

WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE	WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES
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Date:	Thursday January 13, 2022
Location:	Virtual "Zoom" Meeting
Time:	7:00pm
Prepared BY:	Shane Nolan – LeftField PM

Name		Present
Joseph Conway	Director of Public Works (Non-Voting)	x
Julie Smith Galvin	Town Council (Non-Voting)	x
Stephen P. Maio	Town Administrator (Non-Voting)	x
Thomas Markham	School Committee Member (Non-Voting)	x
Kevin Piscadlo	School Committee Member (Non-Voting)	✓
Doug Lyons	Superintendent of Schools (Non-Voting)	✓
Tim O'Brien	Facilities Director (Non-Voting)	x
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)	x
Wayne Hardacker	Permanent Building Committee (Non-Voting)	✓
Amy McLeod	Wakefield Memorial High School Principal (Non-Voting)	x
Joseph Mullaney	Wakefield Memorial High School Asst. Principal (Non-Voting)	x
James Sullivan	Finance Committee (Non-Voting)	x
Ian McKinnon	Community Member (Non-Voting)	x
Jeffrey Cohen	Community Member (Non-Voting)	x
Elizabeth Martin	Community Member (Non-Voting)	x
Ray Thompson	Community Member (Non-Voting)	x
Eric Lambiaso	Community Member (Non-Voting)	✓
Thomas Stapleton	Community Member (Non-Voting)	✓
Robert Arcari	Community Member (Non-Voting)	x
Dylan Forester	Community Member (Non-Voting)	✓
Christopher Sallade	Community Member (Non-Voting)	✓
Sandra Clarey	Community Member (Non-Voting)	✓
Eric Hubert	Community Member (Non-Voting)	x
Christine Bufagna	Community Member (Non-Voting)	x
Jonathan Chines	Community Member (Non-Voting)	✓
Kim Hartman	Community Member (Non-Voting)	✓
Greg Liakos	Community Member (Non-Voting)	x
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	✓
Helen Fantini	SMMA	✓
Matt Rice	SMMA	✓
Brian Black	SMMA	✓
Erin Prestillio	SMMA	✓
Steve Siragusal	GM2	✓

1. Meeting called to order at approximately 7:15PM

2. Existing Conditions Update

Erin Prestillio noted that a Phase 1 Environmental Site Assessment was completed in November to investigate presence of any known oil or other hazardous material on the site. The report concluded that further investigation is needed to locate potential underground tanks that may be present on the site.

Wetland flagging was collected in December. EP provided an updated existing site conditions plan to illustrate the revised wetland areas.

Geotech investigations have been completed. 17 geoprobes were completed on site and were referenced on the existing site conditions plan. Various materials were topsoil, buried organics, fill. Refusal was encountered at 1.5 – 18 feet deep.

The existing conditions survey is in progress and will be included in the PDP submission.

Steve Siragusa provided information on the traffic data collection study that has been completed. Data was completed November 16 and 17. SS gave an overview of the number of vehicle counts at various junctions along Farm Street. SS also gave an overview of the parking inventory carried out on the existing High School site.

Phil Renzi asked if parking counts included cars parked on Farm Street. SS confirmed that the analysis did not include vehicles parked on Farm Street. It was noted that cars also park along Hemlock Road.

Chip Tarbell asked about the number of vacant spaces and how they are allocated to teachers, faculty and students. This information will be obtained from the School. It is understood that kids are allowed park at Landrigan Field and walk down to the school.

CT asked about the number of geoprobes at Walsh Field. EP confirmed that if Walsh Field is chosen as the preferred location addition borings and test pits will be done at Walsh Field. This is included in SMMA fee.

3. Benchmark Cost Data

Shane Nolan presented a spreadsheet with a breakdown of the construction and project costs. The Repair only project cost is \$154m. The addition/renovation options project costs range from \$217 - \$223 and the new construction project cost range from \$181m – \$235m.

Chip Tarbell asked about the cost per square foot and why the Model School option were higher. SN noted that the construction costs would be similar as contractors bid projects based on market conditions and material cost at the time of bid. Utilizing a model school saving would be expected in the design cost but not necessarily in construction costs.

Joe Bertrand asked why all the square foot cost were not all the same. SN noted that the building cost were generally consistent for renovations, addition and/or new construction but varying site conditions and scope meant that the bottom line was different.

SN confirmed that the costs provided included escalation based on a construction start in March 2024.

Jonathan Chines asked for confirmation on the size of the gym in the options. SN confirmed the renovation (option 1) and add/reno (option 2 series) include renovation of the existing 17,000Sf gym. New construction (option 3 and 4 series) includes a new 30,000Sf gym. SN also confirmed any fields disturbed would be reinstated.

Phil Renzi referred to the draft PDP budget narrative did not reflect these costs. SN noted that the draft Project Budget section of the PDP would need to be updated as it was issued before the estimates were submitted. It was noted that these costs are benchmarks based on conceptual designs. More detailed cost will be provided during PSR and the final budget will be established at the end of schematic design.

4. Evaluation Criteria

Brian Black presented a proposed matrix to evaluate each of the design options. SMMA provided guidance and recommendation on certain technical criteria. BB went through each criteria item for each design option. Following the review discussion followed.

It was agreed that Option 1 would be carried forward to PSR as required by MSBA.

After review of the Option 2 series, it was agreed that 2C and 2D parking was not advantageous. Also, vehicle access and circulation were thought to be inadequate. It was agreed to eliminate Option 2D

Although an add/reno option, the renovated gym in 2C was considered to be “detached” from the school and not meet the desired adjacency criteria. Therefore, option 2C was eliminated.

Options 2A and 2B were discussed. It was considered that 2A provides better opportunity to deliver adequate new space to meet the educational program. 2B was eliminated.

Following review of the new construction options, the Model Schools - Options 3A and 4A – were eliminated due to concern that they may restrict or not meet the education program.

There was discussion on Options 3B and 3C. These options both provide effective solutions for drop off/pick up. The layout and location of the gym and auditorium with nearby parking was discussed. It was noted that either of these options could be further developed and there would be opportunities to move the programs around within the building during PSR phase to provide the most desirable access, layout and adjacencies. Option 3B was proposed for further development and Option 3A was eliminated.

Options 4B and 4C were discussed. There were concerns on the constraints on this site. Also, there were parking and traffic concerns with potential issues due to lack of sufficient drop off/pick up circulation. Consideration was also given to the neighbors on the south side. It was agreed to eliminate the Walsh Field Options 4B and 4C.

Following final discussion, the following options were proposed for further development in the PSR phase: Option 1 Base Renovation, Option 2A Addition/Renovation and Option 3B New Construction.

