

Project Minutes

Project: Stoneham High School Feasibility Study
 Prepared by: Joel Seeley
 Re: School Building Committee Meeting
 Location: Remote Locations
 Distribution: Attendees (MF)

Project No.: 20033
 Meeting Date: 8/17/2020
 Time: 7:00pm
 Meeting No: 7

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Marie Christie	Co-Chair, School Building Committee	Voting Member
✓	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience	Voting Member
✓	Nicole Nial	School Committee Member	Voting Member
✓	Raymie Parker	Chair Select Board	Voting Member
✓	Albert Talarico	Community Member with Building Commissioner Experience	Voting Member
✓	Douglas Gove	Community Member with Engineering Experience	Voting Member
✓	Stephen O'Neill	Community Member with Engineering Experience	Voting Member
✓	Josephine Thomson	Community Member	Voting Member
✓	Jeanne Craigie	Town Moderator	Voting Member
✓	Lisa Gallagher	Community Member, School Secretary, Past member of Middle School Building Committee	Voting Member
✓	Sharon Iovanni	Community Member	Voting Member
✓	Cory Mashburn	Community Member, Finance and Advisory Board	Voting Member
✓	Paul Ryder	Community Member with Construction Experience	Voting Member
✓	David Pignone	Athletic Director, Member knowledgeable in educational mission and function of facility	Voting Member
✓	Kevin Yianacopolus	Local Official responsible for Building Maintenance	Voting Member
✓	Dennis Sheehan	Town Administrator / MCPPO Certified	Non-Voting Member
✓	John Macero	Superintendent of Schools, Secretary of School Building Committee	Non-Voting Member
✓	Bryan Lombardi	Stoneham High School Principal	Non-Voting Member
✓	Brian McNeil	Facilities Director	Non-Voting Member
✓	Brooke Trivas	Perkins and Will	
✓	Patrick Cunningham	Perkins and Will	
✓	Leo Liu	Perkins and Will	
✓	Joel Seeley	SMMA	

Item #	Action	Discussion
7.1	Record	Call to Order, 7:00 PM, meeting opened by roll call.
7.2	Record	In accordance with the executive order issued by the Governor on March 10, 2020, this meeting will be held via video conference and a recording of such will be posted on the Town's website.
7.3	Record	A motion was made by L. Gallagher and seconded by R. Parker to approve the 8/3/20 School Building Committee meeting minutes. No discussion, motion passed by roll call vote, fourteen in favor and one abstention.
7.4	J. Seeley	J. Seeley reviewed Warrant No. 2, attached. A motion was made by J. Craigie and seconded by R. Parker to approve Warrant No. 2. No discussion, motion passed unanimous by roll call vote. J. Seeley to forward Warrant No. 2 to D. Bois for signature.
7.5	Record	J. Seeley distributed and reviewed Designer Amendment No. 2, dated 8/17/20 for Traffic Consultancy Services, in the amount of \$18,150.00 to be charged against ProPay Budget Code 0003-0000, which has a balance of \$108,162.50, attached. Committee Discussion: 1. J. Craigie asked how will the traffic consultant develop their traffic simulations under the current reduced traffic conditions? <i>J. Seeley indicated the consultant will be using the traffic counts from the Weiss Farm development traffic impact study.</i> A motion was made by J. Craigie and seconded by J. Thomson to approve Designer Amendment No. 2, dated 8/17/20 for Traffic Consultancy Services, in the amount of \$18,150.00 and recommend signature by D. Sheehan. No discussion, motion passed unanimous by roll call vote.
7.6	Record	J. Seeley reviewed the updated Project Schedule and PDP Meetings Schedule and Agendas, attached. The submission date for the PDP submission is being extended from 9/22/20 to 10/6/20. All other submission dates remain the same. Having the PDP submission date on 10/6/20 allows Community Forum No. 2 to occur after school commencement and prior to the 9/28/20 SSBC meeting vote, approving the PDP submission to MSBA.
7.7	Record	J. Seeley reviewed MSBA Reimbursement Review Memo, dated 8/7/20, attached, defining examples of incentive points and examples of ineligible costs that may be applicable to the project. Committee Discussion: 1. D. Bois asked what does the \$333 per square feet building cost cap apply to?

Item #	Action	Discussion
		<p><i>J. Seeley indicated the cap applies to the cost of the building, not including the sitework.</i></p> <p>2. D. Sheehan asked if the MSBA increases the \$333 cap for escalation? <i>J. Seeley indicated the MSBA periodically increases the cap, the \$333 cap was set in 2018. J. Macero indicated the cap increase may be tied to the Student Opportunity Act passed in November 2019.</i></p>
7.8	Record	<p>J. Seeley reviewed Recent MSBA High School Project Costs, dated 8/10/20, attached, escalated to 8/25/2021, the projected date the Stoneham High School project would be approved by the MSBA Board.</p> <p>Committee Discussion:</p> <p>1. D. Bois asked if the costs shown are the total project costs, inclusive of direct construction costs and all indirect costs such as fees, FFE, contingencies and other indirect costs? <i>J. Seeley indicated yes, the costs shown are total project costs.</i></p>
7.9	B. Trivas J. Seeley S. Iovanni	<p>B. Trivas provided an overview of Community Forum No. 1, attached.</p> <p>Committee Discussion:</p> <p>1. C. Mashburn asked how many community members attended? <i>S. Iovanni indicated there were approximately 40 attendees of which approximately 18 were community members.</i></p> <p>2. D. Bois asked how was the forum advertised? <i>S. Iovanni indicated the press release and flyer were sent to Wicked Local, Stoneham Independent, Patch, and Stoneham Parents Facebook. L. Gallagher indicated the flyer was emailed to all the Visioning sessions attendees as well.</i></p> <p>3. R. Parker asked if Facebook Live can be utilized during the upcoming forums? <i>A. Brough Palmerio indicated Stoneham TV can utilize Facebook Live for upcoming forums.</i></p> <p>4. D. Bois suggested the advertising for Community Forum No. 2 start as early as possible, with multiple emails, social media postings and press releases.</p> <p>5. D. Sheehan asked if P&W can provide a brief video to advertise Community Forum No. 2 that can be shown on Stoneham TV and shared on social media? <i>B. Trivas indicated yes, S. Iovanni and J. Seeley to coordinate.</i></p>

Item #	Action	Discussion
7.10	J. Seeley	<p>B. Trivas provided an update on the Educational Programming, Space Summary and Organizational Diagrams, attached. The High School Vision Committee has commenced meeting weekly.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none">1. S. Iovanni asked if the organizational diagrams could be shared with the community? <i>B. Trivas indicated they are very preliminary, it may be better to get feedback on them prior.</i>2. J. Craigie indicated she is concerned the Educational Mission Subcommittee has not met and the diagrams have not had input prior to them being presented. <i>J. Macero indicated the diagrams were informed by the Visioning sessions, the MSBA Summit and discussions with the High School Vision Committee and he agrees a meeting of the Educational Mission Subcommittee should occur soon.</i>3. J. Seeley to coordinate a meeting of the Educational Mission Subcommittee.
7.11	J. Seeley D. Sheehan	<p>P. Cunningham provided an overview of the Zero Net Energy (ZNE), attached, defining design strategies, decision making sequences and the MassSave incentive program.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none">1. B. Trivas asked if there are members of the committee or community that would like to participate in focused discussion, direction setting and consensus building related to ZNE? <i>D. Sheehan indicated the committee as a whole has support for these concepts, as well as some members of the community.</i>2. D. Sheehan and J. Seeley to coordinate a meeting with interested committee and community members, P&W, SMMA and Eversource. Interested committee members to email D. Sheehan or J. Seeley.
7.12	J. Seeley	<p>J. Seeley reviewed the MSBA DBB and CM at Risk Comparison, attached, for committee review in anticipation of a future vote deciding which of the construction methodologies to utilize. J. Seeley to include in a future committee agenda.</p>
7.13	Record	<p>Subcommittee Updates</p> <p>Public Relations Subcommittee</p> <ol style="list-style-type: none">1. S. Iovanni reviewed a Press Release on Community Forum No. 1 and the Visioning sessions. The Committee indicated approval of the press release.

Item #	Action	Discussion
7.14	Record	Committee Questions – none
7.15	Record	Old or New Business - none
7.16	Record	Public Comment - none
7.17	Record	Next SBC Meeting: August 31, 2020 at 7:00 pm.
7.18	Record	A Motion was made by L. Gallagher and seconded by J. Craigie to adjourn the meeting. No discussion, motion passed unanimous by roll call vote.

Attachments: Agenda, Warrant No. 2, Designer Amendment No. 2, updated Project Schedule, updated PDP Meetings Schedule and Agendas, PDP Submission Requirements and Responsibility Matrix, MSBA Reimbursement Review Memo, Recent MSBA High School Project Costs, MSBA DBB and CM at Risk Comparison, Press Release on Community Forum No. 1 and Visioning sessions, Powerpoint

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

PROJECT MEETING SIGN-IN SHEET

Project:	Stoneham High School Feasibility Study	Project No.:	20033.00
Prepared by:	Joel Seeley	Meeting Date:	8/17/2020
Re:	School Building Committee Meeting	Time:	7:00pm
Location:	Remote Locations	Meeting No:	7
Distribution:	Attendees, (MF)		

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
Attended Remotely	Marie Christie	mariechristie@comcast.net	Co-Chair, Past Member of the School Committee/Middle School Building Committee
Attended Remotely	David Bois	bois@arrowstreet.com	Co-Chair, Community Member with Architecture Experience
Attended Remotely	Nicole Nial	nicole.nial@stonehamschools.org	School Committee Member
Attended Remotely	Raymie Parker	rparker@stoneham-ma.gov	Select Board Member
Attended Remotely	Albert Talarico	albert.talarico@gmail.com	Community Member with Building Commissioner Experience
Attended Remotely	Douglas Gove	goved11@gmail.com	Community Member with Engineer Experience
Attended Remotely	Stephen O'Neill	soneill@hayner-swanson.com	Community Member with Engineer Experience
Attended Remotely	Josephine Thomson	Jjthomson315@yahoo.com	Community Member, Middle School Faculty
Attended Remotely	Jeanne Craigie	jcraigie@stoneham-ma.gov	Town Moderator
Attended Remotely	Lisa Gallagher	lgallagher@stonehamschools.org	Community Member, School Secretary, Past member of Middle School Building Committee
Attended Remotely	Sharon Iovanni	sharon.iovanni@stonehambank.com	Community Member
Attended Remotely	Cory Mashburn	cory.mashburn910@gmail.com	Community Member, Finance and Advisory Board
Attended Remotely	Paul Ryder	pryder52@icloud.com	Community Member with Construction Experience
Attended Remotely	David Pignone	dpignone@stonehamschools.org	Athletic Director, Member knowledgeable in educational mission and function of facility
Attended Remotely	Kevin Yianacopolus	kyianacopolus@stonehamschools.org	Local Official responsible for Building Maintenance
Attended Remotely	Dennis Sheehan	DSheehan@stoneham-ma.gov	Town Administrator / MCPPO Certified
Attended Remotely	John Macero	jmacero@stonehamschools.org	Superintendent of Schools, Secretary of School Building Committee
Attended Remotely	Bryan Lombardi	blombardi@stonehamschools.org	Stoneham High School Principal
Attended Remotely	Brian McNeil	bmcneil@stonehamschools.org	Facilities Director
Attended Remotely	Brooke Trivas	brooke.trivas@perkinswill.com	Perkins and Will
Attended Remotely	Patrick Cunningham	Patrick.cunningham@perkinswill.com	Perkins and Will
Attended Remotely	Leo Liu	xi.liu@perkinswill.com	Perkins and Will
Attended Remotely	Joel Seeley	jseeley@smma.com	SMMA

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Agenda

Project: Stoneham High School Feasibility Study
Re: School Building Committee Meeting
Prepared by: Joel Seeley
Location: Remote Locations
Distribution: Attendees (MF)

Project No.: 20033
Meeting Date: 8/17/2020
Meeting Time: 7:00 PM

-
1. Call to Order
 2. Approval of Minutes
 3. Approval of Invoices and Commitments
 4. Schedule and Budget Update
 5. MSBA Reimbursement Review
 6. Discussion of Cost Models
 7. Review of Community Forum No. 1
 8. Educational Programming Update
 9. Building Organization Review
 10. Sustainable Design Update
 11. Discussion of Construction Delivery Methods
 12. Subcommittee Updates
 13. New or Old Business
 14. Committee Questions
 15. Public Comments
 16. Next Meeting: August 31, 2020
 17. Adjourn

Join GoToMeeting:

<https://global.gotomeeting.com/join/506537341>

Dial in: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 506-537-341

Memorandum

To:	Stoneham School Building Committee	Date:	8/17/2020
From:	Joel G. Seeley	Project No.:	20033
Project:	Stoneham High School Feasibility Study		
Re:	Designer Amendment No. 2: Traffic Consulting Services		
Distribution:	Stoneham School Building Committee (MF)		

DESIGNER AMENDMENT NO. 2: Traffic Consulting Services

FEE: \$18,150.00

REASON: Provide Traffic Consulting Services.

