

## Project Minutes

Project: New Stoneham High School Project No.: 20033  
 Prepared by: Joel Seeley Meeting Date: 1/24/2022  
 Re: School Building Committee Meeting Time: 7:00pm  
 Location: Central Middle School Library and Remote Participation Meeting No: 39  
 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     |
| Attended Remote | Raymie Parker      | Select Board Member  | Voting Member     |
| Attended Remote | Douglas Gove       | Community Member with Engineering Experience   | Voting Member     |
| ✓               | Stephen O'Neill    | Vice-Chair, Community Member with Engineering Experience   | Voting Member     |
| Attended Remote | Josephine Thomson  | Community Member   | Voting Member     |
| Attended Remote | Jeanne Craigie     | Town Moderator   | Voting Member     |
| ✓               | 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     |
| ✓               | 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 |
| ✓               | John Macero        | Superintendent of Schools, Secretary of School Building Committee  | Non-Voting Member |
| Attended Remote | Bryan Lombardi     | Stoneham High School Principal   | Non-Voting Member |
| ✓               | Brian McNeil       | Town Facilities Director   | Non-Voting Member |
| Attended Remote | April Lanni        | Town Procurement Officer / MCPPO Certified   | Non-Voting Member |
| Attended Remote | David Ljungberg    | Assistant Superintendent of Schools  |                   |
| ✓               | Brooke Trivas      | Perkins and Will   |                   |
|                 | Patrick Cunningham | Perkins and Will   |                   |
| Attended Remote | Stephen Messinger  | Perkins and Will   |                   |
| Attended Remote | Elizabeth Dame     | Perkins and Will   |                   |
| Attended Remote | Jennifer Miller    | Perkins and Will   |                   |
| Attended Remote | Katherine Chin     | Perkins and Will   |                   |
| Attended Remote | Michelle Rothman   | Perkins and Will   |                   |
|                 | Kristy Lyons       | Consigli Construction  |                   |

| PRESENT         | NAME         | AFFILIATION           | VOTING MEMBER |
|-----------------|--------------|-----------------------|---------------|
| ✓               | Todd McCabe  | Consigli Construction |               |
| Attended Remote | Tim Ericson  | Consigli Construction |               |
| ✓               | Robert Smith | SMMA                  |               |
| ✓               | Joel Seeley  | SMMA                  |               |

| Item # | Action | Discussion   |
|--------|--------|--|
| 39.1   | Record | Call to Order, 7:00 PM, meeting opened.  |
| 39.2   | 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.   |
| 39.3   | Record | A motion was made by S. Iovanni and seconded by L. Gallagher to approve the 1/10/22 School Building Committee meeting minutes. No discussion, motion passed unanimous by roll call vote.   |
| 39.4   | Record | <p>J. Seeley reviewed the updated Project Schedule, dated 1/19/22, attached and highlighted the updates to Site Permitting, Building Permitting with Code Red Variance Denial Letter Request and Early Packages Procurement.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. R. Parker asked who reviews the bid packages?<br/> <i>T. McCabe indicated the bid process for Non-Trade bidders is an open book process. Consigli will obtain the bids and then they will be reviewed in a descoping process with each bidder. The bids will then be shared with the Committee with an award recommendation for each GMP Amendment. The Committee would approve each GMP Amendment. For the Trade bids, those will be received by the Town. For each Package; the Early Site Package, the Concrete and Steel Package, and Full Project Package, Consigli will have a breakdown in the cost estimate for each GMP Amendment to track against the budget.</i> </li> <li>2. J. Macero indicated A. Lanni will be involved in the bid review process with the Finance Subcommittee.</li> <li>3. J. Craigie asked if the Committee has to take the low bidder?<br/> <i>T. McCabe indicated no for the Non-Trade bids. For the Trade bids, yes, except under specific circumstances such as not receiving at least three bids and if the bids are over budget.</i> </li> <li>4. J. Craigie asked if the bids do not match the scope, do you have to accept them?<br/> <i>T. McCabe indicated that during the descoping process for the Non-Trade bids, Consigli will create leveling sheets for each bidder to compare each bidder's breakdown and then level them up or down to ensure each has</i> </li> </ol> |

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|--------|---------------|--|
|        |               | <p>carried the same scope. For Trade bids, since they are Pre-Qualified, the Committee has to accept them unless the bidder withdraws.</p> <p>5. D. Bois asked what is the process for Prequalifying the Trade bidders? J. Seeley indicated there will be a Trade Bidder Prequalification Subcommittee formed that will issue an RFQ, review the qualification submissions and make a recommendation to the Committee on the prequalified bidders. The prequalification process will occur for each of the bid packages; Early Site Package, the Concrete and Steel Package, and Full Project Package.</p> |
| 39.5   | T. McCabe     | T. McCabe to confirm when the final entry/exit driveway configuration will be constructed and if the pedestrian access from Boxwood Road would remain during construction. <i>(from prior meeting)</i>   |
| 39.6   | B. Trivas     | B. Trivas to review if the existing flagpole will need to be temporarily relocated to be out of the construction area? <i>(from prior meeting)</i>   |
| 39.7   | B. Trivas     | B. Trivas to provide a layout of delivery trucks and dumpsters at the loading dock for review. <i>(from prior meeting)</i>   |
| 39.8   | P. Cunningham | P. Cunningham to confirm the corridors in the Administration Suite have been checked for dead-ends and common paths of travel. <i>(from prior meeting)</i>   |
| 39.9   | P. Cunningham | P. Cunningham to confirm if a fourth exit is required from the Auditorium. <i>(from prior meeting)</i>   |
| 39.10  | D. Warner     | D. Warner to provide a list of trees for review. <i>(from prior meeting)</i>   |
| 39.11  | P. Cunningham | P. Cunningham to provide details of the sloping grades at the auditorium exterior wall limiting use as an outdoor theater for review. <i>(from prior meeting)</i>  |
| 39.12  | D. Warner     | D. Warner to provide details of the bollards at the front drop-off area to confirm they will no impede emergency response vehicles for review. <i>(from prior meeting)</i>   |
| 39.13  | D. Warner     | D. Warner to provide a layout of the Japanese Dogwoods for review. <i>(from prior meeting)</i>   |
| 39.14  | T. McCabe     | T. McCabe to present the overall construction schedule including procurement for review. <i>(from prior meeting)</i>   |
| 39.15  | T. McCabe     | T. McCabe to present the scope of the Bid Packages for review. <i>(from prior meeting)</i>   |
| 39.16  | D. Sheehan    | D. Sheehan will review any Federal programs for Covid funds that may be applied to the project. <i>(from prior meeting)</i>  |
| 39.17  | Record        | D. Sheehan reviewed the Town Borrowing Press Release, attached, indicating the Town went out to borrow \$135 million and the lowest bidder was 2.344%. The   |

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|--------|------------------------|---|
|        |                        | Town had based the project's tax impact projections reviewed at last Fall's Town Meeting on 3%.   |
| 39.18  | B. Trivas<br>Committee | <p>B. Trivas presented an Interior and Exterior Design Concept Recap, an Overview of Interior Materials and Views, the Auditorium Design, a 3-D Model Walk Thru, Gymnasium Programming Updates and an Exterior Design update, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"><li>1. D. Bois asked in the Level 2 Media Bridge rendering, would there be graphics over the Media Center entry?<br/><i>B. Trivas indicated yes, and possibly at other locations.</i></li><li>2. D. Bois asked in the Level 2 Maker Space rendering, will there be acoustic issues with the overhead coiling glass garage doors?<br/><i>B. Trivas indicated the acoustical consultant is reviewing and will provide direction.</i></li><li>3. J. Craigie indicated the Educational Mission Subcommittee met twice and recommends Gymnasium Layout B, and providing the additional 300 seat section of bleachers in the court no. 3/gymnastics mat area as a Bid Alternate. All programs have a least one full size regulation court or mat space.</li><li>4. K. Yianacopolus asked if the batting cage can stay off the main court?<br/><i>B. Trivas indicated the design team is studying and will provide direction.</i></li><li>5. C. Mashburn asked if the batting cage can go over court no. 3?<br/><i>D. Pignone indicated that location would conflict with gymnastics.</i></li><li>6. D. Bois indicated there are glass panes that appear to be excessively large and potentially costly in the curtainwall.<br/><i>B. Trivas indicated the design team will review and provide direction.</i></li><li>7. J. Craigie asked to what height were the window sills raised, as there had been prior direction given by the SSBC to design the sills low enough to provide students in wheel chairs access to views.<br/><i>B. Trivas indicated the window sills were raised to 38 inches above the floor.</i></li><li>8. J. Craigie asked why is the Spartan Logo not shown on the front exterior rendering adjacent to the cafeteria curtainwall, as it was during the SD phase?<br/><i>B. Trivas indicated the design team will review why it is missing.</i></li><li>9. J. Craigie asked is the outdoor terrace over the entry new?</li></ol> |

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|        |                        | <p><i>D. Bois indicated no, this was in the Schematic Design and was one of the rejected VE items.</i></p> <p>10. J. Craigie asked B. Lombardi if he has been part of the discussions on the terrace?<br/> <i>B. Lombardi indicated yes, the Librarian had asked for access to the outdoors during the Programming Phase and the terrace is right across from the library. The terrace will have railings and controlled access.</i></p> <p>11. B. McNeil asked if there will be access to each roof area from the roof, without having to go back inside the building?<br/> <i>E. Dame indicated no, there is ladder access down into the mechanical wells, but no ladder between the third floor roof and the Spartan Place roof.</i></p> <p>12. The Committee to forward any additional comments to J. Seeley to add to the SSBC Design Comments Log, attached, and forward to the design team.</p>  |
| 39.19  | Ad Hoc VE Subcommittee | <p>J. Seeley reviewed the process recommended by the Ad Hoc VE Subcommittee relative to the SD Estimate Refresh performed by Consigli: complete the 2/28/22 DD Pricing set with the current scope but refined based on Estimate Questions/Design Refinements, then perform the DD estimate, and if the estimate is overbudget at that time, undertake a VE program, based on a VE List developed by the Ad Hoc VE Subcommittee between now and then and presented to the Committee.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. D. Bois indicated the Ad Hoc VE Subcommittee met three times, reviewed a list over 70 SD Estimate Refresh questions, reviewed the rejected VE items list from SD and new VE items added recently. The Subcommittee will bring a list of new and old VE items to the Committee to consider, as well as Bid Alternates.</li> <li>2. R. Parker asked if the Design Refinements should be reviewed by the Committee?<br/> <i>D. Bois indicated that the Design Refinements are refinements that Perkins&amp;Will would be doing during the regular course of Design Development and these will be reviewed with the Committee.</i></li> <li>3. R. Parker asked that any major changes be brought to the Committee for approval.<br/> <i>D. Bois indicated that none of the Design Refinements are a major change.</i></li> </ol> |
| 39.20  | Committee              | <b>Subcommittee Updates</b>   |

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|--------|--------|---|
|        |        | <ol style="list-style-type: none"><li>1. J. Seeley indicated the Construction Subcommittee met, formed a Subset and that Subset met with Perkins&amp;Will and Consigli to review Construction Logistics and Phasing.</li><li>2. J. Seeley indicated Perkins&amp;Will would like to start meeting with the Interiors Subcommittee and if Committee members would like to volunteer for the Subcommittee, email J. Seeley who will compile the membership list.</li></ol> |
| 39.21  | Record | <b>Committee Questions</b> - none   |
| 39.22  | Record | <b>Old or New Business</b><br><ol style="list-style-type: none"><li>1. J. Macero indicated he will be retiring on August 31, 2022 and that D. Ljungberg will be Superintendent after that time.</li></ol>   |
| 39.23  | Record | <b>Public Comment</b> – none  |
| 39.24  | Record | Next <b>SSBC Meeting: February 7, 2022 at 7:00 pm.</b>  |
| 39.25  | Record | A Motion was made by S. Iovanni and seconded by L. Gallagher to adjourn the meeting. No discussion, motion passed unanimous by roll call vote.  |

Attachments: Agenda, Project Schedule, Town Borrowing Press Release, SSBC Design Comments Log, 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:      | New Stoneham High School                             | Project No.:  | 20033     |
| Re:           | School Building Committee Meeting                    | Meeting Date: | 1/24/2022 |
| Prepared by:  | Joel Seeley  | Meeting Time: | 7:00 PM   |
| Location:     | Central Middle School Library & Remote Participation | Meeting No.   | 39        |
| Distribution: | Attendees (MF)                                       |               |           |

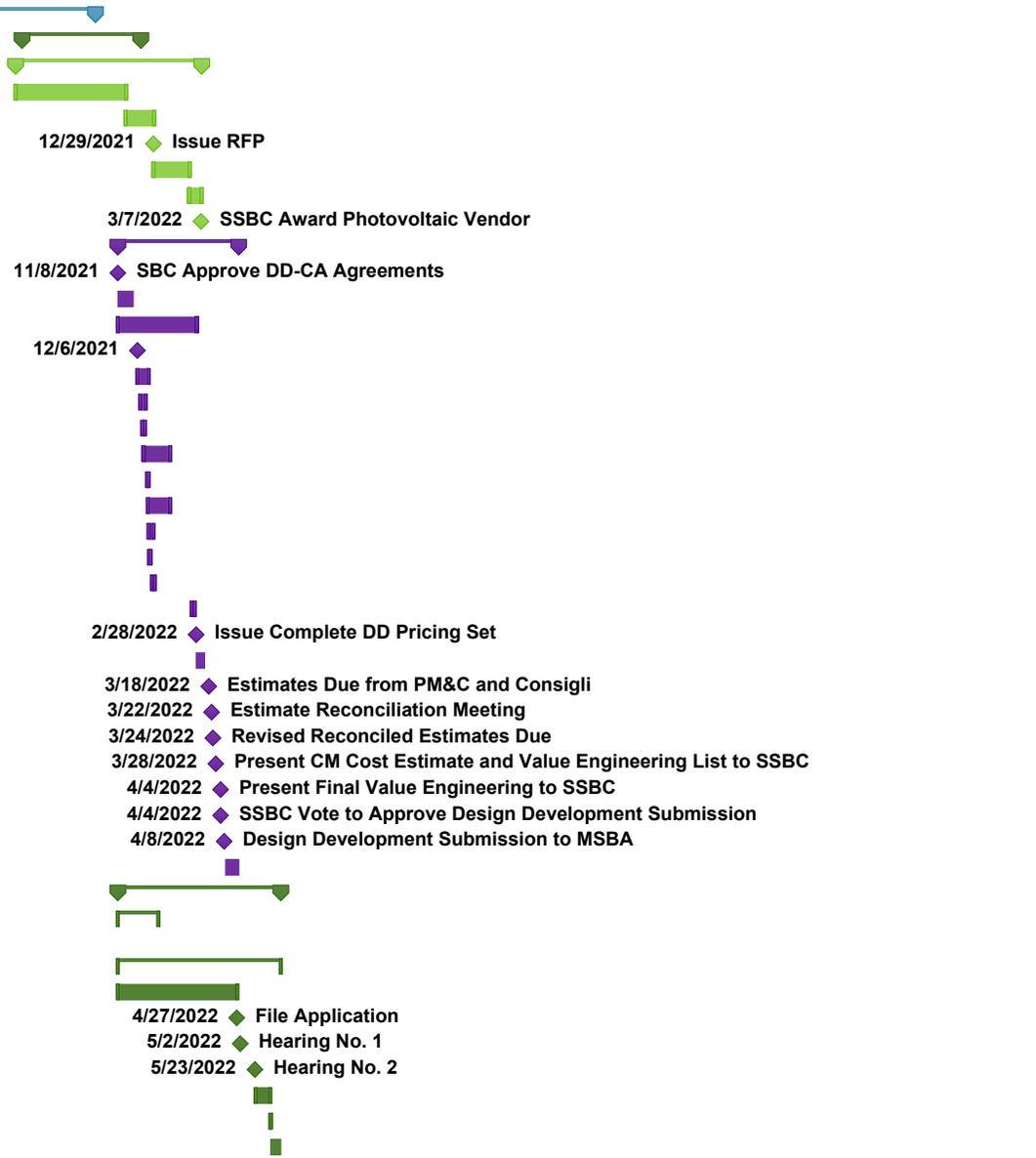
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1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Schedule and Budget Update
5. Borrowing Update
6. Design Update
7. Construction Cost Estimate Update
8. Subcommittee Updates
  - Form Interiors Subcommittee
9. New or Old Business
10. Committee Questions
11. Public Comments
12. Next Meeting: February 7, 2022
13. Adjourn

**Join Go-To-Meeting:** <https://global.gotomeeting.com/join/243874493>

**Dial-in:** [+1 \(872\) 240-3311](tel:+18722403311) **Access Code:** 243-874-493

| ID  | Task Name  | Duration | Start      | Finish     | 2022 |    |    |    |    |    |    |    |    |    |    |    | 2023 |    |    |    | 2024 |   |   |   | 2025 |   |
|-----|--|----------|------------|------------|------|----|----|----|----|----|----|----|----|----|----|----|------|----|----|----|------|---|---|---|------|---|
|     |  |          |            |            | 2    | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2   | Q3 | Q4 | Q1 | Q2   |   |   |   |      |   |
|     |  |          |            |            | M    | J  | J  | A  | S  | O  | N  | D  | J  | F  | M  | A  | M    | J  | J  | A  | S    | O | N | D | J    | F |
| 1   | <b>MSBA PREREQUISITES</b>  | 158 days | 3/22/2019  | 10/30/2019 |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 4   | <b>RETAIN OPM</b>  | 33 days  | 1/22/2020  | 3/9/2020   |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 10  | <b>RETAIN DESIGNER</b>   | 95 days  | 2/12/2020  | 6/23/2020  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 20  | <b>FEASIBILITY STUDY (FS)</b>  | 156 days | 7/8/2020   | 2/11/2021  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 63  | <b>CONSTRUCTION MANAGER (CM)</b>   | 99 days  | 10/13/2020 | 2/26/2021  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 74  | <b>SCHEMATIC DESIGN (SD)</b>   | 198 days | 1/4/2021   | 10/6/2021  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 117 | <b>LOCAL APPROPRIATION</b>   | 122 days | 6/24/2021  | 12/10/2021 |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 126 | <b>PHOTOVOLTAIC VENDOR</b>   | 190 days | 6/15/2021  | 3/7/2022   |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 127 | Retain PV RFP Consultant   | 114 days | 6/15/2021  | 11/19/2021 |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 128 | Draft RFP  | 29 days  | 11/19/2021 | 12/29/2021 |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 129 | Issue RFP  | 0 days   | 12/29/2021 | 12/29/2021 |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 130 | PV Vendor Develop Proposal   | 38 days  | 12/29/2021 | 2/18/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 131 | Review Photovoltaic Vendor Proposals and Interview   | 12 days  | 2/18/2022  | 3/7/2022   |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 132 | SSBC Award Photovoltaic Vendor   | 0 days   | 3/7/2022   | 3/7/2022   |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 133 | <b>DESIGN DEVELOPMENT</b>  | 125 days | 11/8/2021  | 4/29/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 134 | SBC Approve DD-CA Agreements   | 0 days   | 11/8/2021  | 11/8/2021  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 135 | LEED-S Registration  | 16 days  | 11/8/2021  | 11/29/2021 |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 136 | Prepare DD Pricing Set   | 81 days  | 11/8/2021  | 2/28/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 137 | Geothermal Conductivity Test Prep  | 0 days   | 12/6/2021  | 12/6/2021  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 138 | Survey Off-Site  | 12 days  | 12/6/2021  | 12/21/2021 |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 139 | Background Noise Study   | 6 days   | 12/10/2021 | 12/17/2021 |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 140 | Geothermal Conductivity Test   | 4 days   | 12/13/2021 | 12/16/2021 |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 141 | DD Programming Meetings  | 28 days  | 12/15/2021 | 1/21/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 142 | Geotechnical Test Pits   | 2 days   | 12/20/2021 | 12/21/2021 |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 143 | Survey On-Site   | 24 days  | 12/21/2021 | 1/21/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 144 | Geotechnical Borings   | 5 days   | 12/22/2021 | 12/28/2021 |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 145 | GeoEnvironmental Probes  | 2 days   | 12/23/2021 | 12/24/2021 |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 146 | Hazardous Materials Investigation  | 4 days   | 12/27/2021 | 12/30/2021 |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 147 | Hazardous Materials Investigation  | 4 days   | 2/22/2022  | 2/25/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 148 | Issue Complete DD Pricing Set  | 0 days   | 2/28/2022  | 2/28/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 149 | OPM and Cx Review  | 10 days  | 2/28/2022  | 3/11/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 150 | Estimates Due from PM&C and Consigli   | 0 days   | 3/18/2022  | 3/18/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 151 | Estimate Reconciliation Meeting  | 0 days   | 3/22/2022  | 3/22/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 152 | Revised Reconciled Estimates Due   | 0 days   | 3/24/2022  | 3/24/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 153 | Present CM Cost Estimate and Value Engineering List to SSBC                                    | 0 days   | 3/28/2022  | 3/28/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 154 | Present Final Value Engineering to SSBC  | 0 days   | 4/4/2022   | 4/4/2022   |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 155 | SSBC Vote to Approve Design Development Submission   | 0 days   | 4/4/2022   | 4/4/2022   |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 156 | <b>Design Development Submission to MSBA</b>   | 0 days   | 4/8/2022   | 4/8/2022   |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 157 | MSBA Comments  | 15 days  | 4/11/2022  | 4/29/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 158 | <b>SITE PERMITTING</b>   | 167 days | 11/8/2021  | 6/28/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 159 | <b>Stoneham Conservation Commission - ANRAD (Not Required - Delineation Reviewed with NOI)</b> | 42 days  | 11/8/2021  | 1/4/2022   |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 166 | <b>Stoneham Conservation Commission - NOI</b>  | 167 days | 11/8/2021  | 6/28/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 167 | Prepare Application Documents  | 123 days | 11/8/2021  | 4/27/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 168 | File Application   | 0 days   | 4/27/2022  | 4/27/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 169 | Hearing No. 1  | 0 days   | 5/2/2022   | 5/2/2022   |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 170 | Hearing No. 2  | 0 days   | 5/23/2022  | 5/23/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 171 | Conservation Commission Issue Order of Conditions  | 15 days  | 5/24/2022  | 6/13/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 172 | Record at Registry of Deeds  | 1 day    | 6/14/2022  | 6/14/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |
| 173 | Appeal Period  | 10 days  | 6/15/2022  | 6/28/2022  |      |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |



| ID  | Task Name   | Duration | Start     | Finish     | 2022  |    |    |    |    |    |    |    |    |    |    |    | 2023 |    |    |    | 2024 |   |   |   | 2025 |   |   |   |   |   |   |   |   |   |   |   |   |
|-----|---|----------|-----------|------------|---|----|----|----|----|----|----|----|----|----|----|----|------|----|----|----|------|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|---|
|     |   |          |           |            | 2   | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2   | Q3 | Q4 | Q1 | Q2   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
|     |   |          |           |            | M   | J  | J  | A  | S  | O  | N  | D  | J  | F  | M  | A  | M    | J  | J  | A  | S    | O | N | D | J    | F | M | A | M | J | J | A | S | O | N | D | J |
| 174 | <b>Stormwater Board Approval</b>                                  | 23 days  | 4/27/2022 | 5/30/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 175 | Submit Stormwater Board Approval Application                      | 0 days   | 4/27/2022 | 4/27/2022  | 4/27/2022 ◆ Submit Stormwater Board Approval Application  |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 176 | Hearing No. 1   | 0 days   | 5/9/2022  | 5/9/2022   | 5/9/2022 ◆ Hearing No. 1                                  |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 177 | Hearing No. 2   | 0 days   | 5/30/2022 | 5/30/2022  | 5/30/2022 ◆ Hearing No. 2                                 |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 178 | Stormwater Award Approval   | 0 days   | 5/30/2022 | 5/30/2022  | 5/30/2022 ◆ Stormwater Award Approval                     |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 179 | <b>Zoning Board of Appeals</b>                                    | 42 days  | 4/27/2022 | 6/23/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 180 | Submit Variance Request   | 0 days   | 4/27/2022 | 4/27/2022  | 4/27/2022 ◆ Submit Variance Request                       |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 181 | Hearing No. 1   | 0 days   | 5/12/2022 | 5/12/2022  | 5/12/2022 ◆ Hearing No. 1                                 |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 182 | Hearing No. 2   | 0 days   | 5/26/2022 | 5/26/2022  | 5/26/2022 ◆ Hearing No. 2                                 |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 183 | ZBA Issues Decision   | 0 days   | 6/3/2022  | 6/3/2022   | 6/3/2022 ◆ ZBA Issues Decision                            |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 184 | Record at Registry of Deeds                                       | 0 days   | 6/3/2022  | 6/3/2022   | 6/3/2022 ◆ Record at Registry of Deeds                    |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 185 | Appeal Period   | 15 days  | 6/3/2022  | 6/23/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 186 | <b>Stoneham Select Board - Site Plan Approval (Not Required)</b>  | 159 days | 11/8/2021 | 6/16/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 195 | <b>BUILDING PERMITTING</b>  | 228 days | 1/19/2022 | 12/2/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 196 | <b>State Building Code Variance</b>                               | 66 days  | 1/19/2022 | 4/21/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 197 | Submit Variance Denial Letter Request                             | 0 days   | 1/19/2022 | 1/19/2022  | 1/19/2022 ◆ Submit Variance Denial Letter Request         |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 198 | Building Commissioner Issue Denial Letter                         | 16 days  | 1/20/2022 | 2/10/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 199 | Submit Variance Request   | 0 days   | 2/24/2022 | 2/24/2022  | 2/24/2022 ◆ Submit Variance Request                       |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 200 | Hearing No. 1   | 0 days   | 4/21/2022 | 4/21/2022  | 4/21/2022 ◆ Hearing No. 1                                 |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 201 | Issue Variance Approval   | 0 days   | 4/21/2022 | 4/21/2022  | 4/21/2022 ◆ Issue Variance Approval                       |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 202 | <b>MAAB Variance</b>  | 22 days  | 3/10/2022 | 4/11/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 203 | Submit Variance Request   | 0 days   | 3/10/2022 | 3/10/2022  | 3/10/2022 ◆ Submit Variance Request                       |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 204 | Hearing No. 1   | 0 days   | 4/11/2022 | 4/11/2022  | 4/11/2022 ◆ Hearing No. 1                                 |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 205 | Issue Variance Approval   | 0 days   | 4/11/2022 | 4/11/2022  | 4/11/2022 ◆ Issue Variance Approval                       |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 206 | <b>Site Preparation Package Permit</b>                            | 30 days  | 5/18/2022 | 6/28/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 207 | <b>Foundation Permit</b>  | 23 days  | 6/20/2022 | 7/20/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 208 | <b>Structure Permit</b>   | 23 days  | 6/29/2022 | 7/29/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 209 | <b>Building Permit</b>  | 21 days  | 11/4/2022 | 12/2/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 210 | <b>CONSTRUCTION DOCUMENTS</b>                                     | 176 days | 3/18/2022 | 11/18/2022 |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 211 | <b>Early Site Enabling, and Preparation Package No. 1</b>         | 37 days  | 3/18/2022 | 5/9/2022   |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 212 | Incorporate MSBA DD Comments                                      | 11 days  | 4/29/2022 | 5/13/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 213 | Develop 60% Contract Documents to Estimator                       | 36 days  | 4/8/2022  | 5/27/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 214 | OPM and Cx Review   | 12 days  | 5/27/2022 | 6/13/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 215 | Structural Peer Review of Early Foundation and Structural Package | 12 days  | 5/27/2022 | 6/13/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 216 | 60% Construction Documents Cost Estimate                          | 12 days  | 5/27/2022 | 6/13/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 217 | Value Engineering   | 6 days   | 6/13/2022 | 6/20/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 218 | <b>Early Foundation and Structural Package No. 2</b>              | 52 days  | 4/8/2022  | 6/20/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 219 | <b>60% Construction Documents Submission to MSBA</b>              | 0 days   | 6/20/2022 | 6/20/2022  | 6/20/2022 ◆ 60% Construction Documents Submission to MSBA |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 220 | MSBA Review of 60% CD Submission                                  | 16 days  | 6/20/2022 | 7/11/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 221 | Incorporate MSBA 60% CD Comments                                  | 11 days  | 7/11/2022 | 7/25/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 222 | Develop 90% Contract Documents to Estimator                       | 46 days  | 6/20/2022 | 8/22/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 223 | OPM and Cx Review   | 11 days  | 8/22/2022 | 9/5/2022   |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 224 | 90% Construction Documents Cost Estimate                          | 11 days  | 8/22/2022 | 9/5/2022   |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 225 | Value Engineering   | 6 days   | 9/5/2022  | 9/12/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 226 | <b>90% Construction Documents Submission to MSBA</b>              | 0 days   | 9/12/2022 | 9/12/2022  | 9/12/2022 ◆ 90% Construction Documents Submission to MSBA |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 227 | MSBA Review of 90% CD Submission                                  | 16 days  | 9/12/2022 | 10/3/2022  |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 228 | Incorporate MSBA 90% CD Comments                                  | 11 days  | 10/3/2022 | 10/17/2022 |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 229 | <b>Construction Documents Complete Package No. 3</b>              | 0 days   | 11/4/2022 | 11/4/2022  | 11/4/2022 ◆ Construction Documents Complete Package No. 3 |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |
| 230 | LEED-S Design Submission  | 11 days  | 11/4/2022 | 11/18/2022 |   |    |    |    |    |    |    |    |    |    |    |    |      |    |    |    |      |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |   |





January 19, 2022

Mrs. Cheryl Noble  
Stoneham Building Department  
Building Commissioner  
35 Central Street  
Stoneham, MA 02180

**RE: Stoneham High School Project  
Variance Denial Letter Request – 780 CMR 703.4 & 712.1.9**

Dear Mrs. Noble:

Code Red Consultants has prepared this letter on behalf of Perkins & Will to request a denial letter for a variance regarding the vertical openings proposed as part of the Stoneham High School project.

The project consists of the design and construction of a new high school. The building is proposed to be 3 stories in height with a footprint area of approximately 105,000 sf and an aggregate area of approximately 240,000 sf. Level 01 will include an auditorium, a gymnasium, a cafeteria, administrative offices, and a pre-kindergarten wing. Levels 02 and 03 will consist primarily of classrooms, science labs, media areas, and offices. Level 02 will also include an auditorium seating area and a track that is open to the gymnasium below.

The building will include various floor openings. The Gymnasium located on Level 01 is proposed to have a floor opening which extends all 3 floor levels, however, is separated from Levels 02 and 03 with fire-resistance rated construction. In some locations, the fire-resistance rating is proposed to be achieved via Tyco WS or Reliable WP Series window sprinklers on both sides of glazing.

780 CMR Massachusetts State Building Code (*9th Edition*), which adopts and amends the 2015 International Building Code (IBC), Section 712 addresses vertical openings. 780 CMR 712.1.9 permits two-story openings to be unenclosed where certain conditions are met. 780 CMR 703.4 requires that the fire-resistance rating of building elements be established without the use of automatic sprinklers being incorporated as part of the design. The proposed design does not meet the prescriptive requirements of 780 CMR as listed above and therefore we will be requesting a variance to these code sections.

As such, we are requesting your assistance to prepare a denial letter which prevents us from utilizing this approach, as required to be included as part of the Building Code Appeals Board Application. Once the application is complete, a copy will be sent to you as a service notice which notifies you that the variance is being filed. Based on our conversations, I understand that you have no objections to the proposed variances, but please let me know if you would like to discuss further.

We appreciate your assistance with this matter.

Sincerely,  
CODE RED CONSULTANTS



Carl W. Nelson, P.E.

**For Immediate Release**

**For Further information, contact;**

Paulette Gerry  
Treasurer  
35 Central Street  
Stoneham, MA  
Tel: (781) 279-2660

**Town of Stoneham, MA borrowing nets interest rate of 2.344%**

The Town of Stoneham recently went out to borrow \$135,000,000 for a new High School plus permanently financed a BAN of \$160,000. The Town Treasurer received a total of 10 competitive bids from bond underwriters on Wednesday, January 12, 2022, for a 30-year new money General Obligation bond issue.

J.P. Morgan Securities, Inc. was the winning bidder on the Bonds with an average interest rate of 2.344%. Bond proceeds will be used to finance construction of the new High School and the golf course irrigation.

Prior to the sale, S&P Global Ratings, a municipal bond credit rating agency, assigned an underlying bond rating of 'AA+' to the Town. The rating agency cited the Town's very strong economy, very strong management with strong financial policies and practices, strong budgetary performance, strong budgetary flexibility, very strong liquidity, and strong debt and contingent liability position and as positive credit factors.

The bids for the Bonds were accepted at the offices of the City's Financial Advisor, Hilltop Securities Inc., at 54 Canal Street in Boston, Massachusetts.

# **STONEHAM HIGH SCHOOL**

## **Building Committee Meeting**



1.24.2022

# AGENDA

## 1\ Interior Design Updates

A\ Interior & Exterior Design  
Concept Recap

B\ Overview of Interior Materials

C\ Interior Views

D\ Auditorium Design

E\ Model Walk-through

## 2\ Programming Updates

## 3\ Exterior Design Update

## 4\ Appendix



View towards Spartan Plaza

# **Interior & Exterior Design Concept Recap**

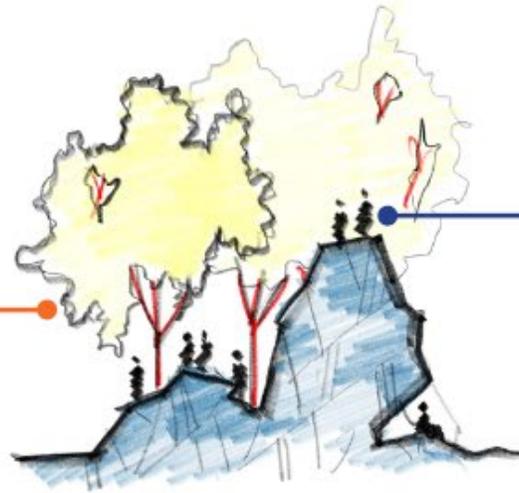
**Building Committee Meeting**

## Interior/Exterior Design Concept Recap

### Stoneham Paths



Places to explore and  
come together



### Stoneham's Promontories



Places to seek  
broader view and find  
perspective

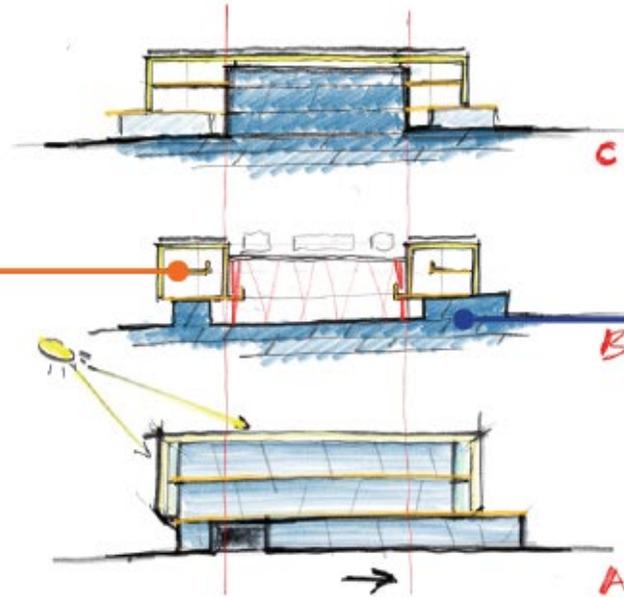
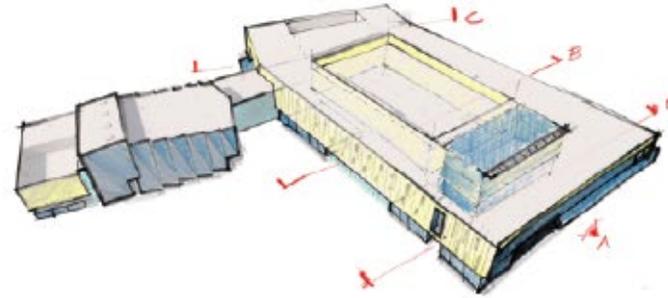
# Interior/Exterior Design Concept Recap

## Paths (exploration)

Exploration  
Energizing  
Connection



Solar Harvesting  
Filtering Light  
Open, Layered



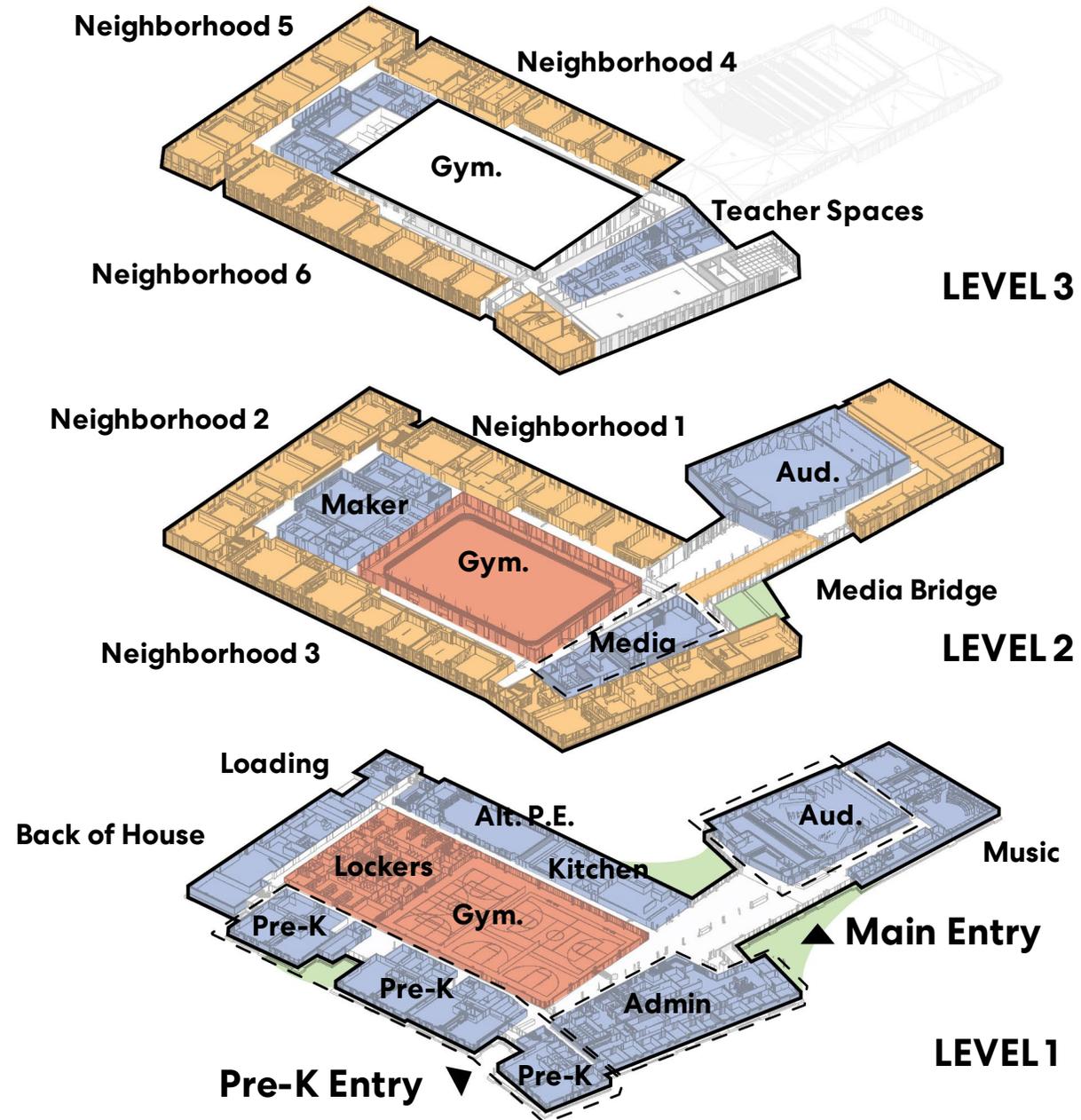
## Promontories (identity)

