

Perkins&Will

**STONEHAM HIGH SCHOOL  
FEASIBILITY STUDY  
Community Forum 06  
Neighborhood Meeting**

3.24.2021

# 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\ Project Design

4\ Managing the Construction

5\ Preliminary Cost Analysis

6\ Preliminary Timeline

7\ Next Steps



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# **Introduction**

**Community Forum 06**

# 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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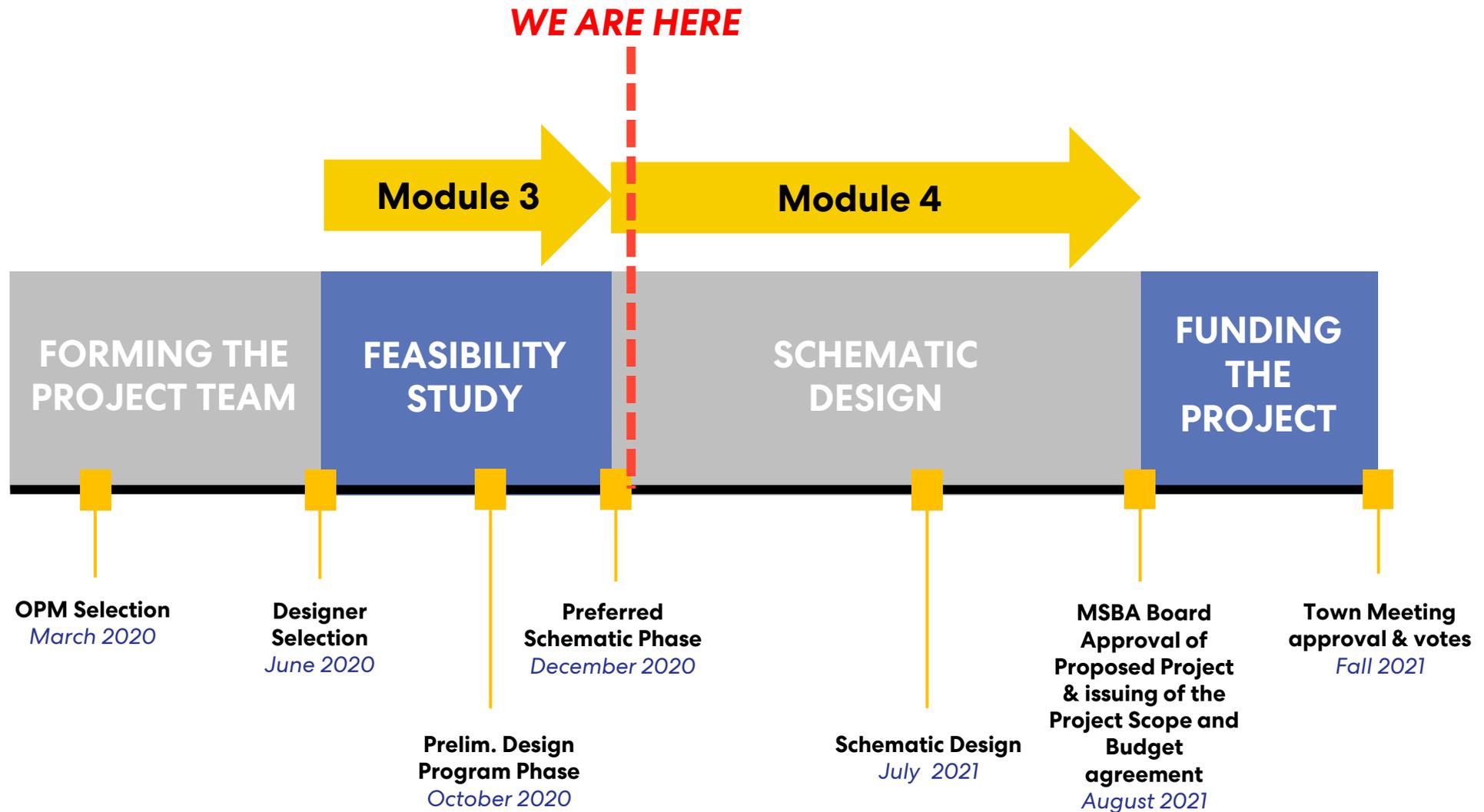
# **MSBA Process**

