

Project Minutes

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

Project No.: 20033
 Meeting Date: 10/26/2020
 Time: 7:00pm
 Meeting No: 12

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
		Community Member with Building Commissioner Experience	Voting Member
Attended Remote	Douglas Gove	Community Member with Engineering Experience	Voting Member
Attended Remote	Stephen O'Neill	Community Member with Engineering Experience	Voting Member
✓	Josephine Thomson	Community Member	Voting Member
Attended Remote	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
Attended Remote	Cory Mashburn	Community Member, Finance and Advisory Board	Voting Member
	Paul Ryder	Community Member with Construction Experience	Voting Member
Attended Remote	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
Attended Remote	Brooke Trivas	Perkins and Will	
Attended Remote	Patrick Cunningham	Perkins and Will	
Attended Remote	Leo Liu	Perkins and Will	
Attended Remote	David Warner	Warner Larson	
✓	Joel Seeley	SMMA	

Item #	Action	Discussion
12.1	Record	Call to Order, 7:00 PM, meeting opened by roll call.
12.2	Record	In accordance with the executive order issued by the Governor on March 10, 2020, this meeting will be held in person and via video conference and a recording of such will be posted on the Town's website.
12.3	Record	A motion was made by N. Nial and seconded by J. Craigie to approve the 9/28/20 School Building Committee meeting minutes. No discussion, motion passed unanimous by roll call vote.
12.4	Record	A motion was made by S. Iovanni and seconded by J. Craigie to approve the 10/13/20 School Building Committee meeting minutes. No discussion, motion passed unanimous by roll call vote.
12.5	J. Seeley J. Macero	<p>J. Seeley distributed and reviewed the PSR Phase Meetings and Agenda Schedule, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. S. Iovanni asked if the intent is to make a presentation to all five PTO groups? <i>J. Seeley indicated yes, J. Macero has asked the presidents of each for this opportunity. South ES and the High School are scheduled for 11/4/20, Colonial Park is tentatively scheduled for 11/19/20 and the Middle School and Robin Hood have not yet been scheduled, J. Seeley will follow-up with J. Macero.</i> 2. J. Craigie asked if the PTO meetings will be remote? <i>J. Seeley indicated yes, they will be remote.</i> 3. J. Craigie asked who will be making the presentation? <i>J. Seeley indicated M. Christie, D. Bois and J. Macero have been providing the introductions, B. Trivas the education program and design options, J. Seeley the MSBA and cost overview and D. Sheehan the tax impact.</i>
12.6	J. Macero	J. Macero to review if there is a Pre-K Guideline that the proposed Pre-K program can be compared to. <i>(from prior meeting)</i>
12.7	J. Macero	J. Macero to review and provide direction on how close the middle school is to capacity and if it will need the space for the potential District Offices in the future? <i>(from prior meeting)</i>
12.8	Record	J. Seeley reviewed the List of CM at Risk Prequalification and Selection Committee volunteers, attached.

Item #	Action	Discussion
		<p>A motion was made by R. Parker and seconded by N. Nial to appoint M. Christie, D. Bois, D. Gove, S. O'Neill, J. Craigie, P. Ryder, D. Sheehan, B. McNeil and J. Macero to the CM at Risk Prequalification and Selection Committee. No discussion, motion passed unanimous by roll call vote.</p>
12.9	B. Trivas Committee	<p>P. Cunningham presented and reviewed Site Plans, Floor Plans, Building Sections and a Massing Study for Renovation/Addition Option 3A, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none">1. J. Craigie asked if the baseball field is being rotated for safety, why isn't the football field? <i>D. Warner indicated that there is no safety issue with the current orientation of the football field as the hill and trees to the west of the field provide a solar block.</i>2. D. Pignone asked where are the locker rooms, team rooms and PE spaces, that are currently in the Lower Level, located on the plans? <i>B. Trivas indicated those spaces are located on the Level 1 floor and in the Concession/Locker Room building.</i>3. D. Pignone expressed concern that the amount of locker room and PE space shown on the plans is not enough. <i>B. Trivas explained that the plans reflect the amount and size of locker room and PE spaces that are defined in the Space Summary.</i>4. D. Sheehan asked if the existing gymnasium is expanded? <i>B. Trivas indicated no, the existing 16,000 s.f. gymnasium is existing.</i>5. D. Bois asked B. Trivas to describe the quality of the spaces located under the gymnasium on the Lower Level? <i>B. Trivas indicated the Video Production, Biomedical and Engineering Labs have a poor location relative to the academic wings.</i>6. D. Bois asked B. Trivas to discuss the sprawl of the floor plan. <i>B. Trivas indicated the sprawl of the plan is dictated by the location of the existing gymnasium.</i>7. D. Bois asked B. Trivas to discuss any issues that can be expected due to renovating the approximate 48,000 sf gymnasium wing. <i>B. Trivas indicated demolishing the rest of the building around the existing gymnasium structure without damaging it, shoring and seismically reinforcing the existing gymnasium structure and the duration of time the school will be without a gymnasium while the demolition, abatement and renovation activities are underway, are a few of the issues.</i>

Item #	Action	Discussion
		<p>8. J. Thomson asked what is the schedule to present the rest of the Options? <i>B. Trivas indicated the Renovation Option and one of the New Construction Options will be presented at the 11/9/20 SSBC meeting.</i></p> <p>The Committee to email J. Seeley any additional comments, who will consolidate and issue.</p>
12.10	Record	<p>J. Seeley reviewed the updated Project Cost, Construction Cost Comparison, Reimbursement, Cost to Stoneham and Tax Impact for Code Repair Only Option 1 and Recent High School Project Comparison, attached.</p> <p>Committee Discussion:</p> <p>1. D. Bois asked if any of the playfield upgrades or Franklin Street traffic signals are included in the Code Repair Only Option 1? <i>J. Seeley indicated no, there are no football, soccer, softball or baseball playfield upgrades, no tennis court upgrades, no parking or roadway upgrades, and no traffic signals, included in the Code Repair Only Option 1. The sitework is limited to code-related repairs only, predominantly accessibility upgrades.</i></p>
12.11	B. Trivas J. Seeley	<p>J. Seeley reviewed the Summary of Major Cost Components related to Approximate Reimbursement Assumptions, attached.</p> <p>Committee Discussion:</p> <p>1. D. Bois indicated the Life-Cycle Cost analysis for the Building ZNE Related costs needs to be determined before the Committee can make any decisions related to these costs. <i>J. Seeley indicated the Green Building Initiatives meeting was held on 10/26/20 and discussed presenting the preliminary LCC findings at the 12/7/20 SSBC meeting.</i></p> <p>2. D. Bois indicated P. Ryder indicated in his email that there may be rental offsets for the Site Related Costs, particularly the lit synthetic turf soccer fields, that need to be explored.</p>
12.12	B. Trivas	<p>J. Seeley reviewed the Community Forum No. 3 Flyer, attached.</p> <p>Committee Discussion:</p> <p>1. R. Parker asked if the Renovation/Addition Option 3A presented herein, should be presented at the Community Forum No. 3. <i>D. Bois indicated the SSBC should see and provide feedback to Perkins & Will before presenting to the community. Community Forum No. 4 will have all the updated Options presented.</i></p>

Item #	Action	Discussion
		<p>2. N. Nial asked if the font color for the words “clicking” and “calling” can be changed to be more visible? <i>B. Trivas indicated yes and will change.</i></p>
12.13	Committee PR Subcommittee	<p>Subcommittee Updates</p> <p>Public Relations Subcommittee</p> <p>1. S. Iovanni reviewed the 10/19/20 PR Subcommittee Meeting minutes, the draft Communication Strategy, draft Information Flyer, Press Release for the PDP Submission, and the Press Release for Community Forum No. 3, all attached. The Committee approves the Press Releases.</p> <p>2. The Committee to provide S. Iovanni any feedback they hear on the Press Releases or the project.</p> <p>Green Building Initiatives</p> <p>1. J. Seeley provided an update on the 10/26/20 Green Building Initiatives Meeting.</p>
12.14	Record	Committee Questions - none
12.15	Record	Old or New Business - none
12.16	Record	Public Comment - none
12.17	Record	Next SBC Meeting: November 9, 2020 at 7:00 pm.
12.18	Record	A Motion was made by S. Iovanni and seconded by J. Thomson to adjourn the meeting. No discussion, motion passed unanimous by roll call vote.

Attachments: Agenda, PSR Phase Meetings and Agenda Schedule, Approximate PDP Total Project Costs, List of CM at Risk Prequalification and Selection Committee Volunteers, Project Cost, Construction Cost Comparison, Reimbursement, Cost to Stoneham and Tax Impact for Code Repair Only Option 1 and Recent High School Project Comparison, Major Cost Components related to Approximate Reimbursement Assumptions, Community Forum No. 3 Flyer, 10/19/20 PR Subcommittee Meeting minutes, the draft Communication Strategy, draft Information Flyer, Press Release for the PDP Submission, and the Press Release for Community Forum No. 3, 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

PROJECT MEETING SIGN-IN SHEET

Project:	Stoneham High School Feasibility Study	Project No.:	20033.00
Prepared by:	Joel Seeley	Meeting Date:	10/26/2020
Re:	School Building Committee Meeting	Time:	7:00pm
Location:	Middle School Gymnasium	Meeting No:	12
Distribution:	Attendees, (MF)		

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

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Agenda

Project:	Stoneham High School Feasibility Study	Project No.:	20033
Re:	School Building Committee Meeting	Meeting Date:	10/26/2020
Prepared by:	Joel Seeley	Meeting Time:	7:00 PM
Location:	Middle School Gymnasium and Remote Participation		
Distribution:	Attendees (MF)		

1. Call to Order
2. SSBC Membership Update
3. Approval of Minutes: September 28, 2020 and October 13, 2020
4. Approval of Invoices and Commitments
5. Schedule and Budget Update
6. Appoint CM at Risk Prequalification and Selection Subcommittee
7. Construction Alternatives Update
8. Project Cost Components Review
9. Review MSBA Comments on PDP Submission
10. Prepare for Community Forum No. 3
11. Subcommittee Updates
12. New or Old Business
13. Committee Questions
14. Public Comments
15. Next Meeting: November 9, 2020
16. Adjourn

Join GoToMeeting:

<https://global.gotomeeting.com/join/280251341>

Dial-In: [+1 \(872\) 240-3412](tel:+18722403412)

Access Code: 280-251-341

**STONEHAM HIGH SCHOOL FEASIBILITY STUDY
SCHOOL BUILDING COMMITTEE**

MEETINGS SCHEDULE AND AGENDAS
September 8, 2020 *Revised October 20, 2020*

DATE	AGENDA
Feasibility Study Phase (PSR)	
October 13, 2020	SCHOOL BUILDING COMMITTEE MEETING - TUESDAY Review PSR Phase Schedule Review PSR Phase Goals Decide Construction Delivery Method Prepare for Tri-Board Meeting
October 15, 2020	TRI-BOARD MEETING - 7:00 PM at the High School Gymnasium
October 26, 2020	SCHOOL BUILDING COMMITTEE MEETING Update on Construction Alternatives and Phasing Structural Narrative Review Review MSBA Comments on PDP Submission Prepare for Community Forum No. 3
November 2, 2020	CM PREQUALIFICATION COMMITTEE MEETING - 7:00 PM
November 4, 2020	PTO PRESENTATION - 6:30 PM - SOUTH ELEMENTARY SCHOOL & STONEHAM HIGH SCHOOL
November 7, 2020	COMMUNITY FORUM NO. 3 - 10:00 AM - SATURDAY
November 9, 2020	SCHOOL BUILDING COMMITTEE MEETING Update on Construction Alternatives MEP Systems Narrative Review Update on Sustainable Design
November 23, 2020	SCHOOL BUILDING COMMITTEE MEETING Update on Construction Alternatives and Phasing Review Cost Models Preliminary Options Evaluation
December 7, 2020	SCHOOL BUILDING COMMITTEE MEETING Update on Construction Alternatives Update on Sustainable Design Review Cost Models Options Evaluation Discuss the One Preferred Option Prepare for Community Forum No. 4
December 9, 2020	COMMUNITY FORUM NO. 4 - 6:30 PM
TBD	TRI-BOARD MEETING
December 21, 2020	SCHOOL BUILDING COMMITTEE MEETING Decide the One Preferred Construction Alternative Vote to Submit Preferred Schematic Report to MSBA
December 29, 2020	SUBMIT PREFERRED SCHEMATIC REPORT PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED

Memorandum

To:	Stoneham School Building Committee	Date:	10/21/2020
From:	Joel G. Seeley	Project No.:	20033
Project:	Stoneham High School Feasibility Study		
Re:	CM at Risk Prequalification and Selection Committee		
Distribution:	Stoneham School Building Committee (MF)		

The following SSBC members have volunteered to serve on the CM at Risk Prequalification and Selection Committee:

Marie Christie, David Bois, Douglas Gove, Stephen O'Neill, Jeanne Craigie, Paul Ryder, Dennis Sheehan, Brian McNeil, and John Macero

