

PROJECT MINUTES

Project:	Peebles Elementary School Feasibility Study	Project No.:	15041
Prepared by:	Joel Seeley	Meeting Date:	8/4/2016
Re:	School Building Committee Meeting	Meeting No:	21
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
21.1	Record	Call to Order, 6:30 PM, meeting opened.
21.2	Record	J. Potter introduced D. Buckley as a new Committee member.
21.3	Record	A motion was made by P. Meier and seconded by N. Scarpato to approve the 7/28/16 School Building Committee meeting minutes. No discussion, motion passed unanimous by those attending.
21.4	Record	J. Seeley distributed and reviewed the Project Budget Status Report, dated 7/30/16, attached.
21.5	Record	J. Seeley reviewed FAI Amendment No. 7, dated 8/4/16 for the high school capacity review in the amount of \$19,125.00 to be charged against ProPay Code budget 0004-0000, which has a balance of \$109,327.87. A motion was made by P. Meier and seconded by C. Hyldburg to approve FAI Amendment No. 7, dated 8/4/16 and recommend signature by T. Guerino. No discussion, motion passed five in favor and one against.
21.6	Record	J. Seeley reviewed FAI Amendment No. 8, dated 8/4/16 for the fire hydrant flow test in the amount of \$1,650.00 to be charged against ProPay Code budget 0003-0000, which has a balance of \$63,847.00. A motion was made by P. Meier and seconded by C. Hyldburg to approve FAI Amendment No. 8, dated 8/4/16 and recommend signature by T. Guerino. No discussion, motion passed unanimous.
21.7	Record	Warrant No. 10 was reviewed. A motion was made by P. Meier and seconded by N. Scarpato to approve Warrant No. 10. No discussion, motion passed unanimous.
21.8	S. Lamarche J. Seeley	J. Seeley has contacted MSBA relative to the High School capacity being considered a reimbursable expense and is awaiting direction.
21.9	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.
21.10	P. Meier J. Potter	Update on Committee Membership 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.
21.11	J. Flahive K. Kovacs	K. Kovacs and J. Flahive to update the bus transportation presentation for Community Forum No. 8.
21.12	P. Meier	J. Seeley reviewed the conference call between MSBA and P. Meier, C. Hyldburg, E. Donoghue and J. Seeley on 8/3/16 to discuss the MSBA process relative to scheduling the appropriation vote for the 2016 Special Town Meeting. The MSBA provided the specific

Item #	Action	Discussion
		language for the Town Meeting Article and the Ballot vote, attached, that the Town is required to use for the project. P. Meier to review and finalize with Town Counsel.
21.13	P. Meier	P. Meier indicated the Selectmen will be meeting on August 9, 2016 to set the date for the 2016 Special Town Meeting, which will be either 10/3/16 or 10/17/16. P. Meier will submit a placeholder warrant for the project.
21.14	J. Potter	J. Potter will contact the Town Clerk relative to a Ballot vote being scheduled within 90 days after the Special Town Meeting, either 10/3/16 or 10/17/16.
21.15	P. Meier	P. Meier will confirm if any State agency is required to approve the ballot language in addition to MSBA.
21.16	P. Meier	P. Meier to request the Selectmen to schedule the Committee to present the project to them at the 8/23/16 Selectmen Meeting.
21.17	R. Lavoie	R. Lavoie to request the Finance Committee to schedule the Committee to present the project to them at the next Finance Committee Meeting.
21.18	K. Kovacs	<p>K. Kovacs presented the updated site plan, floor plans and building exterior model and powerpoint, attached, for discussion and review.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. J. Potter asked if the eight bus drop-off/pick-up queue line was sufficient? <i>K. Kovacs indicated the final queue line will be determined once the bus transportation tier is finalized.</i> 2. C. Hyldburg asked where will the remaining busses stage until the initial 8 bus queue line exits and they can enter the queue line? <i>E. Donoghue indicated the busses arrive in waves, therefor the amount of busses to be staged may be lessened. K. Kovacs indicated the busses could stage at the parking lot adjacent to the relocated tennis courts.</i> 3. C. Hyldburg indicated concern with the extent of shrubbery and trees adjacent to the parent drop-off/pick-up queue line. <i>K. Kovacs will review and address.</i> 4. P. Meier asked to have low water consumption vegetation and review if an irrigation well can be provided for irrigation in lieu of municipal water. <i>K. Kovacs will review.</i> 5. W. Meier indicated concern with the storm drainage and possible impact to the football field. <i>K. Kovacs will review.</i> 6. J. Potter asked if there would be a benefit to swap the gymnasium and cafeteria in the floor plan. <i>K. Kovacs will review.</i> 7. D. Buckley asked if there are sufficient toilet rooms being provided? <i>K. Kovacs will review.</i>

Item #	Action	Discussion
		<p>8. P. Meier asked what security measures are included in the design? <i>K. Kovacs indicated active systems for CCTV, access control and intrusion control are being provided, along with passive design such as good sight lines, controlled single-point entry, avoiding nooks and crannies. K. Kovacs to schedule a meeting with the Bourne Police and Fire Departments to review the design.</i></p> <p>9. J. Potter asked if the classroom wing can have a sloped roof similar to the gymnasium and cafeteria roof? <i>K. Kovacs indicated the classroom wing has multiple HVAC units on the roof, further the depth of the wing makes a similar sloped roof cost prohibitive.</i></p> <p>10. P. Meier asked how would a future classroom addition be addressed? <i>K. Kovacs will review.</i></p> <p>11. W. Meier asked if K. Kovacs can provide a listing of schools that have used these same exterior building materials, located within a reasonable distance from Bourne, for Committee members to visit. <i>K. Kovacs will provide.</i></p> <p>12. P. Meier asked if the school will be an emergency shelter? <i>K. Kovacs indicated no, not an emergency shelter as defined by FEMA, but the building will be provided with an emergency generator that will be sized to allow some portions of the building to be utilized as a warming shelter.</i></p> <p>The Committee indicated that the site plan, floor plans and exterior model design are headed in the right direction and requested FAI to continue in their development.</p>
21.19	Record	<p>J. Seeley presented and reviewed a powerpoint, attached, providing a comparison of the CM at Risk approach to the Traditional General Contractor approach.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. D. Buckley asked if the Town has utilized the CM at Risk approach before on any projects? <i>E. Donoghue and P. Meier indicated no.</i> 2. C. Hyldburg asked will the Traditional General Contractor approach provide sufficient oversight of the construction? <i>J. Seeley indicated yes, the level provided by the Traditional General Contractor approach relative to the complexity and size of this project would be sufficient. W. Meier indicated the quality of the construction work is based so much on the quality of the Architect's drawings.</i> 3. P. Meier indicated the former DPW Director would have also checked the drawings, and that the new Director may also. <p>The Committee provided direction to proceed with the Traditional General Contractor approach.</p>
21.20	J. Seeley	<p>J. Seeley distributed and reviewed a draft FAQ sheet, dated 6/30/16 and attached.</p>



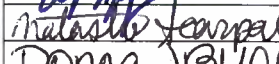



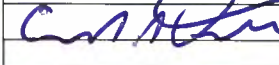
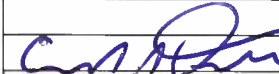
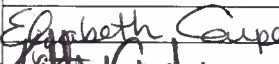
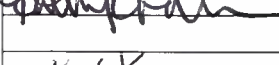
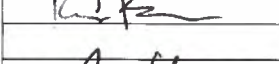

Item #	Action	Discussion
	K. Kovacs	<p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. C. Hyldburg asked that the responses to question no.s 13 and 14 be expanded to include not only the monetary impact and loss of a potential \$14 million State grant, but also the negative impact to teaching and learning by the Bourne children. 2. K. Anderson asked to include have an explanation of the MSBA and it's role in the process. 3. J. Potter asked that the response to question no. 20 be expanded to include the two-step voting process required, first the Special Town Meeting vote and then second, the Special Election Ballot vote. 4. J. Potter asked to include an explanation of how long the Town has been working on the Peebles Feasibility study. <p>K. Kovacs and J. Seeley to update for Committee review.</p>
21.21	K. Kovacs J. Seeley E. Donoghue	<p>K. Kovacs distributed and reviewed the draft Flyer for Community Forum No. 8 for review.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. N. Scarpato asked the bus transportation topic be added to the flyer. 2. K. Anderson indicated the date needs to be corrected. <p>K. Kovacs to update the flyer and email to the Committee for distribution and deliver 6 poster boards to E. Donoghue for distribution. J. Seeley to post the flyer on the Town's project website page and BourneTV.</p>
21.22	Record	Old or New Business: None
21.23	Record	Next SBC Meeting: August 18, 2016 at 6:30 pm at the Bourne Veteran's Memorial Community Center.
21.24	Record	A Motion was made by P. Meier and seconded by W. Meier to adjourn the meeting. No discussion, voted unanimously.

