

School Building Committee

Meeting Minutes

Bourne Veterans Memorial Community Center

239 Main Street, Buzzards Bay, MA 02532

Meeting No. 3 - September 29, 2015

I. Call to order

Chairman Potter called to order the meeting of the School Building Committee at 6:02 PM on September 29, 2015.

Mr. Seeley announced that Carol Mitchell would be taking the minutes. He asked the representatives from Flansburgh Architects to introduce themselves to the board.

Kent Kovacs -Vice President, Betsy Garcia - Architect, Jorge Cruz - Principal.

II. Roll call

Members Present: Chairman, James Potter, Selectman, Peter Meier, William Meier, Rick Howe, Jonathan Nelson, Kathy Anderson, Edward Donoghue, Elizabeth Carpenito, Steven Lamarche, Laura Scena, Mary Jo Coggeshall, and Richard Lavoie.

Members Excused: Chris Hyldburg and Thomas Guerino

Also Present: Joel Seeley of SMMA, Recording Secretary, Carol Mitchell, Betsy Garcia, Kent Kovacs and Jorge Cruz.

Documents: Agenda, draft Meetings Schedule and Agendas document, Project Schedule, the MSBA notification letter, Flansburgh Architects proposal, Warrant No. 1 and Flansburgh's PowerPoint presentation (link provided below).

III. Agenda Items

1. Approval of Minutes

Mr. Seeley entertained a motion to accept the minutes of the July 16, 2015, meeting. **Mr. Meier motioned to accept the minutes of July 16, 2015. Mr. Howe seconded.** The minutes were approved **11-0-1**. Mr. Lavoie abstained.

Before moving on to the next agenda item, Mr. Seeley stated that since the last School Building Committee meeting, he was to have scheduled a meeting of the Designer Proposal Review subcommittee. He deferred the conversation pertaining to this meeting temporarily, but informed the committee that the meeting had occurred.

2. Approval of Invoices and Commitments

Mr. Seeley referred to the Warrant No. 1 document. He stated it is the responsibility of the School Building Committee to approve expenditures relating to this project. He explained that the invoice was for OPM services from April through August 2015.

Mr. Meier motioned to approve Warrant No. 1 in the amount of \$7,350.00. Mr. Lavoie seconded. After a brief discussion pertaining to a request for a cash flow analysis and itemizing future statements, the motion passed unanimously. **12-0.**

Mr. Seeley then referred to the Flansburgh proposal. The proposal includes the Feasibility Study and the Schematic Design. The committee will need to vote to accept Flansburgh Architects' proposal and the Town Administrator will need to sign their contracts.

Mr. Seeley then went on to explain the selection process stating that 11 design proposals were received, one dropped out. Two meetings were held at MSBA with the Designer Selection Panel. At the first meeting, all of the proposals were reviewed publicly resulting in three firms that were invited to interview. The firms were; Arrowstreet, Flansburgh Architects and Jonathan Levi. He added that all three were very qualified, capable and provided good interviews. The Designer Selection Panel then ranked them, took a vote and decided that Flansburgh Architects was by far the highest ranked firm.

Mr. Seeley then asked if anyone on the panel would like to share their perceptions of the process. Mr. Lamarche commented that the Town represented three votes out of the fifteen member Designer Selection Panel. He felt any of three prospects would have done an excellent job for the community but Flansburgh was chosen because of their ideas regarding the three probable options; i.e., addition, new construction or renovation. Also, they have the expertise and availability which is demonstrated by the Flansburgh representatives present at this meeting. They have sent a strong message that they are committed to this project. Mr. Lamarche also feels that their experience is a good match for Bourne.

Mr. Nelson commented that Flansburgh did a great presentation; far and above the other candidates. He feels that Flansburgh's experience sets them apart from the others.

Mr. W. Meier questioned how much of the project is done in-house and how much are sub-consultants used? Mr. Cruz replied that Flansburgh does architecture well which is why they use specialty consultants throughout the project. All of the consultants they use specialize in different phases of the project, they've worked with each of them for over ten years and are well trusted. Mr. Meier noticed that many of the architects do this and utilize the same sub-consultants. He is in favor of utilizing sub-consultants. A brief discussion ensued.

Mr. Meier motioned to accept Flansburgh's proposal dated September 22, 2015, and recommend the Town Administrator sign their agreement. Mr. Lavoie seconded. After a brief discussion, the motion passed unanimously. **12-0.**

Mr. Meier and Mr. Lavoie excused themselves (6:20 PM).

Mr. Seeley referred to two documents in the Agenda Packet, the draft Meetings Schedule and Agendas document and the Project Schedule. He summarized the Project Schedule to date explaining that the OPM has been retained and the architect has been retained. The next phase is the Feasibility Study. There are two steps in the Feasibility Phase; the Preliminary Design Program (PDP) and the Preferred Schematic Report (PSR). The submission of the Phase Documents (PDP), the reports, which are the culmination of the work of that phase, will be submitted to MSBA on December 18, 2015. The submission of the PSR to MSBA is April 15, 2016.

The third element of the Feasibility Phase is the Schematic Design which is targeted to be submitted to the MSBA on August 4, 2016.

Mr. Seeley then referred to the draft Meetings Schedule and Agendas document. He stated the committee will need to meet regularly and will also need community input between now and December 18, 2015. He recommends the committee meet every two weeks to build an incremental informational process starting with developing an existing conditions assessment of the two sites, then meeting with staff to discuss educational programming and their educational vision. Additionally, meeting with the community to discuss their vision. Then, blending all of the information together to develop the Preliminary Design Program, which will reflect all viable options and their costs. These will then be evaluated and the top three options will be selected. The PDP will then be submitted to MSBA.

Mr. Seeley anticipates scheduling three community meetings between now and December. He inquired as to whether the committee agrees to meeting

every two weeks. After a brief discussion pertaining to concerns relative to the impending override, the committee decided to meet every other Thursday starting on October 8, 2015, at 6 PM.

3. Designer Introduction

Mr. Seeley introduced Kent Kovacs of Flansburgh Architects who shared a PowerPoint presentation which offered information on the firm's background, experience and completed projects.

He stated there will be three key steps in the initial process.

- Collect Information – information will be gathered from administration, staff and the community to develop a program based on the feedback given.
- Develop Options – Once the information is gathered, options are drafted to either, add on to the existing facility, renovate or build new construction.
- Evaluate Options – Once the options have been developed, costs have been calculated, feedback is heard and pros and cons of all options have been weighed, a preferred option is reached.

Mr. Kovacs continued with the presentation showing various possible options for the project. Once he finished his portion of the presentation, he introduced Jorge Cruz to continue.

Mr. Cruz discussed cost and quality control. He gave some background on the various projects Flansburgh has completed and noted that the projects were completed on time and within budget. Adding that many of the projects, were completed below budget.

He explained the process begins with on-site visits. Exploratory work is conducted, detailed design documents incorporate these findings, bid alternatives are developed then finally, a bid analysis is performed.

There are three cost contingencies used to develop the project.

- Design Contingency
- Owner's Contingency
- Construction Contingency

By utilizing building information management systems, 3D models of the project are created to eliminate conflicts in the field which is a cost control tool.

Mr. Cruz stated the building materials used are scrutinized to ensure a high-quality energy efficient structure. He stated Flansburgh's team will conduct weekly quality control inspections. The School Building Committee will also have the opportunity to visit the site during the construction phase and have any concerns they may have addressed during the construction process.

Once Mr. Cruz completed his portion of the presentation, he introduced Betsy Garcia to discuss the design process.

Ms. Garcia stated their initial goal is to gain a better understanding of the needs, goals and aspirations of the project. Feedback gathered from staff and the community will enable Flansburgh to create models based on the information gathered. This will enable the developers to see what works and what doesn't. She offered possible designs for a renovation of the existing building as well as a new construction design.

Once Ms. Garcia completed her portion of the presentation, Mr. Kovacs explained how the options are evaluated and pros and cons are weighed. A matrix is developed to determine what's important to the owner. In the end, the best option emerges. A similar process is conducted for the design process.

Mr. Kovacs stated Flansburgh Architects will assist in providing 3D animations and brochures to use for community outreach. Community involvement will be key in the development of the project and is a requirement from MSBA.

Mr. Seeley then discussed the time line for gathering information for first visioning meeting which is scheduled for 10/26/15. A brief discussion transpired concerning two interviews scheduled for administration and staff, who should be in attendance at the interviews, and the amount of time needed to conduct them.

Mr. Potter briefly discussed his concerns of the looming 2 ½ override. A brief discussion ensued.

There was discussion concerning when to advertise the October 26th visioning meeting. Mr. Seeley asked Flansburgh to provide poster boards to advertise the event. He also suggests sending information home in the students' backpacks. Ms. Carpenito stated an electronic reminder would also be sent. A brief discussion transpired concerning how many poster boards will be needed and where they'll be placed. Flansburgh will provide seven poster boards to the next committee meeting for distribution.

4. Committee Questions

None

5. Public Comments

None

6. Next Meeting

October 8, 2015 at 6 PM

A brief discussion transpired concerning the time of the meeting being changed from 7 PM to 6 PM. The committee decided to keep the meeting times at 6 PM.

7. Adjournment

Mr. Howe motioned to adjourn the meeting. Ms. Coggeshall seconded.
The meeting adjourned at 7:11 PM.

Respectfully submitted: Carol Mitchell

PROJECT MEETING SIGN-IN SHEET

Project: Peebles Elementary School Feasibility Study Project No.: 15041
 Prepared by: Joel Seeley Meeting Date: 9/29/2015
 Re: School Building Committee Meeting Meeting No: 3
 Location: Bourne Veterans Memorial Community Center, 234 Main Street, Buzzards Bay, Massachusetts Time: 6:00pm
 Distribution: Attendees, (MF)

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
	James L. Potter	onsetip@juno.com	Chairman, School Building Committee
	Peter J. Meier	pmeier@townofbourne.com	Chairman, Bourne Board of Selectmen
	Christopher Hyldburg	chrish@alpha-1.com	Chairman, Bourne School Committee
	Laura Scena	laurascena@yahoo.com	Member, School Committee
	Richard A. Lavoie	RichL.Lavoie@gmail.com	Member, Bourne Finance Committee
	William Meier	Dusty22752@aol.com	Building Trade Expert
	Mary Jo Coggeshall	mjcoggeshall@gmail.com	At-Large
	Frederick H. Howe	rickhowe9@gmail.com	Board of Health
	Steven M. Lamarche	slamarche@bourneps.org	Superintendent of Schools, BPS
	Edward S. Donoghue	EDonoghue@bourneps.org	Director of Business Services, BPS
	Thomas M. Guerino	tguerino@townofbourne.com	Town Administrator
	Jonathan Nelson	jnelson@townofbourne.com	Director of Facilities, Town of Bourne
	Elizabeth A. Carpenito	ecarpenito@bourneps.org	Principal
	Kathy Anderson	kanderson@bourneps.org	Elementary/Special Education Secretary
	Carol Mitchell	Cmit0571@gmail.com	Secretary
	Kent Kovacs	kkovacs@flansburgh.com	Flansburgh Architects
	Betsy Farrell Garcia	bgarcia@flansburgh.com	Flansburgh Architects
	Joel Seeley	jseeley@smma.com	SMMA
	Jorge Cruz	jcruz@flansburgh.com	FLANSBURGH ARCHITECT
	Betsy Garcia	bgarcia@flansburgh.com	"

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AGENDA

Project:	Peebles Elementary School Feasibility Study	Project No.:	15041
Re:	School Building Committee Meeting	Meeting Date:	9/29/2015
Meeting Location:	Bourne Veterans Memorial Community Center	Meeting Time:	6:00 PM
Prepared by:	Joel Seeley	Meeting No.:	3
Distribution:	Committee Members (MF)		

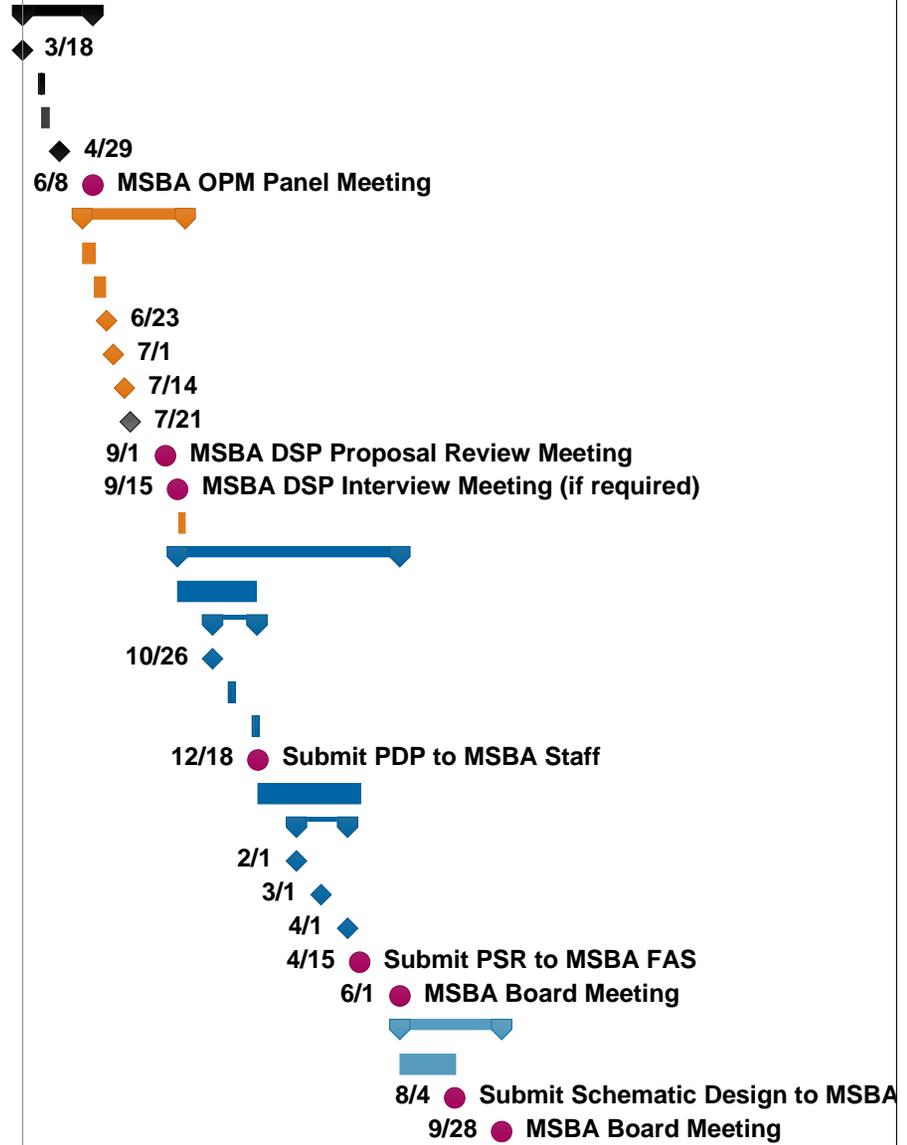
1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Designer Introduction
5. Committee Questions
6. Public Comments
7. Next Meeting
8. Adjourn

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Updated: June 25, 2015
 Revised: September 16, 2015

TOWN OF BOURNE, MASSACHUSETTS
PEEBLES ELEMENTARY SCHOOL
 PROJECT SCHEDULE

ID	Task Name	Duration	Start	Finish	2015	2016	2017
1	RETAIN OPM	58 days	3/18/2015	6/8/2015			
2	Submit OPM Proposals	0 days	3/18/2015	3/18/2015			
3	OPM Interview	2 days	4/8/2015	4/9/2015			
4	Negotiate OPM Contract	7 days	4/9/2015	4/17/2015			
5	Submit Documents to MSBA OPM Panel	0 days	4/29/2015	4/29/2015			
6	MSBA OPM Panel Meeting	0 days	6/8/2015	6/8/2015			
7	RETAIN DESIGNER	86 days	5/27/2015	9/23/2015			
8	Draft Designer RFS and Submit to MSBA	11 days	5/27/2015	6/10/2015			
9	MSBA Approve Draft RFS	9 days	6/10/2015	6/22/2015			
10	Submit to Central Register	0 days	6/23/2015	6/23/2015			
11	Notice in Central Register	0 days	7/1/2015	7/1/2015			
12	Briefing Session	0 days	7/14/2015	7/14/2015			
13	Submit Designer Proposals	0 days	7/21/2015	7/21/2015			
14	MSBA DSP Proposal Review Meeting	0 days	9/1/2015	9/1/2015			
15	MSBA DSP Interview Meeting (if required)	0 days	9/15/2015	9/15/2015			
16	Negotiate Designer Contract	5 days	9/17/2015	9/23/2015			
17	FEASIBILITY STUDY (FS)	183 days	9/15/2015	6/1/2016			
18	Develop Preliminary Design Program (PDP)	65 days	9/15/2015	12/15/2015			
19	Community Presentations	37 days	10/26/2015	12/16/2015			
20	Community Forum 1: Visioning	0 days	10/26/2015	10/26/2015			
21	Community Forum 2: Existing Conditions	3 days	11/16/2015	11/18/2015			
22	Community Forum 3: Options	3 days	12/14/2015	12/16/2015			
23	Submit PDP to MSBA Staff	0 days	12/18/2015	12/18/2015			
24	Develop Preferred Schematic Report (PSR)	84 days	12/18/2015	4/15/2016			
25	Community Presentations	44 days	2/1/2016	4/1/2016			
26	Community Forum 1	0 days	2/1/2016	2/1/2016			
27	Community Forum 2	0 days	3/1/2016	3/1/2016			
28	Community Forum 3	0 days	4/1/2016	4/1/2016			
29	Submit PSR to MSBA FAS	0 days	4/15/2016	4/15/2016			
30	MSBA Board Meeting	0 days	6/1/2016	6/1/2016			
31	SCHEMATIC DESIGN (SD)	85 days	6/1/2016	9/28/2016			
32	Develop Schematic Design	47 days	6/1/2016	8/4/2016			
33	Submit Schematic Design to MSBA	0 days	8/4/2016	8/4/2016			
34	MSBA Board Meeting	0 days	9/28/2016	9/28/2016			
35	LOCAL VOTES						
38	DESIGN AND CONSTRUCTION (TBD)						





Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

John K. McCarthy
Executive Director

September 15, 2015

Steven Lamarche, Superintendent of Schools
Bourne Public Schools
24 Perry Avenue
Buzzards Bay, MA 02532-3441

RE: Designer Selection

James F Peebles Elementary School
MSBA ID: 201400360010

Dear Superintendent Lamarche:

On Tuesday, September 15, 2015, the Massachusetts School Building Authority Designer Selection Panel ("DSP") interviewed the finalists for the above-referenced project. The following individuals represented the Town of Bourne on the DSP:

- James Potter, School Building Committee Chair
- Jonathan Nelson, Director of Facilities
- Steven Lamarche, Superintendent of Schools

In accordance with the provisions of Massachusetts General Laws, Chapter 7C, Sections 44 through 58, and the MSBA Designer Selection Procedures, the DSP voted unanimously to rank the finalists, in order of qualifications, as follows for the subject project:

1. Flansburgh Associates, Inc.
2. Jonathan Levi Architects LLC
3. Arrowstreet Inc.

The DSP determined that Flansburgh Associates, Inc. possesses the requisite skills and experience for this project, particularly in light of their extensive experience in the design and construction of schools in Massachusetts.

