

3.1.1 Introduction

1. Summary of the Facility Deficiencies

Wakefield Memorial High School is a public high school located at 60 Farm Street in Wakefield, Massachusetts, and supports grades 9-12 with a current enrollment of 842 students. Originally constructed in 1960 as a junior high school with class size ratios at 20:1, many of the classrooms in the original portion are undersized for the current enrollment and class-size policy of 25:1. The high school building was expanded with major additions in 1972, including a field house; however, the layout of the building results in many 'landlocked' educational spaces, without access to natural light or ventilation. Of particular concern is the fact that many of the science labs do not meet the District's program needs, and are unsafe due to limited access to sinks, lab spaces, power sources, and safety features, making it difficult for the school to maintain NEASC accreditation.

Wakefield Public Schools has worked hard over the years to keep systems running and make improvements within existing constraints, however, all major mechanical, electrical, plumbing, and fire protection systems are at the end of their useful lives. Except for a few areas of roof replacement, the building envelope has not been improved, is uninsulated, and performs poorly.

The site includes a total of 41.06 acres. The high school building and adjacent Beasley Oval total 18.46 acres. The remaining acreage is across Hemlock Road, where Walsh and Landrigan fields and Dobbins tennis courts are located. This parcel totals 22.60 acres. The site includes 400 dedicated parking spaces distributed in 5 on-site parking lots, which do not meet the school's current needs. Farm Street is a heavily traveled town road, overtaxed by the traffic generated by the high school, adjacent Woodville Elementary and Northeast Metropolitan Regional Vocational High School, located at 100 Hemlock Road, particularly during school arrival and departure times.

In April 2019, the Town of Wakefield and Wakefield Public Schools submitted a Statement of Interest to the MSBA for the Wakefield Memorial High School. A copy of the Statement of Interest is included in the Appendix, section 3.1.8.1.



2. Invitation to Conduct Feasibility Study

The MSBA invited Wakefield Public Schools to conduct a Feasibility Study on December 16, 2020. A copy of the MSBA Board Action Letter is included in the at the end of this section.



Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

December 16, 2020

Mr. Stephen P. Maio, Town Administrator
Town of Wakefield
1 Lafayette Street
Wakefield, MA 01880

Re: Town of Wakefield, Wakefield Memorial High School

Dear Mr. Maio:

I am pleased to report that the Board of the Massachusetts School Building Authority (the “MSBA”) has voted to invite the Town of Wakefield (the “Town”) to partner with the MSBA in conducting a Feasibility Study for the Wakefield Memorial High School. The Board’s vote follows the Town’s timely completion of all of the requirements of the MSBA’s Eligibility Period.

I do want to emphasize that this invitation to partner on a Feasibility Study is *not* approval of a project, but is strictly an invitation to the Town to work with the MSBA to explore potential solutions to the problems that have been identified. Moving forward in the MSBA’s process requires collaboration with the MSBA, and communities that “get ahead” of the MSBA without MSBA approval will not be eligible for grant funding. To qualify for any funding from the MSBA, local communities must follow the MSBA’s statute, regulations, and policies which require MSBA collaboration and approval at each step of the process.

During the Feasibility Study phase, the Town and the MSBA will partner pursuant to the terms of the Feasibility Study Agreement to find the most fiscally responsible and educationally appropriate solution to the problems identified at the Wakefield Memorial High School. The Feasibility Study, which will be conducted pursuant to the MSBA’s regulations and policies, requires the Town to work with the MSBA on the procurement of an Owner’s Project Manager and Designer, which will help bring the Town’s Feasibility Study to fruition.

We will be contacting you soon to discuss these next steps in more detail. In the meantime, however, I wanted to share with you the Board’s decision and provide a brief overview of what this means for the Town of Wakefield.

I look forward to continuing to work with you as part of the MSBA’s grant program. As always, feel free to contact me or my staff at (617) 720-4466 should you have any questions.