BUDGET AVAILABILITY: This Amendment would be funded out of the Environmental & Site Survey Budget, ProPay Code 0003-0000, which has the current balance of \$108,162.50.

Environmental & Site Project Budget Status

Updated: 8/17/2020

Feasibility and Schematic Design Phase	Vendor	Amendment No.	Current Budget	Consultant Fee	Designer Markup	Total Fee	Balance
Environmental and Site							
Traffic Assessment and Study		2	\$30,000	\$ 16,500.00	\$ 1,650.00	\$ 18,150.00	\$ 11,850.00
Topographical Survey, Wetlands Flagging and ANRAD	Nitsch	1	\$43,000	\$ 25,000.00	\$ 2,500.00	\$ 27,500.00	\$ 15,500.00
GeoEnvironmental Phase I Investigation	FS Engineers	1	\$10,000	\$ 2,700.00	\$ 270.00	\$ 2,970.00	\$ 7,030.00
Geotechnical Investigation - Prelim and SD	LGCI	1	\$35,000	\$ 14,925.00	\$ 1,492.50	\$ 16,417.50	\$ 18,582.50
Fire Hydrant Flow Test		1	\$2,000	\$ -	\$ -	\$ -	\$ 2,000.00
Hazardous Materials Investigation	UEC	1	\$15,000	\$ 4,500.00	\$ 450.00	\$ 4,950.00	\$ 10,050.00
Geothermal Test Well			\$20,000	\$ -	\$ -	\$ -	\$ 20,000.00
Contingency			\$5,000	\$ -	\$ -	\$ -	\$ 5,000.00
TOTAL			\$160,000			\$69,987.50	\$90,012.50

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 2

WHEREAS, the Town of Stoneham (“Owner”) and Perkins & Will, (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services for the Stoneham High School Project (Project Number 201802840505) at the Stoneham High School on July 10, 2020 “Contract”; and

WHEREAS, effective as of August 17, 2020, the Parties wish to amend the Contract:

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform services for the Design Development Phase, the Construction Phases, and the Final Completion Phase of the Project, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services:

	Original Contract	Prior Amendments	This Amendment	After this Amendment
Feasibility Study Phase	\$ 175,000.00	\$ 51,837.50	\$ 18,150.00	\$ 244,987.50
Schematic Design Phase	\$ 245,000.00	\$ 0.00	\$ 0.00	\$ 245,000.00
Design Development Phase	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Construction Document Phase	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Bidding Phase	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Construction Phase	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Completion Phase	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Fee	\$420,000.00	\$ 51,837.50	\$ 18,150.00	\$ 489,987.50

This Amendment is a result of: Providing Traffic Consulting Services

MSBA ProPay 0003-0000

3. The Construction Budget shall be as follows:

Original Budget:	\$ <u>NA</u>
Amended Budget	\$ <u>NA</u>

4. The Project Schedule shall be as follows:

Original Schedule:	<u>NA</u>
Amended Schedule	<u>NA</u>

5. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER

Dennis J. Sheehan
(print name)

Town Administrator, Town of Stoneham
(print title)

By _____
(signature)

Date _____

DESIGNER

Robert Brown, AIA, IIDA, LEED AP
(print name)

Managing Director, Principal, Perkins & Will
(print title)

By _____
(signature)

Date _____

Perkins&Will

8.13.2020

Mr. Dennis J. Sheehan, Town Administrator
Stoneham Town Hall
35 Central Street, Second Floor
Stoneham, MA 02180

Re: Stoneham High School / Additional Services #2 Attachment F

Dear Mr. Sheehan,

Thank you for requesting this proposal for additional services for Traffic and Circulation Analysis Review. We have attached the Nelson Nygaard Proposal dated August 7, 2020 for the added service for the Stoneham High School which is currently in the Feasibility Study phase.

Project Overview

The additional service request is for the necessary Traffic Analysis as required by Modular 3/ PDP Phase of the Stoneham Project. We understand that you reviewed and approved the scope of services as outlined in the proposal attached to his letter dated 8.7.2020.

Schedule

The consultants have been notified that they will commence work as approved by the Town and School and under the guidelines of the COVID-19 requirements within the most expedient deadline.

Compensation

Based on the scope and schedule outlined herein and attached we propose a lump sum fee with a 10% mark up as allowed per contract. The following outlines the total compensation per additional service request which includes the 10% mark up: Any deviations to the attached will be at an additional charge to the defined scope.

Traffic and Circulation Analysis	\$ 18,150
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Please see Attachment F for more details.

Thank you,



Brooke Trivas

Principal, Practice Leader for Perkins and Will

cc; Joel Seely – SMMA



MEMORANDUM

To: Town of Stoneham
From: Nelson\Nygaard via Perkins & Will
Date: August 7, 2020
Subject: Traffic and Circulation Study Scope and Fee

Existing Conditions

Task 1: Existing Traffic Analysis Review

- Nelson\Nygaard will review the 2013 counts collected from the [Weiss Farm development Traffic Impact Study](#) and create an existing conditions model for Franklin Place at Franklin Street
- A synchro model will be created for the above signal to quantitatively examine existing conditions and to summarize turning movement patterns, Level of Service, and queue lengths. The results will be documented in one figure and one table to be included in the existing conditions documentation chapter.
- Nelson\Nygaard will also review the transportation considerations laid out in the Stoneham Middle School study, which assessed the site and the intersection of Franklin Street at Franklin Place, but will use the more recent counts included in the above TIS.
- Nelson\Nygaard will qualitatively document the layout and conditions of the Stevens Street intersection. No modelling will be performed given counts are not available and traffic counts from the coming year will not be representative to typical traffic conditions.
- Nelson\Nygaard will project the 2013 counts to an assumed 2020 level of traffic, by using a traffic growth rate assumption approved by the Client.

Task 2: Documentation

- Write report chapter summarizing access conditions, circulation patterns, walking and biking connectivity, school bus circulation, parking and intersection design and performance
- Incorporate up to one round of non-conflicting edits to existing traffic and circulation report

Task 3: Presentation

- Create one slide deck of the existing traffic and circulation conditions that can be used for community/board committee meetings

Schematic Design

Task 1: Future Conditions Modelling

- Based on review of existing traffic conditions and potential geometric safety issues, Nelson\Nygaard will recommend up to two redesign concepts for the main Franklin Place at Franklin Street intersection and for the layout of Franklin Place as an accessway to and from the school.
- Using synchro and including future student population growth and future kindercare attendee generation, Nelson\Nygaard will model the future Level of Service and queue lengths for Franklin Place and Franklin Street intersection for up to one alternative intersection design (to be selected during the above redesign review). The recommended alternative will be qualitatively described and the quantitative results of the future intersection traffic analysis will be documented in one figure and one table to be included in the existing conditions documentation chapter.
- Nelson\Nygaard will run one turning radii test for the max design vehicle to access the site (design vehicle to be confirmed by Town and School facilities staff). This test will be run on the intersection of Franklin Street at Franklin Place and for up to two internal site circulation intersections. The results of the analysis will be included as images in slides to inform the design team. And the turning test templates will be delivered in AutoCAD to the landscape team for inclusion for future design of the site circulation and material details.

Task 2: Schematic Design Revisions

- Nelson\Nygaard will assist the team in the access sequence, informing the parking program, and walking and biking connectivity and internal circulation
- Nelson\Nygaard will give guidance to the landscape team on recommended bike parking, scale of parking spaces, and bicycle and pedestrian crossing treatments internal to the site and at the main intersection at Franklin Place and Franklin Street

Task 3: Presentation

- If needed, Nelson\Nygaard will prepare up to one slide deck to explain design concepts in the proposed access design alternative

Meetings

Nelson\Nygaard will participate in up to:

- 1 site walk visit with design team and school administration – complete July 8th, 2020
- 1 internal design meetings
- 2 committee meeting presentations
- 2 Board meetings
- 2 community meetings

FEE

Existing Conditions Analysis and Documentation: \$7,300

Schematic Design, Future Analysis, and Documentation: \$4,700

Meetings: \$4,500

TOTAL FEE: \$16,500

Warrant No. 2

Project: Stoneham High School, Stoneham, Massachusetts Project No.: 20033
 Prepared by: Joel G. Seeley, AIA Date: 8/17/2020

School Building Committee for the Stoneham High School hereby authorizes to draw against funds for the obligations incurred for value received in services and for materials shown below:

<u>Vendor</u>	<u>Invoice No.</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>ProPay Code</u>	<u>Balance After Invoice</u>
SMMA	53302	08/10/2020	\$ 7,000.00	0001-0000	\$ 116,000.00
Total			\$ 7,000.00		

_____	_____
Marie Christie	David Bois
_____	_____
Nicole Nial	Raymie Parker
_____	_____
Albert Talarico	Douglas Gove
_____	_____
Stephen O'Neill	Josephine Thomson
_____	_____
Jeanne Craigie	Lisa Gallagher
_____	_____
Sharon Iovanni	Cory Mashburn
_____	_____
Paul Ryder	David Pignone

Approved on _____



Mr. Dennis Sheehan
Town Administrator
Town Administrator, Town of Stoneham
35 Central St
Stoneham, MA 02180

August 10, 2020
Project No: 20033.00
Invoice No: 0053302

Project 20033.00 Stoneham High School OPM Services
Professional Services from June 27, 2020 to July 24, 2020

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Feasibility Study	56,000.00	25.00	14,000.00	7,000.00	7,000.00
Schematic Design	49,000.00	0.00	0.00	0.00	0.00
Total Fee	105,000.00		14,000.00	7,000.00	7,000.00
Total Fee					7,000.00
Total this Invoice					\$7,000.00