Perkins&Will

**STONEHAM HIGH SCHOOL
Building Committee Meeting**

10.26.2020

AGENDA

1\ Design Options Update
Option 3A – Renovation + Addition

2\ Project Cost Components Review

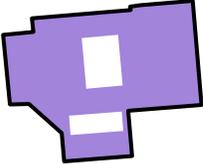
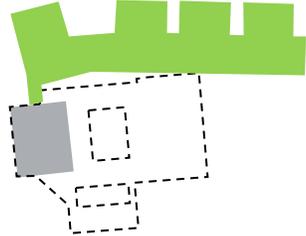
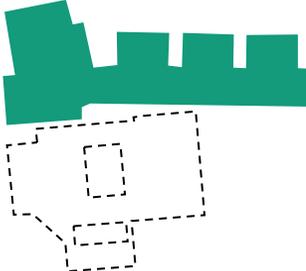
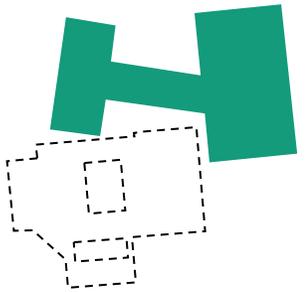


Perkins&Will

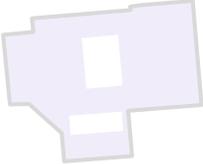
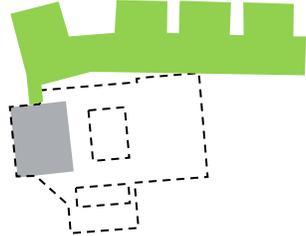
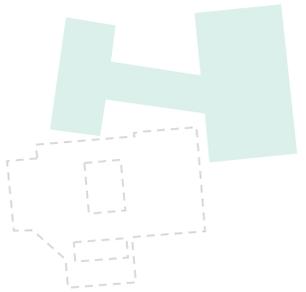
Design Options Update

Building Committee Meeting

Design Options Summary

CODE UPGRADE	RENOVATION	RENOVATION ADDITION	NEW CONSTRUCTION
<p>Option 1A</p> <ul style="list-style-type: none">• NO Educational upgrades• Code Upgrades• System Upgrades• Exterior Envelope Repairs• Interior Repairs• No Sitework	<p>Option 2A</p> 	<p>Option 3A</p> 	<p>Option 4A</p>  <p>Option 4B</p> 

Design Options Summary

CODE UPGRADE	RENOVATION	RENOVATION ADDITION	NEW CONSTRUCTION
<p><i>Option 1A</i></p> <ul style="list-style-type: none">• <i>NO Educational upgrades</i>• <i>Code Upgrades</i>• <i>System Upgrades</i>• <i>Exterior Envelope Repairs</i>• <i>Interior Repairs</i>• <i>No Sitework</i>	<p><i>Option 2A</i></p> 	<p>Option 3A</p> 	<p><i>Option 4A</i></p>  <p><i>Option 4B</i></p> 

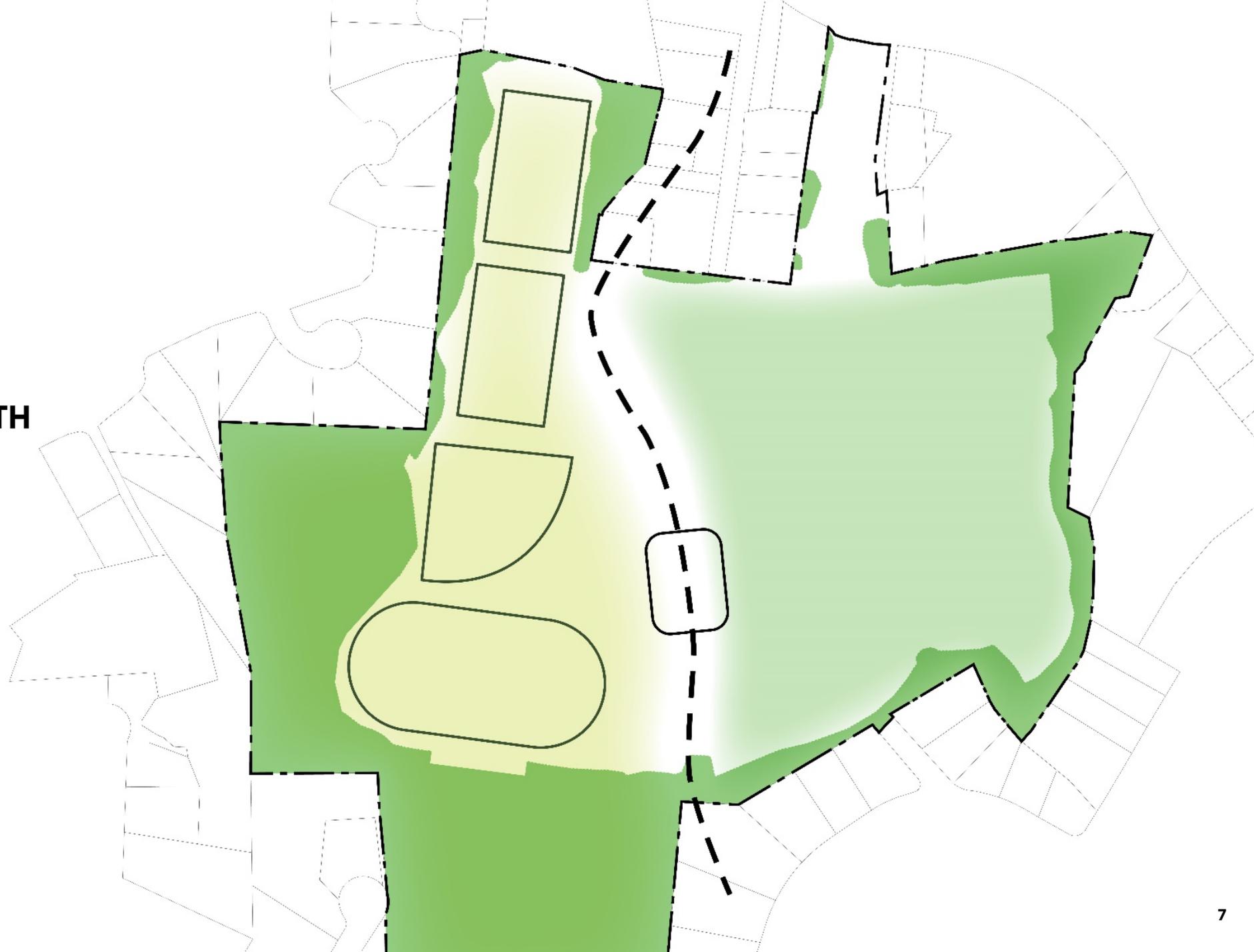
Option 3A - Site Concept

**STONEHAM IS UNIQUE IN ITS
LANDSCAPE**



Option 3A - Site Concept

**ATHELETICS REMAIN WITH
ARRIVAL AT A DYNAMIC
TRANSITION**



Option 3A - Site Concept

**ATHELETICS REMAIN WITH
ARRIVAL AT A DYNAMIC
TRANSITION**



Option 3A - Site Concept

CIVIC HEART AT THE CENTER OF THE SITE



Option 3A - Site Concept

THE HEART OF THE SCHOOL IS IN THE INTERSECTION OF CIVIC AND ACADEMIC LIFE



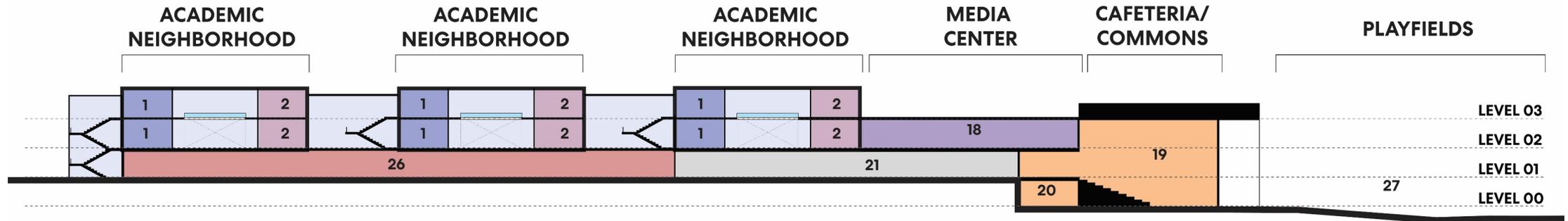
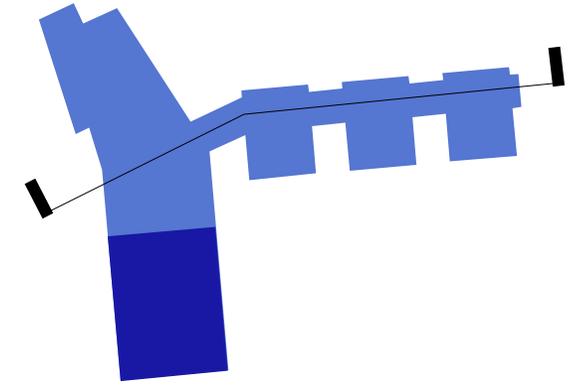
Option 3A - Site Plan

Considerations:

- Visibility of new building from Franklin St
- Minimized change to existing athletic fields
- Gateway to major athletics
- Central turf field as commons
- Optimized building orientation for daylighting/ZNE
- Pedestrian/bike path from Franklin Street crossing vehicular path
- Existing fields upgraded to regulation size
- Utilities relocation required to keep existing in operation during construction

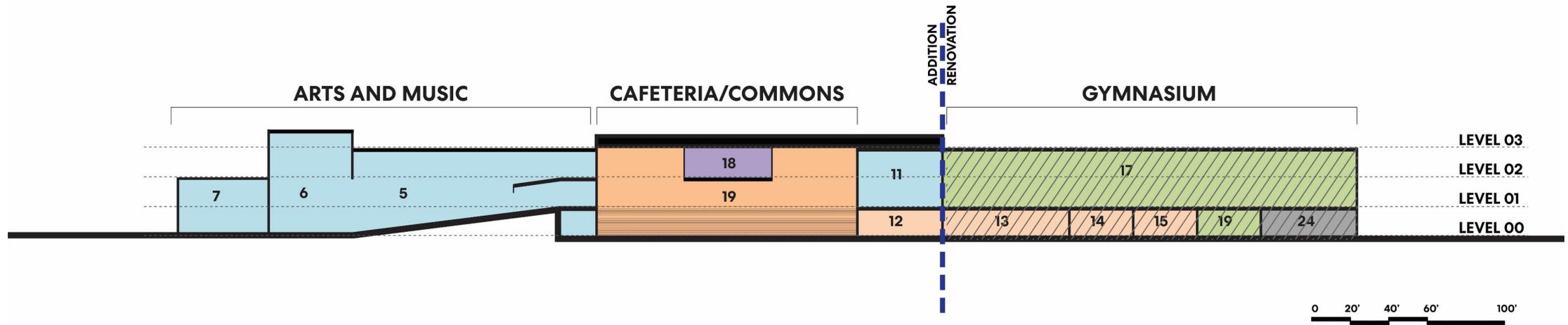
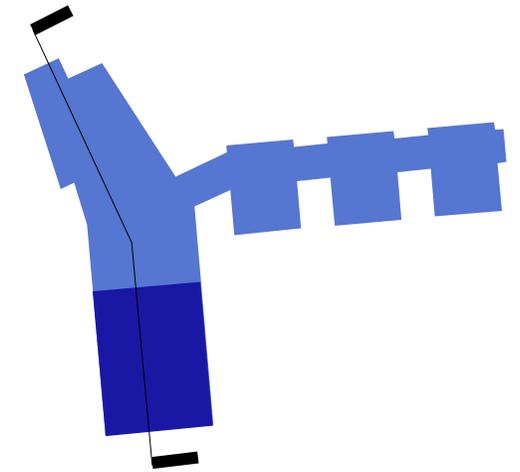


Option 3A - Section / Through Academic Core



- | | | | | | | | | |
|--|---|---|--|---|---|---|--|--|
| <p>CORE ACADEMIC</p> <ul style="list-style-type: none"> 1/ CLASSROOM 2/ SPED 3/ SCIENCE 4/ TEACHER PLANNING | <p>ART & MUSIC</p> <ul style="list-style-type: none"> 5/ AUDITORIUM 6/ STAGE 7/ BAND 8/ PRACTICE 9/ THEATER 10/ ART CLASSROOM 11/ PERFORMANCE | <p>VOC & TECH</p> <ul style="list-style-type: none"> 12/ CULINARY 13/ VIDEO PRODUCTION 14/ BIOMEDICAL 15/ ENGINEERING 16/ MAKER SPACE | <p>HEALTH & PE</p> <ul style="list-style-type: none"> 17/ GYMNASIUM 18/ PE & LOCKERS 19/ ATHLETICS | <p>MEDIA CENTER</p> <ul style="list-style-type: none"> 18/ MEDIA CENTER | <p>DINING</p> <ul style="list-style-type: none"> 19/ CAFETERIA 20/ KITCHEN | <p>ADMIN</p> <ul style="list-style-type: none"> 21/ ADMIN | <p>SUPPORT</p> <ul style="list-style-type: none"> 22/ CUSTODIAL 23/ MECHANICAL 24/ LOADING | <p>OTHER</p> <ul style="list-style-type: none"> 25/ DISTRICT OFFICE 26/ PRE-K 27/ PLAYFIELDS |
|--|---|---|--|---|---|---|--|--|

