

## Project Minutes

Project: New Stoneham High School Project No.: 20033  
 Prepared by: Joel Seeley Meeting Date: 6/14/2022  
 Re: School Building Committee Meeting Time: 7:00pm  
 Location: Central Middle School and Remote Participation Meeting No: 49  
 Distribution: Attendees (MF)

## Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Marie Christie	Co-Chair, School Building Committee	<b>Voting Member</b>
	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience	<b>Voting Member</b>
✓	Nicole Nial	School Committee Member	<b>Voting Member</b>
✓	Raymie Parker	Select Board Member	<b>Voting Member</b>
✓	Douglas Gove	Community Member with Engineering Experience	<b>Voting Member</b>
✓	Stephen O'Neill	Vice-Chair, Community Member with Engineering Experience	<b>Voting Member</b>
Remote	Josephine Thomson	Community Member	<b>Voting Member</b>
Remote	Jeanne Craigie	Town Moderator	<b>Voting Member</b>
Remote	Lisa Gallagher	Community Member, School Secretary, Past member of Middle School Building Committee	<b>Voting Member</b>
✓	Sharon Iovanni	Community Member	<b>Voting Member</b>
Remote	Cory Mashburn	Community Member, Finance and Advisory Board	<b>Voting Member</b>
✓	Paul Ryder	Community Member with Construction Experience	<b>Voting Member</b>
✓	David Pignone	Select Board Member, Athletic Director, Member knowledgeable in educational mission and function of facility	<b>Voting Member</b>
	Kevin Yianacopolus	Local Official responsible for Building Maintenance	<b>Voting Member</b>
✓	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	
	Stephen Messinger	Perkins and Will	
✓	Kristy Lyons	Consigli Construction	
✓	Todd McCabe	Consigli Construction	
	Steve Banak	Consigli Construction	
✓	Justin Bolla	Consigli Construction	
✓	Robert Smith	SMMA	
✓	Joel Seeley	SMMA	

Item #	Action	Discussion
49.1	Record	Call to Order, 7:00 PM, meeting opened.
49.2	Record	This meeting will be held via video conference and in-person and a recording of such will be posted on the Town's website.
49.3	Record	A motion was made by R. Parker and seconded by S. Iovanni to approve the 6/6/22 School Building Committee meeting minutes. No discussion, motion passed unanimous.
49.4	Record	J. Seeley reviewed Warrant No. 27, attached.  A motion was made by J. Craigie and seconded by J. Thomson to approve Warrant No. 27. No discussion, motion passed unanimous.
49.5	Record	J. Seeley reviewed revised Amendment No. 1 to the Owner-Construction Manager Agreement for the Early Site Enabling Package and GMP Document in the amount of \$10,520,247, dated 6/9/22 and attached. T. McCabe indicated the revision reflects re-bidding the Gymnasium Roof Joists with the Early Concrete and Steel Package to be issued on 6/24/22 and that Consigli has reviewed fabrication and delivery durations with the vendors and determined they will fall within the current construction schedule.  Committee Discussion:  1. S. Iovanni asked if there is a likelihood that the Gymnasium roof joists rebid will be on budget? <i>T. McCabe indicated potentially, due to combining with the full project steel bid.</i>  2. S. Iovanni asked if there is a likelihood that the other components will bid below budget? <i>T. McCabe indicated potentially, but there is no certainty.</i>  A motion was made by S. Iovanni and seconded by R. Parker to approve revised Amendment No. 1 to the Owner-Construction Manager Agreement for the Early Site Enabling Package and GMP Document in the amount of \$10,520,247, dated 6/9/22, and request signature by D. Sheehan. No discussion, motion passed unanimous.
49.6	B. Trivas	B. Trivas working on layout of delivery trucks and dumpsters at the loading dock and will provide for review. <i>(from prior meeting)</i>
49.7	D. Warner	D. Warner will have page turn with the SSBC to review list of trees. <i>(from prior meeting)</i>
49.8	D. Warner	D. Warner will have page turn with the SSBC to review layout of the Japanese Dogwoods. <i>(from prior meeting)</i>
49.9	B. Trivas	B. Trivas indicated the batting cage is not over the main court and will provide an updated plan for review. <i>(from prior meeting)</i>