Identity  
Student expression  
inclusion



Durable  
Elevated Views  
Landscape Connected

# Building Axon Diagram



# Concept Diagram of Interior/Exterior Materials

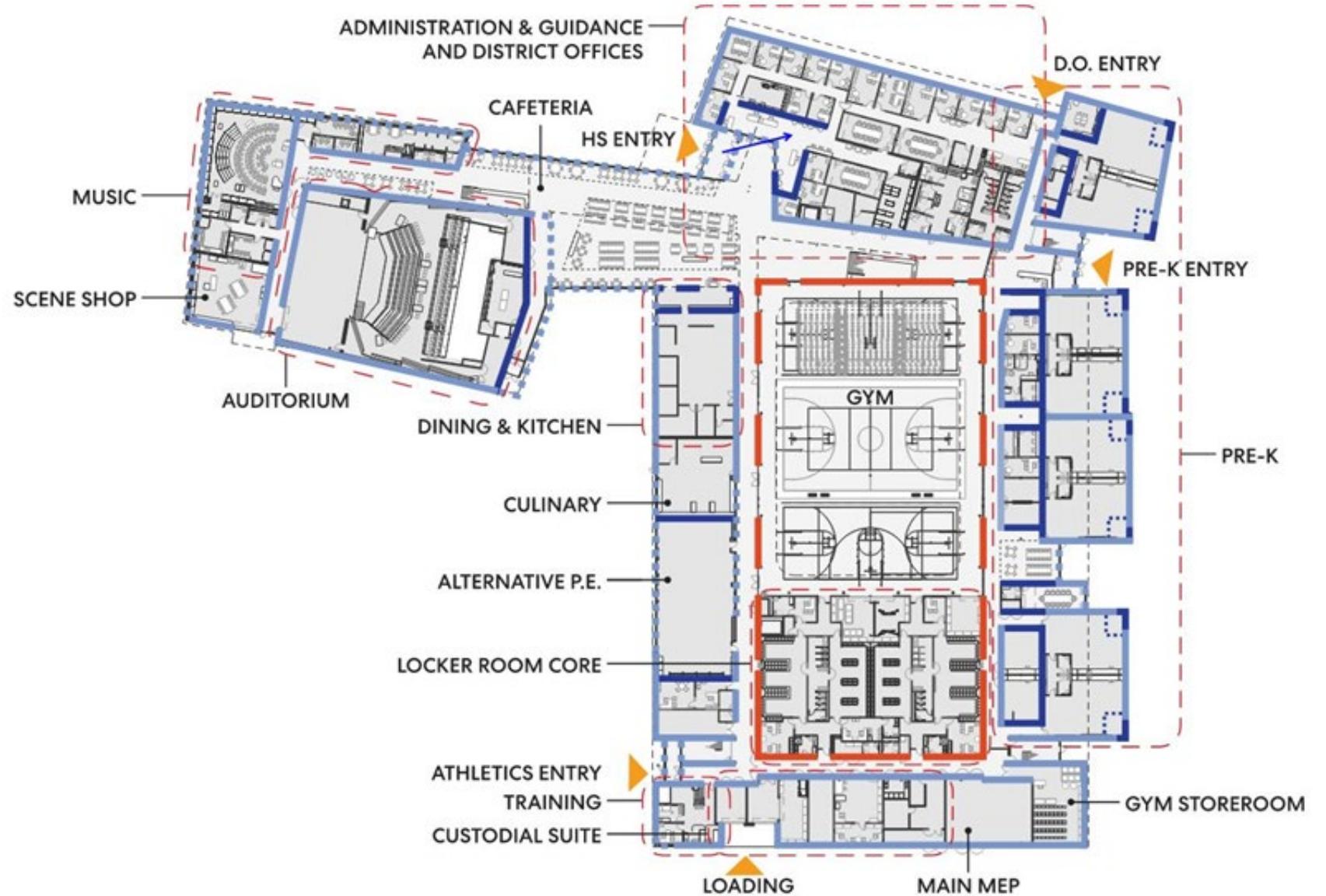
## Level 01

### PATHS

-  EXTERIOR SKIN (TREE BARK)
-  INITIAL ACCENT INTERIOR SKIN LAYER
-  SECONDARY ACCENT INTERIOR SKIN LAYER

### PROMONTORIES

-  ROCK
-  CARVE OUT SPACES



# Concept Diagram of Interior/Exterior Materials

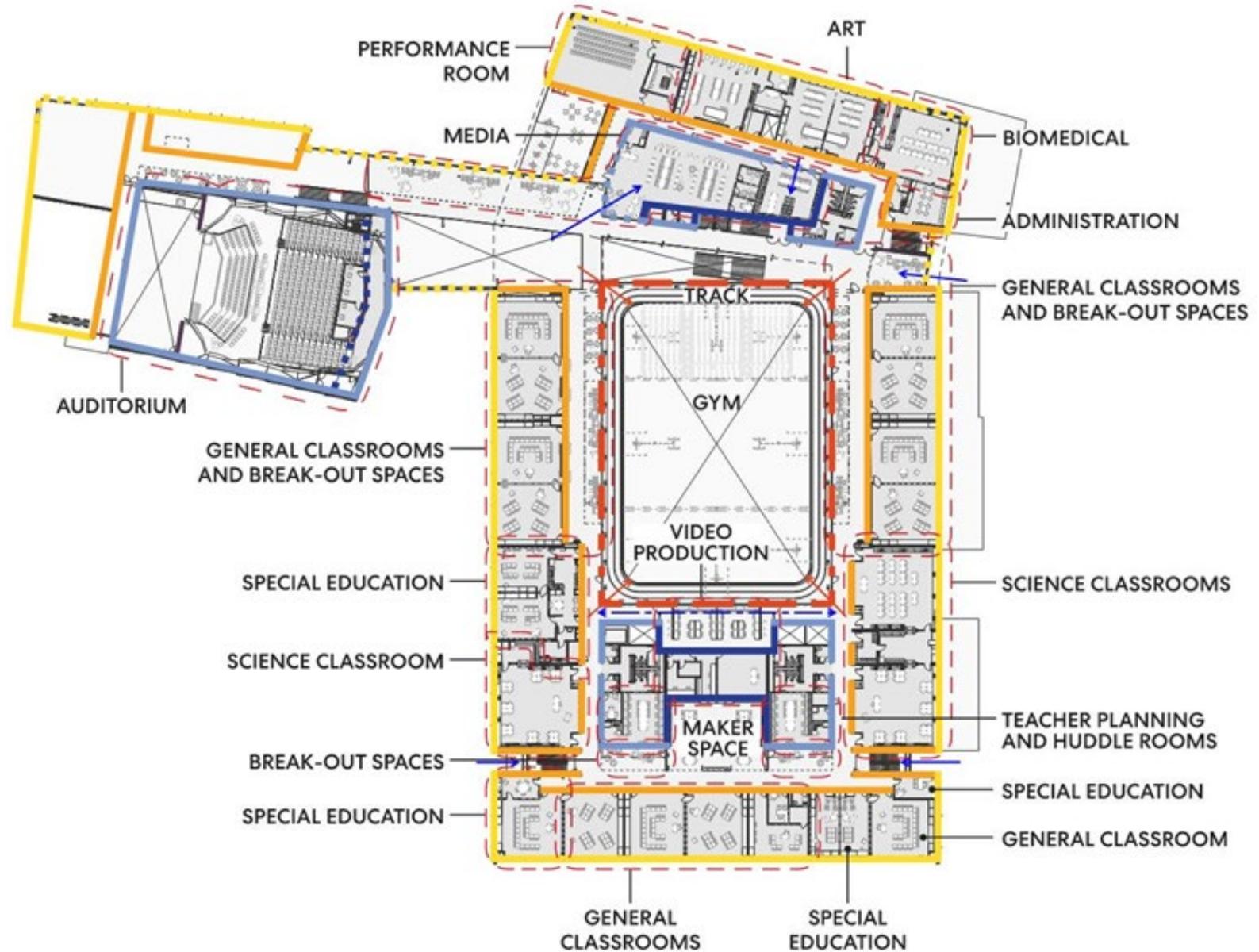
## Level 02

### PATHS

-  EXTERIOR SKIN (TREE BARK)
-  INITIAL ACCENT INTERIOR SKIN LAYER
-  SECONDARY ACCENT INTERIOR SKIN LAYER

### PROMONTORIES

-  ROCK
-  CARVE OUT SPACES



# Concept Diagram of Interior/Exterior Materials

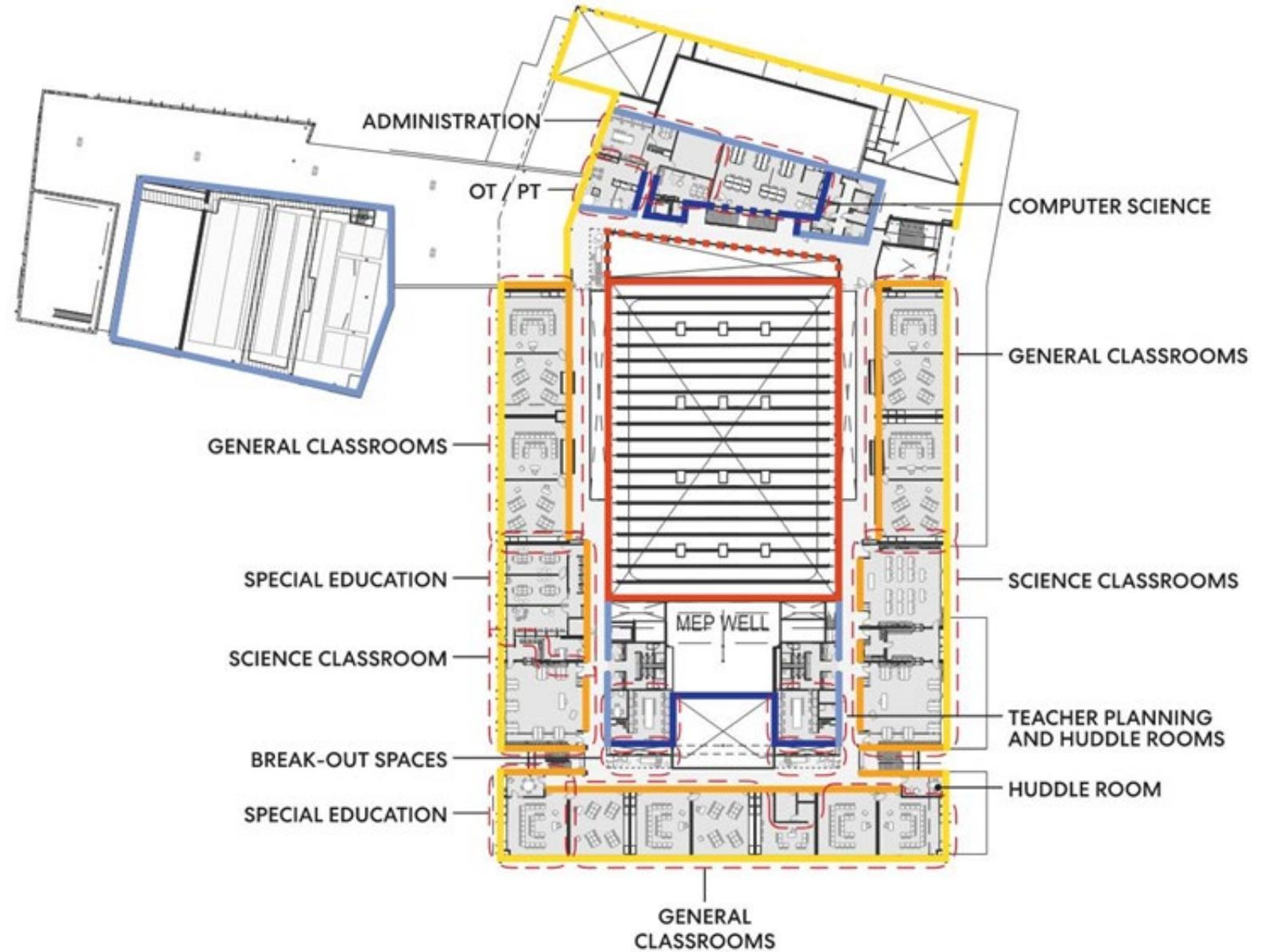
## Level 03

### PATHS

-  EXTERIOR SKIN (TREE BARK)
-  INITIAL ACCENT INTERIOR SKIN LAYER
-  SECONDARY ACCENT INTERIOR SKIN LAYER

### PROMONTORIES

-  ROCK
-  CARVE OUT SPACES



# Floor Plan Diagram of Accent Areas

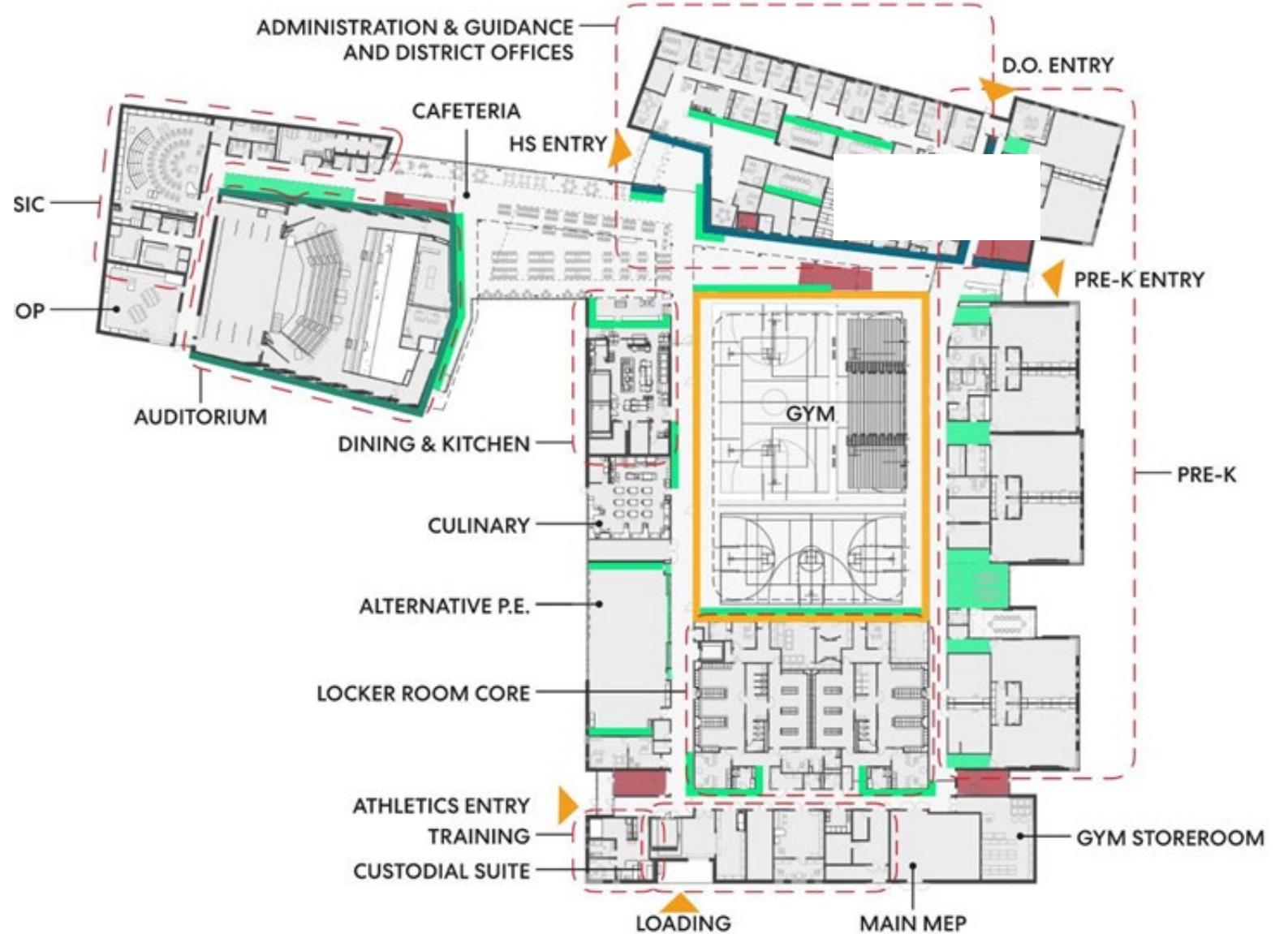
## Level 01

INTERIOR MATERIALS TO MATCH IN TONE TO EXTERIOR BUILDING MATERIALS:

- CHARCOAL GRAY ACOUSTIC GROUND FACE BLOCK
- CHARCOAL GRAY PORCELAIN TILE
- WHITE, GRAY, AND BEIGE TONES

ACCENT AREAS:

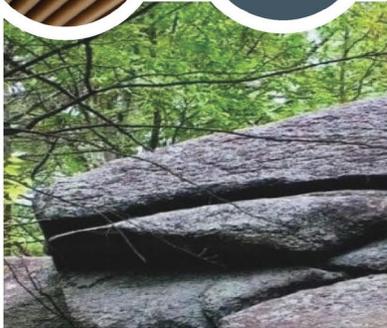
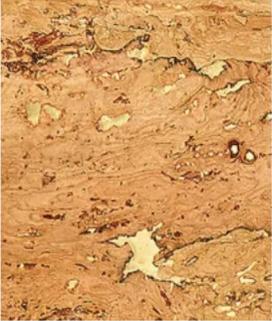
- FOCAL POINTS
- VERTICAL CIRCULATION



# Overview of Interior Materials

Building Committee Meeting

# General Material Palette - Inspiration



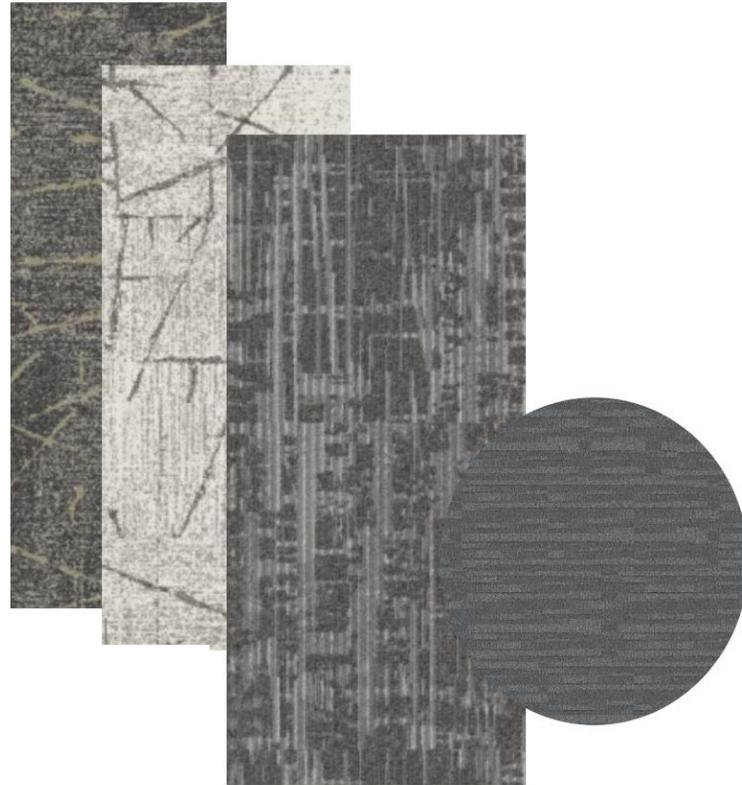
# Interior Floor Finishes

LINOLEUM SHEET FLOORING



Classrooms & Corridors

CARPET TILE & BROADLOOM



Offices, Auditorium & Collaboration Spaces

SEALED CONCRETE



EPOXY



PORCELAIN TILE



Art, Science, Maker Rooms,  
Locker Rooms, Bathrooms  
& Culinary

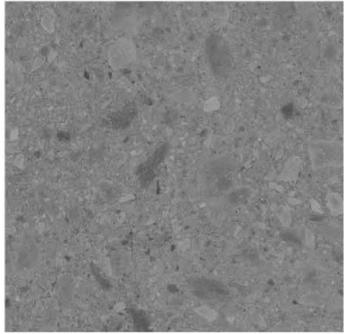
Spartan Place

**Perkins&Will**

# Interior Wall & Ceiling Finishes

## WALLS

### LINOLEUM



### PAINT

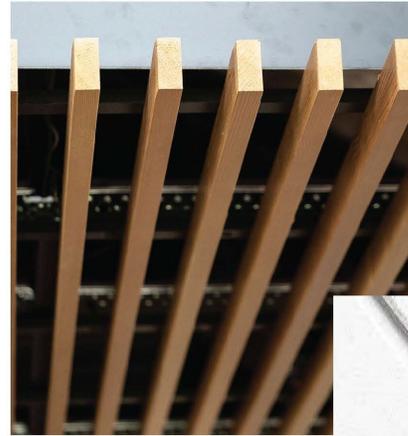


### GLAZED TILE



## CEILING

### CELLING WOOD GRILL



### DRYWALL CEILING



### ACOUSTIC CEILING

Spartan Place,  
Academic Corridors

Accent Paint

Kitchen, Culinary,  
PreK & Restrooms

Spartan Place, Academic Corridors,  
Classrooms & Offices

**Perkins&Will**

# Interior Views

Building Committee Meeting

## Interior Views

### Level 1 Spartan Place

- Reduced wood ceiling by 3,000 sf
- Simplified structure throughout



## Interior Views

### Level 2 Media Bridge

- Simplified wood ceiling geometry
- Railing system provides privacy
- Omitted glass railing



## Interior Views

### Level 2 Classroom Collaboration Space

- Reduced gym glazing
- Economical recessed lighting
- Simplified railings



**Perkins&Will**

## Interior Views

### Level 2 Maker Space & Collaboration Space

- Daylight deep into building
- Student work on display
- Destination for collaboration



**Perkins&Will**

# AUDITORIUM DESIGN

Building Committee Meeting

## Auditorium Design Development

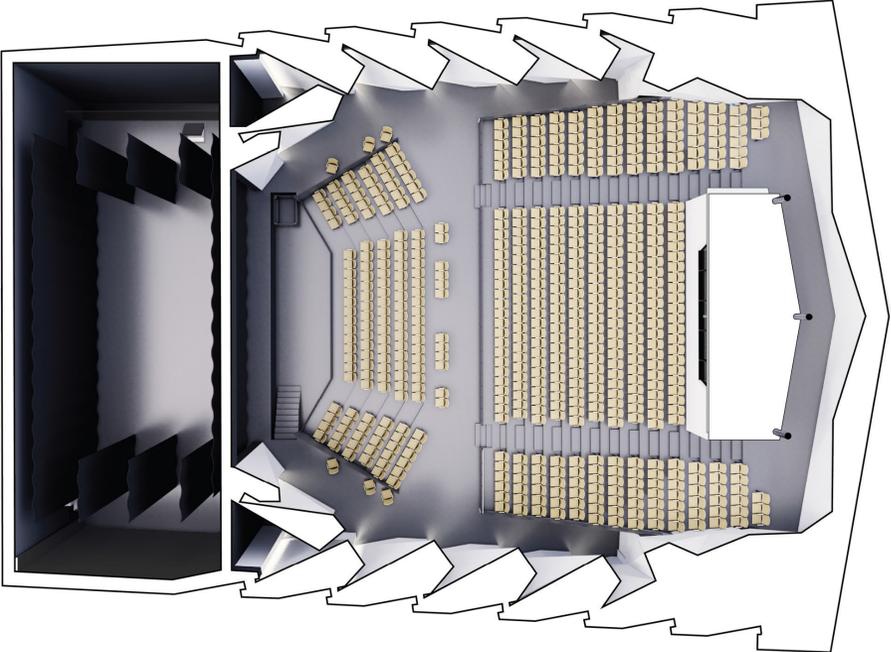
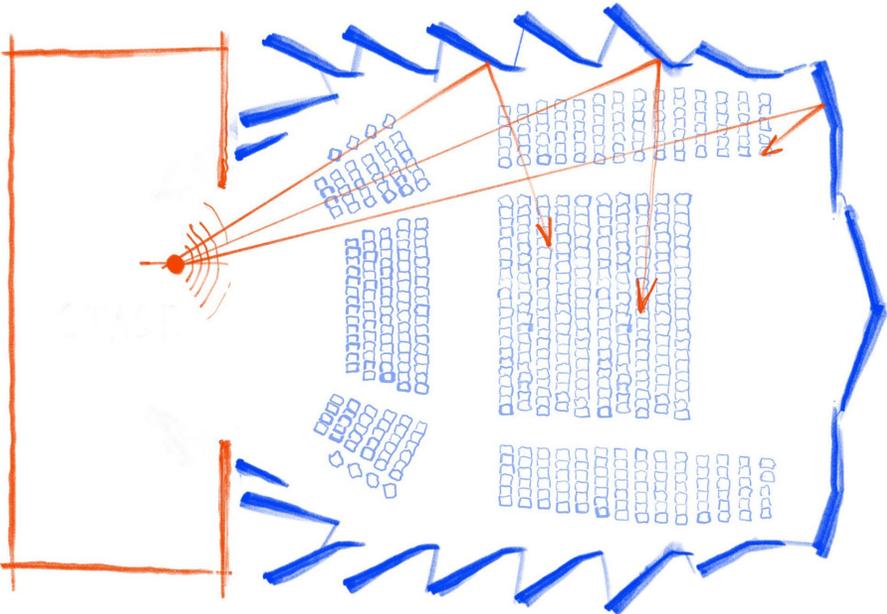