Option 3A - Section / Through Civic Wing



CORE ACADEMIC
 1/ CLASSROOM
 2/ SPED
 3/ SCIENCE
 4/ TEACHER PLANNING

ART & MUSIC
 5/ AUDITORIUM
 6/ STAGE
 7/ BAND
 8/ PRACTICE
 9/ THEATER
 10/ ART CLASSROOM
 11/ PERFORMANCE

VOC & TECH
 12/ CULINARY
 13/ VIDEO PRODUCTION
 14/ BIOMEDICAL
 15/ ENGINEERING
 16/ MAKER SPACE

HEALTH & PE
 17/ GYMNASIUM
 18/ PE & LOCKERS
 19/ ATHLETICS

MEDIA CENTER
 18/ MEDIA CENTER

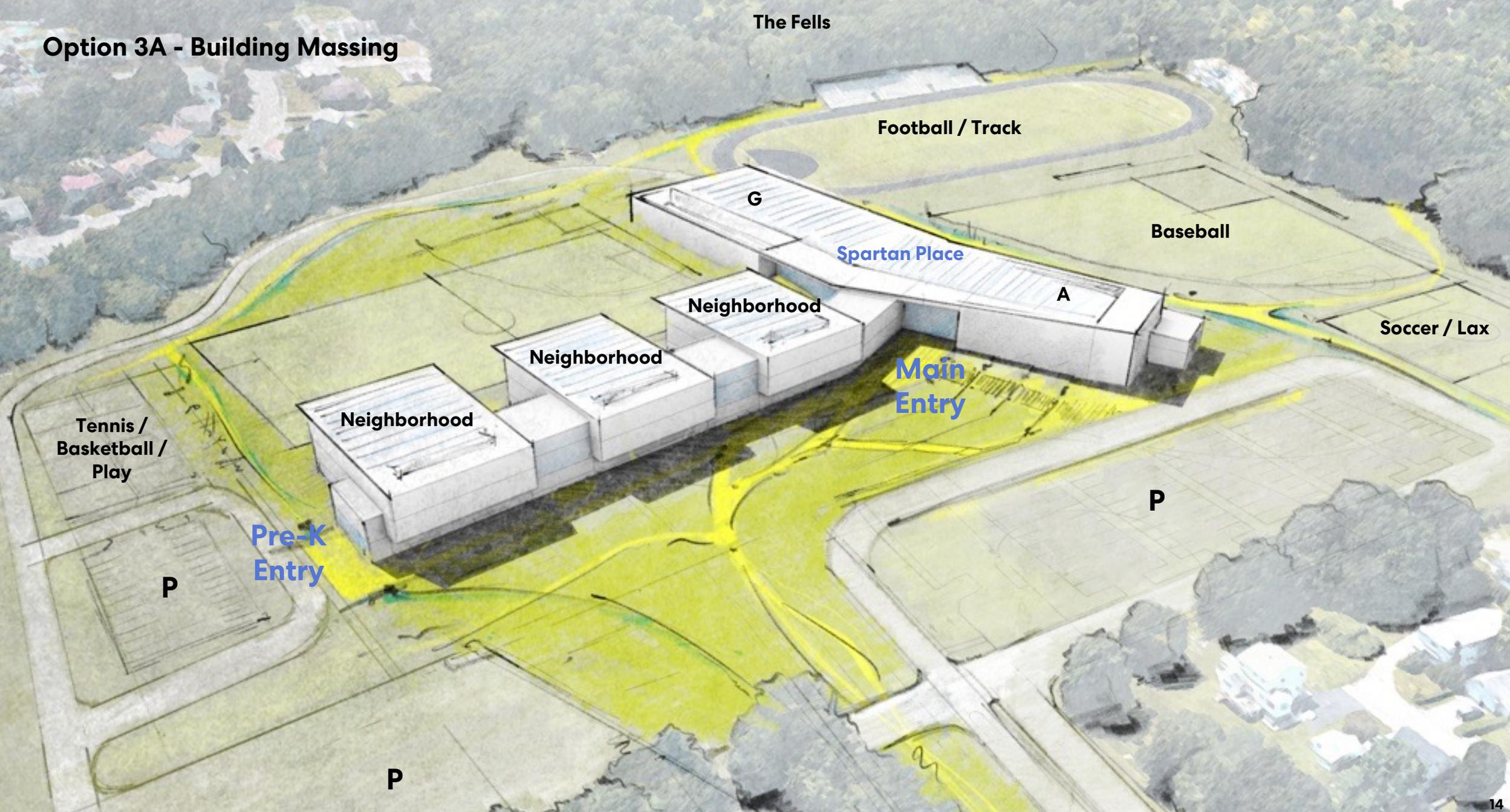
DINING
 19/ CAFETERIA
 20/ KITCHEN

ADMIN
 21/ ADMIN

SUPPORT
 22/ CUSTODIAL
 23/ MECHANICAL
 24/ LOADING

OTHER
 25/ DISTRICT OFFICE
 26/ PRE-K
 27/ PLAYFIELDS

Option 3A - Building Massing



The Fells

Football / Track

Baseball

Soccer / Lax

Spartan Place

Neighborhood

Neighborhood

Neighborhood

Tennis /
Basketball /
Play

Pre-K
Entry

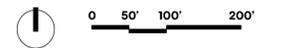
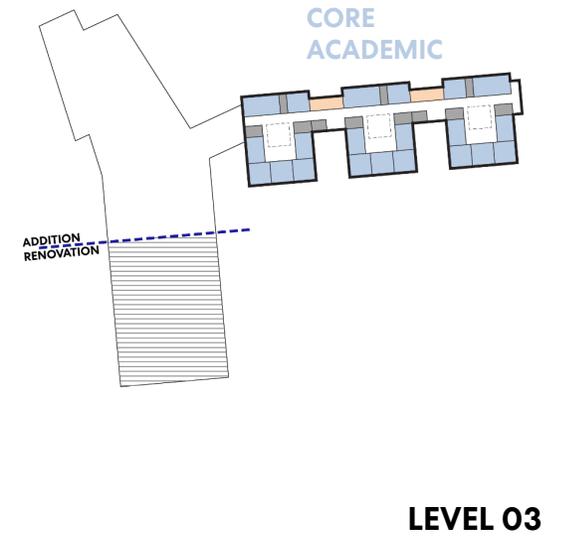
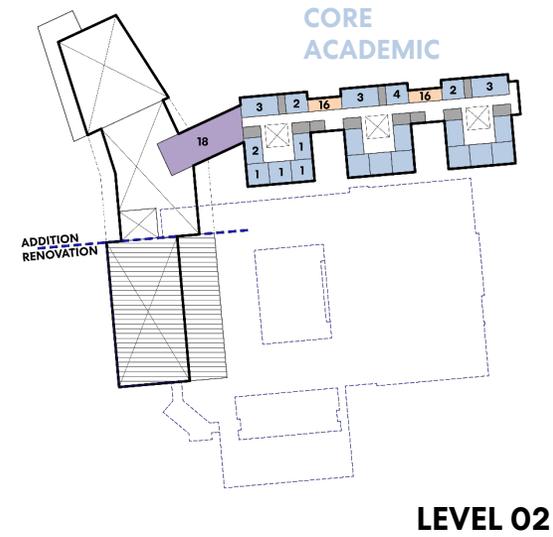
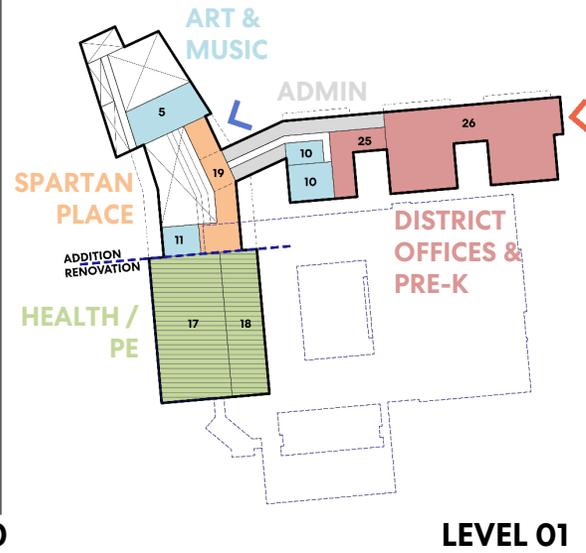
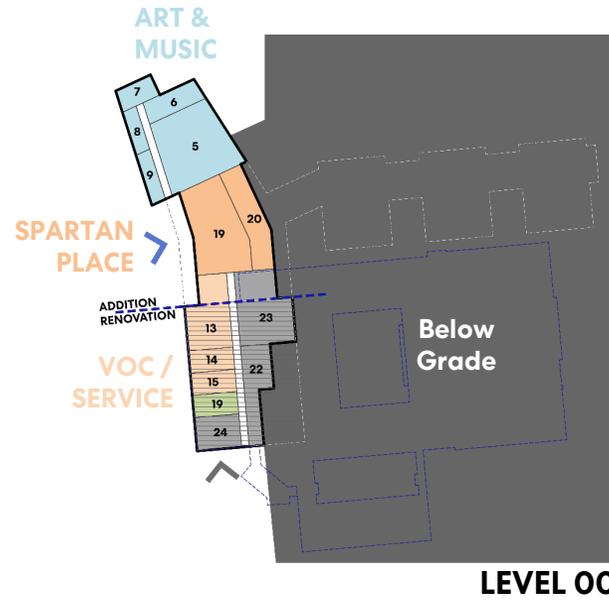
Main
Entry

P

P

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Option 3A - Floor Plans



Option 3A - Floor Plan / Level 01

- CORE ACADEMIC**
1/ CLASSROOM
2/ SPED
3/ SCIENCE
4/ TEACHER PLANNING

- ART & MUSIC**
5/ AUDITORIUM
6/ STAGE
7/ BAND
8/ PRACTICE
9/ THEATER
10/ ART CLASSROOM
11/ PERFORMANCE

- VOC & TECH**
12/ CULINARY
13/ VIDEO PRODUCTION
14/ BIOMEDICAL
15/ ENGINEERING
16/ MAKER SPACE

- HEALTH & PE**
17/ GYMNASIUM
18/ PE & LOCKERS
19/ ATHLETICS

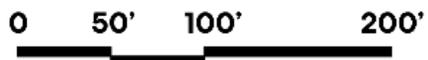
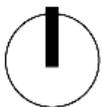
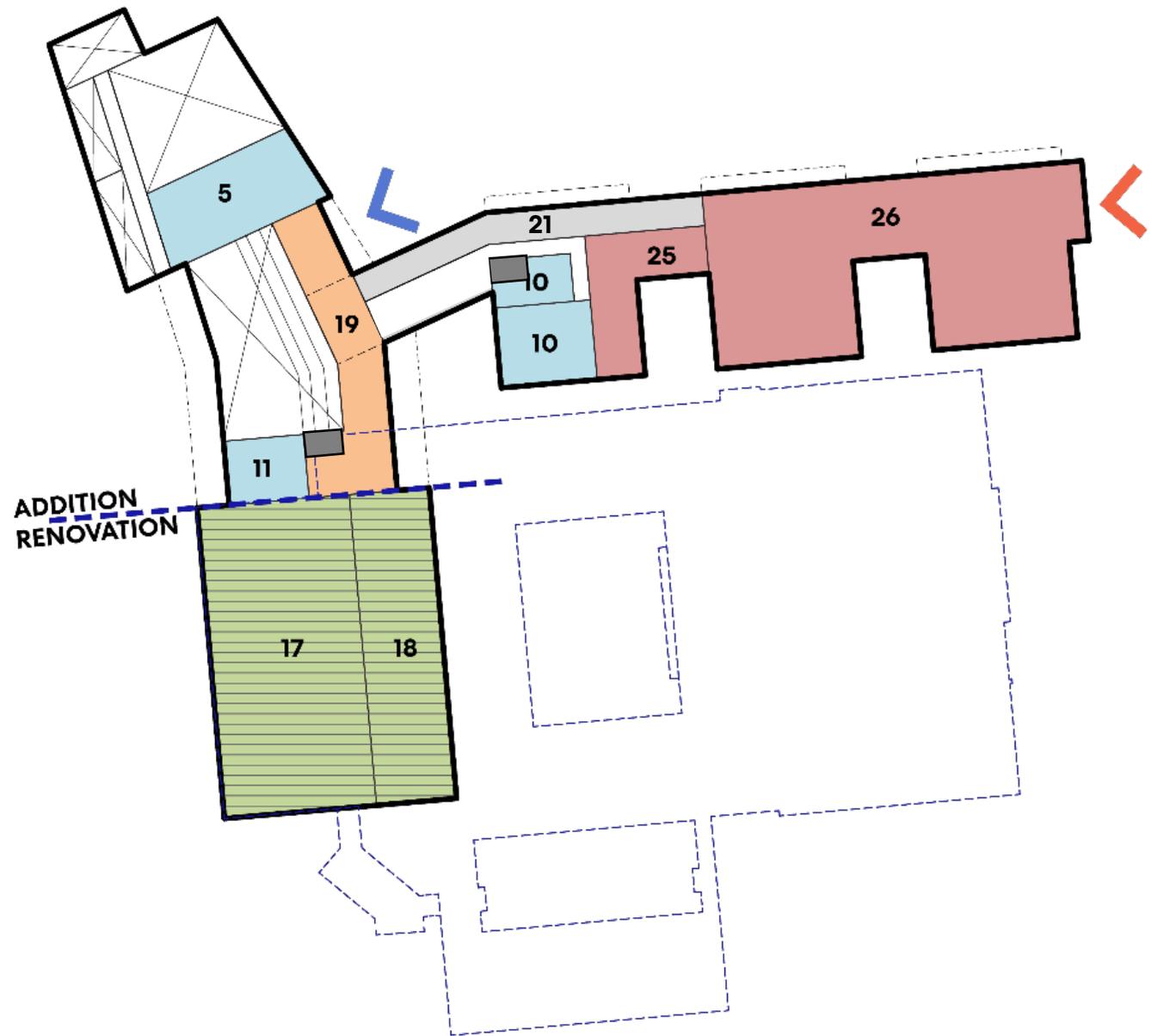
- MEDIA CENTER**
18/ MEDIA CENTER

