

<b>WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE</b>	<b>WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #19</b>
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Date:	Thursday April 07, 2022
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)	✓
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)	✓
Timothy Demers	Permanent Building Committee (Voting)	✓
Charles L. Tarbell	Permanent Building Committee, Secretary (Voting)	✓
Jason Cohen	Permanent Building Committee (Voting)	x
Janine R. Fabiano	Permanent Building Committee (Voting)	✓
John McDonald	Permanent Building Committee (Voting)	✓
Tom Galvin	Permanent Building Committee (Voting)	✓
Marc Moccio	Permanent Building Committee (Voting)	✓
Philip Renzi	Permanent Building Committee (Voting)	✓
Nasos Phillips	Permanent Building Committee (Non-Voting)	x
Wayne Hardacker	Permanent Building Committee (Non-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)	✓
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)	✓
Robert Arcari	Community Member (Non-Voting)	✓
Dylan Forester	Community Member (Non-Voting)	x
Christopher Sallade	Community Member (Non-Voting)	✓
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	✓

Jim Rogers	Leftfield Project Management	x
Timothy Baker	Leftfield Project Management	✓
Helen Fantini	SMMA	✓
Matt Rice	SMMA	x
Brian Black	SMMA	✓
Martine Dion	SMMA	x
Lorraine Finnegan	SMMA	x
Lana Prokupets	SMMA	x
Nick Ferzacca	SMMA	x
Anthony Gray	SMMA	x
Michael Dowhan	SMMA	✓
Meagan Collins	SMMA	x
Erin Prestileo	SMMA	x

1. Meeting called to order at approximately 7:03PM. A quorum was present.

2. Public Participation

There was no public participation.

3. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 03/24/22 Permanent Building Committee/School Building Committee Wakefield Memorial High School Project were presented for review.

*Chip Tarbell made a motion to approve the Wakefield Memorial High School Meeting Minutes as presented. Seconded by Tom Galvin. Motion was approved unanimously.*

B. Invoices

Two (2) invoices in the total amount of \$108,900.00 for the Wakefield Memorial High School Project were presented for review and approval.

- 1) Leftfield LLC Invoice #11 dated 03/31/22 in the amount of \$22,000.00.
- 2) SMMA Invoice #56609 dated 3/07/22 in the amount of \$86,900.00 which was billed as follows:
  - a. SMMA Invoice #56609 dated 3/07/22 in the amount of \$71,500.00 for basic services.
  - b. SMMA Invoice #56609 dated 3/07/22 in the amount of \$15,400.00 for Environmental & Site.

*Charles Tarbell made a motion to approve Leftfield LLC Invoice #11 dated 03/31/22 in the amount of \$22,000.00 as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.*

*Charles Tarbell made a motion to approve Invoice #56609 dated 3/07/22 in the total amount of \$86,900.00 as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.*

C. Review of OPM Contract Amendment No. 1 & Budget Revision Request No. 2

Leftfield presented OPM Contract Amendment No. 1 for managing and providing independent third-party cost estimates and cost reconciliation for the Wakefield Memorial High School project. Cost

estimates will be provided at Preferred Schematic and Schematic Design phases. The work will be performed by A. M. Fogarty & Associates, Inc. as a subconsultant to Leftfield per their attached proposal dated February 14, 2022. The total for OPM Contract Amendment No. 1 is \$26,730. The fee is composed of A. M. Fogarty & Associates, Inc. fee of \$24,300.00 for PSR and Schematic Design Estimates and Leftfield's 10% administration fee of \$2,430.00. Leftfield's fee is in accordance with Article 10 - Reimbursable Expenses - of the OPM Contract, the services associated with this proposal are to be invoiced on a lump sum basis, plus 10%, as specified in Article 10, Paragraph 10.1. Upon approval, Leftfield will submit both OPM Contract Amendment No.1 and Budget Revision Request #2 to the MSBA in keeping with MSBA requirements.

*Charles Tarbell made a motion to approve OPM Contract Amendment No. 1 in the amount of \$26,730.00 and the associated Budget Revision Request No. 2, as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.*

#### 4. Leftfield Staff Change Approval

Lynn Stapleton presented the revised Leftfield Project Organization Chart. Tim Baker who will be assisting as Project Manager on Wakefield Memorial High School Project. Tim Baker introduced himself to the PBC/SBC. Leftfield has submitted a formal staff change letter to the Town. Upon approval of the PBC/SBC, the town will send a formal notification letter indicating their approval of the staffing change to the MSBA and requesting MSBA's approval.

*Charles Tarbell made a motion to approve Leftfield's revised staffing plan as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.*

#### 5. Budget & Schedule Update

LS reviewed the current Total Project Budget which is included in the presentation attached to the meeting minutes. It was noted that the OPM Contract Amendment No. 1, Budget Revision Request No.2 and the March invoices were included in the Project Budget to indicate their impact on the budget. The Project has committed 70% of the Feasibility Study Budget to date and has expended 35%. And

LS continued by reviewing the current PSR Schedule:

- April 27, 2022 Community Forum #6
  - Design Update
  - Project and Construction Costs
  - Tax Impact
- April 28, 2022 PBC/SBC Meeting – Vote to authorize submission of the Preferred Schematic Report
  - Review of PSR Submission, Cost and Approval to Submit PSR
  - Community Forum #6 Feedback
  - Project Design Update
- May 4, 2022 – Submit Preferred Schematic Report to MSBA
- May 18 or June 1 – MSBA Facilities Assessment Subcommittee Meeting
- June 22, 2022 – MSBA Board Meeting

## 6. Design Alternatives Review

SMMA reviewed the PSR Design Alternative Options as they will be presented to the MSBA in the PSR demonstrating how the PBC/SBC arrived at the Preferred Option for the Project. The PBC/SBC will vote to formalize their vote at tonight's meeting.

- **Option #1: Base Code Upgrade.** This option is an MSBA requirement. It was noted that this would simply bring the existing conditions up to code, it would not include any reconfiguration of the interior spaces and would likely not fulfill the educational program. No site changes are anticipated
- **Option #2: Addition and Renovation.** This option is an Addition/Renovation to the existing High School building. SMMA reviewed the scope of areas to be retained and location of additions. A site section through the site and school indicates that the existing courtyard is being filled in with a cafeteria/commons area which will be the heart of the school. The intent will be to accommodate the grade change of 12 feet within the school structure. There will be a view through the school to the Beasley Oval and a terraced plaza at the end of the commons that overlooks the Oval.
- **Option #3: New Construction.** This option is a new school design on the Beasley Oval. The Oval is placed in front of the school. Further conversations are needed to finalize parking/bleacher designs. With the Beasley Oval in front of the school and the 12-foot grade change across the site from Farm Street to School, the challenge is to provide a presence for the school and to terrace the grade in a gentle way.

LF stated that they had received two emails from abutters on Wiley Street about concerns about the new construction option and its proximity to abutters and the impact of construction on abutters and the impact to their homes. LF stated that SMMA will continue to refine their design as the project progresses that may move the building further away from residential abutters. SMMA stated that they have not ruled out adding a floor to the school to reduce the overall building footprint. LF stated that they can also hire a third-party engineer not currently associated with the project to conduct existing conditions surveys on abutter homes prior to any construction that could potentially have impact. Mr. Stapleton inquired about a loading dock for the school. SMMA responded by saying that a loading dock is not currently shown in these early, preliminary massing designs, but that SMMA has identified a location for a fully functional loading dock could be located that they will further develop as design work continues.

## 7. Cost Estimate Update

LF, SMMA, and their cost estimators held a Cost Reconciliation meeting on 3/31 @ 1pm. LF and SMMA reviewed the cost estimates with members of the WMHS Leadership Group to review the estimated costs of the project. PM&C and A. M. Fogarty & Associates, Inc, the cost estimators, both have extensive experience in School Construction. LF continued by stating that the biggest difference in the two estimates is in anticipated escalation costs due to current uncertainties in the Market. CT wanted to remind other committee members and the public that this is not final project costs, and that this a comparative exercise to assist the committee in evaluating which option to move forward with in design. LF continued by stating that project soft cards are percentage estimates at this time and would be finalized in the Schematic Design with specific numbers. LF also noted that it was important to

remember that early estimates are conservative within best practices and designed to protect the Town and taxpayers' financially as the project moves forward. Current total project costs for each option:

- Base Repair: \$138 Million to \$143 Million; MSBA does not participate in reimbursement.
- Addition/Renovation: \$207 Million to \$218 Million; MSBA participates in reimbursement.
- New Construction: \$219 Million to \$224 Million; MSBA participates in reimbursement.

LF stated that the additional reimbursement a project receives from the MSBA for an addition/renovation project would be partially offset by procurement of temporary classroom modulars and increased escalation due a longer construction duration. SMMA agreed with LF's statement. LF also stated that is it hard to pinpoint the exact reimbursement that project will receive to the MSBA because of the numerous individual category caps. SM, Town Manager of Wakefield, stated that tax increases would be given at "price points" (ex. if your house is valued at "X", then you should expect a tax increase of "Y.")

8. Motion to Approve Selection of the Preferred Option

*Charles Tarbell made a motion to approve selection of Design Alternative 3B, Site Option B as the Preferred Option for the New Wakefield Memorial High School – New Construction on the Beasley Oval - as presented. Seconded by Philip Renzi. On a roll call vote, the motion was approved unanimously.*

9. Motion on Selection of Construction Manager at Risk

*Charles Tarbell made a motion to approve proceeding with procurement of a Construction Manager at Risk for the new Wakefield Memorial High School as presented. Seconded by Philip Renzi. On a roll call vote, the motion was approved unanimously.*

10. Next Permanent Building Committee/School Building Committee Meeting will be held on April 28, 2022

Attachments:

- LeftField Presentation 04/07/22
- SMMA Presentation 04/07/22



Town of Wakefield  
Wakefield Public Schools

# WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building  
Committee  
School Building Committee  
Meeting  
April 7, 2022



# WAKEFIELD MEMORIAL HIGH SCHOOL

## **AGENDA:**

### **1. Administrative Actions**

- Review of March 24, 2022 Permanent Building Committee/School Building Committee Meeting Minutes
- Review of March 2022 Invoices
- Review of OPM Contract Amendment No. 1 and Budget Revision Request No. 2
- Staff Change Approval

### **2. Budget Update**

### **3. Design Update**

### **4. Options Cost Comparison**

### **5. PSR Schedule Review**



# WAKEFIELD MEMORIAL HIGH SCHOOL

## 1. Administrative Actions

### Review of March 24, 2022 Permanent Building Committee/School Building Committee Meeting Minutes



#### WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE

Date:	Thursday March 24, 2022
Location:	Virtual "Zoom" Meeting
Time:	7:00 pm
Prepared BY:	Timothy Baker – LeftField PM

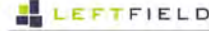
Name		
Joseph Conway	Director of Public Works	(Non-Voting)
Julie Smith Galvin	Town Council	(Non-Voting)
Stephen P. Maio	Town Administrator	(Non-Voting)
Thomas Markham	School Committee Member	(Non-Voting)
Kevin Piscadio	School Committee Member	(Non-Voting)
Dr. Doug Lyons	Superintendent of Schools	(Non-Voting)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

