

PROJECT MINUTES

Project:	Peebles Elementary School Feasibility Study	Project No.:	15041
Prepared by:	Joel Seeley	Meeting Date:	10/11/2016
Re:	School Building Committee Meeting	Meeting No:	27
Location:	Bourne Veteran’s Memorial Community Center	Time:	7:00pm
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
✓	Natasha Scarpato	Member, School Committee	Voting Member
✓	Donna Buckley	Member at Large	Voting Member
✓	Richard A. Lavoie	Finance Committee	Voting Member
✓	William Meier	Building Trade Expert	Voting Member
		Member at Large	Voting Member
✓	Frederick H. Howe	Board of Health, Vice-Chairman School Building Committee	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
		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
27.1	Record	Call to Order, 7:00 PM, meeting opened.
27.2	Record	A motion was made by F. Howe and seconded by P. Meier to approve the 10/5/16 School Building Committee meeting minutes. No discussion, motion passed unanimous by those attending.
27.3	Record	Warrant No. 12 was reviewed. A motion was made by P. Meier and seconded by F. Howe to approve Warrant No. 12. No discussion, motion passed unanimous.
27.4	J. Seeley	J. Seeley has contacted MSBA relative to the High School capacity being considered a reimbursable expense and is awaiting direction.
27.5	P. Meier J. Potter	J. Potter and P. Meier to follow-up on the two open Committee memberships.
		SPECIAL TOWN MEETING PRESENTATION
27.6	J. Potter J. Norton C. Hyldburg K. Kovacs	K. Kovacs distributed a draft Special Town Meeting powerpoint presentation for review and discussion. Committee Discussion: <ol style="list-style-type: none"> 1. J. Potter, J. Norton and C. Hyldburg to be the presenters. 2. Presentation to be organized by Introduction, Effect on Education and Fiscally Responsible Solution. 3. Committee members to staff the Project Informational Table in the lobby prior to the Town Meeting. 4. The Committee reviewed the draft powerpoint and suggested which slides to include. K. Kovacs to update the draft and forward to the presenters for final editing. 5. The Presenters to meet on 10/14/16 for a dry-run and final slide editing.
27.7	J. Seeley	J. Seeley distributed and reviewed the MSBA Project Scope and Budget Meeting Agenda, scheduled for 10/17/16 at 9:30am at the MSBA offices. Committee Discussion: <ol style="list-style-type: none"> 1. J. Potter, S. Lamarche, P. Meier, J. Norton, K. Anderson, E. Donoghue and C. Hyldburg to attend. <p>J. Seeley to contact MSBA and inform them of the attendees.</p>
27.8	Record	K. Kovacs provided three sets of the Schematic Design Submission documents to the District.
27.9	S. Lamarche	Old or New Business: <ol style="list-style-type: none"> 1. D. Buckley indicated that the BEA Executive Board has voted to write a letter of endorsement for the project. S. Lamarche to include the letter in the upcoming email blast. 2. N. Scarpato indicated that the Bourne PTA has written a letter of endorsement for the project. S. Lamarche to include the letter in the upcoming email blast.

Project: Peebles Elementary School Feasibility Study

Meeting Date: 10/11/2016

Meeting No.: 27

Page No.: 3

Item #	Action	Discussion
27.10	Record	Next SBC Meeting: October 17, 2016 at 7:00 pm at the Bourne High School Auditorium.
27.11	Record	A Motion was made by P. Meier and seconded by R. Lavoie to adjourn the meeting. No discussion, voted unanimously.

Attachments: Agenda, Updated Roadshow Schedule, draft Special Town Meeting powerpoint presentation, MSBA Project Scope and Budget Meeting Agenda

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

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PROJECT MEETING SIGN-IN SHEET

Project: Peebles Elementary School Feasibility Study Project No.: 15041
 Prepared by: Joel Seeley Meeting Date: 10/11/2016
 Re: School Building Committee Meeting Meeting No: 27
 Location: Bourne High School Library/Media Center Time: 7:00pm
 75 Waterhouse Road, Bourne, Massachusetts
 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 Hyldburg	chrish@alpha-1.com	Chairman, Bourne School Committee
	Natasha Scarpato	scarpato4@comcast.net	Bourne School Committee
	Donna Buckley	d.j.buckley23@gmail.com	Member-At-Large
	Richard A. Lavoie	Richl.Lavoie@gmail.com	Member, Bourne Finance Committee
	William Meier	Dusty22752@aol.com	Building Trade Expert
	Frederick H. Howe	rickhowe9@gmail.com	Member-At-Large
	Steven M. Lamarche	slamarche@bourneps.org	Member-At-Large, Board of Health
	Edward S. Donoghue	EDonoghue@bourneps.org	Superintendent of Schools, BPS
	Thomas M. Guerino	tguerino@townofbourne.com	Director of Business Services, BPS, MCPPO
			Town Administrator
			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:	10/11/2016
Meeting Location:	Bourne Veterans Memorial Community Center	Meeting Time:	7:00 PM
Prepared by:	Joel Seeley	Meeting No.:	27
Distribution:	Committee Members (MF)		

