

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #24
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Date:	Tuesday August 11, 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)	x
Tim O'Brien	Facilities Director (Non-Voting)	✓
Joseph B. Bertrand	Permanent Building Committee, Chair (Voting)	✓
Timothy Demers	Permanent Building Committee (Voting)	x
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)	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)	✓
Eric Lambiaso	Community Member (Non-Voting)	✓
Thomas Stapleton	Community Member (Non-Voting)	x
Robert Arcari	Community Member (Non-Voting)	x
Dylan Forester	Community Member (Non-Voting)	x
Christopher Sallade	Community Member (Non-Voting)	✓
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)	✓
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
Andy Bray	Community Member (Non-Voting)	x
Greg Williamson	Community Member (Non-Voting)	✓
Tom Stapleton	Community Member (Non-Voting)	x
Mike Boudreau	Community Member (Non-Voting)	✓

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	✓
Laura Monies	SMMA	✓
Frank Hayes	Bond Construction	✓
David Capaldo	Bond Construction	✓
Jerry Hammersley	Bond Construction	✓
Dario Santiago	Bond Construction	✓
Mark Sardella	Wakefield Daily Item	✗

1. Meeting called to order at approximately 7:02PM. A quorum was present.

2. Public Participation

There was no public participation.

3. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 08/02/22 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

Three (3) invoices in the total amount of \$215,041.42 for the Wakefield Memorial High School Project were presented for review and approval.

- 1) Leftfield LLC Invoice #15 dated 08/09/22 in the amount of \$22,000.00 for Basic Services.
- 2) SMMA Invoice #57710 dated 8/09/22 in the amount of \$154,000.00 for Basic Services.
- 3) SMMA Invoice #57710 dated 8/09/22 in the amount of \$39,041.42 for A&E Environmental & Site Consultants.

Charles Tarbell made a motion to approve Leftfield LLC Invoice #15 dated 08/09/22 in the amount of \$22,000.00 for Basic Services as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Charles Tarbell made a motion to approve SMMA Invoice #57710 dated 8/09/22 in the amount of \$154,000.00 for Basic Services as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Charles Tarbell made a motion to approve SMMA Invoice #57710 dated 8/09/22 in the amount of \$39,041.42 for A&E Environmental & Site Consultants as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

C. Review and Approval of Designer Contract Amendment No. 2

Designer Contract Amendment No. 2 consists of the following additional services.

- Hydrant Flow Test (John Hoadley) - \$2,225.00
- Added Geotechnical (LGCI) - \$50,369.00

Designer Contract Amendment No. 2 Total: - \$52,624.00

Requires a budget transfer to from the Other Contingency leaving a balance of \$309,480

CT inquired as to the reasons behind the need for additional borings on site. EP from SMMA stated that based on the results of test pits and soil borings already performed in the area of the new building, SMMA along with the project's Geotechnical Engineer after reviewing the results from previous investigatory work concluded that performing a geophysical survey and additional borings are highly recommended to better understand existing soil conditions in order to finalize the schematic design for foundations in order to be included in the schematic design estimate. This work would normally be performed in the next phase of design, but SMMA decided to bring it forward a phase in order to have a better understanding on cost and avoid cost increases given the volatility of the market at the moment.

CT continued by inquiring about schedule. EP stated that they were still finalizing schedule and would update the project's Leadership Group and the PBC at their next meetings. CT inquired if the School and Athletic Director have been notified. EP confirmed that they are in communication with School Leadership and they are aware that the field and track will not be able to be utilized for pre-season sports and other activities during the time when work is being performed.

Charles Tarbell made a motion to approve Designer Contract Amendment No. 2 in the amount of \$52,624.00 for a hydrant flow test and additional Geotechnical as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

D. Review and Approval of Budget Revision Request No. 4

LS continued and stated that approval of Budget Revision Request No. 4 is needed to fund Designer Contract Amendment No. 2. This a Massachusetts School Building Authority (MSBA) budget requirement.

Charles Tarbell made a motion to Budget Revision Request No. 4 as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

4. Budget Update

LS reviewed the current Total Project Budget which is included in the presentation attached to the meeting minutes. The Project has committed 84% of the Feasibility Study Budget to date and has expended 58%.

5. Construction Manager Update – Introduction of Bond Building Company

David Capaldo began Bond's interview presentation by introducing Bond company profile and project teams for the Wakefield Memorial High School Project. Some Members of the Bond project team have previously worked with the Town of Wakefield on the Galvin and are also Wakefield residents. Bond reviewed the master project schedule for the project. Bond stated that will be proactive in incorporating long lead times for items/materials into the project schedule. Bond continued by presenting their phasing of the project to better align with current functions of the existing High School and to ease transitions to reduce any disruptions to students/faculty during construction. Bond's full presentation can be found attached to these minutes and is also available on the project website along with the meeting recording.

The CM Contract Package has been provided to Bond for signature. Bond will return signed copies to the town for execution of the contract. LeftField will then provide an executed copy to the MSBA. Bond's contract is currently only for Schematic Design Services and will be amended for the remaining phases of the project pending project approval.

6. Design Update

SMMA began reviewing current site plan overview for the new High School including the updated drop off area, which now includes learning stairs between the front entrance of the school and the relocated Beasley oval. SMMA reviewed the overall process for site plan development by demonstrating the many different design iterations that SMMA has considered for the project. The current site plan emphasizes open outdoor play spaces, open outdoor learning spaces, student drop off, and increasing existing parking on site. The plan includes expanded parking between the relocated Beasley oval and the Woodville School with realigned two-way site entrance and will be used as the primary entrance for service/delivery vehicles. Due to site constraint, the loading dock of the school has been relocated to the front, right side of the new school.

SMMA is currently looking how to incorporate the site's Grade Transitions into the design of outdoor play and learning spaces. SMMA also reviewed potential outdoor material under consideration for the site design with an emphasis on materials with natural coloring/texture, durable, and environmentally sustainable. SMMA reviewed the current design plans for the outdoor academic commons, the outdoor central commons, and play spaces for all age groups.

SMMA continued by presenting the results of their Student Transportation Survey. This information will assist SMMA in their continued design of the site. SMMA also passed this information over to the Wakefield Master Planning Committee. The key takeaway from the Survey is that current students are open to utilizing alternative modes of transportation (not using a car) in getting to/from school.

The current total parking count for the existing High School is 269. The parking plan for the new High School currently has around 275 parking spaces. SMMA is currently reviewing the possibility of expanding existing parking at Landrigan Field, however, this may be restricted by existing conservation land.

SMMA reviewed possible revisions to the Beasley Oval design based on feedback received from the School's Athletic Department regarding expanding the Track & Field program (eight lane track instead of six lane track) and adding additional spectator viewing along Farm Street. CT and JB stated that they did not believe that these changes have been adequately reviewed with the Project's Leadership Group and that there should not be any further discussion with the PBC until the Leadership Group has fully reviewed the proposed design. SMMA replied by stating that they included the potential redesign in tonight's presentation mainly to showcase that the proposed redesign may not be feasible given the limited site constraints. JB also stated that aesthetically, he was not in favor of including additional spectator seating along Farm Street because it would block the view of the School from Farm Street.

7. Schedule Update

LS continued by reviewing the current Schematic Design Schedule and upcoming meetings:

- Mechanical Systems Focus Group Meeting – August 3
- Site Focus Group Review Meeting – Week of August 8
- Administration, Nurse, Guidance Programming Meeting – August 12
- WMHS (GM2) and NERVTHS (Nitsch) Traffic Engineers potential Meeting (ahead of Traffic Advisory Committee meeting) – Week of August 22
- August 24 Public Forum – Canceled, to be rescheduled in September
- Traffic Advisory Committee (Joint Meeting with NEMT) – Week of August 29
- Sustainability Meeting – August 24
- Exterior Design Meeting – Week of August 15
- WCAT Programming Meeting – Week of August 22
- District Offices Programming Meeting – Week of August 22

8. Next Permanent Building Committee/School Building Committee Meeting will be held on August 25, 2022.

Attachments:

- Leftfield Presentation 08/11/22
- SMMA Presentation 08/11/22
- Bond Presentation 08/11/22

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee
School Building Committee
Meeting
August 11, 2022



WAKEFIELD MEMORIAL HIGH SCHOOL

AGENDA:

1. Administrative Actions

- Review of August 2, 2022 Permanent Building Committee/SBC Meeting Minutes
- Review and Approval of Monthly Invoices
- Review and Approval of Designer Contract Amendment No. 2 and Associated BRR No. 4
- Budget Update
- Introduction of Bond Building to the WMHS Project Team

2. Schematic Design Progress

- Site Progress
- Plan Development Progress
- Building Systems Update

3. Schedule Update

- Review of Meetings Needed to Progress Design
- Schematic Design Schedule Review

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of August 2, 2022 Permanent Building Committee/School Building Committee Meeting Minutes



WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE

Date:	Tuesday August 02, 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. Malo	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)
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 Lambiasi	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)
Andy Bray	Community Member	(Non-Voting)
Greg Williamson	Community Member	(Non-Voting)
Tom Stapleton	Community Member	(Non-Voting)
Mike Boudreau	Community Member	(Non-Voting)
Christopher Cheu	Community Member/Guest (Skanska)	(Non-Voting)



WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #23

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 Prokups	SMMA
Nick Ferzacca	SMMA
Anthony Gray	SMMA
Michael Dowhan	SMMA
Meagan Collins	SMMA
Erin Prestileo	SMMA
Mark Sardella	Wakefield Daily Item
Frank Hayes	Guest – Member of the Public (Bond Construction)
David Capaldo	Guest – Member of the Public (Bond Construction)
Justin Aubuchon	Guest – Member of the Public (Bond Construction)
Robert Koenig	Guest – Member of the Public (Suffolk Construction)

- Meeting called to order at approximately 7:02PM. A quorum was present.
- Public Participation
There was no public participation.
- Administrative Actions
 - Meeting Minutes
The meeting minutes of the 07/14/22 Permanent Building Committee/School Building Wakefield Memorial High School Project were presented for review.