Attachments: Agenda, Project Budget Status Report, FAI Amendment No.s 7 and 8, MSBA Town Meeting Article and the Ballot Vote Language, CM at Risk and Traditional General Contractor comparison, Draft FAQ sheet, 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: 8/4/2016
 Re: School Building Committee Meeting Meeting No: 21
 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 Hyldburg	chrish@alpha-1.com	Chairman, Bourne School Committee
	Natasha Scarpato	scarpato4@comcast.net	Bourne School Committee
	Donna Buckley	d.j.buckley23@aol.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:	8/4/2016
Meeting Location:	Bourne Veterans Memorial Community Center	Meeting Time:	6:30 PM
Prepared by:	Joel Seeley	Meeting No.:	21
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 Updated Site Plan, Floor Plans and Preliminary Exterior Elevations
6. Review CM at Risk Process
7. Review Draft FAQ
8. Prepare for Community Forum No. 8
9. Old or New Business
10. Public Comments
11. Next Meeting – August 18, 2016
12. 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 July 22, 2016*

DATE	AGENDA
<i>Schematic Design Phase (SD)</i>	
June 30, 2016	SCHOOL BUILDING COMMITTEE MEETING Review MSBA Comments
July 20, 2016	<i>MSBA BOARD MEETING</i>
July 21, 2016	SCHOOL BUILDING COMMITTEE MEETING - <i>NO QUORUM</i>
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
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 15, 2016	<i>SUBMIT SCHEMATIC DESIGN COST ESTIMATE TO MSBA</i>
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	<i>SUBMIT SCHEMATIC DESIGN PACKAGE TO MSBA</i>
	ADDITIONAL MEETINGS TO BE SCHEDULED

TOTAL PROJECT BUDGET STATUS REPORT

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	Budget Balance	% Comtd to Date	Actual Spent to Date	% Spent to Date	Projected Expenditure/ Commitments	Balance to Spend
FEASIBILITY STUDY AGREEMENT											
0001-0000	OPM Feasibility Study/Schematic Design	\$ 140,000.00	\$ (15,000.00)	\$ 125,000.00	\$ 117,100.00	\$ 7,900.00	94%	\$ 63,000.00	54%	\$ 54,100.00	\$ 62,000.00
0002-0000	A/E Feasibility Study/Schematic Design	\$ 500,000.00	\$ (135,000.00)	\$ 365,000.00	\$ 365,000.00	\$ -	100%	\$ 250,000.00	68%	\$ 115,000.00	\$ 115,000.00
0003-0000	Environmental & Site	\$ 90,000.00	\$ 50,000.00	\$ 140,000.00	\$ 76,153.00	\$ 63,847.00	54%	\$ 65,164.00	86%	\$ 10,989.00	\$ 74,836.00
0004-0000	Other	\$ 20,000.00	\$ 100,000.00	\$ 120,000.00	\$ 10,672.13	\$ 109,327.87	9%	\$ 672.13	6%	\$ 10,000.00	\$ 119,327.87
	SUBTOTAL	\$ 750,000.00		\$ 750,000.00	\$ 568,925.13	\$ 181,074.87	76%	\$ 378,836.13	67%	\$ 190,089.00	\$ 371,163.87

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES AMENDMENT NO. 7

WHEREAS, the Town of Bourne (“Owner”) and Flansburgh Associates, Inc., (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services for the Peebles Elementary School Project (Project Number 201400360010) at the Peebles Elementary School on September 22, 2015.
“Contract”; and

WHEREAS, effective as of August 4, 2016, the Parties wish to amend the Contract:

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 Designer 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 Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services:

	Original Contract	Prior Amendments	This Amendment	After this Amendment
Feasibility Study Phase	\$250,000.00	\$76,153.00	\$ 0.00	\$326,153.00
Schematic Design Phase	\$115,000.00	\$ 0.00	\$19,125.00	\$134,125.00
Design Development Phase	\$			
Construction Document Phase	\$			
Bidding Phase	\$			
Construction Phase	\$			
Completion Phase	\$			
Total Fee	\$365,000.00	\$76,153.00	\$19,125.00	\$460,278.00

This Amendment is a result of: Providing High School Capacity Review
ProPay Code: 0004-0000

3. The Construction Budget shall be as follows:

Original Budget: \$ NA
Amended Budget \$ NA

4. The Project Schedule shall be as follows:

Original Schedule: \$ NA
Amended Schedule \$ NA

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

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer 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 _____

DESIGNER

Kent D. Kovacs, AIA LEED AP
(print name)
Vice President, Flansburgh, Associates, Inc.
(print title)

By _____
(signature)
Date _____

Flansburgh Architects

July 29, 2016

Mr. Joel G. Seeley AIA
Symmes Maini & McKee
1000 Massachusetts Ave.
Cambridge, MA 02138

RE: Bourne Public Schools – Peebles Elementary
High School capacity review proposal

Dear Joel,

Flansburgh Architects, Inc. is pleased to submit this proposal based on the three tasks outlined on the attached High School Capacity Review document dated July 18th, 2016. The analysis at the high school is to understand the impact to the building and accessibility codes, hazardous materials, building systems and envelope, enrollment projections and educational curriculum relative to the high school's capacity.

The fee is as follows:

Total (Task I,II, and III): \$19,125

Please prepare a Contract Amendment for our signature.

Sincerely,

FLANSBURGH ASSOCIATES INC



Kent Kovacs, AIA LEED AP
Vice President

Flansburgh Architects

July 18, 2016

Mr. Joel G. Seeley AIA
Symmes Maini & McKee
1000 Massachusetts Ave.
Cambridge, MA 02138

RE: Bourne Peebles Elementary School Project-
High School Capacity Review

Dear Joel,

The purpose of the High School capacity analysis is to understand the impact to the building and accessibility codes, hazardous materials, building systems and envelope, enrollment projections and educational curriculum relative to the high school's capacity.

The capacity analysis is performed in three stages and scope based on the following tasks:

Task I – Educational Programing and Space Planning: Flansburgh Architects will utilize the MSBA space guidelines and projected enrollments, performed by NESDEC, to analyze how the existing facility compares to the state space standards. The study will also consider other district and community programs that may affect functional, spatial, and programmatic placement within the existing building. Our team will review the district's educational goals for the high school and develop a design option that can best support the 21st Century teaching and learning methodologies. The design concept will consist of a proposed space template and 2D floor plans of the proposed first and second floor layout. The existing floor plans indicating how spaces are currently being used will be provided for comparison purposes. This task is required to understand the capacity of the existing school relative to future enrollments.

Task II – Assess Existing Building Conditions: Flansburgh Architects and the consultant team will conduct visual observations of various existing buildings systems and review existing documentation provided by the district to aid in producing an existing condition report. A review of the exterior building envelope and roof system, interior finishes, casework, ceilings, floors, walls, and doors as well as structural, mechanical, plumbing, electrical, fire protection will be evaluated for code compliance, handicap accessibility, energy efficiency, and system life expectancy. We will also meet with the facilities group to develop issues and needs surveys for the facility to gain an understanding from the user's perspective. This task is recommended to understand existing building systems capability.

Task III – Cost Estimating of Recommendations: Utilizing the existing building conditions report, a "code upgrade" estimate will be prepared to serve as a base line. This estimate is based on the school's current use, capacity and educational spaces. A second estimate will be prepared based on the design concept developed in Task I and recommendations for system upgrades or replacement from consultant team listed on the following chart.