Outstanding Invoices

Number	Date	Balance
0053146	6/30/2020	7,230.81
Total		7,230.81

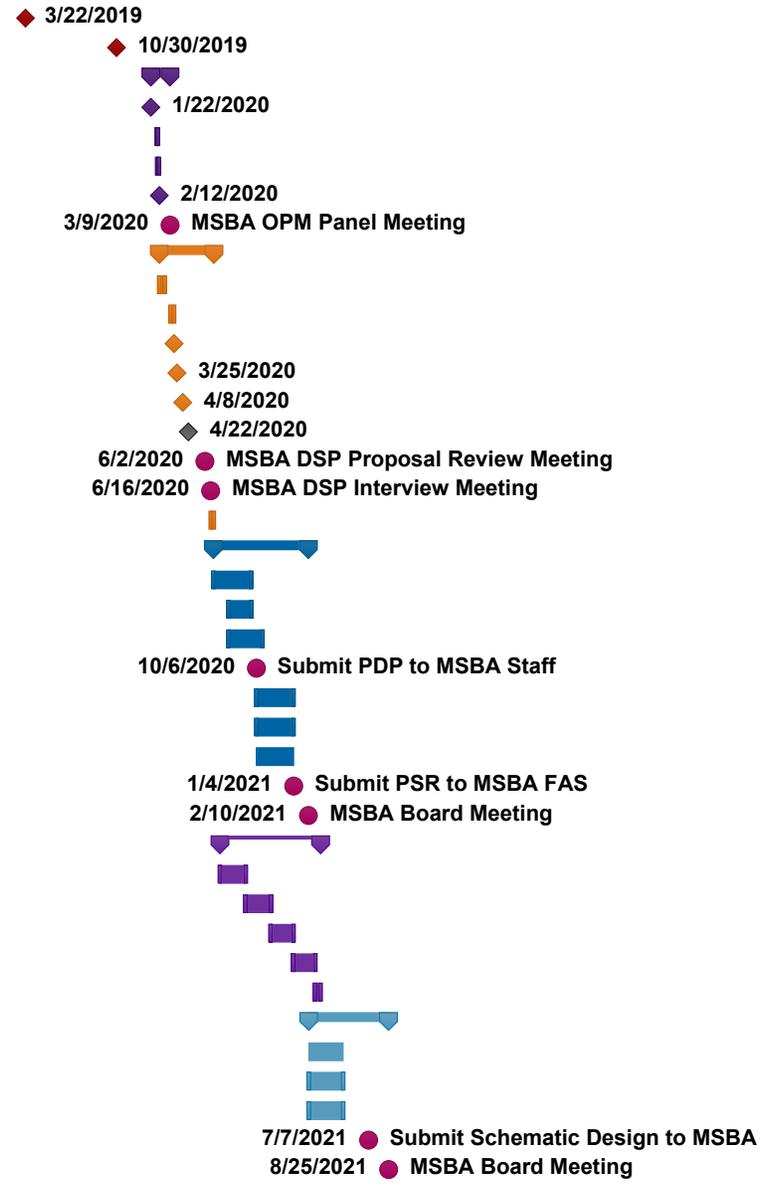
Billings to Date

	Current	Prior	Total
Fee	7,000.00	7,000.00	14,000.00
Expense	0.00	230.81	230.81
Totals	7,000.00	7,230.81	14,230.81

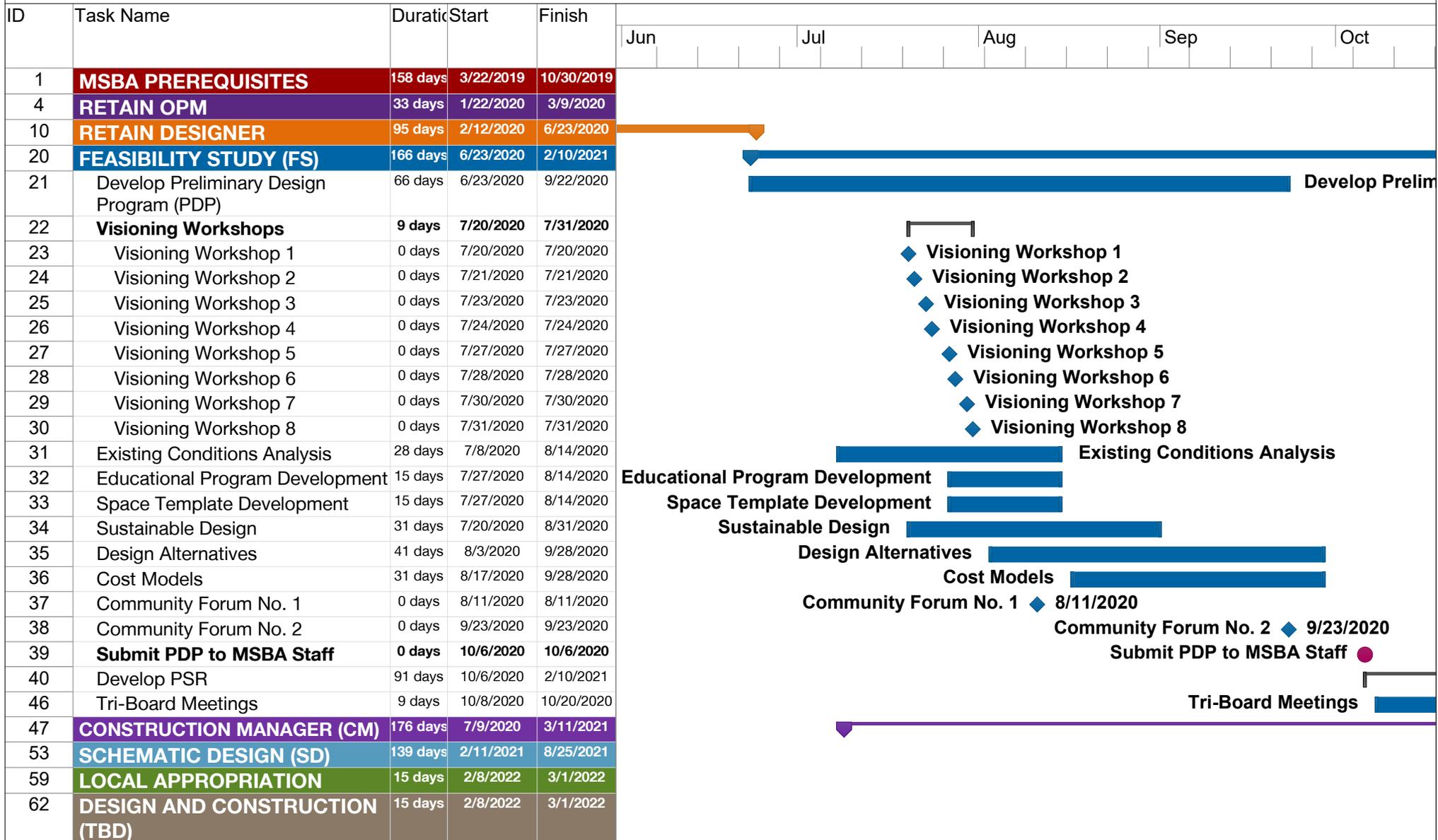
Authorized By: Joel Seeley

Stoneham High School
Feasibility Study
Preliminary Project Schedule

ID	Task Name	Duration	Start	Finish	2019	2020	2021	2022	2023	2024	2025
1	MSBA PREREQUISITES	158 days	3/22/2019	10/30/2019							
2	Statement of Interest (SOI) Submission	0 days	3/22/2019	3/22/2019							
3	MSBA Invite into Eligibility	0 days	10/30/2019	10/30/2019							
4	RETAIN OPM	33 days	1/22/2020	3/9/2020							
5	Submit OPM Proposals	0 days	1/22/2020	1/22/2020							
6	OPM Interview	2 days	2/6/2020	2/7/2020							
7	Negotiate OPM Contract	2 days	2/7/2020	2/10/2020							
8	Submit Documents to MSBA OPM Panel	0 days	2/12/2020	2/12/2020							
9	MSBA OPM Panel Meeting	0 days	3/9/2020	3/9/2020							
10	RETAIN DESIGNER	95 days	2/12/2020	6/23/2020							
11	Draft Designer RFS and Submit to MSBA	9 days	2/12/2020	2/24/2020							
12	MSBA Approve Draft RFS	7 days	3/10/2020	3/18/2020							
13	Submit to Central Register	0 days	3/19/2020	3/19/2020							
14	Notice in Central Register	0 days	3/25/2020	3/25/2020							
15	Briefing Session	0 days	4/8/2020	4/8/2020							
16	Submit Designer Proposals	0 days	4/22/2020	4/22/2020							
17	MSBA DSP Proposal Review Meeting	0 days	6/2/2020	6/2/2020							
18	MSBA DSP Interview Meeting	0 days	6/16/2020	6/16/2020							
19	Negotiate Designer Contract	5 days	6/17/2020	6/23/2020							
20	FEASIBILITY STUDY (FS)	166 days	6/23/2020	2/10/2021							
21	Develop Preliminary Design Program (PDP)	66 days	6/23/2020	9/22/2020							
22	Community Presentations	40 days	7/30/2020	9/23/2020							
23	Tri-Board Meetings	59 days	7/30/2020	10/20/2020							
24	Submit PDP to MSBA Staff	0 days	10/6/2020	10/6/2020							
25	Develop Preferred Schematic Report (PSR)	65 days	10/6/2020	1/4/2021							
26	Community Presentations	65 days	10/6/2020	1/4/2021							
27	Tri-Board Meetings	65 days	10/6/2020	1/4/2021							
28	Submit PSR to MSBA FAS	0 days	1/4/2021	1/4/2021							
29	MSBA Board Meeting	0 days	2/10/2021	2/10/2021							
30	CONSTRUCTION MANAGER (CM)	176 days	7/9/2020	3/11/2021							
31	Develop and Submit IG Application	45 days	7/9/2020	9/9/2020							
32	IG Application and Approval	45 days	9/9/2020	11/10/2020							
33	RFQ Process	40 days	11/10/2020	1/4/2021							
34	RFP Process	40 days	1/4/2021	2/26/2021							
35	Negotiate CM Contract	10 days	2/26/2021	3/11/2021							
36	SCHEMATIC DESIGN (SD)	139 days	2/11/2021	8/25/2021							
37	Develop Schematic Design	60 days	2/11/2021	5/5/2021							
38	Community Presentations	60 days	2/11/2021	5/5/2021							
39	Tri-Board Meetings	60 days	2/11/2021	5/5/2021							
40	Submit Schematic Design to MSBA	0 days	7/7/2021	7/7/2021							
41	MSBA Board Meeting	0 days	8/25/2021	8/25/2021							
42	LOCAL APPROPRIATION										
45	DESIGN AND CONSTRUCTION (TBD)										



Stoneham High School
Feasibility Study
Preliminary Project Schedule



**STONEHAM HIGH SCHOOL FEASIBILITY STUDY
SCHOOL BUILDING COMMITTEE**

MEETINGS SCHEDULE AND AGENDAS
June 10, 2020 Updated August 11, 2020

DATE	AGENDA
Feasibility Study Phase (PDP)	
June 22, 2020	SCHOOL BUILDING COMMITTEE MEETING Introduction of Architects Approval of Architect's Proposal Discussion of Project Goals Discussion of Detailed Schedule
July 6, 2020	SCHOOL BUILDING COMMITTEE MEETING Discussion of Educational Programming Process Discussion of Existing Conditions Discussion of Alternative Sites
July 20, 2020	SCHOOL BUILDING COMMITTEE MEETING Existing Conditions Update Discussion of Sustainable Design
July 20, 2020	EDUCATIONAL VISIONING WORKSHOP #1
July 21, 2020	EDUCATIONAL VISIONING WORKSHOP #2
July 23, 2020	EDUCATIONAL VISIONING WORKSHOP #3
July 24, 2020	EDUCATIONAL VISIONING WORKSHOP #4
July 27, 2020	EDUCATIONAL VISIONING WORKSHOP #5
July 28, 2020	EDUCATIONAL VISIONING WORKSHOP #6
July 30, 2020	EDUCATIONAL VISIONING WORKSHOP #7
July 31, 2020	EDUCATIONAL VISIONING WORKSHOP #8
August 3, 2020	SCHOOL BUILDING COMMITTEE MEETING Educational Programing Update Existing Conditions Update Sustainable Design Update Discussion of Design Alternatives
August 11, 2020	COMMUNITY FORUM NO. 1 - INTRODUCTIONS, STUDY SCHEDULE, EXISTING CONDITIONS & EDUCATIONAL PROGRAM
August 17, 2020	SCHOOL BUILDING COMMITTEE MEETING Design Alternatives and Phasing Update Sustainable Design Update Discussion of Cost Models Discussion of Construction Delivery Methods
August 31, 2020	SCHOOL BUILDING COMMITTEE MEETING Design Alternatives and Phasing Update Sustainable Design Update Cost Models Update
September 14, 2020	SCHOOL BUILDING COMMITTEE MEETING Design Alternatives and Phasing Update Sustainable Design Update Cost Models Update
September 23, 2020	COMMUNITY FORUM NO. 2 - DESIGN ALTERNATIVES, COST MODELS
September 28, 2020	SCHOOL BUILDING COMMITTEE MEETING Review Refined Design Alternatives and Phasing Review Cost Models Vote to Submit PDP and Top 3 Alternatives
October 6, 2020	SUBMIT PDP PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED

To: School Building Committee
From: Joel Seeley
Project: Stoneham High School Feasibility Study
Re: MSBA Reimbursement Review
Distribution: School Building Committee (MF)

