

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #39
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Date:	Thursday June 26, 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)	✓
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)	x
Kim Hartman	Community Member (Non-Voting)	x
Greg Liakos	Community Member (Non-Voting)	x
William Karvouniaris	Community Member (Non-Voting)	x
Kevin Pskadlo	Community Member (Non-Voting)	✓
Robin Greenberg	Community Member (Non-Voting)	x
Tom Purcell	Community Member (Non-Voting)	x

Name		Present
Lynn Stapleton	Leftfield Project Management	✓
Adam Keane	Leftfield Project Management	x
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	✗
Peter Rebuck	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

J. Bertrand read a statement. “Tonight’s meeting was originally posted to review and discuss the parking conditions throughout each phase of construction and the potential impacts to sports amenities. After the posting, the Project Team continued to work on the logistics and are now in the process of developing phasing plans that do not require the use of Burnett Field, the tennis courts or any other field for temporary parking. However, Burnett Field will have to be offline for the Spring/Summer 2024 for the replacement of the culvert that runs beneath the field and its headwall at the wetlands. The Project Team is working hard to minimize impact to the school and all sports amenities.”

3. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 06/15/23 Permanent Building Committee Wakefield Memorial High School Project were presented for review.

Chip Tarbell made a motion to approve the 06/15/23 Permanent Building Committee Wakefield Memorial High School Project Meeting Minutes as presented. Seconded by Tom Galvin. Motion was approved unanimously.

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

Attachments:

- Leftfield Presentation 06/26/23

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee

School Building Committee
Meeting

June 26, 2023



WAKEFIELD MEMORIAL HIGH SCHOOL

AGENDA:

1. Administrative Actions

- Review of June 15, 2023 Permanent Building Committee/SBC Meeting Minutes

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of June 15, 2023 Permanent Building Committee/School Building Committee Meeting Minutes



WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	
Date:	Thursday June 15, 2023
Location:	Virtual "Zoom" Meeting
Time:	7:00 pm
Prepared BY:	Timothy Baker

Name	Position
Joseph Conway	Director of Public Works
Julie Smith Galvin	Town Council
Stephen P. Maio	Town Administrator
Thomas Markham	School Committee
Kevin Piscadillo	School Committee
Dr. Doug Lyons	Superintendent
Tim O'Brien	Facilities Director
Joseph B. Bertrand	Permanent Building Committee
Charles L. Tarbell	Permanent Building Committee
Jason Cohen	Permanent Building Committee
Tom Galvin	Permanent Building Committee
John McDonald	Permanent Building Committee
Marc Moccio	Permanent Building Committee
Philip Renzi	Permanent Building Committee
Wayne Hardacker	Permanent Building Committee
Erin Demerjian	Permanent Building Committee
Amy McLeod	Wakefield Memorial High School
Joseph Mullaney	Wakefield Memorial High School
James Sullivan	Finance Committee
Ian McKinnon	Community Meeting
Jeffrey Cohen	Community Meeting
Elizabeth Martin	Community Meeting
Ray Thompson	Community Meeting
Eric Lambiaso	Community Meeting
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William Karvouniaris	Community Meeting
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Robin Greenberg	Community Meeting
Tom Purcell	Community Meeting
Name	Position
Lynn Stapleton	LeftField Project
Adam Keane	LeftField Project
Jim Rogers	LeftField Project
Timothy Baker	LeftField Project



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

- Meeting called to order at approximately 7:00 pm.
- Public Participation
There was no public participation.
- Administrative Actions

- A. Meeting Minutes
The meeting minutes of the 05/15/23 Project were presented for review and approval.

Chip Tarbell made a motion to approve the minutes of the 05/15/23 Project meeting. The motion was approved unanimously.

- B. Invoices
Twelve (12) invoices in the total were presented for review and approval.

- LeftField LLC Invoice: \$1,100.00 for Professional Services.
- SMMA Invoice #5942: \$1,100.00 for Professional Services.
- SMMA Invoice #5943: \$1,100.00 for Professional Services.
- SMMA Invoice #5944: \$1,100.00 for Professional Services.
- SMMA Invoice #5945: \$1,100.00 for Professional Services.
- Bond Building Invoice: \$1,100.00 for Professional Services.
- Wakefield Police Department: \$1,100.00 for Professional Services.



8) Boston Audio Visual	Town Meeting Rental
9) Boston Audio Visual	Town Meeting Rental
10) Camelot Special Event	for Town Meeting Rental
11) Wakefield Item Invoice	Meeting Legal Adversary
12) Wakefield Item Invoice	Override Town Vote

Chip Tarbell made a motion to approve the invoices for the 05/15/23 Project meeting. The motion was approved unanimously.

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- C. Review of CM Contract Amendment No. 2

CM Contract Amendment No. 2 is planning, scheduling and logistics in Construction Expert Consulting Inc.

CM Contract Amendment No. 2 Tarbell made a motion to approve the amendment. The motion was approved unanimously.

Chip Tarbell made a motion to approve the amendment. The motion was approved unanimously.

- D. Budget Update

LS reviewed the current Total Project meeting minutes. The Project has 1% Uncommitted funds currently of \$240,920,767. Cash Flow Project

- E. Approval of the Project Funding Agreement

Wakefield Town Counsel Tom Mul and has provided his Legal Certificate authorize the Chair of the Permanent Building Committee and the School Building Committee to execute said Agreement as presented.

Chip Tarbell made a motion to approve the Project Funding Agreement. The motion was approved unanimously.

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F. Third Independent Cost Estimator for the Design Development Submission
LF inquired if the PBC would want to have the Design Development Submission, marketing stabilization and a reduction in cost. After a discussion, the PBC provided by SMMA's cost consultant:

4. Design Update

Sustainability Design Update

- Airtight and Well Insulate
- Thermal Bridging Derating
- Whole Building Air Infiltration
- Electrification of Heating
- HVAC:
 - High Efficiency Heat Pump
 - High Efficiency Heat Pump
- PV and EV Readiness*
- pEUI: Predicted Energy Use Intensity
 - New Wakefield High School
 - Existing Wakefield High School
- CEI: Carbon Emissions Intensity
 - LEED Certification Goal: LEED Platinum

Main Electrical Service

- Normal and Emergency Service
- WMGL "Energy Park"
 - PV, Generator, Battery
- traditional distribution
 - No on-site auxiliary
- Roof Mounted PV
- Separately Metered projects
 - Football Field Lighting
 - WCAT
 - EV charging station

Enhanced Efficiency

- Plug Load Controller control circuit
- Advanced metering
- 15% reduced lighting power
 - Distributed/intelligent
 - Daylight harvesting

Fire Alarm



- Addressable, voice
- Smoke detection
 - Elect/Mechanical
- No fossil fuels - Net Zero
- Fire alarm secured
- BDA system for fire

Plumbing/Fire Protection

- Sustainability Focus
 - Low Flow
 - Electrification
 - Submeter
- All Electric Domes
- Fully Sprinklered
 - No Fire Protection

Site Updates

- Refinement of interior
- Layout updates to
- Development of C

Interior & Exterior Materials

- Wall Cladding: No
- Wall Base and Window
- Spandrel, Fascias, metallic brown
- Precast Concrete
- Please review SMMA materials, which a

Media Center Façade – So

Option 1: External

- Pros
- Best option
 - Good shading
 - Signage,

- Cons
- Occasional
 - Could be



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