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Preparation for Town Meeting
5. MSBA FAS Meeting
6. Old or New Business
7. Public Comments
8. Next Meeting: TBD
9. Adjourn

Venue	Location	Date	Time	SBC Champion	SBC Attendees	Venue Contact	Presentation	Notes
Selectmen	Community Center	Tuesday, August 23, 2016	7:00PM	Jim Potter			Yes	Complete
Capital Outlay	Community Center	Wednesday, September 14, 2016	8:30AM	Jim Potter	?		Yes	Complete
Finance Committee	Community Center	Monday, September 19, 2016	7:00PM	Rich Lavoie	RH,		Yes	Complete
School Committee	BHS Media Center	Wednesday, October 5, 2016	6:30PM	Steve Lamarche	RH,		Yes	SMMA can not attend
School Committee	Peebles School	Wednesday, November 9, 2016	6:30 PM	Steve Lamarche			No	Tour Peebles School before meeting
Peebles ES Open House	Peebles ES	Thursday, August 25, 2016	4:00 PM	Janey Norton	?	Janey Norton	No, handouts only	Complete
Bournedale ES Open House	Bournedale ES	Thursday, August 25, 2016	4:00 PM	Liz Carpenito	?	Liz Carpenito	No, handouts only	Complete
Middle School Back to School Night	Middle School	Thursday, September 8, 2016	5:30 PM	Kathy Anderson	NS, KA	Melissa Ryan	No, handouts only	Complete
BATV Interview	BATV	Thursday, September 15, 2016	2:00 PM	Joel Seeley	SL, CH, NS	Jenn McGrail		Complete
Peebles ES Back to School Night	Peebles ES	Thursday, September 15, 2016	5:30 PM	Janey Norton	KA,	Janey Norton	No, handouts only	Complete
Community Forum No. 9	Peebles ES	Tuesday, September 20, 2016	6:00PM	Jim Potter	RH,	Janey Norton	Yes	Complete
Bournedale ES Back to School Night	Bournedale ES	Thursday, September 22, 2016	5:30 PM	Liz Carpenito	KA,	Liz Carpenito	No, handouts only	Complete
High School Teachers Conference	High School	Thursday, October 6, 2016	4:00 PM	Steve Lamarche	KA,	Amy Cether	No, handouts only	Complete
Bourne PTA	Peebles ES	Tuesday, September 20, 2016	6:00PM	Steve Lamarche	?	?	Yes	Complete
Rotary Club of Bourne/Sandwich	Upper Cape Cod Technical School	Thursday, September 8, 2016	7:40 AM	Chris Hyldburg	CH, PM, SL	Bob Dutch	Yes	Complete
Pocasset Village Association	Pocasset Community Center	Saturday, September 10, 2016	9:30AM	Liz Carpenito	RH,	?	Yes	Complete
Cataumet Civic Association	?	?	?	Liz Carpenito	RH,	?	?	No annual meeting, invited to Community Tour
Sagamore Highlands Association	?	?	?	Liz Carpenito	RH,	?	?	No annual meeting, invited to Community Tour
Council on Aging	Community Center	Thursday, October 6, 2016	2:00 PM	Peter Meier	RH?	?	Yes	Complete
Bourne Public Library	?	?	?	Steve Lamarche	?	?	?	Need date/time
Peebles Community Tour	Peebles ES	Saturday, September 24, 2016	1:00 PM	Janey Norton	?	Janey Norton	No	Complete
Men's Breakfast	?	?	?	Peter Meier	?	?	?	Need date/time
Republican Town Committee	?	Monday, October 3, 2016	?	Jim Potter	?	?	No	Complete
Community Center	Community Center	Wednesday, September 28, 2016	10:00 AM	Steve Lamarche	?	?	No	Complete
Peebles Community Tour	Peebles ES	Saturday, October 15, 2016	1:00 PM	Janey Norton			No	
Town Meeting	BHS	Monday, October 17, 2016	7:00 PM	Jim Potter	?	?	Yes	
Community Meetings	tbd	tbd	tbd	?	?	?		To potentially occur between Town Meeting and Ballot Vote