Flansburgh Architects

BOURNE HIGH SCHOOL TASK MATRIX

	Task I	Task II	Task III
Nesdec - Enrollments	●		
Architecture	●	●	●
Structural		●	●
Landscape		●	●
Mechanical		●	●
Electrical		●	●
Plumbing		●	●
Fire Protection		●	●
Haz-mat		●	
Cost Estimating			●
Cost per task	\$5,125	\$9,500	\$4,500

Sincerely,

FLANSBURGH ASSOCIATES INC



Kent Kovacs, AIA LEED AP
Vice President

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 8

WHEREAS, the Town of Bourne (“Owner”) and Flansburgh Associates, Inc., (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services for the Peebles Elementary School Project (Project Number 201400360010) at the Peebles Elementary School on September 22, 2015.
“Contract”; and

WHEREAS, effective as of August 4, 2016, the Parties wish to amend the Contract:

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 Designer 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 Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services:

	Original Contract	Prior Amendments	This Amendment	After this Amendment
Feasibility Study Phase	\$250,000.00	\$76,153.00	\$ 0.00	\$326,153.00
Schematic Design Phase	\$115,000.00	\$19,125.00	\$ 1,650.00	\$135,775.00
Design Development Phase	\$			
Construction Document Phase	\$			
Bidding Phase	\$			
Construction Phase	\$			
Completion Phase	\$			
Total Fee	\$365,000.00	\$95,278.00	\$ 1,650.00	\$461,928.00

This Amendment is a result of: Providing Hydrant Flow Testing Services

ProPay Code: 0003-0000

3. The Construction Budget shall be as follows:

Original Budget: \$ NA
Amended Budget \$ NA

4. The Project Schedule shall be as follows:

Original Schedule: \$ NA
Amended Schedule \$ NA

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

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer 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 _____

DESIGNER

Kent D. Kovacs, AIA LEED AP
(print name)
Vice President, Flansburgh, Associates, Inc.
(print title)

By _____
(signature)
Date _____

Flansburgh Architects

July 29, 2016

Mr. Joel G. Seeley AIA
Symmes Maini & McKee
1000 Massachusetts Ave.
Cambridge, MA 02138

RE: Bourne Public Schools
Hydrant Flow Testing proposal

Dear Joel,

Attached is the proposal from Nitsch Engineering Inc. for engineering services associated with conducting hydrant flow tests at the Peebles Elementary School site. The purpose of the work is to determine available fire service water supply pressure from the hydrant and to identify any possible deficiencies.

The fee is a reimbursable expense as defined in the primary MSBA contract in articles 4.11 and 9 with a 10% allowable markup.

The fee is as follows:

Flow Test: \$1,500

Total: $\$1,500 \times 1.1(\text{reimbursable}) = \$1,650$

Please prepare a Contract Amendment for our signature.

Sincerely,

FLANSBURGH ASSOCIATES INC



Kent Kovacs, AIA LEED AP
Vice President



2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
F: 617-338-6472

www.nitscheng.com

July 27, 2016

Mr. Kent Kovacs, AIA
Principal
Flansburgh Architects
77 North Washington Street
Boston, MA 02114

RE: Nitsch Proposal #11078.P
James Peebles Elementary School
Hydrant Flow Testing
Civil Engineering Services
Additional Services
Bourne, MA

Dear Mr. Kovacs:

Nitsch Engineering is pleased to submit this Additional Services proposal to you (the Client) for professional civil engineering services associated with conducting hydrant flow tests for the James Peebles Elementary School located in Bourne, Massachusetts. This letter summarizes our scope, assumptions, and fee.

SCOPE OF ADDITIONAL SERVICES

Nitsch Engineering will provide professional civil engineering services to accomplish the following tasks:

1. Perform one (1) hydrant flow test or up to one (1) day of flow testing; and
2. Prepare a report of the hydrant flow tests documenting our findings.

ASSUMPTIONS

1. Filing fees and other associated costs will be paid by the Client.
2. Nitsch Engineering will coordinate with the Town of Bourne (the Town) Water District regarding the schedule and location of the hydrant flow test.
3. The Bourne Water District or designee will open and close the hydrants. Nitsch Engineering will note the data on the flow test(s) only.
4. Additional flow tests or flow tests that require more than one (1) day to complete will require Additional Services.
5. The Client will indemnify and hold harmless Nitsch Engineering and its officers, agents, and employees with regard to errors or omissions within documents from which information was obtained, in whole or in part, and incorporated into documents prepared by Nitsch Engineering.

Mr. Kent Kovacs, AIA: Nitsch Proposal #11078.P (Additional Services)
July 27, 2016
Page 2 of 2

COMPENSATION

Compensation for the Additional Services provided will be in accordance with the Standard Contract Terms of our executed agreement dated September 21, 2015. The cost for these services is \$1,500 and will be billed on a lump-sum basis. Costs will not be incurred by Nitsch Engineering beyond this amount without verbal approval from the Client. Expenses are included in the above-listed fees.

Should the conditions of this Additional Services proposal meet with your approval, please sign and return the "File Copy" of this Additional Services proposal to us for our files. If Nitsch Engineering is authorized to commence and/or continue providing its services on the project, either verbally or in writing, prior to the full execution of a written contract, such authorization will be deemed an acceptance of this Additional Services proposal, and all such services will be provided and compensated for in accordance with the terms and conditions contained herein as though this Additional Services proposal were fully executed by the Client.

If you have any questions, please call.

Very truly yours,

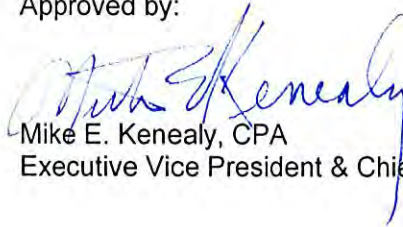
Nitsch Engineering, Inc.



Aaron A. Gallagher, PE, CFM, LEED AP BD+C
Project Manager

AAG/aab

Approved by:



Mike E. Kenealy, CPA
Executive Vice President & Chief Financial Officer

Enclosures: "File Copy" of this Additional Services proposal

Q:\11078 Peebles Elem\Contract\11078 Flow Test Add Service-2016-07-27.doc

CLIENT AUTHORIZATION

This Additional Services proposal is hereby accepted by the Client as evidenced by the execution hereof, and such a person so executing the same on behalf of the Client does hereby warrant full authority to act for, in the name of, and on behalf of the Client.

Such acceptance provides full authorization for Nitsch Engineering to proceed with providing the Scope of Services under the terms and conditions stated herein.

Signature

Date

Printed Name and Title

Updated: June 30, 2016

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 5th 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

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

p:\2015\15041\00-info\faqs\bourne faqs_updated_fai&smma.doc

DRAFT

Bourne Elementary Schools Community Workshop No.8

Join us at a community meeting on August 11th

to share your thoughts on the New Peebles School project and district schools based on grade spans

Review schedule and the MSBA process

Learn about the timeline and upcoming steps in the MSBA process.

Learn about the Schematic Design

See the design of the new school and how it fits on the site. Review the academic spaces reflecting 21st century learning.

Share your thoughts

Provide feedback on the project as the design is refined



Location: Bournedale Elementary School Cafeteria, 41 Ernest Valeri Rd, Bourne

Date/Time: March 31st, 6:00 - 8:00 PM

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

CHILD CARE WILL BE PROVIDED AT THE SCHOOL

Project Management: SMMA

Flansburgh Architects

Sponsored by the School Building Committee

Subject:

FW: MSBA Town Meeting and Ballot vote template pnum 15041

-----Original Message-----

From: Meier, Peter [mailto:PMeier@townofbourne.com]

Sent: Wednesday, August 3, 2016 3:33 PM

To: Seeley, Joel <jseeley@smma.com>

Cc: Project, Mail <pmail@smma.com>

Subject: Fwd: MSBA Town Meeting and Ballot vote template pnum 15041

Peter J Meier

Vice Chairman Bourne Board of Selectmen

Chairman Bourne Board of Sewer Commissioners

24 Perry Avenue

Buzzards Bay, MA 02532

PMeier@townofbourne.com

508-759-0600 office

508-759-7809 home

508-274-7184 Cellphone

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: "Johnson, Barry" <BJohnson@townofbourne.com>

Date: 8/3/16 3:27 PM (GMT-05:00)

To: "Meier, Peter" <PMeier@townofbourne.com>, "Pickard, Donald" <DPickard@townofbourne.com>, "Robert S. Troy" <rst@troywallassociates.com>, "Guerino, Thomas" <TGuerino@townofbourne.com>, bobplawyer@verizon.net

Cc: "Chapman, Wendy" <WChapman@townofbourne.com>

Subject: RE: MSBA Town Meeting and Ballot vote template pnum 15041

Peter:

As of TODAY (8/3/16) here is my DRAFT understanding from the Clerk side of what needs/to be done to accomplish this under the scenario you have outlined:

1) A few weeks back...I had mentioned that due to our upcoming very heavy election schedule....I offered two(2) possible dates for the STM in October: 10/3...OR....10/17 (at the LATEST). Once this date is determined...I have to work back to schedule a Voter Registration at least ten(10) days BEFORE the actual date of the STM. The BOS must vote the Warrant; and it MUST be posted fourteen(14) days prior to the start of the STM. I am awaiting a final decision by the BOS...with PRIOR consultation with the Moderator, TG, Bob Troy, Linda & MJ.

