

Project Minutes

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

Project No.: 20033
 Meeting Date: 2/22/2021
 Time: 7:00pm
 Meeting No: 20

| PRESENT | NAME | AFFILIATION | VOTING MEMBER |
|-----------------|--------------------|---|-------------------|
| Attended Remote | Marie Christie | Co-Chair, School Building Committee | Voting Member |
| | 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 |
| 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 | Town Facilities Director | Non-Voting Member |
| Attended Remote | April Lanni | Town Procurement Officer / MCPPO Certified | 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 | Derek Roach | VAI | |
| Attended Remote | Kristy Lyons | Consigli Construction | |
| Attended Remote | Christian Riordan | Consigli Construction | |
| Attended Remote | Joel Seeley | SMMA | |
| | | | |

| Item # | Action | Discussion |
|--------|-----------|--|
| 20.1 | Record | Call to Order, 7:00 PM, meeting opened by roll call. |
| 20.2 | 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. |
| 20.3 | Record | A motion was made by S. Iovanni and seconded by J. Thomson to approve the 2/8/21 School Building Committee meeting minutes. No discussion, motion passed unanimous by roll call vote. |
| 20.4 | J. Seeley | <p>S. O'Neill reviewed the CM at Risk Selection Committee process and procedures relative to the issuance of the CM at Risk Request for Proposal, the CM at Risk Selection Committee's review and evaluation of the proposals submitted by the three CM firms and the CM interviews conducted on 2/10/21. Based on the above process and procedures, the CM at Risk Selection Committee recommends awarding the CM at Risk Services to Consigli Construction Co., Inc.</p> <p>A motion was made by R. Parker and seconded by J. Craigie to award the CM at Risk Services to Consigli Construction Co., Inc. for a fee of \$25,000 for the Initial Preconstruction Services Phase and recommend signature by D. Sheehan. No discussion, motion passed unanimous by roll call vote.</p> <p>J. Seeley to develop the CM at Risk Services contract for processing and signature.</p> |
| 20.5 | J. Seeley | <p>J. Seeley reviewed the Updated Schematic Design Phase Meetings and Agenda Schedule, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. J. Seeley to update the Robin Hood and Central Middle School PTO presentation to be on 4/7/21. 2. J. Seeley to coordinate with J. Craigie on the timing requirements for a brief written SSBC Report to Town Meeting for the May 3, 2021 Town Meeting Booklet. 3. The presentation of the project to the high school faculty is scheduled for 3/3/21 at 3:00pm. 4. J. Seeley to follow-up on scheduling a presentation of the project to the Capital Improvement Advisory Committee. <i>(from prior meeting)</i> |
| 20.6 | Record | J. Seeley reviewed the Updated Schematic Design Project Schedule, attached. |
| 20.7 | 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> |
| 20.8 | 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> |
| 20.9 | D. Warner | D. Warner to provide construction and maintenance costs comparing synthetic and natural turf fields. <i>(from prior meeting)</i> |
| 20.10 | PR Subcommittee | PR Subcommittee is establishing a SSBC Facebook page for posting project information, SMMA will upload the postings. <i>(from prior meeting)</i> |
| 20.11 | J. Seeley | J. Seeley to follow-up on the appointment of the Financial Subcommittee. <i>(from prior meeting)</i> |
| 20.12 | P. Cunningham | P. Cunningham to present building exterior imagery corresponding to the recommended Thornton Tomasetti design combinations for exterior wall and roof R-Values, Window and Glazing Performance, Window-to-Wall Ratios, Air Infiltration Rates and Triple Pane Glazing. <i>(from prior meeting)</i> |
| 20.13 | D. Roach Committee | <p>D. Roach presented the Traffic Report Summary, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. R. Parker asked if the crosswalks across Franklin Street at the Stevens Street intersection will impact traffic flow? <i>D. Roach indicated there is an existing crosswalk across Franklin Street at the east side of the Stevens Street intersection, the proposed additional crosswalk on the west side does not impact traffic flow.</i> 2. D. Gove asked if the existing signal at the Summer Street intersection needs to be synchronized to the Stevens Street intersection? <i>D. Sheehan indicated that the traffic scope was limited to the School Entry Drive and Stevens Street intersections. D. Roach indicated the signalization technology will allow for the Summer Street intersection to be synchronized in the future.</i> 3. D. Sheehan asked what was the reasoning for recommending only one entrance lane for the School Entry Drive? <i>D. Roach will review and provide response at the next Committee meeting.</i> 4. S. Iovanni asked if the dividing median between the entrance lane and the exit lane can be parked on for Event Parking? <i>D. Roach will review and provide response at the next Committee meeting.</i> 5. Committee members to email J. Seeley with any additional questions. |
| 20.14 | P. Cunningham B. Lombardi | <p>P. Cunningham presented the updated Floor Plans and Break-Out Space Study, attached.</p> <p>Committee Discussion:</p> |

| | | |
|-------|--------|--|
| | | <ol style="list-style-type: none">1. P. Cunningham will provide a plan indicating which pedestrian pathways are for pedestrians and emergency vehicles and which are for just pedestrians. <i>(from prior meeting)</i>2. P. Cunningham will provide further study of the proximity of accessible parking to the building, as well as the drop-off/pick-up locations. <i>(from prior meeting)</i>3. J. Macero indicated he has reservations with the proposed seating balcony in the Auditorium and would like to discuss further during the Department Programming Meetings.4. B. Lombardi indicated the results of the survey with the Student Council on the need for lockers indicated approximately 1/3 of the students would like lockers, 1/3 were mixed and 1/3 indicated no need for lockers. B. Lombardi will provide final direction on the quantity of lockers to be provided in the design.5. R. Parker asked if the Gymnasium will appear dark without any windows? <i>P. Cunningham indicated there will be skylights on the Gymnasium roof to provide natural light and he will provide some precedent Gymnasium images for Committee review.</i>6. Committee members to email J. Seeley any additional comments on the updated plans. |
| 20.15 | Record | J. Seeley reviewed the MSBA Board of Directors letter, dated 2/11/21 approving the District to proceed into the Schematic Design Phase, attached. |
| 20.16 | Record | J. Seeley reviewed the Community Forum No. 5 agenda, attached, and provided an overview of the PowerPoint presentation. |
| 20.17 | Record | <p>J. Seeley reviewed Community Correspondence from the Emerald Court Neighborhood Residents, Stoneham Historical Commission and a resident regarding the Community Garden, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none">1. R. Parker asked if the Conservation Commission has been contacted on the project? <i>J. Seeley indicated yes, the co-chairs of the Conservation Commission attended the Town Departments Meeting held on 2/12/21 and will be further coordinated with as the design is developed.</i>2. Ellen McBride, co-chair of the Conservation Commission asked if the wetlands have been flagged? |

| | | |
|-------|-----------------|---|
| | | <i>B. Trivas indicated yes, the wetland edges on the south and north sides of the property have been flagged and are shown on the survey. B. Trivas will provide a copy of the survey for the Conservation Commission.</i> |
| 20.18 | PR Subcommittee | <p>Subcommittee Updates</p> <p>Public Relations Subcommittee</p> <ol style="list-style-type: none"> 1. S. Iovanni reviewed the Press Release for the MSBA Board of Directors 2/11/21 meeting approval, attached. 2. S. Iovanni indicated the PSA Informational Video has been distributed on social media, in emails and is posted on the SSBC website. 3. S. Iovanni indicated the subcommittee will be working on several Subject-Based Videos. 4. R. Parker asked if there should be an identified spokesperson for all press releases and communication to the community? <i>After discussion, it was decided that all SSBC members can speak for the project, however coordinate with the PR Subcommittee for message consistency.</i> |
| 20.19 | Record | Committee Questions - none |
| 20.20 | Record | Old or New Business - none |
| 20.21 | Record | Public Comment – none |
| 20.22 | Record | Next SSBC Meeting: March 8, 2021 at 7:00 pm. |
| 20.23 | Record | A Motion was made by R. Parker and seconded by S. Iovanni to adjourn the meeting. No discussion, motion passed unanimous by roll call vote. |

Attachments: Agenda, Updated Schematic Design Phase Meetings and Agenda Schedule, Updated Schematic Design Project Schedule, MSBA Board of Directors letter, Community Forum No. 5 agenda, Community Correspondence from the Emerald Court Neighborhood Residents, Stoneham Historical Commission and a resident regarding the Community Garden, Press Release for the MSBA Board of Directors approval, 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: 2/22/2021
Meeting Time: 7:00 PM

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. CM Recommendation and Award
5. Schedule and Budget Update
6. Review Traffic Report
7. Design Update
8. Review MSBA Board Meeting
9. Prepare for Community Forum No. 5
10. Community Correspondence
11. Subcommittee Updates
 - Spokesperson for Press Release
12. New or Old Business
13. Committee Questions
14. Public Comments
15. Next Meeting: March 8, 2021
16. Adjourn

Join GoToMeeting:

<https://global.gotomeeting.com/join/851298117>

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

Access Code: [851-298-117](tel:+15713173122)

**STONEHAM HIGH SCHOOL
STONEHAM SCHOOL BUILDING COMMITTEE**

All meetings are 7:00 PM unless noted otherwise
MEETINGS SCHEDULE AND AGENDAS
November 16, 2020 *Updated February 19, 2021*

| DATE | AGENDA |
|------------------------------------|--|
| <i>Schematic Design Phase (SD)</i> | |
| January 12, 2021 | SCHOOL BUILDING COMMITTEE MEETING (TUESDAY) Review Schematic Design Phase Schedule and Deliverables Prepare for MSBA FAS Meeting |
| January 20, 2020 | MSBA FAS MEETING - 10:30 AM |
| January 25, 2021 | SCHOOL BUILDING COMMITTEE MEETING Review Progress 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 - 10:00 AM |
| February 22, 2021 | SCHOOL BUILDING COMMITTEE MEETING Review MSBA Board Meeting CM Recommendation and Introduction Traffic Study Update Review Progress Site and Floor Plans |
| February 24, 2021 | COMMUNITY FORUM NO. 5 - WEDNESDAY - 6:30 PM |
| March 3, 2021 | HIGH SCHOOL FACULTY PRESENTATION - 3:00 PM |
| March 8, 2021 | SCHOOL BUILDING COMMITTEE MEETING Review Preliminary Exterior Imagery Review Sustainable Design Features Review Mechanical and Electrical Systems Review Security and Visual Access Design |
| March 22, 2021 | SCHOOL BUILDING COMMITTEE MEETING Review Progress Site and Floor Plans Review Updated Exterior Elevations Geotechnical Analysis Update Geothermal Analysis Update Review Structural Systems |
| March 24, 2021 | COMMUNITY FORUM NO. 6 - WEDNESDAY - 6:30 PM |
| March 30, 2021 | TRI-BOARD MEETING NO. 3 - TUESDAY - 7:00 PM |
| April 5, 2021 | SCHOOL BUILDING COMMITTEE MEETING Review Preliminary Interior Materials Review Preliminary Exterior Materials |
| April 7, 2021 | PTO - SOUTH ELEMENTARY SCHOOL, STONEHAM HIGH SCHOOL AND COLONIAL PARK SCHOOL - WEDNESDAY - 6:30 PM |

