

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #41
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Date:	Thursday July 27, 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)	x
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)	✓
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 7:32PM. A quorum was present.

2. Public Participation

There was no public participation.

3. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 07/13/23 Permanent Building Committee Wakefield Memorial High School Project were presented for review.

Chip Tarbell made a motion to approve the 07/13/23 Permanent Building Committee Wakefield Memorial High School Project Meeting Minutes as presented. Seconded by Tom Galvin. Motion was approved unanimously.

B. Invoices

Four (4) invoices in the total amount of \$28,882.59 for the Wakefield Memorial High School Project were presented for review and approval.

- 1) SMMA Invoice #59617 dated 07/18/23 in the amount of \$13,052.27 for HAZ MAT Design Services
- 2) SMMA Invoice #59617 dated 07/18/23 in the amount of \$9,003.94 for Traffic Design Services.
- 3) SMMA Invoice #59617 dated 07/18/23 in the amount of \$4,268.88 for Traffic Design Services.
- 4) SMMA Invoice #59617 dated 07/18/23 in the amount of \$2,557.50 for Environmental Consulting Services.

Chip Tarbell made a motion to approve SMMA Invoice #59617 dated 07/18/23 in the amount of \$13,052.27 for HAZ MAT Design 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 #59617 dated 07/18/23 in the amount of \$9,003.94 for Traffic Design 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 #59617 dated 07/18/23 in the amount of \$4,268.88 for Traffic Design Services as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve Invoice #59617 dated 07/18/23 in the amount of \$2,557.50 for Environmental Consulting Services as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

C. Design Development Cost Estimates

LS from LF presented the Numbers from the Design Development Estimate.

- Two Cost Estimators – PM&C and Bond
- Value of the Construction Cost Estimates:
 - PM&C \$220,452,789
 - Bond Building \$220,382,282
- Estimates were reconciled to within a 1% Variance.
- Bond's Estimate will be used as the basis of the Design Development Submission.

LF continued by presenting the breakdown of Total Construction Budget from the Design Development Estimate:

Direct Building Costs:	\$177,892,742
General Requirement:	\$ 6,627,746
General Conditions:	\$ 7,936,193
CM Fee:	\$ 4,436,126
Contingencies:	
Design& Pricing:	\$ 7,565,340
GMP Contingency:	\$ 4,313,868
Escalation:	<u>\$ 7,380,820</u>
Total Contingency:	\$ 19,260,028
Insurances:	\$ 2,588,884
Bonds:	\$ 1,640,563
Total Construction Cost:	\$220,382,282

LF continued by reviewing the cost breakouts, which is a list of items included in the Total Construction Budget that are not directly related to the Educational Program of the School. These items were broken to assist the PBC if the Design Development Estimate was over the Total Construction Budget determined at the end of Schematic Design.

- Culvert Replacement South - **\$295,368**
- Culvert Replacement North - **\$737,853**
- Upper Parking Lot Improvements - **\$1,584,622**
- Ground Improvements (Rammed Aggregate Piers) - **\$2,390,974**
- Lightning Protection System - **\$154,305**
- Hemlock Relocation & Roundabout - **\$4,279,680**
- WCAT Studio - **\$3,386,666**
- WCAT - Core & Shell - **\$1,822,815**
- WCAT - Fit-Out - **\$1,563,851**

LF continued by reviewing potential Value Engineering Items or Items to be considered as Bid Alternates:

1. Laminated glazing instead Tempered glazing at Interior Borrowed Lites - \$278,914
4. Upper Parking Lot Basic Improvements ilo Upper Parking Base Improvements - \$451,936
- 5A. External perforated aluminum screen ilo Integral Wood Grid IGU - \$276,406
- 5B. 50% Ceramic Fritted Glazing ilo Wood Grid IGU - \$293,681
6. Premium for Rigid Inclusion ground improvements instead of Rammed Aggregate Piers - \$1,383,163

The Total of these Value Engineering/Bid Alternates is \$640,054. All Alternates/Value Engineering are not included.

