

Project Minutes

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

Project No.: 20033
 Meeting Date: 4/19/2022
 Time: 7:00pm
 Meeting No: 45

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
Attended Remote	Marie Christie	Co-Chair, School Building Committee	Voting Member
Attended Remote	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience	Voting Member
Attended Remote	Nicole Nial	School Committee Member	Voting Member
Attended Remote	Raymie Parker	Select Board Member	Voting Member
Attended Remote	Douglas Gove	Community Member with Engineering Experience	Voting Member
Attended Remote	Stephen O'Neill	Vice-Chair, Community Member with Engineering Experience	Voting Member
Attended Remote	Josephine Thomson	Community Member	Voting Member
Attended Remote	Jeanne Craigie	Town Moderator	Voting Member
Attended Remote	Lisa Gallagher	Community Member, School Secretary, Past member of Middle School Building Committee	Voting Member
Attended Remote	Sharon Iovanni	Community Member	Voting Member
Attended Remote	Cory Mashburn	Community Member, Finance and Advisory Board	Voting Member
Attended Remote	Paul Ryder	Community Member with Construction Experience	Voting Member
Attended Remote	David Pignone	Select Board Member, Athletic Director, Member knowledgeable in educational mission and function of facility	Voting Member
Attended Remote	Kevin Yianacopolus	Local Official responsible for Building Maintenance	Voting Member
Attended Remote	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
Attended Remote	Brian McNeil	Town Facilities Director	Non-Voting Member
	April Lanni	Town Procurement Officer / MCPPO Certified	Non-Voting Member
	David Ljungberg	Assistant Superintendent of Schools	
Attended Remote	Brooke Trivas	Perkins and Will	
	Patrick Cunningham	Perkins and Will	
	Stephen Messinger	Perkins and Will	
Attended Remote	Kristy Lyons	Consigli Construction	
Attended Remote	Todd McCabe	Consigli Construction	
	Robert Smith	SMMA	
Attended Remote	Joel Seeley	SMMA	

Item #	Action	Discussion
45.1	Record	Call to Order, 7:00 PM, meeting opened.
45.2	Record	This meeting will be held via video conference and a recording of such will be posted on the Town's website.
45.3	Record	A motion was made by C. Mashburn and seconded by N. Nial to approve the 4/11/22 School Building Committee meeting minutes. No discussion, motion passed unanimously.
45.4	Record	J. Seeley reviewed Designer Amendment No. 20 – Additional Property Line Survey Services at Traffic Signal Work, in the amount of \$7,150.00 to be funded out of ProPay Code 0203-9900 Other Reimbursable Costs Budget, which has a balance of \$303,500, attached. <i>Postscript: Amendment No. 20 is voided per SSBC decision on VE Items CL-77 and CL-31.</i>
45.5	B. Trivas	B. Trivas to provide a layout of delivery trucks and dumpsters at the loading dock for review. <i>(from prior meeting)</i>
45.6	D. Warner	D. Warner to provide a list of trees for review. <i>(from prior meeting)</i>
45.7	D. Warner	D. Warner to provide details of the bollards at the front drop-off area to confirm they will not impede emergency response vehicles, for review. <i>(from prior meeting)</i>
45.8	D. Warner	D. Warner to provide a layout of the Japanese Dogwoods for review. <i>(from prior meeting)</i>
45.9	T. McCabe	T. McCabe to present the overall construction schedule including procurement for review. <i>(from prior meeting)</i>
45.10	D. Sheehan	D. Sheehan will review any Federal programs for Covid funds that may be applied to the project. <i>(from prior meeting)</i>
45.11	B. Trivas	B. Trivas will review the acoustic performance of the overhead coiling glass garage doors at the Maker Space with the acoustical consultant and provide direction. <i>(from prior meeting)</i>
45.12	B. Trivas	B. Trivas to review if the batting cage can stay off the main court. <i>(from prior meeting)</i>
45.13	P. Cunningham	P. Cunningham to review the metal wall panel material at the building entry and confirm it is sufficiently durable for that location. <i>(from prior meeting)</i>
45.14	K. Lyons	K. Lyons to assess the cut and fill requirements to determine if the stockpile area can be reduced. <i>(from prior meeting)</i>
45.15	K. Lyons	K. Lyons to determine if the temporary fence at the existing entry drive off Franklin Street can be positioned to allow vehicles to turn around if they mistakenly enter the drive between mid-July and mid-August. <i>(from prior meeting)</i>

