

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #18
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Date:	Thursday March 24, 2022
Location:	Virtual "Zoom" Meeting
Time:	7:00 pm
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)	✗
Dr. 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 03/10/22 Permanent Building Committee/School Building Committee: Wakefield Memorial High School Project were presented for review.

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

4. Feedback from Community Forum #5 and School Committee Meeting

Community Forum #5, held on March 17, 2022 and was well attended by members of the public with good public participation. The Project Team also updated the Wakefield School Committee on the project on March 22, 2022. The Project Team received many questions at both meetings. Most questions dealt with the proposed Field House, parking for the new school, and sustainability design options for the project. Both meetings were online, so LF and SMMA will be reviewing the chat log from both meetings and addressing comments and concerns as the project moves forward. CT inquired about the status of the website. LF stated that we have a fully functioning website up and running, where all project meeting related material can be accessed by the public.

5. Sustainability Update

There are two (2) Green Building Rating Systems available to the project: LEED V.4 and NE-CHPS V.4. At the request of the PBC/SBC, SMMA met with the Wakefield Environmental Sustainability Committee(WESC) to solicit feedback on which rating system would be their preference for the project. The Committee agreed with SMMA's recommendation to use LEED V.4 as the rating system for the project. In addition, the WESC encouraged SMMA to use other credits from NE-CHPS V.4 as "inspiration" in SMMA's design of the school. SMMA requested that the SBC/PBC take a formal vote on which Green Building Rating System to be utilized for the project. The PBC asked its member T. Galvin for his opinion, and he recommended that LEED V.4 be the preferred rating system for the project.

Chip Tarbell made a motion to approve LEED V.4 as the preferred Green Building Rating System for the WMHS project as presented. Seconded by Janine R. Fabiano. Motion was approved unanimously.

6. Design Alternatives Review

SMMA presented the following Design Alternatives for discussion and requested the PBC/SBC to decide which site option they would like SMMA to pursue for the selected Design Alternative 3B: New Construction. BB from SMMA gave a recap presentation of the Design Alternative 3B with the Site Options A and B to the PBC/SBC.

Design Alternative 3B: New Construction. This option is a new school design on the Beasley Oval. The Oval is relocated to the front of the new school. Further conversations are needed to finalize parking and bleacher designs. There are two site options for Design Alternative 3B.

Site Options A and B: Option A and B vary in 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, parking is provided between Farm Street and the Oval which pushes the Oval closer to the school. The challenge is to provide a presence for the school and to terrace the grade in a gentle way.

CT stated that Option B was a better option in his opinion. JF inquired about public feedback received from members of the public on option preference. SMMA stated that overwhelmingly feedback from the public was for Option B. JF also inquired if the auditorium would be accessible for use while securing other sections of the building from public access. SMMA stated that it would be. LM inquired about feedback received about locating the athletic facilities closer to the Walsh Field and the other athletic fields located across from the school on Hemlock Road. SMMA stated that they had received a comment early on but have not received any additional comments recently especially when combined with other design priorities. CT inquired if finalizing a New Construction Option also requires finalizing the site design options. SMMA stated that decisions regarding the site layout could be deferred as long as a Design Alternative was selected.

JB asked Superintendent Dr. Lyons about the School Department's preference and if all applicable parties have reviewed the Design Alternatives. Dr. Lyons confirmed that the School Department and School Staff had completed review of the different Design Alternatives and supported moving Alternative 3B forward in Schematic Design. LM asked for further reasons behind the School Department's position. Dr. Lyons continued that the school preferred new construction and the layout/location of the academic wing of the school in Alternative 3B was the best for the Educational Program that was developed. PR inquired if one of the alternatives was better adaptable to any possible future expansion if needed later. SMMA stated they would like to present the SBC with a more specific layout of possible future expansions, but that due to site constraints, SMMA believes that the alternatives are all equal for any future expansions to the new school. PR stated he also liked the location of the gym at the front of the building in Alternative 3B, since it will be utilized most by the public after school hours. LM inquired if the project will design ADA accessible pathways from the school to athletic fields. SMMA stated that ADA accessibility is required for any public construction project.

Chip Tarbell made a motion to approve selecting Design Alternative 3B as the Preferred "New Construction" Option for the WMHS project as presented. Seconded by Janine R. Fabiano. Motion was approved unanimously.

7. Field House Update

MSBA, in their review of the PDP Submission, indicated that a gym or Field House over 18,000 SF would be categorically ineligible and that they would not participate in funding a high school with a gym over 18,000 SF as stated in their Policy, dated November 2, 2016, and included in their PDP Review Comments. LS asked the MSBA if the Town can construct a 30,000 SF gym on their own as a separate project and if it could be built connected to the school and on the same site. MSBA responded the Field House project could be handled as a separate project if the Town could provide how the project would be funded, managed, designed, scheduled and constructed independently. LF spoke with the MSBA who reiterated that they could not tell the Town that they could not build a separate gym but indicated they would not participate in funding a project that connected the Field House to the school simultaneously with the school construction. The District stated that they were satisfied with the space provided for all the health, wellness, and athletic programs as all programs have a space that meets their needs and that they would forego the Field House with indoor track if it could not be connected. The MSBA would require additional information from the District demonstrating full separation of Field House project from the High School project. This additional request for information would delay the current project schedule.

SMMA's site layout indicated that there is very little room to include a separate Field House on the high school site. LF and SMMA have refined the project design to include all current athletic and recreational programs from the existing high school into the new High School. This includes an 18k SF gym, 6k SF Gymnastics gym, and 4k SF in alternative PE for Weight Room and Fitness Room. Dr. Lyons stated that the School Department supports this design, and that the design is in keeping with the District's Educational Plan. JB stated that the Project Team has made all attempts to include an indoor track into the project, but that it is simply not possible without losing MSBA's entire financial support for the project. Dr. Lyons confirmed that the School Department understands and supports the Chair's conclusion. CT added that since this would be a separate building, it would need all the additional infrastructure of a separate building. Therefore, the total building square foot would jump from a 30k SF Field House to a 50K+ SF building, which would not fit on the high school site, nor would it be approved by the Town due to cost. LF requested that the PBC/SBC take a formal vote on removing the Field House from consideration and to incorporate an 18k SF gym, 6k SF Gymnastics gym, and 4k SF in alternative PE for Weight Room and Fitness Room as outlined in the Project's Space Summary.

Chip Tarbell made a motion to approve removing the Field House from consideration and to incorporate an 18k SF gym, 6k SF Gymnastics gym, and 4k SF in alternative PE for Weight Room and Fitness Room as outlined in the Project's Space Summary as presented. Seconded by Janine R. Fabiano. Motion was approved unanimously.

8. Cost Estimate Update

SMMA has issued their design documents to the cost estimator. LF, SMMA, and their cost estimators will hold a Cost Reconciliation Meeting on 3/31/22 @ 1pm and will present the estimated total costs of the project to the PBC/SBC at their April 7, 2022 meeting. LF and SMMA reviewed which areas of design would be separated out from the base total construction cost estimate to individually evaluate the cost of each space.

9. Schedule Update

LS reviewed the PSR Schedule:

- April 7, 2022 PBC/SBC Meeting
 - Advanced Preferred Option Review
 - Project and Construction Costs
- April 14, 2022 PBC/SBC Meeting – Vote on Preferred Option for PSR Submission; CMR v. DBB Presentation.
 - Advanced Preferred Option Review
 - Project and Construction Cost Review
 - Select Preferred Option
 - CMR vs DBB Presentation and Decision
- April 27, 2022 – Community Forum #5
- April 28, 2022 – Vote to Approve Preferred Schematic Report
- May 4, 2022 – Submit Preferred Schematic Report to MSBA

10. Next Permanent Building Committee/School Building Committee meeting: April 07, 2022

Attachments:

- LeftField Presentation 03/24/22
- SMMA Presentation 03/24/22

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee
School Building Committee
Meeting
March 24, 2022



WAKEFIELD MEMORIAL HIGH SCHOOL

AGENDA:

1. Administrative Actions

- Review of March 10, 2022 Permanent Building Committee/School Building Committee Meeting Minutes

2. Feedback from Public Forum #5 and School Committee Meeting

4. Design Alternative Review

- Decision on a Preferred New Construction Option for Comparison with Addition/Renovation and Code Upgrade

5. Field House Update

6. Feedback from Wakefield Environmental Sustainability Committee

- Decision on LEED or NE-CHPS

7. Cost Estimating Update and Separate Construction Cost Components

WAKEFIELD MEMORIAL HIGH SCHOOL

1. Administrative Actions

Review of March 10, 2022 Permanent Building Committee/School Building Committee Meeting Minutes



WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE

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 Piscadolo	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 Pskadilo	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	✓

- Meeting called to order at approximately 7:03PM. A quorum was present.
- Public Participation**
There was no public participation.
- Administrative Actions**
 - 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.
 - Site Working Group/DCR Meeting Update**
 - 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.
 - 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.
- PSR Alternatives Site Design Progress Review – SMMA**

SMMA presented the following design alternatives for discussion:



re #1: Base Code Upgrade. This option is an MSBA requirement. It was noted that this would bring the existing conditions up to code, it would not include any reconfiguration of the interior and would likely not fulfill the educational program. No site changes are anticipated

re 2a: Addition and Renovation. This option is an Addition/Renovation to the existing High School. SMMA reviewed the scope of areas to be retained and location of additions. A site rough the site and school indicates that the existing courtyard is being filled in with a commons area which will be the heart of the school. The intent will be to accommodate the change of 12 feet within the school structure. There will be a view through the school to the Oval and a terraced plaza at the end of the commons that overlooks the Oval.

re 3b: New Construction Site Option A and B. This option is a new school design on the Oval. The Oval is placed in front of the school. Further conversations are needed to finalize teacher designs. There are two sub options for Alternative 3b Option A and B that deal with the location of the boundary of Beasley Oval and Farm Street. Option B moves Beasley Oval Farm Street and relocates the proposed parking lot along Farm Street in Option A closer to the Oval. The challenge is to provide a presence for the school and to terrace the grade in a gentle

Feedback from committee members, Chip Tarbell stated that his preference was for the location of the parking to the building, the design will incorporate less cut and a retaining wall along Farm Street would allow for additional seating and the opportunity for ring chairs, and the "terraced" effect of the site.

