

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #16
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Date:	Thursday March 10, 2022
Location:	Virtual "Zoom" Meeting
Time:	7:00pm
Prepared BY:	Timothy Baker – LeftField PM

Name		Present
Joseph Conway	Director of Public Works (Non-Voting)	✗
Julie Smith Galvin	Town Council (Non-Voting)	✗
Stephen P. Maio	Town Administrator (Non-Voting)	✗
Thomas Markham	School Committee Member (Non-Voting)	✗
Kevin Piscadlo	School Committee Member (Non-Voting)	✗
Doug Lyons	Superintendent of Schools (Non-Voting)	✗
Tim O'Brien	Facilities Director (Non-Voting)	✓
Joseph B. Bertrand	Permanent Building Committee, Chair (Voting)	✓
Timothy Demers	Permanent Building Committee (Voting)	✓
Charles L. Tarbell	Permanent Building Committee, Secretary (Voting)	✓
Jason Cohen	Permanent Building Committee (Voting)	✗
Janine R. Fabiano	Permanent Building Committee (Voting)	✓
John McDonald	Permanent Building Committee (Voting)	✗
Tom Galvin	Permanent Building Committee (Voting)	✓
Marc Moccio	Permanent Building Committee (Voting)	✓
Philip Renzi	Permanent Building Committee (Voting)	✓
Nasos Phillips	Permanent Building Committee (Non-Voting)	✗
Wayne Hardacker	Permanent Building Committee (Non-Voting)	✓
Amy McLeod	Wakefield Memorial High School Principal (Non-Voting)	✗
Joseph Mullaney	Wakefield Memorial High School Asst. Principal (Non-Voting)	✗
James Sullivan	Finance Committee (Non-Voting)	✗
Ian McKinnon	Community Member (Non-Voting)	✗
Jeffrey Cohen	Community Member (Non-Voting)	✓
Elizabeth Martin	Community Member (Non-Voting)	✓
Ray Thompson	Community Member (Non-Voting)	✗
Eric Lambiaso	Community Member (Non-Voting)	✓
Thomas Stapleton	Community Member (Non-Voting)	✓
Robert Arcari	Community Member (Non-Voting)	✗
Dylan Forester	Community Member (Non-Voting)	✓
Christopher Sallade	Community Member (Non-Voting)	✓
Sandra Clarey	Community Member (Non-Voting)	✓
Eric Hubert	Community Member (Non-Voting)	✗
Christine Bufagna	Community Member (Non-Voting)	✗
Jonathan Chines	Community Member (Non-Voting)	✓
Kim Hartman	Community Member (Non-Voting)	✓
Greg Liakos	Community Member (Non-Voting)	✗
William Karvouniaris	Community Member (Non-Voting)	✗
Kevin Pskadlo	Community Member (Non-Voting)	✗
Robin Greenberg	Community Member (Non-Voting)	✓
Tom Purcell	Community Member (Non-Voting)	✓

Name		Present
Lynn Stapleton	Leftfield Project Management	✓
Adam Keane	Leftfield Project Management	✓

Jim Rogers	Leftfield Project Management	✗
Timothy Baker	Leftfield Project Management	✓
Helen Fantini	SMMA	✓
Matt Rice	SMMA	✓
Brian Black	SMMA	✓
Martine Dion	SMMA	✗
Lorraine Finnegan	SMMA	✗
Lana Prokupets	SMMA	✗
Nick Ferzacca	SMMA	✗
Anthony Gray	SMMA	✗
Michael Dowhan	SMMA	✓
Meagan Collins	SMMA	✓
Erin Prestileo	SMMA	✓

1. Meeting called to order at approximately 7:03PM. A quorum was present.

2. Public Participation

There was no public participation.

3. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 03/03/22 Permanent Building Committee/School Building Committee: Wakefield Public Safety/Memorial High School projects were presented for review.

Chip Tarbell made a motion to approve the Wakefield Memorial High School Meeting Minutes as presented. Seconded by Philip Renzi. Motion was approved unanimously.

4. Site Working Group/DCR Meeting Update

1) SMMA presented the existing parking conditions for the current High School and presented an update on the proposed parking program for the new High School. SMMA stated that there were 269 existing parking spaces not including the 101 spaces at Landrigan Field. Based on the results of a couple of methods used to determine future parking needs, it was agreed that SMMA should plan for 330 parking spaces (not including the 101 at Landrigan Field). The increase of 61 spaces appeared to be appropriate and SMMA recommended numbering and assigning parking spaces to minimize traffic impact in the mornings by avoiding the search for open spaces.

2) SMMA updated the committee on their initial meeting with DCR on 3/7/2022 to introduce Hemlock Road relocation. DCR was agreeable to the road's relocation and offered no current preference on 4-way or roundabout will meet again during Schematic Design and will need to coordinate design with the Northeastern Metropolitan Regional Technical High School Project intended usage.

It was noted that SMMA is pursuing with MEPA whether or not an Environmental Impact Report (EIR) would be triggered.

5. PSR Alternatives Site Design Progress Review – SMMA

SMMA presented the following design alternatives for discussion:

- **Alternative #1: Base Code Upgrade.** This option is an MSBA requirement. It was noted that this would simply bring the existing conditions up to code, it would not include any reconfiguration of the interior spaces and would likely not fulfill the educational program. No site changes are anticipated
- **Alternative 2a: Addition and Renovation.** This option is an Addition/Renovation to the existing High School building. SMMA reviewed the scope of areas to be retained and location of additions. A site section through the site and school indicates that the existing courtyard is being filled in with a cafeteria/commons area which will be the heart of the school. The intent will be to accommodate the grade change of 12 feet within the school structure. There will be a view through the school to the Beasley Oval and a terraced plaza at the end of the commons that overlooks the Oval.
- **Alternative 3b: New Construction Site Option A and B.** This option is a new school design on the Beasley Oval. The Oval is placed in front of the school. Further conversations are needed to finalize parking/bleacher designs. There are two sub options for Alternative 3b Option A and B that deal with the distance between the boundary of Beasley Oval and Farm Street. Option B moves Beasley Oval closer to Farm Street and relocates the proposed parking lot along Farm Street in Option A closer to the school. The challenge is to provide a presence for the school and to terrace the grade in a gentle way.

SMMA requested feedback from committee members. Chip Tarbell stated that his preference was for Option B due to the closer location of the parking to the building, the design will incorporate less cut and fill, the retaining wall along Farm Street would allow for additional seating and the opportunity for people to bring chairs, and the “terraced” effect of the site.

Jonathan Chines inquired about safety and what designs are included to protect pedestrians and spectators from vehicles. SMMA replied that this is a high-level review of proposed options and safety would be further developed when a direction has been given to SMMA. Janine R. Fabiano stated she liked the entrance common transitioning into the plaza would give a nice “campus” feel to the project. SMMA said there would be some type of fencing/barrier separating the field from Farm Street. Phillip Renzi stated that one advantage to Option A is it provides more of a buffer between the field and abutters across the street, but he ultimately favors Option B.

6. Building Systems Update – SMMA

SMMA presented a list of previous design meetings where the project team has met with various stakeholders in town to review potential building systems to be included in the project design.

- Sustainability & MEP Systems Focus Group –February 7
- PBC/SBC Meeting: Systems Overview – March 3
- Town Engineer/DPW Discussion - March 8
- WESC Meeting – March 11

SMMA continued by outlining the next decision-making steps were needed on building systems. SMMA indicated at the last meeting that test wells would need to be drilled soon to present a better design/cost estimate for a geothermal system in Schematic Design. The Focus Group recommended designing a fossil fuel free building with geothermal. SMMA stated that due to the constrained site, geothermal wells would need to be located below either the building or the Beasley Oval. Although not

ideal, the system would still function appropriately. SMMA also stated that further discussions are needed about including an all-electric air source heat pump system in the project.

7. PSR Alternatives Building Options

CT provided a brief update on inclusion of ineligible spaces. Superintendent Lyons spoke to the President of “The Savings Bank,” the largest contributor to the construction of the existing Black Box theater in the High School, to see how he would feel if the Black Box theater would not be replicated in the new High School. The Bank stated that they were fine with this. LF reported that Peter Scott was amenable to eliminating the Black Box Theater since a new Auditorium is being provided. He asked for the Black Box Theater donors to be commemorated in the new school. WCAT will remain at the high school since there is no space for elsewhere in Town. District offices will remain at the high school. The Governor Volpe Archives could be incorporated into the Media center square footage. The Archives are climate controlled so a designated space would be required within the Media Center.

CT continued with his preference for Option 3b.3 with the southern orientated classrooms with the offices near the classrooms. CT believes that the only change would be to swap the locations of the gym and auditorium. SMMA will take this suggestion under consideration.

SMMA will be looking for a formal decision at the next PBC Meeting on which new construction option to move forward for comparison with the code upgrade and addition/renovation options. A decision on a preferred option will be requested on April 14, 2023 after a review of the construction costs.

8. Project Schedule

Lynn Stapleton presented the milestone schedule dates for the Feasibility Study PSR Phase. The Project Team is reviewing the MSBA review questions/comments received on March 01, 2022. Leftfield will be scheduling meetings over the next week to solicit feedback from school/community stakeholders. The PDP review milestone schedule is as follows:

- MSBA Review Comments Responses Due to MSBA March 15, 2022
- Public Forum No. 5 – March 17, 2022
- School Committee Presentation – March 22, 2022
- Next Permanent Building Committee/SBC Meeting – March 24, 2022
- Cost Estimating Process - March 18 – 30, 2022
- Cost Reconciliation - March 31, 2022

LS reminded the SBC/PBC that the PSR Submission date of May 4th is a hard deadline to attend the June 22, 2022 MSBA Board Meeting.

