

February 2, 2021

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  
Preferred Schematic Report Review Comments*

*SMMA No. 20033*

Dear Jennifer:

Please find the District's Response to the MSBA's Preferred Schematic Report Review Comments of January 19, 2021.

Very truly yours,

**SMMA**



Joel G. Seeley  
Principal

cc: SSBC (MF)

enclosures: District's Response to the Preferred Schematic Report Review Comments

**ATTACHMENT A**  
**MODULE 3 – PREFERRED SCHEMATIC REPORT REVIEW COMMENTS**

**District:** Town of Stoneham  
**School:** Stoneham High School  
**Owner’s Project Manager:** SMMA  
**Designer Firm:** Perkins + Will Architects  
**Submittal Due Date:** December 29, 2020  
**Submittal Received Date:** December 23, 2020  
**Review Date:** December 23, 2020 – January 17, 2021  
**Reviewed by:** Gienapp Architects, C. Forde, C. Alles, J. Jumpe

**MSBA REVIEW COMMENTS**

The following comments<sup>1</sup> on the Preferred Schematic Report (“PSR”) 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.

**3.3 PREFERRED SCHEMATIC REPORT**

Overview of Preferred Schematic Submittal	Complete	Provided; <i>Refer to comments following each section</i>	Not Provided; <i>Refer to comments following each section</i>	Receipt of District’s Response; <i>To be filled out by MSBA Staff</i>
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"/>
3.3.1 Introduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.2 Evaluation of Existing Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.3 Final Evaluation of Alternatives	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.4 Preferred Solution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3.5 Local Actions and Approval Certification	<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.

**3.3.1 INTRODUCTION**

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	Overview of the process undertaken since submittal of the Preliminary Design Program that concludes with submittal of the Preferred Schematic Report, including any new information and changes to previously submitted information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Summary of updated project schedule, including				
	a) Projected MSBA Board of Directors Meeting for approval of Project Scope and Budget Agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Projected Town/City vote for Project Scope and Budget Agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Anticipated start of construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Target move in date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Summary of the final evaluation of existing conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Summary of final evaluation of alternatives	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Summary of District's preferred solution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	A copy of the MSBA Preliminary Design Program project review and corresponding District response	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

*No review comments for this section.*

**3.3.2 EVALUATION OF EXISTING CONDITIONS**

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	A narrative of any changes resulting from new information that informs the conclusions of the evaluation of the existing conditions and its impact on the final evaluation of alternatives	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	If changes are substantive, provide an updated Evaluation of Existing Conditions and identify as final. Identify additional testing that is recommended during future phases of the proposed project and indicate when the investigations and analysis will be completed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

*No review comments for this section.*

**3.3.3 FINAL EVALUATION OF ALTERNATIVES**

Include at least three potential alternatives, with at least one renovation and/or addition option. Include the following for each alternative where appropriate:

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	An analysis of each prospective site including:				
	a) Natural site limitations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Building footprint(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Athletic fields	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Parking areas and drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) Bus and parent drop-off areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Site access and surrounding site features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Evaluation of the potential impact that construction of each option will have on students and measures recommended to mitigate impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Conceptual architectural and site drawings that satisfy the requirements of the education program	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	An outline of the major building structural systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The source, capacities, and method of obtaining all utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	A narrative of the major building systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	A proposed total project budget and a construction cost estimate using the Unifomat II Elemental Classification format (to as much detail as the drawings and descriptions permit, but no less than Level 2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Permitting requirements and associated approval schedule	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Proposed project design and construction schedule including consideration of phasing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Completed Table 1 – MSBA Summary of Preliminary Design Pricing spreadsheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

*6) The information provided references a Building Management System (“BMS”). In response to these review comments, confirm that building and District maintenance personnel have been included in discussions regarding the selection and long-term operational and maintenance costs of the BMS and mechanical systems and that the training program will be coordinated with the District’s facility staff*

and will include sufficient training hours to learn how to operate the building before the opening of the proposed project as well as hours post turnover.

**Response: Confirmed that the Facilities Director and Maintenance Department have participated in discussions to date.**

8) As part of the District’s schematic design submittal, provide the estimated time to acquire each of the required permits.

**Response: Confirmed and will provide estimated time for each permit in Schematic Design submission.**

10) The information provided indicates the District’s preferred schematic has an estimated total construction cost of \$677/sf and an estimated total project cost of \$176.2 million. Please provide information that clearly describes the cost drivers that contribute to an estimated square foot cost of \$677 and describe opportunities that could adjust the proposed design to reduce the cost per square foot heading into schematic design. The MSBA encourages the District and its consultants to further evaluate the proposed design and describe the underlying factors leading to the estimated costs.

**Response: The construction cost drivers contributing to the \$677/sf are the normal and customary costs associated with high school construction on an occupied site with significant grade changes and underlying ledge conditions, escalated to a 2023 mid-point of construction. Cost drivers specific to the preferred option include a robust exterior building envelope and geothermal exchange system to achieve the targeted EUI of 25, rejuvenation of the high school campus grounds for community and athletic use including three lighted synthetic turf playfields, natural baseball and softball fields and tennis courts and off-site synchronized traffic signals at two intersections to alleviate the long-standing vehicular congestion on Franklin Street.**

**The District is retaining a Construction Manager at Risk firm to provide scheduling, logistics planning and cost estimating services and to assist in identifying cost savings opportunities during the Schematic Design phase. A geothermal test well will be performed in the Schematic Design phase to refine the cost estimate for the geothermal exchange system and the off-site signalization and improvements will be further evaluated for cost savings.**

*No further review comments for this section.*

### 3.3.4 PREFERRED SOLUTION

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	Educational Program				
	a) Summary of key components and how the preferred solution fulfills the educational program	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Design responses including desired features and/or layout considerations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
	c) Proposed variances to, and benefits of, any changes to the current grade configuration (if any) and a related transition plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Preferred Solution Space Summary				
	a) Updated MSBA Space Summary spreadsheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Itemization and explanation of variations from the initial space summary (and MSBA review) included in the Preliminary Design Program	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Preliminary NE-CHPS or LEED-S scorecard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Conceptual floor plans of the preferred solution, in color that are clearly labeled to identify educational spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Clearly labeled site plans of the preferred solution including, but not limited to:				
	a) Structures and boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Site access and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Parking and paving	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Zoning setbacks and limitations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Easements and environmental buffers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Emergency vehicle access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) Safety and security features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	h) Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	i) Athletic fields and outdoor educational spaces (existing and proposed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	j) Site orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	An overview of the Total Project Budget and local funding including the following:				
	a) Estimated total construction cost	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Estimated total project cost	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) Estimated funding capacity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) List of other municipal projects currently planned or in progress	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) District's not-to-exceed Total Project Budget	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Brief description of the local process for authorization and funding of the proposed project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) Estimated impact to local property tax, if applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
	h) Completed MSBA Budget Statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Updated Project Schedule including the following projected dates:				
	a) Massachusetts Historical Commission Project Notification Form	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) MSBA Board of Directors meeting for approval to proceed into Schematic Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) MSBA Board of Directors meeting for approval of project scope and budget agreement and project funding agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Town/City vote for project scope and budget agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) Design Development submittal date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) MSBA Design Development Submittal Review (include required 21-day duration)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) 60% Construction Documents submittal date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	h) MSBA 60% Construction Documents Submittal Review (include required 21-day duration)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	i) 90% Construction Documents submittal date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	j) MSBA 90% Construction Documents Submittal Review (include required 21-day duration)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	k) Anticipated bid date/GMP execution date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	l) Construction start	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	m) Move-in date	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n) Substantial completion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**MSBA Review Comments:**

