

Perkins&Will

**STONEHAM HIGH SCHOOL  
FEASIBILITY STUDY  
Community Forum 05**

2.24.2021

# SCHOOL COMMITTEE MEMBERS

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

## ARCHITECT

**Perkins&Will**

## OPM

**Symmes Maini and McKee Associates**

## CONSTRUCTION MANAGER

**Consigli Construction Co.**

**Perkins&Will**

**SMMA**  
Project Management

  
**CONSIGLI**  
Est. 1905

# AGENDA

1\ Introduction

2\ MSBA Process

3\ Preferred Solution

4\ Managing the Construction

5\ Preliminary Cost Analysis

6\ Preliminary Timeline

7\ Next Steps



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# **Introduction**

**Community Forum 05**

# Final Step in Twenty-Year Master Plan

**2001 Completed South Elementary School**

**2003 Completed Robin Hood and Colonial Park Elementary Schools**

**2015 Completed Central Middle School**

**2024 Complete Stoneham High School**

## Stoneham High School Project Goals

- **Provide flexible, 21<sup>st</sup> Century educational spaces with learning communities that promote interdisciplinary, project-based learning**
- **Provide a school that is healthy, safe, code-compliant, and a place the Stoneham residents can be proud of**
- **Develop a long-term solution to our aging High School**
- **Engineer a school that is energy efficient and capable of operating at Zero Net Energy**
- **Develop outdoor classrooms, gathering spaces, healthy connections to nature, and athletic facilities**
- **Include a safe Pre-K Program environment for our growing Elementary School population**
- **Mitigate the effects the High School has on surrounding traffic challenges**

# How was the educational program developed?

# Educational Visioning

## 2 Weeks / 8 days

WEEK 1

Day 1

Where Have We  
Been and Where  
Are We Going?

Day 2

Future Ready

Day 3

Planning Concepts

Day 4

Learning about  
Exterior Space  
Needs

WEEK 2

Day 5

Critical Adjacencies

Day 6

Learning from  
Subject Matter  
Experts

Day 7

Sustainability – Net  
Zero Energy /  
Carbon Neutral

Day 8

Hearing from the  
Community

## Stoneham High School Educational Program – Interior & Exterior

- **Appropriately Sized Educational Spaces**
- **SPED, RISE and STRIDE Spaces**
- **STEAM Innovation Hubs**
- **Engineering and Technology Labs**
- **Maker Space and Fabrication Labs**
- **Music and Art Spaces**
- **Collaboration Spaces**
- **Interdisciplinary Project and Performance Room**
- **Library / Media Center**
- **Auditorium**
- **Gymnasium**
- **Town-Wide Pre-K Program**
- **District Offices**
- **Outdoor Learning Classrooms**
- **Three Synthetic Turf Fields with Lighting, One of which a New Stadium with Track and Bleachers**
- **Reconstructed Natural Turf Baseball and Softball Fields**
- **Reconstructed Tennis Courts**
- **Outdoor Locker Room, Toilet and Concession Building**
- **Access to Nature Trails**
- **Synchronized traffic signalization at Entry Drive and at Stevens Street**

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# **MSBA Process**

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## Massachusetts School Building Authority (MSBA)

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

## MSBA Process / Feasibility Study and Schematic Design Phases

# MSBA Board Vote, February 11, 2021

## Approval to Proceed into Schematic Design Phase



Deborah B. Goldberg  
*Chairman, State Treasurer*

James A. MacDonald  
*Chief Executive Officer*

John K. McCarthy  
*Executive Director / Deputy CEO*

February 11, 2021

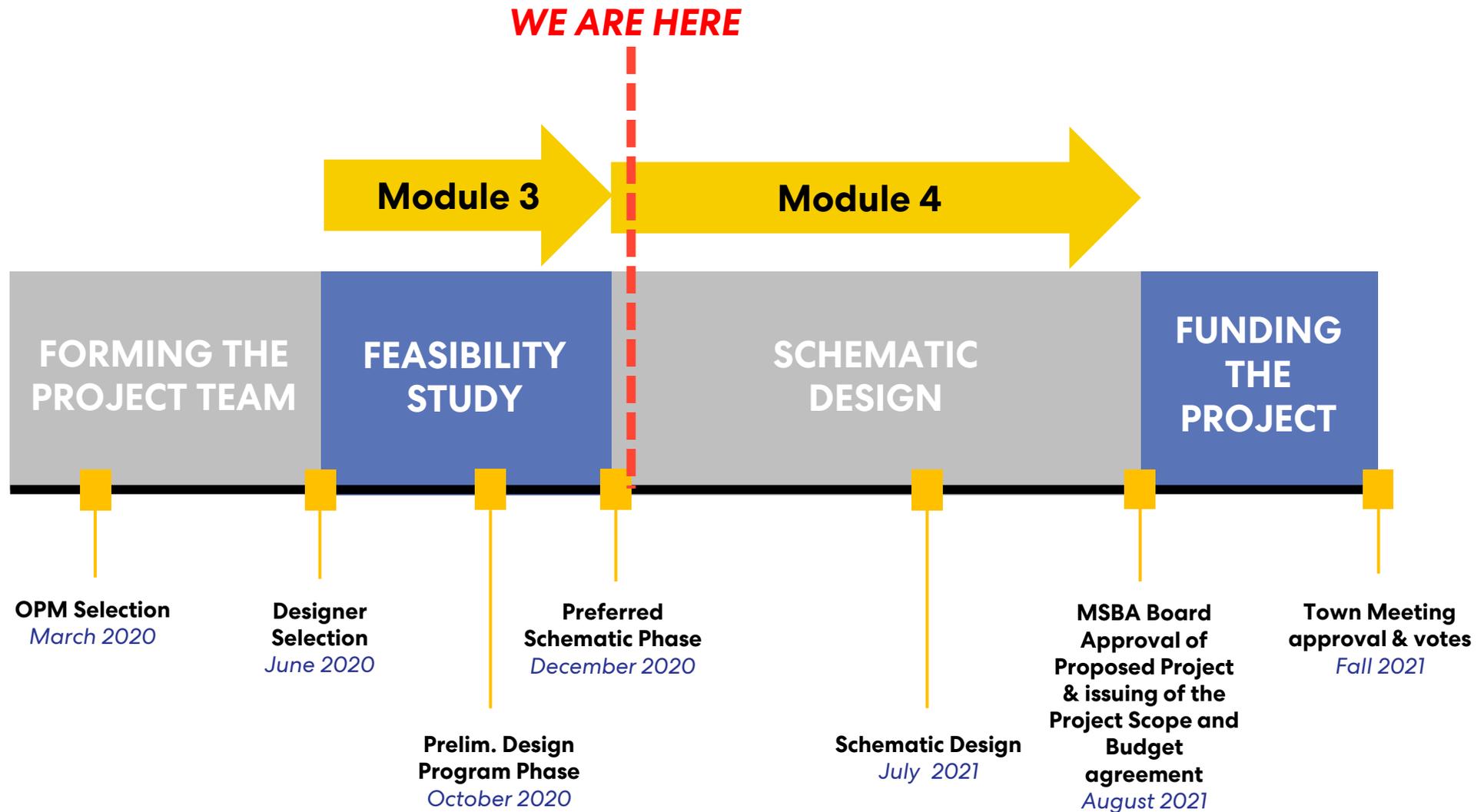
Mr. Dennis Sheehan  
Stoneham Town Administrator  
Stoneham Town Hall  
35 Central Street, Second Floor  
Stoneham, MA 02180

