

| | |
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| WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE | WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #47 |
|--|---|

| | |
|--------------|------------------------------|
| Date: | Thursday November 30, 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) | ✗ |
| Julie Smith Galvin | Town Council (Non-Voting) | ✗ |
| Stephen P. Maio | Town Administrator (Non-Voting) | ✗ |
| Thomas Markham | School Committee Member (Non-Voting) | ✗ |
| Kevin Piscadlo | School Committee Member (Non-Voting) | ✗ |
| Dr. Doug Lyons | Superintendent of Schools (Non-Voting) | ✗ |
| Tim O'Brien | Facilities Director (Non-Voting) | ✓ |
| Joseph B. Bertrand | Permanent Building Committee, Chair (Voting) | ✓ |
| 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) | ✗ |
| Eric Lambiaso | Community Member (Non-Voting) | ✓ |
| Thomas Stapleton | Community Member (Non-Voting) | ✗ |
| Robert Arcari | Community Member (Non-Voting) | ✗ |
| Dylan Forester | Community Member (Non-Voting) | ✗ |
| Christopher Sallade | Community Member (Non-Voting) | ✗ |
| Sandra Clarey | Community Member (Non-Voting) | ✗ |
| Eric Hubert | Community Member (Non-Voting) | ✗ |
| Christine Bufagna | Community Member (Non-Voting) | ✗ |
| Jonathan Chines | Community Member (Non-Voting) | ✓ |
| Kim Hartman | Community Member (Non-Voting) | ✗ |
| Greg Liakos | Community Member (Non-Voting) | ✗ |
| William Karvouniaris | Community Member (Non-Voting) | ✗ |
| Kevin Pskadlo | Community Member (Non-Voting) | ✗ |
| Robin Greenberg | Community Member (Non-Voting) | ✗ |
| Tom Purcell | Community Member (Non-Voting) | ✗ |

| Name | | Present |
|----------------|------------------------------|---------|
| Lynn Stapleton | Leftfield Project Management | ✓ |
| Adam Keane | Leftfield Project Management | ✗ |
| Jim Rogers | Leftfield Project Management | ✗ |
| Timothy Baker | Leftfield Project Management | ✓ |

| | | |
|-------------------|------------------------------|---|
| 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 | ✗ |
| Ali Ucci | SMMA | ✗ |
| Frank Hayes | Bond Construction | ✗ |
| David Capaldo | Bond Construction | ✓ |
| Jerry Hammersley | Bond Construction | ✗ |
| Peter Ghirardini | Bond Construction | ✓ |

1. Meeting called to order at approximately 7:06PM. A quorum was present.

2. Public Participation

There was no public participation.

3. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 11/16/23 Permanent Building Committee Wakefield Memorial High School Project were presented for review.

Chip Tarbell made a motion to approve the 11/16/23 Permanent Building Committee Wakefield Memorial High School Project Meeting Minutes as presented. Seconded by Tom Galvin. Motion was approved unanimously.

4. Bond Early Procurement / Pre-GMP #1/ Bond Contract Amendment #4

Bond presented Early Procurement/ Pre-GMP #1 for \$2,050,615, which is comprised of culvert Pre-Purchase in order to maintain the current baseline constriction schedule, and also includes General Requirements, General Conditions, and Early Site Mobilization project costs.

LeftField reviewed Bond's Contract Amendment #4: "The Owner hereby authorizes this Contract Amendment No. 4 with a total value of \$2,050,615.00. This Amendment is comprised of Pre-GMP #1 which includes the early procurement of precast culvert sections and the associated General Requirements, General Conditions and CM mark-ups, dated November 28, 2023. The Contract Price in accordance with Articles 6 and 7 of the Owner-Construction Manager Agreement."

