

## 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: 10/24/2022  
 Time: 7:00pm  
 Meeting No: 58

## Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Senator Jason Lewis		
✓	Marie Christie	Co-Chair, School Building Committee	Voting Member
✓	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience	Voting Member
✓	Nicole Nial	School Committee Member	Voting Member
✓	Raymie Parker	Select Board Member	Voting Member
✓	Douglas Gove	Community Member with Engineering Experience	Voting Member
	Stephen O'Neill	Vice-Chair, Community Member with Engineering Experience	Voting Member
✓	Josephine Thomson	Community Member	Voting Member
Remote	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
✓	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
✓	April Lanni	Town Procurement Officer / MCPPO Certified	Non-Voting Member
✓	Brooke Trivas	Perkins and Will	
Remote	Stephen Messinger	Perkins and Will	
Remote	Lizzy Dame	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
58.1	Record	Call to Order, 7:00 PM, meeting opened.
58.2	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.
58.3	Record	<p>State Senator Jason Lewis shared that the legislature is working on potential solutions that would mitigate the impacts that supply chain pressures and inflationary cost escalations are having on Stoneham's project and others like it throughout Massachusetts. He also noted that additional efforts have been made by the local delegation, including \$1.3 million dollars added to the recent economic development bill that passed both State House chambers, which would result in direct State aid to the Stoneham High School project if signed by the Governor. Senator Lewis also indicated he and State Representative Michael Day are exploring other opportunities for funding that could mitigate the cost pressures, including Federal funding through the American Rescue Plan Act (ARPA). The Massachusetts School Building Authority has committed to reimbursing the Town for \$360 per square foot, though legislators' efforts may result in an enhancement to that reimbursement that would further offset the Town's costs.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. J. Craigie indicated the value engineering cuts have been difficult, knowing that most cannot be brought back into the project and the difference between the \$360 per square foot and the actual cost per square feet is discouraging.</li> <li>2. D. Bois indicated the SSBC did a good job in protecting the educational program and sustainable goals for the project during the value engineering process and asked if there are any other programs, State or Federal, that the Town can take advantage of to supplement the funding for the project and not have it all on the taxpayers? <i>Senator Lewis indicated there may be transportation money, Federal or State, and possibly other sources for transportation issues. There may also be some ARPA money available the first half of next year.</i></li> <li>3. S. Iovanni asked if the Town Meeting in January is successful, would the Town be grandfathered to receive some of these additional funds? <i>Senator Lewis indicated if future funds are available, they may be able to be used to reduce the Town's borrowing.</i></li> <li>4. Senator Lewis indicated he and Representative Day will attend the January Town Meeting to help explain the issue to the community.</li> <li>5. D. Sheehan indicated the Town borrowed a large amount of the project budget already, with a good rate, but with interest rates rising, it will impact future borrowing.</li> <li>6. R. Parker asked when will the additional ARPA funds be made available? <i>Senator Lewis indicated the first half of 2023.</i></li> </ol>

Item #	Action	Discussion
58.4	Record	A motion was made by S. Iovanni and seconded by J. Craigie to approve the 10/11/22 School Building Committee meeting minutes. No discussion, motion passed unanimous, one abstention.
58.5	Record	<p>T. McCabe reviewed Change Order No. 04, dated 10/21/22, in the amount of \$48,631.95, 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. J. Craigie asked if the project did not include pest control already? <i>T. McCabe indicated yes the project includes pest control on the project site. This was additional work outside of the project perimeter on the neighbor's property.</i></li> <li>2. D. Bois asked if the on-site pest control was an allowance? <i>T. McCabe indicated he will need to confirm how pest control is billed.</i></li> <li>3. R. Parker asked if CR-014 is being pulled out of the future Bid Package No. 3 work and being done now? <i>J. Seeley indicated that is correct, with the exception of the fire hydrant which is an add.</i></li> <li>4. D. Bois asked if the CR-014 work is within the budget? <i>T. McCabe indicated this scope is covered in the 90% estimate, with the exception of the added fire hydrant.</i></li> <li>5. S. Iovanni asked if the hydrant is temporary and if yes can it be used elsewhere? <i>R. Smith indicated the hydrant is temporary to cover the south side of the existing school and can be turned over to the DPW at the end of the project or used in Bid Package No. 3.</i></li> </ol> <p>A motion was made by J. Craigie and seconded by S. Iovanni to approve Change Order No. 04 dated 10/21/22, in the amount of \$48,631.95 and recommend signature by D. Sheehan. No discussion, motion passed unanimous.</p>
58.6	Record	<p>M. Stafford reviewed Warrant No. 34, attached.</p> <p>A motion was made by J. Craigie and seconded by R. Parker to approve Warrant No. 34. No discussion, motion passed unanimous.</p>
58.7	Record	J. Seeley reviewed the 90%, 100% Construction Documents and Bidding Phase Meetings and Agenda Schedule, dated 10/24/22, attached.
58.8	B. Trivas D. Bois	<p>Open Action Items:</p> <p>B. Trivas, T. McCabe, J. Seeley provided direction on the following issues:</p>

Item #	Action	Discussion
	<p>T. McCabe J. Seeley</p>	<ol style="list-style-type: none"> <li>1. Previous item 57.7 – B. Trivas to meet with B. McNeil to review the ramping options for the compactors at the Service Area.</li> <li>2. Previous item 57.9 – B. Trivas reviewed the Batting Cage location sketch, attached, and will meet with K. Yianacopolus to review options to not have the batting cage over the main court.</li> <li>3. Previous item 57.10 – D. Bois to let B. Trivas know if a meeting with P. Cunningham is needed to review the coping material, the detail around the windows, control joint locations, and texture of the CMU around the windows.</li> <li>4. Previous item 57.13 – B. Trivas provided a fee breakdown for each of the scope reinstatement bid alternates for review.</li> <li>5. Previous item 57.8 – T. McCabe to include Unit Prices for the trees in Bid Package No. 3.</li> <li>6. Previous item 57.11 – J. Seeley indicated Senator Lewis provided an update on the \$500,000 for the District Offices, \$500,000 for the High School project and \$300,000 for the Amphitheater, which is part of the Economic Development bill.</li> <li>7. Previous item 57.12 – J. Seeley indicated that Consigli is providing drone photos and will take them from the same vantage point as previous images to produce a timelapse-like image at the end of the project.</li> </ol>
58.9	<p>B. McNeil B. Trivas</p>	<p>J. Seeley summarized the Stoneham High School Salvage List, attached. P&amp;W is currently looking for locations for 5 items in the school. Some items the School Building Committee needs to decide on. They are: Inside High School item #2, Spartan Head Class gift of 1985. The Committee agreed not to have this item destroyed, but a location is required. Facilities to remove and store until a location is determined. Item #12 the Running Man Class gift of 1993, same as Spartan Head, Facilities to save until a location can be determined. Item #11, Lochivar boilers. Facilities still reviewing.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. S. Iovanni asked where these items are being stored? <i>J. Seeley indicated, items #22, #23 will not need storage, as the moving company will move them into the new building from the old building.</i></li> <li>2. J. Craigie asked is the project not buying new gymnastic equipment and can a list of new equipment be provided? <i>K. Yianacopolus stated that most of the equipment is relatively new. J. Seeley indicated the FFE list is still being developed by P&amp;W and the School Department and it will be shared with the Committee once it is complete.</i></li> </ol>
58.10	<p>B. Trivas</p>	<p>B. Trivas reviewed the MSBA 90% Construction Documents comments, attached, and indicated that the comments are typical and are all being reviewed and will be</p>

Item #	Action	Discussion
		<p>responded to. The Pre-K classrooms do not meet the 1100 sf MSBA requirements, currently 1,030 sf and P&amp;W will review options with D. Ljungberg to resolve the issue.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>R. Parker asked if the Pre-K classrooms are reimbursable by the MSBA?  <i>J. Seeley indicated the Pre-K classrooms are reimbursable by the MSBA.</i></li> </ol>
58.11	J. Seeley	J. Seeley reviewed Recent Projects Financial Summary draft report of other MSBA school projects, attached.
58.12	Record	<p><b>Construction Update</b></p> <p>R. Smith provided a Construction Update, attached, and reviewed pricing and photographs. J. Seeley indicated the Chairs have discussed the Change Order Approval Process. D. Sheehan discussed the approval process and the people involved, namely, the Superintendent, the Town Manager and one of the Chairs. The Limit Amount will be \$50,000.</p> <p>A motion was made by J. Craigie and seconded by S. Iovanni to approve the Emergency Change Order Approval Process to include the School Superintendent, the Town Manager and the first available Chair in the amount of \$50,000 maximum. No discussion, motion passed unanimous.</p>
58.13	J. Seeley	<p><b>Subcommittee Updates</b></p> <ol style="list-style-type: none"> <li>J. Seeley reviewed the Timeline of Events to the January 11, 2023 Town Meeting and the October 17, 2022 Town Meeting Handout, attached.</li> <li>J. Seeley reviewed the 10/4/22 PR Subcommittee meeting minutes, attached.</li> <li>J. Seeley reviewed the 10/3/22 Green Building Initiatives meeting minutes, attached.</li> </ol> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>J. Craigie asked when will the DOR let the Town know if a ballot will not be required?  <i>D. Sheehan indicated the DOR request will be submitted on 12/21/22, and will take about 7 to 14-day turnaround, which would be before Town Meeting.</i></li> <li>R. Parker asked when is the end date for holding bids?  <i>T. McCabe indicated the week of January 18, 2023 is the week bids would expire. If there is a snow date, the bid dates may be close, but it could be negotiated to hold their bids.</i></li> </ol>
58.14	Record	<b>Old or New Business</b> – none
58.15	Record	<b>Committee Questions</b> – none

Project: New Stoneham High School

Meeting Date: 10/24/2022

Meeting No.: 58

Page No.: 6

---

Item #	Action	Discussion
58.16	Record	<b>Public Comment</b> – none
58.17	Record	<b>Next SSBC Meeting: November 14, 2022 at 7:00 pm.</b>
58.18	Record	A Motion was made by S. Iovanni and seconded by J. Craigie to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Change Order No. 4, GMP Contingency and Allowance Budget Summary Form, Warrant No. 34, 90%, 100% Construction Documents and Bidding Phase Meetings and Agenda Schedule, Batting Cage location sketch, Salvage List Update, MSBA 90% Construction Documents Comments, Recent Project Financial Summary, Construction Update, Timeline of Events Summary, Town Meeting Handout, 10/3/22 Green Building Initiative Meeting Minutes, 10/4/22 PR Subcommittee meeting minutes.

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

---

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:	10/24/2022
Prepared by:	Joel Seeley	Meeting Time:	7:00 PM
Meeting Location:	Central Middle School Library & Remote Participation	Meeting No.:	58
Distribution:	Attendees (MF)		

---

1. Call to Order
2. Discussion with State Delegation
3. Approval of Minutes
4. Approval of Invoices and Commitments
  - Commitment: Change Order No. 4
  - Invoices: Warrant No. 34
5. Schedule and Budget Update
6. Review Design Refinements
  - Open Action Items
  - Salvage List Update
7. Review MSBA 90% Construction Documents Comments
8. Project Funding Update
  - January 2023 Town Meeting
9. Construction Update
  - Between SSBC Meeting Change Order Approval Process
10. Subcommittee Updates
11. New or Old Business
12. Committee Questions
13. Public Comments
14. Next Meeting: November 14, 2022
15. Adjourn

**Join Go-To-Meeting:** <https://meet.goto.com/967144309>

**Dial-in:** [+1 \(872\) 240-3212](tel:+18722403212) **Access Code:** 967-144-309

<b>NEW STONEHAM HIGH SCHOOL, STONEHAM, MASSACHUSETTS</b>			
<b>Change Order Budget Summary</b>			
<b>Change Order No.</b>	<b>Change Order Amount</b>	<b>Owner's Contingency Budget</b>	
		<b>\$7,670,933.00</b>	<b>Original PFA Budget - August 18, 2021</b>
		<b>-\$450,000.00</b>	<b>60% Construction Documents Cost Estimate Reallocation</b>
		<b>-\$1,422,792.00</b>	<b>90% Construction Documents Cost Estimate Reallocation</b>
1	\$0.00		CR-001
2	\$445,479.68		CR-008
3	\$87,729.18		CR-007
4	\$48,631.95		CR-003; CR-014; CR-017; CR-018
	<b>Change Order Total</b>	<b>Budget Total</b>	<b>Budget Balance</b>
<b>TOTAL</b>	<b>\$581,840.81</b>	<b>\$5,798,141.00</b>	<b>\$5,216,300.19</b>

<b>GMP Contingency Budget Summary</b>			
<b>Change Order No.</b>	<b>Contingency Transfer Amount</b>	<b>GMP Contingency Budget</b>	
		<b>\$224,845.00</b>	<b>Amendment No. 1 - Early Site Package</b>
		<b>\$430,413.00</b>	<b>Amendment No. 2 - Concrete and Steel</b>
		<b>\$118,778.00</b>	<b>Amendment No. 3 - Equipment PrePurchase</b>
		<b>\$28,268.00</b>	<b>Amendment No. 4 - Storm System and PV Ductbank</b>
1	\$0.00		
2	\$0.00		
3	\$33,300.00		CT-008
4	\$6,762.33		CT-006; CT-011
	<b>Contingency Transfer Total</b>	<b>GMP Contingency Total</b>	<b>Contingency Balance</b>
<b>TOTAL</b>	<b>\$40,062.33</b>	<b>\$802,304.00</b>	<b>\$762,241.67</b>

<b>Allowance Budget Summary</b>			
<b>Change Order No.</b>	<b>Allowance Amount</b>	<b>Allowance Budget</b>	
		<b>\$990,000.00</b>	<b>Amendment No. 1 - Early Site Package</b>
		<b>\$275,000.00</b>	<b>Amendment No. 2 - Concrete and Steel</b>
		<b>\$0.00</b>	<b>Amendment No. 3 - Equipment PrePurchase</b>
		<b>\$0.00</b>	<b>Amendment No. 4 - Storm System and PV Ductbank</b>
1	\$4,000.00		AT-001
2	\$685,000.00		AT-004; AT-007
3	\$0.00		
4	\$5,164.00		AT-002; AT-003
	<b>Allowance Total</b>	<b>Allowance Budget</b>	<b>Allowance Balance</b>
<b>TOTAL</b>	<b>\$694,164.00</b>	<b>\$1,265,000.00</b>	<b>\$570,836.00</b>

## Change Order Summary

DATE: October 21, 2022  
 TO: Stoneham Building Committee  
 SUBJECT: **Change Order Summary – CO-004**

## Summary Details

Detailed Description	Value	Cost
<b>CR-003 Stormwater Board and Order of Conditions</b> This Change Request is to formally incorporate into the documentation the information contained within the Stormwater Report, the Wetlands Notice of Intent, and the Order of Conditions.	\$0	\$0
<b>CR-014 Water Line Demo and New Hydrant</b> This Change Request is to move demolition of an existing water line from BP#3 (final package) to BP#1 (site enabling) and to provide a temporary fire hydrant per the request of Chief Grafton.	\$38,275.32	\$38,275.32
<b>CR-017 Added Neighborhood Pest Control</b> This Change Request is to provide additional pest controls to houses on Sunset Road that are adjacent to the project site.	\$4,361.54	\$4,361.54
<b>CR-018 Boxwood Manual Swing Gate</b> This Change Request is to change the single arm swing gate to a double arm gate at the Boxwood Road entry onto the site.	\$5,995.09	\$5,995.09
<b>CT-006 Kitchen Freezer on Temporary Generator</b> This Contingency Transfer is to provide temporary power to the existing school district freezer during a required electrical shut down by Eversource. The team brought in and hooked up a temporary generator to maintain the functioning service of the freezer.	\$2,887.44	\$0
<b>CT-011 Transformer for Electrical Re-Feed of Existing Scoreboards</b> This Contingency Transfer is to provide power to the existing baseball scoreboard. This work required a transformer as part of the re-wiring.	\$3,874.89	\$0
<b>AT-002 Police Details for Sitework</b> This Allowance Transfer is to provide police details for site work at the Franklin Street intersection completed over the summer.	\$4,380.00	\$0
<b>AT-003 Removal and Processing of Boulders</b> This Allowance Transfer is to remove and process boulders found underground that are larger than 3 cubic yards.	\$784.00	\$0
<b>Total Change Order Value</b>		<b>\$48,631.95</b>