Item #	Action	Discussion
49.10	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>
49.11	P. Cunningham	P. Cunningham will review the coping material, the detail around the windows, control joint locations, texture of the CMU around the windows and present to the SSBC at an upcoming meeting. <i>(from prior meeting)</i>
49.12	K. Lyons	K. Lyons to develop a process chart to address how impediments to the construction schedule due to material availability will be addressed. <i>(from prior meeting)</i>
49.13	A. Kondiles Green Building Initiatives Working Group	A. Kondiles to develop the financial aspects of the Two Options for the West Parking Lot PV Solar Canopies for review by the Green Building Initiatives Working Group. <i>(from prior meeting)</i>
49.14	J. Seeley	J. Seeley to include a discussion on the Gibney Mural on a future SSBC meeting agenda. <i>(from prior meeting)</i>
49.15	Committee	Committee to email comments on the draft Construction Sign to J. Seeley, who will consolidate and forward to B. Trivas for editing. <i>(from prior meeting)</i>
49.16	B. Trivas Committee J. Seeley	The Executive Session of the SSBC for discussion of the Security System is scheduled for 6/27/22 at 7:00pm, remote.  Committee Discussion: <ol style="list-style-type: none"> <li>1. B. Trivas to confirm the Security Consultant can attend the meeting.</li> <li>2. The Committee to email J. Seeley any agenda items for the meeting, B. Trivas will develop the agenda.</li> <li>3. J. Craigie asked that the meeting be in-person, after discussion the Committee decided the meeting will be remote.</li> <li>4. D. Sheehan to invite the Police and Fire Chiefs.</li> <li>5. J. Seeley to invite A. Kondiles of Nexamp.</li> </ol>
49.17	J. Seeley	J. Seeley reviewed the List of Prequalified Waterproofing, Damproofing and Caulking Trade Contractors for the Early Concrete and Steel Package, attached, recommended for approval by the Trade Contractor Prequalification Committee.  J. Seeley reviewed that the Elevator Trade Contractors will be bid as Non-Prequalified Filed-Sub Bid, as the Trade Contractor Prequalification Committee requested Statements of Qualification for the Elevators work two separate times and was not able to prequalify three bidders, due to a lack of submissions.  Committee Discussion:

Item #	Action	Discussion
		<ol style="list-style-type: none"> <li>1. R. Parker asked if the low Non-Prequalified Filed-Sub Bid has to be accepted? <i>K. Lyons indicated yes.</i></li> <li>2. J. Craigie asked if the Non-Prequalified Filed-Sub Bidders are qualified? <i>J. Seeley indicated yes, they will be required to be DCAMM Certified.</i></li> </ol> <p>A motion was made by R. Parker and seconded by P. Ryder to approve the List of Prequalified Waterproofing, Damproofing and Caulking Trade Contractors for the Early Concrete and Steel Package as recommended by the Trade Contractor Prequalification Committee. No discussion, motion passed unanimous.</p> <p>J. Seeley to notify the Prequalified Waterproofing, Damproofing and Caulking Trade Contractors.</p>
49.18	J. Seeley	<p><b>Permitting Update</b></p> <p>J. Seeley provided an update on the site and building permitting.</p> <ol style="list-style-type: none"> <li>1. Conservation Commission – Approved and Order of Conditions issued, appeal period will run out on 6/27/22 and SMMA will file with the Registry of Deeds.</li> <li>2. Zoning Board of Appeals Variance – Approved, appeal period will run out on 6/17/22 and SMMA will file with the Registry of Deeds.</li> </ol> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. J. Craigie asked if there are any Conditions in the Order of Conditions of concern? <i>J. Seeley will review and forward a copy to the Committee.</i></li> </ol>
49.19	Record	<p><b>Construction Update</b></p> <ol style="list-style-type: none"> <li>1. T. McCabe introduced J. Bolla as the project superintendent, replacing Mathew Guimond who has relocated out of State. J. Bolla provided a brief overview of his experience.</li> </ol>
49.20	Record	<p><b>Subcommittee Updates</b></p> <ol style="list-style-type: none"> <li>1. S. Iovanni reviewed the Ceremony Layout, attached, and photography groups for the Groundbreaking Ceremony.</li> <li>2. J. Seeley reviewed the 6/3/22 Construction Subcommittee Meeting Minutes, attached.</li> <li>3. J. Seeley reviewed the 6/10/22 PR Subcommittee Meeting Minutes, attached.</li> </ol>
49.21	J. Seeley	<p><b>Committee Questions</b> - none</p>

Project: New Stoneham High School

Meeting Date: 6/14/2022

Meeting No.: 49

Page No.: 5

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Item #	Action	Discussion
49.22	Record	<b>Old or New Business</b> – none
49.23	Record	<b>Public Comment</b> - none
49.24	Record	Next <b>SSBC Meeting: July 11, 2022 at 7:00 pm.</b>
49.25	Record	A Motion was made by S. Iovanni and seconded by R. Parker to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Warrant No. 27, revised Amendment No. 1 to the Owner-Construction Manager Agreement for the Early Site Enabling Package and GMP Document, List of Prequalified Waterproofing, Dampproofing and Caulking Trade Contractors for the Early Concrete and Steel Package, 6/3/22 Construction Subcommittee Meeting Minutes, 6/10/22 PR Subcommittee Meeting Minutes

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

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1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400

[www.smma.com](http://www.smma.com)

## Agenda

Project:	New Stoneham High School	Project No.:	20033
Re:	School Building Committee Meeting	Meeting Date:	6/14/2022
Prepared by:	Joel Seeley	Meeting Time:	7:00 PM
Meeting Location:	Central Middle School Library & Remote Participation	Meeting No.:	49
Distribution:	Attendees (MF)		

