

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES #25
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Date:	Thursday August 25, 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)	✗
John McDonald	Permanent Building Committee (Voting)	✓
Tom Galvin	Permanent Building Committee (Voting)	✓
Marc Moccio	Permanent Building Committee (Voting)	✓
Philip Renzi	Permanent Building Committee (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	✓
Anthony Gray	SMMA	✗
Michael Dowhan	SMMA	✗
Meagan Collins	SMMA	✓
Erin Prestileo	SMMA	✓
Laura Monies	SMMA	✓
Frank Hayes	Bond Construction	✗
David Capaldo	Bond Construction	✓
Jerry Hammersley	Bond Construction	✗
Jonathan Rossini	Bond Construction	✓
Mark Sardella	Wakefield Daily Item	✗

1. Meeting called to order at approximately 7:02PM. A quorum was present.

2. Public Participation

There was no public participation.

3. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 08/11/22 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 Tom Galvin. Motion was approved unanimously.

4. Design Alternatives Review

SMMA began the design presentation by outlining the mechanical system selection process. HF from SMMA presented the overall decision timeline.

Study Phase

- 12/2/22 - Focus Group #1 - Intro to Project goals, MEP Systems, Sustainability, LEED
- 3/7/22 - Focus Group #2 - Codes, Sustainability, MEP Systems
- 3/9/22 – Focus Group #3 - LCCA Modeling 3 systems:
 - Geothermal (all electric)
 - Air source (all electric)
 - Conventional fossil fuel
- 3/11/22 – WESC - Energy Code, Green Building and MSBA requirements.
- 3/17/22 – Energy Community Forum - Energy code, Sustainability, HVAC systems, LCCA

Schematic Phase

- 6/21/22 – Start of Schematic Design

- 8/3/22 – Focus Group #4 – Community Forum - Review info from Cambridge Public Schools with all electric HVAC systems provided to DPW.
- 8/16/22 – DPW + WPS Meeting - PBC/SBC Meeting - Detailed review of HVAC System Options. Made decision to move forward using all-electric HVAC systems.

Recommend 3 HVAC systems:

- Geothermal (all electric)
- Air source (all electric)
- Variation of all electric system
- 8/23/22 – WMGLD Coordination Meeting - Battery Park supply of electricity to school. Battery Park supply of Emergency Generator and Emergency Power to school. PV installation at School. All existing powerlines along Hemlock RD will be relocated underground. These lines will connect the new WMHS and new Vocational HS to the new battery park, as well as, all existing play fields.
- 8/25/22 – PBC/SBC Meeting - **Recommend 3 HVAC systems:**
 - Geothermal (all electric)
 - Air source (all electric)
 - Variation of all electric system

Future Dates

- 8/31/22 - Sustainability Update, LCCA Data, and Gather Public Input
- 9/8/22 – Assess Geothermal LCCA for go/no-go on testing (est. \$100K)
- 9/9-30/22 – Cost Estimating
- 10/8/22 – PBC/SBC Meeting - Confirm HVAC System
- 10/27/22 – Submit Schematic Design to the MSBA

HF continued with an update on the project team's meeting with Wakefield Municipal Gas and Light Department (WMGLD) on August 23, 2022 and review the key takeaways with the PBC:

- WMGLD will provide emergency back-up to the new WMHS
- WMGLD will provide rooftop PV for the new WMHS
- WMGLD to provide 5 dual-headed EV chargers for the new WMHS
- Student learning opportunities planned
- Monthly coordination meetings to be scheduled
- WMGLD will not be able to finalize their plans until a final determination has been made for relocation of Hemlock RD.
- WMGLD plans to submit for approval a request for an easement for the acre needed for the battery park at Town Meeting.

PR from the PBC requested that Design Meeting Minutes be distributed to the PBC to be reviewed before final determinations are made. WH inquired if choosing an all-electric system for the new school was dependent on selecting geothermal. CT stated that an electric system would be compatible with either geothermal or heat sourced air pumps.

BB from SMMA reviewed updated floor plans for the new WMHS, which can be found in the attached presentation to these minutes. To reduce the “flatness” of the massing of the academic wing. SMMA is proposing rotating the front of the far side of the academic wing slightly to the right. It also alleviates pressure of the site constraints on the rear left of the building and straightens out the science classrooms and makes the structural system more cost efficient. SMMA is also proposing relocating

student services closer to the academic wing after receiving feedback at the recent programming meeting with Special Education personnel for the school/district.

