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**STONEHAM HIGH SCHOOL
FEASIBILITY STUDY
Community Forum 03**

11.07.2020

SCHOOL COMMITTEE MEMBERS

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

ARCHITECT Perkins and Will

OPM Symmes Maini and McKee Associates

AGENDA

- 1\ Introduction
- 2\ MSBA Process
- 3\ Site Selection Process
- 4\ Site Planning Considerations
- 5\ Design Options
- 6\ Cost Analysis
- 7\ Tax Impact
- 8\ Next Steps



FEASIBILITY STUDY GOALS

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

A COMMUNITY WIDE RESOURCE

- **For our Students**

Provide a school building that prepares our children for the challenges of today and tomorrow

- **For our Neighborhood**

Provide synchronized traffic control at Franklin Place and Stevens Street to alleviate the congestion on Franklin Street and provide walking and bike paths to the school

- **For our Community**

Provide multiple lighted synthetic turf playfields, running track, tennis courts and an indoor jogging/walking track for shared community use and nature trails into the bordering eco system

- **For our Environment**

Provide a community facility that does not rely on fossil fuels and is powered by solar energy

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MSBA Process

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MASSACHUSETTS SCHOOL BUILDING AUTHORITY (MSBA)

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

PDP FEASIBILITY STUDY SCOPE

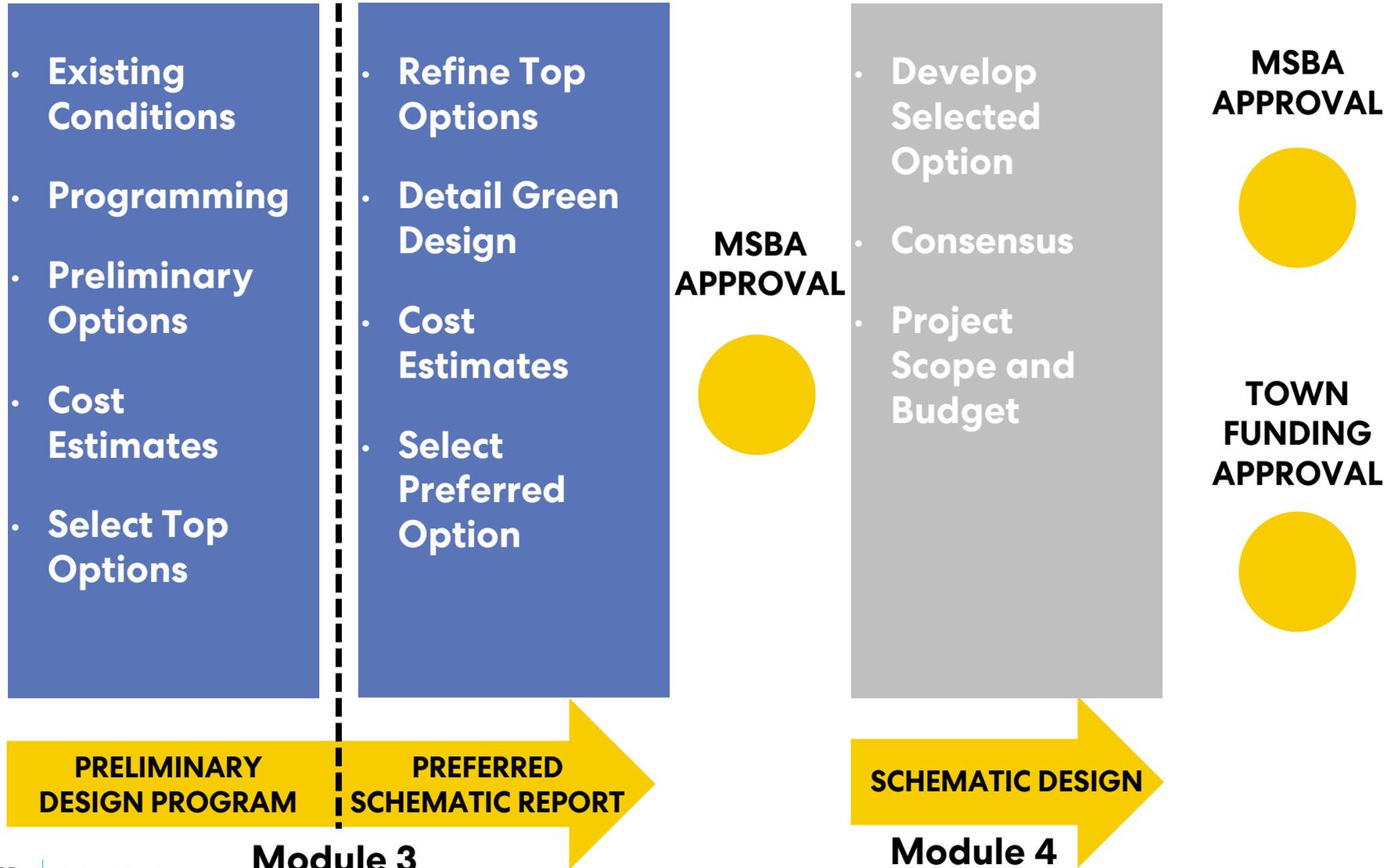
The MSBA has agreed to participate with Stoneham in a feasibility study for a **695** student High School.

Scope items include:

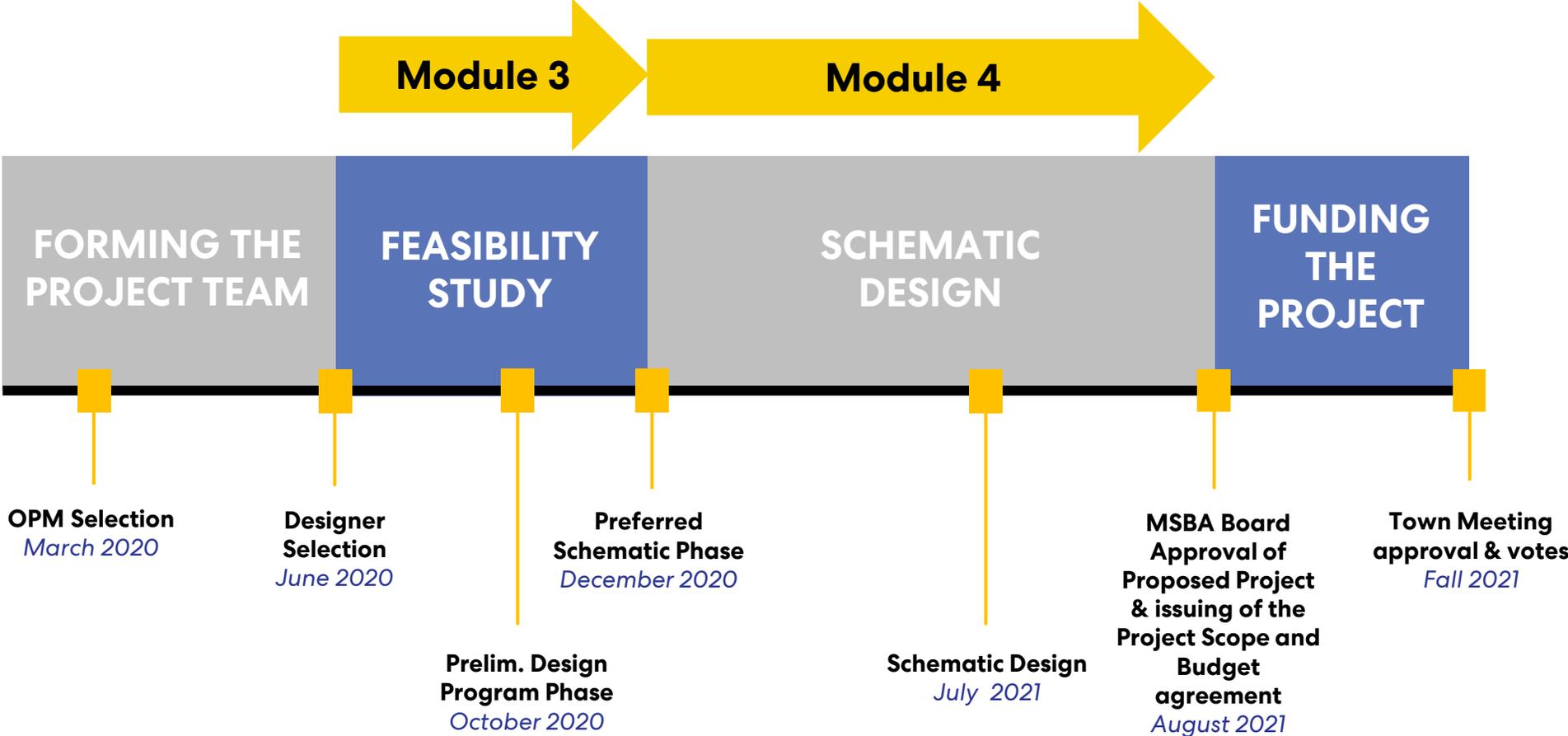
- Educational Visioning
- Existing Conditions Review
- Sustainable Design Achievement
- Design Alternatives
 - Renovation
 - Renovation / Addition
 - All New Construction
- Cost Estimates



MSBA PROCESS / FEASIBILITY STUDY AND SCHEMATIC DESIGN PHASES



PROJECT SCHEDULE – Feasibility & Schematic Design



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Site Selection Process

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Alternative Sites Review

- **SSBC reviewed the June 2018 Stoneham Open Space and Recreational Plan**
- **SSBC found only three sites large enough to support a high school project**
 - **Bear Hill Golf Club**
 - **Unicorn Golf Course**
 - **Current High School Site**
- **Bear Hill Golf Club is not town-owned land**
- **Unicorn Golf Course is subject to Article 97 development restrictions**
- **SSBC determined that the Current High School site is the only viable site for the project**

Conditions of Existing SHS

Existing Conditions

Current Campus

Junior High School (1968)

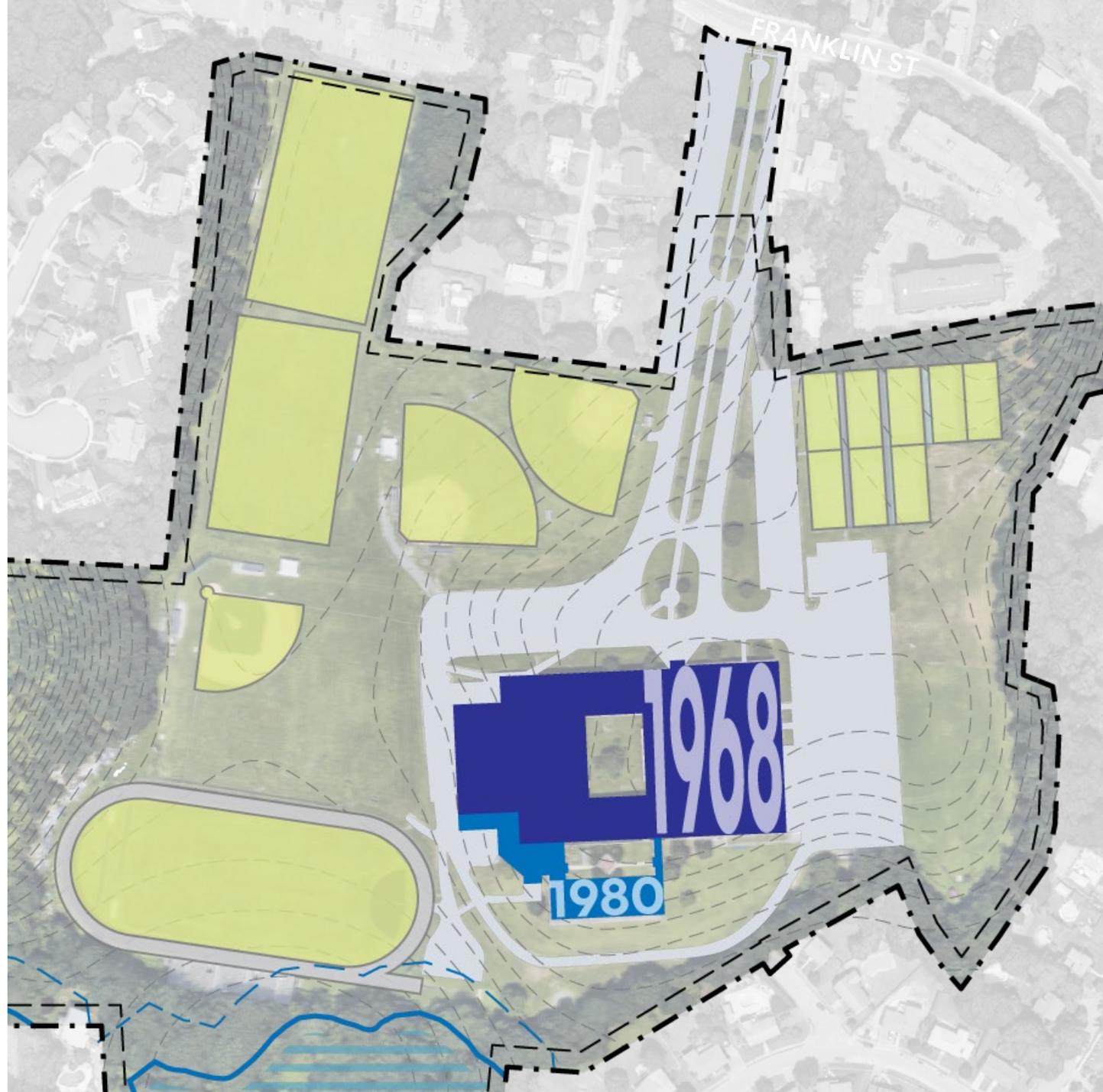
52 YEARS OLD

Senior High School (1980)