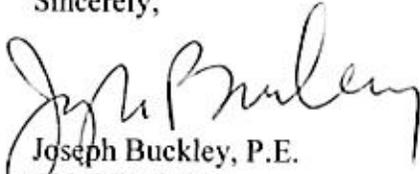
The Town of Bourne should now take the appropriate local steps necessary to award the contract for designer services to the first-ranked firm and authorize fee and contract negotiations. Please know that the Town of Bourne must use the MSBA's standard contract for designer services, a copy of which can be downloaded from our website, MassSchoolBuildings.org.

Before beginning the contract and fee negotiations, however, and in order to remain eligible for the reimbursement of a portion of the designer services fee, please have your Owner's Project

Designer Selection Panel Interview Results Letter
James F. Peebles Elementary School, Bourne, MA
September 15, 2015
Page 2

Manager contact the MSBA Project Manager for this project, Caulen Finch, to discuss the MSBA's guidelines. Upon completion of contract and fee negotiations with the first-ranked firm, please forward a copy of the fully executed contract to Kathryn DeCristofaro, Capital Program Manager, at the MSBA.

Sincerely,



Joseph Buckley, P.E.
Chief Engineer

cc:

Legislative Delegation
James Potter, Bourne School Building Committee Chair
Jonathan Nelson, Bourne Director of Facilities
Kent Kovacs, Flansburgh Associates, Inc.
Jonathan Levi, Jonathan Levi Architects LLC
Laurence Spang, Arrowstreet Inc.
Joel Seeley, OPM, Symmes Maini & McKee Associates, Inc.
Caulen Finch, MSBA Project Manager
File 4.3 Feasibility Study (R6)

Flansburgh Architects

September 22, 2015

Mr. Joel Seeley
Symmes Maini & McKee Associates, Inc
1000 Massachusetts Ave.
Cambridge, MA 02138

RE: Bourne Public Schools Feasibility Study and Schematic Design
Designer Services Fee Proposal

Dear Mr. Seeley,

Flansburgh Architects, Inc. is very pleased to be selected by the Designer Selection Panel of the Massachusetts School Building Authority as the Architect for the Bourne Public Schools project. We look forward to working with the Town of Bourne and its School Building Committee. This will be a priority project for us and we are prepared to start work immediately.

SCOPE OF SERVICES

Our scope of services will include all of the work as described in the Request For Designer Services dated July 1, 2015 as well as the MSBA standard "Contract For Designer Services" for the Feasibility and Schematic Design phases of the work.

We understand that all of the Consultant services listed on page 4 of the RFS are included within our Basic Services. We also understand that Traffic, Geotechnical, Testing, and Surveying are extra services if required as described in Articles 4.11, 8, and 9 of the standard MSBA Contract.

SCHEDULE

We will follow the schedule as stated in the RFS and will prepare a more detailed schedule working with you and the School Building Committee to achieve the desired milestones.

COMPENSATION FOR DESIGNER SERVICES

Basic Services

The compensation for Basic Services shall be a fixed fee as follows.

Feasibility Study	\$250,000
Schematic Design	<u>\$115,000</u>
	\$365,000 Total

This fee fits into the MSBA average A/E fee range for the Study/SD phase of a project of this size and complexity involving 123,500 sf in the two existing schools when compared to other MSBA school projects published on their website. This project also involves three different enrollment scenarios with options required for each.

Flansburgh Architects

If this proposal is acceptable, please let us know and we will prepare the required pages for the MSBA standard Contact for Designer Services.

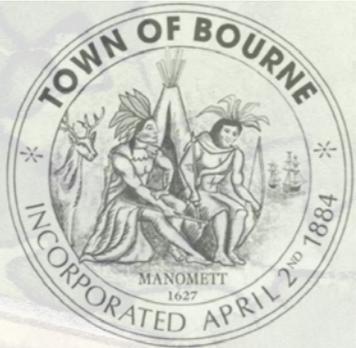
We appreciate the opportunity to be of service and look forward to working with you and the Town of Bourne. If you have any questions please do not hesitate to contact me.

Sincerely,

FLANSBURGH ASSOCIATES, INC.



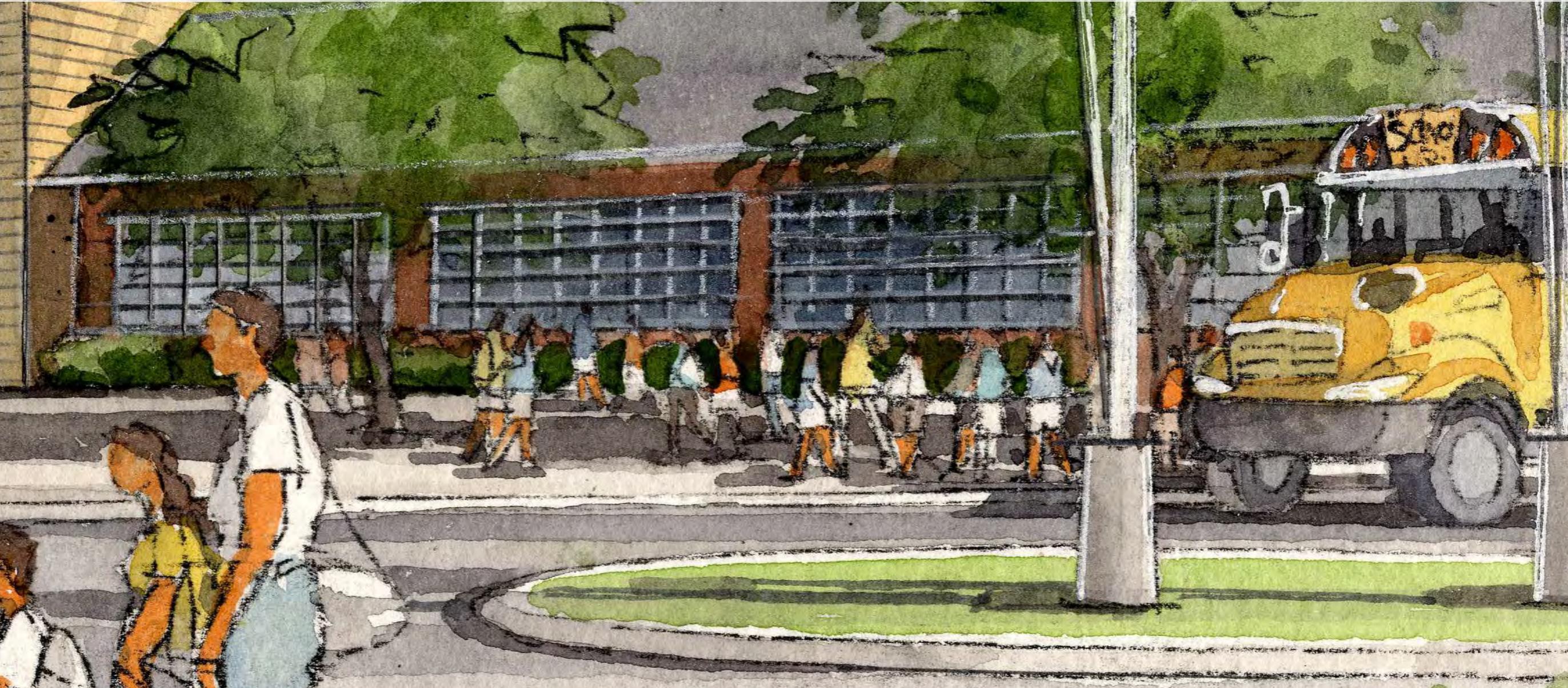
Kent Kovacs, AIA LEED AP
Vice President



Peebles Elementary School

Bourne, Massachusetts

September 15, 2015



Flansburgh Architects

Celebrating Over 50 Years of Designing Schools

Design Team

Kent Kovacs, AIA, LEED - Principal-in-Charge

- Project Leader
- Primary Contact
- Community Outreach

Jorge Cruz, AIA, LEED - Project Manager

- Project Controls/Quality Assurance
- Constructability/Specifications
- Consultant Coordination

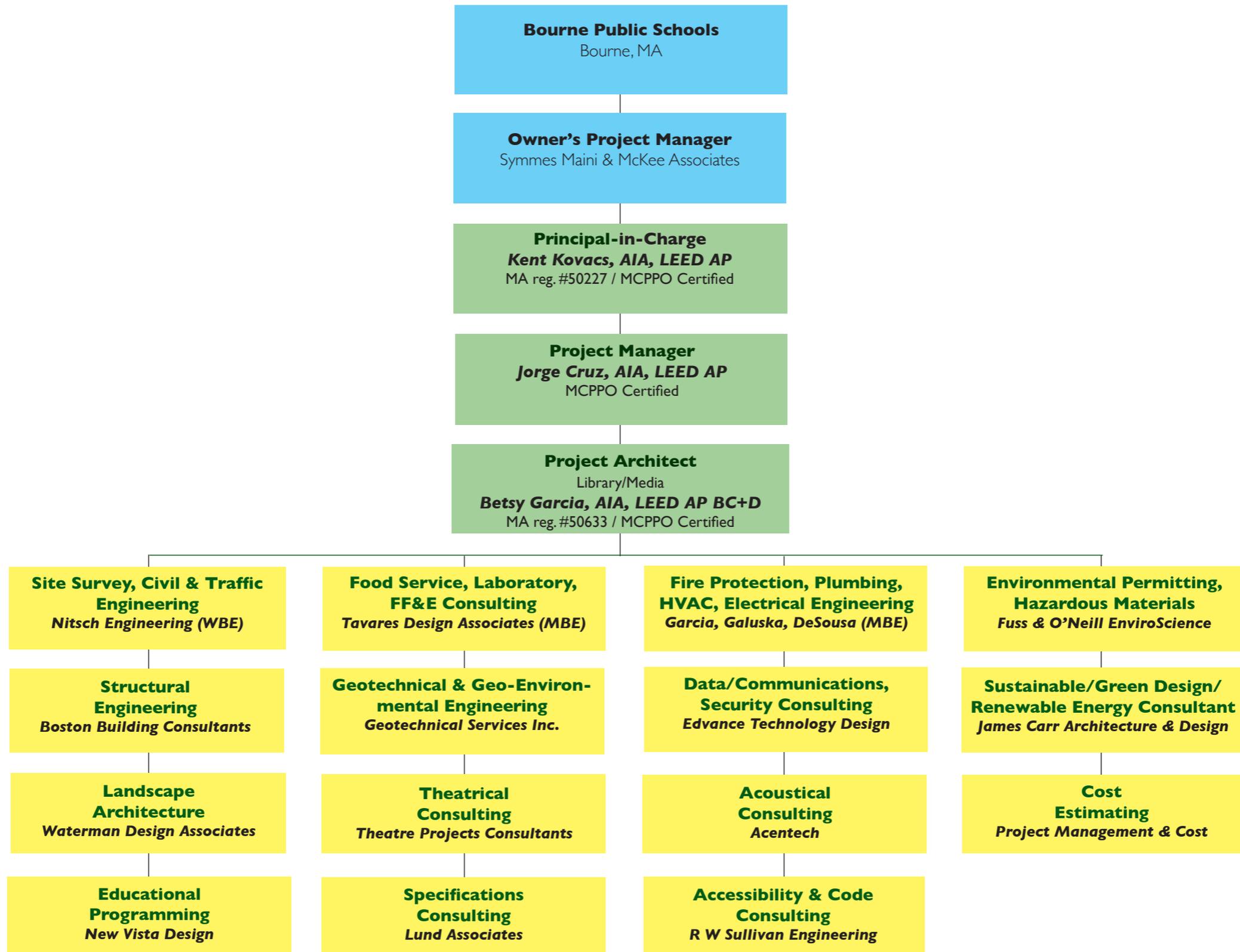
Betsy Garcia, AIA, LEED - Project Architect

- Sustainability
- Design Options
- Computer Model/BIM

David Stephen, AIA / M. Ed - Educational Planner

- Program Visioning
- Workshop Facilitation
- Community Outreach

Project Team



Flansburgh Experience

Master Planning



Flansburgh Experience

Master Planning



Preservation/Renovation



Flansburgh Experience

Master Planning



Preservation/Renovation



Green Design



Flansburgh Experience

Master Planning



Preservation/Renovation



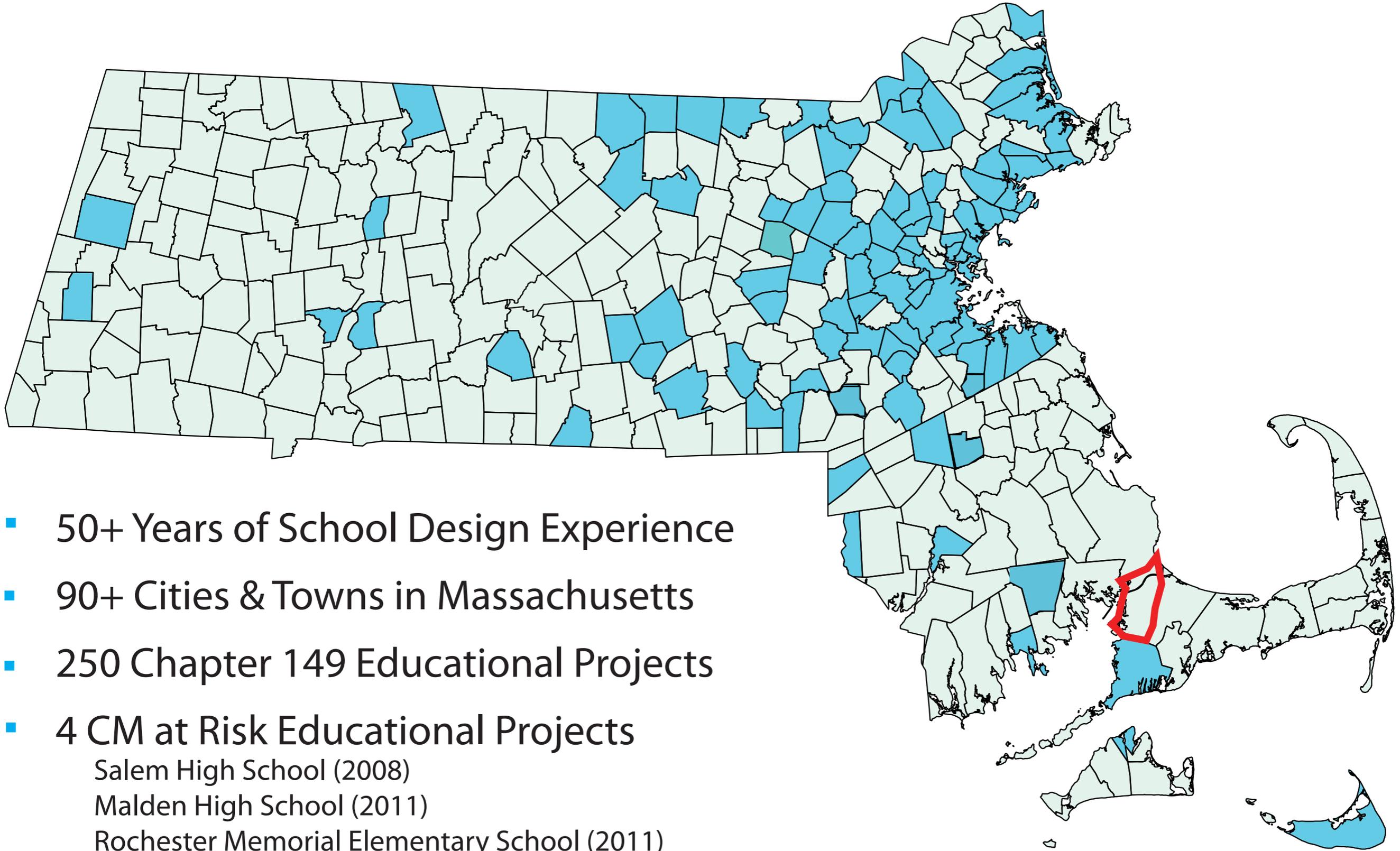
Green Design



Public Schools



Public Educational Design



- 50+ Years of School Design Experience
- 90+ Cities & Towns in Massachusetts
- 250 Chapter 149 Educational Projects
- 4 CM at Risk Educational Projects
 - Salem High School (2008)
 - Malden High School (2011)
 - Rochester Memorial Elementary School (2011)
 - Holbrook PreK-12 School (2018)

