

Perkins&Will

**STONEHAM HIGH SCHOOL**  
**Feasibility Study**  
**Community Forum 02**

9.23.2020

# SCHOOL COMMITTEE MEMBERS

Marie Christie	Co-Chair	Jeanne Craigie	Town Moderator
David Bois	Co-Chair	Lisa Gallagher	Middle School Admin.
Raymie Parker	Chair Select Board	Kevin Yianacopolus	High School Facilities
Nicole Nial	School Committee Member	Albert Talarico	Community Member
Cory Mashburn	Finance and Advisory Board	Douglas Gove	Community Member
Dennis Sheehan	Town Administrator	Stephen O'Neill	Community Member
John Macero	Superintendent of Schools	Josephine Thomson	Community Member
Bryan Lombardi	High School Principal	Sharon Iovanni	Community Member
David Pignone	Athletic Director	Paul Ryder	Community Member
Brian McNeil	Town Facilities Director		

**ARCHITECT** Perkins and Will

**OPM** Symmes Maini and McKee Associates

# AGENDA

## 1/ RECAP

MSBA / Visioning / Existing Conditions / Ed Programs

## 2/ REVIEW DESIGN OPTIONS

## 3/ LEARN ABOUT PROJECT COST

## 4/ SHARE YOUR THOUGHTS

## 5/ NEXT STEPS



# FEASIBILITY STUDY GOALS

- **Develop a long-term solution to our aging High School**
- **Provide Educational Spaces that meet MSBA Standards**
- **Provide spaces for Community use**
- **Provide Flexible, 21<sup>st</sup> Century Educational Spaces**
- **Meet the goals established in the Visioning Workshops**
- **Provide a school that is accessible to all students and citizens**
- **Engineer a school that is energy efficient and capable of being zero energy reliant**
- **Improve the Traffic Conditions along Franklin Street**
- **Provide the school and community state of the art outdoor athletic facilities**
- **Provide a High School that is safe, code-compliant and a place Stoneham residents can be proud of**

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# **RECAP**

**MSBA / Visioning / Existing Conditions / Ed Programs**

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# MSBA Feasibility Study Process and Schedule

# MASSACHUSETTS SCHOOL BUILDING AUTHORITY (MSBA)

- **MSBA** is an independent public authority that administers and funds a program for grants to eligible cities, towns, and regional school districts for school construction and renovation projects.
- **MSBA** mandates a multi-step rigorous study and approval process
- **MSBA** will fund **52.06%** plus incentives of eligible project costs for an approved project if accepted by the voters of Stoneham

# PDP FEASIBILITY STUDY SCOPE

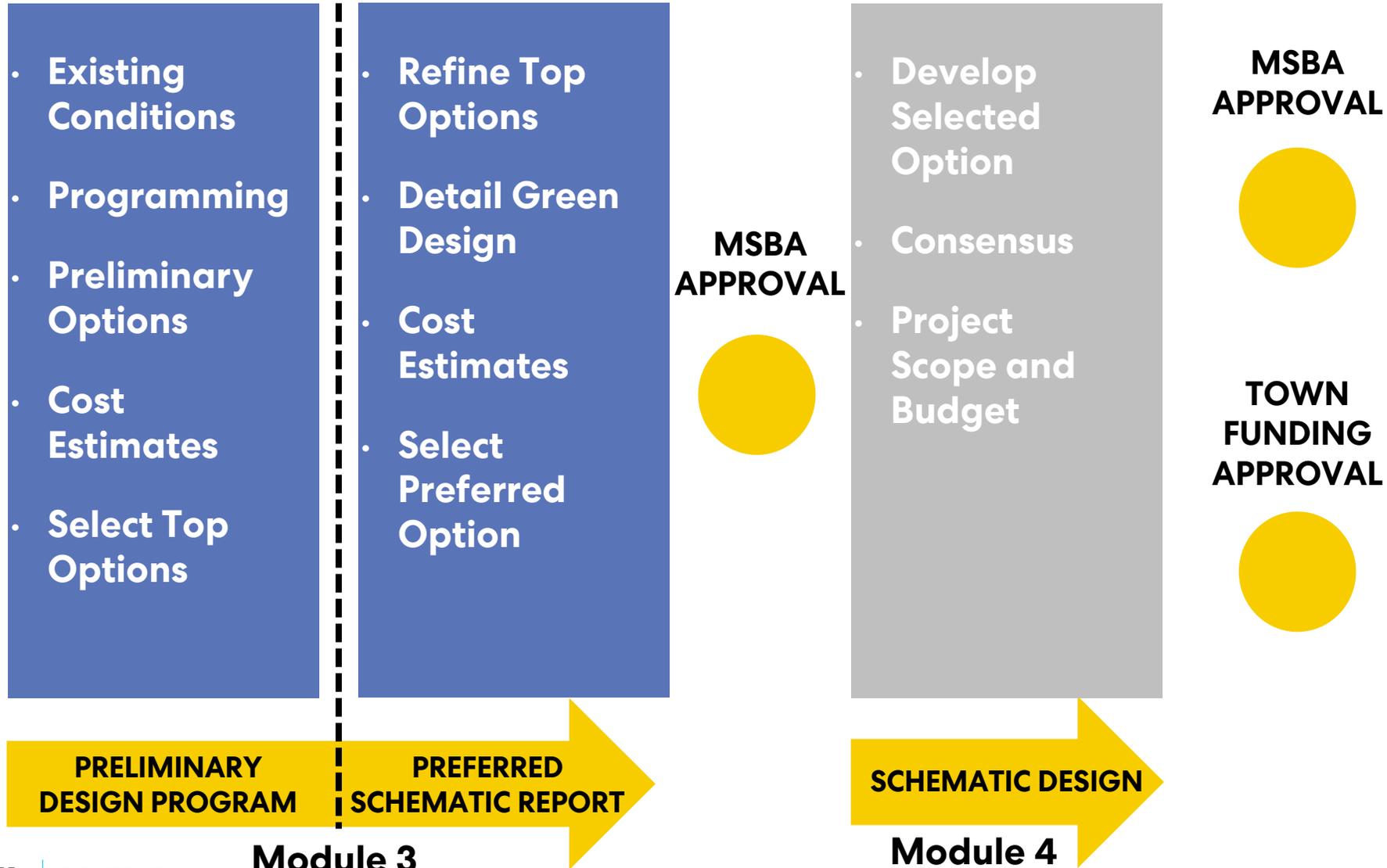
The MSBA has agreed to participate with Stoneham in a feasibility study for a **695** student High School.

Scope items include:

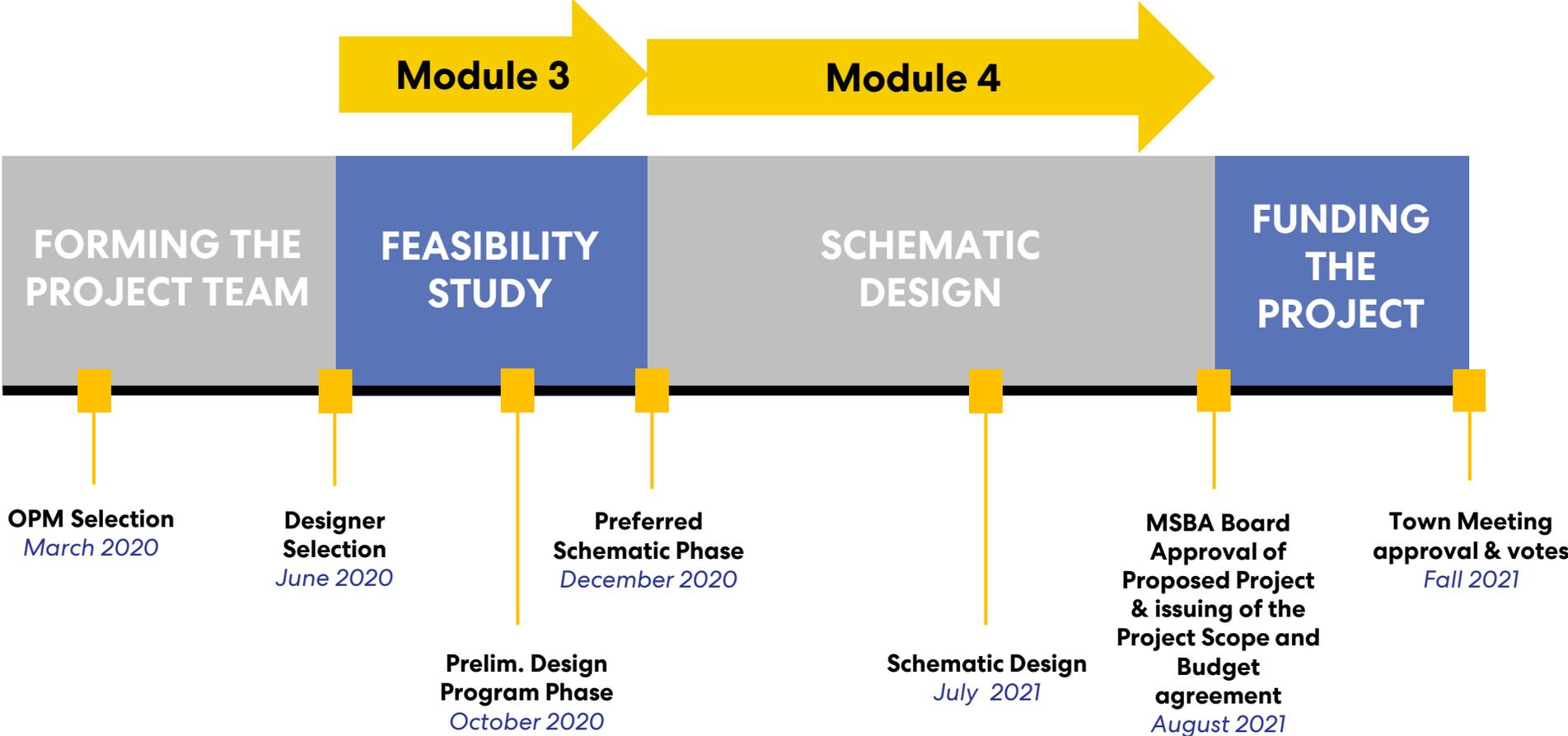
- Educational Visioning
- Existing Conditions Review
- Sustainable Design Achievement
- Design Alternatives
  - Renovation
  - Renovation / Addition
  - All New Construction
- Cost Estimates



# MSBA PROCESS / FEASIBILITY STUDY AND SCHEMATIC DESIGN PHASES



# PROJECT SCHEDULE – Feasibility & Schematic Design



## **PDP Completed Tasks**

- **Site Analysis and Selection**
- **Educational Visioning Workshops**
- **Educational Programming**
- **Space Summary Spreadsheets**
- **Building Condition Evaluations**
- **Hazardous Material Investigation**
- **Phase I Environmental Site Assessment**
- **Traffic Review**
- **Preliminary Soils Investigation**
- **Design Options Development**
- **Preliminary Cost Estimates**
- **Cost Analysis**

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# **Educational Visioning**

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**TWO WEEKS / 8 DAYS**

**07.20.2020 – 07.31.2020**



# **Virtual Visioning for Stoneham High School**

# Purpose

- To virtually bring together a group of important Stoneham High School stakeholders to look to innovations and future thinking to explore, discuss and influence the best possible solutions for an extraordinary future ready new facility.
- This work was done over eight days in order to make a real difference in the planning of the SHS to have a positive impact on teaching and learning!

# Desired Outcomes

- What are the guiding principles that drive design thinking?
- What are the essential characteristics of the “new” Stoneham High School?
- What is the educational program that will support teaching, learning and your community?
- How does the new High School support the Community?

## Session Topics

# 2 Weeks / 8 days

WEEK 1

Day 1

Where Have We  
Been and Where  
Are We Going?