Re: Town of Stoneham, Stoneham High School

Dear Mr. Sheehan:

I am pleased to report that the Board of the Massachusetts School Building Authority (the "MSBA") has voted to approve the Town of Stoneham (the "Town"), as part of its invitation for Feasibility Study, to proceed into Schematic Design to replace the existing Stoneham High School with a new grades 9-12 facility on the existing site (the "proposed project").

# MSBA Process / Feasibility Study and Schematic Design Phases



## Engaging the Community

### Four Community Forums:

8/11/20, 9/23/20, 11/7/20, 12/9/20

### Three Community Information Flyers

September 20, October 2020, January 2021

### Two Tri-Board Meetings

10/15/20, 12/15/20

### Three PTO Meetings:

11/4/20, 11/10/20, 11/19/20

### Rotary Club of Stoneham Meeting

10/20/20

### Three Community Surveys

11/25/20, 12/2/20, 12/5/20

### Press Releases:

- OPM Selection
- Designer Selection
- 4 Community Forums
- 2 SSBC Design Option Reviews
- PDP Submission
- PSR Submission

### Social Media Posting

- Community Groups Facebook
- Stoneham Public Schools Facebook

**Nineteen School Building Committee Meetings  
all broadcast on Stoneham TV**

# What are the Conditions of Existing Stoneham High School?

Existing Conditions

Current Campus

Junior High School (1968)

**52 YEARS OLD**

Senior High School (1980)

**40 YEARS OLD**

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Project Management



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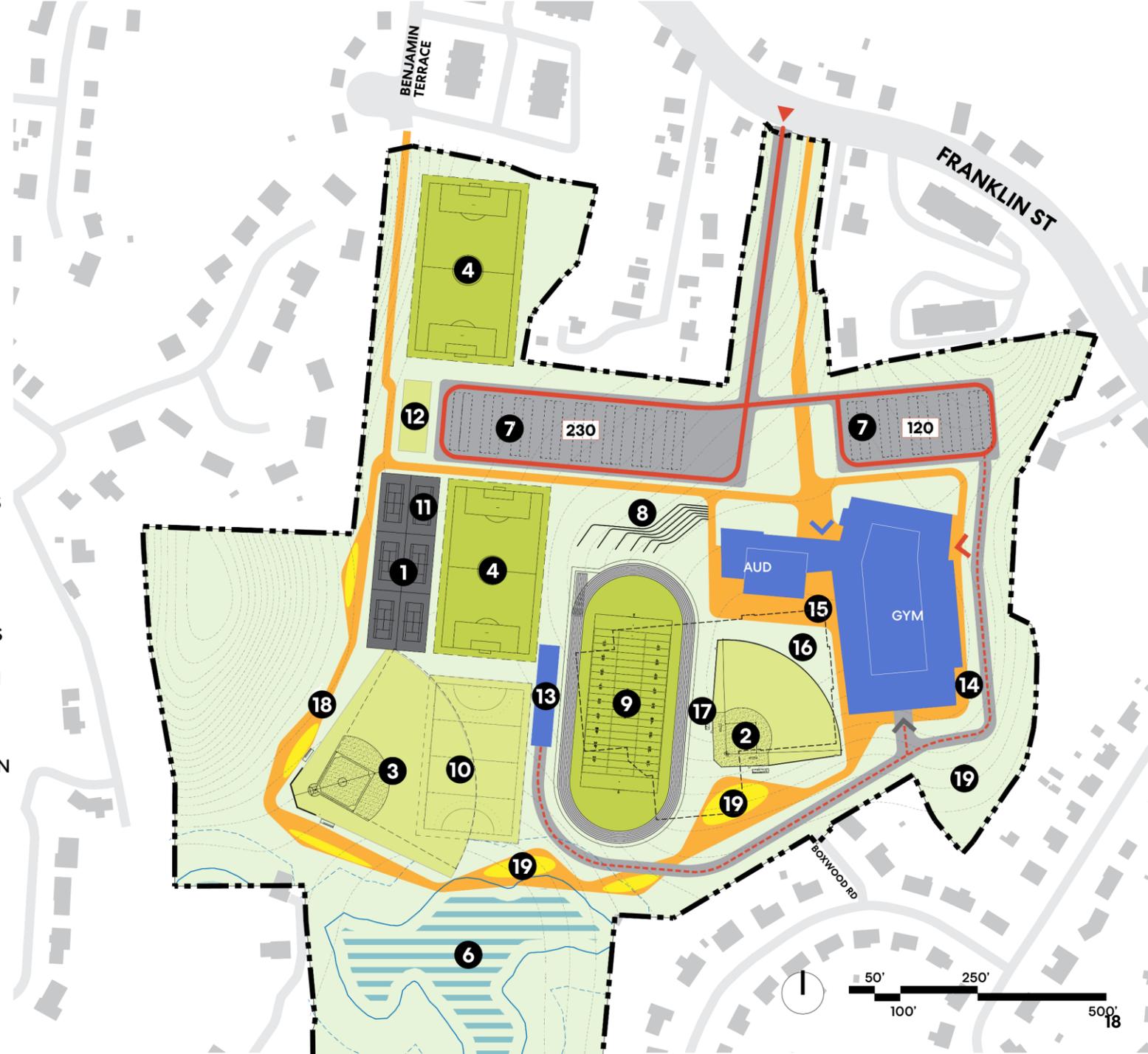
# **Preferred Solution**

