

AGENDA

Project:	George Keverian School Feasibility Study	Project No.:	16049
Re:	School Building Committee Meeting	Meeting Date:	3/22/2017
Meeting Location:	Mayor's Conference Room, City Hall, Third Floor		
Prepared by:	Joel Seeley	Meeting Time:	3:30 PM
Distribution:	Committee Members (MF)		

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Review Updated Site Analysis and Permitting
5. Review Updated Building and Site Design
6. Review Cost Estimates
7. Vote the Preferred Construction Alternative
8. Vote to Submit Preferred Schematic Report to MSBA
9. Committee Questions
10. Public Comments
11. Next Meeting: April 12, 2017
12. Adjourn

**SCHOOL BUILDING COMMITTEE
GEORGE KEVERIAN SCHOOL**

All meetings held at the
Mayor's Conference Room, City Hall, Third Floor at 3:30 PM
unless otherwise noted

**MEETINGS SCHEDULE AND AGENDAS
March 7, 2017**

DATE	AGENDA
<i>Schematic Design Phase (SD)</i>	
April 12, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Review Schematic Design Phase Schedule and Deliverables
	Review Updated Site and Floor Plans
	Decide Construction Delivery Method
	Review Preliminary Exterior Elevations and Building Sections
April 26, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Review Updated Site Plan and Floor Plans
	Review Site Utilities Plan
	Review Updated Exterior Elevations and Building Sections
	Review Sustainable Design Features
May 10, 2017	MSBA BOARD MEETING
May 10, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Review Updated Site Plan and Floor Plans
	Review Updated Exterior Elevations
	Review Mechanical and Electrical Systems
	Review Preliminary Technology Systems
May 24, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Review Updated Site Plan and Floor Plans
	Review Updated Site Utilities Plan
	Review Structural Systems
	Review Updated Exterior Elevations
	Review Preliminary FFE Layout
June 7, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Final Site Plan, Floor Plans and Elevations
	Final Structural Systems
	Final Mechanical and Electrical Systems
	Final Project Cost
	Final Project Schedule
	Vote to submit Schematic Design Cost Estimate to MSBA
June 15, 2017	SUBMIT SCHEMATIC DESIGN COST ESTIMATE TO MSBA
June 21, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Vote to submit Schematic Design Package to MSBA
June 29, 2017	SUBMIT SCHEMATIC DESIGN PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED

EVERETT PUBLIC SCHOOLS
CITY OF EVERETT
GEORGE KEVERIAN SCHOOL
MODULE 3 - FEASIBILITY STUDY
PREFERRED SCHEMATIC REPORT SUBMITTAL

MODULE 3.3.3 SITE OPTION 5J - 4 STORY OPTION
GEORGE KEVERIAN SCHOOL



FIRST FLOOR

EVERETT PUBLIC SCHOOLS
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GEORGE KEVERIAN SCHOOL
MODULE 3 - FEASIBILITY STUDY
PREFERRED SCHEMATIC REPORT SUBMITTAL

