

## Project Minutes

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

Project No.: 20033  
 Meeting Date: 12/16/2020  
 Time: 7:00pm  
 Meeting No: 16

### Attendees:

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

Item #	Action	Discussion
16.1	Record	Call to Order, 6:00 PM, meeting opened by roll call.
16.2	Record	In accordance with the executive order issued by the Governor on March 10, 2020, this meeting will be held via video conference and a recording of such will be posted on the Town's website.
16.3	Record	A motion was made by J. Craigie and seconded by L. Gallagher to approve the 12/7/20 School Building Committee meeting minutes. No discussion, motion passed unanimous by roll call vote.
16.4	Record	J. Seeley reviewed the Updated Schematic Design Phase Meetings and Agenda Schedule, attached.
16.5	Record	J. Seeley reviewed the MSBA Facilities Assessment Subcommittee, (FAS) meeting guidelines, attached.
16.6	J. Macero	J. Macero to review if there is a Pre-K Guideline that the proposed Pre-K program can be compared to. <i>(from prior meeting)</i>
16.7	J. Macero	J. Macero to review and provide direction on how close the middle school is to capacity and if it will need the space for the potential District Offices in the future? <i>(from prior meeting)</i>
16.8	Record	B. Trivas indicated the costs of relocating the stadium to a new location and renovating at the current location are the same, assuming both options would have a turf field with upgraded track, bleachers, lighting, and AV.
16.9	Record	B. Trivas indicated the calculated PreK parking spaces are 23 spaces.
16.10	Record	B. Trivas indicated the calculated parking spaces per the Zoning Bylaw is 273 spaces, including PreK.
16.11	J. Seeley	J. Seeley to break out the costs in a series of categories: Base High School Project followed by a listing of the Community Related Enhancements such as the synthetic playfields, concession/locker room building, traffic signals, PreK Program, District Offices, Larger Auditorium, Larger Gymnasium, District Kitchen in the SD Phase. <i>(from prior meeting)</i>
16.12	D. Warner	D. Warner to provide construction and maintenance costs comparing synthetic and natural turf fields. <i>(from prior meeting)</i>
16.13	PR Subcommittee D. Sheehan	The PR Subcommittee will review Town policies related to creating a Project Facebook page with D. Sheehan. <i>(from prior meeting)</i>

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Item #	Action	Discussion
16.14	B. Trivas	<p>P. Cunningham presented and reviewed Site Plans for New Construction Options 4A1 and 4A2, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"><li>1. J. Craigie asked if the softball field is further from the neighbors in Option 4A2? <i>D. Warner indicated yes, slightly.</i></li><li>2. S. Iovanni asked if the parking spaces are the same in each option? <i>D. Warner indicated yes, both include 350 spaces, but Option 4A2 has more paving due to the geometry of the east parking lot.</i></li><li>3. J. Thomson asked if the outdoor classrooms and amphitheater will be provided in each option? <i>D. Warner indicated yes, both options can accommodate the outdoor classrooms and amphitheater.</i></li><li>4. D. Bois asked how does the landscaped path traverse thru the paved loading dock and receiving area? <i>P. Cunningham indicated there will be a pedestrian bridge over the loading dock and receiving area.</i></li><li>5. M. Christie asked if either of the options were over the culvert? <i>D. Warner indicated that the west end of the building structure may straddle the culvert.</i></li><li>6. D. Gove asked if the retaining wall between the baseball field and softball field in Option 4A2 was over the culvert? <i>D. Warner indicated the retaining wall would be east of the culvert.</i></li><li>7. S. Iovanni asked if the football field can be used for multiple sports? <i>D. Pignone indicated yes it could, however there will need to be a discussion on what lines will be permanently stitched and what will be seasonally painted.</i></li><li>8. B. Trivas will rename the football stadium to Spartan Stadium on the site plan legends.</li><li>9. J. Craigie indicated that a basketball court should be added for the neighboring community's benefit as there are no courts on this side of town.</li></ol>
16.15	Record	<p>P. Cunningham provided a detailed review of Options 4A and 4B, attached.</p> <p>Committee Discussion:</p>

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Item #	Action	Discussion
		<ol style="list-style-type: none"><li>1. N. Nial indicated she prefers Option 4B due to its open space, building footprint efficiency, location of Spartan Plaza, interior lighting, smaller service drive, PreK playground location, and potential operational efficiency.</li><li>2. R. Parker indicated she prefers Option 4A due to the location of the auditorium, gymnasium and cafeteria in the west wing as a hub of public spaces and does not prefer the embedded gymnasium in Option 4B.</li><li>3. D. Gove indicated he prefers Option 4B due to its site organization, least impact to the students during construction, more efficient playfield layout and potential for cost efficiencies due to constructing on the side of the existing school.</li><li>4. S. O'Neill indicated Option 4A provides greater opportunity for architectural expression, has the school placed at the heart of the site, and has a nice relationship between the stadium and the gymnasium, but also agrees with the positive attributes stated for Option 4B.</li><li>5. J. Thomson indicated she originally preferred Option 4A, but does not like that there is a 4<sup>th</sup> floor needed to access the cafeteria and gymnasium, and that she likes the site layout of Option 4B.</li><li>6. J. Craigie indicated she likes the site layout of Option 4B, it would be safer to construct, has the potential for cost efficiencies, and re-orientes the fields for safety, but she does not like the parking lot PV canopies. Option 4A is not preferred due to its sprawling floor plan and having a 4<sup>th</sup> floor.</li><li>7. L. Gallagher indicated she prefers Option 4B due to its site layout, green spaces and building plan.</li><li>8. S. Iovanni indicated she likes the architecture of Option 4A, but is more concerned with how the building supports education and likes the compactness of the Option 4B plan.</li><li>9. C. Mashburn indicated he prefers Option 4B due to its layout as a high school complex, likes the PV canopies, location of the amphitheater and PreK playfield.</li><li>10. P. Ryder indicated he prefers Option 4B which has a solid feeling of campus, and is concerned with having a 4<sup>th</sup> floor in Option 4A.</li><li>11. D. Pignone indicated he is leaning towards Option 4A due to its building design, but likes the site layout in Option 4B.</li><li>12. K. Yianacopolus likes both options, though he likes the green space and loading dock placement in Option 4B.</li></ol>

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Item #	Action	Discussion
		<p>13. D. Sheehan indicated Perkins and Will developed two excellent options and he would be happy with either option.</p> <p>14. J. Macero indicated he prefers Option 4B which represents the inclusive nature of the high school campus and Stoneham.</p> <p>15. B. McNeil indicated preference for Option 4A due to its separation of the public and academic spaces, but does not like the 4<sup>th</sup> floor.</p> <p>16. B. Lombardi indicated preference for Option 4B due to its campus feel, clear student circulation thru the building, entry drive looking at the arts wing and the transparency thru to Spartan Plaza, however he would like to understand who will be maintaining the community garden.</p> <p>17. D. Bois indicated preference for Option 4B which supports the arts, academics and athletics, has easier construction phasing being to the east of the existing building, has potential for cost efficiencies and attractive building design.</p> <p>18. M. Christie indicated she originally preferred a front facing building and re-use of the existing gymnasium, but both Options 4A and 4B have very good merits, like the embedded gymnasium in Option 4B.</p>
16.16	Record	J. Seeley reviewed the results of Community Wide Survey No. 1A and No. 2, attached.
16.17	Record	J. Seeley reviewed the Detailed Construction Cost Estimate, Project Cost, Construction Cost Comparison, Reimbursement and Cost to Stoneham Summaries for each Option, attached.
16.18	Record	A motion was made by N. Nial and seconded by R. Parker to remove Options 1A, 2A and 3A from further consideration. No discussion, motion passed unanimous by roll call vote.
16.19	Record	A motion was made by J. Craigie and seconded by C. Mashburn to select Option 4B as the Preferred Option. No discussion, motion passed 12 in favor and 2 against (R. Parker, D.Pignone) by roll call vote.
16.20	Record	A motion was made by J. Craigie and seconded by R. Parker to approve the PSR Submittal and authorize submission to the MSBA. No discussion, motion passed unanimous by roll call vote.
16.21	PR Subcommittee CM Prequalification Committee	<p><b>Subcommittee Updates</b></p> <p><b>Public Relations Subcommittee</b></p> <p>1. S. Iovanni indicated a press release on the SSBC's vote will be released this week.</p>

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Item #	Action	Discussion
		<p>2. J. Seeley reviewed an email from a community member on the Community Survey, attached.</p> <p><b>Green Building Initiatives</b></p> <p>1. J. Seeley reviewed the 12/7/20 Green Building Initiatives Committee Meeting Minutes, attached.</p> <p><b>CM at Risk Prequalification Committee</b></p> <p>1. J. Seeley indicated the CM Prequalification Committee will be meeting on 1/4/21 to prequalify the CMs to receive the RFP.</p>
16.22	Record	<b>Committee Questions</b> - none
16.23	Record	<b>Old or New Business</b> - none
16.24	Record	<b>Public Comment</b> - none
16.25	Record	Next <b>SSBC Meeting: January 12, 2021 at 7:00 pm.</b>
16.26	Record	A Motion was made by S. Iovanni and seconded by C. Mashburn to adjourn the meeting. No discussion, motion passed unanimous by roll call vote.

Attachments: Agenda, Updated Schematic Design Phase Meetings and Agenda Schedule, MSBA Facilities Assessment Subcommittee Meeting Guidelines, Detailed Construction Cost Estimate, Project Cost, Construction Cost Comparison, Reimbursement and Cost to Stoneham Summaries for each Option, Results of Community Wide Survey No. 1A and No. 2, 12/7/20 Green Building Initiatives Committee Meeting Minutes, Email from community member, Powerpoint

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

## Agenda

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

Project No.: 20033  
Meeting Date: 12/16/2020  
Meeting Time: 7:00 PM

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1. Call to Order
  2. Approval of Minutes
  3. Approval of Invoices and Commitments
  4. Schedule and Budget Update
  5. Decide the One Preferred Construction Alternative
  6. Vote to Submit Preferred Schematic Report to MSBA
  7. Subcommittee Updates
  8. New or Old Business
  9. Committee Questions
  10. Public Comments
  11. Next Meeting: January 12, 2021
  12. Adjourn

**Join GoToMeeting:**

<https://global.gotomeeting.com/join/235246173>

**Dial-In:** [+1 \(571\) 317-3122](tel:+15713173122)

**Access Code:** [235-246-173](tel:235246173)

## **Facilities Assessment Subcommittee (“FAS”) Guidance Memo**

### **Preparing for your presentation to the FAS**

*Note: This document is meant to provide considerations for FAS presentations. It is not an all-inclusive list, nor does it represent requirements of the district and its consultants, or all of the MSBA’s requirements.*

#### **THE ROLE OF THE OPM AND DESIGNER**

- 1) Encourage the district to start the [Educational Program](#) as soon as possible. Ideally there will be a first draft completed for the Designer’s review by the time the Designer joins the project team.
- 2) Encourage the district to plan the shift to a different instructional approach, where applicable. This can take years and requires substantial professional development as well as the support of school and district leadership.
- 3) Encourage the district to plan for student transitions, which may include the transition to a new building and in many cases to a new school community (e.g., teachers, classmates, administrators, families). This should also begin early.
- 4) Encourage the district to review the Educational Program template and sample plans on the MSBA website.
- 5) Encourage the district, as it develops its Educational Program, to include staff who can share hands-on, day-to-day operational perspectives (e.g., the curriculum director, principal, Special Education director, other staff).
- 6) Review the district’s daily course schedule and assist the district in evaluating whether sufficient time is allotted for hands-on, set-up-intensive courses such as Science. If the district is considering changing its schedule, assist the district in presenting this information clearly.
- 7) Assist the district in understanding how flexible spaces can be used to support multiple programmatic needs and can increase the efficiency of the preferred schematic.
- 8) Proof-read the district’s Educational Program. Check for typos, grammar, clarity, content (check against MSBA template), and specificity.
- 9) As part of the updated Educational Program included in the district’s Preferred Schematic Report, supplement the district’s Educational Program by providing the design response, including desired features and/or layout considerations. (See Appendix 3A of Module 3 for more information.)
- 10) Share with the district examples of previous projects that provided cost-effective, efficient schools that maximized multiple uses in spaces providing for long-term flexibility.

#### **FAS PRESENTATION CONSIDERATIONS (DISCUSSION)**

- 1) Focus the presentation exclusively on the preferred schematic.
- 2) Focus the presentation on the ways the architecture has been developed to support and reinforce the Educational Program prepared by the district.

## Massachusetts School Building Authority

- 3) Begin with an opening statement of the overall vision/concept of the proposed project so the FAS members understand the district's approach to developing its preferred schematic. Provide corresponding slides as appropriate.
- 4) Have the district or Designer identify and summarize the following information from the Educational Program as applicable:
  - a. overview of the overall program including any special programs
  - b. proposed changes in grades or consolidation of facilities (Describe how these changes impact the Preferred Schematic.)
  - c. proposed changes in teaching methodology or schedule
  - d. key adjacency requirements
  - e. flexible or multiple use spaces
  - f. distribution of Special Education spaces and any programs that require co-location
  - g. outdoor learning spaces
  - h. ongoing and future professional development efforts to prepare faculty and staff to occupy and take full advantage of the Preferred Schematic.

### **FAS PRESENTATION CONSIDERATIONS (VISUALS)**

- 1) Ensure that graphics are clear, labeled, and legible.
- 2) Begin presentation with a map of the town/city/regional school district and the facility's proposed location relative to the public school buildings and various neighborhoods within the district.
- 3) Document site conditions that have informed the location of the building on the site including:
  - a. solar orientation
  - b. topography (If the site is sloped, provide site and building sections that identify different entrances and key programs at different levels.)
  - c. wetlands/rivers/streams
  - d. drainage
  - e. resiliency and water control measures
  - f. traffic
  - g. site ownership
  - h. areas subject to conservation commission review
  - i. any other constraints or assets that are located on the selected site
- 4) Show the transition from the site to the building. Identify any buffers separating traffic and parking from building areas and indicate the number of parking spaces provided.
- 5) Show the ground floor plan in the site plan in order to clearly illustrate the connections between exterior and interior spaces.
- 6) Show outdoor learning spaces described in the Educational Program on the site plan and describe how the location and the vision of the area fits the proposed educational use.
- 7) Provide massing diagrams and exterior views of the building that show the relationship of the building to the site and to its surroundings (e.g., neighboring houses, urban density,

- woods, open fields). The diagrams and exterior views should also illustrate how parking, landscape, play areas, fields, and loading docks relate to the building and the site.
- 8) Provide a concept diagram or simple axonometric that shows the relationship of the programs, parts, and volumes. This is especially important if two schools are being combined.
  - 9) If the project is an addition/renovation, provide an axonometric drawing that clearly differentiates the addition areas from the existing areas that will be renovated.
  - 10) Describe the envisioned character of key project spaces. Using precedent images can be effective for this purpose. (Be sure to credit precedent designers if you take this approach.)
  - 11) Note the distribution of Special Education spaces and include any programmatic reasons for co-located or specially-located spaces.
  - 12) Document how the building could be organized in multiple ways. (i.e., demonstrate the design's future flexibility.)
  - 13) The presentation should conclude with presenting the preliminary costs of the options studied, using the Preliminary Pricing Table format as submitted in the Preferred Schematic Report.
  - 14) The presentation should be in PowerPoint and consist of no more than 15 slides.

### **COMMON TOPICS IN FAS DISCUSSIONS**

- 1) Sustainability:
  - a. East-West classroom orientation for best solar efficiency and cost impact to projects with classrooms oriented in a North-South direction.
  - b. Assessment of water flow from elevated areas of the site to lower areas including neighboring homes, roads, and off-site structures.
  - c. Loss of water-absorption areas caused by the introduction of impervious surfaces to the site (e.g., large building footprints, parking lots, black-top play areas) and ways to mitigate such loss.
  - d. Sources of information for flood zones beyond current flood-zone maps.
- 2) Accessibility:
  - a. Protection from adverse weather conditions at building entries for individuals with mobility impairments.
  - b. Braille and large-print instructions positioned at appropriate heights for use by wheelchair-bound, young, and short individuals.
  - c. Assistive listening technology throughout the facility, including in non-instructional spaces.
  - d. Benefits of at least two sinks in each grade K-5 classroom, one of which should be compliant with the Americans with Disabilities Act (ADA).
  - e. Importance of designing the gymnasium so that it appropriately supports Adaptive PE (e.g. protects users from excessive noise, visual distraction, and physical harm).
- 3) Outdoor Learning Spaces:

## Massachusetts School Building Authority

- a. Year-round maintenance, including care and use during non-school times of the year, and optimization for local climate.
  - b. Involvement of custodial and maintenance staff in the design and care of outdoor gardening spaces, especially at the elementary level.
  - c. Courtyard use and maintenance for snow removal and routine care as described in the Educational Program  
Access and navigational time for persons with mobility impairments.
- 4) Interior Learning Spaces:
- a. Multiple use and long-term flexibility of performance facilities:
    - i. Combinations of dining/cafeteria/gymnasium space with appropriate sound amplification that can accommodate large assemblies.
    - ii. Educational benefits of including small auditorium-like spaces rather than large, theatrically equipped auditoria.
  - b. Staffing and maintenance of one or more maker spaces. (Refer to the Review and Recommendations of Best Practices for K-12 STEM Learning Spaces report-[http://www.massschoolbuildings.org/sites/default/files/edit-contentfiles/Building\\_With\\_Us/Ed\\_Facilities\\_Planning/FINAL%20STEM%20Spaces%20Report%20Foster%202012-2018.pdf](http://www.massschoolbuildings.org/sites/default/files/edit-contentfiles/Building_With_Us/Ed_Facilities_Planning/FINAL%20STEM%20Spaces%20Report%20Foster%202012-2018.pdf))
  - c. Program adjacencies and flexibility of spaces over time.
  - d. Distribution of Special Education spaces.

