

Project Minutes

Project: Stoneham High School Feasibility Study
 Prepared by: Joel Seeley
 Re: School Building Committee Meeting
 Location: Remote Locations
 Distribution: Attendees (MF)

Project No.: 20033
 Meeting Date: 9/28/2020
 Time: 7:00pm
 Meeting No: 10

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Marie Christie	Co-Chair, School Building Committee	Voting Member
✓	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience	Voting Member
✓	Nicole Nial	School Committee Member	Voting Member
✓	Raymie Parker	Chair Select Board	Voting Member
✓	Albert Talarico	Community Member with Building Commissioner Experience	Voting Member
✓	Douglas Gove	Community Member with Engineering Experience	Voting Member
	Stephen O'Neill	Community Member with Engineering Experience	Voting Member
✓	Josephine Thomson	Community Member	Voting Member
✓	Jeanne Craigie	Town Moderator	Voting Member
✓	Lisa Gallagher	Community Member, School Secretary, Past member of Middle School Building Committee	Voting Member
✓	Sharon Iovanni	Community Member	Voting Member
✓	Cory Mashburn	Community Member, Finance and Advisory Board	Voting Member
	Paul Ryder	Community Member with Construction Experience	Voting Member
✓	David Pignone	Athletic Director, Member knowledgeable in educational mission and function of facility	Voting Member
✓	Kevin Yianacopolus	Local Official responsible for Building Maintenance	Voting Member
✓	Dennis Sheehan	Town Administrator / MCPPO Certified	Non-Voting Member
✓	John Macero	Superintendent of Schools, Secretary of School Building Committee	Non-Voting Member
✓	Bryan Lombardi	Stoneham High School Principal	Non-Voting Member
✓	Brian McNeil	Facilities Director	Non-Voting Member
✓	Brooke Trivas	Perkins and Will	
✓	Patrick Cunningham	Perkins and Will	
✓	Leo Liu	Perkins and Will	
✓	David Warner	Warner Larson	
✓	Joel Seeley	SMMA	

Item #	Action	Discussion
10.1	Record	Call to Order, 7:00 PM, meeting opened by roll call.
10.2	Record	In accordance with the executive order issued by the Governor on March 10, 2020, this meeting will be held via video conference and a recording of such will be posted on the Town's website.
10.3	Record	A motion was made by S. Iovanni and seconded by J. Craigie to approve the 9/14/20 School Building Committee meeting minutes. No discussion, motion passed unanimous by roll call vote.
10.4	Record	J. Seeley distributed and reviewed Designer Amendment No. 3, dated 9/28/20 for Hydrant Flow Test Services, in the amount of \$1,760.00 to be charged against ProPay Budget Code 0003-0000, which has a balance of \$90,012.50, attached. A motion was made by J. Craigie and seconded by N. Nial to approve Designer Amendment No. 3, dated 9/28/20 for Hydrant Flow Test Services, in the amount of \$1,760.00 and recommend signature by D. Sheehan. No discussion, motion passed unanimous by roll call vote.
10.5	J. Seeley	J. Seeley reviewed Warrant No. 3, attached. A motion was made by J. Craigie and seconded by R. Parker to approve Warrant No. 3. No discussion, motion passed unanimous by roll call vote. J. Seeley to forward Warrant No. 3 to D. Bois for signature.
10.6	A. Palmerino S. Iovanni	Community Forum No. 2 feedback were discussed. Committee Discussion: <ol style="list-style-type: none"> 1. J. Craigie asked if the forums are providing the intended value to the community and committee? <i>S. Iovanni indicated yes, they are building visibility and providing a consistent messaging platform.</i> 2. J. Macero indicated the dates that the forum will be re-broadcast on Stoneham TV should be promoted. <i>A. Palmerino will provide the re-broadcast dates and a link to view on-demand.</i> 3. D. Bois indicated the presentation was comprehensive with a lot of information. 4. D. Bois asked if the Committee received any additional comments since the forum thru their email account? <i>J. Seeley indicated no additional emails beyond the community email received the night of the forum, attached.</i>

Item #	Action	Discussion
		5. S. Iovanni indicated the Public Relations Subcommittee will develop a press release on the forum.
10.7	Record	J. Seeley reviewed the 9/14/20 Sustainable Design meeting minutes, attached, and indicated a follow-up meeting has been scheduled for 9/29/20 with committee members, P&W, MassSave, SMMA and the third-party ZNE expert, who will then develop their fee proposal in accordance with the MassSave Path 1 MOU.
10.8	J. Macero	<p>J. Macero presented and reviewed the Space Summary, reflecting a 204,107 square foot facility, attached. B. Lombardi reviewed the Educational Program process.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none">1. A. Talarico asked if the square foot area being identified for the Special Education spaces is all reimbursable, including the area above MSBA Guideline? <i>B. Trivas indicated yes, MSBA typically supports the local needs requirements for Special Education.</i>2. J. Craigie asked if J. Macero confirmed the kitchen square feet size with the food service staff? <i>J. Macero indicated yes, the kitchen size was confirmed.</i>3. J. Craigie indicated the Educational Mission Subcommittee met on 9/21/20 and commended J. Macero, B. Lombardi and the High School Vision Committee on their work on the Educational Program. J. Craigie indicated the Subcommittee would not like to see the program reduced.4. J. Craigie indicated the scope of the project should include what the school department and teachers believe is right to serve the community for the next 50 years. The Committee has one shot to bring the right project to the voters. It may cost more, but the Town's property values will be reflective of its great schools. The Committee will need to clearly explain the costs and the benefits of the features included in the project. The Town did a great job with the three elementary schools and middle school projects, and should do the same with the high school.5. J. Craigie indicated she would like to see the field house for the locker rooms, toilet rooms and referee spaces with a track included in the project.6. J. Craigie indicated she would like to see the larger auditorium in the project.7. A. Talarico indicated concern that the building is approximately 32,000 square feet above MSBA Guideline, not including the PreK program.

Item #	Action	Discussion
		<p>8. J. Thomson indicated she would like to see the District Offices re-instated in the Space Summary, as the Middle School may need space in the future.</p> <p>9. J. Macero asked how many square feet would the District Offices require? <i>B. Trivas approximated 3,000 to 4,000 square feet, but will confirm.</i></p> <p>10. D. Pignone indicated the he visited several recently constructed schools and that the uniform feedback was to include sufficient storage space in the program.</p> <p>11. D. Sheehan asked if there was a Pre-K Guideline that the proposed Pre-K program can be compared to? <i>J. Macero will review and provide direction.</i></p> <p>8. R. Parker indicated the Committee will need to be clear with the community when discussing the need for all the spaces listed in the Space Summary.</p> <p>9. D. Bois agrees with the spaces listed and indicated the ineligible costs associated with the space above MSBA Guideline needs to be clearly explained to the community.</p> <p>10. An email from the community relative to the indoor track is attached.</p>
10.9	Record	<p>P. Cunningham presented and reviewed preliminary Site Planning Options, Construction Phasing and Pros and Cons for each Option, attached. Each option includes geo-thermal wells, triple glazed fiberglass windows and curtainwall, and robust envelope insulation to align with Path 1 goals, two synthetic turf soccer fields with sports lighting, new or reconstructed synthetic football field and track with sports lighting, and a reconstructed natural turf baseball, softball and soccer field. Parking space counts match existing. Additionally, each option includes new traffic signals at the Franklin Street school entry and the Franklin Street/Stevens Street intersection. The Options are as follows:</p> <ol style="list-style-type: none"> 1. Code Repair Only Option 1 2. Renovation Only Option 2 3. Renovation/Addition Option 3A1 4. Renovation/Addition Option 3A2 5. Renovation/Addition Option 3B 6. New Construction Option 4A1 7. New Construction Option 4A2 8. New Construction Option 4A3 9. New Construction Option 4B 10. New Construction Option 4C <p>Committee Discussion:</p>

Item #	Action	Discussion
		<ol style="list-style-type: none"><li data-bbox="521 401 1406 596">1. D. Gove asked if the geotechnical boring results and grade changes at the existing softball and soccer fields have been accounted for in the Options design and cost estimates? <i>B. Trivas indicated yes, to the extent it can at this phase. The borings were completed and preliminary results have been provided by the geotechnical engineer.</i><li data-bbox="521 623 1398 716">2. D. Gove indicated he would prefer options that place the construction in front of or to the east of the existing school to avoid the uncertainty of the existing subsurface conditions, grade changes, culvert, and fill.<li data-bbox="521 743 1427 800">3. M. Christie indicated the soccer fields were constructed, in part, on donated fill from a roadway project, approximately 15 years ago.<li data-bbox="521 827 1422 957">4. M. Christie asked how close are the buildings in Options 4B and 4C to the eastern property edge, where the grades slope down significantly. <i>P. Cunningham indicated the building in Option 4C is very close to the slope and Option 4B, which has a smaller footprint, is further away from the slope.</i><li data-bbox="521 984 1354 1077">5. J. Craigie asked if Option 4B was multi-story? <i>P. Cunningham indicated yes, the building is two-stories and could be reviewed as a three-story option to further reduce the footprint.</i><li data-bbox="521 1104 1438 1197">6. C. Mashburn indicated the project should be considered holistically as a high school complex, inclusive of the community-use fields and courts, not just as a high school project.<li data-bbox="521 1224 1390 1354">7. C. Mashburn asked if a renovation and addition option had to be studied further in the PSR phase? <i>J. Seeley indicated yes, a renovation and addition option is required to be studied further in the PSR phase.</i><li data-bbox="521 1381 1409 1438">8. N. Nial indicated her preference for a renovation and addition option would be Option 3A2.<li data-bbox="521 1465 1300 1522">9. C. Mashburn indicated preference for Option 3A2 and 4B for new construction.<li data-bbox="521 1549 1078 1570">10. J. Craigie indicated preference for Option 4B.<li data-bbox="521 1598 1382 1690">11. D. Gove indicated Options 3A1, 3B, 4A1 and 4A2 should no longer be considered, due to their construction being in the existing fill and culvert area.

Item #	Action	Discussion
		<p>12. D. Bois indicated preference for Option 4B and concern with Option 4C due to its close proximity to the downward sloping grade to the eastern property edge.</p> <p>13. D. Pignone indicated preference for Options 4B and 3A1.</p> <p>14. N. Nial indicated preference for Option 4B for new construction.</p> <p>15. Additional Committee comments on the 9/14/20 presentation are attached.</p>
10.10	Record	J. Seeley reviewed the Project Cost, Construction Cost, Reimbursement and Cost to Stoneham for each Option, attached.
10.11	Record	A motion was made by D. Pignone and seconded by J. Craigie to select Options 1, 2, 3A2, 4A3 and 4B to be further studied in the PSR Phase. No discussion, motion passed unanimous by roll call vote.
10.12	Record	A motion was made by J. Thomson and seconded by R. Parker to approve the PDP Submittal and authorize submission to the MSBA. No discussion, motion passed unanimous by roll call vote.
10.13	D. Sheehan	<p>Subcommittee Updates</p> <p>Public Relations Subcommittee</p> <p>1. S. Iovanni asked if there will be a limit on attendees to the in-person Tri-Board Meeting on 10/15/20? <i>D. Sheehan will review.</i></p>
10.14	Record	Committee Questions - none
10.15	Record	<p>Old or New Business</p> <p>1. M. Christie asked if the Committee had any reservations with having the 10/13/20 SSBC meeting in-person at the Middle School Gymnasium? <i>The Committee indicated they did not. The item will be further reviewed at the Wednesday Chairs meeting.</i></p> <p>2. J. Craigie asked if hardcopies of meeting materials can be provided on the Friday before the Monday meeting? <i>D. Bois indicated yes, this will be provided going forward.</i></p>
10.16	Record	Public Comment - none
10.17	Record	Next SBC Meeting: Tuesday, October 13, 2020 at 7:00 pm.
10.18	Record	A Motion was made by L. Gallagher and seconded by C. Mashburn to adjourn the meeting. No discussion, motion passed unanimous by roll call vote.

Project: Stoneham High School Feasibility Study

Meeting Date: 9/28/20

Meeting No.: 10

Page No.: 7

Attachments: Agenda, Designer Amendment No. 3, Warrant No. 3, 9/14/20 Sustainable Design meeting minutes, Additional Committee comments on the 9/14/20 presentation, Emails from the community, Project Cost, Construction Cost, Reimbursement and Cost to Stoneham for each Option, Powerpoint

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

1000 Massachusetts Avenue
Cambridge, MA 02138
617.547.5400

www.smma.com

PROJECT MEETING SIGN-IN SHEET

Project: Stoneham High School Feasibility Study
 Prepared by: Joel Seeley
 Re: School Building Committee Meeting
 Location: Remote Locations
 Distribution: Attendees, (MF)

Project No.: 20033.00
 Meeting Date: 9/28/2020
 Time: 7:00pm
 Meeting No: 10

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
Attended Remotely	Marie Christie	mariechristie@comcast.net	Co-Chair, Past Member of the School Committee/Middle School Building Committee
Attended Remotely	David Bois	bois@arrowstreet.com	Co-Chair, Community Member with Architecture Experience
Attended Remotely	Nicole Nial	nicole.nial@stonehamschools.org	School Committee Member
Attended Remotely	Raymie Parker	rparker@stoneham-ma.gov	Select Board Member
Attended Remotely	Albert Talarico	albert.talarico@gmail.com	Community Member with Building Commissioner Experience
Attended Remotely	Douglas Gove	goved11@gmail.com	Community Member with Engineer Experience
	Stephen O'Neill	soneill@hayner-swanson.com	Community Member with Engineer Experience
Attended Remotely	Josephine Thomson	jthomson315@yahoo.com	Community Member, Middle School Faculty
Attended Remotely	Jeanne Craigie	jcraigie@stoneham-ma.gov	Town Moderator
Attended Remotely	Lisa Gallagher	lgallagher@stonehamschools.org	Community Member, School Secretary, Past member of Middle School Building Committee
Attended Remotely	Sharon Iovanni	sharon.iovanni@stonehambank.com	Community Member
Attended Remotely	Cory Mashburn	cory.mashburn910@gmail.com	Community Member, Finance and Advisory Board
	Paul Ryder	pryder52@icloud.com	Community Member with Construction Experience
Attended Remotely	David Pignone	dpignone@stonehamschools.org	Athletic Director, Member knowledgeable in educational mission and function of facility
Attended Remotely	Kevin Yianacopolus	kyianacopolus@stonehamschools.org	Local Official responsible for Building Maintenance
Attended Remotely	Dennis Sheehan	DSheehan@stoneham-ma.gov	Town Administrator / MCPPO Certified
Attended Remotely	John Macero	jmacero@stonehamschools.org	Superintendent of Schools, Secretary of School Building Committee
Attended Remotely	Bryan Lombardi	blombardi@stonehamschools.org	Stoneham High School Principal
Attended Remotely	Brian McNeil	bmcneil@stonehamschools.org	Facilities Director
Attended Remotely	Brooke Trivas	brooke.trivas@perkinswill.com	Perkins and Will
Attended Remotely	Patrick Cunningham	Patrick.cunningham@perkinswill.com	Perkins and Will
Attended Remotely	Leo Liu	xi.liu@perkinswill.com	Perkins and Will
Attended Remotely	David Warner	dwarner@warnerlarson.com	Warner Larson
Attended Remotely	Joel Seeley	jseeley@smma.com	SMMA

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Agenda

Project: Stoneham High School Feasibility Study
Re: School Building Committee Meeting
Prepared by: Joel Seeley
Location: Remote Participation
Distribution: Attendees (MF)

Project No.: 20033
Meeting Date: 9/28/2020
Meeting Time: 7:00 PM

-
1. Call to Order
 2. Approval of Minutes
 3. Approval of Invoices and Commitments
 4. Sustainable Design Update
 5. Community Forum No. 2 Feedback
 6. Review Educational Program
 7. Review Design Alternatives and Phasing
 8. Review Cost Models
 9. Review Options Matrix
 10. Vote to Select Top 3-4 Options
 11. Vote to Submit PDP
 12. Schedule and Budget Update
 13. Subcommittee Updates
 14. New or Old Business
 15. Committee Questions
 16. Public Comments
 17. Next Meeting: October 13, 2020
 18. Adjourn

Join GoToMeeting:

<https://global.gotomeeting.com/join/555069077>

Dial-In: [+1 \(224\) 501-3412](tel:+12245013412)

Access Code: [555-069-077](tel:555069077)

Environmental & Site Project Budget Status

Updated: 9/28/2020

Feasibility and Schematic Design Phase	Vendor	Amendment No.	Current Budget	Consultant Fee	Designer Markup	Total Fee	Balance
Environmental and Site							
Traffic Assessment and Study	Nelson Nygaard	2	\$30,000	\$ 16,500.00	\$ 1,650.00	\$ 18,150.00	\$ 11,850.00
Topographical Survey, Wetlands Flagging and ANRAD	Nitsch	1	\$43,000	\$ 25,000.00	\$ 2,500.00	\$ 27,500.00	\$ 15,500.00
GeoEnvironmental Phase I Investigation	FS Engineers	1	\$10,000	\$ 2,700.00	\$ 270.00	\$ 2,970.00	\$ 7,030.00
Geotechnical Investigation - Prelim and SD	LGCI	1	\$35,000	\$ 14,925.00	\$ 1,492.50	\$ 16,417.50	\$ 18,582.50
Fire Hydrant Flow Test	Architectural Engineers	3	\$2,000	\$ 1,600.00	\$ 160.00	\$ 1,760.00	\$ 240.00
Hazardous Materials Investigation	UEC	1	\$15,000	\$ 4,500.00	\$ 450.00	\$ 4,950.00	\$ 10,050.00
Geothermal Test Well			\$20,000	\$ -	\$ -	\$ -	\$ 20,000.00
Contingency			\$5,000	\$ -	\$ -	\$ -	\$ 5,000.00
TOTAL			\$160,000			\$71,747.50	\$88,252.50

Memorandum

To: Stoneham School Building Committee Date: 9/28/2020
From: Joel G. Seeley Project No.: 20033
Project: Stoneham High School Feasibility Study
Re: Designer Amendment No. 3: Hydrant Flow Testing Consulting Services
Distribution: Stoneham School Building Committee (MF)

DESIGNER AMENDMENT NO. 3: Hydrant Flow Testing Consulting Services

FEE: \$1,760.00

REASON: Provide Hydrant Flow Testing Consulting Services.

