LEFTFIELD
THE RIGHT CHOICE IN PROJECT MANAGEMENT

WAKEFIELD PERMANENT BUILDING COMMITTEE	WAKEFIELD PUBLIC SAFETY MEETING MINUTES

Date:	Thursday, June 10, 2021
Location:	Virtual "Zoom" Meeting
Time:	7:00pm
Prepared BY:	Shane Nolan – LeftField PM

Name		Present
Joseph B. Bertrand	Chair, Permanent Building Committee	✓
Timothy Demers	Permanent Building Committee	✓
Charles L. Tarbell	Permanent Building Committee	✓
Jason Cohen	Permanent Building Committee	✓
Janine R. Fabiano	Permanent Building Committee	✓
John McDonald	Permanent Building Committee	✓
Tom Galvin	Permanent Building Committee	×
Marc Moccio	Permanent Building Committee	✓
Philip Renzi	Permanent Building Committee	✓
Nasos Phillips	Permanent Building Committee (non-voting)	✓
Wayne Hardacker	Permanent Building Committee (non-voting)	✓
Steven Skory	Chief, Wakefield Police Department	✓
Craig Calabrese	Deputy Chief, Wakefield Police Department	✓
Rick Dinanno	Wakefield Police Department	✓
Michael Sullivan	Chief, Wakefield Fire Department	✓
Tom Purcell	Deputy Chief, Wakefield Fire Department	×
Lynn Stapleton	Leftfield Project Management	✓
Shane Nolan	Leftfield Project Management	✓
Jim Rogers	Leftfield Project Management	×
Janet Slemenda	HKT Architects	✓
Any Dunlap	HKT Architects	×
Scott Woodward	HKT Architects	×
David Capaldo	Bond Building	×
Greg Williamson	Bond Building	×
Dario Santiago	Bond Building	✓
Mike Beckley	Bond Building	×

I. Joe Bertrand opened the Public Safety portion of the meeting at approx. 7:05pm.

II. *<u>Committee Appointments</u>*

Joe Bertrand advised the Permanent Building Committee is required to appoint a Chair and Secretary.

Jason Cohen made a motion to (re)appoint Joe Bertrand as Chair of the Permanent Building Committee. Seconded by Phillip Renzi. Motion was approved unanimously.

Jason Cohen made a motion to (re)appoint Chip Tarbell as Secretary of the Permanent Building Committee. Seconded by Phillip Renzi. Motion was approved unanimously.

III. Shane Nolan presented the following Administrative Items

A. *Meeting Minutes*
The meeting minutes of the 05/06/21 Permanent Building Committee: Wakefield Public Safety were presented for review.

Chip Tarbell made a motion to approve the Wakefield Public Safety Meeting Minutes dated 05/06/21 as presented. Seconded by Jason Cohen. Motion was approved unanimously.

B. *Invoices*
Three (3) invoices in the total amount of $61,205.93 were presented for review and approval.

1) Leftfield LLC Invoice #7 dated 05/31/21 in the amount of $10,000.00
Chip Tarbell made a motion to approve the Leftfield invoice as presented. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.

2) HKT Architects Invoice #5-022023 dated 06/04/21 in the amount of $46,725.93
Chip Tarbell made a motion to approve the HKT invoice as presented. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.

3) HKT Architects Invoice #6-022023.1 dated 06/04/21 in the amount of $4,480.00
Chip Tarbell made a motion to approve the HKT invoice as presented. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.

C. *Schematic Design Estimates – Value Engineering/Value Management*
Shane Nolan presented the summary of the approved VE/VM items from the previous PBC meeting. The total value of VE/VM is $1,007,169. This results in a revised construction estimate of $6,790,840

In addition, $100,000 was transferred from the Furniture Budget to the Construction Budget increasing that value from $6,715,000 to $6,815,000. Overall, the construction estimate is now $24,160 below the revised Construction Budget.

The following VE/VM items will remain in the project as alternates for the purposes of design and bidding.

1) Sallyport
2) RTU #1
3) RTU #3
4) AHU
5) HV-1
6) Apparatus apron repairs
7) Apparatus apron retaining wall repairs
8) Limestone detailing at exterior

D. *Overall Project Budget*
Shane Nolan presented the overall project. SN pointed out the adjustments Furniture and Construction lines. $100,000 was transferred from Furniture to Construction as part of the SD VE/VM exercise.

E. *Upcoming Meetings*
Shane Nolan presented the list of upcoming design meetings that are scheduled up to the end of the design development phase.

IV. Design Review

Janet Slemenda presented the latest architectural plans and layouts for the following spaces:

Evidence Room: Includes high density storage shelving in General Evidence and reused metal shelving in Seized Weapons and Drugs. Evidence pass through lockers will be provided and a worktop counter to process evidence

Women's Locker Room (new): Layout has been "flipped" to make underground plumbing more accessible.

Firearms Licensing: This space has been reconfigured to eliminate demolition of existing walls. Existing transaction window will be removed and opening infilled. A built in worksurface will be provided.

Interview: This space has been reconfigured to better align with Firearms/Records. A built in worksurface and lockable cabinets will be provided. Markerboard will be provided.

Records: The proposed exterior curved wall has been changed to a linear wall to allow the new structure to sit on top of the existing grade beam. This will eliminate the need for mini piles at this location. The interior room layout has also been reconfigured to bring the Records OIC office to the exterior wall. This provides more open space for the Record Room workstations.

Dispatch: The rear Bathroom, Kitchenette and Office has been reconfigured to best tie into the existing plumbing. The main Dispatch Room furniture has been revised to accommodate 3 dispatch stations.

Public Lobby: This area will have transaction windows to Dispatch, Records and Fire Admin. Police and Fire Department plaques and shield locations were reviewed and confirmed that all existing will be accommodated in the new Lobby. A chair rail will be provided with half height wood paneling below. Full height wood paneling will be provided around transaction windows. Glass entry vestibule will have one door in glass due to "sequence of doors", can only have one door open at a time.

Detectives: Lab: Existing cabinets in the Lab are in poor shape and are not suitable for re use. Existing fume hood will be reused. Additional power will be provided at countertop for device charging. One way glass in Interview Room not required – av system used to monitor anyone in this room. Existing Toilet Room to be preserved beside Detective Sergeant. Column locations will be reviewed in terms of furniture and equipment coordination.

3rd Floor Sergeants Office/Office/Storage: Minor layout changes to 3rd Floor

Police Chiefs/Admin Suite: Reviewed the layout of the Police Chiefs Suite. There have been some minor layout changes to retain and incorporate existing walls which reduces the amount of demo and new work.

Comments:

- Chip Tarbell asked about coordination of fire alarm and door hardware with existing devices/sets in the building. This will be reviewed in detail later but the existing fire alarm will remain, new devices will be provided at new locations to match the existing. Likewise for the door hardware.

- Chip Tarbell requested that a paper set of Design Development documents be provided for the Town and Committee to review. These could be left in the Community Room for people to review and make comments.

V. Next Permanent Building Committee (Public Safety Building) was scheduled for July 8th, 2021 at 6:00pm.

Chip Tarbell made a motion to adjourn the meeting. Seconded by Jason Cohen.
Approved unanimously.

Attachments:

- 06/10/21 LPM Presentation
- 06/10/21 HKT Presentation

Town of Wakefield

PUBLIC SAFETY BUILDING

RENOVATION AND UPGRADE

Permanent Building Committee Meeting

June 10, 2021

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WAKEFIELD PUBLIC SAFETY | OPM REPORT

AGENDA:

1. **Administrative Actions**
   - Review of May 6th, 2021 Permanent Building Committee (Public Safety Building) Meeting Minutes
   - Review of May 2021 Invoices

2. **Schematic Design Estimates**
   i. **Value Management/Value Engineering - Recap**

3. **Total Project Budget**

4. **Upcoming Meetings**

WAKEFIELD PUBLIC SAFETY | OPM REPORT

1. Administrative Actions

Approval of May 06th, 2021 PBC Meeting Minutes

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WAKEFIELD PERMANENT BUILDING COMMITTEE	WAKEFIELD PUBLIC SAFETY MEETING MINUTES

Date:	Thursday, May 06, 2021
Location:	Virtual "Zoom" Meeting
Time:	7:00pm
Prepared BY:	Shane Nolan – LeftField PM

Name		Present
Joseph B. Bertrand	Chair, Permanent Building Committee	✓
Timothy Demers	Permanent Building Committee	✓
Charles L. Tarbell	Permanent Building Committee	✓
Jason Cohen	Permanent Building Committee	✓
Janine R. Fabiano	Permanent Building Committee	✓
John McDonald	Permanent Building Committee	✓
Tom Galvin	Permanent Building Committee	✓
Marc Moccio	Permanent Building Committee	✓
Philip Renzi	Permanent Building Committee	✓
Wayne Hardacker	Permanent Building Committee (non-voting)	✓
Steven Skory	Chief, Wakefield Police Department	✓
Craig Calabrese	Deputy Chief, Wakefield Police Department	✓
Michael Sullivan	Chief, Wakefield Fire Department	✓
Tom Purcell	Deputy Chief, Wakefield Fire Department	✓
Lynn Stapleton	Leftfield Project Management	✓
Shane Nolan	Leftfield Project Management	✓
Jim Rogers	Leftfield Project Management	×
Janet Slemenda	HKT Architects	✓
Any Dunlap	HKT Architects	×
Scott Woodward	HKT Architects	×
David Capaldo	Bond Building	✓
Greg Williamson	Bond Building	✓
Dario Santiago	Bond Building	×
Mike Beckley	Bond Building	×

I. Joe Bertrand opened the Public Safety portion of the meeting at approx. 7:00pm.

II. Shane Nolan presented the following Administrative Items

A. *Meeting Minutes*
The meeting minutes of the 04/29/21 Permanent Building Committee: Wakefield Public Safety were presented for review.

Page 1 of 3

LEFTFIELD
THE RIGHT CHOICE IN PROJECT MANAGEMENT

Chip Tarbell made a motion to approve the Wakefield Public Safety Meeting Minutes dated 04/29/21 as presented. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.

B. *Invoices*
Four (4) invoices in the total amount of $119,199.66 were presented for review and approval.

1) Leftfield LLC Invoice #6 dated 04/30/21 in the amount of $10,000.00
Chip Tarbell made a motion to approve the Leftfield invoice as presented. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.

2) HKT Architects Invoice #4-022023 dated 05/05/21 in the amount of $32,409.24
Chip Tarbell made a motion to approve the HKT invoice as presented. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.

3) HKT Architects Invoice #5-022023.1 dated 05/05/21 in the amount of $59,864.00
Chip Tarbell made a motion to approve the HKT invoice as presented. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.

4) Bond Building Pre-Construction Invoice #1 dated 04/30/21 in the amount of $16,926.42
Chip Tarbell made a motion to approve the Bond Building invoice as presented. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.

C. *Schematic Design Estimates – Value Engineering/Value Management*
Shane Nolan noted that Leftfield, HKT and Bond Building had worked since that last meeting to prepare and price a list of value management items to reduce the budget overage in the schematic design estimates. The team met with the Advisory Working Group yesterday (Wednesday) to review this list for presentation at this evening meeting.

Chip Tarbell asked that as the PBC go through the list, with individual items be categorized for potential inclusion as alternates so they are not eliminated and can be added back in as budget may allow.

David Capaldo and Shane Nolan presented the VE/VM list including values for each proposed item. Following review, items totaling $1,007,169 were accepted. The following accepted items will remain in the project as alternates for the purposes of design and bidding.

1) Sallyport
2) RTU #1
3) RTU #3
4) AHU
5) HV-1
6) Apparatus apron repairs
7) Apparatus apron retaining wall repairs
8) Limestone detailing at exterior

The value of accepted items is approx. $76,000 above the construction budget. Additional discission followed on possible reductions in "soft cost" line items within the overall project budget. SN noted that he looked at the expected furniture needs for the new and renovated areas. SN proposed a reduction of $100,000 to the furniture budget. This would mean reuse of some existing furniture. This reduction in the furniture budget and its transfer to construction budget line was accepted. The revised construction

Page 2 of 3

LEFTFIELD
THE RIGHT CHOICE IN PROJECT MANAGEMENT

budget will be $6,815,000. This brings the reconciled schematic estimate with accepted VE/NM items $24,610 below budget.

D. *Overall Project Budget*
Shane Nolan presented the overall project. Adjustments will be made to the Furniture and Construction items per above and presented at the next PBC meeting.

E. *Upcoming Meetings*
Shane Nolan presented a list of upcoming design meetings to be scheduled prior to the end of the design development phase.

III. Next Permanent Building Committee (Public Safety Building) was scheduled for June 10, 2021 at 7:00pm.

Chip Tarbell made a motion to adjourn the meeting at 7:50pm. Seconded by Jason Cohen. Approved unanimously.

Attachments:
- 05/06/21 LPM Presentation
- 05/06/21 Accepted VE List

Page 3 of 3

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WAKEFIELD PUBLIC SAFETY | OPM REPORT

1. Administrative Actions

Approval of May 2021 Invoices

INVOICES				
Vendor	**Invoice #**	**Invoice Date**	**Description of Services**	**Invoice Amount**
LeftField	7	05/31/21	OPM Services May 1 - May 31, 2021	$10,000.00
HKT Architects	5-022023	06/04/21	Designer Services - Basic May 1 – May 31, 2021	$46,725.93
HKT Architects	6-022023.1	06/04/21	Designer Services – Supplemental May 1 – May 31, 2021	$4,480.00
			TOTAL:	**$61,205.93**

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Joseph B. Bertrand
Permanent Building Committee Chair
Town of Wakefield
1 Lafayette Street
Wakefield, MA 01880

Invoice Date: 05/31/21
Invoice No: 7

FOR: Owner's Project Management Services
Wakefield Public Safety Renovations/Addition Project
1 Union Street, Wakefield MA 01880

Professional Services from May 1 - May 31, 2021

OPM Basic Services	Amount
Basic Services	$10,000

Total Fees: $ 10,000.00

Reimbursable Expenses	Amount
Reimbursables	$0.00

Total Reimbursable Expenses: $0.00

Total this Invoice: $ 10,000.00

OPM Basic Services	Budget	Previous	Current	Total To Date	Balance
Feasibility Study/Schematic Design	$20,000	$20,000	$0	$20,000	$0
Design Development Phase	$30,000	$25,000	$5,000	$30,000	$0
Construction Documents Phase	$40,000	$0	$5,000	$5,000	$35,000
Bidding/Construction Phase	$270,000	$0	$0	$0	$270,000
Close-out Phase	$20,000	$0	$0	$0	$20,000
OPM Basic Services Total:	*$380,000*	*$45,000*	*$10,000*	*$55,000*	*$325,000*

Reimbursable Services	Budget	Previous	Current	Total To Date	Balance
Reimbursable Expenses Total:	*$0*	*$0*	*$0*	*$0*	*$0*

Total Contract:	**$380,000**	**$45,000**	**$10,000**	**$55,000**	**$325,000**

Please Remit Payment To:
LeftField, LLC
17 Highfield Lane
Norwell, MA 02061

HKT architects inc.
24 Roland Street, Suite 301 • Charlestown, MA 02129
T: 617.776.6545 • F: 617.776.6678 • www.hktarchitects.com

MONTHLY INVOICE

BILL TO

Joseph B. Bertrand
Permanent Building Committee Chair
Town of Wakefield
1 Lafayette Street
Wakefield, MA 01880

Project Description: Wakefield Public Safety Building

Professional Services: May 1, 2021 through May 31, 2021

INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE
000005-022023	Jun 04, 2021	Jul 04, 2021	022023	**$46,725.93**

	Fee Summary		Previously Invoiced		Current Invoice		Remaining
	%	Stipulated	% phase Completed	Amount Billed	% complete	Value of Completed	Amount remaining
02 Schematic Design	12.03%	$89,853.00	91.58%	$82,285.27	98.56%	$6,270.23	$1,297.50
03 Design Development	15.68%	$117,145.00	12.82%	$15,013.44	47.35%	$40,455.70	$61,675.86
04 Construction Documents	24.93%	$186,181.00	0.00%	$0.00	0.00%	$0.00	$186,181.00
05 Bidding	5.85%	$43,690.00	0.00%	$0.00	0.00%	$0.00	$43,690.00
06 Construction Administration	41.51%	$309,994.00	0.00%	$0.00	0.00%	$0.00	$309,994.00
	100.00%	**$746,863.00**	**13.03%**	**$97,298.71**	**6.26%**	**$46,725.93**	**$602,838.36**

Invoice Total:	**$46,725.93**
Previous Balance:	**$73,471.61**
Payments Received:	**$73,471.61**
Account Balance:	**$46,725.93**

Please make payments to HKT Architects, Inc.