Name	
Lynn Stapleton	Leftfield Project Management
Adam Keane	Leftfield Project Management



Jim Rogers	Leftfield Project Management
Timothy Baker	Leftfield Project Management
Helen Fantini	SMMA
Matt Rice	SMMA
Brian Black	SMMA
Martine Dion	SMMA
Lorraine Finnegan	SMMA
Lana Prokupets	SMMA
Nick Ferzacca	SMMA
Anthony Gray	SMMA
Michael Dowhan	SMMA
Meagan Collins	SMMA
Erin Prestileo	SMMA

- Meeting called to order at approximately 7:03PM. A quorum was present.
- Public Participation  
There was no public participation.
- Administrative Actions
  - Meeting Minutes  
The meeting minutes of the 03/10/22 Permanent Building Committee/School Building Committee Meeting were presented for review.  
*Chip Tarbell made a motion to approve the Wakefield Memorial High School Meeting Minutes as presented. Seconded by Janine R. Fabiano. Motion was approved unanimously.*
  - Feedback from Community Forum #5 and School Committee Meeting  
Community Forum #5, held on March 17, 2022 and was well attended by members of the public. The Project Team also updated the Wakefield School Committee on March 22, 2022. The Project Team received many questions at both meetings. Most questions were answered. The Project Team is reviewing the chat log from both meetings and comments and concerns as the project moves forward. CT inquired about the status of the website and whether it was fully functioning and running, where all project meeting minutes can be accessed by the public.
- Sustainability Update  
There are two (2) Green Building Rating Systems available to the project: LEED V.4 and the request of the PBC/SBC, SMMA met with the Wakefield Environmental Sustainability Committee to solicit feedback on which rating system would be their preference for the project. The Committee recommended to use LEED V.4 as the rating system for the project. In an encouraged SMMA to use other credits from NE-CHPS V.4 as "inspiration" in SMMA's design. SMMA requested that the SBC/PBC take a formal vote on which Green Building Rating System for the project. The PBC asked its member T. Galvin for his opinion, and he recommended the preferred rating system for the project.



*Chip Tarbell made a motion to approve LEED V.4 as the preferred Green Building Rating System for the WMHS project as presented. Seconded by Janine R. Fabiano. Motion was approved unanimously.*

#### 6. Design Alternatives Review

SMMA presented the following Design Alternatives for discussion and request which site option they would like SMMA to pursue for the selected Design Alternative 3B from SMMA gave a recap presentation of the Design Alternative 3B with PBC/SBC.

**Design Alternative 3B: New Construction.** This option is a new school design relocated to the front of the new school. Further conversations are needed for designs. There are two site options for Design Alternative 3B.

**Site Options A and B:** Option A and B vary in the distance between the building and the street. Option B moves Beasley Oval closer to Farm Street and relocates the building to Farm Street in Option A, parking is provided between Farm Street and the building to the school. The challenge is to provide a presence for the school and to the street.

CT stated that Option B was a better option in his opinion. JF inquired about members of the public on option preference. SMMA stated that over half of the building from public access. SMMA stated that it would be. LM inquired about locating the athletic facilities closer to the Walsh Field and the other from the school on Hemlock Road. SMMA stated that they had received a received any additional comments recently especially when combined with inquired if finalizing a New Construction Option also requires finalizing the decisions regarding the site layout could be deferred as long as a Design Alternative 3B was the best for the Educational Program that was the alternatives was better adaptable to any possible future expansion if it would like to present the SBC with a more specific layout of possible future constraints, SMMA believes that the alternatives are all equal for any future PR stated he also liked the location of the gym at the front of the building utilized most by the public after school hours. LM inquired if the project was from the school to athletic fields. SMMA stated that ADA accessibility is a project.

JB asked Superintendent Dr. Lyons about the School Department's preference have reviewed the Design Alternatives. Dr. Lyons confirmed that the School Department had completed review of the different Design Alternatives and supported Schematic Design. LM asked for further reasons behind the School Department continued that the school preferred new construction and the layout/location school in Alternative 3B was the best for the Educational Program that was the alternatives was better adaptable to any possible future expansion if it would like to present the SBC with a more specific layout of possible future constraints, SMMA believes that the alternatives are all equal for any future PR stated he also liked the location of the gym at the front of the building utilized most by the public after school hours. LM inquired if the project was from the school to athletic fields. SMMA stated that ADA accessibility is a project.

*Chip Tarbell made a motion to approve selecting Design Alternative 3B as Option for the WMHS project as presented. Seconded by Janine R. Fabiano. Motion was approved unanimously.*



#### 7. Field House Update

MSBA, in their review of the PDP Submission, indicated that a gym or Field House over 18,000 SF would be categorically ineligible and that they would not participate in funding a high school with a gym over 18,000 SF as stated in their Policy, dated November 2, 2016, and included in their PDP Review Comments. LS asked the MSBA if the Town can construct a 30,000 SF gym on their own as a separate project and if it could be built connected to the school and on the same site. MSBA responded the Field House project could be handled as a separate project if the Town could provide how the project would be funded, managed, designed, scheduled and constructed independently. LF spoke with the MSBA who reiterated that they could not tell the Town that they could not build a separate gym but indicated they would not participate in funding a project that connected the Field House to the school simultaneously with the school construction. The District stated that they were satisfied with the space provided for all the health, wellness, and athletic programs as all programs have a space that meets their needs and that they would forego the Field House with indoor track if it could not be connected. The MSBA would require additional information from the District demonstrating full separation of Field House project from the High School project. This additional request for information would delay the current project schedule.

SMMA's site layout indicated that there is very little room to include a separate Field House on the high school site. LF and SMMA have refined the project design to include all current athletic and recreational programs from the existing high school into the new High School. This includes an 18k SF gym, 6k SF Gymnastics gym, and 4k SF in alternative PE for Weight Room and Fitness Room. Dr. Lyons stated that the School Department supports this design, and that the design is in keeping with the District's Educational Plan. JB stated that the Project Team has made all attempts to include an indoor track into the project, but that it is simply not possible without losing MSBA's entire financial support for the project. Dr. Lyons confirmed that the School Department understands and supports the Chair's conclusion. CT added that since this would be a separate building, it would need all the additional infrastructure of a separate building. Therefore, the total building square foot would jump from a 30k SF Field House to a 50k+ SF building, which would not fit on the high school site, nor would it be approved by the Town due to cost. LF requested that the PBC/SBC take a formal vote on removing the Field House from consideration and to incorporate an 18k SF gym, 6k SF Gymnastics gym, and 4k SF in alternative PE for Weight Room and Fitness Room as outlined in the Project's Space Summary.

*Chip Tarbell made a motion to approve removing the Field House from consideration and to incorporate an 18k SF gym, 6k SF Gymnastics gym, and 4k SF in alternative PE for Weight Room and Fitness Room as outlined in the Project's Space Summary as presented. Seconded by Janine R. Fabiano. Motion was approved unanimously.*

#### Cost Estimate Update

SMMA has issued their design documents to the cost estimator. LF, SMMA, and their cost estimators will hold a Cost Reconciliation Meeting on 3/31/22 @ 1pm and will present the estimated total costs of the project to the PBC/SBC at their April 7, 2022 meeting. LF and SMMA reviewed which areas of design would be separated out from the base total construction cost estimate to individually evaluate the cost of each space.



# WAKEFIELD MEMORIAL HIGH SCHOOL

## 1. Administrative Actions

### Review of March 2022 Invoices

INVOICES						
ProPay Code	Budget Category	Vendor	Invoice #	Date	Amount	Balance After Invoice
0001-0000	OPM Feasibility Study	LeftField	11	03/31/22	\$ 22,000.00	\$ 195,730.00
0002-0000	A&E Feasibility Study	SMMA	0056609	03/07/22	\$ 71,500.00	\$ 575,500.00
0003-0000	Environmental & Site	SMMA	0056609	03/07/22	\$ 15,400.00	\$ 118,489.97
					\$ 108,900.00	

# WAKEFIELD MEMORIAL HIGH SCHOOL

## 1. Administrative Actions

Review of OPM Contract Amendment No. 1 & Budget Revision Request No. 2

Attached is LeftField’s fee proposal for managing and providing independent third-party cost estimates and cost reconciliation for the Wakefield Memorial High School project. Cost estimates will be provided at Preferred Schematic and Schematic Design phases. The work will be performed by A. M. Fogarty & Associates, Inc. as a subconsultant to LeftField per their attached proposal dated February 14, 2022.

### Fee

In accordance with Article 10 - Reimbursable Expenses of the OPM Contract, the services associated with this proposal are to be invoiced on a lump sum basis, plus 10%, as specified in Article 10, Paragraph 10.1.

A. M. Fogarty & Associates, Inc.	\$24,300.00
LeftField 10% Administration Fee	\$2,430.00
Total:	\$26,730.00

# WAKEFIELD MEMORIAL HIGH SCHOOL

## 1. Administrative Actions

### Review of OPM Contract Amendment No. 1 & Budget Revision Request No. 2

RE: Feasibility Study Agreement (FSA) Budget Revision Request, NUMBER: 2

Pursuant to the Feasibility Study Agreement between the TOWN of WAKEFIELD (the “District”) and the MASSACHUSETTS SCHOOL BUILDING AUTHORITY (the “Authority”), the District hereby requests a revision to the Feasibility Study Budget, Exhibit A, dated March 25, 2021, for the Wakefield Memorial High School Project. As required, the District has provided the information outlined in the table below to indicate the Feasibility Study Budget categories (line items) affected, the amounts needed and the reasons for the proposed revision.

The District acknowledges and agrees that it will not seek reimbursement from the Authority for any costs that exceed the already approved line item limits set forth in Exhibit A until after the Authority has accepted this Feasibility Study Budget Revision Request, and the Authority’s ProPay system has been adjusted accordingly.

The District further acknowledges and agrees that in accordance with Section 3.3 of the Feasibility Study Agreement, any revisions to the Feasibility Study Budget will not result in an increase to the grant amount set forth in Section 2.1 of the Feasibility Study Agreement.

The District further acknowledges and agrees that the need for these revisions to the Feasibility Study Budget have been identified in the OPM monthly report as required pursuant to the Contract for Owner’s Project Management Services between the District and the OPM.

The District further acknowledges and agrees that all of the information contained in this Feasibility Study Agreement Budget Revision Request has been reviewed and approved by the TOWN of WAKEFIELD’s School Building Committee, and it further certifies and acknowledges that the funds to pay for the costs associated with these proposed revisions are available as indicated by the signatures noted below.