40 YEARS OLD

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Project Management



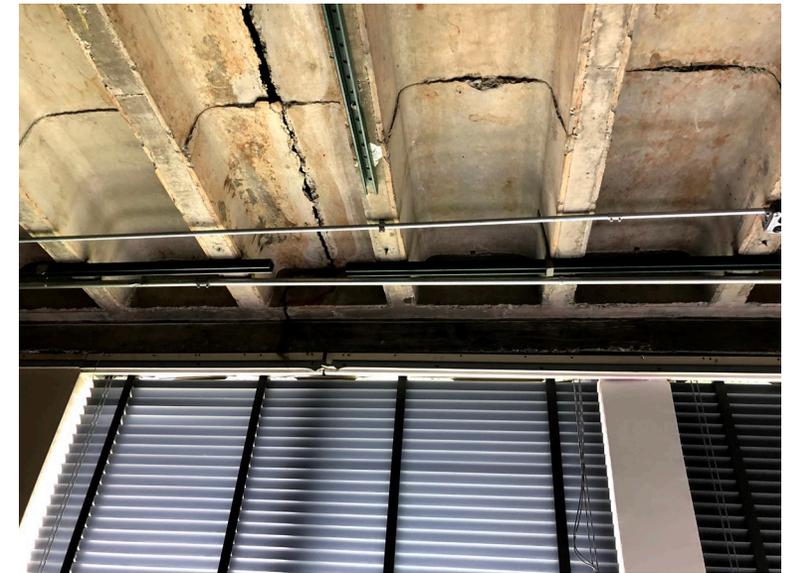
Site Conditions



Exterior Conditions



Interior Conditions



Educational Visioning and Program

Educational Visioning

2 Weeks / 8 days

WEEK 1

Day 1

Where Have We
Been and Where
Are We Going?

Day 2

Future Ready

Day 3

Planning Concepts

Day 4

Learning about
Exterior Space
Needs

WEEK 2

Day 5

Critical Adjacencies

Day 6

Learning from
Subject Matter
Experts

Day 7

Sustainability – Net
Zero Energy /
Carbon Neutral

Day 8

Hearing from the
Community

Educational Programming Summary

- **208,000 SF**
- **Appropriately sized general Classrooms**
- **Engineering and Technology Labs**
- **Maker Space and Fabrication Labs**
- **Music and Art Spaces**
- **SPED, RISE, and STRIDE Spaces**
- **Gymnasium**
- **Auditorium**
- **Interdisciplinary Project / Performance**
- **Library / Media Center**
- **Town-Wide Pre-K Program**
- **Concessions/Bathrooms/Storage for Athletics**

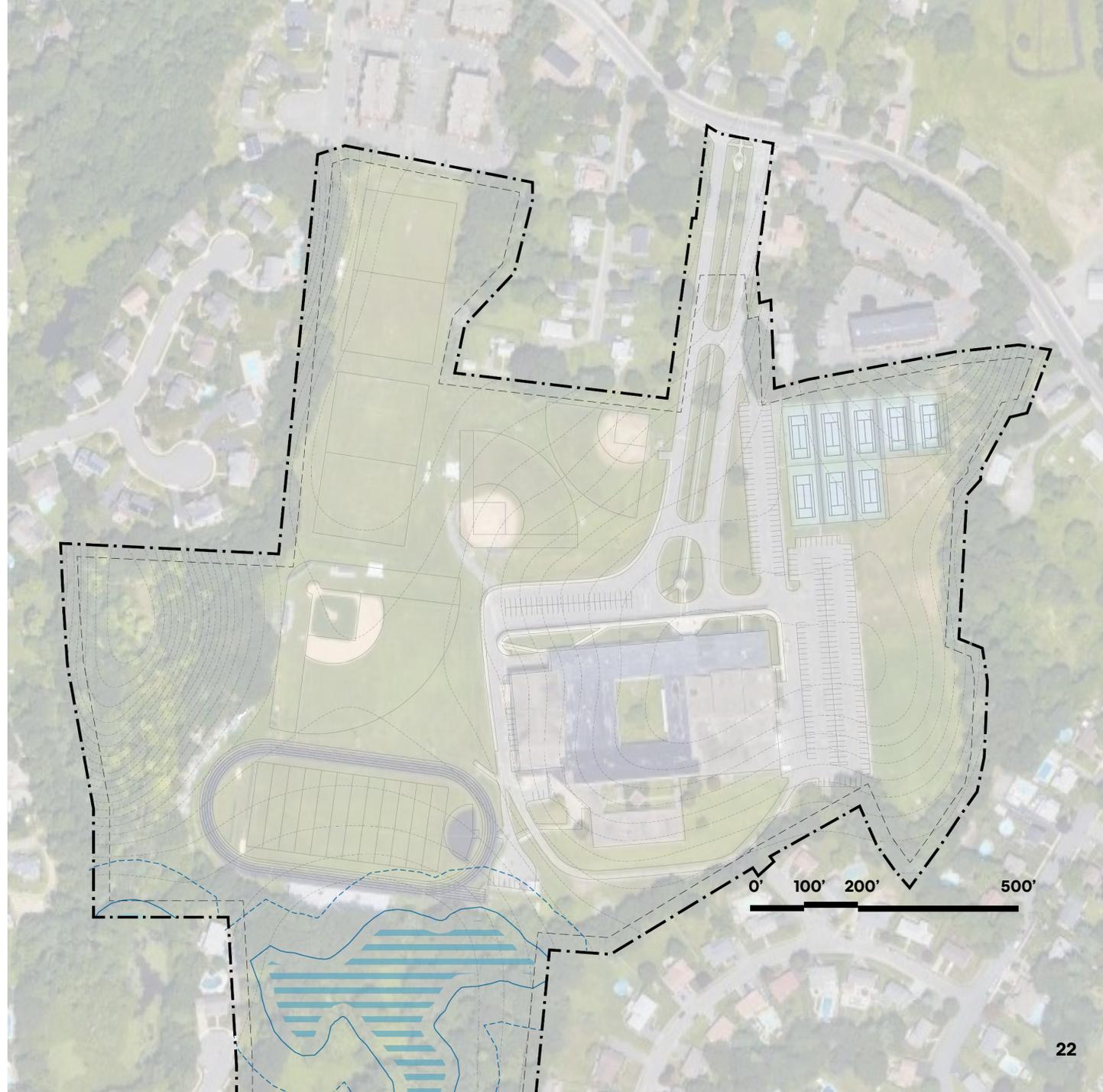
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Site Planning Considerations

