

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #13
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Date:	Thursday January 27, 2022
Location:	Virtual "Zoom" Meeting
Time:	7:00pm
Prepared BY:	Shane Nolan – 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)	✓
Doug Lyons	Superintendent of Schools (Non-Voting)	✓
Tim O'Brien	Facilities Director (Non-Voting)	✓
Joseph B. Bertrand	Permanent Building Committee, Chair (Voting)	✓
Timothy Demers	Permanent Building Committee (Voting)	✓
Charles L. Tarbell	Permanent Building Committee, Secretary (Voting)	✓
Jason Cohen	Permanent Building Committee (Voting)	✓
Janine R. Fabiano	Permanent Building Committee (Voting)	✓
John McDonald	Permanent Building Committee (Voting)	✓
Tom Galvin	Permanent Building Committee (Voting)	✓
Marc Moccio	Permanent Building Committee (Voting)	✓
Philip Renzi	Permanent Building Committee (Voting)	✓
Nasos Phillips	Permanent Building Committee (Non-Voting)	✗
Wayne Hardacker	Permanent Building Committee (Non-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)	✗

Name		Present
Lynn Stapleton	Leftfield Project Management	✓
Shane Nolan	Leftfield Project Management	✓
Helen Fantini	SMMA	✓
Matt Rice	SMMA	✓
Brian Black	SMMA	✓

1. Meeting called to order at approximately 7:30PM

2. Public Participation

Perry Pappas HS Cross Country coach asked that the Building Committee consider the track and field team when designing the new High School. The program currently has approx. 100-120 athletes and the existing field house gets cramped and requires some athletes to go outside to practice. This is a challenge in the cold weather as its difficult to remove snow from the rubber track without damaging it. Also, the existing lanes are inadequate, do not allow athletes to run at full pace and cause injury.

Chip Tarbell asked where the team competes now? Mr. Pappas said they compete at BU and Reggie Lewis Center in Boston. CT asked how many local facilities have an indoor track? Mr. Pappas responded Lexington, Woburn and Reading.

Robyn Greenberg referenced a letter she sent to the Permanent Building Committee, Project website, School Committee, Town Council, Town administrator and the Sustainability Committee. Ms. Greenberg is requesting that further consideration be given to PDP Options in the 4 series – Walsh Field. Ms. Greenberg feels that these options provide the best solar orientation for the building and noted some of the benefits of having a building take advantage of solar orientation. Chip Tarbell asked if Ms. Greenberg attended the 01/13/22 meeting when the various options were analyzed and options shortlisted. CT noted some of the challenges with Walsh Field. Joe Bertrand asked that email be forwarded to the entire SBC for consideration.

3. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 12/16/21 Permanent Building Committee/School Building Committee: Wakefield Memorial High School were presented for review.

Chip Tarbell made a motion to approve the Wakefield Memorial High School Meeting Minutes as presented. Seconded by Jason Cohen. Motion was approved unanimously.

The meeting minutes of the 01/13/22 Permanent Building Committee/School Building Committee: Wakefield Memorial High School were presented for review.

Chip Tarbell made a motion to approve the Wakefield Memorial High School Meeting Minutes as presented. Seconded by Jason Cohen. Motion was approved unanimously.

B. Invoices

Two (2) invoices in the total amount of \$153,399.95 were presented for review and approval.

1) Leftfield LLC Invoice #8 dated 12/31/21 in the amount of \$22,000.00

Chip Tarbell made a motion to approve the Leftfield as presented. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.

2) SMMA Invoice #56308 dated 01/25/22 in the amount of \$131,399.95

Chip Tarbell made a motion to approve the SMMA invoice for basic service and environmental and site as presented. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.

4. Preliminary Design Program

Shane Nolan presented an outline of the table of contents of the Preliminary Design Program (PDP). SN noted that the sections had been distributed in sections to the Building Committee. Chip Tarbell asked if the Building Committee has received the final submission as a single document. SN advised no, not as single document. CT noted that without having seen a full document it is difficult to approve for submission. Joe Bertrand asked when the final document would be available. Helen Fantini advised that SMMA are currently assembling all the sections and a single document would be available late Friday or Monday. HF noted that there are no anticipated content changes for what was distrusted but that it takes time to put together all the individual sections. CT noted he would like to see the fully assembled final document before taking a vote. Jason Cohen agreed. John McDonald noted some info was noted draft. Joe Bertrand asked about the schedule submission date and what happens if we miss the February 3rd date. SN confirmed he did not anticipate an issue if it were pushed a day or two. Joe Bertrand noted that a Building Committee meeting had been schedule for Monday and Tuesday next week in case the review and vote were continued. It was agreed that the Building Committee would reconvene on Tuesday at 7:00pm after the full document is distributed for review.

