

PROJECT MINUTES

Project:	Peebles Elementary School Feasibility Study	Project No.:	15041
Prepared by:	Joel Seeley	Meeting Date:	4/7/2016
Re:	School Building Committee Meeting	Meeting No:	15
Location:	Bourne Veteran’s Memorial Community Center	Time:	6:30pm
Distribution:	School Building Committee Members, Attendees (MF)		

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	James L. Potter	Chairman, School Building Committee	Voting Member
✓	Peter J. Meier	Board of Selectmen	Voting Member
✓	Christopher Hyldburg	Chairman, School Committee	Voting Member
✓	Mitch McClain	Member, School Committee	Voting Member
✓	Natasha Scarpato	Member at Large	Voting Member
	Richard A. Lavoie	Finance Committee	Voting Member
	William Meier	Building Trade Expert	Voting Member
	Mary Jo Coggeshall	Member at Large	Voting Member
✓	Frederick H. Howe	Board of Health	Voting Member
✓	Steven M. Lamarche	Superintendent of Schools, BPS	Voting Member
✓	Edward S. Donoghue	Director of Business Services, BPS	Non-Voting Member
	Thomas M. Guerino	Town Administrator	Non-Voting Member
	Jonathan Nelson	Director of Facilities, Town of Bourne	Non-Voting Member
	Elizabeth A. Carpenito	Principal, BES	Non-Voting Member
✓	Kathy Anderson	Elementary/Special Education Secretary	Non-Voting Member
✓	Janey Norton	Principal, PES	
✓	Kent Kovacs	FAI, Architect	
	Betsy Farrell Garcia	FAI, Architect	
	Michael Cimorelli	FAI, Architect	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
15.1	Record	Call to Order, 6:30 PM, meeting opened.
15.2	Record	J. Potter called for a moment of silence in recognition of the passing of Donald Morrissey, former principal of Peebles Elementary School.
15.3	Record	A motion was made by F. Howe and seconded by P. Meier to approve the 3/24/16 School Building Committee meeting minutes. No discussion, motion passed unanimous by those attending.
15.4	Record	J. Seeley distributed and reviewed the Project Budget Status Report, dated 3/31/16, attached.
15.5	Record	Warrant No. 7 was reviewed. A motion was made by S. Lamarche and seconded by F. Howe to approve Warrant No. 7. No discussion, motion passed unanimous.
15.6	Record	J. Seeley distributed and reviewed the Meetings Schedule and Agendas, dated 3/17/16, attached.
15.7	T. Guerino	J. Seeley distributed and reviewed the Second Amendment to the Feasibility Study Agreement from MSBA to be executed by the Town, attached.
15.8	Record	J. Seeley distributed and reviewed the fully executed Study Enrollment Certification, attached.
15.9	J. Nelson	J. Nelson will review with other Town groups and develop a listing of potential options for Peebles for the next Committee meeting.
15.10	J. Nelson J. Seeley K. Kovacs	J. Nelson, K. Kovacs and J. Seeley to review potential Town self-performed sitework on the final PSR Option.
15.11	J. Seeley	J. Seeley to verify with MSBA if the cost for the Data Clerk position for the School Administration will be eligible for reimbursement.
15.12	K. Kovacs	K. Kovacs to review the Option 2A design to locate the two Grade 1 and 2 classrooms within the building addition for the next Committee meeting.
15.13	Record	J. Potter, S. Lamarche, K. Kovacs and J. Seeley attended and presented the Committee's progress to the Finance Committee on 3/28/16.
15.14	Record	J. Potter, K. Kovacs and J. Seeley attended and presented the Committee's progress to the School Committee on 4/6/16.
15.15	Record	<p>K. Kovacs led a discussion on the comments heard at Community Forum No. 6, including the introduction of the Option 5A.</p> <p>Key discussion topics were:</p> <ol style="list-style-type: none"> 1. One or two schools. 2. One year 5th Grade transition. 3. What to do with Peebles. 4. Returning the 5th Grade to the elementary school curriculum. 5. Who decides on the Preferred Option.

Item #	Action	Discussion
		<p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. S. Lamarche asked if the community attendees were varied from past forums? <i>N. Scarpato indicated there were several new attendees than from past Forums.</i> 2. K. Anderson indicated another good discussion was about the high amount of teacher input provided to the design of each option.
15.16	<p>K. Kovacs P. Meier E. Donoghue</p>	<p>K. Kovacs and J. Seeley presented a powerpoint of the design, schedule and cost for Option 5A, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. J. Potter asked if any renovation work was required to Bournedale to convert to a PK-2 school? <i>K. Kovacs indicated that no renovation work was required. Further, the undersized gymnasium lends itself to a lower elementary school.</i> 2. P. Meier asked if K. Kovacs can provide a list of what existing Bournedale spaces may not meet today's MSBA standards for a PK-2 school. <i>K. Kovacs will provide for the next Committee meeting.</i> 3. C. Hyldburg asked if the roadway around Option 5A is wide enough to accommodate parent queuing? <i>K. Kovacs indicated the drive is 24 feet wide and is sufficient for queuing approximately 60 cars.</i> 4. C. Hyldburg asked if the students will have direct access to the bus queue from the main entrance? <i>K. Kovacs indicated yes.</i> 5. S. Lamarche indicated the design is well planned and addresses the administrative leadership team's goals. 6. S. Lamarche asked if there was any Town Debt expiring over the course of a potential school project's bond term? <i>P. Meier indicated there are a few expiring debts, one is the Community Center. The Middle School debt has been paid. There are a few potential projects in addition to the police station and school project that will incur debt, such as the Pocasset fire station, but that may be funded out of the operating budget. P. Meier will provide further information at the next Committee meeting.</i> 7. F. Howe indicated Option 5A provides the Town the ability to have all students experience a uniform educational experience with no disparities due to the shortcomings of a particular school over another. The Option also provides for the 5th grade to return to the elementary school curriculum, and allowing the Middle School to return to its intended design as a grade 6-8 school. 8. N. Scarpato asked if the school times will need to change due to Option 5A. <i>E. Donoghue indicated no school times will need to change but he will confirm for the next Committee meeting.</i>

