



TOWN OF WAKEFIELD

PERMANENT BUILDING COMMITTEE

NOTICE OF MEETING

April 28th, 2022 | 7:00 p.m.

Via Zoom: <https://us06web.zoom.us/j/83329437861?pwd=alAxZmhyeHg3cVNfb0gxQ281ZGQ0QT09>

Consistent with the Governor's orders extending certain provisions of the Open Meeting Law, every effort will be made to allow the public to view and/or listen to the meeting in real time. If you do not have a camera or microphone on your computer you may use the following dial in number: 1-301-715-8592 Meeting ID 833 2943 7861 Passcode 558181. 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. In compliance with the Americans with Disability Act, this location is accessible to people with disabilities, Wakefield provides reasonable accommodations and/or language assistance free of charge upon request. If you are a person with a disability and require information or materials in an alternate format, or if you require any other accommodation, please contact the Town's Disability Coordinator, William Renault-Town Engineer at 781-246-6308 as far in advance of the event as possible. Every effort will be made to grant your request. Advance notification will enable the Town to make reasonable arrangements to remove an accessibility barrier for you.

AGENDA

Item 1 | Public Participation

Item 2 | Wakefield Public Safety Building

2.1 Administrative Actions

2.1.1 Review and Approval of Previous Meeting Minutes

2.1.2 Construction Change Order #3 Approval

2.2 Procurement Update

2.2.1 Furniture Proposal Approval

2.2.2 Dispatch Equipment Approval

2.3 Construction Update

2.3.1 Construction Progress

2.3.2 Look-Ahead Schedule

Item 3 | Wakefield Memorial High School

3.1 Administrative Actions

3.1.1 Review and Approval of Previous Meeting Minutes

3.1.2 Designer Contract Amendment No. 1 and Budget Revision Request No. 3

3.2 Review of Feedback from Public Forum #6

3.3 Review of PSR Submission

3.3.1 Approval to Submit PSR to MSBA





TOWN OF WAKEFIELD

PERMANENT BUILDING COMMITTEE

AGENDA

April 28th, 2022 | 7:00 p.m.

(continued)

3.1 Design Update

3.1.1 Hemlock Road Re-Alignment

3.1.2 Permitting

Item 4 | Matters Not Anticipated for Agenda

Item 5 | Adjournment



WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #20
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Date:	Thursday April 28, 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)	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)	✓
Tim O'Brien	Facilities Director (Non-Voting)	x
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)	x
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)	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)	✓
Robert Arcari	Community Member (Non-Voting)	x
Dylan Forester	Community Member (Non-Voting)	x
Christopher Sallade	Community Member (Non-Voting)	✓
Sandra Clarey	Community Member (Non-Voting)	✓
Eric Hubert	Community Member (Non-Voting)	✓
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)	✓
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	✓
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	✓

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 04/07/22 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 \$106,488.25 for the Wakefield Memorial High School Project were presented for review and approval.

1) Leftfield LLC Invoice #12 dated 04/30/22 in the amount of \$30,580.00 was billed as follows.

- a. Leftfield LLC Invoice #12 dated 04/30/22 in the amount of \$22,000.00 for Basic Services.
- b. Leftfield LLC Invoice #12 dated 04/30/22 in the amount of \$8,580.00 for PSR Cost Estimate
 - i. A.M. Fogarty Invoice #22026 dated 03/31/22 in the amount of \$7,800 for PSR Cost Estimate plus Leftfield's 10% management fee of \$780.00.

2) SMMA Invoice #56793 dated 4/27/22 in the amount of \$75,908.25 which was billed as follows:

- a. SMMA Invoice #56793 dated 4/27/22 in the amount of \$71,500.00 for Basic Services.
- b. SMMA Invoice #56793 dated 4/27/22 in the amount of \$4,408.25 for Environmental & Site.

