

The New Stoneham High School



Stoneham School Building Committee Town Meeting Update

October 2022

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 projected 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

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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. 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, changes were made as follows:
 - exterior and interior finishes were changed to be more cost effective without sacrificing durability
 - changes from moveable walls to fixed walls
 - 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
 - reduction of dugouts, athletic equipment, plantings, benches

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

- At the 60% 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.

- 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.

The Committee approved the 90% Construction Documents and submitted to the MSBA for its approval on September 28, 2022. The 90% pricing resulted in no additional project cuts.

WHAT HAPPENS NEXT?

Perkins+Will and Consigli Construction will now work on the 100% final drawings to be used for soliciting bids in November. Responses to those bids will be due back to the Town in early December at which time the Committee will have a better idea of the extent to which it will need to seek additional funding from Town Meeting in January.