

## Project Minutes

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

Project No.: 20033  
 Meeting Date: 7/25/2022  
 Time: 7:00pm  
 Meeting No: 52

## 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> |
| Remote  | Raymie Parker      | Select Board Member  | <b>Voting Member</b> |
| Remote  | 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> |
| ✓       | Josephine Thomson  | Community Member   | <b>Voting Member</b> |
|         | 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    |
| Remote  | Bryan Lombardi     | Stoneham High School Principal   | Non-Voting Member    |
| ✓       | Brian McNeil       | Town Facilities Director   | Non-Voting Member    |
| Remote  | April Lanni        | Town Procurement Officer / MCPPO Certified   | Non-Voting Member    |
| Remote  | David Ljungberg    | Assistant Superintendent of Schools  |                      |
| ✓       | Brooke Trivas      | Perkins and Will   |                      |
| Remote  | Patrick Cunningham | Perkins and Will   |                      |
| Remote  | Stephen Messinger  | Perkins and Will   |                      |
| ✓       | Kristy Lyons       | Consigli Construction  |                      |
|         | Todd McCabe        | Consigli Construction  |                      |
| ✓       | Michael Barry      | Consigli Construction  |                      |
|         | Steve Banak        | Consigli Construction  |                      |
|         | Mark Stafford      | SMMA   |                      |
| ✓       | Robert Smith       | SMMA   |                      |
| ✓       | Joel Seeley        | SMMA   |                      |

| Item # | Action            | Discussion  |
|--------|-------------------|---|
| 52.1   | Record            | Call to Order, 7:00 PM, meeting opened.   |
| 52.2   | 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.  |
| 52.3   | Record            | A motion was made by S. Iovanni and seconded by J. Thomson to approve the 7/11/22 School Building Committee meeting minutes. No discussion, motion passed unanimously.  |
| 52.4   | Record            | J. Seeley reviewed Warrant No. 29, attached.<br><br>A motion was made by R. Parker and seconded by S. Iovanni to approve Warrant No. 29. No discussion, motion passed unanimously.  |
| 52.5   | Record            | J. Seeley reviewed the 90% and 100% Construction Documents Schedule dated, 7/6/22 and the 90% and 100% Construction Documents Phase Meetings and Agenda Schedule, dated 7/12/22, attached.  |
| 52.6   | 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>   |
| 52.7   | D. Warner         | D. Warner will have page turn with the SSBC to review list of trees. <i>(from prior meeting)</i>  |
| 52.8   | D. Warner         | D. Warner will have page turn with the SSBC to review layout of the Japanese Dogwoods. <i>(from prior meeting)</i>  |
| 52.9   | 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>  |
| 52.10  | 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>  |
| 52.11  | 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>  |
| 52.12  | 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>   |
| 52.13  | J. Seeley         | R. Parker indicated Representative Day has introduced a Bill to provide the Town State funding in the amounts of \$500,000 for the District Offices, \$500,000 for the High School project and \$300,000 for the Amphitheater.<br><br>Committee Discussion:<br><br>1. D. Bois asked how were the different budget line items arrived at?<br><i>J. Seeley will follow-up with J. Macero.</i> |

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| Item # | Action                             | Discussion  |
|--------|------------------------------------|---|
| 52.14  | B. Trivas<br>K. Lyons<br>J. Seeley | <p>J. Seeley reviewed the Upcoming Cost Events and Town Meeting Comparison documents, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"><li>1. S. Iovanni indicated she believed the January Town Meeting date to request any needed additional funding would be preferable, as all the construction bid costs would be known by then.</li><li>2. D. Bois indicated the goal with Town Meeting would also be to request additional funding to reinstate some VE items back into the project.<br/><i>B. Trivas, K. Lyons and J. Seeley to develop a list of potential reinstatement VE items and additional overage reduction VE items that could be Bid Alternates for Committee review at the next meeting.</i></li><li>3. D. Bois indicated concern with a January Town Meeting if bidders will not hold their bids until the Town Meeting date.</li><li>4. R. Parker asked if there is any flexibility with the 9/28/22 90% CD submission date to MSBA?<br/><i>J. Seeley indicated the schedule driver is the 11/4/22 out to bid date.</i></li><li>5. R. Parker indicated a January Town Meeting date would be preferable.</li><li>6. R. Parker indicated the PR Subcommittee needs to be engaged soon for either Town Meeting date.</li><li>7. D. Bois asked that a timeline showing the design risks be developed for each Town Meeting option.<br/><i>B. Trivas and J. Seeley to develop the timeline for Committee review at the next meeting.</i></li><li>8. S. Iovanni asked what if Town Meeting does not approve the Bid Alternates?<br/><i>D. Bois indicated extending the construction schedule would be very costly, the project needs to be able to operate without the Bid Alternates.</i></li><li>9. R. Parker requested the list of Bid Alternates be provided in advance of the next Committee meeting.<br/><i>J. Seeley will send out in advance of the meeting.</i></li><li>10. D. Bois indicated the goal would be to decide on the Bid Alternates so they can be included in the 90% Construction Documents Pricing set.</li><li>11. J. Seeley to include Town Meeting discussion on the agenda for the next Committee meeting.</li></ol> |

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| Item # | Action                             | Discussion   |
|--------|------------------------------------|--|
| 52.15  | J. Seeley<br>B. Trivas<br>K. Lyons | <p>B. Trivas reviewed the DD – 60% CD Approved VE List and VE Item D-050 Emergency Generator Scope Options, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"><li>1. B. Trivas asked if the Police and Fire Chiefs have been informed of the Emergency Generator VE Item?<br/><i>J. Seeley will follow-up with D. Sheehan.</i></li><li>2. D. Bois asked if the elevators are required to be on the emergency generator by Code?<br/><i>B. Trivas will confirm and provide direction.</i></li><li>3. D. Bois asked can the kitchen equipment loads fit on the emergency generator if the elevators were removed?<br/><i>B. Trivas will confirm and provide direction.</i></li><li>4. D. Bois asked what would be the cost to rent a 500kW emergency generator to allow the school to act as a warming cooling center?<br/><i>B. Trivas will confirm and provide direction.</i></li><li>5. K. Yianacopolus indicated the Middle School is the Town’s current warming shelter, it is not cooled.</li><li>6. S. Iovanni asked what would the cost be for the docking station?<br/><i>K. Lyons will provide direction.</i></li><li>7. R. Parker indicated the VE savings of \$139,003 is not a lot of money if a traumatic event were to occur and the warming cooling shelter was needed.<br/><i>D. Bois indicated with Option 1, there would still be the ability to provide the warming cooling shelter.</i></li><li>8. The Committee approved Option 1 as the direction.</li></ol> |
| 52.16  | K. Lyons                           | <p>K. Lyons and M. Barry reviewed the Electrical and HVAC Equipment Pre-Purchase Construction Schedule Comparison, attached. K. Lyons indicated Consigli has done this approach on prior public projects and explained the bid process. Consigli and P&amp;W are currently reviewing the scope and bidding schedule for pre-purchase and will provide greater specifics at the next Committee meeting.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"><li>1. D. Bois asked what is the dollar value of the pre-purchase items?<br/><i>K. Lyons will provide direction.</i></li><li>2. B. Trivas indicated this will put more pressure on the engineering design team to produce and would require additional services.</li></ol>   |

| Item # | Action    | Discussion   |
|--------|-----------|--|
|        |           | <ol style="list-style-type: none"><li>3. R. Parker asked if there is a construction cost impact from the pre-purchasing process?<br/><i>M. Barry indicated no, the process should be construction cost neutral.</i></li><li>4. S. Iovanni asked if the engineering design team can pause other parts of the design to negate the additional fee impact?<br/><i>B. Trivas indicated no, but will confirm with BALA.</i></li><li>5. S. O'Neill asked if the pre-purchase process will deter some of the electrical and HVAC subcontractors from bidding?<br/><i>M. Barry indicated no, the packages are still large enough to be attractive.</i></li></ol>   |
| 52.17  | K. Lyons  | <p>J. Seeley reviewed the results of the 7/18/22 Trade Contractor and Filed Sub-Bid results for the Early Concrete and Steel Package and the Letter to Folan Waterproofing, dated 7/19/22 rejecting their bid, attached. The waterproofing and elevator work has been assigned to Consigli to procure as no bids were received. K. Lyons reviewed the List of Waterproofing and Elevator Subcontractors Consigli will be bidding to, attached, and provided an update on the concrete and steel bids. Consigli is on track to bring the Amendment for the Early Concrete and Steel Package to the 8/8/22 SSBC meeting.</p>   |
| 52.18  | J. Seeley | <p>J. Seeley provided an overview of the 7/20/22 Neighborhood Meeting.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"><li>1. S. Iovanni asked if the presentation can be sent to the SSBC?<br/><i>J. Seeley to send the presentation to the SSBC and post on the Project Website.</i></li><li>2. Ms. Nering of 45 Fieldstone Drive thanked the SSBC for the presentation at the Neighborhood Meeting and indicated her concerns with the impact during construction of ledge blasting, construction dust and noise. She requested the SSBC consider adding plantings at the Boxwood Road emergency access drive to provide a buffer to the school site and Spartan Stadium.</li><li>3. Mr. D'Entremont of 43 Fieldstone Drive indicated that he and several neighbors along Fieldstone Drive have sump pumps in their basements due to ground water infiltration and asked if the project considered the impact of blasting on the groundwater?<br/><i>B. Trivas will review with the Geotechnical Engineer and provide direction.</i></li><li>4. Mr. D'Entremont asked if blasting will occur during the school day and asked if that has been reviewed with the school department?</li></ol> |