**Drama of the natural world**



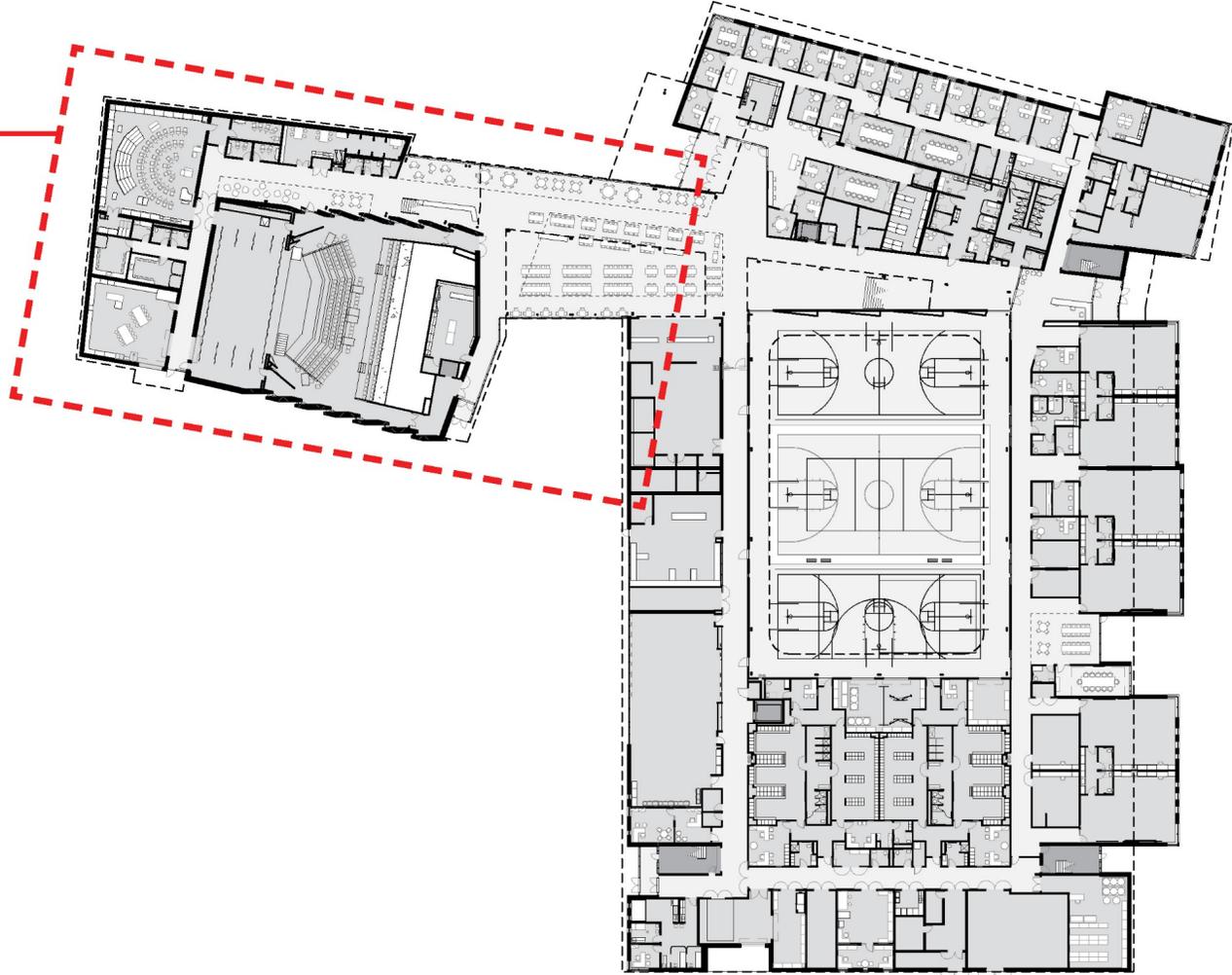
**Shaped for acoustics, carved from stone**

# Auditorium Design Development



# Level 1 Plan

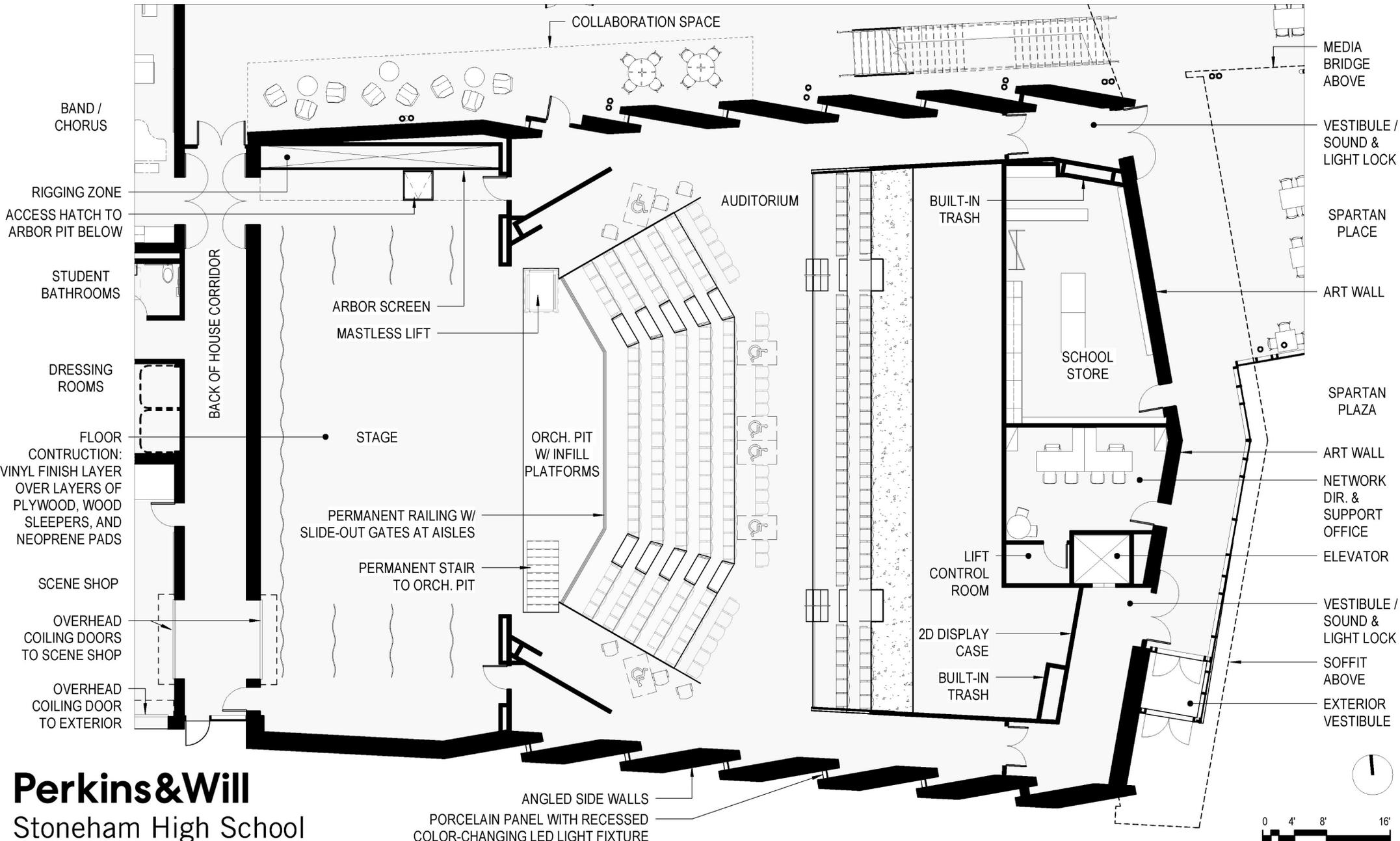
DRAMA & MUSIC WING



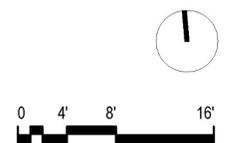
# AUDITORIUM - LEVEL 1

MUSIC PRACTICE ROOMS

COSTUME ROOM



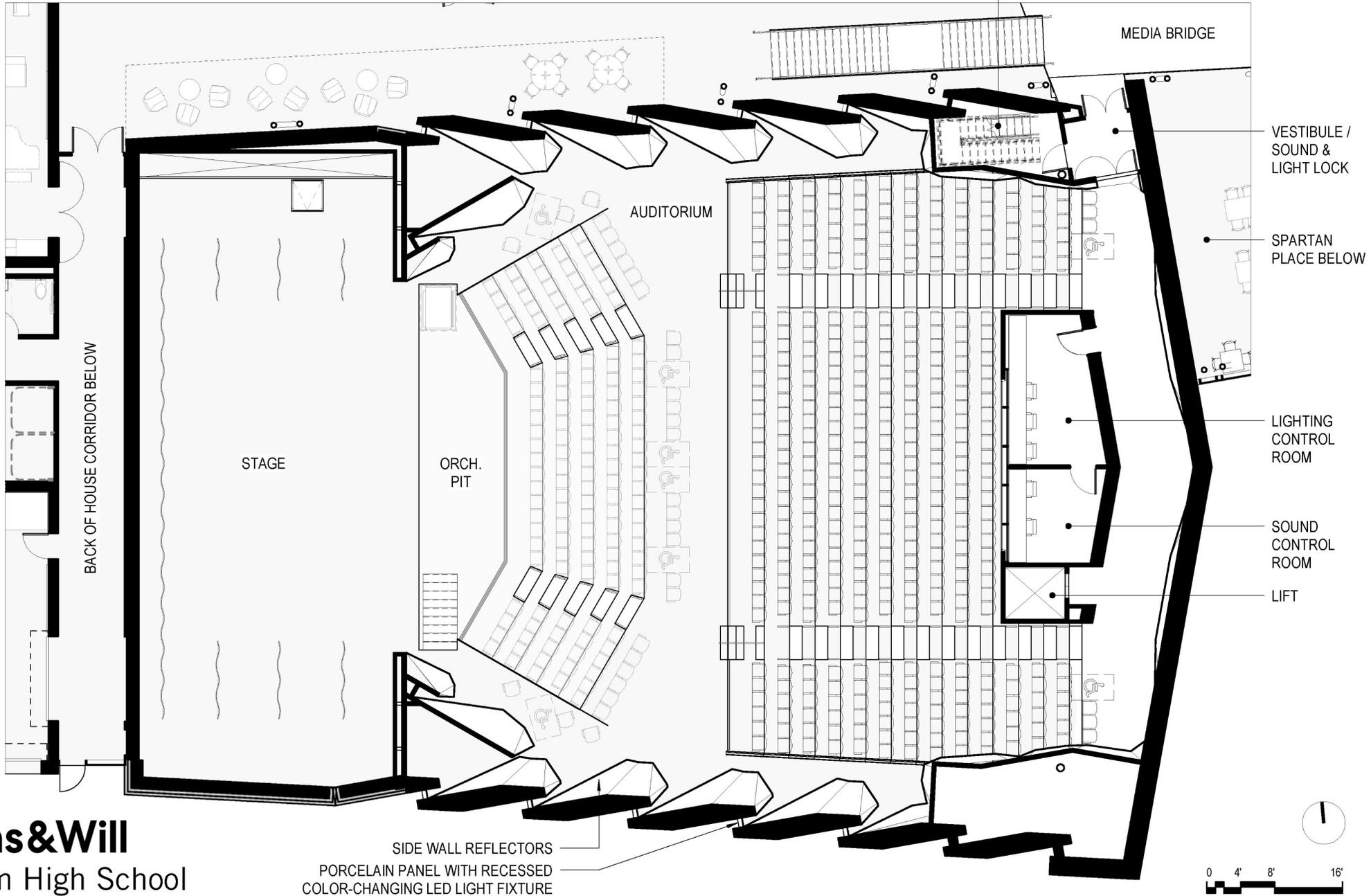
**Perkins&Will**  
Stoneham High School



# AUDITORIUM - LEVEL 2

BACK OF HOUSE ROOMS BELOW ON LEVEL 1

BACK OF HOUSE CORRIDOR BELOW



STAIR TO CATWALK LEVEL

MEDIA BRIDGE

VESTIBULE /  
SOUND &  
LIGHT LOCK

SPARTAN  
PLACE BELOW

LIGHTING  
CONTROL  
ROOM

SOUND  
CONTROL  
ROOM

LIFT

AUDITORIUM

STAGE

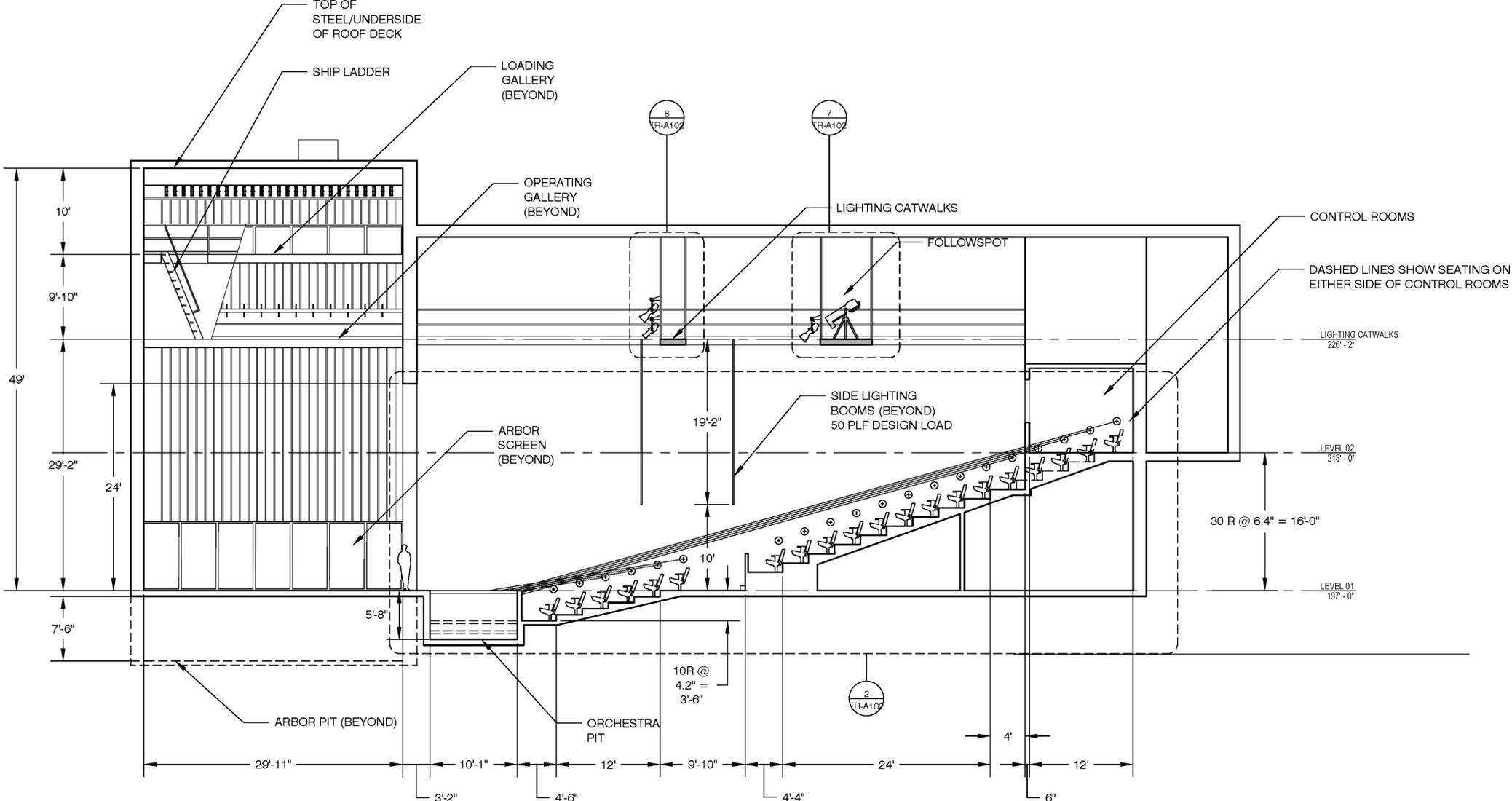
ORCH.  
PIT

SIDE WALL REFLECTORS

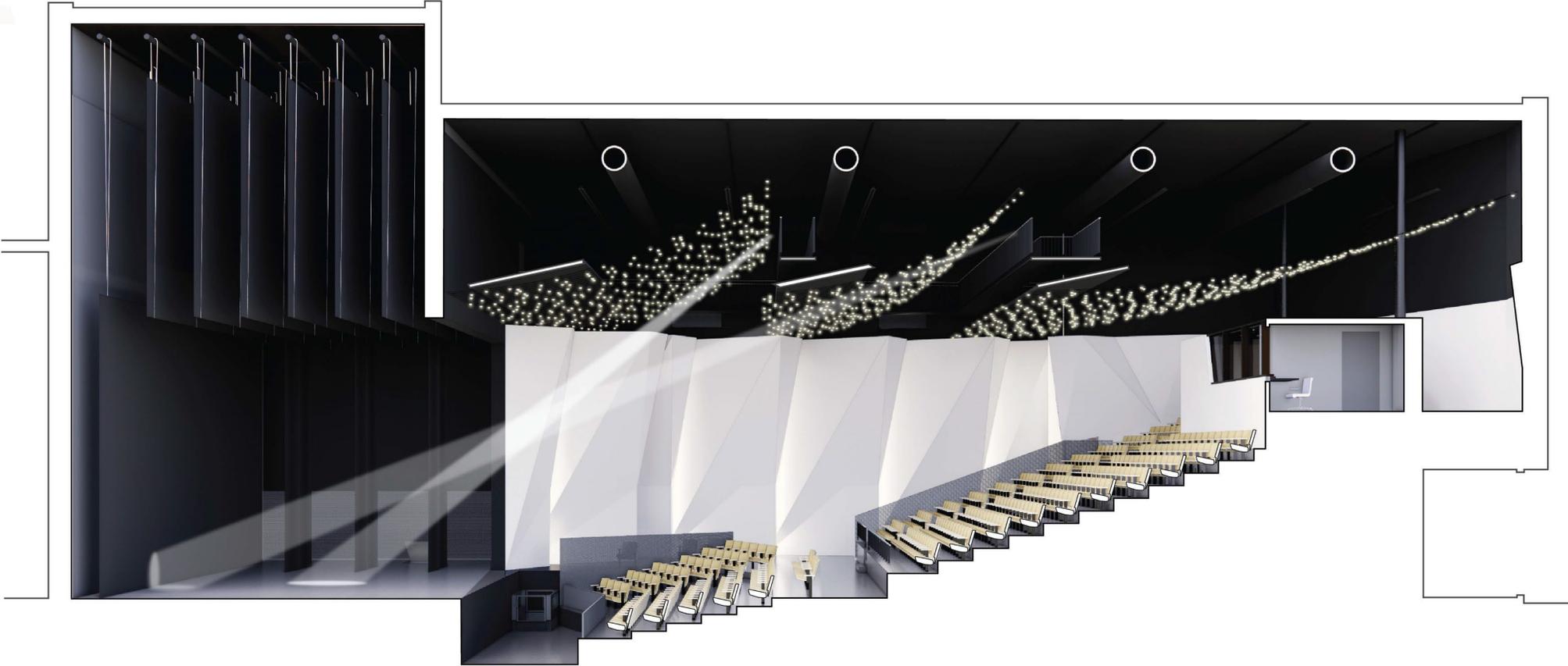
PORCELAIN PANEL WITH RECESSED  
COLOR-CHANGING LED LIGHT FIXTURE



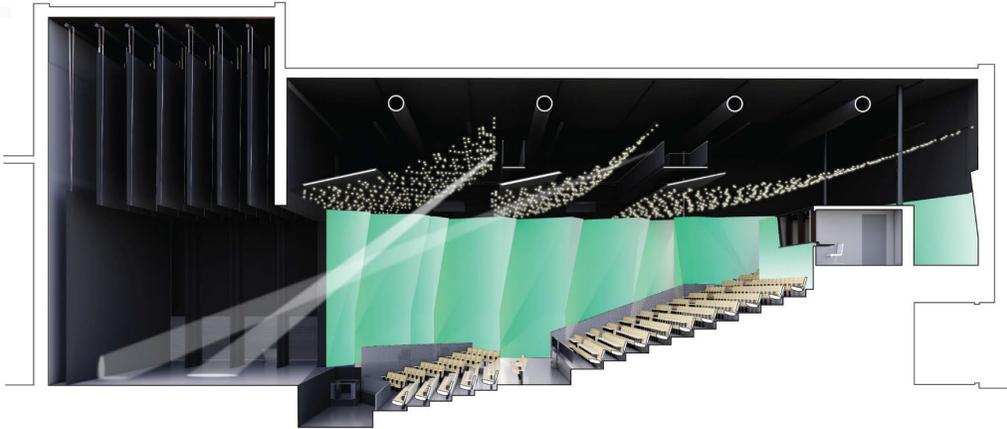
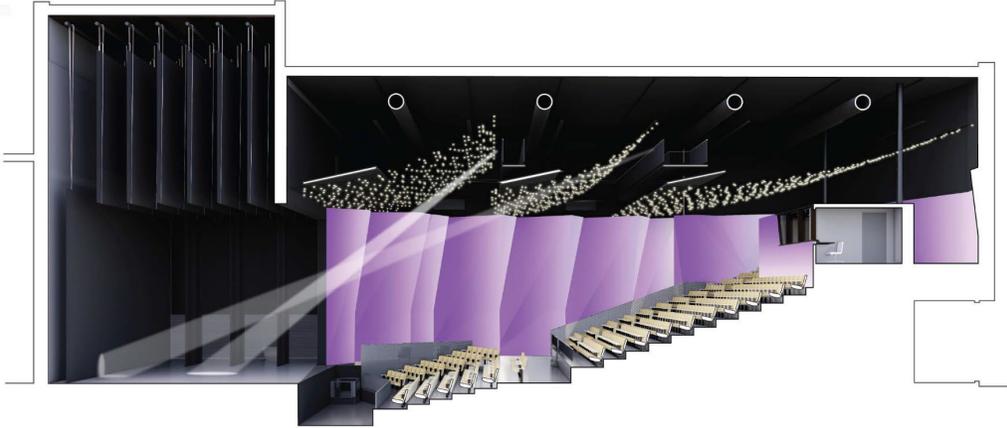
# Auditorium Centerline Section



