

## Project Minutes

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

Project No.: 20033  
 Meeting Date: 5/17/2021  
 Time: 7:00pm  
 Meeting No: 25

## Attendees:

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	Select Board Member	Voting Member
	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	Madjid Lahlaf	Lahlaf Geotechnical Consulting	
Attended Remote	Kristy Lyons	Consigli Construction	
Attended Remote	Christian Riordan	Consigli Construction	
Attended Remote	Joel Seeley	SMMA	

Item #	Action	Discussion
25.1	Record	Call to Order, 7:00 PM, meeting opened by roll call.
25.2	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.
25.3	Record	A motion was made by L. Gallagher and seconded by R. Parker to approve the 4/26/21 School Building Committee meeting minutes. No discussion, motion passed unanimous by roll call vote, two abstentions.
25.4	Record	J. Seeley reviewed the Budget Status Report, dated 4/30/21, attached.  Committee Discussion:  1. J. Macero asked has the MSBA ProPay Reimbursement process been underway? <i>J. Seeley indicated yes, the reimbursement process has been underway.</i>  2. J. Craigie asked if the Budget Status Report represents the reimbursement received? <i>J. Seeley indicated no, the report represents to commitments against the \$750,000 appropriation.</i>
25.5	J. Seeley	J. Seeley reviewed Warrant No. 11, attached.  A motion was made by L. Gallagher and seconded by C. Mashburn to approve Warrant No. 11. No discussion, motion passed unanimous by roll call vote.  J. Seeley to forward Warrant No. 11 to D. Bois for signature.
25.6	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>
25.7	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>
25.8	D. Sheehan	D. Sheehan to confirm if DPW can video inspect the existing 36-inch culvert. <i>(from prior meeting)</i>
25.9	B. Trivas	B. Trivas to provide alternative layouts for classroom capacities under a pandemic condition. <i>(from prior meeting)</i>
25.10	B. Lombardi	B. Lombardi to provide final direction on the quantity of student lockers to be provided in the design. <i>(from prior meeting)</i>

Item #	Action	Discussion
25.11	J. Macero	J. Macero indicated gender titles are being addressed for spaces and will be brought to the SSBC for review. <i>(from prior meeting)</i>
25.12	J. Macero	J. Macero indicated he will discuss with the School Committee about the possibility of establishing a planned turf replacement fund. <i>(from prior meeting)</i>
25.13	C. Riordan	<p>M. Lahlaf reviewed the Schematic Design Phase Geotechnical Report Summary, dated 4/28/21, attached, reflective of the test pits performed on 4/1/21 and 4/2/21. In the vicinity of the new school footprint, two to nine feet of unsuitable fill was found, requiring removal and replacement with structural fill.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"><li>1. S. Iovanni asked if the removed fill can be used elsewhere on the site? <i>M. Lahlaf indicated yes it could be used, after processing if needed, but not as structural fill. C. Riordan indicated the Phase I site area is very limited for stockpiling and processing. In order to stockpile and process, additional playfields would need to be used from the commencement of construction or potentially use an off-site location in town. The cost estimates will carry full removal and replacement until the viability of those options can be determined.</i></li><li>2. S. O'Neill asked if the removed material will be pre-classified prior to removal? <i>M. Lahlaf indicated yes, pre-classification will occur in the Design Development phase.</i></li><li>3. D. Bois asked how does this additional export and import work relate to the PSR Cost Estimate? <i>J. Seeley indicated the additional export and import work represents an increase to the PSR estimate.</i></li><li>4. D. Bois asked if ground improvements can be utilized to mitigate the added cost? <i>M. Lahlaf indicated due to the depth and make-up of the unsuitable fill, ground improvements are not a viable option.</i></li><li>5. D. Bois asked if the additional export and import work will have an impact on the construction schedule? <i>C. Riordan indicated Consigli is reviewing and will provide direction to the Committee.</i></li><li>6. R. Parker asked what is the additional cost? <i>C. Riordan indicated Consigli is reviewing and will provide direction to the Committee.</i></li></ol>

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Item #	Action	Discussion
25.14	P. Cunningham Committee	<p>P. Cunningham presented precedent examples of buildings with similar materials, attached. B. Trivas reviewed the Building Exterior Design Comments received from the Committee, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"><li>1. P. Cunningham will provide precedent Gymnasium images with skylights for Committee review. <i>(from prior meeting)</i></li><li>2. P. Cunningham to review storage or program function under the stairs. <i>(from prior meeting)</i></li><li>3. C. Mashburn asked what is the cost difference between the lap-seam break metal and the aluminum composite panel? <i>P. Cunningham indicated the lap-seam material is about 25% less, but it does have a higher install cost due to the amount field work involved.</i></li><li>4. D. Bois asked if the exterior façade is being designed as a rain screen? <i>P. Cunningham indicated yes.</i></li><li>5. D. Bois asked if the composite panels have a non-phenolic backup to meet NFPA 285? <i>P. Cunningham indicated yes, the composite panels will be specified with non-phenolic backup.</i></li><li>6. D. Bois asked how do each perform relative to durability and longevity? <i>P. Cunningham indicated both are equally durable, but composite panels are dimensionally more stable over time.</i></li><li>7. R. Parker asked can a composite panel be replaced if it was damaged? <i>P. Cunningham indicated yes, individual panels can be replaced.</i></li><li>8. R. Parker indicated she likes the composite panels and asked if color choices can be presented for the Committee to review? <i>P. Cunningham indicated yes, color options will be presented, however he recommends staying with a neutral palette.</i></li><li>9. J. Thomson asked if there are built projects that can be visited that have similar materials? <i>D. Bois indicated the new Saugus High School project on Route 1 has composite metal panels.</i></li><li>10. P. Ryder indicated the Cambridge Public Library has a large glass façade, similar to Spartan Place, and has been very successful.</li><li>11. M. Christie asked will the building have signage with the school name?</li></ol>