Date: 8/7/2020
Project No.: 20033

Memorandum

MSBA will reimburse all eligible costs, at a base rate of 52.06% plus incentive points. Examples of incentive points that may be applicable to the design alternatives include:

- Energy Efficiency (2%)
- Renovation (0%-5%)
- Maintenance (0%-2%)

Please find the attached excerpt from 963 CMR Section 2.16, the MSBA Enabling Legislation, listing MSBA ineligible costs. Examples of ineligible costs that may be applicable to the design alternatives include:

- Site Costs over 8% of Building Cost
- Building Costs over \$333 per Square Foot
- Asbestos Flooring Abatement
- Hazardous Material Removal associated with the Site
- Auditorium Size over MSBA Guidelines
- Gymnasium Size over MSBA Guidelines
- District Administration Offices Cost
- Concession Stand, Press Box and associated Outdoor Toilet Facilities
- OPM and Design Fees associated with ineligible scope
- Classroom Modularity for Temporary Swing Space
- FF&E costs over \$1,200 per student
- Technology costs over \$1,200 per student
- Legal Fees, Financing Costs and Moving Expenses
- Construction Contingencies over 1% for new construction or 2% for renovations
- Building Permit and Inspection Fees
- Soft Costs over 20%

JGS/sat /P:\2020\20033\00-INFO\MSBA Reimbursement And Recent Costs\M_MSBA Reimbursement.Docx

2.16: continued

(b) If an Eligible Applicant declines to accept the draft report, said Eligible Applicant shall respond in writing to the Authority within ten calendar days of the date of the draft report letter of their intent to appeal. The Authority, in its sole discretion, may grant additional time in which the Eligible Applicant may respond, but in no event shall such additional time exceed an additional ten calendar days. These deadlines must be met in order to be eligible to appeal draft findings. Said written correspondence shall include a detailed listing of the specific ineligible costs to which the Eligible Applicant does not concur and for each ineligible cost, documentation that supports the Eligible Applicant's position. If no supporting documentation is included in said written correspondence, the Eligible Applicant's appeal of the draft report shall not be accepted and the draft report, as originally reviewed by the Authority, shall go to the Board of the Authority for approval. The Authority shall review properly submitted documentation to determine if the Eligible Applicant's appeal has merit or not and take the appropriate action thereafter. If the Authority determines the Eligible Applicant's support documentation has no merit the audit findings will stand and the Eligible Applicant will have exhausted all of their appeal opportunities. In no event shall the Authority reconsider ineligible costs once an appeal has been settled. All costs relating to an appeal may be assessed to an Eligible Applicant.

(c) All prior appeal decisions by the Authority shall stand and an Eligible Applicant shall have no right to re-file or request review of previous audit decisions nor shall the Authority have any obligation to review any previous audit decision.

(4) Record-keeping.

(a) Eligible Applicants shall maintain all records related to an Application, a Proposed Project, and/or an Approved Project, if approval for a Proposed Project is granted by the Authority, to ensure that minimum record-keeping requirements to facilitate uniform, fair and efficient administration are met and to ensure accountability for all documents. Nothing in 963 CMR 2.00 is intended to alter the otherwise applicable requirements of M.G.L. c. 66, pertaining to the keeping of public records and access thereto.

(b) It shall be a condition on every Eligible Applicant that the Eligible Applicant maintains, in a secure place and in an organized fashion, all records necessary to evidence conformity with M.G.L. c. 70B, 963 CMR 2.00, and any other requirements of the Authority.

(c) The Eligible Applicant shall maintain all records related to an Approved Project, including a full set of the Project Documents, requests for proposals, proposals and evaluations, and "As-Built" drawings, for as long as the Approved Project is in service as a public school. For the purposes of 963 CMR 2.16(4), "all records" shall include, but not be limited to:

1. all executed contracts and purchase orders, including contract amendments and change orders;
2. all Owner's Project Manager's reports, including monthly progress reports;
3. issues log;
4. the potential change order log;
5. all meeting minutes;
6. a schedule or milestone summary;
7. all requests for reimbursement and forms as submitted to the Authority;
8. all invoices and contractors' applications for payment; and
9. other such other information, data, logs, documentation, or records as may be required by the Authority.

(d) The Authority shall, in its sole discretion, disallow any costs not adequately supported by contemporaneous, accurate and complete records.

(5) Ineligible Costs. Costs that are categorically ineligible for reimbursement or payment by the Authority shall include, but not be limited to:

- (a) Any costs for an Approved Project in excess of the Total Facilities Grant.
- (b) Financing costs incurred by an Eligible Applicant, including, but not limited to, interest, principal, costs of issuance and any other cost related to short or long term bonds, notes or other certificates of indebtedness, refunding notes or bonds, temporary loans, or any other form of indebtedness issued by an Eligible Applicant in relation to an Approved Project.
- (c) All costs associated with credit rating services, legal services related to the issuance of any indebtedness, and financial consulting services.

963 CMR: MASSACHUSETTS SCHOOL BUILDING AUTHORITY

2.16: continued

- (d) The cost of legal services.
- (e) The provision of any direct or indirect municipal services shall be ineligible costs, except the provision of public safety services as required by law, or services which the Authority determines are necessary for the completion of the Approved Project.
- (f) Any funds expended by the Eligible Applicant prior to the execution of a Project Funding Agreement, unless said costs are costs approved by the Authority in writing related to a Feasibility Study as approved by the Authority, shall be ineligible costs and are not reimbursable by the Authority unless the Board votes to allow reimbursement of such expenses incurred prior to the execution of the Project Funding Agreement.
- (g) All costs associated with site acquisition.
- (h) Unsupported or inadequately supported project costs, as determined by the Authority.
- (i) Maintenance or service contracts and warranties.
- (j) Duplicate costs or costs unrelated to the project.
- (k) The lease, purchase or rental of storage space, storage facilities, storage trailers, or storage containers.
- (l) Costs that are normal operating and maintenance costs of the school district, as determined by the Authority, such as textbooks, classroom supplies, custodial supplies, administrative support, telephone service and other such operating costs.
- (m) Swimming pools, skating rinks, field houses (only to the same extent as gymnasias), district administrative office space, indoor tennis courts, and other spaces which may be determined ineligible by the Authority.
- (n) Penalties, processing fees, catalogue fees, sales tax, memberships, and subscriptions.
- (o) The costs of local building permits, inspection fees, and any other such fees.
- (p) Athletic equipment, bases, balls, bats, racquets, uniforms, helmets, gloves, and all other related equipment.
- (q) All costs associated with the purchase, lease, improvement, or maintenance of modular units, unless such costs are deemed by the Authority in writing prior to said purchase or lease, to be the most cost effective option.
- (r) All costs associated with the upgrades, maintenance or improvements to swing spaces used for the housing of students.
- (s) All costs associated with the transportation of students.
- (t) All costs associated with the purchase, lease or use of any vehicle, including but not limited to automobiles, trucks, tractors, and golf carts.
- (u) The costs of any supplies related to the Assisted Facility.
- (v) All costs associated with the demolition of buildings, unless such costs are deemed by the Authority in writing prior to said demolition, to be the most cost effective option.
- (w) All costs associated with utilities.
- (x) All costs associated with cell phone purchase or service.
- (y) Dedication, ceremonial or celebratory costs.
- (z) The Authority reserves it right to disallow any costs associated with any change order that deviates from the scope of the project, as determined by the Authority pursuant to the Project Scope and Budget Agreement.
- (aa) Any costs determined by the Authority to be ineligible pursuant to M.G.L. c. 70B, St. 2004, c. 208, 963 CMR 2.00, the MSBA Audit Guidelines, or any other policy, rule, or guideline of the Authority.

2.17: Minimum Spending Requirements for Building Maintenance

- (1) Pursuant to M.G.L. c. 70B, § 8, the Authority shall not approve any Proposed Project for any school district that fails to spend in the year preceding the year of application at least 50% of the sum of said school district's calculated foundation budget amounts for the purposes of foundation utility and ordinary maintenance expenses, and extraordinary maintenance allotment as defined in M.G.L. c. 70, for said purposes. From Fiscal Year 1999 forward, no school district shall be given approval for a Proposed Project nor receive school facilities funds unless said district has spent at least 50% of the sum of said district's calculated foundation budget amounts in each of the Fiscal Years including and succeeding Fiscal Year 1999.

Stoneham High School Feasibility Study

8/10/2020

8/25/2021 5%

Recent MSBA High School Projects											
Project		Students	SF	Total Project Budget	Cost per SF	Date MSBA PS&B Board Approval	Years to SHS MSBA PS&B Board Approval	Escalation % to SHS	Escalation Cost to SHS	Total Project Budget w/ Escalation Cost to SHS	Escalated Cost per SF
Belmont High School	Renovation/Addition	2,215	445,100	\$295,159,189	\$663	Aug-18	3.1	15.34%	\$45,284,697	\$340,443,886	\$765
Arlington High School	New	1,755	408,590	\$290,851,820	\$712	Apr-19	2.4	12.01%	\$34,942,061	\$325,793,881	\$797
Central Berkshire High School	New	460	122,760	\$72,721,109	\$592	Apr-19	2.4	12.01%	\$8,736,495	\$81,457,604	\$664
Lowell High School	Renovation/Addition	3,520	622,777	\$343,399,220	\$551	Apr-19	2.4	12.01%	\$41,254,947	\$384,654,167	\$618
Pentucket High School	New	965	211,700	\$146,332,328	\$691	Apr-19	2.4	12.01%	\$17,579,925	\$163,912,253	\$774
Sharon High School	New	1,250	240,204	\$163,000,000	\$679	Oct-19	1.9	9.51%	\$15,496,164	\$178,496,164	\$743
Nausett High School	Renovation/Addition	905	214,250	\$131,825,665	\$615	Feb-20	1.6	7.82%	\$10,311,295	\$142,136,960	\$663
Waltham High School	New	1,830	414,854	\$374,567,387	\$903	Feb-20	1.6	7.82%	\$29,298,353	\$403,865,740	\$974
Worcester Doherty High School*	New	1,670	420,000	\$293,825,418	\$700	Dec-20	0.7	3.66%	\$10,746,765	\$304,572,183	\$725
*MSBA PS&B Meeting projected											

