

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #51
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Date:	Thursday February 29, 2024
Location:	Virtual "Zoom" Meeting
Time:	7:00 pm
Prepared BY:	Timothy Baker – LeftField PM

Name		Present
Joseph Conway	Director of Public Works (Non-Voting)	x
Julie Smith Galvin	Town Council (Non-Voting)	x
Stephen P. Maio	Town Administrator (Non-Voting)	x
Thomas Markham	School Committee Member (Non-Voting)	x
Kevin Piscadlo	School Committee Member (Non-Voting)	x
Dr. Doug Lyons	Superintendent of Schools (Non-Voting)	x
Tim O'Brien	Facilities Director (Non-Voting)	✓
Joseph B. Bertrand	Permanent Building Committee, Chair (Voting)	✓
Charles L. Tarbell	Permanent Building Committee, Secretary (Voting)	✓
Jason Cohen	Permanent Building Committee (Voting)	x
Tom Galvin	Permanent Building Committee (Voting)	✓
John McDonald	Permanent Building Committee (Voting)	✓
Marc Moccio	Permanent Building Committee (Voting)	✓
Philip Renzi	Permanent Building Committee (Voting)	✓
Wayne Hardacker	Permanent Building Committee (Voting)	✓
Erin Demerjian	Permanent Building Committee (Voting)	✓
Amy McLeod	Wakefield Memorial High School Principal (Non-Voting)	✓
Joseph Mullaney	Wakefield Memorial High School Asst. Principal (Non-Voting)	x
James Sullivan	Finance Committee (Non-Voting)	x
Ian McKinnon	Community Member (Non-Voting)	x
Jeffrey Cohen	Community Member (Non-Voting)	x
Elizabeth Martin	Community Member (Non-Voting)	x
Ray Thompson	Community Member (Non-Voting)	✓
Eric Lambiaso	Community Member (Non-Voting)	x
Thomas Stapleton	Community Member (Non-Voting)	x
Robert Arcari	Community Member (Non-Voting)	x
Dylan Forester	Community Member (Non-Voting)	x
Christopher Sallade	Community Member (Non-Voting)	✓
Sandra Clarey	Community Member (Non-Voting)	x
Eric Hubert	Community Member (Non-Voting)	x
Christine Bufagna	Community Member (Non-Voting)	x
Jonathan Chines	Community Member (Non-Voting)	✓
Kim Hartman	Community Member (Non-Voting)	x
Greg Liakos	Community Member (Non-Voting)	x
William Karvouniaris	Community Member (Non-Voting)	x
Kevin Pskadlo	Community Member (Non-Voting)	x
Robin Greenberg	Community Member (Non-Voting)	x
Tom Purcell	Community Member (Non-Voting)	x

Name		Present
Lynn Stapleton	Leftfield Project Management	✓
Jim Rogers	Leftfield Project Management	x
Timothy Baker	Leftfield Project Management	✓
Craig DiCarlo	Leftfield Project Management	✓

Helen Fantini	SMMA	✓
Matt Rice	SMMA	✗
Brian Black	SMMA	✗
Martine Dion	SMMA	✗
Nick Ferzacca	SMMA	✗
Lorraine Finnegan	SMMA	✗
Lana Prokupets	SMMA	✗
Anthony Gray	SMMA	✗
Michael Dowhan	SMMA	✗
Meagan Collins	SMMA	✗
Erin Prestileo	SMMA	✗
Laura Monies	SMMA	✗
Alan DeHaan	SMMA	✗
Tom Faust	SMMA	✓
Ali Ucci	SMMA	✗
Frank Hayes	Bond Construction	✗
David Capaldo	Bond Construction	✓
Jerry Hammersley	Bond Construction	✓
Brenden O'Malley	Bond Construction	✓
Marcus Dow	Bond Construction	✓

1. Meeting called to order at approximately 7:02PM. A quorum was present.

2. Public Participation

There was no public participation.

3. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 02/15/24 Permanent Building Committee Wakefield Memorial High School Project were presented for review.

Chip Tarbell made a motion to approve the 02/15/24 Permanent Building Committee Wakefield Memorial High School Project Meeting Minutes as presented. Seconded by Tom Galvin. Motion was approved unanimously.

4. Review of the 90% Construction Documents Cost Estimates

LF continued by reviewing the final Reconciled 90% Construction Document Cost Estimate that are included in the 90% Construction Documents Submission. The Project engaged two Cost Estimators: PM&C and Bond Construction. The final reconciled estimates were Estimates were reconciled within a <1% Variance of each other. The costs were lower than Control Budget of \$220,459,379 therefore, Value Engineering will not be necessary at this phase of the project. Bond Construction's estimate is carried in the 90% CD Submission and can be found below. A more detailed construction cost breakdown can be found in the attached Presentation.

▪ Value of the Construction Cost Estimates:

PM&C: \$216,215,673

Bond Building: \$218,903,263

5. Bond Early Procurement / Pre-GMP #3/ Bond Contract Amendment #6

Bond presented Early Procurement/ Pre-GMP #3 for \$38,011,421.00, which is comprised of Site Work, Ground Improvements, General Requirements/General Conditions/Holds/Allowances/Insurances/Bonds.

LeftField reviewed Bond's Contract Amendment #4: "The Owner hereby authorizes this Contract Amendment No. 4 with a total value of \$2,050,615.00. This Amendment is comprised of Pre-GMP #1 which includes the early procurement of precast culvert sections and the associated General Requirements, General Conditions and CM mark-ups, dated December 12, 2023, and is based on the 60% CD Estimating Set, Bid Package No. 1, Addendum #1; Pre-GMP #2 which includes the early procurement of Electrical Equipment and the associated Insurances, Contingencies and CM mark-ups, dated December 12, 2023, and is based on the 60% CD Estimating Set, Bid Package No. 1, Addendum #1; and Pre-GMP #3 which includes Sitework and Ground Improvements, dated February 28, 2024, and is based on the 90% CD Estimating Set, Bid Package No. 2, Addenda #1 and #2. The Contract Price in accordance with Articles 6 and 7 of the Owner-Construction Manager Agreement shall be amended as follows.

