

## Project Minutes

Project: New Stoneham High School  
 Prepared by: Mark Stafford  
 Re: School Building Committee Meeting  
 Location: Central Middle School Media Center and  
 Remote Participation  
 Distribution: Attendees (MF)

Project No.: 20033  
 Meeting Date: 9/26/2022  
 Time: 7:00pm  
 Meeting No: 56

## Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Marie Christie	Co-Chair, School Building Committee	Voting Member
✓	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience	Voting Member
✓	Nicole Nial	School Committee Member	Voting Member
Remote	Raymie Parker	Select Board Member	Voting Member
	Douglas Gove	Community Member with Engineering Experience	Voting Member
✓	Stephen O'Neill	Vice-Chair, Community Member with Engineering Experience	Voting Member
✓	Josephine Thomson	Community Member	Voting Member
✓	Jeanne Craigie	Town Moderator	Voting Member
✓	Lisa Gallagher	Community Member, School Secretary, Past member of Middle School Building Committee	Voting Member
✓	Sharon Iovanni	Community Member	Voting Member
Remote	Cory Mashburn	Community Member, Finance and Advisory Board	Voting Member
✓	Paul Ryder	Community Member with Construction Experience	Voting Member
Remote	David Pignone	Select Board Member, Athletic Director, Member knowledgeable in educational mission and function of facility	Voting Member
✓	Kevin Yianacopolus	Local Official responsible for Building Maintenance	Voting Member
✓	Dennis Sheehan	Town Administrator	Non-Voting Member
Remote	Leia DiLorenzo-Secor	Town Budget Director	Non-Voting Member
✓	David Ljungberg	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
Remote	April Lanni	Town Procurement Officer / MCPPO Certified	Non-Voting Member
✓	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	
	Steve Banak	Consigli Construction	
✓	Mark Stafford	SMMA	
✓	Robert Smith	SMMA	
✓	Joel Seeley	SMMA	

---

Item #	Action	Discussion
56.1	Record	Call to Order, 7:00 PM, meeting opened.
56.2	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.
56.3	Record	A motion was made by S. Iovanni and seconded by J. Thomson to approve the 9/12/22 School Building Committee meeting minutes. No discussion, motion passed unanimous, one abstention.
56.4	Record	<p>J. Seeley reviewed Change Order No. 03, dated 9/23/22, in the amount of \$87,729.18, Change Order Description Form and Change Order, Change Order Contingency, GMP Contingency and Allowance Budget Summary Form, all attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"><li>1. R. Parker asked if this is a standard procedure and part of the project? <i>J. Seeley indicated the existing sewer pipe was discovered to be asbestos containing upon excavation, not indicated on Town as-builts and the location of the existing pipe was immediately under the location of the new sewer pipe. The 320 lineal feet needed to be removed to install the new pipe. There will be additional abatement work on the remaining section of pipe when the existing building is demolished, but that will be included in the bid.</i></li><li>2. D. Bois asked to explain the process, obviously a field condition that had to be dealt with, and how Consigli was authorized to proceed? <i>J. Seeley indicated it was discussed at the OAC meeting, middle of July, and once it was determined the pipe was asbestos, the work was required in order to install the section of new sewer pipe which was required to re-route the sewer outside the new building footprint prior to school commencement. Consigli was directed to proceed at the OAC meeting, with the time monitored, and the hazardous materials consultant overseeing the abatement.</i></li><li>3. D. Bois asked if the new pipe is now the final pipe and was this part of the current work or future work? <i>J. Seeley indicated the new pipe is in Bid Package #1 as part of the relocated utilities and will remain serving the new building, a two-fold purpose.</i></li><li>4. D. Bois added a point of clarity, that the change is not for remove and replace, but for removal only of the asbestos piping. <i>J. Seeley indicated that is correct.</i></li></ol>

---

Item #	Action	Discussion
		<p>A motion was made by S. Iovanni and seconded by N. Nial to approve Change Order No. 03, dated 9/23/22, in the amount of \$87,729.18 and recommend signature by D. Sheehan. No discussion, motion passed unanimous.</p>
56.5	Record	<p>T. McCabe reviewed Amendment No. Three to the Owner-Construction Manager Agreement, dated 9/26/22, for the pre-purchase of HVAC roof top equipment and chiller, the electrical switchgear and emergency generator, in the amount of \$5,377,955.00, attached. These Pre-purchases are required because of their long lead time and the impact they have on the overall schedule.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"><li>1. D. Bois asked if the generator cost in the 60% cost estimate was the 500kW generator? <i>T. McCabe answered yes. K. Lyons noted that the MAU was not planned to be in the Pre-Purchase at the 60% estimate but is now being procured due to long lead times as well.</i></li><li>2. D. Bois asked if the MAU was carried in the overall 60% estimate? <i>K. Lyons indicated yes, the MAU was covered in the 60% estimate but not as part of the Pre-purchase.</i></li><li>3. J. Craigie asked if the \$600,000 over the 60% estimate is covered elsewhere? <i>T. McCabe indicated yes, the overall 90% estimate included the Pre-purchase prices.</i></li><li>4. S. Iovanni asked where will the equipment be stored? <i>T. McCabe indicated it would either be shipped to the rigger's yard or to the site.</i></li><li>5. R. Parker asked how are the indirect costs, such as insurance, general conditions and fee calculated? <i>T. McCabe indicated these costs were calculated as part of the overall contract and the proportional share of these costs are included in this bid package</i></li><li>6. D. Bois asked if Consigli had raised their fee? <i>T. McCabe indicated no; it is the same amount as included in the signed contract.</i></li></ol> <p>A motion was made by J. Craigie and seconded by S. Iovanni to approve Amendment No. Three to the Owner-Construction Manager Agreement, dated 9/26/22, for the pre-purchase of HVAC roof top equipment and chiller, the electrical</p>

Item #	Action	Discussion
		switchgear and emergency generator, in the amount of \$5,377,955.00 and request signature by D. Sheehan. No discussion, motion passed unanimous.
56.6	Record	<p>J. Seeley reviewed the Third-party Plans Review proposal from Kelly P. Reynolds &amp; Associates, Inc, dated 9/20/22 in the amount of \$27,800. Kelly P. Reynolds &amp; Associates is the Stoneham Building Department's plans review firm for large projects.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>J. Craigie asked if these services were related to commissioning or a clerk of the works? <i>J. Seeley indicated this is a third-party plans reviewer, working for the Building Department, reviewing the plans submitted for permit for code compliance.</i></li> </ol> <p>A motion was made by J. Craigie and seconded by J. Thomson to approve Third-party Plans Review proposal from Kelly P. Reynolds &amp; Associates, Inc, dated 9/20/22 in the amount of \$27,800. No discussion, motion passed unanimous.</p>
56.7	Record	<p>J. Seeley reviewed Warrant No. 32, attached.</p> <p>A motion was made by S. Iovanni and seconded by J. Craigie to approve Warrant No. 32. No discussion, motion passed unanimous.</p>
56.8	Record	J. Seeley indicated no Schedule and Budget update this meeting.
56.9	B. Trivas	B. Trivas to provide direction on ramping up to the compactors at the Service Area and wheel stops at the parking spaces along the fence in the Service Area. <i>(from prior meeting)</i>
56.10	T. McCabe	T. McCabe to obtain Unit Prices for the trees in Bid Package No. 3. <i>(from prior meeting)</i>
56.11	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>
56.12	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>
56.13	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>
56.14	J. Seeley	J. Seeley indicated the bill introduced by Representative Day for the \$500,000 for the District Offices, \$500,000 for the High School project and \$300,000 for the Amphitheater may not be signed until the new Governor takes office, J. Seeley to follow-up with D. Sheehan. <i>(from prior meeting)</i>

Item #	Action	Discussion
56.15	J. Seeley	J. Seeley to follow-up with J. Craigie if the drone videos she has been making with an acquaintance can be flown from a similar vantage point. <i>(from prior meeting)</i>
56.16	T. McCabe	T. McCabe to confirm 43 Fieldstone Drive requested a pre-blast survey. <i>(from prior meeting)</i>
56.17	T. McCabe B. Trivas J. Seeley	B. Trivas and T. McCabe to develop a combined written response relative to the potential impact to ground water asked by the 43 Fieldstone Drive resident. J. Seeley to share the response with the attendees to the 7/20/22 Neighborhood Meeting once developed. <i>(from prior meeting)</i>
56.18	B. Trivas	B. Trivas to provide a fee breakdown for each of the scope reinstatement bid alternates. <i>(from prior meeting)</i>
56.19	Record	B. Trivas presented the recommended PV Canopy paint color, Galvano Gray, attached. The Committee approves the color selection.
56.20	Record	J. Seeley review the Bid Alternates Memo, dated 9/22/22, attached. The Committee will need to vote the priority order of the four bid alternates, Community Terrace, the Spartan Stadium Building, the North Soccer Field Turf and Lights, and the Visitor Bleachers. Additionally, at the 1/24/22 SSBC meeting, a 300-seat bleacher section was requested to be a Bid Alternate at court # 3. B. Trivas indicated the seat count would be 200-seats for the additional bleacher section.  Committee Discussion: <ol style="list-style-type: none"> <li>1. N. Nial asked how much the additional bleachers would cost? <i>J. Seeley indicated the cost of the bleachers is not known at this time and Consigli is working on it.</i></li> <li>2. D. Bois asked if these additional seats are tripping any other egress or occupancy code issues? <i>B. Trivas indicated she does not believe so as these were always included as an alternate. The gym is designed for 2000 people occupancy.</i></li> <li>3. J. Thomson asked what the existing gym seating capacity is? <i>J. Craigie indicated 1,000 seats.</i></li> <li>4. D. Pignone asked if the additional bleachers would block access to the locker rooms? <i>B. Trivas indicated the bleachers do not block access to the locker rooms but could not be open for volleyball. This is for an all-assembly event not a sports event.</i></li> <li>5. D. Sheehan asked how the amphitheater, which may receive \$500,000, falls into alternates?</li> </ol>

Item #	Action	Discussion
		<p><i>J. Seeley indicated the amphitheater is not included in the bid alternates and could be added as a change order once the funding is received. The amphitheater is not in the contract documents.</i></p> <p>6. M. Christie asked if there are any bid alternates discussed that are not listed? <i>J. Seeley indicated no, just the four items, plus the gymnasium bleachers.</i></p> <p>A motion was made by J. Craigie and seconded by N. Nial to add the supplemental bleachers to the bid alternate list. No discussion, motion passed unanimous.</p> <p>The Committee then discussed ranking the 5 bid alternates in order of priority.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"><li>1. D. Bois indicated that the Committee should review the Bid Alternate prioritization from a need perspective and not a cost-only perspective.</li><li>2. N. Nial indicated concern if the Spartan Stadium is ranked first and there is insufficient funds to award, then all following Bid Alternates cannot be awarded.</li><li>3. D. Bois indicated that given the current bid climate, without a successful Town Meeting vote, none of the Bid Alternates may be able to be awarded.</li><li>4. D. Pignone stated when it comes to need, it is the Spartan Stadium Building first, not only for athletics but for graduation, etc. Second could be the turf field or visiting bleachers, preference is the visiting bleachers followed by the turf field.</li><li>5. T. McCabe asked if one of these bid alternates is not impacted by trades contractors, does it need to be a formal bid alternate? <i>J. Seeley and T. McCabe reviewed and determined all but the Visitor Bleachers will be impacted by trades, but further review of the Visitor Bleachers needs to be reviewed.</i></li><li>6. D. Bois indicated he believes the North Turf Field is a community benefit as well as important to the high school. D. Bois agrees with D. Pignone's list but would flip the Visitors Bleachers with the Community Terrace.</li><li>7. B. Trivas indicated the Visitors Bleachers need further Code review in terms of toilets accessible to them, not fully resolved at this moment and B. Trivas will provide direction.</li><li>8. P. Ryder would like to take D. Pignone's ranking and change it to the following: 1. Spartan Stadium, 2. Turf Fields, 3. Community Terrace, 4.</li></ol>

Item #	Action	Discussion
		<p>Visitors Bleacher, 5. Gymnasium Bleachers for discussion. <i>D. Bois agrees with that ranking.</i></p> <p>9. J. Craigie would like to switch 4 and 5.</p> <p>10. R. Parker asked can the site be redesigned and keep the existing football field and baseball field remaining as is? <i>B. Trivas indicated Perkins &amp; Will has only had this question for a few hours, but the landscape architect indicated many issues with this, such as staging and temporary parking, out of sequence work, cost to re-engineer, permitting impact, completely different grandstand and athletic building design, single story at grade, existing stadium does not comply with current building codes, including lack of accessibility, double the distance from the new parking lot, baseball solar orientation not great. D. Bois mentioned the fields will still need bathrooms, locker rooms. D. Pignone mentioned the Spartan Stadium Building, if approved, is centrally located for all fields to use.</i></p> <p>11. S. O'Neil questioned if the ranking is meaningful, the award for all of them hinges on a successful Town Meeting vote.</p> <p>12. D. Sheehan indicated the ranking will have meaning if Town Meeting approves a lesser amount then the award of each will need to be in order.</p> <p>13. S. O'Neil asked is there an opportunity on Town Meeting floor to amend what is being asked for? <i>D. Sheehan indicated Town Meeting cannot amend this list. J. Craigie indicated Town Meeting can amend the motion to fund a lesser amount, not a greater amount.</i></p> <p>14. R. Parker asked if the Article is for a list of items or for an amount? <i>D. Sheehan indicated the Article will be for a dollar amount.</i></p> <p>15. S. Iovanni asked if the Community Terrace was on the second floor outside the Library? <i>B. Trivas stated indicated yes, it is currently just a roof.</i></p> <p>16. N. Nial indicated the School Committee is concerned on how the Town is going to maintain the turf fields. <i>J. Seeley indicated D. Warner presented the maintenance costs to the School Committee in spring 2021.</i></p> <p>17. N. Nial indicated the School Committee did not recommend 3 turf fields. <i>J. Craigie indicated the issue is the Town needs to know what is the maintenance cost in 10 years? D. Bois indicated there may be opportunities to generate revenue with 3 turf fields that might create a fund for</i></p>

Item #	Action	Discussion
		<p><i>maintenance. P. Ryder stated in Cambridge, the renting of the fields brings about \$200,000/year</i></p> <p>An Amendment to the Motion was made by N. Nial and seconded by J. Craigie to rank the Bid Alternates in the following order: 1. Stadium, 2 Community Terrace, 3. Visitor Bleachers, 4. Gymnasium Bleachers, 5. Northwest Sports Field. No discussion, amendment failed by roll call vote. D. Bois – No, N. Nial – Yes, S. O’Neill – No, J. Thomson – No, J. Craigie – Yes, L. Gallagher – Yes, S. Iovanni – No, C. Mashburn – No, P. Ryder – No, D. Pignone – No, R. Parker – Yes, M. Christie – No. Total = 9 votes No; 4 votes Yes, Amendment fails.</p> <p>A motion was made by P. Ryder and seconded by D. Bois to rank the Bid Alternatives in the following order: 1. Spartan Stadium, 2. Northwest Sports Field. 3. Community Terrace, 4. Visitor Bleachers, 5. Gymnasium Bleachers. No discussion, motion passed unanimous by roll call vote.</p>
56.21	Record	<p>J. Seeley indicated P&amp;W presented the attached Interior Subcommittee Presentation to the SSBC at their 4/26/22 meeting, with very favorable response, however no vote taken. MSBA asked for a vote.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. D. Bois asked for a recommendation from the subcommittee? L. Gallagher and J. Thomson indicated the response with the Interiors Subcommittee meeting was very favorable.</li> </ol> <p>A motion was made by P. Ryder and seconded by J. Craigie to approve the interior colors and materials as presented. No discussion, motion passed unanimous by roll call vote.</p>
56.22	Record	<p>J. Seeley reviewed the 90% Construction Documents Cost Estimate Comparison and T. McCabe reviewed the 60% to 90% Estimate Variance summary, both attached. The estimate is over budget by \$2.8M. The Ad Hoc VE Subcommittee met earlier today and discussed the impact of value engineering might have on the project goals, program, current project scope, and schedule and voted to recommend the overage be remediated by equally dividing the \$2.8M overage between the Owner's Change Order Contingency and the Owner's Soft Cost Contingency and re-allocate \$1.4M from the Owner's Change Order Contingency and \$1.4M from the Owner's Soft Cost Contingency to the Construction Budget.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. D. Bois indicated this is the best approach to stay on budget and schedule.</li> <li>2. R. Parker asked for total balance after it is split up.</li> </ol>

Item #	Action	Discussion
		<p><i>J. Seeley indicated the Change Order Contingency balance after the reallocation will be approximately \$5.2 million and the Owners Soft Cost Contingency would be approximately \$1.6 million.</i></p> <p>3. J. Craigie indicated that leaves us \$6.8 million with 10% more of the cost of the project?  <i>D. Bois stated this is not like a design contingency this is for unknowns, like ledge. Once the final Bid numbers are provided in December, the Town Meeting request will be determined and include funds to replenish the contingencies.</i></p> <p>4. J. Craigie asked how do we get to a real number so we can determine what the contingencies need to be?  <i>D. Sheehan with the final bids. J. Seeley indicated the Trade Contractor bids will be received on 12/2/22 and Consigli is targeting 12/20/22 to provide the GMP.</i></p> <p>4. R. Parker asked if Consigli is including the cost escalations seen with the recent Pre-purchase and Concrete/Steel bids?  <i>T. McCabe indicated the 90% estimate was priced with today's dollars which is an adjustment in most cases to the unit rates Consigli has been seeing in the market today. In July, Consigli forecasted escalation at 8% and in the 90% estimate that has been increased to 12%.</i></p> <p>5. D. Bois indicated there is about \$4 million in the budget for escalation.</p> <p>A Motion was made by R. Parker and seconded by J. Craigie to equally divide the \$2.8M overage between the Owner's Change Order Contingency and the Owner's Soft Cost Contingency and re-allocate to the Construction Budget. No discussion, motion passed unanimous by roll call vote.</p>
56.23	Record	<p>J. Seeley indicated a vote is required to approve the 90% Construction Documents Package for submission to the MSBA.</p> <p>A motion was made by J. Craigie and seconded by R. Parker to approve the 90% Construction Documents Package for submission to the MSBA. No discussion, motion passed unanimous.</p>
56.24	J. Seeley J. Craigie	<p>J. Seeley indicated J. Craigie reviewed the By-Laws and only Annual Town Meeting must be held on a Monday and recommended either 1/11/23 or 1/18/23. J. Seeley reviewed the dates with Consigli who recommended 1/18/23 to be able to descope the bidders.</p> <p>Committee Discussion:</p> <p>1. R. Parker asked about a snow date?</p>

Item #	Action	Discussion
		<p><i>J. Seeley indicated there is a meeting scheduled with J. Craigie, D. Sheehan, M. Sagarino and D. Kilbride on 9/28/22 and the snow date will be reviewed.</i></p>
56.25	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>R. Parker asked if there has been any feedback or complaints from the neighbors? <i>J. Seeley indicated the neighbors have been great to work with. There have been some impacts, neighbors have reached out and SMMA and Consigli have visited them. Some have indicated they thought they had damage and were shown the formal process to file a claim with the Fire Department.</i></li> </ol>
56.26	J. Seeley	<p><b>Subcommittee Updates</b></p> <ol style="list-style-type: none"> <li>J. Seeley reviewed the 9/6/22 and 9/12/22 PR Subcommittee meeting minutes, attached.</li> <li>J. Seeley reviewed the 9/6/22 and 9/19/22 Green Building Initiatives Working Group meeting minutes, attached</li> <li>J. Seeley reviewed the Construction Subcommittee Change Approval Memo, dated 9/26/22 attached.</li> </ol> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>D. Sheehan asked if the \$25,000 figure should be increased?</li> <li>R. Parker indicated that a quorum of the Construction Subcommittee should be present when voting to approve a change.</li> <li>M. Christie indicated in the prior school construction projects it has been only one person, the chair, making these decisions.</li> <li>D. Sheehan asked that J. Seeley work with him to bring back a recommendation to the next SSBC meeting.</li> </ol>
56.27	Record	<b>Old or New Business</b> – none
56.28	Record	<b>Committee Questions</b> - none
56.29	Record	<b>Public Comment</b> – none
56.30	Record	<b>Next SSBC Meeting: October 11, 2022 at 7:00 pm.</b>
56.31	Record	A Motion was made by S. Iovanni and seconded by J. Thomson to adjourn the meeting. No discussion, motion passed unanimous.

