

# 3.3.1 Introduction

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- G. MSBA PDP REVIEW COMMENTS - RESPONSE
- H. MSBA PDP REVIEW ADDITIONAL COMMENTS

A. PROCESS OVERVIEW

This PSR Submission summarizes the proceedings and findings from the Stoneham School Building Committee (SSBC), the Town of Stoneham Regulatory personal, the Stoneham School Committee, Community Forums, PTO Meetings, Tri-Board Meetings and the Design Team’s iterations of the analysis and options following the submission of the Preliminary Design Program (PDP) on October 6, 2020. This Preferred Schematic Report (PSR) documents the numerous meetings, iterations, PDP findings, and the development of building options performed in the service of assisting the Stoneham School Building Committee along with members of the community in their decision-making process. During the PSR phase, nearly all the public meetings were recorded and televised and uploaded to the project’s website (stoneham-ma.gov). There were two Tri-Board meetings which included the SSBC, Finance Committee and the School Committee.

The Stoneham School Building Committee ensured a thorough community engagement process, throughout the PDP and PSR, led by the PR Sub-Committee and members of the SSBC which included: a virtual presentation at every PTO meeting, involving the seniors at the Rotary Club, newspaper articles, surveys, and Community Forums. This engagement process was an effort to ensure that every voice was heard. All of the Community Forum flyers (later in this Section), distributed in person and sent via email, were branded by the Design Team to ensure continuity of message to the community. The intent of these meetings was to have the attendees learn about, and share their thoughts, on the status of the school project. The committee indicated that “They wanted to hear from the Stoneham Community using language such as: I like..., I wish..., I wonder...” - language suggested at the initial visioning sessions highlighting effective ways to collaborate and communicate. The PTO and Community Forum sessions included four (4) general segments: 1) Recap of the schedule and process, the existing conditions of the Stoneham High School facility and site, Educational vision for the High School, and Net Zero Energy Goals; 2) Review of the design options which included site design options for the MSBA required alternatives including as required: Code Only, Renovation

Only, Renovation/Addition, and New Construction with pros and cons for various building locations for the High School project; 3) Learning about project cost which included preliminary cost models, state reimbursement recap, and the projection of tax impacts to the Stoneham Community; 4) Sharing your thoughts was the final section of the presentation which solicited feedback on the pros and cons of each option along with feedback from the attendees on what option may best serve the Stoneham Community.

The kick-off PSR meeting with the SSBC reviewed the PSR schedule, goals and decided on the Stoneham High School construction delivery method which was determined and voted to be CM at Risk/ Chapter 149a (see 3.3.5 for detail). Each of the subsequent SSBC meetings included a presentation of each option in more detail. The presentation of each option included: site diagrams, an updated site plan with strategies on pedestrian and vehicular circulation, parking, entry, athletic program organization, phasing plans, floor plans, and sections as needed, with pros and cons for each of the option.

The following options were presented at the SSBC by the Design Team and were reviewed by the Committee. The below indicates the order of the Options presented (refer to Section 3.3.3 for additional information on these Options).

**Option 3A:** Renovation/Addition-48,000 sf renovation of the existing SHS and new build.

**Option 2A:** Renovation Only- which does not accommodate the District Offices.

**Option 4A:** New Construction- East/West Orientation located in front of the existing SHS

**Option 4B:** New Construction- North/South Orientation located on the east side of the site.

A lively conversation among the SSBC Committee members took place after the Design presentation of Option 4B- New Construction on 12,23.2020. This new construction option, located on the East side of the parcel, placed the gymnasium in the center of the academic area of the proposed new design and the auditorium/music programs on the west side on axis to Franklin Place entry

drive. The conversation centered around whether it was best to locate the gymnasium or auditorium in that central location and the pros and cons of this placement. The SSBC Committee requested that the Design team bring an alternative option showing the design impact of placing the auditorium in the central area to the 12.7.2020. At this meeting, the SSBC reviewed both of these options. The predominant discussion was around the perception of the building from Franklin Place, the ability to bring light into the academic spaces from the gymnasium or auditorium space, what program would best activate the break out spaces, and if noise from the gymnasium in the central location would impact teaching and learning. Bryan Lombardi, Principal of the SHS, indicated to the SSBC how the energy, activity and the impact of hearing, seeing, and experiencing the gymnasium as an active central program would positively impact the students in the proposed High School project. At this meeting it was determined that the program best situated for the central core of the academic area would be the gymnasium.

There was an update to the Net Zero Design which discussed the work during the 12.7.2020 meeting (see 3.3.4 for details of the Net Zero research, initiatives, and recommended approach for the Stoneham High School. It is important to note here that a Net Zero working group was established where in depth discussions around the core concepts of sustainability and showed how they might become integral to student life at the high school as well as providing long term benefits to the district by presenting Zero Net Energy strategies for potential building systems that could service the new project and the process it would take to achieve and/or maximize these sustainable goals. More detail on the work of the working group can be found in Section 3.3.4. The Design team submitted to the working group a draft of the LEED-S (Leadership in Energy and Environmental Design for Schools) checklist as the sustainable green program that will record and rate all the energy efficiency / sustainability components of the project, for review and approval, to be included in the PSR report.

The Community Forum No. 4 took place two dates later on 12.9.2020 which included a project update reviewing the MSBA Schedule, more developed design options which

included site plans and building massing image, net zero energy approach, cost analysis, tax impact, and a live survey asking the participants to rank their preferred option based on which of the design alternative provides the Stoneham Community the best long-term plan for educating its high school student. The live MENTI survey resulted in the following ranking of their most to least preferred alternatives:

**Option 4B:** 52.5 % New Construction

**Option 4A:** 32.3 % New Construction

**Option 1A:** 8.7%

**Option 2A:** 1.5% Renovation Only

**Option 3A:** 4.9% Renovation/Addition

After the ranking the participants had an opportunity to ask questions and discuss the results.

At the SSBC November 23, 2020 meeting, the design team introduced for discussion, an update to the Evaluation Matrix that identified compliance factors to help evaluate and facilitate the discussion of the five design options. Prior to the final PSR SSBC meeting of 12.16.2020 the committee completed the Matrix on their own but did not share their completed form with the group. The compliance factors were used as a tool for the final PSR Preferred Option selection during the final SSBC meeting on 12.16,2020. It was determined by the schedule that the 12.16.2020 meeting would be the final meeting of the PSR where the SSBC would determine the preferred the design alternative to move into the Schematic Design Phase. The committee determined after discussion that the following options would not advance for further consideration: code only, renovation only, and renovation/addition. The Design Team presented more detail, as requested by the committee, on the new construction options 4A and 4B. New Construction Option 4A had a revised site plan as requested by the committee. It was determined, after considerable discussion, that the revised 4A2 site plan was preferred because it consolidated the soccer fields and gave back more non-athletic programmed outdoor space to the students. Option 4B was presented providing sections at the north and east sides of the building as requested by the committee for clarification on the site

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**A. PROCESS OVERVIEW**

grading. After the options were presented the co-chairs granted each SSBC committee member five minutes to discuss the pros and cons of each option without stating how they were voting. After these presentations were made the committee had further discussions on the new construction options and took a formal vote. The vote resulted in selecting Option 4B, New Construction as the preferred Option. Detail on the SSBC discussion on the preferred option can be found in Section 3.3.5 of this PSR submittal. The result of the vote thereby removed Code Only, 2A Renovation Only, 3A Renovation/Addition, and 4A New Construction from further consideration. During the 12.16.2020 meeting it was voted by the SSBC to approve the materials and submit the PSR Report to the MSBA on December 23, 2020 in advance of the original deadline.

The following meetings took place during the PSR phase of the project:

**October 13, 2020:** SSBC Meeting

- Kick off PSR Phase
- Review Schedule and Goals
- Decide on Construction Delivery Method
- Prepare for Tri-Board Meeting

**October 15, 2020:** Tri-Board Meeting

- Project Update

**October 20, 2020:** Rotary Club of Stoneham

- Project Update

**October 26, 2020:** SSBC Committee

- Updates on Construction alternatives and Phasing
- Structural Narrative Review
- Prepare for Community Forum No. 2

**November 2, 2020:** CM Pre-qualification sub-committee

**November 9, 2020:** SSBC Committee

- Updates on alternatives
- Updates on sustainable design

Review MSBA Comments on PDP Submission

**November 4, 2020:** PTO Presentation Robin Hood Elementary + Central Middle School

**November 19, 2020:** PTO Presentation Colonial Park School

**November 23, 2020:** SSBC Committee

- Update on alternatives and phasing
- Preliminary Options Evaluation

**December 7, 2020:** Prequalification Committee Meeting

**December 7, 2020:** SSBC Committee

- Update on alternatives
- Update on sustainable design
- MEP system narrative review
- Review cost models
- Options Evaluation

Prepare for Community Forum No. 4

**December 9, 2020:** Community Forum No. 4

- Project update

**December 15, 2020:** Tri-Board Meeting

- Project update

**December 16, 2020:** SSBC Meeting

- Decide on preferred option
- Vote to submit the preferred option and PSR Report

# Stoneham High School Feasibility Study Community Forum 01

## 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!

### EDUCATIONAL PROGRAMMING /

- Gain an understanding of:
- The Visioning sessions and the steps taken to develop the program

### PROCESS AND SCHEDULE /

- Find out:
- What is the MA School Building Authority (MSBA)
  - How the Town is partnering with the MSBA
  - What is the project schedule and process

### FEASIBILITY STUDY

- Learn about:
- What is a Feasibility Study and what is its scope
  - The steps required to develop the study

Perkins&Will

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

<https://global.gotomeeting.com/join/942765229>

or **CALLING**

+1 (224) 501-3412 Access Code 942-765-229



🕒 6:30pm

📅 August 11, 2020

📍 Online

email: [SSBC@Stoneham-Ma.gov](mailto:SSBC@Stoneham-Ma.gov)  
website: [Stoneham-Ma.Gov/hsbc](http://Stoneham-Ma.Gov/hsbc)

# Stoneham High School Feasibility Study Community Forum 02

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...!**

### QUICK RECAP /

Catch up on what you might have missed:

- Feasibility Study process and schedule
- Condition of the facilities
- Educational vision of the future

### REVIEW DESIGN OPTIONS /

Give feedback on ideas for:

- Renovation
- Renovation and addition
- New construction

### LEARN ABOUT PROJECT COST /

Evaluate the preliminary cost models:

- Information on the cost for each option
- MSBA partnership

### 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/942765229>

or **CALLING**

+1 (224) 501-3412 Access Code 942-765-229

Follow the meeting on **Facebook Live**

🕒 6:30pm 📅 September 23, 2020 📍 Online

email: [SSBC@Stoneham-Ma.gov](mailto:SSBC@Stoneham-Ma.gov)  
website: [Stoneham-Ma.Gov/hsbc](http://Stoneham-Ma.Gov/hsbc)

# 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

Watch on StonehamTV: [www.stonehamtv.org/ondemand](http://www.stonehamtv.org/ondemand)

🕒 10:00am 📅 Sat, Nov 7, 2020 📍 Online

email: [SSBC@Stoneham-Ma.gov](mailto:SSBC@Stoneham-Ma.gov)  
website: [Stoneham-Ma.Gov/hsbc](http://Stoneham-Ma.Gov/hsbc)

# Stoneham High School Feasibility Study Community Forum 04

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 /

Learn about the benefits and challenges of the options for:

- 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
- What option is the Preferred Option?

Perkins&Will

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

<https://global.gotomeeting.com/join/284992117>

or **CALLING** +1 (872) 240-3311 Access Code: 284-992-117

Watch on StonehamTV: [www.stonehamtv.org/ondemand](http://www.stonehamtv.org/ondemand)

🕒 6:30pm 📅 Wed, Dec 9, 2020 📍 Online



email: [SSBC@Stoneham-Ma.gov](mailto:SSBC@Stoneham-Ma.gov)  
website: [Stoneham-Ma.Gov/hsbc](http://Stoneham-Ma.Gov/hsbc)

## B. PROJECT SCHEDULE UPDATE

The project schedule remains the essentially the same as that submitted with the Preliminary Design Program and as summarized below.

Submit Preferred Schematic Design to MSBA	December 23rd, 2020
Projected MSBA Board of Directors Approval to proceed to Schematic Design	February 11th, 2021
Submit Schematic Design to MSBA	July 7th, 2021
Projected MSBA Board of Directors Approval of Schematic Design and Project Scope Budget Agreement	August 25th, 2021
Town of Stoneham Debt Exclusion Ballot for Project Funding	October 1st, 2021
Design Development Complete	April, 2022
Construction Documents Complete	January, 2023
Anticipated Start of Construction	June, 2022
Substantial Completion	April, 2025

The project will be utilizing the Construction Management at Risk (CM-R) delivery procurement method and early packages will be released in advance of the final construction documents in accordance with the overall project schedule. During the Schematic Design phase, a detailed procurement and construction schedule will be developed along with costing. This will include construction phasing plans and the team (Design Team, SSBC, OPM and CM) will investigate the possibly of early works packages in advance of the final construction documents. See Section 3.3.5 Local Actions & Approvals for additional information

The project schedule anticipates MSBA Board of Director's approval to proceed into Schematic Design at their February 11, 2021 meeting and MSBA Board of Director's approval of the Project Scope and Budget Agreement at their August 25, 2021 meeting. Local appropriation voting will occur within 120 days thereafter.

Following local appropriation voting, the Design Documents will be developed, leading to construction

commencement in the summer of 2022, with a move-in date of summer 2024. The existing school building will then be demolished and final site work will be completed by late fall 2024/spring 2025.

