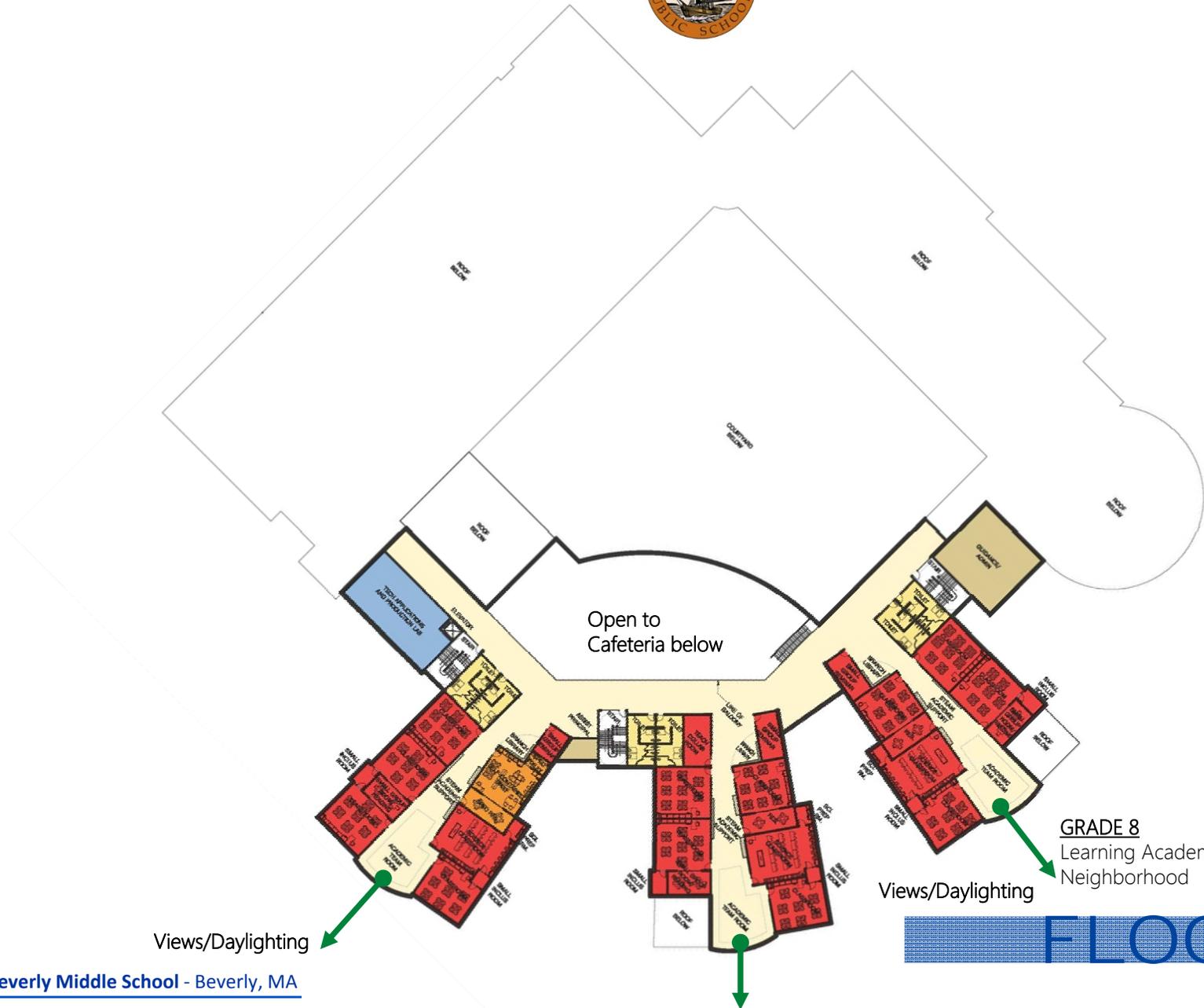


GRADE 6
Learning Academy &
Neighborhood

Option 1a: New Construction



Option 1a: New Construction



Option 1b: New Construction



Excludes Auditorium Space



- Stage connected to Gymnasium space
- Music and related program along Cabot St.



