

## 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: 3/8/2021  
 Time: 7:00pm  
 Meeting No: 21

PRESENT	NAME	AFFILIATION	VOTING MEMBER
Attended Remote	Marie Christie	Co-Chair, School Building Committee	Voting Member
Attended Remote	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience	Voting Member
Attended Remote	Nicole Nial	School Committee Member	Voting Member
Attended Remote	Raymie Parker	Chair Select Board	Voting Member
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
	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	
	Kristy Lyons	Consigli Construction	
Attended Remote	Christian Riordan	Consigli Construction	
Attended Remote	Joel Seeley	SMMA	

Item #	Action	Discussion
21.1	Record	Call to Order, 7:00 PM, meeting opened by roll call.
21.2	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.
21.3	Record	A motion was made by J. Craigie and seconded by J. Thomson to approve the 2/22/21 School Building Committee meeting minutes. No discussion, motion passed unanimous by roll call vote.
21.4	Record	J. Seeley reviewed the Budget Status Report, dated 2/28/21, attached.
21.5	J. Seeley	J. Seeley reviewed Warrant No. 9, attached.  A motion was made by J. Craigie and seconded by C. Mashburn to approve Warrant No. 9. No discussion, motion passed unanimous by roll call vote.  J. Seeley to forward Warrant No. 9 to D. Bois for signature.
21.6	Record	J. Seeley reviewed FSA Budget Revision Request No. 2, dated 3/8/21, attached, re-allocating \$25,000 from the OPM Services budget line item for cost estimating to the Other (Owner's Contingency) budget line item for the CM at Risk Initial Preconstruction Services. The CM will be performing the cost estimating.  Committee Discussion:  1. J. Craigie asked if this re-allocation affects the current balance of \$96,254.50 on the \$750,000 appropriation? <i>D. Bois indicated no, this is a cost neutral transfer. The balance of \$96,254.50 for the remaining environmental and site consultancies is not affected.</i>  2. J. Craigie asked if SMMA will need the \$25,000 in the OPM budget? <i>J. Seeley indicated no, the \$25,000 was budgeted for the OPM to perform cost estimating, which Consigli will now be performing.</i>  A motion was made by R. Parker and seconded by C. Mashburn to approve FSA Budget Revision Request No. 2, dated 3/8/21 and recommend signature by J. Sheehan, J. Macero and J. Wallace. No discussion, motion passed unanimous by roll call vote.
21.7	J. Seeley B. Trivas	J. Seeley reviewed the Updated Schematic Design Phase Meetings and Agenda Schedule, attached.  Committee Discussion:  1. The presentation of the project to the Capital Improvement Advisory Committee will be at their April meeting, J. Seeley to follow-up on meeting date.

		<ol style="list-style-type: none"> <li>2. The presentation of the project to the Conservation Committee will be at their April meeting, J. Seeley to follow-up on meeting date.</li> <li>3. J. Craigie asked if the SSBC meeting scheduled for Tuesday 5/4/21, the day after the Town Meeting, is needed? <i>B. Trivas and J. Seeley to review and provide direction.</i></li> </ol>
21.8	Record	J. Seeley reviewed the Updated Schematic Design Project Schedule, attached.
21.9	Record	J. Seeley reviewed the Project Schedule, attached.
21.10	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>
21.11	J. Seeley	J. Seeley to break out the costs in a series of categories: Base High School Project followed by a listing of the Community Related Enhancements such as the synthetic playfields, concession/locker room building, traffic signals, PreK Program, District Offices, Larger Auditorium, Larger Gymnasium, District Kitchen in the SD Phase. <i>(from prior meeting)</i>
21.12	D. Warner	D. Warner to provide construction and maintenance costs comparing synthetic and natural turf fields. <i>(from prior meeting)</i>
21.13	J. Seeley	J. Seeley to follow-up on the appointment of the Financial Subcommittee. <i>(from prior meeting)</i>
21.14	D. Roach	D. Roach to provide the reasoning for recommending only one entrance lane for the School Entry Drive and provide direction on whether the dividing median between the entrance lane and the exit lane can be parked on for Event Parking.
21.15	J. Seeley	J. Seeley indicated the design team met with the co-chairs of the Conservation Commission on 3/3/21. A copy of the site survey was provided, with a tentative date to walk the site and review the wetlands edge the first week of April. J. Seeley will follow-up on scheduling.
21.16	Record	<p>Community Forum No. 5, held on 2/24/21, feedback was reviewed.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. J. Macero indicated there were many good questions raised by the attendees, which the team provided responses to.</li> <li>2. C. Mashburn asked how many community members attended? <i>J. Macero indicated there were approximately 20 attendees, but did not have a breakdown between SSBC and community attendees.</i></li> </ol>
21.17	J. Macero B. Trivas P. Cunningham B. Lombardi	<p>P. Cunningham presented the updated Site Plans, Floor Plans and preliminary Exterior Imagery, attached.</p> <p>Committee Discussion:</p>

1. J. Macero and B. Trivas to review the proposed seating balcony in the Auditorium. *(from prior meeting)*
2. B. Lombardi to provide final direction on the quantity of lockers to be provided in the design. *(from prior meeting)*
3. P. Cunningham will provide precedent Gymnasium images with skylights for Committee review. *(from prior meeting)*
4. N. Nial asked if there should be access between the District Offices and the High School Administration Offices?  
*J. Macero indicated maintaining a separate identity is important, but if an internal connection can be worked into the design that would be fine.*
5. J. Craigie asked if the classroom windows will be operable?  
*P. Cunningham indicated from an HVAC systems performance and balancing perspective on a high performing building, it is preferable to not have operable windows, but he also understands from an emotional perspective operable windows are desirable. This will need to be decided as the design progresses.*
6. J. Macero asked if the HVAC system will be flexible enough to handle varying ventilation loads similar to what has been experienced during the pandemic?  
*P. Cunningham indicated the proposed HVAC system has much more ventilation than the current building and could be developed with ventilation modes. The HVAC engineer will review options with the Committee at a future meeting.*
7. J. Craigie asked if operable windows are provided, will they be designed to be accessible to all students?  
*P. Cunningham indicated yes, if operable windows are provided the control mechanisms will be accessible. The window operation type, locking mechanism, and screen placement all need to be discussed.*
8. B. McNeil asked how wide will the sidewalks be and of what materials?  
*P. Cunningham indicated the width will vary; minimum width will accommodate accessible travel. The material would be scored concrete nearer the building and asphalt further away.*
9. D. Bois indicated the building exterior contemporary design and sculptured panelization is a good direction, and the material color and building horizontality will need to be further studied.
10. R. Parker indicated that the building exterior does not want to be too institutional looking, Boston City Hall by example.

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		<p><i>P. Cunningham agreed, the panel skin is anticipated to have a much lighter feel than the heavy precast concrete panels on City Hall.</i></p> <p>11. S. Iovanni asked if the kitchen and cafeteria layout and location has been reviewed with staff? <i>B. Trivas indicated staff has been sent the survey and the one-on-one meetings are in the process of being scheduled.</i></p> <p>11. R. Parker asked what is envisioned at the "Formal Stormwater Management" location along the entry drive? <i>P. Cunningham indicated this a location where landscaping may be used to mitigate stormwater run-off from the higher elevations of the site, which could be in the form of bio-swales. B. Trivas indicated the design of the stormwater system is to not make conditions worse than they currently are, with improvements made where possible.</i></p> <p>12. R. Parker indicated she liked the Community Orchard idea in lieu of the Community Garden.</p> <p>13. S. Iovanni asked if a rainwater harvesting system is being provided? <i>B. Trivas indicated not at this time, this will need to be reviewed against intended use and cost.</i></p> <p>14. J. Craigie asked if a detention pond will be required to manage the stormwater run-off? <i>P. Cunningham indicated the civil engineers are reviewing alternative detention systems, in lieu of large surface detention basins.</i></p> <p>15. M. Christie indicated the entry drive currently is lined with pink and Japanese dogwoods that bloom coinciding with graduation and asked if there will be an opportunity to continue this tradition? <i>B. Trivas indicated the design team will review and strive to maintain this tradition in some way.</i></p> <p>16. D. Pignone indicated there may be various time capsules buried around the site by different graduation classes.</p> <p>17. The Committee members to email J. Seeley with any additional questions</p>
21.18	C. Riordan	<p>C. Riordan provided an update on the Playfields Construction Phasing meeting held on 3/5/21.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"><li>1. J. Macero indicated the meeting was really informative, with the goal of developing an overall phasing plan that works for construction logistics, project economics, and is equitable in its disruption to each athletic program.</li></ol>

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		2. The next meeting is schedule for 3/22/21.
21.19	B. Trivas J. Seeley	J. Seeley reviewed the Response to the Emerald Court Neighborhood Residents Feedback, dated 2/24/21 and Additional Feedback from the Emerald Court Neighborhood Residents, dated 3/3/21, both attached. B. Trivas and J. Seeley to develop response to the Additional Feedback.
21.20	PR Subcommittee	<p><b>Subcommittee Updates</b></p> <p><b>Public Relations Subcommittee</b></p> <ol style="list-style-type: none"> <li>1. S. Iovanni reviewed the Community Forum No. 6 Flyer and Press Release, attached.</li> <li>2. S. Iovanni reviewed the SSBC Report to the 2021 Annual Town Meeting, attached.</li> <li>3. S. Iovanni indicated the subcommittee will be working on several Subject-Based Videos, J. Macero will be emceeding.</li> <li>4. S. Iovanni indicated the subcommittee will be working on a Virtual Tour Video of the existing school, B. Lombardi will be the tour guide.</li> <li>5. S. Iovanni indicated that due to complications with having to keep active the comments section, the SSBC Facebook page will not be pursued.</li> </ol>
21.21	Record	<b>Committee Questions</b> - none
21.22	Record	<b>Old or New Business</b> - none
21.23	Record	<b>Public Comment</b> – none
21.24	Record	Next <b>SSBC Meeting: March 22, 2021 at 7:00 pm.</b>
21.25	Record	A Motion was made by R. Parker and seconded by J. Thomson to adjourn the meeting. No discussion, motion passed unanimous by roll call vote.