BUDGET AVAILABILITY: This Amendment would be funded out of the Environmental & Site Survey Budget, ProPay Code 0003-0000, which has the current balance of \$90,012.50.

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 3

WHEREAS, the Town of Stoneham (“Owner”) and Perkins & Will, (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services for the Stoneham High School Project (Project Number 201802840505) at the Stoneham High School on July 10, 2020 “Contract”; and

WHEREAS, effective as of September 28, 2020, the Parties wish to amend the Contract:

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform services for the Design Development Phase, the Construction Phases, and the Final Completion Phase of the Project, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services:

	Original Contract	Prior Amendments	This Amendment	After this Amendment
Feasibility Study Phase	\$ 175,000.00	\$ 69,987.50	\$ 1,760.00	\$ 246,747.50
Schematic Design Phase	\$ 245,000.00	\$ 0.00	\$ 0.00	\$ 245,000.00
Design Development Phase	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Construction Document Phase	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Bidding Phase	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Construction Phase	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Completion Phase	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Fee	\$420,000.00	\$ 69,987.50	\$ 1,760.00	\$ 491,747.50

This Amendment is a result of: Providing Hydrant Flow Testing Consulting Services to be funded out of MSBA ProPay 0003-0000.

3. The Construction Budget shall be as follows:

Original Budget: \$ NA

Amended Budget \$ NA

4. The Project Schedule shall be as follows:

Original Schedule: NA

Amended Schedule NA

5. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER

Dennis J. Sheehan
(print name)

Town Administrator, Town of Stoneham
(print title)

By _____
(signature)

Date _____

DESIGNER

Robert Brown, AIA, IIDA, LEED AP
(print name)

Managing Director, Principal, Perkins & Will
(print title)

By _____
(signature)

Date _____

Perkins&Will

9.22.2020

Mr. Dennis J. Sheehan, Town Administrator
Stoneham Town Hall
35 Central Street, Second Floor
Stoneham, MA 02180

Re: Stoneham High School / Additional Services #3 Attachment F

Dear Mr. Sheehan,

As requested, and required, attached and noted herein, are the additional services for the Hydrant Flow Test. We have attached the AEI Proposal dated September 22, 2020 for the Stoneham High School which is currently in the Feasibility Study phase.

Project Overview

The additional service request is for the Hydrant Flow Test and report required for Modular 3/ PDP Phase of the Stoneham Project. We understand that you reviewed and approved the scope of services as outlined in the proposal attached to this letter dated 9.22.2020.

Schedule

The consultants will be notified that they will commence work as approved by the Town and School and under the guidelines of the COVID-19 requirements within the most expedient deadline.

Compensation

Based on the scope and schedule outlined herein and attached we propose a lump sum fee with a 10% mark up as allowed per contract. The following outlines the total compensation per additional service request which includes the 10% mark up: Any deviations to the attached will be at an additional charge to the defined scope.

Hydrant Flow Test and Report	\$ 1,760
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Please see Attachment F for more details.

Thank you,



Brooke Trivas
Principal, Practice Leader for Perkins and Will

cc; Joel Seely – SMMA

September 22, 2020

Xi Liu, AIA, LEED AP BD+C
Perkins & Will
335 Franklin Street
Suite 1100
Boston, MA 02210

Architectural Engineers, Inc.

Re: Stoneham High School Hydrant Flow Test Proposal

Dear Leo,

Architectural Engineers, Inc. (AEI) is pleased to provide an additional services proposal for the performance of a hydrant flow test at the Stoneham High School campus.

The scope of work will include:

1. Coordination with the Town of Stoneham for a day/time of flow test. Includes delivery of fee to the Town and assistance with placement of ad in paper if required.
2. Performance of the flow test utilizing equipment owned by AEI.
3. Preparation of flow test reports.

The fixed fee cost to complete the additional work items indicated above:

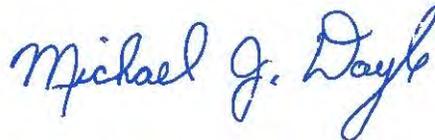
Town Fee	\$ 0 (Town fee waived)
<u>AEI Services</u>	<u>\$1,600</u>
Total	\$1,600

63 Franklin Street

Should you have any questions regarding this request for additional services, please contact us at 617.542.0810.

Thank you for your consideration.

Very truly yours,



Michael J. Doyle
Project Manager

Boston, MA 02110

617 542 - 0810

Fax 542 - 8451

Warrant No. 3

Project: Stoneham High School, Stoneham, Massachusetts
 Prepared by: Joel G. Seeley, AIA

Project No.: 20033
 Date: 9/28/2020

School Building Committee for the Stoneham High School hereby authorizes to draw against funds for the obligations incurred for value received in services and for materials shown below:

<u>Vendor</u>	<u>Invoice No.</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>ProPay Code</u>	<u>Balance After Invoice</u>
SMMA	53473	09/03/2020	\$ 7,000.00	0001-0000	\$ 109,000.00
SMMA	53473	09/03/2020	\$ 383.27	0004-0000	\$ 39,385.92
		Total	\$ 7,383.27		

 Marie Christie

 David Bois

 Nicole Nial

 Raymie Parker

 Albert Talarico

 Douglas Gove

 Stephen O'Neill

 Josephine Thomson

 Jeanne Craigie

 Lisa Gallagher

 Sharon Iovanni

 Cory Mashburn

 Paul Ryder

 David Pignone

Approved on _____



Mr. Dennis Sheehan
Town Administrator
Town Administrator, Town of Stoneham
35 Central St
Stoneham, MA 02180

September 3, 2020
Project No: 20033.00
Invoice No: 0053473

Project 20033.00 Stoneham High School OPM Services
Professional Services from July 25, 2020 to August 21, 2020

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Feasibility Study	56,000.00	37.50	21,000.00	14,000.00	7,000.00
Schematic Design	49,000.00	0.00	0.00	0.00	0.00
Total Fee	105,000.00		21,000.00	14,000.00	7,000.00
Total Fee					7,000.00

Reimbursable Expenses

Reproductions				383.27	
Total Reimbursables				383.27	383.27
				Total this Invoice	\$7,383.27

Outstanding Invoices

Number	Date	Balance
0053146	6/30/2020	7,230.81
0053302	7/28/2020	7,000.00
Total		14,230.81

Billings to Date

	Current	Prior	Total
Fee	7,000.00	14,000.00	21,000.00
Expense	383.27	230.81	614.08
Totals	7,383.27	14,230.81	21,614.08

Authorized By: Joel Seeley



ANDREW T. JOHNSON CO., INC.

15 Tremont Place

Boston, MA 02108

(617) 742-1610 • Fax (617) 523-0719

**REPROGRAPHICS • LARGE & SMALL FORMAT COLOR
OFFSET PRINTING • DIGITAL IMAGING • SCANNING**

Bill To:

SYMMES MAINI & McKEE ASSOCIATES
1000 MASSACHUSETTS AVENUE
CAMBRIDGE MA 02138

Ship To:

SEE BELOW

Purchase Order No.	Customer ID	Shipping Method	Payment Terms	Ship Date	Invoice	Date
STONEHAM DS	000000288725	SEE BELOW	Net 30	5/4/2020	IVC119745 B	5/4/2020
Quantity	Item Number	Description			Unit Price	Ext. Price
1	4013A-100	One-Time Processing Charge			\$250.0000	\$250.00
1	4005B-100	Deliver (Bernard Feldstein, MSBA DSP Chairman, Newton Highlands, MA)			\$32.5000	\$32.50
1	4005B-100	Deliver (MSBA, Marie Deslauriers, Boston)			\$20.0000	\$20.00
1	UPS	UPS - Ground - Leo Peters, MSBA DSP Vice-Chariman, Middleton, MA & Richard Hanson, Brewtster, MA			\$45.9300	\$45.93
					Subtotal	\$348.43
					Tax	\$0.00
					Total	\$348.43

**Stoneham High School Feasibility Study
Design Options Review
Progress PDP Comments and Responses**

No.	Date	SSBC Member	Comment	P&W Response
1	9/8/2020	Paul Ryder	My biggest concern is the moving of the fields - especially the lighted football field. I am aware lighting can be directed to reduce spillover but the perception of the light poles will be a problem for abutters. Rather spend the money of turf fields especially if we are looking at multi- use fields.	A number of schemes maintain the stadium at its current location to minimize lighting challenges. The current cost estimate carries 1 stadium and 2 soccer/lacrosse fields as turf multipurpose fields.
2	9/8/2020	Marie Christie	<p>Just a little background for my comments. This project is my 7th SBC and 4th Debt Exclusion attempt. Although all 3 Debt Exclusions ultimately passed, it was a very difficult to get the majority vote. Stoneham has never passed a regular override. In the past, all town boards were extremely conservative. When I retired from the School Committee 2 yrs. ago, the percentage of households in town that had children in public school was about 18%. The town has an extraordinarily large senior population that are the best voters in town. They may or may not to an asset to the Debt Exclusion campaign. The next largest group of voters are the empty nesters who mostly vote against all school appropriations. The passage of the Debt Exclusion will ultimately rest on the elementary and middle school parents who are in the minority of registered town voters. That being said, here are my thoughts.</p> <p>A few weeks ago I stated that I had two non-negotiables. 1. keep the current gym. 2. The new building must be front facing. Well, I may waiver a bit on #1. Could you get a cost estimate plus % of reimbursement for rehabbing the current gym and adding a suspended track to it. Also a cost estimate plus % of reimbursement for enlarging a new gym with and without a suspended track.</p>	Cost and feasibility will be provided for a suspended track in the gymnasium space. For the Renovation Only and Renovation Addition where we reuse the existing gym the suspended track will be difficult due to the inability of the existing structural system to support the new track loading requirements.
3	9/8/2020	Marie Christie	I do like Reno Add #1 (keeping the current gym). Can you move the entire building to the east toward the current parking lot and tennis courts so that the west end aligns approximately at the current gym. I really cannot tell if this is a 1,2 or 3 story building.	The design team is concerned about the visibility of the entry and conflict with ledge, if the building moves east. We will understand more when we receive the site survey. The building will be 2 stories and in some cases 3, when slopes are greater.
4	9/8/2020	Marie Christie	I also like New Cons. #1. Again, can you move the building as in the previous paragraph. Also move the Gym and Auditorium to the west end of the building.	To be studied. Potential reduction of drop-off loop length; lessen effectiveness of relieving traffic pressure from Franklin St.
5	9/8/2020	Marie Christie	I would like to see all playing fields remain where they currently are, if possible. In moving the building to the east, I think we could keep the baseball diamond and at least 1 softball diamond along with the soccer fields. The funds we save from not moving 6 fields could be reallocated to a larger gym with a suspended track. When the current building is demolished, we could restore the additional fields and tennis courts. This would not interrupt the sports programs which are so crucial to many students.	Construction staging area and geotreatment field may impact/disturb at a minimum 2 major fields, regardless of the building location/position. To be studied in conjunction with comment No. 4.
6	9/8/2020	Raymie Parker	<p>I like designs 2, 3, 4.</p> <p>I wish there could be another alternative path built coming from the south. There are a few streets back there that could handle a walking/bike path. It may help with traffic mitigation on Franklin, if the neighborhood behind the school had a safe route to school, that parents would be comfortable in letting HS students walk, instead of driving.</p>	We will work to integrate pedestrian path from the south of the site, as the options are being developed.
7	9/8/2020	Raymie Parker	I wonder if addressing this culvert under the school will help in mitigating some flooding issues that pose a problem from Weiss farm area.	We will inquire with the Civil team on the culverted stream's impact on the flooding issues.

**Stoneham High School Feasibility Study
Design Options Review
Progress PDP Comments and Responses**

No.	Date	SSBC Member	Comment	P&W Response
8	9/8/2020	Raymie Parker	I like the pre-k having a separate entrance and play space.	All design alternatives will work to accomplish this.
9	9/8/2020	Raymie Parker	I wish to fix any existing issues or concerns with the site.	Please provide more detail Raymie.
10	9/8/2020	Raymie Parker	I wonder about costs.	We really like your use of "I like... I wish... I wonder...", thank you. Preliminary budget options will be presented shortly.
11	9/10/2020	Raymie Parker	I wish to fix any existing issues or concerns with the site. I am unaware of any existing conditions, but for example, are there any questions we need to discuss with Conservation, are there invasive species of plants or natives we would like to keep or remove. Is there any ground/landfill that we know of that may need addressing. What problems have plagued the school, that we don't see, other than the building. Macero/MacNeill/Yiana may have more insight on this.	In receipt.
12	9/10/2020	Albert Talarico	I would like to know the cost before committing to any design. If the renovation cost is fairing close to new Construction, which I believe will be the case, why would we even consider renovating or code compliance?	Cost has been reported.
13	9/10/2020	Albert Talarico	I like the new Construction Schema 1 and 3. I like that the orientation of the buildings is facing Franklin Street, the pedestrian connection, and the parking area locations.	In receipt.
14	9/11/2020	Jeanne Craigie	I think they were unimaginative. Personally without cost associated I don't think I could ever make an informed decision. I concur with Mrs. Christie on the history having lived through this over 30 odd years. Without proper documentation this committee is relying on what PW seems to want. I am one who feels we should have a face forward building three stories ... I think it would be cost effective and a far better use of space. I would like to see a three-story building.	In receipt.
15	9/11/2020	Jeanne Craigie	I agree that any Preschool facility should be separate with separate entrance.	In receipt and planned.
16	9/11/2020	Jeanne Craigie	I think the fields should remain where they are ... but be turned ... if we are to improve them the Stadium Field should be North to South so to avoid sun glare.	In receipt and exploring all options.
17	9/11/2020	Jeanne Craigie	I also believe there is enough land adjacent to have two side to side turf fields	In receipt.
18	9/11/2020	Jeanne Craigie	Switching BB fields would allow us more space and the hill would provide us with area to watch area for both softball and baseball games.	In receipt.
19	9/11/2020	Jeanne Craigie	Leave the lights where they are perhaps refurbish with new technology.	In receipt.
20	9/11/2020	Jeanne Craigie	I would explore the Stevens Street egress.	In receipt and under review..
21	9/11/2020	Jeanne Craigie	The paper Street by Fieldstone as a walkway.	In receipt and under review.

**Stoneham High School Feasibility Study
Design Options Review
Progress PDP Comments and Responses**

No.	Date	SSBC Member	Comment	P&W Response
22	9/11/2020	Jeanne Craigie	The land behind FB field as second entrance.	In receipt and under review.
23	9/11/2020	Jeanne Craigie	I also believe FD would want to access behind the building ... that being said ... develop new area by tennis courts as a new parking lot.	In receipt and under review.
24	9/11/2020	Jeanne Craigie	Without seeing the cost of a refurbished gym and honestly is a suspended track worth the investment??	Costs submitted.
25	9/11/2020	Jeanne Craigie	I might be inclined to redo gym by pushing it out the back entrance. Adding on out back and refurbishing the full locker room by elevator.	In receipt under consideration.
26	9/11/2020	Jeanne Craigie	The educational plan should be contiguous to disciplines and have places that are secure for staff and supplies as well as large group rooms.	Please see educational program and narrative.
27	9/11/2020	Jeanne Craigie	I think going straight down would also eliminate culvert change with sewer & water.	In receipt.
28	9/14/2020	Doug Gove	<p>Slide 6 - Educational Programming Update Diagram – Has the Committee agreed to all of the spaces shown on this diagram?</p> <p>a. Did we agree to provide vocations? ---- how much space does this add to the building and at what cost?</p> <p>b. Are the Stoneham School District Offices going to be together with the HS Principal / Guidance spaces? I thought there was discussion at one point of having a separate entrance for the District Offices.</p>	Please see program. No District Offices in the program.
29	9/14/2020	Doug Gove	Slide 7 – Educational Space Summary --- WE are currently showing 60,000 SF more than is reimbursable by MSBA. When is the Committee going to discuss this? Why are the District Offices not factored into the square footage tally?	This information was presented by OPM.

