

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #27
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Date:	Thursday October 06, 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)	✗
Ian McKinnon	Community Member (Non-Voting)	✗
Jeffrey Cohen	Community Member (Non-Voting)	✗
Elizabeth Martin	Community Member (Non-Voting)	✓
Ray Thompson	Community Member (Non-Voting)	✓
Eric Lambiaso	Community Member (Non-Voting)	✓
Thomas Stapleton	Community Member (Non-Voting)	✓
Robert Arcari	Community Member (Non-Voting)	✓
Dylan Forester	Community Member (Non-Voting)	✗
Christopher Sallade	Community Member (Non-Voting)	✓
Sandra Clarey	Community Member (Non-Voting)	✗
Eric Hubert	Community Member (Non-Voting)	✗
Christine Bufagna	Community Member (Non-Voting)	✗
Jonathan Chines	Community Member (Non-Voting)	✓
Kim Hartman	Community Member (Non-Voting)	✓
Greg Liakos	Community Member (Non-Voting)	✗
William Karvouniaris	Community Member (Non-Voting)	✗
Kevin 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 09/08/22 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

Six (6) invoices in the total amount of \$257,862.40 for the Wakefield Memorial High School Project were presented for review and approval.

- 1) Leftfield LLC Invoice #17 dated 09/30/22 in the amount of \$22,000.00 for Basic Services.
- 2) SMMA Invoice #57759 dated 9/13/22 in the amount of \$74,215.00 for Basic Services.
- 3) SMMA Invoice #57759 dated 9/13/22 in the amount of \$3,355.00 for A&E Environmental & Site Consultants.
- 4) SMMA Invoice #57759 dated 9/13/22 in the amount of \$5,651.25 for GM2 Associates.
- 5) SMMA Invoice #57759 dated 9/13/22 in the amount of \$23,702.95 for Lahlaf Geotechnical Consulting.
- 6) Bond Building Invoice #PC-1 dated 10/06/22 in the amount of \$40,000.00 for SD Preconstruction Services.

Charles Tarbell made a motion to approve Leftfield LLC Invoice #16 dated 08/31/22 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 #57759 dated 9/13/22 in the amount of \$74,215.00 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 #57759 dated 9/13/22 in the amount of \$3,355.00 for A&E Environmental & Site Consultants 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 #57759 dated 9/13/22 in the amount of \$5,651.25 for GM2 Associates 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 #57759 dated 9/13/22 in the amount of \$23,702.95 for Lahlaf Geotechnical Consulting as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Charles Tarbell made a motion to approve Bond Building Invoice #PC-1 dated 10/06/22 in the amount of \$40,000.00 for SD Preconstruction Services 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 86.6% of the Feasibility Study Budget to date and has expended 68%. Uncommitted funds currently represent 13.4% of the Feasibility Study Budget to date with a total value of \$268,472.

5. Schematic Design Cost Estimate Update

The project team compiled (3) three cost estimates for the schematic design phase and all three will be included in the Schematic Design Submission to the MSBA. The cost estimates were produced by AM Fogarty for Leftfield, PM&C for SMMA, and Bond Construction. The Project Team along with the (3) cost estimating teams met on October 03, 2022 for an all-day cost reconciliation meeting. After the conclusion of the cost reconciliation meeting, the revised total construction costs were issued to the project team:

▪ AM Fogarty	\$229,413,033
▪ PM&C	\$220,341,337
▪ Bond Building	\$223,797,739

Bond's estimate will serve as the basis for the Total Construction Budget moving forward so the project will be submitting a Total Project Budget to be included in the Schematic Design Submission to the MSBA. LF also reviewed cost break outs from Bond's Cost Estimate as requested by the PBC at the 9/8 meeting. The Total Cost of the Breakout spaces is \$26,649,000. The list of breakout spaces can be found in LeftField's attached presentation.

LF continued by reviewing scope of work that was added to the project during the Schematic Design Phase.

- Ground Improvements (Basis: Additional Geotechnical Investigation)
- Additional Roadwork (Basis: Traffic Report recommendations)
- Parking Expansion at Landrigan (Change from parking at Walsh Field area)
- Field Storage Building
- Greenhouse
- Development of Outdoor Environments (east side of building)

LF continued by reviewing the MSBA process in determining the MSBA reimbursement by reviewing the MSBA Form 3011 Template, which is formulaic process for eligibility and reimbursement. The reduction in the MSBA reimbursement and increase in the Town share is directly related to changes in current MSBA grant caps and establishment of new caps. The District Reimbursement Rate is 49.94% of eligible Costs (53.14% with incentives). Actualized probable percentage of reimbursement is approximately 22.5% based on grant caps. LF reviewed the proposed Total Project Budget Line Items with the PBC.

LF continued by updating the PBC that most of the cost increase in the Schematic Design Estimate is the results of the increase in anticipated escalation.

- Change in Project Escalation from Estimates' Projection to Realized
 - April: 7% to 9% for 2022
 - Actual 2022: 15%
- Change in Projection of Escalation for 2023
 - April: 4% - 6% for 2023
 - October: 10% to 15% for 2023

LF stated that some of the minor reasons for increase in estimated construction cost the additional scope added during Schematic Design and an anticipated change in start of Construction Date now that Bond Building, the Construction Manager for the Project, has begun reviewing the project design in more detail and has adjusted the schedule by pushing the start of construction, which results in some additional minor escalation.

