

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES
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Date:	Thursday November 04, 2021,
Location:	Virtual "Zoom" Meeting
Time:	7:00pm
Prepared BY:	Shane Nolan – 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)	✗

Name		Present
Lynn Stapleton	Leftfield Project Management	✓
Shane Nolan	Leftfield Project Management	✓
Jim Rogers	Leftfield Project Management	✓
Lorraine Finnegan	SMMA	✓
Ben Williams	SMMA	✓
Helen Fantini	SMMA	✓
Matt Rice	SMMA	✓
Erin Prestillo	SMMA	✓
Nick Ferzacca	Architectural Engineers Inc.	✓

I. Meeting called to order at approximately 7:00PM

II. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 10/07/21 Permanent Building Committee/School Building Committee: Wakefield Memorial High School were presented for review.

Phillip Renzi made a motion to approve the Wakefield Memorial High School Meeting Minutes dated 10/07/21 as presented. Seconded by Tim Demers. Motion was approved unanimously.

III. Project Schedule

Shane Nolan provided an overview of the Feasibility Study schedule and tasks to be completed during this phase. The schedule has been revised to allow more time to prepare the necessary submissions to MSBA. The schedule changes are:

- Preliminary Design Program (PDP) January 5, 2022 to February 02, 2022
- Preferred Schematic Design (PSR) March 3, 2022 to May 5, 2022
- Schematic Design (SD) September 1, 2022 to October 27, 2022

Based on these changes the project being would be presented at the MSBA Board meeting on December 21, 2022 for the Project Scope and Budget approval.

Phillip Renzi made a motion to approve the Wakefield Memorial High School Meeting Minutes dated 10/07/21 as presented. Seconded by Marc Moccio. On a roll call vote motion was approved unanimously.

Jonathan Chines asked for clarification on the timing on the Town approvals based on the revised schedule. SN noted that the MSBA will allow a Town to vote conditionally on the project prior to MSBA Board approval. However, this has not been presented or discussed with the Town and a decision on when to hold the Town vote will need to be made with the Town Administration.

IV. Project Budget

Shane Nolan presented the Feasibility Study budget with the standard line items used by MSBA to process payment and reimbursement through their ProPay system. SN confirmed there have been no changes to the budget since it was last presented. A ProPAY submission for reimbursement would be made to MSBA before the end of November.

V. Upcoming Meetings

Shane Nolan presented a list of upcoming meets including PBC/SBC meetings and Educational Visioning Workshops. These meetings will also be listed on the project website.

SN noted that there was a good response to the request for participants to join the various Focus Groups. A list confirming the groups will be sent shortly and meetings schedule thereafter.

VI. Designer Comments

Helen Fantini gave an update on the various inspections and surveys that are being done as [art of the project.

Erin Prestillo noted the site inspections and observations were carried out. This included the fields and internal courtyard which were found to be in good to fair condition. Many building entrances appear not to meet ADA compliance and there is no dedicated pedestrian circulation of note. EP advised that site survey, geotechnical, traffic study and wetland surveys are also underway.

Ben Williams reported the structural engineers have been through the building. The original building was constructed in the 1960's and the east and west additions were completed in the 1970's. The building appears to be in good to very good condition and no major cracking was observed. However the existing systems does not meet current code.

The building enclosure inspection found the building is poorly insulated. The roof has many areas where water infiltration was observed, and flashing has deteriorated. There was cracking observed in some of the exterior masonry walls and the insulated metal panels at the field house have deteriorated and delamination and cupping is evident. The windows are in poor condition and many sills are in need of replacement.

BW noted that internally the spaces are not adequately separated by fire rated walls. Egress doors are held open by wedges and do not close properly. Door hardware is not accessible. Guardrails, handrails and stair rails do not meet clearance and functional requirements. Elevators are not properly sized and do not serve all areas of the building.

A number of general education spaces have operable partitions that are not used as intended and do not provide acoustic separation. Furniture is in fair to poor condition. Window shades appear in poor condition. Bathrooms and locker rooms generally do not meet requirements and are in poor condition.

Nick Ferzacca noted the electrical service is beyond its useful life. There are 2 secondary services, and the generator systems are not compliant with current codes. Lighting controls are non-automatic and non-compliant with energy codes.

Matt Rice noted HVAC equipment has exceeded its life expectancy, boiler equipment needs replacement as does steam and hot water distribution piping. Additional investigation is required on an underground tank outside the loading area. HVAC controls are pneumatic.

Unit ventilators and piping serving classrooms need replacement. Air systems equipment and ductwork also need replacement. Rooftop equipment needs some repair or replacement.

Domestic hot water heaters are less than 5 years old. All other plumbing systems appear to be original and in need of replacement. Fire protection is original and needs replacement.

MR also noted the SMMA are using drone technology as part of their survey work.

Joe Bertrand asked about the number of Geotech borings. Erin Prestillo confirmed that the number of borings actually done is based on the time the engineers and driller were on site. EP confirmed additional soil borings will be done as necessary.

Chip Tarbell asked about bringing the existing building up to seismic code. Lorraine Finnegan confirmed that brace frames could be provided to meet the code but cautioned it reduce the square footage of useable space. Phil Renzi asked about the level of structural investigation. Ben Williams confirmed it was a visual inspection and no destructive inspections were done at this time.

- VII. Next Permanent Building Committee/School Building Committee meeting:
- November 18, 2021, at 7:00pm

Attachments:

- LeftField Presentation 11/04/21
- SMMA Presentation 11/04/21



TOWN OF WAKEFIELD

PERMANENT BUILDING COMMITTEE

NOTICE OF MEETING

November 4th, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/89251575442?pwd=eTZyNWZMRHJ1TEljWHJjaDY3N1dsZz09>

Consistent with the Governor's orders extending certain provisions of the Open Meeting Law every effort will be made to allow the public to view and/or listen to the meeting in real time. Persons who wish to do so are invited to click on the following link <https://us02web.zoom.us/j/89251575442?pwd=eTZyNWZMRHJ1TEljWHJjaDY3N1dsZz09>. If you do not have a camera or microphone on your computer you may use the following dial in number: 1-312-626-6799 Meeting ID 892 51 57 5442 Passcode 952454. Please only use dial in or computer and not both, as audio feedback will distort the meeting. This meeting will be audio and video recorded.