**STONEHAM HIGH SCHOOL  
STONEHAM SCHOOL BUILDING COMMITTEE**

**MEETINGS SCHEDULE AND AGENDAS**  
November 16, 2020 *Updated December 11, 2020*

DATE	AGENDA
<i>Schematic Design Phase (SD)</i>	
January 12, 2021	SCHOOL BUILDING COMMITTEE MEETING (TUESDAY) Review Schematic Design Phase Schedule and Deliverables
January 13, 2020 or January 20, 2020	MSBA FAS MEETING
January 25, 2021	SCHOOL BUILDING COMMITTEE MEETING Review Site and Floor Plans
February 8, 2021	SCHOOL BUILDING COMMITTEE MEETING Review Progress Site and Floor Plans Prepare for MSBA Board Meeting
February 11, 2021	MSBA BOARD MEETING
TBD	COMMUNITY FORUM NO. 5
February 22, 2021	SCHOOL BUILDING COMMITTEE MEETING Review MSBA Board Meeting CM Recommendation and Introduction Review Progress Site and Floor Plans Review Preliminary Exterior Imagery
March 8, 2021	SCHOOL BUILDING COMMITTEE MEETING Review Sustainable Design Features Review Mechanical and Electrical Systems
March 22, 2021	SCHOOL BUILDING COMMITTEE MEETING Review Progress Site and Floor Plans Review Updated Exterior Elevations Review Structural Systems
TBD	COMMUNITY FORUM NO. 6
TBD	TRI-BOARD MEETING NO. 3
April 5, 2021	SCHOOL BUILDING COMMITTEE MEETING Review Preliminary Interior Materials Review Preliminary Exterior Materials

**STONEHAM HIGH SCHOOL  
STONEHAM SCHOOL BUILDING COMMITTEE**

**MEETINGS SCHEDULE AND AGENDAS**  
November 16, 2020 *Updated December 11, 2020*

DATE	AGENDA
April 19, 2021	SCHOOL BUILDING COMMITTEE MEETING
	Review Progress Site and Floor Plans
	Review Updated Mechanical and Electrical Systems
	Review Progress Technology Systems
	Review Progress FFE Layout
May 4, 2021	SCHOOL BUILDING COMMITTEE MEETING (TUESDAY)
	Review Progress Site and Floor Plans
	Review Updated Exterior Elevations and Materials
	Review Updated Interior Materials
May 17, 2021	SCHOOL BUILDING COMMITTEE MEETING
	Review Preliminary Cost Model
	Review Value Engineering Options
TBD	COMMUNITY FORUM NO. 7
June 1, 2021	SCHOOL BUILDING COMMITTEE MEETING (TUESDAY)
	Review Site Plan, Floor Plans and Elevations
	Review Final Mechanical and Electrical Systems
	Review Final Sustainable Design Features
	Review Updated Cost Model
TBD	TRI-BOARD MEETING NO. 3
June 14, 2021	SCHOOL BUILDING COMMITTEE MEETING
	Final Site Plan, Floor Plans and Elevations
	Final Project Cost
	Final Project Schedule
	Vote to submit Schematic Design Cost Estimate to MSBA
June 23, 2021	SUBMIT SCHEMATIC DESIGN COST ESTIMATE TO MSBA
June 28, 2021	SCHOOL BUILDING COMMITTEE MEETING
	Vote to submit Schematic Design Package to MSBA
July 7, 2021	SUBMIT SCHEMATIC DESIGN PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED

Perkins&Will

# **STONEHAM HIGH SCHOOL Building Committee Meeting**

12.16.2020

# AGENDA

## Design Options Recap

**Option 2A – Renovation Only**

**Option 3A – Renovation Addition**

**Option 4A – New Construction  
(Revised Site Options)**

**Option 4B – New Construction  
(Section at Pre-K Area)**

## Project Cost



**Perkins&Will**

# **Design Options Recap**

**Building Committee Meeting**

# Design Options Summary

## CODE UPGRADE

## RENOVATION

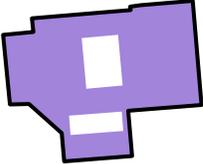
## RENOVATION ADDITION

## NEW CONSTRUCTION

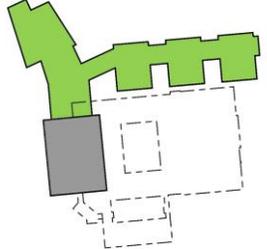
**Option 1A**

- **NO Educational upgrades**
- **Code Upgrades**
- **System Upgrades**
- **Exterior Envelope Repairs**
- **Interior Repairs**
- **No Sitework**

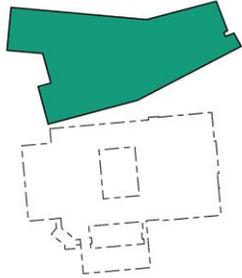
**Option 2A**



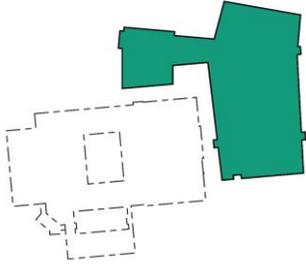
**Option 3A**



**Option 4A**



**Option 4B**



**Perkins&Will**

# **Option 2A – Renovation Only**

**Building Committee Meeting**

# Option 2A – Site Plan

## PROGRAM

- 1 - TENNIS (5 Courts)
- 2 - SOFTBALL
- 3 - BASEBALL
- 4 - SOCCER
- 5 - TRACK
- 6 - WETLAND
- 7 - PARKING
- 8 - HALF SIZED FIELD
- 9 - FOOTBALL
- 10 - FIELD HOCKEY
- 11 - PICKLEBALL
- 12 - BASKETBALL
- 13 - ATHLETIC BUILDING
- 14 - PREK PLAY
- 15 - SPARTAN PLAZA
- 16 - HOME BLEACHERS
- 17 - PORTABLE VISITOR BLEACHERS

## CIRCULATION

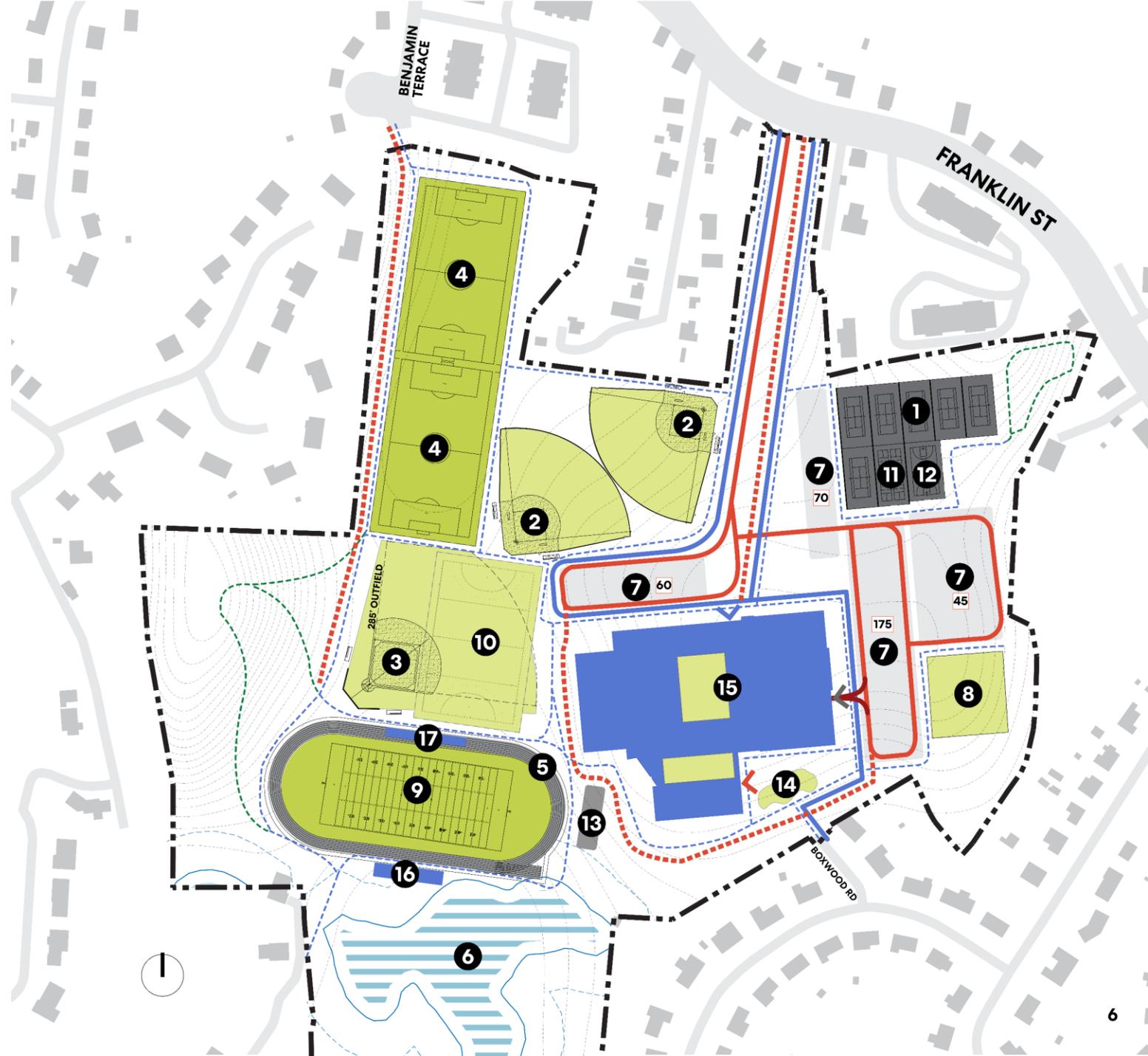
- VEHICULAR DRIVE
- LIMITED ACCESS: EMERGENCY, MAINTENANCE, BICYCLES
- SERVICE DRIVE
- BIKE LANE
- ACCESSIBLE PEDESTRIAN PATH
- HIKING TRAIL (NOT ADA ACCESSIBLE)

## KEY ENTRANCES

- > HS MAIN ENTRY
- > PRE-K MAIN ENTRY
- > LOADING

## FIELD MATERIAL

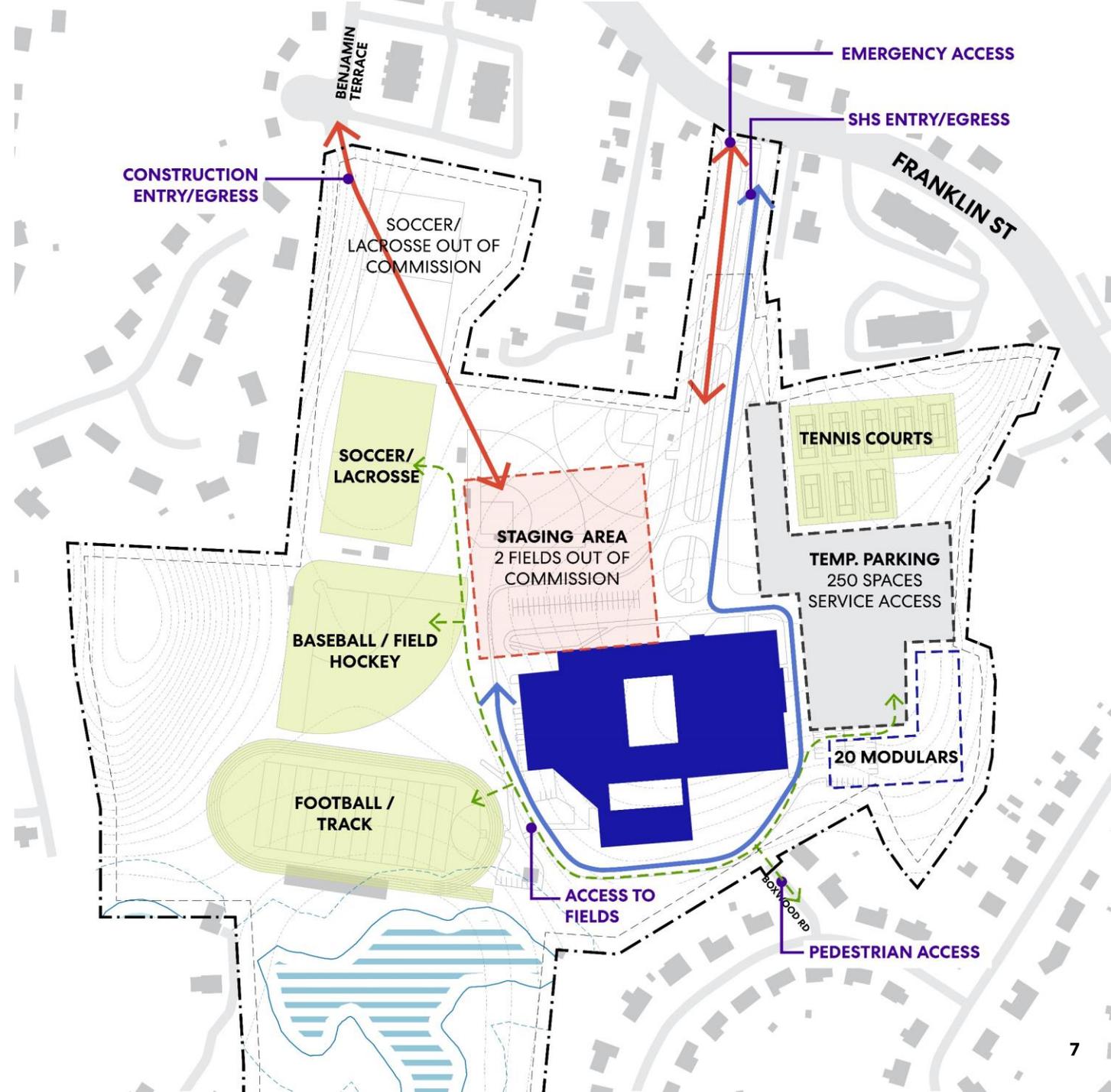
- GRASS
- SYNTHETIC TURF



## Option 2A – Construction Phasing

### Fields out of Commission:

- (8) Tennis Courts
- (2) Softball Fields

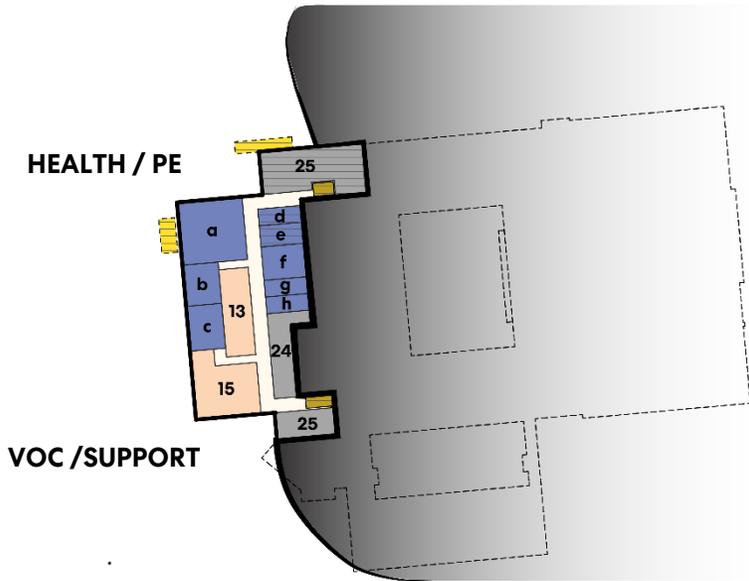


# Option 2A - Floor Plans

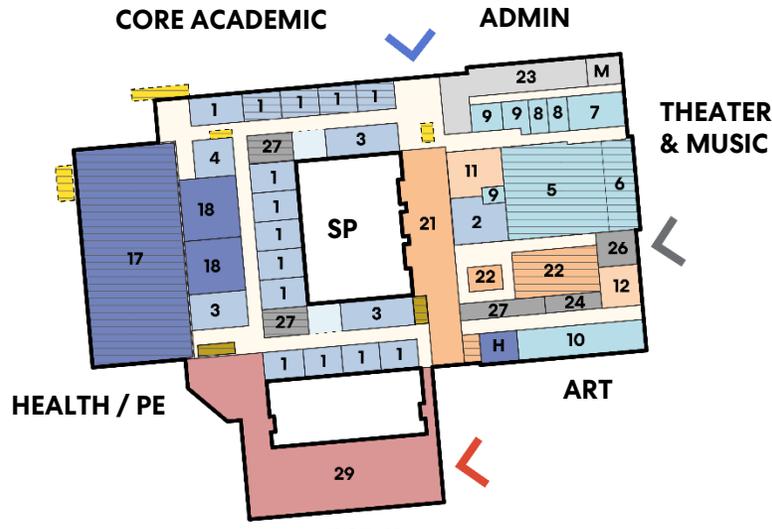
District Offices do Not Fit



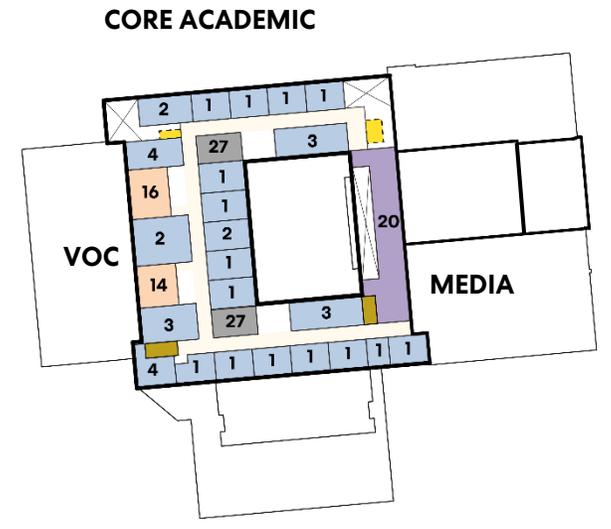
0 50' 100' 200'



