



DLS

DIVISION OF LOCAL SERVICES
MA DEPARTMENT OF REVENUE

Geoffrey E. Snyder
Commissioner of Revenue

Sean R. Cronin
Senior Deputy Commissioner

December 22, 2022

Town Administrator Sheehan and Stoneham Select Board
35 Central Street
Stoneham, MA 02180

APPLICATION FOR DEBT EXCLUSION 2 (DE-2)

SUMMARY

The Department of Revenue’s (DOR) Division of Local Services (DLS) has received your DE-2 request regarding the Stoneham High School Building Project. Originally estimated at \$189,593,594, the voters approved a debt exclusion for the project on November 2, 2021. The cost estimate at the time of the DE-2 submission was \$214,583,851. The request is to have \$24,990,257 of additional project cost be considered part of the original debt exclusion since, as stated in the application, the increase in project cost is due to inflation.

Municipality	Town of Stoneham	Date of Request	12/20/2022
Executive Body	Select Board	Original Estimate of Approved Debt Exclusion	\$189,593,594
DE-2 Cost Estimate	\$214,583,851	Additional Amount	\$24,990,257

AUTHORIZATION REQUIREMENTS

Per the requirements of Informational Guideline Release (IGR) No. 22-14 (Proposition 2½ Debt Exclusions), the following items must be included with the application. An “X” indicates compliance:

- Letter from the architect, cost estimator or owner’s project manager’s (OPM) detailing the circumstances for the cost increase
- Report showing original project costs by major category at the time of the original debt exclusion vote with revised costs by major category

- Analysis of inflationary circumstances currently impacting the project cost
- Statement from the architect, cost estimator or OPM indicating that the cost increase is not related to a change in scope from the project originally approved by the electorate at the time the debt exclusion was approved
- Statement from the architect, cost estimator or OPM detailing any changes made since the project was originally approved to reduce the cost of the same
- Certified copy attached of the vote taken by the council with mayor or city manager assent, if applicable, or selectboard in public session, indicating acceptance of the architect's, cost estimator's or owner's project manager's (OPM) report
- Attestation from Select Board Chair/City Council President "that we accept the architect, cost estimator or OPM's report detailing the categories and reasons for project cost increases. I further attest that the increased project costs are not related to project scope changes."

DETERMINATION

Approved Denied

Additional Information Required: Yes No

Based on a review of the materials included in the application and the attestations from the Select Board Chair and architect, the DE-2 is approved and the additional \$24,990,257 of project costs are deemed to be covered by the debt exclusion approved by the voters on November 2, 2021 and, therefore, are excludable from the limits of Proposition 2 ½.

NEXT STEPS

Based on this approval, the Select Board must now decide if a special election for another debt exclusion is warranted. If the Select Board so chooses, the Town can hold a special election at which a debt exclusion for this additional amount would be put before the electorate for approval. Alternatively, the Select Board can decline to call a special election and move directly to a new bond authorization, which is required via a two-thirds vote of Town Meeting in order to cover the additional costs. Should you have any additional questions related to this matter, please feel free to contact the Division of Local Services.

Sincerely,

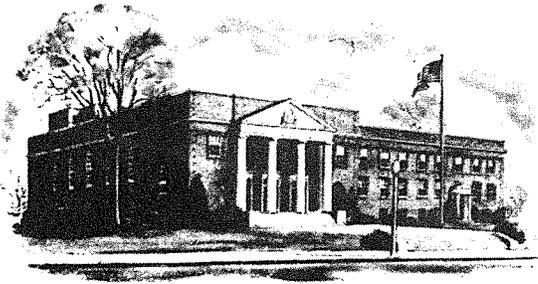
Deborah A. Wagner

Deborah Wagner
Director of Accounts

TOWN OF
STONEHAM
MASSACHUSETTS

www.stoneham-ma.gov

OFFICE OF TOWN ADMINISTRATOR
35 CENTRAL STREET
STONEHAM, MA 02180-2087
TEL: 781-279-2600
FAX: 781-279-2602
dsheehan@stoneham-ma.gov



DENNIS J. SHEEHAN
TOWN ADMINISTRATOR

December 21, 2022

Ms. Deborah A. Wagner, Director of Accounts Massachusetts
Department of Revenue Division of Local Services
Bureau of Accounts
wagnerd@dor.state.ma.us

Dear Ms. Wagner:

On behalf of the Stoneham Select Board, please find attached the Town of Stoneham's Request for Determination of Borrowing Covered by Debt Exclusion pursuant to Informational Guideline Release, No. 22-14.

Specifically, the Town of Stoneham seeks approval to borrow an additional twenty-four million nine hundred ninety thousand two hundred fifty-seven dollars (\$24,990,257) to complete the construction of the new Stoneham High School in the Town of Stoneham.

We have enclosed with this request the following documents:

1. Completed Determination of Borrowing Covered by Debt Exclusion Form DE-2.
2. Cover letter from the Owner's Project Manager detailing the circumstances of the cost increase.
3. Report from the Owner's Project Manager comparing the original project costs by major category at the time of the original debt exclusion to current costs, summarizing the inflationary circumstances impacting the project, certifying that the cost increase is not related to change of scope; and detailing the changes to the project since it was originally proposed.
4. Certified copy of Select Board meeting minutes from their public meeting of December 20, 2022, in which the Select Board voted unanimously to accept the OPM Report and DE-2 application.

The Stoneham Select Board has scheduled a Special Town Meeting for January 11, 2023, to request that the voters approve the additional bonding authorization for this project bringing the total project cost from \$189,593,594 to \$214,583,851. We would respectfully request a determination from your office prior to the date of the Special Town Meeting, if possible.

Please feel free to contact me with any additional questions or need for additional information relative to this request. The Town of Stoneham appreciates your consideration of this request.

Respectfully,

Dennis J. Sheehan
Town Administrator

cc: Stoneham Select Board
Stoneham Finance Committee

Stoneham School Building Committee
Stoneham School Committee

**DETERMINATION OF BORROWING
COVERED BY DEBT EXCLUSION**

G.L. c. 59, §21C(k)

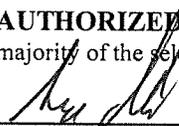
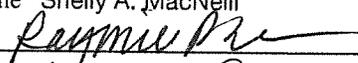
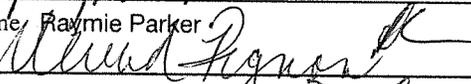
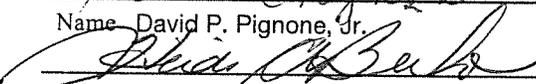
APPLICATION FROM CITY/TOWN OF STONEHAM

Application Date DECEMBER 20, 2022

Email Form to:
Deborah A. Wagner
Director of Accounts
wagnerd@dor.state.ma.us

INSTRUCTIONS: Provide ALL information requested.

A. AUTHORIZED SIGNATURES. Must be signed by city council president and mayor or city manager or majority of the selectboard. Signature certifies that all information is true and correct.

			12-20-22
Name George E. Seibold	Title Chair		Date
<hr/>			
Name Shelly A. MacNeill	Title Member		Date
			12/20/22
Name Raymie Parker	Title Member		Date
			12/20/22
Name David P. Pignone, Jr.	Title Member		Date
			12/20/22
Name Heidi Bilbo	Title Member		Date

B. CONTACT. Provide name and telephone number of person to contact if additional information is needed to process this application.