## Notes:

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

End of Summary





## Allowance Usage Request

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

**Number:** AT002  
**Date:** 8/15/22  
**Job:** 2515 Stoneham High School  
**Phone:**

**Description:** Police Details for Sitework thru 08-08-22

**Reason:** Field 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 allowance transfer is for the following scope of work:

Utilize allowance budget for police details to cover police details for site work at Franklin St. on the following dates per T&M tracking as witnessed by Consigli & SMMA on site:  
 7/07, 7/25, 7/26, 7/27, & 8/08/2022

Description	Cost Code	Labor	Material	Equipment	Subcontract	Other	Price
MAROIS - Stoneham T&M Summary #4 (AT002) (Slips # 09685, 09688 & 10003)	2-401				\$4,380.00		\$4,380.00
Allowance Transfer - Police Details (MAROIS - Stoneham T&M Summary #4 (AT002))	24-003				\$-4,380.00		\$-4,380.00
						Subtotal:	\$0.00
						<b>Total:</b>	<b>\$0.00</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

09-06-22

By

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



## Allowance Usage Request

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

**Number:** AT003  
**Date:** 8/15/22  
**Job:** 2515 Stoneham High School  
**Phone:**

**Description:** Remove & Process Boulders Over 3 CY in Size (7-30-22 & 8-6-22)

**Reason:** Field Condition

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

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

This allowance transfer is for the following scope of work:

Process of large boulders discovered on site by Marois Brothers. Boulders greater than 3 cubic yards are removed and crushed to be tracked against the allowance for underground obstructions. When boulders were encountered SMMA and CCC were notified and the work was tracked on tickets accordingly.

Description	Cost Code	Labor	Material	Equipment	Subcontract	Other	Price
MAROIS - Stoneham T&M Summary # 3 (AT003) for Boulders > 3 CY (MBI Tickets #09690 & 09695)	2-401				\$784.00		\$784.00
Allowance Usage - Remove UG Obstructions	24-010				\$-784.00		\$-784.00
						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 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



## 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:** CR003  
**Date:** 7/27/22  
**Job:** 2515 Stoneham High School  
**Phone:**

**Description:** ASI-001 & 002 Stormwater Report & ConCom Order of Conditions

**Reason:** Design Change

Initiated by: Perkins & Will

Source: ASI # 001 & 002

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

This change request is for the following scope of work:

This zero-dollar change is confirmation that the scope of work required for ASI-001 & 002 for the Stormwater Report and ConCom Order of Conditions has no additional cost from the site work contractor at this time.

Description	Cost Code	Labor	Material	Equipment	Subcontract	Other	Price
Confirmation of No Cost (MAROIS)	2-401						
						Subtotal:	\$0.00
						<b>Total:</b>	<b>\$0.00</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

10-14-2022

By

Date

Date

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:** CR014  
**Date:** 9/13/22  
**Job:** 2515 Stoneham High School  
**Phone:**

**Description:** PR-004 Existing Water Line Demolition & New Hydrant

**Reason:** Design Change

Initiated by: Perkins & Will

Source: PR # 004

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

This change request is for the following scope of work:

Scope of work is to demolish the existing water line between existing building and new building footprint. Per RFI #014 this demo moved from future work to the site enabling phase of the project (Bid Package #1) scope of work so that demolition can take place prior to foundations. As related scope, this pricing also includes a new fire hydrant to feed the south end of the existing school as required by the Stoneham FD.

Description	Cost Code	Labor	Material	Equipment	Subcontract	Other	Price
MAROIS - Stoneham PR 004 and Added Hydrant at Boxwood	2-401				\$35,322.00		\$35,322.00
						Subtotal:	\$35,322.00
			Builders Risk (0.157%)		\$35,322.00		\$55.46
			General Liability (1.10%)		\$35,322.00		\$388.54
			SDI (Non-Trade Only) (1.40%)		\$35,322.00		\$494.51
			Bond (0.53%)		\$36,260.51		\$192.18
			OH&P (5% subs, 10% self perform)		\$36,452.69		\$1,822.63
						<b>Total:</b>	<b>\$38,275.32</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

By

10-20-2022

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



## 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:** CR017  
**Date:** 9/21/22  
**Job:** 2515 Stoneham High School  
**Phone:**

**Description:** Added Residential Neighbor Pest Control Services - Sunset Rd

**Reason:** Owner Request

**Initiated by:** Seeley, Joel (SYMMES MAINI & MCKEE)

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

This change request is for the following scope of work:

At request of SMMA, CCC to instruct Waltham Pest Services to add rodent control coverage at: 12, 14, 19 & 7 Sunset Road. Coverage will be provided via the project for 1 year duration at this time, with monthly services and re-baiting as needed at each address included. Services will be effective starting the week ending 09/24/2022.

Description	Cost Code	Labor	Material	Equipment	Subcontract	Other	Price
Added Residential Pest Control at 12, 14, 19 & 7 Sunset Rd (\$1006.25 per home) for 1yr of coverage (Waltham Proposal backup attached)	1-248				\$4,025.00		\$4,025.00
						Subtotal:	\$4,025.00
			Builders Risk (0.157%)		\$4,025.00		\$6.32
			General Liability (1.10%)		\$4,025.00		\$44.28
			SDI (Non-Trade Only) (1.40%)		\$4,025.00		\$56.35
			Bond (0.53%)		\$4,131.95		\$21.90
			OH&P (5% subs, 10% self perform)		\$4,153.85		\$207.69
						<b>Total:</b>	<b>\$4,361.54</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

By

09-21-2022

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



## 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:** CR018  
**Date:** 9/21/22  
**Job:** 2515 Stoneham High School  
**Phone:**

**Description:** PR-005 Boxwood Gate

**Reason:** Design Change

Initiated by: Perkins & Will

Source: PR # 005

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

This change request is for the following scope of work:

Per question in RFI #013 from the CM, the Design Team proposed a revised swing gate for Boxwood entry that swings from both sides and locks in the middle. This will reduce the height of the keeper posts from being too tall to function properly with the set site grades required. NOTE: all concrete work required for install of this revised gate is included in this proposal by the site contractor.

Description	Cost Code	Labor	Material	Equipment	Subcontract	Other	Price
MAROIS - Stoneham Revised Gate PR 005	2-401				\$5,532.50		\$5,532.50
						Subtotal:	\$5,532.50
			Builders Risk (0.157%)		\$5,532.50		\$8.69
			General Liability (1.10%)		\$5,532.50		\$60.86
			SDI (Non-Trade Only) (1.40%)		\$5,532.50		\$77.46
			Bond (0.53%)		\$5,679.51		\$30.10
			OH&P (5% subs, 10% self perform)		\$5,709.61		\$285.48
						<b>Total:</b>	<b>\$5,995.09</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

10-18-2022

By

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



## 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:** CT006  
**Date:** 8/24/22  
**Job:** 2515 Stoneham High School  
**Phone:**

**Description:** Kitchen & Freezer on Temp Generator for Eversource Shutdown

**Reason:** Other

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

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 request is for the following scope of work:

Per SMMA/SHS request, CCC brought in a temp generator to provide backup power to the existing school's kitchen refrigerators and freezers during the Eversource shutdown/cutover work by the utility company. Eversource was unable to meet the planned schedule and thus required the project to provide a temp generator and the associated wiring work to connect and then power back up and disconnect from Jupiter Electric.

Description	Cost Code	Labor	Material	Equipment	Subcontract	Other	Price
JUPITER ELEC - COP#2223-103R (CT006 Kitchen & Freezer on Temp Gen for Shut Down)	16-001				\$1,029.18		\$1,029.18
JUPITER ELEC - COP#2223-104R (CT006 OT Costs for Powering Back Up Following Shut Down)	16-001				\$1,564.95		\$1,564.95
JUPITER ELEC - COP#2223-105R (CT006 Removal of Generator for Shutdown)	16-001				\$293.31		\$293.31
Contingency #1	19-100				\$-2,887.44		\$-2,887.44
						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.



**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:** CT006  
**Date:** 8/24/22  
**Job:** 2515 Stoneham High School  
**Phone:**

ARCHITECT

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

OWNER

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

PATRICK CONDON

\_\_\_\_\_  
By

\_\_\_\_\_  
By

10-19-2022

\_\_\_\_\_  
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:** CT011  
**Date:** 10/10/22  
**Job:** 2515 Stoneham High School  
**Phone:**

**Description:** Transformer For Re-Feed of Dugout & Scoreboards

**Reason:** Field Condition

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

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:

Unforeseen added cost to complete the electrical re-feed of the existing school dugout and athletic fields scoreboard - labor and material for new transformer and associated wiring work required.

Description	Cost Code	Labor	Material	Equipment	Subcontract	Other	Price
JUPITER ELEC - COP#2223-102R	16-001				\$3,874.89		\$3,874.89
(CT011 Transformer for Dugout Wiring)							
Contingency #1	19-001				\$-3,874.89		\$-3,874.89
						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

10-19-2022

By

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

## Warrant No. 34

Project:	Stoneham High School, Stoneham, Massachusetts	Project No.:	20033
Prepared by:	Joel G. Seeley, AIA	Date:	10/24/2022

School Building Committee for the Stoneham High School hereby authorizes to draw against funds for the obligations incurred for value received in services and for materials shown below:

<u>Vendor</u>	<u>Invoice No.</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>ProPay Code</u>	<u>Balance After Invoice</u>
Sustainable Energy Advantage, LLC	5780	9/30/2022	\$ 354.35	0203-9900	\$ 8,371.23
		<b>Total</b>	<b>\$ 354.35</b>		

\_\_\_\_\_  
Marie Christie

\_\_\_\_\_  
David Bois

\_\_\_\_\_  
Nicole Nial

\_\_\_\_\_  
Raymie Parker

\_\_\_\_\_  
Kevin Yianacopolus

\_\_\_\_\_  
Douglas Gove

\_\_\_\_\_  
Stephen O'Neill

\_\_\_\_\_  
Josephine Thomson

\_\_\_\_\_  
Jeanne Craigie

\_\_\_\_\_  
Lisa Gallagher

\_\_\_\_\_  
Sharon Iovanni

\_\_\_\_\_  
Cory Mashburn

\_\_\_\_\_  
Paul Ryder

\_\_\_\_\_  
David Pignone

Approved on \_\_\_\_\_

# Sustainable Energy Advantage, LLC

161 Worcester Rd, Suite 503

Framingham, MA 01701

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

bgrace@seadvantage.com www.seadvantage.com

## Invoice

Date	Invoice #
9/30/2022	5780

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

Customer Contract ID	SEA Client Job Code	Terms	Due Date
SOW#2 04.25.22	259.2.1	30 Days	10/30/2022
Description	Qty	Rate	Amount
Stoneham High School Solar Ongoing PPA Support			
Task 1: Project Host and Offtaker Consultant Tom Michelman, Sr. Director, hours for Sept 2022 per attached timesheet.	0.67	305.00	204.35
Eric Pinsker-Smith, Analyst, hours for Sept 2022 per attached timesheet.	1	150.00	150.00
Thank you for your business!		<b>Total</b>	\$354.35



## Time Entries by Project

**Time Entry Date:** From Thursday, September 1, 2022 to Friday, September 30, 2022

Approval Status	Date	Hours Worked	Description
<b>Project: Stoneham, Town of, 259.2.1, Stoneham HS PPA Support</b>			
<b>Client: Stoneham, Town of</b>			
<b>Description:</b>			
<b>Employee: Michelman, Tom</b>			
<b>Task: Task 1: Project Host and Offtaker Consultant</b>			
Approved	9/6/2022	0.50	Attend fortnightly call
Approved	9/23/2022	0.17	Review roof penetration documents and ask for EPS review
	Task Total	0.67	
	Employee Total	0.67	
<b>Employee: Pinsker-Smith, Eric</b>			
<b>Task: Task 1: Project Host and Offtaker Consultant</b>			
Approved	9/25/2022	1.00	Red through Stoneham's solar engineering racking drawing, provided commentary to Tom
	Task Total	1.00	
	Employee Total	1.00	
	Project Total	1.67	
	Grand Total	1.67	

**SCHOOL BUILDING COMMITTEE  
STONEHAM HIGH SCHOOL**

All meetings held at the  
**Central Middle School Media Center and Remote Participation at 7:00 PM**  
unless otherwise noted  
**MEETINGS SCHEDULE AND AGENDAS**  
June 28, 2022 (updated 10/24/2022)

DATE	AGENDA
<b>90%, 100% Construction Documents and Bidding Phase</b>	
July 25, 2022	SCHOOL BUILDING COMMITTEE MEETING Review Overall Construction Document Phase Schedule Review 90% and 100% Construction Document Schedule Review Value Engineering Follow-up Construction Update
August 8, 2022	SCHOOL BUILDING COMMITTEE MEETING Review Design Refinements Construction Update Award Concrete and Steel Package Review MSBA 60% Construction Documents Comments
August 22, 2022	SCHOOL BUILDING COMMITTEE MEETING Review Design Refinements Construction Update Review LEED Scorecard
September 12, 2022	SCHOOL BUILDING COMMITTEE MEETING Review Design Refinements Construction Update
September 26, 2022	AD HOC VE SUBCOMMITTEE MEETING - 4:00 PM
September 26, 2022	SCHOOL BUILDING COMMITTEE MEETING Decide Value Engineering Items Vote to Submit 90% Construction Documents Package to MSBA
September 28, 2022	<i>SUBMIT 90% CONSTRUCTION DOCUMENTS PACKAGE TO MSBA</i>
October 11, 2022	SCHOOL BUILDING COMMITTEE MEETING (TUESDAY) Review Design Refinements Construction Update Approve Trade Contractors for 100% Construction Documents
October 24, 2022	SCHOOL BUILDING COMMITTEE MEETING Review MSBA 90% Construction Documents Comments Construction Update
November 4, 2022	<i>ISSUE 100% CONSTRUCTION DOCUMENTS TO BID</i>
November 14, 2022	SCHOOL BUILDING COMMITTEE MEETING Construction Update Bidding Update
December 5, 2022	SCHOOL BUILDING COMMITTEE MEETING Construction Update Trade Contractor Bids Review
December 6, 2022	SELECT BOARD MEETING
December 13, 2022	<i>COMMUNITY FORUM - 6:30 PM - IN PERSON &amp; REMOTE @ CENTRAL MIDDLE SCHOOL</i>
December 19, 2022	SCHOOL BUILDING COMMITTEE MEETING Construction Update Review Draft GMP
December 20, 2022	TRI-BOARD MEETING

**SCHOOL BUILDING COMMITTEE  
STONEHAM HIGH SCHOOL**

All meetings held at the  
**Central Middle School Media Center and Remote Participation at 7:00 PM**  
unless otherwise noted  
**MEETINGS SCHEDULE AND AGENDAS**  
June 28, 2022 (updated 10/24/2022)

