3.1.1 Introduction

A. PROJECT OVERVIEW

B. SUMMARY OF FACILITY DEFICIENCIES

C. DATE OF INVITATION TO CONDUCT A FEASIBILITY STUDY

D. DESIGN ENROLLMENT

E. CAPITAL BUDGET STATEMENT

F. PROJECT DIRECTORY

G. PROJECT SCHEDULE

A. PROJECT OVERVIEW

The Town of Stoneham has been engaged in a process of upgrading their educational facilities to meet the needs of their students. The most recent project, undertaken by the community and supported by the School Building Committee, School Committee, Administration, Community and Staff, is the Stoneham High School. The current High School facility, supporting the 21,000 residents, serves 645 students in grades 9-12 and has approximately 128 full and part-time teachers and staff.

On March 22, 2018, the Town of Stoneham submitted a Statement of Interest (SOI) (Appendix A) for the Stoneham High School.

The Stoneham High School Statement of Interest emphasized five key issues:

1. The school is aged, and its physical condition reflects its 52 years of operation;
2. There is overcrowding due to lack of proper educational and SPED spaces;
3. The school is not fully accessible;
4. The majority of the plumbing, HVAC and electrical system components are outdated and at the end of their useful life;
5. Educational spaces were not supporting programs for 21st Century Education.

Prior to the approval to move into the formal Feasibility Stage for the Stoneham High School the MSBA engaged an organization called reimagine America's Schools to work to develop Stoneham's vision, hopes and aspirations to reflect the 21century needs of their students and communities. The Massachusetts School Design Summit took place over 3 days in May 9, 2019 and included select Stoneham Community members, administration, MSBA, and the reimagine team. More detail of this work can be found in Appendix F of this report. The findings became a foundation of thought to be further explored in the Visioning Process in the PDP phase of the study.

After the reimagine summit the MSBA Board of Directors voted to issue an invitation to Stoneham to conduct a feasibility study for the Statement of Interest to identify and explore potential solutions to best serve the needs of the High School students. On October 30, 2019 the District was invited into the Feasibility Study Phase which includes the Preliminary Design Proposal (PDP), Preferred Schematic Design (PSR), and the Schematic Design (SD) for the Stoneham High School. It was determined that the MSBA will fund 52.6% as a base line reimbursement plus incentives of eligible project cost for an approved project if accepted by the voters of Stoneham. The project schedule, laid out by the team, was to Select the Designer in June of 2020, complete the PDP in October of 2020, PSR in January of 2021, and Schematic Design in July 2021. The Approval of the Proposed Project by the MSBA Board and issuing of the Project Scope and Budget Agreement is scheduled for August 2021 with a Town Meeting approval and Vote in the Fall of 2021.

After the Invitation to Feasibility Study a collaborative process between the MSBA and the Town of Stoneham commenced and resulted in an agreement that the proposed project shall be based on an enrollment of 695 students in grades 9-12.

In addition to accommodating the high school population Stoneham determined, during the PDP phase, the need to house the Pre-K population outside of the allowable 695 high school student capacity. This Pre-K program would serve the needs of the overall community and provide services for the students including speech and language and occupational therapy. The Pre-K program would support and inform the Child Development Pathway available to the Stoneham High School students. At the PDP phase it was determined that the District Offices, currently located at the High School, would not be programmed in the future High School.

The existing 35-acre High School, located in the center of Stoneham, was initially constructed in 1968 as a Junior High School and was renovated and added to in 1981 in order to support the needs of the High School population.

A preliminary design study for the High School site and facility, funded by Stoneham and independent of the MSBA process, was completed in March 2018. The study assessed the condition of the facility and its campus. The study identified and was supported by many of the findings of the PDP, identified significant deficiencies with respect to the mechanical, plumbing, and electrical systems, resulting in subpar energy efficiencies, substandard air quality, aged electrical distribution systems, obsolete fire alarm systems, no water based fire protection system, and high energy costs. All components of building's mechanical and electrical systems need attention, with majority of them exceeded their design life expectancy and require replacement. Any potential renovation or addition to the aging facility would require seismic upgrades along with significant code compliance.