APPROVED
Leftfield PM
06/08/2021

APPROVED BY:

Joseph Bertrand/Chip Tarbell
Chairman/Secretary
Permanent Building Committee
Date:

HKT architects inc.
24 Roland Street, Suite 301 • Charlestown, MA 02129
T: 617.776.6545 • F: 617.776.6678 • www.hktarchitects.com

MONTHLY INVOICE

BILL TO

Joseph B. Bertrand
Permanent Building Committee Chair
Town of Wakefield
1 Lafayette Street
Wakefield, MA 01880

Project Description: Wakefield Public Safety Building Supplemental Services

Professional Services: May 1, 2021 through May 31, 2021

INVOICE NUMBER	INVOICE DATE	PAYMENT DUE DATE	OUR PROJECT NO.	BALANCE DUE
000006-022023.1	Jun 04, 2021	Jul 04, 2021	022023.1	**$4,480.00**

	Fee Summary		Previously Invoiced		Current Invoice		Remaining
	%	Stipulated	% phase Completed	Amount Billed	% complete	Value of Completed	Amount remaining
Pre-Design	3.73%	$6,536.00	100.00%	$6,536.00	0.00%	$0.00	$0.00
Survey	5.49%	$9,629.00	100.00%	$9,629.00	0.00%	$0.00	$0.00
Geotechnical Engineering	10.37%	$18,186.00	100.00%	$18,186.00	0.00%	$0.00	$0.00
Hazardous Materials	2.85%	$5,000.00	80.00%	$4,000.00	0.00%	$0.00	$1,000.00
Laser Scanning, Point Cloud and 3D Model	28.09%	$49,255.00	100.00%	$49,255.00	0.00%	$0.00	$0.00
Stormwater Management	5.25%	$9,205.00	0.00%	$0.00	0.00%	$0.00	$9,205.00
Value Engineering	2.68%	$4,700.00	0.00%	$0.00	13.40%	$630.00	$4,070.00
Reconciliation	3.54%	$6,200.00	50.00%	$3,100.00	0.00%	$0.00	$3,100.00
Hydrant Flow Test	1.00%	$1,750.00	0.00%	$0.00	0.00%	$0.00	$1,750.00
Building Envelope	12.29%	$21,550.00	0.00%	$0.00	17.87%	$3,850.00	$17,700.00
Envelope - Drone	0.63%	$1,100.00	0.00%	$0.00	0.00%	$0.00	$1,100.00
Envelope - Boom Lift Inspection	2.93%	$5,146.00	0.00%	$0.00	0.00%	$0.00	$5,146.00
Envelope - Exploratory Demolition	9.00%	$15,776.00	0.00%	$0.00	0.00%	$0.00	$15,776.00
Envelope - Roof Scan	2.51%	$4,400.00	0.00%	$0.00	0.00%	$0.00	$4,400.00
Envelope - Water Testing	3.66%	$6,426.00	0.00%	$0.00	0.00%	$0.00	$6,426.00
FFE	5.99%	$10,500.00	0.00%	$0.00	0.00%	$0.00	$10,500.00
	100.00%	**$175,359.00**	**51.73%**	**$90,706.00**	**2.55%**	**$4,480.00**	**$80,173.00**

Invoice Total:	**$4,480.00**
Previous Balance:	**$67,327.60**
Payments Received:	**$67,327.60**
Account Balance:	**$4,480.00**

Please make payments to HKT Architects, Inc.

APPROVED BY:

Joseph Bertrand/Chip Tarbell
Chairman/Secretary
Permanent Building Committee
Date:

APPROVED
Leftfield PM
06/08/2021

2. Schematic Design Estimates - Value Engineering/Value Management Items:

Wakefield Public Safety Bldg
Town of Wakefield
Schematic Design

Final SD VE List
PBC Meeting 05/06/21

Reconciled Bond Schematic Design Estimate (04/27/21): $ 7,798,009

Item No.	Item Description	COW	MU Allowed	Target Value	Date Added	Priority		Pending		Accepted		Declined	Approved as Alternate	Can be added Later	Bond's Comments / Schedule Impact	Architect Comments/ Design Impact	Owner Comments / Facilities Impact
1	Eliminate Sallyport-Not in base bid	$ (198,899)	15.0%	$ (228,734)	4/29/21	High		$ -	X	$ (228,734)		$ -	Yes				
2	Eliminate replacement of RTU- 1	$ (77,000)	15.0%	$ (88,550)	4/29/21	Low		$ -	X	$ (88,550)		$ -	Yes				
3	Upsize of RTUs- 2- 1to of 10000cfm, will be 17000cfm	$ 30,000	15.0%	$ 34,500	5/5/21	N/A		$ -	X	$ 34,500		$ -			Add due to upsizing after SD estimate completed		
4	Eliminate replacement of RTU- 3	$ (54,000)	15.0%	$ (62,100)	4/29/21	Low		$ -	X	$ (62,100)		$ -	Yes				
5	Eliminate replacement of AHU	$ (65,500)	15.0%	$ (75,325)	4/29/21	Low		$ -	X	$ (75,325)		$ -	Yes				
6	Eliminate replacement of HV-1 (Repairs by Town)	$ (47,200)	15.0%	$ (54,280)	5/6/21	N/A		$ -	X	$ (54,280)		$ -	Yes				
7	Reduce rigging cost for mechanical units	$ (15,000)	15.0%	$ (17,250)	5/5/21	N/A		$ -	X	$ (17,250)		$ -					
8	Eliminate repairs to apparatus apron	$ (19,091)	15.0%	$ (21,955)	4/29/21	High		$ -	X	$ (21,955)		$ -	Yes	Yes			
9	Eliminate repairs to retaining wall	$ (17,360)	15.0%	$ (19,964)	4/29/21	High		$ -	X	$ (19,964)		$ -	Yes				
10	Alternate foundation (piles) scheme lto of over excavation	$ (95,000)	15.0%	$ (109,250)	4/29/21	N/A		$ -	X	$ (109,250)		$ -					
11	No limestone detailing at the brick work	$ (24,940)	15.0%	$ (28,681)	4/29/21	High		$ -	X	$ (28,681)		$ -	Yes				
12	Lobby wood paneling- reduce 50%	$ (16,000)	15.0%	$ (18,400)	4/29/21	N/A		$ -	X	$ (18,400)		$ -					
13	Chair rail -Eliminate	$ (15,000)	15.0%	$ (17,250)	4/29/21	N/A		$ -	X	$ (17,250)		$ -					
14	Lab casework- Minimize lab casework and use working surface- Possible reuse existing?	$ (10,000)	15.0%	$ (11,500)	4/29/21	N/A		$ -	X	$ (11,500)		$ -					
15	Slab dampproofing- Eliminate	$ (16,000)	15.0%	$ (18,400)	4/29/21	N/A		$ -	X	$ (18,400)		$ -					
16	Eliminate bullet resistant storefront - (add tint)	$ (11,700)	15.0%	$ (13,455)	4/29/21	N/A		$ -	X	$ (13,455)		$ -					
17	Eliminate bullet resistant partitions (100%)	$ (78,200)	15.0%	$ (89,930)	4/29/21	N/A		$ -		$ -	X	$ (89,930)			Not available if #18 or #19 accepted		
18	Eliminate bullet resistant partitions (60%) Can't be combined with #12	$ (46,920)	15.0%	$ (53,958)	4/29/21	N/A		$ -	X	$ (53,958)		$ -					
19	Eliminate bullet resistant partitions (40%)-Cant be combined with #12 or #13	$ (31,280)	15.0%	$ (35,972)	4/29/21	N/A		$ -		$ -	X	$ (35,972)			Not available if #17 or #18 accepted		
20	Eliminate storage closet 106	$ (3,500)	15.0%	$ (4,025)	4/29/21	N/A		$ -	X	$ (4,025)		$ -					
21	Eliminate stair infill 225A	$ (4,550)	15.0%	$ (5,233)	4/29/21	N/A		$ -	X	$ (5,233)		$ -					
22	Eliminate Fume Hood-Possible reuse existing	$ (8,500)	15.0%	$ (9,775)	4/29/21	N/A		$ -	X	$ (9,775)		$ -					
23	Eliminate replacement of Institutional FP heads at cells	$ (4,560)	15.0%	$ (5,244)	4/29/21	N/A		$ -	X	$ (5,244)		$ -					
24	Reduce # of roof drains from 10 to 4	$ (10,200)	15.0%	$ (11,730)	4/29/21	N/A		$ -	X	$ (11,730)		$ -					
25	Reduce concrete OT to $10,000	$ (15,000)	15.0%	$ (17,250)	4/29/21	N/A		$ -	X	$ (17,250)		$ -					
26	Move CCTV cameras to FFE	$ (62,700)	15.0%	$ (72,105)	4/29/21	N/A		$ -	X	$ (72,105)		$ -					
27	Move exterior camera to FFE	$ (9,000)	15.0%	$ (10,350)	5/5/21	N/A		$ -	X	$ (10,350)		$ -					
28	Concrete sidewalk lto of pavers	$ (13,500)	15.0%	$ (15,525)	4/29/21	N/A		$ -	X	$ (15,525)		$ -					
29	Kitchen equipment shift to Owner's FFE	$ (5,000)	15.0%	$ (5,750)	4/29/21	N/A		$ -	X	$ (5,750)		$ -					
30	Reduce wall tiles in bathrooms- (Tiles on wet walls only)	$ (14,428)	15.0%	$ (16,592)	4/29/21	N/A		$ -	X	$ (16,592)		$ -					
31	Reduce roof protection	$ (8,750)	15.0%	$ (10,063)	5/5/21	N/A		$ -	X	$ (10,063)		$ -					
32	Slab work @ women's restroom	$ (5,050)	15.0%	$ (5,808)	5/5/21	N/A		$ -	X	$ (5,808)		$ -					
33	Eliminate SAFP in addition	$ (8,451)	15.0%	$ (9,719)	5/5/21	N/A		$ -	X	$ (9,719)		$ -					
34	Eliminate sidewalks rental	$ (3,000)	15.0%	$ (3,450)	5/5/21	N/A		$ -	X	$ (3,450)		$ -					
	TOTALS:	$ (986,279)		$(1,133,071)				$ -		$ (1,007,169)		$ (125,902)					

Reconciled Bond Schematic Design Estimate (04/27/21):	$ 7,798,009	
Revised Schematic Design Estimate with Accepted VM:	$ 6,790,840	
Construction Budget:	$ 6,815,000	* Includes $100,000 transfer from FFE (PBC 05/06/21)
Variance with Construction Budget:	$ 24,160	Under Budget

Value Management

Wakefield Public Safety Bldg

Town of Wakefield

Schematic Design

Reconciled Bond Schematic Design Estimate (04/27/21): $ 7,798,009

Final SD VE List

PBC Meeting 05/06/21

Item No.	Item Description	COW	MU Allowed	Target Value	Date Added	Priority		Pending		Accepted		Declined	Approved as Alternate	Can be added Later	Bond's Comments / Schedule Impact	Architect Comments/ Design Impact	Owner Comments / Facilities Impact
1	Eliminate Sallyport-Not in base bid	$ (198,899)	15.0%	$ (228,734)	4/29/21	High		$ -	X	$ (228,734)		$ -	Yes				
2	Eliminate replacement of RTU- 1	$ (77,000)	15.0%	$ (88,550)	4/29/21	Low		$ -	X	$ (88,550)		$ -	Yes				
3	Upsize of RTUs- 2- ilo of 10000cfm, will be 17000cfm	$ 30,000	15.0%	$ 34,500	5/5/21	N/A		$ -	X	$ 34,500		$ -			Add due to upsizing after SD estimate completed		
4	Eliminate replacement of RTU- 3	$ (54,000)	15.0%	$ (62,100)	4/29/21	Low		$ -	X	$ (62,100)		$ -	Yes				
5	Eliminate replacement of AHU	$ (65,500)	15.0%	$ (75,325)	4/29/21	Low		$ -	X	$ (75,325)		$ -	Yes				
6	Eliminate replacement of HV-1 (Repairs by Town)	$ (47,200)	15.0%	$ (54,280)	5/6/21	N/A		$ -	X	$ (54,280)		$ -	Yes				
7	Reduce rigging cost for mechanical units	$ (15,000)	15.0%	$ (17,250)	5/5/21	N/A		$ -	X	$ (17,250)		$ -					
8	Eliminate repairs to apparatus apron	$ (19,091)	15.0%	$ (21,955)	4/29/21	High		$ -	X	$ (21,955)		$ -	Yes	Yes			
9	Eliminate repairs to retaining wall	$ (17,360)	15.0%	$ (19,964)	4/29/21	High		$ -	X	$ (19,964)		$ -	Yes				
10	Alternate foundation (piles) scheme ilo of over excavation	$ (95,000)	15.0%	$ (109,250)	4/29/21	N/A		$ -	X	$ (109,250)		$ -					
11	No limestone detailing at the brick work	$ (24,940)	15.0%	$ (28,681)	4/29/21	High		$ -	X	$ (28,681)		$ -	Yes				
12	Lobby wood paneling- reduce 50%	$ (16,000)	15.0%	$ (18,400)	4/29/21	N/A		$ -	X	$ (18,400)		$ -					
13	Chair rail -Eliminate	$ (15,000)	15.0%	$ (17,250)	4/29/21	N/A		$ -	X	$ (17,250)		$ -					
14	Lab casework- Minimize lab casework and use working surface- Possible reuse existing?	$ (10,000)	15.0%	$ (11,500)	4/29/21	N/A		$ -	X	$ (11,500)		$ -					
15	Slab damproofing- Eliminate	$ (16,000)	15.0%	$ (18,400)	4/29/21	N/A		$ -	X	$ (18,400)		$ -					
16	Eliminate bullet resistant storefront - (add tint)	$ (11,700)	15.0%	$ (13,455)	4/29/21	N/A		$ -	X	$ (13,455)		$ -					
17	Eliminate bullet resistant partitions (100%)	$ (78,200)	15.0%	$ (89,930)	4/29/21	N/A		$ -		$ -	X	$ (89,930)			Not available if #18 or #19 accepted		
18	Eliminate bullet resistant partitions (60%) Can't be combined with #12	$ (46,920)	15.0%	$ (53,958)	4/29/21	N/A		$ -	X	$ (53,958)		$ -					
19	Eliminate bullet resistant partitions (40%)-Cant be combined with #12 or #13	$ (31,280)	15.0%	$ (35,972)	4/29/21	N/A		$ -		$ -	X	$ (35,972)			Not available if #17 or #18 accepted		
20	Eliminate storage closet 106	$ (3,500)	15.0%	$ (4,025)	4/29/21	N/A		$ -	X	$ (4,025)		$ -					
21	Eliminate stair infill 225A	$ (4,550)	15.0%	$ (5,233)	4/29/21	N/A		$ -	X	$ (5,233)		$ -					
22	Eliminate Fume Hood-Possible reuse existing	$ (8,500)	15.0%	$ (9,775)	4/29/21	N/A		$ -	X	$ (9,775)		$ -					
23	Eliminate replacement of institutional FP heads at cells	$ (4,560)	15.0%	$ (5,244)	4/29/21	N/A		$ -	X	$ (5,244)		$ -					
24	Reduce # of roof drains from 10 to 4	$ (10,200)	15.0%	$ (11,730)	4/29/21	N/A		$ -	X	$ (11,730)		$ -					
25	Reduce concrete OT to $10,000	$ (15,000)	15.0%	$ (17,250)	4/29/21	N/A		$ -	X	$ (17,250)		$ -					
26	Move CCTV cameras to FFE	$ (62,700)	15.0%	$ (72,105)	4/29/21	N/A		$ -	X	$ (72,105)		$ -					
27	Move exterior camera to FFE	$ (9,000)	15.0%	$ (10,350)	5/5/21	N/A		$ -	X	$ (10,350)		$ -					
28	Concrete sidewalk ilo of pavers	$ (13,500)	15.0%	$ (15,525)	4/29/21	N/A		$ -	X	$ (15,525)		$ -					
29	Kitchen equipment shift to Owner's FFE	$ (5,000)	15.0%	$ (5,750)	4/29/21	N/A		$ -	X	$ (5,750)		$ -					
30	Reduce wall tiles in bathrooms- (Tiles on wet walls only)	$ (14,428)	15.0%	$ (16,592)	4/29/21	N/A		$ -	X	$ (16,592)		$ -					
31	Reduce roof protection	$ (8,750)	15.0%	$ (10,063)	5/5/21	N/A		$ -	X	$ (10,063)		$ -					
32	Slab work @ women's restroom	$ (5,050)	15.0%	$ (5,808)	5/5/21	N/A		$ -	X	$ (5,808)		$ -					
33	Eliminate SAFP in addition	$ (8,451)	15.0%	$ (9,719)	5/5/21	N/A		$ -	X	$ (9,719)		$ -					
34	Eliminate sidewalks rental	$ (3,000)	15.0%	$ (3,450)	5/5/21	N/A		$ -	X	$ (3,450)		$ -					
	TOTALS:	**$ (985,279)**		**$(1,133,071)**				**$ -**		**$ (1,007,169)**		**$ (125,902)**					

Reconciled Bond Schematic Design Estimate (04/27/21):	**$ 7,798,009**	
Revised Schematic Design Estimate with Accepted VM:	**$ 6,790,840**	
Construction Budget:	**$ 6,815,000**	* Includes $100,000 transfer from FFE (PBC 05/06/21)
Variance with Construction Budget:	**$ 24,160**	**Under Budget**

3. Project Budget:

ADMINISTRATION **(Owners Project Manager, Advertising, Printing, Owners Insurance, Misc. Admin. Costs)**	**$410,000**
ARCHITECTURE AND ENGINEERING **(Architectural and Engineering Costs, Supplemental & Reimbursable Services)**	**$922,222**
PRE-CONSTRUCTION & CONSTRUCTION **(CM Pre-Construction (if applicable), Construction Costs)**	**$6,815,000**
MISC. PROJECT COST **(Utility Costs, 3rd Party Testing & Inspections, 3rd Party Commissioning, Other Project Costs)**	**$160,000**
FURNITURE FIXTURES AND EQUIPMENT **(Office & Other Misc. Furniture, Dispatch Furniture, Communications Equipment, Building Security)**	**$545,300**
CONTINGENCY **(Owners and Construction Contingency)**	**$747,478**
TOTAL PROJECT	**$9,600,000**