**Stoneham High School Feasibility Study
 Design Options Review
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No.	Date	SSBC Member	Comment	P&W Response
30	9/14/2020	Doug Gove	Slide 9 & 10 – Design Alternatives Update / Summary: a.For the renovation option, is it feasible and worthwhile to reuse the exiting gym. The deficiencies discussed to date (seismic, type of construction, egress) concerns me. b.For the new construction option, why do we have 4 options with the new school in front of the existing school? I'd like to see at least two alternatives where the new school is not directly in front of the existing school. I remain concerned about logistics and impact to students / teachers.	The reuse of the gym will have associated costs for the reasons you mention. Many site options have been presented. Building behind the existing building has drainage impacts.
31	9/14/2020	Doug Gove	Slide 12 – Alt 2A Renovation Option Construction Phasing --- There is a big grade difference within the staging area and construction egress. Has this been accounted for.	Looking at grading.
32	9/14/2020	Doug Gove	General --- each of the Alternatives should have a category for Impact to Students / Teachers with pros and cons.	See pros and cons further developed at last meeting.
33	9/14/2020	Doug Gove	General --- has the site been programmed with respect to required parking spots and # and type of fields and whether we are going to provide lights on multiple fields? We seem to be providing what we already have. Also do we need 9 tennis courts? Why not add outdoor basketball courts. How many parking spots are needed for teachers, students, auditorium, gymnasium.	Site plans reflect current programming requests.
34	9/14/2020	Doug Gove	General --- consider upgrading the football field as an earl milestone task. Installing turf early will allow it to be used more frequently during construction without impacting playing surface. Could we add a second multi-use turf field also to lesson impacts of field reductions?	Good point.

**Stoneham High School Feasibility Study
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No.	Date	SSBC Member	Comment	P&W Response
35	9/14/2020	Doug Gove	Slide 13 – Don’t agree with the Site / Access Pro that there is no disruption to the site. There will be a big disruption during construction. Also, this slide doesn’t address the fact that a Con is that modular classrooms are required. Should also address the fact that hazardous building material abatement could significantly complicate and add to the cost.	Understood.
36	9/14/2020	Doug Gove	Slide 14 – Alt 3A - How would you get to the gymnasium? Where are the offices?	Under review.
37	9/14/2020	Doug Gove	Slide 15 – Alt 3A – a.What is the plan to relocate the sewer and water? Can you keep them active during construction? What is a plumbing utility – is this water and sewer? I wouldn’t refer to it as a plumbing utility. b.Where is the existing gas line and is this impacted during construction? c.Does the temporary access account for the change in grade near the tennis courts?	TBD
38	9/14/2020	Doug Gove	Slide 16 – Alt 3A – Doesn’t address the need to relocate the water and sewer lines. What does 1 or 2 expansion joints mean --- why is this even a con?	Civil has reviewed this. Will supply a plan.
39	9/14/2020	Doug Gove	General --- can I get more info on the large culvert that runs through the site? What is the origin? Are plans available? Has the hydrology been reviewed?	We have a survey that can be distributed.

**Stoneham High School Feasibility Study
Design Options Review
Progress PDP Comments and Responses**

No.	Date	SSBC Member	Comment	P&W Response
40	9/14/2020	Doug Gove	Slide 17 – Alt 3B: a.what is the green dashed line on the plan --- is this the culvert relocation? b.Parking seems far away from the school c.Can softball and soccer fields be located where the old tennis courts were? Is there ledge there?	a) the green dashed line is pedestrian access b) agreed as a Con c) yes - ledge condition and significant grade change. Relocation related earthwork can be costly.
41	9/14/2020	Doug Gove	Slide 19 – Alt 3B: a.Wouldn't parking remote from school be a con also? b.Why is poor visibility from Franklin Street a Con? This shouldn't be a major design consideration and I hope this isn't driving the fact that there is only one new construction option that is not right in front of the existing school. c.Again --- what is expansion joint discussion as a Con --- I don't get it. d.Relocation of the drainage conduit a Con?	a) it could be a con b)some people think visibility is important, others may not. We could stay more neutral. C) cost d) not a deal breaker
42	9/14/2020	Doug Gove	Slide 20 – Alt 4A: a.Doesn't appear to be adequate space for the stands for the football field. b.Is adequate parking provided?	a) under review b) we will meet min. requirements.
43	9/14/2020	Doug Gove	Slide 21 – Alt 4A: a.Does the temp access road account for the change in grade? b.Does the temp construction access account for the change in grade?	a) grades will be considered in design b) grades will be accounted for.

**Stoneham High School Feasibility Study
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No.	Date	SSBC Member	Comment	P&W Response
44	9/14/2020	Doug Gove	Slide 22 – Alt 4A: a.Does not account for relocation of the water and sewer during construction. b.Why is re-routing a stream an architecture item. Should be a site item.	noted and updated
45	9/14/2020	Doug Gove	Slide 23 – Alt 4B: Where are the stands for the football field?	not at that level of detail. Under review.
46	9/14/2020	Doug Gove	Slide 24 – Alt 4B: Does the temporary access road account for the change in grade near the softball fields?	Grades will be considered.
47	9/14/2020	Doug Gove	Slide 25 – Alt 4B: a.Site Con is relocation of the water / sewer. b.Re-routing of stream is a site item not architecture. c.Expansion joints?	noted and updated
48	9/14/2020	Doug Gove	Slide 28 – Alt 4C: a.Site Con is relocation of the water / sewer. b.Re-routing the stream is site item.	noted and updated
49	9/14/2020	Doug Gove	Slide 30 --- Alt 4D --- this should be the preferred alternative. Less impacts to field. Less impact to students and existing utilities.	In receipt.

**Stoneham High School Feasibility Study
Design Options Review
Progress PDP Comments and Responses**

No.	Date	SSBC Member	Comment	P&W Response
50	9/14/2020	Doug Gove	<p>Slide 31: Alt 4D</p> <p>a.Site Pro's --- don't need to relocate water / sewer. Don't need to relocate the culverted stream ---- you can't have these as negatives on 1 slide and not view as a pro on another unless you are biased against this option.</p> <p>b.Site Pro's minimized impact to students / teacher.</p> <p>c.Site Pro's minimize impact to athletic fields during construction ---- how do we know that fields are not correct size if they haven't been programmed?</p> <p>d.Site Con --- again I have a problem with the view from Franklin Street being a Con unless the group is biased to that option. You listed it as a con under 2 different options.</p>	<p>a. noted and updated.</p> <p>b. In receipt</p> <p>c. the current soccer/lax, softball and baseball fields are undersized based on MIAA regulations</p> <p>d. In receipt</p>
51	9/16/2020	Jeanne Craigie	Is it possible to have the landscape architect at our next meeting to answer a few specific questions regarding the field layouts?	yes, can you write your questions, please.
52	9/16/2020	Jeanne Craigie	I also wonder and realize it might not be feasible or popular but want to ask if what the cost would be to capture any land from where the Rocks are?	Committee should discuss.
53	9/16/2020	Jeanne Craigie	If the building is multi storied could we not have a flare on outside of the entrance way? The foot print would be smaller, construction would also I believe be more cost effective ... a concern I have is with an elongated building is passing time between classes in regard to Time and learning constraints , it seems a very long way to get from point A to point B.	Under consideration.
54	9/16/2020	Jeanne Craigie	The total renovation is a good number to use for public relations, it is so much more than a new build. I personally feel we need to sell the program and project in a way that gets us updated superior classroom spaces in conjunction with field space and indoor space for the entire community to use.	Recorded.

**Stoneham High School Feasibility Study
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No.	Date	SSBC Member	Comment	P&W Response
55	9/16/2020	Jeanne Craigie	Are we as a public entity constrained by set back lines? How many feet do we have on the sidelines on east side and west side of the site?	The Dover Amendment exempts 'nonprofit educational corporations' from certain zoning restrictions and build the facility it needs to provide the service. However, it may be subject to reasonable regulations concerning the bulk and height of structures. (https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40A/Section3) Stoneham local zoning regulation requires an educational building to be 20ft setback from front and back of the property line, 13ft from the sides, and less than 55 feet in height. (https://www.stoneham-ma.gov/DocumentCenter/View/295/Dimensional-Regulations-PDF)
56	9/16/2020	Jeanne Craigie	My last concern is that parking will always be an issue, are we giving too much thought to parking?? While every one loves close parking, people can walk up to the school. Other districts limit student parking. A cultural shift but doable. Perhaps, we need to think of removing the Long Island to create angular parking if that gets us more useable land on the site closer to building?	In receipt and under review.
57	9/16/2020	Jeanne Craigie	We have to work with the site we have, land in Stoneham is limited ... as much as I love the drive way perhaps repurpose that land since the school appears to be buried on the site without being able to be seen.	In receipt and under review.
58	9/24/2020	Jeanne Craigie	We need a map showing where the land is buildable or not.	The buildable area is bounded by the setback lines from the property boundary and the 100ft buffer zones from the wetlands. They are shown in each design option diagram.
59	9/24/2020	Jeanne Craigie	What if we took out the walkway lined with trees and put in angled parking? Leave some island out front and by school entrance does that give us more buildable land? Please be can walk obsessing over parking for convenience is not an option.	In receipt and under review.
60	9/24/2020	Jeanne Craigie	Also can those mothers rooms be eliminated and put in Medical suite?	In receipt and under review.

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PM&C Estimate
Dated 9/25/20

SF	Option	Project Costs	Project Cost/SF	
208,113	Repairs Only Option 1	Construction Cost	\$88,047,467	
		Building Cost	\$78,183,395	
		Site Cost	\$3,795,310	
		Concession/Locker Room Building	\$0	
		Demo/HazMat Cost	\$6,068,762	
		Temporary Classroom Modulares	\$5,600,000	
		Fees,Testing, Utilities, and Expenses	\$15,156,408	
		FFE/Technology	\$0	
		Contingencies	\$6,163,323	
		total	\$114,967,198	\$552
208,113	Renovation Only Option 2	Construction Cost	\$134,079,253	
		Building Cost	\$101,123,150	
		Site Cost	\$24,824,019	
		Concession/Locker Room Building	\$2,250,000	
		Demo/HazMat Cost	\$5,882,084	
		Temporary Classroom Modulares	\$5,600,000	
		Fees,Testing, Utilities, and Expenses	\$22,036,949	
		FFE/Technology	\$2,502,000	
		Contingencies	\$9,228,048	
		total	\$173,446,250	\$833
204,107	Renovation/Addition Option 3A1	Construction Cost	\$140,595,661	
		Building Cost	\$103,219,553	
		Site Cost	\$28,283,536	
		Concession/Locker Room Building	\$2,250,000	
		Demo/HazMat Cost	\$6,842,572	
		Fees,Testing, Utilities, and Expenses	\$22,916,664	
		FFE/Technology	\$2,502,000	
		Contingencies	\$9,684,196	
		total	\$175,698,521	\$861
		204,107	Renovation/Addition Option 3A2	Construction Cost
Building Cost	\$102,795,319			
Site Cost	\$28,287,704			
Concession/Locker Room Building	\$2,250,000			
Demo/HazMat Cost	\$6,843,580			
Fees,Testing, Utilities, and Expenses	\$22,860,091			
FFE/Technology	\$2,502,000			
Contingencies	\$9,654,862			
total	\$175,193,556			\$858
204,107	Renovation/Addition Option 3B			Construction Cost
		Building Cost	\$102,630,964	
		Site Cost	\$27,935,196	
		Concession/Locker Room Building	\$2,250,000	
		Demo/HazMat Cost	\$6,844,830	
		Fees,Testing, Utilities, and Expenses	\$22,790,484	
		FFE/Technology	\$2,502,000	
		Contingencies	\$9,618,769	
		total	\$174,572,243	\$855

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PM&C Estimate
Dated 9/25/20

SF	Option	Project Costs	Project Cost/SF
204,107	New Construction Option 4A1	Construction Cost	\$142,240,068
		Building Cost	\$105,226,285
		Site Cost	\$28,032,410
		Concession/Locker Room Building	\$2,250,000
		Demo/HazMat Cost	\$6,731,373
		Fees, Testing, Utilities, and Expenses	\$23,138,659
		FFE/Technology	\$2,502,000
		Contingencies	\$9,799,305
	total	\$177,680,032	\$871
204,107	New Construction Option 4A2	Construction Cost	\$144,685,293
		Building Cost	\$107,694,886
		Site Cost	\$28,013,560
		Concession/Locker Room Building	\$2,250,000
		Demo/HazMat Cost	\$6,726,847
		Fees, Testing, Utilities, and Expenses	\$23,468,765
		FFE/Technology	\$2,502,000
		Contingencies	\$9,970,471
	total	\$180,626,529	\$885
204,107	New Construction Option 4A3	Construction Cost	\$139,833,139
		Building Cost	\$102,795,502
		Site Cost	\$28,051,645
		Concession/Locker Room Building	\$2,250,000
		Demo/HazMat Cost	\$6,735,992
		Fees, Testing, Utilities, and Expenses	\$22,813,724
		FFE/Technology	\$2,502,000
		Contingencies	\$9,630,820
	total	\$174,779,683	\$856
204,107	New Construction Option 4B	Construction Cost	\$138,271,461
		Building Cost	\$101,572,664
		Site Cost	\$27,709,717
		Concession/Locker Room Building	\$2,250,000
		Demo/HazMat Cost	\$6,739,080
		Fees, Testing, Utilities, and Expenses	\$22,602,897
		FFE/Technology	\$2,502,000
		Contingencies	\$9,521,502
	total	\$172,897,860	\$847
204,107	New Construction Option 4C	Construction Cost	\$138,965,055
		Building Cost	\$102,273,315
		Site Cost	\$27,704,040
		Concession/Locker Room Building	\$2,250,000
		Demo/HazMat Cost	\$6,737,700
		Fees, Testing, Utilities, and Expenses	\$22,696,532
		FFE/Technology	\$2,502,000
		Contingencies	\$9,570,054
	total	\$173,733,641	\$851

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PM&C Estimate
 Dated 9/25/20

	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
Total Project Cost	\$114,967,198	\$173,446,250	\$175,698,521	\$175,193,556	\$174,572,243	\$177,680,032	\$180,626,529	\$174,779,683	\$172,897,860	\$173,733,641
Approximate MSBA Reimbursement	\$0	\$61,945,728	\$54,955,805	\$54,915,452	\$54,865,807	\$51,253,430	\$51,464,031	\$51,046,210	\$50,911,806	\$50,971,495
Approximate Cost to the Town	\$114,967,198	\$111,500,522	\$120,742,716	\$120,278,104	\$119,706,436	\$126,426,602	\$129,162,498	\$123,733,473	\$121,986,054	\$122,762,146
Summary of Approximate Ineligible Costs										
Temporary Classroom Modulars	na	\$5,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Costs above 8% Cap	na	\$16,924,259	\$20,203,224	\$20,241,418	\$19,902,166	\$19,786,327	\$19,569,598	\$20,000,426	\$19,756,593	\$19,694,744
Concession/Locker Room Building	na	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000
Building Costs above \$333/SF Cap	na	\$39,911,373	\$43,509,486	\$43,051,313	\$42,873,810	\$45,676,757	\$48,342,845	\$43,051,511	\$41,730,846	\$42,487,550
Building Costs Ineligible SF	na	\$0	\$5,984,343	\$5,984,343	\$5,984,343	\$8,651,007	\$8,651,007	\$8,651,007	\$8,651,007	\$8,651,007
OPM and Designer Fees on Ineligible SF	na	\$0	\$218,517	\$217,855	\$217,041	\$963,832	\$980,667	\$947,260	\$936,508	\$941,283
Asbestos Flooring Abatement	na	\$412,000	\$412,000	\$412,000	\$412,000	\$412,000	\$412,000	\$412,000	\$412,000	\$412,000
FFE/Technology over \$2,400/student	na	\$834,000	\$834,000	\$834,000	\$834,000	\$834,000	\$834,000	\$834,000	\$834,000	\$834,000
Legal Fees, Moving Expenses, Contingencies	na	\$4,374,878	\$4,570,370	\$4,557,798	\$4,542,330	\$6,019,602	\$6,117,412	\$5,923,326	\$5,860,858	\$5,888,602
	\$0	\$70,306,510	\$77,981,940	\$77,548,727	\$77,015,690	\$84,593,525	\$87,157,529	\$82,069,530	\$80,431,812	\$81,159,186

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	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
Base Reimbursement Rate	NA	52.06	52.06	52.06	52.06	52.06	52.06	52.06	52.06	52.06
Maintenance	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Renovation	0.00	5.00	1.18	1.18	1.18	0.00	0.00	0.00	0.00	0.00
Green Schools	0.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Total Reimbursement Rate	0	60.06	56.24	56.24	56.24	55.06	55.06	55.06	55.06	55.06

Project Minutes

Project: Stoneham High School Feasibility Study
 Prepared by: Joel Seeley
 Re: Sustainable Design Meeting
 Location: Remote Locations
 Distribution: Attendees (MF)

Project No.: 20033
 Meeting Date: 9/14/2020
 Time: 10:00am
 Meeting No: 2

Attendees:

PRESENT	NAME	AFFILIATION
✓	Marie Christie	Co-Chair, School Building Committee
✓	Raymie Parker	Chair, Select Board
✓	Dennis Sheehan	Town Administrator
	John Macero	Superintendent of Schools
	Brian McNeil	Facilities Director
	Erin Wortman	Director, Planning and Community Development
	Susan McPhee	Energy Conservation Coordinator
	Kimberly Cullinane	Eversource
	Mark Rooney	Eversource
✓	Brooke Trivas	Perkins and Will
	Patrick Cunningham	Perkins and Will
✓	Kevin Caddle	BALA
✓	Edward Dolan	BALA
✓	Joel Seeley	SMMA

Item #	Action	Discussion
2.1	Record	<p>The MassSave incentive program Path 1 Memorandum of Understanding (MOU) was reviewed, attached.</p> <p>Discussion:</p> <ol style="list-style-type: none"> D. Sheehan asked was there a downside to pursuing Path 1? <i>J. Seeley indicated if Path 1 proves to be unattainable, either due to cost or engineering challenges, the project could revert to Path 2.</i> P. Cunningham indicated the current cost estimates include geo-thermal wells, triple glazed fiberglass windows and curtainwall, and robust envelope insulation to align with Path 1 goals. D. Sheehan asked if Path 2 is attainable without all the added systems?

