

Project Minutes

Project: Stoneham High School Feasibility Study Project No.: 20033
 Prepared by: Joel Seeley Meeting Date: 10/12/2021
 Re: School Building Committee Meeting Time: 7:00pm
 Location: Central Middle School Library and Remote Participation Meeting No: 34
 Distribution: Attendees (MF)

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Marie Christie	Co-Chair, School Building Committee	Voting Member
✓	David Bois	Co-Chair, School Building Committee; Community Member with Architecture Experience	Voting Member
✓	Nicole Nial	School Committee Member	Voting Member
	Raymie Parker	Select Board Member	Voting Member
✓	Douglas Gove	Community Member with Engineering Experience	Voting Member
✓	Stephen O'Neill	Community Member with Engineering Experience	Voting Member
✓	Josephine Thomson	Community Member	Voting Member
✓	Jeanne Craigie	Town Moderator	Voting Member
✓	Lisa Gallagher	Community Member, School Secretary, Past member of Middle School Building Committee	Voting Member
✓	Sharon Iovanni	Community Member	Voting Member
✓	Cory Mashburn	Community Member, Finance and Advisory Board	Voting Member
✓	Paul Ryder	Community Member with Construction Experience	Voting Member
	David Pignone	Select Board Member, Athletic Director, Member knowledgeable in educational mission and function of facility	Voting Member
✓	Kevin Yianacopolus	Local Official responsible for Building Maintenance	Voting Member
	Dennis Sheehan	Town Administrator / MCPPO Certified	Non-Voting Member
Attended Remote	John Macero	Superintendent of Schools, Secretary of School Building Committee	Non-Voting Member
	Bryan Lombardi	Stoneham High School Principal	Non-Voting Member
✓	Brian McNeil	Town Facilities Director	Non-Voting Member
	April Lanni	Town Procurement Officer / MCPPO Certified	Non-Voting Member
Attended Remote	Brooke Trivas	Perkins and Will	
Attended Remote	Patrick Cunningham	Perkins and Will	
	Kristy Lyons	Consigli Construction	
Attended Remote	Todd McCabe	Consigli Construction	
	Robert Smith	SMMA	
✓	Joel Seeley	SMMA	

Item #	Action	Discussion
34.1	Record	Call to Order, 7:00 PM, meeting opened.
34.2	Record	This meeting will be a hybrid meeting held both via video conference and in person and a recording of such will be posted on the Town's website.
34.3	Record	A motion was made by J. Craigie and seconded by S. Iovanni to approve the 9/27/21 School Building Committee meeting minutes. No discussion, motion passed unanimous, one abstention.
34.4	Record	J. Seeley reviewed the Budget Status Report, dated 9/30/21, attached.
34.5	Record	J. Seeley reviewed Warrant No. 18, attached. Committee Discussion: 1. J. Craigie asked if there were any Town Meeting flyers remaining? <i>S. Iovanni indicated no, all were distributed at Town Meeting.</i> A motion was made by J. Craigie and seconded by C. Mashburn to approve Warrant No. 18. No discussion, motion passed unanimous.
34.6	T. McCabe	T. McCabe to confirm when the final entry/exit driveway configuration will be constructed and if the access from Boxwood Road would remain during construction. <i>(from prior meeting)</i>
34.7	Committee	J. Seeley reviewed the 10/4/21 Town Meeting Article 2 results from the Town Clerk, attached. Committee Discussion: 1. J. Craigie thanked K. Yianacopolus and B. McNeil for their work in setting up for Town Meeting and the quick response in setting up the additional seating to accommodate the great turn-out. 2. Committee members can write letters to the editor, as residents not committee members, in support of the ballot vote.
34.8	Record	Subcommittee Updates Public Relations Subcommittee 1. J. Seeley reviewed the 9/29/21 PR Subcommittee Meeting minutes, attached. 2. S. Iovanni reviewed the Town Meeting Thank You Press Release, attached. 3. S. Iovanni thanked the members of the PR Subcommittee for their work.
34.9	Record	Committee Questions 1. J. Craigie asked if any special maintenance staff will need to be hired to support the ZNE components of the project?