Chip Tarbell made a motion to approve the Wakefield Memorial High School Meeting I presented. Seconded by Tom Galvin. Motion was approved unanimously.
- Design Update

SMMA began reviewing current floor plan for the new High School. BB from SMMA presented floor plan for level two with the addition of the interior north terrace wrapping dining commons along the front entrance of the new school. SMMA also reviewed the south exterior terrace along the science classrooms to allow access to outdoor learning spaces. The southern terrace will be exposed to longer periods of sunlight and will allow growing season, which would be useful for biology classes, as well as for reduced maintenance removed from shaded areas allowing for faster snow melting as an example. BB presented addition of a roof terrace, which is currently in an early conceptual stage of development.

CT, from the PBC, stated that he thought these conceptual ideas should be presented to the group before soliciting feedback from the PBC. CT continued by stating some minor feedback



the addition of the exterior terrace on the southern side of the building. He liked the exterior massing of academic wing. He would also like to see the addition of a terrace classrooms as well. CT stated that if both exterior terraces are not feasible then the exterior terrace would be better utilized by art education. CT also stated that he would be reviewed with user group to make sure that the addition of the terraces does not teaching planning by becoming a distraction. SMMA also stated that the cost of the terrace reimbursable since they would be absorbed by the total cost of the project. The terrace designed and built to meet or exceed the building code and safety requirements.

5. Construction Manager at Risk Procurement Update

CT requested that a role call of voting Permanent Building Committee (PBC) be taken attendant of voting members. JB took a role call and the following voting members of present:

- Timothy Demers
- Tom Galvin
- Phillip Renzi
- Marc Moccio
- Joe Bertrand, Chair of the PBC
- Chip Tarbell, Secretary of the PBC

A Quorum of the PBC was confirmed.

The following CM firms were interviewed on July 27 and 28. Two firms were interviewed the following order.

- Skanska
- Shawmut
- Suffolk
- Bond

An Evaluation Matrix on the Technical Proposals was prepared by the Leftfield and the Selection Subcommittee members scored each criteria category individually based on the requirements outlined in the Request for Proposals (RFP) For Construction Management.

The Selection Subcommittee then ranked the CMs on their interviews based on how well addressed the outline of topics provided, focusing on the CM's Team, Prior Experience Approach to the Wakefield Memorial High School Project.

The Technical and Interview scores were entered into the Scoring Matrix which weighted Proposals at 25% and the Interviews at 50%.

The Price Proposals were then reviewed in comparison to each other. The Subcommittee ranked the Price Proposals in the order of lowest to highest based on the CM Fees which components that are non-negotiable.



The Price Proposals scores were entered into the Scoring Matrix and weighted at 25%. After all scoring categories were totaled, the overall score resulted in Bond Building Company being the highest ranked Construction Management firm. The top two firm's scores were very close and were only separated by 2/10 of a point.

PR stated that he is currently working with Bond Building on the Public Safety Project and that the meetings are well organized, and they are a well-run company, so he looks forward to working with them on the High School Project.

Chip Tarbell made a motion to approve Bond Building as the Construction Management firm for the Wakefield Memorial High School Project. Seconded by Philip Renzi. Motion was approved unanimously.

JB, Chair of the PBC, will serve a liaison on behalf of the PBC during contract negotiations and contract execution with Bond Building. The contract with Bond Building will only be executed for pre-construction services through Schematic Design. Bond Buildings contract will be amended to include all other phases of pre-construction, construction, and project closeout once the project receives Local and MSBA Board of Director's approval.

6. Schedule Update

LS continued by reviewing the current Schematic Design Schedule and upcoming meetings:

- Mechanical Systems Focus Group Meeting – August 3
- Site Focus Group Review Meeting – Week of August 8
- WMHS (GM2) and NERVTHS (Nitsch) Traffic Engineers potential Meeting (ahead of Traffic Advisory Committee meeting) – Week of August 22
- August 24 Public Forum – Canceled, to be rescheduled in September
- Traffic Advisory Committee (Joint Meeting with NEMT) – Week of August 29
- Sustainability Meeting – TBD
- Exterior Design Meeting – TBD
- WCAT Programming Meeting – TBD
- District Offices Programming Meeting – TBD

7. Next Permanent Building Committee/School Building Committee Meeting will be held on August 11, 2022.

- Attachments:
- Leftfield Presentation 08/02/22
 - SMMA Presentation 08/02/22

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of July 2022 Invoices

INVOICES						
ProPay Code	Budget Category	Vendor	Invoice #	Date	Amount	Balance After Invoice
0001-0000	OPM Feasibility Study/Schematic Design	LeftField	15	08/09/22	\$ 22,000.00	\$ 99,150.00
		LeftField Total:			\$ 22,000.00	
0002-0000	A&E Feasibility Study/Schematic Design	SMMA	0057710	08/09/22	\$ 154,000.00	\$ 242,900.00
0003-0000	A&E Enviromental & Site Consultants	SMMA	0057710	08/09/22	\$ 39,041.42	\$ 131,110.05
		SMMA Total:			\$ 193,041.42	
				Total:	\$ 215,041.42	

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review and Approval of Designer Contract Amendment No. 2

Designer Contract Amendment No. 2 consists of the following additional services:

Hydrant Flow Test (John Hoadley)	\$ 2,255
Added Geotechnical (LGCI)	<u>\$50,369</u>
Designer Contract Amendment No. 2 Total:	\$52,624

Requires a budget transfer from the Other Contingency leaving a balance of \$309,480

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review and Approval of Budget Revision Request No. 4

Approval of Budget Revision Request No. 4 is needed to fund Designer Contract Amendment No. 2.

DATE: August 11, 2022

RE: Feasibility Study Agreement (FSA) Budget Revision Request, NUMBER: 4

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 Hydrant Flow Test and Additional Geotechnical required after soils discoveries in previous testing	\$309,480	

Wakefield Memorial High School

1. Budget Update

Review of Project Budget

Committed: 84%
(87% when A/E Amendment 2 added)

Expended: 58%

Wakefield Memorial High School - Wakefield, MA

July 31, 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%	\$ 302,580	75%	\$ 99,150	*FSA 1, 2
0002-0000	A&E Feasibility Study/Schematic Design	\$ 1,300,000	\$ (345,000)	\$ 955,000	\$ 955,000	100%	\$ 712,100	75%	\$ 242,900	*FSA 1
0003-0000	Environmental & Site	\$ 200,000	\$ 81,166	\$ 281,166	\$ 281,166	100%	\$ 150,056	53%	\$ 131,110	*FSA 1, 3
0004-0000	Other	\$ 100,000	\$ 262,104	\$ 362,104	\$ 41,008	11.3%	\$ 1,008	0.3%	\$ 361,096	*FSA 1, 2, 3
	SUB-TOTAL	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,678,904	84%	\$ 1,165,744	58%	\$ 834,256	
TOTAL PROJECT BUDGET		\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,678,904	84%	\$ 1,165,744	58%	\$ 834,256	
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								
Project Funding Agreement Budget Transfers:										

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Construction Management Update

Introduction of Bond Building

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Schematic Design Progress

SMMA Presentation

WAKEFIELD MEMORIAL HIGH SCHOOL

3. Upcoming Design Meetings

Review of Meetings Needed to Progress Design

1. Mechanical Systems Focus Group Meeting – August 3
2. Site Focus Group Review Meeting – August 8
3. Administration, Nurse, Guidance Programming Meeting – August 12
4. Exterior Design Focus Group Meeting – Week of August 15
5. Mechanical Systems Meeting with District/Town – August 17
5. WCAT Programming Meeting – Week of August of 22
6. District Offices Programming Meeting – Week of August of 22
7. WMHS (GM2) and NEMT (Nitsch) Traffic Engineers potential Meeting–Week of August 22
8. Sustainability Green Charette Forum – August 24
9. Traffic Advisory Committee (Joint Meeting with NEMT) – Week of August 29

WAKEFIELD MEMORIAL HIGH SCHOOL

4. Project Schedule Review

Meeting Calendar Update & Review of Future Dates

2022 - 2023

PERMANENT BUILDING COMMITTEE MEETINGS

- Decision on Building System – August 25
- Exterior, Interior & Site Approval – August 25
- School Committee Meeting – August 30
- Page Turn Meeting – September 6
- Sustainability Decisions – September 8
- Sustainability Green Charette Forum - August 24
- Public Forum - September 28
- Cost Estimating September 9 – 30