Item #	Action	Discussion
		<p>9. C. Hyldburg indicated Option 2A provides the Town a three-school plan, which may allow re-directing potentially lower facility operation costs to direct educational benefit costs. Option 2A also provides the ability to have all students experience a uniform educational experience with no disparities due to the shortcomings of a particular school over another.</p> <p>10. S. Lamarche indicated the three-school plan has been brought up by the community and boards.</p> <p>11. J. Potter indicated that Option 2A is a three-school plan, but may not have significant operational savings as the addition is quite large. The other factors of being a large school and not having an elementary school on both sides of the canal also need to be considered.</p> <p>12. N. Scarpato indicated Option 2A does not address the 5th grade.</p> <p>13. M. McClain indicated Option 5A burdens parents with two or more children that could be attending both the PK-2 school and the 3-5 school at the same time.</p>
15.17	<p>K. Kovacs J. Seeley S. Lamarche</p>	<p>J. Potter led a discussion on the potential questions for the Second SurveyMonkey Community Questionnaire.</p> <p>Questions discussed were as follows:</p> <ol style="list-style-type: none"> 1. Identify the stakeholder groups of the responder 2. Rank the Options in priority, including a do nothing option 3. Rank the most important consideration in priority: cost or education 4. What does District-wide grade spans mean to you? (open-ended) 5. What does location-specific grade spans mean to you? (open-ended) <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. K. Kovacs asked if the SurveyMonkey can list the key aspects of each Option, so the Community can take into account when ranking in Question 1. <i>S. Lamarche indicated yes. K. Kovacs and J. Seeley to provide a listing of the key aspects to S. Lamarche to include in the survey.</i> 2. C. Hyldburg recommended the survey be completed prior to the Committee's preliminary decision on the preferred option on 4/21/16. The Committee agreed to change the next Committee meeting to 4/28/16 to allow time to complete the survey. J. Seeley to update the schedule. 3. A Motion was made by N. Scarpato and seconded by C. Hyldburg to eliminate Options 4A and 4B from further consideration and the SurveyMonkey. No discussion, vote passed five in favor and two against. 4. A Motion was made by S. Lamarche and seconded by P. Meier to re-instate Option 1G - 250 student renovation/addition to Peebles, for further consideration and inclusion in the SurveyMonkey. No discussion, vote passed five in favor and two against. K. Kovacs and J. Seeley to update the cost estimate for this option, including the tax impact and provide to S. Lamarche.

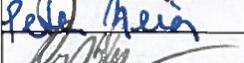
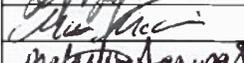
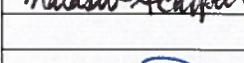
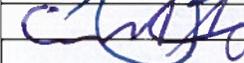
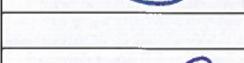
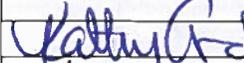
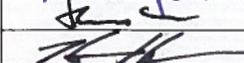
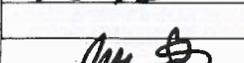
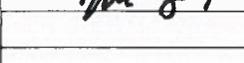
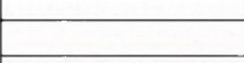
Item #	Action	Discussion
		5. S. Lamarche will develop a draft of the survey questions and email to the Committee.
15.18	J. Seeley P. Meier J. Potter	Old or New Business: 1. J. Seeley to include a discussion on the 2016 Annual Town Meeting Committee report on the next Committee meeting agenda. 2. P. Meier to coordinate with the Council on Aging Committee to present the Committee's progress at their May meeting. 3. J. Potter to coordinate with the Capital Outlay Committee to present the Committee's progress at their May meeting. 4. J. Seeley to include a discussion on High School space utilization on the next Committee meeting agenda. 5. J. Potter indicated he has contacted the Moderator relative to N. Scarpato's potential election to the School Committee and the At-Large position she holds on the Committee.
15.19	Record	Next SBC Meeting: April 28, 2016 at 6:30 pm at the Bourne Veteran's Memorial Community Center.
15.20	Record	A Motion was made by S. Lamarche and seconded by P. Meier to adjourn the meeting. No discussion, voted unanimously.

Attachments: Agenda, Project Budget Status Report, Meetings Schedule and Agendas, Second Amendment to the Feasibility Study Agreement, Fully Executed Study Enrollment Certification, Powerpoint

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

PROJECT MEETING SIGN-IN SHEET

Project: Peebles Elementary School Feasibility Study Project No.: 15041
 Prepared by: Joel Seeley Meeting Date: 4/11/2016
 Re: School Building Committee Meeting Meeting No: 15
 Location: Bourne Veterans Memorial Community Center, 234 Main Street, Buzzards Bay, Massachusetts Time: 6:30pm
 Distribution: Attendees, (MF)