# Auditorium Section Perspective



# Auditorium Section Perspective: Color-Changing Lights



## Auditorium Lighting Strategy Precedents



# **MODEL WALK-THROUGH**

**Building Committee Meeting**

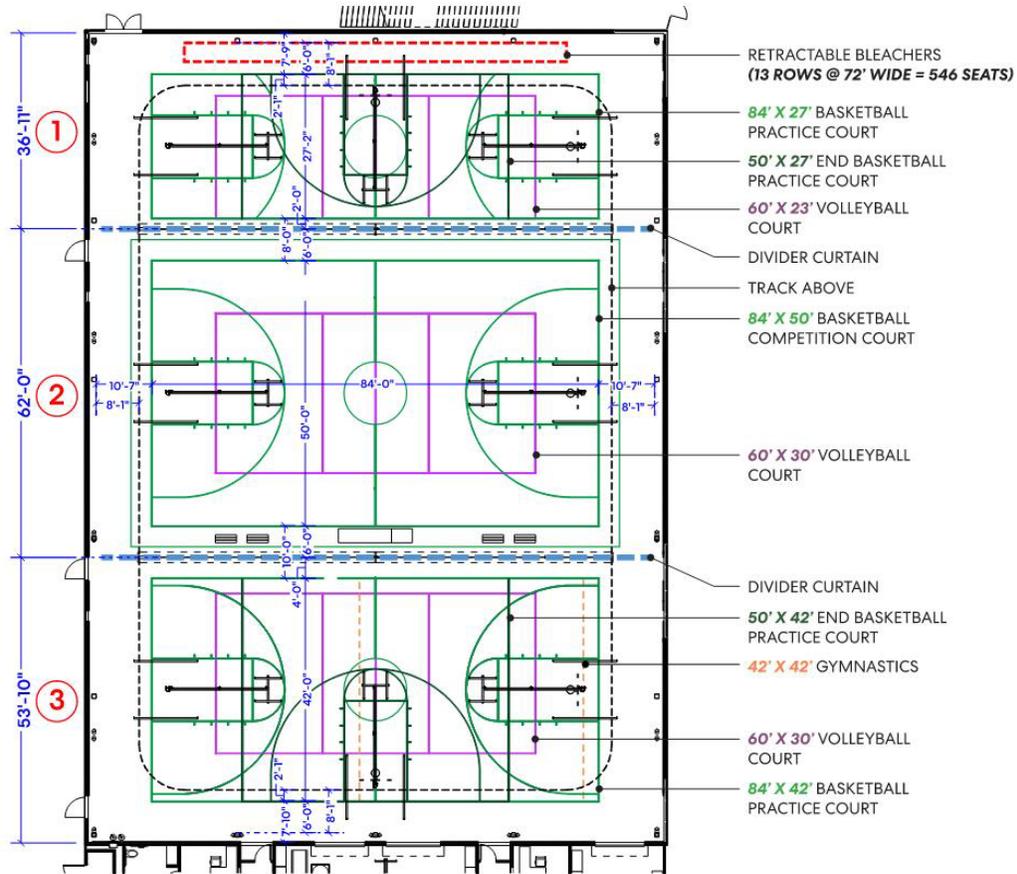
# **PROGRAMMING UPDATES**

**Building Committee Meeting**

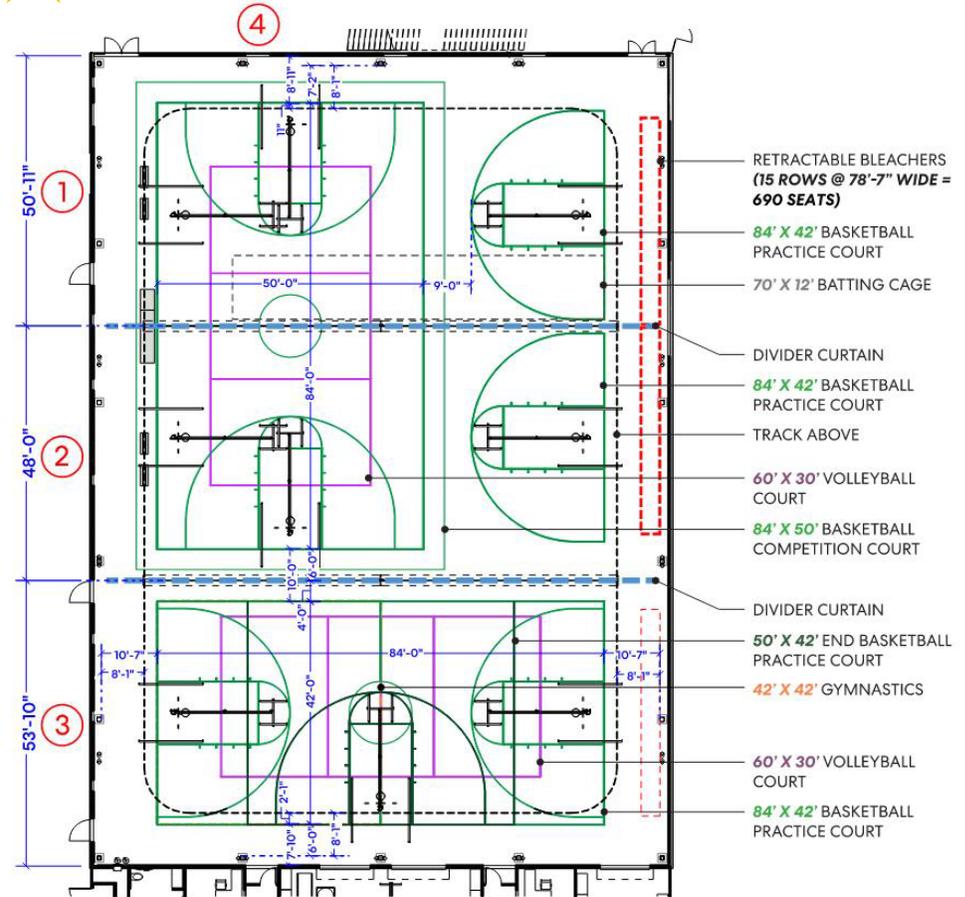
# Programming Updates

## Gymnasium Layout

LAYOUT A



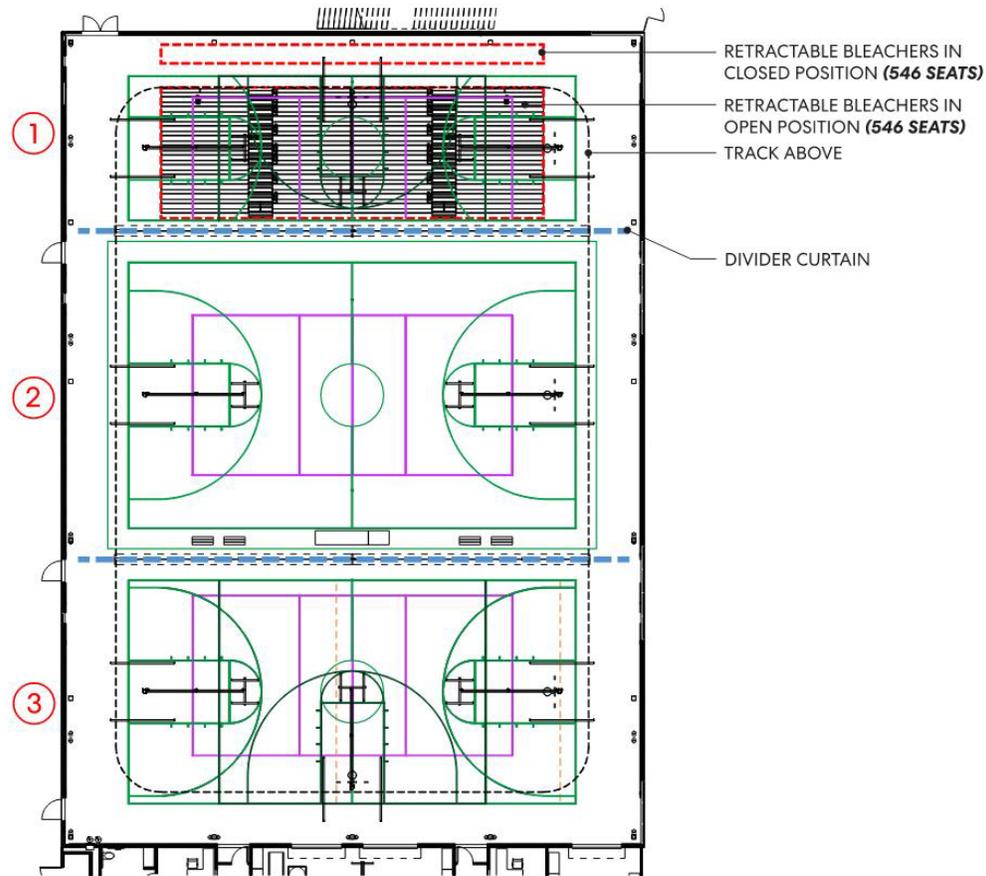
★ LAYOUT B



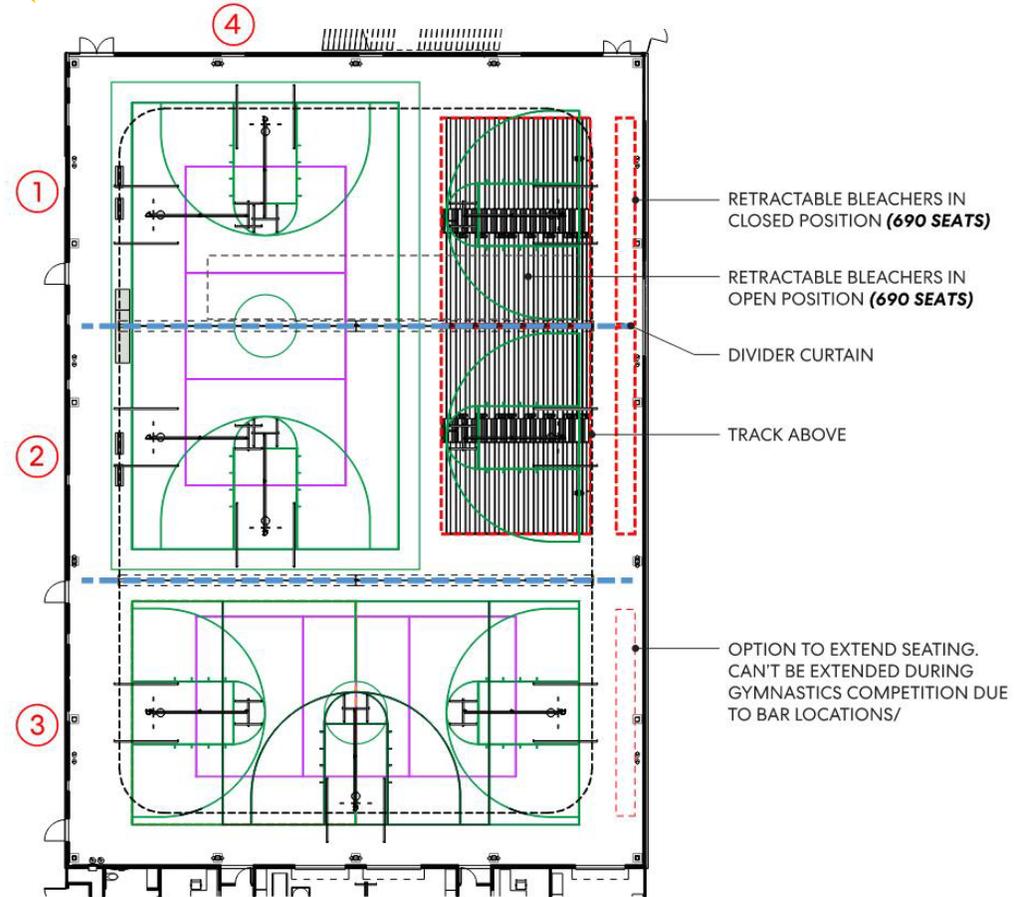
# Programming Updates

## Gymnasium Layout - Bleachers

### LAYOUT A



### ★ LAYOUT B



## Programming Updates

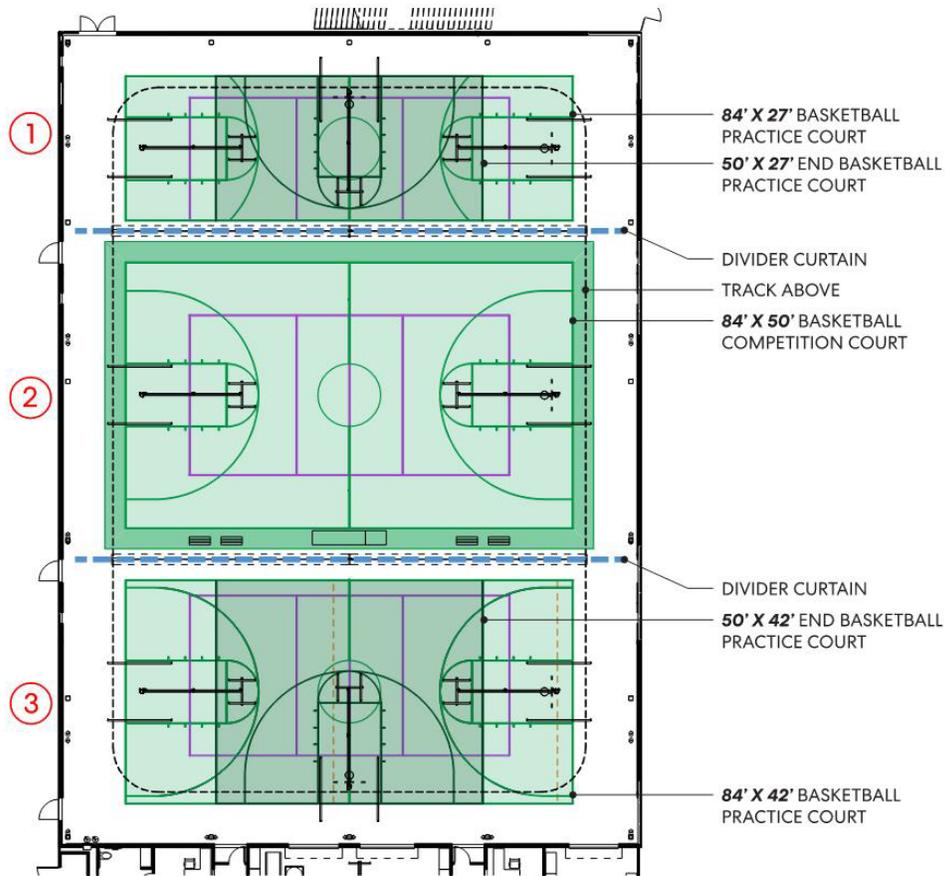
### Gymnasium Layout - Bleachers



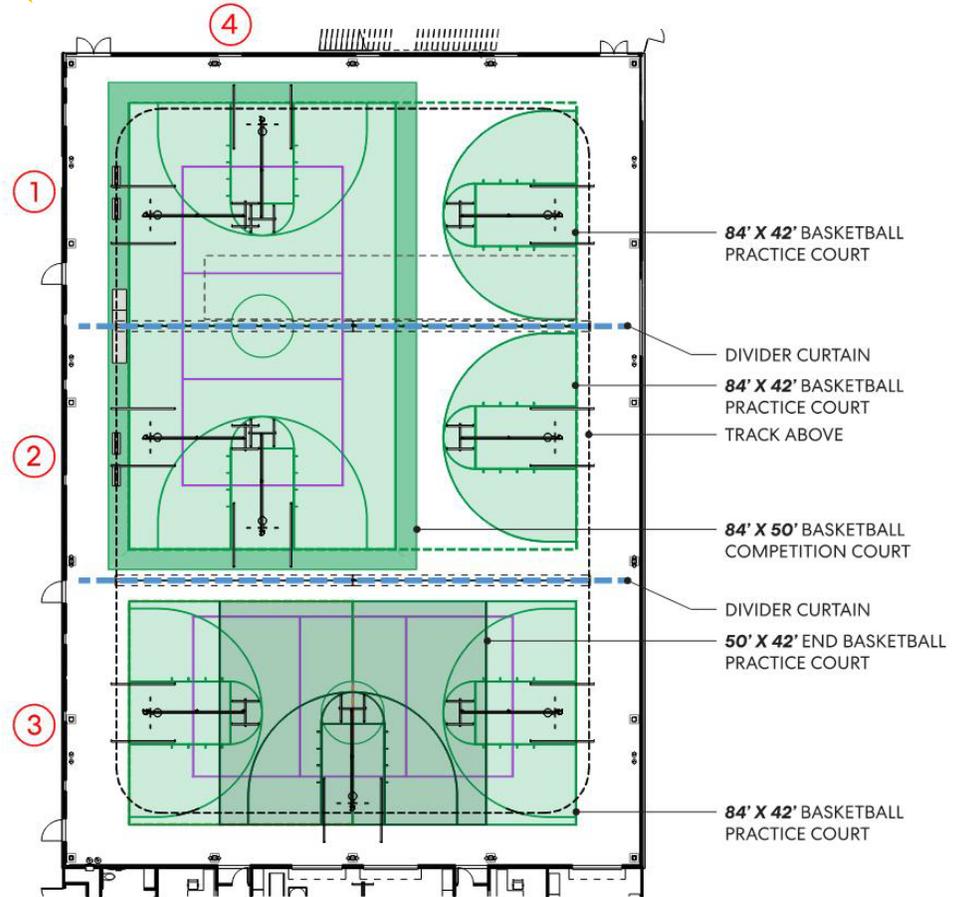
# Programming Updates

## Gymnasium Layout – Basketball Courts

### LAYOUT A



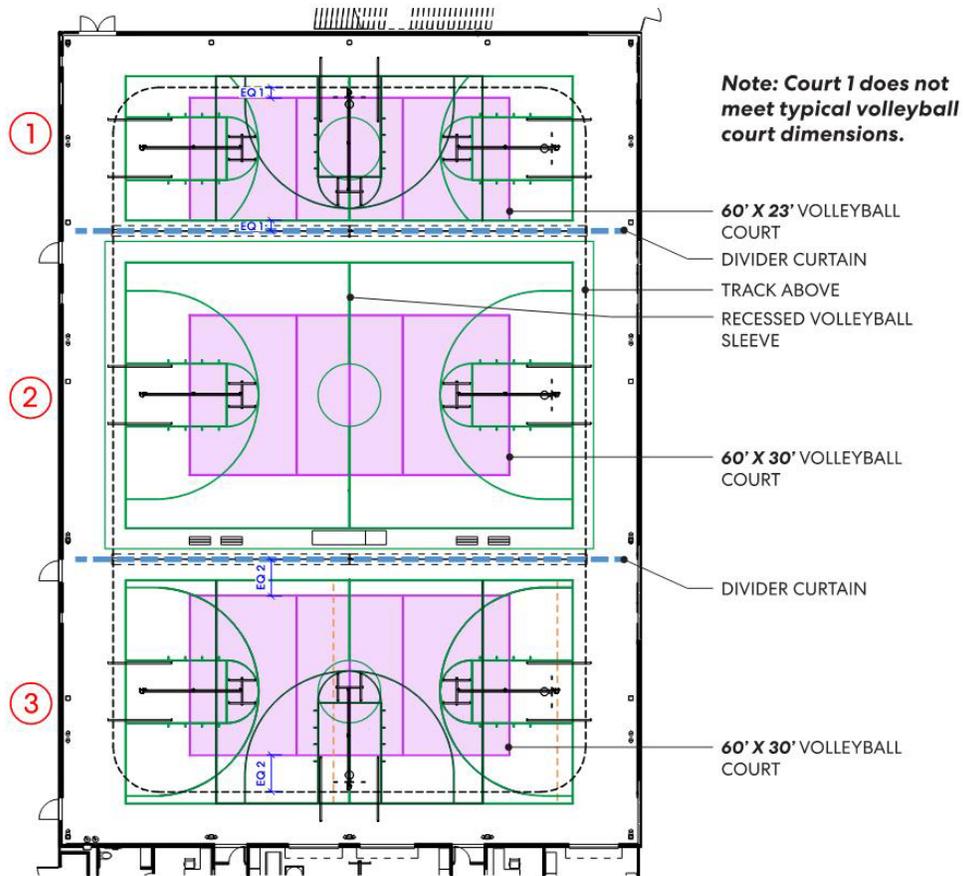
### ★ LAYOUT B



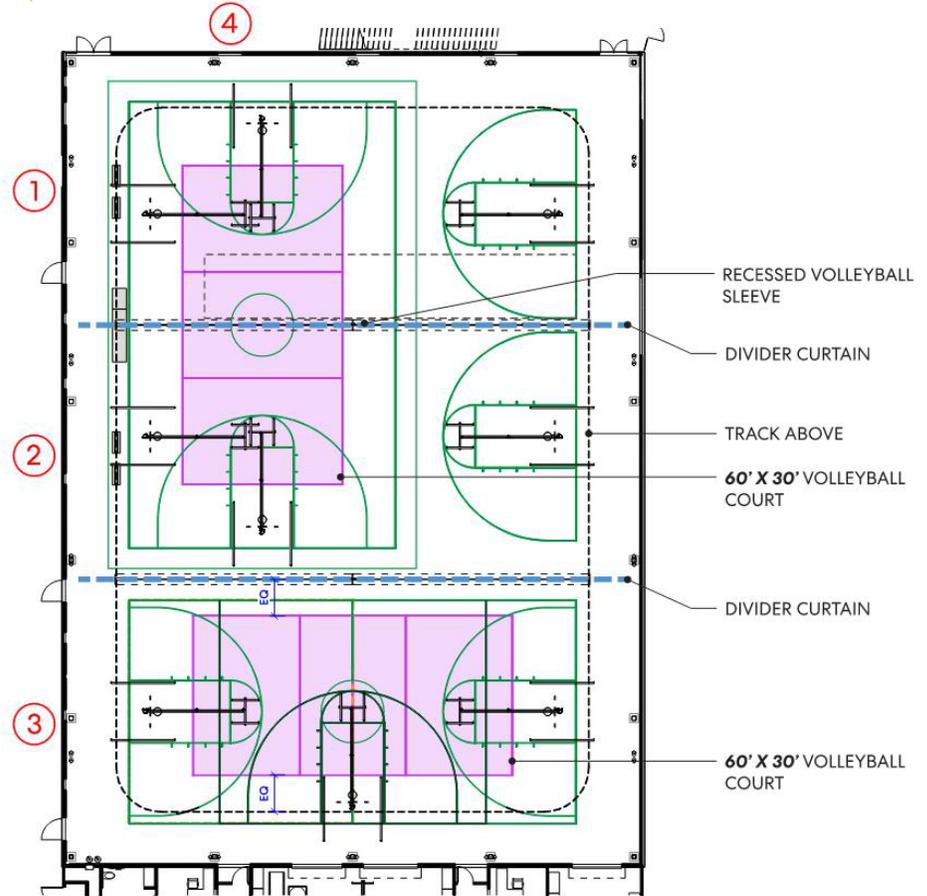
# Programming Updates

## Gymnasium Layout – Volleyball Courts

### LAYOUT A



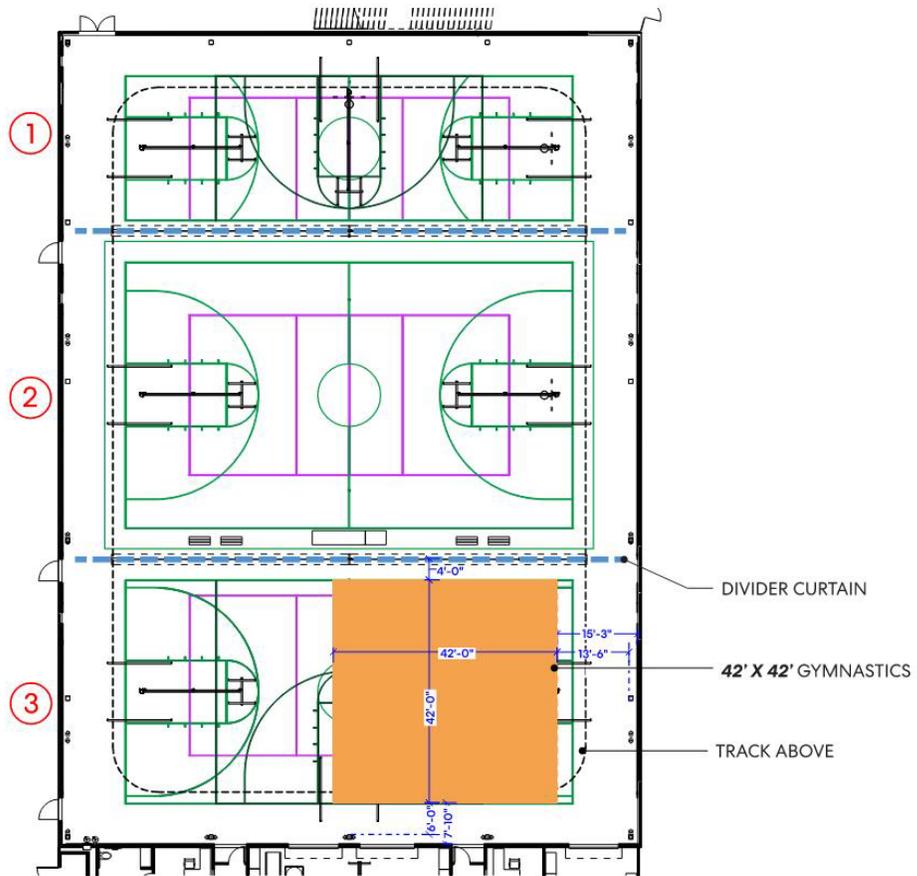
