

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #38
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Date:	Thursday June 15, 2023
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)	✓
Charles L. Tarbell	Permanent Building Committee, Secretary (Voting)	✓
Jason Cohen	Permanent Building Committee (Voting)	x
Tom Galvin	Permanent Building Committee (Voting)	✓
John McDonald	Permanent Building Committee (Voting)	x
Marc Moccio	Permanent Building Committee (Voting)	✓
Philip Renzi	Permanent Building Committee (Voting)	✓
Wayne Hardacker	Permanent Building Committee (Voting)	✓
Erin Demerjian	Permanent Building Committee (Voting)	✓
Amy McLeod	Wakefield Memorial High School Principal (Non-Voting)	x
Joseph Mullaney	Wakefield Memorial High School Asst. Principal (Non-Voting)	x
James Sullivan	Finance Committee (Non-Voting)	x
Ian McKinnon	Community Member (Non-Voting)	x
Jeffrey Cohen	Community Member (Non-Voting)	x
Elizabeth Martin	Community Member (Non-Voting)	x
Ray Thompson	Community Member (Non-Voting)	x
Eric Lambiaso	Community Member (Non-Voting)	x
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)	x
Sandra Clarey	Community Member (Non-Voting)	x
Eric Hubert	Community Member (Non-Voting)	x
Christine Bufagna	Community Member (Non-Voting)	x
Jonathan Chines	Community Member (Non-Voting)	✓
Kim Hartman	Community Member (Non-Voting)	x
Greg Liakos	Community Member (Non-Voting)	x
William Karvouniaris	Community Member (Non-Voting)	x
Kevin Pskadlo	Community Member (Non-Voting)	x
Robin Greenberg	Community Member (Non-Voting)	x
Tom Purcell	Community Member (Non-Voting)	x

Name		Present
Lynn Stapleton	Leftfield Project Management	✓
Adam Keane	Leftfield Project Management	✓
Jim Rogers	Leftfield Project Management	x
Timothy Baker	Leftfield Project Management	✓

Helen Fantini	SMMA	✓
Matt Rice	SMMA	✗
Brian Black	SMMA	✓
Martine Dion	SMMA	✓
Nick Ferzacca	SMMA	✓
Lorraine Finnegan	SMMA	✗
Lana Prokupets	SMMA	✓
Anthony Gray	SMMA	✗
Michael Dowhan	SMMA	✗
Meagan Collins	SMMA	✗
Erin Prestileo	SMMA	✓
Laura Monies	SMMA	✓
Alan DeHaan	SMMA	✗
Tom Faust	SMMA	✗
Frank Hayes	Bond Construction	✗
David Capaldo	Bond Construction	✓
Jerry Hammersley	Bond Construction	✗
Jonathan Rossini	Bond Construction	✗

1. Meeting called to order at approximately 7:36PM. A quorum was present.

2. Public Participation

There was no public participation.

3. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 05/11/23 Permanent Building Committee Wakefield Memorial High School Project were presented for review.

Chip Tarbell made a motion to approve the 05/11/23 Permanent Building Committee Wakefield Memorial High School Project Meeting Minutes as presented. Seconded by Tom Galvin. Motion was approved unanimously.

B. Invoices

Twelve (12) invoices in the total amount of \$994,083.26 for the Wakefield Memorial High School Project were presented for review and approval.

- 1) Leftfield LLC Invoice #23 dated 05/31/23 in the amount of \$133,160.00 for Basic Services.
- 2) SMMA Invoice #59429 dated 06/05/23 in the amount of \$801,826.00 for Basic Services.
- 3) SMMA Invoice #59429 dated 06/05/23 in the amount of \$1,320.00 for HazMat Sampling & Analysis.
- 4) SMMA Invoice #59429 dated 06/05/23 in the amount of \$7,793.28 for Traffic Consultant Services.
- 5) SMMA Invoice #59429 dated 06/05/23 in the amount of \$5,336.10 for Traffic Consultant Services.
- 6) Bond Building Invoice #122043-003 dated 05/20/23 in the amount of \$28,333.33 for Preconstruction Services.
- 7) Wakefield Police Dept Invoice #23-113-DV dated 05/21/23 in the amount of \$580.00 for Town Meeting Detail.

- 8) Boston Audio Visual Rental Invoice #11890 dated 01/04/23 in the amount of \$9,240.00 for Town Meeting Rentals.
- 9) Boston Audio Visual Rental Invoice #11890 dated 01/25/23 in the amount of \$2,136.40 for Town Meeting Rentals.
- 10) Camelot Special Events & Tents Invoice #430059 dated 01/30/23 in the amount of \$1,478.15 for Town Meeting Rentals.
- 11) Wakefield Item Invoice #300114862 dated 01/13/23 in the amount of \$1,600.00 for Town Meeting Legal Advertisements.
- 12) Wakefield Item Invoice #300114992 dated 02/26/23 in the amount of \$1,280.00 for Debt Override Town Vote Legal Advertisement.

Chip Tarbell made a motion to approve Leftfield LLC Invoice #23 dated 05/31/23 in the amount of \$133,160.00 for Basic Services as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve SMMA Invoice #59429 dated 06/05/23 in the amount of \$445,459.00 for Basic Services presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve SMMA Invoice #59429 dated 06/05/23 in the amount of \$1,320.00 for HazMat Sampling & Analysis as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve SMMA Invoice #59429 dated 06/05/23 in the amount of \$7,793.28 for Traffic Consultant Services as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve SMMA Invoice #59429 dated 06/05/23 in the amount of \$5,336.10 for Traffic Consultant Services as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve Bond Building Invoice #122043-003 dated 05/20/23 in the amount of \$28,333.33 for Preconstruction Services as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve Wakefield Police Dept Invoice #23-113-DV dated 05/21/23 in the amount of \$580.00 for Town Meeting Detail as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve Boston Audio Visual Rental Invoice #11890 dated 01/04/23 in the amount of \$9,240.00 for Town Meeting Rentals as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve Boston Audio Visual Rental Invoice #11890 dated 01/25/23 in the amount of \$2,136.40 for Town Meeting Rentals as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to Camelot Special Events & Tents Invoice #430059 dated 01/30/23 in the amount of \$1,478.15 for Town Meeting Rentals as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to Wakefield Item Invoice #300114862 dated 01/13/23 in the amount of \$1,600.00 for Town Meeting Legal Advertisements as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to Wakefield Item Invoice #300114992 dated 02/26/23 in the amount of \$1,280.00 for Debt Override Town Vote Legal Advertisement as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

C. Review of CM Contract Amendment #2

CM Contract Amendment No. 2 is for roadway construction expertise and consulting to assist in the planning, scheduling and logistics of the Hemlock Road relocations. The services are to be provided by Construction Expert Consulting Inc.

CM Contract Amendment No. 2 Total: - \$55,230.00

Chip Tarbell made a motion to approve the CM Contract Amendment No. 2: Construction Expert Consulting Inc: Hemlock Realignment Construction Consulting Services for \$55,230.00 as presented. Seconded by Tom Galvin. Motion was approved unanimously.

D. Budget Update

LS reviewed the current Total Project Budget which is included in the presentation attached to the meeting minutes. The Project has committed 12% of the Total Project Budget to date and has expended 1%. Uncommitted funds currently represent 88% of the Total Project Budget to date with a total value of \$240,920,767. Cash Flow Projections have been extended through project completion.

E. Approval of the Project Funding Agreement (PFA)

Wakefield Town Counsel Tom Mullen has reviewed the Project Funding Agreement (PFA) with the MSBA and has provided his Legal Certification of the PFA. TM also recommended that the PBC vote to authorize the Chair of the Permanent Building Committee, Joseph Bertrand, to execute said Agreement and TM sent language for the PBC's motion/authorization.

Chip Tarbell made a motion to approve the Project Funding Agreement (PFA) between the Town of Wakefield and the Massachusetts School Building Authority (MSBA) for the Wakefield Memorial High School Project and to authorize the Chair of the Permanent Building Committee, Joseph Bertrand, to execute said Agreement as presented. Seconded by Tom Galvin. Motion was approved unanimously.

F. Third Independent Cost Estimator for Design Development Phase

LF inquired if the PBC would want to have LF's cost consultant added as a Third Cost Estimator for the Design Development Submission, similar to the Schematic Design Phase. LF stated that with the marketing stabilization and a reduction in inflation, the need for a third estimator has been greatly reduced. After a discussion, the PBC decided the project should proceed with just two (2) cost estimates provided by SMMA's cost consultant and Bond's estimation team.

4. Design Update

Sustainability Design Update

- Airtight and Well Insulated Enclosure:
- Thermal Bridging Derating
- Whole Building Air Infiltration Testing
- Electrification of Heating systems
- HVAC:
 - High Efficiency Heat Pump
 - High Efficiency Heat Recovery
- PV and EV Readiness*
- **pEUI:** Predicted Energy Use Intensity [kBtu/SF/yr.]
 - New Wakefield Memorial High School – 26.3 pEUI (w/ AC)
 - Existing Wakefield High School – 112 pEUI (w/o AC)
- **CEI:** Carbon Emissions Intensity [kg CO₂eq/SF/yr]
- LEED Certification Goal: LEED V.4 Certification, Silver Rating

Main Electrical Service

- Normal and Emergency services from
- WMGL "Energy Park"
 - PV, Generator, Battery as well as
- traditional distribution
 - No on-site auxiliary generator
- Roof Mounted PV
- Separately Metered project elements
 - Football Field Lighting
 - WCAT
 - EV charging stations

Enhanced Efficiency

- Plug Load Controller controls individual receptacles or a group of devices on one common circuit
- Advanced metering
- 15% reduced lighting power density
 - Distributed/intelligent relay system.
 - Daylight harvesting

Fire Alarm

- Addressable, voice evacuation
- Smoke detection – Not full detection
 - Elect/Mech/IDF rooms and selected areas
- No fossil fuels - No CO detection
- Fire alarm secured door release coordinated with security.
- BDA system for fire department radio systems.

