

**PROJECT MINUTES**

Project:	Peebles Elementary School Feasibility Study	Project No.:	15041
Prepared by:	Joel Seeley	Meeting Date:	6/30/2016
Re:	School Building Committee Meeting	Meeting No:	19
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	<b>Voting Member</b>
✓	Peter J. Meier	Board of Selectmen	<b>Voting Member</b>
	Christopher Hyldburg	Chairman, School Committee	<b>Voting Member</b>
✓	Mitch McClain	Member, School Committee	<b>Voting Member</b>
✓	Natasha Scarpato	Member at Large	<b>Voting Member</b>
✓	Richard A. Lavoie	Finance Committee	<b>Voting Member</b>
✓	William Meier	Building Trade Expert	<b>Voting Member</b>
✓	Mary Jo Coggeshall	Member at Large	<b>Voting Member</b>
✓	Frederick H. Howe	Board of Health, Vice-Chairman School Building Committee	<b>Voting Member</b>
	Steven M. Lamarche	Superintendent of Schools, BPS	<b>Voting Member</b>
✓	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
19.1	Record	Call to Order, 6:30 PM, meeting opened.
19.2	Record	A motion was made by P. Meier and seconded by R. Lavoie to approve the 5/26/16 School Building Committee meeting minutes. No discussion, motion passed unanimous by those attending.
19.3	Record	J. Seeley distributed and reviewed the Project Budget Status Report, dated 5/31/16, attached.
19.4	Record	J. Seeley reviewed SMMA Amendment No. 1, dated 6/30/16 for the Independent Schematic Design Cost Estimate in the amount of \$12,100.00 to be charged against ProPay Code budget 0001-0000, which has a balance of \$20,000.00.  A motion was made by P. Meier and seconded by R. Lavoie to approve SMMA Amendment No. 1, dated 6/30/16 and recommend signature by T. Guerino. No discussion, motion passed unanimous.
19.5	J. Nelson J. Seeley K. Kovacs	J. Nelson, K. Kovacs and J. Seeley to review potential Town self-performed sitework in the Schematic Design phase.
19.6	J. Norton	J. Norton is taking the lead in developing a video tour of the existing Peebles that can be posted on the project website page as well as any Facebook page that may be created.
19.7	K. Kovacs S. Lamarche E. Donoghue J. Seeley	J. Seeley distributed and reviewed the MSBA comments to the PSR Submission, dated 6/22/16 and attached. K. Kovacs, S. Lamarche, E. Donoghue and J. Seeley to develop the response and submit to MSBA by 7/6/26.
19.8	Record	F. Howe provided a summary of the MSBA FAS meeting held on 6/29/16 at the MSBA to review the PSR Submission. Attending were P. Meier, F. Howe, C. Hyldburg, S. Lamarche, E. Donoghue, K. Kovacs and J. Seeley. K. Kovacs provided a summary of the presentation, attached.  At the close of the meeting, MSBA staff indicated they would be recommending approval of the submission, Option 5A, to the MSBA Board at the 7/20/16 Board meeting.
19.9	Committee	J. Seeley provided an overview of the 7/20/16 MSBA Board meeting. The Committee is to decide who will be attending. The MSBA will issue directions relative to the meeting over the upcoming weeks.
19.10	S. Lamarche	J. Seeley distributed and reviewed the opinion letter from Town Counsel, dated 5/27/16 and attached, providing direction that an analysis of the High School capacity can be added to the scope of the study. E. Donoghue from the MCPPO perspective, the added scope can be performed by FAI.  S. Lamarche to write a letter to MSBA requesting direction if the analysis, performed by FAI, would be reimbursable.
19.11	K. Kovacs	The scope of the High School capacity analysis was discussed. The analysis is to include the impact to building and accessibility codes, hazardous materials, building systems and

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Item #	Action	Discussion
		envelope, enrollment projections and educational curriculum relative to the High School's capacity. K. Kovacs to submit a fee proposal for the analysis for approval at the next Committee meeting.
19.12	Committee	J. Seeley distributed and reviewed a draft FAQ sheet, dated 6/30/16 attached. The Committee to review for discussion at the next Committee meeting.
19.13	Record	Old or New Business: <ol style="list-style-type: none"><li>1. P. Meier asked if the School Committee has determined who will be their representatives on the Committee? <i>N. Scarpato indicated the School Committee will determine by the next Committee meeting.</i></li><li>2. P. Meier indicated this is J. Nelson's last Committee meeting and thanked him for his service. J. Nelson may be interested in staying involved with the Committee as a resident knowledgeable with construction.</li></ol>
19.14	Record	Next <b>SBC Meeting: July 21, 2016 at 6:30 pm</b> at the Bourne Veteran's Memorial Community Center.
19.15	Record	A Motion was made by P. Meier and seconded by N. Scarpato to adjourn the meeting. No discussion, voted unanimously.

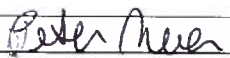
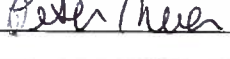


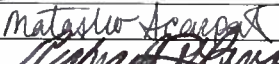



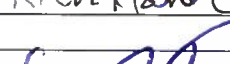

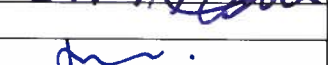


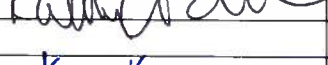

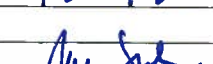



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Attachments: Agenda, Project Budget Status Report, SMMA Amendment No. 1, MSBA PSR Comments, Town Counsel Opinion Letter, Powerpoint presentation

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: 6/30/2016  
 Re: School Building Committee Meeting Meeting No: 19  
 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	chrich@alpha-1.com	Chairman, Bourne School Committee
	Mitch McClain	mitchmclain@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	mjcoggeshall@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:	6/30/2016
Meeting Location:	Bourne Veterans Memorial Community Center	Meeting Time:	6:30 PM
Prepared by:	Joel Seeley	Meeting No.:	19
Distribution:	Committee Members (MF)		

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1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Review MSBA PSR Comments
5. Review MSBA FAS Meeting
6. Prepare for July 20, 2016 MSBA Board Meeting
7. High School Capacity Study
8. Draft FAQ
9. Old or New Business
10. Public Comments
11. Next Meeting – July 21, 2016
12. Adjourn

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
<b>FEASIBILITY STUDY AGREEMENT</b>											
0001-0000	OPM Feasibility Study/Schematic Design	\$ 140,000.00	\$ (15,000.00)	\$ 125,000.00	\$ 125,000.00	\$ -	100%	\$ 58,800.00	47%	\$ 66,200.00	\$ 66,200.00
0002-0000	A/E Feasibility Study/Schematic Design	\$ 500,000.00	\$ (135,000.00)	\$ 365,000.00	\$ 365,000.00	\$ -	100%	\$ 218,750.00	60%	\$ 146,250.00	\$ 146,250.00
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
	<b>SUBTOTAL</b>	<b>\$ 750,000.00</b>		<b>\$ 750,000.00</b>	<b>\$ 566,320.13</b>	<b>\$ 183,679.87</b>	<b>76%</b>	<b>\$ 343,386.13</b>	<b>61%</b>	<b>\$ 222,934.00</b>	<b>\$ 406,613.87</b>

June 21, 2016

Mr. Edward Donoghue  
Director of Business Services  
Bourne Public Schools  
24 Perry Avenue  
Buzzards Bay, Massachusetts 02532-3441

**Re: Peebles Elementary School**

**Bourne, Massachusetts**

*Independent Cost Estimate*

*SMMA No. 15041*

Dear Mr. Donoghue:

We are pleased to submit this proposal for the independent cost estimate for the Peebles Elementary School project.

The Owner's Project Manager Contract includes an allowance of Twenty Thousand Dollars (\$20,000.00) for the independent cost estimate.

A.M. Fogarty, our cost estimating consultant, will provide cost estimating services, in accordance with their proposal, dated June 20, 2016, attached. Their fee will be \$11,000.00. The cost for A.M. Fogarty's services will be billed at our cost plus 10% in accordance with Article 10 of our Contract for a total fee of \$12,100.00.

I will call you to review.

Very truly yours,

**SMMA | Symmes Maini & McKee Associates**



Joel G. Seeley  
Project Director

cc: Contract File (MF)

enclosures: A.M. Fogarty Proposal

**ATTACHMENT B**

**CONTRACT FOR PROJECT MANAGEMENT SERVICES  
AMENDMENT NO. 1**

**WHEREAS**, the Town of Bourne (“Owner”) and Symmes Maini & McKee Associates (SMMA), (the “Owner’s Project Manager”) (collectively, the “Parties”) entered into a Contract for Project Management Services for the Peebles Elementary School Project (Project Number 201400360010) at the Peebles Elementary School on April 17, 2015 “Contract”; and

**WHEREAS**, effective as of June 30, 2016, the Parties wish to amend the Contract, as amended:

**NOW, THEREFORE**, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Owner’s Project Manager to perform services for the Design Development Phase, the Construction Phases, and the Final Completion Phase of the Project, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Owner’s Project Manager shall be compensated by the Owner in accordance with the following Fee for Basic Services:

<b>Fee for Basic Services:</b>	<b>Original Contract</b>	<b>Prior Amendments</b>	<b>This Amendment</b>	<b>After this Amendment</b>
Feasibility Study Phase	\$68,000.00	\$0.00	\$0.00	\$68,000.00
Schematic Design Phase	\$37,000.00	\$0.00	\$12,100.00	\$49,100.00
Design Development Phase	\$			
Construction Document Phase	\$			
Bidding Phase	\$			
Construction Phase	\$			
Completion Phase	\$			
<b>Total Fee</b>	<b>\$105,000.00</b>	<b>\$0.00</b>	<b>\$12,100.00</b>	<b>\$117,100.00</b>

This Amendment is a result of: including cost estimating services  
\_\_\_\_\_  
\_\_\_\_\_



3. The Construction Budget shall be as follows:

Original Budget: \$NA  
Amended Budget \$ \_\_\_\_\_

4. The Project Schedule shall be as follows:

Original Schedule: NA  
Amended Schedule \_\_\_\_\_

5. The Authority's standard OPM Contract Amendment for DBB, which is attached hereto and incorporated by reference herein, is made a part of the Contract in its entirety.

6. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract, as amended. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract, as amended, shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract, as amended, remain in full force and effect.

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Owner's Project Manager have caused this Amendment to be executed by their respective authorized officers.

**OWNER**

Thomas M. Guerino  
(print name)  
Town Administrator, Town of Bourne  
(print title)

By \_\_\_\_\_  
(signature)

Date \_\_\_\_\_

**OWNER'S PROJECT MANAGER**

Joel G. Seeley  
(print name)  
Project Director, Symmes Maini & McKee Associates, Inc.  
(print title)

By \_\_\_\_\_  
(signature)

Date \_\_\_\_\_

# A.M. Fogarty

& Assoc., Inc. "Construction Cost Consultants"

175 Derby St., Suite 5, Hingham, MA 02043  
TEL: (781) 749-7272 FAX: (781) 740-2652  
ptim@amfogarty.com

June 20, 2016

Joel Seeley  
Symmes Mainie & McKee Associates  
1000 Massachusetts Avenue  
Cambridge, MA 02138

RE: Bourne Pebbles Elementary School

Dear Joel:

A.M. Fogarty and Associates proposes to provide cost estimating services for the above referenced project as follows:

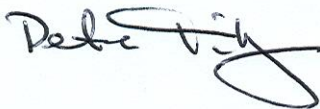
FEE SCHEDULE:

Schematic Design Cost Estimate	\$ 11,000
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Our work will entail providing quantity surveys and pricing for all civil, architectural, structural, mechanical and electrical work. We will provide an estimate in **Uni Format** including sub-totals by division.

If this proposal is acceptable, please sign below and return to our office.

Sincerely,



Peter T. Timothy  
President

PTT/bkr

Accepted By: \_\_\_\_\_  
Symmes Mainie & McKee Associates

Date: \_\_\_\_\_

# Massachusetts School Building Authority

Deborah B. Goldberg  
Chairman, State Treasurer

Maureen G. Valente  
Chief Executive Officer

John K. McCarthy  
Executive Director / Deputy CEO

June 22, 2016

Mr. Thomas M. Guerino, Town Administrator  
Bourne Town Hall  
24 Perry Avenue, Room 101  
Bourne, MA 02532-3441

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


Dear Mr. Guerino:

The Massachusetts School Building Authority (the "MSBA") is forwarding review comments for the Module 3 Feasibility Study Preferred Schematic Report submission for the James F. Peebles Elementary School project received by the MSBA on June 3, 2016.

Responses to the attached comments shall be forwarded to the assigned Project Coordinator, Katie DeCristofaro (Kathryn.DeCristofaro@MassSchoolBuildings.org), through the Owner's Project Manager. Please review and return responses within 14 days of receipt of this letter.

If you have any questions or comments, please do not hesitate to contact Christina Forde (Christina.Forde@MassSchoolBuildings.org).

Sincerely,



Mary Pichetti  
Director of Capital Planning

Attachments:

Attachment 'A' Preferred Schematic Report Review Comments

Attachment 'B' Preferred Schematic Space Summary Review Comments

Page 2

June 22, 2016

James F. Peebles Elementary School PSR Review Comments

Cc: Legislative Delegation  
Donald J. Pickard, Chair, Bourne Board of Selectmen  
Christopher Hyldburg, 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  
File: 10.2 Letters (Region 6)

## **Attachment A – Module 3 Preferred Schematic Report Review Comments**

**District: Town of Bourne**  
**School: James F. Peebles Elementary School**  
**Submittal Due Date: June 2, 2016**  
**Submittal Received Date: June 3, 2016**  
**Review Date: June 6-20, 2016**  
**Reviewed by: C. Forde, C. Alles, J. Jumpe**

### **MSBA REVIEW COMMENTS:**

The following comments<sup>1</sup> on the Preferred Schematic Report submittal are issued pursuant to a review of the project submittal document for the proposed new construction of the James F. Peebles Elementary School presented as a part of the Feasibility Study submission in accordance with the MSBA Module 3 Guidelines, as produced by Flansburgh Associates, Inc., and its consultants. Certain supplemental components from the Owner’s Project Manager (OPM) – Symmes Maini & McKee Associates are included.

### **3.3 Preferred Schematic Report**

Preferred Schematic Report shall include the following:

- OPM certification of completeness & conformity – *Complete with no further review comments.*
- Table of Contents – *Complete with no further review comments.*
- Introduction – *Refer to review comments in section 3.3.1, shown in italics.*
- Evaluation of Existing Conditions – *Complete with no further review comments.*
- Final Evaluation of Alternatives – *Refer to review comments in section 3.3.3, shown in italics.*
- Preferred Solution – *Refer to review comments in section 3.3.4, shown in italics.*
- Local Actions and Approval Certification – *Refer to review comments in section 3.3.5, shown in italics.*

#### **3.3.1 Introduction** – Provide the following:

- Overview of the process undertaken since submittal of the Preliminary Design Program that concludes with submittal of the Preferred Schematic Report, including any new information and changes to previously submitted information – *This section of the submittal refers to Option 5A as a PK-8 grade configuration with 460 students, but it actually is a 3-5 grade configuration with 460 students.*

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<sup>1</sup> The written comments provided by the MSBA are solely for purposes of determining whether the submittal documents, analysis process, proposed planning concept and any other design documents submitted for MSBA review appear consistent with the MSBA’s guidelines and requirements, and are not for the purpose of determining whether the proposed design and its process may meet any legal requirements imposed by federal, state or local law, including, but not limited to, zoning ordinances and by-laws, environmental regulations, building codes, sanitary codes, safety codes and public procurement laws or for the purpose of determining whether the proposed design and process meet any applicable professional standard of care or any other standard of care. Project designers are obligated to implement detailed planning and technical review procedures to effect coordination of design criteria, buildability, and technical adequacy of project concepts. Each city, town and regional school district shall be solely responsible for ensuring that its project development concepts comply with all applicable provisions of federal, state, and local law. The MSBA recommends that each city, town and regional school district have its legal counsel review its development process and subsequent bid documents to ensure that it is in compliance with all provisions of federal, state and local law, prior to bidding. The MSBA shall not be responsible for any legal fees or costs of any kind that may be incurred by a city, town or regional school district in relation to MSBA requirements or the preparation and review of the project’s planning process or plans and specifications.

*Please correct this information, and make sure the option details are consistent throughout the submission moving forward.*

- Summary of updated project schedule, including:
  - Projected MSBA Board of Directors Meeting for approval of Project Scope and Budget Agreement – *Provided with no further review comments.*
  - Projected Town/City vote for Project Scope and Budget Agreement – *Provided with no further review comments.*
  - Anticipated start of construction – *Provided with no further review comments.*
  - Target move in date – *Provided with no further review comments.*
- Summary of the final evaluation of existing conditions – *Provided with no further review comments.*
- Summary of final evaluation of alternatives – *Provided with no further review comments.*
- Summary of District’s preferred solution – *Provided with no further review comments.*
- A copy of the MSBA Preliminary Design Program project review and corresponding District response – *Provided with no further review comments.*

### **3.3.2 Evaluation of Existing Conditions**

Describe any changes resulting from new information that informs the conclusions of the evaluation of the existing conditions and its impact on the final evaluation of alternatives. If changes are substantive, provide an updated Evaluation of Existing Conditions and identify as final. Identify additional testing that is recommended during future phases of the proposed project and indicate when the investigations and analysis will be completed. – *Provided with no further review comments.*

### **3.3.3 Final Evaluation of Alternatives**

Include at least three potential alternatives, with at least one renovation and/or addition option. Include the following for each alternative where appropriate:

- An analysis of each prospective site including natural site limitations, building footprint(s), athletic fields, parking areas and drives, bus and parent drop-off areas, site access, and surrounding site features – *Provided with no further review comments.*
- Evaluation of the potential impact that construction of each option will have on students and measures recommended to mitigate impact – *The information provided indicates that Options 1A, 4A, and 5A would be new construction projects at the existing Peebles Elementary School site. The information provided also indicates that these three options would result in minimal disruption to students because they would be single phase construction projects. Option 4B would be a renovation with additions at the existing Peebles Elementary School; this would require phased construction because the school would be occupied during construction. Finally, Option 2A would be a renovation with additions at the existing Bournedale Elementary School; this would require phased*

*construction because the school would be occupied during construction. Please ensure that further detail is provided in the subsequent schematic design documents that clearly describes and illustrates the separation, safety provisions, and possible construction laydown areas that will be applied during construction on the occupied site.*