Item 1 | Call to Order

Item 2 | Public Participation

Item 3 | Wakefield Memorial High School

- 3.1 Administrative Actions – LeftField
- 3.1.1 Review of Previous Meeting Minutes
- 3.2 Feasibility Study Schedule – LeftField
- 3.3 Feasibility Study Budget – LeftField
- 3.4 Existing Conditions Report – SMMA

Item 4 | Wakefield Public Safety Building

- 4.1 Administrative Actions – LeftField
- 4.1.1 Review of Previous Meeting Minutes
- 4.2 GMP (Interim) Amendment – Bond
- 4.3 Project Budget - LeftField

Item 5 | Matters Not Anticipated for Agenda

Item 6 | Adjournment



Town of Wakefield
Wakefield Public Schools

WAKEFIELD MEMORIAL HIGH SCHOOL

School Building Committee
Meeting
November 04, 2021



AGENDA:

1. Administrative Actions

- Review of October 7, 2021 Permanent Building Committee/School Building Committee Meeting Minutes

2. Feasibility Study Schedule

3. Feasibility Study Budget

4. Feasibility Study Meetings

5. Review of Existing Conditions - SMMA

1. Administrative Actions

Review of October 7, 2021 Permanent Building Committee/School Building Committee Meeting Minutes



WAKEFIELD PERMANENT BUILDING COMMITTEE		WAKEFIELD MEMORIAL HIGH SCHOOL	
WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE			
Date:	Thursday October 7, 2021		
Location:	Virtual "Zoom" Meeting		
Time:	7:00pm		
Prepared BY:	Shane Nolan – 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)	✗
Name			Present
Lynn Stapleton	Leftfield Project Management		✓
Shane Nolan	Leftfield Project Management		✓
Lorraine Finnigan	SMMA		✓
Phil Pionelli	SMMA		✓

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- I. Meeting called to order at approximately 7:00PM
- II. Administrative Actions
- A. Meeting Minutes
- The meeting minutes of the 07/15/21 Permanent Building Committee/School Building Committee: Wakefield Memorial High School were presented for review.
- Chip Tarbell made a motion to approve the Wakefield Memorial High School Meeting Minutes dated 07/15/21 as presented. Seconded by Jason Cohen. Motion was approved unanimously.
- The meeting minutes of the 09/09/21 Permanent Building Committee/School Building Committee: Wakefield Memorial High School were presented for review.
- Chip Tarbell made a motion to approve the Wakefield Memorial High School Meeting Minutes dated 09/09/21 as presented. Seconded by Jason Cohen. Motion was approved unanimously.
- B. Invoices
- There (3) invoices in the total amount of \$16,008.00 were presented for review.
1. Leftfield LLC Invoice #5 dated 09/30/21 in the amount of \$22,000.00
- Discussion: Phillip Renzi asked about the scope of work completed by the OPM. Shane Nolan noted it included procurement of designers, attendance at meetings, compilation of existing documentation and coordination of existing inspections and surveys.
- Chip Tarbell made a motion to approve the Leftfield invoice #5 dated 09/30/21 in the amount of \$22,000.00. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.
2. SMMA Invoice #55663 dated 10/04/21 in the amount of \$27,500.00
- Chip Tarbell made a motion to approve the SMMA Invoice #55663 dated 10/04/21 in the amount of \$27,500.00. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.
- III. Project Schedule
- Shane Nolan provided an overview of the Feasibility Study schedule and tasks to be completed during this phase. This includes the submissions of the following documents to MSBA:
- Preliminary Design Program (PDP) January 5, 2022
 - Preferred Schematic Design (PSR) March 3, 2022
 - Schematic Design (SD) September 1, 2022
- IV. Project Budget
- Shane Nolan presented the Feasibility Study budget with the standard line items used by MSBA to process payment and reimbursement through their ProPay system. Total budget approved by the Town is \$2,000,000. Any changes to the individual line items will require a Budget Revision Request (BRR) to be approved by the Committee and submitted to MSBA. SN noted that there has been one BRR approved at the last Committee meeting had been submitted to MSBA for processing. This is reflected in the current budget presented.
- Tom Stapleton asked about the budget allocated to the project. SN noted that the budget will be carefully monitored and updated on an ongoing basis. The executed OPM and Designer contracts were under the budget allowance and these savings have been moved to the "other" category. This category is essentially a contingency fund that can be used should any unforeseen events arise.

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- V. MSBA Module 3: Feasibility Study
- Shane Nolan gave an overview of the contents in each section of MSBA's Module 3 Feasibility Study – Preliminary Design Program (PDP). SN noted the PDP is the first of 3 submissions to MSBA during the Feasibility Study.
- VI. Upcoming Meetings
- Shane Nolan presented a list of the upcoming Permanent Building Committee/School Building Committee meetings.
- Shane Nolan noted that the project team would like to set up Focus Groups to provide input on specific design subjects: Educational Programming, Site Design, Interior and Exterior Design and MEP/Sustainable Design. SN sent an email to PBC/SBC members and requested individuals respond if they are interested in joining any of these Focus Groups.
- Joe Bertrand emphasized that this is an opportunity for PBC/SBC members to become involved and provide their input in the initial design for the new High School. JB noted that the Educational Programming group would be restricted to educators and school administration but encouraged people to join the other groups.
- Lorraine Finnigan also noted that other Town Dept should be represented, Public Safety, DPW etc.
- VII. Designer Comments
- Lorraine Finnigan noted that SMMA has started to collect existing documentation, drawings, reports etc. LF also noted that SMMA will begin their initial site inspections and surveys in the coming weeks.
- SMMA will also work with the School Department to gather a group to participate in a series of Educational Visioning workshops hosted by New Vista Design, the Educational Planner for the project. These will also be open to community members and the general public. At the same time Phil Pionelli (SMMA) will begin to meet with School Administrators and Teachers to review educational programming as it currently existing at the High School.
- VIII. Next Permanent Building Committee/School Building Committee meetings:
- October 18, 2021, at 7:00pm
 - November 4, 2021, at 7:00pm
- Attachments:
- Leftfield Presentation 10/07/21

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2. Feasibility Study Schedule