2a) *The space summary provided was not signed by the Designer. Please submit a signed version of the space summary.*

**Response: Signed space summary attached.**

2b) *Please refer to "Attachment B" for detailed review comments.*

3) *The information provided on page 370 indicates "The Belmont School Building Committee has chosen to move forward with LEED-S Version 4.1 and intends to achieve 2% additional reimbursement by achieving a min. of 'certified' within that rating system and by exceeding the level of energy efficiency required in the current Massachusetts (base) energy code by 20%." This appears to be a typographical error, however, in response to these review comments, confirm that the Stoneham School Building Committee has chosen to move forward with LEED-S Version 4.1. Provide a corrected page for record.*

**Response: Confirmed that the Stoneham School Building Committee has chosen to move forward with LEED-S Version 4. Corrected page attached.**

*Additionally, it is stated in the Sustainability Narrative provided by the Designer that the Stoneham High School is pursuing certification under LEED V4.1, and that the District intends to achieve the 2% additional reimbursement with the MSBA Green Schools Program. The MSBA notes that designers can “mix and match” points between LEED V4 and V4.1. Please clarify in the District’s response which version is being used for the LEED-S EA Credit “Optimize Energy Performance”.*

**Response: After evaluating LEED V4 and V4.1 credit systems with consultants, the team has decided to move forward with V4. The project goals of ZNE and EUI of 25 remain unchanged regardless of which systems is used to measure the sustainability features. Under LEED V4, project will need 14 LEED points in the Optimized Energy category to qualify for the 2% MSBA reimbursement.**

*If LEED V4 is being used for the LEED V4 EA Credit “Optimize Energy Performance”, to be in compliance with the MSBA Green School Program, the project must achieve a minimum of 10% above the 2018 IECC for no additional reimbursement (i.e., 12 points in the LEED V4 EA Credit “Optimize Energy Performance”) or exceed the energy code by 20% with at least 14 points in the LEED V4 EA Credit “Optimize Energy Performance” to achieve the 2% additional reimbursement. If the submittal is using LEED V4 in that category, the scorecard does not meet the minimum 20% above energy code and would not provide the District with 2% additional reimbursement. In response to this review describe the District's intent and provide a revised LEED scorecard.*

**Response: See previous response. With the current targeted EUI, the Stoneham project is on track to achieve 14 LEED V4 points. Revised LEED scorecard is attached.**

*The information provided in the letter provided by the Designer indicates that the scorecard shows a minimum of 40 points; however, the score card indicates the project will attempt to achieve 44 points with an additional 30 points. Please clarify in response to these review comments.*

**Response: At this point in the project, based on the project budget and client goals, the team is looking to achieve 45 credits. A number of credits are in the 'Maybe' category and will continue to be explored as the project develops.**

4) As part of the schematic design documents, provide the following information:

- Provide location of doors on the floor plans in order to further understand the connections and access of the proposed space;
- Illustrate ‘Special Education’ spaces with different color-shading in order to distinguish these spaces from proposed ‘Core Academic’ spaces; and
- Identify and clearly label spaces specifically associated with in Pre-School program, District Offices, etc.

**Response: Confirmed and will provide required drawings in Schematic Design submission.**

5d) In response to these review comments, provide site plan diagrams that clearly identify zoning setbacks and limitations.

**Response: Zoning diagram attached.**

## District Response

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5e) *The information provided discusses environmental concerns within the narratives. In response to these review comments, provide site plan diagrams that identify any easements and/or environmental buffers.*

**Response: Environmental buffer diagram attached.**

5g, h) *In response to these review comments, provide site plan diagrams that identify safety and security features and utilities.*

**Response: Safety and security features and utilities diagrams attached.**

6a, b) *The information provided in this submittal indicates that the estimated total project cost for the District's Preferred Schematic is \$176.2 million. However, the information provided in the previous PDP submittal indicated that the estimated total project cost for Option 4B was \$172.9 million. Additionally, for reference the OPM Request for Services indicated an estimated total project cost range of \$120-\$160 million, and the Designer Request for Services indicated an estimated construction cost range of \$95-\$125 million. In response to these review comments, describe this variation and provide information that indicates that the District has discussed and acknowledged the increase in estimated costs. Also, please indicate how the District and design team intend to maintain the District's project budget through schematic design.*

**Response: The estimated total project cost for Option 4B is largely consistent between the PDP phase and the PSR phase, except for the increase associated with the addition of the District Offices to the project, made during the PSR Phase. The OPM RFS and Designer RFS cost ranges were developed prior to the project scope development during the PDP phase. The District has discussed the project costs at their SSBC meetings, Community Forums and Tri-Board (Select Board, Finance and Advisory Board and School Committee) meetings during both the PDP Phase and the PSR Phase.**

6d) *The information provided indicates municipal projects previously completed or currently in progress. In response to these review comments, provide a description of any future municipal projects planned for the District, if any.*

**Response: Future projects are listed in the 5 -Year Capital Summary found on page 495 of the PSR Submission. An additional copy has been provided with this Response Document.**

6e) *The information provided on page 497 indicates the District's not to exceed budget is \$125,289,311; however, the District's preferred schematic has an estimated total project cost of \$176,208,977. In response to these review comments, please clarify the discrepancy between these figures. Please note that the MSBA has not performed a detailed review of the total project budget spreadsheet provided in this submittal. This spreadsheet will be reviewed during the schematic design phase to assist the MSBA in calculating a potential grant.*

**Response: The District's not to exceed budget is \$176,208,977.**

*Additionally, the District's reimbursement rate for calendar year 2021 is unknown at this time. The MSBA will forward the reimbursement rate to the District when this information is available. Please note that the MSBA updates district reimbursement rates annually and applies the reimbursement in effect at the time the MSBA Board of Directors approves a district's proposed project scope and budget. Please acknowledge.*

**Response: District acknowledges.**

7a,m,n) In response to these review comments, provide an updated project schedule that includes the following information:

- The information provided in the PDP submittal indicated Massachusetts Historical Commission (“MHC”) approval was obtained on September 15, 2020. However, this date has not been included in the project schedule. Please incorporate the dates associated with submitting a Project Notification Form to MHC and obtaining MHC approval into the updated project schedule;
- The targeted move-in date; and
- The targeted substantial completion date. The information provided on page 10 indicates a substantial completion date in April 2025.

**Response: The updated Project Schedule is provided with this Response Document.**

No further review comments for this section.