**STONEHAM HIGH SCHOOL
STONEHAM SCHOOL BUILDING COMMITTEE**

All meetings are 7:00 PM unless noted otherwise
MEETINGS SCHEDULE AND AGENDAS
November 16, 2020 *Updated February 19, 2021*

| DATE | | AGENDA |
|----------------|------------|--|
| April 14, 2021 | <i>TBD</i> | PTO - ROBIN HOOD ELEMENTARY AND CENTRAL MIDDLE SCHOOL - 7:00 PM |
| 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 3, 2021 | | TOWN MEETING |
| 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 |
| May 26, 2021 | | COMMUNITY FORUM NO. 7 - WEDNESDAY - 6:30 PM |
| 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 |
| June 8, 2021 | | TRI-BOARD MEETING NO. 3 - TUESDAY - 7:00 PM |
| 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 |

September 8, 2020
Updated February 19, 2021

**Stoneham High School
Feasibility Study**
PROJECT MANAGEMENT
Preliminary Project Schedule - PSR Submission - CM-R RFP



| ID | Task Name | Duration | Start | Finish | 2020 | | | | |
|-----|--|-----------------|------------------|-------------------|------|---------|---|---|---------|
| | | | | | D | Q1 J | F | M | Q2 A |
| 1 | MSBA PREREQUISITES | 158 days | 3/22/2019 | 10/30/2019 | | | | | |
| 4 | RETAIN OPM | 33 days | 1/22/2020 | 3/9/2020 | | | | | |
| 10 | RETAIN DESIGNER | 95 days | 2/12/2020 | 6/23/2020 | | | | | |
| 20 | FEASIBILITY STUDY (FS) | 156 days | 7/8/2020 | 2/11/2021 | | | | | |
| 63 | CONSTRUCTION MANAGER (CM) | 99 days | 10/13/2020 | 2/26/2021 | | | | | |
| 74 | SCHEMATIC DESIGN (SD) | 198 days | 1/4/2021 | 10/6/2021 | | | | | |
| 75 | Develop Site Plans | 31 days | 1/4/2021 | 2/15/2021 | | | | | |
| 76 | Develop Floor Plans | 31 days | 1/4/2021 | 2/15/2021 | | | | | |
| 77 | Develop Construction Phasing Plans | 31 days | 1/4/2021 | 2/15/2021 | | | | | |
| 78 | Develop Building Exterior Design | 36 days | 2/1/2021 | 3/22/2021 | | | | | |
| 79 | Geotechnical Exploration and Findings | 16 days | 2/1/2021 | 2/22/2021 | | | | | |
| 80 | Develop MEP Systems Narrative | 16 days | 2/15/2021 | 3/8/2021 | | | | | |
| 81 | Develop Sustainable Design Features | 16 days | 2/15/2021 | 3/8/2021 | | | | | |
| 82 | Develop Security and Access Control | 16 days | 2/15/2021 | 3/8/2021 | | | | | |
| 83 | Develop Structural Systems Narrative | 21 days | 2/15/2021 | 3/15/2021 | | | | | |
| 84 | Refine Site Plans and Floor Plans | 41 days | 2/15/2021 | 4/12/2021 | | | | | |
| 85 | Refine Exterior Elevations | 41 days | 2/15/2021 | 4/12/2021 | | | | | |
| 86 | Refine Structural Systems | 41 days | 2/15/2021 | 4/12/2021 | | | | | |
| 87 | Refine MEP Systems | 41 days | 2/15/2021 | 4/12/2021 | | | | | |
| 88 | Refine Sustainable Design Features | 41 days | 2/15/2021 | 4/12/2021 | | | | | |
| 89 | Community Forum No. 5 | 0 days | 2/24/2021 | 2/24/2021 | | | | | |
| 90 | Community Forum No. 6 | 0 days | 3/24/2021 | 3/24/2021 | | | | | |
| 91 | Tri-Board Meeting | 0 days | 3/30/2021 | 3/30/2021 | | | | | |
| 92 | Issue SD Pricing Set to Estimator and CM | 0 days | 4/12/2021 | 4/12/2021 | | | | | |
| 93 | Develop Schematic Design Estimate | 16 days | 4/12/2021 | 5/3/2021 | | | | | |
| 94 | Town Meeting | 0 days | 5/3/2021 | 5/3/2021 | | | | | |
| 95 | Reconcile with Designer Estimate | 10 days | 5/3/2021 | 5/14/2021 | | | | | |
| 96 | Present SD Cost Estimate to SSBC | 0 days | 5/17/2021 | 5/17/2021 | | | | | |
| 97 | Value Engineering | 21 days | 5/17/2021 | 6/14/2021 | | | | | |
| 98 | Community Forum No. 7 | 0 days | 5/26/2021 | 5/26/2021 | | | | | |
| 99 | Develop Room Data Sheets | 20 days | 6/1/2021 | 6/28/2021 | | | | | |
| 100 | Tri-Board Meeting | 0 days | 6/8/2021 | 6/8/2021 | | | | | |
| 101 | Present Final SD Cost Estimate to SSBC | 0 days | 6/14/2021 | 6/14/2021 | | | | | |
| 102 | SSBC Vote to Approve Final Budget | 0 days | 6/14/2021 | 6/14/2021 | | | | | |
| 103 | Submit Final Budget to MSBA | 0 days | 6/23/2021 | 6/23/2021 | | | | | |
| 104 | Submit Schematic Design to MSBA | 0 days | 7/7/2021 | 7/7/2021 | | | | | |
| 105 | MSBA Review SD Comments | 16 days | 7/7/2021 | 7/28/2021 | | | | | |
| 106 | Respond to MSBA SD Comments | 11 days | 7/28/2021 | 8/11/2021 | | | | | |
| 107 | MSBA Board Meeting | 0 days | 8/25/2021 | 8/25/2021 | | | | | |
| 108 | PS&B Agreement Execution | 21 days | 8/25/2021 | 9/22/2021 | | | | | |
| 109 | DESE Review | 21 days | 8/25/2021 | 9/22/2021 | | | | | |
| 110 | MSBA Review of DESE Submittal | 11 days | 9/22/2021 | 10/6/2021 | | | | | |
| 111 | LOCAL APPROPRIATION | 122 days | 6/24/2021 | 12/10/2021 | | | | | |
| 120 | PHOTOVOLTAIC VENDOR | 214 days | 6/15/2021 | 4/8/2022 | | | | | |
| 121 | Retain PV RFP Consultant | 23 days | 6/15/2021 | 7/15/2021 | | | | | |
| 122 | Draft RFP | 23 days | 7/15/2021 | 8/15/2021 | | | | | |
| 123 | Issue RFP | 0 days | 8/15/2021 | 8/15/2021 | | | | | |
| 124 | PV Vendor Develop Proposal | 24 days | 8/15/2021 | 9/15/2021 | | | | | |
| 125 | Retain Photovoltaic Vendor | 37 days | 9/15/2021 | 11/4/2021 | | | | | |
| 126 | Design Development | 112 days | 11/4/2021 | 4/8/2022 | | | | | |