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

IS Update – SMMA

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

Sustainability & MEP Systems Focus Group – February 7
PSR/SBC Meeting: Systems Overview – March 3
Civil Engineer/DPW Discussion – March 8
SC Meeting – March 11

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

inappropriately. SMMA also stated that further discussions are needed to solicit feedback from school/community stakeholders. The Archives are located in the project.

Location of ineligible spaces. Superintendent Lyons spoke to the largest contributor to the construction of the existing Black Box Theater which he would feel if the Black Box theater would not be replicated in the new school. LF reported that Peter Scott was Box Theater since a new Auditorium is being provided. He asked for the Archives to be commemorated in the new school. WCAT will remain at the high school. District offices will remain at the high school. The Archives are located in the project. The challenge is to provide a presence for the school and to terrace the grade in a gentle

Option 3b.3 with the southern orientated classrooms with the view that the only change would be to swap the locations of the gym and the Archives under consideration.

Decision at the next PBC Meeting on which new construction option to choose between the code upgrade and addition/renovation options. A decision was made on April 14, 2023 after a review of the construction costs.

One schedule dates for the Feasibility Study PSR Phase. The Project questions/comments received on March 01, 2022. Leftfield will be asked to solicit feedback from school/community stakeholders. The following:

Responses Due to MSBA March 15, 2022
2022
– March 22, 2022
PSR/SBC Meeting – March 24, 2022
18 – 30, 2022
2022

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

School Building Committee meeting: March 24, 2022

WAKEFIELD MEMORIAL HIGH SCHOOL

5. PSR Schedule Review

- Cost Estimating Process - March 18 - 30
- Cost Reconciliation - March 31
- Next Permanent Building Committee/SBC Meeting – April 7
- Review of Construction Costs – April 7
- Permanent Building Committee/SBC Meeting – April 14
- Decision on Preferred Option – April 14
- Decision on DBB vs CMR – April 14



WAKEFIELD MEMORIAL HIGH SCHOOL

MEETING SCHEDULE & AGENDA
Updated March 24, 2022

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	Site Plan Review and Amenities Final Review of Responses to PDP Comments
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 via ZOOM	Project Overview
WMHS Leadership Group	03/23/22	10:00AM	Virtual ZOOM Meeting	Feedback from Public Forum Construction and Space Component Costs Review Public Input from Public Forum
Permanent Building Committee/ School Building Committee	03/24/22	7:00PM	Virtual ZOOM Meeting	Public Forum Feedback Design Alternatives Review SELECT PREFERRED NEW CONSTRUCTION OPTION for COMPARISON with ADD/RENO OPTION Separate Construction Cost Components LEED vs. NE-CHPS Decision Field House Decision
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	Construction Costs
Permanent Building Committee/ School Building Committee	04/07/22	7:00PM	Virtual ZOOM Meeting	Project and Construction Costs Advanced Preferred Option Review
WMHS Leadership Group	04/13/22	10:00AM	Virtual ZOOM Meeting	Final Preferred Option Review
Permanent Building Committee/ School Building Committee	04/14/22	7:00PM	Virtual ZOOM Meeting	Advanced Preferred Option Review Project and Construction Costs Review SELECT PREFERRED OPTION CMR vs DBB Presentation and Decision

PSR Submission Draft 04/21/22			Submit Draft of PSR to PBC/SBC	
WMHS Public Forum #6	04/27/22	7:00PM	Virtual ZOOM Meeting	Preferred Design Option Construction Costs
WMHS Leadership Group	04/27/22	10:00AM	Virtual ZOOM Meeting	PSR Submission Review
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

Permanent Building Committee / School Building Committee Meeting



03.24.2022



Agenda

- » Green Building Rating System
- » PSR Alternatives New Building Options

LEEDv4 or NE-CHPSv4

	 NE-CHPS	 LEED
Total Pre-Requisites	28	14
Total Credits	250	110
Certification Level (MSBA)	110 CHPS Verified	40 Certified*
Owner related Documentation	13 Pre-req 15+ credits	4 Pre-req 2 credits (Silver)
Registration and Documentation Process	National CHPS	USGBC/GBCI

* *LEEDv4: most MA School Projects achieve LEEDv4 Silver certification*



NE-CHPS Owner Involved Prerequisites*

Integration & Innovation	Integrative Process
Integration & Innovation	Safer Schools By Design
Operations & Metrics	Facility Staff and Occupant Training
Operations & Metrics	Performance Benchmarking
Operations & Metrics	Systems Maintenance Plan
Operations & Metrics	Indoor Environmental Management Plan
Operations & Metrics	Integrated Pest Management
Operations & Metrics	Anti-Idling Measures
Operations & Metrics	ENERGY STAR Equipment and Appliances
Indoor Environmental Quality	Pollutant and Chemical Source Control
Indoor Environmental Quality	Acoustical Performance
Energy	Local Energy Efficiency Incentive and Assistance
Materials and Waste Management	Storage and Collection of Recyclables

***15+ addition owner related credits**



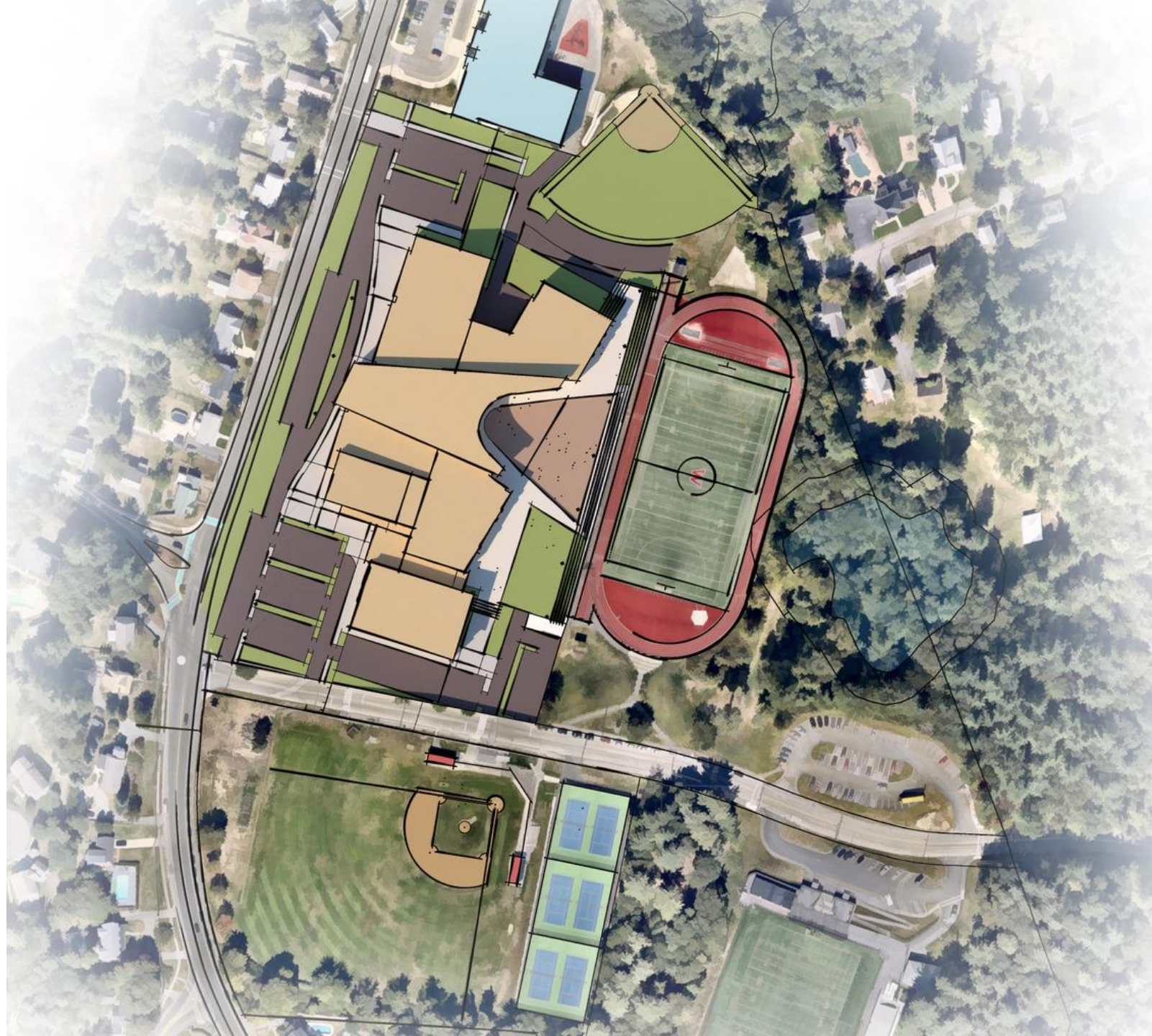
LEED Owner Involved Prerequisites*

Water Efficiency	Building-Level Water Metering
Energy & Atmosphere	Building-Level Energy Metering
Materials & Resources	Storage and Collection of Recyclables
Indoor Environmental Quality	Environmental Tobacco Smoke Control

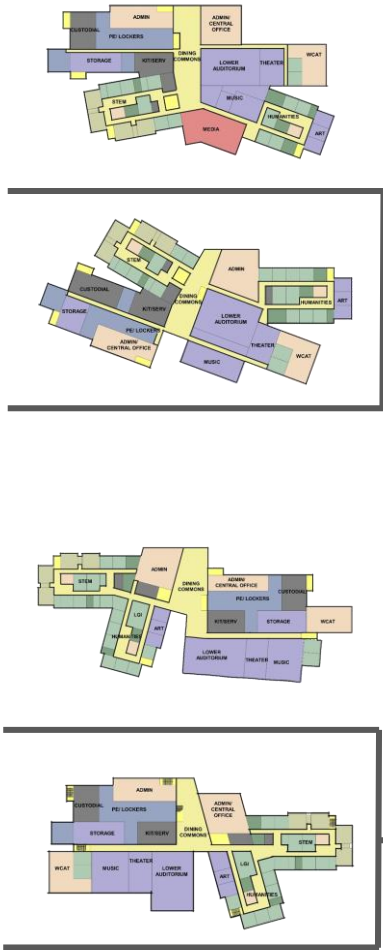
***~2 addition owner related credits for Silver Certification**