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# Site Plan

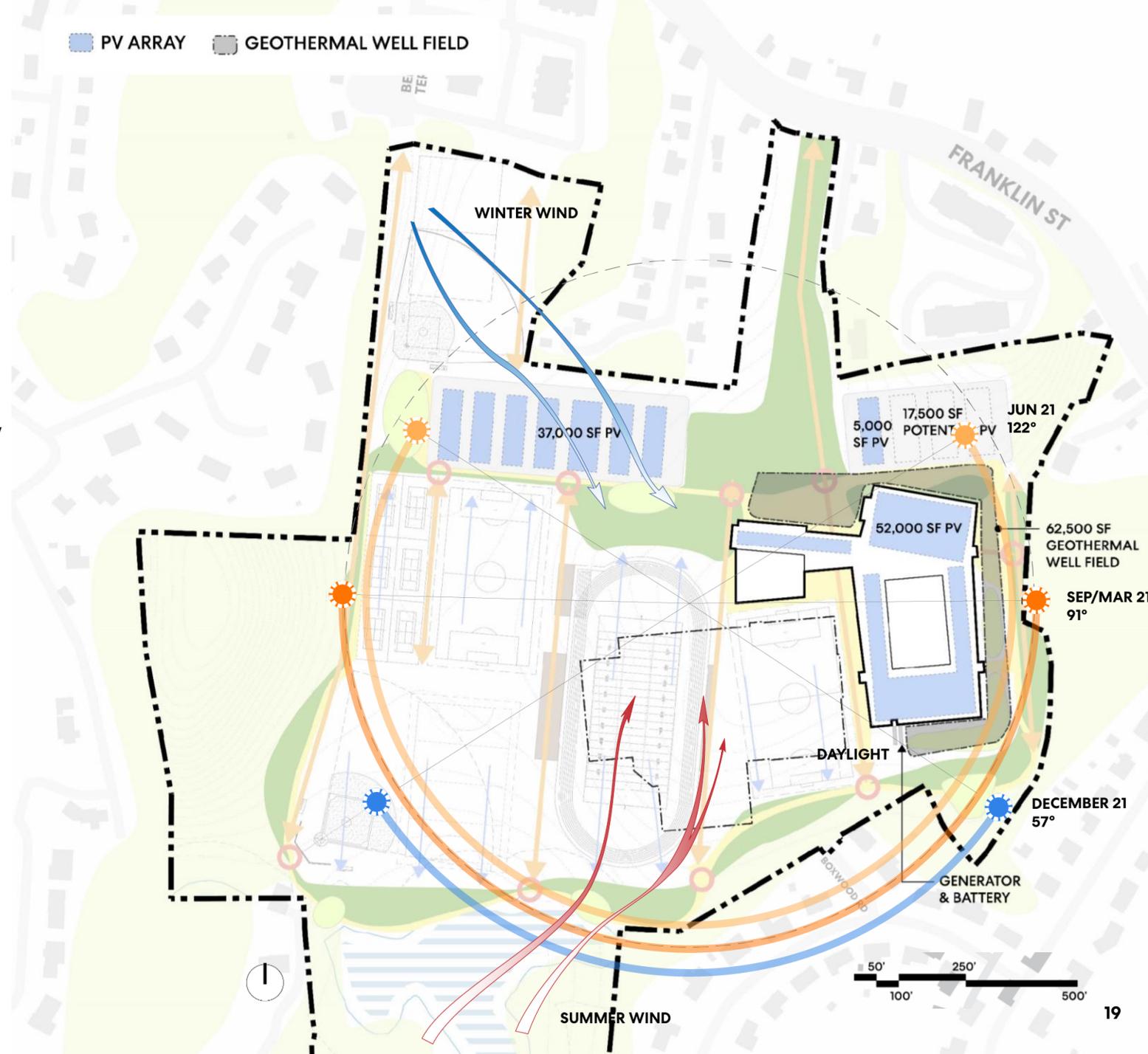
- 1 - TENNIS (5 Courts)
- 2 - SOFTBALL
- 3 - BASEBALL
- 4 - SOCCER
- 5 - TRACK
- 6 - WETLAND
- 7 - PARKING
- 8 - AMPHITHEATER
- 9 - SPARTAN STADIUM
- 10 - FIELD HOCKEY
- 11 - PICKLEBALL
- 12 - COMMUNITY GARDEN
- 13 - ATHLETIC BLDG & BLEACHERS
- 14 - PRE-K PLAY
- 15 - SPARTAN PLAZA
- 16 - CIVIC GREEN
- 17 - VISITOR BLEACHERS
- 18 - LANDSCAPED PATH
- 19 - OUTDOOR CLASSROOMS
- 20 - COMMUNITY GARDEN
- 21 - AMPHITHEATER

-  MAIN ENTRY
-  PRE-K/DISTRICT OFFICES
-  SERVICE
-  VEHICULAR ACCESS
-  SERVICE LIMITED ACCESS
-  ACCESSIBLE PEDESTRIAN PATH W/ EMERGENCY ACCESS
-  EDUCATION/RECREATION
-  GRASS FIELD
-  SYNTHETIC TURF FIELD