2). December Special Election: if there is a Special Election here...I need to hold a Voter Registration session twenty(20) days prior to the actual Election Day. I think the Election Warrant must be posted at least seven(7) days PRIOR to the Election (will check on that).

3). The estimate to hold an Election is approximately \$18,000 etc..

4) . I am requesting that Wendy & I be part of these overall discussions BEFORE these decisions are formally adopted!

5). COMMENT AND I DO NOT NEED TO KNOW THIS: has there been any exploration with the funding agency that there deadlines for THIS particular project might be extended so we might deal with this and other mentioned items until the May, 2017 ATM & Election?

From: Meier, Peter
Sent: Wednesday, August 3, 2016 2:54 PM
To: Pickard, Donald <DPickard@townofbourne.com>; Robert S. Troy <rst@troywallassociates.com>; Guerino, Thomas <TGuerino@townofbourne.com>; bobplawyer@verizon.net; Johnson, Barry <BJohnson@townofbourne.com>
Subject: Fwd: MSBA Town Meeting and Ballot vote template pnum 15041

Hello:

I am forwarding you a template with a draft warrant article and a draft ballot question from the Massachusetts School Building Authority.

It's the intent of the Bourne School Building Committee to go forward with a recommendation of a December 2016 election and a warrant article in the October Special Town Meeting.

I know that only the BOS can call for the STM and a election. Other than 200 signatures.

When will the warrant close? What is the recommendation date for the STM?

Please advise

Peter J Meier
Vice Chairman Bourne Board of Selectmen
Chairman Bourne Board of Sewer Commissioners
24 Perry Avenue
Buzzards Bay, MA 02532
PMeier@townofbourne.com
508-759-0600 office
508-759-7809 home
508-274-7184 Cellphone

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: "Seeley, Joel" <jseeley@smma.com>
Date: 7/29/16 12:40 PM (GMT-05:00)
To: "Meier, Peter" <PMeier@townofbourne.com>, Jim Potter <onsetjp@juno.com>, "Lamarche, Steve" <SLamarche@bourneps.org>, Christopher Hyldborg <chrish@alpha-1.com>
Cc: "Donoghue, Ed" <EDonoghue@bourneps.org>, kkovacs@flansburgh.com, "Traniello, Sarah" <straniello@smma.com>, "Project, Mail" <pmail@smma.com>
Subject: MSBA Town Meeting and Ballot vote template pnum 15041 Peter, Jim, Chris and Steve, please find the MSBA Town Meeting and Ballot vote template attached. MSBA must approve the final language.

I suggest we have a conference call with MSBA to discuss the vote timing early next week.

Are you available:

1. Monday, 8/1, afternoon
2. Tuesday 8/2, morning
3. Wednesday, 8/3 afternoon

Please let us know, thanks, Joel

Joel G. Seeley, AIA, LEED AP BD+C
COO | Executive Vice President
SMMA | Symmes Maini & McKee Associates
1000 Massachusetts Avenue, Cambridge, MA 02138
t: 617.520.9403 | m: 617.877.2859
jseeley@smma.com<mailto:jseeley@smma.com> | Profile <<http://smma.com/people/joel-seeley>>
LinkedIn<http://www.linkedin.com/company/smma-symmes-maini-&-mckee-associates?trk=cp_followed_name_smma-symmes-maini-%26-mckee-associates> | Twitter<https://twitter.com/smma_design> |
Instagram<https://www.instagram.com/smma_design/>
smma.com<<http://www.wedesignplaces.com/>>

Bulletin 08-02

Local Votes by communities who have been invited to enter into a Project Scope and Budget Agreement with the Massachusetts School Building Authority

Requirements for Warrant Articles, Motions, Orders and Votes

Pursuant to G.L. c. 70B and 963 CMR 2.10, the Massachusetts School Building Authority (“MSBA”) issues this Bulletin to inform cities, towns, and regional school districts that have been invited to enter into a Project Scope and Budget Agreement with the MSBA of the requirements for warrant articles, motions, orders, and votes related to any potential projects that may be eligible for MSBA funding (collectively, “Projects”).

**** Please note that only those communities who have been invited by the MSBA to enter into a project scope and budget agreement with the MSBA should vote to authorize a project, and such vote should not occur until after the project scope and budget have been approved by the MSBA. Communities are urged to contact the MSBA before finalizing an article, motion, resolution, ballot question or other vote because there may be additional requirements depending on the particulars of your project. If a city, town or regional school district already has voted to authorize a project, please contact the MSBA immediately. The MSBA may require clarification of the vote or a new vote that meets the MSBA’s requirements. Communities who have not been invited by the MSBA to enter into a project scope and budget agreement should not be voting to authorize a construction or renovation project at this time.**

Cities, towns and regional school districts that proceed with studying, planning, designing, renovating or constructing a school facility without the collaboration and approval of the MSBA will not be eligible for MSBA funding.

****Communities should consult with their local counsel and bond counsel to ensure that all warrant articles, motions, orders, and votes otherwise comply with municipal finance law and all other applicable laws, regulations, local bylaws, and ordinances.**

All articles, motions, resolutions, orders, Proposition two and one-half ballot questions, and any other votes of a city, town or regional school district related to the approval, funding, and/or debt authorization for a Project shall be a **separate, stand-alone vote, solely for purposes of the one Project**. The article, motion, resolution, order, vote and/or ballot question related to the Project must not pertain to or be bundled with any other school or municipal project. The article, motion, resolution, order, vote must be project specific and must include specific information about the project location and scope.

A city, town or regional school district must vote to appropriate and authorize the **full amount** of a Project’s cost, including both the local share and the MSBA’s share, if any. The total project budget amount must be authorized and approved.

All warrant articles, motions, resolutions, orders and votes, with the exception of a Proposition two and one-half ballot question (see below), must include the following provisions:

- A description of the site of the project, including the address of the school building and a description of the parcel.
- If a proposed renovation, addition, or new construction project, “the school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years, and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority.”
- If a proposed repair project, “The proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program.”
- “The MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs that the [City/Town/Regional School District] incurs in excess of any grant that may be received from the MSBA shall be the sole responsibility of the [City/Town/Regional School District].”
- For the debt authorization provision, the following language must be included: “the amount of borrowing authorized pursuant to the vote shall be reduced by any amounts received or expected to be received from the MSBA prior to the issuance of any bonds or notes under this vote.”

A form of article, motion, order, vote is attached as “Attachment A,” and a city, town or regional school district must use this form to qualify for MSBA funding.

Proposition Two and One-Half Ballot Questions

- All ballot questions for a Project must be solely related to that Project. One Project per vote. The ballot question related to the Project must not pertain to or be bundled with any other school or municipal projects.

A form of ballot question is attached as “Attachment B,” and a city or town must use this form to qualify for MSBA funding.

Attachment A

ARTICLE

To see if the Town will vote to appropriate, borrow or transfer from available funds, a sum of money to be expended under the direction of the School Building Committee for [*Insert description of Project, including name of school, description of location, address*], which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”). [*Alternatively, if a repair project: The proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program.*] The MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town. Any grant that [*City/Town/Regional School District*] may receive from the MSBA for the Project shall not exceed the lesser of (1) _____ percent (%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA.

MOTION/VOTE/ORDER

That the [*City/Town/Regional School District*] appropriate the sum of _____ (\$ _____) Dollars for [*Insert a description of the Project, including school name and location, scope of project*], which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years [*Alternatively, if a repair project: which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program.*], said sum to be expended under the direction of the School Building Committee, and to meet said appropriation the [*Insert the appropriate local official or Board*], is authorized to borrow said sum under M.G.L. Chapter 44, or any other enabling authority; that the [*City/Town/Regional School District*] acknowledges that the Massachusetts School Building Authority’s (“MSBA”) grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the [*City/Town/Regional School District*] incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the [*City/Town/Regional School District*]; provided further that any grant that [*City/Town/Regional School District*] may receive from the MSBA for the Project shall not exceed the lesser of (1) _____ percent (%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; [provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2½)]; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the [*City/Town/Regional School District*] and the MSBA.