MOTION - We move that the Town appropriate the amount of Thirty-Nine Million Nine Hundred Nineteen Thousand and Forty-Two (\$39,919,042) Dollars for the purpose of paying costs for the planning, constructing, originally equipping and furnishing of the new Peebles Elementary School, serving grades 3-5 and located at 70 Trowbridge Road, Bourne, MA, including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the School Building Committee. To meet this appropriation the [Treasurer, with approval of the Board of Selectmen](#), is authorized to borrow ~~said amount~~[\\$39,919,042.00](#) under M.G.L. Chapter 44, or pursuant to any other enabling authority. The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town; provided further that any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) forty-eight point sixty-three percent (48.63%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2½); and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA.

School Building Committee &
School Committee Meeting
October 05, 2016

Peebles Elementary School Schematic Design



PROJECT MANAGEMENT **SMMA**
Massachusetts School Building Authority

Flansburgh Architects

Estimated Project Costs and MSBA Reimbursement

Project Cost	\$39.91M
Approximate MSBA Grant	\$15.15M
Approximate Cost to Bourne	\$24.76M

Tax Impact

Cost to Bourne	\$24.76 million
Annual Residential Tax	\$0.40 per \$1000

Increase per \$1000 Valuation

Annual Residential Tax	\$163.00
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*Increase per Average Home Value**

(Based on 20 year term at 3.75% Interest Rate)

* Average Home Value is \$398,944

TRANSPORTATION PLAN

Travel Analysis - trip duration impact

GRADES

Cape Side residents

Off Cape residents

PK (at Bournedale)

no change

no change

K (at Bournedale)

no change

no change

1 (at Bournedale)

*Add 15 minutes

no change

2 (at Bournedale)

*Add 15 minutes

no change

3 (at Peebles)

no change

*Add 15 minutes

4 (at Peebles)

no change

*Add 15 minutes

5 (at Peebles)

no change

no change

* Approximate additional travel time to current bus trip duration



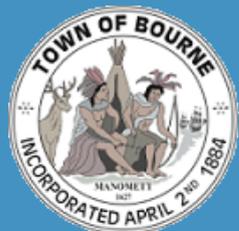
PROJECT MANAGEMENT **SMMA**

Massachusetts School Building Authority

Flansburgh Architects

Peebles Elementary School Schematic Design

DRAFT Special Town Meeting



PROJECT MANAGEMENT **SMMA**
Massachusetts School Building Authority

Flansburgh Architects

School Building Committee

James L. Potter	Chairman, School Building Committee
Christopher Hyldborg	School Committee
Steven M. Lamarche	Superintendent of Schools, BPS
Peter J. Meier	Board of Selectmen
Edward S. Donoghue	Director of Business Services, BPS
Thomas M. Guerino	Town Administrator
Elizabeth Carpenito	Principal, Bournedale Elementary School
Kathy Anderson	Member, School Building Committee
Donna Buckley	Member, School Building Committee
Rick Howe	Member, School Building Committee
Richard A. Lavoie	Member, Finance Committee
William Meier	Member, School Building Committee
Natasha Scarpato	School Committee

WHY ARE WE HERE?

Culmination of 4 Year Process

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

In 2012, the Board of Selectmen and School Committee voted to Submit the Statement Of Interest to the MSBA.

Bourne Residents voted to approve this Feasibility Study and seek a Grant from MSBA to mitigate these conditions at the October 27, 2014 Special Town Meeting.

The estimated MSBA Grant is \$15.15 million.

MSBA Vote - July 20, 2016

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

Maureen G. Valente
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

Re: Town of Bourne, James F. Peebles Elementary School

Dear Mr. Guerino:

I am pleased to report that the Board of the Massachusetts School Building Authority (the “MSBA”) has voted to approve the Town of Bourne (the “Town”), as part of its invitation for Feasibility Study, to proceed into Schematic Design to replace the existing James F. Peebles Elementary School with a new District-wide grades 3-5 elementary school on the existing site (the “Proposed Project”).

WHY A NEW PEEBLES?

