

Project Minutes

Project: Stoneham High School Feasibility Study Project No.: 20033
 Prepared by: Joel Seeley Meeting Date: 6/16/2021
 Re: School Building Committee Meeting Time: 7:00pm
 Location: Central Middle School Library and Remote Participation Meeting No: 27
 Distribution: Attendees (MF)

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	Select Board Member	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
Attended remote	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	Town Facilities Director	Non-Voting Member
	April Lanni	Town Procurement Officer / MCPPO Certified	Non-Voting Member
✓	Brooke Trivas	Perkins and Will	
✓	Patrick Cunningham	Perkins and Will	
✓	Leo Liu	Perkins and Will	
✓	Kristy Lyons	Consigli Construction	
✓	Christian Riordan	Consigli Construction	
✓	Todd McCabe	Consigli Construction	
✓	Timothy Ericson	Consigli Construction	

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Joel Seeley	SMMA	
✓	Robert Smith	SMMA	

Item #	Action	Discussion
27.1	Record	Call to Order, 7:00 PM, meeting opened.
27.2	Record	This meeting will be a hybrid meeting held both via video conference and in person and a recording of such will be posted on the Town's website.
27.3	Record	A motion was made by J. Craigie and seconded by L. Gallagher to approve the 6/1/21 School Building Committee meeting minutes. No discussion, motion passed unanimous.
27.4	Record	J. Seeley reviewed the Budget Status Report, dated 5/31/21, attached.
27.5	Record	J. Seeley reviewed Warrant No. 12, attached. A motion was made by R. Parker and seconded by J. Craigie to approve Warrant No. 12. No discussion, motion passed unanimous.
27.6	J. Macero	J. Macero to review if there is a Pre-K Guideline that the proposed Pre-K program can be compared to. <i>(from prior meeting)</i>
27.7	J. Seeley	J. Seeley to break out the costs in a series of categories: Base High School Project followed by a listing of the Community Related Enhancements such as the synthetic playfields, concession/locker room building, traffic signals, PreK Program, District Offices, Larger Auditorium, Larger Gymnasium, District Kitchen in the SD Phase. <i>(from prior meeting)</i>
27.8	Record	D. Sheehan provided the video tape of the existing 36-inch culvert by DPW to Perkins and Will and Consigli to incorporate the findings in the cost estimate.
27.9	B. Trivas	B. Trivas to provide alternative layouts for classroom capacities under a pandemic condition. <i>(from prior meeting)</i>
27.10	B. Lombardi	B. Lombardi to provide final direction on the quantity of student lockers to be provided in the design. <i>(from prior meeting)</i>
27.11	J. Macero	J. Macero indicated gender titles are being addressed for spaces and will be brought to the SSBC for review. <i>(from prior meeting)</i>
27.12	J. Macero	J. Macero indicated he will discuss with the School Committee about the possibility of establishing a planned turf replacement fund. <i>(from prior meeting)</i>
27.13	C. Riordan	C. Riordan is reviewing the schedule impact of the additional export and import earthwork due to the existing two to nine feet of existing unsuitable fill found within the new school footprint and will provide direction to the Committee. <i>(from prior meeting)</i>

Item #	Action	Discussion
27.14	P. Cunningham	P. Cunningham to provide precedent Gymnasium images with skylights for Committee review. <i>(from prior meeting)</i>
27.15	P. Cunningham	P. Cunningham to review storage or program function under the stairs. <i>(from prior meeting)</i>
27.16	Record	B. Trivas provided a List of Local Precedent Buildings, attached, that have similar exterior building materials for the Committee to visit.
27.17	K. Lyons	K. Lyons to provide a list of the exterior building materials on the new Arlington High School project to the Committee for review.
27.18	Record	C. Riordan reviewed Consigli Correspondence, dated 6/2/21 and attached, indicating T. McCabe will be replacing C. Riordan as Project Executive. C. Riordan has resigned from Consigli to pursue another opportunity.
27.19	D. Sheehan	<p>J. Seeley reviewed the Schematic Design Construction Cost Estimate Comparison, dated 6/14/21, for the PM&C and Consigli cost estimates, attached. J. Seeley reviewed the Preliminary Schematic Design Cost Analysis, indicating the Total Project Budget increase to \$196.50 million from the PSR Total Project Budget of \$176.20 million and the corresponding Average Residential Tax increase to \$864-\$921 range per year from \$738-\$789 range per year based on a 30-year borrowing at 3%-3.5% range.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. C. Mashburn asked if the Average Residential Tax increase comparison can be developed based on a 20-year borrowing? <i>D. Sheehan will develop and provide direction to the Committee.</i> 2. J. Craigie asked if the cost estimates are sufficient to capture the market increases? <i>T. McCabe indicated Consigli has been tracking the market increases and believes the estimates reflect the conditions.</i> 3. J. Craigie asked what if the market reverses? <i>T. McCabe indicated there will be three estimates during the detailed design phases, at Design Development, 60% Construction Documents and 90% Construction Documents to be able to keep abreast of the market conditions.</i> 4. N. Nial asked if the \$3.1 million in geo-thermal wells is included in the \$196.50 million? <i>J. Seeley indicated yes, the geo-thermal wells are included in the cost.</i>

Item #	Action	Discussion
		<p>5. P. Ryder asked what were the main drivers in the site cost overage other than the shifting of the geo-thermal well cost from the building cost to the site cost? <i>J. Seeley indicated one of the main drivers was the scope and phasing impact of the grading, earthwork and topsoil across the site, which was not fully determined in the PSR estimate.</i></p> <p>6. D. Bois asked if adjusting the grading and building elevation was being reviewed as a VE item? <i>J. Seeley indicated yes, the VE item is being developed.</i></p> <p>7. S. O'Neill asked what is the geo-thermal well system included in the cost estimates? <i>J. Seeley indicated the geo-thermal well system is comprised of (88) 700 feet deep quad loop wells.</i></p>
27.20	P. Cunningham B. Lombardi B. Trivas D. Sheehan J. Seeley	<p>B. Trivas, P. Cunningham and K. Lyons presented the Building-Related Value Engineering Items for Committee review, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none">1. EN-05<ol style="list-style-type: none">a. R. Parker asked if the elevation will look different? <i>P. Cunningham indicated yes, but the CMU will be similar to the first floor CMU and the elevation abuts the wooded area.</i>b. Committee consensus is to accept this VE item.2. EN-07<ol style="list-style-type: none">a. P. Cunningham to provide a design image reflecting the reduced curtainwall for Committee review.b. Committee consensus is maybe on this VE item.3. EN-14<ol style="list-style-type: none">a. B. Lombardi indicated the importance of the terrace to the Media Center and Art Rooms.b. J. Thomson indicated the importance of the terrace to the 2nd and 3rd floor academic spaces.c. Committee consensus is not accept this VE item.4. EN-15<ol style="list-style-type: none">a. Committee consensus is to accept this VE item.5. IN-04<ol style="list-style-type: none">a. J. Craigie indicated the savings value does not seem worth it for all the production the kitchen provides the Town.

Item #	Action	Discussion
		<ul style="list-style-type: none">b. J. Macero indicated the District-wide freezer is pivotal to the kitchen serving the elementary schools.c. Committee consensus is not accept this VE item.
		6. IN-08a <ul style="list-style-type: none">a. Committee consensus is to accept this VE item.
		7. IN-10 <ul style="list-style-type: none">a. B. Trivas explained the reduction is a result of the teacher's request for the layout change.b. Committee consensus is to accept this VE item.
		8. IN-19 <ul style="list-style-type: none">a. J. Craigie asked if accordion style operable partitions could be used in lieu of eliminating the operable partitions? <i>B. Trivas indicated they would not provide the acoustical separation required and may not provide much savings.</i>b. R. Parker indicated in touring Billerica HS and Scituate MS, the operable partitions provided great openness to the teaching spaces.c. Committee consensus is not accept this VE item.
		9. IN-22 <ul style="list-style-type: none">a. J. Macero indicated eliminating the operable partitions reduces the flexibility of the spaces significantly.b. Committee consensus is not accept this VE item.
		10. IN-33 <ul style="list-style-type: none">a. Committee consensus is to accept this VE item.
		11. IN-45 <ul style="list-style-type: none">a. J. Macero indicated eliminating the orchestra pit will impact the flexibility and use of the auditorium.b. Committee consensus is not accept this VE item.
		12. IN-53 <ul style="list-style-type: none">a. Committee consensus is to accept this VE item.
		13. IN-59 <ul style="list-style-type: none">a. J. Macero indicated eliminating the raised floor in the control room will limit the ability of the control room staff to see over the audience in certain seating layouts.b. D. Bois indicated there is a significant investment being made in the Performance Room and limiting the use of its control room is not recommended.c. Committee consensus is not accept this VE item.

Item #	Action	Discussion
		<p>14. IN-60 and IN-61</p> <ul style="list-style-type: none">a. B. Lombardi to confirm the required amount of fume hoods with the teachers.b. J. Thomson indicated she does not recommend eliminating any fume hoods.c. Committee consensus is maybe on these VE items. <p>15. IN-68</p> <ul style="list-style-type: none">a. J. Macero indicated Culinary is one of the most popular courses and reducing the stations from 7 to 5 would not be possible.b. Committee consensus is not accept this VE item. <p>16. D-13 and D-14</p> <ul style="list-style-type: none">a. Committee consensus is to accept these VE items. <p>17. D-25</p> <ul style="list-style-type: none">a. R. Parker asked if this will impact the Energy Model? <i>P. Cunningham indicated the change would have marginal effect.</i>b. D. Bois asked if this item could be an additive alternate? <i>P. Cunningham indicated yes, and that it should be revisited in the Design Development Phase.</i>c. Committee consensus is to accept this VE item. <p>18. D-30a</p> <ul style="list-style-type: none">a. Committee consensus is not accept this VE item. <p>19. D-30b</p> <ul style="list-style-type: none">a. B. Trivas to provide additional information on the system and its maintenance.b. Committee consensus is maybe on this VE item. <p>20. MD-10</p> <ul style="list-style-type: none">a. D. Pignone indicated the track will be used for indoor training and multiple PE class uses.b. M. Christie indicated many community members have expressed interest in using the track.c. J. Craigie indicated the track has been one of the key community-use talking points with the community.d. Committee consensus is not accept this VE item. <p>21. ST-07</p> <ul style="list-style-type: none">a. Committee consensus is not accept this VE item.

- 22. D-01
 - a. D. Bois indicated the two-pipe system will limit the system's operational flexibility compared to a four-pipe system.
 - b. Committee consensus is not accept this VE item.
 - 23. D-04a and D-04b
 - a. D. Sheehan and J. Seeley to review the requested areas for the warming /cooling center.
 - b. Committee consensus is maybe on these VE items.
 - 24. D-08
 - a. B. Trivas to provide greater definition on where the reductions would occur.
 - b. Committee consensus is maybe on this VE item.
 - 25. D-11
 - a. Committee consensus is not accept this VE item.
 - 26. D-12
 - a. Committee consensus is not accept this VE item.
 - 27. D-22
 - a. D. Pignone indicated the high school site is prone to lightning strikes, the scoreboard has been hit multiple times.
 - b. Committee consensus is not accept this VE item.
 - 28. D-23
 - a. Committee consensus is to accept this VE item.
 - 29. D-34
 - a. Committee consensus is to accept this VE item.
 - 30. D-35
 - a. B. Lombardi indicated concern with removing this function relative to emergencies and security.
 - b. Committee consensus is not accept this VE item.
 - 31. D-36
 - a. B. Trivas to provide greater definition on what the remaining system will be.
 - b. Committee consensus is maybe on this VE item.
 - 32. D-38
 - a. Committee consensus is not accept this VE item.
 - 33. D-39
 - a. Committee consensus is not accept this VE item.
 - 34. D-40
 - a. B. Trivas to provide greater definition on this item.
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Item #	Action	Discussion
		<p>b. Committee consensus is maybe on this VE item.</p> <p>35. MD-05</p> <p>a. Committee consensus is to accept this VE item.</p> <p>K. Lyons to update the VE Log and forward to the Committee.</p>
27.21	Record	B. Trivas reviewed physical samples of the exterior building materials for the Committee to review. The materials will be stored at the Middle School administration office after the meeting for further Committee member review.
27.22	L. Gallagher Committee Members	<p>Subcommittee Updates</p> <p>Educational Mission Subcommittee</p> <p>1. J. Seeley reviewed the 5/24/21 Educational Mission Subcommittee Meeting Minutes, attached.</p> <p>Security Subcommittee</p> <p>1. J. Seeley reviewed the 5/26/21 Security Subcommittee Meeting Minutes, attached.</p> <p>Public Relations Subcommittee</p> <p>1. S. Iovanni reviewed the 7/22/21 Concert on the Common, 7/29/21 Farmers Market and 9/18/21 Town Day events at which the SSBC will have a table to staff and asked for SSBC members to volunteer. L. Gallagher to email a Google.Docs sign-up sheet to the Committee for signing up for these events.</p>
27.23	Record	Committee Questions - none
27.24	Record	Old or New Business - none
27.25	Record	Public Comment – none
27.26	Record	Next SSBC Meeting: June 21, 2021 at 6:00 pm.
27.27	Record	A Motion was made by D. Pignone and seconded by R. Parker to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Budget Status Report, Warrant No. 12, List of Local Precedent Buildings, Consigli Correspondence, Schematic Design Construction Cost Estimate Comparison, 5/24/21 Educational Mission Subcommittee Meeting Minutes, 5/26/21 Security Subcommittee Meeting Minutes, 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
 Prepared by: Joel Seeley
 Re: School Building Committee Meeting
 Location: Central Middle School Library and Remote Locations
 Distribution: Attendees, (MF)

Project No.: 20033.00
 Meeting Date: 6/16/2021
 Time: 7:00pm
 Meeting No: 27

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
	Marie Christie	mariechristie@comcast.net	Co-Chair, Past Member of the School Committee/Middle School Building Committee
	David Bois	bois@arrowstreet.com	Co-Chair, Community Member with Architecture Experience
	Nicole Nial	nicole.nial@stonehamschools.org	School Committee Member
	Raymie Parker	rparker@stoneham-ma.gov	Select Board Member
	Douglas Gove	goved11@gmail.com	Community Member with Engineer Experience
	Stephen O'Neill	sonell@hayner-swanson.com	Community Member with Engineer Experience
	Josephine Thomson	jthomson315@yahoo.com	Community Member, Middle School Faculty
	Jeanne Craigie	lcraigie@stoneham-ma.gov	Town Moderator
	Lisa Gallagher	lgallagher@stonehamschools.org	Community Member, School Secretary, Past member of Middle School Building Committee
	Sharon Iovanni	sharon.iovanni@stonehambank.com	Community Member
	Cory Mashburn	cory.mashburn910@gmail.com	Community Member, Finance and Advisory Board
	Paul Ryder	pryder@Cambridgema.gov	Community Member with Construction Experience
	David Pignone	dpignone@stonehamschools.org	Athletic Director, Member knowledgeable in educational mission and function of facility
	Kevin Yanacopolus	kyianacopolus@stonehamschools.org	Local Official responsible for Building Maintenance
	Dennis Sheehan	DSheehan@stoneham-ma.gov	Town Administrator / MCPPO Certified
	John Macero	jmacero@stonehamschools.org	Superintendent of Schools, Secretary of School Building Committee
	Bryan Lombardi	blombardi@stonehamschools.org	Stoneham High School Principal
	Brian McNeil	bmccneil@stonehamschools.org	Facilities Director
	April Lanni	ALanni@stoneham-ma.gov	Town Procurement Officer / MCPPO Certified
	Brooke Trivas	brooke.trivas@perkinswill.com	Perkins and Will
	Patrick Cunningham	Patrick.cunningham@perkinswill.com	Perkins and Will
	Leo Liu	xi.liu@perkinswill.com	Perkins and Will
	Christian Riordan	criordan@consigli.com	Consigli
	Todd McCabe	tmccabe@consigli.com	Consigli
	Timothy Ericson	tericson@consigli.com	Consigli
	Steve Banak	sbanak@consigli.com	Consigli
	Kristy Lyons	klyons@consigli.com	Consigli
	Robert Smith	rsmith@smma.com	SMMA
	Joel Seeley	jseeley@smma.com	SMMA

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Agenda

Project:	Stoneham High School Feasibility Study	Project No.:	20033
Re:	School Building Committee Meeting	Meeting Date:	6/16/2021
Prepared by:	Joel Seeley	Meeting Time:	7:00 PM
Location:	Central Middle School Library and Remote Participation <i>Remote Participation is subject to change</i>		
Distribution:	Attendees (MF)		

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Schedule and Budget Update
5. Construction Manager Staffing
6. Review Preliminary Construction Cost Estimates
7. Design Update and Value Engineering Options
8. Subcommittee Updates
9. New or Old Business
10. Committee Questions
11. Public Comments
12. Next Meeting: June 21, 2021
13. Adjourn

Join Go-To-Meeting:

<https://global.gotomeeting.com/join/674311181>

Dial-in: [+1 \(571\) 317-3122](tel:+15713173122) Access Code: 674-311-181

Warrant No. 12

Project:	Stoneham High School, Stoneham, Massachusetts	Project No.:	20033
Prepared by:	Joel G. Seeley, AIA	Date:	6/16/2021

