

PROJECT MINUTES

Project:	Peebles Elementary School Feasibility Study	Project No.:	15041
Prepared by:	Joel Seeley	Meeting Date:	8/18/2016
Re:	School Building Committee Meeting	Meeting No:	22
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
✓	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
22.1	Record	Call to Order, 6:30 PM, meeting opened.
22.2	Record	A motion was made by F. Howe and seconded by R. Lavoie to approve the 8/4/16 School Building Committee meeting minutes. No discussion, motion passed unanimous by those attending.
22.3	J. Seeley	J. Seeley has contacted MSBA relative to the High School capacity being considered a reimbursable expense and is awaiting direction.
22.4	J. Norton	J. Norton is taking the lead in developing a video tour of the existing Peebles that can be posted on the Town's project website page as well as any Facebook page that may be created.
22.5	P. Meier J. Potter	Update on Committee Membership <ol style="list-style-type: none"> 1. J. Potter to follow-up with the Town Moderator to fill the one Member-at-Large vacancy. 2. P. Meier to follow-up with the Town Administrator to fill the Facilities Director vacancy.
22.6	P. Meier J. Seeley	P. Meier to follow-up with Town Counsel on the specific language for the Town Meeting Warrant and the Ballot vote and forward to J. Seeley to send to MSBA for approval.
22.7	Record	The Selectmen set the date for the 2016 Special Town Meeting for 10/17/16 and the Special Election Ballot vote for 12/6/16.
22.8	P. Meier	P. Meier will confirm if any State agency is required to approve the Ballot vote language in addition to MSBA.
22.9	Record	The Selectmen scheduled the Committee to present the project to them at their 8/23/16 Selectmen Meeting. Committee Discussion: <ol style="list-style-type: none"> 1. R. Lavoie asked if the Committee is seeking a vote by the Selectmen at the 8/23/16 meeting? <i>J. Potter indicated no, this is an informational meeting to the Selectmen on the project. The Selectmen in the future will vote relative to including the Project on the Special Town Meeting warrant.</i> 2. The presentation format was reviewed. J. Potter to present the purpose of the study, K. Kovacs to present the Peebles existing conditions and the new building design, S. Lamarche to present the community and educational benefits and J. Seeley to present the schedule and budget. 3. R. Lavoie requested the presentation clearly articulate the exterior wall collapse and sinking structure issues at the existing Peebles.
22.10	Record	The Finance Committee scheduled the Committee to present the project to them at their 9/19/16 Finance Committee Meeting.
22.11	J. Seeley	J. Seeley distributed and reviewed a Community Outreach Strategies Outline, attached. The Committee discussed potential meetings and presentations to be made by the

Item #	Action	Discussion
		<p>Committee in the next two months. Some Committee members will be the champion to organize and schedule.</p> <p>The following is the preliminary list:</p> <ol style="list-style-type: none"> 1. Peebles ES Open House 2. Bournedale ES Open House 3. Middle School Back to School Night 4. BATV Interview 5. Peebles ES Back to School Night 6. Bournedale ES Back to School Night 7. High School Back to School Night 8. Bourne PTA 9. Rotary Club 10. Pocasset Village Association 11. Cataumet Civic Association 12. Sagamore Highlands Association 13. Council on Aging <p>Each champion to provide J. Seeley the dates of the meetings and presentations. J. Seeley to create a running schedule and send to the Committee.</p>
22.12	K. Kovacs J. Seeley	K. Kovacs and J. Seeley to update the draft FAQ sheet for Committee review.
22.13	Record	<p>J. Potter led a discussion on the Community Forum No. 8.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. E. Donoghue indicated the Bourne Enterprise contacted him after the Forum for an upcoming article.
22.14	Record	<p>J. Seeley reviewed the updated MSBA base reimbursement and maintenance reimbursement percentages for the project. Both have increased, reflecting a 1.79% increase in reimbursement. Coupled with MSBA's recent increase in the building per square foot reimbursement from \$299/SF to \$312/SF, this calculates to an estimated MSBA grant of \$15.23 million as shown on the draft Total Project Budget form, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. R. Lavoie asked if the MSBA increases the building per square foot reimbursement every year and is it based on State-wide costs? <i>J. Seeley indicated no, the MSBA does not increase the building per square foot reimbursement every year, but has the last three years to respond to the State-wide construction market.</i>
22.15	K. Kovacs	<p>K. Kovacs presented the updated site plan, floor plans, building elevations, FFE, Educational Technology, Sustainable Design and HVAC, Plumbing and Electrical systems design powerpoint, attached, for discussion and review.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. J. Potter asked if the tennis courts could be funded under the CPA?

Item #	Action	Discussion
		<p><i>W. Meier recommended the courts remain in the project. K. Kovacs indicated the courts would be out of commission for the two years of construction.</i></p> <p>2. R. Lavoie asked if there is a connection from Peebles to the High School? <i>K. Kovacs indicated yes, the loop road connects to the High School entry drive, but will have a gate to control traffic.</i></p> <p>3. R. Lavoie asked if the playground area is accessible? <i>K. Kovacs indicated yes.</i></p> <p>4. R. Lavoie asked if the HVAC system will be similar to the Bournedale ES displacement system? <i>K. Kovacs indicated yes.</i></p> <p>5. J. Potter asked if <i>Sound Board</i> could be used in lieu of the double layer of drywall and achieve similar acoustical performance? <i>K. Kovacs will review.</i></p> <p>6. N. Scarpato asked if interconnecting doors can be provided between the classrooms? <i>K. Kovacs will provide.</i></p> <p>7. D. Buckley asked if overhead wall cabinets can be provided over the countertop to provide for additional teacher storage? <i>K. Kovacs will provide.</i></p> <p>8. J. Potter asked if an alternative to the gray zinc shingle can be reviewed to provide for a brighter exterior appearance? <i>K. Kovacs will review.</i></p> <p>9. W. Meier asked if <i>Multi-Pac</i> boilers similar to the DPW building can be provided in lieu of the condensing boilers? <i>K. Kovacs will review.</i></p> <p>10. J. Potter asked if the classroom wing HVAC units can be placed under the sloped roofs similar to the gymnasium/cafeteria wing? <i>K. Kovacs will review.</i></p> <p>11. R. Lavoie asked if the existing wastewater treatment plant can accommodate the new Peebles school? <i>K. Kovacs indicated yes, there is capacity in the existing system.</i></p> <p>FAI to follow-up for the next Committee meeting and continue with the project's development.</p>
22.16	Record	K. Kovacs presented and reviewed the bus transportation travel analysis, attached.
22.17	J. Seeley	<p>Old or New Business:</p> <p>1. S. Lamarche requested that the Committee add a meeting on 9/1/16 to better prepare and plan for the community outreach program. <i>J. Seeley to coordinate with the Community Center and BourneTV.</i></p>

Item #	Action	Discussion
		<p>2. S. Lamarche requested that the Committee develop a clear message on the need and benefits of the project. S. Lamarche, E. Carpenito, K. Anderson, K. Kovacs and J. Seeley to develop. <i>J. Seeley to schedule a conference call to discuss.</i></p> <p>3. J. Potter requested that additional Community Forums be scheduled for after the Special Town Meeting. <i>J. Seeley to schedule.</i></p>
22.18	Record	Next SBC Meeting: September 1, 2016 at 6:30 pm at the Bourne Veteran’s Memorial Community Center.
22.19	Record	A Motion was made by W. Meier and seconded by S. Lamarche to adjourn the meeting. No discussion, voted unanimously.

Attachments: Agenda, Updated Meetings Schedule, Draft Community Outreach Strategies Outline, Draft Total Project Budget Form, Bus Transportation Travel Analysis, Powerpoint presentation

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: 8/18/2016
 Re: School Building Committee Meeting Meeting No: 22
 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
	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
			Member-At-Large
	Frederick H. Howe	rickhowe9@gmail.com	Member-At-Large, Board of Health
	Steven M. Lamarche	slamarche@bourneps.org	Superintendent of Schools, BPS
	Edward S. Donoghue	EDonoghue@bourneps.org	Director of Business Services, BPS, MCPPO
	Thomas M. Guerino	tguerino@townofbourne.com	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:	8/18/2016
Meeting Location:	Bourne Veterans Memorial Community Center	Meeting Time:	6:30 PM
Prepared by:	Joel Seeley	Meeting No.:	22
Distribution:	Committee Members (MF)		

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Town Meeting Vote Schedule Status
5. Review Community Meeting No. 8 Findings
6. Review Updated MSBA Reimbursement Percentage
7. Review Progress Site Plan, Floor Plans and Elevations
8. Review Preliminary Technology Systems
9. Review Preliminary FF&E Layouts
10. Review Mechanical and Electrical Systems
11. Review Sustainable Design Features
12. Prepare for Selectmen's Meeting Presentation on August 23, 2016
13. Old or New Business
14. Public Comments
15. Next Meeting – September 8, 2016
16. 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
May 27, 2016 Updated August 18, 2016

DATE	AGENDA
Schematic Design Phase (SD)	
June 30, 2016	SCHOOL BUILDING COMMITTEE MEETING Review MSBA Comments
July 20, 2016	MSBA BOARD MEETING
July 21, 2016	SCHOOL BUILDING COMMITTEE MEETING - NO QUORUM
July 28, 2016	SCHOOL BUILDING COMMITTEE MEETING Review MSBA Board Meeting Review Schematic Design Phase Schedule and Deliverables Review Town Meeting Vote Schedule High School Capacity Study
August 4, 2016	SCHOOL BUILDING COMMITTEE MEETING Review Updated Site Plan and Floor Plans Review Preliminary Exterior Elevations Review CM at Risk Process Review Preliminary Technology Systems Review Preliminary FFE Layout
August 11, 2016	COMMUNITY FORUM NO. 8 - 6:00 to 8:00 PM - BOURNEDALE ELEMENTARY SCHOOL CAFETERIA
August 18, 2016	SCHOOL BUILDING COMMITTEE MEETING Review Progress Site Plan and Floor Plans Review Progress Exterior Elevations Review Final Mechanical and Electrical Systems Review Sustainable Design Features
August 23, 2016	BOARD OF SELECTMEN - 7:00 PM BOURNE VETERANS MEMORIAL COMMUNITY CENTER
September 8, 2016	SCHOOL BUILDING COMMITTEE MEETING Final Site Plan, Floor Plans and Elevations Final Project Cost Final Project Schedule Vote to submit Schematic Design Cost Estimate to MSBA
September 14, 2016	CAPITAL OUTLAY MEETING - 8:30 AM TBD
September 15, 2016	SUBMIT SCHEMATIC DESIGN COST ESTIMATE TO MSBA
September 19, 2016	FINANCE COMMITTEE MEETING - 7:00 PM BOURNE VETERANS MEMORIAL COMMUNITY CENTER
September 20, 2016	COMMUNITY FORUM NO. 9 - 6:00 to 8:00 PM - PEEBLES ELEMENTARY SCHOOL CAFETERIA
September 22, 2016	SCHOOL BUILDING COMMITTEE MEETING - 7:00 PM Vote to submit Schematic Design Package to MSBA
September 29, 2016	SUBMIT SCHEMATIC DESIGN PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED

Total Project Budget

Bourne, MA
Peebles Elementary School

School Building Committee Reviewed on:

DRAFT - 8/18/16

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Feasibility Study Agreement				
OPM Feasibility Study	\$125,000	\$0	\$125,000	
A&E Feasibility Study	\$365,000	\$0	\$365,000	
Environmental & Site	\$140,000	\$0	\$140,000	
Other	\$120,000	\$0	\$120,000	
Feasibility Study Agreement Subtotal	\$750,000	\$0	\$750,000	\$364,725
Administration				
Legal Fees	\$50,000	\$50,000	\$0	\$0
Owner's Project Manager				
Design Development	\$50,000	\$0	\$50,000	
Construction Contract Documents	\$90,000	\$0	\$90,000	
Bidding	\$60,000	\$0	\$60,000	
Construction Contract Administration	\$816,000	\$112,377	\$703,623	
Closeout	\$55,000	\$0	\$55,000	
Extra Services	\$40,000	\$0	\$40,000	
Reimbursable & Other Services	\$15,000	\$0	\$15,000	
Cost Estimates	\$50,000	\$0	\$50,000	
Advertising	\$5,000	\$0	\$5,000	
Permitting	\$50,000	\$0	\$50,000	
Owner's Insurance	\$20,000	\$0	\$20,000	
Other Administrative Costs	\$20,000	\$0	\$20,000	
Administration Subtotal	\$1,321,000	\$162,377	\$1,158,623	\$563,438
Architecture and Engineering				
Basic Services		\$0		
Design Development	\$530,000	\$0	\$530,000	
Construction Contract Documents	\$1,060,000	\$0	\$1,060,000	
Bidding	\$130,000	\$0	\$130,000	
Construction Contract Administration	\$874,000	\$0	\$874,000	
Closeout	\$137,065	\$0	\$137,065	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$2,731,065	\$0	\$2,731,065	
Reimbursable Services				
Construction Testing	\$40,000	\$0	\$40,000	
Printing (over minimum)	\$20,000	\$0	\$20,000	
Other Reimbursable Costs	\$100,000	\$0	\$100,000	
Hazardous Materials	\$100,000	\$0	\$100,000	
Geotech & Geo-Env.	\$80,000	\$0	\$80,000	
Site Survey	\$60,000	\$0	\$60,000	
Wetlands	\$5,000	\$0	\$5,000	
Traffic Studies	\$40,000	\$0	\$40,000	
Architectural/Engineering Subtotal	\$3,176,065	\$0	\$3,176,065	\$1,544,520
CM & Risk Preconstruction Services				
Pre-Construction Services	\$0	\$0	\$0	\$0
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$18,833,683	\$0		
Basement Construction	\$0	\$0		
SHELL				
SuperStructure	\$0	\$0		
Exterior Closure	\$0	\$0		
Exterior Walls	\$0	\$0		
Exterior Windows	\$0	\$0		
Exterior Doors	\$0	\$0		
Roofing	\$0	\$0		
INTERIORS				
Interior Construction	\$0	\$0		
Staircases	\$0	\$0		
Interior Finishes	\$0	\$0		
SERVICES				
Conveying Systems	\$0	\$0		
Plumbing	\$0	\$0		
HVAC	\$0	\$0		
Fire Protection	\$0	\$0		
Electrical	\$0	\$0		
EQUIPMENT & FURNISHINGS				
Equipment	\$0	\$0		
Furnishings	\$0	\$0		
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction	\$0	\$0		
Existing Building Demolition	\$440,000	\$0		
In-Bldg. Hazardous Material Abatement	\$692,100	\$0		
Asbestos Cont'g Floor Mat'l Abatement	\$80,000	\$80,000		
Other Hazardous Material Abatement	\$0	\$0		
BUILDING SITEWORK				
Site Preparation	\$2,998,511	\$0		
Site Improvements	\$0	\$0		

Total Project Budget

**Bourne, MA
Peebles Elementary School**

School Building Committee Reviewed on:

DRAFT - 8/18/16

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant¹	Estimated Maximum Total Facilities Grant¹
Site Civil / Mechanical Utilities	\$0	\$0		
Site Electrical Utilities	\$0	\$0		
Other Site Construction	\$0	\$0		
Scope Excluded Site Cost		\$1,491,816		
Construction Trades Subtotal	\$23,044,294	\$1,571,816		
Contingencies (Design and Pricing)	\$2,765,315	\$188,618		
D/B/B Sub-Contractor Bonds	\$342,784	\$23,381		
D/B/B Insurance	\$315,361	\$21,510		
D/B/B General Conditions	\$1,920,000	\$130,960		
D/B/B Overhead & Profit	\$959,795	\$65,466		
GMP Insurance		\$0		
GMP Fee		\$0		
GMP Contingency		\$0		
Escalation to Mid-Point of Construction	\$1,613,101	\$110,027		
Overall Excluded Construction Cost		\$4,651,704		
Construction Budget	\$30,960,650	\$6,763,483	\$24,197,167	\$11,767,083
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates Included in the Total Project Budget	\$0	\$0	\$0	
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$84,000	\$0	\$84,000	
Testing Services	\$100,000	\$0	\$100,000	
Swing Space / Modulare		\$0	\$0	
Other Project Costs (Mailing & Moving)	\$60,000	\$60,000	\$0	
Misc. Project Costs Subtotal	\$244,000	\$60,000	\$184,000	\$89,479
Furnishings and Equipment				
Furnishings	\$690,000	\$138,000	\$552,000	
Equipment	\$690,000	\$138,000	\$552,000	
Computer Equipment	\$0	\$0	\$0	
FF&E Subtotal	\$1,380,000	\$276,000	\$1,104,000	\$536,875
Soft Costs that exceed 20% of Construction Cost		\$180,558		
Project Budget	\$37,831,715	\$7,442,418	\$30,569,855	\$14,866,121

Board Authorization	
Design Enrollment	460
Total Building Gross Floor Area (GSF)	72,680
Total Project Budget (excluding Contingencies)	\$37,831,715
Scope Items Excluded or Otherwise Ineligible	\$7,442,418
Third Party Funding (Ineligible)	\$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$30,389,297
Reimbursement Rate	48.63%
Est. Max. Total Facilities Grant (before recovery) ¹	\$14,778,315
Cost Recovery ²	\$0
Estimated Maximum Total Facilities Grant ¹	\$14,778,315

45.32 Reimbursement Rate Before Incentive Points
3.31 Total Incentive Points
48.63% MSBA Reimbursement Rate

NOTES
This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1. Does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA.

Construction Contingency ³	\$1,548,033
Ineligible Construction Contingency ³	\$1,238,426
"Potentially Eligible" Construction Contingency ³	\$309,607
Owner's Contingency ³	\$619,213
Ineligible Owner's Contingency ³	\$0
"Potentially Eligible" Owner's Contingency ³	\$619,213
Total Potentially Eligible Contingency ³	\$928,820
Reimbursement Rate	48.63%
Potential Additional Contingency Grant Funds ³	\$451,685
Maximum Total Facilities Grant	\$15,230,000
Total Project Budget	\$39,998,961

2. The proposed demolition of the ____ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the ____ project at the existing facilities completed in _____. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3. Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

Project: Bourne Peebles Elementary School
Prepared by: Joel Seeley
Re: Community Outreach Strategies Outline
Distribution: School Building Committee, (MF)

Project No.: 15041
Date: 8/16/2016

What follows is an outline of Community Outreach strategies for discussion:

Public Information/Outreach Meetings

Selectmen, Finance Committee
Council on Aging/Senior Citizens
Business Groups/Civic Clubs/Chamber
Realtors
Neighborhood Coffees

PAC

Leadership
Recruitment
Communications
Fundraising
Wristbands
Lawn Signs
Large Scale Signs with Image
Telephone Tree

Facebook

Blogs

BourneTV Interview

Letters to Editor

Other Local Media

Flyers

Define the Need, Educationally and Facilities Driven
Project Benefits
Cost-to-do-nothing
MSBA Contribution
Tax Impact
Images

Websites

District's Project Information
Link on Town's website
Just the Facts
FAQ Sheet

Fly-by video with voiceover

School Building Committee Meeting

August 18, 2016

Peebles Elementary School Schematic Design



PROJECT MANAGEMENT **SMMA**
Massachusetts School Building Authority

Flansburgh Architects

Project Need

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

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 \$15.23 million.

MSBA Process *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

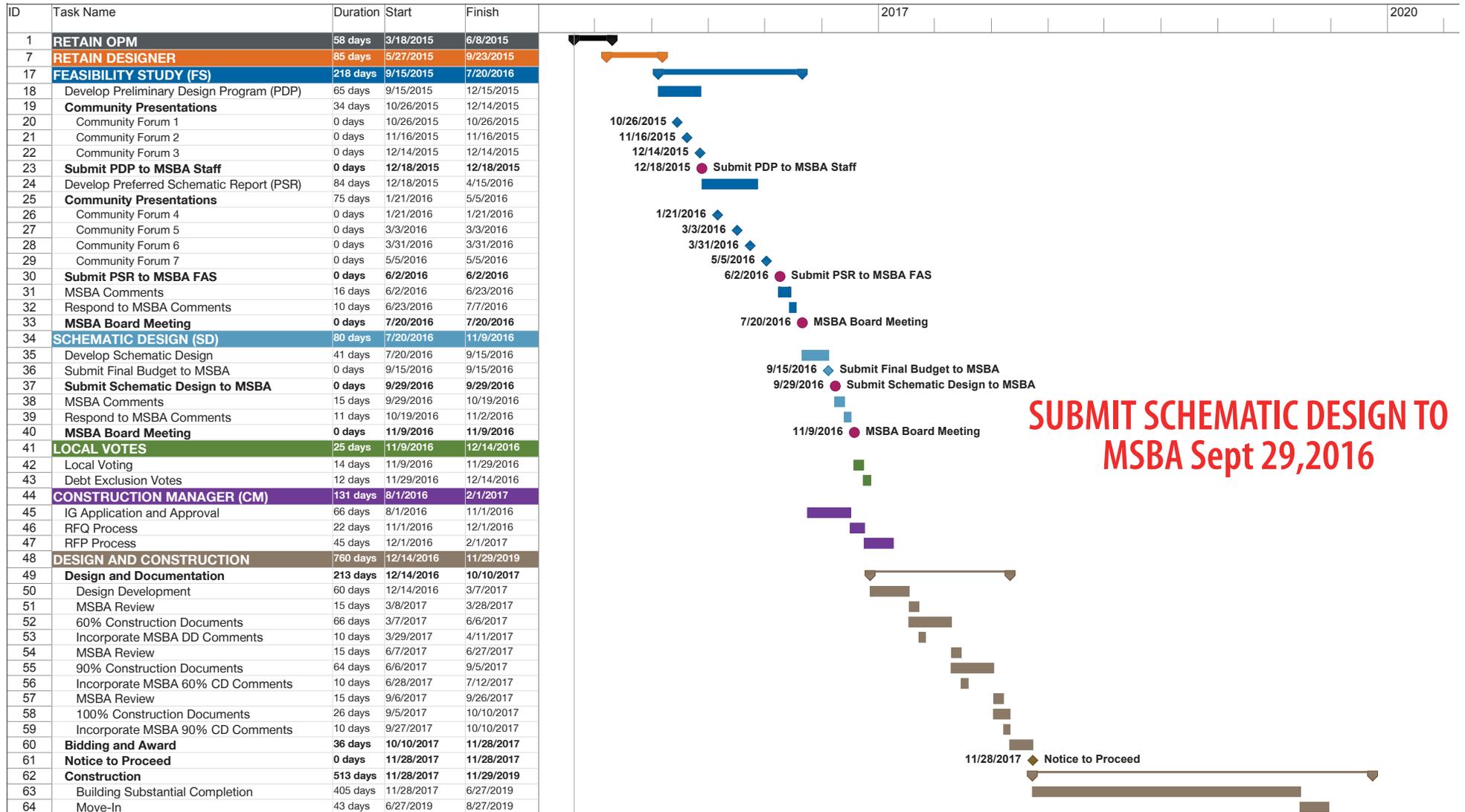
Re: Town of Bourne, James F. Peebles Elementary School