Item #	Action	Discussion
		<i>D. Bois indicated he did not believe so as the basic HVAC components are traditional equipment, the geothermal wells are low maintenance and the PV systems will be maintained by the PV Vender thru the PPA.</i>
34.10	Record	Old or New Business - none
34.11	Record	Public Comment – none
34.12	Record	Next SSBC Meeting: November 8, 2021 at 7:00 pm.
34.13	Record	A Motion was made by J. Craigie and seconded by L. Gallagher to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Budget Status Report, Warrant No. 18, 10/4/21 Town Meeting Article 2 Results, 9/29/21 PR Subcommittee Meeting Minutes, Town Meeting Thank You Press Release

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	Project No.:	20033
Re:	School Building Committee Meeting	Meeting Date:	10/12/2021
Prepared by:	Joel Seeley	Meeting Time:	7:00 PM
Location:	Central Middle School Library & Remote Participation	Meeting No.	34
Distribution:	Attendees (MF)		

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Schedule and Budget Update
5. Prepare for Ballot Vote
6. Subcommittee Updates
7. New or Old Business
8. Committee Questions
9. Public Comments
10. Next Meeting: October 25, 2021
11. Adjourn

Join Go-To-Meeting: <https://global.gotomeeting.com/join/381535261>
Dial-in: [+1 \(646\) 749-3122](tel:+16467493122) **Access Code:** 381-535-261

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

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
FEASIBILITY STUDY AGREEMENT											
0001-0000	OPM Feasibility Study/Schematic Design	\$ 187,500.00	\$ (82,500.00)	\$ 105,000.00	\$ 105,000.00	100%	\$ -	\$ 105,000.00	100%	\$ -	\$ -
0002-0000	A/E Feasibility Study/Schematic Design	\$ 465,000.00	\$ (45,000.00)	\$ 420,000.00	\$ 420,000.00	100%	\$ -	\$ 420,000.00	100%	\$ -	\$ -
0003-0000	Environmental & Site	\$ 60,000.00	\$ 114,193.14	\$ 174,193.14	\$ 174,193.14	100%	\$ -	\$ 151,534.27	87%	\$ 22,658.87	\$ 22,658.87
0004-0000	Other	\$ 37,500.00	\$ 13,306.86	\$ 50,806.86	\$ 41,882.36	82%	\$ 8,924.50	\$ 27,981.34	67%	\$ 13,901.02	\$ 22,825.52
	SUBTOTAL	\$ 750,000.00		\$ 750,000.00	\$ 741,075.50		\$ 8,924.50	\$ 704,515.61	95%	\$ 36,559.89	\$ 45,484.39

**** 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
Consigli Construction Co.	\$ 25,000.00	Cost Estimating by CM-R
Chris Serino	\$ 1,850.00	Project Promotion Video
Boyds Direct	\$ 2,000.00	Project Boards & Informational Flyers
Perkins & Will	\$ 3,800.00	Exterior Flythrough Video Production - A - Amendment 10
Boyds Direct	\$ 920.00	Informational Flyers
	\$ 41,882.36	

Warrant No. 18

Project:	Stoneham High School, Stoneham, Massachusetts	Project No.:	20033
Prepared by:	Joel G. Seeley, AIA	Date:	10/12/2021

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>
Boyds Direct	26470	09/30/2021	\$ 920.00	0004-0000	\$ 0.00
		Total	\$ 920.00		

Marie Christie

David Bois

Nicole Nial

Raymie Parker

Kevin Yianacopolus

Douglas Gove

Stephen O'Neill

Josephine Thomson

Jeanne Craigie

Lisa Gallagher

Sharon Iovanni

Cory Mashburn

Paul Ryder

David Pignone

Approved on _____



Graphic Design • Corporate Printing • Direct Mail • Advertising Specialties

100 Maple Street • Stoneham, MA • 02180 • 781.438.4003

Invoice 26470

Date: 9/30/2021

**April Lanni
Town of Stoneham
35 Central Street
Stoneham MA 02180**

SHIP TO:

Town of Stoneham
35 Central Street
Stoneham MA 02180

Acct.No	Ordered By	Phone	Fax	P.O. No	Prepared By	Sales Rep	
486	April Lanni				Dave Gardner	Dave	
Quantity	Description	Unit Price	Price				
1,000	New Stoneham High School Brochure <hr/> Brochure 100# Silk Text 11 x 17 Front: Color Back: Color	920.00/M	920.00				
Terms	Subtotal	Shipping	Postage	Tax	Total	Paid	BALANCE
Due Upon Receipt	920.00	0.00	0.00	0.00	920.00	0.00	920.00

Thank you for your order. Please pay from this invoice.

Boyd's Direct • 100B Maple Street • Stoneham MA 02180 • 781-438-4003

(print# 2)



STONEHAM

MASSACHUSETTS 02180

OFFICE OF THE TOWN CLERK

Telephone: (781) 279-2650

FAX: (781) 279-2653

Email: msagarino@stoneham-ma.gov

Maria Sagarino
Town Clerk

October 5, 2021

To whom it may concern:

I, Maria Sagarino, duly elected and qualified Town Clerk of Stoneham, Massachusetts hereby certify that the following vote was passed at the Special Town Meeting held on October 4, 2021 as follows:

Article 2. Voted that the Town appropriate the amount of one hundred eighty-nine million five hundred ninety-three thousand five hundred ninety-four dollars (\$189,593,594) for the purpose of paying costs of planning, designing, constructing, originally equipping and furnishing the New Stoneham High School located at 149 Franklin Street, Stoneham, Massachusetts, including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the Stoneham School Building Committee; and further, to meet this appropriation the Town Treasurer with the approval of the Select Board, is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority; and further, that the Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town; provided further that any grant that Town may receive from the MSBA for the Project shall not exceed the lesser of (1) fifty-five and one-tenth percent (55.10%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2½); and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA. Any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to project costs in accordance with G.L. c.44, Section 20, thereby reducing the amount authorized to be borrowed for the project by a like amount.

$\frac{2}{3}$ Vote Required

$\frac{2}{3}$ Vote Passed Per Moderator

Respectfully,

Maria Sagarino

Maria Sagarino
Town Clerk

FOR IMMEDIATE RELEASE

Contact: Sharon Iovanni
siovanni01@gmail.com

781-248-9754

Dear Editor,

As the Co-Chairs of the Stoneham School Building Committee (SSBC), we want to thank everyone who helped to make Monday night's Town Meeting happen.

Thank you first and foremost to each and every voter who took the time to come to Town Meeting, listen to the presentations for each article and to vote – whether in favor or not – reminding us all that the Town Meeting remains the purest form of government.

Thank you to Town Moderator Craigie for the hours she spent preparing for the meeting, conducting the meeting and keeping all in attendance safe and to the many volunteers she recruited to help ensure a smooth meeting.

Thank you to Town Clerk Sagarino and her staff for welcoming more than 1,000 voters to the meeting as efficiently as they could.

Thank you to the Select Board, the School Committee and the Finance and Advisory Board for their participation and votes of support for the articles which were presented and voted on.

Thank you to Town Administrator Sheehan, Superintendent Macero and SHS Principal Lombardi for their presentations of the proposed Stoneham High School building and their efforts over the past two- and one-half years to inform the members of the SSBC as we worked toward the proposal we believe offered the best resolution for our future students.

Thank you to Stoneham Police and Stoneham Fire for ensuring all attendees arrived and departed safely and without incident.