Charles Tarbell made a motion to approve Leftfield LLC Invoice #12 dated 04/30/22 in the amount of \$30,580.00 as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Charles Tarbell made a motion to approve Invoice #56793 dated 4/27/22 in the amount of \$75,908.25 as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

C. Review of Designer Contract Amendment No. 1 & Budget Revision Request No. 3

Leftfield presented Designer Contract Amendment No. 1 for Additional Geo-Environmental – Phase II. the Phase I Environmental Site Assessment performed at the existing Wakefield Memorial High School by ADS Environmental Engineering, LLC, resulted in a recommendation for a Phase II investigation in areas where underground fuel oil storage tanks exist or previously existed. The proposed fee is \$57,530.00 includes a 10% SMMA management fee. ADS has assembled a scope of services generally described as follows:

- Utilize Ground Penetrating Radar (GPR) to locate tanks
- Conduct geoprobe explorations in areas of the tanks
- Install up to 6 groundwater monitoring wells
- Field screening and analytical lab testing of soils and water
- Pre-characterization of on-site soils
- Radon testing in the lower level of the school to assess risk of radon on the property
- Observation and collection of soils from test pits and borings conducted by Lahlaf, our geotechnical engineer
- Field screening and analytical testing of soils in areas to be explored by Lahlaf

Charles Tarbell made a motion to approve Designer Contract Amendment No. 1 in the amount of \$57,530.00 and the associated Budget Revision Request No. 3, as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

4. 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 Designer Contract Amendment No. 1, Budget Revision Request No.3 and the April invoices were included in the Project Budget to indicate their impact on the budget. The Project has committed 82% of the Feasibility Study Budget to date and has expended 40%.

LS continued by reviewing the current PSR Schedule:

- 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

5. Feedback from Community Forum #6

Community Forum #6, held on April 27, 2022 and was well attended by members of the public with good public participation. The Project Team received many questions at the meeting. LF gave a presentation on the current volatility in construction escalation. Topics presented at the community forum Preferred Schematic Design, Preliminary Pricing, and Preferred Schematic Report Submission.

6. Design Update

SMMA reviewed potential redesigns for Hemlock Road. The proposed changes would Hemlock Road. with Nahant Street to improve traffic at that intersection. Hemlock Road is under the jurisdiction of the Department of Conservation and Recreation (DCR). This would trigger a land swap between DCR and the Town of Wakefield, which would require an act by the legislature. It could also trigger a lengthy review with state agencies (MEPA review) and could potentially delay the existing schedule of the project. Separating the realignment project from the School Project was discussed. SMMA stated that current state regulations could make that action difficult. After a brief discussion, it was decided that the best course of action was the refer the matter to Thomas Mullen, Wakefield Town Council, to determine next steps for the project and the town regarding realignment of Hemlock Road. JB asked for a vote from the PBC/SBC.

Charles Tarbell made a motion to refer all legal matters regarding the realignment of Hemlock Road to Wakefield Town Council. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

7. Cost Estimate Update

LF reviewed 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 reviewed estimated project reimbursements from the MSBA. The Project base reimbursement is 49.94%. LF stated that the project is expected receive 3.5% incentive points giving the project a total anticipated reimbursement of 53.44% LF reiterated that is it hard to pinpoint the exact reimbursement that project will receive to the MSBA because of the numerous individual category caps. Factoring in individual category caps, LF anticipates that the project effective reimbursement is 26.16%. The effective reimbursement rate would result in an estimated \$57 million MSBA grant to the Town of Wakefield based on a total project budget of \$208 million (excluding contingencies). This would mean the estimated town share for the project is \$163 million. The tax impact on an estimated town share of \$163 million is \$1.56/\$1,000. Cost per \$1,000 of assessed residential property value is based on a Level Debt Service for a 30-year bond.