Plumbing/Fire Protection Systems

- Sustainability Focus
 - Low Flow Fixtures (Touch Free Faucets and Flush Valves)
 - Electrification
 - Submeters
- All Electric Domestic Hot Water
- Fully Sprinklered Building
 - No Fire Pump Required

Site Updates

- Refinement of internal circulation patterns and parking
- Layout updates to Beasley Oval
- Development of Outdoor Learning and Activity Spaces

Interior & Exterior Materials

- Wall Cladding: Norman Brick *Primarily Red-hue blend.*
- Wall Base and Windowsills: Granite
- Spandrel, Fascias, Window Frames, Roof Screens and Trims: Painted Metal Panel *Warm metallic brown*
- Precast Concrete Banding: *Warm pinkish gray*
- Please review SMMA's Presentation for further detailed information interior selection of materials, which are attached to these meeting minutes.

Media Center Façade – Solar Control Treatment

Option 1: External Perforated Metal Screen

Pros

- Best option to keep solar radiation off of glass.
- Good shading and glare control
- Signage/graphics opportunity

Cons

- Occasional Maintenance / cleaning required.
- Could attract birds, insects.

Option 3: Integral to Glazing Unit

Pros

- *Good shading and glare control*
- *Beautiful material / texture*

Cons

- Little protection against solar heat gain
- Same maintenance as standard vision glass

SMMA will carry all three options as pricing alternates in the Design Development Pricing Set, so a final decision can be made after reviewing cost compared with functionality.

G. Design Development Schedule

- Package to Estimators – June 26th – July 17th
 - PBC Meeting – June 8th (Propose 15th) - Focus Groups Update
- Reconciliation of Estimates – July 20
 - PBC Meeting – July 13th - Review of Costs and Proposed Value Engineering (VE).
- Value Engineering Complete – July 27th
 - PBC Meeting – July 27 (Proposed Meeting)- Vote to Submit Design Development to the MSBA
- Submission to MSBA – August 1st

H. Project Schedule Review

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

- Next PBC Meeting – July 13th
- Construction Logistics Focus Group Meeting #2 – July 11th
- Adding Meeting for **July 27th PBC Meeting** to Vote to Approve Design Development Submission to MSBA

I. Next Permanent Building Committee/School Building Committee Meeting will be held on July 13, 2023.

Attachments:

- Leftfield Presentation 06/15/23
- SMMA Presentation 06/15/23

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee

School Building Committee
Meeting

June 15, 2023



WAKEFIELD MEMORIAL HIGH SCHOOL

AGENDA:

1. Administrative Actions

- Review of May 11, 2023 Permanent Building Committee/SBC Meeting Minutes
- Review and Approval of Monthly Invoices
- Review and Approval of Bond Contract Amendment No. 2
- Budget Update
- Authorize J. Bertrand to Sign the Project Funding Agreement (PFA)
- Discuss Third Cost Estimator for Design Development Phase

2. Design Update

- Update from Focus Groups
- Current Design Update

3. Schedule Update

- Review of Upcoming Meetings
- Schedule Review

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of May 11, 2023 Permanent Building Committee/School Building Committee Meeting Minutes



WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE

Date:	Thursday April 13, 2023
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
Charles L. Tarbell	Permanent Building Committee, Secretary
Jason Cohen	Permanent Building Committee
Tom Galvin	Permanent Building Committee
John McDonald	Permanent Building Committee
Marc Moccio	Permanent Building Committee
Philip Rieuz	Permanent Building Committee
Wayne Hardacker	Permanent Building Committee
Erin Demerjian	Permanent Building Committee
Amy McLeod	Wakefield Memorial High School Principal
Joseph Mullane	Wakefield Memorial High School Asst. Principal
James Sullivan	Finance Committee
Ian McKinnon	Community Member
Jeffrey Cohen	Community Member
Elizabeth Martin	Community Member
Ray Thompson	Community Member
Eric Lambiaso	Community Member
Thomas Stapleton	Community Member
Robert Arcari	Community Member
Dylan Forester	Community Member
Christopher Sallade	Community Member
Sandra Clary	Community Member
Eric Hubert	Community Member
Christine Bufagna	Community Member
Jonathan Chines	Community Member
Kim Hartman	Community Member
Greg Likas	Community Member
William Karvouniaris	Community Member
Kevin Piscadio	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 PERMANENT BUILDING COMMITTEE WAKEFIELD MEMORIAL HIGH SCHOOL BUILDING COMMITTEE

Helen Fantini	SMMA
Matt Rice	SMMA
Brian Black	SMMA
Martine Dion	SMMA
Lorraine Finnegan	SMMA
Lana Prokupts	SMMA
Anthony Gray	SMMA
Michael Dowhan	SMMA
Meagan Collins	SMMA
Erin Prestileo	SMMA
Laura Monies	SMMA
Alan DeHaan	SMMA
Tom Faust	SMMA
Frank Hayes	Bond Construction
David Capaldo	Bond Construction
Jerry Hammersley	Bond Construction
Jonathan Rossini	Bond Construction

- Meeting called to order at approximately 7:36PM. A quorum was present.
- Public Participation**
There was no public participation.
- Administrative Actions**

A. Meeting Minutes

The meeting minutes of the 04/13/23 Permanent Building Committee Wa Project were presented for review.

Jason Cohen made a motion to approve the 04/13/23 Permanent Building Memorial High School Project Meeting Minutes as presented. Seconded by approved unanimously.

B. Invoices

Five (5) invoices in the total amount of \$964,959.33 for the Wakefield Me were presented for review and approval.

- Leftfield LLC Invoice #22 dated 04/30/23 in the amount of \$133,160.0
- SMMA Invoice #59267 dated 05/05/23 in the amount of \$801,826.00
- SMMA Invoice #59267 dated 05/05/23 in the amount of \$495.00 for Environmental.
- Bond Building Invoice #122043-002 dated 04/19/23 in the amount of Preconstruction Services.
- Crowley's Clippers Inc. Invoice #56702 dated 04/10/23 in the amount Field Services.

Jason Cohen made a motion to approve Leftfield LLC Invoice #22 dated \$133,160.00 for Basic Services as presented. Seconded by Tom Galvin, was approved unanimously.



WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD MEMORIAL HIGH SCHOOL BUILDING COMMITTEE

Jason Cohen made a motion to approve SMMA Invoice #59267 dated \$445,459.00 for Basic Services presented. Seconded by Tom Galvin, was approved unanimously.
Jason Cohen made a motion to approve SMMA Invoice #59267 dated \$18,222.50 for Geotechnical/Geo-Environmental as presented. Second call vote, the motion was approved unanimously.
Jason Cohen made a motion to approve Bond Building Invoice #1220 amount of \$28,333.33 for Preconstruction Services as presented. Second call vote, the motion was approved unanimously.
Jason Cohen made a motion to approve Crowley's Clippers Inc. Invoice amount of \$1,145.00 for Track/Turf Field Services as presented. Second call vote, the motion was approved unanimously.

4. Budget Update

LS reviewed the current Total Project Budget which is included in the pre meeting minutes. The Project has committed 12% of the Total Project Budget. Uncommitted funds currently represent 88% of the Total Project Budget of \$240,920,767. Cash Flow Projections have been extended through pre

5. Focus Group Meetings/Schedule

The Project Team has completed the first rounds of the Design Development takeaways from each of the Focus Group Meetings.

Educational Planning Focus Group Meeting #1 Recap

- Reviewed Overarching Planning Goals from Previous Meeting
- Highly Collaborative Classroom Neighborhoods
- STEM/ STEAM Adjacencies and Maker Space
- Universal Design and Accessibility
- Agile Classrooms
- Heart of the School – Learning Commons
- Plan Organization Updates
- Core Space Type Summary General Classrooms
- Science
- Visual Arts
- Approach to Teacher Workspaces

Systems & Sustainability Focus Group Meeting #1 Recap

- Space programming
- Population and activity type



WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD MEMORIAL HIGH SCHOOL BUILDING COMMITTEE

Building Architecture
Occupied/unoccupied hours and temperature set points
Summer programs
Maintenance considerations: service and access
HVAC System; Air Source VRF Heat Pumps

Site Design Focus Group Meeting #1 Recap

Geotechnical Explorations

- Completed 3/14 -3/15 to confirm ground improvements with
- Completed 4/17 -4/19 to confirm depth to bedrock.

Traffic

- Scheduling working session with WTAC potentially week of 5/
- Observed HS and Woodville arrival and dismissal.