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December 16, 2020

Wakefield Invitation to Feasibility Study Board Action Letter

Sincerely,

A handwritten signature in blue ink, appearing to read "John K. McCarthy".

John K. McCarthy
Executive Director

Cc: Legislative Delegation
Ann Santos, Chair, Wakefield Town Council
Aimee Purcell, Chair, Wakefield School Committee
Douglas Lyons, Superintendent, Wakefield Public Schools
Bob Schiaroli, Director of Facilities, Wakefield Public Schools
File: 10.2 Letters (Region 3)

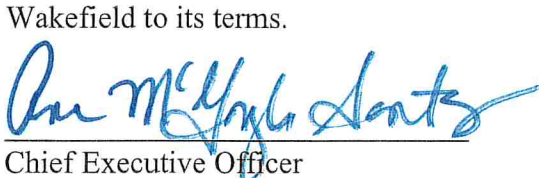
3. Executed Design Enrollment Certification

The MSBA and Wakefield Public Schools have agreed to a design enrollment of 1,000 students in Grades 9 – 12. A copy of the Design Enrollment Certification is included at the end of this section.

**MASSACHUSETTS SCHOOL BUILDING AUTHORITY
TOWN OF WAKEFIELD
WAKEFIELD MEMORIAL HIGH SCHOOL
DESIGN ENROLLMENT CERTIFICATION**

As a result of a collaborative analysis with the Massachusetts School Building Authority (the "MSBA") of enrollment projections and space capacity needs for the proposed project at the Wakefield Memorial High School, the Town of Wakefield hereby acknowledges and agrees that the design of the proposed project at the Wakefield Memorial High School shall be based on an enrollment of no more than 1,000 students in grades 9-12. The Town of Wakefield further acknowledges and agrees that, pursuant to 963 CMR 2.00 *et seq.*, the MSBA shall determine the square feet per student space allowance and total square footage for a high school serving 1,000 students in grades 9-12. The Town of Wakefield acknowledges and agrees that it has no right or entitlement to any particular design enrollment, square feet per student space allowance, or total square footage and that it has no right or entitlement to a design enrollment any greater than 1,000 students for the Wakefield Memorial High School, and further acknowledges and agrees that it shall not bring any claim or action, legal or equitable, against the MSBA, or any of its officers or employees, for the purpose of obtaining an increase in the design enrollment of the Wakefield Memorial High School that it has acknowledged and agreed to herein. The Town of Wakefield further acknowledges and agrees that, among other things, the design enrollment, square feet per student space allowance, and total square footage of the Wakefield Memorial High School shall be subject to the approval of the MSBA's Board and that the final approval of a proposed project at the Wakefield Memorial High School shall be within the sole discretion of the MSBA's Board.

The undersigned, for themselves and the Town of Wakefield, hereby certify that they have read and understand the contents of this Design Enrollment Certification and that each of the above statements is true, complete and accurate. The undersigned also hereby certify that they have been duly authorized by the appropriate governmental body to execute this Certification on behalf of the Town of Wakefield and to bind the Town of Wakefield to its terms.




Chief Executive Officer
OR Mayor, Town of Wakefield



Duly Authorized Representative of
School Committee

12/1/20
Date

12/1/20
Date



Douglas J. Lyas
Superintendent of Schools

12.01.2020
Date

4. Capital Budget Statement and Target Budget

The preliminary estimated project costs for the alternatives under consideration range from \$150 million to \$232 million exclusive of MSBA reimbursement. The current reimbursement base rate is 49.94% (of eligible costs). The Town intends to seek additional incentive points for: Renovation (dependent on which alternative is chosen), High Efficiency Green School and Best Practice for Routine and Capital Maintenance.

The Town of Wakefield maintains a healthy balance sheet and its current debt load is well within the recommended level. Currently, the Town has a Standard and Poor's Investors Service rating of AAA. Financing for this project will be based upon a successful debt exclusion override. The Town of Wakefield is confident that it can acquire necessary support to fund the project when it is brought before the Town in the winter of 2023.