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
	James L. Potter	onsetjp@juno.com	Chairman, School Building Committee
	Peter J. Meier	pmeier@townofbourne.com	Bourne Board of Selectmen
	Christopher Hyldborg	chrish@alpha-1.com	Chairman, Bourne School Committee
	Mitch McClain	mitchmcclain@comcast.net	Member, Bourne School Committee
	Natasha Scarpato	scarpato4@comcast.net	Member-At-Large
	Richard A. Lavoie	RichL.Lavoie@gmail.com	Member, Bourne Finance Committee
	William Meier	Dusty22752@aol.com	Building Trade Expert
	Mary Jo Coggeshall	micoggeshall@bourneps.org	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, BES
	Kathy Anderson	kanderson@bourneps.org	Elementary/Special Education Secretary
	Janey Norton	jnorton@bourneps.org	Principal, PES
	Kent Kovacs	kkovacs@flansburgh.com	Flansburgh Architects
	Betsy Farrell Garcia	bgarcia@flansburgh.com	Flansburgh Architects
	Joel Seeley	jseeley@smma.com	SMMA

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AGENDA

Project:	Peebles Elementary School Feasibility Study	Project No.:	15041
Re:	School Building Committee Meeting	Meeting Date:	4/7/2016
Meeting Location:	Bourne Veterans Memorial Community Center	Meeting Time:	6:30 PM
Prepared by:	Joel Seeley	Meeting No.:	15
Distribution:	Committee Members (MF)		

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Review Community Forum Comments
5. Review Options
6. Review Cost Models
7. Review Next SurveyMonkey
8. Old or New Business
9. Public Comments
10. Next Meeting – April 21, 2016
11. Adjourn

**SCHOOL BUILDING COMMITTEE
PEEBLES ELEMENTARY SCHOOL**

All meetings held at the
Bourne Veterans Memorial Community Center at 6:30 PM
unless otherwise noted

MEETINGS SCHEDULE AND AGENDAS
November 25, 2015 *Updated March 17, 2016*

DATE	AGENDA
<i>Feasibility Study Phase (PSR)</i>	
January 7, 2016	SCHOOL BUILDING COMMITTEE MEETING Review Preferred Alternative Goals Prepare for Community Forum
January 21, 2016	COMMUNITY FORUM NO. 4 - 6:00 to 8:00 PM - BOURNEDALE ELEMENTARY SCHOOL CAFETERIA
February 4, 2016	SCHOOL BUILDING COMMITTEE MEETING Review Community Forum Comments Structural Narrative Review MEP Systems Narrative Review Update on Construction Alternatives Review MSBA Comments on PDP Submission
February 18, 2016	SCHOOL BUILDING COMMITTEE MEETING Update on Construction Alternatives Prepare for Community Forum
March 3, 2016	COMMUNITY FORUM NO. 5 - 6:00 to 8:00 PM - PEEBLES ELEMENTARY SCHOOL CAFETERIA
March 10, 2016	SCHOOL BUILDING COMMITTEE MEETING - 7:00PM Review Community Forum Comments Update on Sustainable Design Goals Update on Construction Alternatives Review Cost Models
March 24, 2016	SCHOOL BUILDING COMMITTEE MEETING Review Option No. 5 Discuss Other Options Review SurveyMonkey Results Prepare for Community Forum No. 6
March 31, 2016	COMMUNITY FORUM NO. 6 - 6:00 to 8:00 PM - BOURNEDALE ELEMENTARY SCHOOL CAFETERIA
April 7, 2016	SCHOOL BUILDING COMMITTEE MEETING Review Community Forum Comments Review Options Review Cost Models
April 21, 2016	SCHOOL BUILDING COMMITTEE MEETING Preliminary Discussion on Deciding the One Preferred Construction Alternative Prepare for Community Forum No. 7
May 5, 2016	COMMUNITY FORUM NO. 7 - 6:00 to 8:00 PM - PEEBLES ELEMENTARY SCHOOL CAFETERIA
May 12, 2016	SCHOOL BUILDING COMMITTEE MEETING Review Community Forum Comments Decide the One Preferred Construction Alternative
May 26, 2016	SCHOOL BUILDING COMMITTEE MEETING Vote to Submit Preferred Schematic Report to MSBA
June 2, 2016	<i>SUBMIT PREFERRED SCHEMATIC REPORT PACKAGE TO MSBA</i>
	ADDITIONAL MEETINGS TO BE SCHEDULED

TOTAL PROJECT BUDGET STATUS REPORT

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	Budget Balance	% Comtd to Date	Actual Spent to Date	% Spent to Date	Projected Expenditure/Commitments	Balance to Spend
FEASIBILITY STUDY AGREEMENT											
0001-0000	OPM Feasibility Study/Schematic Design	\$ 140,000.00	\$ (15,000.00)	\$ 125,000.00	\$ 125,000.00	\$ -	100%	\$ 44,100.00	35%	\$ 80,900.00	\$ 80,900.00
0002-0000	A/E Feasibility Study/Schematic Design	\$ 500,000.00	\$ (135,000.00)	\$ 365,000.00	\$ 365,000.00	\$ -	100%	\$ 156,250.00	43%	\$ 208,750.00	\$ 208,750.00
0003-0000	Environmental & Site	\$ 90,000.00	\$ 50,000.00	\$ 140,000.00	\$ 65,648.00	\$ 74,352.00	47%	\$ 65,164.00	99%	\$ 484.00	\$ 74,836.00
0004-0000	Other	\$ 20,000.00	\$ 100,000.00	\$ 120,000.00	\$ 10,672.13	\$ 109,327.87	9%	\$ 672.13	6%	\$ 10,000.00	\$ 119,327.87
	SUBTOTAL	\$ 750,000.00		\$ 750,000.00	\$ 566,320.13	\$ 183,679.87	76%	\$ 266,186.13	47%	\$ 300,134.00	\$ 483,813.87