- Conceptual architectural and site drawings that satisfy the requirements of the education program – *Provided with no further review comments.*
- An outline of the major building structural systems – *Provided with no further review comments.*
- The source, capacities, and method of obtaining all utilities
  - *Storm drainage – Per the Civil Engineering Report, it has been recommended that any proposed work should include the cleaning of the existing drainage system around the school site, and all existing catch basins and drainage structures should be inspected to determine if any structures need to be replaced. Please confirm this recommendation will be incorporated into the schematic design.*
  - *Natural gas – As indicated in the submission there is currently a gas moratorium for new projects on the Cape side of the canal. Please confirm that the preferred solution will not exceed the current load of the existing school.*
  - *Fuel storage tanks – As indicated in the submission there are several fuel storage tanks that exist at the Peebles Elementary School site, which will be removed with the construction of a potential new school. The project team should be aware of the current policies associated with MSBA’s participation in the abatement and removal of hazardous materials. Please note that work associated with the removal of fuel storage tanks and associated contaminated soil is considered ineligible for reimbursement.*
- A narrative of the major building systems – *Provided with no further review comments.*
- A proposed total project budget and a construction cost estimate using the Uniformat II Elemental Classification format (to as much detail as the drawings and descriptions permit, but no less than Level 2) – *This section of the submittal refers to Option 5A as a K-5 grade configuration with 460 students, but it actually is a 3-5 grade configuration with 460 students. Please correct this information, and make sure the option details are consistent throughout the submission moving forward.*
- Permitting requirements and associated approval schedule – *Provided with no further review comments.*
- Proposed project design and construction schedule including consideration of phasing – *Provided with no further review comments.*
- Completed Table 1 – MSBA Summary of Preliminary Design Pricing spreadsheet – *Provided with no further review comments.*

### 3.3.4 Preferred Solution – Provide the following:

- **Educational Program**

- Summary of key components and how the preferred solution fulfills the educational program
  - *Please indicate if the District plans to incorporate 1:1 technology in the future.*
  - *Please describe how the District plans on utilizing computer labs in the future.*
  - *Please provide a detailed narrative that describes the District's transportation schedule as a result of the proposed grade reconfigurations.*
- Proposed variances to, and benefits of, any changes to the current grade configuration (if any) and a related transition plan – *Provided with no further review comments.*

- **Preferred Solution Space Summary**

- Updated MSBA Space Summary spreadsheet – *Refer to detailed comments in 'Attachment B'.*
- Narrative description of reasons for all variances (if any) between proposed net and gross areas as compared to MSBA guidelines – *Provided with no further review comments.*

- **Preliminary NE-CHPS or LEED-S scorecard**

- Completed scorecard and a statement from the Designer certifying – *Provided with no further review comments.*

- **Building Plans**

- Provide conceptual floor plans of the preferred solution, in color that are clearly labeled to identify educational spaces.
  - *Please label all spaces on the floor plans and confirm they align with the space summary provided.*
  - *Please provide an interior circulation diagram that describes how students will transition into the school from the drop off areas, from the classrooms to the cafeteria, and exit the school at time of dismissal. In addition, provide the same information for an individual that is physically challenged. The intent is to understand how students will be traveling through the building on a daily basis.*
  - *Please describe how the physically challenged will access the stage.*
  - *Please indicate if the building is intended to be used by the community. If so, please describe how the building will be used, how the community will enter the building, and how the building will be secured and monitored.*



- **Site Plans** – Provide clearly labeled site plans of the preferred solution including, but not limited to:
  - Structures and boundaries – *Provided with no further review comments.*
  - Site access and circulation – *Please describe other alternatives that were explored as part of developing the Preferred Schematic Report, specifically the circulation and location of the busses and parent pick-up/drop-off. In addition, please describe how a physically challenged individual will access the building.*
  - Parking and paving – *Provided with no further review comments.*
  - Zoning setbacks and limitations – *Provided with no further review comments.*
  - Easements and environmental buffers – *Provided with no further review comments.*
  - Emergency vehicle access – *Provided with no further review comments.*
  - Safety and security features – *Not specifically indicated on plans. Please provide. Also, please confirm that first responding emergency representatives have been consulted in the planning process and associated requirements have been incorporated into the preferred solution.*
  - Utilities – *Not specifically indicated on plans. Please provide.*
  - Athletic fields and outdoor educational spaces (existing and proposed) – *Provided with no further review comments.*
  - Site orientation – *Provided with no further review comments.*
  
- **Budget** – Provide an overview of the Total Project Budget and local funding including the following:
  - Estimated total construction cost – *Provided with no further review comments.*
  - Estimated total project cost – *Provided with no further review comments.*
  - Estimated funding capacity – *Provided with no further review comments.*
  - List of other municipal projects currently planned or in progress – *Not provided, please include as part of the District’s response to MSBA’s PSR review comments.*
  - District’s not-to-exceed Total Project Budget – *The submittal indicates in section 3.3.4H that the District’s not-to-exceed Total Project Budget is \$41,492,585. In addition, this section of the submittal refers to Option 5A as a K-5 grade configuration with 460 students, but it actually is a 3-5 grade configuration with 460 students. Please correct this information, and make sure the option details are consistent throughout the submission moving forward.*
  - Brief description of the local process for authorization and funding of the proposed project – *Provided with no further review comments.*
  - Estimated impact to local property tax, if applicable – *Provided with no further review comments.*
  - Completed MSBA Budget Statement – *Provided with no further review comments.*

- **Schedule** – Provide an updated project schedule including the following projected dates:
  - Massachusetts Historical Commission Project Notification Form – *The Preliminary Design Program submission indicated that District submitted the Project Notifications Form (PNF) to the Massachusetts Historical Commission (MHC) on November 18, 2015 and obtained MHC approval on December 14, 2015.*
  - MSBA Board of Directors meeting for approval to proceed into Schematic Design – *The District is targeting the July 20, 2016 MSBA Board of Directors meeting for Preferred Schematic approval.*
  - MSBA Board of Directors meeting for approval of project scope and budget agreement and project funding agreement – *The District is targeting the November 9, 2016 MSBA Board of Directors meeting for Project Scope and Budget approval.*
  - Town/City vote for project scope and budget agreement – *Provided with no further review comments.*
  - Design Development, 60% Construction Documents, and 90% Construction Documents submittal dates – *Provided with no further review comments.*
  - MSBA Reviews for Design Development, 60% Construction Documents, and 90% Construction Documents submittals (include required 21-day duration) – *Provided with no further review comments.*
  - District Response to MSBA Review Comments – *Please incorporate fourteen (14) days for the District to respond to the MSBA’s review comments for DD, 60% CD and 90% CD submittal reviews.*
  - Anticipated bid date/GMP execution date – *Provided with no further review comments.*
  - Construction start – *Provided with no further review comments.*
  - Move-in date – *Provided with no further review comments.*
  - Substantial completion – *Provided with no further review comments.*

**3.3.5 Local Actions and Approvals** to include:

- Certified copies of the School Building Committee meeting notes showing specific submittal approval vote language and voting results, and a list of associated School Building Committee meeting dates, agenda, attendees and description of the presentation materials – *Please provide the School Building Committee meeting documentation for the May 26, 2016 meeting.*
- Signed Local Actions and Approvals Certification(s):
  - Submittal approval certificate – *Provided with no further review comments.*
  - Grade reconfiguration and/or redistricting approval certificate – *Provided with no further review comments.*
- Provide the following to document approval and public notification of school configuration changes associated with the proposed project:

- A description of the local process required to authorize a change to the existing grade configuration or redistricting in the district – *Please confirm that there are no additional votes or approvals required to reconfigure the elementary schools from the current neighborhood configuration to the proposed District-wide configuration.*
- A list of associated public meeting dates, agenda, attendees and description of the presentation materials – *Provided with no further review comments.*
- Certified copies of the governing body (e.g. School Building Committee) meeting notes showing specific grade reconfiguration and/or redistricting, vote language, and voting results if required locally – *Provided with no further review comments.*
- A certification from the Superintendent stating the District’s intent to implement a grade configuration or consolidate schools, as applicable. The certification must be signed by the Chief Executive Officer, Superintendent of Schools, and Chair of the School Committee – *Provided with no further review comments.*

**Additional Comments**

- Design Enrollment Certification – *Please note that the District will be required to execute a final Design Enrollment Certification based on the preferred solution. The MSBA will prepare a certification to be forwarded for signature upon approval by the Board of Directors for the preferred solution.*

**End**

## **Attachment B – Module 3 Preferred Schematic Space Summary Review**

**District: Town of Bourne**

**School: James F. Peebles Elementary School**

**Submittal Due Date: June 2, 2016**

**Submittal Received Date: June 3, 2016**

**Review Date: June 6-20, 2016**

**Reviewed by: C. Forde, C. Alles, J. Jumpe**

The Massachusetts School Building Authority (the “MSBA”) has completed its review of the proposed space summary of the preferred alternative as produced by Flansburgh Associates, Inc., and its consultants. This review involved evaluating the extent to which the James F. Peebles Elementary School’s proposed space summary conforms to the MSBA guidelines and regulations.

The MSBA considers it critical that the Districts and their Designers aggressively pursue design strategies to achieve compliance with the MSBA guidelines for all proposed projects in the new program and strive to meet the gross square footage allowed per student and the core classroom space standards, as outlined in the guidelines. The MSBA also considers its stance on core classroom space critical to its mission of supporting the construction of successful school projects throughout the Commonwealth that meet current and future educational demands. The MSBA does not want to see this critical component of education suffer at the expense of larger or grander spaces that are not directly involved in the education of students.

MSBA recognizes the benefits and the challenges associated with saving or renovating existing spaces, and may consider variations in the guidelines for renovation projects beyond those included below. Please note that any spaces in new construction or substantially renovated spaces must be compliant with MSBA space standards for both allotted area and room quantity unless otherwise approved in writing by the MSBA.

The following review is based on the submitted new construction project option with an agreed upon design enrollment of 460 students in grades 3-5.