DENNIS SHEEHAN, TOWN ADMINISTRATOR, 781-279-2600

YOU MUST ALSO COMPLETE SECTIONS C, D AND E

DOR USE ONLY

FOR COMMISSIONER OF REVENUE

Base exclusion:
\$

Director of Accounts

Additional debt approved:
\$

Date:

Total debt covered by debt exclusion:
\$

C. DEBT EXCLUSION. Answer the following questions and attach a certified copy of the referendum vote.

1. When did voters approve the debt exclusion? 11 / 02 / 2021
2. At the time of that election, how much did voters expect the project(s) described in the exclusion to cost? If the exclusion covers debt issued by a regional district, state district-wide cost, not city/town share. \$ 189,593,594
3. What was the basis for that expectation?
 - Borrowing voted before election
 - If yes, was borrowing voted *expressly* contingent upon passage of debt exclusion in accordance with G.L. Ch. 59 §21(m)?
 - Yes No
 - Borrowing scheduled for vote after election
 - Other. Specify:

D. DEBT AUTHORIZATIONS. List in chronological order all authorized/proposed debt for same purpose(s) as the debt exclusion. If the exclusion covers debt issued by a regional district, list debt authorized/proposed by the district, not city/town share.

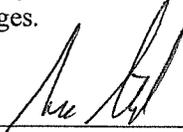
	<u>Date Authorized/Proposed</u>		<u>Amount Authorized/Proposed</u>
1.	<u>10 / 04 / 2021</u>	\$	<u>189,593,594</u>
2.	<u>01 / 11 / 2023</u>	\$	<u>24,990,257</u>
3.	<u> / / </u>	\$	<u> </u>
<u>TOTAL DEBT AUTHORIZED/PROPOSED</u>			\$ <u>214,583,851</u>

Continue list on attachment, in same format, as necessary.

E. EXCLUSION COVERAGE. Please provide a copy of the following documents:

1. The architect's, cost estimator's or OPM's report which details the following:
 - a) A letter from the architect, cost estimator or OPM detailing the circumstances for the cost increase;
 - b) A report showing original project costs by major category at the time of the original debt exclusion voted with revised costs by major category. The variance should approximate the requested increase amount;
 - c) An analysis of inflationary circumstances currently impacting the project cost;
 - d) A statement from the architect, cost estimator or OPM indicating that the cost increase is not related to a change in scope from the project originally approved by the electorate at the time the debt exclusion was approved; and
 - e) A statement from the architect, cost estimator or OPM detailing any changes made since the project was originally approved to reduce the cost of the same.
2. A certified copy attached of the vote taken by the council with mayor or city manager assent, if applicable, or selectboard in public session, indicating acceptance of the architect's, cost estimator's or owner's project manager's (OPM) report.

I attest that we accept the architect, cost estimator or OPM's report detailing the categories and reasons for project cost increases. I further attest that the increased project costs are not related to project scope changes.

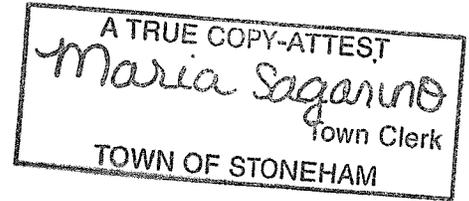


Chair, Selectboard/Council President
George E. Seibold

12-20-22

Date

**Stoneham Select Board
Meeting Minutes
Tuesday, December 20, 2022
7:00 p.m.**



Open Session

Members Present: George Seibold, David Pignone (by remote participation), Raymie Parker, Heidi Bilbo

Also Present: Town Administrator Dennis Sheehan

Call to Order: Seibold called the meeting to order at 7:36 p.m. (To view this meeting in its entirety go to Stoneham TV on Demand available from the Town's homepage at www.stoneham-ma.gov)

Agenda Item 1: Open Meeting Seibold opened the meeting with a roll call vote.

Agenda Item 2: Pledge of Allegiance

Agenda Item 3: Citizens' Comments No comments were offered.

Parker moved to move agenda items 6 and 7 up on the agenda and return to 4 upon their conclusion. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

Motion Passes (4-0)

Agenda Item 6: Presentation regarding High School Building Project and Approval of OPM Report and DE-2 Application Joel Seeley, SMMA Project Director, presented the Board with the OPM Report for the new Stoneham High School stating that its main emphasis is to have the Board understand the rationale that the high school project cost is driven by cost escalations in all aspects of the commercial construction trade. Seeley stated that the cost increases to the high school project are in no way related to changes in scope of the project, rather, they are related to economic circumstances impacting commercial construction including job and labor market volatility, inflation, and world-wide shortages of materials.

Seeley stated that the original budget for the project was \$189.5 million. He stated that current cost estimates place the budget at \$214.5 million, an increase of \$24.9 million. Seeley emphasized that the scope of the project has not changed, but inflationary circumstances have driven the price of labor and materials up, including an unprecedented 26.4% increase in materials.

Brook Trivas, principal at Perkins and Will, appeared on behalf of the project team. She stated that the additional funding for the school project is due to unprecedented construction costs, but that the total square footage and scope has not increased and that the Town has tried to decrease the scope and/or maintain costs as appropriate. Seeley reviewed the project reductions of \$23.9 million and the need to request \$24.9 million in supplemental funding at the Special Town Meeting scheduled for January 11, 2023.

Bilbo moved to approve the OPM report to be included with the Town's DE-2 application. Parker seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

Motion Passes (4-0)

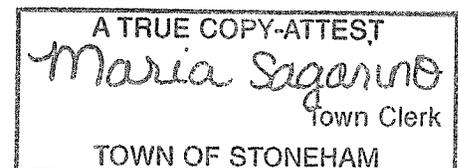
Bilbo moved to approve and sign the DE-2 application. Parker seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

Motion Passes (4-0)

Agenda Item 7: Winter Parking Regulations Sheehan stated that residents have approached staff members with concerns about the winter parking regulations and that Brett Gonsalves, DPW Director, Maria Sagarino, Town Clerk and Parking Clerk, and Police Chief James McIntyre were invited to give an over view of the regulations and their necessity.



Michael DiClemente, 11 Katherine Road, stated that while he understands the necessity and the safety issues, there needs to be some accommodation made as it is causing a hardship on families with multiple cars. Gonsalves stated that the parking ban is actually in effect all year, but only enforced in the winter for ease in treating and plowing the roads as well as safety and efficiency. McIntyre stated that the regulations belong to the Select Board and his role is enforcement. He stated that from 12/21 through 4/22 496 tickets were given for failing to adhere to the parking ban. Seibold stated that he understands both sides of this issue, but that it is safety driven and now, with so few plow drivers, the roads can easily freeze if they are not treated properly.

DiClemente stated that he sees the value, but if there is no snow, there can be some accommodation made. He stated that he is just going to pay the tickets. Parker stated that there can be some changes made to the 1947 regulations and requested the matter be placed on a January agenda.

