



**PERKINS —
EASTMAN**

Photo courtesy of TripAdvisor



DENNIS-YARMOUTH SCHOOL PROJECT

**THE DYIMS SCHOOL BUILDING
COMMITTEE**

October 29, 2020



PMA Consultants

AGENDA

Meeting Minutes

Overview of Meeting Agenda

Old Business

- a) 60% Design
 - MSBA Review Comments & Response
- b) 90% Design
 - Design Updates (90% phase presentations)
 - Informal Site Plan Review Comments/Responses
 - Traffic Study Review & Discussion
- c) Pre-Qualification Committee (VOTE)
- d) Discussion of Occupancy Date (VOTE)
- e) Key Dates/Next Steps
 - 90% Construction Documents Workplan
- f) Cashflow Update
- g) Master Project Schedule Update

New Business

Public Comment Period



APPENDIX 6B

MODULE 6 – 60% CONSTRUCTION DOCUMENTS REVIEW COMMENTS

District: *Dennis-Yarmouth Regional School District*
School: *Dennis Yarmouth Intermediate Middle School*
Owner's Project Manager: *PMA Consultants*
Designer Firm: *Perkins Eastman*
Submittal Received Date: *September 22, 2020*
Review Date: *September 24-October 13, 2020*
Reviewed by: *Gienapp Architects, K. Brown, A. Smith, G. Brunell*

MSBA Review Comments Received on
10/13/2020

MSBA Review Comments Response
Provided on 10/27/2020

MSBA REVIEW COMMENTS

The following comments¹ on the 60% construction documents submittal are issued pursuant to a project submittal review document for the proposed project and presented as a 60% construction documents submission in accordance with the MSBA Module 6 Guidelines.

The items listed below are to be included in each project submittal by the design team (OPM and Designer) to the extent that each item applies to the project, or the design team should include an explanation why an item doesn't apply. The project submittal may be rejected by MSBA if all items below are not fully addressed by the project team. Unless specifically stated otherwise in the review comments below, the OPM and Designer deliverables are included in the submission with no further comment from MSBA required.

6B.1 Summary Comments

	Comments
• Basic Project Information	
◦ Enrollment (describe grade configuration, design enrollment and number of PK students if applicable)	<i>940 students grade 4-7</i>
◦ GSF area (describe approved GSF in the Project Funding Agreement and as currently proposed)	<i>PFA GSF 186,500; Current GSF 185,711 GSF</i>
◦ Project Type (all new, add/reno, reno)	<i>New construction</i>
◦ Delivery method (DBB, CMR). If CMR, describe contract status	<i>Design, bid, build</i>

90% DESIGN PHASE PRESENTATIONS

BUILDING INTERIOR REFINEMENT/DESIGN DEVELOPMENT

10/08 - INTERIOR FINISHES PRESENTATION

10/13 - SECURITY AND AV UPDATE

10/16 - CLASSROOM CASEWORK PRESENTATION

LANDSCAPE AND SITE DEVELOPMENT

10/06 - SITE UPDATE

10/14 - ATHLETIC FIELDS UPDATE

10-08 INTERIOR FINISHES FOCUS



DENNIS-YARMOUTH
INTERMEDIATE MIDDLE SCHOOL

INTERIOR DESIGN FOCUS PRESENTATION

OCT 8TH, 2020

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AGENDA

- Overall Design Concepts
- Interior Design Concepts
- Graphic Design Concepts

OVERVIEW - Updated plans



LEVEL 1 OVERALL PLAN



LEVEL 2 OVERALL PLAN

DESIGN CONCEPT

SFU MATO

sfu·ma·to /sfoomādō/

the technique of allowing tones and colors to shade gradually into one another, producing softened outlines or hazy forms



CONCEPT & INSPIRATION



COLOR THEORY

OCEAN & SHORELINE



MARSH & STREAMS



FOREST & FIELDS



AUDITORIUM



GYM & MEDIA CENTER

ATRIUM

C & D STAIRS

CLASSROOM WINGS

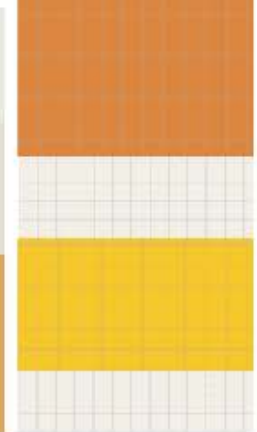
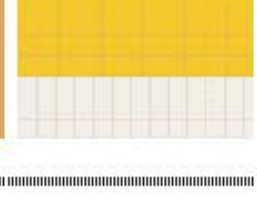
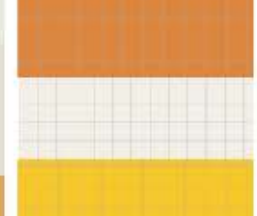
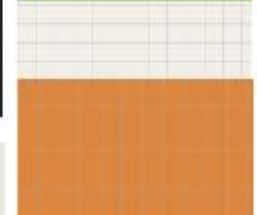
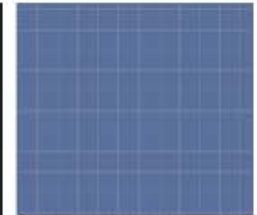
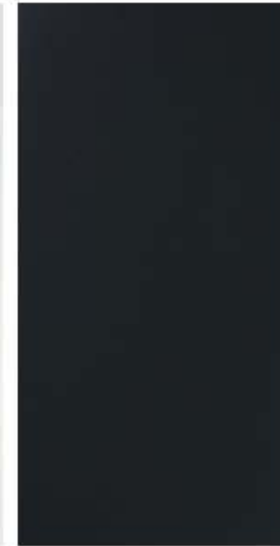
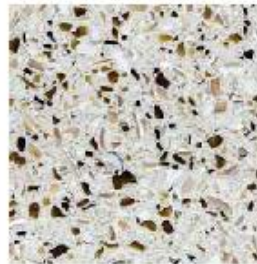
MATERIAL PALLETE

LINOLEUM FLOORING

SOLID SURFACE

HPL

PORCELAIN TILE



CARPET TILE

RUBBER FLOORING

PAINTS



OCEAN & SHORELINE



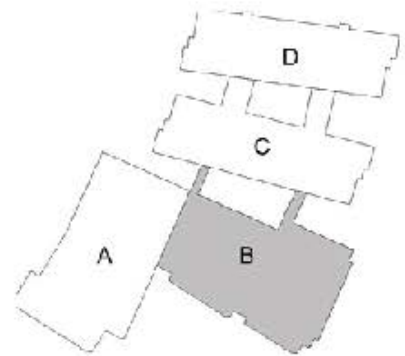
MARSH & STREAMS



FOREST & FIELDS



A T R I U M



AIRIUM



PLASTIC LAMINATE



SOLID SURFACE



TYP. WAINSCOT TILE



RUBBER FLOOR

TYP. TILE BASE



PAINTS



CARPET



POLISHED CONCRETE
FOR FINISH ONLY

ATRIUM
RENDERING





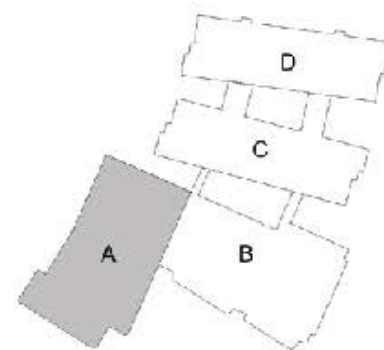
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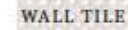
MARSH & STREAMS

FOREST & FIELDS

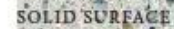


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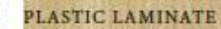


PERKINS EASTMAN

WALL TILE



SOLID SURFACE



PLASTIC LAMINATE



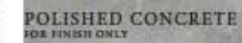
PAINT



PAINT



CARPET



POLISHED CONCRETE
FOR FINISH ONLY

AUDITORIUM LOBBY
RENDERING





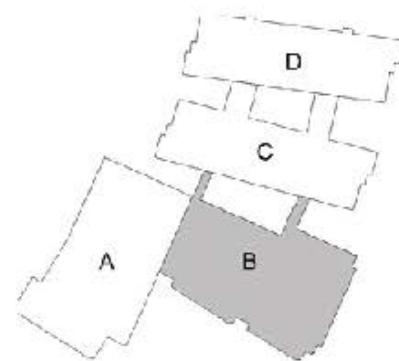
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MARSH & STREAMS