<b>DATE</b>	<b>AGENDA</b>
January 3, 2023	SCHOOL BUILDING COMMITTEE MEETING (TUESDAY)
	Construction Update
	Prepare for Town Meeting
January 9, 2023	SCHOOL BUILDING COMMITTEE MEETING
	Construction Update
	Prepare for Town Meeting
January 11, 2023	TOWN MEETING
January 17, 2023	SCHOOL BUILDING COMMITTEE MEETING (TUESDAY)
	Construction Update
	Review Construction Phase Schedule
	ADDITIONAL MEETINGS TO BE SCHEDULED

# Stoneham High School 'Salvage' list

3/17/2022 (Updated 10-19-22)

Item No.	Existing Location	Responsible Party to unhook, remove and place on ground/floor	Responsible Party to store	Responsible Party to move to new location	Responsible Party to install at new location	New Location
<b>Outdoor Athletic Fields</b>						
1	Monument at the football field	Facilities Department	Facilities Department	Consigli	Consigli	P&W to design location to install plaque
2	Scoreboard-(football)-move to Rec Park	Facilities Department	Facilities Department	Facilities Department	Facilities Department	Rec Park
<b>Outdoor Grounds</b>						
1	Buried time capsule at flag pole	Consigli - currently owned in BP#1	Facilities Department	N/A	N/A	N/A
<b>Inside High School</b>						
1	Building Committee Plaques from 1968 and 1981	Facilities Department	Facilities Department	Consigli	Consigli	P&W to design location to reinstall or provide digital device to display. HS to create digital record
2	'Spartan head' class of 85 gift on outside of school	Facilities Department	Facilities Department	Facilities Department	N/A	SSBC to confirm save and location to store
3	Class picture collages along hallways of café and auditorium (29)	Facilities Department	Facilities Department	Consigli	Consigli	P&W to design location to reinstall or provide digital device to display. HS to create digital record
4	Room 100C save old firebox	Facilities Department	N/A	Facilities Department	N/A	N/A
5	Bottle filler (3)	Facilities Department	N/A	Facilities Department	N/A	TBD
6	Crash bar doors (10)	Facilities Department	N/A	Facilities Department	N/A	TBD
7	Security cameras	Facilities Department	N/A	Facilities Department	N/A	TBD
8	Compressors (3)	Facilities Department	N/A	Facilities Department	N/A	TBD
9	Wood shop machines (planner, bandsaw, etc.)	Facilities Department	N/A	Moving Company	N/A	TBD
10	Kiln	Facilities Department	N/A	Moving Company	N/A	TBD
11	Lochinvar boilers (3)?	Facilities Department	N/A	Facilities Department	N/A	Facilities and Town Administrator to confirm save and location to store
12	The 'running man' class of 93 gift	Facilities Department	Facilities Department	Facilities Department	N/A	SSBC to confirm save and location to store
13	All glass backboards (8)	Facilities Department	Facilities Department	Facilities Department	N/A	TBD
14	American flag in Gym	Facilities Department	Facilities Department	N/A	N/A	N/A
15	Hall of Fame plaque	Facilities Department	Facilities Department	Consigli	Consigli	P&W to design location to reinstall or provide digital device to display. HS to create digital record
16	Athletic Trophies	N/A	N/A	Moving Company	Moving Company	P&W to work with D. Pignone on how many will fit in new Display Cases, remaining provide digital device to display. HS to create digital record
17	Sports Banners	Facilities Department	Facilities Department	Consigli	Consigli	Gymnasium
18	Ice Machine in the Trainer's room	Facilities Department	N/A	Moving Company	Facilities Department	TBD

## Stoneham High School 'Salvage' list

3/17/2022 (Updated 10-19-22)

Item No.	Existing Location	Responsible Party to unhook, remove and place on ground/floor	Responsible Party to store	Responsible Party to move to new location	Responsible Party to install at new location	New Location
19	4 golf carts	N/A	N/A	Facilities Department	N/A	Spartan Stadium Building
20	baseball dragger	N/A	N/A	Facilities Department	N/A	Spartan Stadium Building
21	Paint machines	N/A	N/A	Facilities Department	N/A	Spartan Stadium Building
22	Gymnastics equipment (this includes a lot of Mats, spring floor etc...)	N/A	N/A	Moving Company	Moving Company	Gymnasium
23	All the weights and power racks in weight room (Everything)	N/A	N/A	Moving Company	Moving Company	Spartan Stadium Building

Town of Stoneham  
Stoneham High School  
Pictures of Salvage Items  
October 19, 2022



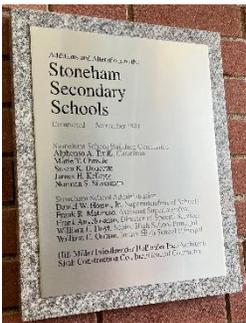
Outdoor Athletic Field #1



Outdoor Athletic Field #2



Inside High School #1A



Inside High School #1B



Inside High School #1C



Inside High School #2



Inside High School #3  
(Typical collage)



Inside High School #4



Inside High School #5  
(Typical Bottle Filler)



Inside High School #6  
(Typical Crash Bar)



Inside High School #7  
(Typical Security Camera)



Inside High School #8A

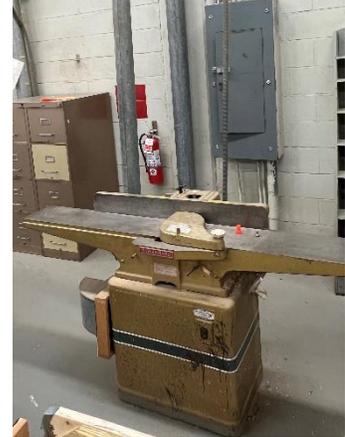
Town of Stoneham  
**Stoneham High School**  
Pictures of Salvage Items  
October 19, 2022



Inside High School #8B



Inside High School #8C



Inside High School #9A



Inside High School #9B



Inside High School #11



Inside High School #12



Inside High School #13  
(Typical Glass Backboard)



Inside High School #14



Inside High School #15A

Town of Stoneham  
**Stoneham High School**  
Pictures of Salvage Items  
October 19, 2022



Inside High School #15B



Inside High School #15C



Inside High School #16A



Inside High School #16B



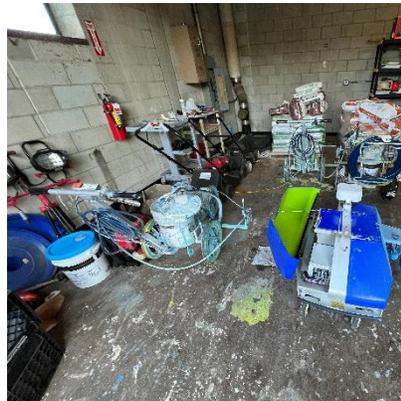
Inside High School #17  
(Typical Sports Banners)



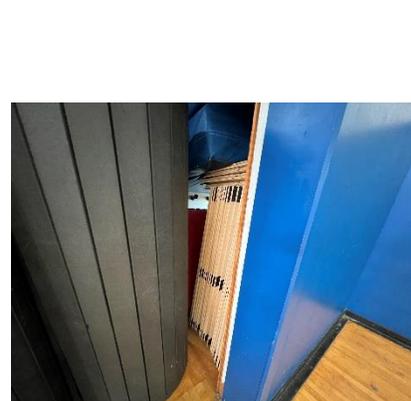
Inside High School #18



Inside High School #19  
(Typical Golf Cart)



Inside High School #21



Inside High School #22A



Inside High School #22B



Inside High School #22C



Inside High School #23A

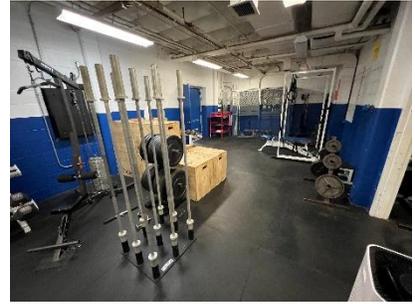
Town of Stoneham  
**Stoneham High School**  
Pictures of Salvage Items  
October 19, 2022



Inside High School #23B



Inside High School #23C



Inside High School #23D

# Massachusetts School Building Authority

Deborah B. Goldberg  
*Chairman, State Treasurer*

James A. MacDonald  
*Chief Executive Officer*

John K. McCarthy  
*Executive Director / Deputy CEO*

October 20, 2022

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

Re: Town of Stoneham, Stoneham High School

Dear Mr. Sheehan:

The Massachusetts School Building Authority (the “MSBA”) is forwarding review comments of the 90% Construction Documents submission for the Stoneham High School Project in the Town of Stoneham, received by the MSBA on September 28, 2022.

Responses to the attached comments shall be forwarded to Jennifer Flynn (Jennifer.Flynn@MassSchoolBuildings.org) through the Owner’s Project Manager. Please review and return responses within 14 days of receipt of this letter.

If you have any questions or comments, please do not hesitate to contact Ashley Smith (Ashley.Smith@MassSchoolBuildings.org).

Sincerely,



Karl Brown, AIA  
Design Director

Attachment: 90% Construction Documents Review Comments

Cc: Legislative Delegation  
George S. Seibold, Chair, Stoneham Select Board  
David Maurer, Chair, Stoneham School Committee  
David Ljungberg, Superintendent, Stoneham Public Schools  
Joel G. Seeley, Owner’s Project Manager, Symmes Maini & McKee Associates, Inc.  
Robert Brown, Designer, Perkins+Will  
Brooke Trivas, Designer, Perkins+Will  
File: 10.2 Letters (Region 3)

**APPENDIX 6C**  
**MODULE 6 – 90% CONSTRUCTION DOCUMENTS REVIEW COMMENTS**

**District:** *Town of Stoneham*  
**School:** *Stoneham High School*  
**Owner’s Project Manager:** *SMMA*  
**Designer Firm:** *Perkins and Will*  
**Submittal Received Date:** *September 28, 2022*  
**Review Date:** *September 28, - October 19, 2022*  
**Reviewed by:** *Gienapp Architects, K. Brown, A. Smith*

**MSBA REVIEW COMMENTS**

The following comments<sup>1</sup> on the 90% construction documents submittal are issued pursuant to a project submittal review document for the proposed project and presented as a 90% construction documents submission in accordance with the MSBA Module 6 Guidelines.

The items listed below are to be included in each project submittal by the design team (OPM and Designer) to the extent that each item applies to the project, or the design team should provide an explanation why an item doesn’t apply. The project submittal may be rejected by MSBA if all items below are not fully addressed by the project team. Unless specifically stated otherwise in the review comments below, the OPM and Designer deliverables are included in the submission with no further comment from MSBA required.

**6C.1 Summary Comments**

		Comments
•	Basic Project Information	
○	Enrollment (describe grade configuration, design enrollment and number of PK students if applicable)	<i>695 students grade 9-12, 128 Pre-K</i>
○	GSF area (describe approved GSF in the Project Funding Agreement and as currently proposed)	<i>PFA: 207,077 GSF; Current: 202,995 GSF</i>
○	Project Type (all new, add/reno, reno)	<i>New construction</i>
○	Delivery method (DBB, CMR). If CMR, describe contract status	<i>CMR, Consigli</i>

- Project Budget Compliance:
  - *The Project Funding Agreement (“PFA”) has total project budget of \$189,593,594. The submittal notes that the current total project budget is \$191,793,594, and is exceeds the PFA budget by \$2,200,000.*
    - *The submission notes the following: that the Stoneham Select Board voted to allocate \$2,200,000 of the American Rescue Plan Act funds to allay the cost by which the current budget exceed the PFA Total Project Budget. The new budget is \$191,793,594. A One-sided Budget Revision Request will be submitted at a later date.*
  - *The PFA has an estimated construction cost of \$153,418,660. The submittal notes that the OPM’s current reconciled estimated construction cost is \$158,914,245, and exceeds the PFA budget by \$5,495,585.*
    - *The submission notes the following: that the Stoneham Select Board voted to allocate \$2,200,000 of the American Rescue Plan Act funds to allay the cost by which the current budget exceed the PFA.*

<sup>1</sup> The written comments provided by the MSBA are solely for purposes of determining whether the submittal documents, analysis process, proposed planning concept and any other design documents submitted for MSBA review appear consistent with the MSBA’s guidelines and requirements, and are not for the purpose of determining whether the proposed design and its process may meet any legal requirements imposed by federal, state or local law, including, but not limited to, zoning ordinances and by-laws, environmental regulations, building codes, sanitary codes, safety codes and public procurement laws or for the purpose of determining whether the proposed design and process meet any applicable professional standard of care or any other standard of care. Project Designers are obligated to implement detailed planning and technical review procedures to effect coordination of design criteria, buildability, and technical adequacy of project concepts. Each city, town and regional school district shall be solely responsible for ensuring that its project development concepts comply with all applicable provisions of federal, state, and local law. The MSBA recommends that each city, town and regional school district have its legal counsel review its development process and subsequent bid documents to ensure that it is in compliance with all provisions of federal, state and local law, prior to bidding. The MSBA shall not be responsible for any legal fees or costs of any kind that may be incurred by a city, town or regional school district in relation to MSBA requirements or the preparation and review of the project’s planning process or plans and specifications.

*Additionally, the Stoneham School Building Committee voted to allocate \$450,000 out of the Construction Contingency to cover rising construction costs after the GMP is executed. The Stoneham School Building Committee voted to allocate \$1,422,792 from the Owner's Contingency to cover rising construction costs after the GMP is executed. Therefore, the Construction Budget has been increased to \$158,914,245. Using this number, the ECC of \$158,914,245 is within budget.*

- o *The (OPM/CMR)'s current construction cost estimate is \$158,914,245 by (Consigli). The Designer's current construction cost estimate is \$158,190,160 by (PM&C).*

**6C.2 OPM Deliverables:**

6C.2.1 OPM Submittal Review & Coordination		Comments
<ul style="list-style-type: none"> <li>• OPM's written Designer submission review, with recommendations to the Owner for one of the following (choose one):                             <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> OPM approves the submission</li> <li><input type="checkbox"/> OPM approves the submission partially; reject remainder</li> <li><input type="checkbox"/> OPM rejects the submission</li> <li><input type="checkbox"/> OPM requires additional supporting information</li> </ul> </li> </ul>		
<ul style="list-style-type: none"> <li>• Coordinate design; include written recommendations to the Owner. Address each of the following items individually, and describe how the OPM evaluated each item.                             <ul style="list-style-type: none"> <li>o Technical accuracy, coordination, &amp; clarity</li> <li>o Efficiency &amp; cost effectiveness</li> <li>o Operability</li> <li>o Constructability</li> <li>o Phasing</li> <li>o Bid ability</li> <li>o Site access during construction</li> </ul> </li> </ul>		
<ul style="list-style-type: none"> <li>• Coordinate Commissioning consultant's review                             <ul style="list-style-type: none"> <li>o Describe the commissioning consultant's review status.</li> <li>o Include a copy of the commissioning consultant's review &amp; project team's response to each item.</li> <li>o Describe the consideration and incorporation of commissioning consultant's recommendations into the current submittal.</li> </ul> </li> </ul>		
<ul style="list-style-type: none"> <li>• Coordinate the District response to the MSBA comments of previous submittals.                             <ul style="list-style-type: none"> <li>o Include a copy of the previous MSBA review &amp; District response, including any supplemental submittals and reviews.</li> <li>o Provide documentation of comments addressed and comments resolution outstanding.</li> </ul> </li> </ul>		
6C.2.2 Project Schedule		Comments