The Town is currently engaged in two other projects. The Wakefield Public Safety Building is scheduled to begin construction on a renovation and addition project in Spring 2022 and the Wakefield Department of Public Works is currently conducting a feasibility study for a proposed new facility.

5. Project Directory

The project directory provides information for all project stakeholders. This will be updated as additional participants are added. A copy of the Project Directory is included at the end of this section.

Project Directory

Wakefield Town Administration

Stephen Maio, Town Administrator smaio@wakefield.ma.us
1 Lafayette Street
Wakefield, MA 01880
(781) 246 6390

Wakefield Town Council

Julie Smith-Galvin, Chair councilor.galvin@wakefield.ma.us
Mehreen N. Butt, Vice-Chair councilor.butt@wakefield.ma.us
Jonathan P. Chines councilor.chines@wakefield.ma.us
Anne P. Danehy councilor.danehy@wakefield.ma.us
Edward F. Dombroski, Jr. councilor.dombroski@wakefield.ma.us
Ann Santos councilor.santos@wakefield.ma.us

Wakefield Public Schools Administration

Doug Lyons doug.lyons@wpsk12.org
Superintendent of Schools
60 Farm Street
Wakefield MA 01880
(781) 246 6400 Ext. 6939

Kara Mauro kara.mauro@wpsk12.org
Assistant Superintendent of Schools
60 Farm Street
Wakefield MA 01880
(781) 246 6400

Wakefield School Committee

Suzy Veilleux, Chair suzy.veilleux@wpsk12.org
Thomas Markham, Vice-Chair tom.markham@wpsk12.org
Mike Boudreau mike.boudreau@wpsk12.org
Stephen Ingalls stephen.ingalls@wpsk12.org
Ami Wall ami.wall@wpsk12.org
Kevin Piskadlo kevin.piskadlo@wpsk12.org
Amy Leeman amy.leeman@wpsk12.org

Wakefield Permanent Building Committee/School Building Committee

Joe Conway	jconway@wakefield.ma.us	MCPPO Certified
Julie Smith Galvin	councilor.galvin@wakefield.ma.us	Local Chief Executive Officer
Stephen Maio	smaio@wakefield.ma.us	Town Administrator
Thomas Markham	tom.markham@wpsk12.org	School Committee
Kevin Piskadlo	kevin.piskadlo@wpsk12.org	School Committee
Doug Lyons	doug.lyons@wpsk12.org	Superintendent of Schools
Tim O'Brien	tim.obrien@wpsk12.org	Director of Facilities

Joe Bertrand, Chair	jbertrand@mkblegal.com	Permanent Building Committee
Jason Cohen	jrussochen@gmail.com	Permanent Building Committee
Tim Demers	tdemers47@gmail.com	Permanent Building Committee
Janine Fabiano	j9fabiano@yahoo.com	Permanent Building Committee
Tom Galvin	tomgalvin.arch@comcast.net	Permanent Building Committee
Wayne Hardacker	pahwvh@verizon.net	Permanent Building Committee
John McDonald	mcdjohnp@gmail.com	Permanent Building Committee
Marc Moccio	mmoccio@gmail.com	Permanent Building Committee
Nasos Phillips	nasos_phillips@hotmail.com	Permanent Building Committee
Philip Renzi	philip.renzi@gmail.com	Permanent Building Committee
Chip Tarbell	chip@crossservicesgroup.com	Permanent Building Committee
Amy McLeod	amy.mcleod@wpsk12.org	High School Principal
Joseph Mullaney	joseph.mullaney@wpsk12.org	High School Assistant Principal
James Sullivan	jsullivan@gandhengineering.com	Finance Committee
Ian McKinnon	imckinnon@hshassoc.com	Community Member
Jeffery Cohen	jcbos7@comcast.net	Community Member
Elizabeth Martin	emartin@brooksschool.org	Community Member
Ray Thompson	rthomps125@gmail.com	Community Member
Eric Lambiaso	elambiaso@sasaki.com	Community Member
Thomas Stapleton	tfsjr1943@gmail.com	Community Member
Robert Arcari	barcari@verizon.net	Community Member
Dylan Forester	dforester5988@gmail.com	Community Member
Chris Sallade	csallade@comcast.net	Community Member
Sandra Clarey	sandra.clarey@gmail.com	Community Member
Eric Hubert	echubert@gmail.com	Community Member
Christine Bufagna	christine.bufagna@wpsk12.org	Community Member
Jonathan Chines	councilor.chines@wakefield.ma.us	Community Member
Kim Hartman	kimbahartman@yahoo.com	Community Member
Greg Liakos	gliakos45@gmail.com	Community Member
William Karvouniaris	william.karvouniaris@wpsk12.org	Community Member