Attachments: Agenda, Budget Status Report, Warrant No. 9, FSA Budget Revision Request No. 2, Updated Schematic Design Phase Meetings and Agenda Schedule, Updated Schematic Design Project Schedule, Project Schedule, Response to the Emerald Court Neighborhood Residents Feedback, Additional Feedback from the Emerald Court Neighborhood Residents, Community Forum No. 6 Flyer and Press Release, SSBC Report to the 2021 Annual Town Meeting, 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: 3/8/2021  
Meeting Time: 7:00 PM

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1. Call to Order
  2. Approval of Minutes
  3. Approval of Invoices and Commitments
  4. Schedule and Budget Update
  5. Feedback from Community Forum No. 5
  6. Design Update
  7. Preliminary Construction Phasing Update
  8. Community Correspondence
  9. Subcommittee Updates
  10. New or Old Business
  11. Committee Questions
  12. Public Comments
  13. Next Meeting: March 22, 2021
  14. Adjourn

**Join Go-To-Meeting:**

<https://global.gotomeeting.com/join/110106965>

**Dial-in: +1 (571) 317-3122**

**Access Code: 110-106-965**

**Stoneham High School Feasibility Study  
Stoneham, Massachusetts**

2/28/2021

**FEASIBILITY STUDY BUDGET STATUS REPORT**

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Comtd to Date	Budget Balance	Actual Spent to Date	% Spent to Date	Projected Expenditure/ Commitments	Balance to Spend
<b>FEASIBILITY STUDY AGREEMENT</b>											
0001-0000	OPM Feasibility Study/Schematic Design	\$ 187,500.00	\$ (57,500.00)	\$ 130,000.00	\$ 130,000.00	100%	\$ -	\$ 56,000.00	43%	\$ 74,000.00	\$ 74,000.00
0002-0000	A/E Feasibility Study/Schematic Design	\$ 465,000.00	\$ (45,000.00)	\$ 420,000.00	\$ 420,000.00	100%	\$ -	\$ 175,000.00	42%	\$ 245,000.00	\$ 245,000.00
0003-0000	Environmental & Site	\$ 60,000.00	\$ 100,000.00	\$ 160,000.00	\$ 95,433.14	60%	\$ 64,566.86	\$ 61,668.64	65%	\$ 33,764.50	\$ 98,331.36
0004-0000	Other	\$ 37,500.00	\$ 2,500.00	\$ 40,000.00	\$ 8,312.36	21%	\$ 31,687.64	\$ 812.34	10%	\$ 7,500.02	\$ 39,187.66
	<b>SUBTOTAL</b>	<b>\$ 750,000.00</b>		<b>\$ 750,000.00</b>	<b>\$ 653,745.50</b>		<b>\$ 96,254.50</b>	<b>\$ 293,480.98</b>	<b>45%</b>	<b>\$ 360,264.52</b>	<b>\$ 456,519.02</b>

**\*\* Committed from Other**

	Amount	
Stoneham Independent	\$ 230.81	Advertisement in Stoneham Independent for Designer Procurement
Andrew T. Johnson / SMMA	\$ 383.27	Designer Proposal Production for Designer Procurement
MassSave ZNE Expert ESA	\$ 7,500.00	Cost Share for Thornton Tomasetti
Stoneham Independent	\$ 198.28	Advertisement in Stoneham Independent for CM-R Procurement - RFQ
	<b>\$ 8,312.36</b>	

**Project Budget Status**

Updated: 2/28/2021

Feasibility and Schematic Design Phase	MSBA ProPay Code	FSA Agreement 2/25/2020	Budget Revision 7/9/2020	Current Budget	Vendor	Committed	Balance
OPM	0001-0000	\$ 187,500.00	\$ (57,500.00)	\$ 130,000.00	SMMA	\$ 130,000.00	\$ -
DESIGNER	0002-0000	\$ 465,000.00	\$ (45,000.00)	\$ 420,000.00	P&W	\$ 420,000.00	\$ -
Environmental and Site	0003-0000	\$ 60,000.00	\$ 100,000.00	\$ 160,000.00	P&W	\$ 95,433.14	\$ 64,566.86
Other	0004-0000	\$ 37,500.00	\$ 2,500.00	\$ 40,000.00		\$ 8,312.36	\$ 31,687.64
<b>Total Budget</b>		<b>\$ 750,000.00</b>		<b>\$ 750,000.00</b>		<b>\$ 653,745.50</b>	<b>\$ 96,254.50</b>

**\*\* Committed from Other**

**Date Amount**

Stoneham Independent	\$ 230.81	Advertisement in Stoneham Independent for Designer Procurement
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	<b>\$ 8,312.36</b>	

TO: Director of Capital Planning

FROM: Mr. John Macero

Stoneham Public Schools

Stoneham High School

MSBA Project ID Number: 201802840505

DATE: March 8, 2021

RE: Feasibility Study Agreement (FSA) Budget Revision Request, NUMBER: 2

Pursuant to the Feasibility Study Agreement between the Town of Stoneham (the “District”) and the MASSACHUSETTS SCHOOL BUILDING AUTHORITY (the “Authority”), the District hereby requests a revision to the Feasibility Study Budget, Exhibit A, dated February 25, 2020, for the Stoneham High School Project. As required, the District has provided the information outlined in the table below to indicate the Feasibility Study Budget categories (line items) affected, the amounts needed and the reasons for the proposed revision.

The District acknowledges and agrees that it will not seek reimbursement from the Authority for any costs that exceed the already approved line item limits set forth in Exhibit A until after the Authority has accepted this Feasibility Study Budget Revision Request, and the Authority’s ProPay system has been adjusted accordingly.

The District further acknowledges and agrees that in accordance with Section 3.3 of the Feasibility Study Agreement, any revisions to the Feasibility Study Budget will not result in an increase to the grant amount set forth in Section 2.1 of the Feasibility Study Agreement.

The District further acknowledges and agrees that the need for these revisions to the Feasibility Study Budget will be identified in the OPM monthly report as required pursuant to the Contract for Owner’s Project Management Services between the District and the OPM.

The District further acknowledges and agrees that all of the information contained in this Feasibility Study Agreement Budget Revision Request has been reviewed and approved by the Town of Stoneham’s School Building Committee, and it further certifies and acknowledges that the funds to pay for the costs associated with these proposed revisions are available as indicated by the signatures noted below.

*The Total Budget in the Current Feasibility Study Budget, Exhibit A of the FSA dated February 25, 2020 is \$750,000.00.*

<b>From Class’ Code</b>	<b>From Classification Name</b>	<b>To Class’ Code</b>	<b>To Classification Name</b>	<b>Budget Revision Amount</b>	<b>Reason for transfer (Attach all supporting documentation, e.g., executed contracts, amendments and or supporting invoices for reimbursable expenses)</b>	<b>Amount Remaining in Other</b>	<b>Ineligible/Cost/Scope Items excluded from the Total Facilities Grant</b>
0001-0000	OPM Feasibility Study/ Schematic Design	0004-0000	Other	\$25,000.00	OPM not performing cost estimate	\$65,000.00	

By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

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By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

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**By: Dennis Sheehan**

**Title: Chief Executive Officer**

**Date: March 8, 2021**

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**By: John Macero**

**Title: Superintendent of Schools**

**Date: March 8, 2021**

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**By: Jaime Wallace**

**Title: Chair of the School Committee**

**Date: March 8, 2021**

MASSACHUSETTS SCHOOL BUILDING AUTHORITY

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**By:**

**Title: Director of Capital Planning**

**Date:**

## Warrant No. 9

Project: Stoneham High School, Stoneham, Massachusetts Project No.: 20033  
 Prepared by: Joel G. Seeley, AIA Date: 3/8/2021

School Building Committee for the Stoneham High School hereby authorizes to draw against funds for the obligations incurred for value received in services and for materials shown below:

<u>Vendor</u>	<u>Invoice No.</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>ProPay Code</u>	<u>Balance After Invoice</u>
SMMA	54349	3/1/2021	\$ 7,000.00	0001-0000	\$ 67,000.00
Perkins & Will	0181467	3/4/2021	\$ 35,000.00	0002-0000	\$ 210,000.00
		<b>Total</b>	<b>\$ 42,000.00</b>		

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Marie Christie

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David Bois

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Nicole Nial

\_\_\_\_\_  
Raymie Parker

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Douglas Gove

\_\_\_\_\_  
Stephen O'Neill

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Josephine Thomson

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Jeanne Craigie

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Lisa Gallagher

\_\_\_\_\_  
Sharon Iovanni

\_\_\_\_\_  
Cory Mashburn

\_\_\_\_\_  
Paul Ryder

\_\_\_\_\_  
David Pignone

Approved on \_\_\_\_\_

# Perkins&Will

# Invoice

March 4, 2021

Project No: 153010.000

Invoice No: 0181467

Dennis Sheehan  
 Town of Stoneham  
 Town Hall  
 35 Central St  
 Stoneham, MA 02180