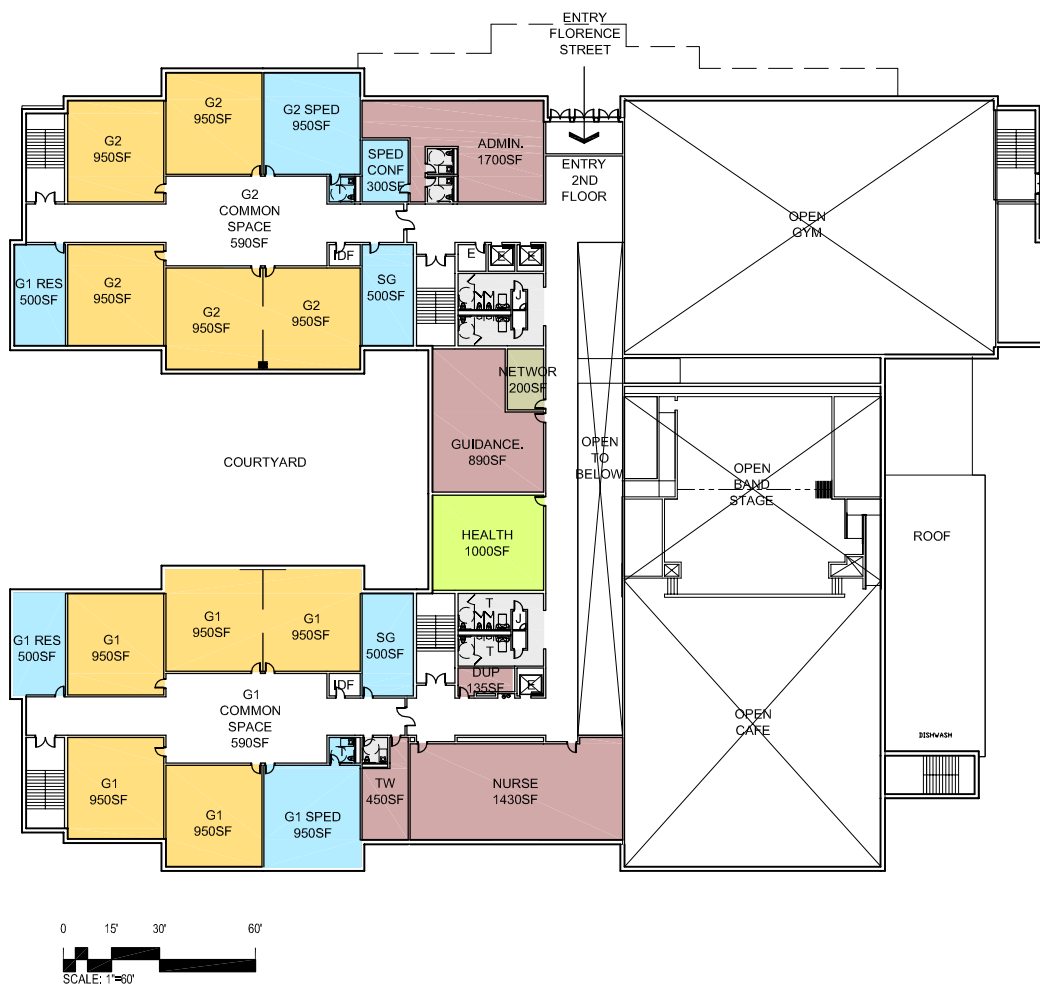
MODULE 3.3.3 SITE OPTION 5J -4 STORY OPTION
GEORGE KEVERIAN SCHOOL



FOURTH FLOOR

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MODULE 3.3.3 SITE OPTION 5J - 4 STORY OPTION
GEORGE KEVERIAN SCHOOL



SECOND FLOOR

MODULE 3.3.3 SITE OPTION 5J - 4 STORY OPTION
GEORGE KEVERIAN SCHOOL



February 24, 2017

George Keverian School
City of Everett, MA



MOUNT VERNON GROUP
ARCHITECTS

200 HARVARD MILL SQUARE
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WAKEFIELD, MA 01880

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**RE:
PRELIMINARY REVIEW OF PROPOSED STRUCTURAL & MEP BUILDING SYSTEMS
SCHOOL BUILDING COMMITTEE MEETING FEBRUARY 22, 2017**

STRUCTURAL BUILDING SYSTEM

- Structural system for the proposed building will include reinforced concrete footings and foundation walls with reinforced slab at grade for the underground parking garage. Reinforced concrete columns will make up the structural grid at the parking garage ground level and support the first floor, constructed as a reinforced concrete slab, along with the upper floors of the school building constructed of steel frame.