LEVEL 00



LEVEL 01



LEVEL 02

- |  |  |   |  |   |  |  |
|--|--|---|--|---|--|--|
| <span style="display:inline-block; width:15px; height:10px; background-color:#4a86e8; border:1px solid black;"></span> CORE ACADEMIC | <span style="display:inline-block; width:15px; height:10px; background-color:#4db6ac; border:1px solid black;"></span> ART & MUSIC | <span style="display:inline-block; width:15px; height:10px; background-color:#ff9800; border:1px solid black;"></span> VOC & TECH | <span style="display:inline-block; width:15px; height:10px; background-color:#3949ab; border:1px solid black;"></span> HEALTH & PE | <span style="display:inline-block; width:15px; height:10px; background-color:#9c27b0; border:1px solid black;"></span> MEDIA CENTER | <span style="display:inline-block; width:15px; height:10px; background-color:#bdbdbd; border:1px solid black;"></span> ADMIN | <span style="display:inline-block; width:15px; height:10px; background-color:#e57373; border:1px solid black;"></span> OTHER |
| 1/ CLASSROOM<br>2/ SPED<br>3/ SCIENCE<br>4/ TEACHER PLANNING<br>BREAK OUT SPACE  | 5/ AUDITORIUM<br>6/ STAGE<br>7/ BAND<br>8/ PRACTICE<br>9/ THEATER<br>10/ ART CLASSROOM   | 11/ PERFORMANCE<br>12/ CULINARY<br>13/ VIDEO PRODUCTION<br>14/ BIOMEDICAL<br>15/ ENGINEERING<br>16/ MAKER SPACE                   | 17/ GYMNASIUM<br>18/ LOCKERS<br>SB/STADIUM BLEACHERS<br>AF/ATHLETIC FIELDS   | 20a/ OPEN MEDIA<br>20b/ CLOSED MEDIA<br>21/ CAFETERIA<br>22/ KITCHEN<br>SP/ SPARTAN PLAZA   | 23/ ADMIN<br>24/ CUSTODIAL<br>25/ MECHANICAL<br>26/ LOADING<br>27/ RESTROOMS   | 28/ DISTRICT OFFICE<br>29/ PRE-K<br>CIRCULATION<br>OPEN STAIR<br>CLOSED EGRESS STAIR   |



**Perkins&Will**

# **Option 3A – Renovation Addition**

**Building Committee Meeting**

# Option 3A – Site Plan

## PROGRAM

- 1 - TENNIS (5 Courts)
- 2 - SOFTBALL
- 3 - BASEBALL
- 4 - SOCCER
- 5 - TRACK
- 6 - WETLAND
- 7 - PARKING
- 8 - PRACTICE FIELD
- 9 - FOOTBALL
- 10 - FIELD HOCKEY
- 11 - PICKLEBALL
- 12 - BASKETBALL
- 13 - ATHLETIC BUILDING
- 14 - PREK PLAY
- 15 - SPARTAN PLAZA
- 16 - HOME BLEACHERS
- 17 - PORTABLE VISITOR BLEACHERS
- 19 - OUTDOOR CLASSROOMS
- 21 - AMPHITHEATER

## CIRCULATION

- VEHICULAR DRIVE
- LIMITED ACCESS: EMERGENCY, MAINTENANCE, BICYCLES
- SERVICE DRIVE
- BIKE LANE
- ACCESSIBLE PEDESTRIAN PATH
- HIKING TRAIL (NOT ADA ACCESSIBLE)

## KEY ENTRANCES

- > HS MAIN ENTRY
- > PRE-K MAIN ENTRY
- > LOADING

## FIELD MATERIAL

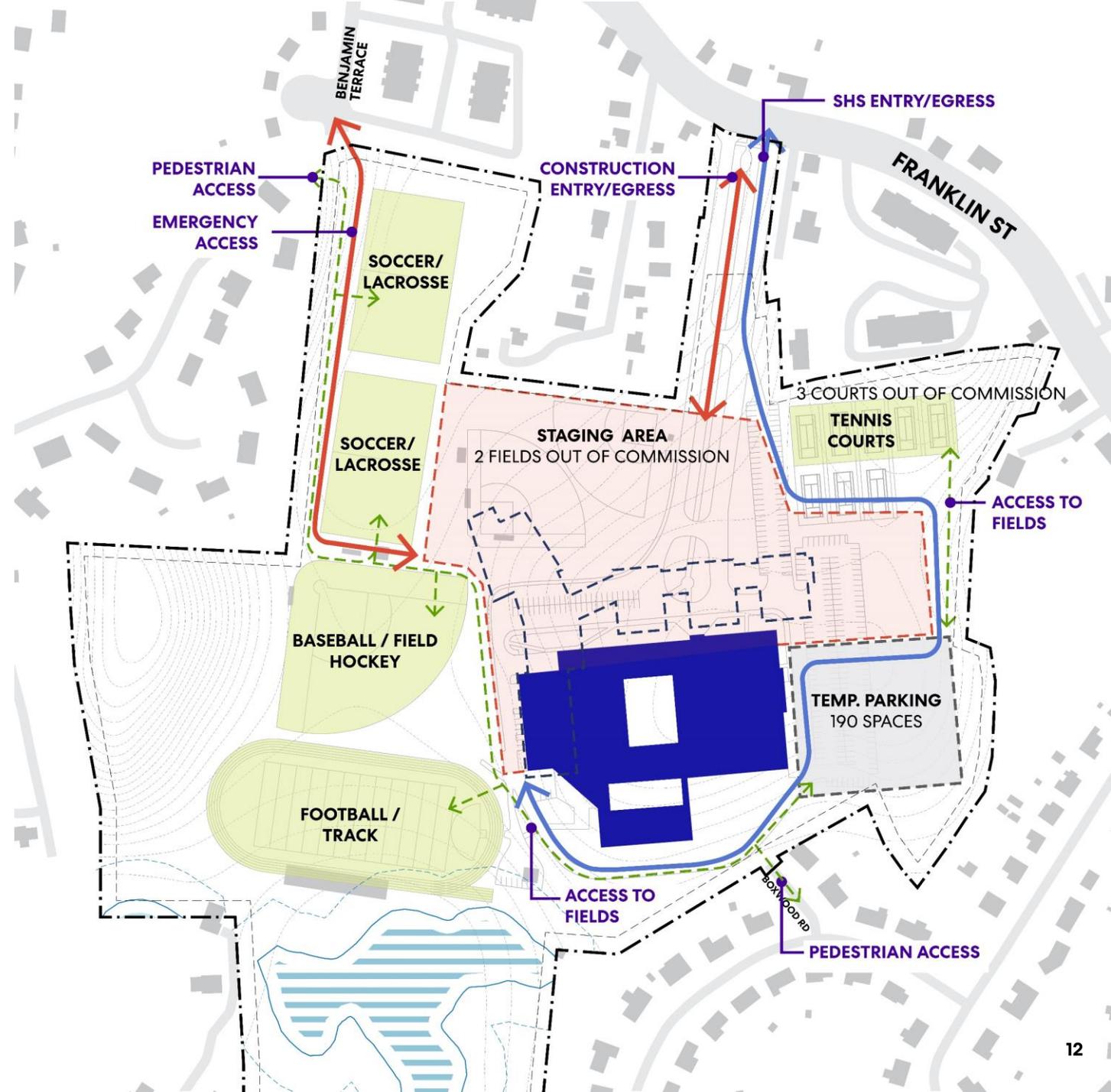
- GRASS
- SYNTHETIC TURF



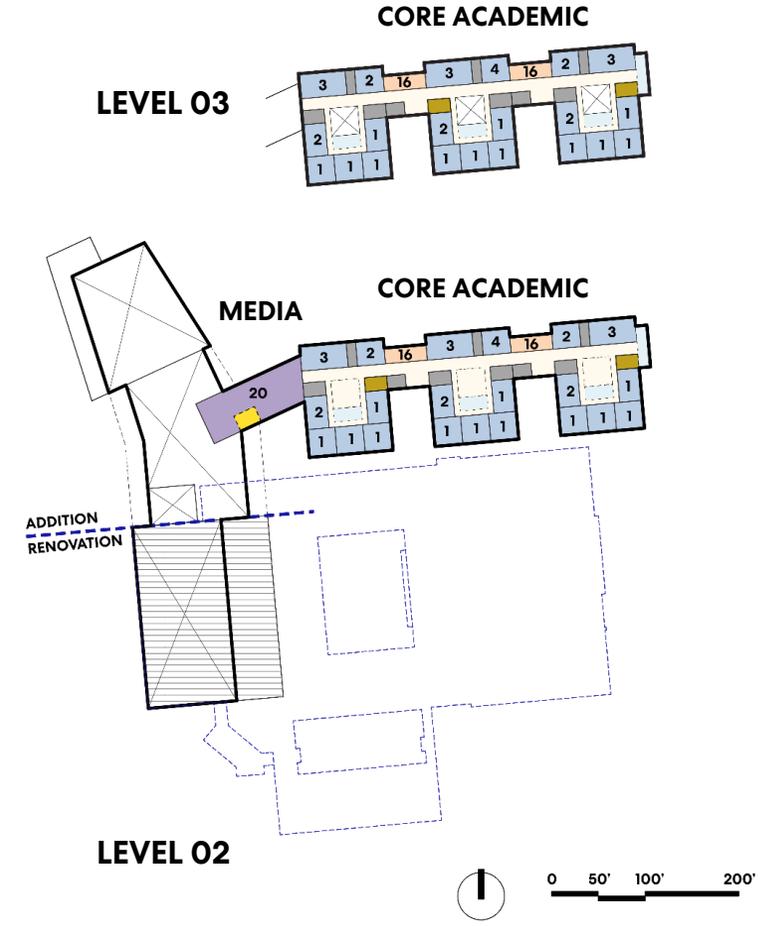
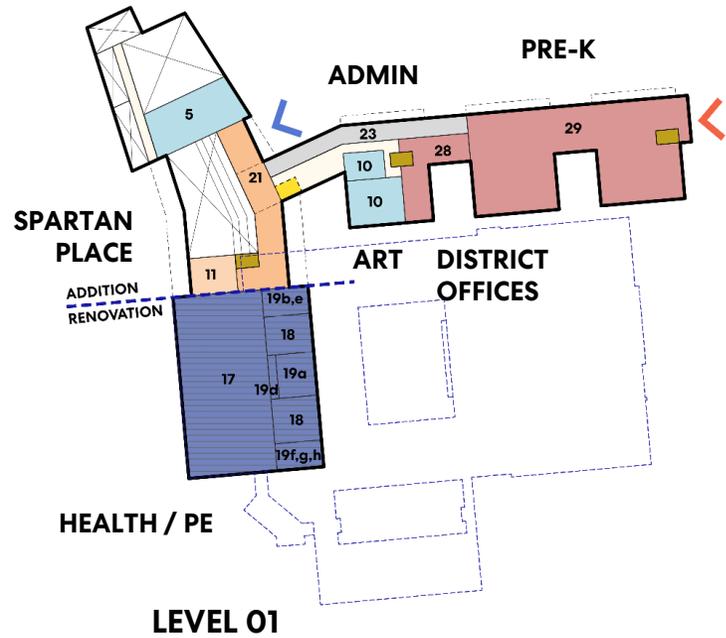
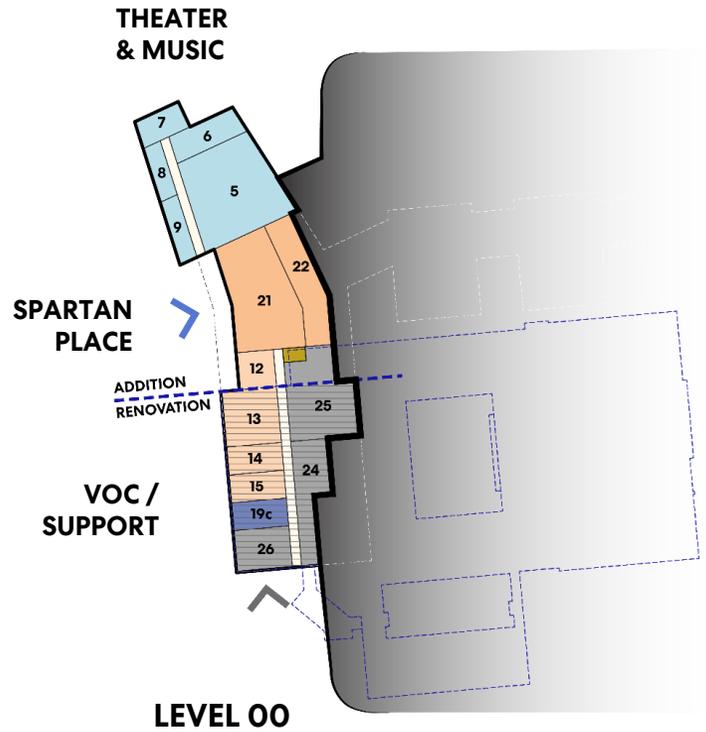
## Option 3A – Construction Phasing

### Fields out of Commission:

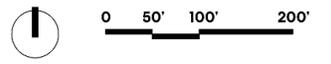
- (3) Tennis Courts
- (2) Softball Fields



# Option 3A - Floor Plans



- |   |  |   |  |   |  |  |
|---|--|---|--|---|--|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> CORE ACADEMIC    | <span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> ART & MUSIC | <span style="display:inline-block; width:15px; height:15px; background-color:#FFDAB9; border:1px solid black;"></span> VOC & TECH | <span style="display:inline-block; width:15px; height:15px; background-color:#4682B4; border:1px solid black;"></span> HEALTH & PE | <span style="display:inline-block; width:15px; height:15px; background-color:#9370DB; border:1px solid black;"></span> MEDIA CENTER   | <span style="display:inline-block; width:15px; height:15px; background-color:#D3D3D3; border:1px solid black;"></span> ADMIN   | <span style="display:inline-block; width:15px; height:15px; background-color:#F08080; border:1px solid black;"></span> OTHER               |
| 1/ CLASSROOM<br>2/ SPED<br>3/ SCIENCE<br>4/ TEACHER PLANNING  | 5/ AUDITORIUM<br>6/ STAGE<br>7/ BAND<br>8/ PRACTICE<br>9/ THEATER<br>10/ ART CLASSROOM   | 11/ PERFORMANCE<br>12/ CULINARY<br>13/ VIDEO PRODUCTION<br>14/ BIOMEDICAL<br>15/ ENGINEERING<br>16/ MAKER SPACE                   | 17/ GYMNASIUM<br>18/ LOCKERS<br><br>SB/STADIUM<br>BLEACHERS<br>AF/ATHLETIC FIELDS  | 19/ ATHLETICS<br>a - ALT PE<br>b - ATHL. OFFICES<br>c - TRAINER<br>d - PE STORAGE<br>e - COACH SHOWERS<br>f - EQUIPMENT ROOM<br>g - GYMNASIICS STOR.<br>h - ATHLETICS STOR. | 20a/ OPEN MEDIA<br>20b/ CLOSED MEDIA   | 23/ ADMIN<br><br>28/ DISTRICT OFFICE<br>29/ PRE-K  |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px dashed black;"></span> BREAK OUT SPACE |  |   |  | <span style="display:inline-block; width:15px; height:15px; background-color:#FFDAB9; border:1px solid black;"></span> DINING   | <span style="display:inline-block; width:15px; height:15px; background-color:#808080; border:1px solid black;"></span> SUPPORT | <span style="display:inline-block; width:15px; height:15px; border:1px dashed black;"></span> CIRCULATION                                  |
|   |  |   |  | 21/ CAFETERIA<br>22/ KITCHEN<br><br>SP/ SPARTAN PLAZA   | 24/ CUSTODIAL<br>25/ MECHANICAL<br>26/ LOADING<br>27/ RESTROOMS  | <span style="display:inline-block; width:15px; height:15px; background-color:#FFFF00; border:1px solid black;"></span> OPEN STAIR          |
|   |  |   |  |   |  | <span style="display:inline-block; width:15px; height:15px; background-color:#808000; border:1px solid black;"></span> CLOSED EGRESS STAIR |