*The Total Budget in the Current Feasibility Study Budget, Exhibit A of the FSA dated 03/25/2021 is \$2,000,000.*

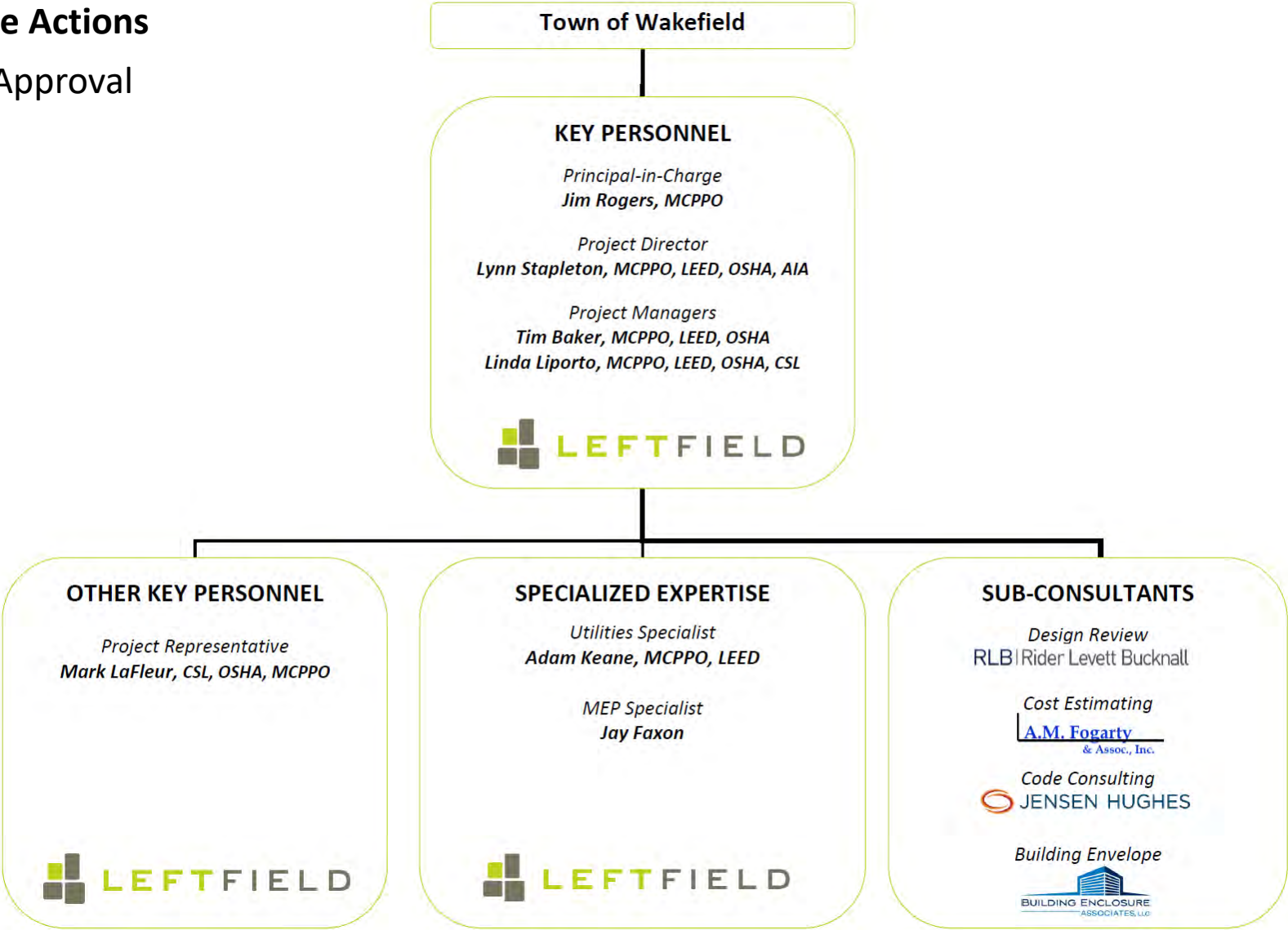
From Class’ Code	From Classification Name	To Class’ Code	To Classification Name	Budget Revision Amount	Reason for transfer (Attach all supporting documentation, e.g., executed contracts, amendments and or supporting invoices for reimbursable expenses)	Amount Remaining in Other	Ineligible/Cost/Scope Items excluded from the Total Facilities Grant
0004-0000	Other	0001-0000	OPM Feasibility Study/Schematic Design	\$26,730	To align the OPM contract for FS/SD with the budget	\$419,634	



# WAKEFIELD MEMORIAL HIGH SCHOOL

## 1. Administrative Actions

Staff Change Approval



# Wakefield Memorial High School

## 2. Budget Update

### Review of Project Budget

Wakefield Memorial High School - Wakefield, MA

March 31, 2022

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
FEASIBILITY STUDY AGREEMENT										
0001-0000	OPM Feasibility Study/Schematic Design	\$ 400,000	\$ 1,730	\$ 401,730	\$ 401,730	100%	\$ 206,000	51%	\$ 195,730	*FSA 1, 2
0002-0000	A&E Feasibility Study/Schematic Design	\$ 1,300,000	\$ (345,000)	\$ 955,000	\$ 955,000	100%	\$ 379,500	40%	\$ 575,500	*FSA 1
0003-0000	Environmental & Site	\$ 200,000	\$ 23,636	\$ 223,636	\$ 223,636	100%	\$ 105,146	47%	\$ 118,490	*FSA 1
0004-0000	Other	\$ 100,000	\$ 319,634	\$ 419,634	\$ 1,008	0.2%	\$ 1,008	0.2%	\$ 418,626	*FSA 1
	SUB-TOTAL	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,581,374	79%	\$ 691,654	35%	\$ 1,308,346	
TOTAL PROJECT BUDGET		\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,581,374	79%	\$ 691,654	35%	\$ 1,308,346	

FUNDING SOURCES		Max w/ Conting.	Max w/o Conting.	Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate
Maximum State Share		\$ 1,591,600	\$ 1,591,600					
Local Share *		\$ 408,400	\$ 408,400	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	79.58%
SUB-TOTAL		\$ 2,000,000	\$ 2,000,000					

CONSTR. COST ESTIMATES		Date	Estimator	Amount	SF	Cost Per SF
Designer FS Cost Estimate						#DIV/0!
Designer SD Cost Estimate						#DIV/0!
CM SD Cost Estimate						#DIV/0!

Feasibility Study Agreement Budget Transfers:

FSA BRR #1 01

9/27/2021

Transfer \$25,000.00 from OPM Feasibility Study/Schematic Design to Other Contingency to align with the OPM Contract. MSBA APPROVED Nov 8, 0221

FSA BRR #1 01

9/27/2021

Transfer \$321,364 from Designer Feasibility Study/Schematic Design to Other Contingency and \$23,636 to Environmental & Site to align with the A/E Contract. MSBA APPROVED Nov 8, 2022

FSA BRR #2 02

4/7/2022

Transfer \$26,730.00 from Other Contingency to OPM Feasibility Study/Schematic Design for cost estimating services (Contract Amendment No. 1). Circulating for Town Signatures

Project Funding Agreement Budget Transfers:

# WAKEFIELD MEMORIAL HIGH SCHOOL

## 3. Design Update

SMMA Presentation



# WAKEFIELD MEMORIAL HIGH SCHOOL

## 4. Options Cost Comparison

Wakefield Memorial High School, Wakefield, MA		
Preferred Schematic Report - Comparative Cost Analysis		
Student Enrollment 9-12: 1,000 Students	PM&C	AM Fogarty
	Option 3 - New @ Beasley Oval	
Renovation - Existing High School	\$ -	\$ -
New Construction	\$ 102,816,775	\$ 102,101,885
Demolition	\$ 2,003,440	\$ 2,253,870
HAZMAT Removal Allowance	\$ 1,822,060	\$ 1,822,060
Sitework	\$ 16,391,683	\$ 17,051,094
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 123,033,958</b>	<b>\$ 123,228,909</b>
Design & Estimating Contingency	\$ 18,455,094	\$ 18,484,336
General Conditions - New Construction (24 months)	\$ 3,840,000	\$ 7,350,000
General Conditions - Abatement & Demo (18 months)	\$ 2,160,000	\$ -
General Requirements	\$ 6,809,930	\$ 4,982,065
Insurances + Bonds	\$ 2,658,899	\$ 3,421,018
CM Fee (Overhead & Profit)	\$ 4,587,016	\$ 4,797,978
CM GMP Contingency	\$ 4,170,015	\$ 4,251,397
Escalation	\$ 9,842,717	\$ 12,754,192
Temporary Classrooms	\$ -	\$ -
<b>TOTAL ESTIMATED COSTS</b>	<b>\$ 175,557,629</b>	<b>\$ 179,269,895</b>
Soft Costs	\$ 43,889,407	\$ 44,817,474
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$ 219,447,036</b>	<b>\$ 224,087,369</b>



# WAKEFIELD MEMORIAL HIGH SCHOOL

## 4. Options Cost Comparison

Wakefield Memorial High School, Wakefield, MA		
Preferred Schematic Report - Comparative Cost Analysis		
Student Enrollment 9-12: 1,000 Students	PM&C	AM Fogarty
	Option 2 - Add/Reno	
Renovation - Existing High School	\$ 34,337,091	\$ 34,961,009
New Construction	\$ 64,449,285	\$ 63,476,306
Demolition	\$ 808,696	\$ 1,267,704
HAZMAT Removal Allowance	\$ 1,822,060	\$ 1,822,060
Sitework	\$ 10,467,655	\$ 10,299,169
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 111,884,787</b>	<b>\$ 111,826,248</b>
Design & Estimating Contingency	\$ 16,782,718	\$ 16,773,937
General Conditions - New Construction (24 months)	\$ 5,760,000	\$ 6,300,000
General Conditions - Abatement & Demo (18 months)	\$ -	\$ -
General Requirements	\$ 6,192,823	\$ 4,509,966
Insurances + Bonds	\$ 2,417,953	\$ 3,096,843
CM Fee (Overhead & Profit)	\$ 4,179,699	\$ 4,343,323
CM GMP Contingency	\$ 3,799,727	\$ 3,858,006
Escalation	\$ 8,950,783	\$ 11,574,017
Temporary Classrooms	\$ 6,000,000	\$ 6,000,000
<b>TOTAL ESTIMATED COSTS</b>	<b>\$ 165,968,490</b>	<b>\$ 168,282,340</b>
Soft Costs	\$ 41,492,123	\$ 50,484,702
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$ 207,460,613</b>	<b>\$ 218,767,042</b>

