

Project Minutes

Project: New Stoneham High School Project No.: 20033
 Prepared by: Joel Seeley Meeting Date: 4/25/2022
 Re: School Building Committee Meeting Time: 7:00pm
 Location: Central Middle School and Remote Participation Meeting No: 46
 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	Vice-Chair, 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	Select Board Member, 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
✓	David Ljungberg	Assistant Superintendent of Schools	
✓	Brooke Trivas	Perkins and Will	
✓	Patrick Cunningham	Perkins and Will	
✓	Katherine Chin	Perkins and Will	
	Stephen Messinger	Perkins and Will	
✓	Kristy Lyons	Consigli Construction	
	Todd McCabe	Consigli Construction	
✓	Steve Banak	Consigli Construction	
✓	Robert Smith	SMMA	
✓	Joel Seeley	SMMA	

Item #	Action	Discussion
46.1	Record	Call to Order, 7:00 PM, meeting opened.
46.2	Record	This meeting will be held via video conference and a recording of such will be posted on the Town's website.
46.3	Record	A motion was made by R. Parker and seconded by J. Craigie to approve the 4/19/22 School Building Committee meeting minutes. No discussion, motion passed unanimous.
46.4	Record	J. Seeley reviewed Warrant No. 24, attached. A motion was made by J. Craigie and seconded by R. Parker to approve Warrant No. 24. No discussion, motion passed unanimous.
46.5	Record	J. Seeley reviewed Sustainable Energy Advantage, (SEA) Statement of Work No. 2 for continued photovoltaic consultancy services. The services will include assisting the Town in the oversight of the photovoltaic systems vendor agreement and development and implementation of the photovoltaic system, in the amount of \$20,000 to be funded out of MSBA ProPay Code 0203-9900, Other Reimbursable Expenses Budget, which has a balance of \$303,500. A motion was made by J. Craigie and seconded by R. Parker to approve SEA Statement of Work No. 2, in the amount of \$20,000 and recommend signature by D. Sheehan. No discussion, motion passed unanimous.
46.6	B. Trivas	B. Trivas to provide a layout of delivery trucks and dumpsters at the loading dock for review. <i>(from prior meeting)</i>
46.7	D. Warner	D. Warner to provide a list of trees for review. <i>(from prior meeting)</i>
46.8	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>
46.9	D. Warner	D. Warner to provide a layout of the Japanese Dogwoods for review. <i>(from prior meeting)</i>
46.10	D. Sheehan	D. Sheehan will review any Federal programs for Covid funds that may be applied to the project. <i>(from prior meeting)</i>
46.11	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>
46.12	B. Trivas	B. Trivas to review if the batting cage can stay off the main court. <i>(from prior meeting)</i>
46.13	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>

Item #	Action	Discussion
46.14	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>
46.15	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>
46.16	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. <i>(from prior meeting)</i>
46.17	P. Cunningham	<p>P. Cunningham provided a Design Refinement Update and Revised PreK Wing Layout Presentation, attached.</p> <p>Committee Discussion:</p> <p>Building Exteriors</p> <ol style="list-style-type: none"> 1. P. Cunningham indicated that the design is still slightly over the VE estimated amount, and Consigli and Perkins&Will are still refining. 2. P. Cunningham indicated the Stoneham logo on the front of the school is envisioned as a banner, which will be shown at an upcoming meeting. 3. B. Trivas passed physical samples of the materials around for review and will assemble into a formal sample board. 4. M. Christie asked if there will be windows on the south end of the West Façade? <i>P. Cunningham indicated those classrooms have windows along the south wall, the west wall has the classroom cabinetry.</i> 5. S. Iovanni asked what is the material along the building base? <i>P. Cunningham indicated that will be the dark concrete masonry units (CMU).</i> 6. D. Bois asked that a future presentation indicate the coping material, the detail around the windows, control joint locations, texture of the CMU around the windows. <i>P. Cunningham indicated Perkins&Will is studying those elements and will present at an upcoming Committee meeting.</i> 7. J. Craigie asked is the CMU durable and how does it stand up to vandalism? <i>P. Cunningham indicated CMU is durable and the lighter color CMU is over ten feet above the ground, the dark colored CMU is at the ground level.</i>

Item #	Action	Discussion
		<p>Skylights</p> <ol style="list-style-type: none"> 1. D. Bois asked if the south skylight is adjacent to the Gymnasium south wall? <i>P. Cunningham indicated no, it is more southerly, above the Maker Space corridor.</i> 2. D. Bois asked if there will be glare from the Unit Skylights above the Gymnasium? <i>P. Cunningham indicated no, the light will be diffused.</i> 3. R. Parker asked will there still be skylights over the Collaboration Spaces? <i>P. Cunningham indicated yes.</i> <p>PreK Layout</p> <ol style="list-style-type: none"> 1. J. Macero asked if all the PreK Classrooms are the same size? <i>B. Trivas indicated yes.</i> 2. M. Christie asked is the Lunch Room large enough? <i>J. Macero indicated yes, there will only be one to two classrooms at a time and some of the students will be outside in the playground.</i>
46.18	K. Lyons	<p>K. Lyons presented the updated Construction Schedule Summary, attached. The Certificate of Occupancy date for the building has been extended from 6/14/24 to 7/18/24 due to material availability, predominantly roofing insulation and membrane, which is currently trending over 200 days from submittal approval. Consigli will be including in their cost estimates the installation of a temporary roof in order to meet the 7/18/24 date. Discussions with the Building Commissioner will need to be had relative to moving in FFE and Technology prior to Certificate of Occupancy.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. D. Gove asked if Roofing can be bid with the Early Site Enabling Package? <i>J. Seeley indicated the design documents are not developed sufficiently to bid the Roofing, which is a Trade Contractor.</i> 2. D. Bois asked that as the project design progresses, Consigli identify any other impediments to the construction schedule due to material availability. <i>K. Lyons will develop a process chart to address how future issues will be addressed.</i> 3. R. Parker asked if Consigli anticipates further delays to the construction schedule due to material availability? <i>K. Lyons indicated they have identified what is currently known and factored that into the construction schedule. There is the potential for HVAC and Electrical Equipment to continue to show material delivery</i>

Item #	Action	Discussion
		<p><i>delays, which might be addressed by pre-purchasing. Consigli will provide more information on this as it is known.</i></p> <ol style="list-style-type: none"> 4. R. Parker asked will the existing building demolition occur after the new school is opened? <i>K. Lyons indicated yes.</i> 5. J. Craigie asked will there be summer school in the High School during construction? <i>J. Macero indicated not at the High School.</i> 6. J. Craigie asked how many staff will be working in the High School during the summer? <i>J. Macero indicated 23 full time staff work in the High School during the summer.</i>
46.19	K. Lyons J. Seeley	<p>K. Lyons presented the updated Construction Logistics and Phasing Plans, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. B. McNeil asked if the Temporary Parking Lot will be paved? <i>K. Lyons indicated yes, it will be paved with the binder course.</i> 2. D. Bois asked once the Permanent West Parking Lot is installed in Summer 2023, will the remainder of the Temporary Parking Lot still be in use? <i>K. Lyons will review and provide direction.</i> 3. D. Gove asked if the Stockpile area can be re-located to the North Soccer Field? <i>K. Lyons indicated Consigli confirmed that the Stockpile area currently over the South Soccer Field and portion of the Baseball Field cannot be reduced in size and re-locating to the North Soccer Field would be a reduced area.</i> 4. J. Macero asked if the South Soccer Synthetic Field can be completed by August 2024? <i>K. Lyons will review and provide direction.</i> 5. J. Seeley to schedule a meeting of the Playfield Subcommittee to review the playfield construction sequencing.
46.20	Record	<p>Permitting Update</p> <p>J. Seeley provided an update on the site and building permitting.</p> <ol style="list-style-type: none"> 1. Building Code Variance – Building Code Appeals Board Approval, dated 4/12/22, attached. 2. MAAB Variance – Application to be submitted 5/2/22.

Item #	Action	Discussion
		<ol style="list-style-type: none"> 3. Zoning Board of Appeals Variance - Application to be submitted 5/6/22. 4. Conservation Commission – NOI to be submitted 5/9/22. 5. Water Board Approval – Application to be submitted 5/9/22.
46.21	Record	<p>The remote Neighborhood Meeting is scheduled for 4/27/22 at 7:00pm. Hardcopy Flyers were mailed out to abutters within 200 feet of the property line on 4/13/22 and the Flyer was posted on the project website. B. Trivas and K. Lyons will provide a PowerPoint presentation to include an overview of the design, traffic signals and construction phasing and timeline.</p>
46.22	J. Seeley	<p>J. Seeley reviewed the List of Prequalified Electrical Trade Contractors for the Early Site Enabling Package, attached. The Trade Contractor Prequalification Committee recommends approval.</p> <p>A motion was made by S. Iovanni and seconded by R. Parker to approve the List of Prequalified Electrical Trade Contractors for the Early Site Enabling Package as recommended by the Trade Contractor Prequalification Committee. No discussion, motion passed unanimous.</p> <p>J. Seeley to notify the Prequalified Electrical Trade Contractors.</p>
46.23	J. Seeley B. Trivas	<p>J. Seeley reviewed Potential Next Steps and List of Upcoming Cost Events, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. M. Christie reviewed that the Committee had over four months to prepare for Town Meeting last year and that the Committee should go thru the design and estimating process before going back to Town Meeting to ask for additional funding. 2. D. Bois indicated the Committee will have one chance to go back to Town Meeting and that by January the Committee will be in a better position to know the full cost impact. He and Marie will keep Town Meeting updated until then. 3. J. Craigie indicated she asked 6 weeks ago to contact the State Delegation. <i>M. Christie indicated they will be invited to an upcoming Committee meeting.</i> 4. J. Craigie indicated that is too late and that she would like answers to her questions relative to additional funds. 5. D. Pignone indicated he is concerned that certain portions of the project have been removed and may not be able to be put back in.

Item #	Action	Discussion
		<p><i>B. Trivas indicated Perkins&Will has reviewed the list of VE items and annotated which VE Items can be added back in without impact to the design schedule.</i></p> <p>6. D. Bois asked that the annotated VE list be sent to the Committee. J. Seeley will forward the annotated VE list to the Committee, which Perkins&Will also identified which VE items will require additional fee to add to the project as Additive Bid Alternates.</p> <p>7. J. Seeley reviewed the process of incorporating Additive Bid Alternates into the Contract Documents, which requires the design team to produce two distinct construction documents, one for the Base Bid work and a second the Additive Bid Alternate work. While the Designer Agreement requires the Designer to revise the design to keep the cost within the construction budget, adding scope that has been removed thru the VE process back into the project as Additive Bid Alternates over and above the construction budget, is an additional service.</p> <p>8. D. Bois indicated there are two designs that the design team will need to produce, some will be more complicated than others, and asked that the design team identify which are which. <i>B. Trivas indicated some will be easy and some will be harder to document.</i></p> <p>9. R. Parker agrees it is not the right time to go to Town Meeting.</p> <p>10. R. Parker indicated it would have been useful to understand that adding VE items back into the project as Additive Bid Alternates would require additional design fees and that the Committee has an obligation to inform Town Meeting what the project scope now is.</p> <p>11. C. Mashburn indicated he thought Town Meeting voted funding for the project and that the charge of the Committee is stay within those funds.</p> <p>12. C. Mashburn asked can the Community be made aware of the discussion that the Committee will be having, such as when the Additive Bid Alternates will be discussed? <i>R. Parker indicated the PR Subcommittee can take the lead on this.</i></p> <p>13. J. Macero indicated he believes the Committee has led an open and transparent process throughout the entire project and that now is not the right time to go to Town Meeting, and that he is concerned with the additional fees for the Additives Bid Alternates.</p> <p>14. S. Iovanni asked will MSBA reduce the grant amount by any outside funding that the Town receives?</p>

Item #	Action	Discussion
		<i>D. Sheehan indicated that the types and sources of additional funding will need to be reviewed.</i> The Committee agrees not to go to Town Meeting at this time.
46.24	J. Macero	J. Macero indicated that several options are being reviewed for the District Offices such as space in the SEEM Collaborative in the old Central School, space in the Middle School, or space in non-Town owned buildings.
46.25	Record	Subcommittee Updates <ol style="list-style-type: none"> 1. J. Seeley reviewed the 4/8/22 and 4/14/22 VE Entry Drive and Traffic Signal Meeting Minutes, attached. 2. J. Seeley reviewed the 4/11/22 Green Initiatives Meeting Minutes, attached. 3. J. Seeley reviewed the 4/8/22 Construction Subcommittee Meeting Minutes, attached. 4. J. Seeley indicated the PR Subcommittee met on 4/25/22 to develop the program for the 6/15/22 Groundbreaking Ceremony, to be held at 1:00pm. Save the Date invites to the speakers are being emailed out this week and a formal general invitation with the program will be issued by mid-May.
46.26	Record	Committee Questions - none
46.27	J. Seeley	Old or New Business - none
46.28	Record	Public Comment - none
46.29	Record	Next SSBC Meeting: April 25, 2022 at 7:00 pm.
46.30	Record	A Motion was made by S. Iovanni and seconded by J. Craigie to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Warrant No. 24, SEA Statement of Work No. 2, updated Construction Schedule Summary, updated Construction Logistics and Phasing Plans, Building Code Appeals Board Approval, List of Prequalified Electrical Trade Contractors for the Early Site Enabling Package, Potential Next Steps and List of Upcoming Cost Events, 4/8/22 and 4/14/22 VE Entry Drive and Traffic Signal Meeting Minutes, 4/11/22 Green Initiatives Meeting Minutes, 4/8/22 Construction 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

Agenda

Project:	New Stoneham High School	Project No.:	20033
Re:	School Building Committee Meeting	Meeting Date:	4/25/2022
Prepared by:	Joel Seeley	Meeting Time:	7:00 PM
Meeting Location:	Central Middle School Library & Remote Participation	Meeting No.	46
Distribution:	Attendees (MF)		

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Review Design Refinements
5. Review PreK Wing Layout
6. Review Construction Schedule
7. Review Construction Logistics Plan
8. Permitting Update
9. Prepare for Neighborhood Meeting
10. Approve Early Site Enabling Prequalified Trade Contractors
11. Town Meeting Discussion
12. District Offices Discussion
13. Subcommittee Updates
14. New or Old Business
15. Committee Questions
16. Public Comments
17. Next Meeting: May 16, 2022
18. Adjourn

Join Go-To-Meeting: <https://meet.goto.com/120993381>

Dial-in: [+1 \(571\) 317-3122](tel:+15713173122) **Access Code:** 120-993-381

Memorandum

To: Stoneham School Building Committee
From: Joel Seeley
Project: New Stoneham High School
Re: Photovoltaic Consultancy Services
Distribution: Stoneham School Building Committee (MF)

Date: 4/25/2022
Project No.: 20033

RETAIN SUSTAINABLE ENERGY ADVANTAGE, LLC (SEA) TO CONTINUE TO PROVIDE PHOTOVOLTAIC CONSULTANCY SERVICES.