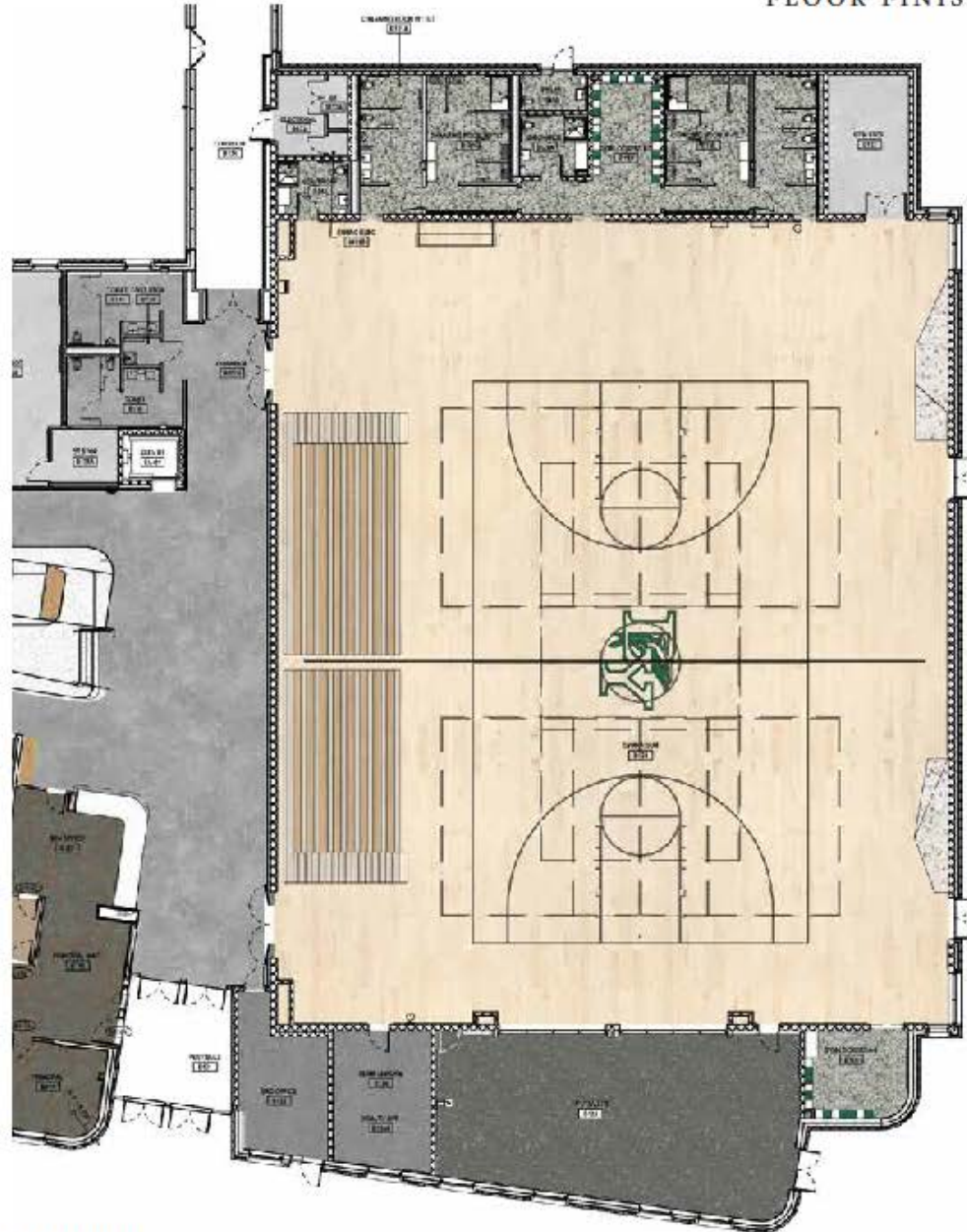
FOREST & FIELDS



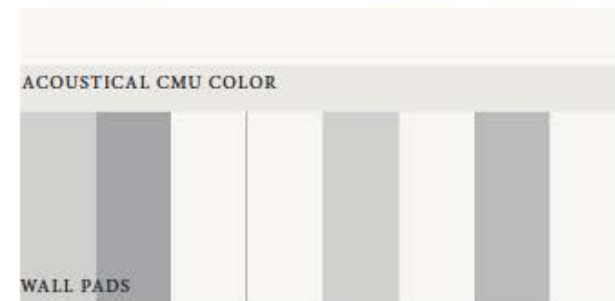
GYMNASIUM



GYM FLOOR FINISH PLAN



PERKINS EASTMAN



GYM
RENDERING





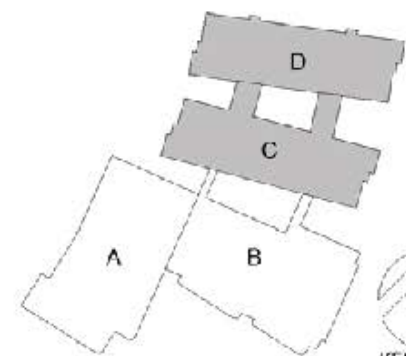
OCEAN & SHORELINE

MARSH & STREAMS

FOREST & FIELDS



CLASSROOM WINGS



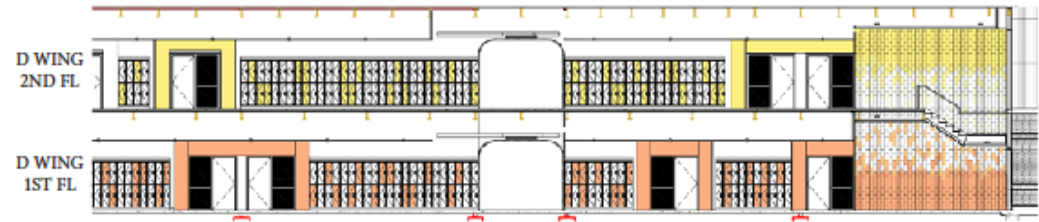
C & D WING

COLOR TRANSFORMATION W/IN WINGS



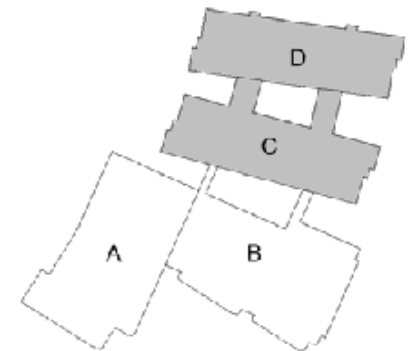
C WING
2ND FL

C WING
1ST FL

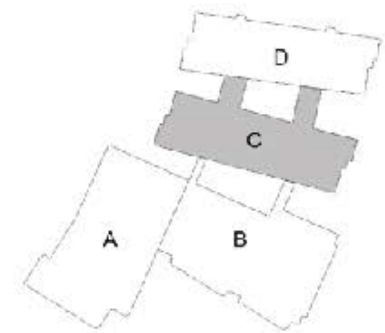


D WING
2ND FL

D WING
1ST FL

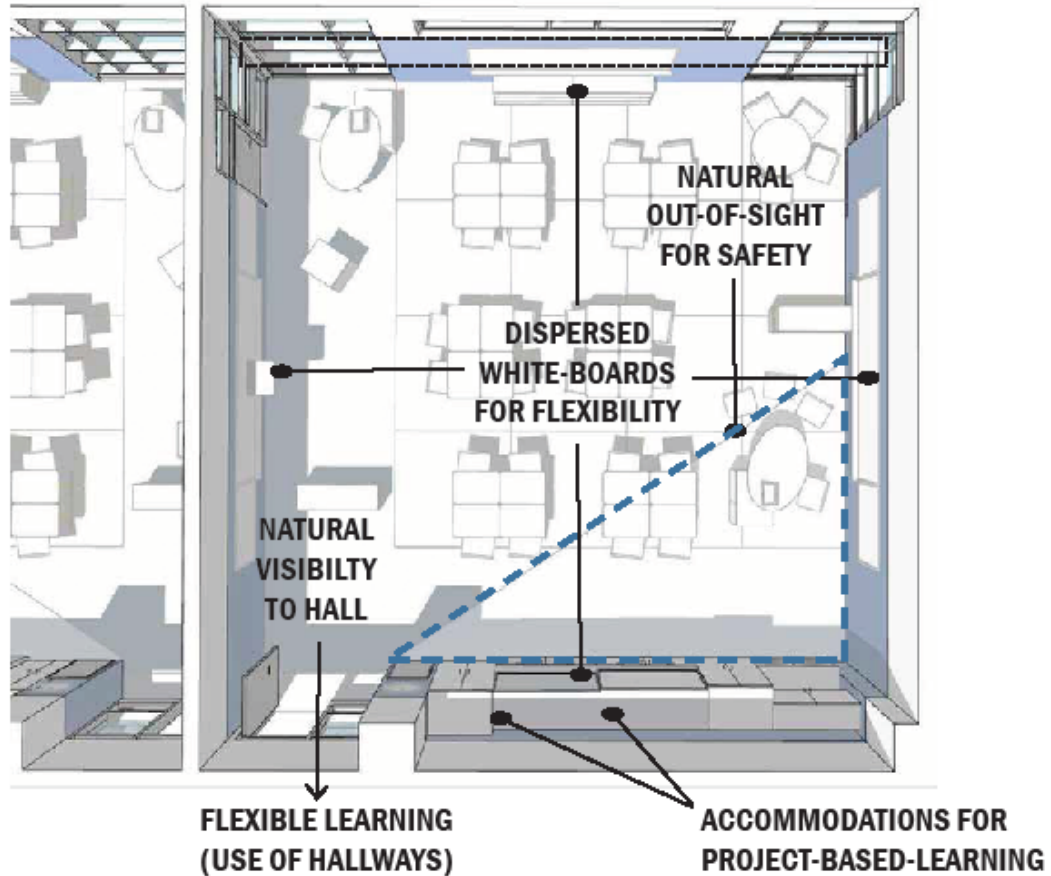


C WING COLOR TRANSFORMATION BY FLOOR



PROJECT AREA
RENDERING

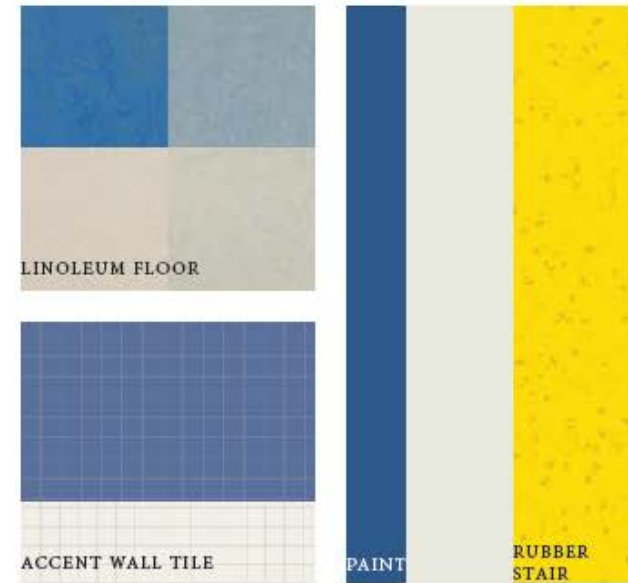
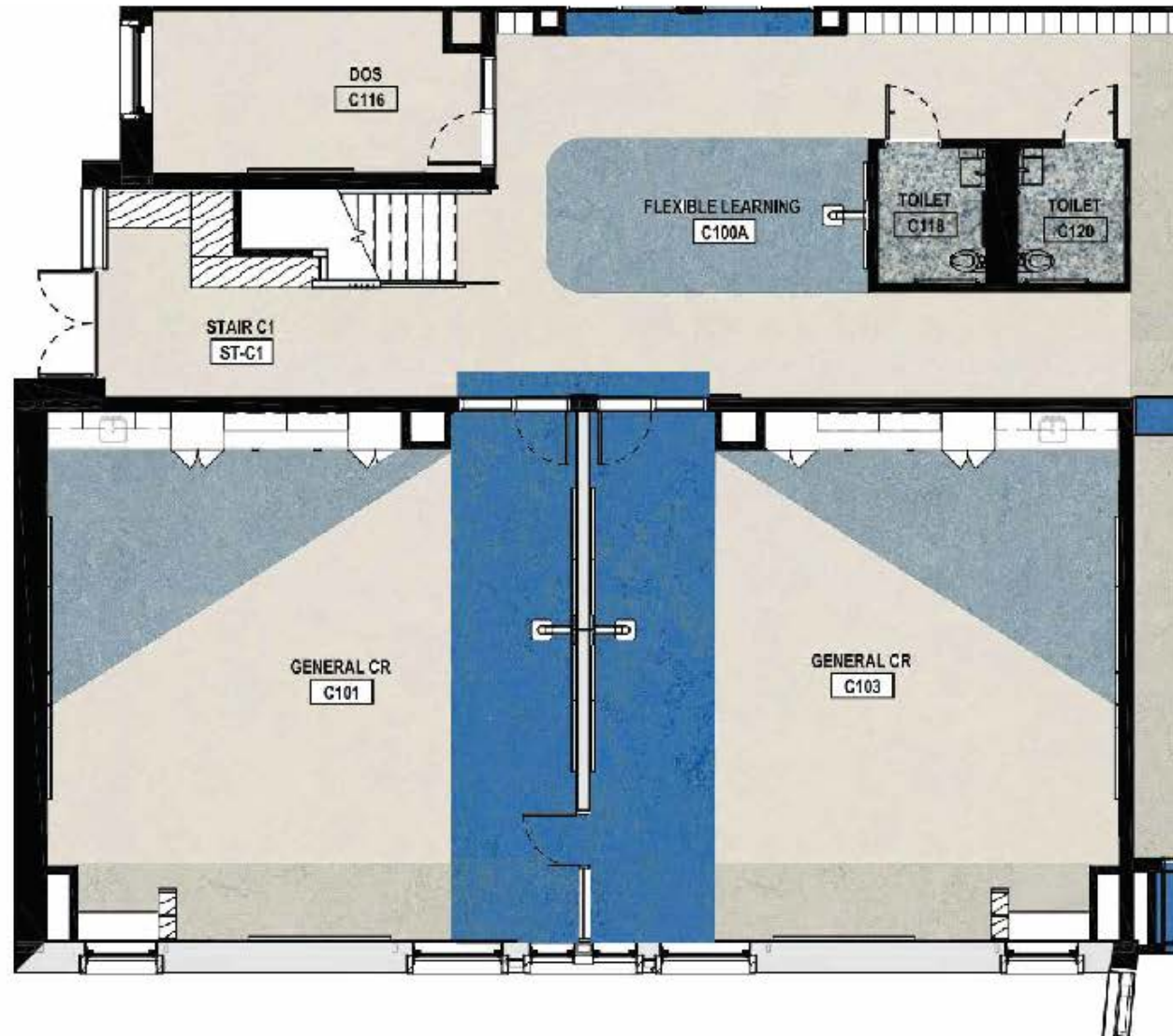




Clear delineation of zones:

- Teaching wall
- Seating zone
- Safe zone

PROJECT AREA FLOOR FINISH PLAN



TYPICAL CLASSROOMS RENDERING



DENNIS YARMOUTH

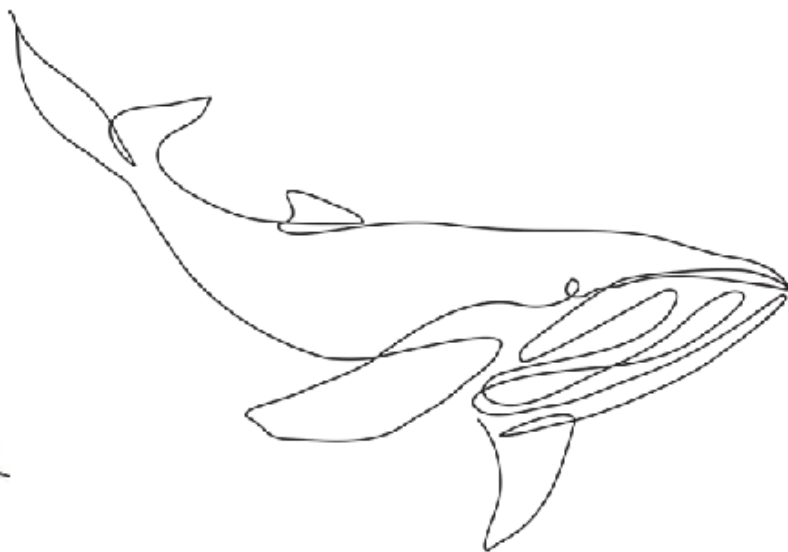
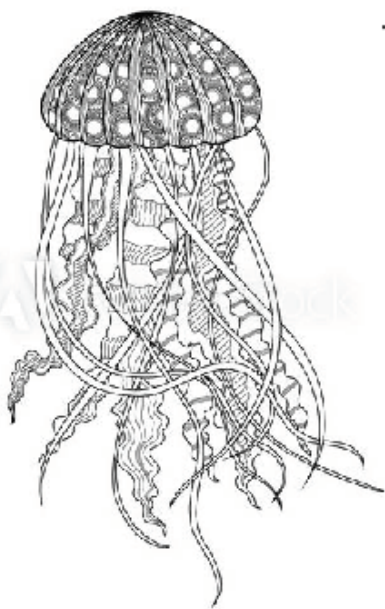
INTERMEDIATE MIDDLE SCHOOL



SUPERGRAPHICS
PRELIMINARY CONCEPT

SUPER GRAPHIC CONCEPTS





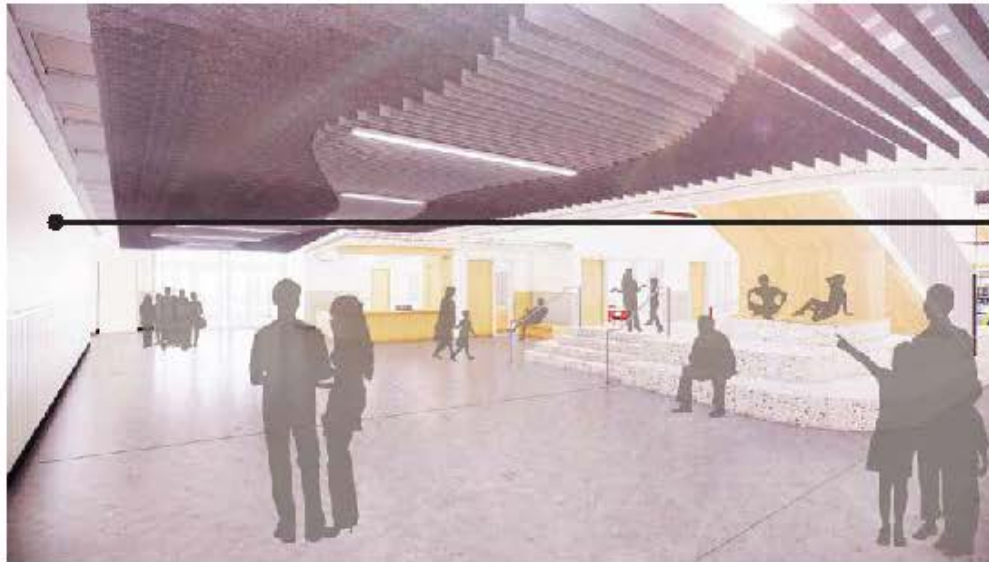


Dennis-Yarmouth Intermediate Middle School

Dimensional Lettering on wall to match
architectural metals.

RECEPTION

Engraved into desk



DENNIS YARMOUTH
INTERMEDIATE MIDDLE SCHOOL

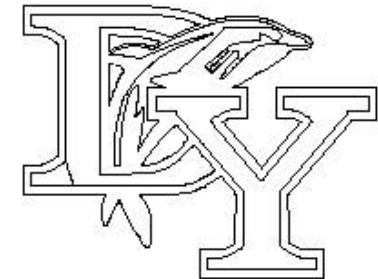


SIGNAGE GYMNASIUM



DOLPHINS

Insert banners at the top of the wall





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DENNIS-YARMOUTH SCHOOL PROJECT