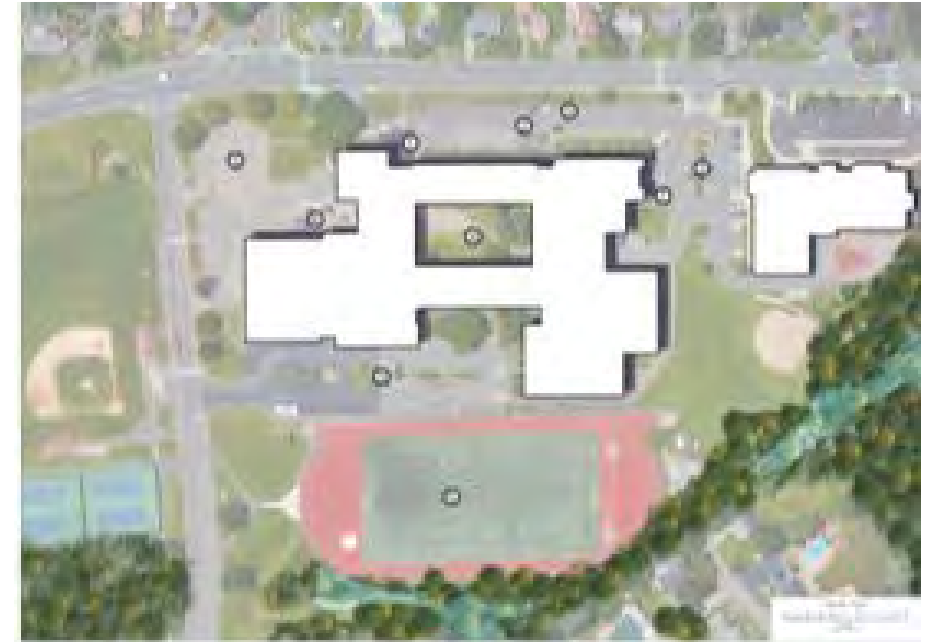




# WAKEFIELD MEMORIAL HIGH SCHOOL

## 4. Options Cost Comparison

Wakefield Memorial High School, Wakefield, MA		April 7, 2022	
Preferred Schematic Report - Comparative Cost Analysis			
Student Enrollment 9-12: 1,000 Students		PM&C	AM Fogarty
		Option 1 - Base Repair	
Renovation - Existing High School		\$ 69,683,573	\$ 70,777,005
New Construction		\$ -	\$ -
Demolition		\$ -	\$ -
HAZMAT Removal Allowance		\$ 1,822,060	\$ 1,822,060
Sitework		\$ 549,625	\$ 500,000
TOTAL CONSTRUCTION COSTS		\$ 72,055,258	\$ 73,099,065
Design & Estimating Contingency		\$ 10,808,289	\$ 10,964,860
General Conditions - New Construction (24 months)		\$ 5,760,000	\$ 6,300,000
General Conditions - Abatement & Demo (18 months)			\$ -
General Requirements		\$ 3,988,259	\$ 3,013,548
Insurances + Bonds		\$ 1,557,194	\$ 2,069,303
CM Fee (Overhead & Profit)		\$ 2,748,169	\$ 2,902,197
CM GMP Contingency		\$ 2,498,336	\$ 2,521,918
Escalation		\$ 5,764,421	\$ 7,565,753
Temporary Classrooms		\$ 6,000,000	\$ 6,000,000
TOTAL ESTIMATED COSTS		\$ 111,179,926	\$ 114,436,644
Soft Costs		\$ 27,794,982	\$ 28,609,161
TOTAL ESTIMATED PROJECT COSTS		\$ 138,974,908	\$ 143,045,805





# WAKEFIELD MEMORIAL HIGH SCHOOL

## 4. Options Cost Comparison

Wakefield Memorial High School, Wakefield, MA							April 7, 2022	
Preferred Schematic Report - Comparative Cost Analysis								
Student Enrollment 9-12: 1,000 Students		PM&C	AM Fogarty	PM&C	AM Fogarty	PM&C	AM Fogarty	
		Option 3 - New @ Beasley Oval		Option 2 - Add/Reno		Option 1 - Base Repair		
Renovation - Existing High School		\$ -	\$ -	\$ 34,337,091	\$ 34,961,009	\$ 69,683,573	\$ 70,777,005	
New Construction		\$ 102,816,775	\$ 102,101,885	\$ 64,449,285	\$ 63,476,306	\$ -	\$ -	
Demolition		\$ 2,003,440	\$ 2,253,870	\$ 808,696	\$ 1,267,704	\$ -	\$ -	
HAZMAT Removal Allowance		\$ 1,822,060	\$ 1,822,060	\$ 1,822,060	\$ 1,822,060	\$ 1,822,060	\$ 1,822,060	
Sitework		\$ 16,391,683	\$ 17,051,094	\$ 10,467,655	\$ 10,299,169	\$ 549,625	\$ 500,000	
TOTAL CONSTRUCTION COSTS		\$ 123,033,958	\$ 123,228,909	\$ 111,884,787	\$ 111,826,248	\$ 72,055,258	\$ 73,099,065	
Design & Estimating Contingency		\$ 18,455,094	\$ 18,484,336	\$ 16,782,718	\$ 16,773,937	\$ 10,808,289	\$ 10,964,860	
General Conditions - New Construction (24 months)		\$ 3,840,000	\$ 7,350,000	\$ 5,760,000	\$ 6,300,000	\$ 5,760,000	\$ 6,300,000	
General Conditions - Abatement & Demo (18 months)		\$ 2,160,000	\$ -	\$ -	\$ -		\$ -	
General Requirements		\$ 6,809,930	\$ 4,982,065	\$ 6,192,823	\$ 4,509,966	\$ 3,988,259	\$ 3,013,548	
Insurances + Bonds		\$ 2,658,899	\$ 3,421,018	\$ 2,417,953	\$ 3,096,843	\$ 1,557,194	\$ 2,069,303	
CM Fee (Overhead & Profit)		\$ 4,587,016	\$ 4,797,978	\$ 4,179,699	\$ 4,343,323	\$ 2,748,169	\$ 2,902,197	
CM GMP Contingency		\$ 4,170,015	\$ 4,251,397	\$ 3,799,727	\$ 3,858,006	\$ 2,498,336	\$ 2,521,918	
Escalation		\$ 9,842,717	\$ 12,754,192	\$ 8,950,783	\$ 11,574,017	\$ 5,764,421	\$ 7,565,753	
Temporary Classrooms		\$ -	\$ -	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	
TOTAL ESTIMATED COSTS		\$ 175,557,629	\$ 179,269,895	\$ 165,968,490	\$ 168,282,340	\$ 111,179,926	\$ 114,436,644	
Soft Costs		\$ 43,889,407	\$ 44,817,474	\$ 41,492,123	\$ 50,484,702	\$ 27,794,982	\$ 28,609,161	
TOTAL ESTIMATED PROJECT COSTS		\$ 219,447,036	\$ 224,087,369	\$ 207,460,613	\$ 218,767,042	\$ 138,974,908	\$ 143,045,805	

# WAKEFIELD MEMORIAL HIGH SCHOOL

## 5. PSR Schedule Review



WAKEFIELD MEMORIAL HIGH SCHOOL

MEETING SCHEDULE & AGENDA

Updated April 7, 2022

Permanent Building Committee/ School Building Committee	04/07/22	7:00PM	Virtual ZOOM Meeting	Design Update <b>SELECT PREFERRED OPTION (if comfortable)</b> Project and Construction Costs
WMHS Leadership Group	04/13/22	10:00AM	Virtual ZOOM Meeting	Final Preferred Option Review
Permanent Building Committee/ School Building Committee	04/14/22	7:00PM	Virtual ZOOM Meeting	Advanced Preferred Option Review Project and Construction Costs Review CMR vs DBB Presentation and Decision

PSR Submission Draft

04/21/22

Submit Draft of PSR to PBC/SBC

WMHS Public Forum #6	04/27/22	7:00PM	Virtual ZOOM Meeting	Preferred Design Option Construction Costs
WMHS Leadership Group	04/27/22	10:00AM	Virtual ZOOM Meeting	PSR Submission Review
Permanent Building Committee/ School Building Committee	04/28/22	7:00PM	Virtual ZOOM Meeting Black Box Theater (HS- in person)	<b>APPROVE PSR SUBMISSION TO MSBA</b>

SMMA SUBMIT PSR TO OPM

05/03/22

SUBMIT PSR TO MSBA (MSBA Deadline)

05/04/22

SCHEMATIC DESIGN

MSBA Facilities Assessment Subcommittee Meeting	5/18/2022 or 06/01/22	9:30AM	Virtual ZOOM Meeting	PSR SUBMISSION REVIEW
MSBA Board of Directors Meeting	06/22/22	10:00AM	Virtual ZOOM Meeting	APPROVAL OF PSR AND TO PROCEED TO SD



## Permanent Building Committee / School Building Committee Meeting

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04.07.2022



**Wakefield** Memorial  
High School





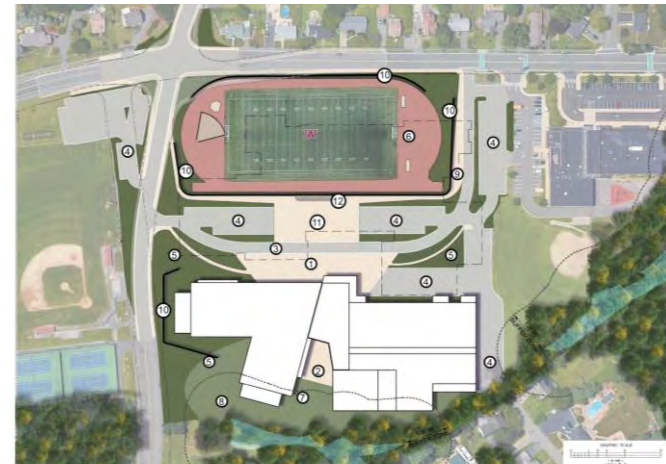
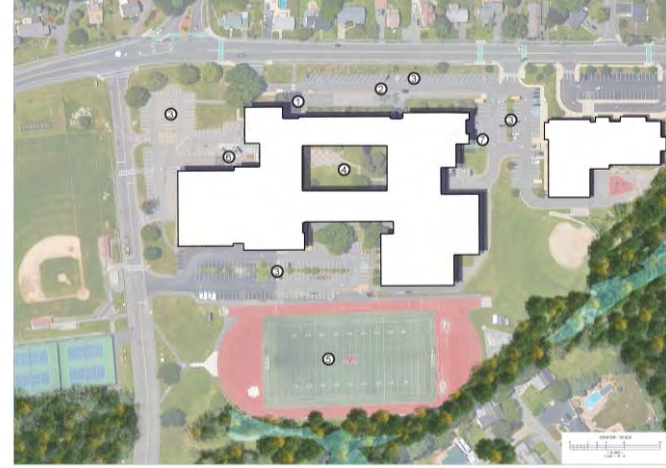
# Agenda