9. Next Permanent Building Committee/School Building Committee meeting: March 24, 2022

Attachments:

- LeftField Presentation 03/10/22
- SMMA Presentation 03/10/22

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee
School Building Committee
Meeting
March 10, 2022



WAKEFIELD MEMORIAL HIGH SCHOOL

AGENDA:

1. Administrative Actions

- Review of March 3, 2022 Permanent Building Committee/School Building Committee Meeting Minutes

3. Site Design Review – SMMA

4. Focus Group Feedback on Design Alternatives Review – Focus Group/SMMA

4. Focus Group Feedback on MEP Systems Review – Focus Group/SMMA

5. PSR Schedule Review

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of March 3, 2022 Permanent Building Committee/School Building Committee Meeting Minutes



WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE

Date:	Thursday March 03, 2022
Location:	Virtual "Zoom" Meeting
Time:	7:00pm
Prepared BY:	Timothy Baker – Leftfield PM

Name		Present
Joseph Conway	Director of Public Works	(Non-Voting) *
Julie Smith Galvin	Town Council	(Non-Voting) *
Stephen P. Maio	Town Administrator	(Non-Voting) ✓
Thomas Markham	School Committee Member	(Non-Voting) *
Kevin Piscadillo	School Committee Member	(Non-Voting) *
Doug Lyons	Superintendent of Schools	(Non-Voting) *
Tim O'Brien	Facilities Director	(Non-Voting) ✓
Joseph B. Bertrand	Permanent Building Committee, Chair	(Voting) ✓
Timothy Demers	Permanent Building Committee	(Voting) ✓
Charles L. Tarbell	Permanent Building Committee, Secretary	(Voting) ✓
Jason Cohen	Permanent Building Committee	(Voting) ✓
Janine R. Fabiano	Permanent Building Committee	(Voting) ✓
John McDonald	Permanent Building Committee	(Voting) ✓
Tom Galvin	Permanent Building Committee	(Voting) ✓
Marc Moccio	Permanent Building Committee	(Voting) ✓
Philip Renzi	Permanent Building Committee	(Voting) *
Nasos Phillips	Permanent Building Committee	(Non-Voting) *
Wayne Hardacker	Permanent Building Committee	(Non-Voting) ✓
Amy McLeod	Wakefield Memorial High School Principal	(Non-Voting) *
Joseph Mullaney	Wakefield Memorial High School Asst. Principal	(Non-Voting) *
James Sullivan	Finance Committee	(Non-Voting) *
Ian McKinnon	Community Member	(Non-Voting) *
Jeffrey Cohen	Community Member	(Non-Voting) *
Elizabeth Martin	Community Member	(Non-Voting) ✓
Ray Thompson	Community Member	(Non-Voting) *
Eric Lambiasi	Community Member	(Non-Voting) *
Thomas Stapleton	Community Member	(Non-Voting) *
Robert Arcari	Community Member	(Non-Voting) *
Dylan Forester	Community Member	(Non-Voting) *
Christopher Sallade	Community Member	(Non-Voting) ✓
Sandra Clarey	Community Member	(Non-Voting) *
Eric Hubert	Community Member	(Non-Voting) *
Christine Bufagna	Community Member	(Non-Voting) *
Jonathan Chines	Community Member	(Non-Voting) *
Kim Hartman	Community Member	(Non-Voting) *
Greg Liakos	Community Member	(Non-Voting) *
Nick Ferzacca	Community Member	(Non-Voting) ✓
William Karvouniaris	Community Member	(Non-Voting) *
Name		Present
Lynn Stapleton	Leftfield Project Management	✓
Adam Keane	Leftfield Project Management	✓
Jim Rogers	Leftfield Project Management	✓
Timothy Baker	Leftfield Project Management	✓



WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #16

Helen Fantini	SMMA	✓
Matt Rice	SMMA	✓
Brian Black	SMMA	✓
Martine Dion	SMMA	✓
Lorraine Finnegan	SMMA	✓
Lana Prokupets	SMMA	✓
Nick Ferzacca	SMMA	✓
Anthony Gray	SMMA	✓

1. Meeting called to order at approximately 7:03PM
2. Public Participation
There was no public participation Permanent Building Committee/School Building Committee.
3. Administrative Actions
 - A. Lynn Stapleton informed members of the Building Committee that Shane Nolan has left Leftfield to pursue a new career path. Lynn Stapleton continued by introducing Tim Baker who will be working along side her on Wakefield Memorial High School Project
 - B. Meeting Minutes
The meeting minutes of the 02/10/22 Permanent Building Committee/School Building Committee: Wakefield Public Safety/Memorial High School projects were presented for review.
Jason Cohen made a motion to approve the Wakefield Memorial High School Meeting Minutes as presented. Seconded by Janine Fabiano. Motion was approved unanimously.
 - B. Invoices
Two (2) invoices in the total amount of \$93,500.00 for the Wakefield Memorial High School Project were presented for review and approval.
 - 1) Leftfield LLC Invoice #10 dated 02/28/22 in the amount of \$22,000.00.
 - 2) SMMA Invoice #56308 dated 2/11/22 in the amount of \$71,500.00.

Charles Tarbell made a motion to Leftfield LLC Invoice #10 dated 02/28/22 in the amount of \$22,000.00 as presented. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.

Charles Tarbell made a motion to approve Invoice #56308 dated 2/11/22 in the amount of \$71,500.00 as presented. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.
 - C. Update on MSBA PDP Review Comments
Lynn Stapleton updated the committee on comments received from the MSBA on the Project's PDP submission. The predominate theme of the MSBA comments was the request for additional information on the categories of space that exceeded MSBA Guidelines and how the individual spaces are utilized, staffed and their role within the District's Educational Plan. This information will help the MSBA to determine how much of the overage in square footage that the MSBA will participate in reimbursement to the District.



WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #16

The overage in square footage of some of the spaces such as the District Office, WCAT, Black Box Theater, and Governor Volpe Archives. were determined to be acceptable but ineligible for reimbursement. The Field House was the only space that was noted to be against MSBA Policy and therefore categorically ineligible.

MSBA indicated that they would participate in up to 18,000 SF, if substantiated, and would not participate at all in a project that exceeded 18,000 SF. MSBA has been asked the parameters for which the Town could separately fund a Field House to maintain MSBA participation in funding the High School project. Joe Bertrand inquired if the MSBA would allow the additional square footage to be constructed concurrently with the rest of the High School project if the additional costs are separated out of the MSBA funding agreement similar to the culvert scope of work completed concurrently with the Galvin Middle School Project. LS stated that she inquired with the MSBA and would follow-up with them.

Wakefield Environmental Sustainability Committee

SMMA noted the majority of schools in MA pursue and achieve the LEED certification and that LEED were their preference over MaCHP's. MaCHP's required more criteria to be met and additional paperwork and filings to be made. Joseph Bertrand suggested that the Town's Environmental Sustainability Committee should be consulted on which certification to pursue and indicated to Robin Greenberg that due to the tight schedule for submitting responses to the MSBA comments on the PDP submission that the Wakefield Environmental Sustainability Committee would need to meet by the Building Committee Meeting on March 10, 2022. RG stated she would follow-up with the WESC and update the SBC at the next meeting. RG stated that the Galvin Middle School environmental certification was MaCHP's.

Marc Moccio inquired about the status of Wakefield becoming a Green Community. RG stated that the Town is in the process of becoming a Green Community and that the Town has one remaining item to finalize before submitting.

Mechanical, Electrical, Plumbing & Fire Protection Systems Review – SMMA

SMMA stated that the project team met with project focus group to review proposed mechanical, electrical, plumbing, and fire protection systems. Martine Dion reminded the SBC about the new MA stretch Code would be implemented during the design phase of the project and so will need to be met and to evaluate the various systems and recommendations in that context.

Lana Prokupets from SMMA began by presenting the various mechanical systems to be considered for design. More detailed information about the Various systems can be found in the attached SMMA meeting presentation. Wayne Hardacker inquired about the cost of a geothermal system after visiting the Belmont High School Project where it seemed quite expensive. LP replied that while there is a big upfront cost, there are significant life cycle savings associated with geothermal systems due to the creation of a local power source. MD stated that a decision regarding these systems does not need to be made until the next phase of the project in Schematic Design. The project will be required to compare three systems as apart of the decision process. MD stated that test wells would need to be drilled soon to present a better design/cost estimate in Schematic Design. Charles Tarbell inquired about the recommendation of the focus group. MD stated that the focus group recommended designing a fossil fuel building with geothermal. This recommendation will be refined before a decision needs to be made.

describing the various general electrical systems to be bell inquire if including a generator would automatically nergency shelter. NF replied that it would not. NF vcy of the new systems.

describing the various plumbing systems to be considered ibing fixtures and emergency equipment for utilization in systems.

tation by discussing the current PSR program for the new ign thus far. BB presented the idea of classroom 1 concepts for interdisciplinary learning.

from the MSBA regarding the size of a new fieldhouse. BB iple. SHS's design included a 33,000 SQF fieldhouse and d in funding of a fieldhouse of this size. BB continued by sign options under consideration including options 3B (novation).

hule dates for the Feasibility Study. The project team is nts received on March 01, 2022. Leftfield will be licit feedback from school/community stakeholders. The

1, 2022
1, 2022
2022

sion date of May 4th is a hard deadline to attend the June

ing Committee meeting: March 10, 2022

WAKEFIELD MEMORIAL HIGH SCHOOL

5. PSR Schedule Review

- Public Forum No. 5 – March 17
- School Committee Presentation – March 22
- Next Permanent Building Committee/SBC Meeting – March 24th
- Cost Estimating Process - March 18 - 30
- Cost Reconciliation - March 31

