

NEW STONEHAM HIGH SCHOOL

Community Forum



12.13.2022

SCHOOL BUILDING COMMITTEE MEMBERS

Marie Christie	Co-Chair	Sharon Iovanni	Community Member
David Bois	Co-Chair	Cory Mashburn	Finance & Advisory Board
Nicole Nial	School Committee Member	Paul Ryder	Community Member
Raymie Parker	Select Board Member	Kevin Yianacopolus	High School Facilities
David Pignone	Select Board, Athletic Director	David Ljungberg	Superintendent of Schools
Douglas Gove	Community Member	Bryan Lombardi	High School Principal
Stephen O'Neill	Community Member	Dennis Sheehan	Town Administrator
Josephine Thomson	Community Member	Leia DiLorenzo-Secor	Town Budget Director
Jeanne Craigie	Town Moderator	Brian McNeil	Town Facilities Director
Lisa Gallagher	Middle School Admin.	April Lanni	Town Procurement Officer

Architect

Perkins&Will

OPM

Symmes Maini and McKee Associates

Construction Manager

Consigli Construction Co.

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AGENDA

1/ SPECIAL TOWN MEETING REQUEST

2/ PROJECT PROGRESS SINCE FALL 2021 VOTE

3/ COST CONTROL MEASURES UNDERTAKEN

4/ CONSTRUCTION STATUS

5/ COMPARABLE PUBLIC SCHOOL PROJECTS

6/ IMPACTS OF A “YES” OR “NO” VOTE

7/ NEXT STEPS



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SPECIAL TOWN MEETING REQUEST

The Select Board voted at their December 6, 2022 meeting to schedule a Special Town Meeting on January 11, 2023, at 7:00 pm at Town Hall, for the purposes of requesting additional funding for the New Stoneham High School project due to the unprecedented price escalation causing significant cost increases to the estimated construction cost.



Stoneham High School

Site Plan

1. TENNIS
2. SOFTBALL
3. BASEBALL
4. SOCCER
5. SPARTAN STADIUM
6. WETLAND
7. PARKING
8. FIELD HOCKEY
9. PICKLEBALL
10. HOME BLEACHERS
11. PRE-K PLAY
12. SPARTAN PLAZA
13. LANDSCAPED PATH
14. OUTDOOR CLASSROOM
15. GEOTHERMAL WELL FIELD

-  PV ARRAY
-  EXISTING HIGH SCHOOL

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PROJECT STATUS SINCE FALL 2021 VOTE

Since the Fall 2021 Town Meeting and Ballot Vote, the detailed design work has progressed in accordance with the MSBA prescribed phases:

- Design Development Phase – April 8
- 60% Construction Documents Phase – July 14
- 90% Construction Documents Phase – September 28

Additionally, construction has commenced with the issuance of the following bid packages:

- Sitework – May 9
- Building Concrete and Steel Work – June 24
- Pre-Purchase HVAC and Electrical Equipment – August 22

PROJECT STATUS SINCE FALL 2021 VOTE

Two independent construction cost estimates were performed at each phase.

The unpredicted market conditions impacting the supply chain and unprecedented price escalation resulted in increases to the estimated construction cost at each phase.

The SSBC undertook value management and cost reduction strategies at each phase, prioritizing the following:

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

COST CONTROL MEASURES

At each Design Phase, the SSBC undertook value management and cost reduction strategies, cumulatively totaling over \$18.4 million in scope reductions.

Scope Reductions Undertaken to Date	
Design Development Phase	\$12,730,090
60% Construction Documents Phase	\$985,047
Early Concrete and Steel Package	\$4,685,648
Total Project Budget	\$18,400,785

COST CONTROL MEASURES

In the Design Development Phase, value management and scope reduction strategies 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.

COST CONTROL MEASURES

At the 60% Construction Documents Phase, value management and scope reduction strategies 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.

COST CONTROL MEASURES

At the Early Concrete & Steel Package, value management and scope reduction strategies were made as follows:

- Change the Athletic Building at Spartan Stadium, including locker rooms, concession stand, bleachers, and press box to a Bid Alternate

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

COST CONTROL MEASURES

Despite the over \$18.4 million in scope reductions, the SSBC and the Town also undertook measures to increase the construction budget by over \$5.5 million to maintain the MSBA submission schedule.