Preliminary Design Program (PDP)

Local Actions & Approvals of PDP Submission
Submit PDP to MSBA

September 2021 – February 2022

January 27, 2022
February 3, 2022

Preferred Schematic Report (PSR)

Local Actions & Approvals of PSR Submission
Submit PSR to MSBA (deadline)

February 2022 – June 2022

April 21, 2022
May 5, 2022

MSBA Board of Directors Meeting

June 22, 2022

Schematic Design (SD)

Local Actions & Approvals of SD Submission
Submit SD to MSBA (deadline)

June – October 2022

October 20, 2022
October 27, 2022

MSBA Board of Directors Meeting

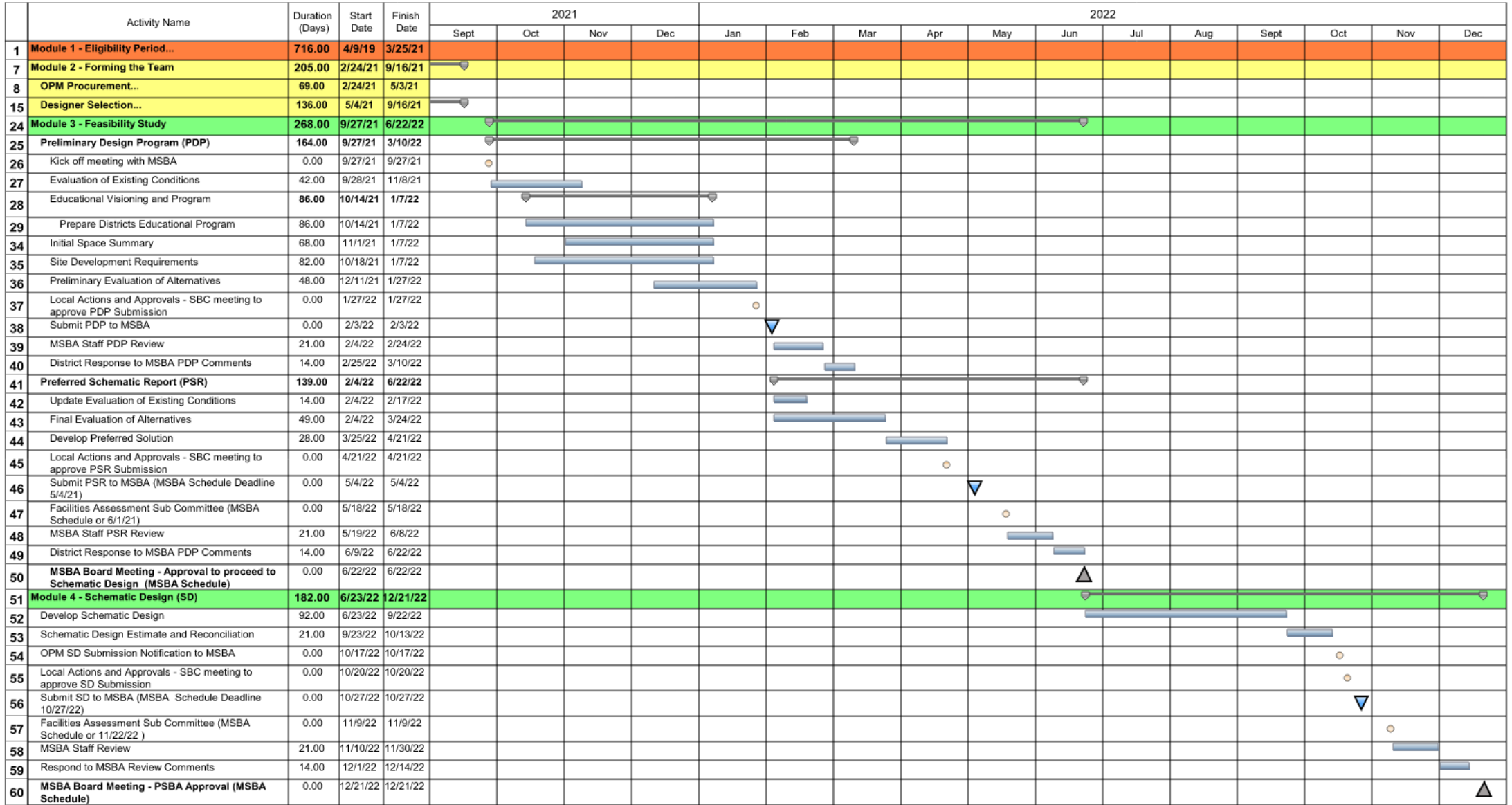
December 21, 2022

2. Feasibility Study Schedule

LeftField

WAKEFIELD MEMORIAL HIGH SCHOOL

November 01, 2021



3. Feasibility Study Budget

Wakefield Memorial High School - Wakefield, MA

November 4, 2021


Total Project Budget Status Report

Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmt'd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend
FEASIBILITY STUDY AGREEMENT								
OPM Feasibility Study/Schematic Design	\$ 400,000	\$ (25,000)	\$ 375,000	\$ 375,000	100%	\$ 74,000	20%	\$ 301,000
A&E Feasibility Study/Schematic Design	\$ 1,300,000	\$ (345,000)	\$ 955,000	\$ 955,000	100%	\$ 27,500	3%	\$ 927,500
Environmental & Site	\$ 200,000	\$ 23,636	\$ 223,636	\$ 223,636	100%	\$ -	0%	\$ 223,636
Other	\$ 100,000	\$ 346,364	\$ 446,364	\$ 1,008	0%	\$ 1,008	0%	\$ 445,356
SUB-TOTAL	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,554,644	78%	\$ 102,508	5%	\$ 1,897,492

Feasibility Study Agreement Budget Transfers:

FSA BRR #1 01	9/27/2021	Transfer \$25,000.00 from OPM Feasibility Study/Schematic Design to Other to align with OPM Contract.
FSA BRR #1 01	9/27/2021	Transfer from A&E Feasibility Study/Schematic Design \$321,364 to Other Contingency and \$23,636 to Environmental & Site to align with the A/E Contract.