WMHS Leadership Group	03/02/22	10:00AM		Review MSBA PDP Comments
Site Focus Group	03/03/22	3:00PM	Virtual ZOOM Meeting	Site Plan Review
Permanent Building Committee/ School Building Committee	03/03/22	7:00PM	Virtual ZOOM Meeting	Wakefield Environmental Sustainability Committee MSBA PDP Review Comments Design Alternatives Review MEP System Review
DCR - Hemlock Road	03/07/22	2:30PM	Virtual ZOOM Meeting	Intro of Hemlock Rd. Re-alignment
Design Alternatives Focus Group	03/07/22	7:00PM	Virtual ZOOM Meeting	Design Alternatives Review
WMHS Leadership Group	03/08/22	2:00PM	Virtual ZOOM Meeting	Coordination of Responses to MSBA PDP Comments
MEP Systems Focus Group	03/08/22	4:00PM	Virtual ZOOM Meeting	MEP Systems Review
WMHS Leadership Group	03/09/22	10:00AM	Virtual ZOOM Meeting	Parking Focus Space Summary Refinements
Permanent Building Committee/ School Building Committee	03/10/22	7:00PM	Virtual ZOOM Meeting	Design Alternatives Review and School/District Feedback Site Review and Focus Group Feedback Sustainability & MEP Systems Feedback Review Black Box Theater
Wakefield Environmental Sustainability Committee	03/11/22	1:00PM	Virtual ZOOM Meeting	Sustainability Goals Review
WMHS Leadership Group	03/16/22	10:00AM	Virtual ZOOM Meeting	Design Alternatives
WMHS Public Forum #5	03/17/22	7:00PM	Virtual ZOOM Meeting	Design Alternatives Sustainability Goals MSBA Space Comments and Reimbursement Policy

Submit info to Cost Estimators		03/18/22		
School Committee Meeting	03/22/22	7:30PM	In Person or vis ZOOM	Project Overview
WMHS Leadership Group	03/23/22	10:00AM	Virtual ZOOM Meeting	Construction and Space Component Costs
Permanent Building Committee/ School Building Committee	03/24/22	7:00PM	Virtual ZOOM Meeting	Design Alternatives Review - SELECT PREFERRED OPTION Project and Construction Costs Decision on LEED vs. CHPS
WMHS Leadership Group	03/30/22	10:00AM	Virtual ZOOM Meeting	TBD

Cost Estimate Reconciliation		03/31/22	1:00PM	Virtual ZOOM Meeting
WMHS Leadership Group	04/06/22	10:00AM	Virtual ZOOM Meeting	TBD
Permanent Building Committee/ School Building Committee	04/07/22	7:00PM	Virtual ZOOM Meeting	Advanced Preferred Option Review Project and Construction Costs
WMHS Leadership Group	04/13/22	10:00AM	Virtual ZOOM Meeting	TBD
Permanent Building Committee/ School Building Committee	04/14/22	7:00PM	Virtual ZOOM Meeting	Advanced Preferred Option Review Project and Construction Costs

PSR Submission Draft		04/21/22		Submit Draft of PSR to PBC/SBC
WMHS Public Forum #6	04/26/22	7:00PM	Virtual ZOOM Meeting	Design Alternatives Construction Costs
WMHS Leadership Group	04/27/22	10:00AM	Virtual ZOOM Meeting	TBD
Permanent Building Committee/ School Building Committee	04/28/22	7:00PM	Virtual ZOOM Meeting	APPROVE PSR SUBMISSION TO MSBA

SMMA SUBMIT PSR TO OPM		05/03/22		
SUBMIT PSR TO MSBA (MSBA Deadline)		05/04/22	ASKED FOR CONFIRMATION	



Permanent Building Committee / School Building Committee Meeting

03.10.2022



Agenda

- » Site Working Group | DCR Meeting Update
- » PSR Alternatives Site Design Progress Review
- » Building Systems Update
- » PSR Alternatives Building Options Update

SITE DESIGN

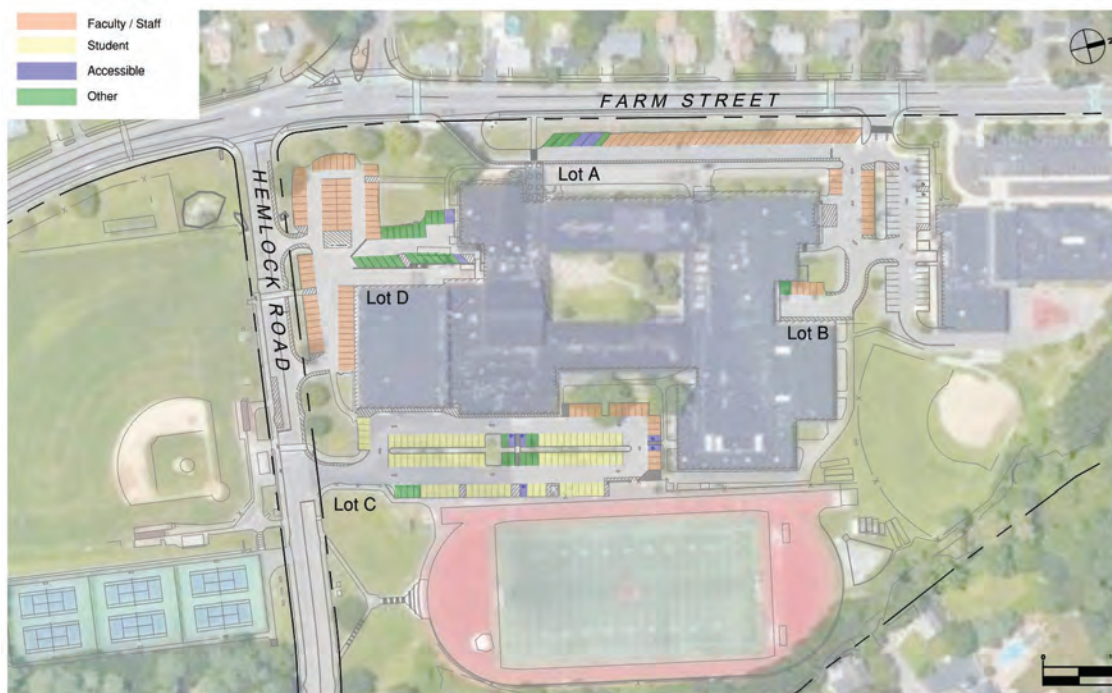
Site Working Group | DCR Meeting Updates



WAKEFIELD MEMORIAL HIGH SCHOOL

Site Working Group | DCR Meeting Updates

» Existing Parking Program



	Total	Accessible	Teacher/ Staff/Faculty	Other	Student
Lot A	38	2	32	4 1-SRO 3-Visitor	-
Lot B	19	-	17	2 2-Maintenance	-
Lot C	118	5	17	12 4-District Bus 8-WCAT	84
Lot D	94	2	70	22 22-Sup't Office	-
Total	269	11	134	38	84
Landrigan Field	101				

Site Working Group | DCR Meeting Updates

» Proposed Parking Program

- Approach is to use occupancy to guide proposed parking quantity
- Proposed program will include 330 parking spaces, quantity and type will be further discussed during Schematic Design

» DCR Meeting

- Meeting was held with DCR on 3/7/2022 to introduce Hemlock Road relocation
- DCR was agreeable to the road's relocation, no current preference on 4-way or roundabout
- Will meet again during Schematic Design

WAKEFIELD MEMORIAL HIGH SCHOOL

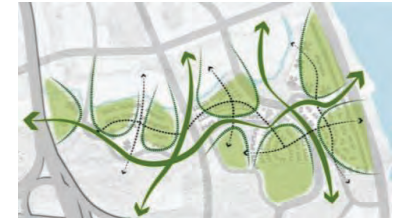
Site Working Group Updates - Campus Creation