Day 2

Future Ready

Day 3

Planning Concepts

Day 4

Learning about  
Exterior Space  
Needs

WEEK 2

Day 5

Critical Adjacencies

Day 6

Learning from  
Subject Matter  
Experts

Day 7

Sustainability – Net  
Zero Energy /  
Carbon Neutral

Day 8

Hearing from the  
Community

# How are you feeling about the first week of Virtual Visioning for Stoneham High School?





## Means of Communication



**Visit the Website:**

**envisionshs.squarespace.com**

**password: Spartan**

**Email Us:**

**envisionstoneham@gmail.com**

# Conditions of Existing SHS

**Existing Conditions**

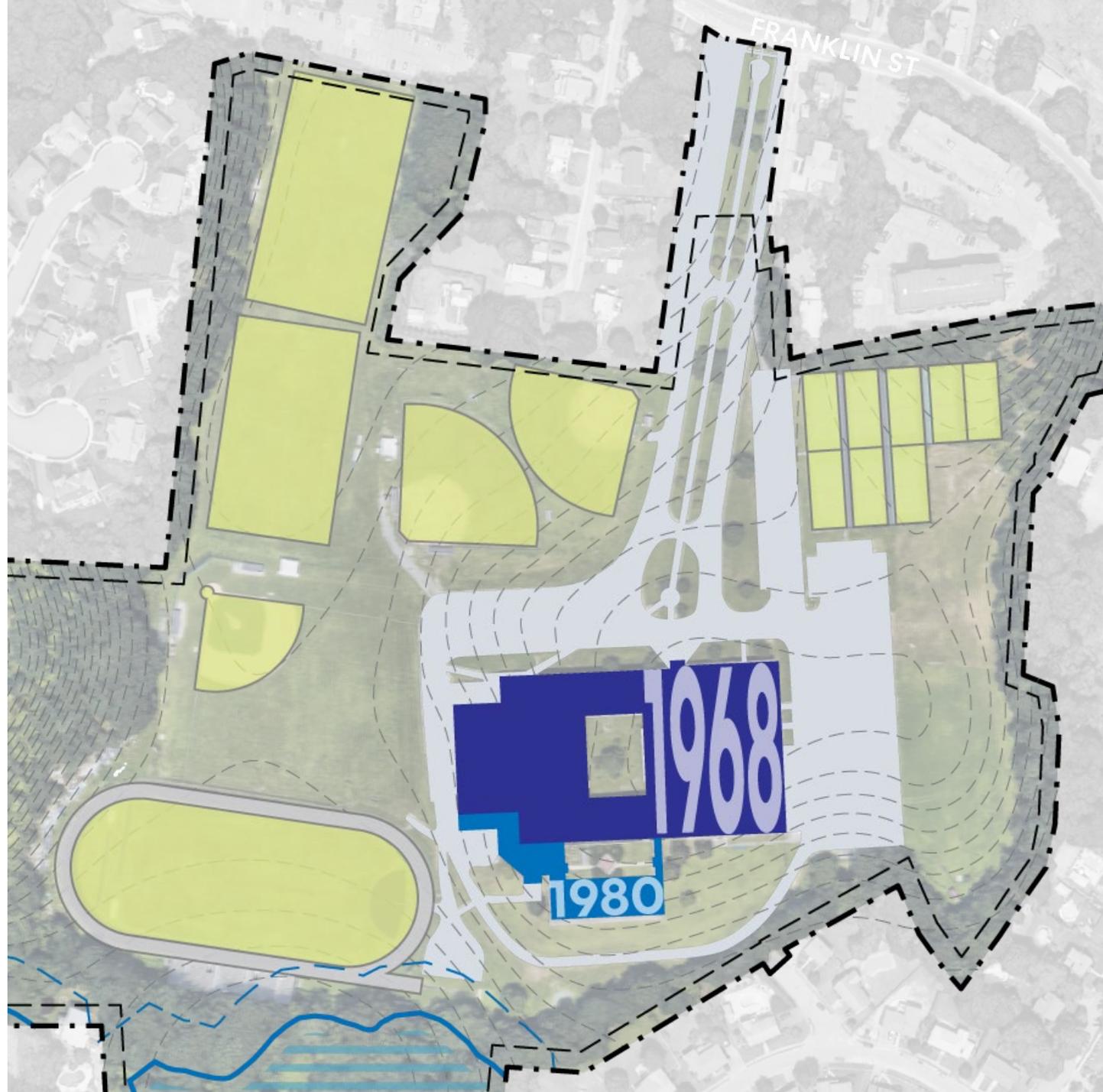
**Current Campus**

**Junior High School (1968)**

**52 YEARS OLD**

**Senior High School (1980)**

**40 YEARS OLD**



# Site Conditions



# Exterior Conditions



# Interior Conditions

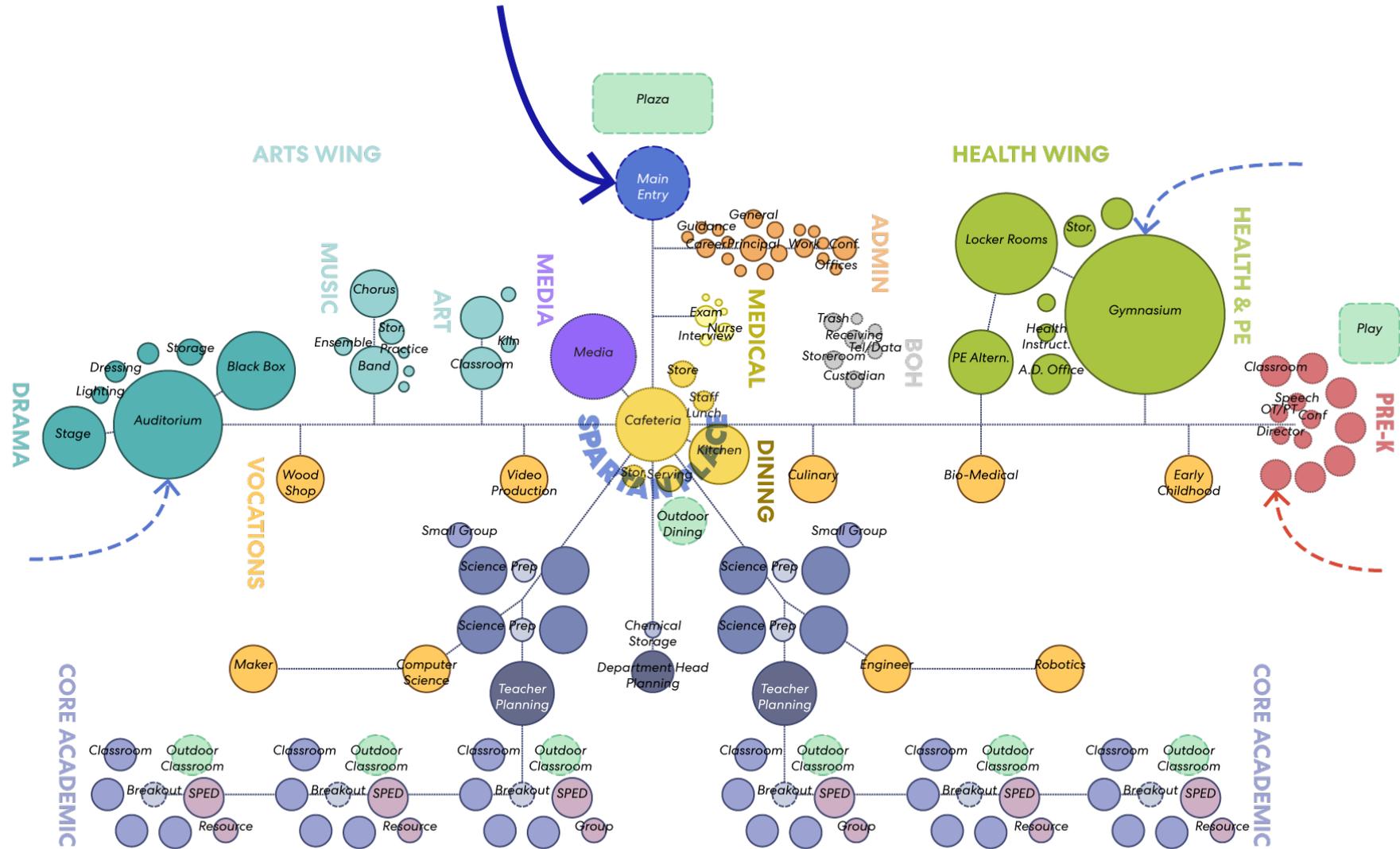


# Educational Programs

## Educational Programming Summary

- **204,000 SF**
- **Appropriately sized general Classrooms**
- **Engineering and Technology Labs**
- **Maker Space and Fabrication Labs**
- **Music and Art Spaces**
- **SPED, RISE, and STRIDE Spaces**
- **Gymnasium**
- **Auditorium**
- **Interdisciplinary Project / Performance**
- **Library / Media Center**
- **Town-Wide Pre-K Program**
- **Concessions/Bathrooms/Storage for Athletics**

# Educational Programming Update



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# REVIEW DESIGN OPTIONS

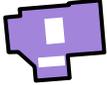
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# Design Options Summary

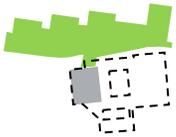
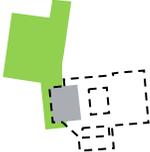
## CODE UPGRADE

- **NO Educational upgrades**
- **Code Upgrades**
- **System Upgrades**
- **Exterior Envelope Repairs**
- **Interior Repairs**
- **No Sitework**

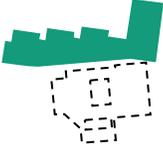
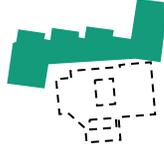
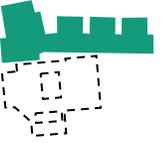
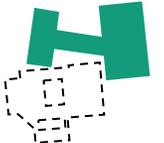
## RENOVATION

-  **Option 2**

## RENOVATION ADDITION

-  **Option 3A1**
-  **Option 3A2**
-  **Option 3B**

## NEW CONSTRUCTION

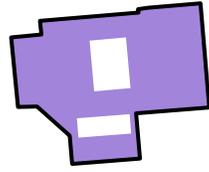
-  **Option 4A1**
-  **Option 4A2**
-  **Option 4A3**
-  **Option 4B**
-  **Option 4C**