### ★ LAYOUT B



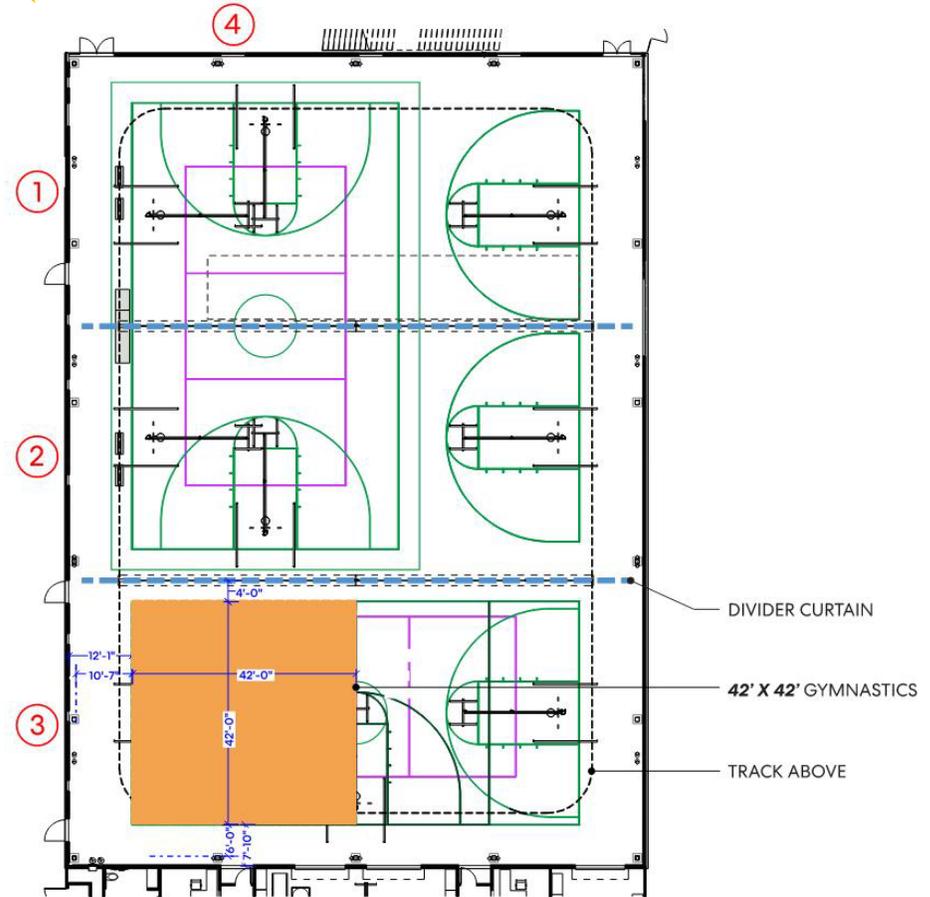
# Programming Updates

## Gymnasium Layout - Gymnastics

LAYOUT A



★ LAYOUT B



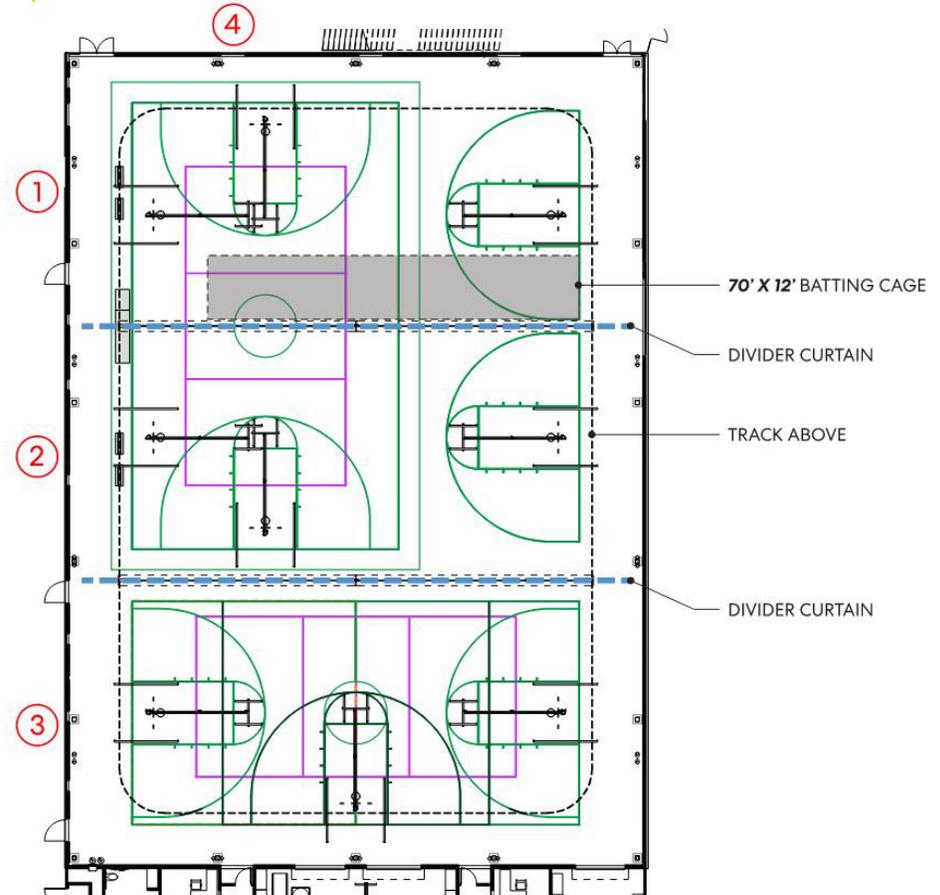
# Programming Updates

## Gymnasium Layout – Batting Cage

### LAYOUT A

*Ceiling-mounted batting cage cannot be accommodated in layout A due to limited space within ceiling structure.*

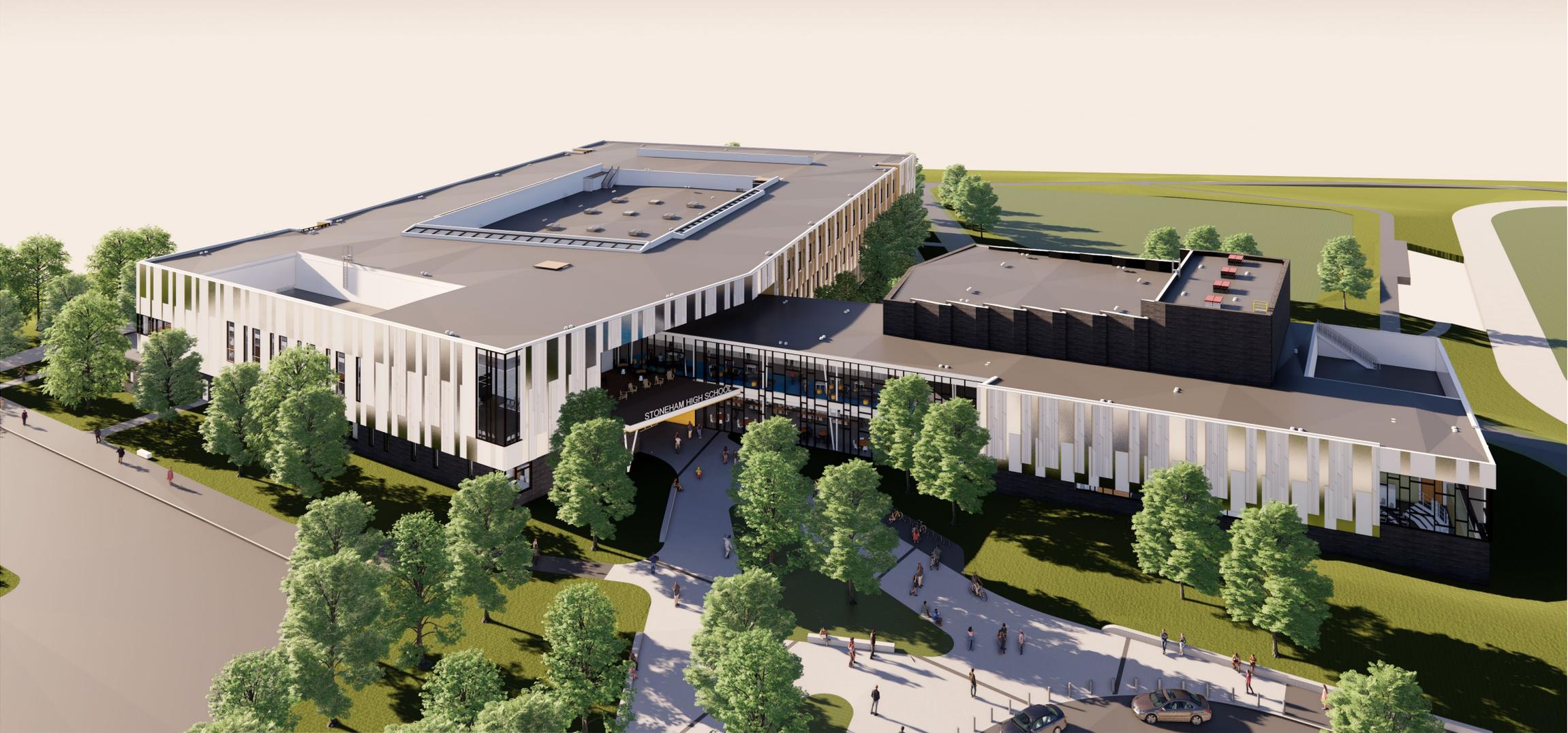
### ★ LAYOUT B



# **EXTERIOR DESIGN UPDATE**

**Building Committee Meeting**

**Exterior Design – Aerial View**



**Perkins&Will**

## Exterior Design - Entry

Simplified Canopy  
Design



Perkins&Will

## Exterior Design – Pre-K

Consistent  
Datum Line

Simplified Pre-K  
Roofline



## Exterior Design – East Elevation Detail

**Reduced Window Height**  
From 8' to 7'-6"

**Simplified Sunshade**  
Removed bend

**Simplified Panel Depths**





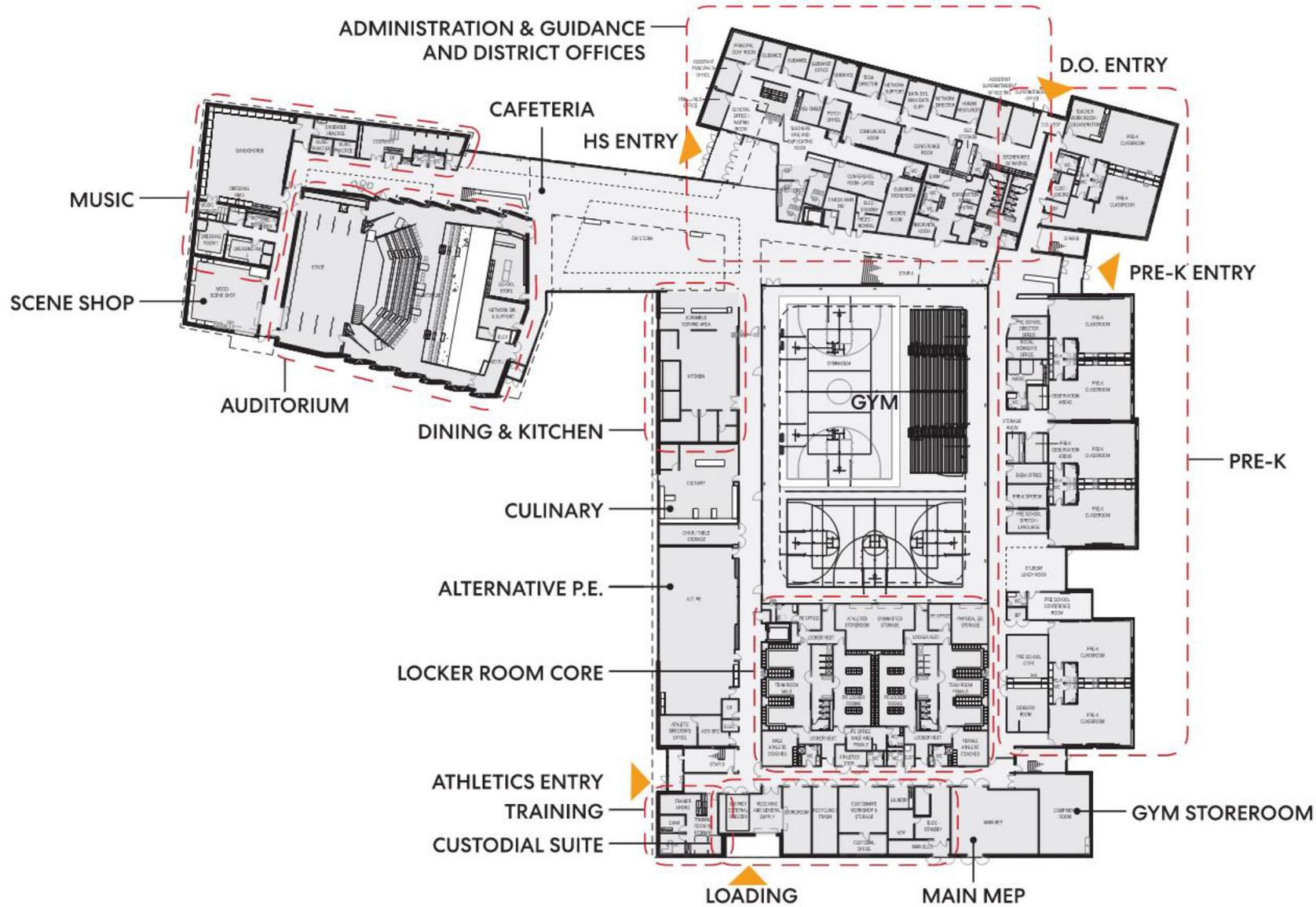
**THANK YOU!**

# **Appendix**

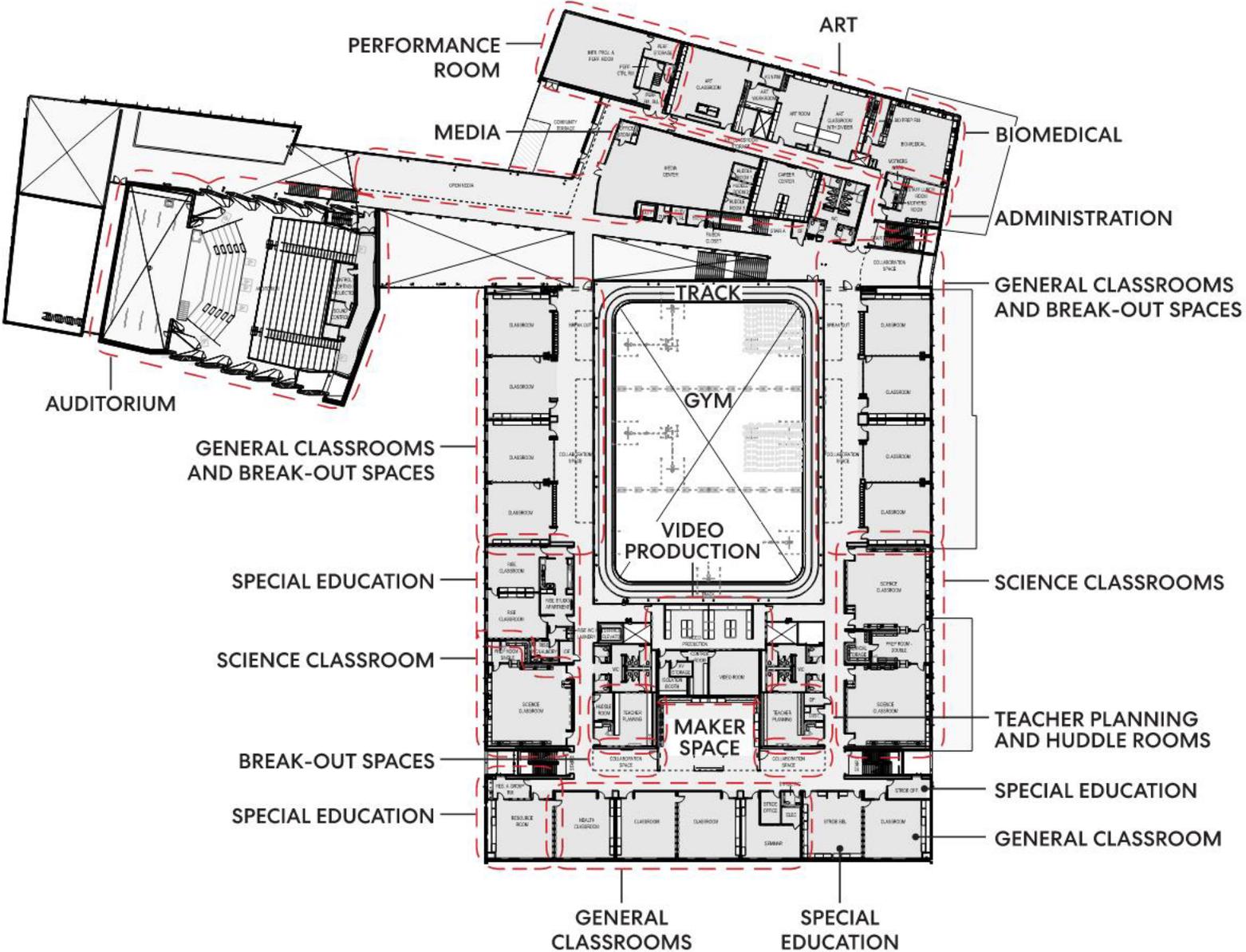
**(To be reviewed with Interior Subcommittee)**