### **The MSBA review comments are as follows:**

- **Core Academic** – The District is proposing to provide a total of 18,900 net square feet (nsf) which is 1,100 nsf below the MSBA guidelines. The MSBA accepts this variation to the guidelines. However, please include the 1,000 nsf Innovation Studio (“iStudio”) space in this category.
- **Special Education** – The District is proposing to provide a total of 5,540 net square feet (nsf) which meets the MSBA guidelines. Please note that the Special Education program is subject to approval by the Department of Elementary and Secondary Education (DESE). The District should provide this information for this submittal with the Schematic Design Submittal. Formal approval of the

District's proposed Special Education program by the DESE is a prerequisite for executing a Project Funding Agreement with the MSBA.

- **Art and Music** – The District is proposing to provide a total of 8,600 nsf which is 275 nsf below the MSBA guidelines. Please verify that the proposed square footage is sufficient to deliver the District's programmatic needs in the District's response to MSBA's Preferred Schematic Report review comments.
- **Health and Physical Education** – The District is proposing to provide a total of 6,300 nsf which meets the MSBA guidelines. No further action required.
- **Media Center** – The District is proposing to provide a total of 2,740 nsf which meets the MSBA guidelines. No further action required.
- **Dining and Food Service** – The District is proposing to provide a total of 6,778 nsf which meets the MSBA guidelines. No further action required.
- **Medical** – The District is proposing to provide a total of 510 nsf which meets the MSBA guidelines. No further action required.
- **Administration and Guidance** – The District is proposing to provide a total of 2,325 nsf which meets the MSBA guidelines. No further action required.
- **Custodial and Maintenance** – The District is proposing to provide a total of 2,060 nsf which meets the MSBA guidelines. No further action required.
- **Other** – The District is proposing to provide a 1,000 nsf "iStudio" space to be utilized as a resource space used by all classes. The proposed space is to be modeled after the "iStudio" at the current Bourne High School. Based on the information provided in the District's Educational Program which supports such a space, the MSBA takes no exception to include this space in the proposed project. However, please relocate this space into the Core Academic category and resubmit an updated space summary.
- **Total Building Net Floor Area** – The District is proposing to provide a total of 48,453 nsf which is 375 nsf below the MSBA guidelines. Please address the comments provided in the categories above and resubmit in order for the MSBA to establish an allowable nsf.
- **Total Building Gross Floor Area** – The District is proposing to provide a total of 72,680 gsf which is 1,533 gsf below the MSBA guidelines. Please address the comments provided in the categories above and resubmit in order for the MSBA to establish an allowable gsf.

Please note that upon moving forward into subsequent phases of the proposed project, the Designer will be required to provide, with each submission, a signed, updated space summary that reflects the design and demonstrates that the design remains, except as

agreed to in writing by the MSBA, in accordance with the guidelines, rules, regulations and policies of the MSBA. Should the updated space summary demonstrate changes to the previous space summary include a narrative description of the change(s) and the reason for the proposed changes to the project.

# Memo

**To:** Thomas M. Guerino, Town Administrator  
**From:** Robert S. Troy, Town Counsel *RST*  
**Date:** May 27, 2016  
**Re:** School Building Committee - Peebles School

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This shall respond to your request for my Opinion as Town Counsel with respect to options that the School Building Committee is considering with respect to the Peebles School. I have requested and now have received information and documentation from the Town Clerk and the Director of Facilities.

The first inquiry is whether the School Building Committee may lawfully undertake to review how all Bourne School buildings are configured grade-wise under the Town Meeting Vote under Article 12 of the Special Town Meeting of October 27, 2014.

A review of that vote reveals that the Town authorized the Committee members to serve until "...the projects and responsibilities for which the members were appointed have been completed." The Special Town Meeting of October 27, 2014 authorized an appropriation for a "feasibility study of potential solutions to the problems identified in the Statement of Interest to the James F. Peebles Elementary School on Trowbridge Road and to determine the feasibility of the implementation of such solutions, including consideration of making extraordinary repairs, renovation, addition/renovation and new construction..."

I have requested, received and reviewed the Statement of Interest referred to in the Special Town Meeting Vote under Article 16 of October 27, 2014. The Cecil Group concluded that “The findings of these assessments clearly demonstrate a need for new, renovated and reorganized space within Bourne’s municipal buildings.” The Statement discusses grades, kindergarten and special programs and the “housing” required to provide educational services. It also discusses changing the current structure of elementary schools so that the new Peebles Elementary School “would be able to house the upper elementary students” as well as allowing the District the opportunity to reconfigure grades in the elementary configuration. Finally, the Bourne School Committee voted on January 25, 2014 to submit the Statement of Interest, citing “the lack of suitable educational space presents many challenges in delivering the best education possible for the students of Bourne...” A reading of the Statement of Interest suggests that the review of the issues relating to the Peebles Elementary School was intended to be broad and encompassing.

Given the vote of the Special Town Meeting of October 27, 2014 under Article 16 and the Statement of Interest, it is clear that the Town Meeting conferred broad and expansive authority to the School Building Committee regarding “potential solutions” to the myriad of problems identified in the Statement of Interest. In my Opinion, the broad and expansive authority includes consideration of the issues identified in the School Building Committee’s communication to the Town Administrator.

The School Building Committee also inquires whether examination of “...how all of the building configured grade-span wise relates to this Peebles option...” This decision must be made by the Procurement Officer in accordance with the requirements of Chapter 30B. Nonetheless, I have requested, received and reviewed the RFS for the Peebles Elementary Services and observe that there is considerable discussion in “Background” and “Project Goals and General Scope” about all of the schools in the District and the grade configuration in those schools. I leave to the CPO the Decision as to whether the selected designer may be designated to perform services related to this issue.



RST:geo

Cc: Board of Selectmen  
Superintendent of Schools  
Bourne Public Schools Director of Business Services  
Chair, School Building Committee



## The new Peebles Elementary School FAQ's

### 1. Why a grade 3-5 Peebles Elementary School?

This option replaces the existing Peebles School with a new facility serving a single intermediate school for students in grades 3 through 5, keeping an elementary school on the Cape side of the canal as part of greater campus with the middle and high school. It relocates the fifth grade into an elementary school setting and provides new educational opportunities at Bourne Middle School. This option creates an equal educational experience among the elementary schools, more streamlined curriculum and collaboration opportunities, a more focused 3-5 educational program with greater academic resources, and the unique opportunity for fifth grade students in leadership roles.

### 2. What will happen to the Bournedale School?

Creating a Pre-K-2 school will expand and enhance the early childhood program already in place. An early childhood program will be developed to include a universal kindergarten program available to all Bourne students. The existing Bournedale Elementary School possesses educational spaces size appropriately for grades PK through 2. The school currently has an undersized gymnasium and limited Special Education spaces that are more conducive for grades K-2.

### 3. What will happen to the Middle School?

Creating a 6-8 middle school will allow teachers and staff to use the middle school in the way in which it was intended when built. Teachers and staff can more narrowly focus curriculum, programs, and activities to early adolescent learners.

### 4. Why should the 5<sup>th</sup> grade be returned to the elementary school?

Moving the fifth grade to the 3-5 school further eases student transition to middle school as they will have already merged as a class, and experienced transition from the elementary school to the intermediate (3-5) school. Fifth grade students will take the school bus with students in their own age groups that will reduce exposure to behaviors of older students.

## 5. What options have been studied?

Seven design alternatives were discussed and evaluated at several School Building Committee meetings, Bourne Academic Leadership Team meetings, and 7 community forums. The committee focused on the following criteria when evaluating the options: educational benefits, size of building, cost, minimal disruption during construction, community access, transportation, student transitions, and the geographical challenge of the canal. The seven design alternatives explored are:

- Option 1A - New K-4 school (250 enrollment),
- Option 1G - Reno / Add K-4 school (250 enrollment)
- Option 2A - Reno / Add PK-4 school (725 enrollment)
- Option 3A - Reno / Add PK-4 school (885 enrollment)
- Option 4A - New K-5 school (410 enrollment)
- Option 4B - Reno / Add K-5 school (410 enrollment)
- **Option 5A - New 3-5 school (460 enrollment) The Bourne SBC Preferred Alternative**

## 6. Why not renovate instead?

The study demonstrated that due to the age and condition of the 62+ year old Peebles Elementary School, in order to meet the building code and the Massachusetts School Building Authority (MSBA) requirements for reimbursement, a renovation/addition would cost more than new construction.

## 7. Will it be longer to travel to school?

Text

## 8. Will school start times change?

Text

## 9. What are the benefits of grade spans?

While this is a shift from the current school configurations, there are potential benefits for all stakeholders of the Bourne Public Schools system. This option provides district-wide PK-2 at Bournedale, 3-5 at Peebles and 6-8 at BMS. By creating small grade span schools, each school will be able to focus on one specific stage of child development. There will be a building wide concentration of attention to the growth, emotional, physical, and curricular needs associated with each level of students.

## 10. Why not delay until the economy improves?

The School District has been approved by the State for reimbursement now at 47.84% of eligible costs. If the project is delayed it will be removed from the State funding list with no assurance that it will be reimbursed in the future.

**11. Is it the right time to build?**

Due to a slowly improving economy, borrowing costs are still at historic lows and due to a very competitive building climate, construction costs remain low but are on the increase. A delay will increase project costs.

**12. Can the new school option be reduced in size?**

In order to provide the educational spaces needed and meet the MSBA requirements for reimbursement, the new school must be sized as it is in the new design.

**13. What if the project is not approved by the Town?**

The Peebles Elementary School would require significant capital improvements over the next several years. One hundred percent of these costs would need to be paid by the Town.