Parker moved to return to agenda item number 4. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

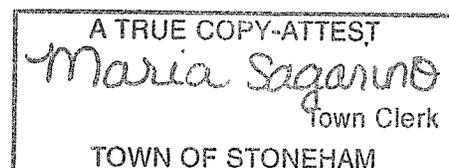
George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

Motion Passes (4-0)

Agenda Item 4: Comcast Licensing Proceeding Regarding Renewal of Cable Television

License Parker read the hearing notice. Attorney William Solomon appeared on behalf of Stoneham TV. Solomon stated that the Comcast license was signed in 2012 for 10 years and that a 10 year license is in the best interest of the Town. Solomon reviewed the ascertainment process and including the ascertainment hearing. Solomon stated that community TV has never been more important and that the contract with Comcast has been fully negotiated with the exception of the purchase of encoders. Solomon stated that payment for the encoders should be settled in January, 2023.

Seibold thanked Comcast for continuing to offer a senior discount. Parker requested that Comcast increase PEG funding, pay for the encoders, and increase the \$2 senior discount. Solomon stated that he would write letters requesting the same and provide them to the Board for signature. Jeanne Craigie, Stoneham TV board member, thanked Amy Palmerino, Bill Solomon and the Board for all of its work on this matter. Marcia Wengen requested a larger senior discount as well as a permanent basic cable package for seniors. Seibold closed the hearing.



Bilbo moved as follows: WHEREAS, THE Town of Stoneham (“Town”) granted a Cable Television Renewal License to Comcast Cable Communications Management, LLC with a license term from December 20, 2012 through December 19, 2022 (“Renewal License”);

WHEREAS, the Town is desirous of completing the Cable Television License Renewal process and reaching a Cable License Renewal Agreement with Comcast pursuant to the informal licensing process set out in Section 626(h) of the Cable Act;

WHEREAS, Comcast and the Town have engaged in a good faith cable license negotiation process;

WHEREAS, the parties are currently completing the final provisions of the Renewal License Agreement;

WHEREAS, the Select Board (“Board”) as Cable Television License Issuing Authority deems it prudent to protect the interests of all parties with respect to the formal license renewal process.

NOW THEREFORE, because an informal Renewal License Agreement was not completed in time to place it before the Board for the scheduled meeting of December 19, 2022 and to protect the interests of the Town, Comcast and the public, the Board, pursuant to Section 626(c)(1) of the Cable Act, hereby votes to issue this “Friendly Preliminary Assessment of Denial” of Comcast’s formal license proposal to provide additional time to complete the license renewal process and issue a renewal cable license to Comcast.

The Board further authorizes the Town Administrator and/or Town Counsel to take any action related to the implementation of this vote and/or the completion of the Renewal License Agreement for presentation to this Board for review and a vote thereon, as deem to be warranted.

Parker seconded the motion. A roll call vote was taken.

Voting in favor:

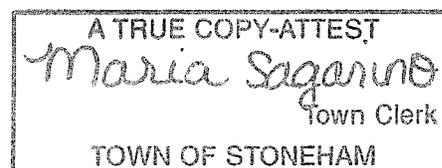
George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

Motion Passes (4-0)

Agenda Item 5: Approve Minutes Bilbo moved to approve the minutes of 12/2/22 and 12/6/22. Parker seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold



David Pignone
Raymie Parker
Heidi Bilbo

Motion Passes (4-0)

Agenda Item 8: Eversource Second Amended Order of Location Mike Haggerty appeared for Eversource and requested an extension of the Grant of Location or the removal of an expiration date for the Grant. He stated that paving of Elm Street is done with the exception of a small stretch of sidewalk and the island. Haggerty stated that over the winter he will plan the milling and repaving of Main and Montvale and design and plan the culver replacement for spring.

Parker stated that one resident on Elm reported damage and she would like the Eversource team to reach out to the resident. Haggerty stated that there is about 90-95 days of work left and he would like to start in April and finish by fall. Bilbo stated that she would like the Grant to extend until July 31st and that if they needed more time they could return to the Board and give an update. Bilbo moved to extend the Grant of Location until July 31, 2022. Parker seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

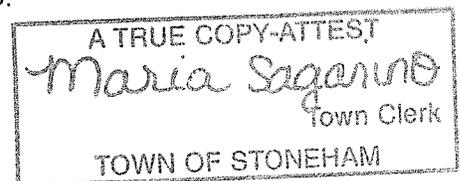
Motion Passes (4-0)

Agenda Item 9: Approve Licensing for 2023: Common Victualler; Entertainment; Automatic Amusement; Juke Box; Class I Automobile; Class II Automobile Parker moved to approve the Common Victualler licenses for 2023 (1-42) as presented. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

Motion Passes (4-0) With Seibold abstaining on Bear Hill Golf Club.



Parker moved to approve the Entertainment licenses for 2023 (1-22) as presented. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

Motion Passes (4-0) With Seibold abstaining on Bear Hill Golf Club.

Parker moved to approve the Juke licenses for 2023 (1-4) as presented. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

Motion Passes (4-0)

Bilbo moved to approve the Automatic Amusement license for 2023 as presented. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

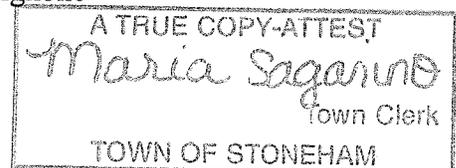
George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

Motion Passes (4-0)

Parker moved to approve the Class I licenses for 2023 (1-2) as presented. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone



Raymie Parker
Heidi Bilbo

Motion Passes (4-0)

Parker moved to approve the Class II licenses for 2023 (1-4) as presented. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

Motion Passes (4-0)

Agenda Item 10: Town Administrator's Report Sheehan stated as follows: Brian MacNeill and Erin Alacron received an \$82,000 grant to implement improvements at the Arena; the consulting team continues to work on the downtown redesign; the team working on the Spot Pond redesign has begun discussing public meetings; Erin Wortman submitted an action plan for the MBTA; town hall will be closed on 12/23 and 12/26; Mass DOT announced that 2 lanes on 93 South will be closed on 12/21 and 12/22 for pavement repairs; the team is working on getting vendors for the Capen Street playground project; Melrose and Wakefield approved the agreement for the Health Department transition.

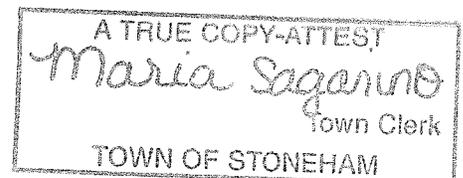
Agenda Item 11: Non-Deliberative Announcements The Board wished resident a happy and safe holiday.

Agenda Item 12: Adjourn Parker moved to adjourn the meeting. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

Motion Passes (4-0)



Respectfully submitted,

Dava Kilbride – Office Manager

A TRUE COPY-ATTES.
Maria Sagarino
Town Clerk
TOWN OF STONEHAM

December 20, 2022

Mr. Dennis Sheehan
Town Administrator
Town of Stoneham
35 Central Street
Stoneham, Massachusetts 02180

Re: New Stoneham High School

OPM Report for inclusion with the Town's Form DE-2 application

SMMA No. 20033

Dear Mr. Sheehan:

This letter and accompanying report details the circumstances for the cost increases to the new Stoneham High School project in support of the Town's Determination of Borrowing Covered by Debt Exclusion Form DE-2 submission to the Department of Revenue to request approval for additional funding due to the unprecedented historic construction escalation experienced from the time of the project budget was established in July 2021 to the receipt of final bids for the project scope in December 2022.