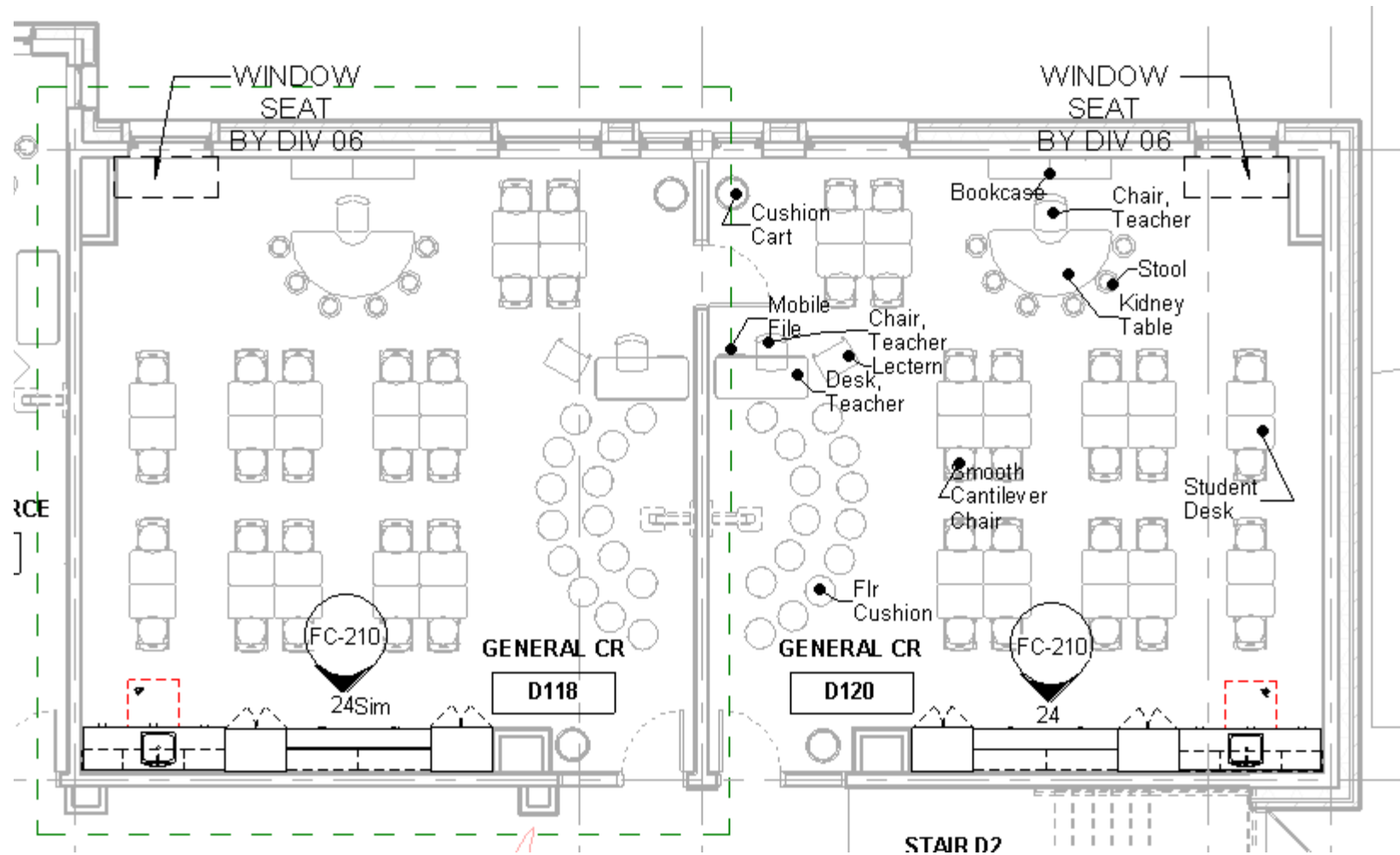
DYIMS CASEWORK

OCTOBER 15, 2020

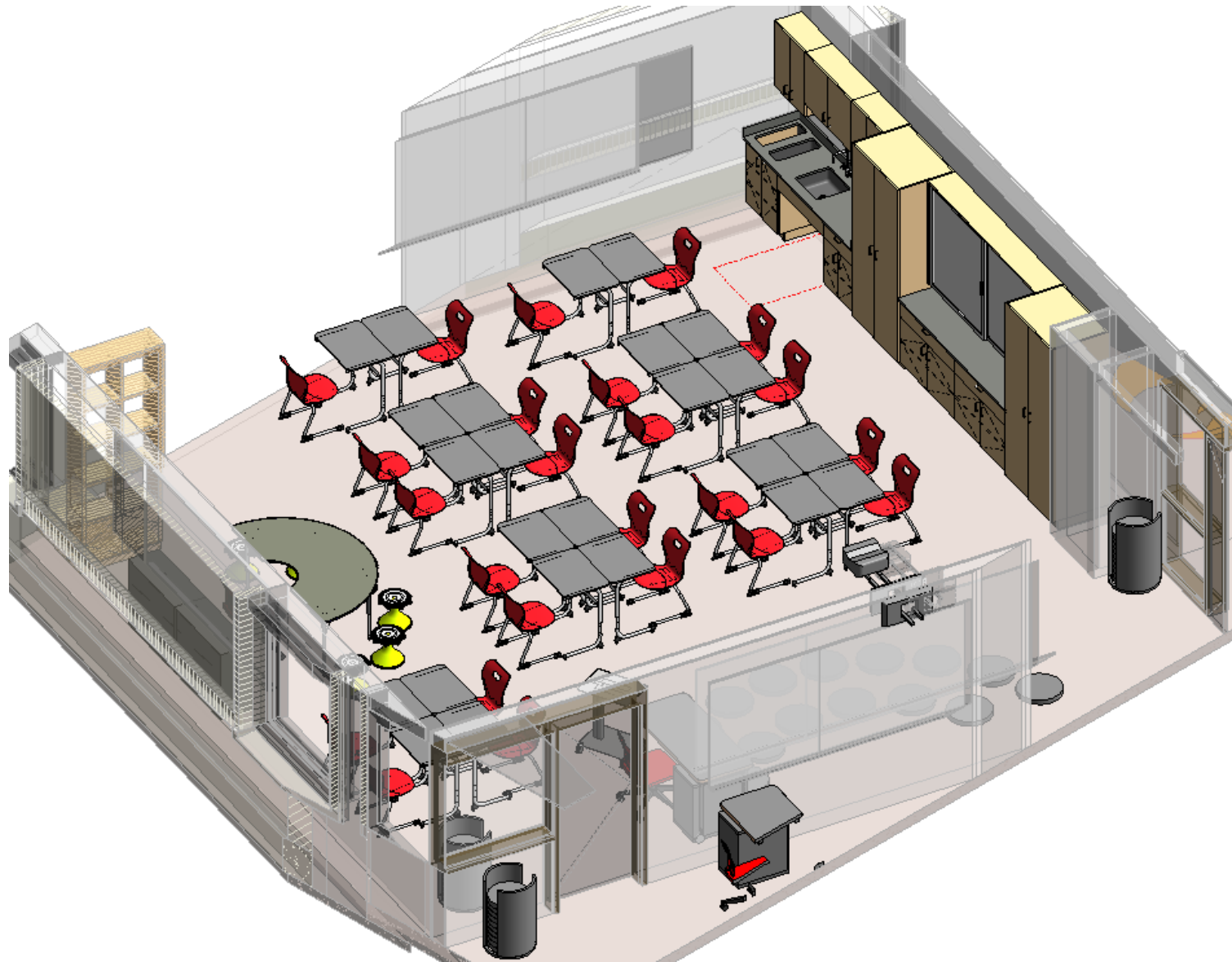


PMA Consultants

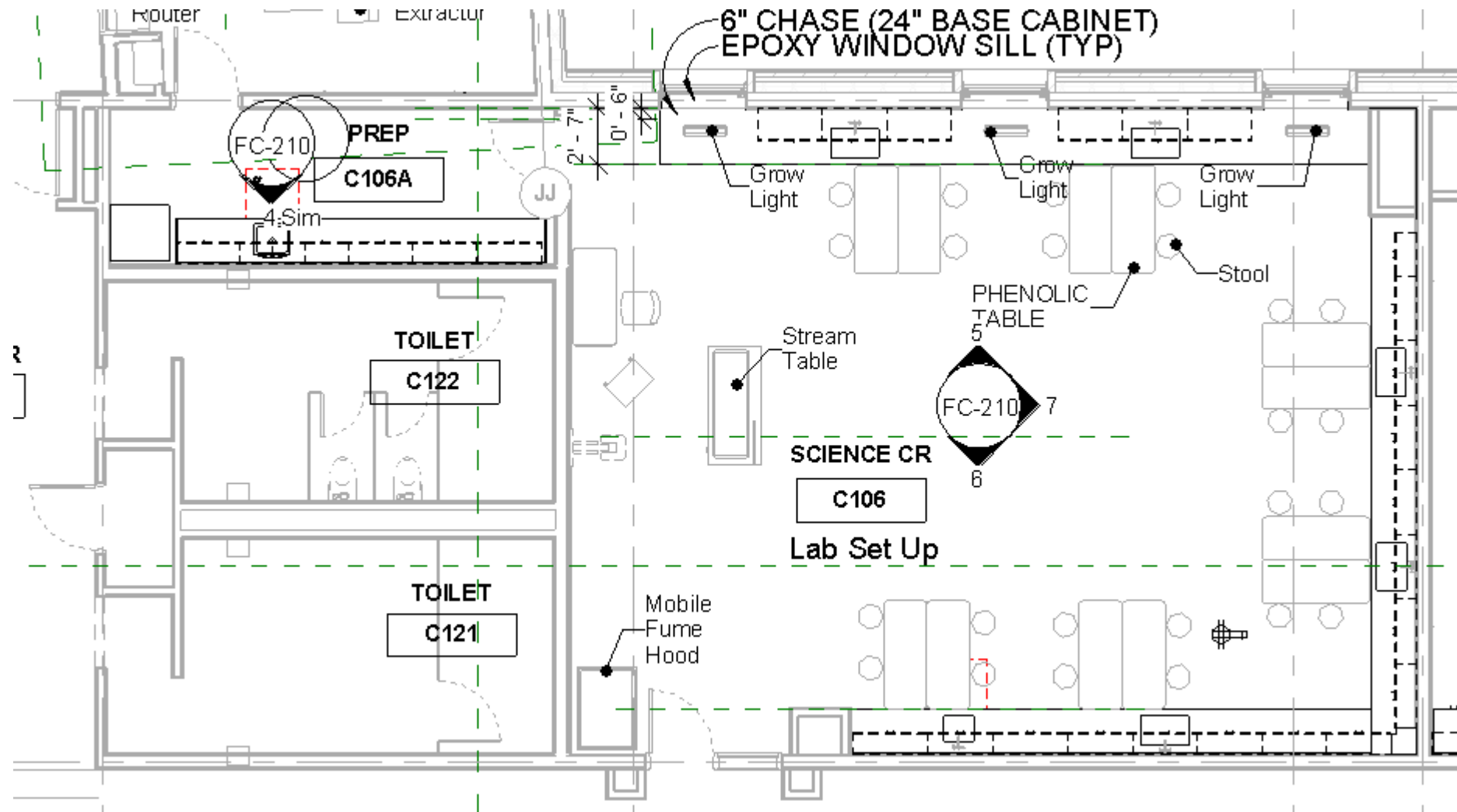
PLAN – TYPICAL CLASSROOM



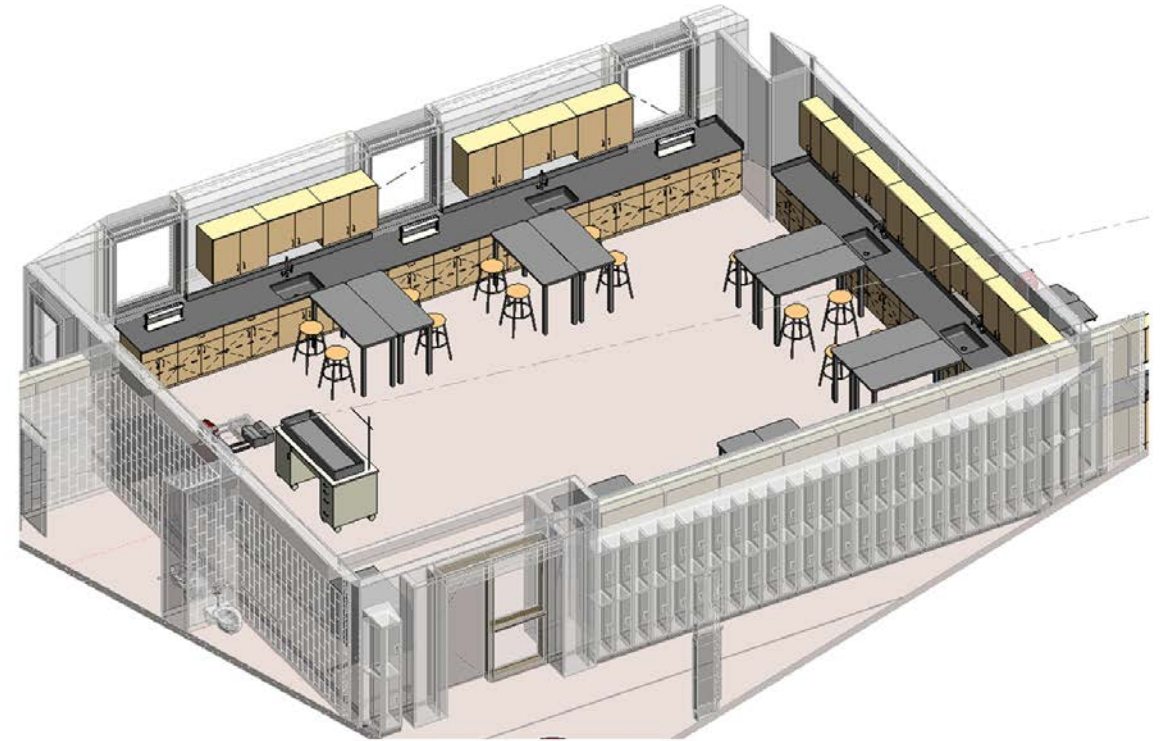
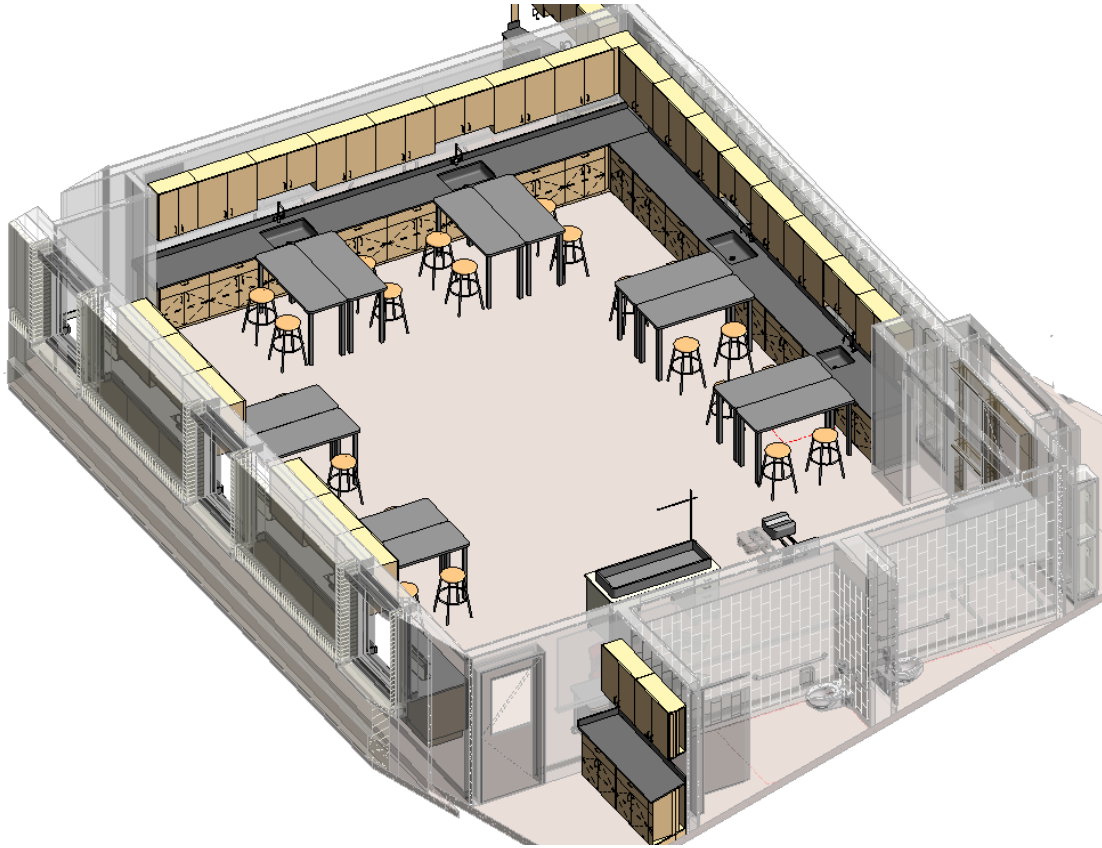
CASEWORK - TYPICAL CLASSROOM



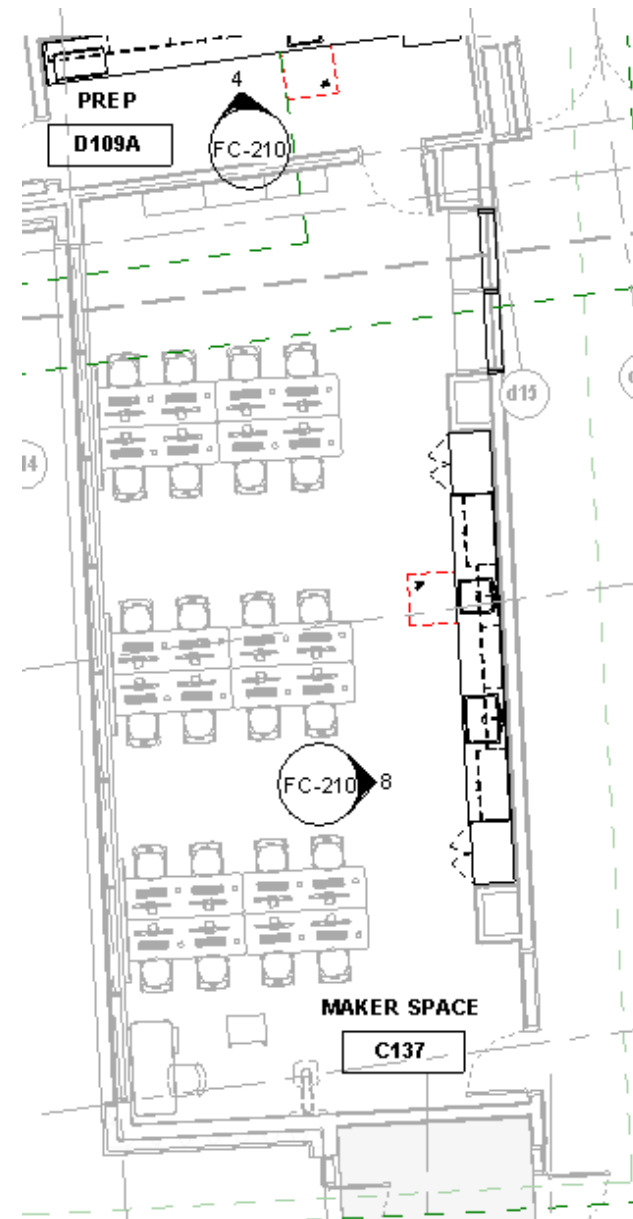
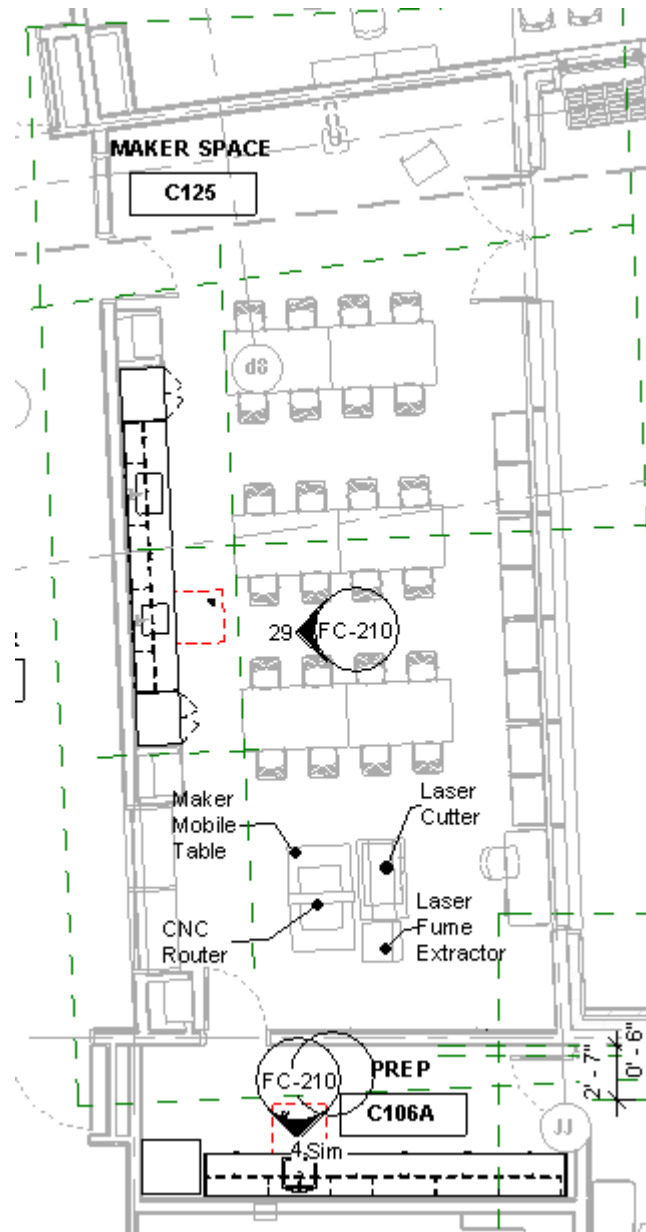
PLAN – TYPICAL SCIENCE ROOM