Town ARPA Funds	\$2.2 million
Construction Contingency Reductions	\$3.3 million
Total Cost Control Measures undertaken	\$23.9 million

CONSTRUCTION STATUS

To date, the Town has awarded 23% of the estimated construction cost for the project. The bids for the remaining work will be submitted by the construction manager on December 16, 2022.

Current Construction Cost Estimate	Early Bids Awarded					
90% Construction Cost Estimate	Bid Package No. 1	Bid Package No. 2	Equipment Pre-Purchase	Bid Package Re-Alignment	Total Awarded	Total Awarded Percentage
9/15/2022	Early Sitework	Concrete & Steel	HVAC & Electrical	Site Utilities		
	6/13/2022	8/15/2022	10/7/2022	10/20/2022		
\$158,914,245	\$10,520,247	\$19,829,643	\$5,053,131	\$1,199,749	\$36,602,770	23%

CONSTRUCTION STATUS



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CONSTRUCTION STATUS



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CONSTRUCTION STATUS



CONSTRUCTION STATUS



BUDGET DEFICITS IN COMPARABLE PUBLIC SCHOOL CONSTRUCTION PROJECTS



Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

November 2, 2022

“The unanticipated market volatility and supply chain issues have significantly affected project bid results. The 2022 bids by Districts with Core Program projects show that five of the 16 projects that have reported bid results to the MSBA, received bids in excess of budget estimates. Ten of the 16 projects have obtained, or are preparing to seek, additional funding through an additional appropriation or the use of American Rescue Plan Act funding. To date, five projects that are in the bidding phase have received approval for additional project funding, and one project funding vote failed at Town meeting.”

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BUDGET DEFICITS IN COMPARABLE PUBLIC SCHOOL CONSTRUCTION PROJECTS

The impact of the unpredicted market conditions impacting the supply chain and unprecedented price escalation is occurring state-wide:

School District	Type of School	Construction Budget	Construction Bid/Estimate	% Over Budget
Andover	Elementary School	\$119,200,000	\$136,300,000	14.3%
Groton	Elementary School	\$61,000,000	\$70,500,000	15.6%
Westwood	Elementary School	\$70,000,000	\$74,000,000	5.7%
Peabody	Elementary School	\$23,400,000	\$26,800,000	14.5%
Somerset	Middle School	\$69,000,000	\$79,000,000	9.5%
Concord	Middle School	\$80,700,000	\$86,000,000	6.6%
Boston	Middle-High School	\$146,800,000	\$175,000,000	19.2%
Lowell	High School	\$270,000,000	\$308,000,000	14.1%
Worcester	High School	\$230,000,000	\$253,000,000	10.0%
Nauset	High School	\$104,700,000	\$134,400,000	28.4%

IMPACTS OF A “YES” OR “NO” VOTE

Impact of a “Yes” Vote

- Project stays on schedule
- All contract prices are locked in
- School opening dates are maintained
- Property taxes increase for additional funding

Impact of a “No” Vote

- Construction pauses
- Major project scope reduction and building redesign to stay within existing budget
- Significant educational impacts for students
- Bids expire, potential cost increases to complete project
- Continued use of outdated and inefficient facilities and increased maintenance costs
- Extended impact to athletic fields capacity and use
- School opening date is delayed

NEXT STEPS

- December 16, 2022 – Final Bids Submitted
- December 19, 2022 – SSBC Meeting to approve Final Bids
- December 20, 2022 – TriBoard Meeting - Select Board votes to approve Special Town Meeting warrant and DOR determination request
- January 5, 2023 – Community Forum
- January 11, 2023 – Special Town Meeting at 7:00 pm at Town Hall

COMMUNITY RESOURCES

SSBC Website:

<https://www.Stoneham-Ma.Gov/hsbc>

Project Email:

SSBC@Stoneham-Ma.gov

Town of Stoneham | MA

Home Government Residents Businesses Contact Us How Do I...

Weekly Construction Updates

SSBC Agendas and Minutes

SSBC Meeting Dates

Project Design Documents

Home > Government > Boards & Committees > School Building Committee

Stoneham High School Building Project Stoneham School Building Committee (SSBC)

Stoneham residents can attend SSBC meetings either in person or via GoToMeeting and can find details about the meetings on this SSBC information page below under [News and Events](#).

News and Events

Contact Us

David Ljungberg
Superintendent of Schools
Phone: 781-279-3802

Stoneham School

Physical Address
149 Franklin Street
Stoneham, MA 02180
Phone: 781-279-3802

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