- DINING**
19/ CAFETERIA
20/ KITCHEN

- ADMIN**
21/ ADMIN

- SUPPORT**
22/ CUSTODIAL
23/ MECHANICAL
24/ LOADING

- OTHER**
25/ DISTRICT OFFICE
26/ PRE-K
27/ PLAYFIELDS



Option 3A - Floor Plan / Level 00

- CORE ACADEMIC**
1/ CLASSROOM
2/ SPED
3/ SCIENCE
4/ TEACHER PLANNING

- ART & MUSIC**
5/ AUDITORIUM
6/ STAGE
7/ BAND
8/ PRACTICE
9/ THEATER
10/ ART CLASSROOM
11/ PERFORMANCE

- VOC & TECH**
12/ CULINARY
13/ VIDEO PRODUCTION
14/ BIOMEDICAL
15/ ENGINEERING
16/ MAKER SPACE

- HEALTH & PE**
17/ GYMNASIUM
18/ PE & LOCKERS
19/ ATHLETICS

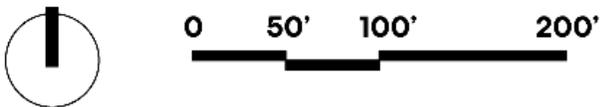
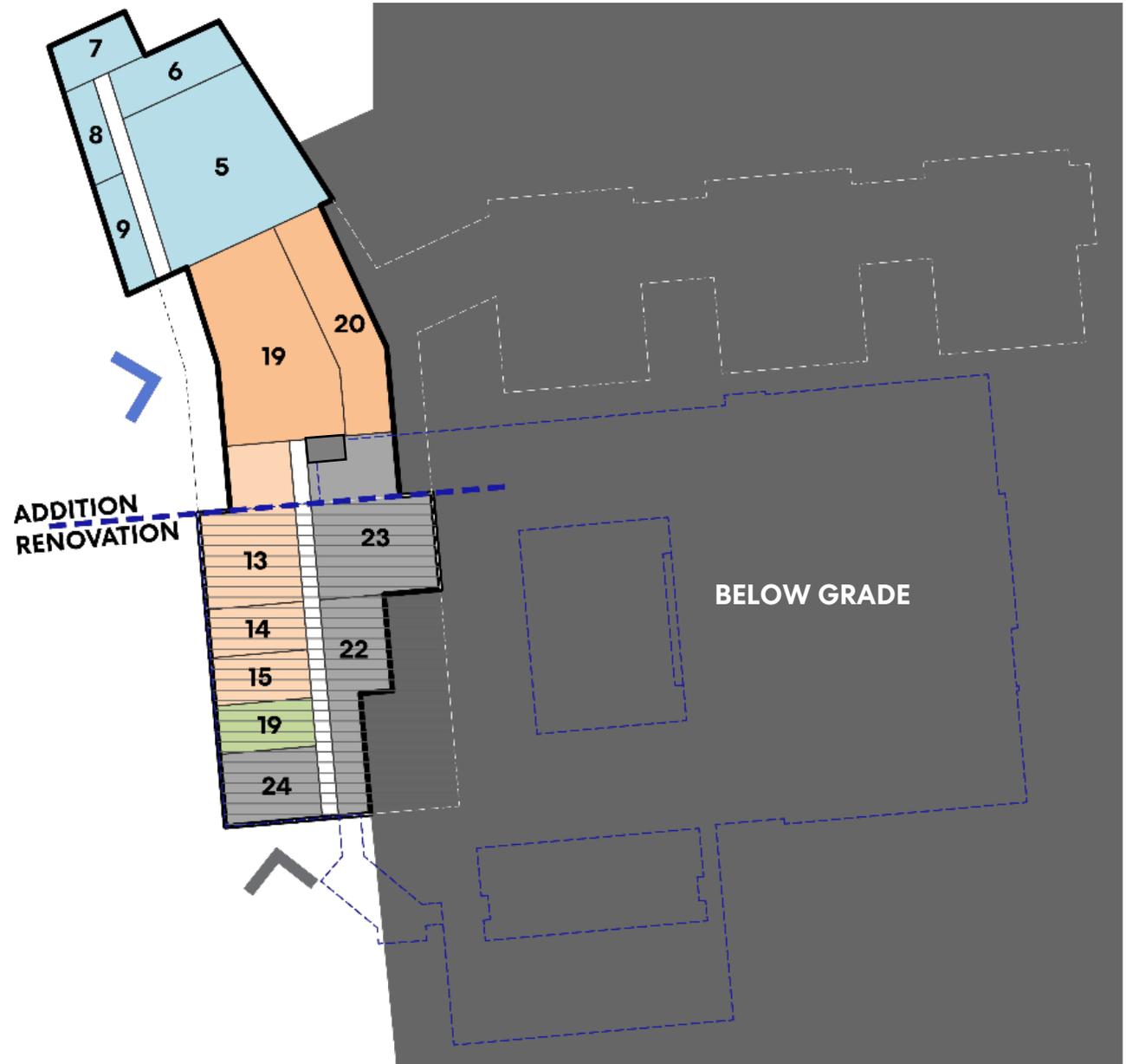
- MEDIA CENTER**
18/ MEDIA CENTER

- DINING**
19/ CAFETERIA
20/ KITCHEN

- ADMIN**
21/ ADMIN

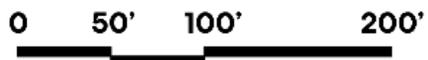
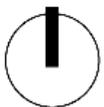
- SUPPORT**
22/ CUSTODIAL
23/ MECHANICAL
24/ LOADING

- OTHER**
25/ DISTRICT OFFICE
26/ PRE-K
27/ PLAYFIELDS



Option 3A - Floor Plan / Level 02

- | | |
|--|---|
| <p>CORE ACADEMIC
 1/ CLASSROOM
 2/ SPED
 3/ SCIENCE
 4/ TEACHER PLANNING</p> | <p>DINING
 19/ CAFETERIA
 20/ KITCHEN</p> |
| <p>ART & MUSIC
 5/ AUDITORIUM
 6/ STAGE
 7/ BAND
 8/ PRACTICE
 9/ THEATER
 10/ ART CLASSROOM
 11/ PERFORMANCE</p> | <p>ADMIN
 21/ ADMIN</p> |
| <p>VOC & TECH
 12/ CULINARY
 13/ VIDEO PRODUCTION
 14/ BIOMEDICAL
 15/ ENGINEERING
 16/ MAKER SPACE</p> | <p>SUPPORT
 22/ CUSTODIAL
 23/ MECHANICAL
 24/ LOADING</p> |
| <p>HEALTH & PE
 17/ GYMNASIUM
 18/ PE & LOCKERS
 19/ ATHLETICS</p> | <p>OTHER
 25/ DISTRICT OFFICE
 26/ PRE-K
 27/ PLAYFIELDS</p> |
| <p>MEDIA CENTER
 18/ MEDIA CENTER</p> | |



Option 3A - Floor Plan / Level 03

- CORE ACADEMIC**
1/ CLASSROOM
2/ SPED
3/ SCIENCE
4/ TEACHER PLANNING

- ART & MUSIC**
5/ AUDITORIUM
6/ STAGE
7/ BAND
8/ PRACTICE
9/ THEATER
10/ ART CLASSROOM
11/ PERFORMANCE

- VOC & TECH**
12/ CULINARY
13/ VIDEO PRODUCTION
14/ BIOMEDICAL
15/ ENGINEERING
16/ MAKER SPACE

- HEALTH & PE**
17/ GYMNASIUM
18/ PE & LOCKERS
19/ ATHLETICS

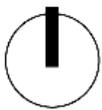
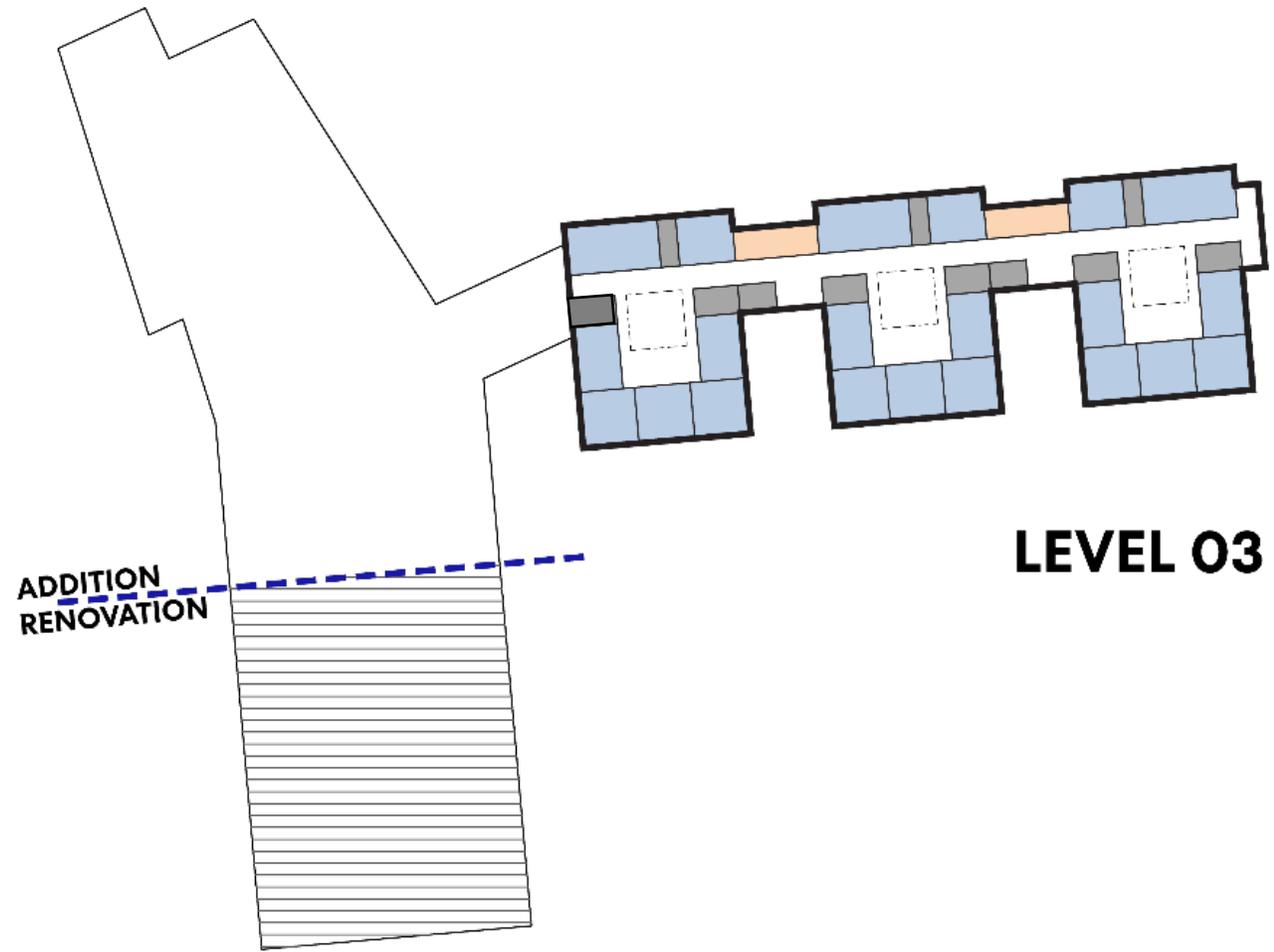
- MEDIA CENTER**
18/ MEDIA CENTER