Project: New Stoneham High School

Meeting Date: 9/26/2022

Meeting No.: 56

Page No.: 11

---

Attachments: Agenda, Warrant No. 32, Change Order No. 03, Change Order Description Form and Change Order, Change Order Contingency, GMP Contingency and Allowance Budget Summary Form, Amendment Three to the Owner-Construction Manager Agreement, Third Party Plan Review Proposal, PV Canopy Color, Bid Alternates Memo, Interior Subcommittee Presentation, 90% Construction Documents Cost Estimate Comparison, Revised 60% to 90% Estimate Variance Summary, Construction Update, Construction Subcommittee Change Approval Authorization Memo, Green Building Initiatives Meeting Minutes of 9/6/22 and 9/19/22, PR Subcommittee Meeting Minutes of 9/6/22 and 9/12/22.

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

---

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:	9/26/2022
Prepared by:	Joel Seeley	Meeting Time:	7:00 PM
Meeting Location:	Central Middle School Library & Remote Participation	Meeting No.:	56
Distribution:	Attendees (MF)		

---

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
  - PrePurchase HVAC and Electrical Equipment Award
4. Schedule and Budget Update
5. Review Design Refinements
  - PV Canopy Colors
  - Bid Alternates
  - Interior Colors and Materials Vote
6. Review 90% CD Cost Estimate and Decide Follow-Up Action
7. Vote to Submit 90% Construction Documents Package to MSBA
8. Project Funding Update
  - January 2023 Town Meeting
9. Construction Update
10. Subcommittee Updates
  - Construction Subcommittee Approval Authorization
11. New or Old Business
12. Committee Questions
13. Public Comments
14. Next Meeting: Tuesday, October 11, 2022
15. Adjourn

**Join Go-To-Meeting:** <https://meet.goto.com/795804797>

**Dial-in:** [+1 \(571\) 317-3122](tel:+15713173122) **Access Code:** 795-804-797

**NEW STONEHAM HIGH SCHOOL, STONEHAM, MASSACHUSETTS****Change Order Budget Summary**

Change Order No.	Change Order Amount	Owner's Contingency Budget	
		\$7,670,933.00	Original PFA Budget - August 18, 2021
		-\$450,000.00	60% Construction Documents Cost Estimate Reallocation
1	\$0.00		CR-001
2	\$445,479.68		CR-008
3	\$87,729.18		CR-007
	<b>Change Order Total</b>	<b>Budget Total</b>	<b>Budget Balance</b>
<b>TOTAL</b>	<b>\$533,208.86</b>	<b>\$7,220,933.00</b>	<b>\$6,687,724.14</b>

**GMP Contingency Budget Summary**

Change Order No.	Contingency Transfer Amount	GMP Contingency Budget	
		\$224,845.00	Amendment No. 1 - Early Site Package
		\$430,413.00	Amendment No. 2 - Concrete and Steel
1	\$0.00		
2	\$0.00		
3	\$ 33,300.00		CT-008
	<b>Contingency Transfer Total</b>	<b>GMP Contingency Total</b>	<b>Contingency Balance</b>
<b>TOTAL</b>	<b>\$33,300.00</b>	<b>\$655,258.00</b>	<b>\$621,958.00</b>

**Allowance Budget Summary**

Change Order No.	Allowance Amount	Allowance Budget	
		\$ 990,000.00	Amendment No. 1 - Early Site Package
		\$ 275,000.00	Amendment No. 2 - Concrete and Steel
1	\$4,000.00		AT-001
2	\$685,000.00		AT-004; AT-007
3	\$0.00		
	<b>Allowance Total</b>	<b>Allowance Budget</b>	<b>Allowance Balance</b>
<b>TOTAL</b>	<b>\$689,000.00</b>	<b>\$ 1,265,000.00</b>	<b>\$576,000.00</b>

Change Order Summary

DATE: September 23, 2022  
 TO: Stoneham Building Committee  
 SUBJECT: **Change Order Summary – CO-003**

**Summary Details**

<b>Detailed Description</b>	<b>Value</b>	<b>Cost</b>
<b>CR-007 Asbestos Sewer Pipe Abatement + Replacement</b> This Change Request was to abate (safely remove and replace) approximately 320 linear feet of existing “transite” sewer pipe that was determined to be an Asbestos Containing Material (ACM).	\$87,729.18	\$87,729.18
<b>CT-008 Vibration Monitoring</b> This Contingency Transfer is to transfer money from contingency for the purpose of vibration monitoring. This CT is intended to monitor vibrations by construction activities for 24 months with strategically placed equipment around the site.	\$33,300.00	\$0.00
<b>Total Change Order Value</b>		<b>\$87,729.18</b>

Notes:

- AT = Allowance Transfer
- BT = Budget Transfer
- HT = Hold Transfer
- CR = Change Request
- CT = Contingency Transfer

End of Summary



## Change Order

**Project:**

2515 Stoneham High School  
 149 Franklin Street  
 Stoneham, MA 02180

**Change Order: CO003**

**Date:** 9/23/2022

**To Contractor:**

Consigli Construction Co., Inc.

**The Contract is changed as follows:**

**Change Order #003**

CR007 ACM Sewer Pipe Abatement and Replacement Work T&M	\$87,729.18
CT008 GeoComp Vibration Monitoring	\$0.00
<b>Total:</b>	<b>\$87,729.18</b>

The original Contract Amount was	\$10,520,247.00
Net change by previously authorized Change Orders	\$445,479.68
The Contract Amount prior to this Change Order was	\$10,965,726.68
The Contract will be increased by this Change Order in the amount of	\$87,729.18
The new Contract Amount including this Change Order will be	\$11,053,455.86
The Contract Time will be unchanged.	

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

	Consigli Construction Co., Inc.	
ARCHITECT	CONTRACTOR	OWNER
		
(Signature)	(Signature)	(Signature)
By	By <b>Steven H. Banak</b>	By
Date	Date <b>09/23/2022</b>	Date



## Change Request

**To:** Joel G. Seeley AIA  
 Symmes Maini & Mckee  
 1000 Massachusetts Avenue  
 Cambridge, MA 02138  
 Ph: (617)520-9403 Fax: (800)648-4920

**Number:** CR007  
**Date:** 9/6/22  
**Job:** 2515 Stoneham High School  
**Phone:**

**Description:** ACM Sewer Pipe Abatement and Replacement Work T&M

**Reason:** Unforeseen Condition

Initiated by: Bolla, Justin (Consigli Construction Co., Inc.)

Source: Other

We offer the following specifications and pricing to make the changes as described below:

This change request is for the following scope of work:

Emergency abatement of ACM sewer pipe to the north of the existing school building- heading down the entry drive. Work included in these costs are all provisions for the manpower and equipment necessary to excavate, abate existing sewer pipe, and backfill the trench as required. Note: additional backfill work was required in order to expediate abatement. Added backfill work was performed approximately every 40' in order to move the trench boxes and allow the emergency abatement crew to conitune in one mobilization. After all abatement work was completed, the originally owned scope of regular excavation and backfill of this trench and new sewer pipe replacment was performed outside of these costs.

Description	Cost Code	Labor	Material	Equipment	Subcontract	Other	Price
MAROIS - Stoneham T&M Summary #2 (CR007) for Sewer Pipe Abatement Work 8-1-22 thru 8-5-22	2-401				\$80,960.00		\$80,960.00
						Subtotal:	\$80,960.00
			Builders Risk (0.157%)		\$80,960.00		\$127.11
			General Liability (1.10%)		\$80,960.00		\$890.56
			SDI (Non-Trade Only) (1.40%)		\$80,960.00		\$1,133.44
			Bond (0.53%)		\$83,111.11		\$440.49
			OH&P (5% subs, 10% self perform)		\$83,551.60		\$4,177.58
						<b>Total:</b>	<b>\$87,729.18</b>

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

ARCHITECT

Consigli Construction Co., Inc.

CONTRACTOR  
 72 Sumner Street  
 Milford, MA 01757

OWNER

(Signature)

(Signature)

(Signature)

Patrick Condon

By

By

09-08-2022

By

Date

Date

Date



## Contingency Change Request

**To:** Joel G. Seeley AIA  
 Symmes Maini & Mckee  
 1000 Massachusetts Avenue  
 Cambridge, MA 02138  
 Ph: (617)520-9403 Fax: (800)648-4920

**Number:** CT008  
**Date:** 9/6/22  
**Job:** 2515 Stoneham High School  
**Phone:**

**Description:** GeoComp Vibration Monitoring

**Reason:** Other

Initiated by: CONSIGLI CONSTRUCTION CO., INC (ALL)

Source: Other

In accordance with the contract terms, this Contingency Change Request will be funded from the construction manager's project contingency. Please consider this Contingency Change Request as formal notification of contingency use.

This contingency transfer request is for the following scope of work:

Contract for additional vibration monitoring services for the project- beyond those provided by Marois/Maine Drilling & Blasting that are required solely for blasting purposes.

Vibration Monitoring coverage for the first 24 months of the project.

Description	Cost Code	Labor	Material	Equipment	Subcontract	Other	Price
GeoComp Contract - Additional Vibration Monitoring Services	2-790				\$33,300.00		\$33,300.00
Contingency #1 Usage - Added Vibration Monitoring (GeoComp)	19-001				\$-33,300.00		\$-33,300.00
						Subtotal:	\$0.00
			Builders Risk (0.157%)				\$0.00
			General Liability (1.10%)				\$0.00
			SDI (Non-Trade Only) (1.40%)				\$0.00
			Bond (0.53%)				\$0.00
			OH&P (5% subs, 10% self perform)				\$0.00
						<b>Total:</b>	<b>\$0.00</b>

SCHEDULE IMPACT

We have proceeded with this change and use of contingency to achieve schedule.

As directed, we will not proceed with this change and use of contingency until formal direction from OWNER is received.

ARCHITECT

Consigli Construction Co., Inc.

CONTRACTOR  
 72 Sumner Street  
 Milford, MA 01757

OWNER

(Signature)

(Signature)

(Signature)

Patrick Condon

By

By

By

09-08-2022

Date

Date

Date

**Consigli Construction Co., Inc.**

Construction Managers and General Contractors

72 Sumner Street, Milford MA 01757 • phone: 508-473-2580 • fax: 508-473-3588 • web: www.consigli.com  
 Hartford CT • Portland ME • Milford MA

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

**Authorization of Compensation for Services Rendered for Amendment Three – Equipment Pre-Purchase**  
**Prior to Guaranteed Maximum Price Approval**

Amendment Three to the Owner – Construction Manager Agreement is executed this 26<sup>th</sup> day of September, 2022, in the not-to-exceed amount of Five Million Three Hundred Seventy Seven Thousand and Nine Hundred Fifty Five Dollars and No Cents (\$5,377,955.00), 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, and prior amendments thereto.

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.

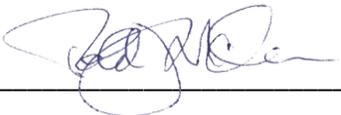
Upon acceptance of a GMP by the Owner, the provisions of the Contract Documents relative to submittal of a schedule of values, applications for payment, and payment for services rendered shall apply without regard hereto, and the terms of the Amendment shall expire.

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: September 26, 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

# TOWN OF STONEHAM

## STONEHAM HIGH SCHOOL



### **PRE-GMP AMENDMENT #3**

#### **TOWN OF STONEHAM**

Stoneham High School

#### **SUBMITTED BY:**

Consigli Construction Co., Inc.

72 Sumner Street

Milford, MA 01757

September 23, 2022



CONSIGLI  
*Est. 1905*

# TABLE OF CONTENTS

Stoneham High School



## 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. Pre-Purchase Summary
2. Recommendations



CONSIGLI

*Est. 1905*

# Stoneham High School

## Stoneham, MA

Pre-GMP Amendment #3 (Equipment Pre-Purchase)

09/23/22



WBS	DESCRIPTION	TOTAL		60% CD ESTIMATE		90% CD ESTIMATE		VARIANCE	
		207,077 SF		207,077 SF		207,077 SF			
	HVAC - HRU's and MAU	16.46	3,407,929	14.06	2,911,027	16.32	3,380,000	27,929	0.8%
	HVAC - CHILLER	2.44	505,400	2.83	586,960	2.41	499,540	5,860	1.2%
	ELECTRICAL - GENERATOR	3.09	639,152	1.61	333,960	3.09	639,152	-	0.0%
	ELECTRICAL - SWITCHGEAR	2.43	504,054	1.87	387,036	2.43	504,054	-	0.0%
<b>SUBTOTAL 0</b>		<b>24</b>	<b>5,056,535</b>	<b>20</b>	<b>4,218,983</b>	<b>24</b>	<b>5,022,746</b>	<b>33,789</b>	<b>1%</b>
	Design/Estimate Contingency	0.00%	-	NIC	0.50	104,224	-	NIC	NIC
	Escalation	0.00%	-	NIC	0.78	161,339	-	NIC	NIC
<b>SUBTOTAL 1 (TRADE COSTS)</b>		<b>24</b>	<b>5,056,535</b>	<b>22</b>	<b>4,484,546</b>	<b>24</b>	<b>5,022,746</b>	<b>33,789</b>	<b>0.7%</b>
	SDI (Non-Trade Contracts)	1.40%	-	N/A	-	N/A	-	N/A	N/A
	Contractor's Contingency	2.50%	0.61	126,413	0.54	112,617	0.64	131,766	(5,352) -4.1%
<b>SUBTOTAL 2</b>		<b>25</b>	<b>5,182,948</b>	<b>22</b>	<b>4,597,163</b>	<b>25</b>	<b>5,154,512</b>	<b>28,437</b>	<b>1%</b>
	General Conditions		-	NIC	-	NIC	-	NIC	NIC
	General Requirements		-	NIC	-	NIC	-	NIC	NIC
<b>SUBTOTAL 3</b>		<b>25</b>	<b>5,182,948</b>	<b>22</b>	<b>4,597,163</b>	<b>25</b>	<b>5,154,512</b>	<b>28,437</b>	<b>1%</b>
	Builder's Risk Insurance	0.157%	0.04	8,144	0.04	7,743	0.03	6,814	1,331 19.5%
	General Liability Insurance	1.10%	0.28	57,012	0.26	54,204	0.31	63,220	(6,208) -9.8%
	Building Permit - NIC	0.00%	-	NIC	-	NIC	-	NIC	NIC
	Performance & Payment Bond		0.13	27,713	0.14	28,242	0.14	29,255	(1,542) -5.3%
<b>SUBTOTAL 4</b>		<b>25</b>	<b>5,275,819</b>	<b>23</b>	<b>4,687,352</b>	<b>25</b>	<b>5,253,801</b>	<b>22,018</b>	<b>0%</b>
	Fee		0.49	102,136	0.43	89,121	0.49	101,710	426 0.4%
<b>TOTAL COST</b>		<b>26</b>	<b>5,377,955</b>	<b>23</b>	<b>4,776,474</b>	<b>26</b>	<b>5,355,511</b>	<b>22,444</b>	<b>0%</b>



CONSIGLI  
*Est. 1905*

## HEAT RECOVERY CHILLER



## About Us

Arch Energy is a division of Consigli Construction Co., Inc. that provides and implements integrated solutions to create sustainable, resilient, healthy, and intelligent buildings powered by a low-carbon infrastructure. Our services extend beyond building new buildings; we help reduce costs and increase efficiency for our clients to meet their energy and carbon reduction goals.

## Scope of Work:

### 1. Furnishing of Heat Recovery Modular Chiller

- 460/3/60
- Stainless steel evaporator and condenser
- Two refrigerant circuits per module
- Automatic logging of any fault condition
- Electronic chilled water control
- Quick interconnect modular design
- R-410A Refrigerant
- Modules fit through single width doors and into passenger elevators
- 4x4 Rails And Waffle Pads
- BACnet
- Total Access Design w/NEMA2 Var. Flow Actuator (Evap. & Cond.) (C-Steel Valves)
- Two Points of Power Connection (Bussbar)
- 100 kA SCCR
- Acoustical Compressor Wrap
- Cond Flow Switch (Differential Type-Chiller Level Flow Switch which is Field Installed) - Ships Loose
- Evap Flow Switch (Differential Type-Chiller Level Flow Switch which is Field Installed) - Ships Loose
- Acoustical Panels - indoor rated – ship loose for field install
- VME Controls
- 8-inch simplex cast iron basket strainer Cv = 1600 (field installed)-Evap, Cond & Source/Sink
- 2-year parts & labor.
- 5 years all parts warranty
- Factory run test
- Start-up and owner training is provided
- 40 hours of commissioning assistance is included
- Modules ship separately
- Warranty is from startup or 6 months from shipment, whichever is less.