<ul style="list-style-type: none"> <li>• The OPM is responsible to submit a project schedule that conforms to the following requirements, whether the schedule is produced by the OPM or the CMR (if applicable). <i>A schedule that is limited to construction tasks is not acceptable and will be rejected.</i> All schedules should be presented in calendar days.</li> </ul>	
<ul style="list-style-type: none"> <li>• Update project schedule: At a minimum, the schedule update should provide the same level of detail as was included in the Project Funding Agreement Exhibit C, expanded and updated to include milestones for Design Development, Bidding, Construction, and Closeout. The updated schedule should include proposed critical path and construction milestone information. In addition to the construction milestones, the schedule must also include the following information as listed in MSBA Module 7, Schedule Activities:</li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Punch list start and end dates</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Project Registration date with the US Green Building Council ("USGBC") or Collaboration for High Performance Schools ("CHPS")</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Provisional/Design package submittal date to USGBC or CHPS</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ MSBA 50% DCAMM Notification submittal date and MSBA 100% DCAMM Standard Contractor Evaluation Form notification date</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ General Contractor/Construction Manager request for final payment</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Commissioning Consultant inspection (substantial completion plus approximately 10 months)</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Final Commissioning report to MSBA submittal date</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Final Construction package to USGBC/CHPS including the Final Commissioning Report submittal date</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Anticipated final Green School Program Certification letter from USGBC/CHPS issuance date</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Commissioning Certificate of Completion submittal date to MSBA</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Final reimbursement request submittal date to MSBA</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li>• Include application submission and approval dates in the project schedule for the following approvals, coordinated with the Designer's submittal information. In addition, provide dates for any other state or federal approval not listed below (the following list is not a comprehensive itemization of required state approvals; other requirements may apply, and some items listed below might not be applicable to this project) Indicate "Non-Applicable" on the project schedule where appropriate.</li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ DESE - Special Education approval by Department of Elementary and Secondary Education</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ MHC – Project Notification Form and approvals by MA Historical Commission</li> </ul> </li> </ul>	

	<ul style="list-style-type: none"> <li>○ OIG - Construction Manager at Risk approval by the Office of Inspector General</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Executive Office of Energy and Environmental Affairs/EEA: <ul style="list-style-type: none"> <li>▪ MEPA - MA Environmental Policy Act by Energy &amp; Environmental Affairs: <ul style="list-style-type: none"> <li>• ENF - Environmental Notification Form</li> <li>• EIR - Environmental Impact Report</li> </ul> </li> <li>▪ Article 97 Land Disposition Policy approval by Energy &amp; Environmental Affairs</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li>○ MA DEP - Massachusetts Department of Environmental Protection</li> </ul>	
	<ul style="list-style-type: none"> <li>○ MA DOT - Massachusetts Department of Transportation</li> </ul>	
	<ul style="list-style-type: none"> <li>○ MA DPH - Massachusetts Department of Public Health</li> </ul>	
	<ul style="list-style-type: none"> <li>○ EPA –NPDES National Pollutant Discharge Elimination System Notice of Intent approval by the US Environmental Protection Agency</li> </ul>	
	<ul style="list-style-type: none"> <li>○ MAAB - Accessibility variances by MA Architectural Access Board</li> </ul>	
	<ul style="list-style-type: none"> <li>• Any state reviews or approvals which remain incomplete at the time of the 90% CD submission render the submission out of compliance with the PFA Section 4.12, and may result in suspension of reimbursement requests to the District until such time as all required state reviews or approvals are obtained.</li> </ul>	
	<ul style="list-style-type: none"> <li>• If there are outstanding reviews or approvals, provide revisions to the construction bid schedule.</li> </ul>	
	<ul style="list-style-type: none"> <li>• The schedule is to be updated and submitted to MSBA as often as is required to reflect any changes, including any changes to milestone dates, but must be submitted with each design submittal (DD, 60% CD, 90% CD).</li> </ul>	
	<ul style="list-style-type: none"> <li>• The schedule is to incorporate 21 calendar day required duration for each MSBA submission review, and a minimum 14 calendar days for project team incorporation of MSBA review comments as well as all others into the project documents prior to making the documents available to bidders. 35 calendar days between each MSBA design submission (DD, 60%, 90%) is the minimum acceptable duration; if the project team believes additional time is required for any or all the submissions the durations for these activities are to be increased accordingly.</li> </ul>	

6C.2.3 Project Scope and Budget		Comments
<ul style="list-style-type: none"> <li>• Develop project scope and budget, cost estimates and reconciliation: <ul style="list-style-type: none"> <li>○ OPM construction cost estimate using CSI MasterFormat 6-digit format to Level 3 and MGL</li> </ul> </li> </ul>		

	c.149 s 44F (filed sub-bid) format showing unit rates and quantities; with escalation projected to the mid-point of construction.	
	o OPM reconciliation of the OPM/CMR and Designer construction cost estimates including a description of the method to derive this reconciliation. Refer to this link for an example of the <u>Cost Estimate Reconciliation Form</u> .	
	o Updated Cost Estimate Comparison Form. Refer to this link for an example of the <u>Cost Estimate Comparison Form</u> .	
•	CMR (if applicable)	
	o If Owner has not yet contracted with a Construction Manager (CM), the OPM must develop a construction cost estimate as described above for comparison with the Designer's cost estimate.	
	o If the Owner has given the CM a Notice to Proceed, the OPM must review cost estimates provided by the Designer and CM and provide a Designer's and CM's construction cost estimates reconciliation as described above.	
•	Updated project budget in the total project budget format, based on the reconciled construction cost estimate. If the reconciled estimate is not used for the updated project budget, provide an explanation.	
•	Describe any early-bid packages anticipated scope and schedule. Include any early-bid packages in the submittal (if applicable) to show a complete project. Provide bid tables for any completed sub-bid packages.	
•	Value Engineering recommendations (if any)	
	o Provide the list of potential and accepted Value Engineering recommendations, and associated costs of each item.	
	o For any Value Engineering recommendations which have been accepted, provide a copy of the Committee vote.	
•	Provide a letter confirming that prequalification requirements for the General Contractor (if applicable) and subcontractors have been completed, and a summary table of the pre-qualified general contractor (if applicable) and subcontractors.	

**6C.3 Designer Deliverables:**

6C.3.1 General Requirements		Comments
•	Submit an updated work plan.	
•	Updated and expanded Basis of Design narrative description for each following discipline:	
	o Architecture	

	<ul style="list-style-type: none"> <li>o Structural: narrative must include lateral bracing methods and how earthquake code requirements will be met</li> </ul>	
	<ul style="list-style-type: none"> <li>o Civil</li> </ul>	
	<ul style="list-style-type: none"> <li>o MEP + FP</li> </ul>	
	<ul style="list-style-type: none"> <li>o Data/Comms./Security</li> </ul>	
	<ul style="list-style-type: none"> <li>• Updated building code analysis</li> </ul>	
	<ul style="list-style-type: none"> <li>• Provide a final list identifying all proposed proprietary items (if any) with an affidavit which shall indicate that an elected body of the district (school committee, city or town council, or selectmen, but not ad-hoc building committee) has been presented with proposals for proprietary requirements approval action, has had an opportunity to investigate, or to require staff or consultant investigation upon each item so proposed, and has majority voted in an open public session that it is in the public interest to do so. Provide MSBA with a certified copy of the elected body vote.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Updated interior color theory statement describing proposed paint and material selections and colors for typical and special spaces, why they have been selected and how these selections relate to exterior materials and colors. Confirm that color and material selections have been presented to and approved by the District.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Independent structural design review (an MSBA requirement for all projects with new construction over 10,000 sf). MSBA requires a structural engineering peer review submission as part of the Final (100%) Construction Documents submission, to include documentation of any issues identified by the Peer Reviewer. Actions are to be advanced well prior to the 90% CD submission to engage the peer reviewer, and that scheduling be arranged to allow final structural design drawings and calculations to be submitted to the peer reviewer at the completion of the 90% Construction Documents submittal, or earlier as may be required for early (structural) bid packages, in order to incorporate comments and response action reporting in the final construction documents and avoid delays. Confirm this process has been initiated.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Updated Quality Control narratives, supporting plans and documents demonstrating:</li> </ul>	
	<ul style="list-style-type: none"> <li>o Updated energy model calculations</li> </ul>	
	<ul style="list-style-type: none"> <li>• Updated Life Cycle cost analysis for energy and water consuming devices</li> </ul>	
	<ul style="list-style-type: none"> <li>• Updated heat gain and loss calculations for Heating, Ventilating and Air Conditioning systems</li> </ul>	
	<ul style="list-style-type: none"> <li>• Updated calculations showing total electrical load</li> </ul>	
	<ul style="list-style-type: none"> <li>• Updated security and visual access requirements:</li> </ul>	
	<ul style="list-style-type: none"> <li>o Confirmation that the persons responsible for the District's emergency procedures implementation, and</li> </ul>	

	<p>responding emergency medical, fire protection, and police agency representatives have been consulted in the planning process and any associated requirements have been included in the project.</p>	
	<ul style="list-style-type: none"> <li>○ Identify other security related items particular to the District and/or the proposed project.</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Verification that the following safety and security related issues have been reviewed and are in accordance with the District’s procedures as noted above:</li> </ul>	
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>▪ Main entrance design – describe District protocol for visitor entry and check-in related to the current design for visitors to remain in the vestibule versus a side sub-vestibule.</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>▪ Classroom lockset hardware - confirm hardware functions are compatible with the District’s protocols related to lockdown.</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>▪ Classroom / Instructional spaces visibility - confirm that the inclusion of sidelights at entrance locations is compatible with the District’s current standards related to visibility from corridors and whether any related vision control option measures are to be incorporated.</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>▪ Alternative entry/exit locations - confirm project includes site and building signage, as may be required by District’s emergency procedures, to identify locations where first responders may more directly reach a person needing medical attention; Knox Boxes; Fire Alarm Control Panels, and provisions for building plans to be delivered to local fire and response agencies.</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li>● Facility and Maintenance requirements:</li> </ul>	
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Confirmation that the district personnel responsible for maintenance have been consulted in the planning process and any associated requirements have been considered for this project. Describe maintenance related items particular to the District and/or the proposed project</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Confirmation that the district personnel responsible for budgeting and maintenance have participated in discussions regarding the selection and long-term operational and maintenance costs of the mechanical systems and building maintenance system controls.</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Confirmation that the district personnel responsible for the maintenance have participated in discussions regarding the proposed training program and that these discussions have determined that the hours and the schedule for training included in the contract are sufficient to train the facility operational and maintenance personnel to operate the building management system, as designed. Confirmation that adequate hours have been scheduled both before the opening of the school and after the turnover of the building.</li> </ul> </li> </ul>	

<ul style="list-style-type: none"> <li>○ Verification that at a minimum the following issues have been reviewed: <ul style="list-style-type: none"> <li>▪ Training hours and scheduling</li> <li>▪ HVAC systems</li> <li>▪ Building Management Systems</li> <li>▪ Lighting fixtures and controls</li> <li>▪ Cleaning procedures and materials</li> <li>▪ Roof access</li> <li>▪ Mechanical room access</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li>● Updated Quality Control narratives, supporting plans and documents demonstrating: <ul style="list-style-type: none"> <li>○ Ceiling clearances</li> <li>○ Mechanical room and shaft sizes</li> <li>○ Coordinate specifications and drawings</li> <li>○ Filed sub-bid work</li> <li>○ Scheduling</li> <li>○ Equipment and power</li> <li>○ Existing and new construction</li> <li>○ Phasing</li> </ul> </li> </ul>	<p><i>The submission states "List to be completed" as the quality control comment for Filed sub-bid work. Please provide an update with the response to these comments.</i></p>

6C.3.2 Space Summary				Comments			
<u>Spaces</u>	<u>PFA Space Summary</u>	<u>DD Space Summary</u>	<u>60% CD Space Summary</u>	<u>90% CD Space Summary</u>	<u>Difference to PFA</u>	<u>Comments</u>	
Core Academic Spaces	38,790	38,790	39,612	39,612	822	This category has not changed since the last submittal.	
Special Education	7,700	7,700	7,700	7,700	-		
Art and Music	5,450	5,450	5,450	5,450	-		
Vocations & Technology	11,120	11,120	11,120	11,120	-		
Health and Physical Education	28,100	28,100	28,100	28,100	-		
Media Center	4,644	4,644	4,644	4,644	-		
Auditorium/ Drama	9,850	10,213	10,206	10,206	356	This category has not changed since the last submittal.	
Dining and Food Service	7,103	7,149	7,149	7,149	46	This category has not changed since the last submittal.	
Medical	770	770	770	770	-		

Administration and Guidance	5,902	6,462	6,554	6,554	652	This category has not changed since the last submittal.
Custodial and Maintenance	2,647	2,128	2,128	2,128	(519)	This category has not changed since the last submittal.
Other	16,475	12,125	11,895	11,895	(4,580)	This category has not changed since the last submittal.
<b>Total Building Net</b>	<b>138,551</b>	<b>134,651</b>	<b>135,328</b>	<b>135,328</b>	<b>(3,223)</b>	This category has not changed since the last submittal.
<b>Non Programmed</b>						
Other Occupied Rooms	120	120	120	120	-	
Unoccupied MEP/FP	3,956	3,956	3,909	3,909	(47)	This category has not changed since the last submittal.
Unoccupied Closets, Supply Rooms & Storage	355	355	410	410	55	This category has not changed since the last submittal.
Toilet Rooms	4,120	4,120	3,859	3,859	(261)	This category has not changed since the last submittal.
Circulation	40,834	40,834	43,463	43,463	2,629	This category has not changed since the last submittal.
Remaining	19,141	17,441	15,906	15,904	(3,237)	This category has decreased by 2 gsf since the last submittal.
<b>Total Gross</b>	<b>207,077</b>	<b>201,977</b>	<b>202,995</b>	<b>202,995</b>	<b>(4,082)</b>	This category has not changed since the last submittal.
<b>Grossing Factor</b>	<b>1.49</b>	<b>1.50</b>	<b>1.50</b>	<b>1.50</b>	<b>0</b>	
<ul style="list-style-type: none"> <li>Updated space summary and signed certification that reflects the current design</li> </ul>						
<ul style="list-style-type: none"> <li>Comparison of the current design with the final educational program, and confirmation that there are no variations. If there are variations, the written summary must address the following:                             <ul style="list-style-type: none"> <li>Explain deviations within the space summary from the Project Funding Agreement. The MSBA will either:                                     <ul style="list-style-type: none"> <li>MSBA accepts this variation to the approved project with no further action required.</li> <li>Prior to MSBA accepting this variation to the project, the Designer must describe in detail the reason for the change.</li> </ul> </li> </ul> </li> </ul>			<p><i>The space summary reflects a decrease in spaces, a decrease in total square footage, and Pre-k classrooms below the MSBA allowable guidelines. In response to these comments, provide an updated space summary that shows all PK classrooms are within the MSBA allowable minimum size guidelines.</i></p>			