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### C. EXISTING CONDITIONS SUMMARY

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

The design team visited the existing High School in July 2020 to fully assess the condition of the facility and its campus. The assessment, consistent with prior existing condition studies done by the Town, identified significant deficiencies with respect to site, structural, mechanical, plumbing, electrical and fire protection systems, resulting in non-compliant site and building structure, subpar energy efficiencies, substandard air quality, aged electrical distribution systems, obsolete fire alarm systems, no water-based fire protection system, and high energy costs. All components of building's mechanical and electrical systems need attention, with majority of them exceeding their design life expectancy and require replacement. Any potential renovation or addition to the aging facility would require seismic upgrades along with significant code compliance upgrades.

In addition to the facility deficiencies the SOI identified educational areas that did not support the current and future needs of the Stoneham community with undersized classrooms, inappropriate space for SPED programs, and lack of appropriate lab and STEAM spaces.

### D. ALTERNATIVES SUMMARY

As noted in the PDP, 10 original options were presented to the School Building Committee, administration and community members. They consisted of the following:

- I. Code Upgrade Option
  - Option 1A
- II. Renovation Only
  - Option 2A: Major Renovation for Code and Educational Compliance
- III. Renovation Addition
  - Option 3A1
  - Option 3A2
  - Option 3B
- IV. New Construction
  - Option 4A1
  - Option 4A2
  - Option 4A3
  - Option 4B
  - Option 4C

After the School Building Committee vote, the following 5 options were eliminated for the following reasons:

- Renovation Addition Option 3A1: Consolidated with Option 3A2 option.
- Renovation Addition Option 3B: Building on the lowest area on the site over a culverted stream was cost prohibitive. The proposed building location was too close to the west side of the site that it lacks a civic presence from Franklin Street, and may create disturbance to the abutting neighborhood.
- New Construction Option 4A1 and 4A2: The length of the proposed buildings created long travel distance for students and staff. Major rerouting of site utility from Franklin Street was needed because of building location.
- New Construction Option 4C: There is limited buildable area to access all sides of the proposed building. The proposed building location was too close to the east side of the site that it lacks a civic presence from Franklin Street, and may create disturbance to the abutting neighborhood.

The remaining 5 options were presented and noted as follows:

- I. Code Upgrade Option
  - Option 1A
- II. Renovation Only
  - Option 2A: Major Renovation for Code and Educational Compliance
- III. Renovation Addition
  - Option 3A: Renovation of the existing gymnasium and addition to the north of the existing building
- IV. New Construction
  - Option 4A: New construction to the north of the existing building
  - Option 4B: New construction to the east and northeast of the existing building

At the December 16, 2020 School Building Committee meeting prior to the PSR submission, Options 1A, 2A, 3A and 4A were removed from further consideration by School Building Committee vote, thus reducing the option to one:

- Option 4B: New construction to the east and northeast of the existing building

#### COSTING

Consideration and selection of the preferred options by the School Building Committee could not be completed without a thorough evaluation of the cost implications of each. Given the early stage of the design process, the costing process would not involve producing a true budget, but a comparative cost analysis of each of the option. The Design Team with PM&C prepared a cost analysis for each option and presented to the School Building Committee.

Each site consideration includes all athletic field upgrades to ensure that the sites remained roughly equivalent in athletic program amenities across all design options.

The following summary includes Project Costs with both hard and soft costs. More detailed information on all other options can be found in Section 3.3.3 Final Evaluation of Alternatives and in Section 3.3.4 Preferred Solution.

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**D. ALTERNATIVES SUMMARY**

Option 1A	\$111.5 million
Option 2A	\$168.4 million
Option 3A	\$181.9 million
Option 4A	\$177.4 million
Option 4B	\$176.2 million

- MassSave Incentives program Options
- PPA vs Owned Solar Energy Options
- Building Energy Modeling as evaluated by potential system
- Building Energy Modeling as evaluated by massing and site approach
- Lifecycle Cost Modeling

Zero Net energy systems have broad scope and planning impacts and were the focus of the PSR discussions. This working group will continue its focused leadership in the SD phase with a broader set of topics such as material health, embodied carbon, resilience, daylighting and water reduction strategies.

**SUSTAINABILITY**

The MSBA sustainability program is required of all their funded projects, with emphasis placed on reducing energy and water consumption. The MSBA requires that all core program projects be registered with USGBC LEED-S Version 4 or Northeast CHPS Version 3, and comply with a series of options, two of which allowed for an additional 2% of reimbursement provided higher targets were met for sustainability. The Design Team is working with LEED due to it's familiarity and higher level of development.

At the beginning of the PSR phase an Energy Working Group was established. Members of the committee with specific interest and expertise in sustainable design were designated as members and additional contributors such as the town's planning department, facilities management and energy consultants were included to form a well rounded group to inform the project's specific energy goals and strategies. The group built upon the consensus formed in the PDP visioning sessions to establish a goal of Zero Net Energy for the project. Since the goal of Zero Net Energy is primarily a building systems focused strategy this group was also tasked with the discussion of general building mechanical systems. Meeting on a bi-weekly basis, and reporting back to the larger building committee, this committee, in partnership with MassSave discussed and evaluated the following topics while forming the basis for the school's mechanical system, renewable energy strategy and site system approach:

- Zero Net Energy Building Envelope Strategies
- Energy Use Intensity (EUI) Benchmarking for Schools in cold weather climates
- Building Options for Achieving an EUI of 25

**E. PREFERRED SOLUTION SUMMARY**

In order to assist the School Building Committee in their decision making process, the design team worked with the committee to develop a matrix that would allow for each site option to be weighed according to a series of criteria agreed upon by all. These ranged from delivery of educational program to traffic to impact to neighbors and scheduling. This matrix distilled the concerns that had been raised by the Committee members themselves as well as those of the Town residents and neighbors who spoke at the many Community Forums passionately in favor of one option or another.

This matrix, in conjunction with the cost analysis, provided the means for the Committee to make a decision about which option to proceed with. During the December 16 School Building Committee meeting, the final decision came down to the 2 new construction options, Option 4A and Option 4B, and the Committee members were each given 5 minutes to state their considerations and preferences. In the end Option 4B proved itself most advantageous to the Town of Stoneham, and was selected as the preferred solution by majority votes.

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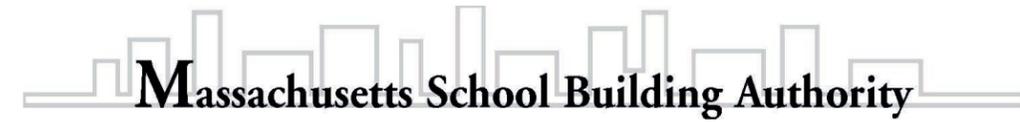
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F. MSBA PDP REVIEW COMMENTS

On November 6, 2020, the MSBA released comments from their review of the Preliminary Design Program.



Deborah B. Goldberg  
Chairman, State Treasurer

James A. MacDonald  
Chief Executive Officer

John K. McCarthy  
Executive Director / Deputy CEO

November 6, 2020

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

Re: Town of Stoneham, Stoneham High School

Dear Mr. Flanagan:

The Massachusetts School Building Authority (the “MSBA”) is forwarding review comments for the Module 3 Feasibility Study Preliminary Design Program submission for the Stoneham High School project in the Town of Stoneham, received by the MSBA on October 6, 2020.

Responses to the attached comments shall be forwarded to the assigned Project Coordinator, Jennifer Flynn (Jennifer.Flynn@MassSchoolBuildings.org), through the Owner’s Project Manager. Please review and return responses within 14 days of receipt of this letter.

If you have any questions or comments, please do not hesitate to contact Christina Forde (Christina.Forde@massschoolbuildings.org) at 617-720-4466.

Sincerely,

Mary Pichetti  
Director of Capital Planning

Attachments: Attachment ‘A’ – Module 3 Preliminary Design Program Review Comments  
Space Summary Guideline Revision Recommendations Memo

Cc: Legislative Delegation  
Raymie Parker, Chair, Stoneham Select Board  
Nicole Nial, Chair, Stoneham School Committee  
John Macero, Superintendent, Stoneham Public Schools  
Joel G. Seeley, Owner’s Project Manager, Symmes Maini & McKee Associates, Inc.  
Robert Brown, Perkins+Will  
Brooke Trivas, Perkins+Will  
File: 10.2 Letters (Region 3)

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**ATTACHMENT A  
MODULE 3 – PRELIMINARY DESIGN PROGRAM REVIEW COMMENTS**

**District:** Town of Stoneham  
**School:** Stoneham High School  
**Owner’s Project Manager:** SMMA  
**Designer Firm:** Perkins +Will Architects  
**Submittal Due Date:** November 3, 2020  
**Submittal Received Date:** October 6, 2020  
**Review Date:** October 6-November 3, 2020  
**Reviewed by:** M. Esdale, C. Forde, C. Alles, J. Jumpe

**MSBA REVIEW COMMENTS**

The following comments<sup>1</sup> on the Preliminary Design Program (“PDP”) submittal are issued pursuant to a review of the project submittal document for the proposed project presented as a part of the Feasibility Study submission in accordance with the MSBA Module 3 Guidelines.

**3.1 PRELIMINARY DESIGN PROGRAM**

Overview of the Preliminary Design Program Submittal	Complete	Provided; Refer to comments following each section	Not Provided; Refer to comments following each section	Receipt of District’s Response; To be filled out by MSBA Staff
OPM Certification of Completeness and Conformity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3.1.2 Educational Program	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.3 Initial Space Summary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.4 Evaluation of Existing Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.5 Site Development Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.6 Preliminary Evaluation of Alternatives	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.7 Local Actions and Approvals Certification(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.8 Appendices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup> The written comments provided by the MSBA are solely for purposes of determining whether the submittal documents, analysis process, proposed planning concept and any other design documents submitted for MSBA review appear consistent with the MSBA’s guidelines and requirements, and are not for the purpose of determining whether the proposed design and its process may meet any legal requirements imposed by federal, state or local law, including, but not limited to, zoning ordinances and by-laws, environmental regulations, building codes, sanitary codes, safety codes and public procurement laws or for the purpose of determining whether the proposed design and process meet any applicable professional standard of care or any other standard of care. Project designers are obligated to implement detailed planning and technical review procedures to effect coordination of design criteria, buildability, and technical adequacy of project concepts. Each city, town and regional school district shall be solely responsible for ensuring that its project development concepts comply with all applicable provisions of federal, state, and local law. The MSBA recommends that each city, town and regional school district have its legal counsel review its development process and subsequent bid documents to ensure that it is in compliance with all provisions of federal, state and local law, prior to bidding. The MSBA shall not be responsible for any legal fees or costs of any kind that may be incurred by a city, town or regional school district in relation to MSBA requirements or the preparation and review of the project’s planning process or plans and specifications.

**3.1.1 INTRODUCTION**

Provide the following Items		Complete; No response required	Provided; District’s response required	Not Provided; District’s response required	Receipt of District’s Response; To be filled out by MSBA Staff
1	Summary of the Facility Deficiencies and Current S.O.I.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Date of invitation to conduct a Feasibility Study and MSBA Board Action Letter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Executed Design Enrollment Certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Narrative of the Capital Budget Statement and Target Budget	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Project Directory with contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Updated Project Schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

*No review comments for this section.*

**3.1.2 EDUCATIONAL PROGRAM**

Provide a summary and description of the existing educational program, and the new or expanded educational vision, specifications, process, teaching philosophy statement, as well as the District’s curriculum goals and objectives of the program. Include description of the following items:

Provide the following Items		Complete; No response required	Provided; District’s response required	Not Provided; District’s response required	Receipt of District’s Response; To be filled out by MSBA Staff
1	Grade and School Configuration Policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Class Size Policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	School Scheduling Method	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Teaching Methodology and Structure				
	a) Administrative and Academic Organization/Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Curriculum Delivery Methods and Practices	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) English Language Arts/Literacy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Mathematics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) Science	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Social Studies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) World Languages	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	h) Academic Support Programming Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	i) Student Guidance and Support Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Teacher Planning and Professional Development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pre-kindergarten	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kindergarten	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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8	Lunch Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Technology Instruction Policies and Program Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Media Center/Library	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Visual Arts Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Performing Arts Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Physical Education Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Special Education Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Vocation and Technology Programs				
	a) Non-Chapter 74 Programming	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Chapter 74 Programming	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Transportation Policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Functional and Spatial Relationships	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Security and Visual Access Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

4b) In response to these review comments, please describe the District’s curriculum delivery methods and practices.

9) The MSBA suggests the District consider providing assisted listening technology in each classroom, as well as general use throughout educational spaces within the proposed project for hearing impaired accessibility. Please acknowledge.

18) In response to these review comments, please confirm that first responding emergency representatives will be consulted in the planning process and associated requirements will be incorporated into the preferred schematic.

Please note additional comments may be forthcoming.