Chip Tarbell made a motion Approve Bond CM Contract Amendment No. 6 / Pre-GMP #3 for Early Procurement for Sitework and Ground Improvements in the amount of \$38,011,421 as presented, Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

6. Review 90% Construction Documents Submission

LF and SMMA continued by reviewing contents of the 90% Construction Documents Submission. A table of contents can be found in the attached presentation and the 90% Construction Documents Submission can be on the WMHS project website: <https://wakefieldmhsproject.com/design-phase/>.

Chip Tarbell made a motion to Approve Submission of the 90% Construction Documents Submission to the MSBA as presented, Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

7. Procurement Update

A. Trade Contractor Prequalification Schedule

LeftField provided an update on the Trade Contractor Pre-Qualifications process and schedule by reviewing all firms that submitted Statements of Qualifications. All Trade Categories received the minimum of (3) three submissions, with categories, such as Painting, which received (11) eleven submissions. All SOQs have previously been reviewed by the Prequalification Committee with Project Team members as required by Law. The Committee and Project Team are recommending that the PBC approve the list of Prequalified Contractors found in the attached Presentation. LeftField provided a brief summary of the reasons for recommendation:

- Recommended by the Pre-Qualification Subcommittee who has reviewed and vetted all Filed Sub Bidders (FSB) Contractor "Statements of Qualification" (SOQs).

- Vast Majority of Firms are familiar to Project Team Members.
- All Firms are capable of satisfactorily completing the Project.
- All Firms submitted Financial Information that meets the SOQ requirements.
- Pre-Qualifications were completed independently and digitally by BidDocsOnline.
- Majority of Firms have Adequate/Similar Public Construction and Project Size Experience.

Chip Tarbell made a motion to Approve the Recommendations of the WMHS Pre-Qualification Subcommittee to approve all Pre-Qualified FSB Contractor Firms as presented, Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

B. Review Materials Testing & Inspections Services Procurement Schedule

LeftField provided an update on the Materials Testing and Inspections Services Procurement.

- **(6) Firms Submitted Proposals**
 - Aardvark Geotechnical Engineering & Testing, Inc
 - Intertek/PSI
 - John Turner Consulting
 - Thompson & Lichtner Co., Inc
 - UTS of Massachusetts
 - Yankee Engineering & Consulting

Reasons for Recommendation - UTS of Massachusetts

- UTS Office is located close to Project Site
- Pricing is competitive with some categories lower in cost compared to competitors.
- Performs all testing and inspection services in-house.
- Recommended by the Working Group Members and Project Team after reviewing and vetting the submitted Proposals.
- Extensive MSBA and High School Construction Project Experience.

Chip Tarbell made a motion to Approve UTS of Massachusetts as the Preferred Materials Testing & Inspections Services Vendor as presented, Seconded by Tom Galvin. On a roll call vote, the motion was approved unanimously.

8. Abutter's Meeting Update – Existing Conditions Surveys

LeftField and Bond reviewed a proposed letter to be sent from Hartford Structural Inspections, LLC to abutters highlighted in the attached presentation. The purpose of the letter is to inform the abutters that Bond will be paying for "Existing Conditions" Surveys for abutters/Bond to

establish the current condition of the house to protect both parties interest during construction should any damage arise on the properties by establishing the base condition The PBC endorsed the Project Team's plan. Bond will move forward by instructing Hartford to issue the letter.

9. Project Schedule Review

A. Meeting Calendar Update & Review of Future Dates

LF and SMMA closed the PBC meeting by reviewing additional meeting calendar updates and review of future dates:

- **March 1 – Submit 90% Construction Documents Submission to the MSBA after PBC Approval**
- **March 14 – Permanent Building Committee Meeting**
- **March 18 – Bond's Initial Mobilization on Site**
- **April 08 – Bond Field Trailers Arrive**
- **May 17 – Tentative Groundbreaking Ceremony w/ Local Officials/MSBA**

10. Next Permanent Building Committee/School Building Committee Meeting will be held on March 14, 2024

Attachments:

- Leftfield Presentation 02/29/24

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee

School Building Committee
Meeting

February 29, 2024



WAKEFIELD MEMORIAL HIGH SCHOOL

AGENDA:

1. Administrative Actions

- Review of February 15, 2024 Permanent Building Committee/SBC Meeting Minutes and Vote to Approve
- Budget Update
- Review Reconciled 90% Construction Document Cost Estimates Comparison
- Bond's Pre-GMP #3 (Guaranteed Maximum Price)
- CM Contract Amendment No. 6
- Vote to Approve CM Contract Amendment No. 6 /Pre-GMP #3
- Vote to Approve Prequalified Trade Contractors
- Vote to Approve Preferred Vendor for Materials Testing & Inspections Services

2. Design Update

- 02.27.24 Abutter's Meeting Update

3. Schedule Update

- Review Prequalification Schedule
- Review of Upcoming Meetings

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of February 15, 2024 Permanent Building Committee/School Building Committee Meeting Minutes