MASSACHUSETTS SCHOOL BUILDING AUTHORITY

**TOWN OF BOURNE
JAMES F. PEEBLES ELEMENTARY SCHOOL**

STUDY ENROLLMENT CERTIFICATION

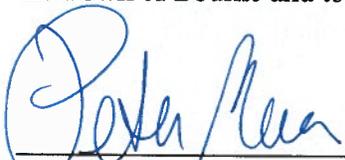
As a result of a collaborative analysis with the Massachusetts School Building Authority (the "MSBA") of enrollment projections and space capacity needs for the proposed project at the James F. Peebles Elementary School, the Town of Bourne hereby acknowledges and agrees that the design of preliminary options, which may be evaluated as part of the feasibility study for the proposed project at the James F. Peebles Elementary School shall be based in accordance with the following:

Study Enrollment Recommendations	
Enrollment for Grades K-5 at a District-wide Elementary School	885 students
Enrollment for Grades K-4 at a District-wide Elementary School	725 students
Enrollment for Grades K-4 at the James F. Peebles Elementary School including District-wide Grade 5	410 students
Enrollment for Grades K-4 at the James F. Peebles Elementary School	250 students
Enrollment for Grades 3-5 at the James F. Peebles Elementary School	460 students

The space allowance for each alternative evaluated shall assume no more than the enrollments as detailed in the table above. The Town of Bourne acknowledges and agrees that it has no right or entitlement to any particular study enrollment, square feet per student space allowance, or total square footage referenced in the table above for the preliminary options, and further acknowledges and agrees that it shall not bring any or action, legal or equitable, against the MSBA, or any of its officers or employees, for the purpose of obtaining an increase in the study enrollments of the James F. Peebles Elementary School that it has acknowledged and agreed herein. The Town of Bourne further acknowledges and agrees that the study enrollments presented herein are only applicable to the evaluation of preliminary options conducted as part of the feasibility study for the proposed James F. Peebles Elementary School project. Upon receipt of the Town of Bourne's recommendation of a Preferred Schematic Design for the proposed

James F. Peebles Elementary School project, and subject to the MSBA's review of such recommendation, the MSBA shall forward a final Design Enrollment Certification with a design enrollment specific to the recommended and approved Preferred Schematic Design, which shall supersede this certification.

The undersigned, for themselves and the Town of Bourne, hereby certify that they have read and understand the contents of this Study Enrollment Certification and that each of the above statements is true, complete and accurate. The undersigned hereby certify that they have been duly authorized by the appropriate governmental body to execute this Certification on behalf of the Town of Bourne and to bind the Town of Bourne to its terms.



Chief Executive Officer

3-24-2016

Date



Duly Authorized Representative of School Committee

3.24.2016

Date



Superintendent of Schools

3.24.2016

Date

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

Maureen G. Valente
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

April 5, 2016

Via US mail (with enclosures) and email (with attachments) to:

Mr. Thomas Guerino, Town Administrator
Town of Bourne
24 Perry Avenue
Buzzards Bay, MA 02532-3441

RE: Second Amendment to the Feasibility Study Agreement
James F. Peebles Elementary School (MSBA Project No. 201400360010)

Dear Mr. Guerino:

Attached please find the Second Amendment to the Feasibility Study Agreement between the Massachusetts School Building Authority ("Authority") and the Town of Bourne ("Town") for the Proposed Project at the James F. Peebles Elementary School. The purpose of the Amendment is to add an additional study enrollment/grade configuration for the project. The Town must return three (3) signed originals of the Amendment to my attention as soon as possible. Please make sure that the Amendment is signed by a duly authorized Town officer. One fully executed original will be returned to the Town.

If you have any questions, please contact either Christina Forde or me at the MSBA.

Very truly yours,



George F. Driscoll, Jr.
Deputy General Counsel

cc: Legislative Delegation
Stephen F. Mealy, Chair, Bourne Board of Selectmen
Christopher Hyldborg, Chair, Bourne School Committee
Steven Lamarche, Superintendent, Bourne Public Schools
Edward Donoghue, Director of Business Services, Bourne Public Schools
James Potter, Chair, Bourne School Building Committee
Joel Seeley, Owner's Project Manager, Symmes Maini & McKee Associates
Kent Kovacs, Designer, Flansburgh Associates, Inc.
File: 10.2 Letters (Region 6)

**SECOND AMENDMENT
TO THE FEASIBILITY STUDY AGREEMENT
BETWEEN THE TOWN OF BOURNE AND THE
MASSACHUSETTS SCHOOL BUILDING AUTHORITY**

Effective as of _____, 2016, (“Effective Date”), this Second Amendment to the Feasibility Study Agreement between the Town of Bourne (“Town”) and the Massachusetts School Building Authority (“Authority”), including all Exhibits and other documents attached hereto and incorporated by reference herein (“Amendment”), hereby amends the Feasibility Study Agreement between the Town and the Authority for the Proposed Project involving the James F. Peebles Elementary School (hereinafter “Agreement”), as more particularly described below. This Amendment contains all of the terms and conditions agreed upon by the Town and the Authority (collectively, “Parties”) as amendments to the original Agreement. No other understandings or representations, oral or otherwise, regarding amendments to the original Agreement shall be deemed to exist or bind the Parties.

The Agreement is hereby amended as follows:

1. Exhibit B to the Agreement is deleted in its entirety. Inserted in place thereof is a new Exhibit B which is attached hereto and incorporated by reference herein.

All other terms and conditions of the original Agreement, including Exhibits attached thereto or incorporated by reference therein, that are not hereby deleted or otherwise amended shall remain in full force and effect. The Town warrants and represents that it has read and understands this Amendment. The Town further warrants and represents that its undersigned officer or representative has full legal authority to enter into this Amendment on behalf of the Town and to bind the Town to its terms and conditions.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment in duplicate originals by their duly authorized officers or representatives.