Thank you to Stoneham TV Executive Director Palmerino and her staff for ensuring that all Stoneham residents could view this meeting and hear the discussions, as well as all the meetings held over the past two- and one-half years.

Thank you to Stoneham Independent, which has provided an opportunity for the SSBC to keep the community informed of our efforts and progress.

Thank you to the Stoneham High School facilities team who set up, and then broke down the entire gym and lobby areas so that students were able to attend school on Tuesday as usual.

Thank you to Symmes, Maini and McKee Associates, Perkins+Will and Consigli Construction for the work they have done and will continue to do as we take the next steps on this project.

The SSBC will continue to work to ensure that Stoneham has a new high school of which our students and our community can be proud. As Co-Chairs, we want to thank every member of the SSBC who has committed hundreds of hours to studying, learning and envisioning and who will continue to work on bringing this project to fruition.

Just a reminder that Stoneham residents will be called on again to cast their vote on Tuesday, November 2, 2021 at Stoneham Town Hall to approve a debt exclusion of the funds appropriated for the project with a simple majority vote.

Thank you,

Marie Christie and David Bois, Co-Chairs, SSBC

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: 9/29/2021
 Time: 2:00pm
 Meeting No: 23

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
	Dennis Sheehan	Town Administrator
✓	Brooke Trivas	Perkins and Will
✓	Kristy Lyons	Consigli
✓	Todd McCabe	Consigli
✓	Tracey O'Connor	SMMA
✓	Joel Seeley	SMMA

Item #	Action	Discussion
23.1	Record	<p>Project-Based Video</p> <p>Project-based video, approximately 10 minutes long. Release to public by August 30.</p> <ol style="list-style-type: none"> C. Serino sent a rough B-roll on Pre-K and ZNE Energy, hold on any further development.
23.2	J. Macero	<p>Meetings with the Superintendent <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> <ol style="list-style-type: none"> Meetings will commence in October.
23.3	M. Christie D. Sheehan J. Macero	<p>Stoneham Community Development Corporation (CDC) Presentation</p> <p>Stoneham CDC Fall Community Meeting will be 9/29/21 at 7:00pm at the High School with a tour from 6:00 to 7:00pm prior.</p>

Item #	Action	Discussion
		<ol style="list-style-type: none"> 1. M. Christie, J. Macero and D. Sheehan to present the Town Meeting PowerPoint as a dry-run.
23.4	Record	<p>Time Capsule Article</p> <p>S. Iovanni indicated the Historical Society placed the article in the Patch on 9/28/21, about time capsules and asking if the Community has any knowledge of a time capsule in the existing high school.</p>
23.5	R. Parker	<p>Community Feedback <i>(from prior meeting)</i></p> <p>R. Parker indicated she has been hearing three questions from residents:</p> <ol style="list-style-type: none"> 1. If a resident owns a house, how much will its value increase due to the new school? <i>B. Lombardi provided a response at a back-to-school night, R. Parker to follow-up with him.</i> 2. What is the benefit to a resident to vote for the new school if they do not have children in the school system? <i>B. Lombardi provided a response at a back-to-school night, R. Parker to follow-up with him</i> 3. Why 3 Turf Fields? <i>Response incorporated as a FAQ in Community Forum presentation.</i>
23.6	D. Sheehan J. Macero J. Seeley	<p>Town Meeting Preparation</p> <ol style="list-style-type: none"> 1. Town Meeting Packet – Boyds is in the process of printing the 1,000 copies for Town Meeting. 2. Town Meeting Presentation – Draft being presented at tonight’s CDC meeting. 3. D. Sheehan, J. Macero and J. Seeley to meet with A. Brough Palmerino at 1:00pm at the High School on 10/4/21 to load the final Town Meeting presentation on the town’s computer and test.
23.7	Record	<p>Approval of Minutes</p> <p>Approval of the 9/15/21 minutes deferred until next meeting.</p>
23.8	Record	<p>Next PR Subcommittee Meeting: 10/13/21 at 3:00pm.</p>

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