THE SERVICES WILL INCLUDE ASSISTING THE TOWN IN THE OVERSIGHT OF THE PHOTOVOLTAIC SYSTEMS VENDOR AGREEMENT AND DEVELOPMENT AND IMPLEMENTATION OF THE PHOTOVOLTAIC SYSTEM

FEE: \$20,000.00

REASON: Assist the Town in the oversight of the Photovoltaic Vendor work.

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



Sustainable Energy Advantage, LLC

161 Worcester Rd, Suite 503, Framingham, MA 01701 • 508.665.5850 • www.seadvantage.com

Project: Stoneham High School Solar Ongoing PPA Support **Statement of Work #02– April 22, 2022**

Sustainable Energy Advantage, LLC Support Services to Town of Stoneham **Pursuant to Consulting Engagement Letter dated November 4, 2021**

Background:

Pursuant to a Request for Proposals issued by the Town of Stoneham (Stoneham, the Town, Client) the Town selected Nexamp, Inc.'s proposal for a long-term power purchase along with shared savings agreement (PPA) and lease Agreement for the use of high school premises for a solar w/ storage system. Stoneham is negotiating the PPA under which Nexamp will serve as the third-party owner operator. Stoneham seeks support negotiating the final PPA contract terms with Nexamp for its net-zero high school and ensuring implementation of the solar w/ storage system are on the best terms practicable for Stoneham as the project host and offtaker.

Sustainable Energy Advantage, LLC (SEA) a leader in Massachusetts and regional renewable energy consulting, has expertise in supporting host and offtakers in complicated PPAs, and is happy to provide support to Stoneham. SEA is proposing to include Seal Rock Energy Consulting, LLC (Seal Rock), a solar PV interconnection specialist, as a subcontractor.

Tasks:

Task 1: Project Host and Offtaker Consultant

SEA proposes to support to Stoneham as project host and offtaker consultant in making well-informed holistic decisions during solar w/ storage project development and negotiations which best serve the Town's and the High School's interests. Specific subtasks may include:

- Analyzing and then advocating for Stoneham regarding the choice of a net metering or AOBC SMART Project crediting mechanism;
- Assessing and, as appropriate, recommending acceptance or modifications to changes / finalization to Project and contractual terms and conditions; including proposed operational parameters of the storage system;
- Analyzing and identifying the most appropriate Eversource Rate Class (B3 or B7);
- Scrutinizing details of proposals for implementation of shared savings measurement and verification processes and deliverables;
- Periodic updates of the projection of retail and wholesale rates and revenue from participation in ISO-NE or Eversource sponsored incentive programs; and,
- Any related analysis, tasks, negotiations, etc. that will facilitate optimum Project configuration and operation for Stoneham and the High School as host and offtaker. To be clear, SEA will not be providing legal support as providing legal support only can be done by a law firm, and we understand the Stoneham is already represented by Town Counsel.

Task 2: Other related follow-up, research, reporting, and/or recommendations relating to the scope of Task 1 as may be requested by the Client.

SEA Project Manager:

Tom Michelman, Senior Director or other person authorized by **Bob Grace, SEA Managing Director & President** from time to time.

Client Project Manager:

April Lanni, Procurement Officer, or other person authorized by **Dennis Sheehan, Town Administrator**, from time to time.

Timetable and Deliverables:

Task 1:

Work for Task 1 will commence on April 4, 2022. The actual scope of work and deliverables (including the timetable of their delivery) will be determined as a function of requests made by Stoneham and agreed to by SEA. It is expected that much of the requests will be made and/or confirmed via email.

Task 2: Other related follow-up, research, reporting, financial analysis, model enhancement or operation, presentations, and/or recommendations relating to the scope of Task 1 as may be requested by the Client. Such approval may be conveyed by email.

Charges & Fees:

Task 1: On a time and expense basis at SEA’s then applicable hourly rates, not to exceed \$20,000.

Task 2: Specific tasks shall be subject to budgets and/or not-to-exceed limits as mutually agreed and confirmed by Project Manager in writing. SEA will not incur charges in excess of written authorization by Project Manager. Such authorization may be conveyed by e-mail.

Hourly Rates:

Charges will be on a time and materials basis under standard hourly rates, which change each calendar year. The currently-applicable standard rate schedule for calendar year 2022 is as follows in the table below, as applied to individuals, these rates are subject to change for promotions or new hires:

2022 Public Sector/Non-Profit Hourly Rates	
Title	PNP Hourly Rates
Managing Director & President	\$ 323 - 356
Sr. Director	\$ 277 - 321
Director	\$ 258 - 300
Sr. Consultant	\$ 224 - 255
Consultant	\$ 192 - 224
Principal Analyst	\$ 163 - 192
Sr. Analyst	\$ 144 – 169
Analyst	\$ 120 – 144
Research Staff/Fellow I-III	\$ 100 - 177
Research Staff/Intern I-III	\$ 68 - 81
Research Staff	\$ 81 – 117

The calendar year 2022 hourly rate for Silas Bauer, President of Seal Rock, is \$250.

Direct Expenses: Client shall reimburse SEA for expenses incurred in direct support of this work at cost, including but not limited to travel, lodging, meals, out-sourced telecommunications, copying and other incidental expenses.

Disclaimers: SEA makes no representations or warranties, express or implied, other than those expressly set forth in the Consulting Engagement Letter. Without limiting the foregoing disclaimer, SEA makes no express or implied warranties or representations of any kind of merchantability or fitness for a particular purpose or use or the results

Client will obtain from use of the Services or deliverables under the Statements of Work. SEA will not be responsible for incidental, consequential, or any other damages arising out of or in connection with the Services or materials provided. The Client assumes the sole responsibility for all use of Services and deliverables under all Statements of Work.

SEA Billing Contact:

Kathryn Craddock McKee, kcraddock@seadvantage.com, 508-665-5857

Client Billing Contact (PLEASE INSERT information If different from primary; Name, Email and Phone)

Accepted and Agreed to:

By: _____
Robert C. Grace
Managing Director & President
Sustainable Energy Advantage, L.L.C.
_____ (Date)

_____ (Signature)
Dennis Sheehan
Town Administrator
Town of Stoneham
_____ (Date)

Warrant No. 24

Project: Stoneham High School, Stoneham, Massachusetts Project No.: 20033
 Prepared by: Joel G. Seeley, AIA Date: 4/11/2022

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>
Thornton Tomasetti	P22813.00-1	4/14/2022	\$ 9,500.00	0004-0000	\$ 0.00
		Total	\$ 9,500.00		

 Marie Christie

 David Bois

 Nicole Nial

 Raymie Parker

 Kevin Yianacopolus

 Douglas Gove

 Stephen O'Neill

 Josephine Thomson

 Jeanne Craigie

 Lisa Gallagher

 Sharon Iovanni

 Cory Mashburn

 Paul Ryder

 David Pignone

Approved on _____

Thornton Tomasetti

SEND PAYMENT & REMITTANCE ADVICE TO:

Thornton Tomasetti, Inc. | P.O. Box 781187 | Philadelphia, PA 19178 - 1187
 PAYMENT TERMS: NET 20 DAYS
 EIN 13-1251070

WELLS FARGO
 420 MONTGOMERY STREET
 SAN FRANCISCO, CA 94104

Bank Routing or ABA# 121000248
 Account# 2000039485775
 Account Name: Thornton Tomasetti, Inc

April 14, 2022

Invoice No: P22813.00 - 1

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

Email: dsheehan@stoneham-ma.gov

Stoneham High School - ZNE

For Services rendered on the above referenced project through April 1, 2022

Phase 9300 Building Analytics SD

<u>PHASE</u>	<u>FEE</u>	<u>% COMPLETE</u>	<u>PREVIOUSLY BILLED</u>	<u>CURRENT BILLING</u>
Building Analytics SD	9,500.00	100.00	0.00	9,500.00
Total Fee	9,500.00		0.00	9,500.00
TOTAL FEE				9,500.00
Total this Phase				\$9,500.00
CURRENT BILLING				\$9,500.00

	<u>Current</u>	<u>Prior</u>	<u>Total</u>	<u>Received</u>	<u>A/R Balance</u>
Statement of Account	9,500.00	0.00	9,500.00	0.00	9,500.00

Please direct all correspondence to:

14 York Street, Suite 201, Portland, ME 04101

If no errors are reported in 10 days this invoice will be considered correct.

Please do not accept any changes to TT's banking information from emails from ThorntonTomasetti.us which is a fraudulent domain. Our banking information has not changed. If our banking information were to change, it would be preceded by advance notice and will accompany your invoice or contract.

STONEHAM HIGH SCHOOL

Building Committee Meeting



4.25.2022

AGENDA

Exterior VM Update:

- Facade Redesign

Interior VM Updates:

- Skylight/ Interior Glazing Reduction
- PreK layout after removal of District Offices.



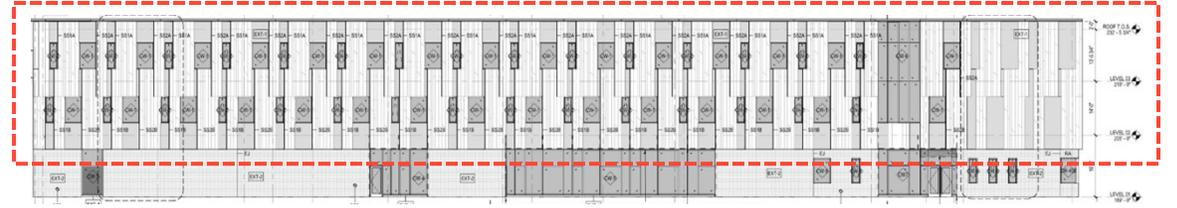
Design at DD

Facade Redesign Initial Sketches

Building Committee Meeting

**Exterior Value Management Item
Replace Porcelain Panel with Concrete Masonry Unit**

VM Target Amount = \$1,774,715



Porcelain



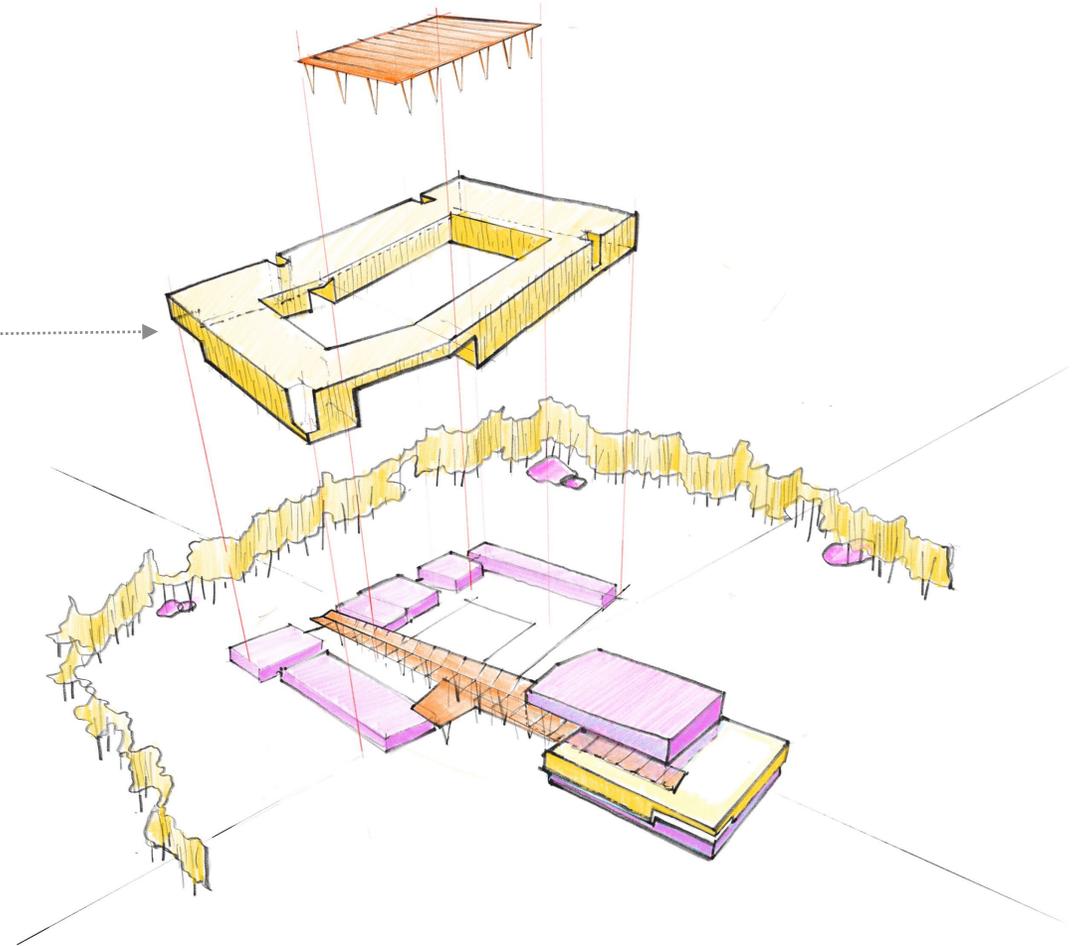
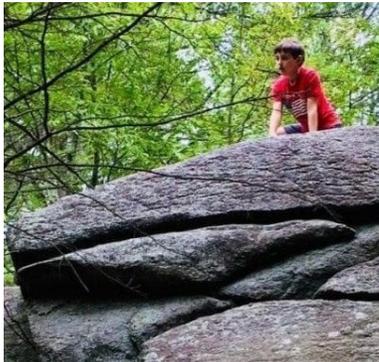
Concrete Masonry Unit (CMU)

Perkins&Will

Concept Diagrams



Solar Harvesting
Light Filtering
Layered
Vertical Expression



West Classroom Facade



Design at DD

Concrete Masonry Unit (CMU)
White/Cream
4"W x 12"H x 4"D



Concrete Masonry Unit (CMU)
Grey
4"W x 12"H x 4"D



Cast Stone "Fins"
2"W x 12"H x 8"D
(4" from wall)



Concrete Masonry Unit (CMU)
Dark Grey
24"W x 4"H x 4"D



West Classroom Facade



Concrete Masonry Unit (CMU)
White/Cream
4"W x 12"H x 4"D



Concrete Masonry Unit (CMU)
Grey
4"W x 12"H x 4"D



Cast Stone "Fins"
2"W x 24"H x 8"D
(4" from wall)



