

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #48
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Date:	Thursday December 14, 2023
Location:	Virtual "Zoom" Meeting
Time:	7:00 pm
Prepared BY:	Timothy Baker – LeftField PM

Name		Present
Joseph Conway	Director of Public Works (Non-Voting)	x
Julie Smith Galvin	Town Council (Non-Voting)	x
Stephen P. Maio	Town Administrator (Non-Voting)	x
Thomas Markham	School Committee Member (Non-Voting)	x
Kevin Piscadlo	School Committee Member (Non-Voting)	x
Dr. Doug Lyons	Superintendent of Schools (Non-Voting)	x
Tim O'Brien	Facilities Director (Non-Voting)	✓
Joseph B. Bertrand	Permanent Building Committee, Chair (Voting)	✓
Charles L. Tarbell	Permanent Building Committee, Secretary (Voting)	✓
Jason Cohen	Permanent Building Committee (Voting)	✓
Tom Galvin	Permanent Building Committee (Voting)	✓
John McDonald	Permanent Building Committee (Voting)	x
Marc Moccio	Permanent Building Committee (Voting)	x
Philip Renzi	Permanent Building Committee (Voting)	x
Wayne Hardacker	Permanent Building Committee (Voting)	✓
Erin Demerjian	Permanent Building Committee (Voting)	✓
Amy McLeod	Wakefield Memorial High School Principal (Non-Voting)	x
Joseph Mullaney	Wakefield Memorial High School Asst. Principal (Non-Voting)	x
James Sullivan	Finance Committee (Non-Voting)	x
Ian McKinnon	Community Member (Non-Voting)	x
Jeffrey Cohen	Community Member (Non-Voting)	x
Elizabeth Martin	Community Member (Non-Voting)	x
Ray Thompson	Community Member (Non-Voting)	x
Eric Lambiaso	Community Member (Non-Voting)	✓
Thomas Stapleton	Community Member (Non-Voting)	x
Robert Arcari	Community Member (Non-Voting)	x
Dylan Forester	Community Member (Non-Voting)	x
Christopher Sallade	Community Member (Non-Voting)	x
Sandra Clarey	Community Member (Non-Voting)	x
Eric Hubert	Community Member (Non-Voting)	x
Christine Bufagna	Community Member (Non-Voting)	x
Jonathan Chines	Community Member (Non-Voting)	✓
Kim Hartman	Community Member (Non-Voting)	x
Greg Liakos	Community Member (Non-Voting)	x
William Karvouniaris	Community Member (Non-Voting)	x
Kevin Pskadlo	Community Member (Non-Voting)	x
Robin Greenberg	Community Member (Non-Voting)	x
Tom Purcell	Community Member (Non-Voting)	x

Name		Present
Lynn Stapleton	Leftfield Project Management	✓
Adam Keane	Leftfield Project Management	x
Jim Rogers	Leftfield Project Management	x
Timothy Baker	Leftfield Project Management	✓

Craig DiCarlo	Leftfield Project Management	x
Helen Fantini	SMMA	✓
Matt Rice	SMMA	x
Brian Black	SMMA	✓
Martine Dion	SMMA	x
Nick Ferzacca	SMMA	x
Lorraine Finnegan	SMMA	x
Lana Prokupets	SMMA	x
Anthony Gray	SMMA	x
Michael Dowhan	SMMA	x
Meagan Collins	SMMA	x
Erin Prestileo	SMMA	x
Laura Monies	SMMA	x
Alan DeHaan	SMMA	x
Tom Faust	SMMA	x
Ali Ucci	SMMA	x
Frank Hayes	Bond Construction	x
David Capaldo	Bond Construction	✓
Jerry Hammersley	Bond Construction	x
Peter Ghirardini	Bond Construction	✓

1. Meeting called to order at approximately 7:06PM. A quorum was present.

2. Public Participation

There was no public participation.

3. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 11/30/23 Permanent Building Committee Wakefield Memorial High School Project were presented for review.

Chip Tarbell made a motion to approve the 11/30/23 Permanent Building Committee Wakefield Memorial High School Project Meeting Minutes as presented. Seconded by Jason Cohen. Motion was approved unanimously.

B. Invoices

Eight (8) invoices in the total amount of \$1,285,578.99 for the Wakefield Memorial High School Project were presented for review and approval.