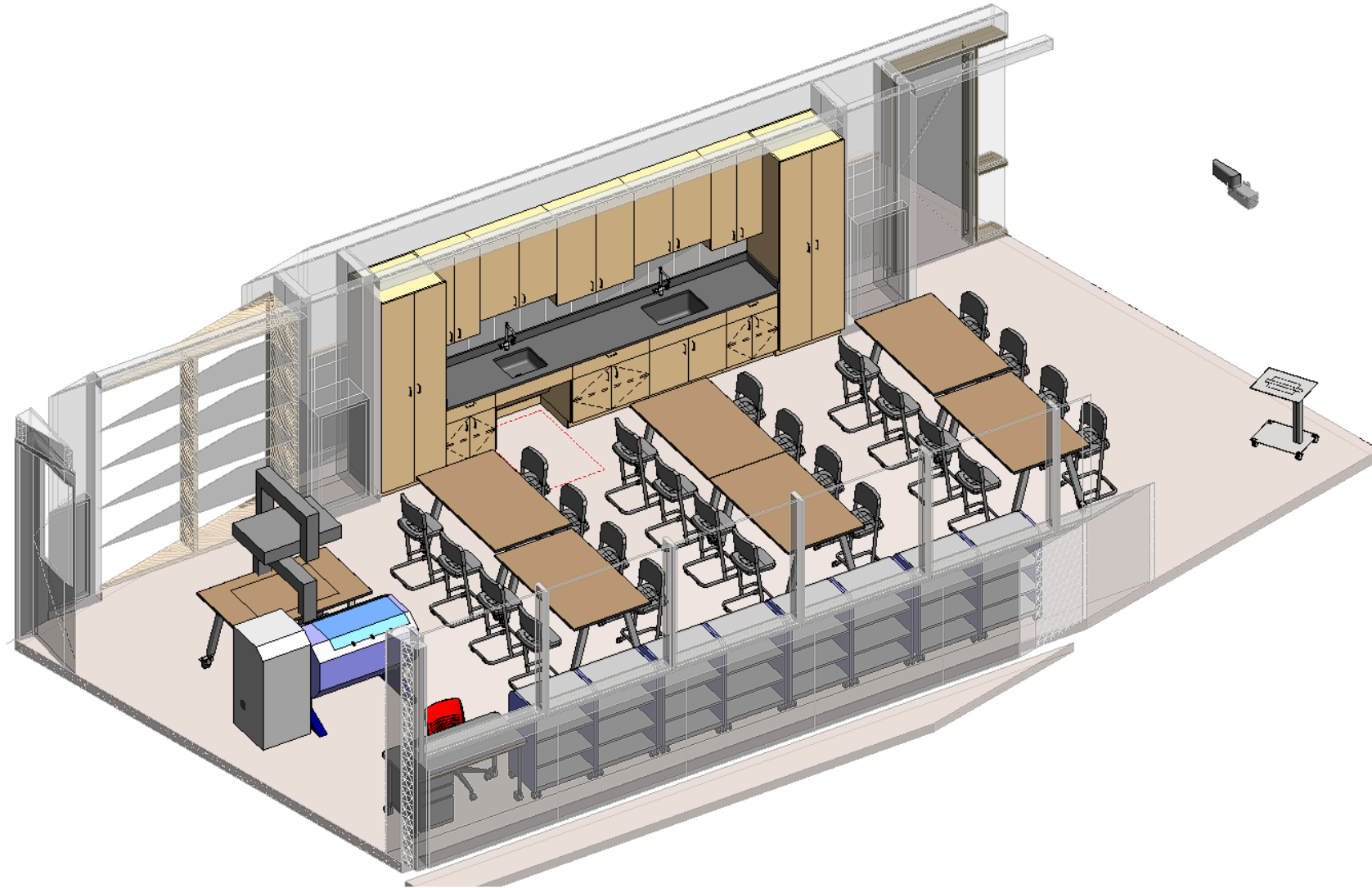
CASEWORK – SCIENCE ROOM



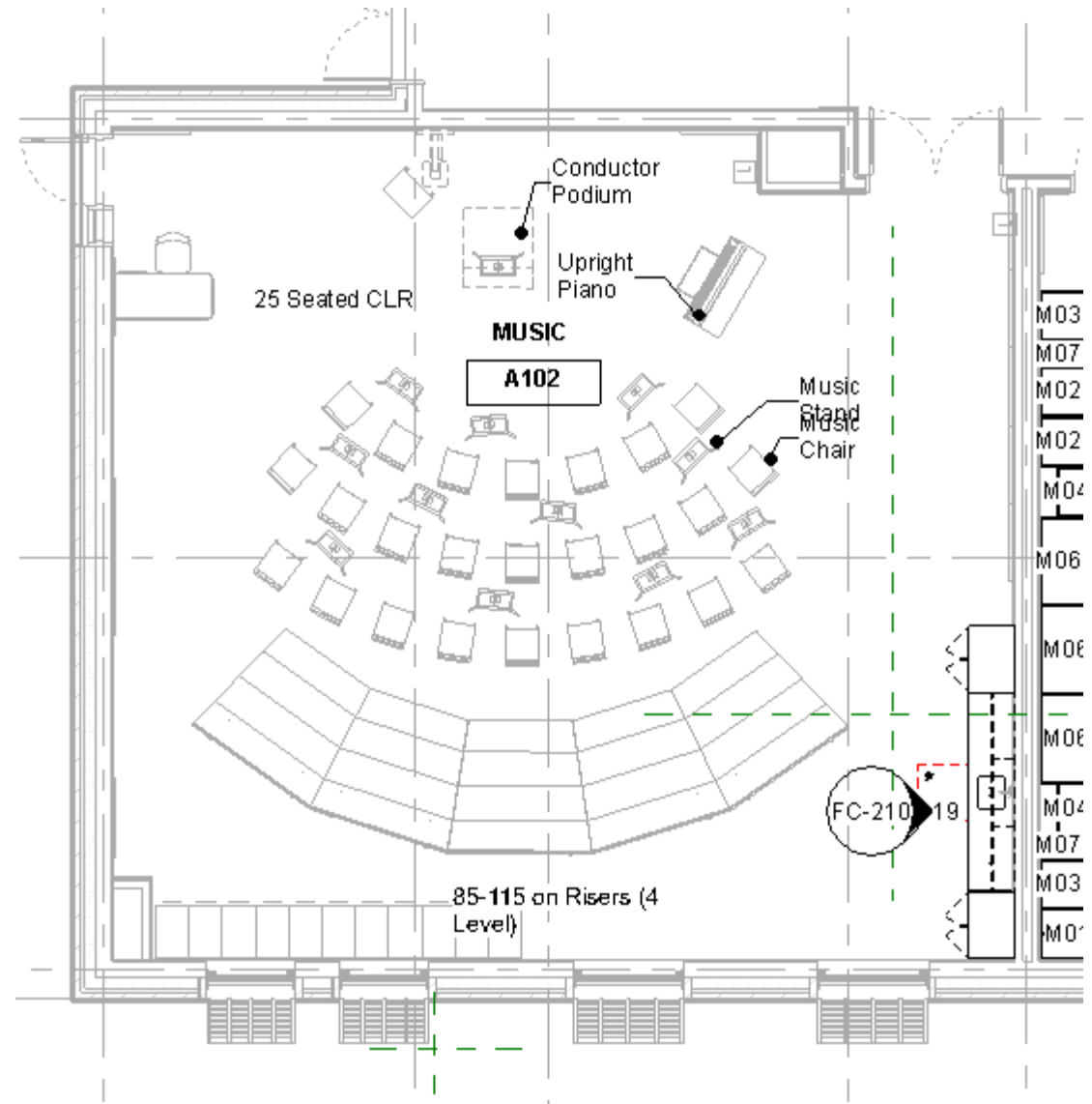
PLAN - MAKERSPACE



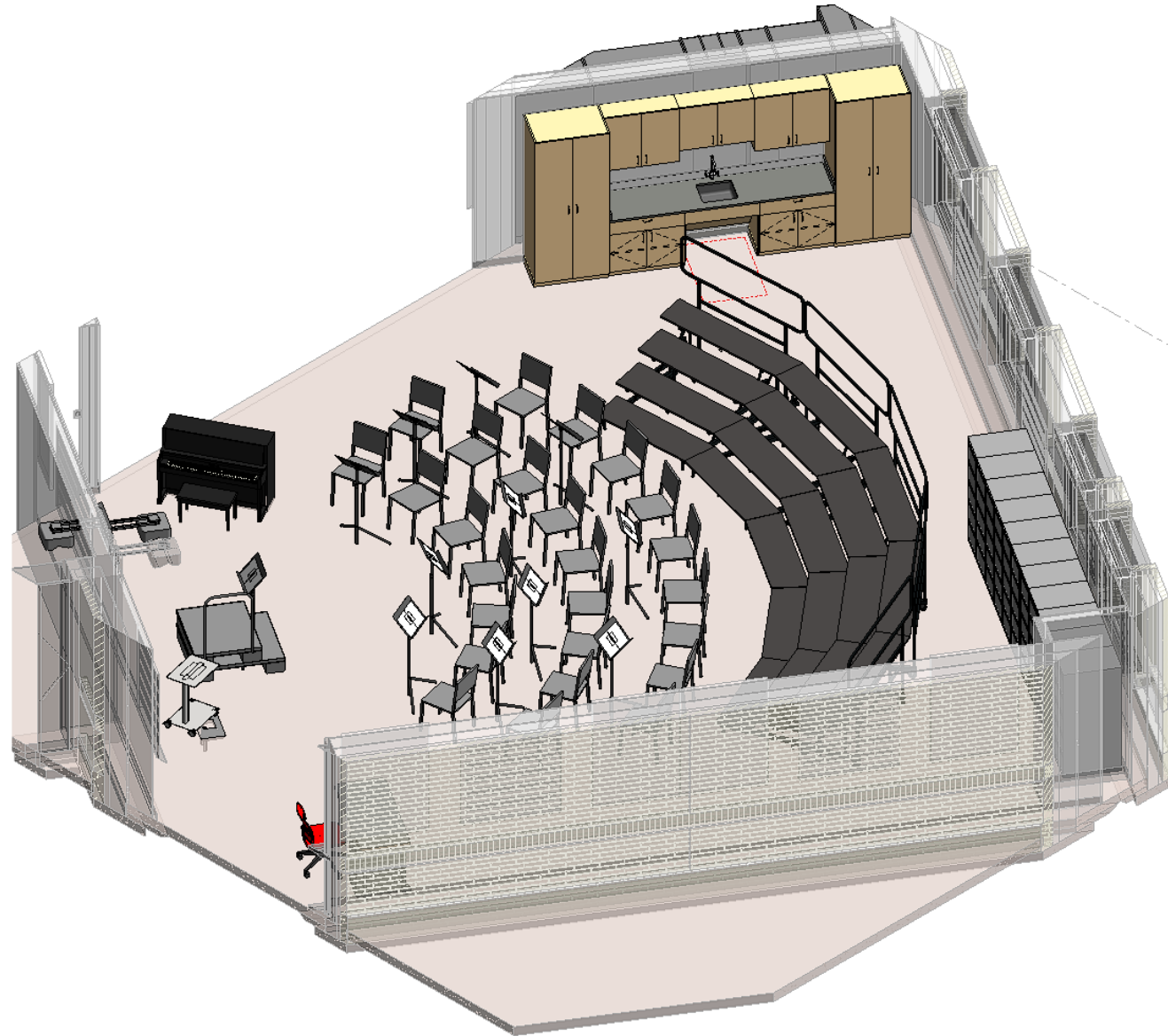
CASEWORK – MAKER SPACE ROOM



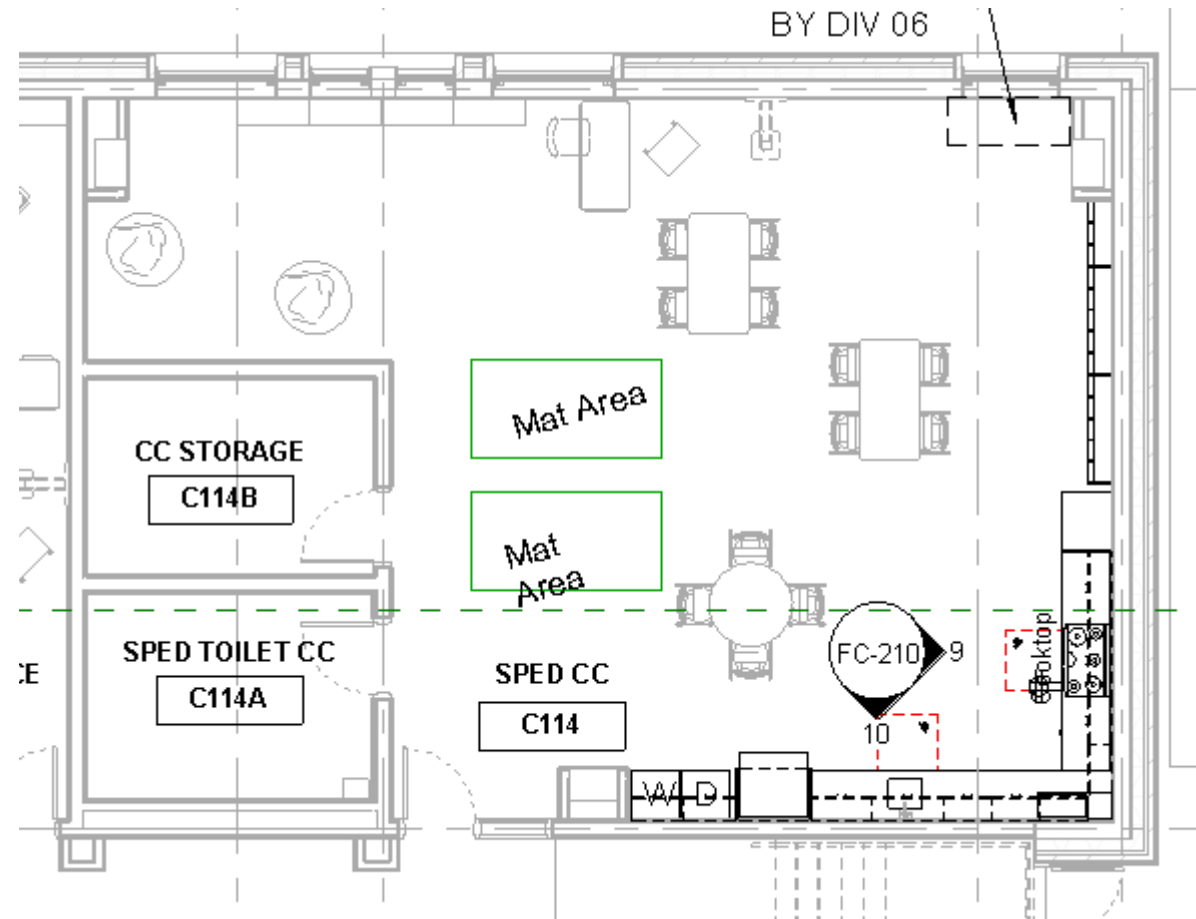
PLAN – MUSIC ROOM



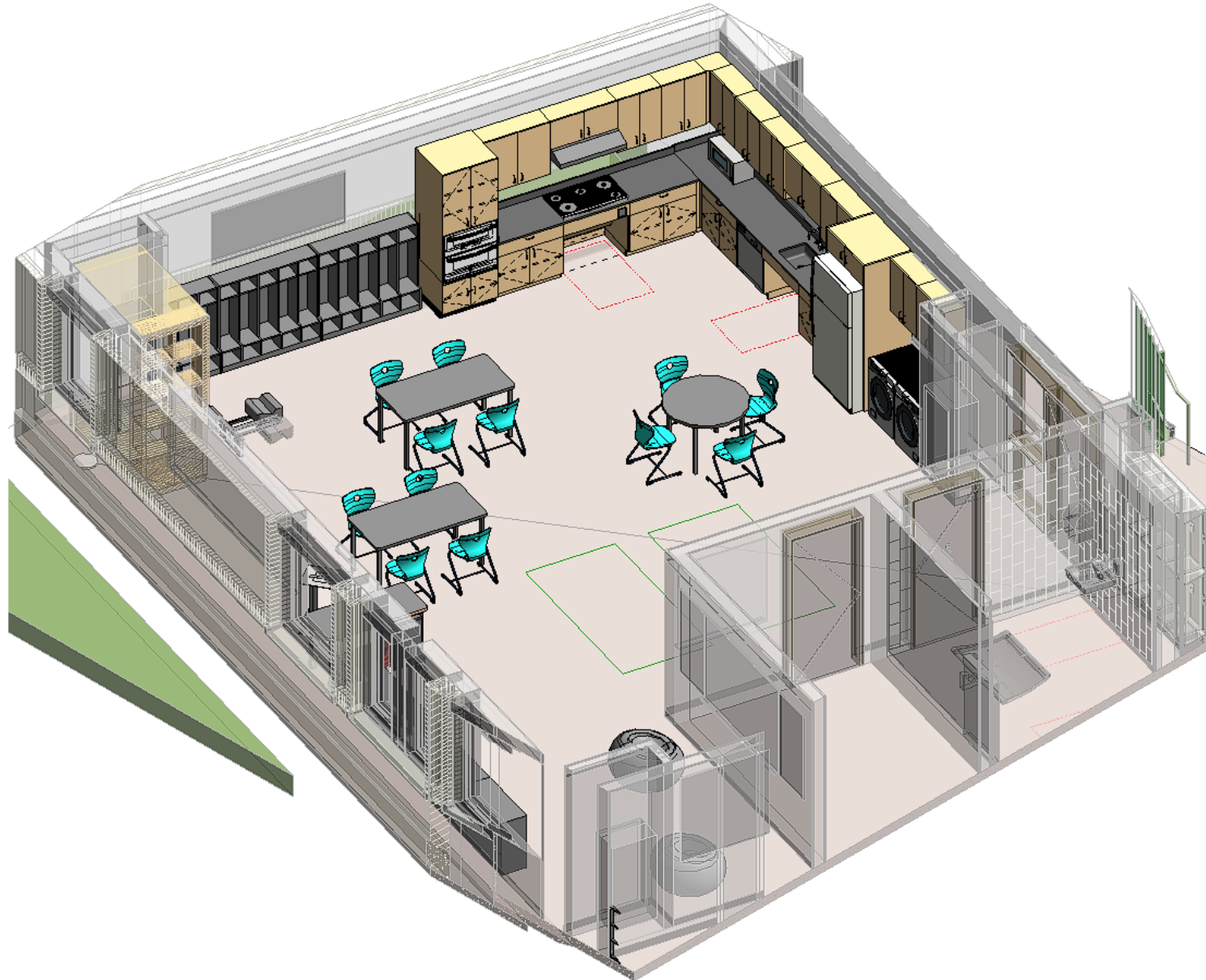
CASEWORK – MUSIC ROOM



PLAN – SPED CC



CASEWORK – SPED CC ROOM





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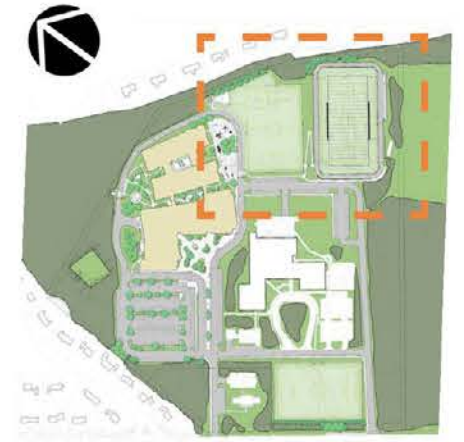
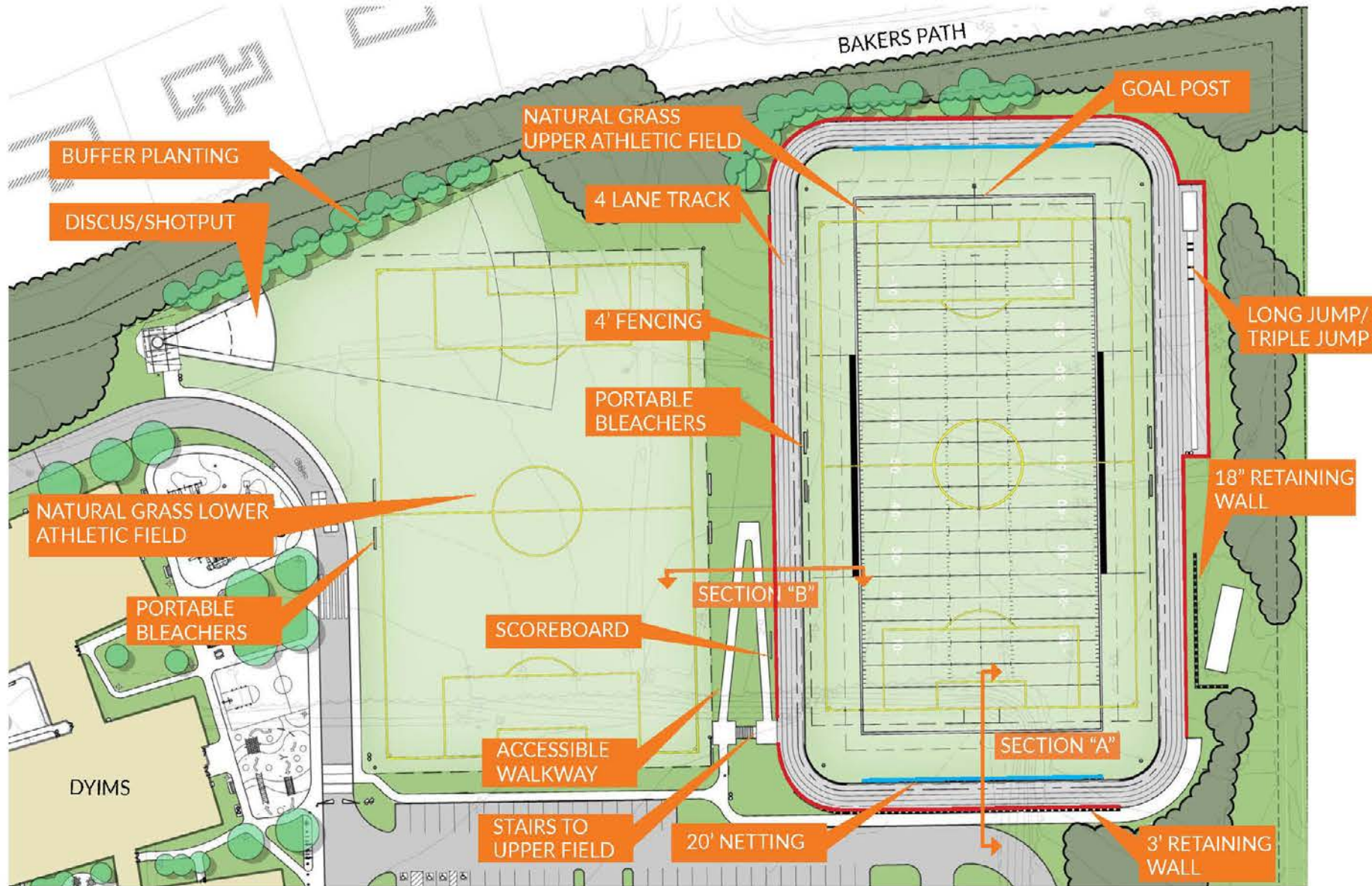
DENNIS-YARMOUTH SCHOOL PROJECT