Attachment B

BALLOT QUESTION

Shall the (City/Town) of _____ be allowed to exempt from the provisions of Proposition two-and-one-half, so called, the amounts required to pay for the bonds issued in order to [*Insert description of the Project*]?

DRAFT

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

Maureen G. Valente
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

July 25, 2016

Mr. Steven Lamarche, Superintendent
Bourne Public Schools
36 Sandwich Road
Bourne, MA 02532

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

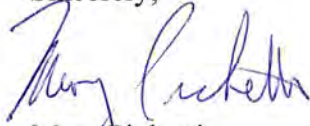
Dear Superintendent Lamarche:

The Town of Bourne received approval from the Board of the Massachusetts School Building Authority at its July 20, 2016 meeting to replace the existing James F. Peebles Elementary School on the existing site, with a new district-wide grade 3-5 elementary school. A Design Enrollment Certification for 460 students in grades 3-5 is attached for review and execution.

Please sign and return the attached certification within 21 calendar days to document agreement on the design enrollment for the approved James F. Peebles Elementary School project.

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

Sincerely,



Mary Pichetti
Director of Capital Planning

Cc: Legislative Delegation
Donald J. Pickard, Chair, Bourne Board of Selectmen
Thomas M. Guerino, Bourne Town Administrator
Christopher Hyldburg, Chair, Bourne School Committee
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: 1.2 Enrollment Projections (Region 6)

**MASSACHUSETTS SCHOOL BUILDING AUTHORITY
TOWN OF BOURNE
JAMES F. PEEBLES ELEMENTARY SCHOOL
DESIGN ENROLLMENT CERTIFICATION**

As a result of a collaborative analysis with the Massachusetts School Building Authority (the "MSBA") of enrollment projections and space capacity needs for the proposed project at the James F. Peebles Elementary School, the Town of Bourne hereby acknowledges and agrees that the design of the proposed project at the James F. Peebles Elementary School shall be based on an enrollment of no more than 460 students in grades 3-5. The Town of Bourne further acknowledges and agrees that, pursuant to 963 CMR 2.00 *et seq.*, the MSBA shall determine the square feet per student space allowance and total square footage for an elementary school serving 460 students in grades 3-5. The Town of Bourne acknowledges and agrees that it has no right or entitlement to any particular design enrollment, square feet per student space allowance, or total square footage and that it has no right or entitlement to a design enrollment any greater than 460 students for the James F. Peebles Elementary School, and further acknowledges and agrees that it shall not bring any claim or action, legal or equitable, against the MSBA, or any of its officers or employees, for the purpose of obtaining an increase in the design enrollment of the James F. Peebles Elementary School that it has acknowledged and agreed to herein. The Town of Bourne further acknowledges and agrees that, among other things, the design enrollment, square feet per student space allowance, and total square footage of the James F. Peebles Elementary School shall be subject to the approval of the MSBA's Board and that the final approval of a proposed project at the James F. Peebles Elementary School shall be within the sole discretion of the MSBA's Board.

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

Chief Executive Officer

Duly Authorized Representative of School Committee

Date

Date

Superintendent of Schools

Date

School Building Committee Meeting

August 04, 2016

Peebles Elementary School Schematic Design

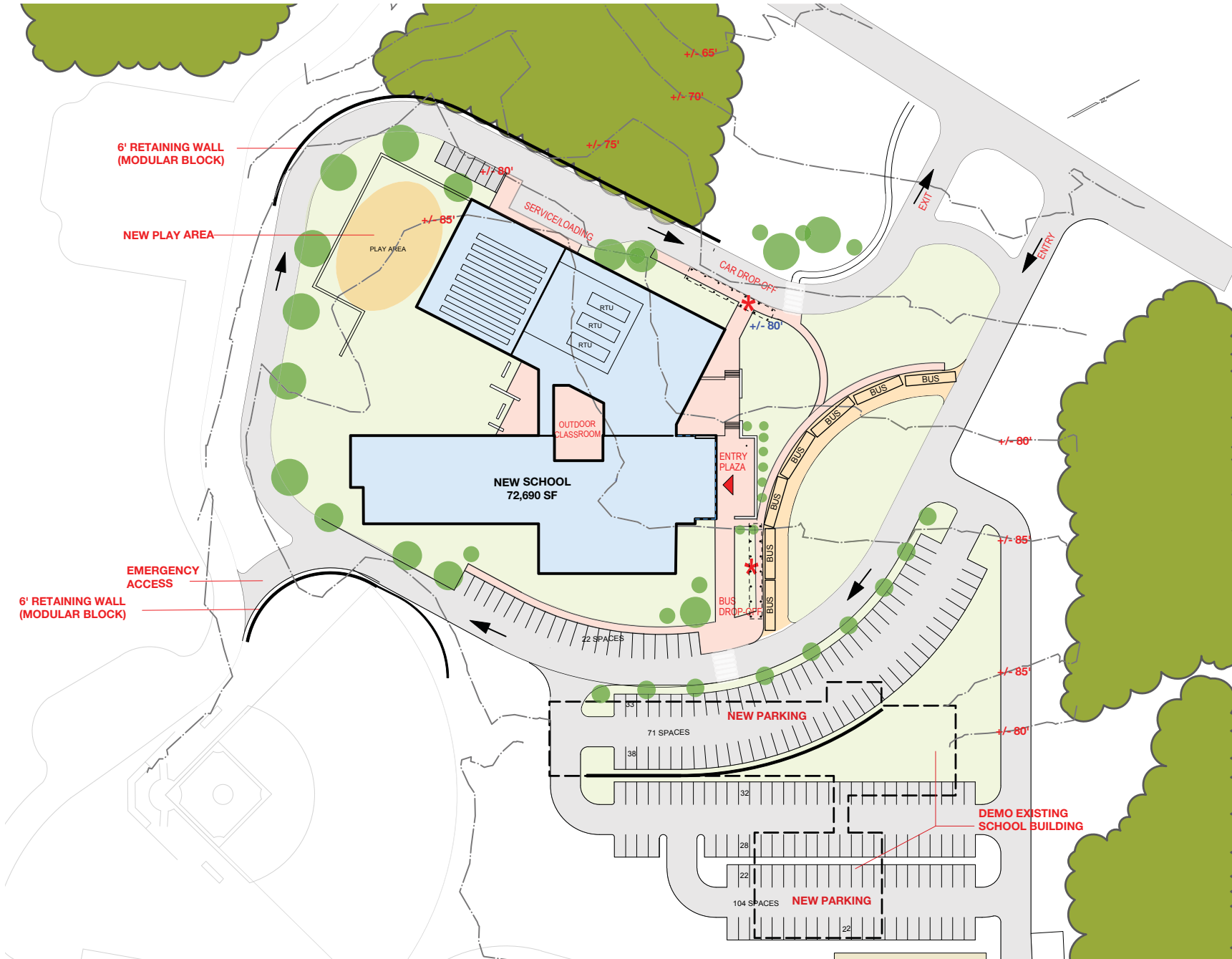


PROJECT MANAGEMENT **SMMA**
Massachusetts School Building Authority

Flansburgh Architects

Design Update

Peebles New Construction Option 5A - (Grades 3-5 at 460 students)



Peebles New Construction Option 5A - (Grades 3-5 at 460 students)

OPTION 5A (3-5)

New Construction

Square Footage: 72,680 sf



Peebles New Construction Option 5A - (Grades 3-5 at 460 students)

OPTION 5A (3-5)