- 1) Leftfield LLC Invoice #29 dated 11/30/23 in the amount of \$133,159.00 for Basic Services.
- 2) SMMA Invoice #60443 dated 11/30/23 in the amount of \$19,040.83 for BSC Group – Site Survey
- 3) SMMA Invoice #60443 dated 11/30/23 in the amount of \$1,069,101.00 for Basic Services.
- 4) SMMA Invoice #60443 dated 11/30/23 in the amount of \$21,132.16 for BSC Group – Traffic Consulting
- 5) SMMA Invoice #60443 dated 11/30/23 in the amount of \$6,050.00 for Culvert Extension Design Services.
- 6) SMMA Invoice #60443 dated 11/30/23 in the amount of \$2,626.00 for ADS Culvert Extension Design Services.

- 7) Bond Building Invoice #122043-009 dated 11/25/23 in the amount of \$28,333.33 for Preconstruction Services.
- 8) Bond Building Invoice #122043-009 dated 11/25/23 in the amount of \$6,136.67 for Roadway Preconstruction Services.

Chip Tarbell made a motion to approve #29 dated 11/30/23 in the amount of \$133,159.00 for Basic Services as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve SMMA Invoice #60443 dated 11/30/23 in the amount of \$19,040.83 for BSC Group – Site Survey as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve SMMA Invoice #60443 dated 11/30/23 in the amount of \$1,069,101.00 for Basic Services as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve SMMA Invoice #60443 dated 11/30/23 in the amount of \$21,132.16 for BSC Group – Traffic Consulting as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve SMMA Invoice #60443 dated 11/30/23 in the amount of \$6,050.00 for Culvert Extension Design Services as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve SMMA Invoice #60443 dated 11/30/23 in the amount of \$2,626.00 for ADS Culvert Extension Design Services as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve Bond Building Invoice #122043-009 dated 11/25/23 in the amount of \$28,333.33 for Preconstruction Services as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve Bond Building Invoice #122043-009 dated 11/25/23 in the amount of \$6,136.67 for Roadway Preconstruction Services as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

C. Budget Update

LS reviewed the current Total Project Budget which is included in the presentation attached to the meeting minutes. As of the end of November 2023, The Project has committed 12% of the Total Project Budget to date and has expended 4%. The 90% Construction Documents Phase has progressed approximately 25% and has expended 25% in project funds for the 90% Construction Documents Design Phase.

As of the end of October 2023, the Project Billings are tracking slightly above the Projected Expenditure and are beginning to align with the Forecasted Expenditures to date.

4. Bond Early Procurement / Pre-GMP #1/ Bond Contract Amendment #4

Due to an error in the previous approval, Bond is seeking approval of a revised Early Procurement/ Pre-GMP #1 for approval and for the original Bond CM Contract Amendment No. 4 / Pre-GMP #1 for Early Procurement for Culvert Material, GCs/GRs and Early Site Mobilization in the amount of \$2,050,615 as approved at the 12/14/23 PBC Meeting to be voided.

Chip Tarbell made a motion to Void Bond CM Contract Amendment No. 4 / Pre-GMP #1 for Early Procurement for Culvert Material, GCs/GRs and Early Site Mobilization in the amount of \$2,050,615 as approved at the 12/14/23 PBC Meeting, Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

The revised Early Procurement/ Pre-GMP #1 is in the amount of \$2,261,384, which is comprised of culvert Pre-Purchase in order to maintain the current baseline construction schedule, and also includes General Requirements, General Conditions, and CM Mark-ups project costs. LeftField reviewed Bond's Contract Amendment #4: "The Owner hereby authorizes this Contract Amendment No. 4 with a total value of \$2,261,384. This Amendment is comprised of Pre-GMP #1 which includes the early procurement of precast culvert sections and the associated General Requirements, General Conditions, and CM mark-ups, dated December 12, 2023. The Contract Price in accordance with Articles 6 and 7 of the Owner-Construction Manager Agreement."

Chip Tarbell made a motion to Approve Bond CM Contract Amendment No. 4 / Pre-GMP #1 for Early Procurement for Culvert Material, GCs/GRs and Early Site Mobilization in the amount of \$2,261,384 as presented, Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

5. Bond Early Procurement / Pre-GMP #2/ Bond Contract Amendment #5

Due to an error in the previous approval, a revised Early Procurement/ Pre-GMP #2 was submitted for approval for \$1,387,839, which is comprised of Electrical (Long Lead Time Item) Pre-Purchase in order to maintain the current baseline construction schedule, and also includes General Requirements, General Conditions, and Early Site Mobilization project costs.