DYIMS ATHLETIC FIELDS UPDATE

OCTOBER 16, 2020



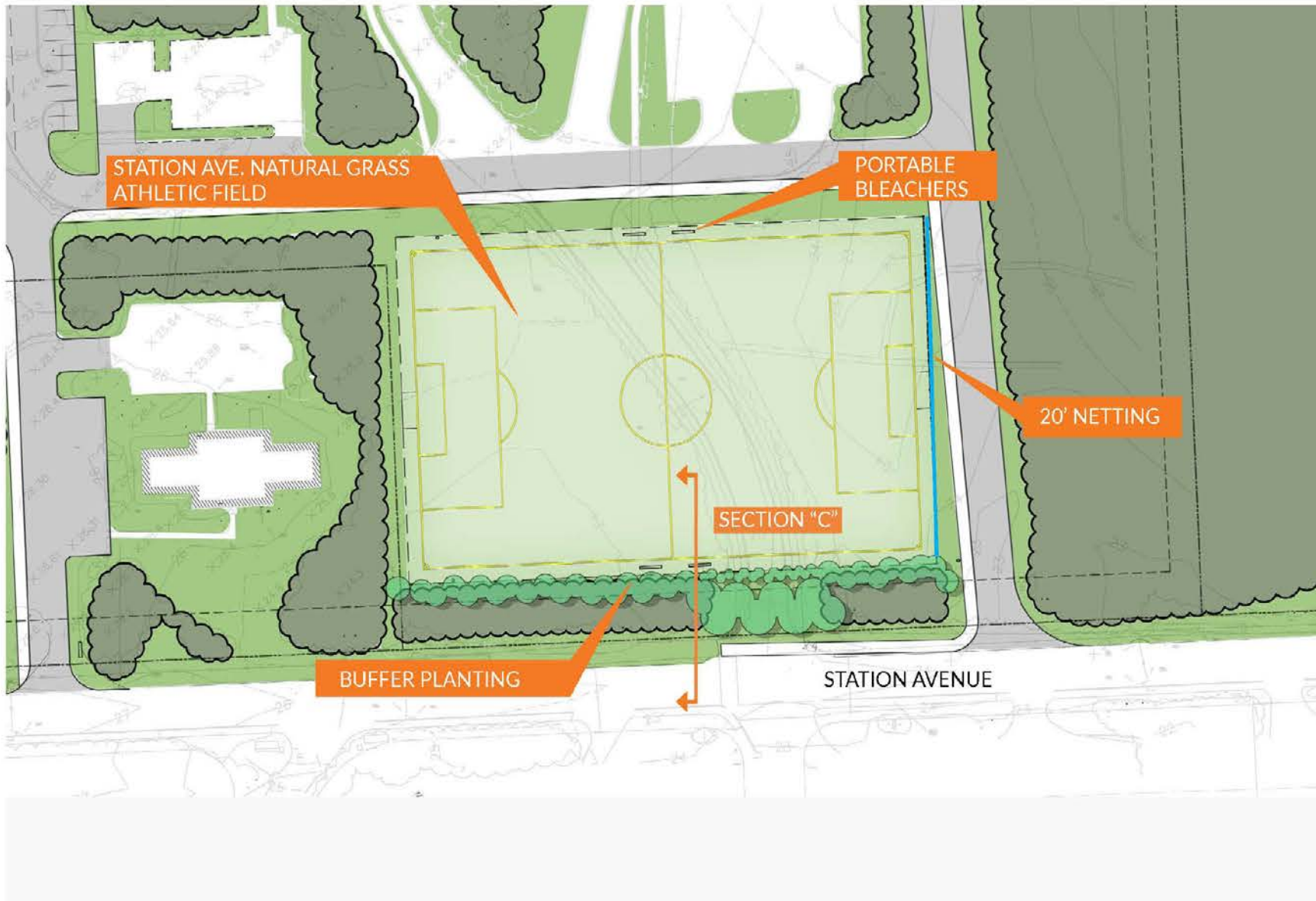
PMA Consultants



UPDATES

- Discus/shotput rotated
- Upper field/track shifted south
- Accessible walkway adjusted
- Buffer planting to north of upper field and discus/shotput
- Parking spots shifted
- Retaining walls at south and east side of upper field
- Additional treeline preserved

AREA 1-ATHLETIC FIELDS

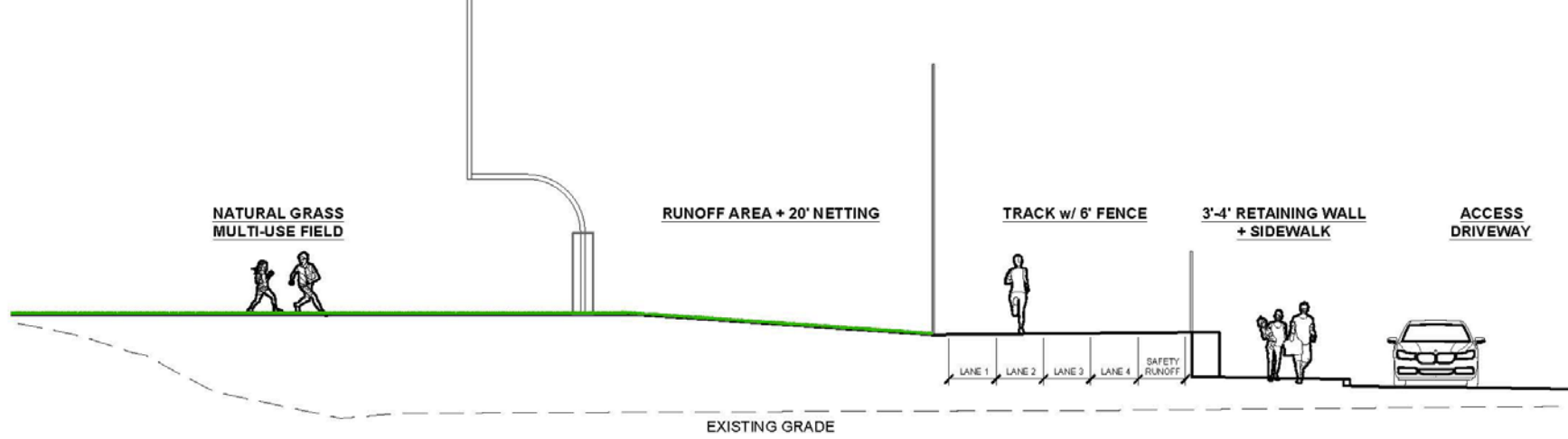


UPDATES

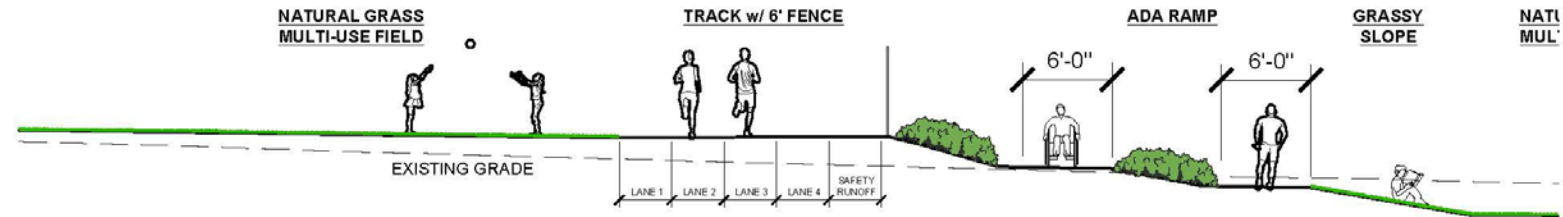
- Field shifted north away from Station Ave.
- Buffer planting at existing curb cut and along field edge
- Additional treeline preserved

AREA 2-ATHLETIC FIELDS

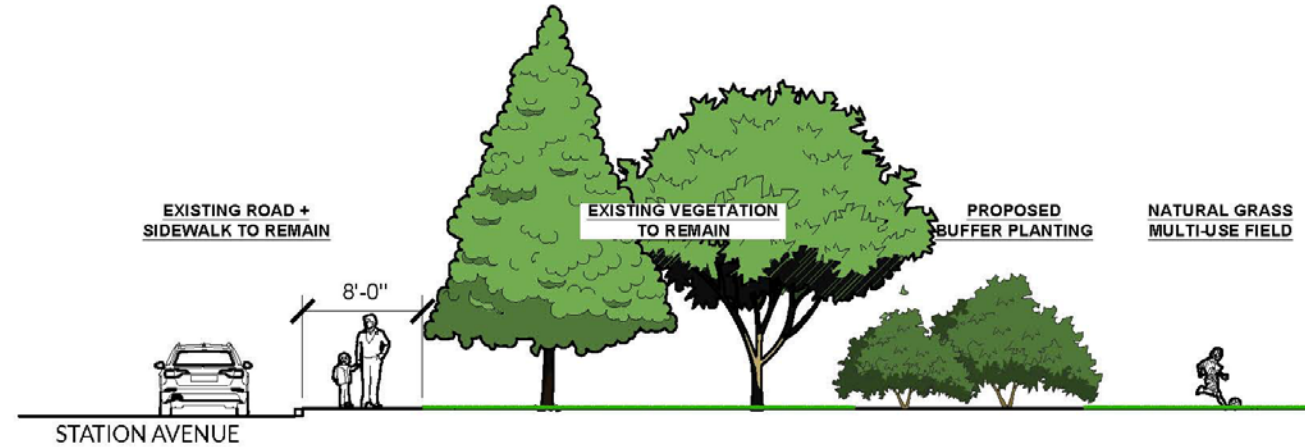
SECTION "A"



SECTION "B"



SECTION "C"



SECTIONS-ATHLETIC FIELDS

TRAVERSE

INFORMAL SITE PLAN REVIEW 9-22-2020

Formal_____ Informal X Review

SITE PLAN REVIEW COMMENT SHEET

Date: September 22, 2020 – Virtual Meeting	New Map: 78	New Lot: 315 & 316
Applicant: DY Regional School District	Old Map:	Old Lot:
Location: 276 & 296 Station Avenue	Zone: R40/APD	

Persons Present:

Mark Grylls, Building	Nick Aguiar, Engineering	Dan Colli
Kathy Williams, Planner	Phil Renaud, Health	Don Contois
Jason Moriarty, Fire		Walter Hartley
Jon Sawyer, Fire	Andy Hazelton	Russell Higgins
Laurie Ruszala, Water	Keith Murray	Leah Schroeder
Amanda Lima, Engineering	Mitch Miller	Kris Bradner

Project Summary

Construction of a proposed intermediate middle school building and associated site work (replacement for Mattacheese Middle School).

Comments

Building:

Project is located in the R-40 / APD overlay district. Educational uses are allowed by right in the majority the zoning districts. Station Ave Elementary School is also located on the property.

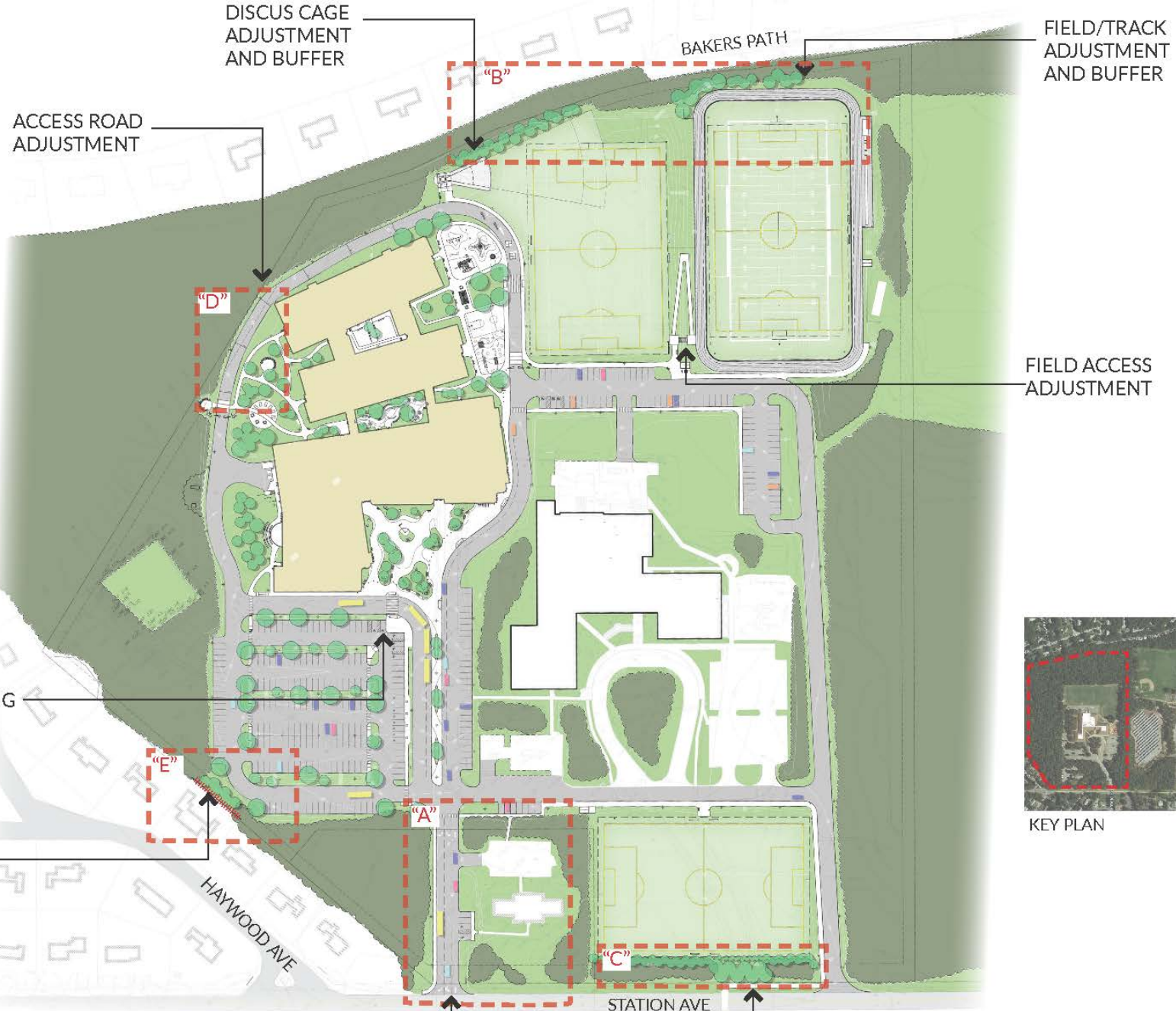


RESPONSE TO SITE PLAN REVIEW COMMENTS

- TIA-related Modifications to West Driveway
- Landscape 'Buffer' Issues (per 301.4.4 – Buffer Requirements for off street parking)
 - Additional vegetated buffer at North athletic fields
 - Additional vegetated buffer at Station Avenue playing field
 - Buffer planting requirements relief request (@ fire department access road at town property line)
 - New Fence/buffer at 116 Station Avenue property
- Limited sidewalk addition at Station Ave (connection to crosswalk at Lakefield drive)
- Zoning relief request from 301.4.1 Basic Design Criteria for off street parking (for parking in front)

LEGEND

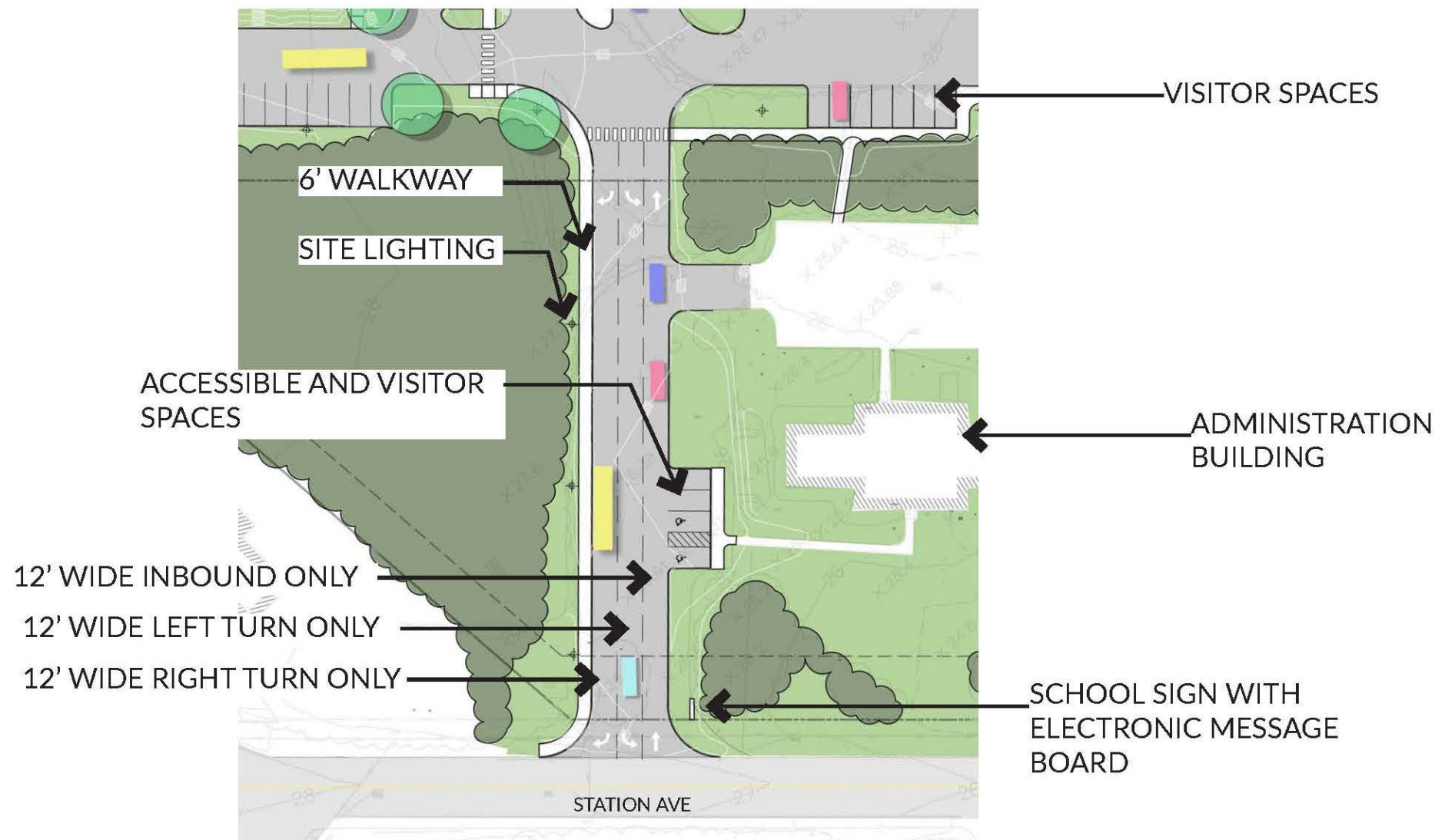
- EXISTING TREE LINE TO REMAIN
- LANDSCAPE/LAWN
- ATHLETIC SPACE
- NEW ROAD/PARKING
- PAVEMENT