LeftField

THE RIGHT CHOICE IN PROJECT MANAGEMENT

WAKEFIELD PERMANENT BUILDING COMMITTEE

WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE

Date: Thursday February 15, 2024

Location: Virtual "Zoom" Meeting

Time: 7:00 pm

Prepared BY: Timothy Baker – LeftField

Name	
Joseph Conway	Director of Public Works
Julie Smith Galvin	Town Council
Stephen P. Maio	Town Administrator
Thomas Markham	School Committee Member
Kevin Piscadio	School Committee Member
Dr. Doug Lyons	Superintendent of Schools
Tim O'Brien	Facilities Director
Joseph B. Bertrand	Permanent Building Committee Member
Charles L. Tarbell	Permanent Building Committee Member
Jason Cohen	Permanent Building Committee Member
Tom Galvin	Permanent Building Committee Member
John McDonald	Permanent Building Committee Member
Marc Moccio	Permanent Building Committee Member
Philip Renzi	Permanent Building Committee Member
Wayne Hardacker	Permanent Building Committee Member
Erin Demerjian	Permanent Building Committee Member
Amy McLeod	Wakefield Memorial High School Building Committee Member
Joseph Mullaney	Wakefield Memorial High School Building Committee Member
James Sullivan	Finance Committee Member
Ian McKinnon	Community Member
Jeffrey Cohen	Community Member
Elizabeth Martin	Community Member
Ray Thompson	Community Member
Eric Lambiaso	Community Member
Thomas Stapleton	Community Member
Robert Arcari	Community Member
Dylan Forester	Community Member
Christopher Sallade	Community Member
Sandra Garey	Community Member
Eric Hubert	Community Member
Christine Bufagna	Community Member
Jonathan Chines	Community Member
Kim Hartman	Community Member
Greg Liakos	Community Member
William Karvouniaris	Community Member
Kevin Pskadlo	Community Member
Robin Greenberg	Community Member
Tom Purcell	Community Member

Name	
Lynn Stapleton	LeftField Project Manager
Jim Rogers	LeftField Project Manager
Timothy Baker	LeftField Project Manager
Craig DiCarlo	LeftField Project Manager

LeftField

THE RIGHT CHOICE IN PROJECT MANAGEMENT

Helen Fantini

SMMA

Matt Rice

SMMA

Brian Black

SMMA

Martine Dion

SMMA

Nick Ferrazza

SMMA

Lorraine Finnegan

SMMA

Lana Prokuptes

SMMA

Anthony Gray

SMMA

Michael Dowhan

SMMA

Meagan Collins

SMMA

Erin Prestileo

SMMA

Laura Monies

SMMA

Alan DeHaan

SMMA

Tom Faust

SMMA

All Ucci

SMMA

Frank Hayes

Bond Construction

David Capaldo

Bond Construction

Jerry Hammersley

Bond Construction

Brenden O'Malley

Bond Construction

Marcus Dow

Bond Construction

1. Meeting called to order at approximately 7:00 pm.

There was no public participation.

2. Public Participation

There was no public participation.

3. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 01/11/24 Project were presented for review.

Jason Cohen made a motion to approve the amount of \$303.60 for Advertising & Printing. On a roll call vote, the motion was approved unanimously.

B. Invoices

Twelve (12) invoices in the total amount of \$1,069,101.00 for Basic Services as presented. On a roll call vote, the motion was approved unanimously.

1) Leftfield LLC Invoice #33

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Cost Comparison of Reconciled Construction Cost Estimates – 90% Construction Documents

- Two Cost Estimators – PM&C and Bond
- Value of the Construction Cost Estimates:
 PM&C \$216,215,673
 Bond Building \$218,903,263
- Estimates were reconciled to within a <1% Variance
- Lower than Control Budget of \$220,459,379 therefore, Value Engineering will not be necessary at this phase
- Bond’s estimate is carried in the 90% CD Submission

Wakefield Memorial High School, Wakefield, MA			March 1, 2024	
90% Construction Documents Submission - Comparative Cost Analysis				
Student Enrollment 9-12: 1,000 Students	Cost/ SF			Cost/ SF
	PM&C (SMMA)	259,847	Bond (CM)	259,847
	Option 3B - New @ Beasley Oval			
Bid Package #1 - (hard number)	\$ 2,298,906	8.85	\$ 2,298,906	8.85
Bid Package #2 - (hard number)	\$ 42,893,842	165.07	\$ 42,893,842	165.07
Foundation	\$ 144,060	0.55	\$ 139,850	0.54
Superstructure	\$ 1,195,328	4.60	\$ 1,286,495	4.95
Exterior Closure	\$ 19,598,712	75.42	\$ 19,570,618	75.32
Roofing	\$ 4,751,427	18.29	\$ 4,759,220	18.32
Interior Construction	\$ 17,983,062	69.21	\$ 18,292,711	70.40
Stairs	\$ 1,220,550	4.70	\$ 1,196,273	4.60
Interior Finishes	\$ 12,339,475	47.49	\$ 12,351,239	47.53
Conveying	\$ 4,800	0.02	\$ 4,300	0.02
Plumbing	\$ 6,867,700	26.43	\$ 7,090,181	27.29
HVAC	\$ 24,796,620	95.43	\$ 24,753,477	95.26
Fire Protection	\$ 2,365,854	9.10	\$ 2,339,910	9.00
Electrical	\$ 16,999,209	65.42	\$ 17,546,119	67.52
Equipment	\$ 5,132,495	19.75	\$ 5,255,645	20.23
Furnishings	\$ 2,491,170	9.59	\$ 2,437,573	9.38
Special Construction	\$ 593,912	2.29	\$ 597,186	2.30
Hazardous Abatement	\$ 2,828,698	10.89	\$ 2,923,698	11.25
Demolition	\$ 2,700,033	10.39	\$ 2,524,000	9.71
Earthwork	\$ 7,386,182	28.43	\$ 1,173,010	4.51
Exterior Improvements	\$ 6,316,344	24.31	\$ 8,808,459	33.90
Utilities	\$ 568,928	2.19	\$ 4,403,986	16.95
TOTAL DIRECT COSTS	\$ 181,477,307	698.40	\$ 182,646,698	702.90
General Requirements	\$ 7,521,982	28.95	\$ 7,521,982	28.95
General Conditions	\$ 7,936,193	30.54	\$ 7,936,193	30.54
Subcontractor Default Insurance (SDI)	\$ (3,992,501)	-15.36	\$ (1,736,203)	-6.68
Design/Est Contingency	\$ 2,834,989	10.91	\$ 2,886,761	11.11
Construction Contingency	\$ 4,550,584	17.51	\$ 4,313,868	16.60
Escalation	\$ 1,703,557	6.56	\$ 2,405,634	9.26
Insurance	\$ 7,046,576	27.12	\$ 6,892,423	26.52
CM Fee	\$ 4,384,897	16.87	\$ 4,406,354	16.96
Bond	\$ 2,752,089	10.59	\$ 1,629,553	6.27
TOTAL CONSTRUCTION COSTS	\$ 216,215,673	832.09	\$ 218,903,263	842.43