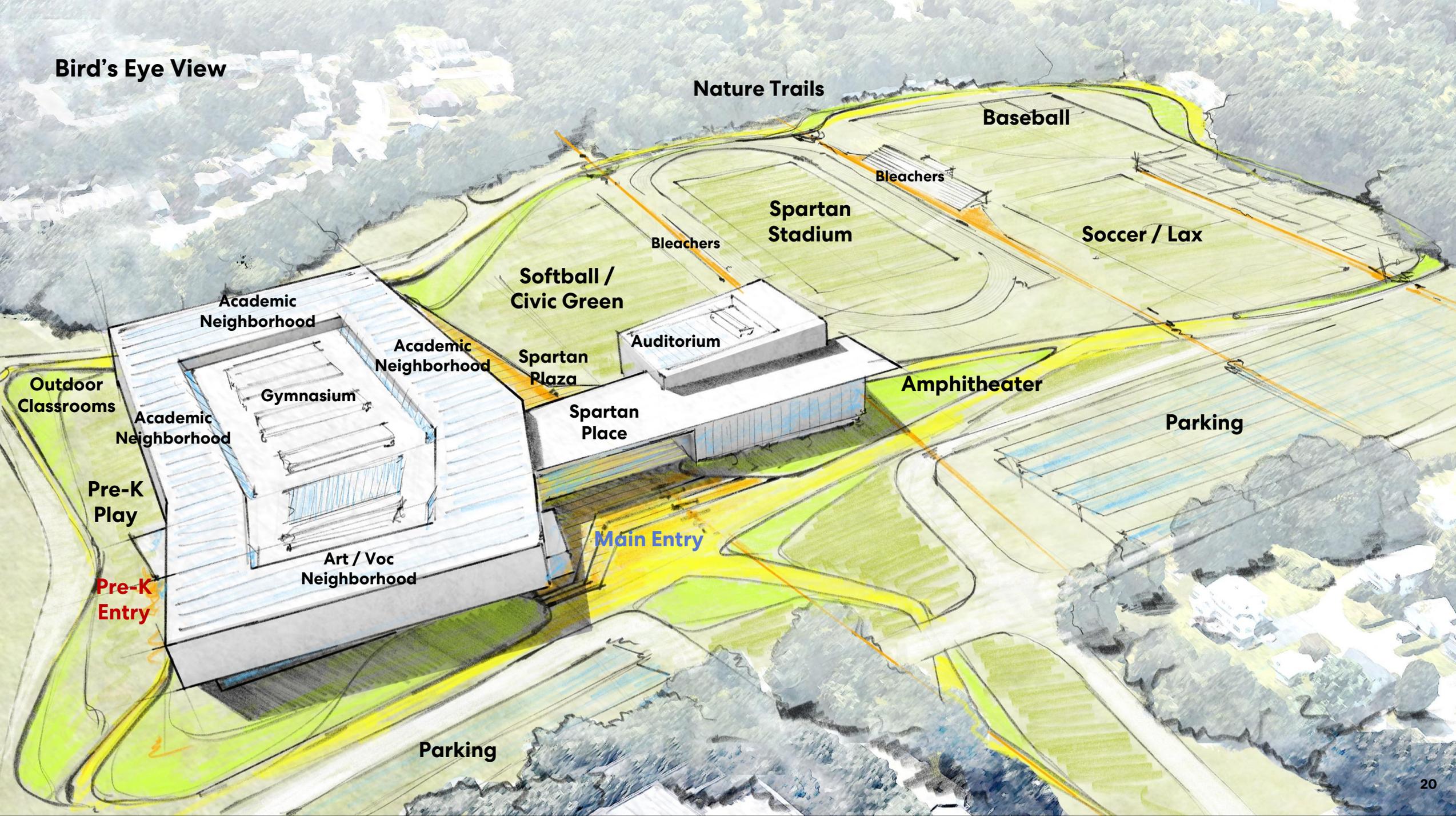


## Sustainable Design Strategies

- Zero Net Energy Goal - Energy use intensity target (EUI) of 25
- No Fossil Fuels / all electric building
- Concise Massing / High Performance Windows
- Robust Envelope with Optimized Window to Wall Ratio (28%)
- Geothermal Heat Exchange System
- Planning for PPA Photovoltaic Array
- Planning for PPA Battery / Peak Demand Optimization
- Focusing on Low Carbon / Material Health
- Water-Use Reduction Target of 40%