Public Educational Design



10 Public Elementary Schools in Last 10 Years



7 Public Middle Schools in Last 10 Years



3 Public Middle/High Schools in Last 10 Years

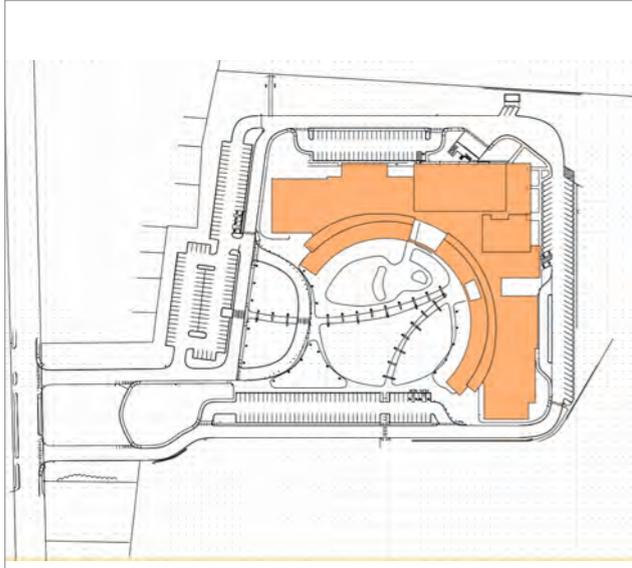


7 Public High Schools in Last 10 Years

Recent Elementary Schools - MSBA Partnering

Holbrook PreK-12 School

Holbrook, Massachusetts



Facts

Students	1,095
Area	217,353sf
Construction Cost	\$ 79.7 M
Completion Date	2018

Freeman Elementary School

Norfolk, Massachusetts

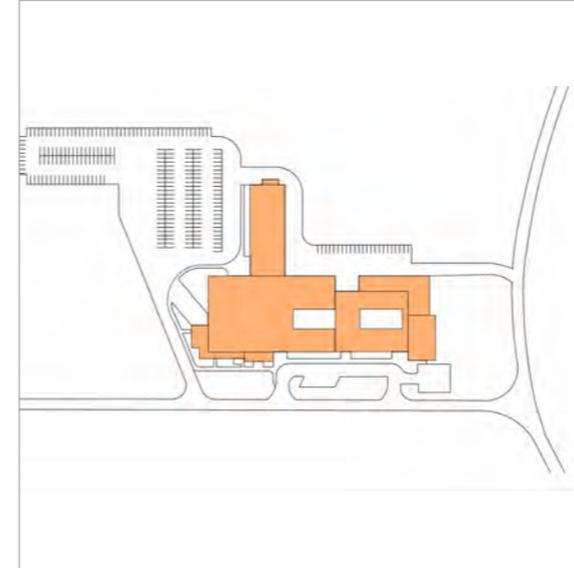


Facts

Students	575
Area	96,410 sf
Construction Cost	\$ 24.5 M
Completion Date	2012

Memorial Elementary School

Rochester, Massachusetts



Facts

Students	604
Area	105,023 sf
Construction Cost	\$ 20.5 M
Completion Date	2011

Morey Elementary School

Lowell, Massachusetts



Facts

Students	530
Area	67,365 sf
Construction Cost	\$ 16 M
Completion Date	2009



Peebles Elementary School | Bourne, MA

Flansburgh Architects

Our Process - Key Considerations

- Promote a positive educational environment for elementary students.
- Develop alternatives for multiple grade configurations
- Study options to upgrade the existing facility or construct a new school on an existing site.
- Provide a fiscally responsible and innovative solution.
- Gain community support and town approval.

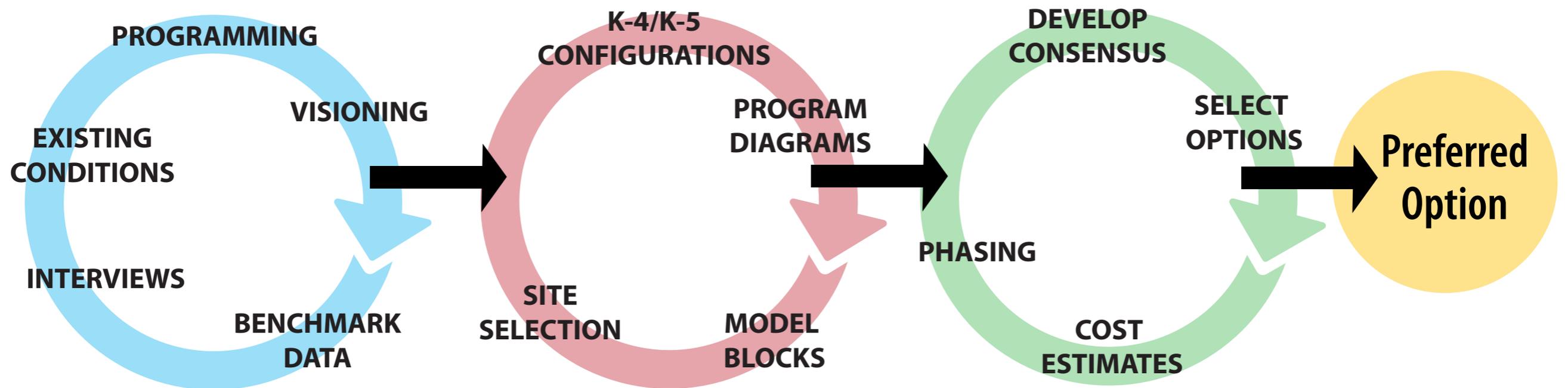
Our Process - Feasibility Model of Success



Workshop #1
Collect Information

Workshop #2
Develop Options

Workshop #3
Evaluate Options



21st Century Elementary Learning Environments

Elementary Educational Facilities



Elementary Educational Facilities



Elementary Educational Facilities



Elementary Educational Facilities



Learning Environments - Flexible Spaces



Interior Environment - Color



Learning Environments - Outdoor Spaces



Learning Environments - Outdoor Spaces



Safety & Security



VIDEO SURVEILLANCE



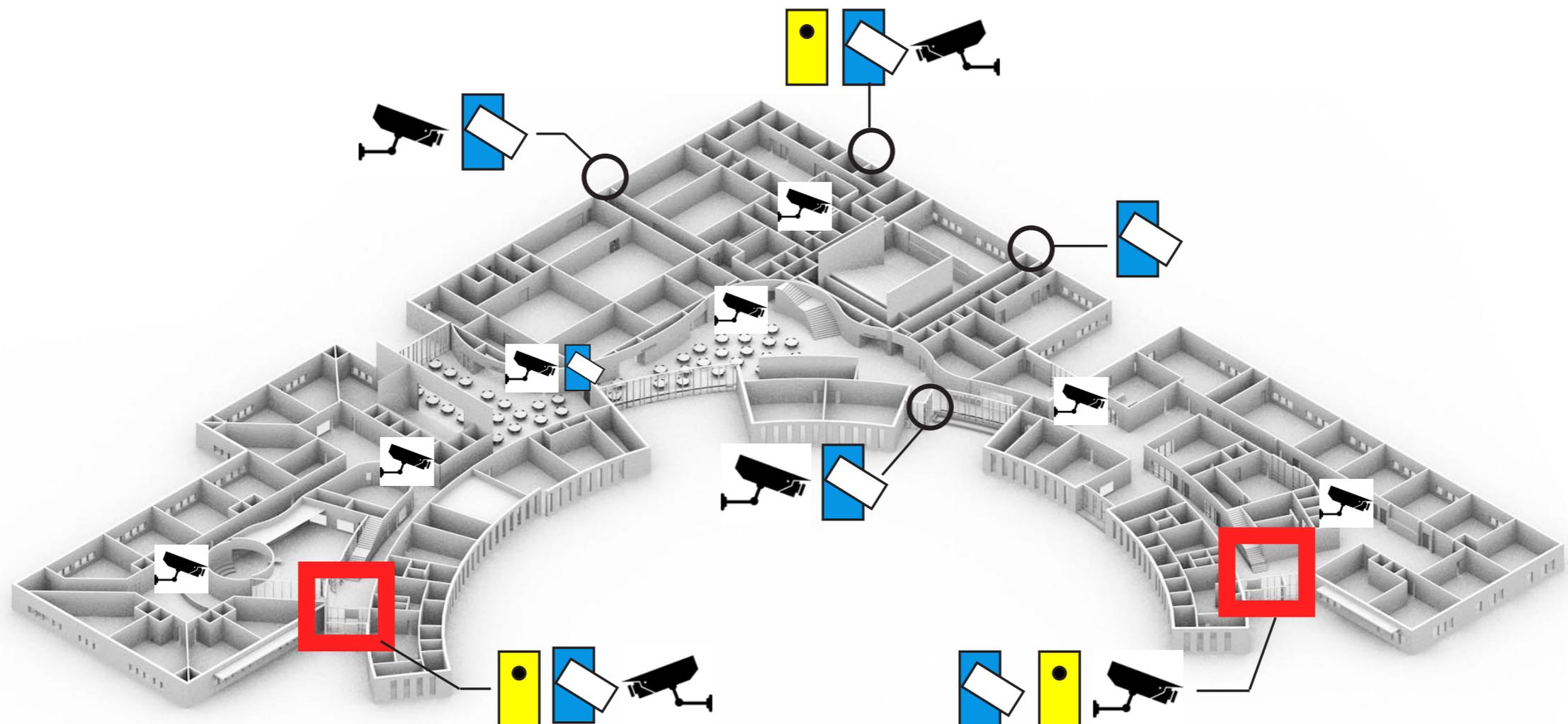
PROX READER



AiPHONE DEVICE



AiPHONE DEVICE

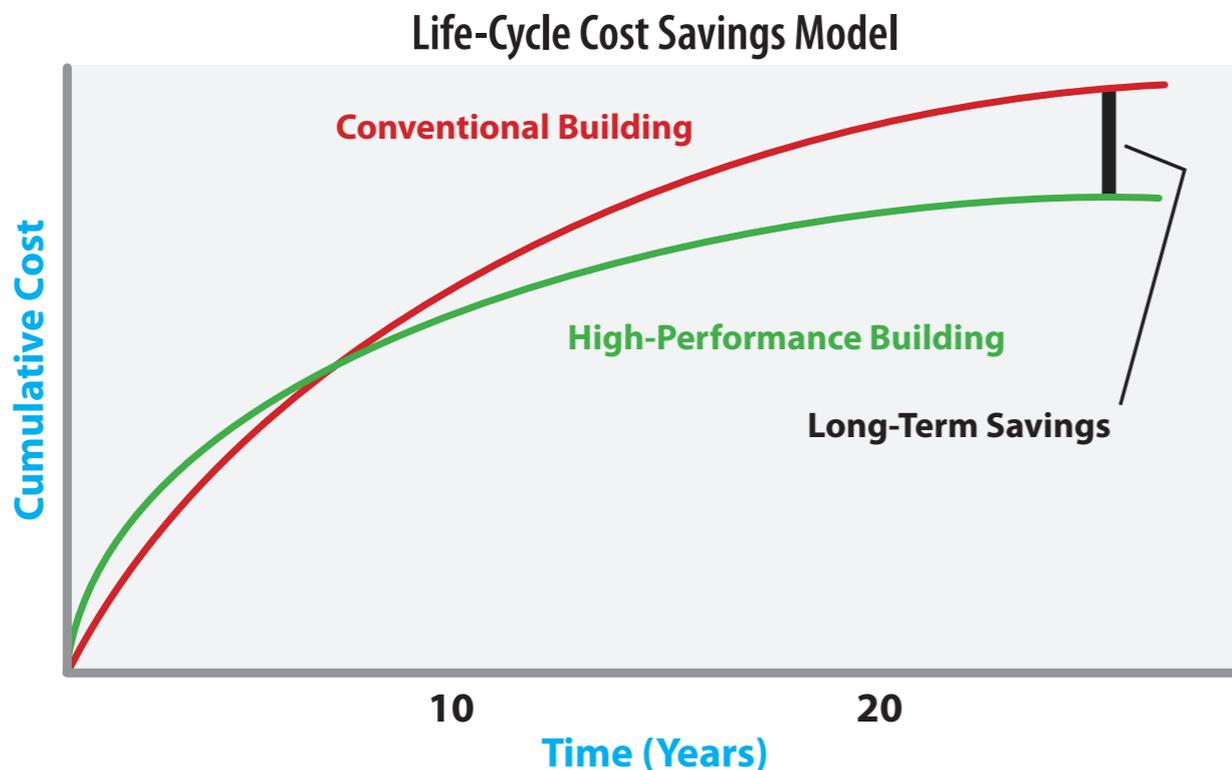


Sustainable Design - NE-CHPS / LEED-S

- **2% additional MSBA reimbursement**
- **Saves energy and maximizes daylight**
- **Conserves resources**
- **Creates a healthier, more efficient school**

Recent MA-CHPS/LEED Schools:

West Bridgewater, Sutton, Norfolk, Rochester, Lowell, Holbrook



A modest incremental construction cost yields eight times the savings over a 20-year bond structure. - U.S. Department of Energy, Office of Science



LEED Silver

Stanley Elementary School in Waltham

First LEED Certified Public School in Massachusetts



LEED Gold

International College Elementary School in Beirut

First LEED Certified Building in Lebanon



Net Zero

LEED Platinum

Hawaii Preparatory Academy Energy Lab in Kamuela, Hawaii

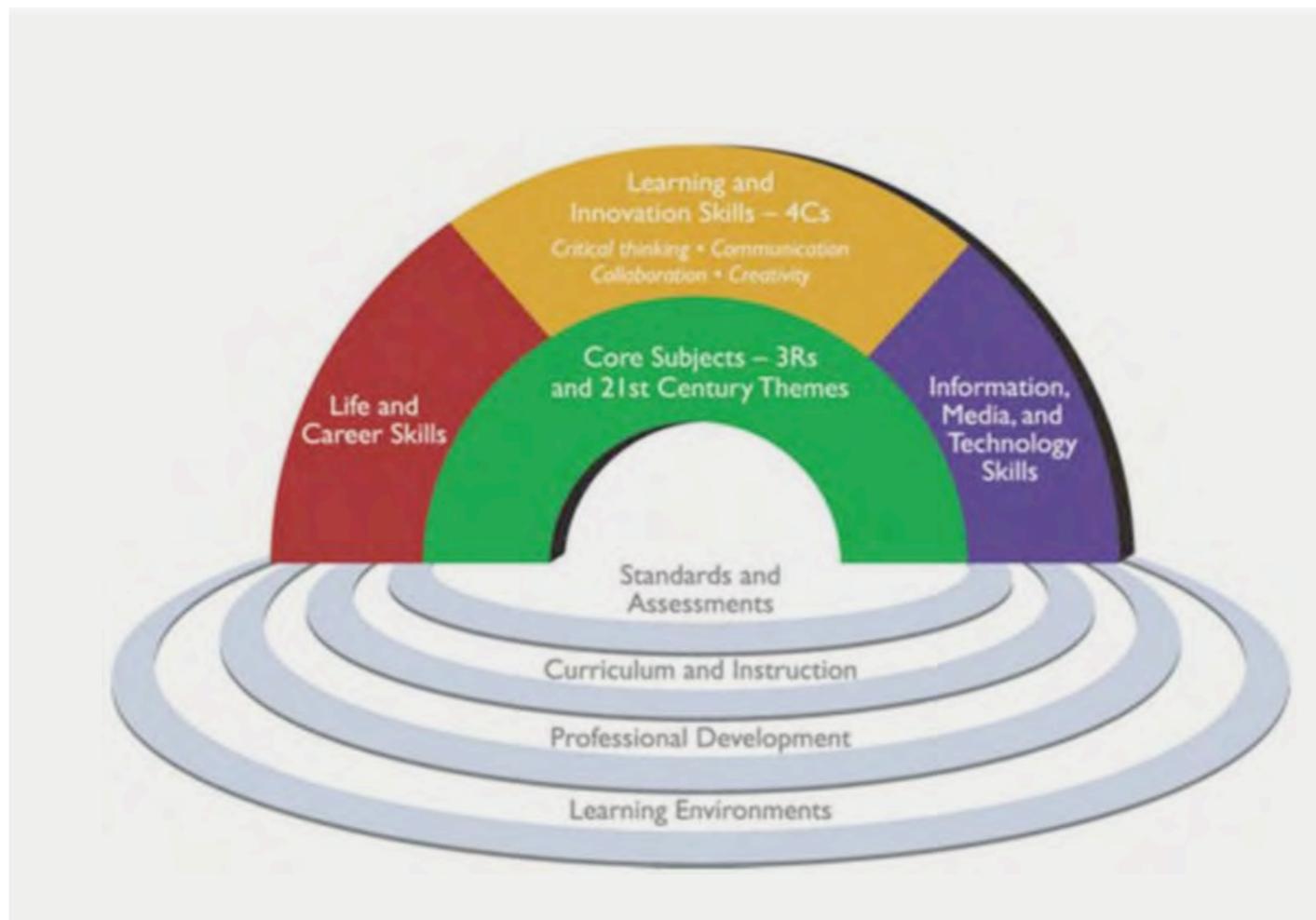
First Academic Living Building in the World