**Perkins&Will**

# **Option 4A – New Construction**

**Building Committee Meeting**

# Option 4A1 – Softball East

## PROGRAM

- |                       |                        |
|-----------------------|------------------------|
| 1 - TENNIS (5 Courts) | 11 - PICKLEBALL        |
| 2 - SOFTBALL          | 12 - BASKETBALL        |
| 3 - BASEBALL          | 13 - ATHLETIC BUILDING |
| 4 - SOCCER            | 14 - PREK PLAY         |
| 5 - TRACK             | 15 - SPARTAN PLAZA     |
| 6 - WETLAND           | 16 - HOME BLEACHERS    |
| 7 - PARKING           | 17 - VISITOR BLEACHERS |
| 8 - HALF SIZED FIELD  | 18 - LANDSCAPE PATH    |
| 9 - FOOTBALL          |                        |
| 10 - FIELD HOCKEY     |                        |

## CIRCULATION

- VEHICULAR DRIVE
- - - LIMITED ACCESS: EMERGENCY, MAINTENANCE, BICYCLES
- SERVICE DRIVE
- BIKE LANE
- - - ACCESSIBLE PEDESTRIAN PATH
- - - HIKING TRAIL (NOT ADA ACCESSIBLE)
- LANDSCAPE PEDESTRIAN PATH W/ EMERGENCY VEHICLE ACCESS ABILITY

## KEY ENTRANCES

- > HS MAIN ENTRY
- > PRE-K MAIN ENTRY
- > LOADING

## FIELD MATERIAL

- GRASS
- SYNTHETIC TURF



## Option 4A2 – Softball West

### KEY CONSIDERATIONS:

#### Both Options:

- Spartan Place is the Civic Green
- Green space South of building as Landscape buffer between building and fields
- Challenges to accommodate grade change with most fields on the South of site (potential retaining walls)
- Lot geometry adds inefficiency to PV and parking

#### Option 4A2 (compared to Option 4A1):

- Possibility of Spartan Place expanding South for outdoor activities
- Pre-K Play close to parking/drop-off
- Parking near Soccer/LAX field can be inefficient



# Option 4A1



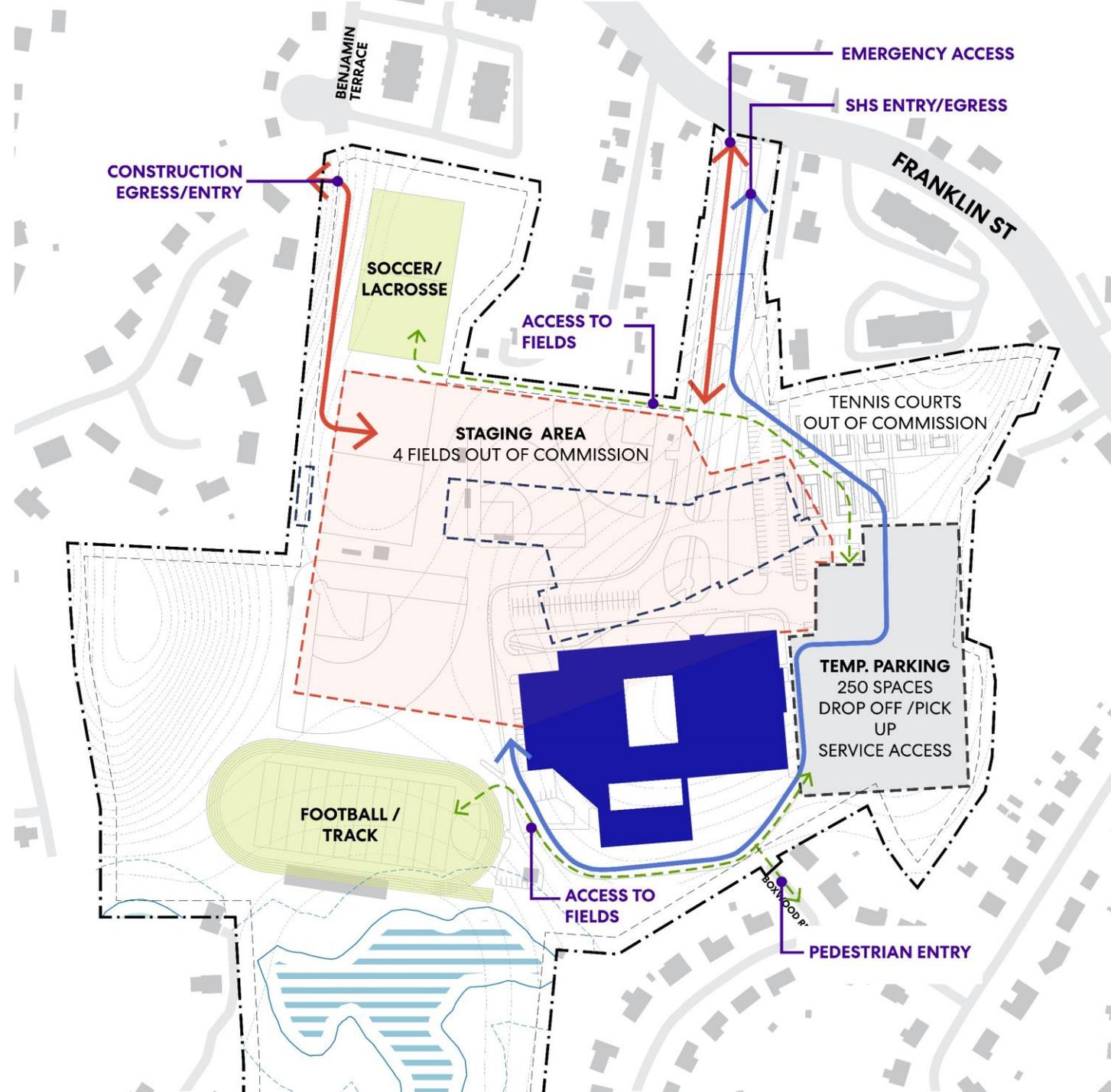
# Option 4A2



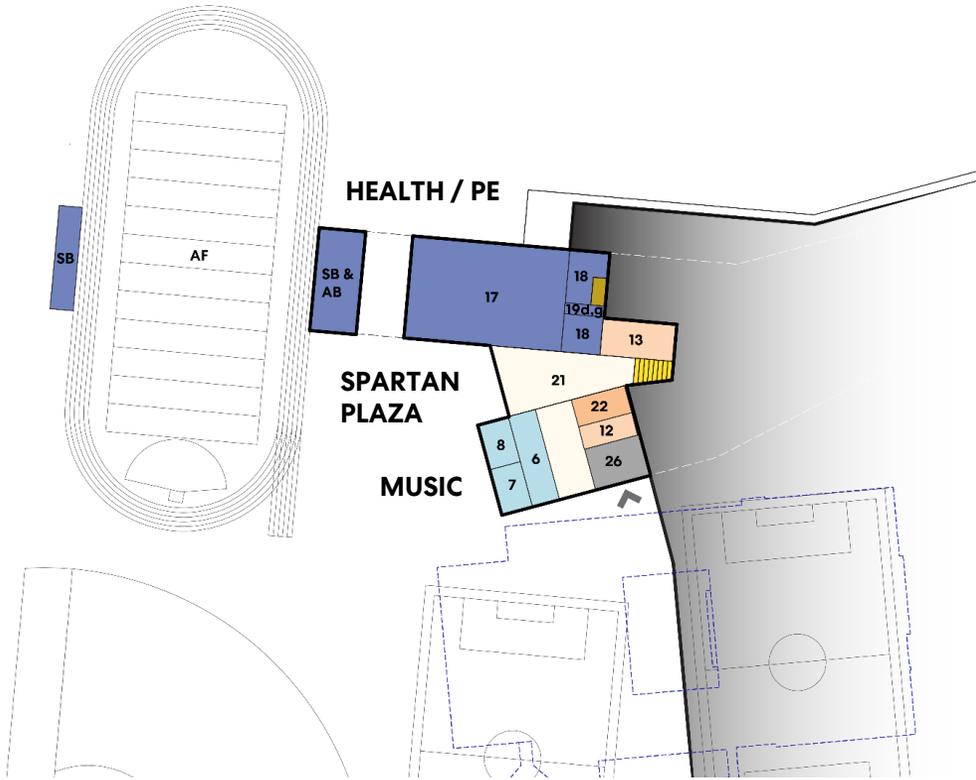
## Option 4A – Construction Phasing

### Fields out of Commission:

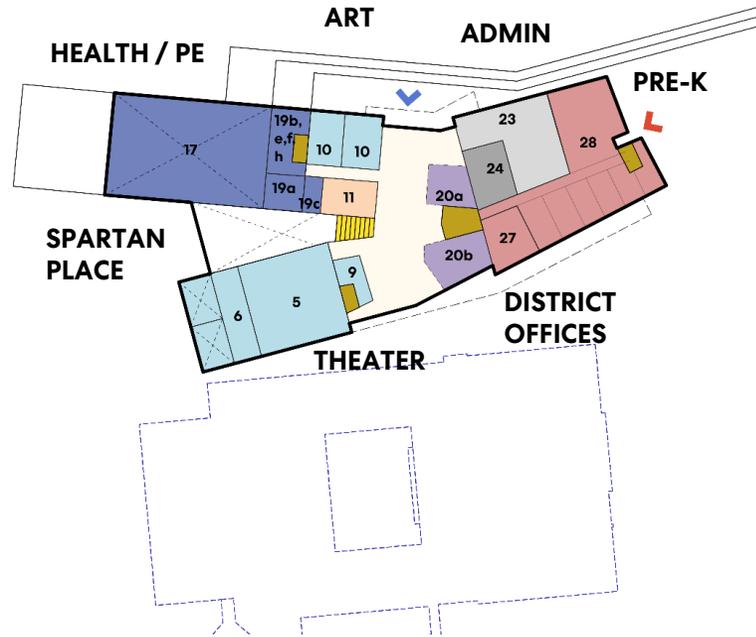
- (8) Tennis Courts
- (2) Softball Fields
- (1) Baseball Field
- (1) Soccer Field



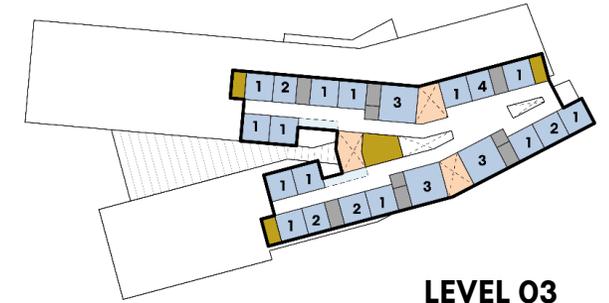
# Option 4A – Floor Plans



**LEVEL 00**

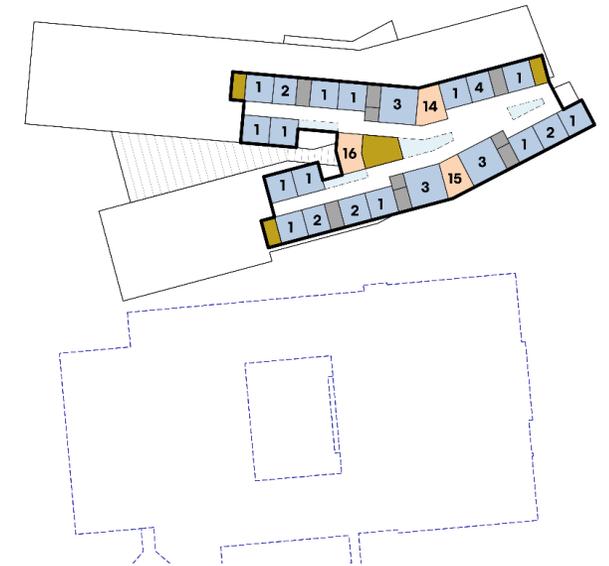


**LEVEL 01**

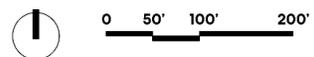


**LEVEL 03**

**CORE ACADEMIC & VOCATIONAL**



**LEVEL 02**



- |  |  |   |   |   |  |  |
|--|--|---|---|---|--|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> CORE ACADEMIC   | <span style="display:inline-block; width:15px; height:15px; background-color:lightteal; border:1px solid black;"></span> ART & MUSIC | <span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> VOC & TECH         | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> HEALTH & PE | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> MEDIA CENTER  | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> ADMIN | <span style="display:inline-block; width:15px; height:15px; background-color:lightred; border:1px solid black;"></span> OTHER          |
| 1/ CLASSROOM<br>2/ SPED<br>3/ SCIENCE<br>4/ TEACHER PLANNING   | 5/ AUDITORIUM<br>6/ STAGE<br>7/ BAND<br>8/ PRACTICE<br>9/ THEATER<br>10/ ART CLASSROOM   | 11/ PERFORMANCE<br>12/ CULINARY<br>13/ VIDEO PRODUCTION<br>14/ BIOMEDICAL<br>15/ ENGINEERING<br>16/ MAKER SPACE                               | 17/ GYMNASIUM<br>18/ PE & LOCKERS<br><br>SB/ STADIUM BLEACHERS<br>AF/ ATHLETIC FIELDS<br>AB/ ATHLETIC BLDG                      | 19/ ATHLETICS<br>a – ALT PE<br>b – ATHL. OFFICES<br>c – TRAINER<br>d – PE STORAGE<br>e – COACH SHOWERS<br>f – EQUIPMENT ROOM<br>g – GYMNASTICS STOR.<br>h – ATHLETICS STOR. | 20a/ OPEN MEDIA<br>20b/ CLOSED MEDIA<br><br>21/ CAFETERIA<br>22/ KITCHEN<br><br>SP/ SPARTAN PLAZA                              | 23/ ADMIN<br><br>24/ CUSTODIAL<br>25/ MECHANICAL<br>26/ LOADING<br>27/ RESTROOMS   |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> BREAK OUT SPACE | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> OPEN STAIR     | <span style="display:inline-block; width:15px; height:15px; background-color:darkyellow; border:1px solid black;"></span> CLOSED EGRESS STAIR |   |   | <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> SUPPORT    | <span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span> CIRCULATION |

**Perkins&Will**

# **Option 4B – New Construction**

**Building Committee Meeting**

# Option 4B – Site Plan

## PROGRAM

- |   |                         |
|---|-------------------------|
| 1 - TENNIS (5 Courts)                   | 11 - PICKLEBALL         |
| 2 - SOFTBALL                            | 13 - ATHLETIC BUILDING  |
| 3 - BASEBALL                            | 14 - PREK PLAY          |
| 4 - SOCCER                              | 15 - SPARTAN PLAZA      |
| 5 - TRACK                               | 16 - HOME BLEACHERS     |
| 6 - WETLAND                             | 17 - VISITOR BLEACHERS  |
| 7 - PARKING                             | 18 - LANDSCAPE LOOP     |
| 8 - PRACTICE FIELD<br>W/ RETAINING WALL | 19 - OUTDOOR CLASSROOMS |
| 9 - FOOTBALL                            | 20 - COMMUNITY GARDEN   |
| 10 - FIELD HOCKEY                       | 21 - AMPHITHEATER       |
|   | 22 - CIVIC GREEN        |

## CIRCULATION

- VEHICULAR DRIVE
- LIMITED ACCESS: EMERGENCY, MAINTENANCE, BICYCLES
- SERVICE DRIVE
- BIKE LANE
- ACCESSIBLE PEDESTRIAN PATH
- HIKING TRAIL (NOT ADA ACCESSIBLE)
- NATURE WALK & HYDROLOGY LOOP