Programming

- Track & Field: Enhanced track layout gains track meet efficiency
- Outdoor Environments: instructional, all ages activity

Meeting Schedule:

- Exterior/Interior Focus Group Meeting #1 – May 18th
- Construction Logistics Focus Group Meeting #1 – May 19th
- Ed Plan Focus Group Meeting #2 – June 2nd
- MEP Systems/Sustainability Focus Group Meeting #2 – June 8th
- Site Focus Group Meeting #2 – June 12th
- Exterior/Interior Focus Group Meeting #2 – June 13th
- Construction Logistics Focus Group Meeting #2 – June 14th

6. Design Development Schedule

- Focus Groups Complete by Mid-June
 - PBC Meeting – May 11th - Focus Groups Update
- Package to Estimators – June 26th – July 17th
 - PBC Meeting – June 8th (Propose 15th) - Focus Groups Update
- Reconciliation of Estimates – July 20
 - PBC Meeting – July 13th - Review of Costs and Proposed Vals
- Value Engineering Complete – July 27th
 - PBC Meeting – July 27 (Proposed Meeting)- Vote to Submit MSBA
- Submission to MSBA – August 1st

7. Project Schedule Review



WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD MEMORIAL HIGH SCHOOL BUILDING COMMITTEE

LF and SMMA closed the PBC meeting by reviewing additional meeting calendar updates and review of future dates:
Exterior/Interior Focus Group Meeting #1 – May 18 th
Construction Logistics Focus Group Meeting #1 – May 25 th
Ed Plan Focus Group Meeting #2 – June 2 nd
MEP Systems/Sustainability Focus Group Meeting #2 – June 15 th
Site Focus Group Meeting #2 – June 12 th
Exterior/Interior Focus Group Meeting #2 – June 13 th
Construction Logistics Focus Group Meeting #2 – June 14 th
PBC Meeting – June 15 th

8. Next Permanent Building Committee/School Building Committee Meeting will be held on June 15, 2023.

Attachments:

- Leftfield Presentation 0/11/23
- SMMA Presentation 05/11/23

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of May 2023 Invoices

INVOICES						
ProPay Code	Budget Category	Vendor	Invoice #	Date	Amount	Balance After Invoice
0102-0400	OPM Design Development	LeftField	23	05/31/23	\$ 133,160.00	\$ 266,318.00
		LeftField Total:			\$ 133,160.00	
0201-0400	A/E Design Development	SMMA	0059429	06/05/23	\$ 801,826.00	\$ 2,405,479.00
0003-0000	FS/SD Environmental & Site	SMMA - CDW Consultants - HAZMAT Sampling & Analysis	0059429	06/05/23	\$ 1,320.00	\$ 61,708.30
0203-9900	A/E Other Reimbursables	SMMA - BSC Group - Traffic Specialty Pre-development	0059429	06/05/23	\$ 7,793.28	\$ 422,206.72
0204-1200	A/E Traffic Studies	SMMA - BSC Group - Traffic Consulting Design Development	0059429	06/05/23	\$ 5,336.10	\$ 104,663.90
		SMMA Total:			\$ 816,275.38	
0501-0000	Preconstruction Services	Bond Building	122043-002	05/20/23	\$ 28,333.33	\$ 255,000.01
		Bond Total:			\$ 28,333.33	
0004-0000	FS/SD Other Contingency	Wakefield Police Dept	23-113-DV	05/21/23	\$ 580.00	\$ 244,885.00
0004-0000	FS/SD Other Contingency	Boston Audio Visual Rental	11890	01/04/23	\$ 9,240.00	\$ 235,645.00
0004-0000	FS/SD Other Contingency	Boston Audio Visual Rental	11890	01/25/23	\$ 2,136.40	\$ 233,508.60
0004-0000	FS/SD Other Contingency	Camelot Special Events & Tents	430059	01/30/23	\$ 1,478.15	\$ 232,030.45
0004-0000	FS/SD Other Contingency	Wakefield Item	300114862	01/13/23	\$ 1,600.00	\$ 230,430.45
0004-0000	FS/SD Other Contingency	Wakefield Item	300114992	02/26/23	\$ 1,280.00	\$ 229,150.45
		Other Total:			\$ 16,314.55	
			Total All Invoices:		\$ 994,083.26	

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Approval of CM Contract Amendment #2

CM Contract Amendment No. 2 is for roadway construction expertise and consulting to assist in the planning, scheduling and logistics of the Hemlock Road relocations. The services are to be provided by Construction Expert Consulting Inc.

<u>Fee for Basic Services</u>	<u>Original Contract</u>	<u>Previous Amendments</u>	<u>Amount of This Amendment</u>	<u>After This Amendment</u>
Pre-Construction Services	<u>\$ 40,000.00</u>	<u>\$ 340,000.00</u>	<u>\$ 55,230.00</u>	<u>\$ 435,230.00</u>
Total Fee	<u>\$ 40,000.00</u>	<u>\$ 340,000.00</u>	<u>\$ 55,230.00</u>	<u>\$ 435,230.00</u>

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions *Budget Update*

TPB Committed: 12%

TPB Expended: 1%

TPB Uncommitted: 88%

Wakefield Memorial High School - Wakefield, MA

May 31, 2023

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%	\$ 401,730	100%	\$ -	*FSA 1, 2
0002-0000	A&E Feasibility Study/Schematic Design	\$ 1,300,000	\$ (345,000)	\$ 955,000	\$ 955,000	100%	\$ 955,000	100%	\$ -	*FSA 1
0003-0000	Environmental & Site	\$ 200,000	\$ 154,932	\$ 354,932	\$ 354,932	100%	\$ 293,224	83%	\$ 61,708	*FSA 1, 3, 4, 5, 6
0004-0000	Other	\$ 100,000	\$ 188,338	\$ 288,338	\$ 114,418	39.7%	\$ 59,188	21%	\$ 229,150	*FSA 1, 2, 3, 4, 5, 6
	SUB-TOTAL	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,826,080	91%	\$ 1,709,141	85%	\$ 290,859	
ADMINISTRATION										
0101-0000	Legal Fees	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	
	Owner's Project Manager	\$ 7,932,981	\$ -	\$ 7,932,981	\$ 7,857,981	99%	\$ 399,480	5%	\$ 7,533,501	
0102-0400	Design Development	\$ 665,798	\$ -	\$ 665,798	\$ 665,798	100%	\$ 399,480	60%	\$ 266,318	
0102-0500	Construction Documents	\$ 1,018,280	\$ -	\$ 1,018,280	\$ 1,018,280	100%	\$ -	0%	\$ 1,018,280	
0102-0600	Bidding	\$ 254,570	\$ -	\$ 254,570	\$ 254,570	100%	\$ -	0%	\$ 254,570	
0102-0700	Construction Administration	\$ 5,483,045	\$ -	\$ 5,483,045	\$ 5,483,045	100%	\$ -	0%	\$ 5,483,045	
0102-0800	Closeout	\$ 411,288	\$ -	\$ 411,288	\$ 411,288	100%	\$ -	0%	\$ 411,288	
0102-0900	Extra Services	\$ -	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	
0102-1000	Reimbursable Services	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	100%	\$ -	0%	\$ 25,000	
0203-1100	Cost Estimates	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	100%	\$ -	0%	\$ 75,000	
0103-0000	Advertising & Printing	\$ 75,000	\$ -	\$ 75,000	\$ -	0%	\$ -	0%	\$ 75,000	
0104-0000	Permitting	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0105-0000	Owner's Insurance	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0199-0000	Other Administrative Costs	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ 8,007,981	\$ -	\$ 8,007,981	\$ 7,857,981	98%	\$ 399,480	5%	\$ 7,608,501	
A&E										
	A/E Basic Services	\$ 21,152,620	\$ -	\$ 21,152,620	\$ 21,152,620	100%	\$ 2,049,111	10%	\$ 19,103,509	
0201-0400	Design Development	\$ 4,454,590	\$ -	\$ 4,454,590	\$ 4,454,590	100%	\$ 2,049,111	46%	\$ 2,405,479	
0201-0500	Construction Documents	\$ 8,909,180	\$ -	\$ 8,909,180	\$ 8,909,180	100%	\$ -	0%	\$ 8,909,180	
0201-0600	Bidding	\$ 890,910	\$ -	\$ 890,910	\$ 890,910	100%	\$ -	0%	\$ 890,910	
0201-0700	Construction Administration	\$ 5,784,290	\$ -	\$ 5,784,290	\$ 5,784,290	100%	\$ -	0%	\$ 5,784,290	
0201-0800	Closeout	\$ 1,113,650	\$ -	\$ 1,113,650	\$ 1,113,650	100%	\$ -	0%	\$ 1,113,650	
	Extra/Reimbursable Services	\$ 1,225,000	\$ -	\$ 1,225,000	\$ 1,225,000	100%	\$ 31,351	3%	\$ 1,193,649	
0203-9900	Other Reimbursables	\$ 430,000	\$ -	\$ 430,000	\$ 430,000	100%	\$ 7,793	2%	\$ 422,207	
0204-0200	HazMat (incl. monitoring)	\$ 275,000	\$ -	\$ 275,000	\$ 275,000	100%	\$ -	0%	\$ 275,000	
0204-0300	Geotechnical/Geo-Environmental	\$ 315,000	\$ -	\$ 315,000	\$ 315,000	100%	\$ 18,222	6%	\$ 296,778	
0204-0400	Site Survey & Site Requirements	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	100%	\$ -	0%	\$ 75,000	
0204-0500	Wetlands	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	100%	\$ -	0%	\$ 20,000	
0204-1200	Traffic Studies	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	100%	\$ 5,336	5%	\$ 104,664	
	SUB-TOTAL	\$ 22,377,620	\$ -	\$ 22,377,620	\$ 22,377,620	100%	\$ 2,080,462	9%	\$ 20,297,158	
SITE ACQUISITION										
0301-0000	Land/Bldg. Purchase/Associated Services	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	