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1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Schedule and Budget Update
5. Approve Concrete and Steel Prequalified Trade Contractors
6. Construction Update
  - Introduction of Construction Team
7. Subcommittee Updates
8. New or Old Business
  - Security Meeting Date
9. Committee Questions
10. Public Comments
11. Next Meeting: July 11, 2022
12. Adjourn

**Join Go-To-Meeting:** <https://meet.goto.com/317198301>

**Dial-in:** [+1 \(872\) 240-3212](tel:+18722403212) **Access Code:** 317-198-301

**AMENDMENT ONE TO**  
**OWNER – CONSTRUCTION MANAGER AGREEMENT**

**Authorization of Compensation for Services Rendered for Amendment One – Site Enabling Package Prior to Guaranteed Maximum Price Approval**

Amendment One to the Owner – Construction Manager Agreement is executed this 13<sup>th</sup> day of June, 2022, in the not-to-exceed amount of Ten Million Five Hundred Twenty Thousand and Two Hundred Forty-Seven Dollars and No Cents (\$10,520,247.00), by the Awarding Authority, Town of Stoneham, hereinafter referred to as the “Owner,” by and through the School Building Committee, and Consigli Construction Co., Inc., hereinafter referred to as the “Construction Manager” or “CM”.

The parties hereto agree that the provisions set forth herein shall supplement, by amendment, the previously stipulated provisions of the Owner – CM Agreement and General Conditions.

Whereas, the Owner and the CM are presently engaged in the process of determining the Guaranteed Maximum Price (“GMP”) for the project within the Agreement, and no agreement has yet been reached regarding the date by which the CM shall submit a proposed GMP to the Owner in accordance with Article 6.5.1 of the Agreement; and

Whereas, the Owner has authorized the CM to commence certain construction services associated with Amendment One in advance of the Owner’s approval of a GMP, and, in conjunction therewith, the Owner wishes to implement a procedure to authorize compensation of the CM for such services upon satisfactory performance thereof;

Therefore, pursuant to Article 6.5.2 of the Agreement, the parties hereby stipulate that compensation for services rendered by the CM prior to the Owner’s acceptance of the GMP shall be authorized upon the following terms and conditions:

- 1) Prior to the submission of first application for payment, the CM shall submit a schedule of values for all construction activities authorized, in such detail as the Owner shall require, pursuant to Article VIII.1 of the General Conditions.
- 2) The CM shall submit periodic application for payment, which shall comply with and be processed in accordance with the provisions of Article VIII.4 of the General Conditions, for work completed in each respective payment period.
- 3) Payment for authorized services rendered prior to approval of the GMP shall be made by the Owner subject to and in accordance with applicable provisions of the Contract Documents.

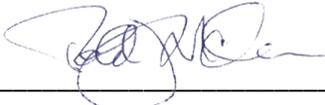
Upon acceptance of a GMP by the Owner, the provisions of the Contract Documents relative to submittal of a schedule of values, applications for payment, and payment for services rendered shall apply without regard hereto, and the terms of the Amendment shall expire.

Appendices B, C, and D of the General Conditions of the Contract shall be modified as follows: The Construction Participation goal is 8.8% WBE and 4.2% MBE.

Except as provided herein, all other provisions of the Owner-Construction Manager Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed under seal as of the date set forth above.

CONSTRUCTION MANAGER, CONSIGLI CONSTRUCTION CO., INC.

By:  \_\_\_\_\_

Name: Todd McCabe

Title: Project Executive

Date: June 13, 2022

OWNER, TOWN OF STONEHAM

By: \_\_\_\_\_

Name: Dennis Sheehan

Title: Town Administrator

Date: \_\_\_\_\_

APPROVED AS TO AVAILABILITY OF APPROPRIATION:

Pursuant to M.G.L. c. 44, §31C, this is to certify that an appropriation in the amount of this Agreement is available therefor, and that the signatories are duly authorized to sign on behalf of the Town and to make final binding decisions regarding the project.

\_\_\_\_\_  
Town Accountant

Dated: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
Town Counsel



**CONSIGLI**  
*Est. 1905*

**STONEHAM HIGH SCHOOL**

Bid Package #1: Site Enabling GMP - REV1

**SUBMITTED BY:**

Consigli Construction Co., Inc.  
72 Sumner Street  
Milford, MA 01757

June 9, 2022

# TABLE OF CONTENTS

Stoneham High School



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## The Right Choice

Consigli is a fourth-generation, family-led organization that offers the resources and experience of one of the strongest construction management firms in the Northeast and Mid-Atlantic with the creativity and flexibility of a start-up.