Outdoor Learning Environments



Natural Spaces & Processes



Student's Outdoor Experience



Materiality

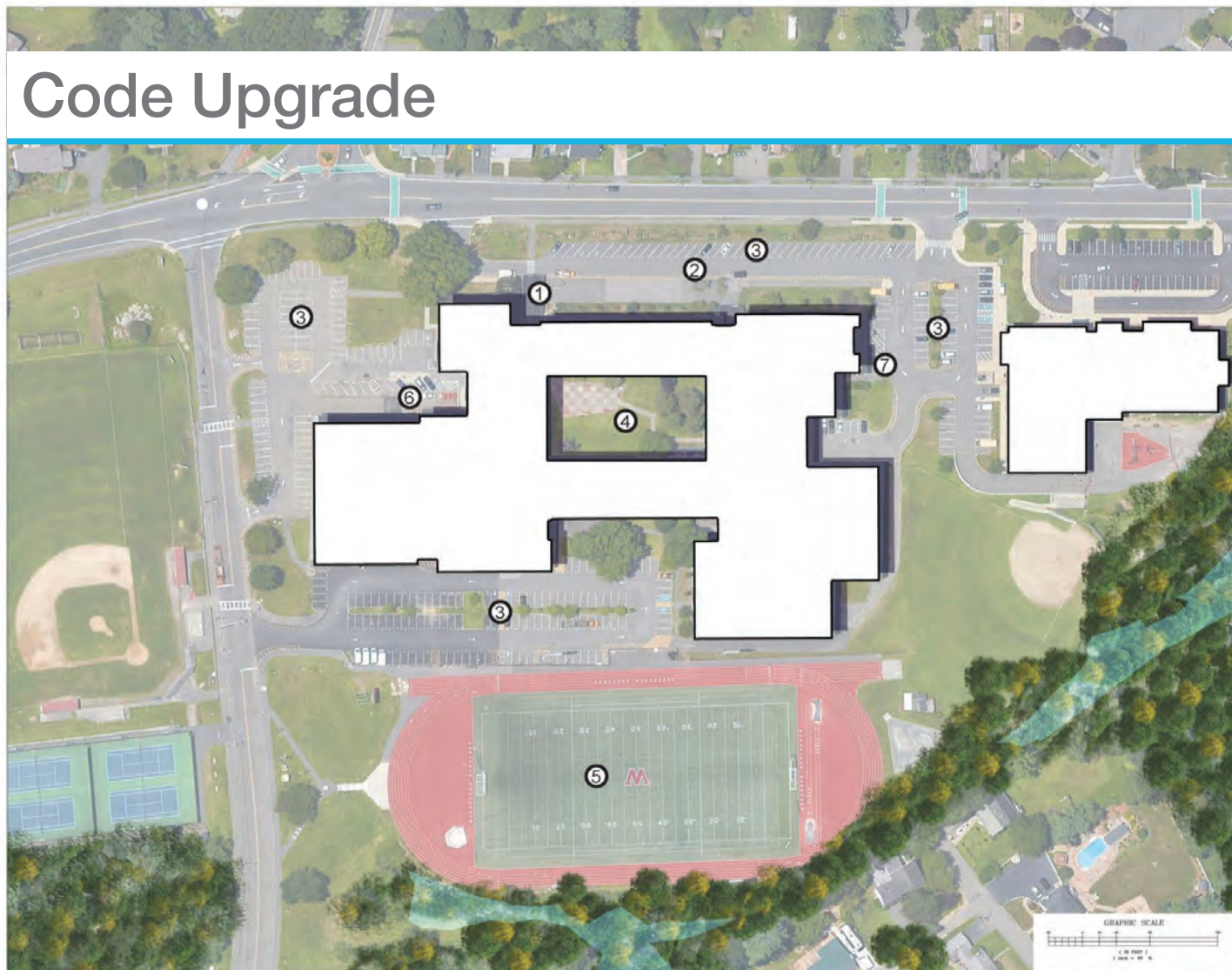


SITE DESIGN

PSR Alternatives Site Design Progress Review



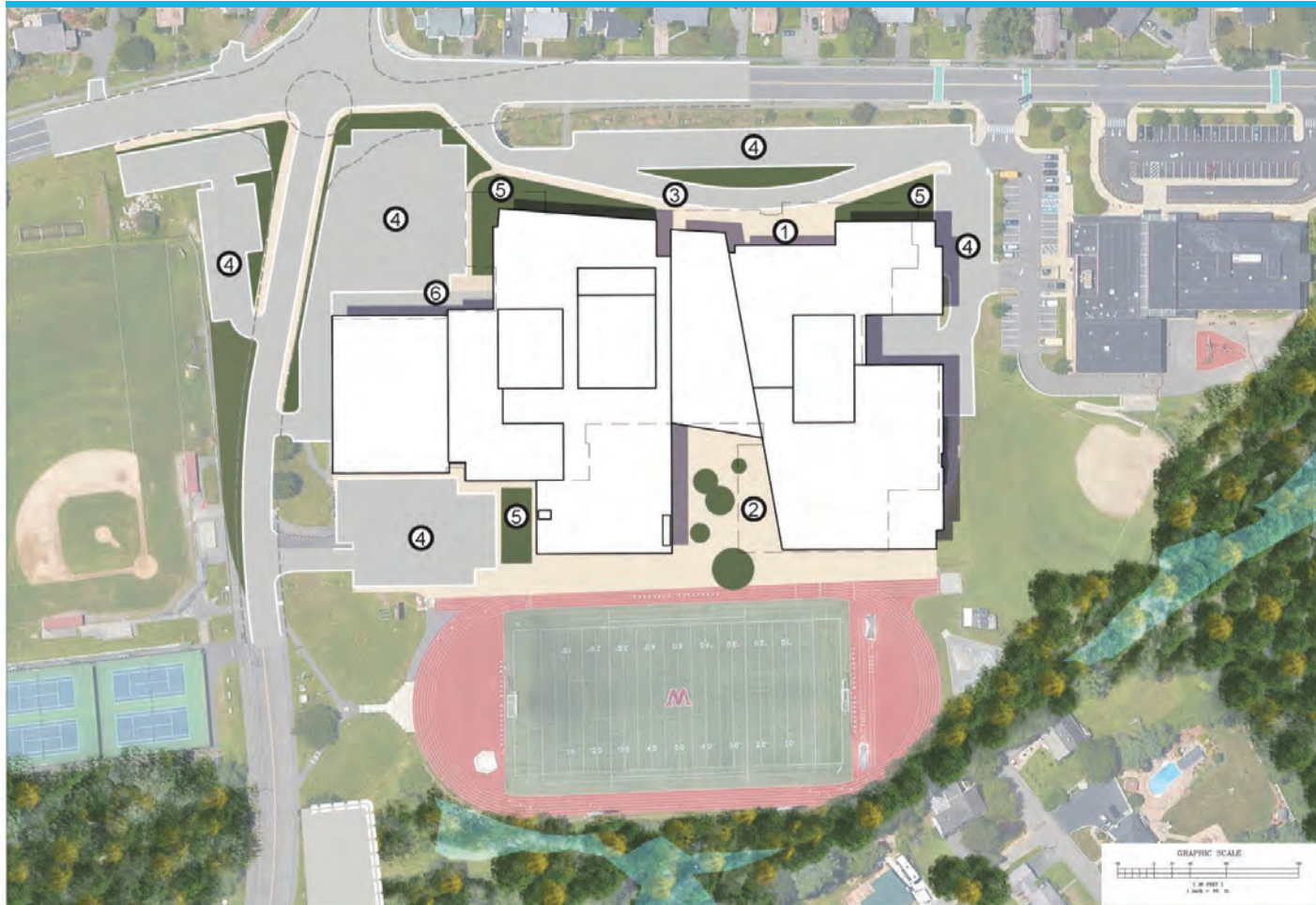
Code Upgrade



LEGEND

- ① MAIN ENTRANCE
- ② PICKUP AND DROP OFF
- ③ PARKING
- ④ COURTYARD
- ⑤ BEASLEY OVAL
- ⑥ WETLAND AREA
- ⑦ LOADING DOCK

Alt. 2a – Addition and Renovation

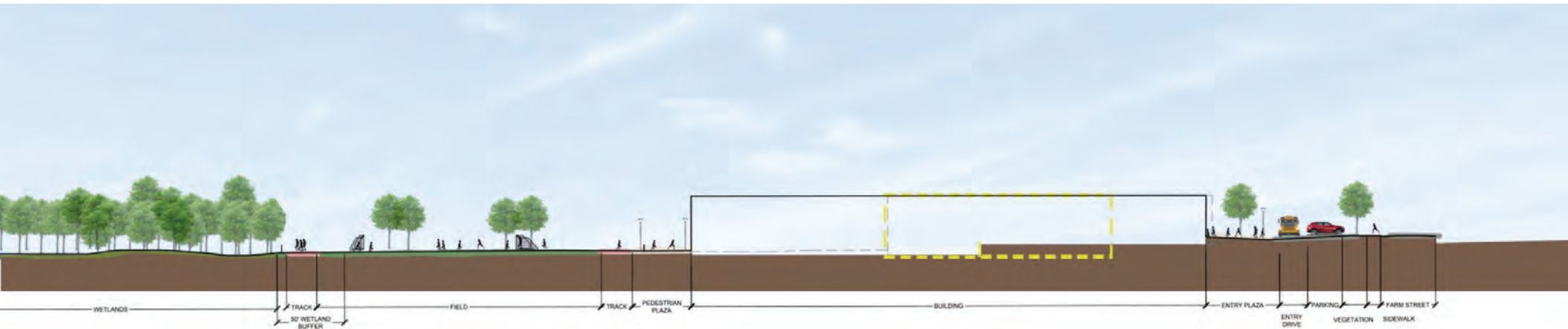


LEGEND

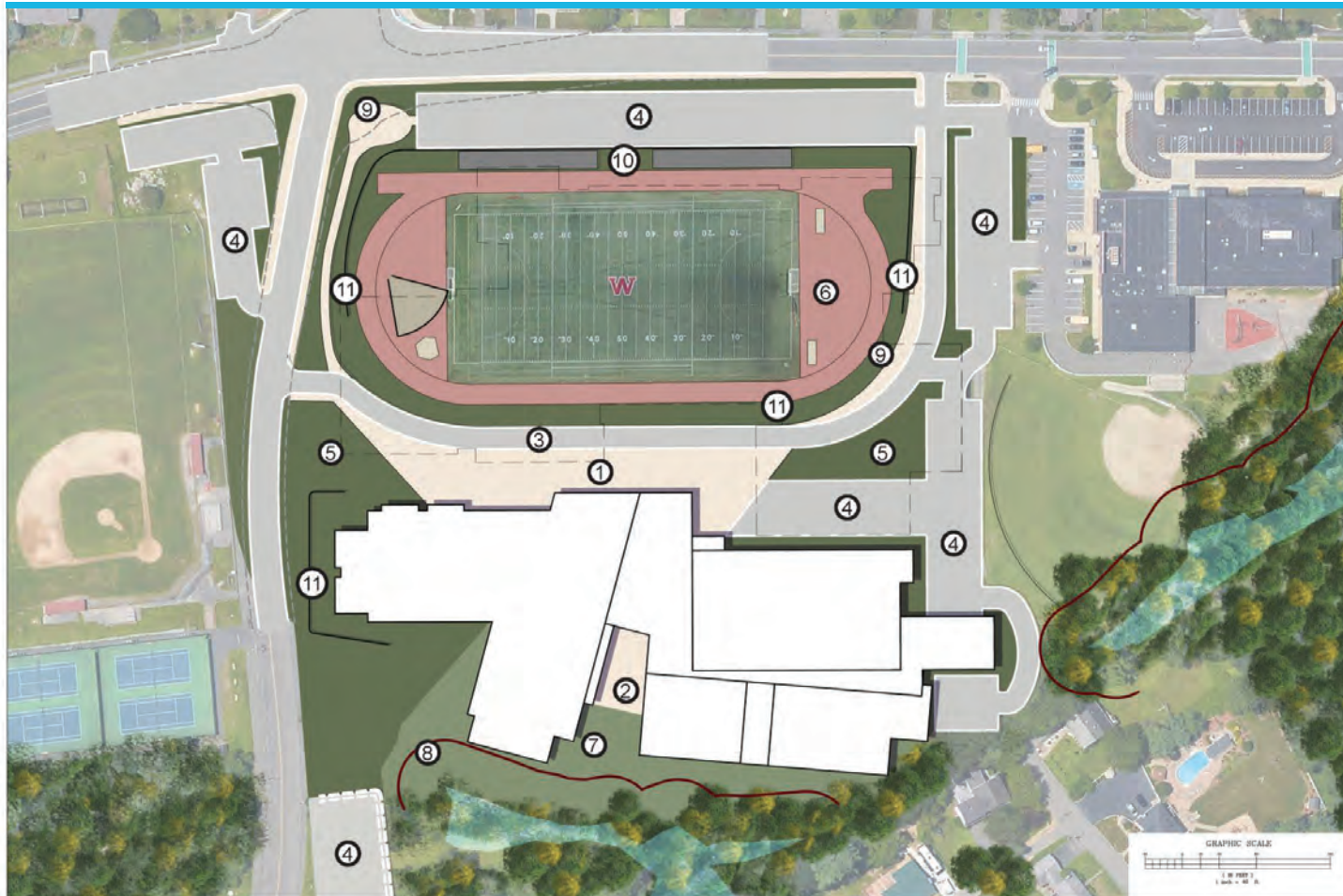
- ① ENTRANCE PLAZA
- ② OUTDOOR COMMONS
- ③ PICKUP AND DROP OFF
- ④ PARKING
- ⑤ GREEN SPACE
- ⑥ RAMP

WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 2a – Addition and Renovation - Section



Alt. 3b – Site Plan Option A

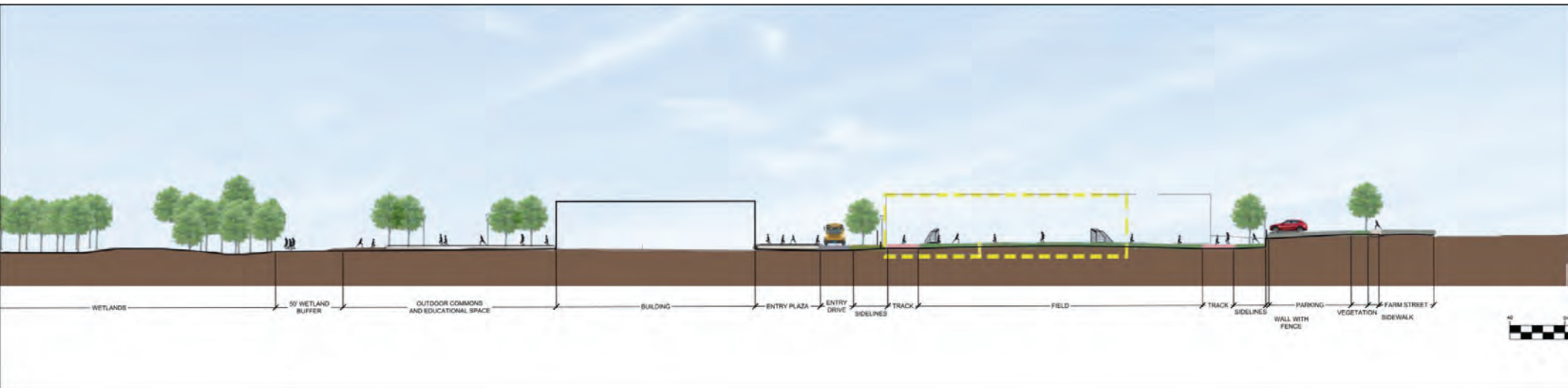


LEGEND

- ① ENTRANCE PLAZA
- ② OUTDOOR COMMONS
- ③ PICKUP AND DROP OFF
- ④ PARKING
- ⑤ GREEN SPACE
- ⑥ TRACK AND FIELD
- ⑦ OUTDOOR CLASSROOM
- ⑧ WETLAND BUFFER
- ⑨ PEDESTRIAN SPACES
- ⑩ BLEACHER SEATING
- ⑪ RETAINING WALL

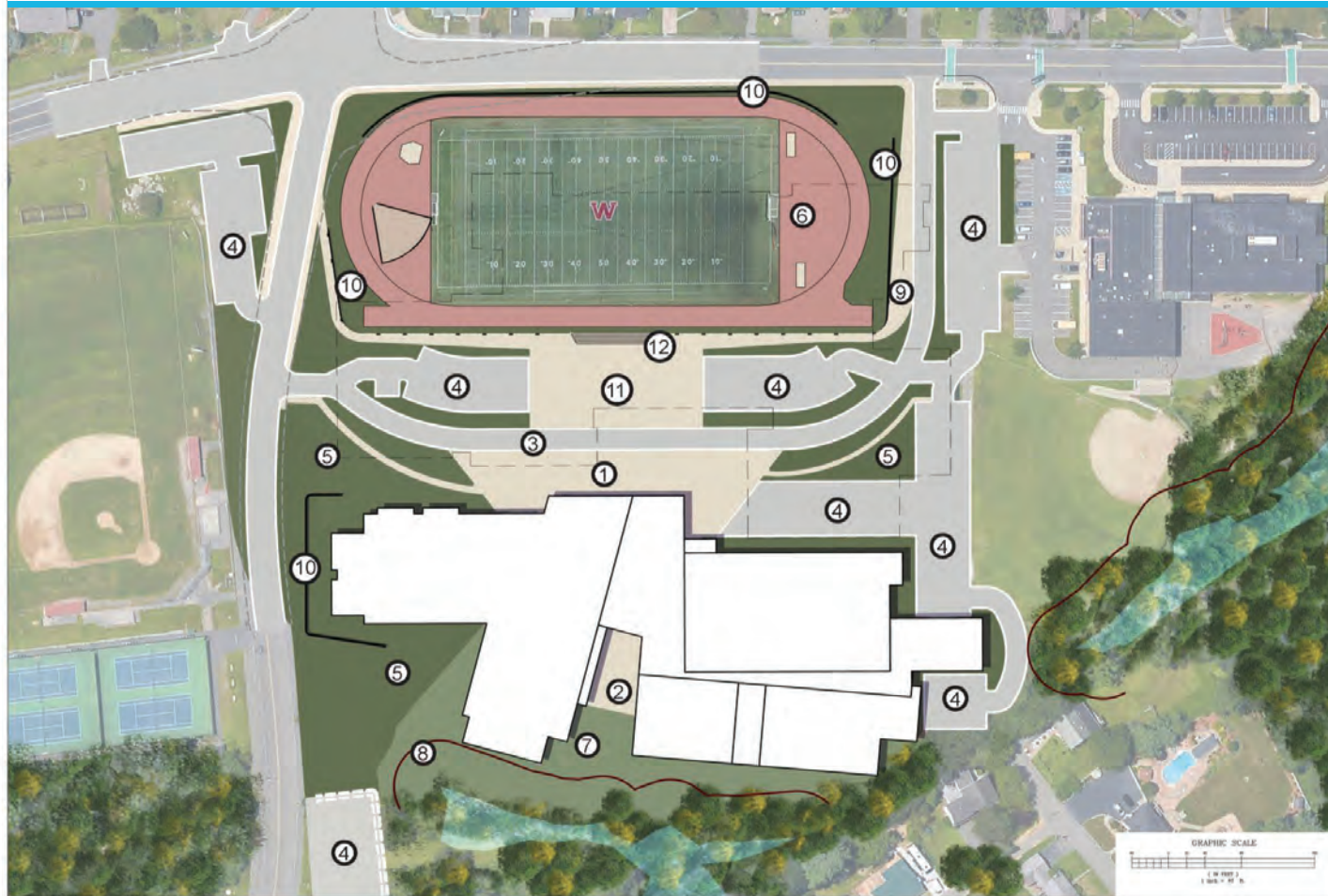
WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 3b – Site Plan Option A - Section



SMMA

Alt. 3b – Site Plan Option B

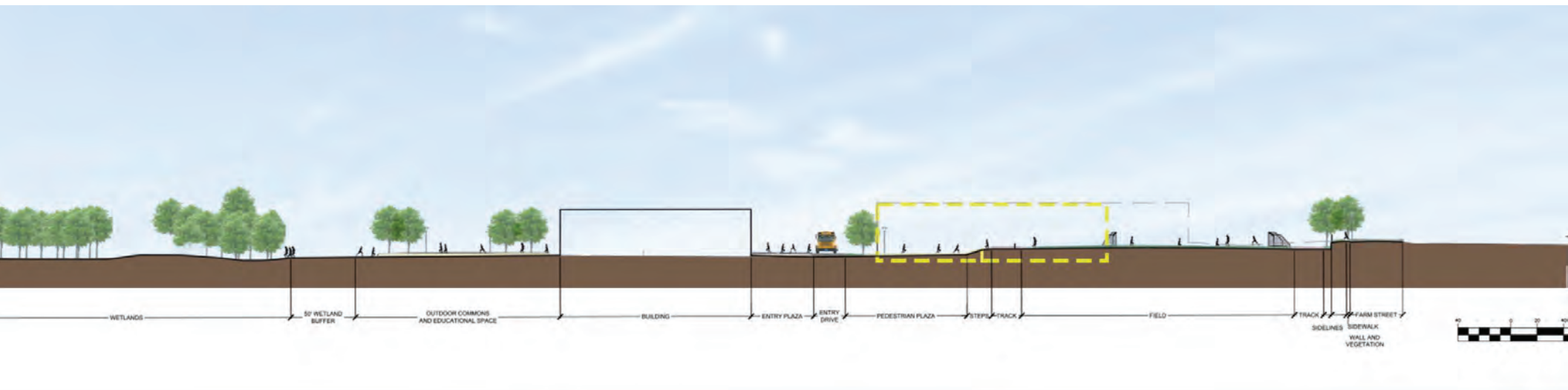


LEGEND

- ① ENTRANCE PLAZA
- ② OUTDOOR COMMONS
- ③ PICKUP AND DROP OFF
- ④ PARKING
- ⑤ GREEN SPACE
- ⑥ TRACK AND FIELD
- ⑦ OUTDOOR CLASSROOM
- ⑧ WETLAND BUFFER
- ⑨ PEDESTRIAN SPACES
- ⑩ RETAINING WALL
- ⑪ ENTRY COMMONS
- ⑫ TERRACE / LEARNING STAIRS

WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 3b – Site Plan Option B - Section