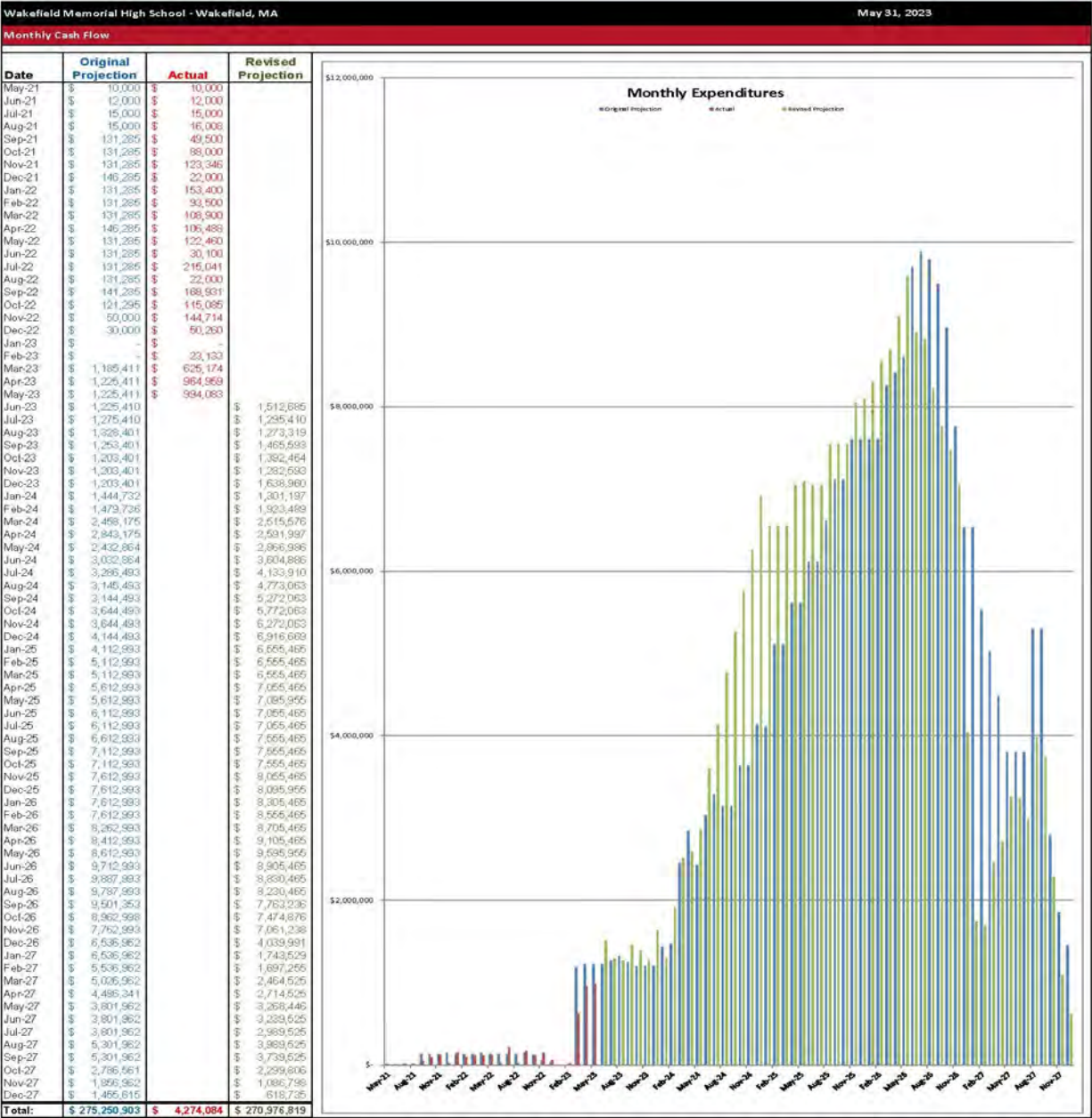
Wakefield Memorial High School

1. Administrative Actions

Budget Update

May 2023 Cash Flow Report

Project is tracking under the forecasted expenditures.



WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Approval of the Signatory for the Project Funding Agreement

"Vote to authorize the Chair of the Permanent Building Committee, Joseph Bertrand, to execute the Project Funding Agreement (PFA) between the Town of Wakefield and the Massachusetts School Building Authority (MSBA) for the Wakefield Memorial High School Project."

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Third Independent Cost Estimator for Design Development Phase

Discuss the need for a Third Independent Cost Estimator for the Design Development Phase of the Project

- Only two Independent Cost Estimators are required and typical
- On Construction Manager @ Risk (CMR) Projects, it is the CMR and the Designer's Estimator for the Design Development Phase and subsequent phases
- Due to recent Market Volatility, a Third Estimator was utilized for Design Development
- With the Market Stabilizing, it is less critical to have a third cost opinion

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Design Update

Design Focus Groups and Design Progress Updates

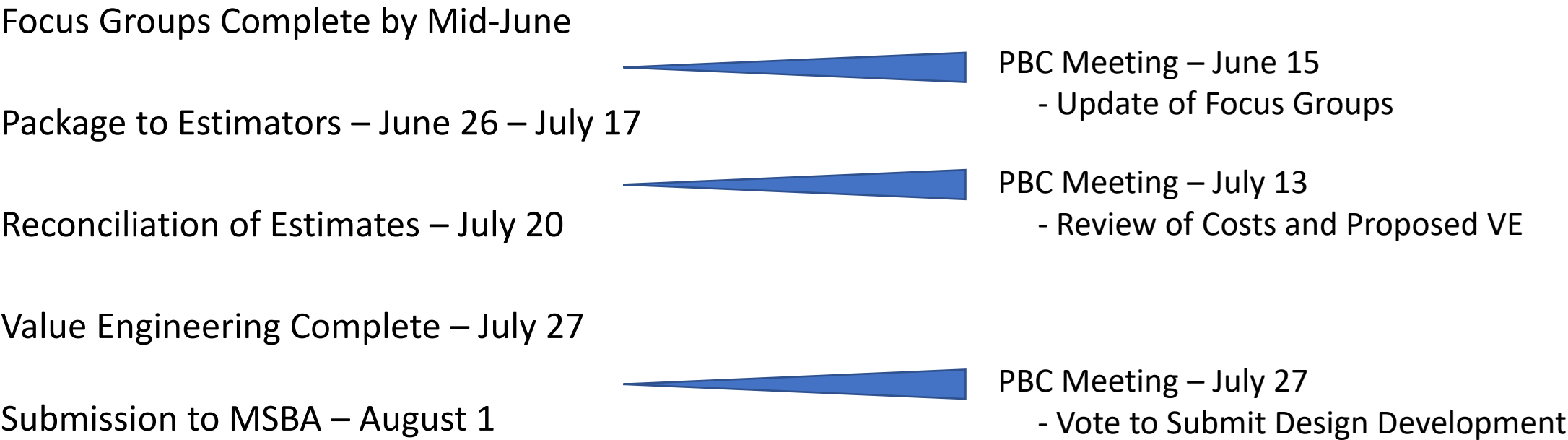
SMMA Presentation

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Design Update

Design Development Schedule

Design Development Schedule



Wakefield Memorial High School

3. Schedule Update

Meeting Calendar Update & Review of Future Dates

2023-2024
PERMANENT BUILDING COMMITTEE MEETINGS

- Next PBC Meeting – July 13
- MEP Systems/Sustainability Focus Group Meeting #2 – June 15th
- Construction Logistics Focus Group Meeting #2 – July 11
- Adding Meeting for **July 27 PBC Meeting** to Vote to Approve Design Development Submission to MSBA

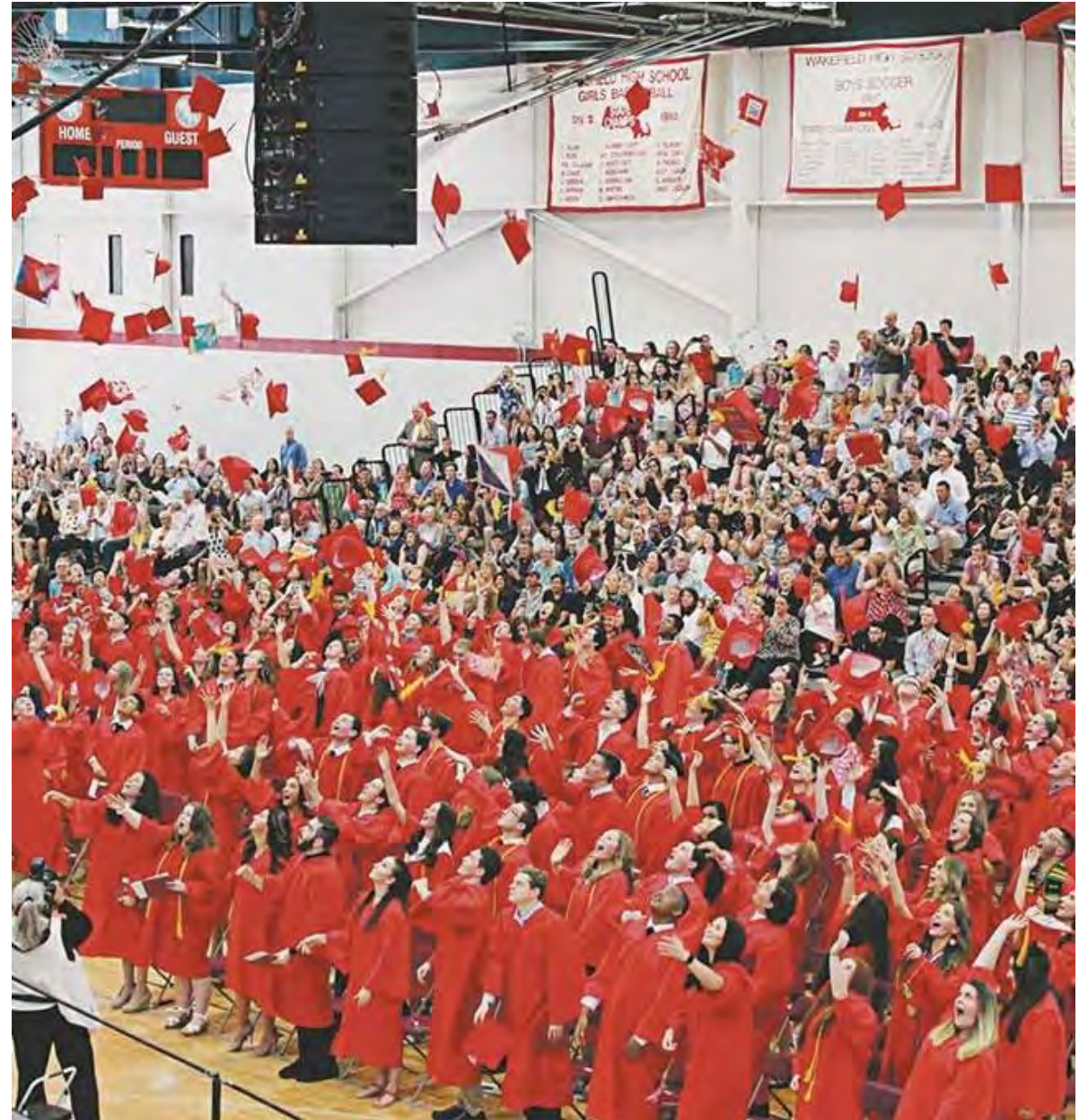
JULY	13	OCTOBER	12
JULY	27	NOVEMBER	9
AUGUST	10	DECEMBER	12
SEPTEMBER	14	JANUARY	11