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Item #	Action	Discussion
		<p><i>P. Cunningham indicated yes, one scaled to the pedestrian over the entry and another scaled to vehicles entering the site.</i></p> <p>12. J. Craigie indicated she did not like the exterior design, looks very sterile and not in keeping with Stoneham.</p> <p>13. D. Bois asked that P. Cunningham present large scale images of buildings with similar materials and provide a list of buildings that the Committee can visit. <i>P. Cunningham indicated he will provide to the Committee prior to next meeting.</i></p> <p>14. Committee members to forward additional comments to J. Seeley who will compile and issue.</p>
25.15	Committee	<p><b>Subcommittee Updates</b></p> <p><b>Educational Mission Subcommittee</b></p> <p>1. J. Seeley indicated the Educational Mission Subcommittee met with teachers and staff to review the results of the detailed Educational Programming meetings on 5/17/21 and a follow-up meeting will be scheduled.</p> <p><b>Play Fields Subcommittee</b></p> <p>1. J. Seeley reviewed the 4/23/21 Play Fields Subcommittee Meeting Minutes, attached.</p> <p><b>Security Subcommittee</b></p> <p>1. J. Seeley indicated the Security Subcommittee has a follow-up meeting scheduled for 5/24/21 to review the Security and Access Control systems.</p> <p><b>Public Relations Subcommittee</b></p> <p>1. J. Seeley reviewed the 4/28/21 PR Subcommittee Meeting Minutes, attached.</p> <p>2. S. Iovanni reviewed the Community Forum No. 7 Press Release, attached. The Committee to review and email any comments to S. Iovanni.</p> <p>3. S. Iovanni reviewed the proposal from Chris Serino to produce the Project Informational Video in the amount of \$1,850.</p> <p>a. J. Craigie asked if these services are required to be bid? <i>A. Lanni indicated no, the services are not required to be bid.</i></p>

Item #	Action	Discussion
		A Motion was made by S. Iovanni and seconded by J. Thomson to approve the Chris Serino proposal to produce the Project Informational Video in the amount of \$1,850. No discussion, motion passed unanimous by roll call vote.
25.16	Record	<b>Committee Questions</b> - none
25.17	P. Cunningham	<p><b>Old or New Business</b></p> <ol style="list-style-type: none"> <li>1. K. Lyons reviewed the Entry Drive Tree Relocation Cost memo, dated 4/29/21 attached.               <ol style="list-style-type: none"> <li>a. R. Parker asked if the new landscape design can provide some replication of the blooming trees at graduation? <i>P. Cunningham indicated yes, he will review and provide direction.</i></li> </ol> </li> <li>2. J. Seeley reviewed the Fire Alarm and Emergency Generator Meeting Minutes, dated 3/17/21 attached.</li> </ol>
25.18	Record	<b>Public Comment</b> – none
25.19	Record	Next <b>SSBC Meeting: June 1, 2021 at 7:00 pm.</b>
25.20	Record	A Motion was made by S. Iovanni and seconded by R. Parker to adjourn the meeting. No discussion, motion passed unanimous by roll call vote.

Attachments: Agenda, Budget Status Report, Warrant No. 11, Schematic Design Phase Geotechnical Report Summary, 4/15/21 Play Fields Subcommittee Meeting Minutes, 4/23/21 Play Fields Subcommittee Meeting Minutes, 4/28/21 PR Subcommittee Meeting Minutes, Community Forum No. 7 Press Release, Project Informational Video Proposal, Entry Drive Tree Relocation Cost memo, Fire Alarm and Emergency Generator Meeting Minutes, 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: 5/17/2021  
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. Programming and Design Update
  6. Geotechnical Investigation Update
  7. Subcommittee Updates
  8. New or Old Business
  9. Committee Questions
  10. Public Comments
  11. Next Meeting: June 1, 2021
  12. Adjourn

**Join Go-To-Meeting:**

<https://global.gotomeeting.com/join/745436453>

**Dial-in: +1 (872) 240-3212 Access Code: 745-436-453**

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**Project Budget Status**

Updated: 4/30/2021

Feasibility and Schematic Design Phase	MSBA ProPay Code	FSA Agreement 2/25/2020	Budget Revision 7/9/2020	Budget Revision 3/22/2021	Budget Revision 4/5/2021	Current Budget	Vendor	Committed	Balance
OPM	0001-0000	\$ 187,500.00	\$ (57,500.00)	\$ (25,000.00)		\$ 105,000.00	SMMA	\$ 105,000.00	\$ -
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		\$ 21,000.00	\$ 181,000.00	P&W	\$ 174,193.14	\$ 6,806.86
Other	0004-0000	\$ 37,500.00	\$ 2,500.00	\$ 25,000.00	\$ (21,000.00)	\$ 44,000.00		\$ 33,312.36	\$ 10,687.64
<b>Total Budget</b>		<b>\$ 750,000.00</b>				<b>\$ 750,000.00</b>		<b>\$ 732,505.50</b>	<b>\$ 17,494.50</b>