**3.3.5 LOCAL ACTIONS AND APPROVALS**

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	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"/>
2	Signed Local Actions and Approvals Certification(s):				
	a) Submittal approval certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Grade reconfiguration and/or redistricting approval certificate (if applicable)	<input 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.**

- *The MSBA offers the following information to assist the District and its Owner's Project Manager in completing the total project budget template that is required as part of its Schematic Design Submittal.*
  - *The District must include negotiated costs for OPM and Designer fees for the remainder of the project as part of their Total Project Budget. The fees must be listed separately by the applicable line items that are included in the MSBA's Total Project Budget Template. In response to these review comments, please confirm that the District and its consultants will negotiate fees for the remainder of the project that are to be included in the District's Schematic Design documents to the MSBA.*

**Response: The Designer and OPM fees for the remainder of the project will be negotiated and included in the Schematic Design Submission.**

- *The PSR indicates District is targeting MSBA approval of its proposed project scope and budget at the August 25, 2021 board meeting. The District's reimbursement rate for calendar year 2021 is unknown at this time. The MSBA will forward the reimbursement rate to the District when this information is available. Please note that the MSBA updates district reimbursement rates annually and applies the reimbursement in effect at the time the MSBA Board of Directors approves a district's proposed project scope and budget. The reimbursement rate is established based on statutory requirements and information provided by the Departments of Revenue and Elementary and Secondary Education.*
- **Maintenance (0-2) – 1.04%.** *This value is based on MSBA review of district provided materials regarding routine and capital maintenance programs during Eligibility Period at which time the value is finalized.*
- **Overlay Zoning 40R & 40S (0 or 1) –** *Refer to Module 4, appendix 4E to review documentation requirements and to determine if this incentive point may be applicable. Please note that the proposed project must be located within the smart growth zoning district to comply with this additional incentive and required authorizations must be documented prior to MSBA approval of the District's proposed project scope and budget to be eligible to receive this incentive point.*
- **Overlay Zoning 100 units or 50% of units for 1, 2 or 3 family structures (0 or 0.5) –** *Refer to Module 4, appendix 4E to review documentation requirements and to determine if this incentive point may be applicable. Please note that required authorizations must be documented prior to MSBA approval of the District's proposed project scope and budget to be eligible to receive this incentive point.*
- **Energy Efficiency – "Green Schools" (0 or 2) –** *The PSR indicates the District's intent to achieve the 2% additional reimbursement through the MSBA Green School Program. Please note, subject to the District's intention to meet certain energy efficiency sustainability requirements for the Proposed Project, the MSBA will provisionally include two (2) incentive points, however if the District does not*

District Response  
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*ultimately qualify for some or all of these incentive points the MSBA will adjust the District's reimbursement rate, accordingly.*

**End**

**ATTACHMENT B**  
**MODULE 3 – PREFERRED SCHEMATIC SPACE SUMMARY REVIEW**

**District:** Town of Stoneham  
**School:** Stoneham High School  
**Owner’s Project Manager:** SMMA  
**Designer Firm:** Perkins + Will Architects  
**Submittal Due Date:** December 29, 2020  
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**Reviewed by:** M. Esdale, C. Forde, C. Alles, J. Jumpe

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The Massachusetts School Building Authority (the “MSBA”) has completed its review of the proposed space summary of the preferred alternative as produced by Perkins + Will Architects and its consultants. This review involved evaluating the extent to which the Stoneham High School’s proposed space summary conforms to the MSBA guidelines and regulations.

The MSBA considers it critical that the Districts and their Designers aggressively pursue design strategies to achieve compliance with the MSBA guidelines for all proposed projects in the new program and strive to meet the gross square footage allowed per student and the core classroom space standards, as outlined in the guidelines. The MSBA also considers its stance on core classroom space critical to its mission of supporting the construction of successful school projects throughout the Commonwealth that meet current and future educational demands. The MSBA does not want to see this critical component of education suffer at the expense of larger or grander spaces that are not directly involved in the education of students.

The following review is based on the submitted new construction project option with an agreed upon design enrollment of 695 students in grades 9-12.

**The MSBA review comments are as follows:**

- **Core Academic** – The District is proposing a total of 38,790 net square feet (“nsf”) which exceeds the MSBA guidelines by 5,900 nsf. The proposed area in this category has decreased by 2,600 nsf since the Preliminary Design Program (“PDP”) submittal as a result of certain relocation of spaces per MSBA’s PDP Review Comments. The MSBA notes the following spaces are proposed:
  - **General Classrooms** – The District is proposing (23) 900 nsf General Classrooms totaling 20,700 nsf, which exceeds the MSBA guidelines by 1,150 nsf. As noted in MSBA’s PDP Review Comments, the MSBA accepts this variation to the guidelines. No further action required.
  - **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 provided in response to MSBA’s PDP Review Comments and the proposed size of the

General Classrooms compared to the square foot range allowed in the MSBA guidelines, the MSBA will participate in up to 1,150 nsf of the overall proposed square footage associated with the Collaboration Space per Neighborhood, and 1,850 nsf will be considered ineligible for reimbursement.

- **Teacher Planning** – The District is proposing (23) 100 nsf spaces, totaling 2,300 nsf, which meets the MSBA guidelines. No further action required.
- **Small Group Seminar (20-30 seats)** – The District is proposing (2) 500 nsf spaces, totaling 1,000 nsf, which meets the MSBA guidelines. No further action required.
- **Science Classroom/Lab** – The District is proposing (6) 1,440 nsf spaces, totaling 8,640 nsf, which meets the MSBA guidelines. No further action required.
- **Prep Room** – The District is proposing (6) 200 nsf spaces, totaling 1,200 nsf, which meets the MSBA guidelines. No further action required.
- **Central Chemical Storage Room** – The District is proposing (1) 200 nsf space which meets the MSBA guidelines. No further action required.
- **Health Classroom** – The District is proposing (1) 850 nsf space which is in excess of the MSBA guidelines. As noted in MSBA’s PDP Review Comments, the MSBA accepts this variation to the guidelines. No further action required.
- **English as a Second Language (“ESL”) Services** – The District is proposing (1) 900 nsf space which is in excess of the MSBA guidelines. As noted in MSBA’s PDP Review Comments, the MSBA accepts this variation to the guidelines. No further action required.
- **Special Education** – The District is proposing a total of 7,250 nsf which is 800 nsf below the MSBA guidelines. The proposed area in this category has decreased by 1,500 nsf since the PDP submittal as a result of certain relocation of spaces per MSBA’s PDP Review 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 for this submittal 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 and Music / Vocations and Technology** – The District is proposing a combined total of 16,479 nsf, which exceeds the MSBA guidelines by 2,645 nsf. The proposed area has increased by 2,000 nsf since the PDP submittal. Note square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.

**Response: District acknowledges.**

- **Health and Physical Education** – The District is proposing a total of 28,100 nsf which exceeds the MSBA guidelines by 8,008 nsf. The proposed area in this category has not changed since the PDP submittal. As noted in MSBA’s PDP Review Comments, the MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Note square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.