8. Motion to Approve Submission of the Preferred Schematic Report

Charles Tarbell made a motion to approve selection of Submission of the Preferred Schematic Report to the Massachusetts School Building Authority (MSBA) as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

9. Next Permanent Building Committee/School Building Committee Meeting will be held on May 12, 2022

Attachments:

- LeftField Community Forum #6 Presentation 04/27/22
- LeftField Presentation 04/28/22
- SMMA Presentation 04/28/22

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee
School Building Committee
Meeting
April 28, 2022



WAKEFIELD MEMORIAL HIGH SCHOOL

AGENDA:

1. Administrative Actions

- Review of April 7, 2022 Permanent Building Committee/School Building Committee Meeting Minutes
- Review of April 2022 Invoices
- Review of Designer Contract Amendment No. 1 and Budget Revision Request No. 3
- Review of Project Budget
- Review of Feedback from Public Forum #6

2. Preferred Schematic Report Review

- Review of PSR Content, Project Costs and Tax Impact

3. Design Update

- Hemlock Road Re-Alignment
- Permitting

4. Project Schedule Review

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of April 7, 2022 Permanent Building Committee/School Building Committee Meeting Minutes



WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	
Date:	Thursday April 07, 2022
Location:	Virtual "Zoom" Meeting
Time:	7:00 pm
Prepared BY:	Timothy Baker – Leftfield PM
Name	
Joseph Conway	Director of Public Works
Julie Smith Galvin	Town Council
Stephen P. Maio	Town Administrator
Thomas Markham	School Committee Member
Kevin Piscadolo	School Committee Member
Dr. Doug Lyons	Superintendent of Schools
Tim O'Brien	Facilities Director
Joseph B. Bertrand	Permanent Building Committee, Chair
Timothy Demers	Permanent Building Committee
Charles L. Tarbell	Permanent Building Committee, Secretary
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
Wayne Hardacker	Permanent Building Committee
Amy McLeod	Wakefield Memorial High School Principal
Joseph Mullaney	Wakefield Memorial High School Asst. Principal
James Sullivan	Finance Committee
Ian McKinnon	Community Member
Jeffrey Cohen	Community Member
Elizabeth Martin	Community Member
Ray Thompson	Community Member
Eric Lambiaso	Community Member
Thomas Stapleton	Community Member
Robert Arcari	Community Member
Dylan Forester	Community Member
Christopher Sallade	Community Member
Sandra Clarey	Community Member
Eric Hubert	Community Member
Christine Bufagna	Community Member
Jonathan Chines	Community Member
Kim Hartman	Community Member
Greg Liakos	Community Member
William Karvouniaris	Community Member
Kevin Pskadilo	Community Member
Robin Greenberg	Community Member
Tom Purcell	Community Member
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

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 Meeting 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 service
 - b. SMMA Invoice #56609 dated 3/07/22 in the amount of \$15,400.00 for Environment

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 party cost estimates and cost reconciliation for the Wakefield Memorial High School project

estimates will be provided at Preferred Schematic and Schematic Design phases. The project was performed by A. M. Fogarty & Associates, Inc. as a subconsultant to Leftfield per their proposal dated February 14, 2022. The total for OPM Contract Amendment No. 1 is \$26,730.00 and is composed of A. M. Fogarty & Associates, Inc. fee of \$24,300.00 for PSR and Schematic Design 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 the project are to be invoiced on a lump sum basis, plus 10%, as specified in Article 10, Paragraph 10.1, approval, Leftfield will submit both OPM Contract Amendment No.1 and Budget Revision Request No. 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 the Project Manager on Wakefield Memorial High School Project. Tim Baker introduced himself to the committee and stated that he has submitted a formal staff change letter to the Town. Upon approval of the PBC/SBC will send a formal notification letter indicating their approval of the staffing change to the MSBA requesting MSBA's approval.