LeftField reviewed Bond's Contract Amendment #5: "The Owner hereby authorizes this Contract Amendment No. 5 with a total value of \$1,387,839. This Amendment is comprised of Pre-GMP #2 which includes the early procurement of Electrical (Long Lead Time Item) Pre-Purchase and the associated insurances, contingencies, CM mark-ups dated December 12, 2023. The Contract Price in accordance with Articles 6 and 7 of the Owner-Construction Manager Agreement."

Chip Tarbell made a motion to Approve Bond CM Contract Amendment No. 5 / Pre-GMP #2 for Early Procurement of Electrical (Long Lead Time Item) Pre-Purchase and the associated insurances, contingencies, CM mark-ups in the amount of \$1,387,839 as presented, Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

6. SMMA Review of Design Progress & Changes

SMMA does not have a presentation for tonight as originally intended and is focusing their efforts on finalizing the 90% Construction Documents.

7. Project Schedule Review

A. Trade Contractor Prequalification Schedule

LF continued by reviewing the Trade Contractor Prequalification Schedule.

- **December 20** – Deadline for Interested Elevator Trade Contractors to submit SOQs.
- **December 27** – (If no SOQs are received) Re-advertise in Central Register for Elevator FSB RFQ.
- **January 10** – Second Deadline for Interested Elevator Trade Contractors to submit SOQs.
- **January 10** - Central Register Advertisement for all other Trade Contractors RFQs.
- **February 7** - Deadline for all other Trade Contractor SOQs.
- **February 7 to 21** – Project Team to Review Trade Contractor SOQs and Check References.
- **February 14** – Trade Contractor Prequalification Subcommittee Members meet to Finalize List of Prequalified Trade Contractors.
- **February 15** - PBC Meeting – Vote to Approve Prequalification Subcommittee’s Recommendations.

B. Meeting Calendar Update & Review of Future Dates

LF and SMMA closed the PBC meeting by reviewing additional meeting calendar updates and review of future dates:

- **December 5** – Anticipated Final Conservation Commission Hearing
- **December 13** – ZBA Hearing
- **December 14** – PBC Meeting
- **December 19** – Anticipated Final Conservation Commission Hearing
- **January 11** – Permanent Building Committee Meeting

8. Next Permanent Building Committee/School Building Committee Meeting will be held on January 11, 2023

Attachments:

- Leftfield Presentation 12/14/23

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee

School Building Committee
Meeting

December 14, 2023



WAKEFIELD MEMORIAL HIGH SCHOOL

AGENDA:

1. Administrative Actions

- Review of November 30, 2023 Permanent Building Committee/SBC Meeting Minutes and Vote to Approve
- Bond's Early Procurement/ Pre-GMP #1
- CM Contract Amendment No. 4
- Vote to Approve CM Contract Amendment No. 4 /Pre-GMP #1
- Bond's Early Procurement/ Pre-GMP #2
- CM Contract Amendment No. 5
- Vote to Approve CM Contract Amendment No. 5 /Pre-GMP #2

2. Design Update

- Design Progress & Changes Update

3. Schedule Update

- Review Prequalification Schedule
- Review of Upcoming Meetings

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions Review of November 2023 Invoices

INVOICES						
ProPay Code	Budget Category	Vendor	Invoice #	Date	Amount	Balance After Invoice
0102-0500	OPM Construction Documents	LeftField	29	11/30/23	\$ 133,159.00	\$ 485,644.00
		LeftField Total:			\$ 133,159.00	
0003-0000	A/E FS/SD Environmental & Site	SMMA - BSC Group - Site Survey	0060443	11/30/23	\$ 19,040.83	\$ 29,615.20
0201-0500	A/E Construction Documents	SMMA	0060443	11/30/23	\$ 1,069,101.00	\$ 5,265,498.00
0204-1200	A/E Traffic Studies	SMMA -BSC Group - Traffic Consulting	0060443	11/30/23	\$ 21,132.16	\$ 46,735.58
0204-0400	A/E - Site Survey & Site Requirements	SMMA - Culvert Extension - BSC Group- Site Survey	0060444	11/30/23	\$ 6,050.00	\$ 64,000.00
0201-0500	A/E Construction Documents	SMMA - Culvert Extension	0060444	11/30/23	\$ 2,626.00	\$ 5,262,872.00
		SMMA Total:			\$ 1,117,949.99	
0501-0000	Preconstruction Services	Bond Building	122043-009	11/25/23	\$ 28,333.33	\$ 85,000.03
0004-0000	FS/SD Other Contingency	Bond Building - CXC Consulting - PC Amend 2 - Road Consultant	122043-009	11/25/23	\$ 6,136.67	\$ 24,546.65
		Bond Total:			\$ 34,470.00	
				Total All Invoices:	\$ 1,285,578.99	