1. Bid Package #1 GMP Summary
2. Assumptions & Qualifications
3. General Requirements



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**Stoneham High School**  
**Stoneham, MA**

Bid Package #1 (Site Enabling)  
 06/09/22



WBS	DESCRIPTION	TOTAL 207,077 SF		DD ESTIMATE 207,077 SF		DD ESTIMATE REV 207,077 SF		VARIANCE		
05-10	STRUCTURAL STEEL - JOISTS	-	In BP #2	1.45	300,000	-	In BP #2	-		
26-01	ELECTRICAL (TS)	2.92	604,379	1.57	325,281	1.57	325,281	279,098	85.8%	
31-00	SITWORK	27.74	5,744,480	22.92	4,745,440	25.14	5,206,160	538,320	10.3%	
32-31	TEMP FENCING	1.25	258,369	1.12	231,300	1.12	231,300	27,069	11.7%	
33-20	GEOTHERMAL WELLS / WELL DRILLING	10.97	2,270,760	9.91	2,053,000	9.91	2,053,000	217,760	10.6%	
<b>SUBTOTAL 0</b>		<b>43</b>	<b>8,877,988</b>	<b>37</b>	<b>7,655,021</b>	<b>38</b>	<b>7,815,741</b>	<b>1,062,247</b>	<b>14%</b>	
	Design/Estimate Contingency	0.00%	-	1.85	382,558	1.89	390,787	(390,787)	-100.0%	
	Escalation	0.00%	-	0.45	94,109	0.46	96,134	(96,134)	-100.0%	
<b>SUBTOTAL 1 (TRADE COSTS)</b>		<b>43</b>	<b>8,877,988</b>	<b>39</b>	<b>8,131,689</b>	<b>40</b>	<b>8,302,662</b>	<b>575,326</b>	<b>6.9%</b>	
	SDI (Non-Trade Contracts)	1.40%	0.56	115,831	0.50	102,616	0.51	104,866	10,964	10.5%
	Contractor's Contingency	2.50%	1.09	224,845	1.00	206,454	1.02	210,188	14,657	7.0%
<b>SUBTOTAL 2</b>		<b>45</b>	<b>9,218,664</b>	<b>41</b>	<b>8,440,759</b>	<b>42</b>	<b>8,617,716</b>	<b>600,948</b>	<b>7%</b>	
	General Conditions		1.61	333,840	1.68	348,746	1.61	333,840	-	0.0%
	General Requirements		2.89	597,702	1.62	334,547	2.89	597,702	-	0.0%
<b>SUBTOTAL 3</b>		<b>49</b>	<b>10,150,206</b>	<b>44</b>	<b>9,124,052</b>	<b>46</b>	<b>9,549,258</b>	<b>600,948</b>	<b>6%</b>	
	Builder's Risk Insurance	0.157%	0.08	15,950	0.07	14,700	0.07	15,006	944	6.3%
	General Liability Insurance	1.10%	0.54	111,652	0.50	102,900	0.51	105,042	6,610	6.3%
	Building Permit - NIC	0.00%	-	-	-	-	-	-	-	
	Performance & Payment Bond		0.26	54,274	0.24	50,019	0.25	51,060	3,213	6.3%
<b>SUBTOTAL 4</b>		<b>50</b>	<b>10,332,082</b>	<b>45</b>	<b>9,291,671</b>	<b>47</b>	<b>9,720,366</b>	<b>611,716</b>	<b>6%</b>	
	Fee		0.91	188,166	0.84	173,416	0.85	177,025	11,140	6.3%
<b>TOTAL COST</b>		<b>51</b>	<b>10,520,247</b>	<b>46</b>	<b>9,465,087</b>	<b>48</b>	<b>9,897,391</b>	<b>622,856</b>	<b>6%</b>	



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## ASSUMPTIONS & QUALIFICATIONS

### STONEHAM HIGH SCHOOL

BID PACKAGE #1: SITE ENABLING

JUNE 9, 2022

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#### GENERAL

1. Pricing is based on the following:
  - Construction Documents - BP1 - Site Enabling Drawings by Perkins & Will dated May 9, 2022.
  - Construction Documents - BP1 - Site Enabling Specifications by Perkins & Will dated May 9, 2022.
  - Addendum #1 By Perkins & Will dated May 13, 2022.
  - Addendum #2 By Perkins & Will dated May 26, 2022.
  - Temporary Controls Plan by Consigli
2. Testing and/or inspections are not included.
3. Builders Risk Insurance is included.
4. General Liability Insurance is included.
5. Building permit cost is not included.
6. A Performance and Payment Bond is included.
7. Sales tax is not included as this project is assumed to be tax exempt.
8. Subcontractor insurances for non-Trade contractors are included per Consigli standard subcontract.
9. Utility company back charges, user fees, etc. (temporary electric, water, gas, etc.) are excluded, except as required for Field Lighting disconnect.
10. Work hours are assumed to be normal business hours (7:00AM to 3:30PM) Monday to Friday. Saturday work is included for Summer 2022 enabling.
11. Site Security costs or provisions, except for site perimeter fencing, are not included.
12. All design is by the Owner's Designer. Delegated design is excluded, with exception of temporary conditions at parking lot, roadways, entry drive, or otherwise as noted or specified.
13. The GMP excludes cost and schedule impacts due to: (i) future Government orders to stop Work, Owner suspensions of the Work, labor and material shortages, supply chain disruptions not known as of the date of this GMP, or delays to deliveries not known as of the date of this GMP due to a Covid-19 surge or subsequent "waves" or otherwise due to pandemic, epidemic or quarantine and (ii) the imposition of federal, state, and local requirements for construction safety and hygiene practices that are more restrictive than those currently in place. The time and cost impacts of these events and circumstances, should they occur, will be the subject of a Change Order.