**14. If the new building doesn't pass, can we use the state money to just repair the existing building?**

No, reimbursement from the MSBA is only intended for use on a building project that meets the MSBA requirements. In order to repair the existing building, the town would have to pay one hundred percent of the cost without any state reimbursement. This cost could be as much as the town's share for a new building.

**15. Will more teachers need to be hired because of the increased number of classrooms in the new building?**

No new teachers need to be added because of the new building.

**16. What is the total project cost?**

The total project cost is \_\_\_\_\_ million dollars.

**17. What is included in the total project cost?**

The total project cost estimate includes all construction costs including site work, playfields and demolition of the existing school. It also includes new furniture and technology equipment as well as fees, testing costs and contingencies.

**18. Will the MSBA share in the cost of the project?**

The MSBA will provide approximately \_\_\_\_\_ million dollars to the Town.

**19. What is the tax impact?**

The tax impact will be approximately \$\_\_\_\_\_/ \$1,000 of assessed residential value. On an average home assessed at \$398,944 that is \$\_\_\_\_\_/year, which is equal to \$\_\_\_\_\_/month or \$\_\_\_\_\_/day.

**20. When will the Town be voting to approve the project?**

Text

**21. What happens if the project is approved by the taxpayers?**

The project will then move into the design development phase where the design and drawings are further refined. This will be followed by the construction documents phase when the construction bid documents will be prepared by the Architect. Construction is currently projected to start in \_\_\_\_\_ with occupancy in \_\_\_\_\_ and final completion of the site work in \_\_\_\_\_ of \_\_\_\_\_.

**22. Why can't the Town start construction earlier?**

It requires about 10 months to complete the design and the construction documents after the Town votes for the project to move forward in \_\_\_\_\_. After that, there is a bid/award phase that requires an additional 2 months. This results in a \_\_\_\_\_ construction start.

**23. Why not find a new site?**

There is space on the existing Peebles Elementary site for the new school with space for adequate fields and parking. A new site would increase costs that would not be reimbursed by the state.

**24. Will ongoing use of Peebles Elementary be impacted during construction of the new school?**

Text

**25. Will the existing campus wastewater treatment facility have capacity for the new project?**

Text

**26. Will there be any special foundations required?**

Text

For questions and comments, please email: [bourne@smma.com](mailto:bourne@smma.com)

For additional information, please visit the project website at:  
<http://www.townofbourne.com/school-building-committee> ⇒ QuickLink:  
Peebles FAQ Sheet.

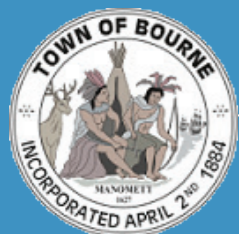
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Facilities Assessment Subcommittee Meeting

June 29, 2016

# Peebles Elementary School

Bourne, Massachusetts

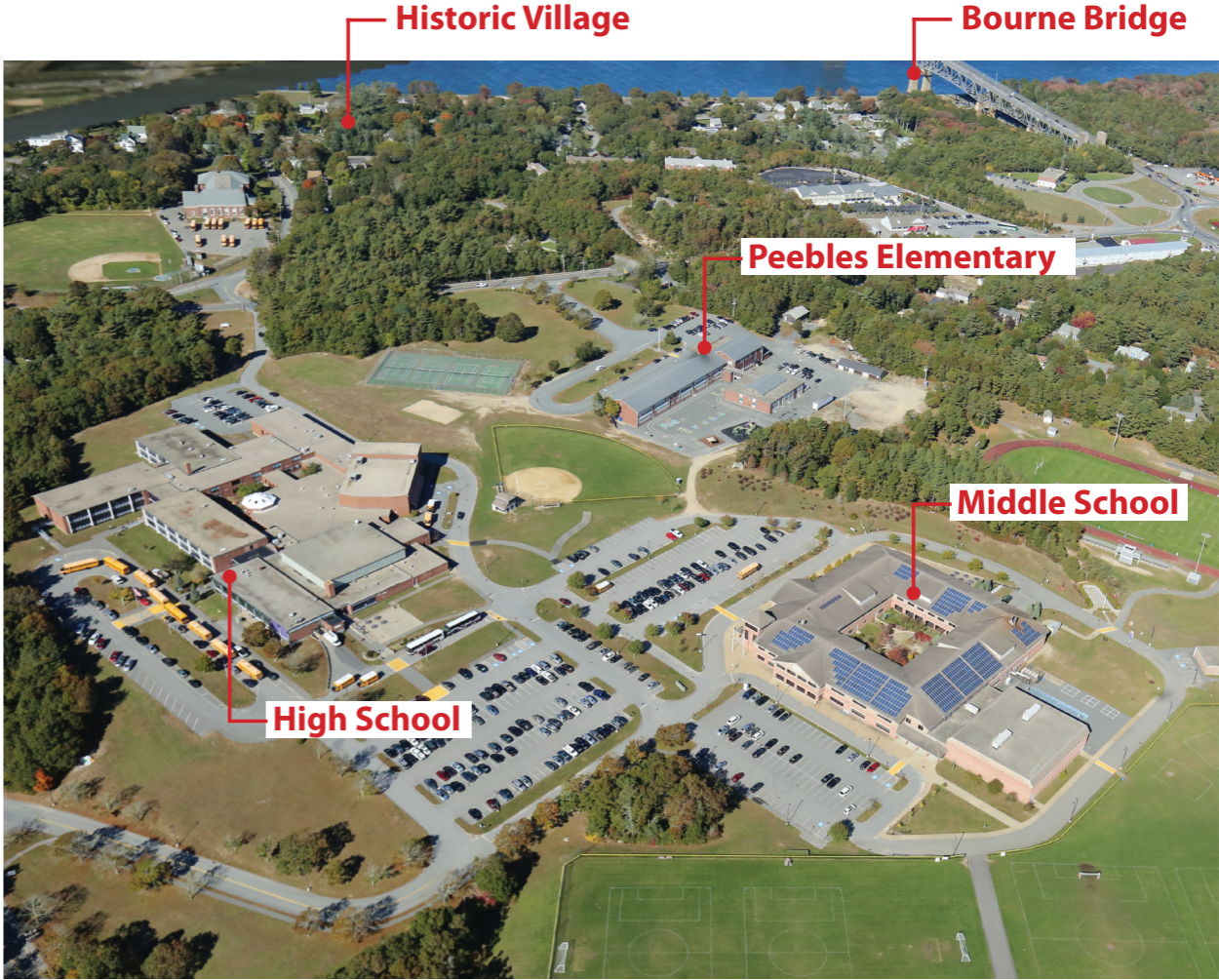
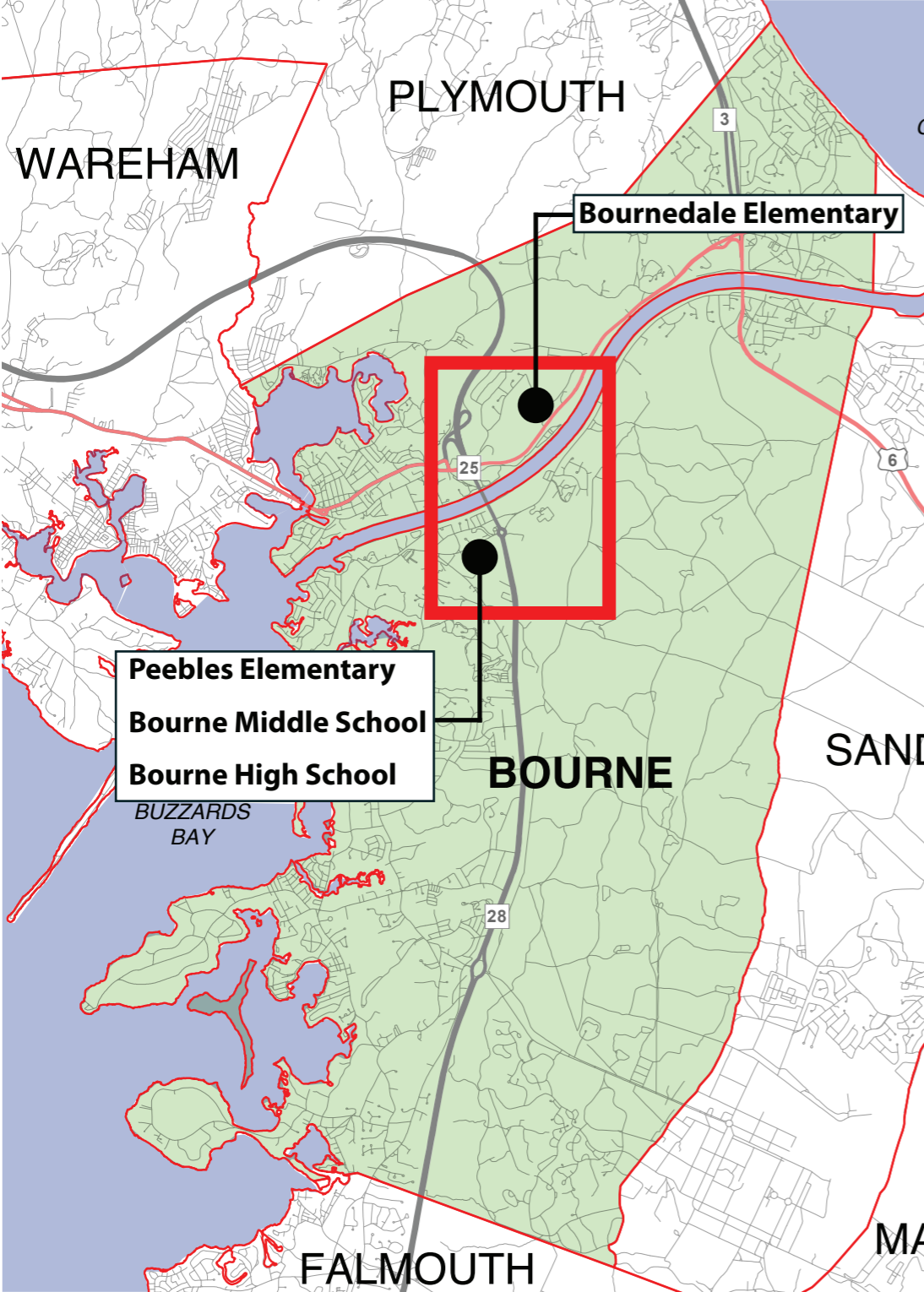