The Visioning Process



Focus on 21st Century Skills

- The 6 R's plus the 4 C's
- Proactive, Life-Long, and Continuous Learning



- Critical Thinking
- Communication
- Collaboration
- Creativity
- Citizenship
- Academic Mindset

Focus on Learning

- High-Performance Work Environments
- Varied and Collaborative
- Flexible and Agile



21st Century Design Patterns



Ubiquitous Technology

- Tablets
- Smart Boards



Indoor / Outdoor Learning

- Play Area
- Expanded Learning Experience



Media Centers

- Virtual Learning
- Flexible Layouts



Collaborative Learning Clusters

- Varied Space Sizes
- Group Presentation Spaces



Varied / Flexible Spaces

- Movable Walls
- Small Group Learning



Streetscapes

- Displays
- Informal Gathering Areas

Guiding Principles & Priorities

- Understanding of District's Current Initiatives
- Analysis of Opportunities and Goals
- Translation of Goals into Architectural Priorities



Community Visioning



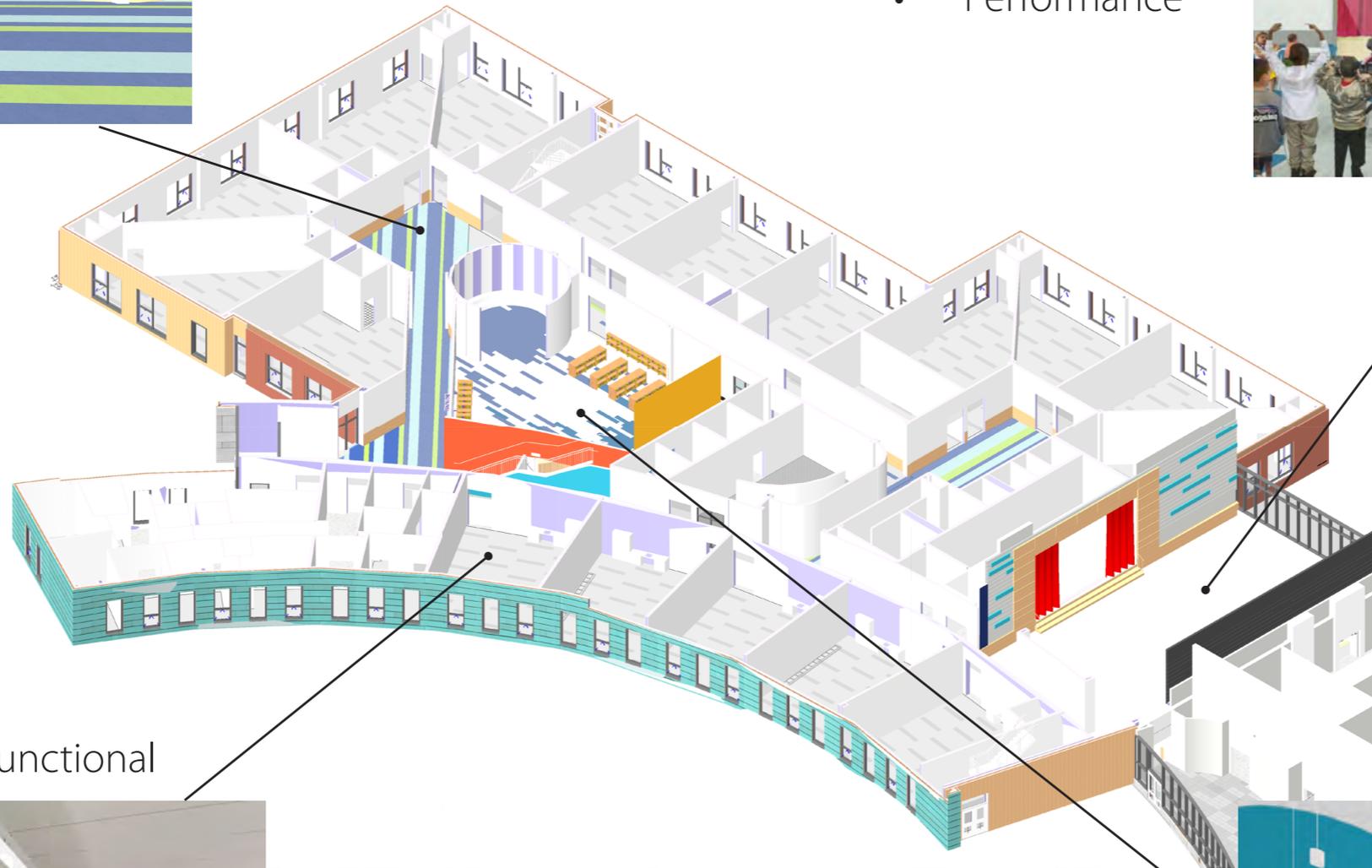
Faculty interview Session

Guiding Principles & Priorities



Neighborhood

- Gathering
- Display



Classrooms

- Flexibility
- Every surface functional



Cafeteria

- Gathering
- Community
- Performance



Learning Commons

- Heart of the school
- Sm. and Lg. Group



Elementary School Considerations

Neighborhood Schools (250 enrollment)

Advantages

- Coherent student and family experience
- Vertical alignment
- Cross-grade modeling and interactions
- Small school environment
- Ease of travel (Cape Cod Canal)

Disadvantages

- Potential for differentiation and competition
- Potential of inequality of programs, students, and experience
- Potential cost implications

Elementary School Considerations

Unified Elementary Schools (725 / 885 enrollment)

Advantages

- Equity of Experience and Access
- Thoughtful Grouping and Integration of Students with Differentiated Needs
- Potential Cost Savings
- Greater resources

Disadvantages

- More Transitions for Students and Families
- Larger School Environment
- Challenges in Achieving Vertical Alignment
- Greater Travel Distances (Cape Cod Canal)

Cost Control & Quality Assurance

A Long History of Cost Control

Recent Projects

	EST. W/CONTINGENCY	BID	BID DATE	BID \$/SF	ENHANCEMENTS	UNDER BUDGET
Norfolk	\$ 27,507,000	\$ 24,514,000	11/10	\$ 254/SF	\$1,008,611	(\$ 1,984,389)
Sutton	\$ 45,185,000	\$ 41,230,000	6/11	\$ 234/SF	\$ 473,000	(\$ 3,482,000)
Rochester	\$ 21,710,000	\$ 20,569,000	2/10	\$ 195/SF	\$ 938,247	(\$ 23,000)
West Bridgewater	\$ 49,728,000	\$45,400,000	9/13	\$ 328/SF	\$ 900,000	(\$ 3,428,000)
						(\$ 8,917,389)

Previous 5 Years

	EST. CONST. COST	LOW BID	FINAL CONST. COST	UNDER BUDGET
RENOVATION/ADDITION				
Last 5 Year Totals	\$113,417,344	\$100,566,189	\$105,928,709	(\$7,488,635)
NEW CONSTRUCTION				
Last 5 Year Totals	\$259,881,351	\$241,445,421	\$248,536,751	(\$11,344,600)

Cost History with MSBA

Flansburgh Associates, Inc.



Massachusetts School Building Authority
19-Aug-15

Project List

District	School	Scope	Phase	Project Delivery	PFA Budget (millions)	PFA Budget per GSF	PFA Bid (millions)	PFA Bid per GSF	Gross SF	Bid Date	SD Duration (months)	CD Duration (months)
Holbrook	Holbrook Jr Sr High	New Construction	Design Development	CMR	\$80.8	\$372			217,353	11/25/2015	16.9	13.6
West Bridgewater	West Bridgewater Jr-Sr	New Construction	Construction	DBB	\$49.7	\$352	\$46.3	\$328	141,250	9/24/2013	10.9	13.4
Sutton	Sutton Middle School	Addition / Renovation	Building Complete	DBB	\$46.4	\$261			179,040	5/19/2011	9.6	11.7
Norfolk	Freeman-Kennedy Elementary	New Construction	Closeout	DBB	\$28.9	\$300	\$25.4	\$263	96,410	11/4/2010	11.4	7.3
Rochester	Rochester Memorial	Addition / Renovation	Final Audit Approved	CMR			\$20.6	\$192	107,183	6/22/2010	8.0	6.2
Malden	Malden High	Addition / Renovation	Final Audit Approved	CMR	\$47.0							
Chelmsford	Chelmsford High	Addition / Renovation	Final Audit Approved									
Lowell	Charles W Morey	New Construction	Final Audit Approved	DBB	\$15.8							
Waltham	James Fitzgerald Elementary	New Construction	Final Audit Approved	DBB	\$19.9							
Waltham	Henry Whittemore Elementary	Addition / Renovation	Final Audit Approved	DBB	\$21.9							

Cost per Square Foot Comparisons

New Construction		2011	2012	2013	2014
All MSBA Projects	No Projects	13	14	11	4
	Minimum	\$241.29	\$245.27	\$293.89	\$280.76
	Average	\$289.18	\$291.38	\$336.85	\$316.11
	Maximum	\$330.09	\$375.26	\$377.68	\$337.52

Flansburgh Associates, Inc. \$327.56

Addition/Renovation		2011	2012	2013	2014
All MSBA Projects	No Projects	6	6	10	2
	Minimum	\$77.63	\$21.66	\$24.99	\$104.06
	Average	\$147.26	\$170.99	\$203.17	\$192.06
	Maximum	\$227.23	\$282.06	\$378.64	\$280.05

Flansburgh Associates, Inc. \$147.40

\$327.56

**New Construction
Cost per SF**

\$147.40

**Addition / Renovation
Cost per SF**

- Experience with School Construction
 - Strong Benchmark Data
 - Conservative Design Approach
 - Experienced Consultant Team
- Thorough Site Investigation
- Independent Cost Estimates
- Value Engineering
- Bid Alternates
- Bid Analysis
- Cost Contingencies

BIM Coordination

Solibri Model Checker v9.5
Solibri Model Checker - 34058_MHS_AcademicBuilding_Struct_LeM_nbithell_optimized

File Model Checking Communication Information Takeoff + To-Do (1/2)

Checking
Ruleset

- Component Check
- Clearance
- Deficiency Detection
- General Space Check
 - The Model Should Have Spaces
- Space Properties
- Space Location
- Intersections Between Architectural Co...
 - Intersections - Same Kind of Comp...
 - Intersections - Different Kind of Co...
 - Intersections of Furniture and Othe...

Result Summary
Please select a checked rule with results.

Info
(B) Column.0.2

Identification	Location	Quantities	Material
Property	Value		
Model	(B) 1315_Academic Building		
Discipline	Architectural		
Name	Column		
Type	C-1		
Description			

Drag with mouse left button down to spin. Role: Architectural Checking Selected: 1

Quality Control of Building Systems & Materials



Construction Administration

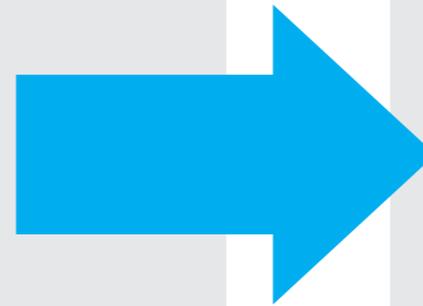


Site & Building Evaluation

Existing Building & Site Evaluation

Existing Conditions

- Site Work
- Envelope
- Interior
- Mechanical
- Electrical
- Plumbing / Fire Protection



Priority Ratings

- Health & Safety
- Code Compliance
- H.C. Accessibility
- Energy Savings
- Durability
- Operations & Maintenance

1. Gather Information

- Visit All Schools
- Previous Studies
- Regulatory Requirements

2. Analyze Existing Facilities

- Site Characteristics
- Building Deficiencies
- Building Priorities

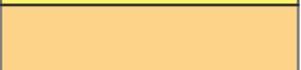
3. Identify Issues

- Recommendations
- Design Opportunities
- Space Needs

Existing Building Evaluation

System	% Cost in a New Building	Existing Building
Substructure	5.0%	Adequate
Superstructure	16.0%	Adequate
Exterior Walls	7.0%	Salvageable
Exterior Doors & Windows	5.0%	Salvageable
Roofing	2.5%	Salvageable
Interior Partition Walls	4.0%	Salvageable
Interior Doors	1.5%	Unusable
Floor Finishes	6.0%	Unusable
Ceilings	4.5%	Unusable
Wall Finishes	2.5%	Salvageable
Elevators	0.5%	Required But Missing
Built-in Cabinets	1.7%	Unusable
Window Shades	0.1%	Unusable
Signs	0.1%	Unusable
Equipment & Specialties	1.6%	Unusable
Plumbing	5.0%	Salvageable
Fire Protection	2.0%	Required But Missing
HVAC	20.0%	Salvageable
Electrical	15.0%	Salvageable

Key

- Adequate 
- Salvageable 
- Unusable 
- Required But Missing 

100.0% 82% Salvageable

Renovations / Additions

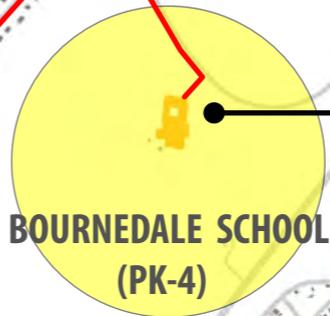
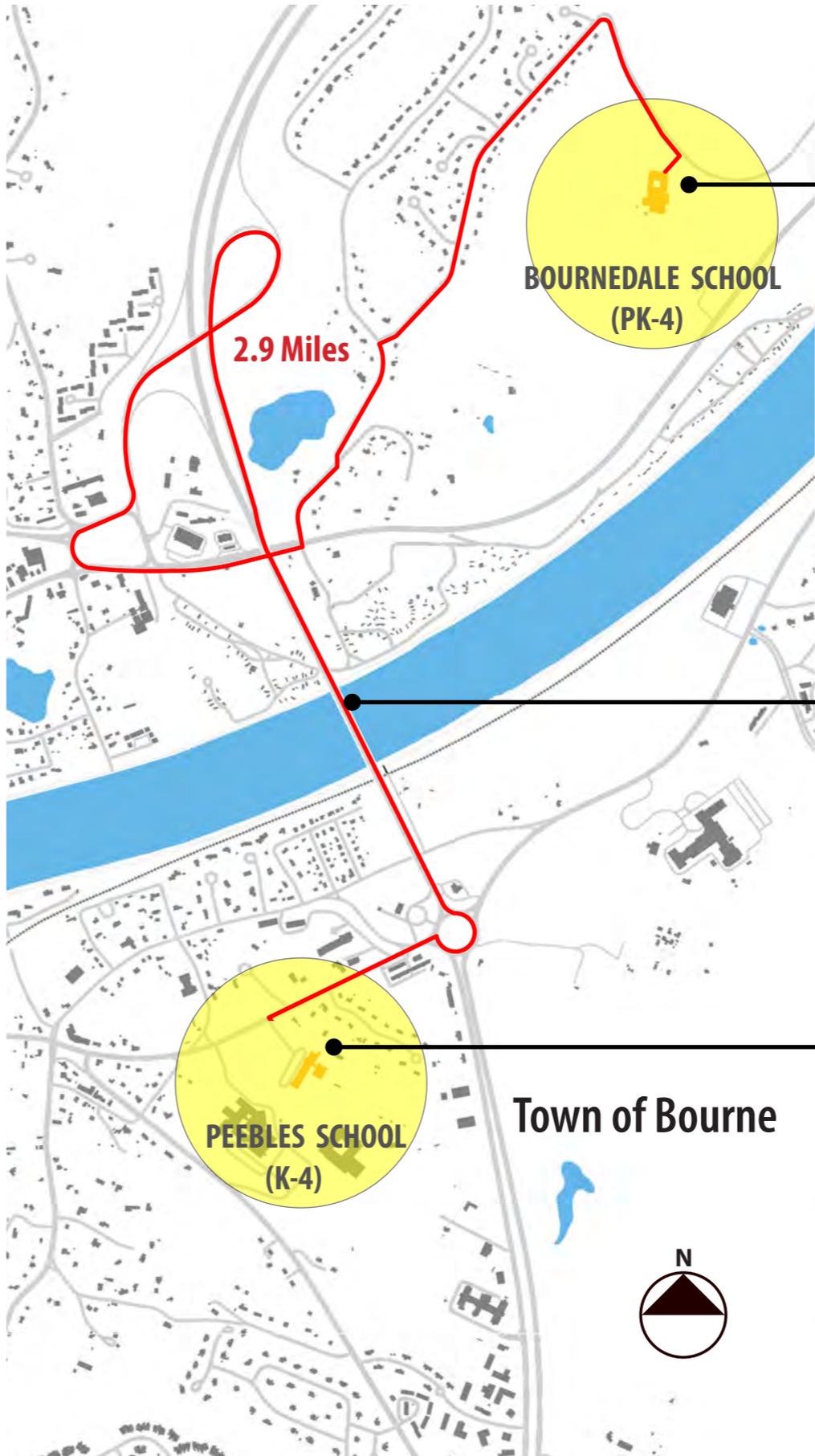


Renovations / Additions



Site Selection

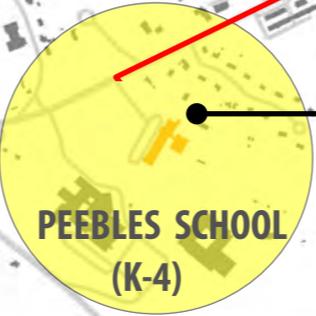
- Cape Cod Canal
- Neighborhoods
- Property Developments
- Demographics
- Joint Base Military Installation
- Buildable Land
- Traffic
- Utilities
- Topography
- Wetlands
- Wind
- Solar Orientation
- Soils