Dear Mr. Guerino:

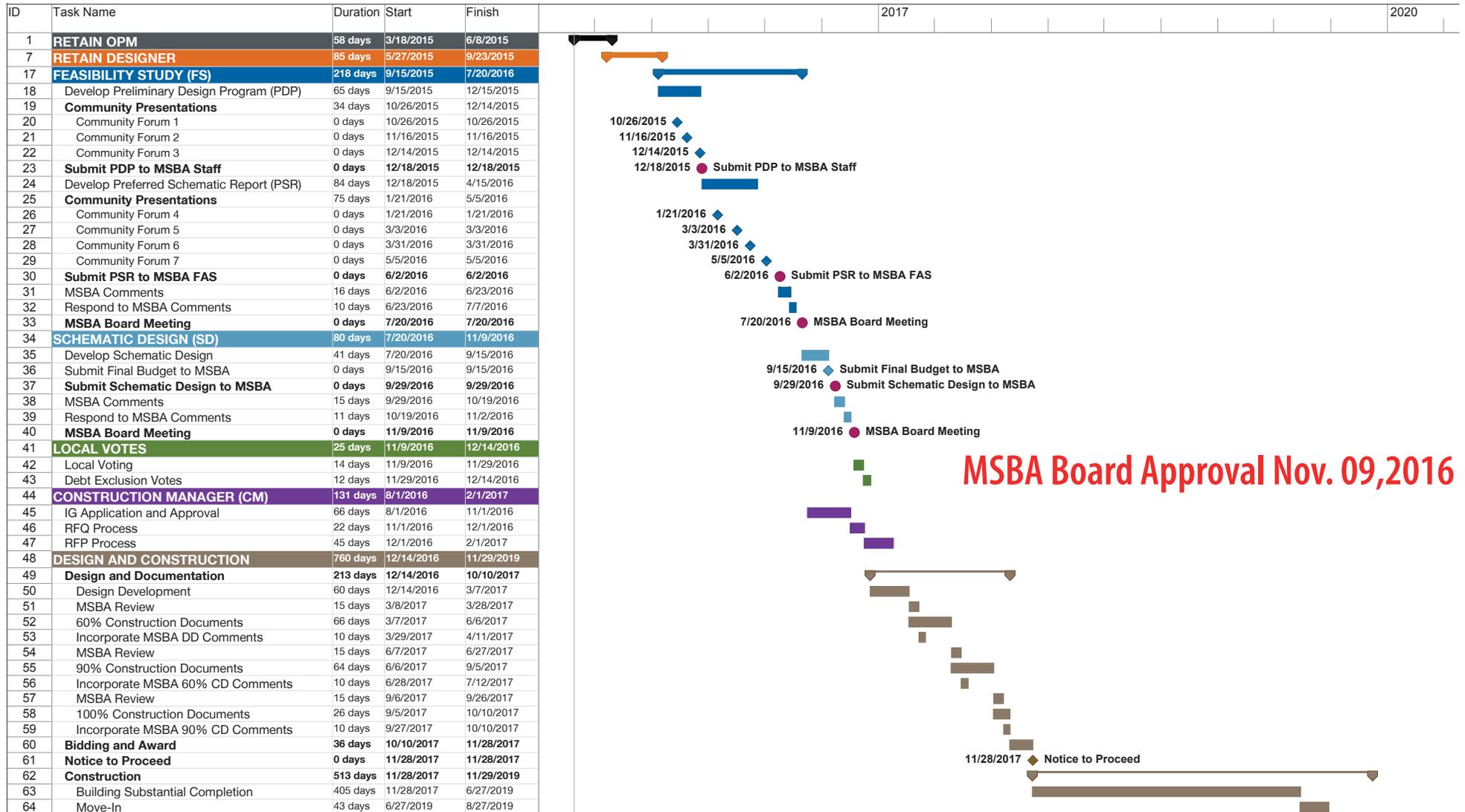
I am pleased to report that the Board of the Massachusetts School Building Authority (the “MSBA”) has voted to approve the Town of Bourne (the “Town”), as part of its invitation for Feasibility Study, to proceed into Schematic Design to replace the existing James F. Peebles Elementary School with a new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

Project Schedule

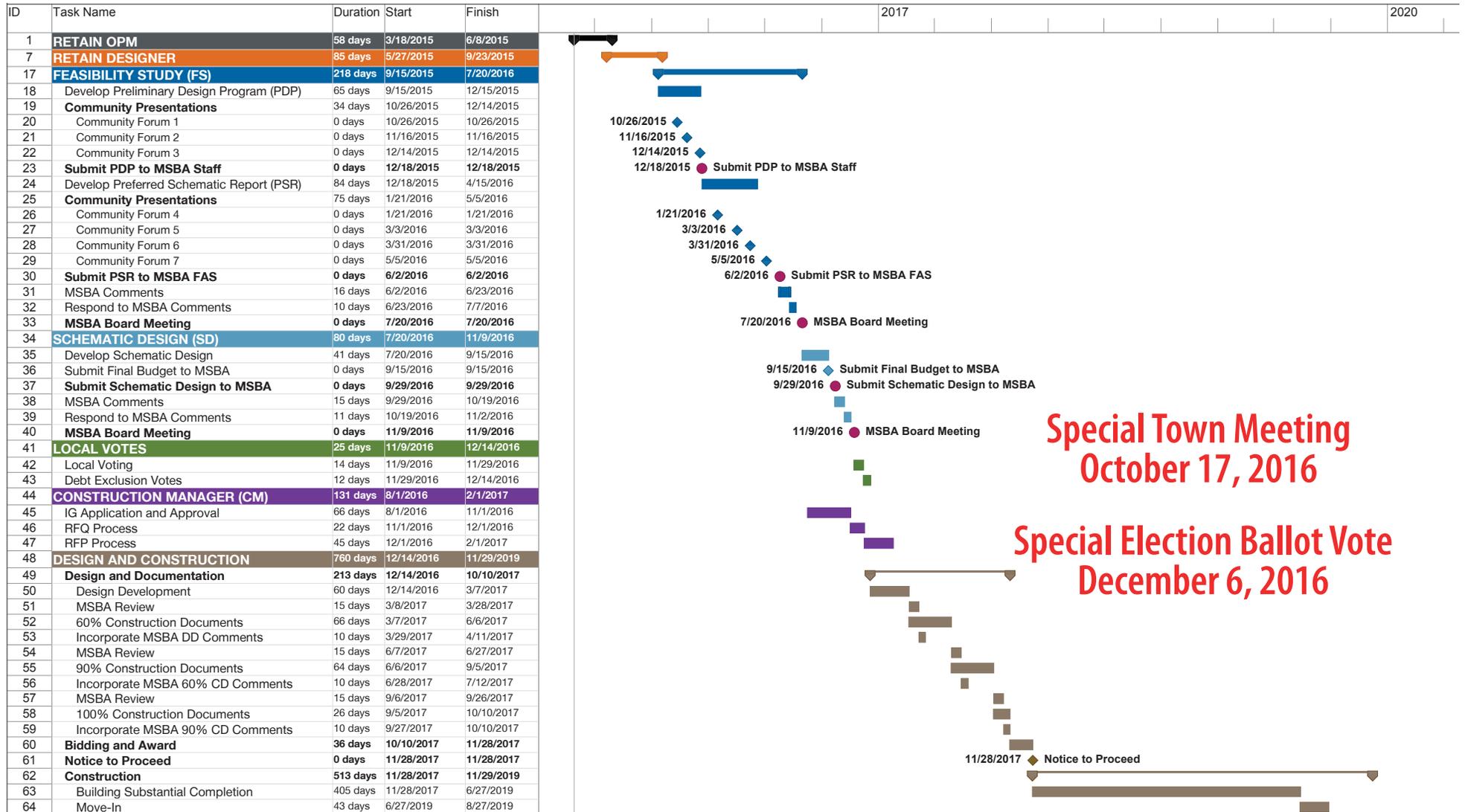
Project Schedule



Project Schedule



Project Schedule



Project 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

PSR Phase Project Costs

		Peebles (3-5) Peebles Elementary 460 students
		New Construction
Gross SF		72,680 SF
Construction Cost \$ (Hard Cost)	Building	\$25.24M
	Hazmat/Demo	\$1.62M
	Sitework	\$4.1M
	Total	\$30.96M
Soft Cost \$	Fees & Expenses	\$5.49M
	FF&E	\$1.38M
	Contingencies	\$2.17M
* TOTAL		\$39.99M
Cost per SF		\$550

* Estimated Cost subject to change as project is refined in the Schematic Design Phase

Updated MSBA Reimbursement

Reimbursement Increase of 1.79%

- Base Reimbursement Rate Increase from 43.84% to 45.32%
- Maintenance Reimbursement Rate Increase from 1.00% to 1.31%

Building Cost Reimbursement Rate Increase from \$299/SF to \$312/SF

Updated MSBA Reimbursement

Base Reimbursement Rate	45.32
Maintenance	1.31
CM @ Risk	0.00
Renovation	0.00
Green Schools	2.00
* Total Reimbursement Rate	48.63