Stoneham High School - FS-SD

**Professional Services: through February 26, 2021**

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Feasibility Phase	175,000.00	100.00	175,000.00	175,000.00	0.00
Schematic Design	245,000.00	14.2857	35,000.00	0.00	35,000.00
Amendment #1	0.00	0.00	0.00	0.00	0.00
Survey/Wetlands-Nitsch	27,500.00	100.00	27,500.00	27,500.00	0.00
Phase 1 ESA	2,970.00	0.00	0.00	0.00	0.00
Geotechnical Services-Lahlaf	16,417.50	100.00	16,417.50	16,417.50	0.00
Hazardous Materials-UEC	4,950.00	100.00	4,950.00	4,950.00	0.00
Amendment #2	0.00	0.00	0.00	0.00	0.00
Traffic Analysis-Nelson Nygaard	18,150.00	0.00	0.00	0.00	0.00
Amendment #3	0.00	0.00	0.00	0.00	0.00
Hydrant Flow Testing-AE	1,760.00	0.00	0.00	0.00	0.00
Amendment #4	0.00	0.00	0.00	0.00	0.00
Traffic Analysis-Nelson Nygaard	-18,150.00	0.00	0.00	0.00	0.00
Amendment #5	0.00	0.00	0.00	0.00	0.00
Traffic Analysis-Nelson Nygaard	4,166.14	100.00	4,166.14	4,166.14	0.00
Amendment #6	0.00	0.00	0.00	0.00	0.00
Tarffic Analysis - Vanasse	13,970.00	61.811	8,635.00	8,635.00	0.00
<b>Total Fee</b>	<b>491,733.64</b>		<b>271,668.64</b>	<b>236,668.64</b>	<b>35,000.00</b>
			<b>Total Fee</b>		<b>35,000.00</b>

**REMIT PAYMENTS TO** Perkins&Will, Inc.  
 PO Box 71181  
 Chicago, IL 60694-1181

**WIRE/ACH TO** BMO Harris Bank  
 ABA# 071000288, Acct# 3769601  
 SWIFT HATRUS44

**TERMS** Net 30 Days

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Project	153010.000	Stoneham High School - FS/SD	Invoice	0181467
			<b>Total this Invoice</b>	<b>\$35,000.00</b>

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**REMIT PAYMENTS TO** Perkins&Will, Inc.  
PO Box 71181  
Chicago, IL 60694-1181

**WIRE/ACH TO** BMO Harris Bank  
ABA# 071000288, Acct# 3769601  
SWIFT HATRUS44

**TERMS** Net 30 Days

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Mr. Dennis Sheehan  
Town Administrator  
Town of Stoneham  
35 Central St  
Stoneham, MA 02180

March 1, 2021  
Project No: 20033.00  
Invoice No: 0054500

Project 20033.00 Stoneham High School OPM Services  
**Professional Services from January 23, 2021 to February 19, 2021**

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Feasibility Study	56,000.00	100.00	56,000.00	56,000.00	0.00
Schematic Design	49,000.00	14.2857	7,000.00	0.00	7,000.00
Total Fee	105,000.00		63,000.00	56,000.00	7,000.00
<b>Total Fee</b>					<b>7,000.00</b>
<b>Total this Invoice</b>					<b>\$7,000.00</b>

**Outstanding Invoices**

Number	Date	Balance
0054349	2/2/2021	7,000.00
<b>Total</b>		<b>7,000.00</b>

**Billings to Date**

	Current	Prior	Total
Fee	7,000.00	56,000.00	63,000.00
Expense	0.00	614.08	614.08
<b>Totals</b>	<b>7,000.00</b>	<b>56,614.08</b>	<b>63,614.08</b>

Authorized By: Joel Seeley

**STONEHAM HIGH SCHOOL  
STONEHAM SCHOOL BUILDING COMMITTEE**

All meetings are 7:00 PM unless noted otherwise  
**MEETINGS SCHEDULE AND AGENDAS**  
November 16, 2020 *Updated March 5, 2021*

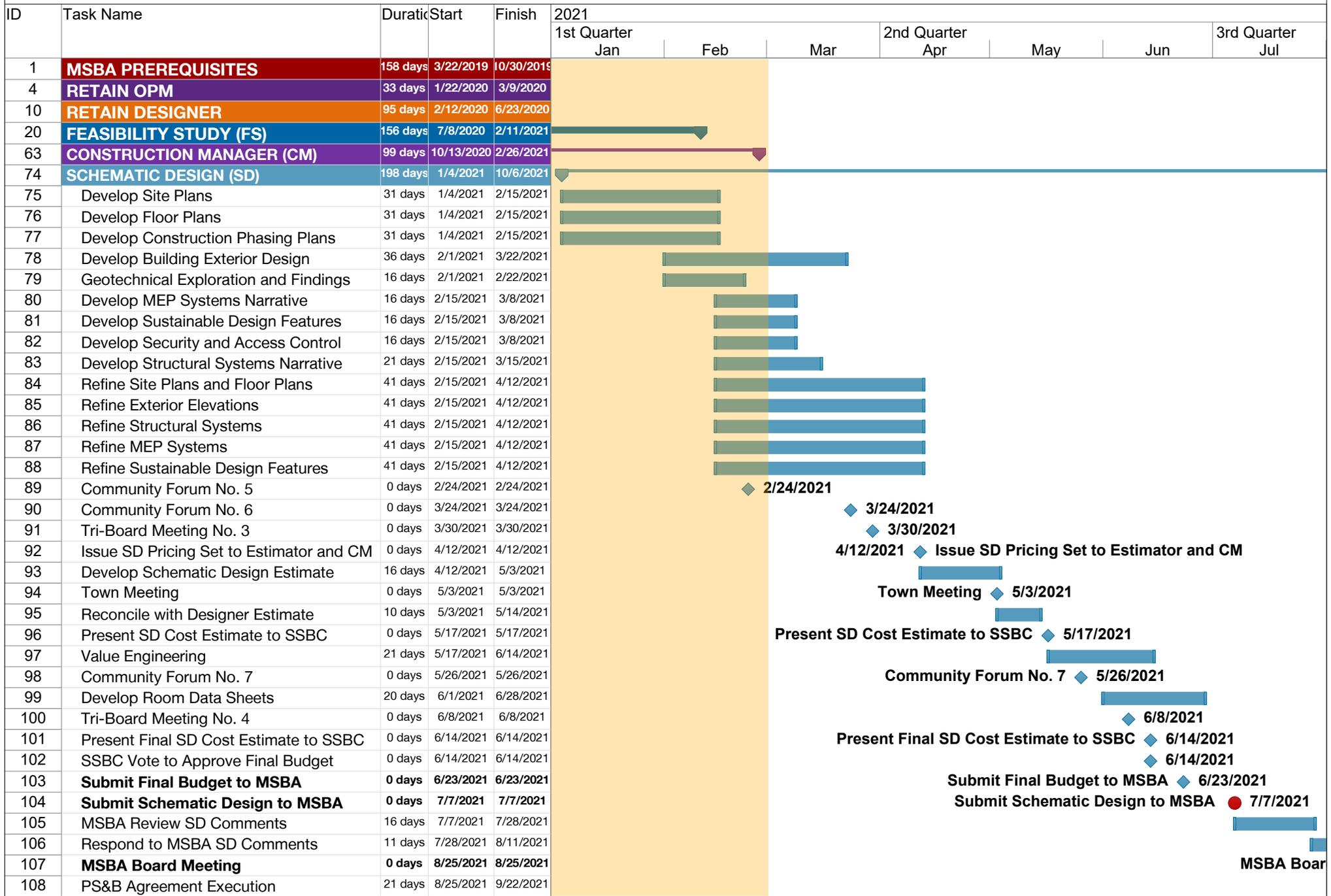
DATE	AGENDA
<b><i>Schematic Design Phase (SD)</i></b>	
January 12, 2021	SCHOOL BUILDING COMMITTEE MEETING (TUESDAY) Review Schematic Design Phase Schedule and Deliverables Prepare for MSBA FAS Meeting
January 20, 2020	MSBA FAS MEETING - 10:30 AM
January 25, 2021	SCHOOL BUILDING COMMITTEE MEETING Review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

DATE	AGENDA
April 19, 2021	SCHOOL BUILDING COMMITTEE MEETING
	Review Progress Site and Floor Plans
	Review Updated Mechanical and Electrical Systems
	Review Progress Technology Systems
	Review Progress FFE Layout
April <span style="color: red;">TBD</span>	CAPITAL IMPROVEMENT ADVISORY COMMITTEE
April <span style="color: red;">TBD</span>	CONSERVATION COMMISSION
May 3, 2021	TOWN MEETING
May 4, 2021	SCHOOL BUILDING COMMITTEE MEETING <span style="color: red;">(TUESDAY)</span>
	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 <span style="color: red;">(TUESDAY)</span>
	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. 4 - 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
<i>June 23, 2021</i>	<i>SUBMIT SCHEMATIC DESIGN COST ESTIMATE TO MSBA</i>
June 28, 2021	SCHOOL BUILDING COMMITTEE MEETING
	Vote to submit Schematic Design Package to MSBA
<i>July 7, 2021</i>	<i>SUBMIT SCHEMATIC DESIGN PACKAGE TO MSBA</i>
	ADDITIONAL MEETINGS TO BE SCHEDULED

Preliminary Project Schedule - PSR Submission - CM-R RFP



MSBA Board











Perkins&Will

# **STONEHAM HIGH SCHOOL Building Committee Meeting**

03.08.2021

# AGENDA

Site & Landscape Update

Plan Update

Exterior Development

Perkins&Will



**Perkins&Will**

# **Site & Landscape Update**

**Building Committee Meeting**

# Place

The Fells landscape is an integral part of what makes the site unique as it envelopes the property on most sides.

- Community Connection / Resource
- Natural Setting
  - + Woods - Second Emerald Necklace
  - + Stone Outcroppings
  - + Wetlands
  - + Vistas
  - + Diverse Planting



# Topography

The same fells lanscape also offers unique elevational challenges.

- Outcroppings
- 50'+ Elevational Change
- Historic Glacial Ponds / Current Wetlands



# Base Program

Contrary to the natural setting, the school has set athletics and parking requirements with placement fixed by phasing and spatial demands.



# Heart

The Heart of Campus is the entry experience that brings visitors to the front door and celebrates the areas surrounding the school.