LEFTFIELD
THE RIGHT CHOICE IN PROJECT MANAGEMENT

Wakefield Public Safety Project - Wakefield, MA — June 8, 2021

Total Project Budget Status Report

Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend
ADMINISTRATION								
Legal Fees	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -
Owner's Project Manager	$ 380,000	$ -	$ 380,000	$ 380,000	100%	$ 45,000	12%	$ 335,000
Schematic Design	$ 20,000	$ -	$ 20,000	$ 20,000	100%	$ 20,000	100%	$ -
Design Development	$ 30,000	$ -	$ 30,000	$ 30,000	100%	$ 25,000	83%	$ 5,000
Construction Documents	$ 40,000	$ -	$ 40,000	$ 40,000	100%	$ -	0%	$ 40,000
Bidding	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -
Construction Administration	$ 270,000	$ -	$ 270,000	$ 270,000	100%	$ -	0%	$ 270,000
Closeout	$ 20,000	$ -	$ 20,000	$ 20,000	100%	$ -	0%	$ 20,000
Cost Estimates	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -
Reimbursable & Other Services	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -
Advertising and Printing	$ 5,000	$ -	$ 5,000	$ -	0%	$ -	0%	$ 5,000
Permitting	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -
Owner's Insurance	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -
Other Administrative Costs	$ 25,000	$ -	$ 25,000	$ -	0%	$ -	0%	$ 25,000
SUB-TOTAL	$ 410,000	$ -	$ 410,000	$ 380,000	93%	$ 45,000	11%	$ 365,000
ARCHITECTURE & ENGINEERING								
A/E Basic Services	$ 753,399	$ -	$ 753,399	$ 753,399	100%	$ 103,835	14%	$ 649,564
Feasibility/Schematic Design	$ 96,389	$ -	$ 96,389	$ 96,389	100%	$ 88,821	92%	$ 7,568
Design Development	$ 117,145	$ -	$ 117,145	$ 117,145	100%	$ 15,013	13%	$ 102,132
Construction Documents	$ 186,181	$ -	$ 186,181	$ 186,181	100%	$ -	0%	$ 186,181
Bidding	$ 43,690	$ -	$ 43,690	$ 43,690	100%	$ -	0%	$ 43,690
Construction Administration	$ 309,994	$ -	$ 309,994	$ 309,994	100%	$ -	0%	$ 309,994
Closeout	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -
Extra and Reimbursable Services	$ 168,823	$ -	$ 168,823	$ 168,823	100%	$ 84,170	50%	$ 84,653
Other Reimbursable Costs	$ 21,855	$ -	$ 21,855	$ 21,855	100%	$ 3,100	14%	$ 18,755
HazMat Engineering & Monitoring	$ 5,000	$ -	$ 5,000	$ 5,000	100%	$ 4,000	80%	$ 1,000
Geotechnical & Geo-environmental	$ 18,186	$ -	$ 18,186	$ 18,186	100%	$ 18,186	100%	$ -
Survey	$ 9,629	$ -	$ 9,629	$ 9,629	100%	$ 9,629	100%	$ -
Building Envelope Consultant	$ 54,398	$ -	$ 54,398	$ 54,398	100%	$ -	0%	$ 54,398
Scanning Services	$ 49,255	$ -	$ 49,255	$ 49,255	100%	$ 49,255	100%	$ -
FFE Design	$ 10,500	$ -	$ 10,500	$ 10,500	100%	$ -	0%	$ 10,500
SUB-TOTAL	$ 922,222	$ -	$ 922,222	$ 922,222	100%	$ 188,005	20%	$ 734,217
CONSTRUCTION COSTS								
Pre-Construction	$ 65,000	$ -	$ 65,000	$ 67,706	104%	$ 16,926	0%	$ 48,074
Construction	$ 6,650,000	$ 100,000	$ 6,750,000	$ -	0%	$ -	0%	$ 6,650,000
Change Orders	$ -	$ -	$ -	$ -	0%	$ -	0%	$ -
SUB-TOTAL	$ 6,715,000	$ 100,000	$ 6,815,000	$ 67,706	1%	$ 16,926	0%	$ 6,698,074
MISCELLANEOUS PROJECT COSTS								
Utility Company Fees	$ 30,000	$ -	$ 30,000	$ -	0%	$ -	0%	$ 30,000
Testing Services	$ 30,000	$ -	$ 30,000	$ -	0%	$ -	0%	$ 30,000
Commissioning	$ 50,000	$ -	$ 50,000	$ -	0%	$ -	0%	$ 50,000
Other Project Costs	$ 50,000	$ -	$ 50,000	$ -	0%	$ -	0%	$ 50,000
SUB-TOTAL	$ 160,000	$ -	$ 160,000	$ -	0%	$ -	0%	$ 160,000
FURNISHINGS & EQUIPMENT								
Furnishings & Equipment	$ 409,050	$ (100,000)	$ 309,050	$ -	0%	$ -	0%	$ 409,050
Technology & Communications	$ 236,250	$ -	$ 236,250	$ -	0%	$ -	0%	$ 236,250
SUB-TOTAL	$ 645,300	$ (100,000)	$ 545,300	$ -	0%	$ -	0%	$ 645,300
CONTINGENCY								
Construction Contingency	$ 610,000	$ -	$ 610,000	$ -	0%	$ -	0%	$ 610,000
Owner's Contingency	$ 137,478		$ 137,478		0%	$ -	0%	$ 137,478
SUB-TOTAL	$ 747,478	$ -	$ 747,478	$ -	0%	$ -	0%	$ 747,478
TOTAL PROJECT BUDGET	$ 9,600,000	$ -	$ 9,600,000	$ 1,369,928	14%	$ 249,931	3%	$ 9,350,069

(sum of all sub-totals above)

3. Upcoming Public Safety Meetings:

Advisory Working Group:	Building Exterior Civil & Landscaping Phasing & Logistics	June 16, 2:00PM
Advisory Working Group:	MEP & FP Phasing & Logistics	June 30; 2:00PM

Permanent Building Committee Meetings:

Public Safety Building:	TBD

RENOVATIONS AND ADDITIONS TO THE WAKEFIELD PUBLIC SAFETY BUILDING

WAKEFIELD, MASSACHUSETTS
June 10, 2021

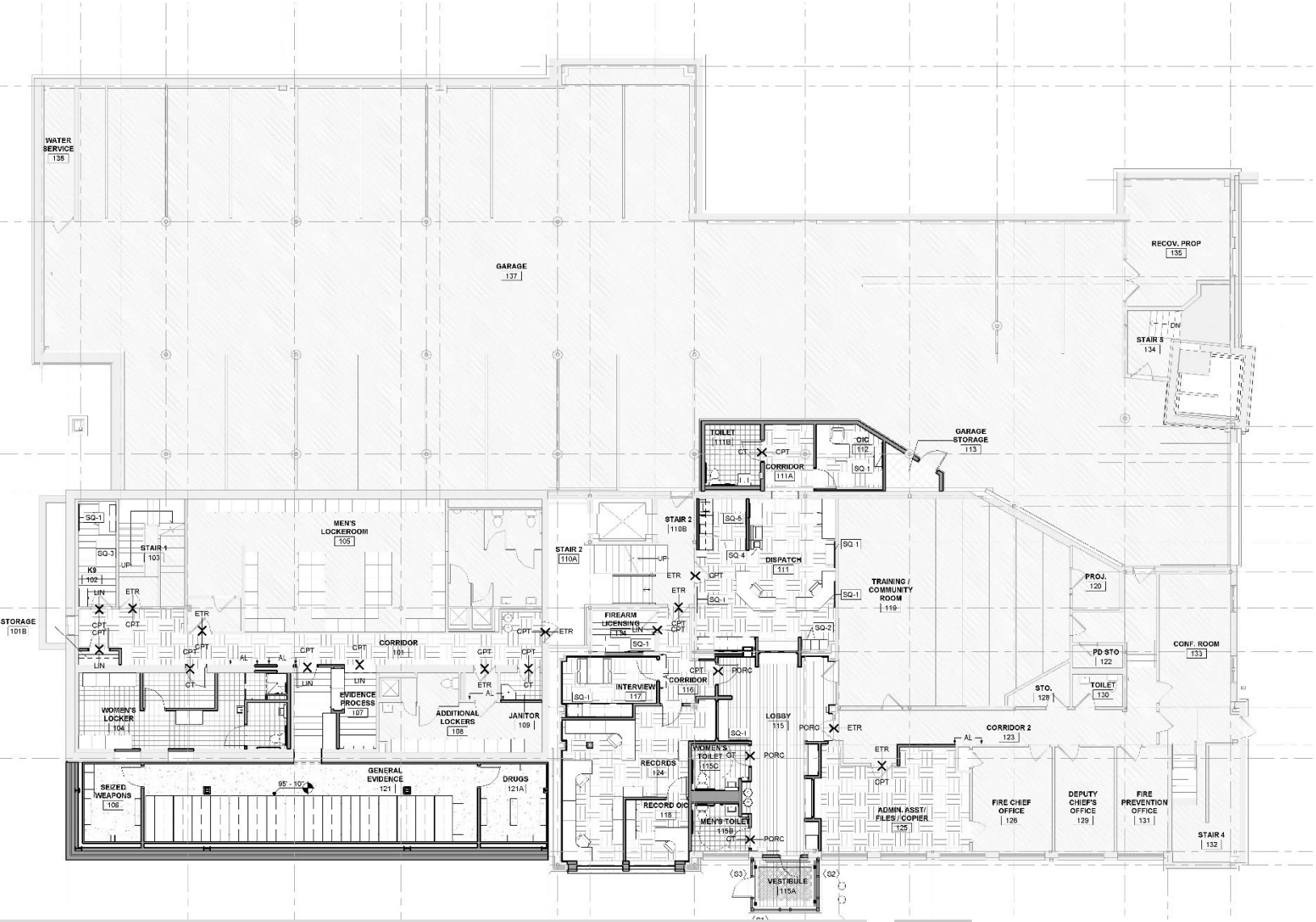
AGENDA

Permanent Building Committee

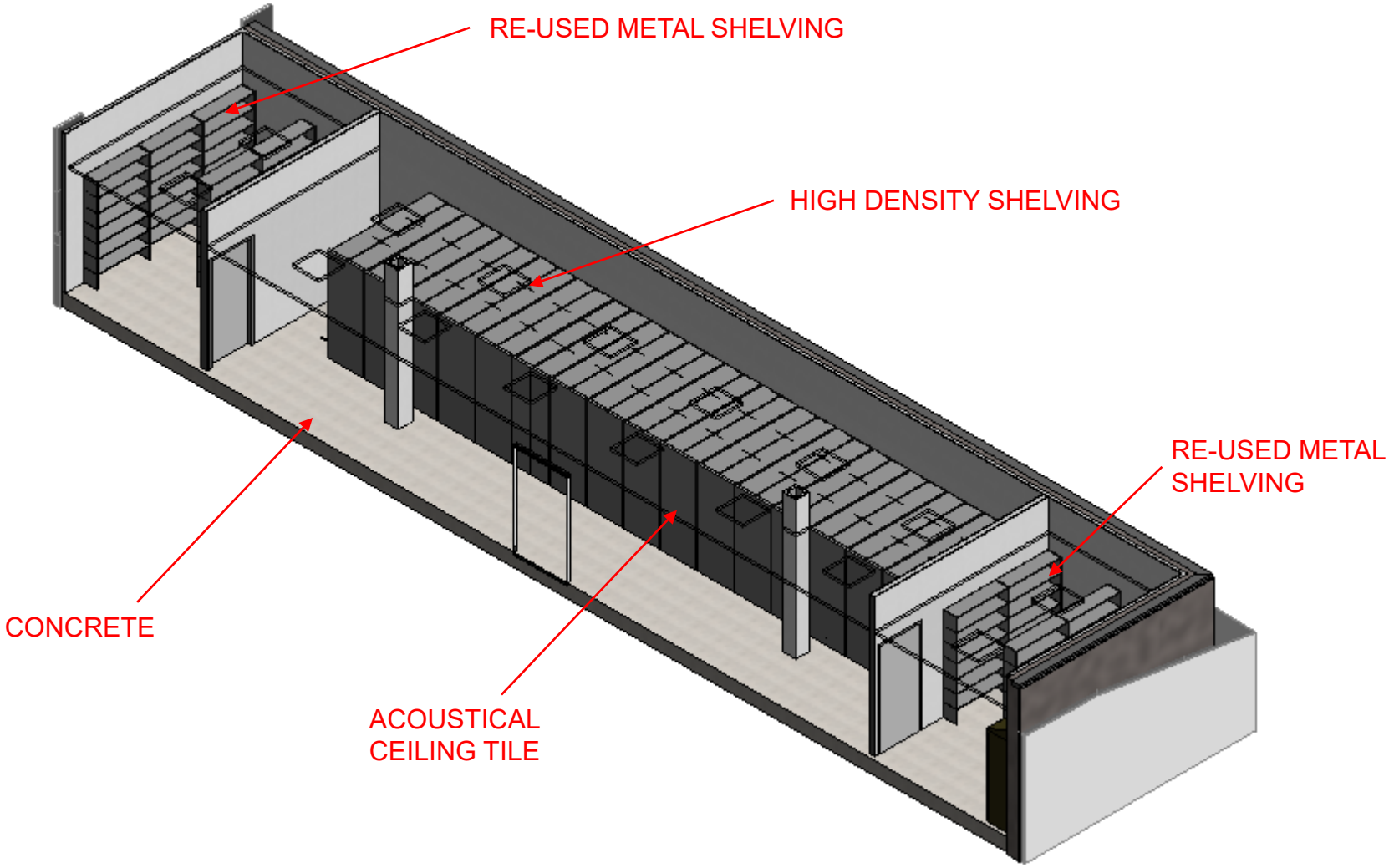
- Review of Interior Finishes + Adjustments to Spaces
- Review of Entry

HKT architects inc.