4. Upcoming Meetings

 LEFTFIELD

WAKEFIELD MEMORIAL HIGH SCHOOL

MEETING SCHEDULE & AGENDA
Updated November 03, 2021

FEASIBILITY STUDY - PRELIMINARY DESIGN PROGRAM

Permanent Building Committee/ School Building Committee	12/04/21	7:00PM	Virtual ZOOM meeting	• Existing Conditions Report
WVHS Public Forum #3	12/10/21	7:00PM	Virtual ZOOM meeting	• Educational Visioning Summary • Existing Conditions Report
Education Visioning Workshop #3	12/14/21	6:30PM	Virtual ZOOM meeting	
Permanent Building Committee/ School Building Committee	12/18/21	7:00PM	Virtual ZOOM meeting	• Educational Visioning Workshop Update • Educational Programming
Education Visioning Workshop #4	12/30/21	6:30PM	Virtual ZOOM meeting	
Education Planning Focus Group	TBD	TBD	TBD	
Exterior & Interior Focus Group	TBD	TBD	TBD	
Site Design Focus Group	TBD	TBD	TBD	
MEP & Sustainable Design Focus Group	TBD	TBD	TBD	
Permanent Building Committee/ School Building Committee	12/07/21	7:00PM	Virtual ZOOM meeting	• Educational Visioning Recap • Educational Programming Update • Design Alternatives Review
Education Planning Focus Group	TBD	TBD	TBD	
Exterior & Interior Focus Group	TBD	TBD	TBD	
Site Design Focus Group	TBD	TBD	TBD	
MEP & Sustainable Design Focus Group	TBD	TBD	TBD	
WVHS Public Forum #4 - TBD	12/08/21	7:00PM	Virtual ZOOM meeting	• Existing Conditions Update • Educational Visioning Recap
Permanent Building Committee/ School Building Committee	12/16/21	7:00PM	Virtual ZOOM meeting	• Educational Programming Summary • Design Alternatives Review • Benchmark Cost Models
Permanent Building Committee/ School Building Committee	01/13/22	7:00PM	Virtual ZOOM meeting	• Design Alternatives Review • Design Alternative Cost Model Review • DRAFT PDP
WVHS Public Forum #5	01/20/22	7:00PM	Virtual ZOOM meeting	• Design Alternatives Review
Permanent Building Committee/ School Building Committee	02/27/22	7:00PM	Virtual ZOOM meeting	APPROVE PDP SUBMISSION TO MSBA

SUBMIT PDP TO MSBA 02/03/22

FEASIBILITY STUDY - PREFERRED SCHEMATIC REPORT

Permanent Building Committee/ School Building Committee	02/10/22	7:00PM	Virtual ZOOM meeting	• PSR Overview: Schedule and Contents • MSBA Eligible Costs and Reimbursable Review • Design Alternatives Review • Construction Procurement Method • Sustainability Review
Permanent Building Committee/ School Building Committee	02/24/22	7:00PM	Virtual ZOOM meeting	• Design Alternatives Review • Construction Procurement Method • MEP Systems Review
WVHS Public Forum #6	03/03/22	7:00PM	Virtual ZOOM meeting	• Design Alternatives • MSBA Eligible and Reimbursable Costs Review
Permanent Building Committee/ School Building Committee	03/10/22	7:00PM	Virtual ZOOM meeting	• Design Alternatives Review • Project and Construction Costs
Permanent Building Committee/ School Building Committee	03/24/22	7:00PM	Virtual ZOOM meeting	• Design Alternatives - <u>Select Preferred Option</u>
WVHS Public Forum #7	03/31/22	7:00PM	Virtual ZOOM meeting	• Design Alternatives • Project and Construction Costs
Permanent Building Committee/ School Building Committee	04/07/22	7:00PM	Virtual ZOOM meeting	• Preferred Option Review • Project and Construction Costs
Permanent Building Committee/ School Building Committee	04/11/22	7:00PM	Virtual ZOOM meeting	APPROVE PSR SUBMISSION TO MSBA

SUBMIT PSR TO MSBA 05/04/22 (MSBA Deadline)

SCHEMATIC DESIGN

MSBA Facilities Assessment Sub Committee meeting	05/18/22	7:00PM		PSR SUBMISSION REVIEW
Permanent Building Committee/ School Building Committee	06/09/22	7:00PM		TO BE CONFIRMED
MSBA Board of Directors	06/22/22	7:00PM		PSR SUBMISSION REVIEW