**Community Forum 06**

## 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



## Engaging the Community

### Five Community Forums:

8/11/20, 9/23/20, 11/7/20, 12/9/20, 2/24/21

### 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
- Construction Manager Selection

### Social Media Posting

- Community Groups Facebook
- Stoneham Public Schools Facebook

**Twenty-One 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 Design**

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# Traffic Assessment Scope

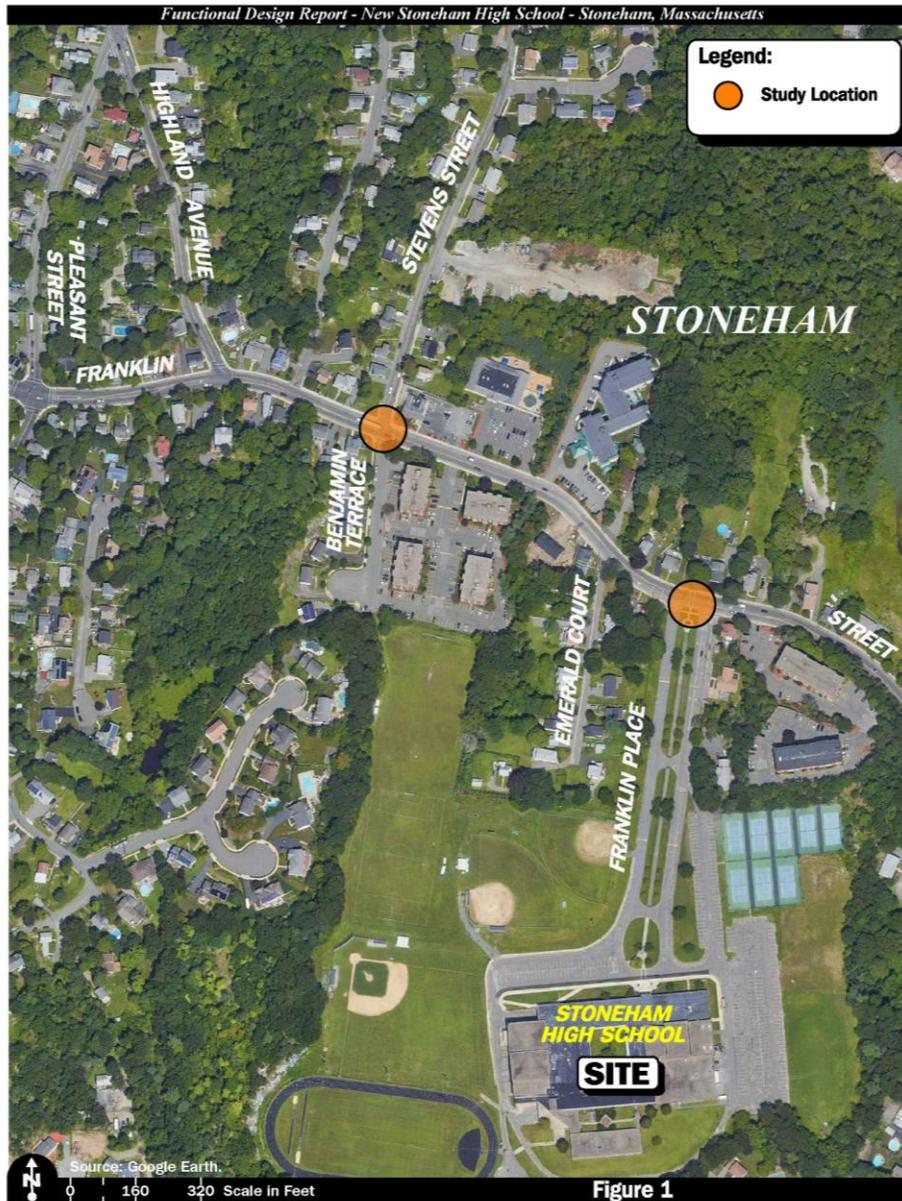


Figure 1  
Site Location Map

# Traffic Report Summary – Franklin Place @ Franklin Street

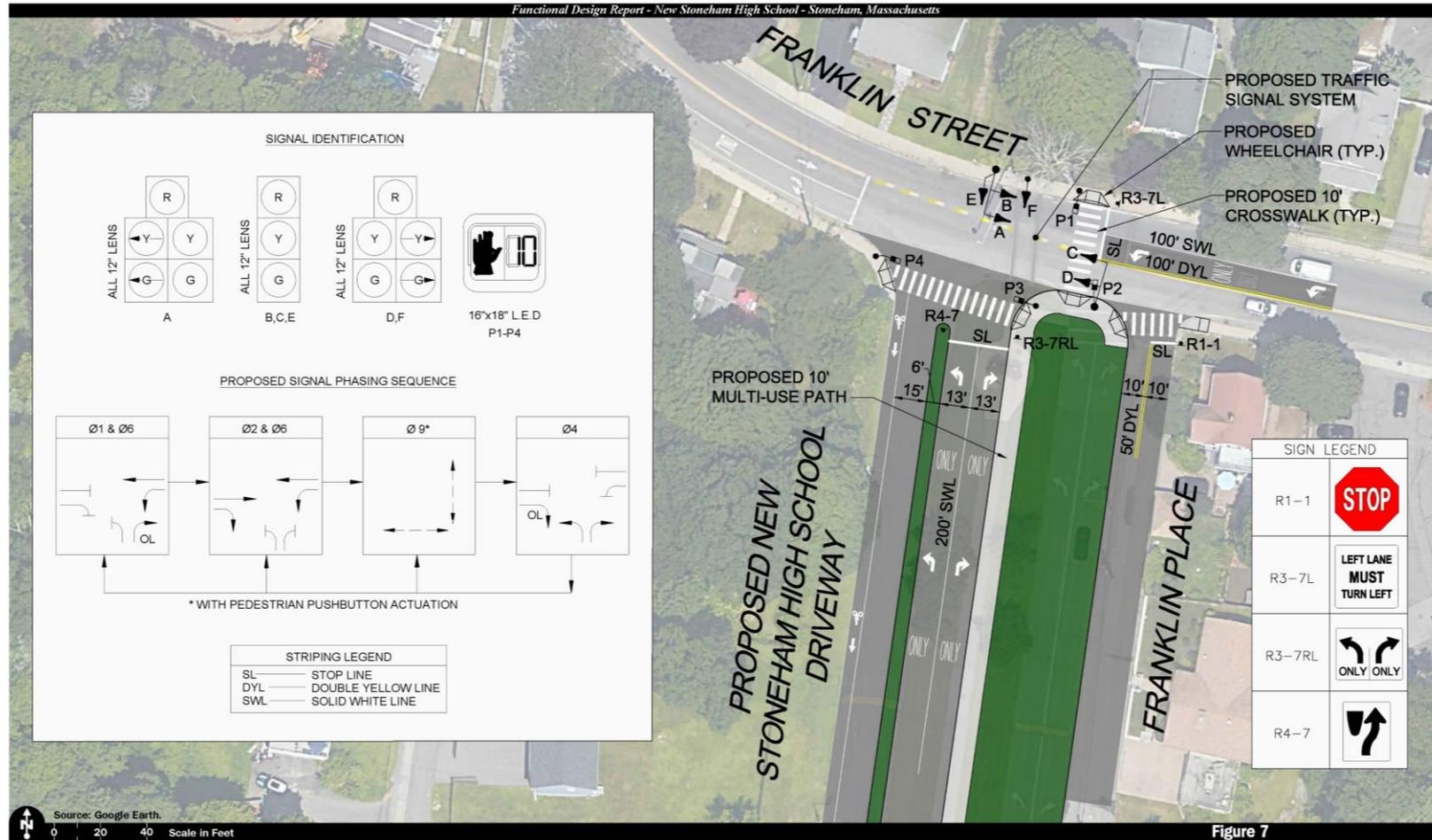
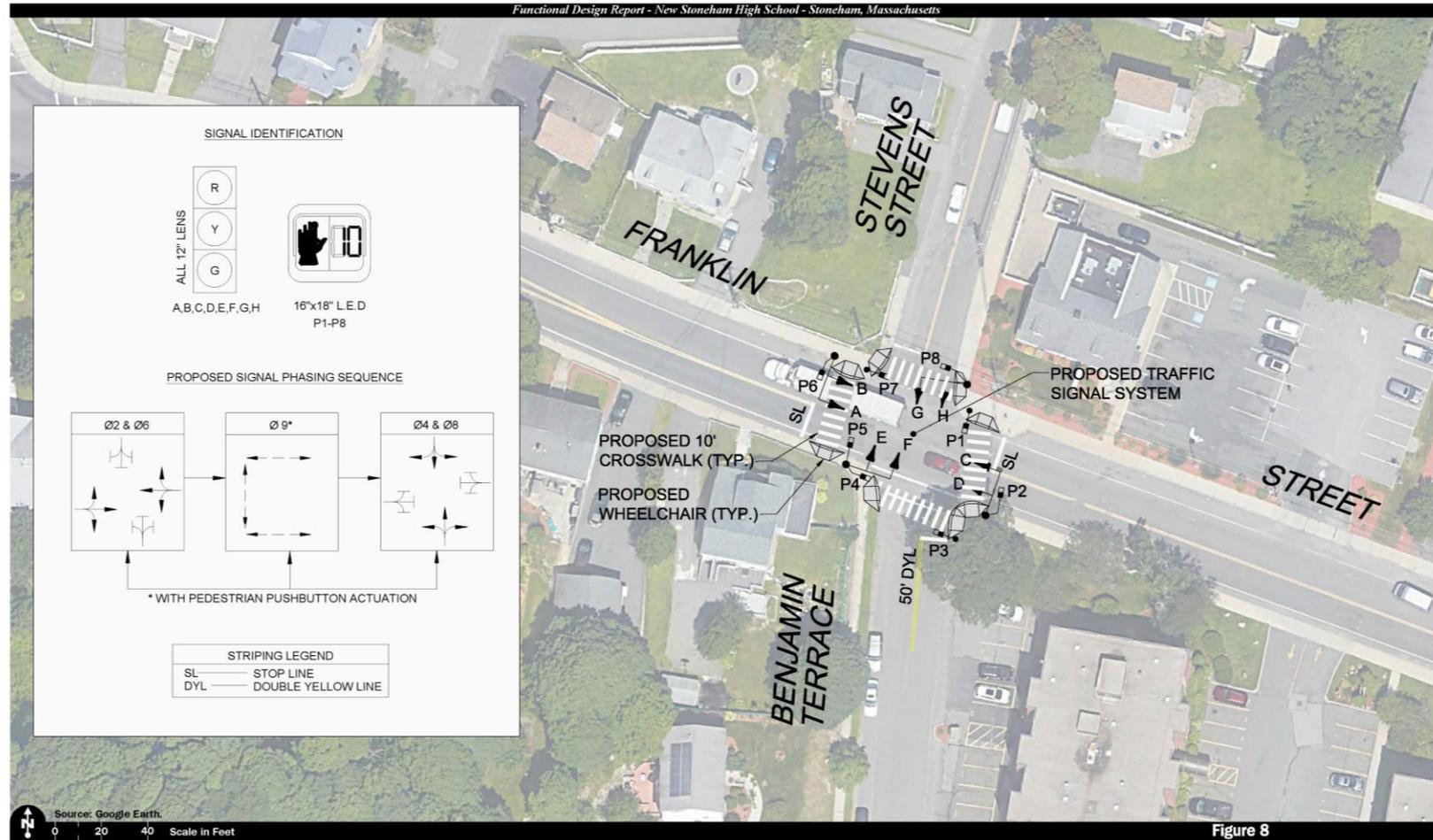


Figure 7  
Conceptual Improvement Plan  
Franklin Street at Stoneham High School Driveway and Franklin Place