FIRST FLOOR PLAN

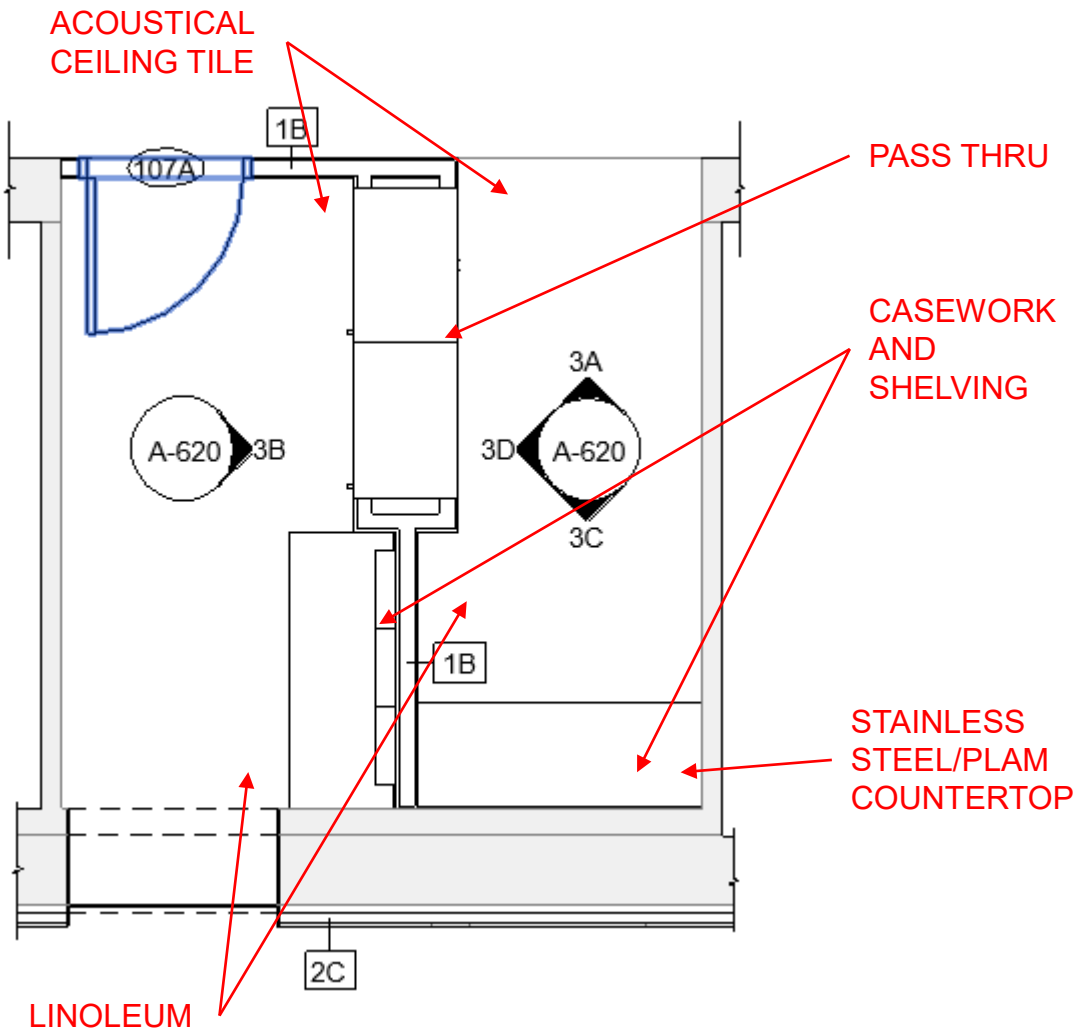


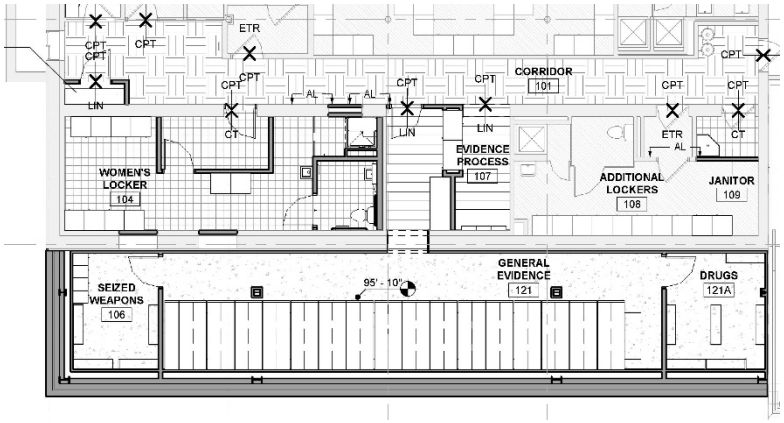
GENERAL EVIDENCE/DRUGS/SEIZED WEAPONS

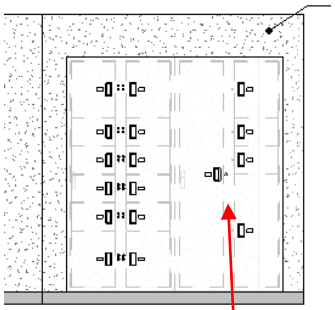


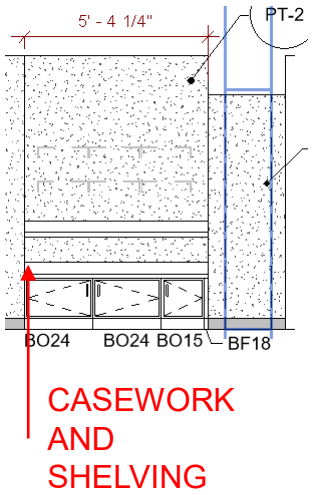
EVIDENCE PROCESS

FLOOR PLAN



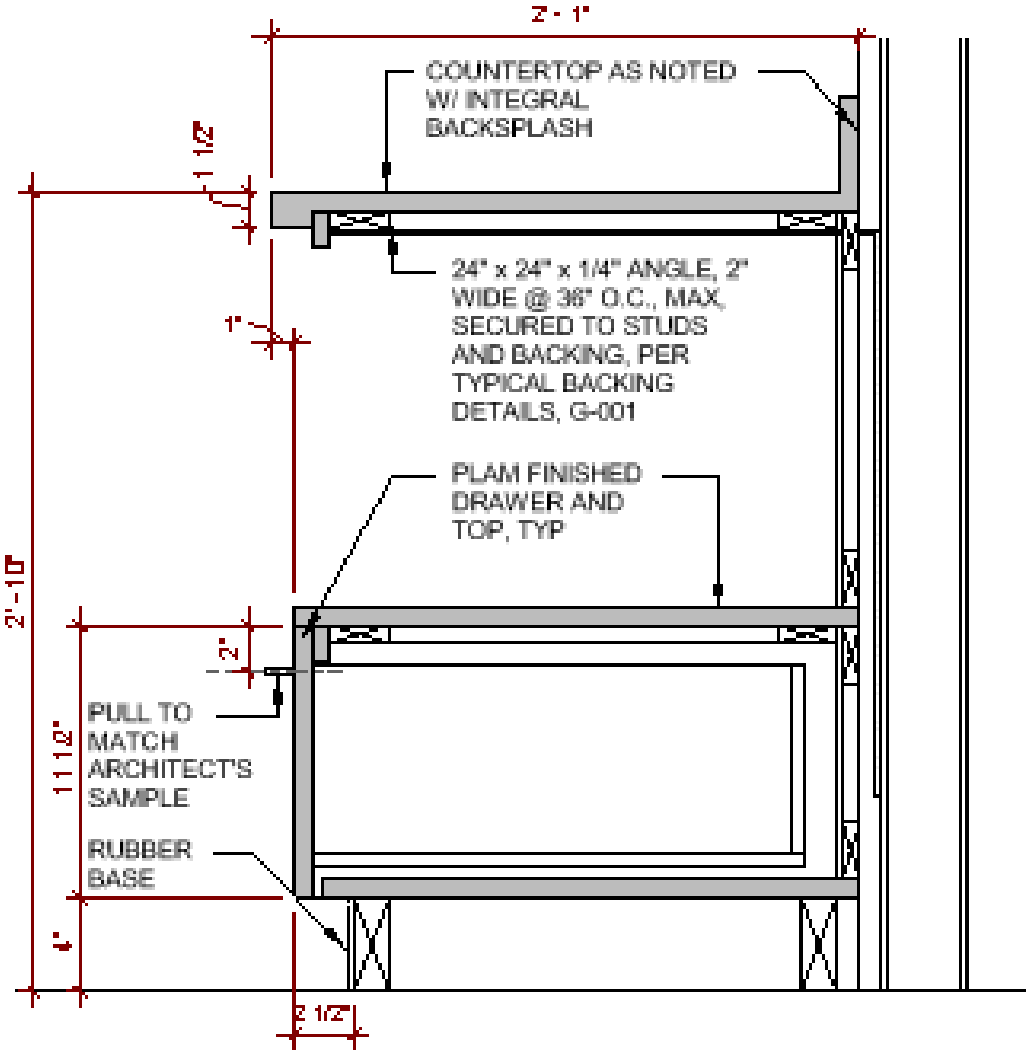






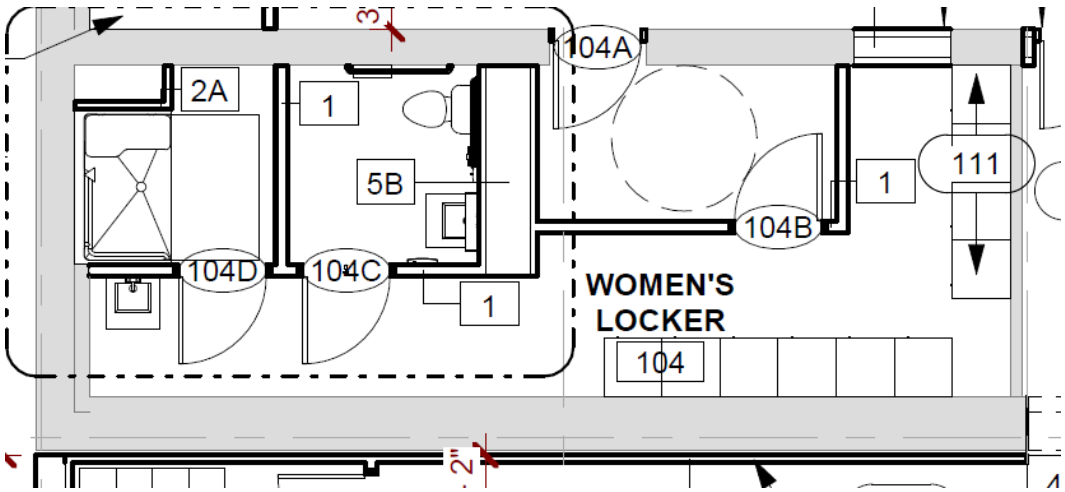
EVIDENCE PROCESS

MILLWORK SAMPLE PHOTO

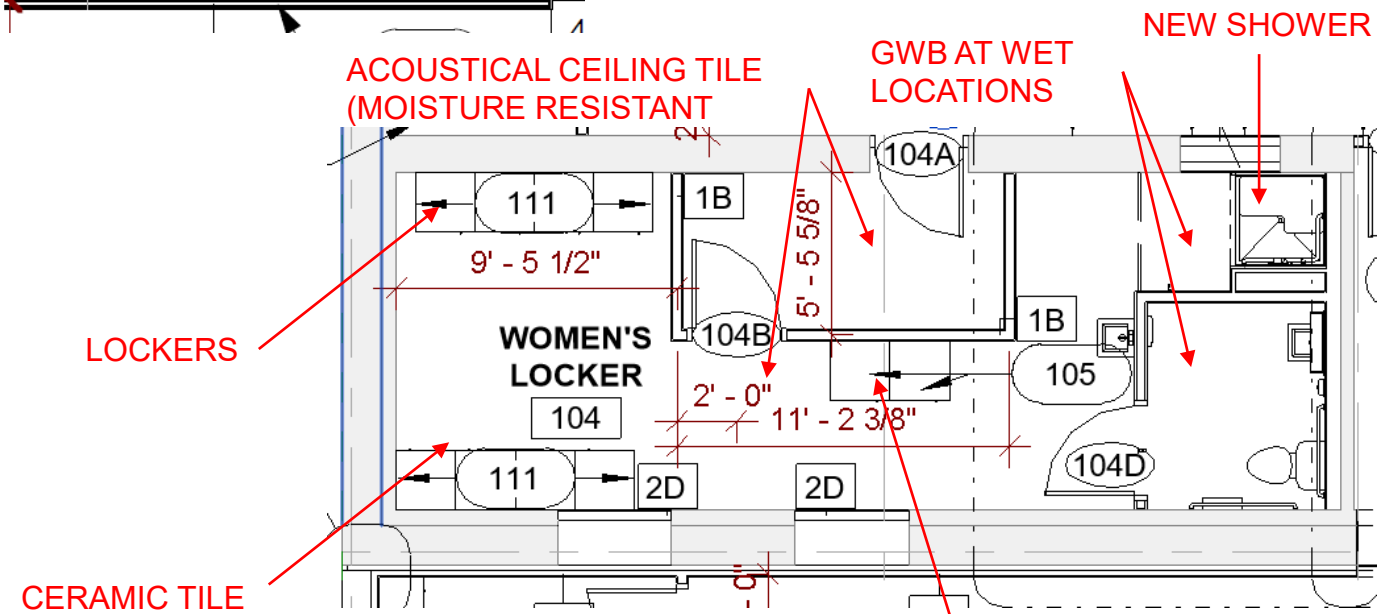


TYPICAL MILLWORK DETAIL

WOMEN'S LOCKER



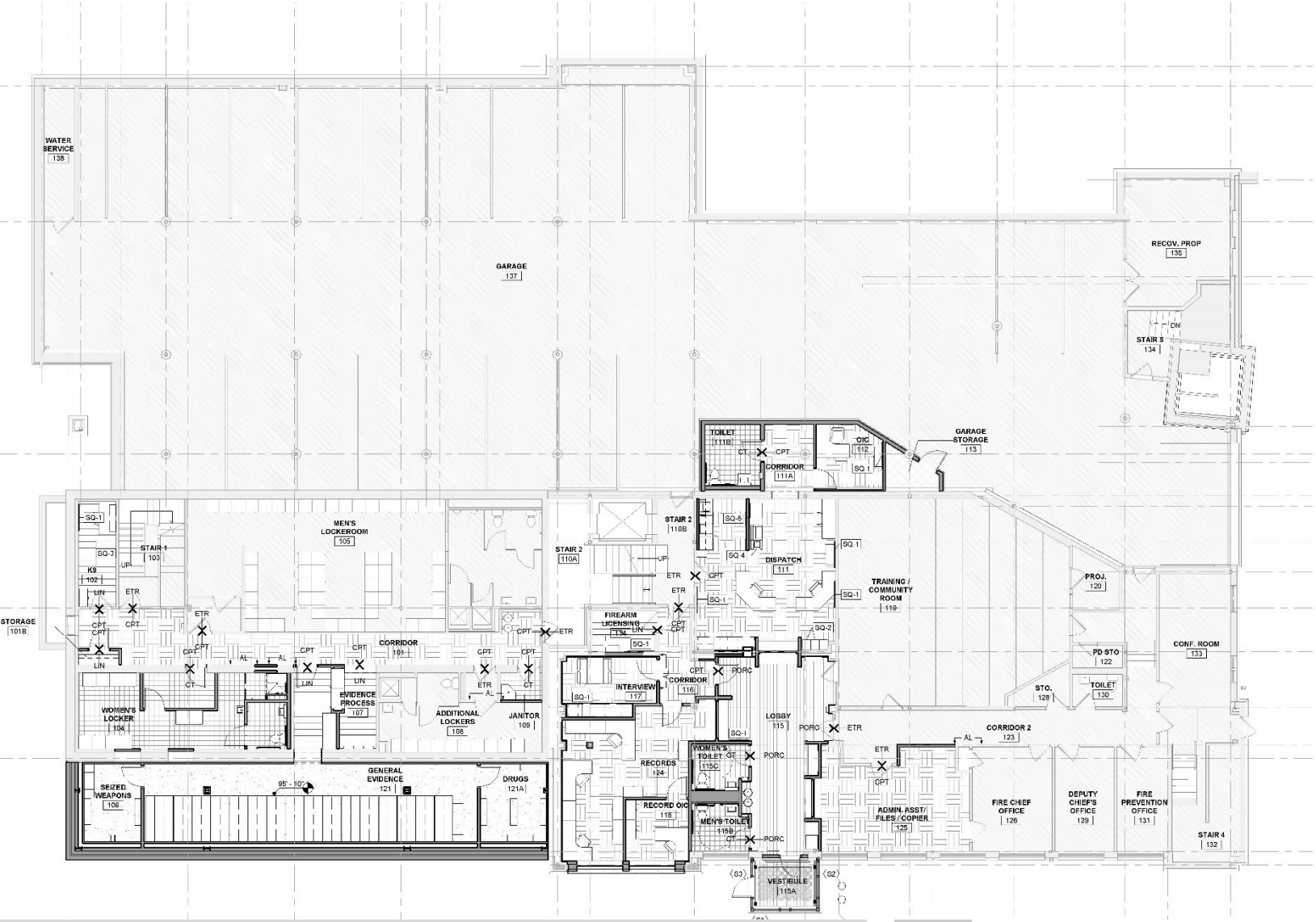
SCHEMATIC DESIGN LAYOUT



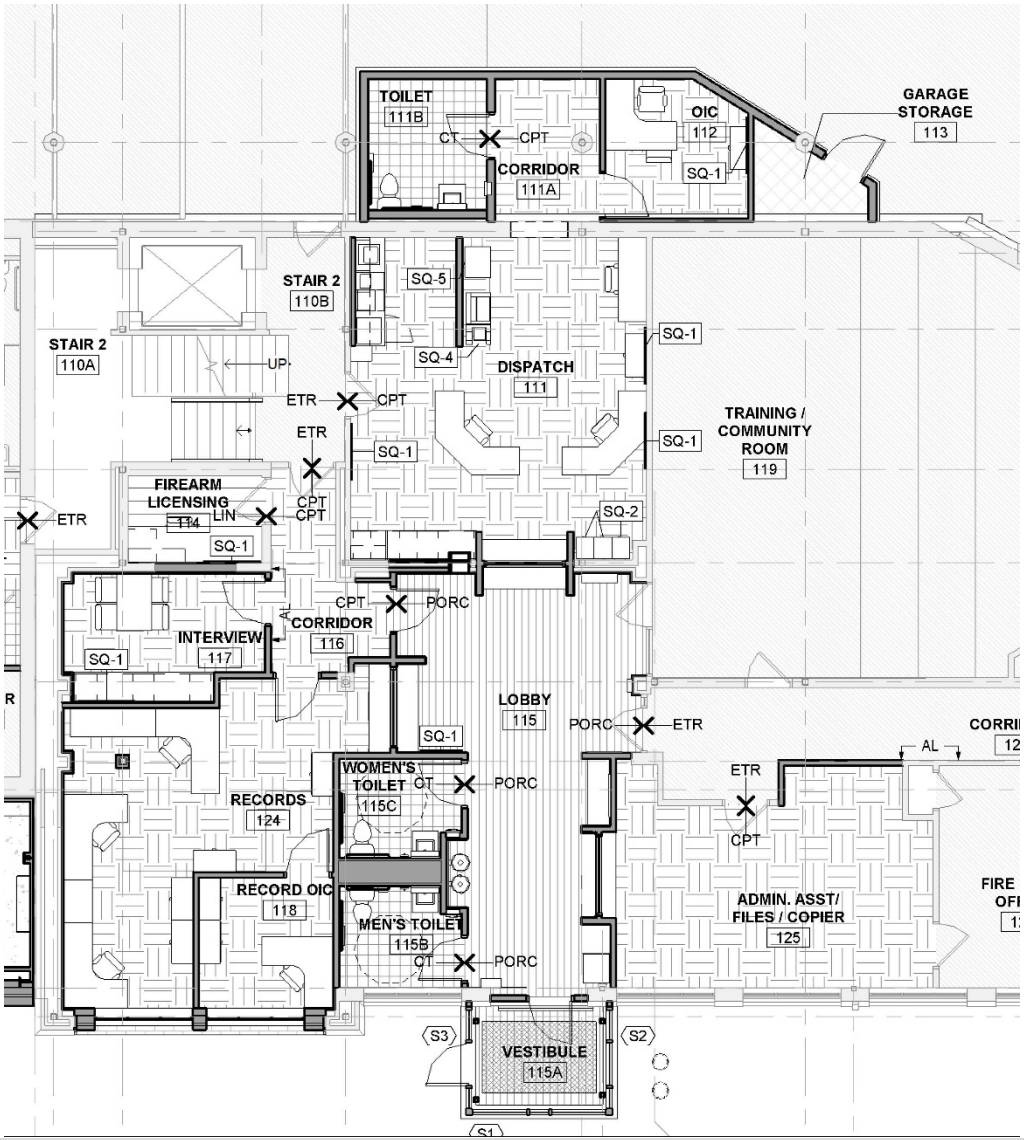
REVISED LAYOUT

HKT architects inc.