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Construction Cost Breakdown

Direct Building Costs: \$184,928,722

General Requirement: \$ 7,521,982

General Conditions: \$ 7,936,193

CM Fee: \$ 4,406,354

Contingencies:

Design& Pricing: \$ 2,886,761

GMP Contingency: \$ 4,313,868

Escalation: \$ 2,405,634

\$ 9,606,263

Insurances: \$ 2,874,196

Bonds: \$ 1,629,553

Total Construction Cost: \$218,903,263

The approved budget of \$220,459,379 is being carried until bidding is complete.

Description		Total Cost	Cost / SF
TOTAL PROJECT SF:		259,847 SF	
Total Bid Packages 01 + 02	259,847 SF	\$ 45,192,748	\$173.92
Total Building Cost (Not yet bid)		\$ 117,620,797	N/A
Total Building Demolition & Abatement		\$ 5,447,698	N/A
Total Site Cost (Not yet bid)		\$ 14,385,455	N/A
1.20% Subcontractor Default Insurance (SDI)		\$ 2,282,024	\$8.78
TOTAL DIRECT COST:		\$ 184,928,722	\$711.68
General Requirements		\$ 7,521,982	\$28.95
Contingencies			
1.50% Design/Est Contingency		\$ 2,886,761	\$11.11
Construction Contingency		\$ 4,313,868	\$16.60
1.25% Escalation		\$ 2,405,634	\$9.26
-2.20% Subcontractor Insurance Credit		\$ (4,018,227)	-\$15.46
Total Contingencies		\$5,588,035	\$21.51
Insurance			
3.30% CCIP		\$ 6,548,947	\$25.20
Builder's Risk		\$ 343,476	\$1.32
Total Insurance		\$6,892,423	\$26.52
Construction Management Services			
General Conditions		\$7,936,193	\$30.54
General Requirements		W/ Trades	
2.07% CM Fee		\$4,406,354	\$16.96
Total CM Services		\$12,342,547	\$47.50
Permit			
Bldg Permit - Waived		\$ -	\$0.00
Total Permit Costs		\$ -	\$0.00
Preconstruction - Not Included			
Payment and Performance Bond			
0.75% CM Bond		\$ 1,629,553	\$6.27
Total Payment and Performance Bonds		\$ 1,629,553	\$6.27
TOTAL PROJECT COST		\$ 218,903,263	\$ 842.43

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Project Update

Special Pricing Breakouts

Request	Description		Total Cost
1A	WCAT - Core & Shell	BREAKOUT	\$1,659,710
1B	WCAT - Fit-Out	BREAKOUT	\$1,823,370
1 Complete	WCAT Complete	BREAKOUT	\$3,483,081
2	Mock-up	BREAKOUT	\$218,617
3	Lumaflex ilo base flooring at Gym	ALTERNATE	\$99,591
4	Aluminum ilo Schulter at Tackboards in corridors	ALTERNATE	\$36,295

- Total Cost of All Special Pricing Requests - \$3,837,584
- All Breakouts are included in the Construction Costs. Alternates are not included and can be incorporated if approved.