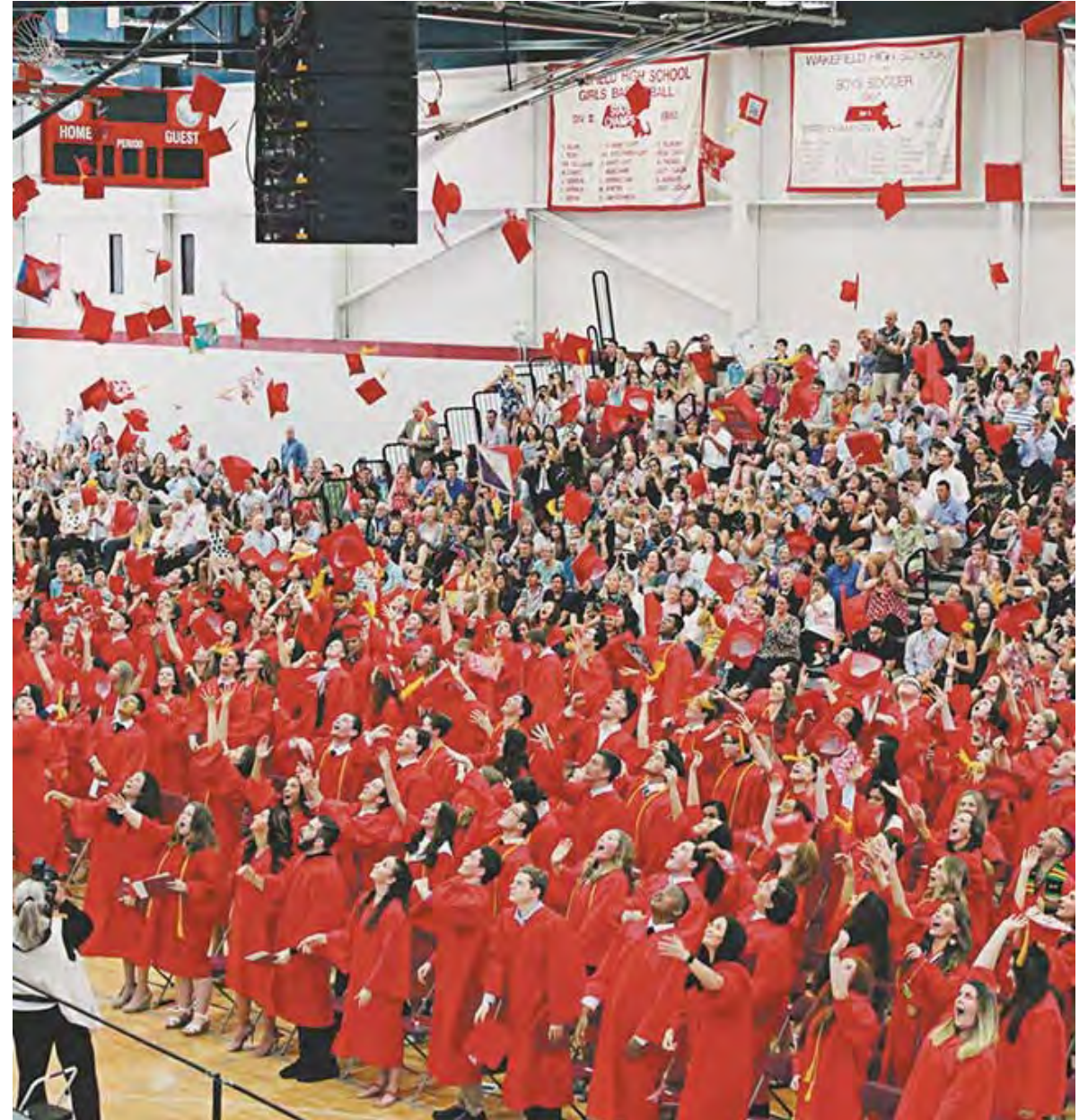
JUNE JULY	16 14	JANUARY	12
AUGUST	2 11 25	FEBRUARY	9
SEPTEMBER	8 22?	MARCH	9
OCTOBER	6 20	APRIL	6
NOVEMBER	10	MAY	11
DECEMBER	8	JUNE	8

