

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: 1/3/2023
 Time: 6:00pm
 Meeting No: 62

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Marie Christie	Co-Chair, School Building Committee	Voting Member
✓	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience	Voting Member
✓	Nicole Nial	School Committee Member	Voting Member
✓	Raymie Parker	Select Board Member	Voting Member
Remote	Douglas Gove	Community Member with Engineering Experience	Voting Member
✓	Stephen O'Neill	Vice-Chair, Community Member with Engineering Experience	Voting Member
✓	Josephine Thomson	Community Member	Voting Member
✓	Jeanne Craigie	Town Moderator	Voting Member
✓	Lisa Gallagher	Community Member, School Secretary, Past member of Middle School Building Committee	Voting Member
Remote	Sharon Iovanni	Community Member	Voting Member
✓	Cory Mashburn	Community Member, Finance and Advisory Board	Voting Member
✓	Paul Ryder	Community Member with Construction Experience	Voting Member
Remote	David Pignone	Select Board Member, Athletic Director, Member knowledgeable in educational mission and function of facility	Voting Member
	Kevin Yianacopolus	Local Official responsible for Building Maintenance	Voting Member
✓	Dennis Sheehan	Town Administrator	Non-Voting Member
Remote	Leia DiLorenzo-Secor	Town Budget Director	Non-Voting Member
✓	David Ljungberg	Superintendent of Schools, Secretary of School Building Committee	Non-Voting Member
Remote	Bryan Lombardi	Stoneham High School Principal	Non-Voting Member
✓	Brian McNeil	Town Facilities Director	Non-Voting Member
Remote	April Lanni	Town Procurement Officer / MCPPO Certified	Non-Voting Member
Remote	Brooke Trivas	Perkins and Will	
Remote	Stephen Messinger	Perkins and Will	
Remote	Patrick Cunningham	Perkins and Will	
✓	Kristy Lyons	Consigli Construction	
✓	Todd McCabe	Consigli Construction	
✓	Mark Stafford	SMMA	
✓	Robert Smith	SMMA	
✓	Joel Seeley	SMMA	
Remote	Sarah Traniello	SMMA	
Remote	Julie Leduc	SMMA	

Item #	Action	Discussion
62.1	Record	Call to Order, 7:00 PM, meeting opened.
62.2	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.
62.3	Record	A motion was made by R. Parker and seconded by J. Craigie to approve the 12/19/22 School Building Committee meeting minutes. Committee Discussion: 1. D. Bois asked for clarification on item 18 on page 8 of 36 of the previous minutes. Clarification of the issue of an allowance on the project as opposed to a hold. M. Stafford indicated the discussion of the hold issue was discussed in the meeting and is in the minutes. D. Sheehan identified the hold information was included on page 15 of 36 item 61.8 section 2 – a, b, c. All in favor, motion passed.
62.4	Record	Prepare for January 5, 2023 Community Forum. M. Stafford introduced the items for discussion, the NEASC Accreditation Status Letter, the December FAQ, and the January 5, 2023 Community Forum Presentation Deck, see attached. • NEASC Accreditation Status Letter – D. Ljungberg discussed the review letter from the New England Association of Schools and Colleges Commission on Public Schools for the 10-year accreditation process. D. Ljungberg indicated Stoneham is in the middle, 5 years of an ongoing 10-year process and items that NEASC identified 5 years ago have been rectified. While that is great news, the one thing keeping Stoneham on warning status is the building project. A special progress report needs to be submitted in February 2024 to describe what actions have been taken to the items NEASC has highlighted which will lift Stoneham from warning status. The highlighted recommendation is the building project. • M. Stafford identified the December FAQ information, attached, and noted on the second page at the bottom the information had been updated to include Special Town Meeting information that was approved by the Select Board in December. J. Seeley added this information has been posted on the website, on social media and submitted to the School Building Committee for distribution. • M. Stafford reviewed the Special Town Meeting Presentation Deck, attached. Committee Questions:

Item #	Action	Discussion
		D. Bois asked regarding the FAQs, if the information about the DD and 60% CD numbers could be reduced to a line item and we add the numbers for the 100% CD review and the GMP to reflect the current condition. <i>J. Seeley indicated yes; this update can be added.</i> J. Craigie asked D. Ljungberg where the article about new school projects he shared with everyone was from. D. Ljungberg indicated it was from last week's Middlesex East publication. J. Craigie asked if the information in this article should be included in our presentation. D. Sheehan stated most of the information in the article was based on Stoneham's information. <i>M. Stafford indicated if any of the information in this article would be additional to what is being presented, it will be reviewed and added.</i>
62.5	Record	Prepare for January 11, 2023 Special Town Meeting. M. Stafford introduced the items for discussion, the letter from Senator's Lewis office, the draft Special Town Meeting Booklet, Tax Impact information, the DOR response letter, and the Special Town Meeting presentation deck, see attached. J. Seeley asked should copies of the letter be available for the Special Town Meeting? <i>D. Sheehan stated it is the Town Moderator's decision as to what gets put on the table.</i> J. Craigie, Stoneham Town Moderator and member of the School Building Committee, indicated it is up to the proponent of the letter to bring the letter directly to the Town Moderator for consideration. Having the letter submitted through the School Building Committee is not the normal procedure. If Senator Lewis's office submits the letter to the Town Moderator and provides copies for the Special Town Meeting, the Town Moderator will probably allow it. D. Bois indicated he would like clarification of the \$1.3 million noted in the letter and to have this information shown in the FAQs as: \$500,000 for general construction of the project, \$500,000 for the District Offices, and \$300,000 for the amphitheater. M. Stafford reviewed the draft of the Special Town Meeting Booklet. <i>D. Sheehan indicated the Select Board and the School Committee both voted unanimously to support the Article. The Finance and Advisory Board conducted a separate meeting to put together comments and have additional discussions, but ultimately voted unanimously to support the Article. D. Sheehan thanked the Finance and Advisory Board for their comments and recommendations as they were succinct and factually accurate.</i>

Item #	Action	Discussion
		• M. Stafford reviewed the Tax Impact document and indicated this is the \$202 amount shown on the presentation slides. J. Seeley noted this information was provided previously, but this is the specific tax projection developed by Hilltop Associates for the approved GMP. • M. Stafford noted the DOR response letter and attached information. The Town submitted on 12/20/22 and the DOR approved it on 12/22/22. <i>D. Sheehan thanked the project team, Consigli, Perkins & Will and SMMA for their efforts compiling and submitting this information. The process was new and unprecedented, and the submission contributed to the smoothness of the response. J. Seeley reminded the School Building Committee the DOR response is for the Special Town Meeting, and it is the one and only vote. J. Craigie added it is not a debt exclusion and must be a 2/3 majority vote.</i> • M. Stafford reviewed the Special Town Meeting presentation deck. <i>D. Bois asked on the Breakdown of Additional Funding Request Slide if an additional slide(s) can be added with information breaking down the costs of the \$14 million for construction costs, the \$8 million for the bid alternates and the \$1.9 million for FF&E. Explain the process of staying on budget with the MSBA, what cuts were made and why, identify the hard project cuts that had to happen in order for the project not to fall off schedule. The steps required to make this happen tell the story of how this Committee arrived at the \$24 million ask. J. Seeley agreed and will include 3 additional slides describing the \$14 million for construction costs, the \$8 million for the bid alternates and the \$1.9 million for FF&E.</i> • M. Christie asked if the Fees and Administration costs information associated with FF&E should be removed. <i>D. Bois indicated fees and administrative costs are associated with the original \$25.4 million. The \$2 million add is to cover the escalation of the FFE items</i> • N. Nial asked, understanding it is shown on the Impacts of a “Yes” or “No” vote slide, can the presentation explain to people exactly what happens if Town Meeting votes No? <i>D. Sheehan indicated the Committee is trying to work that out in the presentation and hope to have an answer by Thursday’s Community Forum.</i> • J. Craigie asked who is making that decision on how to answer the question if it is a no vote.? <i>D. Bois added the Committee cannot say exactly what is going to happen. The Committee will have to find an additional \$9 million to take out of this budget and it is not known how to arrive at taking out an additional \$9 million necessarily. For this Committee to take out \$9 million more, on top of the \$8 million that the Town voted for and is needed in a high school project, it is</i>