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	54972	06/02/2021	\$ 7,000.00	0001-0000	\$ 21,000.00
Perkins & Will	0183374	06/01/2021	\$ 35,000.00	0002-0000	\$ 105,000.00
Perkins & Will	0183374	AM6 06/01/2021	\$ 1,237.00	0003-0000	\$ 4,098.00
Total			\$ 43,237.00		

Marie Christie

David Bois

Nicole Nial

Raymie Parker

Douglas Gove

Stephen O'Neill

Josephine Thomson

Jeanne Craigie

Lisa Gallagher

Sharon Iovanni

Cory Mashburn

Paul Ryder

David Pignone

Approved on _____

Perkins&Will

Invoice

June 1, 2021

Project No:

153010.000

Invoice No:

0183374

Dennis Sheehan

Town of Stoneham
Town Hall
35 Central St
Stoneham, MA 02180

Stoneham High School - FS-SD

Professional Services: through May 28, 2021

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee	Current Fee Billing
Feasibility Phase	175,000.00	100.00	175,000.00	175,000.00	0.00
Schematic Design	245,000.00	57.1429	140,000.00	105,000.00	35,000.00
Amendment #1	0.00	0.00	0.00	0.00	0.00
Survey/Wetlands-Nitsch	27,500.00	100.00	27,500.00	27,500.00	0.00
Phase 1 ESA	2,970.00	0.00	0.00	0.00	0.00
Geotechnical Services-Lahlaf	16,417.50	100.00	16,417.50	16,417.50	0.00
Hazardous Materials-UEC	4,950.00	100.00	4,950.00	4,950.00	0.00
Amendment #2	0.00	0.00	0.00	0.00	0.00
Traffic Analysis-Nelson	18,150.00	0.00	0.00	0.00	0.00
Amendment #3	0.00	0.00	0.00	0.00	0.00
Hydrant Flow Testing-AE	1,760.00	0.00	0.00	0.00	0.00
Amendment #4	0.00	0.00	0.00	0.00	0.00
Traffic Analysis-Nelson	-18,150.00	0.00	0.00	0.00	0.00
Amendment #5	0.00	0.00	0.00	0.00	0.00
Traffic Analysis-Nelson	4,166.14	100.00	4,166.14	4,166.14	0.00
Amendment #6	0.00	0.00	0.00	0.00	0.00
Traffic Analysis - Vanasse	13,970.00	70.6693	9,872.50	8,635.00	1,237.50
Total Fee	491,733.64		377,906.14	341,668.64	36,237.50
		Total Fee			36,237.50
				Total this Invoice	\$36,237.50

Outstanding Invoices

Number	Date	Balance
0181907	3/30/2021	35,000.00
0183204	5/25/2021	35,000.00
Total		70,000.00

Total Now Due \$106,237.50

Project	153010.000	Stoneham High School - FS/SD	Invoice	0183374
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Total this Invoice	\$36,237.50
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Outstanding Invoices

Number	Date	Balance
0181907	3/30/2021	35,000.00
0183204	5/25/2021	35,000.00
Total		70,000.00

Total Now Due	\$106,237.50
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REMIT PAYMENTS TO Perkins&Will, Inc.
PO Box 71181
Chicago, IL 60694-1181

WIRE/ACH TO BMO Harris Bank
ABA# 071000288, Acct# 3769601
SWIFT HATRUS44

TERMS Net 30 Days

Invoice

Vanasse & Associates, Inc.
TRANSPORTATION ENGINEERS AND PLANNERS
35 New England Business Center Drive
Suite 140
Andover, MA 01810
978.474.8800

Brooke Trivas
Perkins & Will
225 Franklin Street, Suite 1100
Boston, MA 02110

March 12, 2021
Project No: 8793
Invoice No: 38908
Invoice Total: **\$815.00**

Stoneham High School - Basic Services
153010.000
bos.ap@perkinswill.com

Professional Services from January 31, 2021 to February 27, 2021

Phase 010 Feasibility Study - Traffic (Module 3)
Fee

Billing Phase	Fee	Percent Complete	Total Billed	Previously Billed	Current Billing
Feasibility Study/Module 3	1,700.00	100.00	1,700.00	1,700.00	0.00
Schematic Design/Module 4	6,000.00	100.00	6,000.00	6,000.00	0.00
Meetings	5,000.00	19.30	965.00	150.00	815.00
Total Fee	12,700.00		8,665.00	7,850.00	815.00
Total Fee					815.00
Phase Total					\$815.00
Invoice Total					\$815.00

Outstanding Invoices

Number	Date	Balance
38492	12/11/2020	1,605.00
38618	1/11/2021	6,245.00
Total		7,850.00



\$815.00 x 1.1 = \$896.50



Invoice

Vanasse & Associates, Inc.
TRANSPORTATION ENGINEERS AND PLANNERS
35 New England Business Center Drive
Suite 140
Andover, MA 01810
978.474.8800

Brooke Trivas
Perkins & Will
225 Franklin Street, Suite 1100
Boston, MA 02110

April 9, 2021
Project No: 8793
Invoice No: 39045
Invoice Total: **\$160.00**

Stoneham High School - Basic Services
153010.000
bos.ap@perkinswill.com

Professional Services from February 28, 2021 to March 27, 2021

Phase 010 Feasibility Study - Traffic (Module 3)
Fee

Billing Phase	Fee	Percent Complete	Total Billed	Previously Billed	Current Billing
Feasibility Study/Module 3	1,700.00	100.00	1,700.00	1,700.00	0.00
Schematic Design/Module 4	6,000.00	100.00	6,000.00	6,000.00	0.00
Meetings	5,000.00	22.50	1,125.00	965.00	160.00
Total Fee	12,700.00		8,825.00	8,665.00	160.00
Total Fee					160.00
Phase Total					\$160.00
Invoice Total					\$160.00

Outstanding Invoices

Number	Date	Balance
38908	3/12/2021	815.00
Total		815.00



$\$160.00 \times 1.1 = \176.00



Invoice

Vanasse & Associates, Inc.
TRANSPORTATION ENGINEERS AND PLANNERS
35 New England Business Center Drive
Suite 140
Andover, MA 01810
978.474.8800

Brooke Trivas
Perkins & Will
225 Franklin Street, Suite 1100
Boston, MA 02110

May 10, 2021
Project No: 8793
Invoice No: 39198
Invoice Total: \$150.00

Stoneham High School - Basic Services
153010.000
bos.ap@perkinswill.com

Professional Services from March 28, 2021 to April 24, 2021

Phase 010 Feasibility Study - Traffic (Module 3)
Fee

Billing Phase	Fee	Percent Complete	Total Billed	Previously Billed	Current Billing
Feasibility Study/Module 3	1,700.00	100.00	1,700.00	1,700.00	0.00
Schematic Design/Module 4	6,000.00	100.00	6,000.00	6,000.00	0.00
Meetings	5,000.00	25.50	1,275.00	1,125.00	150.00
Total Fee	12,700.00		8,975.00	8,825.00	150.00
Total Fee					150.00
Phase Total					\$150.00
Invoice Total					\$150.00

Outstanding Invoices

Number	Date	Balance
38908	3/12/2021	815.00
39045	4/9/2021	160.00
Total		975.00



\$150.00 x 1.1 = \$165.00





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

June 2, 2021
Project No: 20033.00
Invoice No: 0054972

Project 20033.00 Stoneham High School OPM Services
Professional Services from May 1, 2021 to May 28, 2021

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Feasibility Study	56,000.00	100.00	56,000.00	56,000.00	0.00
Schematic Design	49,000.00	57.1429	28,000.00	21,000.00	7,000.00
Total Fee	105,000.00		84,000.00	77,000.00	7,000.00
		Total Fee			7,000.00
				Total this Invoice	\$7,000.00

Billings to Date

	Current	Prior	Total
Fee	7,000.00	77,000.00	84,000.00
Expense	0.00	614.08	614.08
Totals	7,000.00	77,614.08	84,614.08

Authorized By: Joel Seeley

Project Budget Status

Updated: 5/31/2021

Feasibility and Schematic Design Phase	MSBA ProPay Code	FSA Agreement 2/25/2020	Budget Revision 7/9/2020	Budget Revision 3/22/2021	Budget Revision 4/5/2021	Current Budget	Vendor	Committed	Balance
OPM	0001-0000	\$ 187,500.00	\$ (57,500.00)	\$ (25,000.00)		\$ 105,000.00	SMMA	\$ 105,000.00	\$ -
DESIGNER	0002-0000	\$ 465,000.00	\$ (45,000.00)			\$ 420,000.00	P&W	\$ 420,000.00	\$ -
Environmental and Site	0003-0000	\$ 60,000.00	\$ 100,000.00		\$ 21,000.00	\$ 181,000.00	P&W	\$ 174,193.14	\$ 6,806.86
Other	0004-0000	\$ 37,500.00	\$ 2,500.00	\$ 25,000.00	\$ (21,000.00)	\$ 44,000.00		\$ 35,162.36	\$ 8,837.64
Total Budget		\$ 750,000.00				\$ 750,000.00		\$ 734,355.50	\$ 15,644.50

**** Committed from Other**

Date Amount

Stoneham Independent	\$ 230.81	Advertisement in Stoneham Independent for Designer Procurement
Andrew T. Johnson / SMMA	\$ 383.27	Designer Proposal Production for Designer Procurement
MassSave ZNE Expert ESA	\$ 7,500.00	Cost Share for Thornton Tomasetti
Stoneham Independent	\$ 198.28	Advertisement in Stoneham Independent for CM-R Procurement - RFQ
Consigli Construction Co.	\$ 25,000.00	Cost Estimating by CM-R
Chris Serino	\$ 1,850.00	Project Promotion Video
	\$ 35,162.36	



June 2, 2021

Mr. Joel G. Seeley
Principal/EVP/COO
SMMA
1000 Massachusetts Avenue
Cambridge, MA 02138

Re: Stoneham High School

Dear Joel:

As I recently informed you, Christian Riordan has resigned from Consigli Construction to pursue another opportunity. Understanding that his departure occurs at a critical time given the MSBA submission later this month, I want to give my assurances that Consigli is committed to the project, the SSBC, and the Town of Stoneham. I will personally ensure a smooth transition to another seasoned Project Executive, Todd McCabe, to lead this team.

Todd has been with Consigli Construction for 22 years, focusing largely on 149a/ K-12 projects in Massachusetts. He has led teams on some of the more noteworthy school projects in the Commonwealth (see attached resume and qualifications for your review). He will assume all of Christian's responsibilities as Project Executive, effective immediately. Todd will be the day-to-day contact, serving as the conduit of information from preconstruction through closeout. He has already begun working hand-in-hand with the preconstruction team, reviewing and providing guidance on the estimating and VE process.

Given the upcoming MSBA submission, I am certain that Todd is the right person for this project. He will be prepared to lead the presentation at the 6/16 SSBC meeting along with Christian, who will be staying on-board and involved until both submittal votes are taken. It is also important to note that all other team members remain unchanged, including Kristy Lyons and Tim Ericson, who have been leading the preconstruction effort (see attached organizational chart).

As shown below, Todd has ample capacity within his current workload, and he is able to assume the role as Project Executive for the Stoneham High School project. He has more than enough capacity to fulfill the time projections that we originally anticipated for both preconstruction and construction phases:

Construction:

- Mary Baker Eddy Museum Renovation (present – November 2021) 10%
- Brooks School Admissions Building (present -October 2021) 5%
- Boston Athenaeum Expansion and Renovation (August – June 2022) 10%
- 101 Cambridge Park Drive (present – October 2022) 10%
- New Arlington High School (present – April 2025) 20%

Preconstruction:

- BB&N Lower School Masterplan / Gerry's Landing 5%
- Harvard University Blackstone Power Plant Façade Restoration 5%

As you know, it is common for Project Executives to cover multiple projects at various stages from Feasibility Studies to Design and Construction. On average, our Project Executives lead seven to nine projects at any given time. We anticipated that Christian would dedicate 5% of his time, on average, during the two-year Stoneham High School preconstruction period. However, we were aware that the percentage would increase based upon deliverables required. Similarly, Todd will dedicate 5% of his time during preconstruction, with the expectation that this will be greater at times, as needed. Ultimately, our Project Executives devote the time required for successful preconstruction and construction, regardless of what we carry in the RFP.

Based on the anticipated start date of the new Stoneham High School of June 2022, Todd will have only two (2) projects of the current project workload (listed above) still in construction, allowing for ample time to commit to the strategic development of the early release packages and ultimately the final GMP. Todd's largest current project is the new Arlington High School which, by the start of the Stoneham High School, will be 30% complete of Phase 2 or more than 45% of the entire project. The final phase, much like Stoneham High School, is the demolition of the final structure and the development of the athletic fields.

Please know that Consigli is committed to make this transition as seamless as possible. Feel free to contact me at any time with questions or concerns.

Based on the anticipated start date of the new Stoneham High School of June 2022, Todd will have only two (2) projects of the current project workload (listed above) still in construction, allowing for ample time to commit to the strategic development of the early release packages and ultimately the final GMP. Todd's largest current project is the new Arlington High School which, by the start of the Stoneham High School, will be 30% complete of Phase 2 or more than 45% of the entire project. The final phase, much like Stoneham High School, is the demolition of the final structure and the development of the athletic fields.

Mr. Joel G. Seeley

June 2, 2021

Page 3

Please know that Consigli is committed to make this transition as seamless as possible.
Feel free to contact me at any time with questions or concerns.

Very truly yours,



Matthew Consigli

Encl.

TODD MCCABE, LEED AP

Project Executive

Todd possesses an extensive track record of complex Chapter 149A K-12 construction projects and higher education experience. He will provide overall team leadership and is fully accountable to the client team to deliver on all goals of the project. Immediately upon award, Todd will gain a complete understanding of project requirements and the expectations of the client team to develop a construction management approach that will ensure the overall success of the project. He will be involved in the project from award to close-out, to participate in key decisions, dedicate the necessary corporate resources and monitor the progress of the project on an ongoing basis.



EDUCATION

Worcester Polytechnic Institute
B.S. / Civil Engineering

LICENSES / CERTIFICATIONS

OSHA 30-Hour Training
Certification
LEED Accredited Professional

AFFILIATIONS

North Andover School Building
Committee
Boston Preservation Community

Town of Arlington, Arlington High School, Arlington, MA

Construction of a new 410,000 sq. ft. high school serving 1,755 students in grades nine through twelve as well as a preschool, special education program and the District's Administrative Office. The project will be constructed and turned over in three phases with new construction occurring directly adjacent to the existing, occupied school.

Town of Sharon, MA, Sharon Middle School, Sharon, MA

60,000 sq. ft., two-story addition and 102,000 sq. ft. renovation to an occupied school includes new M/E/P and life safety systems, complete window replacement, interior renovations, parking lot upgrades and related site/civil development. Project has achieved Collaborative for High Performance Schools (CHPS) certification and also achieved LEED Silver certification.

Town of Dedham, Avery Elementary School, Dedham, MA

Constructed a three-story, 61,000 sq. ft. steel framed, brick veneer elementary school. Scope included construction of school, extensive sitework, utilities installation and the creation of new access road, all occurring adjacent to existing high school athletic campus. Project achieved LEED Gold certification.

Town of Medway, Middle School, Medway, MA

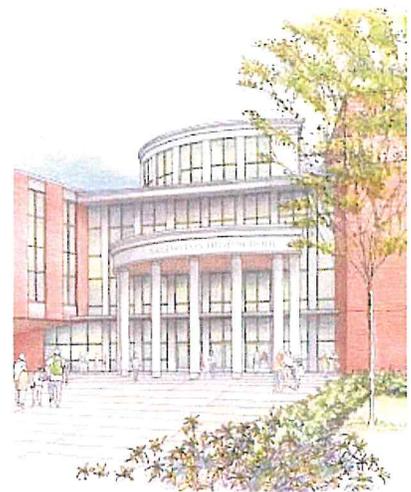
Phased occupied renovation of 221,420 sq. ft. school included window replacement, full upgrade of M/E/P systems, installation of sprinkler and life safety system and technology upgrades and code-mandated accessibility improvements. Included the construction of a new entry canopy and reconfiguration of school administration space.

Town of Needham, Newman Elementary School, Needham, MA

210,000 sq. ft. addition and renovation in and around the occupied school. Included installation of modular classrooms, a new roofing system, structural supports and new M/E/P systems including a sprinkler system. Additional work included modernization of the existing auditorium and construction of a new kitchen.

Ayer Shirley Regional School District, High School Renovation, Ayer, MA

The Ayer Shirley Regional High School received an addition and renovation to accommodate the growing needs of its students. The addition to the building was approximately 52,000 sq. ft. and the renovation involved approximately 93,000 sq. ft. and required upgrades to the plumbing, HVAC, electrical and technology systems, including complete fire sprinklers. Windows were replaced and the minimally insulated precast concrete panels were re-clad with insulating panels.