Proposals based off drawings and specification section 23 0513, and drawings dated 8/22/2022 and Addendum 1 dated 9/1/2022

## DRAWINGS AND SHIPMENT

Drawings for Approval could be available in approximately Three Weeks after receipt of your formal purchase order with complete ordering information.

Shipment of the equipment will be scheduled 42 weeks after Approved Drawings are returned. Pricing and Lead-Time may be affected if any changes are made to the Approval Drawings, which result in major modifications, to allow for additional engineering. Drawing cycle and manufacturing times for Custom Engineered Designs are an estimate and are based on factory loading at the time of this quotation and are subject to change, without prior notification, due to prior sale of material and manufacturing capacity.

## EXCLUSIONS/CLARIFICATIONS

- » Installation, rigging, commissioning, and balancing
- » **Chiller Plant controls optimization**
- » **Multi PRO Controller is not included. Should be part of ATC**
- » Controls, valves, actuators unless noted above

## COST COMPARISON

We submitted Requests for Proposals to Multistack, Water Furnace, ClimaCool. ClimaCool did not respond to our bid. Multistack is the basis of design, and their pricing is lower than Water Furnace. Water Furnace also took exceptions to the specification. We recommend using Multistack

The cost comparison is as follows:

<b>Stoneham High School - Heat Recovery Chiller</b>		
Vendor	NEAP MultiStack	Water Furnace
Equipment Cost	\$462,004	\$551,675
PM, Submittals, Warranty, OH&P	\$43,396	\$47,437
Total	\$505,400	\$599,112

For services designated herein, **Client** agrees to pay Arch Energy the amount of \$505,400 (Five hundred Five thousand and four hundred dollars). This project is tax exempt. Arch Energy must be presented with either a tax-exempt certificate or a re-sale certificate if taxes are not to be applied.

**This quote is valid for 30 days.**

We would appreciate your signature in the space provided below as your acceptance of this agreement.

PROPOSAL OFFERED BY: Kailash Viswanathan

DATE: 09/22/2022

**Consigli Construction**

Accepted by:

\_\_\_\_\_

Name typed: \_\_\_\_\_

Title: \_\_\_\_\_

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

Name of Firm or Organization:

Consigli Construction  
72 Sumner Street  
Milford, MA 01757

**Arch Energy - Acceptance**

Accepted by:

\_\_\_\_\_

Name typed: \_\_\_\_\_

Title: \_\_\_\_\_

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

Arch Energy  
A Division of Consigli Construction Co. Inc.  
72 Sumner Street  
Milford, MA 01757



# HEAT RECOVERY UNITS AND MAKE UP AIR HANDLER



## About Us

Arch Energy is a division of Consigli Construction Co., Inc. that provides and implements integrated solutions to create sustainable, resilient, healthy, and intelligent buildings powered by a low-carbon infrastructure. Our services extend beyond building new buildings; we help reduce costs and increase efficiency for our clients to meet their energy and carbon reduction goals.

## Scope of Work:

### 1. Furnishing of HRU and MAU – Stoneham High School

HRU 1 through HRU 13 Custom Outdoor Air handler  
MAU 1 Custom Outdoor Air handler

Proposals based off drawings and specification section 23 7313, and drawings dated 8/22/2022 and Addendum 1 dated 9/1/2022

## DRAWINGS AND SHIPMENT

Drawings for Approval could be available in approximately Three Weeks after receipt of your formal purchase order with complete ordering information.

Shipment of the equipment will be scheduled 46 weeks after Approved Drawings are returned. Pricing and Lead-Time may be affected if any changes are made to the Approval Drawings, which result in major modifications, to allow for additional engineering. Drawing cycle and manufacturing times for Custom Engineered Designs are an estimate and are based on factory loading at the time of this quotation and are subject to change, without prior notification, due to prior sale of material and manufacturing capacity.

## EXCLUSIONS/CLARIFICATIONS

- » Installation, rigging, commissioning, and balancing
- » Refrigerant piping
- » Field Leakage testing
- » Fan Spring Isolators
- » Electrical Field Labor at shipping splits
- » Controls, valves, actuators
- » Seismic Certification
- » Refrigerant piping and specialties
- » Refrigerant.
- » VRF Condensing Units
- » Smoke Detectors

Arch Energy | A Division of Consigli Construction Co., Inc.

72 Sumner Street, Milford, MA 01757 p 508.473.2580 [consigli.com](http://consigli.com)

Connecticut • Maine • Massachusetts • New York • Washington, DC

An Affirmative Action / Equal Opportunity Employer

## COST COMPARISON

We submitted Requests for Proposals to JCI, SEMCO, Trane and Hakkon. Trane did not bid as they could not meet all the requirements of the specifications and their alternate unit did not meet the dimensions and weight requirements. Hakkon did not bid as they could not meet the required lead times. JCI is the basis of design and meets the requirements of all the specifications. SEMCO is also an approved equal, however they have listed some deviations from the specifications. We have levelled SEMCO to meet most of the specification requirements.

We recommend JCI York for this project.

The cost comparison is as follows:

Stoneham High School - HRU and MAU				
Vendor	JCI - YORK	SEMCO	TRANE	HAKKON
Equipment Cost	\$3,179,800	\$3,214,440	No Bid	No Bid
PM Submittal, Warranty, OH&P	\$228,129	\$229,970		
Total	\$3,407,929	\$3,444,410		

For services designated herein, **Client** agrees to pay Arch Energy the amount of \$3,407,929 (Three million four hundred seven thousand nine hundred twenty-nine dollars). This project is tax exempt. Arch Energy must be presented with either a tax-exempt certificate or a re-sale certificate if taxes are not to be applied.

**This quote is valid for 30 days.**

We would appreciate your signature in the space provided below as your acceptance of this agreement.

PROPOSAL OFFERED BY: Kailash Viswanathan

DATE: 09/22/2022

**Consigli Construction**

Accepted by:

\_\_\_\_\_

Name typed: \_\_\_\_\_

Title: \_\_\_\_\_

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

Name of Firm or Organization:

Consigli Construction  
72 Sumner Street  
Milford, MA 01757

**Arch Energy - Acceptance**

Accepted by:

\_\_\_\_\_

Name typed: \_\_\_\_\_

Title: \_\_\_\_\_

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

Arch Energy  
A Division of Consigli Construction Co. Inc.  
72 Sumner Street  
Milford, MA 01757

# ELECTRICAL SWITCHGEAR



## About Us

Arch Energy is a division of Consigli Construction Co., Inc. that provides and implements integrated solutions to create sustainable, resilient, healthy, and intelligent buildings powered by a low-carbon infrastructure. Our services extend beyond building new buildings; we help reduce costs and increase efficiency for our clients to meet their energy and carbon reduction goals.

## Scope of Work: Furnishing of MSWB - Electric Switchboard for Stoneham High School.

Proposals based on drawings E30-01 and specification section 26 00 00 dated 08/22/22.

### SCOPE INCLUDES:

- Qty. 1 - MSWB Switchboard
  - System Voltage - 480Y/277V 3Ph 4W 60Hz
  - Source Description - Main-Main
  - System Ampacity - 6000A
  - Bussing - Silver Plated Copper
  - Neutral Bus - 100%
  - Max Available Fault Current (RMS) - 100kA
  - 1 – 4000A 3P Main Breaker
  - 1 – 2500A 3P Solar Breaker
  - 10 – 800A 3P Breaker
  - 3 – 400A 3P Breaker
  - 6 – 225A 3P Breaker
  - 2 – 600A 3P Breaker
  - 7 – 250A Breaker
  - 7 – 3P Breaker Spaces
  - 1 – SPD
  - 1 – Digital Customer Metering
  - Short Circuit Coordination Study

### DRAWINGS AND SHIPMENT

Drawings for Approval could be available in approximately One (6) week after receipt of your formal purchase order with complete ordering information and necessary field information for coordination study. Shipment of the Switchboard is estimated for Sixty-four (64) Weeks after the Approved Drawings are returned. Pricing and Lead-Time may be affected if any changes are made to the Approval Drawings, which result in major modifications, to allow for additional engineering. Drawing cycle and manufacturing times for Custom Engineered Designs are an estimate and are based on factory loading at the time of this quotation and are subject to change, without prior notification, due to prior sale of material and manufacturing capacity.

## EXCLUSIONS/CLARIFICATIONS

- Short Circuit/Coordination Study is included. Field data required for study will need to be provided to Arch Energy.
- NETA testing is excluded.
- Exception to mimic bus, providing mimic nameplate
- Rigging is Excluded.
- Installation is Excluded.
- Start-up is included for customer meters only.
- Due to supply chain issues lead times are NOT guaranteed.

## COST COMPARISON

We submitted Requests for Proposal to Needham Electric – GE/ABB, Green Mountain Electric Supply – Eaton, Northeast Electrical – Siemens, and Graybar – Square D. We received quotes from Graybar and Northeast Electrical. Needham Electric declined to bid and Green Mountain Electric stated that Eaton could not build a 6000A switchboard. We recommend the package from Northeast as they have the lowest cost and their lead time is similar to Square D. Lead times are NOT guaranteed and depending on material supply issues the lead times for each vendor can change.

The cost comparison is as follows:

Stoneham High School - Generator			
Vendor		Square D	Siemens
Equipment Cost	\$	516,455.00	\$ 457,382.00
PM, Submittals, Warranty, OH&P	\$	52,699.49	\$ 46,671.63
Total	\$	569,154.49	\$ 504,053.63

For services designated herein, the **Client** agrees to pay Arch Energy the amount of \$504,054 (Five hundred and four thousand and fifty-three dollars). Sales tax has been excluded. Arch Energy must be presented with either a tax-exempt certificate or a resale certificate if taxes are not to be applied.

**This quote is valid for 30 days.**

We would appreciate your signature in the space provided below as your acceptance of this agreement.

PROPOSAL OFFERED BY: Kevin Loiselle

DATE: 9/22/20221

**Consigli Construction**

Accepted by:

\_\_\_\_\_

Name typed: \_\_\_\_\_

Title: \_\_\_\_\_

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

**Arch Energy - Acceptance**

Accepted by:

\_\_\_\_\_

Name typed: Kevin Loiselle

Title: Energy Systems Specialist

Date: 9/23/22

Name of Firm or Organization:

Consigli Construction  
72 Sumner Street  
Milford, MA 01757

Arch Energy  
A Division of Consigli Construction Co. Inc.  
72 Sumner Street  
Milford, MA 01757

# EMERGENCY GENERATOR



## About Us

Arch Energy is a division of Consigli Construction Co., Inc. that provides and implements integrated solutions to create sustainable, resilient, healthy, and intelligent buildings powered by a low-carbon infrastructure. Our services extend beyond building new buildings; we help reduce costs and increase efficiency for our clients to meet their energy and carbon reduction goals.

## Scope of Work: Furnishing of 1000kW Diesel Generator

Proposal based off drawing number E30-01 and specification section 263213.13 dated 08/22/22.

One (1) New Outdoor Caterpillar Model C32 Diesel Emergency Packaged Generator Set. This unit is rated 1000 KW, Standby power, 277/480 volt, 60 hertz, 1800 rpm, Three phase, 0.8 pf.

The following equipment/services are included:

- UL 2200 Listed and Labeled
- EPA Certified for Stationary Emergency Application
- Permanent Magnet Generator
- Generator Heater
- Electronic Governor
- Unit Mounted Radiator
- Jacket Water Heater
- Vibration Isolators
- Starting Batteries with Rack and Cables
- 20-amp Battery Charger
- Charging Alternator
- Engine/Generator Unit Mounted Control Panel
- One Remote Annunciator Panel, 16 Light NFPA 110 – ships loose
- Remote Emergency Stop Station (EPO Station) – ships loose
- Remote communications via RS485 port (interface to BMS or SCADA by others)
- 1680 Gallon (24 hours of run time at 100% load) Fuel Tank, Double Walled w/Leak Detection, UL142 Listed
- 800-800-800 Amp Unit Mounted Circuit Breaker
- Exhaust Silencer
- Enclosure - Painted Steel Factory installed Sound Attenuated, Color- White
  - 67 dBA @ 23'
  - Mounted on fuel tank base above
  - Structural steel base

- Thermal/acoustic insulation
- Motorized intake/Gravity discharge louvers
- Interior muffler with rain cap
- 208-volt, AC distribution panel
- 5 KW space heater with thermostat
- 50% LOAD BANK
- Interior lights
- Interior 120 VAC GFI receptacle(s)
- Services wired for AC and DC
- 30 CYCLE Automatic transfer switch(es):
  - Quantity 2, 800 ampere, 4 pole, OPEN transition, NEMA 1 enclosure, WCR 50K
- Standard factory & production testing
- Start-up and Test with Milton Cat supplied Load Bank
- Customer Training
- 5 Year Warranty from Date of Start-Up
- Operation and maintenance manuals

### **Drawings and Shipment:**

Drawings for Approval could be available in approximately eight to ten (8-10) Weeks after receipt of your formal purchase order with complete ordering information. Shipment of the equipment will be scheduled sixty (60) to sixty-two (62) Weeks after Approved Drawings are returned. Pricing and Lead-Time may be affected if any changes are made to the Approval Drawings, which result in major modifications, to allow for additional engineering. Drawing cycle and manufacturing times for Custom Engineered Designs are an estimate and are based on factory loading at the time of this quotation and are subject to change, without prior notification, due to prior sale of material and manufacturing capacity.

### **Exclusions/Clarifications**

- Installation and rigging of generator excluded.
- Assembly of any portion of the generator package, including but not limited to, the exhaust stack, enclosure, generator set, etc. are excluded.
- Concrete work and pad, if required, are excluded.
- All Fuel is excluded.
- No Unit Mounted CB Sizes identified, assuming 3 – 800A breakers
- NETA testing is excluded.
- Please note anchor bolts are not included in this proposal and are the responsibility of others.
- Offloading and rigging of generator set, ATS, accessories etc. is not included in this proposal and is the responsibility of others
- Circuit breaker testing is not included in this proposal and is the responsibility of others.

- Engineering, coordination study, short circuit analysis, independent testing, is not included in this proposal and is the responsibility of others.
- Items marked as ships loose on the Bill of Material to be installed by others
- Exhaust back pressure testing is not included in this proposal
- Exhaust emission testing is not included in this proposal
- Harmonic content test is not included in this proposal
- Voltage and frequency stability test will be performed utilizing our In-Power software tool.
- Infrared scanning is not included in this proposal and is the responsibility of others.
- O&M manuals – (1) electronic copy and (5) hard copies are included in this proposal.
- Proposal is based on work being performed during normal business hours 8:00 AM – 5:00 PM

### Cost Comparison

We submitted Requests for Proposal to the three approved manufacturers – Milton CAT, Kholer, and Cummins. We received quotes from all 3 vendors and have leveled up both MiltonCAT and Kholer to include a larger fuel tank to meet the spec requirement, additional leveling was added to MiltonCat to include stairs. We recommend proceeding with Milton CAT as they have the lowest cost and currently, they have the best lead time.

The cost comparison is as follows: FOB first destination is included.

Stoneham High School - Generator			
Vendor	Milton Cat	Kholer	Cummins
Equipment Cost	\$ 574,650.00	\$ 653,500.00	\$ 593,000.00
PM, Submittals, Warranty, OH&P	\$ 64,501.53	\$ 74,767.45	\$ 67,892.45
Total	\$ 639,151.53	\$ 728,267.45	\$ 660,892.45

### Your Investment:

For services designated herein, **Client** agrees to pay Arch Energy the amount of \$639,152.00 (Six hundred and thirty-nine thousand one hundred fifty-one dollars). This amount includes does not include 6.25% MA sales tax. Arch Energy must be presented with either a tax-exempt certificate or a re-sale certificate if taxes are not to be applied.

**This quote is valid for 30 days.**

We would appreciate your signature in the space provided below as your acceptance of this agreement.

PROPOSAL OFFERED BY: Kevin Loiseau

DATE: 9/23/22

**Consigli Construction**

Accepted by:

\_\_\_\_\_

Name typed: \_\_\_\_\_

Title: \_\_\_\_\_

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

**Arch Energy - Acceptance**

Accepted by:

\_\_\_\_\_

Name typed: Kevin Loiseau

Title: Energy Systems Specialist

Date: 9/23/22

Name of Firm or Organization:

Consigli Construction  
72 Sumner Street  
Milford, MA 01757

Arch Energy  
A Division of Consigli Construction Co. Inc.  
72 Sumner Street  
Milford, MA 01757

## Memorandum

To: Stoneham School Building Committee  
From: Joel Seeley  
Project: New Stoneham High School  
Re: Third Party Plans Review for Stoneham Building Department  
Distribution: Stoneham School Building Committee (MF)

Date: 9/26/2022  
Project No.: 20033

---

### **THIRD PARTY PLANS REVIEW FOR STONEHAM BUILDING DEPARTMENT**

**FEE:** \$ 27,800.00

**REASON:** Provide third party plans review for the Stoneham Building Department for the Foundation Permit and the Building Permit.

**BUDGET AVAILABILITY:** This Amendment would be funded out of MSBA ProPay Code 0104-0000, Permitting Fee Budget, which has a balance of \$119,769.

# KELLY P. REYNOLDS & ASSOCIATES, INC.

BUILDING CODE CONSULTANTS

PLAN REVIEW SPECIALISTS

TECHNICAL SEMINARS

PHONE 1-800-950-CODE (2633)

## WESTERN OFFICE

16182 West Magnolia  
P. O. Box 5518  
Goodyear, AZ 85338-5518

## ILLINOIS OFFICE

616 Executive Drive  
Willowbrook, IL 60527-5610  
September 20, 2022

## EASTERN OFFICE

Keystone Code LLC  
1459 South East Street  
Amherst, MA 01002

Cheryl Noble

Stoneham Building Department

35 Central St.,

Stoneham MA 02180

## PLAN REVIEW PROPOSAL FOR STONEHAM HIGH SCHOOL

The following is our proposal to perform building, mechanical, plumbing, electrical, fire protection, ADA, energy conservation and state amendments for the Stoneham High School Project.