Item #	Action	Discussion
		<i>unknown if the schedule will be affected. Ideally, the outcome would be a whole school, but it is known to not be achievable without a significant effort.</i> J. Craigie asked if the vote does not pass, are we delaying the project? Do we stop and try to figure it out? Do we move on and cut as we go along? D. Bois indicated a delay will cost the Town and the High School project more money. J. Craigie asked does MSBA penalize the project if it doesn't pass? J. Seeley indicated the Town, District and the Project would be at risk, as the original scope the MSBA Board approved would not fulfill to completion. D. Sheehan added it is multiple narratives. Some of the steel work that was awarded would happen. It's about what the end project would potentially look like. N. Nial stated several people have asked because of their interest in wanting to know, even though we may not know, but it will be asked Thursday night. J. Craigie stated the hard answer is, this Committee would remobilize and determine what else there is to cut. D. Bois asked to add to the slide the potential construction pauses and the potential school opening date delays.
62.6	Record	Subcommittee Updates Press Release of December 28, 2022.
62.7	Record	New or Old Business Plumbing Variance Response. J. Craigie noted we lost, not a friendly letter. The professionals deserve not to be treated as they were in a public meeting and apologized to the professionals for their treatment in that meeting.
62.8	Record	Committee Questions - none
62.9	J. Seeley	Public Comment – J. Craigie went over the process for Town Meeting. Due to Covid numbers rising, we will put up as many people as show up, masks are optional. The people speaking should be in the front row, all others off to the side. The Superintendent, the Town Manager, architect, OPM and Consigli should be up front. Committee Questions: D. Bois added anyone that may be able to answer questions should be up front as well. J. Craigie indicated as Moderator she has had 27 requests for a secret ballot. Depending on the crowd, J. Craigie will determine if a secret ballot happens or not. Monitors may be needed, please get sworn in if available to assist. Ballot boxes will be in the Foyer, 4 ballot boxes in the Main Hall and set ups in the Banquet Hall and Select Board Room, if required. D. Sheehan asked if the Town Meeting FAQ flyer and QR code will be provided?

Item #	Action	Discussion
		4. J. Seeley noted last time the flyer handout was a trifold with the QR code. 5. J. Craigie recommended 100 copies of the entire presentation for those who do not use QR codes. 6. R. Parker recommended a large QR code at the entrance. 7. J. Seeley suggested bringing the presentation boards that have the QR codes on them. 8. J. Craigie asked does the information need to be updated? 9. J. Seeley indicated the QR code takes each person to the SBC's project website. 10. R. Parker wants the QR code to go to the Special Town Meeting Presentation. 11. J. Seeley indicated QR codes will be provided for the presentation on the SBC website and the FAQ flyer.
62.10	Record	Next SSBC Meeting: January 17, 2023 at 7:00 pm.
62.11	Record	A Motion was made by J. Craigie and seconded by R. Parker to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Meeting Minutes of 12/19/22, NEASC Accreditation Status Letter, Letter from Senator Lewis, December 2022 FAQ, January 5, 2023 Community Forum Presentation Deck, Draft Special Town Meeting Booklet, Tax Impact Sheet, DOR Response letter and backup, Special Town Meeting Presentation Deck, Press Release of 12/28/23, Plumbing Variance Response

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

Agenda

Project:	New Stoneham High School	Project No.:	20033
Re:	School Building Committee Meeting	Meeting Date:	1/3/2023
Prepared by:	Mark Stafford	Meeting Time:	7:00 PM
Meeting Location:	Central Middle School Library & Remote Participation	Meeting No.	63
Distribution:	Attendees (MF)		

1. Call to Order
2. Approval of Minutes
3. Prepare for January 5, 2023 Community Forum
 - NEASC Accreditation Status Letter
 - December 2022 FAQ
 - January 5, 2023 Community Forum Presentation Deck
4. Prepare for January 11, 2023 Special Town Meeting
 - Draft Special Town Meeting Booklet
 - Tax Impact
 - DOR Response
 - Special Town Meeting Presentation Deck
5. Subcommittee Updates
 - Press Release of December 28, 2022
6. New or Old Business
 - Plumbing Variance Response
7. Committee Questions
8. Public Comments
9. Next Meeting: January 9, 2023 (to be confirmed)
10. Adjourn

Join Go-To-Meeting: <https://meet.goto.com/614732981>

Dial: [+1 \(408\) 650-3123](tel:+14086503123) **Access Code:** 614-732-981



NEW ENGLAND ASSOCIATION OF SCHOOLS AND COLLEGES, INC.
COMMISSION ON PUBLIC SCHOOLS

Director for Accreditation and School Improvement

ALYSON M. GEARY
781-425-7736
ageary@neasc.org

Executive Assistant to the Director

DONNA M. SPENCER-WILSON
781-425-7719
dspencerwilson@neasc.org

Associate Directors for Accreditation and School Improvement:

FRANCIS T. KENNEDY
781-425-7749
fkennedy@neasc.org

KATHLEEN A. MONTAGANO
781-425-7760
kmontagano@neasc.org

BRUCE R. SIEVERS
781-425-7716
bsievers@neasc.org

WILLIAM M. WEHRLI
781-425-7718
bwehrli@neasc.org

December 19, 2022

Bryan Lombardi
Principal
Stoneham High School
149 Franklin Street
Stoneham, MA 02180

Dear Mr. Lombardi:

The Commission on Public Schools, at its October 23-24, 2022 meeting, reviewed the Five-Year Progress Report of Stoneham High School and voted to continue the school's Accreditation. Consistent with its policies, the Commission determined that the school should remain on warning for Standard for Accreditation on Community Resources for Learning until all concerns have been satisfactorily resolved.

Although the Commission remains concerned about some aspects of the school, it was pleased to note:

- the completion of the 21st century learning expectations guide that describes the implementation and communication of the expectations for the vision of the graduate
- the use of the 21st century learning expectations to ensure all teachers consistently use the procedures developed for scoring the school-wide rubrics across all disciplines
- the reorganization of teacher leadership roles to ensure consistency in implementing the plan and schedule to review and revise the school's core values, beliefs, and learning expectations
- the common planning time for teachers
- the reporting of student progress to include information about the student's demonstration of the core values, beliefs, and 21st century learning expectations
- the humanities and STEM supervisors' focus on ensuring alignment between written and taught curriculum
- the training on the principles of Universal Design for Learning (UDL) to ensure consistency with the school's core values and 21st century learning expectations across all departments
- the 1:1 program that supports the integration of technology into instructional practices
- the formal process to measure individual student progress over time and school-wide progress in achieving the school's 21st century learning expectations

- the progress report in the student information system to communicate success in meeting the 21st century learning expectations
- the beginning of a major school construction project to address the needs of 21st century learners

School officials are requested to submit a Special Progress Report, due February 1, 2024, describing actions taken to complete the highlighted recommendations listed below:

- provide an update on the progress of the construction project

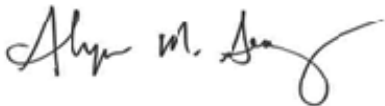
The school is scheduled to host its Decennial Accreditation Visit in the calendar year 2028. Please note, this date reflects a postponement of one year from the previous decennial cycle.

The school's next Accreditation cycle will begin in the fall of 2025 (three years prior to the Decennial Accreditation Visit). The school will be using the new CPS 2020 Vision for Learning Standards for Accreditation and Accreditation process. Information about the new Standards for Accreditation and the Accreditation process is available on our website. Representatives from your school will be invited to an informational meeting about the new Accreditation process in the spring of 2025.

In the interim, the school is reminded that the school community should review the new Accreditation Standards and plan to review and revise the core values, beliefs, and vision of the graduate based on research, multiple data sources, as well as district and school community priorities. Information related to the development/revision of the school's document will be available soon on our website at www.neasc.org/public.

The school's warning status will be reviewed when the Commission considers the Special Progress Report. The school's Special Progress Report should be submitted only by the principal through the Accreditation Portal by clicking on the green "Mark Progress Report Complete" button. As well, please notify the Commission office immediately of any changes in the names of the principal and/or superintendent, along with their corresponding e-mail addresses, by submitting this information electronically to cpss-air@neasc.org.

Sincerely,



Alyson M. Geary

AMG/mv

cc: John J. Macero, Superintendent, Stoneham Public Schools
Jaimie Wallace, Chair, Stoneham
Sharon Cournoyer, Chair, Commission on Public Schools

The New Stoneham High School

Stoneham School Building Committee Community Update

December 2022



WHY A SPECIAL TOWN MEETING?

A Special Town Meeting has been scheduled for January 11, 2023 at 7:00pm at the Town Hall to request 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 total 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 stages, a year-long process. 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, some of the changes made are as follows:
 - exterior and interior finishes were changed to be more cost effective without sacrificing durability
 - 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

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

- At the 60% Construction Documents Phase, some of the changes made are 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

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.

SPECIAL TOWN MEETING

The SSBC met with the Select Board on December 6, 2022 to request a Special Town Meeting in January 2023 in anticipation of the bids being over budget. The Special Town Meeting was scheduled for January 11, 2023 at 7:00pm at the Town Hall.