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#### SITework

14. Excavated soils are assumed to be clean (no recordable detections of contamination within soil) and suitable for reuse. Soils to be exported are assumed unrestricted (permitted to leave Town lines) and suitable for use as residential fill, therefore premiums related to transportation and disposal of soils at like sites or landfills are not included.
15. Over excavation is included to the depth indicated within the Geotechnical report to remove all identified or known unsuitable soils, or to a depth of underside of footing plus 12", whichever is greater. This over-excavation is to take out the potential unsuitable existing site soils that are unsuitable for proposed foundation support. All excavated soils that are over-excavated from the proposed building have been considered and will be stockpiled on site for reuse as site fills.



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## ASSUMPTIONS & QUALIFICATIONS

### STONEHAM HIGH SCHOOL

BID PACKAGE #1: SITE ENABLING

JUNE 9, 2022

16. New structural fill is included to replace the over-excavated unsuitable soils within the proposed building footprint and to 5' outside the proposed exterior building foundation to within 16" of top of slab.
17. Per Specification 3.6N/312000, an allowance for 2,500 cy of replacement material is included for placement/replacement of materials beyond the limits specified, to include removal and disposal of unsuitable soils and furnishing imported suitable backfill materials compacted in place.
18. Per Specification 3.6O/312000, excavation and removal of 500 cy of petroleum contaminated soil is included.
19. Hazardous material and/or contaminated soil removal are not included beyond the limits included above.
20. Stripping and disposal of existing topsoil from all site lawns, playfields and landscape areas within project limit of works is included at an average thickness of 12". However, the stripping and disposal included is to a depth required to remove all topsoil from site lawns, playfields and landscape areas.
21. Erosion control matting (3:1 or > slopes) is not included.
22. Testing and LSP are not included.
23. Dewatering permits and well point system are not included.
24. A flow test is not included.
25. Groundwater testing and treatment are not included with the exception of treatment by Frac tank and retention basin during geothermal well drilling.
26. All groundwater or surface runoff has been carried with open sump pumping with recharging back into site, or as clean water to be discharged into the existing storm sewer system.
27. All site topsoil whether for reuse or excess to dispose offsite, has been considered "clean" and "unrestricted".
28. Liquid asphalt is included at \$717.50/ton for the work of this Bid Package #1.
29. Diesel fuel is included at \$6.25/gallon for the work of this Bid Package #1.
30. A temporary connection at Boxwood Road will be constructed for Summer School Employee access. The permanent condition will be installed in the Fall of 2022.

### TEMP FENCING

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31. 5,000 lf of 6' temporary chain link fence with scrim, (4 ea) 20' swing gates, and (1 ea) 24' swing gates are included.

### GEOHERMAL WELLS

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32. Furnishing of glycol will be by the HVAC contractor in a later bid package.
33. Downtime and delays due to obstructions are not included.



## ASSUMPTIONS & QUALIFICATIONS

### STONEHAM HIGH SCHOOL

BID PACKAGE #1: SITE ENABLING

JUNE 9, 2022

### ALLOWANCES

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34.	<b>Sitework:</b> Building-Site: Ledge/rock removal (trench) at foundation/utilities	\$150,000
35.	<b>Sitework:</b> Building-Site: Ledge/rock removal (open) at tennis courts	\$500,000
36.	<b>Sitework:</b> Over-excavation & structural fill under foundations if required	\$100,000
37.	<b>Sitework:</b> Pre-blast permits, surveys and monitoring	\$35,000
38.	<b>Sitework:</b> Maintain erosion control	\$25,000
39.	<b>Sitework:</b> Jersey Barriers at Upper Parking lot and loading area	\$20,000
40.	<b>Sitework:</b> Removal of underground obstructions	\$20,000
41.	<b>Sitework:</b> Protection and fill around permanent electrical ductbanks	\$15,000
42.	<b>Sitework:</b> Inclusion of fuel costs for duration of this scope of work	\$100,000
43.	<b>Sitework:</b> Geothermal dewatering sedimentation ponds (excluding ledge)	\$25,000

### HOLDS

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44.	<b>Sitework:</b> Crane pads	\$10,000
45.	<b>Sitework:</b> Dewater testing/treatment/discharge (if required to discharge into existing storm system)	\$25,000
46.	<b>Sitework:</b> Verification for existing utility locations	\$15,000
47.	<b>Sitework:</b> Utility & sewer tie-in at trailer	\$7,500
48.	<b>Sitework:</b> Video inspect incoming sewer, etc.	\$10,000
49.	<b>Sitework:</b> Rate increase for asphalt paving	\$20,000
50.	<b>Sitework:</b> Additional traffic control and signage	\$10,000
51.	<b>Sitework:</b> Fire watch during blasting	\$5,700
52.	<b>Sitework:</b> Temporary access stairs and accessible ramp from lower parking lot to upper	\$25,000
53.	<b>Sitework:</b> Re-feed electrical service to irrigation controller	\$7,500
54.	<b>Sitework:</b> Rework existing irrigation system	\$15,000
55.	<b>Geothermal:</b> Additional dewatering (if required)	\$100,000