SMMA

WAKEFIELD MEMORIAL HIGH SCHOOL

Building Systems Update

Meetings

- Sustainability & MEP Systems Focus Group – February 7
- PBC/SBC Meeting: Systems Overview – March 3
- Town Engineer/DPW Discussion - March 8
- WESC Meeting – March 11

Next Steps

- List of Facilities Contacts at Schools with:
 - All-electric air source heat pump system
 - Geothermal
- Case Study Data: Life Cycle Cost Analysis (SMMA examples)
- Set Meeting: Discuss findings with Focus Group + Town Engineering



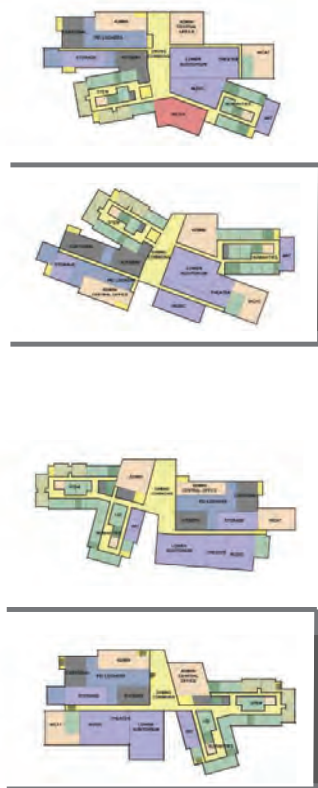
ARCHITECTURE

PSR Alternatives Building Options



WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 3b – “March Madness”



3b – Program Options



3b – Preferred Option

vs



2a Add/Reno Alternative



WAKEFIELD MEMORIAL HIGH SCHOOL
Thank You!





Permanent Building Committee / School Building Committee Meeting

03.10.2022



Agenda

- » Site Working Group | DCR Meeting Update
- » PSR Alternatives Site Design Progress Review
- » Building Systems Update
- » PSR Alternatives Building Options Update

SITE DESIGN

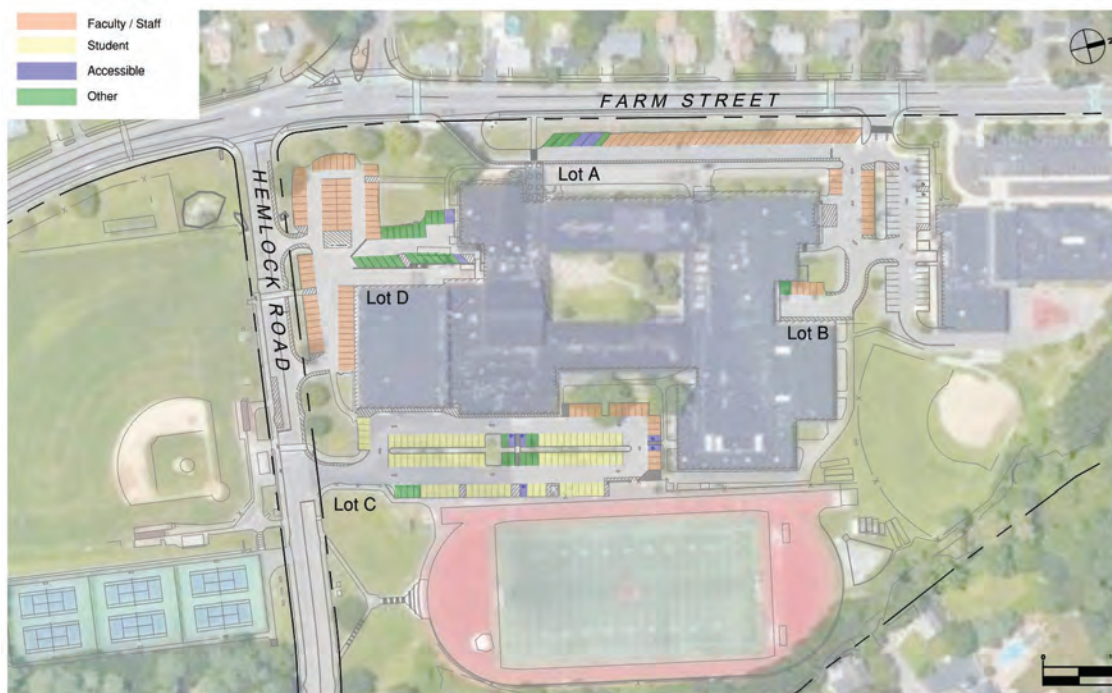
Site Working Group | DCR Meeting Updates



WAKEFIELD MEMORIAL HIGH SCHOOL

Site Working Group | DCR Meeting Updates

» Existing Parking Program



	Total	Accessible	Teacher/ Staff/Faculty	Other	Student
Lot A	38	2	32	4 1-SRO 3-Visitor	-
Lot B	19	-	17	2 2-Maintenance	-
Lot C	118	5	17	12 4-District Bus 8-WCAT	84
Lot D	94	2	70	22 22-Sup't Office	-
Total	269	11	134	38	84
Landrigan Field	101				

Site Working Group | DCR Meeting Updates

» Proposed Parking Program

- Approach is to use occupancy to guide proposed parking quantity
- Proposed program will include 330 parking spaces, quantity and type will be further discussed during Schematic Design

» DCR Meeting

- Meeting was held with DCR on 3/7/2022 to introduce Hemlock Road relocation
- DCR was agreeable to the road's relocation, no current preference on 4-way or roundabout
- Will meet again during Schematic Design

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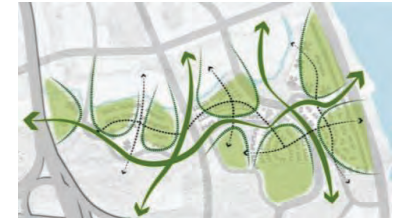
Site Working Group Updates - Campus Creation