Item #	Action	Discussion
45.16	B. Trivas	B. Trivas to provide direction on why the Stormceptor is a proprietary item, how many there are, what are the maintenance requirements. <i>(from prior meeting)</i>
45.17	K. Lyons	K. Lyons to update the construction logistics and playfield phasing plans to reflect the incorporation of VE items CL-15: North Soccer Field Natural Grass and CL-27a: Delete North Soccer Field Sports Lighting. <i>(from prior meeting)</i>
45.18	J. Seeley	J. Seeley to add the Mural Discussion to the 5/16/22 SSBC meeting agenda. <i>(from prior meeting)</i>
45.19	Record	J. Seeley provided an update on the site and building permitting. <i>(from prior meeting)</i> <ol style="list-style-type: none"> 1. Building Code Variance - Approved on 3/22/22 2. MAAB Variance – Application to be submitted 4/15/22. 3. Zoning Board of Appeals Variance - Application to be submitted 4/27/22. 4. Conservation Commission – NOI to be submitted 4/27/22. 5. Water Board Approval – Application to be submitted 4/27/22.
45.20	Committee Members	Committee members to send any additional items to be removed and salvaged to B. McNeil to add to the Preliminary List of Salvaged Items.
45.21	Record	J. Seeley reviewed plan sketches of the original entry drive and new traffic signal design and the VE Items CL-77: Entry Drive and CL-31: Entry Drive Traffic Signal design, attached. K. Lyons reviewed the Cost Estimate for CL-77 and CL-31 Scenarios 1, 1A and 3, attached. Committee Discussion: <ol style="list-style-type: none"> a. D. Bois summarized the meeting with the design and construction team and traffic consultant on 4/14/22 and reviewed the impacts of each of the Scenarios. b. D. Bois indicated the Town could still pursue outside funding to replace the existing traffic signals at the School Entry drives in the future, but it is not needed for the Scenario 3 operation. c. J. Craigie asked for clarification on why Scenario 1 results in an overage to the project budget of \$32,708? <i>D. Bois reviewed the tabulation issue on the 3/28/22 VM Log, which did not tabulate CL-77 and IN-94/95, and once fixed resulted in the \$717,145 underage. The total of CL-77 and CL-31 is \$749,853, and adding them back to the project results in the overage of \$32,708.</i> d. J. Craigie indicated the project presented to the Town had new traffic lights at the School Entry drive and she would like to have the project move forward with Scenario 1. <i>D. Bois indicated the Design Development submission to MSBA included CL-77 and CL-31 and the \$717,145 underage.</i>