* Reimbursement on Eligible Costs

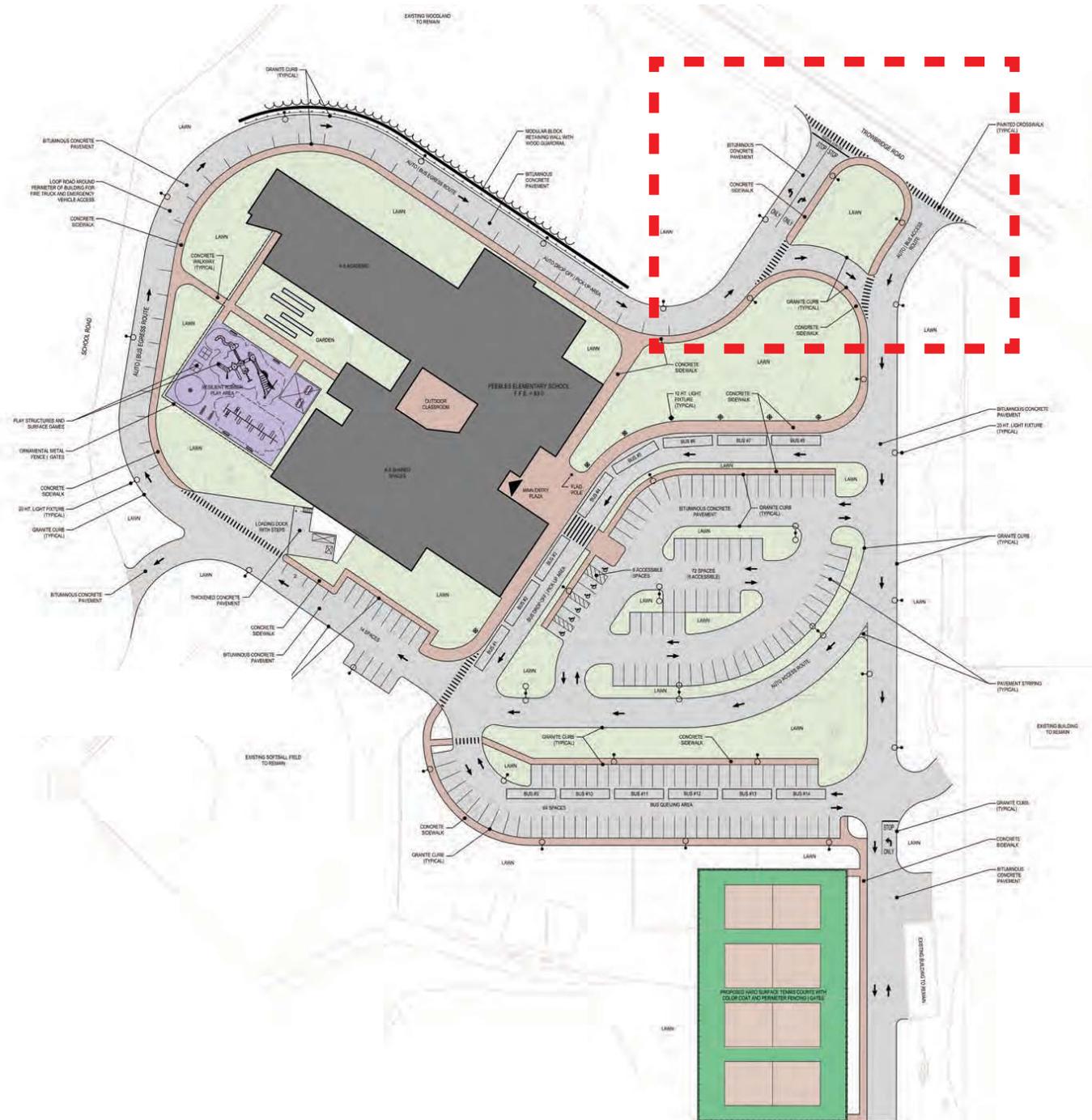
Updated MSBA Reimbursement

Project Cost	\$39.99M
Approximate MSBA Grant	\$15.23
Approximate Cost to Bourne	\$24.76

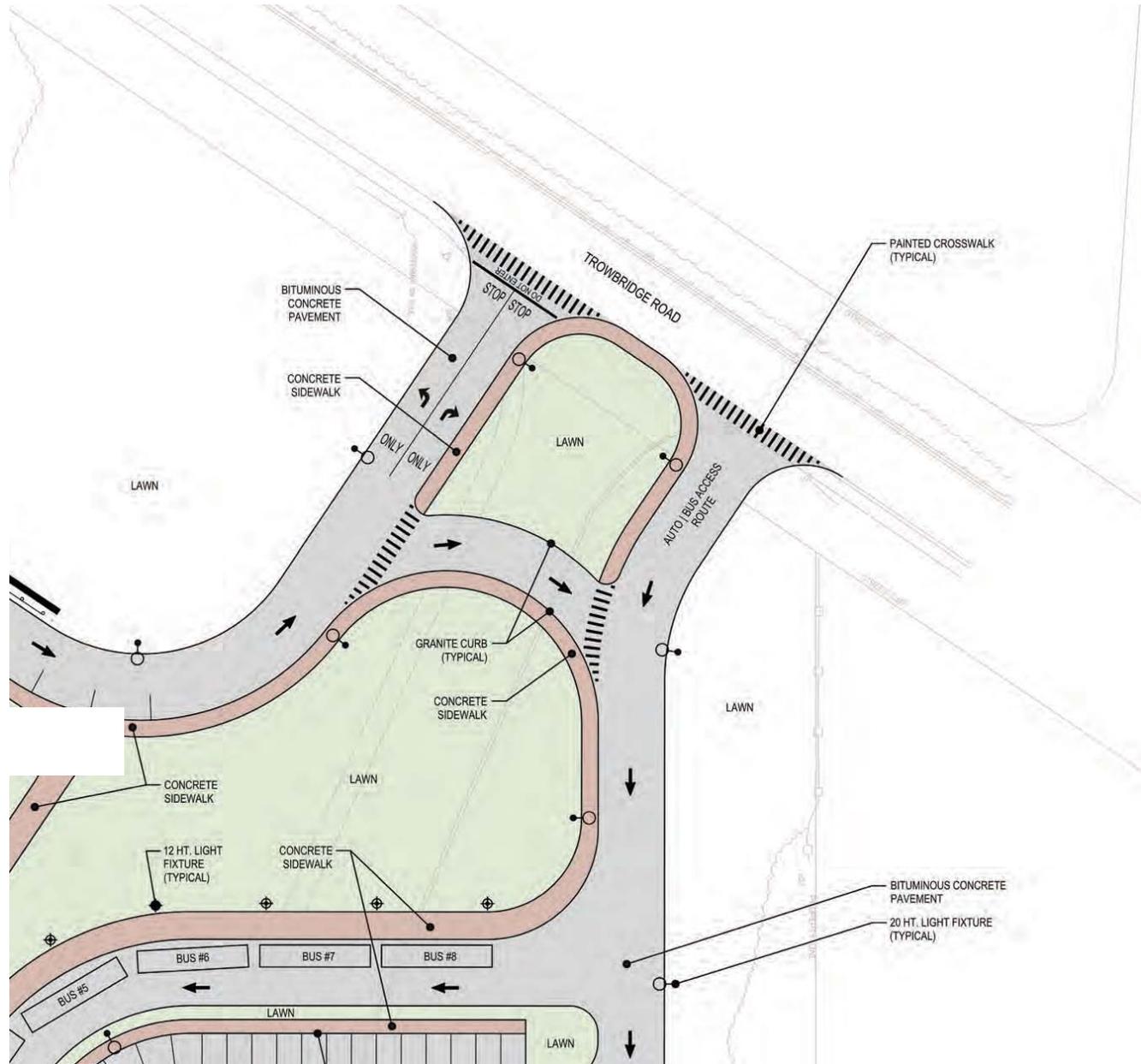
* Costs subject to change as project is refined

Design Update (Site Plan, Floor Plans, & Exterior Elevations)