Chip Tarbell made a motion to Approve Bond CM Contract Amendment No. 4 / Pre-GMP #1 for Early Procurement for Culvert Material, GCs/GRs and Early Site Mobilization in the amount of \$2,050,615 as presented, Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

5. Appointment of the Trade Contractor Prequalification Subcommittee Members

LF explained the need for the PBC to vote to establish a Trade Contractor Prequalification Subcommittee as part of the Bidding process for the New High School. This is a requirement of State Bid Laws and will determine what interested Filed Sub Bid Contractors are qualified to submit public bids for the Wakefield Memorial High School. State Law requires the subcommittee membership be approved by the PBC and should be comprised of members of the PBC, a Member from the Owner's Project Manager, a Member from the Design Team Member, and a Member from the Construction Management Team. LF reviewed the proposed members of the Trade Contractor Prequalification Subcommittee:

Prequalification Subcommittee Members (Working Group Members)

- Joe Bertrand, PBC
- Chip Tarbell, PBC
- Tom Galvin, PBC
- Lynn Stapleton, OPM/LeftField
- Helen Fantini, Architect/SMMA
- David Capaldo, CM/ BOND

Chip Tarbell made a motion to Approve Appointment of the Trade Contractors Prequalification Subcommittee Members as presented, Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

6. Review 60% Construction Documents Submission

LF and SMMA continued by reviewing contents of the 60% Construction Documents Submission. A table of contents can be found in the attached presentation and the 60% Construction Documents Submission can be on the WMHS project website: <https://wakefieldmhsproject.com/design-phase/>.

LF continued by reviewing the final Reconciled 60% Construction Document Cost Estimate that are included in the 60% Construction Documents Submission. The Project engaged two Cost Estimators: PM&C and Bond Construction. The final reconciled estimates were Estimates were reconciled within a <1% Variance of each other. The costs were lower than Control Budget of \$220,459,379 therefore, Value Engineering will not be necessary at this phase of the project. Bond Construction's estimate is carried in the 60% CD Submission and can be found below. A more detailed construction cost breakdown can be found in the attached Presentation.

▪ Value of the Construction Cost Estimates:

| | |
|----------------|---------------|
| PM&C: | \$220,405,476 |
| Bond Building: | \$220,458,858 |

Chip Tarbell made a motion to Approve Submission of the 60% Construction Documents Submission to the MSBA as presented, Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

7. Project Schedule Review

A. Trade Contractor Prequalification Schedule

LF continued by reviewing the Trade Contractor Prequalification Schedule.

- **December 6** – Central Register Advertisement for Elevator Trade RFQ (Request for Qualifications). RFQ available at 10am from WMHSbids@leftfieldpm.com
- **December 20** – Deadline for Interested Elevator Trade Contractors to submit SOQs
- **December 27** – (If no SOQs are received) Re-advertise in Central Register for Elevator FSB RFQ
- **January 10** – Second Deadline for Interested Elevator Trade Contractors to submit SOQs
- **January 10** - Central Register Advertisement for all other Trade Contractors RFQs
- **February 7** - Deadline for all other Trade Contractor SOQs
- **February 7 to 21** – Project Team to Review Trade Contractor SOQs and Check References
- **February 28** – Trade Contractor Prequalification Subcommittee Members meet to Finalize List of Prequalified Trade Contractors
- **December 14** – PBC Meeting

B. Meeting Calendar Update & Review of Future Dates

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

- **November 21** – Conservation Commission Hearing was continued
- **November 27** – Town Council Meeting to Approve Proprietary Items.
- **November 30** – PBC Meeting to approve submission of the 60% CD Submission to MSBA
- **December 5** – Anticipated Final Conservation Commission Hearing
- **December 13** – ZBA Hearing
- **December 14** – PBC Meeting

A Page Turn Meeting will be scheduled for January 2024 to review the 90% Construction Documents.

8. Next Permanent Building Committee/School Building Committee Meeting will be held on December 14, 2023.

Attachments:

- Leftfield Presentation 11/30/23

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee

School Building Committee
Meeting

November 30, 2023



WAKEFIELD MEMORIAL HIGH SCHOOL

AGENDA:

1. Administrative Actions

- Review of November 16, 2023 Permanent Building Committee/SBC Meeting Minutes and Vote to Approve
- Bond's Early Procurement/ Pre-GMP #1
- CM Contract Amendment No. 4
- Vote to Approve CM Contract Amendment No. 4 /Pre-GMP #1
- Vote to Approve Appointment of the Trade Contractor Prequalification Subcommittee Members

2. Design Update

- Vote to Approve Submission of the 60% Construction Documents Design Package to the MSBA

3. Schedule Update

- Review Prequalification Schedule
- Review of Upcoming Meetings

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of November 16, 2023 Permanent Building Committee/School Building Committee Meeting Minutes



WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE

| | |
|--------------|------------------------------|
| Date: | Thursday November 16, 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 |
| 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 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 Pskadio | Community Member |
| Robin Greenberg | Community Member |
| Tom Purcell | Community Member |
| Name | |
| Lynn Stapleton | Leftfield Project Management |
| Adam Keane | Leftfield Project Management |
| Jim Rogers | Leftfield Project Management |
| Timothy Baker | Leftfield Project Management |



| | |
|-------------------|---------------------------|
| Craig Dicarilo | Leftfield Project Manager |
| Helen Fantini | SMMA |
| Matt Rice | SMMA |
| Brian Black | SMMA |
| Martine Dion | SMMA |
| Nick Ferrasca | SMMA |
| Lorraine Finnegan | SMMA |
| Lana Prokapsis | SMMA |
| Anthony Gray | SMMA |
| Michael Dowhan | SMMA |
| Meagan Collins | SMMA |
| Erin Prestileo | SMMA |
| Laura Monies | SMMA |
| Alan DeHaan | SMMA |
| Tom Faust | SMMA |
| Ali Ucci | SMMA |
| Frank Hayes | Bond Construction |
| David Capaldo | Bond Construction |
| Jerry Hammersley | Bond Construction |
| Peter Ghirardini | Bond Construction |

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

- Administrative Actions
 - Meeting Minutes
The meeting minutes of the 10/12/23 PBC meeting were presented for review.

Chip Tarbell made a motion to approve Wakefield Memorial High School Project Meeting approved unanimously.

- Invoices
Seven (7) invoices in the total amount of \$28,333.33 for Preconstruction Services were presented for review and approval.

- Leftfield LLC Invoice #28 dated 10/12/23
- SMMA Invoice #60217 dated 10/12/23
- SMMA Invoice #60217 dated 10/12/23
- SMMA Invoice #60217 dated 10/12/23
- SMMA Invoice #60217 dated 10/12/23
- Bond Building Invoice #1220 dated 10/12/23



| | |
|---|--|
| 7) Bond Building Invoice #122043-008 dated 10/12/23 for Preconstruction Services. | |
| Chip Tarbell made a motion to approve \$21,069.10 for Basic Services as presented. Seconded by Jason Cohen. The motion was approved unanimously. | |
| Chip Tarbell made a motion to approve \$1,069,101.00 for Basic Services as presented. Seconded by Jason Cohen. The motion was approved unanimously. | |
| Chip Tarbell made a motion to approve \$3,850.00 for ADS Environmental Services as presented. Seconded by Jason Cohen. The motion was approved unanimously. | |
| Chip Tarbell made a motion to approve \$5,252.00 for Culvert Extension Design Services as presented. Seconded by Jason Cohen. The motion was approved unanimously. | |
| Chip Tarbell made a motion to approve \$28,333.33 for Preconstruction Services as presented. Seconded by Jason Cohen. The motion was approved unanimously. | |
| Chip Tarbell made a motion to approve \$28,333.33 for Preconstruction Services as presented. Seconded by Jason Cohen. The motion was approved unanimously. | |

C. Budget Update

LS reviewed the current Total Project Budget with meeting minutes. As of the end of **October 2023**, the Budget to date and has expended 4%. The 60% approximately 75% and has expended 75% in preconstruction phase.

As of the end of **October 2023**, the Project Bill of Materials Expenditure and will begin to align with the Forecast.

At the October 25th MSBA Board of Director's Meeting, 9 Projects that received a Supplemental Grant for Cost/Square Footage Cap was increased from \$339/sf (10% of above) to \$52/sf (10% of above).



from \$432/sf to \$568/sf. The approved funding will be State funding through the MSBA.

4. Review of Proprietary Items

LeftField began by presenting by giving an overview of the project.

- Building Security category - The public interface items are fully compatible with each other and no systems or complications from having multiple items when they are most needed, such as vendor allows the District to roll out the best approach to building security.

- Security Camera System: Genetec

This system will manage security at Wakefield Memorial High School. The system controlled by authorized users with personnel.

- Access Control System: Genetec

This system will manage security at Wakefield Memorial High School. The system flexibility in choosing security hardware to access across multiple locations.

- Card Readers: HID Signo Readers

These card readers are the most compatible with the Genetec Synco system.

- Card Reader Interface Module: M

These modules connect to the Genetec card reader interface module connects.

- Card Reader Controller: HID Merc

These controllers support up to 6 readers. They integrate with Genetec Synco system.