SITE DESIGN

PSR Alternatives New Building Options



Alt. 3b – “March Madness”

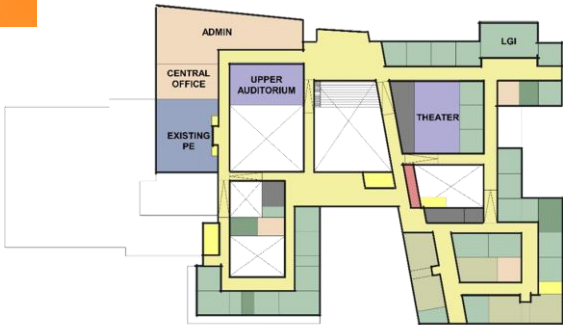


3b – Program Options



3b – Preferred Option

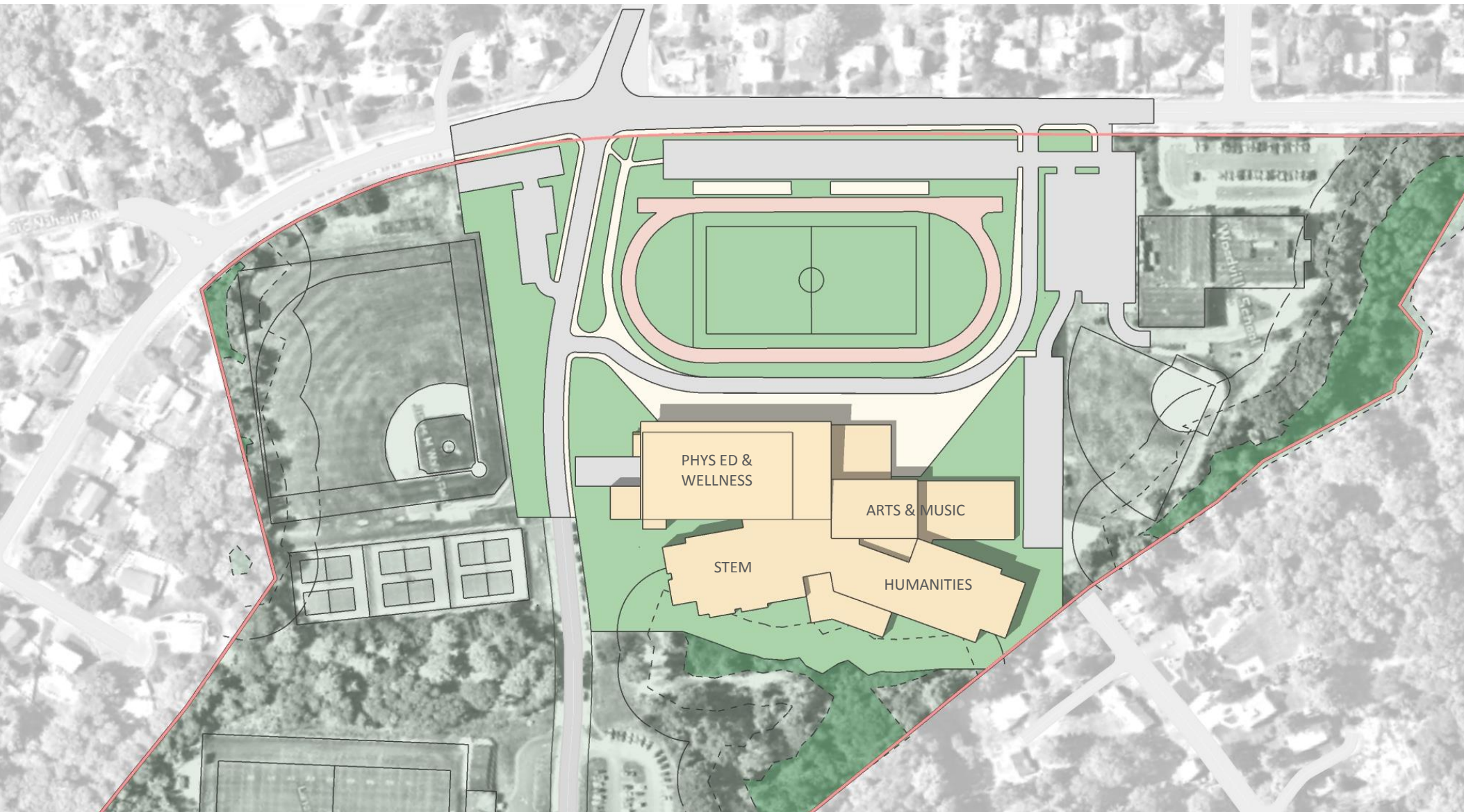
vs



2a Add/Reno Alternative

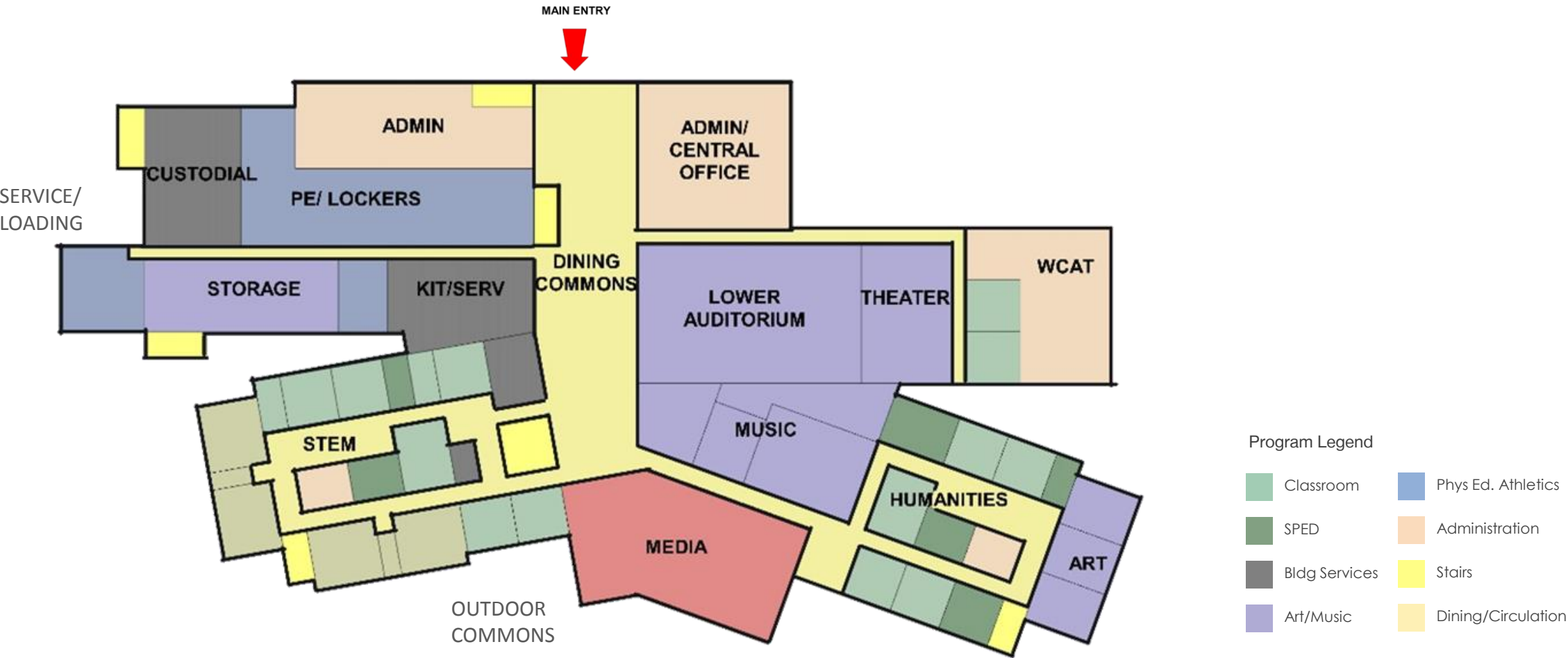
WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 3b – Site Plan Option 1