**Response: District acknowledges.**

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 District is proposing a total of 4,644 nsf which exceeds the MSBA guidelines by 400 nsf. The proposed area in this category has not changed since the PDP submittal. As noted in MSBA’s PDP Review Comments, 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 District is proposing a total of 9,850 nsf which exceeds the MSBA guidelines by 2,393 nsf. The proposed area in this category has not changed since the PDP submittal. As noted in MSBA’s PDP Review Comments, 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 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 and Food Service** – The District is proposing a total of 7,103 nsf which exceeds the MSBA guidelines by 285 nsf. The proposed area in this category has not changed since the PDP submittal. As noted in MSBA’s PDP Review Comments, 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 District is proposing a total of 770 nsf which exceeds the MSBA guidelines by 60 nsf. The proposed area in this category has decreased by 60 nsf since the PDP submittal. As noted in MSBA’s PDP Review Comments, 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 and Guidance** – The District is proposing a total of 5,757 nsf which exceeds the MSBA guidelines by 2,100 nsf. The proposed area in this category has increased by 2,100 nsf since the PDP submittal as a result of certain relocation of spaces per MSBA’s PDP Review Comments. 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.**

- **Custodial and Maintenance** – The District is proposing a total of 2,647 nsf which exceeds the MSBA guidelines by 500 nsf. The proposed area in this category has not changed since the PDP submittal. As noted in MSBA’s PDP Review Comments, 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 a total of 17,175 nsf which is in excess of the MSBA guidelines. The proposed area in this category has increased by 2,600 nsf since the PDP submittal. The MSBA notes the following spaces are proposed:
  - **District Offices** – A total of 2,600 nsf is proposed. Please note that this square footage will be considered ineligible for reimbursement. Please acknowledge.

**Response: District acknowledges.**

- **School Store** – (1) 600 nsf School Store is proposed. As noted in MSBA’s PDP Review Comments, this square footage will be considered ineligible for reimbursement. Please acknowledge.

**Response: District acknowledges.**

- **Pre-School Program** – A total of 13,975 nsf is proposed. As noted in MSBA’s PDP Review Comments, the MSBA’s participation will be limited to Pre-School classrooms only, and potentially Pre-School spaces dedicated for special education.
  - The following spaces totaling 11,300 nsf will be considered eligible for reimbursement:
    - (8) 1,200 nsf (totaling 9,600 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
    - (2) 250 nsf (totaling 500 nsf) Pre-School Speech/Language
    - (1) 450 nsf Sensory Room
  - The following spaces totaling 2,675 nsf will be considered ineligible for reimbursement:
    - (1) 150 nsf Pre-School Director Office
    - (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 Board Certified Behavior Analyst (“BCBA”) Office
    - (1) 350 nsf Nurse
    - (1) 350 nsf Conference Room
- **Total Building Net Floor Area** – The District is proposing a total of 138,551 nsf which exceeds the MSBA guidelines by 38,669 nsf. The proposed area has increased by 2,480 nsf since the PDP submittal. Please address the comments provided in the categories above as part of the District’s response to these comments in order for the MSBA to establish an allowable net square footage.

- **Total Building Gross Floor Area** – The District is proposing a total of 207,827 gsf which exceeds the MSBA guidelines by 57,707 gsf. The proposed area has increased by 3,720 gsf since the PDP submittal. Please address the comments provided in the categories above as part of the District’s response to these comments in order for the MSBA to establish an allowable gross square footage.

Please note that upon moving forward into subsequent phases of the proposed project, the Designer will be required to provide, with each submission, a signed, updated space summary that reflects the design and demonstrates that the design remains, except as agreed to in writing by the MSBA, in accordance with the guidelines, rules, regulations and policies of the MSBA. Should the updated space summary demonstrate changes to the previous space summary include a narrative description of the change(s) and the reason for the proposed changes to the project.





**Capital Improvement Program, Departmental Project Summary**

‡ Equipment purchase proposed on a standard replacement cycle. Vehicle condition will be reassessed each year.  
 †† Item requires a policy discussion before expenditure

Department	Department #	Title	FY2021	FY2022	FY2023	FY2024	FY2025	Five Year Total
<b>GENERAL FUND</b>								
<b>Information Technology</b>								
GIS/MIS/Assessing	141/155	AssessPro 5.0 Software Upgrade	40,500	-	-	-	-	40,500
GIS/MIS	155	Town wide security & software upgrades	-	50,000	50,000	50,000	50,000	200,000
<b>Total Information Technology</b>			-	<b>40,500</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>240,500</b>
<b>Town Clerk</b>								
Town Clerk	161	Voting Equipment Replacement/ Voting Booths	-	-	-	75,000	-	75,000
<b>Total Elections &amp; Registration</b>			-	-	-	<b>75,000</b>	-	<b>75,000</b>
<b>Planning &amp; Community Development</b>								
Community Development	185	Green Communities Energy Updates	-	20,000	20,000	20,000	-	60,000
Community Development	185	Downtown Stoneham Configuration Complete Streets Improvement Program, Design Study	-	-	100,000	-	-	100,000
<b>Total Community Development</b>			-	-	<b>120,000</b>	<b>20,000</b>	<b>20,000</b>	<b>160,000</b>
<b>Public Property/Facilities</b>								
Public Property Maintenance	192	ADA Building Compliance Town Wide	-	-	-	5,000,000	-	5,000,000
Public Property Maintenance	192	Town Hall Exterior Painting	-	-	-	-	-	-
Public Property Maintenance	192	New Roof for Auditorium & Town Hall	-	200,000	-	-	-	200,000
Public Property Maintenance	192	Town Hall Boiler Redundancy	-	-	40,000	-	-	40,000
Public Property Maintenance	192	Town Hall Auditorium Interior Painting	-	-	-	30,000	-	30,000
Public Property Maintenance	192	Auditorium A/C Installation (Heating & Cooling)	-	-	-	-	-	-
Fire	192	Fire Station Kitchen	-	-	-	-	-	-
Fire	192	Fire Station Brick Repointing	-	-	1,100,000	-	-	1,100,000
Fire	192	Fire Station Windows	-	-	100,000	-	-	100,000
Fire	192	Garage Roof Repair	-	-	20,000	-	-	20,000
Fire	192	Emergency Back Up Generator	-	-	-	50,000	-	50,000
Fire	192	Cascade Air System	-	-	-	45,000	-	45,000
Police	192	Window Upgrades	-	-	50,000	-	-	50,000
Library	192	Security Gate Replacement	-	-	-	-	-	-
Library	192	Interior Painting	-	-	-	-	-	-
Arena	192	Little Roof & Ventilation Replacement	-	-	-	-	-	-
Public Property Maintenance	192	Town Wide Improvements	200,000	-	-	-	-	-
Arena	192	Generator	-	-	-	-	-	-
Arena	192	ADA Accessible Inside and Out	-	-	-	-	-	-
Arena	192	Updating Security Cameras	-	-	-	-	-	-
Arena	192	Upper Level Bathroom Storage	-	-	-	-	-	-
<b>Subtotal Town</b>			<b>200,000</b>	<b>200,000</b>	<b>1,310,000</b>	<b>5,125,000</b>	-	<b>6,635,000</b>
Schools	192	South School Site Study (Playground, Parking Lot, Traffic Pattern)	-	-	-	-	-	-
Schools	192	South School Site Rehab -Playground, Park Lot	-	500,000	-	-	-	500,000
Schools	192	Roof Repair/Replacement - Colonial Park	-	-	-	350,000	-	350,000
Schools	192	Roof Repair/Replacement - South School	-	-	-	-	350,000	350,000
Schools	192	Roof Repair/Replacement - Robin Hood	-	-	350,000	-	-	350,000
Schools	192	Roof Repair/Replacement for D Building CMS	-	-	-	-	350,000	350,000
Schools	192	Transit Van/Facilities Vehicle	-	-	-	-	-	-
Schools	192	Motorized Shades for Central Gym	-	-	90,000	-	-	90,000
Schools	192	Truck Vehicle w/plow	-	-	-	-	-	-
<b>Subtotal School</b>			-	<b>500,000</b>	<b>440,000</b>	<b>350,000</b>	<b>700,000</b>	<b>1,990,000</b>
<b>Total Public Property/Facilities</b>			-	<b>200,000</b>	<b>700,000</b>	<b>1,750,000</b>	<b>5,475,000</b>	<b>700,000</b>
<b>Police Department</b>								
‡	Police	210	Marked Police Vehicles	-	147,000	150,000	75,000	154,000
‡	Police	210	Unmarked Police Vehicles	35,000	50,000	-	38,000	123,000
<b>Total Police Department</b>			-	<b>35,000</b>	<b>197,000</b>	<b>150,000</b>	<b>113,000</b>	<b>649,000</b>
<b>Dispatch Department</b>								
Dispatch	212	Public Safety Dispatch Console	-	-	896,000	-	-	896,000
<b>Total Police Department</b>			-	-	<b>896,000</b>	-	-	<b>896,000</b>
<b>Fire Department</b>								
‡	Fire	220	Portable Radios	-	40,000	-	-	40,000
‡	Fire	220	Fire Engine	-	730,000	-	-	730,000
‡†	Fire	220	Fire Facility	-	-	8,000,000	-	8,000,000
‡	Fire	220	Pick-up Brush Truck	-	50,000	-	-	50,000
‡	Fire	220	Vehicle Replacement	-	50,000	-	-	50,000
<b>Total Fire Department</b>			-	-	<b>870,000</b>	<b>8,000,000</b>	-	<b>8,870,000</b>
<b>School Department</b>								
Schools	300	School Technology Capital Replacement Program	-	-	100,000	100,000	-	200,000
Schools	300	Ford Transit Van (Food Deliveries etc.)	36,000	-	-	-	-	36,000
Schools	300	Elementary Furniture Upgrade - All Schools	-	-	-	100,000	-	100,000
Schools	300	Robin Hood School Playground Upgrade	-	-	-	-	-	-
Schools	300	High School Marching Band Uniforms	-	-	50,000	-	-	50,000
Schools	300	Colonial Park School Playground Upgrade	-	200,000	-	-	-	200,000
<b>Total School Department</b>			-	<b>36,000</b>	<b>200,000</b>	<b>150,000</b>	<b>200,000</b>	<b>586,000</b>
<b>Department of Public Works</b>								
Public Works	400	Front End Loader	225,000	-	-	-	-	225,000
Public Works	400	Fueling Station Placeholder	-	95,000	-	-	-	95,000
Public Works	400/491	#53 Excavator	-	-	-	-	-	-
Public Works	400	Drainage	-	100,000	-	-	-	100,000
Public Works	400	#12 6 Wheel Dump Truck VW Grant Match	80,000	-	-	-	-	80,000
Public Works	400	Snow Blower Attachment for Front End Loader	-	-	-	-	-	-
Public Works	400	Compressor	-	-	-	-	-	-
Public Works	400	Ford Explorer SUV	-	-	-	-	-	-
Public Works	400	One Ton Dump Truck	-	55,000	-	-	-	55,000
Public Works	400	Utility Truck w/plow	-	55,000	-	-	-	55,000