Item #	Action	Discussion
		<p>e. J. Craigie indicated this is a problem, the traffic signals at the School Entry drives need to be fixed. <i>D. Bois reviewed that the traffic consultant indicated the Stevens Street traffic signal will make the biggest improvement to the traffic conditions and that with the minor improvements to the existing traffic signals at the School Entry drives in Scenario 3, they will be able to communicate and be synchronized with the Stevens Street traffic signals.</i></p> <p>f. N. Nial asked is the Stevens Street traffic signal not in the project? <i>D. Bois indicated the Stevens Street traffic signal was removed from the project in VE Item CL-32, but could be included thru alternate funding.</i></p> <p>g. D. Sheehan indicated the Stevens Street traffic signal could also be an additive alternate and be included in the project if the bids come in favorably.</p> <p>h. N. Nial asked is Scenario 3 an appropriate option to move forward with? <i>S. O'Neill indicated it is important to note the traffic consultant has indicated traffic conditions will only see a modest improvement with just the School Entry Drive traffic signal replacement in Scenario 1 and not installing the new traffic signal at Stevens Street. The Level of Service will be similar in Scenario 1, 1A and 3. The most significant traffic improvement will be the new traffic signal at Stevens Street. In his opinion, the layout of CL-77 will serve its purpose and with the improvements will be an appropriate entrance for the new high school. If additional funding is provided, the Stevens Street traffic signal should be a priority.</i></p> <p>i. R. Parker asked will the Stevens Street traffic signal communicate with the existing School Entry Drive traffic signals? <i>D. Bois indicated yes.</i></p> <p>j. S. Iovanni asked will the existing Entry Drive traffic signals need to be modified if the exit drive is shifted fifteen feet to the west in CL-77? <i>J. Seeley indicated the traffic consultant recommended the eastern most traffic light post be removed and a new post installed to the west in alignment with the exit drive, the cost is included in Consigli's estimate.</i></p> <p>k. J. Craigie asked will the existing trees in the center grass strip remain in CL-77? <i>K. Lyons indicated no, they will be impacted by utilities.</i></p> <p>l. D. Pignone asked will walkers still walk up the center grass strip in CL-77? <i>J. Seeley indicated no, a new sidewalk is being provided to the east of the exit drive. Walkers coming from the west should be encouraged to use the new path from Benjamin Terrace.</i></p> <p>m. R. Parker asked will walkers still use the Boxwood Road path? <i>J. Seeley indicated yes, the path will be paved as part of the project and reviewed D. Sheehan, Chief Grafton and J. Seeley met with two of the three abutters on Boxwood Road and reviewed the path, the summer 2022 and</i></p>

Item #	Action	Discussion
		<p><i>2023 high school staff vehicle use and the permanent use as a paved emergency vehicle access.</i></p> <ul style="list-style-type: none"> n. R. Parker asked if the Boxwood Road walking path will be permanent? <i>J. Seeley indicated yes.</i> o. D. Gove indicated CL-77 provides a functional entrance, traffic signal and project savings. <p>A Motion was made by R. Parker and seconded by J. Thomson to approve Scenario 3 as presented. No discussion, motion passed unanimous.</p>
45.22	Record	Subcommittee Updates - none
45.23	Record	Committee Questions - none
45.24	J. Seeley	<p>Old or New Business</p> <ul style="list-style-type: none"> 1. D. Pignone indicated a Special Town Meeting can be scheduled within 35 days and asked if the project should request an additional appropriation to fund some or all of the approved VE Items? <ul style="list-style-type: none"> a. D. Gove indicated he would be in favor, but only to include VE Items that would not affect the design schedule. b. D. Bois indicated if the design schedule is delayed, that could lead to increased escalation costs. c. J. Craigie indicated she has asked the Co-Chairs to provide a Committee progress report to the May 2, 2022 Town Meeting. d. J. Craigie indicated the Town was presented a project that is now different, the District Offices will need space and that will have a cost. e. D. Sheehan indicated this item was not on the agenda and should be a formal agenda item. The Ad Hoc VE Subcommittee did discuss seeking additional funding and the potential escalation impact of delaying the project. f. D. Bois asked if the consultant team can review the approved VE list for any VE items that could be added back without delaying the design and construction schedule? <i>B. Trivas will review.</i> g. J. Craigie asked when will the Committee be presented the updated building exteriors? <i>B. Trivas indicated possibly next meeting.</i>