The final bids were received by Consigli Construction on December 16, 2022 and due to the unprecedented market conditions brought on by the COVID-19 pandemic, were higher than the budget. 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 to be presented to Special Town Meeting to request authorization of the additional \$24.9 million funding was approved.

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.

DRAFT

NEW STONEHAM HIGH SCHOOL

Community Forum



1.5.2023

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.

Perkins&Will

SMMA
Project Management


CONSIGLI
Est. 1905

AGENDA

1/ PROJECT BUDGET HISTORY

2/ ADDITIONAL FUNDING REQUEST

3/ WHY A SPECIAL TOWN MEETING?

4/ WHAT IS CAUSING THE ADDITIONAL
FUNDING REQUEST?

5/ COMPARABLE PUBLIC SCHOOL PROJECTS

6/ TAX IMPACT

7/ IMPACTS OF A “YES” OR “NO” VOTE



Perkins&Will

SMMA
Project Management


CONSIGLI
Est. 1905

PROJECT BUDGET HISTORY

Project Budget



October 2021
Special Town
Meeting

April 2022
Professional
Estimates at
Detailed Design

June 2022
Professional
Estimates at 60%
Construction Docs

September 2022
Professional
Estimates at 90%
Construction Docs

November 2022
100%
Construction
Documents

December 2022
Bid Results

BREAKDOWN OF ADDITIONAL FUNDING REQUEST

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
Total Project Budget Variance	\$189,593,594	\$215,083,851	\$25,490,257
Economic Development Bill	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 and Bid Alternates Scope Reinstatements.

**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, Construction Contingency proportional increase

WHY A SPECIAL TOWN MEETING?

The costs of the New Stoneham High School project have increased \$24.9 million over the initial budget of \$189.6 million, which was developed in 2021.

- October 17, 2022 Town Meeting did not have certainty of bids.
- Now that all bids have been received, the final cost is able to be determined.
- January 11, 2023 is within the period for bids to remain valid.
- This amount will allow for the contract execution of all bids and establish a guaranteed maximum price (GMP) for the project – this will include the total project cost, through a contract amendment with the construction manager, who then assumes the risks related to cost increases.

WHAT IS CAUSING PROJECT COST INCREASES?

Non-residential construction costs increased 26.4% from June 2021 to August 2022.

- The prior 12 years averaged 2.32% annual increases

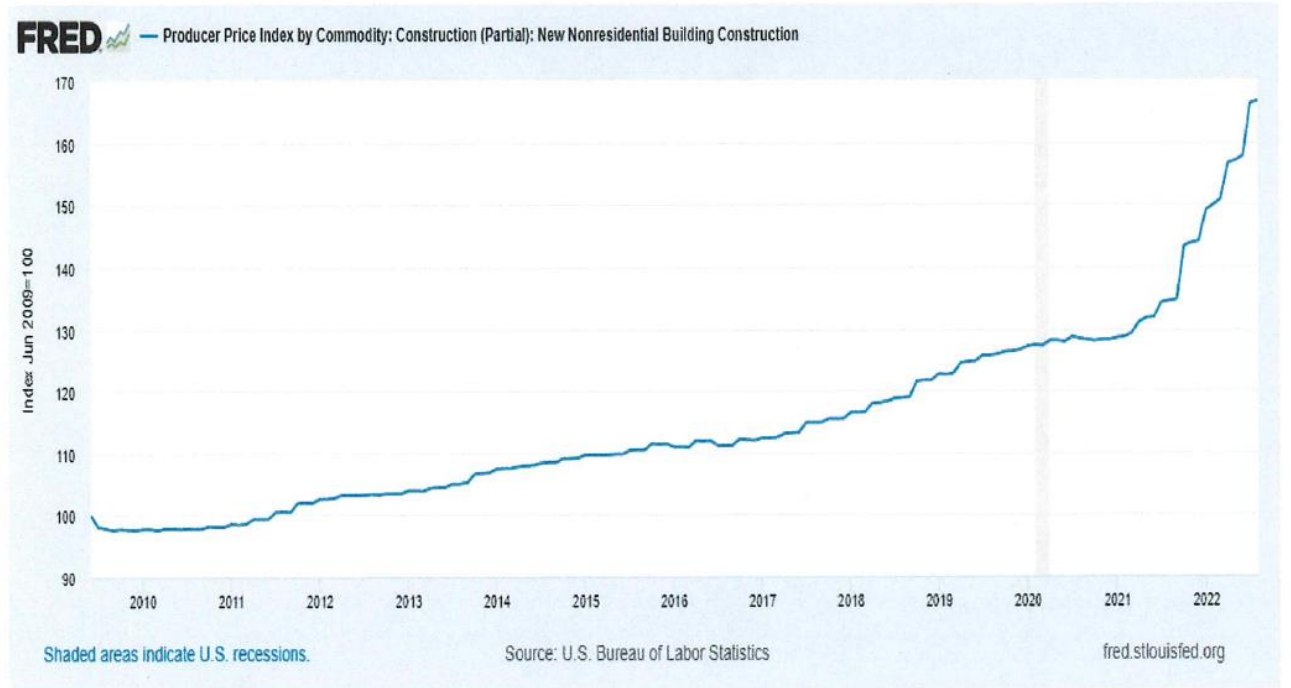
Economic factors include:

- Highest inflation rates in 41 years
- Job and labor market challenges
- War in Ukraine

***Actual increase associated
with New Stoneham High
School: 14.7%***

Producer Price Index for New Non-Residential Construction

From June 2009 to June 2021, this index increased by 31.8%, or 2.32% annually.
From June 2021 to August 2022, this index increased by 26.4%, or 1.70% monthly/22.5% annually.



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	\$177,000,000	20.5%
Lowell	High School	\$270,000,000	\$308,000,000	14.1%
Worcester	High School	\$230,000,000	\$257,000,000	11.7%
Nauset	High School	\$104,700,000	\$134,400,000	28.4%

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.”

Perkins&Will

SMMA
Project Management


CONSIGLI
Est. 1905

WHAT IS THE PRELIMINARY TAX IMPACT ANALYSIS?

Additional Funding Request	\$24.9 million
Estimated Cost/Year Per \$100,000 Valuation	\$31 per \$100,000
Estimated Average Cost/Year Increase for the Average Residential Taxpayer	\$202

Based on average home value of \$655,919, 30-year bond at 5.75%

Finance terms are estimated and subject to change

SPECIAL TOWN MEETING JANUARY 11, 2023, AT 7:00 PM AT TOWN HALL

ARTICLE

To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money, in addition to the amount of money approved at the October 4, 2021 Special Town Meeting, to be expended under the direction of the Stoneham School Building Committee for planning, designing, constructing, originally equipping and furnishing the New Stoneham High School located at 149 Franklin Street, Stoneham, Massachusetts, which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years. The additional amount of money will not be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”).

SPECIAL TOWN MEETING JANUARY 11, 2023, AT 7:00 PM AT TOWN HALL

MOTION

That the Town vote to appropriate the additional amount of Twenty-Four Million Nine-Hundred Ninety Thousand and Two Hundred Fifty Seven Dollars (\$24,990,257) for the purpose of paying costs of planning, designing, constructing, originally equipping and furnishing the New Stoneham High School located at 149 Franklin Street, Stoneham, Massachusetts, including the payment of all costs incidental or related thereto (the “Project”), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years. The additional amount of money will not be eligible for a grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended under the direction of the Stoneham School Building Committee; and further, to meet this appropriation the Town Treasurer with the approval of the Select Board, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority.

Requires 2/3 Majority Vote

Perkins&Will

SMMA

Project Management



CONSIGLI
Est. 1905

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

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

CONSTRUCTION STATUS



Perkins&Will

SMMA
Project Management


CONSIGLI
Est. 1905

CONSTRUCTION STATUS



Perkins&Will

SMMA
Project Management


CONSIGLI
Est. 1905

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

Perkins&Will

SMMA
Project Management


CONSIGLI
Est. 1905

Annual Town Meeting

January 11, 2023

7:00PM



**Motions and Recommendations
Submitted by the Select Board**

TABLE OF CONTENTS

Motion and Recommendations.....	3
---------------------------------	---

Motions and Recommendations

Article 1: To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money, in addition to the amount of money approved at the October 4, 2021 Special Town Meeting, to be expended under the direction of the Stoneham School Building Committee for planning, designing, constructing, originally equipping and furnishing the New Stoneham High School located at 149 Franklin Street, Stoneham, Massachusetts, which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years. The additional amount of money will not be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”).

Select Board

Motion 1: Move that the Town vote to appropriate the additional amount of twenty four million, nine hundred ninety thousand, two hundred fifty seven dollars (\$24,990,257) for the purpose of paying costs of planning, designing, constructing, originally equipping and furnishing the New Stoneham High School located at 149 Franklin Street, Stoneham, Massachusetts, including the payment of all costs incidental or related thereto (the “Project”), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years. The additional amount of money will not be eligible for a grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended under the direction of the Stoneham School Building Committee; and further, to meet this appropriation the town Treasurer with the approval of the Select Board, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority.