BOURNEDALE ELEMENTARY SCHOOL
BUILT: 2009
STUDENTS: 435
AREA: 68,124 SF
SITE: approx. 122 acres



BOURNE BRIDGE



PEEBLES ELEMENTARY SCHOOL
BUILT: 1953-1959
STUDENTS: 388
AREA: 55,191 SF
SITE: 8.6 acres

Existing Building Evaluation - Peebles Elementary

BUILT:1953-1959

Existing Conditions

- Failing exterior building components, i.e., stairs, doors
- Exterior glazing system offers poor thermal performance
- Run-off water flows toward building with water infiltration at lower levels
- Exposed piping and wiring throughout occupied spaces
- Inadequate access to mechanical crawl space making repairs difficult and costly
- Multiple accessibility concerns (two chair rails and one vertical lift)



Space Needs

- Cafeteria is too small for the current use and lacks kitchen support
- The art room and cafeteria share the same space limiting use and availability
- The music room is accessed directly off the gymnasium
- Lack of SPED spaces
- The performance stage is within the gym limiting use and availability
- Insufficient classroom spaces will not support the academic program



21st Century Education

- Current building requires reconfiguration to improve adjacencies
- Adaptability of future teaching methods is limited in the existing building
- Lack of teachers' work and collaborative spaces
- Inadequate flexible and multi-use spaces
- Outdated computer and technology infrastructure



Existing Building Evaluation - Bournedale Elementary

BUILT: 2009

Existing Conditions

- Newer facility with proper thermal envelope
- Displacement ventilation system
- Designed to exceed 2007 energy code
- Insulated glass windows, white roof with PV array



Space Needs

- Gymnasium undersized
- Self-contained SPED classroom undersized
- Music Room is housed on Auditorium platform



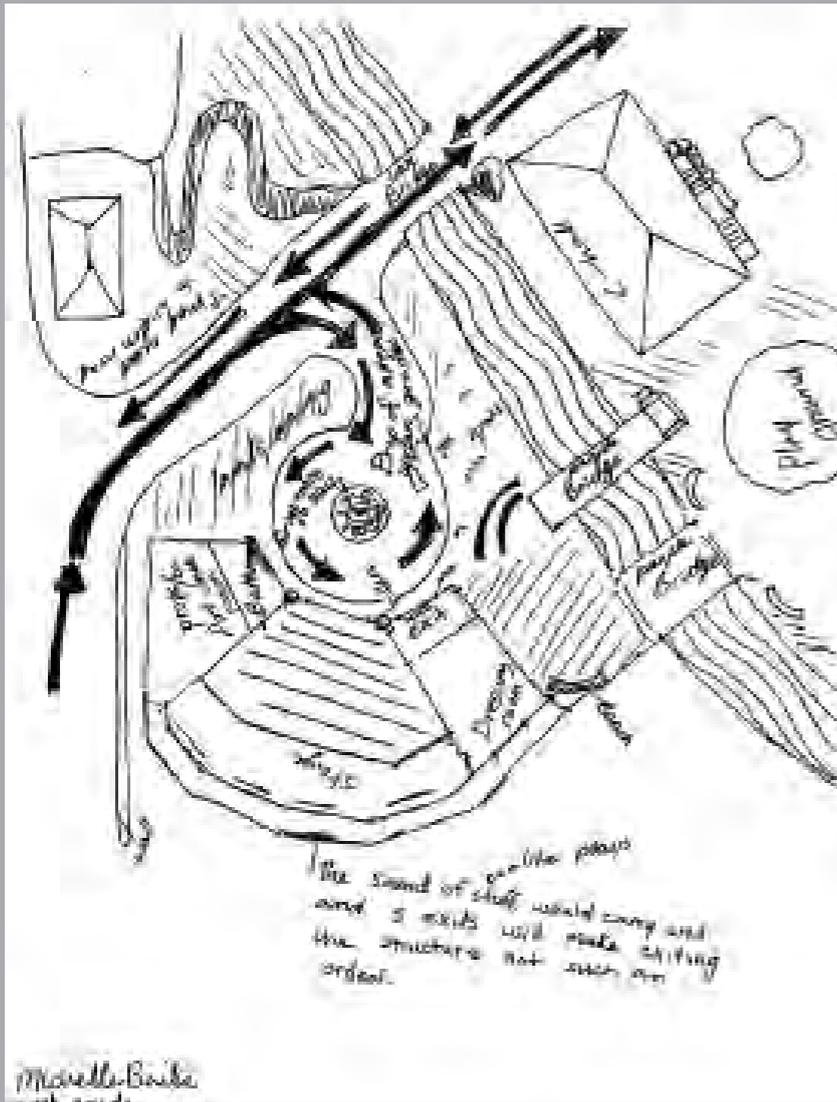
21st Century Education

- Dedicated computer lab
- Limited collaborative spaces

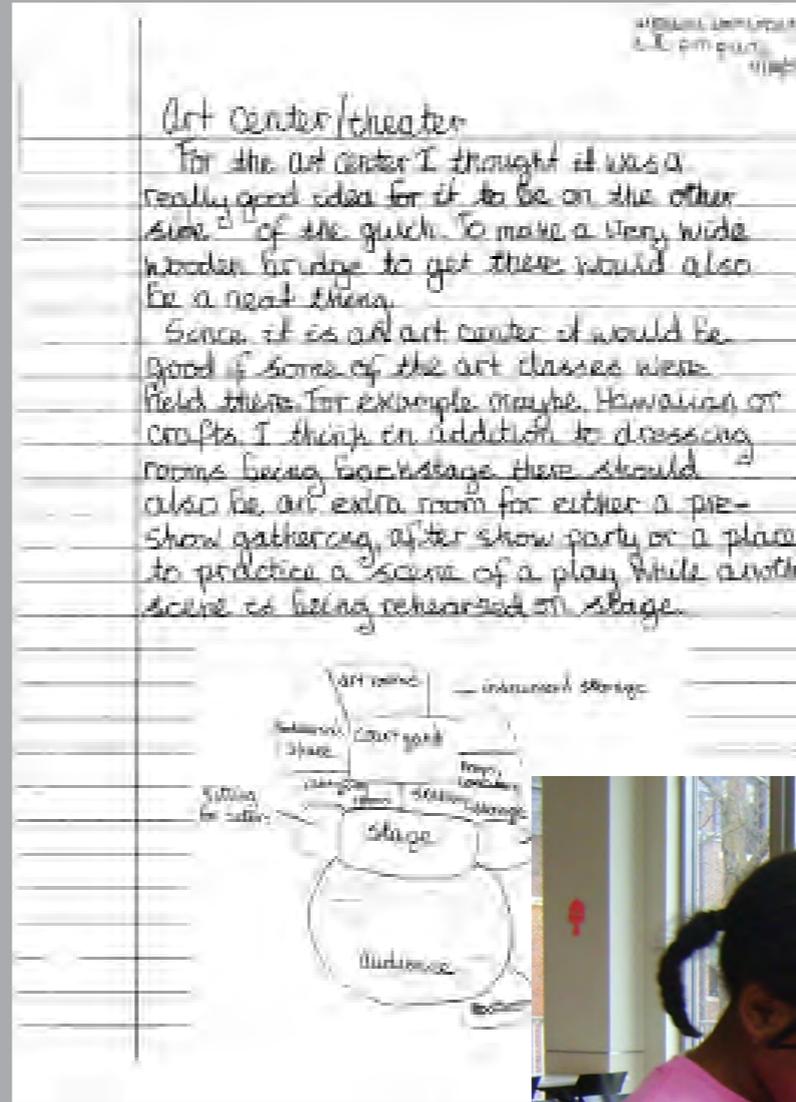


Our Collaborative Process

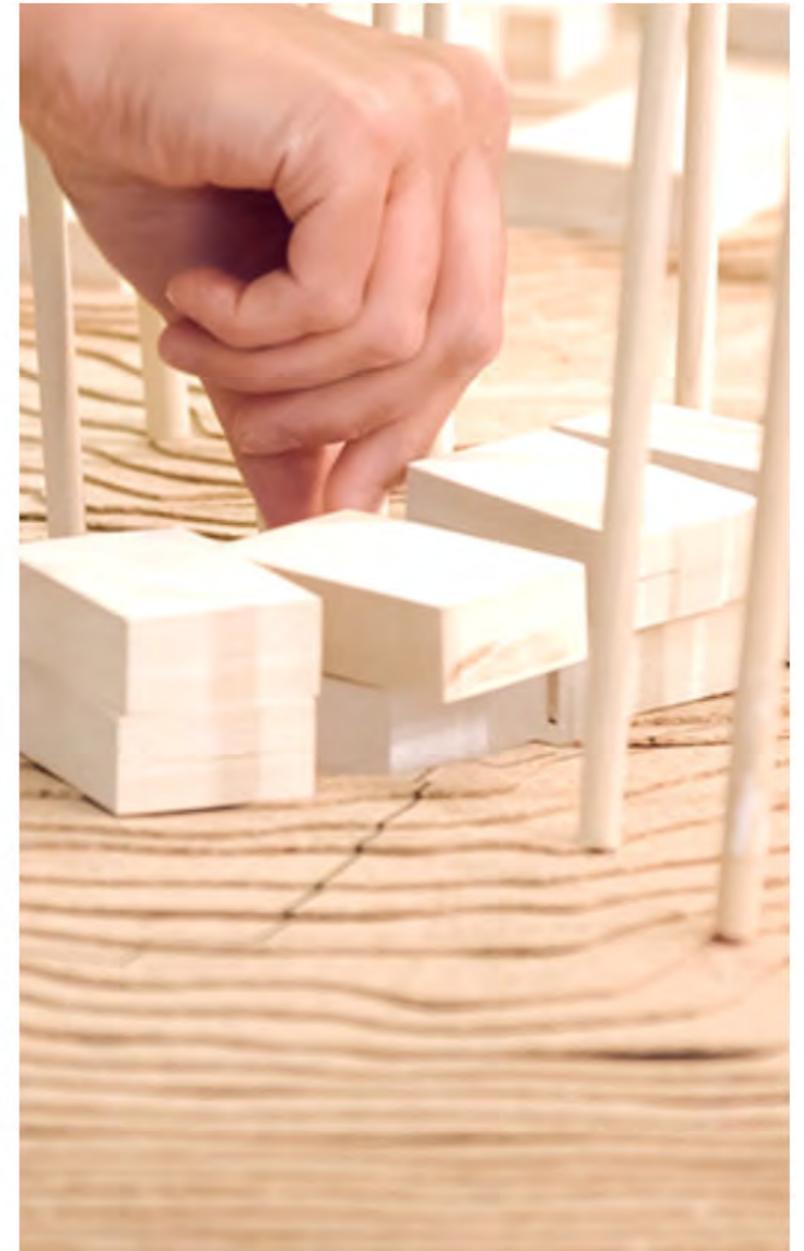
Our Collaborative Process - Listening



The sound of staff would carry and
and I think will make sitting
the structure not such an
order.



Our Collaborative Process - Interactive Models



Sample Program - MSBA Guidelines

PROGRAM	GRADES K-4	GRADES K-4	GRADES K-5
Core Academic	10,950	31,900	37,850
Special Education	3,020	8,050	9,060
Art & Music	2,500	5,075	6,300
Vocations & Technology	0	0	0
Health & Physical Education	6,300	6,300	6,300
Media Center	2,020	3,933	4,653
Auditorium / Drama	0	0	0
Dining & Food Service	4,875	9,185	10,639
Medical	410	610	710
Administration & Guidance	2,015	2,710	3,020
Custodial & Maintenance	1,900	2,325	2,485
Subtotal NSF	33,990 NSF	70,088 NSF	81,016 NSF
Grossing Factor	x 1.32	x 1.5	x 1.5
Total GSF	45,000 GSF	105,125 GSF	121,524 GSF
	250 Students	725 Students	885 Students

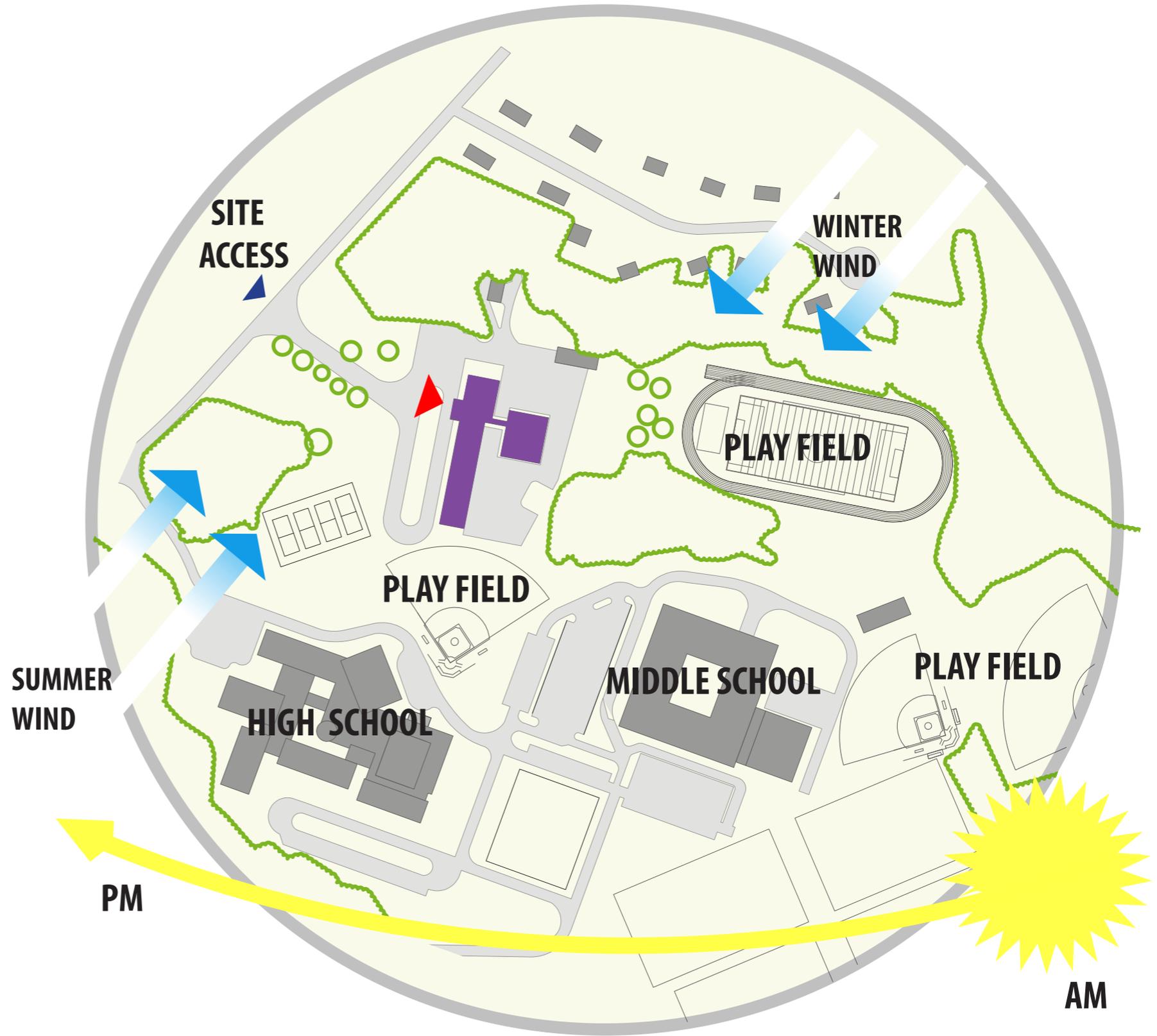
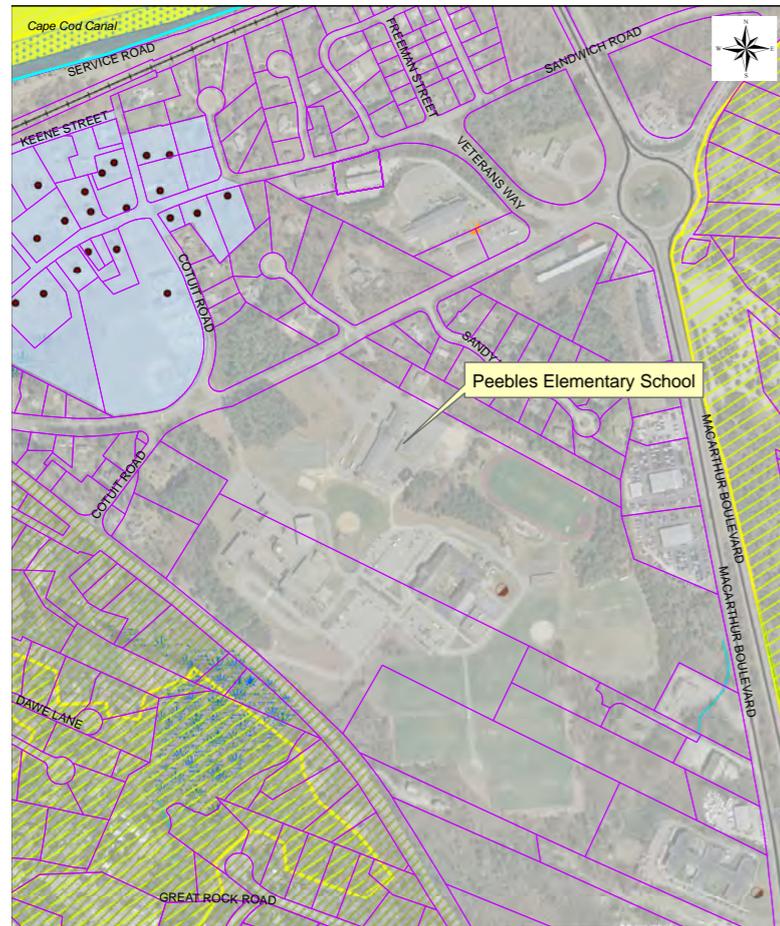
Site Selection - Peebles Elementary