6. Vote to Approve Submitting a Notification Letter of the Total Project Budget to MSBA

Charles Tarbell made a motion to approve submitting a Notification Letter of the Total Project Budget to the Massachusetts School Building Authority (MSBA) as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

7. Project Schedule Review

LS continued by reviewing upcoming Design meetings:

- Traffic Advisory Committee (Joint Meeting with NEMT) – October 21, 2022
- DCR -Tom Mullen to contact DCR Chief Counsel

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

- Present Budget to PBC – October 6
- Wakefield Town Day – October 8
- School Committee Meeting – October 11
- Submit Budget Notification to MSBA – October 13
- Public Forum – October 18
- Vote to Submit Schematic Design – October 20
- Submit Schematic Design to MSBA – October 27

LF will be meeting with John McDonald, voting member of the PBC, and Councilor Chimes to review cost materials to develop some simpler ways of presenting them at the Public Forum on October 18th.

8. Next Permanent Building Committee/School Building Committee Meeting will be held on October 20, 2022.

Attachments:

- Leftfield Presentation 10/06/22

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee
School Building Committee
Meeting
October 6, 2022



WAKEFIELD MEMORIAL HIGH SCHOOL

AGENDA:

1. Administrative Actions

- Review of September 8, 2022 Permanent Building Committee/SBC Meeting Minutes
- Review and Approval of Monthly Invoices
- Budget Update

2. Cost Update

3. Schedule Update

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

Wakefield Memorial High School

1. Administrative Actions

Review of September 8, 2022 Permanent Building Committee/School Building Committee Meeting Minutes



WAKEFIELD PERMANENT BUILDING COMMITTEE	
WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	
Date:	Thursday September 08, 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 Piscadio	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
John McDonald	Permanent Building Committee
Tom Galvin	Permanent Building Committee
Marc Moccio	Permanent Building Committee
Philip Renzi	Permanent Building Committee
Wayne Hardacker	Permanent Building Committee
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
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Christopher Sallade	Community Member
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Christine Bufagna	Community Member
Jonathan Chines	Community Member
Kim Hartman	Community Member
Greg Liakos	Community Member
William Karvouniaris	Community Member
Kevin Pskadio	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



WAKEFIELD MEETING	
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 08/25/22 Permanent Building Committee/School Building Committee Meeting were presented for review.	
Chip Tarbell made a motion to approve the Wakefield Memorial High School Project presented. Seconded by Tom Galvin. Motion was approved unanimously.	
B. Invoices	
One (1) invoice in the total amount of \$22,000.00 for the Wakefield Memorial High School Project were presented for review and approval.	
1) Leftfield LLC Invoice #16 dated 08/31/22 in the amount of \$22,000.00 for	
Charles Tarbell made a motion to approve Leftfield LLC Invoice #16 dated \$22,000.00 for Basic Services as presented. Seconded by Tom Galvin. On was approved unanimously.	
4. Design Update	
A. Site, Exterior/Interior Finishes	
SMMA began reviewing current site plan overview for the new High School off area between the front entrance of the school and the relocated Beasley emphasizes open outdoor play spaces, open outdoor learning spaces, student existing parking on site. The plan includes expanded parking between the rel	



Woodville School with realigned two-way site entrance and will be used as service/delivery vehicles. SMMA presented updated site plans with expansion straight away and 6 full lanes without causing any major alterations to existing presented more detailed on addressing the existing grading on site.	
BB from SMMA reviewed updated floor plans for the new WMHS, which is presentation to these minutes. SMMA relocated the student services close receiving feedback at the recent programming meeting with Special Education school/district. An updated floor for the WCAT space was discussed.	
SMMA presented updated renderings of the new school with more details continue to further develop the exterior renderings until submission of the and will present them at future PBC meetings. SMMA reviewed the types of part of the Schematic Design cost estimate. These materials have not form serve as a basis for design and more detailed selections will be made in the of the project. The exterior will be mostly brick masonry. Windows and Cur designed to be triple-glazed aluminum frame. The spandrel, fascia, and Ca pre-finished metal. Exterior soffits will either be pre-finished metal, phenolic roofing will be comprised of PVC membrane and roof screen around rooftop a pre-finished metal.	
SMMA also reviewed potential interior finish prototypes to be included in estimate. Stone will either be granite or slate. Wood would either oak, che presented more cost-effective options to be considered. Terrazzo could be, student common in the school. The rest of the flooring in the school would either painted or tiled. ACT tiles would be used for ceilings. Millwork would	
B. Mechanical System Selection	
SMMA continued the design presentation by outlining the mechanical system SMMA presented the overall decision timeline.	
Schematic Phase	
6/21/22 – Start of Schematic Design	
8/3/22 – Focus Group #4 – Community Forum - Review in Schools with all electric HVAC systems provided to DPW.	
8/16/22 – DPW + WPS Meeting - PBC/SBC Meeting - Detail Options. Made decision to move forward using all-electric	
Recommend 3 HVAC systems:	
o Geothermal (all electric)	
o Air source (all electric)	
o Variation of all electric system	
8/23/22 – WMGLD Coordination Meeting - Battery Park sub Battery Park supply of Emergency Generator and Emergency installation at School. All existing powerlines along Hemlock underground. These lines will connect the new WMHS and new battery park, as well as, all existing play fields.	
8/25/22 – PBC/SBC Meeting - Recommend 3 HVAC system	