Perkins&Will

STONEHAM HIGH SCHOOL Building Committee Meeting

02.22.2021

AGENDA

Traffic Report Summary

Design Update

Building Plans - Conceptual

Building Plans - Departments

Programming Meeting Preview

Example Survey

Example Layout



Aerial View of
Existing High School

Perkins&Will

Traffic Report Summary

Building Committee Meeting

Traffic Assessment Scope

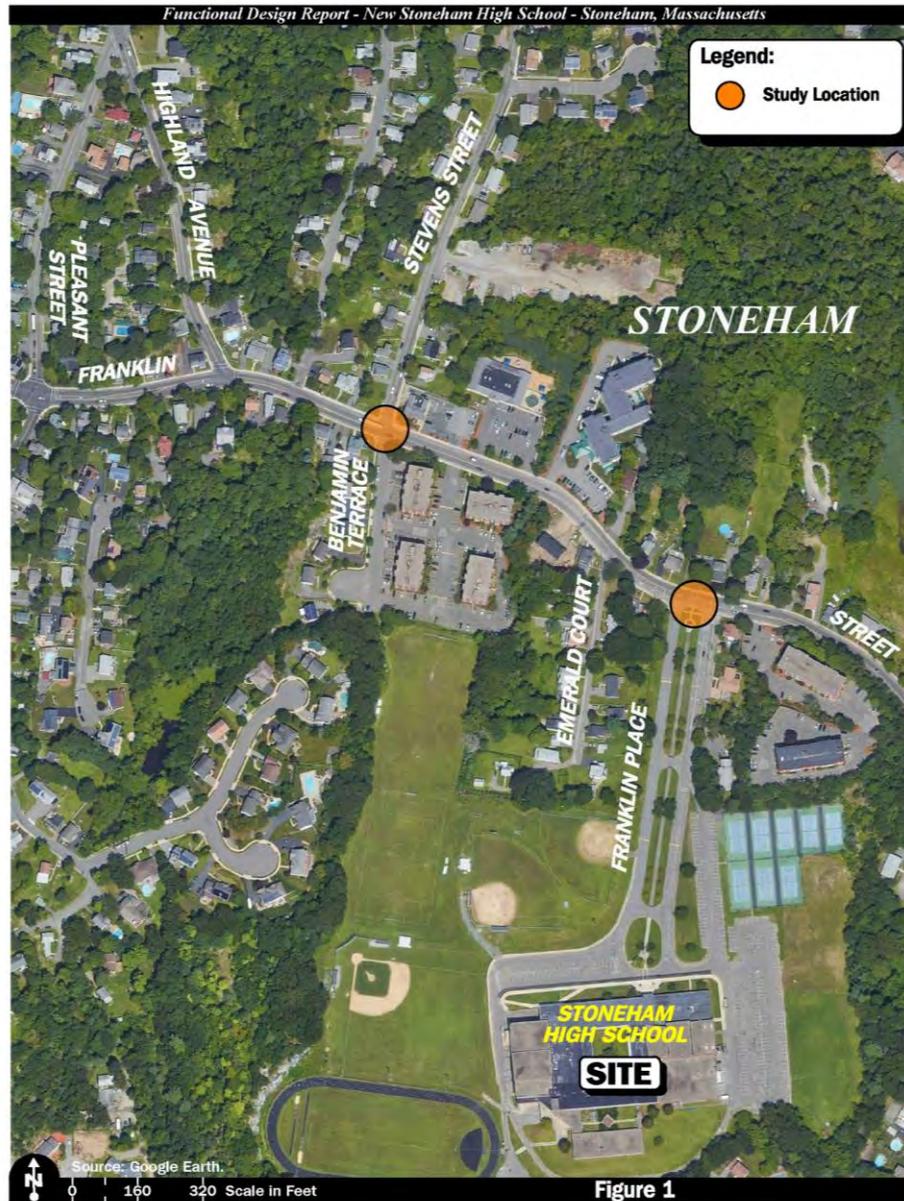


Figure 1
Site Location Map

Traffic Report Summary – Franklin Place @ Franklin Street

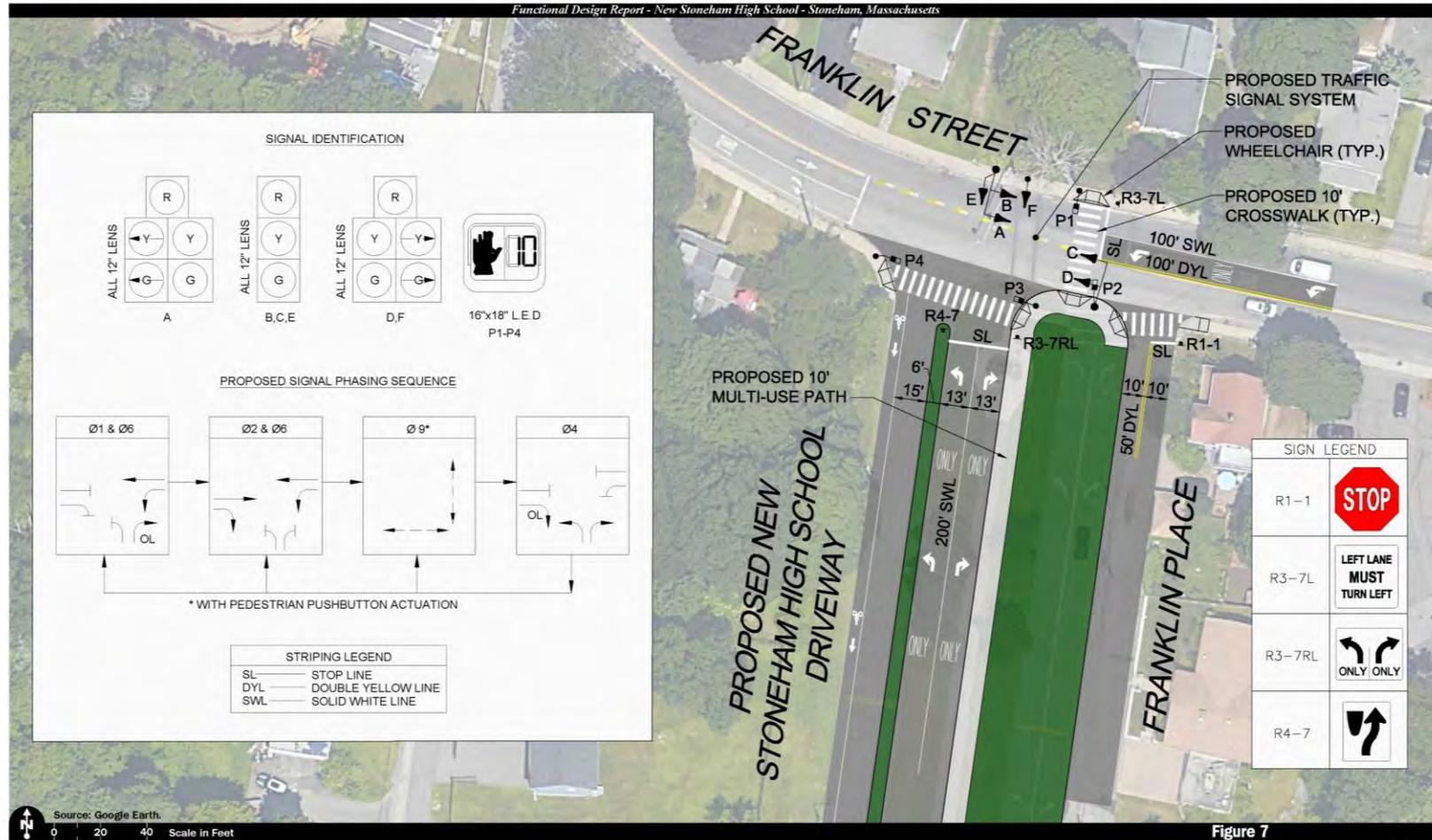


Figure 7
Conceptual Improvement Plan
 Franklin Street at Stoneham High School Driveway and Franklin Place

Traffic Report Summary – Benjamin Terrace @ Franklin Street

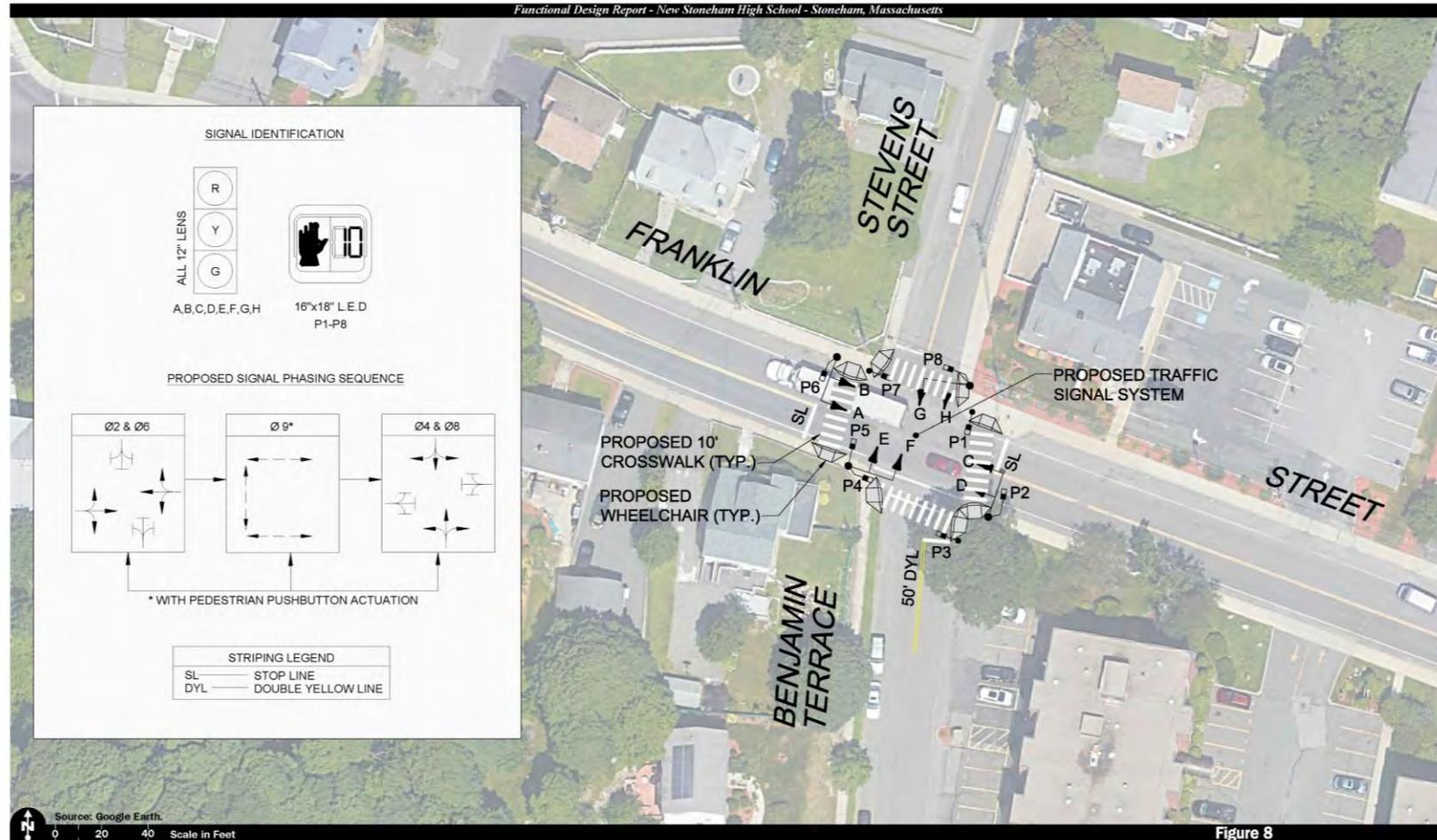
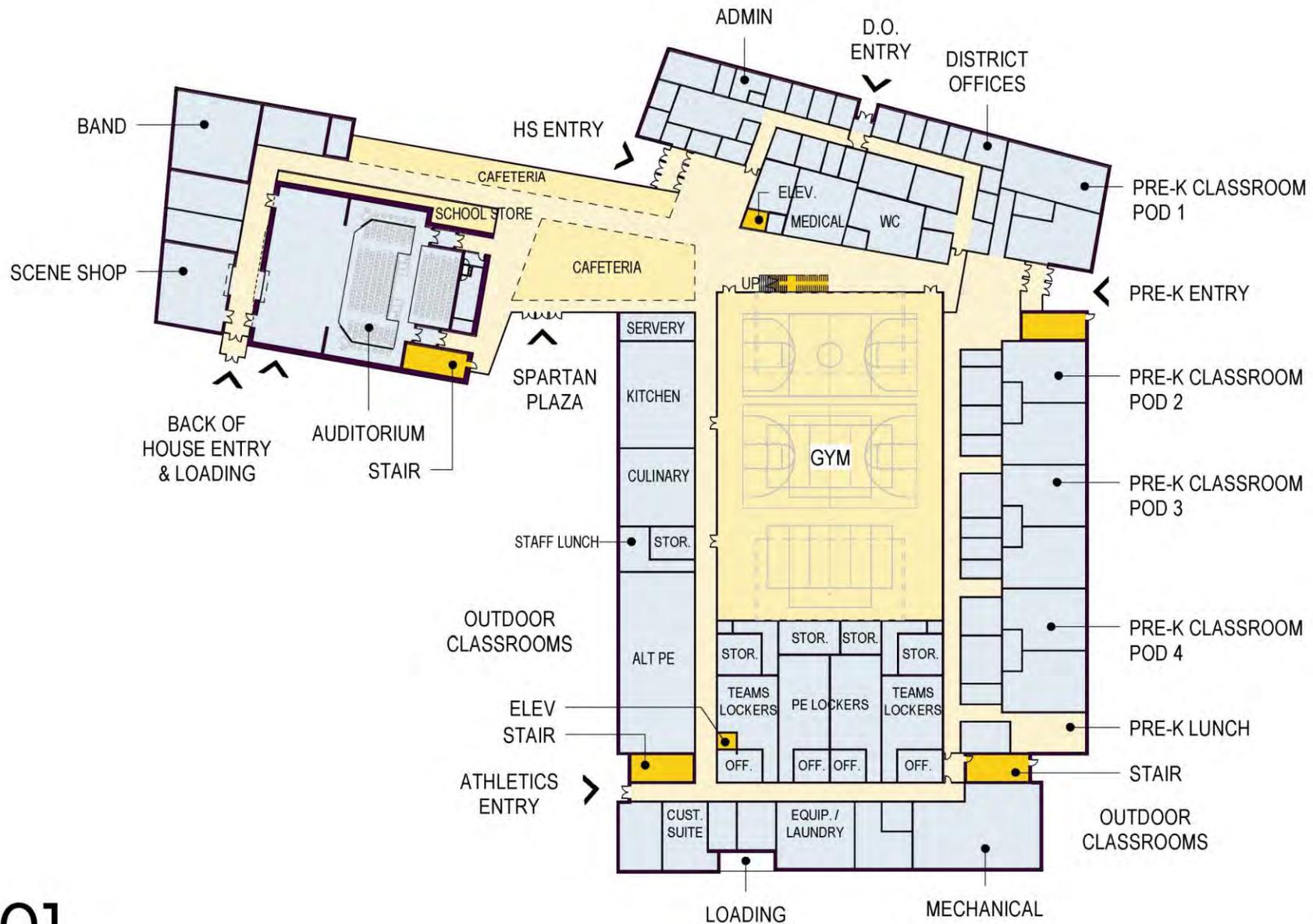