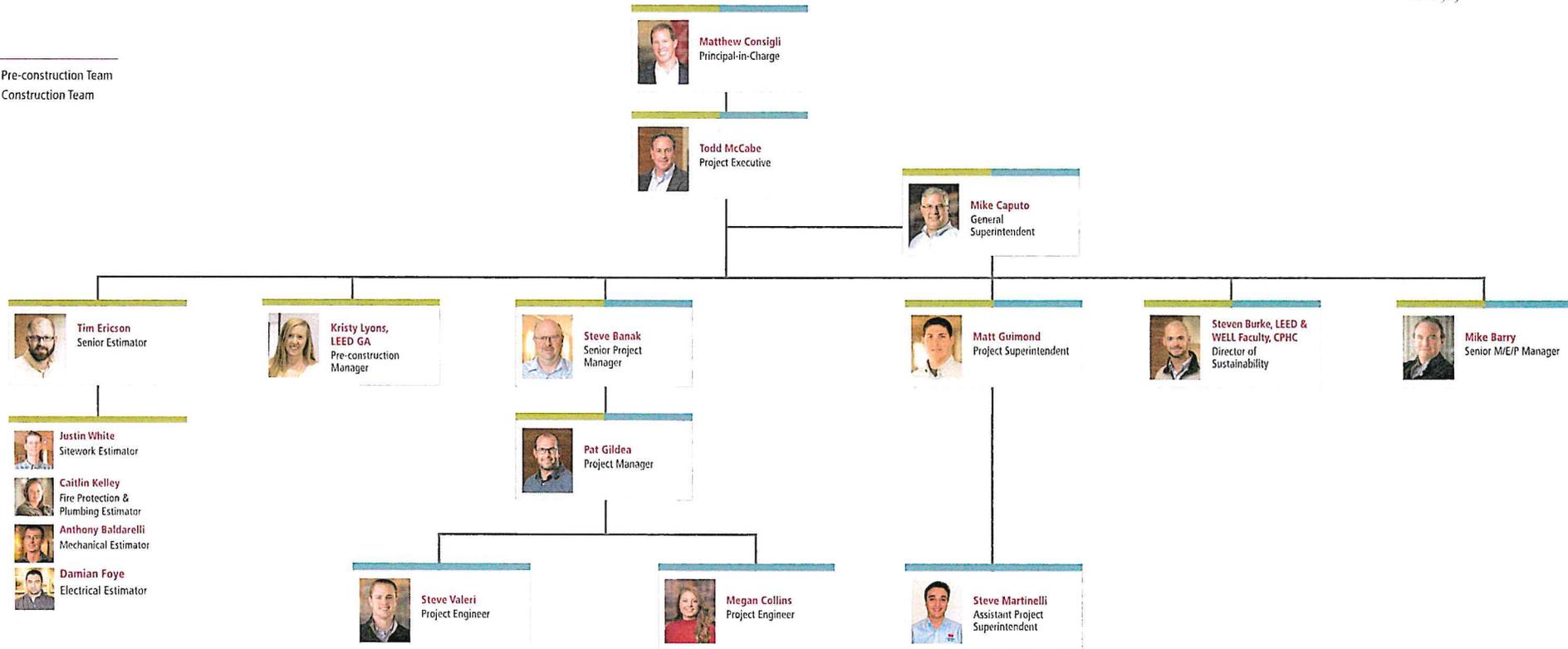


Town of Arlington, Arlington High School

ORGANIZATIONAL STRUCTURE

KEY

- Pre-construction Team
- Construction Team



ADDITIONAL TEAM RESOURCES



Draft SD Construction Cost Comparison
PM&C - Consigli
6/14/2021

	PM&C 12/3/20	PM&C Draft 6/14/21	Delta to PSR	% Delta	Consigli Draft 6/14/21	Delta to PM&C Draft	% Delta	Comments
Building Costs								
Foundations	\$3,234,067	\$6,655,962	\$3,421,895	105.8%	\$6,569,466	-\$86,496	-1.3%	
Superstructure	\$8,661,362	\$10,053,956	\$1,392,594	16.1%	\$10,817,855	\$763,899	7.6%	
Exterior Closure	\$12,501,463	\$11,923,291	-\$578,172	-4.6%	\$11,213,132	-\$710,159	-6.0%	
Roofing	\$2,746,324	\$3,136,000	\$389,676	14.2%	\$3,121,737	-\$14,263	-0.5%	
Interior Construction	\$8,001,167	\$8,973,382	\$972,215	12.2%	\$9,079,388	\$106,006	1.2%	
Staircases	\$319,723	\$599,962	\$280,239	87.7%	\$603,872	\$3,910	0.7%	
Interior Finishes	\$7,066,118	\$6,553,228	-\$512,890	-7.3%	\$6,405,809	-\$147,419	-2.2%	
Conveying Systems	\$120,000	\$548,780	\$428,780	357.3%	\$461,971	-\$86,809	-15.8%	
Plumbing	\$3,325,232	\$3,579,121	\$253,889	7.6%	\$3,791,179	\$212,058	5.9%	
HVAC	\$14,547,890	\$13,487,224	-\$1,060,666	-7.3%	\$13,451,957	-\$35,267	-0.3%	
Fire Protection	\$1,246,962	\$1,260,193	\$13,231	1.1%	\$1,306,847	\$46,654	3.7%	
Electrical	\$8,723,426	\$9,476,782	\$753,356	8.6%	\$9,614,530	\$137,748	1.5%	
Equipment	\$1,710,100	\$3,262,249	\$1,552,149	90.8%	\$3,410,300	\$148,051	4.5%	
Furnishings	\$2,309,748	\$2,217,087	-\$92,661	-4.0%	\$2,244,248	\$27,161	1.2%	
Building Demolition	\$1,248,678	\$1,144,622	-\$104,056	-8.3%	\$1,167,000	\$22,378	2.0%	
Hazardous Materials	\$3,500,000	\$3,000,000	-\$500,000	-14.3%	\$3,000,000	\$0	0.0%	
Subtotal	\$79,262,260	\$85,871,839	\$6,609,579	8.3%	\$86,259,291	\$387,452	0.5%	
Sitework								
Site Preparation	\$2,026,912	\$7,892,202	\$5,865,290	289.4%	\$8,157,989	\$265,787	3.4%	
Site Improvements	\$11,279,721	\$11,643,884	\$364,163	3.2%	\$12,145,392	\$501,508	4.3%	
Geothermal Wells	\$0	\$3,168,000	\$3,168,000	100.0%	\$3,168,000	\$0	0.0%	Geo-Thermal Wells were carried in HVAC in PSR
Site Utilities	\$3,208,250	\$4,345,770	\$1,137,520	35.5%	\$4,411,169	\$65,399	1.5%	
Site Electrical	\$858,100	\$3,460,860	\$2,602,760	303.3%	\$3,864,796	\$403,936	11.7%	
Concession/Locker Room	\$2,050,000	\$2,213,732	\$163,732	8.0%	\$2,640,973	\$427,241	19.3%	
Free-Standing Concession	\$0	\$239,426	\$239,426	100.0%	\$0	-\$239,426	-100.0%	Consigli carried in Concession/Locker Room
Traffic Signals	\$3,000,000	\$879,702	-\$2,120,298	-70.7%	\$829,702	-\$50,000	-5.7%	
Subtotal	\$22,422,983	\$33,843,576	\$11,420,593	50.9%	\$35,218,021	\$1,374,445	4.1%	
Mark-ups								
Escalation	\$7,074,544	\$5,098,375	-\$1,976,169	-27.9%	\$4,837,058	-\$261,317	-5.1%	
Design Contingency	\$12,202,229	\$11,971,542	-\$230,687	-1.9%	\$12,092,645	\$121,103	1.0%	
General Conditions	\$5,280,000	\$5,490,124	\$210,124	4.0%	\$5,490,124	\$0	0.0%	
General Requirements	\$4,838,481	\$6,155,340	\$1,316,859	27.2%	\$6,203,527	\$48,187	0.8%	
Bonds	\$1,209,620	\$784,000	-\$425,620	-35.2%	\$784,000	\$0	0.0%	
SDI	\$0	\$0	\$0	0.0%	\$1,050,300	\$1,050,300	100.0%	
Insurance	\$1,693,468	\$1,540,000	-\$153,468	-9.1%	\$1,540,000	\$0	0.0%	
Builders Risk	\$0	\$222,000	\$222,000	100.0%	\$220,000	-\$2,000	-0.9%	
Permit	\$0	\$0	\$0	0.0%	\$0	\$0	0.0%	
CM Fee	\$3,024,050	\$2,730,000	-\$294,050	-9.7%	\$2,730,000	\$0	0.0%	
CM Contingency	\$3,628,860	\$3,774,420	\$145,560	4.0%	\$3,486,433	-\$287,987	-7.6%	
Subtotal	\$38,951,252	\$37,765,801	-\$1,185,451	-3.0%	\$38,434,087	\$668,286	1.8%	
TOTAL	\$140,636,495	\$157,481,216	\$16,844,721	12.0%	\$159,911,399	\$2,430,183	1.5%	

Project Minutes

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

Project No.: 20033
 Meeting Date: 5/24/2021
 Time: 6:00pm
 Meeting No: 4

Attendees:

PRESENT	NAME	AFFILIATION
✓	Jeanne Craigie	Town Moderator
✓	Josephine Thomson	Community Member
✓	Nicole Nial	School Committee Member
✓	Lisa Gallagher	Community Member, School Secretary, Past member of Middle School Building Committee
	Sharon Iovanni	Community Member
✓	John Macero	Superintendent of Schools, Secretary of School Building Committee
✓	Bryan Lombardi	Stoneham High School Principal
✓	Brooke Trivas	Perkins and Will
✓	Joel Seeley	SMMA

Item #	Action	Discussion
4.1	Record	This is a follow-up meeting from the 5/17/21 Educational Mission Subcommittee Meeting with teachers and staff. There are three items of follow-up, 1) the Auditorium size, 2) the Darkroom and 3) Teachers Workroom and Planning Rooms.
4.2	Record	<p>J. Macero reviewed Auditorium Option 2A, which has 574 seats with a projected stage and Option 2B, which has 596 seats with a shallow stage projection. Both options have an orchestra pit, that can seat 34, which are figured into the above counts.</p> <p>Subcommittee Discussion:</p> <ol style="list-style-type: none"> J. Thomson asked if the Auditorium can seat the high school student population? <i>B. Lombardi indicated the Auditorium cannot seat the 695-student design population, the Gymnasium will be utilized for any all-school events.</i> N. Nial asked if a larger Auditorium could be rented for higher revenue? <i>J. Macero indicated having too large of an Auditorium will feel empty when less than full, the optimum size is around 600 seats.</i> J. Craigie asked if the seating counts include accessible seating? <i>B. Trivas indicated the code-required amount of accessible seating has been provided in both options.</i>

Item #	Action	Discussion
		<ol style="list-style-type: none"> 4. J. Craigie indicated she would like to see the Auditorium increased to accommodate the 695-student design enrollment. 5. J. Macero indicated based on the 695 student design enrollment, the MSBA will reimburse up to a 465 seat sized Auditorium, any additional area will not be reimbursable, and that he believes a 600 seat Auditorium is the right size for the high school. 6. B. Lombardi indicated on a day-to-day basis; he does not believe a larger Auditorium is needed. 7. J. Craigie indicated she acquiesces to not increasing the Auditorium seating capacity due to the impact of making major design changes at this time. 8. The Subcommittee decided that Option 2B is the most appropriate direction.
4.3	Record	<p>J. Macero reviewed the rationale on why a Darkroom was not included in the Educational Program during the PDP Phase.</p> <p>Subcommittee Discussion:</p> <ol style="list-style-type: none"> 1. J. Craigie indicated she would like to see the Darkroom included in the Educational Program. 2. B. Lombardi indicated that the curriculum is philosophically moving away from darkroom photography and moving towards digital photography, keeping pace with technology, and that darkroom photography has low enrollment. 3. The Subcommittee decided that a Darkroom is not to be included in the Educational Program.
4.4	B. Lombardi B. Trivas	<p>J. Thomson indicated it does not appear that sufficient work space has been provided for the teachers when they are not in the classrooms.</p> <p>Subcommittee Discussion:</p> <ol style="list-style-type: none"> 1. J. Thomson asked if there has been any feedback from other recent high schools on the amount and use of Teachers Workrooms and Planning Rooms? <i>B. Lombardi indicated he spoke with teachers at Billerica High School, who indicated at first they did not like not having their own classroom, but now they like having the Teachers Workrooms and Planning Rooms. J. Macero indicated that was the experience at Winthrop High School as well.</i> 2. J. Macero indicated further discussions with teachers is needed to understand their preference for making the Planning Rooms department based or interdisciplinary based.

Item #	Action	Discussion
		<ol style="list-style-type: none">3. B. Trivas indicated several teacher spaces are included in the Educational Program: Department Planning Rooms, Teacher Planning Rooms, Teacher Dining Room, and Huddle Rooms. Additionally, every Classroom has two teacher wardrobe cabinets.4. J. Macero asked B. Trivas to provide larger scale plans and images of the Classrooms, Department Planning Rooms, Teacher Planning Rooms, Teacher Dining Room, and Huddle Rooms for the next Detailed Educational Programming meeting with teachers and staff for review.5. J. Craigie indicated she would like to know how many teachers will be in a teaching space at any given time and how many will be seated in the Department Planning Rooms, Teacher Planning Rooms, Teacher Dining Room, and Huddle Rooms and will there be privacy issues.6. B. Lombardi to invite the Educational Mission Subcommittee members to the next meeting with Teachers and Staff to review these spaces.
4.5	Record	J. Craigie indicated concern that the project is actually building two schools, one for the High School and another for the PreK School, and that the public should understand why.
4.6	Record	The Subcommittee members and J. Macero reviewed their concern with the design discussion timeline at the SSBC meetings, which had a greater focus on the playfield scope and building placement than on the educational spaces and layout within the building during the PDP and PSR Phases.
4.7	Record	J. Craigie indicated concern that the teachers should understand the whys of what is in the Educational Program.

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 Minutes

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

Project No.: 20033
 Meeting Date: 5/26/2021
 Time: 2:00pm
 Meeting No: 02

Attendees:

PRESENT	NAME	AFFILIATION
✓	Raymie Parker	Co-Chair Security Subcommittee, Select Board Member
✓	Sharon Iovanni	Co-Chair Security Subcommittee, Community Member
✓	Lisa Gallagher	Community Member, School Secretary, Past member of Middle School Building Committee
✓	Bryan Lombardi	Principal
	Kevin Yianacopolus	Local Official responsible for Building Maintenance
✓	Brian McNeil	Town Facilities Director
✓	Marie Christie	Co-Chair School Building Committee
	David Bois	Co-Chair School Building Committee
✓	Dennis Sheehan	Town Administrator / MCPPO Certified
✓	John Macero	Superintendent of Schools
✓	Chief McIntyre	Stoneham Police Department
✓	Computer Specialist Officer Dave Ryan	Stoneham Police Department
✓	Detective Sergeant Robert Kennedy	Stoneham Police Department
✓	Chief Grafton	Stoneham Fire Department
✓	Brooke Trivas	Perkins and Will
✓	Joel Seeley	SMMA

Item #	Action	Discussion
2.01	Record	Call to Order, 11:00 AM, meeting opened by roll call.
2.02	Record	A Motion was made by S. Iovanni and seconded by J. Macero to enter into Executive Session and not return per MGL Chapter 30A Section 21(a)(4) to discuss the deployment of security personnel or devices, or strategies with respect thereto. No discussion, motion passed unanimous by roll call vote.

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

Perkins&Will

**STONEHAM HIGH SCHOOL
BUILDING COMMITTEE MEETING**

6.16.2021

AGENDA

1\ Budget & Market Analysis

2\ Budget Reduction Ideas

3\ Exterior Material Samples



PRELIMINARY SCHEMATIC DESIGN COST ANALYSIS

Schematic Design Estimating Schedule

May 3 - Issue Site pricing documents

May 17 - Issue Engineering pricing documents

May 24 - Issue Architecture pricing documents

June 7 - Cost estimates due from PM&C and Consigli

June 10 – Estimates reconciliation meeting

June 14 – Reconciled estimates due

June 16 - Present estimates and VE to SSBC

June 21 - Present VE to SSBC for voting and approval of Total Project Cost

June 23 - Submit Total Project Cost to MSBA

PRELIMINARY SCHEMATIC DESIGN COST ANALYSIS

PSR SUBMISSION: 12.3.2020	TOTAL COST/ MILLIONS
Construction Cost	\$140.60
FFE/Technology	\$2.50
Fees, Testing, Utilities + Expenses	\$23.20
Contingencies	\$9.90
TOTAL PROJECT BUDGET	\$176.20

Average Residential Taxpayer Annual Increase, 30 year 3%-3.5%: \$738 - \$789

PRELIMINARY SCHEMATIC DESIGN COST ANALYSIS

PRELIMINARY SD COST ESTIMATE: 6.14.2021	TOTAL COST/ MILLIONS
Construction Cost	\$159.90
FFE/Technology	\$2.50
Fees, Testing, Utilities + Expenses	\$22.90
Contingencies	\$11.20
TOTAL PROJECT BUDGET	
	\$196.50

Average Residential Taxpayer Annual Increase, 30 year 3%-3.5%: \$864- \$921

PRELIMINARY SCHEMATIC DESIGN COST ANALYSIS

PSR CONSTRUCTION COST/ BREAK-DOWN	CONSTRUCTION COST/ MILLIONS
Building Trade Costs	\$79.20
Sitework Costs	\$22.40
Markups, Escalation, Contingencies	\$39.00
TOTAL CONSTRUCTION COSTS	\$140.60

PRELIMINARY SCHEMATIC DESIGN COST ANALYSIS

PSR CONSTRUCTION COST/ BREAK-DOWN	ORIGINAL PSR	MARKET IMPACT	GEOTECH.	ADJUSTED PSR
Building Trade Costs	\$79.20	\$2.4	\$2.5	\$84.10
Sitework Costs	\$22.40			\$22.40
Markups, Escalation, Contingencies	\$39.00			\$39.00
TOTAL CONSTRUCTION COSTS	\$140.60	\$2.4	\$2.5	\$145.50

PRELIMINARY SCHEMATIC DESIGN COST ANALYSIS

SD CONSTRUCTION COST/ BREAK-DOWN	ADJUSTED PSR	PMC Estimator	CONSIGLI CM
Building Trade Costs	\$84.10	\$85.9	\$86.3
Sitework Costs	\$22.40	\$33.8	\$35.2
Markups, Escalation, Contingencies	\$39.00	\$37.8	\$38.4
TOTAL CONSTRUCTION COSTS	\$145.50	\$157.5	\$159.9

Note: Geothermal Wells carried in Building Cost is PSR

PRELIMINARY SCHEMATIC DESIGN COST ANALYSIS

Holistically review site costs and building costs for savings.