The Existing Peebles

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

The Existing Peebles



1953- Peebles Cafeteria

The Existing Peebles



- 2013 - Cafeteria ceiling collapsed two days after school ended**
- **Similar ceilings in lower level classrooms and hallways to be monitored**

The Existing Peebles



Mid-90's - Brick fell into play area while children were in class

The Existing Peebles



2014 - Brick removed at exit stair due to large cracks

The Design Solution - Grade Span Schools

Bournedale

Grades PK to 2

Early Elementary

Peebles

Grades 3 to 5

Intermediate Elementary

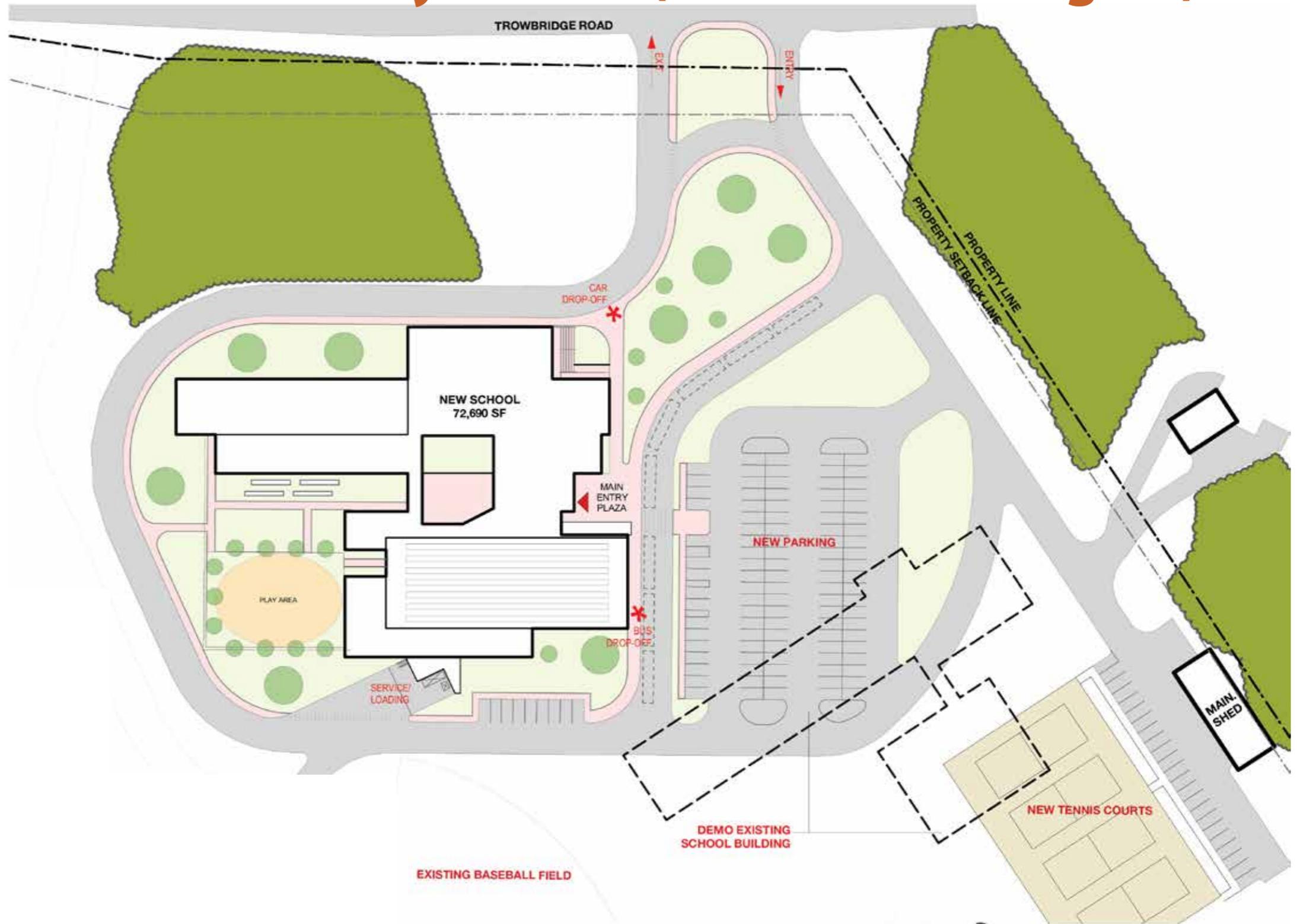
BMS

Grades 6 to 8

Middle School

- Shared Educational Experience
- Social Emotional Benefits
- Focus on Developmental Age
- More Streamline Curriculum
- Student Transitions
- Impact on Middle School
- Full day Kindergarten program at Bournedale

