

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE

WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #25

Date:	Thursday August 25, 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)	✓
Julie Smith Galvin	Town Council	(Non-Voting)	✓
Stephen P. Maio	Town Administrator	(Non-Voting)	✓
Thomas Markham	School Committee Member	(Non-Voting)	×
Kevin Piscadlo	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)	*
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)	×
lan 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 Pskadlo	Community Member	(Non-Voting)	*
Robin Greenberg	Community Member	(Non-Voting)	*
Tom Purcell	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	✓
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	×
Jonathan Rossini	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 08/11/22 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.

4. Design Alternatives Review

SMMA began the design presentation by outlining the mechanical system selection process. HF from SMMA presented the overall decision timeline.

Study Phase

- 12/2/22 Focus Group #1 Intro to Project goals, MEP Systems, Sustainability, LEED
- 3/7/22 Focus Group #2 Codes, Sustainability, MEP Systems
- 3/9/22 Focus Group #3 LCCA Modeling 3 systems:
 - o Geothermal (all electric)
 - Air source (all electric)
 - o Conventional fossil fuel
- 3/11/22 WESC Energy Code, Green Building and MSBA requirements.
- 3/17/22 Energy Community Forum Energy code, Sustainability, HVAC systems, LCCA

Schematic Phase

• 6/21/22 – Start of Schematic Design



- 8/3/22 Focus Group #4 – Community Forum Review info from Cambridge Public Schools with all electric HVAC systems provided to DPW.
- 8/16/22 DPW + WPS Meeting PBC/SBC Meeting Detailed review of HVAC System Options. Made decision to move forward using all-electric HVAC systems.

Recommend 3 HVAC systems:

- Geothermal (all electric)
- Air source (all electric)
- Variation of all electric system
- 8/23/22 WMGLD Coordination Meeting Battery Park supply of electricity to school.
 Battery Park supply of Emergency Generator and Emergency Power to school. PV
 installation at School. All existing powerlines along Hemlock RD will be relocated
 underground. These lines will connect the new WMHS and new Vocational HS to the
 new battery park, as well as, all existing play fields.
- 8/25/22 PBC/SBC Meeting Recommend 3 HVAC systems:
 - Geothermal (all electric)
 - Air source (all electric)
 - Variation of all electric system

Future Dates

- 8/31/22 Sustainability Update, LCCA Data, and Gather Public Input
- 9/8/22 Assess Geothermal LCCA for go/no-go on testing (est. \$100K)
- 9/9-30/22 Cost Estimating
- 10/8/22 PBC/SBC Meeting Confirm HVAC System
- 10/27/22 Submit Schematic Design to the MSBA

HF continued with an update on the project team's meeting with Wakefield Municipal Gas and Light Department (WMGLD) on August 23, 2022 and review the key takeaways with the PBC:

- WMGLD will provide emergency back-up to the new WMHS
- WMGLD will provide rooftop PV for the new WMHS
- WMGLD to provide 5 dual-headed EV chargers for the new WMHS
- Student learning opportunities planned
- Monthly coordination meetings to be scheduled
- WMGLD will not be able to finalize their plans until a final determination has been made for relocation of Hemlock RD.
- WMGLD plans to submit for approval a request for an easement for the acre needed for the battery park at Town Meeting.

PR from the PBC requested that Design Meeting Minutes be distributed to the PBC to be reviewed before final determinations are made. WH inquired if choosing an all-electric system for the new school was dependent on selecting geothermal. CT stated that an electric system would be compatible with either geothermal or heat sourced air pumps.

BB from SMMA reviewed updated floor plans for the new WMHS, which can be found in the attached presentation to these minutes. To reduce the "flatness" of the massing of the academic wing. SMMA is proposing rotating the front of the far side of the academic wing slightly to the right. It also alleviates pressure of the site constraints on the rear left of the building and straightens out the science classrooms and makes the structural system more cost efficient. SMMA is also proposing relocating



student services closer to the academic wing after receiving feedback at the recent programming meeting with Special Education personnel for the school/district.

PR commented on the new location of the loading dock at the front right of the new building as opposed to its previous location at the left, rear of the building. BB replied that this changed was made due to site constraints at the rear of the building and that they could not make rear loading dock work and still allow rear access to the building for emergency vehicles, and also in order to preserve the proposed parking dedicated for the District Office personnel. PR agreed with SMMA's position on these design changes.