- DINING**
19/ CAFETERIA
20/ KITCHEN

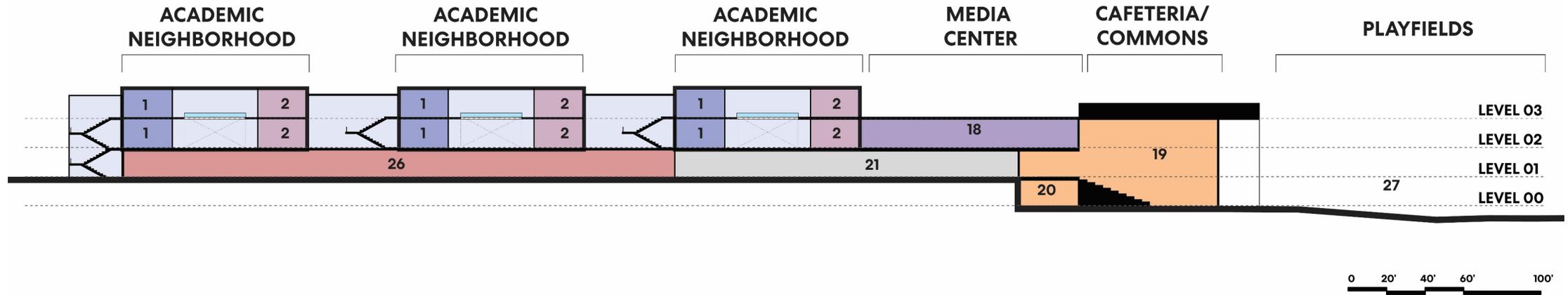
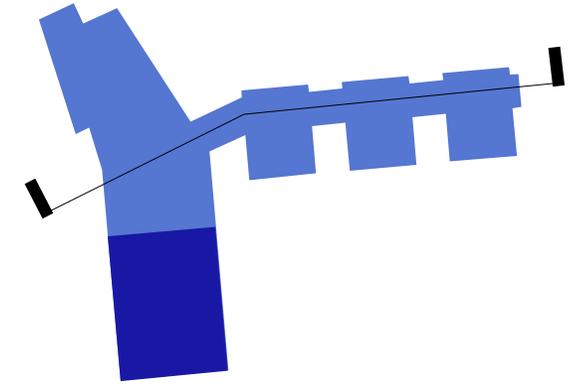
- ADMIN**
21/ ADMIN

- SUPPORT**
22/ CUSTODIAL
23/ MECHANICAL
24/ LOADING

- OTHER**
25/ DISTRICT OFFICE
26/ PRE-K
27/ PLAYFIELDS

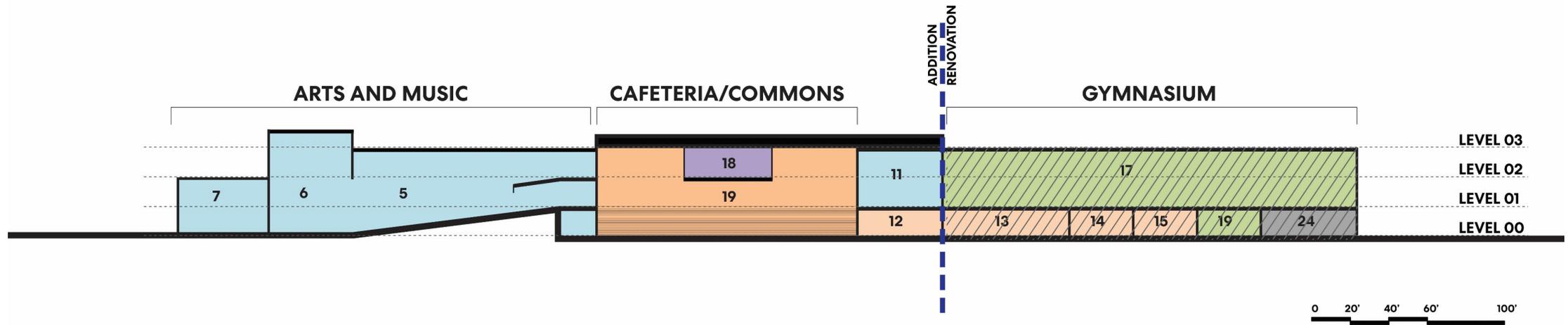
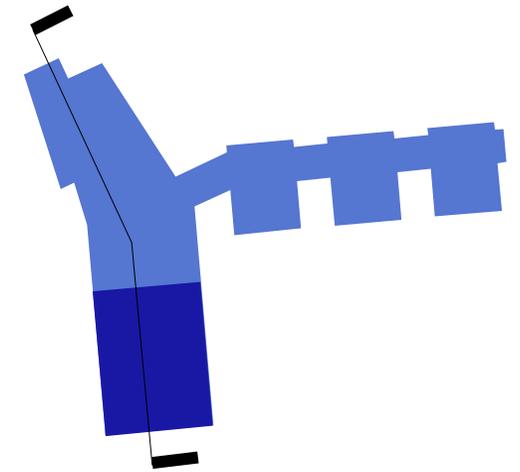


Option 3A - Section / Through Academic Core



- | | | | | | | | | |
|--|---|---|--|---|---|---|--|--|
| <p>CORE ACADEMIC</p> <ul style="list-style-type: none"> 1/ CLASSROOM 2/ SPED 3/ SCIENCE 4/ TEACHER PLANNING | <p>ART & MUSIC</p> <ul style="list-style-type: none"> 5/ AUDITORIUM 6/ STAGE 7/ BAND 8/ PRACTICE 9/ THEATER 10/ ART CLASSROOM 11/ PERFORMANCE | <p>VOC & TECH</p> <ul style="list-style-type: none"> 12/ CULINARY 13/ VIDEO PRODUCTION 14/ BIOMEDICAL 15/ ENGINEERING 16/ MAKER SPACE | <p>HEALTH & PE</p> <ul style="list-style-type: none"> 17/ GYMNASIUM 18/ PE & LOCKERS 19/ ATHLETICS | <p>MEDIA CENTER</p> <ul style="list-style-type: none"> 18/ MEDIA CENTER | <p>DINING</p> <ul style="list-style-type: none"> 19/ CAFETERIA 20/ KITCHEN | <p>ADMIN</p> <ul style="list-style-type: none"> 21/ ADMIN | <p>SUPPORT</p> <ul style="list-style-type: none"> 22/ CUSTODIAL 23/ MECHANICAL 24/ LOADING | <p>OTHER</p> <ul style="list-style-type: none"> 25/ DISTRICT OFFICE 26/ PRE-K 27/ PLAYFIELDS |
|--|---|---|--|---|---|---|--|--|

Option 3A - Section / Through Civic Wing



CORE ACADEMIC
 1/ CLASSROOM
 2/ SPED
 3/ SCIENCE
 4/ TEACHER PLANNING

ART & MUSIC
 5/ AUDITORIUM
 6/ STAGE
 7/ BAND
 8/ PRACTICE
 9/ THEATER
 10/ ART CLASSROOM
 11/ PERFORMANCE

VOC & TECH
 12/ CULINARY
 13/ VIDEO PRODUCTION
 14/ BIOMEDICAL
 15/ ENGINEERING
 16/ MAKER SPACE

HEALTH & PE
 17/ GYMNASIUM
 18/ PE & LOCKERS
 19/ ATHLETICS

MEDIA CENTER
 18/ MEDIA CENTER

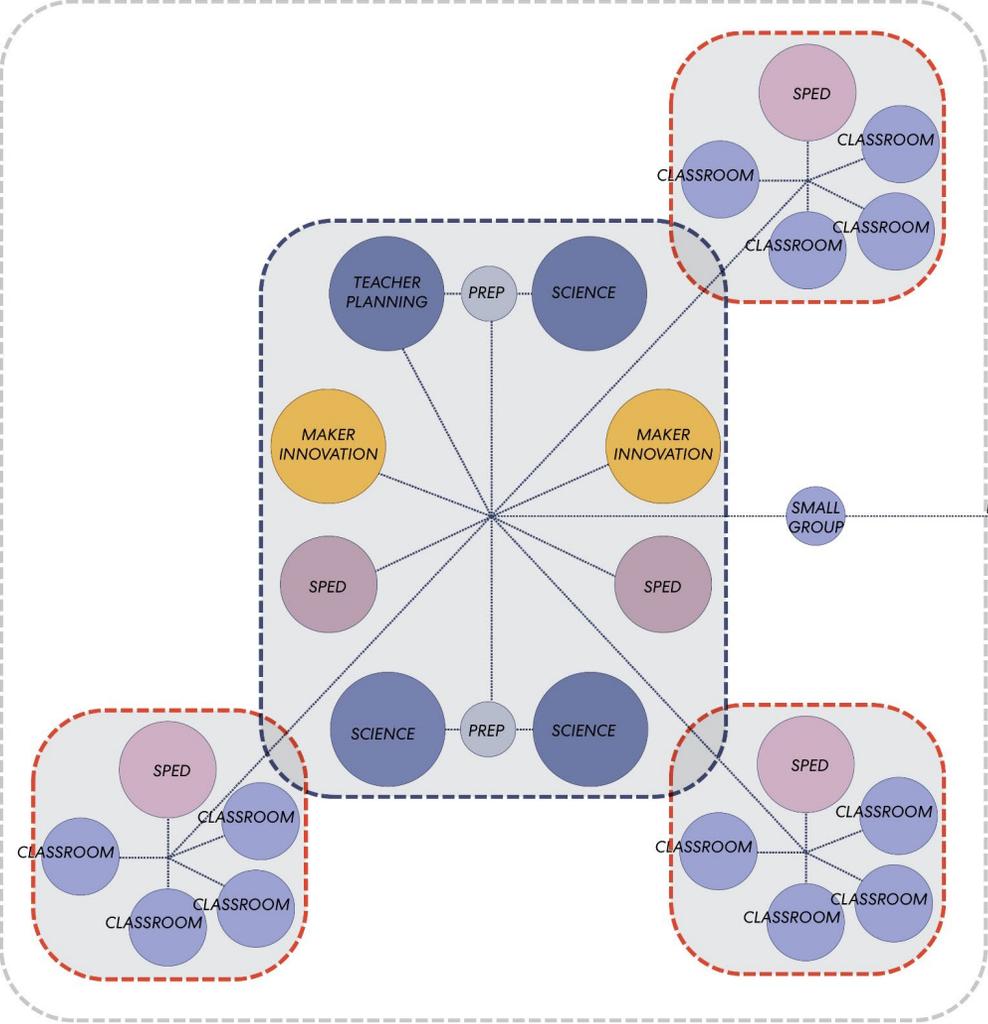
DINING
 19/ CAFETERIA
 20/ KITCHEN

ADMIN
 21/ ADMIN

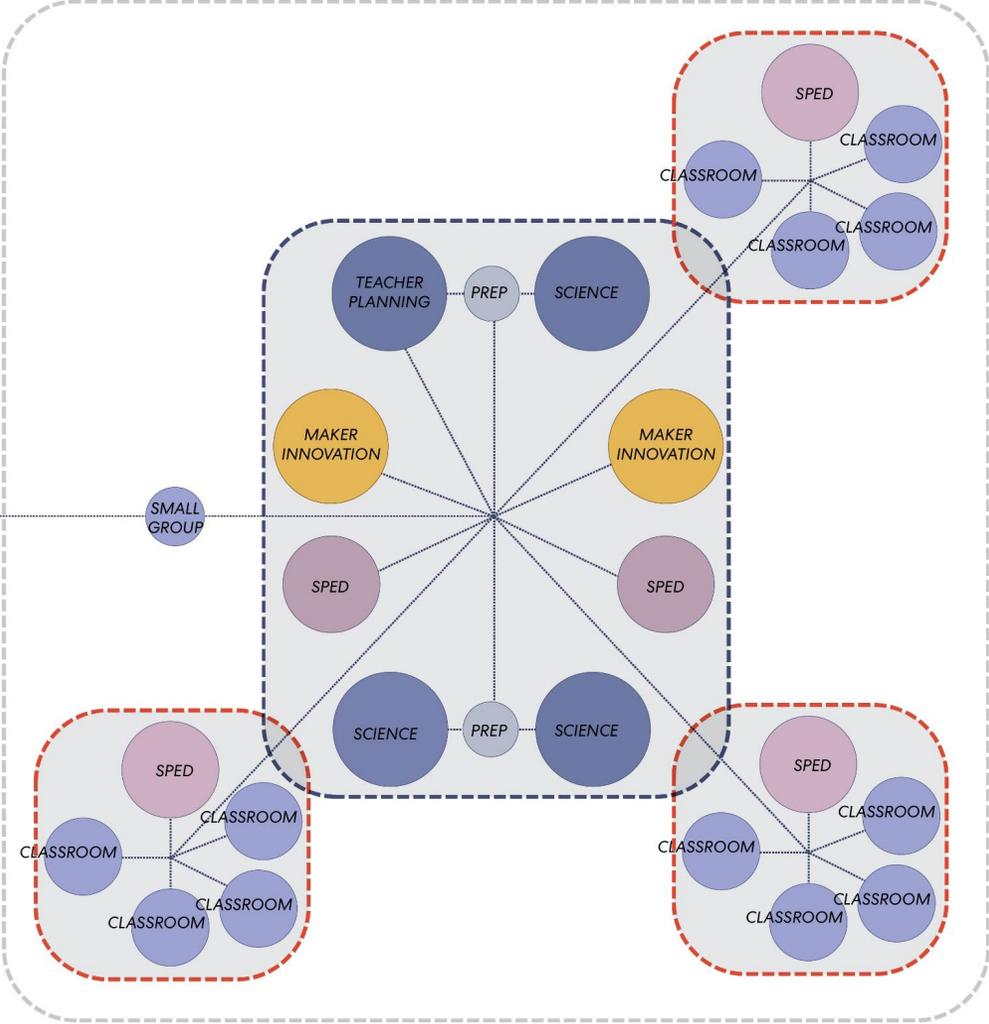
SUPPORT
 22/ CUSTODIAL
 23/ MECHANICAL
 24/ LOADING