| Item # | Action    | Discussion  |
|--------|-----------|---|
|        |           | <p><i>J. Seeley indicated yes, the Construction Manager presented that the blasting will commence approximately 8/22/22 and last approximately four to six weeks, described the impact to the existing school operations and provided comparable projects for review at the Neighborhood Meeting.</i></p> <p>5. Mr. D'Entremont asked for a copy of the Neighborhood Meeting presentation.<br/> <i>J. Seeley to send the presentation to Mr. D'Entremont.</i></p>   |
| 52.19  | Record    | <p><b>Construction Update</b></p> <p>R. Smith provided a Construction Update, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. R. Parker asked if there will be a timelapse camera of the construction site and progress.<br/> <i>J. Seeley indicated the time lapse camera was not in the budget, Consigli had reviewed the expense with the Chairs, approximately \$20,000 and it was decided to not pursue.</i></li> <li>2. D. Bois asked that J. Seeley ask if the drone videos that J. Craigie has been making with an acquaintance can be flown from a similar vantage point.<br/> <i>J. Seeley will follow up with J. Craigie.</i></li> </ol>                            |
| 52.20  | Record    | <p><b>Subcommittee Updates</b></p> <ol style="list-style-type: none"> <li>1. J. Seeley provided an update on the agreement negotiations with Nexamp.</li> </ol>   |
| 52.21  | Record    | <p><b>Old or New Business</b></p> <ol style="list-style-type: none"> <li>1. N. Nial indicated the School Committee, at their 7/21/22 meeting, discussed the Gibney Mural and decided to not pursue installing the Gibney Mural in the high school due to space and representation.       <ol style="list-style-type: none"> <li>a. S. Iovanni asked if the Historical Commission has been notified?<br/> <i>N. Nial indicated yes, the Historical Commission has been notified.</i></li> </ol> </li> <li>2. J. Seeley reviewed the Proprietary Specification List Memo, dated 7/12/22 and attached, that was reviewed by the School Committee, at their 7/21/22 meeting, and which was voted to approve.</li> </ol> |
| 52.22  | J. Seeley | <b>Committee Questions</b> - none   |
| 52.23  | Record    | <b>Public Comment</b> – ( <i>held during the Neighborhood Meeting update</i> )  |
| 52.24  | Record    | Next <b>SSBC Meeting: July 25, 2022 at 7:00 pm.</b>   |

Project: New Stoneham High School

Meeting Date: 7/25/2022

Meeting No.: 52

Page No.: 7

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| Item # | Action | Discussion   |
|--------|--------|--|
| 52.25  | Record | A Motion was made by S. Iovanni and seconded by J. Thomson to adjourn the meeting. No discussion, motion passed unanimous. |

Attachments: Agenda, Warrant No. 29, 90% and 100% Construction Documents Schedule, 90% and 100% Construction Documents Phase Meetings and Agenda Schedule, Upcoming Cost Events and Town Meeting Comparison, DD – 60% CD Approved VE List, VE Item D-050 Emergency Generator Scope Options, Electrical and HVAC Equipment Pre-Purchase Construction Schedule Comparison, Letter to Folan Waterproofing, Construction Update, Proprietary Specification List Memo

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: | 7/25/2022 |
| Prepared by:      | Joel Seeley  | Meeting Time: | 7:00 PM   |
| Meeting Location: | Central Middle School Library & Remote Participation | Meeting No.:  | 52        |
| 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
  - Review Overall Construction Document Phase Schedule
  - Review 90% and 100% Construction Document Schedule
5. Project Funding Update
6. Town Meeting Discussion
7. Review Value Engineering Follow-Up
8. Pre-Purchase Discussion
9. Early Concrete and Steel Package Bid Update
10. Construction Update
  - Neighborhood Meeting Update
11. Subcommittee Updates
12. New or Old Business
  - Gibney Mural Update
  - Proprietary Specification Update
13. Committee Questions
14. Public Comments
15. Next Meeting: August 8, 2022
16. Adjourn

**Join Go-To-Meeting:** <https://meet.goto.com/766922701>

**Dial-in:** [+1 \(872\) 240-3311](tel:+18722403311) **Access Code:** [766-922-701](tel:766922701)

## Warrant No. 29

|              |   |              |           |
|--------------|---|--------------|-----------|
| Project:     | Stoneham High School, Stoneham, Massachusetts | Project No.: | 20033     |
| Prepared by: | Joel G. Seeley, AIA                           | Date:        | 7/25/2022 |

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 | 5687               | 6/30/2022           | \$ 1,973.34           | <b>0203-9900</b>   | \$ 14,513.06                 |
| <b>Total</b>                      |                    |                     | <b>\$ 1,973.34</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 # |
|-----------|-----------|
| 6/30/2022 | 5687      |

| Bill To  |
|--|
| Town of Stoneham<br>April Lanni<br>35 Central Street<br>Stoneham, MA 02180 |

| Customer Contract ID   | SEA Client Job Code | Terms        | Due Date   |
|--|---------------------|--------------|------------|
| SOW#2 04.25.22   | 259.2.1             | 30 Days      | 7/30/2022  |
| Description  | Qty                 | Rate         | Amount     |
| Stoneham High School Solar Ongoing PPA Support                           |                     |              |            |
| Task 1: Project Host and Offtaker Consultant                             |                     |              |            |
| Tom Michelman, Sr. Director, hours for June 2022 per attached timesheet. | 5.89                | 305.00       | 1,796.45   |
| Sahil Bahkt, Analyst, hours for June 2022 per attached timesheet.        | 1.33                | 133.00       | 176.89     |
| Thank you for your business!   |                     | <b>Total</b> | \$1,973.34 |



## Time Entries by Project

**Time Entry Date:** From Wednesday, June 1, 2022 to Thursday, June 30, 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: Bakht, Sahil</b>                                       |                |              |   |
| <b>Task: Task 1: Project Host and Offtaker Consultant</b>           |                |              |   |
| Approved  | 6/17/2022      | 1.08         | Running two cases for Single Span vs Long Span Carport  |
| Approved  | 6/17/2022      | 0.25         | Call with TSM for running SEA's estimates for Stoneham RFP bid for Nexamp   |
|   | Task Total     | 1.33         |   |
|   | Employee Total | 1.33         |   |
| <b>Employee: Michelman, Tom</b>                                     |                |              |   |
| <b>Task: Task 1: Project Host and Offtaker Consultant</b>           |                |              |   |
| Approved  | 6/17/2022      | 0.42         | Digest Nexamp material just sent and direct SMB on comparing offers   |
| Approved  | 6/17/2022      | 0.25         | Further direct SMB on Nexamp review   |
| Approved  | 6/17/2022      | 1.33         | Response to Nexamp single span vs. long-span carport and background and approach to Nexamp's PPA  |
| Approved  | 6/20/2022      | 0.33         | Discuss final issues w/ SMB   |
| Approved  | 6/20/2022      | 0.47         | Follow-up on call with detailed request to Nexamp   |
| Approved  | 6/20/2022      | 1.75         | Writing up response confirming single-span configuration is optimal for Stoneham on a financial basis.  |
| Approved  | 6/20/2022      | 0.50         | Fortnightly call  |
| Approved  | 6/23/2022      | 0.50         | Call w/ Ariel on sensitivity cases that will be made available by Nexamp and what is helpful for 1st round vs. after making choices of some terms |
| Approved  | 6/23/2022      | 0.17         | scan agreements for anything far off. Nothing sticks out  |
| Approved  | 6/27/2022      | 0.17         | communicate status and plans for next meeting   |
|   | Task Total     | 5.89         |   |
|   | Employee Total | 5.89         |   |
|   | Project Total  | 7.22         |   |
|   | Grand Total    | 7.22         |   |