FIRST FLOOR PLAN

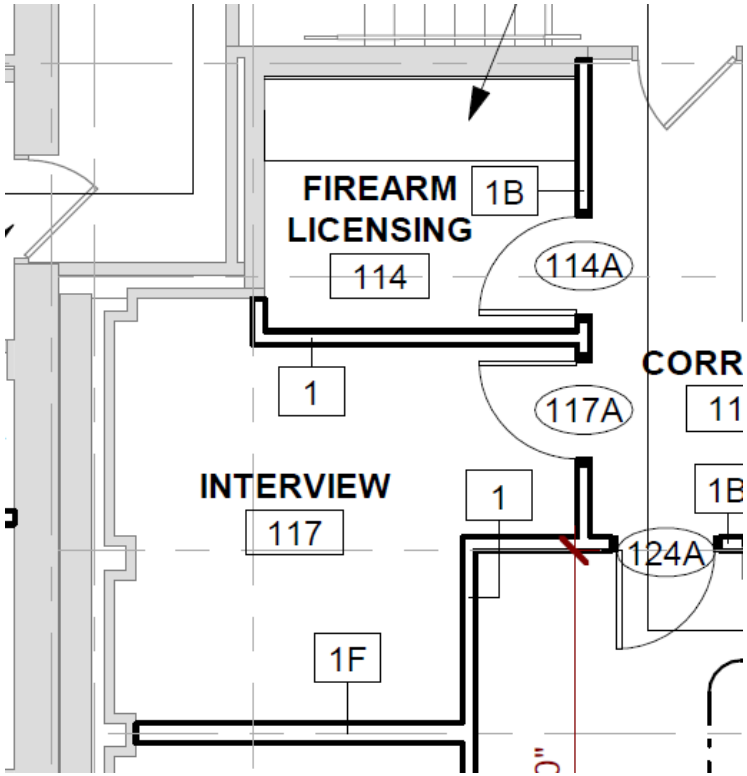


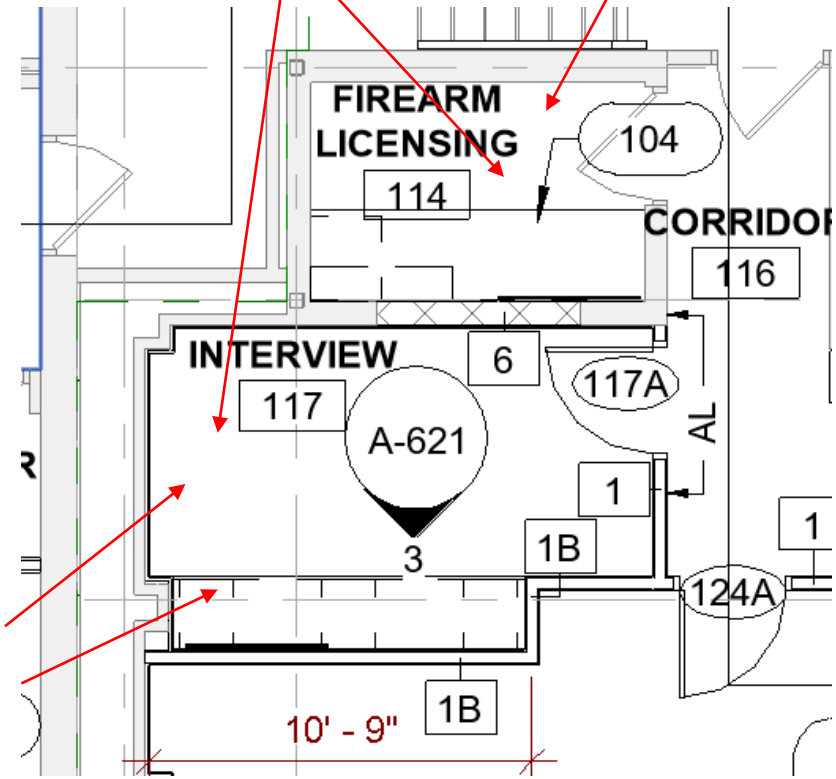
FIRST FLOOR PLAN



FIREARM LICENSING / INTERVIEW

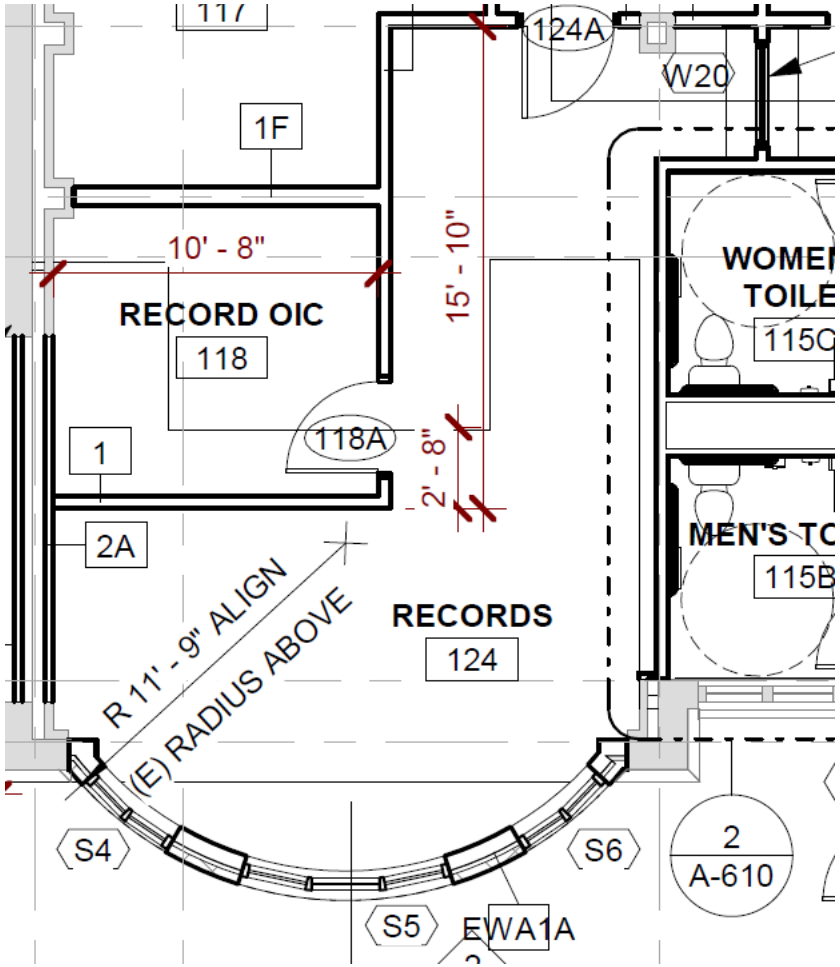
SCHEMATIC DESIGN LAYOUT



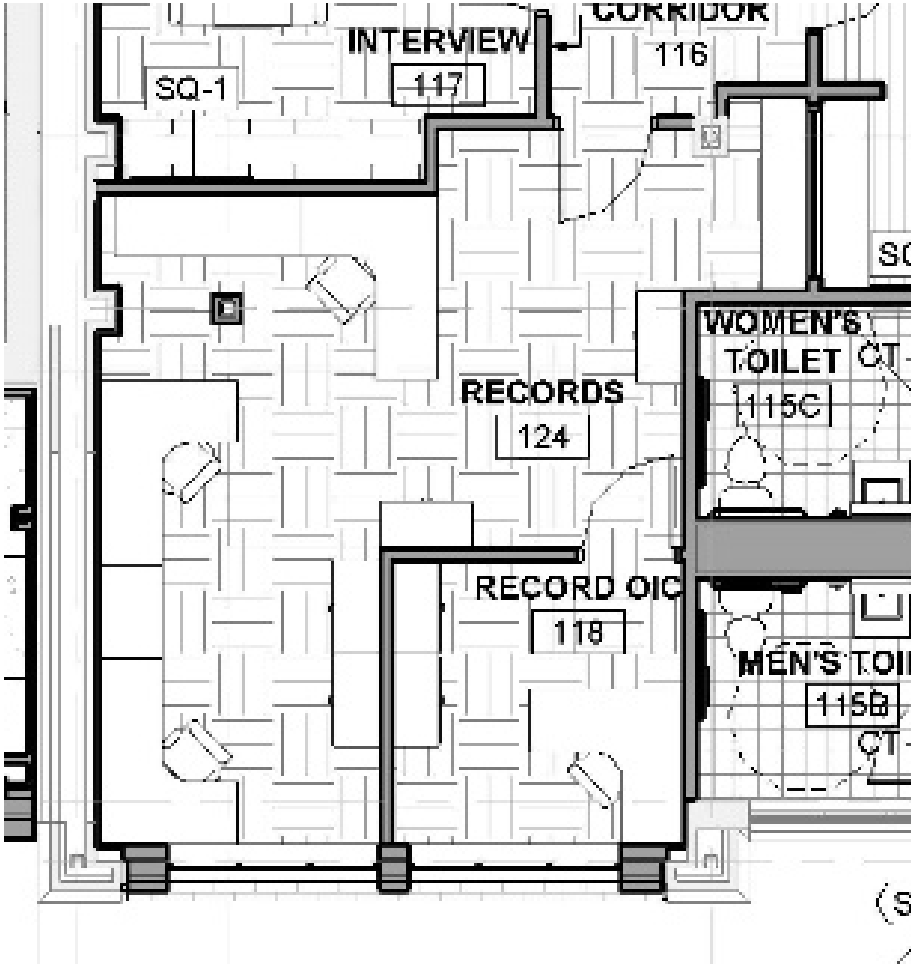


REVISED LAYOUT

RECORDS

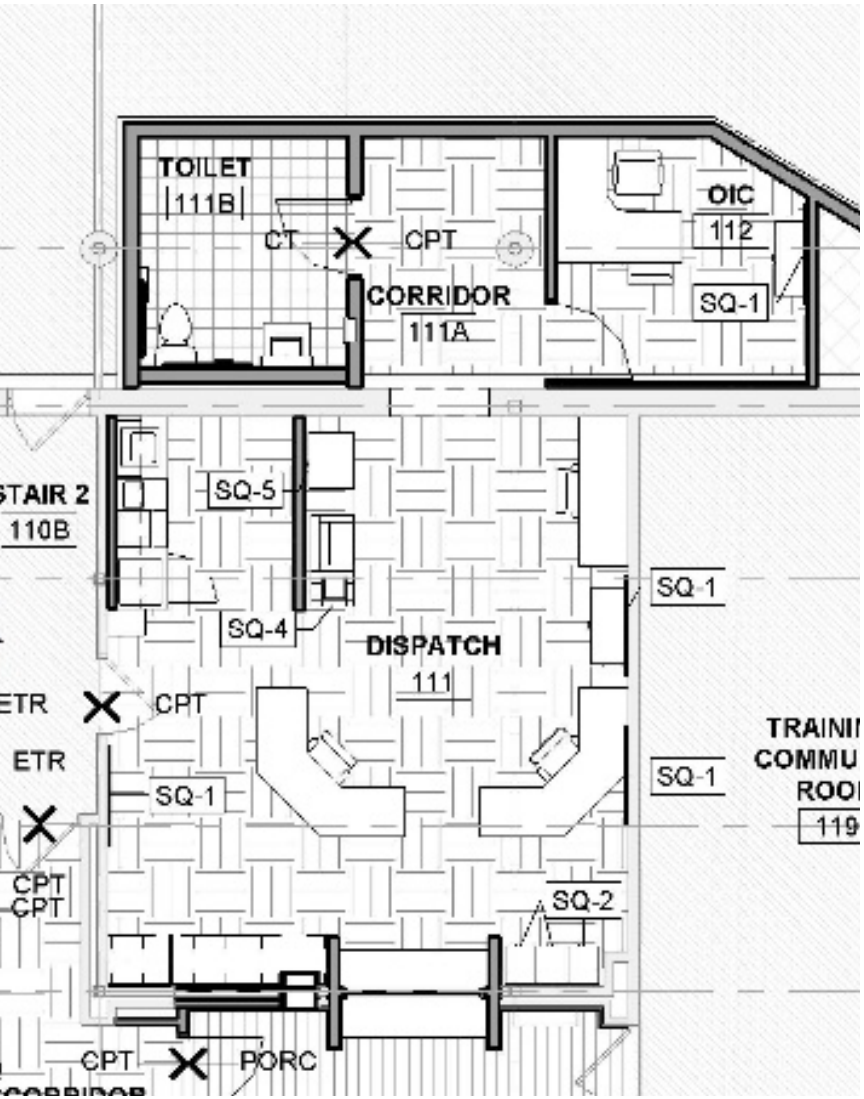


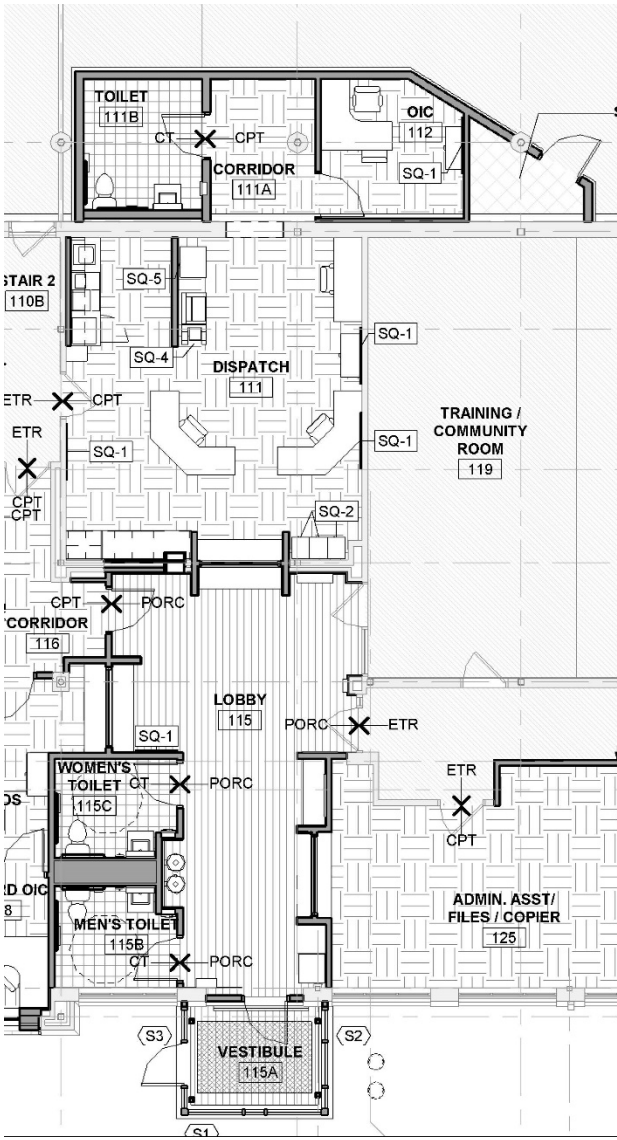
SCHEMATIC DESIGN LAYOUT



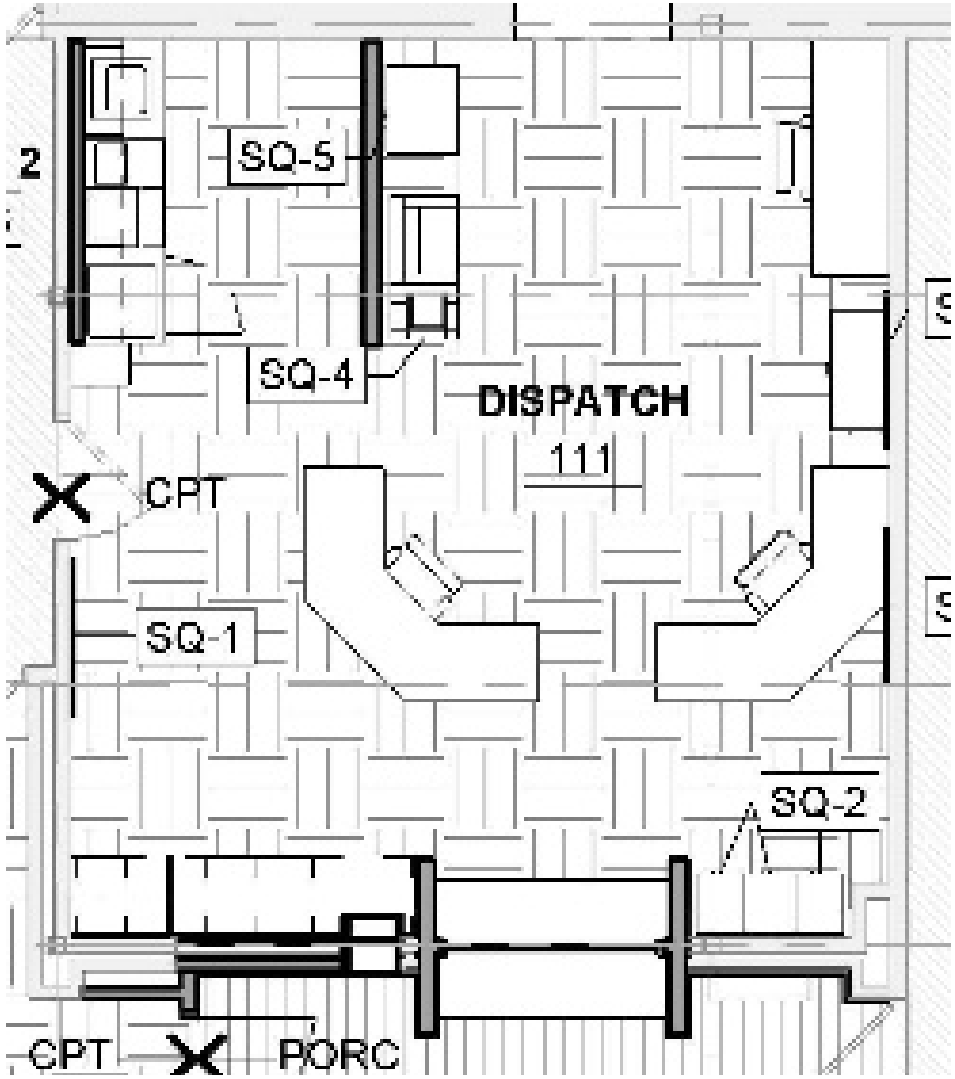
REVISED LAYOUT

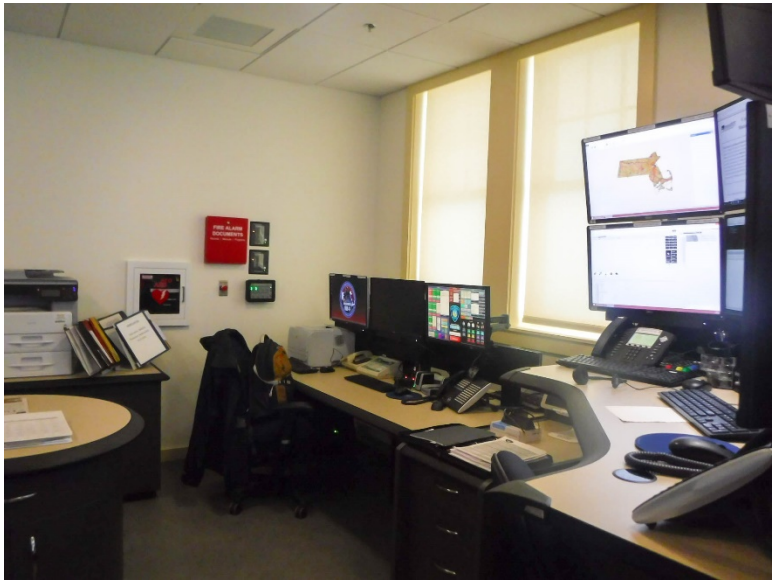
DISPATCH (OIC)