# Bird's Eye View



Nature Trails

Baseball

Bleachers

Spartan Stadium

Bleachers

Soccer / Lax

Softball / Civic Green

Academic Neighborhood

Academic Neighborhood

Auditorium

Spartan Plaza

Amphitheater

Parking

Outdoor Classrooms

Gymnasium

Academic Neighborhood

Spartan Place

Pre-K Play

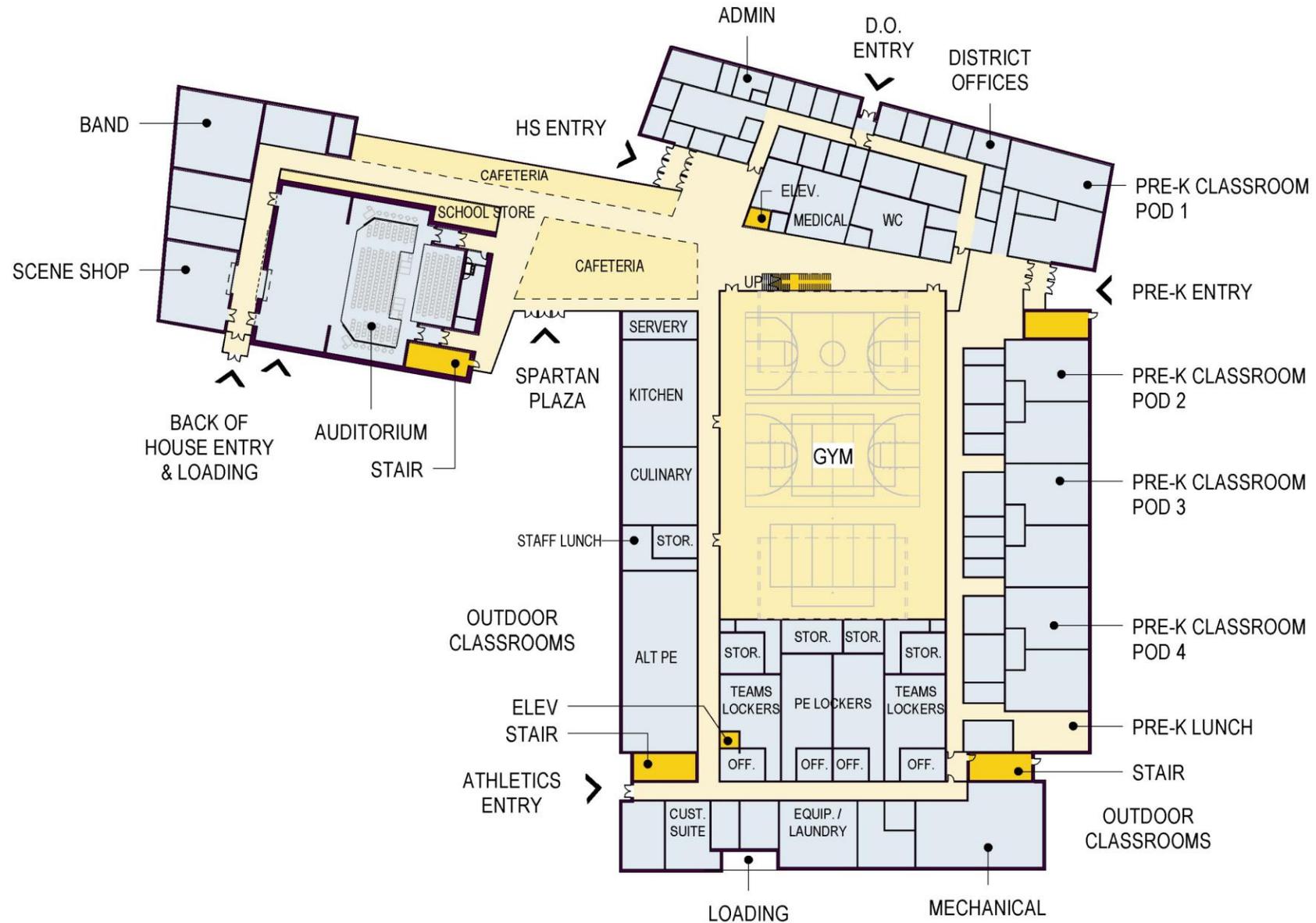
Pre-K Entry

Art / Voc Neighborhood

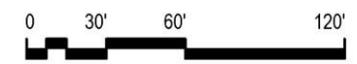
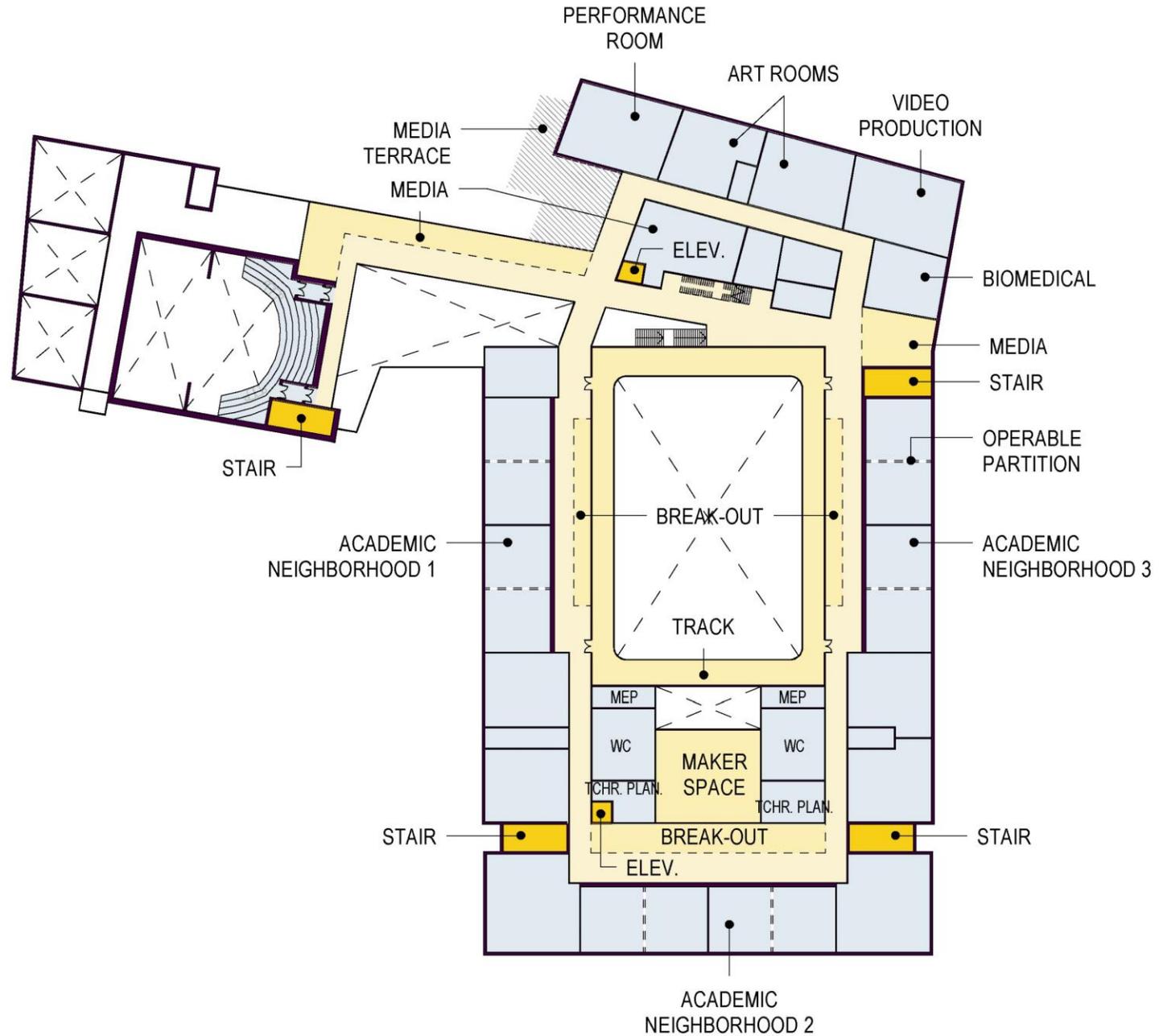
Main Entry