Design at DD

West Classroom Facade



Concrete Masonry Unit (CMU)

White/Cream

4"W x 12"H x 4"D



Concrete Masonry Unit (CMU)

Grey

4"W x 12"H x 4"D



Cast Stone "Fins"

2"W x 24"H x 8"D

(4" from wall)



Concrete Masonry Units

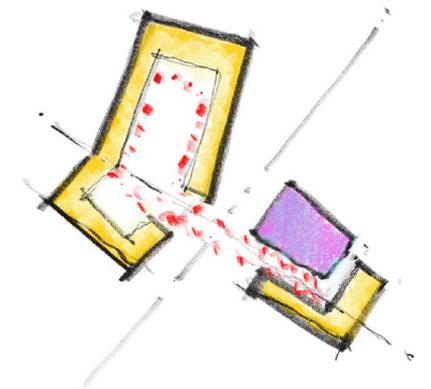
Main Entry



Design at DD

Perkins&Will

South Facade



Perkins&Will

Material Palette



Exterior Glass

Concrete Masonry Unit (CMU)
(upper levels)

Metal Panels

Stone Base at Curtain Wall
(lower levels)

Concrete Masonry Unit (CMU)
(lower levels)

Skylight & Interior Glazing Reduction

Building Committee Meeting

Value Management Item: Skylight / Gym Glazing Reduction

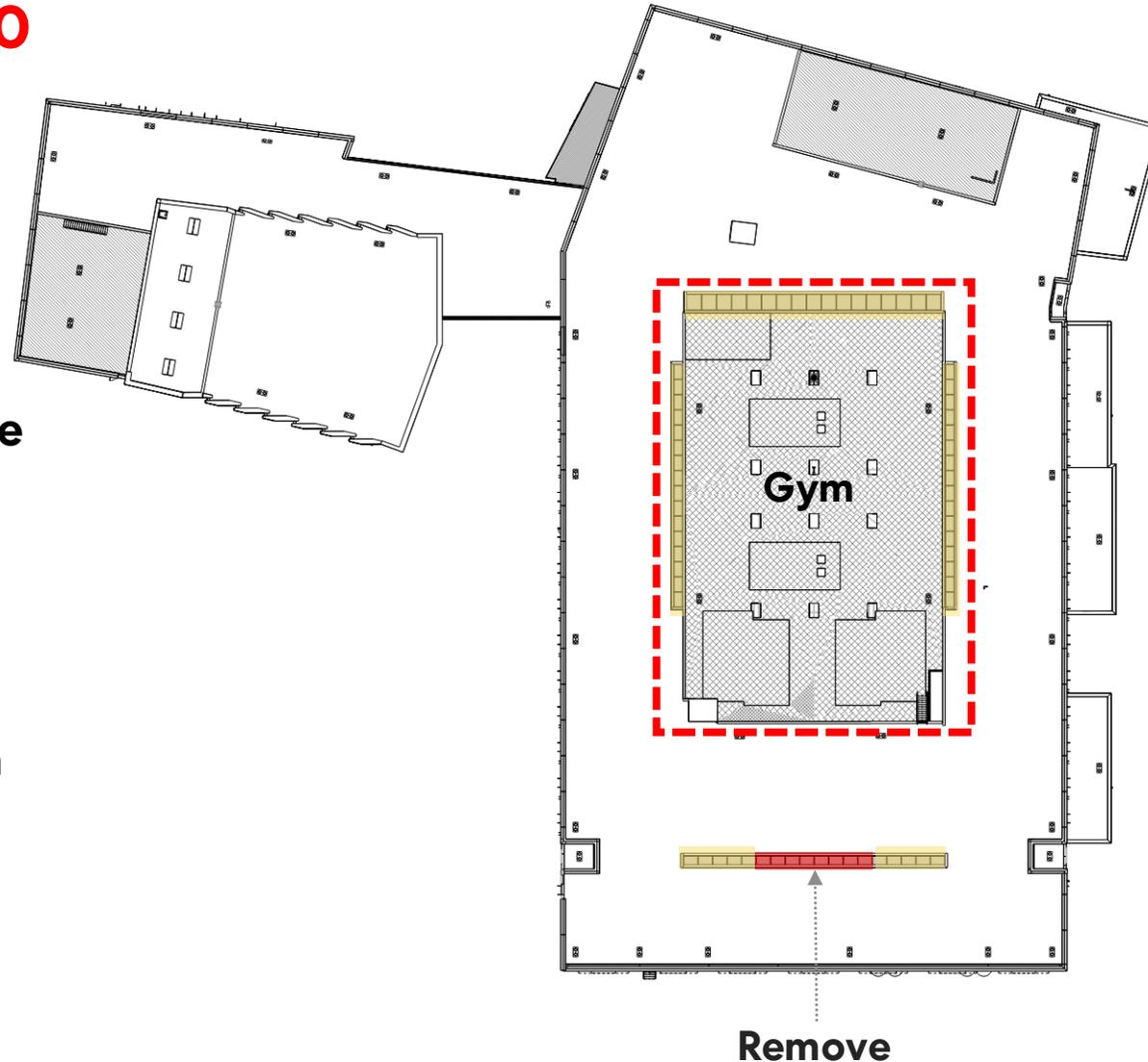
VM Target Amount = \$125,000

1. Remove Skylights Above Makerspace

10% Skylight Reduction

2. Reduce Interior Glazing in Gym

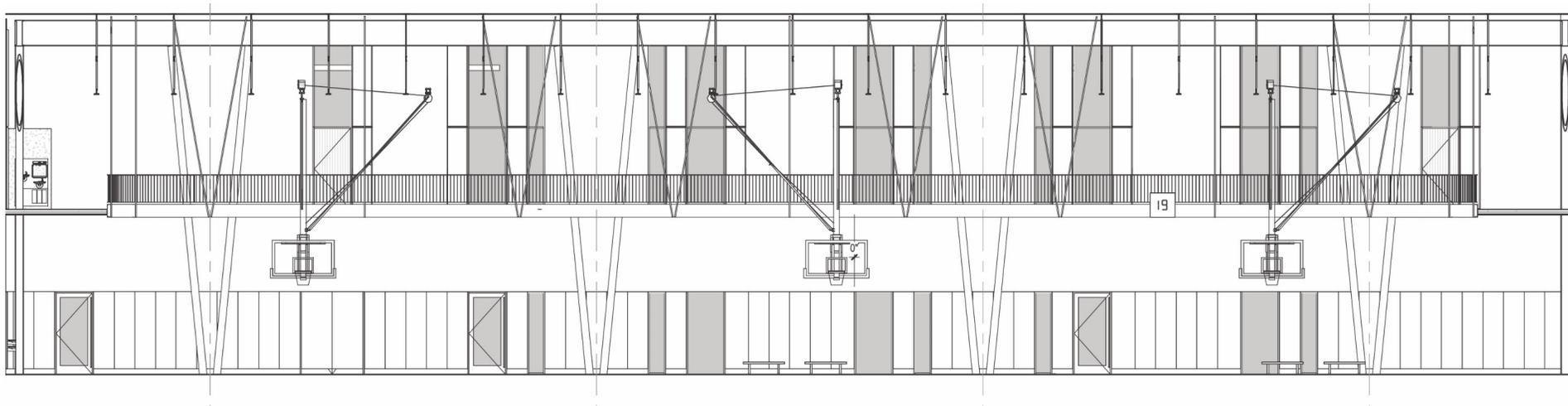
35% Interior Glazing Reduction



Value Management Item: Interior Glazing Reduction

Gymnasium

35% Glazing Reduction in Gym



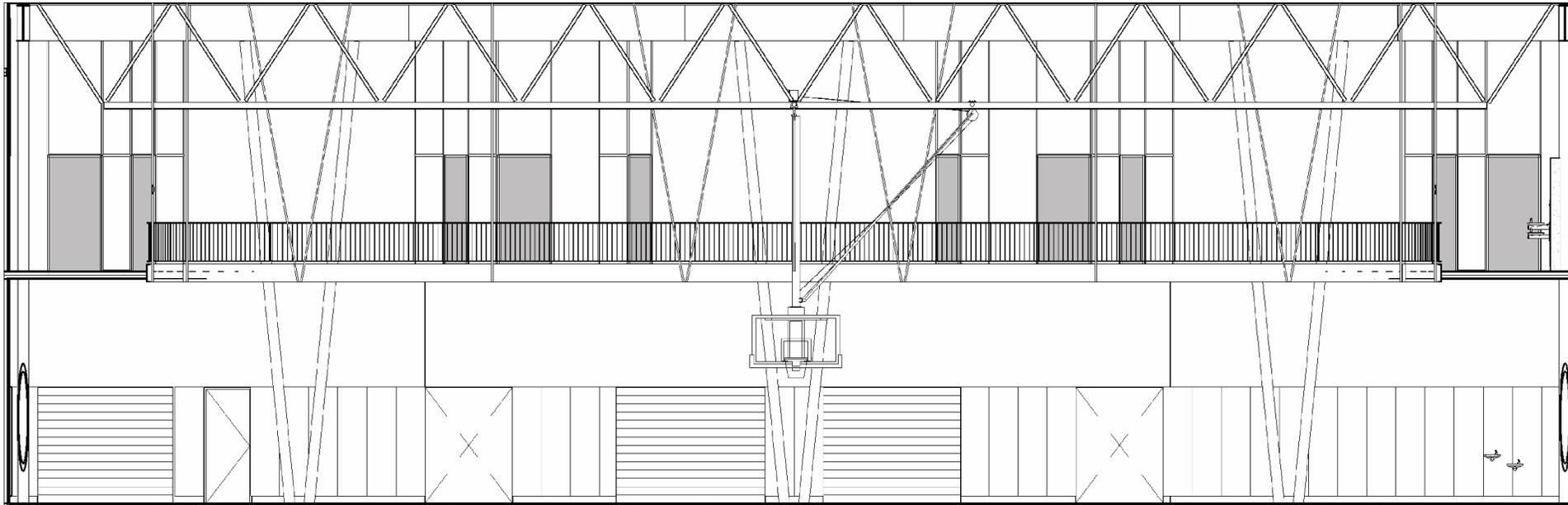
West Elevation (East Elevation is Similar)