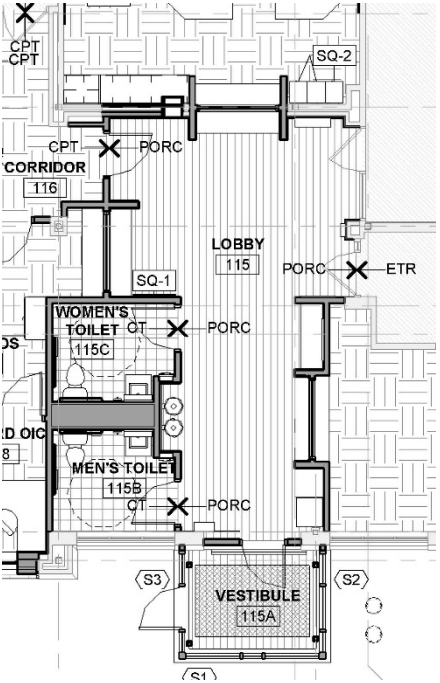


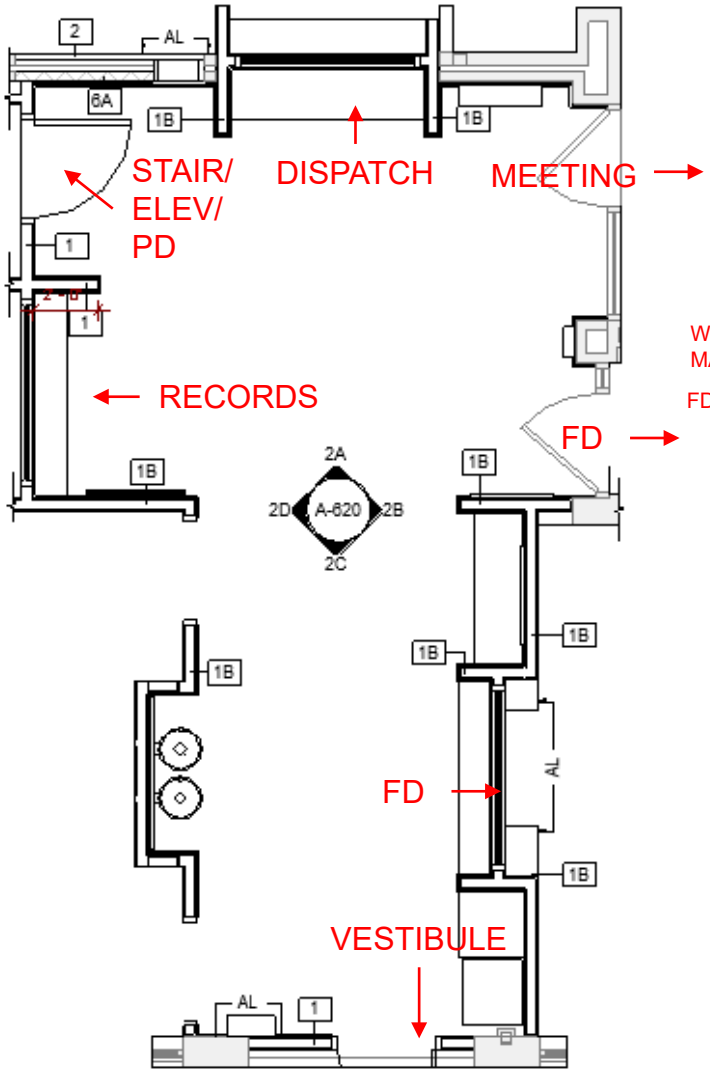
DISPATCH

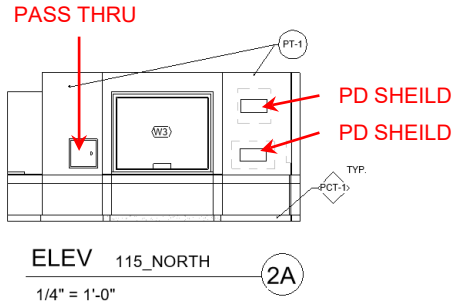


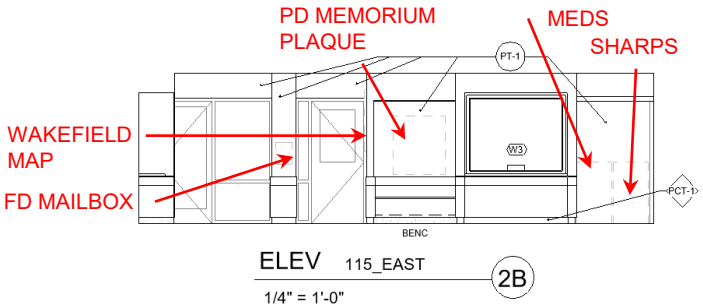


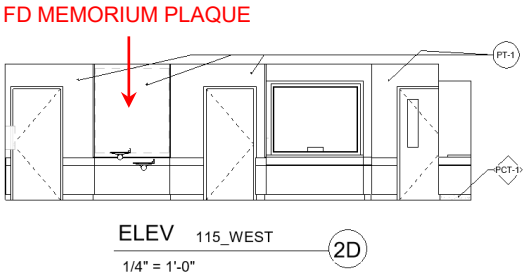
LOBBY

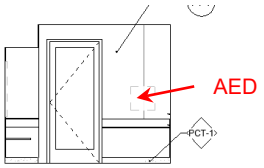

CPT
CPT
SQ-2
CPT
PORC
CORRIDOR
116
LOBBY
115
PORC
ETR
SQ-1
WOMEN'S
TOILET
115C
CT
PORC
MEN'S TOILET
115B
CT
PORC
S3
S2
VESTIBULE
115A


2
AL
6A
1B
1B
STAIR/
ELEV/
PD
DISPATCH
MEETING
1
1
RECORDS
1B
2A
2D
A-620
2B
2C
FD
1B
1B
1B
1B
AL
FD
1B
VESTIBULE
AL
1

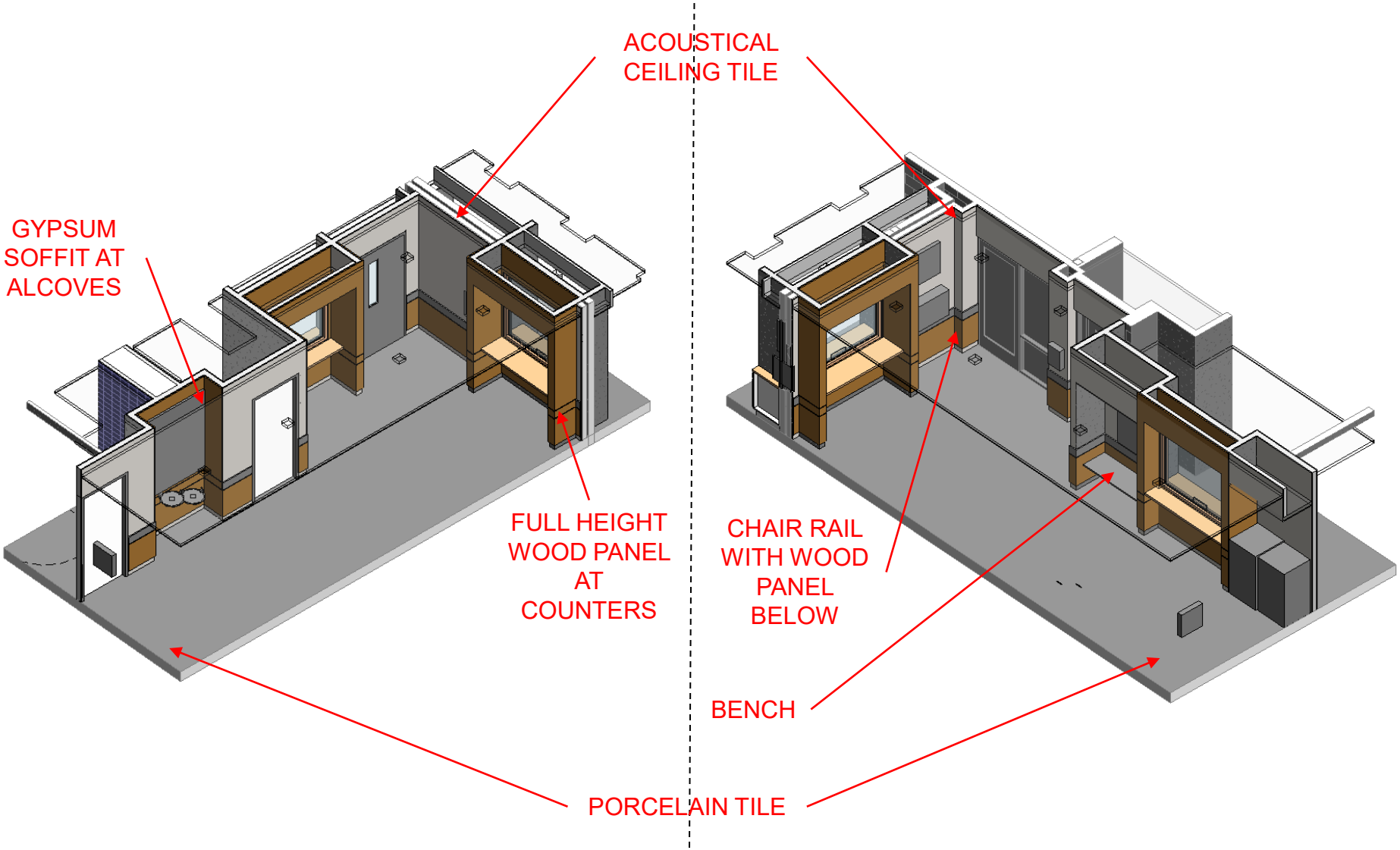

PASS THRU
PT-1
PD SHEILD
PD SHEILD
W3
TYP.
PCT-1
ELEV 115_NORTH
2A
1/4" = 1'-0"


PD MEMORIUM
PLAQUE
MEDS
SHARPS
PT-1
WAKEFIELD
MAP
FD MAILBOX
W3
PCT-1
BENC
ELEV 115_EAST
2B
1/4" = 1'-0"


FD MEMORIUM PLAQUE
PT-1
PCT-1
ELEV 115_WEST
2D
1/4" = 1'-0"

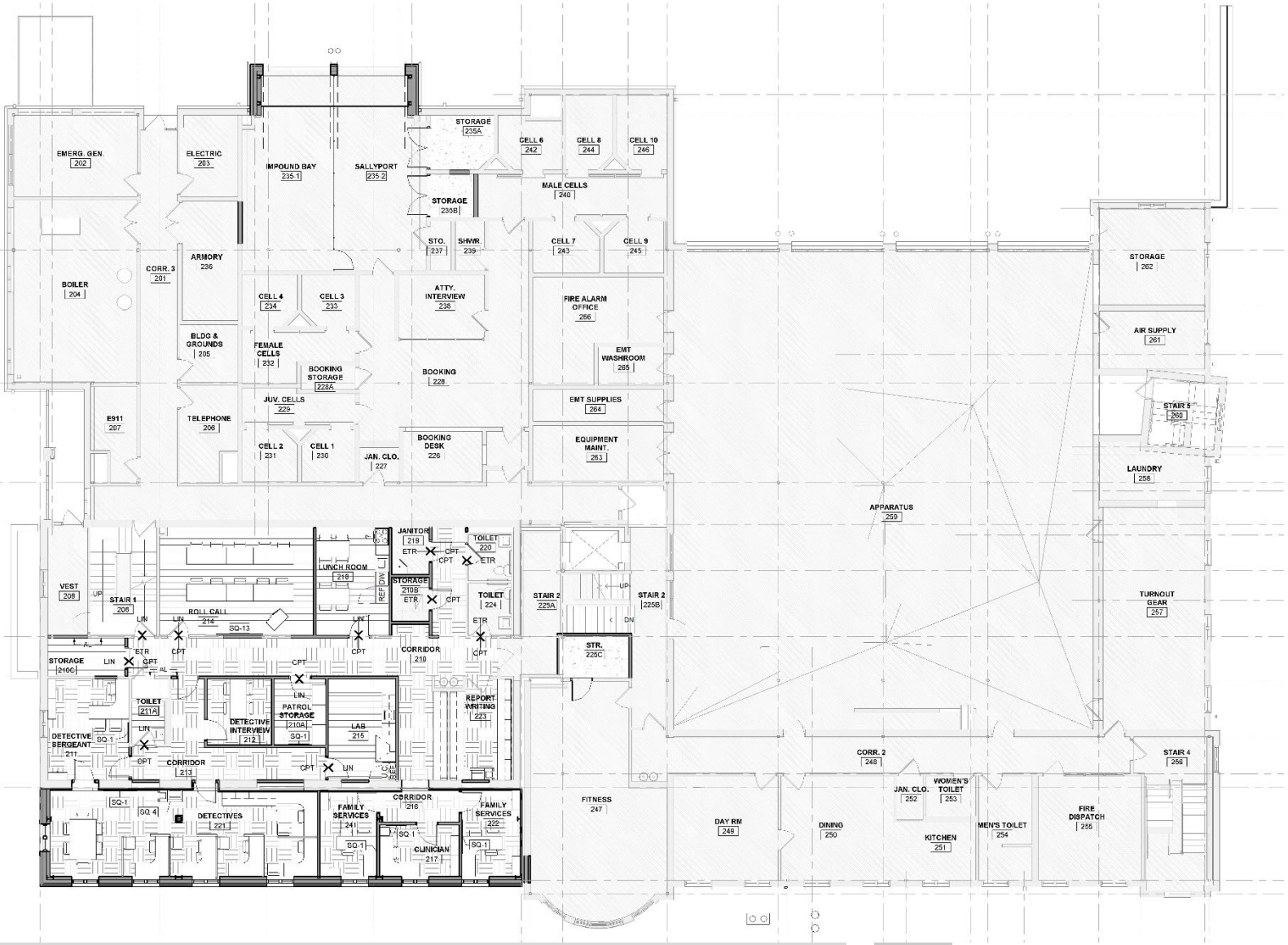

AED
PCT-1
ELEV 115_SOUTH
2C
1/4" = 1'-0"

LOBBY

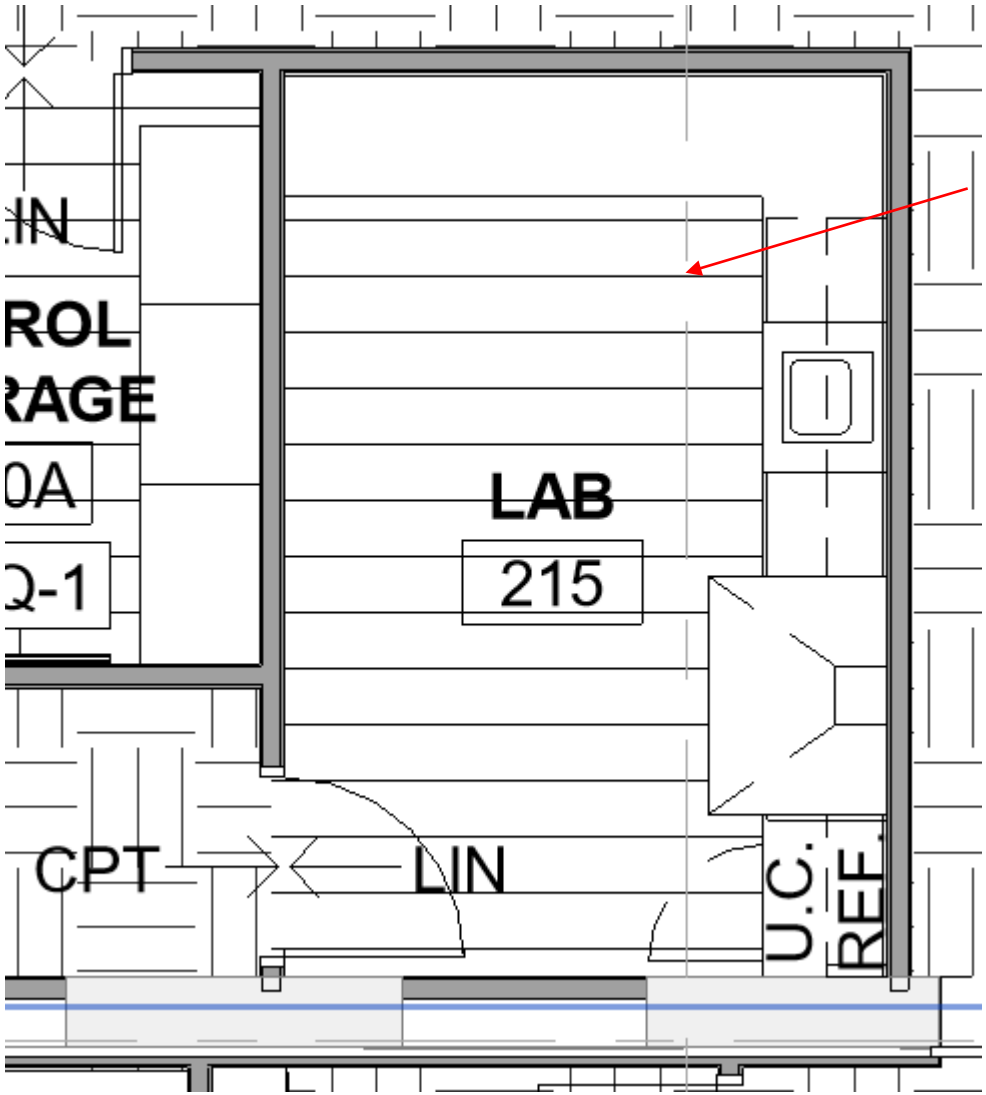

ACOUSTICAL CEILING TILE
GYPSUM SOFFIT AT ALCOVES
FULL HEIGHT WOOD PANEL AT COUNTERS
CHAIR RAIL WITH WOOD PANEL BELOW
BENCH
PORCELAIN TILE

HKT architects inc.