Public Works	400	Mower		20,000				20,000	
Public Works	400	Sweeper		240,000				240,000	
Public Works	400	One Ton Dump Truck			55,000			55,000	
Public Works	400	3/4 Ton Pickup w/plow			40,000			40,000	
Public Works	400	Sidewalk Plow			150,000			150,000	
Public Works	400	Mower			20,000			20,000	
Public Works	400	3/4 Ton Pickup w/plow				45,000		45,000	
Public Works	400	One Ton Dump Truck w/plow				55,000		55,000	
Public Works	400	Loader					260,000	260,000	
Public Works	400	Bobcat					45,000	45,000	
Public Works	400	Streets & Sidewalks Capital Plan						5,000,000	
<b>Total Department of Public Works</b>				<b>200,000</b>	<b>1,200,000</b>	<b>1,200,000</b>	<b>1,200,000</b>	<b>1,505,000</b>	<b>6,540,000</b>

<b>Total Non-Departmental</b>								
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<b>Council on Aging</b>								
COA	541	COA Van Request		68,000				68,000
<b>Total Recreation Department</b>				<b>68,000</b>				<b>68,000</b>

<b>Recreation Department</b>								
Recreation	542	Playground Improvements		176,000	(98,500)			77,500
<b>Total Recreation Department</b>				<b>176,000</b>	<b>(98,500)</b>			<b>77,500</b>

<b>Library</b>								
<b>Total Library</b>								

<b>Golf Course</b>								
Golf	630	Rebuild Hole 4		26,950	18,700			45,650
Golf	630	Rebuild Hole 9		-				-
Golf	630	Install Net at 3rd hole		-				-
Golf	630	Tree Work		10,000	10,000	10,000	10,000	40,000
Golf	630	Rebuild Hole 8			23,700			23,700
Golf	630	Rebuild Hole 2				23,650		23,650
Golf	630	Rebuild Hole 6				23,650	20,900	44,550
Golf	630	Rebuild Hole 1				18,700		18,700
Golf	630	Rebuild Hole 7				9,350		9,350
Golf	630	Rebuild Hole 5				9,350		9,350
Golf	630	Install Drainage on 7th Fairway		33,000				33,000
Golf	630	Install Drainage on 5th Fairway			28,600			28,600
Golf	630	Install 2-Bay Hitting Cage						-
Golf	630	Install kitchen, exhaust hood, grill, fryer in Clubhouse					42,000	42,000
Golf	630	Renovation of maintenance building staff lunch/break room						-
Golf	630	New Carpet in Clubhouse						-
Golf	630	Replacement and Upgrade of Clubhouse Exterior					40,000	40,000
Golf	630	Renovate Clubhouse Basement		16,500				16,500
Golf	630	Golf Course Improvements						-
<b>Total Golf Course</b>				<b>86,450</b>	<b>81,000</b>	<b>94,700</b>	<b>112,900</b>	<b>375,050</b>

<b>Arena</b>								
Arena	631	Ice Resurfacer		-	-	-	-	-
Arena	631	Skate Sharpening Machine		-	-	-	15,000	15,000
<b>Total Arena</b>							<b>15,000</b>	<b>15,000</b>

<b>Non-Departmental</b>								
ND	920	Old Burying Ground Master Preservation Plan		15,000	34,000	145,000	100,000	294,000
<b>Total Non-Departmental</b>				<b>15,000</b>	<b>34,000</b>	<b>145,000</b>	<b>100,000</b>	<b>294,000</b>

<b>GENERAL FUND TOTAL</b>				<b>884,500</b>	<b>4,179,450</b>	<b>12,497,500</b>	<b>7,472,700</b>	<b>2,636,900</b>	<b>27,471,050</b>
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**ENTERPRISE FUNDS**

<b>Sewer Enterprise</b>								
Sewer	440	Sewer/Drain line Video Inspection Camera		45,000	-	-	-	45,000
Sewer	440	MWRA Projects (Town Portion)		-	-	-	-	-
Sewer	440	#7 Pump/Vac Truck		425,000	-	-	-	425,000
<b>Total Sewer Enterprise</b>				<b>470,000</b>				<b>470,000</b>