**SCHOOL BUILDING COMMITTEE  
STONEHAM HIGH SCHOOL**

All meetings held at the  
**Central Middle School Media Center and Remote Participation at 7:00 PM**  
unless otherwise noted  
**MEETINGS SCHEDULE AND AGENDAS**  
**June 28, 2022 (updated 7/12/22)**

| DATE   | AGENDA  |
|--|---|
| <b>90% and 100% Construction Documents Phase</b> |   |
| July 25, 2022                                    | SCHOOL BUILDING COMMITTEE MEETING<br>Review Overall Construction Document Phase Schedule<br>Review 90% and 100% Construction Document Schedule<br>Review Value Engineering Follow-up<br>Construction Update |
| August 8, 2022                                   | SCHOOL BUILDING COMMITTEE MEETING<br>Review Design Refinements<br>Construction Update<br>Award Concrete and Steel Package<br>Review MSBA 60% Construction Documents Comments                                |
| August 22, 2022                                  | SCHOOL BUILDING COMMITTEE MEETING<br>Review Design Refinements<br>Construction Update<br>Review LEED Scorecard  |
| September 12, 2022                               | SCHOOL BUILDING COMMITTEE MEETING<br>Review Design Refinements<br>Construction Update   |
| September 26, 2022                               | AD HOC VE SUBCOMMITTEE MEETING - 4:00 PM  |
| September 26, 2022                               | SCHOOL BUILDING COMMITTEE MEETING<br>Decide Value Engineering Items<br>Vote to Submit 90% Construction Documents Package to MSBA  |
| September 28, 2022                               | <i>SUBMIT 90% CONSTRUCTION DOCUMENTS PACKAGE TO MSBA</i>  |
| October 11, 2022                                 | SCHOOL BUILDING COMMITTEE MEETING (TUESDAY)<br>Review Design Refinements<br>Construction Update<br>Approve Trade Contractors for 100% Construction Documents  |
| October 24, 2022                                 | SCHOOL BUILDING COMMITTEE MEETING<br>Review MSBA 90% Construction Documents Comments<br>Construction Update   |
| November 4, 2022                                 | <i>ISSUE 100% CONSTRUCTION DOCUMENTS TO BID</i>   |
| November 14, 2022                                | SCHOOL BUILDING COMMITTEE MEETING<br>Construction Update<br>Bidding Update  |
| December 12, 2022                                | SCHOOL BUILDING COMMITTEE MEETING<br>Construction Update<br>Trade Contractor Bids Review  |
|  | ADDITIONAL MEETINGS TO BE SCHEDULED   |

## New Stoneham High School

### Upcoming Cost Events

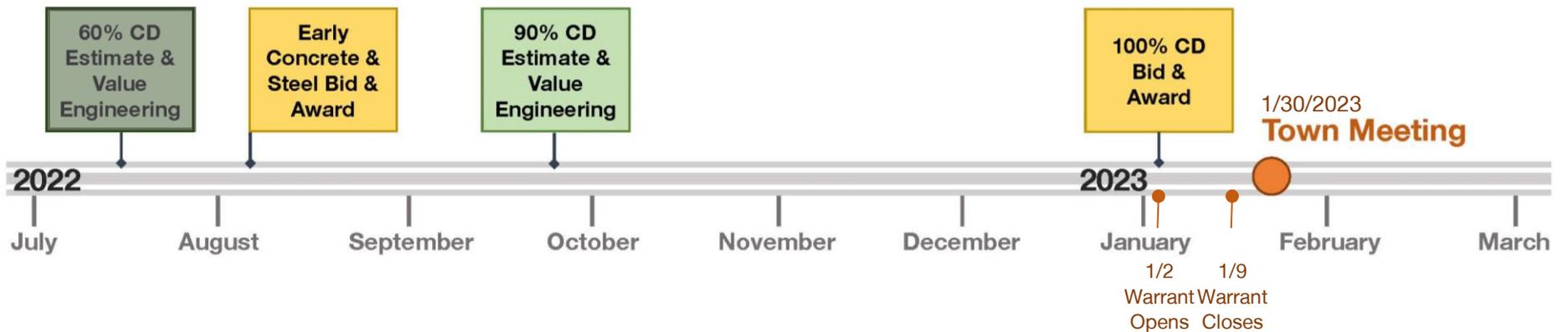
June 28, 2022 Updated July 22, 2022

|                    |   |
|--------------------|---|
| 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<br><i>Descoping</i>                                  |
| June 6, 2022       | SSBC Vote to Award  |
| May 27, 2022       | Print 60% CD Estimating Documents<br><i>Value Engineering</i> |
| July 14, 2022      | Submit 60% Construction Documents to MSBA                     |
| June 24, 2022      | Issue Early Concrete and Steel Bid Documents                  |
| July 18, 2022      | Bids Due<br><i>Descoping</i>                                  |
| August 8, 2022     | SSBC Vote to Award  |
| August 22, 2022    | Print 90% CD Estimating Documents<br><i>Value Engineering</i> |
| September 28, 2022 | Submit 90% Construction Documents to MSBA                     |
| November 4, 2022   | Issue 100% CD Bid Documents                                   |
| December 2, 2022   | Bids Due<br><i>Descoping</i>                                  |
| January 9, 2022    | SSBC Vote to Award  |

## October 2022 Special Town Meeting



## January 2023 Special Town Meeting



## October 2022 Special Town Meeting

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### **PROS**

- No Further Value Engineering at 90% Construction Documents

### **CONS**

- Contingency Included for Final Bid Amount
- Risk of Final Bid Amount Being Over Contingency
- Voter Uncertainty on Contingency
- Ballot Vote can only be Waived Once by DOR

## January 2023 Special Town Meeting

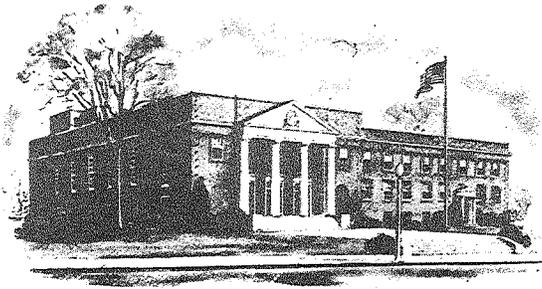
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### **PROS**

- Final Bid Amount Included
- Voter Certainty on Amount
- Ballot Vote Waiver by DOR Includes Final Bid Amount
- Longer Timeline to Prepare Voters

### **CONS**

- Value Engineering Potentially Required at 90% Construction Documents



**TOWN OF  
STONEHAM**

**35 CENTRAL STREET  
STONEHAM, MASSACHUSETTS 02180  
TEL: (781) 279-2680 • FAX: (781) 279-2681**

**SELECT BOARD**

July 20, 2022

Maria Sagarino  
Town Clerk  
Town Hall  
Stoneham, Massachusetts 02180

Dear Ms. Sagarino:

In accordance with Section 2-3.1 of the By-laws of the Town of Stoneham, please be advised that the Stoneham Select Board, at our meeting on July 19, 2022, set the date of Monday, October 17, 2022, for the Annual October Special Town Meeting to be held at Stoneham Town Hall at 7:00 p.m.

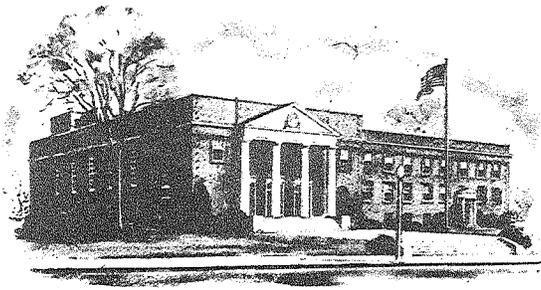
The Warrant for said meeting will officially open on September 12, 2022 and will close on September 26, 2022, at 4:00 p.m.

Very truly yours,

Stoneham Select Board

George Seibold  
Chair

cc: Town Moderator  
Town Administrator  
Finance and Advisory Board  
Town Counsel  
Town Accountant  
Superintendent of Schools



# TOWN OF STONEHAM

35 CENTRAL STREET  
STONEHAM, MASSACHUSETTS 02180  
TEL: (781) 279-2680 • FAX: (781) 279-2681

## SELECT BOARD

To: All Town Departments, Boards, Commissions, and Committees

From: George Seibold, Chair  
Stoneham Select Board

Re: Annual October Special Town Meeting

Date: July 20, 2022

In accordance with Section 2-3.1 of the By-laws of the Town of Stoneham, please be advised that the Stoneham Select Board, at our meeting on July 19, 2022, set the date of Monday, October 17, 2022, for the Annual October Special Town Meeting to be held at Stoneham Town Hall at 7:00 p.m.

The warrant for said meeting will officially open on September 12, 2022. The final date on which articles may be submitted to the office of the Select Board for inclusion in the warrant for said meeting will be September 26, 2022, at 4:00 p.m.

All articles must be presented to the Select Board in finished form by said date, typed on plain stationery, 8 1/2" x 11", double spaced. You must also forward an electronic copy of your article as well as any supporting materials or exhibits. Space will not be reserved.

**A copy of any article pertaining to zoning must be forwarded to the Planning Board at the same time that the original is submitted to the Selectmen.**

Please note that the Town Administrator, Department Heads, Elected and Non-Elected Officials, Boards, and Commissions must submit warrant articles, financial and non-financial, by **August 29, 2022, at 4:00 p.m.** The dates for submission of warrant articles are **no longer** staggered (see attached policy). If you are planning to submit a warrant article, please be sure to discuss its content with the Town Administrator. If you require additional time to prepare an article, please speak with the Town Administrator directly.

Thank you for your cooperation.