**3.1.3 INITIAL SPACE SUMMARY**

	Provide the following Items	Complete; No response required	Provided; District’s response required	Not Provided; District’s response required	Receipt of District’s Response; To be filled out by MSBA Staff
1	Space summary; one per approved design enrollment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Floor plans of the existing facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Narrative description of reasons for all variances (if any) between proposed net and gross areas as compared to MSBA guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

1) The MSBA has performed a preliminary review of the new construction space summary for 695 students in grades 9-12 and offers the following:

- **Core Academic** – The proposed square footage for this category exceeds the MSBA guidelines by 8,500 nsf. Per the information provided, the following spaces will be proposed in order for the District to deliver its educational program:

Anticipated Core Academic Spaces	Grades 9-12 for 695 students		
	Proposed No. Rooms	MSBA Guidelines No. Rooms	Variance
Classroom - General	23	23	0
Collaboration Space per Neighborhood	6	0	+6
Teacher Planning	23	23	0
Small Group Seminar (20-30 seats)	2	2	0
Science Classroom / Lab	6	6	0
Prep Room	6	6	0
Central Chemical Storage Room	1	1	0
Department Head Planning Area (max 8)	1	0	+1
Book Storage	1	0	+1
Interdisciplinary Project and Performance Room	1	0	+1
Health Classroom	1	0	+1
Huddle Rooms for Quiet Space	6	0	+6

The following spaces are variations to the MSBA guidelines:

- **Classroom – General** – The District is proposing (23) 900 nsf General Classrooms totaling 20,700 nsf, which exceeds the MSBA guidelines by 1,150 nsf. Based on the information provided the MSBA accepts this variation to the guidelines. No further preliminary comments.
- **Teacher Planning** – The District is proposing (23) 100 nsf Teacher Planning areas totaling 2,300 nsf, which meets the MSBA guidelines. In response to these review comments, please provide information that describes the proposed location and adjacencies of the (23) Teacher Planning areas.
- **Collaboration Space per Neighborhood** – The District is proposing (6) 500 nsf Collaboration Space per Neighborhood totaling 3,000 nsf in excess of the MSBA guidelines. Based on the information, and the proposed size of the General Classrooms compared to the square foot range allowed in the MSBA guidelines, the MSBA may participate in a portion of the overall proposed square footage associated with the Collaboration Space per Neighborhood. In response to these review comments, please provide additional information that demonstrates how these spaces will be scheduled, staffed, and supervised.
- **Department Head Planning Area** – The District is proposing (1) 700 nsf Department Head Planning Area in excess of the MSBA guidelines. The information provided states: “The school’s vision for the future is to have one central Department Head Planning Area of 700 sf to promote interdisciplinary collaboration between department heads. This would also eliminate the needs for any Department Offices.” Please relocate this area to the ‘Administration and Guidance’ category. Additionally, note

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any square footage exceeding MSBA guidelines in the 'Administration and Guidance' category will be considered ineligible for reimbursement. Please acknowledge.

- **Book Storage** – The District is proposing (1) 500 nsf Book Storage area in excess of the MSBA guidelines. The information provided states: “A book storage area is needed near the Department Head Planning Area.” Please relocate this area to the 'Administration and Guidance' category or include it as part of the grossing area of the proposed building if it can be provided for within the MSBA's upper limit of 1.50. Additionally, note any square footage exceeding MSBA guidelines in the 'Administration and Guidance' category will be considered ineligible for reimbursement. Please acknowledge.
- **Interdisciplinary Project and Performance Room** – The District is proposing (1) 2,000 nsf Interdisciplinary Project and Performance Room in excess of the MSBA guidelines. The information provided indicates this space is intended “to support student performance, guest speakers, seminars, interdisciplinary collaborative activities and presentation and showcasing of student work”. In response to these review comments, please provide additional information that demonstrates how this space will be scheduled, staffed, and supervised. Additionally, please relocate this space to the 'Vocations and Technology' category.
- **Health Classroom** – The District is proposing (1) 850 nsf Health Classroom in excess of the MSBA guidelines. Based on the information provided the MSBA accepts this variation to the guidelines. No further preliminary comments.
- **Huddle Rooms for Quiet Space** – The District is proposing (6) 50 nsf Huddle Rooms for Quiet Space totaling 300 nsf in excess of the MSBA guidelines. The information provided states: “The District identified need for teachers to have an opportunity to have an heads-down space, outside of the common planning area which tend to be noisy due to collaborative discussions. These huddle rooms/quiet rooms will satisfy the important need to ensure there diverse types of spaces for all personal.” Please relocate these spaces to the 'Administration and Guidance' category. Additionally, note any square footage exceeding MSBA guidelines in the 'Administration and Guidance' category will be considered ineligible for reimbursement. Please acknowledge.
- **Special Education** – The proposed square footage for this category exceeds the MSBA guidelines by 700 nsf. Please relocate the following spaces:
  - (4) 150 nsf Offices (School Adjustment Counselor, School Psychologist, SPED Transition Coordinator, and SPED Office), totaling 600 nsf to the 'Administration and Guidance' category. Additionally, note any square footage exceeding MSBA guidelines in the 'Administration and Guidance' category will be considered ineligible for reimbursement. Please acknowledge.
  - (1) 900 nsf ESL Services space to the 'Core Academic' category. Please note that based on the information provided the MSBA accepts this variation to the guidelines. No further preliminary comments.

Please note that the Special Education program is subject to approval by the Department of Elementary and Secondary Education (“DESE”). The District should provide the required information required with the Schematic Design submittal. Formal approval of

the District's proposed Special Education program by the DESE is a prerequisite for executing a Project Funding Agreement with the MSBA. Please acknowledge.

- **Art & Music / Vocations & Technology** – The combined proposed square footage for these categories exceeds the MSBA guidelines by 645 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.
- **Health & Physical Education** – The proposed square footage for this category exceeds the MSBA guidelines by 8,008 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.
 

Please refer to the attached memo regarding the MSBA's policy on physical education square footage in excess of the MSBA guidelines. The policy states: “The district may choose to build a gymnasium and related spaces in excess of MSBA guidelines, but in no event shall the gymnasium exceed 18,000 nsf. The MSBA will participate in a gymnasium of up to 12,000 nsf unless adjusted by the MSBA to increase teaching stations for enrollment and/or the educational plan.” Additionally, areas in excess of the MSBA guidelines will be at the sole expense of the district; and the MSBA will exclude from its grant the cost of the total gross square foot (“gsf”) in excess of the guidelines for these areas.
- **Media Center** – The proposed square footage for the category exceeds the MSBA guidelines by 400 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.
- **Auditorium/Drama** – The proposed square footage for this category exceeds the MSBA guidelines by 2,393 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.
 

Please refer to the attached memo regarding the MSBA's policy on auditorium square footage in excess of the MSBA guidelines. The policy states: “The district may choose to build an auditorium in excess of MSBA guidelines, but no more than 13,300 net square foot (“nsf”) (based upon an upper limit of 1,000 seats). The MSBA funding limit will vary depending on the agreed-upon design enrollment but will not exceed 10,400 nsf.” Additionally, areas in excess of the MSBA guidelines will be at the sole expense of the district; and the MSBA will exclude from its grant the cost of the total gross square foot (gsf) in excess of the guidelines for these areas.
- **Dining & Food Service** – The proposed square footage for this category exceeds the MSBA guidelines by 285 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that

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square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.

- **Medical** – The proposed square footage for this category exceeds the MSBA guidelines by 180 nsf. Please relocate the (2) 60 nsf Mothers Rooms totaling 120 nsf to the ‘Non-Programmed Spaces’ category. Currently, incorporating this square footage into the ‘Non-Programmed Spaces’ category results in a grossing factor of 1.50. Additionally, the MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.
- **Administration & Guidance** – The proposed square footage for this category aligns with the MSBA guidelines. No further preliminary comments.
- **Custodial & Maintenance** – The proposed square footage for this category exceeds the MSBA guidelines by 500 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.
- **Other** – The District is proposing 14,575 square feet for this category which exceeds the MSBA guidelines. The following spaces are proposed:
  - **School Store** – The District is proposing (1) 600 nsf School Store in excess of the MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.
  - **Pre-School Program (13,975 nsf):**
    - (8) 1,200 nsf Pre-School Classrooms with toilets/changing (15 students)
    - (2) 175 nsf (totaling 350 nsf) Observation Areas: Childcare Development Pathway
    - (1) 400 nsf Pre-School OT/PT
    - (1) 150 nsf Pre-School Director Office
    - (2) 250 nsf (totaling 500 nsf) Pre-School Speech/Language
    - (1) 350 nsf Pre-School Conference Room
    - (1) 275 nsf Reception Area with Secretary
    - (1) 300 nsf Teacher Work Room/ Collaboration
    - (1) 600 nsf Student Lunch Room
    - (1) 150 nsf Social Worker Office
    - (1) 150 nsf BCBA Office
    - (1) 350 nsf Nurse

- (1) 350 nsf Conference Room – In response to these review comments, please clarify the use of this conference room and how it differs from the proposed (1) 350 nsf Pre School Conference Room identified above.
- (1) 450 nsf Sensory Room

The MSBA’s participation will be limited to Pre-School classrooms only, and potentially Pre-School spaces dedicated for special education, provided that the District submit additional information that further describes the proposed number of students, daily/weekly schedule, special education program, and space utilization impact on the schools in which these programs are currently housed. Please note that upon selection of a preferred schematic, the District may be required to adjust spaces/square footage that exceeds the MSBA guidelines and is not supported by the Educational Program provided.

No further review comments for this section.

**3.1.4 EVALUATION OF EXISTING CONDITIONS**

Provide the following Items		Complete; No response required	Provided; District’s response required	Not Provided; District’s response required	Receipt of District’s Response; To be filled out by MSBA Staff
1	Confirmation of legal title to the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Determination that the property is available for development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Existing historically significant features and any related effect on the project design and/or schedule.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Determination of any development restrictions that may apply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Initial Evaluation of building code compliance for the existing facility.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Initial Evaluation of Architectural Access Board rules and regulations and their application to a potential project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Preliminary evaluation of significant structural, environmental, geotechnical, or other physical conditions that may impact the cost and evaluations of alternatives.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Determination for need and schedule for soils exploration and geotechnical evaluation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Environmental site assessments minimally consisting of a Phase I: Initial Site Investigation performed by a licensed site professional.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Assessment of the school for the presence of hazardous materials.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Previous existing building and/or site reports, studies, drawings, etc. provided by the district, if any.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**MSBA Review Comments:**

3) The information provided indicates a Project Notification Form (“PNF”) was submitted to the Massachusetts Historical Commission (“MHC”) on August 27, 2020, and MHC approval was obtained on September 15, 2020.

8) The information provided on page 12-13 of the Preliminary Geotechnical Report prepared by Lahlaf Geotechnical Consulting, Inc. (LGCI), states:

“We recommended performing additional explorations, including soil borings and test pits during the next phase of the project after the proposed building layout, size, and location have been established. We believe that test pits are more suited for areas where the fill contains large cobbles and boulders. We recommend advancing at least (16) additional borings and excavating at least twelve test pits.”

In response to these review comments, provide a description of how this recommendation will be scheduled in future phases of project.

9) Note that costs associated with the removal of fuel storage tanks and associated contaminated soil is considered ineligible for reimbursement. Please acknowledge.

10) It should be noted that all costs associated with the removal of asbestos containing floor and ceiling tiles are categorically ineligible for MSBA reimbursement. Additionally, the project team should be aware of the current policies associated with MSBA’s participation in the abatement and removal of hazardous materials. Please note that work associated with the removal of associated contaminated soil and materials are considered ineligible for reimbursement.

11) In response to these review comments, provide any previous existing building and/or site reports, studies, drawings, etc. provided by the district, if any.

No further review comments for this section.

**3.1.5 SITE DEVELOPMENT REQUIREMENTS**

Provide the following Items		Complete; No response required	Provided; District’s response required	Not Provided; District’s response required	Receipt of District’s Response; To be filled out by MSBA Staff
1	A narrative describing project requirements related to site development to be considered during the preliminary and final evaluation of alternatives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Existing site plan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

1) As part of the District’s Preferred Schematic Report (“PSR”), provide a site section that illustrates how the preferred schematic sits on the site and how the proposed location impacts access and circulation. Please acknowledge.

No further review comments for this section.

**3.1.6 PRELIMINARY EVALUATION OF ALTERNATIVES**

Provide the following Items		Complete; No response required	Provided; District’s response required	Not Provided; District’s response required	Receipt of District’s Response; To be filled out by MSBA Staff
1	Analysis of school district student school assignment practices and available space in other schools in the district	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tuition agreement with adjacent school districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Rental or acquisition of existing buildings that could be made available for school use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Code Upgrade option that includes repair of systems and/or scope required for purposes of code compliance; with no modification of existing spaces or their function	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Renovation(s) and/or addition(s) of varying degrees to the existing building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Construction of new building and the evaluation of potential locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	List of 3 distinct alternatives (including at least 1 renovation and/or addition option) are recommended for further development and evaluation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

As part of the Preliminary Evaluation of Alternatives, the District explored the following ten (10) options for grades 9-12 with an enrollment of 695 students at the existing Stoneham High School site:

- Option 1: Code Upgrade with an estimated project costs \$115 million
- Option 2: Renovation with an estimated project cost of \$173.4 million
- Option 3A1: Addition/Renovation with an estimated project cost of \$175.7 million
- Option 3A2: Addition/Renovation with an estimated project cost of \$175.2 million
- Option 3B: Addition/Renovation with an estimated project cost of \$174.6 million
- Option 4A1: New Construction with an estimated project cost of \$177.7 million
- Option 4A2: New Construction with an estimated project cost of \$180.6 million
- Option 4A3: New Construction with an estimated project cost of \$174.8 million
- Option 4B: New Construction with an estimated project cost of \$172.9 million
- Option 4C: New Construction with an estimated project cost of \$173.7 million

1) The information provided indicates there are no available spaces within the District for swing space. As part of the District’s PSR, please provide information that describes the anticipated impact to students during an occupied and phased construction project. Please acknowledge.