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions Budget Update

As of November 30, 2023:

TPB Committed: 12%

TPB Expended: 4%

90% Construction Documents Progress: 25%

90% CD Expended: 25%

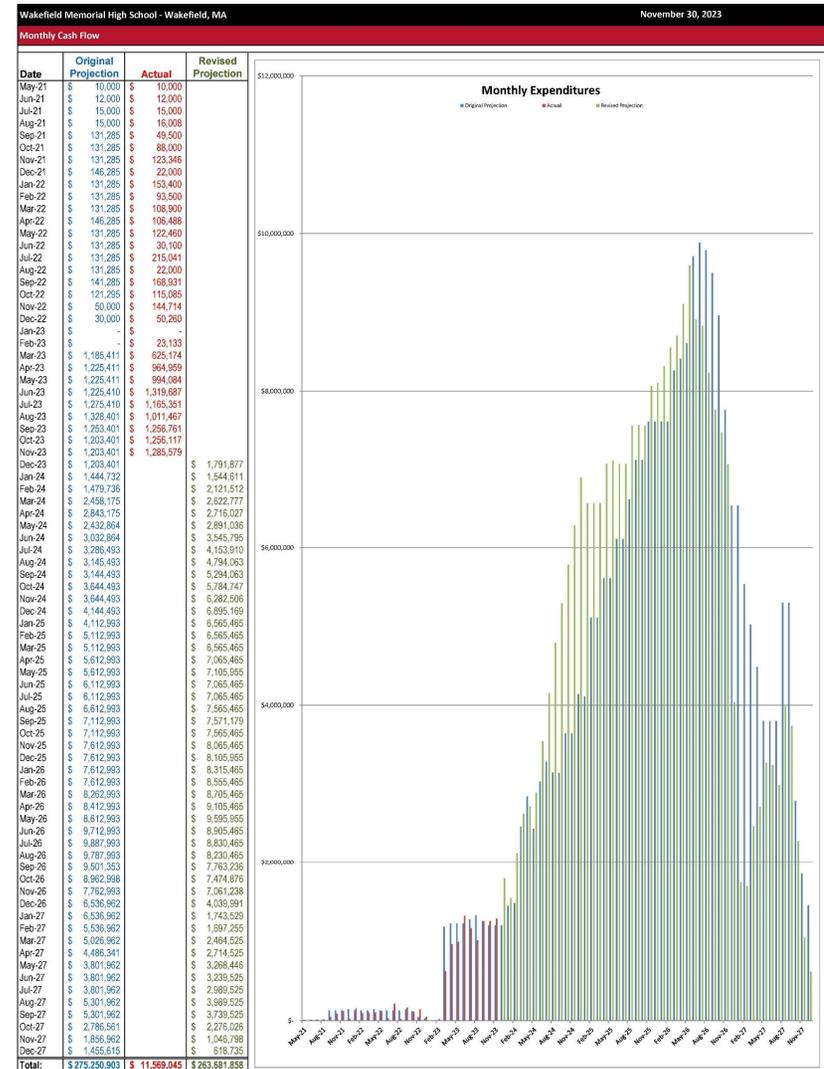
Wakefield Memorial High School - Wakefield, MA										November 30, 2023
Total Project Budget Status Report										
ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
PRE CONSTRUCTION COSTS										
0501-0000	CMR Pre-Con Services	\$ 340,000	\$ 4,286	\$ 344,286	\$ 344,286	100%	\$ 259,286	75%	\$ 85,000	*8
	SUB-TOTAL	\$ 340,000	\$ 4,286	\$ 344,286	\$ 344,286	100%	\$ 259,286	75%	\$ 85,000	
CONSTRUCTION COSTS										
0502-0001	Construction Budget	\$ 220,459,379	\$ -	\$ 220,459,379	\$ -	0%	\$ -	0%	\$ 220,459,379	
0508-0000	Change Orders	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	
	SUB-TOTAL	\$ 220,459,379	\$ -	\$ 220,459,379	\$ -	0%	\$ -	0%	\$ 220,459,379	
ALTERNATES										
0506-0000	Alternate included in Project	\$ 3,438,360	\$ -	\$ 3,438,360	\$ -	0%	\$ -	0%	\$ 3,438,360	
	SUB-TOTAL	\$ 3,438,360	\$ -	\$ 3,438,360	\$ -	0%	\$ -	0%	\$ 3,438,360	
OTHER PROJECT COSTS										
0507-0000	Construction Contingency	\$ 11,022,969	\$ -	\$ 11,022,969	\$ -	0%	\$ -	0%	\$ 11,022,969	
	Miscellaneous Project Costs	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -	0%	\$ -	0%	\$ 1,100,000	