Wakefield Memorial High School

1. Administrative Actions

Bond Early Procurement / Pre-GMP #3

Description	60% Budget	Insurance Distribution	Adjusted 60% Budget	Pre-GMP #1	Pre-GMP#2	Pre-GMP#3	Amendments to Date	Remaining Budget
02 Demolition & Abatement	\$ 5,428,698.00	\$ (119,431.36)	\$ 5,309,266.64	\$ -	\$ -	\$ -	\$ -	\$ 5,309,266.64
03 Concrete	\$ 12,194,764.00	\$ (268,284.81)	\$ 11,926,479.19	\$ -	\$ -	\$ -	\$ -	\$ 11,926,479.19
04 Masonry	\$ 7,738,877.00	\$ (70,255.29)	\$ 7,568,621.71	\$ -	\$ -	\$ -	\$ -	\$ 7,568,621.71
05 Stp. Steel	\$ 11,046,538.00	\$ (243,023.84)	\$ 10,803,514.16	\$ -	\$ -	\$ -	\$ -	\$ 10,803,514.16
05 Misc. Metals	\$ 2,852,075.00	\$ (62,745.65)	\$ 2,789,329.35	\$ -	\$ -	\$ -	\$ -	\$ 2,789,329.35
06 Millwork / Paneling	\$ 2,287,940.00	\$ (50,334.68)	\$ 2,237,605.32	\$ -	\$ -	\$ -	\$ -	\$ 2,237,605.32
07 Waterproofing (INC Expansion Joint)	\$ 1,305,542.00	\$ (28,721.92)	\$ 1,276,820.08	\$ -	\$ -	\$ -	\$ -	\$ 1,276,820.08
07 Roofing	\$ 4,588,846.00	\$ (100,954.61)	\$ 4,487,891.39	\$ -	\$ -	\$ -	\$ -	\$ 4,487,891.39
07 Metal Panels	\$ 2,684,045.00	\$ (59,048.99)	\$ 2,624,996.01	\$ -	\$ -	\$ -	\$ -	\$ 2,624,996.01
07 Spray Applied Fireproofing	\$ 1,432,670.00	\$ (31,518.74)	\$ 1,401,151.26	\$ -	\$ -	\$ -	\$ -	\$ 1,401,151.26
08 Doors / Frames / Hardware	\$ 1,586,450.00	\$ (34,901.90)	\$ 1,551,548.10	\$ -	\$ -	\$ -	\$ -	\$ 1,551,548.10
08 Overhead Doors / Grilles	\$ 400,000.00	\$ (8,800.00)	\$ 391,200.00	\$ -	\$ -	\$ -	\$ -	\$ 391,200.00
08 Exterior Glass & Glazing	\$ 7,051,400.00	\$ (155,130.80)	\$ 6,896,269.20	\$ -	\$ -	\$ -	\$ -	\$ 6,896,269.20
08 Interior Glass and Glazing	\$ 845,245.00	\$ (18,595.39)	\$ 826,649.61	\$ -	\$ -	\$ -	\$ -	\$ 826,649.61
09 GWB	\$ 13,180,569.00	\$ (289,972.52)	\$ 12,890,596.48	\$ -	\$ -	\$ -	\$ -	\$ 12,890,596.48
09 Ceramic / Porcelain Tile	\$ 2,162,468.00	\$ (47,574.30)	\$ 2,114,893.70	\$ -	\$ -	\$ -	\$ -	\$ 2,114,893.70
09 ACT	\$ 4,004,451.00	\$ (88,097.92)	\$ 3,916,353.08	\$ -	\$ -	\$ -	\$ -	\$ 3,916,353.08
09 Resilient Flooring & Base	\$ 3,447,660.00	\$ (75,848.52)	\$ 3,371,811.48	\$ -	\$ -	\$ -	\$ -	\$ 3,371,811.48
09 Painting	\$ 1,105,643.00	\$ (24,324.15)	\$ 1,081,318.85	\$ -	\$ -	\$ -	\$ -	\$ 1,081,318.85
10 Specialties	\$ 2,243,009.00	\$ (49,346.20)	\$ 2,193,662.80	\$ -	\$ -	\$ -	\$ -	\$ 2,193,662.80
11 Equipment (INC Theatre Package)	\$ 4,287,265.00	\$ (94,319.83)	\$ 4,192,945.17	\$ -	\$ -	\$ -	\$ -	\$ 4,192,945.17
12 Furnishings	\$ 3,361,200.00	\$ (73,946.40)	\$ 3,287,253.60	\$ -	\$ -	\$ -	\$ -	\$ 3,287,253.60
13 Special Construction	\$ 122,250.00	\$ (2,689.50)	\$ 119,560.50	\$ -	\$ -	\$ -	\$ -	\$ 119,560.50
14 Conveying Equipment	\$ 465,000.00	\$ (10,230.00)	\$ 454,770.00	\$ -	\$ -	\$ -	\$ -	\$ 454,770.00
21 Fire Protection	\$ 2,339,910.00	\$ (51,478.02)	\$ 2,288,431.98	\$ -	\$ -	\$ -	\$ -	\$ 2,288,431.98
22 Plumbing	\$ 7,023,481.00	\$ (154,516.58)	\$ 6,868,964.42	\$ -	\$ -	\$ -	\$ -	\$ 6,868,964.42
23 HVAC	\$ 24,323,167.00	\$ (535,109.67)	\$ 23,788,057.33	\$ -	\$ -	\$ -	\$ -	\$ 23,788,057.33
26 Electrical	\$ 21,159,133.00	\$ (465,499.93)	\$ 20,693,633.07	\$ -	\$ 1,264,322.00	\$ -	\$ 1,264,322.00	\$ 19,429,311.07
GR General Requirements	see below			\$ -	\$ -	\$ -	\$ -	\$ -
Total Building Cost	\$150,668,296	(\$3,314,702)	\$147,353,594	\$0	\$ 1,264,322.00	\$0	\$ 1,264,322.00	\$ 146,089,272.49
31 Earthwork	\$ 12,618,349.00	\$ (277,603.68)	\$ 12,340,745.32	\$ -	\$ -	\$ -	\$ -	\$ -
32 Exterior Improvements (inc RRFB)	\$ 9,894,449.00	\$ (217,677.88)	\$ 9,676,771.12	\$ -	\$ -	\$ -	\$ -	\$ -
33 Utilities	\$ 7,448,450.00	\$ (163,865.90)	\$ 7,284,584.10	\$ -	\$ -	\$ -	\$ -	\$ -
Site Realignment			\$ (29,391,827.15)				\$ -	\$ -
- Hemlock Rd			\$ 3,828,287.00				\$ -	\$ 3,828,287.00
- Sitework			\$ 18,495,686.15			\$ 17,685,000.00	\$ 17,685,000.00	\$ 810,686.15
- Ground Improvements			\$ 1,887,665.00			\$ 1,858,700.00	\$ 1,858,700.00	\$ 28,965.00
- Culvert			\$ 1,034,584.00	\$ 1,034,584.00	\$ -	\$ -	\$ 1,034,584.00	\$ -
- Landscaping			\$ 4,145,605.00			\$ -	\$ -	\$ 4,145,605.00
Total Site Cost	\$29,961,248	(\$659,147)	\$29,302,101	\$1,034,584	\$0	\$19,543,700	\$20,578,284	\$8,723,817
Total Cost of Work	\$180,629,544	(\$3,973,849)	\$176,655,695	\$1,034,584	\$1,264,322	\$19,543,700	\$21,842,606	\$154,813,089.03
General Requirements	\$ 7,248,822.00		\$ 7,248,822.00	\$ 349,637.00		\$ 6,899,185.00	\$ 7,248,822.00	\$ -
General Conditions	\$ 7,936,193.00		\$ 7,936,193.00	\$ 439,041.00		\$ 7,497,152.00	\$ 7,936,193.00	\$ -
1.20% Subcontractor Default Insurance (SDI)	\$ 2,254,540.00		\$ 2,254,540.00	\$ 21,879.14	\$ 15,171.86	\$ 407,280.44	\$ 444,331.45	\$ 1,810,208.55
			\$ -				\$ -	\$ -
2.05% Design/Est Contingency	\$ 3,894,063.00		\$ 3,894,063.00	\$ 37,784.80	\$ 26,201.48	\$ 703,364.37	\$ 767,350.64	\$ 3,126,712.36
2.50% Construction Contingency	\$ 4,313,868.00		\$ 4,313,868.00	\$ 46,128.53	\$ 31,987.35	\$ 858,682.94	\$ 936,798.81	\$ 3,377,069.19
2.90% Escalation	\$ 5,513,854.00		\$ 5,513,854.00	\$ -	\$ -	\$ -	\$ -	\$ 5,513,854.00
			\$ -				\$ -	\$ -
1.10% General Liability Insurance			\$ -				\$ -	\$ -
3.30% CCIP	\$ 6,303,544.00		\$ 6,303,544.00	\$ 20,296.55	\$ 14,074.43	\$ 1,133,461.48	\$ 1,167,832.46	\$ 5,135,711.54
Subcontractor Insurance Credit	\$ (3,973,849.00)	\$ 3,973,849.00	\$ -	\$ -			\$ -	\$ -
Pollution & Professional Liability Insurance			\$ -				\$ -	\$ -
Builder's Risk	\$ 260,000.00		\$ 260,000.00	\$ 260,000.00			\$ 260,000.00	\$ -
2.07% CM Fee	\$ 4,437,667.00		\$ 4,437,667.00	\$ 38,194.42	\$ 26,485.52	\$ 710,989.47	\$ 775,669.42	\$ 3,661,997.58
0.00% Bldg Permit - Waived	\$ -		\$ -	\$ -			\$ -	\$ -
			\$ -				\$ -	\$ -
0.75% CM Bond	\$ 1,641,133.00		\$ 1,641,133.00	\$ 13,838.56	\$ 9,596.20	\$ 257,604.88	\$ 281,039.64	\$ 1,360,093.36
Total Construction Cost	\$ 220,459,379	\$ 0	\$ 220,459,379	\$ 2,261,384	\$ 1,387,839	\$ 38,011,421	\$ 41,660,643	\$ 178,798,736
Preconstruction	\$439,516		\$439,516	\$0	\$0	\$0	\$439,516	\$0
Total Precon & Construction Cost	\$ 220,898,895	\$ 0	\$ 220,898,895	\$ 2,700,900	\$ 1,387,839	\$ 38,011,421	\$ 42,100,159	\$ 178,798,736