# Renovation Only

## Option 2

## Renovation Option

# 2

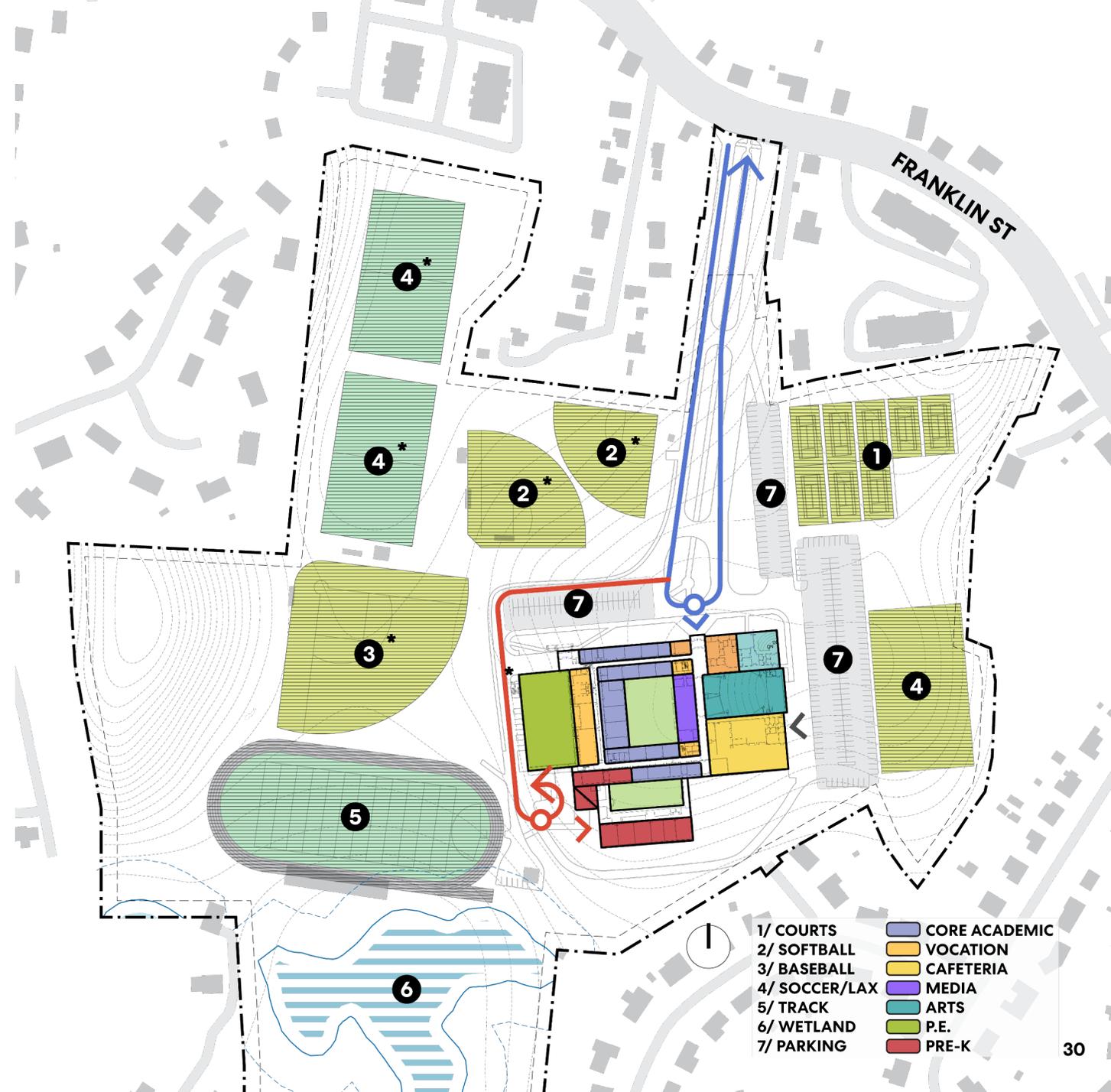


- **Pros:**

- Least disruption to site (still substantial)
- Adequate square footage
- Re-use existing structure

- **Cons:**

- Lengthy Occupied phased construction (longer construction duration)
- Difficult to meet ZNE goal
- Highly disruptive to building users during construction
- Requires Modular Classrooms
- Hazardous abatement in occupied building

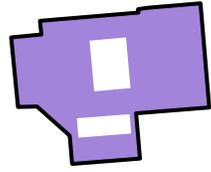


**FIELDS:**

- EXISTING TO REMAIN
- NEW
- SYNTHETIC
- \* NON-COMPLIANT

- |               |               |
|---------------|---------------|
| 1/ COURTS     | CORE ACADEMIC |
| 2/ SOFTBALL   | VOCATION      |
| 3/ BASEBALL   | CAFETERIA     |
| 4/ SOCCER/LAX | MEDIA         |
| 5/ TRACK      | ARTS          |
| 6/ WETLAND    | P.E.          |
| 7/ PARKING    | PRE-K         |

# Renovation Option 2 Construction Phasing

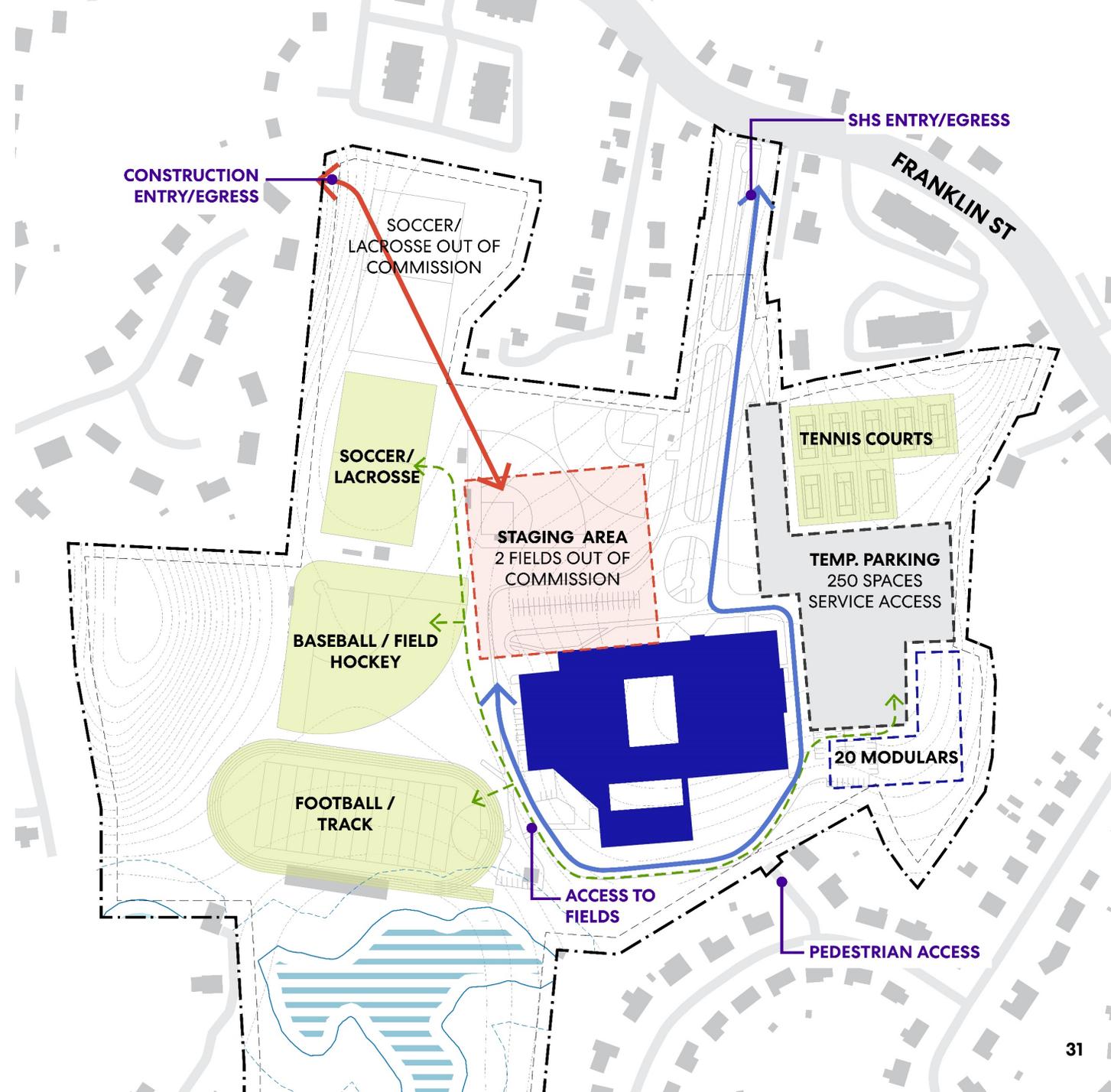


## Fields out of commission:

- (2) Softball Fields
- (2) Soccer Field
- (1) Baseball Field

## Construction Duration:

**48 Months**



# Building in the Front of SHS

Option 3A1

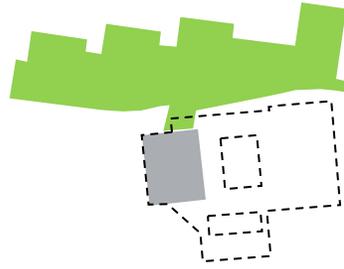
Option 3A2

Option 4A1

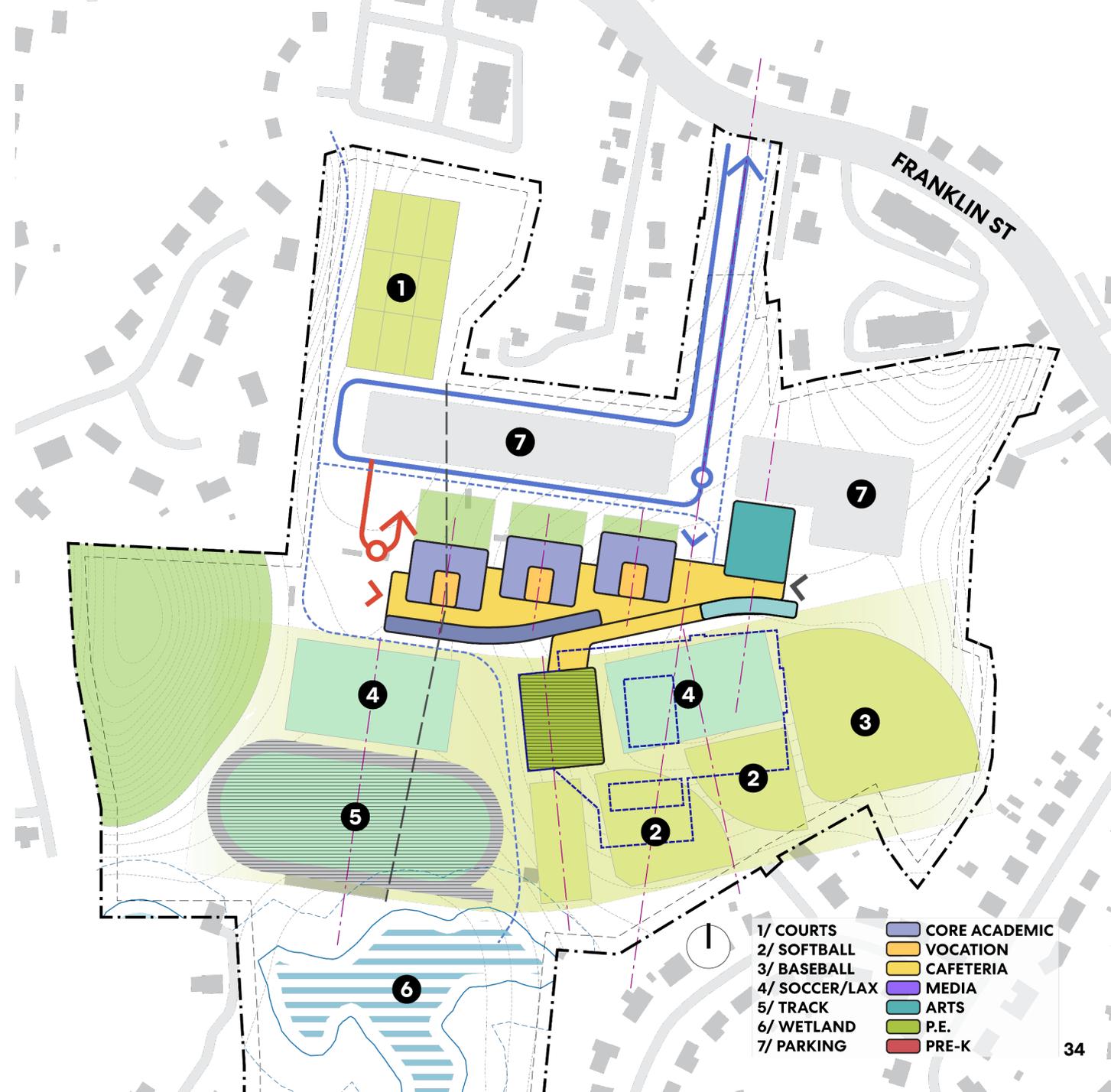
Option 4A2

Option 4A3

# Renovation Addition Option 3A1



- **Pros:**
  - Maximizes visibility of new building and its entry from Franklin St
  - Contiguous fields for long-term athletic flexibility
  - Retains existing field house size (bigger than MSBA template)
  - Optimized building orientation for daylighting/ZNE
- **Cons:**
  - Upgrades and repairs required to fieldhouse
  - Parking distant from stadium
  - Loss of fields during construction
  - Utilities relocation required to keep existing in operation during construction