7) The District has indicated further evaluation of the following five (5) options as part of its PSR:

- Option 1: Code Upgrade with an estimated project costs \$115 million
- Option 2: Renovation with an estimated project cost of \$173.4 million

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- Option 3A2: Addition/Renovation with an estimated project cost of \$175.2 million
- Option 4A3: New Construction with an estimated project cost of \$174.8 million
- Option 4B: New Construction with an estimated project cost of \$172.9 million

No further review comments for this section.

**3.1.7 LOCAL ACTIONS AND APPROVAL**

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	Signed Local Actions and Approvals Certification: (original)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Certified copies of the School Building Committee meeting notes showing specific submittal approval vote language and voting results, and a list of associated School Building Committee meeting dates, agenda, attendees and description of the presentation materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

No review comments for this section.

**3.1.8 APPENDICES**

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	Current Statement of Interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	MSBA Board Action Letter including the invitation to conduct a Feasibility Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Design Enrollment Certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

No review comments for this section.

**Additional Comments:**

The MSBA issues project advisories from time to time, as informational updates for Districts, Owner's Project Managers ("OPM"), and Designers in an effort to facilitate the efficient and effective administration of proposed projects currently pending review by the MSBA. The advisories can be found on the MSBA's website. In response to these review comments, please confirm that the District's consultants have reviewed all project advisories and they have been incorporated into the proposed project as applicable.

**Regarding Past Projects:**

MSBA records do not indicate previous grants associated with Stoneham High School.

End

**MEMORANDUM**

TO: Board of Directors, Massachusetts School Building Authority  
 FROM: Maureen G. Valente, Chief Executive Officer  
 John K. McCarthy, Executive Director, Deputy Chief Executive Officer  
 SUBJECT: Staff Recommendation for policy revisions to allow for auditorium and gymnasium spaces in excess of the MSBA Space Summary Guidelines at the district’s sole expense  
 DATE: November 2, 2016

Based upon review of project data and discussions with the Board of Directors, staff is recommending a policy revision to the Massachusetts School Building Authority (the “MSBA”) space guidelines specifically for Auditorium and Gymnasium related spaces that are in excess of those included in the MSBA space summary guidelines.

**Background**

Based on project reviews in late fall 2015, the Board of Directors requested that staff provide information regarding the potential to revise the policies for space guidelines to allow for requests by districts for spaces in excess of the MSBA’s guidelines at the district’s sole expense. Staff presented an overview of current policies and practices at the March 16, 2016 Board of Directors meeting and followed with additional information regarding potential revisions at the March 30, 2016 Board of Directors meeting.

Based on the discussions and input received from the Board members, staff has prepared a Potential Revised Policy, included as Attachment A, which will allow districts to include spaces in excess of the MSBA’s space summary guidelines at the district’s sole expense for two program areas: auditorium and gymnasium. Staff has received favorable feedback regarding this proposed revision to the MSBA’s policies, and as noted at the September 29, 2016 Board of Directors meeting and further reviewed at the October 19, 2016 Facilities Assessment Subcommittee meeting, staff have prepared this recommendation to revise the MSBA’s policy for the Board of Directors approval.

**Recommendation**

Specific details are set forth in Attachment A: Potential Revised Policy – Auditorium and Gymnasium spaces above guidelines requested to support community use at district’s sole expense.

Key features of the policy revision include:

- Areas in excess of the MSBA guidelines will be at the sole expense of the district;
- Community support must be demonstrated prior to MSBA approval of a district’s proposed project scope and budget;
- The MSBA will exclude from its grant the cost of the total gross square foot (“gsf”) above guidelines for these areas as shown below in the sample calculation. This amount will not change over the term of the grant even if the bids come in at a lower amount.
- High Schools:
  - Upper limits on allowable nsf in excess of guidelines include:
    - The district may choose to build an auditorium in excess of MSBA guidelines, but no more than 13,300 net square foot (“nsf”) (based upon an upper limit of 1,000 seats). The MSBA funding limit will vary depending on the agreed-upon design enrollment but will not exceed 10,400 nsf; and
    - The district may choose to build a gymnasium and related spaces in excess of MSBA guidelines, but in no event shall the gymnasium exceed 18,000 nsf. The MSBA will participate in a gymnasium of up to 12,000 nsf unless adjusted by the MSBA to increase teaching stations for enrollment and/or the educational plan.
- Middle Schools/Elementary Schools:
  - Upper limits on allowable nsf in excess of guidelines include:
    - The district may choose to build an auditorium even though the MSBA space guidelines do not include an auditorium and no portion of the design and construction of an auditorium will be reimbursed, including the stage, regardless of whether the district chooses not to include a stage in its cafeteria or gymnasium. If the district chooses to build an auditorium, the auditorium cannot be larger than 13,300 nsf; and
    - The district may choose to build a gymnasium and related spaces in excess of MSBA guidelines, but in no event shall the gymnasium itself exceed 12,000 nsf. The MSBA will participate in a gymnasium up to no more than 6,000 nsf, unless adjusted by the MSBA to increase teaching stations for enrollment and/or the education plan.
- Sample Calculation for Auditorium space in a high school in excess of guidelines at the district’s sole expense:

Total net square footage (nsf) requested by the District	13,300 nsf
Total nsf for Auditorium Category allowed as eligible by MSBA space guidelines	10,400 nsf
Excess net square footage equals District request minus net	2,900 nsf

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G. MSBA PDP REVIEW COMMENTS - RESPONSE

square footage allowable by MSBA space guidelines	
Gross square foot (gsf) exclusion = Excess net square feet times the project's grossing factor. For illustration purposes, project's sample grossing factor is 1.5	2,900 nsf x 1.5 = 4,350 gsf
Total cost of exclusion = Gross square foot times the project's total construction cost/square foot. For illustration purposes, project's total construction cost/square foot is \$375 per square foot.	4,350 gsf x \$375/gsf = \$1,631,250
Total cost of exclusion	\$1,631,250

**Recommendation**

MSBA staff is recommending a policy revision to the MSBA space guidelines specifically for Auditorium and Gymnasium related spaces that are in excess of those included in the MSBA space summary guidelines. This recommendation would be effective for districts that are approved to proceed into schematic design on or after January 1, 2017.



November 20, 2020

Jennifer Flynn  
Project Coordinator  
Massachusetts School Building Authority  
40 Broad Street, Fifth Floor  
Boston, Massachusetts 02109

**Re: Stoneham High School** **Stoneham, Massachusetts**  
*District's Response to the* *SMMA No. 20033*  
*Preliminary Design Program Review Comments*

Dear Jennifer:

Please find the District's Response to the MSBA's Preliminary Design Program Review Comments of November 6, 2020.

Very truly yours,

**SMMA**

Joel G. Seeley  
Principal

cc: SSBC (MF)

enclosures: District's Response to the Preliminary Design Program Review Comments

1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400

www.smma.com

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ATTACHMENT A  
MODULE 3 – PRELIMINARY DESIGN PROGRAM REVIEW COMMENTS

**District:** Town of Stoneham  
**School:** Stoneham High School  
**Owner’s Project Manager:** SMMA  
**Designer Firm:** Perkins +Will Architects  
**Submittal Due Date:** November 3, 2020  
**Submittal Received Date:** October 6, 2020  
**Review Date:** October 6-November 3, 2020  
**Reviewed by:** M. Esdale, C. Forde, C. Alles, J. Jumpe

MSBA REVIEW COMMENTS

The following comments<sup>1</sup> on the Preliminary Design Program (“PDP”) submittal are issued pursuant to a review of the project submittal document for the proposed project presented as a part of the Feasibility Study submission in accordance with the MSBA Module 3 Guidelines.

3.1 PRELIMINARY DESIGN PROGRAM

Overview of the Preliminary Design Program Submittal	Complete	Provided; Refer to comments following each section	Not Provided; Refer to comments following each section	Receipt of District’s Response; To be filled out by MSBA Staff
OPM Certification of Completeness and Conformity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Table of Contents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.1 Introduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.2 Educational Program	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.3 Initial Space Summary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.4 Evaluation of Existing Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.5 Site Development Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.6 Preliminary Evaluation of Alternatives	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.7 Local Actions and Approvals Certification(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.8 Appendices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup> The written comments provided by the MSBA are solely for purposes of determining whether the submittal documents, analysis process, proposed planning concept and any other design documents submitted for MSBA review appear consistent with the MSBA’s guidelines and requirements, and are not for the purpose of determining whether the proposed design and its process may meet any legal requirements imposed by federal, state or local law, including, but not limited to, zoning ordinances and by-laws, environmental regulations, building codes, sanitary codes, safety codes and public procurement laws or for the purpose of determining whether the proposed design and process meet any applicable professional standard of care or any other standard of care. Project designers are obligated to implement detailed planning and technical review procedures to effect coordination of design criteria, buildability, and technical adequacy of project concepts. Each city, town and regional school district shall be solely responsible for ensuring that its project development concepts comply with all applicable provisions of federal, state, and local law. The MSBA recommends that each city, town and regional school district have its legal counsel review its development process and subsequent bid documents to ensure that it is in compliance with all provisions of federal, state and local law, prior to bidding. The MSBA shall not be responsible for any legal fees or costs of any kind that may be incurred by a city, town or regional school district in relation to MSBA requirements or the preparation and review of the project’s planning process or plans and specifications.

DISTRICT RESPONSE  
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3.1.1 INTRODUCTION

Provide the following Items		Complete; No response required	Provided; District’s response required	Not Provided; District’s response required	Receipt of District’s Response; To be filled out by MSBA Staff
1	Summary of the Facility Deficiencies and Current S.O.I.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Date of invitation to conduct a Feasibility Study and MSBA Board Action Letter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Executed Design Enrollment Certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Narrative of the Capital Budget Statement and Target Budget	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Project Directory with contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Updated Project Schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

No review comments for this section.

3.1.2 EDUCATIONAL PROGRAM

Provide a summary and description of the existing educational program, and the new or expanded educational vision, specifications, process, teaching philosophy statement, as well as the District’s curriculum goals and objectives of the program. Include description of the following items:

Provide the following Items		Complete; No response required	Provided; District’s response required	Not Provided; District’s response required	Receipt of District’s Response; To be filled out by MSBA Staff
1	Grade and School Configuration Policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Class Size Policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	School Scheduling Method	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Teaching Methodology and Structure				
	a) Administrative and Academic Organization/Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Curriculum Delivery Methods and Practices	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) English Language Arts/Literacy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Mathematics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) Science	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Social Studies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) World Languages	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	h) Academic Support Programming Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	i) Student Guidance and Support Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Teacher Planning and Professional Development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pre-kindergarten	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kindergarten	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
8	Lunch Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Technology Instruction Policies and Program Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Media Center/Library	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Visual Arts Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Performing Arts Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Physical Education Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Special Education Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Vocation and Technology Programs				
	a) Non-Chapter 74 Programming	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Chapter 74 Programming	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Transportation Policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Functional and Spatial Relationships	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Security and Visual Access Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

4b) In response to these review comments, please describe the District's curriculum delivery methods and practices.

**RESPONSE: District's curriculum delivery methods and practices are described in the updated Educational Program, attached.**

9) The MSBA suggests the District consider providing assisted listening technology in each classroom, as well as general use throughout educational spaces within the proposed project for hearing impaired accessibility. Please acknowledge.

**RESPONSE: District acknowledges.**

18) In response to these review comments, please confirm that first responding emergency representatives will be consulted in the planning process and associated requirements will be incorporated into the preferred schematic.

**RESPONSE: The first responding representatives feedback will be incorporated into the Preferred Schematic.**

Please note additional comments may be forthcoming.

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**3.1.3 INITIAL SPACE SUMMARY**

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	Space summary; one per approved design enrollment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Floor plans of the existing facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Narrative description of reasons for all variances (if any) between proposed net and gross areas as compared to MSBA guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

1) The MSBA has performed a preliminary review of the new construction space summary for 695 students in grades 9-12 and offers the following:

- **Core Academic** – The proposed square footage for this category exceeds the MSBA guidelines by 8,500 nsf. Per the information provided, the following spaces will be proposed in order for the District to deliver its educational program:

Anticipated Core Academic Spaces	Grades 9-12 for 695 students		
	Proposed No. Rooms	MSBA Guidelines No. Rooms	Variance
Classroom - General	23	23	0
Collaboration Space per Neighborhood	6	0	+6
Teacher Planning	23	23	0
Small Group Seminar (20-30 seats)	2	2	0
Science Classroom / Lab	6	6	0
Prep Room	6	6	0
Central Chemical Storage Room	1	1	0
Department Head Planning Area (max 8)	1	0	+1
Book Storage	1	0	+1
Interdisciplinary Project and Performance Room	1	0	+1
Health Classroom	1	0	+1
Huddle Rooms for Quiet Space	6	0	+6

The following spaces are variations to the MSBA guidelines:

- **Classroom – General** – The District is proposing (23) 900 nsf General Classrooms totaling 20,700 nsf, which exceeds the MSBA guidelines by 1,150 nsf. Based on the information provided the MSBA accepts this variation to the guidelines. No further preliminary comments.
- **Teacher Planning** – The District is proposing (23) 100 nsf Teacher Planning areas totaling 2,300 nsf, which meets the MSBA guidelines. In response to these review

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comments, please provide information that describes the proposed location and adjacencies of the (23) Teacher Planning areas.