Moving Party: Select Board

Required Vote: 2/3 Majority Vote

Select Board: The Select Board voted 4-0 favorable action on Article 1.

Finance and Advisory Board: The Finance and Advisory Board voted 9-0 favorable action on Article 1.

School Committee: The School Committee voted 4-0 favorable action on Article 1.

Comment: Stoneham Finance and Advisory Board voted 9-0 for favorable action on Article 1. The additional debt increase is needed to bring the school building project to its completion. The increase is related to unprecedented market conditions. The Town has already secured favorable interest rates on the majority of the debt associated with the project. Due to size of the overage, a ‘No’ vote would create a pause in construction. In addition, it would risk a loss of secured bids,

project scope reduction, and potential loss of accreditation and MSBA grant with a serious impact to educational experience.

Based on the School Building Committee's presentation, this debt exclusion will add approximately \$31 per \$100,000 in assessed property valuation. Given the risks associated with a 'No' vote, the Board believes that approval of this Article is the fiscally responsible course of action.

Town of Stoneham, Massachusetts
Proposed \$24,990,257 Additional High School Bonds dated January 15, 2024
30 years - Level Debt Service
Interest Estimated at 5.75% - Subject to Change

2023 Assessed Valuation = \$5,268,166,869
2023 Average Single Family Home Value = \$655,919

Payment Date	Principal	Estimated Interest Rate	Interest	Debt Service	Annual Debt Service	Tax Impact per \$100,000 of Assessed Value	Tax Impact on Average Single Family Home Valued at \$655,919
7/15/2024	-		718,469.89	718,469.89	-	-	-
1/15/2025	330,257.00	5.75%	718,469.89	1,048,726.89	-	-	-
6/30/2025	-		-	-	1,767,196.78	30.79	201.96
7/15/2025	-		708,975.00	708,975.00	-	-	-
1/15/2026	350,000.00	5.75%	708,975.00	1,058,975.00	-	-	-
6/30/2026	-		-	-	1,767,950.00	30.80	202.04
7/15/2026	-		698,912.50	698,912.50	-	-	-
1/15/2027	370,000.00	5.75%	698,912.50	1,068,912.50	-	-	-
6/30/2027	-		-	-	1,767,825.00	30.80	202.03
7/15/2027	-		688,275.00	688,275.00	-	-	-
1/15/2028	390,000.00	5.75%	688,275.00	1,078,275.00	-	-	-
6/30/2028	-		-	-	1,766,550.00	30.78	201.88
7/15/2028	-		677,062.50	677,062.50	-	-	-
1/15/2029	415,000.00	5.75%	677,062.50	1,092,062.50	-	-	-
6/30/2029	-		-	-	1,769,125.00	30.82	202.18
7/15/2029	-		665,131.25	665,131.25	-	-	-
1/15/2030	435,000.00	5.75%	665,131.25	1,100,131.25	-	-	-
6/30/2030	-		-	-	1,765,262.50	30.76	201.74
7/15/2030	-		652,625.00	652,625.00	-	-	-
1/15/2031	460,000.00	5.75%	652,625.00	1,112,625.00	-	-	-
6/30/2031	-		-	-	1,765,250.00	30.76	201.73
7/15/2031	-		639,400.00	639,400.00	-	-	-
1/15/2032	490,000.00	5.75%	639,400.00	1,129,400.00	-	-	-
6/30/2032	-		-	-	1,768,800.00	30.82	202.14
7/15/2032	-		625,312.50	625,312.50	-	-	-
1/15/2033	515,000.00	5.75%	625,312.50	1,140,312.50	-	-	-
6/30/2033	-		-	-	1,765,625.00	30.76	201.78
7/15/2033	-		610,506.25	610,506.25	-	-	-
1/15/2034	545,000.00	5.75%	610,506.25	1,155,506.25	-	-	-
6/30/2034	-		-	-	1,766,012.50	30.77	201.82
7/15/2034	-		594,837.50	594,837.50	-	-	-
1/15/2035	580,000.00	5.75%	594,837.50	1,174,837.50	-	-	-
6/30/2035	-		-	-	1,769,675.00	30.83	202.24
7/15/2035	-		578,162.50	578,162.50	-	-	-
1/15/2036	610,000.00	5.75%	578,162.50	1,188,162.50	-	-	-
6/30/2036	-		-	-	1,766,325.00	30.77	201.86
7/15/2036	-		560,625.00	560,625.00	-	-	-
1/15/2037	645,000.00	5.75%	560,625.00	1,205,625.00	-	-	-
6/30/2037	-		-	-	1,766,250.00	30.77	201.85
7/15/2037	-		542,081.25	542,081.25	-	-	-
1/15/2038	685,000.00	5.75%	542,081.25	1,227,081.25	-	-	-
6/30/2038	-		-	-	1,769,162.50	30.82	202.18
7/15/2038	-		522,387.50	522,387.50	-	-	-
1/15/2039	720,000.00	5.75%	522,387.50	1,242,387.50	-	-	-
6/30/2039	-		-	-	1,764,775.00	30.75	201.68
7/15/2039	-		501,687.50	501,687.50	-	-	-
1/15/2040	765,000.00	5.75%	501,687.50	1,266,687.50	-	-	-
6/30/2040	-		-	-	1,768,375.00	30.81	202.09
7/15/2040	-		479,693.75	479,693.75	-	-	-
1/15/2041	805,000.00	5.75%	479,693.75	1,284,693.75	-	-	-
6/30/2041	-		-	-	1,764,387.50	30.74	201.64
7/15/2041	-		456,550.00	456,550.00	-	-	-
1/15/2042	855,000.00	5.75%	456,550.00	1,311,550.00	-	-	-
6/30/2042	-		-	-	1,768,100.00	30.81	202.06
7/15/2042	-		431,968.75	431,968.75	-	-	-
1/15/2043	905,000.00	5.75%	431,968.75	1,336,968.75	-	-	-
6/30/2043	-		-	-	1,768,937.50	30.82	202.16
7/15/2043	-		405,950.00	405,950.00	-	-	-
1/15/2044	955,000.00	5.75%	405,950.00	1,360,950.00	-	-	-
6/30/2044	-		-	-	1,766,900.00	30.78	201.92
7/15/2044	-		378,493.75	378,493.75	-	-	-
1/15/2045	1,010,000.00	5.75%	378,493.75	1,388,493.75	-	-	-
6/30/2045	-		-	-	1,766,987.50	30.79	201.93
7/15/2045	-		349,456.25	349,456.25	-	-	-
1/15/2046	1,070,000.00	5.75%	349,456.25	1,419,456.25	-	-	-
6/30/2046	-		-	-	1,768,912.50	30.82	202.15
7/15/2046	-		318,693.75	318,693.75	-	-	-
1/15/2047	1,130,000.00	5.75%	318,693.75	1,448,693.75	-	-	-
6/30/2047	-		-	-	1,767,387.50	30.79	201.98
7/15/2047	-		286,206.25	286,206.25	-	-	-
1/15/2048	1,195,000.00	5.75%	286,206.25	1,481,206.25	-	-	-
6/30/2048	-		-	-	1,767,412.50	30.79	201.98
7/15/2048	-		251,850.00	251,850.00	-	-	-
1/15/2049	1,265,000.00	5.75%	251,850.00	1,516,850.00	-	-	-
6/30/2049	-		-	-	1,768,700.00	30.82	202.13
7/15/2049	-		215,481.25	215,481.25	-	-	-
1/15/2050	1,335,000.00	5.75%	215,481.25	1,550,481.25	-	-	-
6/30/2050	-		-	-	1,765,962.50	30.77	201.82
7/15/2050	-		177,100.00	177,100.00	-	-	-
1/15/2051	1,415,000.00	5.75%	177,100.00	1,592,100.00	-	-	-
6/30/2051	-		-	-	1,769,200.00	30.82	202.19
7/15/2051	-		136,418.75	136,418.75	-	-	-
1/15/2052	1,495,000.00	5.75%	136,418.75	1,631,418.75	-	-	-
6/30/2052	-		-	-	1,767,837.50	30.80	202.03
7/15/2052	-		93,437.50	93,437.50	-	-	-
1/15/2053	1,580,000.00	5.75%	93,437.50	1,673,437.50	-	-	-
6/30/2053	-		-	-	1,766,875.00	30.78	201.92
7/15/2053	-		48,012.50	48,012.50	-	-	-
1/15/2054	1,670,000.00	5.75%	48,012.50	1,718,012.50	-	-	-
6/30/2054	-		-	-	1,766,025.00	30.77	201.82
	\$ 24,990,257.00		\$ 28,027,527.28	\$ 53,017,784.28	\$ 53,017,784.28		

*Tax impact assumes no growth in assessed value over the life of the bonds.