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High School Site / Overview

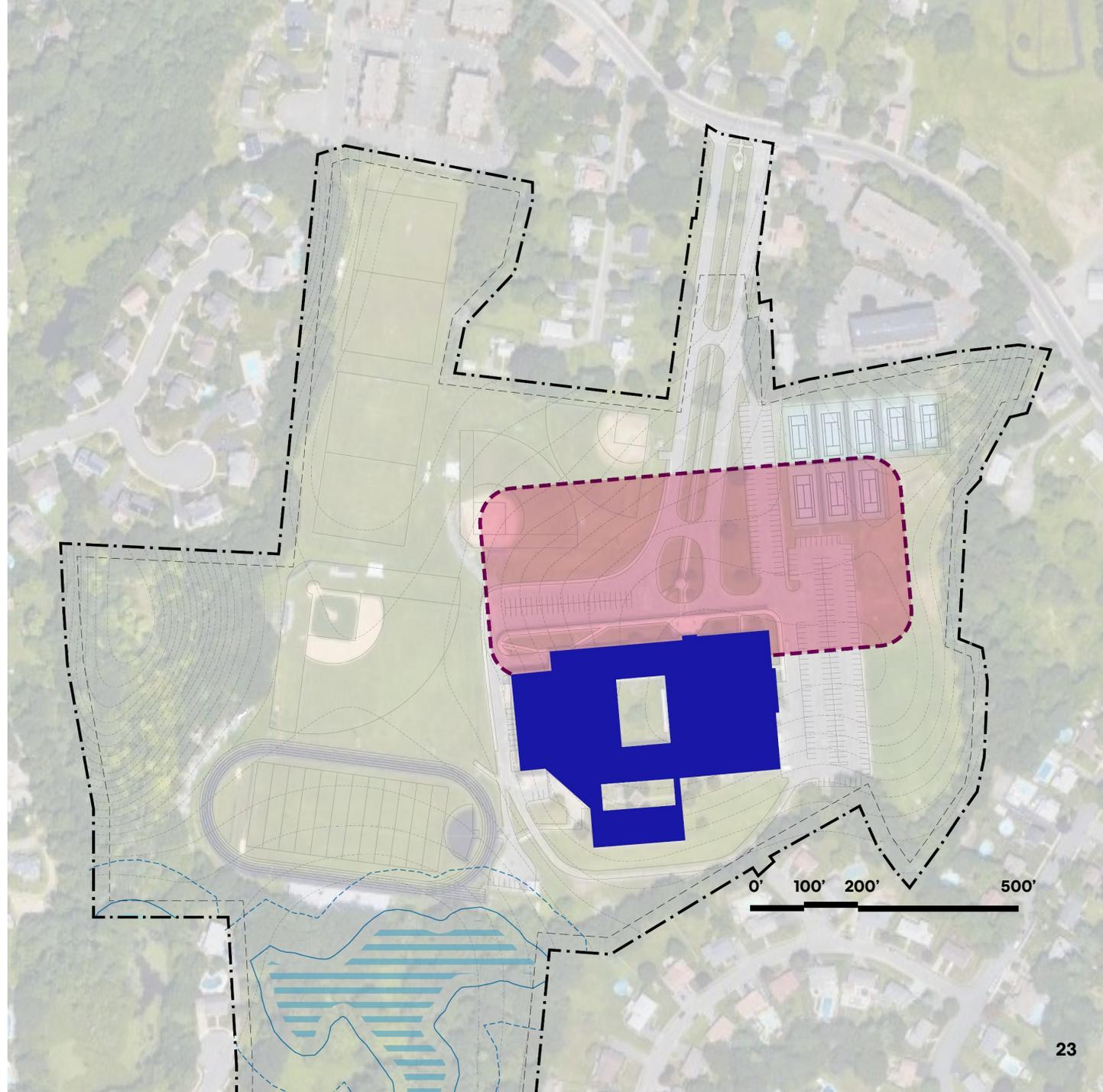
- **39.63 Acre Site**
- **208,000sf Existing High School**
- **Formal Pedestrian and Vehicular Entry off Franklin Street**
- **Traffic Concerns**
- **Middlesex Fells Reservation Area**
- **Proximity to Neighborhood**
- **Significant Ledge on the West and Northeast of the Site**
- **Informal Expeditionary Trails**



High School Site / Building on the North

Site Considerations:

- **Franklin St Civic Presence**
- **Optimum Building Orientation for Optimal Daylight**
- **Existing Utility Line through Entry Driveway**
- **15'-20' Grade Drop from East to West**
- **Existing Building Access During Construction**
- **Proximity to Existing Gym (Reno+Add Option)**



High School Site / Building on the East

Site Considerations:

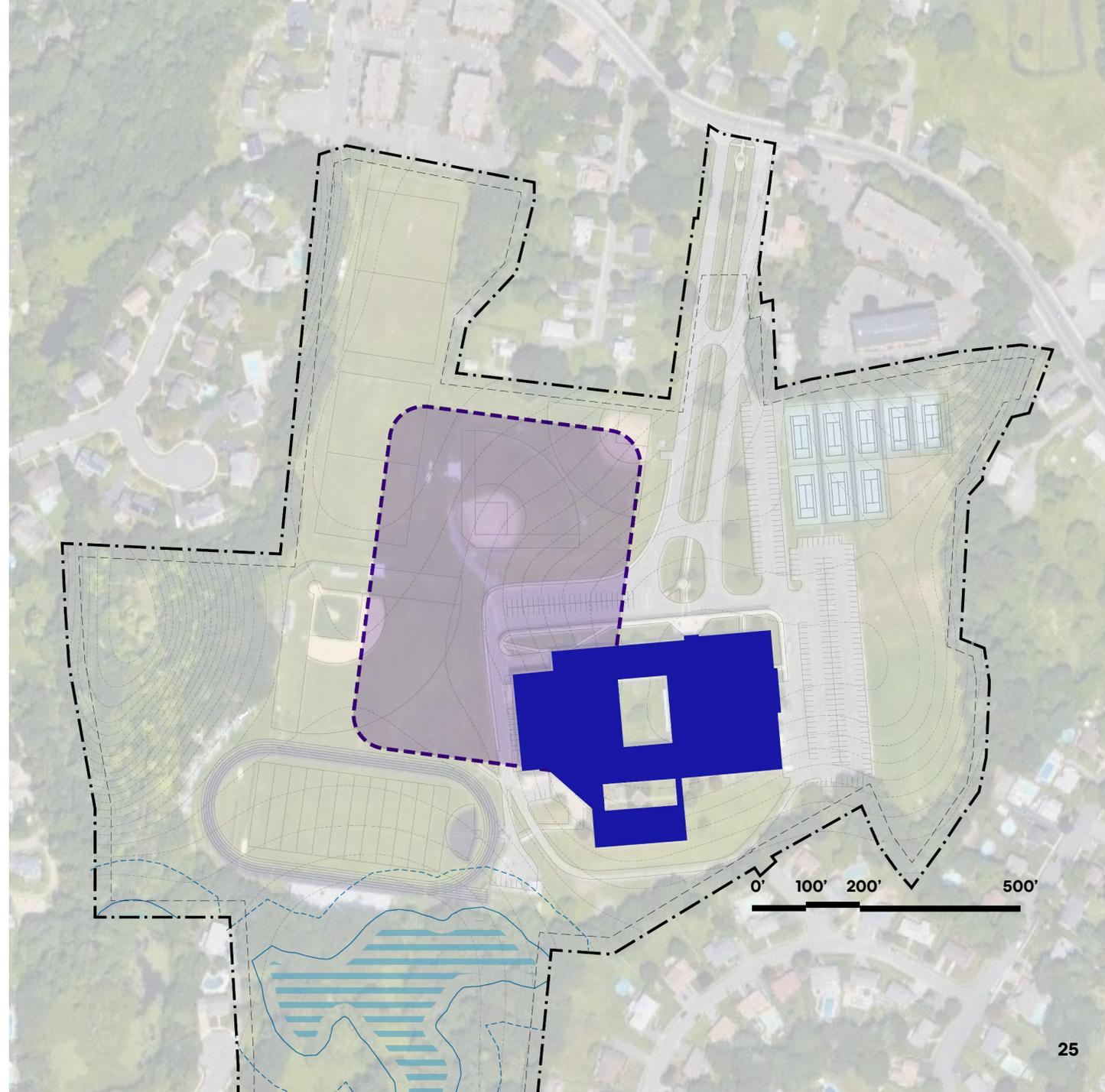
- **Lack Franklin St Civic Presence**
- **Poor Building Orientation for Optimal Daylight**
- **Highest Point on Site**
- **Ledge Condition at Northeast Corner**
- **Proximity to Neighboring Residents**
- **Away from Existing Gym (Reno+Add Option)**