Perkins&Will

**STONEHAM HIGH SCHOOL
Building Committee Meeting**

8.17.2020

AGENDA

1\ REVIEW OF COMMUNITY FORUM 01

2&3\ EDUCATIONAL PROGRAMMING
& BUILDING ORGANIZATION UPDATE

4\ SUSTAINABLE DESIGN UPDATE



Perkins&Will

REVIEW OF COMMUNITY FORUM 01

Building Committee Meeting

Community Forum 01 Agenda

Introduction

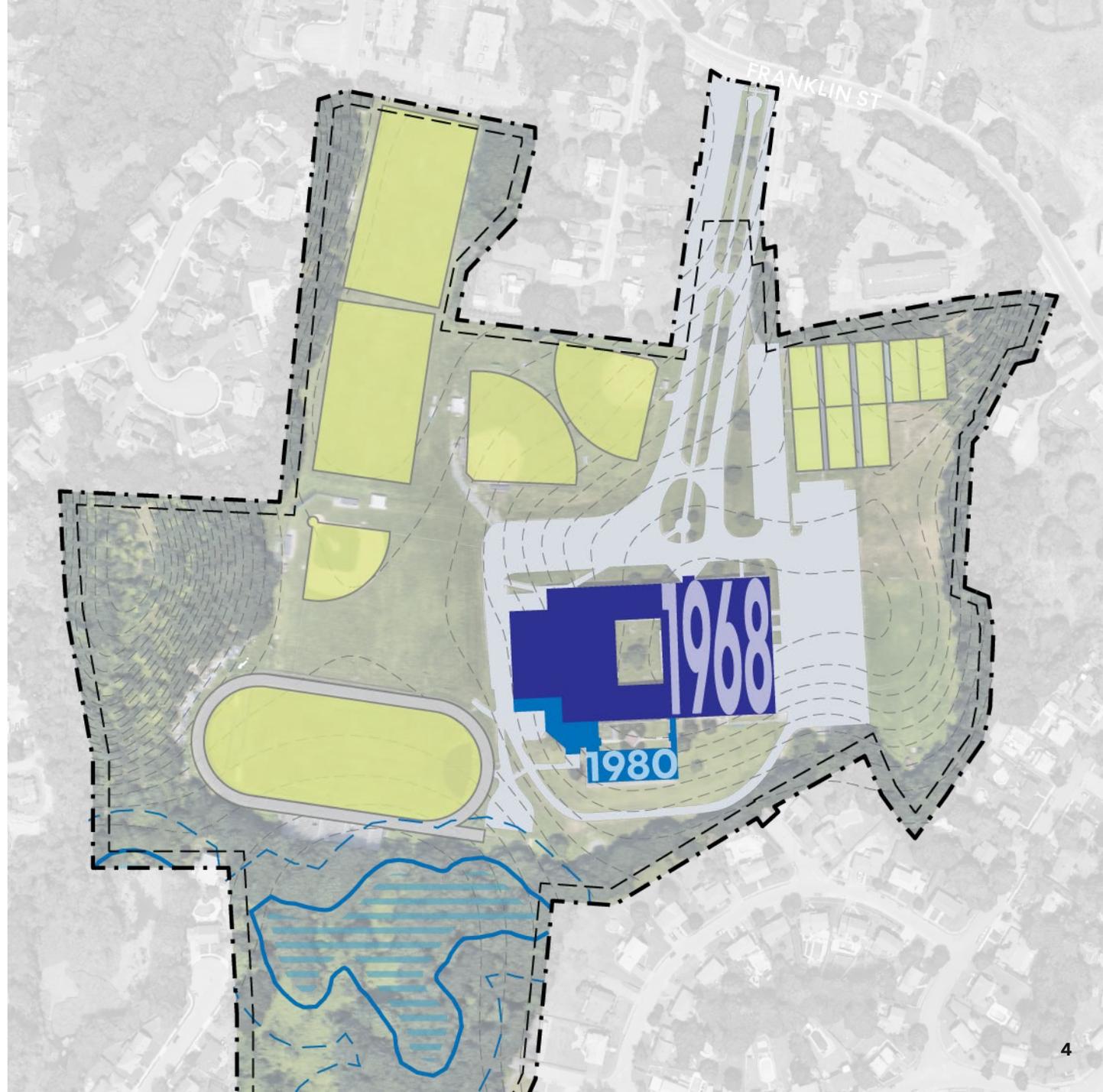
PDP Feasibility Study Scope

MSBA Process and Schedule

Educational Visioning Recap

Existing School Conditions

Discussion

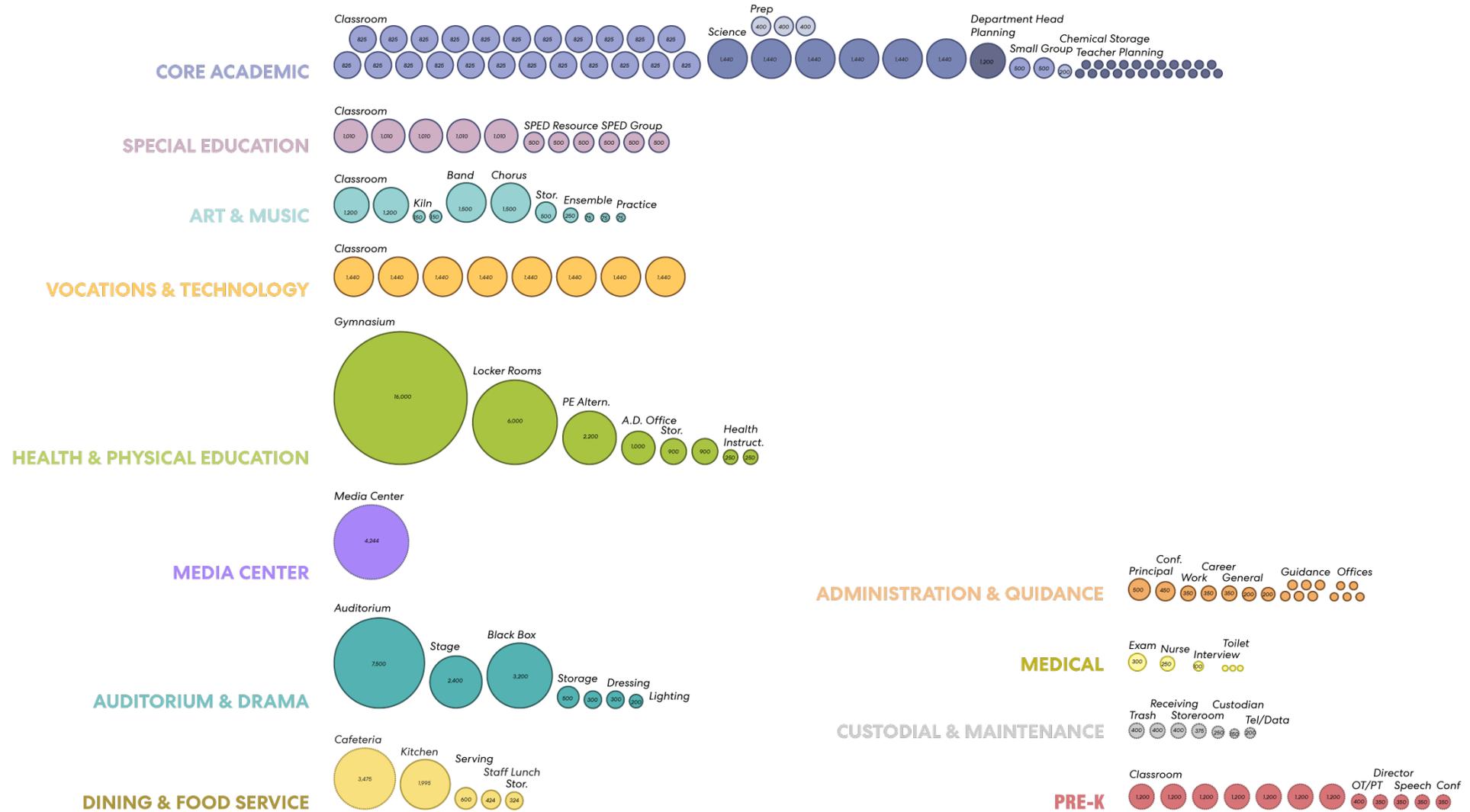


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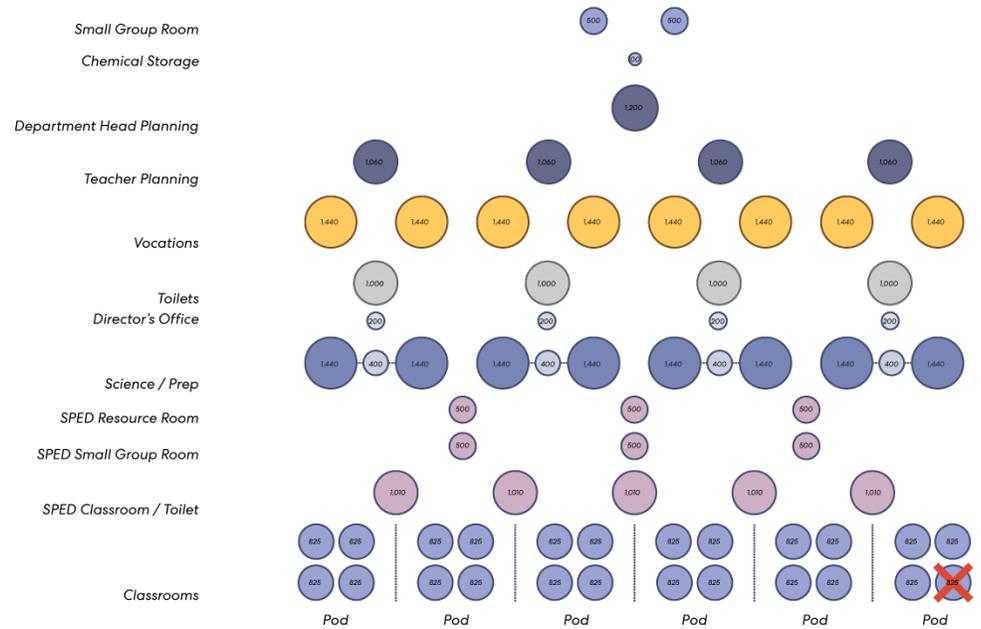
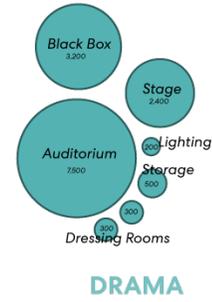
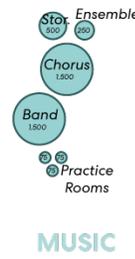
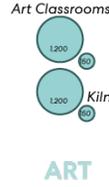
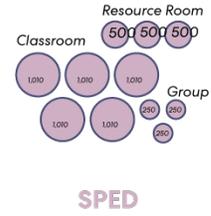
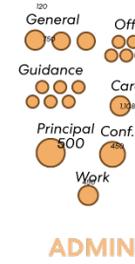
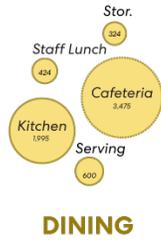
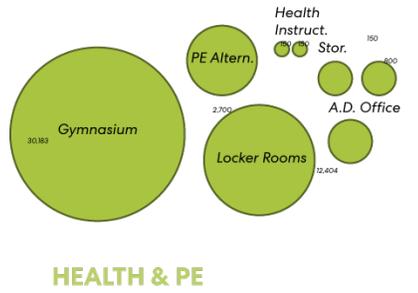
**EDUCATIONAL
PROGRAMMING & BUILDING
ORGANIZATION UPDATE**