0601-0000	Utility Company Fees	\$ 350,000	\$ -	\$ 350,000	\$ -	0%	\$ -	0%	\$ 350,000	
0602-0000	Testing Services	\$ 350,000	\$ -	\$ 350,000	\$ -	0%	\$ -	0%	\$ 350,000	
0699-0000	Other Project Costs	\$ 400,000	\$ -	\$ 400,000	\$ -	0%	\$ -	0%	\$ 400,000	
	Furnishings and Equipment	\$ 4,300,000	\$ -	\$ 4,300,000	\$ -	0%	\$ -	0%	\$ 4,300,000	
0701-0000	Furnishings	\$ 2,500,000	\$ -	\$ 2,500,000	\$ -	0%	\$ -	0%	\$ 2,500,000	
0703-0000	Technology Equipment	\$ 1,800,000	\$ -	\$ 1,800,000	\$ -	0%	\$ -	0%	\$ 1,800,000	
0801-0000	Owner's Contingency	\$ 2,204,594	\$ (78,066)	\$ 2,126,528	\$ -	0%	\$ -	0%	\$ 2,126,528	*, 8
	SUB-TOTAL	\$ 18,627,563	\$ (78,066)	\$ 18,549,497	\$ -	0%	\$ -	0%	\$ 18,549,497	
TOTAL PROJECT BUDGET		\$ 275,250,903	\$ -	\$ 275,250,903	\$ 32,479,747	12%	\$ 11,569,045	4%	\$ 263,681,858	
FUNDING SOURCES										
	Max w/ Conting.	\$ 98,882,552	\$ 88,418,183							
	Maximum State Share	\$ 176,368,351	\$ 186,832,720							
	Local Share *	\$ 275,250,903	\$ 275,250,903	\$ 275,250,903	\$ 150,995,371	\$ 13,227,563	\$ 111,027,969	53.14%		
	SUB-TOTAL	\$ 275,250,903	\$ 275,250,903	\$ 275,250,903	\$ 150,995,371	\$ 13,227,563	\$ 111,027,969	53.14%		
CONSTR. COST ESTIMATES										
	Date	Estimator	Amount	SF	Cost Per SF					
	Designer FS Cost Estimate	04/01/22	PM&C	\$175,557,629	260,027	\$675.15				
	CM Cost Estimate	10/04/22	Bond	\$220,459,379	259,847	\$848.42				
	CM DD Cost Estimate					#DIV/0!				