Opportunities

- Shared Site & Infrastructure
- Access to Fields & Play Areas
- Dedicated Access
- Central Campus Location

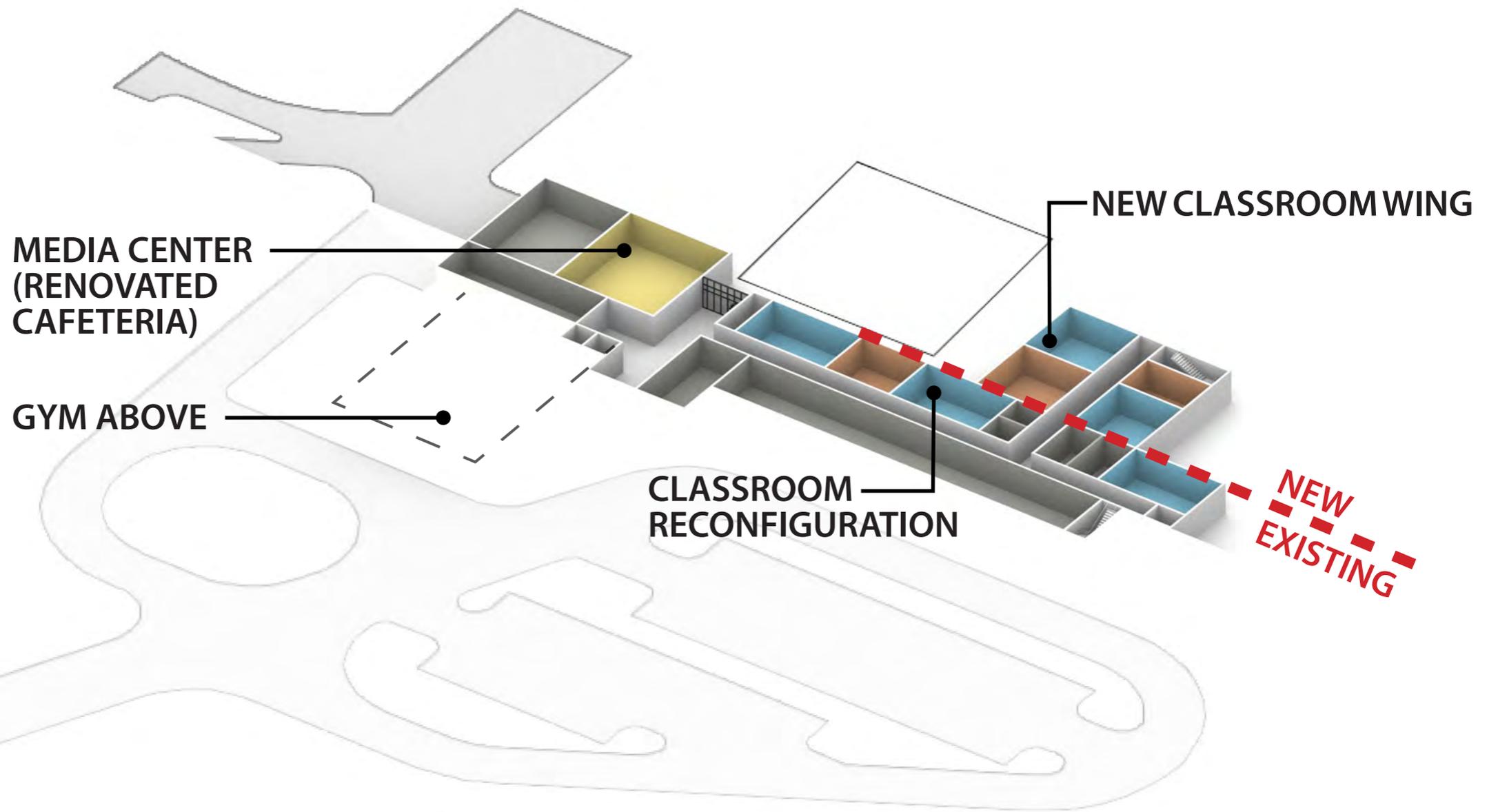
Challenges

- Buildable Area Limited
- Inefficient Site Circulation



Preliminary Thoughts - Peebles Site (Addition/Renovation)

250 Student Option



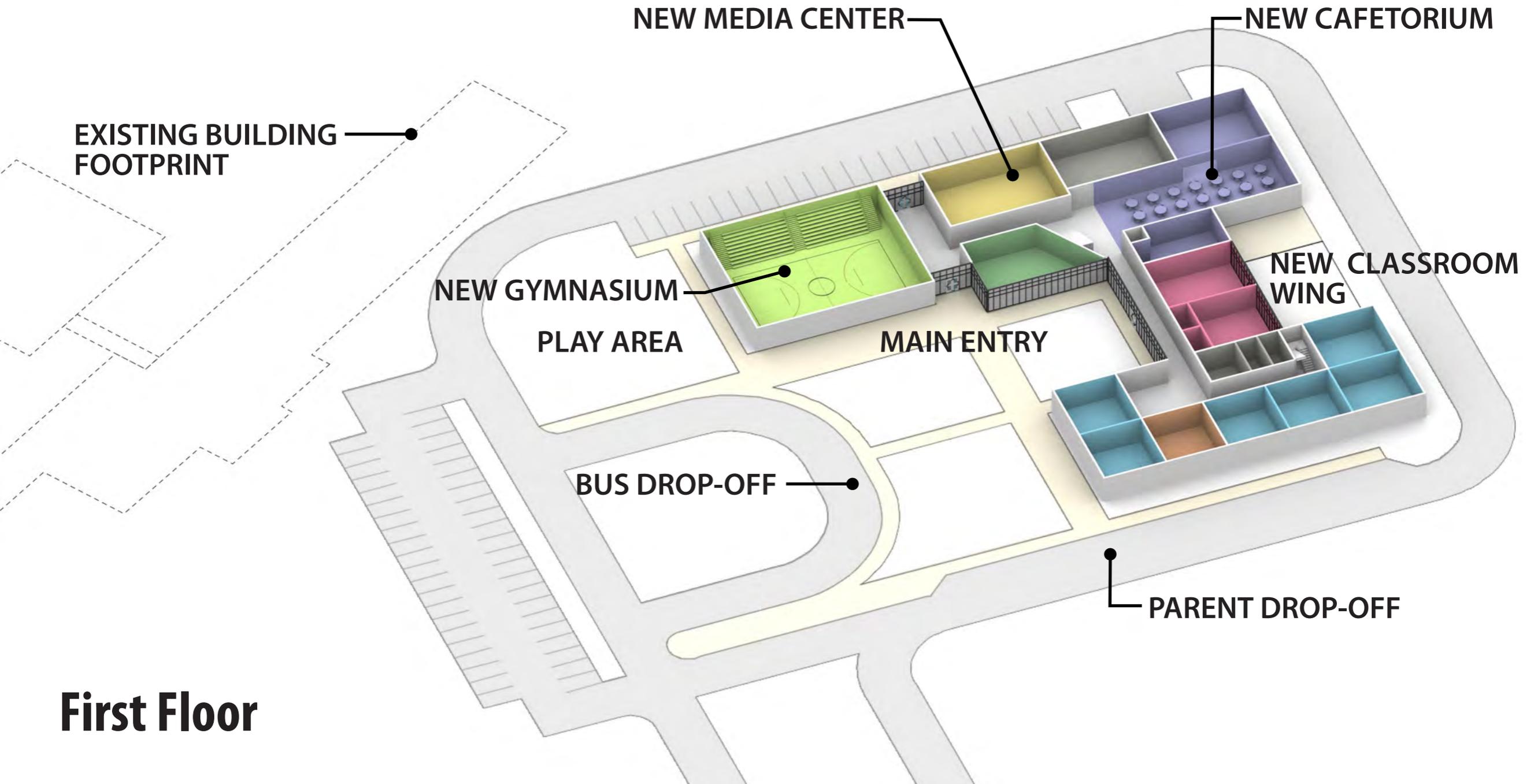
First Floor

Preliminary Thoughts - Peebles Site (Addition/Renovation)



Preliminary Thoughts - Peebles Site (New Construction)

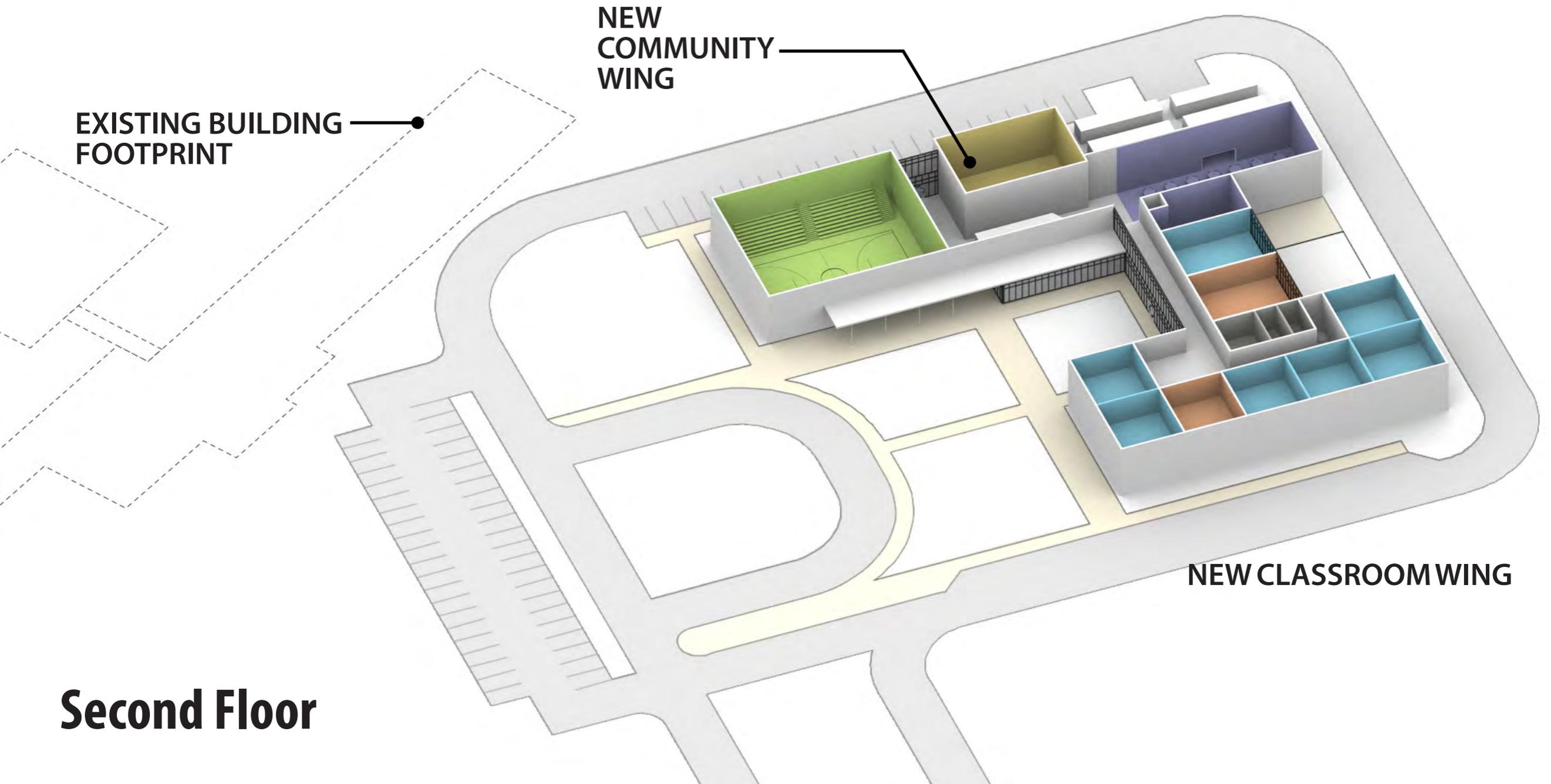
250 Student Option



First Floor

Preliminary Thoughts - Peebles Site (New Construction)

250 Student Option



Preliminary Thoughts - Peebles Site (New Construction)



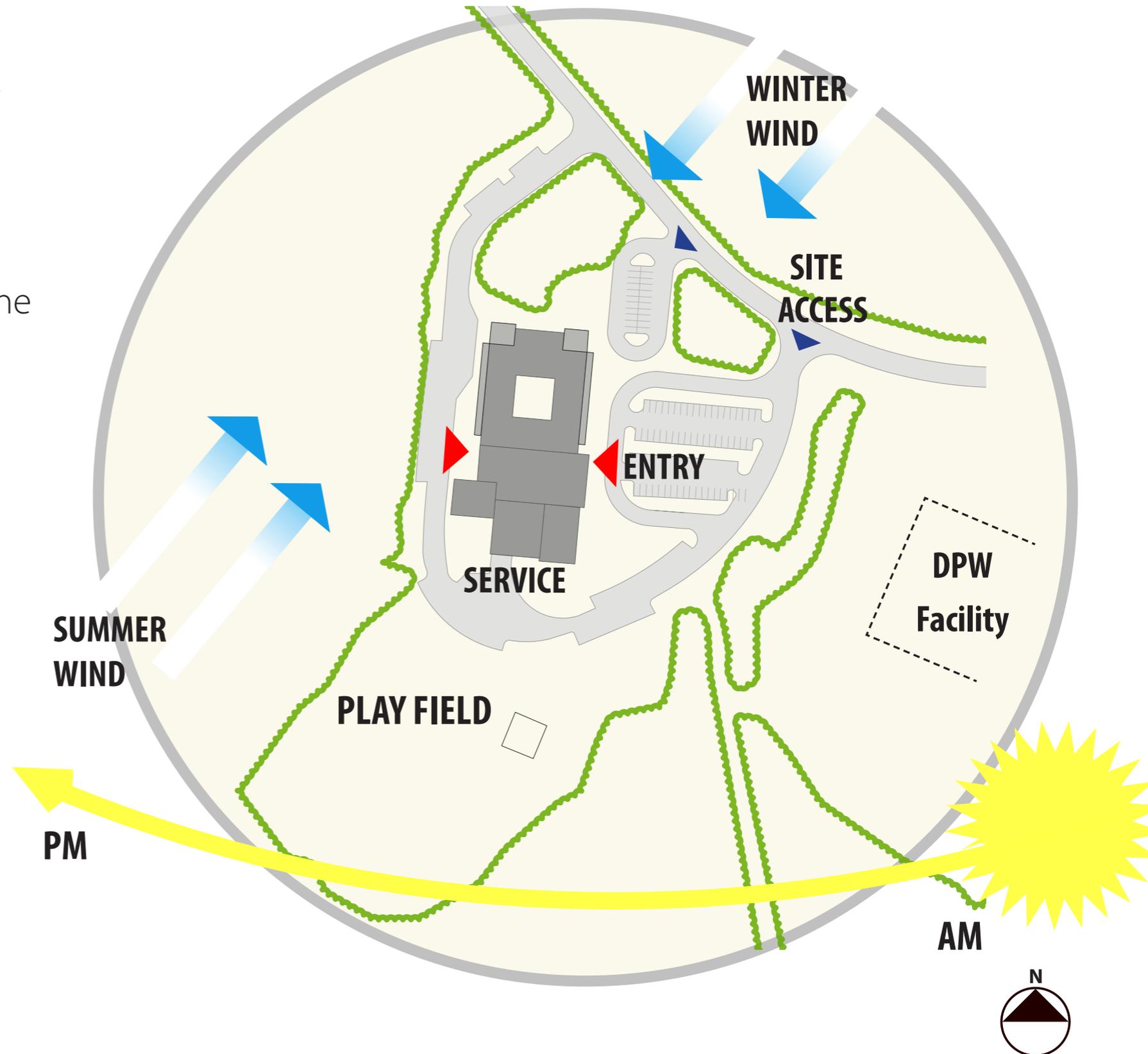
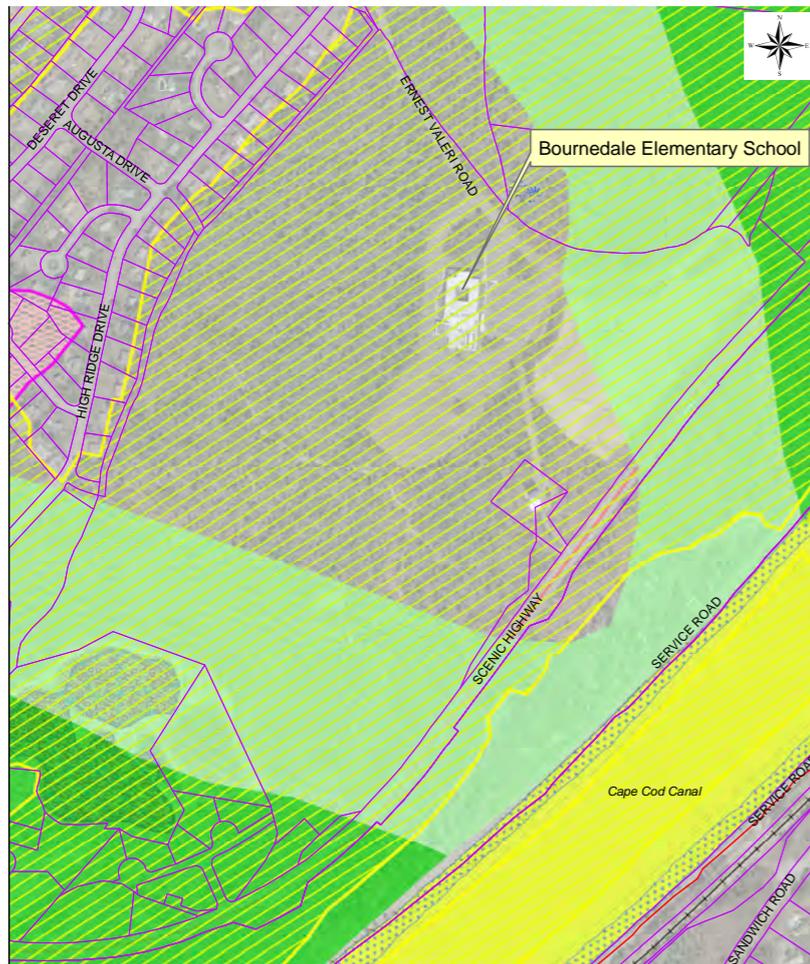
Site Selection - Bournedale Elementary