Due to the amount and complexity of the Budget Reduction items, divide into two parts:

- Building Trade Costs Budget Reduction Items - 6/16/21 SSBC Meeting
- Site Costs Budget Reduction Items - 6/21/21 SSBC Meeting

Vote to Submit Total Project Budget to MSBA - 6/21/21 SSBC Meeting

Perkins&Will

Value Engineering Items

Building Committee Meeting

VALUE ENGINEERING ITEMS

38 Building Trade Cost Budget Reduction Items totaling **\$5.1M** in savings

Perkins&Will

SMMA

Project Management

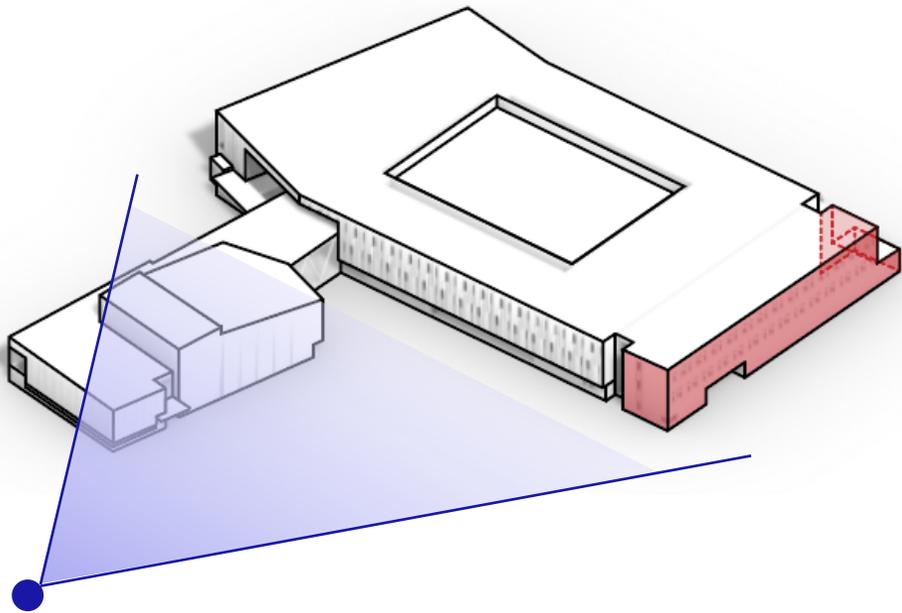


CONSIGLI

Est. 1905

Value Engineering Ideas

- **EN-05** – SIDING – Replace Porcelain siding with CMU on South Façade
- VM Amount: \$341,423



Schematic Design

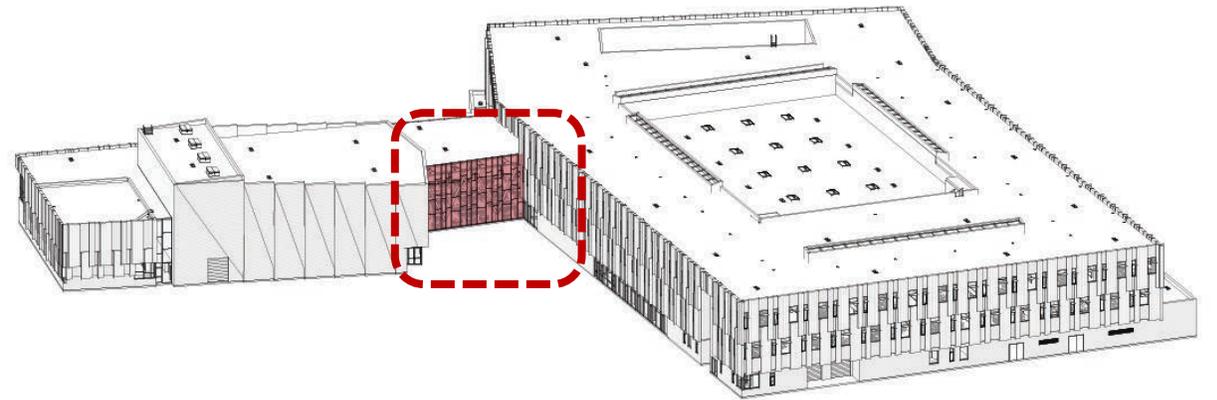
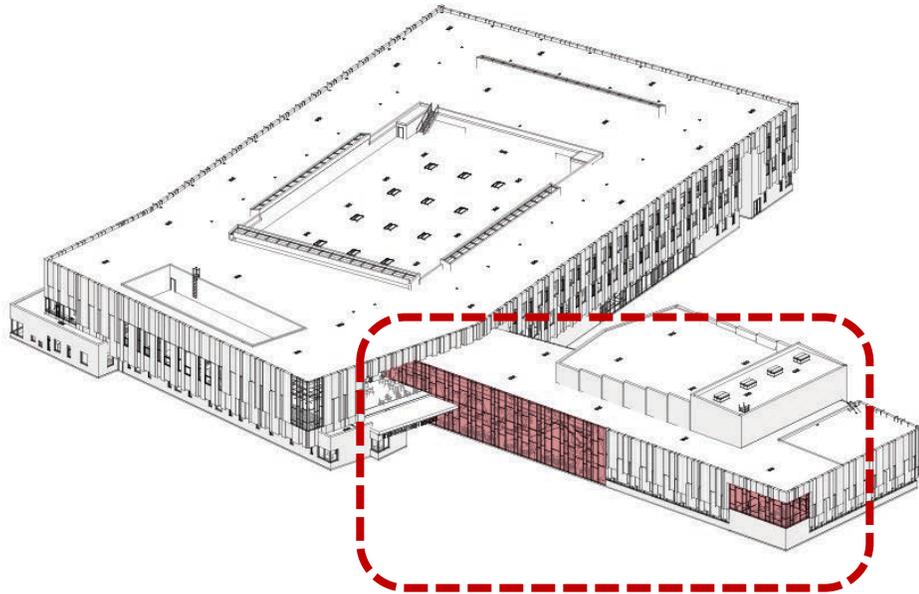


VE Proposal



Value Engineering Ideas

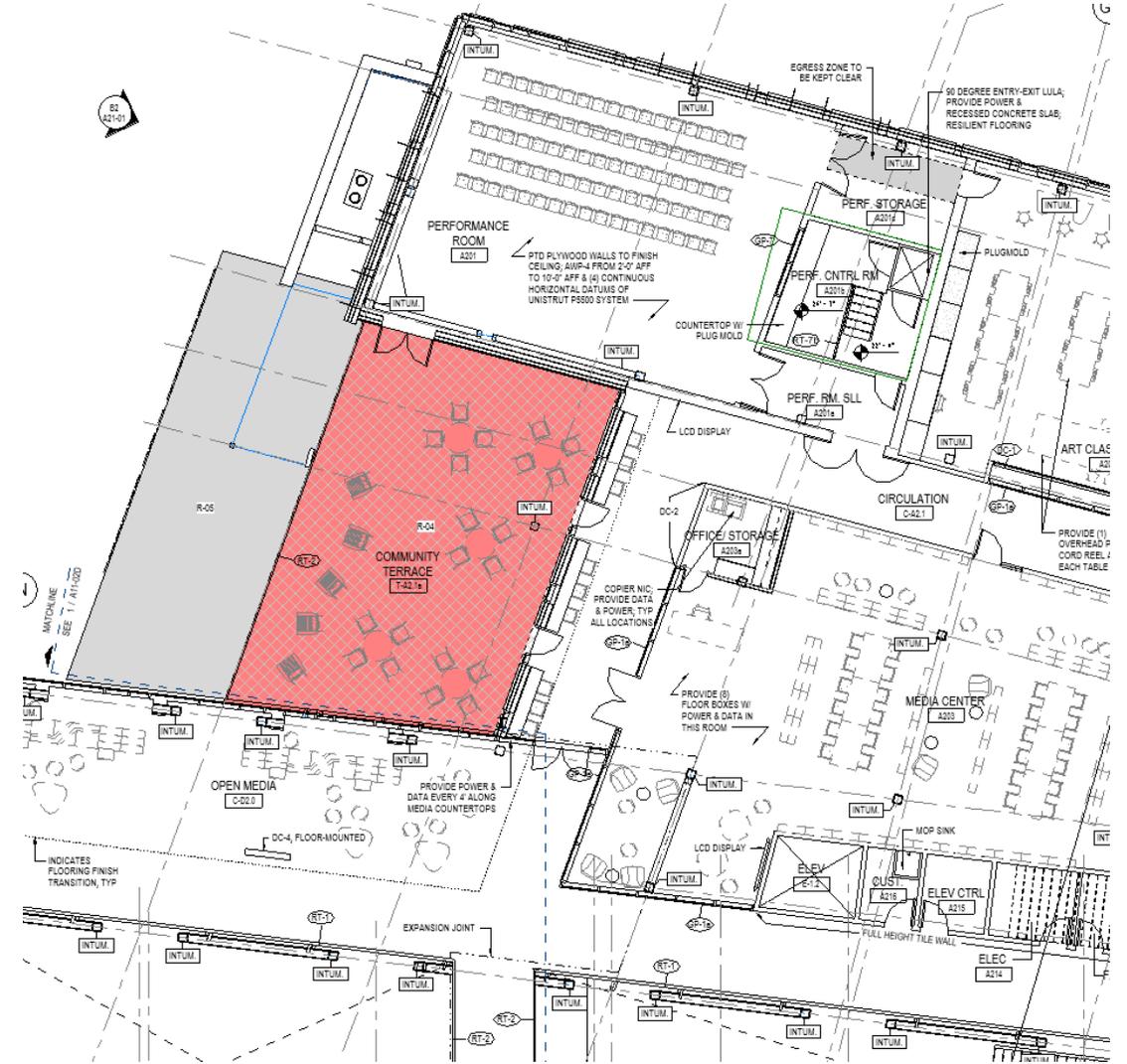
- **EN-07** – CURTAINWALL - Reduce curtainwall at Spartan Place & Band/Chorus by 25%;
Replace with siding
- VM Amount: \$145,947



Value Engineering Ideas

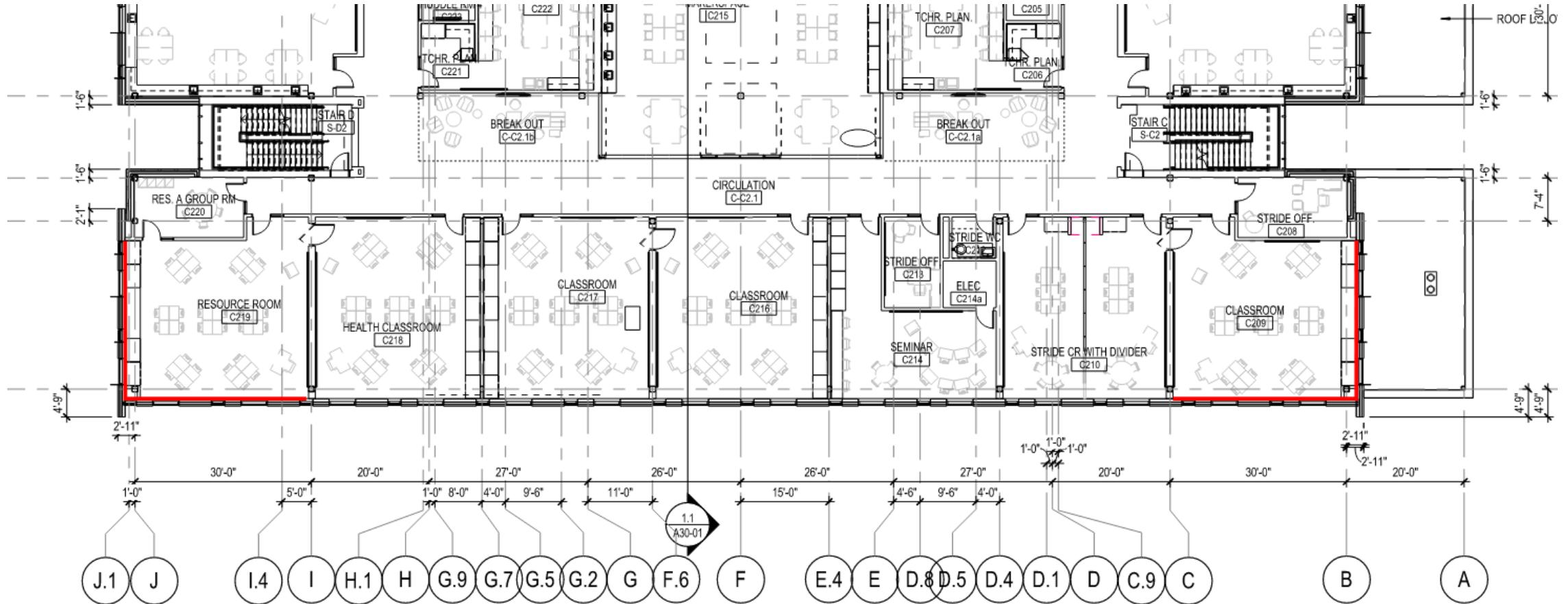
- **EN-14** – COMMUNITY TERRACE – Eliminate & replace w/ standard roofing
- VM Amount: \$30,648

Currently the Performance Room's second means of egress is through the Community Terrace. Eliminating the Community Terrace would require an egress door through the adjacent Art room, which will affect the efficiency of the control room & storage room sizes.



Value Engineering Ideas

- **EN-15** – EXTERIOR CLOSURE - Reduce Façade Glazing at corner classrooms by 50%
- VM Amount: \$39,919



Value Engineering Ideas

- **IN-08a** – WOOD ACOUSTIC CEILING IN SPARTAN PLACE

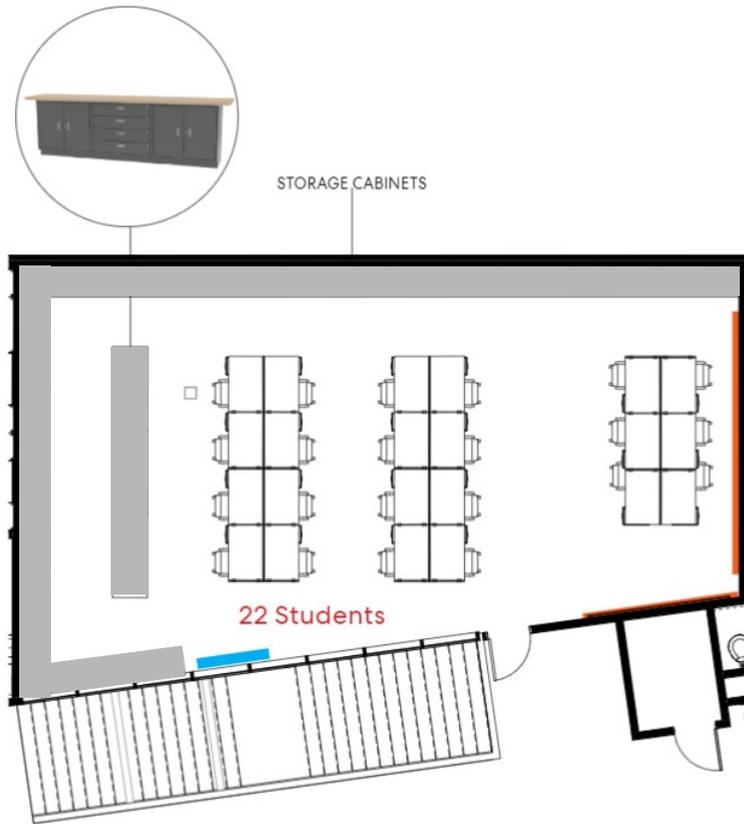
Replace with Rulon panel grille ceiling (wood slat) with acoustic blanket

