

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #43
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Date:	Thursday August 10, 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)	✓
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)	x
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)	✓
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	x
Jim Rogers	Leftfield Project Management	x
Timothy Baker	Leftfield Project Management	✓

Craig Dicarlo	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	✗
Peter Ghirardini	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 08/13/23 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 Jason Cohen. Motion was approved unanimously.

B. Invoices

Nine (9) invoices in the total amount of \$1,136,467.95 for the Wakefield Memorial High School Project were presented for review and approval.

- 1) Leftfield LLC Invoice #25 dated 07/31/23 in the amount of \$133,160.00 for Basic Services.
- 2) Leftfield LLC Invoice #25 dated 07/31/23 in the amount of \$115.50 for Reimbursable Expense: Registry of Deed's Fee.
- 3) SMMA Invoice #59752 dated 08/04/23 in the amount of \$890,918.00 for Basic Services.
- 4) SMMA Invoice #59752 dated 08/04/23 in the amount of \$15,861.78 for BSC Group: Traffic Specialty.
- 5) SMMA Invoice #59752 dated 08/04/23 in the amount of \$10,033.91 for CDW HAZMAT Investigations
- 6) SMMA Invoice #59752 dated 08/04/23 in the amount of \$33,056.54 for HAZ MAT Design Services

- 7) SMMA Invoice #59752 dated 08/04/23 in the amount of \$18,854.22 for BSC Group: Traffic Design Services.
- 8) Bond Building Invoice #122043-005 dated 07/25/23 in the amount of \$28,333.33 for Preconstruction Services.
- 9) Bond Building Invoice #122043-005 dated 07/25/23 in the amount of \$6,136.67 for Roadway Preconstruction Services.

Chip Tarbell made a motion to approve Leftfield LLC Invoice #25 dated 07/31/23 in the amount of \$133,160.00 for Basic Services as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve Leftfield LLC Invoice #25 dated 07/31/23 in the amount of \$115.50 for Reimbursable Expense: Registry of Deed's Fee as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve SMMA Invoice #59752 dated 08/04/23 in the amount of \$890,918.00 for Basic Services, SMMA Invoice #59752 dated 08/04/23 in the amount of \$15,861.78 for BSC Group: Traffic Specialty, SMMA Invoice #59752 dated 08/04/23 in the amount of \$10,033.91 for CDW HAZMAT Investigations, SMMA Invoice #59752 dated 08/04/23 in the amount of \$33,056.54 for HAZ MAT Design Services, and SMMA Invoice #59752 dated 08/04/23 in the amount of \$18,854.22 for BSC Group: Traffic Design Services as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve Bond Building Invoice #122043-005 dated 07/25/23 in the amount of \$28,333.33 for Preconstruction Services as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

Chip Tarbell made a motion to approve Bond Building Invoice #122043-005 dated 07/25/23 in the amount of \$28,333.33 6,136.67 for Roadway Preconstruction Services as presented. Seconded by Jason Cohen. On a roll call vote, the motion was approved unanimously.

4. Review of Designer Contract Amendment #5

Designer Contract Amendment No. 5 consists of the following additional services.

- SMMA Culvert Extension Additional Services- \$26,260.00
- SMMA Consultants: Reimbursable Consulting Services for Culvert Extension: \$47,520.00

Designer Contract Amendment No. 5 Total: - \$73,780.00

Requires a budget transfer to from the Other Contingency. SMMA does not have final numbers to report, but stated that the final amount of SMMA Contract Amendment #5 is \$73,780.00.

SMMA reviewed Designer Contract Amendment #5: SMMA Culvert Extension Additional Services- \$26,260.00 and SMMA Consultants: Reimbursable Consulting Services for Culvert Extension: \$47,520.00.

This amendment is to commence additional investigations to accommodate the extension to the culvert replacement work including the following consultant services:

- Civil Engineering and Landscape Architectural Services
- Topographical Survey
- Wetlands Survey
- Geotechnical Engineering
- Geo-Environmental

The Town of Wakefield is in the process of studying the watershed (underway by a consultant hired by the Town) in the area of WMHS. Our project had planned for the replacement of the section of the existing culvert affected by the location of the new building. Recommendations emerging from the watershed study suggest that the entire length of the culvert from its initiation point south of Hemlock Road to the headwall north of the softball field are to be replaced to increase its size/capacity. This extension amounts to approximately 200' additional lineal feet into an area of the site that was previously assumed to remain untouched.

Chip Tarbell made a motion to approve the Designer Contract Amendment #5: SMMA Culvert Extension Additional Services and SMMA Consultants: Reimbursable Consulting Services for Culvert Extension for a total Not to Exceed Fee of \$73,780 as presented. Seconded by Jason Cohen. Motion was approved unanimously.

5. Review of Permitting Schedule

- **Conservation Commission – Notice of Intent**

Required for work within the buffer zone.