Opportunities

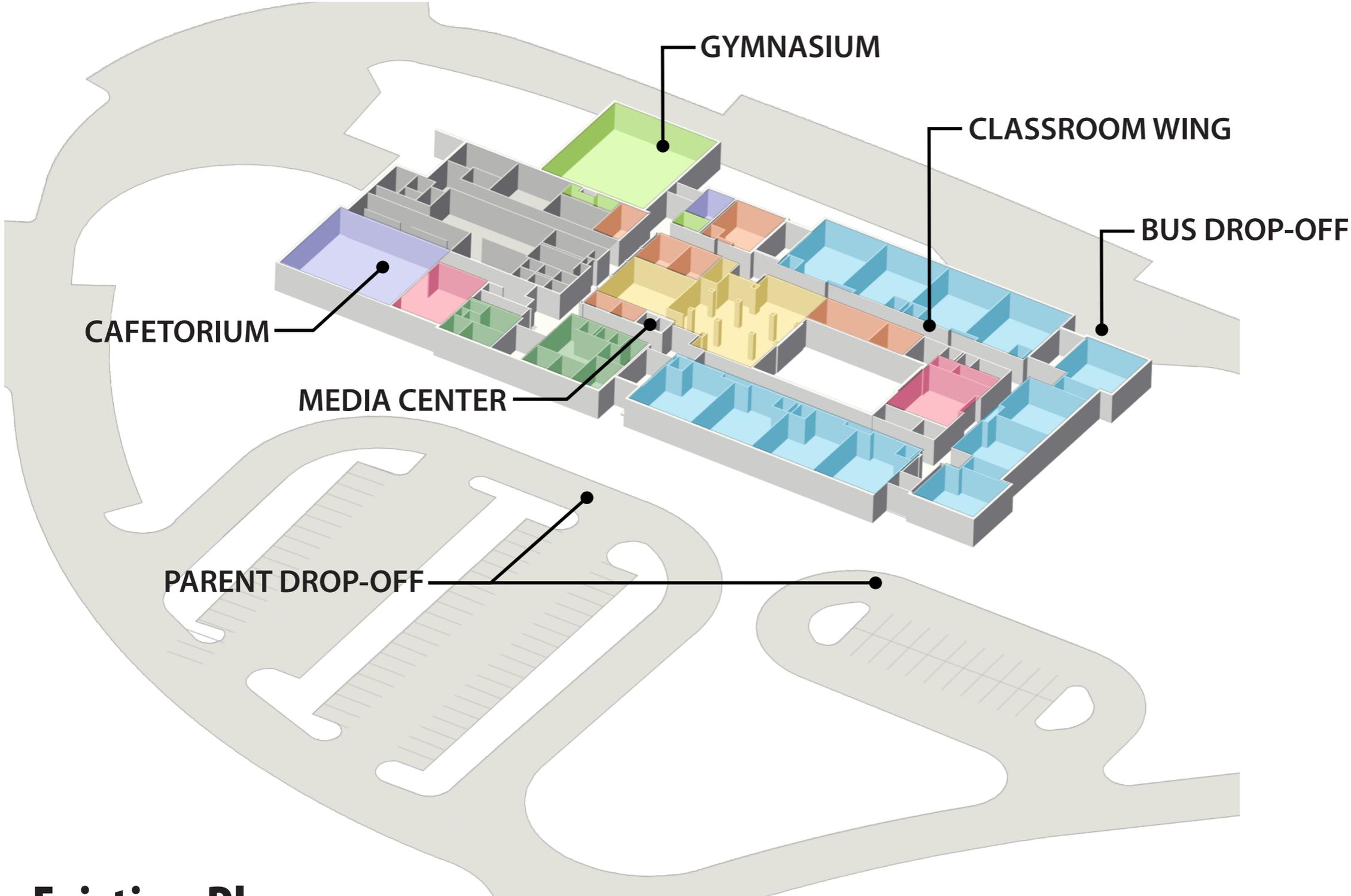
- Large Site (approx. 122 acres)
- Separate Bus & Parent Drop-Off
- Separate PreK Play Area & Drop-Off
- Service Access
- New Infrastructure

Challenges

- Location Remote from Larger Bourne Schools Campus
- Site Logistics with phasing



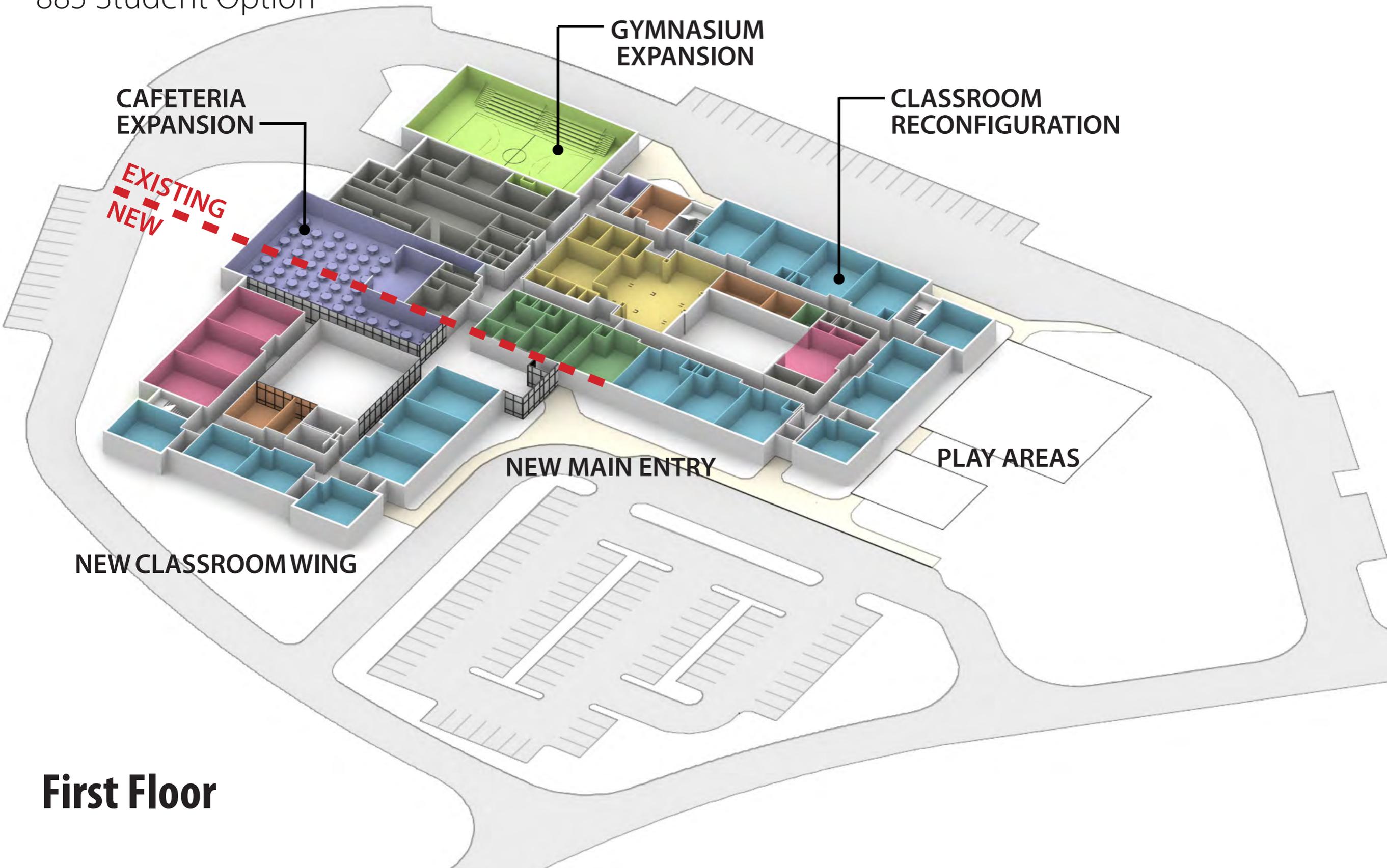
Preliminary Thoughts - Bournedale Site



Existing Plan

Preliminary Thoughts - Bournedale Site Renovation/Addition

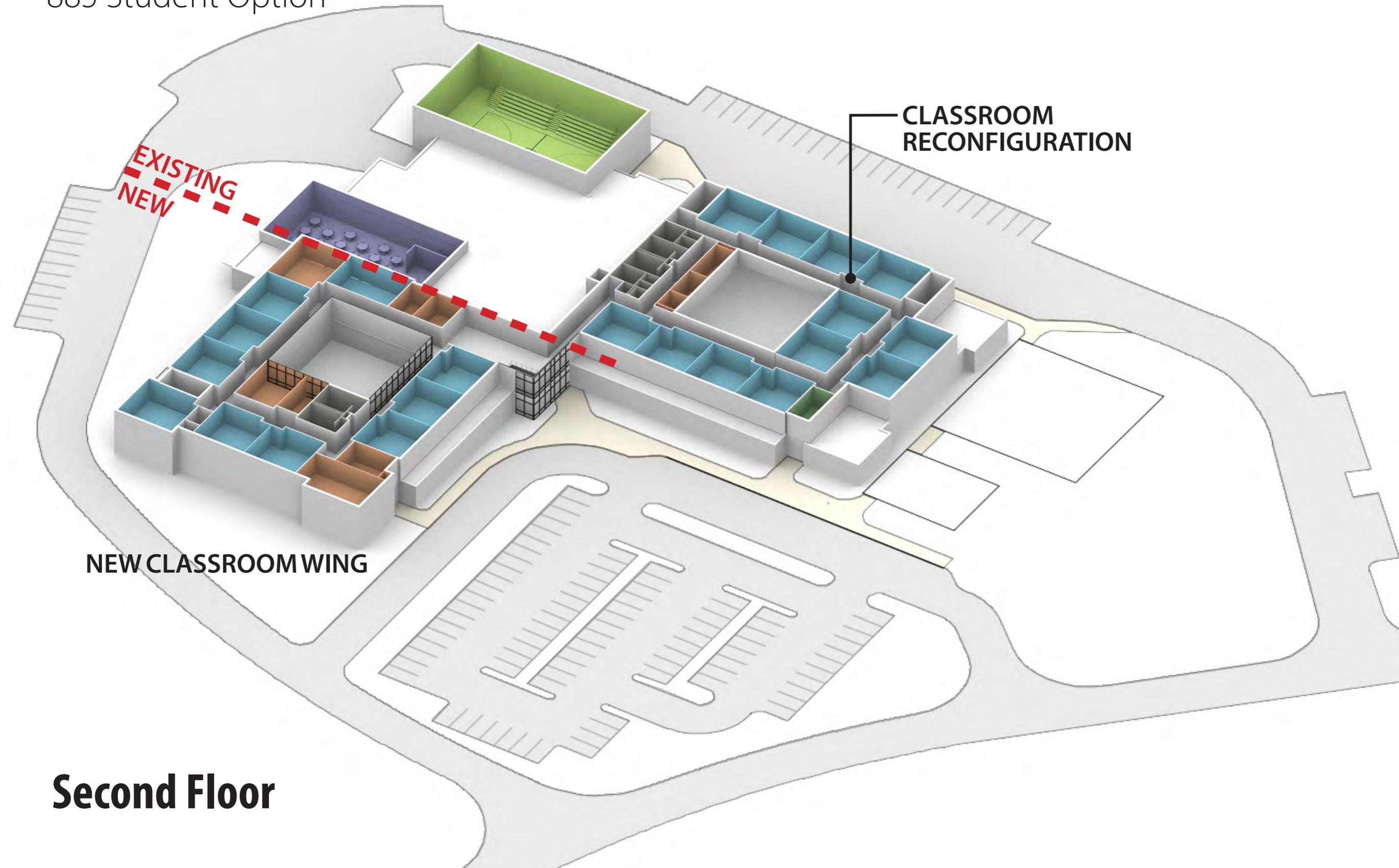
885 Student Option



First Floor

Preliminary Thoughts - Bournedale Site Renovation/Addition

885 Student Option



NEW CLASSROOM WING

Second Floor

Preliminary Thoughts - Bournedale Site Renovation/Addition



Option Evaluation

Evaluation of Options (Holbrook PreK-12 Example)

MSBA
Reimbursed
Projects

Option 1

Grades
6 to 12
MS/HS
490 students

Option 2

Grades
7 to 12
MS/HS
390 students

Option 3

Grades
PK to 12
ES/MS/
HS
1,095 students

Option 4

Grades
PK to 8
ES/MS
880 students



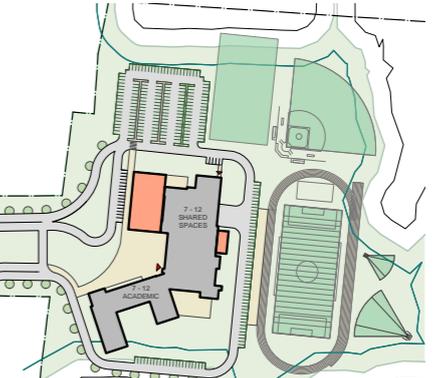
Option 1A (6-12) - New



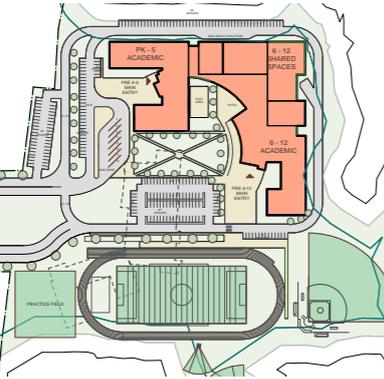
Option 1B (6-12) - Add/Reno



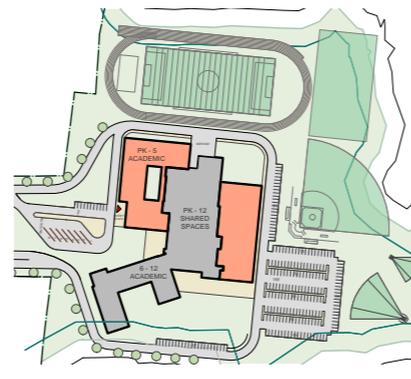
Option 2A (7-12) - New



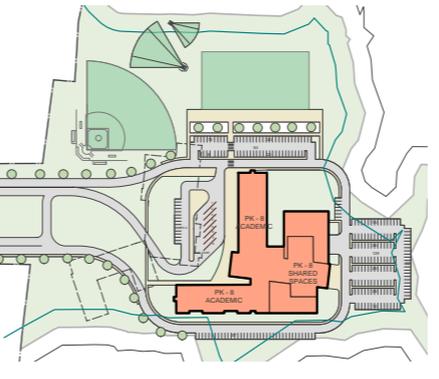
Option 2B (7-12) - Add/Reno



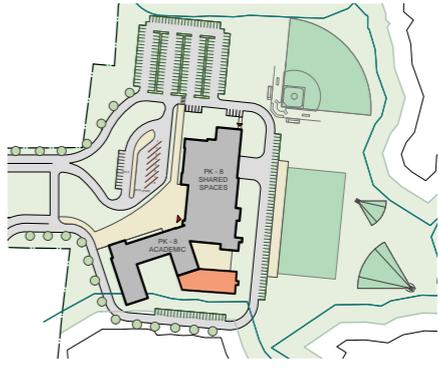
Option 3A (PK-12) - New



Option 3B (PK-12) - Add / Reno



Option 4A (PK-8) - New



Option 4B (PK-8) - Add/ Reno

Evaluation of Options (Grade Configurations)

EVALUATION CRITERIA	OPTIONS		
	K-4 (250 students)	K-4 (725 students)	K-5 (885 students)
Size of School	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Grade Separation Issues	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Operational Savings	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Redistricting Required	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Least Cost	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Traffic Impact	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Best Grade Combination	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Opportunity for Collaboration	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Solves Middle School Overcrowding	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