	<ul style="list-style-type: none"> <li>○ The MSBA considers that deviations include size changes of a specific space, the total program area (e.g. general classrooms, voc tech, dining etc.), space location, surrounding space adjacencies and/or the intended room purpose.             <ul style="list-style-type: none"> <li>▪ The submittal must clearly call out deviations to location and surrounding adjacencies using redlines or “clouding”.</li> <li>▪ The explanation should clearly identify the basis of the change identifying both architectural and/or programmatic reasons.</li> <li>▪ If the basis of the change is programmatic, the submittal should include a red-lined version of the educational plan included in the Project Funding Agreement.</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li>● Regarding DESE approved SPED Spaces:</li> </ul>		
	<ul style="list-style-type: none"> <li>○ Include a copy of the most recent letter from DESE approving the current proposed SPED spaces.</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Confirm that the DESE approved SPED spaces have not deviated, using the definition above; or,             <ul style="list-style-type: none"> <li>▪ If the District wishes to submit a change to its DESE approved submittal, it must a) confirm that all changes to SPED spaces are final; b) provide a new SPED submittal in the original submittal format (described in Module 4 Schematic Design Section 4.1.1 and Mod 4 Appendix 4B) noting any changes with clouded floor plans and red-lined narratives and tables; and c) indicate how the project schedule can accommodate a potential DESE resubmittal and approval. Please provide a separate package for changes to DESE approved SPED spaces.</li> <li>▪ If the District chooses not to change from the DESE approved submittal it should explain when and how the spaces will be returned to the approved size, configuration and location.</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li>● Regarding DESE Approved Public Day Education Spaces:</li> </ul>		
	<ul style="list-style-type: none"> <li>○ Indicate “Not Applicable” if the project does not include DESE approved Public Day Education spaces.</li> </ul>	
	<ul style="list-style-type: none"> <li>○ If applicable, confirm that the DESE approved Public Day Education spaces have not deviated, using the definition above; or,             <ul style="list-style-type: none"> <li>▪ If the District wishes to submit a change to its DESE approved submittal, it must a) confirm that all changes to Public Day Education spaces are final; b) provide a new submittal in the original submittal format, noting any changes with clouded floor plans and red-lined narratives and tables; and c) indicate how the project schedule can accommodate a potential DESE resubmittal and approval. Please provide</li> </ul> </li> </ul>	

	<p>a separate package for changes to Public Day Education Spaces.</p> <ul style="list-style-type: none"> <li>▪ If the District chooses not to change from the DESE approved submittal it should confirm that the spaces are the same or explain when and how the spaces will be returned to the approved size, configuration and location.</li> </ul>	
•	Regarding DESE approved Chapter 74 Program Spaces:	
	○ Indicate "Not Applicable" if the project does not include DESE approved Chapter 74 Spaces.	
	○ If applicable, confirm that the proposed Chapter 74 spaces conform to the current DESE Chapter 74 manual for Vocational Technical Education Programs.	
	○ Include a copy of the most recent letter from DESE approving the current proposed Chapter 74 Program spaces.	
	○ Confirm that a Chapter 74 Meeting took place with the MSBA and DESE, describe any modifications to the proposed design and any remaining follow-up coordination items.	
	<p>○ If applicable, confirm that the DESE approved Chapter 74 Program spaces have not deviated, using the definition above, or;</p> <ul style="list-style-type: none"> <li>▪ If the District wishes to submit a change to its DESE approved submittal, it must a) confirm that all changes to Chapter 74 Program spaces are final; b) provide a new submittal utilizing the original submittal format, noting any changes with clouded floor plans and red-lined narratives and tables; and c) indicate how the project schedule can accommodate a potential DESE resubmittal and approval. Please provide a separate package for changes to the Chapter 74 Programming.</li> <li>▪ If the District chooses not to change from the DESE approved submittal it should explain when and how the spaces will be returned to the approved size, configuration and location.</li> </ul>	

6C.3.3 Project Approvals		Comments
•	Describe the status of the following approvals. In addition, provide the status of any other state or federal approval not listed below (the following list is not a comprehensive itemization of required state approvals; other requirements may apply, and some items listed below may not be applicable to this project). Provide a copy of the appropriate application forms and/or approval letters where applicable. Indicate "Not Applicable" where appropriate and describe why each item is not applicable. For each agency approval required for this project, indicate the date when approval was received. All required	

<p>approvals should have an associated approval date indicated as part of the 90% CD submission and prior to advertising for bids. Confirm that the required approvals are coordinated with the OPM's project schedule.</p>	
<ul style="list-style-type: none"> <li>○ DESE - Special Education approval by Department of Elementary and Secondary Education</li> </ul>	
<ul style="list-style-type: none"> <li>○ MHC – Project Notification Form and approvals by MA Historical Commission</li> </ul>	
<ul style="list-style-type: none"> <li>○ OIG - Construction Manager at Risk approval by the Office of Inspector General</li> </ul>	
<ul style="list-style-type: none"> <li>○ Executive Office of Energy and Environmental Affairs / EEA:</li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>▪ MEPA - MA Environmental Policy Act by Energy &amp; Environmental Affairs:</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>• ENF - Environmental Notification Form</li> </ul> </li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>• EIR - Environmental Impact Report</li> </ul> </li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li>○ MA DEP - Massachusetts Department of Environmental Protection</li> </ul>	
<ul style="list-style-type: none"> <li>○ MA DOT - Massachusetts Department of Transportation</li> </ul>	
<ul style="list-style-type: none"> <li>○ MA DPH - Massachusetts Department of Public Health</li> </ul>	
<ul style="list-style-type: none"> <li>○ EPA –NPDES National Pollutant Discharge Elimination System Notice of Intent approval by the US Environmental Protection Agency (or indicate as "by GC/CMR")</li> </ul>	
<ul style="list-style-type: none"> <li>○ MAAB - Accessibility variances by MA Architectural Access Board</li> </ul>	
<ul style="list-style-type: none"> <li>• Confirmation that the Project has undergone review and obtained all necessary approvals by any departments or Commonwealth agencies required by law to review the Project, including but not limited to the approvals listed above. Attach such documentation letters evidencing such reviews and approvals.</li> </ul>	
<ul style="list-style-type: none"> <li>• In accordance with Project Funding Agreement (the "PFA") Section 4.12, the District must obtain such reviews or approvals prior to the construction bids solicitation. Any state reviews or approvals which remain incomplete at the 90% CD submission render the submission out of compliance with the PFA Section 4.12, and may result in suspension of reimbursement requests to the District until such time as all required state reviews or approvals are obtained.</li> </ul>	
<ul style="list-style-type: none"> <li>• List and target dates for all local zoning approvals, testing and permits.</li> </ul>	
<ul style="list-style-type: none"> <li>• Provide a certification that all applicable utility officials have been contacted by the Designer regarding each basic utility connection.</li> </ul>	

6C.3.4 Cost Estimate	Comments
----------------------	----------

<ul style="list-style-type: none"> <li>• Provide a final Designer’s construction cost estimate, based on the 90% Construction Documents, including cost estimates for general conditions, overhead and profit, insurance, bonds, and all other items; allowances expressed as percentage rates for construction contingencies, and other mutually agreed upon contingencies. Prepare the construction cost estimate using CSI MasterFormat 6-digit format to Level 3 and MGL c.149 s 44F (filed sub-bid) format showing unit rates and quantities; with escalation projected to the mid-point of construction.</li> </ul>	
<ul style="list-style-type: none"> <li>• The estimate date should be no earlier than the 90% Construction Documents date.</li> </ul>	
<ul style="list-style-type: none"> <li>• Provide summary sheets including the following:                             <ul style="list-style-type: none"> <li>○ Date that the estimate was prepared (value date)</li> <li>○ Anticipated bid date</li> <li>○ Project and contract number</li> <li>○ Project title and location</li> <li>○ Designer name</li> <li>○ Estimator name</li> <li>○ Site cost (including all utilities)</li> <li>○ Building cost (including fixed equipment)</li> <li>○ Estimated construction cost of each work phase, totaled</li> <li>○ Items 1 and 2 work costs, as distinguished in the General Contractor’s bid forms, individually totaled</li> </ul> </li> </ul>	<p><i>Not included. In the response to this review provide a revised summary sheet that includes this information.</i></p>

6C.3.5 Drawings (developed to 90% CD progress level)	Comments
<ul style="list-style-type: none"> <li>• Half-size drawings only. Confirm that text, symbols, shading and all drawings content are legible.</li> </ul>	<p><i>Due to the current COVID-19 situation, hard copies were not provided. MSBA may request hard copies later for record.</i></p>
<ul style="list-style-type: none"> <li>• If applicable, include early bid package contract documents in the submittal to show a complete project.</li> </ul>	
<ul style="list-style-type: none"> <li>• Cover sheet showing a drawings list and a locations map (the project title should be visible when the drawings are rolled)</li> </ul>	
<ul style="list-style-type: none"> <li>• Sheet(s) containing all symbols, abbreviations and notes applicable to each discipline</li> </ul>	
<ul style="list-style-type: none"> <li>• Site and Utility drawings should show the following:                             <ul style="list-style-type: none"> <li>○ Proposed work layout and location with details</li> <li>○ Existing and proposed contours</li> <li>○ Building locations fixed and referenced from main survey baseline</li> <li>○ Floor elevations at each entrance/exit and key exterior grades at perimeter showing drainage away from the building</li> </ul> </li> </ul>	

○ Site Benchmarks	
○ Boring locations	
○ Retaining walls	
○ Landscaping and planting	
○ All utility service lines, systems and structures for electricity, gas, oil, water, steam, telephone, CATV, fire alarm, sanitary and storm drainage	
○ Contract limit line and storage area for construction materials	
○ Site survey which includes, but is not limited to, all existing foundations, obstructions and other site characteristics	
○ Coordinate light pole bases, flag poles, signage, concrete pads & landscape enclosure walls with other disciplines	
○ Verify accessibility compliance at paved areas and building approaches	
○ Exterior benches, flag poles, signage	
● Mobilization and enabling works	
● Architectural drawings showing the following:	
○ Demolition drawings	
○ Floor plans of each floor, with dimensions, column locations, floor elevations, door designations, partition types & fire-rated partitions and smoke partitions, built in furniture and equipment, keyed to other architectural drawings and coordinated with exterior grade elevations at all interior to exterior transitions	<i>It does not appear all partitions are located by dimensions. While there are several enlarged areas that include dimensioned partitions, there are still large areas of the building without dimensions. This should be reviewed. Suggest including more dimensions for clarity.</i>
○ Key plans / overall plans where required	
○ Phasing, temporary trailers, storage & fences, gates & parking	
○ Large scale plans showing key areas e.g. lobby, special spaces. Indicate floor surface materials (minimum 1/4" = 1'-0" before reduction)	
○ Knox box & fire alarm control panel locations (plans & elevations)	
○ Roof plans showing the following:	
▪ Proposed systems type	<i>Roof Plans are provided but the exact roof systems does not appear to be shown. These should be clarified prior to bidding.</i>
▪ Pitch and drainage pattern	<i>The pitch and drainage are shown graphically but there are very limited annotations. There is only limited information shown on the roof plans. This should be reviewed and, if needed, completed prior to bidding.</i>
▪ Roof drains, gutters and scuppers	<i>Roof drains are shown but not labeled. Suggest including labels for clarity.</i>
▪ Skylights, penthouses, major equipment, chimneys	<i>These elements appear to be shown but are not fully annotated and detailed. This should be reviewed and, if needed, completed prior to bidding.</i>

<ul style="list-style-type: none"> <li>▪ Roof access and ladders</li> </ul>	<p><i>These appear to be shown but are not noted or detailed. This should be reviewed and, if needed, completed prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>▪ Walk pads</li> </ul>	<p><i>These are shown but are not necessarily coordinated with mechanical equipment and they are not labeled. This should be reviewed and, if needed, adjusted prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>▪ Rooftop Solar Readiness area, PV support and interconnection pathways</li> </ul>	<p><i>The solar locations are shown on the roof plan and appear on the building sections. However, it does not appear the supports or pathway for power are shown. This should be reviewed and additional information added, if necessary, prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>○ Coordinate downspout leader locations with civil &amp; plumbing drawings</li> </ul>	
<ul style="list-style-type: none"> <li>○ Project sign (verify content); Per MSBA Regulations section 2.04, Sub-section 1, Paragraph G, Approved project shall have a project identification sign on the construction site during the construction period. Said sign shall be at least four feet by eight feet in size, shall be visible from the primary roadway adjoining the site, and shall include the following: "This project funded in part by the Massachusetts School Building Authority."</li> </ul>	
<ul style="list-style-type: none"> <li>○ Building Sections updated and coordinated with plans and elevations</li> </ul>	
<ul style="list-style-type: none"> <li>○ Building elevations showing the following:</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Full height elevations including roof structures, e.g., mechanical equipment, chimneys, and penthouses</li> </ul>	<p><i>It does not appear all mechanical equipment is shown, nor roof elements above the roof are shown. It is acknowledged that much of the rooftop equipment is located in a roof well concealed behind an acoustical screen. Therefore, there may be minimal equipment visible in the elevations. This should be reviewed, and additional information shown if applicable, prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>▪ Floor elevations, floor-to-floor height, and overall height related to benchmarks on site plans</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Windows, storefront, and curtain wall systems</li> </ul>	
<ul style="list-style-type: none"> <li>▪ All columns located on a centerline and coordinated with the structural drawings</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Materials indicating major control and expansion joints, and divisions of materials where required</li> </ul>	<p><i>It does not appear all material types are shown. Review and provide additional information as may be determined necessary, prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>▪ Exterior grades and topographical features in context</li> </ul>	<p><i>The line where the elevation meets the grade is shown. However, it is not very legible (it is very light) and there is no context shown. Review and suggest additional graphics for clarity, prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>○ Wall sections indicating dimensions, flashing, anchorage, reinforcing, masonry coursing, cladding, and all other conditions at wall, roof, foundation, interior floors; coordinated with exterior grade elevations</li> </ul>	
<ul style="list-style-type: none"> <li>○ Details demonstrating continuous thermal insulation and thermal breaks between conditioned interior</li> </ul>	

spaces and unconditioned exterior spaces (parking garages, loading zones and other open areas).	
o Exterior details, for roofing, flashing and other details showing all conditions	
o Interior and exterior expansion joints, control joints, construction joints, and waterstops, detailed and coordinated with structural drawings	
o Doors, windows, entrances, and storefront; schedules and details	
o Vertical circulation plans, sections and details including ramps, stairs, lifts and elevators	
o Elevator venting, hoist beam, thresholds, ladder, sump, wall penetrations, waterproofing	
o Guardrails and handrails including details	
o Interior elevations of all significant and typical spaces	
o Interior details including casework, paneling surfacing and acoustical treatment	
o Flooring & wall material patterns & associated transition details	
o Interior glazing elevations and details	
o Reflected ceiling plans coordinated with fire protection, mechanical and electrical drawings	<i>Ceiling plans are included but do not appear to be complete with regard to showing and coordinating the scope or work or layout of the HVAC, Lighting and Fire Protection. This should be reviewed, and, if needed, the documents completed prior to bidding.</i>
o Ceiling details	
o Access panels indicated on the drawings and coordinated with the MEP/FP locations, sizes and any other requirements	<p><i>Access panels are not indicated on the drawings. This should be reviewed. Suggest showing them for clarity.</i></p> <p><i>Access Doors and Frames are specified in 08 31 13. The specification includes the material and fabrication of several types of access panels. However, it does not identify the scope of work such as dictating where they are required and the trade require to furnish and install them. Meanwhile, some of the MEP specifications require the trade to furnish the access panels for installation by 083113; but section 083113 does not specify the scope of installing access panels furnished by others (e.g. Plumbing 220001-1.09.A.5). This should be reviewed and, if needed, adjusted prior to bidding.</i></p> <p><i>Additionally, in some of the trades, such as Plumbing, it calls for the trade to furnish access panels, but it does not include a specification for the access panel, nor does it require the access panels they provide meet the requirements of 083113. This should be reviewed and, if needed, adjusted prior to bidding.</i></p> <p><i>The requirement for installation and scope of access panels should be reviewed and completed and coordinated as required prior to bidding.</i></p>
o Schedules (clearly define new or existing):	