# Traffic Report Summary – Benjamin Terrace @ Franklin Street



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

# Site Plan

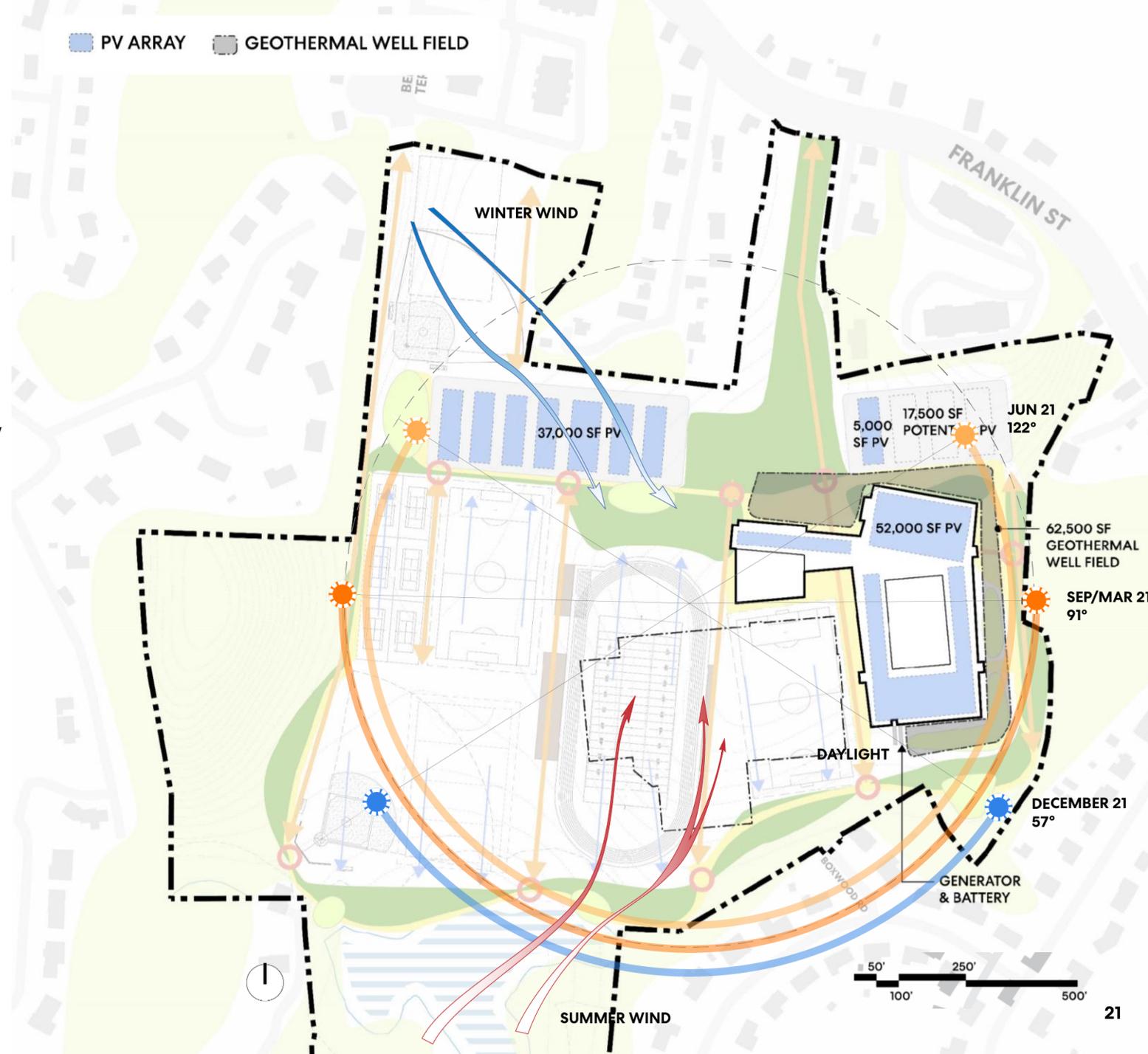


0 60' 120'

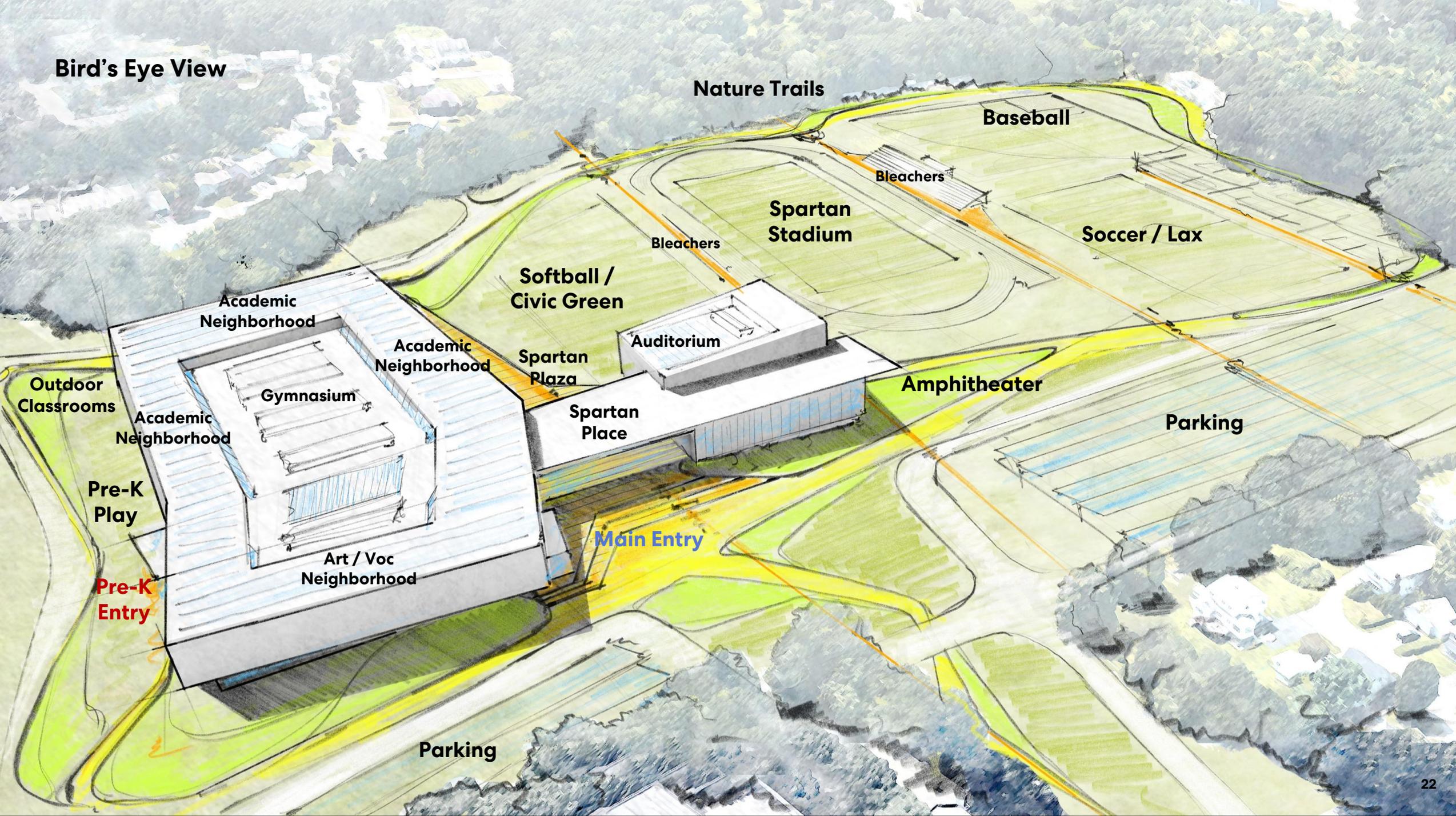


## Sustainable Design Strategies

- 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

## PROGRAM LEVEL 1

### ADMINISTRATION

1. GENERAL OFFICE & WAITING
2. 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
- CC CAREER CENTER
- M MEDICAL SUITE
- W GUIDANCE WAITING

### THEATER & MUSIC

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

### SUPPORT & CIRCULATION

44. CUSTODIAL SUITE
45. LOADING / RECEIVING
46. TRASH / RECYCLING
47. STOREROOM
48. NETWORK / TELECOM
49. MAIN MECHANICAL ROOM
- CS CHAIR & TABLE STORAGE
- E ELEVATOR
- FE FREIGHT ELEVATOR
- EF EXTERIOR FREEZER
- S STORAGE
- ST STAIR
- TE TECH / ELECTRICAL
- WC WATER CLOSET

### 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. GYMNASIICS STORAGE
41. ATHLETICS STOREROOM
42. EQUIPMENT & LAUNDRY
43. TRAINING
72. ALTERNATIVE P.E.