MASSACHUSETTS SCHOOL BUILDING AUTHORITY

By,

John K. McCarthy
Executive Director

Signature Date

TOWN OF BOURNE

By,

Name

Signature Date

Title

Execution Copy

As of March 30, 2016

EXHIBIT B

SCOPE OF THE FEASIBILITY STUDY

**Town of Bourne
James F. Peebles Elementary School**

The Scope of the Feasibility Study conducted under this Agreement, which is attached hereto and incorporated by reference herein, shall consist of the development of a feasibility study/schematic design for evaluation of a renovation of the existing school, a renovation of and addition to the existing school, and/or new construction for the James F. Peebles Elementary School in the Town of Bourne (the "District"). Pursuant to the Massachusetts School Building Authority's (the "MSBA") regulations, 963 CMR 2.06, the space allowance for the potential project shall meet all applicable MSBA regulations and guidelines.

The Feasibility Study shall contain all information required by 963 CMR 2.10(8) and any other applicable rules, regulations, policies, guidelines and directives of the MSBA including, but not limited to, a final design program, space summary, budget statement for preferred educational objectives, and a proposed total project budget. The Feasibility Study for this proposed project will examine the following five options: to consolidate the District's grades K-5 population at a District-wide elementary school, which for purposes of the design shall be based on no more than a total of 885 students; to consolidate the District's grades K-4 population at a District-wide elementary school, which for purposes of the design shall be based on no more than 725 students; to consolidate the District's grade 5 population at the James F. Peebles Elementary School and maintain the current facility's grades K-4 population, which for purposes of the design shall be based on no more than a total of 410 students; an enrollment of no more than 460 students for grades 3-5 at the James F. Peebles Elementary School; and to maintain the current James F. Peebles Elementary School grade configuration of grades K-4, which for the purposes of the design shall be based on no more than 250 students. The District will prepare and submit to the MSBA the educational space template for both options for review and acceptance. Upon acceptance of the educational space summary, the District will commence with the evaluation of alternatives. The Schematic Designs that are developed pursuant to this Agreement shall be based upon the final design program which shall be subject to the written approval of the MSBA. The Schematic Design shall include, but not be limited to, the information required by the MSBA's Feasibility Study Guidelines, including, but not limited to, a site development plan, environmental assessment, geotechnical assessment, geotechnical analysis, code analysis, utility analysis, schematic building floor plans, schematic exterior building elevations, narrative building systems descriptions, MA-CHPS scorecard or LEED for Schools checklist, outline specifications, cost estimates, project schedule and proposed total project budget.

In conducting the Feasibility Study and developing the Schematic Design, the District shall, in a sufficient and timely manner as determined by the MSBA, initiate such notification procedures, undertake such review processes, and obtain such determinations and approvals as may be required by 963 CMR 2.03(2)(h) & (i), including, but not limited to, such procedures, reviews, determinations, and approvals as may be required by the Massachusetts Historical Commission ("MHC") and/or the Massachusetts Environmental Policy Act ("MEPA"). At its earliest

As of March 30, 2016

opportunity, the District shall seek a written determination from MHC as to whether MHC intends to undertake a review of the Proposed Project.

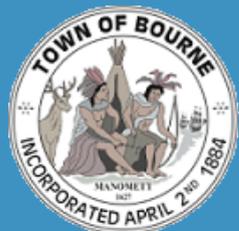
The District shall be responsible for conducting such geotechnical evaluations, site investigations, soils explorations and environmental assessments as are reasonable and necessary to determine whether any significant environmental, geotechnical or other physical conditions exist that may have an impact upon eventual construction on the proposed site. The MSBA may require the District to fully fund certain environmental or geotechnical site testing beyond initial investigatory costs. The MSBA shall bear no responsibility or liability of any sort for the results of any geotechnical evaluations or site testing, soils explorations, environmental assessments, nor for any site remediation, clean-up, or other site remediation services.

The development of the Schematic Design shall be subject to continuing review by the MSBA in accordance with the provisions of this Agreement, the Schedule of Deliverables contained herein, the MSBA's Feasibility Study guidelines and any other applicable rule, regulation, policy, guideline or directive of the MSBA. The District shall be responsible for submitting to the MSBA all documentation that is required to complete the Feasibility Study and Schematic Design and to support the preparation of a Project Scope and Budget Agreement.

School Building Committee Meeting

April 07, 2016

Peebles Elementary School Feasibility Study



PROJECT MANAGEMENT **SMMA**
Massachusetts School Building Authority

Flansburgh Architects

COMMUNITY FORUM NO. 6

Community Forum No.6 Recap

Defining the Need

- Determining an educationally sound and fiscally responsible solution

Option 5A

- Introduction of all-district lower and upper elementary school option

Survey Update

- Community response to survey questions

Project Need

The Peebles Elementary School is an aged facility requiring significant upkeep without long term educational benefits.

Voters approved the feasibility study to mitigate these conditions in the Fall of 2014.