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions Budget Update

November 2023 Cash Flow Report

The Project Billings are tracking slightly above the Projected Expenditure and are beginning to align with the Forecasted Expenditures to date.



WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Bond Early Procurement / Pre-GMP #1

CSI SUMMARY

Wakefield PBC
 Wakefield Memorial HS
 Wakefield, MA
 Pre-GMP#1 SOV
 12/12/23



259,847 SF

Description	60% Budget	Pre-GMP #1	Remaining Budget	
02 Demolition & Abatement	\$ 5,428,698	\$ -	\$ 5,428,698.00	
03 Concrete	\$ 12,194,764	\$ -	\$ 12,194,764.00	
04 Masonry	\$ 7,738,877	\$ -	\$ 7,738,877.00	
05 Str. Steel	\$ 11,046,538	\$ -	\$ 11,046,538.00	
05 Misc. Metals	\$ 2,852,075	\$ -	\$ 2,852,075.00	
06 Millwork / Paneling	\$ 2,287,940	\$ -	\$ 2,287,940.00	
07 Waterproofing (INC Expansion Joint)	\$ 1,305,542	\$ -	\$ 1,305,542.00	
07 Roofing	31 Earthwork	\$ 12,618,349	\$ -	\$ 12,618,349.00
07 Metal Panels	32 Exterior Improvements (inc RRFB)	\$ 9,894,449	\$ -	\$ 9,894,449.00
07 Spray Applied Fireproofing	33 Utilities	\$ 7,448,450	\$ -	\$ 6,413,866.00
08 Doors / Frames / Hardware	Culvert Pre-Purchase		\$ 876,495.00	
08 Overhead Doors / Grilles	HOLD for head wall grates		\$ 4,000.00	
08 Exterior Glass & Glazing	HOLD Design Contingency		\$ 132,074.00	
08 Interior Glass and Glazing	HOLD BOND Fee		\$ 22,015.00	
09 GWB				
09 Ceramic / Porcelain Tile				
09 ACT	Total Site Cost	\$29,961,248	\$1,034,584.00	\$28,926,664.00
09 Resilient Flooring & Base				
09 Painting	Total Cost of Work	\$180,629,544	\$1,034,584	\$57,853,328.00
10 Specialties	General Requirements	\$7,248,822	\$349,637.00	\$ 6,899,185.00
11 Equipment (INC Theatre Pack	General Conditions	\$7,936,193	\$439,041.00	\$ 7,497,152.00
12 Furnishings	1.20% Subcontractor Default Insurance (SDI)	\$2,254,540	\$21,879.14	\$ 2,232,661.26
13 Special Construction				\$ -
14 Conveying Equipment				\$ -
21 Fire Protection	2.05% Design/Est Contingency	\$3,893,542	\$37,784.80	\$ 3,855,756.88
22 Plumbing	2.50% Construction Contingency	\$4,313,868	\$46,128.53	\$ 4,267,739.47
23 HVAC	2.90% Escalation	\$5,513,854	\$0.00	\$ 5,513,854.31
26 Electrical				\$ -
GR General Requirements	1.10% General Liability Insurance	\$2,329,694	\$20,296.55	\$ 2,309,397.46
	Pollution & Professional Liability Insurance			\$ -
	Builder's Risk	\$260,000	\$260,000.00	\$ -
	2.07% CM Fee	\$4,437,667	\$38,194.42	\$ 4,399,472.79
	0.00% Bldg Permit - Waived	\$0	\$0.00	\$ -
				\$ -
	0.75% CM Bond	\$1,641,133	\$13,838.56	\$ 1,627,294.38
				\$ -
	Total Construction Cost	\$ 220,458,858	\$ 2,261,384	\$ 218,197,474

Bond Early Procurement/ Pre-GMP #1 for \$2,261,384:

- Culvert Pre-Purchase
- General Requirements/ Conditions/ Early Site Mobilization

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Bond CM Contract Amendment No. 4/ Pre-GMP #1

1. The Owner hereby authorizes this Contract Amendment No. 4 with a total value of \$2,261,384.00. This Amendment is comprised of Pre-GMP #1 which includes the early procurement of precast culvert sections and the associated General Requirements, General Conditions and CM mark-ups, dated December 12, 2023, and is based on the 60% CD Estimating Set and Addendum #1. The Contract Price in accordance with Articles 6 and 7 of the Owner-Construction Manager Agreement shall be amended as follows:

<u>Fee for Basic Services</u>	<u>Original Contract</u>	<u>Previous Amendments</u>	<u>Amount of This Amendment</u>	<u>After This Amendment</u>
Pre-Construction Services	\$ 40,000.00	\$ 399,516.00	\$ 0.00	\$ 439,516.00
Pre-GMP #1		\$ 0.00	\$ 2,261,384.00	\$ 2,261,384.00
Total Fee	\$ 40,000.00	\$ 399,516.00	\$ 2,261,384.00	\$ 2,700,900.00

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Vote to Approve Bond CM Contract Amendment No. 4/ Pre-GMP #1

***Vote to Approve Bond CM Contract Amendment
No. 4 / Pre-GMP #1 for Early Procurement for
Culvert Material, GCs/GRs and Early Site
Mobilization
in the amount of \$2,261,384***