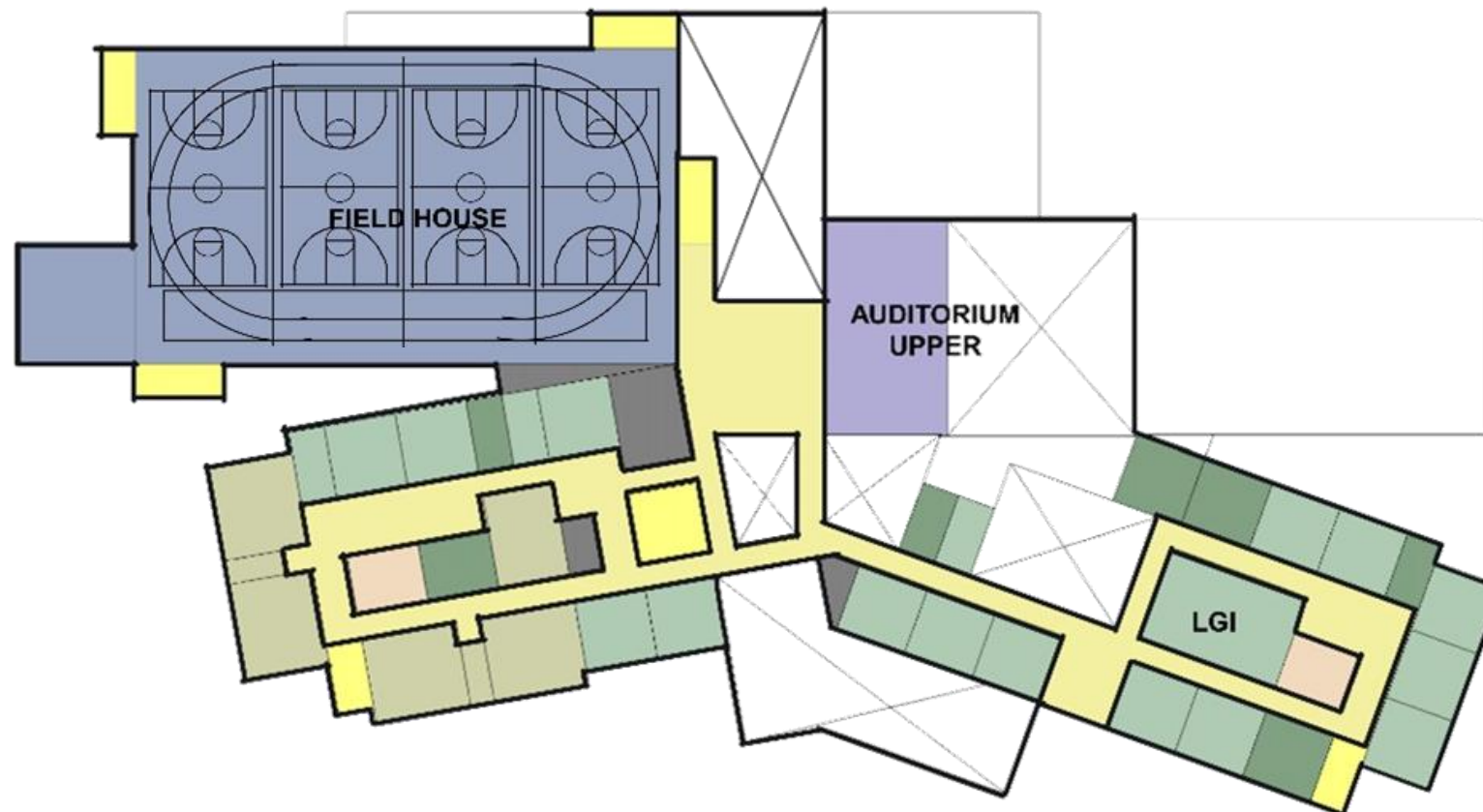
Alt. 3b – Plan Option 1

» Level 1



Alt. 3b – Plan Option 1

» Level 2

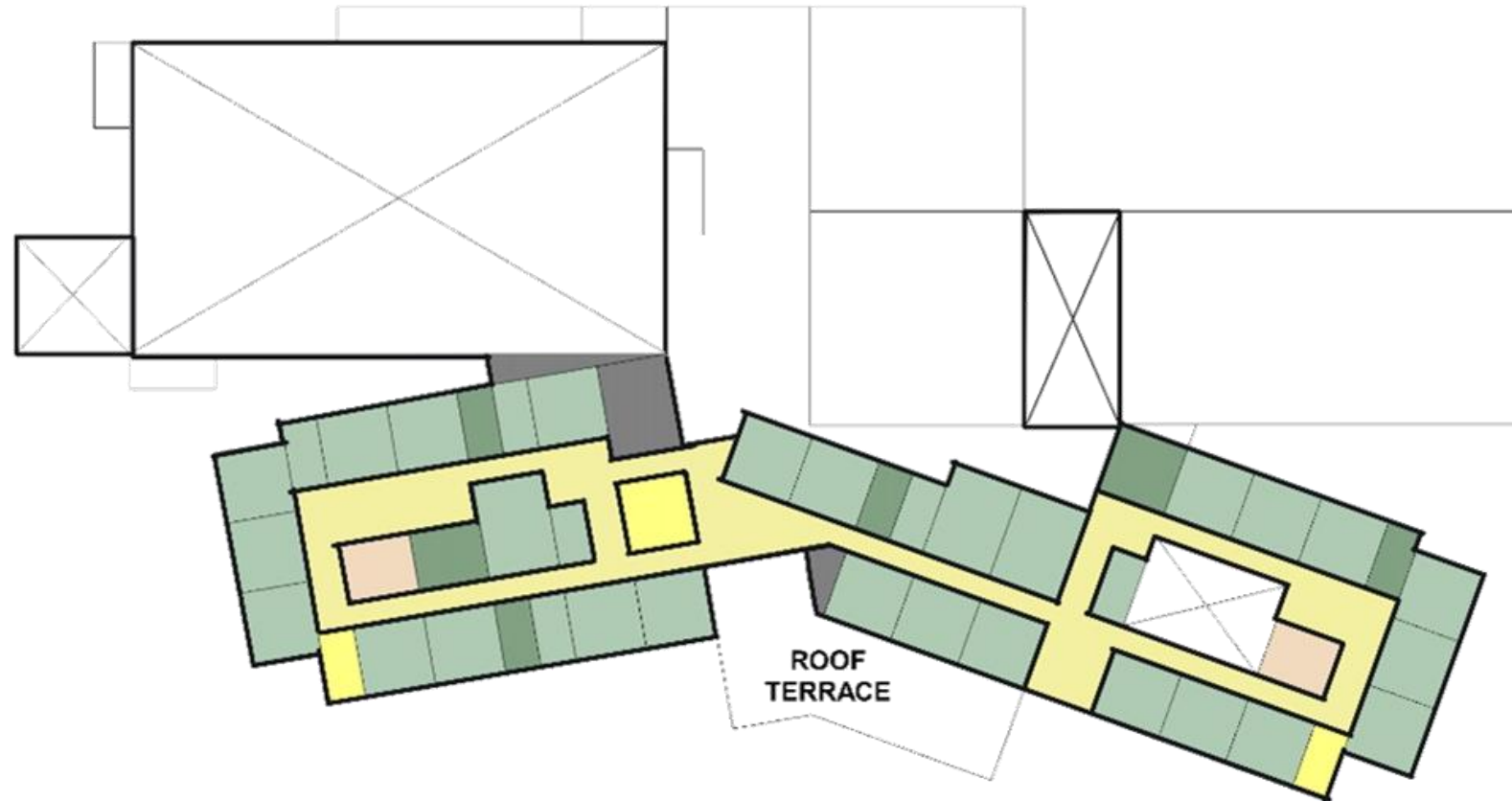


Program Legend

Classroom	Phys Ed. Athletics
SPED	Administration
Bldg Services	Stairs
Art/Music	Dining/Circulation

Alt. 3b – Plan Option 1

» Level 3



Program Legend

Classroom	Phys Ed. Athletics
SPED	Administration
Bldg Services	Stairs
Art/Music	Dining/Circulation

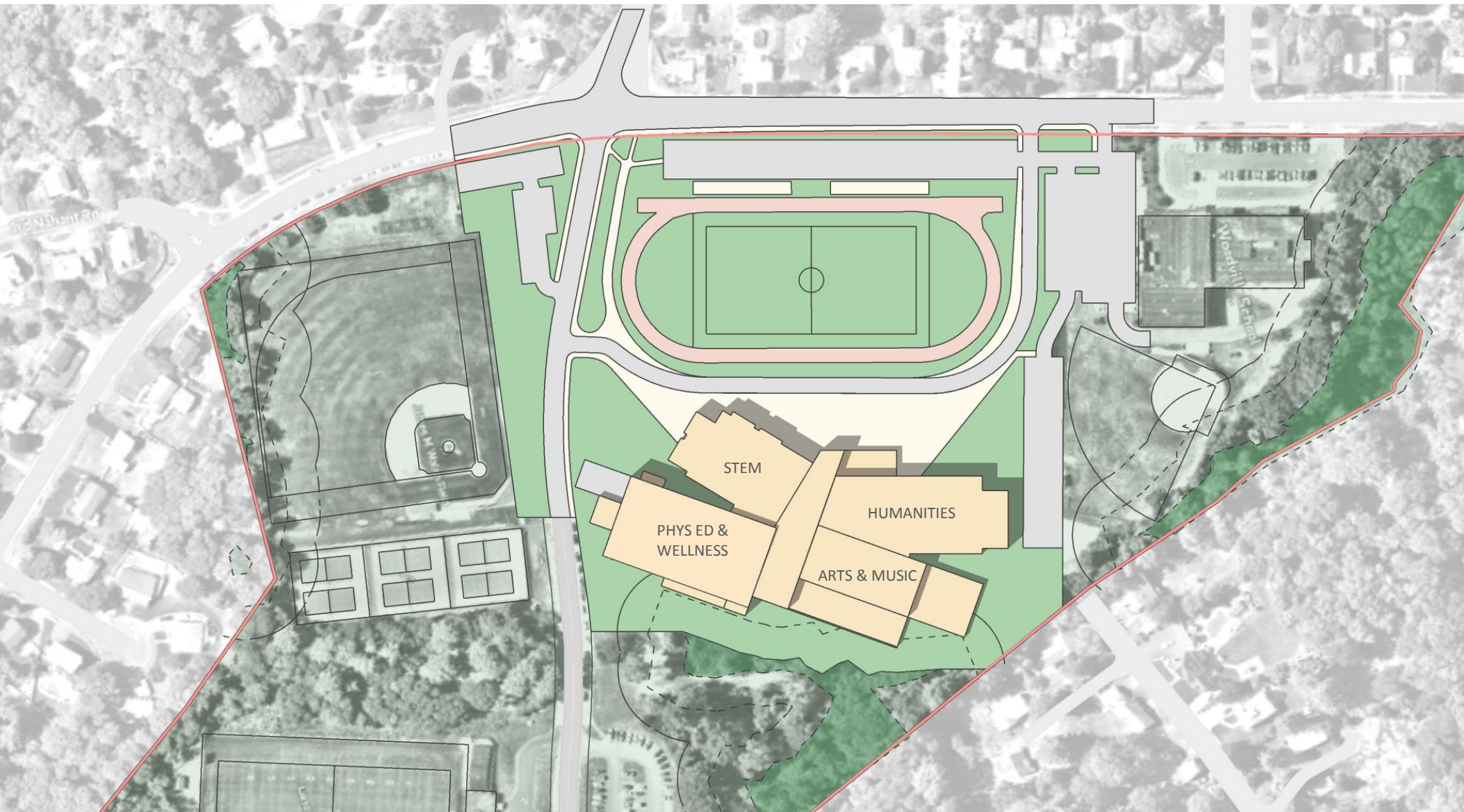
WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 3b –Option 1 Massing Views