**Policy Regarding  
Submission of Warrant Articles  
By Town Officials, Boards/Commissions and Department Heads  
To The Select Board  
For Insertion In A Town Meeting Warrant\*  
(Without the Requirement For Signatures as Otherwise Would Be Required  
By Massachusetts General Law)  
(Pursuant to Board of Selectmen Vote of January 14, 2020)**

\* This policy will be reviewed and update in conjunction with an update to the Stoneham Town Code provisions regarding the dates of submission of warrant articles for inclusion in town meeting warrants, currently under review.

**Annual Town Meeting**

| <u>Submitted By</u>   | <u>Financial \$10K and over</u>    | <u>Non-Financial/Under \$10K</u>   |
|---|------------------------------------|------------------------------------|
| Town Administrator<br>Department Heads<br>Non-Elected Officials<br>Non-Elected Boards/Commissions | Four weeks before Warrant closing. | Four weeks before Warrant closing. |
| Elected Boards and Officials  | Four weeks before Warrant closing. | Four weeks before Warrant closing. |

**October Special Town Meeting**

| <u>Submitted By</u>   | <u>Financial \$10K and over</u>    | <u>Non-Financial/Under \$10K</u>   |
|---|------------------------------------|------------------------------------|
| Town Administrator<br>Department Heads<br>Non-Elected Officials<br>Non-Elected Boards/Commissions | Four weeks before Warrant closing. | Four weeks before Warrant closing. |
| Elected Boards and Officials  | Four weeks before Warrant closing. | Four weeks before Warrant closing. |

**All Other Special Town Meeting**  
**Requirements Apply only if Warrant Opened for a Minimum of 3 Weeks**

| <u>Submitted By</u>   | <u>Financial \$10K and over</u> | <u>Non-Financial/Under \$10K</u> |
|---|---------------------------------|----------------------------------|
| Town Administrator<br>Department Heads<br>Non-Elected Officials<br>Non-Elected Boards/Commissions | 14 days before Warrant closing. | 14 days before Warrant closing.  |
| Elected Boards and Officials  | 10 days before Warrant closing. | 10 days before Warrant closing.  |

Note: Nothing in this policy is intended nor shall be interpreted or applied so as to contravene any general law.

# Stoneham High School

## Approved Value Management DD-60%CD Phases

As of: 7/13/2022



| NO.                               | DESCRIPTION   | DOCS   | VM AMOUNT             |
|-----------------------------------|---|--------|-----------------------|
| MD-024b                           | PROGRAMMING - Eliminate district offices from HS; re-configure Pre-K program to eliminate approximately 5,100sf   | DD     | (\$2,000,000)         |
| EN-034                            | EXTERIOR PANELS - Replace Porcelanosa panel with masonry **NOTE: Major redesign   | DD     | (\$1,774,715)         |
| CL-015                            | TURF FIELD - Change North Synthetic Turf Field to Seeded Grass Field only with irrigation; eliminate associated fencing around field  | DD     | (\$805,347)           |
| CL-078                            | GEOHERMAL – Reduce Geothermal Wells from 60 to a total of 48; Note: design refinement based on test well program  | DD     | (\$611,530)           |
| EN-037a                           | GLAZING - Replace triple glazing with double glazing -- 100% double glazing **NOTE: 0.7 EUI increase  | DD     | (\$579,941)           |
| CL-032                            | TRAFFIC SIGNALS - Traffic Signal & intersection work at Stevens Street by Town  | DD     | (\$525,024)           |
| D-064                             | LIGHTING - Target reduction of lighting package; target \$2/sf reduction (from 12.5/sf to 10.5/sf)  | DD     | (\$481,864)           |
| CL-077                            | ENTRY ROAD – Utilize existing entry drive, island and traffic signals/configurations  | DD     | (\$457,791)           |
| CL-027a                           | SPORTS LIGHTING - Delete sports lighting at North Field   | DD     | (\$445,311)           |
| EN-048a                           | SUNSHADES - Eliminate vertical classroom fins (SS1A, SS1B, SS2A, SS2b)  | DD     | (\$322,578)           |
| CL-031                            | TRAFFIC SIGNALS - Existing traffic Signal & intersection work at High School Entrance to remain as-is   | DD     | (\$292,062)           |
| D-063                             | LIGHTING CONTROLS - Target reduction of lighting control package; \$250k direct cost  | DD     | (\$290,872)           |
| IN-089a                           | FLOORING - Change Porcelain Ceramic Floor Tile to Polished Concrete in Spartan Place  | DD     | (\$286,390)           |
| CL-063                            | PRECAST ELEMENTS - Eliminate Precast benches and sidewalk at Amphitheater and grade uniformly   | DD     | (\$235,027)           |
| D-042                             | RAINLEADERS - Reduce storm drainage; target \$200k direct cost  | DD     | (\$232,698)           |
| EQ-003                            | ACOUSTIC SHEELS - Eliminate acoustic shells at Auditorium Stage   | DD     | (\$211,755)           |
| EN-050                            | EXTERIOR INSULATION - Reduce the insulation between studs from 4" Single Component Foam Insulation to 1" (3" reduction) and achieve an overall R-26.6 for the exterior wall **NOTE: 0.1 EUI increase  | DD     | (\$206,659)           |
| CL-059                            | PLAYGROUND - Replace rubber safety surface in Pre-K Playground with engineered wood fiber. (Combination of accessible path and wood fiber)  | 60% CD | (\$187,414)           |
| D-052                             | ELECTRICAL PV DISTRIBUTION - Eliminate ductbanks to future PV locations at site; assume by PV vendor  | DD     | (\$186,158)           |
| CL-040                            | EQUIPMENT - Eliminate prefabricated dugouts at baseball and softball; add fencing with roof   | DD     | (\$169,842)           |
| IN-131                            | OPERABLE WALL - Delete remaining operable wall between all general classrooms   | 60% CD | (\$167,777)           |
| D-046                             | HEAT RECOVERY UNITS - Reduction in ATC control points on the heat recovery condensing units   | DD     | (\$158,652)           |
| IN-125b                           | WET WALL TILE - Reduce tile at wet walls from varying heights to 5'-0"  | DD     | (\$156,513)           |
| CL-064                            | PRECAST BENCHES - Eliminate Precast Benches at Front Entry Plaza  | DD     | (\$150,009)           |
| IN-094                            | WALL TILE - Reduce Porcelain Wall Tile in Corridors by 25%  | DD     | (\$148,431)           |
| D-055                             | SITE LIGHTING - Reduce quantity of site lighting fixtures by 1/3 (31 ea)  | DD     | (\$141,058)           |
| D-050                             | ELECTRICAL GENERATOR - Reduce size of generator to 500kW (no warming/cooling center)  | 60% CD | (\$139,003)           |
| IN-022                            | INTERIOR CONSTRUCTION - Operable Partitions - Classrooms; Reduce operable partitions between classrooms by 4 ea   | DD     | (\$134,275)           |
| IN-060/061a                       | SCIENCE EQUIPMENT - Change all fume hoods to recirculating type<br>NOTE: Bala-Would eliminate lab type roof exhaust fans (one per fume hood) and stainless steel ductwork. Rooms with fume hood would still be exhausted at a high air change rate but energy from air could be recovered at Air Handling Units. Item would slightly increase Building EUI. | DD     | (\$132,252)           |
| CL-061a                           | TREES AND PLANTINGS - Reduce trees and plants scope by 50%  | DD     | (\$129,075)           |
| EN-038/039                        | SKYLIGHT - Target \$125K savings in Skylight reduction East/West/North/South of Gymnasium **NOTE: IMPACT TO DAYLIGHTING   | DD     | (\$125,000)           |
| CL-052                            | BLEACHERS - Eliminate visitors bleachers from Spartan Stadium   | DD     | (\$124,424)           |
| D-008                             | ELECTRICAL - Reduce hardwire tel/data drop quantities by 20%  | DD     | (\$116,349)           |
| D-056a                            | PERFORMANCE ROOM HEAT RECOVERY UNIT - Eliminate HRU-11 and replace with (2) 4-ton ducted refrigerant fan coil units and associated air cooled condensing units  | DD     | (\$109,919)           |
| EN-043                            | WINDOWS - Change all punched windows from Curtainwall to Standard Punched Window Construction   | DD     | (\$107,716)           |
| D-055                             | SITE LIGHTING - Reduce quantity of site lighting fixtures by 10 ea  | 60% CD | (\$102,775)           |
| EN-014                            | EXTERIOR CLOSURE - Eliminate Community Terrace (Lev 2); Replace w/ typ roof construction; Enclose a portion of the Community Terrace to create an interior egress route   | DD     | (\$95,427)            |
| CL-045                            | FENCING - Reduce height of 6 feet fencing to 4 feet (Tennis fencing to remain 10')  | DD     | (\$90,224)            |
| IN-151                            | ALUMINUM STOREFRONT - Change all interior aluminum storefront and doors to painted hollow metal   | 60% CD | (\$89,385)            |
| CL-053                            | SEATING - Eliminate café seating area at Spartan Plaza (furniture only)   | DD     | (\$82,521)            |
| MD-021                            | SITE CONDUIT - Eliminate underground conduit from transformer to Electric Car Charging stations, to be by Eversource  | DD     | (\$82,130)            |
| IN-019                            | INTERIOR CONSTRUCTION - Operable Partitions - Corridors; Eliminate 50%; replace with GWB and wall tile on corridor side 5ft high  | DD     | (\$77,042)            |
| CL-097                            | CURBS - Reuse existing granite curbs  | 60% CD | (\$71,036)            |
| IN-130a                           | FIREPROOFING - Remove intumescent fire proofing from EXP-2 from auditorium, replace with spray fireproofing.  | DD     | (\$64,156)            |
| EQ-002                            | PERFORMANCE ROOM SEATING PLATFORMS - Reduce Black Box seating platforms by 1/2  | DD     | (\$48,285)            |
| CL-089                            | NETS - Remove 20' high net at Spartan Place end zones   | 60% CD | (\$48,040)            |
| IN-107                            | PRE-K ENTRY CEILING - Change Wood Ceiling in Pre-K Entry to standard ACT-1 ceiling  | DD     | (\$47,165)            |
| IN-095                            | WALL TILE - Reduce Porcelain Wall Tile in Pre-K Corridors by 50%  | DD     | (\$46,717)            |
| D-047                             | DIFFUSERS - Reduce linear slot diffuser quantity by 50%; replace with standard registers, grilles & diffusers.  | DD     | (\$46,580)            |
| CL-051                            | EQUIPMENT - Eliminate soccer nets, utilize existing   | DD     | (\$43,631)            |
| CL-074                            | RETAINING WALLS – Replace site retaining walls with segmented precast concrete retaining walls.   | 60% CD | (\$43,556)            |
| EN-042                            | AUDITORIUM WALLS - Eliminate masonry jogging at North and South walls of Auditorium, run walls straight   | DD     | (\$40,780)            |
| IN-108                            | PRE-K LUNCH ROOM CEILING - Change Wood Ceiling in Pre-K Lunch Room to standard ACT-1 ceiling  | DD     | (\$37,312)            |
| EN-048b                           | SUNSHADES - Eliminate horizontal sunshades (SS4)  | DD     | (\$32,723)            |
| D-044                             | TOLIETS - Eliminate sensor flush valves; utilize manual flush   | 60% CD | (\$30,692)            |
| IN-091                            | FLOORING - Change Polished Concrete Floor to Stained Concrete in Art Rooms  | 60% CD | (\$28,236)            |
| IN-090                            | FLOORING - Change Polished Concrete Floor to Resilient Tile in all Science Rooms  | 60% CD | (\$27,349)            |
| D-060                             | CABINET UNIT HEATERS IN STAIRS - Eliminate CUH in stairs B, C & D on levels 2 & 3 and add sensor at upper level   | DD     | (\$27,047)            |
| CL-061                            | TREES AND PLANTINGS - Reduce trees and plants scope by 15%  | 60% CD | (\$25,921)            |
| CL-041                            | SIDEWALKS - Change concrete walks to asphalt; target 25%  | 60% CD | (\$23,863)            |
| IN-106                            | ADMIN CEILING - Change Gypsum Board ceilings in Administration Suite to standard ACT-1 ceiling  | DD     | (\$19,115)            |
| <b>VALUE MANAGEMENT SUBTOTALS</b> |   |        | <b>(\$13,715,138)</b> |
|                                   | Savings on Indirect Costs   |        | Inc in values above   |
| <b>VALUE MANAGEMENT TOTALS</b>    |   |        | <b>(\$13,715,138)</b> |