4. Review of Design Development Submission Content

The purpose of the Design Development is to define/refine the detail established for the Project at the end of Schematic Design

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OPM Deliverables (Partial List)

- OPM Designer Submission Review
- Construction Manager Review
- Commissioning Consultant Review
- OPM Project Schedule
- Construction Manager Construction Schedule
- Project Scope and Budget, Cost Estimates, and Reconciliation
- Construction Manager Estimate
- Total Project Budget
- Early Bid Packages
- Value Management

Designer Deliverables (Partial List)

- Updated Work Plan
- Basis of Design Narratives
- Updated LEED/NE-CHPS scorecard
- List of Proprietary Items Under Consideration⁴
- Structural Calculations and Required Floor Loads
- Independent Structural Design Review
- Energy Model Calculations

- Life Cycle Cost Analysis for Energy & Water Devices
- Heat Gain and Loss Calculations for HVAC
- Electrical Load Calculations
- Security and Visual Access Requirements
- Facility and Maintenance Requirements
- Quality Control Narratives
- Updated Space Summary
- DESE Approved SPED Space Confirmation and Public
- Education Spaces Confirmation
- Confirmation of Receipt of All Necessary Approvals
- State review or permit status
- Schedule for Local Zoning Approvals
- Designer Cost Estimate
- Project Drawings
- Project Manual

5. Vote to Approve Submission of the Design Development Package to the MSBA

Chip Tarbell made a motion to Approve Submission of the Design Development to the Massachusetts School Building Authority (MSBA) as presented, Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

D. Project Schedule Review

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

- **July 27th – Review of and Vote to Approve Submitting the Design Development Submission**
- **Start 60% Construction Documents Phase**
- **August 1st - Design Development Submission to MSBA**
- **August 10th - Next PBC Meeting**
- **August & September will be a focus of Permitting & Regulatory Agency Approvals**

E. Next Permanent Building Committee/School Building Committee Meeting will be held on August 10, 2023.

Attachments:

- Leftfield Presentation 07/27/23
- SMMA Presentation 07/27/23

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee

School Building Committee
Meeting

July 27, 2023



WAKEFIELD MEMORIAL HIGH SCHOOL

AGENDA:

1. Administrative Actions

- Review of July 13, 2023 Permanent Building Committee/SBC Meeting Minutes
- Review and Approval of Additional July Invoice

2. Project Update

- Cost Update
- Review of Design Development Submission Content
- Approval to Submit Design Development Submission to MSBA

3. Schedule Update

- Review of Upcoming Meetings

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of July 13, 2023 Permanent Building Committee/School Building Committee Meeting Minutes



WAKEFIELD PERMANENT BUILDING COMMITTEE		WAKEFIELD MEMORIAL HIGH SCHOOL BUILDING COMMITTEE
WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE		MEETING NOTES 40
Date:	Thursday July 13, 2023	
Location:	Virtual "Zoom" Meeting	
Time:	7:00 pm	
Prepared BY:	Timothy Baker – LeftField PM	
Name		
Joseph Conway	Director of Public Works	(Non-Voting)
Julie Smith Galvin	Town Council	(Non-Voting)
Stephen P. Maio	Town Administrator	(Non-Voting)
Thomas Markham	School Committee Member	(Non-Voting)
Kevin Piscadillo	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)
Charles L. Tarbell	Permanent Building Committee, Secretary	(Voting)
Jason Cohen	Permanent Building Committee	(Voting)
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)
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)
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Sandra Clarey	Community Member	(Non-Voting)
Eric Hubert	Community Member	(Non-Voting)
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Jonathan Chines	Community Member	(Non-Voting)
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William Karvouniaris	Community Member	(Non-Voting)
Kevin Piscadillo	Community Member	(Non-Voting)
Robin Greenberg	Community Member	(Non-Voting)
Tom Purcell	Community Member	(Non-Voting)
Name		
Lynn Stapleton	Leftfield Project Management	
Adam Keane	Leftfield Project Management	
Jim Rogers	Leftfield Project Management	
Timothy Baker	Leftfield Project Management	



Helen Fantini	SMMA
Matt Rice	SMMA
Brian Black	SMMA
Martine Dion	SMMA
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 06/15/23 Permanent Building Committee Wakefield I Project were presented for review.

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

B. Invoices
Three (3) invoices in the total amount of \$1,319,687.13 for the Wakefield Memorial High School Project were presented for review and approval.