PLUMBING SYSTEM

- A complete domestic cold water system throughout the new building. The system will require a service from the street main; a pressure reducing station; and divided for domestic potable and laboratory non-potable usage complete with state approved backflow preventers. Connections will be made to all equipment requiring cold water.
- A complete domestic hot water system throughout the new building. The system shall have all state approved backflow preventers. The system shall be dual temperature; 120F for general use by the public, student and faculty; and 140F for kitchen sinks and janitors sinks, 180F will be supplied by separate booster heaters at dishwashers.
- A complete sanitary, soil, waste and vent system connected to each fixture. The system will extend and connect to the sanitary main 10'-0" outside of the building. Waste piping from selected kitchen equipment will flow to an interior and or exterior grease interceptor prior to connection to the building sanitary system.
- A complete storm water system throughout the entire building connecting to each and every roof and areaway drain requiring storm drainage. Connect to main storm drain 10'-0" outside of building
- Toilet room fixtures to be automatic flush, hands free
- Hot water shall be generated by gas condensing type fired water heater

MECHANICAL SYSTEM

- The central heating system of the school will consist of gas-fired, hot water, high efficiency boilers.
- Heating and dehumidification for the classrooms will be provided by packaged roof top units and perimeter finned tube radiation. Each classroom will be served by a displacement ventilation diffuser which will deliver tempered and dehumidified ventilation air from the roof top units.
- Dedicated roof top units will be provided for the Library, Gymnasium, Cafeteria and Music rooms
- The building will be provided with a direct digital control system for monitoring and controlling all the major HVAC equipment. The DDC system provides graphic software for each piece of equipment. Individual room controls consist of a wall mounted thermostat with limited adjustment range.

ELECTRICAL SYSTEMS

- A main switchboard shall be located in the main electrical room and have surge protection, digital metering and power distribution circuit breakers.
- Emergency power per oil/gas fired generator. The generator shall provide emergency power to all emergency lights and exit signs. The generator will also provide standby power to heating equipment, kitchen refrigerators, tele/data equipment rooms, fire alarm system and security system.
- Lighting system interior and exterior to be LED type lighting fixtures. Classroom light fixtures shall be controlled with day light harvest dimming controls, manual switches and occupancy sensors. Library, Cafeteria, Gymnasium and utility room light fixtures shall be controlled by local switches. Offices shall be dual switches and controlled by wall mounted occupancy sensors. Toilet fixtures shall be controlled by occupancy sensors and local keyed switches. Corridors by local switches and motion sensor inputs by the security system. Both exterior building and pole mounted lighting to be used around the perimeter of the building and at entrances all controlled by lighting control panels.
- Fire alarm system to be an addressable voice communication microprocessor based fire alarm system. The system will consist of a fire alarm control panel located in the main electric room, annunciator panels at the main lobby entries, speaker strobe devices throughout, pull stations at all exit doors, smoke detectors located in corridors, electric rooms and stairwells, and heat detectors in utility rooms. The system will alert the local fire department of an alarm condition via a fire alarm master box.



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MEETING MINUTES

No. 0004

PROJECT TITLE: George Keverian School
LOCATION: 121 Vine Street Conference Room
MEETING DATE: 2/21/2017 (8:00 AM)
SUBJECT: Educational Review of Plans w/ Space Summary

ATTENDEE	INITIALS	COMPANY	INITIALS	PRESENT
Charles Obremski	CO	District ~ Assist. Suoerintendent of Business		N
Robert Moreschi	RM	District ~ Chief Procurement Officer		N
Kevin Shaw	KS	District ~ Assist. Superintendent		Y
Janice Gauthier	JG	District		Y
Patricia Masse	PM	District		Y
Joel Seeley	JS	Symmies, Maini & McKee Assoc.	SMMA	Y
David Stephen	DS	New Vista Design	NVD	N
Frank Tedesco	FT	Mount Vernon Group, Inc.	MVG	N
Dennis Daly	DD	Mount Vernon Group, Inc.	MVG	Y
Susan Taylor	ST	Mount Vernon Group, Inc.	MVG	N
Al Cuevas	AC	Mount Vernon Group, Inc.	MVG	N
William Peters	WP	Mount Vernon Group, Inc.	MVG	Y

ITEM	DESCRIPTION	STATUS	START	DUE	BALL IN COURT
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04-01 Plan spaces and adjacencies discussed

Comments based on Plans Attached for Cafeteria & Gymnasium at Grade level

FIRST FLOOR

- Stairways to grade ~ Exit Only
- Provide Technology in Cafeteria
- Loading & Custodial Storage along service drive
- Access to custodial from main corridor
- Partition between Cafeteria & Gymnasium
- Mesh divider in gymnasium to provide separated practice courts
- 2 Fitness rooms on First Floor
- PK through 3rd grade pickup only. Parents must park their vehicle and student is released to sibling or parent