### DINING

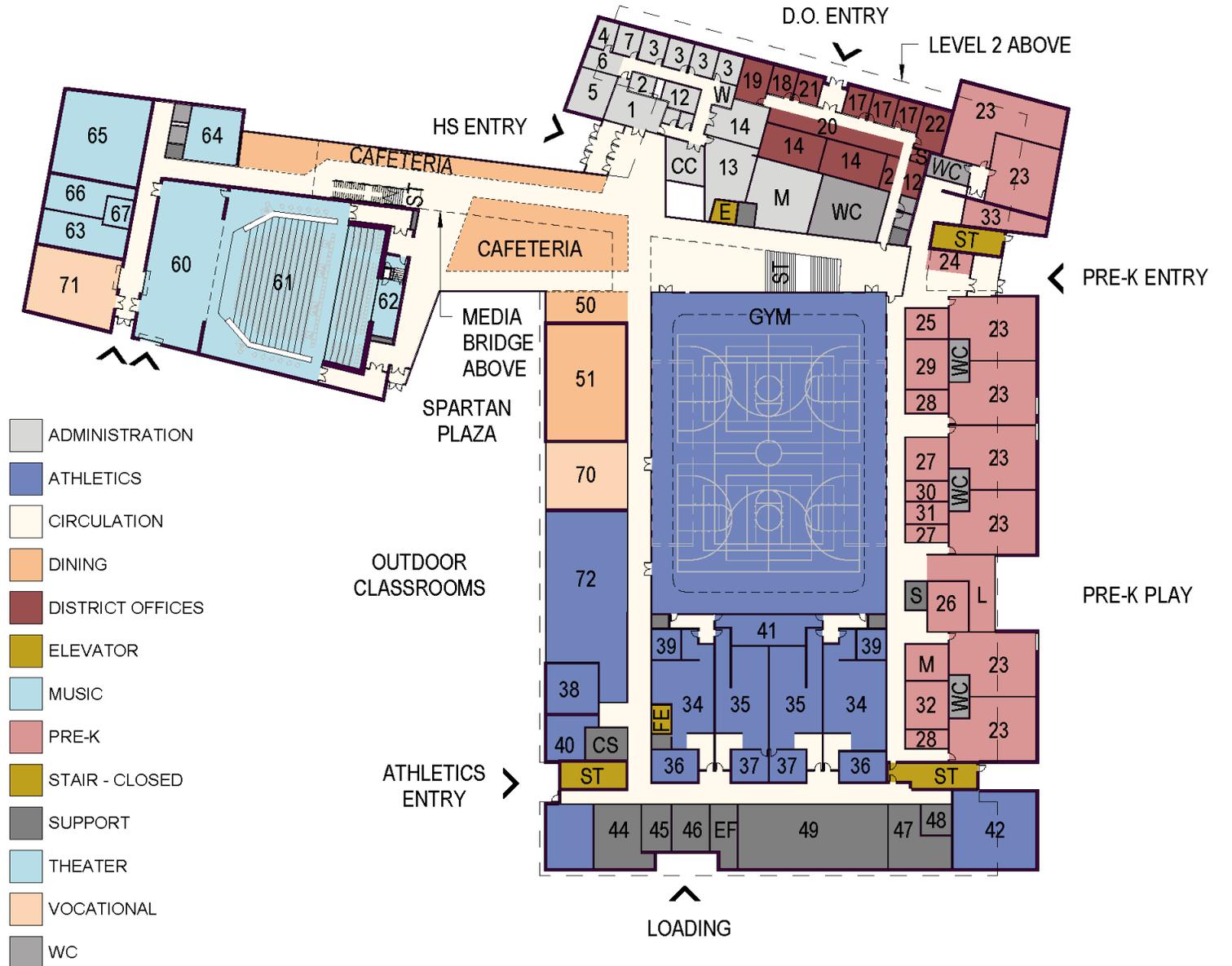
50. SERVERY
51. KITCHEN

### VOCATIONAL

70. CULINARY
71. SCENE SHOP

### 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



# LEVEL 01

1" = 60'-0"

## PROGRAM LEVEL 2

### CORE ACADEMIC

1. GENERAL CLASSROOM
2. BREAK-OUT SPACE
3. SCIENCE CLASSROOM
4. TEACHER PLANNING
5. SMALL GROUP SEMINAR
6. CHEMICAL STORAGE
7. HEALTH CLASSROOM
8. PREP ROOM (FOR SCIENCE)

### SPECIAL EDUCATION

9. RISE CLASSROOM A
10. RISE CLASSROOM B
11. RISE WC
12. STRIDE CLASSROOM
13. STRIDE OFF 1
14. STRIDE OFF 2
15. STRIDE WC

### MEDIA

20. OPEN MEDIA
21. CLOSED MEDIA
22. HISTORY LAB
- MT MEDIA TERRACE

### ART & VOCATIONAL

23. PERFORMANCE ROOM
24. PERF. STORAGE & CNTRL RM
25. ART CLASSROOM A
26. ART CLASSROOM B
27. ART WORKROOM
28. BIOMEDICAL
29. VIDEO PRODUCTION
30. MAKER SPACE
31. MAKER BREAK-OUT SPACE