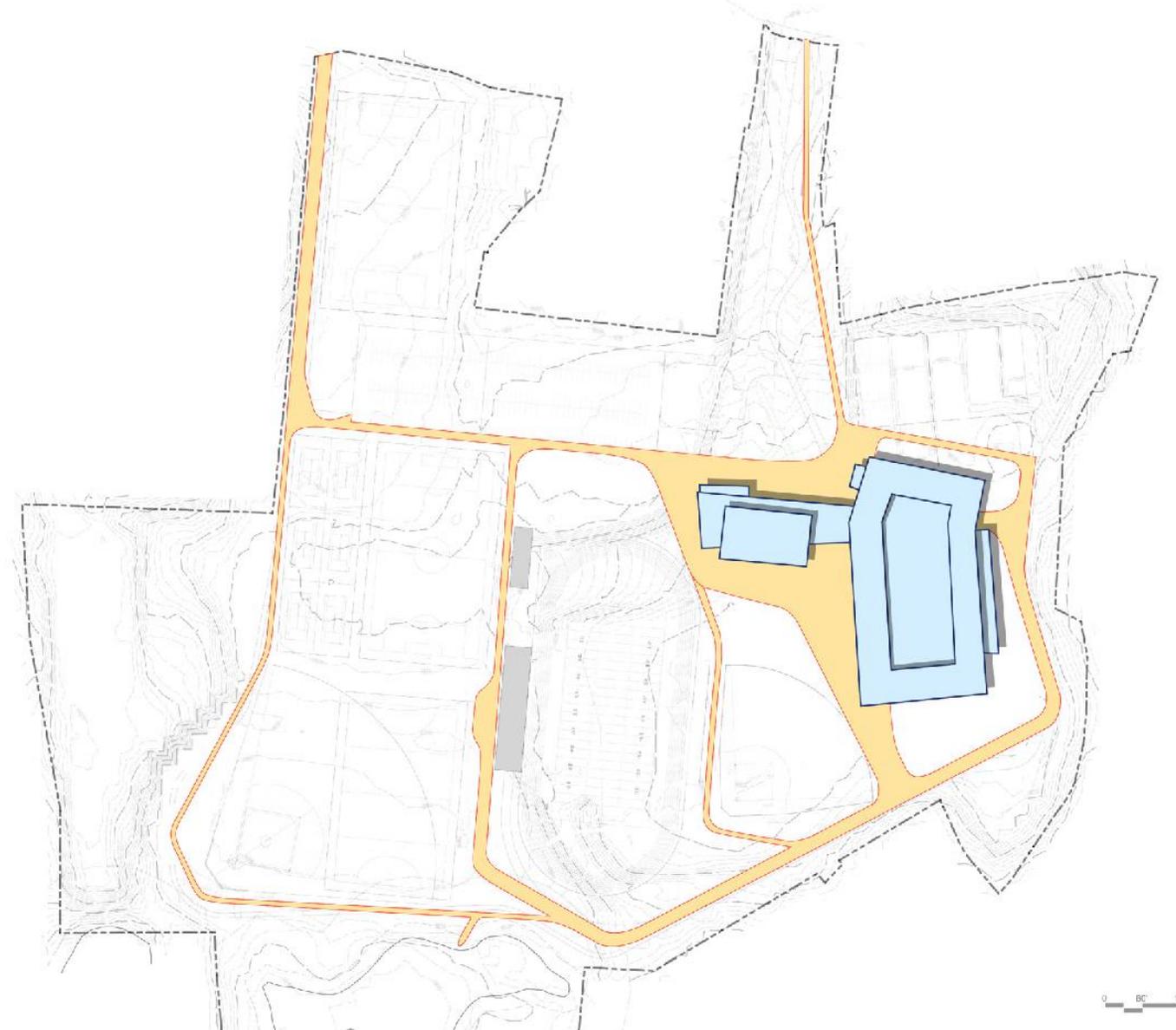


# Framework

To....

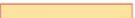
- 1) Work with the available space
- 2) Give order to disorder
- 3) Provide access with elevational challenges

.....a simple system of circuits is overlaid on the site. The nested circuits act as counterpart to the natural landscape of the Fells and build in tectonic from a simple peripheral site path to the school's enclosed immersive educational environment



# Systems

The framework allows for a series of clear circulation patterns for pedestrians and vehicles while minimizing pavement demands for shared routes.

- Pedestrian 
- Ped / Service / Emergency (Shared) 
- Vehicular 
- Gates 



# Interplay - Act 1

The design weaves the natural landscape of the Fells into a series of program elements.

## a. Canopy

- New Woodland Buffers (Enclose the Emerald Necklace)
- Arboretum Diversity

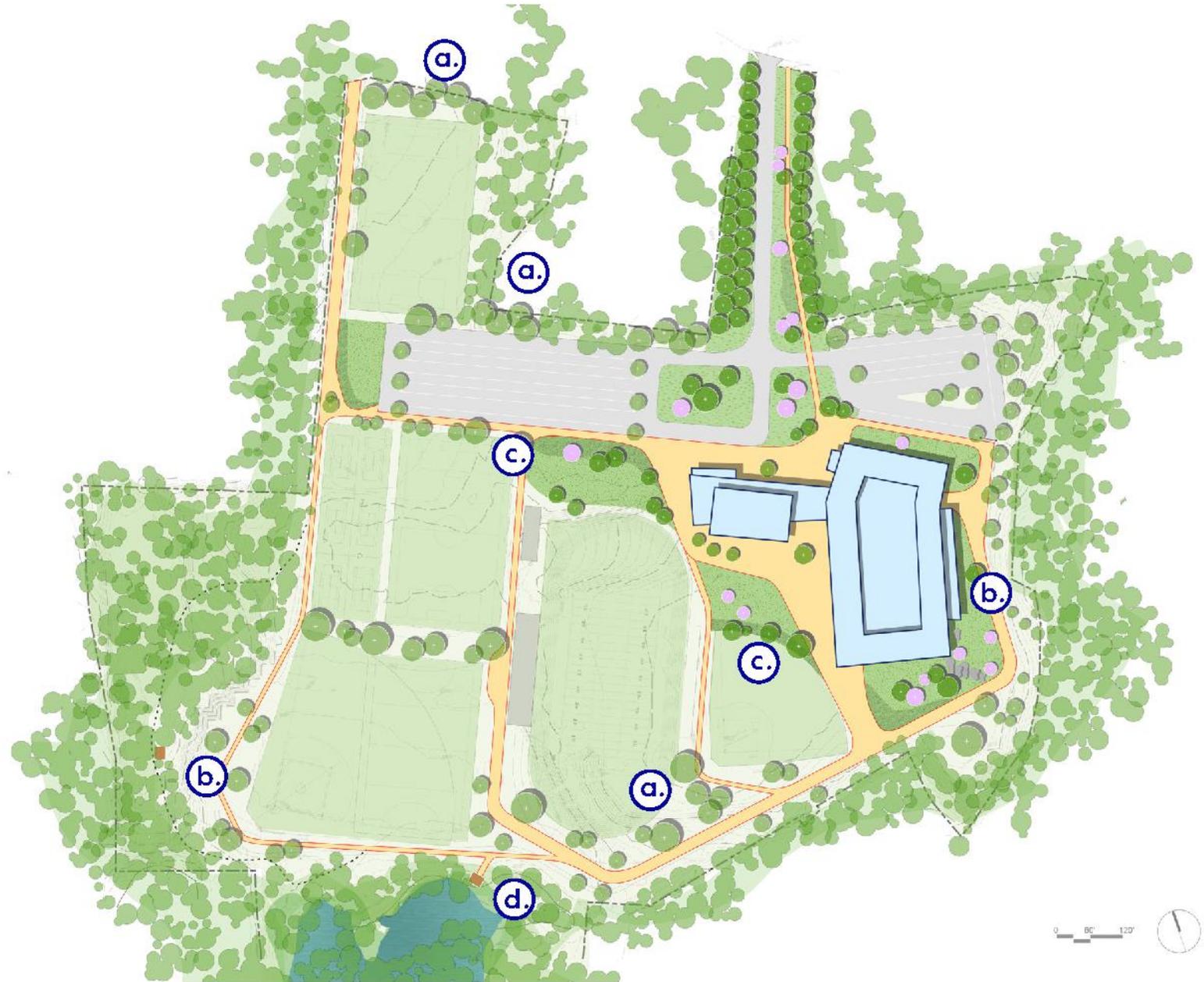
## b. Stone Outcroppings

- Opportunities for Play
- Maximize Existing Views

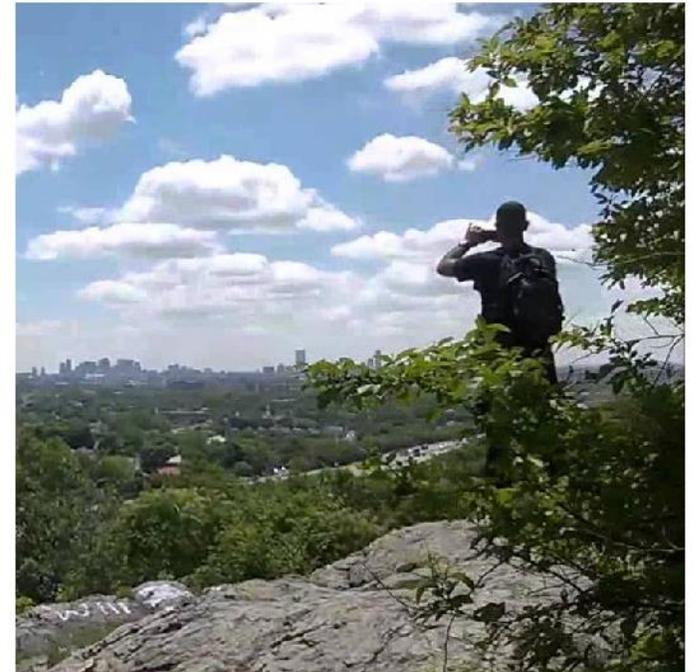
## c. "Manicured Wild"