Meetings, Times, Dates and Agenda Subject to Change

Permanent Building Committee / School Building Committee Meeting

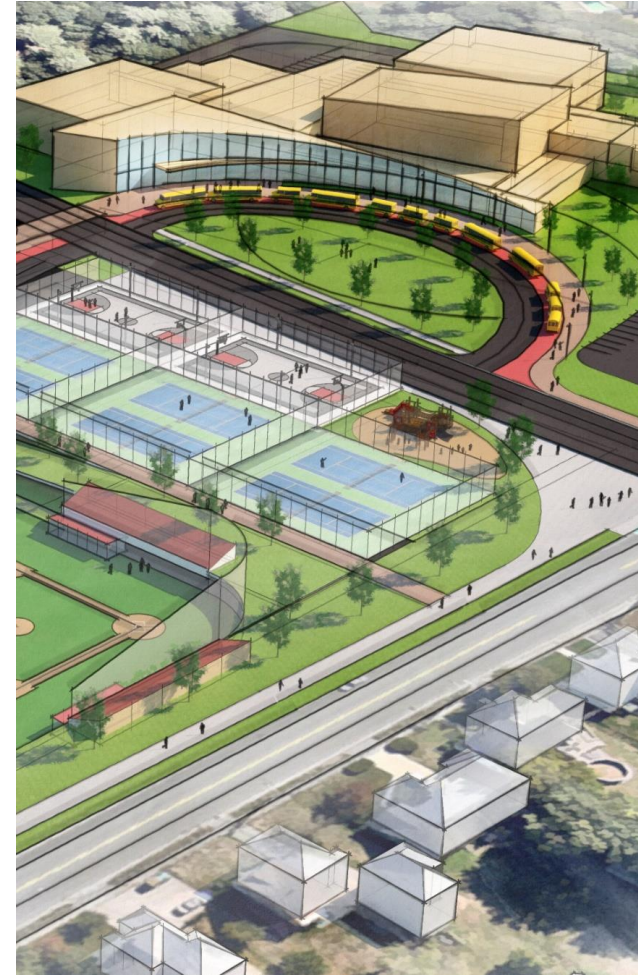
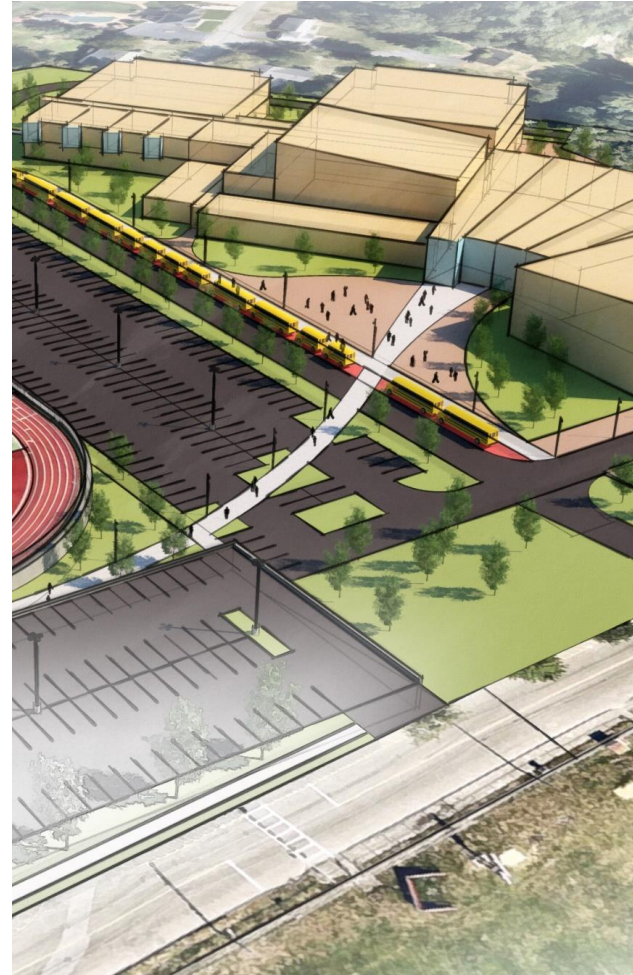
11.04.2021



Agenda

- » Existing Conditions Survey Findings
 - Site
 - Structure
 - Architecture
 - Electrical
 - HVAC
 - Plumbing
 - Fire Protection
- » Schedule Update

Existing Conditions Survey



Site

- » 40.85 ac. total (3 parcels)
- » All fields | athletic facilities in Good to Excellent Condition
- » Center building courtyard in Fair Condition, but no other outdoor learning environments
- » Student | Faculty | Staff parking interspersed throughout properties, along Hemlock Rd., and Landrigan Field lot
- » Most building entrances appear to be ADA/AAB compliant
- » No dedicated campus-wide pedestrian circulation system- most foot traffic moves through parking areas