Item #	Action	Discussion
		<ul style="list-style-type: none"><li data-bbox="605 401 1325 499">h. R. Parker asked that Town Meeting topic be included in the 4/25/22 SSBC agenda. <i>J. Seeley will include in the agenda.</i><li data-bbox="605 520 1409 684">i. R. Parker indicated she agreed with asking Town Meeting for additional funding and asked if the VM Log can be provided for the meeting? <i>K. Lyons indicated yes, the VM Log will be provided for the meeting.</i><li data-bbox="605 705 1398 804">j. D. Gove suggested the additional funding request be increased to provide for the cost to relocate the District Offices and also to include an Escalation Contingency.<li data-bbox="605 825 1409 957">k. D. Bois asked would the taxpayers be impacted if the Escalation Contingency was not needed? <i>D. Sheehan indicated no, the amount would not be borrowed if not needed.</i><li data-bbox="605 978 1395 1142">l. N. Nial indicated from a School Committee perspective, bringing the District Offices back into the project would be a priority, if additional funding was obtained. <i>D. Bois indicated that would be challenging without impacting the design schedule and delaying the project.</i><li data-bbox="605 1163 1362 1230">m. S. Iovanni indicated she has mixed feelings about asking Town Meeting for additional funding.<li data-bbox="605 1251 1317 1318">n. N. Nial indicated there are other Town projects that require funding.<li data-bbox="605 1339 1365 1438">o. P. Ryder indicated he believes the Town voted for the plan, not necessarily the budget, and the plan has changed. <i>D. Bois indicated the plan has not completely changed.</i><li data-bbox="605 1459 1382 1558">p. J. Craigie indicated the traffic signals, amphitheater, and District Offices have been removed from the project and that Town Meeting should be heard from.<li data-bbox="605 1579 1409 1677">q. L. Gallagher indicated there are some VE items that cannot be put back without affecting the schedule, what if Town Meeting votes to put those back.<li data-bbox="605 1698 1395 1797">r. C. Mashburn indicated the community has had the opportunity to attend every community meeting and every SSBC meeting to be informed about the project and provide their input.

Item #	Action	Discussion
		s. J. Thomson asked that a discussion on the District Offices be included in the 4/25/22 SSBC agenda. <i>J. Seeley will include on the agenda.</i>
45.25	Record	Public Comment - none
45.26	Record	Next SSBC Meeting: April 25, 2022 at 7:00 pm.
45.27	Record	A Motion was made by S. Iovanni and seconded by J. Craigie to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Designer Amendments No. 20, OPM Amendment No. 2, Sketches of the original entry drive and new traffic signal design and the VE Items CL-77: Entry Drive and CL-31: Entry Drive Traffic Signal design, Cost Estimate for CL-77 and CL-31 Scenarios 1, 1A and 3

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

Agenda

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

Project No.: 20033
Meeting Date: 4/19/2022
Meeting Time: 7:00 PM
Meeting No. 45

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1. Call to Order
 2. Approval of Minutes
 3. Approval of Invoices and Commitments
 4. VE Items CL-77 and CL-31
 5. New or Old Business
 6. Committee Questions
 7. Public Comments
 8. Next Meeting: April 25, 2022
 9. Adjourn

Join Go-To-Meeting: <https://meet.goto.com/267464437>

Dial-in: [+1 \(872\) 240-3311](tel:+18722403311) **Access Code:** 267-464-437

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 20

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 March 28, 2022, 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. 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	\$ 71,733.64	\$ 0.00	\$ 246,733.64
Schematic Design Phase	\$ 245,000.00	\$ 106,259.50	\$ 0.00	\$ 351,259.50
Design Development Phase	\$ 0.00	\$ 3,815,359.00	\$ 7,150.00	\$ 3,822,509.00
Construction Document Phase	\$ 0.00	\$ 4,921,000.00	\$ 0.00	\$ 4,921,000.00
Bidding Phase	\$ 0.00	\$ 1,124,800.00	\$ 0.00	\$ 1,124,800.00
Construction Phase	\$ 0.00	\$ 3,936,800.00	\$ 0.00	\$ 3,936,800.00
Completion Phase	\$ 0.00	\$ 423,600.00	\$ 0.00	\$ 423,600.00
Total Fee	\$420,000.00	\$14,399,552.14	\$ 7,150.00	\$14,826,702.14

This Amendment is a result of: Providing Additional Survey Services to Confirm Property Line Locations in the Area of Traffic Signal Work to be funded out of MSBA ProPay 0203-9900.

2. The Construction Budget shall be as follows:

Original Budget:	\$ <u>153,418,660.00</u>
Amended Budget	\$ <u>153,418,660.00</u>

3. The Project Schedule shall be as follows:

Original Schedule:	<u>June 2025</u>
Amended Schedule	<u>June 2025</u>

4. 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 _____

Memorandum

To: Stoneham School Building Committee
From: Joel Seeley
Project: New Stoneham High School
Re: Designer Amendment No. 20:
Additional Property Line Survey Services at Traffic Signal Work
Distribution: Stoneham School Building Committee (MF)

Date: 3/28/2022
Project No.: 20033

**DESIGNER AMENDMENT NO. 20: ADDITIONAL PROPERTY LINE SURVEY SERVICES
AT TRAFFIC SIGNAL WORK**

FEE: \$7,150.00

REASON: Provide additional survey services in the area of the traffic signal work to confirm property line locations.