- 9/19/2023 Hearing #1 (filing by 9/7/2023)
- 10/17/2023 Hearing #2 (anticipated)
- 11/7/2023 Hearing #3 (anticipated close)
- 11/17/2023 Order of Conditions Issued (anticipated)
- 12/8/2023 Close of Appeal Period

- **Zoning Board of Appeals**

Required to address zoning compliance.

- Week of 9/11/2023 Submission to Building Inspector
- ZBA Hearing during month of October (anticipated)
- Decision Issuance and Close of Appeal Period 12/2023 (anticipated)

6. Review of Bond Construction Logistics Plan

Bond reviewed updates to the current version of their logistics plan and highlighted early enabling site work plan to the PBC. Expansion of Parking Lot D is their first planned site activity and will create Lot H along the Farm street, which will house the construction trailers during the project. This work is scheduled to occur during March/April 2024. Expansion of the Landrigan Field parking is scheduled to begin in September 2024. The rest of Bond's Construction Logistics plan presented to the PBC can be found attached to these meeting minutes.

C. Project Schedule Review

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

- **September 14th - Next PBC Meeting**
- **The September Meeting will be a focus of Permitting & Regulatory Agency Approvals.**

D. Next Permanent Building Committee/School Building Committee Meeting will be held on September 14, 2023.

Attachments:

- Leftfield Presentation 08/10/23

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee

School Building Committee
Meeting

August 10, 2023



WAKEFIELD MEMORIAL HIGH SCHOOL

AGENDA:

1. Administrative Actions

- Review of July 27, 2023 Permanent Building Committee/SBC Meeting Minutes
- Review and Approval of Monthly Invoices
- Budget Update

2. Design Update Update

3. Schedule Update

- Review of Upcoming Meetings
- Schedule Review

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of July 27, 2023 Permanent Building Committee/School Building Committee Meeting Minutes



WAKEFIELD PERMANENT BUILDING COMMITTEE		WAK
WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE		MEE
Date:	Thursday July 27, 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, Secret	
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 Princ	
Joseph Mullaney	Wakefield Memorial High School Asst.	
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 Clarey	Community Member	
Eric Hubert	Community Member	
Christine Bufagna	Community Member	
Jonathan Chines	Community Member	
Kim Hartman	Community Member	
Greg Liakos	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	



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 meeting were presented for review.

Chip Tarbell made a motion to approve the 07/13/23 Permanent Building Committee Meeting Minutes as presented, seconded by Tom Galvin. The motion was approved unanimously.

B. Invoices
Four (4) invoices in the total amount of \$28,882.59 for services 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 as presented. *Chip Tarbell made a motion to approve SMMA Invoice #59617 for HAZ MAT Design Services as presented, seconded by Tom Galvin. The motion was approved unanimously.*
- 2) SMMA Invoice #59617 dated 07/18/23 in the amount of \$13,052.27 for HAZ MAT Design Services as presented.
- 3) SMMA Invoice #59617 dated 07/18/23 in the amount of \$13,052.27 for HAZ MAT Design Services as presented.
- 4) SMMA Invoice #59617 dated 07/18/23 in the amount of \$13,052.27 for HAZ MAT Design Services as presented.



<i>Chip Tarbell made a motion to approve SMMA Invoice #59617 for Traffic Design Services as presented, seconded by Tom Galvin. The motion was approved unanimously.</i>
<i>Chip Tarbell made a motion to approve SMMA Invoice #59617 for Traffic Design Services as presented, seconded by Tom Galvin. The motion was approved unanimously.</i>
<i>Chip Tarbell made a motion to approve Invoice #59617 for Environmental Consulting Services as presented, seconded by Tom Galvin. The motion was approved unanimously.</i>
C. <u>Design Development Cost Estimates</u> LF from LF presented the Numbers from the Design Development Cost Estimates.
Two Cost Estimators – PM&C and Bond
Value of the Construction Cost Estimate
PM&C \$220,452,789
Bond Building \$220,382,282
Estimates were reconciled to within a 1%
Bond's Estimate will be used as the basis for the Design Development Estimate
LF continued by presenting the breakdown of Total Construction Cost Estimate:
Direct Building Costs: \$177,800,000
General Requirement: \$6,621,000
General Conditions: \$7,938,000
CM Fee: \$4,433,000
Contingencies:
Design & Pricing: \$7,561,000
GMP Contingency: \$4,311,000
Escalation: \$7,380,000
Total Contingency: \$19,260,000
Insurances: \$2,588,000
Bonds: \$1,640,000
Total Construction Cost: \$220,382,282
LF continued by reviewing the cost breakdowns, which is a Budget that are not directly related to the Educational Building. LF will assist the PBC if the Design Development Estimate was determined at the end of Schematic Design.