Bond Early Procurement/ Pre-GMP #3
for \$38,011,421:

- Sitework
- Ground Improvements
- General Requirements/General Conditions/Holds/Allowances /Insurances/Bonds/

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Bond CM Contract Amendment No. 6/ Pre-GMP #3

1. The Owner hereby authorizes this Contract Amendment No. 6 with a total value of \$38,011,421.00. This Amendment is comprised of Pre-GMP #1 which includes the early procurement of precast culvert sections and the associated General Requirements, General Conditions and CM mark-ups, dated December 12, 2023, and is based on the 60% CD Estimating Set, Bid Package No. 1, Addendum #1; Pre-GMP #2 which includes the early procurement of Electrical Equipment and the associated Insurances, Contingencies and CM mark-ups, dated December 12, 2023, and is based on the 60% CD Estimating Set, Bid Package No. 1, Addendum #1; and Pre-GMP #3 which includes Sitework and Ground Improvements, dated February 28, 2024, and is based on the 90% CD Estimating Set, Bid Package No. 2, Addenda #1 and #2. The Contract Price in accordance with Articles 6 and 7 of the Owner-Construction Manager Agreement shall be amended as follows:

<u>Fee for Basic Services</u>	<u>Original Contract</u>	<u>Previous Amendments</u>	<u>Amount of This Amendment</u>	<u>After This Amendment</u>
Pre-Construction Services	\$ 40,000.00	\$ 399,516.00	\$ 0.00	\$ 439,516.00
Pre-GMP #1		\$ 2,261,384.00	\$ 0.00	\$ 2,261,384.00
Pre-GMP #2		\$ 1,387,839.00	\$ 0.00	\$ 1,387,839.00
Pre-GMP #3		\$ 0.00	\$ 38,011,421.00	\$ 38,011,421.00
Total Fee	\$ 40,000.00	\$ 4,048,739.00	\$ 38,011,421.00	\$ 42,100,160.00

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Vote to Approve Bond CM Contract Amendment No. 6/ Pre-GMP #3

***Vote to Approve Bond CM Contract Amendment
No. 6 / Pre-GMP #3 for Early Procurement for
Sitework and Ground Improvements
in the amount of \$38,011,421***