**\*\* Committed from Other**

**Date 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
Consigli Construction Co.	\$ 25,000.00	Cost Estimating by CM-R
	<b>\$ 33,312.36</b>	

## Warrant No. 11

Project: Stoneham High School, Stoneham, Massachusetts  
 Prepared by: Joel G. Seeley, AIA

Project No.: 20033  
 Date: 4/5/2021

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	54839	5/11/2021	\$ 7,000.00	0001-0000	\$ 53,000.00
Perkins & Will	0182639	4/30/2021	\$ 35,000.00	0002-0000	\$ 175,000.00
Perkins & Will	0182639	AM6 4/30/2021	\$ 160.00	0003-0000	\$ 5,175.00
<b>Total</b>			<b>\$ 42,160.00</b>		

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 Marie Christie

\_\_\_\_\_  
 David Bois

\_\_\_\_\_  
 Nicole Nial

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

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 Douglas Gove

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 Stephen O'Neill

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 Josephine Thomson

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 Jeanne Craigie

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 Lisa Gallagher

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 Sharon Iovanni

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

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

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

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

# Perkins&Will

# Invoice

April 30, 2021

Project No: 153010.000

Invoice No: 0182639

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

Stoneham High School - FS-SD

**Professional Services: through April 30, 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	42.8571	105,000.00	70,000.00	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	62.9563	8,795.00	8,635.00	160.00
<b>Total Fee</b>	<b>491,733.64</b>		<b>341,828.64</b>	<b>306,668.64</b>	<b>35,160.00</b>
			<b>Total Fee</b>		<b>35,160.00</b>

<b>REMIT PAYMENTS TO</b> Perkins&Will, Inc. PO Box 71181 Chicago, IL 60694-1181	<b>WIRE/ACH TO</b> BMO Harris Bank ABA# 071000288, Acct# 3769601 SWIFT HATRUS44	<b>TERMS</b> Net 30 Days
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Project	153010.000	Stoneham High School - FS/SD	Invoice	0182639
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<b>Total this Invoice</b>	<b>\$35,160.00</b>
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**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
0181907	3/30/2021	35,000.00
<b>Total</b>		<b>35,000.00</b>

<b>Total Now Due</b>	<b>\$70,160.00</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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Ref: 8793

April 9, 2021

Ms. Brooke Trivas  
Practice Leader, Principal  
Perkins & Will  
225 Franklin Street, Suite 1100  
Boston, MA 02110

Re: Stoneham High School – Basic Services  
153010.000

Dear Brooke:

Enclosed please find an invoice for the period February 28, 2021 through March 27, 2021 for providing Traffic Engineering and Transportation Planning Services in support of the proposed new Stoneham High School to be located at 149 Franklin Street in Stoneham, Massachusetts. Services performed during this invoice period consisted of our participation in meetings and conference calls with the project team and the Town, including the March 24, 2021 School Building Committee meeting.

We appreciate the opportunity to assist you with this project. If you should have any questions regarding the enclosed invoice or the associated work effort, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.

*Jeffrey S. Dirk*

Jeffrey S. Dirk, P.E., PTOE, FITE  
Managing Partner

Enclosure

cc: File

**Invoice**

**Vanasse & Associates, Inc.**  
**TRANSPORTATION ENGINEERS AND PLANNERS**  
**35 New England Business Center Drive**  
**Suite 140**  
**Andover, MA 01810**  
**978.474.8800**

Brooke Trivas  
 Perkins & Will  
 225 Franklin Street, Suite 1100  
 Boston, MA 02110

April 9, 2021  
 Project No: 8793  
 Invoice No: 39045  
**Invoice Total: \$160.00**

Stoneham High School - Basic Services  
 153010.000  
 bos.ap@perkinswill.com

**Professional Services from February 28, 2021 to March 27, 2021**

Phase 010 Feasibility Study - Traffic (Module 3)  
**Fee**

Billing Phase	Fee	Percent Complete	Total Billed	Previously Billed	Current Billing
Feasibility Study/Module 3	1,700.00	100.00	1,700.00	1,700.00	0.00
Schematic Design/Module 4	6,000.00	100.00	6,000.00	6,000.00	0.00
Meetings	5,000.00	22.50	1,125.00	965.00	160.00
<b>Total Fee</b>	<b>12,700.00</b>		<b>8,825.00</b>	<b>8,665.00</b>	<b>160.00</b>
<b>Total Fee</b>					<b>160.00</b>
<b>Phase Total</b>					<b>\$160.00</b>
<b>Invoice Total</b>					<b>\$160.00</b>

**Outstanding Invoices**

Number	Date	Balance
38908	3/12/2021	815.00
<b>Total</b>		<b>815.00</b>





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

May 11, 2021  
Project No: 20033.00  
Invoice No: 0054839

Project 20033.00 Stoneham High School OPM Services  
**Professional Services from April 3, 2021 to April 30, 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	42.8571	21,000.00	14,000.00	7,000.00
Total Fee	105,000.00		77,000.00	70,000.00	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
0054651	3/30/2021	7,000.00
<b>Total</b>		<b>7,000.00</b>

**Billings to Date**

	Current	Prior	Total
Fee	7,000.00	70,000.00	77,000.00
Expense	0.00	614.08	614.08
<b>Totals</b>	<b>7,000.00</b>	<b>70,614.08</b>	<b>77,614.08</b>

