

<b>WAKEFIELD PERMANENT BUILDING COMMITTEE WAKEFIELD HIGH SCHOOL BUILDING COMMITTEE</b>	<b>WAKEFIELD MEMORIAL HIGH SCHOOL MEETING NOTES</b>
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Date:	Thursday December 02, 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	✓
Jim Rogers	Leftfield Project Management	✓
Lorraine Finnegan	SMMA	✓
Helen Fantini	SMMA	✓
Matt Rice	SMMA	✓
Phil Poinelli	SMMA	✓
Brian Black	SMMA	✓
Mike Dowhan	SMMA	✓

1. Meeting called to order at approximately 7:40PM

2. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 11/18/21 Permanent Building Committee: Wakefield Public Safety were presented for review.

Janine Fabiano noted that the meeting notes reflect that she was present, she was not present.

*Chip Tarbell made a motion to approve the Wakefield Memorial High School Meeting Notes as corrected. Seconded by Jason Cohen. Motion was approved unanimously.*

3. Project Budget

Shane Nolan presented the project budget. SN noted the overall budget has not changed since it last presented. The “Actual Spent to Date” has been updated to reflect the paid invoice that were approved at the last meeting.

4. Project Schedule

Shane Nolan provided an overview of the Feasibility Study/Schematic Design Schedule. SN noted the schedule has not changed since it was last presented. The Preliminary Design Program, the 1 submission deadline is still on schedule to be submitted to MSBA on February 3, 2022.

5. Upcoming Meetings

Shane Nolan presented a list of upcoming meeting through the end of the PDP phase. This includes an update to the School Committee January 11 and a Public Forum on Jan 20. These are both to be confirmed.

Chip Tarbell asked about the level of drawings that go to the MSBA at PDP stage. SN noted that the PDP will be made up of the existing conditions documentation/reports as well as a preliminary study of design alternatives at a conceptual level. The conceptual designs will be based on the information gathered in the existing conditions documentation with the building size determined using information gathered during the program meetings and in the space summary. Lorraine Finnegan confirmed that PDP will represent concept outlines based academic program.

Chip Tarbell asked about the Focus Group Meeting. Shane Nolan noted that the first MEP/Sustainable meeting occurred that morning. There are Site and Educational Program Focus Groups schedule for the following week. The Finishes Focus Group would likely not meet until January.

6. Educational Visioning Update.

Helen Fantini noted that the final Educational Visioning workshop occurred last Tuesday. The Ed Visioning meetings consisted of four 2 ½ workshops. The meeting notes and materials for the first two workshops have been uploaded to the project website. The final report and finding will be issued shortly and will be used to help inform the educational program to be followed for the new school.

7. Programming

Phil Poinelli noted that the draft reports for the 24 meetings held with HS staff have been issued and SMMA has begun to prepare the space summary. The first Education Planning Focus Group is schedule to meet next week and will begin to develop the space summary further. The final space summary is expected to be completed before the end of the month.

The School Department is working on the Districts Educational Plan and the first draft of this is expected shortly.

8. Design Options

Brian Black presented the existing site plan showing the location of the High School, athletic fields and parking/access roads. BB noted that the site has a series of elevation changes and this needs to be considered in any proposed new design option. BB also noted that some of the conceptual options being studied include relocation or repositioning of the three main components at the HS – the HS itself, Beasley Oval and Walsh Field – but all are retained/reinstated in the final proposal.

Option 1 Code Upgrade: This simply takes the existing building and upgrades it to meet current code in terms of life safety, accessibility, envelope, mechanical systems and hazardous material abatement. This scheme would not meet the educational goals or address the deficiencies identified that are threatening accreditation. This option would likely require temporary modular space during renovations.

Option 2a Addition/Renovation: This involves the demolition of the 1970's addition and construction of an addition including infill of the existing courtyard. The existing gymnasium would be retained and renovated. A plinth would be constructed to the Beasley Oval and allow for with vehicle access below. Hemlock Road would be realigned with Nahant Street. This option would likely require temporary modular space during additions/renovations.

It was noted the existing building is 252,000Sf spread out over a large area. The initial space summary suggested that the new school would be approximately 200,00SF.