BUDGET AVAILABILITY: This Amendment would be funded out of MSBA ProPay Code 0203-9900, Other Reimbursable Costs Budget, which has a balance of \$303,500.

Perkins&Will

3.27.2022

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

Re: Stoneham High School / Additional Services #20 Attachment F

Dear Mr. Sheehan,

As requested, and required, attached, and noted herein, are the additional services for the additional survey of work required and requested by Stoneham. We have attached the proposal, for your reference, from Nitsch Engineering for additional survey work

Project Overview

The additional service request is to perform research for record data on the 150 Franklin Street property and abutting properties. Perform fieldwork to look for record monumentation and location. Perform office calculations to determine the frontage property lines of 150 Franklin Street. The scope assumes record monumentation is recoverable and Nitsch Engineering will encounter reasonable congruity between field and record data.

Schedule

The work will commence when the scope is approved by the Stoneham Building Committee.

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 below fee.

Nitsch Engineering Survey	\$ 6,500
Perkins&Will 10% Mark up	\$ <u>650</u>
Total Additional Services #18	\$ 7,150

Thank you,



Brooke Trivas

Principal, Practice Leader for Perkins&Will

cc: Perkins&Will Team, Joel Seely – SMMA, file

DESIGN DEVELOPMENT

STONEHAM HIGH SCHOOL

CL-77 / CL-31: PRICING OPTIONS

		column:	a	b	c	d
Description		added cost:	revised cost estimate: (DD estimate + a)	construction budget:	variance to construction budget: (b - c)	
Current Scope	accept CL-77 and CL-31; no improvements or upgrades to existing conditions	\$0	\$152,701,515	\$153,418,660	-\$717,145	
Scenario 1	reject CL-77 and CL-31; revert back to original design (single driveway and all new traffic signals)	\$749,853	\$153,451,368	\$153,418,660	\$32,708	
Scenario 1A	reject CL--77; approve CL-31; single driveway but traffic signals funded outside of project	\$457,791	\$153,159,306	\$153,418,660	-\$259,354	
Scenario 3	accept CL-77 and CL-31; existing split entry and exit drives (exit drive shifted west 15'; add 8' wide walkway and 7' wide grass strip); exisitng traffic signal to remain with minor upgrades	\$421,069	\$153,122,584	\$153,418,660	-\$296,076	

Value Management Summary:

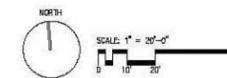
-\$749,853

CL-77: **ENTRY ROAD** – Utilize existing entry drive, island and traffic signals/configurations

-457,791

CL-31: **TRAFFIC SIGNALS** - Existing traffic Signal & intersection work at High School Entrance to remain as-is