SMMA met with WCAT on 8/23 to discuss the design for the new television studio which will serve the needs of WCAT and High School students and will be present an updated design iteration at the next PBC meeting.

SMMA also presented some early renderings of the new school. The main goal in the Schematic Design phase is to confirm an "overall design concept" for pricing purposes (i.e. what materials are to be utilized, ex. brick exterior vs. metal panels). More detailed designs will be incorporated in the Design Development phase. SMMA will present more updated renderings and 3D modeling at the next PBC meeting.

5. Project Schedule Review

LS continued by reviewing upcoming Design meetings:

- WCAT Programming Meeting –August 23
- WMGLD Meeting –August 23
- District Offices Programming Meeting –August 26
- Meeting with Legal Counsel –August 31
- Project Update & Sustainability Public Forum –August 31
- WMHS (GM2) and NEMT (Nitsch) Traffic Engineers Potential Meeting -Week of September 6
- Traffic Advisory Committee (Joint Meeting with NEMT) –Week September 6
- Page Turn with Bond –Week of September 6

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

- School Committee Meeting –September16
- Decision on Building System –September 8
- Exterior, Interior & Site Approval –September 8
- Sustainability Decisions –September 8
- Public Forum -September 28
- Cost Estimating September 9 –30
- 6. Next Permanent Building Committee/School Building Committee Meeting will be held on September 08, 2022.

Attachments:

- Leftfield Presentation 08/25/22
- SMMA Presentation 08/25/22

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee
School Building Committee
Meeting
August 25, 2022



AGENDA:

Administrative Actions

Review of August 11, 2022 Permanent Building Committee/SBC Meeting Minutes

Schematic Design Progress

- Site Progress
- Plan Development Progress
- Building Systems Update

Schedule Update

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



1. Administrative Actions

Review of August 11, 2022 Permanent Building Committee/School Building Committee Meeting *Minutes*



Marc Moccio

Amy McLeod

Joseph Mullane

James Sullivan

Ian McKinnon

Jeffrey Cohen

Elizabeth Martin

Thomas Stapleto

Christopher Sallade

Ray Thompson

Eric Lambiaso

Robert Arcari

Dylan Forester

Sandra Clarev

Christine Bufagna

William Karvouniaris

Robin Greenberg

Greg Williamson

Tom Stapleton

Jonathan Chines

Kim Hartman

Greg Liakos

Andy Bray

Fric Hubert

Wayne Hardacker

Philip Renzi







LEFTFIELD

WAKEFIELD PERMAN	IENT BUILDING COMMITTEE W	AKE Name		
		EETI Lynn Stapleton	Leftfield Project Management	
		Adam Keane	Leftfield Project Management	
Date:	Tuesday August 11, 2022	Jim Rogers	Leftfield Project Management	
Location:	Virtual "Zoom" Meeting	Timothy Baker	Leftfield Project Management	
Time:	7:00 pm	Helen Fantini	SMMA	
Prepared BY:	Timothy Baker – Leftfield PM	Matt Rice	SMMA	
••		Brian Black	SMMA	
Name		Martine Dion	SMMA	
Joseph Conway	Director of Public Works	Lorraine Finnegan	SMMA	
Julie Smith Galvin	Town Council	Lana Prokupets	SMMA	
Stephen P. Maio	Town Administrator	Nick Ferzacca	SMMA	
Thomas Markham	School Committee Member	Anthony Gray	SMMA	
Kevin Piscadlo	School Committee Member	Michael Dowhan	SMMA	
Dr. Doug Lyons	Superintendent of Schools	Meagan Collins	SMMA	
Tim O'Brien	Facilities Director	Erin Prestileo	SMMA	
Joseph B. Bertrand	Permanent Building Committee, Cha		SMMA	
Timothy Demers	Permanent Building Committee		Bond Construction	
Charles L. Tarbell	Permanent Building Committee, Sec	Frank Hayes	Bond Construction Bond Construction	
Jason Cohen	Permanent Building Committee	David Capaido		
Janine R. Fabiano	Permanent Building Committee	Jerry Hammersley	Bond Construction	
John McDonald	Permanent Building Committee	Dario Santiago	Bond Construction	
Tom Galvin	Permanent Building Committee	Mark Sardella	Wakefield Daily Item	
	and and committee			