Option 2b Addition/Renovation: This involves the demolition of selected sections of the 1970's addition and construction of an addition including infill of the existing courtyard. The existing gymnasium would be retained and renovated. A plinth would be constructed to the Beasley Oval but would not allow vehicle access below. Hemlock Road would be realigned with Nahant Street. This option would likely require temporary modular space during additions/renovations.

Option 2c Addition/Renovation: This involves a major addition on Walsh Field with a bridge across Hemlock connecting to the existing gymnasium. A major portion of the existing HS would be demolished under this scheme. This scheme presents reduced need for temporary modular/swing space. Hemlock Road would be realigned with Nahant Street. This option proposes an outdoor commons running north south.

It was noted that this scheme would be 3 story building based on the program and constraints of the Walsh Field site.

Option 2d Addition/Renovation: This involves a major addition on Walsh Field and across Hemlock Road connecting to the existing gymnasium. A major portion of the existing HS would be demolished under this scheme. This scheme presents reduced need for temporary modular/swing space. Hemlock Road would be redirected around the proposed new building with 2 new outlets to Farm Street. This option proposes an outdoor commons running north south.

Option 3a New Construction: This option includes the North Middlesex Regional HS Model School located on the Beasley Oval. This includes a larger, 18,00SF, gym which would need to be approved by MSBA. This includes realignment of Hemlock Road with parking more dispersed throughout the site. This option would allow for construction to occur without the need for temporary modular space, but the turf field and track are lost during construction and would need to be reconstructed after demo of the existing HS. Also requires a large retaining wall at Farm Street.

Option 3b New Construction: This option includes a new building located on the Beasley Oval. This includes a larger, 30,00SF, gym which would need to be approved by MSBA. This includes realignment of Hemlock Road with parking more dispersed throughout the site. This option would allow for construction to occur without the need for temporary modular space, but the turf field and track are lost during construction and would need to be reconstructed after demo of the existing HS. Also requires a large retaining wall at Farm Street.

Option 3c New Construction: Similar to Option 3b but includes an 18,00SF gym, still subject to MSBA approval. This includes realignment of Hemlock Road with parking more dispersed throughout the site. Main entrance at drop off loop on Hemlock Road. This option would allow for construction to occur without the need for temporary modular space, but the turf field and track are lost during construction and would need to be reconstructed after demo of the existing HS. Also requires a large retaining wall at Farm Street.

Option 4a New Construction: This option includes the North Middlesex Regional HS Model School located on Walsh Field. This design encroaches onto Dobbins Tennis Courts. This includes realignment of Hemlock Road with parking more dispersed throughout the site. This option would allow for construction to occur without the need for temporary modular space, but the baseball field and tennis courts are lost during construction and would need to be reconstructed after demo of the existing HS. Also requires a large retaining wall at Farm Street.

Option 4b New Construction: This option includes a new building located on Walsh Field. This design encroaches onto Dobbins Tennis Courts. This includes realignment of Hemlock Road with parking more dispersed throughout the site. This option would allow for construction to occur without the need for temporary modular space, but the baseball field and tennis courts are lost during construction and would need to be reconstructed after demo of the existing HS. Also requires a large retaining wall at Farm Street.

Option 4c New Construction: Same as Option 4b but new building on Walsh Field but with different site orientation. This design encroaches onto Dobbins Tennis Courts. This includes realignment of Hemlock Road with parking more dispersed throughout the site. This option would allow for construction to occur without the need for temporary modular space, but the baseball field and tennis courts are lost during construction



and would need to be reconstructed after demo of the existing HS. Also requires a large retaining wall at Farm Street.

#### General Comments

It was noted that the site constraints do not allow for any designs to make ideal use solar orientation.

The parking locations were noted in general and a comment made that sufficient parking needs to be provided at a convenient location for community access and use of the athletic facilities.

It was noted that the traffic study carried out analysis' the traffic counts at the major intersections around the school. It does not make recommendations on the number of parking spaces required. This will be determined based on local zoning and the needs as determined by the school.

It was noted that any renovation option with be disruptive to ongoing school activities and will likely require temp modular space which is not reimbursable under the MSBA program.

It was noted that there are grading issues and resources area (wetland) issues on both the Walsh Field and Beasley Oval sites.

Fire Chief Michael Sullivan noted that the FD would prefer an option that allows access around the entire building. Access to athletic field is also very important.