Outdoor Learning Environments



Natural Spaces & Processes



Student's Outdoor Experience



Materiality

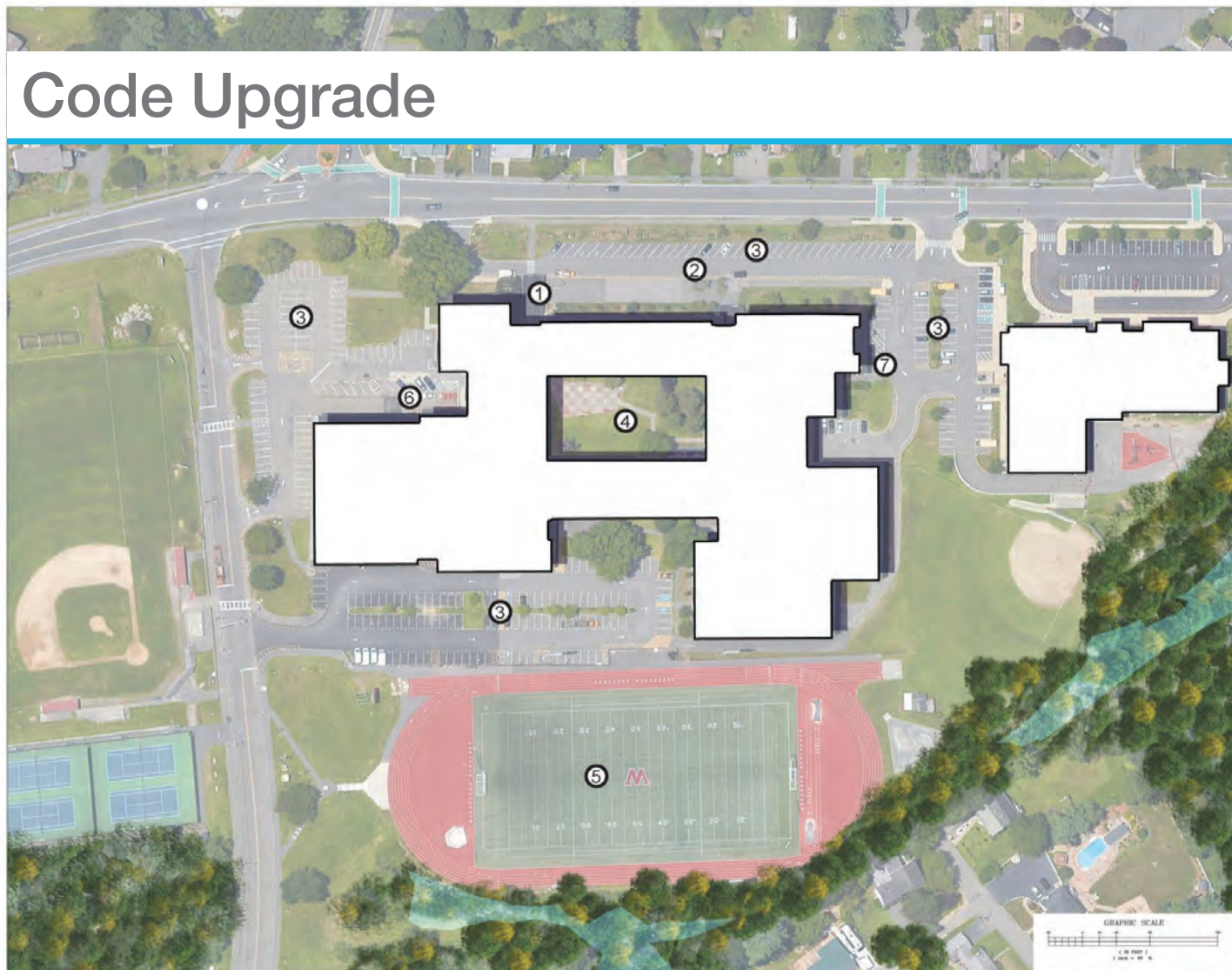


SITE DESIGN

PSR Alternatives Site Design Progress Review



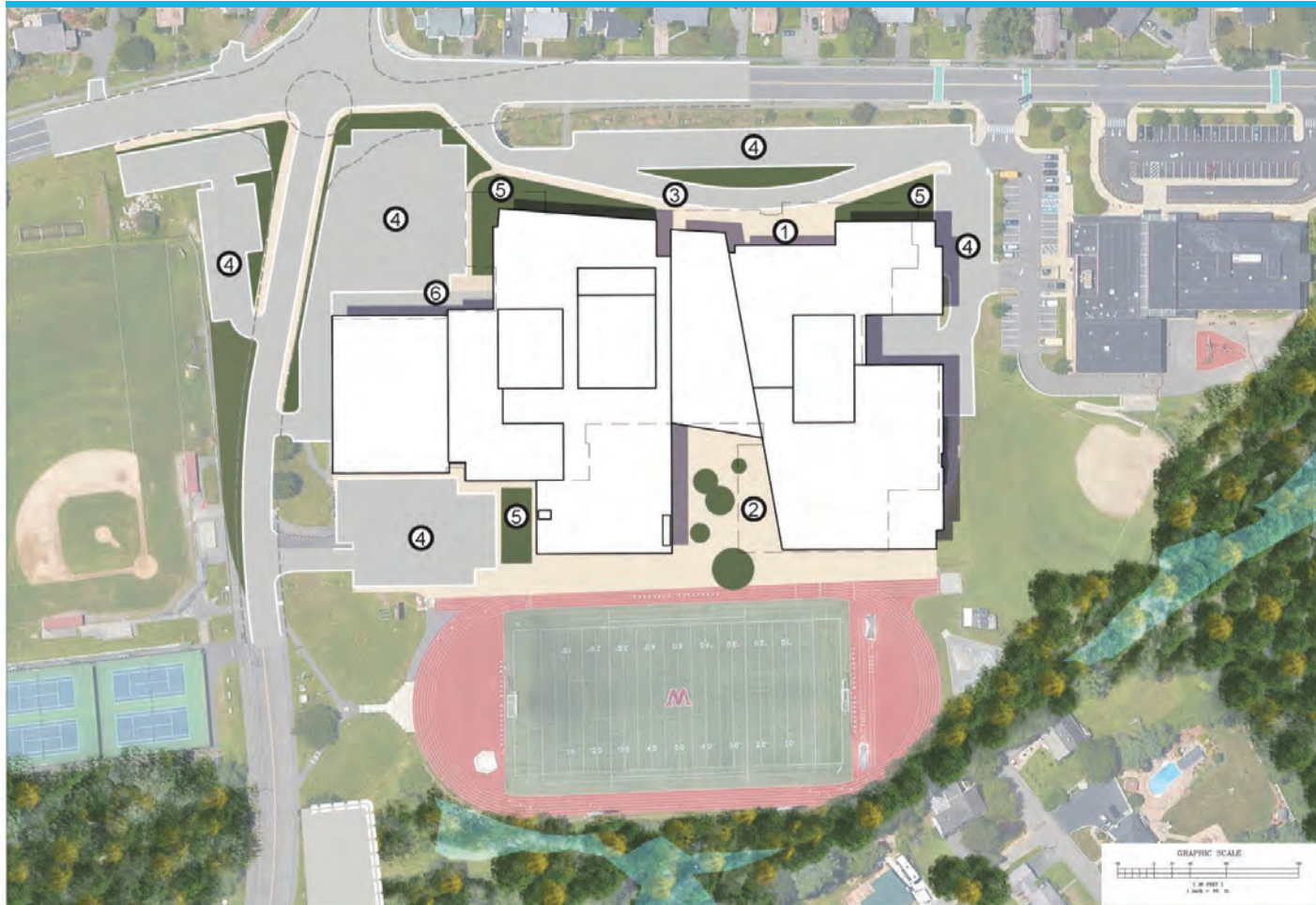
Code Upgrade



LEGEND

- ① MAIN ENTRANCE
- ② PICKUP AND DROP OFF
- ③ PARKING
- ④ COURTYARD
- ⑤ BEASLEY OVAL
- ⑥ WETLAND AREA
- ⑦ LOADING DOCK

Alt. 2a – Addition and Renovation

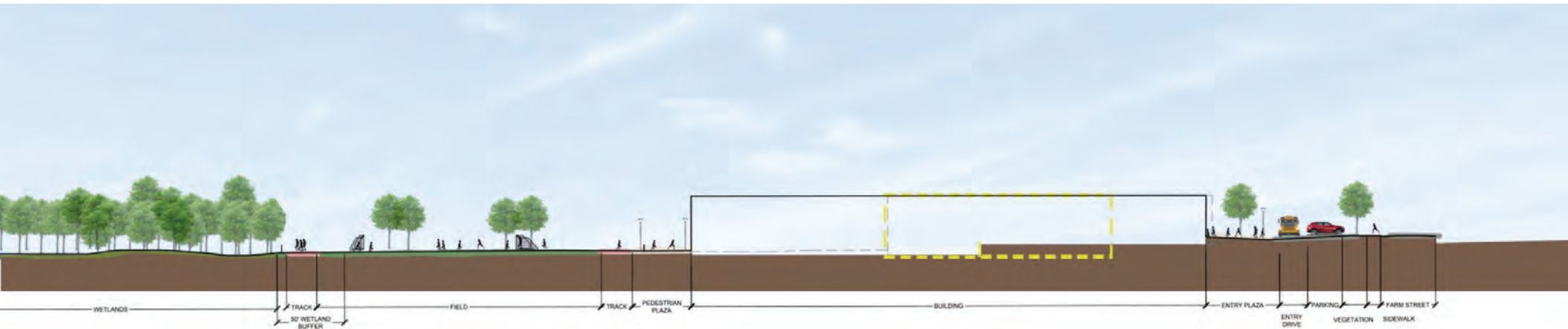


LEGEND

- ① ENTRANCE PLAZA
- ② OUTDOOR COMMONS
- ③ PICKUP AND DROP OFF
- ④ PARKING
- ⑤ GREEN SPACE
- ⑥ RAMP

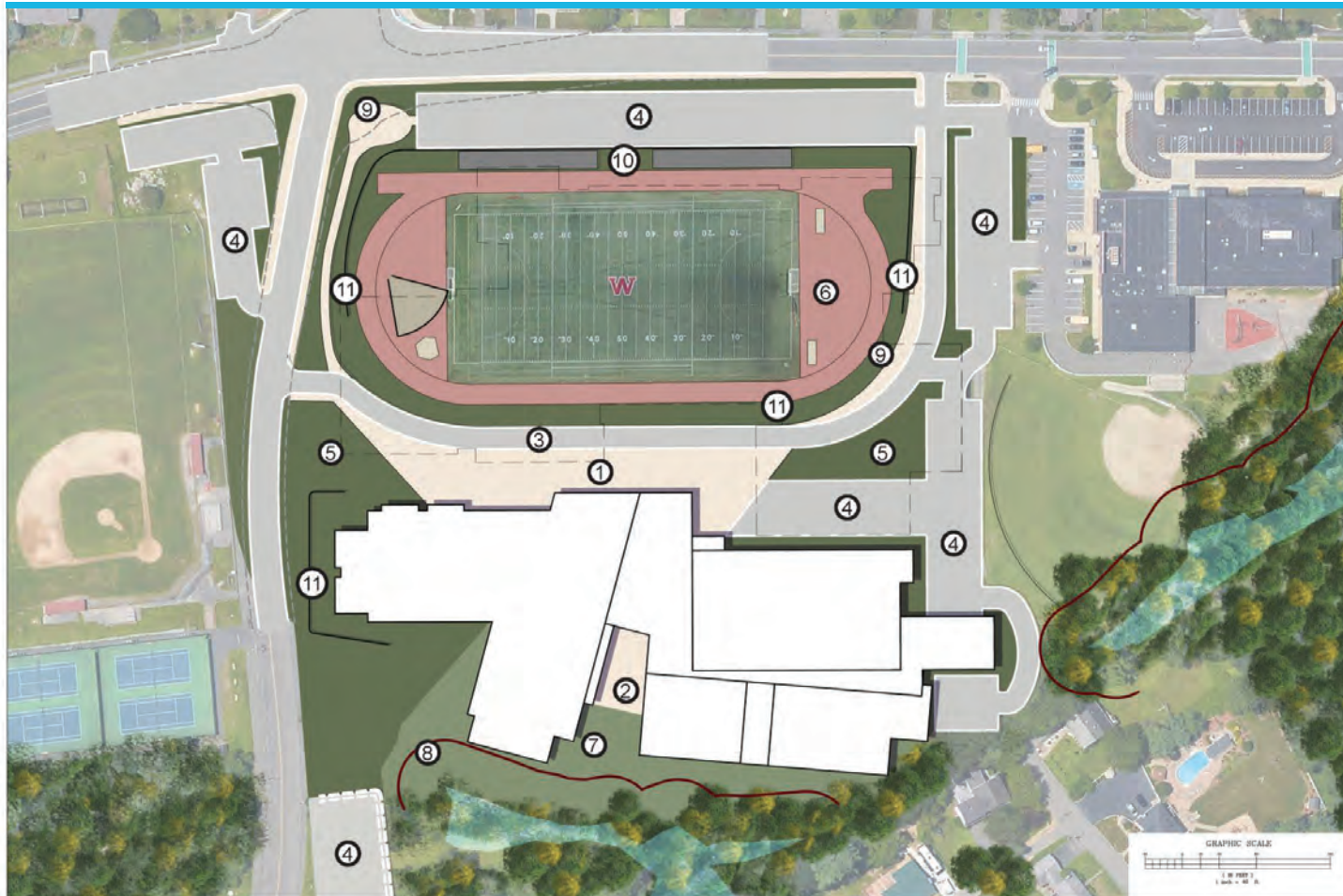
WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 2a – Addition and Renovation - Section