PROJECT MANAGEMENT **SMMA**  
Massachusetts School Building Authority

**Flansburgh Architects**



# District Map



Campus Map

# **Educational Program - Key Considerations**

- Grade and School Configuration Policies
- Teaching Methodology and Structure
- Student Guidance and Support Services
- Special Education
- Vocational and Technical Programs
- Functional/Spatial Relationships and Adjacencies

# **Educational Program** - Key Considerations

- Shared Educational Experience
- Social Emotional Benefits
- Focus on Developmental Age
- More Streamline Curriculum
- Improved Support Network and Programs
- Student Transitions
- Impact on Middle School

# Design Options

## 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**

## Option 5

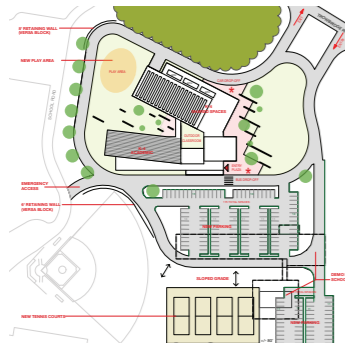
Grades  
3 to 5

District-wide  
Elementary  
School

**460 students**



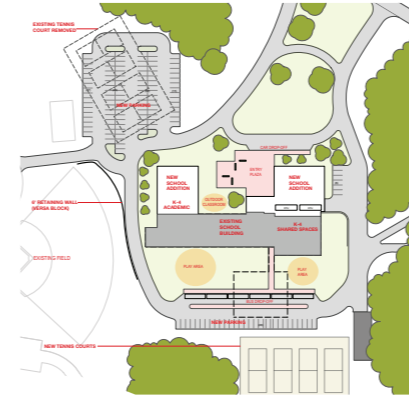
# Design Options



## 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

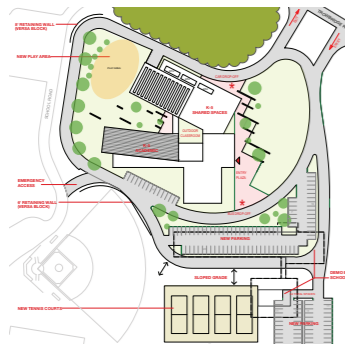
- One district-wide consolidated elementary school
- New school addition to the Bournedale Elementary School
- 5<sup>th</sup> grade remains in the middle school



## OPTION 3A - ADDITION/RENOVATION Grades PK-5

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

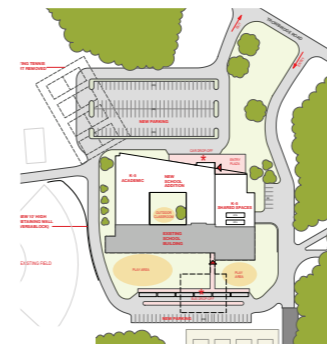
- One district-wide consolidated elementary school
- New school addition to the Bournedale Elementary School
- 5<sup>th</sup> grade in an elementary school setting



## OPTION 4A - NEW CONSTRUCTION Grades K-5

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

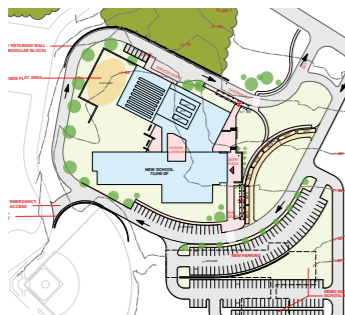
- Elementary schools remain on each side of the canal
- New school building on the Peebles Elementary School site
- 5<sup>th</sup> grade in an elementary school setting



## 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
- 5<sup>th</sup> 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
- 5<sup>th</sup> 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