**CONSIGLI**  
*Est. 1905*

# Stoneham High School

Estimated Construction Duration: **0** months

Preconstruction Duration: **21** months

Startup Duration: **3** months

Date: **6/9/22**



Value: **Closeout Duration: 0 months**

GSF: **207,077 sq ft**

		Qty	Units	% Allocated	Total Hours	Hourly/ Unit Rate	BP#1 Total Cost
<b>E. Professional Services</b>							
1.	Building Layout Control and Engineering (Survey)	1	LS			\$100,000	\$100,000
2.	Temporary Drive/Parking Lot Layout and Control	1	LS			\$50,000	\$50,000
3.	Indoor Air Quality (IAQ) Plan (Occupied Renovations)	1	LS			\$10,000	\$10,000
4.	Indoor Air Quality (IAQ) Monitoring (Occupied Renovations)	1	LS			\$5,000	\$5,000
SUBTOTAL: Professional Services							<b>\$165,000</b>
<b>F. Insurance and Bonds Costs</b>							
<b>G. Temporary Utilities &amp; Services</b>							
1.	Temp Electricity Consumed (Allowance)	1	LS			\$25,000	\$25,000
SUBTOTAL: Temporary Utilities & Services							<b>\$25,000</b>
<b>H. Winter Conditions</b>							
1.	Winter Conditions (Allowance)	1	EA			\$100,000	\$100,000
SUBTOTAL: Winter Conditions							<b>\$100,000</b>
<b>I. Temporary Construction Facilities</b>							
1.	Temporary Storage - Rental	3	MO			\$500	\$1,500
2.	Temporary Storage - Setup/Restore	5	EA			\$1,000	\$5,000
3.	Temp Toilets Rental, Service and Disposal	3	MO			\$4,000	\$12,000
SUBTOTAL: Temporary Construction Facilities							<b>\$18,500</b>
<b>J. Hoisting &amp; Scaffolding</b>							
<b>K. Temporary Safety</b>							
1.	Carpenter Support - Safety	2	MOS	50%		\$135	\$19,184
2.	PPE - Hardhats, Vests, Gloves, Glasses, Etc.	2	MO			\$120	\$240
3.	Fire Extinguishers & Stands	50	EA			\$325	\$16,250
4.	Safety and First Aid Kit	2	MO			\$275	\$550
5.	Covered Walkway / OH Protection	1	LS			\$48,712	\$48,712
6.	Safety Signage	4	EA			\$150	\$618
SUBTOTAL: Temporary Safety							<b>\$85,554</b>
<b>L. Temporary Protection</b>							
<b>M. Site Logistics</b>							
1.	Jersey Barriers - Setup/Rental	1,000	LF			\$100	\$100,000
2.	Dust Control	1	LS			\$10,000	\$10,000
3.	Vehicle and Equipment Protection	1	LS			\$5,000	\$5,000
4.	Project Identification Signage	1	LS			\$10,000	\$10,000
5.	Temporary Pest Control	13	EA			\$425	\$5,521
6.	Police Details (Allowance)	0.5	LS			\$48,000	\$24,000
SUBTOTAL: Temporary Protection of Finishes/Occupancy							<b>\$154,521</b>

Date **6/9/22**



Startup Duration: **3** months

Value: Closeout Duration: **0** months

GSF: **207,077 sq ft**

		Qty	Units	% Allocated	Total Hours	Hourly/ Unit Rate	BP#1 Total Cost	
<b>N. Indoor Air Quality/Infectious Controls</b>								
<b>O. Clean Up &amp; Debris Management</b>								
1.	General Labor	2	MOS	100%		\$109	\$40,128	
2.	Dumpsters, Excluding Demolition (Allowance)	10	EA			\$900	\$9,000	
SUBTOTAL: Clean Up & Debris Management								<b>\$49,128</b>
<b>P. Miscellaneous Items</b>								
<b>TOTAL GENERAL REQUIREMENTS</b>								<b>\$597,702</b>

## Warrant No. 27

Project:	Stoneham High School, Stoneham, Massachusetts	Project No.:	20033
Prepared by:	Joel G. Seeley, AIA	Date:	6/14/2022

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>
Sustainable Energy Advantage, LLC	5671	5/31/2022	\$ 911.95	<b>0203-9900</b>	\$ 16,486.40
		<b>Total</b>	<b>\$ 911.95</b>		