## KEY ENTRANCES

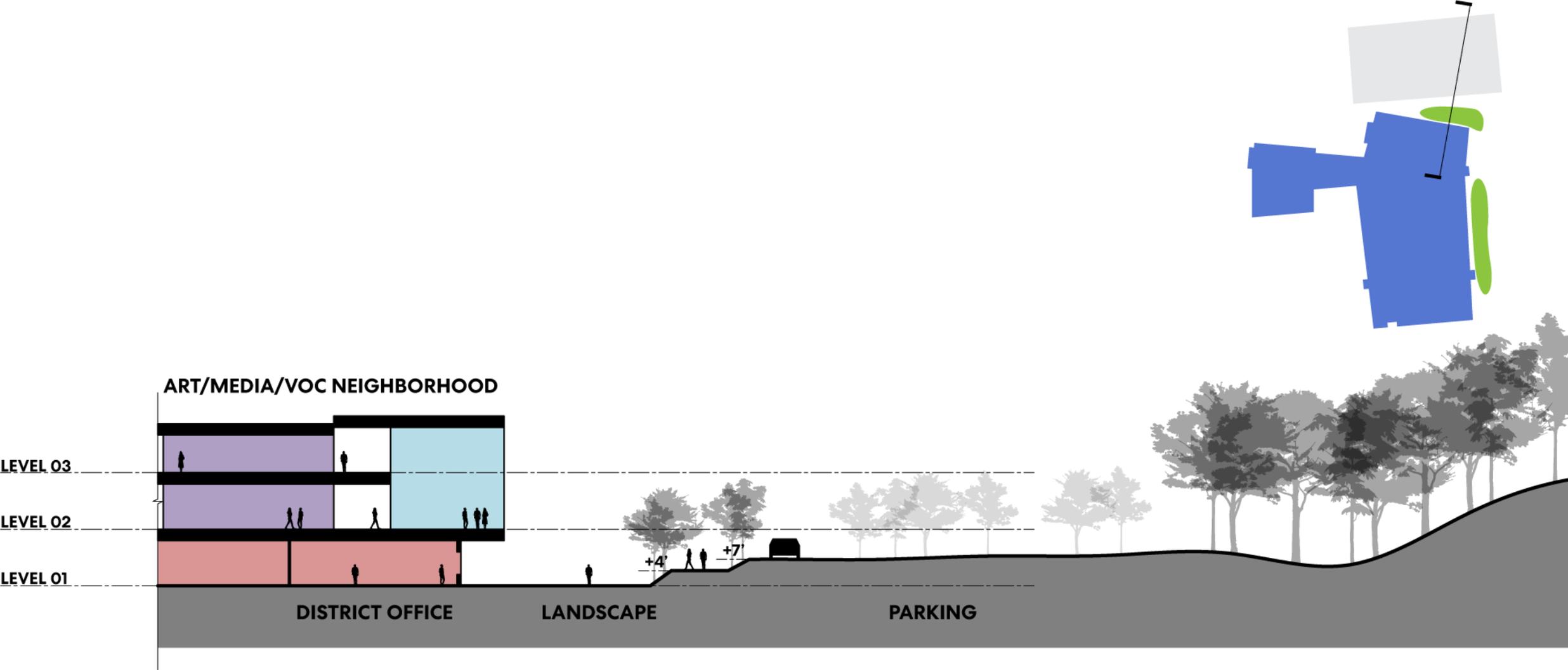
- > HS MAIN ENTRY
- > PRE-K/DISTRICT OFFICES
- > LOADING

## SITE PROGRAM

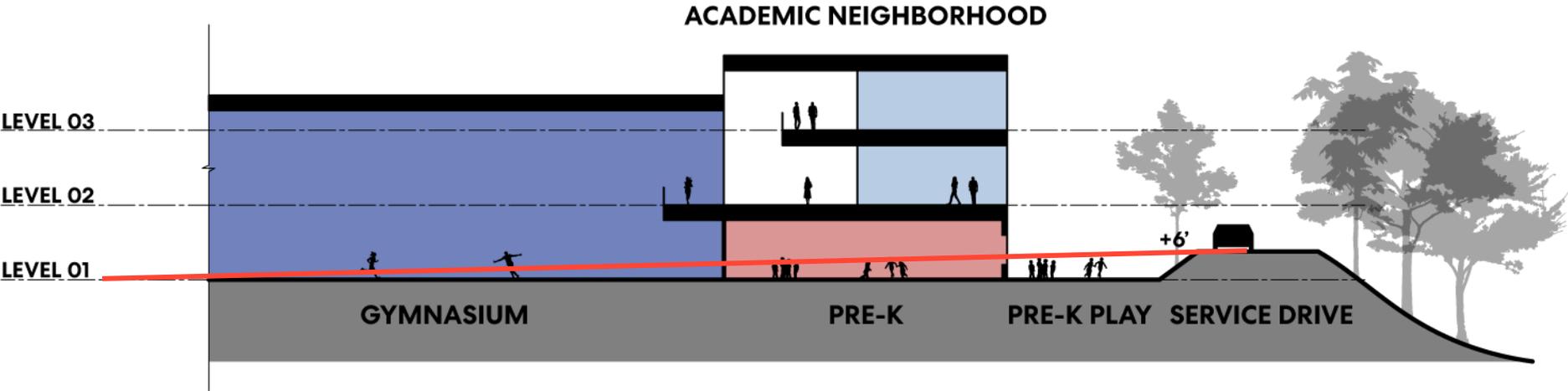
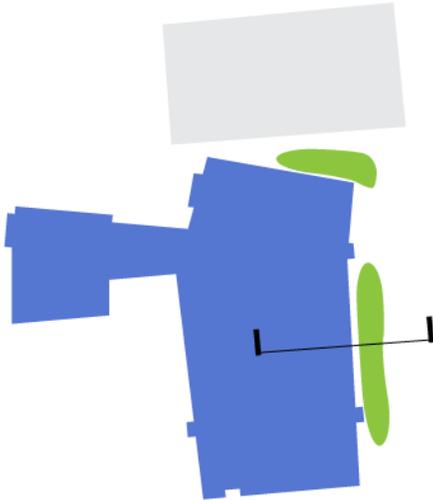
- EDUCATION/RECREATION
- GRASS FIELD
- SYNTHETIC TURF FIELD



# Option 4B – Section through District Offices



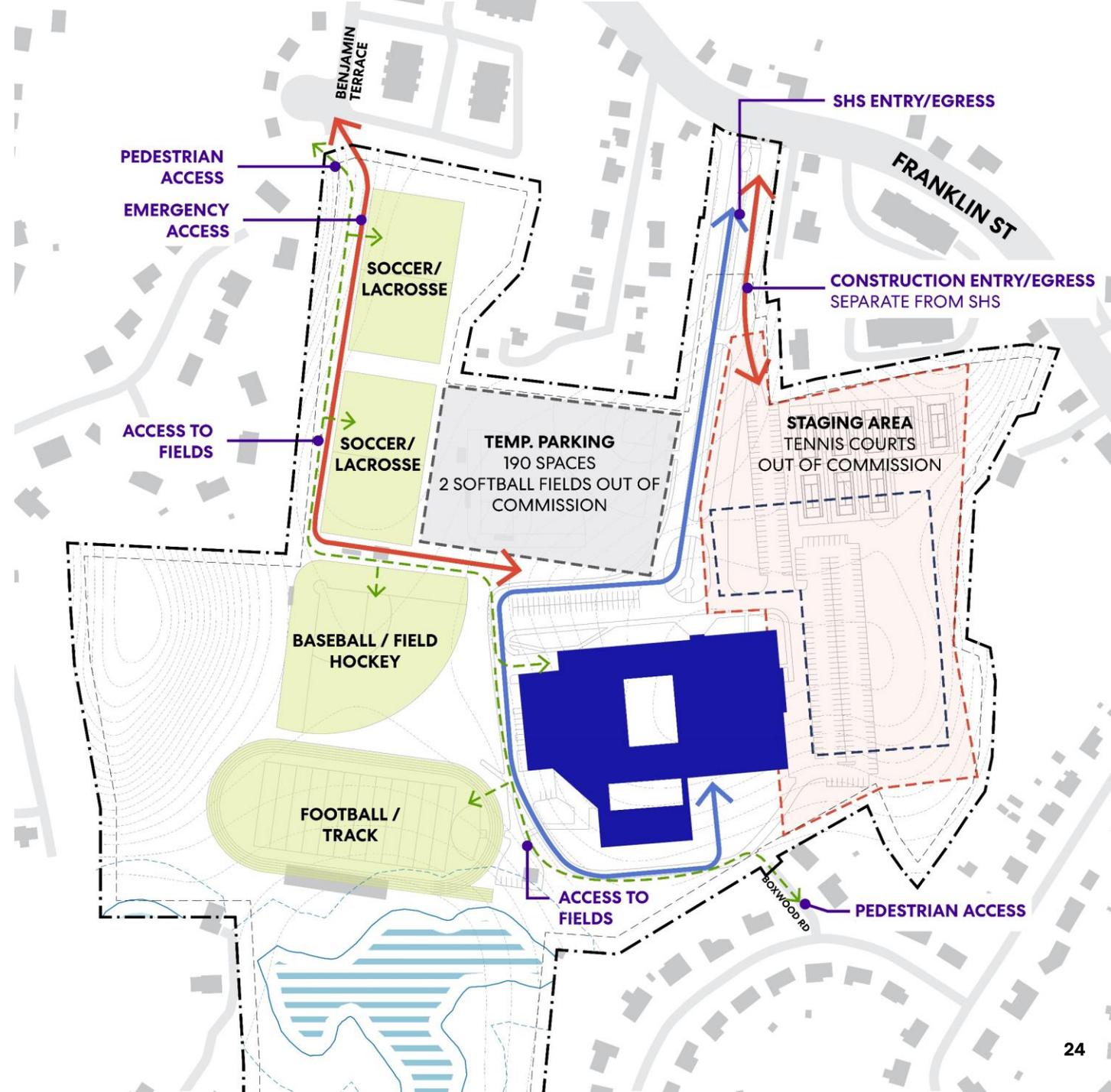
# Option 4B – Section through Pre-K Play



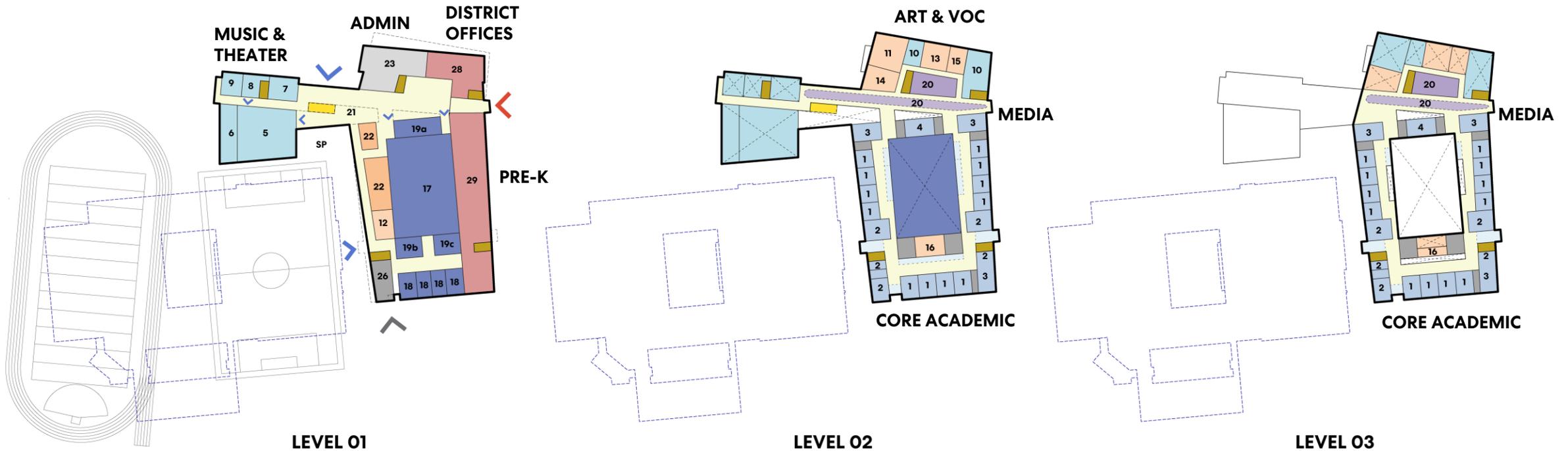
## Option 4B – Construction Phasing

### Fields out of Commission:

- (8) Tennis Courts
- (2) Softball Fields



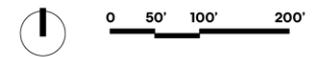
# Option 4B – Floor Plans



LEVEL 01

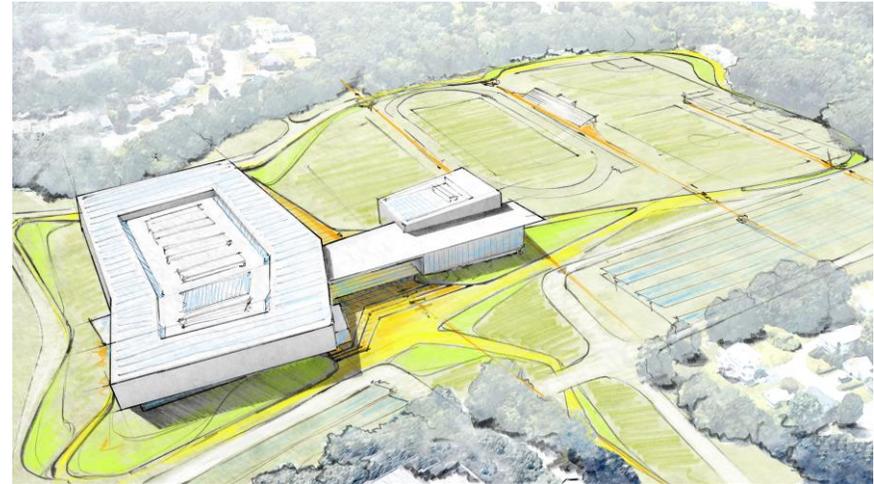
LEVEL 02

LEVEL 03



- |  |  |  |  |   |   |  |   |
|--|--|--|--|---|---|--|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4a7ebb; border: 1px solid black; margin-right: 5px;"></span> CORE ACADEMIC</li> <li>1/ CLASSROOM</li> <li>2/ SPED</li> <li>3/ SCIENCE</li> <li>4/ TEACHER PLANNING</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9e1f2; border: 1px solid black; margin-right: 5px;"></span> BREAK OUT SPACE</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #80c1e3; border: 1px solid black; margin-right: 5px;"></span> ART &amp; MUSIC</li> <li>5/ AUDITORIUM</li> <li>6/ STAGE</li> <li>7/ BAND</li> <li>8/ PRACTICE</li> <li>9/ THEATER</li> <li>10/ ART CLASSROOM</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> VOC &amp; TECH</li> <li>11/ PERFORMANCE</li> <li>12/ CULINARY</li> <li>13/ VIDEO PRODUCTION</li> <li>14/ BIOMEDICAL</li> <li>15/ ENGINEERING</li> <li>16a/ MAKER SPACE</li> <li>16b/ SCENE SHOP</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4a7ebb; border: 1px solid black; margin-right: 5px;"></span> HEALTH &amp; PE</li> <li>17/ GYMNASIUM</li> <li>18/ LOCKERS</li> <li>SB/STADIUM BLEACHERS</li> <li>AF/ATHLETIC FIELDS</li> </ul> | <ul style="list-style-type: none"> <li>19/ ATHLETICS</li> <li>a – ALT PE</li> <li>b – ATHL. OFFICES</li> <li>c – TRAINER</li> <li>d – PE STORAGE</li> <li>e – COACH SHOWERS</li> <li>f – EQUIPMENT ROOM</li> <li>g – GYMNASIUMS STOR.</li> <li>h – ATHLETICS STOR.</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8e7cc3; border: 1px solid black; margin-right: 5px;"></span> MEDIA CENTER</li> <li>20a/ OPEN MEDIA</li> <li>20b/ CLOSED MEDIA</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> DINING</li> <li>21/ CAFETERIA</li> <li>22/ KITCHEN</li> <li>SP/ SPARTAN PLAZA</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #a6a6a6; border: 1px solid black; margin-right: 5px;"></span> ADMIN</li> <li>23/ ADMIN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> SUPPORT</li> <li>24/ CUSTODIAL</li> <li>25/ MECHANICAL</li> <li>26/ LOADING</li> <li>27/ RESTROOMS</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c0392b; border: 1px solid black; margin-right: 5px;"></span> OTHER</li> <li>28/ DISTRICT OFFICE</li> <li>29/ PRE-K</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> CIRCULATION</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> OPEN STAIR</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> CLOSED EGRESS STAIR</li> </ul> |
|--|--|--|--|---|---|--|---|