Authorized By: Joel Seeley

Perkins&Will

**STONEHAM HIGH SCHOOL  
BUILDING COMMITTEE MEETING**

5.17.2021

# AGENDA

1\ Geotechnical Test Pit Findings

2\ Exterior Design Update



Perkins&Will

SMMA  
Project Management

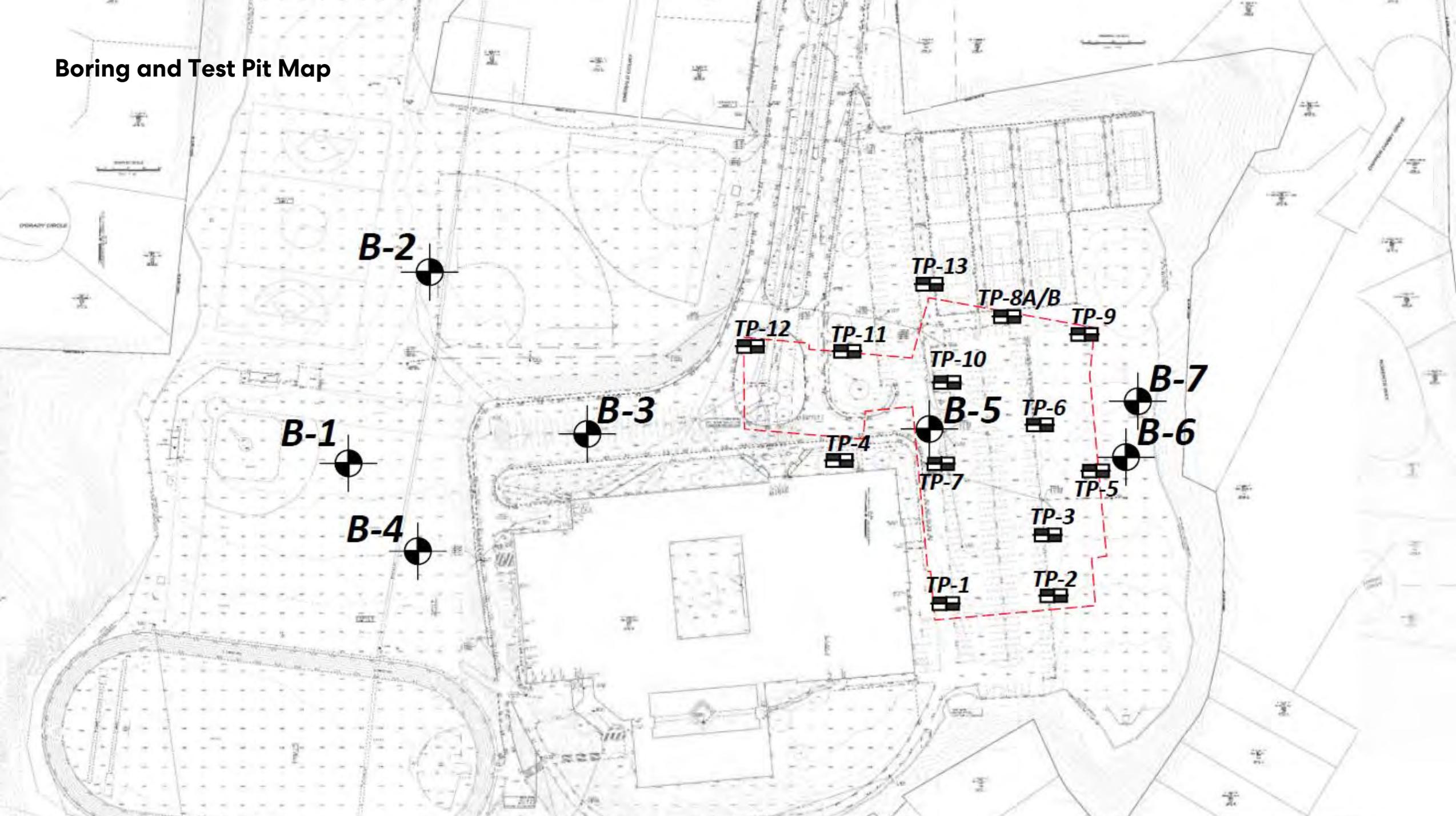
  
CONSIGLI  
Est. 1905

Perkins&Will

# Geotechnical Test Pit Findings

Building Committee Meeting

# Boring and Test Pit Map



Perkins&Will

# Exterior Design Update

Building Committee Meeting

## What We Heard

- **Show examples/precedents of exterior material and design**
- **Study finer metal panel scale and material options**

# Exterior Design - Components



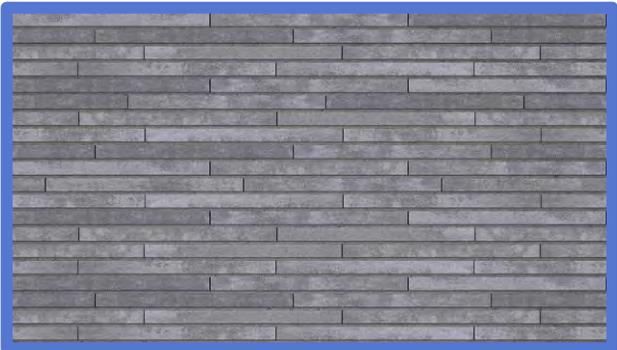
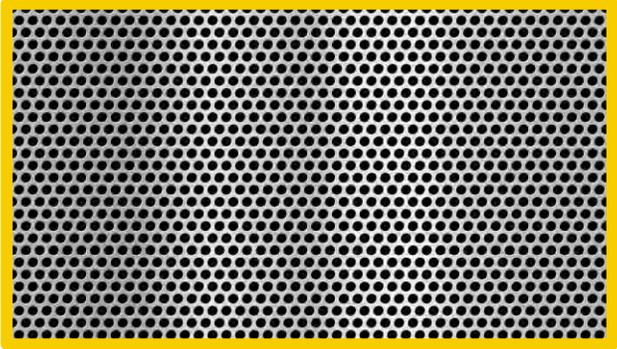
AWNING/CASEMENT WINDOWS (2 PER CLASSROOM)