Figure 8
Conceptual Improvement Plan
Franklin Street at Stevens Street
and Benjamin Terrace

Perkins&Will

Design Update

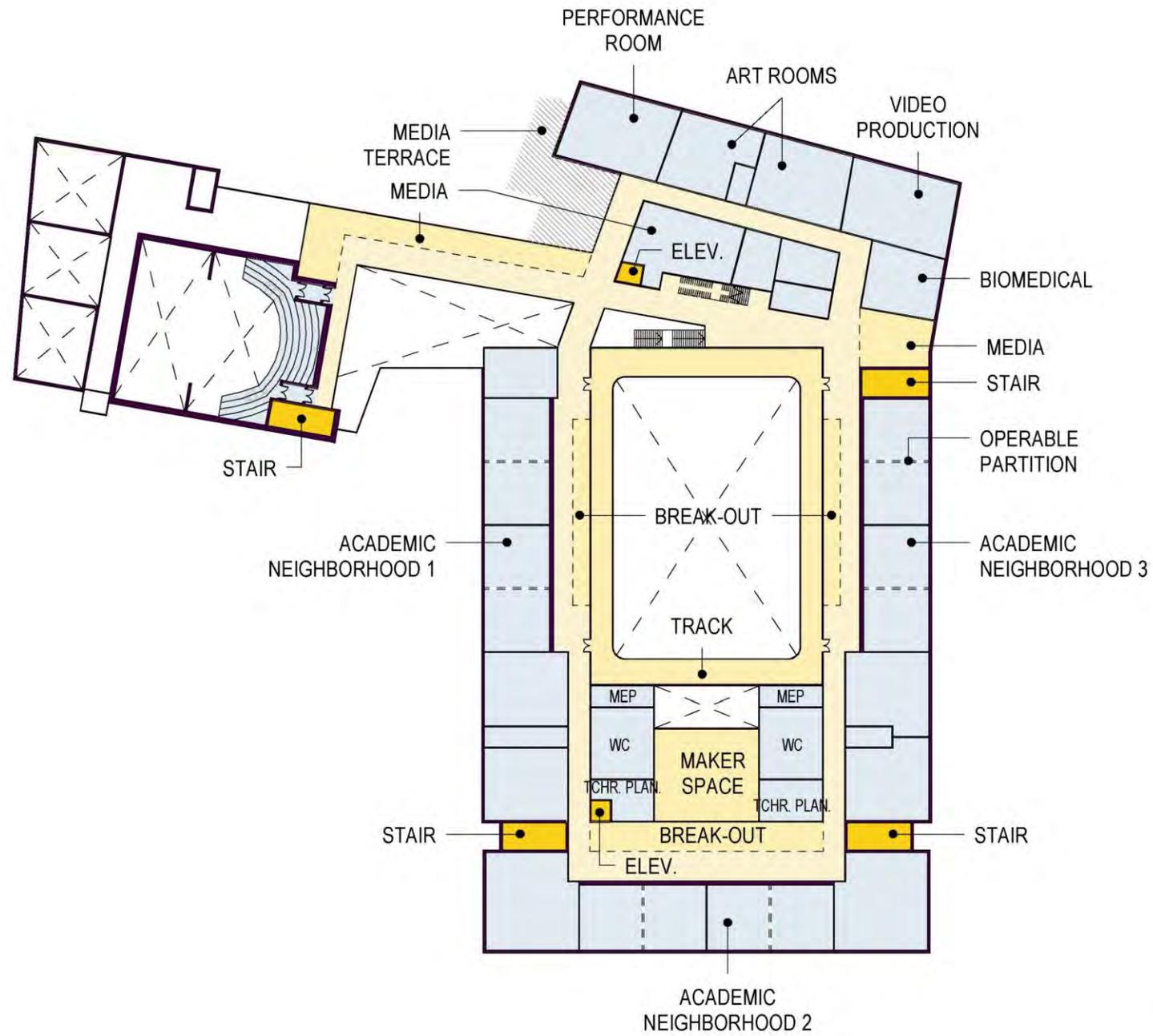
Building Committee Meeting



LEVEL 01

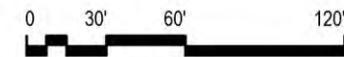
1" = 60'-0"



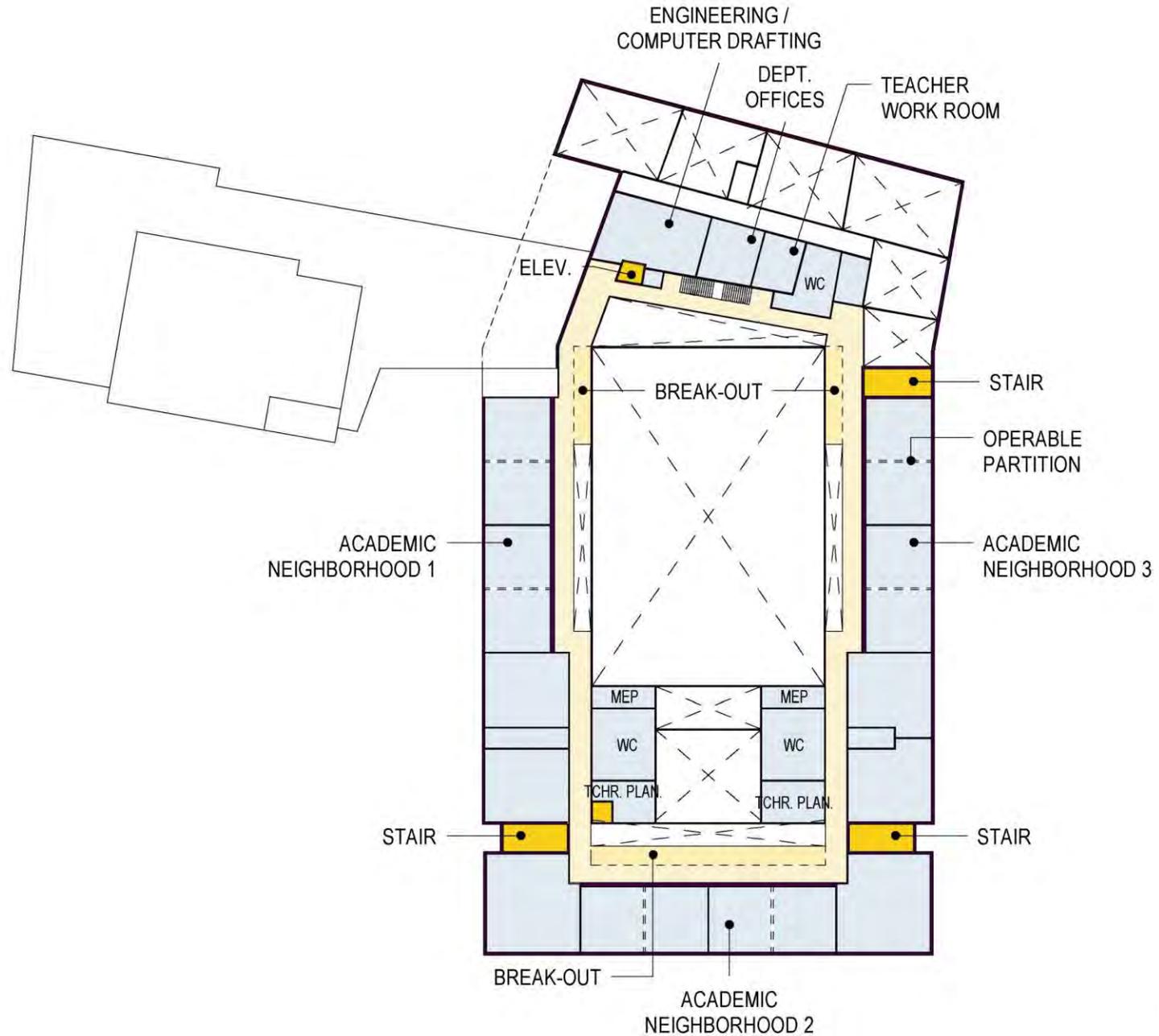


LEVEL 02

1" = 60'-0"

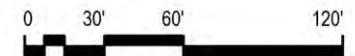


Level 3 Plan



LEVEL 03

1" = 60'-0"



PROGRAM LEVEL 1

ADMINISTRATION

1. GENERAL OFFICE & WAITING
2. TEACHER'S MAIL & TIME ROOM
3. GUIDANCE OFFICE
4. SUPERVISORY OFFICE
5. PRINCIPAL OFFICE
6. PRINCIPAL SECRETARY
7. ASSISTANT PRINCIPAL OFFICE
8. SPED TRANSITION OFFICE
9. SPED OFFICE
10. PSYCHOLOGY OFFICE
11. ADJUSTMENT COUNSELOR
12. DUPLICATING / COPY ROOM
13. RECORD ROOM
14. CONFERENCE ROOM
- M. MEDICAL SUITE
- S STORAGE
- S.S. SCHOOL STORE
- W.C. WATER CLOSET