# Option 4A vs Option 4B



**Option 4A**

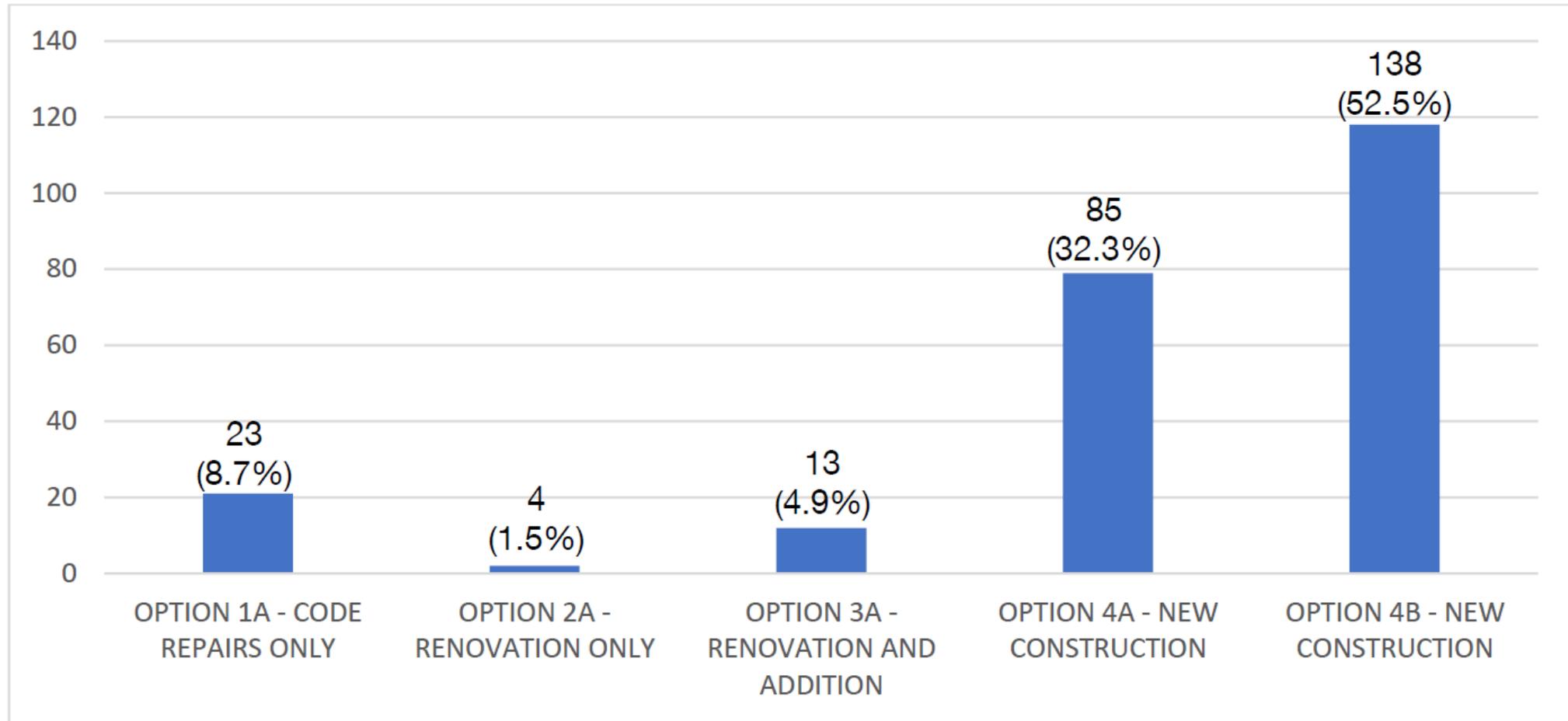
50



**Option 4B**

## Community Survey Results

1. Which of the design alternatives above provides the Stoneham Community the best long-term plan for educating its high school students?

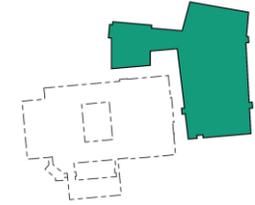
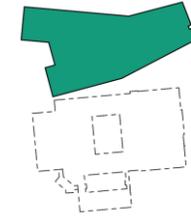
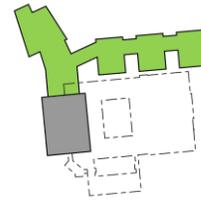
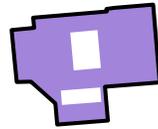


**Perkins&Will**

# **Project Cost**

**Building Committee Meeting**

# Cost Estimate



	Code Repair Only Option 1	Renovation Only Option 2	Renovation/ Addition Option 3A	New Construction Option 4A	New Construction Option 4B
Approximate Total Project Cost	\$115.5M	\$168.4M	\$181.9M	\$177.4M	\$176.2M
Approximate Cost to Stoneham	\$62.9M	\$110.1M	\$128.7M	\$126.4M	\$125.3M

# Tax Impact Schedule

Stoneham High School Feasibility Study  
 Average Homeowner Tax Impact  
 PSR Submission  
 12/3/20 (updated 12/7/20)

## DRAFT - FOR DISCUSSION PURPOSES ONLY

PDP Phase	Code Repair Only Option 1A	Renovation Only Option 2A	Renovation/ Addition Option 3A	New Construction Option 4A	New Construction Option 4B
<b>Stoneham Share</b>	\$61,024,855	\$111,500,522	\$120,278,104	\$123,733,473	\$121,986,054
Rate	3.00%	3.00%	3.00%	3.00%	3.00%
Term (years)	20	20	20	20	20
Yearly Payment-20 yr Average	\$ 4,101,829	\$ 7,494,586	\$ 8,084,578	\$ 8,316,833	\$ 8,199,379
Average Home Value	\$ 577,700	\$ 577,700	\$ 577,700	\$ 577,700	\$ 577,700
<b>Annual Tax Increase Average Home-20 yr Average</b>	<b>\$ 475</b>	<b>\$ 868</b>	<b>\$ 937</b>	<b>\$ 964</b>	<b>\$ 950</b>
Annual Tax Increase per \$1,000 Valuation	\$ 0.82	\$ 1.50	\$ 1.62	\$ 1.67	\$ 1.65

PSR Phase	Code Repair Only Option 1A	Renovation Only Option 2A	Renovation/ Addition Option 3A	New Construction Option 4A	New Construction Option 4B
<b>Stoneham Share</b>	\$62,956,915	\$110,147,850	\$128,690,402	\$126,421,381	\$125,289,311
Rate	3.00%	3.00%	3.00%	3.00%	3.00%
Term (years)	20	20	20	20	20
<b>Yearly Payment-20 yr Average</b>	<b>\$ 4,231,694</b>	<b>\$ 7,403,666</b>	<b>\$ 8,650,016</b>	<b>\$ 8,497,503</b>	<b>\$ 8,421,410</b>
Average Home Value	\$ 577,700	\$ 577,700	\$ 577,700	\$ 577,700	\$ 577,700
<b>Annual Tax Increase Average Home-20 yr Average</b>	<b>\$ 490</b>	<b>\$ 858</b>	<b>\$ 1,002</b>	<b>\$ 985</b>	<b>\$ 976</b>
Annual Tax Increase per \$1,000 Valuation	\$ 0.85	\$ 1.49	\$ 1.74	\$ 1.71	\$ 1.69

Assumptions: Tax rate based on Fiscal 2023 assessed valuation and AVERAGE house value of \$577,700.  
 Yearly impact will change based upon subsequent year tax rates and valuations.  
 Code Repair Only Option 1 does not include any site and playing field work or any educational improvement work in the building.  
 Costs subject to change as Feasibility Study progresses.

**Perkins&Will**

# **Discussion**

**Building Committee Meeting**

**DRAFT - FOR DISCUSSION PURPOSES ONLY**

PDP Phase	Code Repair Only Option 1A	Renovation Only Option 2A	Renovation/ Addition Option 3A	New Construction Option 4A	New Construction Option 4B
<b>Stoneham Share</b>	<b>\$61,024,855</b>	<b>\$111,500,522</b>	<b>\$120,278,104</b>	<b>\$123,733,473</b>	<b>\$121,986,054</b>
Rate	3.00%	3.00%	3.00%	3.00%	3.00%
Term (years)	20	20	20	20	20
Yearly Payment-20 yr Average	\$ 4,101,829	\$ 7,494,586	\$ 8,084,578	\$ 8,316,833	\$ 8,199,379
Average Home Value	\$ 577,700	\$ 577,700	\$ 577,700	\$ 577,700	\$ 577,700
<b>Annual Tax Increase Average Home-20 yr Average</b>	<b>\$ 475</b>	<b>\$ 868</b>	<b>\$ 937</b>	<b>\$ 964</b>	<b>\$ 950</b>
Annual Tax Increase per \$1,000 Valuation	\$ 0.82	\$ 1.50	\$ 1.62	\$ 1.67	\$ 1.65

PSR Phase	Code Repair Only Option 1A	Renovation Only Option 2A	Renovation/ Addition Option 3A	New Construction Option 4A	New Construction Option 4B
<b>Stoneham Share</b>	<b>\$62,956,915</b>	<b>\$110,147,850</b>	<b>\$128,690,402</b>	<b>\$126,421,381</b>	<b>\$125,289,311</b>
Rate	3.00%	3.00%	3.00%	3.00%	3.00%
Term (years)	20	20	20	20	20
<b>Yearly Payment-20 yr Average</b>	<b>\$ 4,231,694</b>	<b>\$ 7,403,666</b>	<b>\$ 8,650,016</b>	<b>\$ 8,497,503</b>	<b>\$ 8,421,410</b>
Average Home Value	\$ 577,700	\$ 577,700	\$ 577,700	\$ 577,700	\$ 577,700
<b>Annual Tax Increase Average Home-20 yr Average</b>	<b>\$ 490</b>	<b>\$ 858</b>	<b>\$ 1,002</b>	<b>\$ 985</b>	<b>\$ 976</b>
<b>Annual Tax Increase per \$1,000 Valuation</b>	<b>\$ 0.85</b>	<b>\$ 1.49</b>	<b>\$ 1.74</b>	<b>\$ 1.71</b>	<b>\$ 1.69</b>

Assumptions: Tax rate based on Fiscal 2023 assessed valuation and AVERAGE house value of \$577,700.  
 Yearly impact will change based upon subsequent year tax rates and valuations.  
 Code Repair Only Option 1 does not include any site and playing field work or any educational improvement work in the building.  
 Costs subject to change as Feasibility Study progresses.

**DRAFT**

PM&C Estimate  
Dated 12/3/20

SF	Option	PDP Phase Project Costs			PSR Phase Project Costs			
				Project Cost/SF			Project Cost/SF	
208,113	<b>Code Repairs Only Option 1A</b>	Construction Cost	\$88,047,467			\$87,064,326		
		Building Cost	\$78,183,395			\$77,258,529		
		Site Cost	\$3,795,310			\$3,750,414		
		Concession/Locker Room Building	\$0			\$0		
		Demo/HazMat Cost	\$6,068,762			\$6,055,383		
		Temporary Classroom Modulares	\$5,600,000			\$5,600,000		
		Fees,Testing, Utilities, and Expenses	\$15,156,408			\$15,023,684		
		FFE/Technology	\$0			\$0		
		Contingencies	\$6,163,323			\$7,835,789		
		<b>total</b>	<b>\$114,967,198</b>		<b>\$552</b>	<b>total</b>	<b>\$115,523,799</b>	<b>\$555</b>
208,113	<b>Renovation Only Option 2A</b>	Construction Cost	\$134,079,253			\$129,540,192		
		Building Cost	\$101,123,150			\$97,665,445		
		Site Cost	\$24,824,019			\$26,005,549		
		Concession/Locker Room Building	\$2,250,000			\$0		
		Demo/HazMat Cost	\$5,882,084			\$5,869,198		
		Temporary Classroom Modulares	\$5,600,000			\$5,600,000		
		Fees,Testing, Utilities, and Expenses	\$22,036,949			\$21,727,926		
		FFE/Technology	\$2,502,000			\$2,502,000		
		Contingencies	\$9,228,048			\$9,067,813		
		<b>total</b>	<b>\$173,446,250</b>		<b>\$833</b>	<b>total</b>	<b>\$168,437,931</b>	<b>\$809</b>
207,827	<b>Renovation/Addition Option 3A</b>	Construction Cost	\$140,176,603			\$145,405,962		
		Building Cost	\$102,795,319			\$109,855,783		
		Site Cost	\$28,287,704			\$25,953,240		
		Concession/Locker Room Building	\$2,250,000			\$2,880,106		
		Demo/HazMat Cost	\$6,843,580			\$6,716,833		
		Fees,Testing, Utilities, and Expenses	\$22,860,091			\$23,869,805		
		FFE/Technology	\$2,502,000			\$2,502,000		
		Contingencies	\$9,654,862			\$10,178,417		
		<b>total</b>	<b>\$175,193,556</b>		<b>\$858</b>	<b>total</b>	<b>\$181,956,184</b>	<b>\$876</b>
		207,827	<b>New Construction Option 4A</b>	Construction Cost	\$139,833,139			\$141,652,636
Building Cost	\$102,795,502					\$103,847,292		
Site Cost	\$28,051,645					\$28,390,704		
Concession/Locker Room Building	\$2,250,000					\$2,838,789		
Demo/HazMat Cost	\$6,735,992					\$6,575,851		
Fees,Testing, Utilities, and Expenses	\$22,813,724					\$23,363,106		
FFE/Technology	\$2,502,000					\$2,502,000		
Contingencies	\$9,630,820					\$9,915,684		
<b>total</b>	<b>\$174,779,683</b>				<b>\$856</b>	<b>total</b>	<b>\$177,433,426</b>	<b>\$854</b>
207,827	<b>New Construction Option 4B</b>			Construction Cost	\$138,271,461			\$140,636,495
		Building Cost	\$101,572,664			\$103,056,537		
		Site Cost	\$27,709,717			\$28,176,998		
		Concession/Locker Room Building	\$2,250,000			\$2,835,267		
		Demo/HazMat Cost	\$6,739,080			\$6,567,693		
		Fees,Testing, Utilities, and Expenses	\$22,602,897			\$23,225,927		
		FFE/Technology	\$2,502,000			\$2,502,000		
		Contingencies	\$9,521,502			\$9,844,555		
		<b>total</b>	<b>\$172,897,860</b>		<b>\$847</b>	<b>total</b>	<b>\$176,208,977</b>	<b>\$848</b>

Costs subject to change as Feasibility Study progresses

**DRAFT**

PM&C Estimate  
 Dated 12/3/20

	Code Repair Only Option 1A	Renovation Only Option 2A	Renovation/ Addition Option 3A	New Construction Option 4A	New Construction Option 4B
<b>Total Project Cost</b>	\$115,523,799	\$168,437,931	\$181,956,184	\$177,433,426	\$176,208,977
<b>Approximate MSBA Reimbursement</b>	\$52,566,884	\$58,290,081	\$53,265,782	\$51,012,045	\$50,919,666
<b>Approximate Cost to the Town</b>	<b>\$62,956,915</b>	<b>\$110,147,850</b>	<b>\$128,690,402</b>	<b>\$126,421,381</b>	<b>\$125,289,311</b>
<b>Summary of Approximate Ineligible Costs</b>					
Temporary Classroom Modulars	\$5,600,000	\$5,600,000	\$0	\$0	\$0
Site Costs above 8% Cap	\$0	\$14,262,288	\$20,585,314	\$21,030,236	\$20,875,561
Concession/Locker Room Building	na	na	\$2,050,000	\$2,050,000	\$2,050,000
Building Costs above \$333/SF Cap	\$11,295,314	\$40,295,849	\$47,133,471	\$42,948,685	\$42,094,670
Building Costs Ineligible SF	\$5,150,628	\$4,530,798	\$10,084,905	\$10,084,905	\$10,084,905
OPM and Designer Fees on Ineligible SF	\$768,691	\$1,143,710	\$1,362,752	\$1,339,392	\$1,332,057
Asbestos Flooring Abatement	\$412,000	\$412,000	\$412,000	\$412,000	\$412,000
FFE/Technology over \$2,400/student	na	\$834,000	\$834,000	\$834,000	\$834,000
Legal Fees, Moving Expenses, Contingencies	\$4,773,216	\$4,306,206	\$4,782,179	\$6,086,106	\$6,045,460
	<b>\$27,999,849</b>	<b>\$71,384,851</b>	<b>\$87,244,621</b>	<b>\$84,785,324</b>	<b>\$83,728,653</b>