o Geothermal (all electric)	
o Air source (all electric)	
o /Variation of all electric system	
8/31/22 Leadership Group Meeting: Assess Geothermal logistics. VRF/Air Source Heat Pump Heating & cooling	
SMMA is requesting that the PBC confirm the Leadership Group's decision. 7. Next Permanent Building Committee/School Building Committee Meeting will be held on October 6, 2022.	
PBC recommendation in the Schematic Design pricing set, which will estimators tomorrow. SMMA presented the proposed site layout for attachments: would be located under the relocated Beasley Oval. The cost of the it • Leftfield Presentation 09/08/22 system would add approximately \$10 million dollars to the overall TC • SMMA Presentation 09/08/22	
PR inquired about including solar panel on the roof and solar arrays c responded by saying that adding those products to the current project is designing the building to be Solar Ready to allow Wakefield to add and parking at a later date.	
Charles Tarbell made a motion to accept the Design as presented well as, the Leadership Group's Mechanical System recommend Heat Pump Heating & cooling systems with DOAS in the Schematic "break out" building spaces in the Schematic Design Cost Estimate Jason Cohen. On a roll call vote, the motion was approved unanimously	
Budget Update	
LS reviewed the current Total Project Budget which is included in the meeting minutes. The Project has committed 87% of the Feasibility S expended 59%. Uncommitted funds currently represent 13.4% of the with a total value of \$268,472.	
6. Project Schedule Review	
LS continued by reviewing upcoming Design meetings:	
o WMHS (GM2) & NEMT (Nitsch) Traffic Engineers Potentially	
o Traffic Advisory Committee (Joint Meeting with NEMT) –	
o Cost Estimating Review Meetings with Bond – September	
o Cost Estimate Reconciliation Meeting – October	
o WMGLD (Monthly, recurring) – TBD	
o DCR – TBD	
LF and SMMA closed the PBC meeting by reviewing additional meeting c future dates:	
o School Committee Meeting – September 13	
o Public Forum - September 28	
o Cost Reconciliation – October 3/	
o Present Budget to PBC – October 6	



o Wakefield Town Day – October 8	
o Submit Budget Notification to MSBA – October 13	
o Public Forum – October 18	
o Vote to Submit Schematic Design – October 20	
o Submit Schematic Design to MSBA – October 27	

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of September 2022 Invoices

INVOICES						
ProPay Code	Budget Category	Vendor	Invoice #	Date	Amount	Balance After Invoice
0001-0000	OPM Feasibility Study/Schematic Design	LeftField	17	09/30/22	\$ 22,000.00	\$ 55,150.00
		LeftField Total:			\$ 22,000.00	
0002-0000	A/E Feasibility Study/Schematic Design	SMMA	0057759	09/13/22	\$ 74,215.00	\$ 322,685.00
0003-0000	Environmental & Site	SMMA - ADS Environmental Engineering	0057759	09/13/22	\$ 3,355.00	\$ 166,796.47
0003-0000	Environmental & Site	SMMA - GM2 Associates	0057759	09/13/22	\$ 5,651.25	\$ 161,145.22
0003-0000	Environmental & Site	SMMA - Lahlaf Geotechnical Consulting	0057759	09/13/22	\$ 23,709.95	\$ 137,435.27
		SMMA Total:			\$ 106,931.20	
0004-0000	SD Preconstruction Services	Bond Building	PC-1	10/06/22	\$ 40,000.00	\$ -
		Bond Total:			\$ 128,931.20	
Total All Invoices:					\$ 257,862.40	

Wakefield Memorial High School

1. Budget Update

Review of Project Budget

Committed: 86.6%

Expended: 68%

Uncommitted: 13.4%

\$268,472

Wakefield Memorial High School - Wakefield, MA										
September 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%	\$ 346,580	86%	\$ 55,150	*FSA 1, 2
0002-0000	A&E Feasibility Study/Schematic Design	\$ 1,300,000	\$ (345,000)	\$ 955,000	\$ 955,000	100%	\$ 819,031	86%	\$ 135,969	*FSA 1
0003-0000	Environmental & Site	\$ 200,000	\$ 133,790	\$ 333,790	\$ 333,790	100%	\$ 150,056	45%	\$ 183,734	*FSA 1, 3, 4
0004-0000	Other	\$ 100,000	\$ 209,480	\$ 309,480	\$ 41,008	13.3%	\$ 41,008	13.3%	\$ 268,472	*FSA 1, 2, 3, 4
SUB-TOTAL		\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,731,528	87%	\$ 1,356,675	68%	\$ 643,325	
TOTAL PROJECT BUDGET		\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,731,528	87%	\$ 1,356,675	68%	\$ 643,325	
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). MSBA APPROVED Apr 29, 2022								
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). MSBA APPROVED July 14, 2022								
FSA BRR #4 05	8/11/2022	Transfer \$52,624.00 from Other Contingency to Environmental & Site for Hidrant Flow Test and Additional Geotechnical (A/E Contract Amendment No. 2). Circulating for Town Signatures								
Project Funding Agreement Budget Transfers:										