Permanent Building Committee

Permanent Building Committee

Permanent Building Committee

Finance Committee

Community Member

Wakefield Memorial High School Asst. F

Meeting called to order at approximately 7:02PM. A quor Wakefield Memorial High School Princip 2

There was no public participation

Administrative Actions

The meeting minutes of the 08/02/22 Permanent Build Wakefield Memorial High School Project were present

Chip Tarbell made a motion to approve the Wakefield presented. Seconded by Tom Galvin. Motion was appro

Three (3) invoices in the total amount of \$215,041.421 were presented for review and approval.

- 1) Leftfield LLC Invoice #15 dated 08/09/22 in the am
- 2) SMMA Invoice #57710 dated 8/09/22 in the amou
- 3) SMMA Invoice #57710 dated 8/09/22 in the amou Consultants.

Charles Tarbell made a motion to approve Leftfield \$22,000.00 for Basic Services as presented, Second was approved unanimously.

Charles Tarbell made a motion to approve SMMA Invoice #57710 dated & 4. Budget Update \$154,000.00 for Basic Services as presented. Seconded by Tom Galvin. On was approved unanimously.

Charles Tarbell made a motion to approve SMMA Invoice #57710 dated & \$39,041.42 for A&E Environmental & Site Consultants as presented. Second 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 serv

- 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

CT inquired as to the reasons behind the need for additional borings on site. based on the results of test pits and soil borings already performed in the are SMMA along with the project's Geotechnical Engineer after reviewing the re: investigatory work concluded that performing a geophysical survey and addit recommended to better understand existing soil conditions in order to finaliz 6. Design Update foundations in order to be included in the schematic design estimate. This wo performed in the next phase of design, but SMMA decided to bring it forward better understanding on cost and avoid cost increases given the volatility of t

CT continued by inquiring about schedule. EP stated that they were still finali update the project's Leadership Group and the PBC at their next meetings. C' Athletic Director have been notified. EP confirmed that they are in communic Leadership and they are aware that the field and track will not be able to be sports and other activities during the time when work is being performed.

Charles Tarbell made a motion to approve Designer Contract Amendment No \$52,624.00 for a hydrant flow test and additional Geotechnical as presented. 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 ne Contract Amendment No. 2. This a Massachusetts School Building Authority

Charles Tarbell made a motion to Budget Revision Request No. 4_as presented On a roll call vote, the motion was approved unanimously

LS reviewed the current Total Project Budget which is included in the pi meeting minutes. The Project has committed 84% of the Feasibility Stu-

5. Construction Manager Update - Introduction of Bond Building Company

David Capaldo began Bond's interview presentation by introducing Bon teams for the Wakefield Memorial High School Project. Some Members previously worked with the Town of Wakefield on the Galvin and are al reviewed the master project schedule for the project. Bond stated that long lead times for items/materials into the project schedule. Bond con phasing of the project to better align with current functions of the exist transitions to reduce any disruptions to students/faculty during constru can be found attached to these minutes and is also available on the prc 7. Schedule Update meeting recording.

The CM Contract Package has been provided to Bond for signature. Bo the town for execution of the contract. LeftField will then provide an e Bond's contract is currently only for Schematic Design Services and will phases of the project pending project approval.

SMMA began reviewing current site plan overview for the new High Scl off area, which now includes learning stairs between the front entrance Beasley oval. SMMA reviewed the overall process for site plan developi different design iterations that SMMA has considered for the project. T open outdoor play spaces, open outdoor learning spaces, student drop parking on site. The plan includes expanded parking between the reloci Woodville School with realigned two-way site entrance and will be used service/delivery vehicles. Due to site constraint, the loading dock of the $_{\mbox{Attachments}}$: front, right side of the new school,

SMMA is currently looking how to incorporate the site's Grade Transitic • Bond Presentation 08/11/22 play and learning spaces. SMMA also reviewed potential outdoor mate site design with an emphasis on materials with natural coloring/texture sustainable. SMMA reviewed the current design plans for the outdoor a central commons, and play spaces for all age groups.