Defining the NEED - Existing Conditions

Peebles Elementary School

Year Built: 1953, 1959 *(62 yrs. old)*

Site Poor drainage, traffic, and HC accessibility

Exterior Cracks, leaks, and lack of insulation

Interior Worn out, broken, and needs replacement

MEP systems Antiquated, inefficient, & poor temperature control



Building Exterior

Systems to be addressed near future

- Brick veneer potentially breaking away from building
- Further settling of the addition
- Limited areas covered by sprinkler system
- Major ventilation concerns in the cafeteria, gymnasium and kitchen

MSBA Study Scope

MSBA Study Scope

Option 1

Grades
K to 4

Neighborhood
Elementary
School

250 students

Option 2

Grades
PreK to 4

District-wide
Elementary
School

725 students

Option 3

Grades
PreK to 5

District-wide
Elementary
School

885 students

MSBA Study Scope

Option 1

Grades
K to 4

Neighborhood
Elementary
School

250 students

Option 2

Grades
PreK to 4

District-wide
Elementary
School

725 students

Option 3

Grades
PreK to 5

District-wide
Elementary
School

885 students

+ Option 4

Grades
K to 5

Neighborhood
Elem. School
with District-
wide 5th grade

410 students

MSBA Study Scope

Option 1

Grades
K to 4

Neighborhood
Elementary
School

250 students

Option 2

Grades
PreK to 4

District-wide
Elementary
School

725 students

X Option 3

Grades
PreK to 5

District-wide
Elementary
School

885 students

Option 4

Grades
K to 5

Neighborhood
Elem. School
with District-
wide 5th grade

410 students

MSBA Study Scope

Option 1

Grades
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Option 2

Grades
PreK to 4

District-wide
Elementary
School

725 students

Option 3

Grades
PreK to 5

District-wide
Elementary
School

885 students

Option 4

Grades
K to 5

Neighborhood
Elem. School
with District-
wide 5th grade

410 students

+ Option 5

Grades
3 to 5

District-wide
Elementary
School

460 students

Option 5A

MSBA Study Scope - Option 5A

Existing Bournedale

Grades PK to 2

Peebles

Grades 3 to 5

Existing BMS

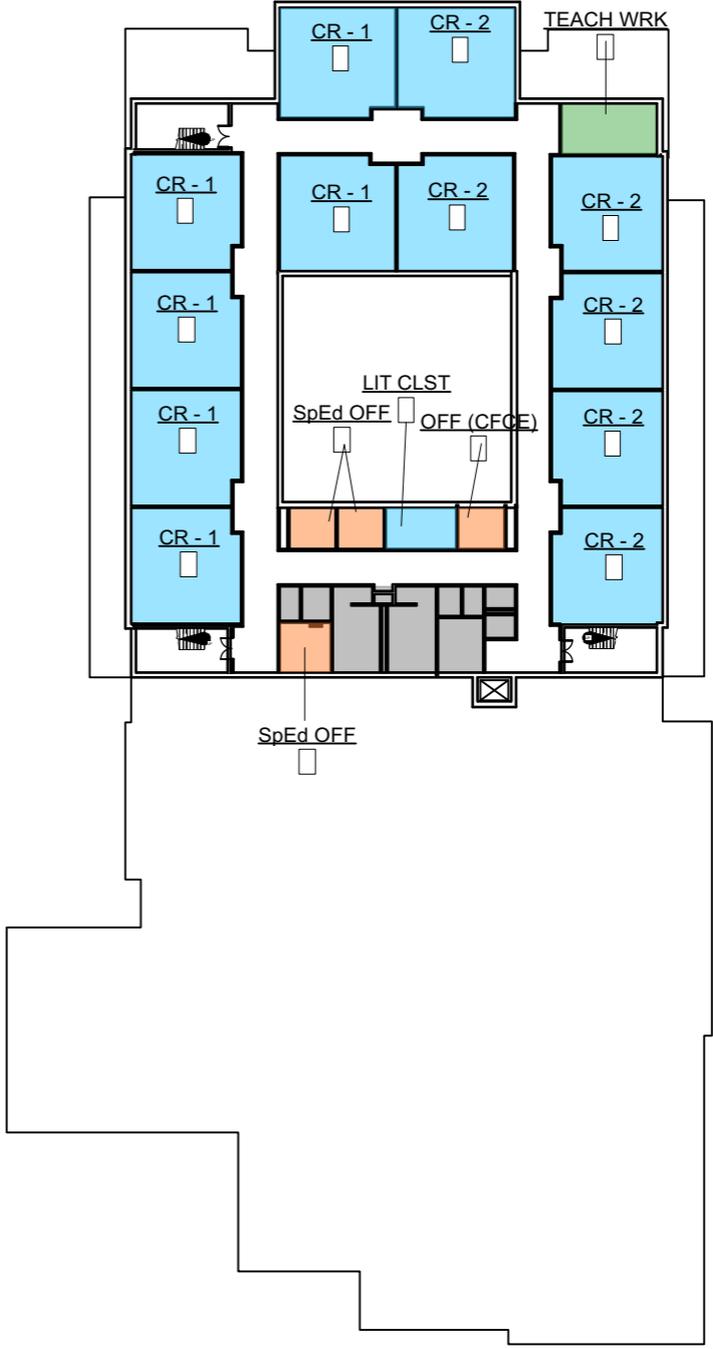
Grades 6 to 8

- Student focus (Lower elem, Upper elem, Middle)
- Grade level equity
- Consolidated student resources
- Age-appropriate enrichment
- Stay with your graduating class
- Eliminates one-year transition concerns