OTHER
 25/ DISTRICT OFFICE
 26/ PRE-K
 27/ PLAYFIELDS

Option 3A - Academic Core / Neighborhood Structure

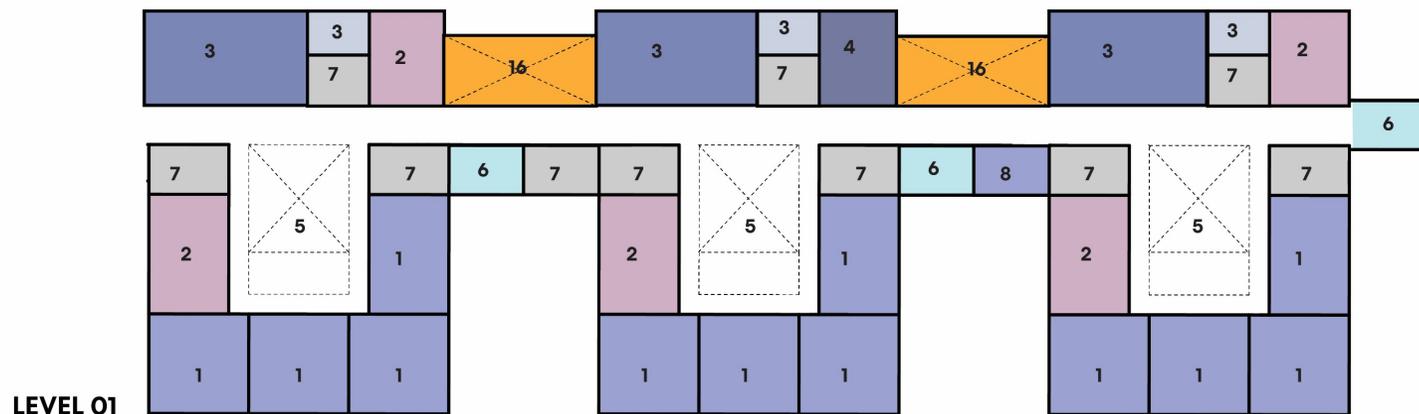
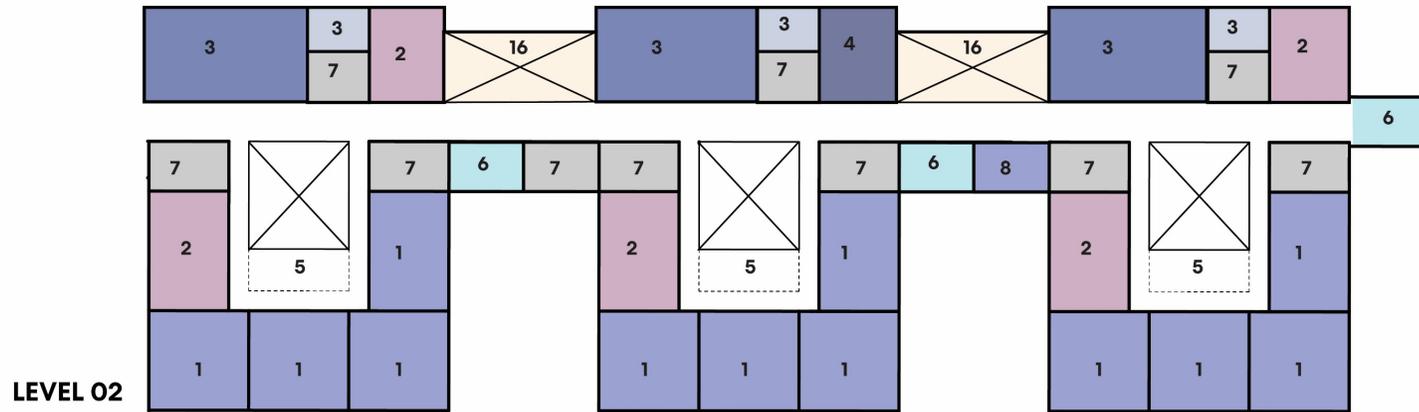


NEIGHBORHOOD A



NEIGHBORHOOD B

Option 3A - Academic Core / Neighborhood Plans

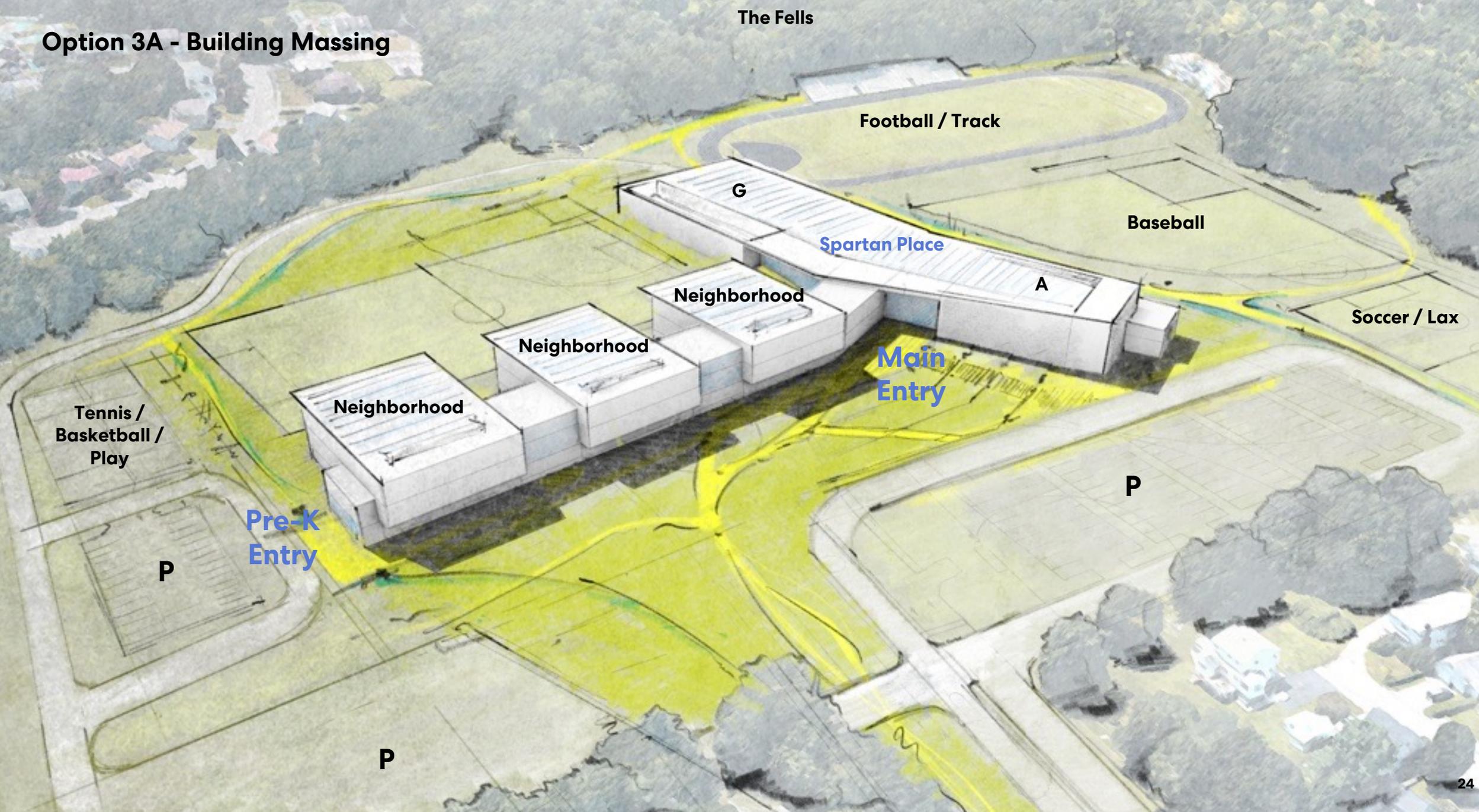


CORE ACADEMIC

- 1/ CLASSROOM
- 2/ SPED
- 3/ SCIENCE
- 4/ TEACHER PLANNING
- 5/ BREAKOUT SPACE
- 6/ VERTICAL CIRCULATION
- 7/ TOILET AND SERVICES
- 8/ SMALL GROUP
- 16/ MAKER SPACE



Option 3A - Building Massing



The Fells

Football / Track

Baseball

Soccer / Lax

Tennis /
Basketball /
Play

Pre-K
Entry

Spartan Place

Main
Entry

P

P

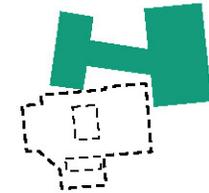
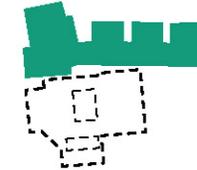
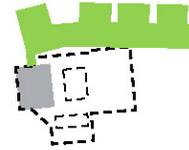
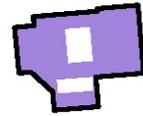
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Perkins&Will

Project Cost Components Review

Building Committee Meeting

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

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.

Summary of Major Cost Components Related to Approximate Reimbursement Assumptions

Cost Components	Construction Cost	Total Project Cost	
Site Related	\$15,416,512	\$18,576,897	
Two Synthetic Soccer Fields	\$2,682,720	\$3,232,678	
Sports Lighting Two Soccer Fields	\$1,104,000	\$1,330,320	
Synthetic Football Field	\$1,490,648	\$1,796,231	
Sports Lighting Football Field	\$883,200	\$1,064,256	
Synthetic Track	\$833,520	\$1,004,392	
Stadium Grading, Bleachers, Drainage, Walks	\$2,032,424	\$2,449,071	
Concession Stand/Locker Rooms	\$2,250,000	\$2,711,250	
Traffic Signals	\$4,140,000	\$4,988,700	
Cost Options			Net Reduction
Two Natural Turf Soccer Fields	\$966,000	\$1,164,030	\$2,068,648
Natural Turf Football Field	\$690,000	\$831,450	\$964,781

Summary of Major Cost Components Related to Approximate Reimbursement Assumptions

Cost Components	Construction Cost	Total Project Cost
Building ZNE Related	\$8,076,692	\$9,732,413
Building Envelope Above Standard	\$1,035,000	\$1,247,175
HVAC System Above Standard	\$7,041,692	\$8,485,238
Building Size above MSBA Guideline Related*	\$12,937,542	\$15,589,738
Core Academic	\$4,855,500	\$5,850,878
Vocational & Technical	\$1,434,240	\$1,728,259
Health and PE	\$3,987,984	\$4,805,521
Media Center	\$298,800	\$360,054
Auditorium	\$1,191,714	\$1,436,015
Dining	\$213,144	\$256,839
Medical	\$134,460	\$162,024
Custodial	\$373,500	\$450,068
Other (School Store)	\$448,200	\$540,081
Total	\$36,430,746	\$43,899,049
District Offices*	\$1,942,200	\$2,340,351
District Offices	\$1,942,200	\$2,340,351

Perkins&Will

Discussion

Building Committee Meeting

DRAFT

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 3A2	Construction Cost	\$140,176,603	
		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	New Construction Option 4A3	Construction Cost
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
		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