Parking

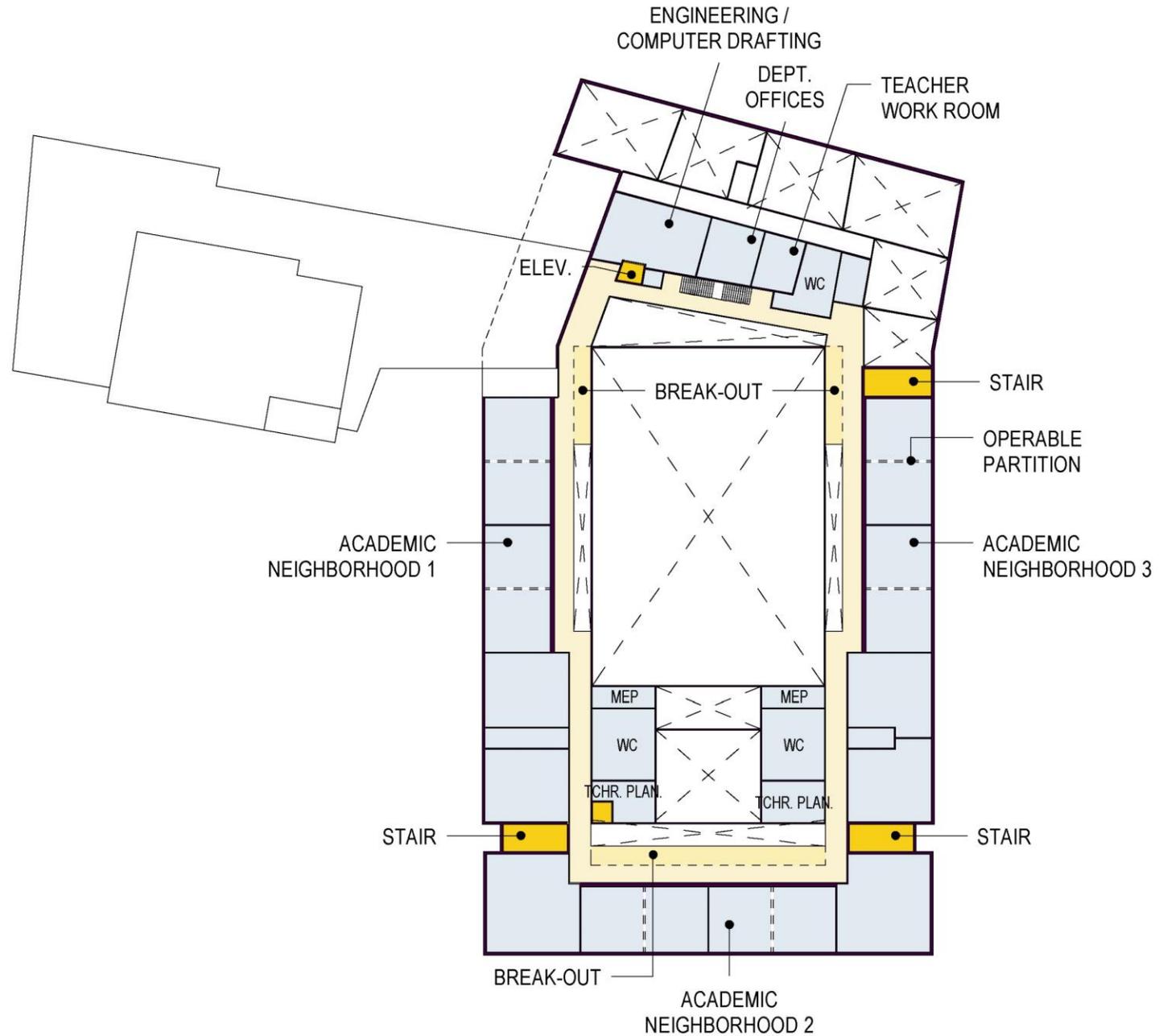
# Level 1 Plan



# Level 2 Plan



# Level 3 Plan



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# **Managing the Construction**