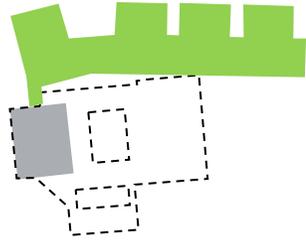


**FIELDS:**

- EXISTING TO REMAIN
- NEW
- SYNTHETIC
- \* NON-COMPLIANT

1/ COURTS	CORE ACADEMIC
2/ SOFTBALL	VOCATION
3/ BASEBALL	CAFETERIA
4/ SOCCER/LAX	MEDIA
5/ TRACK	ARTS
6/ WETLAND	P.E.
7/ PARKING	PRE-K

# Renovation Addition Option 3A2

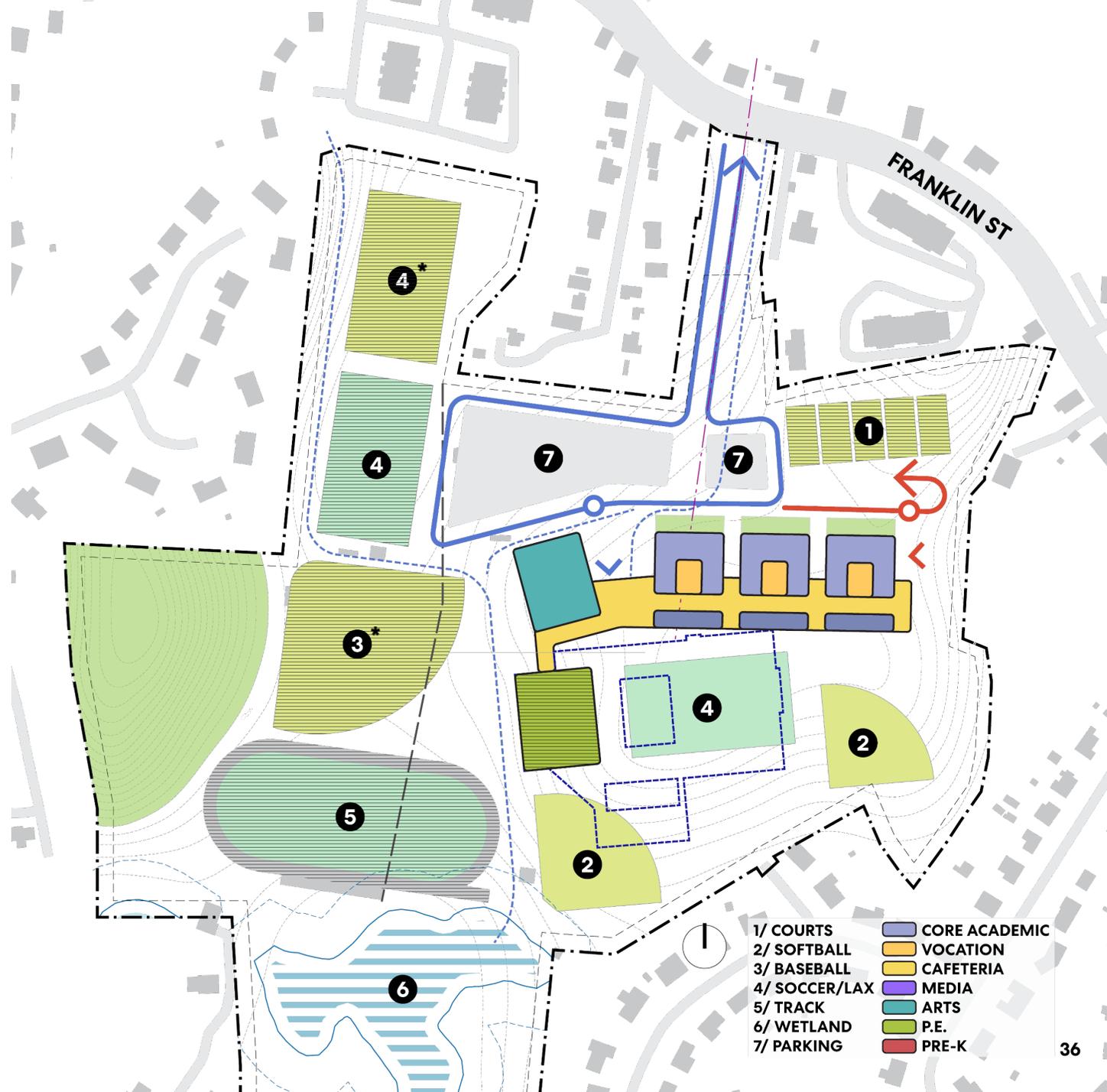


## Pros:

- Building presence from Franklin Street
- Minimal change to existing athletic fields
- Single community entry
- Central turf field as commons

## Cons:

- Pedestrian path from Franklin Street crossing vehicular path
- Exist. fields don't meet regulation size
- Utilities relocation required to keep existing in operation during construction

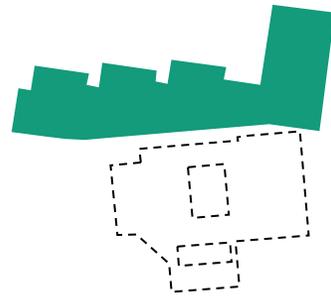


**FIELDS:**

	EXISTING TO REMAIN
	NEW
	SYNTHETIC
	NON-COMPLIANT

1/ COURTS		CORE ACADEMIC
2/ SOFTBALL		VOCATION
3/ BASEBALL		CAFETERIA
4/ SOCCER/LAX		MEDIA
5/ TRACK		ARTS
6/ WETLAND		P.E.
7/ PARKING		PRE-K

# New Construction Option 4A1

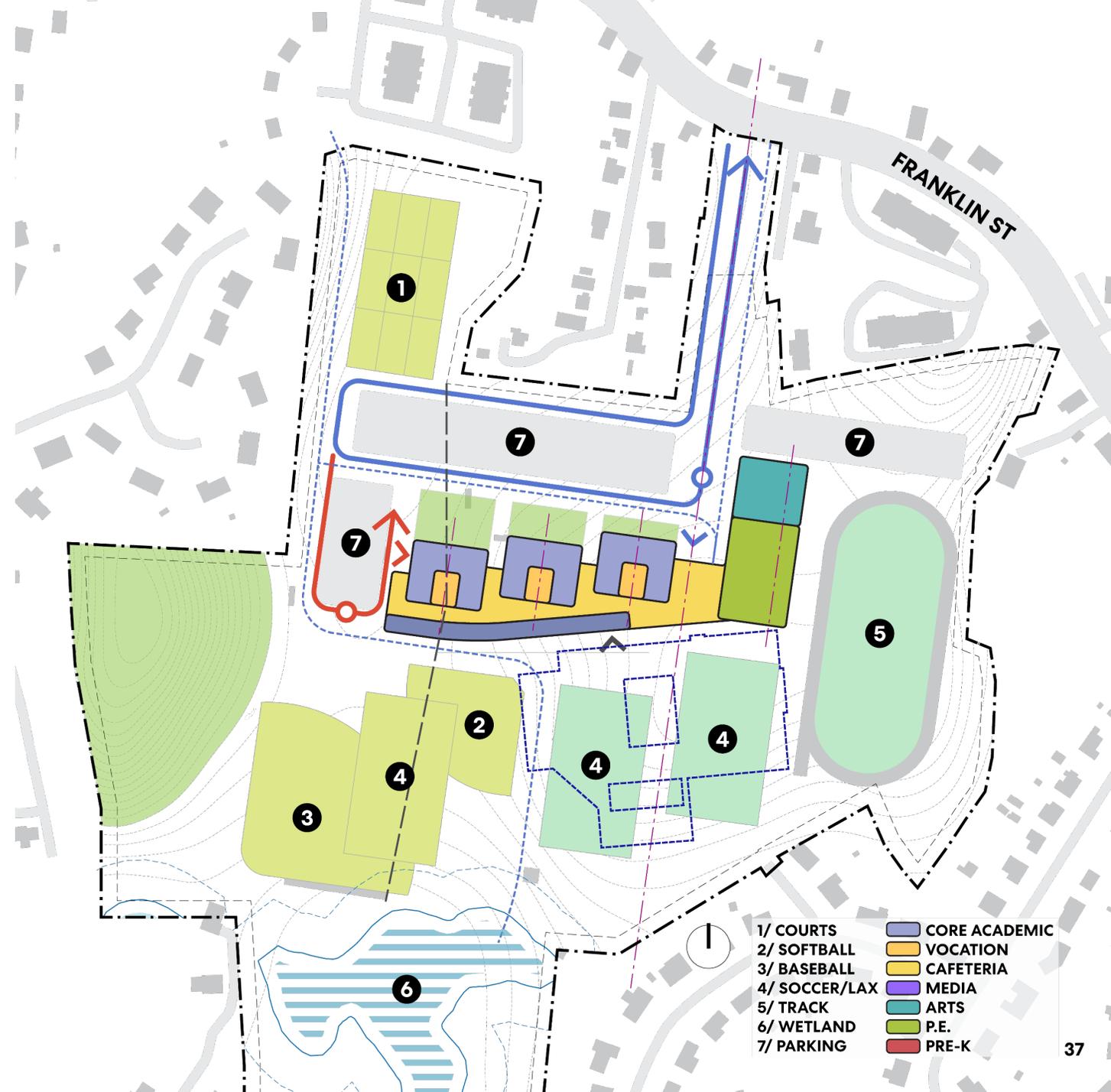


## • Pros:

- Maximizes visibility of new building and its entry from Franklin St
- Separate community entries
- Optimized orientation of stadium
- Parking near main entry and stadium
- Optimized building orientation for daylighting/ZNE

## • Cons:

- Cost and abutter proximity of relocated stadium
- Significant grade changes between fields
- Utilities relocation required to keep existing in operation during construction

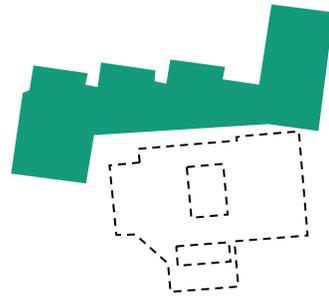


**FIELDS:**

	EXISTING TO REMAIN
	NEW
	SYNTHETIC
	* NON-COMPLIANT

1/ COURTS		CORE ACADEMIC
2/ SOFTBALL		VOCATION
3/ BASEBALL		CAFETERIA
4/ SOCCER/LAX		MEDIA
5/ TRACK		ARTS
6/ WETLAND		P.E.
7/ PARKING		PRE-K