Cabot Street Site



EXISTING SITE PLAN

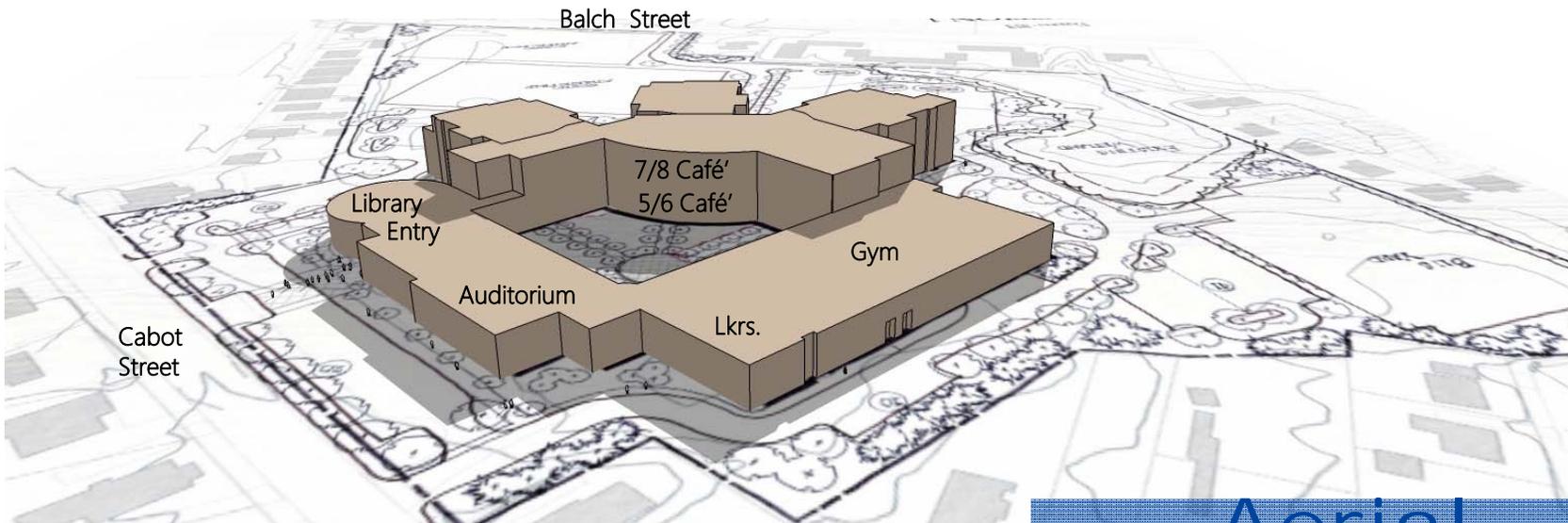
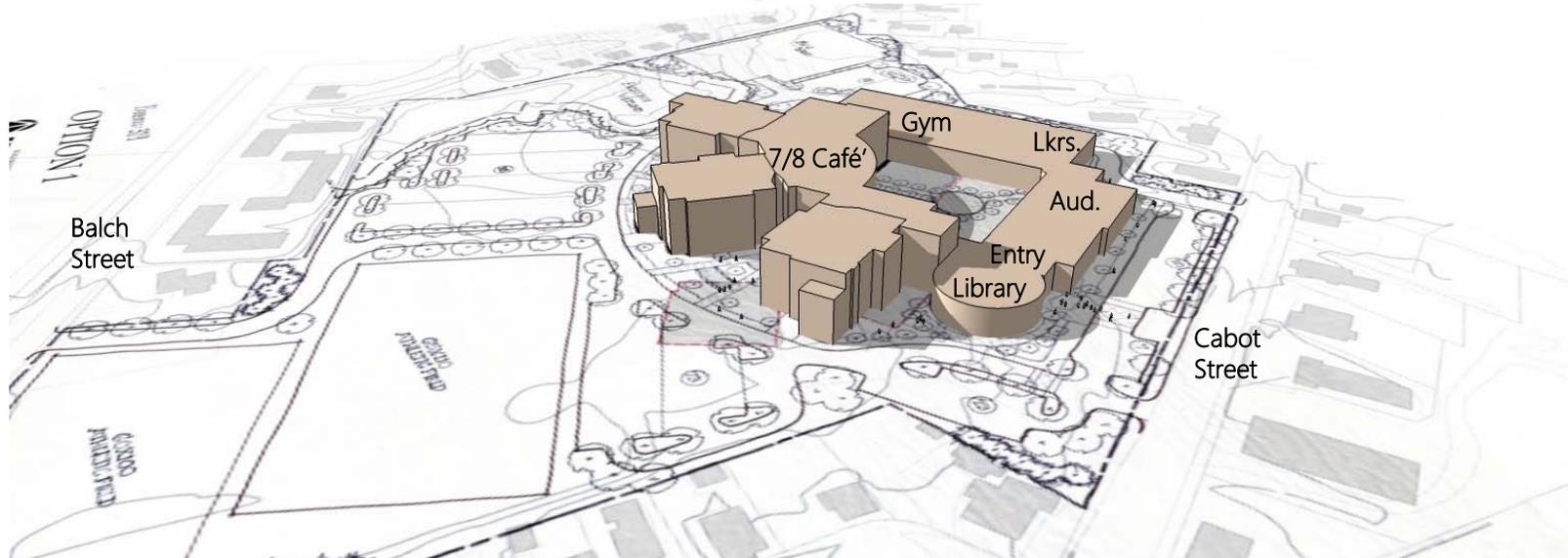
Option 1a & 1b: New Construction