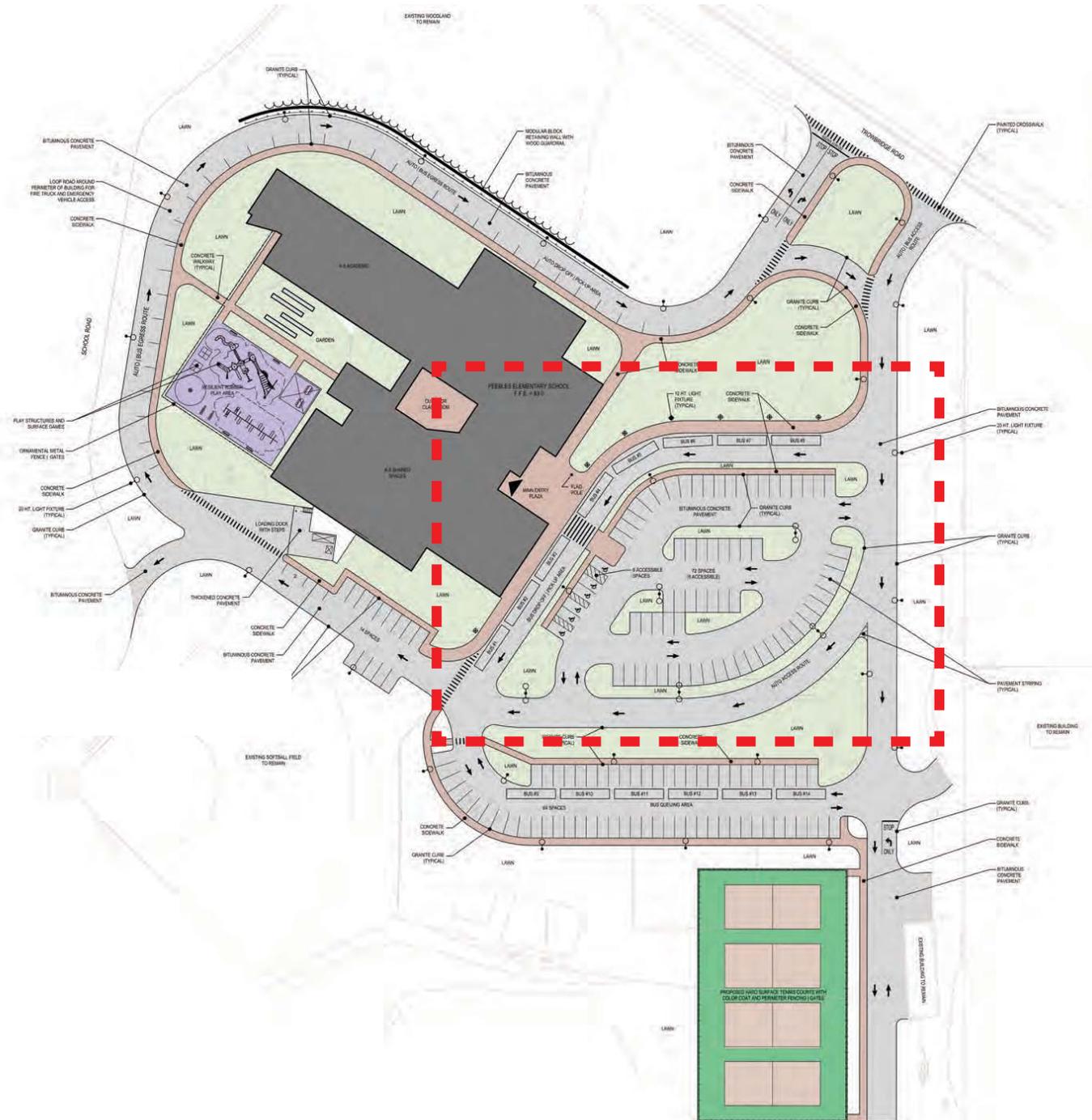
Site Plan



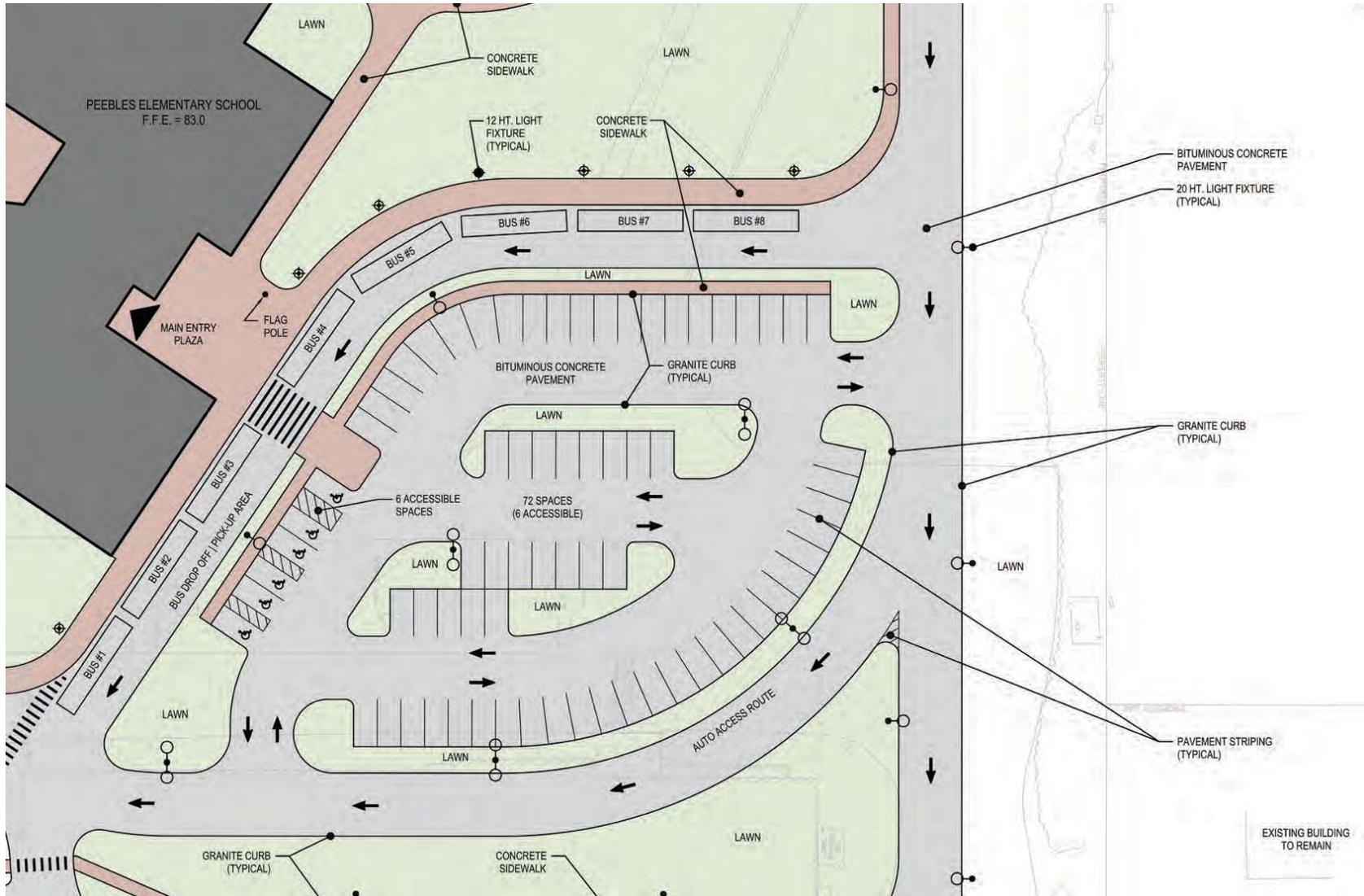
Site Plan



Site Plan



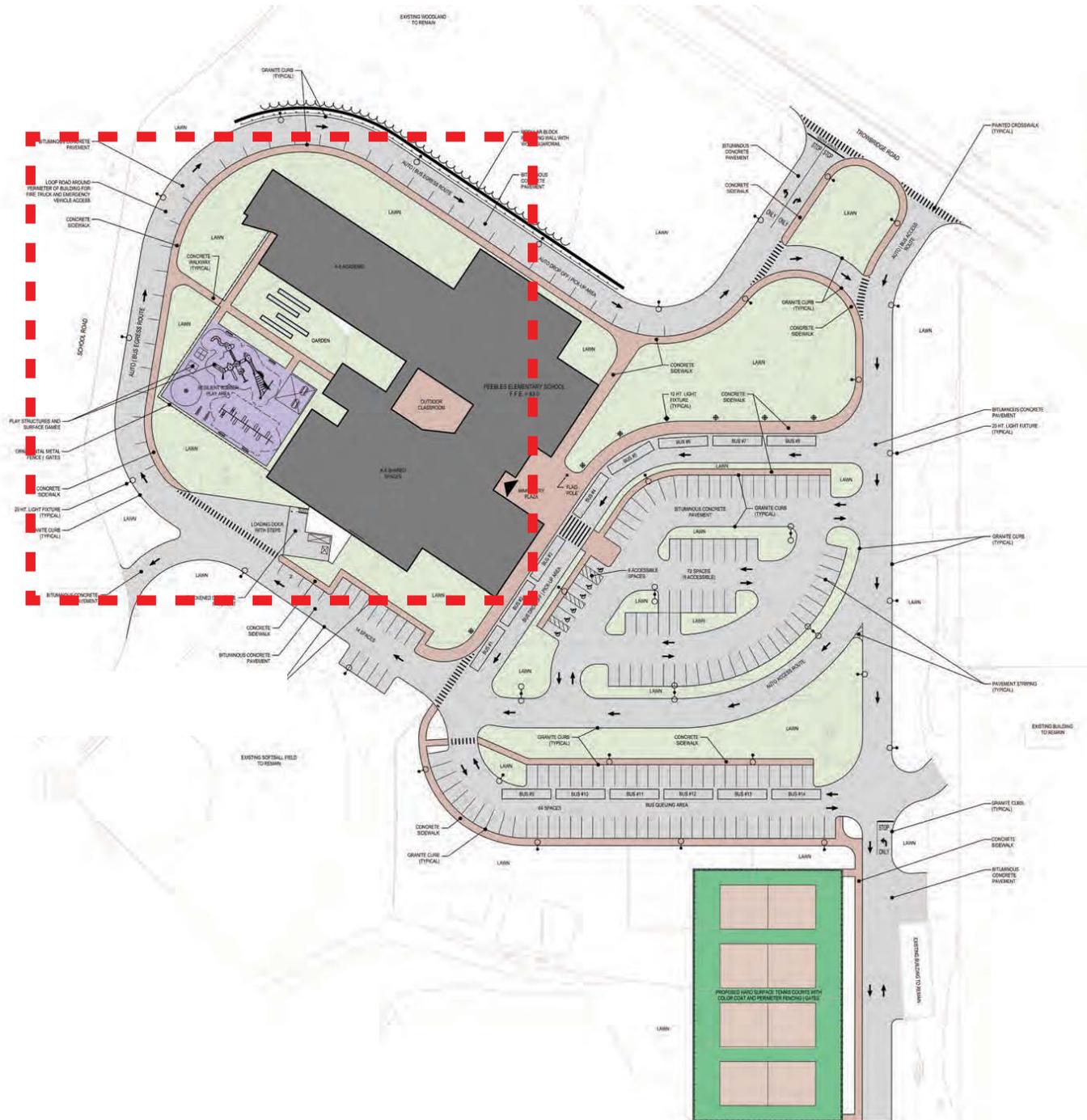
Site Plan



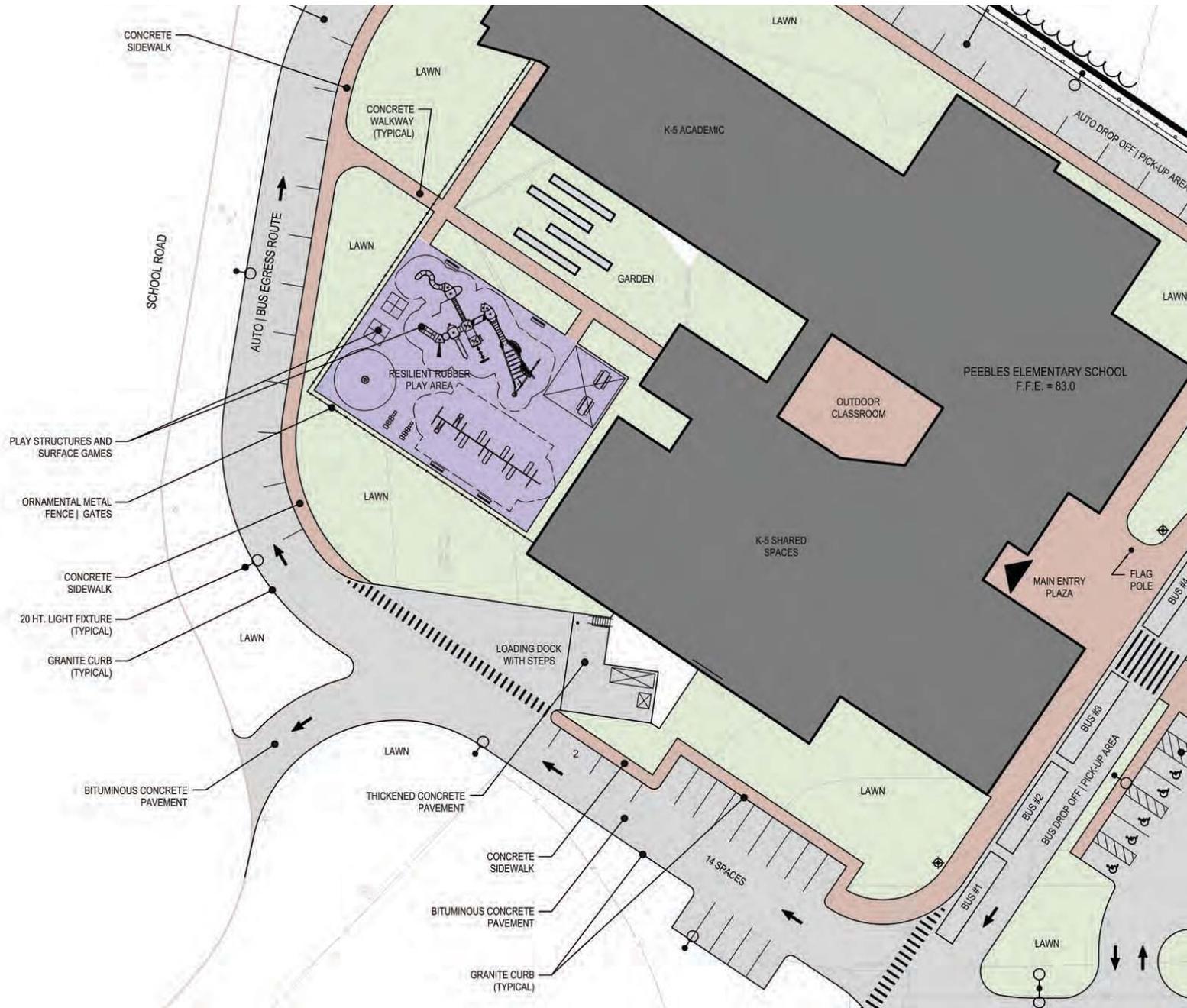
Site Plan



Site Plan

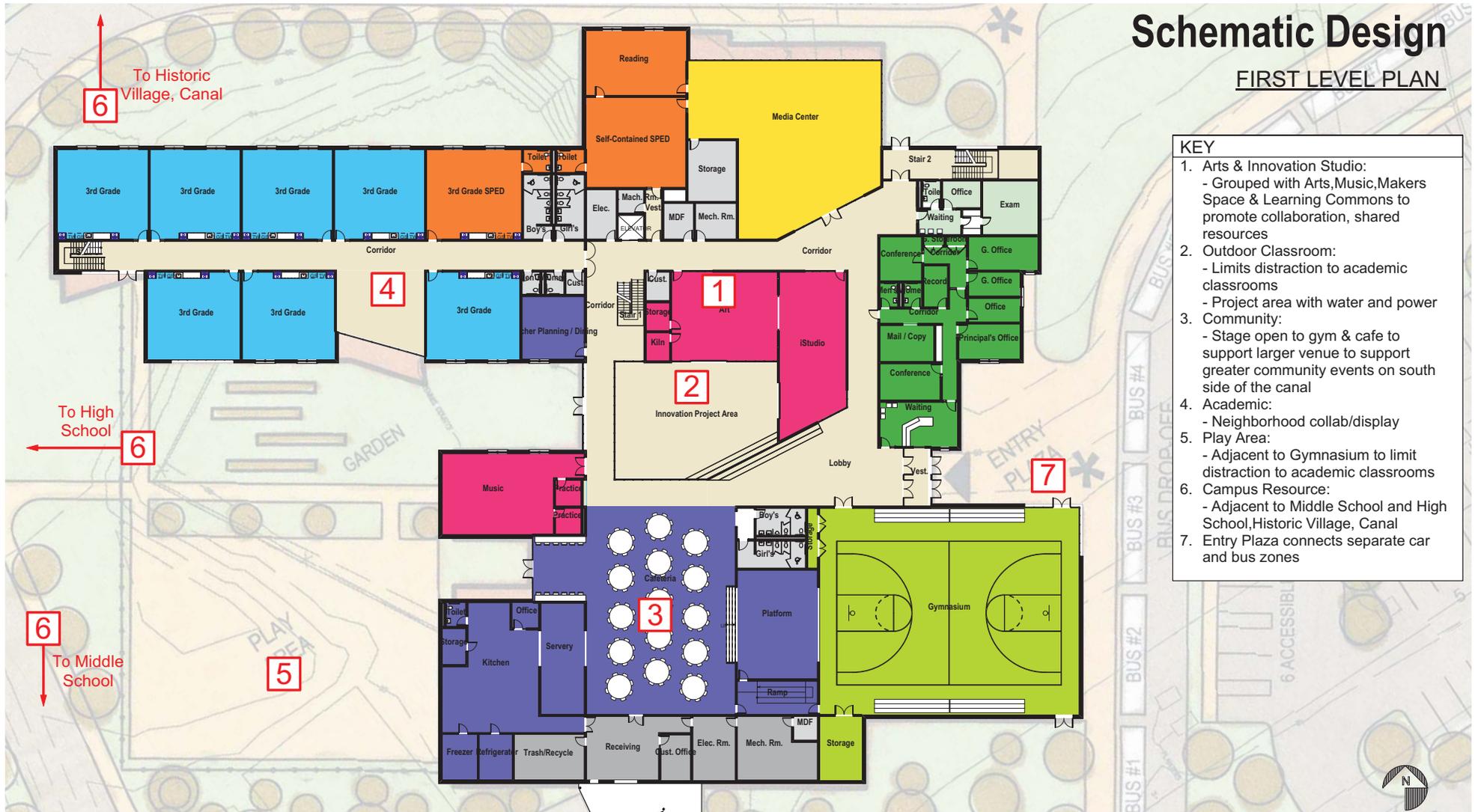


Site Plan



Schematic Design

FIRST LEVEL PLAN



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

Schematic Design

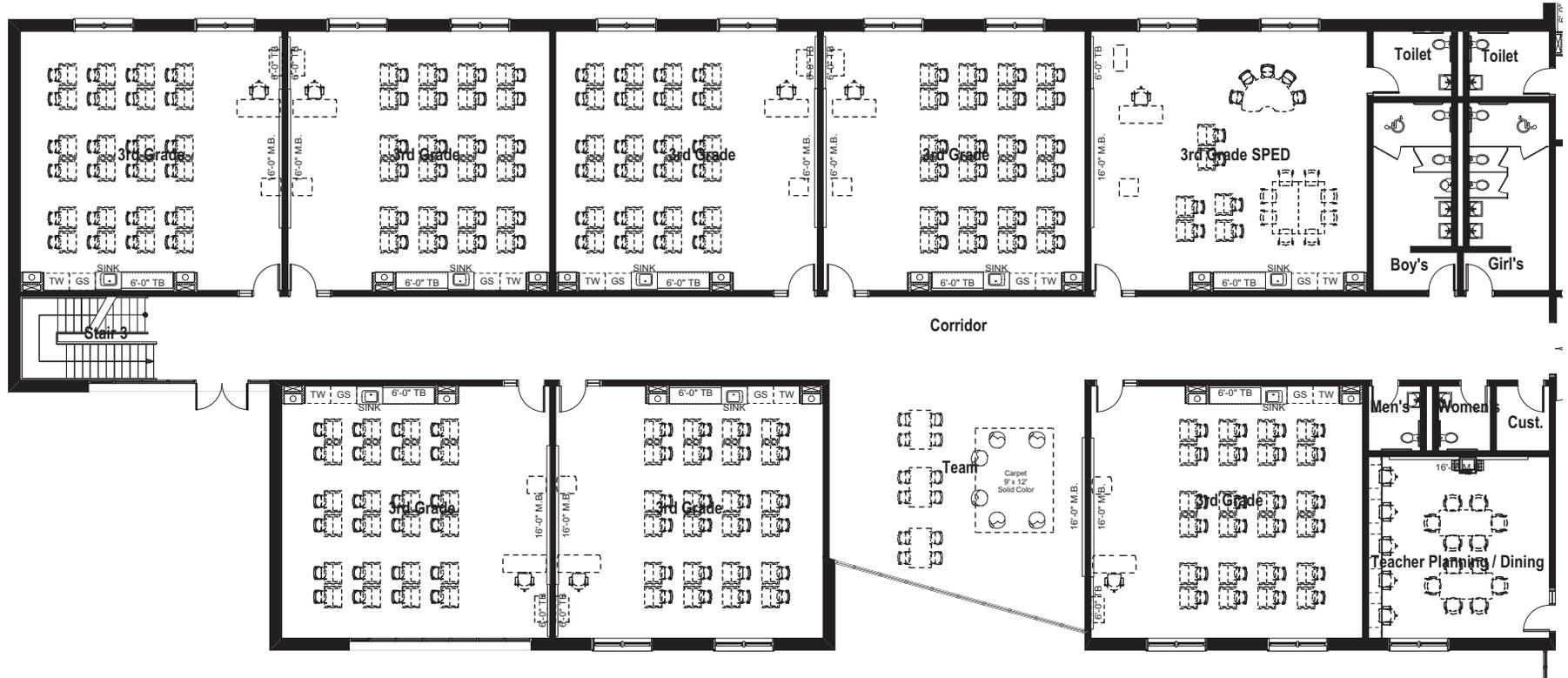
SECOND LEVEL PLAN



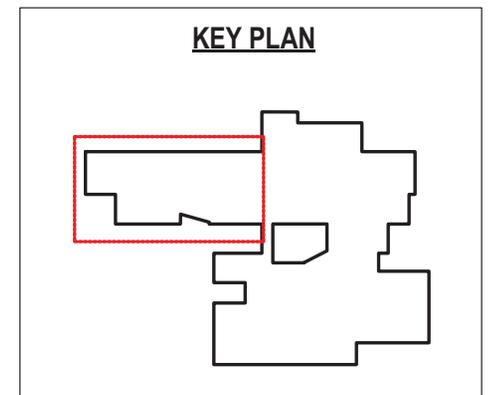
KEY

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



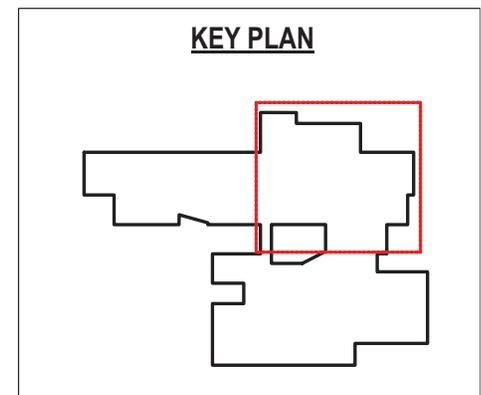


First Floor Plan



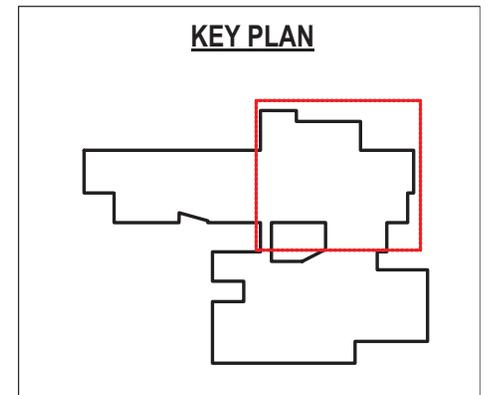


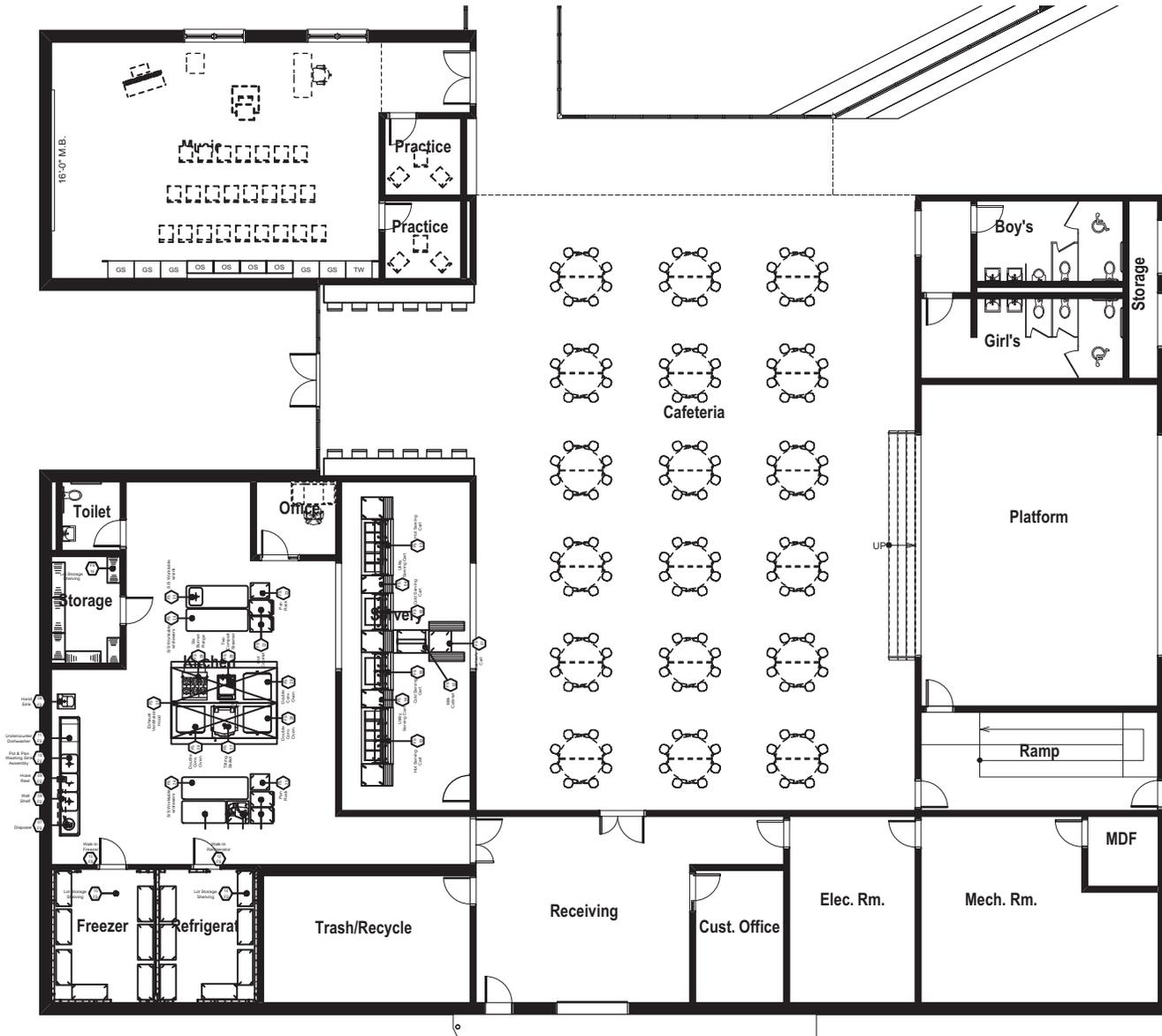
First Floor Plan



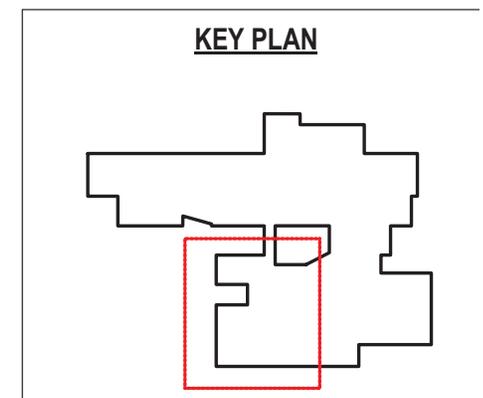


Second Floor Plan





First Floor Plan









Brick Veneer
(Horizontal accent)

Wood Phenolic Panel

Brick Veneer
(Horizontal accent)

Wood Phenolic Panel

Brick Veneer
(Horizontal accent)

Zinc Metal Shingle

West Elevation

EXAMPLES WITH ZINC SHINGLE

Lawrence High School
70 North Parish Road
Lawrence, MA 01843



**West Bridgewater Middle
High School**