Massachusetts School Building Authority

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Suite 5000,
Boston MA 02109
(617) 720 4466

Fenton Bradley, Project Manager
Sarah Przybylowicz, Project Coordinator

Fenton.Bradley@MassSchoolBuildings.org
Sarah.Przybylowicz@massschoolbuildings.org

Owners Project Manager

LeftField Project Managers
101 Federal Street,
Suite 1900,
Boston MA 02110
(617) 737 6400

Jim Rogers, Principal in Charge
Lynn Stapleton, Project Director
Shane Nolan, Senior Project Manager

jrogers@leftfieldpm.com (617) 593 0661
lstapleton@leftfieldpm.com (508) 269 0457
snolan@leftfieldpm.com (617) 921 2830

Designer

SMMA

1000 Massachusetts Ave,
Cambridge, MA 02138
(617) 547 5400

Lorraine Finnegan, Principal in Charge
Helen Fantini , Project Manager
Matt Rice, Senior Project Architect
Phil Poinelli, Principal, Educational Planner

lfinnegan@smma.com
hfantini@smma.com
mrice@smma.com
ppoinelli@smma.com

Educational Visioning

New Vista Design: David Stephen

david@newvistadesign.net

Civil Engineering

SMMA: Erin Prestileo

eprestileo@smma.com

Landscape Architecture

SMMA: Michael Dowhan

mdowhan@smma.com

Structural Engineering

SMMA: Paul Livernois

plivernois@smma.com

Fire Protection Engineering

AKAL: Anup Khatra

khatra@akalengineering.com

Plumbing Engineering

AKAL: Anthony Grey

anthony@akalengineering.com

HVAC Engineer

SMMA: Lana Prokupets

lprokupets@smma.com

Electrical Engineers

Architectural Engineers Inc.: Nick Ferzacca

nferzacca@arcengrs.com

Data/Communications

SMMA: Pat Weygint

pweygint@smma.com

Environmental Permitting

Rimmer Environmental: Mary Rimmer

mrimmer@rimmerenv.com

Geotechnical Engineers

Lahlaf Geotechnical: Abdelmadjid Lahlaf

madjid.lahlaf@lhcinc.net

Hazardous Materials

CDW Consultants: Kathleen Campbell

kcampbell@cdwconsultants.com

Cost Estimating

PM&C: Peter Bradley

peterbradley@pmc-ma.com

Kitchen/Food Service Consultants

Schiavone Designs: Joanne Schiavone

jms@schivonedesigns.com

Laboratory Consultant

SMMA: Adrian Walters

awalters@smma.com

Acoustical Consultant Acentech Inc.: Jonah Sacks	jsacks@ACENTECH.com
Specifications Consultant SMMA: Kristin Norwood	knorwood@smma.com
Library/Media Consultant SMMA: Jen Badershall	jbadershall@smma.com
Audio Visual Consultants Acentech Inc.: Brian Masiello	bmasiello@ACENTECH.com
Technology Consultant SMMA: Pat Weygint	pweygint@smma.com
Theatrical Consultant Theatre Designs Inc.: Michael Mell	mmell@theaterdesigninc.com
Sustainable Consultant SMMA; Martine Dion	mdion@smma.com
Code Consultants Jensen Hughes: Eric Cote	ecote@jensenhughes.com
Accessibility Consultant SMMA: Matt Rice	mrice@smma.com
Traffic Consultant GM2 Associates: Stephen Siragusa	ssiragusa@gm2inc.com
Furniture, Fixtures & Equipment Consultant Stefura: Lianne Vivaiecchia	lianne@stefura.com
Site Survey GM2 Associates: Chris Sedgwick	CSedgwick@GM2INC.COM
Security Consultant Good Harbor Techmark: Matthew Allain	matt.allain@ghtechmark.com
Hardware Consultants Campbell McCabe: Susan McCabe-Messier	SMcCabeMessier@campbell-mccabe.com

6. Updated Project Schedule

The project schedule outlines the following milestone dates:

- | | |
|--|-----------------------|
| • Preliminary Design Program Submission to MSBA | February 03, 2022 |
| • Preferred Schematic Submission to MSBA | May 05, 2022 |
| • MSBA Board Meeting approval to proceed to Schematic Design | June 22, 2022 |
| • Schematic Design Submission | October 27, 2022 |
| • MSBA Board Meeting for Project Scope and Budget | December 22, 2022 |