Perkins&Will

Value Management Item: Interior Glazing Reduction

Gymnasium

35% Glazing Reduction in Gym

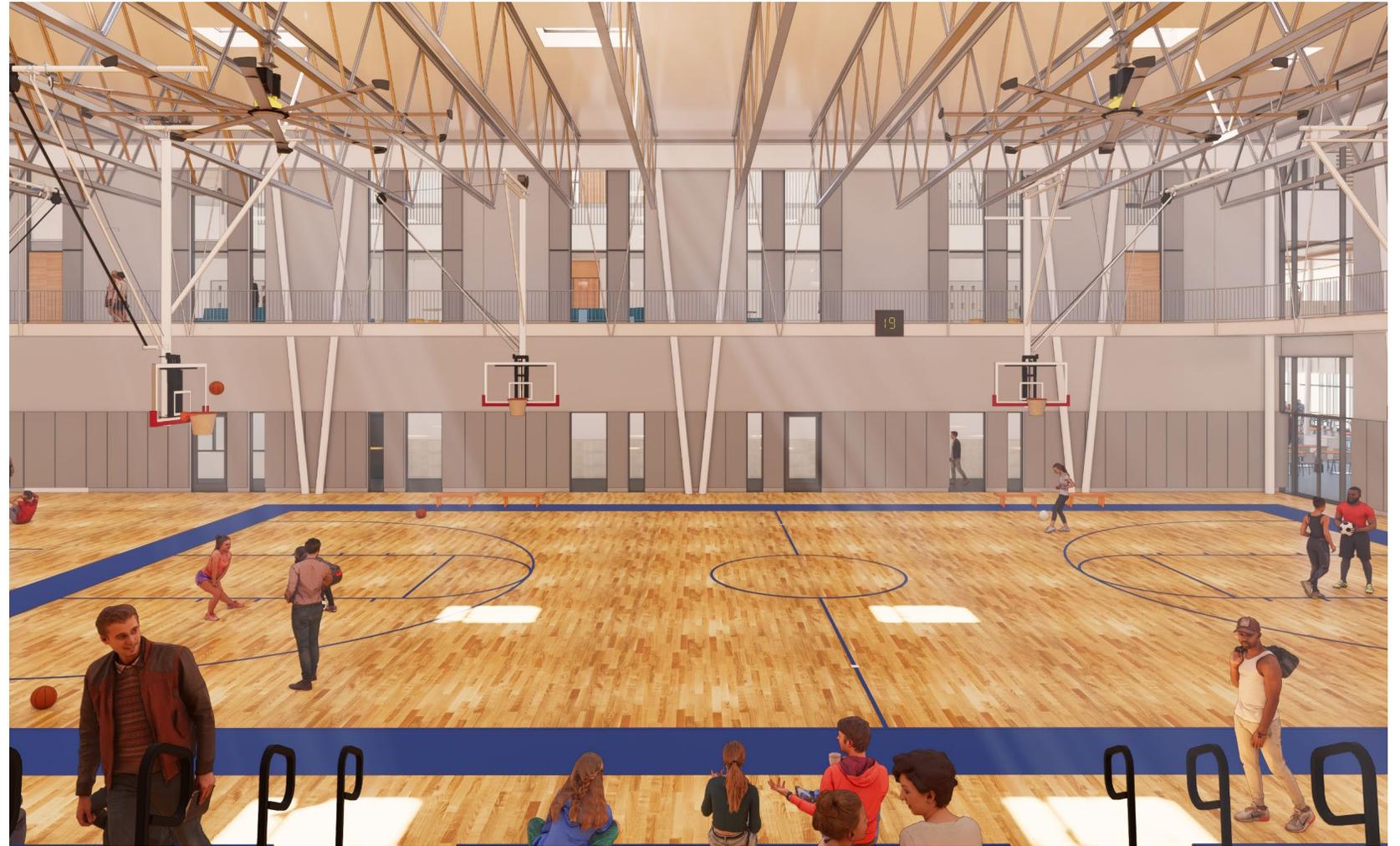


South Elevation

Perkins&Will

Value Management Item: Interior Glazing Reduction

Gymnasium East/West Elevation



Perkins&Will

Value Management Item: Interior Glazing Reduction

Gymnasium East/West Elevation



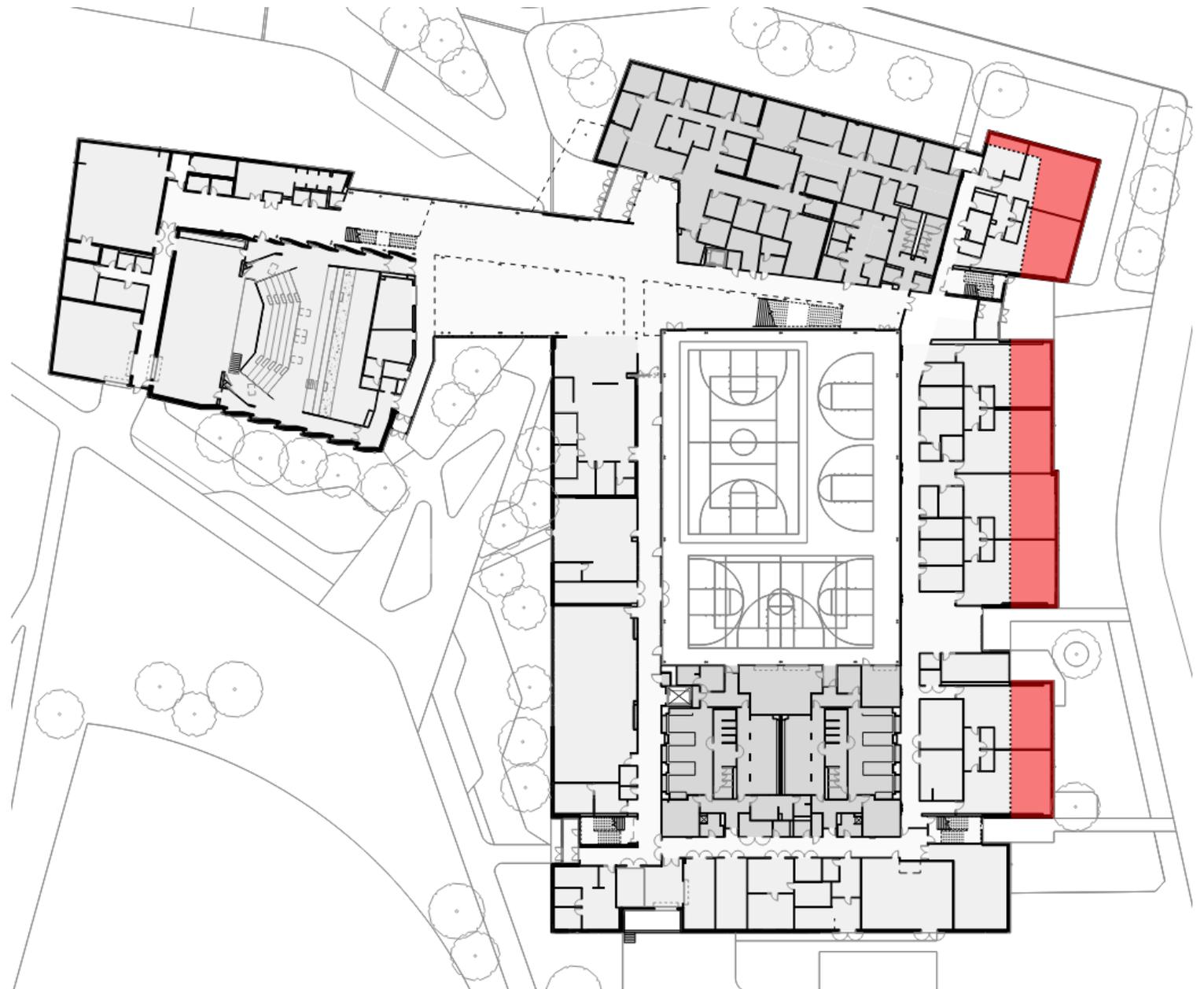
Pre-K Plan Update

Building Committee Meeting

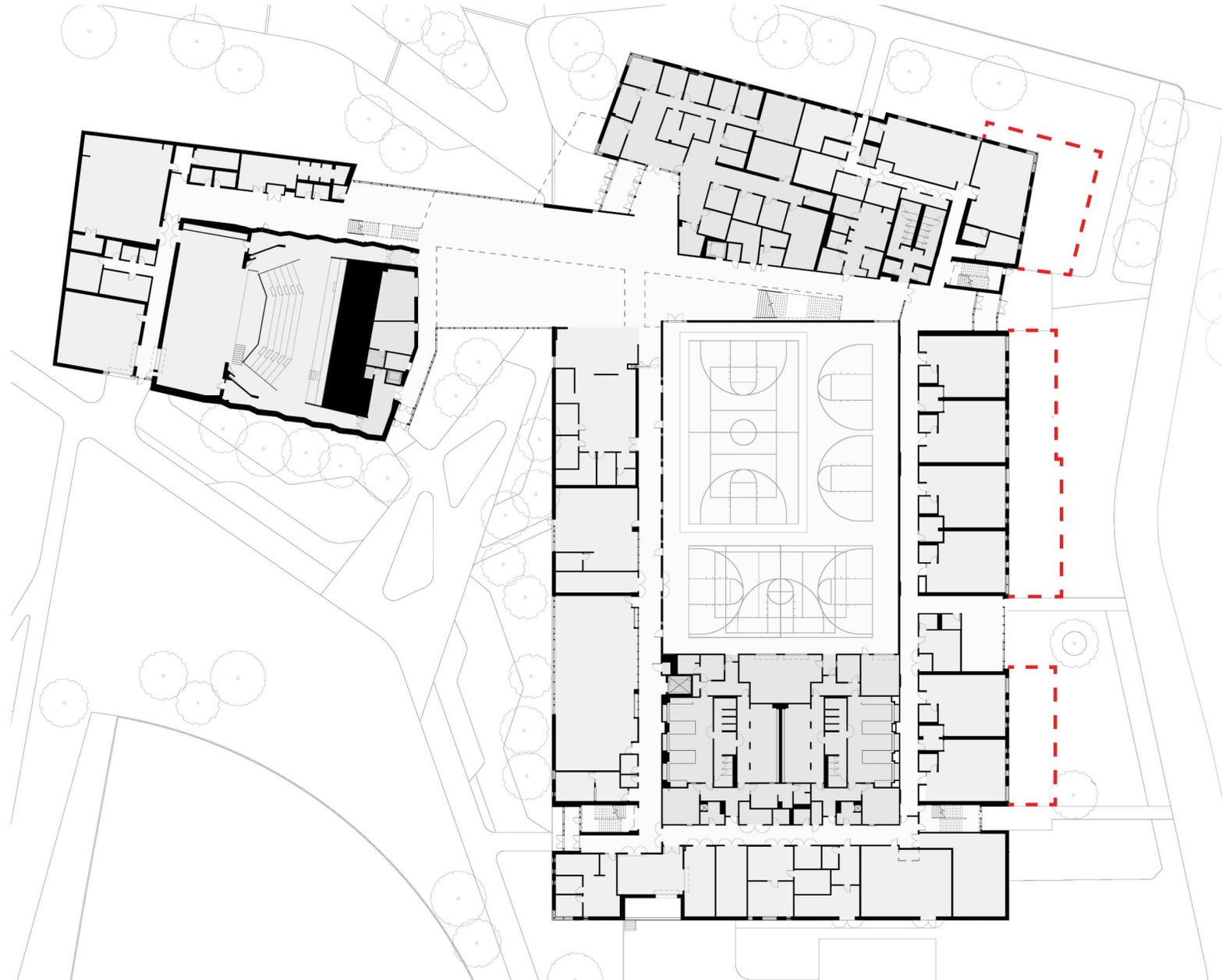
Pre-VM Overall Level 1 Floor Plan

Value Management Item:

Eliminate District Offices & 5,100 GSF



Updated Overall Level 1 Floor Plan

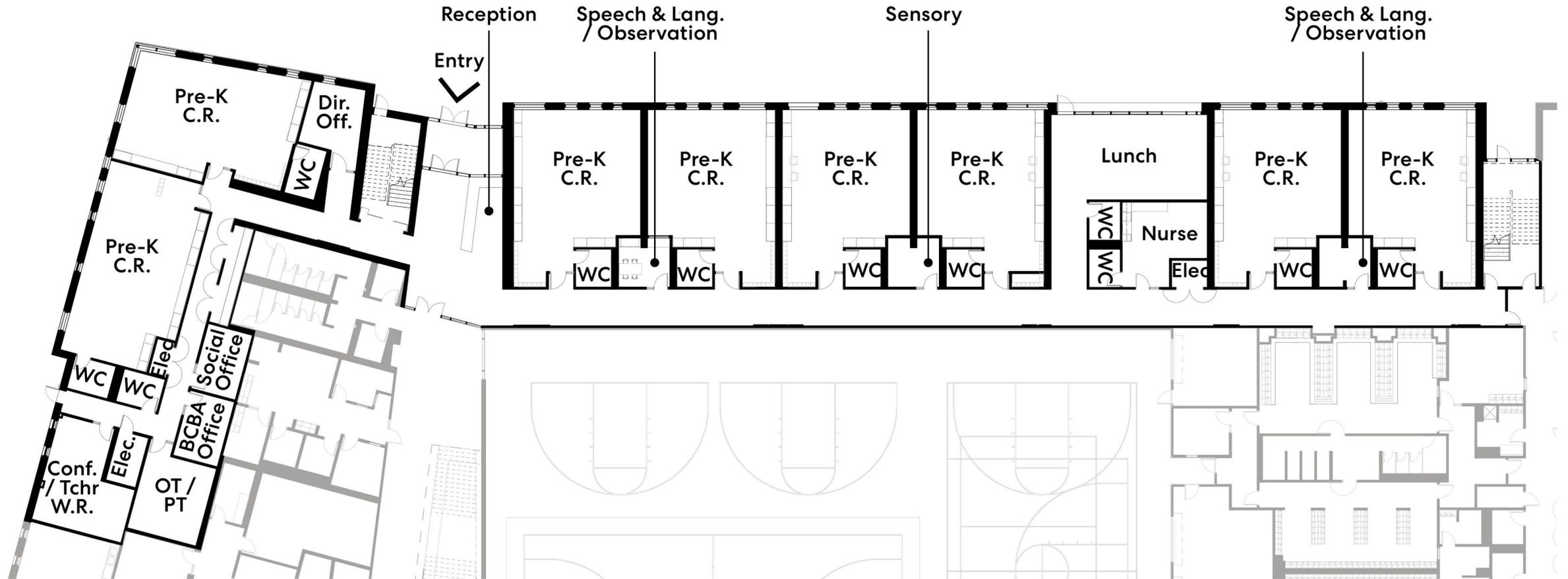


Previous Pre-K Overall Plan



Overall Pre-K Plan w/ Value Management

Total GSF Reduction: 5,100 SF



Updated MSBA Space Summary for Pre-K

Design Development 4/25/2022 - VM Update

Yellow highlight indicates changes in Square Footage from PFA submission in SD

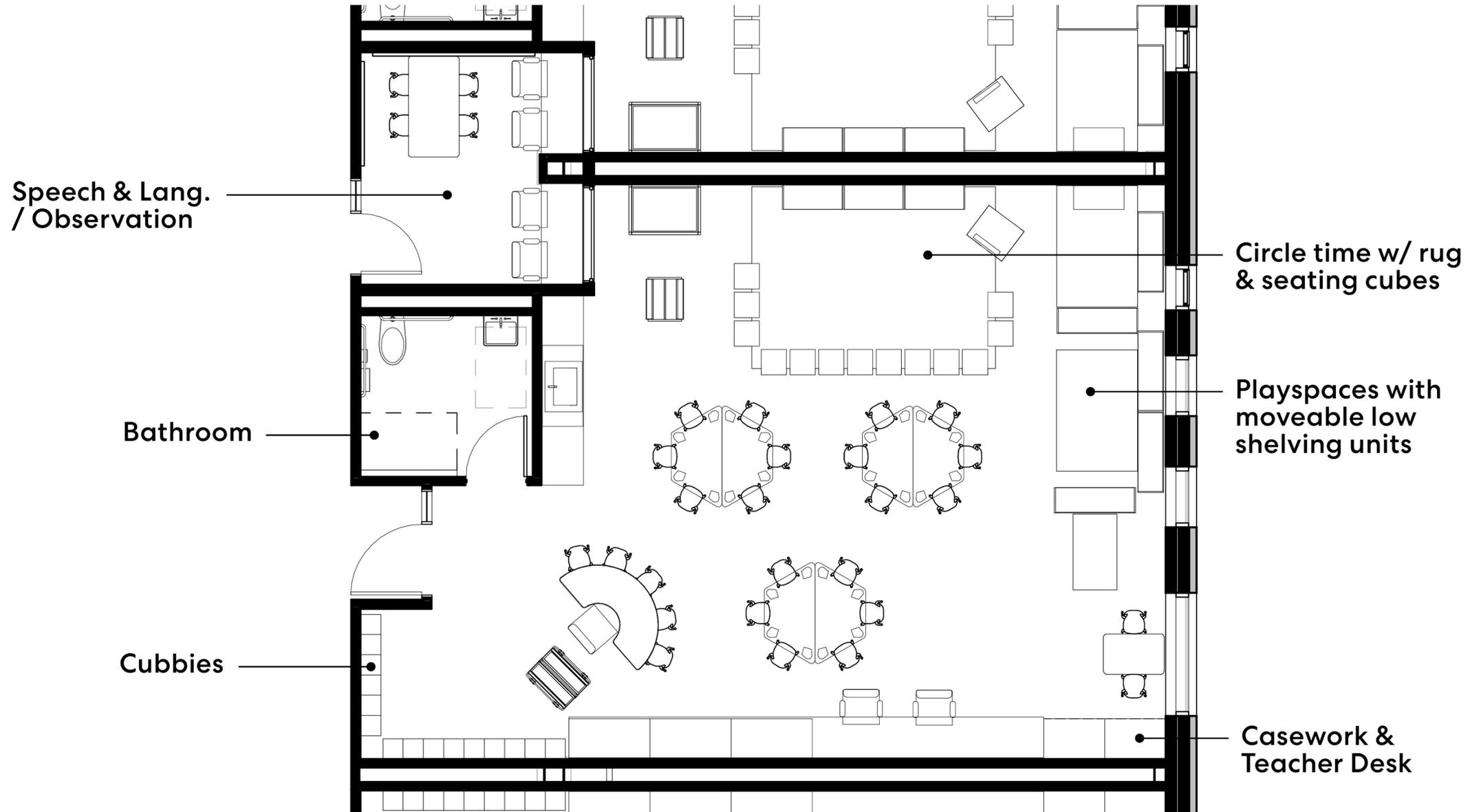
Bold text indicates minor edits from PFA submission in SD

Stoneham High School	
ROOM TYPE	
PRE- K	
Pre School Classrooms w/ toilets/changing (15 students)	
Observation Areas: Childcare Development Pathway	
Pre School OT/PT	
Pre School Director Office	
Pre School Speech/ Language & Observation Room	
Pre School Conference Room	
Reception Area with Secretary and waiting	
Teacher Work Room/Collaboration	
Student Lunch Room	
Indoor Play area	
Social Worker Office	
BCBA Office	
Nurse	
Sensory Room	
PreK Storage	

Schematic Design			
Total			
ROOM NFA ¹	# OF RMS	area totals	
Total Pre-K Net SF		13,725	
1,200	8	9,600	
175	2	350	
400	1	400	
150	1	150	
250	2	500	
350	1	350	
275	1	275	
300	1	300	
600	1	600	
150	1	150	
150	1	150	
350	1	350	
450	1	450	
1	100	100	

Design Development - Post Value Management				
Total			Comments	
ROOM NFA ¹	# OF RMS	area totals	Comments on this section describe all changes and edits from Project Funding Agreement submission in SD	
Total Pre-K Net SF		11,145		
1,030	8	8,240	960 SF Classrooms, 70 SF bathrooms	
0	0	0	Combined with Speech & Language Rooms	
300	1	300	Decreased by 55 SF	
205	1	205	Increased by 55 SF	
125	2	250	Dual purpose: Speech/Lang. & Observation	
400	1	400	Dual purpose: Teacher Workroom; Increased by 50 SF	
275	1	275		
0	0	0	Combined with Conference Room	
600	1	600		
150	1	150		
150	1	150		
350	1	350		
125	1	125	Reduced by 325 SF	
1	100	100		

Typical Pre-K Classroom Layout





THANK YOU!