Charles Tarbell made a motion to approve Leftfield's revised staffing plan as presented by Lynn Stapleton. 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, March invoices were included in the Project Budget to indicate their impact on the budget. The project is 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 Design
 - 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 is a comparative exercise to assist the committee in evaluating which option to move forward with in design. LF continued by stating that project soft costs 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

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of April 2022 Invoices

INVOICES						
ProPay Code	Budget Category	Vendor	Invoice #	Date	Amount	Balance After Invoice
0001-0000	OPM Feasibility Study	LeftField	12	04/30/22	\$ 30,580.00	\$ 165,150.00
0002-0000	A&E Feasibility Study	SMMA	0056793	04/27/22	\$ 71,500.00	\$ 504,000.00
0003-0000	Environmental & Site	SMMA	0056793	04/27/22	\$ 4,408.25	\$ 171,611.72
					\$ 106,488.25	

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of Designer Contract Amendment No. 1 & Budget Revision Request No. 3

The Phase I Environmental Site Assessment performed at the existing Wakefield Memorial High School by ADS Environmental Engineering, LLC, resulted in a recommendation for a Phase II investigation in areas where underground fuel oil storage tanks exist or previously existed. ADS has assembled a scope of services generally described as follows:

- Utilize Ground Penetrating Radar (GPR) to locate tanks
- Conduct geoprobe explorations in areas of the tanks
- Install up to 6 groundwater monitoring wells
- Field screening and analytical lab testing of soils and water
- Pre-characterization of on-site soils

Additionally, ADS's scope includes:

- Radon testing in the lower level of the school to assess risk of radon on the property
- Observation and collection of soils from test pits and borings conducted by Lahlaf, our geotechnical engineer
- Field screening and analytical testing of soils in areas to be explored by Lahlaf

The proposed cost inclusive of SMMA's 1.1 mark-up is \$57,530.00

We would hope to schedule this work as well as Lahlaf's planned geotechnical test pits and borings early in the Schematic Design phase.

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of Designer Contract Amendment No. 1 & Budget Revision Request No. 3

RE: Feasibility Study Agreement (FSA) Budget Revision Request, NUMBER: 3

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	0003-0000	A/E Environmental & Site	\$57,530	To fund Phase II ESA costs required in SD for UST	\$361,096	

Wakefield Memorial High School

2. Budget Update

Review of Project Budget

Wakefield Memorial High School - Wakefield, MA										April 30, 2022	
Total Project Budget Status Report											
ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmt'd 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%	\$ 236,580	59%	\$ 165,150	*FSA 1, 2	
0002-0000	A&E Feasibility Study/Schematic Design	\$ 1,300,000	\$ (345,000)	\$ 955,000	\$ 955,000	100%	\$ 451,000	47%	\$ 504,000	*FSA 1	
0003-0000	Environmental & Site	\$ 200,000	\$ 81,166	\$ 281,166	\$ 281,166	100%	\$ 109,554	39%	\$ 171,612	*FSA 1, 3	
0004-0000	Other	\$ 100,000	\$ 262,104	\$ 362,104	\$ 1,008	0.3%	\$ 1,008	0.3%	\$ 361,096	*FSA 1, 2, 3	
SUB-TOTAL		\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,638,904	82%	\$ 798,142	40%	\$ 1,201,858		
TOTAL PROJECT BUDGET		\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,638,904	82%	\$ 798,142	40%	\$ 1,201,858		
FUNDING SOURCES											
		Max w/ Conting.	Max w/o Conting.								
Maximum State Share		\$ 1,591,600	\$ 1,591,600	Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate			
Local Share *		\$ 408,400	\$ 408,400								
SUB-TOTAL		\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	79.58%			
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					
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, 2021									
FSA BRR #1 02	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 03	4/7/2022	Transfer \$26,730.00 from Other Contingency to OPM Feasibility Study/Schematic Design for cost estimating services (OPM Contract Amendment No. 1). Circulating for Town Signatures									
FSA BRR #3 04	4/28/2022	Transfer \$57,530.00 from Other Contingency to Environmental & Site for Phase II EAS Services (A/E Contract Amendment No. 1). Circulating for Town Signatures									

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Feedback from Public Forum #6



WAKEFIELD MEMORIAL HIGH SCHOOL

2. Preferred Schematic Report Review

Review of PSR Content, Project Costs and Tax Impact

Table of Contents

3.3.1 Introduction

- 1. Overview of Process since PDP Submission
- 2. Summary of Updated Project Schedule
- 3. Summary of Final Evaluations of Existing Conditions
- 4. Summary of Final Evaluation of Alternatives
- 5. Summary of District's Preferred Solution
- 6. MSBA PDP Review and District Response