155 West Center Street
West Bridgewater, MA 02379



Wayland High School
264 Old Connecticut Path
Wayland, MA 01778



EXAMPLES WITH WOOD PHENOLIC PANEL

Sutton High School
383 Boston Road
Sutton, MA 01590



Meeting Street School
1000 Eddy Street
Providence, RI 02905



**Bancroft Elementary
School**
155 West Center Street
Andover, MA 02379



**Roger Williams University
Residence Hall**
1 Old Ferry Road
Bristol, RI 02809



Preliminary Technology Systems

Technology Diagram

FIRST FLOOR PLAN



TECHNOLOGY DIAGRAM KEY

-  SHORT THROW PROJECTOR
-  MARKER BOARD PROJECTION SURFACE
-  STANDARD PROJECTOR
-  PROJECTION SCREEN
-  MULTI-TASK COPIER
-  LED DISPLAY
-  TYPICAL CLASSROOM:
PA SPEAKER
CALL BUTTON
SECONDARY CLOCK
VoIP HANDSET



Technology Diagram

SECOND FLOOR PLAN



TECHNOLOGY DIAGRAM KEY

-  SHORT THROW PROJECTOR
-  MARKER BOARD PROJECTION SURFACE
-  STANDARD PROJECTOR
-  PROJECTION SCREEN
-  MULTI-TASK COPIER
-  LED DISPLAY
-  TYPICAL CLASSROOM:
PA SPEAKER
CALL BUTTON
SECONDARY CLOCK
VoIP HANDSET



Preliminary Mechanical & Electrical Systems

HVAC

Heating:

- Energy savings systems to reduce energy use by 30%