SMMA

Wakefield Memorial High School

PBC SBC
Site Update

08.11.2022



Agenda

» Site Plan Updates

- PSR Site Plan
- Updated Site Plan

» Transportation Survey Results

» Parking

- Existing & Proposed Program, Expansion Opportunities

» Grade Transitions

» Outdoor Environments

- Academic Commons
- Central Commons
- All Ages Play Spaces
- Materials

» Track & Field Program

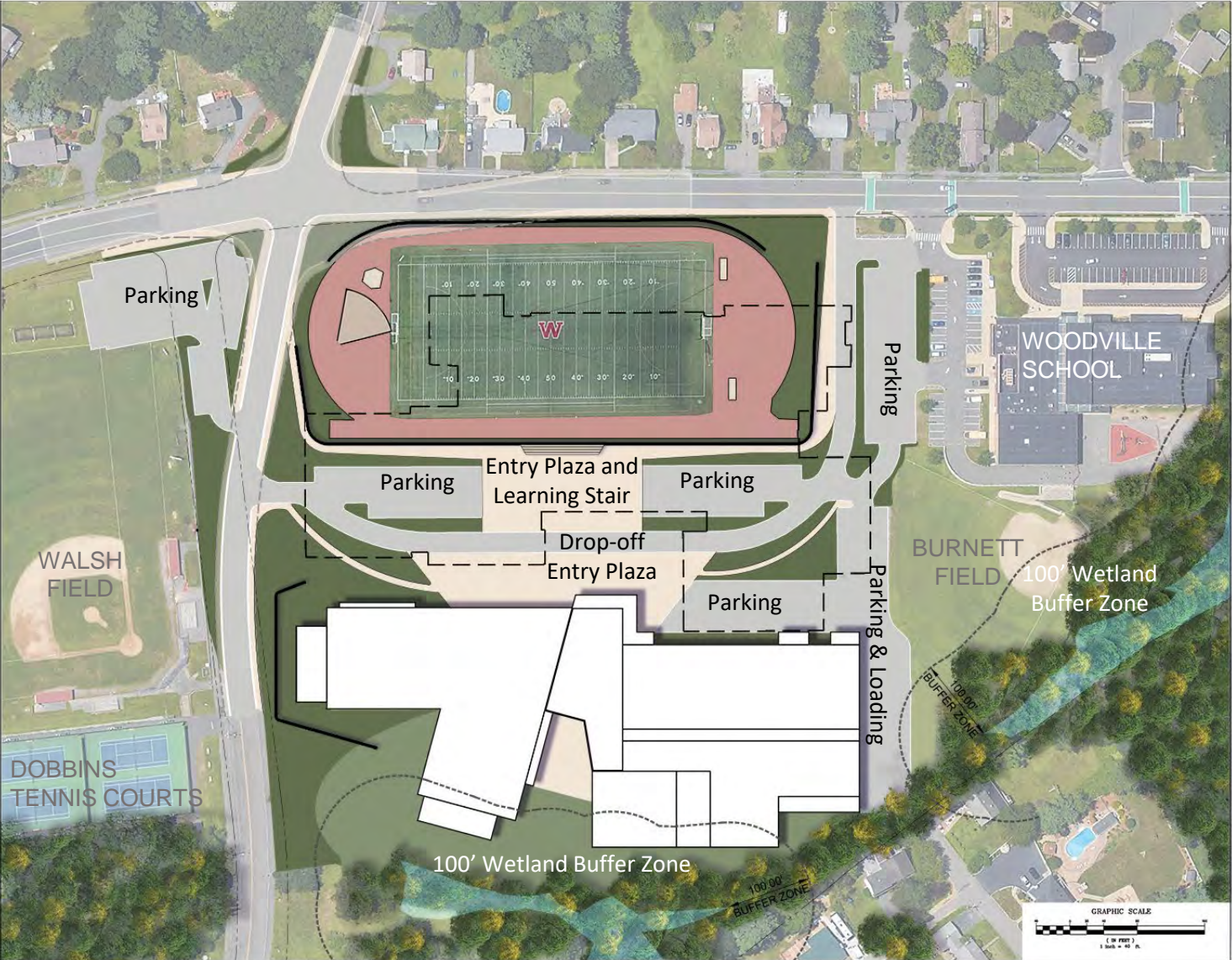
» Discussion

» Geotechnical Update



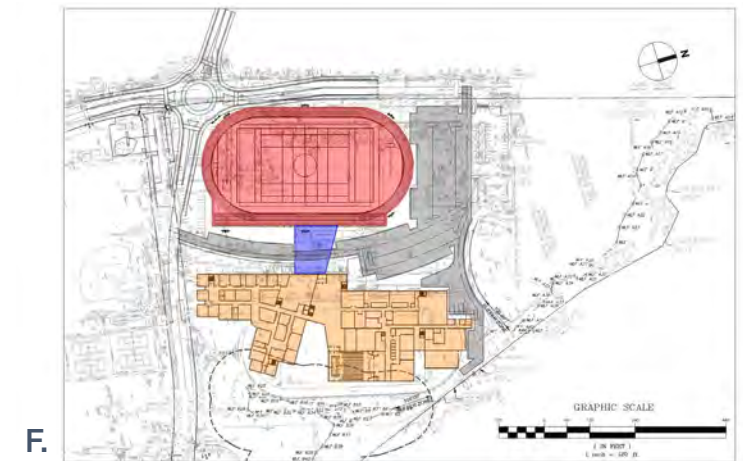
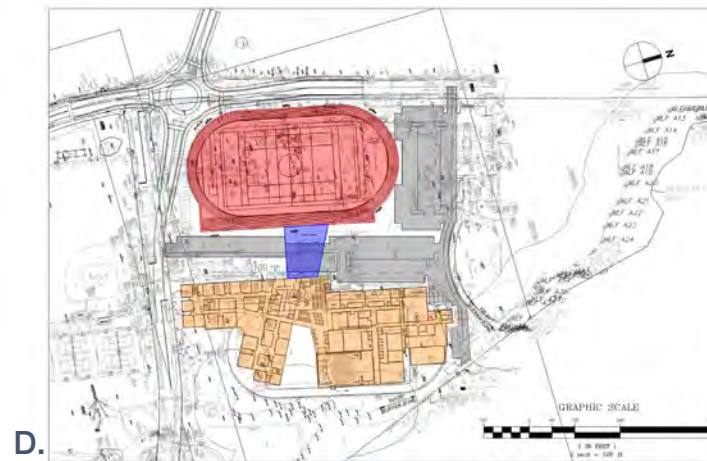
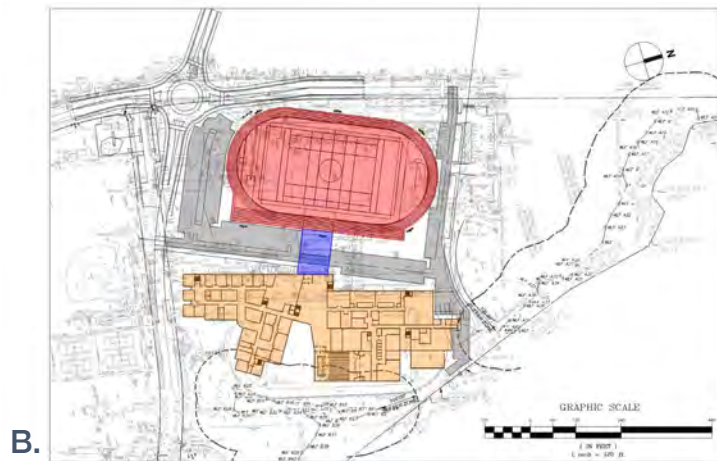
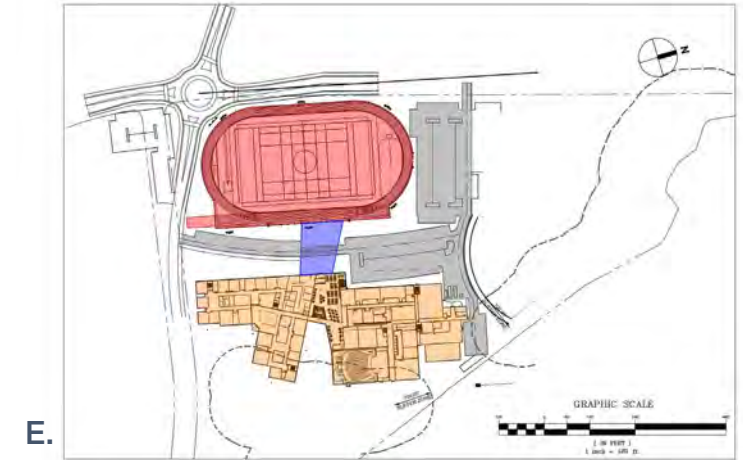
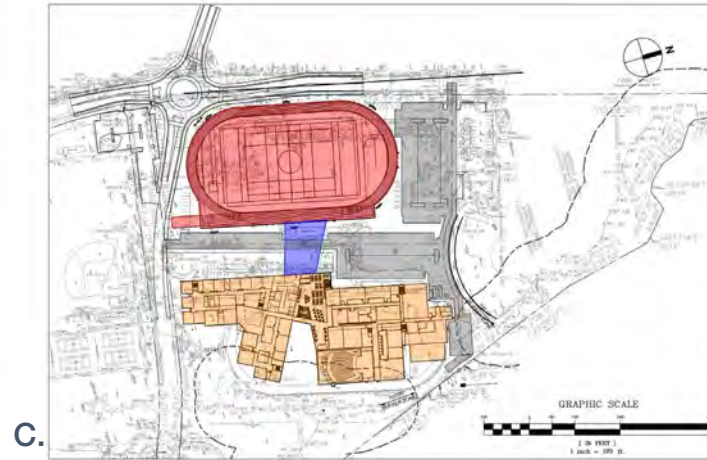
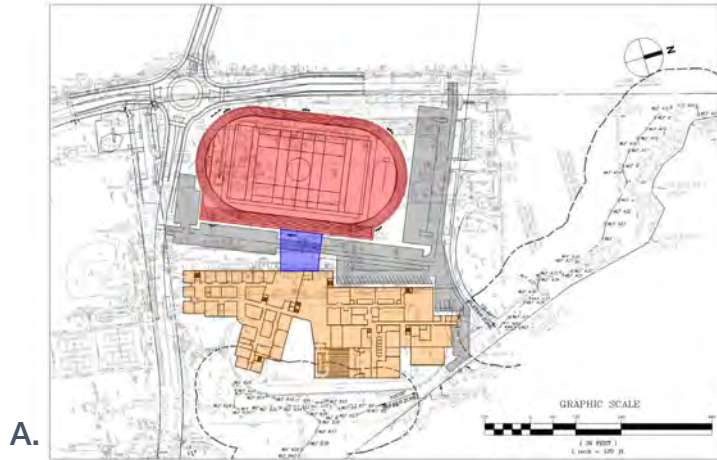
WAKEFIELD MEMORIAL HIGH SCHOOL