# New Construction Option 4A2

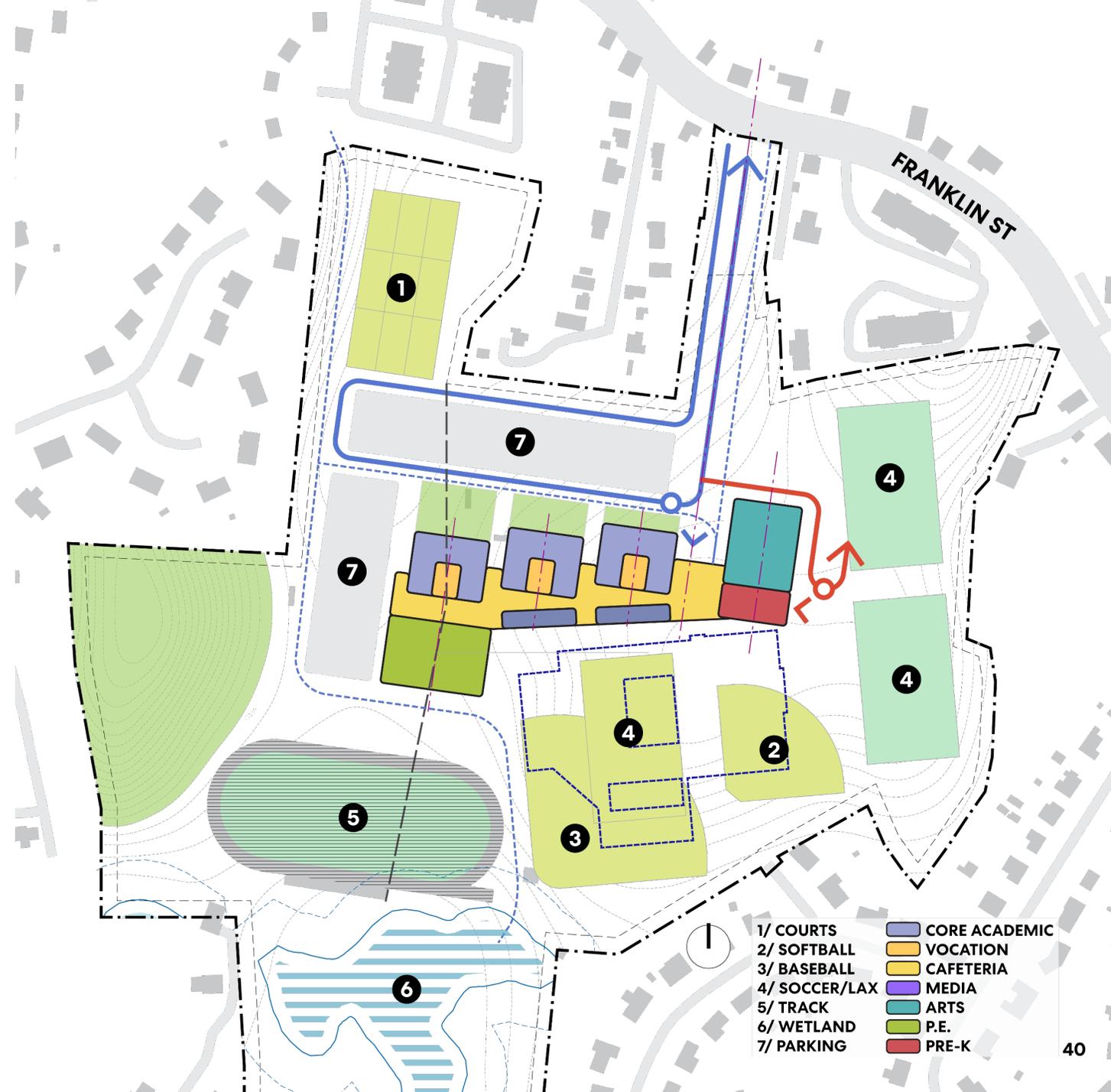


## • Pros:

- Maximizes visibility of new building and its entry from Franklin St
- Parking near main stadium
- Optimized building orientation for daylighting/ZNE

## • Cons:

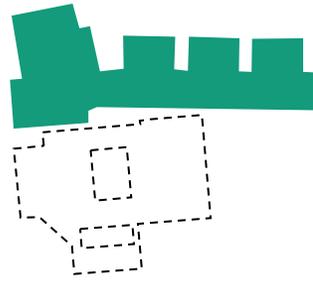
- Significant grade changes between fields
- Multiple community entries
- Utilities relocation required to keep existing in operation during construction



FIELDS:  
 EXISTING TO REMAIN  
 NEW  
 SYNTHETIC  
 \* NON-COMPLIANT

1/ COURTS  
 2/ SOFTBALL  
 3/ BASEBALL  
 4/ SOCCER/LAX  
 5/ TRACK  
 6/ WETLAND  
 7/ PARKING  
 CORE ACADEMIC  
 VOCATION  
 CAFETERIA  
 MEDIA  
 ARTS  
 P.E.  
 PRE-K

# New Construction Option 4A3

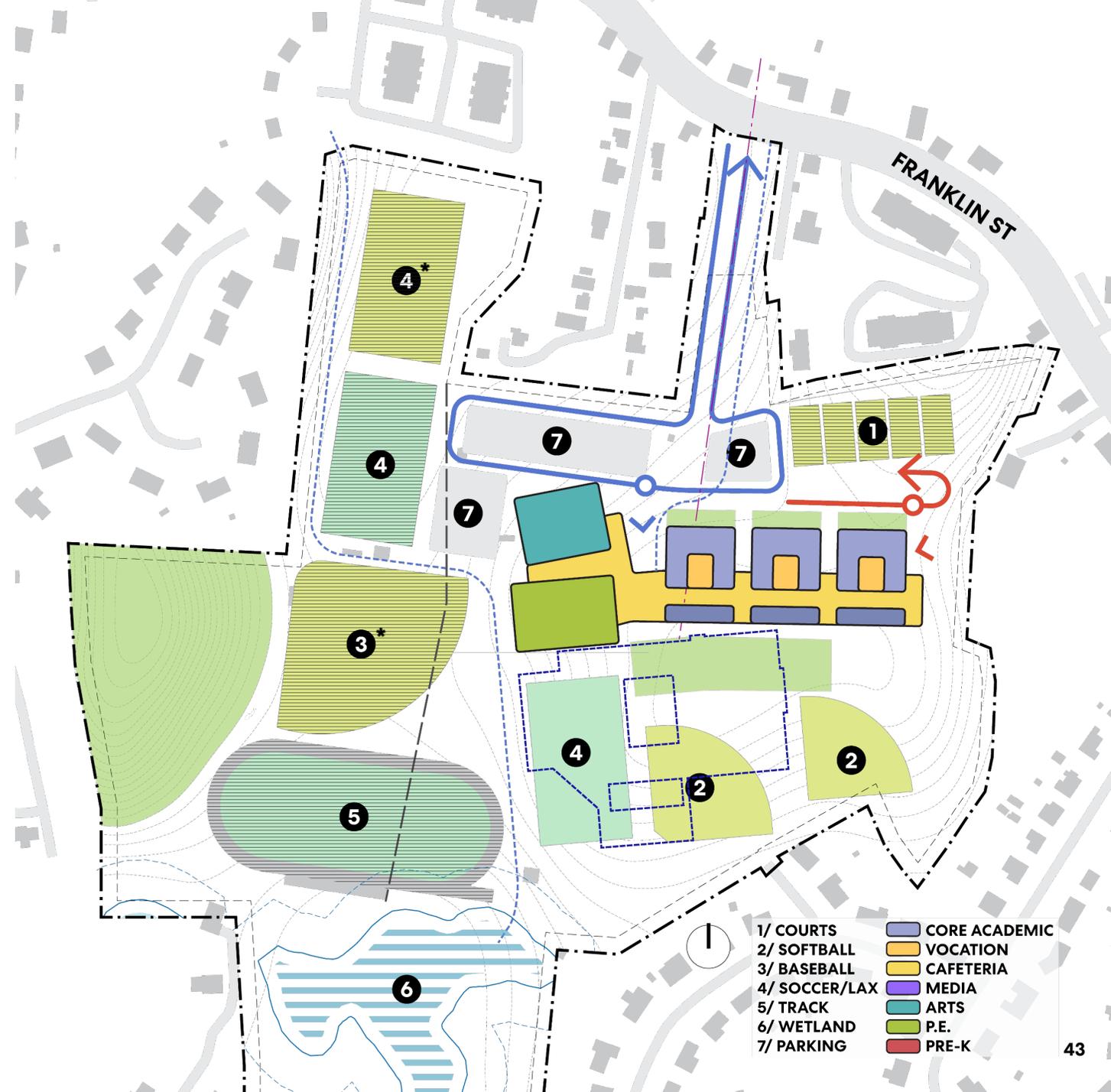


## • Pros:

- Building presence from Franklin Street
- Minimal change to existing athletic fields (softball fields out of commission during construction)
- Single community entry

## • Cons:

- Pedestrian path from Franklin Street crossing vehicular path
- Exist. fields don't meet size requirements
- Constrained space for parking
- Utilities relocation required to keep existing building in operation during construction



FIELDS:

	EXISTING TO REMAIN
	NEW
	SYNTHETIC
	* NON-COMPLIANT

1/ COURTS		CORE ACADEMIC
2/ SOFTBALL		VOCATION
3/ BASEBALL		CAFETERIA
4/ SOCCER/LAX		MEDIA
5/ TRACK		ARTS
6/ WETLAND		P.E.
7/ PARKING		PRE-K

## Options

# 3A1, 4A1, 4A2

## Construction Phasing

### Fields out of commission:

- (2) Softball Fields
- (2) Soccer Field
- (1) Baseball Field
- (8) Tennis Courts

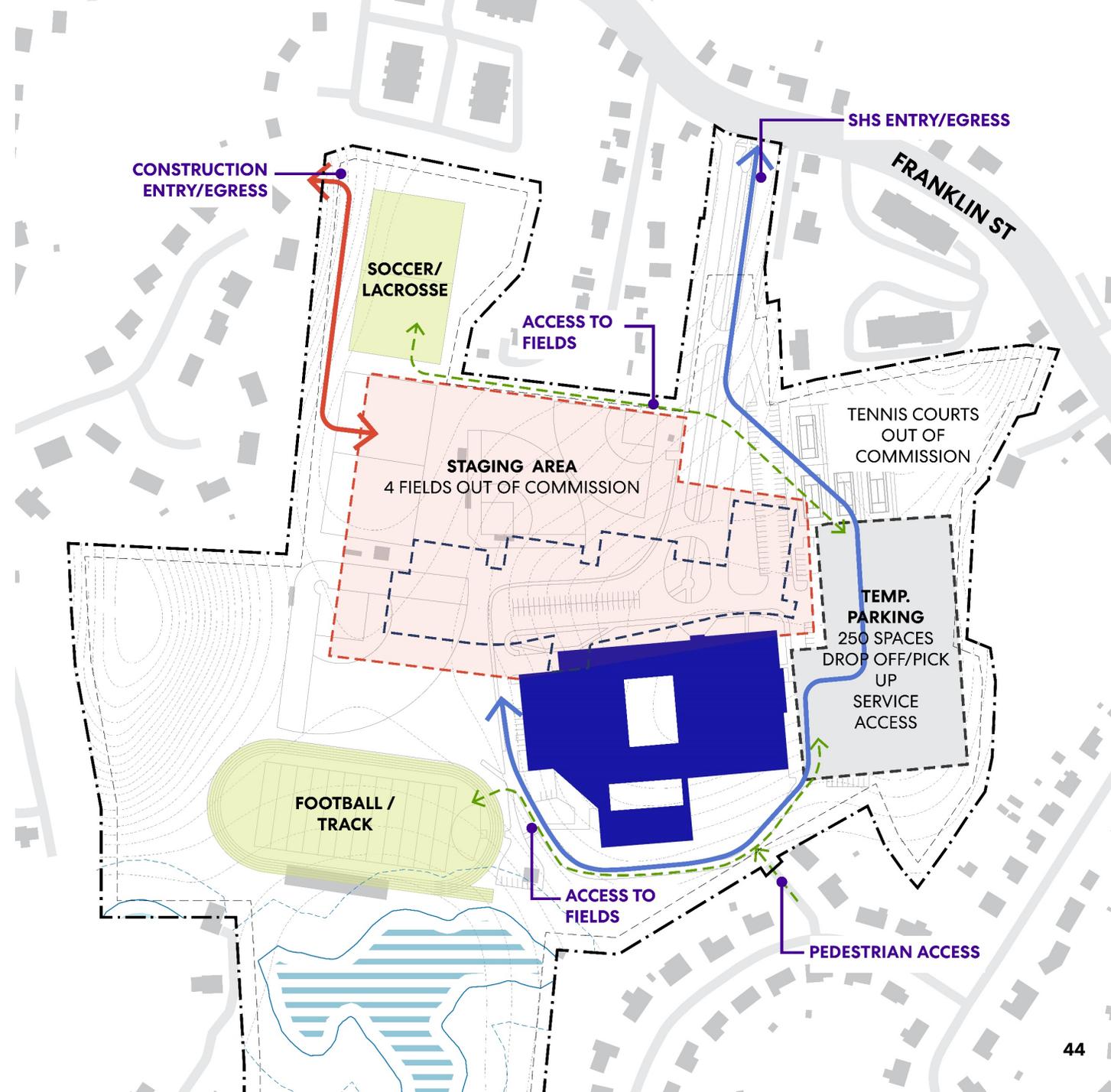
### Construction Duration:

Renovation Addition: **40 Months**

New Construction: **33 Months**

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Project Management



## Options

# 3A2, 4A3

## Construction Phasing

### Fields out of commission:

- (2) Softball Fields
- (1) Soccer Field
- (3) Tennis Courts

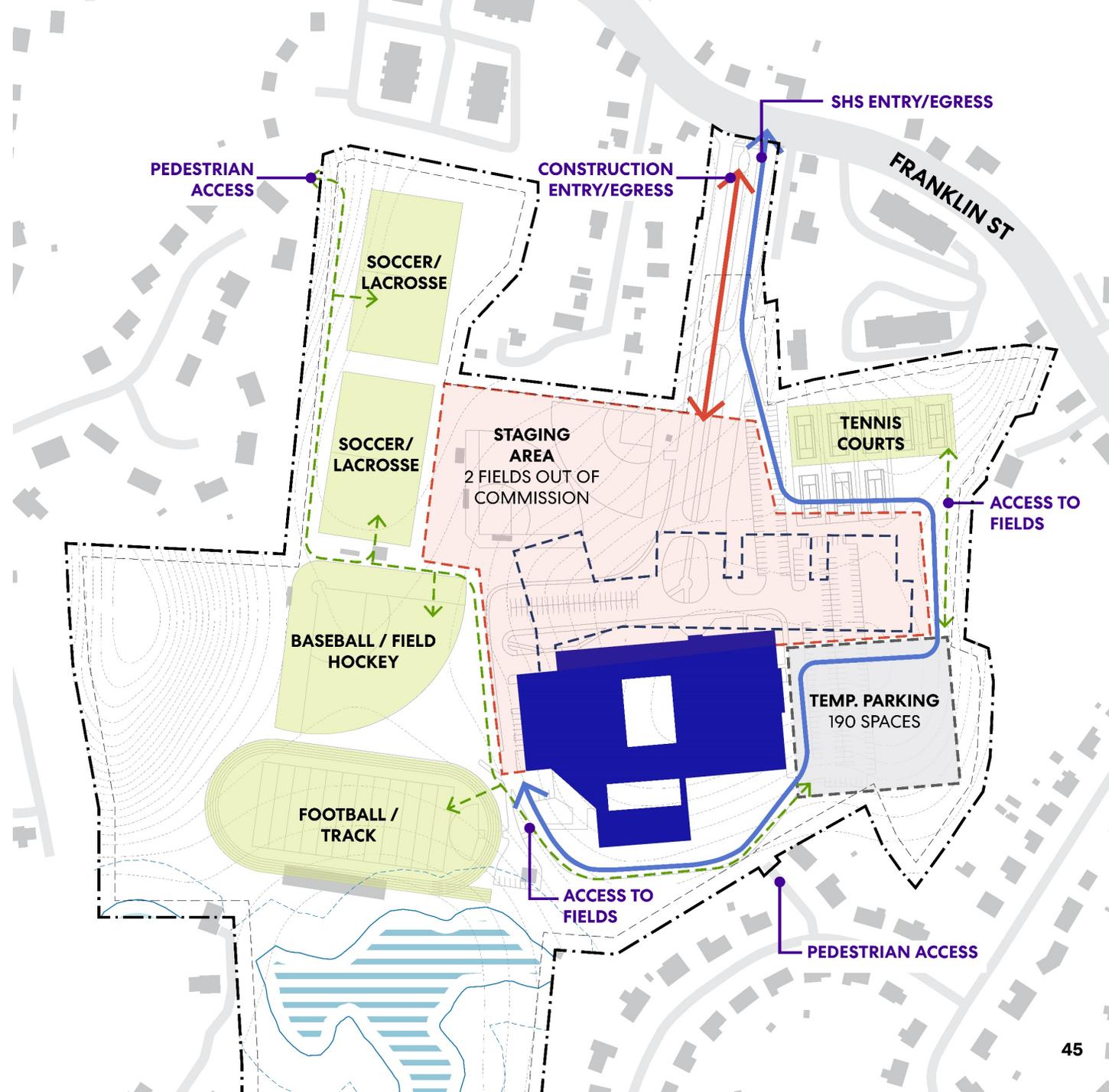
### Construction Duration:

Renovation Addition: **40 Months**

New Construction: **33 Months**

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Project Management



# Building on the West of SHS

## Option 3B

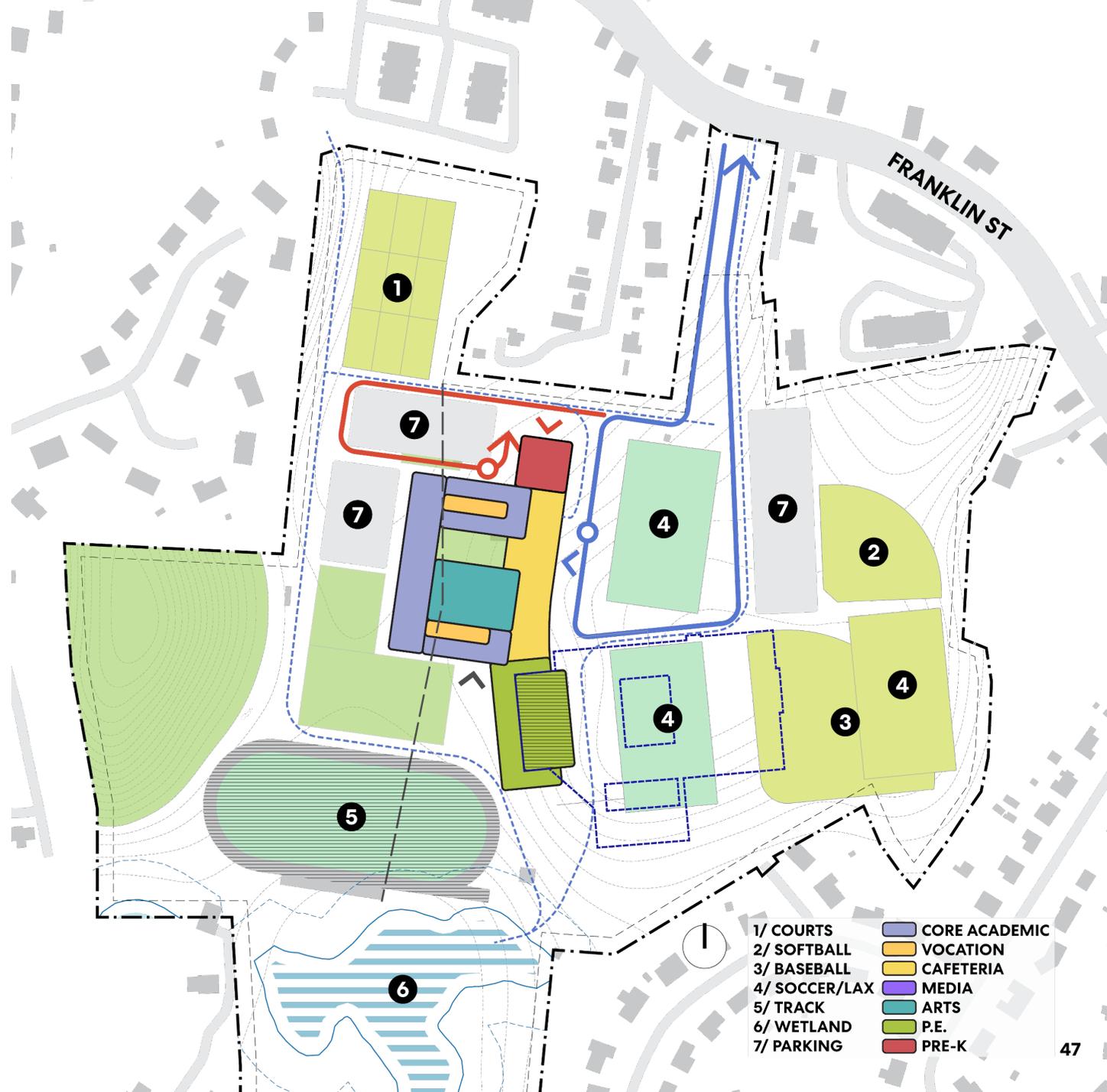
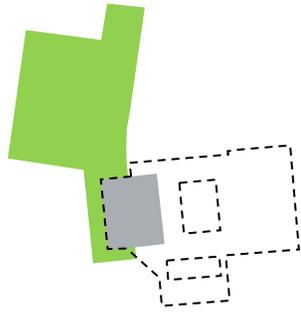
# Renovation Addition Option 3B

## Pros:

- Strong Pedestrian connection from community to expeditionary trail
- Ease of access to fields
- Retains existing field house size (bigger than MSBA template)
- May not disturb existing utilities during construction

## Cons:

- Field surrounded by driveway
- Parking remote from stadium
- Poor visibility from Franklin St.
- Suboptimal building orientation for ZNE goal/Daylighting



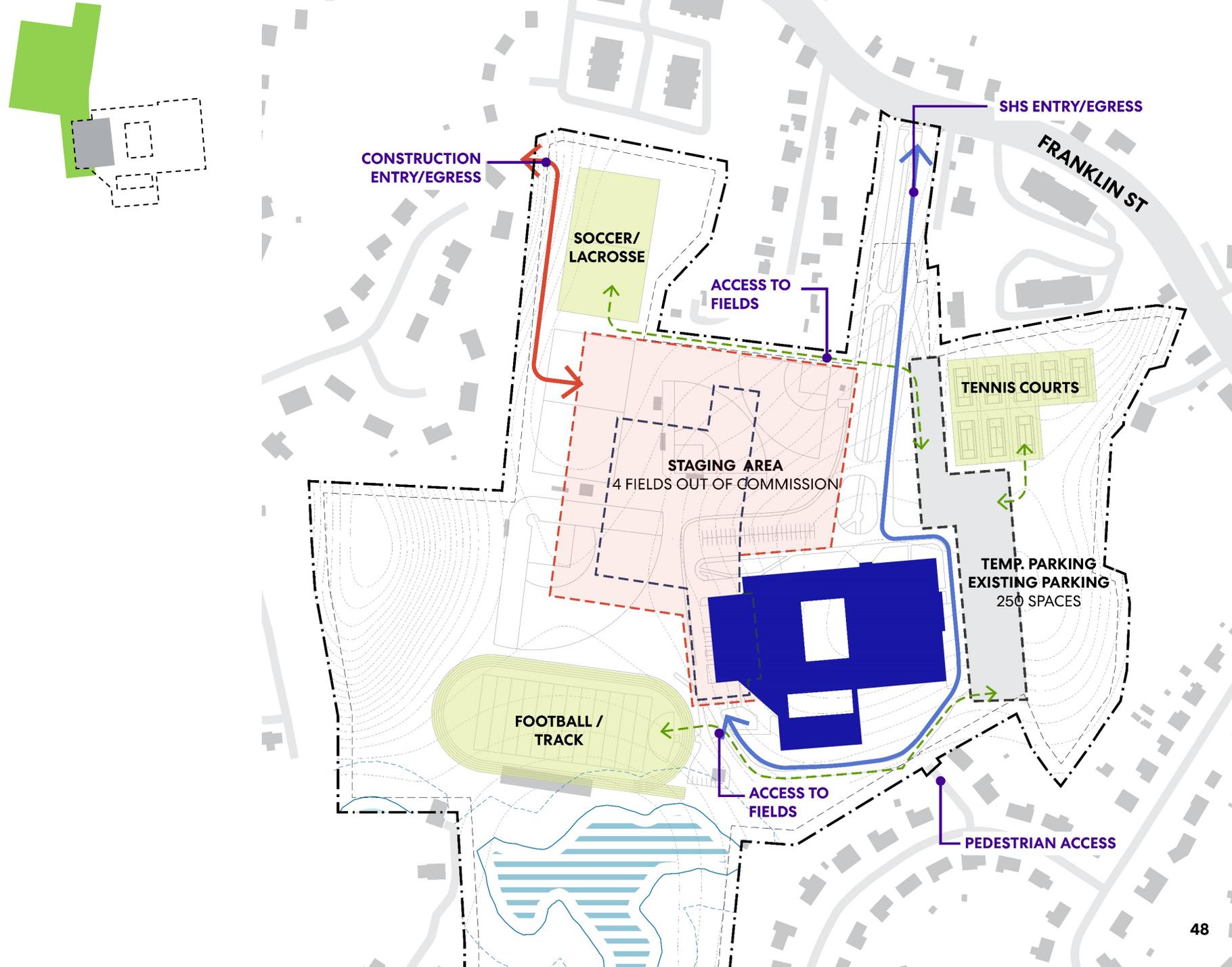
# Renovation Addition Option 3B Construction Phasing