Our services include:

- Footing & Foundation Plan Review
- Complete Building Plan Review
- Re-Reviews and unlimited telephone consulting
- Ten-working day turnaround time

Our fees for these services at \$32,800 with a \$5,000 client discount = \$27,800.

Fees are due and payable prior to starting our review process. We have sent you our Invoice No. 11414 dated September 13, 2022 for those services.

MEMBERS: AIA, ALA, ICC, NFPA, SARA, WOBO  
Publishers of *CODES AND STANDARDS* Newsletter



E-mail: [CODEXPERTS@AOL.COM](mailto:CODEXPERTS@AOL.COM)

*Serving Government and Industry since 1979*

Please feel free to contact us if you have any questions.

Sincerely,

A handwritten signature in dark ink, reading "Kelly P. Reynolds". The signature is written in a cursive, flowing style with a large initial "K".

Kelly P. Reynolds

President

## Warrant No. 32

Project: Stoneham High School, Stoneham, Massachusetts Project No.: 20033  
 Prepared by: Joel G. Seeley, AIA Date: 9/26/2022

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>
Boyd's Direct	29312	9/19/2022	\$ 220.00	0199-0000	\$ 259,780.00
Stoneham Independent	Legal Ad #221245	9/21/2022	\$ 277.20	0103-0000	\$ 18,136.30
<b>Total</b>			<b>\$ 497.20</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 \_\_\_\_\_



Graphic Design • Corporate Printing • Direct Mail • Advertising Specialties

100 Maple Street • Stoneham, MA • 02180 • 781.438.4003

## Invoice 29312

Date: 9/19/2022

**Joel Seeley**  
**Town of Stoneham**  
**35 Central Street**  
**Stoneham MA 02180**

SHIP TO:

Town of Stoneham School Building Committee  
 35 Central Street  
 Stoneham MA 02148

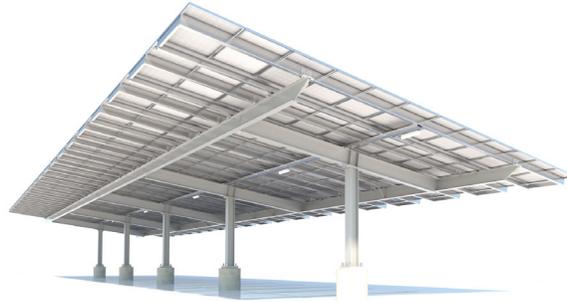
Acct.No	Ordered By	Phone	Fax	P.O. No	Prepared By	Sales Rep	
486	Joel Seeley				Dave Gardner	Dave	
Quantity	Description	Unit Price	Price				
1	<b>Envision Stoneham High Banner</b> <hr/> <b>Envision Stoneham High Banner 72 x 96</b> 18 oz Matte Banner - 80 Inch 72 x 96	220.0000/Ea	<b>220.00</b>				
Terms	Subtotal	Shipping	Postage	Tax	Total	Paid	BALANCE
Due Upon Receipt	220.00	0.00	0.00	0.00	220.00	0.00	<b>220.00</b>

**Thank you for your order. Please pay from this invoice.**



# Finish Options

Painted and Galvanized Finish Options Available



LIGHT GREY



Tannery SW 4004  
LRV 64%



Ballast Beige SW 4013  
LRV 65%



Balsam SW 4022  
LRV 62%



Cylinder Cream SW 4005  
LRV 74%



Cantilever Tan SW 4014  
LRV 48%



Olivine SW 4023  
LRV 46%



Lodestone SW 4006  
LRV 51%



Torque Tan SW 4015  
LRV 35%



Enviro Green SW 4024  
LRV 15%



Bronze SW 4007  
LRV 23%



Corrugate Brown SW 4016  
LRV 24%



Anchor Gray SW 4025  
LRV 13%



Umbra SW 4008  
LRV 9%



Graphite SW 4017  
LRV 5%



Slate Gray SW 4026  
LRV 36%



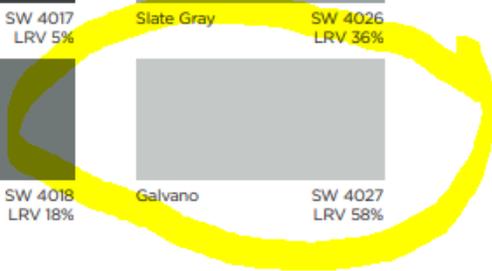
Walnut Brown SW 4009  
LRV 3%



Tower Gray SW 4018  
LRV 18%



Galvano SW 4027  
LRV 58%



# Stoneham High School

## Bid Alternates

9/22/2022

- **Community Terrace - \$97,748**
  - **Base Bid:** Base Bid has TPO roof above main entry canopy, located on Level 02, west of the Media Center (Room A223).
  - **Add Alternate:** Add egress door from Performance Room A201 onto Roof Terrace. Terrace to be composite panel pedestal pavers and include railing at west edge.
  
- **Spartan Stadium - \$4,685,648**
  - **Base Bid:** Base Bid is no Spartan Stadium Building (locker rooms, coaches, team rooms, concessions, public bathrooms, etc.), no bleachers, and no press box. Site to be landscaped with gently sloping grass from Stadium Field elevation down to lower drive along west fields. Stadium field, track, and fencing enclosure are all part of the base bid. Small “out building” sited adjacent to lower roadway will contain site irrigation system infrastructure as well as electrical and tele/data panels for site lighting, security cameras, and blue light phones. Drinking fountain and bottle filler to be provided at “out building”.
  - **Add Alternate:** Stadium building to be completely constructed including home bleachers and corresponding press box.
  
- **Northwest Sports Field - \$1,538,754**
  - **Base Bid:** Base Bid is northwest sports field to be grass. This grass field includes irrigation but does not include sports lighting.
  - **Add Alternate:** Northwest sports field to be synthetic turf. This removes irrigation and natural grass but adds sports lighting and fencing.
  
- **Visitor Bleachers - \$172,427**
  - **Base Bid:** Base Bid is sloped landscape from west side of softball field down to stadium elevation.
  - **Additive Alternate:** Sloped landscape to retaining wall at field elevation. Within retaining wall area at field elevation provide aluminum bleachers to seat 300 people.

Discuss 300 Seat Bleacher Section in Gymnasium at Court No. 3/Gymnastics Mat that was requested to be a Bid Alternate at the 1/24/2022 SSBC Meeting.



September 26, 2022

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

Re: Revised 60% to 90% Estimate Variance Summary  
Stoneham High School

Joel:

Provided below is a high-level summary of 5 scope areas that are driving the 90% estimate over the available budget for the Stoneham High School project along with some of the associated reasons for these cost increases.

- Prepurchase Bid Amounts of Mechanical & Electrical Equipment – Increase of about \$600k
  - Market increase on equipment costs of about 12%
- Building Exterior Enclosure – Increase of about \$750k
  - Market increases of 7% in masonry and waterproofing/air vapor barriers
- Sitework Adjustments and Rock elevation information – increase of about \$1.8M
  - Increase in trench rock allowance
  - Additional rock exploration testing for Phase 2
  - Material price increase to PVC pipe and drainage system materials
- Food Service Equipment – increase of about \$500k
  - Subcontractor proposal versus consultant recommendation
  - Stainless steel material price increases
- Escalation Approach (% carried between now and January 2023) – increase of about \$1.3M
  - Per annum escalation % adjustment to bid date from 8% to 12%

If you have any questions or need any additional information, please don't hesitate to reach out.

Sincerely,

Todd McCabe  
Project Executive

**90% CD Construction Cost Comparison  
9/16/2022**

	Approved Budget	Consigli Final 60% w/ VE 7/12/22	Consigli 90% CD 9/15/22	Delta from 60%	% Delta	PM&C 90% CD 9/14/22	Delta from 60%	% Delta	Comments
<b>Building Costs</b>									
Foundations	\$6,330,205	\$3,346,501	\$375,858	-\$2,970,643	-88.8%	\$363,168	-\$2,983,333	-89.1%	
Superstructure	\$10,835,255	\$11,193,910	\$856,303	-\$10,337,607	-92.4%	\$837,235	-\$10,356,675	-92.5%	
Exterior Closure	\$10,404,191	\$10,715,310	\$11,471,413	\$756,103	7.1%	\$11,440,915	\$725,605	6.8%	
Roofing	\$3,104,042	\$3,864,983	\$4,258,007	\$393,024	10.2%	\$4,274,252	\$409,269	10.6%	
Interior Construction	\$8,784,118	\$10,406,899	\$10,729,274	\$322,375	3.1%	\$10,742,049	\$335,150	3.2%	
Staircases	\$619,052	\$644,212	\$686,799	\$42,587	6.6%	\$685,212	\$41,000	6.4%	
Interior Finishes	\$6,251,747	\$6,652,009	\$7,008,075	\$356,066	5.4%	\$7,028,397	\$376,388	5.7%	
Conveying Systems	\$461,971	\$659,551	\$314,648	-\$344,903	-52.3%	\$322,668	-\$336,883	-51.1%	
Plumbing	\$3,481,213	\$4,777,392	\$4,829,944	\$52,552	1.1%	\$4,715,102	-\$62,290	-1.3%	
HVAC	\$13,104,795	\$15,841,045	\$16,624,401	\$783,356	4.9%	\$16,334,822	\$493,777	3.1%	
Fire Protection	\$1,279,328	\$1,641,512	\$1,681,201	\$39,689	2.4%	\$1,676,799	\$35,287	2.1%	
Electrical	\$9,384,275	\$13,105,173	\$13,608,183	\$503,010	3.8%	\$13,577,551	\$472,378	3.6%	
Equipment	\$3,360,300	\$2,764,897	\$3,710,846	\$945,949	34.2%	\$3,717,393	\$952,496	34.4%	
Furnishings	\$2,148,853	\$3,006,832	\$2,791,349	-\$215,483	-7.2%	\$2,790,828	-\$216,004	-7.2%	
Building Demolition	\$1,167,000	\$1,490,749	\$1,490,749	\$0	0.0%	\$1,490,749	\$0	0.0%	
Hazardous Materials	\$3,000,000	\$3,200,000	\$3,200,000	\$0	0.0%	\$3,200,000	\$0	0.0%	
<b>Subtotal</b>	<b>\$83,716,345</b>	<b>\$93,310,975</b>	<b>\$83,637,050</b>	<b>-\$9,673,925</b>	<b>-10.4%</b>	<b>\$83,197,140</b>	<b>-\$10,113,835</b>	<b>-10.8%</b>	
<b>Sitework</b>									
Site Preparation	\$7,295,501	\$6,006,339	\$6,921,499	\$915,160	15.2%	\$6,955,424	\$949,085	15.8%	
Site Improvements	\$12,718,118	\$11,247,060	\$10,672,438	-\$574,622	-5.1%	\$10,546,013	-\$701,047	-6.2%	
Site Utilities	\$6,571,169	\$3,416,409	\$3,989,137	\$572,728	16.8%	\$3,887,116	\$470,707	13.8%	
Site Electrical	\$3,591,294	\$2,090,982	\$3,047,755	\$956,773	45.8%	\$2,998,430	\$907,448	43.4%	
Concession/Locker Room	\$2,228,504	\$3,527,736	\$0	-\$3,527,736	-100.0%	\$0	-\$3,527,736	-100.0%	
<b>Subtotal</b>	<b>\$32,404,586</b>	<b>\$26,288,526</b>	<b>\$24,630,829</b>	<b>-\$1,657,697</b>	<b>-6.3%</b>	<b>\$24,386,983</b>	<b>-\$1,901,543</b>	<b>-7.2%</b>	
<b>Mark-ups</b>									
Escalation	\$4,623,070	\$3,972,793	\$3,052,738	-\$920,055	-23.2%	\$3,051,035	-\$921,758	-23.2%	
Design Contingency	\$11,557,675	\$2,972,577	\$1,076,409	-\$1,896,168	-63.8%	\$1,075,841	-\$1,896,736	-63.8%	
General Conditions	\$5,490,124	\$5,156,284	\$4,246,039	-\$910,245	-17.7%	\$4,246,039	-\$910,245	-17.7%	
General Requirements	\$5,929,087	\$4,668,902	\$4,086,334	-\$582,568	-12.5%	\$4,086,334	-\$582,568	-12.5%	
Bonds	\$791,435	\$804,800	\$626,962	-\$177,838	-22.1%	\$626,962	-\$177,838	-22.1%	
SDI	\$983,194	\$852,141	\$688,422	-\$163,719	-19.2%	\$692,604	-\$159,537	-18.7%	
Insurance	\$1,628,398	\$1,544,478	\$1,366,695	-\$177,783	-11.5%	\$1,358,816	-\$185,662	-12.0%	
Builders Risk	\$232,624	\$220,636	\$146,021	-\$74,615	-33.8%	\$146,021	-\$74,615	-33.8%	
Permit	\$0	\$0	\$0	\$0		\$0	\$0		
CM Fee	\$2,730,000	\$2,541,834	\$2,179,720	-\$362,114	-14.2%	\$2,179,720	-\$362,114	-14.2%	
CM Contingency	\$3,332,122	\$3,184,925	\$2,827,136	-\$357,789	-11.2%	\$2,792,775	-\$392,150	-12.3%	
<b>Subtotal</b>	<b>\$37,297,729</b>	<b>\$25,919,370</b>	<b>\$20,296,476</b>	<b>-\$5,622,894</b>	<b>-21.7%</b>	<b>\$20,256,147</b>	<b>-\$5,663,223</b>	<b>-21.8%</b>	
<b>Early Site Enabling Bid Package No. 1</b>		<b>\$10,520,247</b>	<b>\$10,520,247</b>	<b>\$0</b>		<b>\$10,520,247</b>	<b>\$0</b>		
<b>Early Concrete and Steel Bid Package No. 2</b>			<b>\$19,829,643</b>	<b>\$19,829,643</b>		<b>\$19,829,643</b>	<b>\$19,829,643</b>		
<b>TOTAL</b>	<b>\$153,418,660</b>								
<b>Increases to Approved Budget</b>									
Town ARPA Re-Allocation	\$2,200,000								
Owner's Construction Contingency Re-Allocation	\$450,000								
<b>TOTAL</b>	<b>\$156,068,660</b>	<b>\$156,039,118</b>	<b>\$158,914,245</b>	<b>\$2,875,127</b>	<b>1.8%</b>	<b>\$158,190,160</b>	<b>\$2,151,042</b>	<b>1.4%</b>	
				<i>Over Approved Budget</i>					
				\$2,845,585			\$2,121,500		

SMMA

Project Management

Town of Stoneham

# New Stoneham High School

---

Construction Update

09.26.2022





Existing Stoneham High School



Auditorium and Spartan Place Area



Academic Wing Area



Removal of Buried Organic Materials



Rear Access to Boxwood Road



Seismic Monitor on Neighbors Property

## Memorandum

To: Stoneham School Building Committee  
From: Joel Seeley  
Project: New Stoneham High School  
Re: Construction Subcommittee Change Approval Authorization  
Distribution: SSBC (MF)

Date: 9/26/2022  
Project No.: 20033

---

The Construction Subcommittee members are

- Paul Ryder
- Jeanne Craigie
- Marie Christie
- Kevin Yianacopolus
- Doug Gove
- Stephen O'Neill
- David Bois
- Brian McNeil
- David Pignone
- Cory Mashburn
- David Ljungberg

Marie, Kevin, Brian, David P and David L have been regular attendees at the weekly Wednesday OAC meetings.

At each weekly OAC meeting, Consigli reviews the outstanding Changes Log, showing what changes are in pricing, what have been submitted and what have been reviewed by P&W and SMMA.

Commencing after the SSBC meetings convert to monthly, after the new year, we propose for those changes that are \$25,000 or less and identified by Consigli at the weekly OAC meeting as needing approval prior to the next monthly SSBC meeting in order to maintain schedule, we propose the SSBC authorize the Construction Subcommittee approval authority.

For the Subcommittee approval process, we will schedule a Construction Subcommittee meeting within a day to present the change and request approval, by simple majority of those voting members attending. The Construction Subcommittee members that have attended the OAC meeting can assist in the explanation.