PSR Site Plan – May 2022



WAKEFIELD MEMORIAL HIGH SCHOOL

Site Plan Process



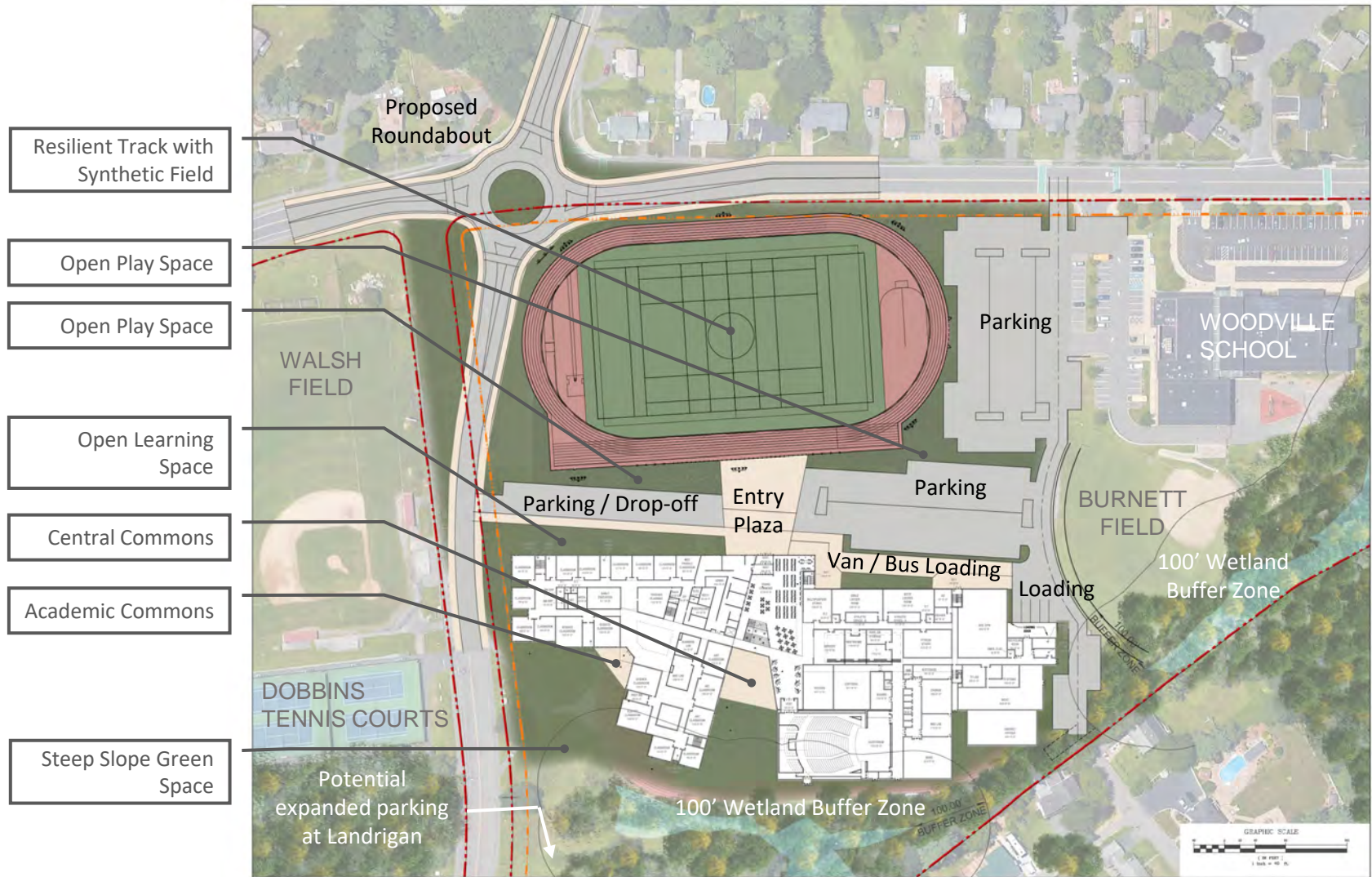
WAKEFIELD MEMORIAL HIGH SCHOOL

Balance

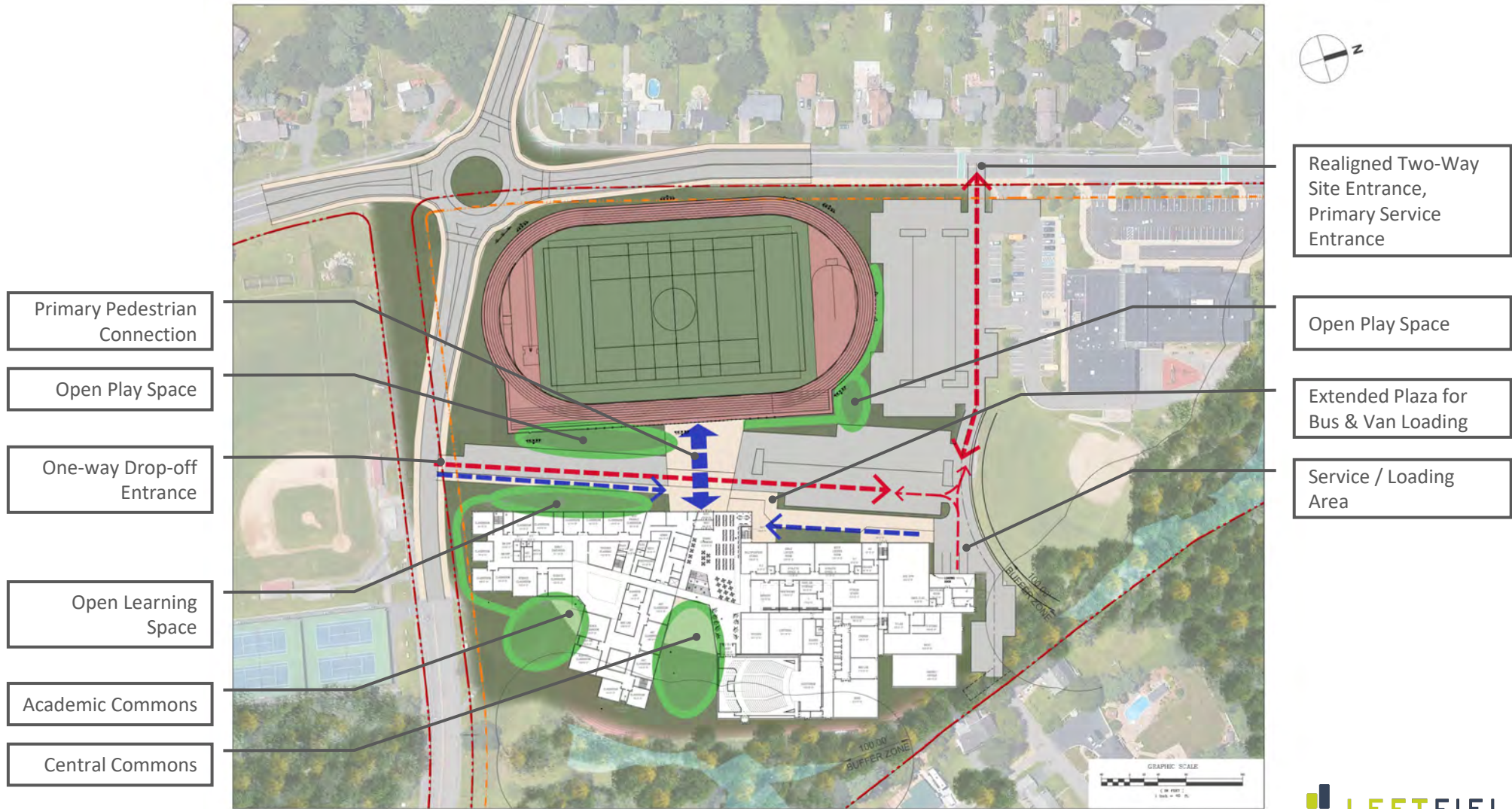


Equilibrium Stack by:
<https://www.richardshilling.co.uk/>

Site Plan – August 2022



Site Plan – August 2022

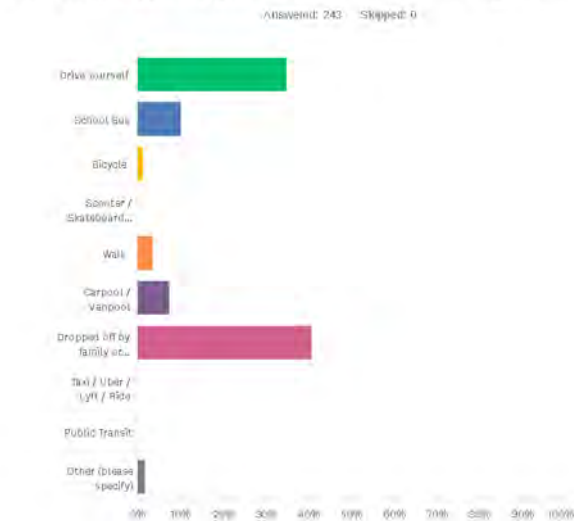


- Realigned Two-Way Site Entrance, Primary Service Entrance
- Open Play Space
- Extended Plaza for Bus & Van Loading
- Service / Loading Area

WAKEFIELD MEMORIAL HIGH SCHOOL

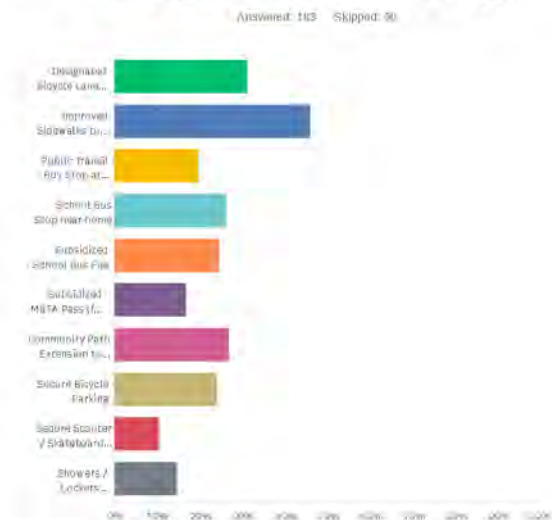
Student Transportation Survey

Q3 How do you typically get to Wakefield Memorial High School? (select 1)



ANSWER CHOICES	RESPONSES	
Drive Yourself	34.98%	85
School Bus	10.29%	25
Bicycle	1.23%	3
Scooter / Skateboard (electric or manual)	0.00%	0
Walk	3.70%	9
Carpool / Vanpool	7.41%	18
Dropped off by family or friend	40.74%	99
Taxi / Uber / Lyft / Ride	0.00%	0
Public Transit	0.00%	0
Other (please specify)	1.65%	4
TOTAL		243

Q8 Part of the Wakefield Vision 2030 Vision Statement is to reduce car dependency by leveraging commuter rail access and other creative transportation innovations to support shops and residents. What would help you get to Wakefield Memorial High School by means other than using a personal car? (select all that apply)



ANSWER CHOICES	RESPONSES	
Designated Bicycle Lanes to School	31.15%	57
Improved Sidewalks to School	45.90%	84
Public Transit Bus Stop at School	19.67%	36
School Bus Stop near home	26.23%	48
Subsidized School Bus Fee	24.59%	45
Subsidized MBTA Pass (for train and/or bus)	16.94%	31
Community Path Extension to School	26.78%	49
Secure Bicycle Parking	24.04%	44
Secure Scooter / Skateboard Storage	10.38%	19
Showers / Lockers Available	14.75%	27
Total Respondents: 183		