New Construction

Square Footage: 72,680 sf



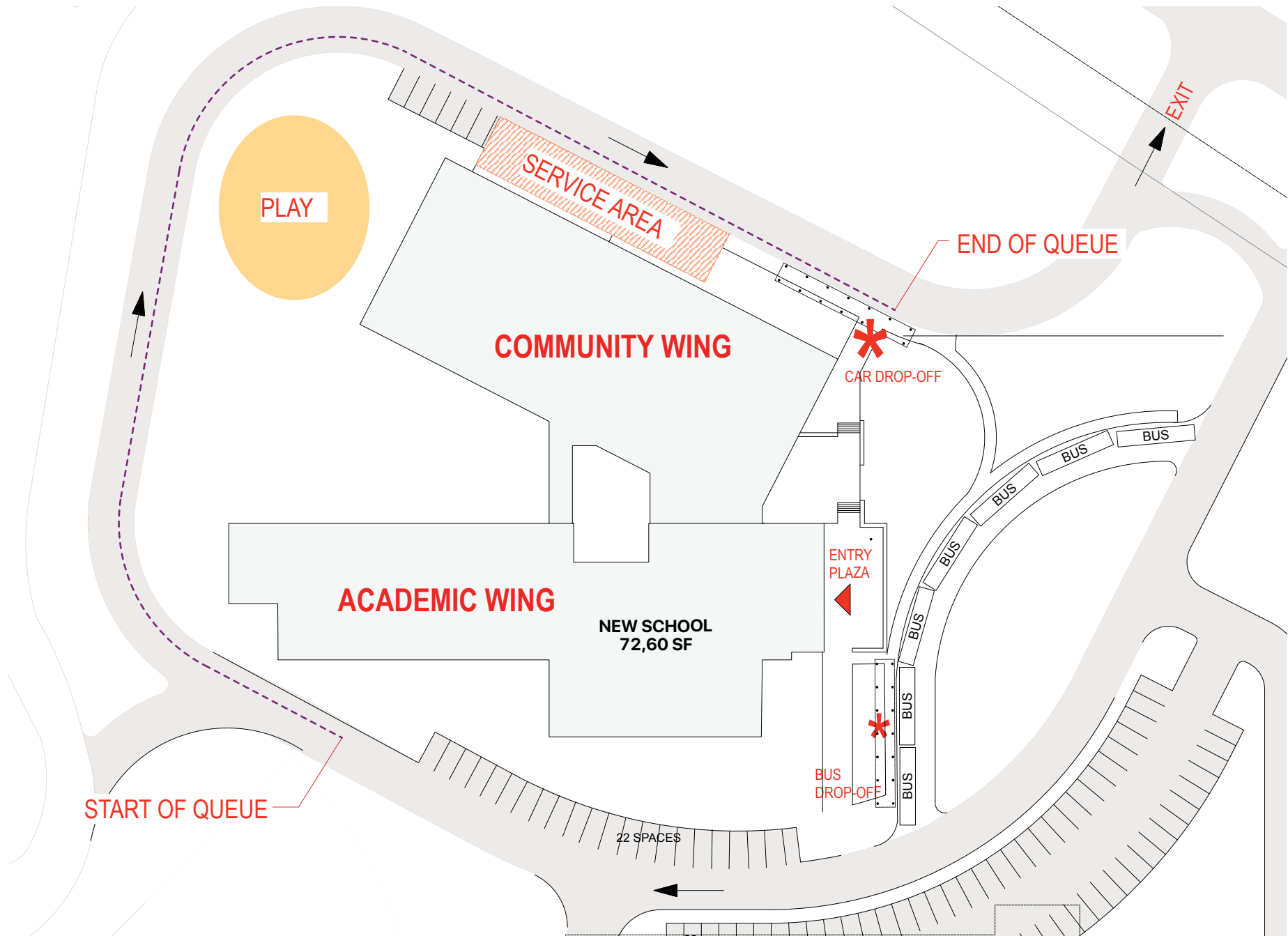
KEY

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

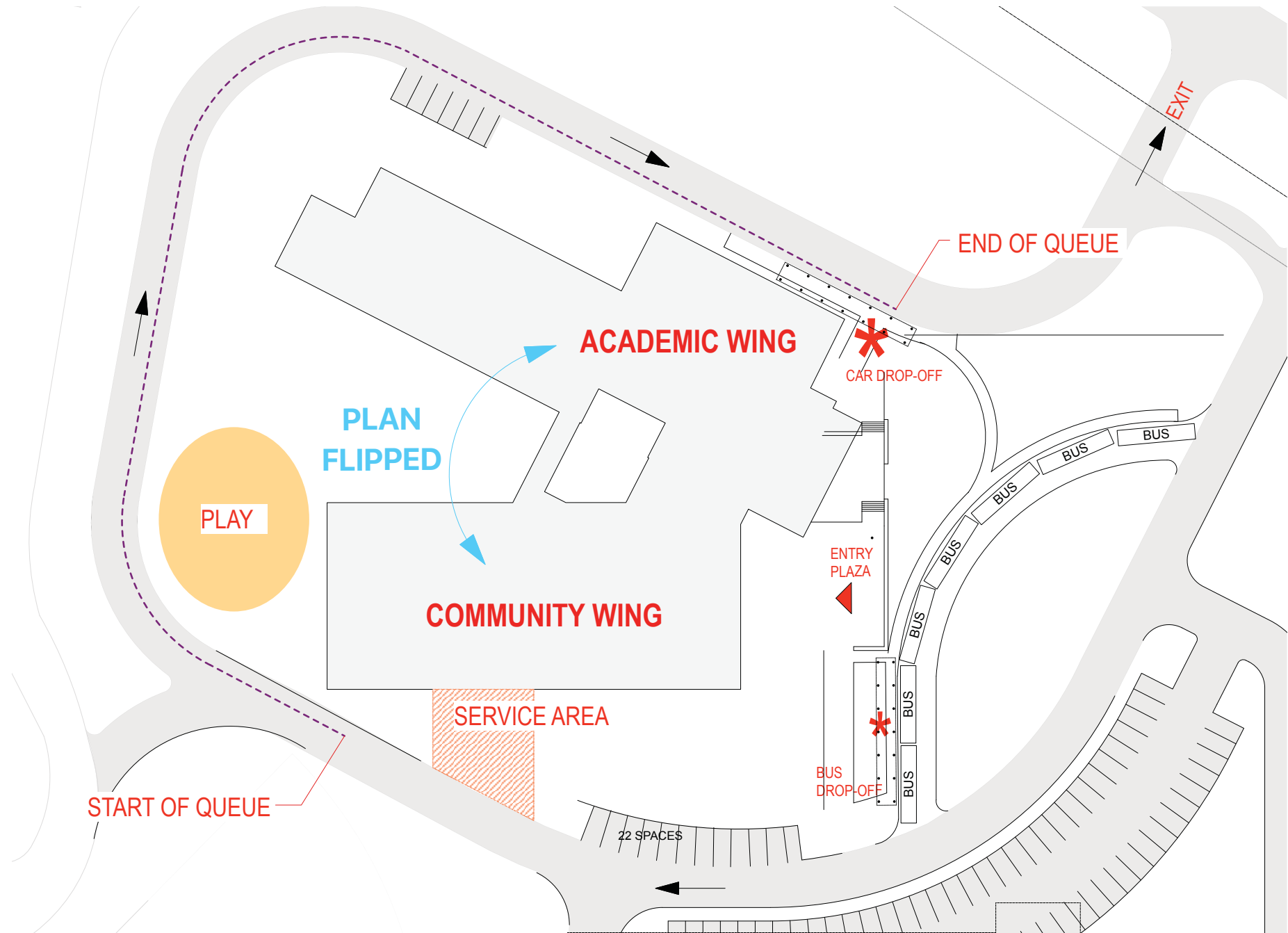
SECOND LEVEL PLAN



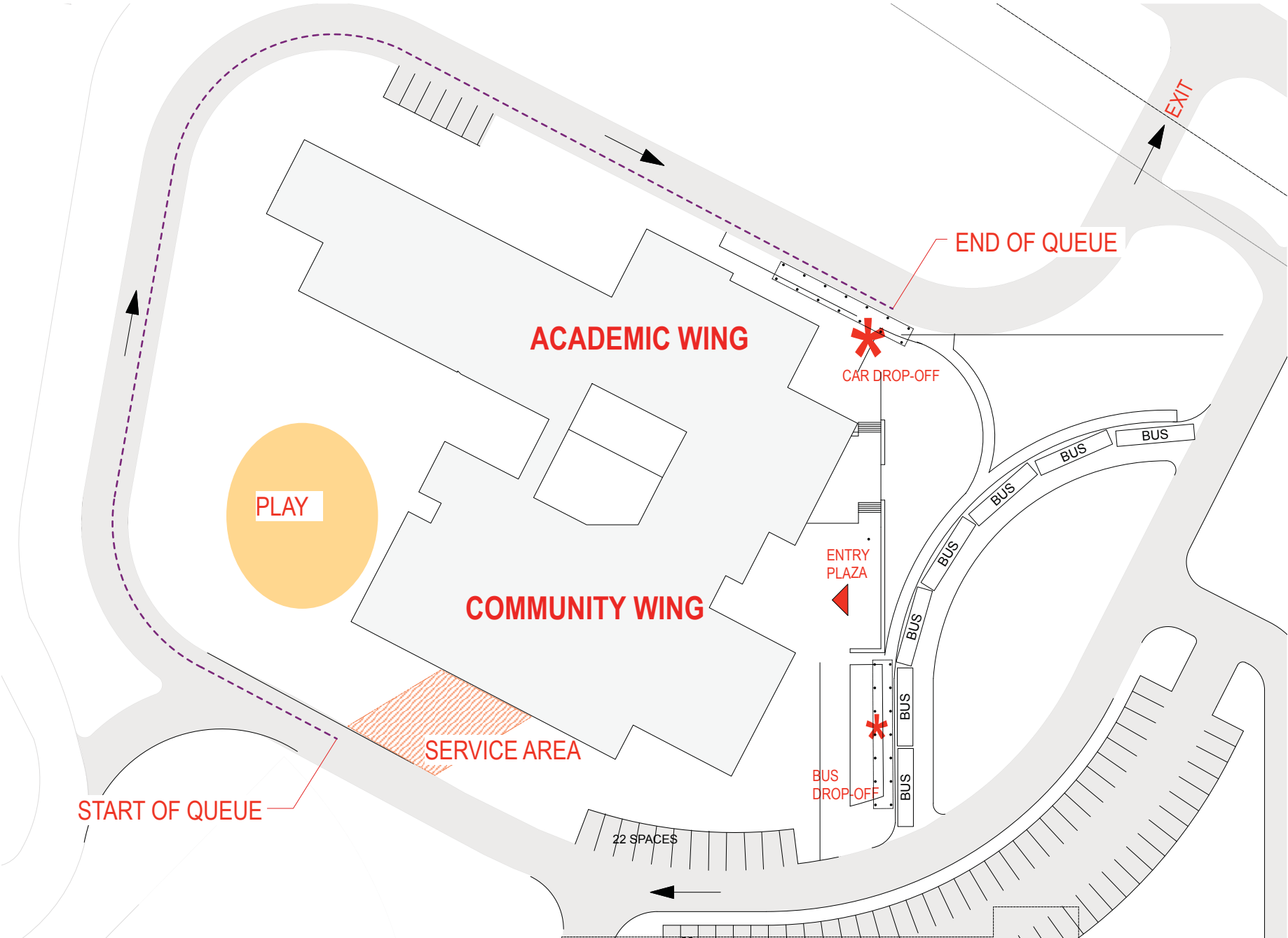
Peebles New Construction - PSR plan



Peebles New Construction - plan adjustment



Peebles New Construction - plan adjustment



Schematic Design

SITE PLAN



Peebles Elementary School
Bourne, Massachusetts

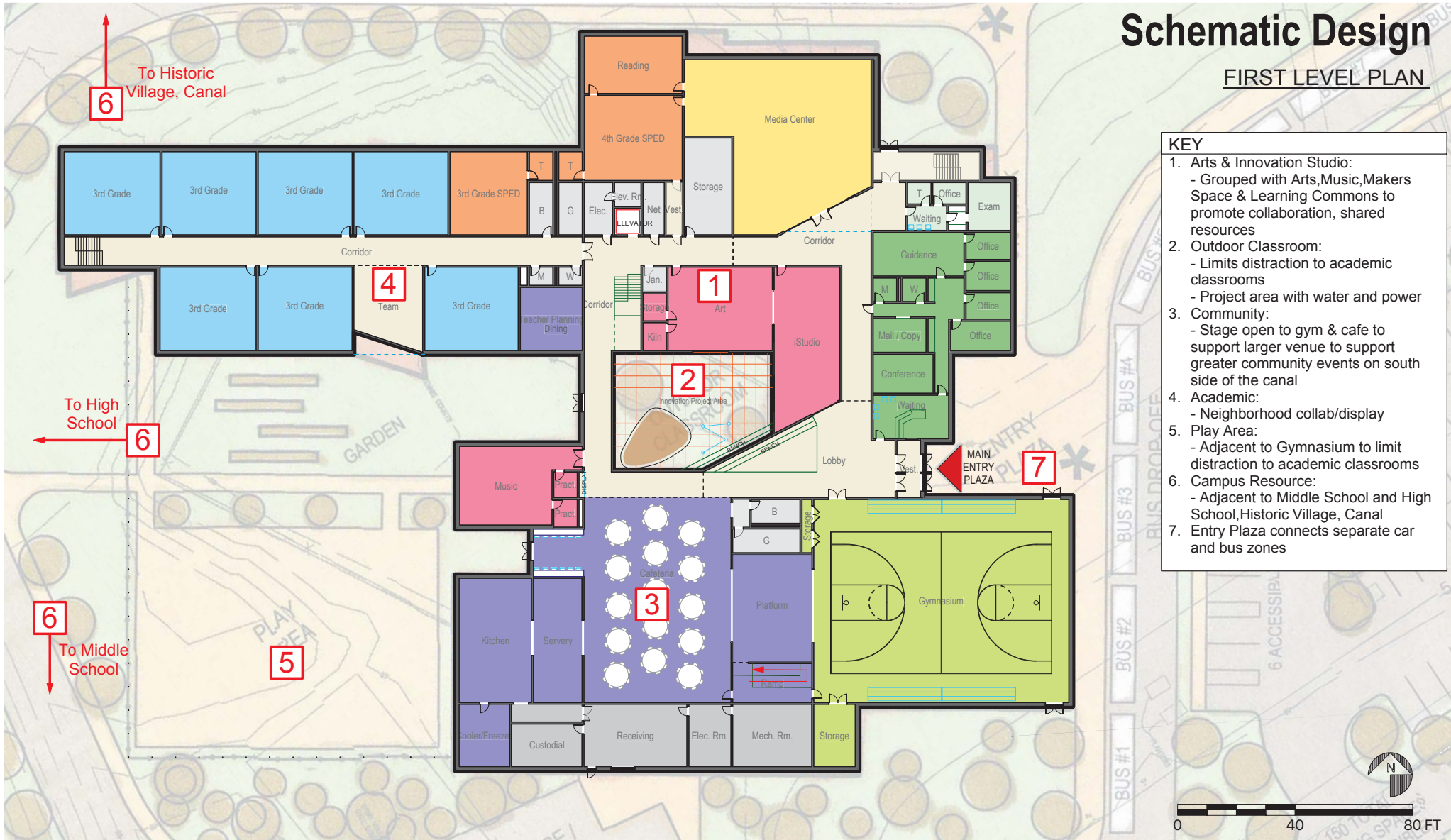
Flansburgh Architects

Schematic Design

FIRST 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



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

Exterior Materials

Town Precedents



Exterior Material

Clapboard Siding



Morey Elementary School



Shingle Siding



West Bridgewater Middle/Senior High School

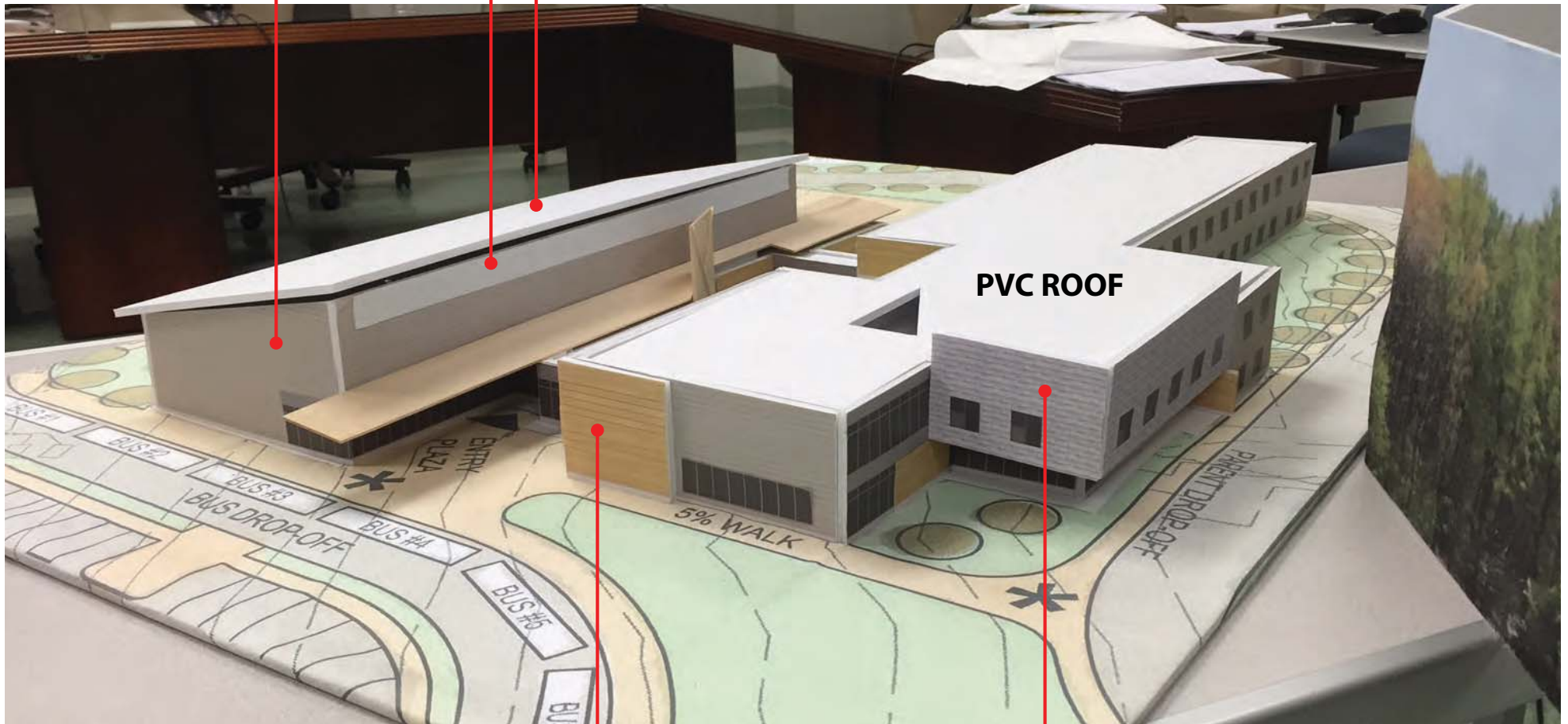


Exterior Materials

STANDING SEAM METAL ROOF

POLYCARBONATE WINDOW

BRICK

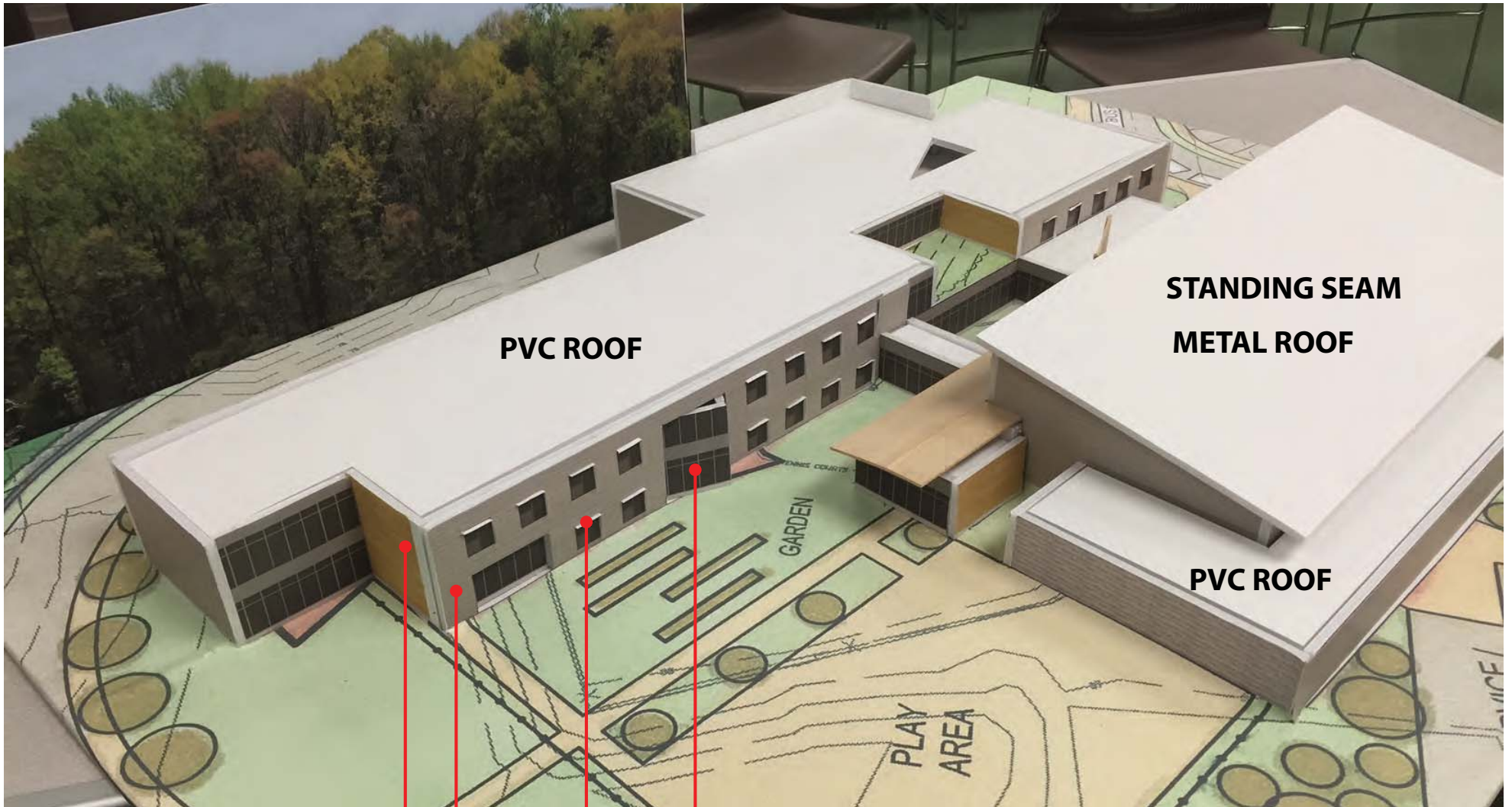


PVC ROOF

WOOD (EXTERIOR RESIN PANEL)

ZINC METAL SHINGLE