	<ul style="list-style-type: none"> <li>▪ Finishes</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Doors</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Windows</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Equipment schedules; e.g., food service, instructional media</li> </ul>	
•	Structural drawings showing the following:	
	<ul style="list-style-type: none"> <li>○ Structural drawings legend and/or graphical symbols</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Foundation plans with bottom grades showing all footing layouts, walls, slabs on grade including reinforcing, grade beams, and columns; include design soil bearing pressures and live loads for each area</li> </ul>	<p><i>The bottom of footing and other grade information is shown but it is all relative to the first-floor elevation and not the sitework grading. This should be reviewed. Suggest coordinating with grades for clarity, prior to bidding.</i></p>
	<ul style="list-style-type: none"> <li>○ Structural floor and roof plans including framing, finished floor elevations and depressed slab areas, with locations and dimensions for all openings and depressions, coordinated with the architectural drawings</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Complete foundation wall elevation and typical sections, with reinforcing indicating location, dimensions and grades for all footings, steps and wall openings</li> </ul>	<p><i>Foundation wall elevations are not included. Suggest adding for clarity, prior to bidding.</i></p>
	<ul style="list-style-type: none"> <li>○ Complete details and section with dimensions for all construction including expansion and construction joints, reinforcing and other embedded items. Coordinate construction and expansion joint details with specified materials including caulking and sealant.</li> </ul>	
	<ul style="list-style-type: none"> <li>○ All lintels, beams, joists, and columns are identified (with typical sizes shown) on schedules or on drawings</li> </ul>	
	<ul style="list-style-type: none"> <li>○ All structural supports required for mechanical equipment</li> </ul>	
	<ul style="list-style-type: none"> <li>○ General notes including the following information: class and 28 day concrete strength for each portion, structural steel and concrete reinforcing design stresses for each structural member type, concrete cover for each structural member type, shrinkage and temperature steel requirements, reinforcing laps for main reinforcing and temperature steel; bend point, cutoff, and hook locations for all members, minimum beam and lintel bearing.</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Floor and roof structural design load documentation (live and dead)</li> </ul>	
•	Fire protection drawings showing the following:	
	<ul style="list-style-type: none"> <li>○ Fire protection drawings legend and/or graphical symbols</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Standpipe systems, sprinkler systems, suppression systems, fire pumps, accessories, and piping</li> </ul>	
	<ul style="list-style-type: none"> <li>○ All piping, equipment, fixtures, valves and devices shall be located and sized</li> </ul>	

	<ul style="list-style-type: none"> <li>○ Design criteria shall be provided on the drawings in accordance with NFPA requirements</li> </ul>	
	<ul style="list-style-type: none"> <li>○ All required access panel locations and sizes coordinated with the architectural drawings</li> </ul>	<p><i>Access panels are not indicated on the drawings. This should be reviewed. Suggest showing them for clarity, prior to bidding.</i></p> <p><i>In addition, the fire protection section of the specification is not consistent with other sections and does not appear to be complete on its own. Refer to the access door note in the specification notes of these comments.</i></p>
<ul style="list-style-type: none"> <li>● Plumbing drawings showing the following:</li> </ul>	<ul style="list-style-type: none"> <li>○ Plumbing drawings legend and/or graphical symbols</li> </ul>	
	<ul style="list-style-type: none"> <li>○ All work done by the plumbing subcontractor, which includes all water, gas, air, vacuum, sanitary and storm wastes, and accessories</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Plumbing fixtures trapping and venting including floor drains. Provide location dimensions for floor drains in coordination with the structural plans.</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Confirm any hazard or noxious contaminants such as chimneys, plumbing vents or cooling towers are located a minimum 25 feet from outside air intakes or such openings are a minimum two feet below the contaminant source and ten feet horizontally from the nearest edge of the air intake to the nearest edge of the contaminant source (refer to 780 CMR Massachusetts State Building Code in effect at the time of project approval). Consider adding filters to the contaminant source if necessary.</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Water and gas supply sources, storm and sanitary discharge mains</li> </ul>	
	<ul style="list-style-type: none"> <li>○ All piping sizes shall be indicated on drawings and riser diagrams, including flow and pitch directions</li> </ul>	<p><i>It does not appear all piping sizing is indicated; for instance, underground piping near gridlines E.4/2 on drawing P11-00C Plumbing Underground – Area C and supply piping such as near Team Room Female C143 on P11-01C Plumbing Level 01 Area C. In this same area the continuity of supply lines is also not shown. This should be reviewed, and update documents as determined necessary, prior to bidding.</i></p>
	<ul style="list-style-type: none"> <li>○ All accessories, valves, fixtures including all drinking fountains and grease traps for kitchen waste</li> </ul>	
	<ul style="list-style-type: none"> <li>○ Verify eyewash stations are provided in all areas where chemicals are stored or used</li> </ul>	<p><i>These appear to be shown on the Architectural underlay of the plumbing drawing and it appears water is shown to the eyewash, but not the shower. They may be part of a combination unit and only one connection is necessary. The drawings should be reviewed. Suggest the units be shown as part of the plumbing drawing (e.g. dark lines) and labeled for clarity.</i></p> <p><i>It is also not clear in the plan view that this is a specific tempered water loop. This should be reviewed and, if needed, updated prior to bidding.</i></p>
	<ul style="list-style-type: none"> <li>○ All piping and connections required for other trades (e.g., kitchen equipment, HVAC make-up water, etc.)</li> </ul>	

	<ul style="list-style-type: none"> <li>○ Acid waste (where required), vents and neutralization systems for laboratories</li> <li>○ Plumbing riser diagrams</li> <li>○ Domestic water booster pumps, boiler feed water, meter location, hose bibs</li> <li>○ Domestic hot water: storage tanks, piping material</li> <li>○ Hanger details, expansion joint details</li> <li>○ All required access panel locations and sizes coordinated with the architectural drawings</li> <li>○ Backflow preventers and cleanouts</li> </ul>	<p><i>Riser diagrams are included but do not appear to be completed. For instance, the tempered water loop and eyewash unit is not shown on the riser diagrams. This should be reviewed and, if needed, updated prior to bidding.</i></p> <p><i>Access panels are not indicated on the drawings. This should be reviewed. Suggest showing them for clarity.</i></p> <p><i>In addition, the plumbing section of the specification is not consistent with other sections and does not appear to be complete on its own. Refer to the access door note in the specification notes of these comments.</i></p>
<ul style="list-style-type: none"> <li>● Heating, ventilating and air conditioning drawings showing the following:             <ul style="list-style-type: none"> <li>○ Mechanical drawings legend and/or graphical symbols</li> <li>○ Large scale plans of all mechanical &amp; electrical spaces showing equipment to scale</li> <li>○ All piping and ductwork systems shall be located and sized. All ductwork shall be shown double line and drawn to scale.</li> <li>○ All piping and duct systems sized at all reductions and riser diagrams</li> <li>○ All flow directions and pitch on piping, and duct systems indicate flow and volumes direction</li> <li>○ All equipment shall have enough servicing and/or replacement space indicated on drawings.</li> <li>○ All equipment, accessories, valves and dampers</li> <li>○ All required access panel locations and sizes coordinated with the architectural drawings</li> <li>○ Cooling system pumps, chillers, cooling towers, air handling units, ductwork system and dampers, fan details, temperature control system, air and hydronic balancing equipment, and schedules shall be indicated.</li> <li>○ Confirm outside air intake openings are a minimum 25 feet from any hazard or noxious contaminants</li> </ul> </li> </ul>		<p><i>Most piping appears to be sized but it is not always clear where pipe sizes are intended to change. For instance, there is a 6" HWS and 6" HWR line in the vicinity of the PE offices on Level 1 near grid line E3. That line extends to run over the Team Room Male 130 where they are 2" lines ,and it is not clear where the transition is to occur. Pipe size transitions should be reviewed and updated as necessary, prior to bidding.</i></p> <p><i>Access panels are not indicated on the drawings. This should be reviewed. Suggest showing them for clarity. Note that it does not appear Access Doors (in finishes, vs. in the side of ductwork) is provided for in the HVAC specifications. See the note in the Specification section of these comments.</i></p>

	<p>such as chimneys, plumbing vents, cooling towers, streets, alleys, parking lots and loading docks. When locating an air intake within 25 feet of a contaminant source is unavoidable, such opening shall be a minimum two feet below the contaminant source and ten feet horizontally from the nearest edge of the air intake to the nearest edge of the contaminant source. All intakes shall be six feet above landscaped grade including soil, lawn, shrubs, or any plant life within 1.5 feet horizontally of intake.</p>	
	<ul style="list-style-type: none"> <li>○ Cooling tower (where required) shall be indicated on the drawings showing site location, elevations and equipment layout floor plan and typical flow diagram as related to the total HVAC system.</li> </ul>	
	<ul style="list-style-type: none"> <li>○ All fire and smoke dampers</li> </ul>	<p><i>In comparing the code sheet of the architectural drawings and the ductwork drawings, it does not appear all fire and smoke dampers are shown. Dampers should be reviewed and updated as necessary, prior to bidding.</i></p>
	<ul style="list-style-type: none"> <li>○ Mechanical room designs:</li> </ul>	
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>▪ Vent pipes for safety valves, relief valves, back pressure valves and tanks shall be extended above flat roofs in accordance with all governing authorities</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>▪ In all designs for boiler and refrigeration plants, include a complete floor plan indicating all major mechanical equipment location and service space.</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>▪ In new and/or replacement boiler and refrigeration plants designs, provide a flow diagram detailing steam or hot water distribution systems, return systems, including all existing equipment and their function, as well as any proposed expansions with all necessary instrumentation and controls.</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li>● Electrical Drawings showing the following:</li> </ul>	
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Electrical drawings legend and/or graphical symbols</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ General arrangement: Outline each floor layout, floor and ceiling heights and elevations, and type construction, including concrete pads.</li> </ul> </li> </ul>	<p><i>The lighting floor plans are very difficult to read because of the similarity of the line weight of the furniture and the light fixtures. Consequently, it is difficult to tell if all lighting is shown. This should be reviewed. Suggest altering the graphics for legibility, prior to bidding.</i></p>
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Indicate interface with other systems. Identify any work by general contractor or other trades</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>○ Interior lighting system: Light fixture schedules, circuiting location and fixture mounting heights, receptacle and switch outlets, lamp sizes and types, conduits, all other accessories and riser diagrams shall be indicated on drawings. Indicate electrical fixtures and conduits supporting method details. Designer shall specify that all electrical lighting fixtures be supported from the building structure, and shall be independent of ducts, pipes, ceilings and their supporting members. Comply with seismic design criteria.</li> </ul> </li> </ul>	

<ul style="list-style-type: none"> <li>○ Power system: Locations, types and control method for all motors, heaters, appliances, controllers, starters, branch circuits, feeder conductors and conduits. Indicate riser diagrams. Show electrical conduit supporting method and details. For larger projects, thermostats and control wiring are normally covered under the HVAC sub-contract, assure coordination.</li> </ul>	
<ul style="list-style-type: none"> <li>○ Fire Alarm, FACP, Data, Communications, CATV/CCTV Systems: device types and locations, outlets and equipment, service connections, wiring diagrams, all other essential details.</li> </ul>	
<ul style="list-style-type: none"> <li>○ Services: location and details, whether overhead or underground, feeder sizes, switchgear and transformers plans and elevations, metering and service switchboard arrangements, wiring and ground fault diagram and bus ducts.</li> </ul>	
<ul style="list-style-type: none"> <li>○ General stations and sub-stations: Location, size, connection method and generator protection, transformers, exciters, motor generators, switch gear, and associated equipment, current characteristics and equipment capacities. Indicate equipment connections with one line and/or wiring diagrams and schedule all major equipment and instruments items.</li> </ul>	
<ul style="list-style-type: none"> <li>○ Designated/future solar electrical service on the electrical panel and interconnected utility service pathways to designated/future rooftop solar readiness areas</li> </ul>	<p><i>A dedicated electric panel for future solar is not located. However, not all panel board circuits are indicated for all panels and one or more may be for solar. This should be reviewed and complete panel information as required, prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>○ Underground work: manholes sizes and locations, cable types, duct number, sizes and locations, cable support sizes, types and locations, fireproofing, duct line profile, and one-line connection diagrams</li> </ul>	
<ul style="list-style-type: none"> <li>○ Pole line work: Location, length, treatment and class of poles, guying, cross arms, insulators, circuiting, transformers, protective and switching devices, lightning arresters, special structures, diagrams, current characteristics and grounding</li> </ul>	
<ul style="list-style-type: none"> <li>○ Exterior lighting: Location, size, and transformer types, luminary, poles, light standards, cables, ducts, and manholes, control equipment details and connection diagrams</li> </ul>	
<ul style="list-style-type: none"> <li>○ Emergency system (where provided) details including transfer switch, fuel type</li> </ul>	
<ul style="list-style-type: none"> <li>○ One-line diagram indicating load KVA, and available short circuit amperes at each transformer, switchboard, distribution panel board, branch circuit panel board, and at major equipment</li> </ul>	
<ul style="list-style-type: none"> <li>○ Riser diagrams for all systems</li> </ul>	

6C.3.6 Project Manual (developed to 90% CD progress level)	Comments
<ul style="list-style-type: none"> <li>If applicable, include early bid package contract documents in the submittal to show a complete project.</li> </ul>	
<ul style="list-style-type: none"> <li>The technical specifications format in CSI Master format (full-length, current version) with separate sections for each class of work required by M.G.L. c. 149 §44F.</li> </ul>	<p><i>Section 340001 "Transportation" is not in a 3-part CSI specification format. Prior to bidding, please use CSI MasterFormat for all specification sections.</i></p>
<ul style="list-style-type: none"> <li>Confirmation that the contract meets the applicable requirements of M.G.L. c. 149, § 44A (2)(g) and contains workforce participation goals for minorities and women. Confirm that the contract includes the processes and procedures to ensure compliance with the workforce participation goals, including reporting and enforcement provisions.</li> </ul>	
<ul style="list-style-type: none"> <li>Confirmation that the contract meets the applicable requirements of M.G.L. c 7c, §6 and M.G.L. c. 7, §61(l), and contains Annual Program Goals for Minority Business Enterprise ("MBE") and Women Business Enterprise ("WBE") Participation and includes the processes and procedures to ensure compliance with the Minority and Women Business Goals, including reporting and enforcement provisions.</li> </ul>	
<ul style="list-style-type: none"> <li>For each material or equipment item, the specifications shall provide for a minimum three named material or equipment brands and the words "or equal" or a material or equipment description which can be met by a minimum three manufacturers or producers, and the words "or equal". Proprietary products shall not be specified except as provided by M.G.L. c. 30, § 39M; however, when they are specified, proprietary specifications are subject to the "or equal" provisions of c. 30, § 39M.</li> </ul>	<p><i>Some sections (for example, Section 096816 "Sheet Carpeting", Section 321823.39 "Resilient Sport Surfacing", 321823.13 "Softball Field Surfacing") do not provide a minimum of three named manufacturers. The Basis of Design product is specified, but other acceptable manufacturers are not identified. Please provide at least three acceptable manufacturers and the words "or equal" for each material or equipment item, prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>Do not specify that a product or system shall require prequalification for use prior to bidding.</li> </ul>	
<ul style="list-style-type: none"> <li>Include a copy of the geotechnical report, including test boring hole locations and dates, and soil investigation results, including water levels, allowable solid bearing pressure recommendations, foundations and bottom grades of footing and slabs.</li> </ul>	
<ul style="list-style-type: none"> <li>Indicate all required filed sub-bids specification sections.</li> </ul>	<p><i>Filed sub-bids are identified on the Table of Contents, but the individual sections that make up each filed sub-bid are not. This should be reviewed, and updated as needed, prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>Each filed sub-bid section shall detail all labor and materials required by the sub-trade and list, by number, those drawings (and only those drawings) indicating that sub-trade work. In addition, list drawings indicating trade work that appears on drawings that are not customarily included in the trade work, when applicable.</li> </ul>	<p><i>Section 210001 "Fire Protection" contains requirements for the fire protection subcontractor to visit the site and identify existing conditions prior to submitting a bid. This may be erroneous text from a previous renovation project, and should be reviewed, prior to bidding.</i></p> <p><i>MEP/FP sections are not fully coordinated in access panel language. For example, Section 210001 "Fire Protection"</i></p>