PRE-K

23. PRE-K CLASSROOM
24. PRE-K RECEPTION
25. PRE-K DIRECTOR'S OFFICE
26. CONFERENCE ROOM
27. SPEECH
28. OBSERVATION AREA
29. PRE-K OT / PT
30. SOCIAL WORKER OFFICE
31. BCBA OFFICE
32. SENSORY
33. TEACHER WORK ROOM
- M. MEDICAL / NURSE
- L. LUNCH ROOM

DINING

50. SERVERY
51. KITCHEN
52. STAFF LUNCH ROOM

VOCATIONAL

70. CULINARY
71. SCENE SHOP

DISTRICT OFFICES

14. CONFERENCE ROOM
15. BUDGET DIRECTOR'S OFFICE
16. PAYROLL OFFICE
17. ACCOUNTS PAYABLE OFFICE
18. ASSIST. SUPER. OFFICE
19. SUPERINTENDENT OFFICE
20. SECRETARY
21. HUMAN RESOURCES OFFICE
22. SPED ASSIST. SUPER. OFFICE

ATHLETICS

34. TEAM LOCKER ROOM
35. P.E. LOCKER ROOM
36. COACH OFFICE / WC
37. P.E. OFFICE
38. ATHLETIC DIRECTOR'S OFFICE
39. P.E. STORAGE
40. GYMNASTICS STORAGE
41. ATHLETICS STOREROOM
42. EQUIPMENT & LAUNDRY
43. TRAINING

SUPPORT & CIRCULATION

44. CUSTODIAL SUITE
45. LOADING / RECEIVING
46. TRASH / RECYCLING
47. STOREROOM
48. NETWORK / TELECOM
49. MAIN MECHANICAL ROOM
- C.S. CHAIR & TABLE STORAGE
- E ELEVATOR
- ST STAIR

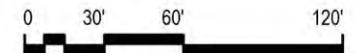
THEATER & MUSIC

60. AUDITORIUM STAGE
61. AUDITORIUM HOUSE LEV 1
62. AUD. CONTROL ROOM
63. AUD. STORAGE
64. DRESSING ROOM
65. BAND
66. MUSIC STORAGE
67. MUSIC PRACTICE



LEVEL 01

1" = 60'-0"



PROGRAM LEVEL 3

CORE ACADEMIC

1. GENERAL CLASSROOM
2. SPECIAL EDUCATION PROGRAM
3. SCIENCE CLASSROOM
4. TEACHER PLANNING
5. BREAK-OUT SPACE
- P. PREP ROOM (FOR SCIENCE)

ADMINISTRATION

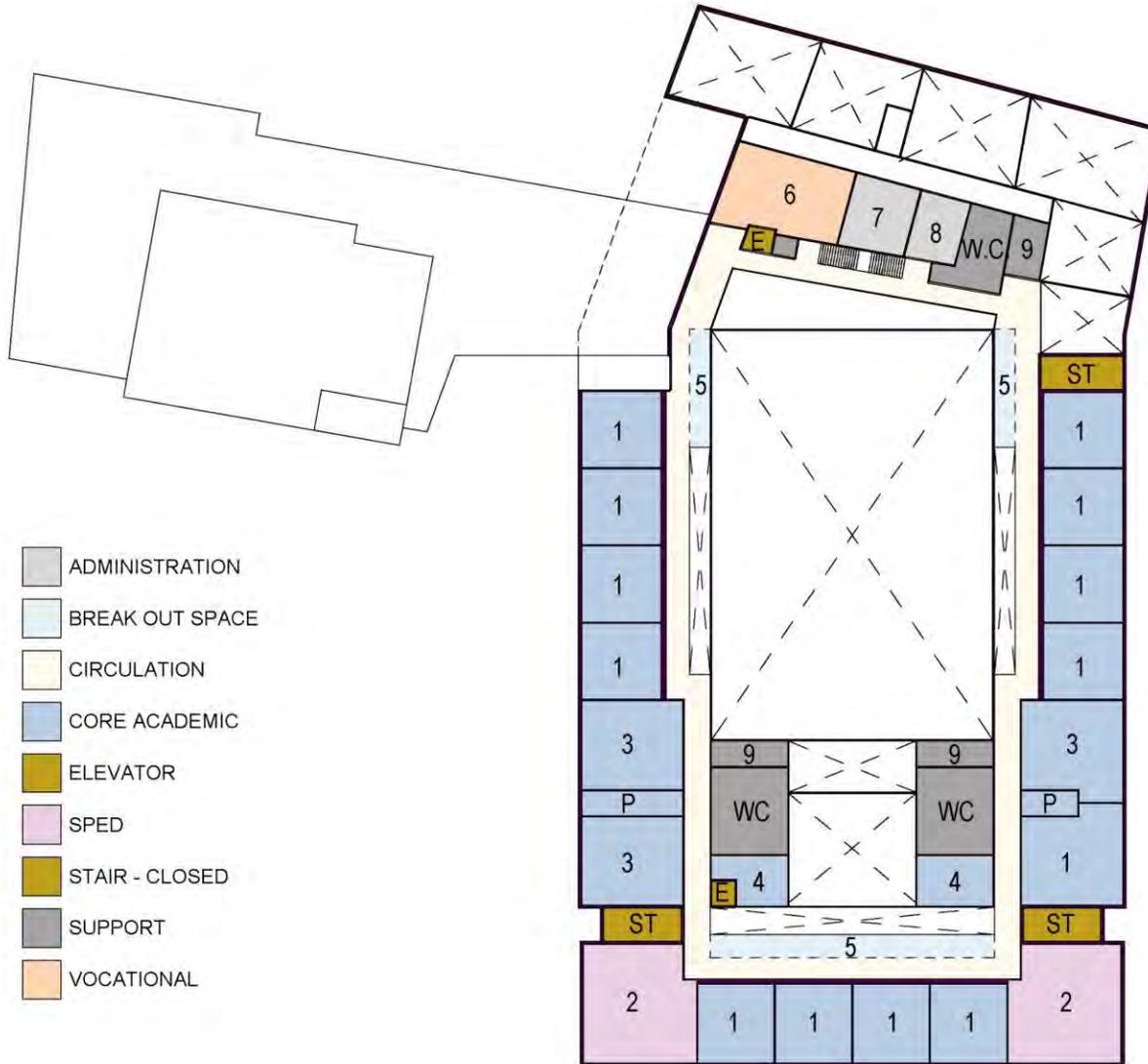
7. DEPARTMENT OFFICES
8. TEACHER WORK ROOM

VOCATIONAL

6. ENG. / COMPUTER DRAFTING

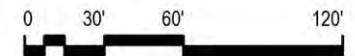
SUPPORT & CIRCULATION

9. MEP / TECH
- E. ELEVATOR
- ST. CLOSED EGRESS STAIR
- W.C. WATER CLOSET

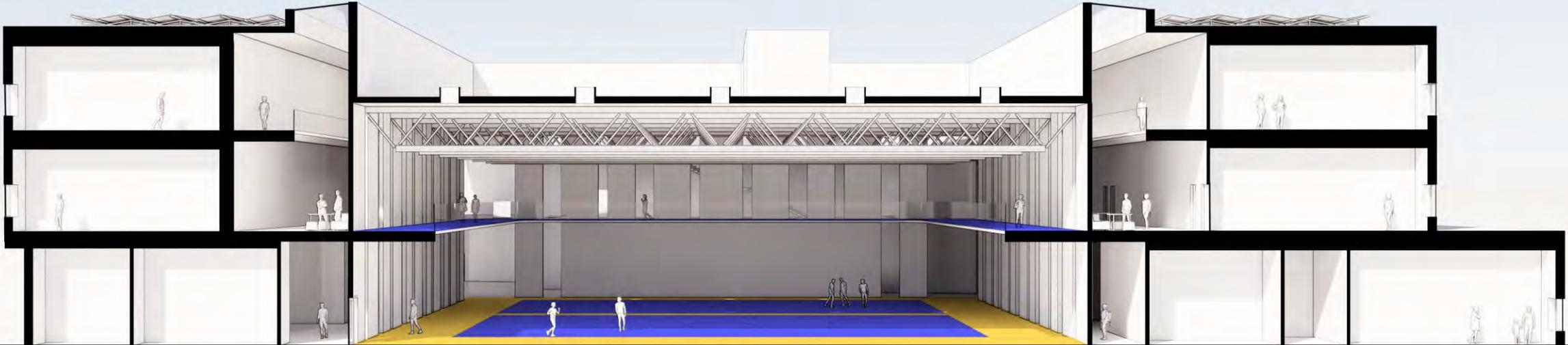


LEVEL 03

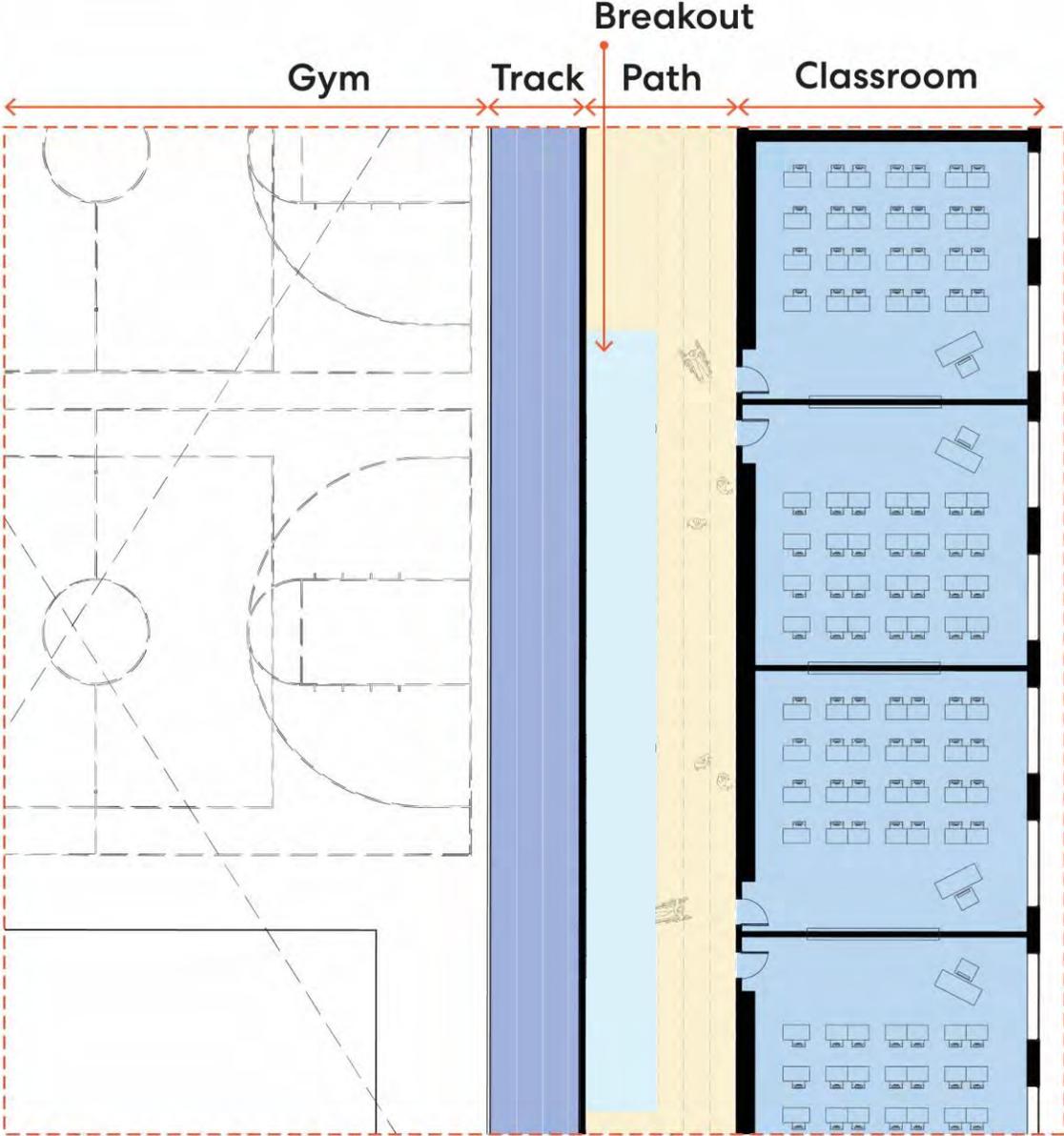
1" = 60'-0"