OPTION 1:
PARKING: 301

SITE PLAN

Option 1a: New Construction

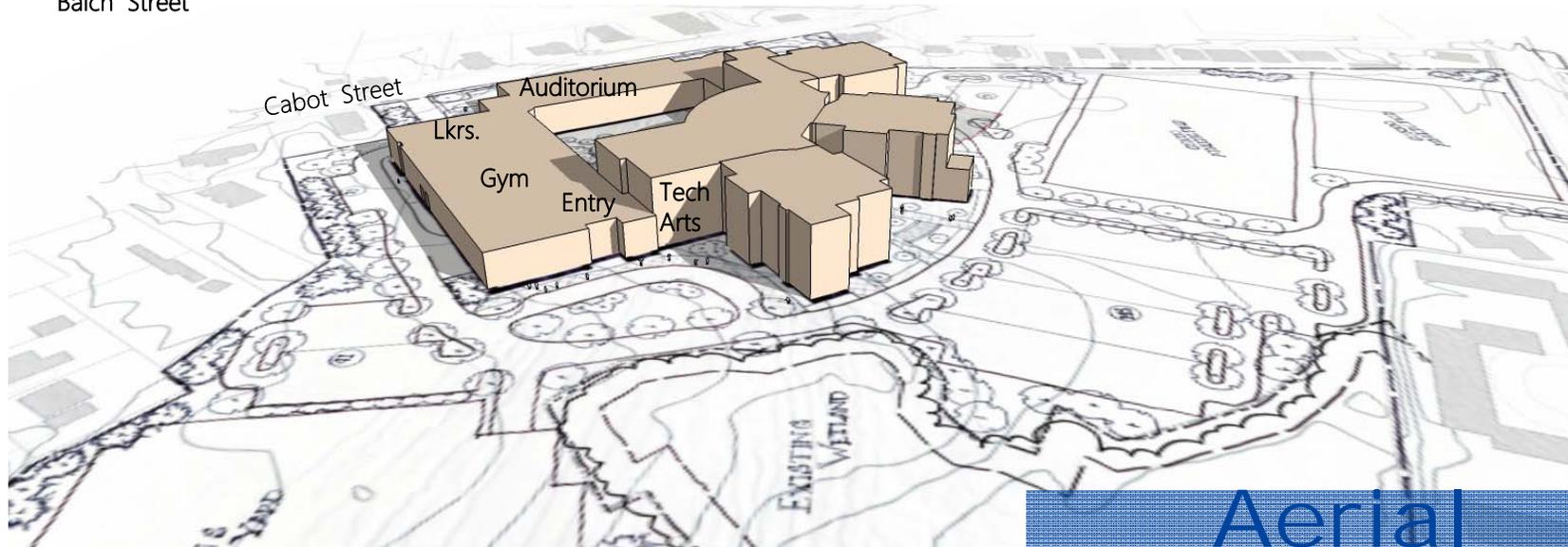


Aerial

Option 1a: New Construction



Balch Street



Aerial

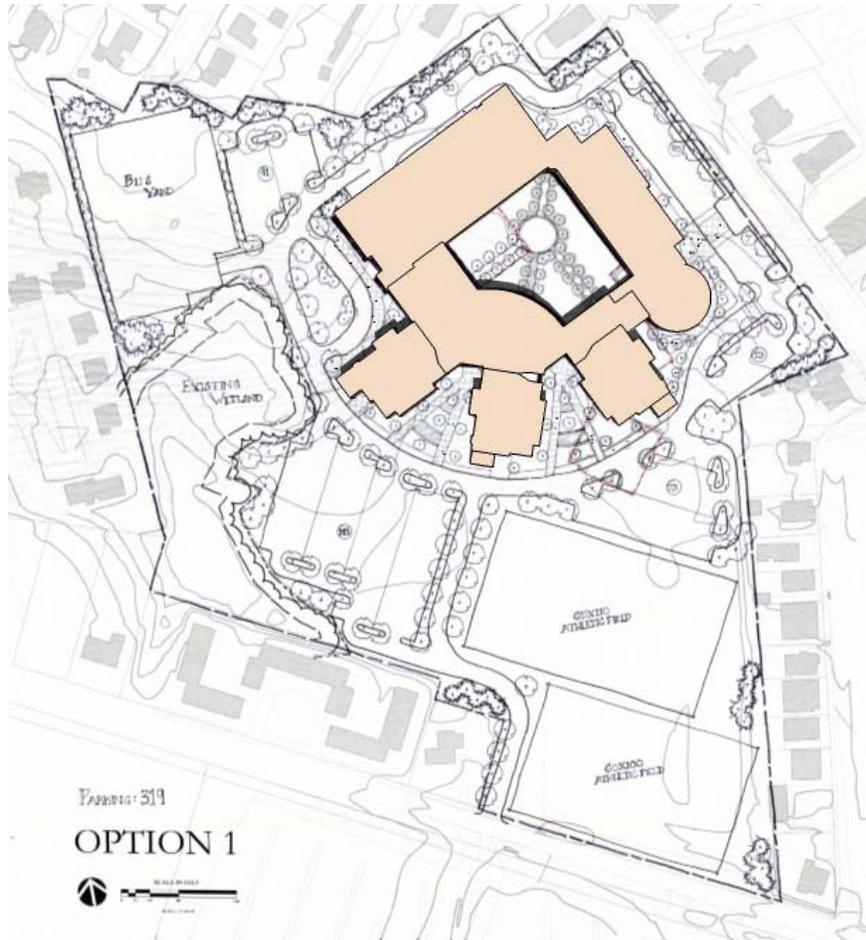
Option 1a: New Construction



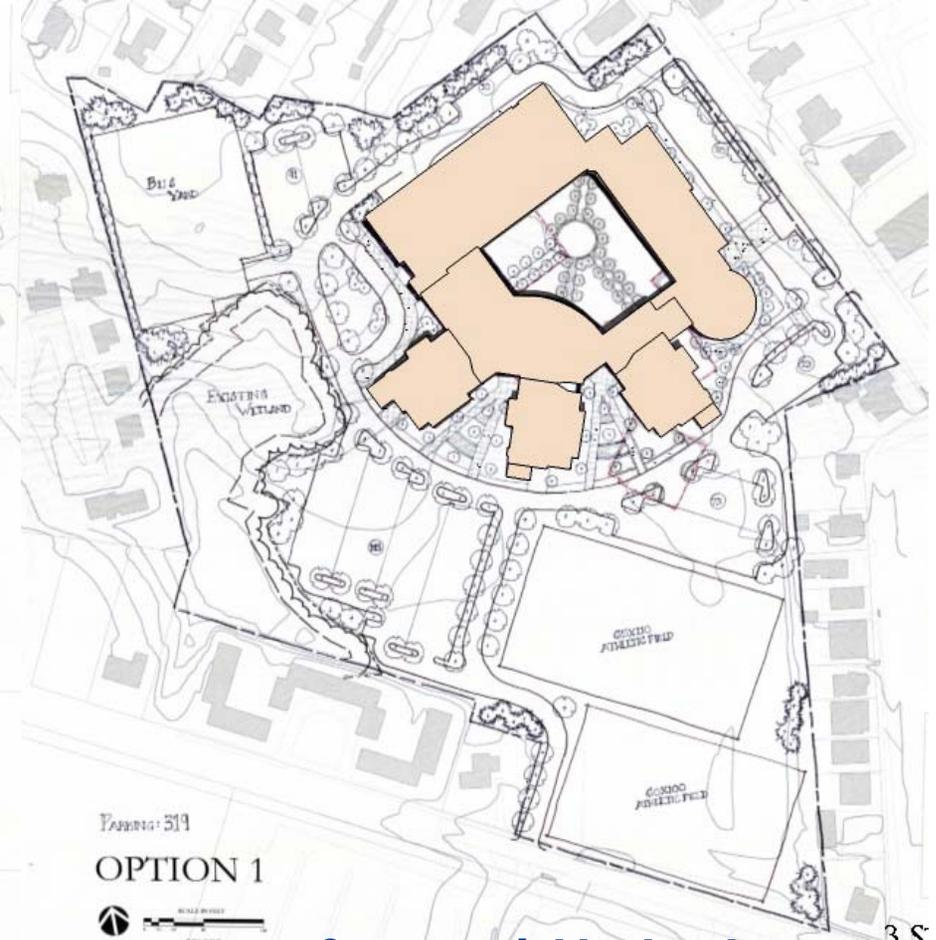
Summer Solstice

- Solar Elevation: 68.81 degrees above horizon