The Town submitted a Statement of Interest to the Massachusetts School Building Authority (MSBA) in March 2018 and was invited by the MSBA to perform a feasibility study and schematic design in May 2019. The Town selected Symmes Maini and McKee Associates as the Owner's Project Manager, Perkins & Will as the Architect and Consigli Construction as the Construction Manager and in August 2021, the MSBA approved the project scope and budget for the project. In October 2021, Town Meeting approved the appropriation of \$189,593,594, followed by the voters approving the debt exclusion Ballot Vote in November 2021.

The approved project was for a new 207,077 square feet school on the site of the existing high school, housing 695 grade 9-12 high school students, the town-wide Pre-Kindergarten program, the school district offices and playing fields and parking. The catalyst for this project was to address the aging existing 52-year-old high school, its antiquated mechanical, electrical, plumbing, and fire alarm systems, and to alleviate the overcrowding at the elementary schools by re-locating the Pre-Kindergarten program to the new high school.

The Project is currently under construction thru the Chapter 149A project delivery process, whereas early site work and building concrete and steel has commenced while the project design continues to be finalized, bid, procured, and awarded. The new school facility is being constructed on the practice playfields and parking lot, while the adjacent existing school remains in operation. The new school is slated to be occupied in summer 2024. Once the new school is occupied, the existing high school will be abated and demolished with playfields and site improvements thereafter implemented.

Mr. Dennis Sheehan, Town Administrator

Town of Stoneham

December 20, 2022

Since the development of the project and approval by the voters at Town Meeting and by ballot, historic escalation and unprecedented market conditions have resulted in significant and unpredicted increases in construction costs.

The Design Development construction cost estimate in April 2022 was impacted by this escalation, resulting in an increase to the estimated construction cost of approximately \$12 million over the approved funding for the same project scope. The Stoneham School Building Committee (SSBC) worked hard to bring the project back in line with the approved budget with the goal of keeping the project on schedule and approved a total of slightly over \$12 million in difficult cuts. The Committee prioritized the following guardrails when deciding on each of the cuts:

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

The 60% Construction Documents cost estimate in June 2022 continued to be impacted by the significant market escalation and indicated the construction cost was \$3.6 million over the approved budget. To address this overage, the Stoneham Select Board voted to allocate \$2,200,000 of ARPA funds to the construction budget of the high school project and the SSBC re-allocated \$450,000 from the Owner's Construction Change Order Contingency budget to the Construction Budget, in addition to undertaking another series of cuts to the project scope, approximately \$1.0 million, while still maintaining the guardrails noted above.

The site work construction commenced in June 2022 and the concrete and structural steel subcontractor bids were received in July 2022. The project continued to be impacted by the current market escalation, with the bids being \$2.9 million over budget. To address this overage, the SSBC made the difficult decision to cut the Spartan Stadium Building, housing locker rooms, concession stand, bleachers and press box from the project. The construction manager will continue to obtain bids for this work, but the SSBC will only be able to include the Spartan Stadium Building in the project if the rest of the project bids received are significantly below budget or funding is increased.

The SSBC completed the 90% Construction Documents cost estimate in September 2022, which reflected the continued impact of the severe and unanticipated inflation. The estimates indicated the construction costs are \$2.8 million over the ARPA-increased construction budget, despite the elimination of the Spartan Stadium Building. The SSBC made the difficult decision to further re-allocate Owner's Construction Change Order Contingency and Owner's Project Contingency funds to the Construction Budget to mitigate this overage to maintain the MSBA submission schedule.

Mr. Dennis Sheehan, Town Administrator

Town of Stoneham

December 20, 2022

At their August 15, 2022 meeting, the SSBC voted to request a Special Town Meeting be held in January 2023, after all the bids have been received for the remaining work, for the purposes of requesting a supplemental appropriation for these unprecedented inflation driven overages.

At their December 6, 2022 meeting, the Select Board voted to schedule the Special Town Meeting on January 11, 2022 and the SSBC voted to request \$24,990,257 in supplemental project funding at their December 19, 2022 meeting upon presentation of the final bids by Consigli Construction.

The circumstances of the cost increases described above are due to the significant and unpredicted increases in construction costs experienced by the project caused by the associated historic construction inflation experienced in 2021 and 2022.

Please feel free to contact me with any questions you may have regarding this matter.

Very truly yours,

SMMA



Joel G. Seeley
Project Director

cc: SSBC (MF)

enclosures: OPM Report

1000 Massachusetts Avenue
Cambridge, MA 02138
617.547.5400

www.smma.com

New Stoneham High School

OPM Report

In support of the Town's Determination of Borrowing
Covered by Debt Exclusion Form DE-2 submission

Division of Local Services
MA Department of Revenue
Informational Guideline Release (IGR) No. 22-14

Town of Stoneham | 35 Central Street, Stoneham, Massachusetts

December 20, 2022

Prepared by
SMMA
1000 Massachusetts Avenue
Cambridge, Massachusetts

OPM Report

**In support of the Town's Determination
of Borrowing Covered by Debt Exclusion
Form DE-2 submission**

Town of Stoneham

Stoneham, Massachusetts

Prepared by
SMMA

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Original Project Costs Comparison to Current Costs

At each of the four Design Phase Milestones; Schematic Design, Design Development, 60% Construction Documents and 90% Construction Documents, two independent construction cost estimates were performed and then reconciled in all day meetings with the estimators, architects, engineers, construction manager and owner's project manager. At each of these milestones, the difference in the estimated construction cost prepared by these two separate estimators was 1.0% or less, despite the significant and historic cost escalation witnessed over this time.

The Construction Manager, Consigli Construction has developed the following Final Bid Construction Cost Variance which identifies by major category the costs at the time of the original debt exclusion to the current costs at the time of final bidding.

It should be noted that the Town increased the \$153.4 million construction budget to maintain the MSBA submission schedule by re-allocating \$2.2 million of Town ARPA funds to the high school construction budget, re-allocating \$1.8 million from the change order contingency budget to the construction budget and re-allocating \$1.4 million from the project contingency to the construction budget to cover the unprecedented inflation increases, despite cutting over \$13.6 million in Value Engineering reductions and changing the Stadium Building to a Bid Alternate, a cost reduction of \$4.6 million.