METAL PANELS

PERFORATED VERTICAL SOLAR SHADES

FIXED WINDOWS

UNIT MASONRY



# Exterior Design - Precedents



AWNING/CASEMENT WINDOWS (2 PER CLASSROOM)

METAL PANELS

PERFORATED VERTICAL SOLAR SHADES

FIXED WINDOWS

UNIT MASONRY



## Exterior Design - Metal Panel Material and Scale Study

### Lap-Seam Brake Metal

- High-Performance Warranty Paint
- Lower Cost
- Narrower Panel Size
- Higher Number of Panels
- Handmade Aesthetic
- Wide Range of Colors
- Lower Impact Resistance



### Aluminum Composite

- High-Performance Warranty Paint
- Higher Cost
- Wider Panel Size
- Lower Number of Panels
- Machined Aesthetic
- Wide Range of Colors
- Higher Impact Resistance

## Exterior Design - Metal Panel Material and Scale Study

### Lap-Seam Brake Metal

- High-Performance Warranty Paint
- Lower Cost
- Narrower Panel Size
- Higher Number of Panels
- Handmade Aesthetic
- Wide Range of Colors
- Lower Impact Resistance



### Aluminum Composite

- High-Performance Warranty Paint
- Higher Cost
- Wider Panel Size
- Lower Number of Panels
- Machined Aesthetic
- Wide Range of Colors
- Higher Impact Resistance



## Elevation - North



**Perkins&Will**

## Design Update – Main Entry



**Perkins&Will**

**Thank You**

**Building Committee Meeting**

**Stoneham High School Feasibility Study  
Building Exterior Design Comments Responses**

No.	Date	SSBC Member	Comment	P&W Response
1	4/29/2021	Lisa Gallagher	<p>I prefer Color Scheme 3. I love the contrast with the birch colored top and the slate colored bottom. The design of the building is unique and, I feel, is perfect for the new SHS. I have shared it with a few middle school teachers and our principal. All positive reactions.</p>	
2	5/6/2021	Josephine Thomson	<p>I agree with Dennis's comment " seeing something like this in real life", in other words an example of a building that contains these elements of design. Is this exterior our only option?</p>	
3	5/10/2021	Raymie Parker	<p>Tones: I am hoping with the right color choices the building will not look too Sterile. Should be warm and calming. Artsy, and natural!</p>	
4	5/10/2021	Jeanne Craigie	<p>I think the white exterior will deteriorate very quickly. While it is modern, it truly does not fit into a long lasting building, not in character of the Town. I think the weather will do harm to glass and exterior. I worry about huge maintenance costs! I prefer the beige and blue accents if I had to choose. Cookie cutter of so many other new schools!</p>	

## Project Minutes

Project: Stoneham High School Feasibility Study  
 Prepared by: Joel Seeley  
 Re: PR Subcommittee Meeting  
 Location: Remote Locations  
 Distribution: Attendees (MF)

Project No.: 20033  
 Meeting Date: 4/28/2021  
 Time: 3:00pm  
 Meeting No: 13

### Attendees:

PRESENT	NAME	AFFILIATION
✓	Sharon Iovanni	Chair PR Subcommittee, Community Member
✓	Marie Christie	Co-Chair School Building Committee
✓	Nicole Nial	School Committee Member
✓	Raymie Parker	Chair, Select Board
✓	Lisa Gallagher	Community Member, School Secretary, Past member of Middle School Building Committee
	David Bois	Co-Chair School Building Committee
✓	John Macero	Superintendent of Schools
	Bryan Lombardi	Principal
✓	Christopher Serino	MS Instructional Technology Coach
	Brooke Trivas	Perkins and Will
✓	Leo Liu	Perkins and Will
✓	Kristy Lyons	Consigli
✓	Joel Seeley	SMMA

Item #	Action	Discussion
13.1	J. Macero	<p><b>Subject-Based Videos</b></p> <p>Subject-based videos, approximately 10 minutes long, with J. Macero as emcee, interviewing subject matter experts. Release to public in May/June.</p> <ol style="list-style-type: none"> <li>1. Taping is starting 4/29/21 with M. Christie and B. Lombardi.</li> </ol>
13.2	C. Serino	<p><b>Project-Based Video</b></p> <p>Project-based video, approximately 10 minutes long. Release to public in August/Early September.</p> <ol style="list-style-type: none"> <li>1. L. Gallagher introduced C. Serino, who described the video outline:           <ol style="list-style-type: none"> <li>a. Part 1 – What makes it great to live in Stoneham and attend SPS: interview students, teachers, principals and staff</li> <li>b. Part 2 – Why do we need a new high school: video of current conditions</li> </ol> </li> </ol>