*Tax impact assumes the average home value will remain constant over the life of the Bonds.



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,

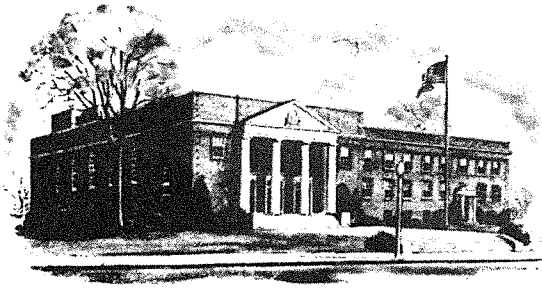
Deborah A. Wagner

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.

Name George E. Seibold

Title Chair

Date 12-20-22

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 12/20/22

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.

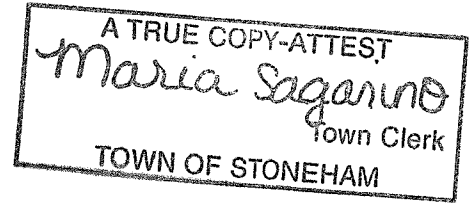
I attest that we accept the architect, cost estimator or OPM's report detailing the categories and reasons for project cost increases. I further attest that the increased project costs are not related to project scope changes.



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)

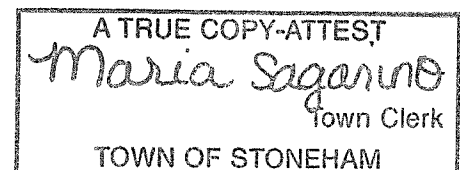
Bilbo moved to approve and sign the DE-2 application. Parker seconded the motion. A roll call vote was taken.

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.

A TRUE COPY-ATTEST
Maria Saganino
Town Clerk
TOWN OF STONEHAM

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 deemed to be warranted.

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

Voting in favor:

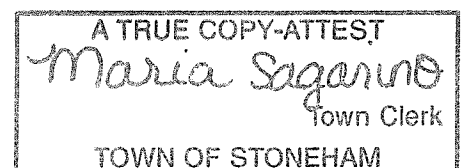
George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

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

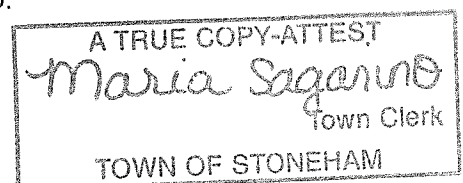
Motion Passes (4-0)

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:

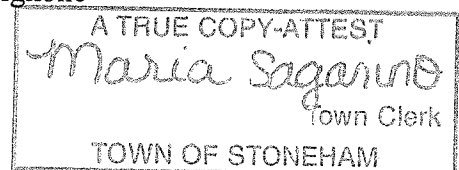
George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

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.

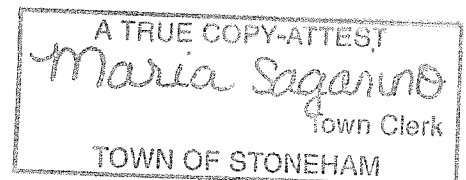
Agenda Item 11: Non-Deliberative Announcements The Board wished resident a happy and safe holiday.

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

Voting in favor:

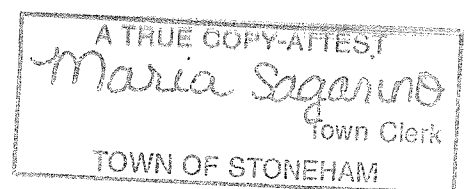
George Seibold
David Pignone
Raymie Parker
Heidi Bilbo

Motion Passes (4-0)



Respectfully submitted,

Dava Kilbride – Office Manager



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

Table of Contents

1. Original Project Costs Comparison to Current Costs
2. Summary of the Inflationary Circumstances impacting the Project
3. Architect's statement that the Cost Increase is not related to Change of Scope
4. Detail of the changes to the project since it was originally proposed

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  CONSIGLI <i>Est. 1905</i>				
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 CEILINGS (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	SITEWORK	33,629,454	14,578,800	(19,050,654)
31-23	SITEWORK (Pre-GMP Amendment #1)	In 33-20	5,744,480	5,744,480
31-23	SITEWORK (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	GEOTHERMAL 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%	-	NIC	-
	Escalation 0.00%	-	NIC	-
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.

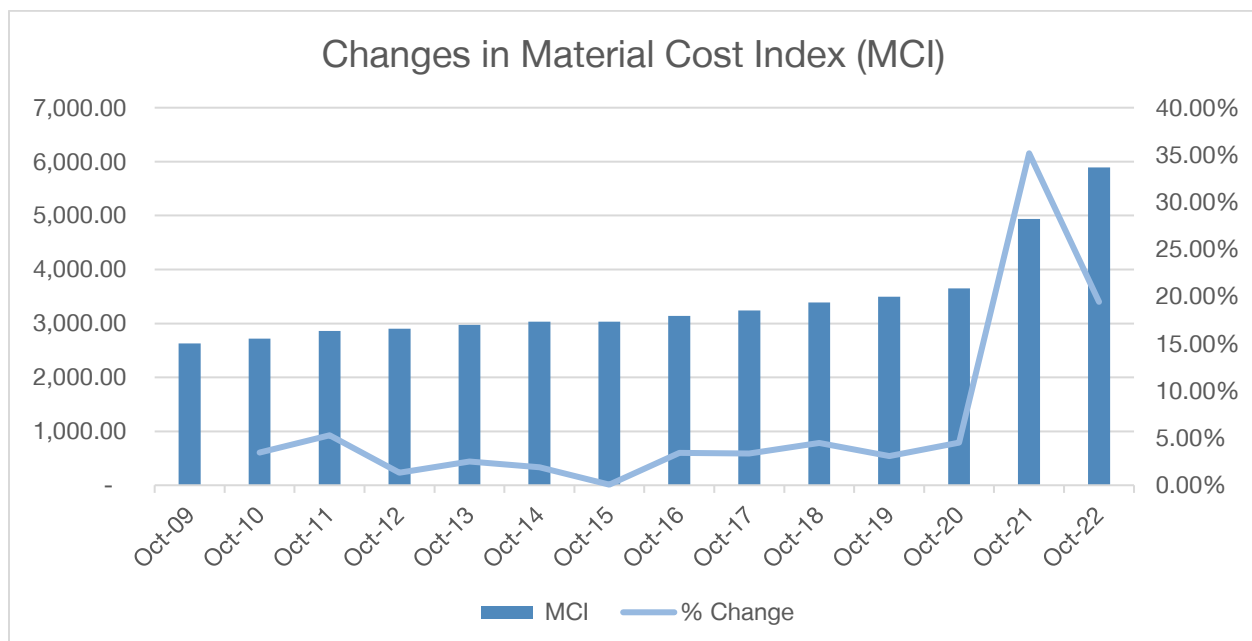
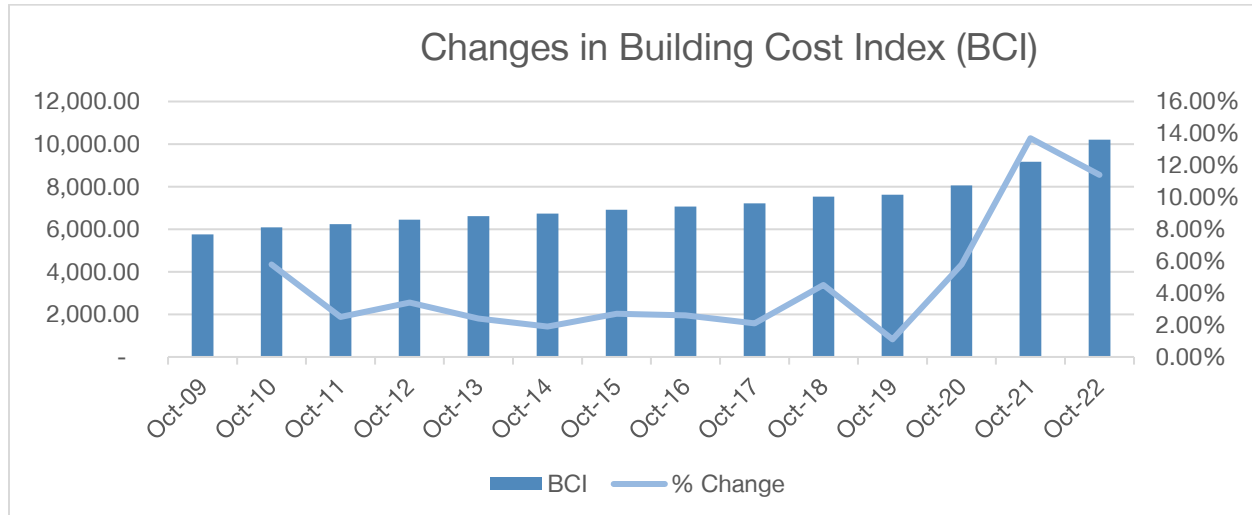
The Producer Price Index, PPI, is an economic measurement of the average change in price that domestic producers of goods receive for their products. According to the Bureau of Labor Statistics, BLS, the PPI, rose to 26.4% from June 2021 to August 2022 from a modest 2.32% average over the prior 12 years,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