PR commented on the new location of the loading dock at the front right of the new building as opposed to its previous location at the left, rear of the building. BB replied that this change was made due to site constraints at the rear of the building and that they could not make rear loading dock work and still allow rear access to the building for emergency vehicles, and also in order to preserve the proposed parking dedicated for the District Office personnel. PR agreed with SMMA's position on these design changes.

SMMA met with WCAT on 8/23 to discuss the design for the new television studio which will serve the needs of WCAT and High School students and will be present an updated design iteration at the next PBC meeting.

SMMA also presented some early renderings of the new school. The main goal in the Schematic Design phase is to confirm an "overall design concept" for pricing purposes (i.e. what materials are to be utilized, ex. brick exterior vs. metal panels). More detailed designs will be incorporated in the Design Development phase. SMMA will present more updated renderings and 3D modeling at the next PBC meeting.

5. Project Schedule Review

LS continued by reviewing upcoming Design meetings:

- WCAT Programming Meeting –August 23
- WMGLD Meeting –August 23
- District Offices Programming Meeting –August 26
- Meeting with Legal Counsel –August 31
- Project Update & Sustainability Public Forum –August 31
- WMHS (GM2) and NEMT (Nitsch) Traffic Engineers Potential Meeting - Week of September 6
- Traffic Advisory Committee (Joint Meeting with NEMT) –Week September 6
- Page Turn with Bond –Week of September 6

LF and SMMA closed the PBC meeting by reviewing additional meeting calendar updates and review of future dates:

- School Committee Meeting –September 16
- Decision on Building System –September 8
- Exterior, Interior & Site Approval –September 8
- Sustainability Decisions –September 8
- Public Forum -September 28
- Cost Estimating September 9 –30

6. Next Permanent Building Committee/School Building Committee Meeting will be held on September 08, 2022.

Attachments:

- Leftfield Presentation 08/25/22
- SMMA Presentation 08/25/22

Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL PROJECT

Permanent Building
Committee
School Building Committee
Meeting
August 25, 2022



WAKEFIELD MEMORIAL HIGH SCHOOL

AGENDA:

1. Administrative Actions

- Review of August 11, 2022 Permanent Building Committee/SBC Meeting Minutes

2. Schematic Design Progress

- Site Progress
- Plan Development Progress
- Building Systems Update

3. Schedule Update

- Review of Meetings Needed to Progress Design
- Schematic Design Schedule Review

1. Administrative Actions
Review of August 11, 2022 Permanent Building Committee/School Building Committee Meeting Minutes

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WAKEFIELD MEMORIAL HIGH SCHOOL

2. Schematic Design Progress

SMMA Presentation

WAKEFIELD MEMORIAL HIGH SCHOOL

3. Upcoming Design Meetings

Review of Meetings Needed to Progress Design

1. WCAT Programming Meeting – August 23
2. WMGLD Meeting – August 23
3. District Offices Programming Meeting – August 26
4. Meeting with Legal Counsel – August 31
5. Project Update & Sustainability Public Forum – August 31
6. WMHS (GM2) and NEMT (Nitsch) Traffic Engineers Potential Meeting–Week of September 6
7. Traffic Advisory Committee (Joint Meeting with NEMT) – Week September 6
8. Page Turn with Bond – Week of September 6

WAKEFIELD MEMORIAL HIGH SCHOOL

4. Project Schedule Review

Meeting Calendar Update & Review of Future Dates

2022 - 2023

PERMANENT BUILDING COMMITTEE MEETINGS

- School Committee Meeting – September 16
- Decision on Building System – September 8
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JUNE JULY	16 14	JANUARY	12
AUGUST	2 11 25	FEBRUARY	9
SEPTEMBER	8 22?	MARCH	9
OCTOBER	6 20	APRIL	6
NOVEMBER	10	MAY	11
DECEMBER	8	JUNE	8

SMMA

Wakefield Memorial High School

PBC SBC
Project Updates

08.25.2022



Agenda

- » Mechanical System Selection
 - Process Update
- » Collaboration with WMGLD
 - Energy Park
- » Programming Updates
- » Site Development Update