• Culvert Replacement South - \$25
• Culvert Replacement North - \$73
• Upper Parking Lot Improvement
• Ground Improvements (Rampmet)
• Lightning Protection System - \$1
• Hemlock Relocation & Roundabout
• WCAT Studio - \$3,386,666
• WCAT - Core & Shell - \$1,822,811
• WCAT - Fit-Out - \$1,563,851
LF continued by reviewing potential Value Engineering Alternates:
1. Laminated glazing instead Tempered glass
4. Upper Parking Lot Basic Improvements
5A. External perforated aluminum screen
5B. 50% Ceramic Fritted Glazing
6. Premium for Rigid Inclusion ground impact
\$1,383,163
4. <u>Review of Design Development Submission Content</u> The purpose of the Design Development is to define the end of Schematic Design
OPM Deliverables (Partial List)
• OPM Designer Submittal
• Construction Management
• Commissioning Consultant
• OPM Project Schedule
• Construction Management
• Project Scope and Budget
• Construction Management
• Total Project Budget
• Early Bid Packages
• Value Management
Designer Deliverables (Partial List)
• Updated Work Plan
• Basis of Design Narrative
• Updated LEED/NE-CI
• List of Proprietary Items
• Structural Calculations
• Independent Structural
• Energy Model Calculations
• Life Cycle Cost Analysis
• Heat Gain and Loss Calculations
• 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. <u>Vote to Approve Submission of the Design Development Package to the MSBA</u> <i>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.</i>
D. <u>Project Schedule Review</u> LF and SMMA closed the PBC meeting by reviewing additional meeting calendar updates and review of future dates:
• July 27 th – Review of and Vote to Approve Submitting the Design Development Submission
• Start 60% Construction Documents Phase
• August 1 st - Design Development Submission to MSBA
• August 10 th - 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

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of July 2023 Invoices

INVOICES						
ProPay Code	Budget Category	Vendor	Invoice #	Date	Amount	Balance After Invoice
0102-0400	OPM Design Development	LeftField	25	07/31/23	\$ 133,158.00	\$ -
0103-1000	OPM Reimbursables Services	LeftField - Registry of Deeds Fee	25	07/31/23	\$ 115.50	\$ 24,884.50
		LeftField Total:			\$ 133,273.50	
0201-0400	A/E Design Development	SMMA	0059752	08/04/23	\$ 890,918.00	\$ 356,367.20
0203-9900	A/E Other Reimbursables	SMMA - BSC Group - Traffic Specialty	0059752	08/04/23	\$ 15,861.78	\$ 397,341.00
0204-0200	A/E HAZMAT	SMMA - CDW - HAZMAT Investigations	0059752	08/04/23	\$ 10,033.91	\$ 264,966.09
0204-0300	A/E Geotechnical/Geo-environmental	SMMA - LGCI - Geotechnical Consulting	0059752	08/04/23	\$ 33,056.54	\$ 263,721.46
0204-1200	A/E Traffic Studies	SMMA - BSC Group - Traffic Consulting	0059752	08/04/23	\$ 18,854.22	\$ 81,540.80
		SMMA Total:			\$ 968,724.45	
0501-0000	Preconstruction Services	Bond Building	122043-005	07/25/23	\$ 28,333.33	\$ 198,333.35
0003-0000	FS/SD Environmental & Site	Bond Building - CXC Consulting - PC Amend 2 - Road Consultant	122043-005	07/25/23	\$ 6,136.67	\$ 49,093.33
		Bond Total:			\$ 34,470.00	
			Total All Invoices:		\$ 1,136,467.95	

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions *Budget Update*

TPB Committed: 12%

TPB Expended: 2%

TPB Uncommitted: 88%

Wakefield Memorial High School - Wakefield, MA										July 31, 2023
Total Project Budget Status Report										
ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd 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%	\$ 306,276	86%	\$ 48,656	*FSA 1, 3, 4, 5, 6
0004-0000	Other	\$ 100,000	\$ 188,338	\$ 288,338	\$ 114,418	39.7%	\$ 65,325	23%	\$ 223,013	*FSA 1, 2, 3, 4, 5, 6
SUB-TOTAL		\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,826,080	91%	\$ 1,728,331	86%	\$ 271,669	
ADMINISTRATION										
0101-0000	Legal Fees	\$ -		\$ -	\$ -				\$ -	
	Owner's Project Manager	\$ 7,932,981	\$ -	\$ 7,932,981	\$ 7,857,981	99%	\$ 665,914	8%	\$ 7,267,068	
0102-0400	Design Development	\$ 665,798		\$ 665,798	\$ 665,798	100%	\$ 665,798	100%	\$ -	
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%	\$ 116	0%	\$ 24,885	
0201-1100	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%	\$ 665,914	8%	\$ 7,342,068	
A&E										
	A/E Basic Services	\$ 21,152,620	\$ -	\$ 21,152,620	\$ 21,152,620	100%	\$ 4,098,223	19%	\$ 17,054,397	
0201-0400	Design Development	\$ 4,454,590		\$ 4,454,590	\$ 4,454,590	100%	\$ 4,098,223	92%	\$ 356,367	
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%	\$ 124,988	10%	\$ 1,100,012	
0203-9900	Other Reimbursables	\$ 430,000		\$ 430,000	\$ 430,000	100%	\$ 32,659	8%	\$ 397,341	
0204-0200	HazMat (incl. monitoring)	\$ 275,000		\$ 275,000	\$ 275,000	100%	\$ 10,034	4%	\$ 264,966	
0204-0300	Geotechnical/Geo-Environmental	\$ 315,000		\$ 315,000	\$ 315,000	100%	\$ 51,279	16%	\$ 263,721	
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%	\$ 2,558	13%	\$ 17,443	
0204-1200	Traffic Studies	\$ 110,000		\$ 110,000	\$ 110,000	100%	\$ 28,459	26%	\$ 81,541	
SUB-TOTAL		\$ 22,377,620	\$ -	\$ 22,377,620	\$ 22,377,620	100%	\$ 4,223,211	19%	\$ 18,154,409	
SITE ACQUISITION										
0301-0000	Land/Bldg. Purchase/Associated Services	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
SUB-TOTAL		\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	