Building Committee Meeting

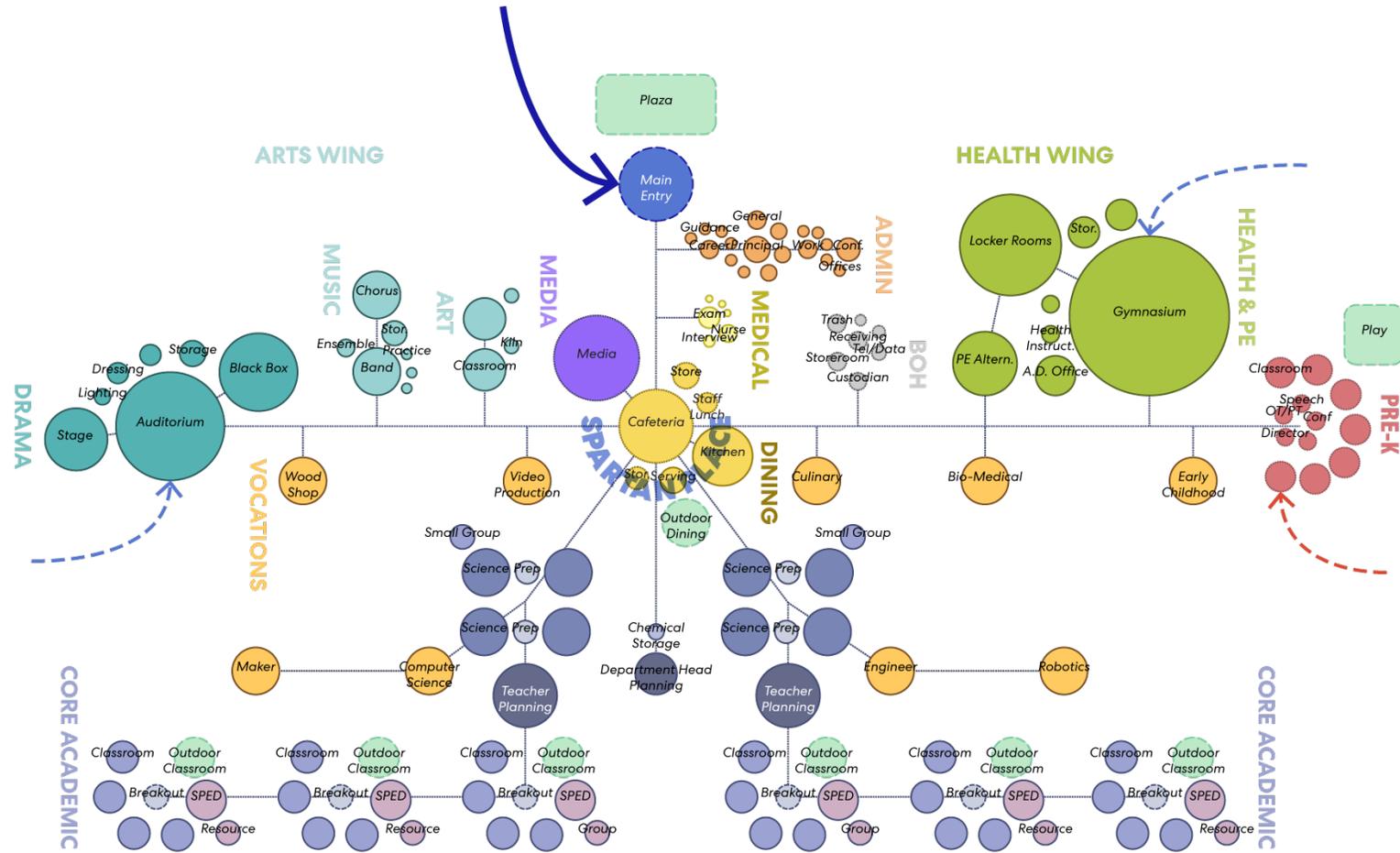
Program Taxonomy



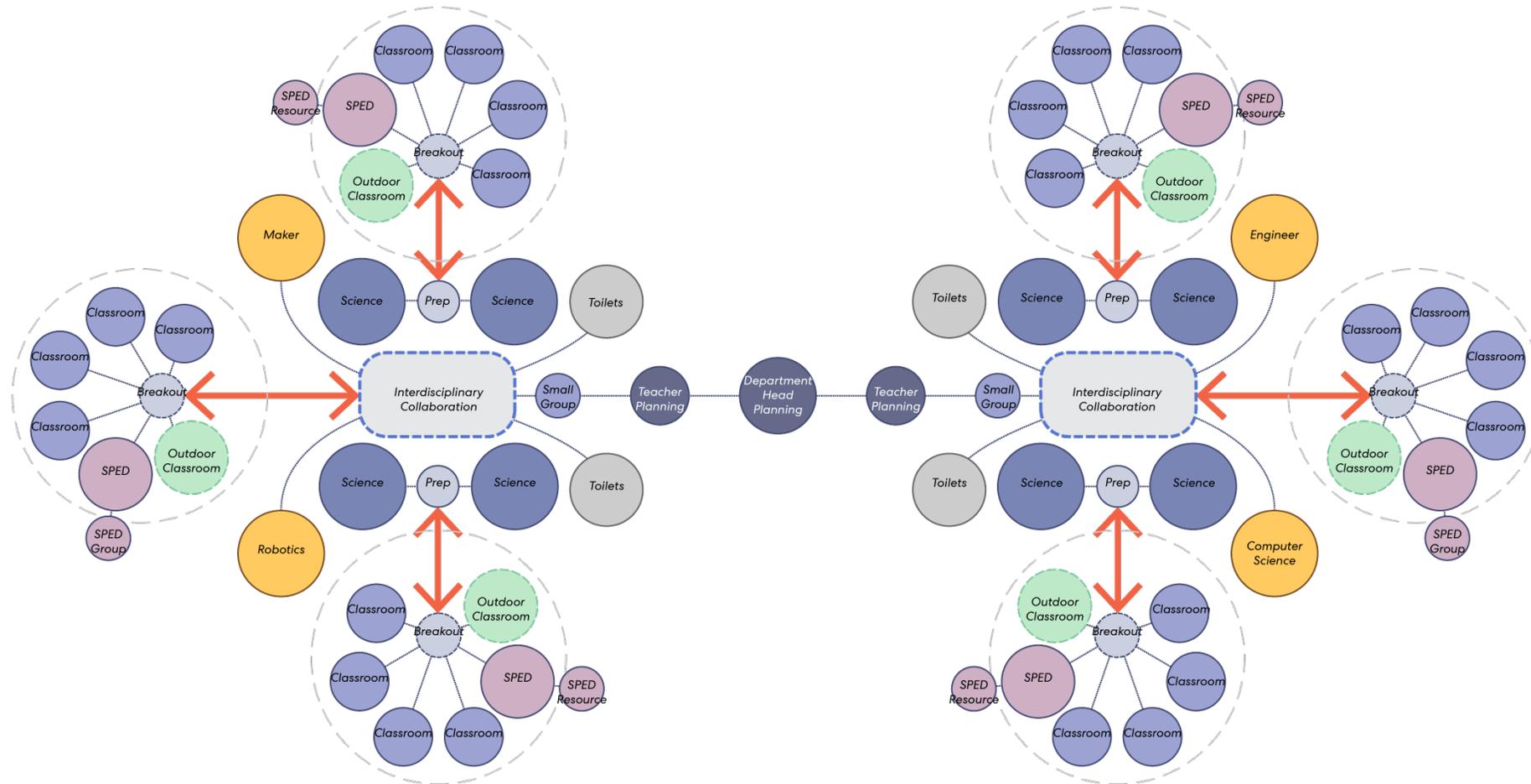
Core Academic Space Organization



High School Structure



'House' Structure



HOUSE A

HOUSE B

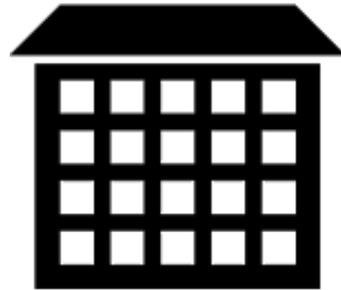
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SUSTAINABLE DESIGN UPDATE

Building Committee Meeting

Zero Net Energy (ZNE)

**Energy Use
Per Year**



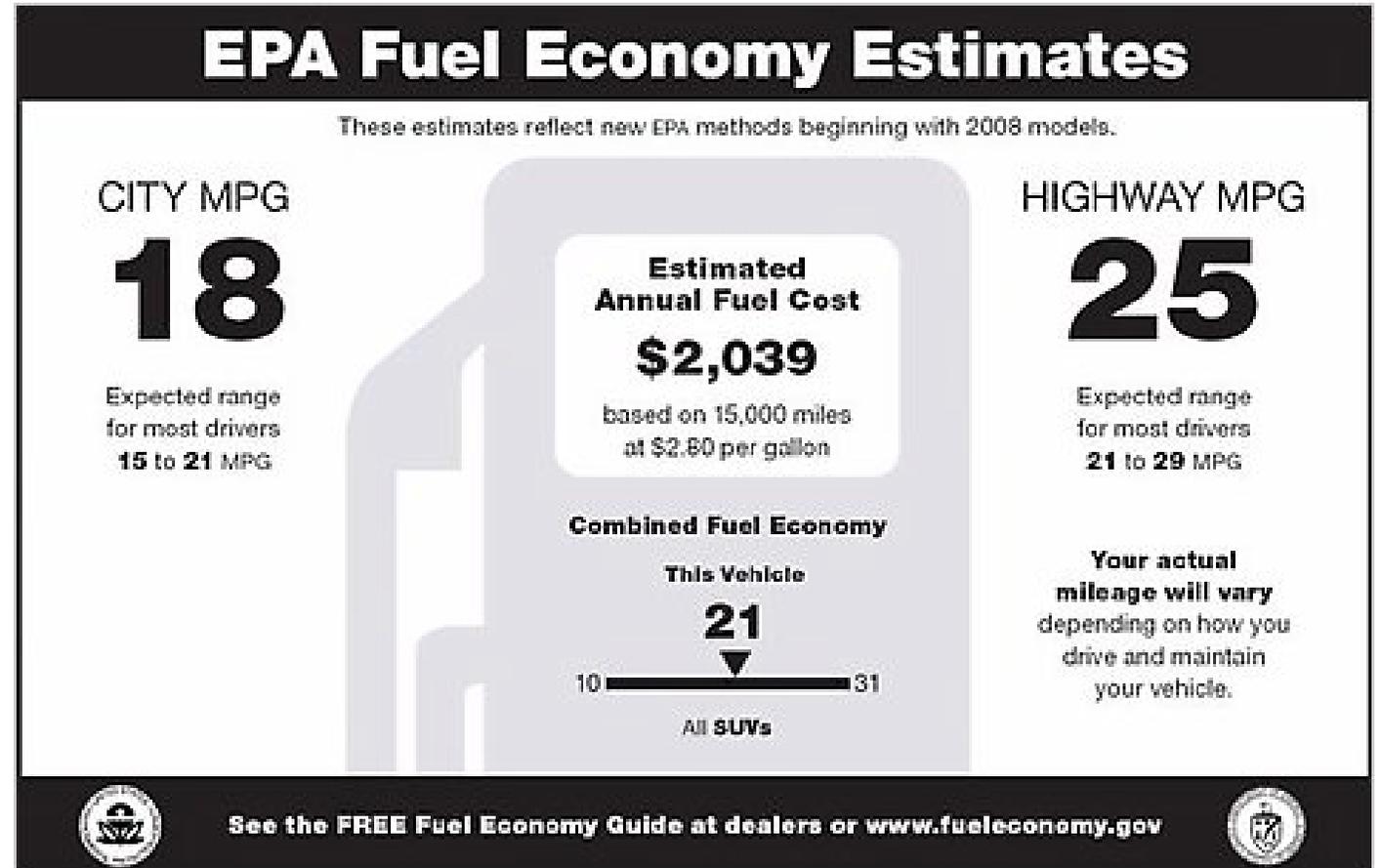
**Energy Generation
Per Year**



Defining EUI

Energy Use Intensity (EUI)

- kBTU / square foot of building area per year
- Building equivalent of miles per gallon
- Most ZNE (Zero Net Energy) building have an EUI of 25 or less



ZNE Schools Tracked by Eversource

Cambridge - Dr. Martin Luther King, Jr. School: **EUI: 22 (operating)**

Cambridge - King Open/Cambridge Street Upper School: **EUI 25 (predicted)**

Boston - Boston Arts Academy - **EUI 24 (predicted)**, VRF all electric heating and cooling.

Brookline: Coolidge Corner ES (K-8) **EUI 23.3 (predicted)**

Brookline New Cypress Academic Building - **EUI 25 (predicted)**

Lexington: **EUI is 24.9 (predicted)** Hastings ES - 110,000 sf; construction complete; ZNE w geothermal.

Westborough: **EUI low 20s (predicted)** Fales Elementary School underway, ZNE w geothermal

Belmont MS & HS: **EUI 34, (predicted)** middle & high school (280 geothermal wells)

Lincoln ES: **EUI 23 (predicted)**, ASHP/VRF (75% renovation, 25% new)

Arlington HS: **33-34 EUI (predicted)**, 400,000 sf. (originally designed with 400 geothermal wells, now considering VRF).

Wellesley: Hunnewell ES. **EUI 26-28 (predicted)**, all-electric, ASHP.