- Solar Declination: +23.43 degrees

June 21: 12:00pm



4 story neighborhood



3 story neighborhood

Solar Study

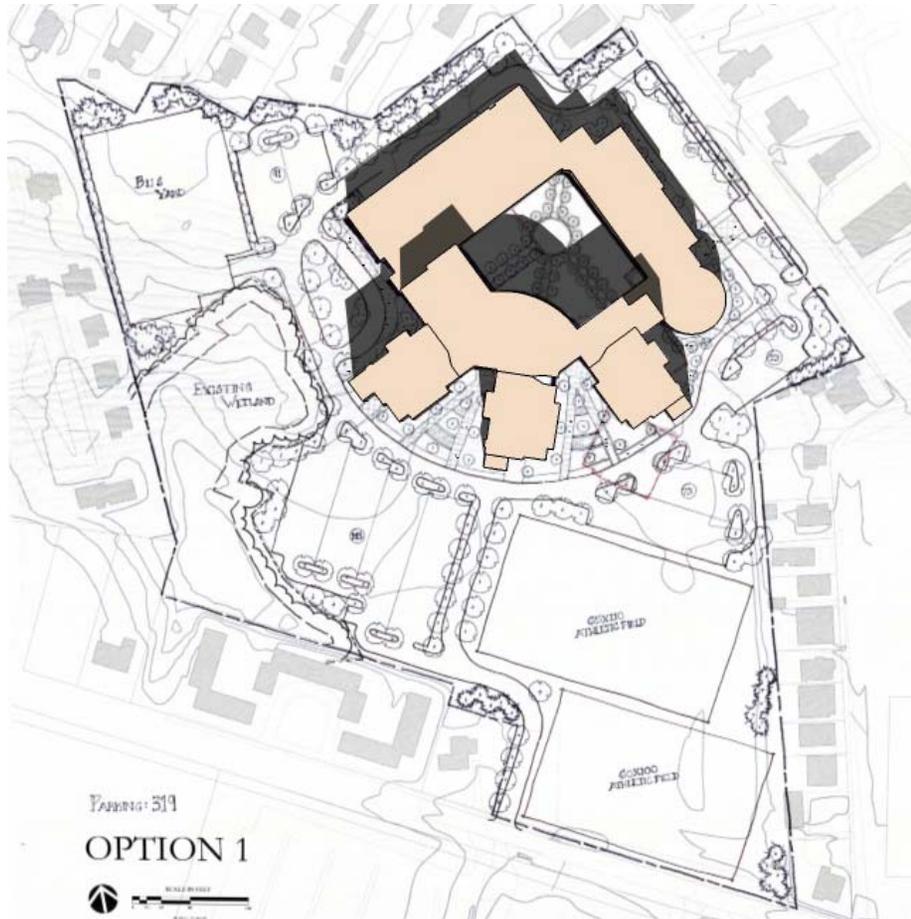
Option 1a: New Construction



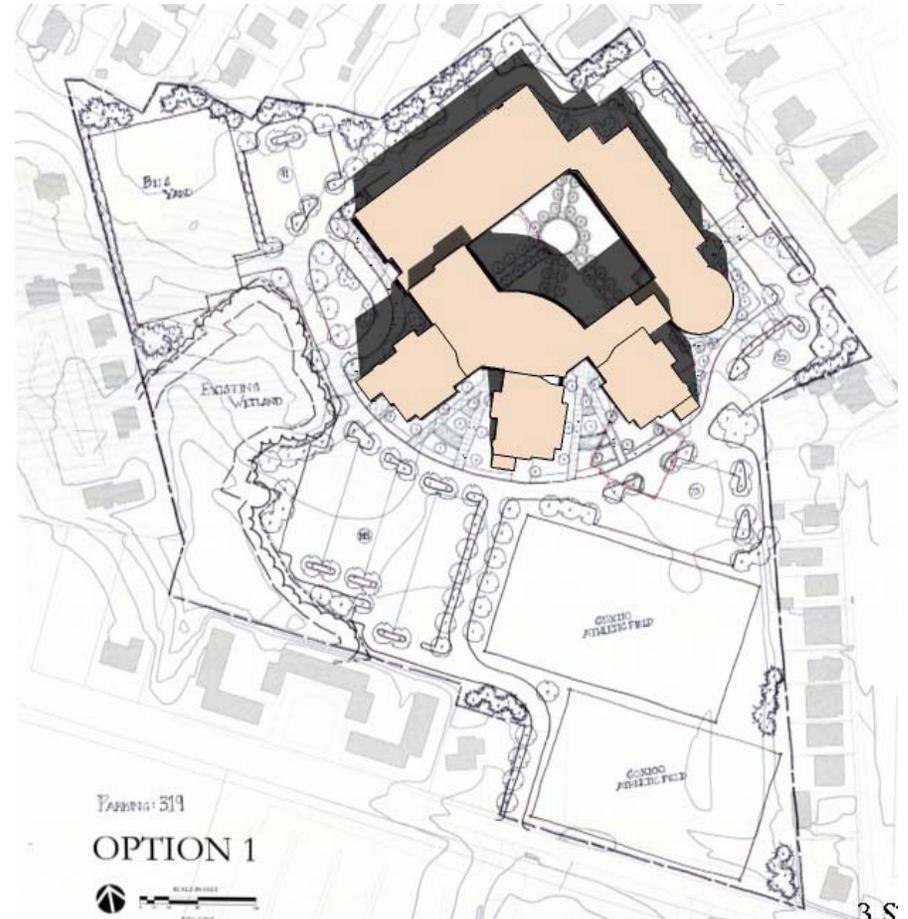
Winter Solstice

- Solar Elevation: 23.53 degrees above horizon
- Solar Declination: -23.44 degrees