Activity ID	Activity Name	Start	Finish	2022												2023												2024												2025																							
				F	M	A	M	J	Jul	A	S	Oct	N	D	J	F	M	A	M	J	Jul	A	S	Oct	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J																			
Stoneham High School																																																															
Milestones																																																															
A1090	Notice to Proceed	26-Feb-21 A																																																													
A7190	Graduation	03-Jun-22*		◆ Graduation																																																											
A1120	Start Construction - Summer Slammer 2022	06-Jun-22*		◆ Start Construction - Summer Slammer 2022																																																											
A8010	Mobilize	17-Jun-22		◆ Mobilize																																																											
A8020	Start Foundation	18-Jul-22		◆ Start Foundation																																																											
A1830	Athletes Return - Summer Slammer 2022	15-Aug-22*		◆ Athletes Return - Summer Slammer 2022																																																											
A1450	Summer Slammer 2022 Complete		27-Aug-22*	◆ Summer Slammer 2022 Complete																																																											
A8160	Start Structural Steel	05-Jan-23		◆ Start Structural Steel																																																											
A8030	Geothermal Complete		01-Feb-23	◆ Geothermal Complete																																																											
A8200	North & South Structural Steel Complete		26-May-23	◆ North & South Structural Steel Complete																																																											
A7370	Start Construction - Summer Slammer 2023	19-Jun-23*		◆ Start Construction - Summer Slammer 2023																																																											
A8180	Weather Tight Academic Building		25-Jul-23	◆ Weather Tight Academic Building																																																											
A7390	Athletes Return - Summer Slammer 2023	11-Aug-23*		◆ Athletes Return - Summer Slammer 2023																																																											
A8170	Auditorium & Spartan Place Structural Steel Complete		16-Aug-23	◆ Auditorium & Spartan Place Structural Steel Complete																																																											
A7380	Summer Slammer 2023 Complete		25-Aug-23*	◆ Summer Slammer 2023 Complete																																																											
A7550	Permanent Power		21-Nov-23	◆ Permanent Power																																																											
A1110	C of O [June 14th, 2024]		18-Jul-24*	◆ C of O [June 14th, 2024]																																																											
A8190	Abatement and Demolition Complete		07-Oct-24	◆ Abatement and Demolition Complete																																																											
A1150	Fields / Landscaping Complete		01-May-25*	◆ Fields / Landscaping Complete																																																											
A1190	Final Project Completion		30-May-25*	◆ Final Project Completion																																																											
Design / Preconstruction																																																															
Construction Documents																																																															
A2080	Phase 1A Early Site Enabling Package Issued		09-May-22*	◆ Phase 1A Early Site Enabling Package Issued																																																											
A6900	Phase 2 Early Release - Issue Site / Foundation / Waterproofing / Elevators / Steel / Bid Package		24-Jun-22	◆ Phase 2 Early Release - Issue Site / Foundation / Waterproofing / Elevators / Steel / Bid Package																																																											

Start Date 26-Feb-21
 Finish Date 30-May-25
 Data Date 23-Feb-22
 Run Date 25-Apr-22 13:55
 © Primavera Systems, Inc.

Remaining Level of Effort ◆ Milestone
 Actual Level of Effort
 Actual Work
 Remaining Work
 Critical Remaining Work

Consigli Construction Co., Inc.
Stoneham High School
Project Schedule - Updated 23-Feb-22

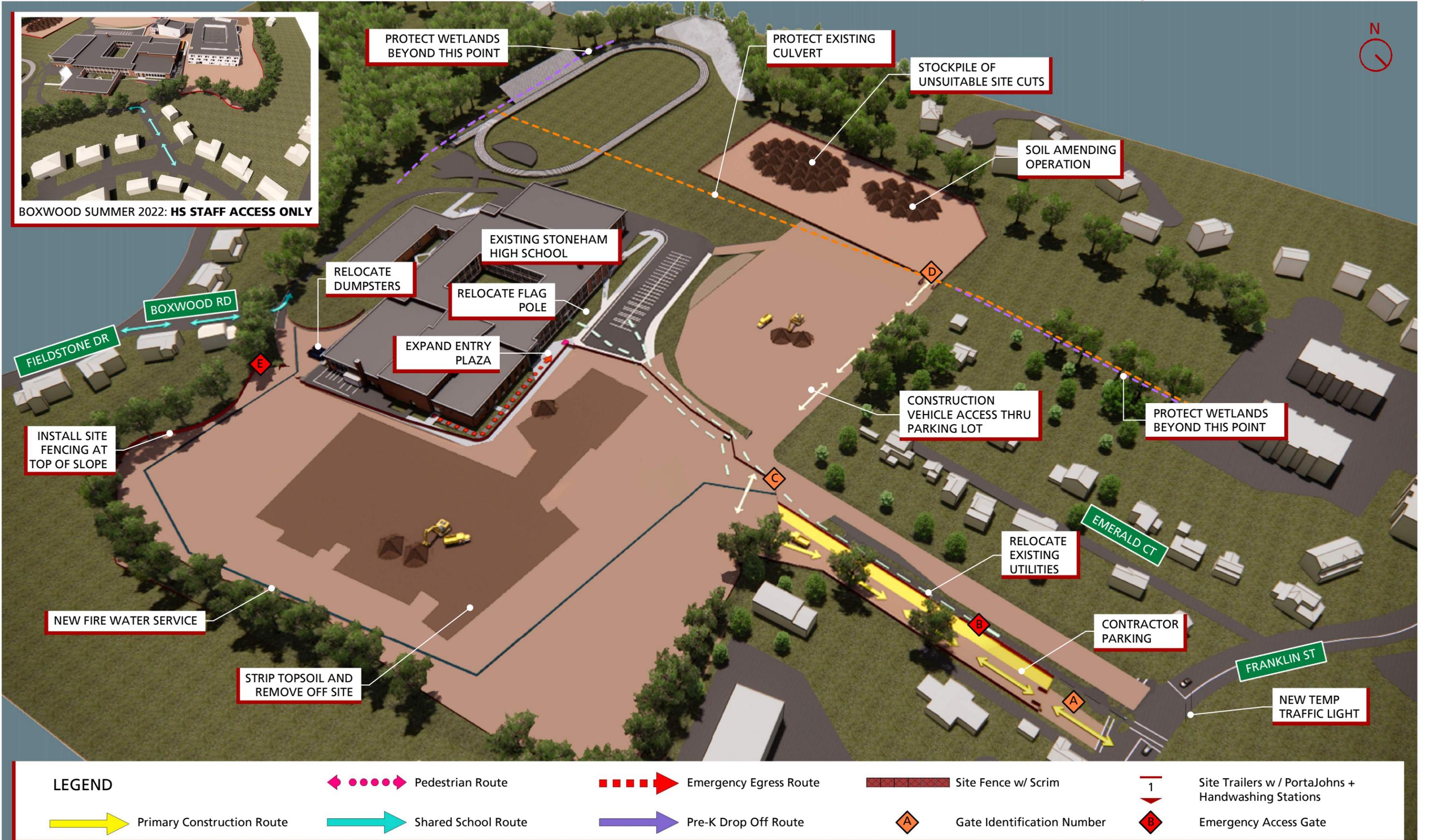


Stoneham High School



Phase 1A - Enabling

June 2022 - August 2022



BOXWOOD SUMMER 2022: HS STAFF ACCESS ONLY

LEGEND

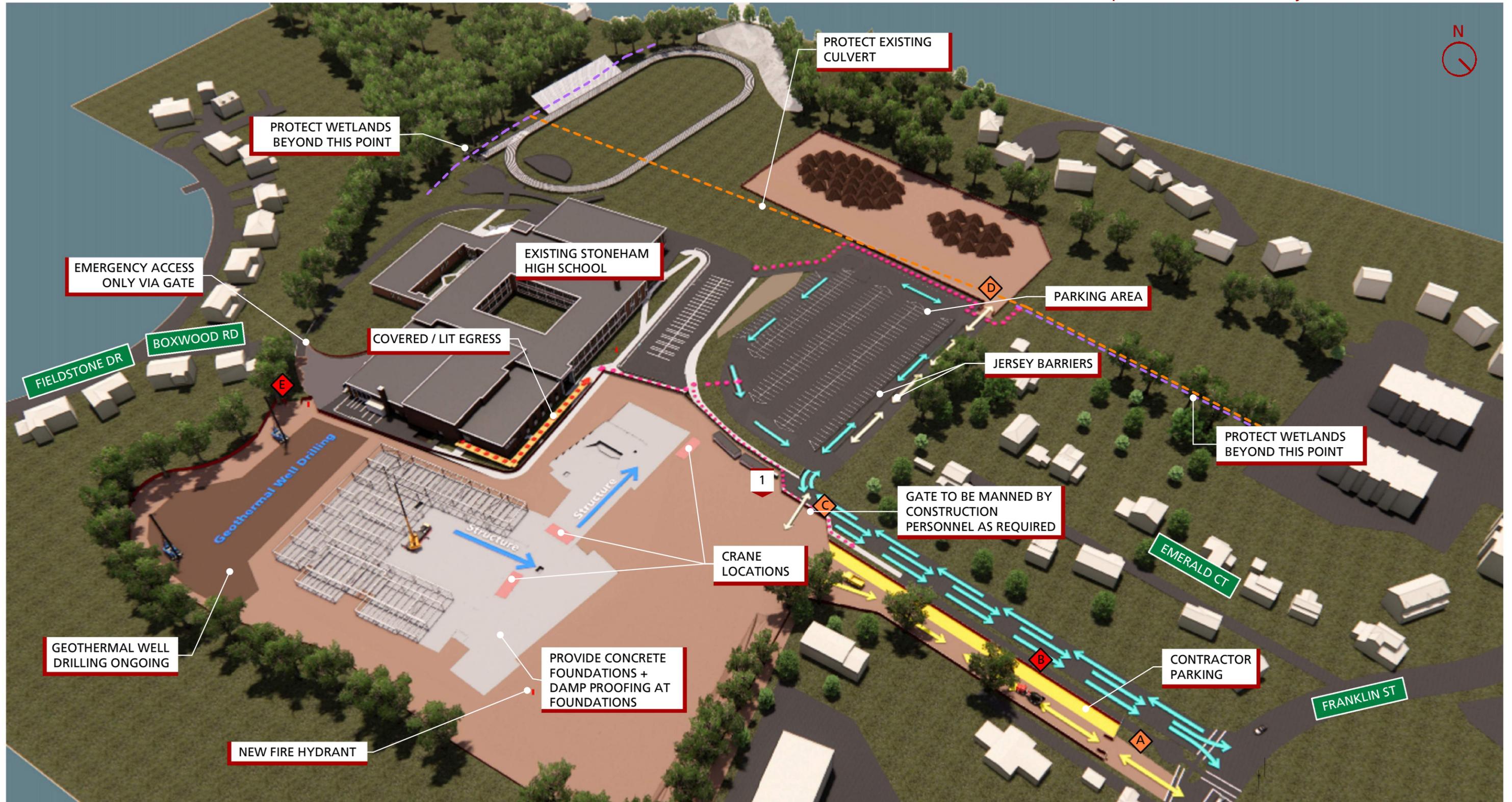
- Primary Construction Route
- Shared School Route
- Pre-K Drop Off Route
- Emergency Egress Route
- Pedestrian Route
- Emergency Access Gate
- Site Fence w/ Scrim
- Gate Identification Number
- Emergency Access Gate
- Site Trailers w / PortaJohns + Handwashing Stations