## Fields out of commission:

- (2) Softball Fields
- (2) Soccer Field
- (1) Baseball Field

## Construction Duration:

**40 Months**

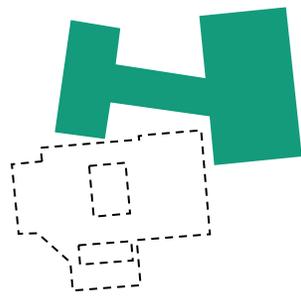


# Building on the East of SHS

Option 4B

Option 4C

# New Construction Option 4B

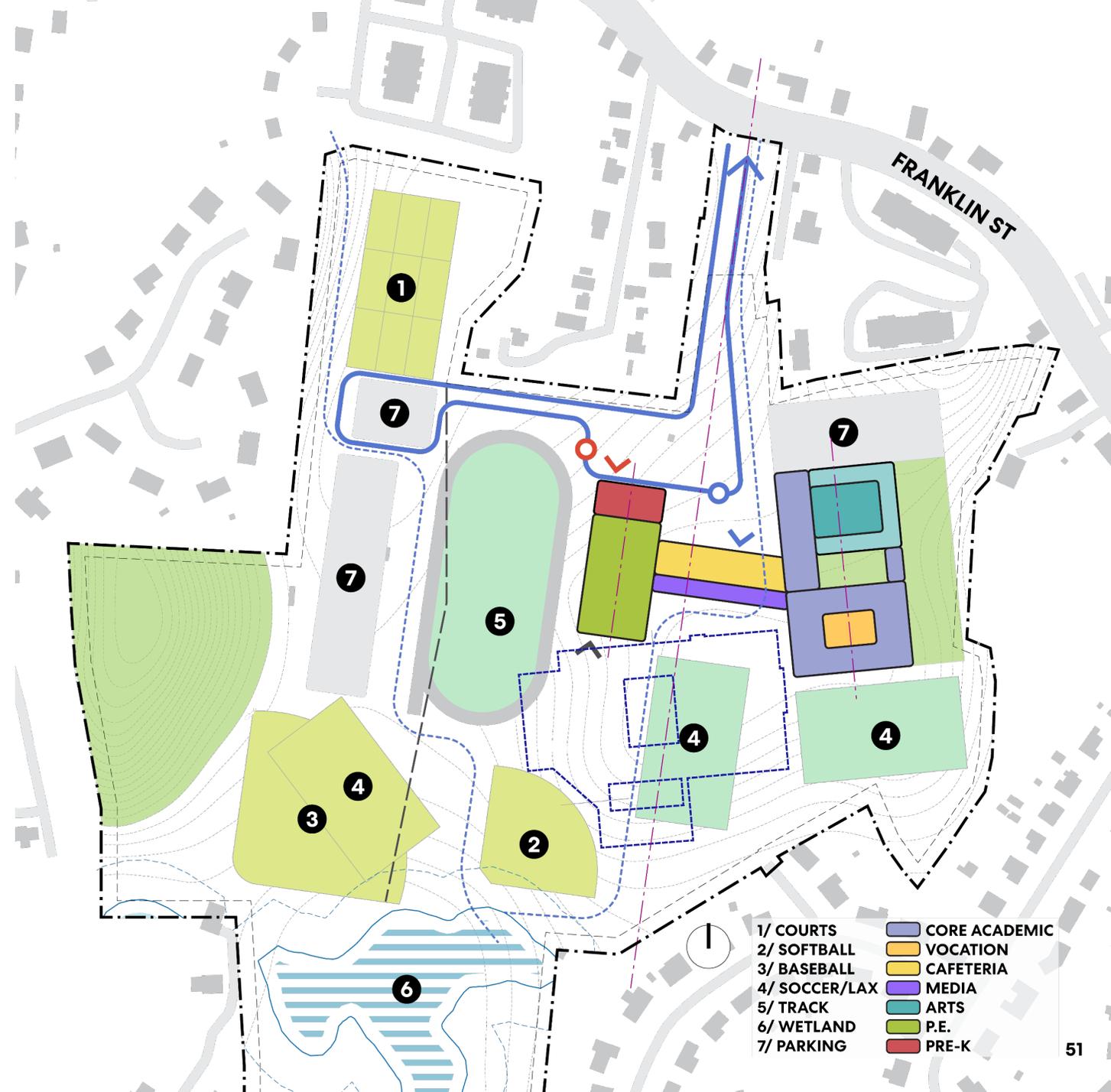


## • Pros:

- Optimized orientation of ALL athletic facilities
- Parking near main entry and stadium
- High visibility of new building from Franklin St
- Pedestrian connection from community to expeditionary trail

## • Cons:

- Cost of relocated stadium
- Building encroaches on areas of know ledge
- Sub-optimal orientation for classroom daylighting
- Utilities relocation required to keep existing building in operation during construction



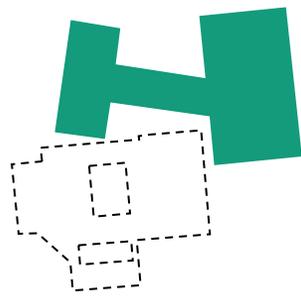
**FIELDS:**

- EXISTING TO REMAIN
- NEW
- SYNTHETIC
- \* NON-COMPLIANT

1/ COURTS	CORE ACADEMIC
2/ SOFTBALL	VOCATION
3/ BASEBALL	CAFETERIA
4/ SOCCER/LAX	MEDIA
5/ TRACK	ARTS
6/ WETLAND	P.E.
7/ PARKING	PRE-K

# New Construction Option 4B

## Construction Phasing

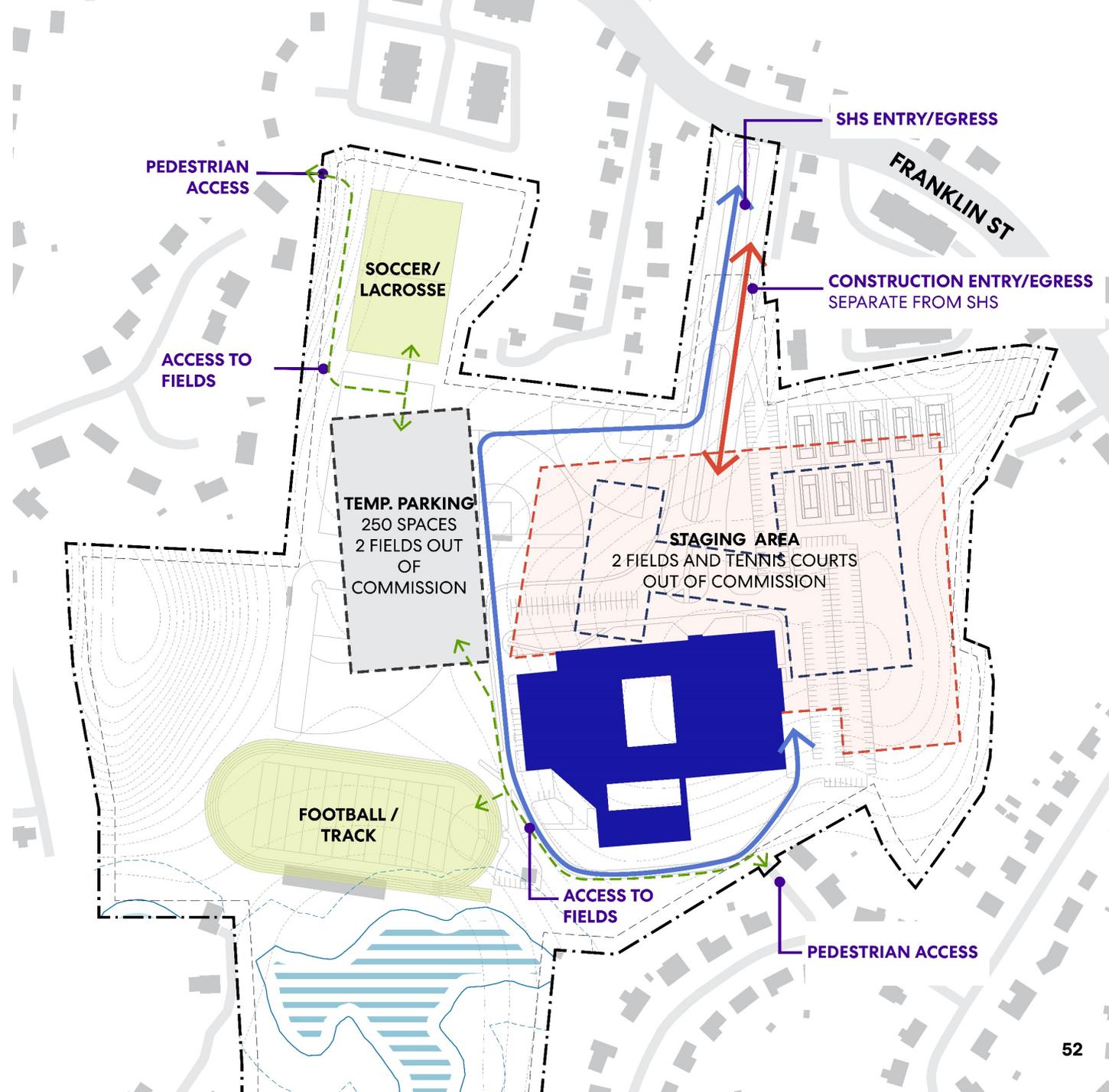


### Fields out of commission:

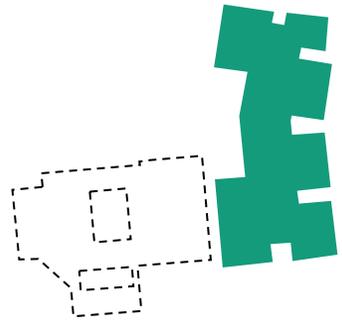
- (2) Softball Fields
- (8) Tennis Courts
- (2) Soccer Field
- (1) Baseball Field