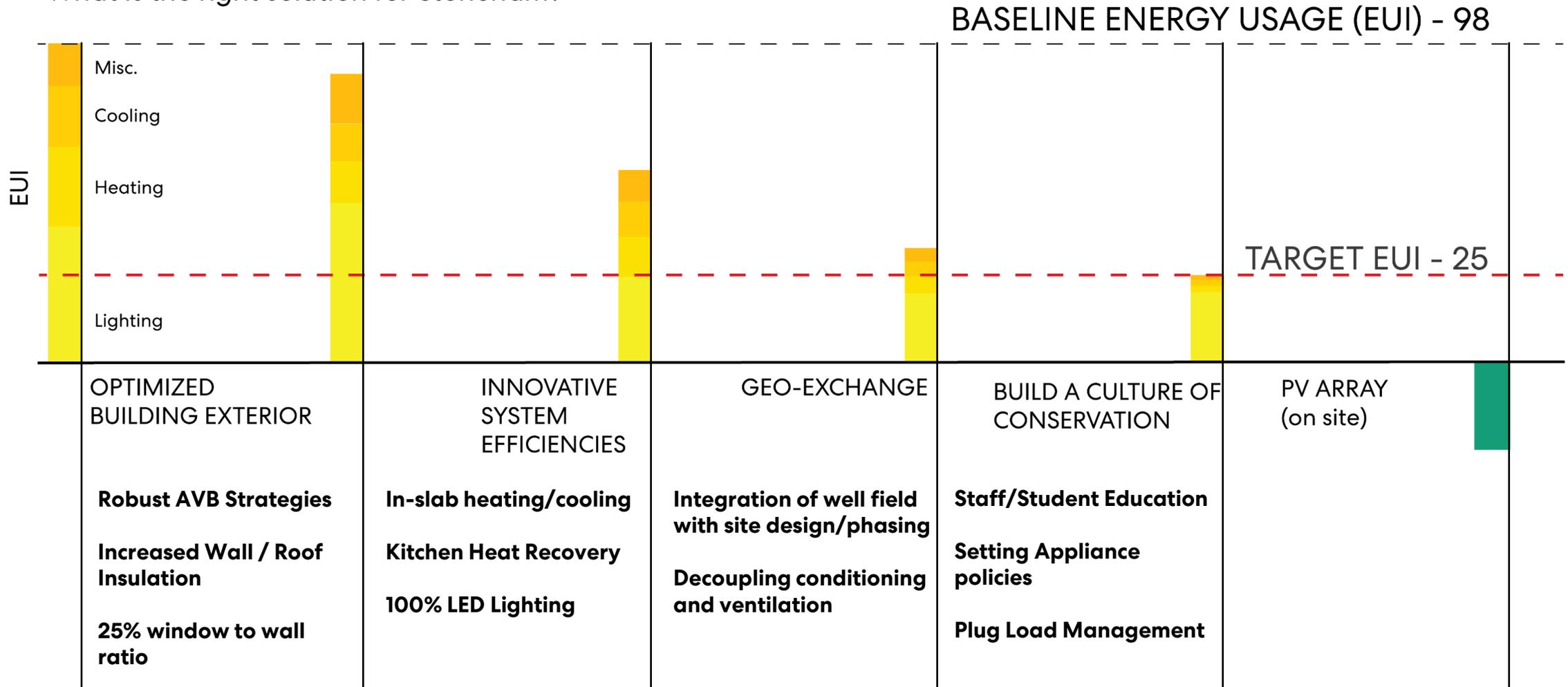
Acton-Boxborough: **EUI 23.4. (predicted)** "Twin" building w 2 elementary schools, ground source heat pumps.

Watertown - Hosmer Elementary School. VRF/ASHP. **EUI 22.1 (predicted)**

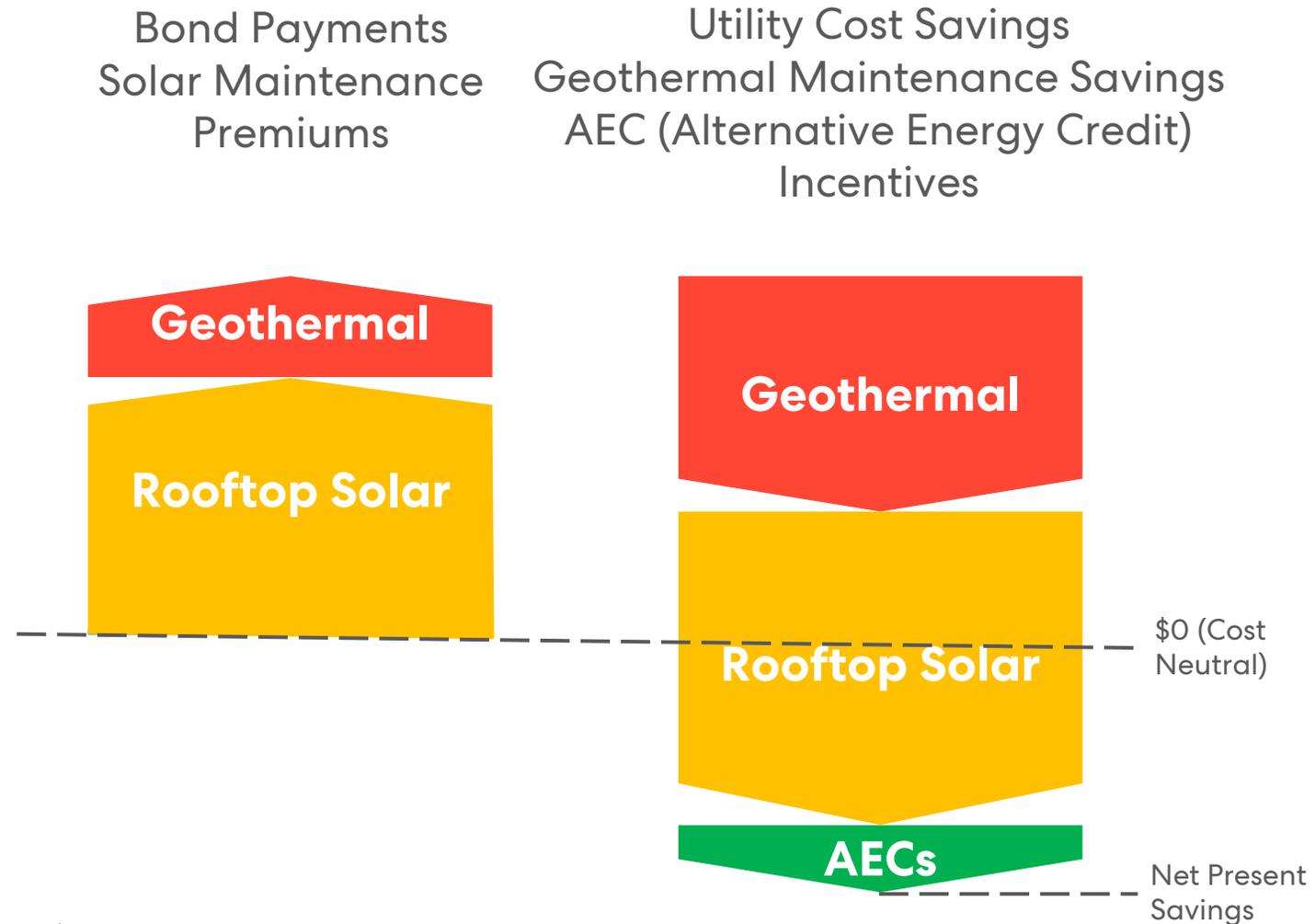
Sharon High School - **EUI 25.2 (predicted)**

Getting Stoneham to 25

Getting to NET-ZERO ENERGY What is the right solution for Stoneham?



Life Cycle Financial Modeling



Offsetting First Costs



MSBA
Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in
Partnership with Local Communities

**Community
Partnerships ?**

Leadership in Energy & Environmental Design (LEED) or NE-CHPS

MSBA Sustainable Building Design Policy

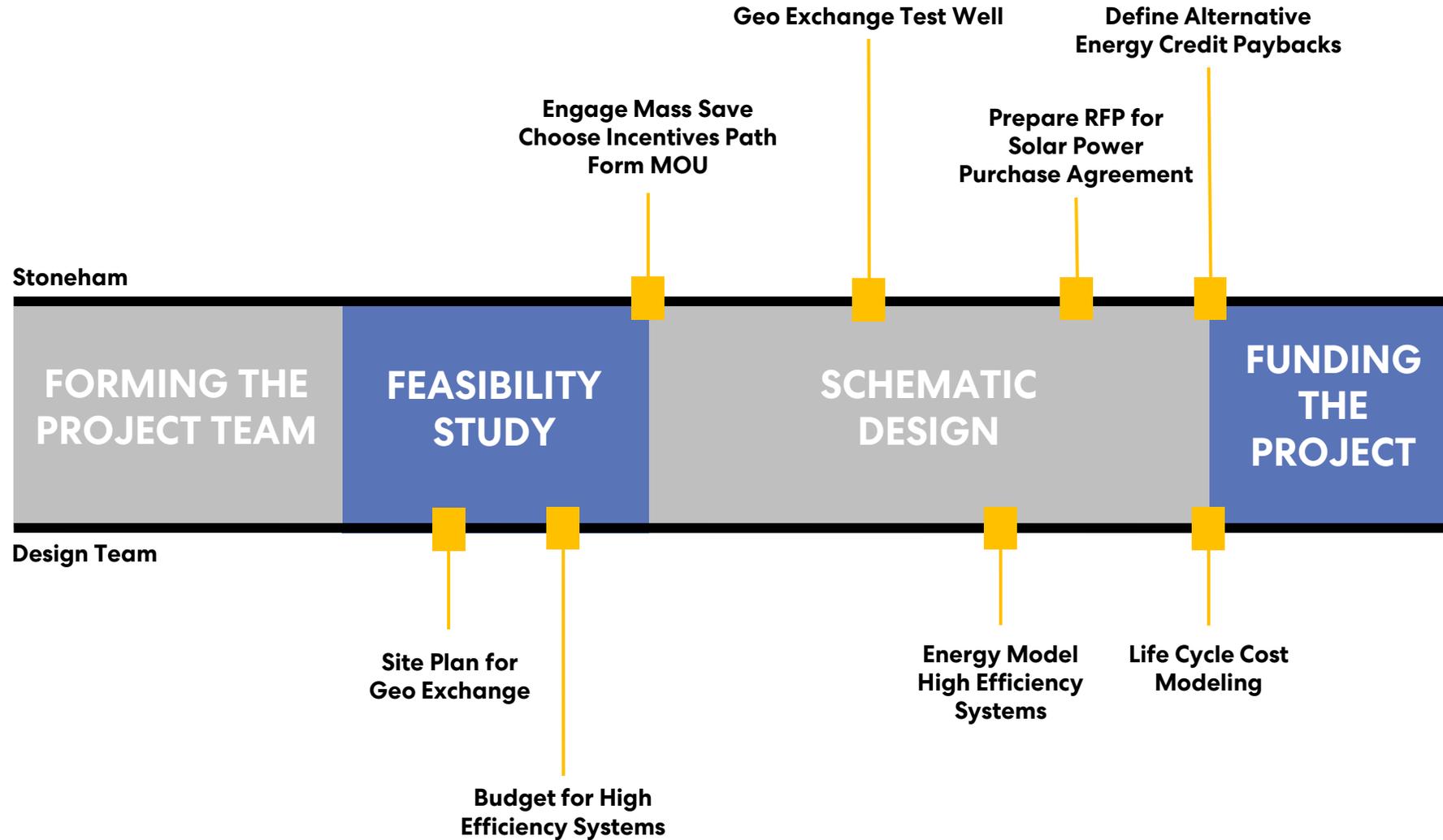
- **Minimum Requirements**
 - **LEED-S V4 Certified Level- 40 points**
Exceed Mass. (base) energy code by 10%,
- **Additional 2% reimbursement of eligible project costs**
- **Exceed Mass. (base) energy code by 20%,**

Mass Save Incentives

Path 1: ZNE/Deep Energy Savings	
Customer Incentives	
Construction Incentive	\$1.25/sf
Post Occupancy Incentive	\$1.00/sf
ZNE or PH Certification Incentive	\$3,000
Technical Assistance for ZNE Services	Up to \$10,000
Verification Incentive	50% of fee up to \$10,000
Design Team Incentives	
Up to \$15,000 but not less than \$8,000	

Path 2: Whole Building EUI Reduction	
Customer Incentives	
25% and greater EUI reduction	\$1.25/sf
10% - 24.9% EUI Reduction	\$0.35 - \$0.75/sf
Technical Assistance	75% cost share (capped at \$20,000 per Sponsor)
Verification Incentive	50% of fee, up to \$10,000
Design Team Incentives	
Up to \$15,000	

ZNE Early Design Process



Perkins&Will

DISCUSSION

Building Committee Meeting

DESIGN BID BUILD V. CONSTRUCTION MANAGEMENT AT RISK CONTRACTING STRUCTURE

DESIGN BID BUILD

1. DBB is a Single Phase "Fixed Price" Construction Contracting Method.
2. Under DBB, a Public Owner must procure an Owner's Project Manager to act as its Representative during the Design and Construction of the Project and a Designer to prepare the Project Design.
3. When the Design is complete, the Owner openly solicits Public Bids from every General Contractor that meets a list of statutorily defined public bidding eligibility requirements.
4. The Bid Solicitation requires a single Lump Sum Bid Price to complete all of the Work included in the Design.
5. The Owner must award the Construction Contract to the Lowest Responsible Eligible Bidder.