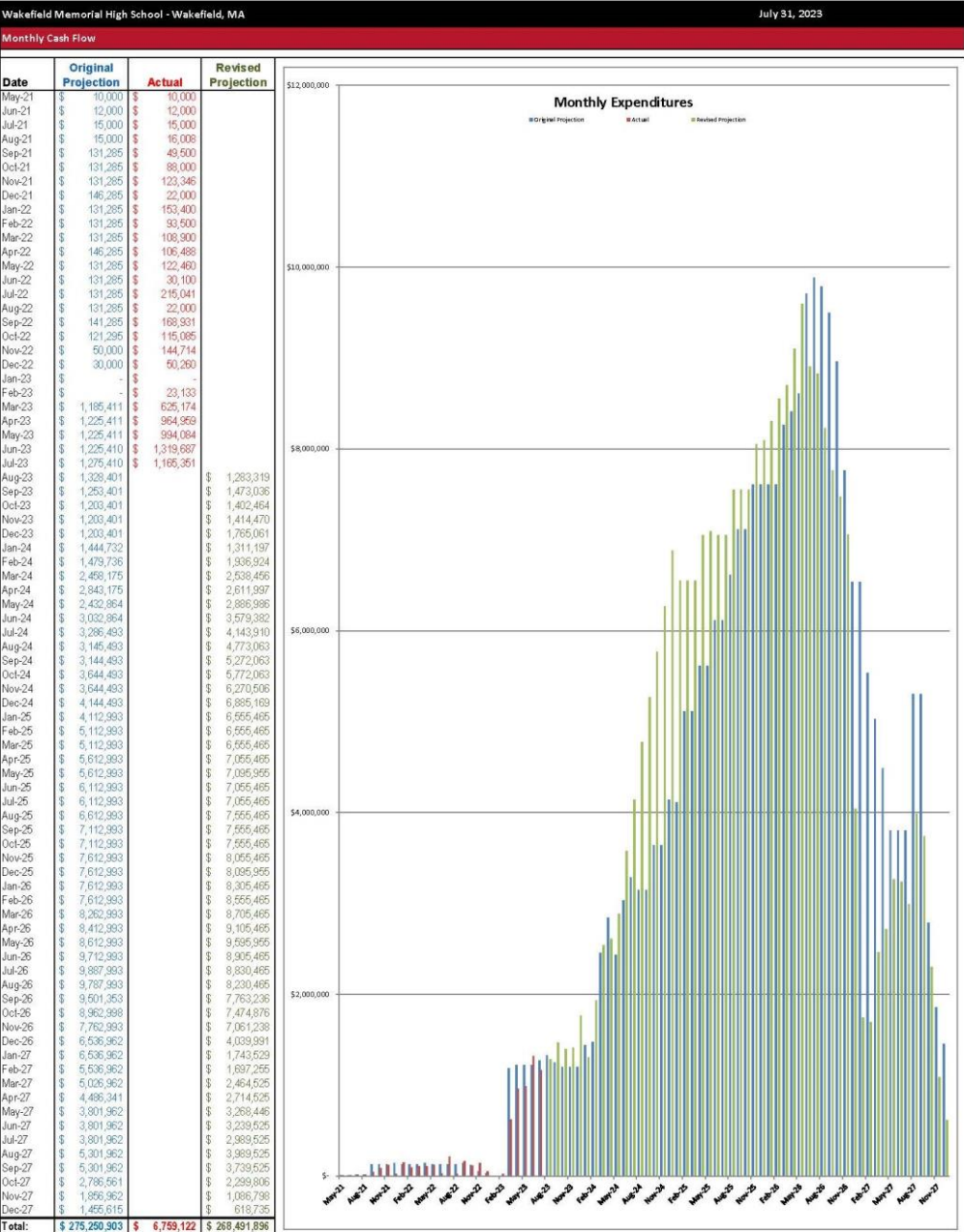
Wakefield Memorial High School

1. Administrative Actions

Budget Update

July 2023 Cash Flow Report

Project is tracking under the forecasted expenditures.



WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of Designer Contract Amendment #5

**Upcoming Designer
Contract Amendment #5 - ~\$73,780**
For Additional Culvert Design Services

Added Culvert Work				
	Consultant	SMMA x 1.1		Notes
LGCI	\$15,200.00	\$16,720.00		
Mary Rimmer	\$7,500.00	\$8,250.00		
ADS	\$15,000.00	\$16,500.00		\$5K-15K depending on what is unearthed
BSC	\$5,500.00	\$6,050.00		
Subtotal		\$47,520.00		
	Hours			
SMMA Civil				
Coordination	40	\$6,400.00		
Documenation	60	\$9,600.00		
CA	0	\$0.00		
SMMA L'scape				
Coordination	8	\$1,080.00		
Documenation	30	\$4,050.00		
CA	30	\$4,050.00		
Project Managmnt	6	\$1,080.00		
		\$26,260.00		
Total Proposal		\$73,780.00		

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Design Update *Permitting Update*

SMMA Permitting Update

Permitting Schedule

- **Conservation Commission – Notice of Intent**

Required for work within the buffer zone

- 9/19/2023 Hearing #1 (filing by 9/7/2023)
- 10/17/2023 Hearing #2 (anticipated)
- 11/7/2023 Hearing #3 (anticipated close)
- 11/17/2023 Order of Conditions Issued (anticipated)
- 12/8/2023 Close of Appeal Period

- **Zoning Board of Appeals**

Required to address zoning compliance

- Week of 9/11/2023 Submission to Building Inspector
- ZBA Hearing during month of October (anticipated)
- Decision Issuance and Close of Appeal Period 12/2023 (anticipated)

2. Design Update

Construction Logistics Update

Bond Construction Logistics Update

BOND

Building

TEMP EXPANSION OF EXISTING PARKING FOR
SCHOOL USE DURING CONSTRUCTION

CM FIELD OFFICE TRAILER (36X60)
ENCLOSED WITH TEMP FENCE

JERSEY BARRIERS

OPM OFFICE TRAILER (12X60)

GATE

HEMLOCK ROAD

LOT D

FARM STREET

LOT A

LOT B

LOT C

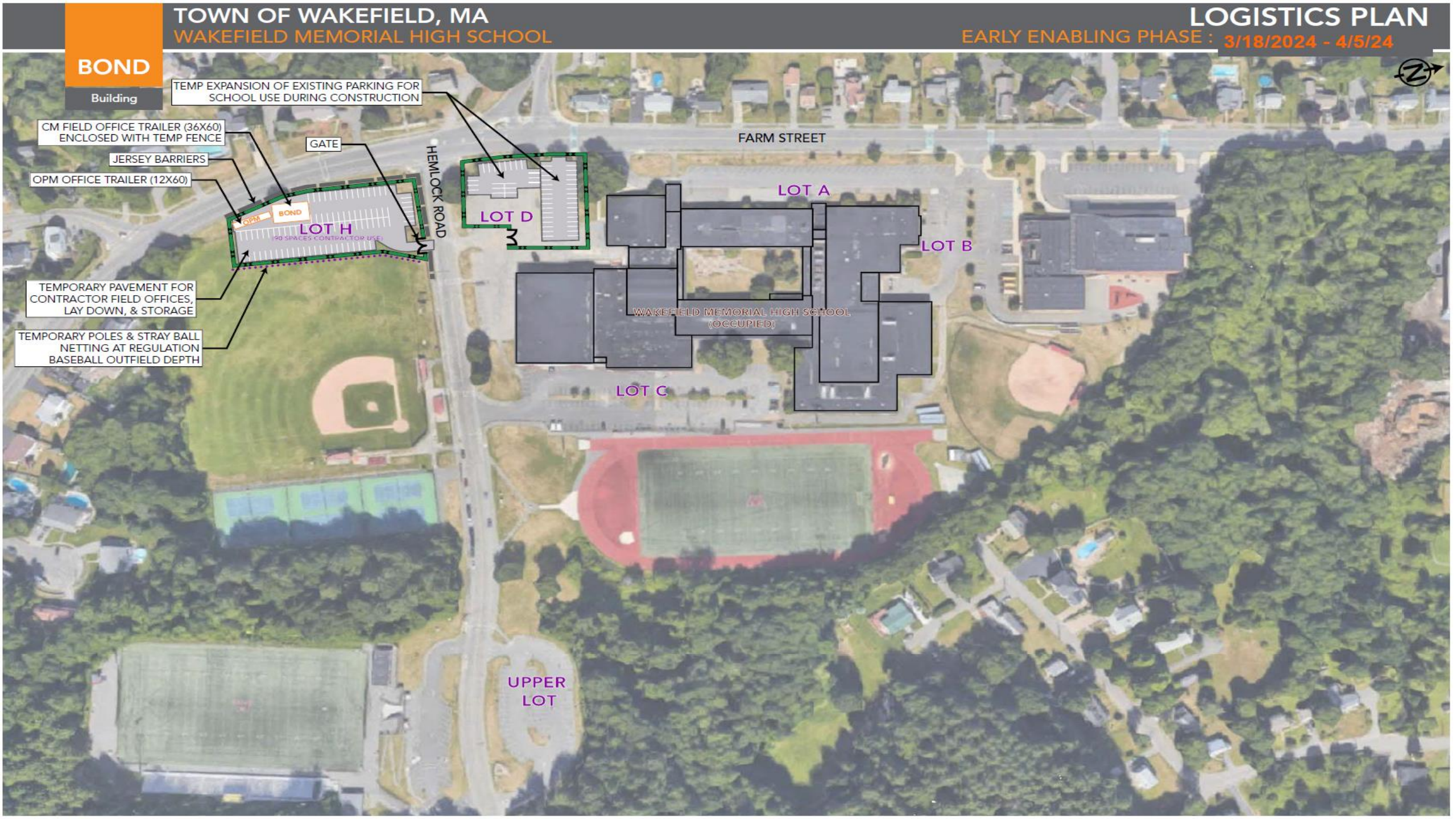
WAKEFIELD MEMORIAL HIGH SCHOOL
(OCCUPIED)