Item #	Action	Discussion
		<p data-bbox="570 384 1419 443"><i>E. Dolan indicated he believed Path 2 would be attainable, dependent upon what MassSave considers baseline.</i></p> <p data-bbox="524 470 1430 600">4. R. Parker asked what would the cost be for the MassSave ZNE expert? <i>J. Seeley indicated MassSave will cost share 50% up to \$10,000, of the ZNE expert fee. We will not know the fee until the Town signs the MOU and a meeting can be established with the ZNE expert.</i></p> <p data-bbox="524 623 1398 682">5. The Committee agrees to recommend to the SSBC to approve the Path 1 MOU and commence the process.</p>
2.2	D. Sheehan	D. Sheehan to schedule a follow-up meeting in two weeks.

Attachments: Path 1 MOU, List of ZNE Intended Schools from MassSave

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

From: Wendy Smith <wasmith1492@gmail.com>
Sent: Friday, September 11, 2020 9:46 PM
To: SSBC@stoneham-ma.gov
Subject: High School Building Design

Hello,

First thank you all for your dedication to this project. I know how much time and energy it has taken out of your personal lives.

I just wanted to be on the record and add my two cents though my suggestion is quite a lot more than that.

With much talk about this new high school being a place for the community as well as an educational hub I really hope, whether you keep the old gym and add a new school, or build a new high school, I hope you will seriously consider some kind of indoor track configuration. I believe your design team included a track in their Billerica High Project so I know it can be done! I coached track at Somerville High School at their indoor track, a school currently undergoing their own school building project, so I've seen the benefits to that community first hand.

An indoor track is a great way to allow community use in the bad weather and provide a practice area not only for the track teams, but for all sports, including youth sports, non profit groups like relay for life, as well as people and students with all abilities and physical challenges. Just think if there was an indoor track facility the rec dept could offer a walking club for seniors etc...again including another community group that would benefit from this high school project. And before you say these folks can just walk around the gym, there is a completely different material and flooring system used for surfacing an indoor track versus a gym floor. These track surfaces are built to lessen shock and pressure on the body when the body is in motion unlike a gym floor that is a harder surface and not as forgiving. This track flooring benefits all but especially high school athletes in training by lessening the potential for injury.

I know how important it is to have community support for this project and once the kids graduate out of the system it's unlikely someone would go back to the high school so why support it. But folks do go up to the high school to walk or run laps at the outdoor track. I've done this as well. It would be great to be able to do this when the weather is bad even if it had to be scheduled through the recreation department as an open track night and bring the community back to the school in a positive way and show that this really is an entire community project and that every citizen was thought of during the design so this project very much worth supporting! I've even talked to a few folks and they too think an indoor track is a great idea.

They can see the long term benefits to the community and they know it comes with a price tag!

I really believe an indoor track would be a great asset and hope you consider this is your design.

Thank you,

Wendy A. Smith
132 Park Street
Stoneham, MA 02180
781-325-3539

From: mmw <mmw@copper.net>
Sent: Wednesday, September 23, 2020 8:55 PM
To: SSBC Email
Cc: Parker, Raymie
Subject: Various

Thank you for the useful building/exterior presentation tonight.

There NEEDS to be one of equal content and quality about the interiors spaces & their uses.

Given Dr. Macero's comment about maintaining the culinary curriculum, will there be space for a community garden to source organic vegetables, fresh fruit and other produce for student breakfasts, lunches and local resident community dinners in a 'farm to table' manner?

Local resident gardeners could "rent" plots and with some diverse plantings, the season could extend from April through October. And the kindergarteners could be introduced to food from the earth rather than from the grocery shelves!

A covered heated area could be year round. Of course, that's not likely to happen. More important we give the athletes fake grass to burn their extremities on....sigh.

On another note, Ms. Sampson is a dedicated advocate for "National History Day"....look it up, you will be amazed.

Students work on NHD projects for many months during the school year and are only given display space for a few days in the spring crammed into the library.

NHD needs to be celebrated on a continuing basis...so how about an area next to the existing museum of Stoneham artifacts that is available for students to design their projects, showcase their "works in progress", with access to all the media tools and activities like student & teacher workshops, distance learning, etc.

I utilized sports facilities as a Stoneham high school student (back in the dark ages). But as a resident I take umbrage at the total emphasis on sports to the detriment even, dare I say, discrimination against other activities and opportunities such as NHD.

Let's fix this shortcoming by designing the appropriate space for history and any other educational programs that receive short shrift because sports is so important in town!

Feel free to ignore my annoyance with the sports culture, but please consider my suggestions thoughtfully.

Marcia M Wengen
56 Washington St

Sent from my T-Mobile 4G LTE Device

Perkins&Will

**STONEHAM HIGH SCHOOL
Building Committee Meeting**

9.28.2020

AGENDA

- 1\ Community Forum Feedback
- 2\ Sustainable Design Update
- 3\ Educational Programming Update
- 4\ Design Alternatives and Phasing
- 5\ Cost Models Review
- 6\ Decision Making Matrix - VOTE



Perkins&Will

Community Forum Feedback

Building Committee Meeting

Perkins&Will

Sustainable Design Update

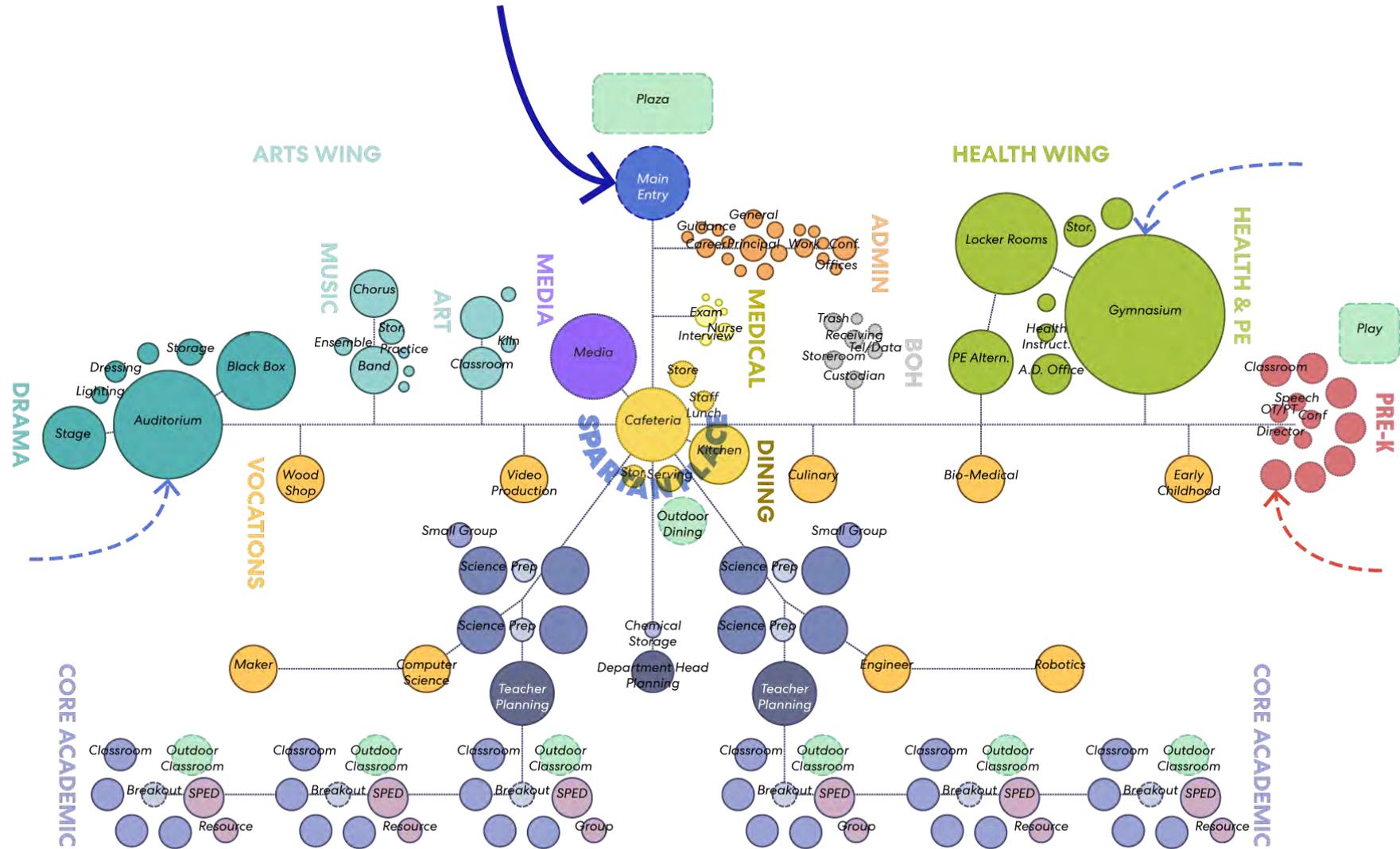
Building Committee Meeting

Perkins&Will

Educational Programming Update

Building Committee Meeting

Educational Programming Update



Educational Space Summary

Stoneham High School	
ROOM TYPE	
CORE ACADEMIC SPACES	
(List classrooms of different sizes separately)	
Classroom - General	
Collaboration Space per neighborhood	
Teacher Planning	
Small Group Seminar (20-30 seats)	
Science Classroom / Lab (labs that are multi-functional to utalize all science rooms- typical MSBA)	
Prep Room	
Department Office	
Department Office	
Central Chemical Storage Rm	
Department Head Planning Area (Max 8)	
(ELA, Math, Science, World Lang, History, Fine Arts, Spec. Ed, technology	
Book Storage (6,000 books) near Department Head Planning Area	
Bio Medical: Project Lead the Way (see vocational)	
World Language Lab	
Interdisciplinary Project and Performance Room (2,000 sf)	
Health Classroom	
Huddle Rooms for Quiet Space	

PROPOSED		
Total		
ROOM NFA ¹	# OF RMS	area totals
		41,390
900	23	20,700
500	6	3,000
100	23	2,300
500	2	1,000
1,440	6	8,640
200	6	1,200
200	1	200
700	1	700
500	1	500
2,000	1	2,000
850	1	850
50	6	300

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)		
ROOM NFA ¹	# OF RMS	area totals
		32,890
850	23	19,550
100	23	2,300
500	2	1,000
1,440	6	8,640
200	6	1,200
200	1	200

Perkins&Will

Design Alternatives and Phasing

Building Committee Meeting

Committee Questions/Response

**(most response is incorporated in the
design option diagrams)**

Considerations of renovating the existing Gymnasium vs constructing a new Gymnasium.

- **Renovation costs less than new construction (existing structure/systems to upgrade/remain)**
- **Larger gym than MSBA reimbursable program template**
- **Area of the new gym exceeding MSBA template will be paid for by the Town of Stoneham**
- **Structural reinforcements required**
- **Exterior brick and Kalwall façades replacement needed to meet energy goals**
- **Limited future expansion possibility**

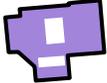
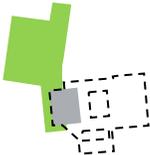
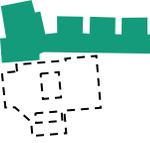
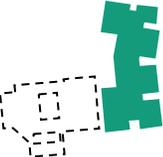
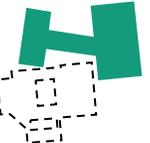
Additional cost to construct a new Gymnasium the same size as the existing Gymnasium.

- Existing Gymnasium is 12,000sf
- New Gymnasium is estimated to cost \$550/sf
- A new 16,000sf Gymnasium would cost about **\$2.2M** more than a new 12,000sf Gymnasium

Building Committee Meeting

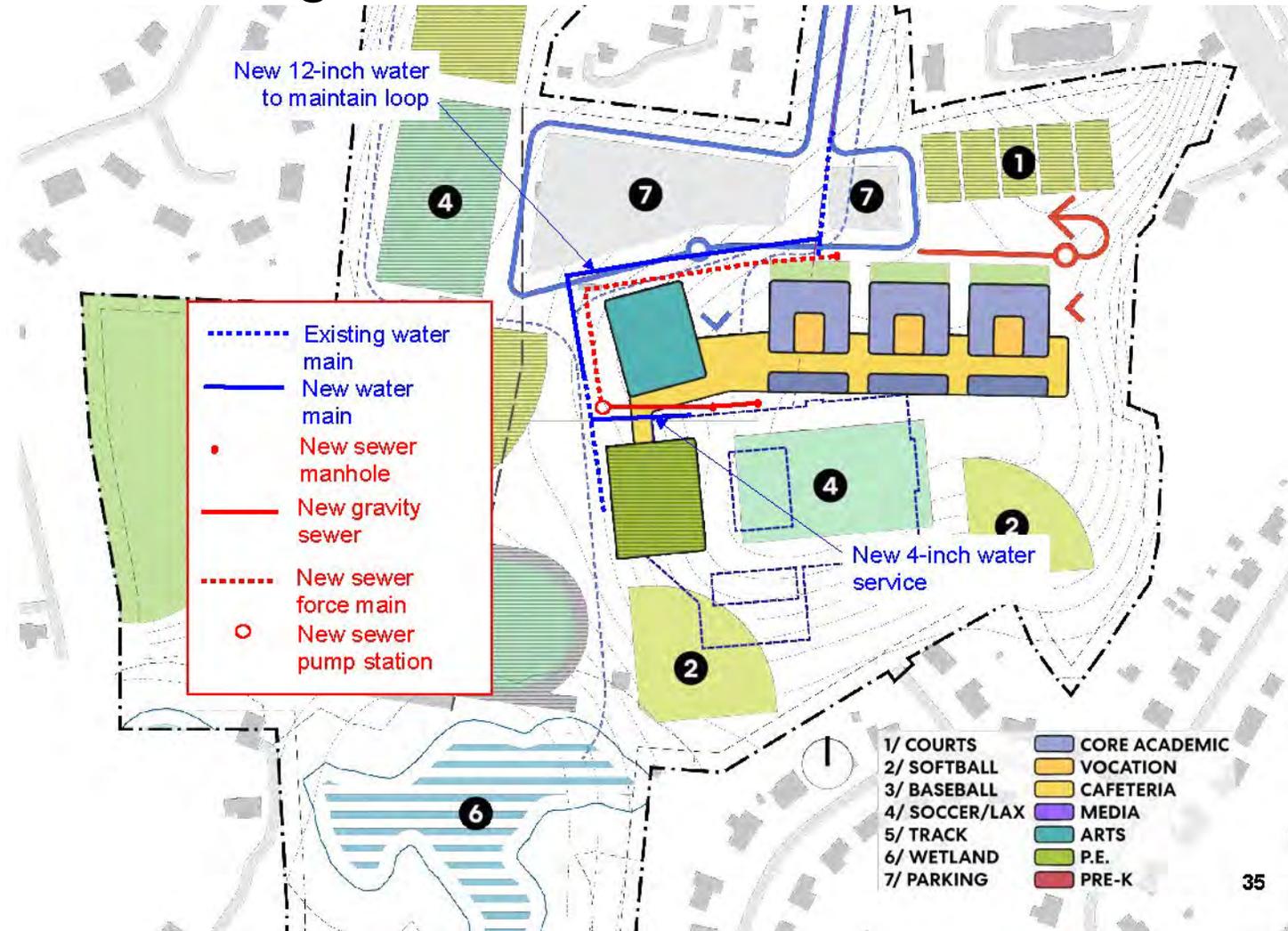
Design Options

Design Options Summary

CODE UPGRADE	RENOVATION	RENOVATION ADDITION	NEW CONSTRUCTION	
<ul style="list-style-type: none">• NO Educational upgrades• Code Upgrades• System Upgrades• Exterior Envelope Repairs• Interior Repairs• No Sitework	 <ul style="list-style-type: none">• Option 2	 <ul style="list-style-type: none">• Option 3A1  <ul style="list-style-type: none">• Option 3A2  <ul style="list-style-type: none">• Option 3B	 <ul style="list-style-type: none">• Option 4A1  <ul style="list-style-type: none">• Option 4A3  <ul style="list-style-type: none">• Option 4C  <ul style="list-style-type: none">• Option 4A2  <ul style="list-style-type: none">• Option 4B	

Cost the relocation of the existing utilities during construction for options of building in front of the existing Stoneham High School.