In addition to the facility deficiencies the SOI identified educational areas that did not support the current and future needs of the Stoneham Community.

- Undersized classrooms.
- Appropriate space for SPED programs.
- Lack of appropriate lab and STEAM spaces.

The entire team including Stoneham Public Schools, Stoneham's Administration, Staff and Community, OPM, and Designer Team developed an extensive and very inclusive, community driven and engaged virtual process to solicit feedback, show the PDP development, to inform the students, staff, parents, and overall Stoneham Community (see the Project Directory for the full list of Committee, and community outreach meetings conducted during the PDP). All the meetings were publicly advertised, and many were shown on the local cable television. The contents of the meetings including agendas, meeting minutes, and presentations are uploaded to the Stoneham Website: www.envisionshs.squrespace.com (password: Spartan).

An extensive virtual process was developed by the Design Team during the PDP to vision a Future Ready Stoneham School, incorporate research, outline sustainability goals, program spaces, and allow for real time feedback from Stoneham Public Schools, working groups, OPM, administration, and staff. The first step in the Virtual Process was to engage the local Stoneham Community (staff, teachers, community, OPM). The virtual visioning process was held over two weeks and eight days, engaging over 50 participants, which resulted in excellent feedback to move the project along into the development of the Educational Program for a Future Ready High School serving the needs of the students for the next 50 years. Agile, adaptable and flexible were goals to ensure that what is known and unknown in education can be supported. After the Visioning process ended, the Design Team engaged both the High School Vision Committee (comprised of students, administration and staff) and later joined by the Educational Mission Subcommittee (members of the Building Committee) in weekly meetings to develop the program and educational narrative.

The Stoneham School Building Committee has been considering a Zero Net Energy (ZNE) goal for the renovated or new facility since the early stages of the project. Knowing this, the committee and design team made the topic of energy conservation and environmental stewardship a focus of school visioning process, dedicating one of its eight sessions on sustainability.

At that session a discussion was had about the significant role that wellness and stewardship has played in the formation of Stoneham as a town and the high school site as it sits on the threshold to the Middlesex Fells. The visioning session yielded a committee, community and educator discussion on the commitment to exploring a goal of ZNE for the school project. The building committee formed a small, diversed group to be the shepards of the ZNE process and to meet on a regular bases and report back to the full committee. This group has thus far met with MassSave's ZNE incentives program director, and has selected MassSave's Path 1 incentives program, which targets a site Energy Use Intensity (EUI) goal of 25, as well as targeted the MSBA's additional reimbursement for increased energy performance. Renovation, renovation/addition and new construction strategies all considered these goals in their development. Site planning, exterior envelope and MEP narratives were written based on best practices so that the hard costs associated with meeting the targeted EUI was built into the budgets being evaluated by the Stoneham School Building Committee. The committee and consultant team will further evaluate the costs and lifecycle effects of all building systems in the PSR and SD phases.

All of the building and site organizational diagrams for

the code only, renovation, renovation/addition, and new construction were developed for the 695 students grades 9-12.

The PDP design alternatives were developed, as required by Module 3 of the MSBA guidelines, for Code Upgrades, Renovation, Renovation/Addition and New Construction.

After the development of the PDP design alternatives, PM&C the professional Cost Estimator on the team, developed cost estimates for each option appropriate for the level of detail and information required in a PDP phase for an MSBA project. The project costs includes the hard costs (taken from the estimate) and a soft cost factor. (see Section 3.1.6 for more detail).