CONSTRUCTION MANAGEMENT AT RISK

1. CMR is a Two Phase "Cost Plus" Construction Contracting Method.
2. When using a CMR, a Public Owner must procure an Owner's Project Manager to act as its Representative during the Design and Construction of the Project and a Designer to prepare the Project Design.
3. Before the Design is prepared, the Owner retains a CMR through a systematic Qualifications Based Procurement Process.
4. The CMR provides advice during the Design Phase regarding constructability and budget and then Constructs the Project, as designed.
5. The CMR Contract Price will be the sum of the CMR's Cost to Construct the Work plus the General Conditions (CMR's Costs that are not incorporated into the Project) and a negotiated CM Fee, as compensation.
6. When the Design is at least 60% complete, the Owner and the CMR will agree upon a Guaranteed Maximum Price ("GMP") as a cap for the Contract Price. Once the GMP is established, the CMR will be paid the lesser of the Contract Price or the GMP.

ADVANTAGES

DESIGN BID BUILD

- 1) Competitive Bidding is the hallmark of DBB contracting and, assuming the Project Design is clear and complete and all Prequalified Bidders are capable of effectively completing the work, that competition should produce the best available price.
- 2) A DBB General Contractor is obligated to construct all of the Work that is delineated in the Project Design for a single, Lump Sum Fixed Price. This places the risk for the cost of completing the Work included in the Design entirely on the General Contractor.
- 3) The Work and the Schedule to complete that Work are narrowly defined in a DBB General Contract and that simplicity should concomitantly simplify management of the Project, provided the Design is clear and straight forward.

CONSTRUCTION MANAGEMENT AT RISK

- 1) Qualifications Based Procurement is the hallmark of CMR contracting and that ability allows the Owner to identify CMRs that are the most capable of constructing the Owner's Project and to choose a CMR for the Project from that pool.
- 2) A CMR is available during the Design Phase to work with the Designer to identify Design conflicts and omissions prior to construction. Any significant Design conflicts and/or omissions that are not identified and corrected prior to construction will adversely impact the Project Schedule and/or lead to claims for additional compensation. The CMR's assistance during the Design Phase should drastically reduce that possibility.
- 3) The CMR contracting process is flexible and provides an Owner with the ability to creatively progress a Project through methods such as having the CMR begin construction before a Design is completed.

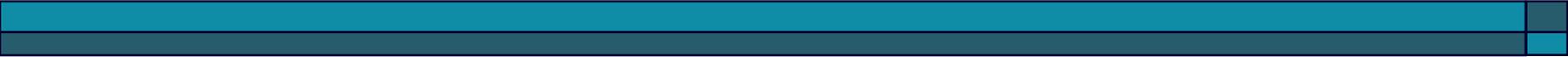
DISADVANTAGES

DESIGN BID BUILD

1. A DBB General Contractor is not available to help identify Design conflicts and omissions prior to construction. Any significant conflicts and/or omissions that are not corrected prior to construction will adversely impact the Project Schedule and/or lead to claims for additional compensation.
2. With DBB, an Owner must solicit Public Bids from every General Contractor that meets the statutorily defined public bidding eligibility requirements and award the construction contract to the "Lowest Responsible Eligible Bidder". However, that bidder may not be the best choice to construct the Project. If a Project is complex, an Owner will likely want to identify Contractors that are the most capable of constructing the Project and choose a Contractor to construct the Project from that pool. DBB does not have a legal mechanism to achieve that objective.
3. With DBB, a Designer prepares the Design, General Contractors Bid on that Design, and the "Lowest Responsible Eligible Bidder" constructs the Project. This "linear" process restricts the Owner's ability to creatively progress the Project through methods such as having the Contractor begin construction before the Design is completed.

CONSTRUCTION MANAGEMENT AT RISK

1. Subject to the GMP, a CMR is reimbursed for the Cost of Work and paid a fee as compensation. This places the risk for the cost of completing the work up to the amount of the GMP upon the Owner.
2. Massachusetts Law requires the Owner of a DBB Public Building Construction Project to solicit separate competitive bids from Subcontractors for work that is included in eighteen (18) key sub-trade categories. The Sub-Bid Solicitation is not issued until the Design of the work is completed and each Sub-Bidder is required to submit a single Lump Sum Bid Price to complete all of the Work that is included in a sub-trade category. A list of those Sub-Bids is provided to General Bidders prior to the date of the General Bid Opening and the General Bidders are required to include separate sub-bid fixed prices for the 18 sub-trade categories in their General Bids. With some differences, the law is also applicable to CMR contracting. Given the significant fixed price cost liability for subcontract work, a GMP for a CMR Contract under GL c. 149A will not typically be set until the entire Design is completed. That delay transfers most of the risk for the cost of completing the work to the Owner, obviating the potential for any cost savings that may have been available through competition.



CONCLUSIONS

DESIGN BID BUILD

- 1) The process is best suited to projects with straight forward Designs.

CONSTRUCTION MANAGEMENT AT RISK

1. The contracting process is best suited to projects with complicated Designs and/or strict schedule limitations.

FOR IMMEDIATE RELEASE:

Contact Sharon Iovanni

781-248-9754

sharon.iovanni@rcn.com



HEADLINE Stoneham School Building Committee Hosts First Forum Online

The Stoneham School Building Committee (SSBC) recently hosted an interactive online presentation to update the community on the planning of the Stoneham High School Project.

Community Forum #1 provided an overview of the eight online Visioning sessions held in July, which brought together Stoneham High School stakeholders to look at innovations and future thinking, and to explore, discuss and influence the best possible solutions for an extraordinary future-ready facility for Stoneham students. The Visioning group included SSBC members, teachers, high school students, community members and experts in the fields of science and technology, sports and recreation, higher education and environmental branding.

During the August 11th Forum, presenter Brooke Trivas from Perkins and Will, along with Joel Seeley from Symmes Maini McKee Associates and experts in several building fields shared highlights from the Visioning sessions, and provided information on the existing conditions of the current high school building and site. Presenters also explained the scope of the PDP feasibility study and the MSBA process and schedule.

Those wishing to view the Forum, can access video at <https://www.stonehamtv.org/ondemand>

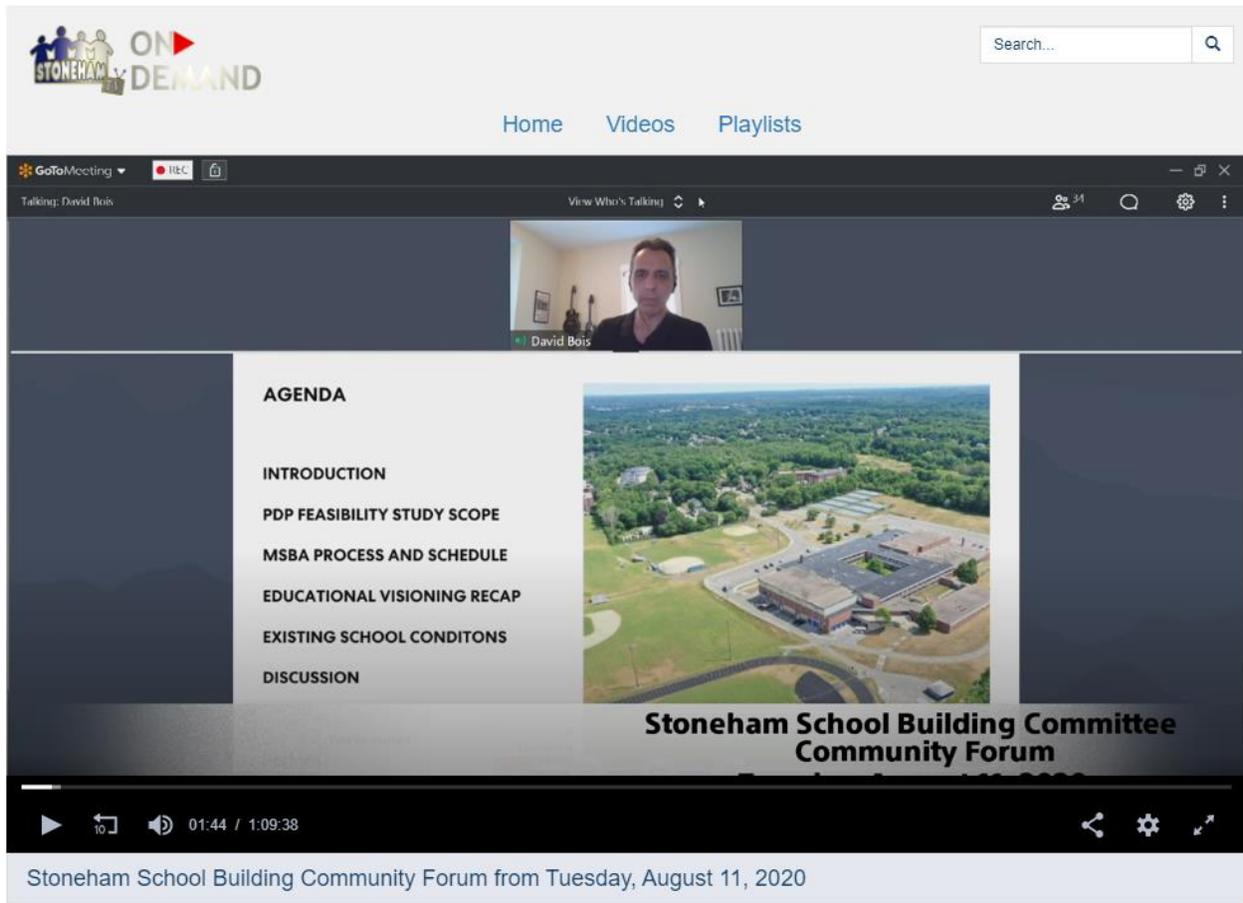
The SSBC continues to meet regularly, with the next meeting to be held virtually on Monday, August 31 at 7:00 p.m. Details for accessing the meeting will be provided on the Town of Stoneham SSBC website - <https://www.Stoneham-Ma.Gov/hsbc>.

As the SSBC moves forward in the process over the coming year, it anticipates that there will be numerous community forums to keep all residents informed of progress and plans.

The next Community Forum is tentatively scheduled for Wednesday, September 23, 2020 at 6:30 p.m. at which time the Committee will provide a brief overview of the steps taken thus far and present information on design/construction alternatives being considered. Details for connecting to the meeting will be found on <https://www.Stoneham-Ma.Gov/hsbc>

Any questions in advance or after presentations can be emailed to SSBC@Stoneham-Ma.gov .

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The screenshot shows a GoToMeeting interface. At the top left is the 'STONEHAM ON DEMAND' logo. A search bar is located at the top right. Below the logo are navigation links for 'Home', 'Videos', and 'Playlists'. The main content area features a video player with a GoToMeeting control bar at the top showing 'Talking: David Bois', 'View Who's Talking', and a 'REC' indicator. The video content includes a small video feed of David Bois, an 'AGENDA' list, and a large aerial photograph of a school building. The agenda items are: INTRODUCTION, PDP FEASIBILITY STUDY SCOPE, MSBA PROCESS AND SCHEDULE, EDUCATIONAL VISIONING RECAP, EXISTING SCHOOL CONDITONS, and DISCUSSION. Below the photo is the title 'Stoneham School Building Committee Community Forum'. The video player controls at the bottom show a play button, a progress bar at 01:44 / 1:09:38, and icons for share, settings, and full screen. A caption below the player reads 'Stoneham School Building Community Forum from Tuesday, August 11, 2020'.

Suggested Cutline: SSBC Co-Chair David Bois introduced the evening's agenda to those participating virtually in the first forum on Tuesday night, August 11, which was broadcast by Stoneham TV.