		<p><i>includes a product specification for Access Doors and Frames, while Plumbing does not. Fire Protection requires a minimum size for access panels of 16"x16" (210001-2.12.A) and Plumbing does not require a minimum size. (Section 083113 Access Doors and Frames 2.2.D, E, F and G call for a standard size of 22"x22" or 24"x24"). Section 220001 "Plumbing" includes language requiring the Plumbing Subcontractor to furnish access panels to multiple other trades for installation. However, the section does not include access panels in Part 2 – Products. In 232300 "Refrigerant Piping", there does not appear to be a Part 2 product specification for access panels and in 232300-3.3.L, it states for the Refrigerant section to install access doors, rather than to furnish them to the trade installing the finish. The HVAC sections have many different references to access doors. However, those all appear to be cut-in access doors such as in the side of ductwork for access to internal elements. The HVAC sections do not appear to require furnishing or installing access panels in walls and ceilings, nor do they specify a product for those finish-type access doors. The Electrical sections do not appear to require or specify access doors. Additionally, it does not appear the finish trades such as Tiling indicate installation of access doors furnished by other trades is part of the scope of their work. Access doors should be reviewed and coordinated, prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>• Staging, scaffolding, coring, drilling, cutting, patching, refuse collection and disposal, demolition work and cleaning task, allocation policy and proposed language shall be carefully assigned to avoid duplication or omission, and coordinated with all filed sub-bid sections.</li> </ul>		
<ul style="list-style-type: none"> <li>• Describe the work extent, the materials and workmanship, and include the work under the proper section. If any portion of work included in a specifications section is to be performed by a trade covered by another section, there shall be clear and distinct cross-referencing between the sections. Merely to state "by others" is not acceptable.</li> </ul>		<p><i>Some further coordination is needed. For example, it is unclear if duct-mounted smoke detectors are provided by Section 260000 "Electrical" or by Section 283111 "Digital, Addressable Fire Alarm Systems". This should be reviewed and coordinated, prior to bidding.</i></p> <p><i>Several sections contain references to Sections 014339 "Mockups", "Interior Room Mockups" and 014339.16 "In Place Mockups", none of which are included in the Project Manual (the Table of Contents indicates there is an "Exterior Mockups" section, but it is not included in the book). This should be reviewed and coordinated, prior to bidding.</i></p> <p><i>Additionally, some sections in Division 23 do not appear to be fully edited (for example, Section 230000 "General Requirements for HVAC", paragraph 3.17 contains blanks where seismic restraint requirements should be, Section 230517 "Sleeves and Sleeve Seals for HVAC Piping" does not appear to be fully edited in Part 2 – Products, Section 230923 "Automatic Temperature Control System" contains multiple paragraphs in strikeout text, Sections 232113 "Hydronic Piping" and 232116</i></p>

		<p><i>"Hydronic Piping Specialties appear to be unedited specification masters).</i></p> <p><i>Several sections (for example, 280513 "Conductors and Cables for Electronic Security Systems", 280528 "Pathways for Electronic Security Systems", 321600 "Curbing", 220001 "Plumbing", 233113 "Metal Ducts", 265113 "Architectural Luminaires, Sources and Components" refer to work "by others" or items furnished "by others". For clarity, please cross-reference work or materials provided by another section with the appropriate section number, prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>Specify work in appropriate Sections according to local trade jurisdiction.</li> </ul>		
<ul style="list-style-type: none"> <li>In sections for which filed sub-bids are required, refrain from using such terms as "the Contractor," the "Heating Contractor," or "the Plumbing Contractor," but where necessary for clarity refer to the "HVAC Subcontractor," the "General Contractor" and so on.</li> </ul>		<p><i>Trade contract sections in Volume 2 use the term "the Contractor". For clarity, consider replacing this with terms such as the HVAC Subcontractor", "the Plumbing Subcontractor", "the Electrical Subcontractor", prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>Alternates, if approved in writing by the owner, shall be properly described and cross-referenced in the project manual and drawings. An alternate proposal sheet shall be prepared by the Designer for insertion into the contract form.</li> </ul>		<p><i>Drawings and specification sections affected by alternates are not identified in the "Schedule of Alternates" in Section 012300. Additionally, the four alternates listed (Community Terrace, Spartan Stadium Building, synthetic turf at northwest sports field, and retaining wall at visitor bleacher) do not appear to be identified on the Drawings nor in the relevant specification sections, nor are the alternates listed on the Trade Contract Bid Form. In addition, Section 321823.39 "Resilient Sport Surfacing" refers to an add alternate for a colored surface coating, which is not listed on the Schedule of Alternates. This should be reviewed and coordinated, prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>Allowances are prohibited pursuant to M.G.L. c. 149, § 44G(A).</li> </ul>		<p><i>Some sections (for example, Section 233113 "Metal Ducts", Section 312000 "Earth Moving", Section 340001 "Transportation") contain references to allowances for materials or services. This should be reviewed and updated, prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>Unit price items, if permitted or ordered by the owner, shall be properly described in the specifications.</li> </ul>		<p><i>Section 012200 "Unit Prices" indicates that there are unit price items in Section 332313 "Geothermal Well Field", 090561.13 "Moisture Vapor Emission Mitigation" and 035416 "Hydraulic Cement Underlayment". However, Section 340024 "Transportation" also appears to contain unit price items. Section 3323313 "Geothermal Well Field" was issued as part of the Site Enabling Bid Package #1 in May of 2022 and is not part of the 90% CD submission. This should be reviewed and coordinated, prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>Indicate goals for compliance with USGBC LEED-S or NE-CHPS standards.</li> </ul>		
<ul style="list-style-type: none"> <li>Do not use general clauses intended to be all-inclusive in lieu of complete descriptions.</li> </ul>		
<ul style="list-style-type: none"> <li>Do not duplicate standard requirements that are contained in the contract form.</li> </ul>		
<ul style="list-style-type: none"> <li>Use consistency throughout. The word "will" shall be used to designate what the owner, authority, owner's</li> </ul>		<p><i>There are some instances of the term "will" being used to designate what is mandatory for the Contractor or</i></p>

	project manager, or the Designer can be expected to do, and the word "shall" shall be used to designate what is mandatory for the contractor or subcontractors to do.	<i>subcontractor to do. This should be reviewed and, if necessary, updated prior to bidding.</i>
•	Use the same term throughout for the same subject and the term shall be the same as that used on the drawings.	
•	Do not use the term "etc.".	<i>The term "etc." is used throughout Volume 3 of the Project Manual. This should be reviewed and, if necessary, updated prior to bidding.</i>
•	Avoid such terms as "to the satisfaction of the Designer", "as directed by the Designer", "as approved" and "as required".	<i>The terms "to the satisfaction of the Architect", "as directed by the Architect", "as approved" and "as required" are used throughout Volume 3 of the Project Manual. This should be reviewed and, if necessary, updated prior to bidding.</i>
•	Avoid using symbols.	
•	Do not give numbers both in words and figures. Numbers less than 10 shall be written in words, 10 and higher numbers shall be written in figures. In expressing dimensions, figures such as 2 in., 16 in., 7 ft., 6 in., shall be used.	<i>Number are sometimes given in both words and figures. This should be reviewed and, if necessary, updated prior to bidding.</i>
•	Specify materials mined or manufactured in Massachusetts first and the United States of America second whenever possible.	

6C.3.7 Project Coordination		Comments
•	Verify the submittal is coordinated with any early-bid packages, if applicable.	
•	Room names and numbers are coordinated between all disciplines.	
•	Verify all details are accurately cross-referenced to the correct plan sheet.	
•	Finish grade elevations coordinated between all disciplines.	<i>Finish grade elevations are not coordinated between the site work and building drawings. For instance, Structural drawings use grade 0'0" for the first finish floor vs. the sitework and architectural drawings using elevation 188'-0". This should be reviewed. Suggest updating for coordination, prior to bidding.</i>
•	Civil earthwork grading and excavation plans are coordinated with architectural and landscape plans.	
•	Materials/soil terms used in the Earthwork specification is coordinated with architectural, structural and civil specifications and plans.	
•	Coordinate paving details, specifications & landscape design to mitigate frost heaving at paved areas.	
•	Coordinate paving & landscape patching with civil utility & plumbing work.	
•	Structural dimensions match architectural drawings.	
•	Column orientation matches architectural drawings.	
•	Column grid lines match architectural drawings.	

<ul style="list-style-type: none"> <li>• Column and bearing wall locations match architectural drawings.</li> </ul>	
<ul style="list-style-type: none"> <li>• Column locations coordinated with all other disciplines.</li> </ul>	
<ul style="list-style-type: none"> <li>• Seismic detailing coordinates with architectural drawings.</li> </ul>	
<ul style="list-style-type: none"> <li>• Confirm that there are no beams and columns protruding horizontally and vertically into stairwells, and other interior spaces.</li> </ul>	
<ul style="list-style-type: none"> <li>• Slab depressions are indicated in the structural drawings and coordinated with the architectural finishes and plumbing drawings.</li> </ul>	
<ul style="list-style-type: none"> <li>• Verify coursing dimensions at vertical masonry construction.</li> </ul>	
<ul style="list-style-type: none"> <li>• Verify that the structural, mechanical, or other disciplines, do not conflict with architectural plans or specifications.</li> </ul>	<p><i>The architectural reflected ceiling plans are not complete or coordinated with all lighting, HVAC devices and fire protection heads. This should be completed prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>• Room wall/floor/ceiling construction coordinated with the finish schedules.</li> </ul>	
<ul style="list-style-type: none"> <li>• Coordinate thermal insulation and thermal breaks between conditioned interior spaces and unconditioned exterior spaces.</li> </ul>	
<ul style="list-style-type: none"> <li>• Coordinate access to mechanical and plumbing systems and architectural finishes. Confirm that requirements for access panel sizes and locations are coordinated between architectural and MEP/FP drawings and specifications. Indicate access panel sizes and locations in the drawings.</li> </ul>	<p><i>It generally appears that equipment is located to provide for access. However, the requirements and specifications for access doors and panels is not complete or coordinated within disciplines or between disciplines. This is described in the drawing and specification review comments above. This should be reviewed and coordinated, prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>• Locations of emergency equipment (fire alarm control panel, Knox box, fire extinguishers, etc.) are indicated in plans and elevations, and coordinated between disciplines. Recessed equipment is coordinated with finishes.</li> </ul>	
<ul style="list-style-type: none"> <li>• Coordinate various accessibility dimensional requirements for PK to grade six toilet room layouts, fixtures &amp; accessories (where applicable).</li> </ul>	
<ul style="list-style-type: none"> <li>• Coordinate outside air intake opening locations and any hazard or noxious contaminants as described by 780 CMR: Massachusetts State Building Code.</li> </ul>	
<ul style="list-style-type: none"> <li>• Mechanical equipment power requirements and physical locations, including special information as to who mounts, connects, tests, etc.</li> </ul>	
<ul style="list-style-type: none"> <li>• Verify potential spatial conflicts in mechanical equipment.</li> </ul>	
<ul style="list-style-type: none"> <li>• Coordinate roof plans with MEP drawings; indicate all roof top systems, access, walk pads &amp; guardrails.</li> </ul>	<p><i>It does not appear the roof plan is complete; it appears there is more rooftop equipment than provided for on the architectural drawings for slope and walkway protection. The roof plan is also not well annotated for items not related to the MEP systems. This should be reviewed and the plan completed prior to bidding.</i></p>
<ul style="list-style-type: none"> <li>• Coordinate Solar Readiness areas on roof plans, structural plans and electrical/plumbing drawings.</li> </ul>	

Updated January 2021

•	Equipment plan coordinates with architectural plans.	<i>This appears to be coordinated except for the roof plan. This should be reviewed and the plan completed prior to bidding.</i>
•	All kitchen equipment connected to utility systems.	
•	The Designer confirms that the project continues to comply with the MSBA High School Science Lab Guidelines and/or Recommendations of Best Practices for K-12 STEM learning Spaces.	

**DRAFT**

MSBA Projects									
School Project	PS&B Approved		SF	Type	Enrollment	GC Bid/CM GMP Date	Estimated or GC Bid/CM GMP Overage	% Overage	Actions
	Total Cost	Construction Cost							
Lowell High School	\$343.4M	\$270M	622,777	Add/Reno	3,520	Feb-22	\$38.5M	14.0%	March 2022 - City Council approved additional \$38.5M
Doherty High School	\$293.3M	\$238.9M	421,858	New	1,670	Jun-22	\$23M	10.0%	May 2022 - City Council approved additional \$23M
Boston Josiah Quincy	\$193.6M	\$146.8M	178,024	New	650	Jun-22	\$28.2M	19.2%	
Westwood Hanlon Elementary School	\$87.8M	\$70.4M	113,141	New	560	Jun-22	\$3.6M	5.1%	July 2022 - School Committee provided \$2M and Select Board \$1.1M
Somerset Middle School	\$85.0M	\$68.9M	124,200	New	590	Jul-22	\$6.5M	9.5%	August 2022 - Town Meeting requested additional \$10M, vote FAILED
Peabody Welch Elementary School	\$29.9M	\$23.4M	59,025	Add/Reno	390	Sep-22	\$3.4M	14.5%	October 2022 - City Council approved additional \$3.4M
Lawrence Oliver Elementary School	\$132.3M	\$104.9M	162,000	Add/Reno	1,000	Sep-22	\$12.2M	11.7%	October 2022 - City Council approved additional \$20M
Andover West Elementary School	\$151.6M	\$119.2M	191,028	New	925	Oct-22	\$15.7M	13.2%	December 2022 - Town Meeting will be asked to approve additional \$16 Million
Nauset Regional High School	\$131.8M	\$104.7M	214,250	Add/Reno	905	Oct-22	\$29.7M	28.4%	
Swampscott Hadley Elementary School	\$98.3M	\$77.9M	153,855	New	900	Oct-22			Filed Bids 10/5 came in under budget, GC bids due 10/25. Early packages for site work and demolition awarded
Fitchburg Crocker Elementary School	\$65.0M	\$49.7M	115,788	New	845	Dec-22	12.2M	18.7%	Based on 90% CD estimate 9/16, 100% CDs 10/21
Randolph Lyons Elementary School	\$50.4M	\$41.6M	74,720	New	315	Dec-22			
Stoneham High School	\$189.6M	\$153.4M	207,077	New	695	Dec-22	\$12.0M	7.8%	Based 90% CD Estimate 9/15, STM being planned for Jan 2023 for add'l funds
Walpole Bird Middle School	\$115.8M	\$92.5M	162,193	New	905	Jan-23			
Groton Elementary School	\$78.6M	\$61.5M	109,855	New	645	Jan-23	\$9.5M	15.6%	September 2022 - Town Meeting approved additional \$9.5M based on 60% CD submission to MSBA 9/2/22, Early Site, Concrete and Steel awarded
Boston Carter School	\$91.9M	\$68.9M	86,130	New	60	Jan-23	\$6M	8.7%	Based on 90% CD Estimate, City is going back for additional funding
Westfield Franklin Ave Elementary School	\$62.1M	\$50.4M	88,495	New	395	Feb-23			
Wellesley Hardy Elementary School	\$72.5M	\$55.6M	80,039	New	365	Mar-23	\$3.1M	5.5%	Based on 60% CD Estimate 10/6, \$1M in VE and Contingency Reallocation
Non-MSBA Projects									
Tisbury Elementary School	\$56.2M	\$45M	74,431	Add/Reno	308	Aug-23	\$26M	57.0%	September 2022 - Town Meeting approved additional \$26M
Concord Middle School	\$102.8M	\$80.7M	145,537	New	700	Mar-23	\$6M	7.0%	Based on 60% CD Estimate 10/18, STM being planned for Jan 2023 for add'l funds