# Perkins&Will

## Memo

**Date:** 7.25.2022

**To:** SHSBC

**From:** Bala Engineers

**Re:** Generator VMItem

### **VM ITEM GENERATOR: 1,000 KW to 500 KW**

#### **Generator Loads 500KW vs. 1,000 KW**

**Changing the generator to a 500kW Unit would mean only the following loads will be on the generator:**

- All Emergency Lighting
- Fire Alarm
- IDF/MDF Power (along with associated HVAC loads for cooling of IDF/MDF)
- All Kitchen Freezer/Refrigerator Loads
- Two Passenger Elevators
- Two Lula Lift

**The existing 1000kW Generator means all the above loads are included plus loads for warming cooling center:**

- Additional kitchen loads to allow for cooking of meals (including water heater)
- Additional heating/cooling loads for kitchen and café only. The rest of the school HVAC will not be on generator

#### **NOTE:**

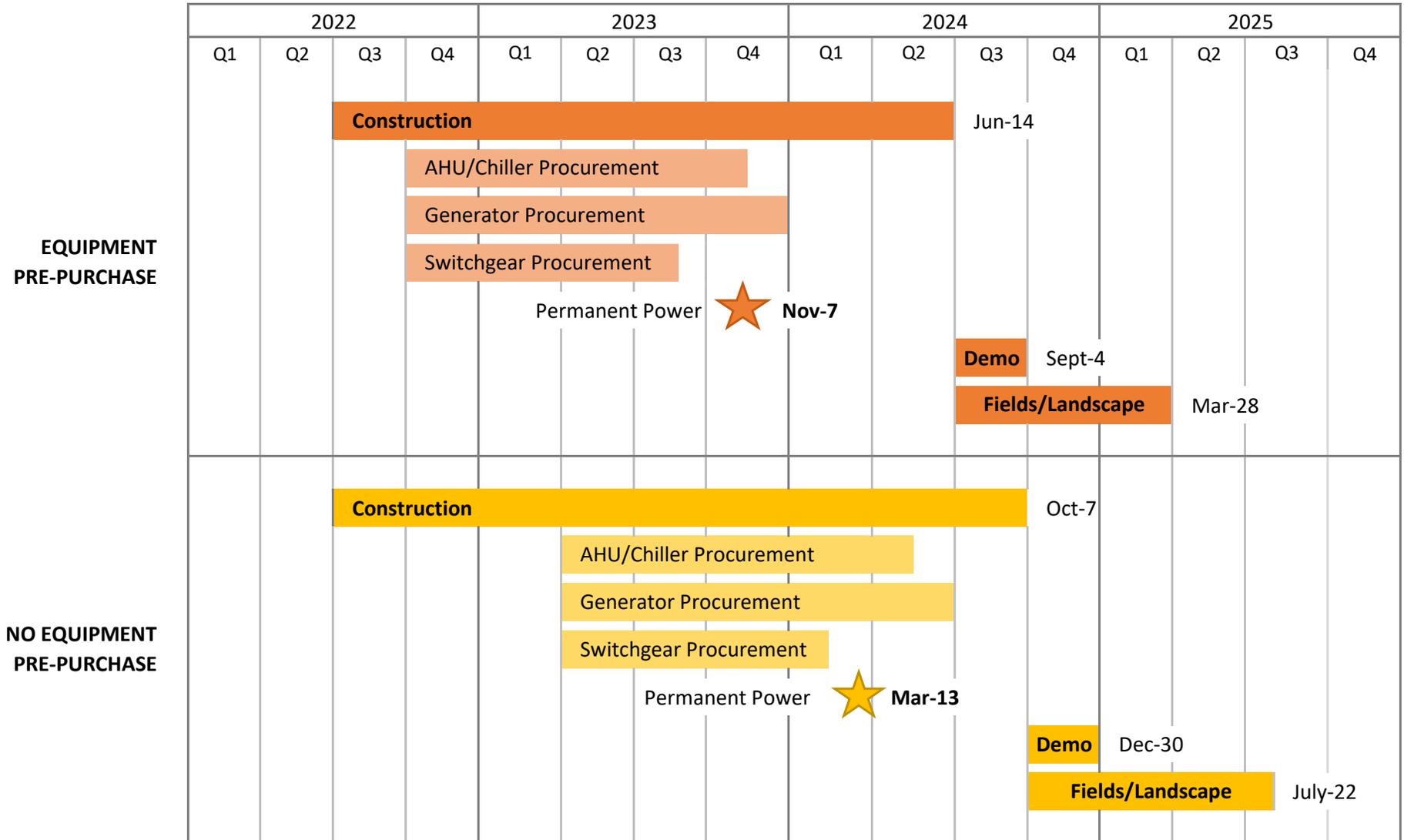
If the town chooses to go with a 500kW generator, but wants to leave the option open for a future increase in generator power, we can look at the following options:

- 1) Provide docking station for roll up generator (Recommend)
  - a. Find location for docking station that would not interfere day-to-day operation of school.
  - b. Town would need to rent a generator during times when power is out to allow school to act as warming cooling center.
  - c. Town would not need to provide maintenance for rental generator.
  - d. Additional electrical distribution would be required:
    - i. Provide manual transfer switch, along with 277/480V panel for distribution. (Switch can be provided at later date, we would need to save room for them now)
- 2) Replace 500kW generator with 1000kW generator
  - a. The current infrastructure is designed for 1000kW generator. We can keep in places, and use with 500kW generator. At future date replace 500kW generator with 1000kW generator.
  - b. Would require some re-wiring of panels at that future time.