The Construction Manager Final Bid Construction Cost Variance is as follows:

Stoneham High School Stoneham, MA GMP 12/16/22				
				
WBS	DESCRIPTION	06-23-21 SD EST 207,077 SF	TOTAL GMP 12-16-22 202,995 SF	VARIANCE SD to GMP
01-10	TRADE SUPPORT	N/A	1,286,762	1,286,762
01-54	SCAFFOLDING	N/A	125,000	125,000
02-10	BUILDING DEMOLITION / ABATEMENT	4,751,012	5,300,000	548,988
03-30	CONCRETE (Pre-GMP Amendment #2)	5,628,825	4,936,800	(692,025)
03-30	SITE CONCRETE	N/A	1,295,000	1,295,000
03-30	PRECAST CONCRETE STAIR TREADS - ALLOWANCE	N/A	100,000	100,000
04-20	MASONRY (TS)	2,401,230	4,687,000	2,285,770
05-12	STRUCTURAL STEEL (Pre-GMP Amendment #2)	10,361,498	11,588,044	1,226,546
05-12	STRUCTURAL STEEL - BP #2 MODIFICATIONS	N/A	400,000	400,000
05-50	MISCELLANEOUS METALS (TS)	1,499,633	3,202,750	1,703,117
06-25	FINISH CARPENTRY	1,998,675	1,377,086	(621,589)
07-10	BELOW GRADE WATERPROOFING (TS) (Pre-GMP Amendment #2)	N/A	75,000	75,000
07-10	WATERPROOFING & JOINT SEALANTS (TS)	1,058,634	1,145,480	86,846
07-42	METAL/COMPOSITE PANELS & SIDING	2,926,969	723,000	(2,203,969)
07-50	MEMBRANE ROOFING (TS)	3,253,743	3,232,000	(21,743)
07-81	FIREPROOFING	1,271,138	1,302,180	31,042
07-84	FIRESTOPPING	59,025	243,500	184,475
07-95	EXPANSION JOINT ASSEMBLIES	86,224	26,458	(59,766)
08-10	DOORS, FRAMES & HARDWARE	1,580,094	1,438,596	(141,498)
08-34	OVERHEAD DOORS / GRILLES / FIRE SHUTTERS	376,820	929,905	553,085
08-41	ALUMINUM STOREFRONT & WINDOWS (TS)	3,994,903	3,427,000	(567,903)
08-80	GLASS & GLAZING (TS)	1,077,390	850,000	(227,390)
08-80	SLIDING ENTRANCES	N/A	20,000	20,000
09-21	DRYWALL	7,963,100	9,429,025	1,465,925
09-30	TILE (TS)	1,146,685	810,999	(335,686)

Stoneham High School
Stoneham, MA

GMP
 12/16/22



WBS	DESCRIPTION	06-23-21 SD EST 207,077 SF	TOTAL GMP 12-16-22 202,995 SF	VARIANCE SD to GMP
09-51	ACOUSTICAL CEILING (TS)	1,878,576	1,899,900	21,324
09-62	POLISHED CONCRETE	150,774	175,175	24,401
09-64	WOOD FLOORING	520,821	602,258	81,437
09-65	RESILIENT FLOORING (TS)	918,004	985,975	67,971
09-67	RESINOUS FLOORING	126,967	363,240	236,273
09-68	CARPET	185,132	338,123	152,991
09-90	PAINTING (TS)	847,127	737,000	(110,127)
09-91	ENVIRONMENTAL GRAPHICS - ALLOWANCE	In 10-14	200,000	200,000
10-14	SIGNAGE	365,722	102,202	(263,520)
10-22	WIRE MESH ENCLOSURES	123,564	N/A	(123,564)
10-24	OPERABLE PARTITIONS	369,666	51,000	(318,666)
10-95	MISCELLANEOUS SPECIALTIES	906,970	1,197,823	290,853
11-31	RESIDENTIAL APPLIANCES	79,811	104,922	25,111
11-40	FOOD SERVICE EQUIPMENT	1,241,967	1,377,274	135,307
11-61	THEATER & STAGE EQUIPMENT	1,492,458	767,418	(725,040)
11-65	ATHLETIC/RECREATIONAL EQUIPMENT	726,277	518,316	(207,961)
12-20	WINDOW TREATMENTS	225,321	161,500	(63,821)
12-35	MANUFACTURED CASEWORK	967,134	1,626,800	659,666
12-60	FIXED AUDITORIUM SEATING	307,841	328,008	20,167
12-61	EXTERIOR FIELD BLEACHERS	In 32-10	157,900	157,900
12-62	TELESCOPING INDOOR BLEACHERS	157,341	311,759	154,418
14-20	ELEVATORS (Pre-GMP Amendment #2)	658,438	385,339	(273,099)
14-20	ELEVATORS (TS)	N/A	280,000	280,000
21-01	FIRE PROTECTION (TS)	1,489,502	1,640,000	150,498
22-01	PLUMBING (TS)	4,089,280	5,876,000	1,786,720
23-01	HVAC (TS)	14,813,161	14,774,000	(39,161)
23-01	HVAC (TS) - UNINCORPORATED SCOPE	N/A	724,330	724,330
23-01	HVAC PRE-PURCHASE (Pre-GMP Amendment #3)	N/A	3,607,918	3,607,918
26-01	ENABLING ELECTRICAL (TS) (Pre-GMP Amendment #1)	N/A	604,379	604,379
26-01	ELECTRICAL (TS)	13,925,589	16,590,000	2,664,411
26-01	ELECTRICAL (TS) - UNINCORPORATED SCOPE	N/A	341,935	341,935
26-01	ELECTRICAL PRE-PURCHASE (Pre-GMP Amendment #3)	N/A	1,143,206	1,143,206
31-23	ELECTRICAL (Pre-GMP Amendment #4)	N/A	116,595	116,595
31-23	SITWORK	33,629,454	14,578,800	(19,050,654)
31-23	SITWORK (Pre-GMP Amendment #1)	In 33-20	5,744,480	5,744,480
31-23	SITWORK (Pre-GMP Amendment #4)	In 33-20	1,000,178	1,000,178
31-23	TRAFFIC SIGNALIZATION	In 31-23	In 31-23	-
32-10	LANDSCAPING & SITE IMPROVEMENTS	In 33-20	4,161,955	4,161,955
32-18	ATHLETIC/SYNTHETIC SURFACING (TENNIS/TRACK/SYNTHETIC TURF)	In 33-20	1,687,200	1,687,200
32-31	FENCING	In 33-20	981,960	981,960
32-31	TEMP FENCING (Pre-GMP Amendment #1)	In 33-20	258,369	258,369
33-20	GEOHERMAL WELLS / WELL DRILLING (Pre-GMP Amendment #1)	In 33-20	2,270,760	2,270,760
SUBTOTAL 0		131,632,493	146,725,582	15,093,089
	Design/Estimate Contingency	0.00%	-	-
	Escalation	0.00%	-	-
SUBTOTAL 1 (TRADE COSTS)		131,632,493	146,725,582	15,093,089

Stoneham High School

Stoneham, MA

GMP
12/16/22



WBS	DESCRIPTION	06-23-21 SD EST 207,077 SF	TOTAL GMP 12-16-22 202,995 SF	VARIANCE SD to GMP	
	SDI (Non-Trade Contracts)	1.40%	983,194	1,108,589	125,395
	Sub Bonds (Trade Contracts)		544,183	In Trades	-
	Contractor's Contingency	2.50%	3,332,122	3,677,168	345,046
SUBTOTAL 2			136,491,992	151,511,339	15,019,347
	General Conditions		5,490,124	5,490,124	-
	General Requirements		6,054,087	5,266,604	(787,483)
SUBTOTAL 3			148,036,203	162,268,067	14,231,864
	Builder's Risk Insurance	0.157%	232,624	254,988	22,364
	General Liability Insurance	1.10%	1,628,398	1,784,948	156,550
	Building Permit - NIC	0.00%	NIC	NIC	-
	Performance & Payment Bond	0.56%	791,435	899,419	107,984
SUBTOTAL 4			150,688,660	165,207,422	14,518,762
	Fee		2,730,000	2,730,000	(0)
TOTAL COST			153,418,660	167,937,422	14,518,762
	Spartan Stadium - ALT-01			6,035,220	
	NW Sports Field - ALT-02			1,595,528	
	Community Terrace - ALT-03			97,752	
	Visitor Bleachers - ALT-04			195,268	
	Gym Bleachers - ALT-05			122,697	
TOTAL COST WITH ALTERNATES				175,983,887	