PM Bus Queue



Building Courtyard



Insufficient Bike Parking



Insufficient Visitor
Parking



Undersized Loading
Area



Non-Compliant
Crosswalks



Main Entrance Access
Condition



Student Parking on
Street

Site

Geotechnical

Soil Probe Locations

Site Survey

Geoenvironmental

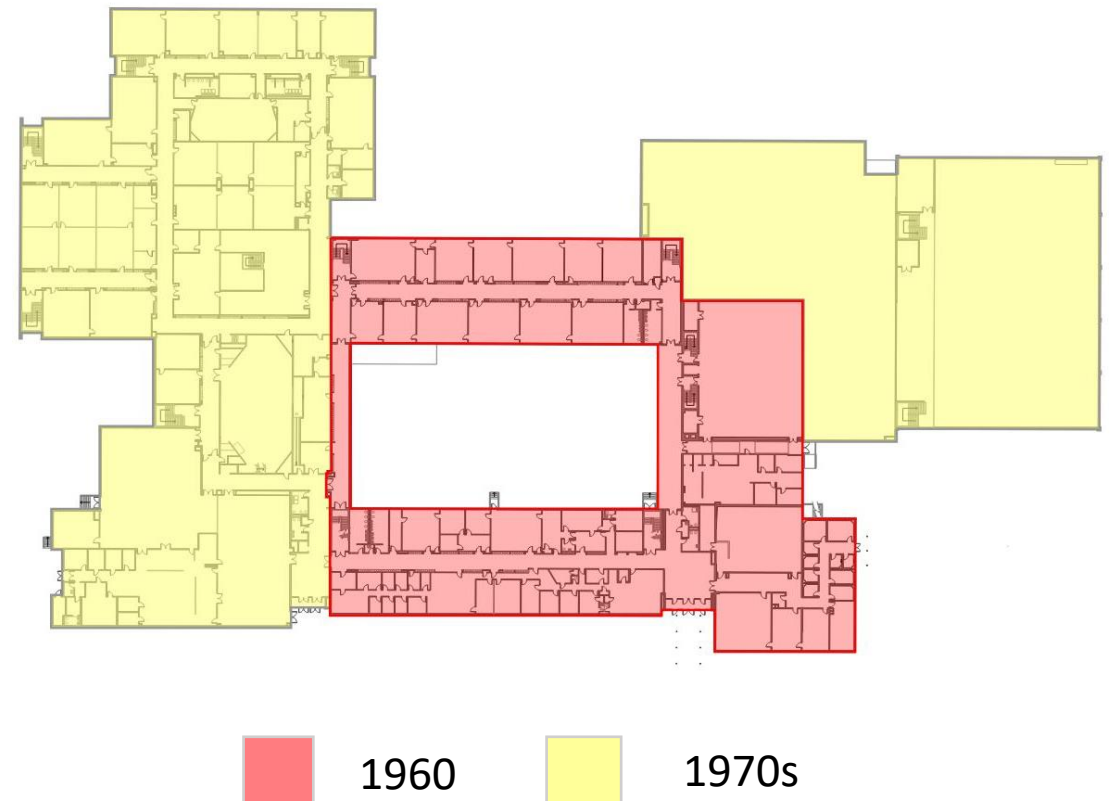
Traffic Study

Wetlands



Structure

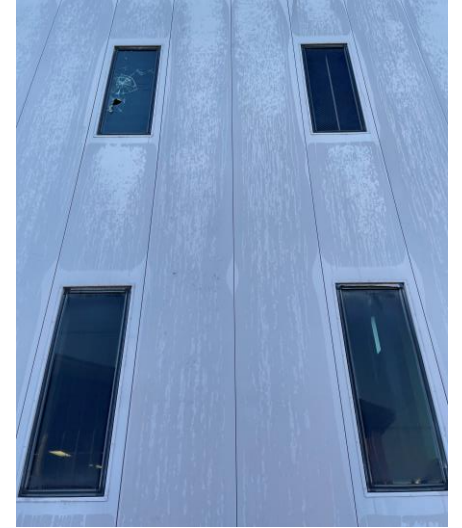
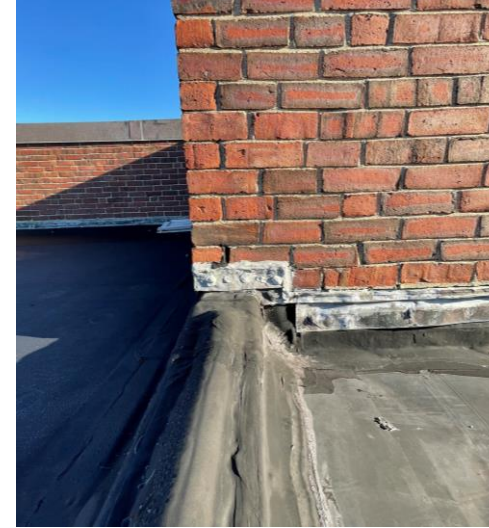
- » Condition of structural systems are good to very good
- » Original 1960s Structural system is composed of One-Way concrete joists, supported by concrete beams and columns.
- » 1970s Structural system is composed of steel framing and columns.
- » Survey observations impacting structure include spalling precast spandrel panels that allow water intrusion at the roof.
- » No major structural cracking noticed during walkthrough.



Architecture

Building Enclosure

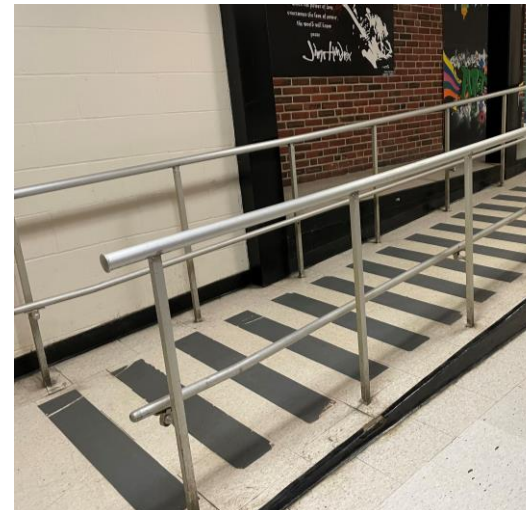
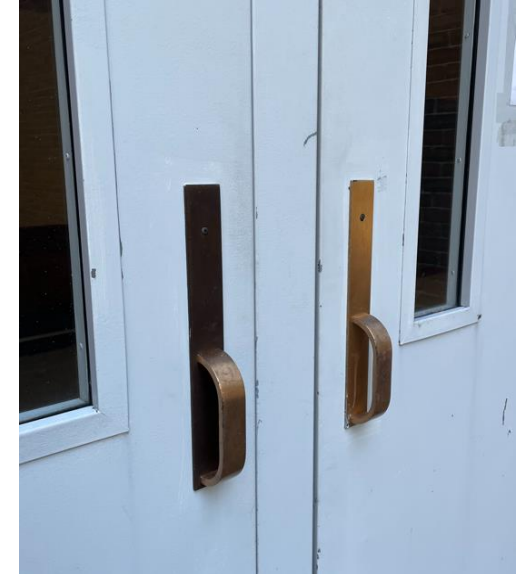
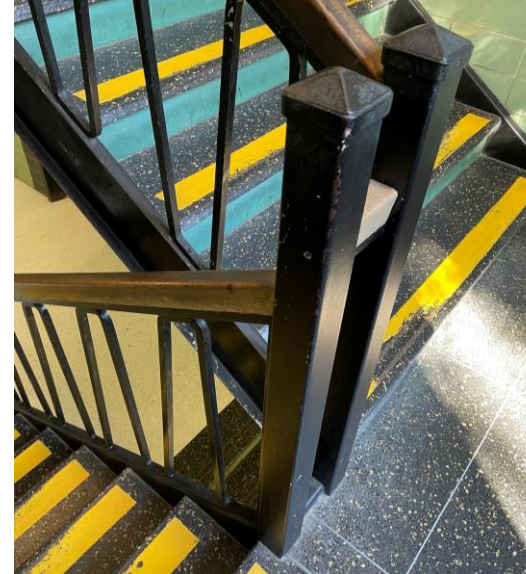
- » Roof systems are inadequate to insulate the building and prevent water intrusion. In many areas, water had infiltrated under the membrane. Deteriorated seams and past repairs are present throughout. Flashing has deteriorated.
- » Exterior wall systems consist of composite masonry walls, face brick and concrete masonry units grouted solid and have low thermal resistance (R-4). There are few exterior expansion joints. Cracking has appeared at some locations due to weathering over the years. Sealant is failing at louvers and joints.
- » Insulated metal panel system at Field House has deteriorated due to oxidation of the metal and water infiltration. Expansion and contraction has led to delamination and cupping of the paneling.
- » Window framing systems vary in material construction, are not thermally broken and provide almost no thermal resistance for the building envelope. The systems are falling apart. In all cases, sills have deteriorated and need replacement.



Architecture

Safety and Egress

- » Classrooms, corridors and stairwells are not adequately separated by fire rated walls. Spaces reasonable for discharging occupants to safety need to be separated in order prevent fire or smoke from transferring from one space to another. All egress doors are held open by wedges of wood and cannot close in case of a fire or lock down.
- » Door hardware is not accessible, and door pulls at exterior egress doors pose security challenges.
- » Guardrails are do not meet dimension requirements in stairwells or at ramps. Handrails are not continuous, and extensions are not provided where required. No edge protection is provided at ramps. Stair nosings and stair profiles do not meet clearances or frictional requirements.
- » Landings outside of egress doors do not egress from a level landing to the sidewalk beyond.
- » Elevators in the building do not meet size requirements and do not allow for access to all parts of the building.