- VM Amount:
\$28,017



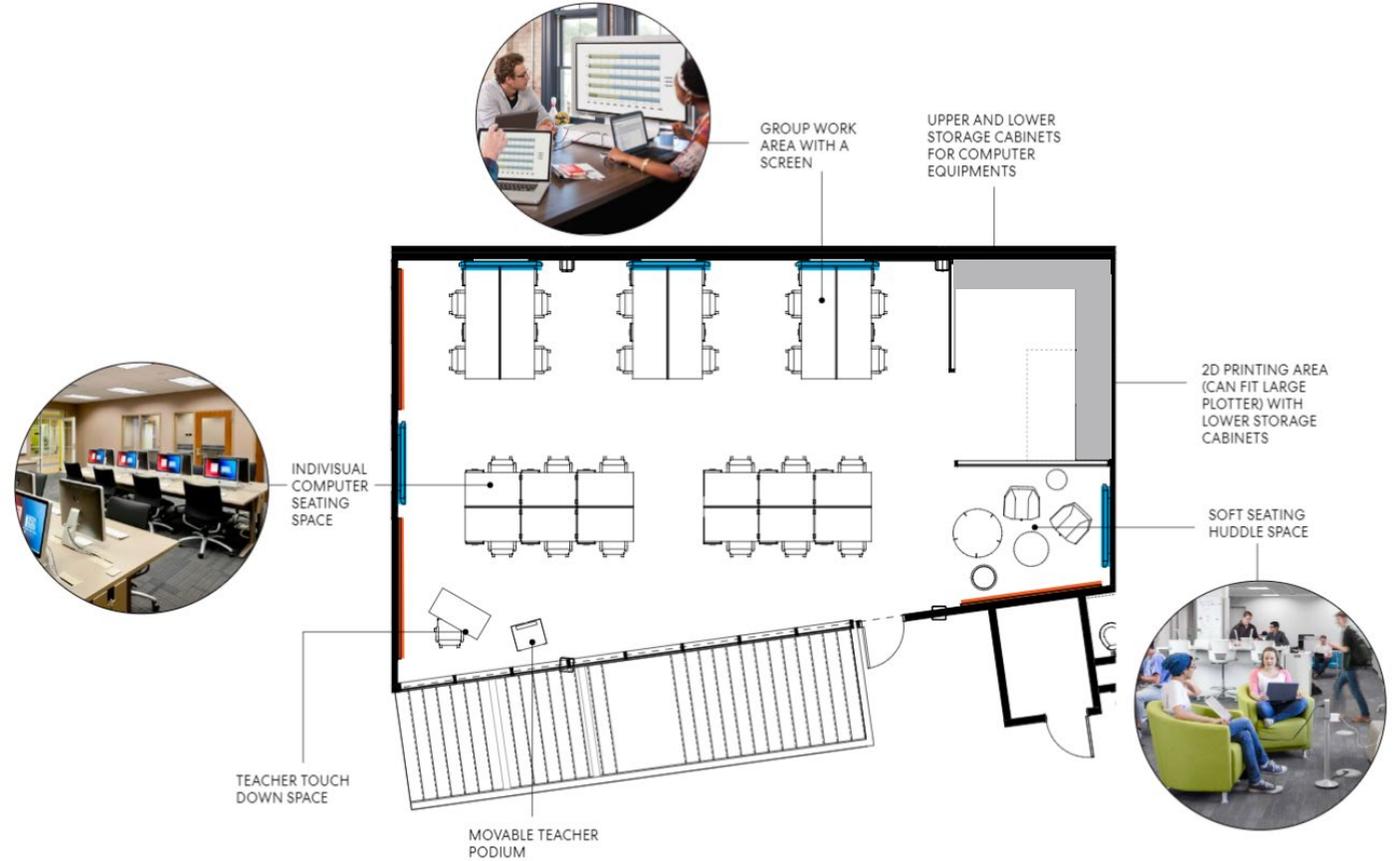
Value Engineering Ideas

- **IN-10** – CASEWORK: Reduce in Engineering / Computer Drafting Room
- VM Amount: \$25,373



Previous Layout

■ CASEWORK



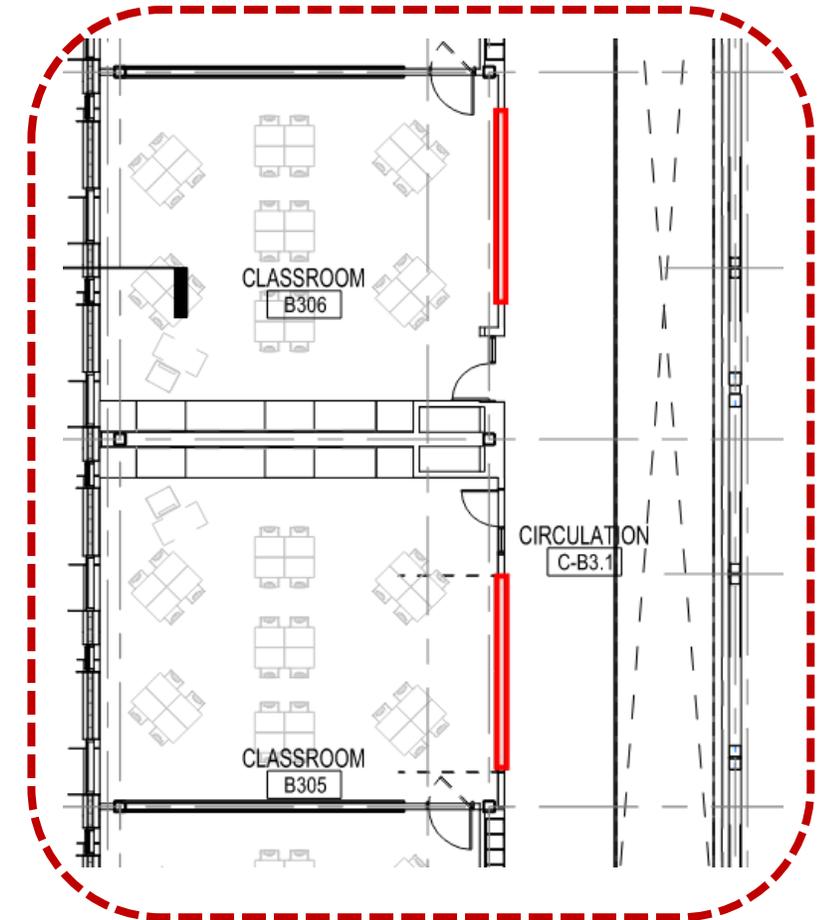
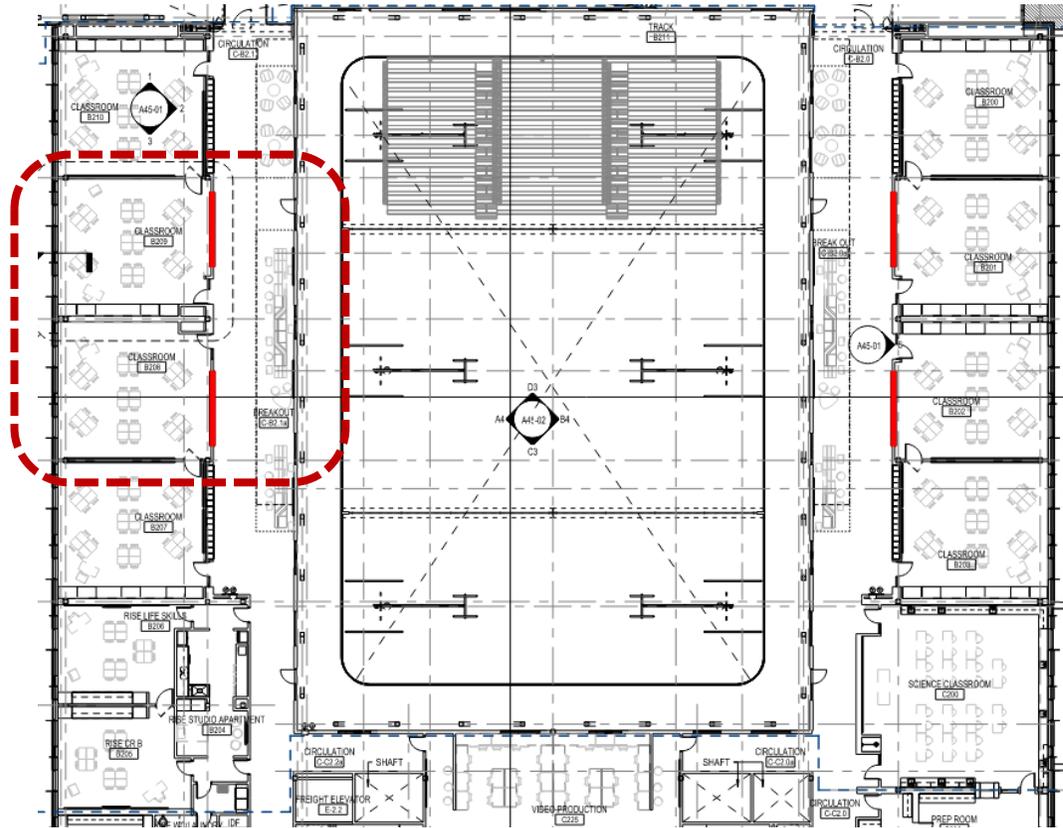
New Layout

Value Engineering Ideas

- **IN-19** – OPERABLE PARTITIONS between corridors & classrooms: Eliminate & Replace w/ solid walls
- VM Amount: \$102,505

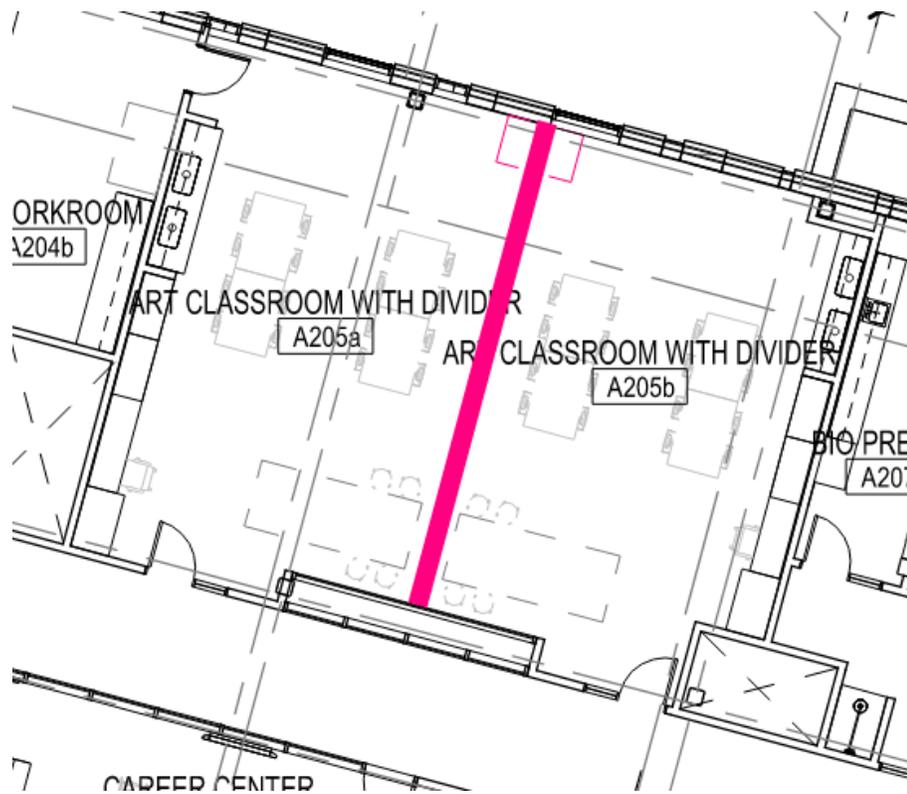
8 Total:

- 4 on Lev 2
- 4 on Lev 3

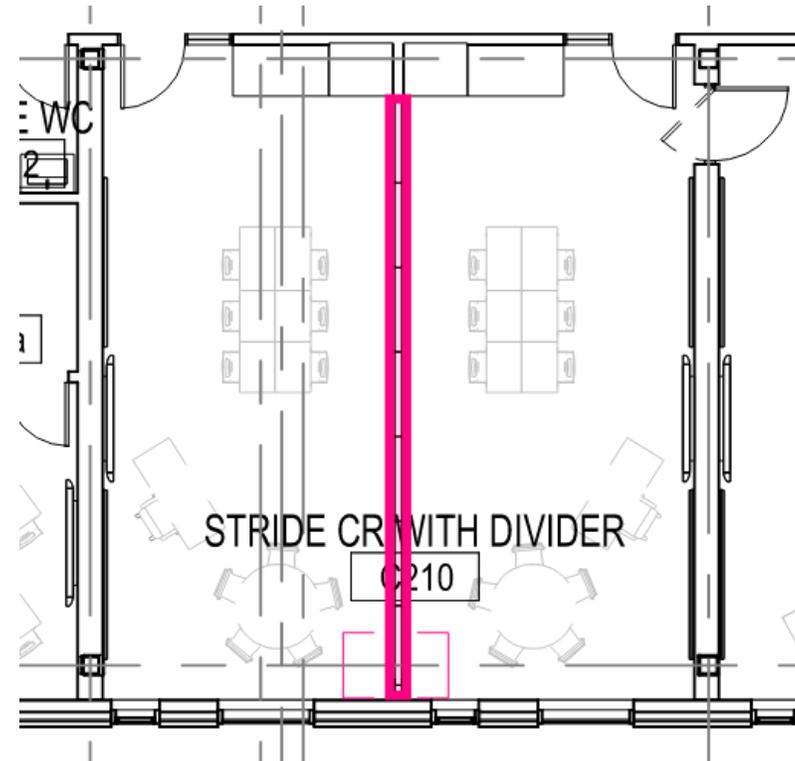


Value Engineering Ideas

- **IN-22** – OPERABLE PARTITIONS between classrooms: Eliminate & replace w/ solid wall & magnetic markerboard
- VM Amount: \$184,712



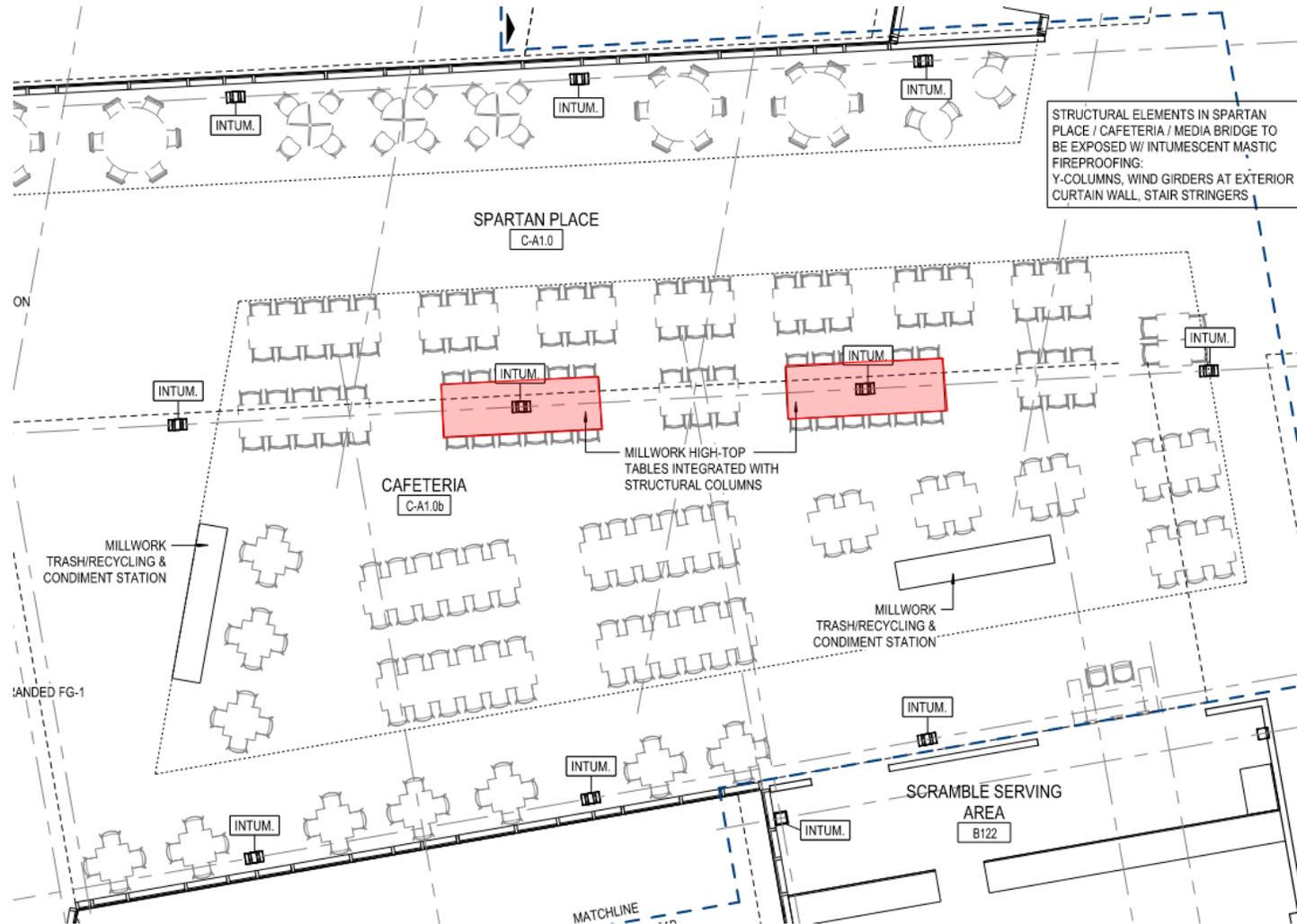
Art Classroom (1)



STRIDE Classroom (1)