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Cost Update

Cost Comparison of Reconciled Construction Estimates

- Three Cost Estimators – AM Fogarty, PM&C and Bond Building
- Total Construction Costs:
 AM Fogarty \$229,413,033
 PM&C \$220,341,337
 Bond Building \$223,797,739
- Bond's estimate will be the basis for the Total Project Budget

Wakefield Memorial High School, Wakefield, MA				October 6, 2022		
Schematic Design Submission Report - Comparative Cost Analysis						
	Cost/ SF			Cost/ SF		Cost/ SF
	AM Fogarty (OPM)	259,847	PM&C (A/E)	259,847	Bond (CM)	259,847
Student Enrollment 9-12: 1,000 Students	Option 3B - New @ Beasley Oval					
Foundation	\$ 11,328,790	43.60	\$ 10,987,191	42.28	\$ 10,629,299	40.91
Superstructure	\$ 16,916,659	65.10	\$ 16,526,381	63.60	\$ 17,732,892	68.24
Exterior Closure	\$ 18,457,526	71.03	\$ 18,283,134	70.36	\$ 17,243,021	66.36
Roofing	\$ 7,112,671	27.37	\$ 6,171,649	23.75	\$ 6,547,028	25.20
Interior Construction	\$ 14,946,650	57.52	\$ 14,312,570	55.08	\$ 15,196,362	58.48
Stairs	\$ 1,212,630	4.67	\$ 956,866	3.68	\$ 1,054,225	4.06
Interior Finishes	\$ 11,449,713	44.06	\$ 10,945,497	42.12	\$ 11,641,872	44.80
Conveying	\$ 403,000	1.55	\$ 429,800	1.65	\$ 439,800	1.69
Plumbing	\$ 6,744,318	25.95	\$ 6,472,742	24.91	\$ 6,198,105	23.85
HVAC	\$ 25,379,866	97.67	\$ 24,874,215	95.73	\$ 25,711,209	98.95
Fire Protection	\$ 2,017,830	7.77	\$ 1,982,100	7.63	\$ 2,029,113	7.81
Electrical	\$ 15,259,414	58.72	\$ 14,941,403	57.50	\$ 14,649,644	56.38
Equipment	\$ 3,588,309	13.81	\$ 3,831,016	14.74	\$ 4,047,516	15.58
Furnishings	\$ 2,286,698	8.80	\$ 2,740,515	10.55	\$ 2,401,380	9.24
Special Construction	\$ 125,000	0.48	\$ 125,000	0.48	\$ 528,716	2.03
Hazardous Abatement	\$ 1,822,060	7.01	\$ 1,822,060	7.01	\$ 1,988,060	7.65
Demolition	\$ 2,253,870	8.67	\$ 2,003,440	7.71	\$ 2,342,000	9.01
Earthwork	\$ 5,578,081	21.47	\$ 23,312,354	89.72	\$ 4,999,532	19.24
Exterior Improvements	\$ 11,051,745	42.53	\$ -	0.00	\$ 11,635,562	44.78
Utilities	\$ 7,003,714	26.95	\$ -	0.00	\$ 7,012,776	26.99
TOTAL DIRECT COSTS	\$ 164,938,544	634.75	\$ 160,717,933	618.51	\$ 164,028,112	631.25
General Requirements	\$ 6,480,503	24.94	\$ 6,480,503	24.94	\$ 6,480,503	24.94
General Conditions	\$ 7,936,193	30.54	\$ 7,936,193	30.54	\$ 7,936,193	30.54
Subcontractor Default Insurance (SDI)	\$ 2,550,884	9.82	\$ 1,145,991	4.41	\$ 2,046,103	7.87
Design/Est Contingency	\$ 18,014,272	69.33	\$ 16,071,793	61.85	\$ 17,255,472	66.41
Construction Contingency	\$ 5,378,114	20.70	\$ 5,374,179	20.68	\$ 4,313,868	16.60
Escalation	\$ 15,204,174	58.51	\$ 14,208,786	54.68	\$ 12,941,604	49.80
Insurance	\$ 2,668,067	10.27	\$ 2,497,173	9.61	\$ 2,625,020	10.10
CM Fee	\$ 4,647,979	17.89	\$ 4,359,577	16.78	\$ 4,504,876	17.34
Bond	\$ 1,594,303	6.14	\$ 1,549,209	5.96	\$ 1,665,988	6.41
TOTAL CONSTRUCTION COSTS	\$ 229,413,033	882.88	\$ 220,341,337	847.97	\$ 223,797,739	861.27

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Cost Update

Cost Breakouts

BREAK-OUT COSTS			
BUILDING SPACE	NET SF	GROSS SF	NOTES
Auditorium Stage	900	1,350	Larger stage
Expanded Band Room	1,500	2,250	Additional requested SF
Auxiliary Gym	5,489	8,234	To match existing
Expanded Gym	6,000	9,000	18000 SF gym /MSBA supports 12,000
PE Alternatives	1,000	1,500	Additional requested SF
Athletic Storage	600	900	Additional requested SF
WCAT Studio	4,547	6,821	
District Offices	3,380	5,070	
Marching Band Storage	1,000	1,500	
	24,416	36,624	
SITE ELEMENT			DESCRIPTION
8-Lane Straightaway			Added to the Oval
Hemlock Road Realignment & Intersection Design			Off Site Improvement
Field Storage Building			
Landrigan Parking Expansion			Off Site Improvement