Architecture

General Education Spaces

- » The 1960 building wings are composed of masonry partitions, spline ceiling tiles, and ACM flooring. The 1970's building classrooms also features predominately masonry, ceiling tiles and hard flooring. Hard surfaces reflect sound and create high decibels. A few sound absorbing panels are in the 1970's wing and need replacement.
- » The 1970s wings of the building were designed as open classrooms spaces and later partitioned off. These partitions do not provide proper acoustical separation between spaces.
- » Spaces featuring operable partitions have not used the wall as originally intended. In some cases, the walls have been modified or removed. The tracks or panels have been left in varying conditions.
- » Many classrooms feature sleigh-style desks which are not flexible and in fair condition. Teacher's desk vary in size, shape and in fair to poor condition.
- » Window shades and operable windows are generally in poor condition and function is general inadequate.



Architecture

Bathrooms and Locker Room Facilities

- » Mounting heights of toilet fixtures and accessories to not meet reach requirements for handicap individuals.
- » Toilet compartments do not meet minimum dimensional requirements.
- » Lockers within the Fieldhouse are generally in poor condition and many lockers are unused.
- » Shower rooms are in poor condition.



Electrical

Electrical systems beyond useful life:

- » 2, 120/208V secondary services, over 50 years old.
- » 2, generator systems, over 50 years old. Non-compliant with current codes.
- » Addressable fire alarm head end, connected to original zoned system. Non-compliant with current codes.
- » Lighting primarily linear fluorescent with retrofitted T8/electronic systems. Operable but substandard lighting quality.
- » Lighting controls primarily non-automatic. Non-compliant with current energy codes.



Original Federal Pacific Main Switchboard



Original Generator



Linear fluorescent lighting retrofitted with T8/electronic ballasts



Original zoned fire alarm panel. New addressable panel connects original zones.

EXISTING CONDITIONS SURVEY

HVAC

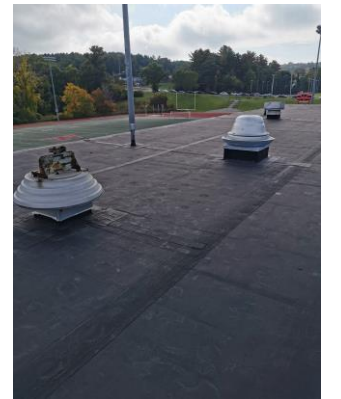
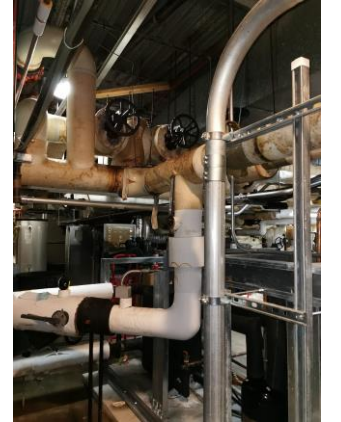
- » Most of the HVAC equipment exceeded life expectancy.
- » Boilers and boiler room equipment, piping and boiler venting requires replacement.
- » Steam and hot water distribution piping in crawl space requires replacement.
- » Fuel oil underground tank, underground fuel oil piping and associated equipment – condition unknown.
- » Chiller serving music rooms requires replacement.
- » Pneumatic HVAC controls require replacement.
- » Condensing boiler venting requires replacement. Associated hot water pumps and piping require replacement.



EXISTING CONDITIONS SURVEY

HVAC

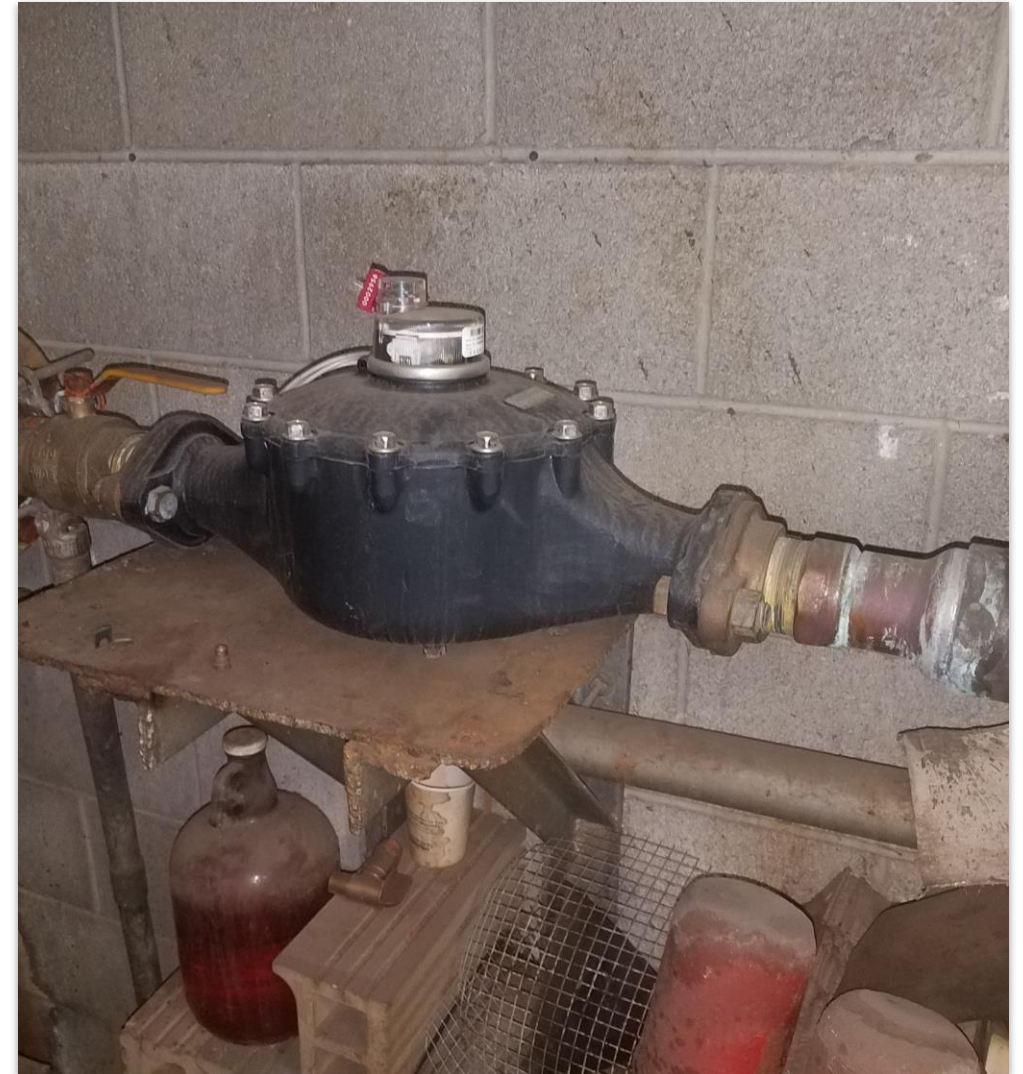
- » Chillers' operation to be verified – require some repairs and possible replacement. Associated chilled water pumps and piping requires replacement.
- » Unit ventilators, associated hot water piping and accessories serving classrooms require replacement.
- » Finned tube radiation, cabinet unit heaters and convectors require replacement.
- » Air systems equipment, ductwork and associated components serving Cafeterias, Kitchen, Library, Field House, Gym, Locker rooms require replacement.
- » Roof top equipment operation to be verified – require some repair or replacement.
- » Roof exhaust fans require replacement.