WAKEFIELD MEMORIAL HIGH SCHOOL

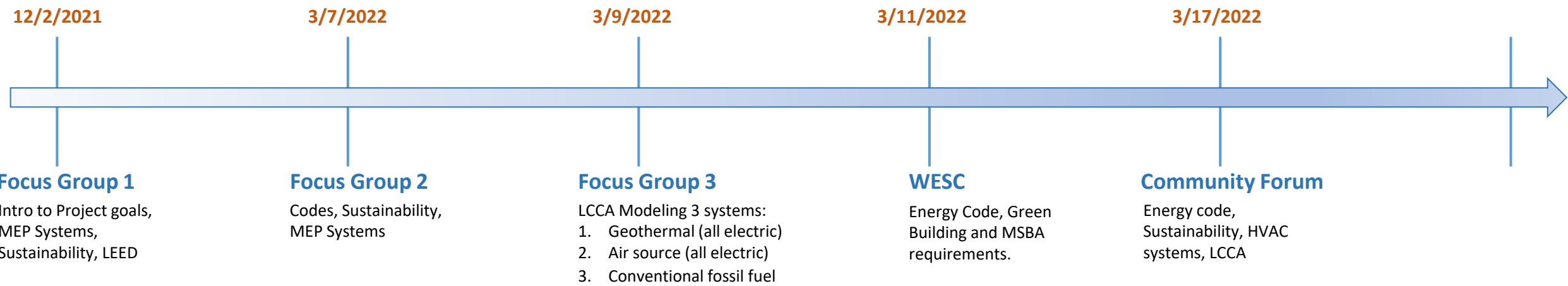
Mechanical System Selection

| SMMA

 LEFTFIELD

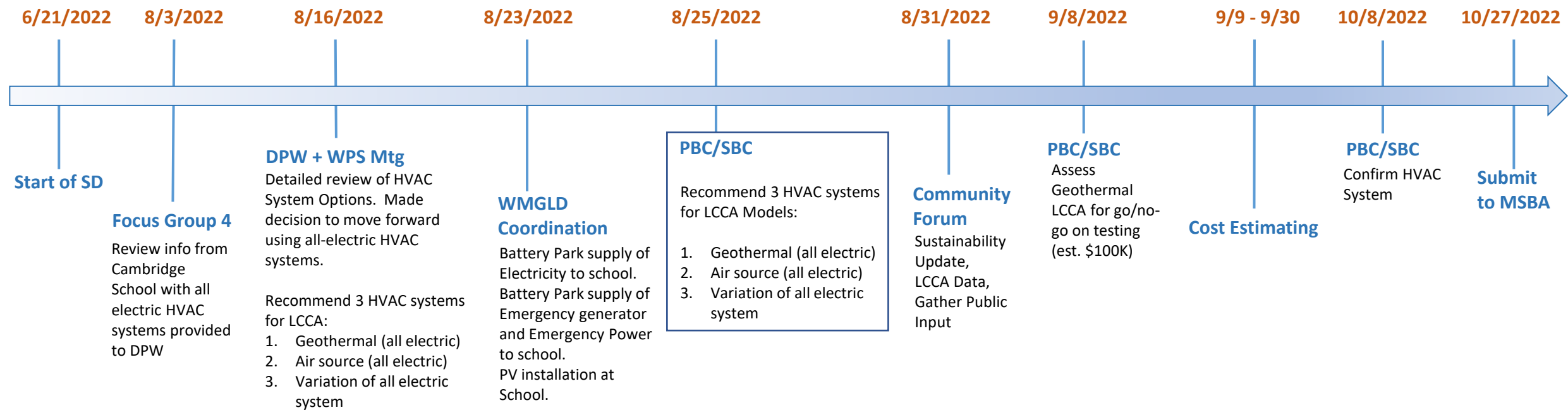
Mechanical System Selection Process

STUDY PHASE



Mechanical System Selection Process

SCHEMATIC DESIGN PHASE



WMGLD Energy Park

Meeting with WMGLD 8/23

- WMGLD will provide emergency back-up
- WMGLD will provide rooftop PV
- WMGLD to provide 5 dual-headed EV chargers
- Student learning opportunities planned
- Monthly coordination meetings to be scheduled

Programming Updates

Level 1 Plan - previous



WAKEFIELD MEMORIAL HIGH SCHOOL

Level 1 Plan - current



Level 2 Plan



Level 3 Plan



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Design Progress - Architecture



Site Development Update

Site Development Update

- » Additional geotechnical borings are scheduled to be performed 8/29 – 8/31
- » Developing fields program with District
- » Traffic Report Draft expected next week
- » Hydrant Flow test 8/26

Upcoming Meetings

- » Community Forum 8/31
- » Safety Issues – week of 8/29
- » Ongoing Programming Meetings



WAKEFIELD MEMORIAL HIGH SCHOOL

Thank You!