5. Next Permanent Building Committee/School Building Committee meeting: January 27 2021

Attachments:

- SMMA Evaluation Criteria Handout

Permanent Building Committee / School Building Committee Meeting

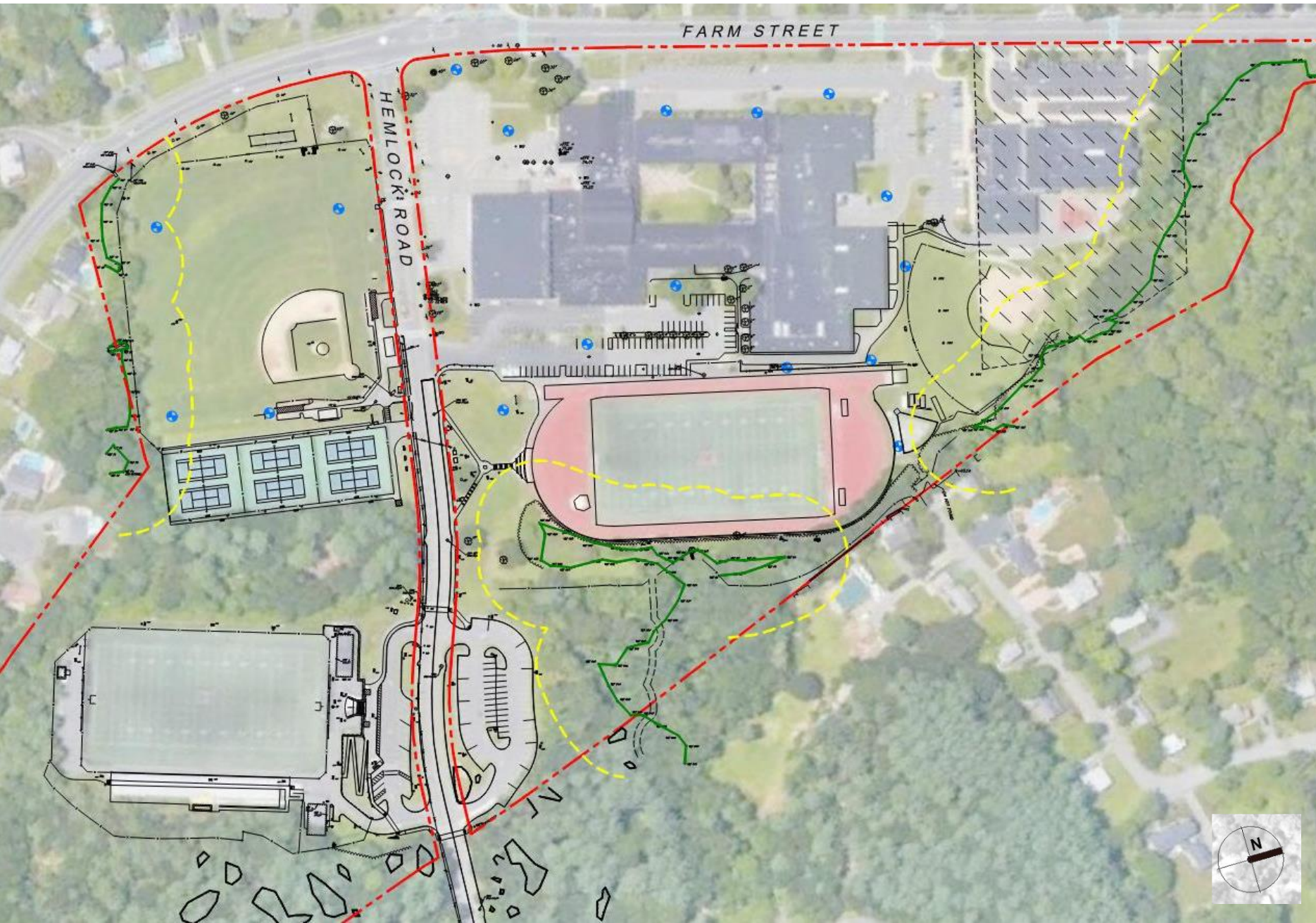
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Agenda

- » Existing Conditions Update
- » Conceptual Design Alternatives Review
- » Benchmark Cost Data
- » Option Evaluation Criteria

Existing Site Conditions Update



- » Phase 1 Environmental Site Assessment
- » Wetland Flagging
- » Geotechnical Investigations – Geoprobes
- » Existing Conditions Survey
- » Existing Conditions Traffic Analysis

Existing Site Conditions Update








Existing Site Conditions Update









Cost Estimate Summary

Option		Description	Approx. Area	Construction Cost Cost per Sq Ft.	Estimated Project Cost
BASE	1	Repair Only	250,430 SF	\$119,778,976 \$478.29	\$154,160,928
RENOVATION/ADDITION	2a	Renovation/Addition	256,900 SF	\$169,843,682 \$661/SF	\$218,091,166
	2b	Renovation/Addition	256,900 SF	\$169,234,757 \$659/SF	\$217,336,055
	2c	Renovation/Addition Walsh Field + Existing Gym	256,900 SF	\$172,872,165 \$673/SF	\$223,286,485
	2d	Renovation/Addition Walsh Field + Existing Gym	256,900 SF	\$168,052,745 \$654/SF	\$217,310,404
NEW CONSTRUCTION	3a	New Construction Beasley Oval - Model School	209,228 SF	\$142,776,664 \$682/SF	\$181,684,763
	3b	New Construction Beasley Oval	275,900 SF	\$179,320,511 \$650/SF	\$225,902,818
	3c	New Construction Beasley Oval	275,900 SF	\$179,320,511 \$650/SF	\$225,902,818
	4a	New Construction Walsh Field - Model School	198,126 SF	\$141,449,352 \$714/SF	\$180,078,716
	4b	New Construction Walsh Field	275,900 SF	\$184,179,848 \$668/SF	\$231,782,616
	4c	New Construction Walsh Field	275,900 SF	\$187,107,413 \$678/SF	\$235,324,970