New Peebles Elementary School (Grades 3 through 5)



New Peebles Elementary School (Grades 3 through 5)



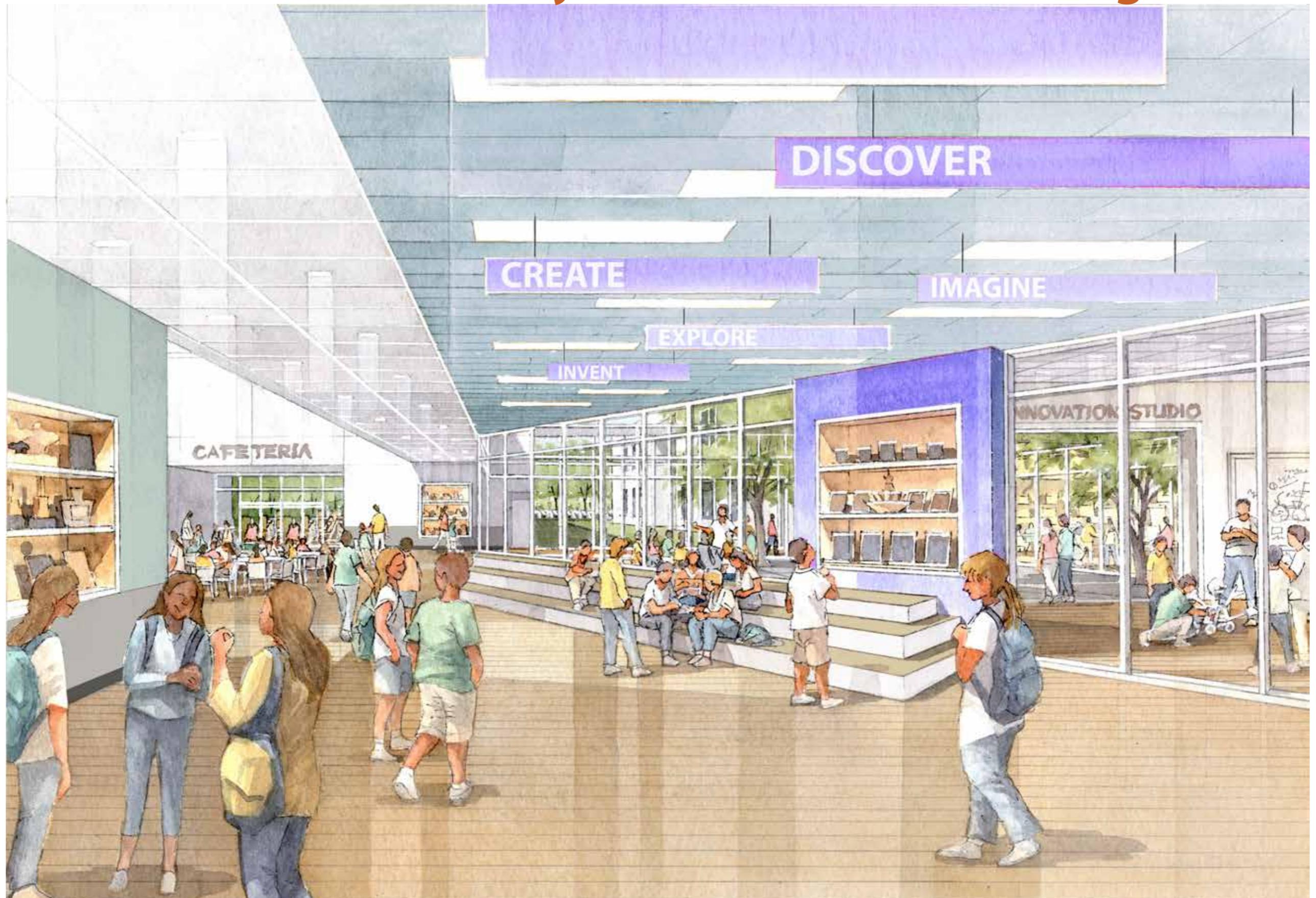
New Peebles Elementary School (Grades 3 through 5)



New Peebles Elementary School (Grades 3 through 5)



New Peebles Elementary School (Grades 3 through 5)



Travel Analysis - trip duration impact

GRADES	Cape Side residents	Off Cape residents
PK (at Bournedale)	no change	no change
K (at Bournedale)	no change	no change
1 (at Bournedale)	*Add 15 minutes	no change
2 (at Bournedale)	*Add 15 minutes	no change
3 (at Peebles)	no change	*Add 15 minutes
4 (at Peebles)	no change	*Add 15 minutes
5 (at Peebles)	no change	no change

* Approximate additional travel time to current bus trip duration

WERE OTHER OPTIONS STUDIED?