SECOND FLOOR PLAN

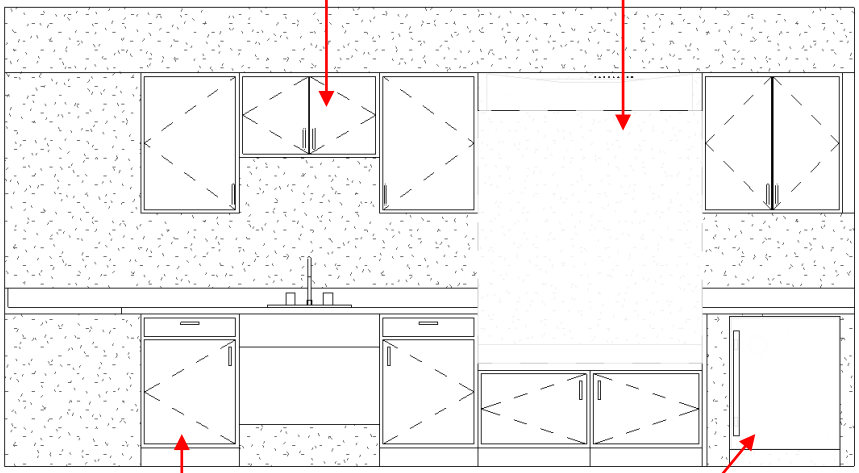


LAB

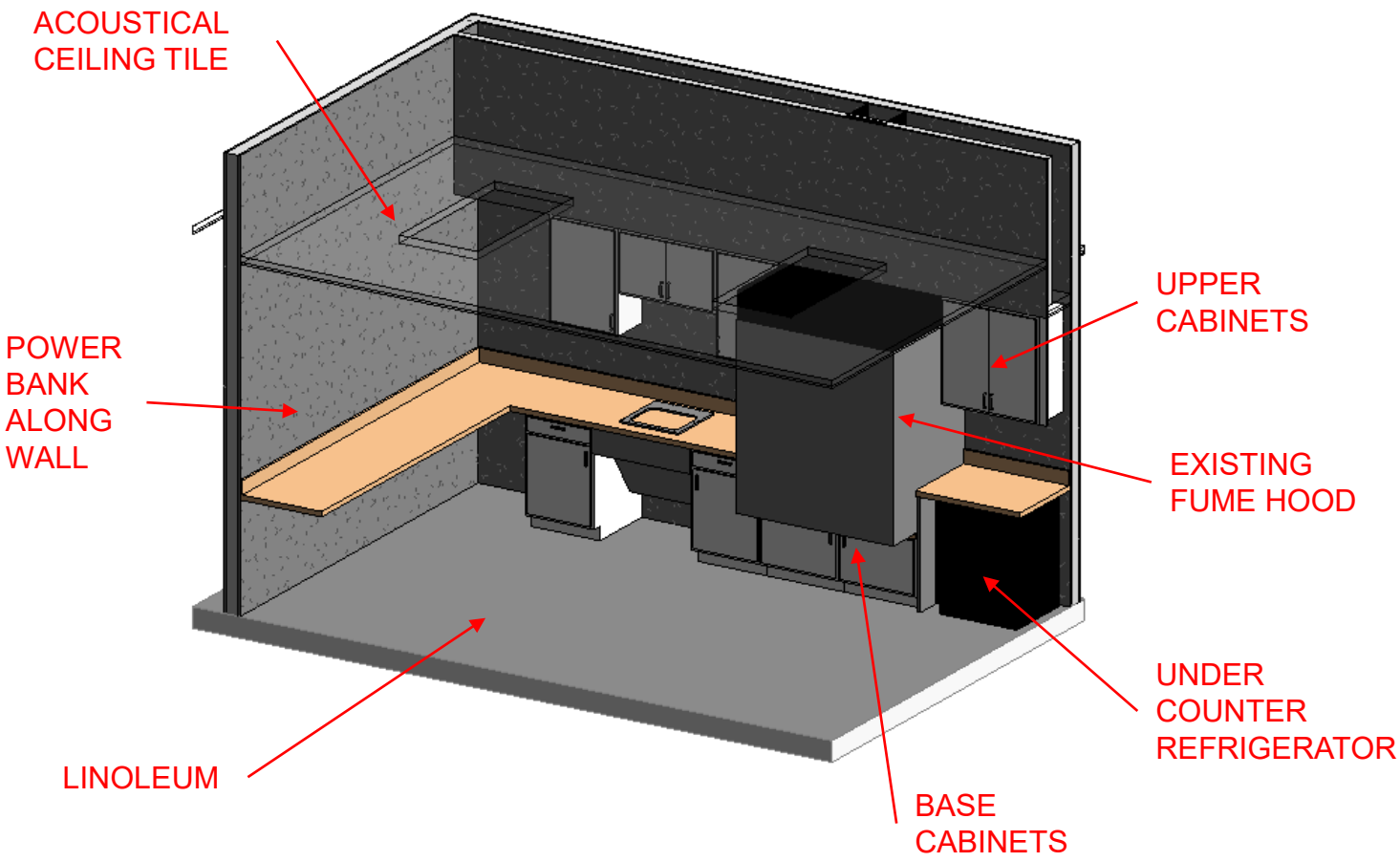


* ACOUSTICAL CEILING TILE

LINOLEUM

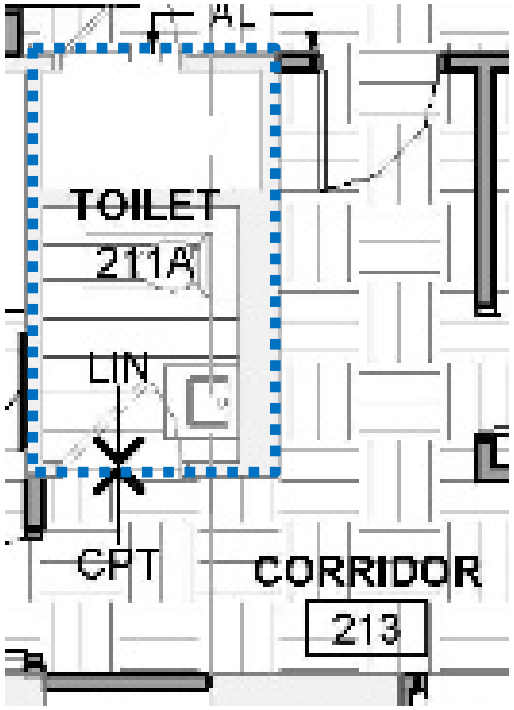


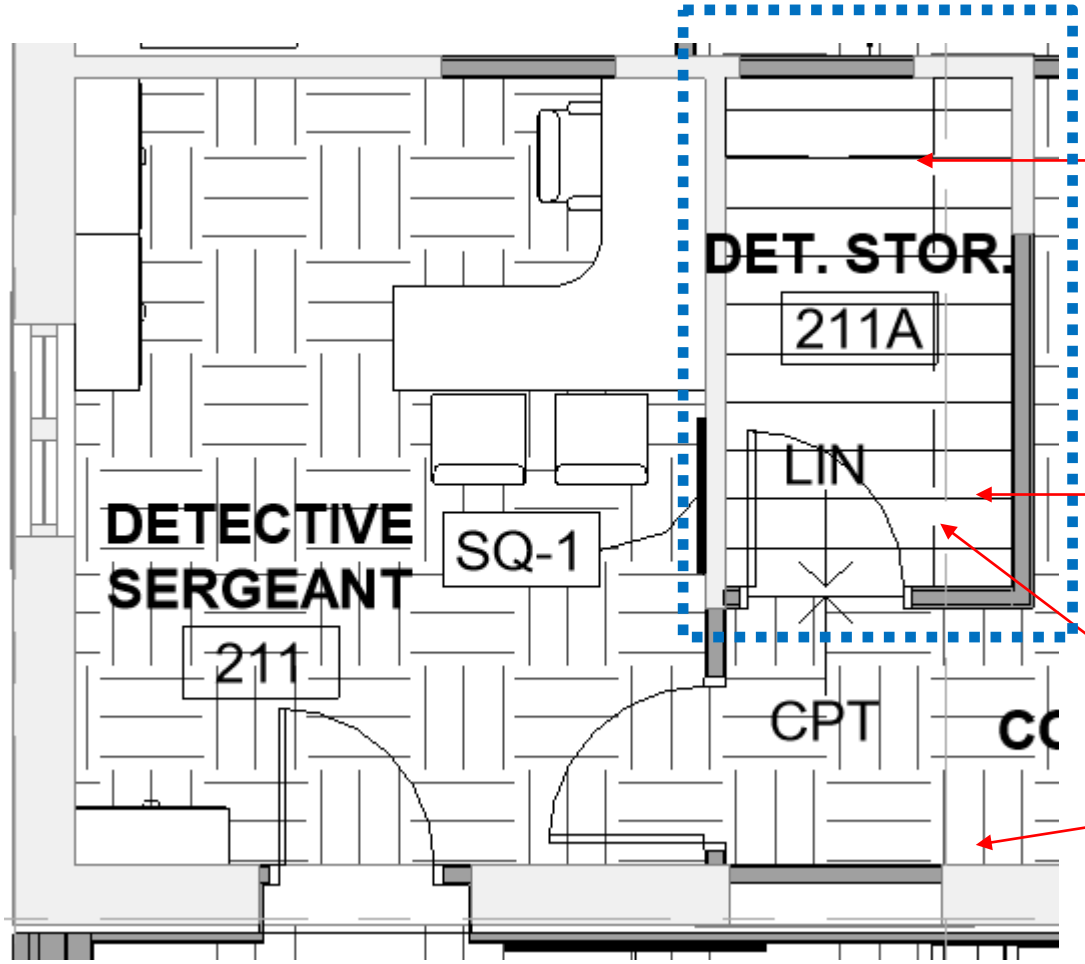
LAB


ACOUSTICAL CEILING TILE
POWER BANK ALONG WALL
LINOLEUM
UPPER CABINETS
EXISTING FUME HOOD
UNDER COUNTER REFRIGERATOR
BASE CABINETS

DETECTIVE SRGEANT / DET. STORAGE OR TOILET

* ACOUSTICAL CEILING TILE





LINOLEUM

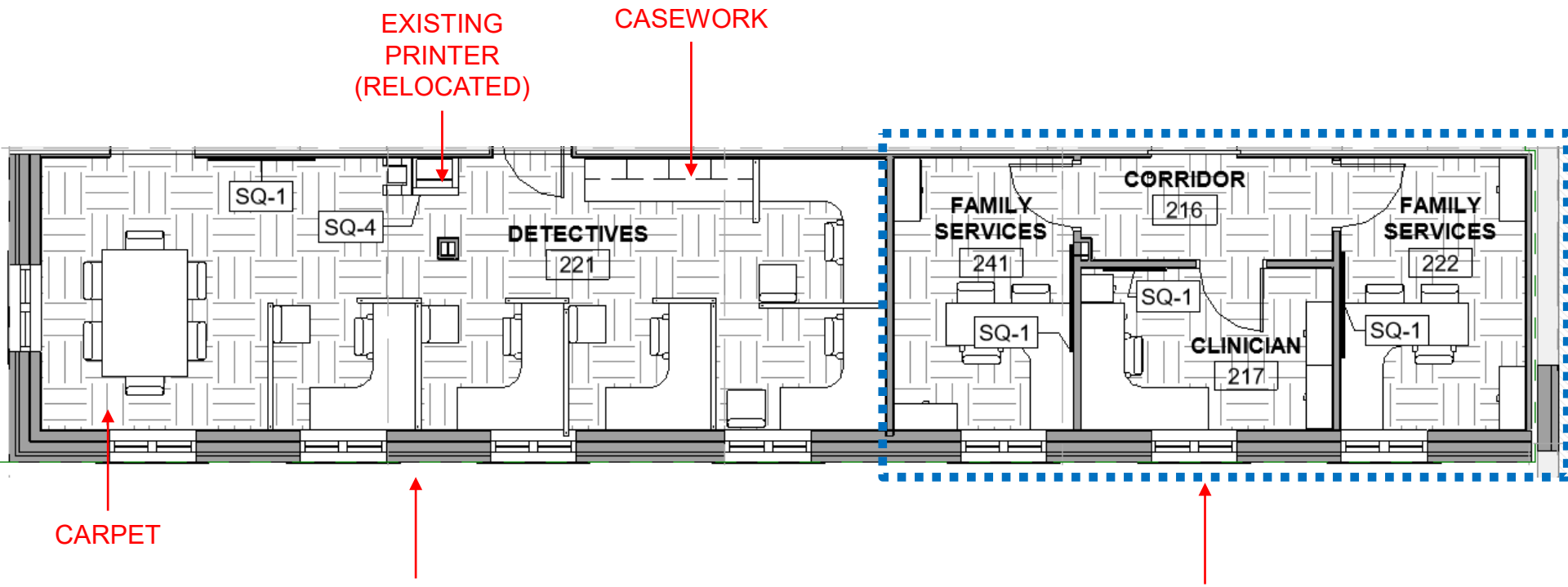
* POSSIBLE REVISION TO SAVE EXISTING BATHROOM IN LIEU OF STORAGE