Site Alternatives – Renovation and Addition Options

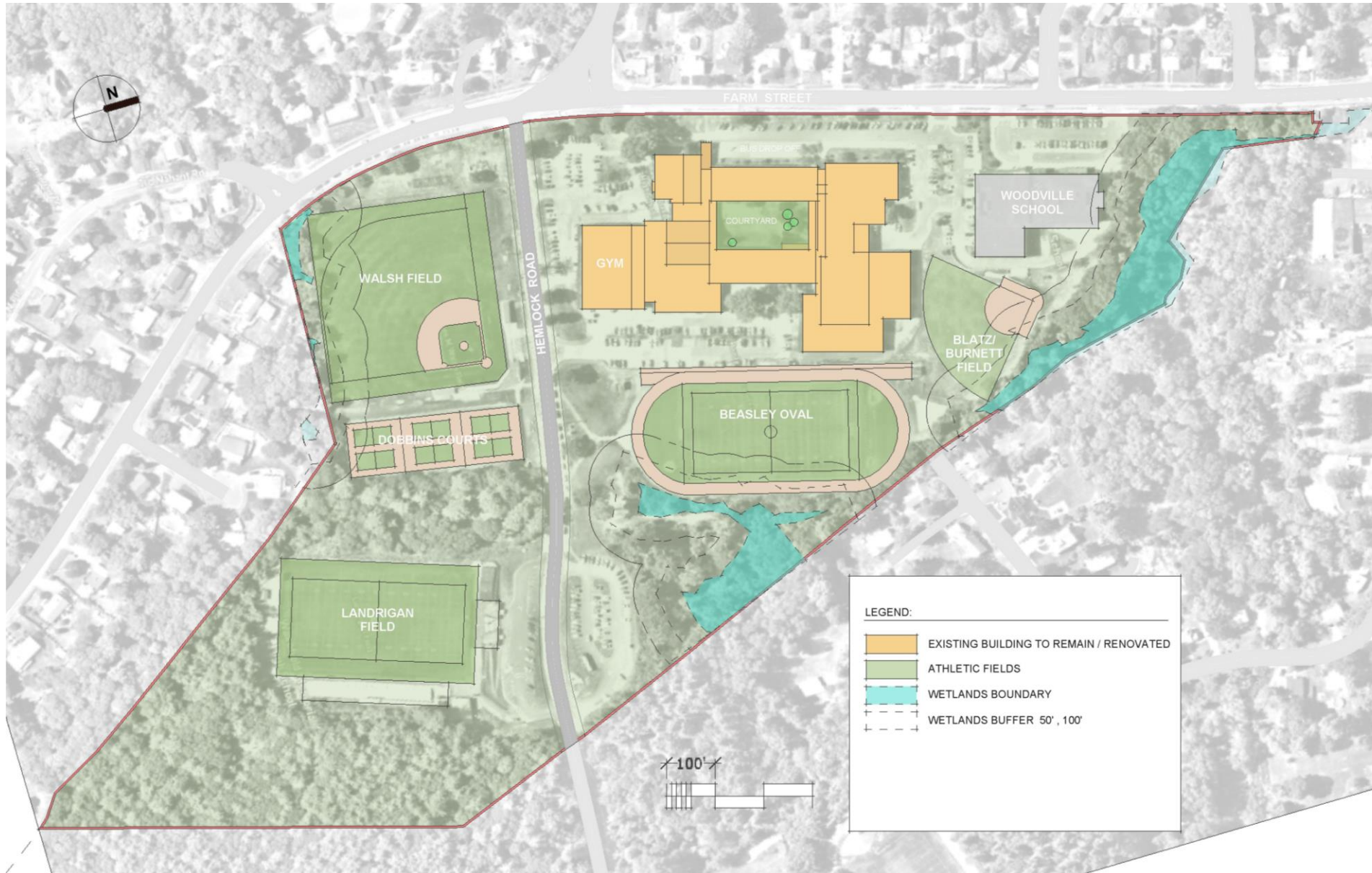
	1	2a	2b	2c	2d
					
Description	Renovation for code upgrade only. No changes to space configurations and architecture.	Renovate selected portions of the 1960 & 1970's structure, addition towards Beasley oval, infill existing courtyard	Renovate selected portions of the 1960 & 1970's structure, addition towards Beasley oval, open existing courtyard to Farm St.	Renovate only 1970's fieldhouse structure, addition on Walsh Field, Hemlock St. remains in current configuration	Renovate only 1970's fieldhouse structure, addition on Walsh Field, Hemlock St. rerouted to allow addition to be directly connected to the fieldhouse

Site Alternatives – New Construction Options

3a	3b	3c	4a	4b	4c
					
New construction: GHS model school on Beasley Oval	New construction: designed for optimal fit and preferred program on Beasley Oval	New construction: designed for optimal fit and preferred program on Beasley Oval – alternative site circulation/ organization	New construction: NMRHS model school on Walsh Field	New construction: designed for optimal fit and preferred program on Walsh Field	New construction: designed for optimal fit and preferred program on Walsh Field – alternative site circulation/ organization