Item #	Action	Discussion
		<p>c. Part 3 – What is the vision and design for the new high school: video of design, interview B. Trivas, weave in interviews with students and staff on new design</p> <p>2. Tape interviews prior to school summer vacation.</p> <p>3. Perkins&amp;Will provide renderings for Part 3, possible a video fly-through.</p> <p>A motion was made by N. Nial and seconded by M. Christie to offer C. Serino a \$500 stipend for his work in creating the video. No discussion, motion passed unanimous by roll call vote, one abstention.</p>
13.3	J. Seeley	<p><b>Presentation to Capital Improvement Advisory Committee</b> <i>(from prior meeting)</i></p> <p>J. Seeley indicated T. Barry indicated the SSBC should attend a late summer 2021 Capital Improvement Advisory Committee meeting. J. Seeley will follow-up then.</p>
13.4	C. Serino	<p><b>Tours of Existing High School</b></p> <p>A Virtual Tour will be taped in the summer, B. Lombardi will be the tour guide. In-person Tours will be planned for September.</p> <p>1. C. Serino will work with B. Lombardi on the taping.</p>
13.5	L. Gallagher L. Liu	<p><b>Farmers Market</b> <i>(from prior meeting)</i></p> <p>The SSBC will have a table at the 7/29/21 Farmers Market, between 2:00pm and 6:00pm.</p> <p>1. Possible exhibits for the table will be Project Poster Boards, Informational Flyers, Physical Model, Video Fly-Through, QR Code to call up video on cell phones.</p> <p>2. L. Liu will review model and video fly-through options.</p>
13.6	S. Iovanni	<p><b>Town Day</b> <i>(from prior meeting)</i></p> <p>Town Day typically occurs the second Saturday in September, the SSBC to request a booth.</p> <p>1. S. Iovanni reached out to the organizers, still no decision on the schedule.</p>
13.7	S. Iovanni	<p><b>Concerts on the Common</b> <i>(from prior meeting)</i></p> <p>Concerts on the Common typically run June into August. Concerts will be held at the zoo, as a drive in.</p> <p>1. Plan to distribute Project Information Flyers at the concerts.</p> <p>2. Possibly have Model on display.</p>

Item #	Action	Discussion
13.8	J. Seeley Subcommittee	<p><b>Community, Sporting and School Events</b></p> <p>J. Seeley sent email to J. Macero, B. Lombardi and D. Pignone requesting listing of Community, Sporting and School Events between now and Town Meeting, such as Back-to-School Nights, Parent Nights, Friday Night Football Games, School Sporting Events, Community Sporting Events.</p> <ol style="list-style-type: none"> <li>1. J. Seeley to follow-up.</li> <li>2. Subcommittee to send any events to J. Seeley also.</li> </ol>
13.9	Subcommittee	<p><b>Stoneham Council on Aging Sentinel</b></p> <p>Insert required by 5/16/21 for June edition.</p> <ol style="list-style-type: none"> <li>1. Subcommittee email S. Iovanni ideas for the insert.</li> </ol>
13.10	R. Parker	<p><b>In-Person Presentation to Senior Center/Council on Aging</b></p> <p>R. Parker to reach out to the COA to determine best method for in-person presentation, or if remote, what is the best time and process.</p> <ol style="list-style-type: none"> <li>1. Plan for after August 1.</li> </ol>
13.11	J. Macero	<p><b>Meetings with the Superintendent</b> <i>(from prior meeting)</i></p> <p>J. Macero reviewed having a weekly set time for the community to meet with the Superintendent to discuss the project, more to be developed on this topic.</p>
13.12	Record	<p><b>Community Survey</b></p> <p>S. Iovanni reviewed a potential Community Survey to promote engagement during the Schematic Design Phase. The Survey would ask the Community for input on a potential Community History wall graphic, similar to Billerica HS.</p> <ol style="list-style-type: none"> <li>1. Hold until the Design Development Phase.</li> </ol>
13.13	Subcommittee	<p><b>SSBC Drop-In Nights</b> <i>(from prior meeting)</i></p> <p>R. Parker reviewed a potential series of SSBC Drop-In Nights, where the SSBC would host a series of drop-in times that the community can obtain project information.</p>
13.14	S. Iovanni	<p><b>Annual Town Meeting</b></p> <p>S. Iovanni will drop-off copies of the Project Informational Flyer for the table for Town Meetings members to pick up.</p>
13.15	S. Iovanni	<p><b>Chamber of Commerce Monthly Flyer</b></p> <p>S. Iovanni will contact the Chamber of Commerce to confirm if they could include project information in the monthly flyer.</p>
13.16	Record	<p><b>Next PR Subcommittee Meeting: 5/12/21 at 3:00pm.</b></p>

Project: Stoneham High School Feasibility Study

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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

## **SHS Video Proposal**

### **During School Hours**

Pending Mr. Macero's approval: Filming required during the school day could be considered my contractual "teaching time." no additional cost.

- Set-up and breakdown of Interviews (Students/Teachers/Admin)
- Filming in the classroom during teaching and learning
- Filming hallway hyperlapses during passing time to show congestion
- In the fall of 2021, film an interview talking about the cost implication to the town and edit that portion into the original video

### **Summer & Non-School Time Hours**

- B-roll of the high school (inside & outside)
- Community shots around town
- Drone shots (shs property & various shots)
- Interview with architect & alumni
- Organizing & editing footage
- Finalizing and producing deliverable (7-10 minute film) & a re-edit in the fall to incorporate the cost implications to the town.