Costs subject to change as Feasibility Study progresses

DRAFT

PM&C Estimate
 Dated 9/25/20

	Code Repair Only Option 1	Renovation Only Option 2	Renovation/ Addition Option 3A2	New Construction Option 4A3	New Construction Option 4B
Building Costs					
Foundations	\$573,250	\$573,250	\$6,651,099	\$3,754,555	\$3,454,715
Superstructure	\$1,289,522	\$2,039,522	\$6,131,661	\$8,372,047	\$8,452,866
Exterior Closure	\$3,401,022	\$11,117,892	\$7,949,791	\$11,321,945	\$10,907,637
Roofing	\$2,826,544	\$3,081,048	\$2,139,556	\$2,953,636	\$2,695,948
Interior Construction	\$3,826,957	\$8,405,443	\$6,161,242	\$7,867,827	\$7,867,827
Staircases	\$222,000	\$222,000	\$203,149	\$203,149	\$203,149
Interior Finishes	\$7,217,986	\$7,217,986	\$5,321,918	\$6,939,638	\$6,939,638
Conveying Systems	\$220,000	\$220,000	\$120,000	\$120,000	\$120,000
Plumbing	\$3,347,726	\$3,347,726	\$2,504,432	\$3,265,712	\$3,265,712
HVAC	\$11,446,215	\$14,567,910	\$10,956,890	\$14,287,490	\$14,287,490
Fire Protection	\$1,248,678	\$1,248,678	\$939,162	\$1,224,642	\$1,224,642
Electrical	\$8,589,892	\$8,589,892	\$6,404,807	\$8,279,783	\$8,279,783
Equipment	\$1,453,600	\$1,453,600	\$1,259,100	\$1,710,100	\$1,710,100
Furnishings	\$2,602,634	\$2,602,634	\$1,659,977	\$2,167,305	\$2,163,448
Selective Renovations	\$0	\$0	\$12,960,177	\$0	\$0
Selective Demolition	\$2,077,436	\$2,493,662	\$0	\$0	\$0
Building Demolition	\$0	\$0	\$1,284,264	\$1,248,678	\$1,248,678
Hazardous Materials	\$4,025,000	\$4,025,000	\$3,500,000	\$3,500,000	\$3,500,000
Phasing	\$1,510,304	\$2,015,437	\$500,000	\$0	\$0
Subtotal	\$55,878,766	\$73,221,680	\$76,647,225	\$77,216,507	\$76,321,633
Sitework					
General Sitework	\$2,517,173	\$7,445,661	\$9,984,640	\$9,984,640	\$9,734,640
Two Synthetic Soccer Fields	\$0	\$1,944,000	\$1,944,000	\$1,944,000	\$1,944,000
Synthetic Stadium Field	\$0	\$1,080,180	\$1,080,180	\$1,080,180	\$1,080,180
Sports Lighting - three Fields	\$0	\$1,440,000	\$1,440,000	\$1,440,000	\$1,440,000
Stadium Renovation - New Track and Bleachers	\$0	\$2,076,771	\$2,076,771	\$2,076,771	\$2,076,771
Two New Traffic Signals	\$0	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000
Temporary Utilities	\$0	\$0	\$250,000	\$250,000	\$250,000
Subtotal	\$2,517,173	\$16,986,612	\$19,775,591	\$19,775,591	\$19,525,591
Mark-ups					
Escalation	\$3,503,756	\$5,412,498	\$5,785,369	\$5,819,526	\$5,750,833
Design Contingency	\$9,284,954	\$14,343,119	\$15,331,228	\$15,421,744	\$15,239,709
General Conditions	\$7,680,000	\$7,680,000	\$6,400,000	\$5,280,000	\$5,280,000
General Requirements	\$3,559,232	\$5,498,195	\$4,701,577	\$4,729,335	\$4,673,511
Bonds	\$711,846	\$1,099,639	\$1,175,394	\$1,182,334	\$1,168,378
Insurance	\$996,585	\$1,539,495	\$1,645,552	\$1,655,267	\$1,635,729
Permit	\$0	\$0	\$0	\$0	\$0
Temporary Classrooms	\$5,600,000	\$5,600,000	\$0	\$0	\$0
CM Fee	\$1,779,616	\$2,749,098	\$2,938,485	\$2,955,834	\$2,920,944
CM Contingency	\$2,135,539	\$3,298,917	\$3,526,182	\$3,547,001	\$3,505,133
Subtotal	\$35,251,528	\$47,220,961	\$41,503,787	\$40,591,041	\$40,174,237
Concession/Locker Room					
	\$0	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000
TOTAL	\$93,647,467	\$139,679,253	\$140,176,603	\$139,833,139	\$138,271,461

DRAFT

PM&C Estimate
 Dated 9/25/20

	Code Repair Only Option 1	Renovation Only Option 2	Renovation/ Addition Option 3A2	New Construction Option 4A3	New Construction Option 4B
Total Project Cost	\$114,967,198	\$173,446,250	\$175,193,556	\$174,779,683	\$172,897,860
Approximate MSBA Reimbursement	\$53,942,343	\$61,945,728	\$54,915,452	\$51,046,210	\$50,911,806
Approximate Cost to the Town	\$61,024,855	\$111,500,522	\$120,278,104	\$123,733,473	\$121,986,054
Summary of Approximate Ineligible Costs					
Temporary Classroom Modulars	\$5,600,000	\$5,600,000	\$0	\$0	\$0
Site Costs above 8% Cap	\$0	\$16,924,259	\$20,241,418	\$20,000,426	\$19,756,593
Concession/Locker Room Building	na	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000
Building Costs above \$333/SF Cap	\$16,079,683	\$39,911,373	\$43,051,313	\$43,051,511	\$41,730,846
Building Costs Ineligible SF	\$0	\$0	\$5,984,343	\$8,651,007	\$8,651,007
OPM and Designer Fees on Ineligible SF	\$0	\$0	\$217,855	\$947,260	\$936,508
Asbestos Flooring Abatement	\$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
Legal Fees, Moving Expenses, Contingencies	\$3,061,424	\$4,374,878	\$4,557,798	\$5,923,326	\$5,860,858
	\$25,153,107	\$70,306,510	\$77,548,727	\$82,069,530	\$80,431,812

Costs subject to change as Feasibility Study progresses

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

DRAFT - FOR DISCUSSION PURPOSES ONLY

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
Rate	3.00%	3.00%	3.00%	3.00%	3.00%
Term (years)	20	20	20	20	20
Yearly Payment-20 yr Average	\$ 4,101,829	\$ 7,494,586	\$ 8,084,578	\$ 8,316,833	\$ 8,199,379
Average Home Value	\$ 577,700	\$ 577,700	\$ 577,700	\$ 577,700	\$ 577,700
Annual Tax Increase Average Home-20 yr Average	\$ 475	\$ 868	\$ 937	\$ 964	\$ 950
Annual Tax Increase per \$1,000 Valuation	\$ 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 the building.

Costs subject to change as Feasibility Study progresses.

DRAFT

PM&C Estimate
 Dated 9/25/20

Cost Components	Construction Cost	Total Project Cost	Construction Cost	Total Project Cost	Net Reduction	
Site Related	\$15,416,512	\$18,576,897				
Two Synthetic Soccer Fields	\$2,682,720	\$3,232,678				
Sports Lighting Two Soccer Fields	\$1,104,000	\$1,330,320	Two Natural Turf Soccer Fields	\$966,000	\$1,164,030	\$2,068,648
Synthetic Football Field	\$1,490,648	\$1,796,231	Natural Turf Football Field	\$690,000	\$831,450	\$964,781
Sports Lighting Football Field	\$883,200	\$1,064,256				
Synthetic Track	\$833,520	\$1,004,392				
Stadium Grading, Bleachers, Drainage, Walks	\$2,032,424	\$2,449,071				
Concession Stand/Locker Rooms	\$2,250,000	\$2,711,250				
Traffic Signals	\$4,140,000	\$4,988,700				
Building ZNE Related	\$8,076,692	\$9,732,413				
Building Envelope Above Standard	\$1,035,000	\$1,247,175				
HVAC System Above Standard	\$7,041,692	\$8,485,238				
Building Size above MSBA Guideline Related*	\$12,937,542	\$15,589,738				
Core Academic	\$4,855,500	\$5,850,878				
Vocational & Technical	\$1,434,240	\$1,728,259				
Health and PE	\$3,987,984	\$4,805,521				
Media Center	\$298,800	\$360,054				
Auditorium	\$1,191,714	\$1,436,015				
Dining	\$213,144	\$256,839				
Medical	\$134,460	\$162,024				
Custodial	\$373,500	\$450,068				
Other (School Store)	\$448,200	\$540,081				
Total	\$36,430,746	\$43,899,049				
District Offices*	\$1,942,200	\$2,340,351				
District Offices	\$1,942,200	\$2,340,351				

*Costs based on building-only cost per square feet for Option 4B - \$498/sf

Stoneham High School Feasibility Study

8/10/2020 (updated 9/25/20)

Recent MSBA High School Projects										
Project		Students	SF	Total Project Budget	Reimb Rate	Grant	Effective Reimb Rate	Delta Reimb Rate	Cost per SF	Escalated Cost per SF
Belmont High School	Renovation/Addition	2,215	445,100	\$295,159,189	40.66%	\$80,644,278	27.32%	13.34%	\$663	\$765
Arlington High School	New	1,755	408,590	\$290,851,820	49.72%	\$86,019,645	29.58%	20.14%	\$712	\$797
Central Berkshire High School	New	460	122,760	\$72,721,109	59.44%	\$31,311,527	43.06%	16.38%	\$592	\$664
Lowell High School	Renovation/Addition	3,520	622,777	\$343,399,220	80.00%	\$215,992,406	62.90%	17.10%	\$551	\$618
Pentucket High School	New	965	211,700	\$146,332,328	57.63%	\$54,118,605	36.98%	20.65%	\$691	\$774
Sharon High School	New	1,250	240,204	\$163,000,000	48.95%	\$53,823,005	33.02%	15.93%	\$679	\$743
Nausett High School	Renovation/Addition	905	214,250	\$131,825,665	43.39%	\$36,676,476	27.82%	15.57%	\$615	\$663
Waltham High School	New	1,830	414,854	\$374,567,387	65.71%	\$122,302,271	32.65%	33.06%	\$903	\$974
Worcester Doherty High School*	New	1,670	420,000	\$293,825,418			0.00%	0.00%	\$700	\$725
Stoneham High School**	TBD	695	204,107	\$172,897,860	55.06%	\$50,911,806	29.45%	25.61%		\$847
*MSBA PS&B Meeting projected										
** Based on Option 4B, all costs are approximate										

Stoneham High School Feasibility Study

Community Forum 03

Hosted by the Stoneham School Building Committee (SSBC)

Join us for a community meeting to learn about and share your thoughts on a new or renovated school project! We **WANT** to hear from you - **I like...**, **I wish...**, **I wonder...**!

1/ QUICK RECAP

Catch up on what you might have missed:

- Feasibility Study process and schedule
- Condition of the facilities
- Educational vision of the future
- Zero Net Energy Goals

2/ REVIEW DESIGN OPTIONS /

Give feedback on ideas for:

- Site and Playfield Design
- Renovation
- Renovation and addition
- New construction

3/ LEARN ABOUT PROJECT COST

Evaluate the preliminary cost models:

- Information on the cost for each option
- Discuss State Reimbursement and Town Share
- Projection of Tax Impact

4/ SHARE YOUR THOUGHTS

Tell us what you think of the options:

- What are the advantages and disadvantages
- Which meet the educational and community needs best

Perkins&Will

Join us by **CLICKING** on the link:

<https://global.gotomeeting.com/join/116556029>

or **CALLING** +1 (408) 650-3123 Access Code 116-556-029

Follow on FacebookLIVE!: <http://facebook.com/StonehamTV/live/>

Watch on StonehamTV: www.stonehamtv.org/ondemand

🕒 10:00am

📅 Sat, Nov 7, 2020

📍 Online

email: SSBC@Stoneham-Ma.gov
website: Stoneham-Ma.Gov/hsbc



Project Minutes

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

Project No.: 20033
 Meeting Date: 10/19/2020
 Time: 1:00pm
 Meeting No: 2

Attendees:

PRESENT	NAME	AFFILIATION
✓	Sharon Iovanni	Chair PR Subcommittee, Community Member
✓	Marie Christie	Co-Chair School Building Committee
✓	Nicole Nial	School Committee Member
✓	Raymie Parker	Chair, Select Board
✓	Lisa Gallagher	Community Member, School Secretary, Past member of Middle School Building Committee
	David Bois	Co-Chair School Building Committee
✓	John Macero	Superintendent of Schools
✓	Bryan Lombardi	Principal
	Brooke Trivas	Perkins and Will
✓	Joel Seeley	SMMA

Item #	Action	Discussion
2.1	S. Iovanni J. Seeley B. Trivas	<p>The dates for the virtual Community Forums during the PSR Phase were discussed and agreed as follows:</p> <ol style="list-style-type: none"> 1. Community Forum No. 3 – Saturday November 7, 2020 at 10:00am 2. Community Forum No. 4 – Wednesday December 9, 2020 at 6:30pm <p>The following actions were agreed upon:</p> <ol style="list-style-type: none"> 1. J. Seeley to obtain the GoToMeeting link from A. Brough Palmerino. 2. S. Iovanni to submit press release to local newspaper. 3. J. Seeley to draft text for Flyer for Community Forum No. 3. B. Trivas to brand the flyer and send to Subcommittee for issuance. 4. A Menti survey should be set up for both forums. 5. J. Seeley to coordinate with A. Brough Palmerino for Facebook Live setup.
2.2	J. Seeley B. Trivas	<p>B. Trivas and J. Seeley to develop an Informational Flyer to be hardcopy and electronically distributed.</p> <p>The following actions were agreed upon:</p>

Item #	Action	Discussion
		<ol style="list-style-type: none">1. S. Iovanni to confirm with the Town Clerk on any restrictions to distributing hard copies at Town Hall on election day.2. The flyer should include the options, costs, timeline, select FAQs, a listing of upcoming presentations and a link to the SSBC website.
2.3	J. Seeley Subcommittee	<p>J. Seeley reviewed a draft Communication Strategy, attached.</p> <p>The following actions were agreed upon:</p> <ol style="list-style-type: none">1. J. Seeley to forward to L. Gallagher to create a Google Doc for the Subcommittee to use.2. Subcommittee members to research community activities, meetings, organizations and add to the Google Doc.3. Subcommittee members to research additional email groups and social media locations to provide project information to and add to the Google Doc.
2.4	J. Seeley B. Trivas	B. Trivas and J. Seeley to develop a draft Community-Wide Survey that can be electronically distributed for Subcommittee review.
2.5	R. Parker	R. Parker to contact A. Brough Palmerino to ask if Stoneham TV can develop an Informational PSA. J. Macero and B. Lombardi to participate.
2.6	J. Macero	J. Macero to contact the Council on Aging and the Senior Center for possible virtual presentations.