- Bold Planting
- Habitat Creation
- Stormwater Management

## d. Wetlands Engagement



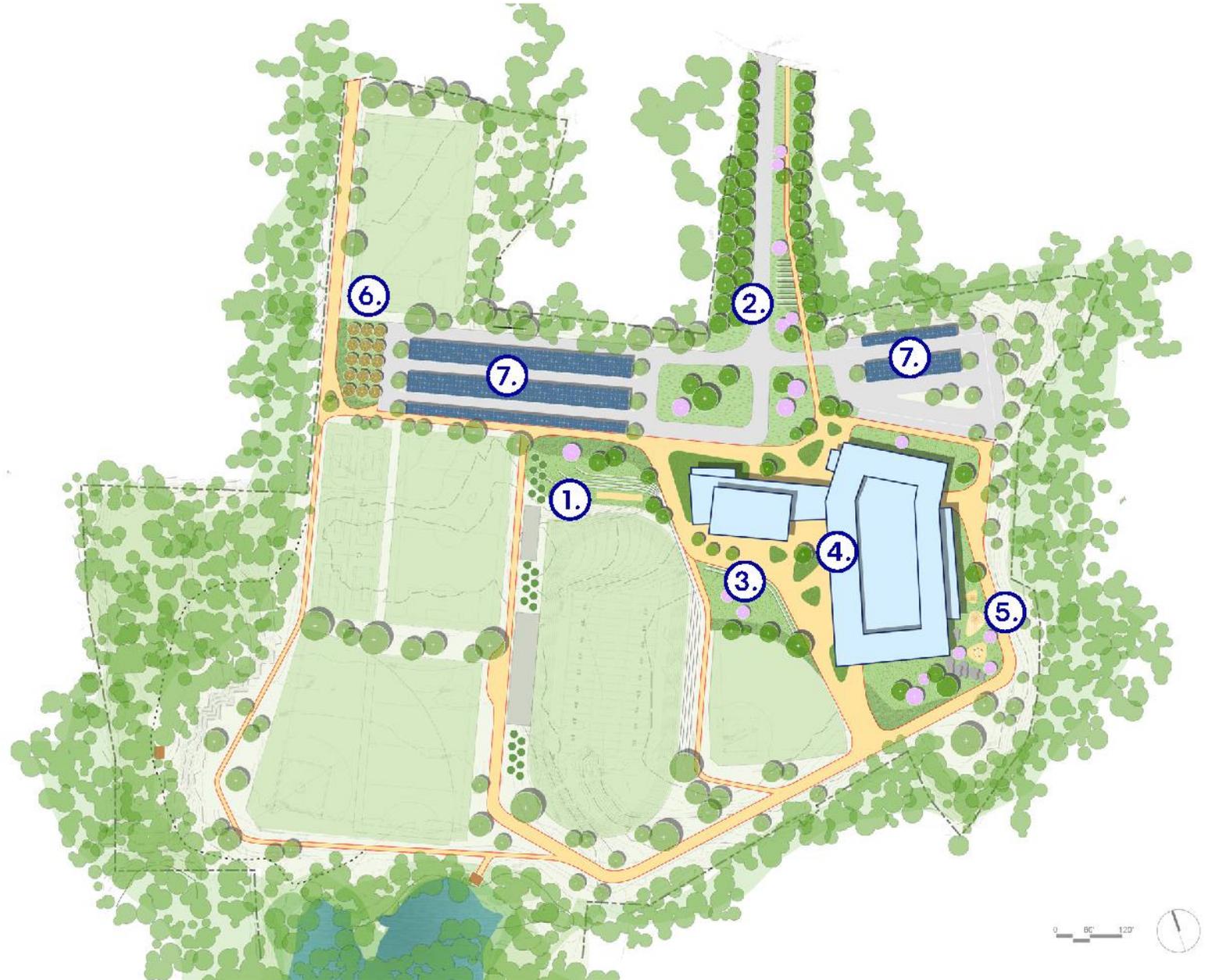
# Interplay - Act 1



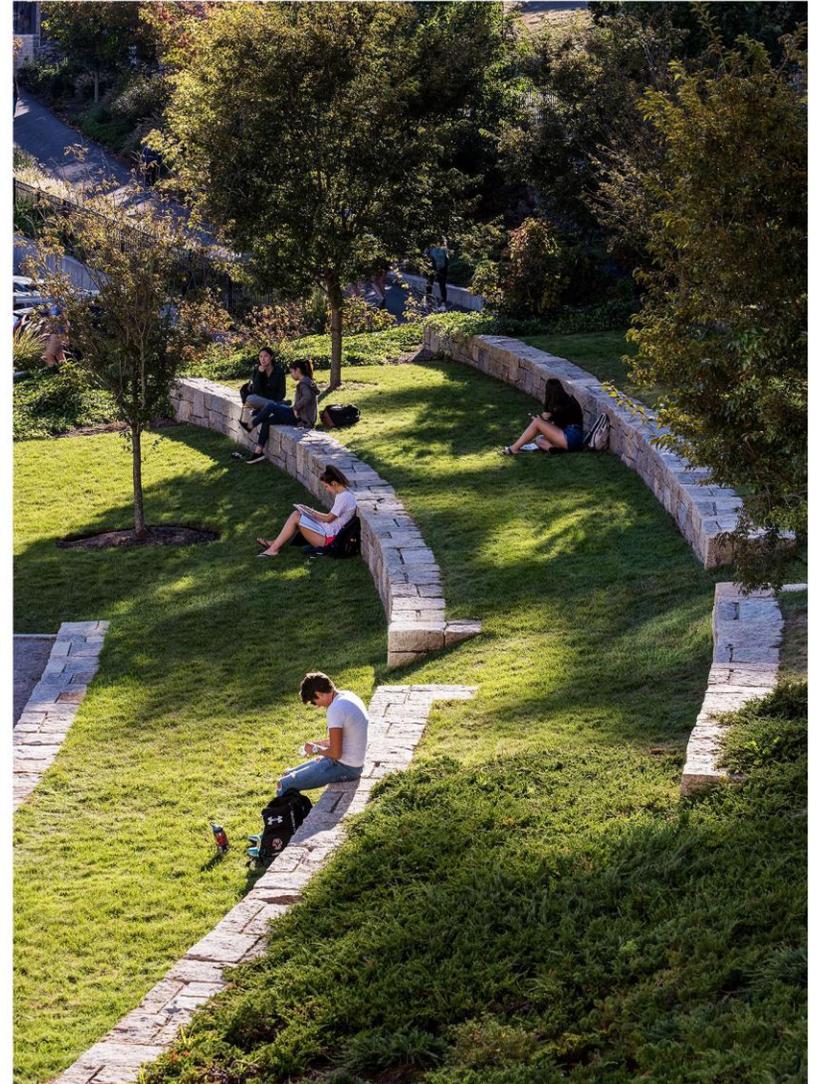
# Interplay - Act 2

The design reinforces learning with natural elements and materials.

1. Amphitheater (Outdoor Classroom)
2. Formal Stormwater Management
3. Informal Performance Spaces
4. Rain Gardens
5. "Natural" Play Spaces
6. Community Orchard
7. 45,000sf +/- Photovoltaics

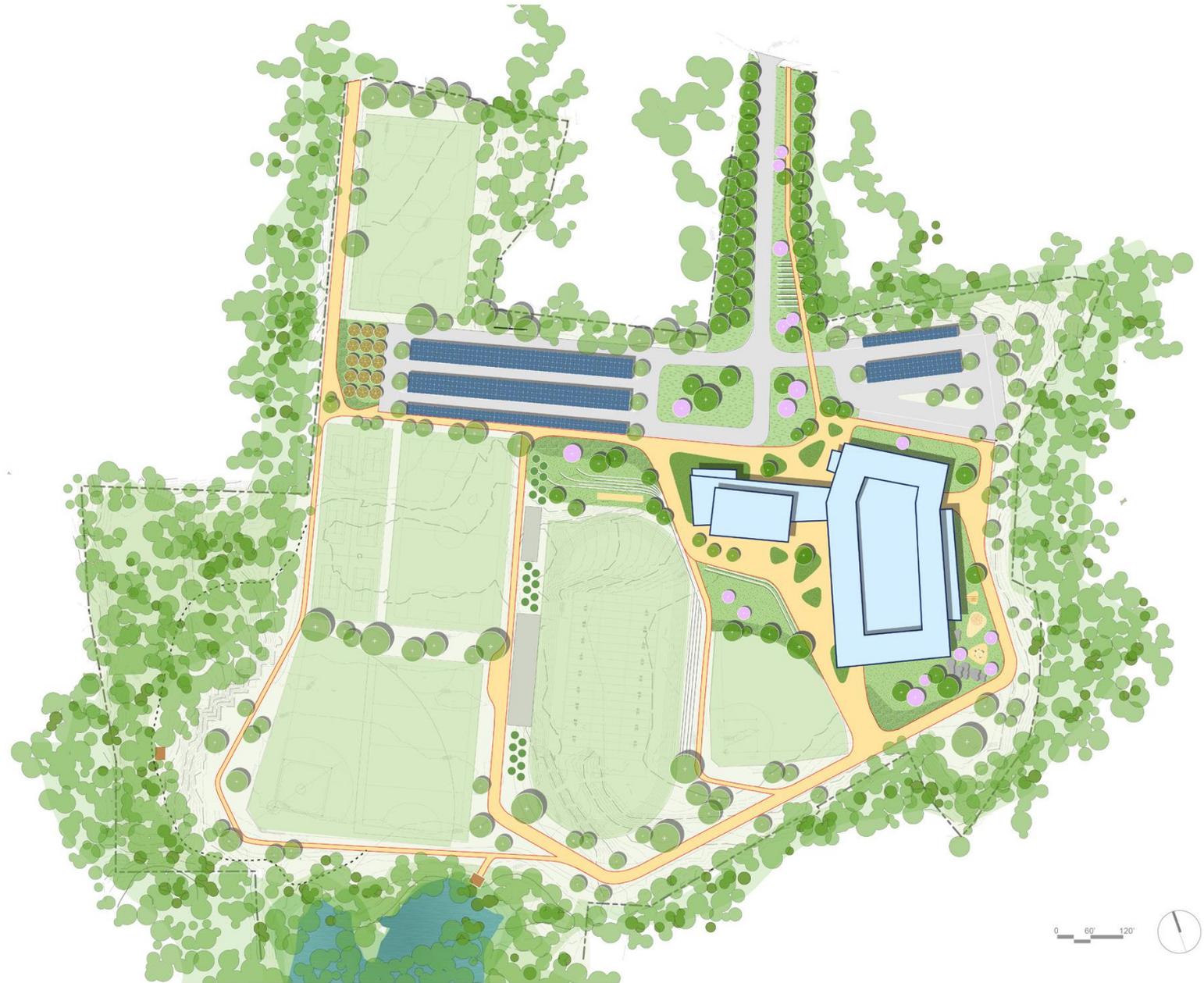


# Interplay - Act 2



# The plan

Nature, technology, as well as academic and athletic programs are interwoven.