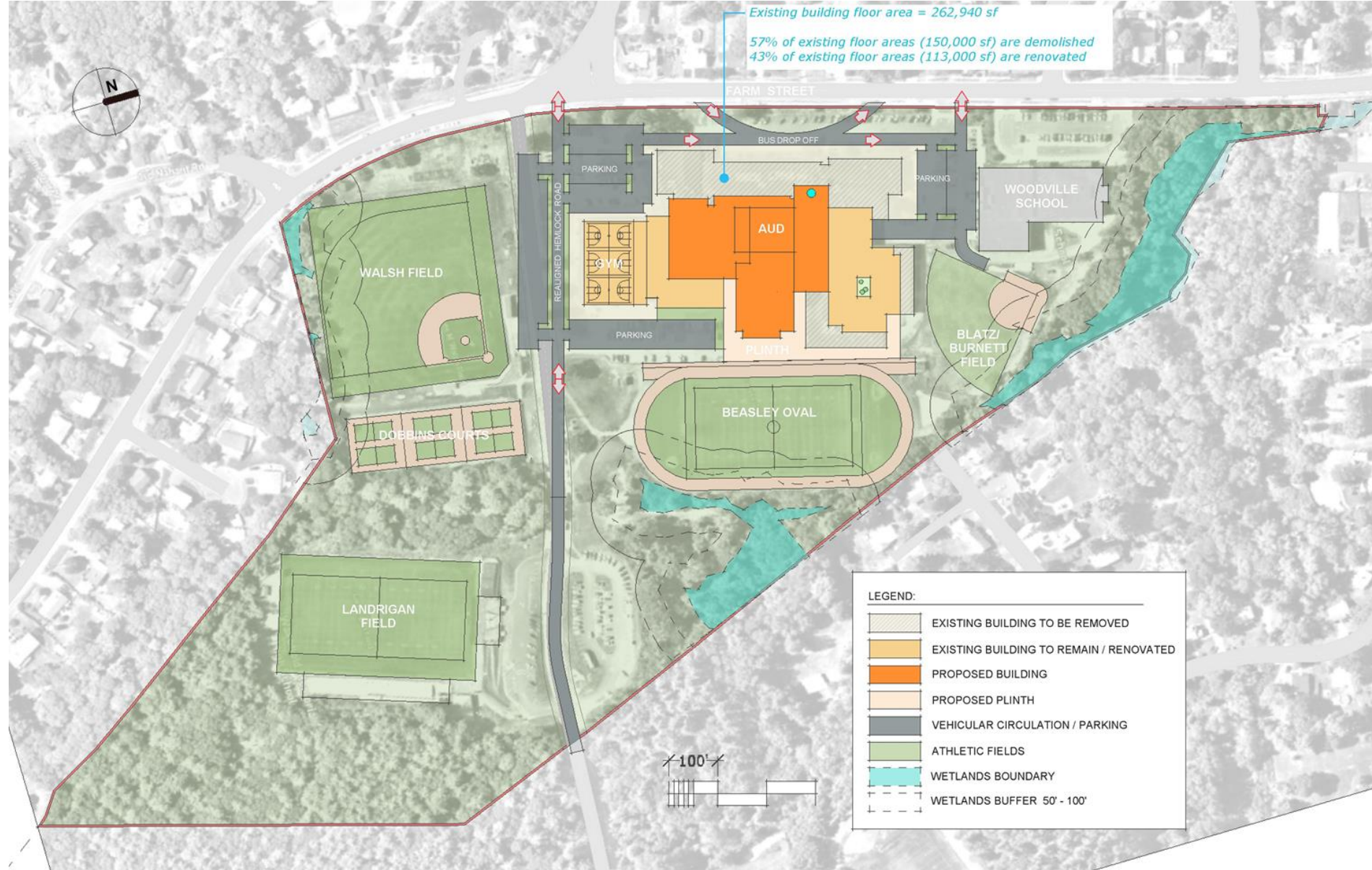


1 – Code Upgrade



- Building repairs and upgrades for code compliance, including elements of life safety, accessibility, envelope, mechanical systems and hazardous materials abatement.
- Does not address the educational goals of the District - in particular, does not alleviate space and equipment deficiencies threatening accreditation.
- Does not provide appropriately sized rooms with proper adjacencies, shared collaboration space, and access to views and daylight for all classrooms.
- May require temporary swing space during construction
- Fields remain untouched

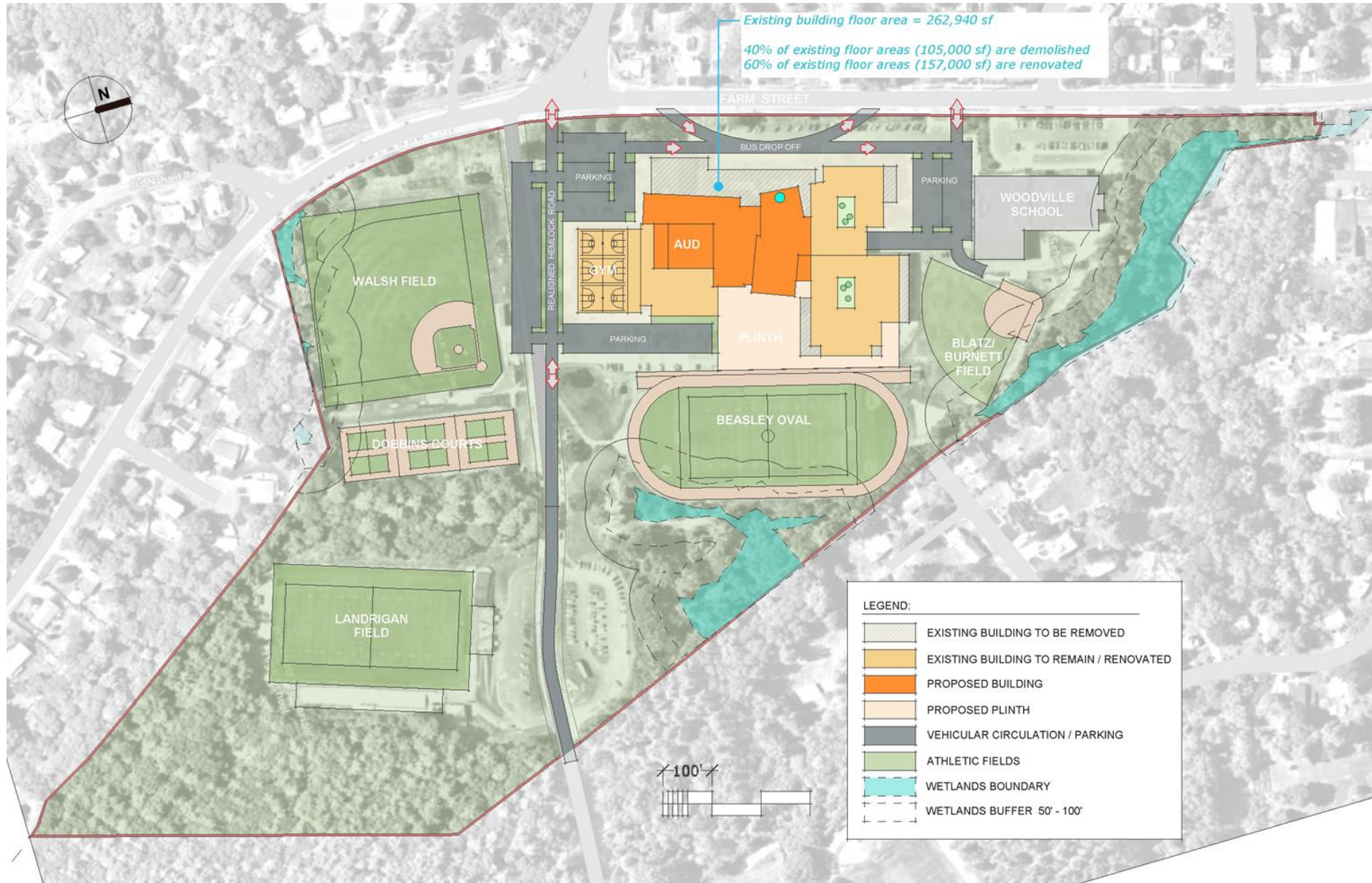
2a – Addition / Renovation



2A Option Features:

- Demolish east wing of 1970's addition exposing courtyard for new construction of new commons/dining space
- Renovate existing field house and associated areas to remain
- Renovated and new construction spaces to respect existing building grids and exterior wall lines
- Extend plinth from commons space and classrooms extending to Beasley with vehicular access below
- Demolish east portions of existing school (later phase) opening up site area for new entry and circulation.
- Main Entrance oriented west toward Farm Street with generous bus and parent drop-off and pick-up and parking.
- Beasley Oval may be used for temporary modular facilities
- Hemlock Road aligned with Nahant Street