Note the following project cost per option:

Code Upgrade Only Project Costs:

- Option 1 (695 Students): $115.0 Million

Renovation Only Project Costs:

- Option 2 (695 Students): $173.4 Million

Renovation/ Addition Project Costs:

- Option 3A1 (695 Students): $175.7 Million
- Option 3A2 (695 Students): $175.2 Million
- Option 3B (695 Students): $174.6 Million

New Construction Project Costs:

- Option 4A1 (695 Students): $177.7 Million
- Option 4A2 (695 Students): $180.6 Million
- Option 4A3 (695 Students): $174.8 Million
- Option 4B (695 Students): $172.9 Million
- Option 4C (695 Students): $173.7 Million

After the preliminary costing was developed pros and cons for each of the 10 options were formulated and presented to the Building Committee and Community for feedback.

During the evaluation of alternatives period the Committee reviewed the ideas and sent comments, questions and thoughts about the options relative to the educational program compliance, Site design, phasing impacts, cost, reuse of existing infrastructure, ZNE achievability, and civic presence to the Design Team. Many of the comments provided were integrated into the design after discussion with the Stoneham Building Committee.

On September 28, 2020 the Stoneham Building Committee discussed the pros and cons of each option, reviewed the decision-making matrix and determined that the Alternatives would be reduced from 10 options to 6 options. The options to move forward to the PSR phase are as follows.

Code Upgrade Only Project Costs:

- Option 1 (695 Students): $115.0 Million

Renovation Only Project Costs:

- Option 2 (695 Students): $173.4 Million

Renovation/ Addition Project Costs:

- Option 3A2 (695 Students): $175.2 Million

New Construction Project Costs:

- Option 4A3 (695 Students): $174.8 Million
- Option 4B (695 Students): $172.9 Million

The final PDP contained in this report fulfills the requirements of Module 3 and will allow the team to move on to the PSR after a successful Vote by the School Committee and approval from the MSBA.

B. SUMMARY OF FACILITY DEFICIENCIES

The following priorities have been identified in the SOI:

- Prevention of the loss of accreditation.
- Prevention of severe overcrowding expected to result from increased enrollments.
- Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.
- Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.

The Stoneham High School Statement of Interest emphasized five key issues:

1. The school is aged and its physical condition reflects its 52 years of operation;
2. There is overcrowding due to lack of proper educational and SPED spaces;
3. The school is not fully accessible;
4. The majority of the plumbing, HVAC and electrical system components are outdated and at the end of their useful life;
5. There is a need to provide educational spaces that will support programs for 21st Century Education.

The Stoneham High School was built in 1968 as a Junior High School and in 1981, a small addition was added and the building reopened as the High School. The majority of its infrastructure components consist of original equipment that has reached the end of its useful life. This is causing issues of poor interior heating and air quality, building security, fire alarm and life safety code compliance issues, energy efficiency and accessibility.

Space needs were identified as follows:

- Undersized classrooms;
- Appropriate space for SPED programs;
- Lack of appropriate lab and STEAM spaces.

The complete Statement of Interest can be found in Appendix A.

C. DATE OF INVITATION TO CONDUCT A FEASIBILITY STUDY

The Town of Stoneham and the MSBA entered into a Feasibility Study Agreement to address the deficiencies identified in Stoneham High School in the Statement of Interest. The MSBA Action Letter inviting the city to collaborate with the MSBA was dated October 30th, 2019.

A copy of this letter can be found in Appendix B.

D. DESIGN ENROLLMENT

On August 27, 2019, the representatives of the Town of Stoneham met with the MSBA regarding the enrollment projections and methodologies for the Stoneham High School project. After careful consideration of enrollment data over the previous years, the Board made a recommendation for the base study enrollment for the facility. The recommendation was as follows:

- Enrollment for grades 9-12: 695 students

The Town of Stoneham sent to the MSBA a Certification Letter that acknowledged the acceptance of the Board recommendations. This letter was dated September 25, 2019.

A copy of the Design Enrollment letter and Study Certification may be found in Appendix C.

E. CAPITAL BUDGET STATEMENT SUMMARY

The preliminary estimated project cost ranges from approximately $114 million to $180 million depending on the final preferred alternative chosen. The local share of debt service is planned to be funded via a debt exclusion supported by the tax levy of the Town.