### Construction Duration:

**33 Months**



# New Construction Option 4C

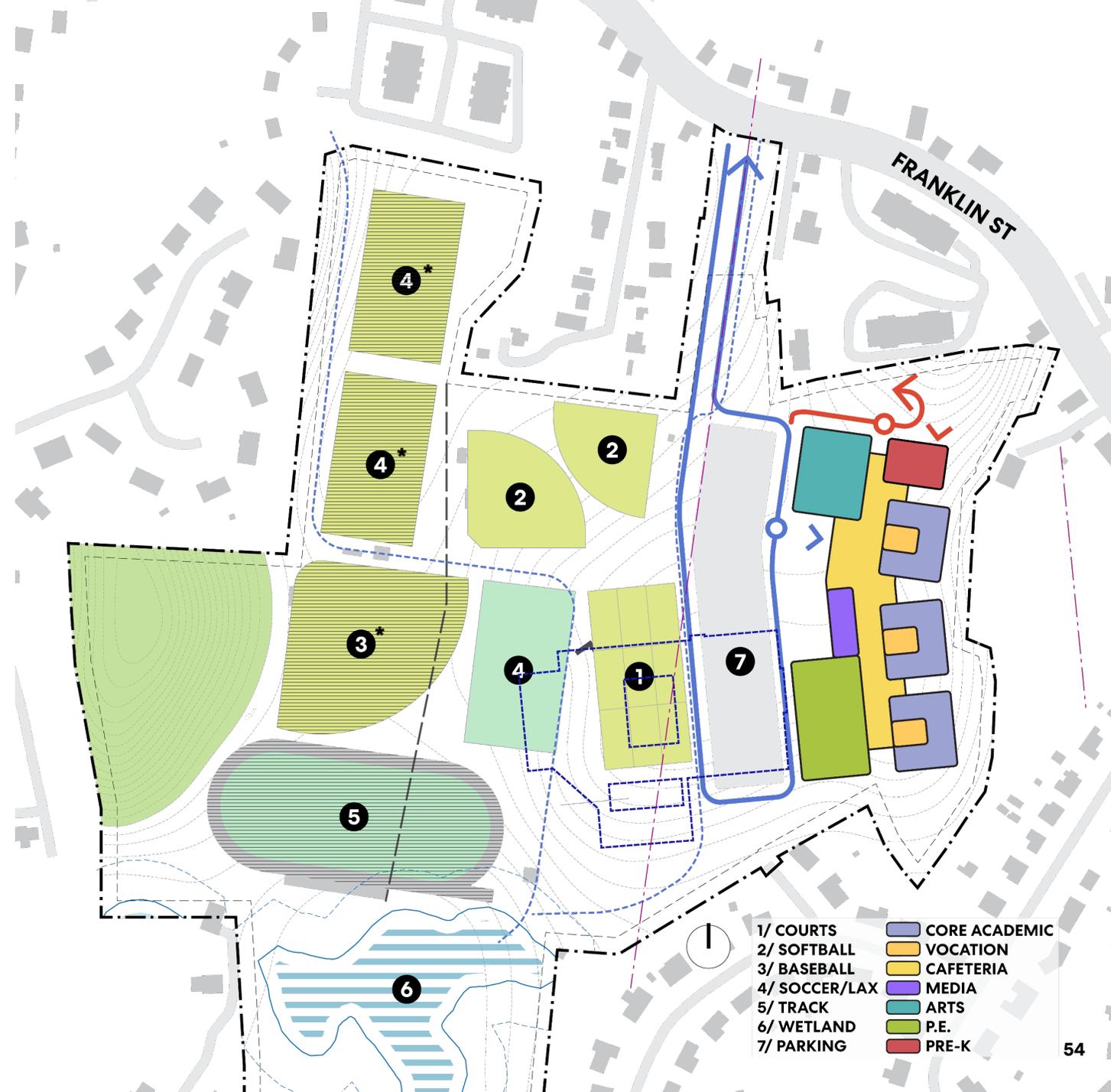


## • Pros:

- Minimal change to existing athletic fields
- Pedestrian connection from community to expeditionary trail
- May not disturb existing utilities during construction

## • Cons:

- Parking away from stadium
- No visibility of new building from Franklin St
- Cost of relocated stadium
- Parked cars present poor image of school
- Sub-optimal orientation for classroom daylighting
- Exist. fields don't meet size requirements
- Building is on top of ridge and close to adjacent homes (scale)



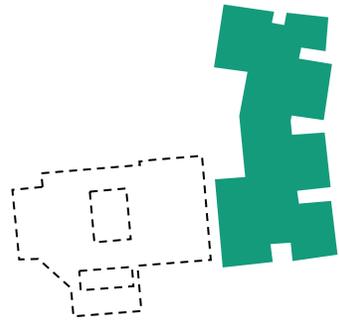
**FIELDS:**

- EXISTING TO REMAIN
- NEW
- SYNTHETIC
- \* NON-COMPLIANT

1/ COURTS  
2/ SOFTBALL  
3/ BASEBALL  
4/ SOCCER/LAX  
5/ TRACK  
6/ WETLAND  
7/ PARKING

CORE ACADEMIC  
VOCATION  
CAFETERIA  
MEDIA  
ARTS  
P.E.  
PRE-K

# New Construction Option 4C Construction Phasing

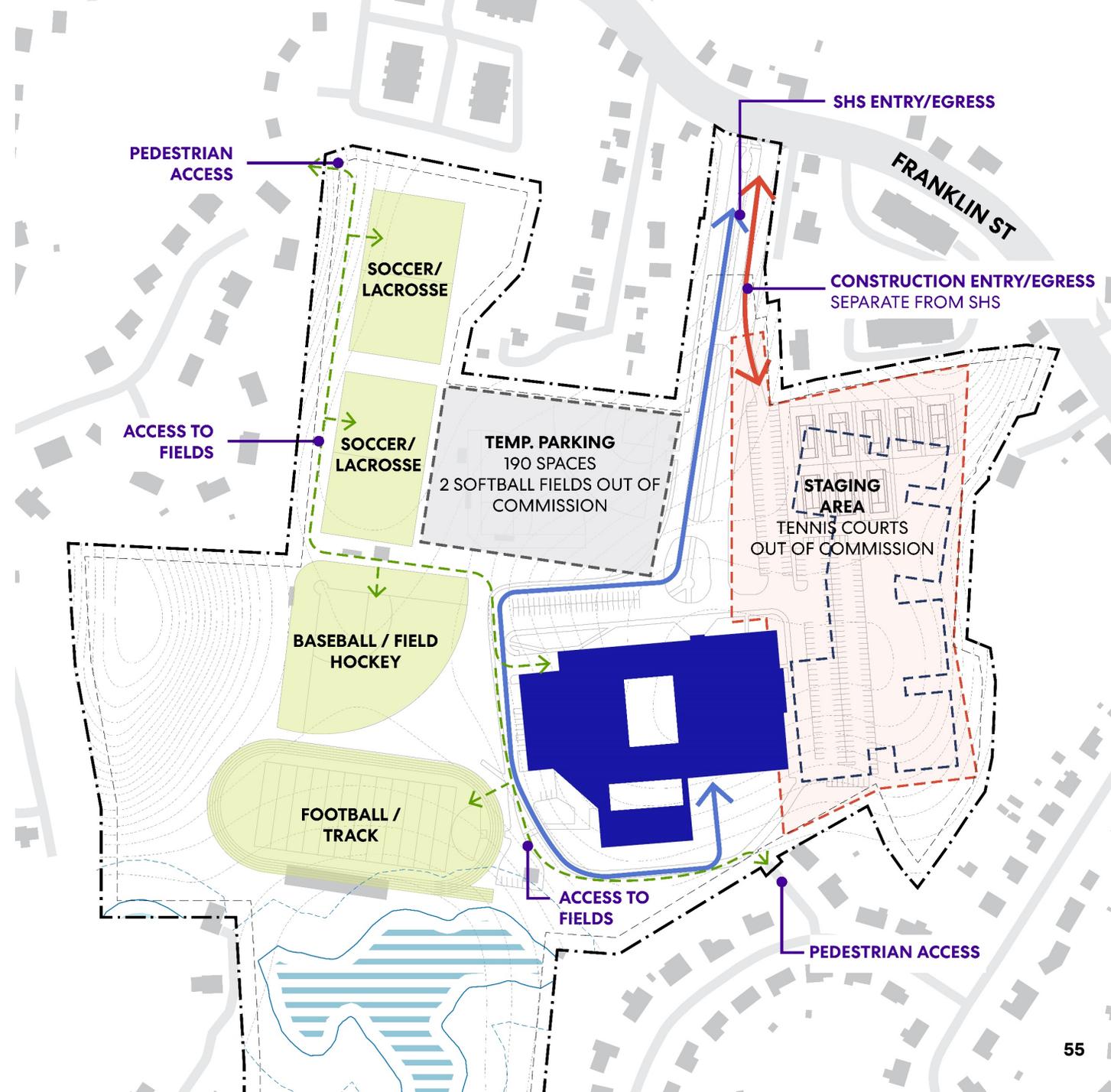


## Fields out of commission:

- (2) Softball Fields
- (8) Tennis Courts
- (1) Soccer Field

## Construction Duration:

**33 Months**



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# LEARN ABOUT PROJECT COST

Community Forum 02

## State Reimbursement Incentives

The MSBA will reimburse all Eligible Costs, at a Base Rate of **52.06** plus incentive points for an approved project if accepted by the voters of Stoneham.

Examples of Ineligible Costs include:

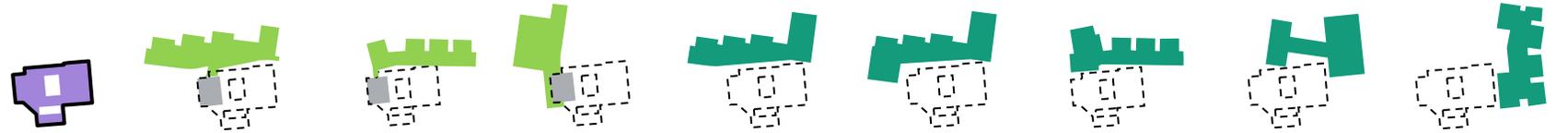
- Site Costs over **8%**
- Building Costs over **\$333/SF**
- Gymnasium and Auditorium Space over MSBA Guidelines
- Asbestos Flooring abatement
- Hazardous Material removal associated with sitework
- Concession Stand, Press Box and associated Outdoor Toilet Facilities
- FFE/Technology costs over **\$2,400** per student
- Legal Fees, Moving Expenses, construction contingencies over **1%** for new construction or **2%** for renovation
- Classroom Modulars for swing space

## State Reimbursement Incentives

The MSBA provides incentives to reimburse up to an estimated additional **3.0% to 9.0%** of eligible costs. The incentives fall under the following categories:

- Energy Efficiency (**2%**)
- Renovation (**up to 5%**)
- Maintenance Programs (**up to 2%**)

# Cost Estimate



	Code Repair Only Option 1	Renovation Only Option 2	Renovation/ Addition Option 3A1	Renovation/ Addition Option 3A2	Renovation/ Addition Option 3B	New Construction Option 4A1	New Construction Option 4A2	New Construction Option 4A3	New Construction Option 4B	New Construction Option 4C
Approximate Total Project Cost	\$114.9M	\$171.2M	\$175.8M	\$175.4M	\$174.8M	\$177.8M	\$180.7M	\$174.7M	\$172.8M	\$173.7M
Approximate Cost to Stoneham	\$114.9M	\$109.2M	\$121.3M	\$121.0M	\$120.4M	\$126.9M	\$129.6M	\$124.0M	\$122.3M	\$123.1M

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**SHARE YOUR THOUGHTS**

Community Forum 02

Tell us what you think of the options:

- 1. Are there other opportunities you would like to see included in the SHS project?**
- 2. Do you have concerns you would like us to know?**
- 3. What is your priority for the SHS project?**

Email us: [SSBC@Stoneham-Ma.gov](mailto:SSBC@Stoneham-Ma.gov)

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# NEXT STEPS

Community Forum 02

## Bi-weekly Meeting Agendas are posted on SSBC Website

### Upcoming Meetings:

- **October 13, 2020**
- **October 26, 2020**
- **November 9, 2020**
- **November 23, 2020**
- **December 7, 2020**
- **December 21, 2020**

## Next Steps

- **September 28, 2020** - SSBC to select top 3 to 4 options and vote to submit PDP report to MSBA
- **October 6, 2020** - Submit Preliminary Design Program (PDP) to MSBA
- **October 15, 2020** - SSBC present to Tri Board Meeting
- **October 2020** - Community Forum No. 3
- **December 2020** - Community Forum No. 4
- **February 11, 2021** - Submit Preferred Schematic Report (PSR) to MSBA
- **July 7, 2021** - Submit Schematic Design (SD) documents to MSBA
- **August 25, 2021** - MSBA Board meeting vote to approve project
- **Fall 2021** - Town Vote

# COMMUNITY RESOURCES

## Stoneham School Building Committee

- Meetings every two weeks.
- Meetings and Agendas are posted on the SSBC Website

## SSBC Website:

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

## Project Email:

[SSBC@Stoneham-Ma.gov](mailto:SSBC@Stoneham-Ma.gov)



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**Q&A**

**Community Forum 02**