- Alarm Control Panel: Digital Monitor

These control panels integrate with Wakefield public safety personnel alarms using a single computer monitoring capability will allow for



2) Horizontal Sliding Accordion Folding Fire Barrier

Stair C2 is the primary vertical circulation to the hallway as opposed to being building area. This openness is what school and to connect the three level perimeter stairs do. However, Stair separation requirements of Construction that connects more than two floors: Levels 1 & 2 or 2 & 3. To maintain levels, the design is calling to use a rated folding door that is typically the fire alarm is activated, the door the stair, separating it from the rest of the folding partition that allow for egress with the Wakefield Fire Department use of the product.

- Insulated Glazing Units with Integral Solar Control

After extensive study with the project Exterior and Interior Design Focus with an integral wood grid angled the ideal product for the Media Center requirements that WMHS and the

- minimal maintenance: as required regular cleaning, and
- easy install: the product is would be, cutting down on
- energy compliant: the IGU Stretch Code

- Door Hardware: Everest 29 SL Cylinders by

The Town of Wakefield requires that with current keying systems and municipal buildings. Wakefield seal support best maintenance and build

JM inquired if this list (and the number of items (door hardware/cameras) are very close to a School District/Municipality.

WH inquired if there are any Energy Management items were considered



decision was made to keep those items "open" in the project bidding process. CT added that the Project Specification will name Johnson Controls as preferred product, but installation and maintenance will be open to public bidding.

Chip Tarbell made a motion to approve the Proposed Proprietary Items for the Wakefield Memorial High School Construction and to Submit the Proposed Proprietary Items to Town Council for formal Approval as presented, Seconded by Jason Cohen. 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:

- October 30 – Accessibility Commission Meeting**
- November 8 – Conservation Commission Hearing #4 was continued**
- November 16 – PBC Meeting**
- November 30 – PBC Meeting to approve submission of the 60% CD Submission to MSBA**
- December 14 – PBC Meeting focus on Field Sub Trades prequalification**
- December 13 – Zoning Board of Appeals Hearing**

A Page Turn Meeting will be scheduled for January 2024 to review the 90% Construction Documents.

WH inquired if the Project Team was aware of the Fall Town Meeting Vote on Wakefield to change the Town's by-laws from the "Stretch" Energy Code to the "Specialized" Energy Code and has the Project Team been made aware of this proposed change. SMMA responded that the Project Team has been made aware of this issue through the Project's Coordination Meetings with WMGLD and informed the PBC that the current design of the New Wakefield High School and meets the thresholds and parameters of the "Specialized" Energy Code. SMMA is in the process of finalizing a formal response in writing to acknowledge and confirm this fact.

- Next Permanent Building Committee/School Building Committee Meeting will be held on November 30, 2023.

- Attachments:
- Leftfield Presentation 11/16/23

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Bond Early Procurement / Pre-GMP #1