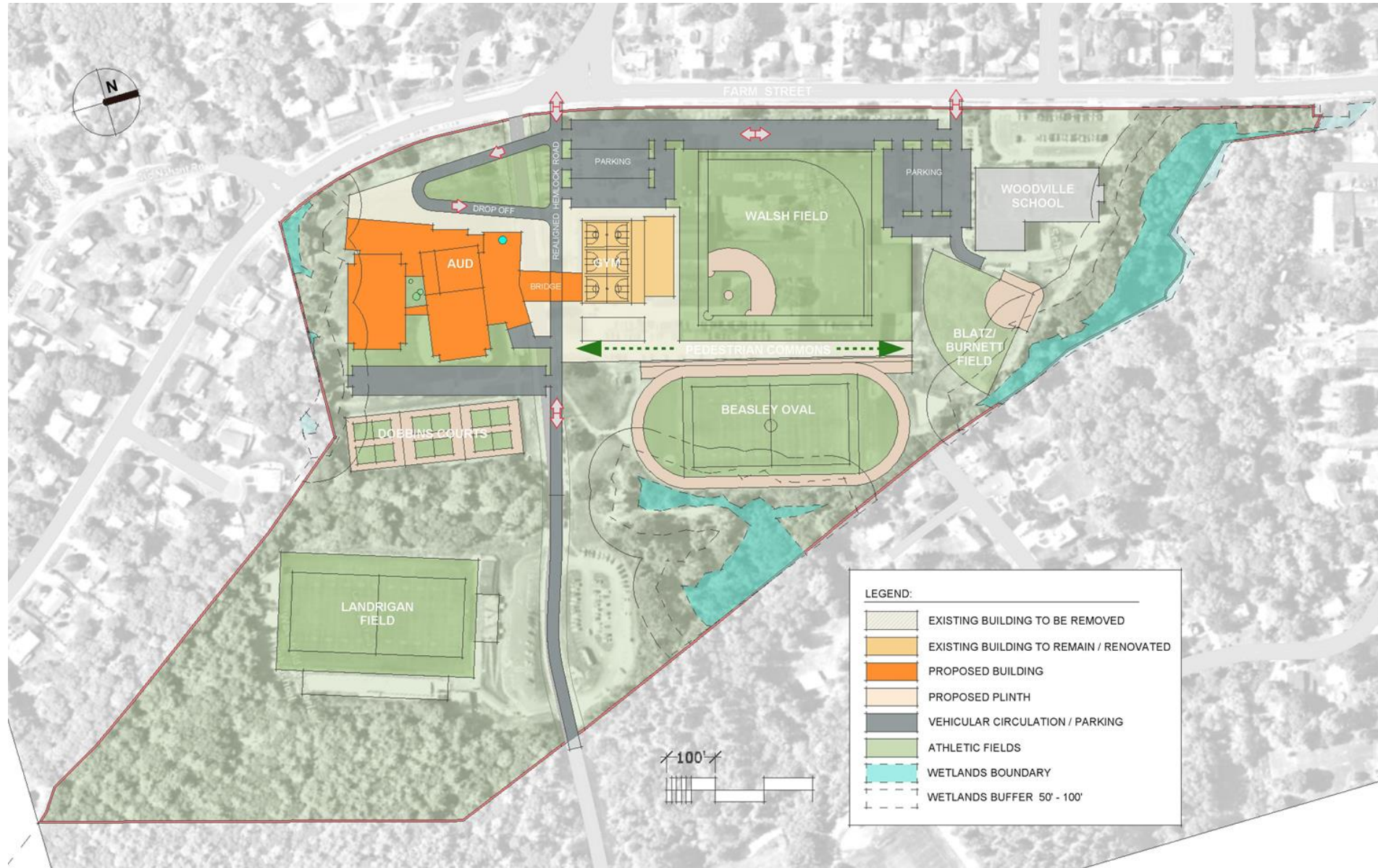
2b – Addition / Renovation



2b Option Features:

- Demolish east wing of 1970's addition exposing courtyard for new construction of new commons/dining space
- Renovate existing field house and associated areas to remain
- Renovated and new construction spaces respects existing building grids and exterior wall lines where possible
- New elevated plinth from commons space and classrooms overlooking with vehicular access to East
- Demolish east portions of existing school (later phase) opening up site area for new entry and circulation.
- Main Entrance oriented west toward Farm Street with generous bus and parent drop-off and pick-up and parking.
- Beasley Oval may be used for temporary modular facilities
- Hemlock Road aligned with Nahant Street

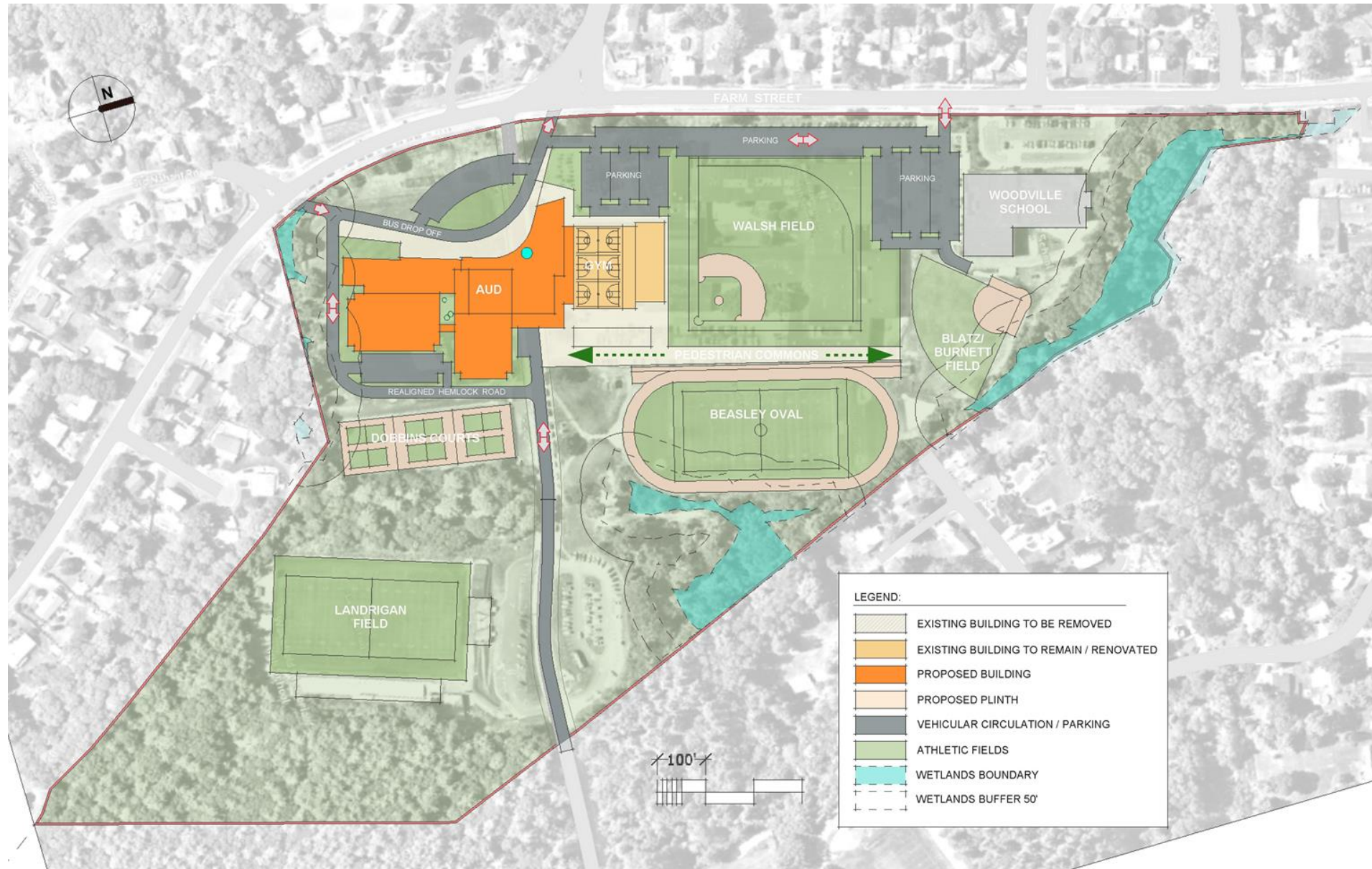
2C – Addition / Renovation



2c Option Features:

- Renovate existing field house only
- Construct new elevated bridge over Hemlock connecting field house to new school
- Majority of current HS would be untouched during construction; swing space required for gym only
- New school on Walsh Field with student commons and dining along Hemlock Road
- Main Entrance oriented west toward Farm Street with separate bus / parent drop-off and pick-up and parking.
- Hemlock Road aligned with Nahant Street
- Parking along Farm St maintained
- Suboptimal solar orientation

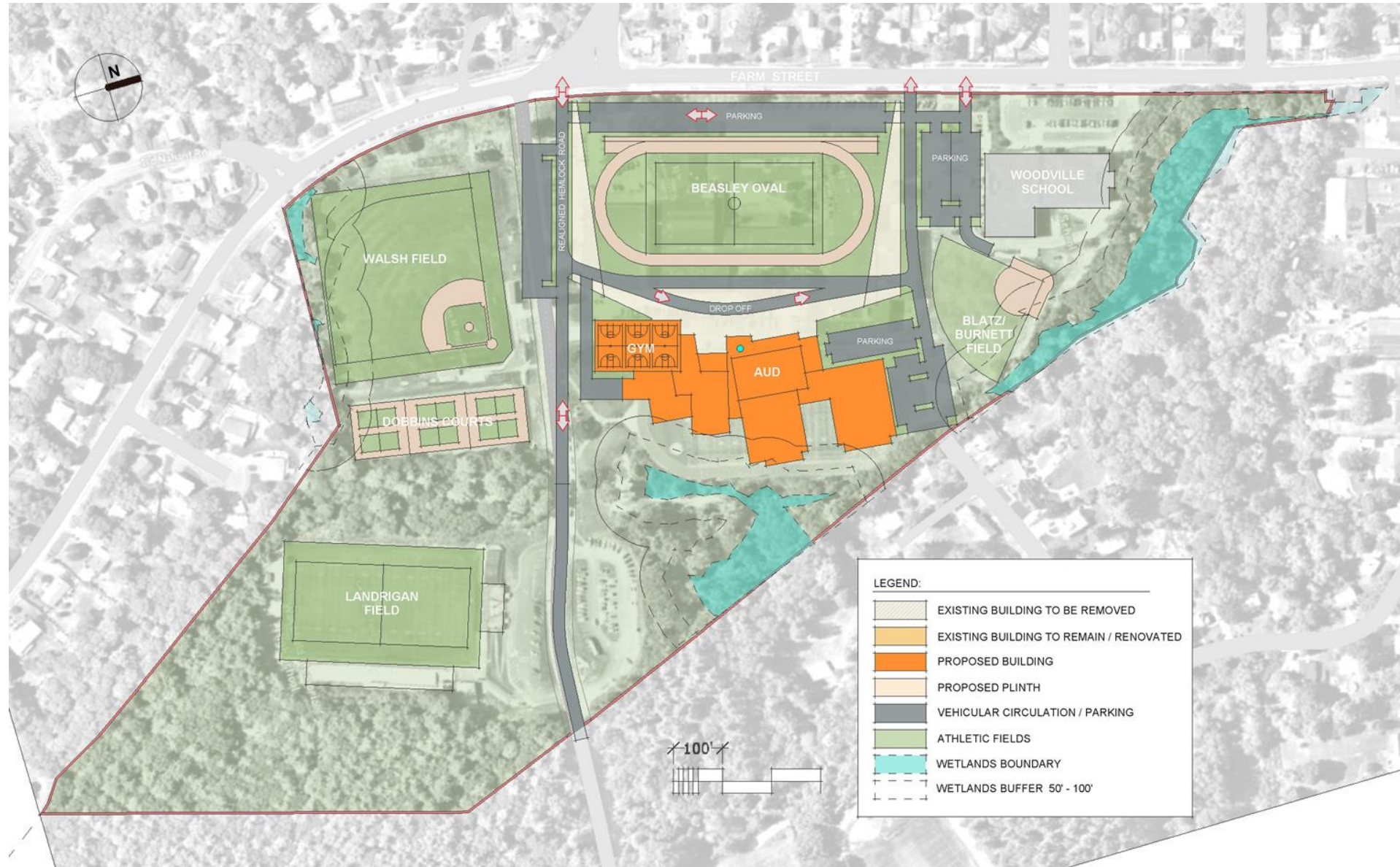
2d – Addition / Renovation



2d Option Features:

- Renovate existing field house only
- Remainder of new school built on Walsh Field and fully connected to field house on north
- Majority of current HS would be untouched during construction; swing space required for gym only
- Main Entrance oriented west toward Farm Street with separate bus / parent drop-off and pick-up and parking.
- Hemlock Road rerouted around school to the south