<b>Water Enterprise</b>								
Water	450	Gate Replacement on Main Street		-	-	-	-	-
Water	450	Cleaning & Lining of 20" water main on Main Street.		-	-	-	-	-
Water	450	LWSAP (0% Loan)		2,000,000	-	-	-	2,000,000
Water	450	Water Main Replacement (Downtown)		-	2,000,000	-	-	2,000,000
<b>Total Water Enterprise</b>				<b>2,000,000</b>	<b>2,000,000</b>			<b>4,000,000</b>

<b>ENTERPRISE FUNDS TOTAL</b>				<b>2,470,000</b>	<b>2,000,000</b>				<b>4,470,000</b>
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<b>GRAND TOTAL: 5-YEAR CAPITAL PLAN</b>				<b>3,354,500</b>	<b>6,179,450</b>	<b>12,497,500</b>	<b>7,472,700</b>	<b>2,636,900</b>	<b>31,941,050</b>
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<b>FUNDING SUMMARY</b>		<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>Five Year Total</b>
Free Cash (FR)		-	-	-	-	-	-
Operating Budget (OB)		-	-	-	-	-	-
Debt (D)		844,000	-	-	-	-	844,000
Enterprise Receipts (ER)		2,470,000	-	-	-	-	2,470,000
Capital Stabilization (CS)		-	-	-	-	-	-
Overlay (O)		40,500	-	-	-	-	40,500
Budget Surplus (BS)		-	-	-	-	-	-
Revolving Fund (RF)		-	-	-	-	-	-
Chapter 90 (C90)		-	-	-	-	-	-
<b>TOTAL</b>		<b>3,354,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>Unfunded</b>		<b>-</b>	<b>6,179,450</b>	<b>12,497,500</b>	<b>7,472,700</b>	<b>2,636,900</b>	<b>31,941,050</b>
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## E. SUSTAINABILITY DOCUMENTS

Per Project Advisory #41, all MSBA Core Program projects must be registered with USGBC LEED-S Version 4 or MA CHPS. The Stoneham School Building Committee has chosen to move forward with LEED-S Version 4 and intends to achieve 2% additional reimbursement by achieving a min. of “certified” within that rating system and by exceeding the level of energy efficiency required in the current Massachusetts (base) energy code by 20%

The Design Team advanced the sustainability goals in the Feasibility Stage in order to allow it equal emphasis with the many other design challenges and embed the chosen strategies into the overall design to create a more unified whole.

The Design Team needed to first understand where the Town’s priorities lay. To better understand this, a meeting was arranged with members of the Building Committee with sustainable expertise and interest in the sustainability component of the high school design.

Over a series of meetings the Design Team introduced the core concepts of sustainability and discussed how they might become integral to student life at the high school, as well as providing long term benefits to the district, defining sustainability as a concept supported by a triad of concerns: the social, the environmental, and the economic. During these meetings it became clear that the goal of zero net energy (ZNE) was a priority for the community and thus the high school project. The district has engaged MassSave to explore their ZNE incentives program and partnered with them for additional engineering support during the feasibility phase. This has led to a robust energy modeling study that has paralleled scheme development for the town’s evaluation.

The idea of sustainability having a social component aligns with the educational programming vision established by the District, whereby creating a shared sense of community and opportunity for curriculum integration parallel the interdisciplinary, shared learning environment the District is creating for the new high school.

The environmental aspects of sustainability are perhaps self-evident, addressing CO2 emissions, natural habitat, responsible resource use, safe materials, and watershed

impact. The school being adjacent to the Middlesex Fells highlights these issues as not just global but specific site related concerns,

Economically, sustainability presents a multitude of issues. The upfront capital costs of implementing sustainable strategies can add significantly to project budgets while simultaneously providing long term payback in the form of energy and/or water savings. Other issues to be addressed include maintenance costs, space requirements, adaptability, and ease of maintenance.

The Design Team prioritized energy and water use as those likely to have the most potential payback and relevance to the community, respectively. Material health, ecosystem health, sustainable infrastructure and building resilience were also presented and discussed as project priorities. Ultimately the preferred scheme was selected because while it support the district’s educational goals it also support its goals vis-à-vis environmental stewardship:

- Further integrating the site with its natural edges through the development of a functional “green walking path”
- Supporting on-site energy generation through simplified solar focused roof and parking design layouts
- Facilitating phasing of geo exchange well field construction
- Minimizing excess building envelope
- Massing that prioritizes daylit space requirements

### NEXT STEPS

A pricing narrative will be formed for each major conservation strategy and the evaluation matrix illustrated in the presentation will be filled in to help the design team and client make decisions based on the overall sustainable goals. The matrix will be updated as energy models and strategies are refined so that sustainable energy and water strategies are executed efficiently. Non-energy and water related sustainable measures will be a focus of early SD conversations.

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PREFERRED SOLUTION	3.3.4
LOCAL ACTIONS & APPROVALS	3.3.5
APPENDICES	



## LEED v4.0 for BD+C: Schools

Project Checklist: Stoneham High School

Y	?	N	C#	Credit Name	points
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1	0	0	<b>Integrative Process</b>		Possible Points: 1
1	0	0	Credit 1	Integrative Process	1

0	4	11	<b>Location and Transportation</b>		Possible Points: 15
		15	Credit 1	LEED for Neighborhood Development Location	15
	1		Credit 2	Sensitive Land Protection	1
		2	Credit 3	High Priority Site	2
		5	Credit 4	Surrounding Density and Diverse Uses	5
		4	Credit 5	Access to Quality Transit	4
	1		Credit 6	Bicycle Facilities	1
	4		Credit 7	Reduced Parking Footprint	1
	4		Credit 8	Green Vehicles	1

3	3	6	<b>Sustainable Sites</b>		Possible Points: 12
Y			Prereq 1	Construction Activity Pollution Prevention	Required
Y			Prereq 2	Environmental Site Assessment	Required
1			Credit 1	Site Assessment	1
		2	Credit 2	Site Development--Protect or Restore Habitat	2
	1		Credit 3	Open Space	1
	2	1	Credit 4	Rainwater Management	3
		2	Credit 5	Heat Island Reduction	2
1			Credit 6	Light Pollution Reduction	1
		1	Credit 7	Site Master Plan	1
1			Credit 8	Joint Use of Facilities	1



## LEED v4.0 for BD+C: Schools

Project Checklist: Stoneham High School

6	1	5	<b>Water Efficiency</b>		Possible Points:	12
Y			Prereq 1	Outdoor Water Use Reduction		Required
Y			Prereq 2	Indoor Water Use Reduction		Required
Y			Prereq 3	Building-Level Water Metering		Required
1		1	Credit 1	Outdoor Water Use Reduction		2
3		4	Credit 2	Indoor Water Use Reduction		7
2			Credit 3	Cooling Tower Water Use		2
	1		Credit 4	Water Metering		1