The base reimbursement share for this project from MSBA is 52.06% of eligible costs. The following are the incentive points that are being considered: Renovation (dependent upon which alternative chosen), High Efficiency Green School Program, and Best Practices for Routine and Capital Maintenance. The remaining percentage would be locally funded as explained above.

F. PROJECT DIRECTORY

The Project Directory that follows this section is a list of contact information for the major representatives and stakeholders of the Town of Stoneham, Stoneham High School as well as those of the Design Team and the Owners Project Manager.

TOWN OF STONEHAM
STONEHAM HIGH SCHOOL FEASIBILITY STUDY
PROJECT DIRECTORY
SMMA NO. 20033

SMMA
Project Management

Date: September 14, 2020

	Contact Name and Address	Contact Phone Number
School Building Committee	**David Bois** *Co-Chair, School Building Committee* bois@arrowstreet.com **Marie Christie** *Co-Chair, School Building Committee* mariechristie@comcast.net **Dennis Sheehan** *Town Administrator* dsheehan@stoneham-ma.gov **Raymie Parker** *Select Board – Chair* rparker@stoneham-ma.gov **Nicole Nial** *School Committee* Nicole.nial@stonehamschools.org **John Macero** *Superintendent of Schools* jmacero@stonehamschools.org **Kevin Yianacopolus** *Facilities* kyianacopolus@stonehamschools.org **Brian McNeil** *Facilities Director* bmcneil@stonehamschools.org **Bryan Lombardi** *School Principal* blombardi@stonehamschools.org	 781-279-2600 781-279-3802 781-279-3802 781-279-3810

	Contact Name and Address	Contact Phone Number
	David Pignone *Athletic Director* dpignone@stonehamschools.org **Cory Mashburn** *Stoneham Finance & Advisory Board* cory.mashburn910@gmail.com **Douglas Gove** *Resident* goved11@gmail.com **Stephen O'Neill** *Resident* soneill@hayner-swanson.com **Paul Ryder** *Resident* pryder52@icloud.com **Albert Talarico** *Resident* albert.talarico@gmail.com **Jeanne Craigie** *Town Moderator* jcraigie@stoneham-ma.gov **Lisa Gallagher** *Resident* lgallagher@stonehamschools.org **Sharon Iovanni** *Resident* sharon.iovanni@stonehambank.com **Josephine Thomson** *Resident* Jjthomson315@yahoo.com	781-279-3806
School Committee	**Rachel Meredith-Warren** rachel.meredithwarren@stonehamschools.org **Jaime Wallace** *Chair* jaime.wallace@stonehamschools.org **Thomas Dalton** thomas.dalton@stonehamschools.org **David Maurer** david.maurer@stonehamschools.org	

F. PROJECT DIRECTORY

	Contact Name and Address	Contact Phone Number
	Nicole Nial nicole.nial@stonehamschools.org	
Owner's Project Manager	**Symmes Maini & McKee Associates, Inc. (SMMA)** 1000 Massachusetts Avenue Cambridge, Massachusetts 02138 **Joel G. Seeley** *Project Manager/Director* jseeley@smma.com **Robert Smith** *OnSite Project Manager/Representative* rsmith@smma.com **Sarah Traniello** *Reports Manager* straniello@smma.com	617-547-5400 617-520-9403 617-877-2859 (c) 978-303-7764 (c) 617-520-9240 617-548-6382 (c)
Designer/Architect **Architecture** **Laboratory** **Library | Media / Furniture, Fixtures & Equipment**	**Perkins + Will Architects** 225 Franklin Street Boston, Massachusetts 02110 **Robert Brown,** AIA, IIDA, LEED AP® *Principal-In-Charge* *robert.brown@perkinswill.com* **Brooke Trivas,** MCPPO, LEED AP® BD+C *Project Manager* brooke.trivas@perkinswill.com **Patrick Cunningham,** AIA, LEED AP® BD+C, CPHC *Project Designer* patrick.cunningham@perkinswill.com **Patrick Jones,** AIA, MCPPO, LEED AP® *Project Architect* patrick.jones@perkinswill.com **Jacob Werner**, AIA, LEED AP® BD+C, WELL AP, CPHC®, LFA *Laboratory Consultant* jacob.werner@perkinswill.com **Jennifer Miller,** NCIDQ, LEED AP® *Library/Media and FF&E Consultant* jennifer.miller@perkinswill.com	617-478-0300 617-406-3440 617-953-3812 (c) 617-406-3457 617-548-7518 (c)
Educational Planner	**Frank Locker Educational Planning** **Frank Locker** *President* fl@franklocker.com	617-412-7444