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Bond CM Contract Amendment No. 5/ Pre-GMP #2

Description	60% Budget	Pre-GMP #1	Pre-GMP#2	Remaining Budget
02 Demolition & Abatement	\$ 5,428,698	\$ -	\$ -	\$ 5,428,698.00
03 Concrete	\$ 12,194,764	\$ -	\$ -	\$ 12,194,764.00
04 Masonry	\$ 7,738,877	\$ -	\$ -	\$ 7,738,877.00
05 Str. Steel	\$ 11,046,538	\$ -	\$ -	\$ 11,046,538.00
05 Misc. Metals	\$ 2,852,075	\$ -	\$ -	\$ 2,852,075.00
06 Millwork / Paneling	\$ 2,287,940	\$ -	\$ -	\$ 2,287,940.00
07 Waterproofing (INC Expansion Joint)	\$ 1,305,542	\$ -	\$ -	\$ 1,305,542.00
07 Roofing	\$ 4,588,846	\$ -	\$ -	\$ 4,588,846.00
07 Metal Panels	\$ 2,684,045	\$ -	\$ -	\$ 2,684,045.00
07 Spray Applied Fireproofing	\$ 1,432,670	\$ -	\$ -	\$ 1,432,670.00
08 Doors / Frames / Hardware	\$ 1,586,450	\$ -	\$ -	\$ 1,586,450.00
08 Overhead Doors / Grilles	\$ 400,000	\$ -	\$ -	\$ 400,000.00
08 Exterior Glass & Glazing	\$ 7,051,400	\$ -	\$ -	\$ 7,051,400.00
08 Interior Glass and Glazing	\$ 845,245	\$ -	\$ -	\$ 845,245.00
09 GWB	\$ 13,180,569	\$ -	\$ -	\$ 13,180,569.00
09 Ceramic / Porcelain Tile	\$ 2,162,468	\$ -	\$ -	\$ 2,162,468.00
09 ACT	\$ 4,004,451	\$ -	\$ -	\$ 4,004,451.00
09 Resilient Flooring & Base	\$ 3,447,660	\$ -	\$ -	\$ 3,447,660.00
09 Painting	\$ 1,105,643	\$ -	\$ -	\$ 1,105,643.00
10 Specialties	\$ 2,243,009	\$ -	\$ -	\$ 2,243,009.00
11 Equipment (INC Theatre Package)	\$ 4,287,265	\$ -	\$ -	\$ 4,287,265.00
12 Furnishings	\$ 3,361,200	\$ -	\$ -	\$ 3,361,200.00
13 Special Construction	\$ 122,250	\$ -	\$ -	\$ 122,250.00
14 Conveying Equipment	\$ 465,000	\$ -	\$ -	\$ 465,000.00
21 Fire Protection	\$ 2,339,910	\$ -	\$ -	\$ 2,339,910.00
22 Plumbing	\$ 7,023,481	\$ -	\$ -	\$ 7,023,481.00
23 HVAC	\$ 24,323,167	\$ -	\$ -	\$ 24,323,167.00
26 Electrical	\$ 21,159,133	\$ -	\$ -	\$ 19,894,811.00
Electrical Pre-Purchase			\$ 1,095,600.00	\$ -
HOLD for Design Contingency			\$ 109,560.00	\$ -
HOLD for BOND Fee			\$ 27,390.00	\$ -
HOLD for ship date escalation			\$ 31,772.00	\$ -
GR General Requirements	see below	\$ -	\$ -	\$ -
Total Building Cost	\$150,668,296	\$0	\$1,264,322	\$149,403,974
Total Site Cost		\$29,961,248	\$1,034,584.00	\$0.00
Total Cost of Work		\$180,629,544	\$1,034,584	\$1,264,322
General Requirements	\$7,248,822	\$349,637.00		\$ 6,899,185.00
General Conditions	\$7,936,193	\$439,041.00		\$ 7,497,152.00
1.20% Subcontractor Default Insurance (SDI)	\$2,254,540	\$21,879.14	\$15,171.86	\$ 2,217,489.40
2.05% Design/Est Contingency	\$3,893,542	\$37,784.80	\$26,201.48	\$ 3,829,555.40
2.50% Construction Contingency	\$4,313,866	\$46,128.53	\$31,987.35	\$ 4,235,752.12
2.90% Escalation	\$5,513,854	\$0.00	\$0.00	\$ 5,513,854.31
1.10% General Liability Insurance	\$2,329,694	\$20,296.55	\$14,074.43	\$ 2,295,323.02
Pollution & Professional Liability Insurance				\$ -
Builder's Risk	\$260,000	\$260,000.00		\$ -
2.07% CM Fee	\$4,437,667	\$38,194.42	\$26,485.52	\$ 4,372,987.26
0.00% Bldg Permit - Waived	\$0	\$0.00		\$ -
0.75% CM Bond	\$1,641,133	\$13,838.56	\$9,596.20	\$ 1,617,698.18
Total Construction Cost	\$220,458,858	\$ 2,261,384	\$ 1,387,839	\$ 216,809,635