## Project Minutes

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

Project No.: 20033  
 Meeting Date: 9/19/2022  
 Time: 10:00am  
 Meeting No: 35

## Attendees:

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

---

Item #	Action	Discussion
35.1	D. Sheehan A. Lanni A. Kondiles	<p data-bbox="472 390 724 420"><b>Photovoltaic System</b></p> <ol data-bbox="521 443 1440 1707" style="list-style-type: none"><li data-bbox="521 443 1440 814">1. Draft SESS Agreement, Pilot Agreement and Lease Agreement:<ol data-bbox="618 485 1440 814" style="list-style-type: none"><li data-bbox="618 485 1440 590">a. SESS Agreement and Lease Agreement forwarded to Nexamp on 8/22/22. A. Kondiles indicated a response will be this week. <i>(from prior meeting)</i></li><li data-bbox="618 600 1440 705">b. D. Sheehan forwarded sample Pilot Agreement to Nexamp on 9/6/22. A. Kondiles indicated a response will be next week. <i>(from prior meeting)</i></li><li data-bbox="618 716 1440 814">c. D. Sheehan to confirm if Town Meeting approval for the Town Administrator to negotiate the SESS Agreement is required. <i>(from prior meeting)</i></li></ol></li><li data-bbox="521 835 1440 898">2. A. Kondiles indicated Nexamp/Parasol needs to submit an exterior light fixture the meets the Town's light cut off requirements. <i>(from prior meeting)</i></li><li data-bbox="521 919 1440 1581">3. Weekly coordination meeting with Nexamp, P&amp;W and Consigli: <i>(from prior meeting)</i><ol data-bbox="618 1003 1440 1581" style="list-style-type: none"><li data-bbox="618 1003 1440 1161">a. A. Kondiles indicated from Parasol Canopy drawings emailed 8/1/22, option 1 was selected as the preferred option. Nexamp to shift columns away from existing culvert and will update per civil drawings. S. Messenger indicated Nitsch engineering will provide an update this week.</li><li data-bbox="618 1182 1440 1308">b. PanelClaw Rooftop drawings emailed 8/4/22 by Nexamp, P&amp;W to review. Nexamp reviewing reducing attachment penetrations. A. Kondiles indicated Nexamp will have their response soon. S. Messenger indicated P&amp;W still reviewing.</li><li data-bbox="618 1329 1440 1392">c. Size of PV conductors to connect to the Building Switchgear to be coordinated with BALA.</li><li data-bbox="618 1413 1440 1497">d. R. Smith submitted information about potential ledge location at the canopies to Nexamp. A. Kondiles indicated Nexamp is reviewing, and the potential modifications may increase the budget.</li><li data-bbox="618 1518 1440 1581">e. J. Seeley indicated Consigli needs to update the budget number for the duct bank.</li></ol></li><li data-bbox="521 1602 1440 1707">4. Nexamp submitted sample color cards for the canopy. S Messenger indicated P&amp;W will be providing a recommendation at the next SSBC meeting on 9/26/22.</li></ol>

---

---

Item #	Action	Discussion
		5. A. Kondiles indicated Nexamp is responding to comments from Eversource on the interconnection application. Per the responses, Eversource will then begin an impact study.
35.2	P. Cunningham S. McPhee	<b>EV Charging Stations and Energy Efficiency</b>  1. S. Conte requires locations of the EV charging stations to establish the location of the Eversource Transformer and Meter. S. Messinger indicated Nitsch will coordinate and provide conduit location. <i>(from prior meeting)</i>  2. S. McPhee indicated EV charging funding is still awaiting DPU approval. Town of Stoneham will apply for EVIP funding for the chargers once the funding is renewed. The chargers are still eligible for utility incentives.  3. E. Wortman asked about the design and/or installation of the geothermal wells? S. Messinger indicated the design of geothermal wells are completed and they are scheduled to begin installation on 9/26/22.
34.4	Record	Next <b>Green Building Initiatives Meeting: Monday, 10/3/2022 at 10:00am, remote.</b>

Attachments: None

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

## Project Minutes

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

Project No.: 20033  
 Meeting Date: 9/6/2022  
 Time: 10:00am  
 Meeting No: 34

## Attendees:

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

---

Item #	Action	Discussion
34.1	D. Sheehan A. Lanni A. Kondiles	<b>Photovoltaic System</b> <ol style="list-style-type: none"><li>1. Draft SESS Agreement, Pilot Agreement and Lease Agreement:<ol style="list-style-type: none"><li>a. SESS Agreement and Lease Agreement forwarded to Nexamp on 8/22/22.</li><li>b. D. Sheehan forwarded sample Pilot Agreement to Nexamp on 9/6/22.</li><li>c. D. Sheehan to confirm if Town Meeting approval for the Town Administrator to negotiate the SESS Agreement is required. <i>(from prior meeting)</i></li></ol></li><li>2. A. Kondiles provided cut-sheets of LED light fixture on 8/11/22. A. Kondiles to confirm if fixture is light cut off as required. The light fixture submitted is not a light cut off fixture. Nexamp to submit another fixture.</li><li>3. Weekly coordination meeting with Nexamp, P&amp;W and Consigli:<ol style="list-style-type: none"><li>a. Parasol Canopy drawings emailed 8/1/22 by Nexamp. Nexamp to shift columns away from existing culvert.</li><li>b. PanelClaw Rooftop drawings emailed 8/4/22 by Nexamp, P&amp;W to review. Nexamp reviewing reducing attachment penetrations.</li><li>c. Size of PV conductors to connect to the Building Switchgear to be coordinated with BALA.</li><li>d. Nexamp asked for information about potential ledge location at the canopies, that may impact the foundation system, especially at the east parking area and existing culvert. <i>Team to submit.</i></li></ol></li><li>4. A. Lanni verified with Eversource the rate is B3.</li><li>5. P. Cunningham asked for sample color cards for the canopy, A. Kondiles to provide this week.</li><li>6. J. Seeley inquired about the Eversource Area Study, <i>A. Kondiles indicated Eversource had a few comments on the application which Nexamp will be answering this week, after which they will know the extent of the study.</i></li></ol>

---

Item #	Action	Discussion
34.2	P. Cunningham S. McPhee	<b>EV Charging Stations and Energy Efficiency</b> <ol style="list-style-type: none"><li>1. P. Cunningham to forward the current Electrical Site Plan to S. Conte for review of a potential alternate location for Eversource Transformer and Meter, dedicated to EV, closer to the EV Stations. <i>(from prior meeting)</i></li><li>2. S. McPhee to confirm funding status.</li><li>3. M. Stafford noted he contacted Kim Cullinane of Eversource to update her on and discuss the potential energy efficiency incentives for the project. Kim was informed that there is no natural gas as part of the project and the current EUI stands at 26.2.</li></ol>
34.3	R. Flynn	<b>Full Load Electrical Capacity at Franklin Street</b> <i>(from prior meeting)</i> <ol style="list-style-type: none"><li>1. R. Flynn will follow up with Eversource to confirm in writing the full load capacity at Franklin Street. R. Flynn to confirm.</li></ol>
34.4	Record	Next <b>Green Building Initiatives Meeting: Monday, 9/19/2022 at 10:00am, remote.</b>

Attachments: None

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

## Project Minutes

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

Project No.: 20033  
 Meeting Date: 9/12/2022  
 Time: 3:00pm  
 Meeting No: 34

## 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
	David Ljungberg	Assistant Superintendent of Schools
	Bryan Lombardi	Principal
	Dennis Sheehan	Town Administrator
	Jordan Mayblum	John Guilfoil PR
✓	Brooke Trivas	Perkins and Will
✓	Elizabeth Dame	Perkins and Will
✓	Kristy Lyons	Consigli
	Todd McCabe	Consigli
	Mark Stafford	SMMA
	Robert Smith	SMMA
✓	Joel Seeley	SMMA

Item #	Action	Discussion
34.1	Record	<p><b>Prepare for January 2023 Town Meeting</b></p> <p>Community Outreach program to be developed similar to the work of the PR Subcommittee leading up to the 2021 Town Meeting Vote.</p> <p><b>1. 9/17/22 Town Day</b></p> <ol style="list-style-type: none"> <li>a. K. Lyons reviewed backdrop image options, Subcommittee chose Image No. 9, add Envision logo, S. Iovanni to send to local printer.</li> <li>b. S. Iovanni reviewed draft FAQ, attached, Subcommittee to edit directly on Google.doc.</li> <li>c. J. Seeley to add FAQ to 9/12/22 SSBC meeting handout.</li> <li>d. J. Seeley to send construction progress slide show to S. Iovanni.</li> </ol>

Item #	Action	Discussion
		<p><b>2. Back to School Nights</b></p> <p>a. S. Iovanni to request additional SSBC attendees at the 9/12/22 SSBC meeting.</p> <p><b>3. Friday Night Football Games</b></p> <p>a. The Subcommittee decided limited PR benefit from attending, M. Christie will let D. Pignone know.</p> <p><b>4. October 17, 2022 Town Meeting</b></p> <p>a. M. Christie and D. Bois to provide a 2 – 3 minute SSBC update.</p>
34.2	Record	Next <b>PR Subcommittee Meeting: TBD</b>

Encl: FAQ

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

## Project Minutes

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

Project No.: 20033  
 Meeting Date: 9/6/2022  
 Time: 3:00pm  
 Meeting No: 33

## 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
✓	David Ljungberg	Assistant Superintendent of Schools
	Bryan Lombardi	Principal
	Dennis Sheehan	Town Administrator
✓	Jordan Mayblum	John Guilfoil PR
✓	Brooke Trivas	Perkins and Will
✓	Elizabeth Dame	Perkins and Will
✓	Kristy Lyons	Consigli
	Todd McCabe	Consigli
✓	Mark Stafford	SMMA
✓	Robert Smith	SMMA
✓	Joel Seeley	SMMA

Item #	Action	Discussion
33.1	Record	<p><b>Prepare for January 2023 Town Meeting</b></p> <p>Community Outreach program to be developed similar to the work of the PR Subcommittee leading up to the 2021 Town Meeting Vote.</p> <ol style="list-style-type: none"> <li>1. Press Release           <ol style="list-style-type: none"> <li>a. S. Iovanni reviewed draft press release no. 2, attached. J. Mayblum to finalize for publication in the 9/14/22 Stoneham Independent.</li> <li>b. Next press release to be focused on providing news on the issue.</li> </ol> </li> <li>2. 9/17/22 Town Day           <ol style="list-style-type: none"> <li>a. J. Seeley to send reminder to SSBC members to sign up on Google.docs sign-up sheet sent by L. Gallagher.</li> </ol> </li> </ol>

Item #	Action	Discussion
		<ul style="list-style-type: none"><li>b. D. Ljungberg and L. Dames to bring easels for the poster boards.</li><li>c. L. Dames will add two interior rendering poster boards for display with QR codes to the Project Website.</li><li>d. K. Lyons to bring 120 mini-hardhats, a few safety vests, and shovels for the children’s selfie.</li><li>e. K. Lyons and L. Dame to develop the backdrop image for the children’s selfie, S. Iovanni to contact local printer for pricing and R. Parker for the stand.</li><li>f. J. Seeley will bring colored copies of the Traffic Flow Diagram.</li><li>g. S. Iovanni will contact the Chamber and ask if the same two booths can be assigned as last year.</li><li>h. S. Iovanni to draft a FAQ for SSBC attendees to use to answer questions.</li><li>i. S. Iovanni to reach out to L. Gallagher for the contact list from last year of residents that requested project information and forward to J. Mayblum.</li><li>j. B. Trivas will bring a walkthrough on one or two laptops/notepads for display.</li><li>k. J. Seeley to develop a construction progress slide show, starting with the groundbreaking.</li><li>l. Meet the Architect and Contractor.</li><li>m. S. Iovanni to reach out to Stoneham TV to request the SSBC Co-Chairs and D. Ljungberg be interviewed at Town Day.</li></ul> <p>3. Back to School Nights</p> <ul style="list-style-type: none"><li>a. J. Seeley to send the Calendar of Events to the SSBC members and ask for attendees.</li><li>b. L. Gallagher to develop a Google.docs sign-up sheet.</li><li>c. The construction progress slide show and poster boards can be used for display.</li></ul> <p>4. Friday Night Football Games</p> <ul style="list-style-type: none"><li>a. M. Christie to reach out to D. Pignone for more effective location for SSBC member involvement.</li></ul>
33.2	Record	Next <b>PR Subcommittee Meeting: September 12, 2022 at 3:00 pm, remote.</b>

Encl: draft press release no. 2

Project: New Stoneham High School

Meeting Date: 9/6/2022

Meeting No.: 33

Page No.: 3

---

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

# **STONEHAM HIGH SCHOOL**

## **Interior Sub-Committee Meeting**



**04.26.22**

# AGENDA

## Interior Design Overview

- Design Concept Recap
- Interior Accent Plan Diagrams
- Interior Views
- Review of Physical Materials
- Post VE update of Interior Materials

## Appendix

- Interior Finish Plan Diagrams



**Perkins&Will**

View towards Spartan Plaza

# Design Concept Recap

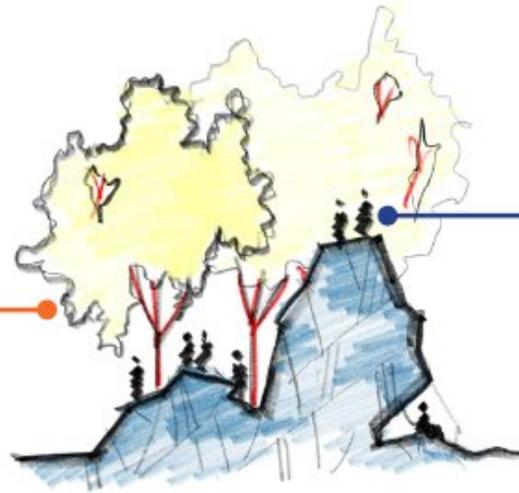
Interior Sub-Committee Meeting

## Interior/Exterior Design Concept Recap

### Stoneham Paths



Places to explore and  
come together



### Stoneham's Promontories

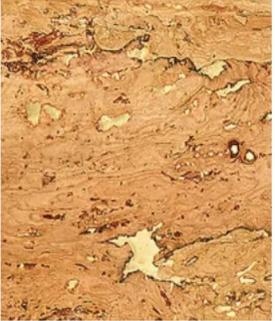


Places to seek  
broader view and find  
perspective



**Perkins&Will**

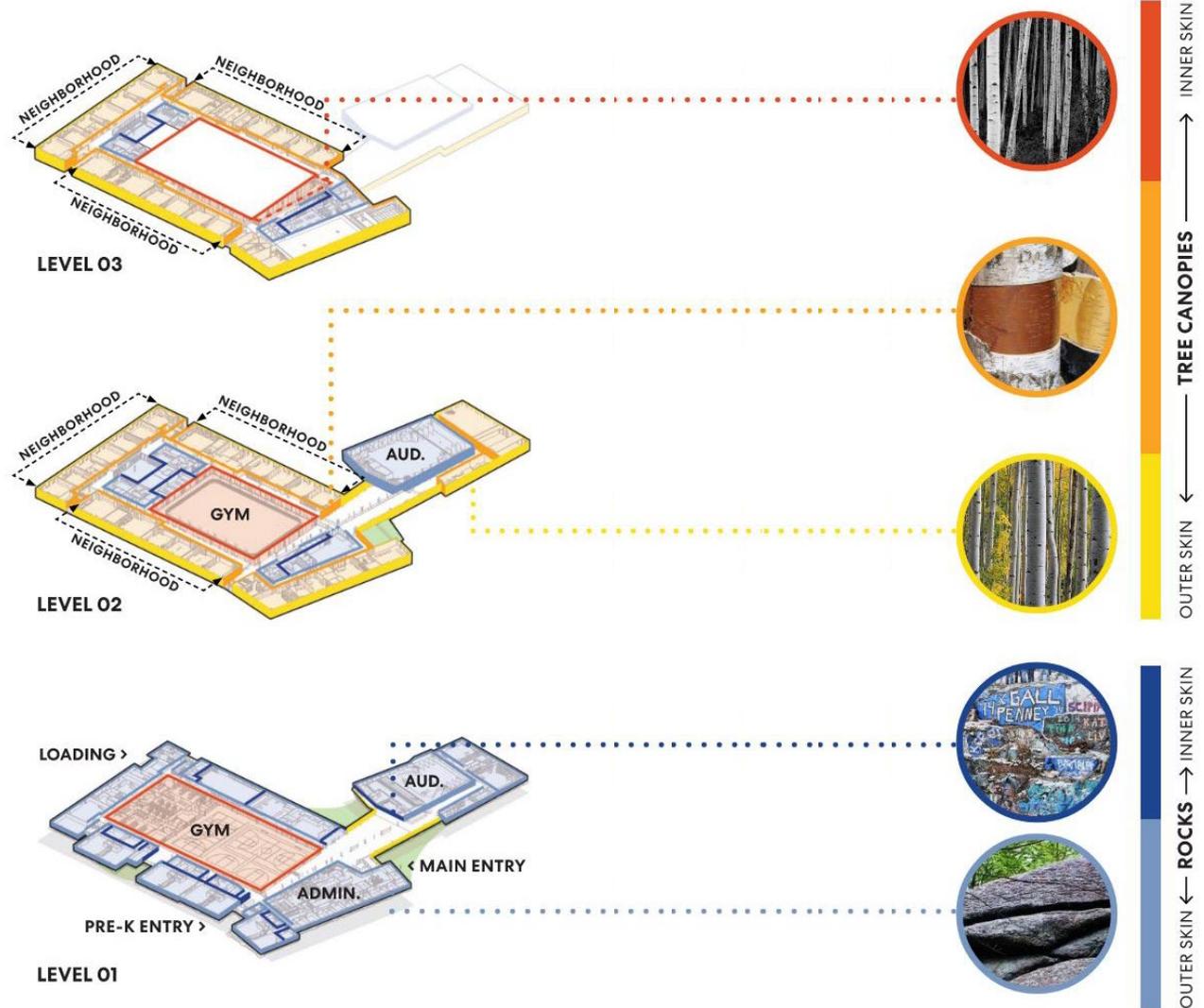
# General Material Palette - Inspiration



**Perkins&Will**

# Building Axon Diagram

PATHWAYS AND PROMOTORIES  
AXONOMETRIC INTERIOR BUILDING DIAGRAM



Perkins&Will

# Selection Criteria of Interior Materials



## Function & Aesthetics

- Long-lasting & Durable
- Ease of Maintenance – no wax stripping
- Timeless Palette – Future Proofing
- Textures & Accents
- Wayfinding & Orientation

## Sustainable & Healthy

- Indoor Air Quality - Zero to low VOC's
- Green Housekeeping
- Sustainably Harvested Finished Wood
- Clean Ingredients- PVC/ Phthalate & Red List Free
- Embodied Carbon Reduction - Neutral Goals
- Life Cycle Impact