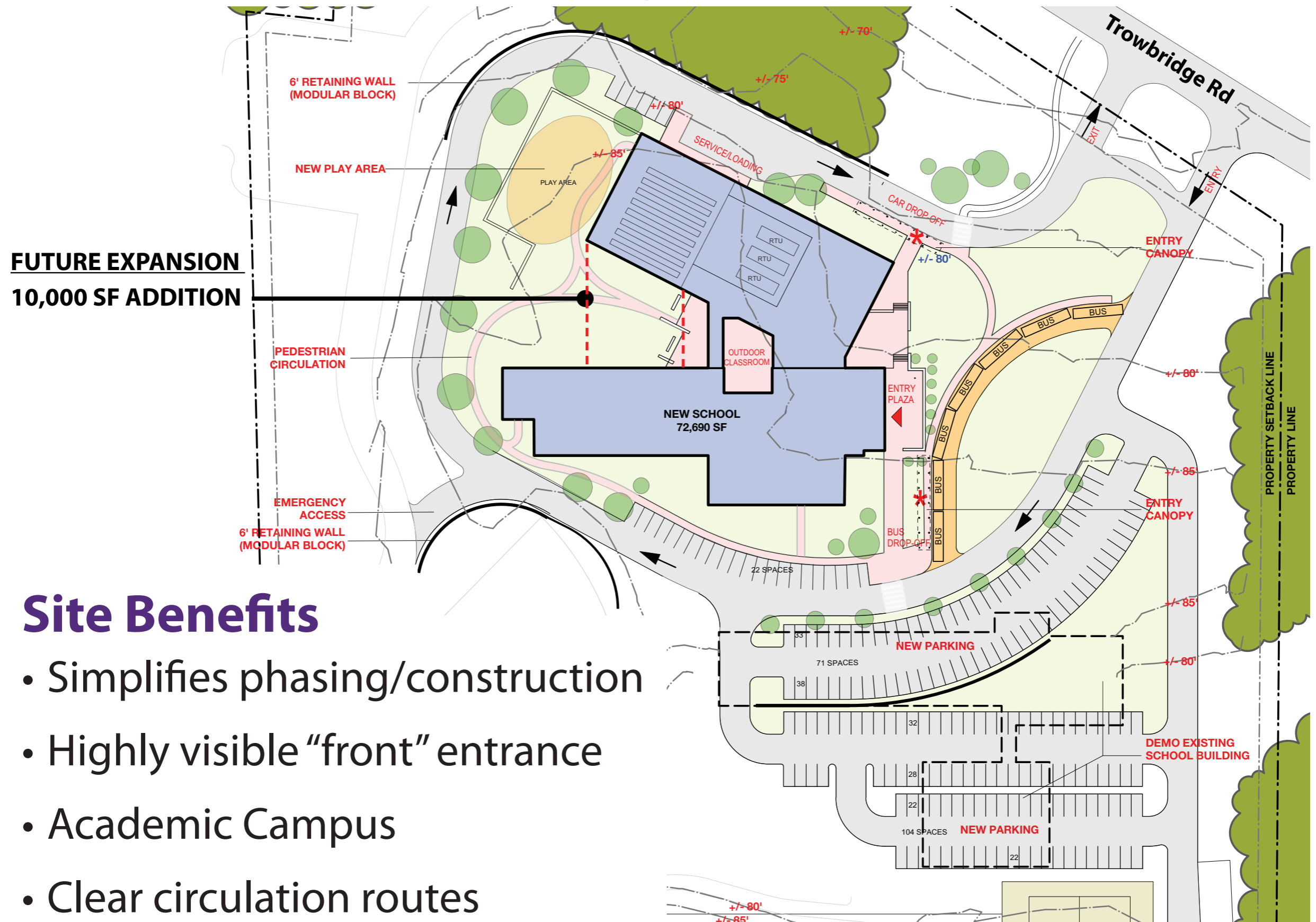
Peebles  
Grades 3 to 5

Intermediate Elementary

Existing BMS  
Grades 6 to 8

Middle School

# Option 5A (Grades 3 through 5)

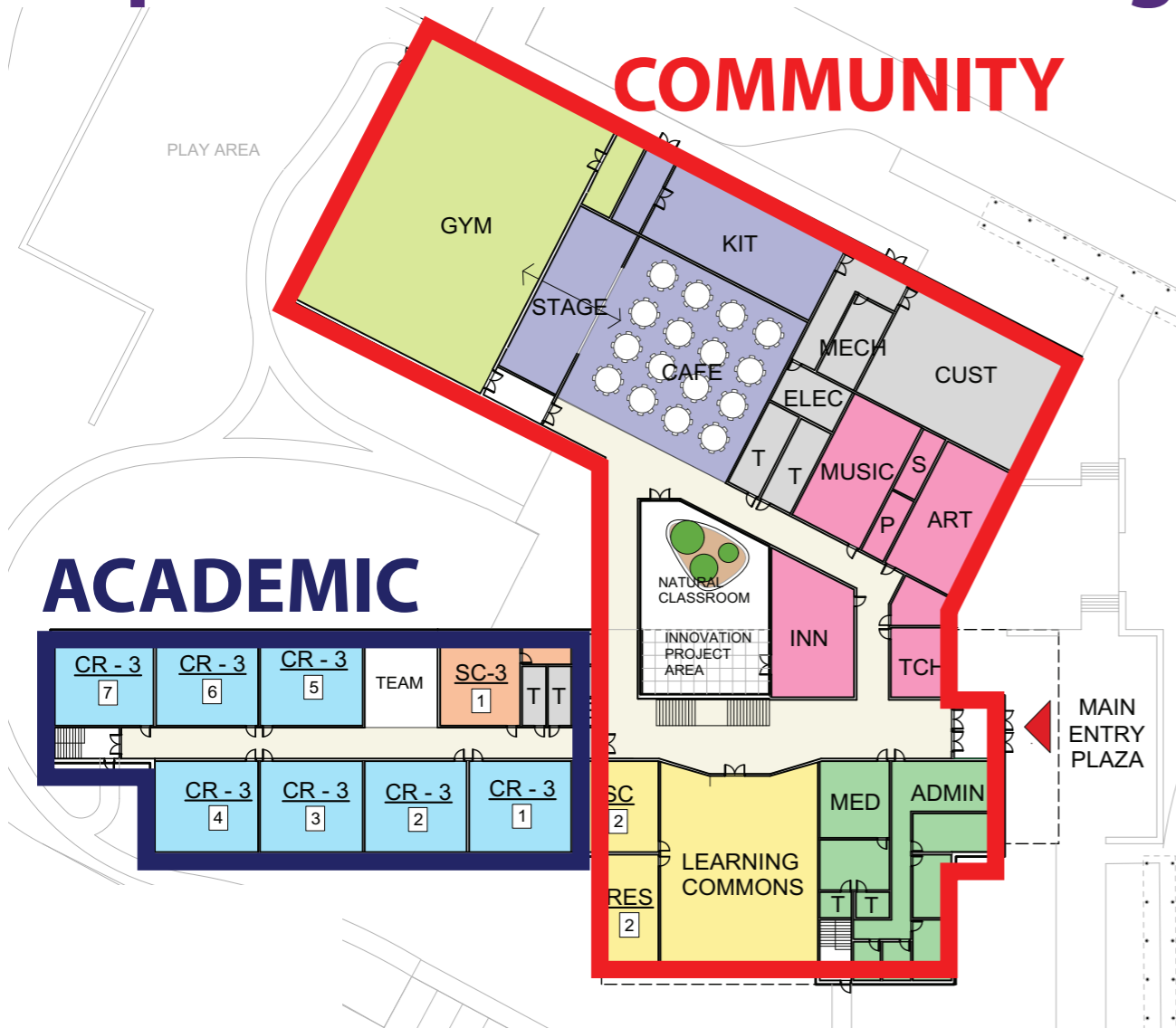


**FUTURE EXPANSION**  
**10,000 SF ADDITION**

## Site Benefits

- Simplifies phasing/construction
- Highly visible “front” entrance
- Academic Campus
- Clear circulation routes

# Option 5A (Grades 3 through 5)



**First Floor Plan**

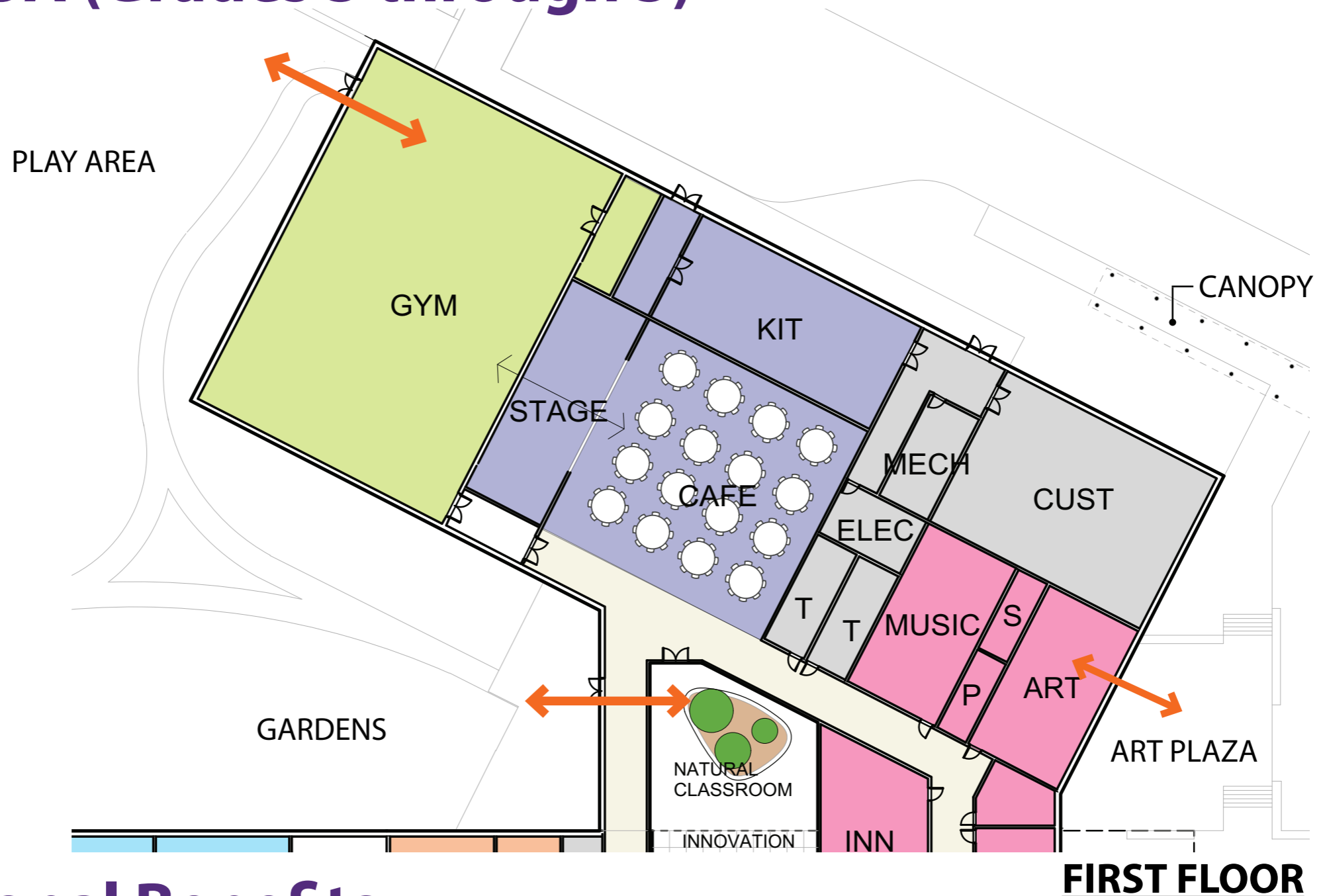


**Second Floor Plan**

## Educational Benefits

- Proper zoning between community and academic use spaces
- Neighborhood clusters by grade to maintain grade level resources
- 21<sup>st</sup> century learning (adjacencies, flexible/adaptable spaces)

# Option 5A (Grades 3 through 5)

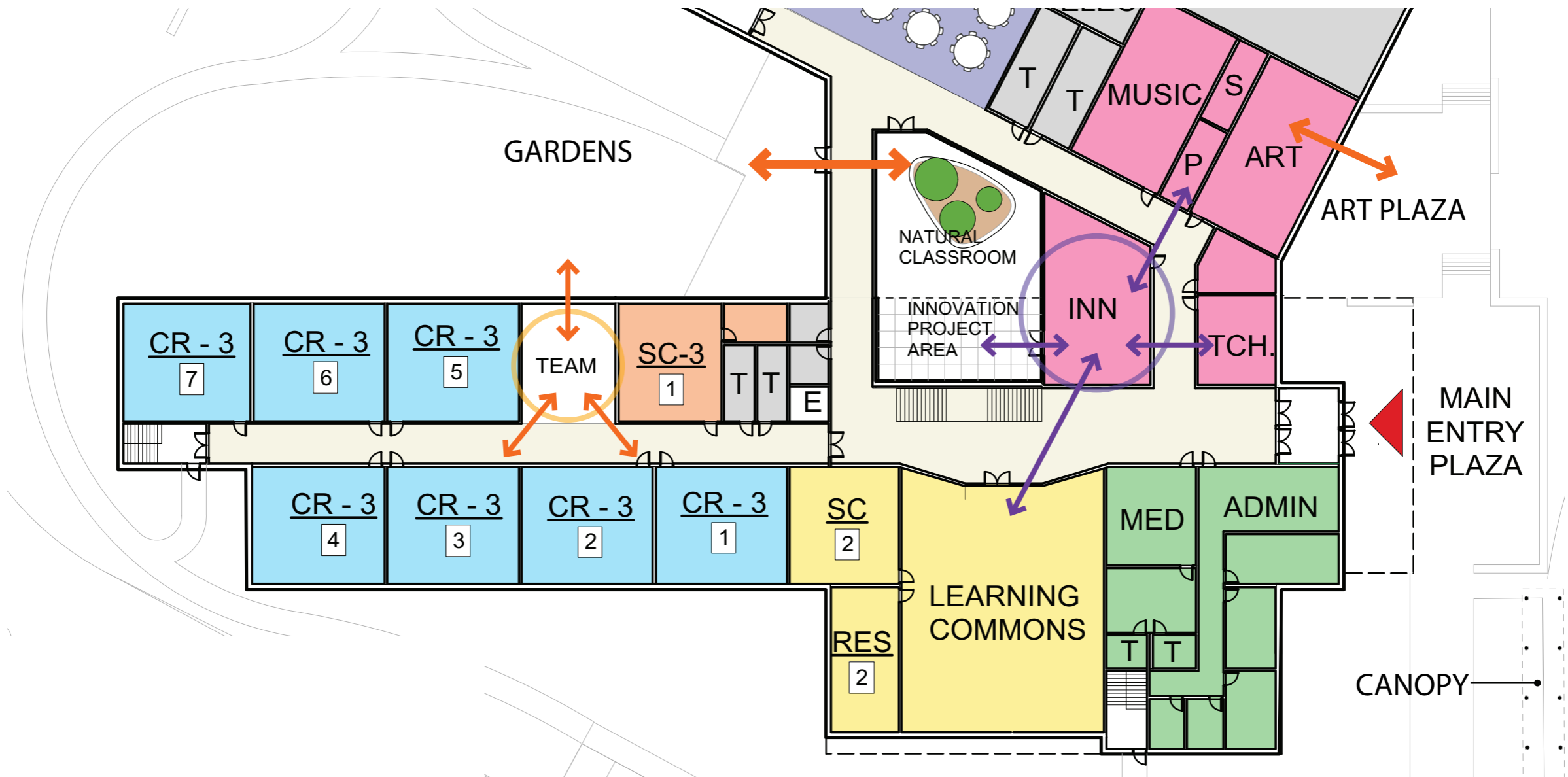


## Educational Benefits

- Large shared spaces grouped together for access and control
- Shared stage with gym for “all-school” assemblies and community
- Connections to the outdoors for reception, gathering & learning