Wakefield Memorial High School

PBC Meeting

Design Development Phase Updates

06.15.2023





Sustainability

PBC MEETING

Building a Resilient Wakefield HS



MSBA's Mandate

- LEEDv4
- 20% Energy and Water Performance
- Enhanced Commissioning



MA Carbon 2050

- 2023 MA Stretch Code
- Operational Carbon Reduction
- Transportation Carbon Reduction
- MEPA Permitting



Environmental Literacy

- Outdoor Learning
- Wellness
- Healthy Materials
- Embodied Carbon

Massachusetts 2023 Energy Stretch Code

**Airtight and Well Insulated
Enclosure**

Electrification of Heating Systems

Thermal Bridging Derating

**HVAC: High Efficiency Heat Pumps
and Heat Recovery**

**Whole Building Air Infiltration
Testing**

**Solar PV and EV Readiness
Required***

** LEEDv4: requires 2% EV installed and 5% preferred Green Vehicles Parking (carpool, hybrids)*

Resilient and Healthy Project Goals



Net Zero
Energy Ready
WMGLD Micro-Grid



Ultra-Low
Water Use



Environmental
Quality, Health
& Wellness



Advanced
Metering &
Environmental
Literacy

Project Goal: *LEED v4 Certification, Silver Rating*



LEED v4 Certification Update

Registration Completed



LEED v4 for BD+C: Schools
Project Checklist

DRAFT

Project Name: Wakefield Memorial High School

Date: 15-Jun-23

THE CREDITS INDICATED BY "YES" TO BE INCLUDED IN THE DESIGN DEVELOPMENT BUDGET

Y P M				Integrative Process			
1	5	24		Location and Transportation	Preliminary	15	
1	1	1	1	LEED for Neighborhood Development Location	Required	8	
1	1	1	1	Sensitive Land Protection	Required	1	
1	1	1	1	High Priority Site	Required	2	
1	1	1	1	Surrounding Density and Density Goal	Required	4	
1	1	1	1	Access to Quality Transit	Required	4	
1	1	1	1	Bicycle Facilities	Required	1	
1	1	1	1	Reduced Parking Footprint - <i>(Requires 20% parking reduction)</i>	Required	1	
1	1	1	1	Green Roofs - <i>(% of roof area covered)</i>	Required	1	
4	6	0		Sustainable Sites	Preliminary	12	
1	1	1	1	Construction Activity Pollution Prevention	Required	1	
1	1	1	1	Environmental Site Assessment	Required	1	
1	1	1	1	Site Assessment	Required	1	
1	1	1	1	Site Development - Preserve or Restore Habitat	Required	2	
1	1	1	1	Open Space	Required	1	
1	1	1	1	Water Management	Required	2	
1	1	1	1	Heat Island Reduction	Required	2	
1	1	1	1	Light Pollution Reduction	Required	1	
1	1	1	1	Site Master Plan	Required	1	
1	1	1	1	Joint Use of Facilities	Required	1	
6	1	5		Water Efficiency	Preliminary	22	
1	1	1	1	Outdoor Water Use Reduction	Required	1	
1	1	1	1	Indoor Water Use Reduction	Required	1	
1	1	1	1	Building-Level Water Metering	Required	1	
1	1	1	1	Outdoor Water Use Reduction	Required	2	
1	1	1	1	Indoor Water Use Reduction - <i>(50% goal)</i>	Required	2	
1	1	1	1	Cooling Tower Water Use	Required	1	
1	1	1	1	Water Metering	Required	1	
22	6	1		Energy and Atmosphere	Preliminary	26	
1	1	1	1	Fundamental Commissioning and Verification	Required	1	
1	1	1	1	Minimum Energy Performance	Required	1	
1	1	1	1	Building-Level Energy Modeling	Required	1	
1	1	1	1	Fundamental Refrigerant Management	Required	1	
1	1	1	1	Enhanced Commissioning	Required	1	
1	1	1	1	Optimize Energy Performance	Required	1	
1	1	1	1	Advanced Energy Modeling	Required	1	
1	1	1	1	Default Response	Required	2	
1	1	1	1	Renewable Energy Production	Required	1	
1	1	1	1	Enhanced Refrigerant Management	Required	1	
1	1	1	1	Green Power and Carbon Offsets	Required	2	
6	2	5		Materials and Resources	Preliminary	13	
1	1	1	1	Storage and Collection of Recyclables	Required	1	
1	1	1	1	Construction and Demolition Waste Management Planning	Required	1	
1	1	1	1	Building Life-Cycle Impact Reduction	Required	1	
1	1	1	1	Building Product Disclosure and Optimization - Environmental Product Declarations	Required	1	
1	1	1	1	Building Product Disclosure and Optimization - Sourcing of Raw Material	Required	1	
1	1	1	1	Building Product Disclosure and Optimization - Material Ingredients	Required	1	
1	1	1	1	Construction and Demolition Waste Management	Required	1	
6	6	2		Indoor Environmental Quality	Preliminary	18	
1	1	1	1	Minimum Indoor Air Quality Performance	Required	1	
1	1	1	1	Environmental Tobacco Smoke Control	Required	1	
1	1	1	1	Minimum Acoustic Performance	Required	1	
1	1	1	1	Enhanced Indoor Air Quality Strategies - <i>(Continuous or as required upon request)</i>	Required	1	
1	1	1	1	Low-Emitting Materials	Required	1	
1	1	1	1	Commission Indoor Air Quality Management Plan	Required	1	
1	1	1	1	Indoor Air Quality Assessment	Required	1	
1	1	1	1	Thermal Comfort	Required	1	
1	1	1	1	Interior Lighting	Required	1	
1	1	1	1	Daylight	Required	1	
1	1	1	1	Daylight Sensor	Required	1	
1	1	1	1	Acoustic Performance	Required	1	
6	6	0		Innovation	Preliminary	6	
1	1	1	1	Innovation - <i>(LEED for Schools Innovation Credits - 2023-2024)</i>	Required	1	
1	1	1	1	LEED GreenPower Professional	Required	1	
2	2	6		Regional Priority	Preliminary	4	
1	1	1	1	Regional Priority: Building LEA - <i>(IM 1000)</i>	Required	1	
1	1	1	1	Regional Priority: Optimize energy performance <i>(2 points max)</i>	Required	1	
1	1	1	1	Regional Priority: Water management <i>(2 points max)</i>	Required	1	
1	1	1	1	Regional Priority: Renewable energy <i>(2 points max)</i>	Required	1	
66	32	35		TOTALS	Possible Points	118	
Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80-90 points							
Note: Renewable Energy and Green Power Credits are subject to a separate agreement and are not included in the LEED score calculation.							

Wakefield Memorial HS Energy Performance Goal:

Design Development Analysis Update:



Photo credits by SMMA

pEUI: Predicted Energy Use Intensity [kBtu/SF/yr.]

CEI: Carbon Emissions Intensity [kg CO₂eq/SF/yr.]