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)



The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

Senator Jason M. Lewis
Fifth Middlesex District

State House, Room 511B
Boston, MA 02133

(617) 722-1206
Jason.Lewis@MASenate.gov

Chair
Joint Committee on Education

Vice Chair
Senate Committee on Reimagining
Massachusetts Post-Pandemic Resiliency

Assistant Vice Chair
Senate Committee on Ways and Means

STATEMENT FROM STATE SENATOR JASON LEWIS

For Stoneham Special Town Meeting on January 11, 2023

Unfortunately, I was unable to join you in-person this evening, but I did want to express my continuing strong support for the new Stoneham High School building project. As the Senate Chair of the state legislature's Education Committee, I believe that all students deserve access to a high-quality public education, including excellent facilities for teaching and learning.

As we all know, Stoneham High School has needed to be replaced for a long time. Along with Representative Day, I advocated for many years for the Massachusetts School Building Authority (MSBA) to accept Stoneham High School into its very competitive grant program. We were finally successful in late 2018, and since then the community has worked closely with the MSBA to move the project through each stage of their rigorous process.

When Stoneham voters overwhelmingly approved the local share of funding for the project in November 2021, nobody could have foreseen the unprecedented challenges that would impact the construction industry -- including supply chain bottlenecks, workforce shortages, and rampant cost escalation in raw materials -- and, as a result, significantly increase the projected total cost of the new high school.

The Stoneham School Building Committee, so ably led by David Bois and Marie Christie, has done everything possible to minimize and mitigate these unprecedented cost pressures on the project. Representative Day and I were able to secure an additional \$1.3 million in state funding for the project as part of an economic development bill that the legislature passed late last year.

Rep. Day and I have also advocated forcefully with the MSBA that they should do more to assist Stoneham and other communities in a similar situation, although unfortunately to-date the MSBA has declined to do so. Rep. Day and I are also trying to persuade our colleagues in the legislature to provide additional funding to the MSBA, which could be used for supplemental grants for school building projects like Stoneham High School. We will continue to pursue all potential avenues for providing additional state resources to Stoneham.

In closing, I want to express my appreciation to the Stoneham School Building Committee, Stoneham School Committee, Stoneham Select Board, Superintendent Ljungberg, Town Administrator Sheehan, and everyone else who has worked so hard and diligently to move this project forward despite such difficult obstacles. I remain confident that the new Stoneham High School will be a tremendous asset for Stoneham's students and families for years to come.

DRAFT

NEW STONEHAM HIGH SCHOOL

Special Town Meeting



1.11.2023

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.

Perkins&Will

SMMA
Project Management


CONSIGLI
Est. 1905

AGENDA

1/ PROJECT BUDGET HISTORY

2/ ADDITIONAL FUNDING REQUEST

3/ WHY A SPECIAL TOWN MEETING?

4/ WHAT IS CAUSING THE ADDITIONAL
FUNDING REQUEST?

5/ COMPARABLE PUBLIC SCHOOL PROJECTS

6/ TAX IMPACT

7/ IMPACTS OF A “YES” OR “NO” VOTE



Perkins&Will

SMMA
Project Management


CONSIGLI
Est. 1905

PROJECT BUDGET HISTORY

Project Budget



\$12.7M deficit identified, value engineering to address, no budget increase

Contracted \$56.5M in design and construction to date

\$11.2M deficit identified, value engineering, bid alternates, and use of ARPA and contingency to address

October 2021
Special Town Meeting

April 2022
Professional Estimates at Detailed Design

June 2022
Professional Estimates at 60% Construction Docs

September 2022
Professional Estimates at 90% Construction Docs

November 2022
100% Construction Documents

December 2022
Bid Results

BREAKDOWN OF ADDITIONAL FUNDING REQUEST

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
Total Project Budget Variance	\$189,593,594	\$215,083,851	\$25,490,257
Economic Development Bill	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 and Bid Alternates Scope Reinstatements.

**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, Construction Contingency proportional increase

WHY A SPECIAL TOWN MEETING?

The costs of the New Stoneham High School project have increased \$24.9 million over the initial budget of \$189.6 million, which was developed in 2021.

- October 17, 2022 Town Meeting did not have certainty of bids.
- Now that all bids have been received, the final cost is able to be determined.
- January 11, 2023 is within the period for bids to remain valid.
- This amount will allow for the contract execution of all bids and establish a guaranteed maximum price (GMP) for the project – this will include the total project cost, through a contract amendment with the construction manager, who then assumes the risks related to cost increases.

WHAT IS CAUSING PROJECT COST INCREASES?

Non-residential construction costs increased 26.4% from June 2021 to August 2022.

- The prior 12 years averaged 2.32% annual increases

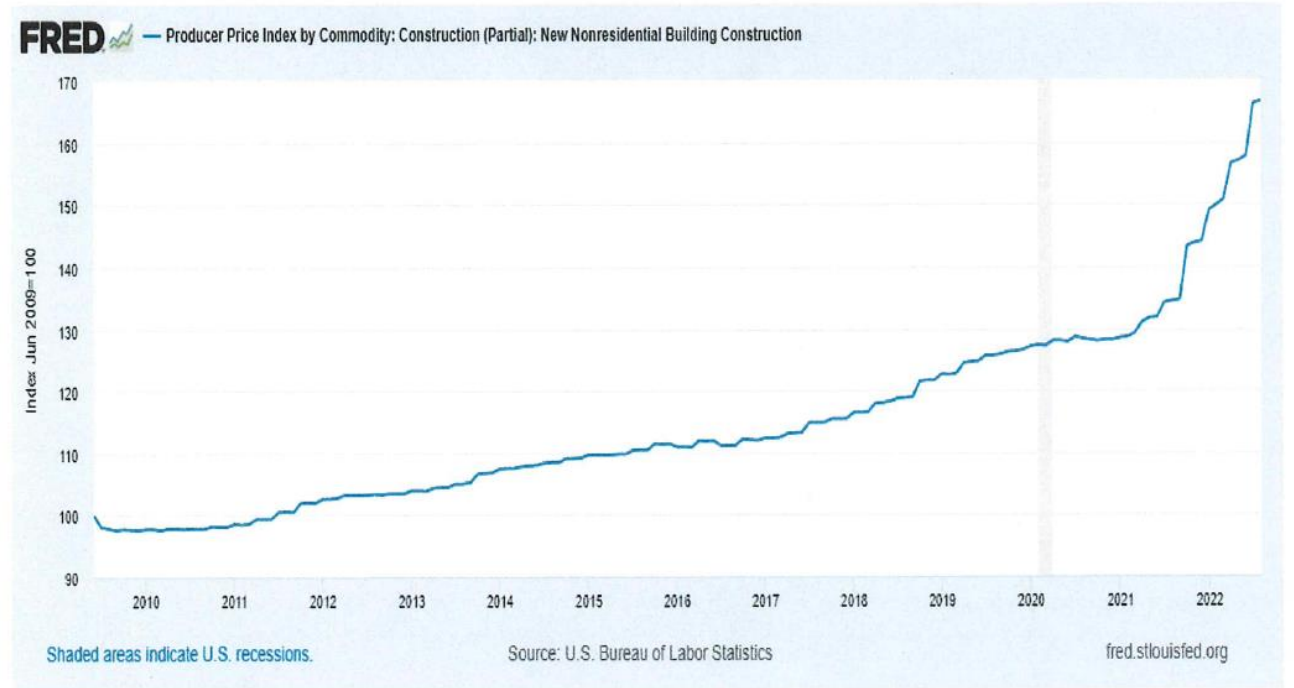
Economic factors include:

- Highest inflation rates in 41 years
- Job and labor market challenges
- War in Ukraine

**Actual increase associated
with New Stoneham High
School: 14.7%**

Producer Price Index for New Non-Residential Construction

From June 2009 to June 2021, this index increased by 31.8%, or 2.32% annually.
From June 2021 to August 2022, this index increased by 26.4%, or 1.70% monthly/22.5% annually.