Exterior Material



PVC ROOF

**STANDING SEAM
METAL ROOF**

PVC ROOF

WOOD (EXT. RESIN PANEL)

BRICK

SUN SHADES AT WINDOW

GLASS WALL SYSTEM

CM at Risk Review

CM at Risk Review

- PDP and PSR Cost Estimates Based on CM at Risk for Uniformity
- CM at Risk Better Suited to Intrusive Renovation/Addition projects
- CM at Risk provides pre-construction estimating and logistics
- CM at Risk provides elevated on-site staff
- Consider going Traditional General Contractor due to size and complexity

CM at Risk versus Traditional General Contractor Reimbursement Comparison

	PSR Submission CM at Risk	Traditional General Contractor
	Option 5A	Option 5A
Base Reimbursement Rate	43.84	43.84
Maintenance	1.00	1.00
CM @ Risk	1.00	0.00
Renovation	0.00	0.00
Green Schools	2.00	2.00
*Total Reimbursement Rate	47.84	46.84

* Reimbursement rates subject to change based on final MSBA Review

CM at Risk versus Traditional General Contractor Cost Comparison

PSR Submission
CM@Risk

Traditional
General
Contractor

		Peebles (3-5) Peebles Elementary 460 students New Construction	Peebles (3-5) Peebles Elementary 460 students New Construction
Gross SF		72,680 SF	72,680 SF
Construction Cost \$ (Hard Cost)	Building	\$26.19M	\$25.24M
	Hazmat/Demo	\$1.68M	\$1.62M
	Sitework	\$4.2M	\$4.1M
	Total	\$32.07M	\$30.96M
Soft Cost \$	Fees & Expenses	\$5.8M	\$5.49M
	FF&E	\$1.38M	\$1.38M
	Contingencies	\$2.24M	\$2.17M
* TOTAL		\$41.49M	\$39.99M
Cost per SF		\$571	\$550

* Estimated Cost subject to change as project is refined and appropriation vote date is established

CM at Risk versus Traditional General Contractor Project Costs and MSBA Reimbursement Cost Comparison

	PSR Submission CM@Risk	Traditional General Contractor
	Option 5A	Option 5A
Project Cost	\$41.49M	\$39.99M
Approximate MSBA Grant	\$14.72M	\$14.22M
Approximate Cost to Bourne	\$26.77M	\$25.77M

* Costs subject to change as project is refined

Bourne Elementary Schools School Project Information

Go to:

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

Project Email: sbc@townofbourne.com



Peebles Elementary School | Bourne, MA



Flansburgh Architects