**Perkins&Will**



# **Interior Plan Accent Diagrams**

**Interior Sub-Committee Meeting**

# LEVEL 01 - FLOOR PLAN DIAGRAM OF ACCENT AREAS



**INTERIOR MATERIAL PLAN LEGEND:**

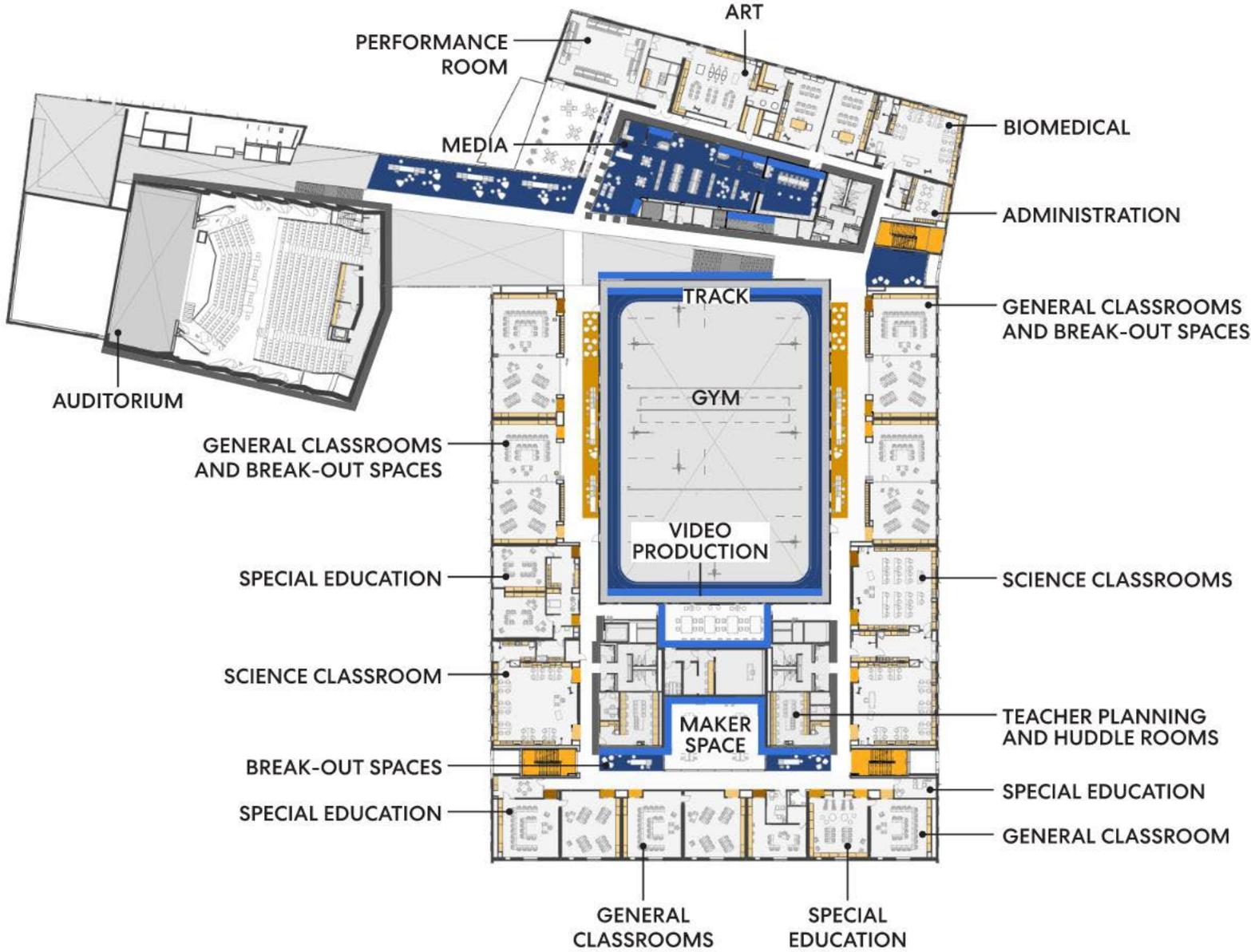
**PROMONTORIES:**

-  CHARCOAL GRAY WALL TILE SURFACE
-  SPARTAN BLUE PAINT ACCENT WALL
-  SPARTAN BLUE FLOORING

**PATHWAYS AND CLASSROOMS:**

-  PRE-K CLASSROOM ENTRIES - COLOR GRADATION
-  CLASSROOM CASEWORK WALL
-  STAIRWELL ACCENT COLORS

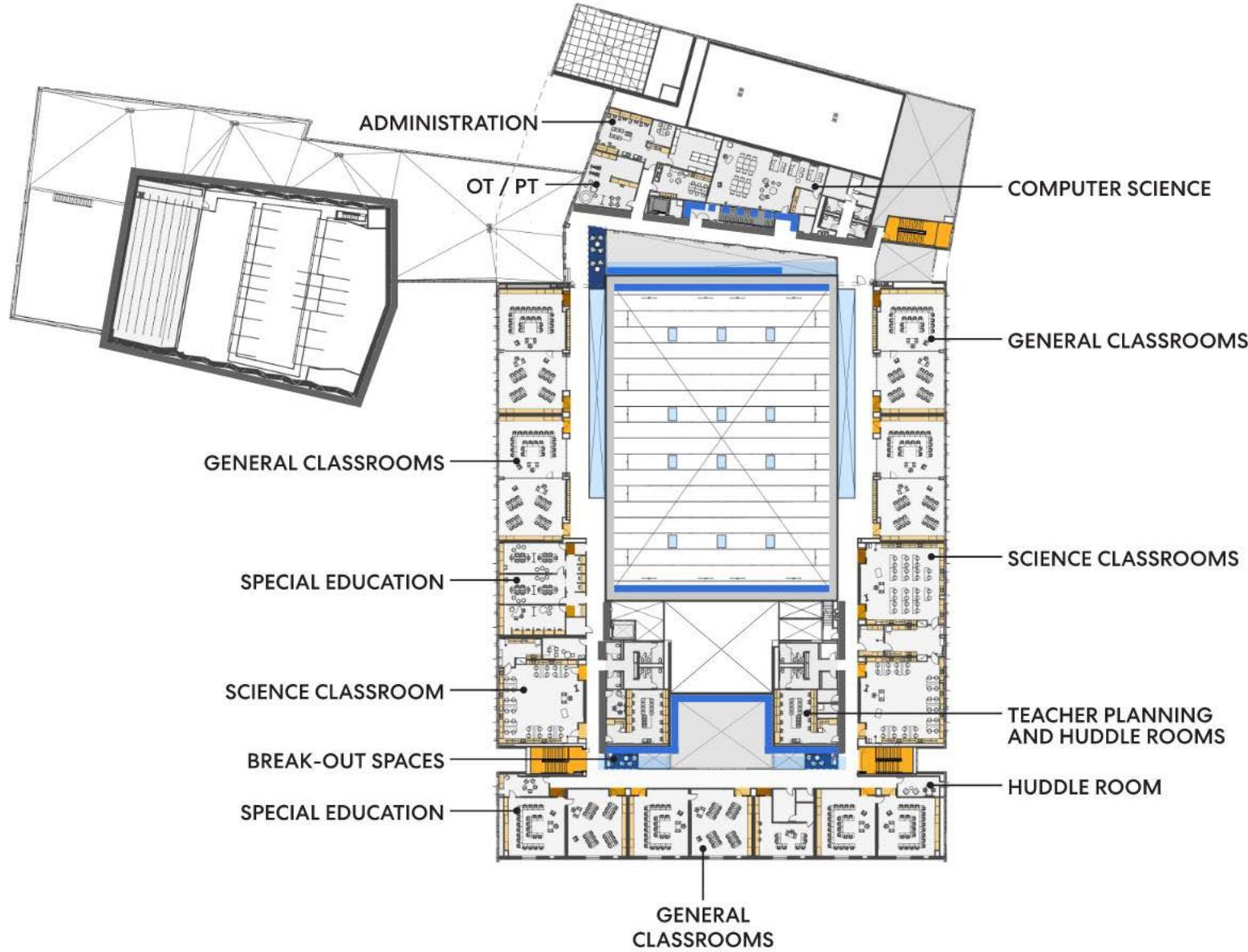
# LEVEL 02 - FLOOR PLAN DIAGRAM OF ACCENT AREAS



**INTERIOR MATERIAL PLAN LEGEND:**

- PROMONTORIES:**
- CHARCOAL GRAY WALL TILE SURFACE
  - SPARTAN BLUE PAINT ACCENT WALL
  - SPARTAN BLUE FLOORING
- PATHWAYS AND CLASSROOMS:**
- CLASSROOM ENTRIES - COLOR GRADATION
  - CLASSROOM CASEWORK WALL
  - EARTH-TONE FLOORING
  - STAIRWELL ACCENT COLORS
- GENERAL:**
- SPACE OPEN TO BELOW

# LEVEL 03 - FLOOR PLAN DIAGRAM OF ACCENT AREAS



**INTERIOR MATERIAL PLAN LEGEND:**

**PROMONTORIES:**

- CHARCOAL GRAY WALL TILE SURFACE
- SPARTAN BLUE PAINT ACCENT WALL
- SPARTAN BLUE FLOORING

**PATHWAYS AND CLASSROOMS:**

- CLASSROOM ENTRIES - COLOR GRADATION
- CLASSROOM CASEWORK WALL
- EARTH-TONE FLOORING
- STAIRWELL ACCENT COLORS

**GENERAL:**

- SPACE OPEN TO BELOW
- SKYLIGHT

# Interior Views

Interior Sub-Committee Meeting

## Interior Views

### Level 1 Spartan Place

- Floor: Polished Concrete
- Walls: Windows, Porcelain Tile, Fabric Tack Panels & Paint
- Railing: Painted Perf Metal
- Ceiling: Large Format Acoustic Tile & Acoustic Wood Grille



**Perkins&Will**

## Interior Views

### Level 2 Media Bridge

- Floor: Linoleum & Accent Carpet
- Walls: Windows, Porcelain Tile & Paint
- Railing: Painted Perf Metal
- Ceiling: Acoustic Wood Grille

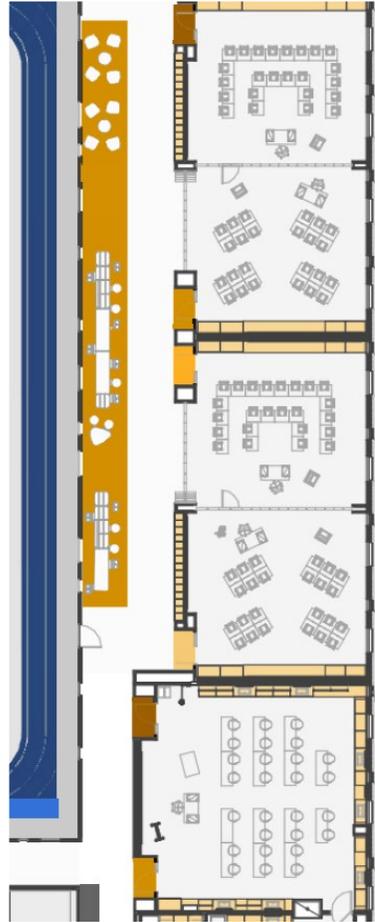


**Perkins&Will**

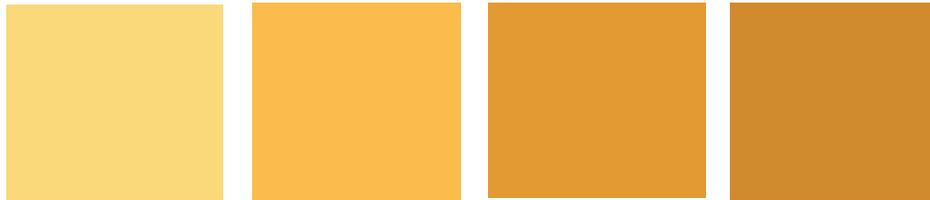
## Interior Views

### Level 2 & 3 Pathways & Collaboration Space

- Floors: Linoleum with Carpet at Seating Areas
- Walls: Glass Windows, Porcelain Tile & Paint
- Accents: Classroom Entries Highlighted Cascading Golden Hues
- Ceiling: Acoustic Tile & Painted Drywall



Pathway Plan



Classroom Portal Paint Accents



**Perkins&Will**

## Interior Views

### Level 2 Classrooms

- Floor: Linoleum
- Walls: Windows, Whiteboards, Tack Surface & Paint
- Casework: White Maple Cabinets with Butcherblock Countertops
- Ceiling: Acoustic Tile



**Perkins&Will**

## Interior Views

### Level 1 Gym looking West

- Wood Athletic Flooring
- Wall Pads at Lower Level
- Rubber Flooring at Upper Track
- Painted Walls & Acoustic Panel on Upper Walls
- Exposed Painted Metal Ceiling and Structure
- Windows to Pathways



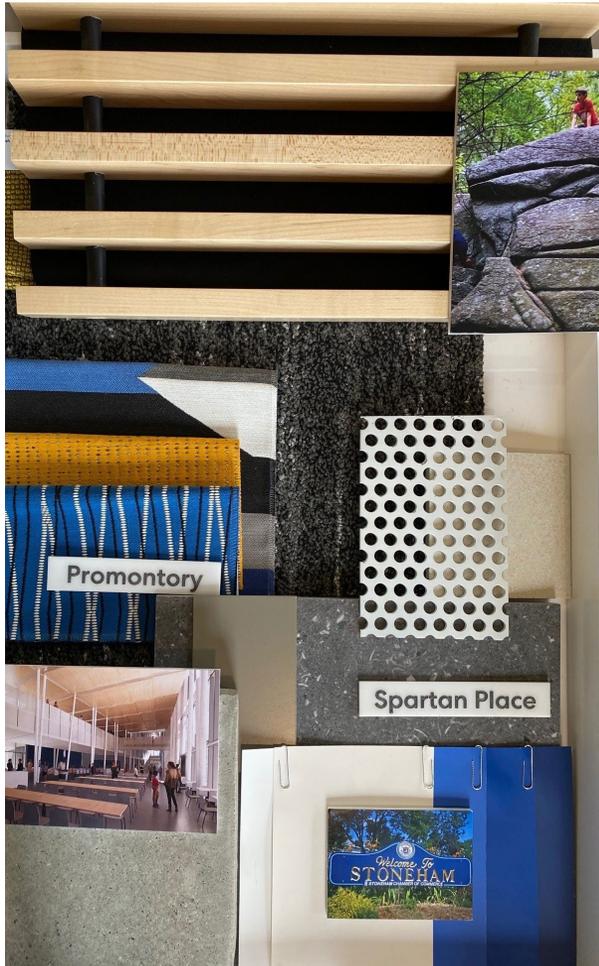
**Perkins&Will**



# **Photos of Materials displayed at Meeting**

**Interior Sub-Committee Meeting**

# Interior Materials



Spartan Place & Auditorium



Administration & Offices



**Perkins&Will**

# Interior Materials



Media Hub



Pathways and Classroom



# Interior Materials



Athletics

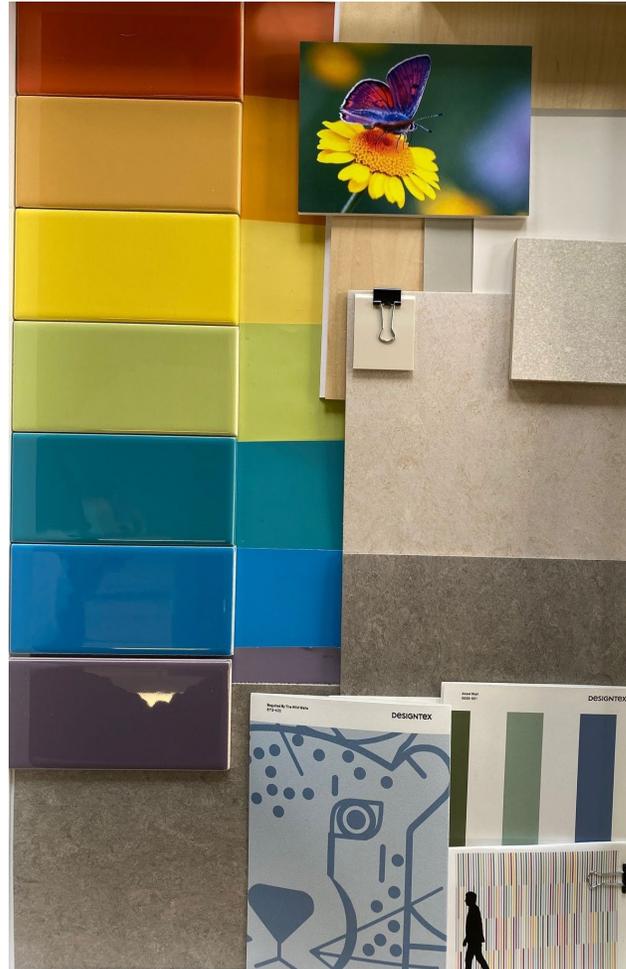


Servery and Toilet Rooms



**Perkins & Will**

# Interior Materials



Pre-Kindergarten Pathway and Classroom



**Perkins&Will**

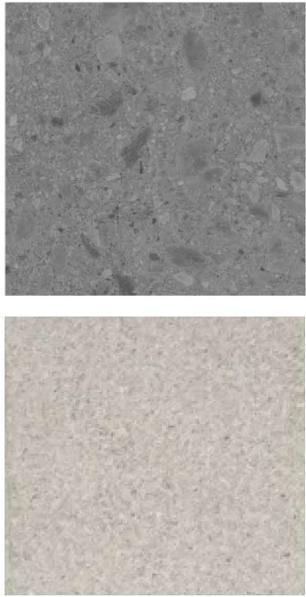
# **Post-VE Update of Interior Materials**

**Interior Sub-Committee Meeting**

# GENERAL WALL FINISHES



## Main Corridors



### Porcelain Wall Tile

- Low Maintenance
- Enduring
- Heavy Duty

## Wood Doors & Casework



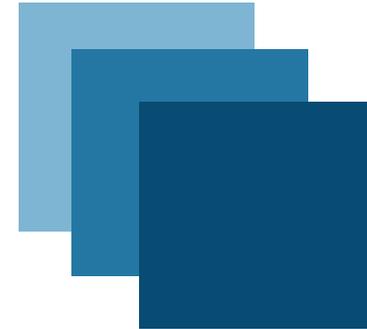
### White Maple With Clear Finish

- Low Maintenance
- Warm Aesthetic
- Timeless

## Wall & Ceiling Colors



General Wall



Accents

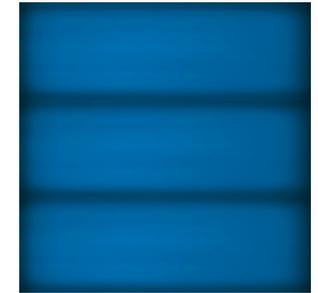


Accents

### Paint

- Durable
- Pops of Color
- Maintainable
- Cost Effective

## Glazed Wall Tile



Servery Accent



Pre-K Accent  
Paint & Tile



**Perkins&Will**

# GENERAL FLOOR FINISHES



## Entry Vestibule



### Walk-off Mat

- Grill at Vestibule
- Mat Tile at Entrances
- Wicks Moisture, Traps Dirt
- Heavy Traffic

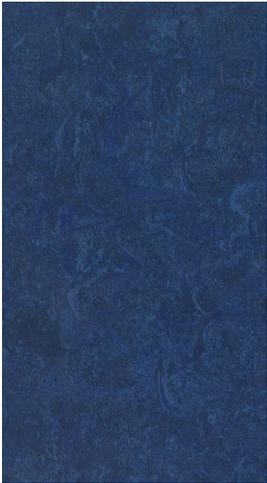
## Spartan Place, Art & Science Classroom