	Contact Name and Address	Contact Phone Number
Specifications	**Kalin Associates** 1121 Washington Street Newton, Massachusetts 02465 **Mark Kalin,** FAIA FCSI LEED AP® *President* *mark@kalinassociates.com*	617-964-5477
Landscape Architecture	**Warner Larson** 130 West Broadway Boston, Massachusetts 02127 **David J. Warner** *Principal* dwarner@warnerlarson.com	617-464-1440
Traffic Consultant	**Nelson/Nygaard** 77 Franklin Street, 10th Floor Boston, Massachusetts 02110 **Alyson Fletcher** *Project Manager* afletcher@nelsonnygaard.com	617-520-9404
Structural Engineering	**B+AC, LLC** 214 Arlington Street Chelsea, Massachusetts 02150 **Balram Chamaria** *Principal Engineer* balram@bplusac.com	617-702-4740
Fire Protection Engineering **Plumbing Engineering**	**Architectural Engineers** 63 Franklin Street Boston, Massachusetts 02110 **James Shannon,** PE *Plumbing and Fire Protection Department Head* jshannon@arcengrs.com **Michael Doyle** *Senior Plumbing Designer* mdoyle@arcengrs.com	617-542-0810
HVAC Engineering	**BALA Consulting Engineers, Inc.** 52 Temple Place # 201 Boston, Massachusetts 02111 **J. Ryan Flynn** *Senior Mechanical Engineer* jrf@bala.com	617-357-6060

F. PROJECT DIRECTORY

	Contact Name and Address	Contact Phone Number
Electrical Engineering / Lighting Consultant	**BALA Consulting Engineers, Inc.** 52 Temple Place # 201 Boston, Massachusetts 02111 **Michael J. Rossini, PE** *Senior Electrical Engineer* mjr@bala.com	617-357-6060
Data / Communications / Technology Consultant	**Edvance Technology Design, Inc.** 300 Brickstone Square, Suite 201 Andover, Massachusetts 01810 Douglas Faria *Principal* dfaria@edvancetech.com	978-256-9900
Security Consultant	**Ross & Baruzzini | DVS** 1020 Sherman Avenue Hamden, Connecticut 06514 **Philip A. Santore, CPTED** *Vice President and Managing Principal* psantore@dvssecurity.com	203-288-6490
Geotechnical Engineering	**Lahlaf Geotechnical Consulting** 100 Chelmsford Road, Suite 2 Billerica, Massachusetts 01862-6420 **Abdelmadjid M. Lahlaf, PhD, PE** *Principal Engineer* lgci@lgcinc.net	978-330-5912
Environmental Permitting **Civil Engineering** **Site Surveying Consultant**	**Nitsch Engineering, Inc.** 2 Center Plaza, Suite 430 Boston, Massachusetts 02108 **David M. Conway, PE** *Senior Project Manager* *dconway@nitscheng.com* **David M. Conway, PE** *Senior Project Manager* *dconway@nitscheng.com* **Denis R. Seguin, PLS** *Director of Land Surveying* *dseguin@nitscheng.com*	617-338-0063
GeoEnvironmental Engineering	**FS Engineers** 42 Nonset Path, Suite 42-1 Acton, Massachusetts 01720 **Farooq Siddique, PE, LSP** *Principal* info@fsengrs.com	978-274-2830