**Building Committee Meeting**

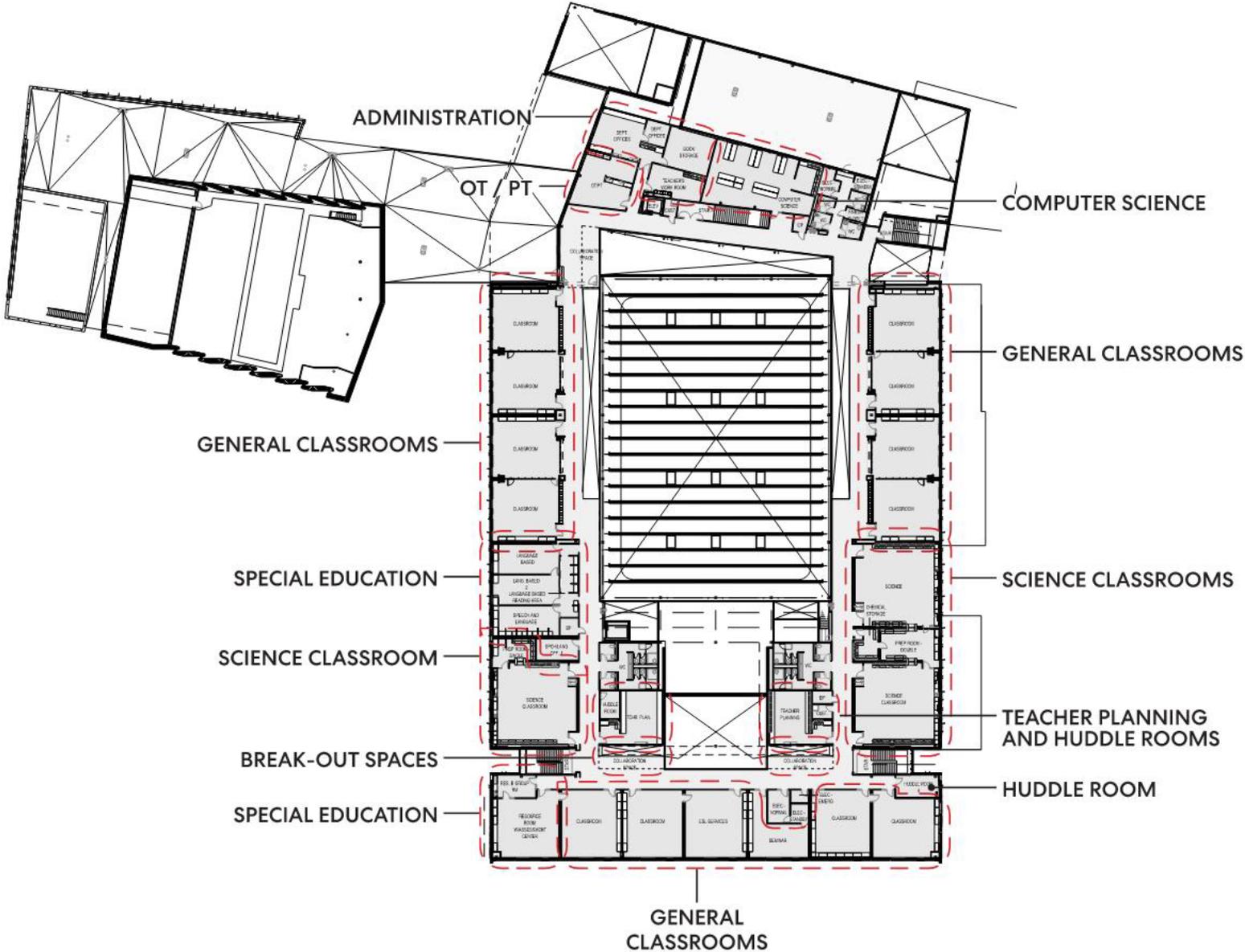
# LEVEL 01 - REFERENCE PLAN



# LEVEL 02 - REFERENCE PLAN

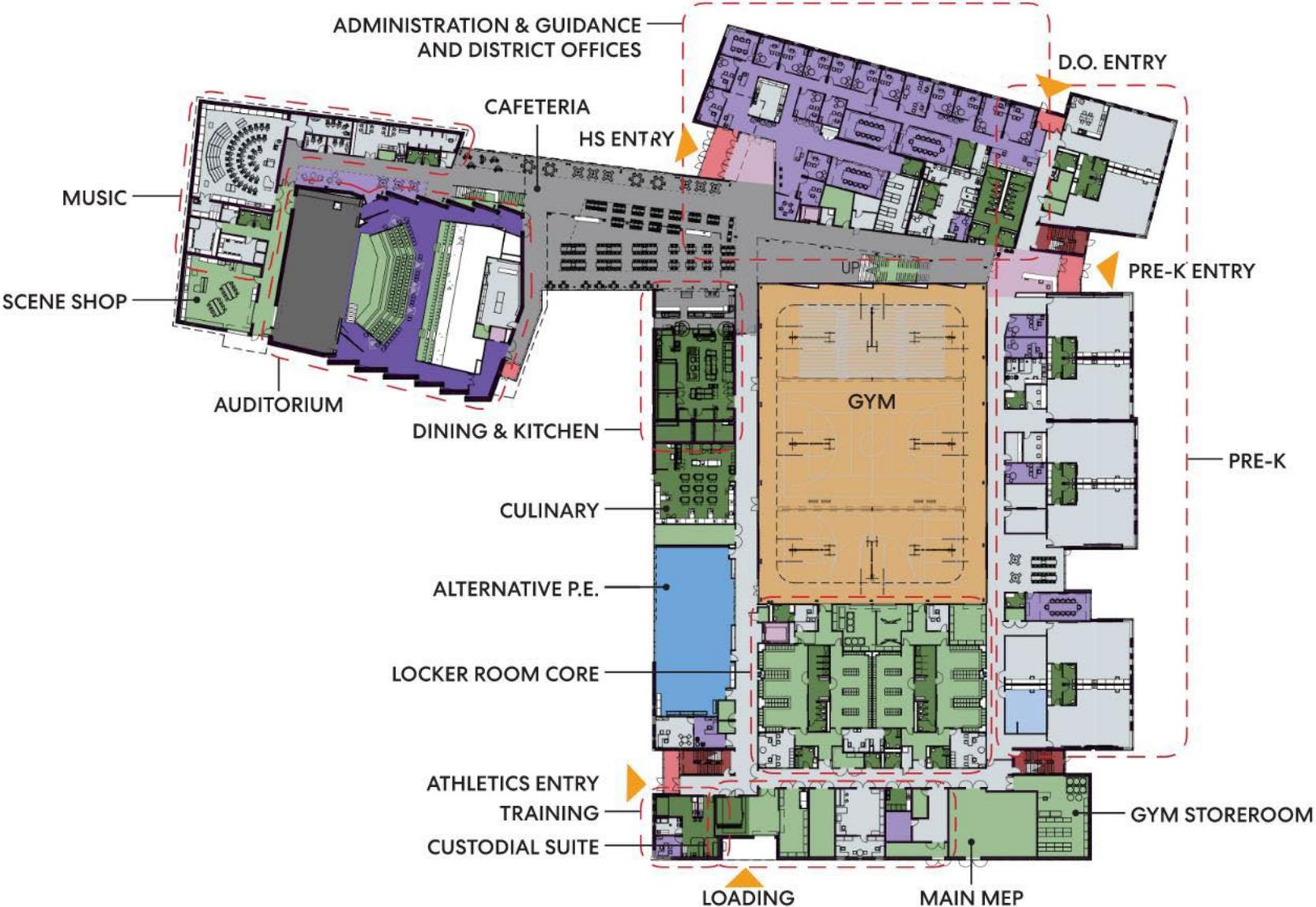


# LEVEL 03 - REFERENCE PLAN



# LEVEL 01 - FLOOR FINISH DIAGRAM

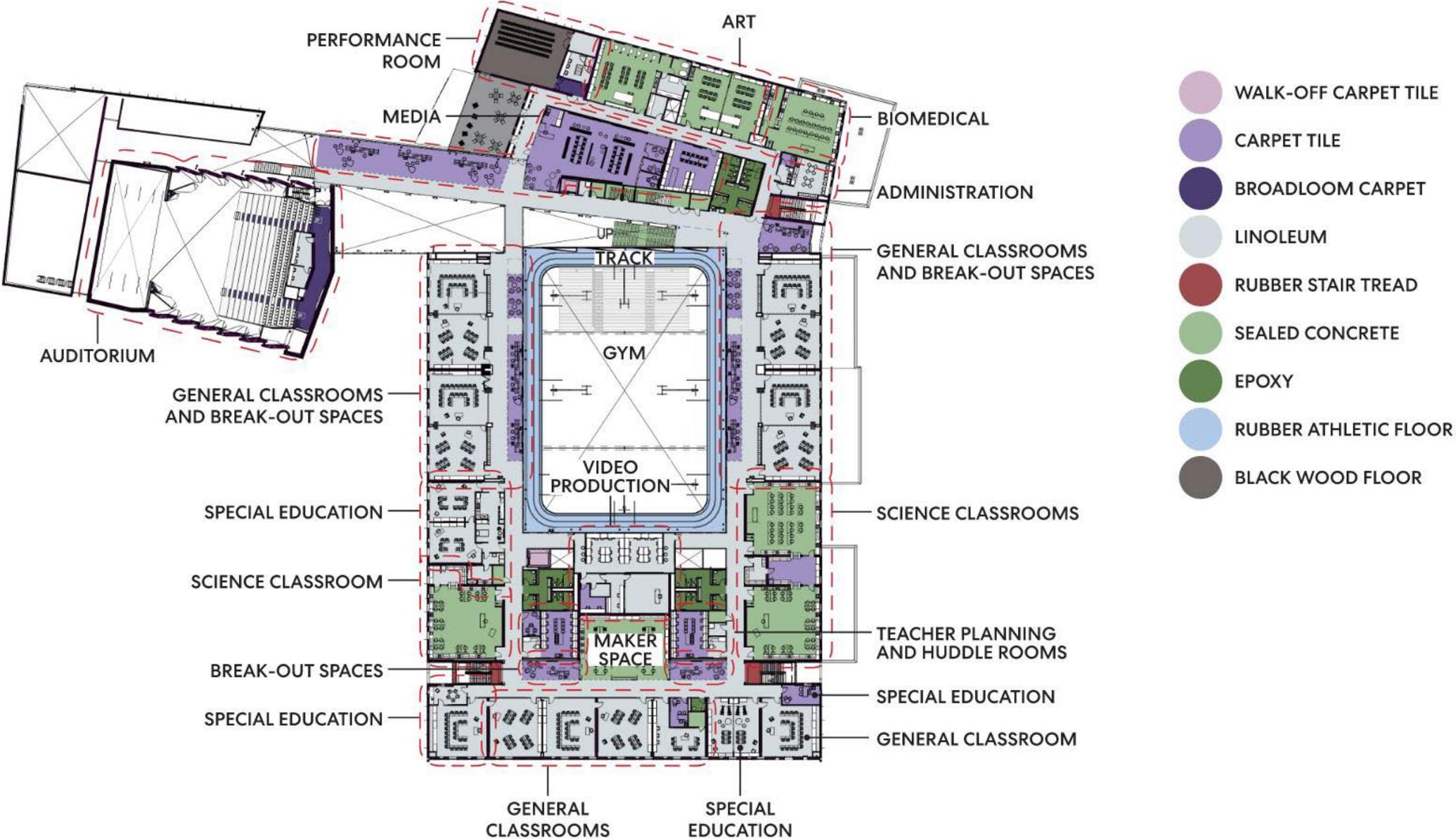
LEGEND NOT REPRESENTATIVE OF COLOR. DIAGRAM DEPICTING MATERIAL TYPE ONLY.



- WALK-OFF GRILLE
- WALK-OFF CARPET TILE
- PORCELAIN TILE
- CARPET TILE
- BROADLOOM CARPET
- LINOLEUM
- RUBBER STAIR TREAD
- SEALED CONCRETE
- EPOXY
- WOOD ATHLETIC FLOOR
- RUBBER ATHLETIC FLOOR
- RUBBER ATHLETIC FLOOR (BY FITNESS EQUIPMENT VENDOR)
- BLACK WOOD FLOOR

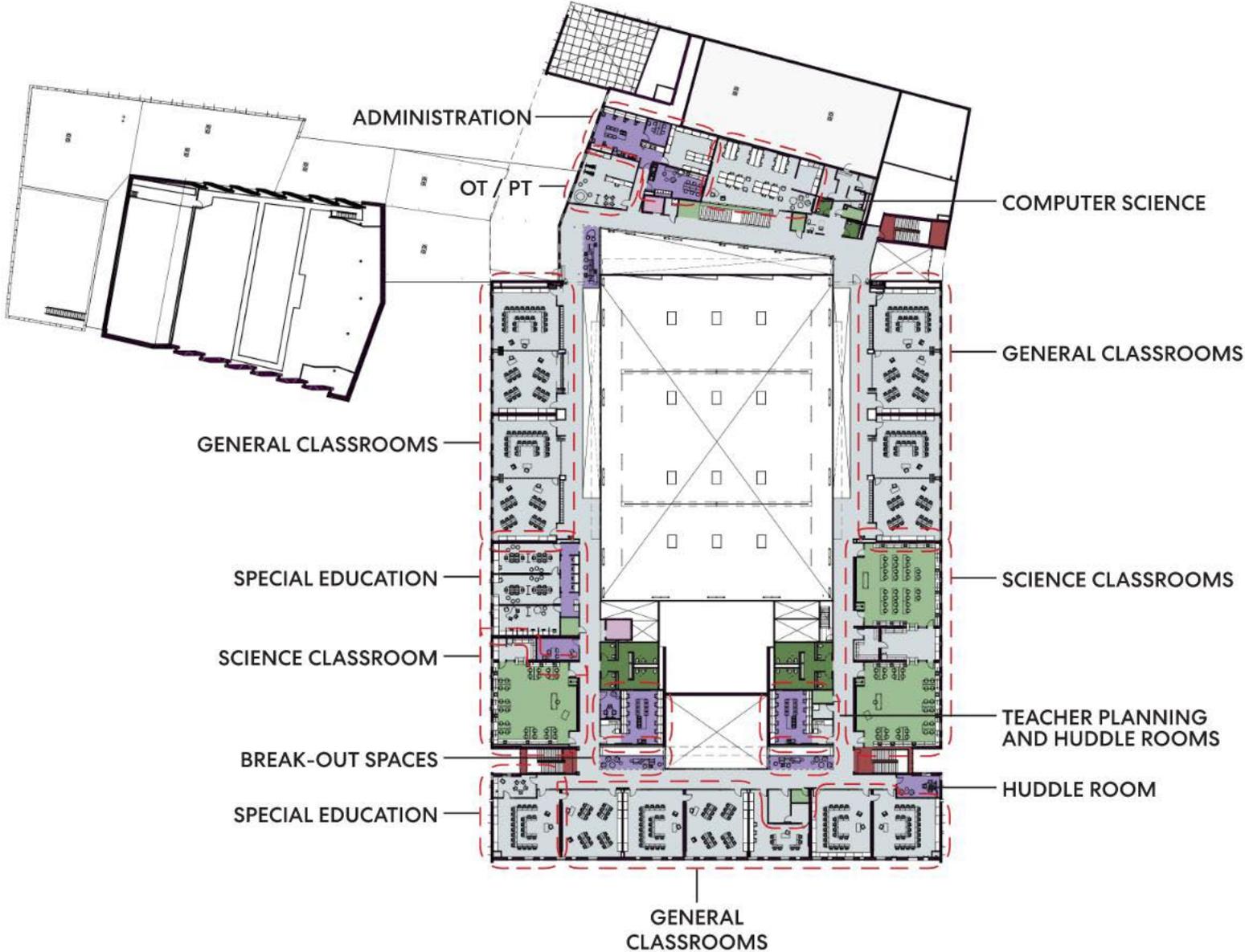
# LEVEL 02 - FLOOR FINISH DIAGRAM

LEGEND NOT REPRESENTATIVE OF COLOR. DIAGRAM DEPICTING MATERIAL TYPE ONLY.



# LEVEL 03 - FLOOR FINISH DIAGRAM

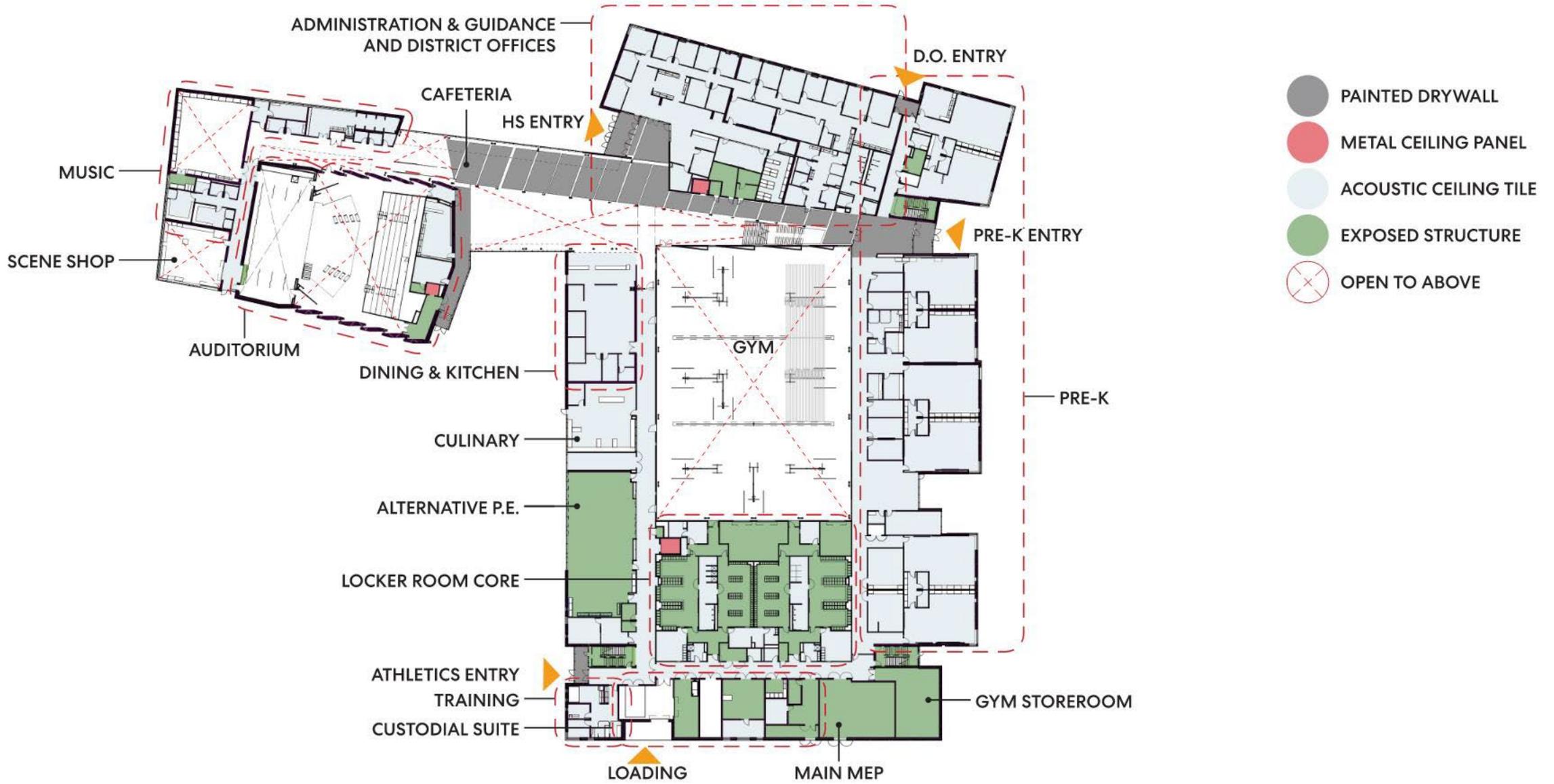
LEGEND NOT REPRESENTATIVE OF COLOR. DIAGRAM DEPICTING MATERIAL TYPE ONLY.



- WALK-OFF CARPET TILE
- CARPET TILE
- LINOLEUM
- RUBBER STAIR TREAD
- SEALED CONCRETE
- EPOXY

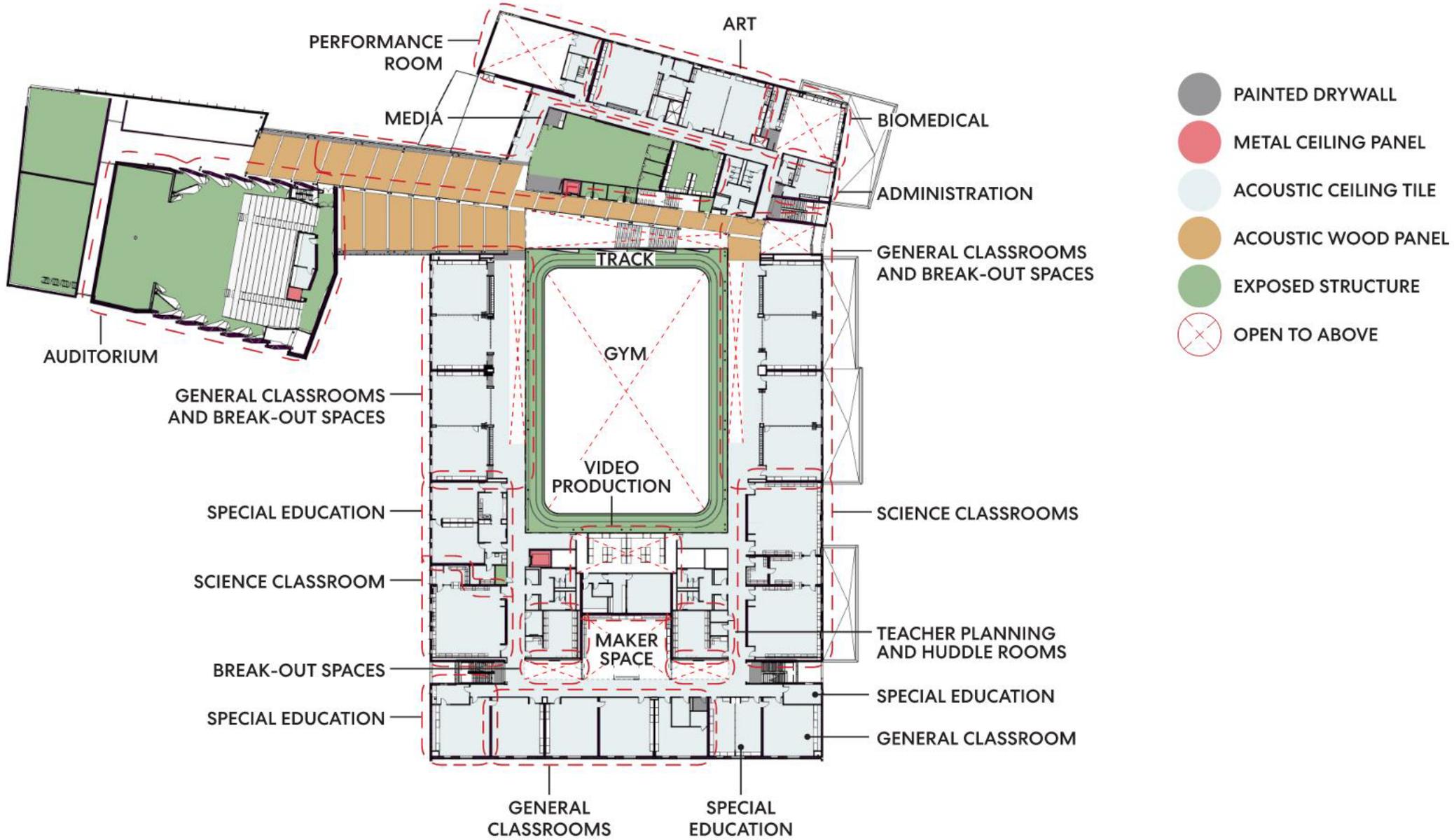
# LEVEL 01 - CEILING FINISH DIAGRAM

LEGEND NOT REPRESENTATIVE OF COLOR. DIAGRAM DEPICTING MATERIAL TYPE ONLY.