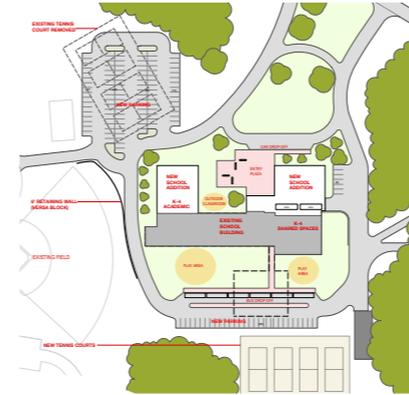
New Peebles (Grades 3 through 5)



OPTION 1A - NEW CONSTRUCTION Grades K-4

Total Student Enrollment: 250 students (K-4)
Total Square Footage: 57,248 sf

- New school building on the Peebles Elementary School
- Elementary schools remain on each side of the canal



OPTION 1G - ADD/RENO Grades K-4

Total Student Enrollment: 250 students (K-4)
Total Square Footage: 57,248 sf

- New Addition to the existing Peebles Elementary School
- Existing to remain will require extensive renovations
- Elementary schools remain on each side of the canal



OPTION 2A - ADDITION/RENOVATION Grades PK-4

Total Student Enrollment: 725 students (PK-4)
Total Square Footage: 114,593 sf

- One district-wide consolidated elementary school
- New school addition to the Bournedale Elementary School
- 5th grade remains in the middle school



OPTION 3A - ADDITION/RENOVATION Grades PK-5

Total Student Enrollment: 885 students (PK-5)
Total Square Footage: 131,380 sf

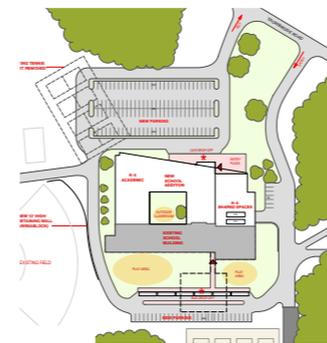
- One district-wide consolidated elementary school
- New school addition to the Bournedale Elementary School
- 5th grade in an elementary school setting



OPTION 4A - NEW CONSTRUCTION Grades K-5

Total Student Enrollment: 410 students (K-5)
Total Square Footage: 72,473 sf

- Elementary schools remain on each side of the canal
- New school building on the Peebles Elementary School site
- 5th grade in an elementary school setting



OPTION 4B - ADDITION/RENOVATION Grades K-5

Total Student Enrollment: 410 students (K-5)
Total Square Footage: 72,473 sf

- Elementary schools remain on each side of the canal
- New school addition to the existing Peebles Elementary School
- 5th grade in an elementary school setting



OPTION 5A - NEW CONSTRUCTION Grades 3-5

Total Student Enrollment: 460 students (3-5)
Total Square Footage: 72,680 sf

- Elementary schools remain on each side of the canal
- New school building on the Peebles Elementary School site
- 5th grade in an elementary school setting

This option provides district-wide PK-2 at Bournedale, 3-5 at Peebles and 6-8 at BMS.

Existing Bournedale
Grades PK to 2

Early Elementary

Peebles
Grades 3 to 5

Intermediate Elementary

Existing BMS
Grades 6 to 8

Middle School

WHAT IS THE DESIGN & CONSTRUCTION SCHEDULE?

Design & Construction Schedule

- December 7, 2016 - Commence Detailed Design
- October 2017 - Commence Bidding
- November 2017 - Commence Construction
- August 2019 - Open New Peebles School
- November 2019 - Complete Demolition and Sitework

Project Costs and MSBA Reimbursement

Project Cost	\$39.91M
Approximate MSBA Grant	\$15.15M
Approximate Cost to Bourne	\$24.76M

Tax Impact

Cost to Bourne	\$24.76 million
Annual Residential Tax	\$0.40 per \$1000
<i>Increase per \$1000 Valuation</i>	
Annual Residential Tax	\$163.00
<i>Increase per Average Home Value*</i>	

(Based on 20 year term at 3.75% Interest Rate)

* Average Home Value is \$398,944