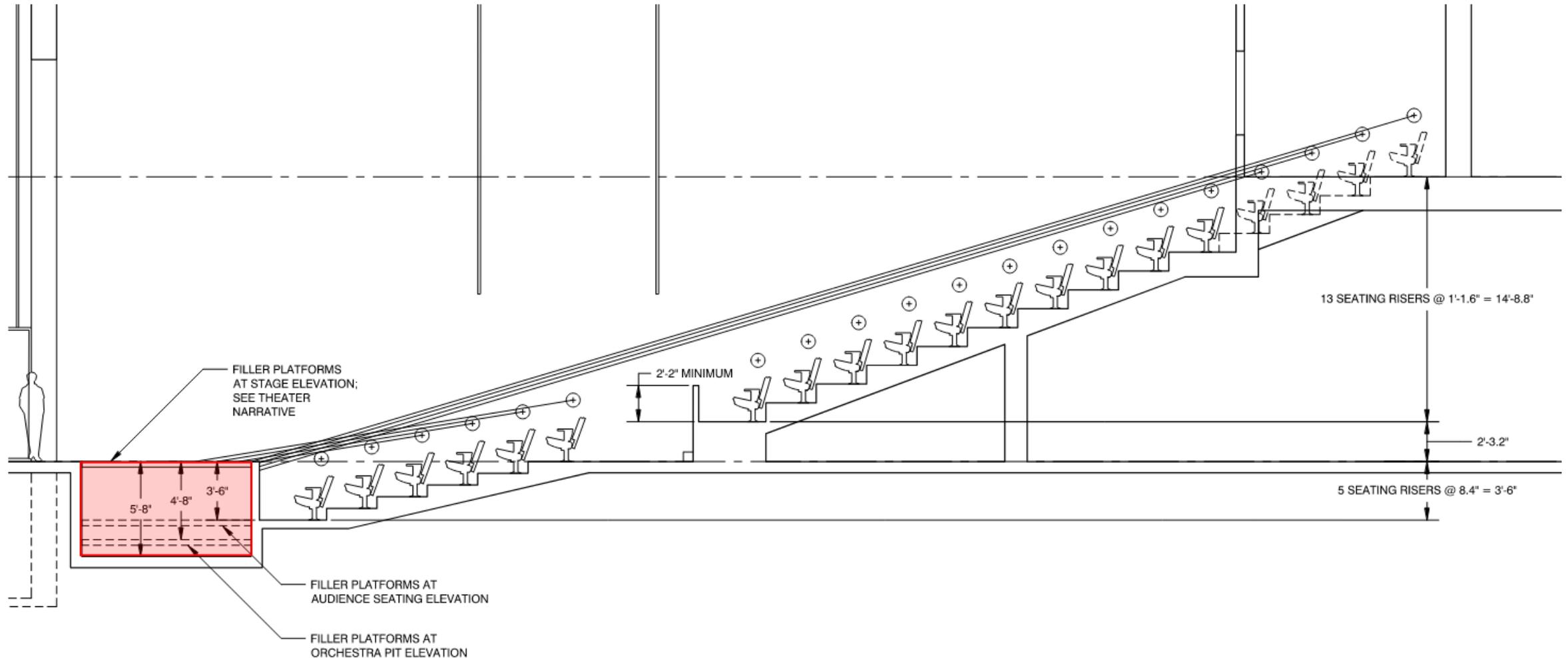
Value Engineering Ideas

- **IN-33** – CAFETERIA MILLWORK: Eliminate (2) millwork high-top tables, Replace w/ furniture
- VM Amount: \$43,438



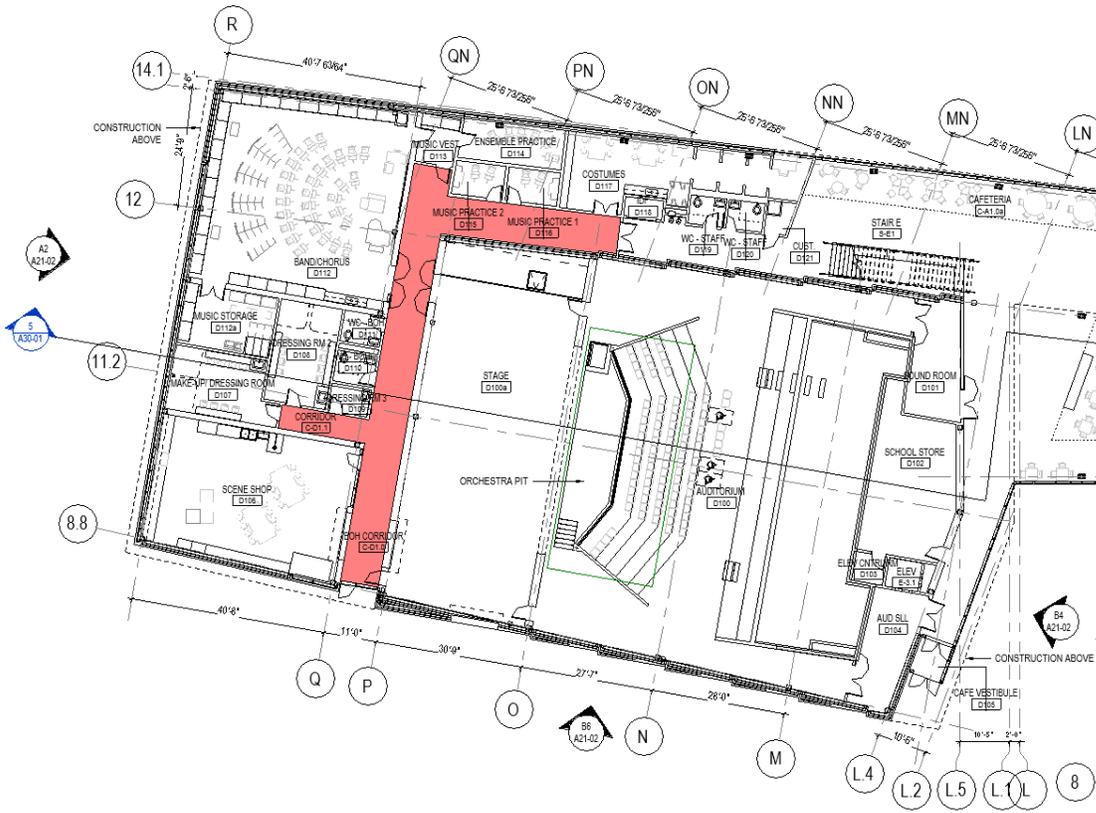
Value Engineering Ideas

- **IN-45 – AUDITORIUM ORCHESTRA PIT** – Eliminate & Replace w/ stepped aisles & 35 fixed seats
- VM Amount: \$60,047

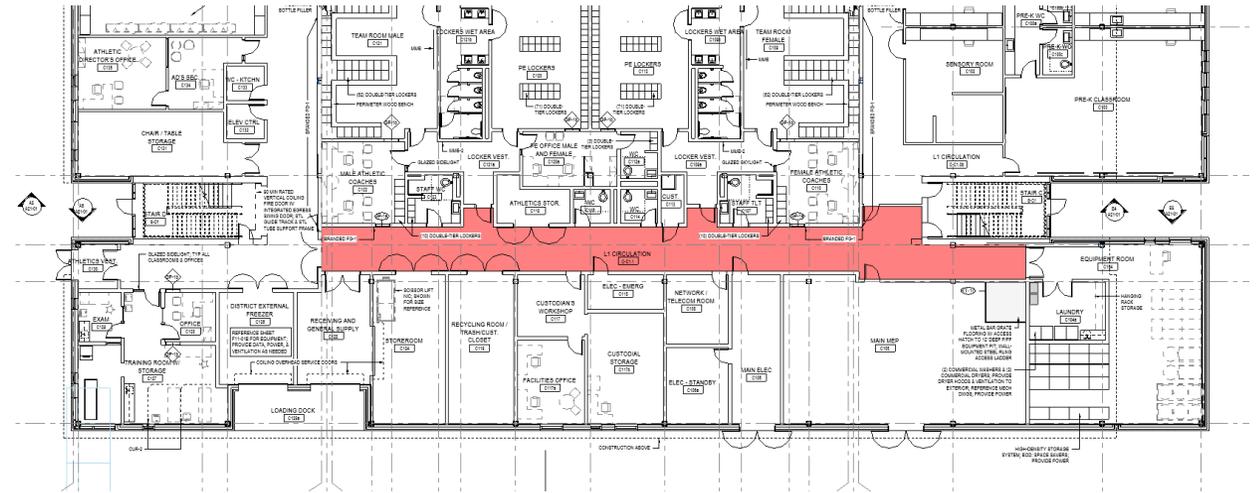


Value Engineering Ideas

- **IN-53** – BACK OF HOUSE CORRIDORS WALL FINISH: Replace tile with fiberglass reinforced plastic panels (FRP)
- VM Amount: \$41,290



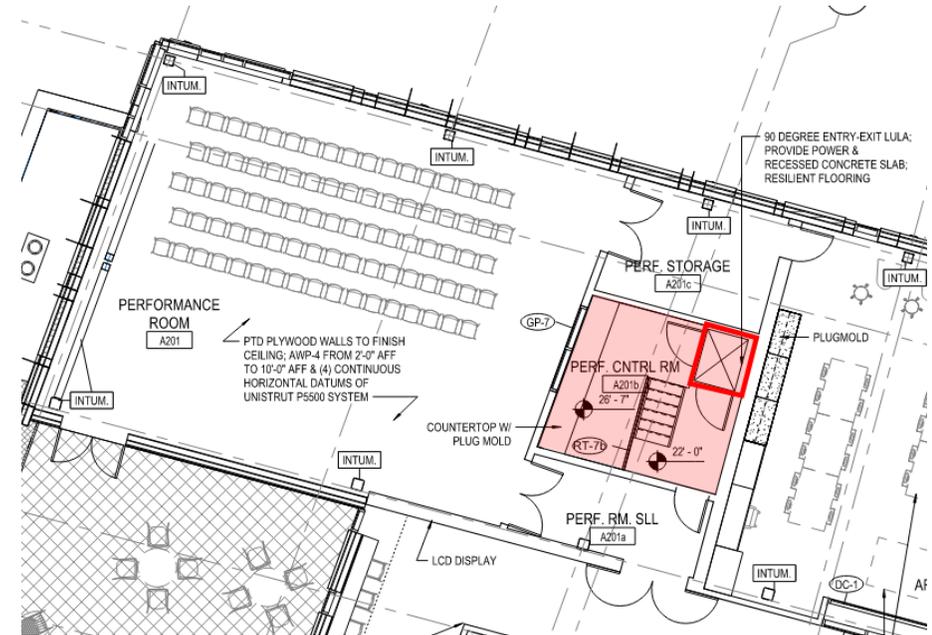
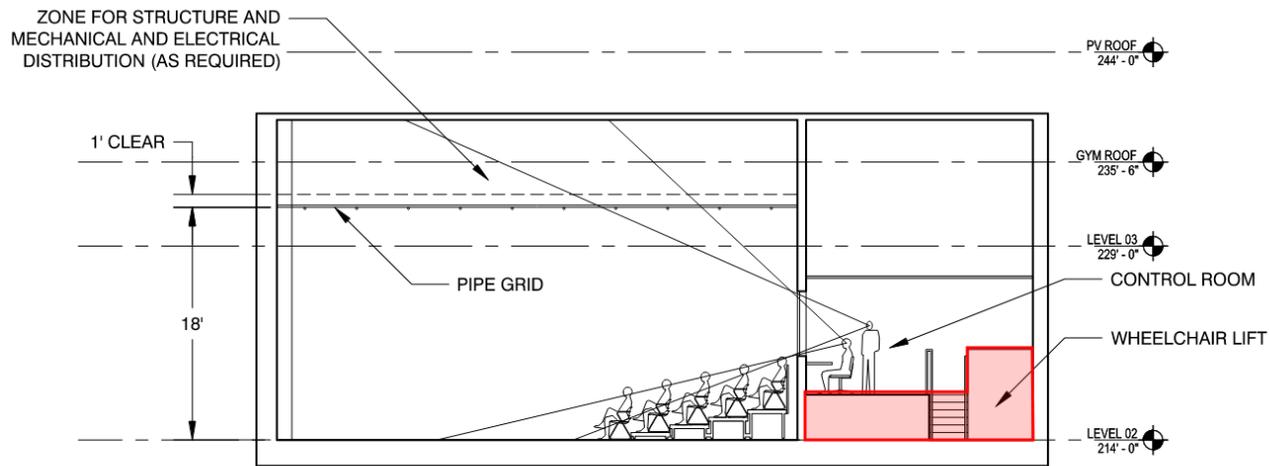
Backstage Corridor



Custodial Corridor

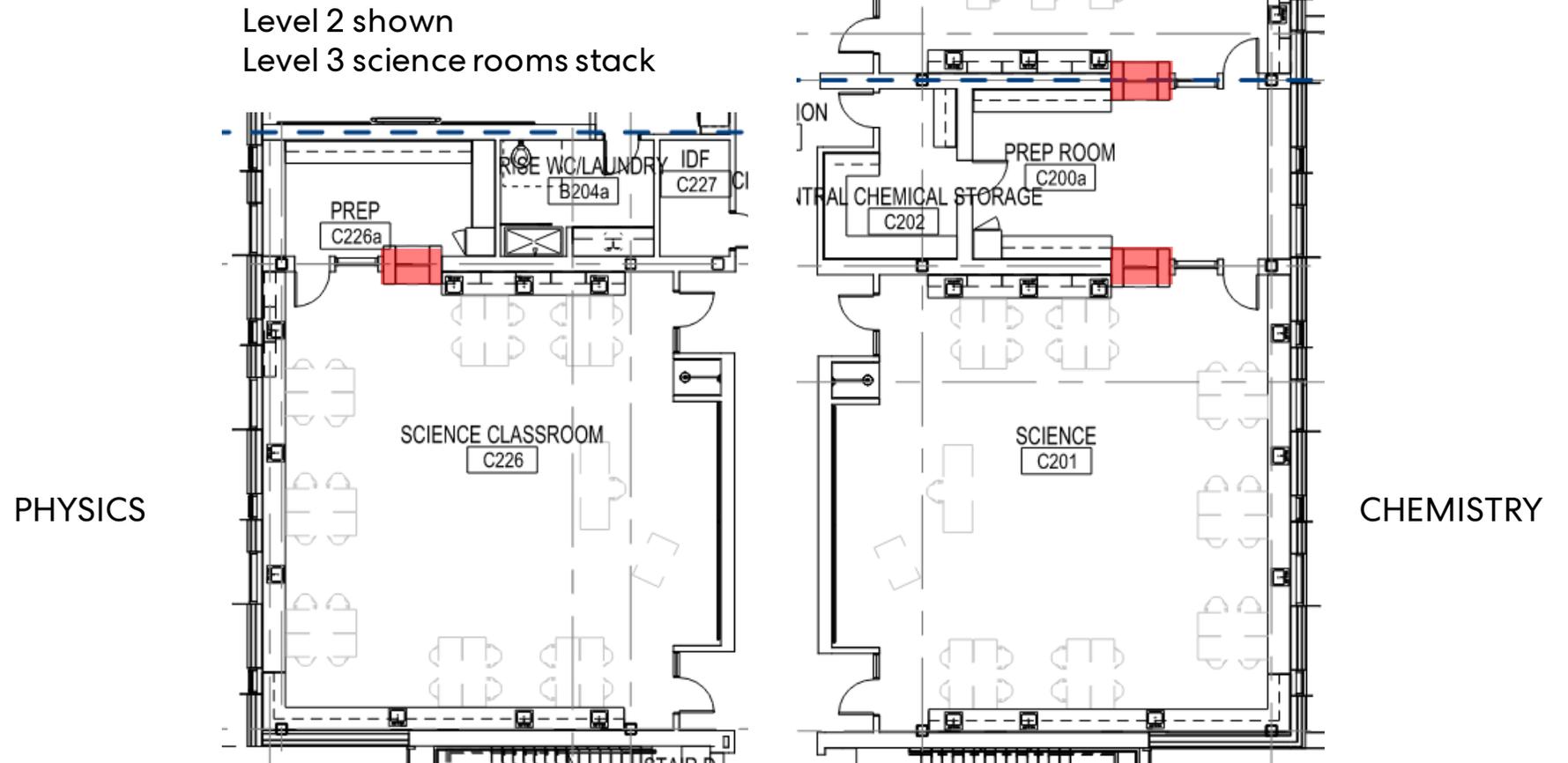
Value Engineering Ideas

- **IN-59** – CONTROL ROOM RAISED FLOOR (in Interdisciplinary Performance Room):
Eliminate raised floor & eliminate wheelchair lift
- VM Amount: \$55,000



Value Engineering Ideas

- **IN-60** – SCIENCE ROOM FUME HOODS:
Eliminate (2) total
- VM Amount: \$38,008
- **IN-61** – SCIENCE ROOM FUME HOODS:
Eliminate (4) total
- VM Amount: \$76,016
- (mutually exclusive)