The total cost variance is shown below:

Project Cost Breakdown	Original Project Cost	Current Project Cost	Variance
Construction Cost	\$153,418,660	\$167,937,422*	\$14,518,762
Bid Alternates	included in above	\$8,046,465**	\$8,046,465
Fees, Administration, FFE, Technology	\$25,435,628	\$27,360,658***	\$1,925,030
Construction and Project Contingencies	\$10,739,306	\$11,739,306***	\$1,000,000
Cost Variance	\$189,593,594	\$215,083,851	\$25,490,257
Economic Development Bill Funding	n/a	-\$500,000	-\$500,000
Total Cost Variance	\$189,593,594	\$214,583,851	\$24,990,257

* inclusive of the interim ARPA and Contingency reallocations

** Bid Alternates Scope Reinstatements are Spartan Stadium, North Sports Field, Community Terrace, Visitor Bleachers and Gymnasium Bleachers. The scope of work in all of the Bid Alternates Scope Reinstatements was included in the Original Project Cost.

*** FFE and Technology Equipment, Construction Contingency proportional increase

Summary of the Inflationary Circumstances impacting the Project

Many factors and events have contributed to the recent unprecedented rise in construction costs. While some of these events on their own may seem unrelated to one another, when viewed under the lens of the construction industry, they all have greatly contributed to the historic inflation of construction costs from 2021 to 2022. Events such as COVID, the invasion of Ukraine, COVID-related restrictions, tariffs & sanctions with foreign countries, and severe weather, such as in Texas in 2021, have all played a major role in the supply chain of materials and products that serve the construction industry. In addition to supply chain challenges, there is a labor shortage in the construction marketplace. In the aftermath of the Great Recession, an aging workforce-one in five workers is currently older than 55-and strong competition from other industries do not help. Another major factor is the change in bid price to purchase price for materials; please see the chart on the following page. To expound on these two terms, the term "bid price" is the price, cost of material, that a subcontractor or contractor assumes will cost during the duration of a project. The term "purchase price, or "input," is the actual price the subcontractor or contractor pays for the material during the project's duration.

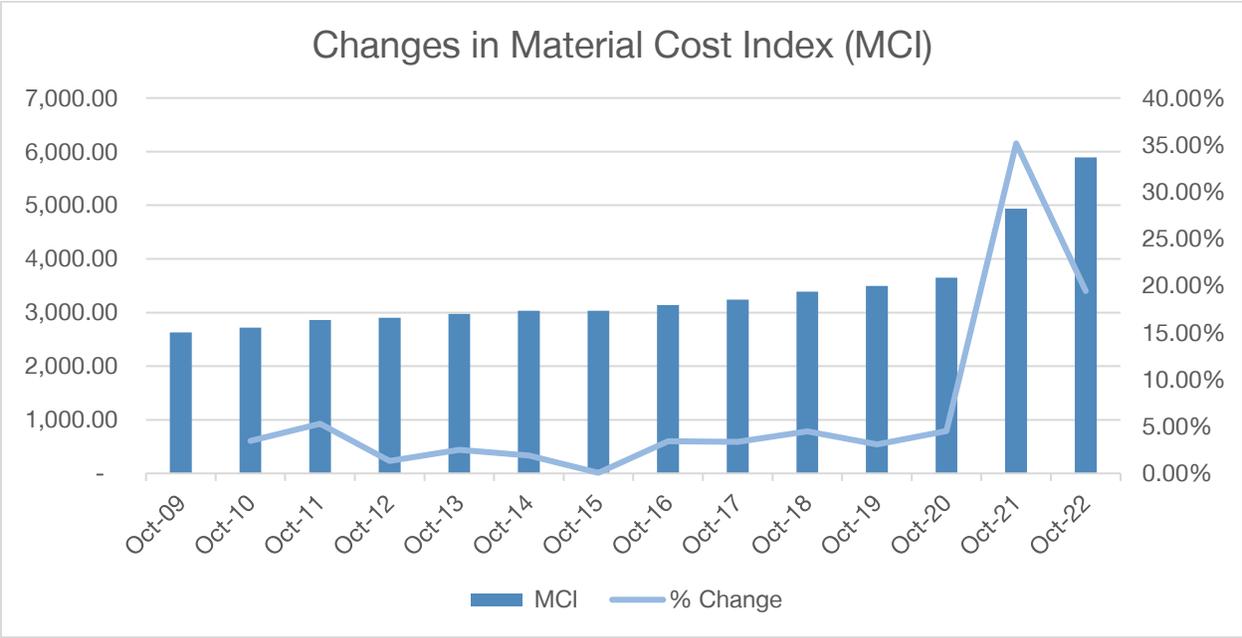
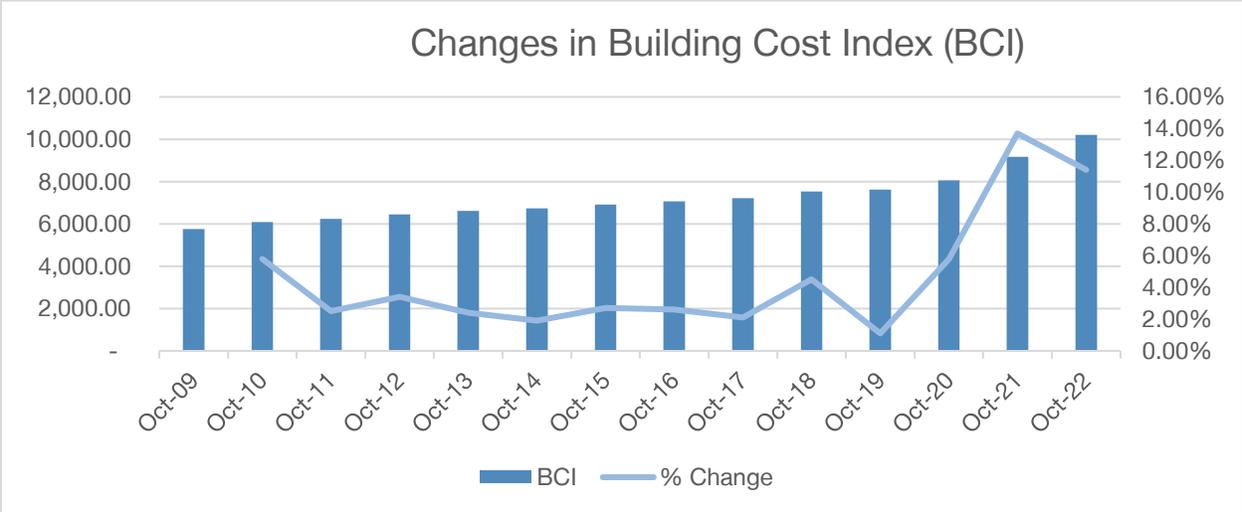
The Producer Price Index, PPI, is an economic measurement of the average change in price that domestic producers of goods receive for their products. According to the Bureau of Labor Statistics, BLS, the PPI, rose to 26.4% from June 2021 to August 2022 from a modest 2.32% average over the prior 12 years, as shown in the chart below



Source: Bureau of Labor Statistics, producer price indexes, www.bls.gov/ppi

Engineering News Record, ENR, a leading publication for the construction industry, tracks various historical indexes in various construction sectors and regions. That said, an item to note is that the Building Cost Index, BCI for Boston, from October 2009 to October 2020, a duration of 10 years, had an average change of 2.98% per year. The percent change for the same BCI cost index in 2021 and 2022 was 13.70% and 11.4%, respectively.