Option 5A Bournedale Reconfiguration- Grades PK to 2

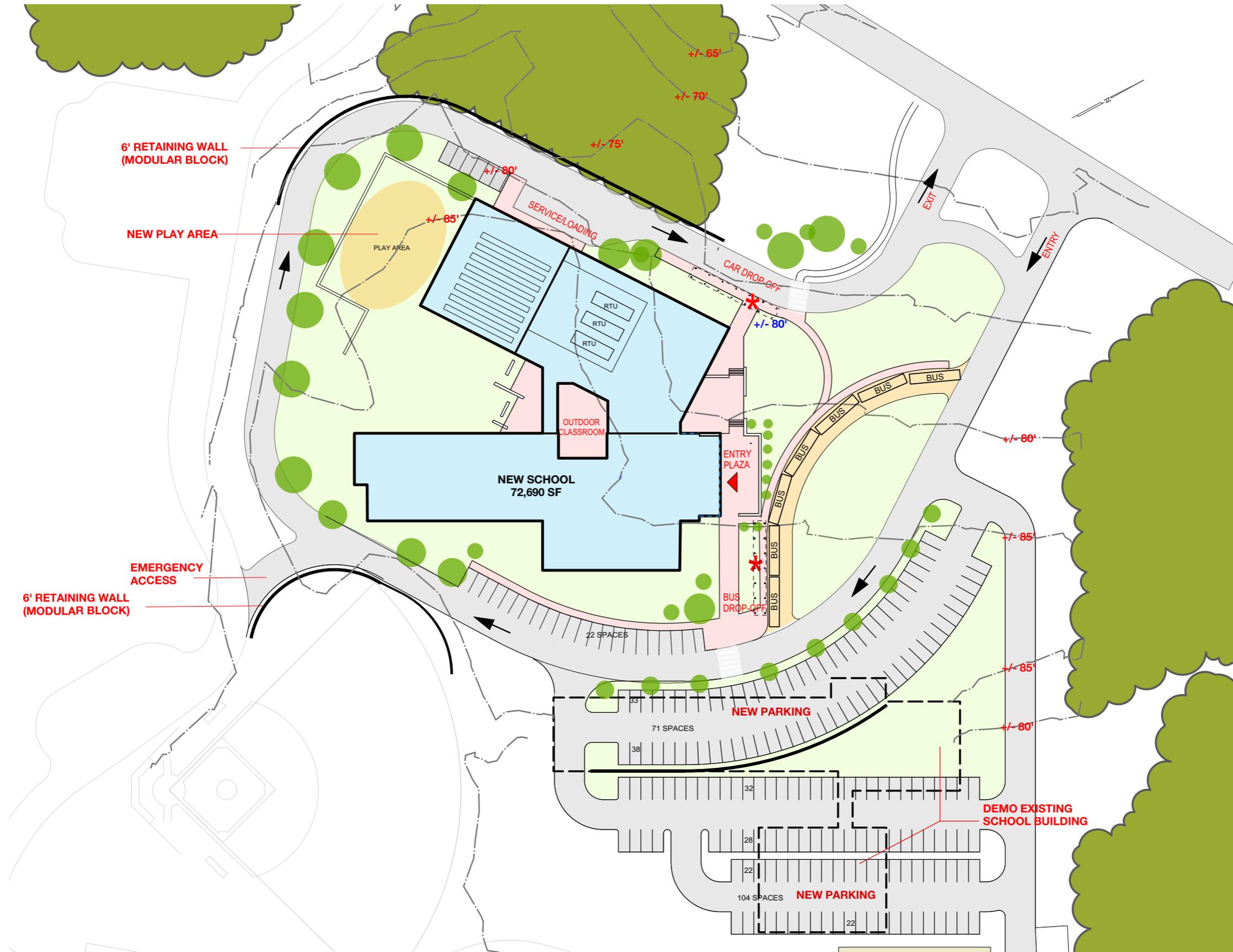


FIRST FLOOR PLAN



SECOND FLOOR PLAN

Option 5A New Peebles Elementary - Grades 3 to 5



Option 5A New Peebles Elementary - Grades 3 to 5

OPTION 5A (3-5)

New Construction

Square Footage: 72,680 sf



Option 5A New Peebles Elementary - Grades 3 to 5

OPTION 5A (3-5)
 New Construction
 Square Footage: 72,680 sf



KEY	
1. Arts & Innovation Studio: -Grouped with Arts,Music,Makers Space & Learning Commons to promote collaboration, shared resources	4. Academic: -Neighborhood collab/display
2. Outdoor Classroom: - Limits distraction to academic classrooms -project area with water, power	5. Play Area: -Adjacent to Gymnasium to limit distraction to academic classrooms
3. Community: - Stage open to gym & cafe to support larger venue to support greater community events on south side of the canal	6. Campus Resource: - Adjacent to Middle School and High School,Historic Village, Canal
	7. Entry Plaza connects separate car and bus zones

SECOND LEVEL PLAN



CONSTRUCTION SCHEDULE & COST MODELS

Construction Schedule

		Option 1A (K-4)	Option 2A (PK-4)	Option 4A (K-5)	Option 4B (K-5)	Option 5A (3-5)
		Peebles New Construction 250 students	Bournedale Add/Reno 725 students	Peebles New Construction 410 students	Peebles Add/Reno 410 students	Peebles New Construction 460 students
Gross SF		57,248 SF	114,593 SF	72,473 SF	72,473 SF	72,680 SF
Duration	Building	19 Months	18 Months **	19 Months	22 Months **	19 Months
	Sitework	5 Months	8 Months	5 Months	8 Months	5 Months
* TOTAL		24 Months	26 Months	24 Months	30 Months	24 Months