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Cost Update

Cost Breakouts

Breakouts	Description	Measured SF	\$/SF	Net SF	Gross SF	Breakouts
Building Space						
1	Auditorium Stage	2,725 SF	\$ 943	900 SF	1,350 SF	\$1,274,000
2	Expanded Band Room	3,175 SF	\$ 465	1,500 SF	2,250 SF	\$1,046,000
3	Auxiliary Gym	8,075 SF	\$ 522	5,489 SF	8,234 SF	\$4,297,000
4	Expanded Gym	6,630 SF	\$ 511	6,000 SF	9,000 SF	\$4,600,000
5	PE Alternatives	1,640 SF	\$ 290	1,000 SF	1,500 SF	\$436,000
6	Athletic Storage	805 SF	\$ 337	600 SF	900 SF	\$304,000
7	WCAT Studio - Total	6,110 SF	\$ 496	4,547 SF	6,821 SF	\$3,385,000
	- WCAT - Core & Shell		\$ 218			\$1,488,000
	- WCAT - Fit-Out		\$ 278			\$1,897,000
8	District Office	4,700 SF	\$ 541	3,380 SF	5,070 SF	\$2,744,000
9	Marching Band Storage	1,020 SF	\$ 318	1,000 SF	1,500 SF	\$477,000
Site Element						
10	8-Lane Straightaway	5,200 SF				\$45,000
11	Hemlock Road ReAlignment	132,000 SF				\$3,303,000
12	Field Storage Building	1,000 SF				\$551,000
13	Landrigan Parking Expansion	32,750 SF				\$702,000

- Total Cost of Breakouts - \$26,649,000

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Cost Update

Additional Items not in PSR Estimates

- Ground Improvements (Basis: Additional Geotechnical Investigation)
- Additional Roadwork (Basis: Traffic Report recommendations)
- Parking Expansion at Landrigan (Change from parking at Walsh Field area)
- Field Storage Building
- Greenhouse
- Development of Outdoor Environments (east side of building)

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Cost Update Proposed Total Project Budget

- MSBA Form 3011 Template (8/5/21)
- Formulaic Process for Eligibility and Reimbursement
- Changes in Current Grant Caps and Establishment of New Caps

Wakefield
Wakefield Memorial High School

Schematic Design Submittal Date:
October 27, 2022

8/5/2021

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5) Feasibility Study Agreement	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant	Estimated Maximum Total Facilities Grant
OPM Feasibility Study	\$401,730	\$0	\$401,730	
A&E Feasibility Study	\$955,000	\$0	\$955,000	
Environmental & Site	\$333,790	\$0	\$333,790	
Other	\$309,480	\$0	\$309,480	
Feasibility Study Agreement Subtotal	\$2,000,000	\$0	\$2,000,000	\$1,062,000
Administration				
Legal Fees	\$100,000	\$0	\$100,000	\$53,140
Owner's Project Manager				
Design Development	\$665,798	\$0	\$665,798	
Construction Contract Documents	\$1,018,280	\$894,090	\$124,190	
Bidding	\$254,570	\$0	\$254,570	
Construction Contract Administration	\$5,483,045	\$2,793,299	\$2,689,747	
Closeout	\$411,288	\$0	\$411,288	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services	\$25,000	\$0	\$25,000	
Cost Estimates	\$75,000	\$0	\$75,000	
Advertising	\$75,000	\$0	\$75,000	
Permitting	\$100,000	\$0	\$100,000	
Owner's Insurance	\$0	\$0	\$0	
Other Administrative Costs	\$150,000	\$0	\$150,000	
Administration Subtotal	\$8,357,981	\$3,687,389	\$4,670,593	\$2,481,953
Architecture and Engineering				
Basic Services				
Design Development	\$4,454,590	\$0	\$4,454,590	
Construction Contract Documents	\$8,909,180	\$2,400,351	\$6,508,829	
Bidding	\$890,910	\$0	\$890,910	
Construction Contract Administration	\$5,784,290	\$6,714,919	-\$930,629	
Closeout	\$1,113,650	\$0	\$1,113,650	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$21,152,820	\$9,115,270	\$12,037,550	
Reimbursable Services				
Construction Testing	\$0	\$0	\$0	
Printing (over minimum)	\$0	\$0	\$0	
Other Reimbursable Costs	\$430,000	\$0	\$430,000	
Hazardous Materials	\$275,000	\$0	\$275,000	
Geotechnical & Geo-Environmental	\$315,000	\$0	\$315,000	
Site Survey	\$75,000	\$0	\$75,000	
Wetlands	\$20,000	\$0	\$20,000	
Traffic Studies	\$110,000	\$0	\$110,000	
Architectural/Engineering Subtotal	\$22,377,820	\$9,115,270	\$13,262,550	\$7,047,613
Off at Risk Preconstruction Services				
Pre-Construction Services	\$340,000	\$0	\$340,000	\$180,676
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
CONSTRUCTION COSTS				
SUBSTRUCTURE				
Foundations	\$10,629,299			
Basement Construction	\$0			
SHELL				
Super Structure	\$17,732,892			
Exterior Closure	\$17,243,021			
Exterior Walls	\$0			
Exterior Windows	\$0			
Exterior Doors	\$0			
Roofing	\$6,547,028			
INTERIORS				
Interior Construction	\$15,196,362			
Staircases	\$1,054,225			
Interior Finishes	\$11,641,872			
SERVICES				
Conveying Systems	\$439,800			
Plumbing	\$6,198,105			
HVAC	\$25,711,209			
Fire Protection	\$2,029,113			
Electrical	\$14,649,644			
EQUIPMENT & FURNISHINGS				
Equipment	\$4,047,516			
Furnishings	\$2,401,380			
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction	\$528,716			
Existing Building Demolition	\$2,042,000	\$0		
In-Building Hazardous Material Abatement	\$1,988,060	\$0		
Asbestos Containing Floor Material Abatement	\$0	\$0		