- Water and Sewer: reroute
- Gas: follow water line
- Electricity: overhead with poles
- Phasing Cost: \$500,000



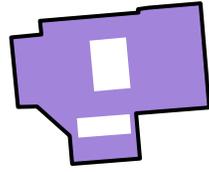
Building Committee Meeting

Renovation Only

Option 2

Renovation Option

2

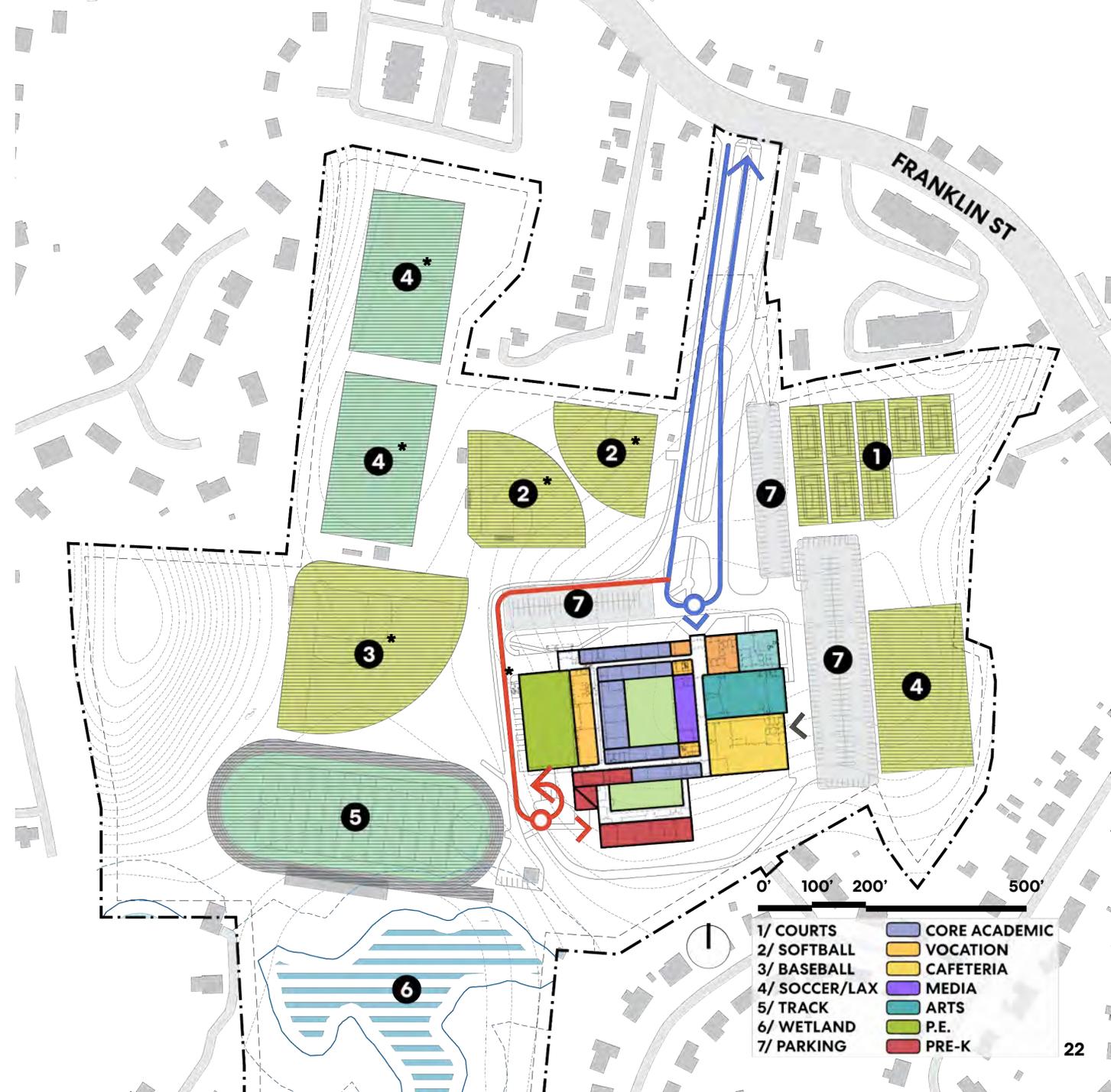


- **Pros:**

- 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

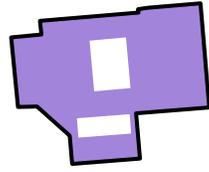


FIELDS:

- 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

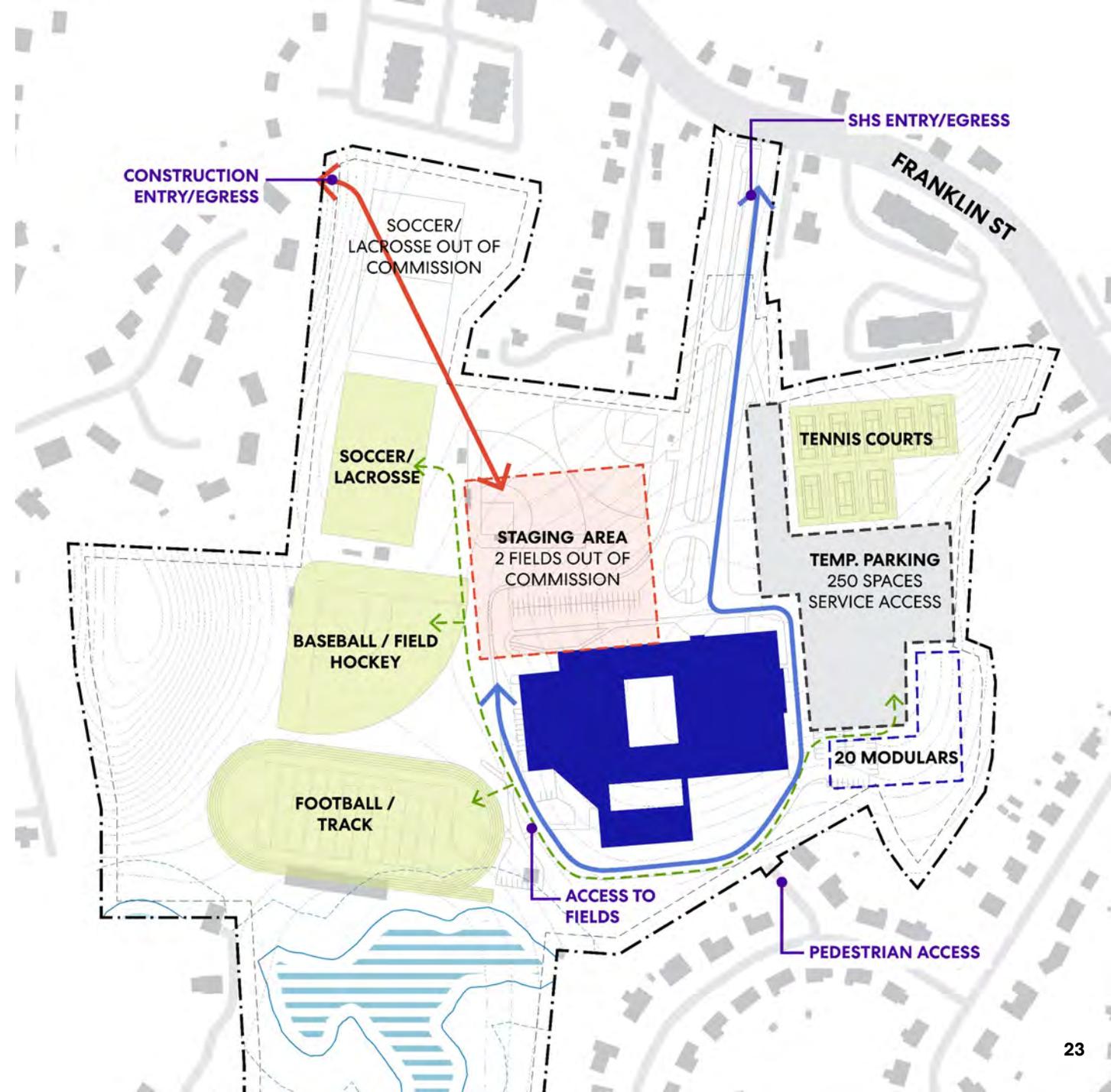


Fields out of commission:

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

Construction Duration:

48 Months



Building in the Front of SHS

Option 3A1

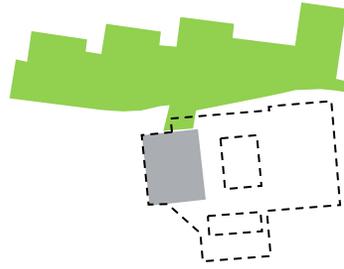
Option 3A2

Option 4A1

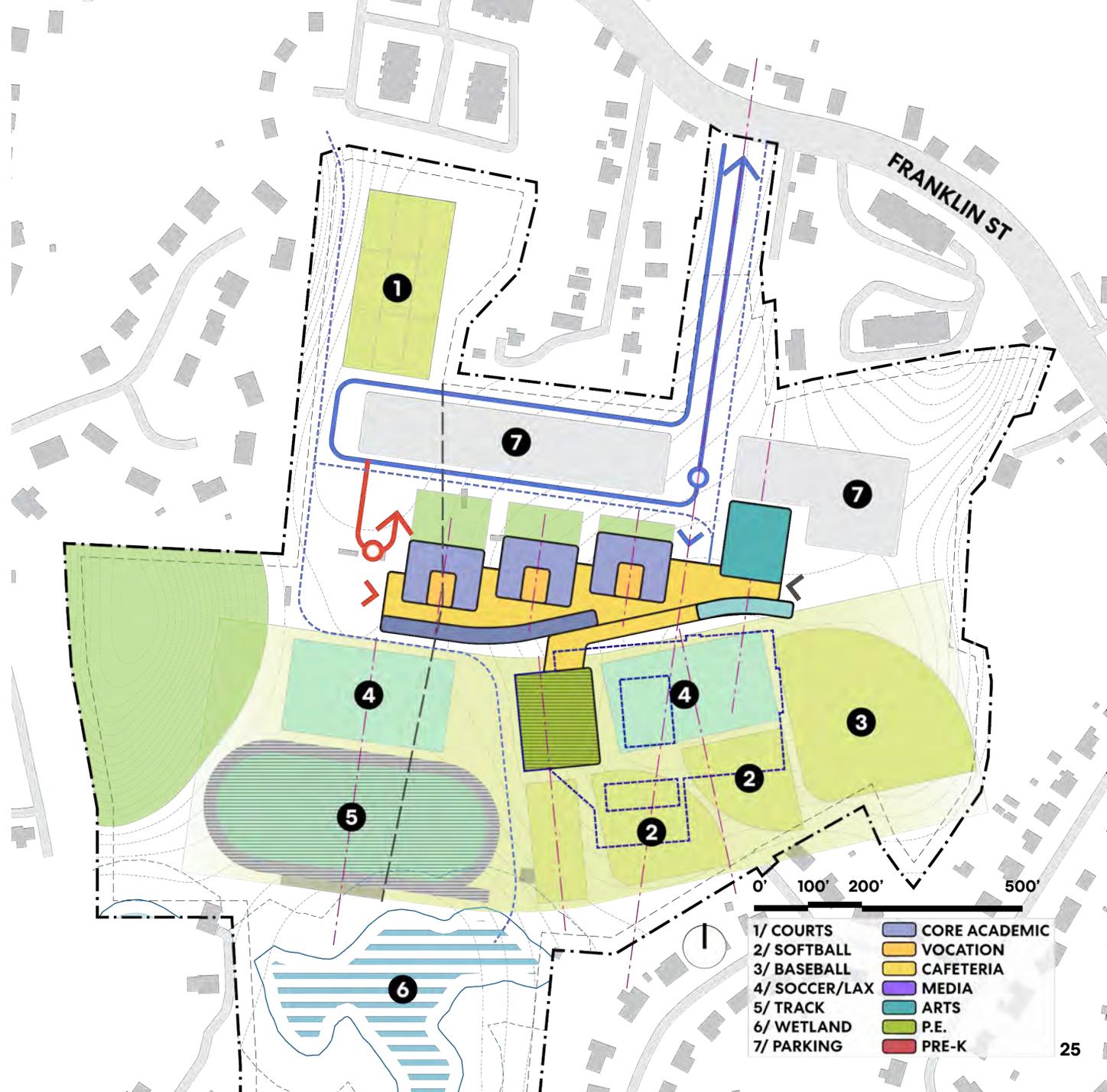
Option 4A2

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

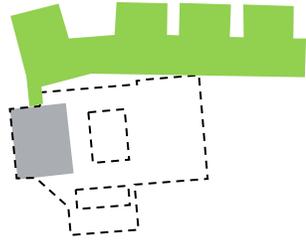


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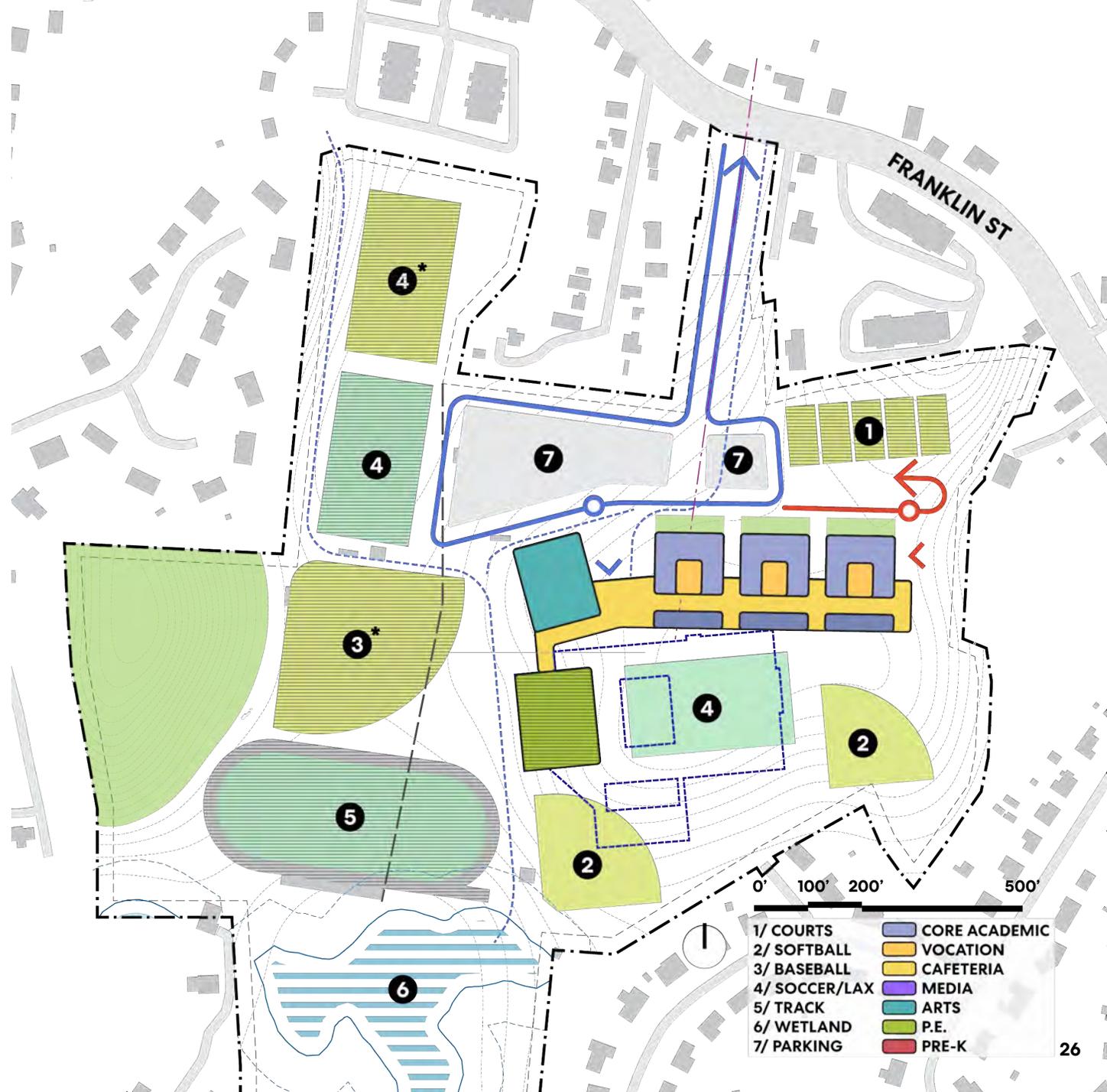
- EXISTING TO REMAIN
- NEW
- SYNTHETIC
- * NON-COMPLIANT

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

Renovation Addition Option 3A2



- **Pros:**
 - Maximizes visibility of new building and its entry from Franklin St
 - Minimal change to existing athletic fields Single community entry
 - Central turf field as commons
 - Optimized building orientation for daylighting/ZNE
- **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

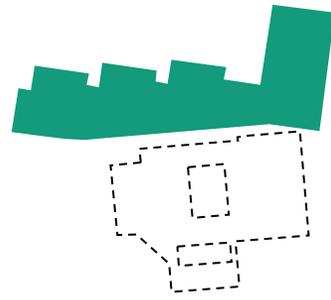


FIELDS:

	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

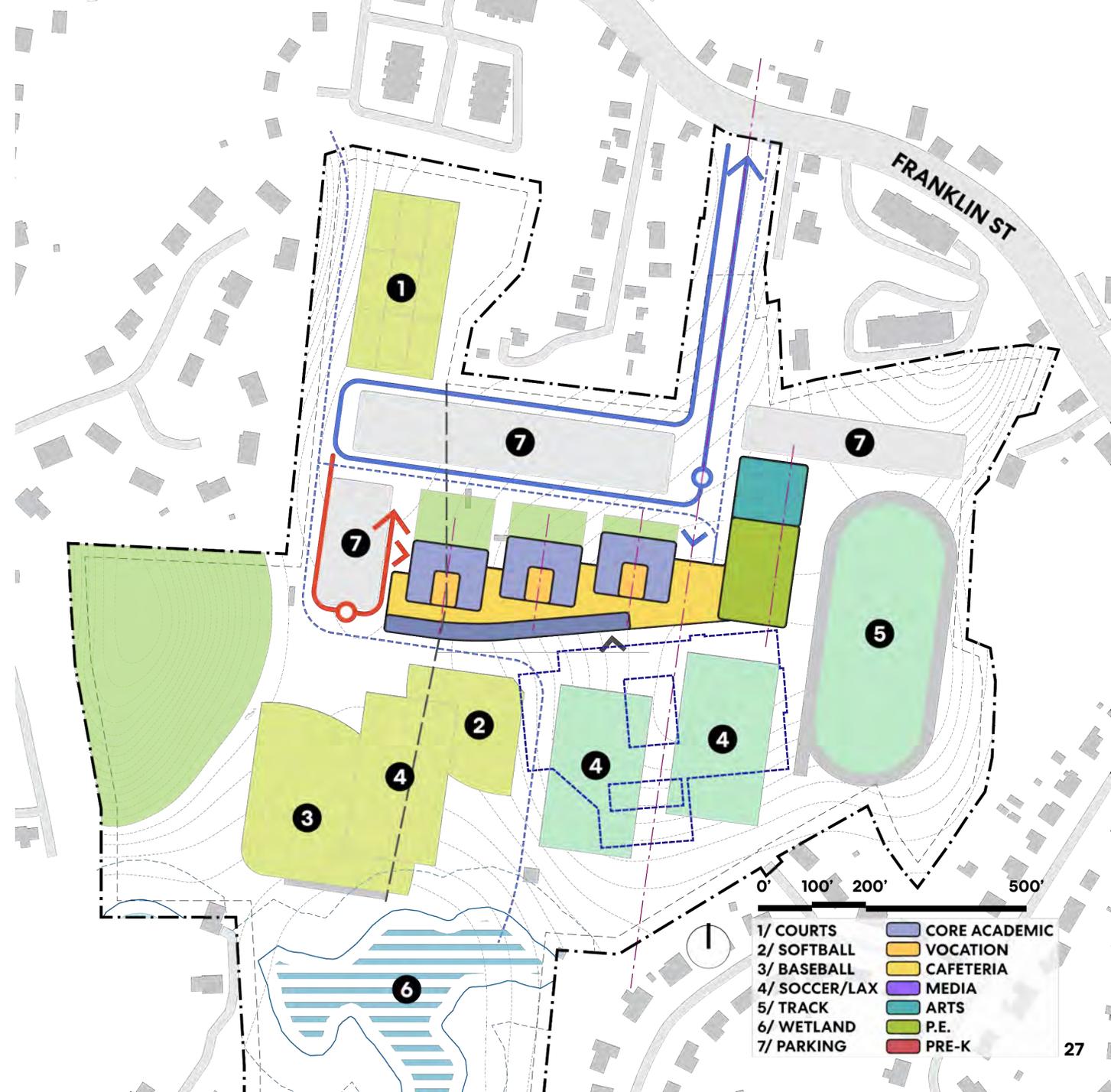


• Pros:

- 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

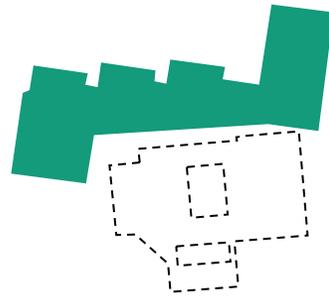


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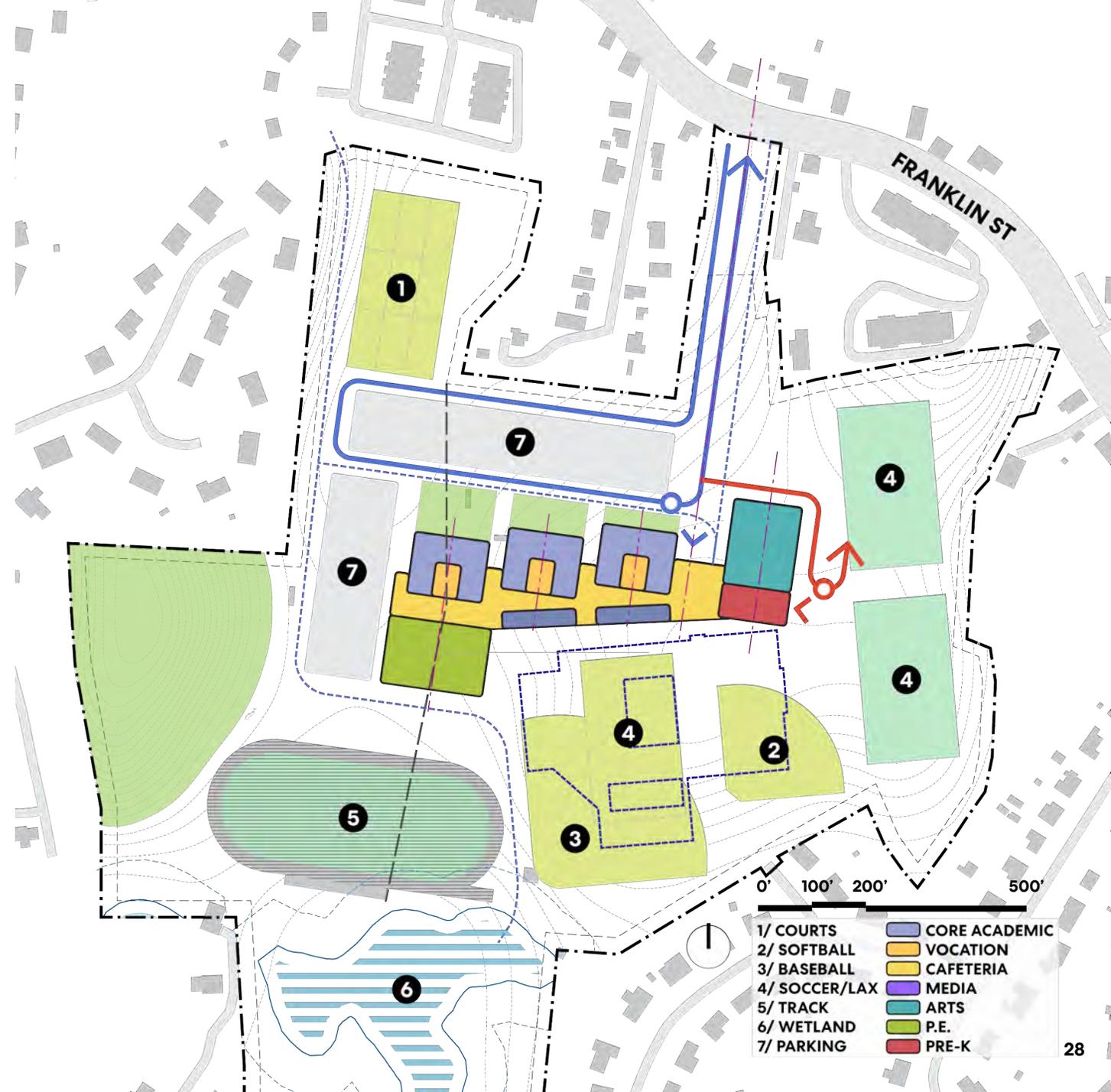
	EXISTING TO REMAIN
	NEW
	SYNTHETIC
	* NON-COMPLIANT

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

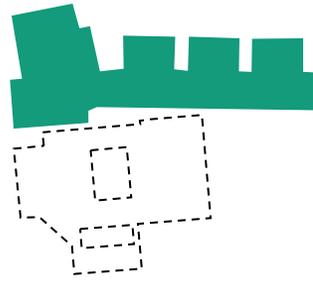


FIELDS:

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

1/ COURTS	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 4A3

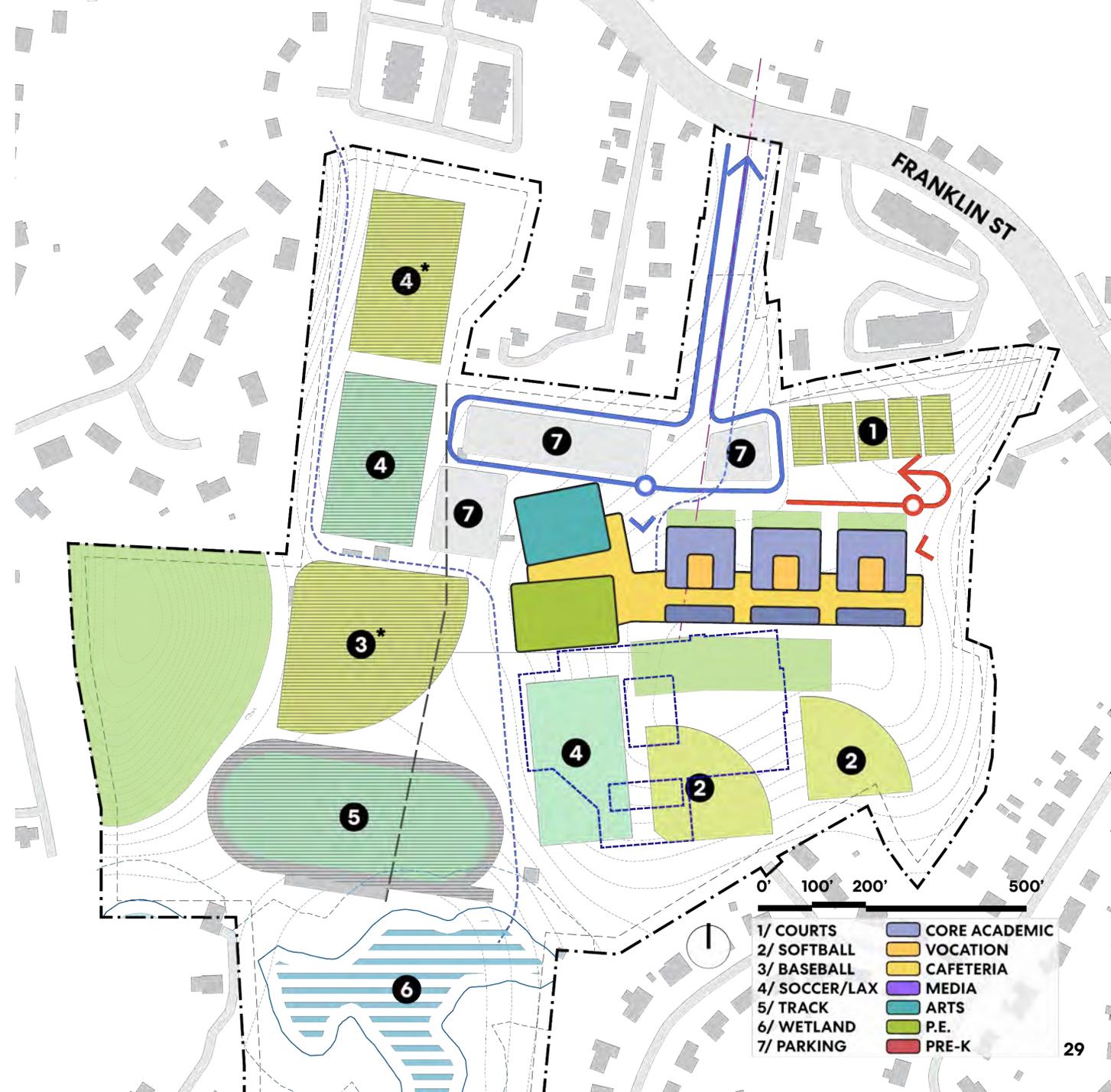


• Pros:

- Maximizes visibility of new building and its entry from Franklin St
- Minimal change to existing athletic fields (softball fields out of commission during construction)
- Single community entry
- Optimized building orientation for daylighting/ZNE

• 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

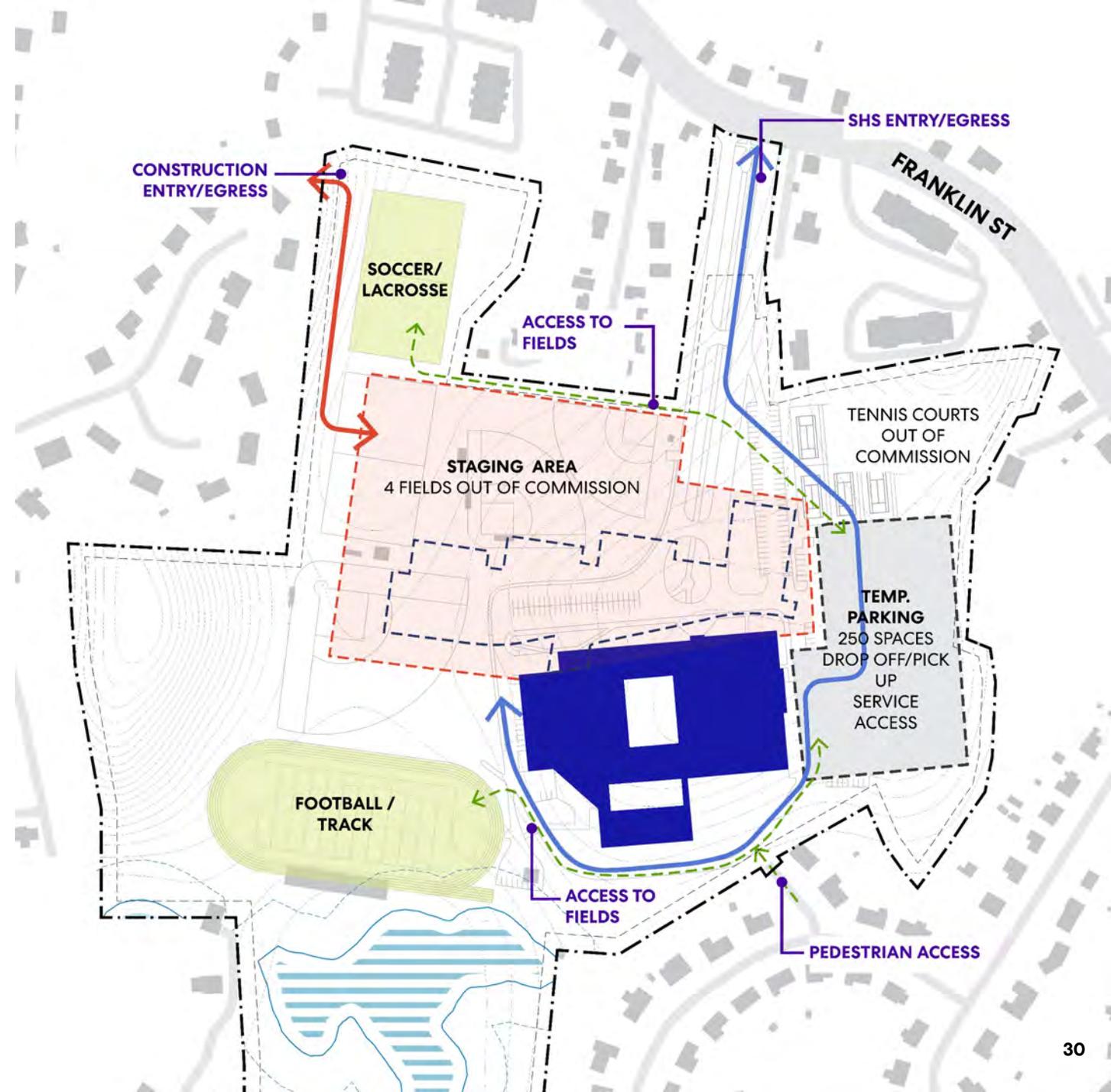
Construction Duration:

Renovation Addition: **40 Months**

New Construction: **33 Months**

Perkins&Will | **SMMA**

Project Management



Options

3A2, 4A3

Construction Phasing

Fields out of commission:

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

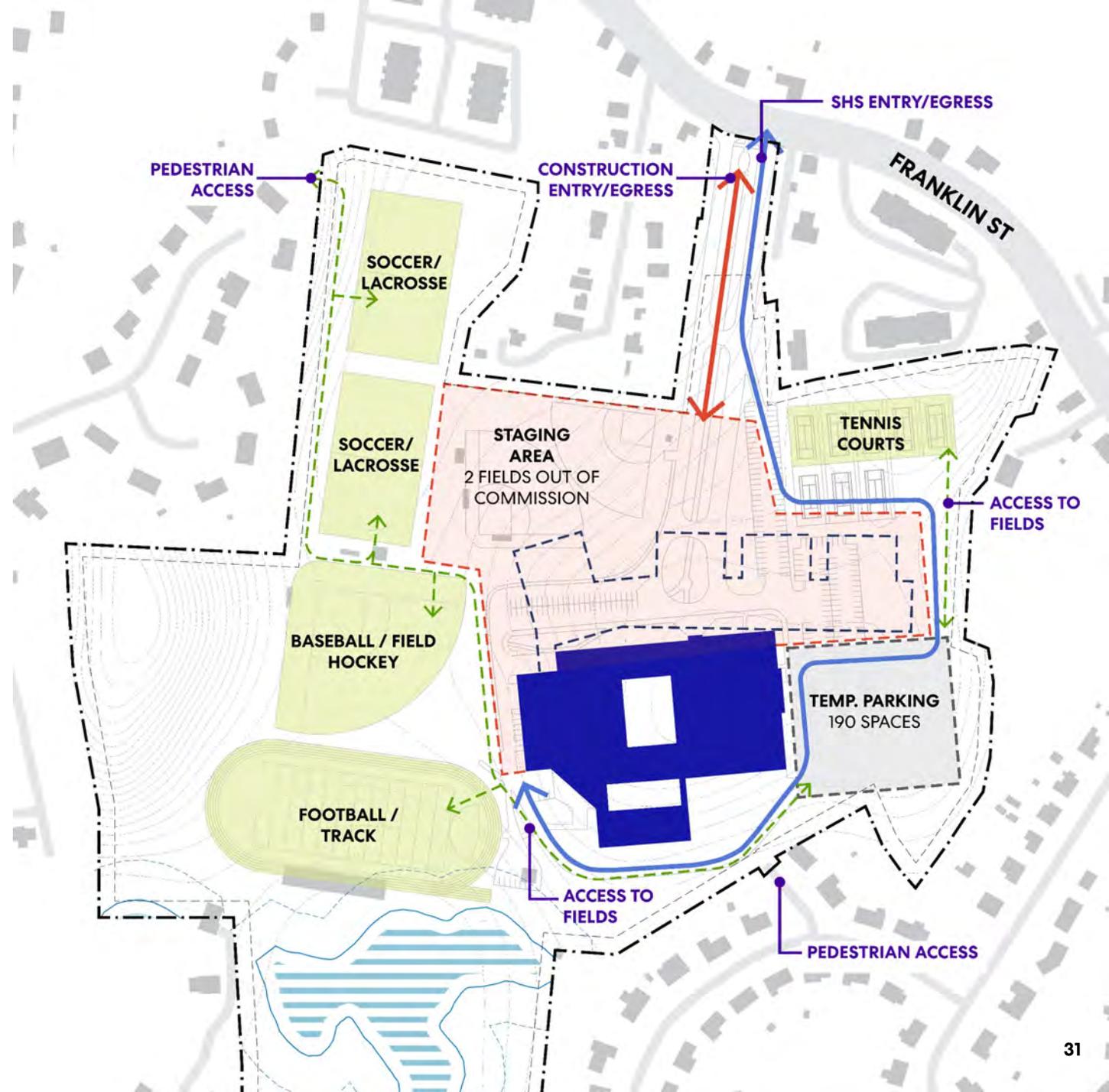
Construction Duration:

Renovation Addition: **40 Months**

New Construction: **33 Months**

Perkins&Will | **SMMA**

Project Management



Building Committee Meeting

Building on the West of SHS

Option 3B

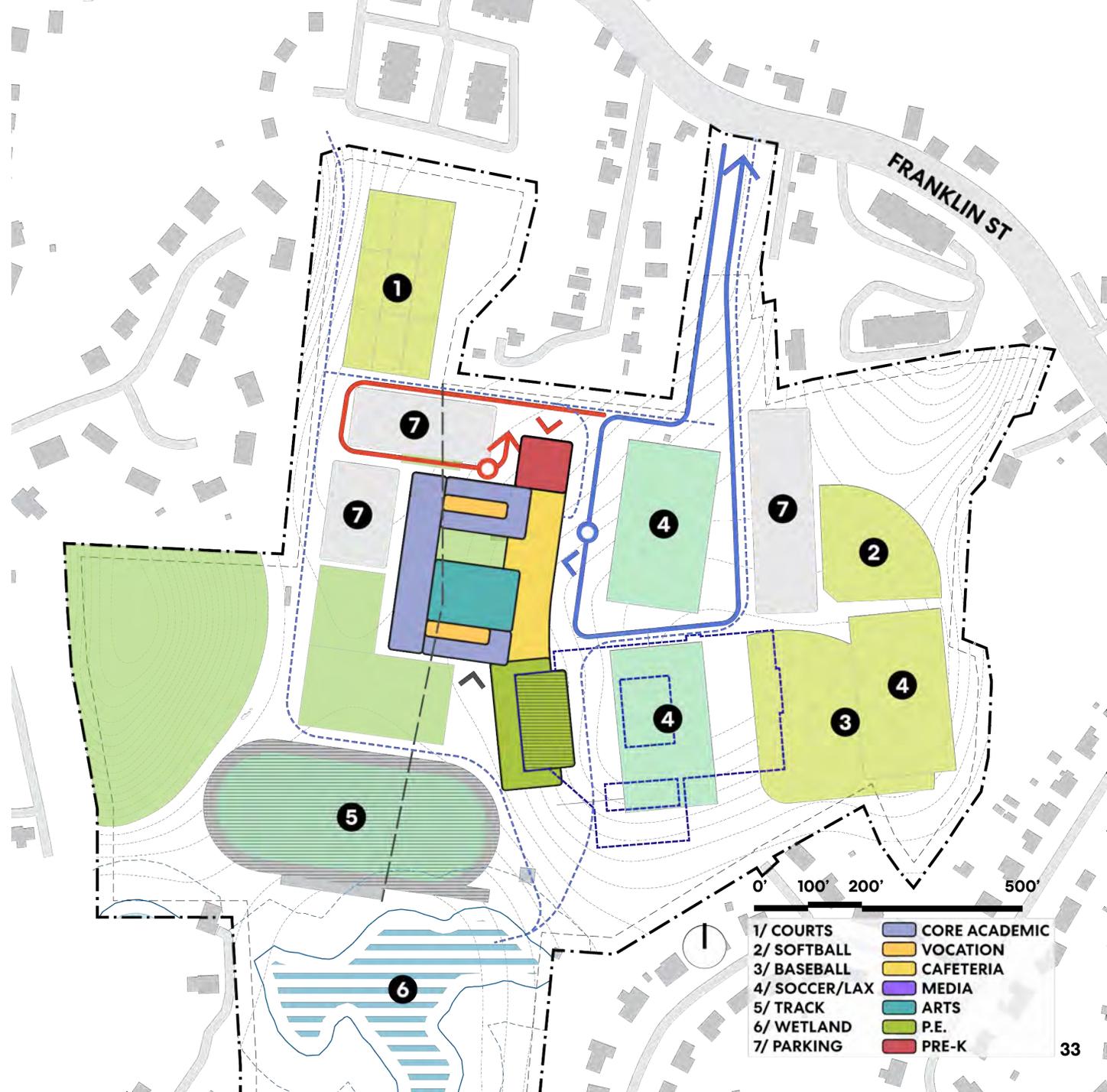
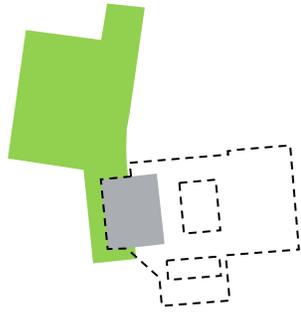
Renovation Addition Option 3B

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

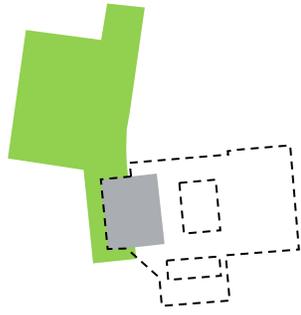


FIELDS:

- ▨ 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 3B Construction Phasing



Fields out of commission:

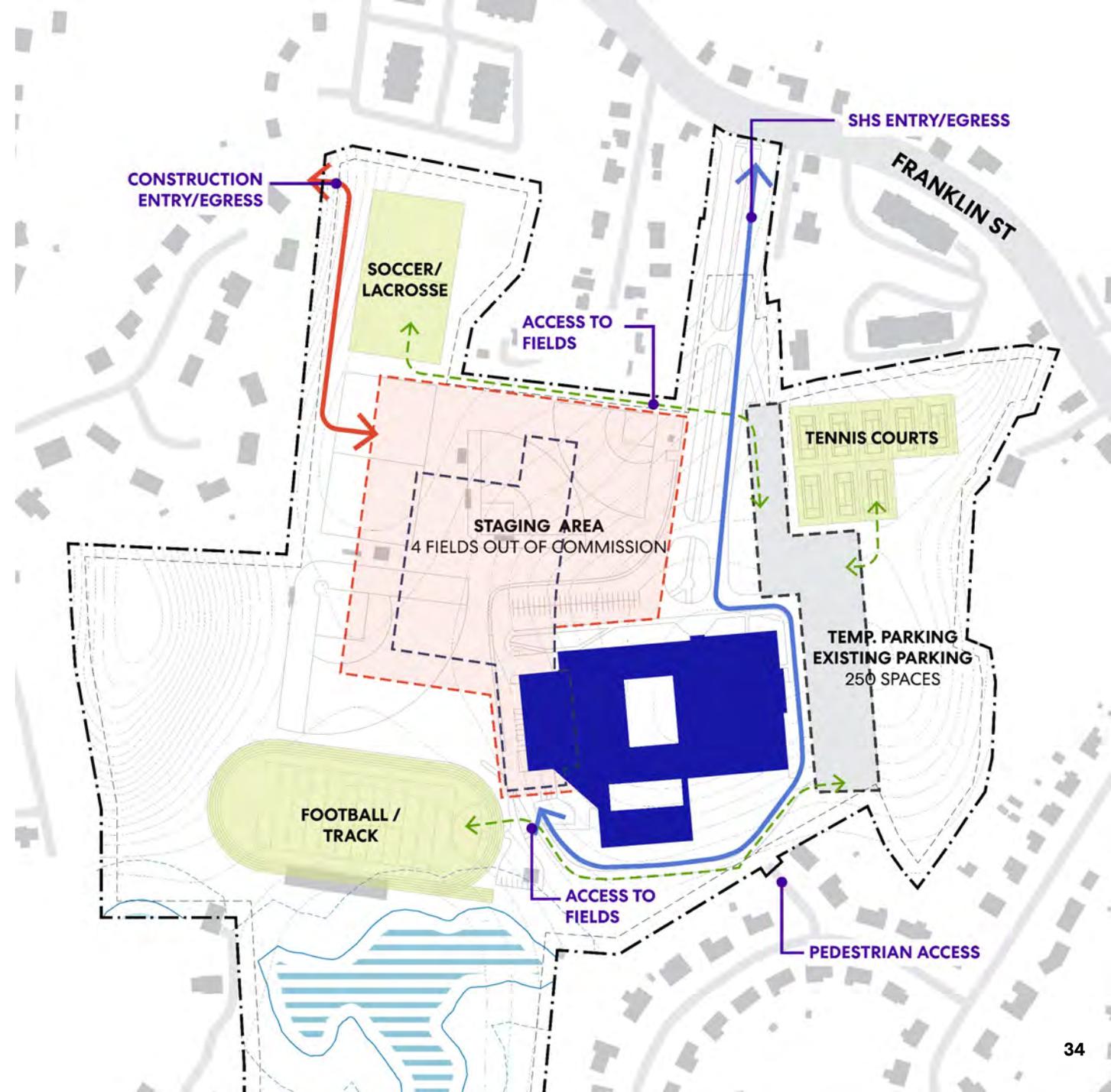
- (2) Softball Fields
- (2) Soccer Field
- (1) Baseball Field

Construction Duration:

40 Months

Perkins&Will | **SMMA**

Project Management



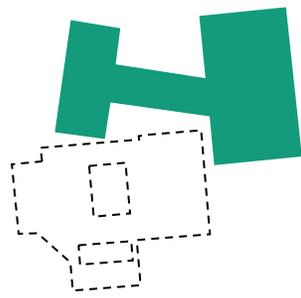
Building Committee Meeting

Building on the East of SHS

Option 4B

Option 4C

New Construction Option 4B

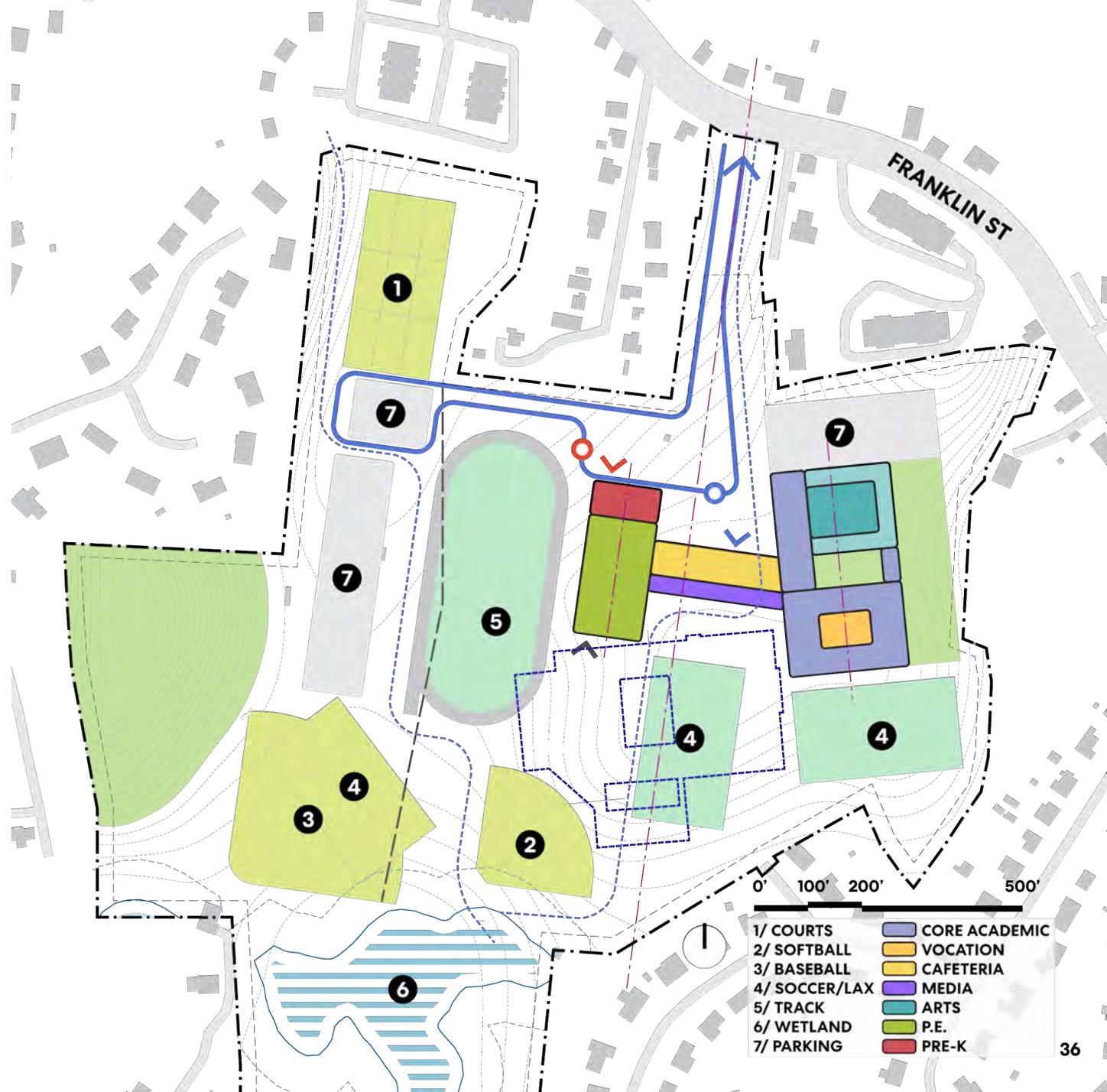


• Pros:

- Optimized orientation of ALL athletic facilities
- Parking near main entry and stadium
- Pedestrian connection from community to expeditionary trail
- Optimized building orientation for daylighting/ZNE

• Cons:

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



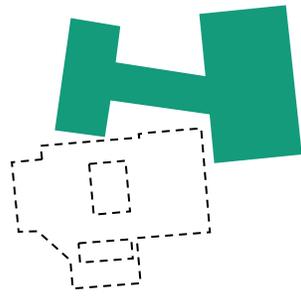
FIELDS:

- ▨ 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:

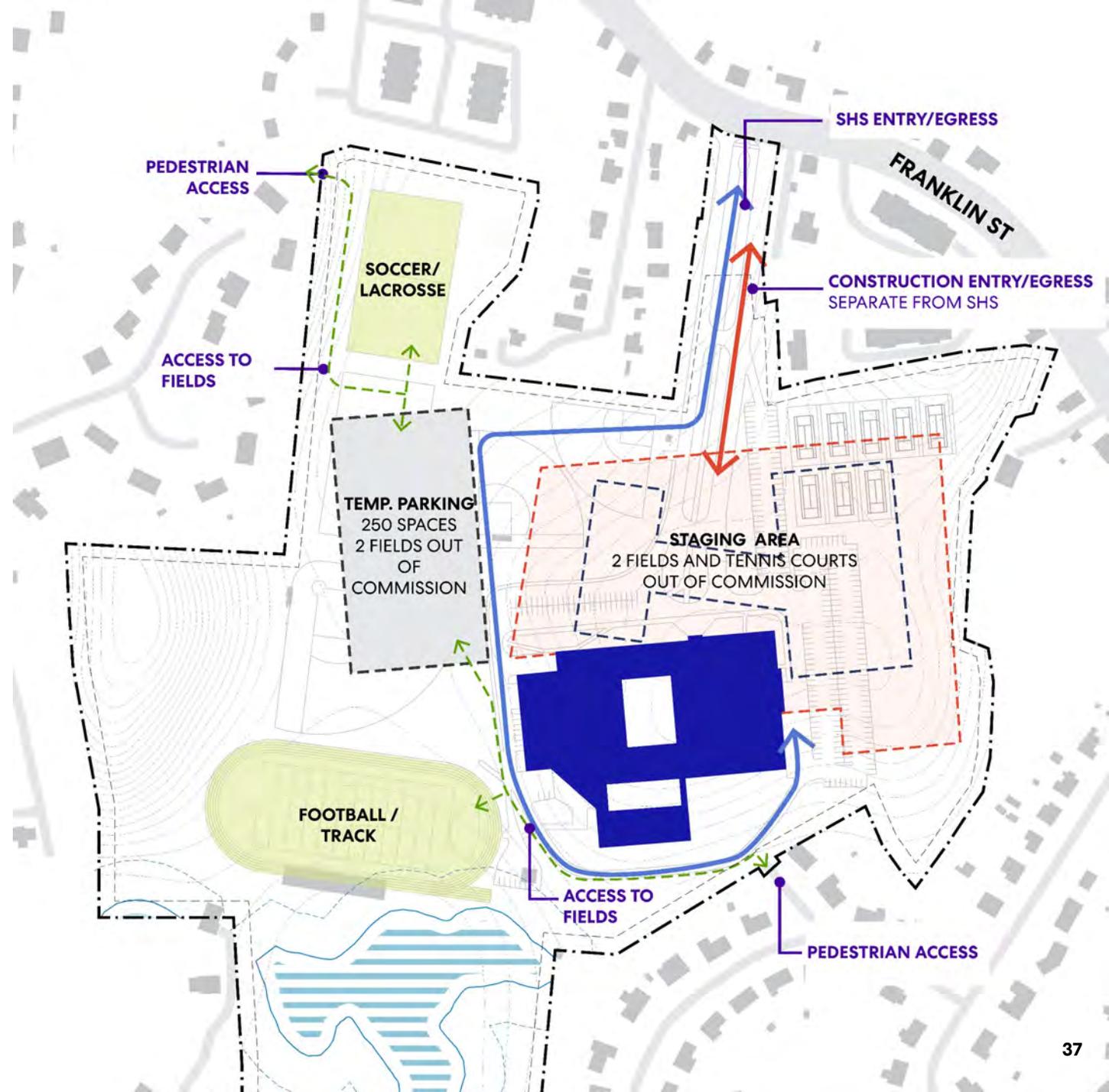
- (2) Softball Fields
- (8) Tennis Courts
- (2) Soccer Field
- (1) Baseball Field

Construction Duration:

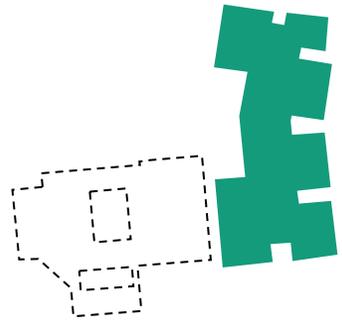
33 Months

Perkins&Will | **SMMA**

Project Management



New Construction Option 4C

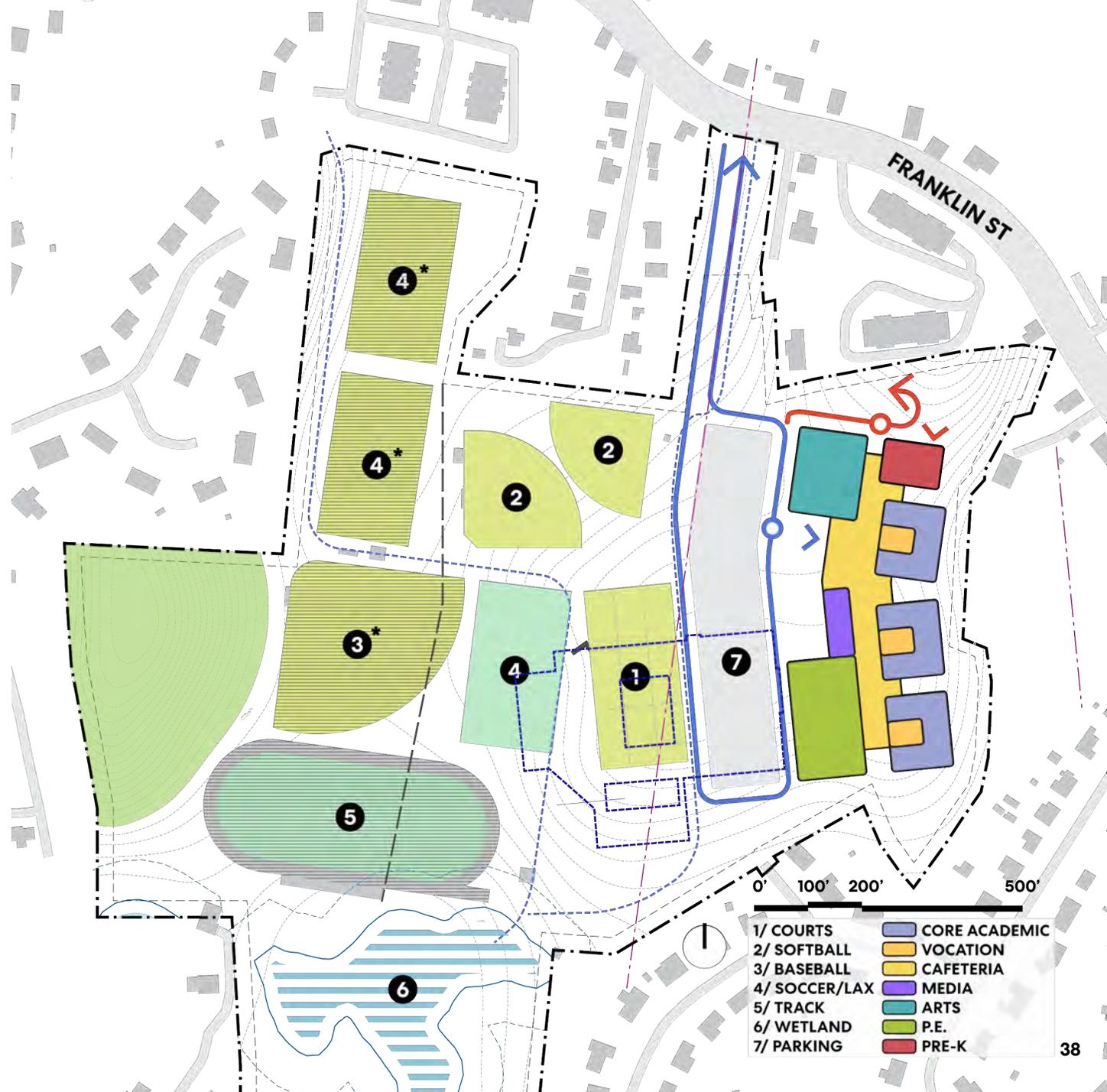


• Pros:

- 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
- 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)

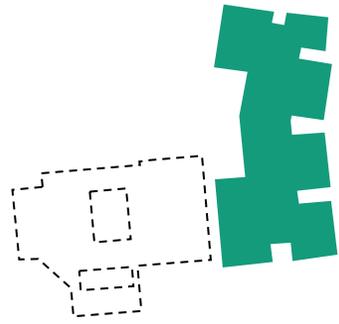


FIELDS:

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

1/ COURTS	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 4C Construction Phasing



Fields out of commission:

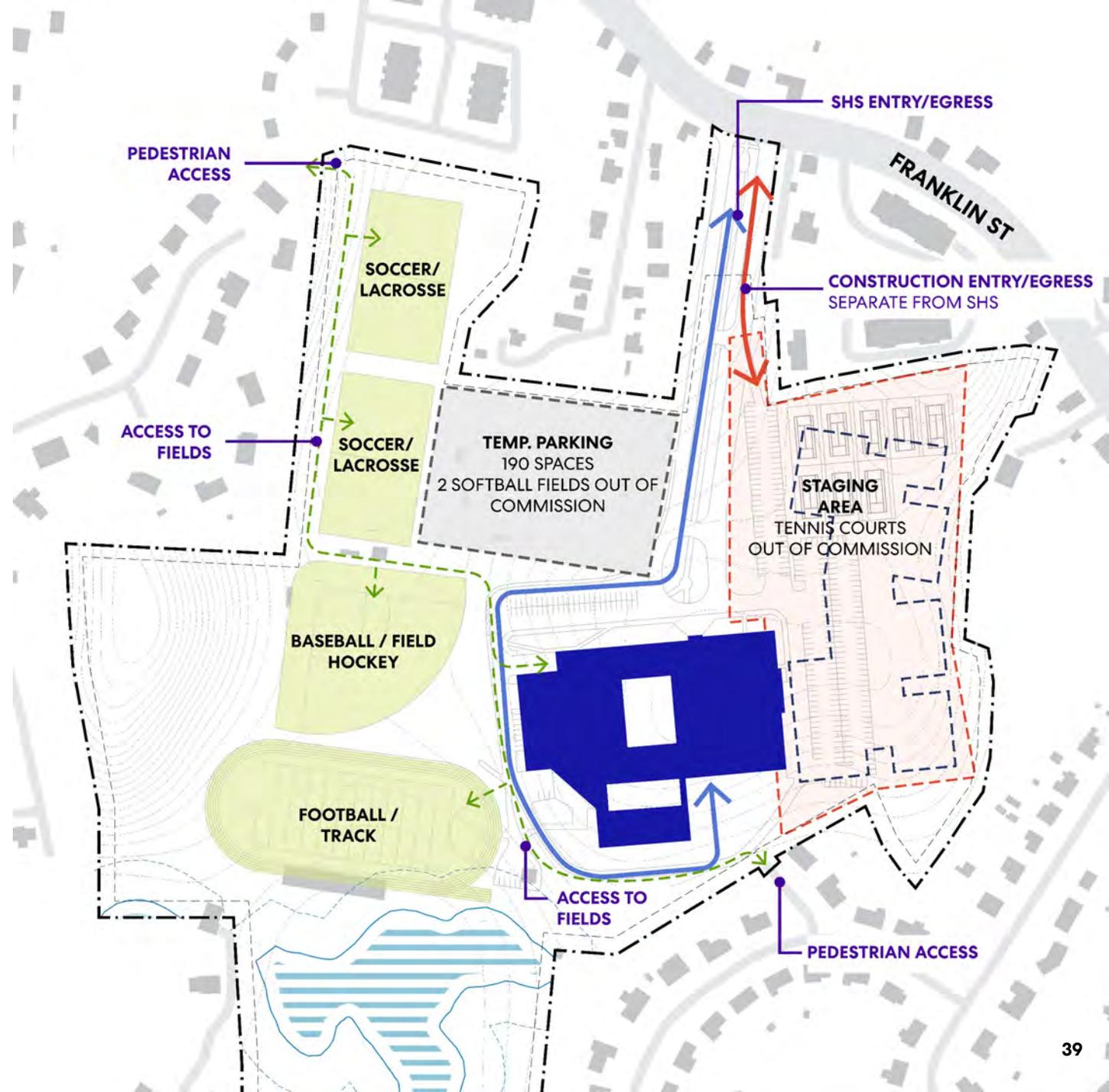
- (2) Softball Fields
- (8) Tennis Courts
- (1) Soccer Field

Construction Duration:

33 Months

Perkins&Will | **SMMA**

Project Management

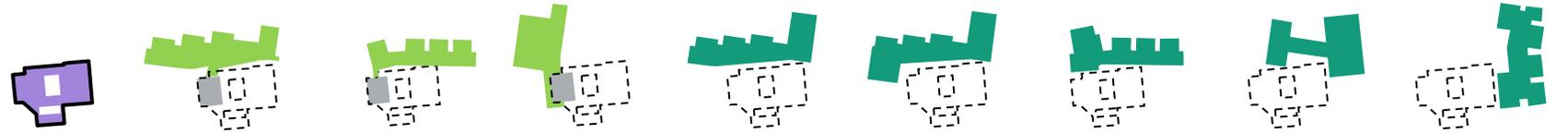


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Cost Estimate Review

Building Committee Meeting

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	\$115.0M	\$173.4M	\$175.7M	\$175.2M	\$174.6M	\$177.7M	\$180.6M	\$174.8M	\$172.9M	\$173.7M
Approximate Cost to Stoneham	\$115.0M	\$111.5M	\$120.7M	\$120.3M	\$119.7M	\$126.4M	\$129.2M	\$123.7M	\$122.0M	\$122.8M

Scope Included in All Options

- **Building Size – 204,000sf**
- **Suspended Running Track in Gymnasium**
- **Geoexchange Wells for EUI 25**
- **Triple-Glazed Windows and Curtainwall for EUI 25**
- **Robust Building Envelope Insulation**
- **Traffic Signal and Intersection Work at Stevens/Franklin**
- **Traffic Signal at Franklin/School Entry Drive**
- **Two Synthetic Turf Soccer Fields with Lighting**
- **Synthetic Turf Football Field with Lighting**
- **New Track and Bleachers at Football Field**
- **Reconstructing Natural Turf Baseball, Softball and Soccer Fields**
- **Reconstructing Tennis Courts**
- **Underground 36” Culverted Stream Work**

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**Let's collect your thoughts on
the design options presented !**

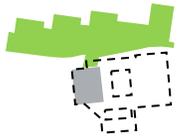
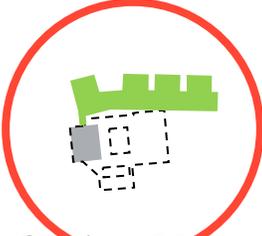
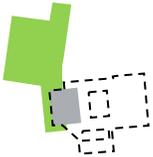
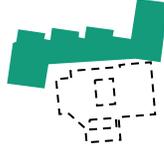
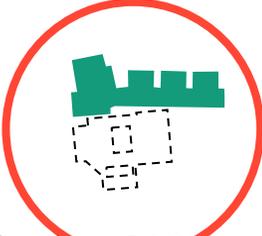
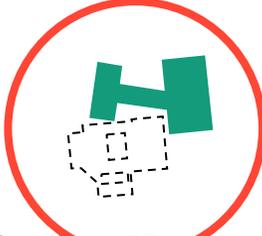
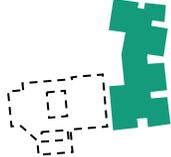
Building Committee Meeting

Rating the Options

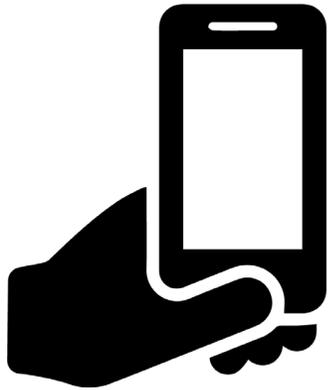
-  Fulfills expectations/
minimal impact(3)
-  Neutral(2)
-  Fails expectations/
significant impact(1)

	Compliance Factors											
	Ed Program Compliance	Traffic: Queuing, Site Circulation, Parking	Parking, proximity to stadium/ fields	Stadium/fields/ lights neighborhood impact	Construction access impacts	Phasing Complexity	Existing field preservation	Optimized construction schedule	ZNE achievability	Civic presence	Reuse of Gymnasium	Total
Renovation 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												

Design Options Summary

CODE UPGRADE	RENOVATION	RENOVATION ADDITION	NEW CONSTRUCTION	
<ul style="list-style-type: none">• NO Educational upgrades• Code Upgrades• System Upgrades• Exterior Envelope Repairs• Interior Repairs• No Sitework	<ul style="list-style-type: none">•  Option 2	<ul style="list-style-type: none">•  Option 3A1•  Option 3A2•  Option 3B	<ul style="list-style-type: none">•  Option 4A1•  Option 4A2•  Option 4A3•  Option 4B•  Option 4C	

Activity



1

GRAB YOUR PHONE



2

GO TO MENTI.COM



3

ENTER THE CODE **96 23 43 7**
AND VOTE!



Rating the Options

	Compliance Factors											
	Ed Program Compliance	Traffic: Queuing, Site Circulation, Parking	Parking, proximity to stadium/ fields	Stadium/fields/ lights neighborhood impact	Construction access impacts	Phasing Complexity	Existing field preservation	Optimized construction schedule	ZNE achievability	Civic presence	Reuse of Gymnasium	Total
Renovation Option 2	0	0	0	0	0	0	0	0	0	0	0	0
Renovation Addition Option 3A1	0	0	0	0	0	0	0	0	0	0	0	0
Renovation Addition Option 3A2	0	0	0	0	0	0	0	0	0	0	0	0
Renovation Addition Option 3B	0	0	0	0	0	0	0	0	0	0	0	0
New Construction Option 4A1	0	0	0	0	0	0	0	0	0	0	0	0
New Construction Option 4A2	0	0	0	0	0	0	0	0	0	0	0	0
New Construction Option 4A3	0	0	0	0	0	0	0	0	0	0	0	0
New Construction Option 4B	0	0	0	0	0	0	0	0	0	0	0	0
New Construction Option 4C	0	0	0	0	0	0	0	0	0	0	0	0

**Which options should we
move forward into the
PSR Phase ?**

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Discussion

Building Committee Meeting