December 21: 12:00pm



4 story neighborhood



3 story neighborhood

Solar Study

Option 2a: Renovation / Addition



- 5th Grade located within the existing building footprint
- New Construction includes 3 stories (6th Grade, 7th Grade, & 8th Grade academies)
- Significant reconfiguration of existing space for 5th grade program and Library Media Center
- Complexity of new/existing structural tie-in



FLOOR 1

Beverly Middle School - Beverly, MA

January 29, 2015

Option 2a: Renovation / Addition



OPTION 2A:
PARKING: 299

SITE PLAN

Option 2b: Renovation / Addition



Renovation of Existing Auditorium



Option 2b: Renovation / Addition



Renovation of Existing Auditorium



Option 1c: New Construction

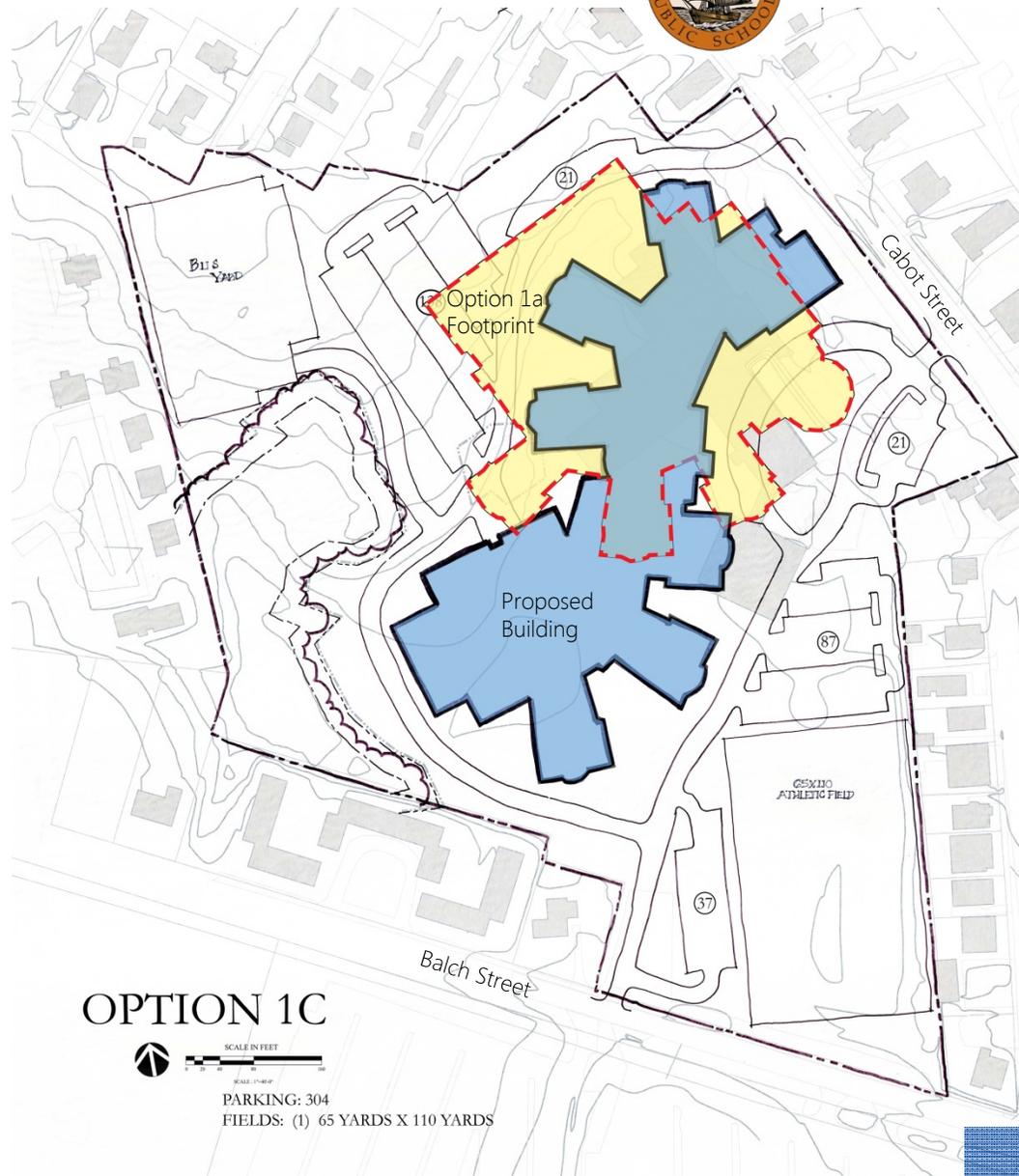


FLOOR 1

Beverly Middle School - Beverly, MA

January 29, 2015

Option 1c: New Construction



- Parking quantity is approximately the same as Option 1a
- Parent drop off area proposed in Option 1a gets converted to parking area in this Option.
- Loss of one playfield.
- Significant fill and/or cut required with this option.
- Approximately 20% larger footprint than Option 1a