1) Leftfield LLC Invoice #24 dated 06/30/23 in the amount of \$133,160.00

2) SMMA Invoice #59589 dated 07/07/23 in the amount of \$1,158,193.80

3) Bond Building Invoice #122043-004 dated 06/20/23 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 Leftfield LLC Invoice #24 dated 06/30/23 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 #59589 dated 07/07/23 in the amount of \$1,158,193.80 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 Bond Building Invoice #122043-004 dated amount of \$28,333.33 for Preconstruction Services as presented. Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.
C. <u>Budget Update</u>
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 at 2%. Uncommitted funds currently represent 88% of the Total Project Budget to date with a total of \$242,849,222. Cash Flow Projections have been extended through project completion.
4. <u>Construction Logistics Update</u>
Phase 1a: 04/01/23-08/30/24
• Construction Mobilization begins in April 2023, primarily during April V Installation of Construction Fencing.
• Enabling Site work including temporary parking and widening of the W which will be used as the main construction vehicle entrance.
• Expanding Landrigan Field Parking lot. All current parking behind the site removed from Day 1 of Construction Activities Commencing.
• Installation of foundations from the north to the south of the site.
• Restriping of Hemlock Lock Road with additional parking.
• Paving along Farm Street in front of Baseball Field
• Install temporary egress entrance behind building outside of the construction site.
Phase 1b: 09/02/23-01/13/27
• Culvert Replacement work on Softball Field to begin. Field Improvement work will be completed near the end of this phase allowing student parking at High School while construction activities continue.
• Expanded parking at Landrigan field will be available to students.
• Construction of new High School Building to complete during this phase.
Phase 2a: 01/14/27 – 05/13/27
• Abatement/Demolition of existing High School.
• Site Work for new Beasley Oval.
Phase 2b: 05/14/27 – 08/13/27
• Site Work for new Beasley Oval.
• Portion of new Parking in front of New School will open for use. Temporary School use will remain available until 06/26/27. It will then be removed and work on the Hemlock Rd realignment and new traffic circle.



Phase 2c: 08/14/27 – 12/23/27
• New Beasley Oval is opened for use.
• Hemlock Rd work will occur mostly during Summer 2027 and should be completed before the paving season ends in 2027.
• Remainder of the permanent parking for the New High School is opened.
• Project Completes.
Sandra Cleary, Wakefield Resident, inquired if the current tress at the corner of hemlock and farm will be lost to make room for the temporary student parking during construction. Bond replied that they would, but they would ultimately need to be removed for relocation of Hemlock Rd, otherwise Bond most likely have considered placing temporary parking in that location. Ms. Cleary also inquired about concerns on the location of the construction trailers/laydown area and about vehicle entering/exiting that area. Bond replied that they are still in the process of finalizing that plan and will have better refined plan in the future before mobilization. Ms. Cleary inquired later in the meeting if the "temporary crosswalk pedestrian beacon will be made permanent. Bond/SMMA confirmed that it would be replaced with a permanent piece of equipment.
D. <u>Design Development Schedule</u>
• Reconciliation of Estimates – July 20
• PBC Meeting – July 24 th (Proposed Meeting) - Review of Costs and Proposed Value Engineering (VE).
• Value Engineering Complete – July 27 th
• PBC Meeting – July 27 - Review of Costs (If no 7/24 Meeting) and Vote to Submit Design Development to the MSBA
• Submission to MSBA – August 1 st
E. <u>Project Schedule Review</u>
LF and SMMA closed the PBC meeting by reviewing additional meeting calendar updates and review of future dates:
Upcoming PBC Meetings:
• July 24 th (Tentative) – Review V.E. Items (If Needed).
• July 27 th – vote to authorize submission of the Design Development Package to the MSBA.
Cost Reconciliation Schedule (Project Team):
• July 17 th – DD Cost Estimates Due
• July 19 th – DD Cost Reconciliation (Day 1)
• July 20 th – DD Cost Reconciliation (Day 2)
F. Next Permanent Building Committee/School Building Committee Meeting will be held on July 13, 2023.
Attachments:
• Leftfield Presentation 06/15/23
• Bond Logistics Plan 06/15/23

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of Additional July Invoice

INVOICES						
ProPay Code	Budget Category	Vendor	Invoice #	Date	Amount	Balance After Invoice
0003-0000	FS/SD Environmental & Site	SMMA - CDW Consultants - HAZMAT Sampling & Analysis	59617	07/18/23	\$ 13,052.27	\$ 48,656.03
0203-9900	A/E Other Reimbursables	SMMA - BSC Group - Traffic Specialty Pre-development	59617	07/18/23	\$ 9,003.94	\$ 413,202.78
0204-1200	A/E Traffic Studies	SMMA - BSC Group - Traffic Consulting Design Development	59617	07/18/23	\$ 4,268.88	\$ 100,395.02
0204-0500	A/E Wetlands	SMMA - Rimmer Environmental Consulting LLC / Wetland Delineation and Permitting	59617	07/18/23	\$ 2,557.50	\$ 17,442.50
		SMMA Total:			\$ 28,882.59	
			Total All Invoices:		\$ 28,882.59	