SMMA

Project Management

Town of Stoneham

# New Stoneham High School

---

Construction Update

10.24.2022



Early Site Enabling, Concrete & Steel, Equipment PrePurchase, Storm System and PV Ductbank (BP#1,2,3,4)

<b>Guaranteed Maximum Price (GMP)</b>		<b>CM Contingency</b>	
GMP Amount – BP#1	\$ 10,520,247.00	CM Contingency through GMP BP#4	\$ 802,324.00
GMP Amount – BP#2	\$ 19,829,643.00		
GMP Amount – BP#3	\$ 5,053,131.00		
GMP Amount – BP#4	\$ 1,199,749.00		
Expenditures - CO#4	(\$ 4,478,170.24)	Expenditures - CO#4	\$ 40,062.33
<b>Balance through CO#4</b>	<b>\$ 32,124,599.76</b>	<b>Balance through CO#4</b>	<b>\$ 762,261.67</b>

<b>Allowances</b>		<b>Owner's Construction Contingency</b>	
Allowances through GMP BP#4	\$ 1,265,000.00	Owner Change Order Contingency	\$ 7,670,933.00
Expenditures - CO#4	(\$ 694,164.00)	Expenditures - CO#4	(\$ 2,406,000.86)
<b>Balance through CO#4</b>	<b>\$ 570,836.00</b>	<b>Balance through CO#4</b>	<b>\$ 5,264,932.14</b>



Auditorium and Spartan Place Area



Academic Wing Area



Academic Wing and Geothermal Well Field



Geothermal Well Field



Utility Trench Between Existing and New School

Updated 10/20/22

## **Special Town Meeting Wednesday, January 11, 2023 at 7PM**

### **Timeline of Events**

*PR Subcommittee submit Press Release similar to October 2022 Town Meeting Handout: 10/24/22 for 10/26/22 publication*

Trade Contractor Bids Due: Wednesday, November 30, 2022

SSBC Meeting: Monday, December 5, 2022

*PR Subcommittee submit Press Release for Community Forum Flyer: 12/5/22 for 12/7/22 publication*

Select Board votes to hold the Special Town Meeting: Tuesday, December 6, 2022

*PR Subcommittee submit Press Release about upcoming SSBC meeting on 12/19/22 and Select Board meeting on 12/20/22: 12/12/22 for 12/14/22 publication*

Community Forum: Tuesday, December 13, 2022

Warrant opens: Thursday, December 15, 2022

Consigli issue draft GMP: Friday, December 16, 2022

SSBC Meeting: Monday, December 19, 2022

Warrant closes: Monday, December 19, 2022

Tri-Board Meeting: Tuesday, December 20, 2022

- Select Board accepts articles & signs the warrant: Tuesday, December 20, 2022
- Select Board approves DOR Report & signs Form DE-2 Application: Tuesday, December 20, 2022

Select Board submits DOR Report and Form DE-2 Application to DOR: Wednesday, December 21, 2022

Warrant is posted and published in the Stoneham Independent: Wednesday, December 21, 2022

Motion(s) and/or recommendations due to Dava Kilbride for insertion in the Town Meeting booklet: By January 3, 2023

*PR Subcommittee submit Press Release on final cost and reminder about Special Town Meeting/Warrant Article: 1/3/23 for 1/4/23 publication*

DOR issues decision on Form DE-2 Application: Friday, January 6, 2023 (7-10 days from submission)

Finance & Advisory Board recommendation(s) due (bylaw sec 2-20): By Friday, January 6, 2023

Motion(s) for the article(s) due to the Town Clerk (bylaw sec 2-11.1): By Friday, January 6, 2023

Special Town Meeting pre-meeting: TBD by Moderator if necessary

Special Town Meeting Wednesday, January 11, 2023 at 7PM

# The New Stoneham High School



## Stoneham School Building Committee Town Meeting Update

October 2022

### WHAT WAS THE ORIGINAL APPROVAL PROCESS FOR THE PROJECT?

The project that was approved in the fall of 2021 at Town Meeting and subsequent ballot was for a 207,000 square foot building then expected to cost \$189.6 million for the total project-- of which \$153.4 million was allocated for construction costs.

### WILL THE COMMONWEALTH PROVIDE ANY AID FOR THE PROJECT?

The total projected cost projected in November of 2021 was \$189.6 million and the Massachusetts School Building Authority (MSBA), which provides state funding to reimburse portions of school building projects statewide, will contribute \$49 million toward the project. The estimated project cost to Stoneham when it was initially approved last fall was \$140.6 million.



### WHAT WAS THE OVERAGE AS OF APRIL 2022

In April of 2022, the Design Development construction cost estimate was impacted by unpredicted market conditions impacting the supply chain and unprecedented price escalation resulting in an increase to the estimated construction cost of approximately \$12 million over the approved funding for the same project scope. In order to keep the project on schedule and meet the statutory requirements of the State, the Stoneham School Building Committee (SSBC) worked hard to bring the project back in line with the approved budget and proposed a total of slightly over \$12 million in difficult cuts. In considering areas to make cuts, the SSBC ensured the following areas were prioritized in the resulting project plan:

- Educational programming
- Pre-K programming
- Net Zero building performance
- Quality and durability

Scan this QR Code  
to review all of the  
Stoneham School  
Building Committee  
Documents



## WHAT WAS REMOVED FROM THE PROJECT TO KEEP IT ON BUDGET AND WHAT HAS HAPPENED SINCE THE APRIL ESTIMATE?

The MSBA requires project submissions at Design Development, 60% Construction Document and 90% Construction Document. At each of these submissions, the project must meet the project budget. As market conditions continued to impact project pricing, the following items were either reduced in scope or held as bid alternates if economic challenges abate:

- In the Design Development Phase, changes were made as follows:
  - exterior and interior finishes were changed to be more cost effective without sacrificing durability
  - changes from moveable walls to fixed walls
  - change one field from turf to natural grass and removal of lighting at the north playfield (closest to Benjamin Terrace)
  - elimination of the District Offices
  - elimination of the traffic light at Stevens Street
  - reduction of dugouts, athletic equipment, plantings, benches

These changes resulted in a cost reduction of \$12.7 million.

- At the 60% Construction Documents Phase, changes were made as follows:
  - deletion of remaining operable classroom partitions
  - changes to flooring materials and toilet fixtures
  - change Pre-K playground surface material
  - reduce site lighting and plantings
  - reuse existing granite curbing
  - change retaining wall and sidewalk materials

These changes resulted in a cost reduction of \$980 thousand.

- Additionally at 60% Construction Documents, the Early Concrete & Steel Package, which enables the early ordering of materials to secure pricing and on-time delivery was released. To meet the budget overages resulting from this package, the following were moved to bid alternate status to accommodate pricing increases for this package:
  - Athletic Building at Spartan Stadium, including locker rooms, concession stand, bleachers, and press box

These changes resulted in a cost reduction of \$4.6 million.

In addition, the Select Board re-allocated \$2.2 million of Town ARPA funds to the high school construction budget and the SSBC re-allocated \$1.8 million from the change order contingency budget to the construction budget and re-allocated \$1.4 million from the project contingency budget to the construction budget to cover the unprecedented inflation related increases.

The Committee approved the 90% Construction Documents and submitted to the MSBA for its approval on September 28, 2022. The 90% pricing resulted in no additional project cuts.

## WHAT HAPPENS NEXT?

Perkins+Will and Consigli Construction will now work on the 100% final drawings to be used for soliciting bids in November. Responses to those bids will be due back to the Town in early December at which time the Committee will have a better idea of the extent to which it will need to seek additional funding from Town Meeting in January.

## 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: 10/3/2022  
 Time: 10:00am  
 Meeting No: 36

## 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
✓	Walter Gray	Power Options

Item #	Action	Discussion
36.1	D. Sheehan A. Lanni A. Kondiles	<p><b>Photovoltaic System</b></p> <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. A. Kondiles indicated a response will be this week. <i>(from prior meeting)</i></li> <li>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> </ol> </li> <li>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>3. Weekly coordination meeting with Nexamp, P&amp;W and Consigli: <i>(from prior meeting)</i> <ol style="list-style-type: none"> <li>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. Messinger to send PR 007 to Nexamp.</li> <li>b. PanelClaw able to reduce attachment penetrations down to 37 and reduced the number of panels. A. Kondiles indicated the 20-year load will be less. J. Seeley asked Nexamp to review adding panels to meet the required 20 -year load even if it adds additional penetrations. T. Michelman asked for an EUI update. S. Messinger indicated 26.2 currently.</li> <li>c. Potential ledge location at the canopies. A. Kondiles indicated Nexamp is reviewing, and the potential modifications may increase the budget. Nexamp to provide quantity and potential cost.</li> <li>d. J. Seeley indicated Consigli needs to update the budget number for the duct bank. Nexamp to review the cost and potentially submit the amount to the Town to submit to Consigli to complete the work sooner as forces are currently on site.</li> </ol> </li> <li>4. A. Kondiles indicated Nexamp is responding to comments from Eversource on the interconnection application. Per the responses, Eversource will then begin an impact study <i>(from prior meeting)</i>.</li> <li>5. T. Michelman asked Nexamp for updated financials.</li> <li>6. S. Messinger asked Nexamp if there is any additional items required for the south elevation duct bank? A. Kondiles indicated they are still reviewing.</li> </ol>

---

Item #	Action	Discussion
36.2	P. Cunningham S. McPhee	<b>EV Charging Stations and Energy Efficiency</b> <ol style="list-style-type: none"><li>1. S. Conte requires locations of the EV charging stations to establish the location of the Eversource Transformer and Meter. S. Messinger indicated information included in PR 007. J. Seeley asked if S. Conte received PR 007? Also, is power part of the grant application?</li><li>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.</li><li>3. S. Messinger indicated the design of geothermal wells are completed and they are scheduled to begin installation on 10/10/22. E. Wortman asked what the timeline is for well work and is it a separate contract? S. Messinger to confirm schedule and asked if McPhail can attend the next meeting on 10/17/22?</li><li>4. E. Wortman introduced Walter Gray from Power Options who is assisting the Town with energy issues.</li><li>5. J. Seeley indicated the LEED scorecard should be added to this discussion.</li></ol>
36.3	Record	<b>Next Green Building Initiatives Meeting: Monday, 10/17/2022 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: 10/4/2022  
 Time: 3:30pm  
 Meeting No: 35

## 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
35.1	S. Iovanni J. Mayblum J. Seeley R. Parker L. Dame	<p><b>October 17, 2022 Town Meeting</b></p> <p><b>1. Co-Chairs Project Update</b></p> <p>a. S. Iovanni will draft the 2–3-minute presentation for J. Mayblum review. Once drafted, J. Seeley to forward to the Co-Chairs.</p> <p><b>2. Virtual Handout</b></p> <p>a. S. Iovanni and J. Seeley to update the SSBC FAQ document and convert to a Project Update sheet for J. Mayblum to review.</p> <p>b. Once finalized, J. Seeley to forward to P&amp;W for branding and then J. Seeley to post on Project Website.</p>

Item #	Action	Discussion
		c. R. Parker to review with D. Kilbride on how a QR code of the Virtual Handout can be displayed.
35.2	K. Lyons J. Mayblum	<p><b>Press Release</b></p> <p>S. Iovanni reviewed the draft 90% CD Submission Press Release, attached.</p> <ol style="list-style-type: none"> <li>1. K. Lyons to update the paragraph on the structural costs.</li> <li>2. J. Mayblum to finalize for publication in the 10/12/22 Stoneham Independent.</li> </ol> <p>November Press Release to be after 11/4/22 when the 100% construction documents are issued for bid.</p>
35.3	J. Seeley D. Sheehan	<p><b>January 2023 Town Meeting</b></p> <ol style="list-style-type: none"> <li>1. <b>Key Dates/Events Timeline</b> <ol style="list-style-type: none"> <li>a. J. Seeley to work with D. Sheehan to finalize date for Town Meeting.</li> <li>b. J. Seeley to work with D. Sheehan on schedule for potential Tri-Board meeting presentation.</li> <li>c. J. Seeley to update SSBC Meeting schedule for meetings leading up to Town Meeting.</li> </ol> </li> </ol>
35.4	J. Seeley	Subcommittee to approve past meeting minutes, J. Seeley to provide list for next meeting.
35.5	Record	Next <b>PR Subcommittee Meeting: 10/18/22 at 3:30pm, remote.</b>

Encl: Draft 90% CD Submission Press Release

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

**From:** Brooke Trivas <[Brooke.Trivas@perkinswill.com](mailto:Brooke.Trivas@perkinswill.com)>  
**Sent:** Monday, October 24, 2022 1:06 PM  
**To:** David Bois <[bois@arrowstreet.com](mailto:bois@arrowstreet.com)>; Marie Christie <[mariechristie@comcast.net](mailto:mariechristie@comcast.net)>; Sheehan, Dennis <[DSheehan@stoneham-ma.gov](mailto:DSheehan@stoneham-ma.gov)>; Seeley, Joel <[jseeley@smma.com](mailto:jseeley@smma.com)>  
**Cc:** Stephen Messinger <[Stephen.Messinger@perkinswill.com](mailto:Stephen.Messinger@perkinswill.com)>; Patrick Cunningham <[Patrick.Cunningham@perkinswill.com](mailto:Patrick.Cunningham@perkinswill.com)>; Brad Pineau <[Brad.Pineau@perkinswill.com](mailto:Brad.Pineau@perkinswill.com)>  
**Subject:** Stoneham: SHCBC follow up

Stoneham High School Building Committee-  
**In response to the open items, we offer the following:**

**57.7: Ramping up to the compactors at the Service area and Wheel stops at the parking spaces along the fence in Service Area.**

**RESPONSE:** *Wheel stops were added to the parking spaces and there are bollards behind the compactors. There is not space to add ramps for compactors. Design team is looking at options to make emptying trash and recycling into compactors as easy as possible for the facilities team*

**57.9 Batting cage not over the main court and will provide an updated plan for review**

**RESPONSE:** *This was reviewed with SHSBC- We cannot move the batting cage to the south because we are clashing with fans and hoops. See attached.*

**57.10 Review coping material, detail around windows, control joint locations, texture of the CMU around windows.**

**RESPONSE:** *Recommnd reviewing CD 90% Documents and if needed a meeting with a smaller group to review the details.*

**57.13: Fee breakdown for scope reinstatement.**

**RESPONSE:** *Perkins&Will to submit letter of additional services.*

		Warrant No. 33. No discussion, motion passed unanimous.
57.7	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>
57.8	T. McCabe	T. McCabe to obtain Unit Prices for the trees in Bid Package No. 3. <i>(from prior meeting)</i>
57.9	B. Trivas	B. Trivas indicated the batting cage is not over the main court and will provide an updated plan for review. <i>(from prior meeting)</i>
57.10	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>
57.11	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>
57.12	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>
57.13	B. Trivas	B. Trivas to provide a fee breakdown for each of the scope reinstatement bid alternates. <i>(from prior meeting)</i>
57.14	J. Seeley	J. Seeley to work with D. Sheehan to bring back a recommendation to the next SSBC meeting for the Construction Subcommittee Change Approval process.

## Brooke

**Brooke Trivas**  
 Practice Leader, Principal  
 t +16174063440 m +16179533812

**Perkins&Will**