**RESPONSE: The proposed location and adjacencies for the (23) Teacher Planning areas is described in the updated Educational Program, attached.**

- **Collaboration Space per Neighborhood** – The District is proposing (6) 500 nsf Collaboration Space per Neighborhood totaling 3,000 nsf in excess of the MSBA guidelines. Based on the information, and the proposed size of the General Classrooms compared to the square foot range allowed in the MSBA guidelines, the MSBA may participate in a portion of the overall proposed square footage associated with the Collaboration Space per Neighborhood. In response to these review comments, please provide additional information that demonstrates how these spaces will be scheduled, staffed, and supervised.

**RESPONSE: The scheduling, staffing and supervision of the (6) collaborative spaces is described in the updated Educational Program, attached.**

- **Department Head Planning Area** – The District is proposing (1) 700 nsf Department Head Planning Area in excess of the MSBA guidelines. The information provided states: “The school’s vision for the future is to have one central Department Head Planning Area of 700 sf to promote interdisciplinary collaboration between department heads. This would also eliminate the needs for any Department Offices.” Please relocate this area to the ‘Administration and Guidance’ category.

**RESPONSE: See attached Space Summary with revisions.**

Additionally, note any square footage exceeding MSBA guidelines in the ‘Administration and Guidance’ category will be considered ineligible for reimbursement. Please acknowledge.

**RESPONSE: District acknowledges.**

- **Book Storage** – The District is proposing (1) 500 nsf Book Storage area in excess of the MSBA guidelines. The information provided states: “A book storage area is needed near the Department Head Planning Area.” Please relocate this area to the ‘Administration and Guidance’ category or include it as part of the grossing area of the proposed building if it can be provided for within the MSBA’s upper limit of 1.50.

**RESPONSE: See attached Space Summary with revisions.**

Additionally, note any square footage exceeding MSBA guidelines in the ‘Administration and Guidance’ category will be considered ineligible for reimbursement. Please acknowledge.

**RESPONSE: District acknowledges.**

- **Interdisciplinary Project and Performance Room** – The District is proposing (1) 2,000 nsf Interdisciplinary Project and Performance Room in excess of the MSBA guidelines. The information provided indicates this space is intended “to support student performance, guest speakers, seminars, interdisciplinary collaborative activities and presentation and showcasing of student work”. In response to these review comments,

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please provide additional information that demonstrates how this space will be scheduled, staffed, and supervised.

**RESPONSE: The scheduling, staffing and supervision of the Interdisciplinary Project and Performance Room is described in the updated Educational Program, attached.**

Additionally, please relocate this space to the ‘Vocations and Technology’ category.

**RESPONSE: See attached Space Summary with revisions.**

- **Health Classroom** – The District is proposing (1) 850 nsf Health Classroom in excess of the MSBA guidelines. Based on the information provided the MSBA accepts this variation to the guidelines. No further preliminary comments.
- **Huddle Rooms for Quiet Space** – The District is proposing (6) 50 nsf Huddle Rooms for Quiet Space totaling 300 nsf in excess of the MSBA guidelines. The information provided states: “The District identified need for teachers to have an opportunity to have an heads-down space, outside of the common planning area which tend to be noisy due to collaborative discussions. These huddle rooms/quiet rooms will satisfy the important need to ensure there diverse types of spaces for all personal.” Please relocate these spaces to the ‘Administration and Guidance’ category.

**RESPONSE: See attached Space Summary with revisions.**

Additionally, note any square footage exceeding MSBA guidelines in the ‘Administration and Guidance’ category will be considered ineligible for reimbursement. Please acknowledge.

**RESPONSE: District acknowledges.**

- **Special Education** – The proposed square footage for this category exceeds the MSBA guidelines by 700 nsf. Please relocate the following spaces:

- (4) 150 nsf Offices (School Adjustment Counselor, School Psychologist, SPED Transition Coordinator, and SPED Office), totaling 600 nsf to the ‘Administration and Guidance’ category.

**RESPONSE: See attached Space Summary with revisions.**

Additionally, note any square footage exceeding MSBA guidelines in the ‘Administration and Guidance’ category will be considered ineligible for reimbursement. Please acknowledge.

**RESPONSE: District acknowledges.**

- (1) 900 nsf ESL Services space to the ‘Core Academic’ category.

**RESPONSE: See attached Space Summary with revisions.**

Please note that based on the information provided the MSBA accepts this variation to the guidelines. No further preliminary comments.

Please note that the Special Education program is subject to approval by the Department of Elementary and Secondary Education (“DESE”). The District should provide

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*the required information required with the Schematic Design submittal. Formal approval of the District’s proposed Special Education program by the DESE is a prerequisite for executing a Project Funding Agreement with the MSBA. Please acknowledge.*

**RESPONSE: District acknowledges.**

- **Art & Music / Vocations & Technology** – *The combined proposed square footage for these categories exceeds the MSBA guidelines by 645 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.*

**RESPONSE: District acknowledges.**

- **Health & Physical Education** – *The proposed square footage for this category exceeds the MSBA guidelines by 8,008 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.*

**RESPONSE: District acknowledges.**

*Please refer to the attached memo regarding the MSBA’s policy on physical education square footage in excess of the MSBA guidelines. The policy states: “The district may choose to build a gymnasium and related spaces in excess of MSBA guidelines, but in no event shall the gymnasium exceed 18,000 nsf. The MSBA will participate in a gymnasium of up to 12,000 nsf unless adjusted by the MSBA to increase teaching stations for enrollment and/or the educational plan.” Additionally, areas in excess of the MSBA guidelines will be at the sole expense of the district; and the MSBA will exclude from its grant the cost of the total gross square foot (“gsf”) in excess of the guidelines for these areas.*

- **Media Center** – *The proposed square footage for the category exceeds the MSBA guidelines by 400 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.*

**RESPONSE: District acknowledges.**

- **Auditorium/Drama** – *The proposed square footage for this category exceeds the MSBA guidelines by 2,393 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.*

**RESPONSE: District acknowledges.**

*Please refer to the attached memo regarding the MSBA’s policy on auditorium square footage in excess of the MSBA guidelines. The policy states: “The district may choose to build an auditorium in excess of MSBA guidelines, but no more than 13,300 net square foot (“nsf”) (based upon an upper limit of 1,000 seats). The MSBA funding limit will vary*

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*depending on the agreed-upon design enrollment but will not exceed 10,400 nsf.” Additionally, areas in excess of the MSBA guidelines will be at the sole expense of the district; and the MSBA will exclude from its grant the cost of the total gross square foot (gsf) in excess of the guidelines for these areas.*

- **Dining & Food Service** – *The proposed square footage for this category exceeds the MSBA guidelines by 285 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.*

**RESPONSE: District acknowledges.**

- **Medical** – *The proposed square footage for this category exceeds the MSBA guidelines by 180 nsf. Please relocate the (2) 60 nsf Mothers Rooms totaling 120 nsf to the ‘Non-Programmed Spaces’ category. Currently, incorporating this square footage into the ‘Non-Programmed Spaces’ category results in a grossing factor of 1.50.*

**RESPONSE: See attached Space Summary with revisions.**

*Additionally, the MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.*

**RESPONSE: District acknowledges.**

- **Administration & Guidance** – *The proposed square footage for this category aligns with the MSBA guidelines. No further preliminary comments.*
- **Custodial & Maintenance** – *The proposed square footage for this category exceeds the MSBA guidelines by 500 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.*

**RESPONSE: District acknowledges.**

- **Other** – *The District is proposing 14,575 square feet for this category which exceeds the MSBA guidelines. The following spaces are proposed:*
  - **School Store** – *The District is proposing (1) 600 nsf School Store in excess of the MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.*

**RESPONSE: District acknowledges.**

○ **Pre-School Program (13,975 nsf):**

- (8) 1,200 nsf Pre-School Classrooms with toilets/changing (15 students)
- (2) 175 nsf (totaling 350 nsf) Observation Areas: Childcare Development Pathway

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- (1) 400 nsf Pre-School OT/PT
  - (1) 150 nsf Pre-School Director Office
  - (2) 250 nsf (totaling 500 nsf) Pre-School Speech/Language
  - (1) 350 nsf Pre-School Conference Room
  - (1) 275 nsf Reception Area with Secretary
  - (1) 300 nsf Teacher Work Room/ Collaboration
  - (1) 600 nsf Student Lunch Room
  - (1) 150 nsf Social Worker Office
  - (1) 150 nsf BCBA Office
  - (1) 350 nsf Nurse
  - (1) 350 nsf Conference Room – In response to these review comments, please clarify the use of this conference room and how it differs from the proposed (1) 350 nsf Pre School Conference Room identified above.
- RESPONSE: The use of this Conference Room is as described in the updated Educational Program, attached.**
- (1) 450 nsf Sensory Room

The MSBA’s participation will be limited to Pre-School classrooms only, and potentially Pre-School spaces dedicated for special education, provided that the District submit additional information that further describes the proposed number of students, daily/weekly schedule, special education program, and space utilization impact on the schools in which these programs are currently housed.

**RESPONSE: The proposed number of students, scheduling, special education programs and space utilization impact on the existing elementary schools is as described in the updated Educational Program, attached.**

Please note that upon selection of a preferred schematic, the District may be required to adjust spaces/square footage that exceeds the MSBA guidelines and is not supported by the Educational Program provided.

No further review comments for this section.

**3.1.4 EVALUATION OF EXISTING CONDITIONS**

	Provide the following Items	Complete; No response required	Provided; District’s response required	Not Provided; District’s response required	Receipt of District’s Response; To be filled out by MSBA Staff
1	Confirmation of legal title to the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Determination that the property is available for development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Provide the following Items	Complete; No response required	Provided; District’s response required	Not Provided; District’s response required	Receipt of District’s Response; To be filled out by MSBA Staff
3	Existing historically significant features and any related effect on the project design and/or schedule.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Determination of any development restrictions that may apply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Initial Evaluation of building code compliance for the existing facility.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Initial Evaluation of Architectural Access Board rules and regulations and their application to a potential project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Preliminary evaluation of significant structural, environmental, geotechnical, or other physical conditions that may impact the cost and evaluations of alternatives.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Determination for need and schedule for soils exploration and geotechnical evaluation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Environmental site assessments minimally consisting of a Phase I: Initial Site Investigation performed by a licensed site professional.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Assessment of the school for the presence of hazardous materials.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Previous existing building and/or site reports, studies, drawings, etc. provided by the district, if any.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

3) The information provided indicates a Project Notification Form (“PNF”) was submitted to the Massachusetts Historical Commission (“MHC”) on August 27, 2020, and MHC approval was obtained on September 15, 2020.

8) The information provided on page 12-13 of the Preliminary Geotechnical Report prepared by Lahlaf Geotechnical Consulting, Inc. (LGCI), states:

“We recommended performing additional explorations, including soil borings and test pits during the next phase of the project after the proposed building layout, size, and location have been established. We believe that test pits are more suited for areas where the fill contains large cobbles and boulders. We recommend advancing at least (16) additional borings and excavating at least twelve test pits.”

In response to these review comments, provide a description of how this recommendation will be scheduled in future phases of project.

**RESPONSE: The schedule of the recommended explorations will move forward after the PSR final option is determined once the building final footprint is determined. A building footprint**

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will be established during Schematic Design phase, and the explorations will be completed at that time.

9) Note that costs associated with the removal of fuel storage tanks and associated contaminated soil is considered ineligible for reimbursement. Please acknowledge.

**RESPONSE: Acknowledged**

10) It should be noted that all costs associated with the removal of asbestos containing floor and ceiling tiles are categorically ineligible for MSBA reimbursement. Additionally, the project team should be aware of the current policies associated with MSBA's participation in the abatement and removal of hazardous materials. Please note that work associated with the removal of associated contaminated soil and materials are considered ineligible for reimbursement.

11) In response to these review comments, provide any previous existing building and/or site reports, studies, drawings, etc. provided by the district, if any.

**RESPONSE:**

1. Preliminary Design Study by HMFH, attached
2. Transportation Impact Study by Nitsch, attached

No further review comments for this section.

**3.1.5 SITE DEVELOPMENT REQUIREMENTS**

	Provide the following Items	Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	A narrative describing project requirements related to site development to be considered during the preliminary and final evaluation of alternatives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Existing site plan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

1) As part of the District's Preferred Schematic Report ("PSR"), provide a site section that illustrates how the preferred schematic sits on the site and how the proposed location impacts access and circulation. Please acknowledge.

**RESPONSE: Acknowledged.**

No further review comments for this section.

**3.1.6 PRELIMINARY EVALUATION OF ALTERNATIVES**

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	Provide the following Items	Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	Analysis of school district student school assignment practices and available space in other schools in the district	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tuition agreement with adjacent school districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Rental or acquisition of existing buildings that could be made available for school use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Code Upgrade option that includes repair of systems and/or scope required for purposes of code compliance; with no modification of existing spaces or their function	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Renovation(s) and/or addition(s) of varying degrees to the existing building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Construction of new building and the evaluation of potential locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	List of 3 distinct alternatives (including at least 1 renovation and/or addition option) are recommended for further development and evaluation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

As part of the Preliminary Evaluation of Alternatives, the District explored the following ten (10) options for grades 9-12 with an enrollment of 695 students at the existing Stoneham High School site:

- Option 1: Code Upgrade with an estimated project costs \$115 million
- Option 2: Renovation with an estimated project cost of \$173.4 million
- Option 3A1: Addition/Renovation with an estimated project cost of \$175.7 million
- Option 3A2: Addition/Renovation with an estimated project cost of \$175.2 million
- Option 3B: Addition/Renovation with an estimated project cost of \$174.6 million
- Option 4A1: New Construction with an estimated project cost of \$177.7 million
- Option 4A2: New Construction with an estimated project cost of \$180.6 million
- Option 4A3: New Construction with an estimated project cost of \$174.8 million
- Option 4B: New Construction with an estimated project cost of \$172.9 million
- Option 4C: New Construction with an estimated project cost of \$173.7 million

1) The information provided indicates there are no available spaces within the District for swing space. As part of the District's PSR, please provide information that describes the anticipated impact to students during an occupied and phased construction project. Please acknowledge.