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Cost Comparison of Reconciled Construction Cost Estimates

- Two Cost Estimators – PM&C and Bond
- Value of the Construction Cost Estimates:
 PM&C \$220,452,789
 Bond Building \$220,382,282
- Estimates were reconciled to within a 1% Variance
- Bond's Estimate will be used as the basis of the Design Development Submission

Wakefield Memorial High School, Wakefield, MA				July 20, 2023
Design Development Submission Report - Comparative Cost Analysis				
	Cost/ SF		Cost/ SF	
	PM&C (SMMA)	259,847	Bond (CM)	259,847
Student Enrollment 9-12: 1,000 Students	Option 3B - New @ Beasley Oval			
Foundation	\$ 12,186,868	46.90	\$ 12,189,953	46.91
Superstructure	\$ 14,414,818	55.47	\$ 14,490,664	55.77
Exterior Closure	\$ 20,098,449	77.35	\$ 21,648,812	83.31
Roofing	\$ 5,094,129	19.60	\$ 5,319,915	20.47
Interior Construction	\$ 17,051,177	65.62	\$ 17,521,622	67.43
Stairs	\$ 1,425,230	5.48	\$ 1,544,287	5.94
Interior Finishes	\$ 11,983,729	46.12	\$ 12,003,064	46.19
Conveying	\$ 489,800	1.88	\$ 474,800	1.83
Plumbing	\$ 6,288,333	24.20	\$ 6,375,391	24.54
HVAC	\$ 23,135,128	89.03	\$ 23,266,716	89.54
Fire Protection	\$ 2,200,625	8.47	\$ 2,326,315	8.95
Electrical	\$ 14,929,251	57.45	\$ 15,576,928	59.95
Equipment	\$ 4,901,250	18.86	\$ 4,969,235	19.12
Furnishings	\$ 2,263,335	8.71	\$ 2,150,375	8.28
Special Construction	\$ 150,000	0.58	\$ 539,655	2.08
Hazardous Abatement	\$ 2,863,698	11.02	\$ 2,954,698	11.37
Demolition	\$ 3,085,752	11.88	\$ 3,035,000	11.68
Earthwork	\$ 6,764,555	26.03	\$ 6,643,373	25.57
Exterior Improvements	\$ 14,008,971	53.91	\$ 13,440,066	51.72
Utilities	\$ 9,082,830	34.95	\$ 9,233,883	35.54
TOTAL DIRECT COSTS	\$ 172,417,928	663.54	\$ 175,704,752	676.19
General Requirements	\$ 6,627,746	25.51	\$ 6,627,746	25.51
General Conditions	\$ 7,936,193	30.54	\$ 7,936,193	30.54
Subcontractor Default Insurance (SDI)	\$ 1,146,067	4.41	\$ 2,187,990	8.42
Design/Est Contingency	\$ 8,952,284	34.45	\$ 7,565,340	29.11
Construction Contingency	\$ 4,775,280	18.38	\$ 4,313,868	16.60
Escalation	\$ 9,640,991	37.10	\$ 7,380,820	28.40
Insurance	\$ 2,761,574	10.63	\$ 2,588,884	9.96
CM Fee	\$ 4,465,244	17.18	\$ 4,436,126	17.07
Bond	\$ 1,729,482	6.66	\$ 1,640,563	6.31
TOTAL CONSTRUCTION COSTS	\$ 220,452,789	848.39	\$ 220,382,282	848.12

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Construction Cost Breakdown

Direct Building Costs: \$177,892,742

General Requirement: \$ 6,627,746

General Conditions: \$ 7,936,193

CM Fee: \$ 4,436,126

Contingencies:

Design& Pricing: \$ 7,565,340

GMP Contingency: \$ 4,313,868

Escalation: \$ 7,380,820

\$ 19,260,028

Insurances: \$ 2,588,884

Bonds: \$ 1,640,563

Total Construction Cost: \$220,382,282

Description		Total Cost	Cost / SF
TOTAL PROJECT SF:		259,847 SF	
Total Building Cost	259,847 SF	\$ 140,397,732	\$540.31
Total Building Demolition & Abatement		\$ 5,989,698	N/A
Total Site Cost		\$ 29,317,322	N/A
1.20% Subcontractor Default Insurance (SDI)		\$ 2,187,990	\$8.42
TOTAL DIRECT COST:		\$ 177,892,742	\$684.61
General Requirements		\$ 6,627,746	\$25.51
Contingencies			
4.10% Design/Est Contingency		\$ 7,565,340	\$29.11
Construction Contingency		\$ 4,313,868	\$16.60
4.00% Escalation		\$ 7,380,820	\$28.40
N/A Future Market Conditions		N/A	
Total Contingencies		\$19,260,028	\$74.12
Insurance			
1.10% General Liability Insurance		\$ 2,328,884	\$8.96
Builder's Risk		\$ 260,000	\$1.00
Total Insurance		\$2,588,884	\$9.96
Construction Management Services			
General Conditions		\$7,936,193	\$30.54
General Requirements W/ Trades			
2.07% CM Fee		\$4,436,126	\$17.07
Total CM Services		\$12,372,319	\$47.61
Permit			
Bldg Permit - Waived		\$ -	\$0.00
Total Permit Costs		\$ -	\$0.00
Preconstruction - Not Included			
Payment and Performance Bond			
0.75% CM Bond		\$ 1,640,563	\$6.31
Total Payment and Performance Bonds		\$ 1,640,563	\$6.31
TOTAL PROJECT COST		\$ 220,382,281	\$ 848.12

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Cost Breakouts

Breakouts	Description					Breakouts
Building Space		Measured SF	\$/SF	Cost of Work	TOTAL \$/SF	TOTAL
2	Culvert Replacement South	2,332 SF	\$107	\$248,698	\$127	\$295,368
3	Culvert Replacement North	5,169 SF	\$120	\$621,267	\$143	\$737,853
4	Upper Parking Lot Improvements	57,938 SF	\$23	\$1,334,240	\$27	\$1,584,622
6	Ground Improvements (Rammed Aggregate Piers)	86,281 SF	\$23	\$2,013,182	\$28	\$2,390,974
7	Lightning Protection System	259,847 SF	\$0.50	\$129,924	\$0.59	\$154,305
8	Hemlock Relocation & Roundabout	154,449 SF	\$23	\$3,603,458	\$28	\$4,279,680
9	WCAT Studio - Total	5,858 SF	\$487	\$2,851,547	\$578	\$3,386,666
09A	- WCAT - Core & Shell	5,858 SF	\$262	\$1,534,796	\$311	\$1,822,815
09B	- WCAT - Fit-Out	5,858 SF	\$225	\$1,316,751	\$267	\$1,563,851

- Total Cost of All Breakouts - \$16,216,134
- All Breakouts are included in the Construction Costs

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Alternates/Value Engineering

Alternates	Description	Total Value
1	Laminated glazing ilo Tempered glazing at Interior Borrowed Lites	\$278,914
4	Upper Parking Lot Basic Improvements ilo Upper Parking Base Improvements	-\$451,936
5A	External perforated aluminum screen ilo Integral Wood Grid IGU	-\$276,406
5B	50% Ceramic Fritted Glazing ilo Wood Grid IGU	-\$293,681
6	Premium for Rigid Inclusion ground improvements ilo Rammed Aggregate Piers	\$1,383,163

- Total Cost of All Alternates/Value Engineering - \$640,054
- All Alternates/Value Engineering are not included

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Review of Design Development Submission Content

The purpose of the Design Development is to define/refine the detail established for the Project at the end of Schematic Design .