### Polished Concrete

- Timeless Look
- Heavy Duty
- Low Maintenance
- Stain Resistant
- Slip Resistant

## General Academic Classroom & Corridor



### Accent Color

### Linoleum Sheet

- Durable
- Ease of Maintenance – no wax
- Stain Resistant
- Quiet under foot
- PVC-free
- Naturally antimicrobial



# CARPET FLOOR FINISH



## Auditorium



### Broadloom Carpet

- Durable
- Solution Dyed Fibers
- Stain Resistant
- PVC-free Backing
- Broadloom used in areas with stairs

## Promontory Breakout Media Hub



### Accent Carpet Tile 9" x 36"

- Durable
- Solution Dyed Fibers
- Stain Resistant
- PVC-free Backing
- Recyclable

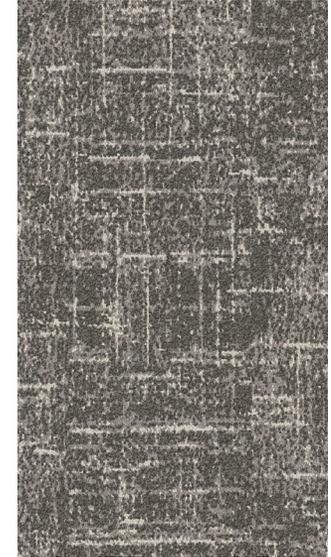
## Corridor Pathways Breakout



### Accent Carpet Tile 9" x 36"

- Durable
- Solution Dyed Fibers
- Stain Resistant
- PVC-free Backing
- Recyclable

## Offices



### Carpet Tile 18" x 36"

- Durable
- Solution Dyed Fibers
- Stain Resistant
- PVC-free Backing
- Recyclable

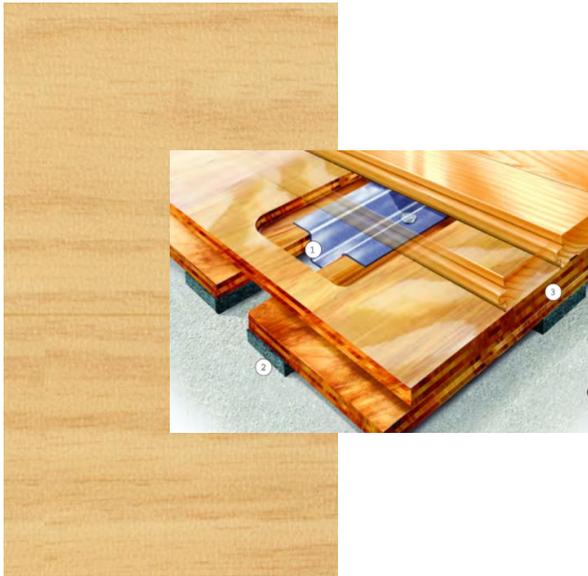


**Perkins&Will**

# ATHLETIC AREAS- FLOOR FINISHES



## Gym Floor



### Wood Athletic Floor

- 2" Thick Wood Floor Layered System
- Solid Maple Wood Top Layer
- Connors Rezill System or Equal

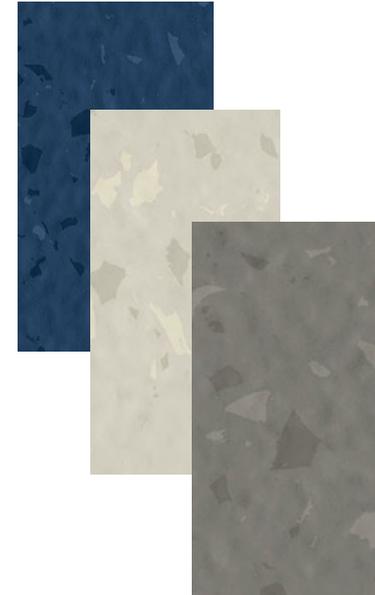
## Track Floor



### Rubber Sport Floor

- 12mm Thick
- Designed for sports track
- PVC-free

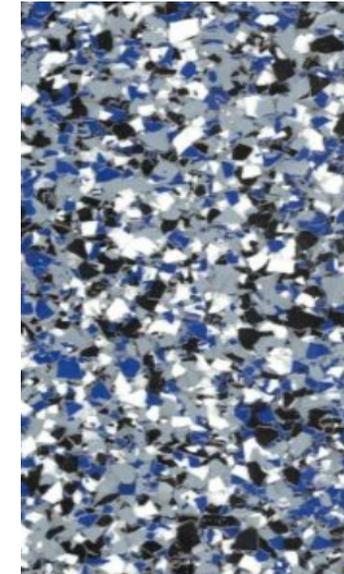
## Locker Room



### Rubber Tile Floor

- 3mm Thick
- Low Maintenance
- No-wax
- Soft Underfoot
- Helps with acoustics

## Showers



### Epoxy

- 1/8" Thick Poured Flooring
- Slip Resistant w/ Texture
- Stain Resistant
- Functional



**Perkins&Will**

# OTHER FLOOR FINISHES



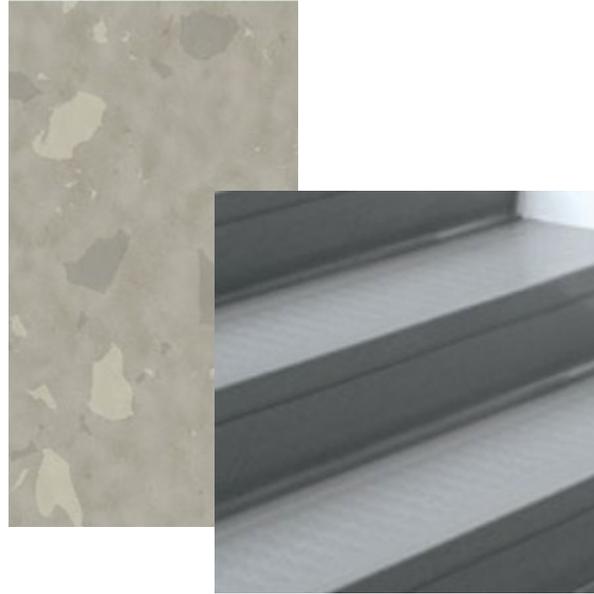
**Back of House,  
Storage & Utility**



## Sealed Concrete

- Cost Effective
- Low Maintenance
- Functional

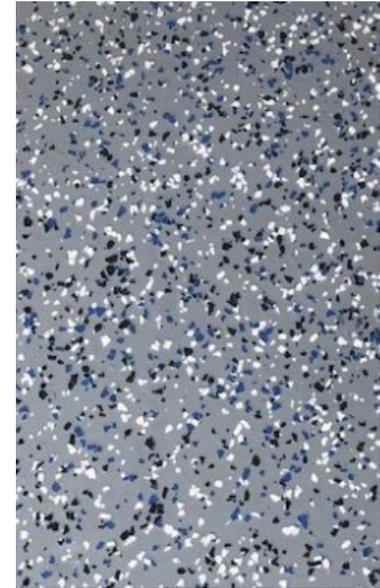
**Stairwell, Landings & Runs**



## Rubber One-Piece Stair Tread

- Slip Resistant
- Stain Resistant
- Long-lasting
- Low Maintenance

**Kitchen &  
Culinary**



## Epoxy

- 1/8" Thick Poured Flooring
- Slip Resistant w/ Texture
- Stain Resistant
- Functional



**Perkins&Will**

## Interior Ceiling Finishes



### Spartan Place & Media Bridge



Painted  
Drywall

### White Maple Wood Ceiling

- Feature Material
- Adds Warmth
- Acoustical



**Perkins&Will**

### Classrooms, Offices & Corridors



### Acoustic Ceiling Tile

- Accessible
- Functional
- Acoustical
- Economical

### Gym, Locker Rooms, Maker Space & Back of House



### Exposed Ceiling

- Accessible
- Economical
- Supports Aesthetic Design
- Allows Greatest Ceiling Heights

# TOILET ROOM FINISHES



## Epoxy Floor & Base



### Epoxy Floor & Base

- 1/8" Thick Poured Flooring
- Slip Resistant w/ Texture
- Stain Resistant
- Functional

## Walls



### 60" High 4"x 16" Glossy Ceramic Tile

- Long-lasting
- Low Maintenance

## Toilet Partition



### HDPE Material

- High Density Polyethylene
- Durable
- Low Maintenance
- Recycled Materials

## Ceiling Tile



### ACT with Hold-down Clips

- Cost Effective
- Low Maintenance
- Sound Absorptive



**Perkins&Will**



**THANK YOU!**

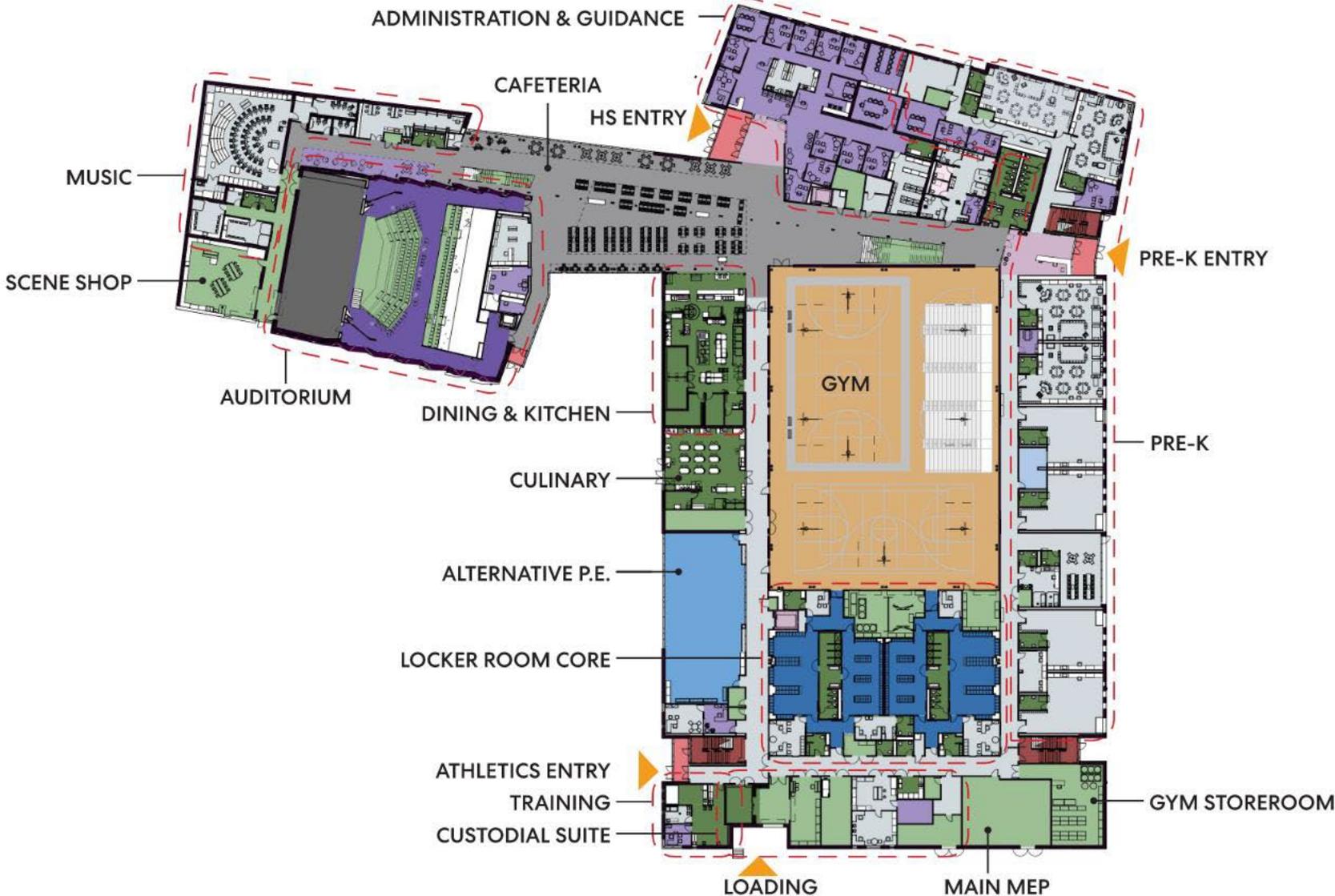
# Appendix

## Interior Finish Plan & Ceiling Diagrams

Interior Sub-Committee Meeting

# LEVEL 01 - FLOOR FINISH DIAGRAM

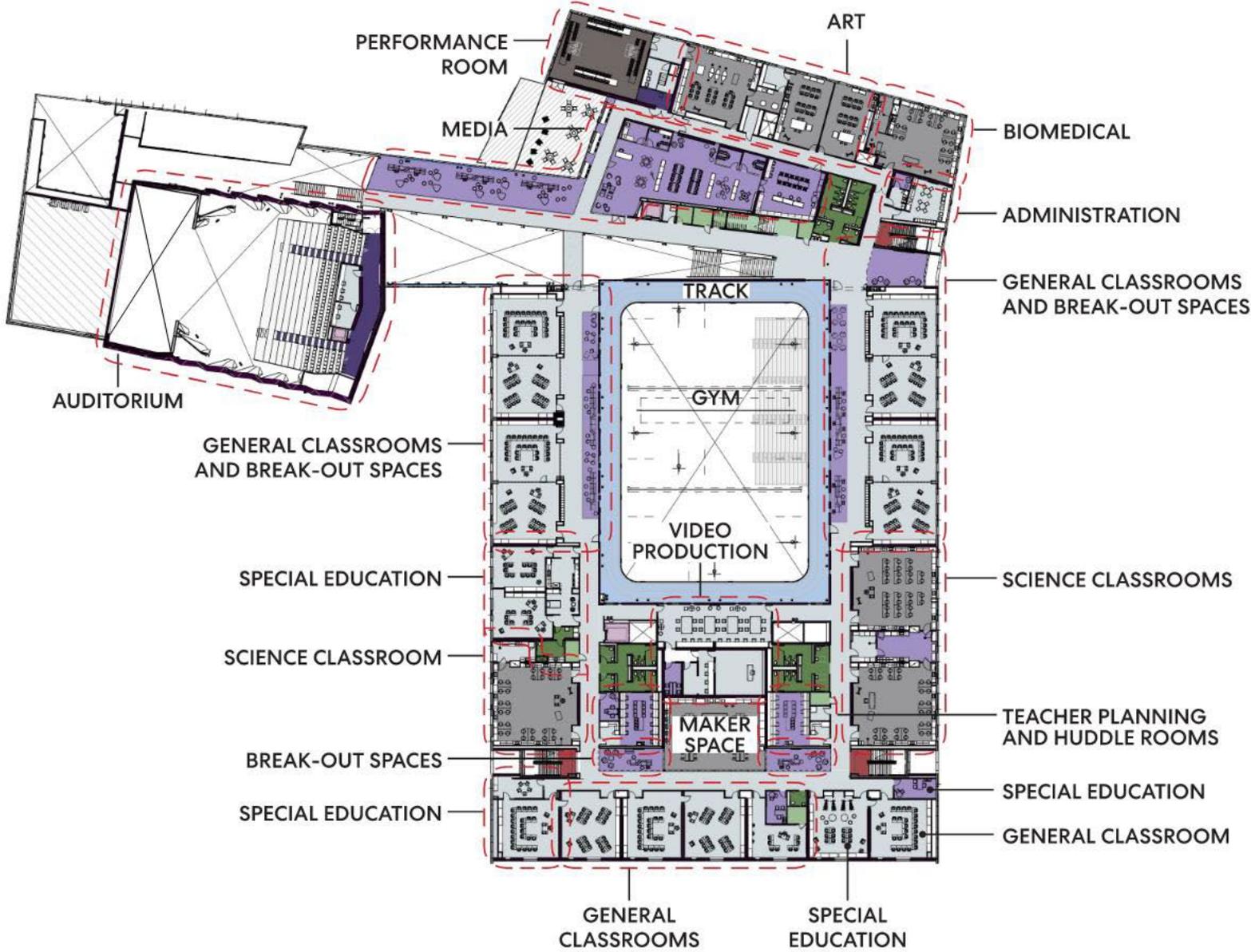
LEGEND NOT REPRESENTATIVE OF COLOR. DIAGRAM DEPICTING MATERIAL TYPE ONLY.