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# INTRODUCTION

WE WILL ENSURE



## ✓ CONSIGLI AT A GLANCE

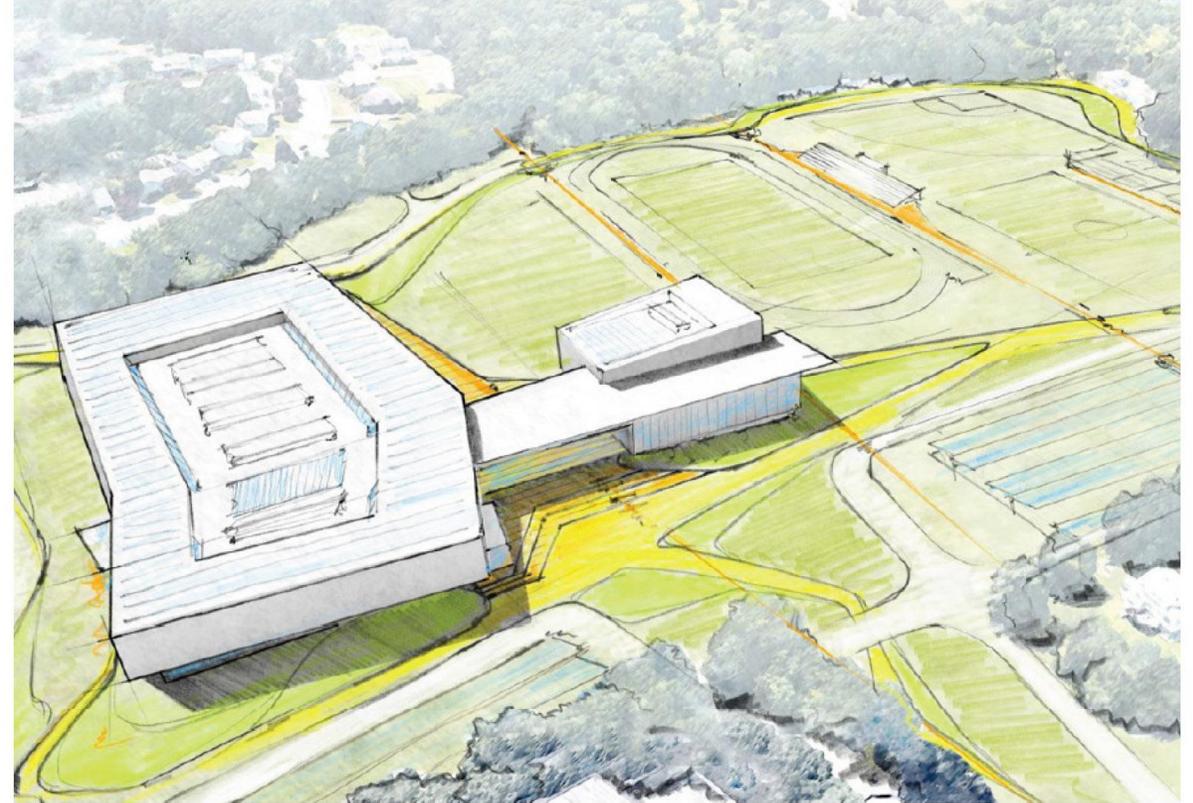
**116** Years as a Local, Family-Led Company

**60+** K-12 projects in MA

**100%** Success Achieving Clients' Budget on Chapter 149A Projects

**23** Projects with SMMA & Perkins & Will

**350+** Self-perform Craftspeople



1

Safety is our top priority.

2

Construction will be separated from school activities.

3

Daily communication with the school and neighbors.

4

No deliveries allowed during school drop off & pick up hours.

5

Only CORI approved personnel will be allowed onsite.