**RESPONSE: The District acknowledges.**

7) The District has indicated further evaluation of the following five (5) options as part of its PSR:

- Option 1: Code Upgrade with an estimated project costs \$115 million
- Option 2: Renovation with an estimated project cost of \$173.4 million

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- Option 3A2: Addition/Renovation with an estimated project cost of \$175.2 million
- Option 4A3: New Construction with an estimated project cost of \$174.8 million
- Option 4B: New Construction with an estimated project cost of \$172.9 million

No further review comments for this section.

3.1.7 LOCAL ACTIONS AND APPROVAL

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	Signed Local Actions and Approvals Certification: (original)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Certified copies of the School Building Committee meeting notes showing specific submittal approval vote language and voting results, and a list of associated School Building Committee meeting dates, agenda, attendees and description of the presentation materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

No review comments for this section.

3.1.8 APPENDICES

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	Current Statement of Interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	MSBA Board Action Letter including the invitation to conduct a Feasibility Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Design Enrollment Certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MSBA Review Comments:

No review comments for this section.

Additional Comments:

The MSBA issues project advisories from time to time, as informational updates for Districts, Owner's Project Managers ("OPM"), and Designers in an effort to facilitate the efficient and effective administration of proposed projects currently pending review by the MSBA. The advisories can be found on the MSBA's website. In response to these review comments, please confirm that the District's consultants have reviewed all project advisories and they have been incorporated into the proposed project as applicable.

**RESPONSE: The Designer and OPM have reviewed the project advisories and have incorporated them in the proposed project as applicable.**

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Regarding Past Projects:

MSBA records do not indicate previous grants associated with Stoneham High School.

End

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RENOVATIONS ONLY

Stoneham High School

ROOMTYPE	Existing Conditions		PROPOSED		Total
	ROOM NFA <sup>1</sup>	# OF RMS	Existing to Remain/Renovated area totals	New area totals	
<b>CORE ACADEMIC SPACES</b>					
Life Sciences (different labs separately)			37,670	0	37,670
Classroom - General	800	10	15,200	800	16,000
Classroom - General	900	2	1,800	900	2,700
Classroom - General	1,000	7	7,000	1,000	8,000
Classroom - General	500	1	500		500
Collaboration Space per neighborhood			3,000	500	3,500
Teacher Planning			2,400	1,200	3,600
Small Group Seminar (20-30 seats)			1,000	2,400	3,400
Science Classroom (Lab) labs that are multi-functional to utilize all science rooms-typical MSBA	1,200	8	8,640	500	9,140
Prep Room	280	5	1,400	1,440	2,840
Department Office	300	4	1,200	280	1,480
Department Office	700	1	700	200	900
Central Chemical Storage Rm				200	200
Health Classroom	800	1	800	850	1,650
World Language Lab	900	1	900	900	1,800
ESL Services: 1 CR (full size) @ 900 sf			7,280	0	7,280
<b>SPECIAL EDUCATION</b>					
Life Sciences (different labs separately)			10,144		10,144
Life Sciences (different labs separately)					
Self-Care / SPED Toilet	4	710			2,840
Resource Room: 2 measurement centers (D.J. poppy) @ 150sf, 2 General CR @ 900sf (divider)	200	1	200		200
RISE Life Skills: 2 CR @ 900 sf, 150sf Toilet between RISE and STRIDE	785	1	785		785
RISE Life Skills (Rise 1 & Rise 2)	1,234	1	1,234		1,234
STRIDE Social Emotional Learning	265	1	265		265
STRIDE SEL: 1 CR @ 900, (partition) 2 office @ 150, (suite with common area connect to CR)	965	1	965		965
STRIDE Office	295	1	295		295
Central Office	1,180	1	1,180		1,180
Speech and Language: 1 CR (half size) @ 450 sf, 1 Office @ 150 sf (near Rise)					
OT/PT: 1 CR @ 600 sf					
Common Planning Area	1,180	1	1,180		1,180
Language Based: 2 CR (half size) @ 450 sf (operable wall between)	790	1	790		790
ELL	350	1	350		350
<b>ART &amp; MUSIC</b>					
Art Classroom - 25 seats with Ceramics	1,160	3	3,480		8,344
Art Workshop w/ Storage & Lin	2,025	1	2,025		3,480
Art Room with divider					
Art/Dance Room	408	1	408		408
Band - 300 seats	1,828	1	1,828		1,828
Character Education Practice					
Music Practice	74	4	296		296
Music Storage	277	1	277		277
<b>VOGATIONS &amp; TECHNOLOGY</b>					
Technology/Engineering Rooms: Computer Draft					
Engineer Lab (east) New combine Maker, Eng, Robotics, Some Shop (clean, dirty, lab lab)	900	1	900		900
Engineering Rooms: Computer-Draft/Project Lead the Way					
Technology Shop: Child Development	1,547	1	1,547		1,547
Technology Shop: Fashion Lab / Child Development	1,160	1	1,160		1,160
Video Studio/Streaming/Aids (in Engineer Lab, has 52)					
Video Studio/Streaming/Aids (in Engineer Lab, has 52) radio with green screen, graphics art, slot)	870	1	870		870
Interdisciplinary Project and Performance Room (2,100 sf)					
<b>HEALTH &amp; PHYSICAL EDUCATION</b>					
Gymnasium with Gymnastics (70' vault, beam, mat, uneven bars, track)	16,000	1	16,000		16,000
Gymnasium Storage	510	1	510		510
PE Alternatives-Fitness, Conditioning, Strength	2,240	1	2,240		2,240
Athletics: Storeroom (indoor track, high jump, BB Scoring, chairs)	280	1	280		280
PE Locker Rooms - 1 Male / 1 Female w/ Toilet (50-60 stud.)	2,420	2	4,840		4,840
Phys. Ed. Storage	200	2	400		400
Athletic Director's Office, Secretary, Conference Area	600	1	600		600

RENOVATIONS ONLY

Stoneham High School

ROOMTYPE	Existing Conditions		PROPOSED		Total
	ROOM NFA <sup>1</sup>	# OF RMS	Existing to Remain/Renovated area totals	New area totals	
<b>HEALTH &amp; PHYSICAL EDUCATION</b>					
Health Instructor's Office w/ Shower & Toilet	2,650	1	2,650		2,650
Team Room (male 170 large lockers w/ toilets/showers)	2,970	1	2,970		2,970
Team Room (female 180 regular lockers w/ toilets/showers)	2,970	2	5,940		5,940
Men's and Women's Locker Room (near gym)	350	2	700		700
Male Athletic Coaches (2 offices & coaches' toilet + Shower)	320	1	320		320
Female Athletic Coaches (2 offices & coaches' toilet + Shower)	1,080	1	1,080		1,080
Training Room w/ storage	860	1	860		860
Equipment Room, laundry, store sports equip., storage	1,680	1	1,680		1,680
Team Meeting Rooms (60 students)	250	2	500		500
Office's Room	50	1	50		50
Ticketing					
<b>MEDIA CENTER</b>					
Media Center / Reading Room (cyclic café, student/help desk)	3,710	1	3,710		3,710
Computer Lab	795	1	795		795
Storage	240	1	240		240
History Lab in Media Area (in media center)	220	1	220		220
Media Center Meeting Room	270	1	270		270
Media Center Office	740	1	740		740
Technology Integration					
<b>AUDITORIUM / DRAMA</b>					
Auditorium (600 seats)	8,620	1	8,620		8,620
Stage	360	1	360		360
Stage Backstage	300	1	300		300
Male Dressing Rooms					
Female Dressing Rooms					
Control / Lighting / Projection	100	1	100		100
<b>DINING &amp; FOOD SERVICE</b>					
Cafeteria / Student Lounge / Break-out	8,000	1	8,000		8,000
Chair / Table Storage	220	1	220		220
Scramble Serving Area	3,040	1	3,040		3,040
Kitchen: 394 Robin Hood/365 South/264 Colonial Park (1,013)	980	1	980		980
Staff Lunch Room	280	1	280		280
District External Freezer (28Lx10Wx6H)					
<b>MEDICAL</b>					
Medical Suite Toilet	400	1	400		400
Nurses Office / Waiting Room					
Interview Room	400	1	400		400
Examination Room / Reading					
<b>ADMINISTRATION &amp; GUIDANCE</b>					
General Office / Waiting Room / Toilet	855	1	855		855
Teachers Mail and Time Room	140	1	140		140
Duplicating Room	400	1	400		400
Records Room	290	1	290		290
Records Room	385	1	385		385
Assistant Principals Office - AP2					
Supervisory / Space Office					
Conference Room	250	3	750		750
Guidance Office	80	5	400		480
Guidance Storage	90	1	90		90
Career Center	380	1	380		380
Records Room	790	1	790		790
Teachers Work Room	140	2	280		420
Business Office					
Business Office					
Kitchenette					
Department Head Planning Area (Max 8)					
ELA Lab, Science, World Language, Fine Arts, Spec. Ed. Laboratory					
Book Storage (6,000 books) near Department Head Planning Area					
Huddle Rooms for Quiet Space					
Offices: School Adjustment Counselor, School Psych., SPED Transition Coordinator/SPED Office					

ROOMTYPE	Existing to Remain/Renovated		New		Total
	ROOM NFA <sup>1</sup>	# OF RMS	ROOM NFA <sup>1</sup>	# OF RMS	
	800	19			800
	900	2			900
	1,000	2			1,000
	500	6			500
	1,200	2			1,200
	500	2			500
	1,440	6			1,440
	280	6			280
	200	1			200
	74	2			74
	500	1			500
	1,160	1			1,160
	160	2			160
	1,500	1			1,500
	1,500	1			1,500
	200	1			200
	74	2			74
	500	1			500
	11,060	0			11,060
	2,800	1			2,800
	1,380	1			1,380
	1,440	1			1,440
	2,000	1			2,000
	1,440	1			1,440
	2,000	1			2,000
	16,000	1			16,000
	510	1			510
	3,000	1			3,000
	500	1			500
	1,210	2			1,210
	200	2			200
	600	1			600
	600	1			600
	1,160	1			1,160
	160	2			160
	1,500	1			1,500
	1,500	1			1,500
	200	1			200
	74	2			74
	500	1			500
	6,388	0			6,388
	1,160	1			1,160
	160	2			160
	1,500	1			1,500
	1,500	1			1,500
	200	1			200
	74	2			74
	500	1			500
	11,060	0			11,060
	2,800	1			2,800
	1,380	1			1,380
	1,440	1			1,440
	2,000	1			2,000
	1,440	1			1,440
	2,000	1			2,000
	16,000	1			16,000
	510	1			510
	3,000	1			3,000
	500	1			500
	1,210	2			1,210
	200	2			200
	600	1			600
	600	1			600
	1,160	1			1,160
	160	2			160
	1,500	1			1,500
	1,500	1			1,500
	200	1			200
	74	2			74
	500	1			500
	6,388	0			6,388
	1,160	1			1,160
	160	2			160
	1,500	1			1,500
	1,500	1			1,500
	200	1			200
	74	2			74
	500	1			500
	11,060	0			11,060
	2,800	1			2,800
	1,380	1			1,380
	1,440	1			1,440
	2,000	1			2,000
	1,440	1			1,440
	2,000	1			2,000
	16,000	1			16,000
	510	1			510
	3,000	1			3,000
	500	1			500
	1,210	2			1,210
	200	2			200
	600	1			600
	600	1			600
	1,1				