SITE PLAN

Option 1d: New Construction



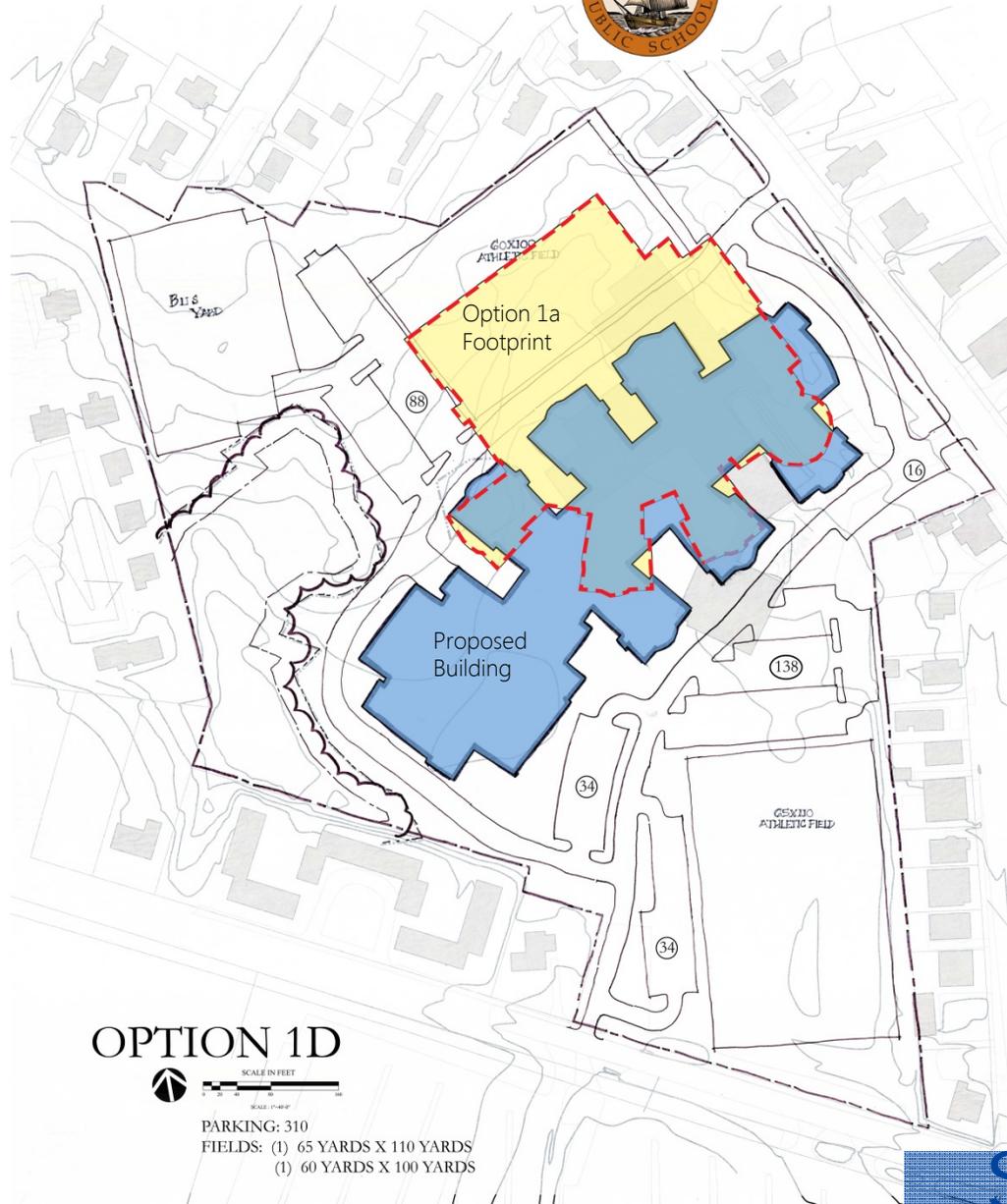
FLOOR 1

Beverly Middle School - Beverly, MA

Secondary Building Entrance

January 29, 2015

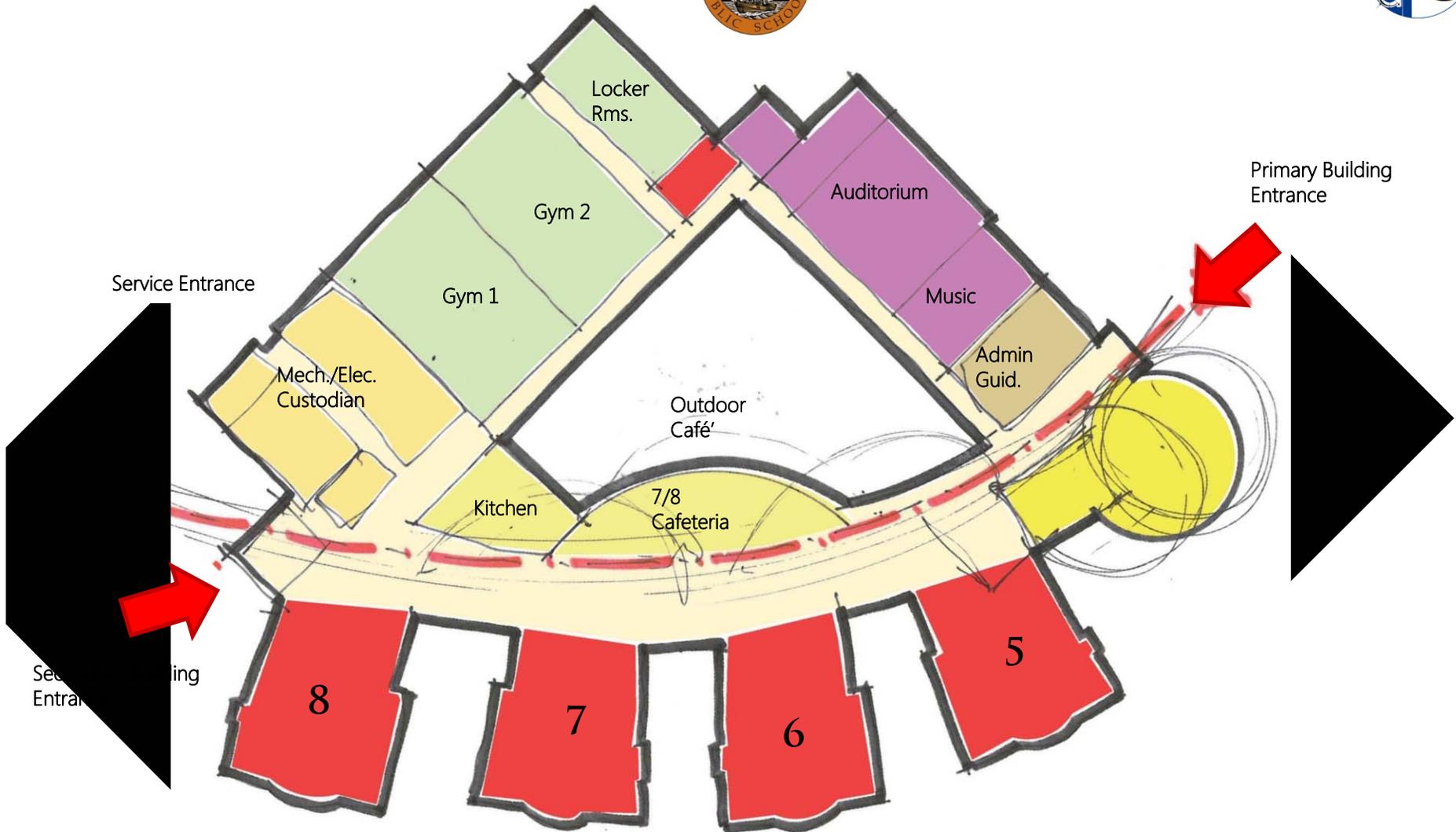
Option 1d: New Construction



- Parking quantity is approximately the same as Option 1a
- Parent drop off area proposed in Option 1a gets converted to parking area in this Option.
- Two playfields can exist on site but must be separated.