-292,062



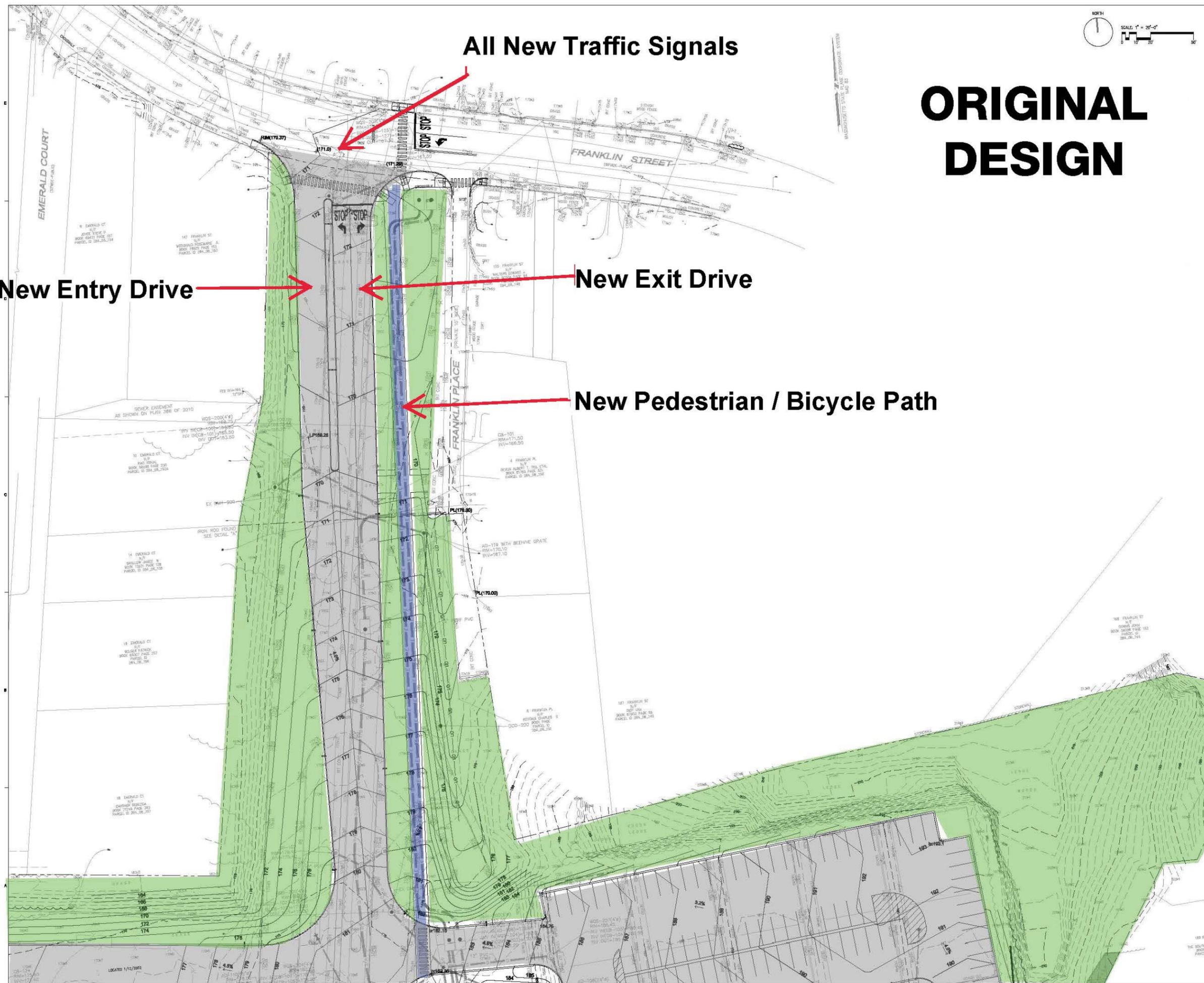
All New Traffic Signals

ORIGINAL DESIGN

New Entry Drive

New Exit Drive

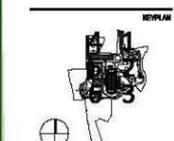
New Pedestrian / Bicycle Path



NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR CONSTRUCTION WITHOUT APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES.

Stoneham High School
140 Franklin Street
Stoneham, MA 02158

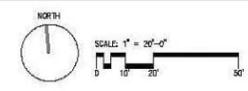
Town of Stoneham



MARK	DATE	DATE
DD Pricing Draft	February 28, 2022	
JOB NUMBER	1802002	REV. 12
OWNER		DATE
CHECKED		TITLE