RENOVATION AND ADDITIONS

ROOM TYPE	Existing Conditions		PROPOSED		Total
	ROOM NFA <sup>1</sup>	# OF RMS	ROOM NFA <sup>1</sup>	# OF RMS	
Health Instructor's Office w/ Shower & Toilet					
Team Room (male 170 (regular lockers w/ balls showers))	2,650	1	1,150	1	1,150
Team Room (female 180 (regular lockers w/ balls showers))	2,670	1	1,150	1	1,150
Locker Room (100 (regular lockers w/ balls showers))	350	2	300	2	300
Media Athletic Office (100 (6 showers))	300	2	300	2	300
Female Athletic Coach (2 offices 3 cubicles) toilet + Shower	120	1	300	300	300
Training Room w/ storage	1,840	1	700	700	700
Equipment Room, laundry, stone sports equip. storage	880	1	1,200	1,200	1,200
Team Meeting Room (60 students)	1,840	1			
Officials Room	250	2			
Ticketing	50	1			
<b>MEDIA CENTER</b>			<b>0</b>	<b>4,644</b>	<b>4,644</b>
Media Center / Reading Room (cyber café, student help desk)	3,710	1	4,244	1	4,244
Computer Lab	785	1			
Storage	240	1	400	1	400
History Lab in Media Area (in media center)	220	1			
Media Center Meeting Room	270	1			
Media Center Office	740	1			
Technology Integration					
<b>AUDITORIUM / DRAMA</b>			<b>0</b>	<b>9,850</b>	<b>9,850</b>
Auditorium (600 seats)	8,620	1	6,000	1	6,000
Stage	1,870	1	2,300	2,300	2,300
Rehearsal Storage	350	1	600	300	600
Makeup Dressing Rooms			150	150	150
Storage	100	1	200	200	200
Controls / Lighting / Projection					
<b>DINING &amp; FOOD SERVICE</b>			<b>0</b>	<b>7,103</b>	<b>7,103</b>
Cafeteria / Student Lounge / Break-out	8,000	1	3,475	1	3,475
Chair / Table Storage	220	1	324	324	324
Scramble Serving Area	3,040	1	600	600	600
Kitchen, 394 Robin Hood 395 South/ 264 Colonial Park (1,013)	990	1	2,000	2,000	2,000
Shelf Lunch Room	280	1	424	424	424
District External Freezer (28Lx10Wx8H)	280	1	280	280	280
<b>MEDICAL</b>			<b>0</b>	<b>770</b>	<b>770</b>
Medical Suite Toilet	400	1	60	2	120
Nurses Office / Waiting Room	400	1	250	250	250
Interview Room	400	1	100	100	100
Examination Room / Resting	400	1	100	3	300
<b>ADMINISTRATION &amp; GUIDANCE</b>			<b>0</b>	<b>5,782</b>	<b>5,782</b>
General Office / Waiting Room / Toilet	855	1	348	1	348
Teachers Mail and Time Room	140	1	100	100	100
Duplicating Room	400	1	200	1	200
Records Room	290	1	200	1	200
Principal's Office / Conference Area	395	1	125	1	125
Principal's Secretary / Waiting	290	1	150	1	150
Assistant Principals Office - AP1					
Assistant Principals Office - AP2					
Supervisory / Spare Office	250	3	120	1	120
Conference Room	165	5	450	1	450
Guidance Office	90	1	150	4	600
Guidance Storage	90	1	100	100	100
Career Center	380	1	324	1	324
Records Room	380	1	112	1	112
Teachers' Work Room	790	1	348	1	348
Business Office	140	2			
Microphone	140	1			
Department Head Planning Area (Max B)			700	1	700
Book Storage (6,000 books) near Department Head Planning Area			500	1	500
Huddle Rooms for Quiet Space			50	6	300
Offices: School Adjustment Counselor, School Psych., SPED Transition Coordinator/SPED Office	130	4	150	4	600

ROOM TYPE	Existing Conditions		PROPOSED		Total
	ROOM NFA <sup>1</sup>	# OF RMS	ROOM NFA <sup>1</sup>	# OF RMS	
Health Instructor's Office w/ Shower & Toilet					
Team Room (male 170 (regular lockers w/ balls showers))	2,650	1	1,150	1	1,150
Team Room (female 180 (regular lockers w/ balls showers))	2,670	1	1,150	1	1,150
Locker Room (100 (regular lockers w/ balls showers))	350	2	300	2	300
Media Athletic Office (100 (6 showers))	300	2	300	2	300
Female Athletic Coach (2 offices 3 cubicles) toilet + Shower	120	1	300	300	300
Training Room w/ storage	1,840	1	700	700	700
Equipment Room, laundry, stone sports equip. storage	880	1	1,200	1,200	1,200
Team Meeting Room (60 students)	1,840	1			
Officials Room	250	2			
Ticketing	50	1			
<b>MEDIA CENTER</b>			<b>0</b>	<b>4,644</b>	<b>4,644</b>
Media Center / Reading Room (cyber café, student help desk)	3,710	1	4,244	1	4,244
Computer Lab	785	1			
Storage	240	1	400	1	400
History Lab in Media Area (in media center)	220	1			
Media Center Meeting Room	270	1			
Media Center Office	740	1			
Technology Integration					
<b>AUDITORIUM / DRAMA</b>			<b>0</b>	<b>9,850</b>	<b>9,850</b>
Auditorium (600 seats)	8,620	1	6,000	1	6,000
Stage	1,870	1	2,300	2,300	2,300
Rehearsal Storage	350	1	600	300	600
Makeup Dressing Rooms			150	150	150
Storage	100	1	200	200	200
Controls / Lighting / Projection					
<b>DINING &amp; FOOD SERVICE</b>			<b>0</b>	<b>7,103</b>	<b>7,103</b>
Cafeteria / Student Lounge / Break-out	8,000	1	3,475	1	3,475
Chair / Table Storage	220	1	324	324	324
Scramble Serving Area	3,040	1	600	600	600
Kitchen, 394 Robin Hood 395 South/ 264 Colonial Park (1,013)	990	1	2,000	2,000	2,000
Shelf Lunch Room	280	1	424	424	424
District External Freezer (28Lx10Wx8H)	280	1	280	280	280
<b>MEDICAL</b>			<b>0</b>	<b>770</b>	<b>770</b>
Medical Suite Toilet	400	1	60	2	120
Nurses Office / Waiting Room	400	1	250	250	250
Interview Room	400	1	100	100	100
Examination Room / Resting	400	1	100	3	300
<b>ADMINISTRATION &amp; GUIDANCE</b>			<b>0</b>	<b>5,782</b>	<b>5,782</b>
General Office / Waiting Room / Toilet	855	1	348	1	348
Teachers Mail and Time Room	140	1	100	100	100
Duplicating Room	400	1	200	1	200
Records Room	290	1	200	1	200
Principal's Office / Conference Area	395	1	125	1	125
Principal's Secretary / Waiting	290	1	150	1	150
Assistant Principals Office - AP1					
Assistant Principals Office - AP2					
Supervisory / Spare Office	250	3	120	1	120
Conference Room	165	5	450	1	450
Guidance Office	90	1	150	4	600
Guidance Storage	90	1	100	100	100
Career Center	380	1	324	1	324
Records Room	380	1	112	1	112
Teachers' Work Room	790	1	348	1	348
Business Office	140	2			
Microphone	140	1			
Department Head Planning Area (Max B)			700	1	700
Book Storage (6,000 books) near Department Head Planning Area			500	1	500
Huddle Rooms for Quiet Space			50	6	300
Offices: School Adjustment Counselor, School Psych., SPED Transition Coordinator/SPED Office	130	4	150	4	600

RENOVATION AND ADDITIONS

ROOM TYPE	Existing Conditions		PROPOSED		Total
	ROOM NFA <sup>1</sup>	# OF RMS	ROOM NFA <sup>1</sup>	# OF RMS	
<b>CUSTODIAL &amp; MAINTENANCE</b>			<b>2,647</b>	<b>0</b>	<b>2,647</b>
Custodian's Office	120	1	150	1	150
Custodian's Workshop	95	3	250	250	250
Recycling Room / Trash	612	1	375	1	375
Storage and General Supply	180	1	300	1	300
Network / Telecom Room	720	1	448	1	448
Exterior general Storage			200	200	200
<b>OTHER</b>			<b>0</b>	<b>14,895</b>	<b>14,895</b>
Offices: Superintendent (PRIS)	8,500	1	1,200	8	9,600
Pre-School Classrooms w/ (lockers changing (15 students))			175	2	350
Observation Areas, Childcare Development Pathway			400	400	400
Pre-School OT/PT			150	150	150
Pre-School Director Office			250	250	250
Pre-School Speech Language			300	300	300
Pre-School Conference Room			275	275	275
Teacher Work Room/Collaboration			300	300	300
Student Lunch Room			600	600	600
Indoor Play area			150	150	150
Social Worker Office			150	150	150
IEBA Office			350	350	350
Conference Room			450	1	450
Sensory Room			600	2	1,200
School Store			80	2	160
Mothers Room					
Total Building Net Floor Area (NFA)			91,444		136,071
Proposed Student Capacity / Enrollment					
<b>NON-PROGRAMMED SPACES</b>			<b>-44,827</b>	<b>45,722</b>	<b>68,035</b>
Other Occupied Rooms (list separately)					
Unoccupied Cabsets, Supply Rooms & Storage Rooms					
Toilet Rooms					
Circulation (corridors, stairs, ramps & elevators)					
Remaining					
Total Building Gross Floor Area (GFA) <sup>2</sup>			46,617	33%	68,036
Grossing Factor (GFA/NFA)			0.00		1.50

ROOM TYPE	Existing Conditions		PROPOSED		Total
	ROOM NFA <sup>1</sup>	# OF RMS	ROOM NFA <sup>1</sup>	# OF RMS	
Health Instructor's Office w/ Shower & Toilet					
Team Room (male 170 (regular lockers w/ balls showers))	2,650	1	1,150	1	1,150
Team Room (female 180 (regular lockers w/ balls showers))	2,670	1	1,150	1	1,150
Locker Room (100 (regular lockers w/ balls showers))	350	2	300	2	300
Media Athletic Office (100 (6 showers))	300	2	300	2	300
Female Athletic Coach (2 offices 3 cubicles) toilet + Shower	120	1	300	300	300
Training Room w/ storage	1,840	1	700	700	700
Equipment Room, laundry, stone sports equip. storage	880	1	1,200	1,200	1,200
Team Meeting Room (60 students)	1,840	1			
Officials Room	250	2			
Ticketing	50	1			
<b>MEDIA CENTER</b>			<b>0</b>	<b>4,644</b>	<b>4,644</b>
Media Center / Reading Room (cyber café, student help desk)	3,710	1	4,244	1	4,244
Computer Lab	785	1			
Storage	240	1	400	1	400
History Lab in Media Area (in media center)	220	1			
Media Center Meeting Room	270	1			
Media Center Office	740	1			
Technology Integration					
<b>AUDITORIUM / DRAMA</b>			<b>0</b>	<b>9,850</b>	<b>9,850</b>
Auditorium (600 seats)	8,620	1	6,000	1	6,000
Stage	1,870	1	2,300	2,300	2,300
Rehearsal Storage	350	1	600	300	600
Makeup Dressing Rooms			150	150	150
Storage	100	1	200	200	200
Controls / Lighting / Projection					
<b>DINING &amp; FOOD SERVICE</b>			<b>0</b>	<b>7,103</b>	<b>7,103</b>
Cafeteria / Student Lounge / Break-out	8,000	1	3,475	1	3,475
Chair / Table Storage	220	1	324	324	324
Scramble Serving Area	3,040	1	600	600	600
Kitchen, 394 Robin Hood 395 South/ 264 Colonial Park (1,013)	990	1	2,000	2,000	2,000
Shelf Lunch Room	280	1	424	424	424
District External Freezer (28Lx10Wx8H)	280	1	280	280	280
<b>MEDICAL</b>			<b>0</b>	<b>770</b>	<b>770</b>
Medical Suite Toilet	400	1	60	2	120
Nurses Office / Waiting Room	400	1	250	250	250
Interview Room	400	1	100	100	100
Examination Room / Resting	400	1	100	3	300
<b>ADMINISTRATION &amp; GUIDANCE</b>			<b>0</b>	<b>5,782</b>	<b>5,782&lt;/</b>

NEW CONSTRUCTION

SCHEMATIC	EXISTING CONDITIONS		PROPOSED		Total
	ROOM NFA	# OF RMS	ROOM NFA	# OF RMS	
<b>CORE ACADEMIC SPACES</b> (All classrooms of different sizes separately)					
Classroom - General	800	10	900	23	17,200
Classroom - General	900	2	20,700	900	20,700
Classroom - General	1,000	7			
Classroom - General	500	1			
Collaboration Space per neighborhood			500	6	3,000
Teacher Planning			100	23	2,300
Small Group Seminar (20-30 seats)			500	2	1,000
Science Classroom / Lab (labs that are multi-functional to utilize all science rooms-typical MSBA)	1,200	8	1,440	6	8,640
Prep Room	280	5	200	6	1,200
Department Office	300	4			
Department Office	700	1			
Central Chemical Storage Rm			200	1	200
Health Classroom	600	1	850	1	850
World Language Lab			900	1	900
ESL Services: 1 CR (full size) @ 900 sf			900	1	900
<b>SPECIAL EDUCATION</b> (All classrooms of different sizes separately)					
Self-contained SPED					
Self-contained SPED Toilet					
Reception Room: 2 assessment centers (3-4 people) @ 150sf, 20mineral CR @ 600sf (divided)	4	710	2,100	1	2,100
Small Group Room	200	1			
RISE Life Skills: 2 CR @ 900 sf, 150sf toilet between RISE and STRIDE	785	1	1,950	1	1,950
RISE Life Skills (Rise 1 & Rise 2)	1,234	1			
STRIDE Social Emotional Learning	265	1			
STRIDE SEL: 1 CR @ 900, (partition) 2 offices @ 150, (suite with common area connect to CR)	965	1	1,050	1	1,050
STRIDE Office	295	1			
Central Office	1,180	1			
Speech and Language: 1 CR (half size) @ 450 sf, 1 Office @ 150 sf (near Rise)			600	1	600
OT/PT: 1 CR @ 650 sf			650	1	650
Common Planning Area	1,180	1			
Language Based: 2 CR (half size) @ 450 sf (operable wall between)	790	1	450	2	900
ELL	350	1			
<b>ART &amp; MUSIC</b>					
Art Classroom - 25 seats with Ceramics	1,160	3	1,200	1	1,200
Art Classroom w/ Storage & kit	2,025	1	150	2	300
Art Room with divider			1,500	1	1,500
Art Day Room	408	1			
Change 30 x 100 seats	1,658	1	1,500	1	1,500
Change 30 x 100 seats			200	1	200
Music Studio			75	2	150
Music Practice	74	4	500	1	500
Music Storage	277	1			
<b>VOCATIONS &amp; TECHNOLOGY</b>					
Technology/Engineering Rooms: Computer Draft					
Engineering Lab (exit) New combine Maker, Eng, Robotics, Science Shop (clean, dirty, lab lab)	950	1	2,800	1	2,800
Engineering Rooms: Computer Draft Project Lead the Way			1,440	1	1,440
Technology Shop: Child Development					
Technology Shop: Fashion Lab / Child Development	1,547	1			
Technology Shop: Culinary	1,160	1	1,440	1	1,440
Workshop Area for Engineers (lab like 50)			2,000	1	2,000
Video Production Studio with graphics, post card			1,440	1	1,440
Computer School/ Bio-Medical: Project Lead the Way			1,440	1	1,440
Interdisciplinary Project and Performance Room (2,000 sf)	870	1	2,000	1	2,000
<b>HEALTH &amp; PHYSICAL EDUCATION</b>					
Gymnasium with Gymnastics (70' vault, beam, mat, uneven bars, track)	16,000	1	16,000	1	16,000
Gymnastics Storage	510	1	300	1	300
PE Alternative: Fitness, Conditioning, Strength	2,240	1	3,000	1	3,000
Athletics: Storeroom (indoor track, high jump, BB, Sporing, chairs)	280	1	500	1	500
PE Locker Rooms - 1 Male / 1 Female w/ Toilets (50-60 stud.)	2,420	2	2,200	2	4,400
Phys. Ed. Storage	200	2	400	1	400
Athletic Director's Office, Secretary, Conference Area	600	1	400	1	400