# Option 5A (Grades 3 through 5)

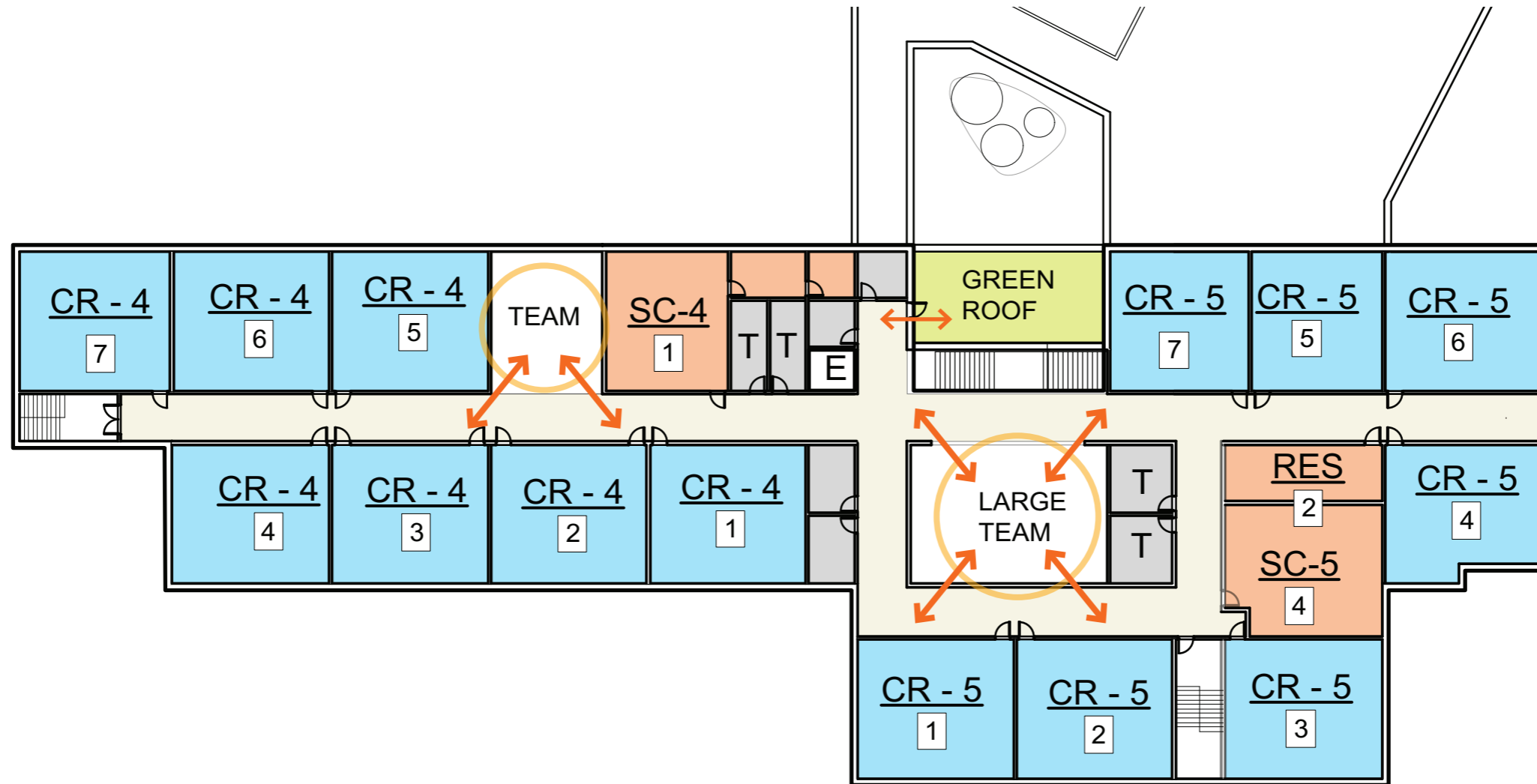


**FIRST FLOOR**

## Educational Benefits

- Centrally located administration
- Innovation cluster with iStudio, Learning Commons, and Arts
- Third grade located on the first floor for greater support

# Option 5A (Grades 3 through 5)



**SECOND FLOOR**

## Educational Benefits

- Fourth and Fifth grade cohorts together on second level
- Team commons to foster collaboration, small and large grouping
- Fifth grade as academic leaders

# 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
		1A New	1G Add/Reno	2A Add/Reno	4A New	4B Add/Reno	5A New
<b>Gross SF</b>		<b>57,248 SF</b>		<b>62,293 SF</b>	<b>72,473 SF</b>		<b>72,680 SF</b>
<b>Construction Cost \$ (Hard Cost)</b>	Building	\$22.62M	\$23.15M	\$25.29M	\$26.14M	\$26.82M	\$26.19M
	Hazmat/Demo	\$1.7M	\$1.24M	\$0	\$1.7M	\$1.21M	\$1.68M
	Sitework	\$4.04M	\$4.17M	\$4.46M	\$4.18M	\$4.61M	\$4.2M
	<b>Total</b>	<b>\$28.36M</b>	<b>\$28.56M</b>	<b>\$29.75M</b>	<b>\$32.02M</b>	<b>\$32.64M</b>	<b>\$32.07M</b>
<b>Soft Cost \$</b>	Fees & Expenses	\$5.4M	\$5.54M	\$5.48M	\$5.8M	\$5.98M	\$5.8M
	FF&E	\$0.75M	\$0.75M	\$1.02M	\$1.23M	\$1.23M	\$1.38M
	Contingencies	\$1.99M	\$2.57M	\$2.38M	\$2.24M	\$2.94M	\$2.24M
<b>Other Town Costs</b>		no cost	no cost	TBD	no cost	no cost	no cost
<b>* TOTAL</b>		<b>\$36.49M</b>	<b>\$37.42M</b>	<b>\$38.63M</b> New Addition: 46,493 Extensive Reno: 15,800	<b>\$41.29M</b>	<b>\$42.78M</b> New Addition: 34,916 Extensive Reno: 37,557	<b>\$41.49M</b>
<b>Cost per SF</b>		<b>\$637</b>	<b>\$654</b>	<b>\$620</b>	<b>\$570</b>	<b>\$590</b>	<b>\$571</b>

\* Estimated Cost subject to change as project is refined and appropriation vote date is established.  
Option 2A cost per SF based on the sum of the Building Addition Area and Area of Major Renovations.

# Community Outreach

## PDP Phase:

**Forum No.1** *October 17, 2015*

- › Learn About 21<sup>st</sup> C Education
- › Share Your Thoughts
- › Shape Your Town's Future



**Forum No.2** *November 17, 2015*

- › Learn About MSBA Process
- › Existing Conditions Review
- › Educational Visioning Recap



**Forum No.3** *December 08, 2015*

- › Review 7 Design Alternatives
- › Discuss Budget and Schedule
- › Share Your Thoughts

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## PSR Phase:

**Forum No.4**

*January 21, 2016*

- › Review 4 Options
- › MSBA Update
- › Share Your Thoughts



**Forum No.5**

*March 03, 2016*

- › Review Designs
- › Survey
- › MSBA Update



**Forum No.6**

*March 31, 2016*

- › Survey Results
- › Budget & Schedule
- › Share Your Thoughts



**Forum No.7**

*May 05, 2016*

- › Survey Results
- › Budget & Schedule
- › Option Discussion

# Community Outreach

*Public Meetings, Town Board Updates,  
and Community Forums*

- (18) School Building Committee Meetings
- (7) Community Forums
  - Posters & Town Website Announcement
- (1 )Town Meeting
  - Project Status Report
- (3) Town Board Presentation
  - Capital Outlay
  - School Committee
  - Council on Aging



*Community - Wide Surveys*

Web-based surveys with feedback from over 900 participants

*Televised School Building Committee and Community Forums*

Transparent process keeping the community informed

*Project Website & Email*

**Town Website:** <http://www.townofbourne.com/school-building-committee>

**Project Email:** [sbc@townofbourne.com](mailto:sbc@townofbourne.com)

# MSBA - Topics of Discussion

- Function of stage to accommodate different groups
- iStudio and outdoor classroom
- Professional development for staff
- Limiting student transitions
- Site design and circulation
- Integration of technology driven by curriculum
- ADA accessibility in design
- Community support for grade re-configuration