WAKEFIELD MEMORIAL HIGH SCHOOL

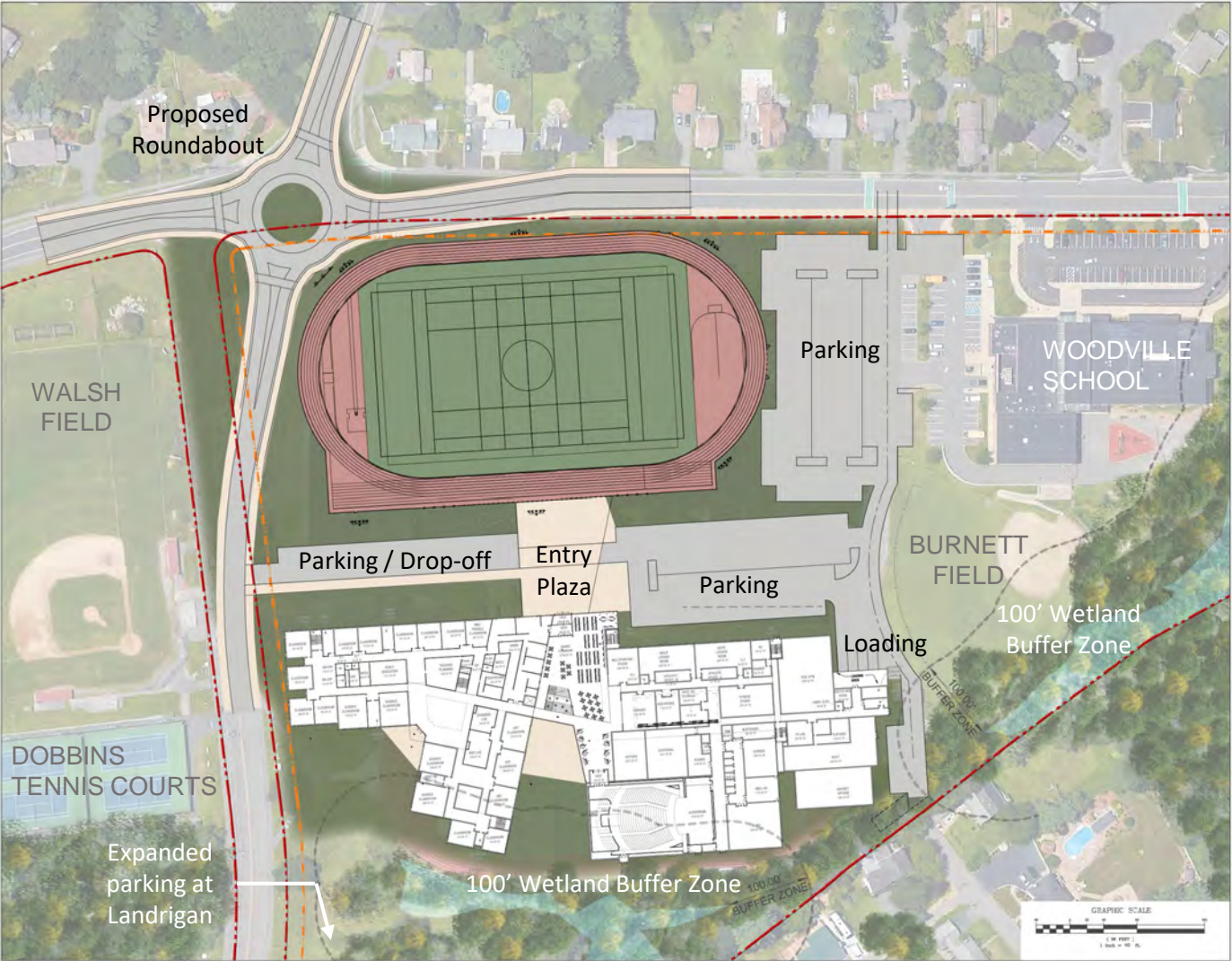
Parking

Existing Program

	Total	Accessible	Teacher/ Staff/Faculty	Other	Student
Lot A	38	2	32	4 1-SRO 3-Visitor	-
Lot B	19	-	17	2 2-Maintenance	-
Lot C	118	5	17	12 4-District Bus 8-WCAT	84
Lot D	94	2	70	22 22-Sup't Office	-
Total	269	11	134	38	84
Landrigan Field	101				