SECOND FLOOR

- Move 1200SF Art room & Kiln Storage to Fourth floor w/ 6,7 & 8th Grades
- Shift Sped classrooms and toilet to right hand side of neighborhood for each grade
- Swap Health Classroom to Grade 1 corridor and SG across from Nurse
- OT/PT & Staff Dining to be on Second Floor, swapped with Fitness Rooms
- Provide sensory room adjacent to stairwell

THIRD FLOOR

- Provide a sensory room on the third floor and one on the second floor as indicated above
- Roof Play area with buffer zone between play area and classrooms adjacent
- Decrease Library by 1,000 SF, and provide (1) Teacher Work room on each floor at 450 SF

FOURTH FLOOR

- 1200 SF Art room and Kiln/Storage moved to Luke Road/East side of building at area indicated as High Roof
- Move sensory room to third floor

MISCELLANEOUS ITEMS

- Folding partitions between (2) classrooms in each neighborhood should be stacked. Typical for three floors
- Interactive boards in Common & Team Areas typical
- Provide (1) 110 SF duplicating room on each floor
- Decrease Library by 1,000 SF, and provide (1) Teacher Work room on each floor at 450 SF
- Sensory Rooms to have glass in door with NO lock on door

Prepared By: William Peters, Associate Principal - Mount Vernon Group, Inc.

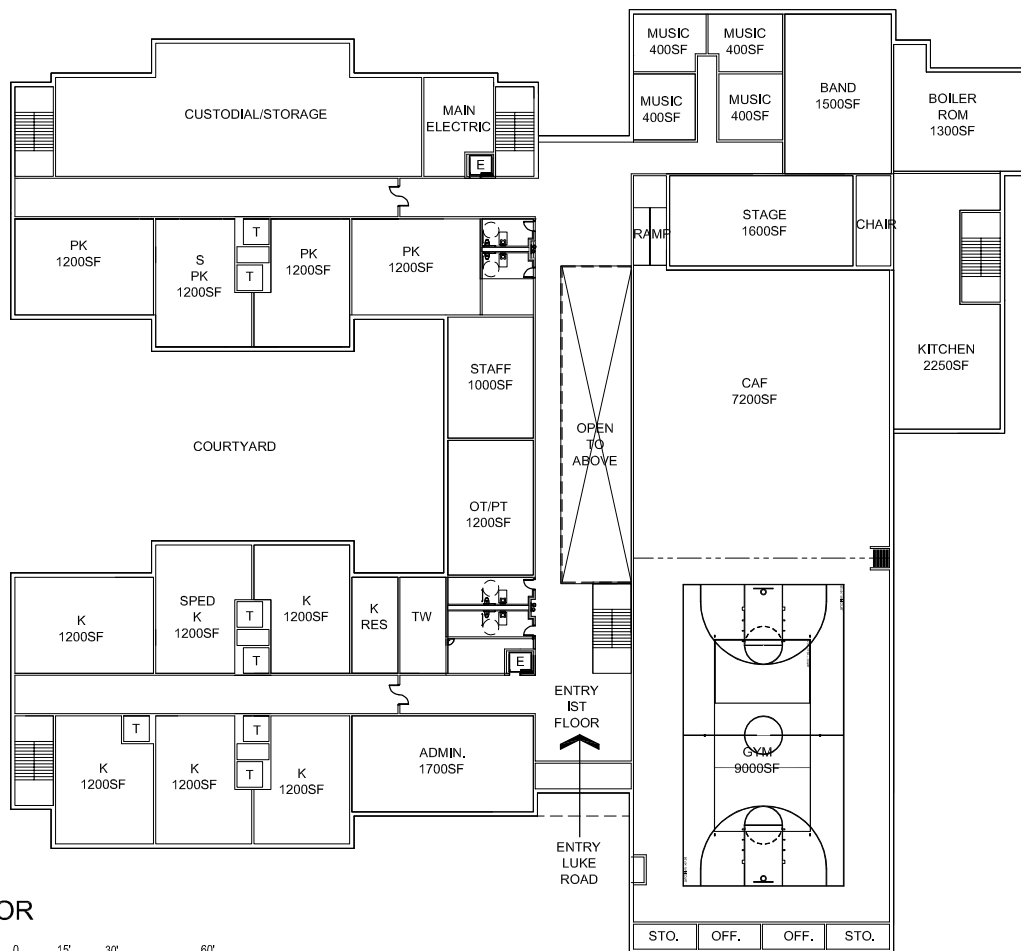
Dated: 03/15/2017

Note: All meeting minute items are correct and accurate unless the Author is notified in writing within 10 days