Terracing to tie Landrigan Field into the project was brought up. There is ledge and mature trees in the area between the tennis courts and Landrigan Field that would likely make this unfeasible.

It was noted that Option 4b would likely not fit at the location of the existing HS. This would also be very challenging in terms of phasing and relocation of students during construction.

Town Counsel has advised that WCAT currently leases their space from the school. Town Counsel has indicated if a new space is provided through the HS project this could be leased to WCAT pending approved by the School Department. A combined studio is also a possibility and will be discussed further.

#### 9. Next Permanent Building Committee/School Building Committee meeting: December 16, 2021

##### Attachments:

- LeftField Handouts
- SMMA Presentation 12/02/21



# TOWN OF WAKEFIELD

## PERMANENT BUILDING COMMITTEE

### NOTICE OF MEETING

December 2<sup>nd</sup>, 2021 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/87391100007?pwd=N25CUzFsaW1TT3g2VFdpYjFwem1Xdz09>

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/87391100007?pwd=N25CUzFsaW1TT3g2VFdpYjFwem1Xdz09>. If you do not have a camera or microphone on your computer you may use the following dial in number: 1-301-715-8592 Meeting ID 873 9110 0007 Passcode 609680. 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. In compliance with the Americans with Disability Act, this location is accessible to people with disabilities, Wakefield provides reasonable accommodations and/or language assistance free of charge upon request. If you are a person with a disability and require information or materials in an alternate format, or if you require any other accommodation, please contact the Town's Disability Coordinator, William Renault-Town Engineer at 781-246-6308 as far in advance of the event as possible. Every effort will be made to grant your request. Advance notification will enable the Town to make reasonable arrangements to remove an accessibility barrier for you.

### Item 1 | Public Participation

#### Item 2 | Wakefield Public Safety Building

- 2.1. Administrative Actions – LeftField
  - 2.1.1. Review of Previous Meeting Minutes
- 2.2. GMP Amendment – Bond

#### 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. Feasibility Study Meetings - LeftField
- 3.5. Educational Visioning Recap – SMMA
- 3.6. Educational Programming – SMMA
- 3.7. PDP Design Alternatives - SMMA

### Item 4 | Matters Not Anticipated for Agenda

### Item 5 | Adjournment



	Activity Name	Duration (Days)	Start Date	Finish Date	2021				2022											
					Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
24	Module 3 - Feasibility Study	268.00	9/27/21	6/22/22																
25	Preliminary Design Program (PDP)	164.00	9/27/21	3/10/22																
26	Kick off meeting with MSBA	0.00	9/27/21	9/27/21																
27	Evaluation of Existing Conditions	42.00	9/28/21	11/8/21																
28	Educational Visioning and Program	86.00	10/14/21	1/7/22																
29	Prepare Districts Educational Program	86.00	10/14/21	1/7/22																
34	Initial Space Summary	68.00	11/1/21	1/7/22																
35	Site Development Requirements	82.00	10/18/21	1/7/22																
36	Preliminary Evaluation of Alternatives	48.00	12/11/21	1/27/22																
37	Local Actions and Approvals - SBC meeting to approve PDP Submission	0.00	1/27/22	1/27/22																
38	Submit PDP to MSBA	0.00	2/3/22	2/3/22																
39	MSBA Staff PDP Review	21.00	2/4/22	2/24/22																
40	District Response to MSBA PDP Comments	14.00	2/25/22	3/10/22																
41	Preferred Schematic Report (PSR)	139.00	2/4/22	6/22/22																
42	Update Evaluation of Existing Conditions	14.00	2/4/22	2/17/22																
43	Final Evaluation of Alternatives	49.00	2/4/22	3/24/22																
44	Develop Preferred Solution	28.00	3/25/22	4/21/22																
45	Local Actions and Approvals - SBC meeting to approve PSR Submission	0.00	4/21/22	4/21/22																
46	Submit PSR to MSBA (MSBA Schedule Deadline 5/4/21)	0.00	5/4/22	5/4/22																
47	Facilities Assessment Sub Committee (MSBA Schedule or 6/1/21)	0.00	5/18/22	5/18/22																
48	MSBA Staff PSR Review	21.00	5/19/22	6/8/22																
49	District Response to MSBA PDP Comments	14.00	6/9/22	6/22/22																
50	MSBA Board Meeting - Approval to proceed to Schematic Design (MSBA Schedule)	0.00	6/22/22	6/22/22																
51	Module 4 - Schematic Design (SD)	182.00	6/23/22	12/21/22																
52	Develop Schematic Design	92.00	6/23/22	9/22/22																
53	Schematic Design Estimate and Reconciliation	21.00	9/23/22	10/13/22																
54	OPM SD Submission Notification to MSBA	0.00	10/17/22	10/17/22																
55	Local Actions and Approvals - SBC meeting to approve SD Submission	0.00	10/20/22	10/20/22																
56	Submit SD to MSBA (MSBA Schedule Deadline 10/27/22)	0.00	10/27/22	10/27/22																
57	Facilities Assessment Sub Committee (MSBA Schedule or 11/22/22 )	0.00	11/9/22	11/9/22																
58	MSBA Staff Review	21.00	11/10/22	11/30/22																
59	Respond to MSBA Review Comments	14.00	12/1/22	12/14/22																
60	MSBA Board Meeting - PSBA Approval (MSBA Schedule)	0.00	12/21/22	12/21/22																
65	Module 5 - Funding the Project	0.00	12/21/22	12/21/22																
66	Project Scope & Budget (PSBA) Conference (TBC)																			
67	MSBA Board Meeting - PSBA Approval (MSBA Schedule)	0.00	12/21/22	12/21/22																
68	Execute Project Scope & Budget Agreement (PSBA)																			
69	Wakefield Local Approvals - Town Meeting (TBC)																			
70	Wakefield Debt Exclusion Ballot (TBC)																			
71	District to Execute Project Funding Agreement (TBC)																			
					September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December