UPPER
LOT

TEMPORARY PAVEMENT FOR
CONTRACTOR FIELD OFFICES,
LAY DOWN, & STORAGE

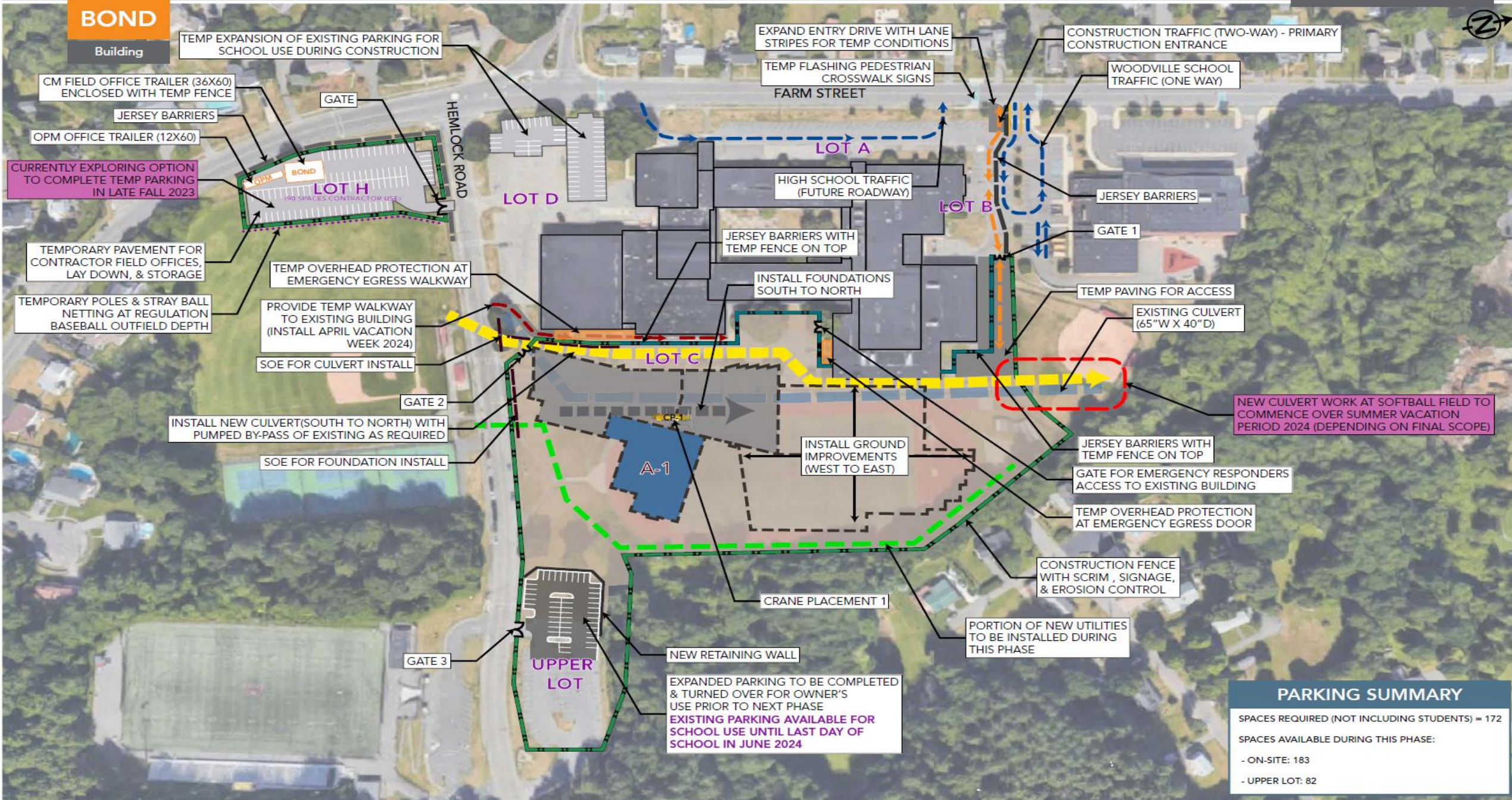
TEMPORARY POLES & STRAY BALL
NETTING AT REGULATION
BASEBALL OUTFIELD DEPTH

LOT H
190 SPACES CONTRACTOR USE



BOND

Building



PARKING SUMMARY

SPACES REQUIRED (NOT INCLUDING STUDENTS) = 172

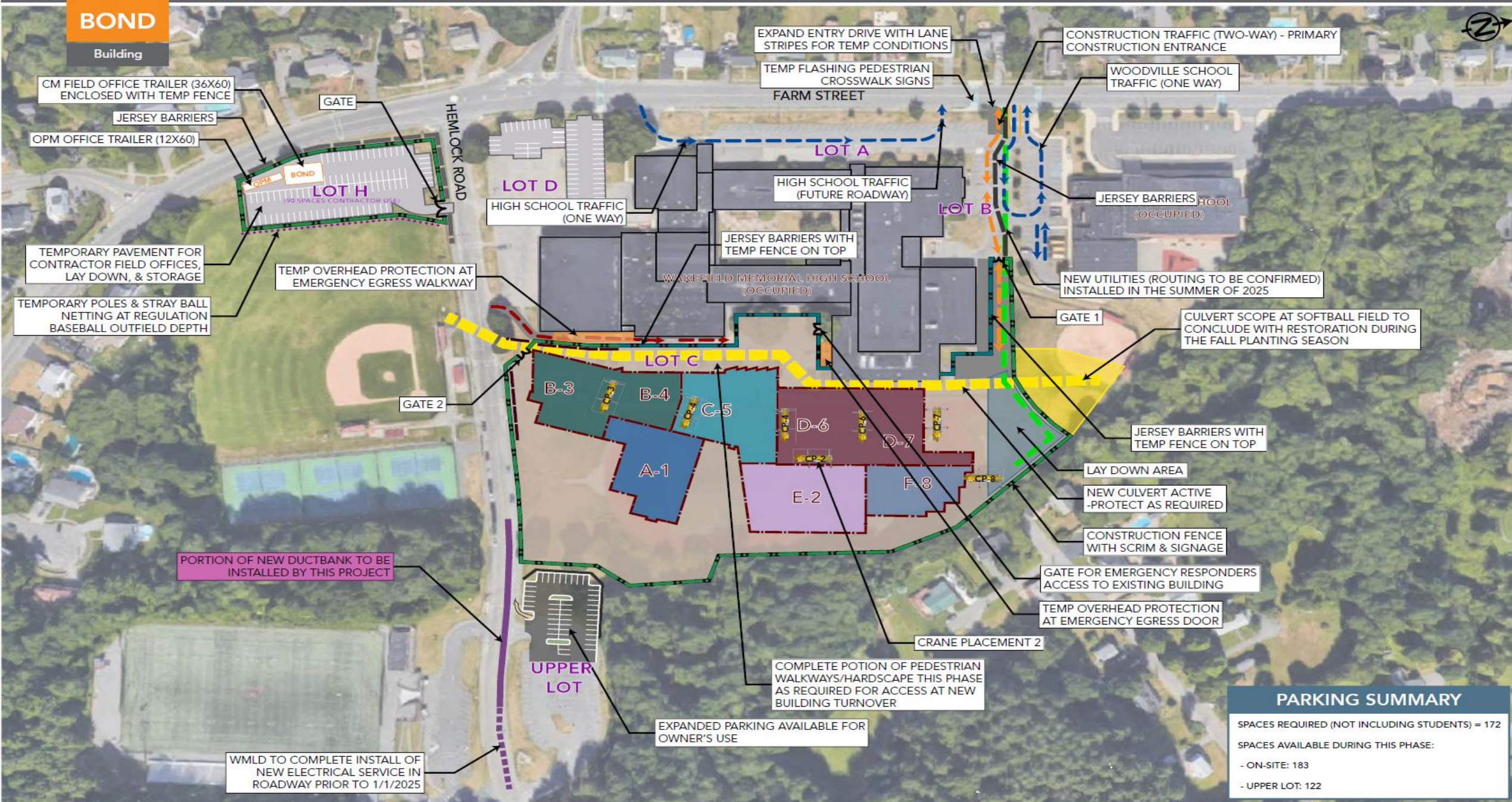
SPACES AVAILABLE DURING THIS PHASE:

- ON-SITE: 183

- UPPER LOT: 82

BOND

Building



PARKING SUMMARY

SPACES REQUIRED (NOT INCLUDING STUDENTS) = 172

SPACES AVAILABLE DURING THIS PHASE:

- ON-SITE: 183

- UPPER LOT: 122

BOND

Building

65 PARKING SPACES AVAILABLE FOR THE OWNER'S USE DURING THIS PHASE

CM FIELD OFFICE TRAILER (36X60)
ENCLOSED WITH TEMP FENCE

JERSEY BARRIERS

OPM OFFICE TRAILER (12X60)

LOT H
(SHARED USE WITH OWNER)