KEY PLAN

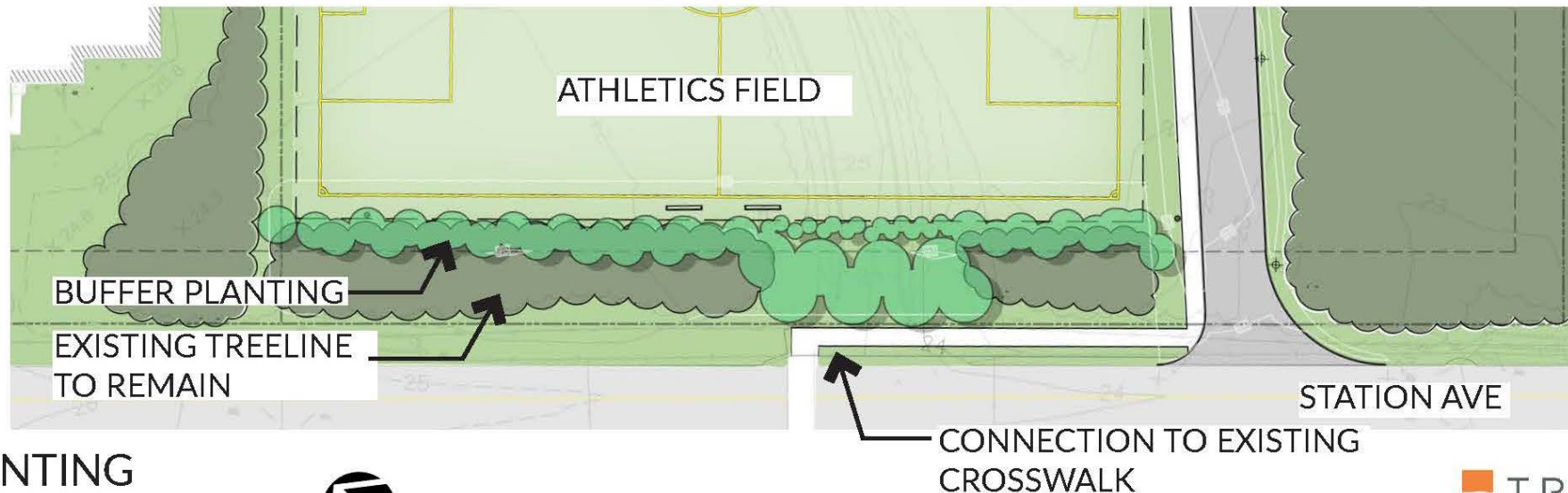
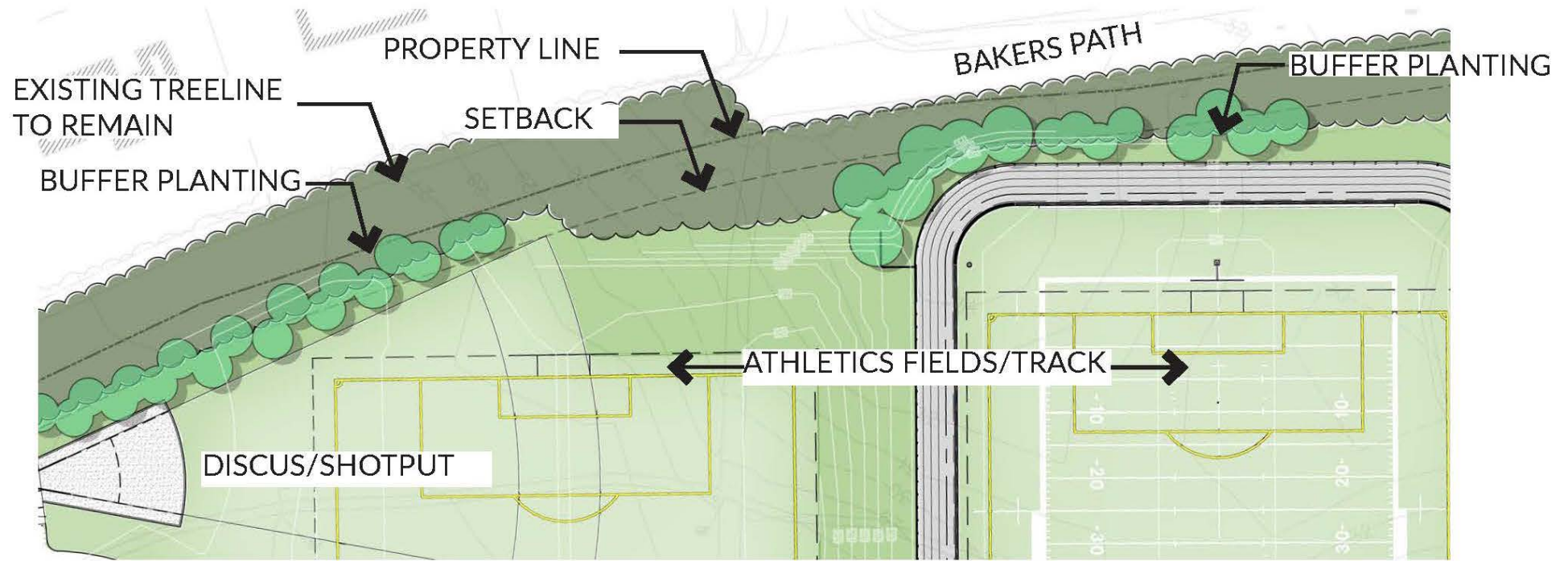
OVERALL SITE





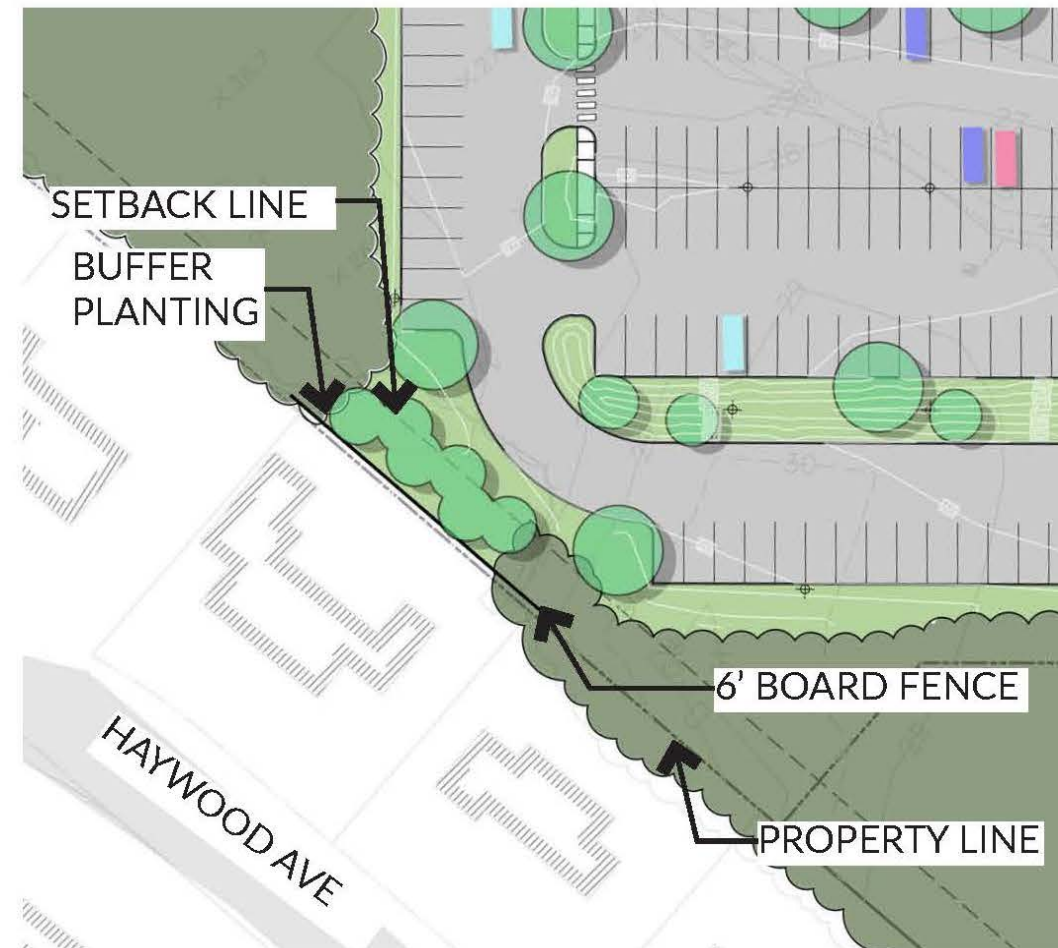
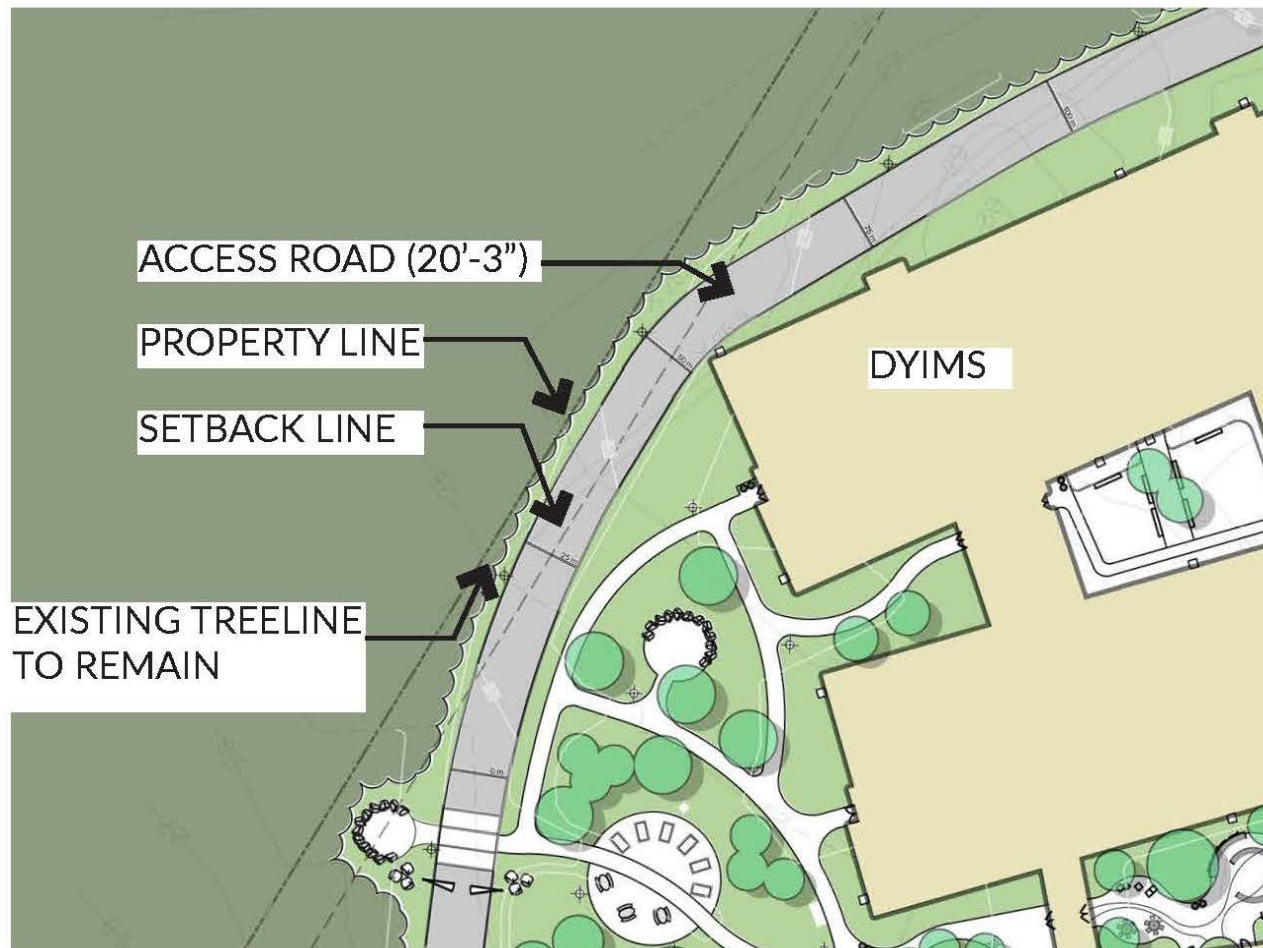
MAIN ENTRANCE DRIVE UPDATE ENLARGEMENT "A"





BUFFER PLANTING
ENLARGEMENTS "B" & "C"





BUFFER PLANTING ENLARGEMENTS "D" & "E"

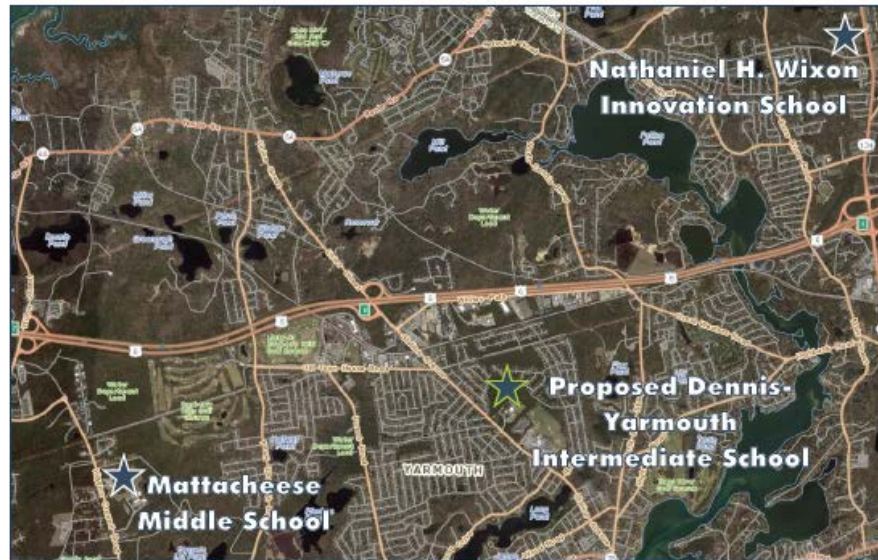


90% CD – TRAFFIC STUDY REVIEW & DISCUSSION

Dennis-Yarmouth Intermediate School

Station Avenue
Yarmouth, Massachusetts

Traffic Impact Analysis



October 2018
Revised October 2020



Improving lives through infrastructure

640 George Washington Hwy
Building C, Suite 100
Lincoln, MA 02865
401.722.7660

www.bryant-engrs.com



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90% CD – TRAFFIC STUDY REVIEW & DISCUSSION

Traffic Light History:

- \$500K Estimated Cost
- Ineligible for MSBA Reimbursement
- Deleted from Project Scope at 1/16/20 SBC Meeting
- State Level Research for Station Avenue was underway at that time
- Yarmouth Indicated Plan to Work with State Authorities to have Included as part of the State's Station Avenue Project
- Excerpt from Traffic Study:

Due to the poor levels of service under build conditions at the intersection of Station Avenue and the School District driveway, mitigation to the intersection has been investigated. The westbound approach of the intersection will operate at LOS F during the school A.M. and P.M. peak hours. It was determined that signalization of the intersection would improve operations of the driveway and should be considered. The capacity analysis with the signalization of the intersection of Station Avenue and the School District driveway, is shown in Table Nos. 7 and 8 for the school A.M. and P.M. peak hour, respectively.

MGL 149 Prequalification Committee Requirements

(c) Before issuing a request for qualifications, hereinafter called RFQ, the awarding authority shall establish a prequalification committee for the purpose of reviewing and evaluating responses submitted in response to the RFQ issued pursuant to subsection (d). The prequalification committee shall be comprised of 1 representative of the designer and 3 representatives of the awarding authority. One of the representatives of the awarding authority shall be the owner's project manager if an owner's project manager is required on the building project pursuant to section 44A 1/2.