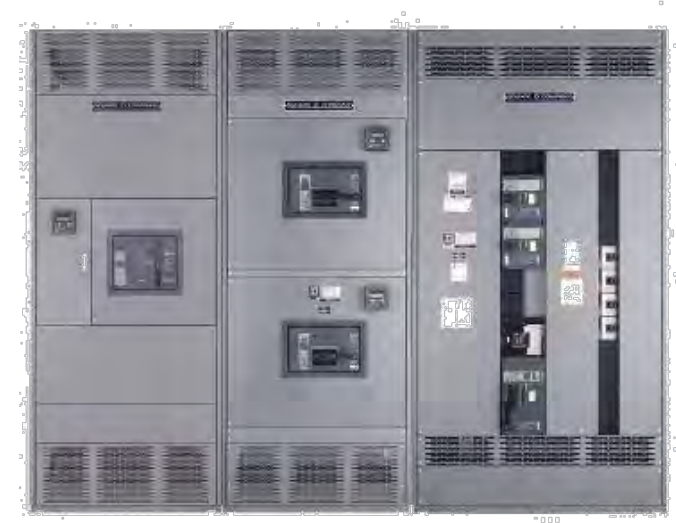


Electrical Systems

PBC MEETING

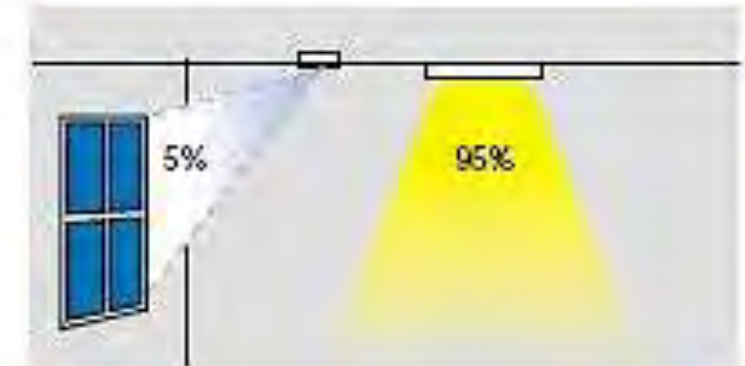
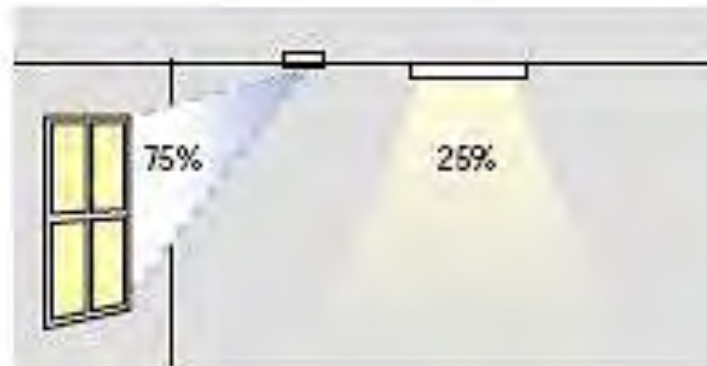
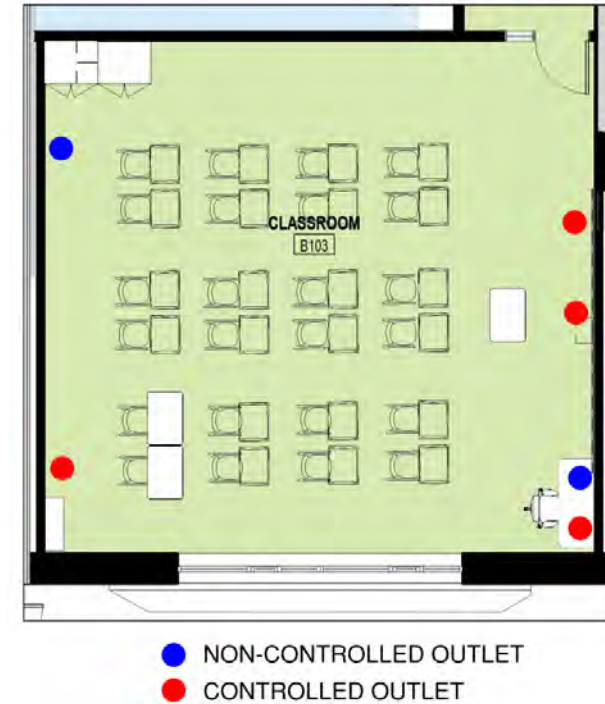
Main Electrical Service

- » Normal and Emergency services from WMGL “Energy Park”
 - PV, Generator, Battery as well as traditional distribution
 - No on-site auxiliary generator
- » Roof Mounted PV
- » Separately Metered project elements
 - Football Field Lighting
 - WCAT
 - EV charging stations



Enhanced Efficiency

- » Plug Load Controller controls individual receptacles or a group of devices on one common circuit
- » Advanced metering
- » 15% reduced lighting power density
 - Distributed/intelligent relay system.
 - Daylight harvesting



Fire Alarm

- » Addressable, voice evacuation
- » Smoke detection – Not full detection
 - Elect/Mech/IDF rooms and selected areas
- » No fossil fuels - No CO detection
- » Fire alarm secured door release coordinated with security.
- » BDA system for fire department radio systems.





Plumbing / Fire Protection

PBC MEETING

SMMA

 LeftField
THE RIGHT CHOICE IN PROJECT MANAGEMENT

 BOND
Building

Plumbing / Fire Protection

» Sustainability Focus

- Low Flow Fixtures (Touch Free Faucets and Flush Valves)
- Electrification
- Submeters

» All Electric Domestic Hot Water

» Fully Sprinklered Building

- No Fire Pump Required





Site

PBC MEETING

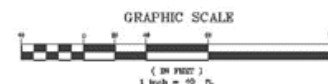
SITE

DD Site Plan – June 2023



- » Vehicular Circulation and Parking
- » Layout to Beasley Oval
- » Development of Outdoor Learning and Activity Spaces

UPPER LOT





Building

PBC MEETING

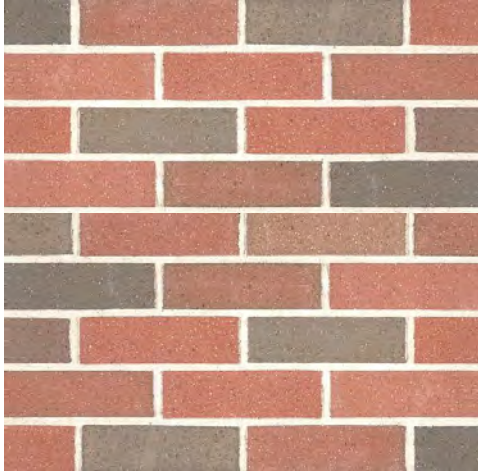
SMMA

 LeftField
THE RIGHT CHOICE IN PROJECT MANAGEMENT

 BOND
Building

Exterior Materials: Primary

Wall Cladding:
Norman Brick
*Primarily Red-hue
blend.*



Wall Base and
Window Sills:
Granite

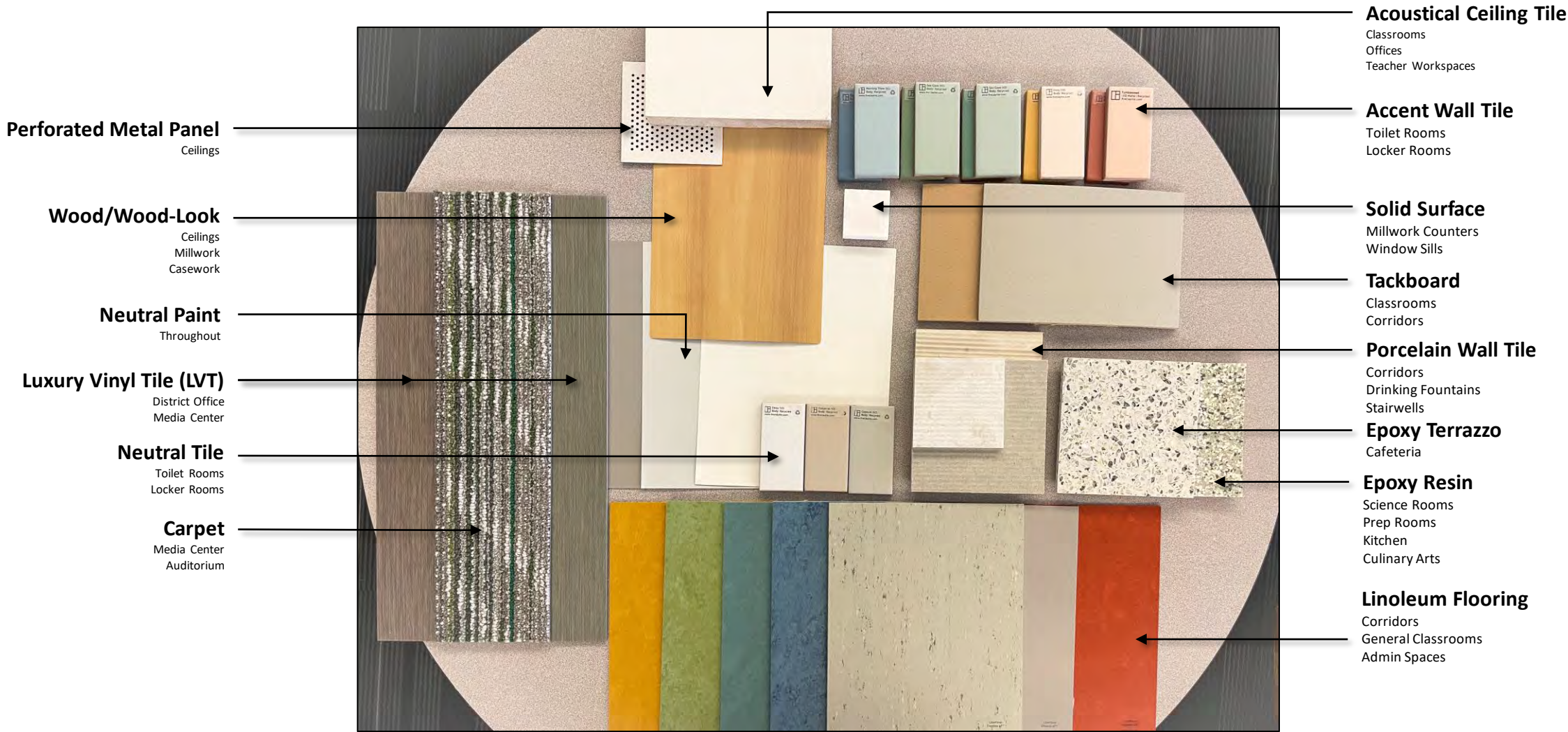


Spandrel, Fascias,
Window Frames, Roof
Screens and Trims:
Painted Metal Panel
Warm metallic brown