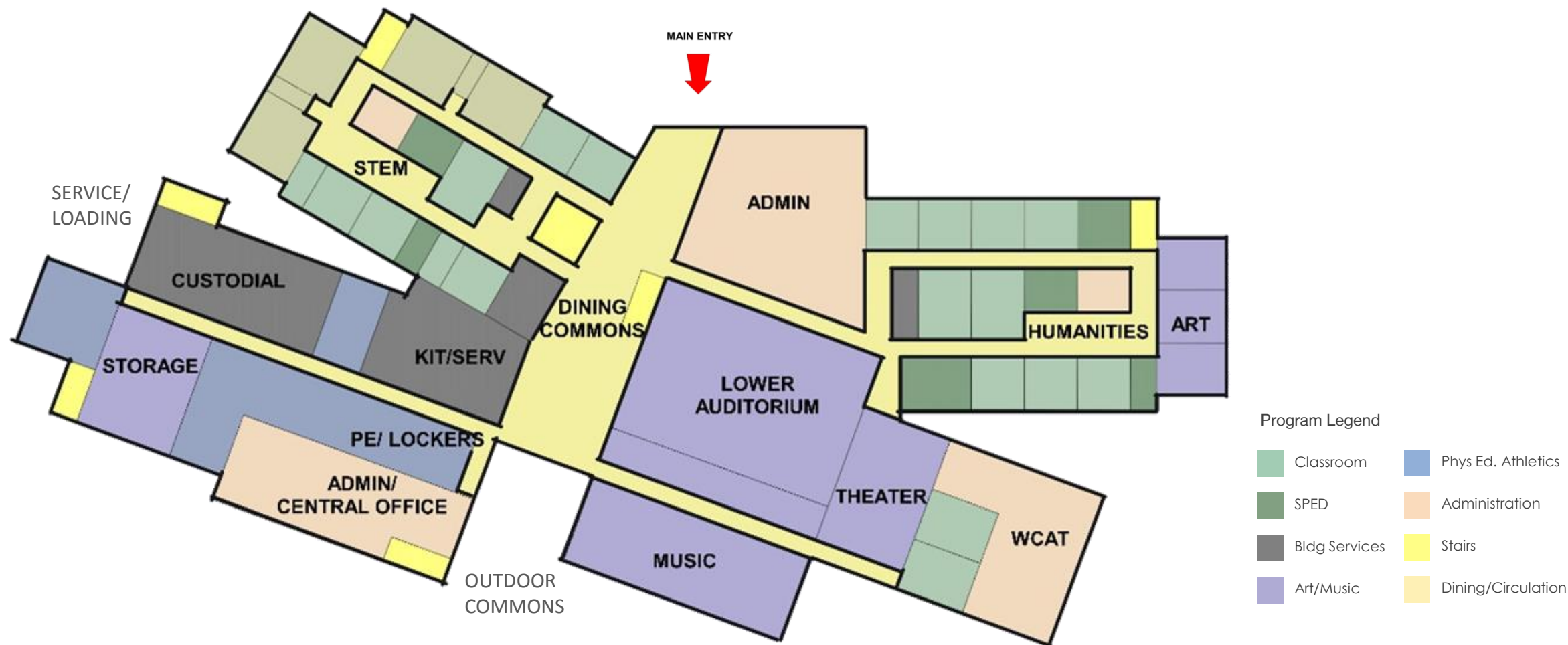
WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 3b – Site Plan Option 2



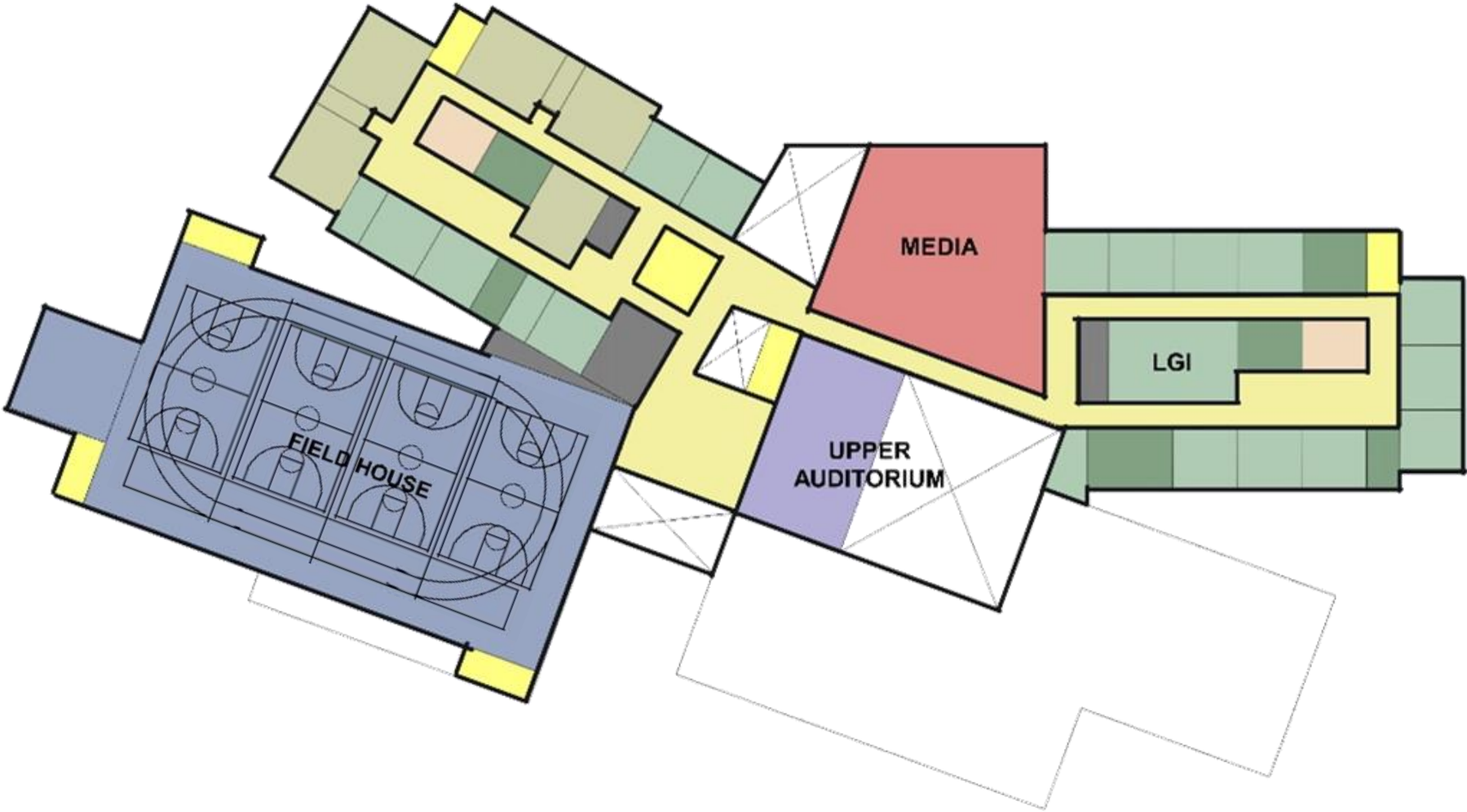
Alt. 3b – Plan Option 2

» Level 1



Alt. 3b – Plan Option 2

» Level 2

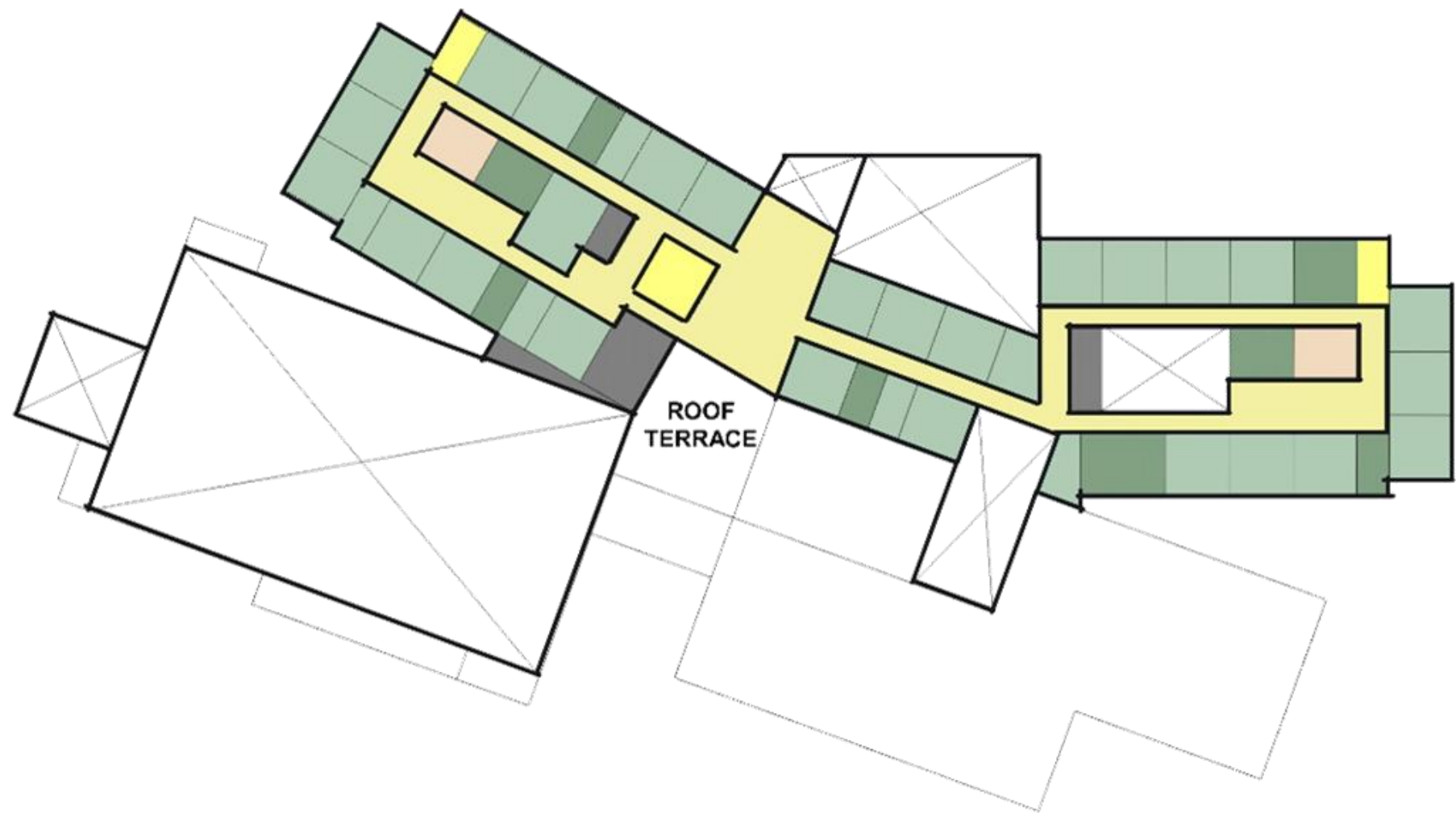


Program Legend

Classroom	Phys Ed. Athletics
SPED	Administration
Bldg Services	Stairs
Art/Music	Dining/Circulation