PRE-QUALIFICATION COMMITTEE

- Awarding Authority establishes a prequalification committee:
 - 1 representative of the Designer (PE)
 - 1 representative of the OPM (PMA)
 - 2 representatives of the Awarding Authority (Easton)**
 - Typically filled by those with industry experience, or facilities/purchasing representative
- Review and evaluate responses submitted in response to the RFQ

		MANDATORY REQUIREMENTS					Management Experience							References				Capacity to Complete				
		No Points					(50 pts; min of 25 required)							(30 pts; min of 15 required)				(20 pts; min of 10 req'd)				
	Potential Points						1	3	28	5	5	5	3		28	1	1		10	10		
		Commitment Letter for Payment and Performance Bonds	DCAM Certificate of Eligibility	Update Statement	Acknowledgement of Addenda	Signed under Pains and Penalties of Perjury	Business Owners	Management Personnel	Similar Project Experience	Terminations	Legal Proceedings	Safety Record	MBE Compliance Record	SUB-TOTAL	Project References	Credit References	Public Project Record	SUB-TOTAL	Financial Statement	Revenue Under Contract for Next 3 Fiscal Years	SUB-TOTAL	
00 GENERAL CONTRACTOR		YES	YES	YES	YES	YES								0				0			0	0
00 GENERAL CONTRACTOR		YES	YES	YES	YES	YES								0				0			0	0
00 GENERAL CONTRACTOR		YES	YES	YES	YES	YES								0				0			0	0
00 GENERAL CONTRACTOR		YES	YES	YES	YES	YES								0				0			0	0
00 GENERAL CONTRACTOR		YES	YES	YES	NO	YES								0				0			0	0
																						GRAND-TOTAL (70 PTS MIN)

OCCUPANCY DATE DISCUSSION

Option A:

- **April 2021 -> June 2022 (substantial completion)**
- **15 Month Construction Duration**
- **Student Occupancy September 2022**

Option B:

- **April 2021 -> October 2022 (substantial completion)**
- **19 Month Construction Duration**
- **Student Occupancy January 2023**

KEY DATES/NEXT STEPS

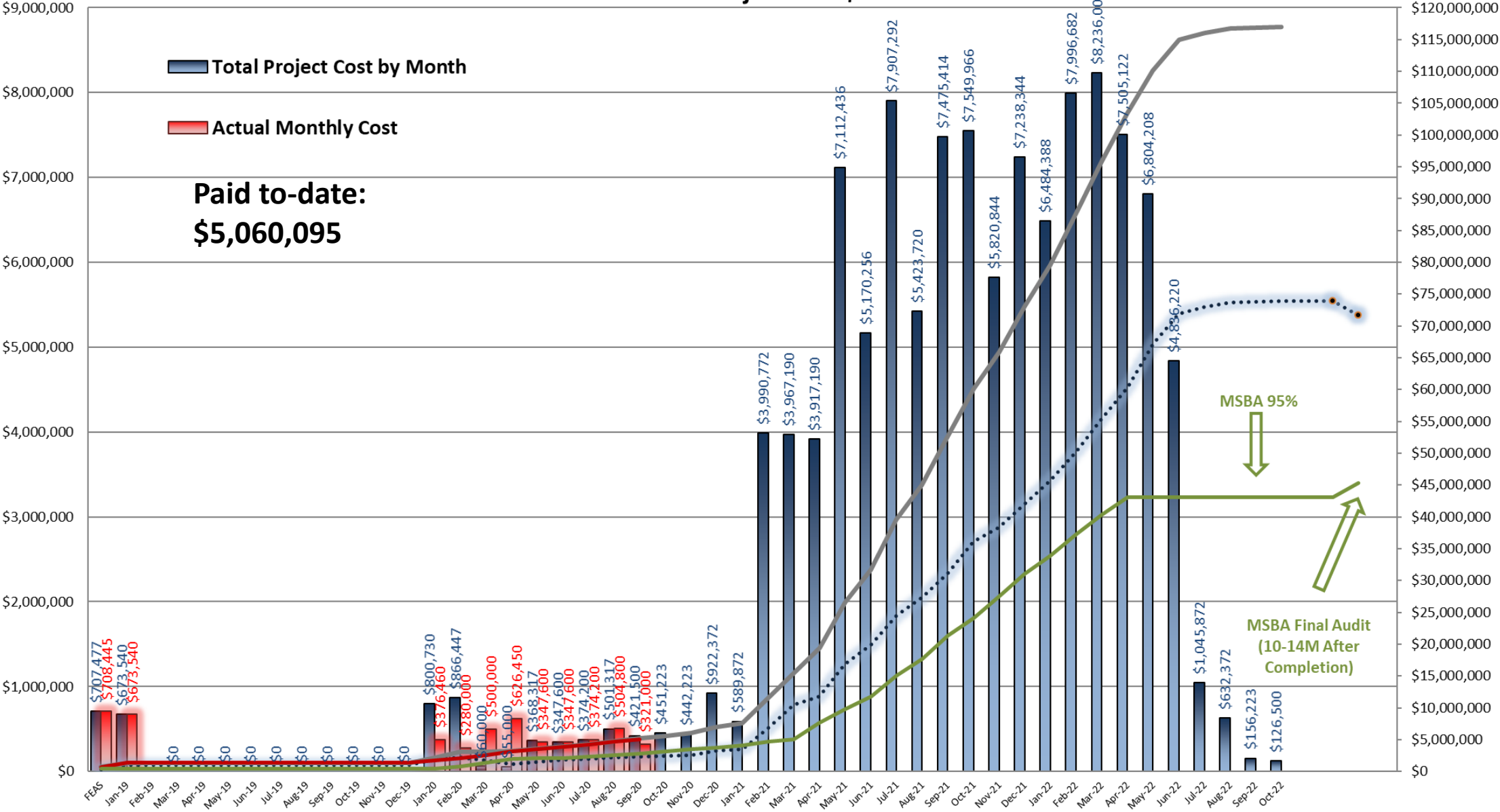
05May20:	Design Development Submission to MSBA
22Sep20:	60% Design Submission to MSBA
20Nov20:	90% Design Submission to MSBA
13Jan21:	100% Construction Documents Complete
14Jan21 -> 17Feb21:	Bidding (added one week to durations due to holiday)
22Feb21 -> 05Mar21:	Contracts executed & construction permitting (SWPPP, NOI, CGP permitting, etc)
TBD:	New Building Substantially Complete
TBD:	Punchlist & Commissioning
TBD:	Furnishings, Equipment, Technology Installation
TBD:	Ready for Occupancy

90% CONSTRUCTION DOCUMENT WORKPLAN

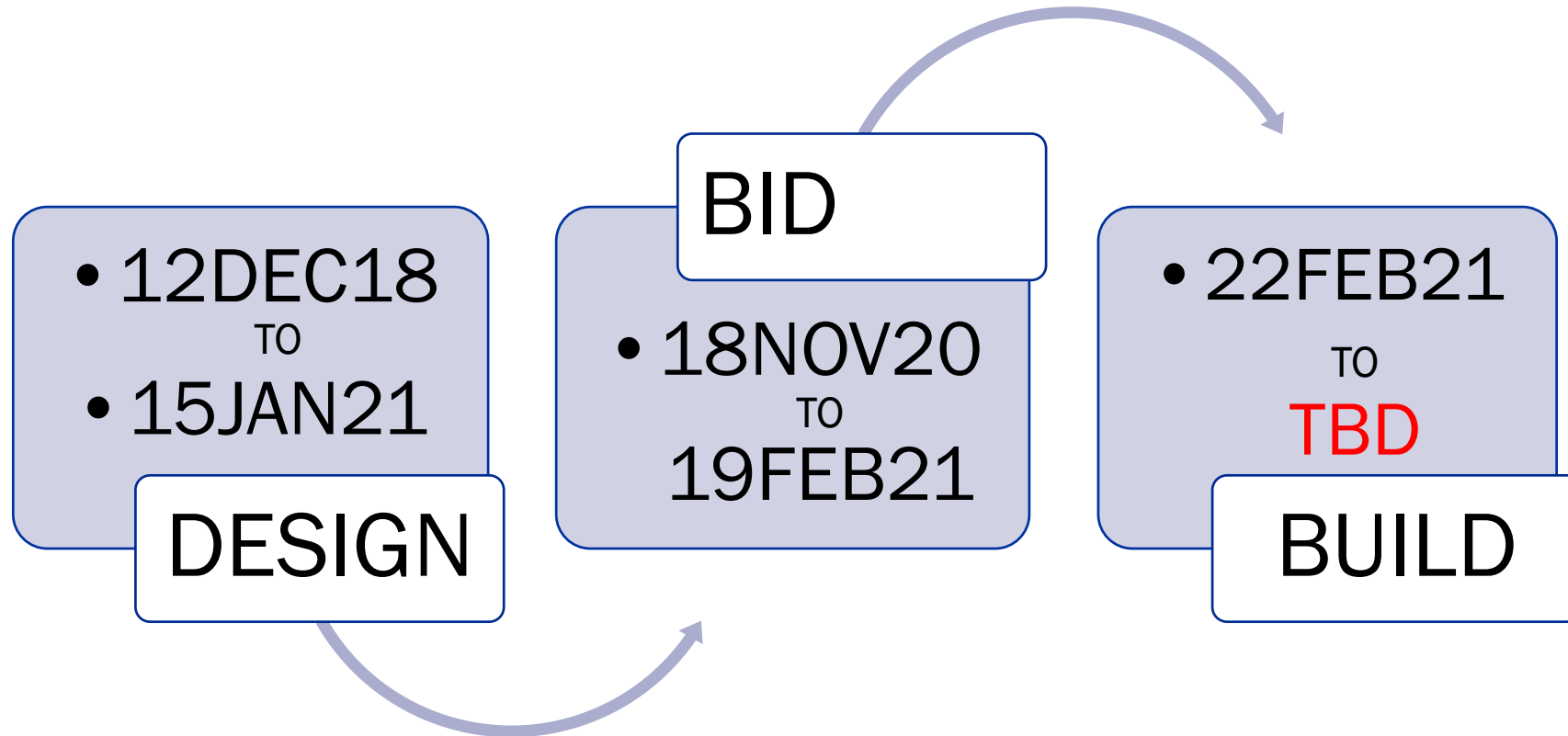
Date	Time	Location	Activity	Description/Comment	Responsible Parties
Thursday, September 17, 2020	4:30PM	Virtual Meeting	Building Committee Meeting	60% VM meeting and Vote to Submit	Arch/District/OPM
Tuesday, September 22, 2020	1:30-3:00 PM	Virtual Meeting	Informal (preliminary) Site plan Review	Preliminary site plan review focussing on zoning, including fire, health etc.	Yarmouth Inspectional Services
Tuesday, October 6, 2020	1:30-3:00 PM	Virtual Meeting	Civil/site/landscape review meeting with DY facilities	Review CD status, Finalize open site design issues with Facilities Director	Arch/Civil/Landscape/District
Thursday, October 8, 2020	10:00-11:30 AM	Virtual Meeting	Interior Design Focus (final interior finishes presentation)	Review finish plans, sample boards, color schemes, renderings	Arch/District/ELT
Friday, October 9, 2020	COB		Submit Plans for Informal Site Plan review		Yarmouth Inspectional Services
Tuesday, October 13, 2020	10:00-11:30 AM	Virtual Meeting	Update - Security Focus Groups, Police, EMS, IT	Final Review of overall security design	Arch/EE/Security Cons./District
Wednesday, October 14, 2020	2:00-3:00 PM	Virtual Meeting	Campus-wide athletic fields focus/follow up	Follow-up meeting on athletic fields -- obtain final sign offs	Arch/Landscape/District
Thursday, October 15, 2020	1:00AM-12:00PM	Virtual Meeting	Submit Plans for Informal Site Plan Review	Informal Review of Site Plan with Town of Yarmouth	Yarmouth Zoning Board
Thursday, October 15, 2020	2:00-3:00 PM	Virtual Meeting	Review of casework and built-ins for classrooms	Obtain final sign offs for manufactured casework	P-L-S/Arch/plumbing/District/ELT
Tuesday, October 20, 2020	1:30-3:00 PM	Virtual Meeting	Site plan Review (tentative)	Informal Site plan review including fire department, health department	Yarmouth Inspectional Services
Wednesday, October 21, 2020	TBD		Submit NOI (BRP WPA Form 3)		Conservation Comm. + MA DEP
Wednesday, October 28, 2020	NA		Submit Plans for Zoning Review		Arch
Tuesday, October 20, 2020			90% CD Drawings to Estimators		
Thursday, October 29, 2020	4:30PM	Virtual Meeting	Building Committee Meeting	SBC Update on Focus Groups/Town of Yarmouth Site Plan Review	Arch/District/OPM
Friday, November 6, 2020			90% CD Estimates Due		
Tuesday, November 10, 2020	1:30PM-3:30PM		Tentative: Formal Site Plan Review		Yarmouth Zoning Board
Tuesday, November 10, 2020	9:00 AM	Virtual Meeting	90% CD Estimate Reconciliation Meeting		Estimators/OPM
Thursday, November 19, 2020	4:30PM	Virtual Meeting	Building Committee Meeting	90% VM meeting and Vote to Submit	Arch/District/OPM
Tuesday, November 24, 2020			90% CD Submission to MSBA		

PROJECT CASHFLOW

DYIMS Cashflow Projection - \$116.98M TPB



MASTER PROJECT SCHEDULE UPDATE



PROJECT SCHEDULE UPDATE

DD

- Mar 30, 2020 – Estimate Set Due
- Apr 26, 2020 – Estimate Reconciliation Meeting
- Apr 30, 2020 – SBC VM Meeting and Vote to Submit
- May 07, 2020 – DD Submission to MSBA

60%

- Aug 18, 2020 – Estimate Set Due
- Sept 10, 2020 – Estimate Reconciliation Meeting
- Sept 17, 2020* – SBC VM Meeting and Vote to Submit (*tentative date to be confirmed)
- Sept 22, 2020 – 60% Submission to MSBA

90%

- Oct 20, 2020 – Estimate Set Due
- Nov 10, 2020 – Estimate Reconciliation Meeting
- Nov 19, 2020* – SBC VM Meeting and Vote to Submit (*tentative date to be confirmed)
- Nov 24, 2020 – 90% Submission to MSBA