\_\_\_\_\_  
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 \_\_\_\_\_

# Sustainable Energy Advantage, LLC

161 Worcester Rd, Suite 503

Framingham, MA 01701

Phone # 508-665-5855 Fax # 508-665-5858

bgrace@seadvantage.com www.seadvantage.com

## Invoice

Date	Invoice #
5/31/2022	5671

Bill To
Town of Stoneham April Lanni 35 Central Street Stoneham, MA 02180

Customer Contract ID	SEA Client Job Code	Terms	Due Date
SOW#2 04.25.22	259.2.1	30 Days	6/30/2022
Description	Qty	Rate	Amount
Stoneham High School Solar Ongoing PPA Support  Task 1: Project Host and Offtaker Consultant Tom Michelman, Sr. Director, hours for May 2022 per attached timesheet.	2.99	305.00	911.95
Thank you for your business!		<b>Total</b>	\$911.95



## Time Entries by Project

**Time Entry Date:** From Sunday, May 1, 2022 to Tuesday, May 31, 2022

Approval Status	Date	Hours Worked	Description
<b>Project: Stoneham, Town of, 259.2.1, Stoneham HS PPA Support</b>			
<b>Client: Stoneham, Town of</b>			
<b>Description:</b>			
<b>Employee: Michelman, Tom</b>			
<b>Task: Task 1: Project Host and Offtaker Consultant</b>			
Approved	5/9/2022	1.08	Bi-weekly call and follow-up on scheduling Nexamp call
Approved	5/11/2022	0.58	Respond to solar canopy plan and respond to approach to interconnection request
Approved	5/23/2022	0.58	Biweekly check-in call.
Approved	5/23/2022	0.75	Call w/ Nexamp et. al. over comments on terms and conditions language.
	Task Total	2.99	
	Employee Total	2.99	
	Project Total	2.99	
	Grand Total	2.99	



Speaker & Dignitary Seating

Podium

Speaker & Dignitary Seating

Dirt Pile & Shovels

Attendee Seating

Small Table

Small Table

## Project Minutes

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

Project No.: 20033  
 Meeting Date: 6/10/2022  
 Time: 3:00pm  
 Meeting No: 30

## Attendees:

PRESENT	NAME	AFFILIATION
✓	Sharon Iovanni	Chair PR Subcommittee, Community Member
✓	Marie Christie	Co-Chair School Building Committee
✓	Nicole Nial	School Committee Member
✓	Raymie Parker	Select Board Member
	Lisa Gallagher	Community Member, School Secretary, Past member of Middle School Building Committee
	David Bois	Co-Chair School Building Committee
	John Macero	Superintendent of Schools
	David Ljungberg	Assistant Superintendent of Schools
	Bryan Lombardi	Principal
	Dennis Sheehan	Town Administrator
	Brooke Trivas	Perkins and Will
	Kristy Lyons	Consigli
	Todd McCabe	Consigli
✓	Robert Smith	SMMA
✓	Joel Seeley	SMMA

Item #	Action	Discussion
30.1	J. Seeley N. Nial J. Macero S. Iovanni K. Lyons R. Parker B. Trivas	<p><b>Groundbreaking Ceremony</b></p> <ol style="list-style-type: none"> <li>1. Location – To be at the front of the school, J. Seeley to coordinate with B. McNeil to provide seating, podium with microphone and speakers, waters for the speakers, plan attached.</li> <li>2. Program – J. Seeley to print 30 copies and bring several QR code flyers. N. Nial will post QR code flyer on School's Facebook page and will forward to J. Macero to email out on Connect-Ed and to Town Departments.</li> <li>3. Speakers – S. Iovanni will ask J. Macero to send out a reminder email to the speakers.</li> <li>4. Dirt Pile - K. Lyons to place dirt pile on the grass area west of the entry. S. Iovanni to develop groups, up to 15, for photo shoots.</li> <li>5. Photography - R. Parker will coordinate a photographer.</li> </ol>

Item #	Action	Discussion
		<ul style="list-style-type: none"><li>6. Traffic - B. McNeil to provide traffic cones to divert traffic from the front of the school during the event.</li><li>7. Refreshments – S. Iovanni will confirm with J. Macero on the cafeteria providing refreshments.</li><li>8. Poster Boards – B. Trivas to provide poster boards of renderings for easel display.</li></ul>
30.2	Record	Next <b>PR Subcommittee Meeting: TBD</b>

Attachments: Location Plan

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: 6/3/2022  
 Re: Construction Subcommittee Subset Meeting Time: 9:00am  
 Location: Remote Locations Meeting No: 11  
 Distribution: Attendees (MF)

## 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
	David Pignone	Select Board Member, Athletic Director, Member knowledgeable in educational mission and function of facility
	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
✓	Brad Pineau	Perkins and Will
	Patrick Cunningham	Perkins and Will
	David Warner	Warner Larson
✓	Ariel Kondiles	Nexamp
✓	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
11.1	B. McNeil S. Banak	<b>Construction Phasing and Logistics</b> <ol style="list-style-type: none"> <li>B. McNeil is working on providing a full list of existing exterior sports equipment to Perkins&amp;Will. <i>(from prior meeting)</i></li> <li>J. Macero indicated B. Lombardi working on the Emergency Evacuation Plan, showing access to and location of the emergency muster locations for</li> </ol>