Alt. 3b – Plan Option 2

» Level 3



Program Legend

Classroom	Phys Ed. Athletics
SPED	Administration
Bldg Services	Stairs
Art/Music	Dining/Circulation

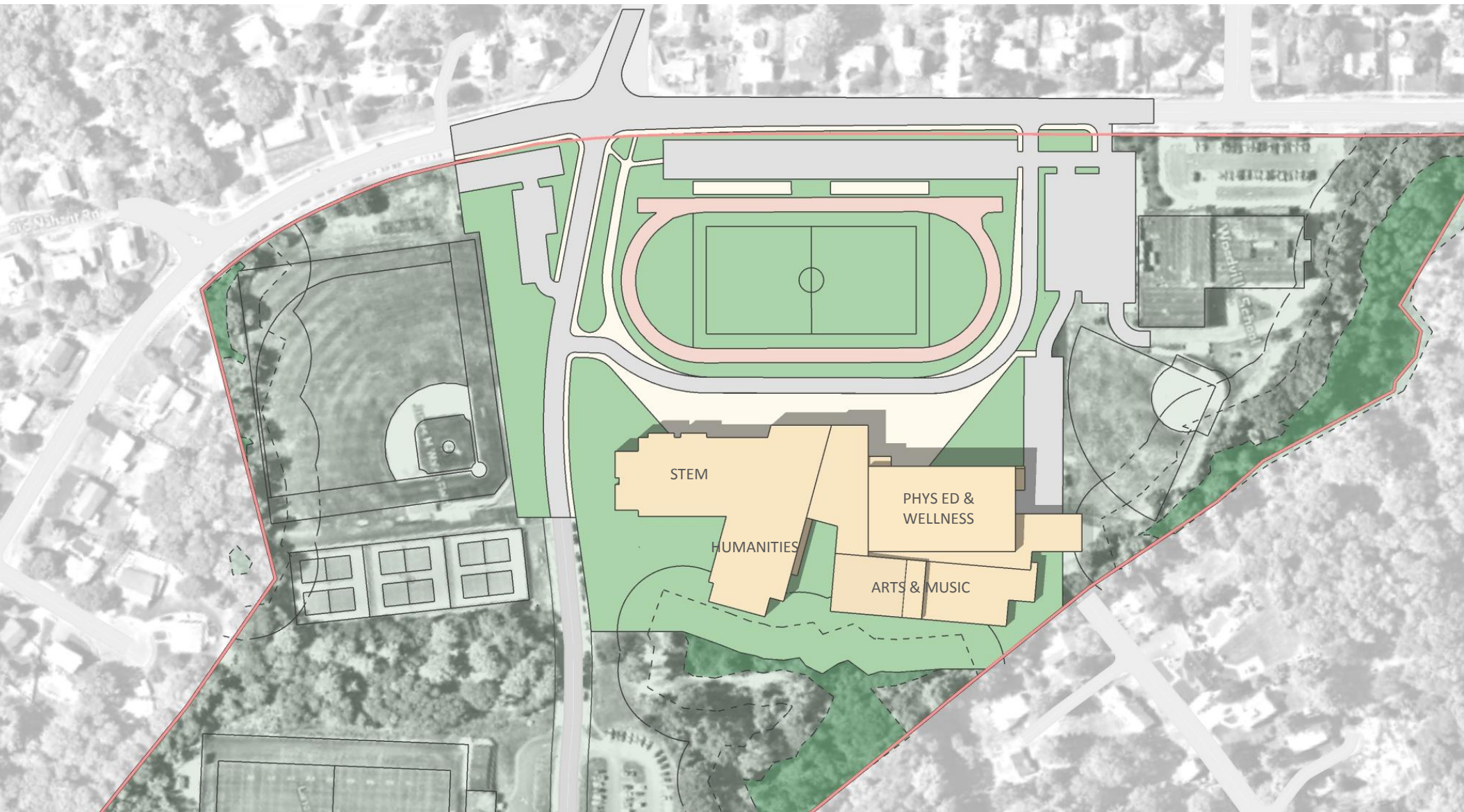
WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 3b –Option 2 Massing Views



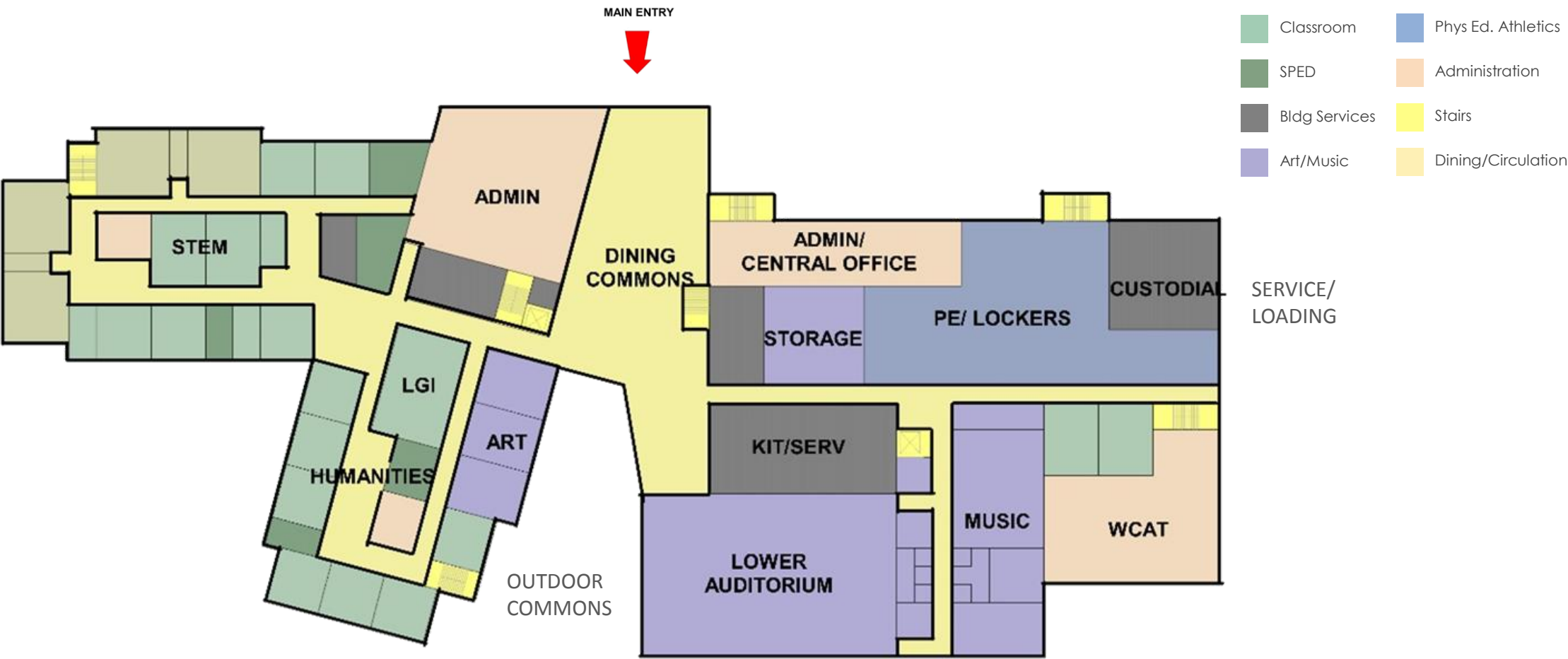
WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 3b – Site Plan Option 3