High School Site / Building on the West

Site Considerations:

- **Lack Franklin St Civic Presence**
- **Poor Building Orientation for Optimal Daylight**
- **Lowest Point on Site**
- **Building over Culverted Stream**
- **Biggest Impact on Existing Fields**
- **Proximity to Existing Gym (Reno+Add Option)**

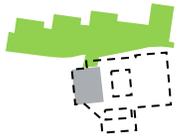
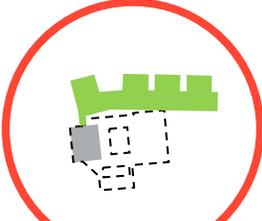
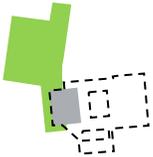
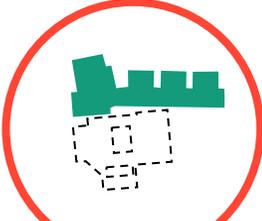
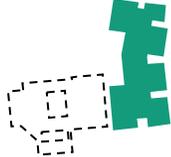
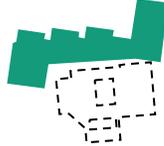
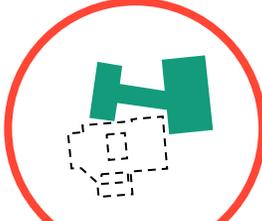


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Design Options

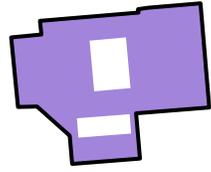
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Design Options Summary

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

Renovation Option

2

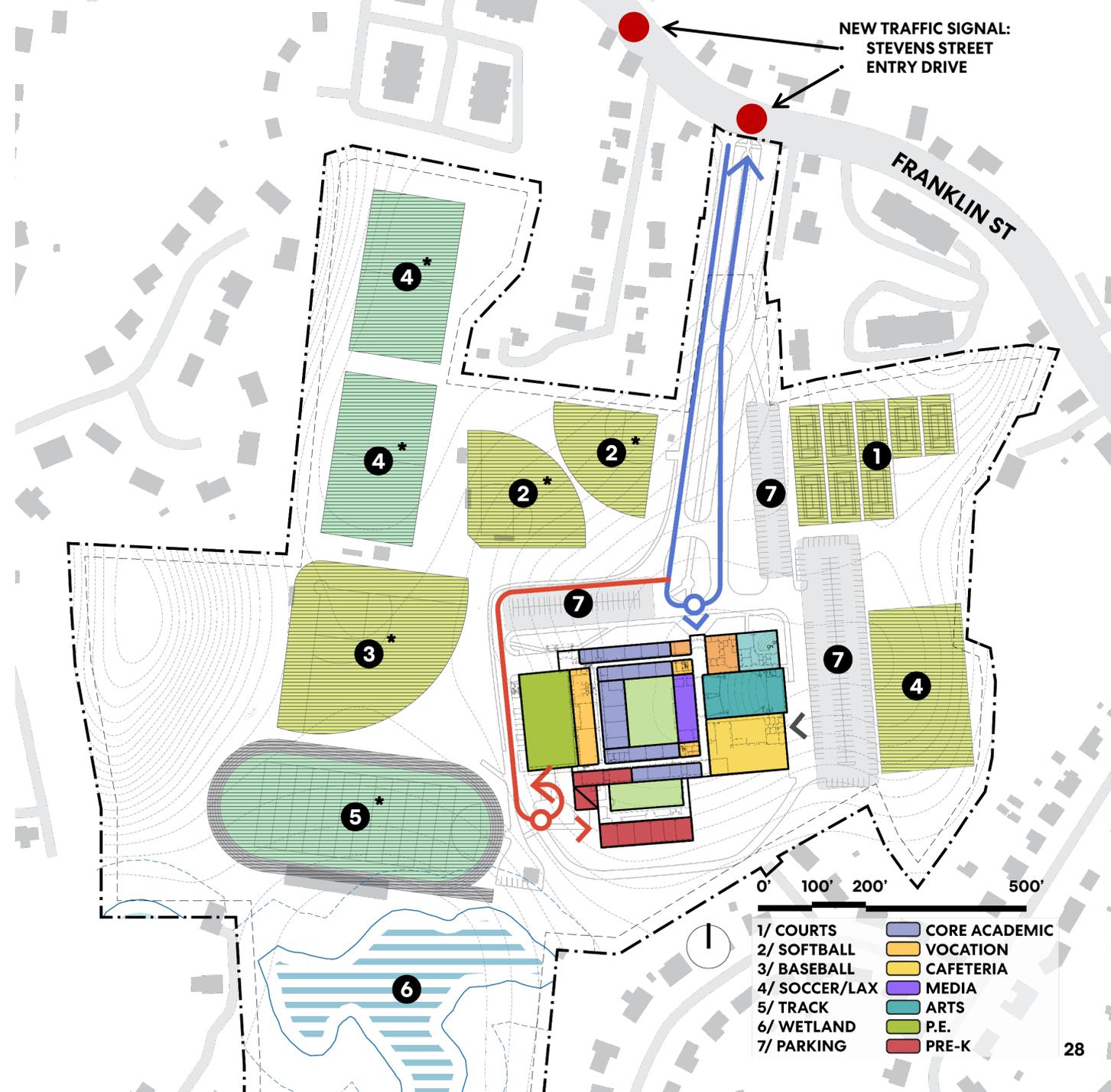


- **Pros:**

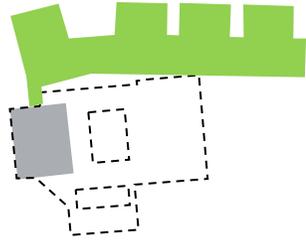
- Least disruption to site
- Adequate square footage
- Re-use existing structure