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

Memorandum

To: Public Relations Subcommittee
From: Joel Seeley
Project: Stoneham High School Feasibility Study
Re: Communication Strategy
Distribution: PR Subcommittee (MF)

Date: 10/17/2020
Project No.: 20033

The following describes the communication strategy for the Public Relations Subcommittee.

1. MISSION

Purpose

Create and execute a strategy to keep the voters and community informed about this project, its impact on the Town and the future of its children.

Goal

Approval of the Stoneham High School project by the residents of Stoneham.

Tactics

- Distribute the right information
- Facilitate easy access to the right information
- Build awareness among the community and key stakeholders
- Establish key stakeholder partnerships who can help share project updates and meetings
- Other

Create the Message

The Stoneham High School has reached the end of its useful life. Now is the time for Stoneham to provide its children with a high school building that will prepare them for the 21st century.

Organize the Message

- Consistent
- Clear
- Accessible

2. AUDIENCE

- Voters
- Government Leadership
- School Personnel
- Parents
- Future parents
- Empty-nesters
- Senior citizens

To: Public Relations Subcommittee
Date: 10/17/2020

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- Recent graduates/voting students
- Local Business'
- Real Estate Professionals
- Other

3. CHANNELS

Board Meetings

- Select Board
- School Committee
- Finance and Advisory
- Other

Community Meetings

- Community Forums
- Town-wide Meetings
- Neighborhood Meetings
- Civic Associations
- Other

Community Organizations

- Council on Aging
- PTOs
- Stoneham Public Library
- YMCA and Boys' and Girls' Club
- Other

Community Activities

- Sporting Events
- Community Events
- Other

Email Groups

- Visioning Group Contact List
- School Contacts List
- Personal Contact Networks
- Other

Social Media

- Project Website
- Stoneham Public Schools Facebook - <https://www.facebook.com/stonehampublicschools>
- Stoneham Sun Facebook - <https://facebook.com/wickedlocalstoneham/>
- Stoneham Community Group Facebook - <https://www.facebook.com/groups/745216992166677/>
- Stoneham B & G Club Facebook - <https://www.facebook.com/BGCStonehamWakefield>
- Stoneham Parents Facebook - <https://www.facebook.com/groups/StonehamParents/>
- Stoneham Chamber of Commerce Facebook - <https://www.facebook.com/StonehamChamber>
- Stoneham Public Library Facebook - <https://www.facebook.com/StonehamLibrary>

To: Public Relations Subcommittee
Date: 10/17/2020

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- Stoneham Senior Center Facebook - <https://www.facebook.com/StonehamSeniorCenter>
- Friends of Stoneham Facebook - <https://www.facebook.com/groups/1008835222502972>
- SPS Twitter
- Other

Surveys

- Community-wide Surveys

Flyers/Posters

- Electronic Backpack Flyers
- Mailers
- Posters in key buildings
- Other

Press

- Newspapers
 - Stoneham Independent
 - Stoneham Sun/Wicked Local
 - Patch
- StonehamTV
- Local Radio Stations

TIMELINE

October

- **Tri-Board Meeting**
- **School Committee Meeting**
- **Community Forum No. 3**
- **Town Events**
- **Other**

November

- **Issue Informational Flyer**
- **PTO Meetings**
- **Town-wide Survey**
- **Town Events**
- **Other**

December

- **Tri-Board Meeting**
- **Community Forum No. 4**
- **Town Events**
- **Other**



INFORMATION ABOUT THE STONEHAM HIGH SCHOOL FEASIBILITY STUDY

October 2020

The Stoneham School Building Committee (SSBC) is comprised of municipal employees from the School and Town departments, elected representatives from the Select Board, School Committee and Finance and Advisory Board and citizens with a variety of talents and skills suited to the work of bringing a 21st century high school to the students and community of Stoneham. Since being appointed in early 2019, the SSBC has led the development of the Feasibility Study.

Next Steps

SSBC meetings are every two weeks. Meetings and agendas are posted on the project website.

Upcoming Meetings

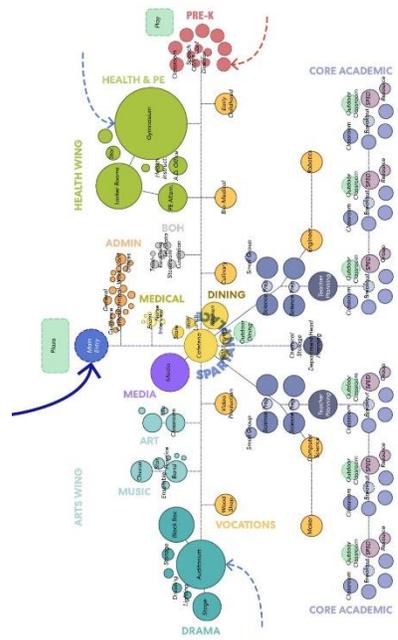
- October 26, 2020
- November 9, 2020
- November 23, 2020
- December 7, 2020
- December 21, 2020

Upcoming Milestones

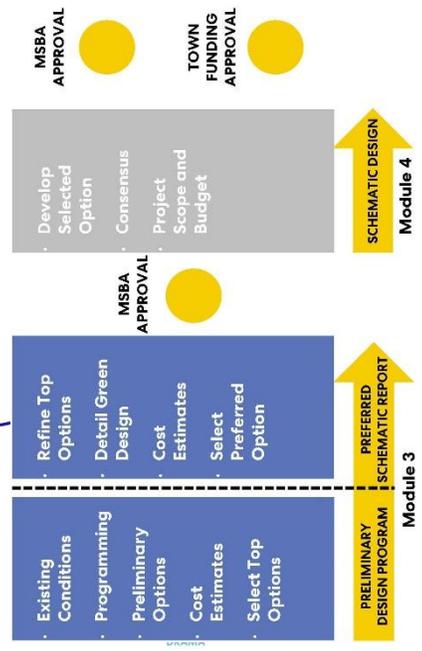
- November 7, 2020 – Community Forum No. 3
- November 2020 – PTO Presentations
- December 9, 2020 – Community Forum No. 4
- December 2020 – Tri-Board Meeting
- December 21, 2020 – SSBC Vote to Select Preferred Option and Submit Preferred Schematic Report (PSR) to MSBA
- December 29, 2020 – Submit Preferred Schematic Report (PSR) to MSBA
- July 7, 2021 – Submit Schematic Design (SD) document to MSBA
- August 25, 2021 – MSBA Board meeting vote to approve project
- Fall 2021 – Town Vote

For information on the project, please visit the project website (<https://www.stoneham-ma.gov/hsbcc>).

The SSBC hosted 8 project visioning sessions with community members, elected officials, teachers, staff and students to explore, discuss and influence the guiding principles, educational program and essential characteristics of a revitalized Stoneham High School. The graph below suggests the formation of core educational, fine arts and special education learning pods with staff planning areas, student support and administrative offices.



The Town is partnering with the Massachusetts School Building Authority (MSBA) which has a rigorous and detailed multistep Feasibility Study and Schematic Design process.



FOR IMMEDIATE RELEASE:

Contact: Sharon Iovanni

781-248-9754

siovanni01@gmail.com

STONEHAM, Ma - The Stoneham School Building Committee recently completed the next step in its journey toward bringing a 21st century high school complex to the students and community of Stoneham with the submission to the Massachusetts School Building Authority (MSBA) of the Preliminary Design Program (PDP) on October 6, 2020.

The PDP, a 1,400 page product of the last six months of meetings and community forums for groups of stakeholders - teachers, students, community members and municipal and business representatives - visioning sessions, written education plans, considerations of more than ten proposed design alternatives, engagements with specialists and ultimately the decision to choose five of the ten proposed designs to move forward to the next decision process, which will be completed in December 2020, with the submission of the Preferred Schematic Report to the MSBA. Participants were guided through the process by the OPM for the project, Symmes Maini & McKee Associates, and the architect, Perkins and Will.

"It's a huge milestone to get to this point, however," says SSBC Co-Chair David Bois. "This is just one of a series of significant steps as we move toward a detailed plan for the building. Stoneham is fortunate to have an extremely talented design and project management team in Perkins and Will and Symmes Maini McKee Associates – they have gone above and beyond in presenting the Building Committee with information and options. Through the work of the School Department, the Town, the Building Committee and community members to date, we are well positioned to deliver Stoneham the high school project that will bring lasting benefits to the community and students for years to come."

Among the many decisions required of the SSBC over the last few months was the choice to participate in a Zero Net Energy (ZNE) program, which means that the resulting complex will produce as much clean, renewable energy on the building and surrounding grounds in a given period as it uses from the electric provider in the same time period. This is important to Stoneham as the high school complex will be the single largest energy user in town and being ZNE will reduce Town costs over the decades of the building's use.

"As someone whose children attended Stoneham High School and whose grandchildren will be among the first students to attend the future Stoneham High School, I am excited to be working with such an amazing group of individuals whose sole goal is to create a structure that will serve our future high school students and the community for years to come," says SSBC member Sharon Iovanni. "We are envisioning a complex that will offer not only education for our students, but for our community, from Pre-K to senior citizen, a complex that will provide wellness and creativity opportunities both inside and outside of the building's walls and a complex that will represent the best of our community to everyone who sees it."

Over the next two months, the SSBC will work on preparation of the next document to be submitted to the MSBA – the Preferred Schematic Report which will identify the final choice for the future high school project. The Committee continues to seek community input on this aspect of the work and encourages everyone to participate in community forums as they are held and in bi-weekly meetings. Upcoming meetings will be held on October 26, November 9, November 23, December 7 and December 21. Community Forum #3 will be held on November 7 and Community Forum #4 will be held on December 9.

Stoneham Community TV broadcasts the Forums and Stoneham School Building Committee meetings, which can be viewed on their website. The previous Stoneham School Building Committee meetings and Community Forums can be found on Stoneham TV's Education Channel in the OnDemand section of the website. This and other meetings can be viewed either on television, computer or mobile device, using the OnDemand feature on the SC TV website.

A list of upcoming meetings, agenda and minutes, timelines and information can be found at the SSBC webpage - <https://www.stoneham-ma.gov/627/School-Building-Committee>. Residents can also submit emails with questions and comments to SSBC@stoneham-ma.gov.

Details for connecting to the bi-weekly remote meetings will be posted to the SSBC webpage link listed above.

FOR IMMEDIATE RELEASE

Contact: Sharon Iovanni

siovanni01@gmail.com

781-248-9754

Stoneham High School Feasibility Study Community Forum 03 November 7th

Hosted by the Stoneham School Building Committee

Stoneham, MA – The Stoneham School Building Committee (SSBC) will host the third in a series of Community Forums to update the community on the Stoneham High School project and to hear residents' visions for a new or renovated building. The virtual Forum is planned for Saturday, November 7, 2020 at 10:00 a.m. to allow those who cannot attend a weekday or evening meetings to participate in what will be an exciting discussion on potential options for the future Stoneham High School complex.

The forum will include a brief recap of what the SSBC has accomplished to date, the design options currently under consideration and their associated estimated project costs.

Participants will also have an opportunity to share what they like, what they wish for, what they wonder about, what they see as the advantages or disadvantages in the options presented and which options they believe best meets Stoneham's educational and community needs.

The forum will be held virtually using the GoToMeeting app and can be accessed on a laptop, mobile device or by phone. Those wishing can also view the meeting on Facebook Live.

Join the Forum online by using this URL: <https://global.gotomeeting.com/join/116556029> or calling [+1 \(408\) 650-3123](tel:+14086503123) and using Access Code: 116-556-029. You can also follow the Forum on FacebookLIVE! – <http://facebook.com/StonehamTV/live/>.

The Forum will also be broadcast by Stoneham TV On Demand at <https://www.stonehamtv.org/ondemand> and search for School Building Committee.

For more detailed information about the SSBC including meeting minutes, presentations and upcoming meetings, visit <http://www.stoneham-ma.gov/627/School-Building-Committee> .

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