ADJUSTABLE SHELVING

CARPET

DETECTIVES / FAMILY SERVICES SUITE

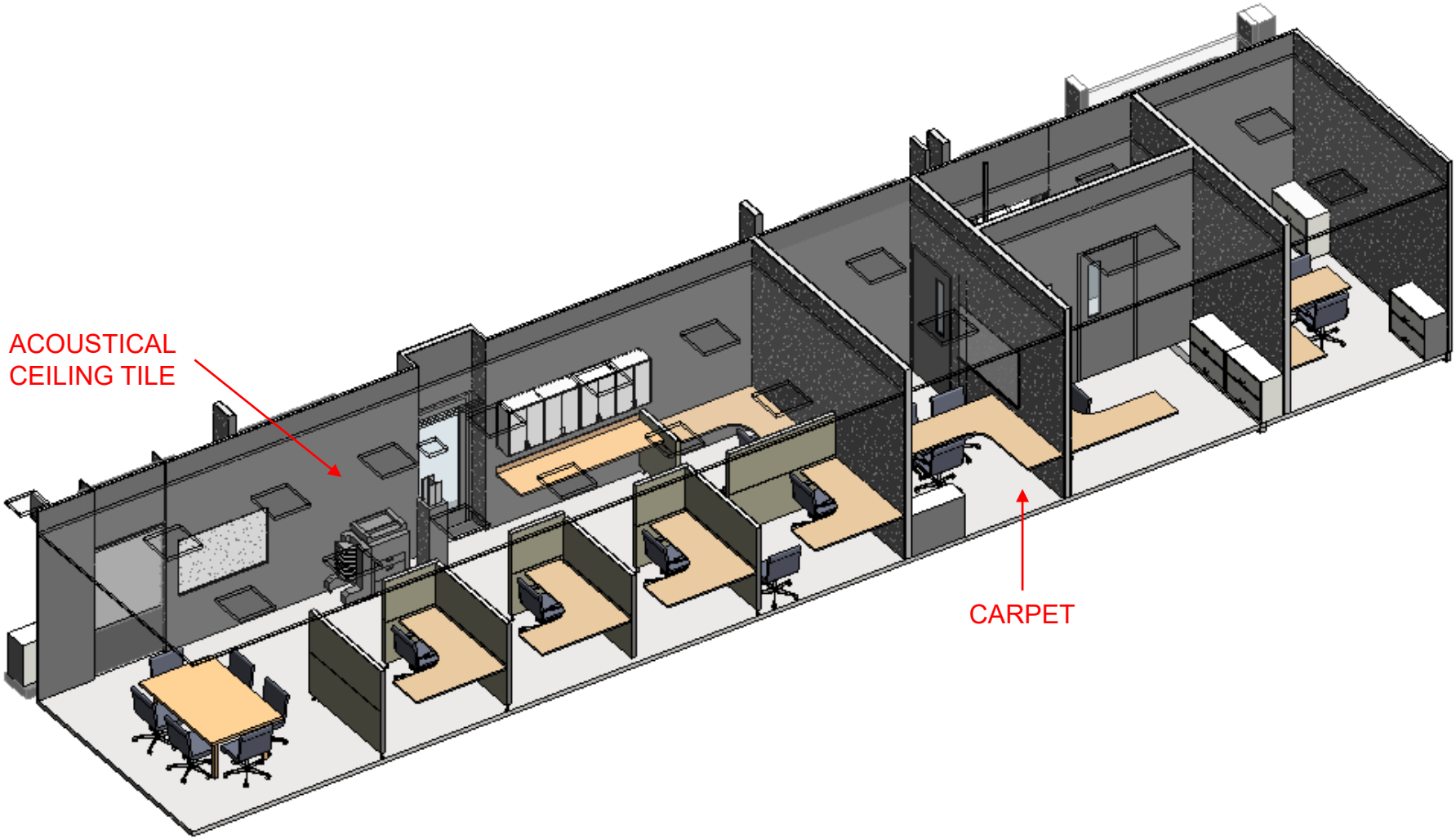
* ACOUSTICAL CEILING TILE



GENERAL CONFIGURATION (FAMILY SERVICES)
- ONE DESK
- (1) TASK CHAIR
- (1) GUEST CHAIR
- (1) CONFERENCE TABLE AND CHAIR

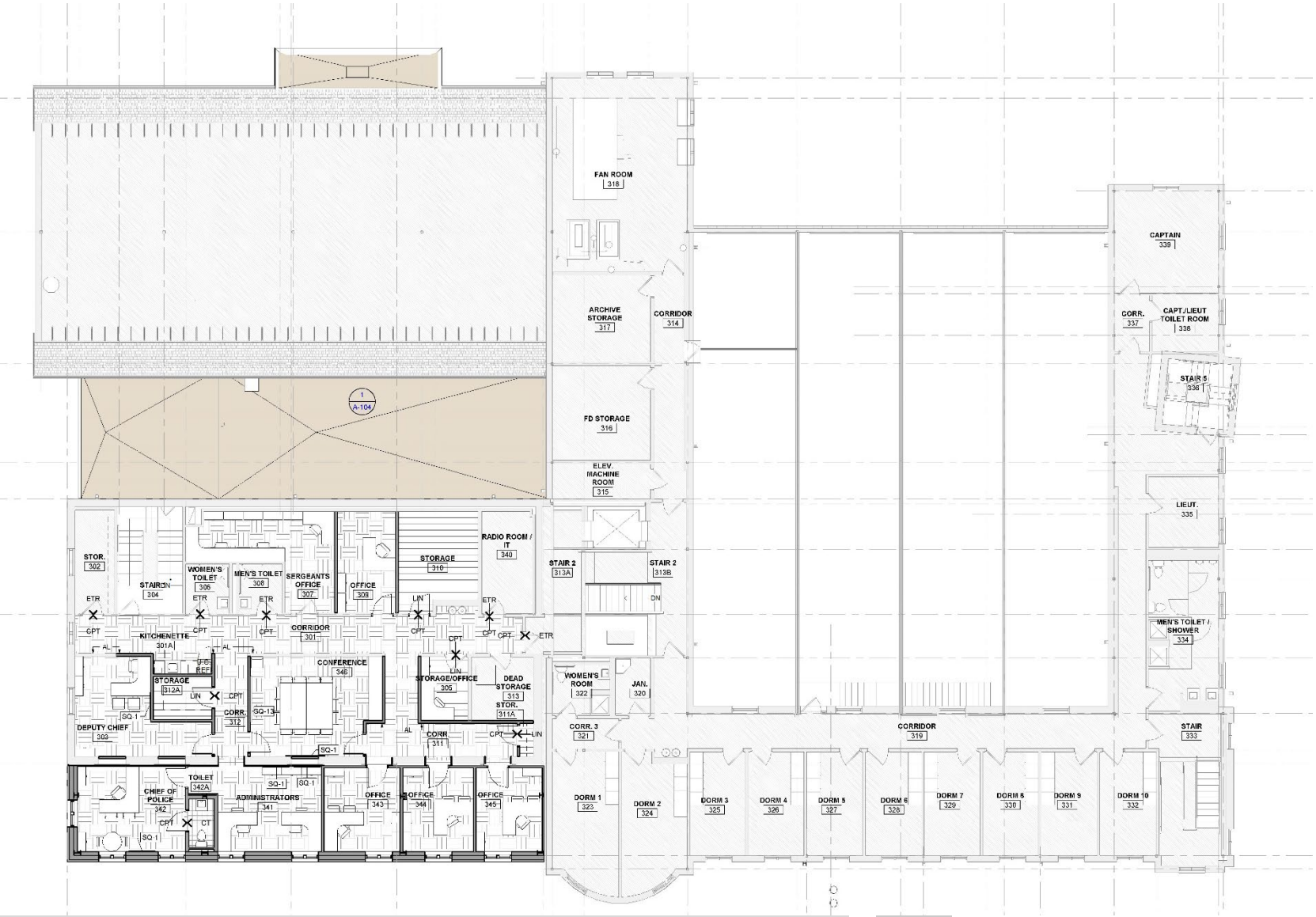
GENERAL CONFIGURATION (FAMILY SERVICES)
- ONE DESK
- (2) FILE CABIENTS
- (1) TASK CHAIR
- (2) GUEST CHAIR (EXCEPT CLINICIAN)

DETECTIVES / FAMILY SERVICES SUITE



HKT architects inc.

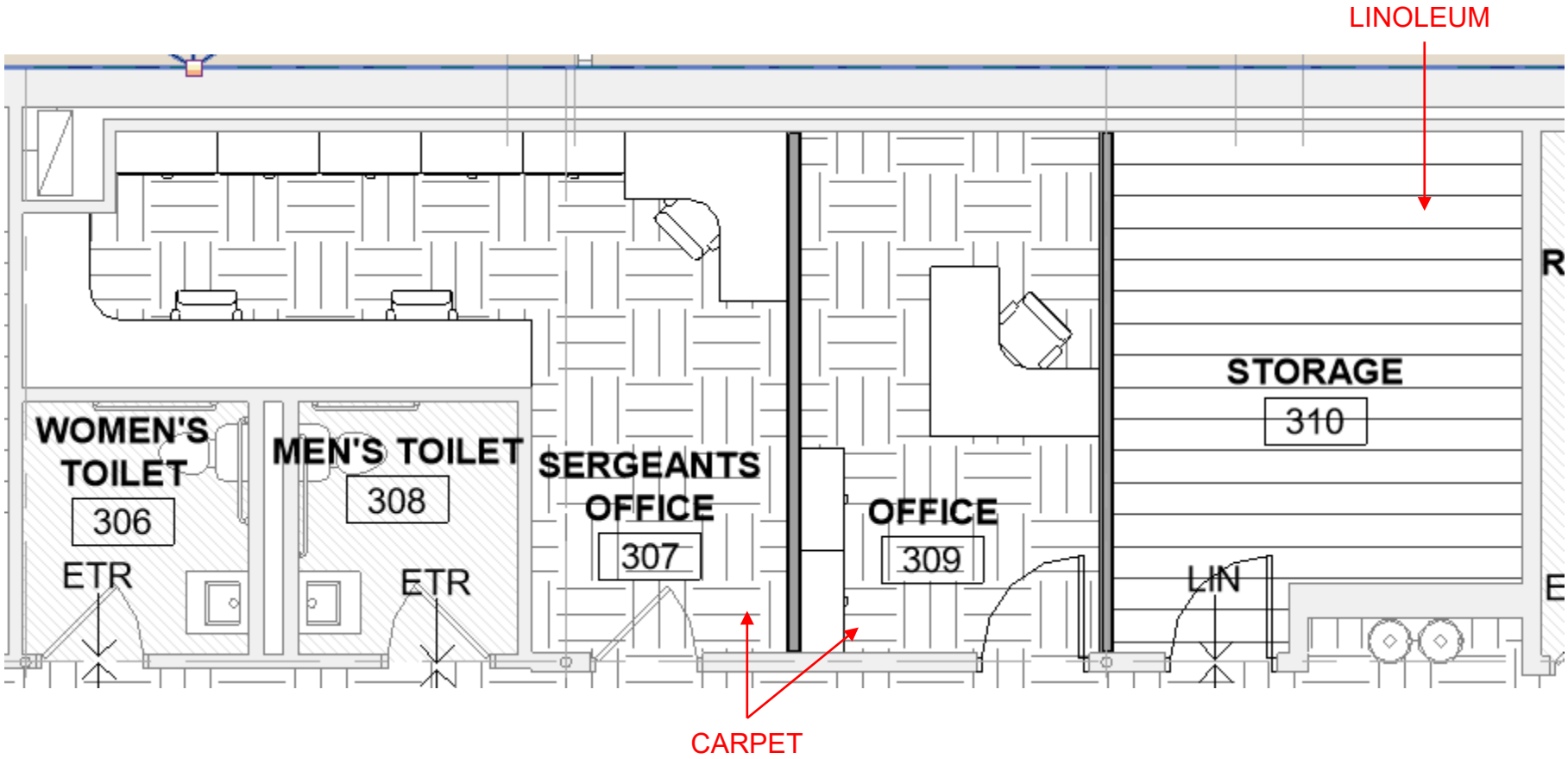
THIRD FLOOR PLAN



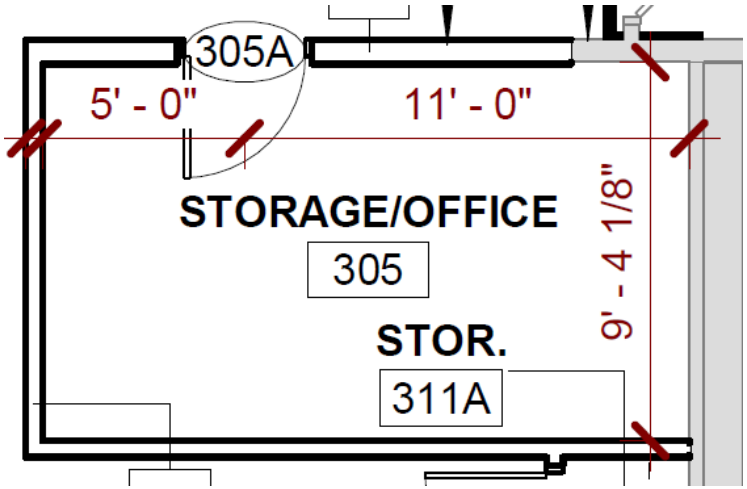
ADMIN / OFFICE SUITE

SERGEANTS OFFICE / OFFICE / STORAGE

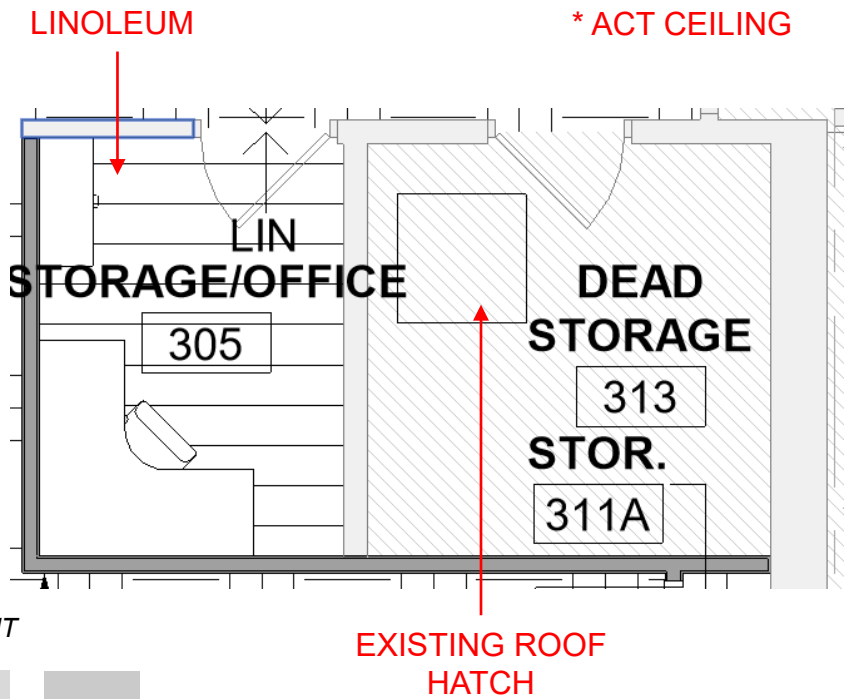
* ACOUSTICAL CEILING TILE



STORAGE OFFICE / DEAD STORAGE



SCHEMATIC DESIGN LAYOUT



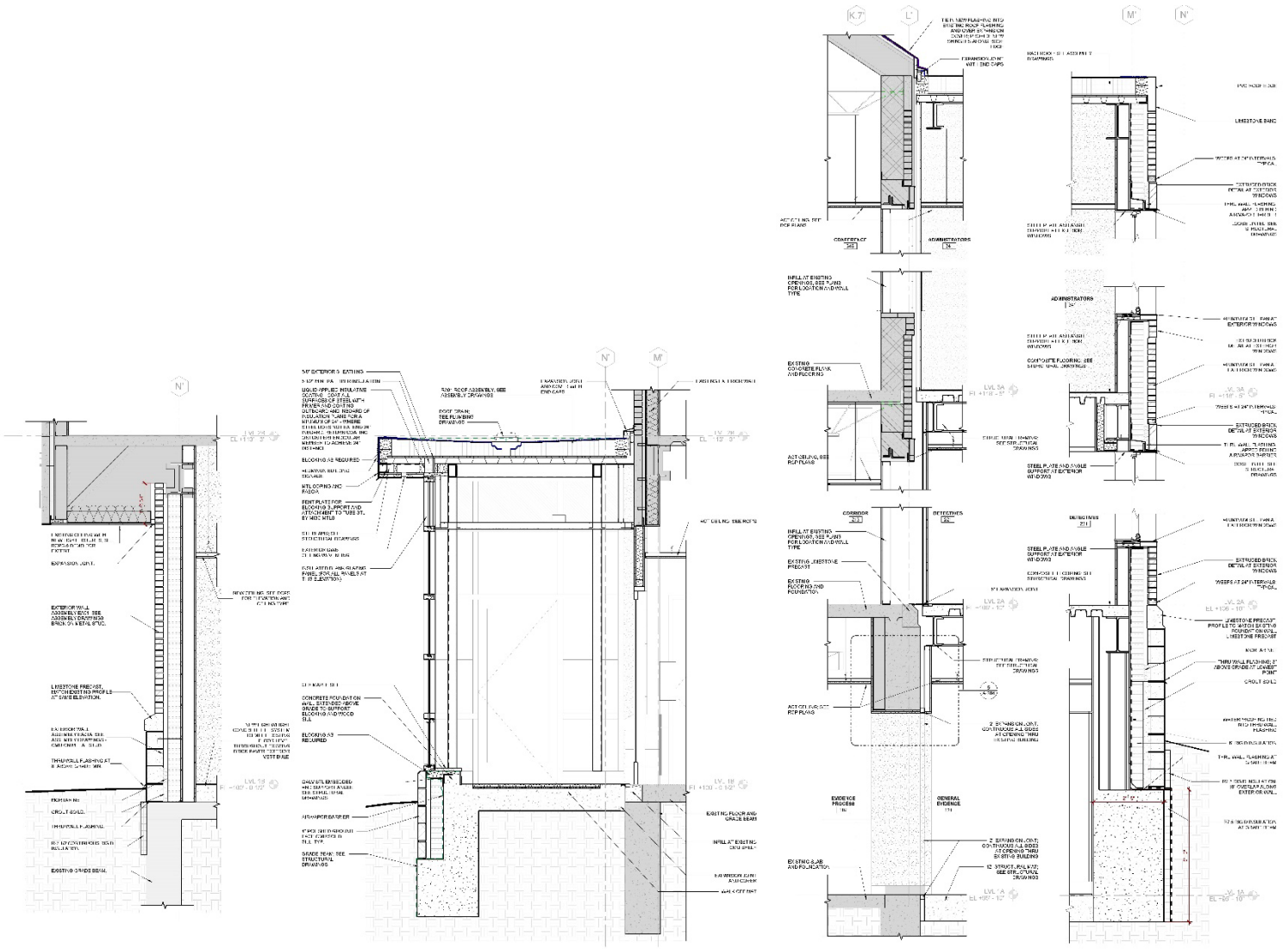
REVISED LAYOUT

AXON OF ENTIRE PUBLIC SAFETY BUILDING

VIEW FROM CENTRE ST AND UNION STREET

VIEW FROM PRINCESS ST

SECTIONS



SECT WALL SECTION @ UNDER SIDE OF (E) CURVE 4
3/4" = 1'-0"

SECT WALL SECTION 3
3/4" = 1'-0"

SECT WEST WALL @ PD (E) EXT. WALL 2
3/4" = 1'-0"

SECT WEST WALL @ PD 1
3/4" = 1'-0"

TOWN CLERK
WAKEFIELD, MA
2021 JUN 3 PM 3:45

TOWN OF WAKEFIELD

PERMANENT BUILDING COMMITTEE

NOTICE OF MEETING
June 10th, 2021 | 7:00 p.m.
Via Zoom: https://zoom.us/j/93851472824?pwd=OWVQYzBjWUFGNHNEVHRGYjU0UndSZz09

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law, the public may not physically attend this meeting, but every effort will be made to allow the public to view and/or listen to the meeting in real time. Persons who wish to do so are invited to click on the following link https://zoom.us/j/93851472824?pwd=OWVQYzBjWUFGNHNEVHRGYjU0UndSZz09. If you do not have a camera or microphone on your computer you may use the following dial in number: 1-312-626-6799 Meeting ID 938 5147 2824 Passcode 124118. Please only use dial in or computer and not both, as audio feedback will distort the meeting. This meeting will be audio and video recorded.

Item 1 | Reorganization of Committee

Item 2 | Updates

A. DPW Feasibility

B. High School

C. Public Safety Building

Item 3 | Matters Not Anticipated for Agenda

Item 4 | Adjournment