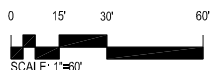
Meeting Minutes Template template.doc

EVERETT PUBLIC SCHOOLS
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GEORGE KEVERIAN SCHOOL
MODULE 3 - FEASIBILITY STUDY
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4 SITE OPTION 5J - 4 STORY OPTION
GEORGE KEVERIAN SCHOOL
TOTAL SF



FIRST FLOOR



FIRST FLOOR
62675SF

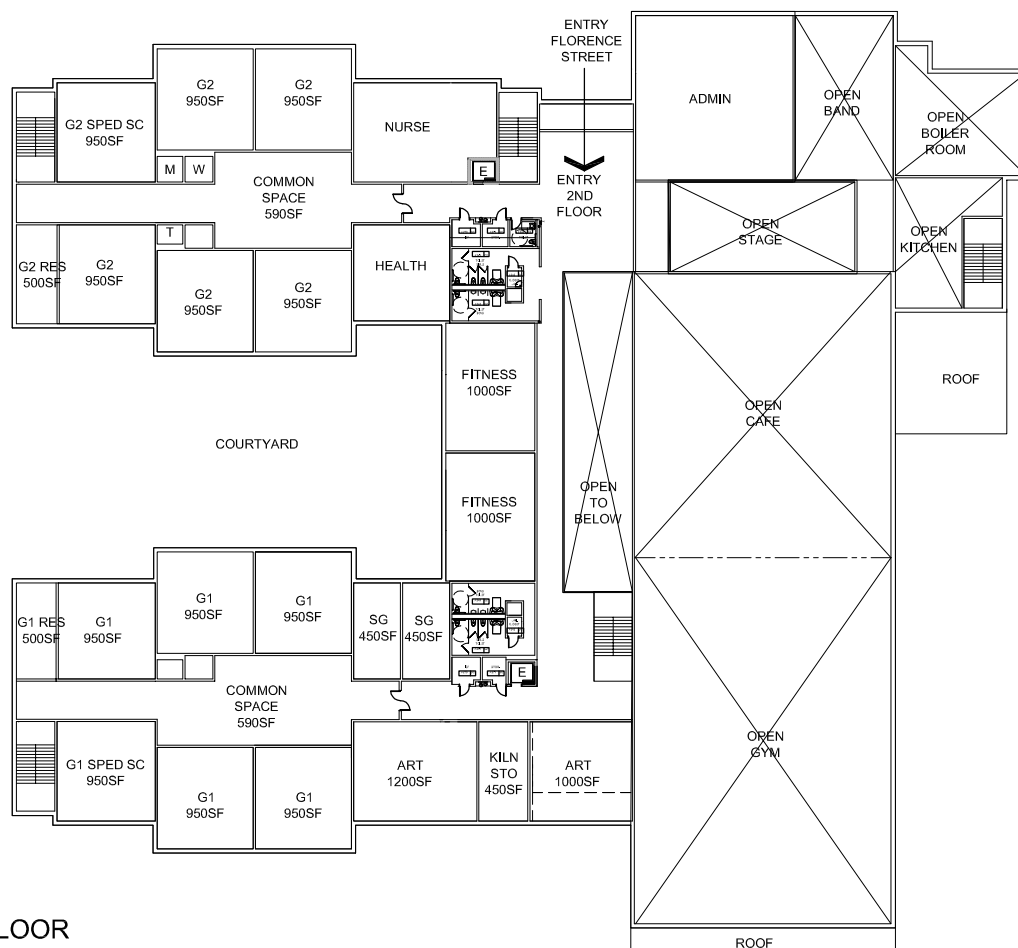
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MODULE 3.1.4