| • Projected Town of Wakefield vote to approve funding | January/February 2023 |

A copy of the Updated Project Schedule is included in the end of this section.

	Activity Name	Duration (Days)	Start Date	Finish Date	2021				2022												2023
					Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan
1	Module 1 - Eligibility Period	716.00	4/9/19	3/25/21																	
2	Submit Statement of Interest to MSBA	0.00	4/9/19	4/9/19																	
3	Invitation into Eligibility Period	0.00	12/11/19	12/11/19																	
4	Enrollment Certification	0.00	12/1/20	12/1/20																	
5	Invitation by MSBA to Participate in Feasibility Study	0.00	12/16/20	12/16/20																	
6	Execution of FSA	0.00	3/25/21	3/25/21																	
7	Module 2 - Forming the Team	205.00	2/24/21	9/16/21																	
8	OPM Procurement	69.00	2/24/21	5/3/21																	
9	Request for OPM Services Appears in Central Register	0.00	2/24/21	2/24/21																	
10	Receive OPM Services Submissions	0.00	3/17/21	3/17/21																	
11	OPM Interviews	0.00	3/30/21	3/30/21																	
12	Negotiate/Execute OPM Contract	7.00	3/31/21	4/6/21																	
13	Submit OPM Documentation to MSBA	0.00	4/7/21	4/7/21																	
14	OPM Approval by MSBA OPM Panel	0.00	5/3/21	5/3/21																	
15	Designer Selection	136.00	5/4/21	9/16/21																	
16	Prepare Designer RFS	10.00	5/4/21	5/13/21																	
17	MSBA Review and Approval of Designer RFS	20.00	5/14/21	6/2/21																	
18	Request for Designer Services Appears in Central Register	0.00	6/9/21	6/9/21																	
19	Receive Designer Services Submissions	22.00	6/9/21	6/30/21																	
20	Designer Selection Panel Meeting Application Review	0.00	8/3/21	8/3/21																	
21	Designer Selection Panel Interviews	0.00	8/17/21	8/17/21																	
22	Negotiate/Execute Designer Contract	23.00	8/18/21	9/9/21																	
23	Submit Designer Contract to MSBA	0.00	9/16/21	9/16/21																	
24	Module 3 - Feasibility Study	268.00	9/27/21	6/22/22																	
25	Preliminary Design Program (PDP)	164.00	9/27/21	3/10/22																	
26	Kick off meeting with MSBA	0.00	9/27/21	9/27/21																	
27	Evaluation of Existing Conditions	42.00	9/28/21	11/8/21																	
28	Educational Visioning and Program	86.00	10/14/21	1/7/22																	
29	Prepare Districts Educational Program	86.00	10/14/21	1/7/22																	
30	Educational Visioning Workshop #1	0.00	10/27/21	10/27/21																	
31	Educational Visioning Workshop #2	0.00	11/2/21	11/2/21																	
32	Educational Visioning Workshop #3	0.00	11/16/21	11/16/21																	
33	Educational Visioning Workshop #4	0.00	11/30/21	11/30/21																	
34	Initial Space Summary	68.00	11/1/21	1/7/22																	
35	Site Development Requirements	82.00	10/18/21	1/7/22																	
36	Preliminary Evaluation of Alternatives	48.00	12/11/21	1/27/22																	
37	Local Actions and Approvals - SBC meeting to approve PDP Submission	0.00	1/27/22	1/27/22																	
38	Submit PDP to MSBA	0.00	2/3/22	2/3/22																	
39	MSBA Staff PDP Review	21.00	2/4/22	2/24/22																	
40	District Response to MSBA PDP Comments	14.00	2/25/22	3/10/22																	
41	Preferred Schematic Report (PSR)	139.00	2/4/22	6/22/22																	
42	Update Evaluation of Existing Conditions	14.00	2/4/22	2/17/22																	
43	Final Evaluation of Alternatives	49.00	2/4/22	3/24/22																	
44	Develop Preferred Solution	28.00	3/25/22	4/21/22																	