GRADING PLAN

L03-01



Existing Traffic Signal to Remain

- * Reprogram
- * Add 360 Degree Camera
- * New Exit Drive Pole Light

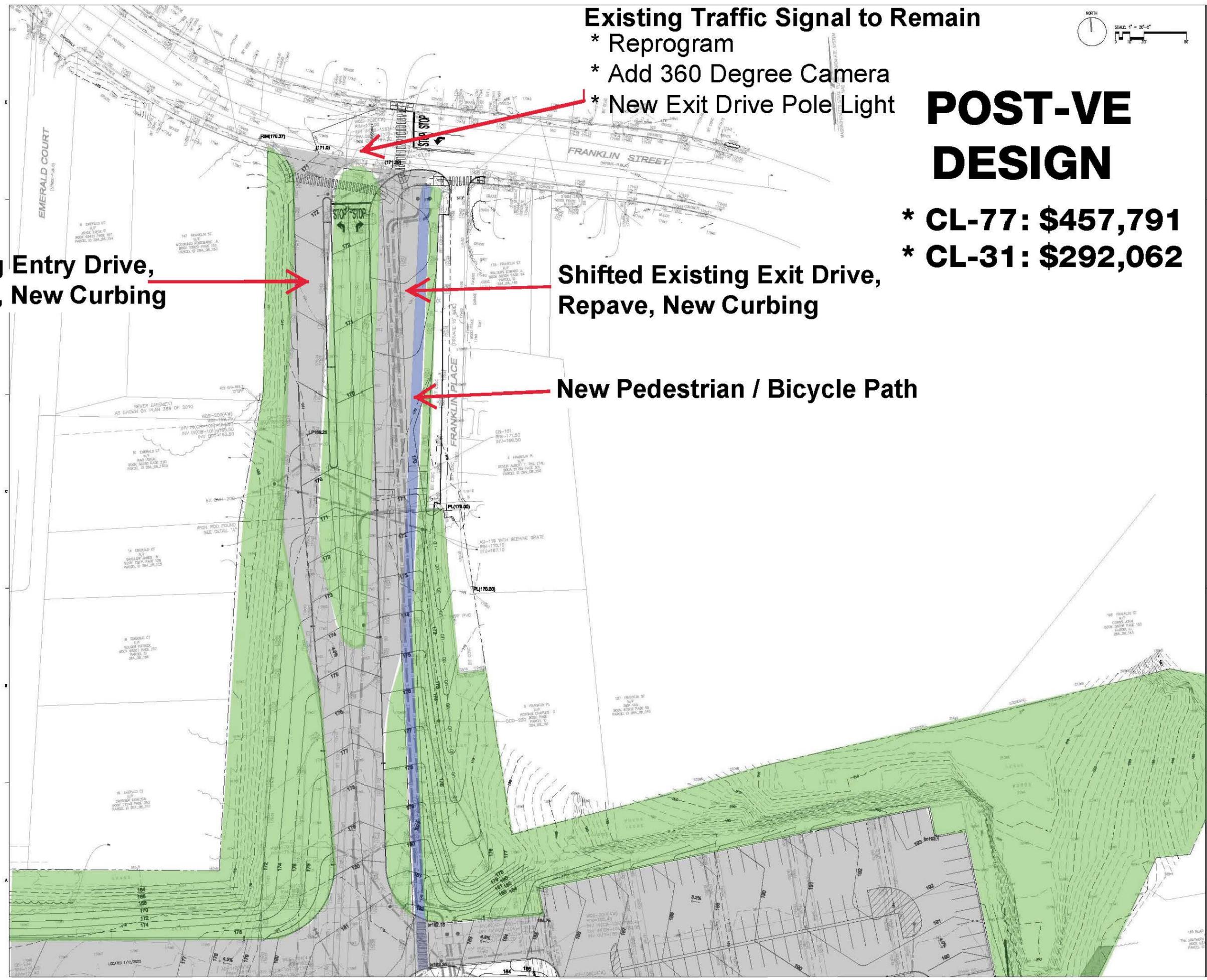
POST-VE DESIGN

- * **CL-77: \$457,791**
- * **CL-31: \$292,062**

Existing Entry Drive, Repave, New Curbing

Shifted Existing Exit Drive, Repave, New Curbing

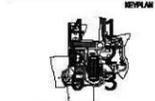
New Pedestrian / Bicycle Path



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PROJECT
Stoneham High School
140 Forest Street
Stoneham, MA 02180

Town of Stoneham



NO.	DATE	DESCRIPTION

DD Pricing Draft
February 28, 2022

DESIGNED	DATE
CHECKED	DATE

GRADING PLAN

L03-01