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	\$177,000,000	20.5%
Lowell	High School	\$270,000,000	\$308,000,000	14.1%
Worcester	High School	\$230,000,000	\$257,000,000	11.7%
Nauset	High School	\$104,700,000	\$134,400,000	28.4%

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.”

Perkins&Will

SMMA
Project Management


CONSIGLI
Est. 1905

WHAT IS THE PRELIMINARY TAX IMPACT ANALYSIS?

Additional Funding Request	\$24.9 million
Estimated Cost/Year Per \$100,000 Valuation	\$31 per \$100,000
Estimated Average Cost/Year Increase for the Average Residential Taxpayer	\$202

Based on average home value of \$655,919, 30-year bond at 5.75%

Finance terms are estimated and subject to change

SPECIAL TOWN MEETING JANUARY 11, 2023, AT 7:00 PM AT TOWN HALL

ARTICLE

To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money, in addition to the amount of money approved at the October 4, 2021 Special Town Meeting, to be expended under the direction of the Stoneham School Building Committee for planning, designing, constructing, originally equipping and furnishing the New Stoneham High School located at 149 Franklin Street, Stoneham, Massachusetts, which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years. The additional amount of money will not be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”).

SPECIAL TOWN MEETING JANUARY 11, 2023, AT 7:00 PM AT TOWN HALL

MOTION

That the Town vote to appropriate the additional amount of Twenty-Four Million Nine-Hundred Ninety Thousand and Two Hundred Fifty Seven Dollars (\$24,990,257) for the purpose of paying costs of planning, designing, constructing, originally equipping and furnishing the New Stoneham High School located at 149 Franklin Street, Stoneham, Massachusetts, including the payment of all costs incidental or related thereto (the “Project”), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years. The additional amount of money will not be eligible for a grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended under the direction of the Stoneham School Building Committee; and further, to meet this appropriation the Town Treasurer with the approval of the Select Board, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority.

Requires 2/3 Majority Vote

Perkins&Will

SMMA

Project Management



CONSIGLI
Est. 1905

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

- Risk of losing accreditation
- 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
- MSBA grant at risk

CONSTRUCTION STATUS



Perkins&Will

SMMA
Project Management


CONSIGLI
Est. 1905

CONSTRUCTION STATUS



Perkins&Will

SMMA
Project Management


CONSIGLI
Est. 1905

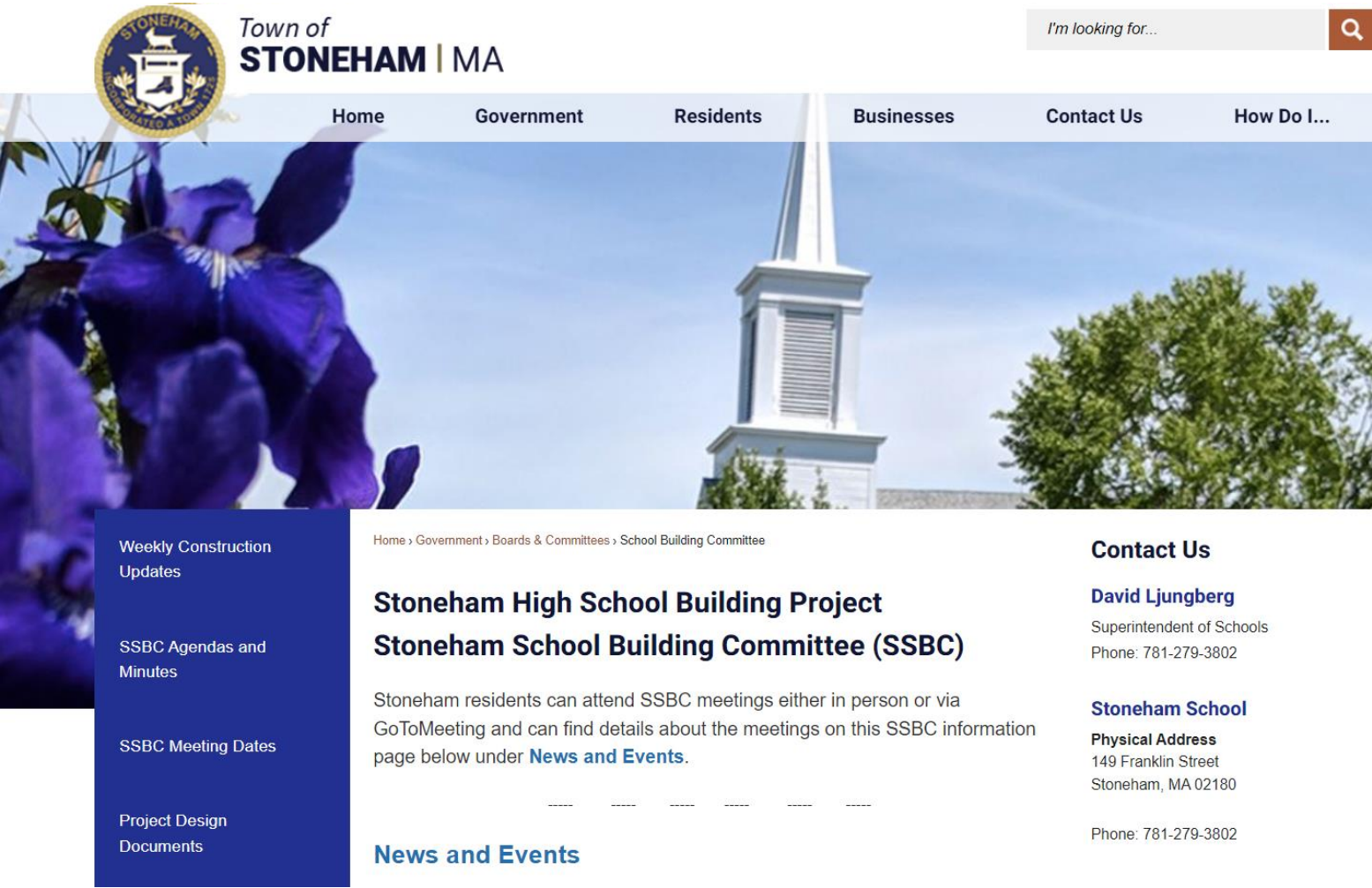
COMMUNITY RESOURCES

SSBC Website:

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

Project Email:

SSBC@Stoneham-Ma.gov



The screenshot shows the Town of Stoneham MA website. The header includes the town seal and logo, a search bar, and navigation links: Home, Government, Residents, Businesses, Contact Us, and How Do I... The main banner features a large purple iris flower in the foreground and a church steeple in the background. A blue sidebar on the left contains links: Weekly Construction Updates, SSBC Agendas and Minutes, SSBC Meeting Dates, and Project Design Documents. The main content area is titled 'Stoneham High School Building Project' and 'Stoneham School Building Committee (SSBC)'. It includes a breadcrumb trail: Home > Government > Boards & Committees > School Building Committee. The text states: '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](#).' Below this is a section titled 'News and Events' with a row of five placeholder images. On the right, there is a 'Contact Us' section for David Ljungberg, Superintendent of Schools, with his phone number 781-279-3802. Below that is the 'Stoneham School' section, listing the physical address: 149 Franklin Street, Stoneham, MA 02180, and the phone number 781-279-3802.

Perkins&Will

SMMA
Project Management


CONSIGLI
Est. 1905

Display problems? [Open this email in your web browser.](#)

Stoneham Public Schools

David Ljungberg,
Superintendent

149 Franklin St.
Stoneham, MA 02180



FOR IMMEDIATE RELEASE

Wednesday, Dec. 28, 2022

Media Contact: Sharon Iovanni

Phone: 781-248-9754

Email: siovanni01@gmail.com

Stoneham Residents Invited to Upcoming Community Forum and Town Meeting Vote on High School Project

STONEHAM – The Stoneham School Building Committee wishes to remind residents of two upcoming milestones as it seeks to progress the new Stoneham High School building project.

As part of their work to advance the project, the SSBC will host a community forum on Jan. 5 ahead of a formal request to Town Meeting for additional funding to close a gap created by unexpected market challenges.

The SSBC has received Consigli Construction's Guaranteed Maximum Price for the project, which amounts to \$24,990,257 more than the amount that was initially anticipated and approved at Town Meeting in 2021. This price includes the return of five bid-alternate elements which the committee has identified as crucial to delivering a

state-of-the-art facility for generations of future students.

The overage is driven by current economic factors, including labor market challenges, supply chain impacts and resulting product acquisition delays and product price increases.

The SSBC will in turn ask for Town Meeting to authorize the additional funding to move the project forward.

The SSBC will hold a forum on Thursday, Jan. 5, at 6:30 p.m. at Stoneham Central Middle School in the Media Center on the second floor. At that time, the Committee will review the project budget along with the rationale for the request to approve additional funding and to hear and respond to community comment.