Chip Tarbell asked about Ms. Greenberg's comment during Public Participation and whether the Building Committee wished to reconsider adding an Option from the 4 series (Walsh Field) to the shortlist of preferred options for further evaluation in Preferred Schematic Design (PSR). Jason Cohen asked if eliminating a 4 series option now would preclude the Building Committee from adding it back in a later date. Helen Fantini responded that it would be very difficult to add back in later. Chip Tarbell noted some of the challenges with the Walsh Field site and the reasons the Building Committee chose to eliminate it. Jonathan Chines noted he felt the Option 3 Series (Beasley Oval) was a better location for a new school. However, having reduced the original 11 options to three he did not see any harm in adding a 4 series option to study during PSR. Joe Bertrand noted the Building Committee had spent considerable time evaluated the option ad that additional options should not be added back in. Wayne Hardacker asked about the weighting of the criteria, noting that some of the challenges appeared to outweigh the benefits for the solar orientation of the building. Tim Demers asked about the schedule and cost implications of adding another option in. SN and HF noted should not be any schedule impact. If Walsh Field were added back in that might impact the amount of investigation as it would be spread out resources allocated to analyze the other sites. John McDonald noted there are other alternatives to provide optimal solar orientation on the design options being considered for further development. JMc was in favor of keeping the 3 options and not expending to 4. Janine Fabiano agreed. Brian Black noted that the solar orientation is most advantageous on the Walsh Field option however when designing the lay out on the other options solar orientation would be considered. Phil Renzi noted he would like to keep the 3 options chosen at the previous meeting.

Shane Nolan presented a draft of the Local Actions and Approvals letter that must accompany the PDP when submitted. SN will edit this to include an additional Building Committee meeting.

5. Project Budget

Shane Nolan presented the project budget. SN noted the overall budget has not changed since it last presented. The "Actual Spent to Date" has been updated to reflect the paid invoices that were approved at the last meeting.

6. Project Schedule

Shane Nolan provided an overview of the Feasibility Study/Schematic Design Schedule. No change has been made to the schedule. SN noted the PSR and Schematic Design are “hard” dates that must be met in order to attend the associated MSBA Board meetings.

Chip Tarbell asked about when the Building Committee will start to see the spaces in the floor plans. HF noted that SMMA are currently working in large blocks and that more detail will be forthcoming during PSR. CT asked about the Education Plan. HF acknowledged the work Doug Lyons and Amy McLeod and their staff had done to complete this document. HF confirmed the ed plan informs the space summary and there may be some changes based on MSBA’s review. Joe Bertrand asked when the space summary would be finalized? HF confirmed it would evolve through PSR and be finalized at schematic design. SN noted that this would be a collaborative process with MSBA based on the schools needs and the MSBA guidelines. Liz Martin asked if the space summary is an MSBA template. HF responded that yes, this is a standard MSBA document. SN noted MSBA guidelines are based on the school’s design enrollment – 1,000 in the case of Wakefield.

Wayne Hardacker asked that geothermal be given some consideration.

7. Upcoming Meetings

Shane Nolan presented a list of upcoming meetings including PBC/SBC meetings and Public Forums through the PSR phase.

8. Consultant Change Request

Shane Nolan presented a request to change Leftfield’s Cost Estimating consultant. SMMA and LeftField had both proposed the same firm, PM&C. LeftField is now asking to change to AM Fogarty. AMF have considerable cost estimating experience in MA have has worked on a number of projects with LeftField.

Chip Tarbell made a motion to approve Leftfield’s request to change Cost Estimators from PM&C to AM Fogarty. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.

9. Next Permanent Building Committee/School Building Committee meeting: February 01 2021

Attachments:

- LeftField Presentation 01/27/22