### ADMINISTRATION

32. STAFF LUNCH
33. MOTHER'S ROOM
- H HUDDLE ROOM

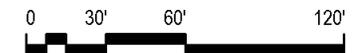
### SUPPORT & CIRCULATION

- S SUPPORT / MEP / TECH  
 E ELEVATOR  
 FE FREIGHT ELEVATOR  
 ST STAIR  
 WC WATER CLOSET



# LEVEL 02

1" = 60'-0"



## PROGRAM LEVEL 3

### CORE ACADEMIC

1. GENERAL CLASSROOM
2. BREAK-OUT SPACE
3. SCIENCE CLASSROOM
4. TEACHER PLANNING
5. SMALL GROUP SEMINAR
6. CHEMICAL STORAGE
7. ESL SERVICES CLASSROOM
8. PREP ROOM (FOR SCIENCE)

### SPECIAL EDUCATION

9. RESOURCE CLASSROOM A
10. RESOURCE CLASSROOM B
11. ASSES. CENTER 1
12. ASSES. CENTER 2
13. SPEECH & LANG SMALL CR
14. SPEECH & LANG. OFF.
15. OT / PT
16. LANGUAGE-BASED CR

### ART & VOCATIONAL

17. ENG. / COMP. DRAFTING

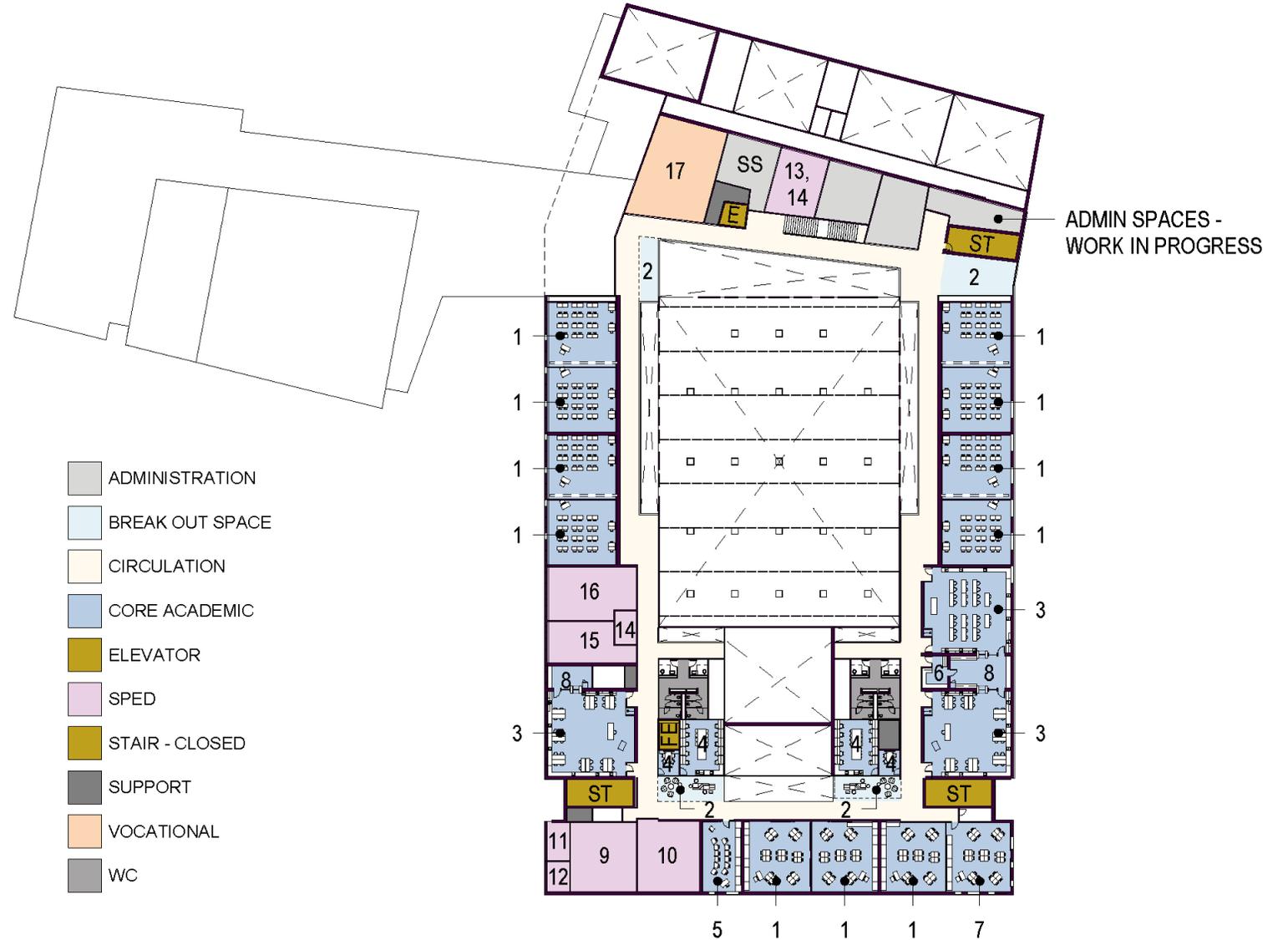
### ADMINISTRATION

18. TEACHERS' WORK ROOM
19. DEPT. HEAD OFFICES
20. BOOK STORAGE
- H HUDDLE ROOM
- SS SCHOOL STORE

### SUPPORT & CIRCULATION

- S SUPPORT / MEP / TECH  
 E ELEVATOR  
 FE FREIGHT ELEVATOR  
 ST STAIR  
 WC WATER CLOSET

- ADMINISTRATION
- BREAK OUT SPACE
- CIRCULATION
- CORE ACADEMIC
- ELEVATOR
- SPED
- STAIR - CLOSED
- SUPPORT
- VOCATIONAL
- WC



# LEVEL 03

1" = 60'-0"



**Perspective – Spartan Place / Spartan Plaza**



**Perspective – Exterior View of Academic Neighborhood**



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**Perspective – Interior View of Spartan Place**