# Site Fly-Through

**Perkins&Will**

# **Plan Update**

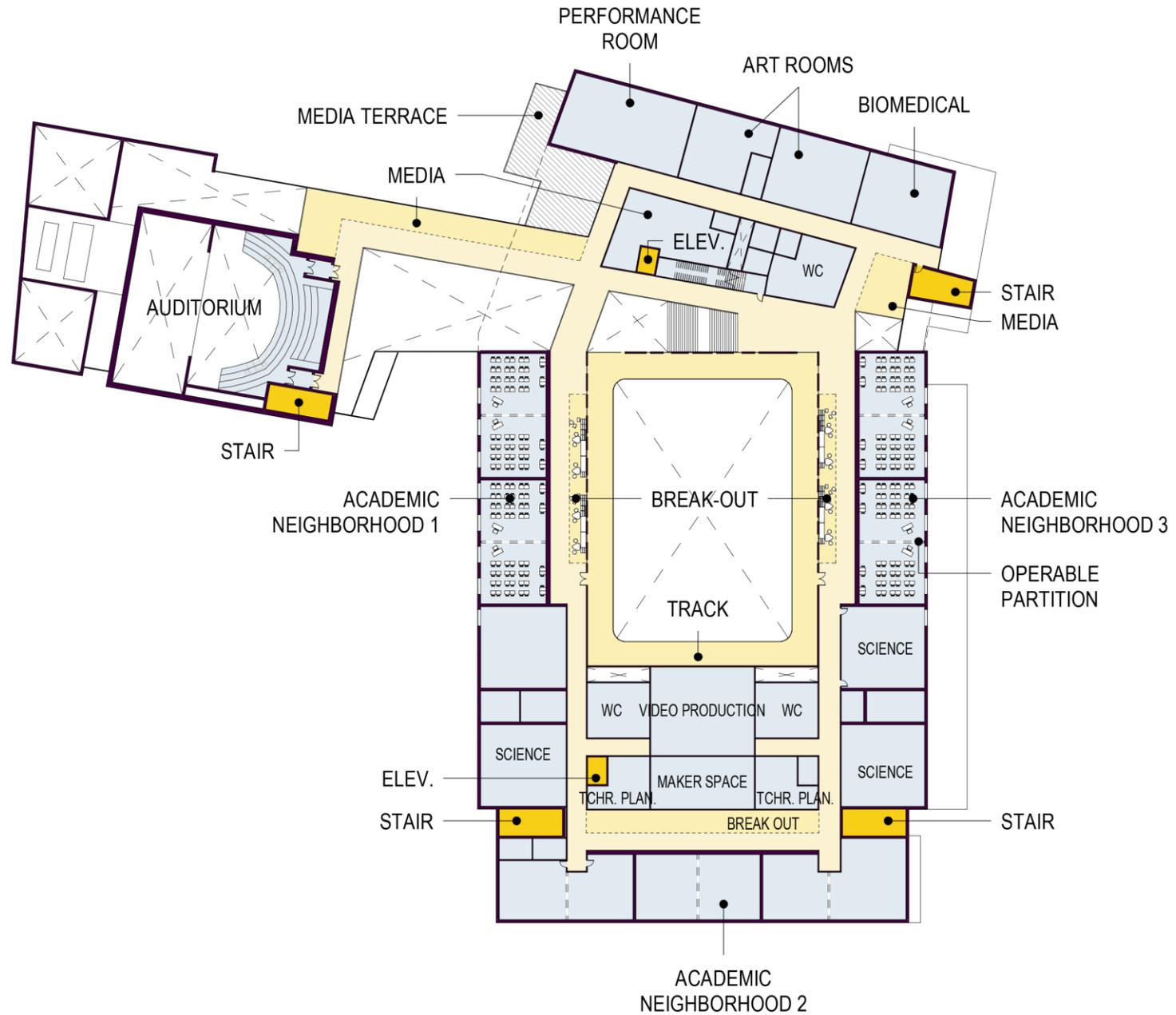
**Building Committee Meeting**



# LEVEL 01

1" = 60'-0"





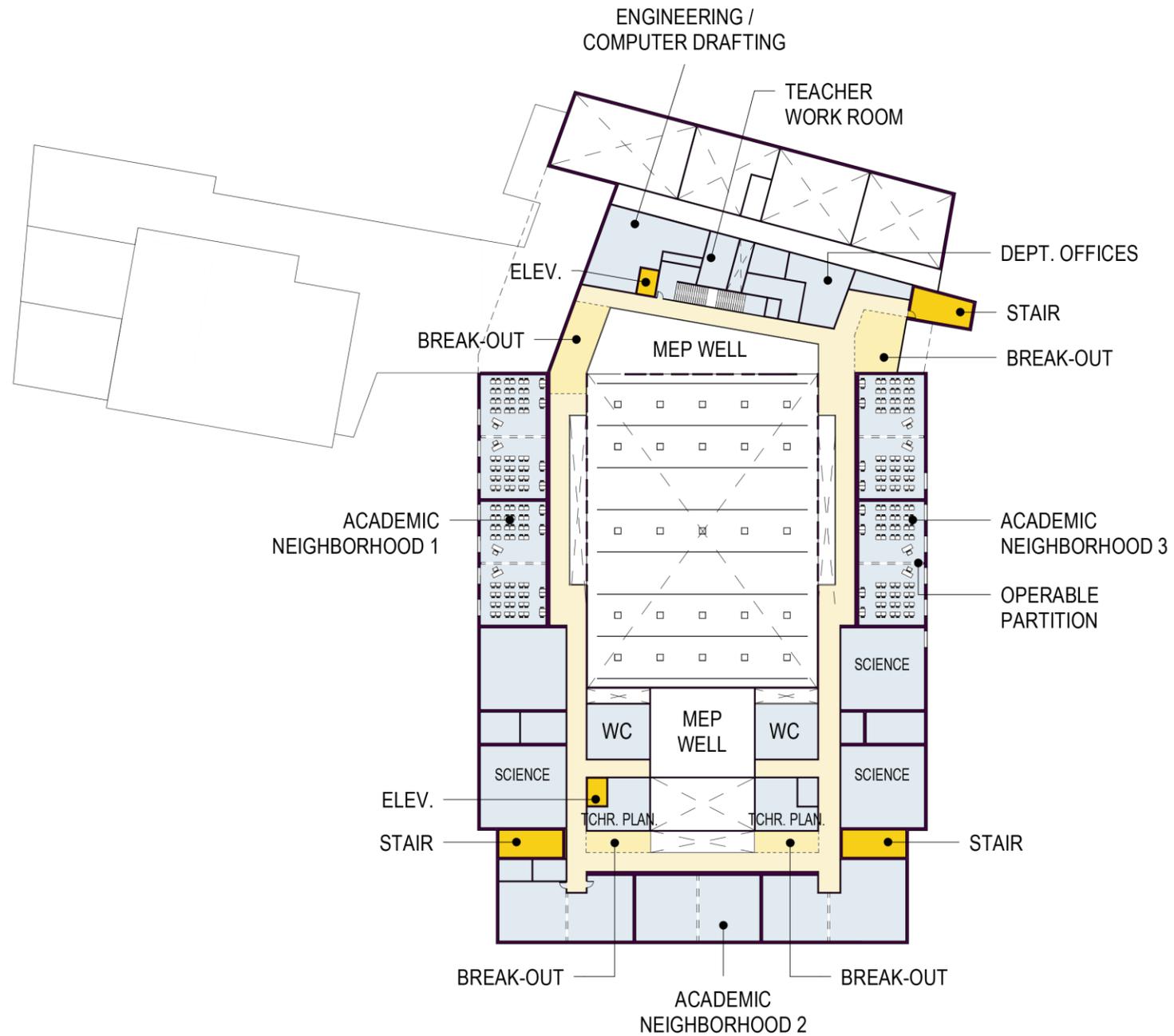
# LEVEL 02

1" = 60'-0"



# LEVEL 03

1" = 60'-0"