Item #	Action	Discussion
		<p>the students, including emergency evacuation location for Colonial Park students, during the high school construction. This does not need to be tracked at this meeting.</p> <ol style="list-style-type: none"> <li>3. S. Banak indicated Consigli will not be using the west side of the North Soccer Field to exit the site thru Benjamin Terrace during Phase 2 construction. All construction vehicles, both incoming and exiting, will share the main entry drives with School Use vehicles with Black-Out times. The School Department is acceptable of this plan. Consigli to update the Construction Phasing and Logistics Plans.</li> <li>4. K. Lyons to update the Construction Phasing and Logistics Plans to reflect Scenario 3 VE Item CL-77 yet. <i>(from prior meeting)</i></li> <li>5. D. Sheehan asked can the fence at the Entry Drive between 7/15/22 and 8/15/22 be set back to allow for vehicles to turn around? <i>S. Banak indicated no, based on the extent of scope within the entry drive at Franklin Street intersection, there will be no opportunity to provide an area for a turn-around.</i></li> <li>6. J. Macero indicated there will be no deliveries made to the existing high school between 7/15/22 and 8/15/22. J. Macero will review with the Food Service staff also.</li> <li>7. All mail will be delivered to the Middle School between 7/15/22 and 8/15/22.</li> <li>8. S. Banak to develop Temporary Traffic Signage for review. Temporary signage at the Franklin Street entry to indicate no access between 7/15/22 and 8/15/22 and that all deliveries between 7/15/22 and 8/15/22 shall be delivered to the Middle School. Consigli to update Summer 2022 Construction Phasing and Logistics Plan with all temporary signage.</li> </ol>
11.2	S. Banak	<p><b>School Downtime due to Utility Tie-Ins</b></p> <ol style="list-style-type: none"> <li>1. S. Banak to develop a schedule for School downtimes due to Utility Tie-Ins and coordinate with the School Department.</li> <li>2. B. McNeil to coordinate with the Food Service Staff related to Freezer and Refrigerator use during these times.</li> <li>3. B. McNeil asked when will the existing Irrigation System be re-worked? <i>S. Banak indicated the system will be re-worked during the first week of on-site construction work.</i></li> <li>4. S. Banak asked if the water main shut-off valves can be exercised prior to shut-down? <i>B. Gonsalves indicated yes, Consigli to provide DPW one-week notice.</i></li> </ol>

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Item #	Action	Discussion
11.3	J. Seeley	<b>Handout for Parents and Students for Fall 2022 Traffic</b>  1. S. Banak reviewed the updated handout, attached, the School Department approves. J. Seeley to forward to the School Department for issuance to the parents.
11.4	K. Lyons	<b>Material Delivery Delays</b>  1. K. Lyons indicated the Roofing System Underlayment Boards have a 52-week delivery period. B. Trivas requested Consigli to submit substitute materials for P&W to review.  2. D. Gove indicated cast iron piping has been tracking nearly a year out for delivery. <i>S. Banak indicated the Sitework subcontractor has indicated they have sufficient cast iron piping on hand for the Enabling work.</i>  3. D. Gove asked if C-900 has been looked into? <i>B. Gonsalves indicated DPW does not approve C-900 piping.</i>
11.5	D. Sheehan	<b>Geothermal Well Permit</b>  1. D. Sheehan to confirm that a geothermal well permit is not required by the Board of Health.
11.6	A. Kondiles	<b>Solar PV Canopies</b> (from prior meeting)  1. Chief Grafton asked about construction below canopies and what happens if there is a car fire. <i>A. Kondiles to review and provide a response.</i>  2. D. Sheehan asked if there are electrical shutoffs below the canopies in case of emergency. <i>A. Kondiles indicated there would be and they will have an in-person meeting with both Chief's to review design in the future.</i>  3. B. Trivas indicated a meeting with Nexamp should be scheduled once the Solar Canopy Option is decided to discuss what are the potential issues, requirements, and best practices need to be addressed. <i>A. Kondiles to coordinate a meeting once the Canopy Option is selected.</i>
11.7	A. Kondiles P. Cunningham B. Smith	<b>Dark/Light Site/Dark/Light School</b> (from prior meeting)  1. A brief discussion was had and it was determined that additional information was needed in order to discuss in detail. <i>A. Kondiles, P. Cunningham and B. Smith to coordinate a follow up meeting.</i>

Project: New Stoneham High School

Meeting Date: 6/3/2022

Meeting No.: 11

Page No.: 4

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Item #	Action	Discussion
11.8	S. Banak	<b>Weekly Construction Meetings</b>  1. Weekly Construction Meetings to be Wednesday mornings at 8:00am. S. Banak to schedule initial kick-off meeting.

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Attachments: Handout for Parents and Students for Fall 2022 Traffic, Summer 2022 Construction Phasing and Logistics Plan

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

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Cambridge, MA 02138  
617.547.5400

[www.smma.com](http://www.smma.com)

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