- » Preferred Alternative Review
- » Project and Construction Costs

SITE DESIGN

# PSR Alternatives Building Options

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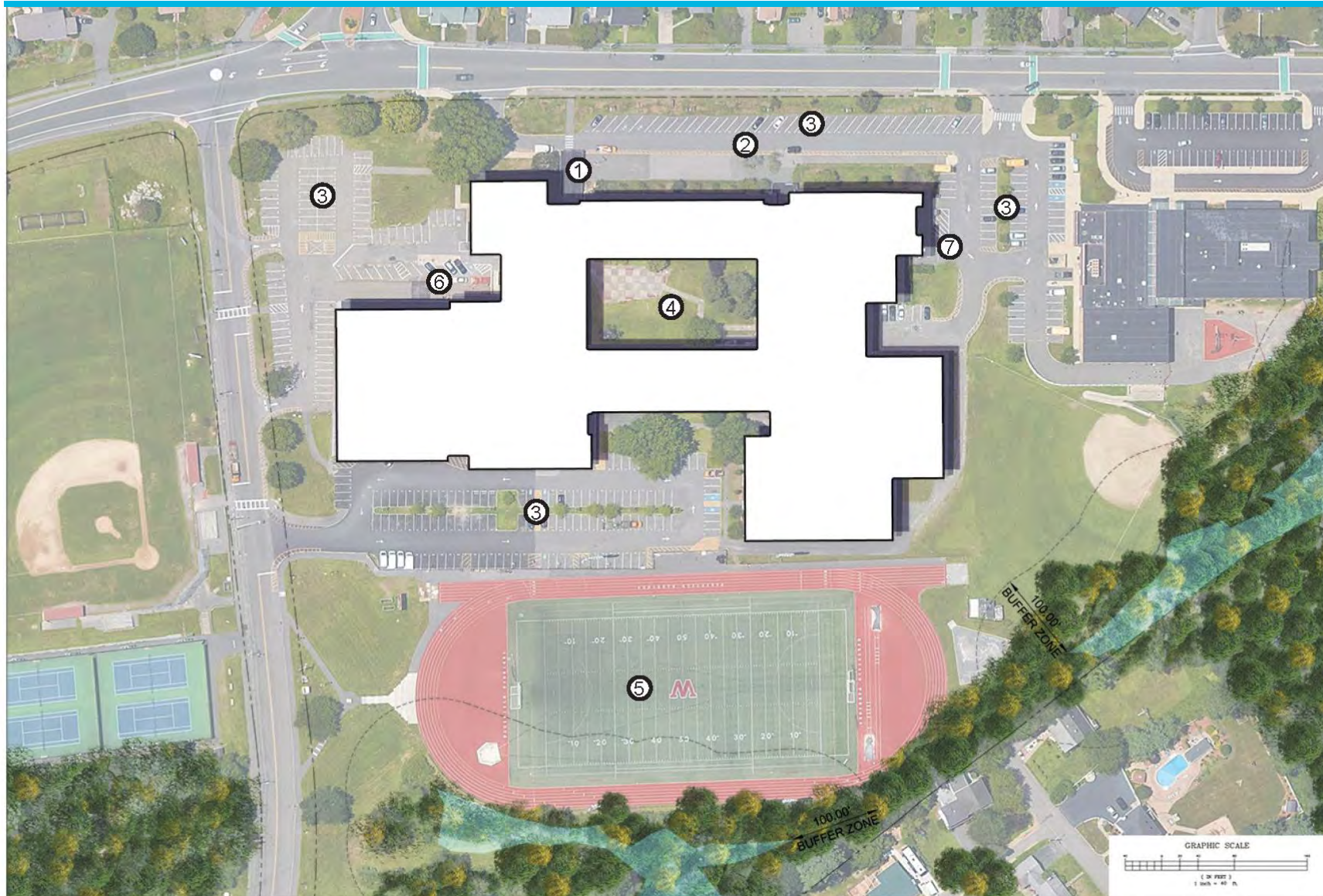