Stoneham High School



Phase 2A - Early Foundations / Steel

September 2022 - February 2023



LEGEND

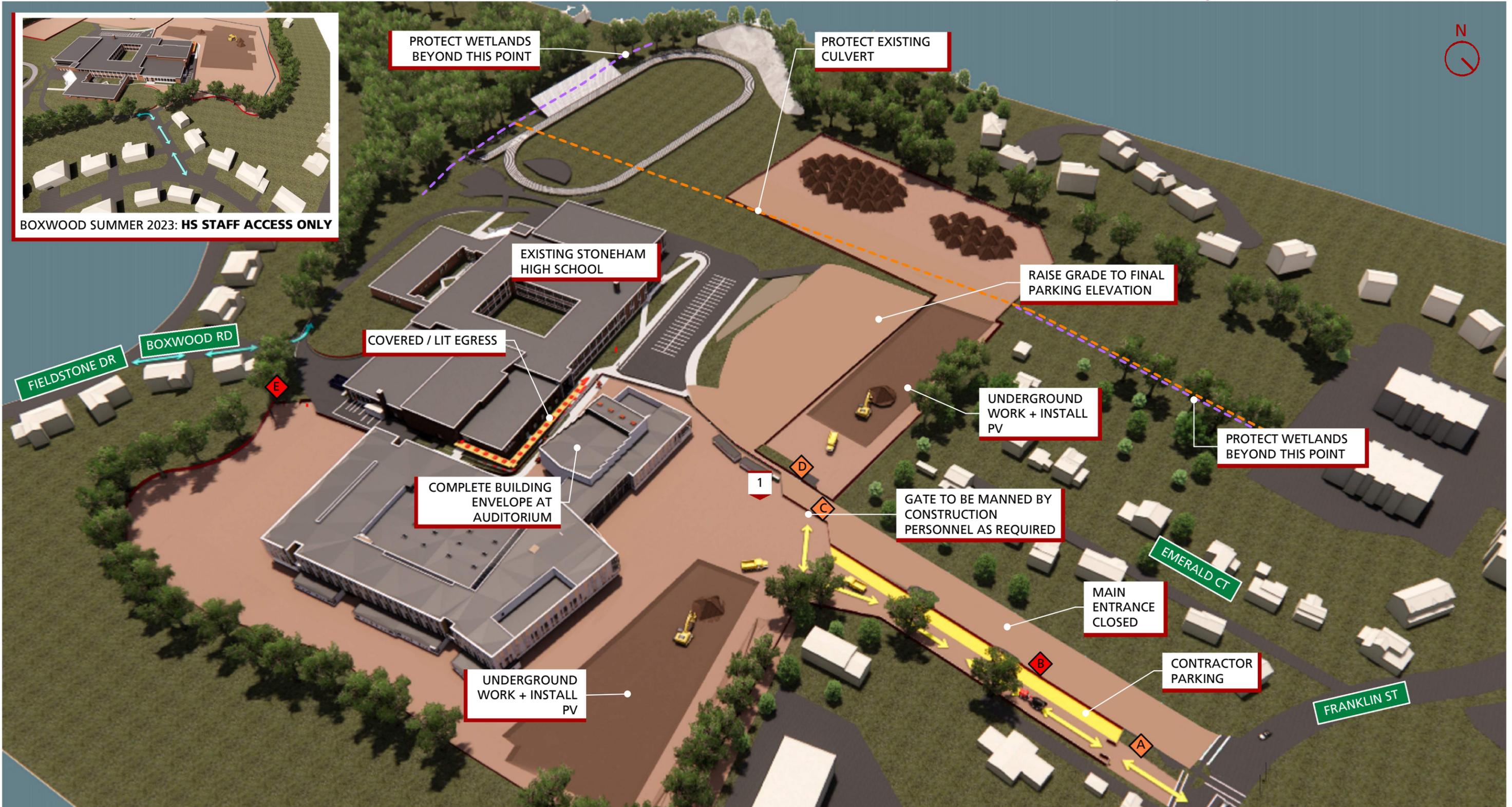
- Primary Construction Route
- Shared School Route
- Pre-K Drop Off Route
- Pedestrian Route
- Emergency Egress Route
- Emergency Access Gate
- Site Fence w/ Scrim
- Gate Identification Number
- Site Trailers w / PortaJohns + Handwashing Stations

Stoneham High School



Phase 2C - Summer of 2023

July 2023 - August 2023



LEGEND

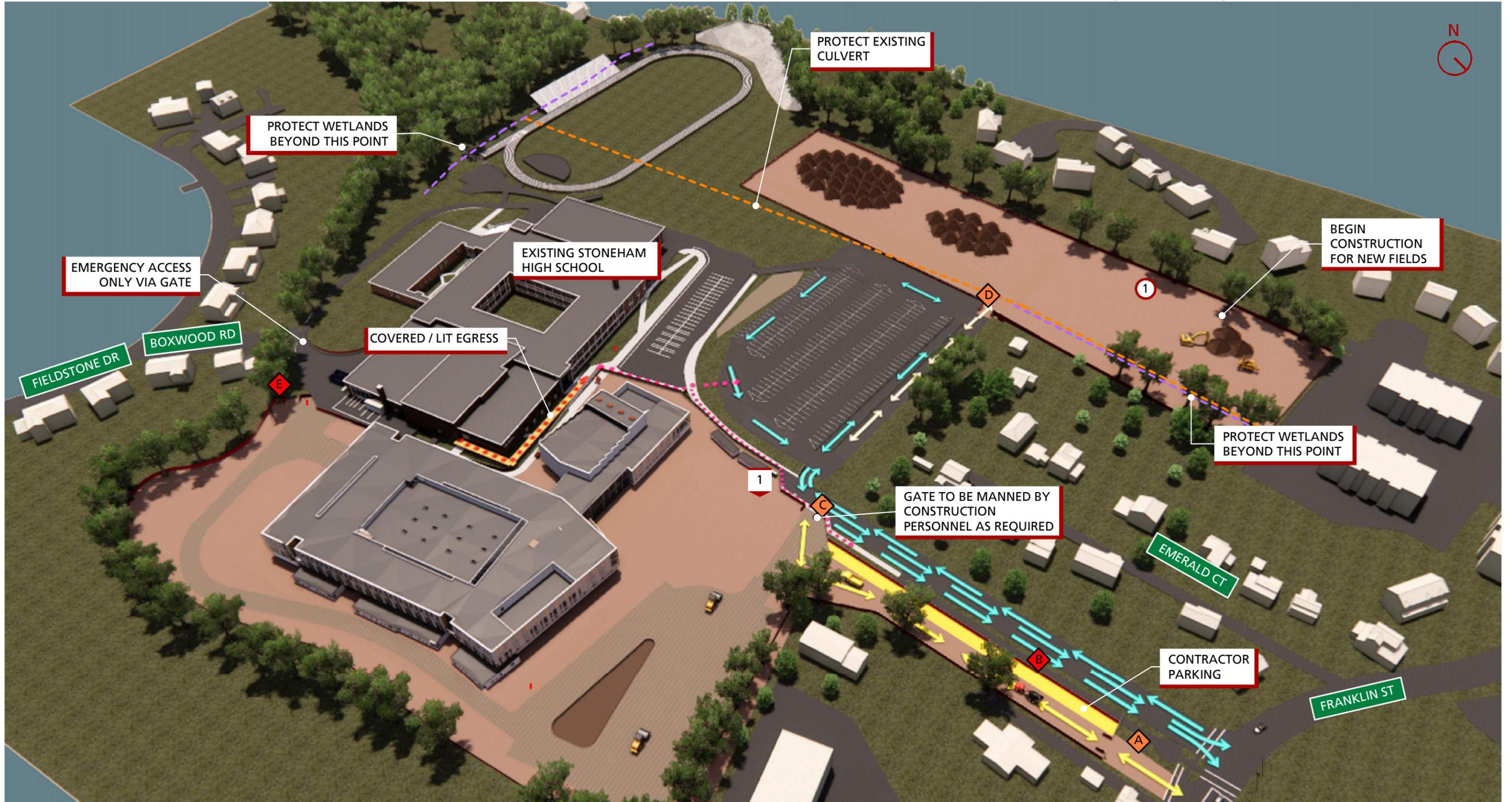
- Primary Construction Route
- Shared School Route
- Pre-K Drop Off Route
- Pedestrian Route
- Emergency Egress Route
- Pre-K Drop Off Route
- Site Fence w/ Scrim
- Gate Identification Number
- Emergency Access Gate
- Site Trailers w / PortaJohns + Handwashing Stations

Stoneham High School



Field Sequence 1

May 1, 2024 - May 31, 2024



LEGEND

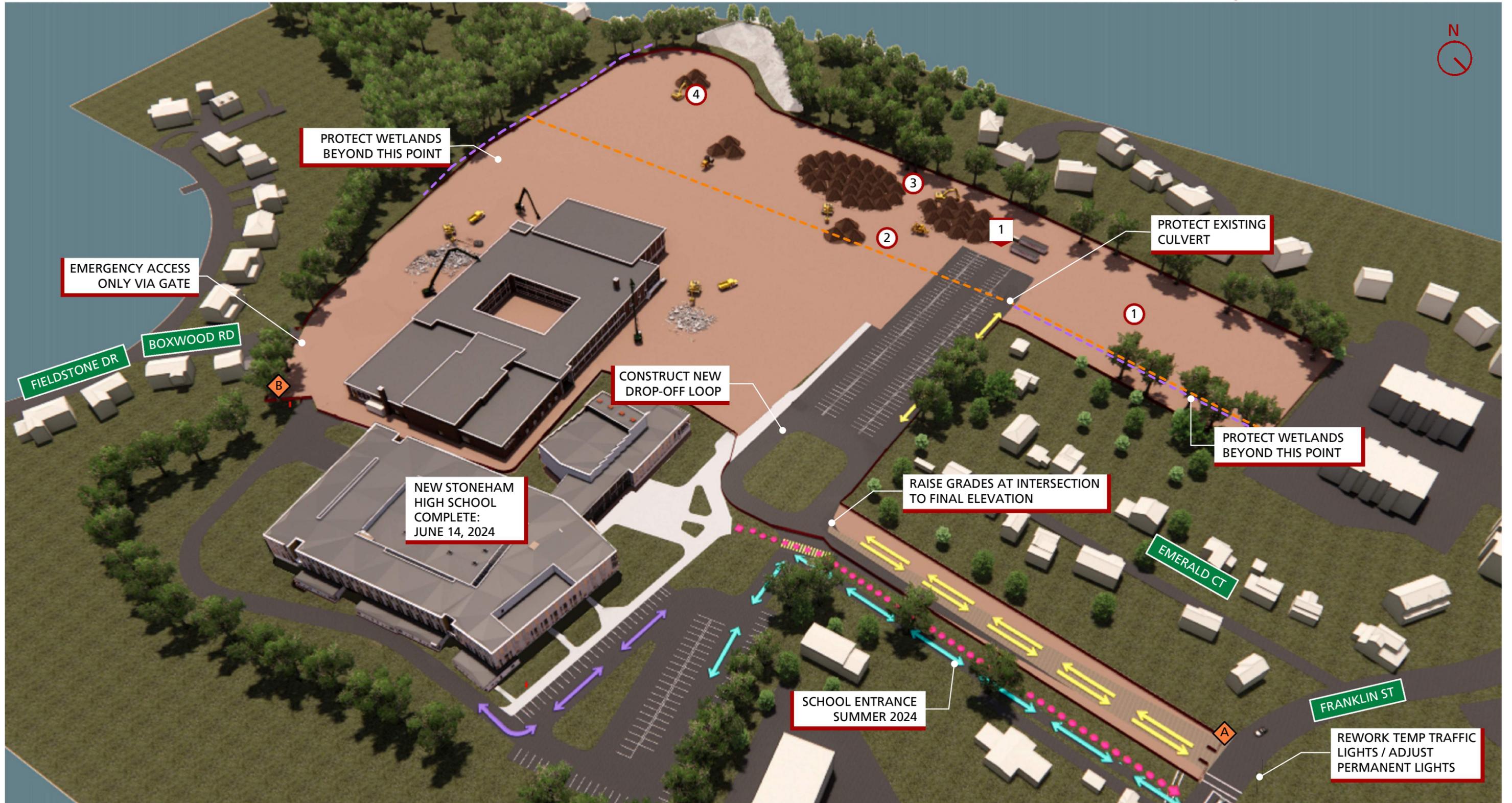
- Primary Construction Route
- Shared School Route
- Pre-K Drop Off Route
- Pedestrian Route
- Emergency Egress Route
- Pre-K Drop Off Route
- Site Fence w/ Scrim
- Gate Identification Number
- Emergency Access Gate
- Site Trailers w / PortaJohns + Handwashing Stations

Stoneham High School



Summer 2024

June 15, 2024 - August 31, 2024



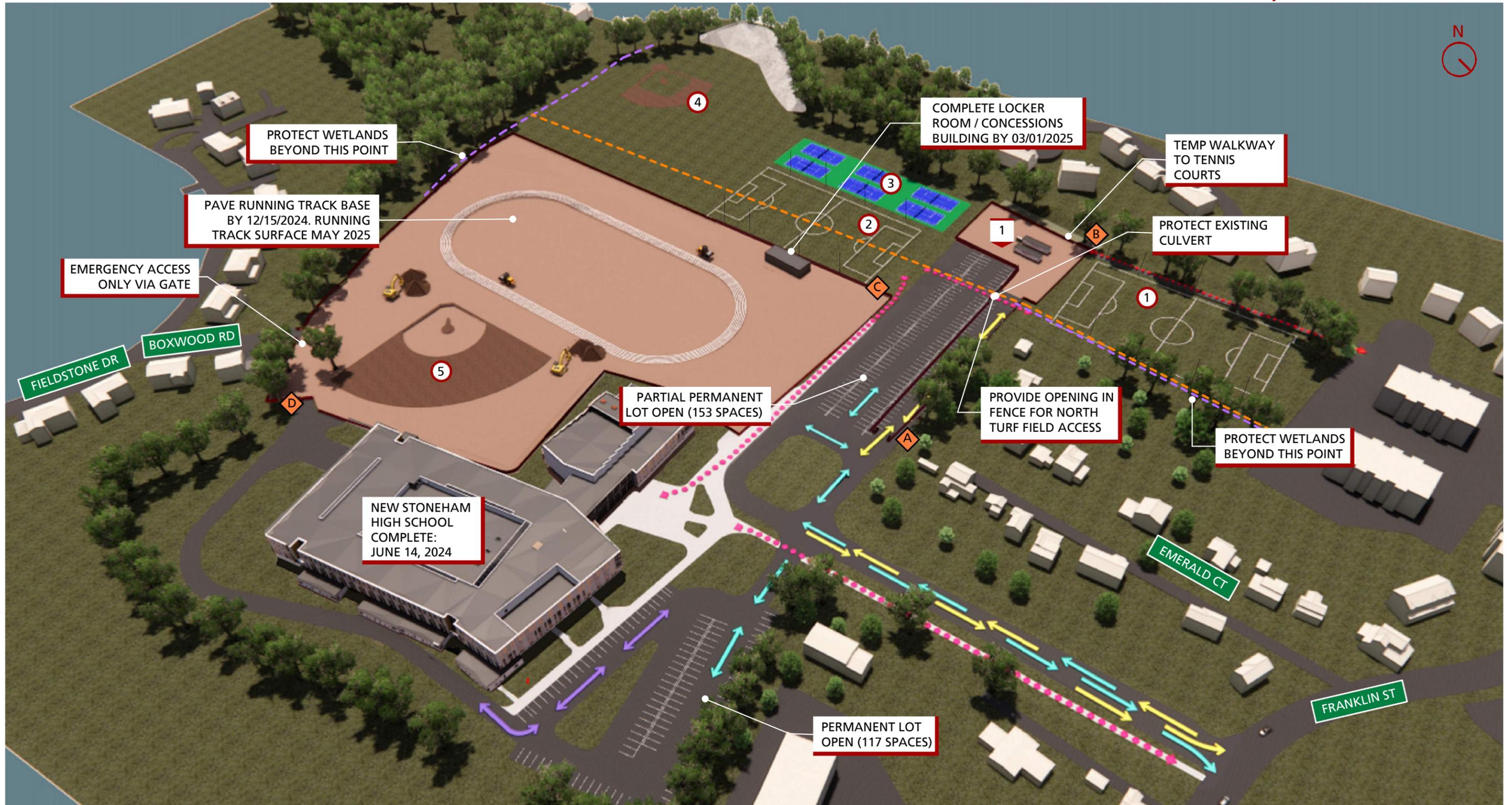
LEGEND	
	Primary Construction Route
	Shared School Route
	Pre-K Drop Off Route
	Emergency Egress Route
	Emergency Access Gate
	Pedestrian Route
	Site Fence w/ Scrim
	Gate Identification Number
	Site Trailers w / PortaJohns + Handwashing Stations
	Emergency Access Gate