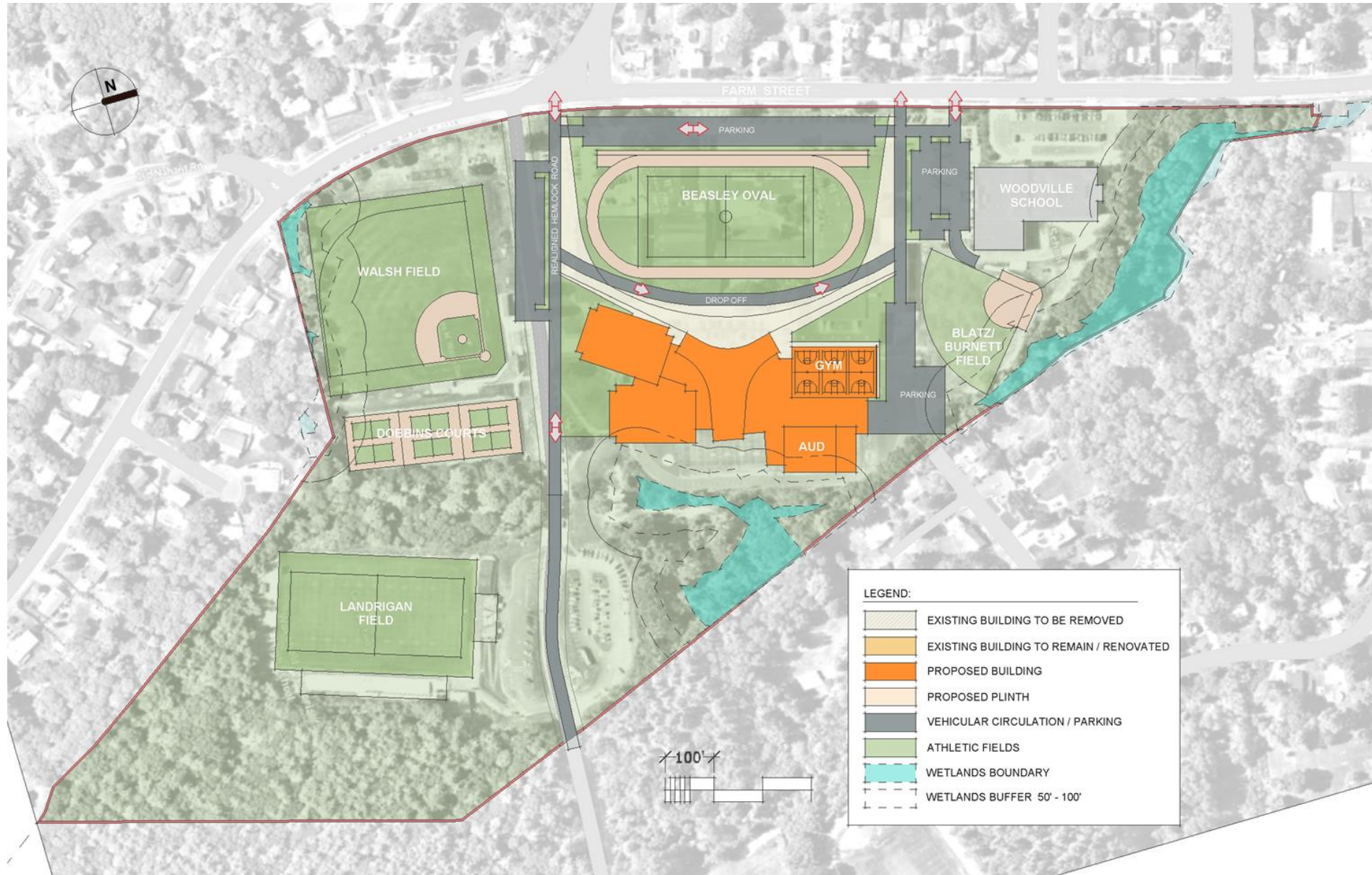
3a – New Construction



3a Option Features:

- New model school building (GHS) on existing Beasley Oval with reconstruction of track and field facilities on existing HS site
- Vehicular access via relocated Hemlock Road with loop through center of the campus
- Separate bus and parent drop off – pick up on west side of building
- Smaller parking areas interspersed throughout campus
- Suboptimal solar orientation
- Current HS untouched during construction; no swing space required

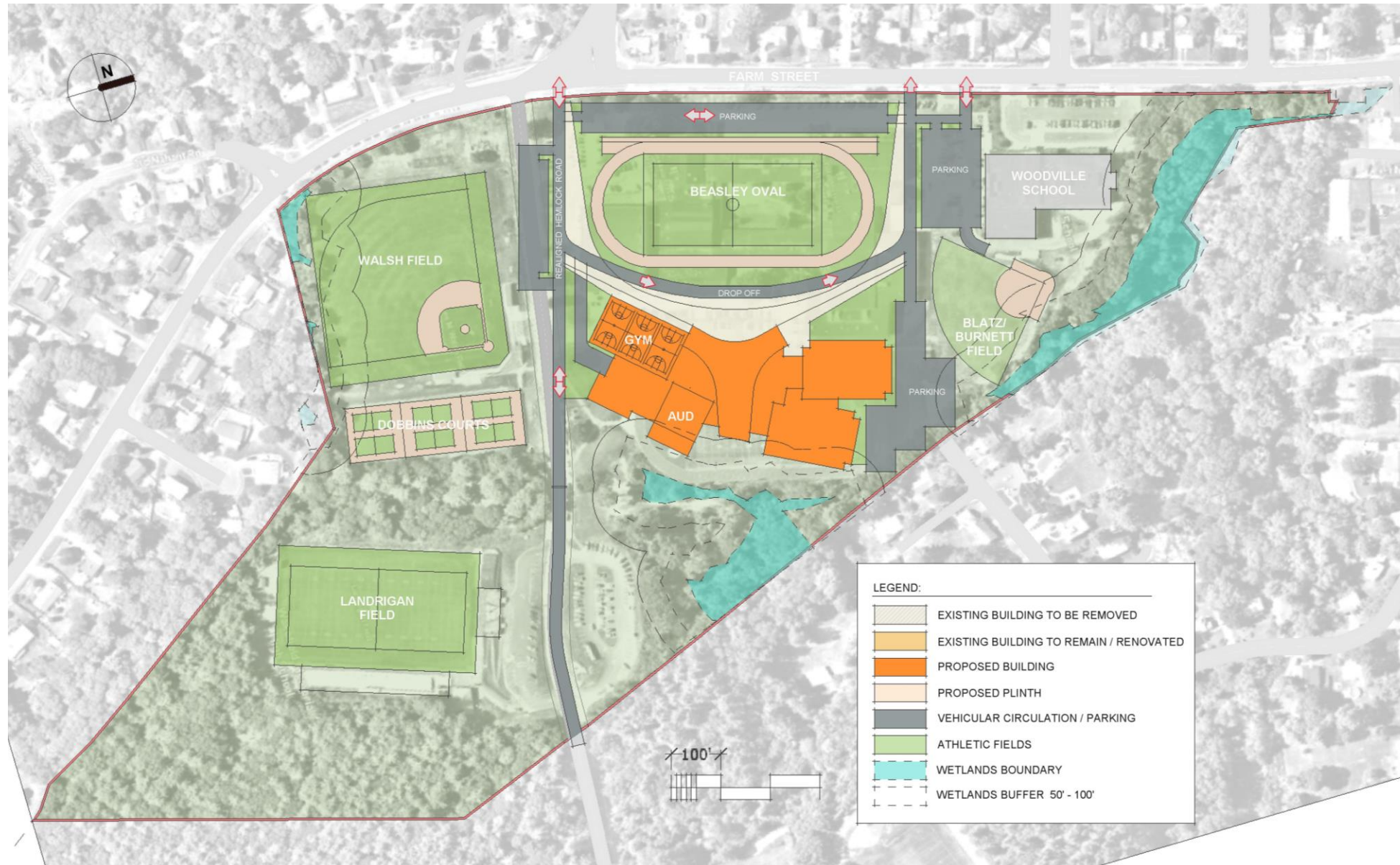
3b – New Construction



3b Option Features:

- New building on existing Beasley Oval with reconstruction of track and field facilities on exist. HS site
- Vehicular access via relocated Hemlock Road with loop road through center of the campus
- Main Entrance oriented west towards Farm Street
- Gym located at northwest corner of building with strong visual connection to relocated Beasley Oval
- Suboptimal solar orientation
- Current HS untouched during construction; no swing space required

3C – New Construction



3c Option Features:

- New building on existing Beasley Oval with reconstruction of track and field facilities on exist. HS site
- Vehicular access via relocated Hemlock Road with loop road through center of the campus
- Main Entrance oriented west towards Farm Street
- Gym located at southwest corner of building with equidistant relation to Walsh, Dobbins and relocated Beasley Oval
- Suboptimal solar orientation
- Current HS untouched during construction; no swing space required

4a – New Construction



4a Option Features:

- New model school building (NMRHS) on existing Walsh Field with reconstruction of Walsh Field and Dobbins Courts on existing HS site
- No swing space needed; minimal disruption to existing HS operations; Beasley Oval remains intact
- Gym adjacent to Beasley Oval
- Academic wings at south of building
- Vehicular access via Hemlock Road with loop road between fields
- Main Entrance oriented north toward Hemlock Road with separate bus and parent drop-off and pick-up.
- Smaller parking areas interspersed throughout campus
- Hemlock Road is realigned to meet Farm Street
- Good solar orientation

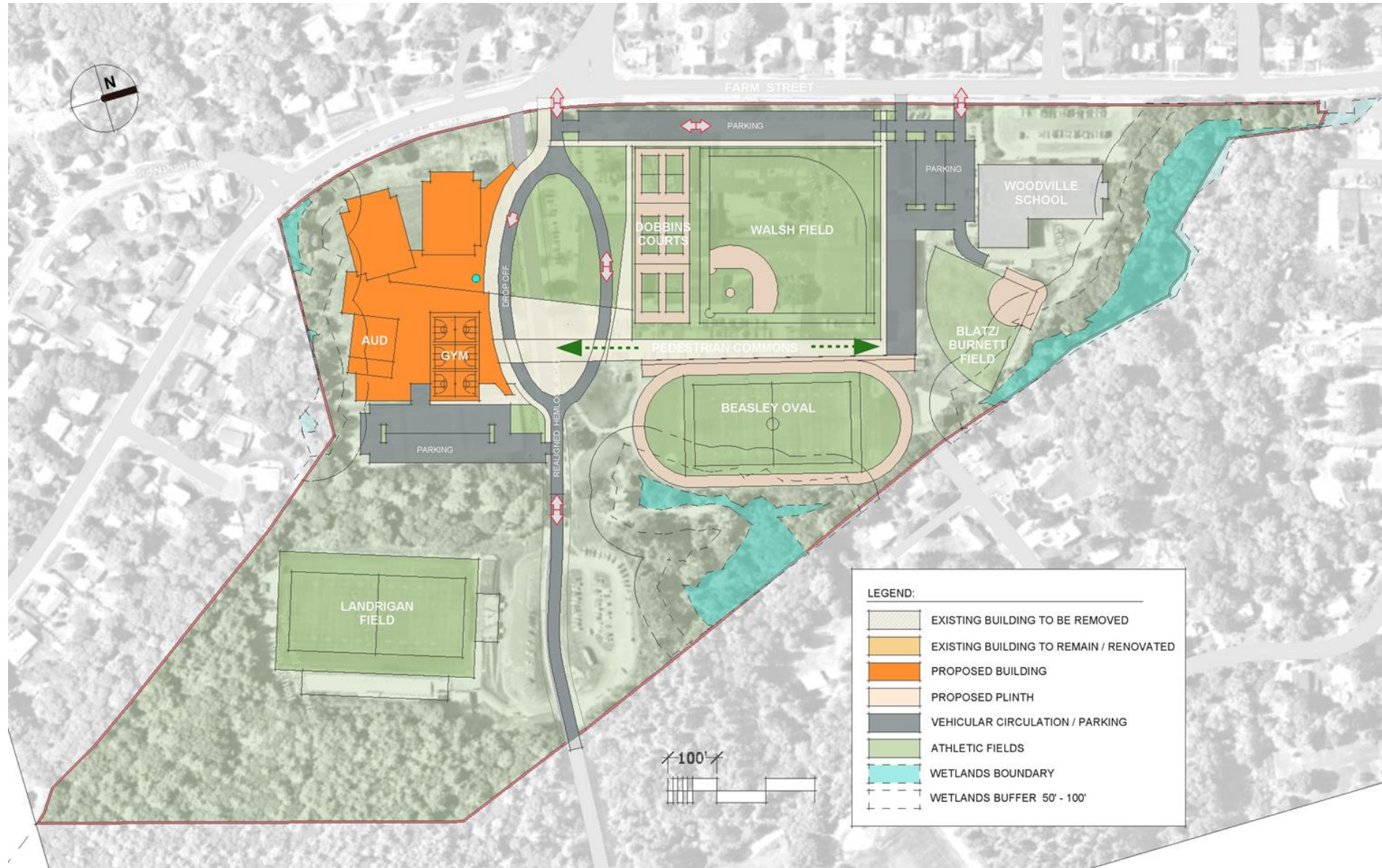
4b – New Construction



4b Option Features:

- New building on existing Walsh Field with reconstruction of Walsh Field and Dobbins Courts on existing HS site
- No swing space needed; minimal disruption to existing HS operations; Beasley Oval remains intact
- Academic wings on opposite corners of building with gym adjacent to Beasley Oval.
- Vehicular access via realigned Hemlock Road with loop road between fields
- Main Entrance oriented north toward Hemlock Road with separate bus and parent drop-off and pick-up.
- Smaller parking areas interspersed throughout campus
- Good solar orientation

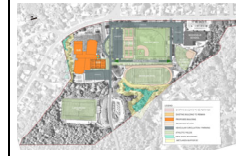
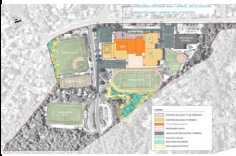
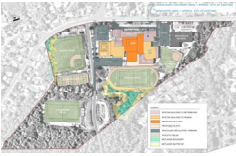
4c – New Construction




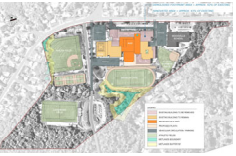
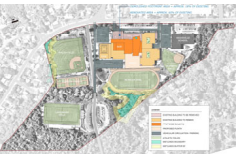





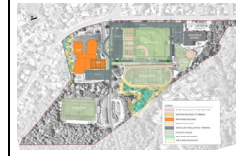


4c Option Features:

- New building on existing Walsh Field with reconstruction of Walsh Field and Dobbins Courts on existing HS site
- No swing space needed; minimal disruption to existing HS operations; Beasley Oval remains intact
- Academic wings on west end of building adjacent to Farm Street with gym adjacent to Beasley Oval.
- Vehicular access via realigned Hemlock Road with loop road between fields
- Main Entrance oriented north toward Hemlock Road with separate bus and parent drop-off and pick-up.
- Smaller parking areas interspersed throughout campus

WAKEFIELD MEMORIAL HIGH SCHOOL
OPTIONS MATRIX

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WAKEFIELD MEMORIAL HIGH SCHOOL
OPTIONS MATRIX

											
OPTION	1	2a	2b	2c	2d	3a	3b	3c	4a	4b	4c
SUSTAINABILITY											
ENERGY EFFICIENT											
OPTIMIZES PASSIVE SOLAR ORIENTATION											
SCHEDULE											
REQUIRES SWING SPACE (MODULAR CLASSROOMS)											
REQUIRES PHASING											
	KEY:		FAVORABLE		NEUTRAL		UNFAVORABLE				



WAKEFIELD MEMORIAL HIGH SCHOOL

Thank You!