# TEAM OVERVIEW



**Matthew Consigli**  
Principal-in-Charge



**Christian Riordan, LEED AP**  
Project Executive



**Steve Banak**  
Senior Project Manager



**Pat Gildea**  
Project Manager



**Matt Guimond**  
Project Superintendent



**Kristy Lyons**  
Pre-construction Manager



**Tim Ericson**  
Senior Estimator



**Mike Barry**  
Senior M/E/P Manager



**Steven Burke, LEED & WELL Faculty, CPHC**  
Director of Sustainability

## ADDITIONAL TEAM RESOURCES



**Alicia Martino, LEED GA**  
Senior VDC Manager



**Ken Amano, LEED AP**  
Corporate Quality Manager



**Kacey-Ann Satchell**  
Diversity/Community Outreach Manager



**Kailash Viswanathan, CEM, LEED AP,**  
Director of Energy

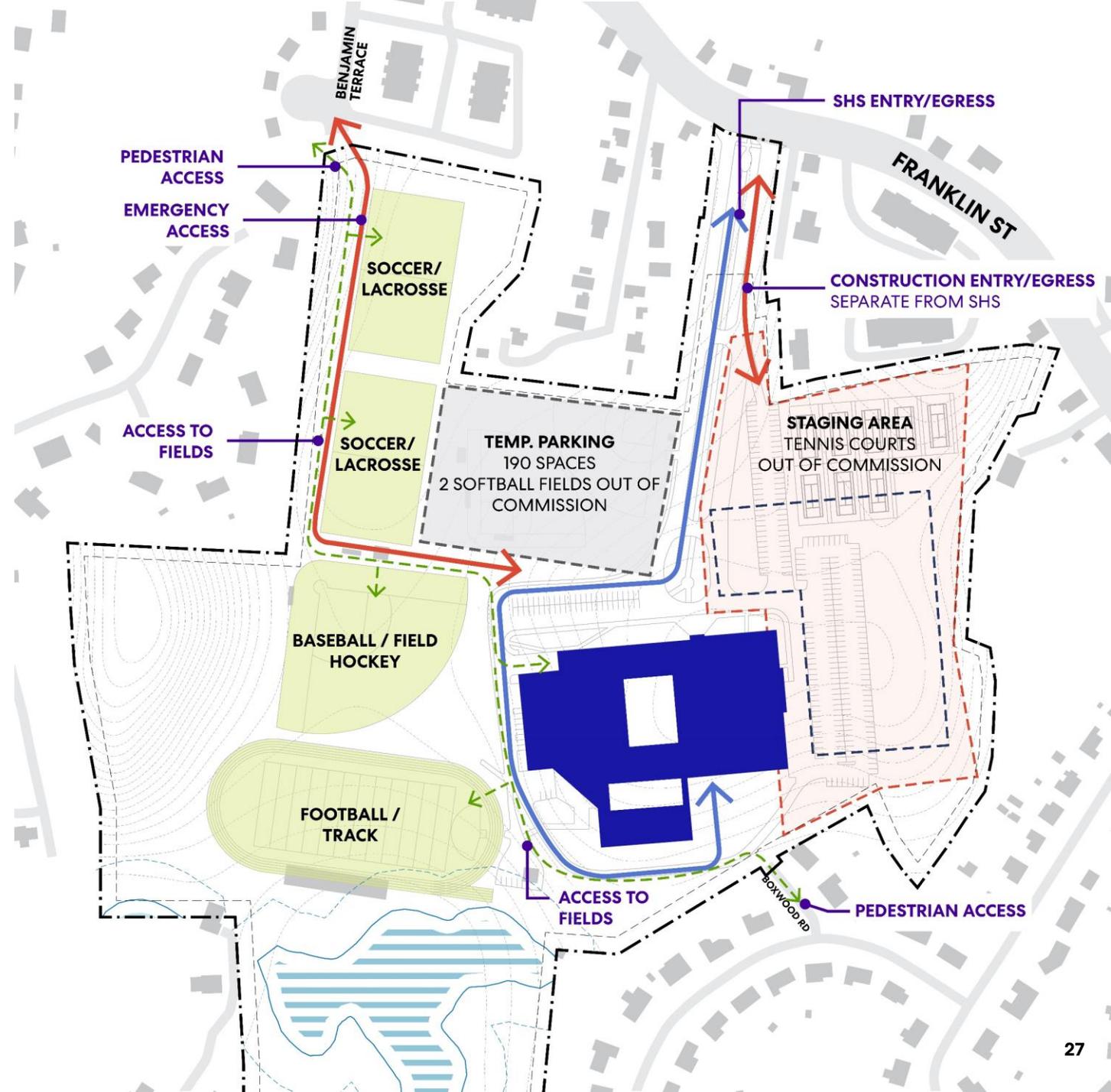


**Eddy Pellerin, CSP**  
Safety Manager

## Construction Phasing

### Fields out of Commission:

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



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# **Preliminary Cost Analysis**

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## Preliminary Cost Analysis

<b>Total Project Cost</b>	<b>\$176.2 M</b>
<b>MSBA Share</b>	<b>\$50.9M</b>
<b>Stoneham Share</b>	<b>\$125.3M</b>

**Estimated Average Cost/Year**  
**Average Residential Taxpayer \$789 ~ \$976\***

**Based on average home value of \$577,700, 30-year bond at 3.5%, or 20-year bond at 3%**  
**Costs are preliminary and subject to change**

## Tax Impact Comparison

Assessed Value	No Debt Exclusion Estimated Tax Bill	Option 4B		Option 4B	
		20 Years	3.0%	30 Years	3.5%
1,200,000	13,597	\$15,626	\$2,029	\$15,238	\$1,641
1,150,000	13,030	\$14,975	\$1,944	\$14,603	\$1,573
1,100,000	12,464	\$14,324	\$1,860	\$13,969	\$1,505
1,000,000	11,331	\$13,022	\$1,691	\$12,699	\$1,368
900,000	10,198	\$11,719	\$1,522	\$11,429	\$1,231
800,000	9,065	\$10,417	\$1,353	\$10,159	\$1,094
700,000	7,932	\$9,115	\$1,184	\$8,889	\$957
600,000	6,799	\$7,813	\$1,014	\$7,619	\$821
<b>577,195</b>	<b>6,540</b>	<b>\$7,516</b>	<b>\$976</b>	<b>\$7,330</b>	<b>\$789</b>
500,000	5,665	\$6,511	\$845	\$6,349	\$684
400,000	4,532	\$5,209	\$676	\$5,079	\$547
300,000	3,399	\$3,906	\$507	\$3,810	\$410

## Tax Impact Comparison / Surrounding Communities

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

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

Town	FY20 Avg SF TB	FY23
Woburn	\$4,677	\$5,037
Peabody	\$4,751	\$5,116
Saugus	\$5,368	\$5,781
Burlington	\$5,466	\$5,886
Billerica	\$5,522	\$5,947
Stoneham w/ No Debt Exclusion	\$6,098	\$6,540
Danvers	\$6,451	\$6,947
Stoneham - 4B 30 Yr	\$6,098	\$7,330
Wilmington	\$6,873	\$7,401
Tewksbury	\$6,921	\$7,453
Stoneham - 4B 20 YR	\$6,098	\$7,516
Melrose	\$7,015	\$7,554
Wakefield	\$7,099	\$7,645
Chelmsford	\$7,362	\$7,928
North Andover	\$7,608	\$8,193
Middleton	\$8,585	\$9,245
Reading	\$8,748	\$9,421
Lynnfield	\$9,055	\$9,751
Westford	\$9,238	\$9,948
North Reading	\$9,381	\$10,102
Bedford	\$9,769	\$10,520
Andover	\$10,223	\$11,009
Winchester	\$14,298	\$15,397
Lexington	\$15,547	\$16,742

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# Preliminary Timeline

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## Preliminary Timeline

**Construction Start**

**Summer 2022**

**School Building Completion**

**Summer 2024**

**Demolition / Playfields / Parking**

**Late 2024 / Early 2025**

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# **Next Steps**

**Community Forum 05**

## Stoneham School Building Committee

**Continue to refine the design and costs**

**Meetings every two weeks**

**Meetings and Agendas posted on the SSBC website**

### **Upcoming Meetings**

- **March 8, 2021**
- **March 22, 2021**
- **April 5, 2021**
- **April 19, 2021**
- **May 4, 2021**
- **May 17, 2021**
- **June 1, 2021**
- **June 14, 2021**
- **June 28, 2021**

## Next Steps

- **March 3, 2021** - High School Faculty Presentation
- **March 24, 2021** - Community Forum No. 6
- **March 30, 2021** - Tri-Board Meeting No. 3
- **April 7, 2021** - PTO Presentation:  
**South, Robin Hood and Colonial Park ES, Central MS and the High School**
- **May 26, 2021** - Community Forum No. 7
- **June 8, 2021** - Tri-Board Meeting No. 4
- **July 7, 2021** – Submit Schematic Design (SD) documents to MSBA
- **August 25, 2021** – MSBA Board meeting vote to approve project
- **October 2021** - Town Meeting Vote to Appropriate Project Funding
- **November 2021** - Ballot Vote for Debt Exclusion

## Community Resources

SSBC Website:

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

Project Email:

[SSBC@Stoneham-Ma.gov](mailto:SSBC@Stoneham-Ma.gov)



Town of  
**STONEHAM** | MA

I'm looking for...



Government

Residents

Businesses

Contact Us



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Project Management



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**Thank You**

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