Category	Estimated Budget	Excluded	Eligible Soft Costs
Administration	\$9,069,191	\$3,687,389	\$5,381,803
A/E Services	\$23,666,410	\$9,115,270	\$14,551,140
Site Acquisition - Ineligible, therefore not included in calculation			
Miscellaneous Project Costs	\$1,100,000	\$400,000	\$700,000
FFE	\$4,300,000	\$1,900,000	\$2,400,000
Owners Contingency - Not included in this calculation			
Total Eligible Soft Costs =			\$23,032,943

Category	Estimated Budget	Excluded	Eligible Soft Costs
CM Preconstruction Services	\$340,000		
Construction Cost	\$223,797,739		
Construction Contingency - Not included in this calculation			
Total Construction Cost	\$224,137,739		
Soft Cost Allowance - 20%			
Reimbursable Soft Cost	\$44,827,548		
Eligible minus Reimbursable =	-\$21,794,605	If >0 enter into Cell C117	
If Eligible minus Reimbursable is negative; OK			
If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost"			

Category	Estimated Budget	Excluded (%)	Scope Excluded costs
OPM Basic Services	\$8,234,711	8.0800%	\$665,365
Designer Basic Services	\$22,107,620	8.0800%	\$1,786,296
Scope Excluded OPM & Designer Costs associated with Scope Excluded Building Cost			
Scope Excluded Direct Construction cost (\$)	\$4,556,000	(2.7776%)	
Total Direct Construction Costs (\$)	\$164,028,112		
Scope Excluded OPM & Designer Costs associated with Scope Excluded Site			
OPM Basic Services	\$8,234,711	2.7776%	\$228,725
Designer Basic Services	\$22,107,620	2.7776%	\$614,055
Total Scope Excluded OPM Fees (\$)			\$894,090 Enter in Cell C13
Total Scope Excluded Designer Fees (\$)			\$2,400,351 Enter in Cell C28

Category	Upper Limit	259,847	\$500 /sf
Construction Budget	\$129,923,500		
Basis of OPM & Designer Fee Caps	\$129,923,500		
OPM Services Est. Budget	\$8,234,711	Ineligible Costs	Eligible Costs
Basic Services	\$8,234,711	\$3,687,389	\$4,547,323
Extra Services	\$409,480	\$0	\$409,480
Designer Serv. Est. Budget	\$22,107,620	Ineligible Costs	Eligible Costs
Basic Services	\$22,107,620	\$9,115,270	\$12,992,350
Extra Services	\$1,558,790	\$0	\$1,558,790
OPM Value @ 3.50%			\$4,547,323
Value > 3.5%			\$0
If >0 enter into Cell C15			
Designer Val. @ 10.00%			\$12,992,350
Value > 10%			\$0
If >0 enter into Cell C30			

Category	Ineligible nsf	Ineligible Aud/PE gsf	Other Ineligible gsf	Est'd District Cost
Core Academic			0	\$0
Art & Music	2,500		3750	\$3,229,763
Voc & Tech			0	\$0
Chapter 74 CTE			0	\$0
Health & PE	13,089	19634		\$16,910,175
Media Center			0	\$0
Aud/Drama	900	1350		\$1,162,715
Dining & Food			0	\$0
Medical			0	\$0
Admin & Guide			0	\$0
Custodial & Maint.			0	\$0
Other	7,927		11891	\$10,241,362
Total		20984	15641	
Grossing Factor	1.50			

Mark Up Ratio			
Construction Budget	\$223,797,739	1.364386484	= Mark Up Ratio
Construction Trades Subtotal	\$164,028,112		

Demolition and Abatement Costs	
Total Demolition and Abatement Costs	\$4,330,060
Ineligible Demolition and Abatement Costs	\$0

Wakefield Memorial High School

2. Cost Update

Proposed
Total Project Budget

- District Reimbursement Rate is 49.94% of eligible Costs (53.13% with incentives)

- Actualized Probable Percentage of Reimbursement is approximately 22.5% based on Grant Caps