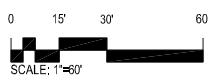
SITE OPTION 5J - 4 STORY OPTION

GEORGE KEVERIAN SCHOOL

TOTAL SF



SECOND FLOOR



SECOND FLOOR
37600SF

MODULE 3.1.4

SITE OPTION 5J - 4 STORY OPTION

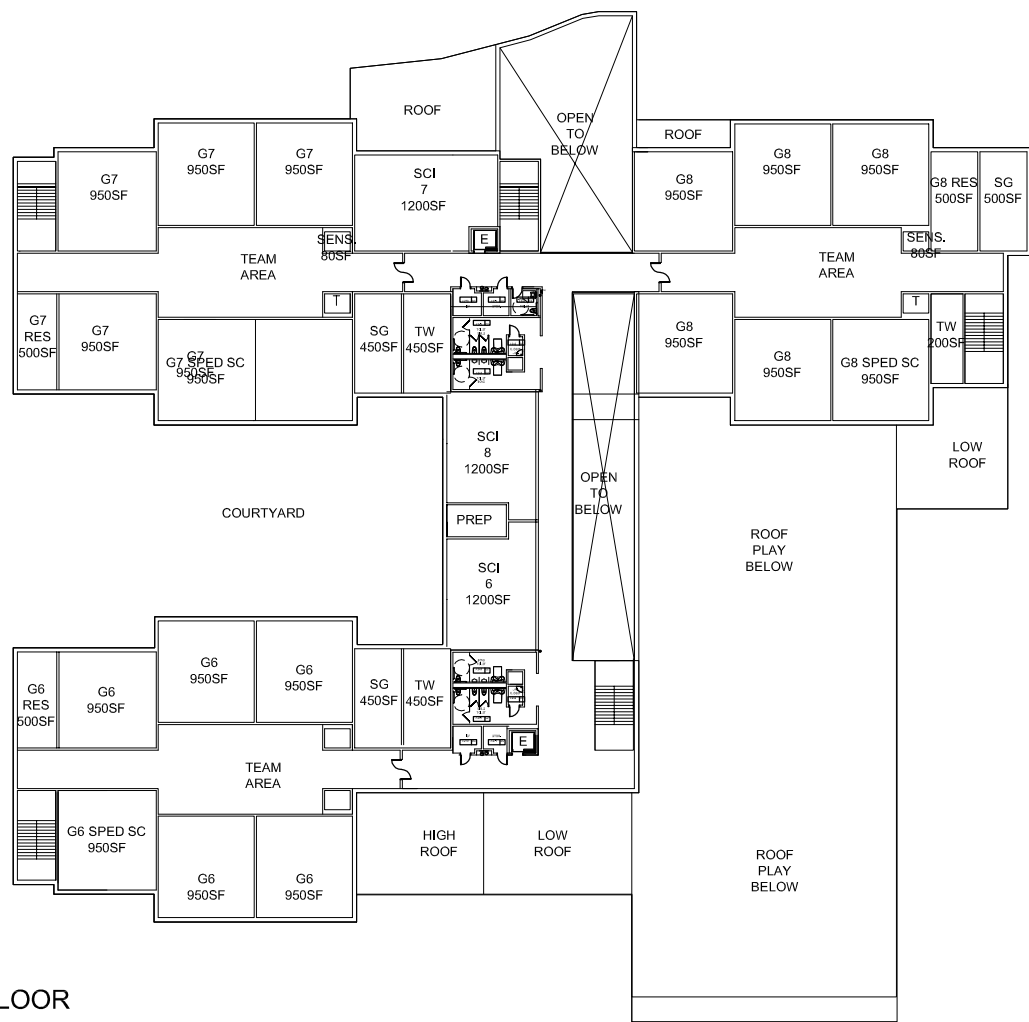
GEORGE KEVERIAN SCHOOL

TOTAL SF

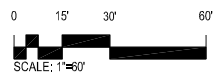


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TOTAL SF



FOURTH FLOOR



FOURTH FLOOR
41330SF