Value Engineering Ideas

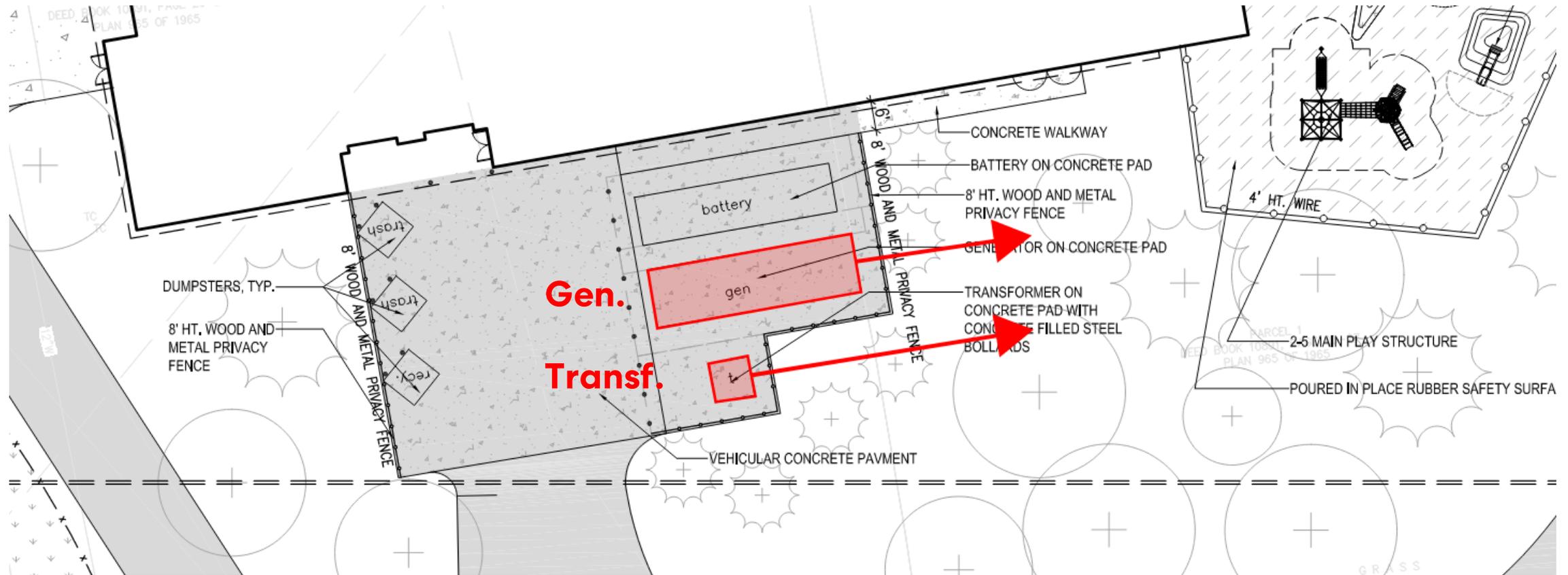
- **IN-68** – CULINARY (VOC.) EQUIPMENT -
Reduce cooking stations from 7 to 5
- VM Amount: \$75,000



Value Engineering Ideas

- **D-13** – ELECTRICAL: Move Transformer closer to Main Elec Room
- VM Amount: \$96,528
- **D-14** – ELECTRICAL: Move Generator closer to Main Elec Room
- VM Amount: \$72,396

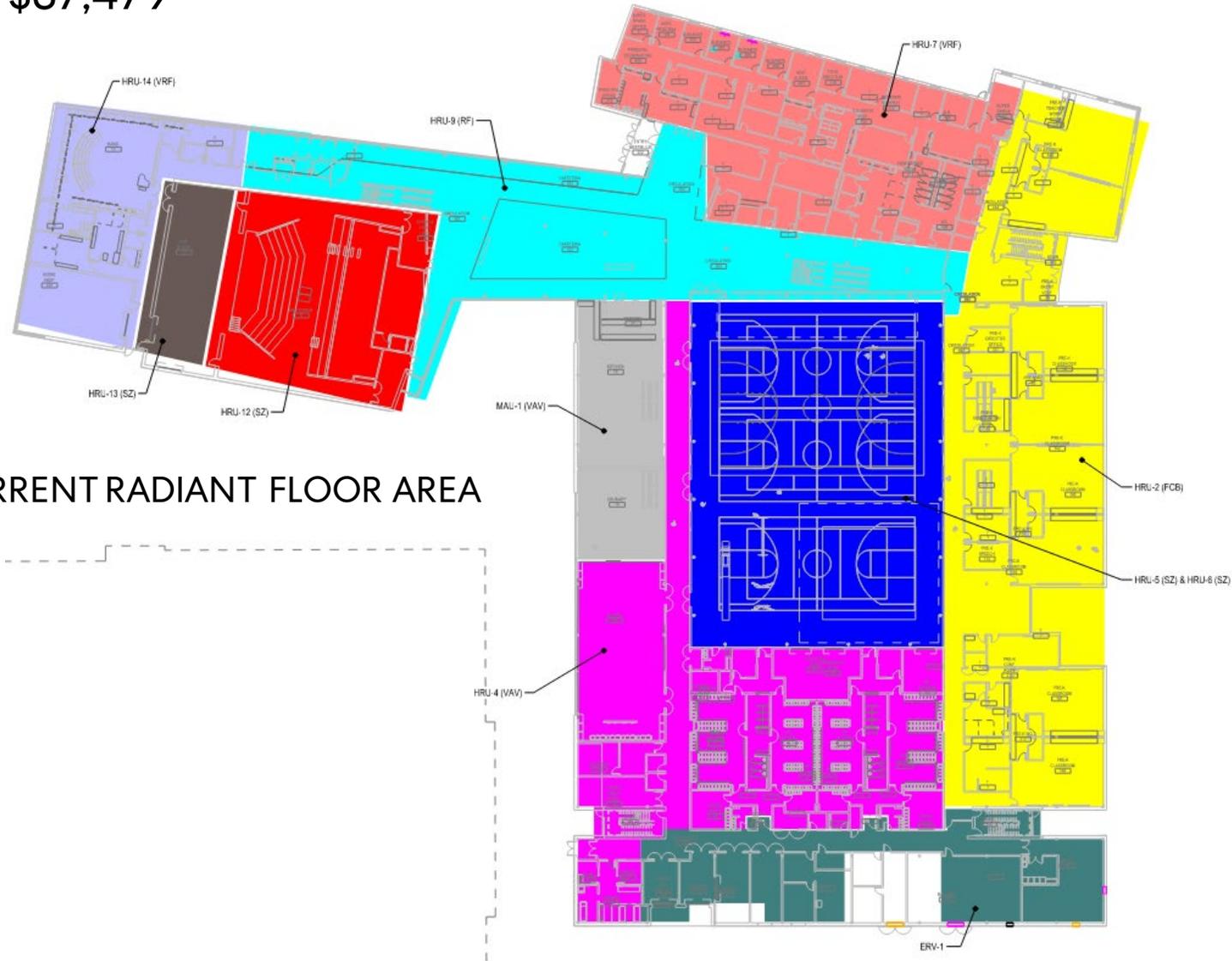
Note: Reduces planting zone between Pre-K playground & increased paved area to maintain vehicular access



Value Engineering Ideas

- **D-25 – HEATING SYSTEM:** Reduce radiant floor area by 50%
- VM Amount: \$37,479

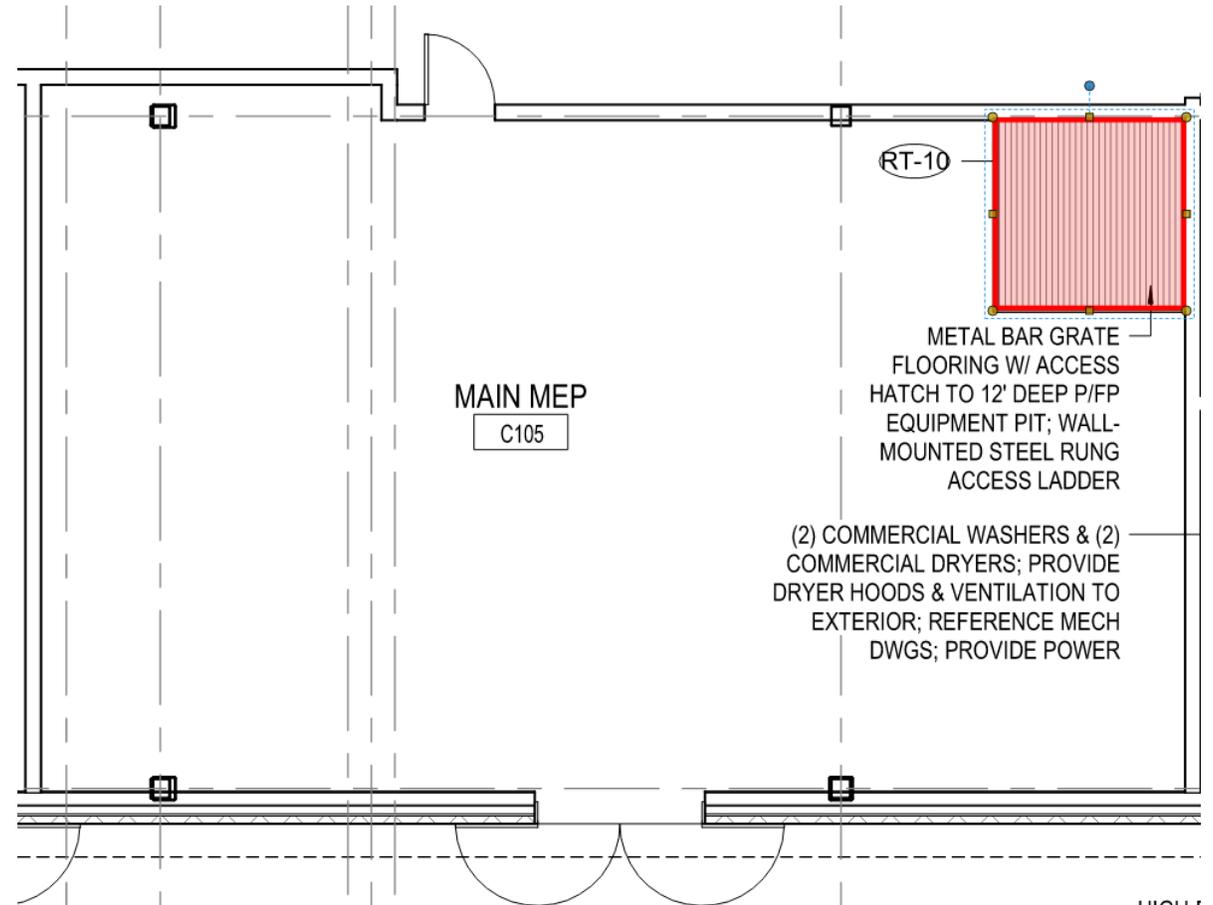
LIGHT BLUE = CURRENT RADIANT FLOOR AREA



Value Engineering Ideas

- **D-30a** – CHEMICALS: Eliminate acid neutralization system. This also eliminates the 8' W x 8' L x 12' D pit from the Main MEP room. Provide localized chemical disposal.
- VM Amount: \$424,852

No chemicals could be poured into the building drain system. All chemicals being used would need to be disposed of in a separate container(s) nearby. That container would be emptied, or removed and replaced, by an independent disposal company that the school would contract with.

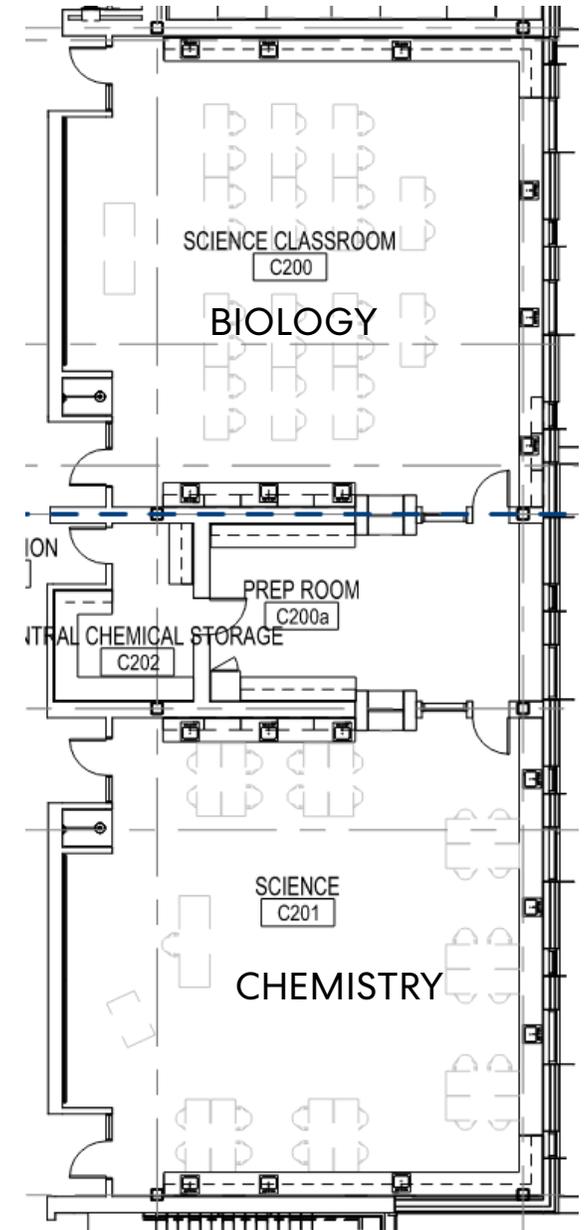
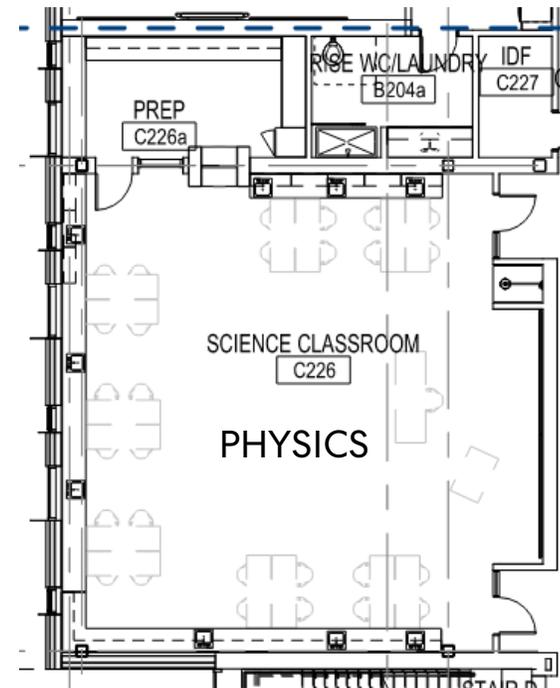


Value Engineering Ideas

- **D-30b** – CHEMICALS: Utilize point-of-use acid neutralization system. This eliminates the 8' W x 8' L x 12' D pit from the Main MEP room.
- VM Amount: \$359,696

Instead of a centralized acid neutralization system, individual sinks would be outfitted with individual dilution tanks which would be emptied, or removed and replaced, by an independent disposal company that the school would contract with.

Level 2 shown
Level 3 science rooms stack



Value Engineering Ideas

- **ST-07 – FLOOR FRAMING** – Steel bar joist in lieu of wide flange beams
 - VM Amount: \$287,412
- **D-01 – HVAC** - Utilize dual temp water loop to supply fan coil units in lieu of both HW & SCHW loops
 - VM Amount: \$400,000
- **D-04a – ELECTRICAL** - Reduce size of generator to 500kW (no warming/cooling center)
 - VM Amount: \$512,805
- **D-04b – ELECTRICAL** - Reduce size of generator to 1,000kW (Cafeteria & Kitchen as warming/cooling center)
 - VM Amount: \$319,749
- **D-08 – ELECTRICAL** - Reduce hardwire tel/data drop quantities by 25%
 - VM Amount: \$90,495
- **D-11 – ELECTRICAL** - Reduce CCTV Surveillance camera counts by 50%
 - VM Amount: \$150,825

Value Engineering Ideas

- **D-12 – ELECTRICAL** - Reduce Access control device counts by 50%
 - VM Amount: \$211,155
- **D-22 – LIGHTENING PROTECTION** - Eliminate
 - VM Amount: \$102,561
- **D-23 – PIPING** - Use of Pro-Press fittings in lieu of soldered connections for piping less than 2” in diameter. This does not include the use of ZoomLock fittings for refrigerant piping systems.
 - VM Amount: \$284,528
- **D-34 – CLOCKS** - Reduce quantity; Remove from all offices
 - VM Amount: \$24,132
- **D-35 – INTERCOM** - Remove call switches from classrooms; rely solely on phones for communication.
 - VM Amount: \$21,116

Value Engineering Ideas

- **D-36 – EQUIPMENT** - Reduce theatrical lighting fixtures & controls scope; reduce by 10%
 - VM Amount: \$88,564
- **D-38 – AIR CONDITIONING** - Reduce footprint of air conditioning; (Example: Remove AC from Level 3)
 - VM Amount: \$87,415
- **D-39 – CLASSROOM AUDIO** - Remove all: connections to classroom display, wireless mics, and an input for assistive listening transmitters.
 - VM Amount: \$102,561
- **D-40 – DRY SPRINKLERS** - Remove dry sprinklers from project at Loading, Freezer & Receiving areas
 - VM Amount: \$33,761
- **MD-05 – BUILDING VOLUME** – Reduce floor-to-floor height of Levels 2 & 3 by 1'-0”
 - VM Amount: \$503,640