Other Hazardous Material Abatement	\$0	\$0			Eligible Demolition and Abatement Costs	\$4,330,060	
BUILDING SITEWORK					Marked Up Eligible Costs	\$5,907,875	
Site Preparation	\$4,999,532	\$0			Site Costs Beyond (8%) of Building Costs		
Site Improvements	\$7,079,562	\$0			Direct Building Cost		
Site Civil / Mechanical Utilities	\$4,960,168	\$0			Potentially Eligible Site Costs	\$135,521,466	
Site Electrical Utilities	\$2,052,608	\$0			Total Direct Site Costs	\$23,647,870	Marked Up
Other Site Construction	\$4,556,000	\$4,601,000			Scope Excluded Costs	-\$4,601,000	-\$6,277,542
Site Cost over Allowance		\$8,205,153			Potentially Eligible Site Costs	-\$10,841,717	
Construction Trades Subtotal	\$164,028,112	\$12,806,153			Ineligible Site Costs	\$8,205,153	\$11,195,000
Contingencies (Design and Pricing)	\$17,255,472	\$1,347,185			Site Costs beyond Funding Limit	\$0	If > 0 enter value into Cell C87
Sub-Contractor Bonds & P&P	\$3,712,091	\$289,814			Construction Costs and Funding Cap		
D/B/B Insurance	\$0	\$0			Total Building Area	259,847	
General Conditions & General Requirements	\$14,416,696	\$1,125,553			Ineligible Excess Auditorium & PE Space	-20,984	Scope Excluded Site Work: \$6,277,542.00
D/B/B Overhead & Profit	\$0	\$0			Other Ineligible Building Areas	-15,641	Site Cost beyond Funding Limit: \$11,195,000
GMP Insurance	\$2,625,020	\$204,943			Eligible Building GSF	223,223	Ineligible Demo & Abatement: \$0
GMP Fee	\$4,504,876	\$351,709			Reimbursable Construction Cost Limit	\$360	Scope Excluded Aud/PE Area: \$18,072,890
GMP Contingency	\$4,313,868	\$336,796			Eligible Building Costs	\$80,359,920	Other Ineligible Building Areas: \$13,471,124
Escalation to Mid-Point of Construction	\$12,941,604	\$1,010,389			Eligible Demolition & Abatement Costs	+\$5,907,875	Construction Cost over Funding Cap: \$88,513,988
Construction Cost over Funding Cap		\$120,057,402			Basis of Construction Costs	\$88,267,795	Construction Cost Breakdown
Construction Budget	\$223,797,739	\$137,529,944	\$86,267,795	\$45,842,706	Construction Budget	\$223,797,739	Total Construction Cost (\$/sf) \$861.27
Alternates					Basis of Construction Costs	-\$86,267,795	Reimbursable Construction Cost (\$/sf) \$386.47
Ineligible Work Included in the Base Project	\$0	\$0	\$0	\$0	Ineligible Construction Costs	\$137,529,944	Marked-Up Building Costs: \$711.59
Alternates Included in the Total Project Budget	\$0	\$0	\$0	\$0	Construction Cost over Funding Cap	\$0	Marked-Up Site, Building Takedown & Haz Mat: \$149.68
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	\$0	If > 0 enter value into Cell C99		Direct Building Cost (\$/sf) 576,406.7653
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0	\$0 FFE Reimbursement		
Miscellaneous Project Costs					Enrollment	1,000	
Utility Company Fees	\$350,000	\$0	\$350,000		Funding Limit	\$1,200/student	Ineligible
Testing Services	\$350,000	\$0	\$350,000		Reimbursable Amt.	\$1,200,000	\$1,300,000 If > 0 enter in Cell C113
Swing Space / Modulars	\$0	\$0	\$0		Est'd Budget	\$1,200,000	\$600,000 If > 0 enter in Cell C114
Other Project Costs (Mailing & Moving)	\$400,000	\$400,000	\$0		Incentive Points		
Misc. Project Costs Subtotal	\$1,100,000	\$400,000	\$700,000	\$371,980	1.20 (0-2) Maintenance		
Furnishings and Equipment					0.00 (0-6) Newly Formed Regional School District		
Furniture, Fixtures, and Equipment	\$2,500,000	\$1,300,000	\$1,200,000		0.00 (0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places		
Technology	\$1,800,000	\$600,000	\$1,200,000		#DIV/0!	0 gsf	Renovated or Existing to Remain
FF&E Subtotal	\$4,300,000	\$1,900,000	\$2,400,000	\$1,275,360		0 gsf	Total at Conclusion of Project
Soft Costs that exceed 20% of Construction Cost			\$0				If G116 > 0 enter value into Cell F115
Project Budget	\$262,273,340	\$162,632,603	\$109,640,737	\$58,263,088			
Board Authorization				49.94 Reimbursement Rate Before Incentive Points	0.00 (0-1) Overlay Zoning 40R and 40S		Owner's Contingency Cap: 0.50%
Design Enrollment	1,000			3.20 Total Incentive Points	0.00 (0-0.5) Overlay Zoning 100 units or 50% of units 1, 2, or 3 family structures		Construction Contingency Cap: 1.00%
Total Building Gross Floor Area (GSF)	259,847			53.14% MSBA Reimbursement Rate	2.00 (0-2) Energy Efficiency - "Green Schools"		
Total Project Budget (excluding Contingencies)	\$262,273,340			NOTES This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.	3.20 Total Incentive Points		
Scope Items Excluded or Otherwise Ineligible	-\$152,632,603			1- The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.	Construction Contingency Cap: 1.00%		
Third Party Funding (Ineligible)	-\$0			2- Costs associated with the commissioning of ineligible square footage is estimated to result in the recovery of a portion of the overall commissioning cost. The GPM has estimated this recovery of funds to be \$_____. The proposed demolition of the _____ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the _____ project at the existing facilities completed in _____. The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.			
Estimated Basis of Maximum Total Facilities Grant ¹	\$109,640,737			3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.			
Reimbursement Rate ¹	53.14%						
Est. Max. Total Facilities Grant (before recovery) ¹	\$58,263,088						
Cost Recovery ²	-\$29,300						
Estimated Maximum Total Facilities Grant ¹	\$58,233,788						
Construction Contingency ³	\$11,189,887						
Ineligible Construction Contingency ³	\$8,951,910						
"Potentially Eligible" Construction Contingency ³	\$2,237,977						
Owner's Contingency ³	\$2,237,977						
Ineligible Owner's Contingency ³	\$1,118,988						
"Potentially Eligible" Owner's Contingency ³	\$1,118,989						
Total Potentially Eligible Contingency ³	\$3,356,966						
Reimbursement Rate	53.14%						
Potential Additional Contingency Grant Funds ³	\$1,783,892						
Maximum Total Facilities Grant	\$60,017,680						
Total Project Budget	\$275,701,204						
Total Project Budget Without Feasibility Study*	\$273,701,204						
Probable Local Share	\$213,683,524						
				* Potential MSBA Share			
				* Feasibility Study Budget was previously Approved and Appropriated			
				0.224945265			