- New Business
- Public Comment Period
- Motion to Adjourn

THANK YOU



**PERKINS —
EASTMAN**

Photo courtesy of TripAdvisor



DENNIS-YARMOUTH SCHOOL PROJECT

**THE DYIMS SCHOOL BUILDING
COMMITTEE**



PMA Consultants

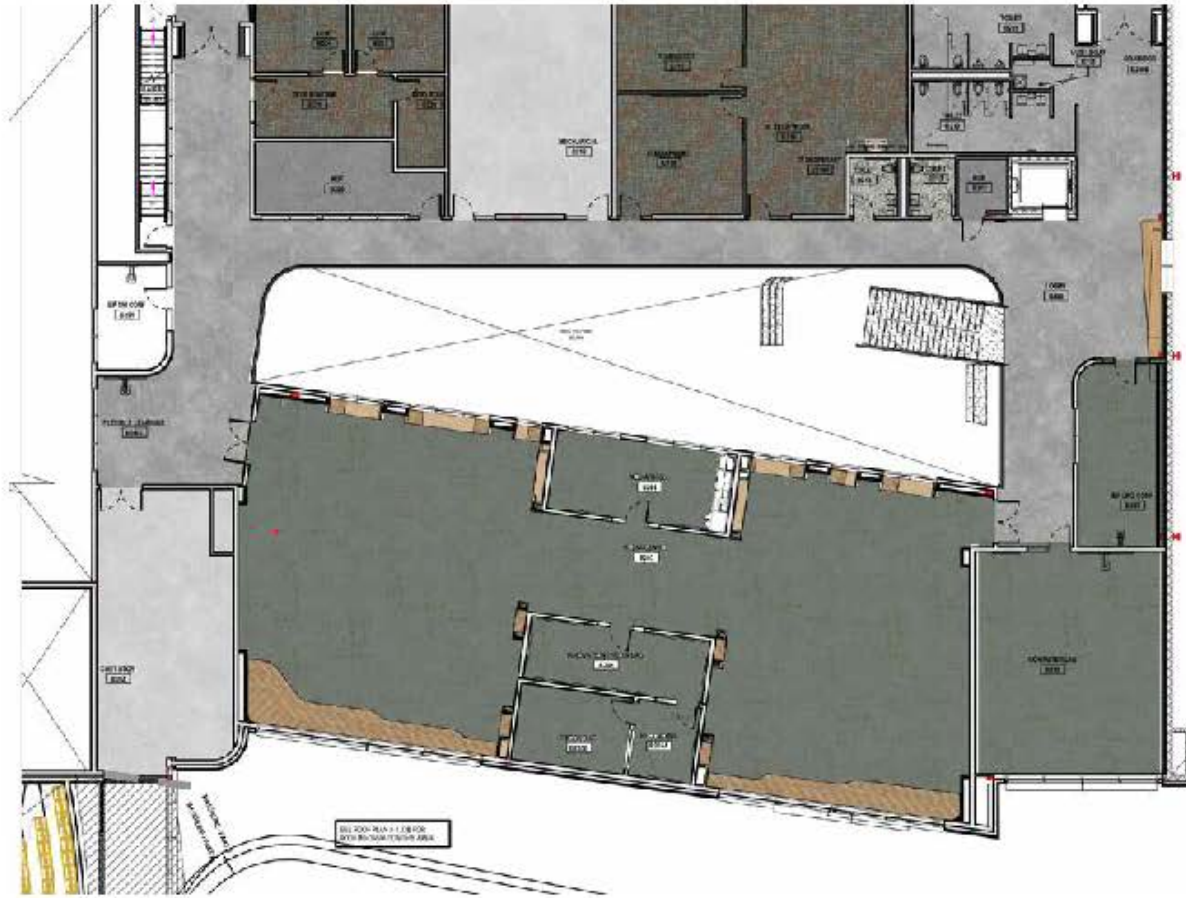
CAFETORIUM FLOOR FINISH PLAN



CAFETORIUM
RENDERING



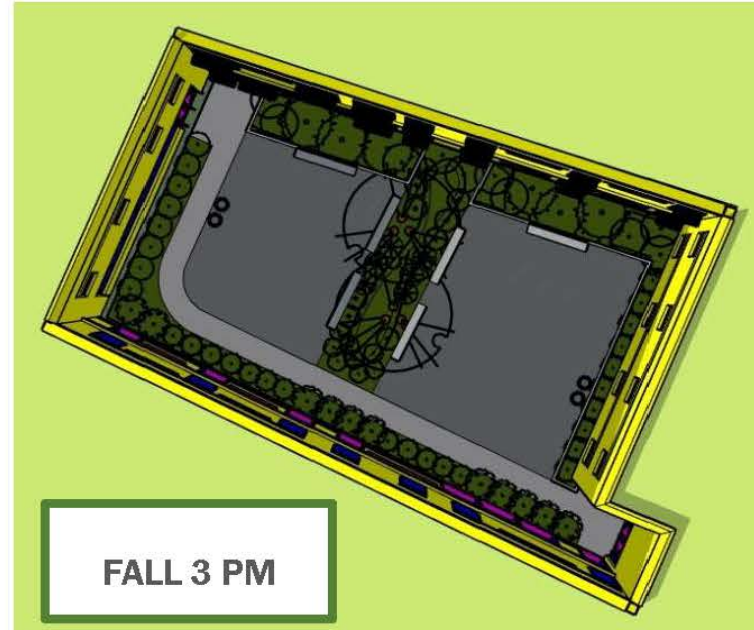
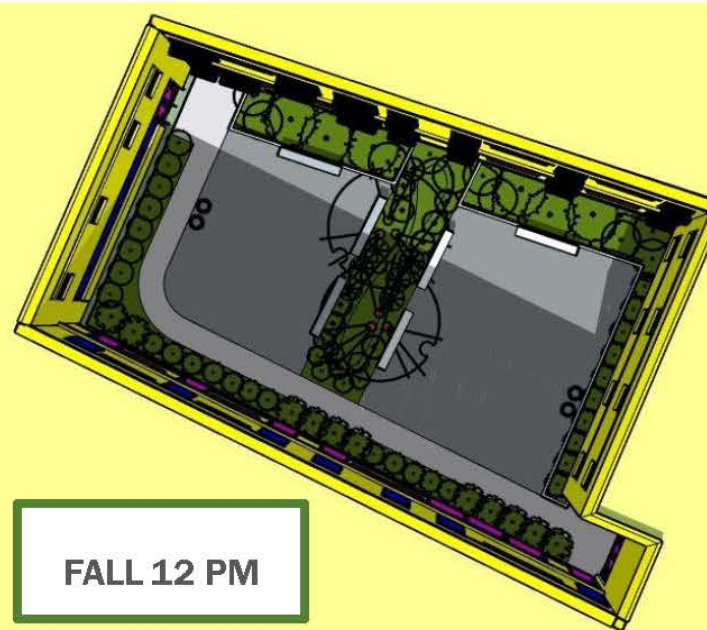
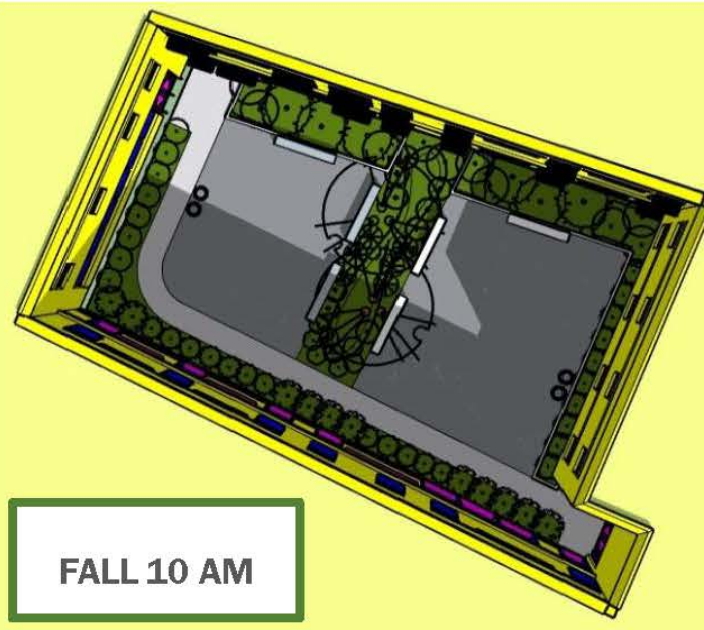
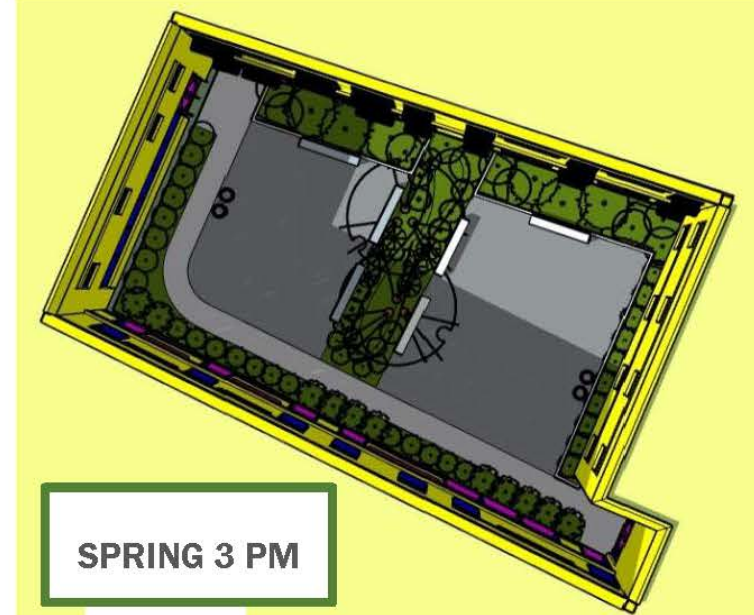
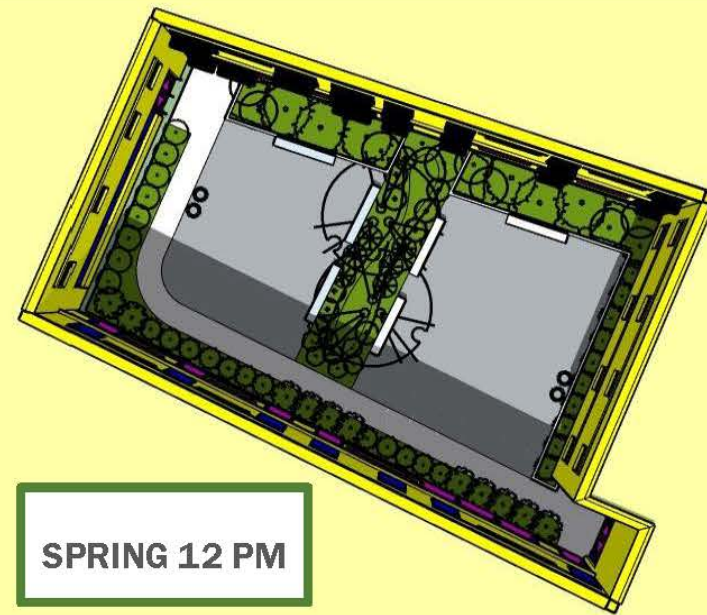
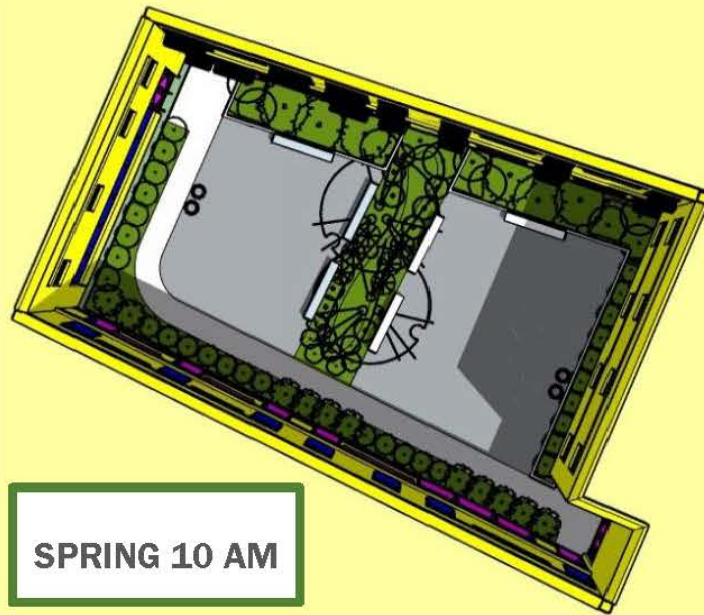
MEDIA CENTER FLOOR FINISH PLAN



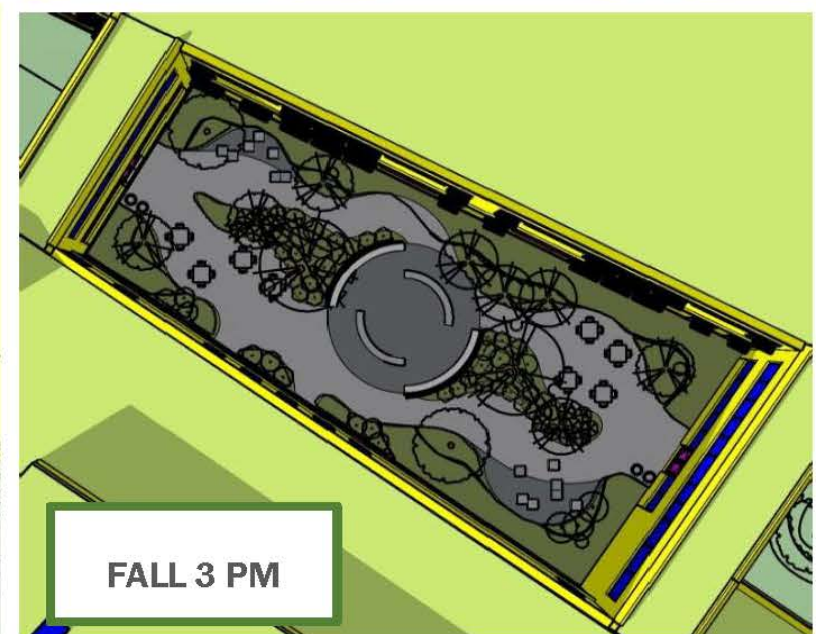
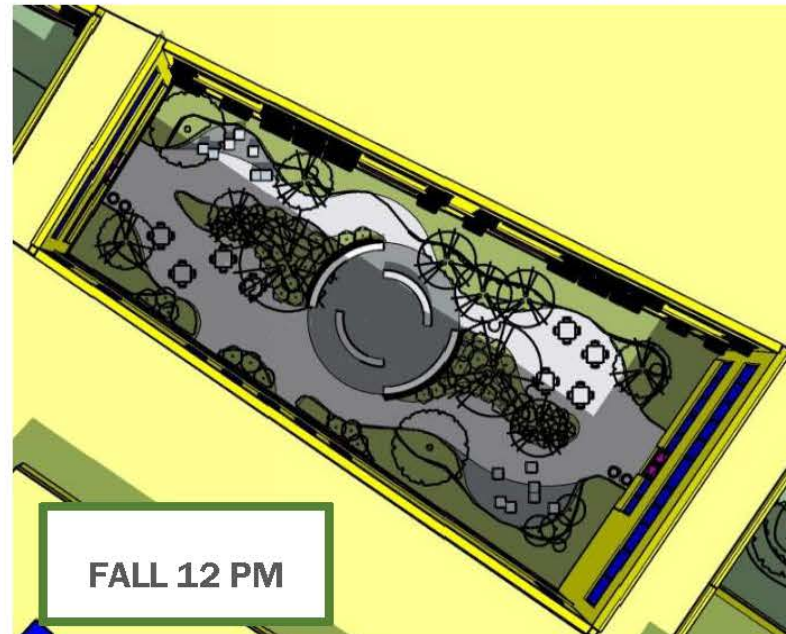
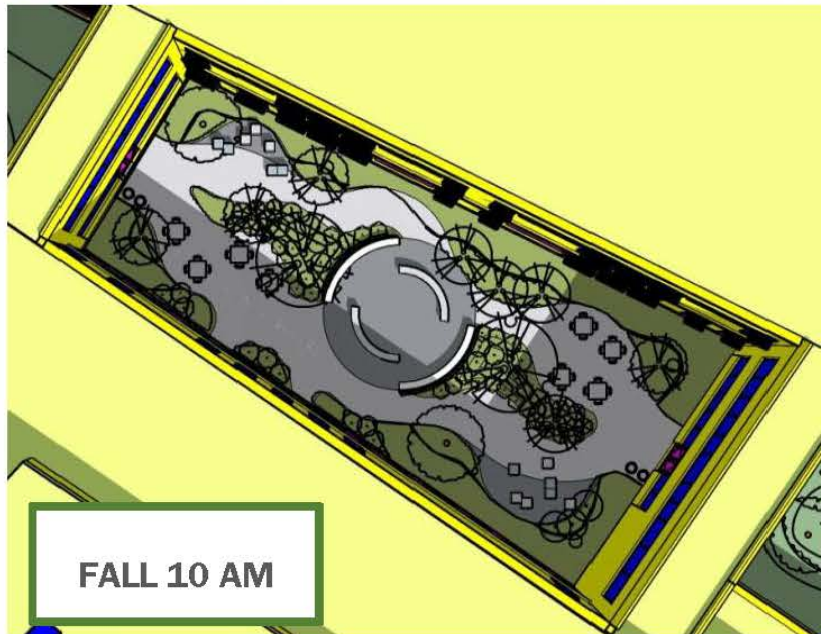
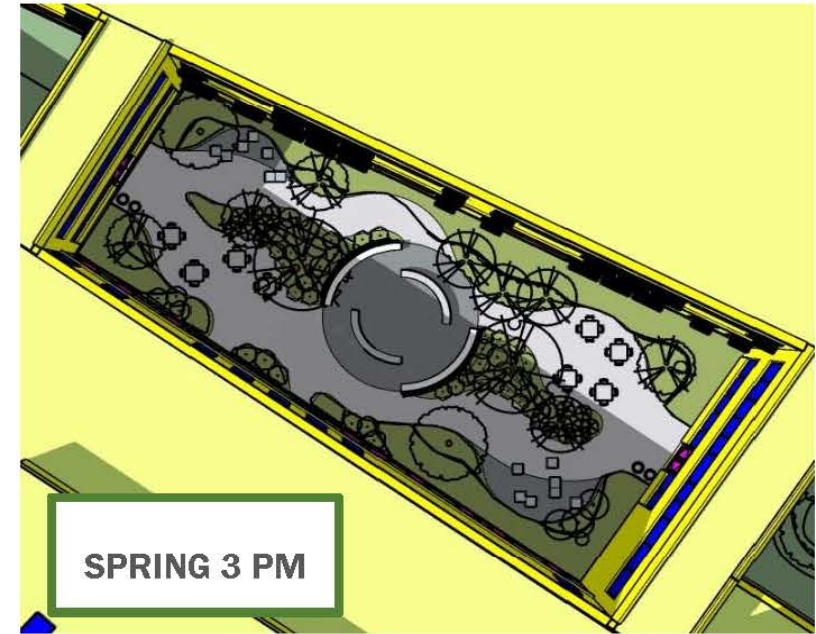
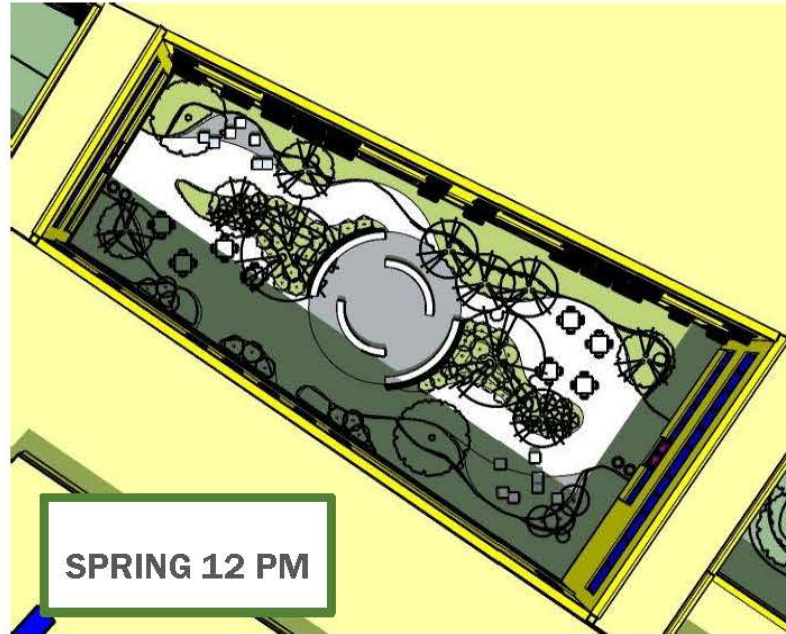
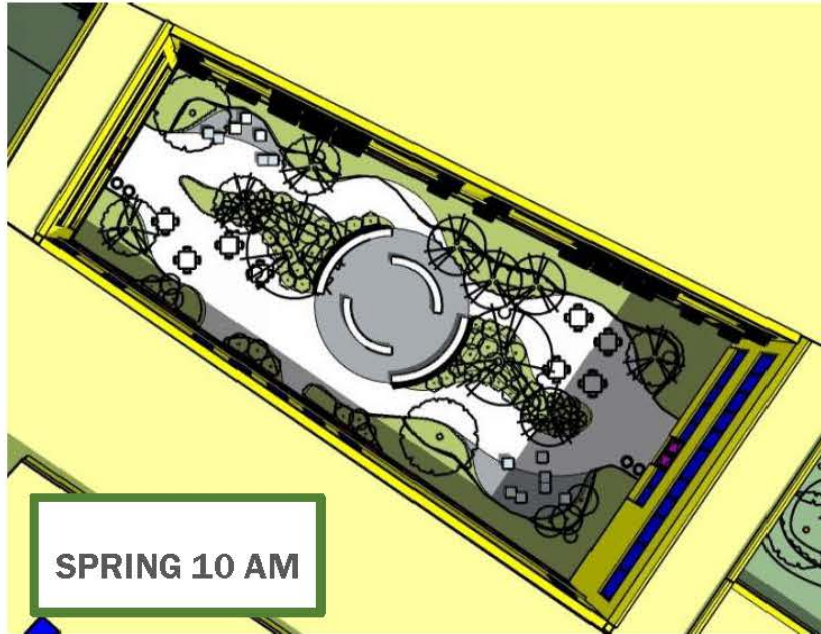
MEDIA CENTER
RENDERING



WIXON COURTYARD SHADOW STUDY



MATTACHEESE COURTYARD SHADOW STUDY





**PERKINS —
EASTMAN**

Photo courtesy of TripAdvisor



DENNIS-YARMOUTH SCHOOL PROJECT

DYIMS – CIVIL/LANDSCAPE/SITE
REVIEW

October 6, 2020