21	8	0	<b>Energy and Atmosphere</b>		Possible Points:	31
Y			Prereq 1	Fundamental Commissioning and Verification		Required
Y			Prereq 2	Minimum Energy Performance		Required
Y			Prereq 3	Building-Level Energy Metering		Required
Y			Prereq 4	Fundamental Refrigerant Management		Required
6			Credit 1	Enhanced Commissioning		6
14	2		Credit 2	Optimize Energy Performance		16
1			Credit 3	Advanced Energy Metering		1
	2		Credit 4	Demand Response		2
	3		Credit 5	Renewable Energy Production		3
	1		Credit 6	Enhanced Refrigerant Management		1
	2		Credit 6	Green Power and Carbon Offsets		2

3	2	8	<b>Materials and Resources</b>		Possible Points:	13
Y			Prereq 1	Storage and Collection of Recyclables		Required
Y			Prereq 2	Construction and Demolition Waste Management Planning		Required



## LEED v4.0 for BD+C: Schools

Project Checklist: Stoneham High School

1	4	Credit 1	Building Life-Cycle Impact Reduction	5
1	1	Credit 2	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	2	Credit 3	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1	Credit 4	Building Product Disclosure and Optimization - Material Ingredients	2
2		Credit 5	Construction and Demolition Waste Management	2

<b>7</b>	<b>5</b>	<b>4</b>	<b>Indoor Environmental Quality</b>	<b>Possible Points: 16</b>
Y		Prereq 1	Minimum Indoor Air Quality Performance	Required
Y		Prereq 2	Environmental Tobacco Smoke Control	Required
Y		Prereq 3	Minimum Acoustic Performance	Required
2		Credit 1	Enhanced Indoor Air Quality Strategies	2
2	1	Credit 2	Low-Emitting Materials	3
1		Credit 3	Construction Indoor Air Quality Management Plan	1
	2	Credit 4	Indoor Air Quality Assessment	2
1		Credit 5	Thermal Comfort	1
2		Credit 6	Interior Lighting	2



## LEED v4.0 for BD+C: Schools

Project Checklist: Stoneham High School

		3	Credit 7	Daylight	3
1			Credit 8	Quality Views	1
		1	Credit 9	Acoustic Performance	1

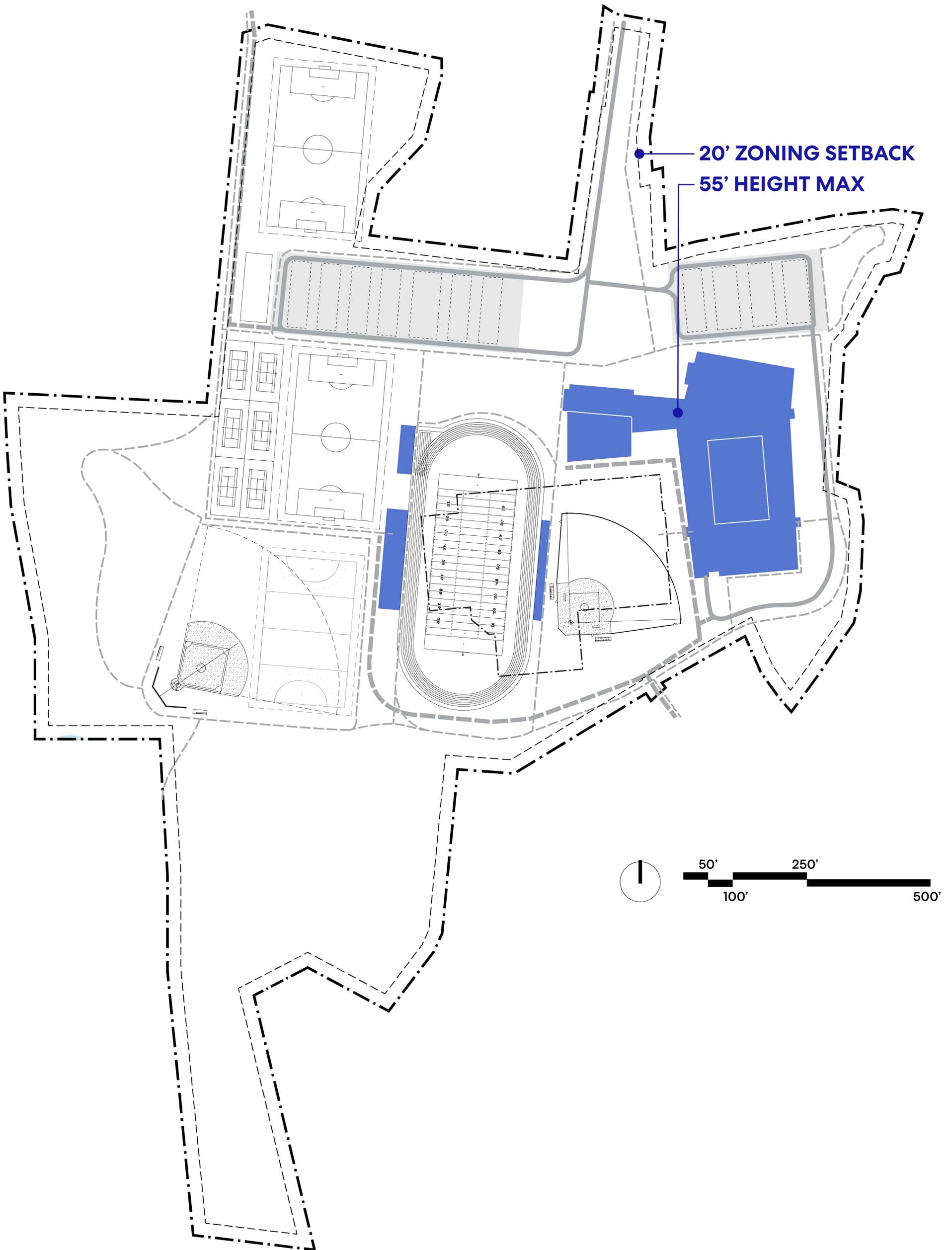
1	5	2	<b>Innovation</b>		Possible Points: 6
	1		Credit 1	Innovation	1
	1		Credit 2	Innovation	1
	1		Credit 3	Innovation	1
	1		Credit 4	Innovation	1
	1		Credit 5	Innovation	1
		1	Option	Innovation	1
		1	Option	Innovation	1
1			Credit 6	LEED Accredited Professional	1

3	0	3	<b>Regional Priority</b>		Possible Points: 4	
1			Credit 1	Regional Priority: Specific Credit	Optimized Energy (8 points)	1
		1	Credit 2	Regional Priority: Specific Credit	Building Life-cycle Impact (2 points)	1
		1	Credit 3	Regional Priority: Specific Credit	Site Development-protect and restore (2 points)	1
		1	Credit 4	Regional Priority: Specific Credit	Access to Quality Transit	1
1			Credit 5	Regional Priority: Specific Credit	Renewable Energy Production	1
1			Credit 6	Regional Priority: Specific Credit	Cooling Tower Water Use	1