# Option 1 - Code Upgrade

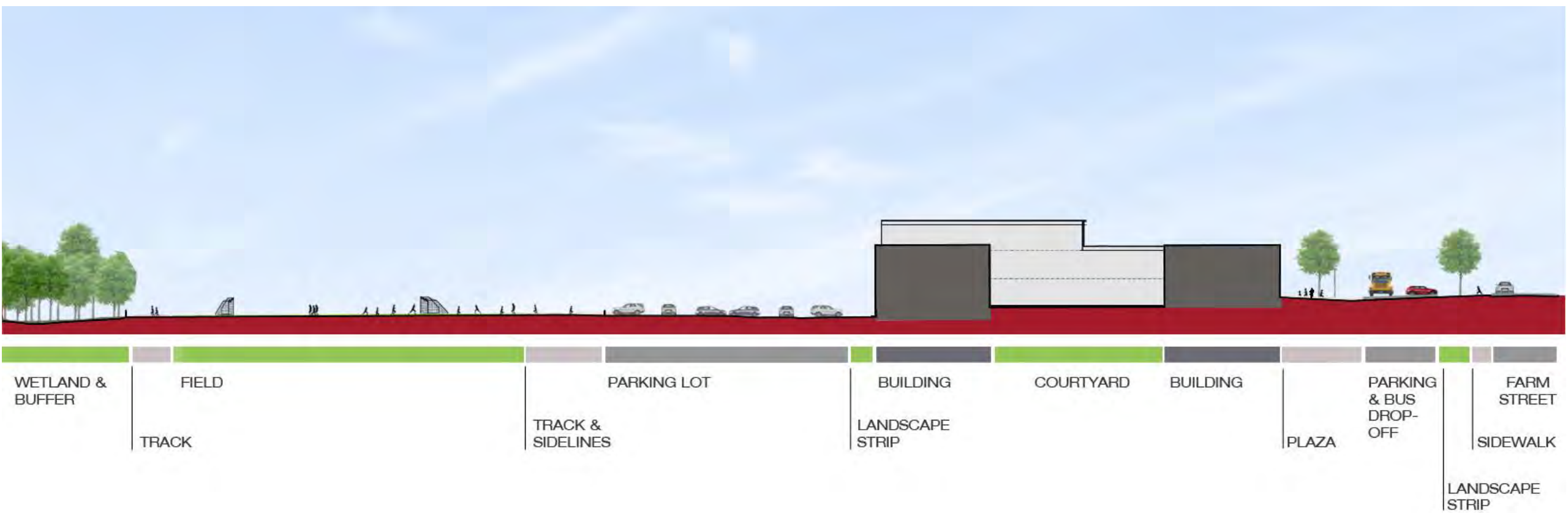


## LEGEND

- ① MAIN ENTRANCE
- ② PICKUP AND DROP OFF
- ③ PARKING
- ④ COURTYARD
- ⑤ BEASLEY OVAL
- ⑥ WETLAND AREA
- ⑦ LOADING DOCK

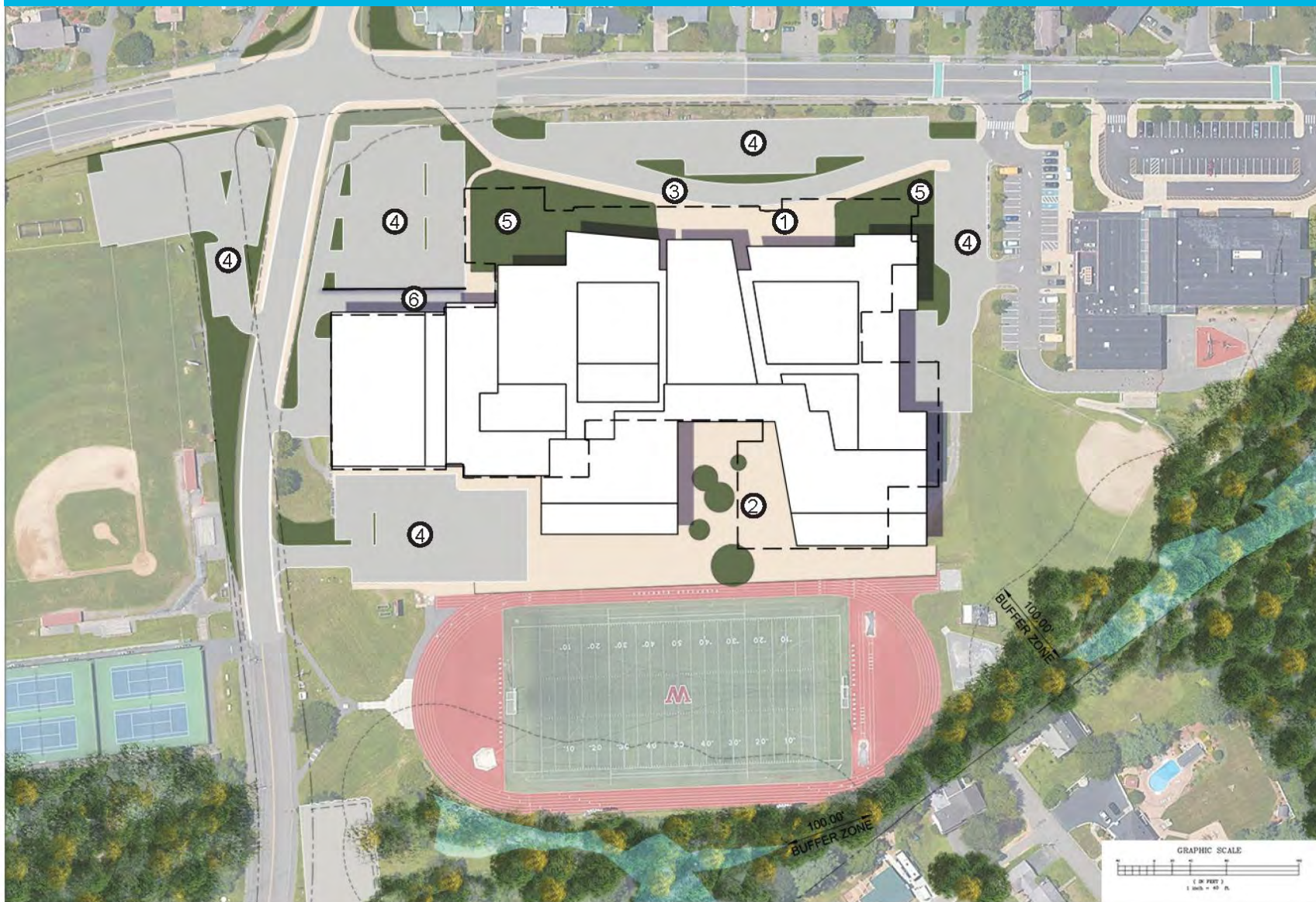


# Existing Site Section





# Option 2 – Addition and Renovation



## LEGEND

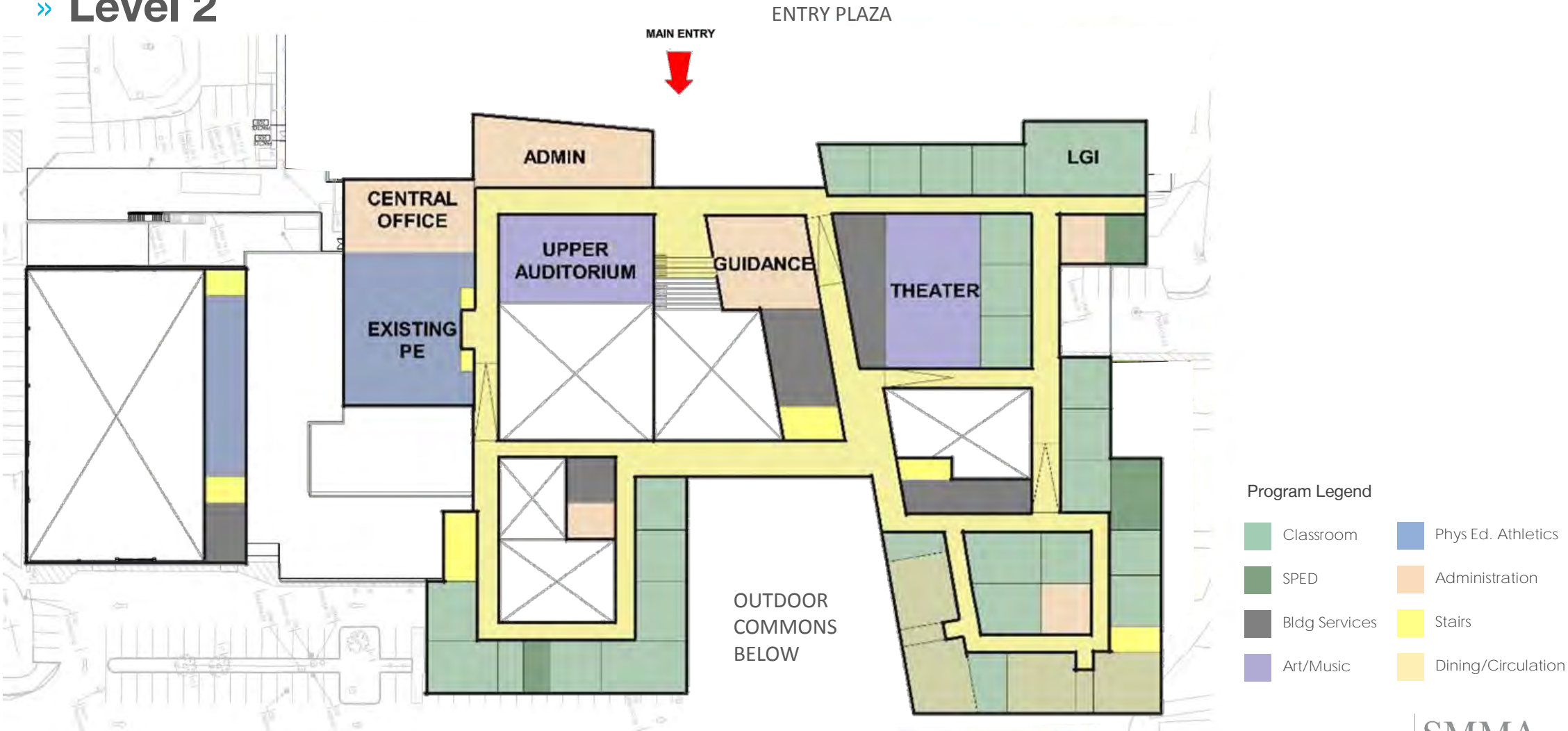
- ① ENTRANCE PLAZA
- ② OUTDOOR COMMONS
- ③ PICKUP AND DROP OFF
- ④ PARKING
- ⑤ GREEN SPACE
- ⑥ RAMP