- Significant fill and/or cut required with this option.
- Approximately 25% larger footprint than Option 1a

SITE PLAN

Option 1e: New Construction

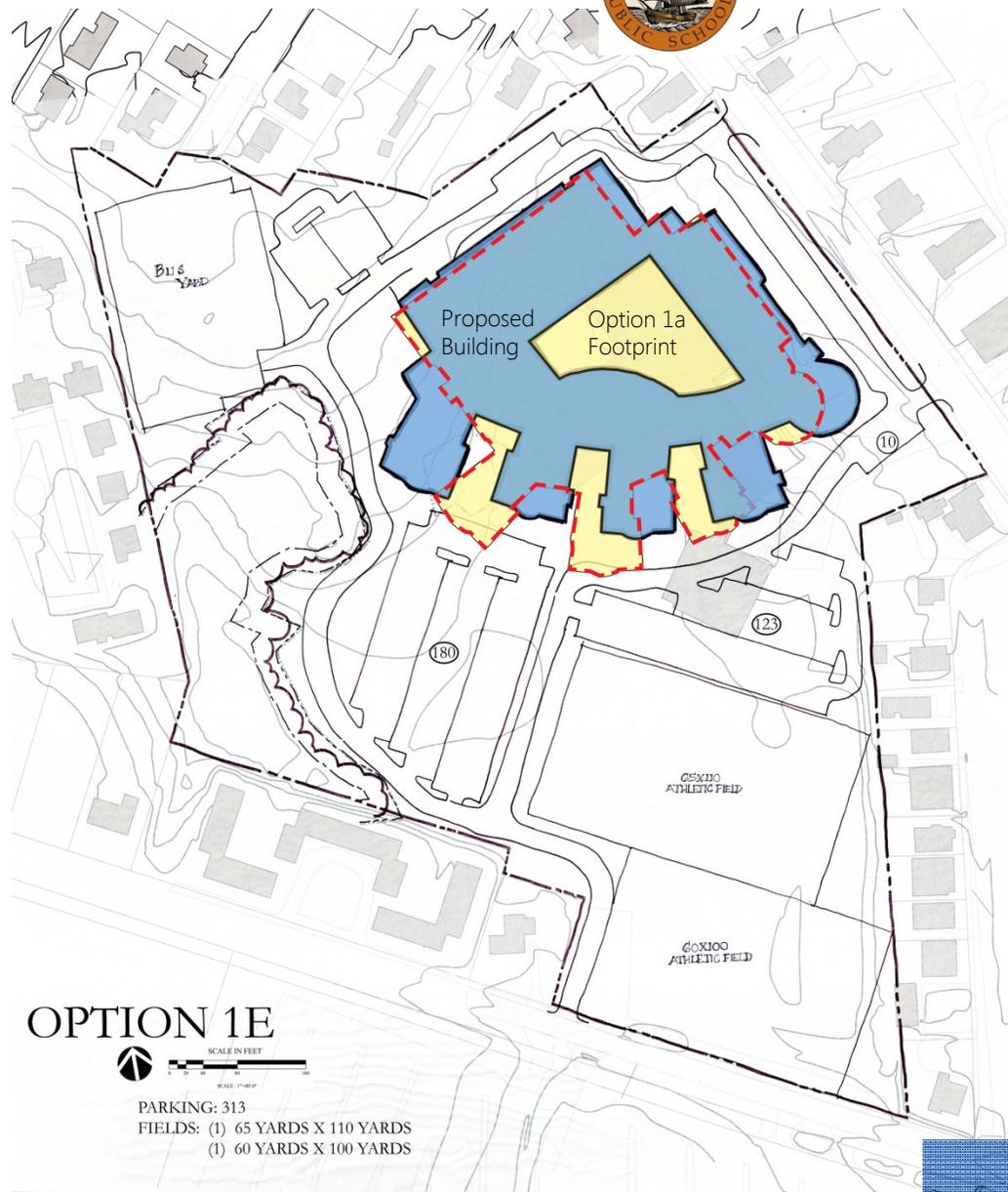


FLOOR 1

Beverly Middle School - Beverly, MA

January 29, 2015

Option 1e: New Construction



- Site characteristics similar to Option 1a
- Vertically stacks academies/neighborhoods
- Approximately 10% larger footprint than Option 1a