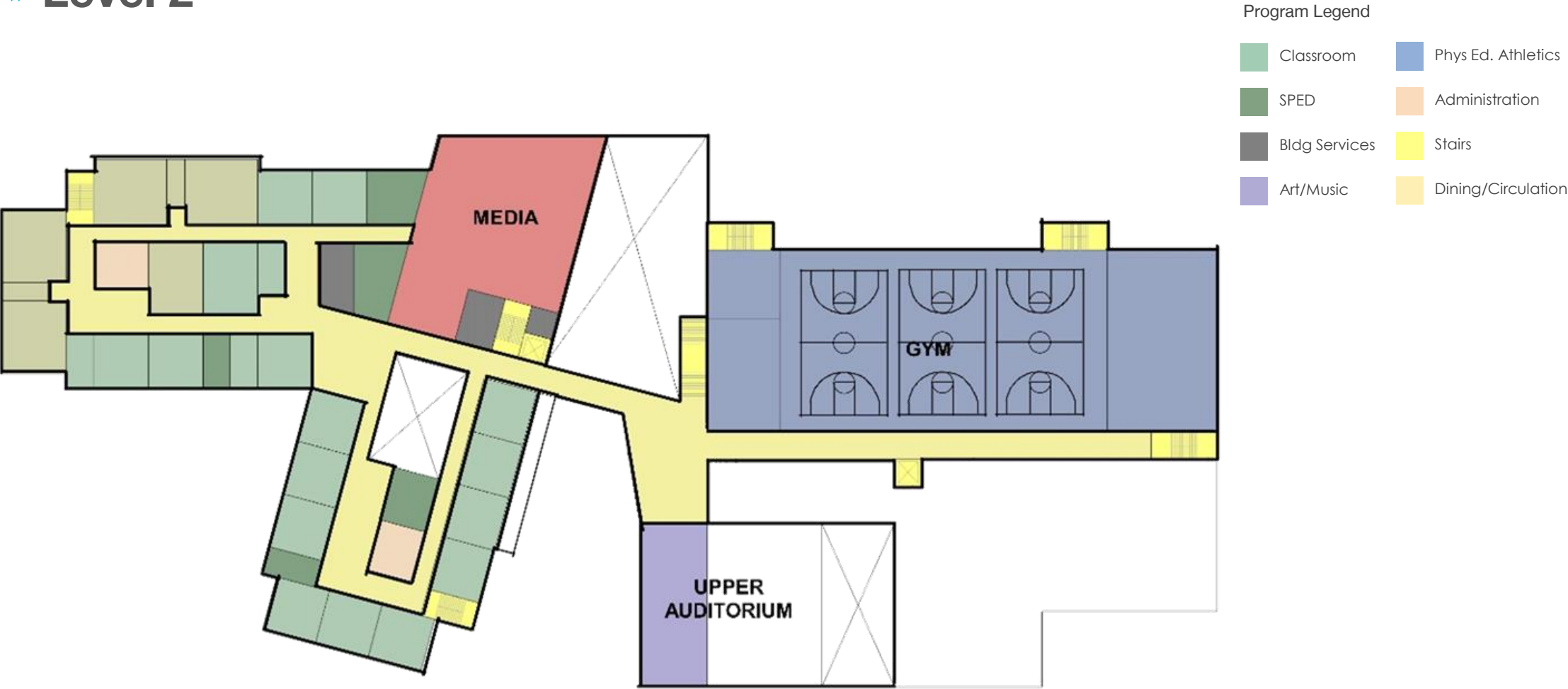
Alt. 3b – Plan Option 3

» Level 1



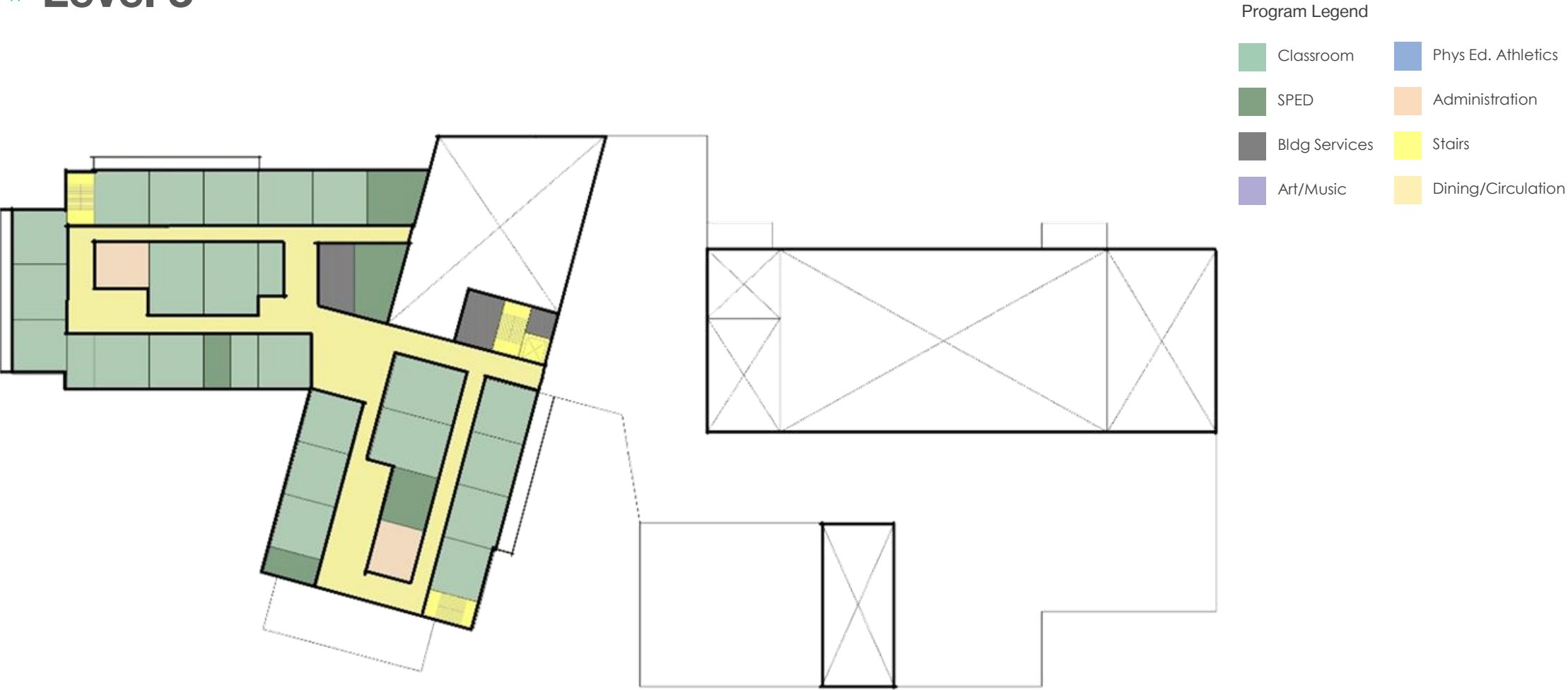
Alt. 3b – Plan Option 3

» Level 2



Alt. 3b – Plan Option 3

» Level 3



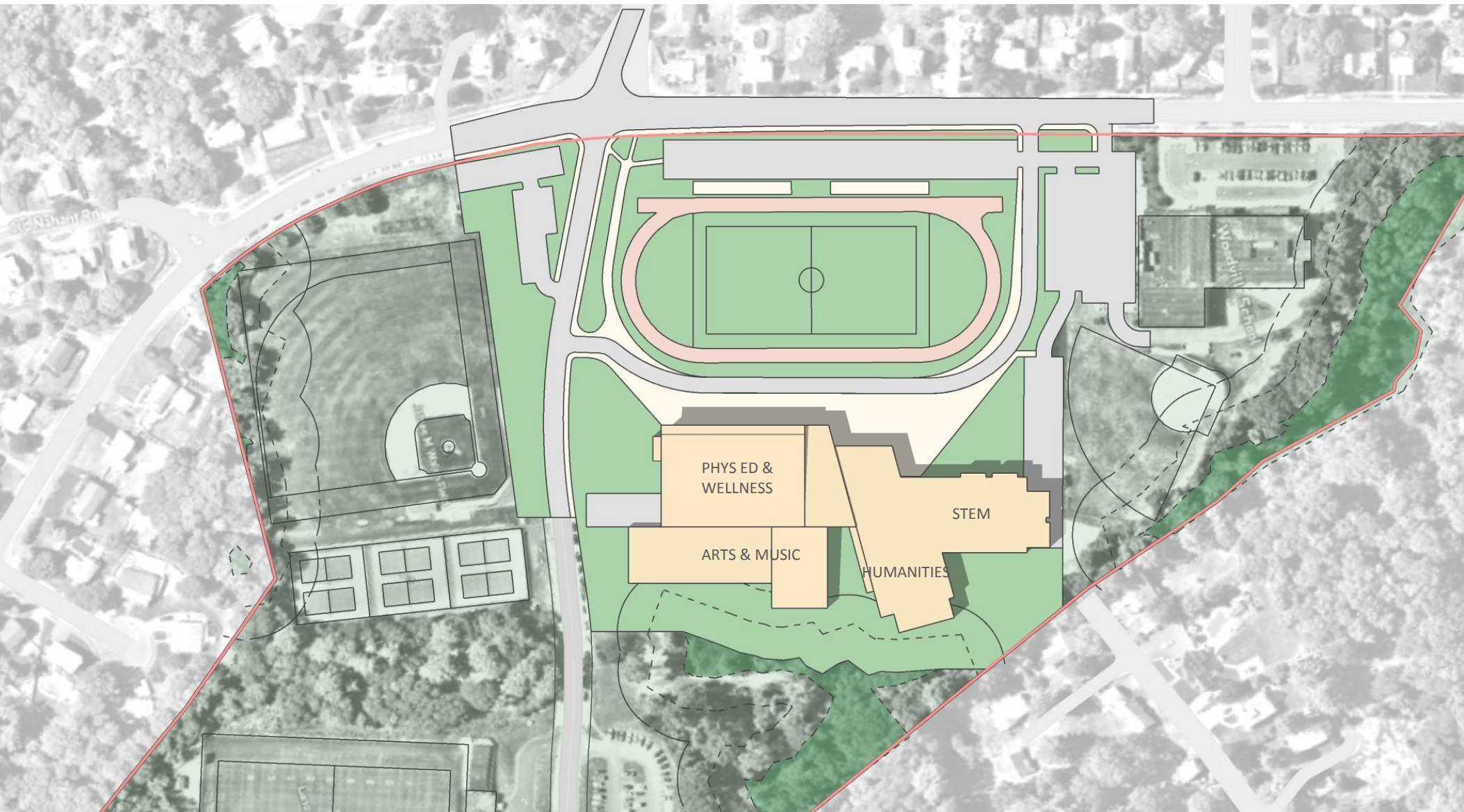
WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 3b –Option 3 Massing Views