**Perkins&Will**

# **Exterior Development**

**Building Committee Meeting**

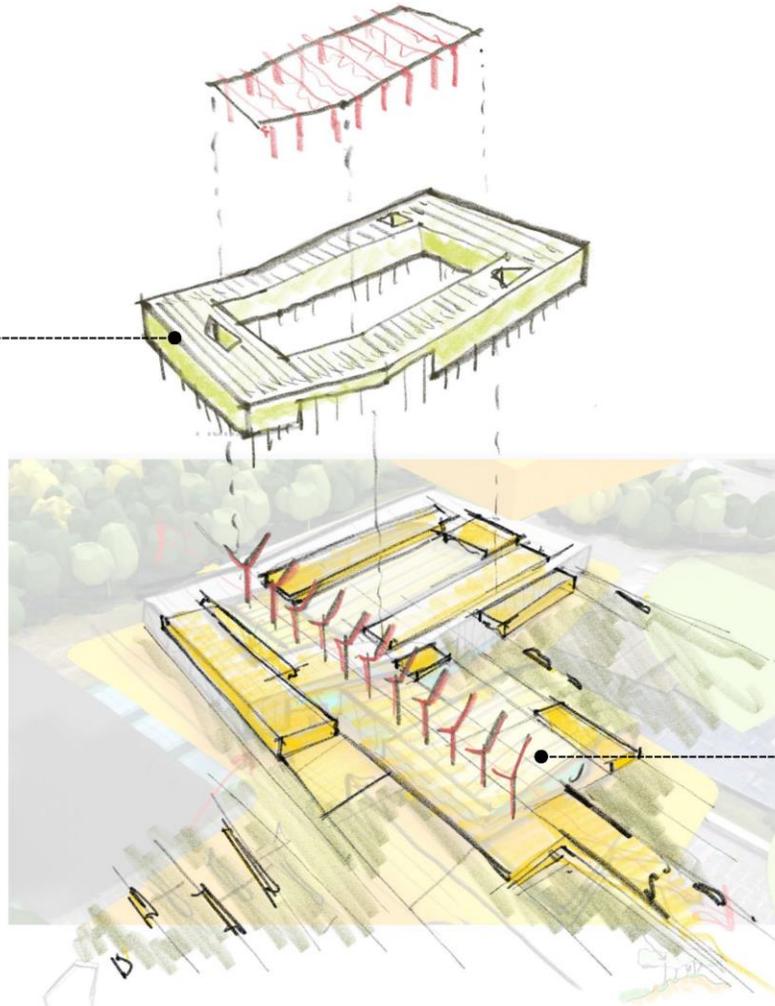
# Building Concept

## Path

Exploration  
Energizing  
Connection



Solar Harvesting  
Filtering Light  
Open, Layered



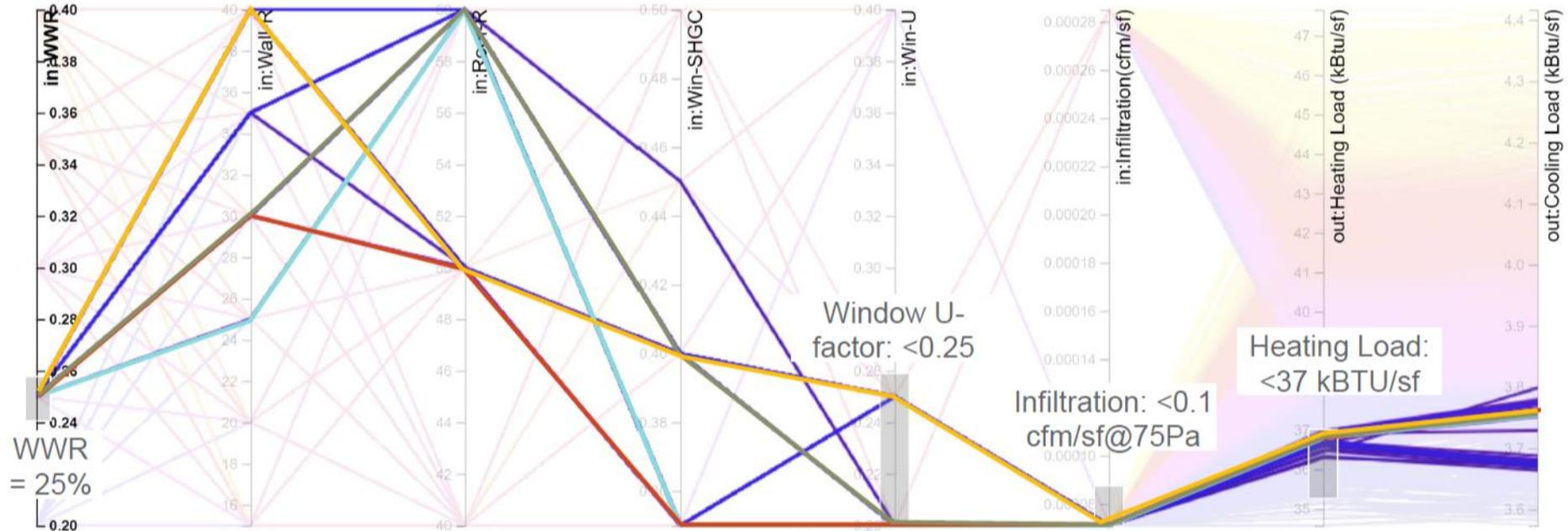
## Promontory

Identity  
Student expression  
inclusion



Durable  
Elevated Views  
Landscape Connected

# Building Envelope Performance



**Design constants:**  
 WWR 25%  
 Low Infiltration  
 Triple-pane glazing

**Combination 1:**  
 Wall R-25  
 Roof R-60  
 Window U-0.2  
 SHGC 0.35-0.4

**Combination 2:**  
 Wall R-30  
 Roof R-50  
 Window U-0.2  
 SHGC 0.35-0.4

**Combination 3:**  
 Wall R-30  
 Roof R-60  
 Window U-0.25  
 SHGC 0.35-0.4

Thornton Tomasetti

7

# Exterior Concept

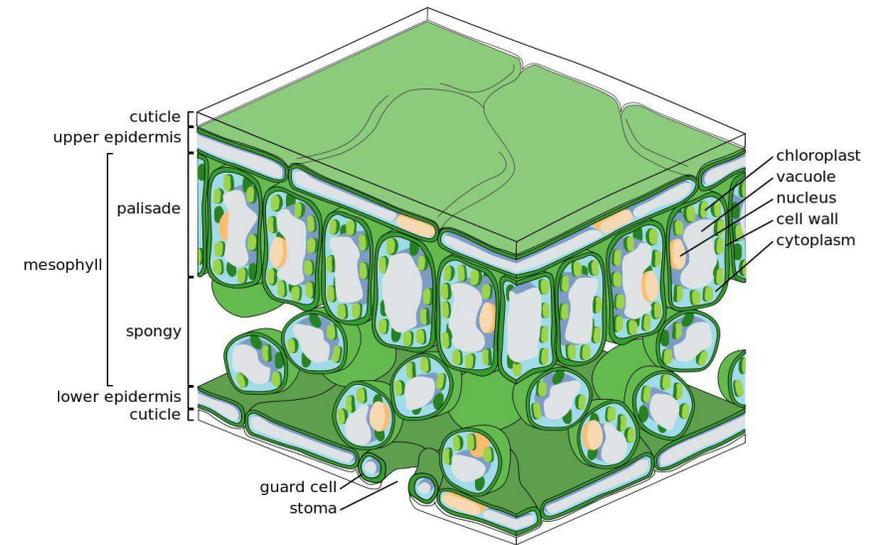
## Art



## Stoneham Paths

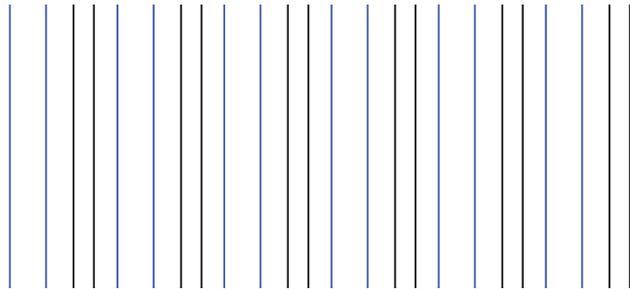


## Science

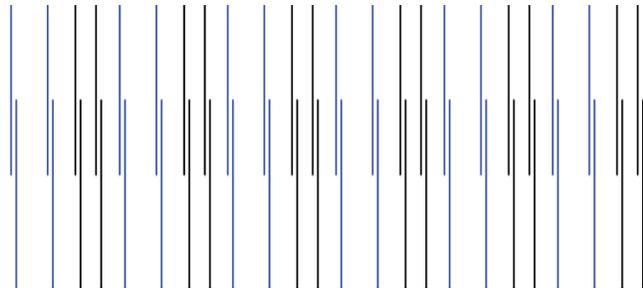


# Exterior Concept

## Art



**Simplifying and Abstracting**

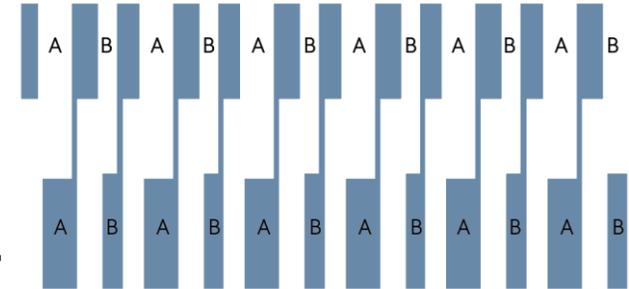


**Creating Depth**

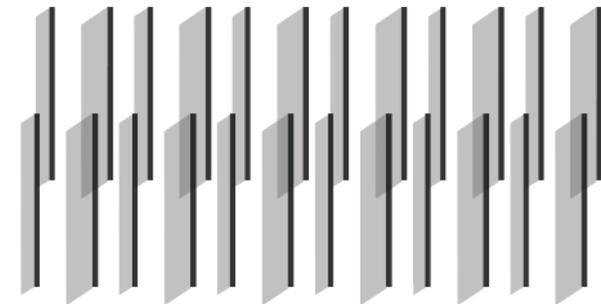
## Stoneham Paths



## Science



**Window-to-Wall Ratio 25%: Energy Conservation**



**Vertical Shading: Thermal and Glare Control**

**Perspective – Spartan Place / Spartan Plaza**



**Perspective – Exterior View of Academic Neighborhood**



**Perkins&Will**

**Perspective – Interior View of Typical Classroom**



**Perkins&Will**

**Thank you!**  
**Discussion**

**Building Committee Meeting**

## Emerald Court

Sheehan, Dennis <DSheehan@stoneham-ma.gov>

Wed 2/24/2021 12:57 PM

To: jean-christophe raso <jcraso@gmail.com>

Cc: Seeley, Joel <jseeley@sma.com>; David Bois <Bois@arrowstreet.com>

JC,

As a follow-up to our phone call, we started to attempt to fit the answers to your questions into our presentation tonight but it was turning difficult due to the nature of the presentation. We would like to offer the following response which can address in greater detail as we move through the project. As discussed, this of course will be an ongoing conversation.