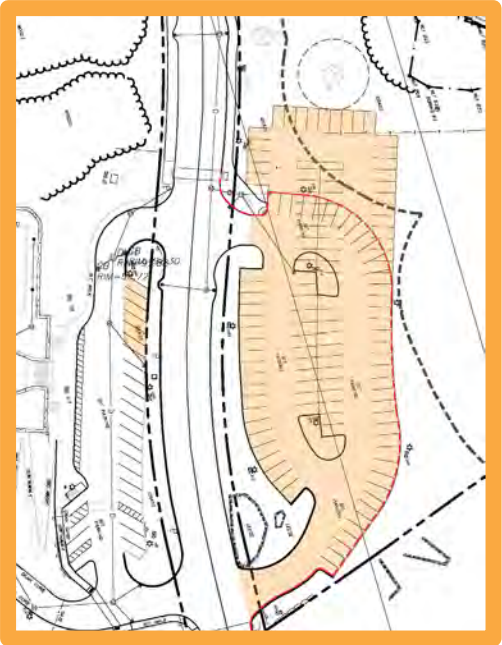
Parking



Approx. 275

Parking

Landrigan Parking Expansion

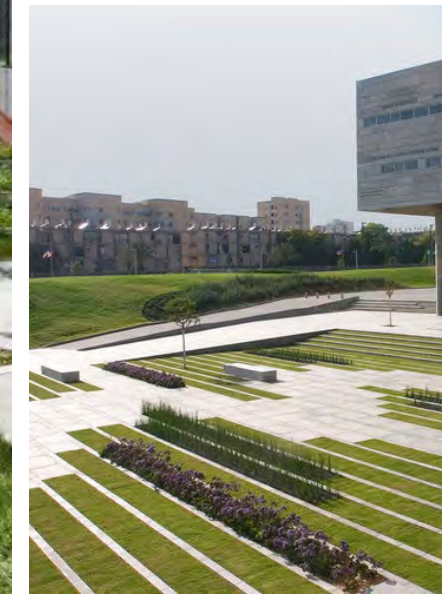


Approx. 30 – 45



WAKEFIELD MEMORIAL HIGH SCHOOL

Grade Transitions



WAKEFIELD MEMORIAL HIGH SCHOOL

Academic Commons



WAKEFIELD MEMORIAL HIGH SCHOOL

Central Commons

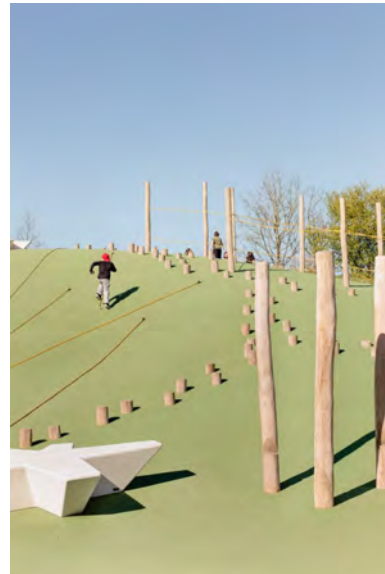


LEFTFIELD

SMMA

WAKEFIELD MEMORIAL HIGH SCHOOL

All Ages Play Spaces



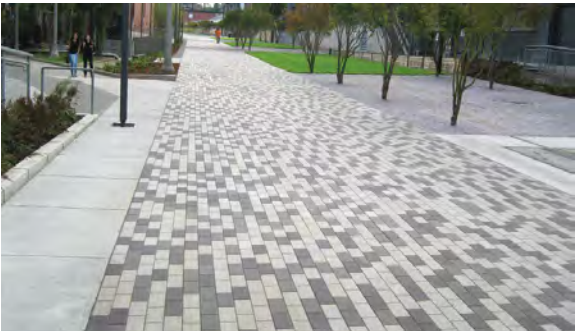
WAKEFIELD MEMORIAL HIGH SCHOOL

Materials: Natural Spaces & Processes



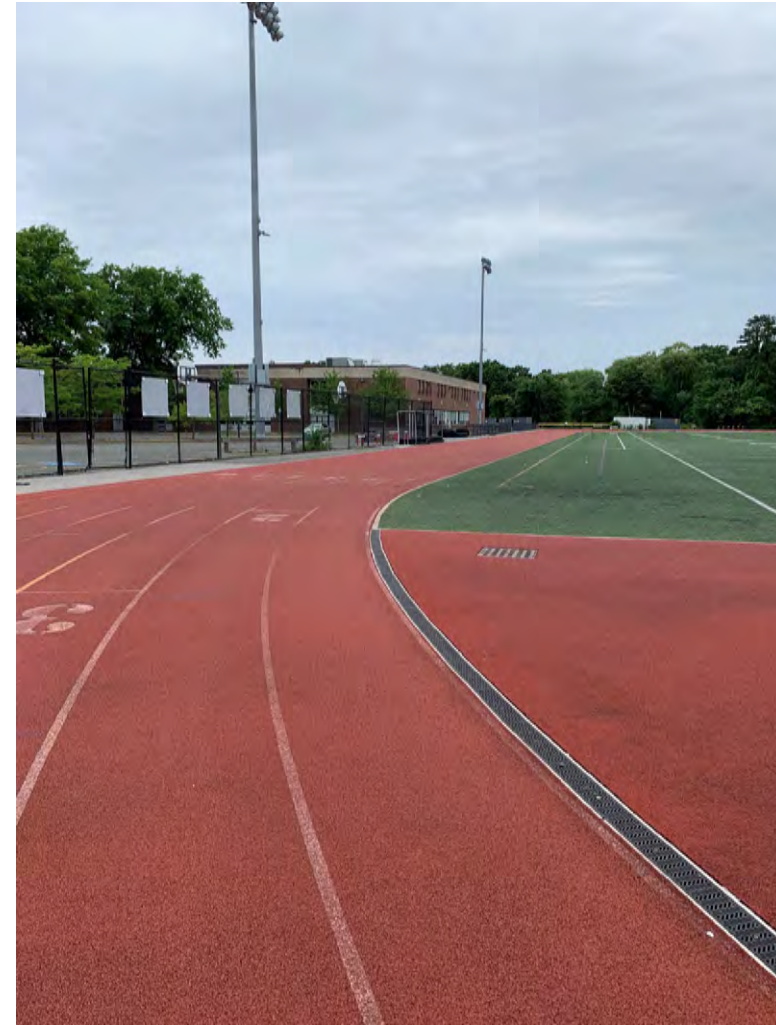
WAKEFIELD MEMORIAL HIGH SCHOOL

Materials: Natural, Durable, Sustainable



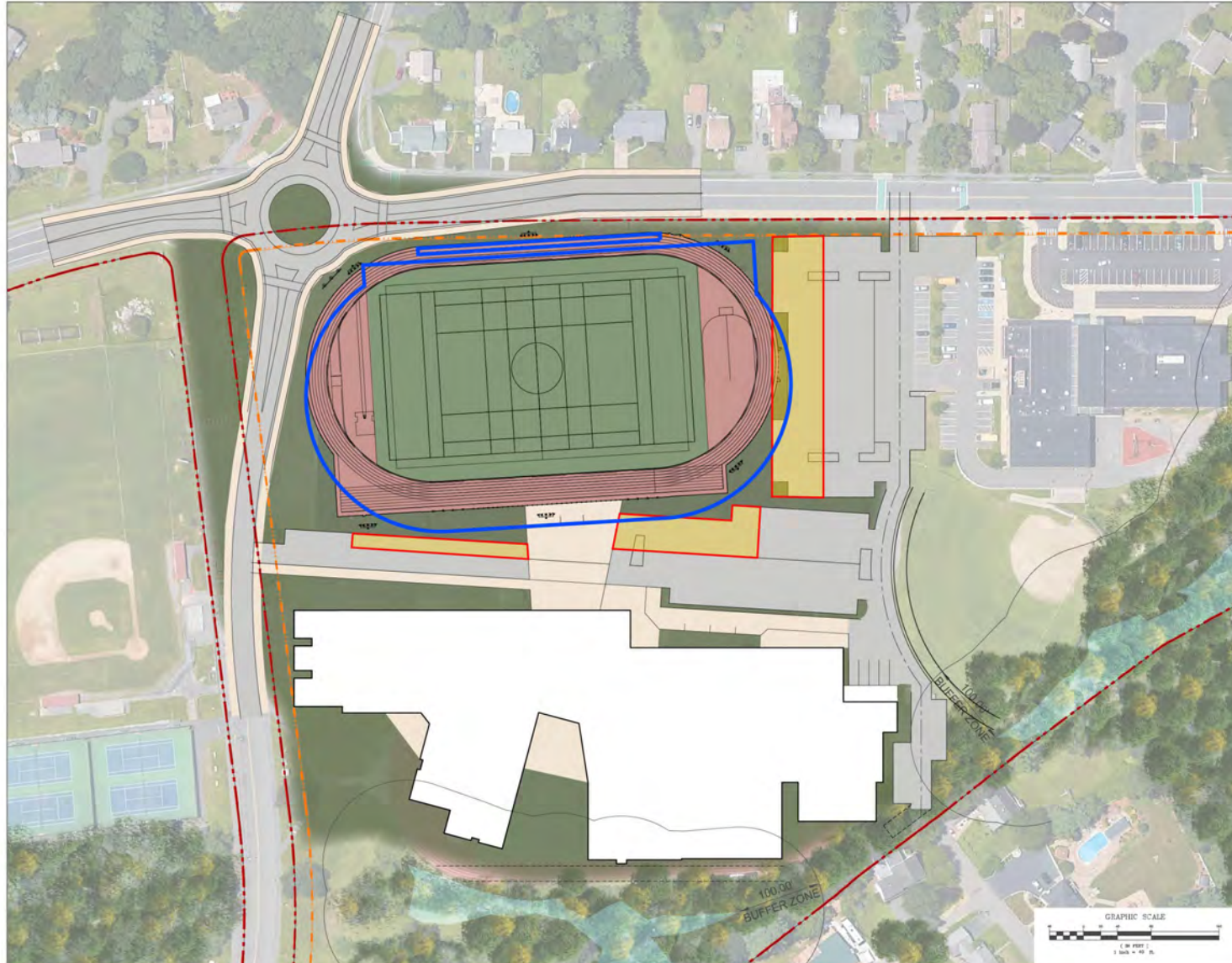
WAKEFIELD MEMORIAL HIGH SCHOOL

Track & Field Program

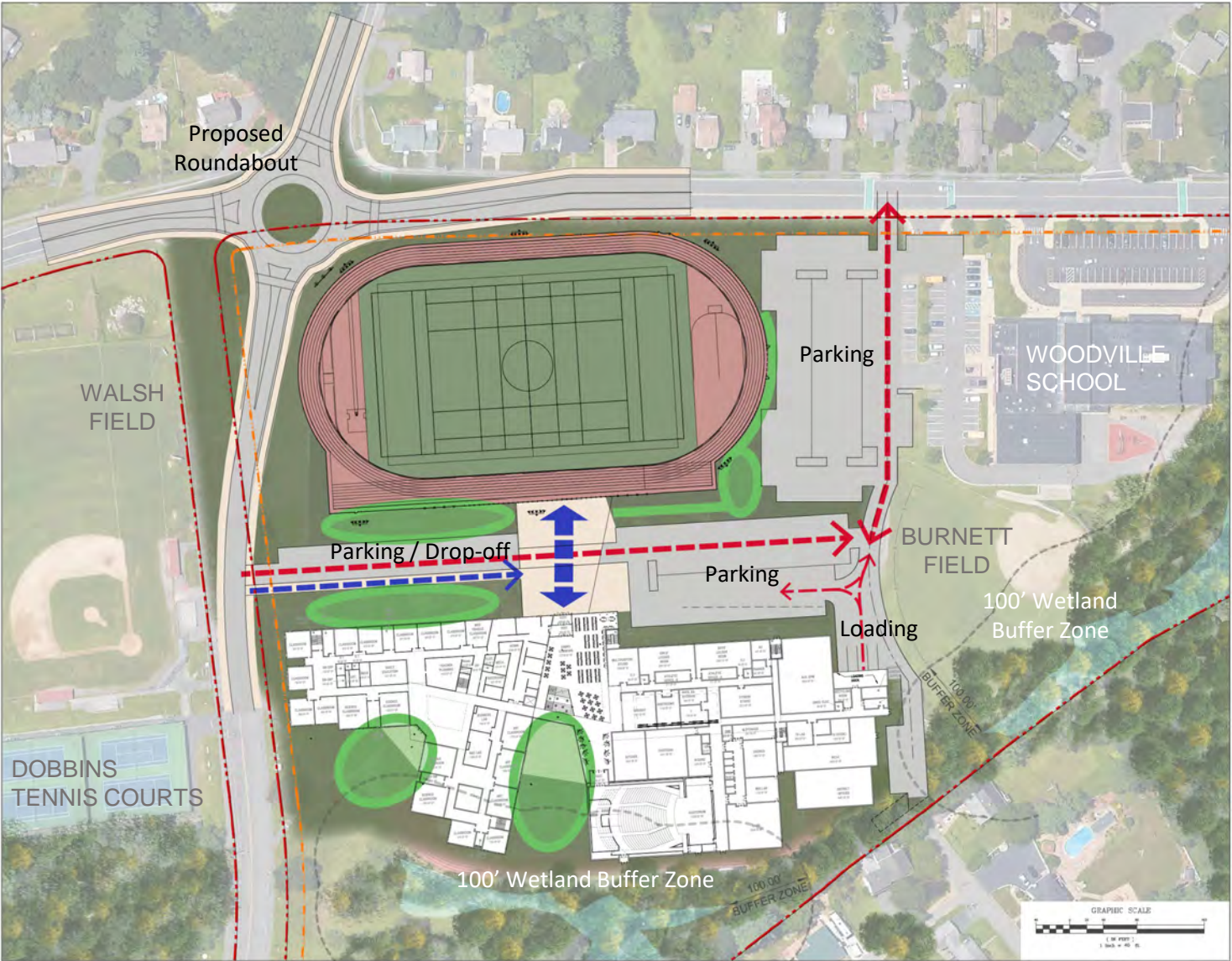


WAKEFIELD MEMORIAL HIGH SCHOOL

Track & Field Program



Thank You!



INTERVIEW FOR CONSTRUCTION MANAGEMENT SERVICES



BOND

Building

TOWN OF WAKEFIELD

Wakefield Memorial High School

OUR MARKETS



EDUCATION



DISTRICT
ENERGY



PUBLIC /
MUNICIPAL



HEALTHCARE &
LIFE SCIENCES



CIVIL
INFRASTRUCTURE



ELECTRIC
T&D



OIL
& GAS



POWER
GENERATION



SELF
PERFORM

FACTS & FIGURES

YEAR OF ESTABLISHMENT

1907

6

OFFICES
THROUGHOUT
NEW ENGLAND

BOND CIVIL & UTILITY CONSTRUCTION
BOND MECHANICAL CONSTRUCTION
BOND BROTHERS, INC.