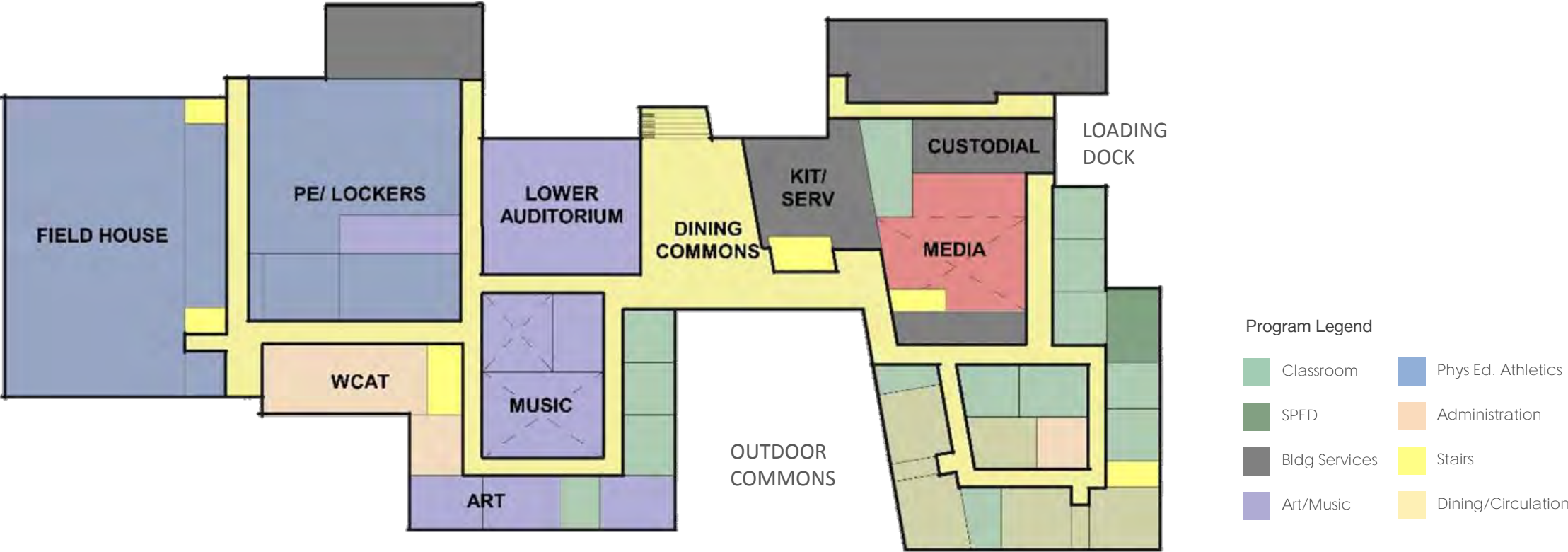
Option 2 – Plan

» Level 2



# Option 2 – Plan

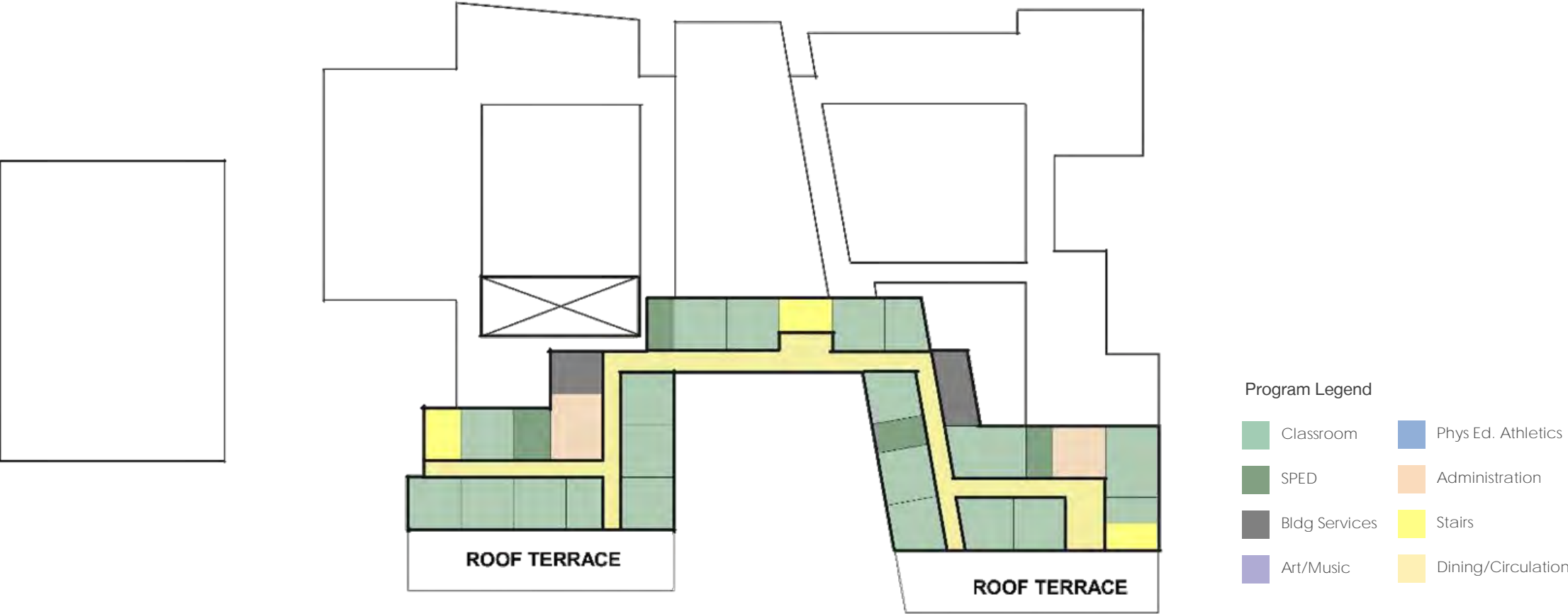
## » Level 1



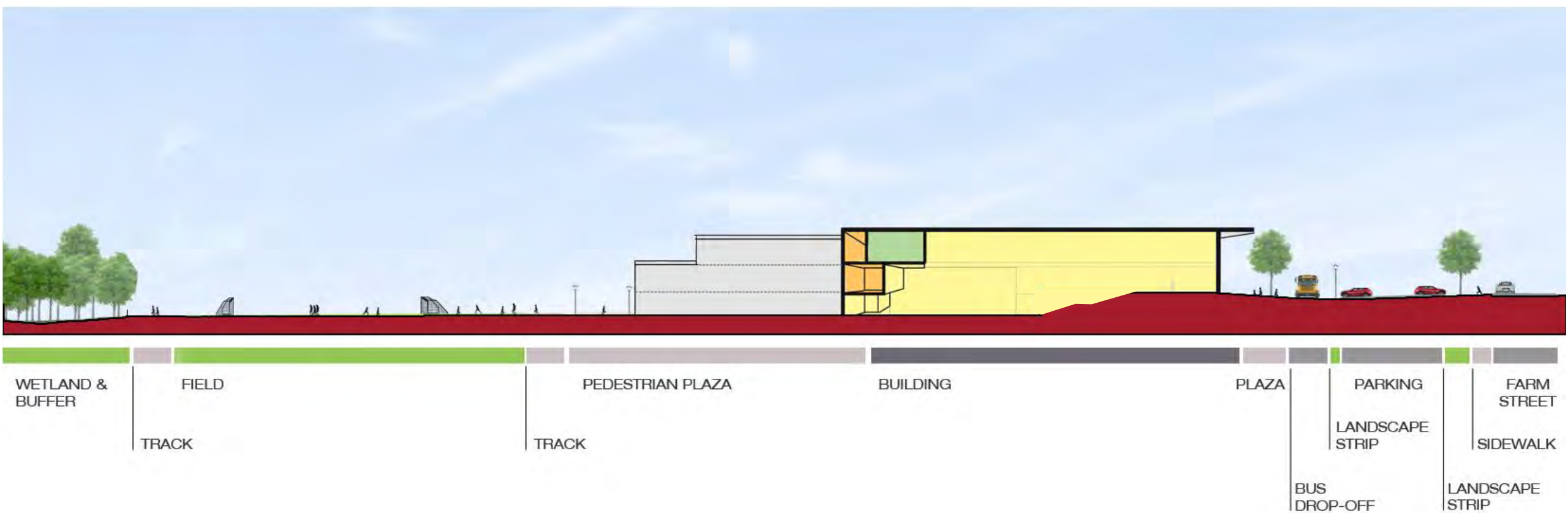


# Option 2 – Plan

## » Level 3



# Option 2 – Addition and Renovation - Section





# WAKEFIELD MEMORIAL HIGH SCHOOL

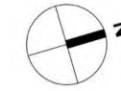
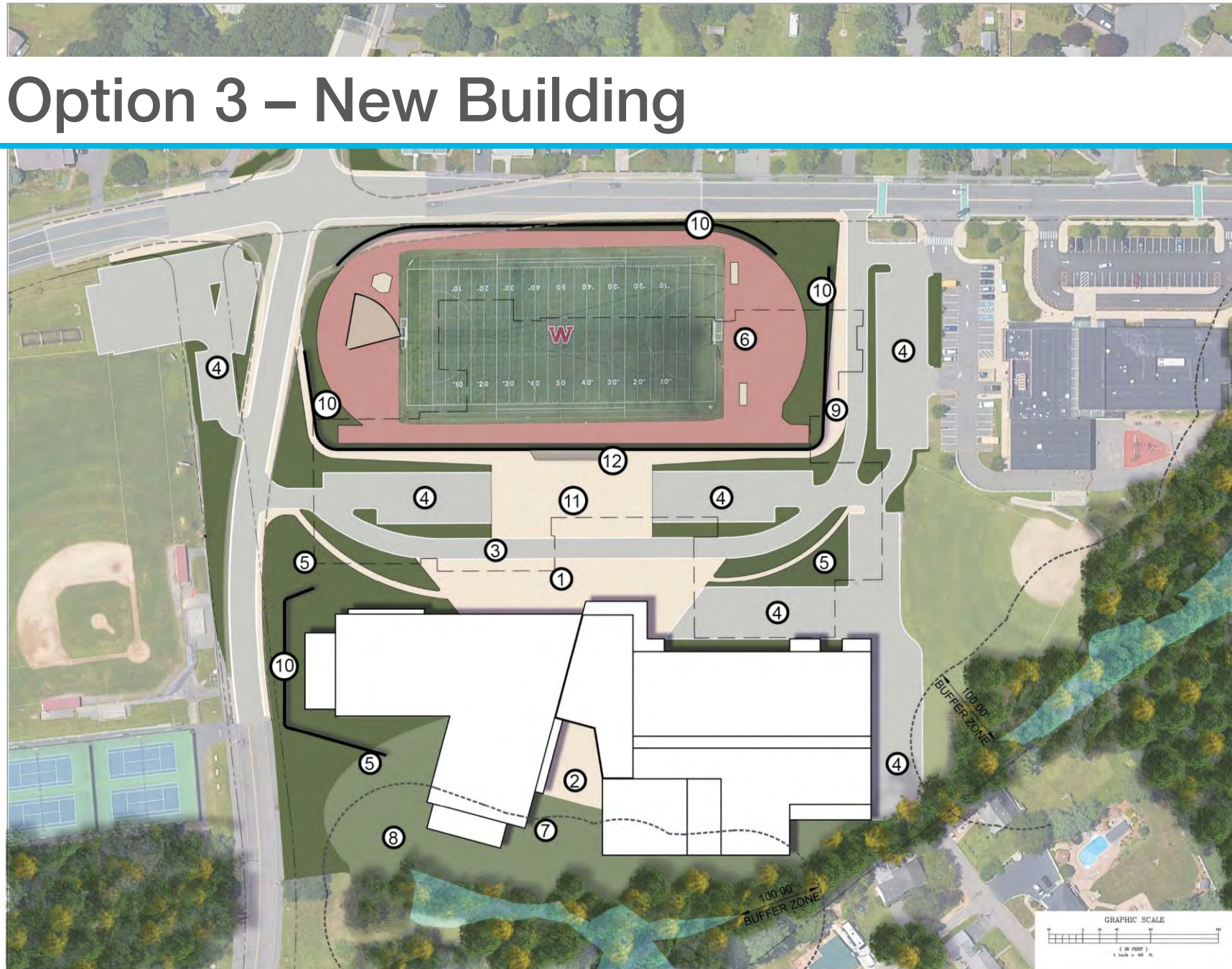
## Option 2 – Massing Views

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# Option 3 – New Building

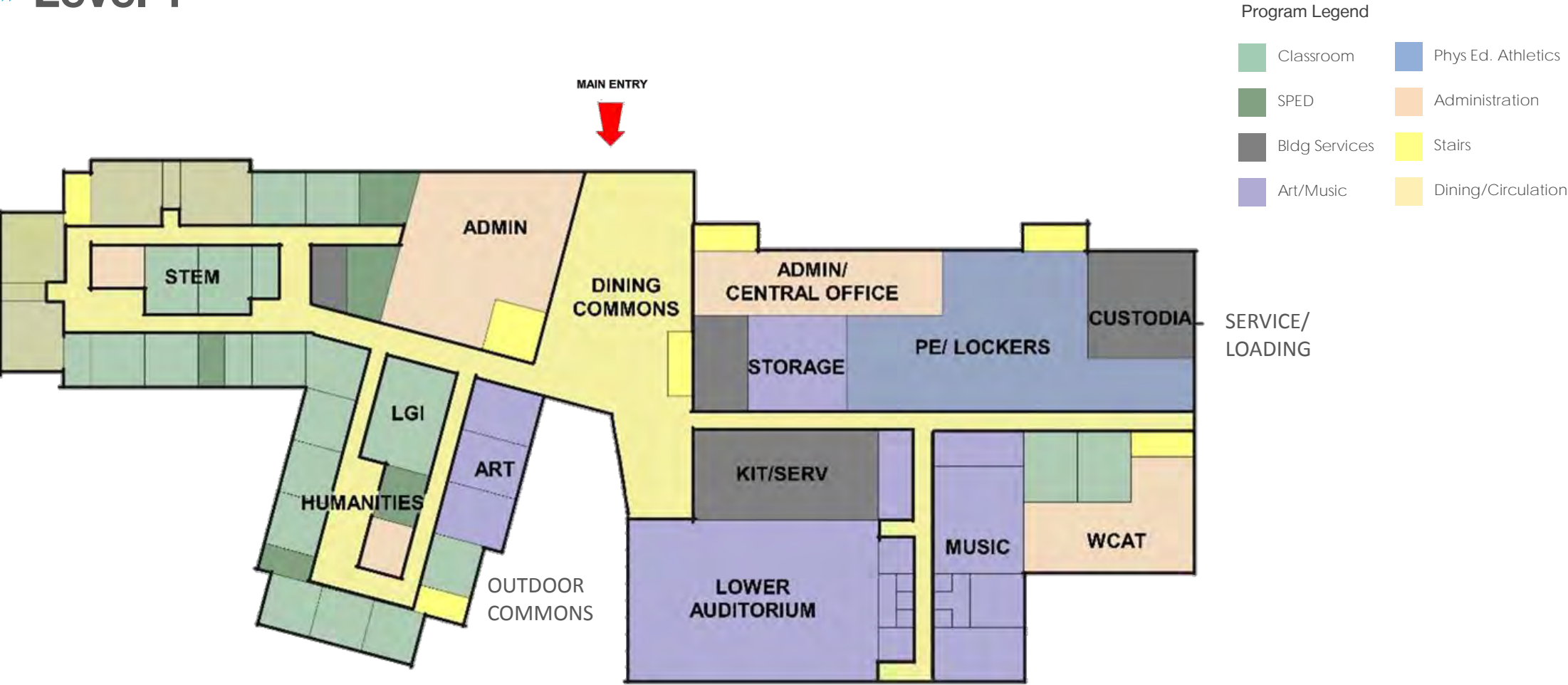


## LEGEND

- ① ENTRANCE PLAZA
- ② OUTDOOR COMMONS
- ③ PICKUP AND DROP OFF
- ④ PARKING
- ⑤ GREEN SPACE
- ⑥ TRACK AND FIELD
- ⑦ OUTDOOR CLASSROOM
- ⑧ WETLAND BUFFER
- ⑨ PEDESTRIAN SPACES
- ⑩ RETAINING WALL
- ⑪ ENTRY COMMONS
- ⑫ TERRACE | LEARNING STAIRS