- **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



Renovation Addition Option 3A2

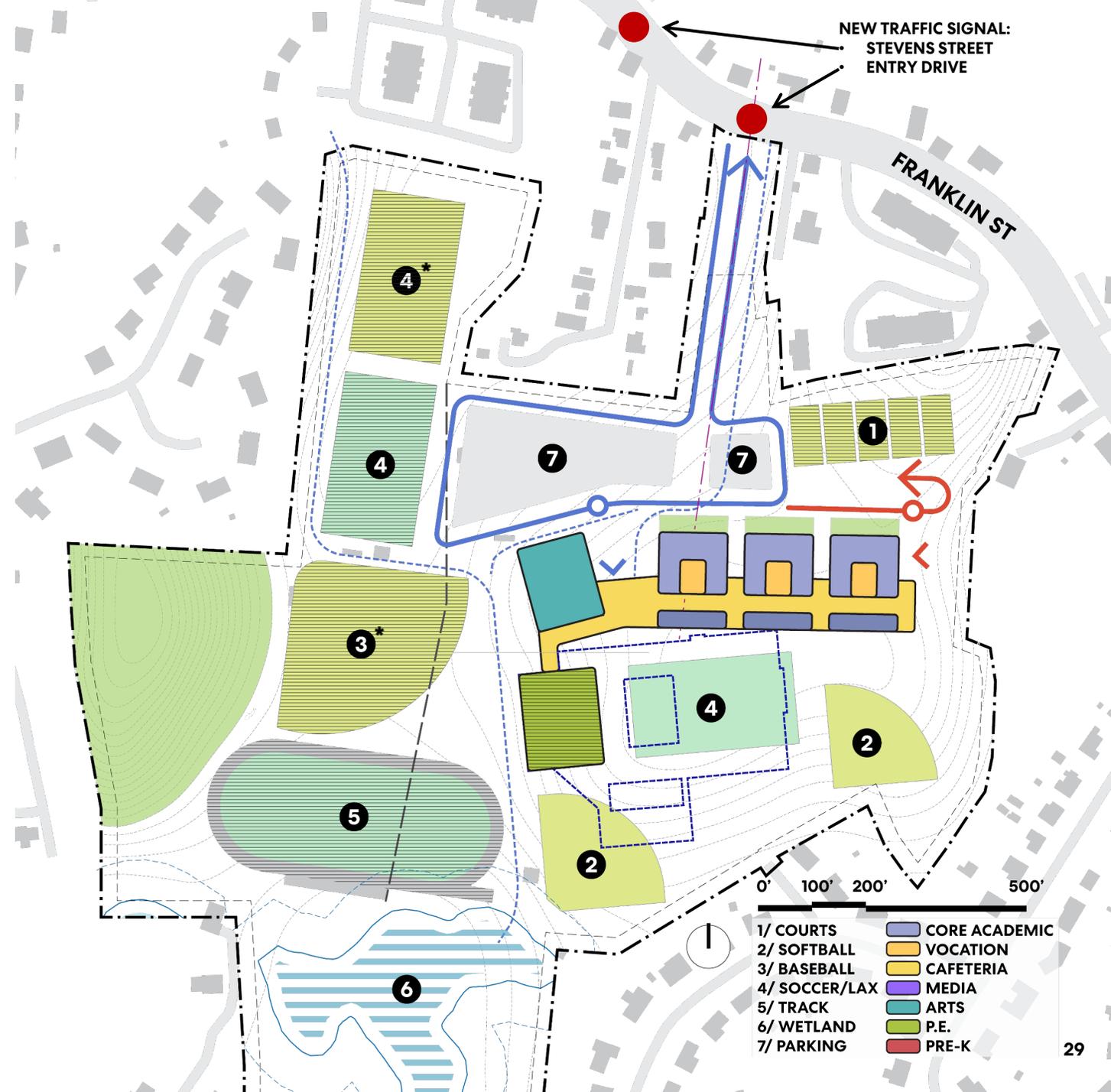


• Pros:

- 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 do not meet regulation size
- Utilities relocation required to keep existing in operation during construction

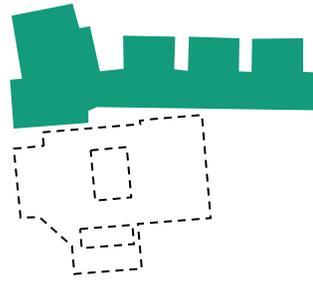


FIELDS:

	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 4A3

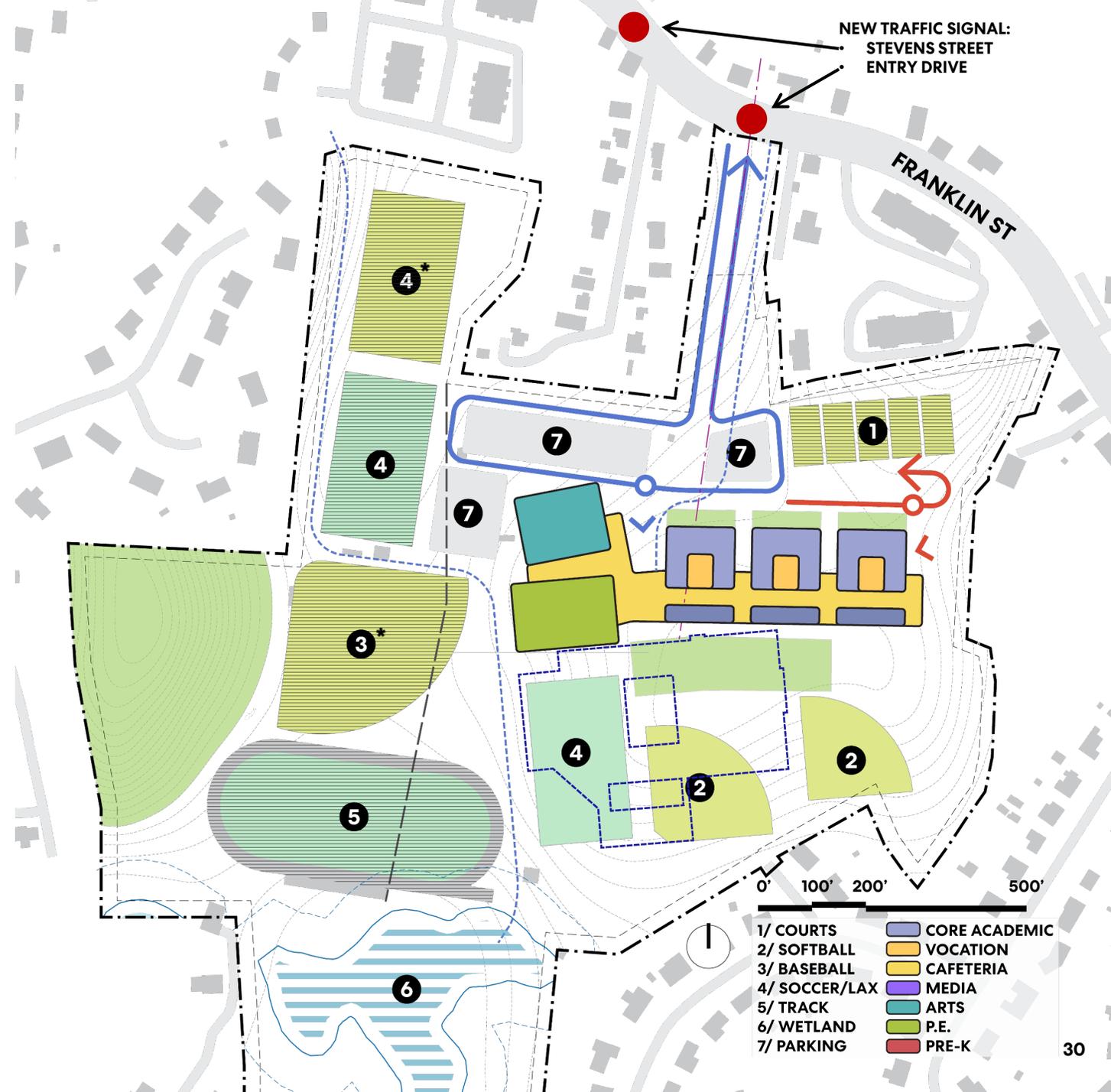


• Pros:

- 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

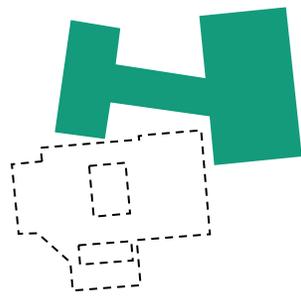


FIELDS:

- EXISTING TO REMAIN
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1/ COURTS	CORE ACADEMIC
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3/ BASEBALL	CAFETERIA
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5/ TRACK	ARTS
6/ WETLAND	P.E.
7/ PARKING	PRE-K

New Construction Option 4B

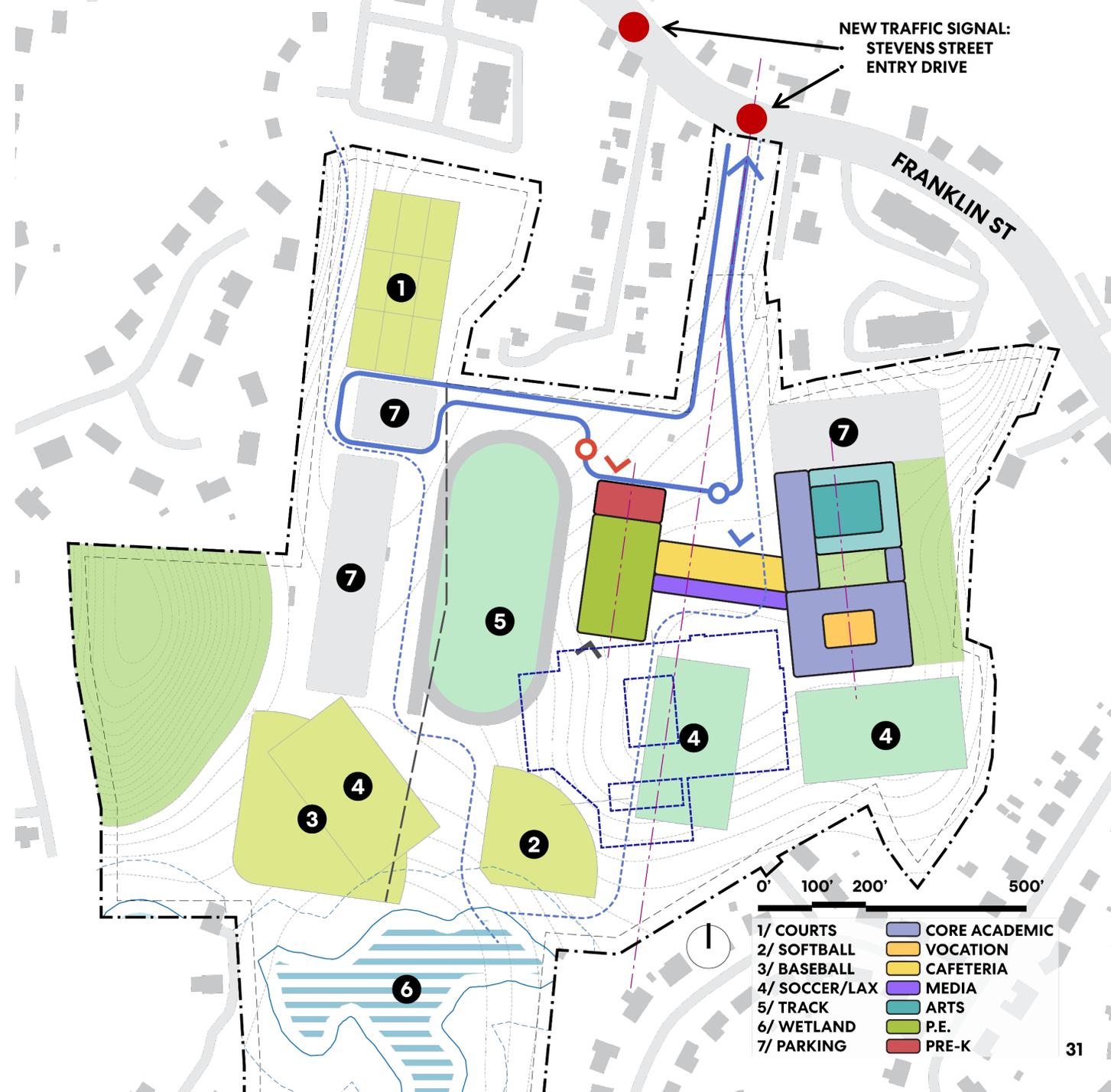


• Pros:

- 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
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6/ WETLAND	P.E.
7/ PARKING	PRE-K

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Cost Analysis

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State Reimbursement Incentives

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

Examples of Ineligible Costs include:

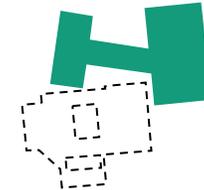
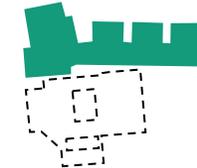
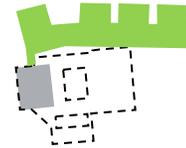
- Site Costs over **8%**
- Building Costs over **\$333/SF**
- Gymnasium and Auditorium Space over MSBA Guidelines
- Asbestos Flooring abatement
- Hazardous Material removal associated with sitework
- Concession Stand, Press Box and associated Outdoor Toilet Facilities
- FFE/Technology costs over **\$2,400**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

State Reimbursement Incentives

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

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

Cost Estimate



	Code Repair Only Option 1	Renovation Only Option 2	Renovation/ Addition Option 3A2	New Construction Option 4A3	New Construction Option 4B
Approximate Total Project Cost	\$115.0M	\$173.4M	\$175.2M	\$174.8M	\$172.9M
Approximate Cost to Stoneham	\$61.0M	\$111.5M	\$120.3M	\$123.7M	\$122.0M

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Tax Impact

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Single-Family Tax Calculation Assumptions

- **Impact Date - Fiscal Year 2023**
- **Levy Estimate Trended from FY21**
- **2.5% increases in Tax Levy**
- **New Growth *****
- **FY23 Debt Exclusion Payment Used**
- **RO and CIP Value Percentages Remain Consistent from FY21**

Tax Impact

Stoneham Share

Rate	
Term (years)	
Yearly Payment-20 yr Average	
Average Home Value	
Annual Tax Increase Average Home-20 yr Average	
Annual Tax Increase per \$1,000 Valuation	

Code Repair Only Option 1	Renovation Only Option 2	Renovation/ Addition Option 3A2	New Construction Option 4A3	New Construction Option 4B
\$ 61,024,855	\$111,500,522	\$120,278,104	\$123,733,473	\$121,986,054
3.00%	3.00%	3.00%	3.00%	3.00%
20	20	20	20	20
\$ 4,101,829	\$ 7,494,586	\$ 8,084,578	\$ 8,316,833	\$ 8,199,379
\$ 577,700	\$ 577,700	\$ 577,700	\$ 577,700	\$ 577,700
\$ 475	\$ 868	\$ 937	\$ 964	\$ 950
\$ 0.82	\$ 1.50	\$ 1.62	\$ 1.67	\$ 1.65

Assumptions: Tax rate based on Fiscal 2023 assessed valuation and AVERAGE house value of \$577,700

Yearly impact will change based upon subsequent year tax rates and valuations.

Code Repair Only Option 1 does not include any site and playing field work or any educational improvement work in building.

Costs subject to change as Feasibility Study progresses.

Tax Impact Comparison

Assessed Value	No Debt Exclusion Estimated Tax Bill	Option 4B 20 Years 3.0%		Option 4B 30 Years 3.5%	
1,200,000	13,597	\$15,572	\$1,975	\$15,195	\$1,598
1,100,000	12,464	\$14,275	\$1,811	\$13,929	\$1,465
1,000,000	11,331	\$12,977	\$1,646	\$12,663	\$1,332
900,000	10,198	\$11,679	\$1,482	\$11,396	\$1,199
800,000	9,065	\$10,382	\$1,317	\$10,130	\$1,065
700,000	7,932	\$9,084	\$1,152	\$8,864	\$932
600,000	6,799	\$7,786	\$988	\$7,598	\$799
577,195	6,540	\$7,490	\$950	\$7,309	\$769
500,000	5,665	\$6,489	\$823	\$6,331	\$666
400,000	4,532	\$5,191	\$658	\$5,065	\$533
300,000	3,399	\$3,893	\$494	\$3,799	\$400

Tax Impact Comparison / Surrounding Communities

Why average single-family tax bill used as a basis of comparison?

1. Variation in the level of assessment
2. Variation in percentage of Residential and Commercial classes
3. Variation in CIP Shift Percentages

Town	FY20 Avg SF TB	FY23
Woburn	\$4,677	\$5,037
Peabody	\$4,751	\$5,116
Saugus	\$5,368	\$5,781
Burlington	\$5,466	\$5,886
Billerica	\$5,522	\$5,947
Stoneham w/ No Debt Exlcusion	\$6,098	\$6,540
Danvers	\$6,451	\$6,947
Stoneham - 4B 30 Yr	\$6,098	\$7,309
Wilmington	\$6,873	\$7,401
Tewksbury	\$6,921	\$7,453
Stoneham - 4B 20 YR	\$6,098	\$7,490
Melrose	\$7,015	\$7,554
Wakefield	\$7,099	\$7,645
Chelmsford	\$7,362	\$7,928
North Andover	\$7,608	\$8,193
Middleton	\$8,585	\$9,245
Reading	\$8,748	\$9,421
Lynnfield	\$9,055	\$9,751
Westford	\$9,238	\$9,948
North Reading	\$9,381	\$10,102
Bedford	\$9,769	\$10,520
Andover	\$10,223	\$11,009
Winchester	\$14,298	\$15,397
Lexington	\$15,547	\$16,742

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Next Steps

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Community-Wide Surveys

We would like to hear from you!

The SSBC will be sharing two Community-Wide Surveys as it prepares for its decision on the Preferred Option. The surveys are electronic, but hard copies will also be provided for community members to fill out.

Community-Wide Survey No. 1 - will be available to complete November 5 thru November 12, 2020.

The survey asks about the most important considerations in the process of recommending a capital school building project for the community's approval in mid-December. Considerations include educational benefits, sustainability components, traffic mitigation, cost impact to taxpayers, community use and construction impact.

Those wishing to complete the survey can use this link <https://forms.gle/wkQ6TfxjJqyBgGtQA> to complete and submit the completed survey. The link can also be found on the Committee webpage - <https://www.stoneham-ma.gov/627/School-Building-Committee>.

Stoneham School Building Committee

Meetings every two weeks

Meetings and Agendas are posted on the SSBC website

Upcoming Meetings

- **November 9, 2020**
- **November 23, 2020**
- **December 7, 2020**
- **December 16, 2020**

Next Steps

- **November 4 2020** – South ES and High School PTO Presentation
- **November 7 2020** - Community Forum No. 3
- **November 10 2020** - Robin Hood ES and Central Middle School PTO Presentation
- **November 19 2020** - Colonial Park ES PTO Presentation
- **December 9 2020** - Community Forum No. 4
- **December 15 2020** - Tri-Board Meeting
- **December 16, 2020** – SSBC Vote to Select Preferred Option and Submit Preferred Schematic Report (PSR) to MSBA
- **December 23, 2020** - Submit Preferred Schematic Report (PSR) to MSBA
- **July 7, 2021** – Submit Schematic Design (SD) documents to MSBA
- **August 25, 2021** – MSBA Board meeting vote to approve project
- **Fall 2021** – Town Vote

Community Resources

SSBC Website:

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

Project Email:

SSBC@Stoneham-Ma.gov



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Thank You

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