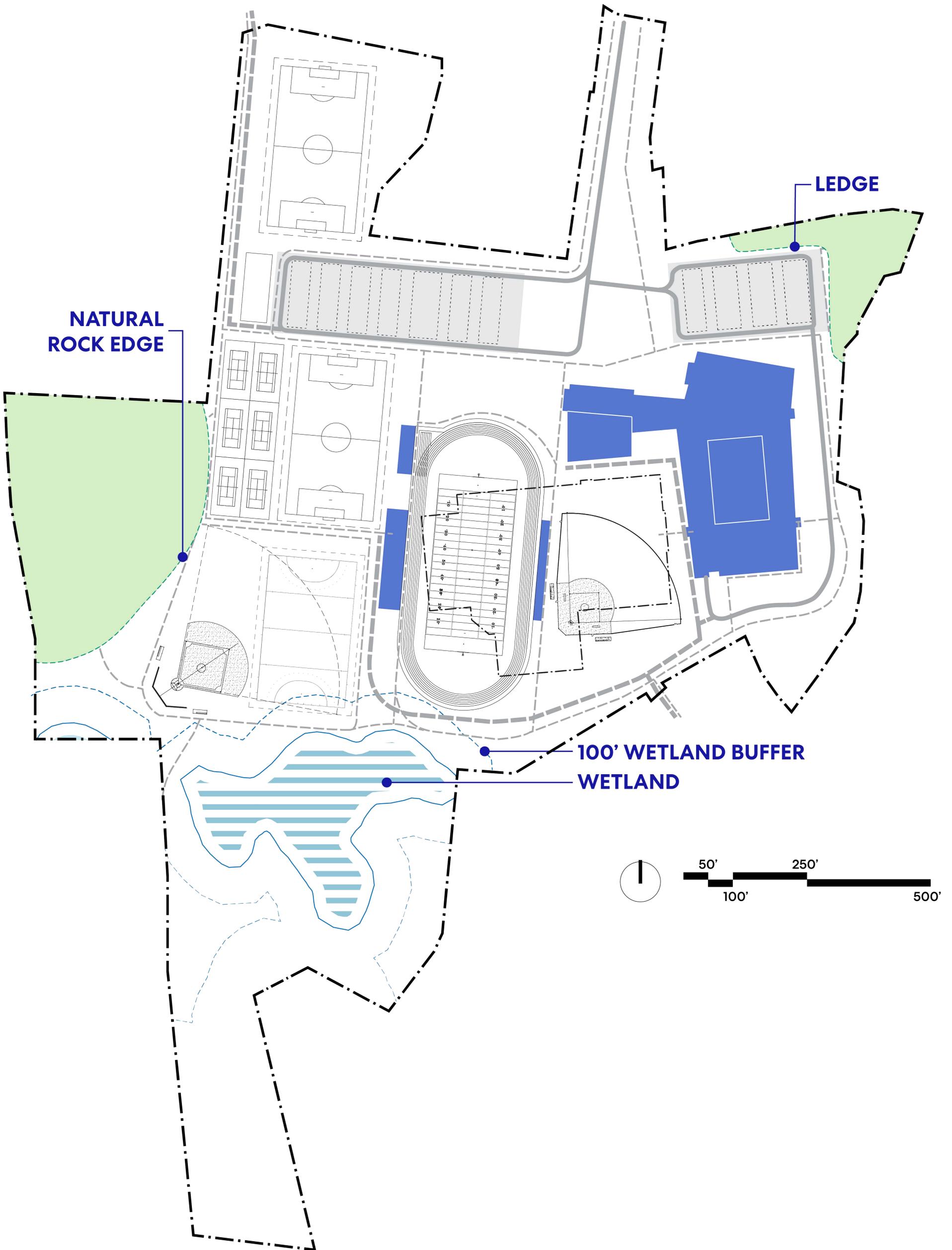
45	27	39	<b>Total</b>		Possible Points: 110
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Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

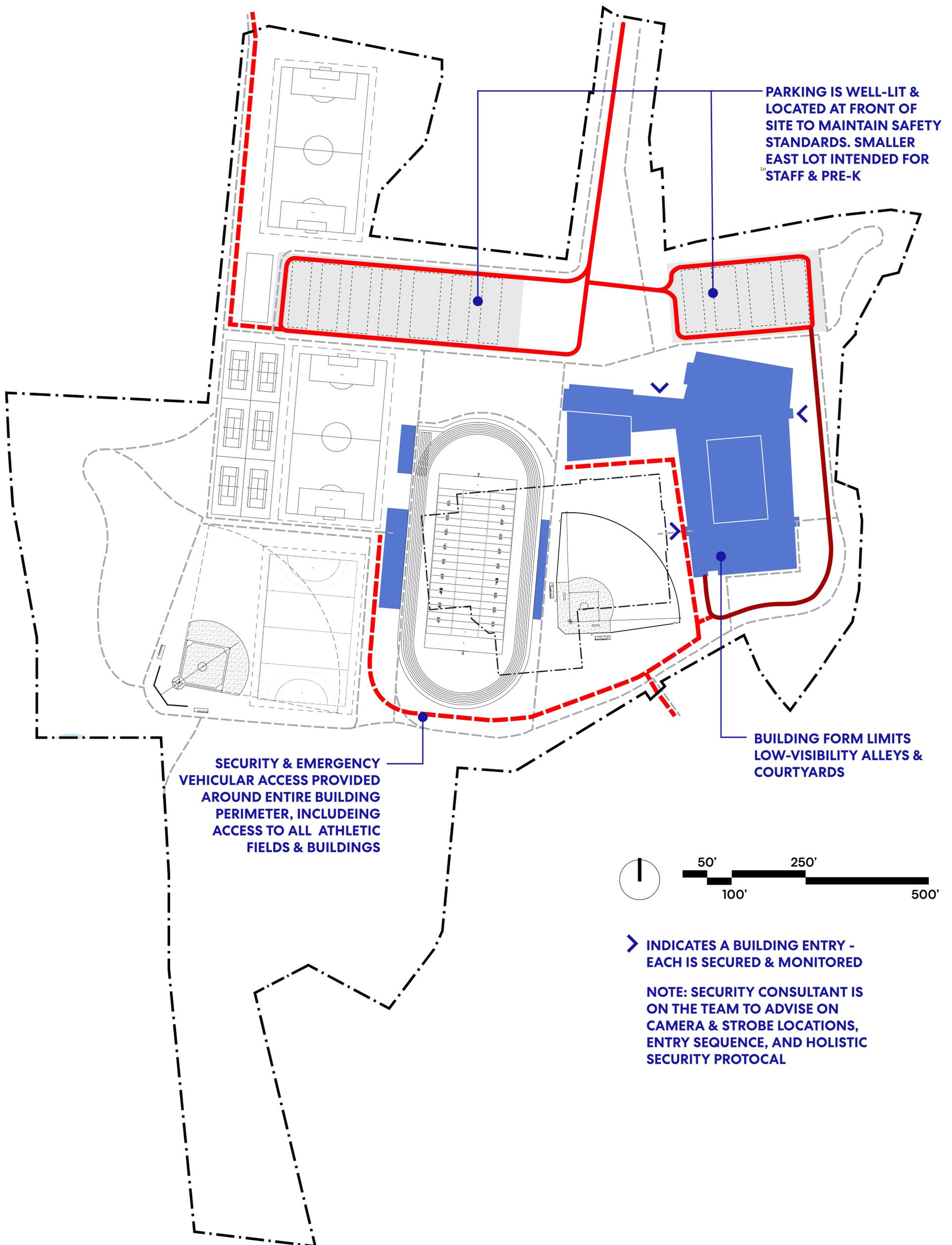
# ZONING REQUIREMENTS



# ENVIRONMENTAL BUFFERS



# SAFETY & SECURITY



# UTILITIES