Costs subject to change as Feasibility Study progresses

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

**DRAFT**

PM&C Estimate  
 Dated 12/3/20

	Code Repair Only Option 1A	Renovation Only Option 2A	Renovation/ Addition Option 3A	New Construction Option 4A	New Construction Option 4B
<b>Building Costs</b>					
Foundations	\$573,250	\$573,250	\$4,875,810	\$5,631,605	\$3,234,067
Superstructure	\$1,289,522	\$1,905,068	\$6,368,864	\$8,810,031	\$8,661,362
Exterior Closure	\$3,250,002	\$9,328,752	\$12,786,440	\$10,834,295	\$12,501,463
Roofing	\$2,748,488	\$2,995,896	\$2,048,500	\$2,262,244	\$2,746,324
Interior Construction	\$3,826,957	\$8,405,443	\$6,342,867	\$8,001,167	\$8,001,167
Staircases	\$222,000	\$222,000	\$246,436	\$274,723	\$319,723
Interior Finishes	\$7,217,986	\$7,217,986	\$5,434,118	\$7,066,118	\$7,066,118
Conveying Systems	\$220,000	\$220,000	\$120,000	\$160,000	\$120,000
Plumbing	\$3,347,726	\$3,329,808	\$2,557,232	\$3,325,232	\$3,325,232
HVAC	\$11,446,215	\$14,567,910	\$11,187,890	\$14,547,890	\$14,547,890
Fire Protection	\$1,248,678	\$1,248,678	\$958,962	\$1,246,962	\$1,246,962
Electrical	\$8,589,892	\$8,718,417	\$6,998,765	\$8,723,426	\$8,723,426
Equipment	\$1,453,600	\$1,453,600	\$1,259,100	\$1,832,600	\$1,710,100
Furnishings	\$2,588,914	\$2,588,914	\$1,814,056	\$2,275,882	\$2,309,748
Selective Renovations	\$0	\$0	\$14,694,049	\$0	\$0
Selective Demolition	\$1,834,616	\$2,250,842	\$0	\$0	\$0
Building Demolition	\$0	\$0	\$1,280,904	\$1,248,678	\$1,248,678
Hazardous Materials	\$4,025,000	\$4,025,000	\$3,500,000	\$3,500,000	\$3,500,000
Phasing	\$1,495,735	\$1,950,797	\$500,000	\$0	\$0
<b>Subtotal</b>	<b>\$55,378,581</b>	<b>\$71,002,361</b>	<b>\$82,973,993</b>	<b>\$79,740,853</b>	<b>\$79,262,260</b>
<b>Sitework</b>					
General Sitework	\$2,492,892	\$8,500,933	\$10,936,737	\$10,915,787	\$10,786,737
Concession/Locker Room	\$0	\$0	\$2,050,000	\$2,050,000	\$2,050,000
Two Synthetic Soccer Fields	\$0	\$1,686,000	\$1,686,000	\$1,686,000	\$1,686,000
Synthetic Football Field, Track, Bleachers	\$0	\$3,207,246	\$3,207,246	\$3,207,246	\$3,207,246
Sports Lighting - three Fields	\$0	\$1,440,000	\$1,440,000	\$1,440,000	\$1,440,000
Two New Traffic Signals	\$0	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000
Temporary Utilities	\$0	\$0	\$253,000	\$253,000	\$253,000
<b>Subtotal</b>	<b>\$2,492,892</b>	<b>\$17,834,179</b>	<b>\$22,572,983</b>	<b>\$22,552,033</b>	<b>\$22,422,983</b>
<b>Mark-ups</b>					
Escalation	\$3,761,646	\$5,774,375	\$6,582,706	\$7,302,062	\$7,074,544
Design Contingency	\$8,680,721	\$13,325,481	\$12,665,637	\$12,275,146	\$12,202,229
General Conditions	\$7,680,000	\$7,680,000	\$5,760,000	\$5,280,000	\$5,280,000
General Requirements	\$3,515,692	\$5,396,820	\$4,991,813	\$4,874,804	\$4,838,481
Bonds	\$703,138	\$1,079,364	\$1,247,953	\$1,218,701	\$1,209,620
Insurance	\$984,394	\$1,511,110	\$1,747,134	\$1,706,181	\$1,693,468
Permit	\$0	\$0	\$0	\$0	\$0
Temporary Classrooms	\$5,600,000	\$5,600,000	\$0	\$0	\$0
CM Fee	\$1,757,846	\$2,698,410	\$3,119,883	\$3,046,752	\$3,024,050
CM Contingency	\$2,109,415	\$3,238,092	\$3,743,860	\$3,656,103	\$3,628,860
<b>Subtotal</b>	<b>\$34,792,852</b>	<b>\$46,303,652</b>	<b>\$39,858,986</b>	<b>\$39,359,749</b>	<b>\$38,951,252</b>
<b>TOTAL</b>	<b>\$92,664,325</b>	<b>\$135,140,192</b>	<b>\$145,405,962</b>	<b>\$141,652,635</b>	<b>\$140,636,495</b>

Costs subject to change as Feasibility Study progresses

## Project Minutes

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

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

### Attendees:

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

Item #	Action	Discussion
7.1	P. Cunningham V. Gooje	<p><b>12/7/20 SSBC Presentation</b></p> <p>The 12/7/20 Zero Net Energy Strategy presentation was reviewed.</p> <ol style="list-style-type: none"> <li>The ZNE presentation should be moved to be before the Design Options presentation.</li> <li>Add a slide introducing the presenters.</li> </ol>

Item #	Action	Discussion
		<ol style="list-style-type: none"> <li>3. Move the PV slides forward before the HVAC systems slides and change the baseline electricity cost to 25 cents/kWh.</li> <li>4. Separate out the data on the cumulative cash flow slide to be clearer.</li> <li>5. Add the annual water savings to the capital cost/operating cost slide.</li> </ol>
7.2	E. Wortman D. Sheehan V. Gooje E. Wortman	<p><b>Photovoltaic (PV) System</b></p> <ol style="list-style-type: none"> <li>1. E. Wortman will share the PV RFP once received from JD at A-B. <i>(from prior meeting)</i></li> <li>2. D. Sheehan will confirm with Town Counsel on the whether the School Committee or Select Board will sign the Letter of Support with the PV Vender for the SMART Program. <i>(from prior meeting)</i></li> <li>3. V. Gooje to provide E. Dolan a copy of the Basis of Design relative to degree day decisions used on the A-B school. <i>(from prior meeting)</i></li> <li>4. E. Wortman will ask JD the following question: <i>(from prior meeting)</i> <ol style="list-style-type: none"> <li>a. How did A-B estimate the Alternative Energy Credits for the Geothermal System?</li> </ol> </li> </ol>
7.3	P. Cunningham	<p><b>Geo-Thermal System</b></p> <ol style="list-style-type: none"> <li>1. P. Cunningham reviewing scope of services to be performed during the Schematic Design Phase versus in the Design Development Phase to develop a fee proposal within the available budget. <i>(from prior meeting)</i></li> </ol>
7.4	D. Sheehan	<p><b>Domestic Water Main Heat Exchanger System</b></p> <ol style="list-style-type: none"> <li>1. D. Sheehan will confirm with the Water Department if there are any restrictions or regulations on altering the water temperature. <i>(from prior meeting)</i></li> </ol>
7.5	P. Cunningham	P. Cunningham indicated there will potentially be gas use in the kitchen and science rooms and he will provide direction as the project design progresses. <i>(from prior meeting)</i>
7.6	J. Seeley	J. Seeley to develop a ZNE decision timeline for the SSBC to use in deciding the final extent of ZNE in the Schematic Design Phase. <i>(from prior meeting)</i>
7.7	P. Cunningham	P. Cunningham is developing a draft LEED Scorecard for review at the next meeting. <i>(from prior meeting)</i>

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

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**Subject:** Fw: 12.9 forum

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**From:** mmw <[mmw@copper.net](mailto:mmw@copper.net)>  
**Sent:** Wednesday, December 9, 2020 8:26 PM  
**To:** SSBC Email <[ssbc@stoneham-ma.gov](mailto:ssbc@stoneham-ma.gov)>  
**Subject:** 12.9 forum

I did not vote as there is not sufficient information to answer the question about 'the best longterm plan for educating high schools students'.

I asked previously and will beg/demand again that the next series of forums provide as much detail about the inside of the building as you have about the Sports Complex which happens to surround a school building!

It is disturbing that the committee is providing a bricks & mortar decision to the state without having considered the education piece. Perhaps that is the state approach, but if it is, it certainly is not intuitive.

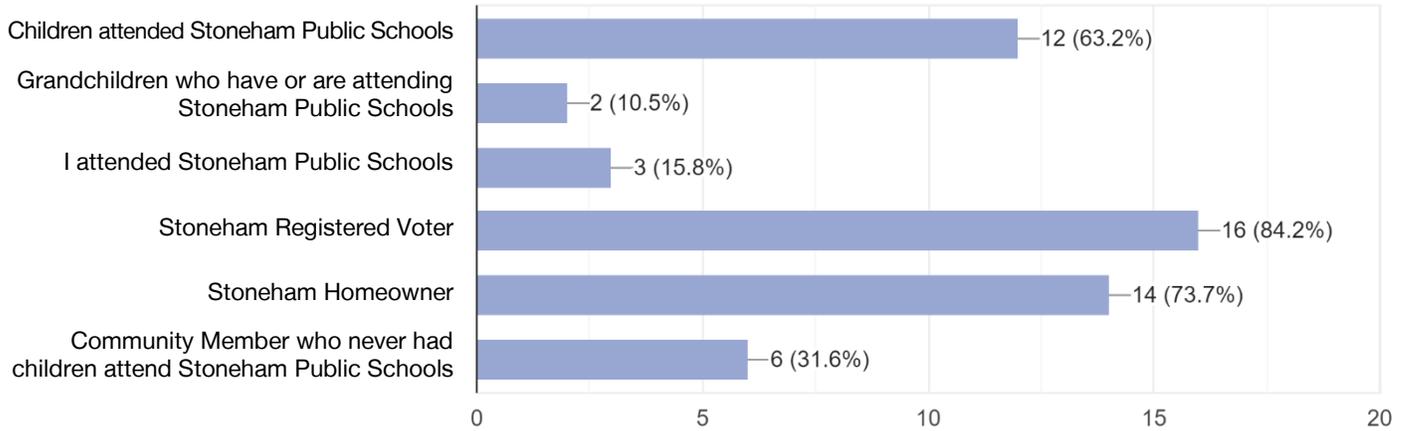
Marcia M Wengen

Sent from my T-Mobile 4G LTE Device

**STONEHAM HIGH SCHOOL FEASIBILITY STUDY**  
**COMMUNITY-WIDE SURVEY NO. 1A**  
 NOVEMBER 25, 2020 TO DECEMBER 16, 2020  
**SURVEY RESULTS**

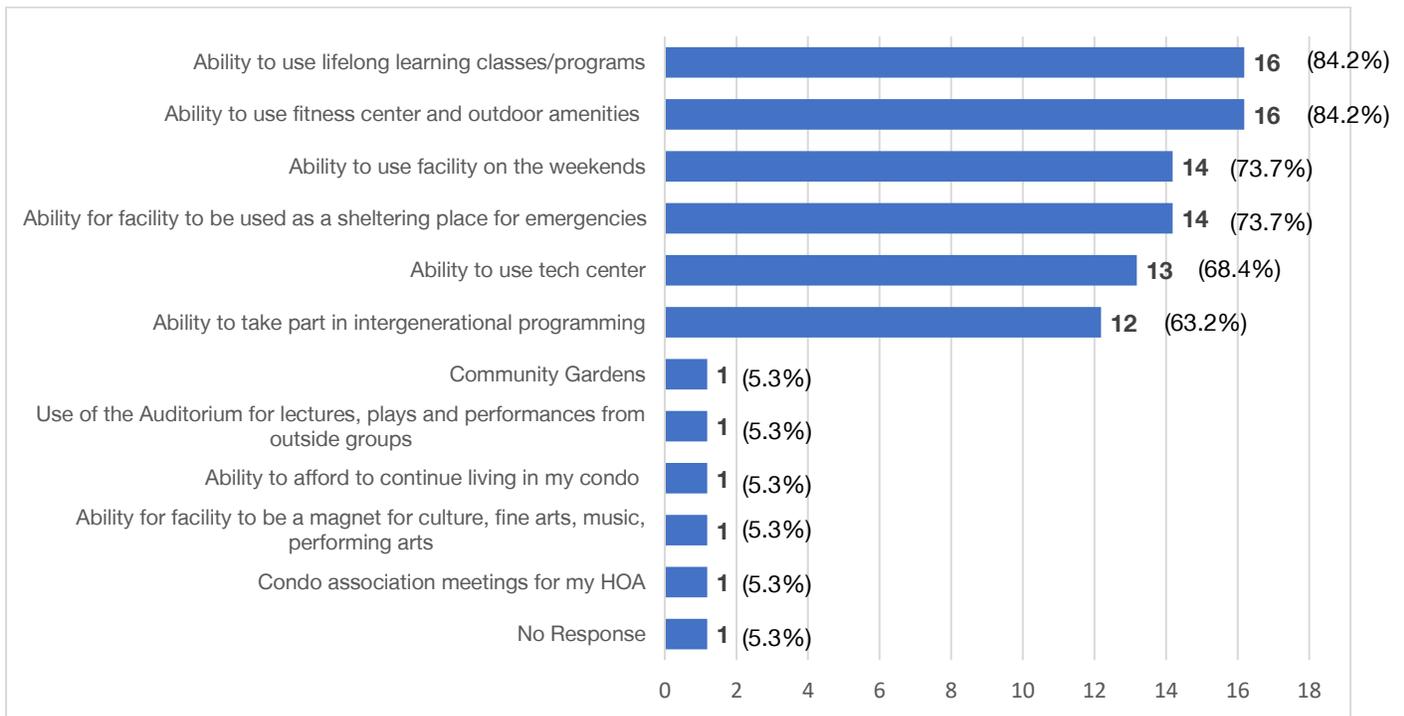
1. Please select all stakeholder groups that apply to you.

19 responses



2. With a new/improved community facility, I would like to see:

19 responses

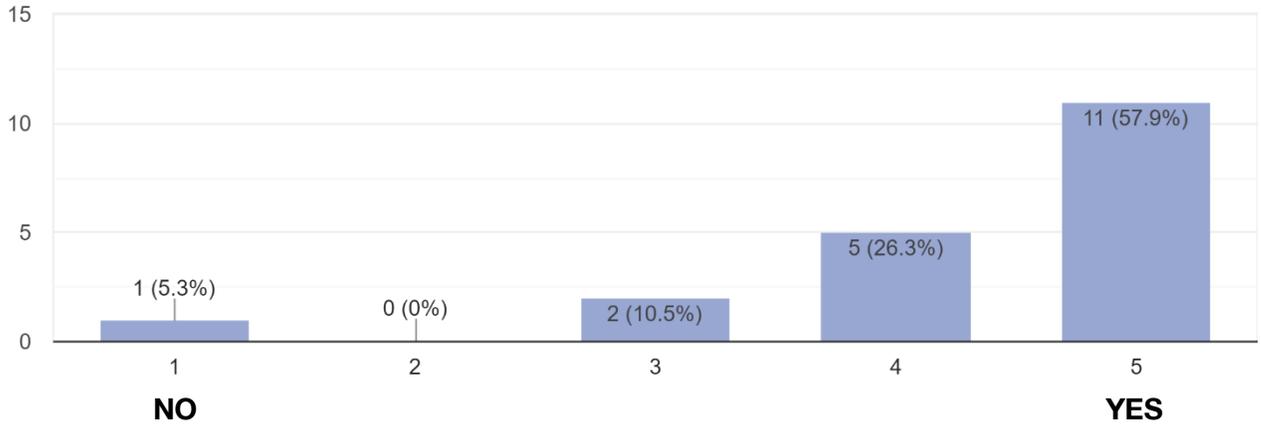


**STONEHAM HIGH SCHOOL FEASIBILITY STUDY**  
**COMMUNITY-WIDE SURVEY NO. 1A**  
NOVEMBER 25, 2020 TO DECEMBER 16, 2020  
**SURVEY RESULTS**

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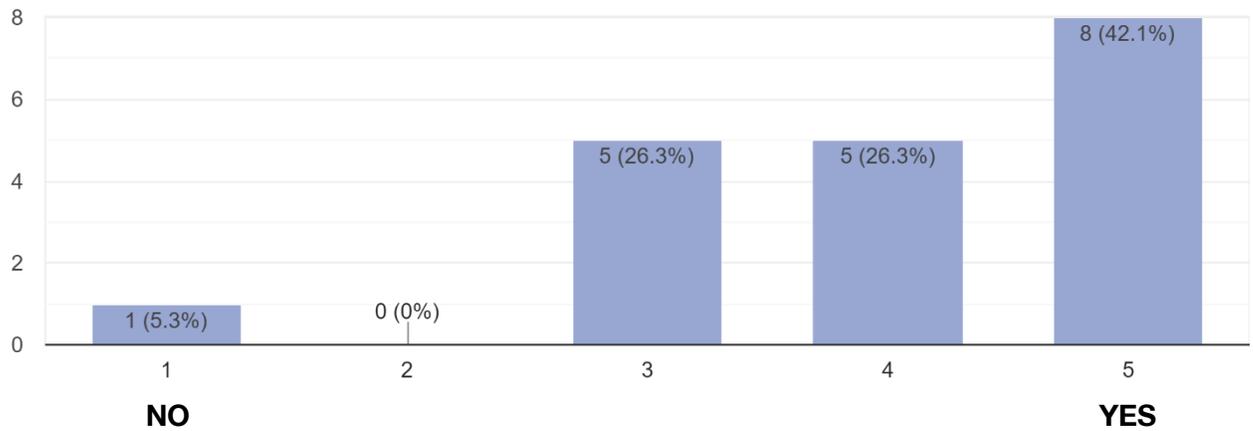
3. I would support the construction of a new high school complex as a long-term solution.