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Cost Update

Proposed Total Project Budget

▪ Legal Fees	\$ 100,000
▪ Owner's Project Manager	\$ 7,832,981
▪ Owner Services (as needed)	\$ 425,000
○ Reimbursables & Other Services Allowance	\$ 25,000
○ Optional 3 rd Party Estimate at DD Allowance	\$ 75,000
○ Permitting	\$ 100,000
○ Advertising & Printing Services Allowance	\$ 75,000
○ Other Administrative Costs Allowance	\$ 150,000
▪ Architecture & Engineering (including allowances below)	\$ 22,377,620
○ Other Reimbursable Costs Allowance	\$ 430,000
○ Hazardous Materials	\$ 275,000
○ Geotechnical & Geo-Environmental Allowance	\$ 315,000
○ Site Survey Allowance	\$ 75,000
○ Wetlands	\$ 20,000
○ Traffic Studies Allowance	\$ 110,000

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Cost Update

Proposed Total Project Budget

▪ Preconstruction Services	\$ 340,000
▪ Construction Costs	\$223,797,739
▪ Miscellaneous Project Costs	\$ 1,100,000
○ Utility Company Fees Allowance	\$ 350,000
○ Testing Services Allowance	\$ 350,000
○ Moving & Other Project Costs Allowance	\$ 400,000
▪ Furnishings, Fixtures & Equipment	\$ 4,300,000
○ FF&E	\$ 2,500,000
○ Technology	\$ 1,800,000
▪ Contingencies	\$ 13,427,864
○ Owner's Contingency	\$ 2,237,977
○ Construction Contingency	\$11,189,887

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Cost Update

Proposed Total Project Budget

- **Total Project Budget** (excluding Contingencies) **\$260,273,340**
- **Total Project Budget** (with Contingencies) **\$273,701,204**
- **MSBA Maximum Total Facilities Grant** **\$ 60,017,680**
- **Town Share** (with full use of eligible Contingencies) **22.5%** **\$213,683,524**
- **Excludes \$2,000,000 Feasibility Study Budget Previously Appropriated**

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Cost Update

Factors for Cost Differential

- Additional Scope from PSR to SD as Design Developed - Minimal
- Change in Project Escalation from Estimates' Projection to Realized
 - April: 7% to 9% for 2022
 - Actual 2022: 15%
- Change in Projection of Escalation for 2023
 - April: 4% - 6% for 2023
 - October: 10% to 15% for 2023
- Change in Anticipated Construction Start
 - Early Packages: Summer 2023 to Late Fall 2023
 - Main Package: Early Spring 2024 to Mid-Summer 2024

WAKEFIELD MEMORIAL HIGH SCHOOL

3. Upcoming Design Meetings

Review of Meetings Needed for Schematic Design

1. Traffic Advisory Committee (Joint Meeting with NEMT) – October 21
2. DCR – Tom Mullins to Call DCR Chief Counsel

WAKEFIELD MEMORIAL HIGH SCHOOL

4. Project Schedule Review

Meeting Calendar Update & Review of Future Dates

2022 - 2023

PERMANENT BUILDING COMMITTEE MEETINGS

- Present Budget to PBC – October 6
- Wakefield Town Day – October 8
- School Committee Meeting – October 11
- Submit Budget Notification to MSBA – October 13
- Public Forum – October 18
- Vote to Submit Schematic Design – October 20
- Submit Schematic Design to MSBA – October 27

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