SITE PLAN

Cost Comparison



Beverly: Preliminary Evaluation of Alternatives							1.13.15	
	Option 1a		Option 1b		Option 2a		Option 2b	
Cost included herein are for preliminary budget purposes only and are based on available data at the preliminary alternatives stage. They are calculated on a cost/sf basis utilizing the MSBA database of recent projects.	New 5-8 Middle School (Cabot St. Site)		New 5-8 Middle School (Cabot St. Site) - Deleting new auditorium as requested by MSBA****		Reno/Add 5-8 Middle School (Cabot St. Site) - Keep/Renovate existing building, Demolish existing gym		Reno/Add 5-8 Middle School (Cabot St. Site) - Demolish existing building - Keep/Renovate existing auditorium	
New construction sqft	233,264	sf	224,714	sf	165,339	sf	215,264	sf
Renovation sqft	0	sf	0	sf	88,000	sf	20,000	sf
Number of pupils	1,395	pupils	1,395	pupils	1,395	pupils	1,395	pupils
Owner's Project Manager Fees	\$2,945,707		\$2,818,133		\$2,067,580		\$2,959,924	
Architecture and Engineering	\$8,346,171		\$7,984,710		\$9,127,994		\$8,577,359	
Misc. Project Costs	\$1,423,759		\$1,362,098		\$999,330		\$1,430,630	
Construction Cost - New Construction	\$98,190,248		\$93,937,760		\$68,919,330		\$87,755,021	
Construction Cost - Renovation	\$0		\$0		\$31,900,989		\$10,909,099	
Site Resources beyond 8% cap	\$0		\$0		\$0		\$0	
Furniture, Equipment, and Technology	\$5,022,000		\$5,022,000		\$5,022,000		\$5,022,000	
Owner's Contingency	\$1,472,854		\$1,409,066		\$1,512,305		\$1,479,962	
Construction Contingency	\$4,418,561		\$4,227,199		\$5,972,459		\$4,930,795	
SUBTOTAL INDIVIDUAL PROJECT	\$121,819,300		\$116,760,966		\$125,521,987		\$123,064,789	
TOTAL FOR OPTION	\$121,819,300		\$116,760,966	****	\$125,521,987		\$123,064,789	

**** The MSBA has requested a new option that DELETES the proposed new auditorium. The deletion of the auditorium and introduction of a "cafetorium" is not consistent with the detailed educational program and educational vision developed by the City/District.

Required Votes



School Building Committee Votes Required by MSBA process:

Vote Topic	Status
Approve OPMRFS	Completed
Approve Designer RFS	Completed
Approve and Authorize OPM to submit PDP	Completed
Approve and Authorize OPM to submit PSR Package	Pending (February 2015)
Approve and Authorize OPM to submit DD Package	Pending (December 2015)
Approve and Authorize OPM to submit 60 % CD package	Pending (April 2016)
Approve and Authorize OPM to submit 90% CD Package	Pending (August 2016)

Next Steps:



January 13, 2015 Building Committee Meeting

Preferred Schematic Submission Update – Reviewed 4 proposed options

Option 1a: All New Construction

Option 1b: All New Construction – with NO auditorium

Option 2a: Renovation Addition – Renovate Existing Memorial Building (demo gym)

Option 2b: Renovation Addition – Renovate Existing Auditorium (demo remaining bldg.)

January 29, 2015 Building Committee Meeting

Preferred Schematic Submission Update – Continued review of proposed options & process

Review project costs for each option, which includes the independent construction cost estimates.

February 3, 2015 Building Committee Meeting

Approval of:

1. the Preferred Schematic Report (PSR) submission to the Massachusetts School Building Authority (MSBA) in anticipation of their board approval on March 25th.
2. a single preferred solution to further evaluate during the next phase of design - Schematic Design (Module 4).

Preliminary Design & Construction Schedule



STEP 1

Preliminary Design Program

November
25
2014

MSBA Staff Review

Educational Program & Visioning

Initial Space Summary

Evaluation of Existing Conditions
(Traffic/Geo-tech/Soils, Utilities, etc.)

Evaluation of Alternatives

STEP 2

Preferred Schematic Study

March
25
2015

MSBA Board of Director's Mtg.

Final Educational Program

Development of Preferred Solution

Final Evaluation of Existing Conditions

Final Evaluation of Alternatives

STEP 3

Schematic Design Submittal

September
30
2015

MSBA Board of Director's Mtg.

Final Design Program

Site Evaluations
(Geo-tech/Soils, Utilities, etc.)

Independent Cost Estimates

Develop Exterior Design Aesthetic

Preliminary Design & Construction Schedule



STEP 4
Design Development
December
10
2015
MSBA Staff Review

- Design Development Drawings & Specs.
- Design of Building Systems
- Construction Cost Estimates
- Target filing dates for site permitting

STEP 5
Construction Documents
August
10
2016
MSBA Staff Review

- Final Construction Documents
- Development of Early Packages
- Bidding & Award
- Construction Begins

STEP 6
Construction / Occupancy
September
01
2018

-
- Site & Building Substantial Comp.
- Deployment of FF&E / Technology
- Building Occupancy