- Gas fired high efficiency condensing central boilers

Cooling:

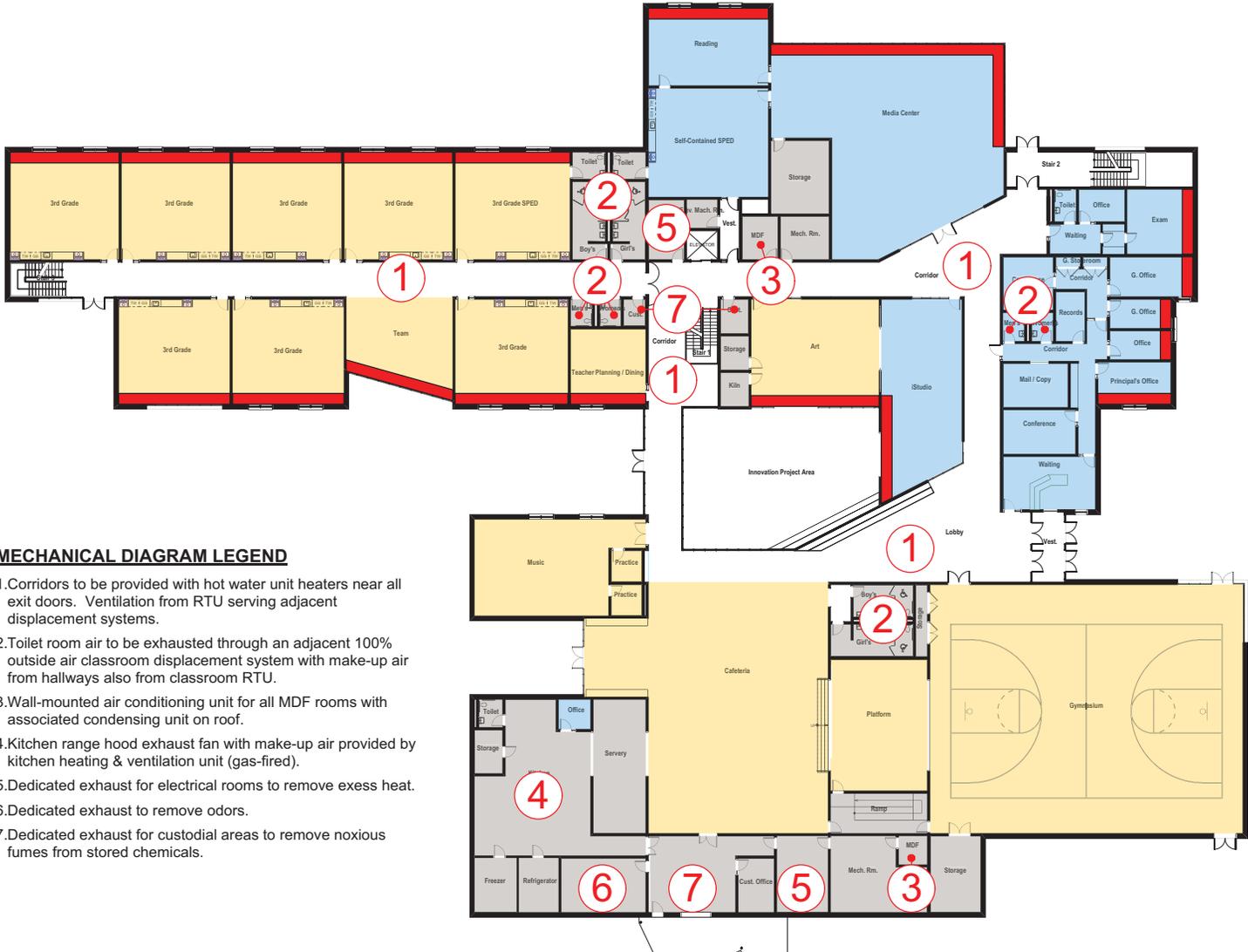
- High efficiency central chilled water cooling plant
- Full AC in specific areas: Admin, Media Center, iStudio

Classroom Heating & Ventilation:

- Displacement Air system w/ dehumidification - quiet and efficient
- Gas fired Roof Top Units with Dx compressors
- High Efficiency Energy management system

Mechanical Diagram

FIRST FLOOR PLAN



MECHANICAL DIAGRAM LEGEND

1. Corridors to be provided with hot water unit heaters near all exit doors. Ventilation from RTU serving adjacent displacement systems.
2. Toilet room air to be exhausted through an adjacent 100% outside air classroom displacement system with make-up air from hallways also from classroom RTU.
3. Wall-mounted air conditioning unit for all MDF rooms with associated condensing unit on roof.
4. Kitchen range hood exhaust fan with make-up air provided by kitchen heating & ventilation unit (gas-fired).
5. Dedicated exhaust for electrical rooms to remove excess heat.
6. Dedicated exhaust to remove odors.
7. Dedicated exhaust for custodial areas to remove noxious fumes from stored chemicals.