CSI SUMMARY

Wakefield PBC
Wakefield Memorial HS
Wakefield, MA
Pre-GMP #1 Summary
11/28/23



259,847 SF

| Description | | 60% Budget | Pre-GMP #1 | Remaining Budget |
|--------------------------------|--|---------------|----------------------|------------------------|
| 02 | Demolition & Abatement | \$ 5,428,698 | \$ - | \$ 5,428,698.00 |
| 03 | Concrete | \$ 12,194,764 | \$ - | \$ 12,194,764.00 |
| 04 | Masonry | \$ 7,738,877 | \$ - | \$ 7,738,877.00 |
| 05 | Str. Steel | \$ 11,046,538 | \$ - | \$ 11,046,538.00 |
| 05 | Misc. Metals | \$ 2,852,075 | \$ - | \$ 2,852,075.00 |
| 06 | Millwork / Paneling | | \$ 2,339,910 | \$ - |
| 07 | Waterproofing (INC Expansion Joint) | | \$ 7,023,481 | \$ - |
| 07 | Roofing | | \$ 24,323,167 | \$ - |
| 07 | Metal Panels | | \$ 21,159,133 | \$ 781,459.00 |
| 07 | Spray Applied Fireproofing | | see below | \$ - |
| 08 | Doors / Frames / Hardware | | | \$ - |
| 08 | Overhead Doors / Grilles | | | |
| 08 | Exterior Glass & Glazing | | | |
| 08 | Interior Glass and Glazing | | | |
| 09 | GWB | | | |
| 09 | Ceramic / Porcelain Tile | | | |
| 09 | ACT | | | |
| 09 | Resilient Flooring & Base | | | |
| 09 | Painting | | | |
| 10 | Specialties | | | |
| 11 | Equipment (INC Theatre Package) | | | |
| 12 | Furnishings | | | |
| 13 | Special Construction | | | |
| 14 | Conveying Equipment | | | |
| 21 | Fire Protection | | | |
| 21 | Fire Protection | | | |
| 22 | Plumbing | | | |
| 23 | HVAC | | | |
| 26 | Electrical | | | |
| GR | General Requirements | | | |
| Total Building Cost | | | \$150,668,296 | \$781,459 |
| | | | | \$149,886,837 |
| 31 | Earthwork | \$ 12,618,349 | \$ - | \$ 12,618,349.00 |
| 32 | Exterior Improvements (inc RRFB) | \$ 9,894,449 | \$ - | \$ 9,894,449.00 |
| 33 | Utilities | \$ 7,448,450 | \$ - | \$ 7,448,450.00 |
| Total Site Cost | | | \$29,961,248 | \$0.00 |
| | | | | \$29,961,248.00 |
| Total Cost of Work | | | \$180,629,544 | \$0.00 |
| | | | | \$59,922,496.00 |
| | General Requirements | | \$7,248,822 | \$349,637.00 |
| | General Conditions | | \$7,936,193 | \$439,041.00 |
| 1.20% | Subcontractor Default Insurance (SDI) | | \$2,254,540 | \$24,495.00 |
| | | | | \$ - |
| 2.05% | Design/Est Contingency | | \$3,893,542 | \$42,303.00 |
| | Construction Contingency | | \$4,313,868 | \$45,644.00 |
| 2.90% | Escalation | | \$5,513,854 | \$0.00 |
| | | | | \$ - |
| 1.10% | General Liability Insurance | | \$2,329,694 | \$27,915.00 |
| | Pollution & Professional Liability Insurance | | | \$ - |
| | Builder's Risk | | \$260,000 | \$260,000.00 |
| 2.07% | CM Fee | | \$4,437,667 | \$58,490.00 |
| 0.00% | Bldg Permit - Waived | | \$0 | \$0.00 |
| 0.75% | CM Bond | | \$1,641,133 | \$21,631.00 |
| Total Construction Cost | | \$ | 220,458,858 | \$ 2,050,615 |
| | | | | \$ 218,408,243 |

Bond Early Procurement/ Pre-GMP #1
for \$2,050,615:

- Culvert Pre-Purchase
- General Requirements/Conditions/Early Site Mobilization

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Bond CM Contract Amendment No. 4/ Pre-GMP #1

1. The Owner hereby authorizes this Contract Amendment No. 4 with a total value of \$2,050,615.00. This Amendment is comprised of Pre-GMP #1 which includes the early procurement of precast culvert sections and the associated General Requirements, General Conditions and CM mark-ups, dated November 28, 2023. The Contract Price in accordance with Articles 6 and 7 of the Owner-Construction Manager Agreement shall be amended as follows:

| <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>\$ 399,516.00</u> | <u>\$ 0.00</u> | <u>\$ 439,516.00</u> |
| Pre-GMP #1 | <u></u> | <u>\$ 0.00</u> | <u>\$ 2,050,615.00</u> | <u>\$ 2,050,615.00</u> |
| Total Fee | <u>\$ 40,000.00</u> | <u>\$ 399,516.00</u> | <u>\$ 2,050,615.00</u> | <u>\$ 2,490,131.00</u> |

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Vote to Approve Bond CM Contract Amendment No. 4/ Pre-GMP #1

***Vote to Approve Bond CM Contract Amendment
No. 4 / Pre-GMP #1 for Early Procurement for
Culvert Material, GCs/GRs and Early Site
Mobilization
in the amount of \$2,050,615***

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Vote to Approve Appointment of the Trade Contractor Prequalification Subcommittee Members

Prequalification Subcommittee Members (Working Group Members)

- Joe Bertrand, PBC
- Chip Tarbell, PBC
- Tom Galvin, PBC
- Lynn Stapleton, OPM/LeftField
- Helen Fantini, Architect/SMMA
- David Capaldo, CM/ BOND