- WALK-OFF GRILLE
- WALK-OFF CARPET TILE
- POLISHED CONCRETE
- CARPET TILE
- BROADLOOM CARPET
- LINOLEUM
- RUBBER STAIR TREAD
- SEALED CONCRETE FLOOR
- EPOXY
- WOOD ATHLETIC FLOOR
- RUBBER ATHLETIC FLOOR
- RUBBER ATHLETIC FLOOR (BY FITNESS EQUIPMENT VENDOR)
- RUBBER TILE (FOR LOCKER ROOMS)
- BLACK WOOD FLOOR

# LEVEL 02 - FLOOR FINISH DIAGRAM

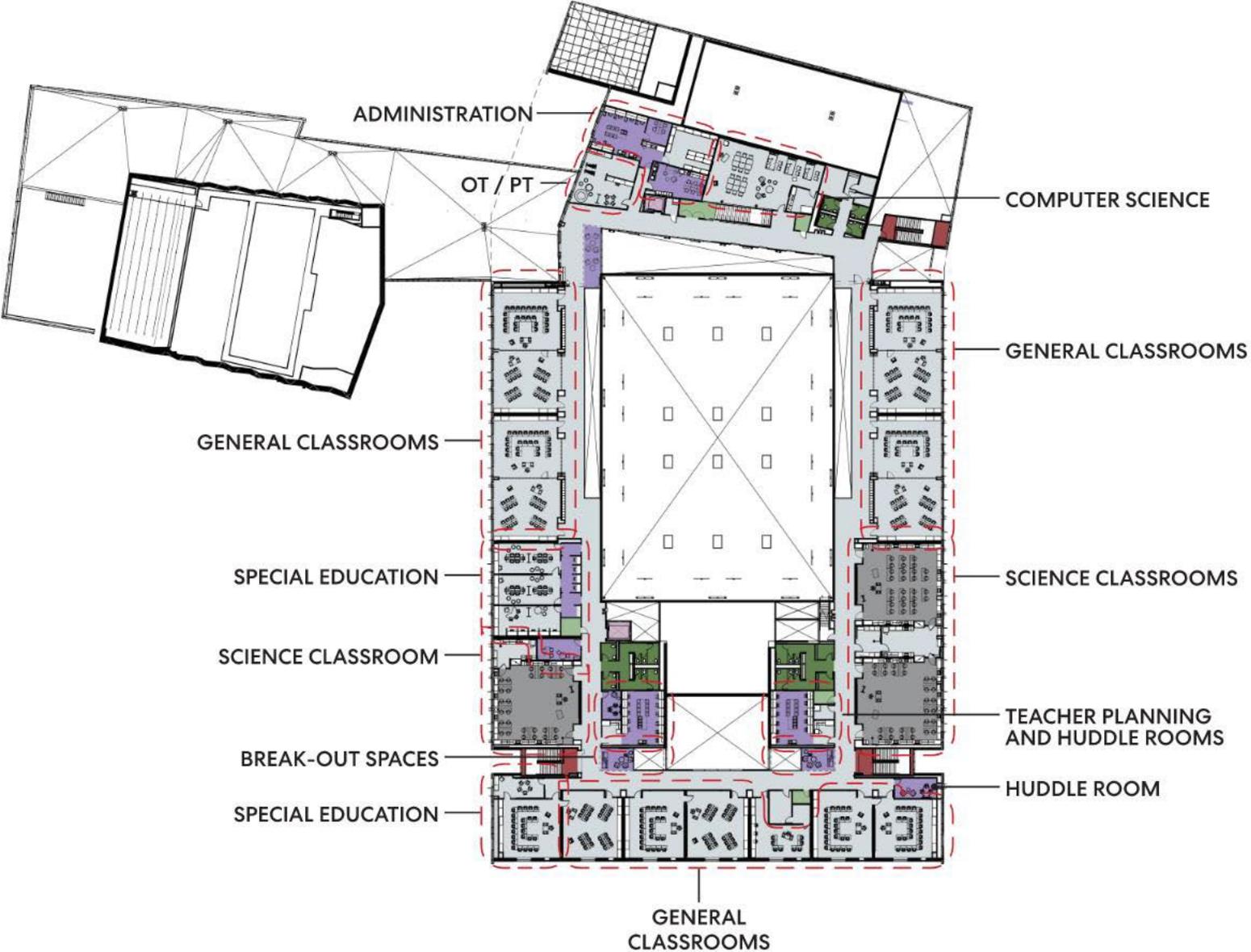
LEGEND NOT REPRESENTATIVE OF COLOR. DIAGRAM DEPICTING MATERIAL TYPE ONLY.



- WALK-OFF CARPET TILE
- POLISHED CONCRETE
- CARPET TILE
- BROADLOOM CARPET
- LINOLEUM
- RUBBER STAIR TREAD
- SEALED CONCRETE FLOOR
- EPOXY
- RUBBER ATHLETIC FLOOR
- BLACK WOOD FLOOR

# LEVEL 03 - FLOOR FINISH DIAGRAM

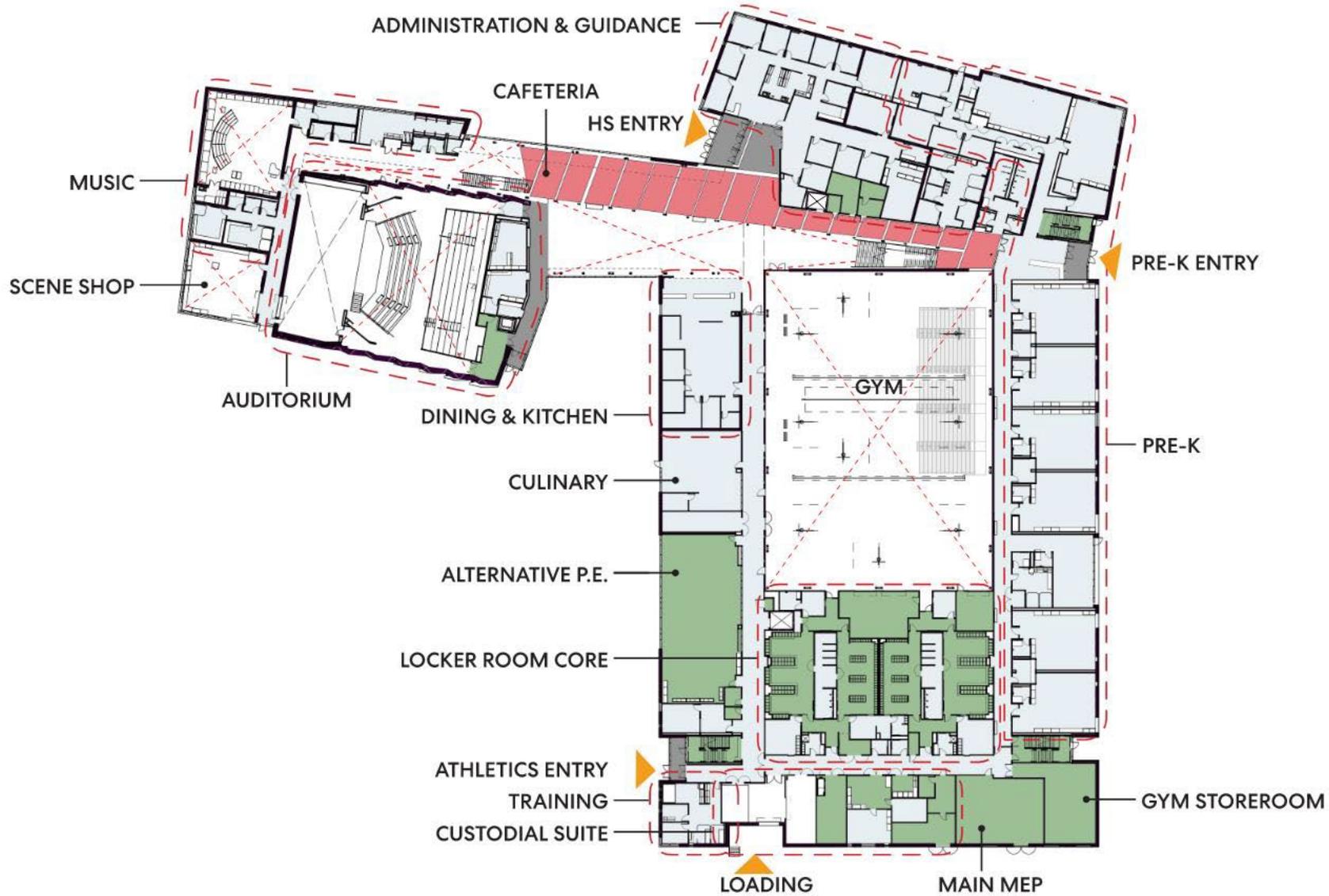
LEGEND NOT REPRESENTATIVE OF COLOR. DIAGRAM DEPICTING MATERIAL TYPE ONLY.



- WALK-OFF CARPET TILE
- POLISHED CONCRETE
- CARPET TILE
- LINOLEUM
- RUBBER STAIR TREAD
- SEALED CONCRETE FLOOR
- EPOXY

# LEVEL 01 - CEILING FINISH DIAGRAM

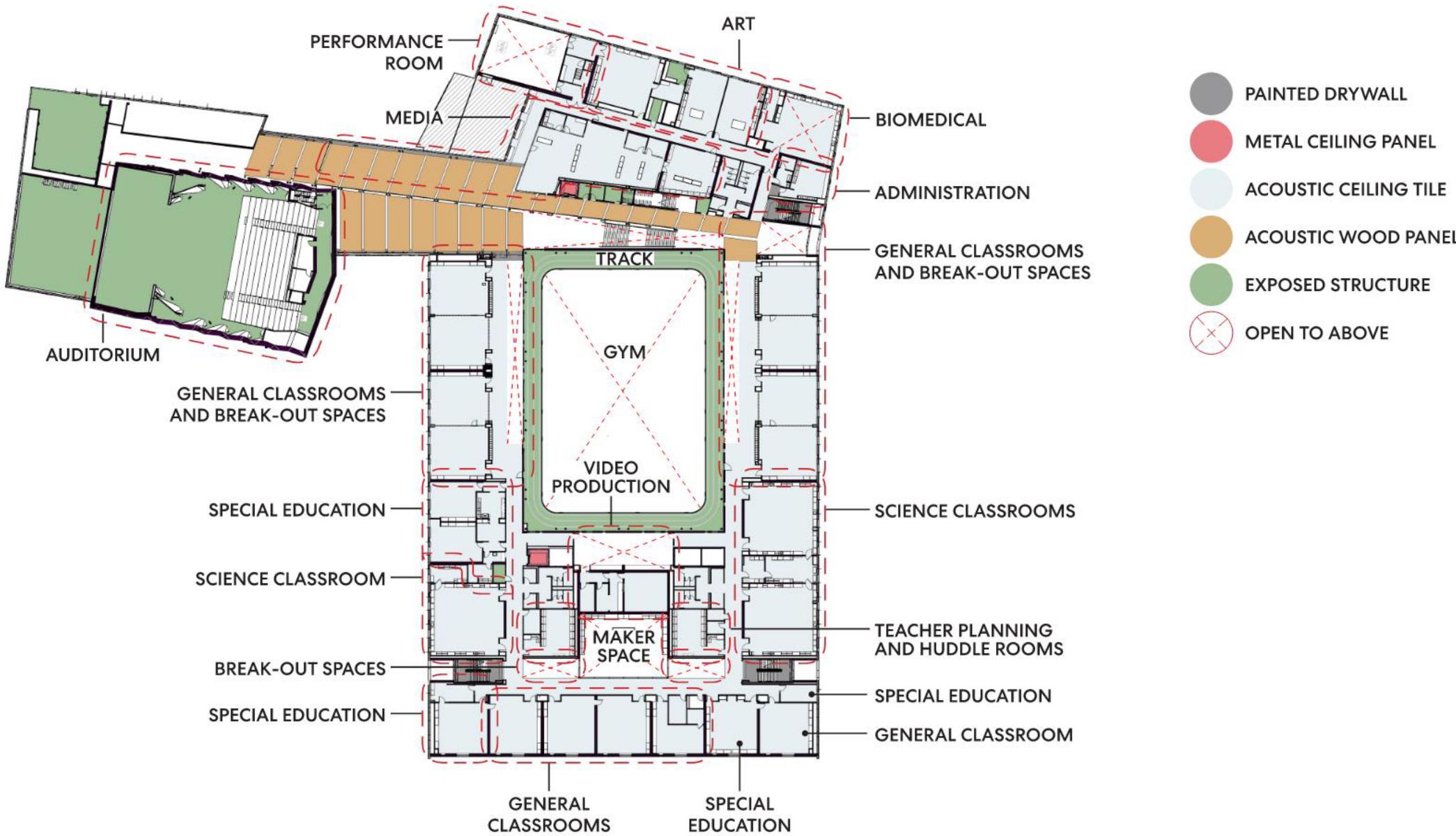
LEGEND NOT REPRESENTATIVE OF COLOR. DIAGRAM DEPICTING MATERIAL TYPE ONLY.



- PAINTED DRYWALL
- LARGE FORMAT ACOUSTIC CEILING TILE
- ACOUSTIC CEILING TILE
- EXPOSED STRUCTURE
- OPEN TO ABOVE

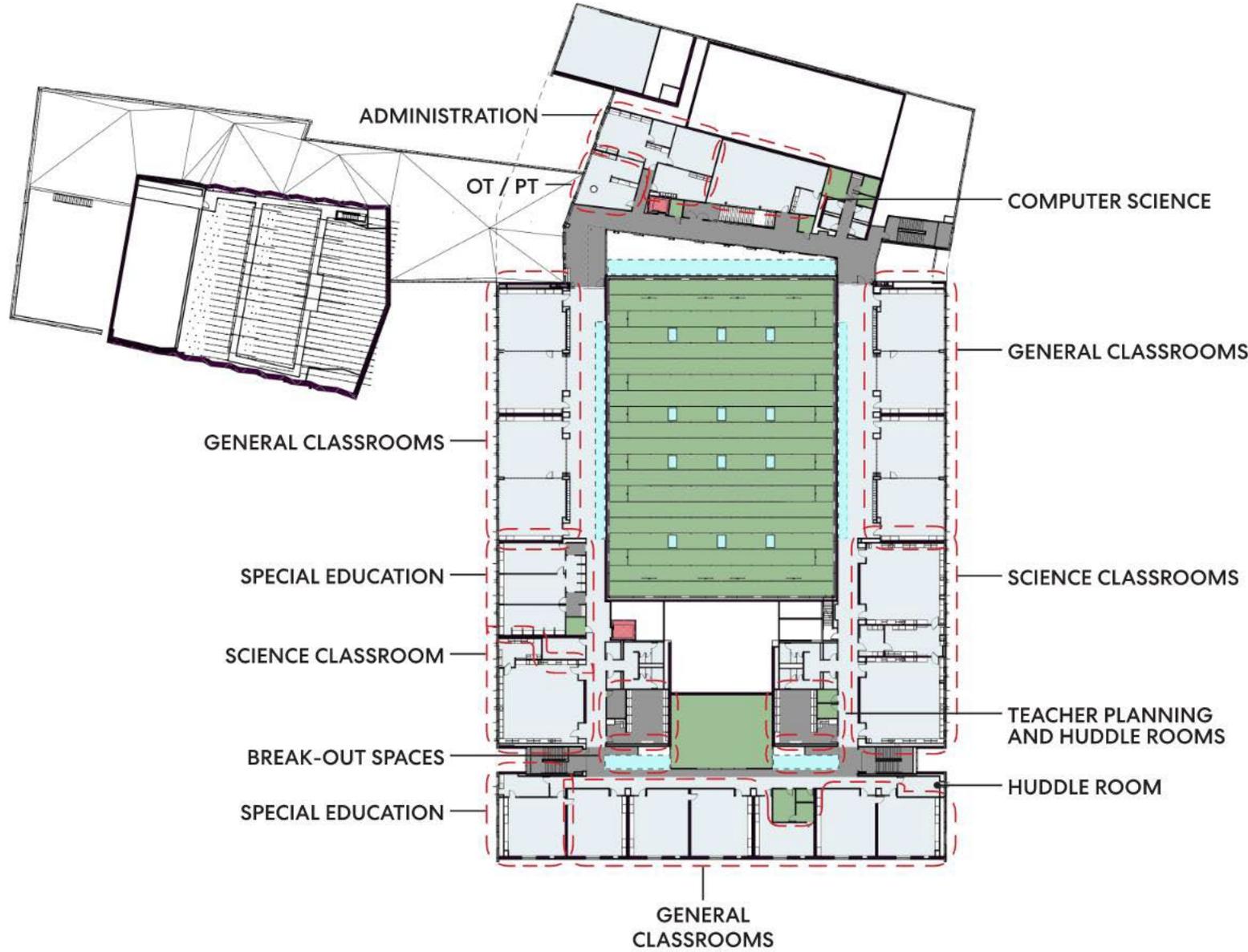
# LEVEL 02 - CEILING FINISH DIAGRAM

LEGEND NOT REPRESENTATIVE OF COLOR. DIAGRAM DEPICTING MATERIAL TYPE ONLY.



# LEVEL 03 - CEILING FINISH DIAGRAM

LEGEND NOT REPRESENTATIVE OF COLOR. DIAGRAM DEPICTING MATERIAL TYPE ONLY.

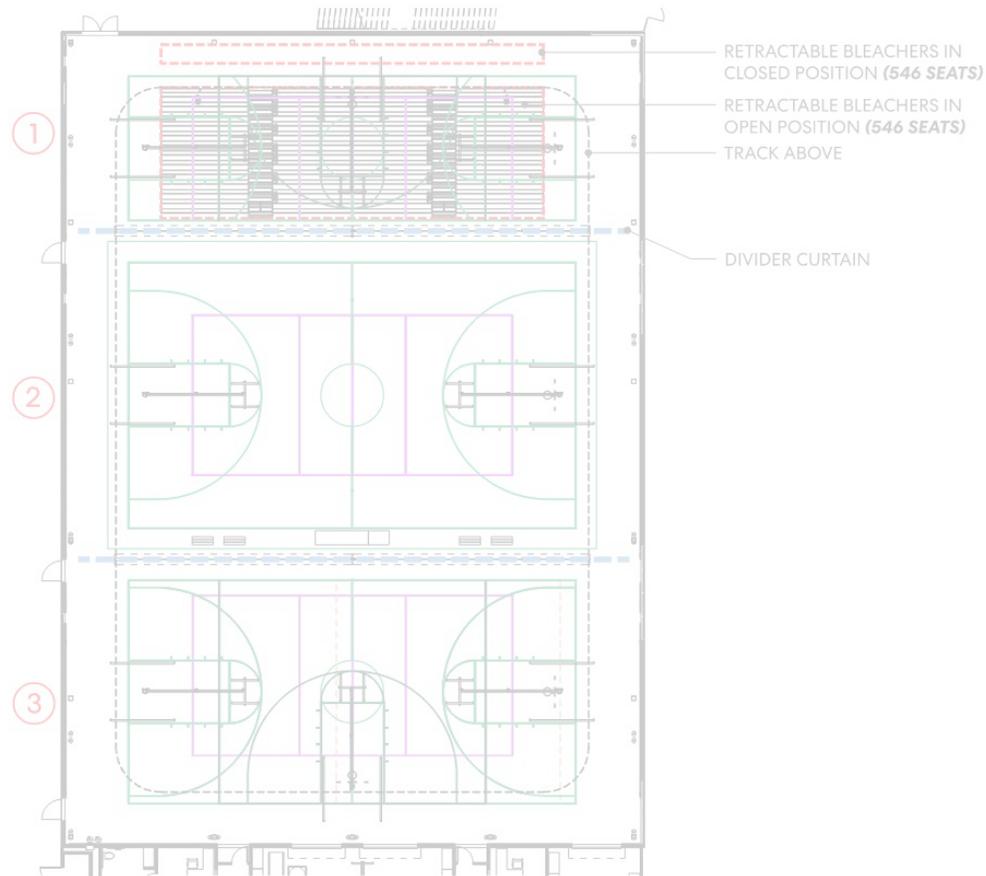


- PAINTED DRYWALL
- METAL CEILING PANEL
- ACOUSTIC CEILING TILE
- EXPOSED STRUCTURE
- SKYLIGHT

# Bid Alternate Review

## Gymnasium Layout - South Bleachers

### LAYOUT A



### ★ LAYOUT B