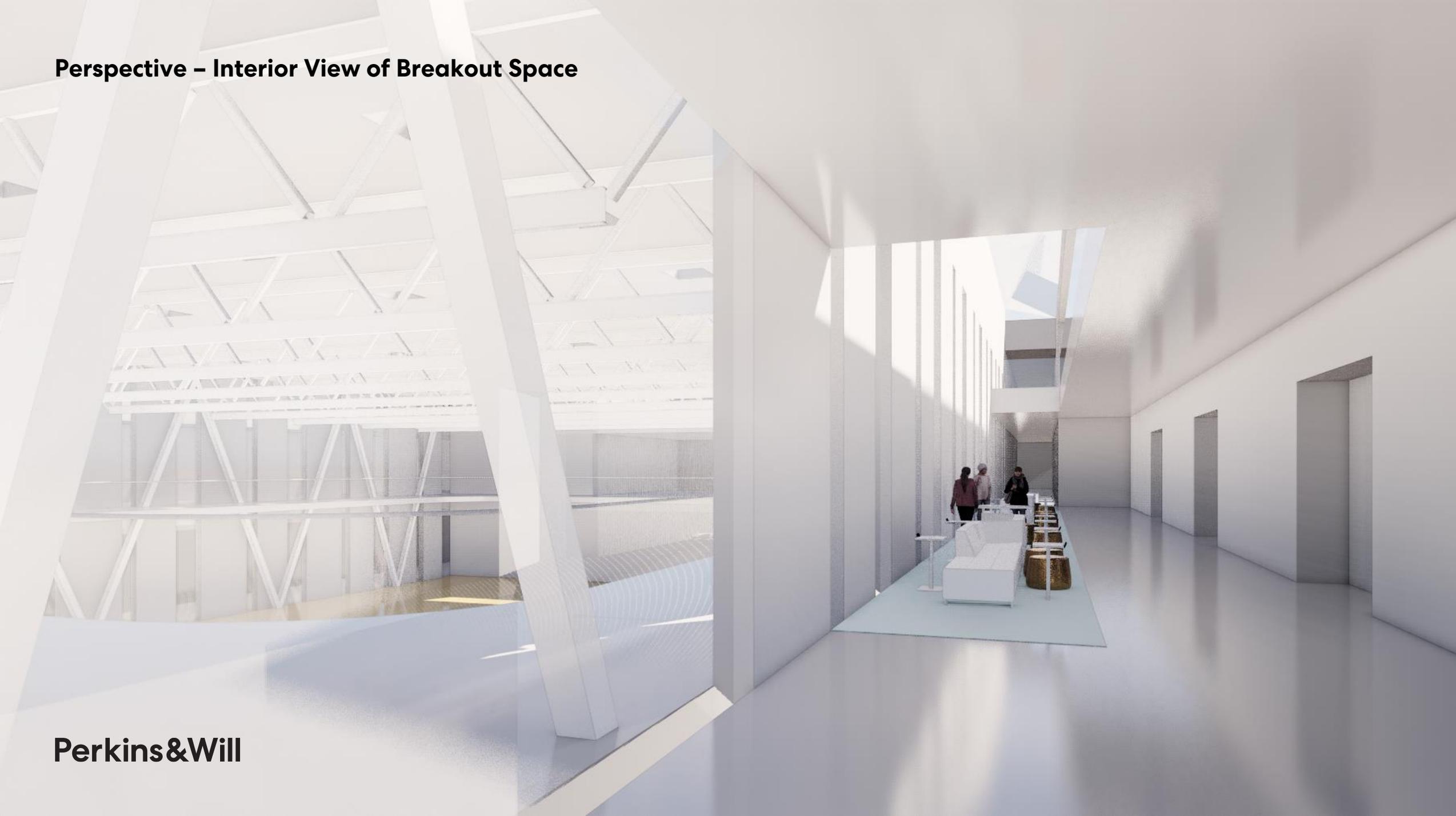
**Perspective – Interior View of Communicating Stair and Gymnasium**



**Perspective – Interior View of Media Bridge**



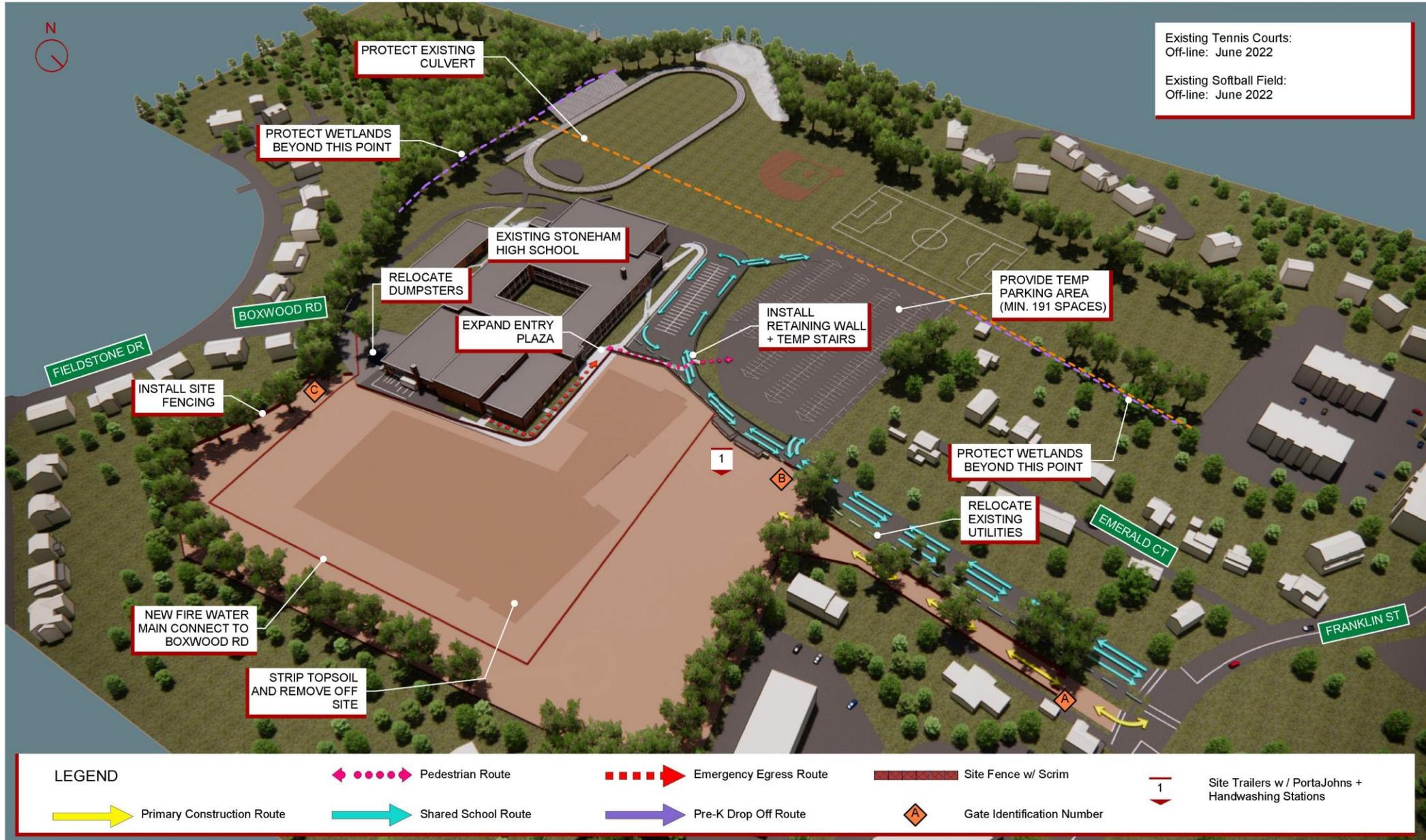
**Perspective – Interior View of Breakout Space**