19 responses



4. I believe Stoneham's urgent need for improving the high school complex must be addressed now.

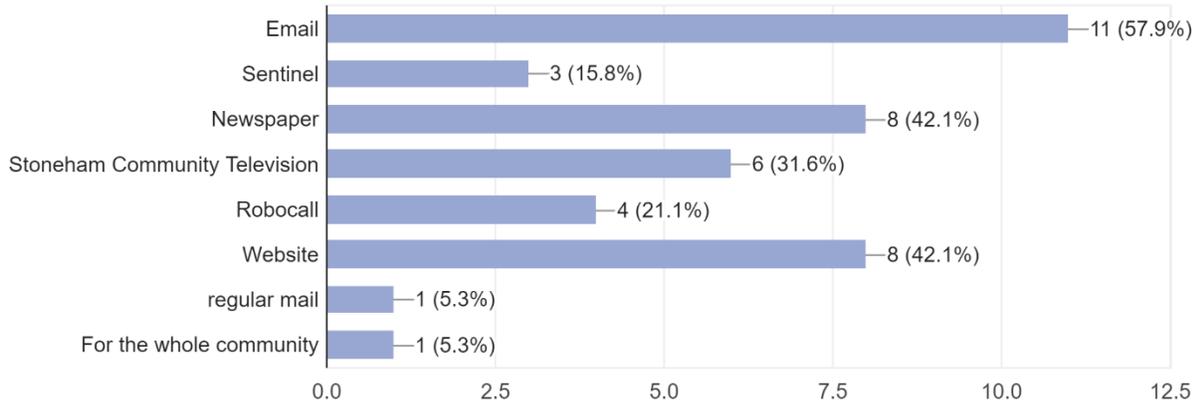
19 responses



**STONEHAM HIGH SCHOOL FEASIBILITY STUDY**  
**COMMUNITY-WIDE SURVEY NO. 1A**  
 NOVEMBER 25, 2020 TO DECEMBER 16, 2020  
**SURVEY RESULTS**

5. How can the School Building Committee improve communication with you regarding this project and state grant?

19 responses



6. Is there another important consideration that is not listed in the previous questions? If so, please explain.

- I would like to see more of the grounds to be opened up to the community for individual gardens. Also I foresee the school being opened year round for educational and community programs.
- I believe that there should be tennis courts included in the rebuild. It is a sport for a lifetime that the community would benefit having access to.
- While we are senior citizens interested in education for our Stoneham students, we realize many of the things the townspeople may want could be very costly. If the budget is cut, education first but lay out the foundation for future improvements when doing the building. (Needs A/C so school can be used in summer.)
- How much will taxes increase under each proposal? How much warning will residents have so they can relocate if necessary?
- Not enough info to understand what school now has versus what is needed to make it a 21st century school and community center, as well as other facilities in town that could be adapted for community needs.
- Music, Performing arts. Modify existing facilities or create new space. See Galvin Middle School, Wakefield. Used for students and the community. Music is for life. In Stoneham, the bond created through music has enriched the life of Spartan Choral Alumni to the present, making many of them caring friends for life. P.S. If everything has to be focused on "sports", create a space where the community can dance salsa, tango, mambo, etc. They are great aerobic exercise integrating rhythm and music. Some spaces can be used for Yoga and Tai Chi. Integrate into one outdoor space, build a music shell, miniature of the Esplanade. Save the space, Build in future.
- I am an abutter (Emerald Court) concerned about excessive traffic on Franklin Street (now, in normal times [non-COVID] and especially during construction/refurbishment.

**STONEHAM HIGH SCHOOL FEASIBILITY STUDY**  
**COMMUNITY-WIDE SURVEY NO. 1A**  
NOVEMBER 25, 2020 TO DECEMBER 16, 2020  
**SURVEY RESULTS**

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What/How will this construction and possible development/construction of Weiss Farm project be handled?

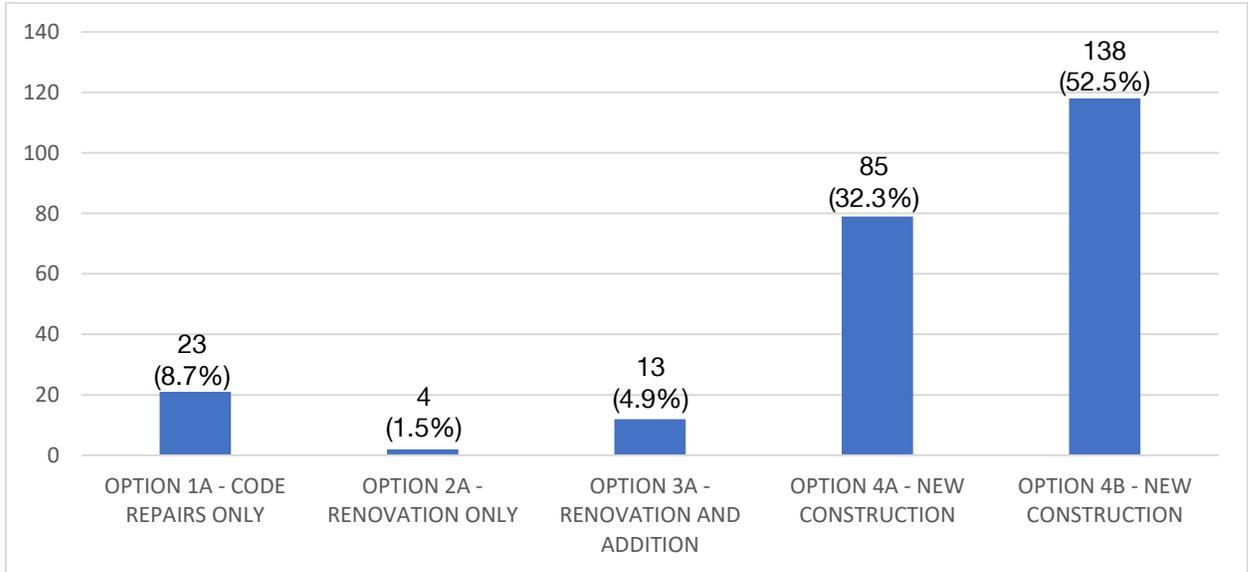
- Because I am an abutter to property having been located there for 45 years, I would like updated information as it develops.

# STONEHAM HIGH SCHOOL FEASIBILITY STUDY COMMUNITY-WIDE SURVEY NO. 2

DECEMBER 5, 2020 TO DECEMBER 12, 2020

## SURVEY RESULTS

1. Which of the design alternatives above provides the Stoneham Community the best long-term plan for educating its high school students?



2. Please provide any additional feedback you have on any of these specific options

### Code Repair, Renovation and Renovation/Addition Options

- Important to keep gym and track in place
- It seems 1a meets the students' needs, i.e., no district offices. at the lowest taxpayer cost.
- Repairs or renovating this current building are frankly an unacceptable option.
- Doing a code update on the existing building is unacceptable. We need to invest in the future of the school, students and district.
- 1 and 2 are a waste of time and money

### New Construction Options

- I think new build is the way to go! The timeline of the project is also quicker which I think is better for the students living through construction.
- I whole heartedly support a complete tear down and new construction of the HS. It is hard to tell what the differences are in 4A and 4B, but I think the more amenities, the better, Stoneham needs to be brought into the 21st century!
- I like the green spaces around 4B. I think the layout of the grounds is the best. And, I like new build as opposed to renovation because it will be faster.
- Do not quite understand the differences between 4B and 4A
- I prefer either new construction since it will be less disruptive to on site students and will be constructed more quickly.
- The old building should be demolished. This vibrant community needs a vibrant building.
- From the images in this survey it's difficult to tell the difference between 4A and 4B

- Difficult to Judge 4A vs 4B at a glance. I preferred A because of better axial symmetry. It would be disappointing to pay a small fortune for code repairs. We might as well bite the bullet & take care of our kids (4A or 4B).
- The priority should both be the long-term ideal with the least amount of disruption. In other words NOT REPEATING THE AWFUL SITUATION OF MIDDLE SCHOOL CONSTRUCTION for these students. The building needs to come down - renovating and repairing is a waste of money and very short sighted
- I feel a new building is best and will be less disruptive to current students.
- Not clear what the functional difference is between 4B and 4A.
- The flow of the building is optimized in 4B. PreK placement is good. Cost to the town is slightly less than 4A
- Everything should be new this is crazy it's taking this long to figure things out.
- I was not quite sure what the major difference is between 4A and 4B is other than layout? I would weigh them equally and defer to the committee as to which is best.
- New construction is usually the most efficient choice. Renovating always adds costs due to the base structure limitations.
- Love these options and the ranges. Hard to argue for anything less than new construction.
- Very excited about the options for community space in the 4B option, the surrounding greenwalk, community gardens, amphitheater, etc. I was originally thinking a renovation plus new would make sense but hate the idea of burying all the maker spaces, etc. in the basement under the gym, especially for a higher cost.
- There are a lot of advantages on new construction that will provide better service to future generations to come in the long run, educational spaces like this are an investment that should not be nickel and dime for.
- We need a new building.
- I do not like option 4A which places the tennis courts close to the residential houses. The sound of balls being consistently hit would be a nuisance.
- I am not really clear what the diff is between 4a and 4b but just pick the BEST most long-lasting option and DO NOT CHEAP OUT on construction. 1 and 2 are a waste of time and money
- Tear it down and build a new high school.
- I like both 4A and 4B but I prefer 4A because the whole school is surrounded by green space/athletic fields. I also think the preschool looks like it has more play space.
- With the exception of code repair only (which is a non-starter) the cost differentials are not so great as to exclude the best options which are new construction.
- I think we need a whole new building, a fresh start. Times have changed and our students need to be given every opportunity to succeed, and teachers need to be given everything they need to help our students succeed. That starts with a new building.
- I originally selected 4A as my preferred choice but after seeing the 3d sketches I overwhelming would prefer option 4B. I do not think the images included in this survey do justice to how wonderful option 4B would be with the green space, etc.
- Do not understand the differences between 4 a & b

### **PreK Program**

- I feel strongly that the preschool needs to move out of the elementary schools--there is no room. Those classrooms should be used for K.
- Let us get it done correctly and offer our students from pre-k through grade 12 the bet educational experience. Our preschool programs are growing and they deserve an appropriate space!

### **Cost**

- Given the current economic situation and increase in remote learning, the town should be looking for ways to reduce the cost to taxpayers.

- If you choose to build new the Students/Parents should Pay for the Building. Retired residents should not have to foot the bill. We already paid for our children. We senior Residents cannot afford to live in Stoneham much longer. :-)
- If they are remote learning for most of the time. Money can be spent on after school activities instead. Or use the million in surplus that's supposed to be there right now

### **Maintenance**

- I hope there is also a plan for the maintenance & upkeep of the school.
- A building manager should be staffed (not a janitor /custodian) Maintenance program put in place for services and checkups of HVAC plumbing and overall building Durability.

### **Athletics**

- I think all varsity athletes/sports should have a chance to play in the 'Spartan Main Stadium' on a regular basis. Every student-athlete should get the feeling to play in front of an audience. (stands). Calling it only a football field seems outdated & not inclusionary. I know plenty of communities that use their main stadium for various sports. You also, have a better chance of hosting MIAA tournaments for various sports that could be a revenue generator, albeit small.  
I also, think not including basketball courts is a mistake. Basketball is probably one of the most socially economical sports in the USA. Not having courts does a disservice to families of economic disadvantage in our town. Besides, the outside courts can be used for various activities and has probably the highest ROI of any sport in this discussion. Basketball hoops & pavement is not a high-ticket item. I am surprised, discussions of paying up to 128 million dollars for a new H.S., the committee does not see value in a few basketball courts for the youth of the town. Thank you.
- Preserve athletic fields pricing on an indoor track
- It is unclear if option for a includes synthetic fields
- Multiple turf fields are necessary in the design. Stoneham is the only town in the Middlesex League without a single turf field in the town. Having multiple turf fields not only allows the field to be used in any weather but also allows for more rental income when the turf is rented for club sports, etc.

### **Academics**

- Hard to tell if new construction will include Auditorium. I hope it does.
- Please take into consideration students who do not play sports. Technology, STEAM, Life Skills are just as important. An amphitheater is important. Walking /Nature trails would be amazing. A place for a garden.
- The outside blueprint is less important to me than the specifics of the inside structure and how it might create better teaching and learning environments for the teachers and students, a safe and healthy environment with access to sun and air, and sustainable energy features. I do not see descriptions of the inside in the PowerPoints online.
- Need space for labs and vocational activities i.e., robotics and basic construction
- Please make sure every classroom has windows. As a teacher in another district without windows in her classroom this was a major design flaw. It is best for airflow and for safety. Keep traffic flow in mind. Keep safety a top priority.

### **Outdoor Space**

- I love the outdoor space that consists of both athletics and arts- outdoor amphitheater, etc.

### **Environment**

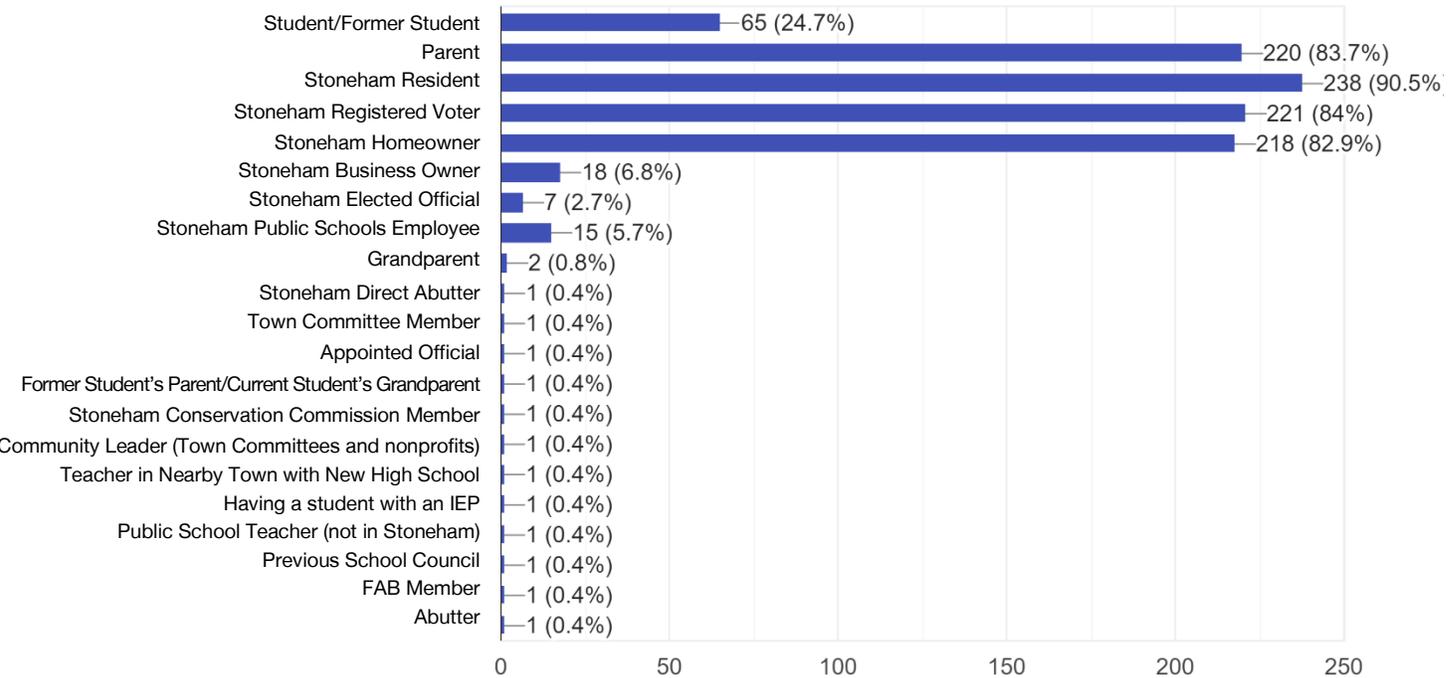
- I sincerely appreciate the committee's work to make the best possible decisions for the environment.

## General

- I am a resident and a real estate attorney who participates in underwriting large acquisitions for redevelopment such as hotels and large multifamily development- based on experience I've ranked the above
- We will regret it if we think small. The town is growing and will continue to do so.
- This survey will only be slightly useful because most people do not have time to figure out the differences between these plans. More details are needed and most won't take the time to review the meetings or knowledge that they can watch the meetings online after the fact.
- I like the idea of a centrally located main building.
- We know of other high schools built less than 10 years ago and are already too small and getting outdated. With Stoneham's location and amenities we will be growing
- Include key to numbers on plans
- We need to move forward on this for the future of our children and the town.
- I was hoping to see a pool included in the plans, I think it would be a great addition to the high school and the community.

### 3. Please select all stakeholder groups that apply to you.

263 responses



4. Please check all the following ways in which you have learned about the status of the project.

263 responses