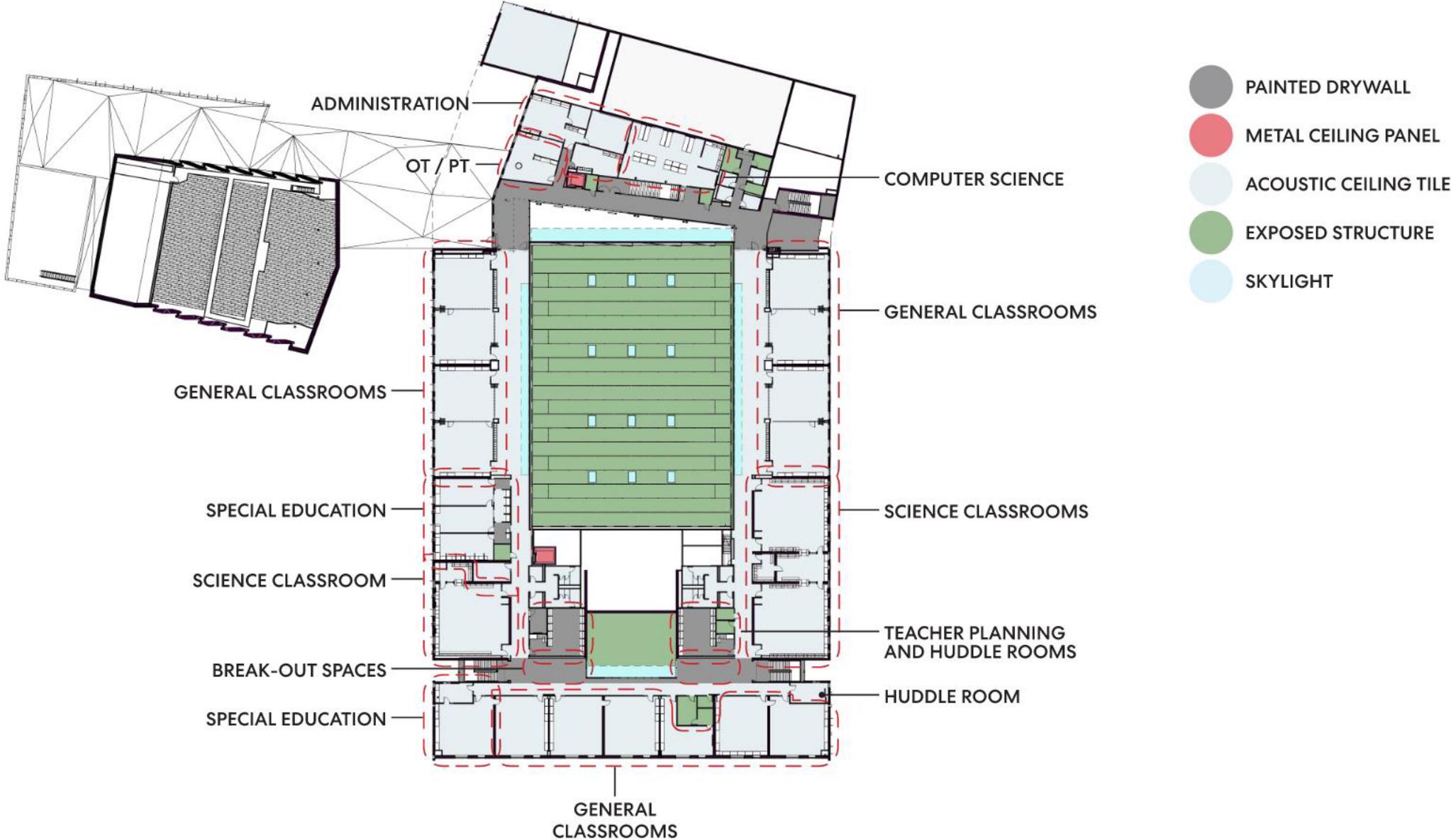
# LEVEL 02 - CEILING FINISH DIAGRAM

LEGEND NOT REPRESENTATIVE OF COLOR. DIAGRAM DEPICTING MATERIAL TYPE ONLY.



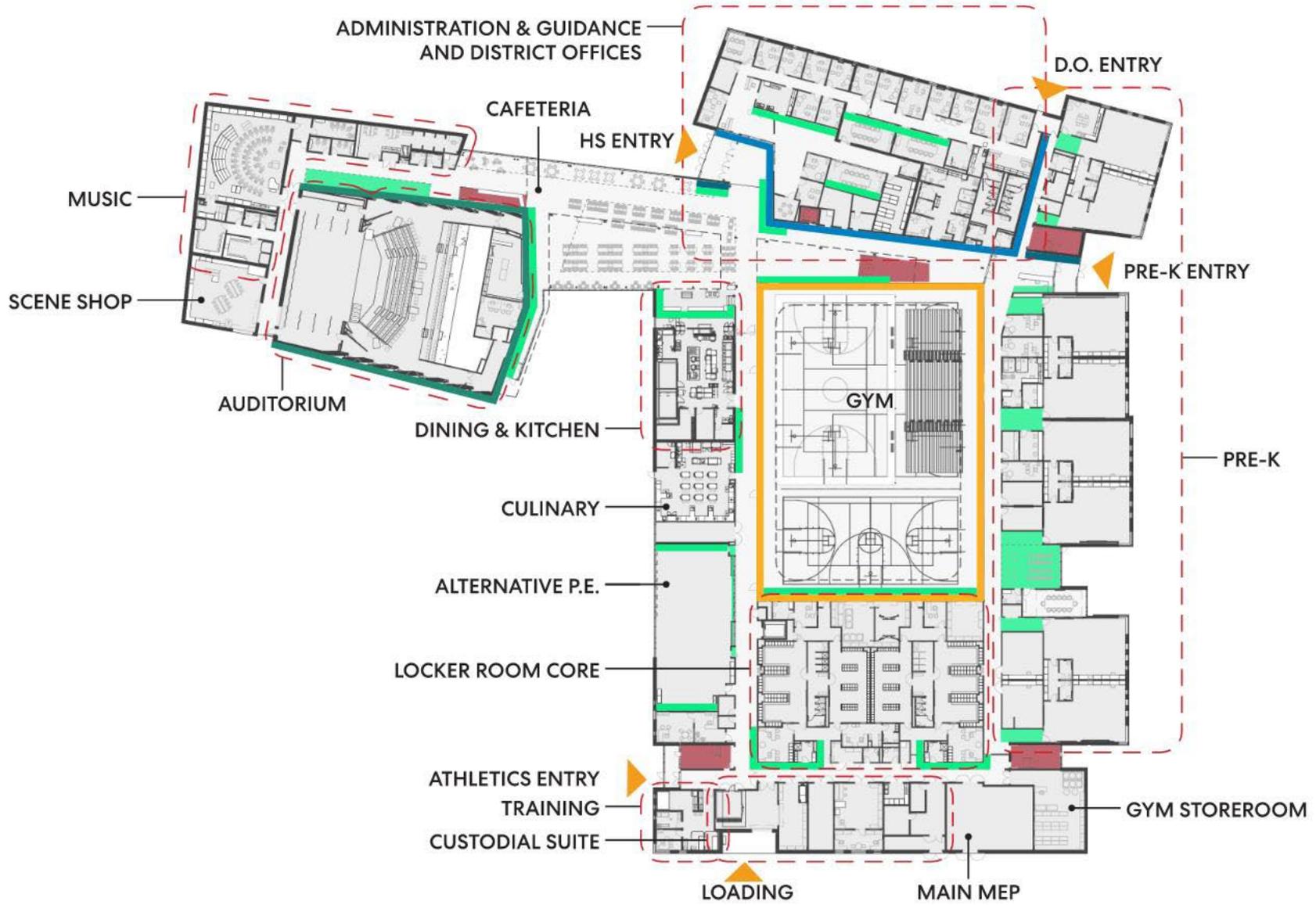
# LEVEL 03 - CEILING FINISH DIAGRAM

LEGEND NOT REPRESENTATIVE OF COLOR. DIAGRAM DEPICTING MATERIAL TYPE ONLY.



# LEVEL 01 - FLOOR PLAN DIAGRAM OF ACCENT AREAS

DIAGRAM DOES NOT REPRESENT ACTUAL COLOR.



INTERIOR MATERIALS TO MATCH IN TONE TO EXTERIOR BUILDING MATERIALS:

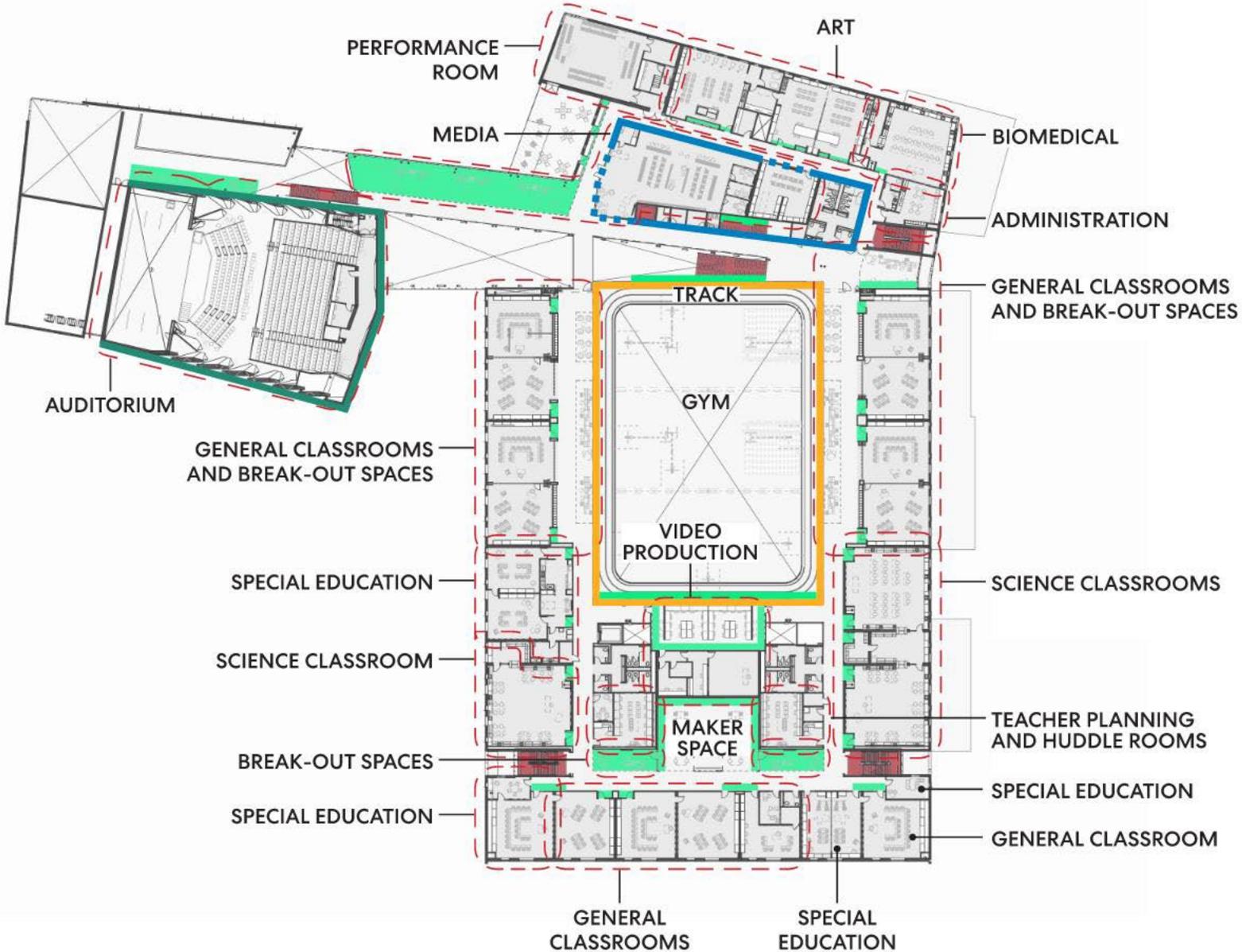
- CHARCOAL GRAY ACOUSTIC GROUND FACE BLOCK
- CHARCOAL GRAY PORCELAIN TILE
- WHITE, GRAY, AND BEIGE TONES

ACCENT AREAS:

- FOCAL POINTS
- VERTICAL CIRCULATION

# LEVEL 02 - FLOOR PLAN DIAGRAM OF ACCENT AREAS

DIAGRAM DOES NOT REPRESENT ACTUAL COLOR.



INTERIOR MATERIALS TO MATCH IN TONE TO EXTERIOR BUILDING MATERIALS:

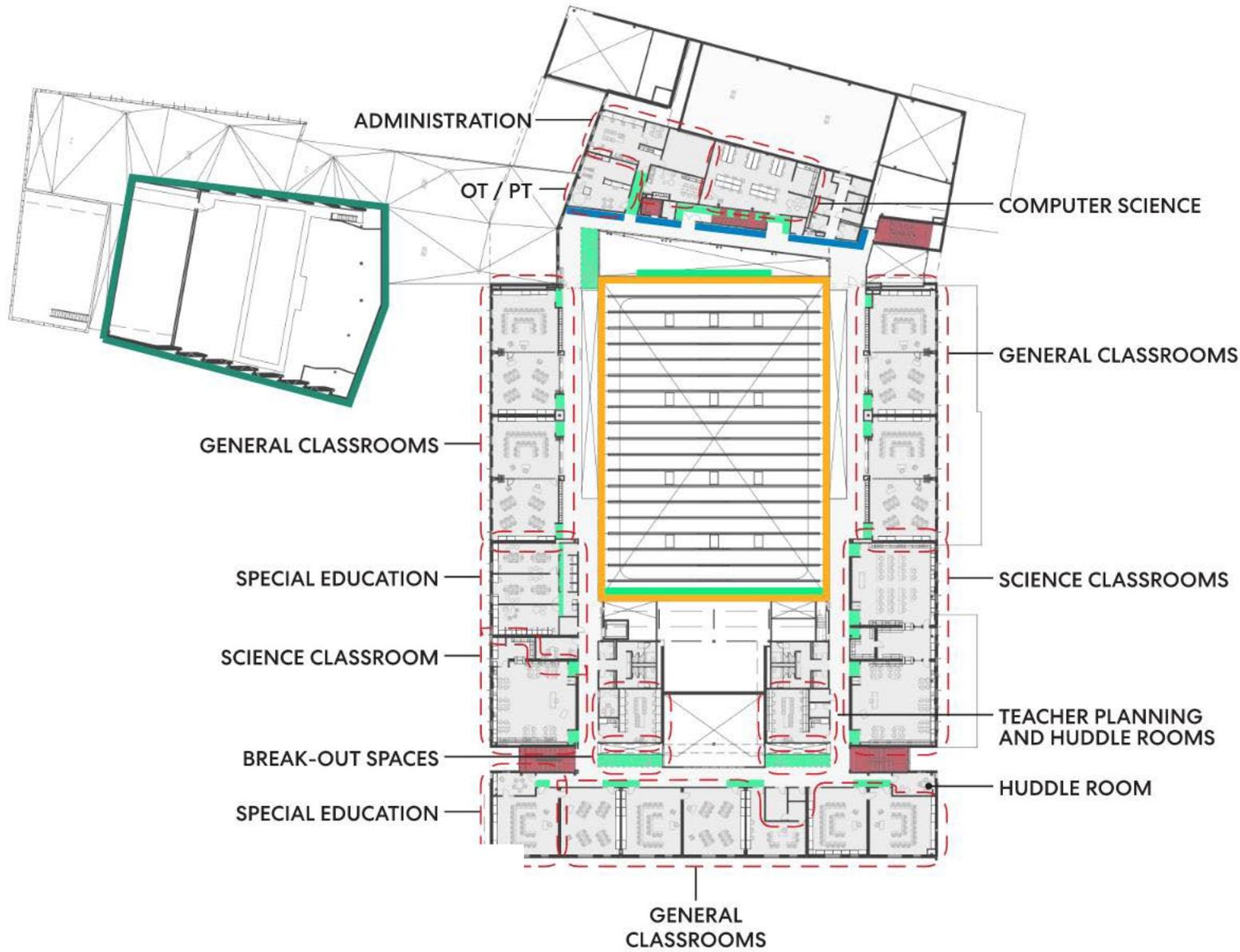
- CHARCOAL GRAY ACOUSTIC GROUND FACE BLOCK
- CHARCOAL GRAY PORCELAIN TILE
- WHITE, GRAY, AND BEIGE TONES

ACCENT AREAS:

- FOCAL POINTS
- VERTICAL CIRCULATION

# LEVEL 03 - FLOOR PLAN DIAGRAM OF ACCENT AREAS

DIAGRAM DOES NOT REPRESENT ACTUAL COLOR.



INTERIOR MATERIALS TO MATCH IN TONE TO EXTERIOR BUILDING MATERIALS:

- CHARCOAL GRAY ACOUSTIC GROUND FACE BLOCK
- CHARCOAL GRAY PORCELAIN TILE
- WHITE, GRAY, AND BEIGE TONES

ACCENT AREAS:

- FOCAL POINTS
- VERTICAL CIRCULATION

**Stoneham High School  
Design Development Phase  
SSBC Comments**

| No. | Date       | SSBC Member    | Comment   | P&W Response   |
|-----|------------|----------------|---|--|
| 1   | 12/15/2021 | Lisa Gallagher | Where is the Safety Resource Officer's office located? Will it be in the front office?  | <i>At the 1/10/22 SSBC meeting, J. Macero indicated the SRO has an office in the middle school and that when the SRO is at the high school, the SRO would be continuously out in the building actively involved and may have a kiosk-type space near Spartan Place</i> |
| 2   | 1/13/2022  | N. Nial        | I am concerned about shrinking the size of the gymnastics mat. We specifically asked for a larger gym (16,000 sq/ft) because of our gymnastics program. It was one of the items unique to Stoneham. A 40' x 40' only takes up 1600 sq/ft of the additional 4000 sq/ft (16000 vs 12000). I would really like to see if there is a way to keep the full mat. Is there a way to redesign the gym to accomplish this?   |  |
| 3   | 1/13/2022  | N. Nial        | I would also like to discuss having a SRO Office at the high school. I realize Stoneham has an office at the middle school, but as we have discussed on multiple occasions, the middle school is bursting at the seams. One of the reasons why we couldn't house district offices there. Would we be able to cut some space out of one of the conference rooms near the front of the high school to provide a simple office for the SRO? Nothing fancy, a desk, phone, and a locked cabinet (drawers or closet -- whatever fits). |  |

## Memorandum

To: Stoneham School Building Committee Date: 12/10/2021  
 From: Joel G. Seeley (Updated 1/19/2022)  
 Project: Stoneham High School Project No.: 20033  
 Re: School Building Committee Subcommittees and Working Groups  
 Distribution: (MF)

### Construction Phasing Working Group *(Superseded by Construction Subcommittee)*

- David Pignone
- David Bois
- Dennis Sheehan
- John Macero

### Green Building Initiatives Working Group

- Marie Christie
- David Bois
- Raymie Parker
- Dennis Sheehan
- John Macero
- Brian McNeil
- April Lanni

### Ad Hoc VE Subcommittee

- Marie Christie
- David Bois
- Nicole Nial
- Doug Gove
- Stephen McNeill
- Jeanne Craigie
- Paul Ryder
- David Pignone
- Dennis Sheehan
- John Macero
- Bryan Lombardi

### OPM and Designer Selection Subcommittee

- Marie Christie
- Jeanne Craigie
- Steve O'Neill
- Paul Ryder
- Doug Gove
- Raymie Parker
- Josephine Thomson
- David Pignone
- David Bois
- Albert Talarico

### CM at Risk Selection Subcommittee

- Marie Christie
- David Bois
- Doug Gove
- Steve O'Neill
- Jeanne Craigie
- Paul Ryder
- Dennis Sheehan
- Brian McNeil
- John Macero
- Raymie Parker

### Construction Subcommittee

- Paul Ryder
- Jeanne Craigie
- Marie Christie
- Kevin Yianacopolus
- Doug Gove
- Steve O'Neill
- David Bois
- Brian McNeil
- David Pignone
- Cory Mashburn
- John Macero

### Finance Subcommittee *(From 2019)*

- April Lanni
- Cory Mashburn
- Dennis Sheehan
- John Macero
- Marie Christie
- Jeanne Craigie

### Educational Mission Subcommittee

- Jeanne Craigie
- Josephine Thomson
- Nicole Nial
- Lisa Gallagher
- Sharon Iovanni
- John Macero
- Bryan Lombardi

### Playfields Subcommittee

- David Pignone
- Marie Christie
- David Bois
- Nicole Nial
- Steve O'Neill
- Josephine Thomson
- Paul Ryder
- Kevin Yianacopolus
- Bryan Lombardi
- Brian McNeil
- April Lanni

### Security Subcommittee

- Raymie Parker
- Sharon Iovanni
- Lisa Gallagher
- Bryan Lombardi
- Kevin Yianacopolus
- Brian McNeil
- Marie Christie
- David Bois
- Dennis Sheehan
- John Macero

### Public Relations Subcommittee

- Sharon Iovanni
- Marie Christie
- Nicole Nial
- Raymie Parker
- Lisa Gallagher
- David Bois
- John Macero
- Bryan Lombardi
- Dennis Sheehan

### Interior Finish Materials Subcommittee

- TBD

### Trade Contractor Prequalification Subcommittee

- TBD