OPM Deliverables

- OPM Designer Submission Review
- Construction Manager Review
- Commissioning Consultant Review
- OPM Project Schedule
- Construction Manager Construction Schedule
- Project Scope and Budget, Cost Estimates, and Reconciliation
- Construction Manager Estimate
- Total Project Budget
- Early Bid Packages
- Value Management

District: Town of Wakefield
School: Wakefield Memorial High School
Owner's Project Manager: LeftField Project Management
Construction Manager: BOND Building Construction
Designer Firm: SMMA

APPENDIX 6A MODULE 6 – DESIGN DEVELOPMENT REPORT REQUIREMENTS

REFERENCE	ITEM	Responsibility	Due Date	Design Team
	➤ Transmittal Letter	SMMA		
	➤ Cover Letter	LeftField		
	➤ TABLE OF CONTENTS			
MSBA 6A.1	➤ Summary Comments <ul style="list-style-type: none">□ Basic Project Information□ Project Budget Compliance	SMMA LeftField	7/20/23	
MSBA 6A.2	➤ OPM Deliverables <ul style="list-style-type: none">➤ 6A.2.1 OPM Submittal Review & Coordination<ul style="list-style-type: none">□ OPM Certification, Review, and Recommendation<ul style="list-style-type: none">○ Reviewed and coordinated materials○ Completed submittal conforms to MSBA requirements○ Proposed project within the District's budget○ District approved submission to the MSBA.□ OPM Designer Submission Review□ Construction Manager Review□ Commissioning Consultant Review□ District Response to the MSBA Comments of Previous Submittals➤ 6A.2.2 Project Schedule<ul style="list-style-type: none">□ OPM Project Schedule□ Construction Manager Construction Schedule➤ 6A.2.3 Project Scope and Budget<ul style="list-style-type: none">□ Project Scope and Budget, Cost Estimates, and Reconciliation□ Construction Manager Estimate□ Total Project Budget□ Early Bid Packages□ Value Management	LeftField LeftField BOND LeftField LeftField LeftField BOND LeftField BOND LeftField BOND/LF/SMMA	7/26/23	
MSBA 6A.3	➤ Designer Deliverables <ul style="list-style-type: none">➤ 6A.3.1 General Requirements<ul style="list-style-type: none">□ Updated Work Plan□ Basis of Design Narratives<ul style="list-style-type: none">○ Architectural○ Structural○ Civil○ MEP/FP○ DATA/Comms/Security□ Building Code Analysis□ Green Communities (Stretch Code; Net Zero Energy)□ Updated LEED/NE-CHPS scorecard□ Project Registration with USGBC□ List of Proprietary Items Under Consideration□ Interior Color Theory Statement□ Structural Calculations and Required Floor Loads□ Independent Structural Design Review□ Energy Model Calculations	SMMA SMMA SMMA SMMA SMMA SMMA, AKAL, IMEG SMMA, GHT SMMA SMMA SMMA SMMA SMMA SMMA SMMA LeftField	7/20/23	

<https://www.massschoolbuildings.org/building/design>

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Review of Design Development Submission Content

The purpose of the Design Development is to further define/refine the detail established for the Project at the end of Schematic Design .

Designer Deliverables

- Updated Work Plan
- Basis of Design Narratives
- Updated LEED/NE-CHPS scorecard
- List of Proprietary Items Under Consideration⁴
- Structural Calculations and Required Floor Loads
- Independent Structural Design Review
- Energy Model Calculations
- Life Cycle Cost Analysis for Energy & Water Devices
- Heat Gain and Loss Calculations for HVAC
- Electrical Load Calculations
- Security and Visual Access Requirements
- Facility and Maintenance Requirements
- Quality Control Narratives
- Updated Space Summary
- DESE Approved SPED Space Confirmation and Public Day Education Spaces Confirmation
- Confirmation of Receipt of All Necessary Approvals
- State review or permit status
- Schedule for Local Zoning Approvals
- Designer Cost Estimate
- Project Drawings
- Project Manual

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Review of Design Development Submission Content

SMMA Presentation

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Approval to Submit the Design Development Submission

Vote to Approve Submitting the 100% Design Development Submission to the Massachusetts School Building Authority (MSBA) as presented

WAKEFIELD MEMORIAL HIGH SCHOOL

3. Schedule Update

Meeting Calendar Update & Review of Future Dates

- July 27th – Review of and Vote to Approve Submitting the Design Development Submission
- Start 60% Construction Documents Phase
- August 1st - Design Development Submission to MSBA
- August 10th - Next PBC Meeting
- August & September will be a focus of Permitting & Regulatory Agency Approvals

2023-2024 PERMANENT BUILDING COMMITTEE MEETINGS			
JULY	27	NOVEMBER	16
AUGUST	10	DECEMBER	12
SEPTEMBER	14	JANUARY	11
OCTOBER	12	FEBRUARY	8

* Meeting dates may be changed or added during critical decision-making times in the project.