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# **Managing the Construction**

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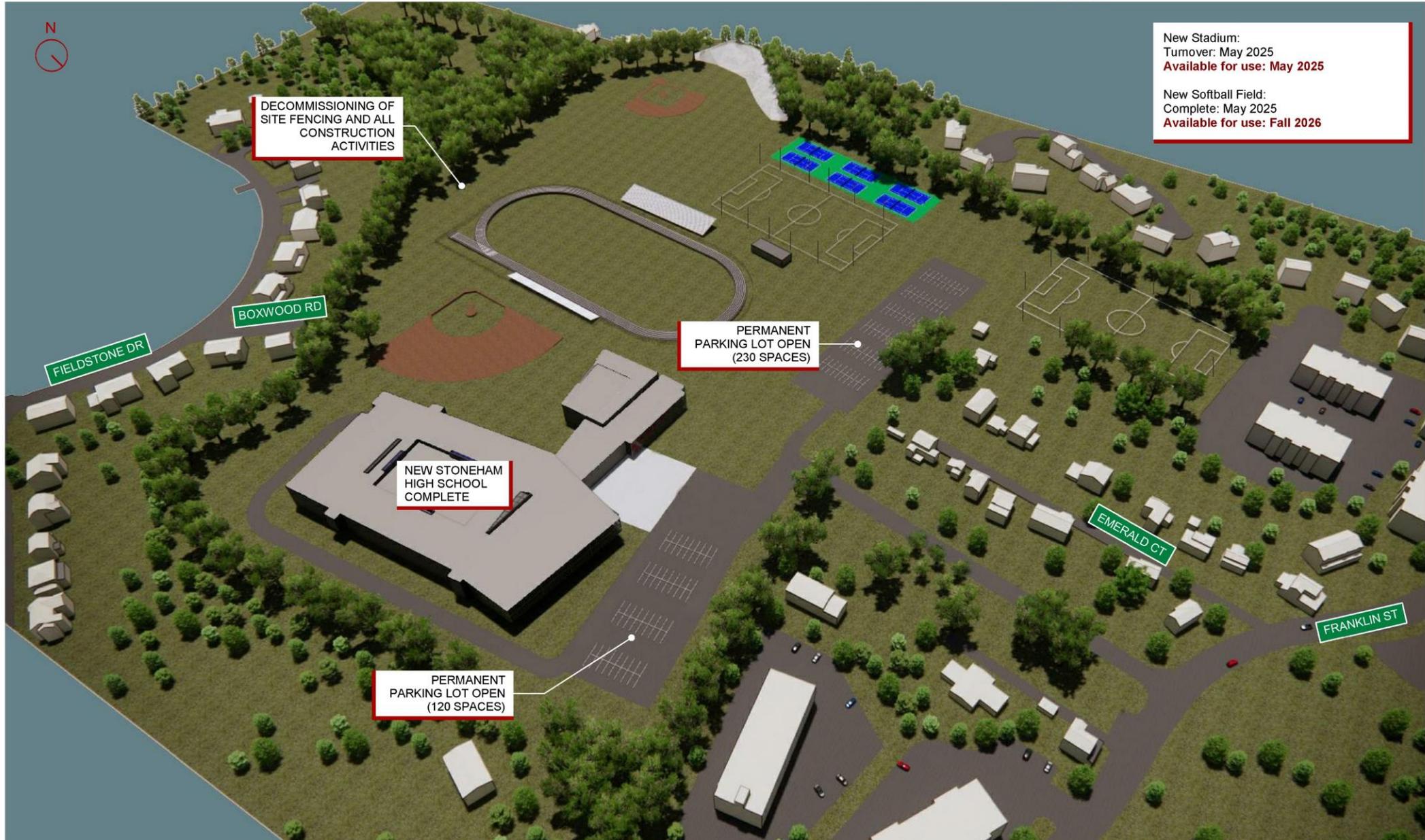




# Stoneham High School



**Complete**  
May 2025



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# Preliminary Cost Analysis

Community Forum 06

## 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 06**

## 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**

- **April 5, 2021**
- **April 26, 2021**
- **May 17, 2021**
- **June 1, 2021**
- **June 14, 2021**
- **June 21, 2021**
- **June 28, 2021**

## Next Steps

- **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 4, 2021 - Town Meeting Vote to Appropriate Project Funding**
- **November 2, 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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SMMA

Project Management



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**Thank You**

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