**Date:** 7.25.2022

**Re:** Generator VMItem

- 3) Provide 2<sup>nd</sup> 500kW generator (Not recommended)
  - a. Location of 2<sup>nd</sup> pad for generator would need to be coordinated before CD. With all the equipment going in back of school per our current design this would be very difficult
  - b. Additional conduits from 2<sup>nd</sup> pad into school would need to be added to project now.
  - c. Additional electrical distribution would be required:
    - i. Provide automatic transfer switch, along with 277/480V panel for distribution. (Switch and panel can be provided at later date, we would need to save room for them now)
    - ii. Provide transformer and 120/208V panels. (Transformer and panels can be provided at later date, we would need to save room for them now)



July 19, 2022

Mary Ellen Card  
President  
Folan Waterproofing & Construction  
795 Washington Street  
Easton, Massachusetts 02375

Email: [office@folanwaterproofing.com](mailto:office@folanwaterproofing.com)

**Re: New Stoneham High School**

**Stoneham, Massachusetts**

*Early Concrete and Steel Bid Package*

*SMMA No. 20033*

*Waterproofing, Dampproofing and Caulking Trade Contractor*

Dear Ms. Card:

The Town of Stoneham received Trade Contractor bids for the Waterproofing, Dampproofing and Caulking trade for the Early Concrete and Steel Bid Package for the new Stoneham High School project on July 18, 2022. The bid received from Folan Waterproofing & Construction did not include the bid bond and has been rejected.

As only one Waterproofing, Dampproofing and Caulking bid was received by the Town, from Folan Waterproofing & Construction, the Construction Manager, Consigli Construction Co., Inc., will solicit bids for the Waterproofing, Dampproofing and Caulking work, utilizing the procedures for selection of subcontractors who are not Trade Contractors.

Very truly yours,

**Symmes Maini & McKee Associates, Inc. (SMMA)**



Joel G. Seeley  
Project Director

cc: Stoneham School Building Committee (MF)

**Project:** Stoneham High School

**Address:** 149 Franklin St.

BP#2: Structural

| Trade   | Company  | Diversity Designations |
|---|--|------------------------|
| <b>03 0100 - Concrete</b>                     |  |                        |
|   | Back Bay Concrete Corp.                            | WBE                    |
|   | G&C Concrete Construction, Inc                     |                        |
|   | J.L. Marshall & Sons Inc.                          |                        |
|   | Marguerite Concrete Inc.                           |                        |
|   | Riggs Contracting, Inc.                            |                        |
|   | S & F Concrete Contractors, Inc.                   | MBE                    |
| <b>05 1000 - Structural Steel</b>             |  |                        |
|   | ADF International Inc.                             |                        |
|   | Banker Steel Company LLC                           |                        |
|   | Breton Steel 2016 Inc.                             |                        |
|   | Canatal Industries Inc.                            |                        |
|   | Cives Corporation dba Cives Steel Company          |                        |
|   | Jay Steel, LLC                                     | WBE                    |
|   | Les Constructions Beauce Atlas, Inc.               |                        |
|   | Norgate Metal 2012 Inc.                            |                        |
|   | Novel Iron Works, Inc.                             | WBE                    |
|   | Ocean Steel & Construction Ltd                     |                        |
|   | Structure SBL Inc.                                 |                        |
|   | Sturo Metal Inc.                                   |                        |
|   | Supermetal Structures Inc.                         |                        |
|   | The Berlin Steel Construction Company              |                        |
|   | Trimax Steel Inc.                                  |                        |
| <b>07 1000 - Waterproofing &amp; Caulking</b> |  |                        |
|   | Acme Waterproofing Company                         |                        |
|   | Beacon Waterproofing                               |                        |
|   | Chapman Waterproofing Company                      |                        |
|   | East Coast Air Barrier & Restoration, Inc.         | WBE                    |
|   | Folan Waterproofing & Construction Co., Inc.       | WBE, DBE               |
|   | Heritage Restoration Holdings, LLC dba Heritage    |                        |
|   | NER Construction Management Corporation            |                        |
|   | P.J. Spillane Co., Inc.                            |                        |
|   | Superior Caulking & Waterproofing Co., Inc.        |                        |
|   | The Waterproofing Company LLC                      |                        |
| <b>14 2000 - Elevators</b>                    |  |                        |
|   | Associated Elevator Companies Inc.                 |                        |
|   | Atlantic Elevator North Co., Inc.                  |                        |
|   | Bay State Elevator Company                         |                        |
|   | Delta Elevator Service Corp dba Delta Beckwith Ele |                        |
|   | Embree & White, Inc. dba Embree Elevator           |                        |
|   | KONE Inc.  |                        |
|   | Otis Worldwide Corporation                         |                        |
|   | Schindler Elevator Corporation                     |                        |
|   | Stanley Elevator Company, Inc.                     |                        |
|   | TK Elevator Corporation                            |                        |

**SMMA**

Project Management

Town of Stoneham

# New Stoneham High School

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Construction Update

07.25.2022



# Early Site Enabling Work

| <b>Guaranteed Maximum Price (GMP)</b> |                      | <b>CM Contingency</b> |                   |
|---------------------------------------|----------------------|-----------------------|-------------------|
| GMP Amount – BP#1                     | \$ 10,520,247        | CM Contingency        | \$ 224,845        |
| Expenditures                          | \$ 0.00              | Expenditures          | \$ 0.00           |
| <b>Balance</b>                        | <b>\$ 10,520,247</b> | <b>Balance</b>        | <b>\$ 224,845</b> |

| <b>Holds and Allowances</b> |                     | <b>Owner's Construction Contingency</b> |                     |
|-----------------------------|---------------------|---|---------------------|
| Allowances                  | \$ 1,240,700        | Owner Change Order Contingency          | \$ 7,670,933        |
| Expenditures                | \$ 0.00             | Expenditures                            | \$ 0.00             |
| <b>Balance</b>              | <b>\$ 1,240,700</b> | <b>Balance</b>                          | <b>\$ 7,670,933</b> |



Entrance Drive



Former Softball Field and Soccer Fields



Former Parking Lot and Tennis Courts

## Memorandum

|               |   |              |           |
|---------------|---|--------------|-----------|
| To:           | Stoneham School Committee               | Date:        | 7/12/2022 |
| From:         | Joel Seeley                             | Project No.: | 20033     |
| Project:      | New Stoneham High School                |              |           |
| Re:           | Proprietary Specifications              |              |           |
| Distribution: | Stoneham School Building Committee (MF) |              |           |

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At their July 11, 2022 meeting, the Stoneham School Building Committee (SSBC) voted to approve the list of Proprietary Specifications developed by the architect Perkins&Will and recommended approval by the School Committee as the elected body. The architect recorded the list of items over the course of developing the design and in discussions with the school department, facilities, Security Subcommittee, SSBC and presented the list to the SSBC at several meetings. The list of Proprietary Specifications and the draft minutes of the July 11, 2022 SSBC meeting are attached.

Mass. General Laws, Chapter 30 Section 39M(b), require that materials specifications in construction contracts name a minimum of three manufacturers for each material or product specified in order to provide for competitive bidding. Specifications that restrict competition to less than three manufacturers may only be used for "sound reasons in the public interest" after a reasonable investigation. A proprietary specification must be approved by an elected body, which in this case is the Stoneham School Committee.

The reasoning for each proprietary specification is outlined on the list of Proprietary Specifications provided by Perkins&Will.