Perkins&Will

Exterior Material Samples

Building Committee Meeting

Perkins&Will

Thank You

Building Committee Meeting

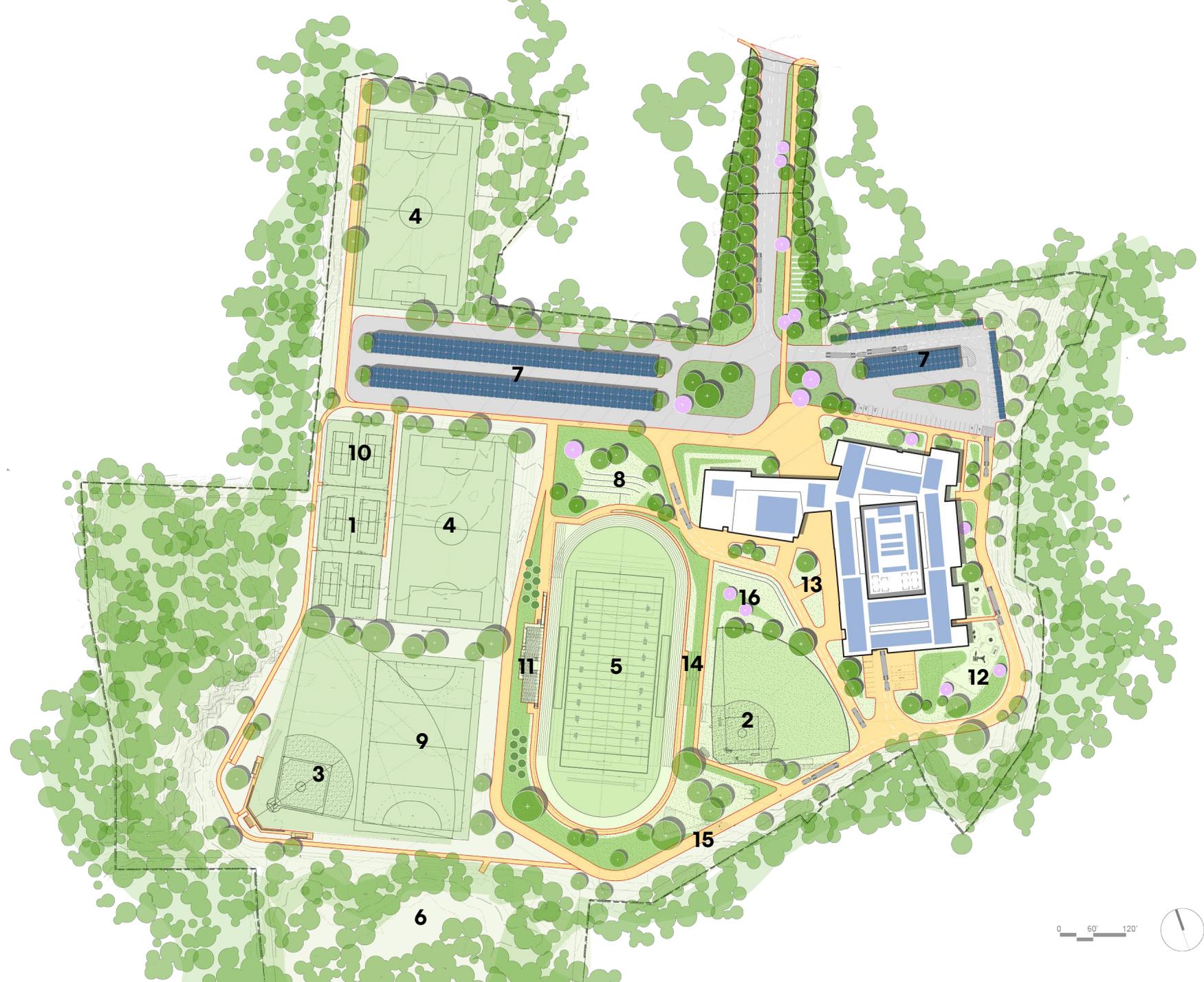
Perkins&Will

Site Plan

Building Committee Meeting

Site Plan

- 1 - TENNIS
- 2 - SOFTBALL
- 3 - BASEBALL
- 4 - SOCCER
- 5 - SPARTAN STADIUM
- 6 - WETLAND
- 7 - PARKING
- 8 - AMPHITHEATER
- 9 - FIELD HOCKEY
- 10 - PICKLEBALL
- 11 - HOME BLEACHERS
- 12 - PRE-K PLAY
- 13 - SPARTAN PLAZA
- 14 - VISITOR BLEACHERS
- 15 - LANDSCAPED PATH
- 16 - OUTDOOR CLASSROOM

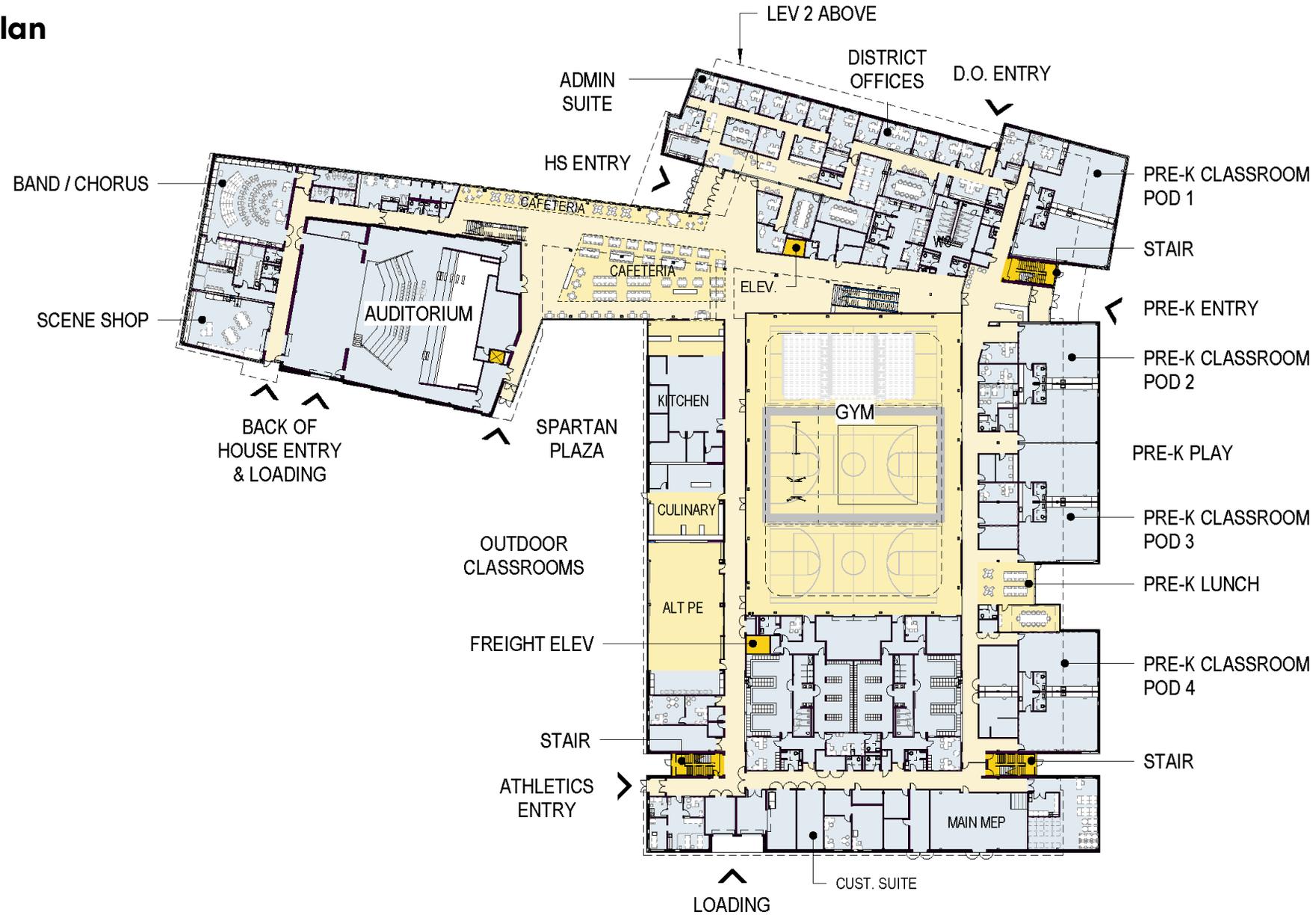


Perkins&Will

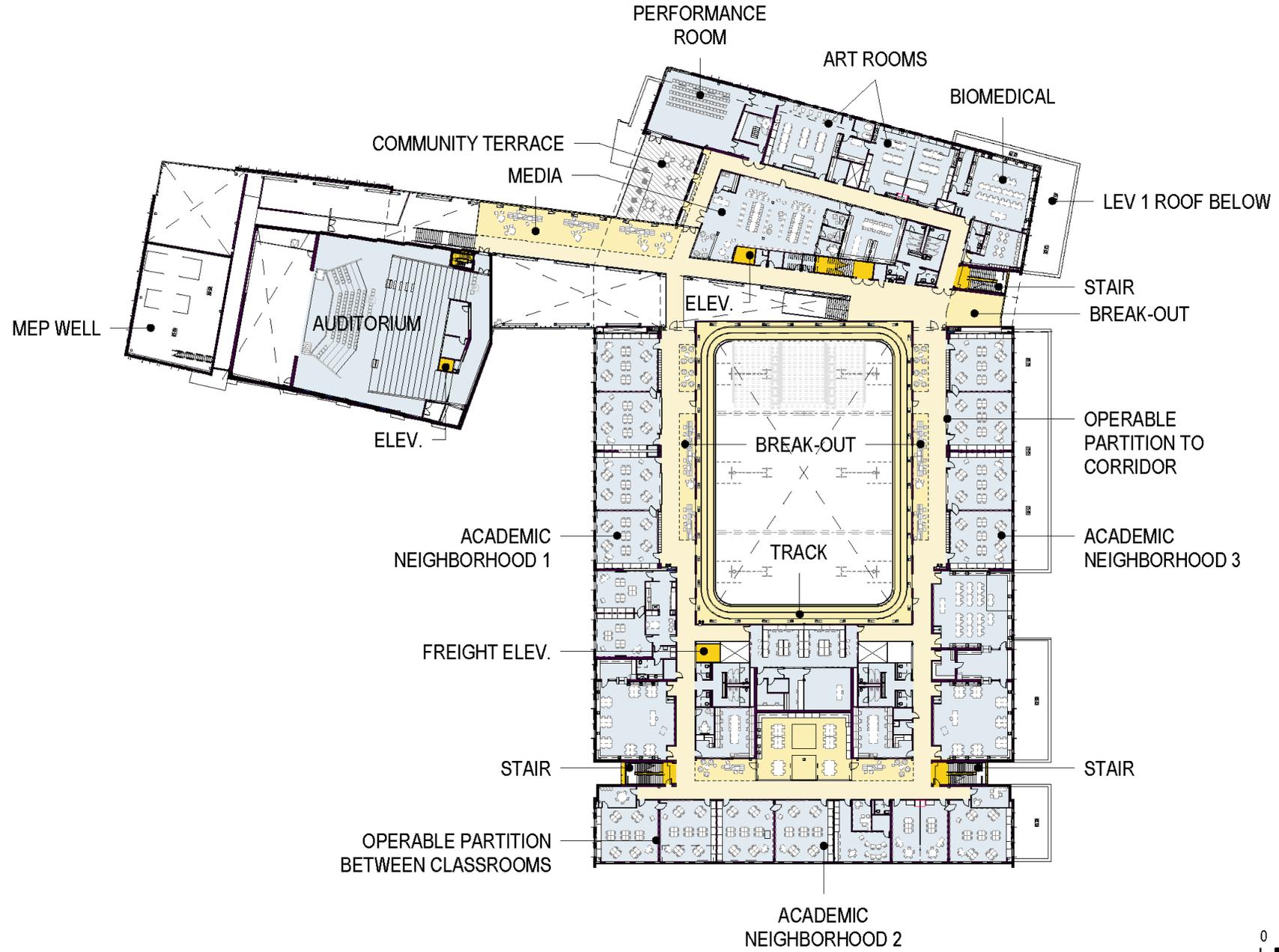
Building Plans

Building Committee Meeting

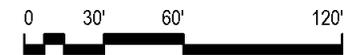
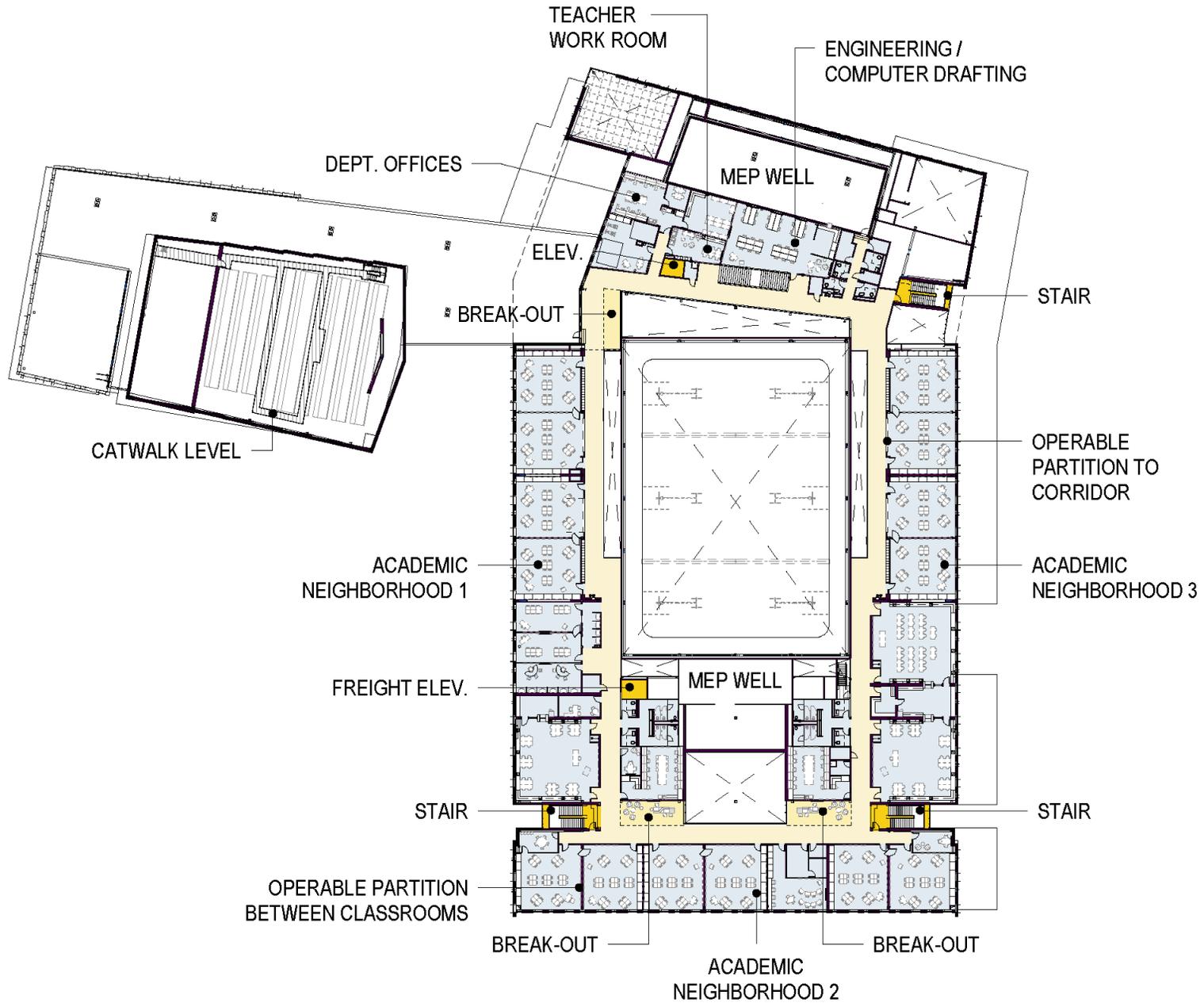
Level 1 Plan



Level 2 Plan



Level 3 Plan



Perkins&Will

Memo

Date: 6.16.2021

To: Stoneham High School
Building Committee

From: Perkins&Will

Re: List of Nearby Porcelain
and Fiber Cement
Enclosure Projects

Exterior Materials Example Project List

Porcelain Panels

1. 3200 Washington - 3200 Washington St, Jamaica Plain, MA 02130
2. Integra - 11 Cabot Blvd, Mansfield, MA 02048
3. Tahanto Regional Middle/High School - 1001 Main St, Boylston, MA 01505
4. Emery Flats - 200 Presidential Way, Woburn, MA 01801
5. 6 W Broadway Hotel - Boston, MA 02127
6. Two Drydock - 2 Drydock Ave, Boston, MA 02210
7. Maria Hastings School - 7 Crosby Rd, Lexington, MA 02421
8. Auditorium of University of Hartford - 200 Bloomfield Ave, West Hartford, CT 06117
9. Citizens Bank - Cranston, RI
10. EBO Condos - 205 Maverick St, East Boston, MA
11. Rivers Edge - 697 Davol Square, Fall River, MA
12. Parcel D2.1 Union Square - Somerville, MA

Fiber-Cement Panels

1. Deerfield Academy Athletics Complex, 7 Boyden Ln, Deerfield, MA 01342
2. MIT.nano Lab - 60 Vassar St REAR, Cambridge, MA 02142
3. Girard Apartments - 50 W Malden St, Boston, MA 02118
4. Zinc Apartments - 22 Water St, Cambridge, MA 02141
5. Center for Science and Innovation at Johnson & Wales University - 75 Chestnut St, Providence, RI 02903