Wakefield Memorial High School

2. Design Update

Review 90% Construction Documents Submission

<p>90% Construction Documents Report</p> <p>Wakefield Memorial High School 60 Farm St, Wakefield, MA</p> <p><i>Prepared by:</i></p> <p>SMMA 1000 Massachusetts Avenue Cambridge, MA 02139 www.smma.com</p> <p>Table of Contents</p> <ul style="list-style-type: none">- Acknowledgements- Design Team <p>6C.1 Summary</p> <ul style="list-style-type: none">A. Basic Project InformationB. Project Budget Compliance <p>6C.2 OPM Deliverables</p> <p>6C.2.1 OPM Submittal Review & Coordination</p> <ul style="list-style-type: none">A. OPM Certification<ul style="list-style-type: none">o Reviewed and coordinated materialso Submittal is complete and conforms to MSBA requirementso Proposed project is within the District's budgeto District approval of submission to the MSBAB. OPM Review of Designer SubmissionC. Commissioning Consultant ReviewD. District Response to the MSBA Comments of Previous SubmittalsE. Confirmation of Submission of DCAMM Designer Evaluation <p>6C.2.2 Project Schedule</p> <ul style="list-style-type: none">A. OPM Updated Project ScheduleB. Confirmation of Necessary State Reviews and ApprovalsC. Construction Manager Construction Schedule <p>6C.2.3 Project Scope and Budget</p> <ul style="list-style-type: none">A. Project Scope and Budget, OPM Cost Estimate, and ReconciliationB. Total Project BudgetC. Early Bid PackagesD. Value Engineering Recommendations	<p>6C.3 Designer Deliverables</p> <p>6C.3.1 General Requirements</p> <ul style="list-style-type: none">A. Updated Work PlanB. Basis of Design Narratives<ul style="list-style-type: none">o Architectureo Structuralo Civil / Site Developmento MEP/FPo DATA/Commso SecurityC. Updated Building Code AnalysisD. Green Communities (Stretch Code; Net Zero Energy) DescriptionE. Updated LEED/NE-CHPS scorecardF. List of Proprietary Items Under ConsiderationG. Exterior & Interior Materials DescriptionH. Structural Calculations and Required Floor LoadsI. Independent Structural Design ReviewJ. Energy Model CalculationsK. Life Cycle Cost Analysis for Energy & Water DevicesL. Heat Gain and Loss Calculations for HVACM. Electrical Load CalculationsN. Security and Visual Access RequirementsO. Facility and Maintenance RequirementsP. Quality Control Narratives <p>6C.3.2 Space Summary</p> <ul style="list-style-type: none">A. Updated Space Summary and Signed Certification<ul style="list-style-type: none">o Confirmation that spaces conform to MSBA requirementso Grossing Factor ConfirmationB. Comparison of Current Design with Final Educational ProgramC. DESE Requirements<ul style="list-style-type: none">o DESE Approval Lettero SPED Space Confirmationo DESE Approved Public Day Education Spaces Confirmation (if applicable)o DESE Chapter 74 Program Spaces (if applicable)	<p>6C.3.3 Project Approvals</p> <ul style="list-style-type: none">A. Approval Status, Appropriate Forms, LettersB. State review or permit statusC. Schedule for Local Zoning ApprovalsD. Certification of Utility Official Notification <p>6C.3.4 Cost Estimates</p> <ul style="list-style-type: none">A. Designer Cost Estimate <p>6C.3.5 90% CD Drawings (bound separately)</p> <p>6C.3.6 90% CD Project Manuals (bound separately)</p> <p>6C.3.7 Project Coordination</p> <p>6C.4 Appendix</p> <ul style="list-style-type: none">A. District Response to the MSBA Comments of 60% Construction Documents SubmittalB. Bid Package #1 Drawings & Project ManualC. Bid Package #2 Drawings & Project Manual
Wakefield Memorial High School 90% Construction Documents Report TOC	Wakefield Memorial High School 90% Construction Documents Report TOC	Wakefield Memorial High School 90% Construction Documents Report TOC

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Design Update

Vote to Approve Submission of the 90% Construction Documents Design Package to the MSBA

***Vote to Approve Submission of the 90%
Construction Documents Submission to the MSBA***

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review Filed Sub Trade Contractors to be Pre-Qualified

<u>MASONRY</u>	<u>WATERPROOFING</u>	<u>ROOFING AND FLASHING</u>
Commercial Masonry Corp	Acme Waterproofing Co., Inc.	Capeway Roofing Systems, Inc.
Costa Brothers Masonry, Inc.	Armani Restoration, Inc.	Gibson Roofs, Inc.
Fernandes Masonry, Inc.	Beacon Waterproofing & Restoration, Inc.	Greenwood Industries, Inc.
The Waterproofing Company	Folan Waterproofing & Construction Company, Inc.	J.D. Rivet & Co., Inc.
Lighthouse Masonry, Inc.	P.J. Spillane Company, inc.	Silktown Roofing, Inc.
Marmelo Bros. Construction Co., Inc.	The Waterproofing Company	Stanley Roofing Company, Inc.
<u>MISCELLANEOUS METALS</u>	<u>RESILIENT FLOORS</u>	<u>PAINTING</u>
AVID Iron Works	Ayotte & King For Tile	Alpha Contracting Associates
Roman Iron Works, Inc.	Capital Carpet and Flooring Specialists, Inc.	Bello Painting Co., Inc.
United Steel, Inc.	CJM Services, Inc.	Dandis Contracting
V & G Iron Works, Inc.	Pavilion Floors. Inc.	Drizos Contracting
<u>TILE</u>	<u>ACOUSTICAL TILE</u>	First Nick Companies
Ayotte & King For Tile	Central Ceilings, Inc.	Homer Contracting, Inc.
Capital Carpet and Flooring Specialists, Inc.	New England Finish Systems	King Painting, Inc.
High Point Interiors, Inc.	H. Carr & Sons, Inc.	M.L. McDonald Sales Co., Inc.
Pavilion Floors, Inc.	K&K Acoustical Ceilings, Inc.	New Generation Painting, Inc.
	The Cheviot Corporation	Select Paint and Finishes, LLC
		Soep Painting Corporation