***Vote to Approve Appointment of
the Trade Contractors
Prequalification Subcommittee
Members as presented***

Wakefield Memorial High School

2. Design Update

Review 60% Construction Documents Submission

60% Construction Documents Report

Wakefield Memorial High School
60 Farm St, Wakefield, MA

Prepared by:

SMMA
1000 Massachusetts Avenue
Cambridge, MA 02138
www.smma.com

Table of Contents

- Acknowledgements
- Design Team

6B.1 Summary

1. Basic Project Information
2. Project Budget Compliance

6B.2 OPM Deliverables

6B.2.1 OPM Submittal Review & Coordination

1. OPM Certification, Review, and Recommendation
 - o Reviewed and coordinated materials
 - o Completed submittal conforms to MSBA requirements
 - o Proposed project within the District's budget
 - o District approved submission to the MSBA
2. OPM Review of Designer Submission
3. Commissioning Consultant Review
4. Construction Manager Submission Review
5. District Response to the MSBA Comments of Previous Submittals
6. Confirmation of Submission of DCAMM Designer Evaluation

6B.2.2 Project Schedule

1. OPM Updated Project Schedule
2. Confirmation of Necessary State Reviews and Approvals
3. Construction Manager Construction Schedule

6B.2.3 Project Scope and Budget

1. Project Scope and Budget, OPM Cost Estimate, and Reconciliation
2. Total Project Budget
3. Early Bid Packages
4. Value Engineering Recommendations

6B.3 Designer Deliverables

6B.3.1 General Requirements

1. Updated Work Plan
2. Basis of Design Narratives
 - o Architectural
 - o Structural
 - o Civil
 - o MEP/FP
 - o DATA/Comms/Security
3. Building Code Analysis
4. Green Communities (Stretch Code; Net Zero Energy) Description
5. Updated LEED/NE-CHPS scorecard
6. List of Proprietary Items Under Consideration
7. Exterior & Interior Materials Description
8. Updated Structural Calculations
9. Independent Structural Design Review
10. Energy Model Calculations
11. Life Cycle Cost Analysis for Energy & Water Devices
12. Heat Gain and Loss Calculations for HVAC
13. Electrical Load Calculations
14. Security and Visual Access Requirements
15. Facility and Maintenance Requirements
16. Quality Control Narratives

6B.3.2 Space Summary

1. Updated Space Summary and Signed Certification
 - o Confirmation that spaces conform to MSBA requirements
 - o Grossing Factor Confirmation
2. Comparison of Current Design with Final Educational Program
3. DESE Requirements
 - o DESE Approval Letter
 - o SPED Space Confirmation
 - o DESE Approved Public Day Education Spaces Confirmation (if applicable)
 - o DESE Chapter 74 Program Spaces (if applicable)

6B.3.3 Project Approvals

1. Approval Status, Appropriate Forms, Letters
2. Confirmation of Receipt of All Necessary Approvals
3. State review or permit status
4. Schedule for Local Zoning Approvals
5. Certification of Utility Official Notification

6B.3.4 Cost Estimates

1. Designer Cost Estimate

6B.3.5 Drawings (included and bound separately)

6B.3.6 Project Manual (included and bound separately)

6B.3.7 Project Coordination

6B.4 Appendix

A. District Response to the MSBA Comments of Design Development Submittal

B. Hazardous Materials Investigation Report

C. Community Noise Control Narrative

D. Bid Package #1

E. Geotechnical Report

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Cost Comparison of Reconciled Construction Cost Estimates – 60% Construction Documents

- Two Cost Estimators – PM&C and Bond
- Value of the Construction Cost Estimates:
 PM&C \$220,405,476
 Bond Building \$220,458,858
- Estimates were reconciled to within a <1% Variance
- Lower than Control Budget of \$220,459,379 therefore, Value Engineering will not be necessary at this phase
- Bond's estimate is carried in the 60% CD Submission