	Contact Name and Address	Contact Phone Number
Hazardous Materials Consultant	**Universal Environmental Consultants** 13 Brewster Road Framingham, Massachusetts 01702 **Ammar M. Dieb** *President* adieb@uec-env.com	508-628-5486
Cost Estimating Consultant	**PM&C** 20 Downer Avenue, Suite 5 Hingham, Massachusetts 02043 **Peter Bradley, LEED AP®** *Principal* peterbradley@pmc-ma.com	781-740-8007
Kitchen/Food Service Consultant	**Crabtree McGrath Associates, Inc.** 161 West Main Street Georgetown, Massachusetts 01833 **John Sousa** *President* info@crabtree-mcgrath.com	978-352-8500
Acoustical Consultant **Audio Visual Consultant**	**Acentech** 33 Moulton Street Cambridge, Massachusetts 02138 **Ioana Pieleanu** *Principal Consultant* *ipieleanu@acentech.com* **Brian Masiello, CTS** *Senior Consultant* *bmasiello@acentech.com*	617-499-8000
Sustainability / Green Design / Renewable Energy Consultant	**AKF | In Posse / BALA** **AKF | In Posse** One Washington Square 510 Walnut Street Suite 1600 Philadelphia, Pennsylvania 19106 **Robert Diemer** *Principal-in-Charge* **BALA Consulting Engineers, Inc.** 52 Temple Place # 201 Boston, Massachusetts 02111	215-282-6800 617 357 6060

F. PROJECT DIRECTORY

	Contact Name and Address	Contact Phone Number
	Kevin J. Caddle *Senior Vice President* kjc@bala.com	
Theatrical Consultant	**NextStage Design** 900 Chapel Street, 10th Floor New Haven, Connecticut 06510 Gene Leitermann *Principal* gleitermann@nextstage-online.com	203-936-6565
Code Consultant **Accessibility Consultant**	**Code Red Consultants** 154 Turnpike Road #200 Southborough, Massachusetts 01772 **Carl Nelson, PE** *Principal* *carln@crcfire.com* **Chris Lizewski, PE** *Consultant* *clizewski@crcfire.com*	617-500-7633

G. PROJECT SCHEDULE

The Project Schedule that follows this section outlines the tasks and activities of the project, the duration, start and end dates for each individual task and the project as a whole, and the resources and effort required.

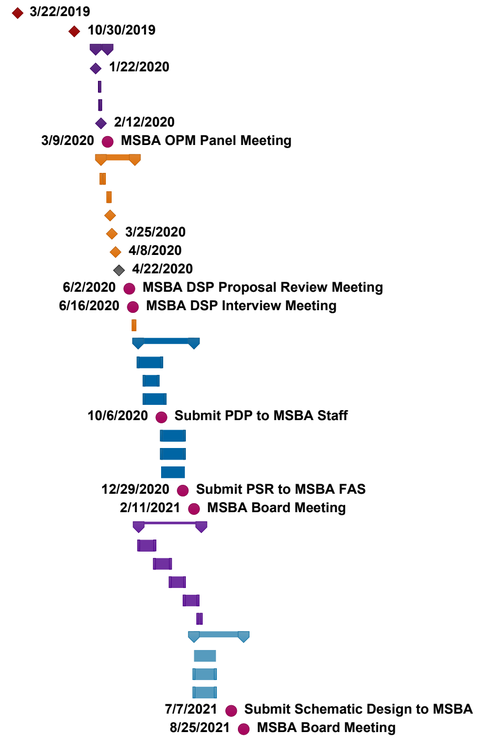
The Project Schedule anticipates submission of the Preferred Schematic Report on December 29, 2020, MSBA Board of Director's approval to proceed into Schematic Design at their February 11, 2021 meeting and MSBA Board of Director's approval of the Project Scope and Budget Agreement at their August 25, 2021 meeting. District-wide appropriation voting will take place during the period of October through November 2021.