### **Anticipated time spent in the summer:**

- 8 hours of filming b-roll (1 day)
- 4 hours for architect interview & reviewing renderings (½ day)
- 25 hours for editing process
  - 37 hours total

37 hours x \$50 per hour = \$1,850

~Chris Serino

FOR IMMEDIATE RELEASE

Contact: Sharon Iovanni

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

781-248-9754

Envision Stoneham High School 2024 -

### **Attend the SHS Feasibility Study Community Forum #7 May 26, 2021!**

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

The virtual Forum is planned for Wednesday, May 26, 2021 at 6:30 p.m. and will include a brief recap of Committee activity to date, educational needs and vision discussion, project features, an updated construction schedule and phasing as well as a review of projected costs and project schedule. Leaders will also provide updates on jobsite safety and planning and logistics of the future project.

Since the last forum, more definition has been added to the site plans, and participants will see how classrooms, collaborative work spaces, arts and sciences areas all interact to make education engaging and broadly-focused. External plans depict proposed finishes and window arrays as well as community gathering areas and green spaces.

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.

This forum will precede the final submission to the MSBA in July of the Schematic Design Cost Estimate for **the MSBA Board's** approval. If the MSBA approves this phase of the project, Stoneham Town Meeting members will be asked to approve the proposed high school project funding at the October 4, 2021 Town Meeting. If that article is approved, voters will be asked to approve the **exclusion of the costs from the Proposition 2 ½ tax levy on November 2, 2021.**

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/959478245>

You can also call into the meeting by dialing 1 (646) 749-3122 and using the Access Code: 959-478-245. 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> following the meeting.

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

## Project Minutes

Project: Stoneham High School Feasibility Study  
 Prepared by: Joel Seeley  
 Re: Play Fields Subcommittee Meeting  
 Location: Remote Locations  
 Distribution: Attendees (MF)

Project No.: 20033  
 Meeting Date: 4/23/2021  
 Time: 11:30am  
 Meeting No: 2

### Attendees:

PRESENT	NAME	AFFILIATION
✓	David Pignone	Chair, Play Fields Subcommittee
	Marie Christie	Co-Chair School Building Committee
	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience
✓	Nicole Nial	School Committee Member
✓	Stephen O'Neill	Community Member with Engineering Experience
✓	Josephine Thomson	Community Member
✓	Paul Ryder	Community Member with Construction Experience
✓	Kevin Yianacopolus	Local Official responsible for Building Maintenance
	Bryan Lombardi	Stoneham High School Principal
✓	Brian McNeil	Town Facilities Director
✓	April Lanni	Town Procurement Officer / MCPPO Certified
✓	Brooke Trivas	Perkins and Will
✓	Stephen Messinger	Perkins and Will
✓	David Warner	Warner Larson
✓	Kristy Lyons	Consigli
✓	Steve Banek	Consigli
✓	Joel Seeley	SMMA

Item #	Action	Discussion
2.1	K. Yianacopolus D. Pignone D. Warner	<p>D. Warner and K. Lyons reviewed Synthetic Turf System Design; Infill Options; Cost, Performance and Maintenance Comparison between Grass and Synthetic Turf; and Cost Comparison between Seed and Sod, all attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. D. Pignone asked which Infill is recommended? <i>D. Warner recommended the Organic Infill Engineered Wood (Brockfill).</i></li> <li>2. D. Pignone asked would the same Infill be used for all three turf fields? <i>D. Warner indicated yes.</i></li> <li>3. S. O'Neill asked if the Infill specification would be proprietary? <i>D. Warner indicated no, there will be two equal products listed in addition to the basis of design Infill.</i></li> <li>4. S. O'Neill asked if the synthetic turf could be procured thru the Cooperative Purchasing program? <i>D. Warner indicated lower pricing can be achieved thru the competitive bidding process.</i></li> <li>5. D. Pignone asked if the shock pad would be used on all three turf fields? <i>D. Warner indicated yes.</i></li> <li>6. The Subcommittee agreed to recommend three synthetic turf fields with Organic Infill Engineered Wood (Brockfill) to the SSBC.</li> <li>7. N. Nial indicated concern with the future cost of having to replace three synthetic turf fields at the same time and would like to have the project include two synthetic turf fields.</li> <li>8. The Subcommittee agreed to recommend to the SSBC seeding the baseball and softball fields.</li> <li>9. D. Warner reviewed a post and netting backstop for the softball and baseball fields and reviewed sample Backstop Netting Photographs, attached. <i>The Subcommittee indicated a chain link fence backstop is preferred.</i></li> <li>10. D. Pignone indicated he will develop potential rental costs, however renting would only occur after the community use is satisfied.</li> <li>11. D. Warner asked if the dugouts were preferred to be open (chain link fence) or closed (masonry walls)? <i>The Subcommittee indicated closed dugouts were preferred. (post script) Closed to be modular powder coated metal)</i></li> <li>12. D. Warner to study if the portable bleachers will fit behind home plate for the baseball and softball fields.</li> </ol>

Project: Stoneham High School Feasibility Study

Meeting Date: 4/23/2021

Meeting No.: 2

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		13. S. O'Neill asked if costs should be carried in the Schematic Design estimate to rehab the Colonial Park softball field for high school use? <i>K. Yanacopolus, D. Pignone and D. Warner will review and provide direction.</i>
2.2	Record	<b>Next Play Fields Subcommittee Meeting: TBD</b>

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Attachments: Powerpoint, Sample Backstop Netting Photographs

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

[https://smma365-my.sharepoint.com/personal/jseeley\\_smma\\_com/documents/documents/20033/59.4-23-21 fields subcommittee/playfieldssubcommitteemeeting\\_23april2021.docx](https://smma365-my.sharepoint.com/personal/jseeley_smma_com/documents/documents/20033/59.4-23-21%20fields%20subcommittee/playfieldssubcommitteemeeting_23april2021.docx)



**CONSIGLI**  
*Est. 1905*

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**MEMO**

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DATE: April 29, 2021

TO: Joel Seeley, SMMA

FROM: Kristy Lyons, Consigli Construction

RE: Stoneham High School, Entry Drive Trees Relocation and Pricing

Consigli was asked to estimate the cost to relocate the (14) entry drive trees to the Middle School. Consigli solicited input from two landscape subcontractors, who both referred us to Bartlett Trees. (See Pages 2-4 for photos of the existing trees)

To summarize, transplanting these trees is not recommended as the viability is 50/50 and the cost is upwards of \$10k/tree.