Section through Gymnasium



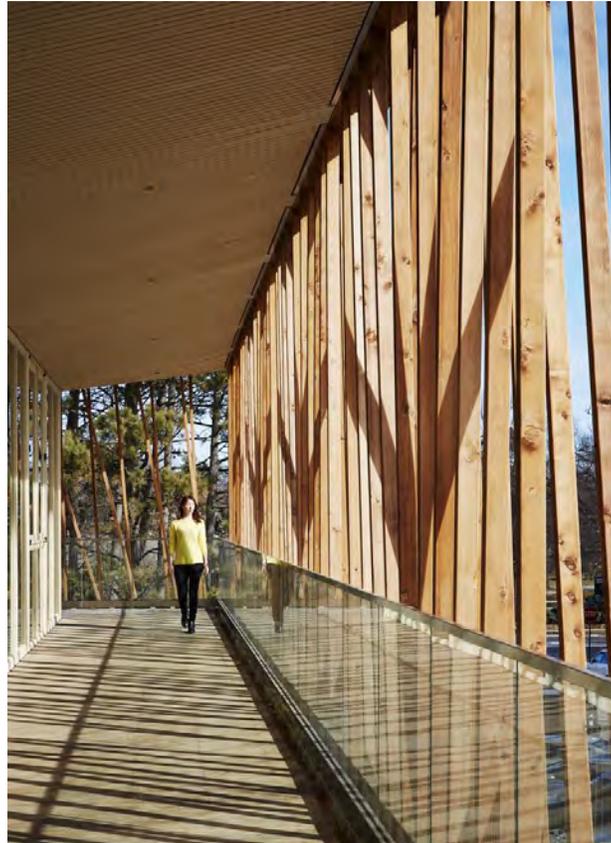
Break-out space study



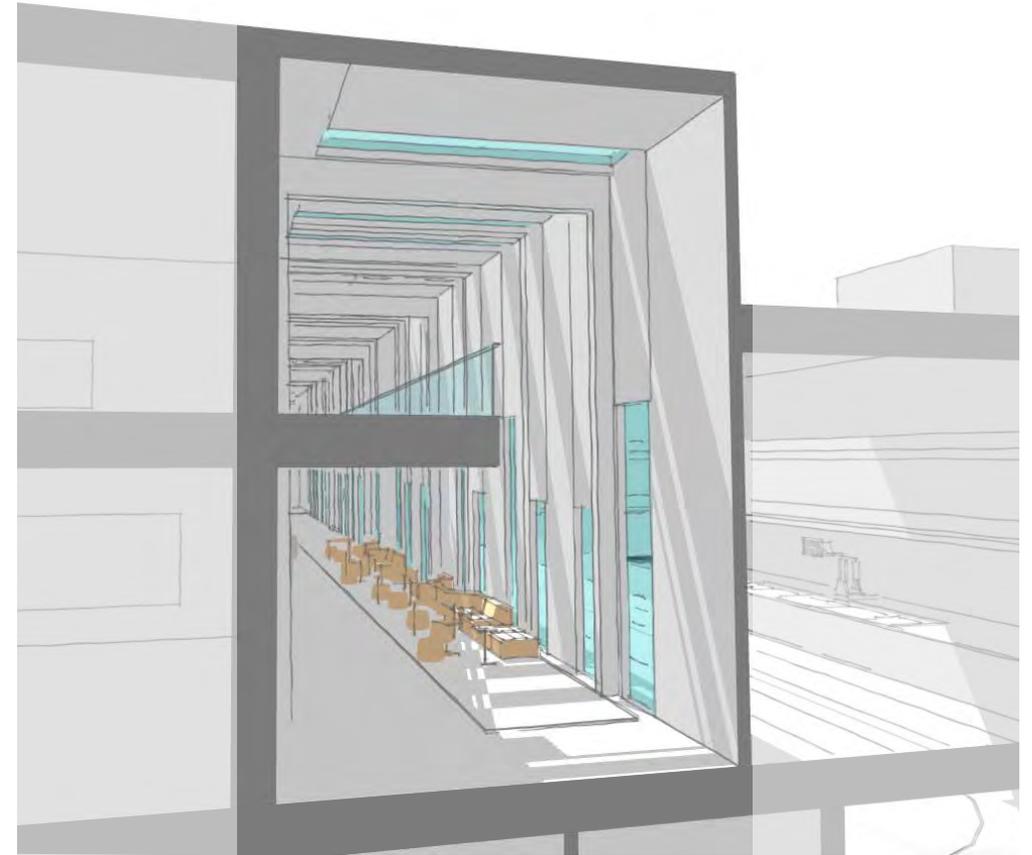
Break-out space idea



Natural Path



Filtered Natural Lighting



Filtered Natural Lighting and views to the gym

Break-out space idea



Break-out Space Idea



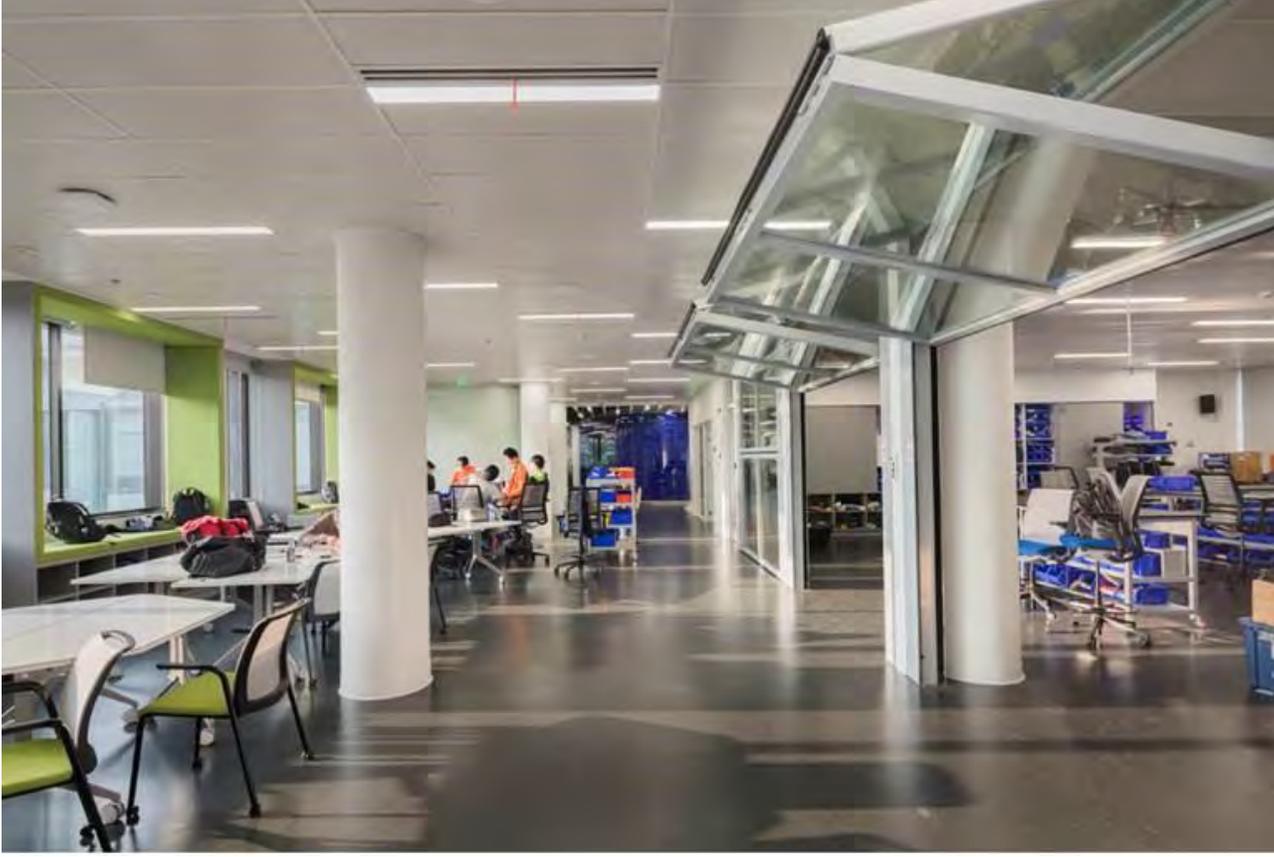
Break-out Space Precedents

Second Level View



Break-out Space Precedents

Connection to classrooms



Perkins&Will

Programming Meeting Preview

Building Committee Meeting

Example Survey

- Distribute Survey to Team Leaders
- Team Leaders to meet with Members
- Departments to Build Consensus
- Return Department Survey
- Meet to Review Space Program/Layout

Other- PK

Stoneham High School
 Department PRE K CLASSROOM
 Project Number 153010.00
 Date
 Survey Participants Leaders: xxxxxxxx,xxxxxxxx,xxxxxxxx,xxxx
 Members: xxxxxxxx,xxxxxxxx,xxxxxxxx,xxxxxxxx,xxxxxxxx,xxxxxxxx