	Activity Name	Duration (Days)	Start Date	Finish Date	2021				2022												2023					
					Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan					
45	Local Actions and Approvals - SBC meeting to approve PSR Submission	0.00	4/21/22	4/21/22																						
46	Submit PSR to MSBA (MSBA Schedule Deadline 5/4/21)	0.00	5/4/22	5/4/22																						
47	Facilities Assessment Sub Committee (MSBA Schedule or 6/1/21)	0.00	5/18/22	5/18/22																						
48	MSBA Staff PSR Review	21.00	5/19/22	6/8/22																						
49	District Response to MSBA PDP Comments	14.00	6/9/22	6/22/22																						
50	MSBA Board Meeting - Approval to proceed to Schematic Design (MSBA Schedule)	0.00	6/22/22	6/22/22																						
51	Module 4 - Schematic Design (SD)	182.00	6/23/22	12/21/22																						
52	Develop Schematic Design	92.00	6/23/22	9/22/22																						
53	Schematic Design Estimate and Reconciliation	21.00	9/23/22	10/13/22																						
54	OPM SD Submission Notification to MSBA	0.00	10/17/22	10/17/22																						
55	Local Actions and Approvals - SBC meeting to approve SD Submission	0.00	10/20/22	10/20/22																						
56	Submit SD to MSBA (MSBA Schedule Deadline 10/27/22)	0.00	10/27/22	10/27/22																						
57	Facilities Assessment Sub Committee (MSBA Schedule or 11/22/22)	0.00	11/9/22	11/9/22																						
58	MSBA Staff Review	21.00	11/10/22	11/30/22																						
59	Respond to MSBA Review Comments	14.00	12/1/22	12/14/22																						
60	MSBA Board Meeting - PSBA Approval (MSBA Schedule)	0.00	12/21/22	12/21/22																						
65	Module 5 - Funding the Project																									
66	Project Scope & Budget (PSBA) Conference (TBC)																									
67	MSBA Board Meeting - PSBA Approval (MSBA Schedule)																									
68	Execute Project Scope & Budget Agreement (PSBA)																									
69	Wakefield Local Approvals - Town Meeting (TBC)																									
70	Wakefield Debt Exclusion Ballot (TBC)																									
71	District to Execute Project Funding Agreement																									
					September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January					