Stoneham High School



Field Sequence 5

December 1, 2024 - May 30, 2025



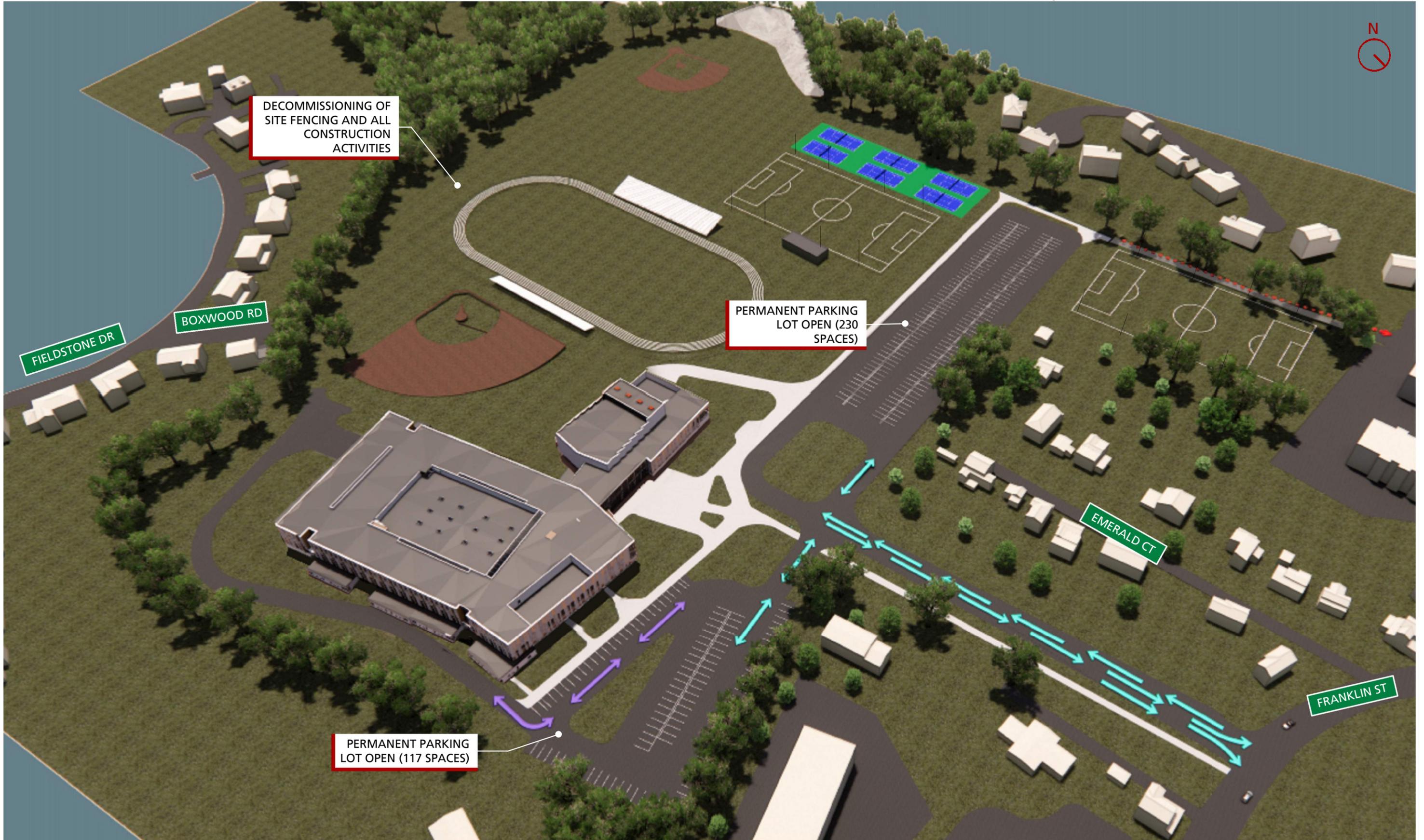
LEGEND

- Primary Construction Route
- Shared School Route
- Pre-K Drop Off Route
- Pedestrian Route
- Emergency Egress Route
- Emergency Access Gate
- Site Fence w/ Scrim
- Gate Identification Number
- Site Trailers w / PortaJohns + Handwashing Stations

Stoneham High School



Complete
May 2025



COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

BUILDING CODE APPEALS BOARD
DOCKET NO. APP-BCAB 22-0014

Town of Stoneham (School District),)
Appellant)
v.)
Town of Stoneham (Building Commissioner,)
Appellee)

DECISION and ORDER

Introduction

This appeal is before the Massachusetts Building Code Appeals Board (“BCAB”) because an application was filed on February 22, 2022, about the installation of a window fire sprinkler system in new construction of the Stoneham High School, 149 Franklin Street, Stoneham MA (“Project”). *G. L. c. 143, § 100; 780 CMR 113.1* (“Appeal Application”).

On or about January 26, 2022, Cheryl Noble, the Building Commissioner for the Town of Stoneham, issued a letter about the Project. Noble determined that a proposed installation of window fire sprinklers in the Project’s gymnasium would not comply with 780 CMR 703.4 and 712.1.9. (Exhibit 1-A). Appellant sought review by the BCAB to obtain variances.¹

Timely notices of hearing were issued for a hearing with the BCAB, to occur on March 22, 2022. The hearing was held on that date and the parties had opportunity to testify and

¹ “Whoever is aggrieved by an interpretation, order, requirement, direction or failure to act by any state or local agency or any person or state or local agency charged with the administration or enforcement of the state building code or any of its rules and regulations, except any specialized codes as described in section ninety-six, may within forty-five days after the service of notice thereof appeal from such interpretation, order, requirement, direction, or failure to act to the appeals board. Appeals hereunder shall be on forms provided by the appeals board and shall be accompanied by such fee as said appeals board may determine.” *G. L. c. 143, § 100.*

present evidence and argument to the BCAB.² The following individuals attended the hearing. For Appellant: Jeff D. Perras.

The following BCAB members were present and participated in the hearing: Jennifer Hoyt; Steven R. Frederickson; Kerry Dietz. Patricia Barry, the BCAB's clerk was also present.

Exhibits

The following documents were accepted in evidence:

1. State Building Code Appeals Board Appeal Application (4 pages);
- 1-A. January 26, 2022 letter to Carl W. Nelson from Cheryl Noble (1 page);
- 1-B. February 21, 2022 Building Code analysis re: Stoneham High School, Stoneham, MA (CRC # 202476), Building Code Variance Requests, 780 CMR 703.4 & 712.1.9, by Code Red Consultants (Jeff D. Perras, P.E.) (10 pages);
2. March 15, 2022, letter from Cheryl Noble to the BCAB (1 page);
3. Email Notice of Hearing for March 22, 2022, 10:30 a.m. hearing session (1 page);
4. List of people who attended hearing (1 page).

Findings³

The BCAB incorporated by reference facts described in the Exhibits. Testimony reflected those facts. The facts were not in dispute.

Discussion and Conclusions

The [BCAB] may grant a variance from any provision of [780 CMR or the "Building Code" or "Code"] in any particular case, may determine the suitability of alternate materials and

²Remote hearings are conducted pursuant to the Act extending the emergency measures (originally pursuant to Exec. Order No. 591 (Mar. 10, 2020) as amended) through April 1, 2022. "An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency," *St. 2021, c. 20*. See <https://www.mass.gov/service-details/updated-guidance-on-holding-meetings-pursuant-to-the-act-extending-certain-covid-19-measures>. Remote hearings continue to be conducted, per Section 7, Chapter 22 of the Acts of 2022. See <https://malegislature.gov/Laws/SessionLaws/Acts/2022/Chapter22>. The BCAB hearings have been, as always, held in accordance with G. L. c. 30A and 801 CMR 1.02, *Informal/Fair Hearing Rules* to ensure all parties are adequately heard and the members of the BCAB can evaluate evidence and argument.

³ Findings and conclusions were reached in accordance with G. L. c. 30A and 801 CMR 1.02.

methods of construction, and may provide reasonable *interpretations* of the provisions of [780 CMR]; provided, however, that [BCAB] decisions shall not conflict with the general objectives set forth in” G. L. c. 143, § 95.⁴ (emphasis added). In exercising its powers under this section, the [BCAB] may impose limitations both as to time and use, and a continuation of any use permitted may be conditioned upon compliance with regulations made and amended from time to time thereafter.” *G. L. c. 143, § 100.*

The BCAB agreed with Appellant’s Code analysis and proposed mitigation measures. The BCAB also considered that the Building Commissioner supported the BCAB’s allowance of the requested relief and offered no objection. (Exhibit 2).

Conclusion and Order

Accordingly, a motion was made to **GRANT** variances from 780 CMR 703.4 and 712.1.9 (“Motion”). The Motion was approved by unanimous vote.

**SO ORDERED,
BUILDING CODE APPEALS BOARD**

By:

Jennifer Hoyt
Jennifer Hoyt

Kerry Dietz
Kerry Dietz, Chair

Steven Frederickson
Steven R. Frederickson

DATED: April 12, 2022

Any person aggrieved by a decision of the State Building Code Appeals Board may appeal to Superior Court of the Commonwealth of Massachusetts in accordance with M.G.L. c. 30A, § 14 within 30 days of receipt of this decision.

⁴ “The powers and duties of the board set forth in section ninety-four [the BBRs] shall be exercised to effect the following general objectives:

(a) Uniform standards and requirements for construction and construction materials, compatible with accepted standards of engineering and fire prevention practices, energy conservation and public safety.

In the formulation of such standards and requirements, performance for the use intended shall be the test of acceptability, in accordance with accredited testing standards.

(b) Adoption of modern technical methods, devices and improvements which may reduce the cost of construction and maintenance over the life of the building without affecting the health, safety and security of the occupants or users of buildings.

(c) Elimination of restrictive, obsolete, conflicting and unnecessary building regulations and requirements which may increase the cost of construction and maintenance over the life of the building or retard unnecessarily the use of new materials, or which may provide unwarranted preferential treatment of types of classes of materials, products or methods of construction without affecting the health, safety, and security of the occupants or users of buildings.” *G. L. c. 143, § 95.*

New Stoneham High School

Potential Next Steps

April 20, 2022

- Report project status to Town Meetings
- Notify community of project outcomes after each cost event (60%, Early Site, 90%, Early Concrete & Steel, GMP)
- Invite State Delegation to SSBC Meeting
- Joint Meeting with SSBC, Select Board, Finance and Advisory Board and School Committee
- Pursue other funding sources such as infrastructure, green, etc.
- If Market Conditions impact project cost, bring additional funding request to Town Meeting

New Stoneham High School

Upcoming Cost Events

April 20, 2022

March 28, 2022	SSBC Vote Final VE
April 8, 2022	Submit Design Development Documents to MSBA
May 9, 2022	Issue Early Site Enabling Bid Documents
May 20, 2022	Bids Due <i>Descoping</i>
June 6, 2022	SSBC Vote to Award
May 11, 2022	Print 60% CD Estimating Documents <i>Value Engineering</i>
June 24, 2022	Submit 60% Construction Documents to MSBA
June 24, 2022	Issue Early Concrete and Steel Bid Documents
July 18, 2022	Bids Due <i>Descoping</i>
August 8, 2022	SSBC Vote to Award
July 29, 2022	Print 90% CD Estimating Documents <i>Value Engineering</i>
September 16, 2022	Submit 90% Construction Documents to MSBA
November 4, 2022	Issue 100% CD Bid Documents
December 2, 2022	Bids Due <i>Descoping</i>
January 9, 2023	SSBC Vote to Award

Project Minutes

Project: New Stoneham High School Project No.: 20033
 Prepared by: Joel Seeley Meeting Date: 4/14/2022
 Re: VE Entry Drive and Traffic Signal Meeting Time: 3:30pm
 Location: Remote Locations Meeting No: 2
 Distribution: Attendees (MF)

Attendees:

PRESENT	NAME	AFFILIATION
✓	Marie Christie	Co-Chair, School Building Committee
✓	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience
✓	Stephen O'Neill	Vice-Chair, Community Member with Engineering Experience
✓	Dennis Sheehan	Town Administrator
✓	David Ljungberg	Assistant Superintendent of Schools
✓	Stephen Messinger	Perkins and Will
✓	David Warner	Warner Larson
✓	Stephen Boudreau	VAI
✓	Drew Talcoff	VAI
✓	Todd McCabe	Consigli Construction
✓	Steve Banak	Consigli Construction
✓	Kristy Lyons	Consigli Construction
✓	Robert Smith	SMMA
✓	Joel Seeley	SMMA

Item #	Action	Discussion
2.01	K. Lyons D. Warner	<p>K. Lyons reviewed the cost estimate for 3/25/22 VE Item CL-77, the 4/12/22 cost estimate for CL-77 Scenarios 2 and 3, and the VAI traffic signal cost estimate, attached.</p> <p>Discussion:</p> <ol style="list-style-type: none"> D. Sheehan asked will the existing traffic signals at the School Entry drives, after the minor improvements listed, be able to communicate and be synchronized with the Stevens Street traffic signals? <i>S. Boudreau indicated yes.</i> D. Sheehan asked could replacing the existing traffic signals at the School Entry in Scenarios 2 and 3, be an additive bidding alternate? <i>S. Boudreau indicated yes, but there would not be any substantive improvement in operation.</i> D. Sheehan asked will the Franklin Street westbound left turn lane capacity change at the School Entry in Scenario 2 and 3 from the current condition? <i>S. Boudreau indicated yes, but not significant enough to make a difference.</i> D. Bois asked what benefits in the original design are not being met in Scenario 2 and 3?