SMMA continued by presenting the results of their Student Transportaassist SMMA in their continued design of the site. SMMA also passed th Wakefield Master Planning Committee. The key takeaway from the Sur open to utilizing alternative modes of transportation (not using a car) ir 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

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.

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

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

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



2. Schematic Design Progress

SMMA Presentation



Upcoming Design Meetings

Review of Meetings Needed to Progress Design

- WCAT Programming Meeting August 23
- WMGLD Meeting August 23
- 3. District Offices Programming Meeting – August 26
- Meeting with Legal Counsel August 31
- Project Update & Sustainability Public Forum August 31 5.
- WMHS (GM2) and NEMT (Nitsch) Traffic Engineers Potential Meeting–Week of September 6
- Traffic Advisory Committee (Joint Meeting with NEMT) Week September 6
- Page Turn with Bond Week of September 6 8.

4. Project Schedule Review

Meeting Calendar Update & Review of Future Dates

2022 - 2023 PERMANENT BUILDING COMMITTEE MEETINGS

- School Committee Meeting September 16
- Decision on Building System September 8
- Exterior, Interior & Site Approval September 8
- Sustainability Decisions September 8
- 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

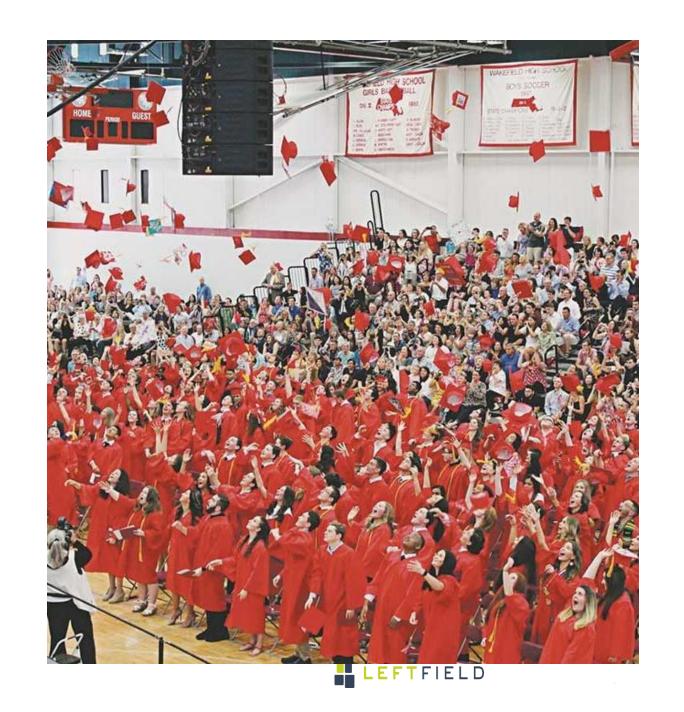


SMMA

Wakefield Memorial High School

PBC SBC
Project Updates

08.25.2022



Agenda

- » Mechanical System Selection
 - Process Update
- » Collaboration with WMGLD
 - Energy Park
- » Programming Updates
- » Site Development Update