Wakefield Memorial High School

1. Administrative Actions

Review Filed Sub Trade Contractors to be Pre-Qualified

<u>GLASS AND GLAZING</u>	<u>METAL WINDOWS</u>	<u>FIRE PROTECTION</u>
A&A Window Products, Inc.	A&A Window Products, Inc.	Carlisle Engineering, Inc.
Aluminum & Glass Concepts, Inc.	Aluminum & Glass Concepts, Inc.	
Chandler Architectural Products, Inc.	Chandler Architectural Products, Inc.	Davis-Ulmer Sprinkler Co., Inc.dba. Cogswell Sprinkler Co., Inc.
G.V.W., Inc.	G.V.W., Inc.	EM Duggan, Inc.
Kapiloff's Glass, Inc.	Kapiloff's Glass, Inc.	Johnson Controls Fire Protection LP
Lizotte Glass, Inc.	Lizotte Glass, Inc.	Rustic Fire Protection, Inc.
Lockheed Window Corp.	Lockheed Window Corp.	Xcel Fire Protection, Inc.
R&R Window Contractors, Inc.	R&R Window Contractors, Inc.	Yankee Sprinkler Co., Inc.
<u>PLUMBING</u>	<u>HVAC</u>	<u>ELECTRICAL</u>
Araujo Bros. Plumbing & Heating	E. Amanti & Sons, Inc.	Annese Electrical Services, Inc.
Cannistraro - (Inquired after deadline)	General Mechanical Contractors, Inc.	LeVangie Electric Co., Inc.
E. Amanti & Sons, Inc.	Harold Brothers Mechanical Contractors, Inc.	Lynnwell Associates, Inc.
Grasseschi Plumbing and Heating, Inc.	J.F. White Contracting Company	Systems Contracting, Inc.
Harold Brothers Mechanical Contractors, Inc.	KMD Mechanical Corp.	Wayne J. Griffin Electric, Inc.
Patrick J Kennedy & Sons, Inc.	Patrick J Kennedy & Sons, Inc.	<u>TERRAZZO</u>
		DePaoli Mosaic Company
		Joseph Cohn & Son Tile & Terrazzo, LLC
		Roman Mosaic and Tile Company

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review Filed Sub Trade Contractors to be Pre-Qualified

Reasons for Recommendation

- **Recommended by the Pre-Qualification Subcommittee who has reviewed and vetted all Filed Sub Bidders (FSB) Contractor “Statements of Qualification” (SOQs)**
- **Vast Majority of Firms are familiar to Project Team Members.**
- **All Firms are capable of satisfactorily completing the Project.**
- **All Firms submitted Financial Information that meets the SOQ requirements**
- **Pre-Qualifications were completed independently and digitally by BidDocOnline.**
- **Majority of Firms have Adequate/Similar Public Construction and Project Size Experience**

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Design Update

Vote to Approve Contractor Pre-Qualification

***Vote to Approve the Recommendations of the
WMHS Pre-Qualification Subcommittee to
approve all Pre-Qualified FSB Contractor Firms as
presented***

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review Materials Testing & Inspections Services Procurement

Reasons for Recommendation - UTS of Massachusetts

- **(6) Firms Submitted Proposals**
 - Aardvark Geotechnical Engineering & Testing, Inc
 - Intertek/PSI
 - John Turner Consulting
 - Thompson & Lichtner Co., Inc
 - **UTS of Massachusetts**
 - Yankee Engineering & Consulting
- **UTS Office is located close to Project Site**
- **Pricing is competitive with some categories lower in cost compared to competitors**
- **Performs all testing and inspection services in-house**
- **Recommended by the Working Group Members and Project Team after reviewing and vetting the submitted Proposals**
- **Extensive MSBA and High School Construction Project Experience**

WAKEFIELD MEMORIAL HIGH SCHOOL

2. Design Update

Vote to Approve Preferred Materials Testing & Inspections Services Vendor

***Vote to Approve UTS of Massachusetts as the
Preferred Materials Testing & Inspections Services
Vendor***

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Design Update

Abutter's Meeting Update – Existing Conditions Surveys



HARTFORD STRUCTURAL INSPECTIONS, LLC

PRECONSTRUCTION INSPECTION

60 Farm Street, Wakefield, MA

HSI Work Order J1203

February 27, 2024

Dear Sir or Madam,

Construction work is scheduled to start near your property at 60 Farm Street for the **New Wakefield Memorial High School, Wakefield, MA.**

This work requires earthwork digging, moving and support, concrete foundations, and structural steel. Please note there will be no blasting occurring to complete this project. Be assured that this work will be done by licensed and insured contractors.

HSI has been hired to perform a **Pre-Construction Inspection** of your home or building. This inspection is at no cost to you. This confidential inspection is intended to provide a lasting record of the pre-existing conditions of your property before the work begins.

The inspection includes a high-definition video and photographic documentation of the condition of your home or building. It includes recording the conditions of visible surfaces; drywall, carpentry, the foundation, and the exterior.

Please call our office at 917.795.9021 upon receipt of this letter with any questions and to notify us with a yes or no answer for the inspection. You may also correspond using our email address listed below.

Sincerely,

Christine Kotash

Christine Kotash

Executive Director - HSI

M/WBE DBE Certified Business Enterprise

HQ 59 Woodford Road, Scarsdale, NY 10583 800.225.6913 hsi.mngmt@gmail.com

WAKEFIELD MEMORIAL HIGH SCHOOL

3. Schedule Update

Meeting Calendar Update & Review of Future Dates

- **March 1** – Submit 90% Construction Documents Submission to the MSBA after PBC Approval
- **March 14** – Permanent Building Committee Meeting
- **March 18** – Bond’s Initial Mobilization on Site
- **April 08** – Bond Field Trailers Arrive
- **May 17** – Tentative Groundbreaking Ceremony w/ Local Officials/MSBA

2023-2024 PERMANENT BUILDING COMMITTEE MEETINGS			
MARCH	14	JULY	18***
APRIL	11	AUGUST	15
MAY	16**	SEPTEMBER	12
JUNE	13	OCTOBER	17

* Meeting dates may be changed or added during critical decision-making times in the project.

** Revised PBC Meeting Date

***Revised PBC Meeting Date to accommodate the 4th of July Holiday