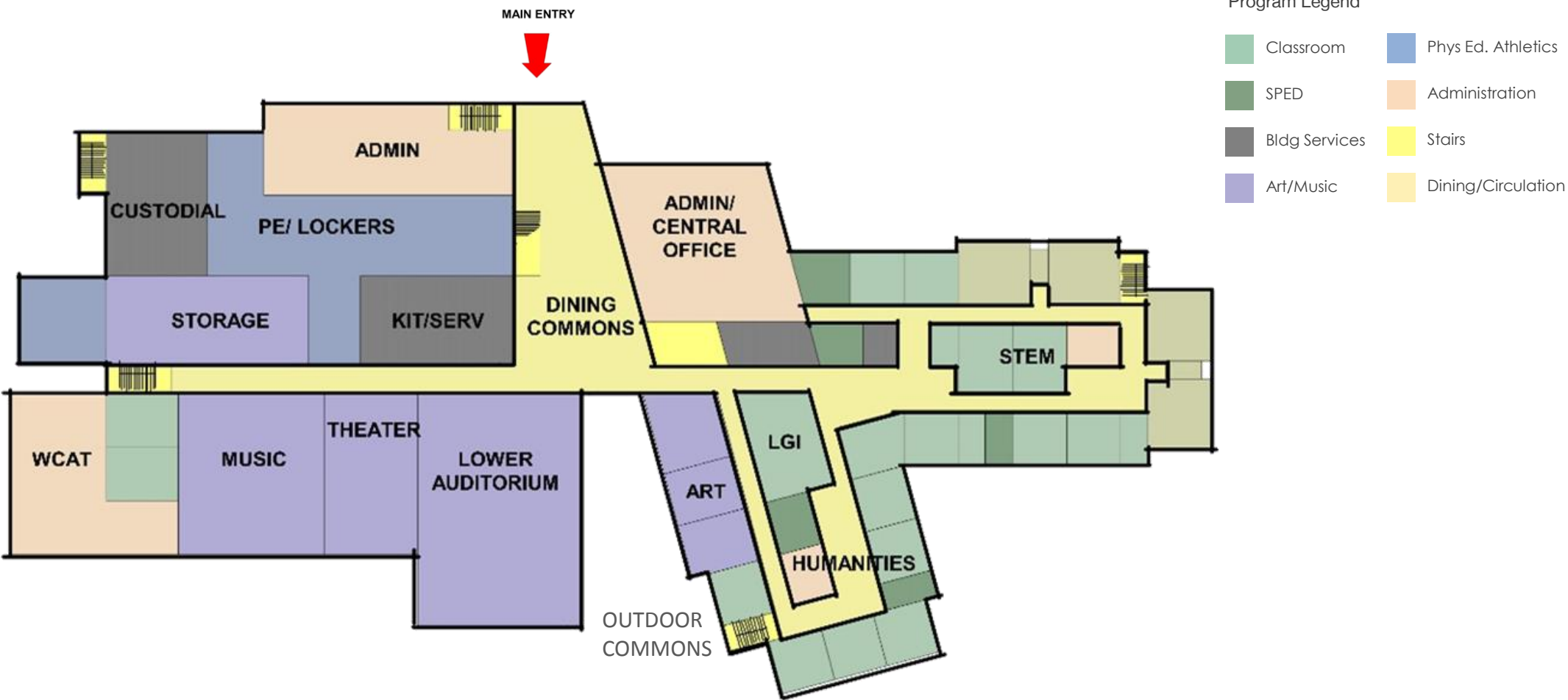
WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 3b – Site Plan Option 4



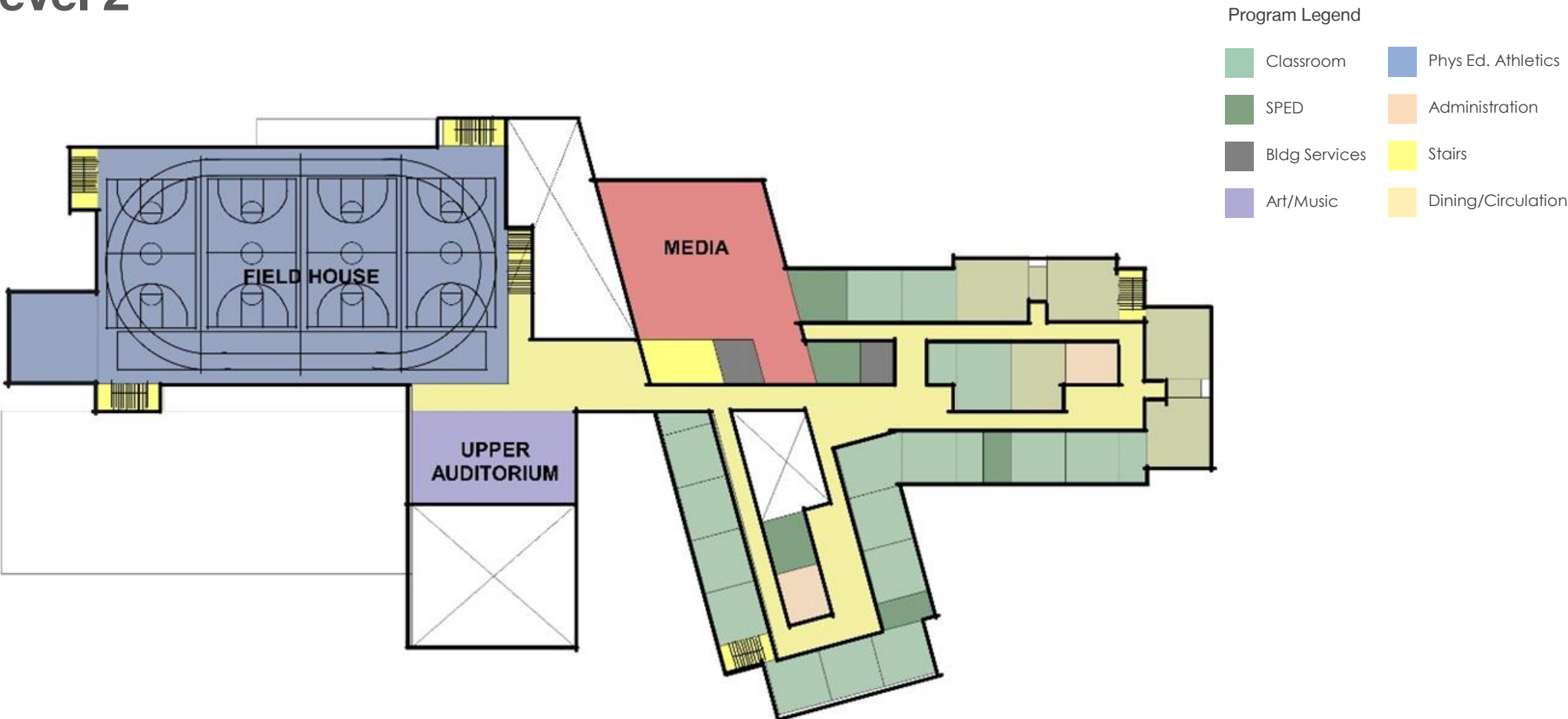
Alt. 3b – Plan Option 4

» Level 1



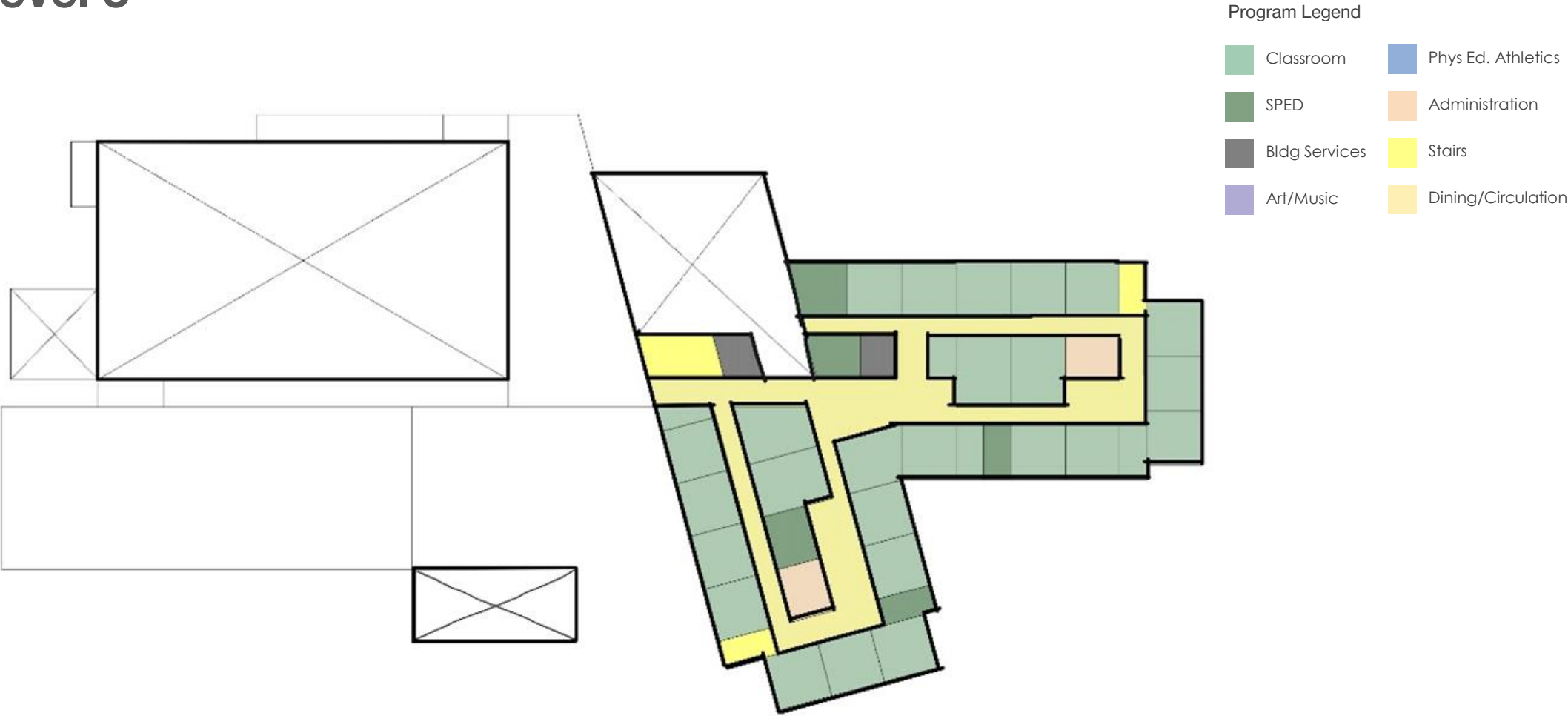
Alt. 3b – Plan Option 4

» Level 2



Alt. 3b – Plan Option 4

» Level 3



WAKEFIELD MEMORIAL HIGH SCHOOL

Alt. 3b –Option 4 Massing Views





WAKEFIELD MEMORIAL HIGH SCHOOL

Thank You!