The Forum can be attended live using this link - <https://meet.goto.com/876647293> or by calling (571) 317-3122 and entering Access Code 876-647-293. The Forum can also be viewed on Stoneham Community Access Television live or by using this link - <https://www.stonehamtv.org/ondemand> .

Special Town Meeting is scheduled for Jan. 11 at 7 p.m. at Stoneham Town Hall and is open to all registered voters in the Town of Stoneham.

The Massachusetts School Building Authority has committed reimbursing the town for \$49 million of the \$214.5 million project.

Details about these and other meetings, as well as Frequently Asked Questions, can be found on the Stoneham [School Building Committee page](#).

The next SSBC meeting will be on Tuesday, Jan. 3 at 7 p.m. also in the Central Middle School Media Center, 105 Central St.

Stoneham residents can attend SSBC meetings either in person or via GoToMeeting and can find details about the meetings on the [School Building Committee page](#).

###

A message from the Stoneham Public Schools

[Unsubscribe](#) | [Manage subscription](#)

Distributed by:

John Guilfoil Public Relations LLC

8 Prospect St.

Georgetown, MA 01833

617-993-0003

Contact Sharon Iovanni

781-248-9754

siovanni01@gmail.com

FOR IMMEDIATE RELEASE

SSBC ACCEPTS GUARANTEED MAXIMUM PRICE FOR NEW HIGH SCHOOL PROJECT

Also approves the return of 5 Bid Alternates to the Project

STONEHAM – At its Dec.19 meeting, the Stoneham School Building Committee (SSBC) voted to accept the Guaranteed Maximum Price (GMP) for the new high school project as submitted by Consigli Construction and approved the return of five Bid Alternates to the project, in order to meet its promise to the community to deliver a state-of-the art 21st century school complex.

The result of these two actions brought the total cost of the project to \$214,583,851. It was noted that these actions resulted in an overage of \$24,990,257 compared to the original budget. Special Town Meeting will be asked to authorize this additional funding on Jan. 11 at 7 p.m. at Stoneham Town Hall.

Stoneham's Town Meeting is open to all registered voters in town.

During discussion prior to the acceptance and vote, Committee members reviewed the line-by-line GMP summary, noting that the original estimates for the project, which voters approved in Nov. 2021, totaled \$189,593,594, of which \$49 million is being reimbursed by the Massachusetts School Building Authority (MSBA). The \$24,990,257 overage is driven by current economic factors, including labor market challenges, supply chain impacts and resulting product acquisition delays and product price increases.

The five Bid Alternates totaled \$8 million, and Committee members agreed that the alternates were a crucial aspect of the finished project and therefore should be reinstated back into the project. The five Bid Alternates are the spartan stadium building housing locker rooms, home bleachers and press box, the North synthetic sports field, the community terrace, the visitor bleachers at spartan stadium and the overflow

bleachers in the Gymnasium.

On Dec. 20, the SSBC met with the Select Board, Finance and Advisory Board and the School Committee to present the Town Meeting request. Following the presentation, the Select Board approved the Town Meeting warrant article for \$24,990,257. The Select Board then voted to accept the Owner's Project Manager's report relative to the inflationary conditions causing the project overage, and voted to submit the request for a Determination from the Department of Revenue (DOR) to proceed solely with a Town Meeting vote to authorize the additional debt. The DOR has approved the request.

The SSBC will hold a Forum on Thurs, Jan. 5, at Stoneham Central Middle School in the Media Center on the second floor beginning at 6:30 pm. At that time, the Committee will review the project budget along with the rationale for the request to approve additional funding and to hear and respond to community comment.

The Forum can be attended live using this link - <https://meet.goto.com/876647293>

or by calling (571) 317-3122 and entering Access Code 876-647-293. The Forum can also be viewed on Stoneham Community Access Television live or by using this link -

<https://www.stonehamtv.org/ondemand> .

Details of this and other meetings, as well as Frequently Asked Questions, can be found on the Town's School Building Committee page -

<https://www.stonehamma.gov/898/Community-Forums>.

The next SSBC meeting will be on Tues. Jan. 3 at 7 PM also in the Central Middle School Media Center, 105 Central St.

Stoneham residents can attend SSBC meetings either in person or via GoToMeeting and can find details about the meetings on the SSBC information page -

#stonehamschoolbuildingcommittee or

<https://www.stoneham-ma.gov/627/School-Building-Committee> .



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

**Commonwealth of Massachusetts
Division of Occupational Licensure**

1000 Washington Street, Suite 710
Boston, Massachusetts 02118

EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS
REGULATION

LAYLA R. D'EMILIA
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

December 16, 2022

The Honorable Jason Lewis
State Senator
Fifth Middlesex District
State House
24 Beacon St., Room 511-B
Boston, MA 02133

The Honorable Michael Day
State Representative
Thirty First Middlesex District
State House
24 Beacon St., Room 136
Boston, MA 02133

Dear Senator Lewis and Representative Day:

Thank you for your recent letter dated November 29, 2022, inquiring about variances from the Town of Stoneham, recently reviewed by the Board of State Examiners of Plumbers and Gas Fitters (the "Board"). In my role as Chair, I write on behalf of the Board in response to your letter, in the hopes of clarifying the Board's variance requirements, the specifics of the Town's request, and the reasons for the Board's decisions on each matter.

Presently, the Uniform State Plumbing Code, 248 CMR 10.00, allows for the expansive use of gender-neutral, single-user bathrooms. However, it does not contemplate the use of gender-neutral, multi-user bathrooms in lieu of gender-designated bathrooms. In order for the Board to grant a variance from these code requirements, an applicant must demonstrate an "unusual or extraordinary circumstance or an established hardship that warrants special terms or conditions." See 248 CMR 3.04(2).

At the Board's October 5, 2022 meeting, a consultant for the Town appeared to request a variance to convert every bathroom in the high school to be multi-user and gender-neutral. Unfortunately, the requestor did not articulate a rationale for the variance that would satisfy the requirements of 248 CMR 3.04(2). Further, the Board has never granted such a wide-reaching variance; historically, the Board granted variances only for single-user, existing bathrooms. The Board also felt that the designs presented dramatically varied from other variance requests that have come before the Board, exemplified by the lack of availability of alternative, single-user bathrooms, and the placement of sinks in rooms separate from the water closet. As a result, the variance request was unanimously denied. However, the Town's consultant was notified that, with design changes, the Board would consider additional variance requests.

At the Board's November 7, 2022 meeting, the Town's consultant appeared again, and told the Board that the Town was abandoning its request for gender-neutral, multi-user bathrooms, and was redesigning the school's bathrooms in ways that would not require a variance from the Board. However, at this meeting, the Town's consultant also indicated that



The Honorable Jason Lewis
The Honorable Michael Day
December 16, 2022
Page 2

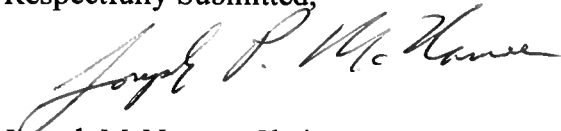
they would like to remove urinals from every male bathroom in the new school. While the Board has granted variances to eliminate urinals for sanitary reasons or for reasons related to user-behavior, the Board has not previously allowed for the elimination of urinals on a widespread scale. When questioned by the Board regarding the rationale for the variance, the consultant could not articulate one that would meet the requirements of 248 CMR 3.04(2). A vote was then taken, and the variance request was denied.

Your letter indicates that, "...this denial was accompanied by some distasteful remarks." I am disappointed to learn that the Town's consultant felt this way. I do not recall such remarks, and I believe all members conducted themselves professionally during the discussions of the variance requests at both meetings, as they do with all applicants. I am confident the Town's consultant was treated with respect and given ample opportunities to present in each these matters.

While I understand the Board's decisions on each of these variance requests were not the outcomes desired, I do appreciate the Town's forward-thinking approach on this issue, as well your interest in the process. I want to assure you that the Board recognizes that society is evolving, and is sensitive to ensuring that plumbing fixtures are available to meet the needs of all users. I would note that the Board is currently exploring code changes to allow, as a matter of right, the replacement of some gender-designated bathrooms with gender-neutral, multi-user bathrooms. I would welcome input from both you, and the town, in this process, and invite your participation in future Board listening sessions or public hearings on code changes.

Once again, I thank you for your letter. I hope the information I have provided in response offers clarity on the Board's variance process, as well reasons for the denial of these requests.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Joseph P. McNamee". The signature is fluid and cursive, with the first name "Joseph" written in a larger, more prominent script than the last name "McNamee".

Joseph McNamee, Chair
Board of State Examiners of Plumbers and Gas Fitters