Proprietary Items

| Number | Description                                     | Item                         | Location/Program                       | Spec Section              | Manufacturer                               | Reason   |   |
|--------|---|------------------------------|--|---------------------------|--|--|---|
| 1      | Auditorium Orchestra Pit Vertical Platform Lift | Virtuoso Lift                | Orchestra Pit                          | 14 42 00                  | Ascension                                  | A lift is required for egress and accessibility reasons by code in the Orchestra Pit. The Ascension Virtuoso vertical platform lift is the only mastless lift on the market. Mastless means that it does not have any bulky segments that will stick up above the stage elevation and block views of the stage.  |   |
| 2      | Networking Hardware                             | Network Electronics          | Network Hardware                       | 27 20 00                  | Aruba                                      | Stoneham Public Schools has standardized on Aruba Networking Hardware. Network hardware standardization across facilities provides a unified and streamlined approach to network management. In other words, the entire network can be configured, managed and monitored through one interface, known in I.T. as a "single pane of glass". Standardization provides for simplification of maintenance and warranty issues, improved scalability and redundancy, no constraints on network topology, and lower total cost of Ownership. Therefore, in order to fully and seamlessly integrate the network switches for the new Stoneham High School project with the district network and platform, the network switches will be specified proprietary as Aruba.  |   |
| 3      | a   | Theatrical Lighting Fixtures | Source Four Lustr II LED spotlights    | Theatrical Lighting       | 11 61 91                                   | Electronic Theatre Controls  | <p>1. These products are highly specialized multi-color LED fixtures with integrated control electronics. They are much more expensive than traditional incandescent lighting fixtures and cheaper "club" lighting fixtures. But they provide superior performance (for example, higher efficiency, higher reliability, and more realistic rendering of skin tones) and they have a lower life cycle cost. Because they are highly specialized, and because the development of LED fixtures for theater lighting is at an early stage, these products have no "or equals" on the market. The features and over overall quality of these products have made them industry standards, in wide use from elementary schools to Broadway theaters.</p> <p>2. These products are available through multiple local vendors so pricing will be competitive.</p>   |
|        | b   | Theatrical Lighting Fixtures | ColorForce II LED spotlights           | Theatrical Lighting       | 11 61 91                                   | Electronic Theatre Controls  |   |
|        | c   | Theatrical Lighting Fixtures | ColorForce II LED wash light fixtures  | Theatrical Lighting       | 11 61 91                                   | Electronic Theatre Controls  |   |
|        | d   | Theatrical Lighting Fixtures | ColorForce II LED strip light fixtures | Theatrical Lighting       | 11 61 91                                   | Chroma-Q   |   |
|        | e   | Theatrical Lighting Fixtures | Lonestar LED moving light fixture      | Theatrical Lighting       | 11 61 91                                   | Electronic Theatre Controls  |   |
|        | f   | Theatrical Lighting Fixtures | MAC Aura LED moving wash fixture       | Theatrical Lighting       | 11 61 91                                   | Martin   |   |
| 4      | a   | Theatrical Lighting Controls | Element 2 1K Control Console           | Theater Lighting Controls | 26 55 61                                   | Electronic Theatre Controls  | <p>Most of this section comprises proprietary products manufactured by ETC. This includes relay-controlled theater lighting outlets, a dedicated theater lighting Ethernet system, portable controls desks, and related control devices. This also includes an integrated architectural lighting control system. These products are provided in the Auditorium and the Interdisciplinary Performance Room.</p> <p>1. The reason for this request is primarily pedagogical. ETC lighting controls are the default industry standard. Stoneham students will encounter ETC control installations in most theaters and educational settings after they graduate. The concepts and applications that students will learn using the ETC control system at Stoneham will be widely transferrable and will better prepare them for college or employment.</p> <p>2. These products form an integrated theater lighting control system with many interdependent parts. Having a single source of manufacture for the critical elements of the system is important for interoperability and reliability.</p> <p>3. These products are available through multiple local vendors so pricing will be competitive.</p> |
|        | b   | Theatrical Lighting Controls | ION XE 20 Control Console              | Theater Lighting Controls | 26 55 61                                   | Electronic Theatre Controls  |   |
| 5      | a   | Security System              | Access Control System                  | Security                  | 28 13 00                                   | EntraPass by Kantech   | To match and be compatible with Town existing systems   |
|        | b   | Security System              | Surveillance System                    | Security                  | 28 20 00                                   | ExacqVision by Tyco/Exacq  | To match and be compatible with Town and Police existing systems  |
|        | c   | Security System              | Primus Lock Core System                | Security/Hardware         | 08 71 00                                   | Match existing Town System   | To match existing town master key system  |
| 6      | Sprinkler Heads                                 | Tyco Window Sprinkler Heads  | Fire Protection                        | 21 00 01                  | Horizontal Sidewall Window Sprinkler Heads | Window sprinkler heads are required where we have interior glazing within fire rated assemblies surrounding some of the multi height spaces in the building, namely the Gym and the Level 3 Corridor surrounding the main staircase. The code requires that the sprinklers are spaced out so that they do not spray each other, which is referred to as 'cold-soldering'. In the case of glazing, the challenge arises where we need to protect the glass with one sprinkler and the floor with another ceiling mounted sprinkler; this creates coordination complexity and can add cost by requiring additional baffles where the spacing requirements between the two types cannot be met on their own. Tyco is the only manufacturer that provides a horizontal sidewall sprinkler head. The horizontal type heads are able to be mounted within 1/2" of the glazed area, which in turn allows the surrounding glass framing to act as a baffle, eliminating the aforementioned need for additional baffles and/or complex coordination. In the case of the Gym, where we have multiple sprinkler heads stacked vertically, it would be imperative to use the horizontal sidewall sprinklers to avoid additional cost and complexity. Pending variance. |   |
| 7      | Stormwater Treatment                            | Stormceptor STC              | Stormwater Treatment                   | 33 40 00                  | Contech                                    | This product provides stormwater quality treatment required for stormwater runoff on pollution-generating impervious surfaces (any pavement with vehicular traffic). To meet our target water quality rates, we need to utilize products that are pre-approved by the state to provide 'X' amount of water quality. We are relying on these specific units to provide enough water quality for our site to meet Total Suspended Solids (TSS) removal standards.  |   |
| 8      | Building Management System                      | Niagra Tridium Software      | Building Mgmt. System                  | 23 00 00                  | Niagra Tridium                             | To integrate with other school building management systems in the district   |   |

## Project Minutes

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

Project No.: 20033  
 Meeting Date: 7/11/2022  
 Time: 7:00pm  
 Meeting No: 51

## 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> |
| ✓       | Lisa Gallagher     | Community Member, School Secretary, Past member of Middle School Building Committee                          | <b>Voting Member</b> |
| Remote  | Sharon Iovanni     | Community Member   | <b>Voting Member</b> |
| ✓       | 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    |
| Remote  | Brian McNeil       | Town Facilities Director   | Non-Voting Member    |
| Remote  | April Lanni        | Town Procurement Officer / MCPPO Certified   | Non-Voting Member    |
| ✓       | David Ljungberg    | Assistant Superintendent of Schools  |                      |
| ✓       | Brooke Trivas      | Perkins and Will   |                      |
| Remote  | Patrick Cunningham | Perkins and Will   |                      |
| Remote  | Stephen Messinger  | Perkins and Will   |                      |
| ✓       | Kristy Lyons       | Consigli Construction  |                      |
| ✓       | Todd McCabe        | Consigli Construction  |                      |
| ✓       | Tim Ericson        | Consigli Construction  |                      |
|         | Steve Banak        | Consigli Construction  |                      |
| ✓       | Justin Bolla       | Consigli Construction  |                      |
| ✓       | Robert Smith       | SMMA   |                      |
| ✓       | Joel Seeley        | SMMA   |                      |

| Item # | Action    | Discussion   |
|--------|-----------|--|
| 51.1   | Record    | Call to Order, 7:00 PM, meeting opened.  |
| 51.2   | 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.   |
| 51.3   | Record    | A motion was made by L. Gallagher and seconded by C. Mashburn to approve the 6/14/22 School Building Committee meeting minutes. No discussion, motion passed unanimous, two abstentions.   |
| 51.4   | Record    | A motion was made by D. Pignone and seconded by N. Nial to approve the 6/27/22 School Building Committee meeting minutes. No discussion, motion passed unanimous, two abstentions.   |
| 51.5   | Record    | J. Seeley reviewed the Budget Status Report, dated 6/30/22, attached.  |
| 51.6   | Record    | J. Seeley reviewed Designer Amendment No. 22 – Geothermal Consultancy Services during the Construction Administration Phase, in the amount of \$154,000.00 to be funded out of ProPay Code 0204-0300 Geotechnical and GeoEnvironmental Services Budget, which has a balance of \$211,687, attached.<br><br>A motion was made by C. Mashburn and seconded by P. Ryder to approve Designer Amendment No. 22 – Geothermal Consultancy Services during the Construction Administration Phase, in the amount of \$154,000.00, and request signature by D. Sheehan. No discussion, motion passed unanimous.                    |
| 51.7   | Record    | J. Seeley reviewed Designer Amendment No. 23 – GeoEnvironmental Consultancy Services to perform follow-up Surface Soil Characterization, in the amount of \$5,500.00 to be funded out of ProPay Code 0204-0300 Geotechnical and GeoEnvironmental Services Budget, which has a balance of \$52,187, attached.<br><br>A motion was made by C. Mashburn and seconded by P. Ryder to approve Designer Amendment No. 23 – GeoEnvironmental Consultancy Services to perform follow-up Surface Soil Characterization, in the amount of \$5,500.00, and request signature by D. Sheehan. No discussion, motion passed unanimous. |
| 51.8   | Record    | J. Seeley reviewed Warrant No. 28, attached.<br><br>A motion was made by C. Mashburn and seconded by N. Nial to approve Warrant No. 28. No discussion, motion passed unanimous.  |
| 51.9   | J. Seeley | J. Seeley reviewed the 90% and 100% Construction Documents Phase Meetings and Agenda Schedule, dated 6/28/22, attached.<br><br>Committee Discussion:<br><br>1. C. Mashburn indicated 12/18/22 is a Sunday.<br><i>J. Seeley to review and correct date.</i>   |