Item #	Action	Discussion
		<p><i>The following list was indicated:</i></p> <ul style="list-style-type: none"> a) <i>Two pedestrian driveway crossings versus three pedestrian driveway crossings in Scenarios 2 and 3.</i> b) <i>Franklin Street westbound left turn lane stop bar is closer to the Entry Drive.</i> c) <i>Franklin Street westbound left turn queuing is greater, though not enough to make a significant difference in operation.</i> d) <i>2023 equipment versus 2004 equipment.</i> e) <i>Greater drive separation from the Franklin Place drive.</i> f) <i>The pedestrian/bicycle pathway is 10 feet wide versus 8 feet wide in Scenarios 2 and 3.</i> g) <i>The pedestrian/bicycle pathway is closer to 4 Franklin Place in Scenario 2, the distance is the same for the original design and Scenario 3.</i> h) <i>Increasing the slope so to not impact the two red maple trees in front of 6 Franklin Place would be the same for the original design and Scenario 3.</i> i) <i>For walkers coming from the east on Franklin Street, they will need to cross two drives in Scenarios 2 and 3 to get to the pedestrian/bicycle pathway, versus one in the original design. This will be somewhat mitigated by the pedestrian/bicycle pathway to the school from Benjamin Terrace.</i> <ul style="list-style-type: none"> 5. K. Lyons to refine the 4/12/22 cost estimate for CL-77 Scenarios 2 and 3 for handout at the 4/19/22 SSBC Meeting. 6. D. Warner to refine the Scenario 2 and 3 plans for handout at the 4/19/22 SSBC Meeting. 7. The attendees indicated consensus that Scenario 3 to be recommended to the SSBC at the 4/19/22 meeting. 8. D. Warner to update the site plan if the SSBC approves Scenario 3 for the 4/27/22 Neighborhood meeting.
2.02	D. Talcoff	J. Seeley reviewed the memo from 150 Franklin Street, attached. D. Talcoff to review and provide response.

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: New Stoneham High School Project No.: 20033
 Prepared by: Joel Seeley Meeting Date: 4/8/2022
 Re: VE Entry Drive and Traffic Signal Meeting Time: 1:30pm
 Location: Remote Locations Meeting No: 1
 Distribution: Attendees (MF)

Attendees:

PRESENT	NAME	AFFILIATION
✓	Marie Christie	Co-Chair, School Building Committee
✓	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience
✓	Stephen O'Neill	Vice-Chair, Community Member with Engineering Experience
✓	Dennis Sheehan	Town Administrator
✓	Chief McIntyre	Stoneham Police Department
✓	Stephen Messinger	Perkins and Will
✓	David Warner	Warner Larson
✓	Stephen Boudreau	VAI
✓	Drew Talcoff	VAI
✓	Sudhir Murthy	TraffInfo
✓	Todd McCabe	Consigli Construction
✓	Steve Banak	Consigli Construction
✓	Matt Guimond	Consigli Construction
✓	Joel Seeley	SMMA

Item #	Action	Discussion
1.1	Record	<p>J. Seeley explained that the SSBC approved keeping the existing entry and exit drive configuration and the existing traffic signals as-is as VE Items CL-77 and CL-31, to bring the project back on budget. The meeting intent is to confirm that a viable, operationally sound and safe design solution can be developed with keeping a section of the existing roadway geometry. If that is confirmed, identify the scope of any improvements that need to be performed to the materials in the section of the existing roadway. Further, define what improvements are needed to the existing traffic signals. Lastly, confirm if keeping a section of the existing roadway geometry changes the construction logistics and temporary traffic signal plan.</p> <p>Regarding VE Item CL-32 Stevens Street Signal, confirm the design documentation schedule.</p> <p>Discussion:</p> <ol style="list-style-type: none"> S. O'Neill asked if CL-77 and CL-31 changes the construction logistics and temporary traffic signal plan? <i>T. McCabe indicated no.</i> D. Warner asked will Consigli still park along the construction drive (the current east exit drive)? <i>T. McCabe indicated yes, but not in the early stages of the construction.</i>

Item #	Action	Discussion
		<ol style="list-style-type: none"> 3. D. Warner indicated from a grading perspective, CL-77 is feasible. 4. S. Boudreau indicated from a traffic safety perspective, CL-77 is feasible. 5. D. Warner indicated pedestrian and bicycle access need careful study. 6. S. Boudreau indicated a mid-block crossing for pedestrian and bicycle access is an issue. 7. S. Boudreau indicated Franklin Place should have a pedestrian controlled signal. 8. S. O'Neill asked if the current east exit drive were to shift to the west to allow for a pedestrian walk along its east side, will the existing traffic poles and heads across Franklin Street still function? <i>S. Boudreau indicated the eastern most pole will need to be removed and a new 10 foot pole and head be installed across from the repositioned drive.</i> 9. S. Boudreau indicated the minimum traffic signal work for CL-31 includes the new 10 foot pole and head, a new 360 degree camera to replace the faulty existing loop detection, adjustment to some of the existing head locations, programming for timing optimization, phasing and clearance intervals, and six pedestrian signal posts and heads to cross the drives, including Franklin Place. 10. D. Warner developed a working diagram of the above and will send to the attendees. 11. T. McCabe to develop revised CL-77 pricing for 4/12/22, based on the diagram, including replacing curbing with granite curbing, repaving, restriping, reseeding and trees, modifying drainage and new street lighting in the section of existing entry drives. S. Boudreau will develop the revised pricing for CL-31 and forward to Consigli.
1.2	Record	<p>A simple diagram of CL-77 and that of the original design to be presented to the SSBC at the 4/11/22 meeting. The decision to continue with CL-77 or revert back to the original design will be pending upon the revised pricing developed for CL-77 and CL-31.</p>

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: New Stoneham High School
 Prepared by: Joel Seeley
 Re: Green Building Initiatives Meeting
 Location: Remote Locations
 Distribution: Attendees (MF)

Project No.: 20033
 Meeting Date: 4/11/2022
 Time: 10:00am
 Meeting No: 25

Attendees:

PRESENT	NAME	AFFILIATION
	Marie Christie	Co-Chair, School Building Committee
	David Bois	Co-Chair, School Building Committee
	Raymie Parker	Chair, Select Board
✓	Dennis Sheehan	Town Administrator
	April Lanni	Town Procurement Officer / MCPPO Certified
	John Macero	Superintendent of Schools
✓	Brian McNeil	Facilities Director
	Erin Wortman	Director, Planning and Community Development
✓	Susan McPhee	Energy Conservation Coordinator
	Vamshi Gooje	Thornton Tomasetti
✓	McKenzie Stevens	Nexamp
	Rob Ritchie	Nexamp
✓	Kelsey Shukis	Nexamp
	Jaymie Stanton	Nexamp
✓	Patrick Canning	Nexamp
✓	Ariel Kondiles	Nexamp
	Brooke Trivas	Perkins and Will
✓	Patrick Cunningham	Perkins and Will
✓	Stephen Messinger	Perkins and Will
✓	Ryan Flynn	BALA
	Steve Burke	Consigli
	Kristy Lyons	Consigli
✓	Tom Michelman	SEA
✓	Robert Smith	SMMA
✓	Joel Seeley	SMMA

Item #	Action	Discussion
25.1	D. Sheehan M. Stevens T. Michelman	Photovoltaic System 1. M. Stevens asked if a Letter of Intent, (LOI) can be executed in lieu of an Interim Agreement?

Item #	Action	Discussion
	S. Messinger S. Burke	<p><i>D. Sheehan indicated a LOI is acceptable.</i></p> <ol style="list-style-type: none"> 2. M. Stevens asked if a Leasing Agreement or a Licensing Agreement is preferred by the Town? <i>D. Sheehan will review and provide direction.</i> 3. T. Michelman will provide a list of questions/comments for Nexamp stemming from their proposal for review this week. 4. A. Kondiles will provide a draft of the final Agreement. 5. M. Stevens will review impact of Nexamp carrying the cost of providing the underground conduit to their PV canopies in lieu of Consigli, but with Consigli installing for better construction coordination. S. Burke to provide Consigli cost to install. 6. M. Stevens to review the sizing of the area needed for the PV Battery and any other ground mounted equipment at the back of the school. 7. M. Stevens to provide P&W the weights for all PV equipment on the roofs, with a priority placed on the gymnasium roof. 8. S. Messinger to provide reserve capacity of gymnasium roof structure to Nexamp. 9. M. Stevens to review the PV System capacity based on the updated energy model. 10. M. Stevens to review the East Parking Lot slope with respect to the PV Canopy design. S. Messinger will provide the latest grading plan to Nexamp. 11. M. Stevens asked what is the permitting schedule for the high school project. <i>J. Seeley indicated the project will be submitting the variance application to the Zoning Board of Appeals and Notice of Intent to the Conservation Commission on 4/27/22 and is in discussion with the Building Commissioner on the foundation and building permit schedule.</i> 12. M. Stevens asked what permits will the Town require for the PV System? <i>D. Sheehan will review and provide direction.</i>
25.2	Record	<p>Geothermal System</p> <ol style="list-style-type: none"> 1. S. McPhee provided an update on recent conversations with geothermal installers and Eversource relative to a possible PPA for the Geothermal System. While it does not appear it would be precluded on a public project and there may exist companies with sufficient financial backing, there does not seem to be any precedent.

Item #	Action	Discussion
		<ol style="list-style-type: none">P. Cunningham indicated that the timeline for a PPA process, even if the Geothermal System is not required to be issued until the Concrete/Steel package, does not appear sufficient.S. McPhee asked should the Geothermal System package be peer reviewed? <i>P. Cunningham indicated McPhail has designed many Geothermal Systems. D. Sheehan indicated Thornton Tomasetti has been involved as well.</i>
25.3	S. McPhee	EV Charging Stations <ol style="list-style-type: none">S. McPhee indicated that the Eversource EV Program is out of funding and may be refunded this summer, 2022.S. McPhee will contact Eversource for additional information.S. Messinger indicated the ductbank to the charging stations may be able to be combined with the other adjacent ductbanks.
25.4	R. Flynn	Full Load Electrical Capacity at Franklin Street <i>(from prior meeting)</i> <ol style="list-style-type: none">R. Flynn will follow up with Eversource to confirm in writing the full load capacity at Franklin Street.
25.5	P. Cunningham	Dark Building and Campus <i>(from prior meeting)</i> <ol style="list-style-type: none">P. Cunningham will confirm with the Police and Fire Departments if the project will be designed to be a dark building and dark campus.
25.6	Record	Next Green Building Initiatives Meeting: Monday, 4/25/2022 at 10:00am, remote.

Attachments: none

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Project Minutes

Project: New Stoneham High School
 Prepared by: Joel Seeley
 Re: Construction Subcommittee Subset Meeting
 Location: Remote Locations
 Distribution: Attendees (MF)

Project No.: 20033
 Meeting Date: 4/8/2022
 Time: 9:00am
 Meeting No: 7

Attendees:

PRESENT	NAME	AFFILIATION
✓	Douglas Gove	Community Member with Engineering Experience
	Paul Ryder	Community Member with Construction Experience
✓	Kevin Yianacopolus	Local Official responsible for Building Maintenance
✓	Brian McNeil	Town Facilities Director
✓	Dennis Sheehan	Town Administrator
✓	John Macero	Superintendent of Schools
✓	David Ljungberg	Assistant Superintendent of Schools
✓	Chief McIntyre	Stoneham Police Department
✓	Chief Grafton	Stoneham Fire Department
✓	Brett Gonsalves	Stoneham DPW Director
	Bryan Lombardi	High School Principal
	Brooke Trivas	Perkins and Will
✓	Stephen Messinger	Perkins and Will
	David Warner	Warner Larson
	Kristy Lyons	Consigli Construction
	Todd McCabe	Consigli Construction
✓	Steve Banak	Consigli Construction
	Matt Guimond	Consigli Construction
✓	Robert Smith	SMMA
✓	Joel Seeley	SMMA

Item #	Action	Discussion
7.1	K. Lyons M. Guimond S. Banak B. McNeil B. Lombardi S. Messinger	Construction Logistics <ol style="list-style-type: none"> M. Guimond to determine the blasting requirements, including pre-blast survey requirements and coordinate with Chief Grafton. <i>(from prior meeting)</i> K. Lyons to determine the extent of Stockpile area needed. <i>(from prior meeting)</i> B. McNeil to provide a full list of existing sports equipment to Perkins&Will. <i>(from prior meeting)</i> B. Lombardi met with the SRO and is in the process of defining access to and location of the emergency muster locations for the students, including

Item #	Action	Discussion
		<p>alternate emergency evacuation location for Colonial Park students, during the high school construction.</p> <ol style="list-style-type: none"> 5. S. Banak to indicate the location of the existing fire hydrants on the logistics plans during construction and send to Chief Grafton. <i>(from prior meeting)</i> 6. S. Messinger to send Chief Grafton the plan showing the new fire hydrants. <i>(from prior meeting)</i> 7. S. Banak to show the jersey barriers with a fence on top separating the student outdoor dining from the temporary loading/service area behind the school on the logistics plans. <i>(from prior meeting)</i> 8. S. Banak to update the Construction Logistics Plans thru project completion for next meeting. The Construction Logistics Plans will be the focus of the 4/27/22 Neighborhood Meeting presentation. 9. D. Sheehan asked if Consigli is still planning to exit the site thru Benjamin Terrace during Phase 2 construction? <i>S. Banak indicated yes and will show on the updated Construction Logistics Plans.</i>
7.2	S. Banak	<p>Temporary and Final Traffic Signal Plan</p> <ol style="list-style-type: none"> 1. J. Seeley explained that the SSBC approved keeping the existing entry and exit drive configuration and the existing traffic signals as-is as VE Items, to bring the project back on budget. 2. Chief McIntyre is concerned with location of Franklin Street west bound stop bar and east turning construction vehicles. <i>S. Banak will perform a turning radii study, but also indicated that construction vehicles will be directed to turn left, west, when leaving the site.</i>
7.3	D. Warner S. Messinger Chief Grafton	<p>Boxwood Road Connection</p> <ol style="list-style-type: none"> 1. D. Sheehan indicated he, Chief Grafton and J. Seeley met with two of the three abutters on Boxwood Road to review the summer 2022 and 2023 high school staff use and the permanent use as a paved emergency access. 2. D. Sheehan asked if the Benjamin Terrace pedestrian path can be designed to support police cars and ambulances, but not fire truck access? <i>S. Messinger will review with D. Warner and provide direction.</i> 3. Chief Grafton confirmed just Boxwood Road as the emergency fire truck access would be acceptable. 4. S. Messinger to update the site plans to show Boxwood Road as the emergency access.

Item #	Action	Discussion
		<p>5. B. Gonsalves requested fire truck turning radii be studied, turning left and right, at the top of the Boxwood Road connection. <i>S. Messinger will request D. Warner perform the turning radii study.</i></p> <p>6. Chief Grafton will send a photo of the standard gate to be used.</p>
7.4	Record	Next Construction Subcommittee Subset Meeting: 4/22/22 at 9:00am remote.

Attachments: Temporary Traffic Signal plan

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