# Option 3 – Plan

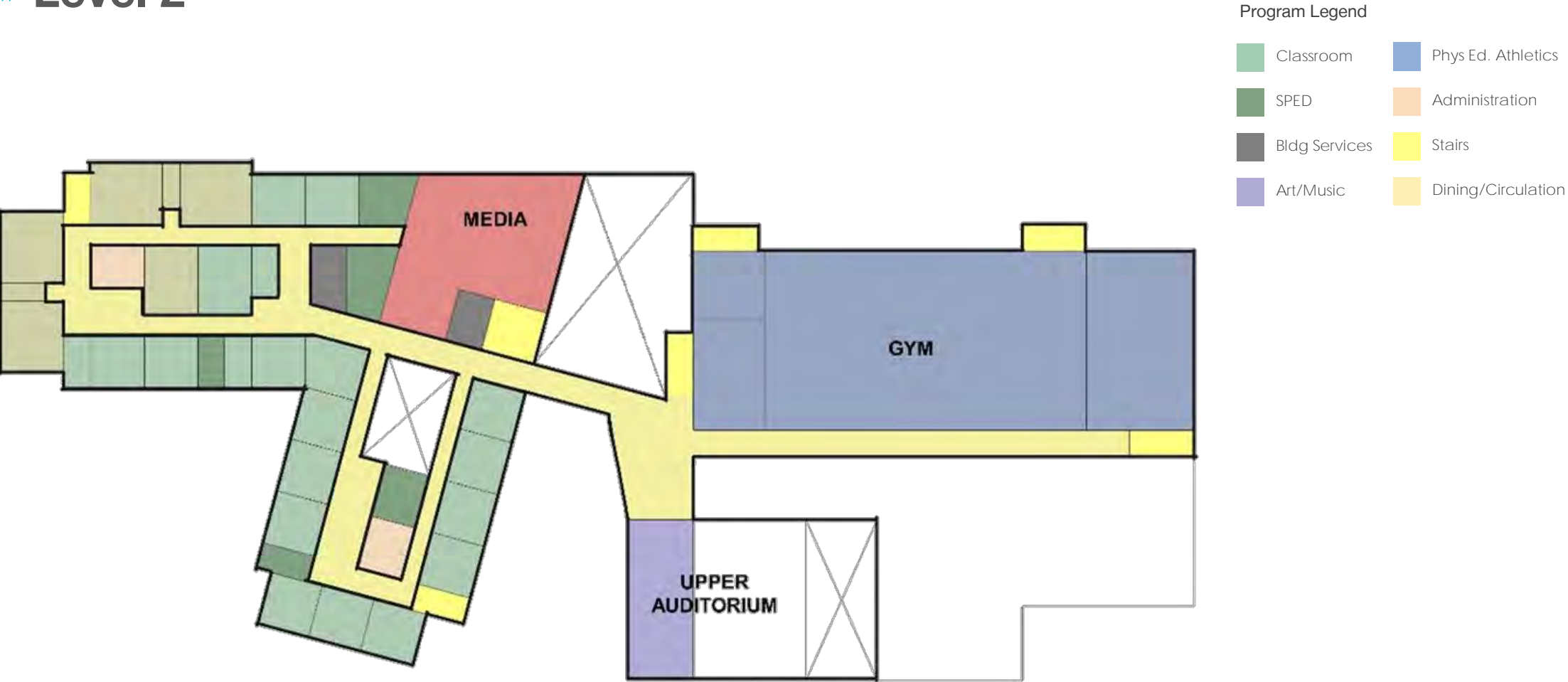
## » Level 1





# Option 3 – Plan

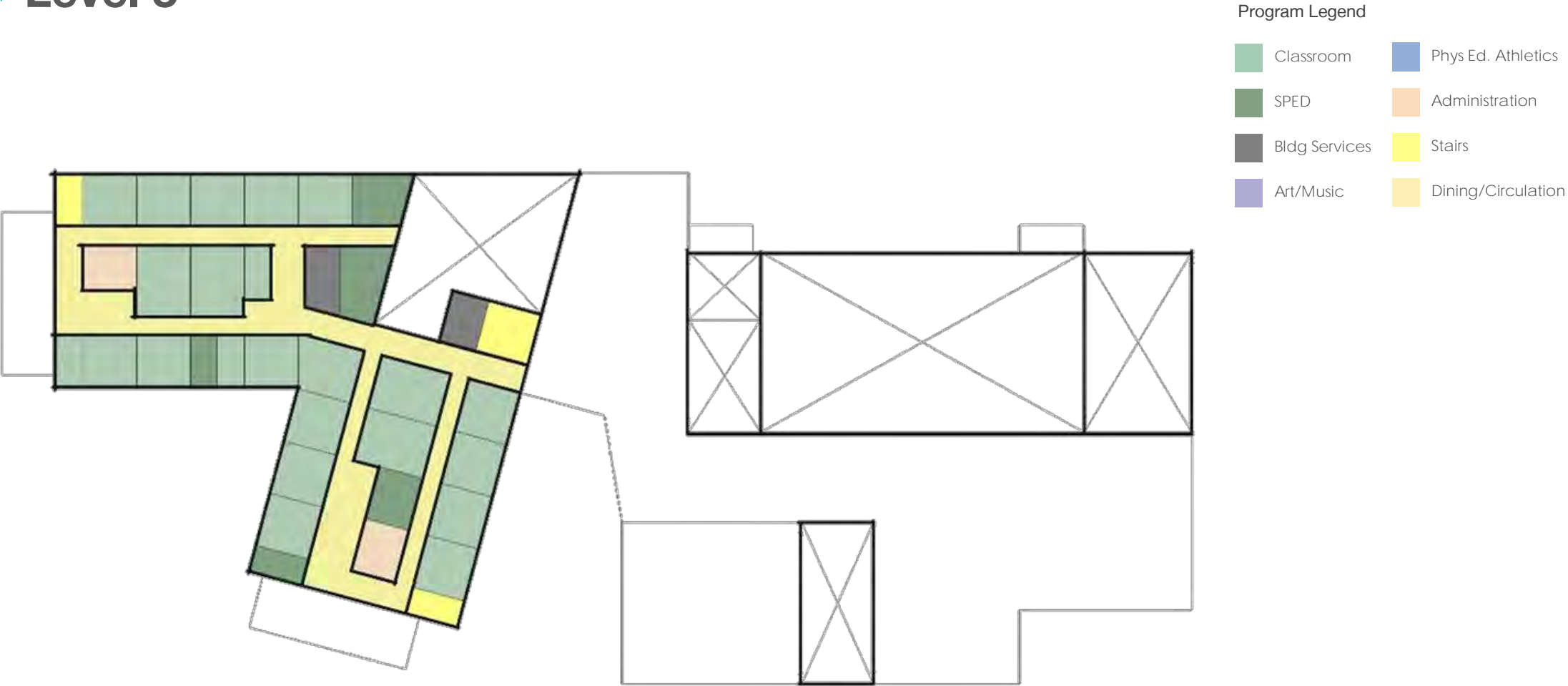
## » Level 2



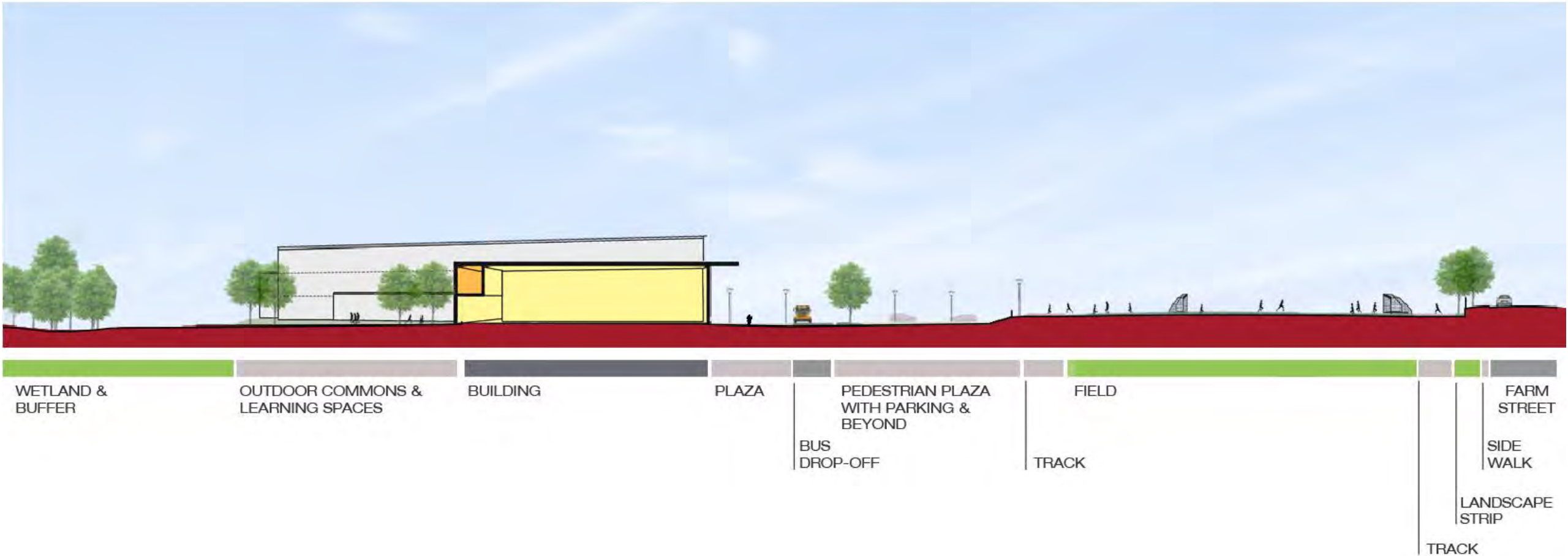


# Option 3 – Plan

## » Level 3



# Option 3 – New Construction Section

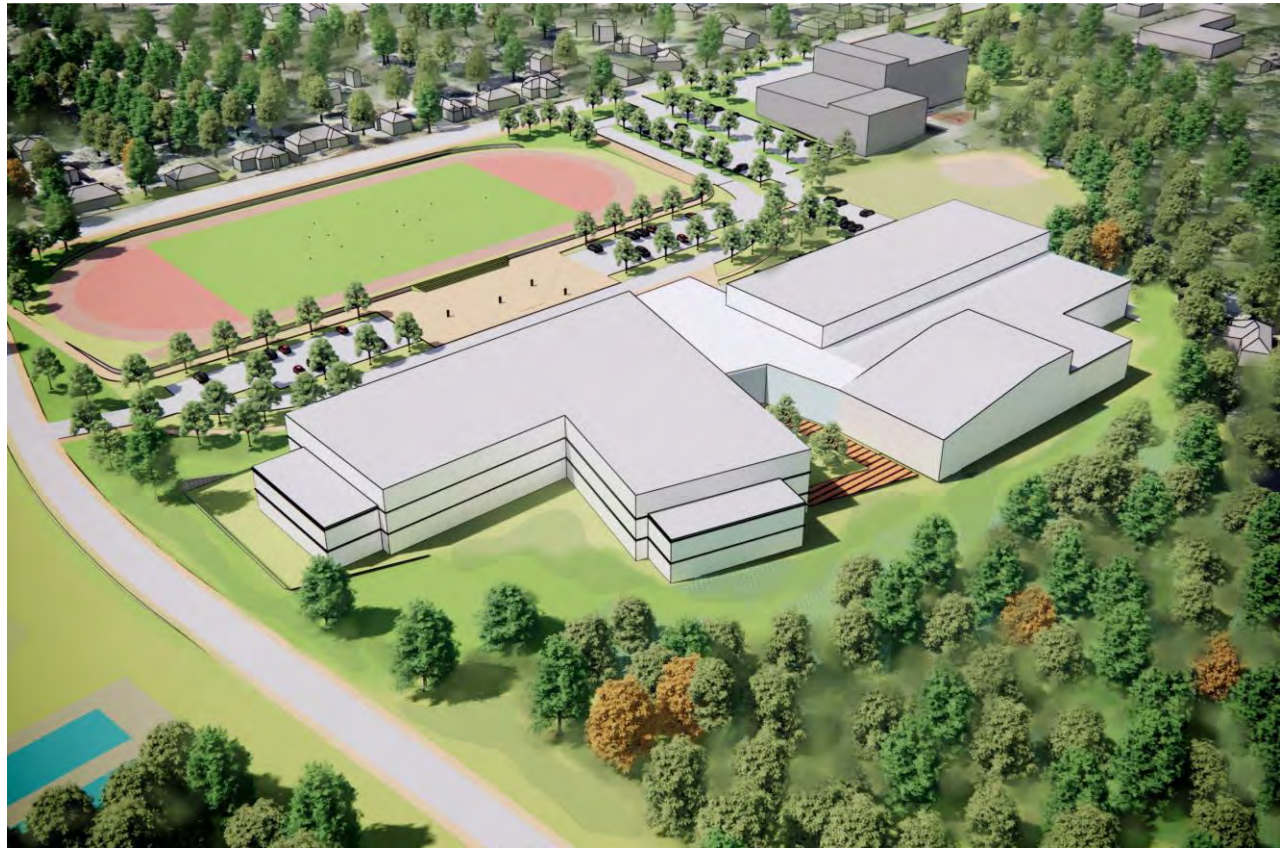




WAKEFIELD MEMORIAL HIGH SCHOOL

# Option 3 – Massing Views

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WAKEFIELD MEMORIAL HIGH SCHOOL  
Thank You!