| Item # | Action            | Discussion  |
|--------|-------------------|---|
| 51.10  | 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>   |
| 51.11  | D. Warner         | D. Warner will have page turn with the SSBC to review list of trees. <i>(from prior meeting)</i>  |
| 51.12  | D. Warner         | D. Warner will have page turn with the SSBC to review layout of the Japanese Dogwoods. <i>(from prior meeting)</i>  |
| 51.13  | 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>  |
| 51.14  | 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>  |
| 51.15  | 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>  |
| 51.16  | 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>   |
| 51.17  | J. Seeley         | J. Seeley to include a discussion on the Gibney Mural on a future SSBC meeting agenda. <i>(from prior meeting)</i>  |
| 51.18  | J. Seeley         | <p>J. Seeley reviewed the Proprietary Items List, dated 5/9/22 and attached.</p> <p>A motion was made by S. O'Neill and seconded by J. Craigie to approve the Proprietary Items List and recommend approval by the School Committee. No discussion, motion passed unanimously.</p> <p>J. Seeley to draft a memo to the School Committee requesting the approval and attend the School Committee meeting on 7/21/22 at 4:00pm to address any questions.</p>  |
| 51.19  | Record            | <p>J. Seeley indicated Consigli and PM&amp;C submitted their 60% Construction Documents Cost Estimates on 6/17/22, were reconciled in an all-day meeting on 6/21/22, with the final Consigli estimate reflecting a construction cost of \$157.4M and final PM&amp;C at \$156.7M, representing an overage of \$3.9M and \$3.2M respectively over the \$153.4M budget. Since that time, Consigli has continued to review and reconcile, and their estimate is now \$157.0, which is \$3.6M over the \$153.4M budget.</p> <p>M. Christie indicated the Select Board, at their 7/11/22 meeting voted to allocate \$2,200,000 of the American Rescue Plan Act (ARPA) funds to the construction budget of the high school project, thereby increasing the total project budget to</p> |

| Item # | Action    | Discussion  |
|--------|-----------|---|
|        |           | <p>\$191,793,594 and the construction budget to \$155,618,660, reducing the overage to \$1,432,773.</p> <p>D. Bois indicated the Ad Hoc VE Subcommittee reviewed the entire Value Management Log at their 7/11/22 meeting to develop its recommendation and discussed three potential Pathways to bring the project on budget, 1) Utilize only VE items to meet the budget, 2) utilize a reduction in the estimating contingency, CM contingency, Owner’s Change Order contingency and Escalation contingency to meet budget, and 3) a combination of VE items and contingency reductions. The Ad Hoc Subcommittee’s recommendation is Pathway No. 3, re-allocating \$450,000 from the Owner’s Change Order Contingency Budget to the Construction Budget and utilize VE items.</p> <p>T. Ericson reviewed the Value Management Log, dated 7/11/22 and attached, reflecting the recommendations of the Ad Hoc VE Subcommittee from their 7/11/22 meeting defining the recommended VE items totaling \$985,047.</p> <p>The \$450,000 re-allocation and \$985,047 in VE items totals \$1,435,047, bringing the project under budget.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. S. Iovanni asked how many operable wall panels are included in VE item IN-131?<br/><i>B. Trivas indicated six.</i></li> <li>2. S. Iovanni asked if removing the operable wall panels will affect the educational program.<br/><i>B. Lombardi indicated no, removing the operable wall panels will not affect the educational program.</i></li> <li>3. S. O’Neill asked if there would be a safety concern with removing the nets in CL-089 if lacrosse and field events occurred concurrently?<br/><i>D. Pignone indicated no, as lacrosse and field events are not scheduled concurrently.</i></li> </ol> <p>A Motion was made by S. Iovanni and seconded by C. Mashburn to approve the VE items and the Owner’s Change Order Contingency Re-Allocation as recommended by the Ad Hoc VE Subcommittee totaling \$1,435,047, bringing the construction cost under budget by \$2,275. No discussion, motion passed by unanimous roll call vote.</p> |
| 51.20  | J. Seeley | <p>J. Seeley reviewed the Upcoming Cost Events and Town Meeting Comparison documents, attached.</p> <p>Committee Discussion:</p>  |

| Item # | Action | Discussion   |
|--------|--------|--|
|        |        | <ul style="list-style-type: none"><li>a. J. Craigie expressed concern with accepting VE Items if the intent is to go to Town Meeting to request additional funding, it is confusing.<br/><i>D. Sheehan indicated all the cost information is not set, the DOR may grant a one-time waiver, there may be interest in adding back prior scope reductions and there may be additional overages at the next Cost Events.</i></li><li>b. D. Bois indicated of the thirteen VE items approved, nine of them could be added back into the project.</li><li>c. J. Craigie asked if there would be redesign required to add the VE items back into the project?<br/><i>B. Trivas indicated most are easy to add back in, but she will review and provide additional feedback.</i></li><li>d. J. Seeley to include Town Meeting discussion on the agenda for the next Committee meeting.</li></ul>   |
| 51.21  | Record | A motion was made by D. Pignone and seconded by P. Ryder to approve the 60% Construction Documents Submission, inclusive of the accepted VE Items and Owner's Change Order Contingency Re-Allocation and authorize submission to the MSBA. No discussion, motion passed by unanimous roll call vote.   |
| 51.22  | Record | <b>Permitting Update</b><br>J. Seeley provided the recorded Conservation Commission Order of Conditions and the recorded Zoning Board of Appeals Variance, both attached.  |
| 51.23  | Record | <b>Construction Update</b> <ul style="list-style-type: none"><li>1. R. Smith provided a Construction Update, attached.</li><li>2. J. Seeley reviewed the Construction Sign, attached. The Committee approves the Construction Sign.</li><li>3. J. Seeley reviewed the list of Non-Trade Bidders for the Early Concrete and Steel Bid Package No. 2, attached. The bids are due 7/18/22<ul style="list-style-type: none"><li>a. D. Bois asked how many bidders have confirmed?<br/><i>K. Lyons indicated Consigli has 3 confirmed Concrete Bidders and 5 confirmed Steel bidders.</i></li></ul></li><li>4. J. Seeley reviewed the tentative schedule dates for ledge and rock removal, Neighborhood Survey Limits and 7/20/22 Neighborhood Meeting Flyer, attached.<ul style="list-style-type: none"><li>a. T. McCabe explained the blasting process.</li><li>b. S. O'Neill asked if the Fire Department has been contacted for local requirements?</li></ul></li></ul> |

| Item # | Action    | Discussion  |
|--------|-----------|---|
|        |           | <p><i>J. Seeley indicated yes, Consigli met with Chief Grafton to review.</i></p> <p>c. D. Pignone asked how will the parents of students participating in sports commencing 8/15/22 be notified of potential blasting?<br/><i>J. Macero indicated he will work with B. Lombardi to inform the parents.</i></p> <p>d. N. Nial indicated the School Committee has a meeting at 6:00pm on 7/20/22.<br/><i>J. Macero indicated that either J. Macero or D. Ljungberg will attend the Neighborhood meeting.</i></p> <p>5. J. Seeley indicated Committee members interested in touring the site need to be escorted by Consigli personnel and photos are to be reviewed by Consigli. Interested Committee members to contact J. Seeley to coordinate.</p> <p>6. S. Iovanni asked if the existing school Time Capsule was located near the existing flag pole?<br/><i>J. Macero indicated it was not, but Consigli will continue to investigate the area around the existing flag pole.</i></p> |
| 51.24  | Record    | <p><b>Subcommittee Updates</b></p> <p>1. J. Seeley reviewed the 6/20/22 Green Building Initiatives Meeting Minutes, the signed LOI with Nexamp and the Standard Span Carport design for the West Parking Lot.</p> <p>2. J. Seeley reviewed the 6/8/22 Franklin Place Neighbors Meeting Minutes, attached.</p>   |
| 51.25  | J. Seeley | <p><b>Committee Questions</b> - none</p>  |
| 51.26  | Record    | <p><b>Old or New Business</b></p> <p>1. J. Macero indicated he, B. Lombardi and a representative of the Consigli team will be video-taping a segment on the traffic routes during construction for Stoneham TV on 7/19/22.</p> <p>2. D. Pignone thanked their DPW for the assistance with the water main break at the Boxwood Road extension work.</p> <p>3. M. Christie thanked the Select Board for the vote to allocate \$2,200,000 of the American Rescue Plan Act (ARPA) funds to the construction budget of the high school project.</p>  |
| 51.27  | Record    | <p><b>Public Comment</b> - none</p>   |
| 51.28  | Record    | <p><b>Next SSBC Meeting: July 25, 2022 at 7:00 pm.</b></p>  |

| Item # | Action | Discussion   |
|--------|--------|--|
| 51.29  | Record | A Motion was made by D. Pignone and seconded by S. Iovanni to adjourn the meeting. No discussion, motion passed unanimous by roll call vote. |

Attachments: Agenda, Budget Status Report, Designer Amendment No. 22 – Geothermal Consultancy Services, Designer Amendment No. 23 – GeoEnvironmental Consultancy Services, Warrant No. 28, 90% and 100% Construction Documents Phase Meetings and Agenda Schedule, Proprietary Items List, Value Management Log, dated 7/11/22, Upcoming Cost Events and Town Meeting Comparison, recorded Conservation Commission Order of Conditions and the recorded Zoning Board of Appeals Variance, Construction Update, Construction Sign, Non-Trade Bidders for the Early Concrete and Steel Bid Package No. 2, Neighborhood Survey Limits, 7/20/22 Neighborhood Meeting Flyer, 6/20/22 Green Building Initiatives Meeting Minutes, signed LOI with Nexamp, Standard Span Carport design for the West Parking Lot, 6/8/22 Franklin Place Neighbors 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

DRAFT