**Bartlett Trees provided the following:**

Successfully transplanting large diameter trees requires a multitude of factors. This includes but is not limited to species, existing site conditions (soil volume/impacting infrastructure) and existing tree health.

These appear to be mature-over mature in excess of 14" in diameter. The soil conditions appear compacted and I would not be surprised if the soil volume was extremely limited making it difficult to dig. A tree spade would also likely be too small to handle these trees.

I would not recommend transplanting trees of this size/species. The transplant viability may be less than 50% if it is possible and be quite costly in excess of \$10,000.00 per tree. A much better alternative would be to replant at the desired new location with a new tree. Maintenance such as watering and plant healthcare are minimal compared to the care a large transplant would need (5+) years.

Should you have any questions, please let us know.



# CONSIGLI

*Est. 1905*





# CONSIGLI

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## MEETING MINUTES

PROJECT: Stoneham High School PROJECT NO.: 60-20-417  
MEETING NO.: 1 MEETING DATE: 3/17/2021  
LOCATION: Teams  
ATTENDEES: Brooke Trivas, Dennis Sheehan, Brian McNeil, Sarah Traniello, Chief Matthew Grafton, Joel Seeley, Stephan Messinger, Ken Davis, Kevin Alles, Captain Dave Estman Company Name Bala Consulting Engineers  
DISTRIBUTION: All Attendees  
PURPOSE: Review requirements of new fire alarm system and generator for new high school  
DATE ISSUED: 4/23/2021

Minutes of the meeting are as follows:

### **New Business:**

#### Generator:

1. Fire Chief confirmed natural gas is an acceptable fuel source.
2. It was confirmed that the school will be used as a warming/cooling center.
3. Stoneham has no preferred manufacture.
4. Areas/equipment that will be on generator will be the follow.
  - a. Emergency egress lighting and exit lighting in corridors, assembly areas and stair wells.
  - b. Kitchen walk-in coolers and freezers, free standing refrigerators and freezers
  - c. Fire alarm system
  - d. Telephone system, security system, IT head end
  - e. ATC controls
  - f. Elevator
  - g. Air handlers
  - h. Geo-Thermal
  - i. Chillers
  - j. Nurses' area

#### Fire Alarm:

Service Type will be municipal, it will be terminated at end of driveway on pole on Franklin St.  
Master box will be Gamewell municipal type, not radio type. (Antenna or conduit to be installed from facp room to roof for future use of radio box if needed)

- 1.
2. Main entrance will have following devices located there:
  - a. Master Box
  - b. Exterior Beacon. Include a beacon at the Fire Protection service entry.
  - c. Knox Box (Knox boxes should be located at all entries) (We use Kidde lock boxes)
3. If a Fire Alarm Room is not provided, the following would be located at the Main Entry Lobby, (Chief noted that a Fire alarm Rm is not required as long remote annunciators are provided):
  - a. Remote annunciator with voice capabilities (microphone) and audio zone selector switches at panel and annunciators
  - b. Fire Alarm Drill Switch. This can be a switch incorporated into the remote annunciator. and FACP
  - c. Fire Alarm Control Panel will be located in Electric Room/Closet
4. In addition to main entrance, annunciators will be provided at pre-k entrance, and loading dock. A remote exterior beacon will be provided at each location. as well as above any FDC
5. Smoke detectors will be provided in following areas:
  - a. Corridors
  - b. Stairwells
  - c. Electric closets
  - d. IT closets
  - e. Elevator machine rooms
  - f. Science labs (also Manual gas shut offs will be required)
  - g. Field House (need more info may require smokes)
  - h. If applicable smoke detectors provided in trash or recycling storage room
  - i. Duct detectors will be provided as required by code. (Need more info on auditorium and props)
6. Manual stations will be provided at egress doors and other locations required by code. (Need to discuss requirement further for school use may not be required). All manual stations will be proved with protective stopper covers with integral alarms.
7. Alarm Notification:
  - a. System will be a voice type, audio/visual devices will be provided throughout facility to meet code audibility requirements.
  - b. Visual only devices will be provided in meeting/conference room, single gang toilets, small offices and single occupancy spaces.
  - c. Audio only devices from microphone system will be provided in stairwells.
8. Stoneham would prefer Notifier, but for public bid, we will include three manufacturers. Chief likes Fire-Lite and Honeywell.

9. The Chief indicated the Stoneham does not have any local standards.

We believe these minutes accurately represent what transpired at the meeting. If you take exception to any items, have any concern, or would like to add to the record, notify the writer within ten (10) calendar days of the date of these minutes. If no changes are requested, these minutes will then stand as the final record of this meeting.

Respectfully submitted,

BALA CONSULTING ENGINEERS

Ken Davis  
Electrical Engineer