* Estimated Construction Schedule subject to change as project is refined

** Options 2A and 4B require occupied phased renovation.

Cost of Design Alternatives

		Option 1 (K-4) Peebles Elementary 250 students	Option 2 (PK-4) Bournedale Elementary 725 students	Option 4 (K-5) Peebles Elementary 410 students		Option 5 (3-5) Peebles Elementary 460 students	Base Repair Only**
		1A New	2A Add/Reno	4A New	4B Add/Reno	5A New	
Gross SF		57,248 SF	62,293 SF	72,473 SF		72,680 SF	55,190 SF
Construction Cost \$ (Hard Cost)	Building	\$22.62M	\$25.29M	\$26.14M	\$26.82M	\$26.19M	\$10.53M
	Hazmat/Demo	\$1.7M	\$0	\$1.7M	\$1.21M	\$1.68M	\$1.16M
	Sitework	\$4.04M	\$4.46M	\$4.18M	\$4.61M	\$4.2M	\$1.38M
	Total	\$28.36M	\$29.75M	\$32.02M	\$32.64M	\$32.07M	\$12.07M
Soft Cost \$	Fees & Expenses	\$5.4M	\$5.48M	\$5.8M	\$5.98M	\$5.8M	\$2.8M
	FF&E	\$0.75M	\$1.02M	\$1.23M	\$1.23M	\$1.38M	\$0.25M
	Contingencies	\$1.99M	\$2.38M	\$2.24M	\$2.94M	\$2.24M	\$1.68M
Other Town Costs		no cost	TBD	no cost	no cost	no cost	no cost
* TOTAL		\$36.49M	\$38.63M New Addition: 46,493 Extensive Reno: 15,800	\$41.29M	\$42.78M New Addition: 34,916 Extensive Reno: 37,557	\$41.49M	\$16.8M
Cost per SF		\$637	\$620	\$570	\$590	\$571	\$304

* Estimated Cost subject to change as project is refined

** Base Repair Only Option does not address the educational deficiencies in the school and does not meet MSBA standards

*** Option 2A cost per SF based on the sum of the Building Addition Area and Area of Major Renovations (approx. 46,493 SF and 15,800 SF respectively)

PROJECT REIMBURSEMENT

MSBA Reimbursement Process

- MSBA is the state authority that administers and funds a program for grants for Massachusetts school projects.
- MSBA mandates a multi-step rigorous study and approval process.
- MSBA will reimburse all Eligible Costs.
 - Examples of Ineligible Costs are:
 - › Site Costs Over 8%,
 - › Building Costs Over \$299/sf,
 - › Asbestos Flooring Abatement,
 - › FFE/Technology Costs Over \$2,400/Student,
 - › Legal Fees, Moving Expenses, Construction Contingencies over 1% for new construction or 2% for renovations.
 - › Prior Grant Cost Recovery/Renovation Costs on recent Previously Reimbursed Projects

Estimated Project Reimbursement Rate for Eligible Costs

	Option 1A	Option 2A	Option 4A	Option 4B	Option 5A
Base Reimbursement Rate	43.84	43.84	43.84	43.84	43.84
Maintenance	1.00	1.00	1.00	1.00	1.00
CM at Risk	1.00	1.00	1.00	1.00	1.00
Renovation	0.00	2.97	0.00	2.59	0.00
Green Schools	2.00	2.00	2.00	2.00	2.00
* Total Reimbursement Rate	47.84	50.81	47.84	50.43	47.84

* Reimbursement rates subject to change based on MSBA Review

Estimated Project Costs and MSBA Reimbursement

	Option 1A	Option 2A	Option 4A	Option 4B	Option 5A
Project Cost	\$36.49M	\$38.63M	\$41.29M	\$42.78M	\$41.49M
Approximate MSBA Grant	\$12.11M	\$10.46M **	\$14.69M	\$15.47M	\$14.72M
** Approximate Cost to Bourne	\$24.38M	\$28.17M **	\$26.6M	\$27.31M	\$26.79M

* Costs subject to change as project is refined

** Option 2A costs subject to change based on MSBA Recent Previously Reimbursed Project Review

Estimated Homeowner Tax Impact

	Option 1 (K-4)	Option 2 (PK-4)	Option 4 (K-5)		Option 5 (3-5)
	Peebles Elementary 250 students	Bournedale Elementary 725 students	Peebles Elementary 410 students		Peebles Elementary 460 students
	1A New	2A Add/Reno	4A New	4B Add/Reno	5A New
<i>Bourne Share:</i>	\$24,379,928	\$27,896,946	\$26,599,085	\$27,314,944	\$26,768,750
Rate	5.00%	5.00%	5.00%	5.00%	5.00%
Term (years)	20	20	20	20	20
Yearly Payment-20 yr Average	\$ 1,858,384	\$ 2,126,977	\$ 2,028,202	\$ 2,082,447	\$ 2,040,459
Average Home Value	\$ 398,944	\$ 398,944	\$ 398,944	\$ 398,944	\$ 398,944
Annual Tax Increase					
Residential-20 yr Average	\$ 175.71	\$ 201.10	\$ 191.76	\$ 196.89	\$ 192.92
Annual Tax Increase per \$1,000	\$ 0.4404	\$ 0.5041	\$ 0.4807	\$ 0.4935	\$ 0.4836
Impact Average House 20 Years	\$ 3,514.11	\$ 4,022.00	\$ 3,835.22	\$ 3,937.80	\$ 3,858.40

Next Steps

Next Steps

The School Building Committee meetings are every two weeks. Meeting agendas and dates are posted on the District's website.

- *January 21, 2016 - Community Forum No.4 at Bournedale Elementary School Cafeteria*
- *March 03, 2016 - Community Forum No. 5 at Peebles Elementary School Cafeteria*
- *March 31, 2016 - Community Forum No. 6 at Bournedale Elementary School Cafeteria*
- **April 07, 2016 - SBC to evaluate Option 5A**
- **May 05, 2016 - Community Forum No. 7 at Peebles Elementary School Cafeteria**
- **June 02, 2016 - Submit PSR document to the MSBA**
- **September 29, 2016 - Submit Schematic Design documents to MSBA**
- **November 09, 2016 - MSBA Board Meeting to approve project to bring to voters**
- **Fall 2016 - Town Vote**

Questions?