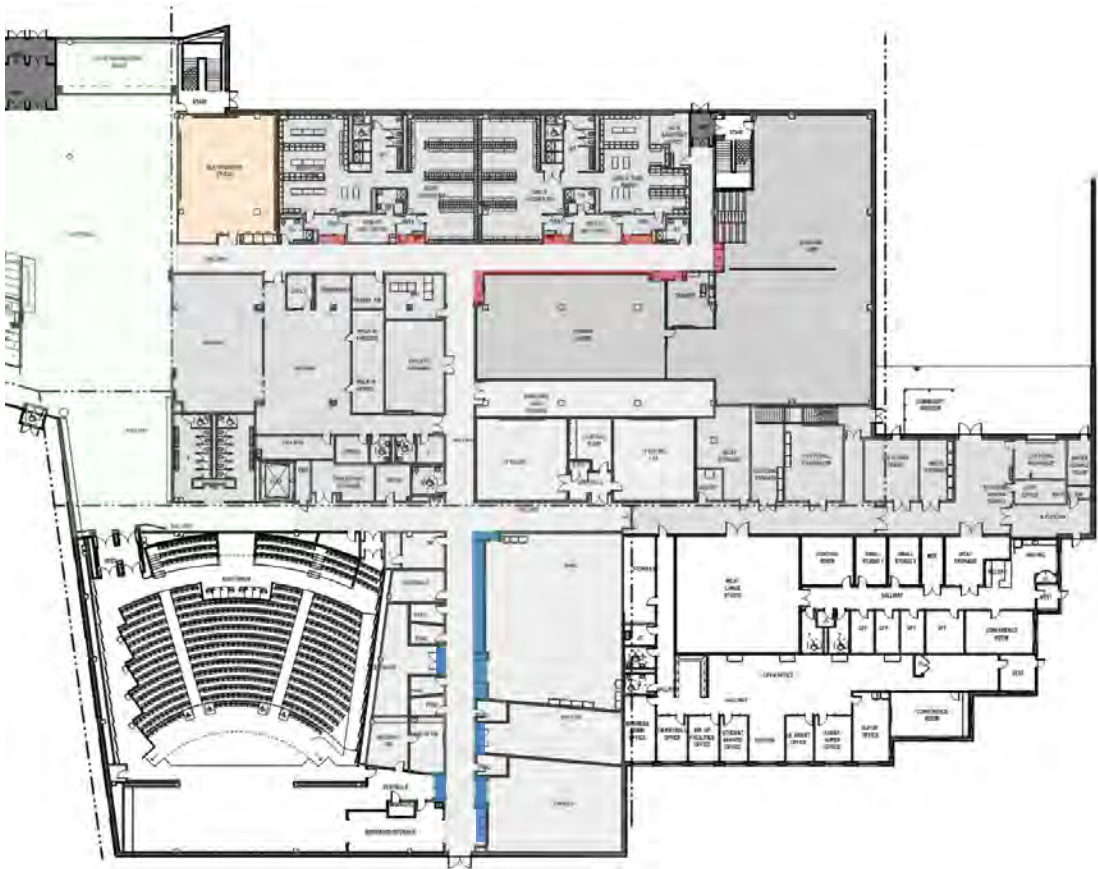
Precast Concrete Banding:
Warm pinkish gray