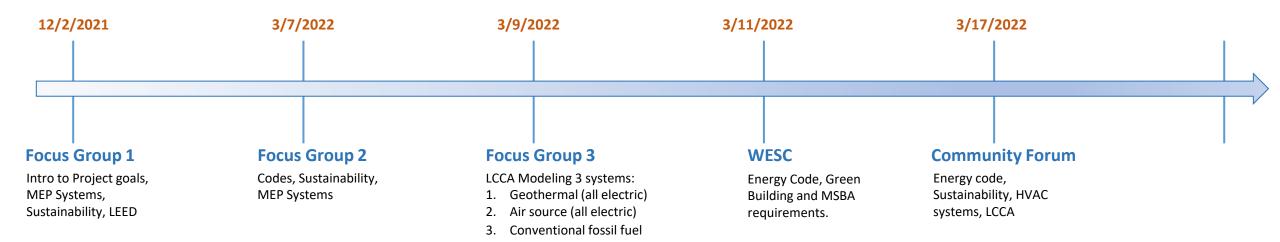
Mechanical System Selection





Mechanical System Selection Process

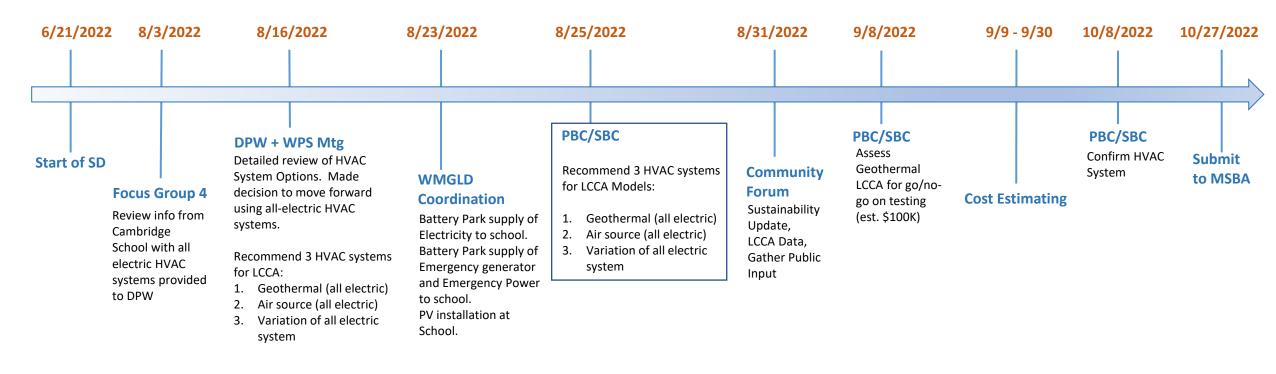
STUDY PHASE





Mechanical System Selection Process

SCHEMATIC DESIGN PHASE





WMGLD Energy Park

Meeting with WMGLD 8/23

- WMGLD will provide emergency back-up
- WMGLD will provide rooftop PV
- WMGLD to provide 5 dual-headed EV chargers
- Student learning opportunities planned
- Monthly coordination meetings to be scheduled

Programming Updates

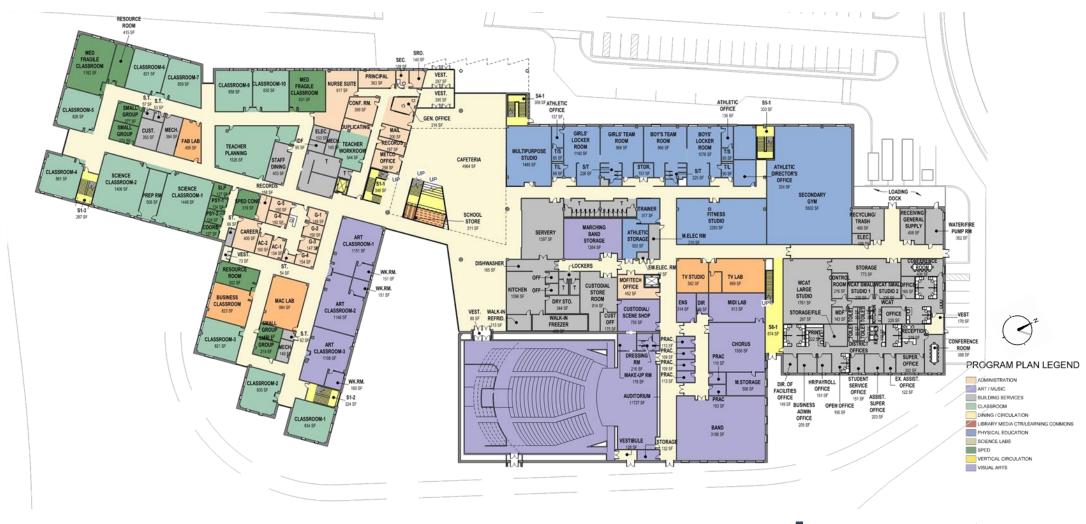




Level 1 Plan - previous



Level 1 Plan - current





Level 2 Plan



Level 3 Plan







Design Progress - Architecture



Site Development Update





Site Development Update

- » Additional geotechnical borings are scheduled to be performed 8/29 8/31
- » Developing fields program with District
- » Traffic Report Draft expected next week
- » Hydrant Flow test 8/26

Upcoming Meetings

- » Community Forum 8/31
- » Safety Issues week of 8/29
- » Ongoing Programming Meetings













Thank You!