| Wakefield Memorial High School, Wakefield, MA | | | | November 30, 2023 |
|---|-----------------------|---------------|-----------------------|-------------------|
| 60% Construction Documents Submission - 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 | \$ 12,004,401 | 46.20 | \$ 12,290,960 | 47.30 |
| Superstructure | \$ 14,574,109 | 56.09 | \$ 14,445,866 | 55.59 |
| Exterior Closure | \$ 19,386,037 | 74.61 | \$ 19,426,752 | 74.76 |
| Roofing | \$ 4,827,502 | 18.58 | \$ 4,958,824 | 19.08 |
| Interior Construction | \$ 18,052,724 | 69.47 | \$ 18,319,023 | 70.50 |
| Stairs | \$ 1,393,175 | 5.36 | \$ 1,441,588 | 5.55 |
| Interior Finishes | \$ 12,685,165 | 48.82 | \$ 12,817,908 | 49.33 |
| Conveying | \$ 489,800 | 1.88 | \$ 474,800 | 1.83 |
| Plumbing | \$ 6,678,026 | 25.70 | \$ 7,023,481 | 27.03 |
| HVAC | \$ 24,951,227 | 96.02 | \$ 24,323,167 | 93.61 |
| Fire Protection | \$ 2,332,196 | 8.98 | \$ 2,339,910 | 9.00 |
| Electrical | \$ 17,215,641 | 66.25 | \$ 18,035,658 | 69.41 |
| Equipment | \$ 4,673,394 | 17.99 | \$ 4,604,515 | 17.72 |
| Furnishings | \$ 2,387,775 | 9.19 | \$ 2,333,200 | 8.98 |
| Special Construction | \$ 250,000 | 0.96 | \$ 498,058 | 1.92 |
| Hazardous Abatement | \$ 2,828,698 | 10.89 | \$ 2,958,698 | 11.39 |
| Demolition | \$ 2,700,033 | 10.39 | \$ 2,470,000 | 9.51 |
| Earthwork | \$ 15,174,714 | 58.40 | \$ 7,277,282 | 28.01 |
| Exterior Improvements | \$ 10,842,399 | 41.73 | \$ 13,850,206 | 53.30 |
| Utilities | \$ 6,025,984 | 23.19 | \$ 10,739,649 | 41.33 |
| TOTAL DIRECT COSTS | \$ 179,473,000 | 690.69 | \$ 180,629,545 | 695.14 |
| General Requirements | \$ 7,248,822 | 27.90 | \$ 7,248,822 | 27.90 |
| General Conditions | \$ 7,936,193 | 30.54 | \$ 7,936,193 | 30.54 |
| Subcontractor Default Insurance (SDI) | \$ 1,142,193 | 4.40 | \$ 2,254,540 | 8.68 |
| Design/Est Contingency | \$ 5,508,294 | 21.20 | \$ 3,893,542 | 14.98 |
| Construction Contingency | \$ 4,759,137 | 18.32 | \$ 4,313,868 | 16.60 |
| Escalation | \$ 5,384,190 | 20.72 | \$ 5,513,854 | 21.22 |
| Insurance | \$ 2,760,372 | 10.62 | \$ 2,589,694 | 9.97 |
| CM Fee | \$ 4,464,612 | 17.18 | \$ 4,437,667 | 17.08 |
| Bond | \$ 1,728,663 | 6.65 | \$ 1,641,133 | 6.32 |
| TOTAL CONSTRUCTION COSTS | \$ 220,405,476 | 848.21 | \$ 220,458,858 | 848.42 |

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Construction Cost Breakdown

Direct Building Costs: \$182,884,085

General Requirement: \$ 7,248,822

General Conditions: \$ 7,936,193

CM Fee: \$ 4,437,667

Contingencies:

Design& Pricing: \$ 3,893,542

GMP Contingency: \$ 4,313,868

Escalation: \$ 5,513,854

\$ 13,721,264

Insurances: \$ 2,589,694

Bonds: \$ 1,641,133

Total Construction Cost: \$220,458,859

| Description | | Total Cost | Cost / SF |
|---|------------|----------------|-----------|
| TOTAL PROJECT SF: 259,847 SF | | | |
| Total Building Cost | 259,847 SF | \$ 143,333,710 | \$551.61 |
| Total Building Demolition & Abatement | | \$ 5,428,698 | N/A |
| Total Site Cost | | \$ 31,867,137 | N/A |
| 1.20% Subcontractor Default Insurance (SDI) | | \$ 2,254,540 | \$8.68 |
| TOTAL DIRECT COST: | | \$ 182,884,085 | \$703.81 |
| General Requirements | | \$ 7,248,822 | \$27.90 |
| Contingencies | | | |
| 2.05% Design/Est Contingency | | \$ 3,893,542 | \$14.98 |
| Construction Contingency | | \$ 4,313,868 | \$16.60 |
| 2.90% Escalation | | \$ 5,513,854 | \$21.22 |
| N/A Future Market Conditions | | N/A | |
| Total Contingencies | | \$13,721,264 | \$52.81 |
| Insurance | | | |
| 1.10% General Liability Insurance | | \$ 2,329,694 | \$8.97 |
| Builder's Risk | | \$ 260,000 | \$1.00 |
| Total Insurance | | \$2,589,694 | \$9.97 |
| Construction Management Services | | | |
| General Conditions | | \$7,936,193 | \$30.54 |
| General Requirements | | W/ Trades | |
| 2.07% CM Fee | | \$4,437,667 | \$17.08 |
| Total CM Services | | \$12,373,860 | \$47.62 |
| Permit | | | |
| Bldg Permit - Waived | | \$ - | \$0.00 |
| Total Permit Costs | | \$ - | \$0.00 |
| Preconstruction - Not Included | | | |
| Payment and Performance Bond | | | |
| 0.75% CM Bond | | \$ 1,641,133 | \$6.32 |
| Total Payment and Performance Bonds | | \$ 1,641,133 | \$6.32 |
| TOTAL PROJECT COST | | \$ 220,458,859 | \$ 848.42 |

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Special Pricing Requests

| Request | Description | | Total Cost |
|------------|--|----------|--------------|
| 1 | Laminated glazing ilo Tempered at Interior Sideites | ADD | \$231,057 |
| 2 | Premium for rigid inclusion ground improvements ilo Rammed aggregate piers | ADD | \$850,385 |
| 3 | Eliminate Visual Roof Screens | DEDUCT | -\$1,062,347 |
| 4 | Practice Room Floor changes | DEDUCT | -\$8,545 |
| 5 | Epoxy ilo Polished Concrete in select rooms | ADD | \$57,441 |
| 6A | Raise roof, etc. 12' in Parts A, B, & C | ADD | \$102,407 |
| 6B | Level roof deck, increase parapet, tapered roof insulation | ADD | \$34,892 |
| 7A | WCAT - Core & Shell | BREAKOUT | \$1,586,758 |
| 7B | WCAT - Fit-Out | BREAKOUT | \$1,428,607 |
| 7 Complete | WCAT Complete | BREAKOUT | \$3,015,365 |

- Total Cost of All Special Pricing Requests - \$8,377,804
- All Breakouts are included in the Construction Costs

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Design Update

Vote to Approve Submission of the 60% Construction Documents Design Package to the MSBA

***Vote to Approve Submission of the 60%
Construction Documents Submission to the MSBA***

WAKEFIELD MEMORIAL HIGH SCHOOL

3. Schedule Update

Trade Contractor Prequalification Schedule

- **December 6** – Central Register Advertisement for Elevator Trade RFQ (Request for Qualifications). RFQ available at 10am from WMHSbids@leftfieldpm.com
- **December 20** – Deadline for Interested Elevator Trade Contractors to submit SOQs
- **December 27** – (If no SOQs are received) Re-advertise in Central Register for Elevator FSB RFQ
- **January 10** – Second Deadline for Interested Elevator Trade Contractors to submit SOQs
- **January 10** - Central Register Advertisement for all other Trade Contractors RFQs
- **February 7** - Deadline for all other Trade Contractor SOQs
- **February 7 to 21** – Project Team to Review Trade Contractor SOQs and Check References
- **February 28** – Trade Contractor Prequalification Subcommittee Members meet to Finalize List of Prequalified Trade Contractors
- **December 14** – PBC Meeting

WAKEFIELD MEMORIAL HIGH SCHOOL

3. Schedule Update

Meeting Calendar Update & Review of Future Dates

2023-2024

PERMANENT BUILDING COMMITTEE MEETINGS

- **November 21** – Conservation Commission Hearing was continued
- **November 27** – Town Council Meeting to Approve Proprietary Items.
- **November 30** – PBC Meeting to approve submission of the 60% CD Submission to MSBA
- **December 5** – Anticipated Final Conservation Commission Hearing
- **December 13** – ZBA Hearing
- **December 14** – PBC Meeting

| | | | |
|----------|----|-------|----|
| DECEMBER | 14 | APRIL | 11 |
| JANUARY | 11 | MAY | 9 |
| FEBRUARY | 8 | JUNE | 13 |
| MARCH | 14 | JULY | 11 |

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