Interior Finish Palette

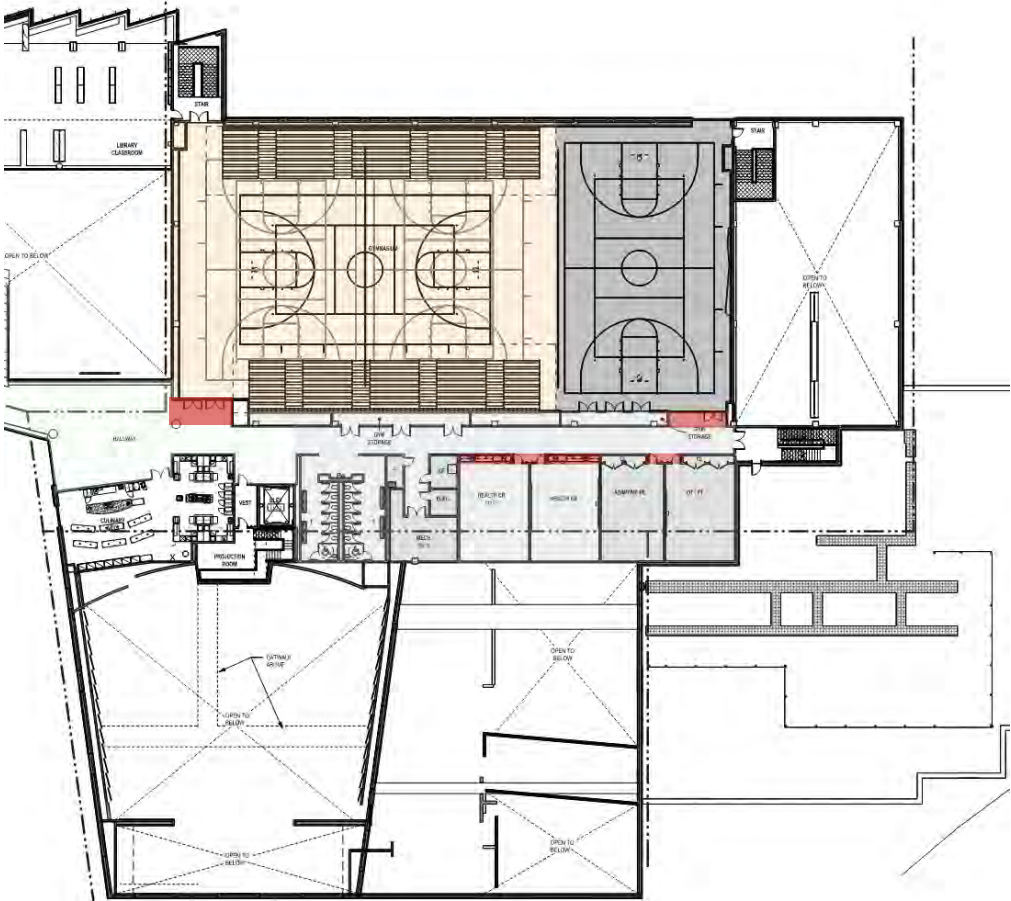


Interior Finishes – Color by Wing

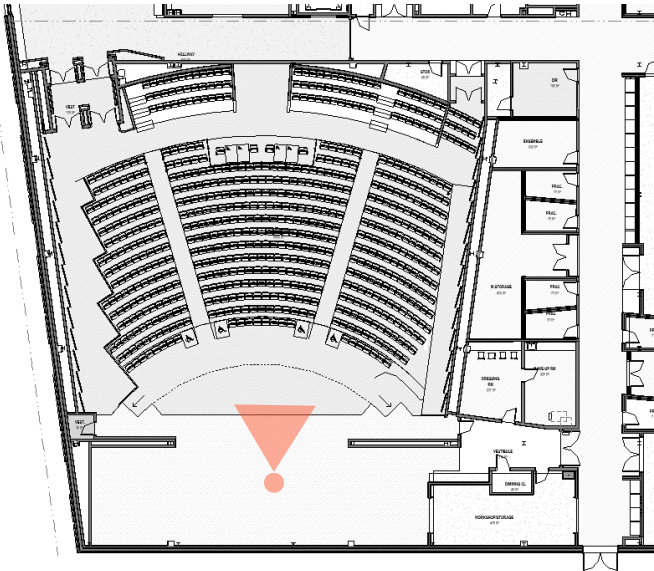
Level 1



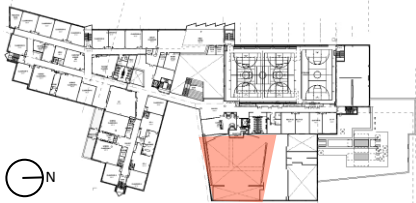
Level 2



Design Development – Auditorium

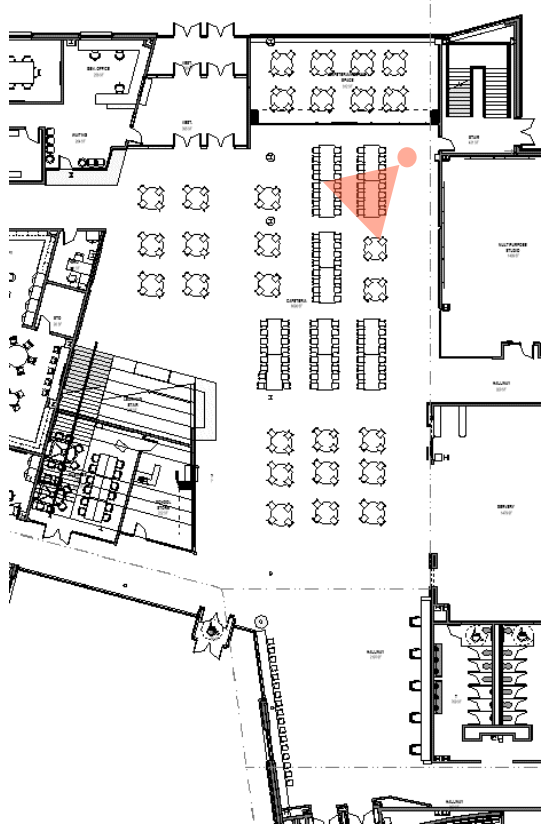


▼ Key Plan | Floor Plan ▲

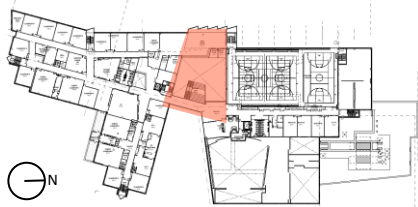


WAKEFIELD MEMORIAL HIGH SCHOOL

Design Development – Cafeteria

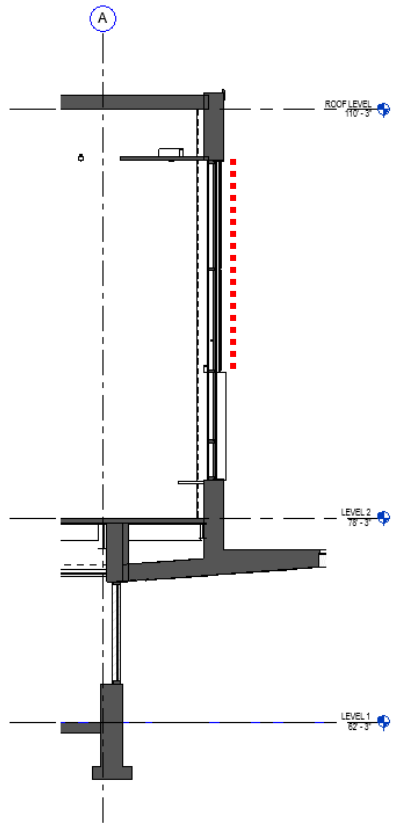


▼ Key Plan | Floor Plan ▲

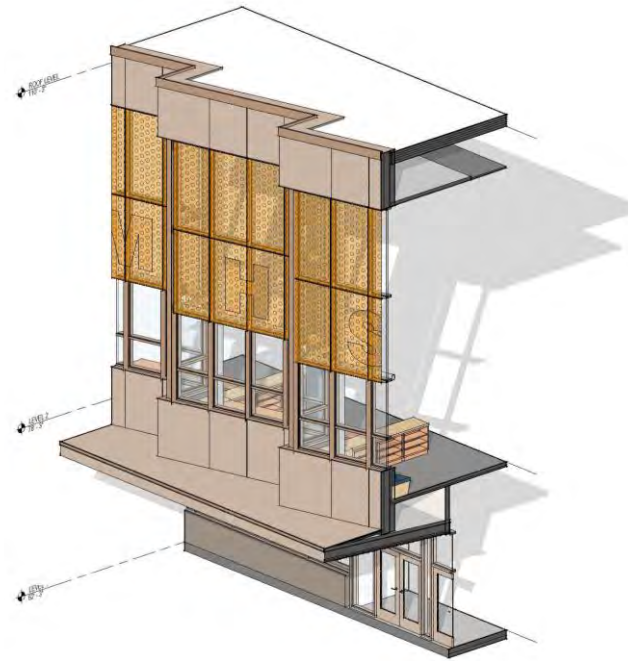


Media Center Façade – Solar Control Treatment

Option 1: External Perforated Metal Screen



Section View



Axonometric View



Media Center Façade – Solar Control Treatment

Option 1: External Perforated Metal Screen



Interior View

» Pros

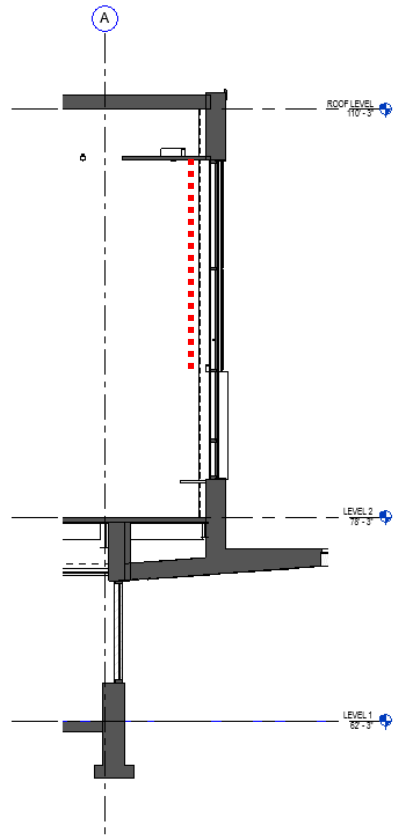
- Best option to keep solar radiation off of glass
- Good shading and glare control
- Signage/graphics opportunity

» Cons

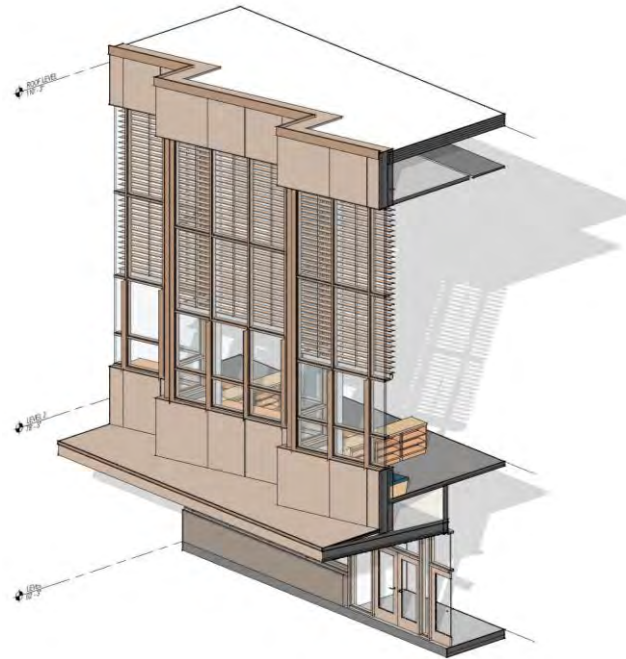
- Occasional Maintenance / cleaning required
- Could attract birds, insects

Media Center Façade – Solar Control Treatment

Option 2: Interior Wood Screen



Section View



Axonometric View



Media Center Façade – Solar Control Treatment

Option 2: Interior Wood Screen



Interior View

» Pros

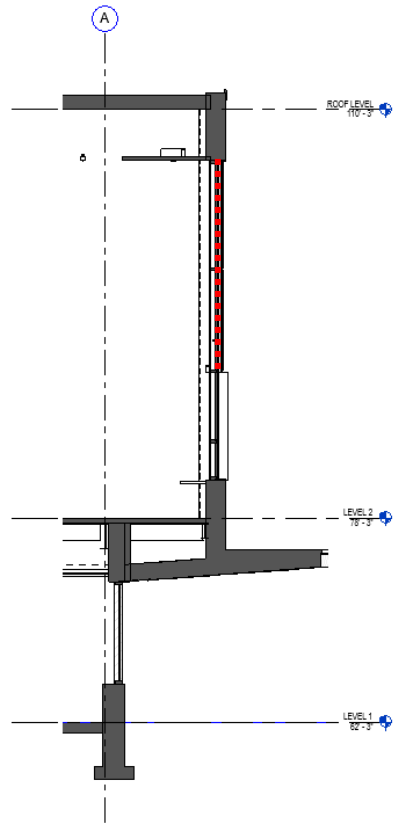
- Good shading and glare control
- Beautiful material / texture

» Cons

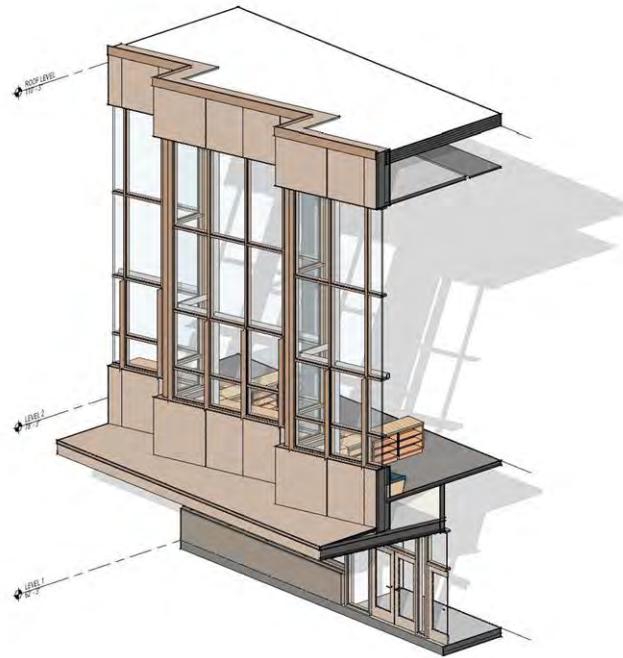
- Little protection against solar heat gain
- Occasional Maintenance / cleaning required

Media Center Façade – Solar Control Treatment

Option 3: Integral to Glazing Unit



Section View



Axonometric View



Media Center Façade – Solar Control Treatment

Option 3: Integral to Glazing Unit



Integral Wood Screen

» Pros

- Good shading and glare control
- Beautiful material / texture

» Cons

- Little protection against solar heat gain
- Same maintenance as standard vision glass



WAKEFIELD MEMORIAL HIGH SCHOOL

Thank You!