Plumbing

Mixed of Old and New:

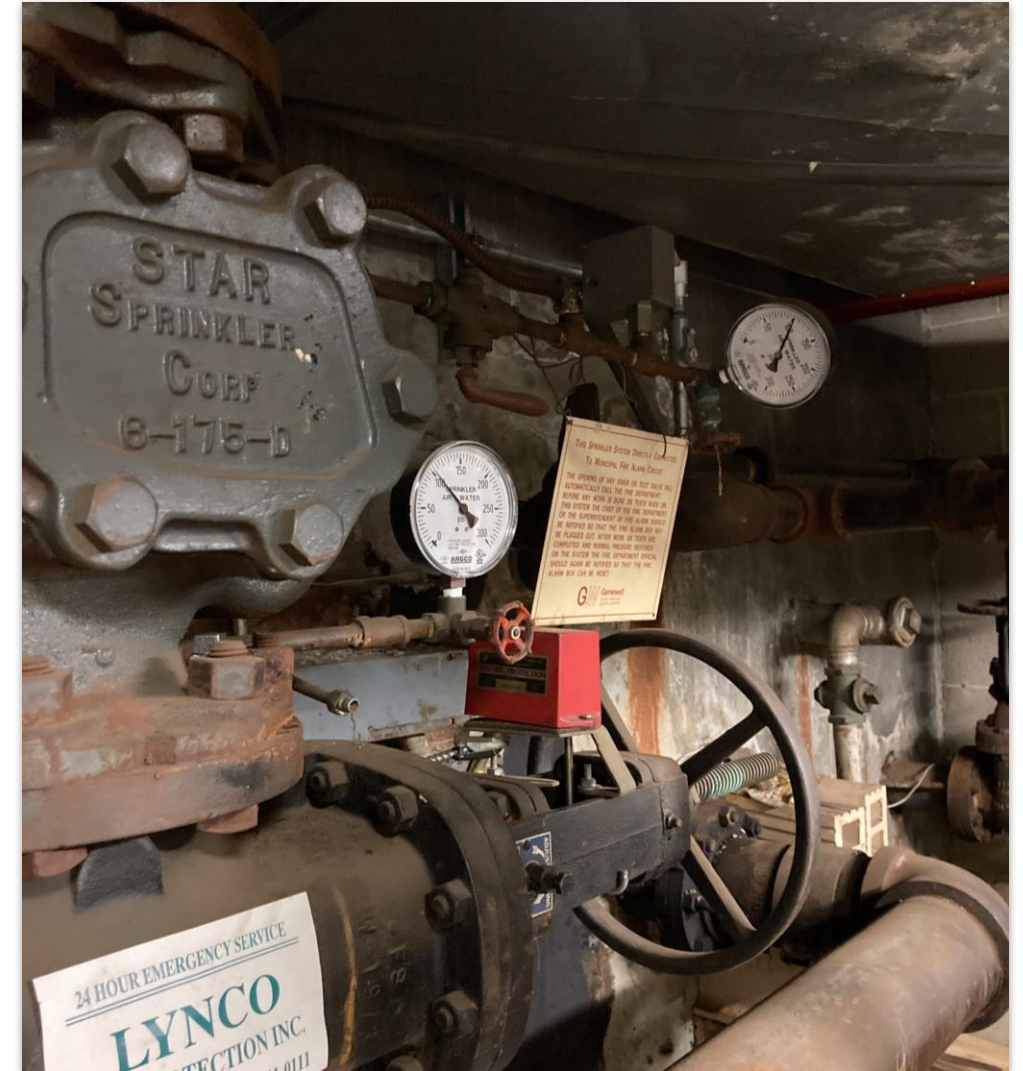
- » Domestic hot water heaters less than 5 years old
- » Much of the domestic water piping is original
- » Gas piping does not appear original to the building
- » Sanitary and storm piping where visible appear original to the building
- » Plumbing fixtures require updates for water efficiency and accessibility



Fire Protection

1975 Sprinkler System:

- » 46 years old
- » Near life expectancy
- » Three fire water service entrances to the building
- » Any major building renovation shall include a sprinkler system replacement with new



Drone Flight



Photogrammetry Model

Schedule (Key Dates)

September 9, 2021	Notice to Proceed
February 3, 2022	Submit Preliminary Design Program to MSBA (PDP)
May 5, 2022	Submit Preferred Schematic Design to MSBA (PSR)
June 22, 2022	MSBA Board approves Feasibility Study
October 27, 2022	Submit Schematic Design to MSBA (SD)
December 21, 2022	MSBA Board approves Schematic Design
TBD	District Voting



WAKEFIELD MEMORIAL HIGH SCHOOL

Thank You!