- Best
- Satisfactory
- Worst

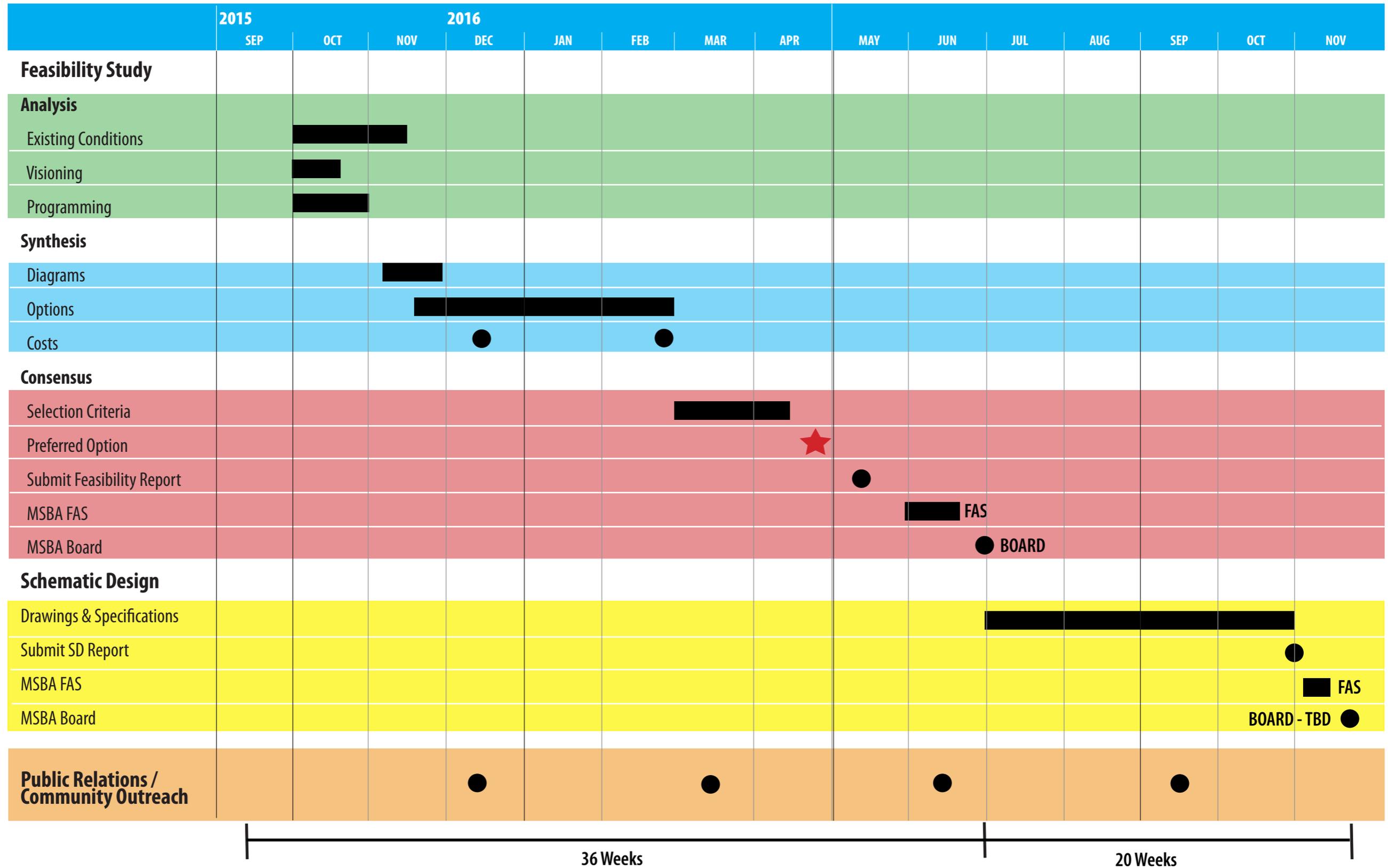
Evaluation Matrix (Design Options)

PRIORITY	EVALUATION CRITERIA	ALTERNATIVES				STATUS QUO
		1	2	3	4	
1	Meets Educational Program Requirements	●	●	●	●	
2	Limits Disruption to Students	●	●	●	○	
3	Lowest Total Project Cost	○	●	●	●	
4	Most Cost Effective	○	●	●	●	
5	Lowest Life-Cycle Costs	○	●	○	●	
6	Maximum Building Efficiency	●	●	○	○	
7	Maximum Score for NE-CHPS	●	●	●	●	
8	Most Beneficial Construction Schedule	●	●	●	●	
9	Lowest Construction Cost	○	○	●	●	
10	Best Site Option for Neighborhood Schools	●	○	●	○	
11	Least Operating Cost	●	●	●	○	
12	Upgraded Spaces for 21 st Century Learning	●	●	●	●	
13	Adequate Play & Parking Areas	●	●	●	●	
14	Least Environmental Impact	●	●	●	●	

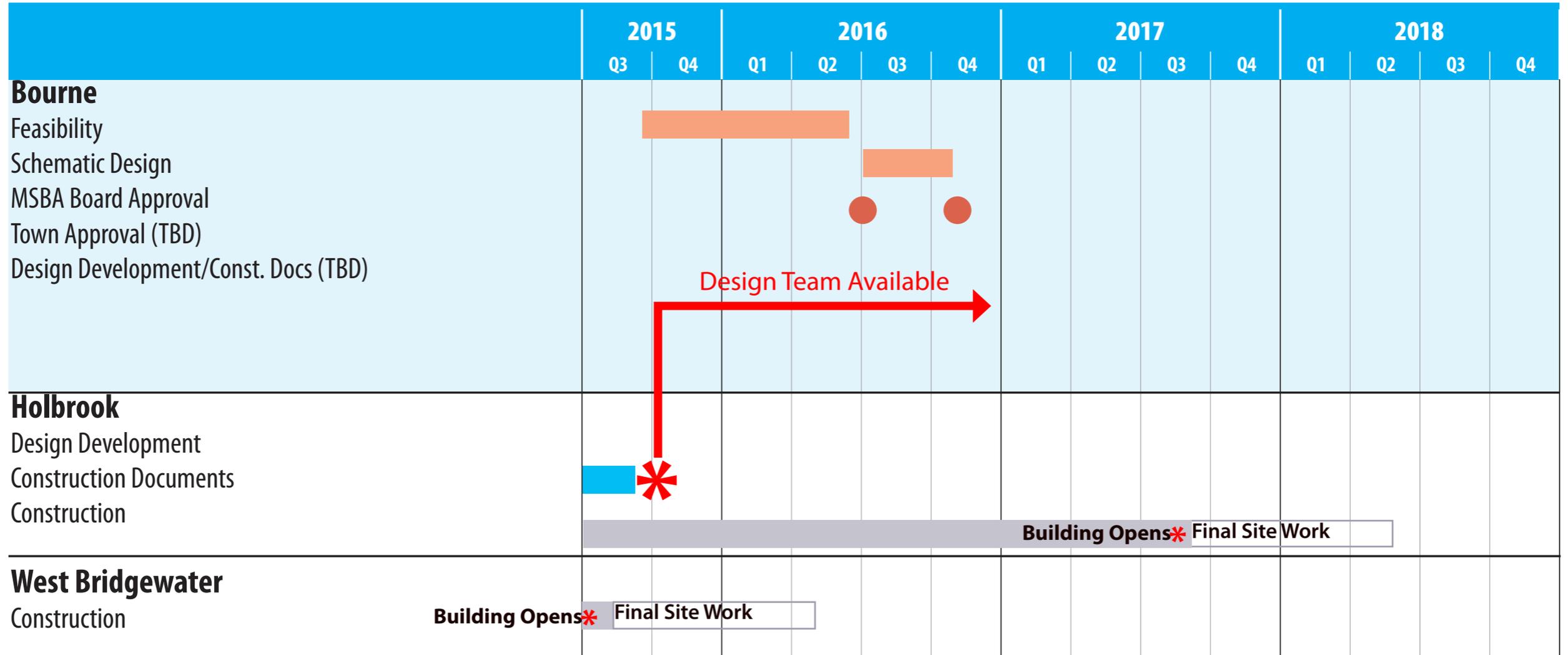
● Best
 ● Satisfactory
 ○ Worst

Schedule & Work Load

Preliminary Schedule



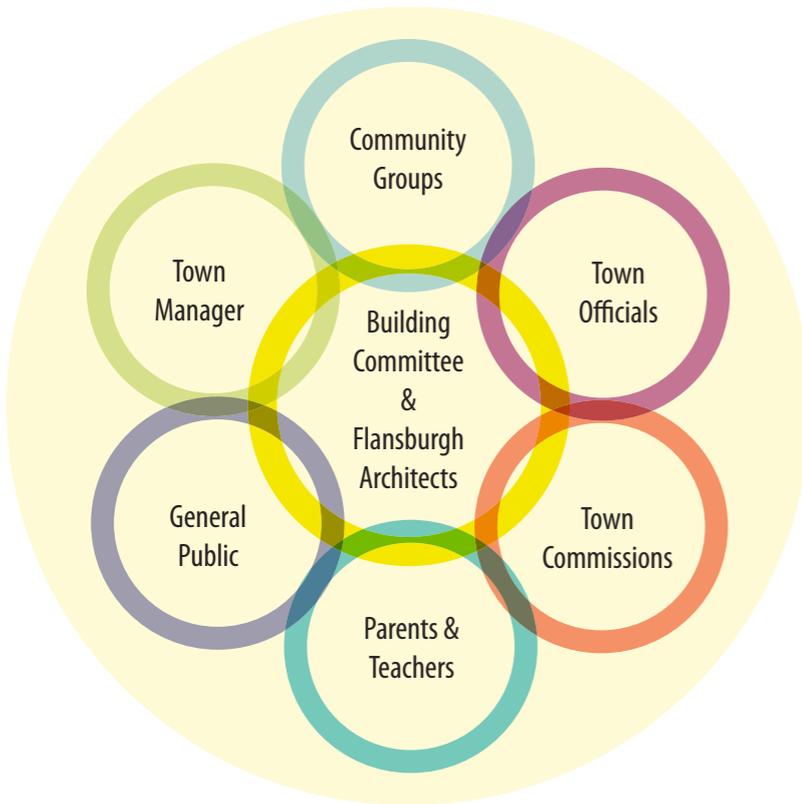
Current MSBA Projects



Community Outreach

Community Outreach

- Public Involvement
- Web Site
- Presentations
- Social Media
- Flyers with FAQs



Deficiencies

The existing 1951 West Bridgewater Middle-Senior High School does not meet current building codes. There are extensive non-compliance issues with handicap accessibility, health and safety regulations.

- The existing school has been placed on “warning” status for accreditation loss due to numerous problems with the “antiquated facility that impedes teaching and learning.”
- The classrooms are small and many spaces don’t conform to current State guidelines or meet the school’s 21st century educational needs.
- Music, Art and Science labs have inadequate spaces and equipment for the specialized programs taught. Many special education spaces are also too small.
- The core facilities (auditorium, media center, gym, and cafeteria) are undersized, overutilized and in need of refurbishment.
- The school lacks a modern security system, access control system, fire alarm and fire suppression system.
- All of the 1951 building systems (mechanical, electrical and plumbing) are outdated, unreliable, inefficient and have outlived their useful life. These systems now require constant repair and attention.
- Parking on the site is limited and disorganized. The parent drop off and bus area creates an unsafe congested condition during pick up and drop off times.
- The roof infrastructure does not meet code and the building envelope is not insulated.

Loss of High School accreditation would have a significant negative impact on the school and could result in lower property values in West Bridgewater.

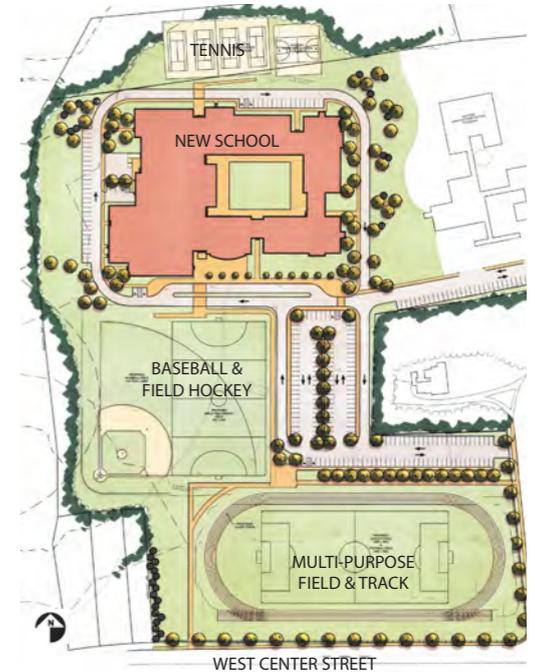
Solution

With funds approved at the 2011 Town Meeting, the Town hired a project manager and an architect to study the needs of the school and community.

- Working with the Town and the Massachusetts School Building Authority (MSBA), the design team developed five different options.
- These options ranged in scope from a phased renovation of the existing school with minimal demolition to a completely new building.
- Due to extensive renovation required to meet code and program space needs, the cost of new construction was determined to be almost the same as a renovation.
- The best long term solution proved to be a new 141,250 sf, 2-story building for 625 students located on the fields behind the existing school building.
- New construction avoids the disruption to students of a multi-phased renovation (with phased roof removal) while the school remains occupied.
- The School Building Committee voted unanimously to proceed to the State with the Schematic Design and a budget of \$63.8 million.
- The state reviewed the submitted data and approved the new school project with a \$29.4 million reimbursement. The estimated project cost to the Town of West Bridgewater is \$34.4 million.
- The tax impact will be \$2.25/1000 of assessed residential value. On an average home assessed at \$288,000 that is \$648/year, which is equal to \$54/month and \$1.77/day. **Tax impact will decline yearly over the life of the debt obligation** and the first impact on taxes will be in 2015. Contact the Town Treasurer’s office with any questions.

Site Plan

The proposed new building will be built behind the existing school and includes many new site amenities.



- Increased parking spaces and a safer traffic flow with separate parent and bus loading zones.
- A new baseball field with field hockey overlay.
- A new synthetic turf, multipurpose field and running track.
- Two refurbished tennis courts and two new courts.



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Sample Flyer

Community Outreach - Public Forums

Holbrook Public School's Visioning Workshop

Date/Time: June 12, 6:00 - 8:00 PM
Join us at a public forum to...

Learn about 21st Century Education

See examples of how dynamic academic programs and school facilities are changing to meet the needs of 21st century teaching and learning.



Share your thoughts

Let us know what is important to you with regard to the future of educational programming and facilities in Holbrook.



Shape your school's future

Contribute to the conversation and make your voice heard as we embark upon the important task of envisioning the future of Holbrook public schools.



Flansburgh Architects [newvistadesign](#)

Location: Holbrook Jr/Sr High School cafeteria, 245 S. Franklin St., Holbrook

Community Meeting-Holbrook Public Schools Feasibility Study Phase

Sponsored by the Permanent School Building Committee

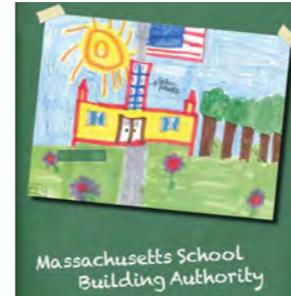
Date/Time: June 26, 7:00 - 9:00 PM

Tour at 6 pm

Join us at a community meeting to discuss...

MSBA process & schedule

Learn about the partnership with the MSBA & the project schedule

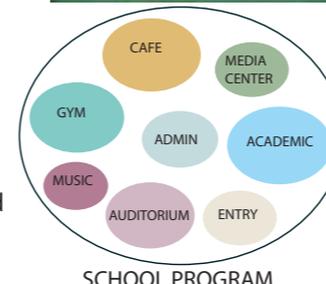


Feasibility study scope

Understand the steps required to develop the feasibility study

Educational programming

We will review the Visioning sessions and the steps taken to develop the program



Existing school conditions

We will provide an overview of the existing school's building systems as it relates to performance and code compliance



Flansburgh Architects

Next Steps:

- August 7, 2013 - Community Meeting - 7pm
- September 18, 2013 - Community Meeting - 7pm
- October 2013 - Submit PDP document to MSBA
- December 2013 - Submit PSR document to MSBA
- April 2014 - Submit SD documents to MSBA

Location: Holbrook Jr/Sr High School cafeteria, 245 S. Franklin St., Holbrook

Holbrook Public Schools Design Workshop

Sponsored by the Permanent School Building Committee

Location: Jr-Sr High School Cafeteria

Join us at a public forum to...

Learn about the Space Programs

See the new academic space programs for the schools developed from the visioning sessions on 21st Century teaching and learning.



Share your thoughts on Options

Let us know what you think of the various preliminary Design Options developed for the schools in Holbrook.

Option 1	Option 2	Option 3	Option 4
Grades 6 to 12 MS/HS 490 students	Grades 7 to 12 MS/HS 390 students	Grades K to 12 ES/MS/HS 1,095 students	Grades K to 8 ES/MS 880 students
South 3 to 5	South 4 to 6	No Work	TBD HS
Kennedy PK to 2	Kennedy K to 3		

MSBA Reimbursed

Hear about Green Design

Contribute to the conversation and learn about Green Design opportunities for your new or renovated school facilities.



Flansburgh Architects



Community Outreach

FAQ's:

- 1) What is the NEED for the Project?
- 2) Does the current school meet today's standards?
- 3) What is the condition of our existing schools?
- 4) What is the Design?
- 5) How will the Visioning discussions be incorporated into the design?
- 6) Will this be a sustainable design ?
- 7) How can the latest in technology be used in the elementary school?
- 8) How will the elementary school be separated from the upper school?
- 9) Will the construction activity disrupt the students in the existing school?
- 10) Can the school be converted into a regionlized school in the future?
- 11) How will the design and scale of the project
- 12) Has the MSBA approved the Project?
- 13) Were other options considered?
- 14) What are the advantages and disadvantages of all the options?
- 15) How will traffic impacted on the street and what is the flow on the campus?
- 16) What is the Cost?
- 17) What is the Schedule?
- 18) What can be done with the other school properties?
- 19) What are our Neighbors Doing?
- 20) Are Similar Sized Towns Investing in Their Schools?



Why Flansburgh

Summary

Extensive Public School Experience

- Elementary schools
- CM at Risk on public school projects
- Energy efficient design
- Knowledge of 21st Century education

Success with the MSBA

- Predicting & controlling costs
- Understanding program & facility needs
- Developing creative solutions
- Helping develop a cost-effective approach