SMMA

Alt. 3b – Site Plan Option A

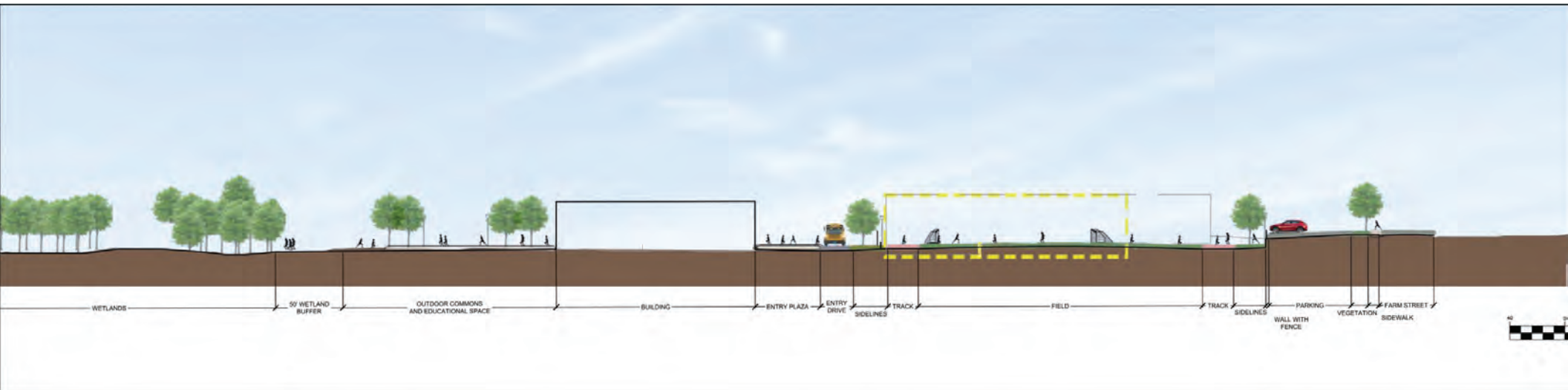


LEGEND

- ① ENTRANCE PLAZA
- ② OUTDOOR COMMONS
- ③ PICKUP AND DROP OFF
- ④ PARKING
- ⑤ GREEN SPACE
- ⑥ TRACK AND FIELD
- ⑦ OUTDOOR CLASSROOM
- ⑧ WETLAND BUFFER
- ⑨ PEDESTRIAN SPACES
- ⑩ BLEACHER SEATING
- ⑪ RETAINING WALL

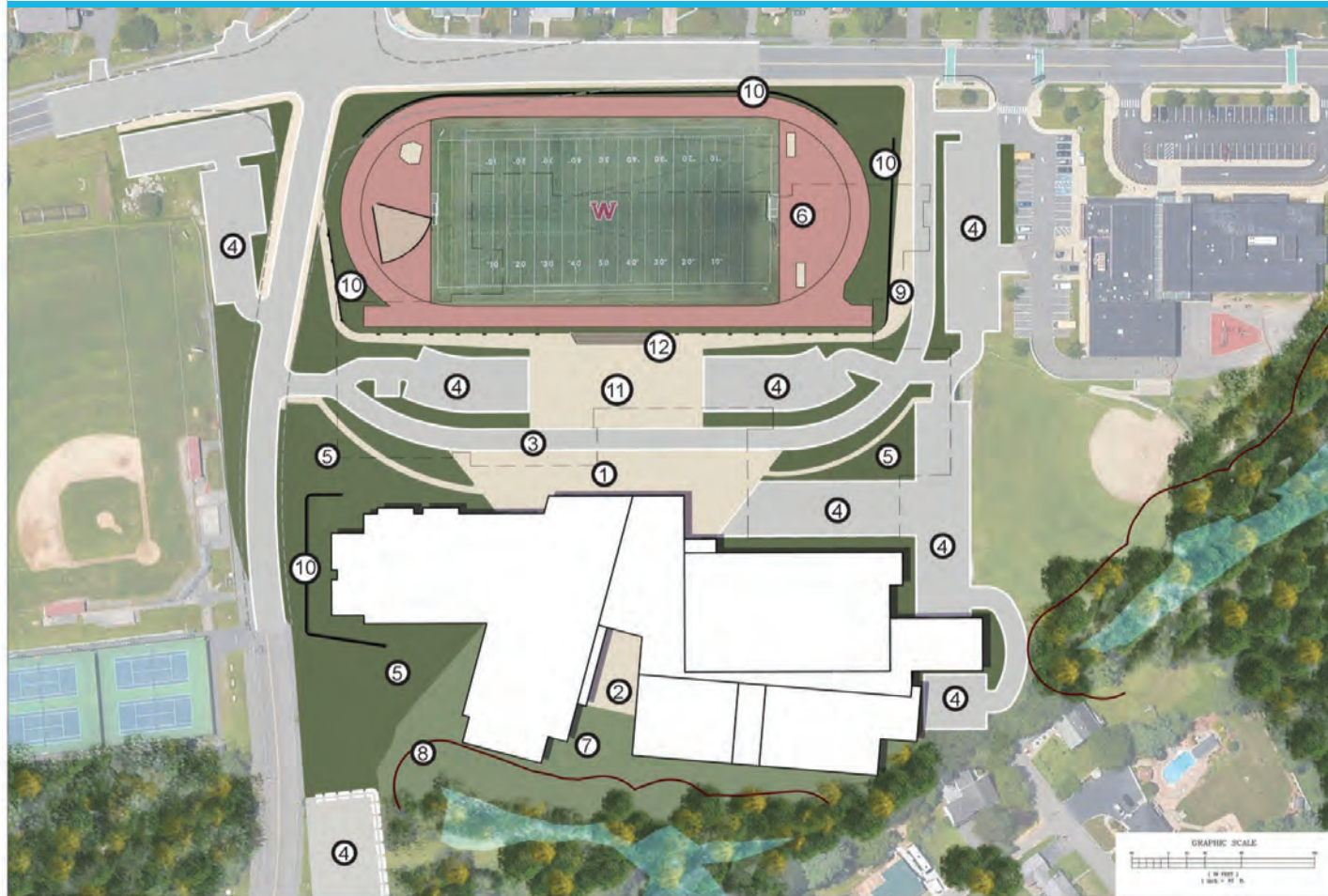
WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 3b – Site Plan Option A - Section



SMMA

Alt. 3b – Site Plan Option B

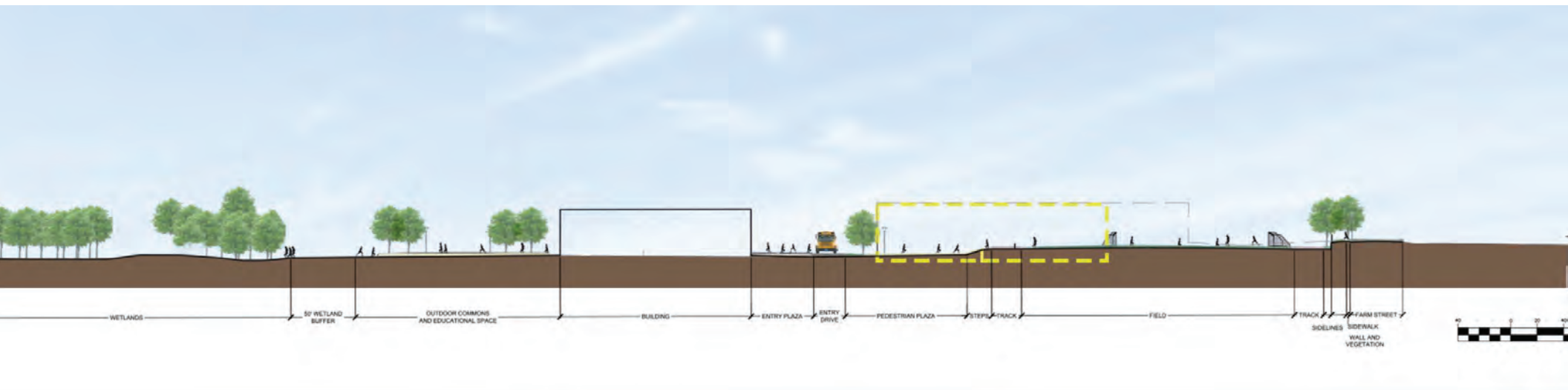


LEGEND

- ① ENTRANCE PLAZA
- ② OUTDOOR COMMONS
- ③ PICKUP AND DROP OFF
- ④ PARKING
- ⑤ GREEN SPACE
- ⑥ TRACK AND FIELD
- ⑦ OUTDOOR CLASSROOM
- ⑧ WETLAND BUFFER
- ⑨ PEDESTRIAN SPACES
- ⑩ RETAINING WALL
- ⑪ ENTRY COMMONS
- ⑫ TERRACE / LEARNING STAIRS

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Alt. 3b – Site Plan Option B - Section



SMMA

WAKEFIELD MEMORIAL HIGH SCHOOL

Building Systems Update

Meetings

- Sustainability & MEP Systems Focus Group – February 7
- PBC/SBC Meeting: Systems Overview – March 3
- Town Engineer/DPW Discussion - March 8
- WESC Meeting – March 11

Next Steps

- List of Facilities Contacts at Schools with:
 - All-electric air source heat pump system
 - Geothermal
- Case Study Data: Life Cycle Cost Analysis (SMMA examples)
- Set Meeting: Discuss findings with Focus Group + Town Engineering



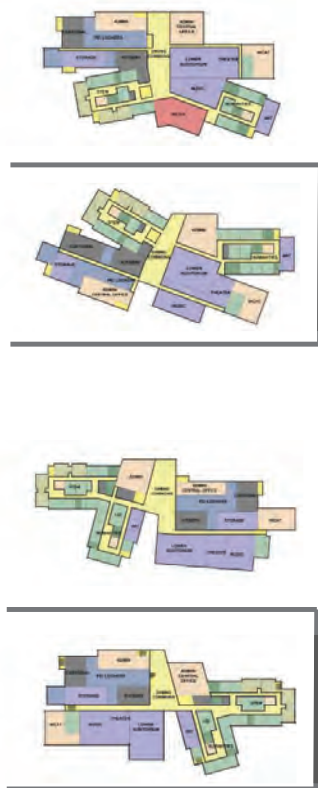
ARCHITECTURE

PSR Alternatives Building Options



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3b – Program Options



3b – Preferred Option

vs



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WAKEFIELD MEMORIAL HIGH SCHOOL
Thank You!