In addition, ENR has reported unprecedented Material Cost Index, MCI price increases from 2021 and 2022. The average MCI percent change from October 2009 to October 2020, a duration of 10 years, was 2.03%. The percent change for the same MCI cost index in 2021 and 2022 was 39.17% and 19.43%, respectively as shown on the charts below:



Source: ENR Cost Index & Material Price Index www.enr.com/economics/historical-indices/Boston
www.enr.com/economics/historical-indices/material-price-index-history

More specifically, the unanticipated market volatility and supply chain issues have significantly affected project costs as described in the publication from the Massachusetts School Building Authority as follows:



Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

November 2, 2022
FOR IMMEDIATE RELEASE

CONTACT: Matt Donovan
(617)720-4466

Board of Directors Vote to Pause the 2023 Accelerated Repair Program

BOSTON—The Massachusetts School Building Authority (“MSBA”) Board of Directors, at the October 26th meeting, reviewed and supported a staff recommendation to temporarily pause the MSBA’s Accelerated Repair Program (the “ARP”) and not accept ARP Statements of Interest (“SOIs”) in 2023. The ARP provides funding for the repair or replacement of roofs, windows, and boilers in schools that are otherwise structurally, functionally, and educationally sound.

The action to temporarily pause the ARP provides additional space in the MSBA’s Annual Project Approval Cap, which could be used to offset a portion of increases in certain funding limits for the MSBA’s Core Program, while minimizing the reduction in invitations to the MSBA’s grant program.

The Board vote to temporarily pause the ARP does not apply to the MSBA’s Core Program, and the 2023 SOI opening for the Core Program is planned for January 2023. This vote also does not apply to ARP projects that have already been invited into the MSBA’s grant program, including ARP invitations that were approved by the Board of Directors at the October 26, 2022 meeting.

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.

ARP projects have a similar history of bid results with projects now estimating unit prices in excess of MSBA funding limits, such as roofing estimated in excess of \$50/sf with the MSBA funding limit at \$35/sf. Additionally, staff shortages at the district level and for consultants have led to delays in processing the current projects within the ARP timelines. Higher costs have resulted in some districts withdrawing their SOIs. In addition, supply chain issues have affected construction schedules intended to be timed for completion during the summer when the building is unoccupied.

As a result, the MSBA staff has been and will continue to review potential changes to the funding policies for Core Program districts, including a review of the reimbursable construction cost per square foot amount. The potential changes could apply to districts that have not yet received Project Scope and Budget approval as of the December 21, 2022 Board of Directors meeting.

These significant and unprecedented inflationary circumstances have impacted the project costs and are the reason this supplementary funding increase is being sought.

Architect's Statement that the Cost Increase is not related to Change of Scope

The scope of the project remains unchanged, with the exception of the significant Value Engineering cuts and Bid Alternate changes undertaken due to the unprecedented inflation.

The Architect's Statement of Cost Increase is as follows:

Perkins&Will

Date: 12.20.2022

Ms. Deborah A. Wagner
Director of Accounts Massachusetts Department of Revenue Division of Local Services
Bureau of Accounts
Massachusetts

Re: Stoneham High School

Dear Ms. Wagner-

The Design Team lead by Perkins&Will worked collaboratively with the Massachusetts School Building Authority, Stoneham High School Building Committee, Stoneham Faculty and Staff, School Committee, Finance Committee, and Stoneham Regulatory personal in conjunction with the consultant team of SMMA/OPM and Consigli/CM to ensure that the development of the project maintained the approved budget by not deviating from the allocated program square footage, overall project scope, and changes in major design elements.

Unfortunately, the Design Development estimate reflected the pressures of the **current market conditions, labor shortages, and escalation** resulting in increased construction and in turn project costs. During that time, the Building Committee took significant measures to reduce cost, to realign the budget. The direction provided to the Design Team was to reduce costs by decreasing the building square footage and make significant material changes. As a result of these design and scope changes the construction costs were realigned to meet the project budget.

Cost estimates by both the Consigli the Construction Manager and the PMC the Estimator on the Design Team, were developed at the 60% and 90% Construction Document submissions. Both design submissions reflected a project that **has not increased the project square footage and project scope without any major design deviations.**

Both the 60% and 90% estimates resulted in significant project cost overages, *beyond the control of the project team*, due to continued unforeseen escalation, labor and material shortages. Similar cost impacts are occurring across most of our Massachusetts projects.

Please reach our if you require any clarification or have any questions regarding this matter.

Thank you for your assistance.

Sincerely,



Brooke Trivas
K-12 Practice Leader, Principal
Perkins&Will

Detail of the Changes to the Project since it was Originally Proposed

The Design Development construction cost estimate in April 2022 was impacted by the supply chain, price escalation and market conditions, resulting in an increase to the estimated construction cost of approximately \$12 million over the approved funding for the same project scope. Subsequent construction cost estimates at each Design Phase Milestone continued to be impacted by the significant inflation. A summary listing of the changes made to keep the project on budget is as follows:

- 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 plasterboard walls
 - change from turf to natural grass and removal of lighting at the north playfield
 - 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

- In the 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

- Upon receipt of bids for the Early Concrete & Steel Package, the following were moved to bid alternate status to accommodate the continued price escalation:
 - Athletic Building at Spartan Stadium, including locker rooms, concession stand, bleachers, and press box

This change resulted in a cost reduction of \$4.6 million

- In addition and to maintain the MSBA submission schedule, 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 to the construction budget to cover the unprecedented inflation increases.

The detailed lists of Value Engineering items per each Design Phase Milestone, are listed below:

Value Engineering Items Summary – Design Development Phase

NO.	ITEM	COST
ENVELOPE		
EN-14 **	EXTERIOR CLOSURE - Eliminate Community Terrace (Lev 2); Replace with typ roof construction; Enclose a portion of the Community Terrace to create an interior egress route.	(\$95,427)
EN-34	EXTERIOR PANELS - Replace Porcelanosa panel with masonry	(\$1,774,715)
EN-37a	GLAZING - Replace triple glazing with double glazing	(\$579,941)
EN-38/39	SKYLIGHT - Target \$125K savings in Skylight reduction East/ West/ North/ South of Gymnasium	(\$125,000)
EN-42	AUDITORIUM WALLS - Eliminate masonry jogging at North and South walls of Auditorium, run walls straight	(\$40,780)
EN-43	WINDOWS - Change all punched windows from Curtainwall to Standard Punched Window Construction	(\$107,716)
EN-48a	SUNSHADES - Eliminate vertical classroom fins (SS1A, SS1B, SS2A, SS2b)	(\$322,578)
EN-48b	SUNSHADES - Eliminate horizontal sunshades (SS4)	(\$32,723)
EN-50	EXTERIOR INSULATION - Reduce the insulation between studs from 4" Single Component Foam Insulation to 1" (3" reduction) and achieve an overall R-26.6 for the exterior wall	(\$206,659)
INTERIORS		
IN-19	INTERIOR CONSTRUCTION - Operable Partitions - Corridors; Eliminate by 50%; replace with GWB and wall tile on corridor side 5ft high	(\$77,042)
IN-22	INTERIOR CONSTRUCTION - Operable Partitions - Classrooms; Reduce operable partitions between classrooms by 4 each	(\$134,275)
IN-60/61a	SCIENCE EQUIPMENT - Change all fume hoods to recirculating type	(\$132,252)
IN-89a	FLOORING - Change Porcelain Ceramic Floor Tile to Polished Concrete in Spartan Place	(\$286,390)
IN-94	WALL TILE – Reduce Porcelain Wall Tile in Corridors by 25%	(\$148,431)
IN-95	WALL TILE – Reduce Porcelain Wall Tile in Pre-K Corridors by 50%	(\$46,717)
IN-106	ADMIN CEILING - Change Gypsum Board ceilings in Administration Suite to standard ACT-1 ceiling	(\$19,115)
IN-107	PRE-K ENTRY CEILING - Change Wood Ceiling in Pre-K Entry to standard ACT-1 ceiling	(\$47,165)
IN-108	PRE-K LUNCH ROOM CEILING - Change Wood Ceiling in Pre-K Lunch Room to standard ACT-1 ceiling	(\$37,312)
IN-125b	WET WALL TILE - Reduce tile at wet walls from varying heights to 5'-0"	(\$156,513)
IN-130a	FIREPROOFING - Remove intumescent fire proofing from EXP-2 from auditorium, replace with spray fireproofing.	(\$64,156)
SERVICES		
D-08	ELECTRICAL - Reduce hardwire tel/data drop quantities by 20%	(\$116,349)
D-42	RAINLEADERS - Reduce storm drainage; target \$200k direct cost	(\$232,698)
D-46	HEAT RECOVERY UNITS - Reduction in ATC control points on the heat recovery condensing units	(\$158,652)
D-47	DIFFUSERS - Reduce linear slot diffuser quantity by 50%; replace with standard registers, grilles & diffusers.	(\$46,580)
D-52	ELECTRICAL PV DISTRIBUTION - Eliminate ductbanks to future PV locations at site; assume by PV vendor	(\$186,158)
D-55	SITE LIGHTING - Reduce quantity of site lighting fixtures by 1/3 (31 ea)	(\$141,058)
D-56a	PERFORMANCE ROOM HEAT RECOVERY UNIT - Eliminate HRU-11 and replace with (2) 4-ton ducted refrigerant fan coil units and associated air-cooled condensing units	(\$109,919)
D-60	CABINET UNIT HEATERS IN STAIRS - Eliminate CUH in stairs B, C & D on levels 2 & 3 and add sensor at upper level	(\$27,047)
D-63	LIGHTING CONTROLS - Target reduction of lighting control package; \$250k direct cost	(\$290,872)
D-64	LIGHTING - Target reduction of lighting package; target \$2/sf reduction (from 12.5/sf to 10.5/sf)	(\$481,864)

NO.	ITEM	COST
CIVIL/LANDSCAPING		
CL-15 **	TURF FIELD - Change North Synthetic Turf Field to Seeded Grass Field only with irrigation; eliminate associated fencing around field	(\$805,347)
CL-27a **	SPORTSLIGHTING - Delete sports lighting at North Field	(\$445,311)
CL-31	TRAFFIC SIGNALS – Existing Traffic Signal & intersection work at High School Entrance remain As-Is	(\$292,062)
CL-32	TRAFFIC SIGNALS - Traffic Signal & intersection work at Stevens Street by Town	(\$525,024)
CL-40	EQUIPMENT - Eliminate prefabricated dugouts at baseball and softball; add fencing with roof	(\$169,842)
CL-45	FENCING - Reduce height of 6 feet fencing to 4 feet (Tennis fencing to remain 10')	(\$90,224)
CL-51	EQUIPMENT - Eliminate soccer nets, utilize existing	(\$43,631)
CL-52 **	BLEACHERS - Eliminate visitors' bleachers from Spartan Stadium	(\$124,424)
CL-53	SEATING - Eliminate café seating area at Spartan Plaza (furniture only)	(\$82,521)
CL-61a	TREES AND PLANTINGS - Reduce trees and plants scope by 50%	(\$129,075)
CL-63	PRECAST ELEMENTS - Eliminate Precast benches and sidewalk at Amphitheater and grade uniformly	(\$235,027)
CL-64	PRECAST BENCHES - Eliminate Precast Benches at Front Entry Plaza	(\$150,009)
CL-77	ENTRY ROAD – Utilize existing entry drive, island and traffic signals/configurations	(\$457,791)
CL-78	GEOTHERMAL – Reduce Geothermal Wells from 60 to a total of 48	(\$611,530)
EQUIPMENT		
EQ-02	PERFORMANCE ROOM SEATING PLATFORMS - Reduce Black Box seating platforms by 1/2	(\$48,285)
EQ-03	ACOUSTIC SHELLS - Eliminate acoustic shells at Auditorium Stage	(\$211,755)
MULTI-DISCIPLINARY		
MD-21	SITE CONDUIT - Eliminate underground conduit from transformer to Electric Car Charging stations, to be by Eversource	(\$82,130)
MD-24b	PROGRAMMING - Eliminate district offices from HS; re-configure Pre-K program to eliminate approximately 5,100sf	(\$2,000,000)
TOTAL VE ACCEPTED		(\$12,730,090)

** VE Item to be bid as Bid Alternate

Value Engineering Items Summary – 60% Construction Documents Phase

NO.	ITEM	COST
CL-059	PLAYGROUND - Replace rubber safety surface in Pre-K Playground with engineered wood fiber. (Combination of accessible path and wood fiber)	(\$187,414)
IN-131	OPERABLE WALL - Delete remaining operable wall between all general classrooms	(\$167,777)
D-050	ELECTRICAL GENERATOR - Reduce size of generator to 500kW (no warming/cooling center)	(\$139,003)
D-055	SITE LIGHTING - Reduce quantity of site lighting fixtures by 10 each	(\$102,775)
IN-151	ALUMINUM STOREFRONT - Change all interior aluminum storefront and doors to painted hollow metal	(\$89,385)
CL-097	CURBS - Reuse existing granite curbs	(\$71,036)
CL-089	NETS - Remove 20' high net at Spartan Place end zones	(\$48,040)
CL-074	RETAINING WALLS – Replace site retaining walls with segmented precast concrete retaining walls.	(\$43,556)
D-044	TOILETS - Eliminate sensor flush valves; utilize manual flush	(\$30,692)
IN-090	FLOORING - Change Polished Concrete Floor to Resilient Tile in all Science Rooms	(\$27,349)
IN-091	FLOORING - Change Polished Concrete Floor to Stained Concrete in Art Rooms	(\$28,236)
CL-061	TREES AND PLANTINGS - Reduce trees and plants scope by 15%	(\$25,921)
CL-041	SIDEWALKS - Change concrete walks to asphalt; target 25%	(\$23,863)
TOTAL VE ACCEPTED		(\$985,047)