September 8, 2020

Stoneham High School
Feasibility Study
Preliminary Project Schedule

PROJECT MANAGEMENT SMMA

ID	Task Name	Duration	Start	Finish
1	**MSBA PREREQUISITES**	**158 days**	**3/22/2019**	**10/30/2019**
2	Statement of Interest (SOI) Submission	0 days	3/22/2019	3/22/2019
3	MSBA Invite into Eligibility	0 days	10/30/2019	10/30/2019
4	**RETAIN OPM**	**33 days**	**1/22/2020**	**3/9/2020**
5	Submit OPM Proposals	0 days	1/22/2020	1/22/2020
6	OPM Interview	2 days	2/6/2020	2/7/2020
7	Negotiate OPM Contract	2 days	2/7/2020	2/10/2020
8	Submit Documents to MSBA OPM Panel	0 days	2/12/2020	2/12/2020
9	**MSBA OPM Panel Meeting**	**0 days**	**3/9/2020**	**3/9/2020**
10	**RETAIN DESIGNER**	**95 days**	**2/12/2020**	**6/23/2020**
11	Draft Designer RFS and Submit to MSBA	9 days	2/12/2020	2/24/2020
12	MSBA Approve Draft RFS	7 days	3/10/2020	3/18/2020
13	Submit to Central Register	0 days	3/19/2020	3/19/2020
14	Notice in Central Register	0 days	3/25/2020	3/25/2020
15	Briefing Session	0 days	4/8/2020	4/8/2020
16	Submit Designer Proposals	0 days	4/22/2020	4/22/2020
17	**MSBA DSP Proposal Review Meeting**	**0 days**	**6/2/2020**	**6/2/2020**
18	**MSBA DSP Interview Meeting**	**0 days**	**6/16/2020**	**6/16/2020**
19	Negotiate Designer Contract	5 days	6/17/2020	6/23/2020
20	**FEASIBILITY STUDY (FS)**	**157 days**	**7/7/2020**	**2/11/2021**
21	Develop Preliminary Design Program (PDP)	66 days	7/7/2020	10/6/2020
22	Community Presentations	40 days	7/30/2020	9/23/2020
23	Tri-Board Meetings	59 days	7/30/2020	10/20/2020
24	**Submit PDP to MSBA Staff**	**0 days**	**10/6/2020**	**10/6/2020**
25	Develop Preferred Schematic Report (PSR)	65 days	10/6/2020	1/4/2021
26	Community Presentations	65 days	10/6/2020	1/4/2021
27	Tri-Board Meetings	65 days	10/6/2020	1/4/2021
28	**Submit PSR to MSBA FAS**	**0 days**	**12/29/2020**	**12/29/2020**
29	**MSBA Board Meeting**	**0 days**	**2/11/2021**	**2/11/2021**
30	**CONSTRUCTION MANAGER (CM)**	**176 days**	**7/9/2020**	**3/11/2021**
31	Develop and Submit IG Application	45 days	7/9/2020	9/9/2020
32	IG Application and Approval	45 days	9/9/2020	11/10/2020
33	RFQ Process	40 days	11/10/2020	1/4/2021
34	RFP Process	40 days	1/4/2021	2/26/2021
35	Negotiate CM Contract	10 days	2/26/2021	3/11/2021
36	**SCHEMATIC DESIGN (SD)**	**139 days**	**2/11/2021**	**8/25/2021**
37	Develop Schematic Design	60 days	2/12/2021	5/6/2021
38	Community Presentations	60 days	2/11/2021	5/5/2021
39	Tri-Board Meetings	60 days	2/11/2021	5/5/2021
40	**Submit Schematic Design to MSBA**	**0 days**	**7/7/2021**	**7/7/2021**
41	**MSBA Board Meeting**	**0 days**	**8/25/2021**	**8/25/2021**
42	**LOCAL APPROPRIATION**			
45	**DESIGN AND CONSTRUCTION (TBD)**			



ENVISION STONEHAM HIGH