MECHANICAL DIAGRAM KEY

- FULL AIR CONDITIONING
Ceiling-mounted induction units with hot & chilled water coils for heating & cooling, ducted to the RTU for ventilation.
- DISPLACEMENT AIR
Floor/wall mounted displacement diffusers deliver low-velocity air at 63°F-68°F (depending on outdoor air temp.) for dehumidification & ventilation.
- VENTILATION & HEAT
- RADIANT PANEL



IMAGE OF PERIMETER RADIANT PANEL



Mechanical Diagram

SECOND FLOOR PLAN



MECHANICAL DIAGRAM KEY

- FULL AIR CONDITIONING
Ceiling-mounted induction units with hot & chilled water coils for heating & cooling, ducted to the RTU for ventilation.
- DISPLACEMENT AIR
Floor/wall mounted displacement diffusers deliver low-velocity air at 63°F-68°F (depending on outdoor air temp.) for dehumidification & ventilation.
- VENTILATION & HEAT
- RADIANT PANEL

MECHANICAL DIAGRAM LEGEND

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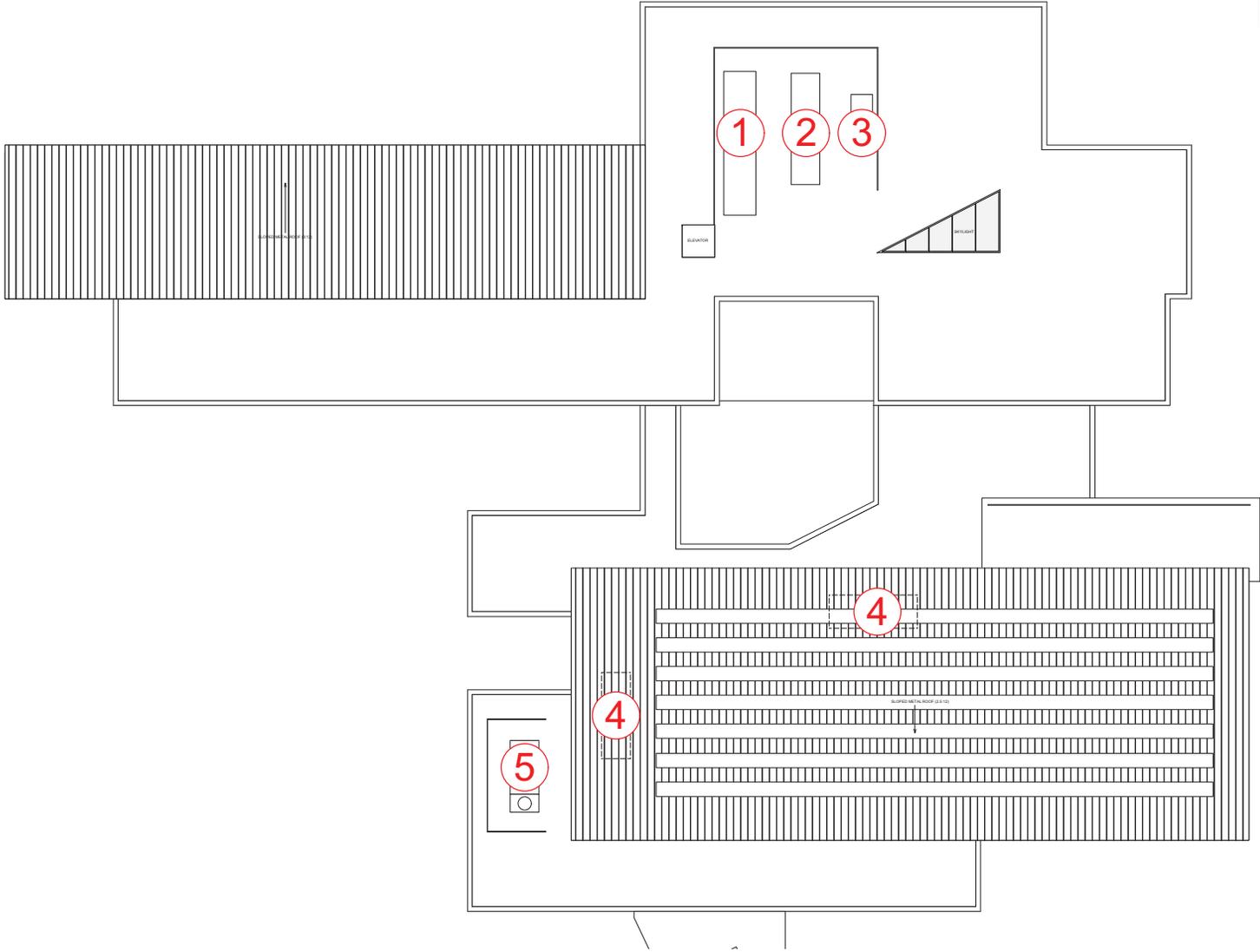


IMAGE OF PERIMETER RADIANT PANEL



Mechanical Diagram

ROOF PLAN



MECHANICAL ROOF DIAGRAM LEGEND

- 1. 100% outdoor air roof top unit & gas-fired-furnace with direct expansion refrigerant-based cooling. (General Classrooms)
- 2. 100% outdoor air roof top unit & gas-fired-furnace with direct expansion refrigerant-based cooling. (Administration, Media Center, SPED classrooms, & iStudio)
- 3. High-efficiency outdoor air-cooled chiller.
- 4. Re-circulating indoor air-handling unit with hot & chilled water coils. (suspended below roof)
- 5. Kitchen range hood exhaust fan with make-up air provided by kitchen heating & ventilation unit (gas-fired).



Electrical

Lighting:

- All lighting will be replaced with new LED fixtures
- Lighting will be on sensors

Power:

- New outlets and data jacks throughout

Emergency Generator:

- New 250 kw generator (safety, boilers, kitchen refrigeration, communication system)

Fire Alarm System, Intrusion Systems:

- New system throughout

Sustainable Design Features

Sustainable Design

LEED or MA-CHPS programs

2% additional MSBA reimbursement

Achieve LEED Silver or MA-CHPS “leader”

Minimum total points required

Creates a healthier, more efficient School

Goals

Minimize site impact on environment

Water conservation

Energy efficiency

Responsible use of Materials

Healthy indoor environment



LEED 2009 for Schools New Construction and Major Renovations

Project Checklist

Peebles Elementary School

#####

9 12 3 Sustainable Sites Possible Points: 24

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
Y			Prereq 2	Environmental Site Assessment	
		1	Credit 1	Site Selection	1
	4		Credit 2	Development Density and Community Connectivity	4
	1		Credit 3	Brownfield Redevelopment	1
2	2		Credit 4.1	Alternative Transportation—Public Transportation Access	4
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
	2		Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	2
	2		Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
	1		Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1
		1	Credit 9	Site Master Plan	1
1			Credit 10	Joint Use of Facilities	1

5 1 5 Water Efficiency Possible Points: 11

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
3	1		Credit 3	Water Use Reduction	2 to 4
		1	Credit 3	Process Water Use Reduction	1

14 2 17 Energy and Atmosphere Possible Points: 33

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
11	2	6	Credit 1	Optimize Energy Performance	1 to 19
	7		Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
1			Credit 4	Enhanced Refrigerant Management	1
	2		Credit 5	Measurement and Verification	2
	2		Credit 6	Green Power	2

7 1 5 Materials and Resources Possible Points: 13

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
	2		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 2
	1		Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2

Materials and Resources, Continued

Y	?	N			
		2	Credit 3	Materials Reuse	1 to 2
2			Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
1			Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

16 3 1 Indoor Environmental Quality Possible Points: 19

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
Y			Prereq 3	Minimum Acoustical Performance	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
4			Credit 4	Low-Emitting Materials	1 to 4
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
1	1		Credit 7.2	Thermal Comfort—Verification	1
2	1		Credit 8.1	Daylight and Views—Daylight	1 to 3
1			Credit 8.2	Daylight and Views—Views	1
	1		Credit 9	Enhanced Acoustical Performance	1
1			Credit 10	Mold Prevention	1

4 2 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Low Mercury Lighting	1
1			Credit 1.2	Innovation in Design: Specific Title	1
		1	Credit 1.3	Innovation in Design: Specific Title	1
		1	Credit 1.4	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1
1			Credit 3	The School as a Teaching Tool	1

4 Regional Priority Credits Possible Points: 4

Y	?	N			
		1	Credit 1.1	Regional Priority: Specific Credit	1
		1	Credit 1.2	Regional Priority: Specific Credit	1
		1	Credit 1.3	Regional Priority: Specific Credit	1
		1	Credit 1.4	Regional Priority: Specific Credit	1

55 19 37 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

1. Sustainable Sites

Storm water control (Qty & Quality)

Reduce Heat Island effect

Minimize light pollution

2. Water Saving Features

Water use reduction

Low flow plumbing fixtures

Sensor operated faucets & toilets

Minimize lawn irrigation

3. Energy Efficiency

Highly insulated walls and roof

High performance windows

High efficiency boilers & equipment

Renewable energy (PVs, Wind, etc...)

4. Materials and Resources

Recycling program

Construction waste management

Recycled content of materials

Rapidly renewable materials

Certified wood

5. Indoor Environmental Quality

Proper acoustical environments

Fresh and filtered air

Low emitting materials

Lighting and thermal control

Daylighting and views

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

Next Steps

Next Steps

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

- August 23, 2016 - Selectmen Meeting Presentation
- September 14, 2016 - Capital Outlay Presentation
- September 14, 2016 - Warrant due to Selectman
- September 19, 2016 - Finance Committee Presentation
- September 20, 2016 - Community Forum No. 9 at Peebles Elementary School Cafeteria
- September 29, 2016 - Submit Schematic Design documents to MSBA
- October 17, 2016 - Special Town Meeting
- October 18, 2016 - Selectman Vote Ballot Question Language
- November 09, 2016 - MSBA Board Meeting to approve project to bring to voters
- November 22, 2016 - Selectman Sign Ballot Warrant
- December 06, 2016 - Special Election Ballot Vote