Emerald Court Neighborhood Residents

Attn. Jean-Christophe Raso

9 Emerald Court

Stoneham, MA 02180

The Stoneham School Building Committee thanks you for your recent feedback and questions related to the high school project. We have listed each of the feedback and proposed solutions below. While some of the items can be provided with a response, others will be ongoing as the design progresses. We are committed to remain in communication with the Emerald Court Neighborhood Residents during the design process and welcome continued feedback to make the project a success for our students, community and neighbors.

### 1. 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.

*Response: Planting plans have not been developed in this early stage of the project design. We understand the feedback and as the planting design is developed, we will review with the neighborhood.*

### 2. 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.

*Response: The quantity of photovoltaic panels, located on the roof of the new school and on the canopies in the parking lot, will be determined thru the ongoing design process with the goal of achieving a net zero energy use facility for the Town. We understand the feedback and will endeavor to maximize the east parking lot coverage and keep the canopies in the west parking lot as far away from the property line as possible.*

### 3. 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.

*Response: The west parking lot location provides for the optimum site development for the high school building and community and athletic fields. The architects and engineers will be designing the project to be in compliance with all codes in mitigating any off-site surface water flow. Although it is early in the design process, it is expected that the west parking lot would have a closed drainage system which would collect the runoff from the parking lot and direct away from Emerald Court.*

#### 4. 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 Brooke Meadows 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, ...

*Response: The practice field is no longer part of the project.*

#### 5. 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?

*Response: The construction manager will be controlling all site run-off as a requirement of their Storm Water Pollution Prevention Plan which is a requirement of the project.*

#### 6. 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?

*Response: The construction manager will institute construction vehicle traffic control measures such as no deliveries during the morning and afternoon drop-off and pick-up times, a separate construction entrance and providing details when heavy construction vehicle traffic is anticipated. The permanent condition will be improved with new synchronized traffic signals at the school entry drive and the Stevens Street intersection.*

Thank you for your feedback and we look forward to continuing the dialogue on the design of the new Stoneham High School.

Regards,

Stoneham School Building Committee

Respectfully,

Dennis J. Sheehan  
Town Administrator

## Re: Emerald Court

jean-christophe raso <jcraso@gmail.com>

Wed 3/3/2021 1:36 PM

To: Sheehan, Dennis <DSheehan@stoneham-ma.gov>

Cc: Seeley, Joel <jseeley@sma.com>; David Bois <Bois@arrowstreet.com>; (781) 572-6278 <pbswallow@yahoo.com>; JOHN MCNAMARA <john.mcnamara2@comcast.net>; Patrick Bolger <paddybolg@gmail.com>; Margaux Favre-Raso <margaux.favre.raso@gmail.com>; r.gardner1120@gmail.com <r.gardner1120@gmail.com>; mlparmensi@gmail.com <mlparmensi@gmail.com>

Hello Dennis,

Thanks for your reply. I have a few follow-up questions:

1. Privacy:

When is the landscaping design developed? When should I reconnect with you on that topic?

2. Obstruction of views:

Good news. And I also noted that during the last community forum it was mentioned that the solar array will be built as far from the property line as possible.

Do you have a timeline of the solar array design?

I'd like to schedule a conference call with you/the project team to discuss this particular topic when the design is mature enough. Please keep me posted.

3. Rain/Snow water flow:

No additional comment at this time.

4. Environmental protection:

Very glad to read that. Could you please elaborate? Does it mean the landscape/forest patch in this area will stay as is?

5. Runoff during construction:

No additional comment at this time.

6. Franklin St traffic regulation:

No additional comment at this time.

Best,

JC Raso

On Wed, Feb 24, 2021 at 12:57 PM Sheehan, Dennis <[DSheehan@stoneham-ma.gov](mailto:DSheehan@stoneham-ma.gov)> wrote:

JC,

# Stoneham High School Feasibility Study

## Community Forum 06

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

### 2/ REVIEW OUR PROGRESS

Learn about the features of the Project

- Site Planning
- Building Design
- Zero Net Energy Systems

### 3/ PROJECT CONSTRUCTION AND TIMELINE

Update on the Construction Schedule and Phasing

- Communication
- Jobsite Safety
- Planning and Logistics

### 4/ REVIEW PROJECT COST AND SCHEDULE

Review the cost and where we are in the process

- Project Costs
- Project Schedule and Process

### 5/ SHARE YOUR THOUGHTS

Tell us what you think of the Project

- 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/139600613>

or **CALLING** +1 (646) 749-3122 Access Code: 139-600-613

Watch on StonehamTV: [www.stonehamtv.org/ondemand](http://www.stonehamtv.org/ondemand)

 6:30pm

 Wed, Mar 24, 2021

 Online

email: [SSBC@Stoneham-Ma.gov](mailto:SSBC@Stoneham-Ma.gov)  
website: [Stoneham-Ma.Gov/hsbc](http://Stoneham-Ma.Gov/hsbc)



FOR IMMEDIATE RELEASE

Contact: Sharon Iovanni

[siovanni01@gmail.com](mailto:siovanni01@gmail.com)

781-248-9754

What should you know about the future Stoneham High School Project?

Attend the SHS Feasibility Study Community Forum #6 March 24<sup>th</sup> to find out!

Stoneham, MA – The Stoneham School Building Committee (SSBC) will host the sixth in a series of Community Forums led by Perkins&Will to update the community on the Stoneham High School project.

The Forum is planned for Wednesday, March 24, 2021 at 6:30 p.m. and will include a brief recap of Committee activity to date, a presentation on the design, including site planning, building design and Zero Net Energy Systems, updates on the construction schedule and phasing and project costs.

Forum participants are encouraged to ask questions they may have regarding the building and to share refinements that can help us to meet the educational goals defined in the plan, as well as community needs as expressed by the Committee and obtained via the community surveys.

The Forum will be held virtually using the GoToMeeting app and accessed on a laptop computer or mobile device using this link -

<https://global.gotomeeting.com/join/139600613>.

You can also call into the meeting by dialing 1 (646) 749-3122 and using the Access Code: 139-600-613#. The Forum can be viewed live on Stoneham TV government channels (Comcast 22, RCN 15 and Verizon 36) or OnDemand at <https://www.stonehamtv.org/ondemand>

For more detailed information about the SSBC including meeting minutes, presentations and upcoming meetings, visit <http://www.stoneham-ma.gov/627/hsbc>

## Report of the Stoneham School Building Committee on the Stoneham High School Feasibility Study

The Stoneham School Building Committee (SSBC) had quite a busy year since the June 27, 2020 Annual Town Meeting. This process actually commenced over seven years ago with the submission of the initial Statement of Interest (SOI) for the Stoneham High School to the Massachusetts School Building Authority (MSBA) by the Select Board and School Committee. The MSBA deferred the SOI, as well as subsequent submissions for five successive years until the March 2018 submission, which MSBA reviewed and approved in December 2018, agreeing that a Feasibility Study should be undertaken on Stoneham High School. The Town and the MSBA executed an agreement for the Feasibility Study in February 2020, which is being overseen by the SSBC. The MSBA is the state authority that administers and funds a program of grants for Massachusetts public school projects. The MSBA mandates a multi-step rigorous study and approval process encompassed within the Feasibility Study.

Through the summer months, the SSBC worked with the High School Visioning Committee, comprised of school administration, teachers, staff and students to develop the educational plan, a detailed breakdown of what the future educational goals and needs are for our SHS students. The result of this collaboration, along with a Visioning Program which involved about sixty individuals (students, teachers, SSBC and community members over eight sessions totaling 12 hours), was a complex that includes classrooms, a cafeteria, a gymnasium and a 600 seat auditorium, as well as exciting new areas such as maker spaces, collaboration areas, a pre-k learning center, turf athletic fields, a dedicated Community Presentation space, and walking paths, all of which will provide learning and recreational opportunities for everyone in the community. The building will be constructed to be Zero Net Energy compliant, which will not only conserve natural resources but will ultimately reduce the cost of energy used by the building. Nine design plans, meeting the requirements of the program, were reviewed by the SSBC and by the community at two community forums, and on October 6, 2021, the SSBC identified five options for further study and submitted the first submission to MSBA.

During the fall, the SSBC reviewed design plans and models, cost estimates and energy performance analysis for each of the five options. The Committee presented to Town boards and organizations, PTO's, the High School Visioning Committee and performed three community surveys seeking input. On December 23, 2020, the SSBC submitted the second submission to the MSBA, identifying the one preferred option.

On February 11, 2021, the MSBA Board of Directors approved the project and authorized the SSBC to proceed into the final phase of the Feasibility Study, which includes developing the detailed design of the one preferred option, including detailed cost estimates. The SSBC hired the construction management firm, Consigli Construction Co., to develop the cost estimates in close collaboration with Perkins&Will, the project architect firm and SMMA, the owner's project management firm.

This phase will continue through the spring and early summer, culminating with the SSBC submitting the final submission to MSBA on July 7, 2021, followed by the MSBA Board of Directors vote to approve the project and grant at their August 25, 2021 meeting. The SSBC will be hosting multiple community presentations during this phase.

With the MSBA's approval of the project, the SSBC will present the project to the voters at the October 4, 2021 Fall Town Meeting for approval and funding, followed by a debt exclusion Ballot Vote scheduled for November 2, 2021.

With the passage of the votes, construction is anticipated to commence the summer of 2022, with the new school opening in the summer of 2024, followed by the existing building demolition and playfields construction, concluding spring 2025.

The 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.

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

Live online versions of each meeting can be found on Stoneham TV government channels (Comcast 22, RCN 15 and Verizon 36). Recorded meetings can be viewed 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/hsbc>.

Thank you,

The Stoneham School Building Committee

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