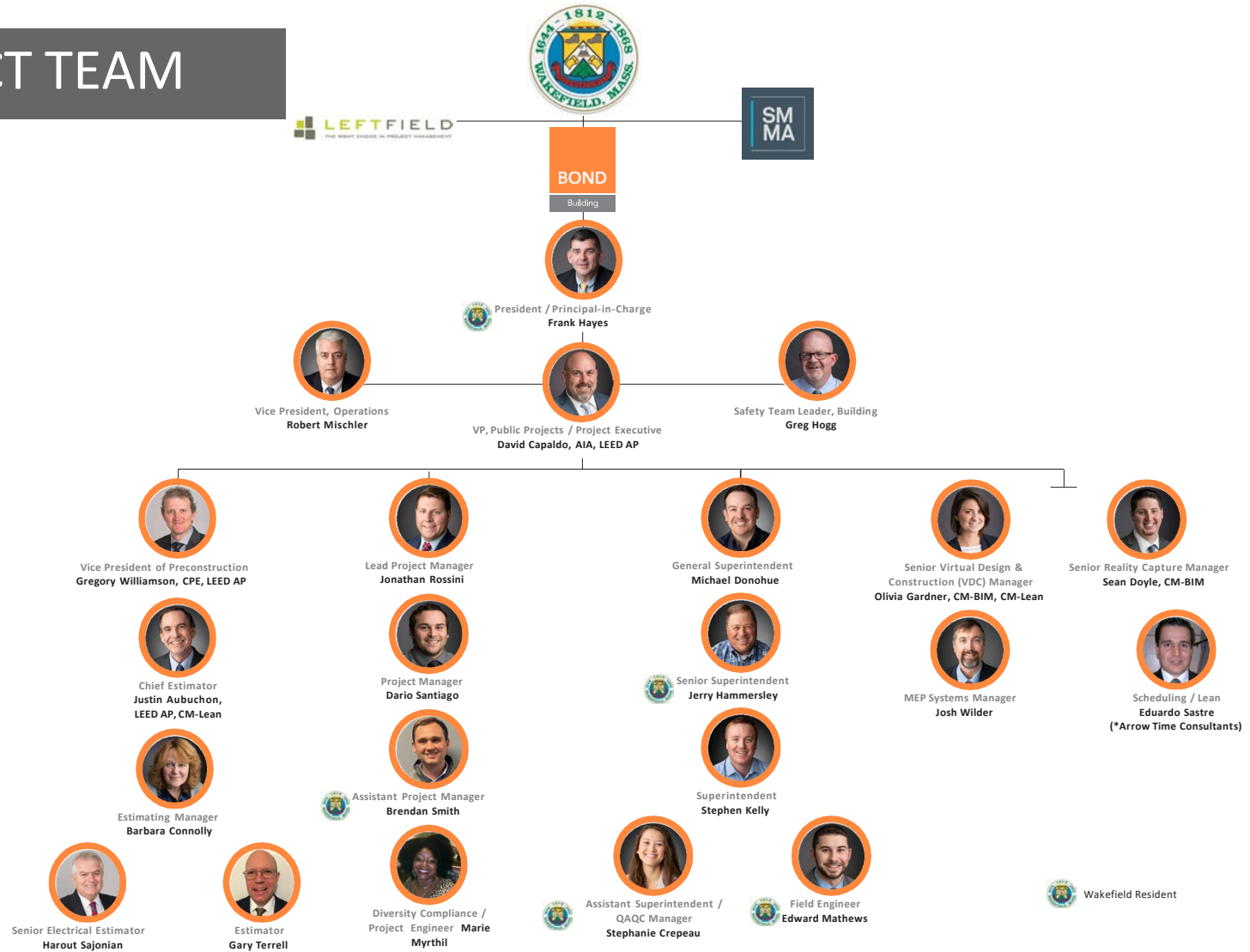
EMPLOYEES

750+

SAFETY
EXPERIENCE
MODIFICATION
RATE

.62

PROJECT TEAM



SCHEDULE DRIVERS

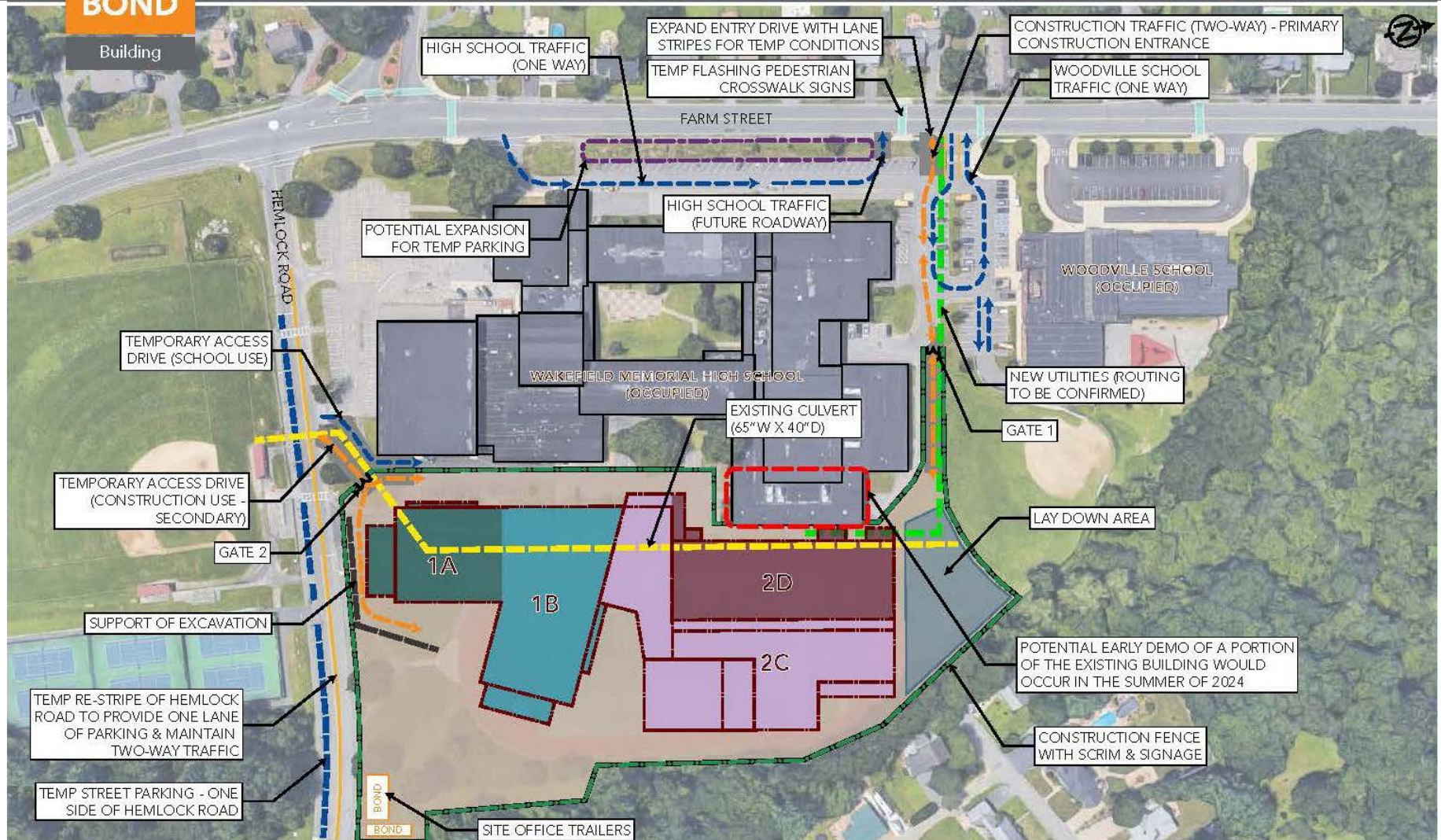
Wakefield Memorial High School - Outline Schedule

[illegible]

BOND

TOWN OF WAKEFIELD, MA WAKEFIELD MEMORIAL HIGH SCHOOL

LOGISTICS PLAN PHASE 1: 6/17/2024 - 6/1/2026















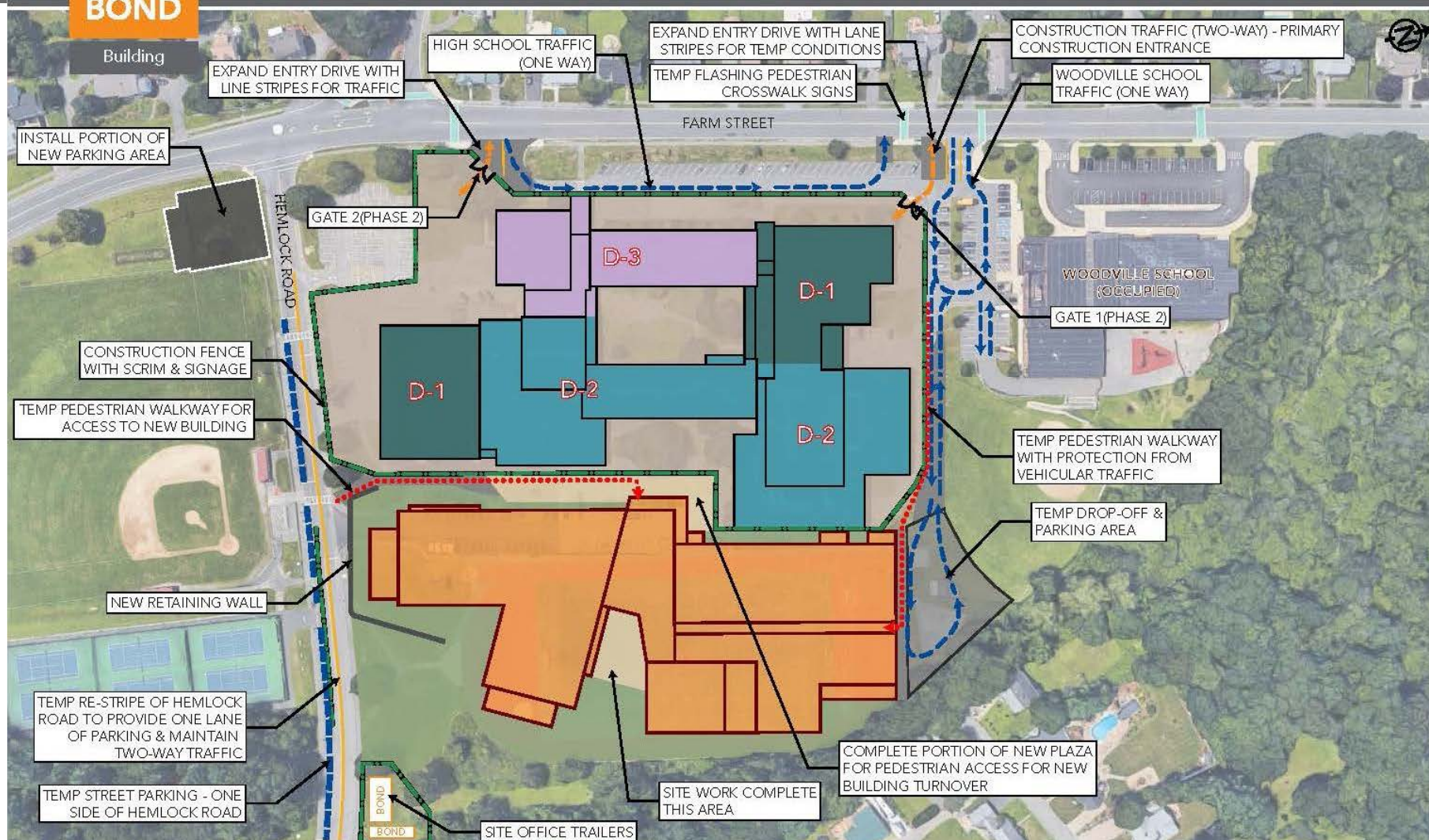




TOWN OF WAKEFIELD, MA
WAKEFIELD MEMORIAL HIGH SCHOOL

LOGISTICS PLAN
PHASE 2.1: SUMMER 2026

BOND











HELPING YOU STAY ENGAGED IN THE COMMUNITY



THE VALUE OF BOND BUILDING