Program Survey

| No. | Item |
|-----|---|
| 1 | What is your typical class size? Let us know if you have a variety of class sizes? |
| 02 | Do you have a teacher's aid? If yes, how many? |
| 03 | How do you use your space? What are the areas/stations in your PK space? |
| 04 | What are your storage needs? Please describe what you need to store in your space? |
| 05 | Do you require access to a full size copier? Desk top copier? Do you need a dedicated copier in your space? |
| 06 | What type of physical filing requirements do you have beyond two/ 3 drawer files? What is the use of these files? |
| 07 | Do you need a surface to pin-up visuals, work, for teaching and learning? |
| 08 | Do you need more than 2 (4' x 8') marker board surfaces for teaching + learning? How much more? Please discuss the use of the marker surfaces in your space? |
| 09 | What are your furniture needs in the space for surfaces? Desks, Tables, work, individual work? |
| 10 | What are your seating needs? Chairs, Rockers, Stools. On casters? |
| 11 | Do you meet with parents, students, faculty in your space? If so how many? |
| 12 | What are your desk needs? Tables, individual desks, desk top material, on wheels/movable? |
| 13 | What type of special equipment do you need in your space? Desk top equipment on the floor? |
| 14 | What type of special equipment do you need in your space? Desk top equipment on the floor? Power Requirements? Water? Ventilation? (ATTACH A LIST) |
| 15 | We are trying to reduce plug loads in the building which means not having a dedicated refrigerator, freezer, microwave, cook top etc...in your classrooms. Let us know what is necessary for teaching + learning and the space use. Let us know what you think is necessary here. |
| 16 | What room/classroom would you benefit from having a critical adjacency? |
| 17 | Provide additional comments here. |
| 18 | Attach any aspirational images you have for your space you would like to share. |

Core Academic Spaces

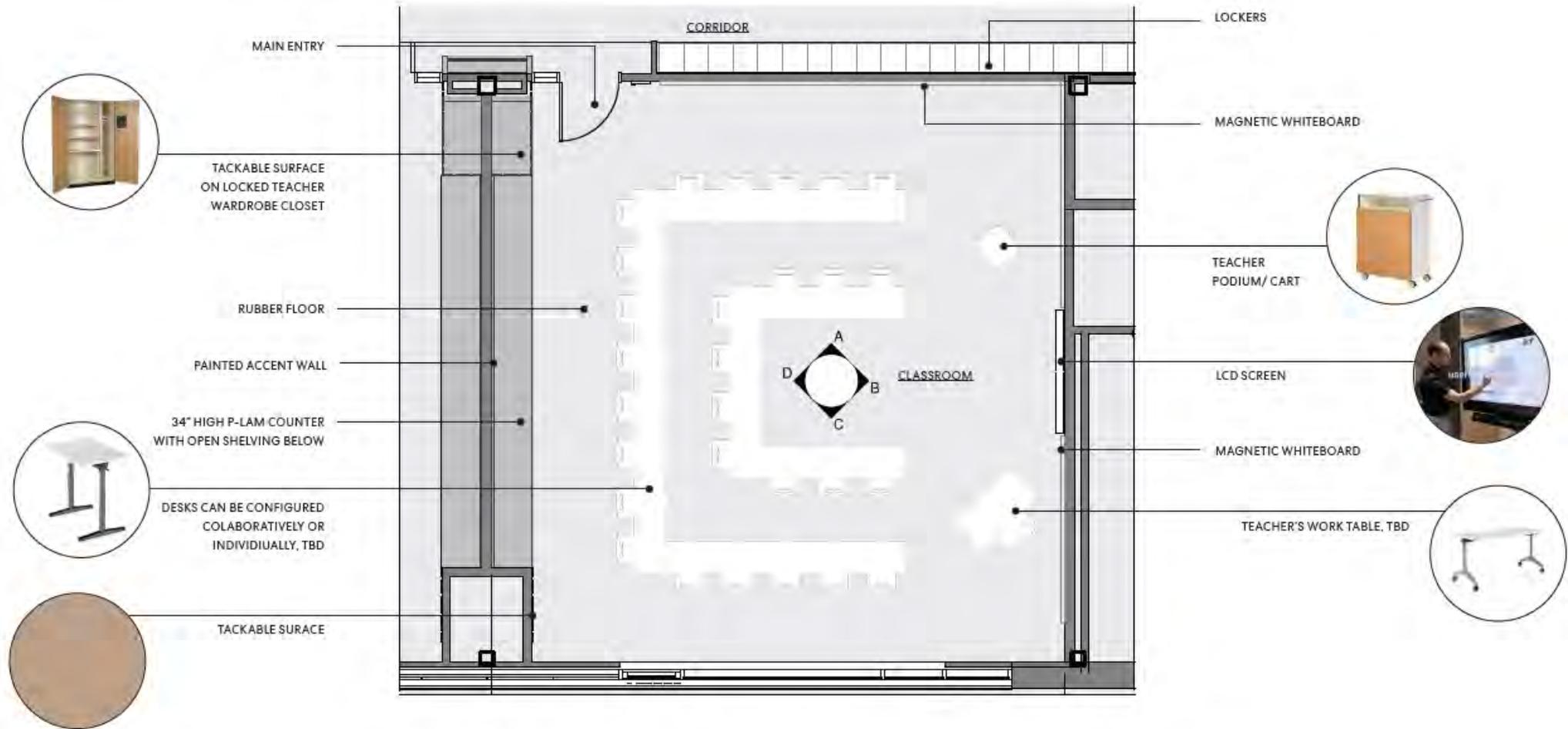
Stoneham High School
 Department 9TH-12TH
 Project Number 153010.00
 Date
 Survey Participants Leaders: xxxxxxxx,xxxxxxxx,xxxxxxxx,xxxxxxxx,xxxxxxxx,xxxxxxxx
 Members: xxxxxxxx,xxxxxxxx,xxxxxxxx,xxxxxxxx,xxxxxxxx,xxxxxxxx



Program Survey

| No. | Item | Comments |
|-----|---|----------|
| 1 | What is your typical class size? Let us know if you have a variety of class sizes? | |
| 02 | Do you have a teacher's aid? If yes, how many? | |
| 03 | How do you use your space? Do you work in small groups? Larger groups? Individually? | |
| 04 | What are your storage needs? Please describe what you need to store in your space? | |
| 05 | Do you require access to a full size copier? Desk top copier? Do you need a dedicated copier in your space? | |
| 06 | What type of physical filing requirements do you have beyond two/ 3 drawer files? Fire-rated? What is the use of these files? | |
| 07 | Do you need a surface to pin-up visuals, work, for teaching and learning? Quantity? | |
| 08 | Do you need more than 2 (4' x 8') marker board surfaces for teaching + learning? How much more? Please discuss the use of the marker surfaces in your space? | |
| 09 | What are your furniture needs in the space for surfaces? Desks, Tables, Work tables, Group work, individual work? | |
| 10 | What are your seating needs? Chairs, Rockers, Stools. On casters? | |
| 11 | Do you meet with parents, students, faculty in your space? If so how many? | |
| 12 | What are your desk needs? Tables, individual desks, desk top material, on wheels/movable? | |
| 13 | What type of special equipment do you need in your space? Desk top equipment on the floor? | |
| 14 | What type of special equipment do you need in your space? Desk top equipment on the floor? Power Requirements? Water? Ventilation? (ATTACH A LIST) | |
| 15 | We are trying to reduce plug loads in the building which means not having a dedicated refrigerator, freezer, microwave, cook top etc...in your classrooms. Let us know what is necessary for teaching + learning and the space use. Let us know what you think is necessary here. | |
| 16 | What room/classroom would you benefit from having a critical adjacency? | |
| 17 | Provide additional comments here. | |
| 18 | Attach any aspirational images you have for your space you would like to share. | |

Example Layout



Perkins&Will

Thank you!
Discussion

Building Committee Meeting

Massachusetts School Building Authority

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").

It is my understanding that the Town anticipates seeking community approval for this proposed project in November 2021. Therefore, it is critical that the Town, in conjunction with its Owner's Project Manager and Designer, submit a schedule to the MSBA as soon as possible, which should include: the work plan to complete all the required documentation for presentation to the MSBA's Board of Directors at a future Board meeting; the date of the Town Meeting at which the proposed project will be considered; and the anticipated design and construction schedule.

We will be contacting you soon to discuss these next steps in more detail, but in the meantime, I wanted to share with you the Board's vote to approve the Town of Stoneham to proceed into Schematic Design to replace the existing Stoneham High School with a new grades 9-12 facility on the existing site.

I look forward to continuing to work with you as the MSBA's grant program progresses. As always, feel free to contact me or my staff at (617) 720-4466 should you have any questions.

Sincerely,



John K. McCarthy
Executive Director

Page 2

February 11, 2021

Stoneham High School Preferred Schematic Board Action Letter

Cc: Legislative Delegation

Raymie Parker, Chair, Stoneham Select Board

Jamie Wallace, Chair, Stoneham School Committee

John Macero, Superintendent, Stoneham Public Schools

Joel G. Seeley, Owner's Project Manager, Symmes Maini & McKee Associates, Inc.

Robert Brown, Designer, Perkins&Will

Brooke Trivas, Designer, Perkins & Will

File: 10.2 Letters (Region 3)

Stoneham High School Feasibility Study

Community Forum 05

Hosted by the Stoneham School Building Committee (SSBC)

1/ QUICK RECAP

Catch up on what you might have missed

- Existing Conditions of the Facility
- Educational Needs and Vision
- Decision Process for the Preferred Option

2/ REVIEW OUR PROGRESS

Learn about the features of the Preferred Option

- Site Planning
- Building Design
- Zero Net Energy Systems

3/ REVIEW PROJECT COST AND SCHEDULE

Review the cost and where we are in the process

- Project Costs
- Project Schedule and Process

4/ SHARE YOUR THOUGHTS

Tell us what you think of the Preferred Option

- What are the refinements that can better meet the educational and community needs?

Perkins&Will

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

<https://global.gotomeeting.com/join/157059869>

or **CALLING** +1 (872) 240-3311 Access Code: 157-059-869

Watch on StonehamTV: www.stonehamtv.org/ondemand

🕒 6:30pm

📅 Wed, Feb 24, 2021

📍 Online



email: SSBC@Stoneham-Ma.gov

website: Stoneham-Ma.Gov/hsbc

Emerald Ct neighborhood residents
Attn. Jean-Christophe Raso
9 Emerald Ct
Stoneham, MA 02180

Stoneham School Building Committee
Attn. John Macero
149 Franklin St
Stoneham, MA 02180

Cc:
Dennis Sheehan
Stoneham Town Hall
35 Central St
Stoneham MA, 02180

Mr. Macero, and SSBC committee members,

Please find attached feedback and questions related to the project of high school construction about which we would like to receive written answers from the SSBC committee. Additionally, we would like these topics to be added to the agenda of the Community Forum No. 5, scheduled for February the 24th 2021, so that they can be further debated.