Bond Early Procurement/ Pre-GMP #2 for \$1,387,839:

- Electrical (Long Lead Time Item) Pre-Purchase
- General Requirements/Conditions/ Early Site Mobilization

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Bond CM Contract Amendment No. 5/ Pre-GMP #2

1. The Owner hereby authorizes this Contract Amendment No. 5 with a total value of \$1,387,839.00. This Amendment is comprised of Pre-GMP #2 which includes the early procurement of Electrical Equipment and the associated Insurances, Contingencies and CM mark-ups, dated December 12, 2023, and is based on the 60% CD Estimating Set and Addendum #1. The Contract Price in accordance with Articles 6 and 7 of the Owner-Construction Manager Agreement shall be amended as follows:

	<u>Original Contract</u>	<u>Previous Amendments</u>	<u>Amount of This Amendment</u>	<u>After This Amendment</u>
<u>Fee for Basic Services</u>				
Pre-Construction Services	\$ 40,000.00	\$ 399,516.00	\$ 0.00	\$ 439,516.00
Pre-GMP #1		\$ 2,261,384.00	\$ 0.00	\$ 2,261,384.00
Pre-GMP #2		\$ 0.00	\$ 1,387,839.00	\$ 1,387,839.00
Total Fee	\$ 40,000.00	\$ 2,660,900.00	\$ 1,387,839.00	\$ 4,088,739.00

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Vote to Approve Bond CM Contract Amendment No. 5/ Pre-GMP #2

***Vote to Approve Bond CM Contract Amendment
No. 5 / Pre-GMP #2 for Early Procurement for
Electrical (Long Lead Time Item) and GCs/GRs in
the amount of \$1,387,839***

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Design Update

Review of Design Progress & Changes

SMMA Presentation

WAKEFIELD MEMORIAL HIGH SCHOOL

3. Schedule Update

Trade Contractor Prequalification Schedule

- **December 20, 2023** – Deadline for Interested Elevator Trade Contractors to submit SOQs
- **December 27, 2023** – (If no SOQs are received) Re-advertise in Central Register for Elevator FSB RFQ. RFQ available at 10am from WMHSbids@leftfieldpm.com
- **January 10, 2024** – Second Deadline for Interested Elevator Trade Contractors to submit SOQs
- **January 10, 2024** - Central Register Advertisement for all other Trade Contractors RFQs
- **January 31, 2024** - Deadline for all other Trade Contractor SOQs
- **February 1 to 14, 2024** – Project Team to Review Trade Contractor SOQs and Check References
- **February 14, 2024** – Trade Contractor Prequalification Subcommittee Members meet to Finalize List of Prequalified Trade Contractors
- **February 15, 2024** – PBC Meeting – Vote to Approve Prequalification Subcommittee’s Recommendations

WAKEFIELD MEMORIAL HIGH SCHOOL

3. Schedule Update

Meeting Calendar Update & Review of Future Dates

2023-2024

PERMANENT BUILDING COMMITTEE MEETINGS

- **December 5** – Conservation Commission Hearing was continued
- **December 13** – Zoning Board of Appeals Hearing
- **December 14** – Permanent Building Committee Meeting
- **December 19** – Anticipated Final Conservation Commission Hearing
- **January 11** – Permanent Building Committee Meeting

JANUARY	11	MAY	16**
FEBRUARY	15**	JUNE	13
MARCH	14	JULY	18***
APRIL	11	AUGUST	15

* Meeting dates may be changed or added during critical decision-making times in the project.
 ** Revised PBC Meeting Date
 ***Revised PBC Meeting Date to accommodate the 4th of July Holiday