

The New Stoneham High School



Stoneham School Building Committee Special Town Meeting Update

January 11, 2023

WHY A SPECIAL TOWN MEETING?

The Special Town Meeting has been scheduled to request \$24.9 million in additional funding due to the unpredicted market conditions impacting the supply chain and unprecedented price escalation.

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 Massachusetts School Building Authority (MSBA), which provides state funding to reimburse portions of school building projects statewide, will contribute \$49.0 million toward the project. The estimated project cost to Stoneham when it was initially approved last fall was \$140.6 million.

WHAT WAS DONE TO CONTROL THE OVERAGE?

The MSBA requires project submissions at Design Development, 60% Construction Document and 90% Construction Document stages, a year-long process. At each of these submissions, the project must meet the project budget.

In April 2022, the Stoneham School Building Committee (SSBC) recognized the impact of the significant cost escalation when the Design Development construction cost estimate came in overbudget. The SSBC approved over \$12.7 million in difficult cuts to keep the project on budget prioritizing the following key elements:

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

Scan to view
tonight's
presentation



Scan to view the
Stoneham High
School project's
documentation



In June 2022, the SSBC approved another approximately \$1.0 million in cuts to keep the 60% Construction Documents Phase on budget. Additionally in July, the Early Concrete & Steel Package, which enables the early ordering of materials to secure pricing and on-time delivery, was released and came in over budget. To address this overage, the SSBC cut the Spartan Stadium Building, a \$4.6 million reduction, including locker rooms, concession stand, bleachers, and press box, and made it a bid alternate for potential reinstatement if funds became available.

In an effort to offset the overages, the Select Board re-allocated \$2.2 million of Town ARPA funds to the high school construction budget and the SSBC re-allocated \$3.3 million from the change order contingency and project contingency budgets to the construction budget, though both of these contingencies need to be replenished to complete the construction.

WHAT IS THE STATUS OF THE CONSTRUCTION?

Interim construction packages for sitework, building foundations and structural steel have been bid and awarded. Construction commenced in June 2022 to facilitate a September 2024 new school opening. The SSBC has contracted over \$56.5 million in design and construction to date.



WHAT IS INCLUDED IN THE \$24.9 MILLION SPECIAL TOWN MEETING REQUEST?

The \$24.9 million overage is comprised of four items: construction cost, bid alternates, furniture and equipment and educational technology, and construction contingency.

The final bids were received by Consigli Construction on December 16, 2022, and came in \$9.0 million over the budget, which had already been increased by \$4.3 in contingency reallocations. The result was \$13.3 million over the original budget.

The five Scope Reinstatement Bid Alternates total \$8.0 million. The Scope Reinstatements are the Spartan Stadium, North Sports Field Turf and Lighting, Community Terrace, Visitor Bleachers and Gymnasium Bleachers. The scope of work in all of the Scope Reinstatements was included in the original approved project.

The furniture and equipment and educational technology equipment overage totals \$1.9 million and the reallocated \$2.2 million Town ARPA funds brings the total overage to \$25.5 million.

The State Delegation was successful in securing \$1.3 million in state funding for the Town as part of an economic development bill that passed the legislature late last year, of which \$500 thousand is for the District Offices, \$300 thousand for the high school outdoor amphitheater and teaching space and \$500 thousand for the high school project in general. The \$500 thousand in general is being applied to the \$25.5 million, reducing the Special Town Meeting request to \$24.9 million.

The \$24.9 million overage was presented by the SSBC to the Select Board, Finance and Advisory Board and School Committee at their December 20, 2022 Tri-Board meeting. The warrant article being presented to Special Town Meeting to request authorization of the additional \$24.9 million funding was approved.

The Select Board, Finance and Advisory Board and School Committee have all voted unanimous favorable action on the article. Special Town Meeting will be asked to authorize the additional funding to continue the project. All registered voters in the Town of Stoneham are eligible to participate.