3.3.2 Evaluation of Existing Conditions

- 1. Updates to the Existing Conditions Evaluation

3.3.3 Final Evaluation of Alternatives

- 1. Alternative 1: Code Upgrade
 - a. Site Analysis
 - b. Evaluation of Potential Student Impacts
 - c. Conceptual Architectural and Site Drawings
 - d. Outline of Major Structural Systems
 - e. Source, Capacities and Method of Obtaining Utilities
 - f. Narrative of Major MEPFP Systems
 - g. Proposed Total Project Budget and Cost Estimate
 - h. Permitting Requirements
 - i. Proposed Schedule Including Phasing
- 2. Alternative 2: Renovation / Addition
 - a. Site Analysis
 - b. Evaluation of Potential Student Impacts
 - c. Conceptual Architectural and Site Drawings
 - d. Outline of Major Structural Systems
 - e. Source, Capacities and Method of Obtaining Utilities
 - f. Narrative of Major MEPFP Systems
 - g. Proposed Total Project Budget and Cost Estimate
 - h. Permitting Requirements
 - i. Proposed Schedule Including Phasing

3. Alternative 3: New Construction

- a. Site Analysis
- b. Evaluation of Potential Student Impacts
- c. Conceptual Architectural and Site Drawings
- d. Outline of Major Structural Systems
- e. Source, Capacities and Method of Obtaining Utilities
- f. Narrative of Major MEPFP Systems
- g. Proposed Total Project Budget and Cost Estimate
- h. Permitting Requirements
- i. Proposed Schedule Including Phasing

4. Comparison of Options (Table 1 Summary of Preliminary Design Pricing)

3.3.4 Preferred Solution

- 1. Summary of Preferred Alternative
- 2. Educational Program
- 3. Preferred Solution Space Summary
- 4. Variations from PDP Initial Space Summary MSBA Review Comments
- 5. Sustainability Documents
- 6. Building Plans
- 7. Site Plans
- 8. Budget
 - a. Estimated Total Construction Cost
 - b. Estimated Total Project Cost
 - c. Estimated Funding Capacity
 - d. List of Other Municipal Projects Currently Planned or in Progress
 - e. District's Not-to-Exceed Total Project Budget
 - f. Description of the Local Process for Authorization and Funding
 - g. Estimated Impact to Local Property Tax
- 9. Budget Statement
- 10. Project Schedule

3.3.5 Local Actions and Approvals

- 1. Local Action and Approval Certification
- 2. Certified School Building Committee and School Committee Meeting Minutes
- 3. Public Meeting Dates, Agendas and Content

3.3.6 Appendix

- A. Educational Program (Track Change Response)
- B. PDP Review Comments Response





SMMA

Preferred Schematic Report for:

Wakefield Memorial High School

Wakefield, Massachusetts

April 21, 2022

DRAFT

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Preferred Schematic Report Review

Review of PSR Content, Project Costs and Tax Impact

MSBA Share of Costs: \$57 Million

Town Share of Costs: \$163 Million

Total Project Costs: \$220 Million

Tax Impact on Town Share of \$163M: \$1.56 / \$1,000

(Cost per \$1,000 of assessed residential property value based on a Level Debt Service for a 30-year bond)

WAKEFIELD MEMORIAL HIGH SCHOOL

3. Design Update

SMMA Presentation - None

WAKEFIELD MEMORIAL HIGH SCHOOL

4. Project Schedule Review



WAKEFIELD MEMORIAL HIGH SCHOOL

MEETING SCHEDULE & AGENDA

April 28, 2022

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 Review Public Forum Presentation
Permanent Building Committee/ School Building Committee	04/28/22	7:00PM	Virtual ZOOM Meeting	Review Feedback from Public Forum #6 APPROVE PSR SUBMISSION TO MSBA

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