Best regards,

Jean-Christophe Raso

Patrick Bolger

Pamela Swallow

Rebecca Gardner

John McNamara

Malissa Parmensi

High School Building Project

feedback from Emerald Ct neighborhood

A. Concerns and proposals

Privacy:

Feedback: Privacy concern on the following area:

- Along access road from Franklin St
- Along parking lot #7 west
- Along soccer field #4 north

Proposed solution: Additional landscaping (native and pollinator friendly species) along the high school property line.

Obstruction of views:

Feedback: Obstruction of view concern due to the estimated height of the proposed solar array covering and the close proximity with the property line. This is even made worse due to the elevation difference between Emerald Ct and the high school lot.

Proposed solution: 1) Use in priority parking lot #7 east for the solar array ; 2) Do not fully cover the parking lot #7 west with the solar array - push back the solar array structure as far from the property line as possible



Fig. 1: Location of solar array structure per Option 4B.



Fig. 2: Proposed location of solar array structure to mitigate obstruction of view concern.

Rain/Snow water flow:

Concern: There is already a significant water accumulation along the property line north of Emerald Court. Water runs off the high school property, sits at the bottom of the bank, and collects at the adjacent properties next to the softball field. This situation will be made worse by having the field replaced by a parking lot.

Propose solution: 1) Relocate the proposed parking lot #7 west to maintain the current drainage capability of the soil in this area. 2) Plan for additional drainage to divert and capture rain/snow water flowing from the parking lot.

Environmental protection:

Concern: Destruction of a patch of forest and wildlife habitat. Option 4B proposes to cut down the patch of forest and build a “practice field with retaining wall” (Item #8 on the site plan). The educational value of the proposed item #8 is not obvious: the soccer fields are currently underutilized and there is already enough room along the side of the field to install small bleachers. It is not worth the artificialization of more soil for so little educational and sportive added value.

Lawns can sequester an estimated 50 grams of carbon per square meter per year whereas the amount of CO2 taken up by forests is around 500 grams per square metre per year. Ten times more.

Moreover, the forest is home to diverse wildlife: woodchucks, muskrats, rabbits, squirrels, frogs, small birds and hawks feeding on them.

Additionally, the forest limits the nuisance caused by the rooftop lights of Brookemeadows apartments, and participates in maintaining privacy from the soccer field users.

Finally, cutting down the trees to enlarge the field will also increase the quantity of trash and debris falling into or thrown into the stream, further impacting its cleanliness and drainage.

Proposed solution: Instead of cutting the forest patch, we propose to maintain it and expand it, if possible. It should be counted in the high school carbon balance sheet and contribute to the project net zero objective. The patch of forest can also harbor educational activities related to sustainability like wetland and riverbank restoration, urban forest studies, ...

B. Additional questions

Runoff during construction:

There is a concern about the runoff for the construction site itself. Hazardous material flowing down from the construction site into the neighborhood.

What is planned to mitigate the risk of runoffs?

Franklin St traffic regulation:

Going out of Emerald Ct and turning left on Franklin St, toward Stoneham square is difficult and dangerous. View is blocked by the turn of the road. Having a larger high school will only make things worse.

What is planned to manage the traffic during the construction, and what permanent changes to the traffic management will be implemented once the construction is complete?

Subject: Fw: High School Plans - Comment from Historical Commission

From: Dolly Wilson <dsw181@gmail.com>

Sent: Monday, February 15, 2021 12:43 PM

To: ssbc@stoneham-ma.gov; Sheehan, Dennis <dsheehan@stoneham-ma.gov>

Subject: High School Plans - Comment from Historical Commission

Dear Dennis,

At our February 3rd meeting, the Stoneham Historical Commission discussed the outlined plans for the proposed new High School, and had the following comments to share with the Town and the High School Building Committee.

The Commission is supportive of a new high school, and is excited to see the opportunities it will provide for Stoneham's students and larger community.

There is a lot of attention paid in the plans to areas for STEM and vocational areas, and as well as music and art, which we support, but we would like to put in a request to ensure there are also spaces provided that are conducive to humanities and social science education. For example, as you are likely aware, Stoneham is a powerhouse in National History Day competitions, despite inadequate space and current limits on facilities and materials. It is our hope that the new high school will provide adequate space to expand the History Learning Lab, so that students, teachers, and community members can access the Lab and the artifacts in the collection, as well as offer spaces for students to work on historical projects with fewer interruptions.

As plans develop further for furnishings, art, and decoration of the new space, we would like to see that provision is made for displaying aspects of the heritage and history of Stoneham, such as a historical timeline, along with future-looking materials.

We would also like to ensure that as demolition of the old school takes place, that any time capsule found and possibly some other artifacts as well from the high school are conserved and protected for possible display and/or future long-term preservation. As a whole, the Commission supports historic preservation and adaptive reuse where ever possible. Given the current state of the high school facilities', adaptive reuse of this building is not a plausible or appealing option, but there are a few things in it worth saving and displaying or using in the future school.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Dolly Wilson

Co-chair, Stoneham Historical Commission

SHC Members

- Marcia Wengen
- Hillary Fotino
- Susan Larson
- Mindy Pontone
- Joan Quigley
- Anthony Chiappini

From: mmw <mmw@copper.net>
Sent: Monday, February 22, 2021 8:03 AM
To: Seeley, Joel
Cc: Iovanni, Sharon; Traniello, Sarah; 20033 - Stoneham HS OPM Services
Subject: Re: 12.9 forum
Attachments: Screenshot_20210221-075054_Gmail.jpg

Joel Seeley,

I did not hear space for the community garden mentioned in recent PSA by Marie Christie, Dennis Sheehan and high school principal.

If the garden space is still on the table, can you confirm that it will be wheelchair accessible?

At least one raised bed box like the one pictured below should be installed & put to good use.

If the community garden space has been eliminated, please let me know.

Marcia M Wengen
Concerned resident

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: "Seeley, Joel" <jseeley@smma.com>
Date: 12/15/20 3:05 PM (GMT-05:00)
To: mmw@copper.net
Cc: "Iovanni, Sharon" <Sharon.Iovanni@stonehambank.com>, "Traniello, Sarah" <straniello@smma.com>, 20033 - Stoneham HS OPM Services <20033@smma.com>
Subject: Re: 12.9 forum

Ms. Wengen, we have forwarded your email to the Stoneham School Building Committee (SSBC).

The educational program and building interiors have been developed in detail for each option and have been reviewed by the SSBC at each of their meetings. The Community Forums have presented the site plans only to provide as broad a presentation to the community within a reasonable time period. We will make sure that the next Community Forum includes a presentation of the building interior floor plans.

The SSBC has generally met twice a month over this past year. All of the meetings and presentations are posted on their website, which can be found by clicking on the following link: <http://stoneham-ma.gov/hsbc>

The meetings and presentations are posted under SSBC Agenda and Minutes.

thank you, Joel

Joel G. Seeley, AIA, LEED AP BD+C
COO | Executive Vice President

SMMA

1000 Massachusetts Avenue, Cambridge, MA 02138

t: 617.520.9403 | m: 617.877.2859

jseeley@smma.com | [Profile](#)

[LinkedIn](#) | [Twitter](#) | [Instagram](#)

www.smma.com

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

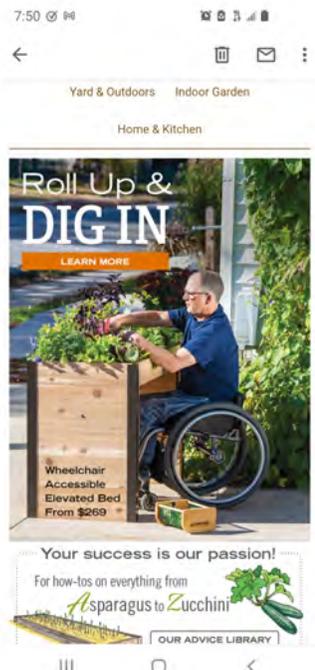
I did not vote as there is not sufficient information to answer the question about 'the best longterm plan for educating high schools students'.

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



FOR IMMEDIATE RELEASE

Contact: Sharon Iovanni

siovanni01@gmail.com

781-248-9754

Massachusetts School Building Authority approves most recent SSBC submission

Stoneham, MA – On February 11, the **Massachusetts School Building Authority's** Executive Director John McCarthy notified Stoneham Town Administrator Dennis Sheehan that the Board had reviewed the Stoneham School Building (SSBC) **Feasibility Study's** recent submission of the Preferred Schematic Report and voted to “approve the Town of **Stoneham...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 through 12 facility on **the existing site.”**

Following the notification, Stoneham Public Schools Superintendent Macero thanked the **MSBA “for approving (Stoneham) into the next stage of the project.”** He added, “Stoneham is moving closer and closer to the reality of a new 21st century state-of-the-art High School so our students can be successful globally. I offer special thanks to our School Building **Committee for their energy and commitment to Stoneham Public Schools.”**

The SSBC has begun working on the Schematic Design phase, which includes refining choices on all aspects of the construction project, including design, cost and scheduling, in anticipation of the final submission, which will be due to the MSBA in early July. Over the next few months, the SSBC will host a number of community forums and presentations to various community groups in an effort to both keep everyone apprised of progress on the project and to hear and respond to comments from the community at large.

The Stoneham School Building Committee (SSBC) is comprised of municipal employees from the School and Town departments, elected representatives from the Select Board, School Committee and Finance & Advisory Board and citizens with a variety of talents and skills suited to the work of bringing a 21st century high school to the students and community of Stoneham. The Committee partners with OPM Symmes Maini McKee and architects Perkins&Will.

Meetings are generally held twice a month on Monday evenings beginning at 7:00 p.m. The School Building Committee meetings are open to all and the Committee welcomes your attendance and input. Details for attending meetings virtually can be found at <https://www.stoneham-ma.gov/hsbc>.

If you cannot attend the meeting in person, you can find online versions of the meeting live, on Stoneham TV government channels (Comcast 22, RCN 15 and Verizon 36). You can also view the meetings at any time on <https://www.stonehamtv.org/ondemand> in the Stoneham School Building Committee section. For more detailed information about the SSBC including meeting minutes, presentations and upcoming meetings, visit <http://www.stoneham-ma.gov/627/hsbc>