TEMPORARY PAVEMENT FOR CONTRACTOR FIELD OFFICES, LAY DOWN, & STORAGE

TEMPORARY POLES & STRAY BALL NETTING AT REGULATION BASEBALL OUTFIELD DEPTH

PORTION OF TEMP PARKING AREA AVAILABLE FOR OWNER'S USE

PEDESTRIAN WALKWAY FOR ACCESS TO NEW BUILDING

JERSEY BARRIERS

EXISTING TENNIS COURTS

TEMP BUS DROP-OFF ALONG HEMLOCK ROAD THIS PHASE

THIS AREA OF THE EXISTING BUILDING (DIRECTLY ADJACENT TO THE NEW OCCUPIED BUILDING) TO BE "RAISED" OVER FEBRUARY VACATION WEEK 2027

PARKING AVAILABLE FOR NEW SCHOOL USE

GATE 2(PHASE 2)

FARM STREET

LOT A

D-3

LOT D

D-1

D-2

LOT C

D-1

D-2

D-2

LOADING AREA

PORTION OF NEW PLAZA FOR PEDESTRIAN ACCESS FOR NEW BUILDING

SITE WORK COMPLETE THIS AREA

UPPER LOT

EXPANDED PARKING AREA FULLY AVAILABLE FOR SCHOOL USE

CONSTRUCTION TRAFFIC (TWO-WAY) - PRIMARY CONSTRUCTION ENTRANCE

WOODVILLE SCHOOL TRAFFIC (ONE WAY)

WOODVILLE SCHOOL (OCCUPIED)

GATE 1(PHASE 2)

TEMP PEDESTRIAN WALKWAY WITH PROTECTION FROM VEHICULAR TRAFFIC

JERSEY BARRIERS

JERSEY BARRIERS FOR PROTECTION OF PEDESTRIAN WALKWAY

THIS AREA OF THE EXISTING BUILDING (DIRECTLY ADJACENT TO THE NEW OCCUPIED BUILDING) TO BE "RAISED" OVER FEBRUARY VACATION WEEK 2027

PARKING SUMMARY

SPACES REQUIRED (NOT INCLUDING STUDENTS) = 172

SPACES AVAILABLE DURING THIS PHASE:

- ON-SITE: 172 (WITH LOT H)

- UPPER LOT: 122

BOND

Building

65 PARKING SPACES AVAILABLE
FOR THE OWNER'S USE
UNTIL 7/1/2027

PARKING AVAILABLE FOR
NEW SCHOOL USE
UNTIL 6/25/2027

GATE 2(PHASE 2)

CONSTRUCTION TRAFFIC (TWO-WAY) - PRIMARY
CONSTRUCTION ENTRANCE

WOODVILLE SCHOOL
TRAFFIC (ONE WAY)

WOODVILLE SCHOOL
(OCCUPIED)

GATE 1(PHASE 2)

TEMP PEDESTRIAN WALKWAY
WITH PROTECTION FROM
VEHICULAR TRAFFIC

JERSEY BARRIERS

JERSEY BARRIERS FOR PROTECTION
OF PEDESTRIAN WALKWAY

LOADING
AREA

EXPANDED PARKING AREA FULLY
AVAILABLE FOR SCHOOL USE

PARKING SUMMARY

SPACES REQUIRED (NOT INCLUDING STUDENTS) = 172

SPACES AVAILABLE DURING THIS PHASE:

- ON-SITE: 172 (WITH LOT H) UNTIL SUMMER
VACATION

- UPPER LOT: 122

CM FIELD OFFICE TRAILER (36X60)
ENCLOSED WITH TEMP FENCE

JERSEY BARRIERS

OPM OFFICE TRAILER (12X60)

LOT H
(SHARED USE WITH OWNER)

GATE

TEMPORARY PAVEMENT FOR
CONTRACTOR FIELD OFFICES,
LAY DOWN, & STORAGE

TEMPORARY POLES & STRAY BALL
NETTING AT REGULATION
BASEBALL OUTFIELD DEPTH

PORTION OF TEMP PARKING
AREA AVAILABLE FOR
OWNER'S USE

INSTALL NEW
ROADWAY UTILITIES
SUMMER 2027???

CONSTRUCTION FENCE
WITH SCRIM & SIGNAGE

JERSEY BARRIERS

TEMP BUS DROP-OFF ALONG
HEMLOCK ROAD THIS PHASE

EXISTING TENNIS COURTS

UPPER
LOT

FARM STREET

LOT A

LOT B

LOT C

LOT D

HEMLOCK ROAD



Wakefield Memorial High School

3. Schedule Update

Meeting Calendar Update & Review of Future Dates

2023-2024

PERMANENT BUILDING COMMITTEE MEETINGS

- September 14th - Next PBC Meeting
- The September Meeting will be a focus of Permitting & Regulatory Agency Approvals

SEPTEMBER	14	JANUARY	11
OCTOBER	12	FEBRUARY	8
NOVEMBER	16	MARCH	14
DECEMBER	14	APRIL	11

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