SCHEMATIC	EXISTING CONDITIONS		PROPOSED		Total
	ROOM NFA	# OF RMS	ROOM NFA	# OF RMS	
<b>CORE ACADEMIC SPACES</b> (All classrooms of different sizes separately)					
Classroom - General	850	23	900	23	19,500
Classroom - General	1,000	7			
Classroom - General	500	1			
Collaboration Space per neighborhood			500	6	3,000
Teacher Planning			100	23	2,300
Small Group Seminar (20-30 seats)			500	2	1,000
Science Classroom / Lab (labs that are multi-functional to utilize all science rooms-typical MSBA)	1,440	6	1,440	6	8,640
Prep Room	280	5	200	6	1,200
Department Office	300	4			
Department Office	700	1			
Central Chemical Storage Rm			200	1	200
Health Classroom	600	1	850	1	850
World Language Lab			900	1	900
ESL Services: 1 CR (full size) @ 900 sf			900	1	900
<b>SPECIAL EDUCATION</b> (All classrooms of different sizes separately)					
Self-contained SPED					
Self-contained SPED Toilet					
Reception Room: 2 assessment centers (3-4 people) @ 150sf, 20mineral CR @ 600sf (divided)	4	710	2,100	1	2,100
Small Group Room	200	1			
RISE Life Skills: 2 CR @ 900 sf, 150sf toilet between RISE and STRIDE	785	1	1,950	1	1,950
RISE Life Skills (Rise 1 & Rise 2)	1,234	1			
STRIDE Social Emotional Learning	265	1			
STRIDE SEL: 1 CR @ 900, (partition) 2 offices @ 150, (suite with common area connect to CR)	965	1	1,050	1	1,050
STRIDE Office	295	1			
Central Office	1,180	1			
Speech and Language: 1 CR (half size) @ 450 sf, 1 Office @ 150 sf (near Rise)			600	1	600
OT/PT: 1 CR @ 650 sf			650	1	650
Common Planning Area	1,180	1			
Language Based: 2 CR (half size) @ 450 sf (operable wall between)	790	1	450	2	900
ELL	350	1			
<b>ART &amp; MUSIC</b>					
Art Classroom - 25 seats with Ceramics	1,160	3	1,200	1	1,200
Art Classroom w/ Storage & kit	2,025	1	150	2	300
Art Room with divider			1,500	1	1,500
Art Day Room	408	1			
Change 30 x 100 seats	1,658	1	1,500	1	1,500
Change 30 x 100 seats			200	1	200
Music Studio			75	2	150
Music Practice	74	4	500	1	500
Music Storage	277	1			
<b>VOCATIONS &amp; TECHNOLOGY</b>					
Technology/Engineering Rooms: Computer Draft					
Engineering Lab (exit) New combine Maker, Eng, Robotics, Science Shop (clean, dirty, lab lab)	950	1	2,800	1	2,800
Engineering Rooms: Computer Draft Project Lead the Way			1,440	1	1,440
Technology Shop: Child Development					
Technology Shop: Fashion Lab / Child Development	1,547	1			
Technology Shop: Culinary	1,160	1	1,440	1	1,440
Workshop Area for Engineers (lab like 50)			2,000	1	2,000
Video Production Studio with graphics, post card			1,440	1	1,440
Computer School/ Bio-Medical: Project Lead the Way			1,440	1	1,440
Interdisciplinary Project and Performance Room (2,000 sf)	870	1	2,000	1	2,000
<b>HEALTH &amp; PHYSICAL EDUCATION</b>					
Gymnasium with Gymnastics (70' vault, beam, mat, uneven bars, track)	16,000	1	16,000	1	16,000
Gymnastics Storage	510	1	300	1	300
PE Alternative: Fitness, Conditioning, Strength	2,240	1	3,000	1	3,000
Athletics: Storeroom (indoor track, high jump, BB, Sporing, chairs)	280	1	500	1	500
PE Locker Rooms - 1 Male / 1 Female w/ Toilets (50-60 stud.)	2,420	2	2,200	2	4,400
Phys. Ed. Storage	200	2	400	1	400
Athletic Director's Office, Secretary, Conference Area	600	1	400	1	400

NEW CONSTRUCTION

SCHEMATIC	EXISTING CONDITIONS		PROPOSED		Total
	ROOM NFA	# OF RMS	ROOM NFA	# OF RMS	
<b>CORE ACADEMIC SPACES</b> (All classrooms of different sizes separately)					
Health Instructor's Office w/ Shower & Toilet	2,650	1	1,150	1	1,150
Team Room (male 170 large lockers w/ toilets showers)	2,970	1	1,150	1	1,150
Team Room (female 180 regular lockers w/ toilets showers)	2,970	2	300	2	300
Male Athletic Coach Office (full sized)	350	2	300	300	300
Female Athletic Coach Office (full sized)	350	2	300	300	300
Female Athletic Coaches (2 offices 3 coaches) toilet + Shower	1,060	1	700	1	700
Equipment Room, laundry, slow sports equip. storage	860	1	1,200	1	1,200
Team Meeting Rooms (60 students)	1,880	1			
Official's Room	250	2			
Ticketing	50	1			
<b>MEDIA CENTER</b>					
Media Center / Reading Room (cyber cafe, student help desk)	3,710	1	4,244	1	4,244
Computer Lab	785	1			
Storage	240	1	400	1	400
History Lab in Media Area (in media center)	220	1			
Media Center Meeting Room	220	1			
Media Center Office	270	1			
Technology Integration	740	1			
<b>AUDITORIUM / DRAMA</b>					
Auditorium (600 seats)	8,820	1	9,880	1	9,880
Stage	1,975	1	2,300	1	2,300
Backstage	360	1	600	2	600
Sound Booth			150	150	150
Control / Lighting / Projection	100	1	200	200	200
<b>DINING &amp; FOOD SERVICE</b>					
Cafeteria / Student Lounge / Break-out	8,000	1	3,475	3,475	7,003
Chair / Table Storage	220	1	324	324	324
Scramble Storage Area	3,040	1	2,000	2,000	2,000
Kitchen: 394' Robin Hood / 355' South / 264' Colonial Park (1,013)	960	1	424	424	424
Surf Lunch Room	280	1	280	280	280
District External Freezer (28Lx10Wx9H)					
<b>MEDICAL</b>					
Medical Suite Toilet	400	1	60	2	120
Nurses' Office / Waiting Room			250	1	250
Interview Room			100	1	100
Examination Room / Resting			100	3	300
<b>ADMINISTRATION &amp; GUIDANCE</b>					
General Office / Waiting Room / Toilet	855	1	348	348	5,752
Teachers Mail and Time Room	140	1	100	100	100
Duplicating Room	400	1	200	200	200
Records Room	280	1	200	200	200
Principal's Office / Conference Area			125	125	125
Principal's Secretary / Waiting			150	150	150
Assistant Principals Office - AP1			150	150	150
Supervisory / Space Office			120	120	120
Conference Room	250	3	450	450	450
Guidance Office	90	5	100	100	100
Guidance Storeroom	90	1	100	100	100
Records Room	360	1	324	324	324
Teachers Work Room	780	1	112	112	112
Business Office	780	1	348	348	348
Business Office	140	1			
Department Head Planning Area (Max 8)			700	1	700
Book Storage (6,000 books) near Department Head Planning Area			500	1	500
Huddle Rooms for Quiet Space			50	6	300
Offices: School Adjustment Counselor, School Psych., SPED Transition Coordinator/SPED Office	130	4	150	4	600

SCHEMATIC	EXISTING CONDITIONS		PROPOSED		Total
	ROOM NFA	# OF RMS	ROOM NFA	# OF RMS	
<b>CORE ACADEMIC SPACES</b> (All classrooms of different sizes separately)					
Health Instructor's Office w/ Shower & Toilet	2,650	1	1,150	1	1,150
Team Room (male 170 large lockers w/ toilets showers)	2,970	1	1,150	1	1,150
Team Room (female 180 regular lockers w/ toilets showers)	2,970	2	300	2	300
Male Athletic Coach Office (full sized)	350	2	300	300	300
Female Athletic Coach Office (full sized)	350	2	300	300	300
Female Athletic Coaches (2 offices 3 coaches) toilet + Shower	1,060	1	700	1	700
Equipment Room, laundry, slow sports equip. storage	860	1	1,200	1	1,200
Team Meeting Rooms (60 students)	1,880	1			
Official's Room	250	2			
Ticketing	50	1			
<b>MEDIA CENTER</b>					
Media Center / Reading Room (cyber cafe, student help desk)	3,710	1	4,244	1	4,244
Computer Lab	785	1			
Storage	240	1	400	1	400
History Lab in Media Area (in media center)	220	1			

NEW CONSTRUCTION

ROOM TYPE	Existing Conditions		PROPOSED		MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)		
	ROOM NFA <sup>1</sup>	# OF RMS	Existing to Remain/Renovated	New	ROOM NFA <sup>1</sup>	# OF RMS	area totals
<b>RECREATIONAL &amp; MAINTENANCE</b>							
Custodian's Office	120	1	0	150	150	1	2,443
Custodian's Workshop				250	250	1	150
Custodian's Storage	55	3		375	375	1	250
Recycling Room/Trash				400	400	1	375
Receiving and General Supply	612	1		400	400	1	400
Storage				324	324	1	324
Network / Telecom Room	180	1		200	200	1	200
Exterior general Storage	720	1		500	500	1	200
<b>OTHER</b>							
District Office- Superintendent/PS	8,300	1	0	14,695	14,695	1	14,695
District Office- Assistant Superintendent (15 Students)				6,900	6,900	1	8,300
Observation Areas, Children Development Pathway				175	2	3,500	175
Pre School OT/PT				400	1	400	400
Pre School Director Office				150	1	150	150
Pre School Speech/ Language				250	2	500	250
Pre School Conference Room				350	1	350	350
Reception Area with Secretary				375	1	375	375
Teacher Collaboration				600	1	600	600
Student Lunch Room				150	1	150	150
Indoor Play area				150	1	150	150
Social Worker Office				150	1	150	150
BCBA Office				350	1	350	350
Nurse				450	1	450	450
Services Room				600	1	600	600
School Store	550	1		60	2	120	60
Mother's Room							120
Total Building Net Floor Area (NFA)			0	136,071	136,071		136,071
Proposed Student Capacity / Enrollment							99,882
<b>NON-PROGRAMMED SPACES</b>							
Other Occupied Rooms (list separately)							695
Unoccupied Closets, Supply Rooms & Storage Rooms							
Toilet Rooms							
Circulation (corridors, stairs, ramps & elevators)							
Remaining <sup>2</sup>							
Total Building Gross Floor Area (GFA) <sup>2</sup>			0	68,036	68,036		68,036
Construction factor (GFANFA)							150,120
							150

H. MSBA PDP REVIEW ADDITIONAL COMMENTS

The District received the following additional comments from the MSBA on the PDP submission.

- Please note all proposed science/technology spaces should conform to the MSBA science facility guidelines, with a minimal amount of built-in structures that are specific to a program.
- As a 1:1 District, are students permitted to bring their devices home for use? If so, to what extent is internet access available in students' homes and why are loaner Chromebooks needed?
- The spring floor used for gymnastics should also be considered for use by the dance program.
- On page 63 of the educational program notes the proposed Engineering Lab is one space that would allow three labs to be merged together. In the revised educational program be sure to detail how the space would be scheduled, maintained, and supervised.
- Please provide additional information about the STRIDE and RISE programs (page 53-54): specifically, how many students are currently in each of these programs, and what has the enrollment range been over the last few years? Also be sure to include this information in the District's special education submittal in schematic design phase.
- The information provided talks a lot about connections to the outdoors and outdoor learning in the visioning documents, but not as much information is found in the educational plan itself. Please provide additional information in the revised educational program that addresses the connections to outdoors and outdoor learning in the proposed facility.

The District's response to these additional comments are included in the Educational Program, included in Section 3.3.4.

APPENDICES	LOCAL ACTIONS & APPROVALS	PREFERRED SOLUTION	FINAL EVALUATION OF ALTERNATIVES	EVALUATION OF EXISTING CONDITIONS	INTRODUCTION	TABLE OF CONTENTS
	3.3.5	3.3.4	3.3.3	3.3.2	3.3.1	