Wakefield Memorial High School - Wakefield, MA

December 2, 2021

**Total Project Budget Status Report**

ProPay Code	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
<b>FEASIBILITY STUDY AGREEMENT</b>									
0001-0000	OPM Feasibility Study/Schematic Design	\$ 400,000	\$ (25,000)	\$ 375,000	\$ 375,000	100%	\$ 96,000	26%	\$ 279,000
0002-0000	A&E Feasibility Study/Schematic Design	\$ 1,300,000	\$ (345,000)	\$ 955,000	\$ 955,000	100%	\$ 93,500	10%	\$ 861,500
0003-0000	Environmental & Site	\$ 200,000	\$ 23,636	\$ 223,636	\$ 223,636	100%	\$ -	0%	\$ 223,636
0004-0000	Other	\$ 100,000	\$ 346,364	\$ 446,364	\$ 1,008	0%	\$ 1,008	0%	\$ 445,356
	<b>SUB-TOTAL</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>	<b>\$ 1,554,644</b>	<b>78%</b>	<b>\$ 190,508</b>	<b>10%</b>	<b>\$ 1,809,492</b>
	<b>TOTAL PROJECT BUDGET</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>	<b>\$ 1,554,644</b>	<b>78%</b>	<b>\$ 190,508</b>	<b>10%</b>	<b>\$ 1,809,492</b>

**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.

**FEASIBILITY STUDY - PRELIMINARY DESIGN PROGRAM**

Permanent Building Committee/ School Building Committee	12/02/21	7:00PM	Virtual ZOOM meeting	<ul style="list-style-type: none"> <li>• Educational Visioning Recap</li> <li>• Educational Programming Update</li> <li>• Design Alternatives Review</li> </ul>
Permanent Building Committee/ School Building Committee	12/16/21	7:00PM	Virtual ZOOM meeting	<ul style="list-style-type: none"> <li>• Educational Programming Summary</li> <li>• Design Alternatives Review</li> <li>• Benchmark Cost Models</li> </ul>
WMHS School Committee Update - TBC	01/11/22	7:00PM	Virtual ZOOM meeting	<ul style="list-style-type: none"> <li>• WMHS Project Update and Status</li> </ul>
Permanent Building Committee/ School Building Committee	01/13/22	7:00PM	Virtual ZOOM meeting	<ul style="list-style-type: none"> <li>• Design Alternatives Review</li> <li>• Design Alternative Cost Model Review</li> <li>• DRAFT PDP</li> </ul>
WMHS Public Forum #4 - TBC	01/20/22	7:00PM	Virtual ZOOM meeting	<ul style="list-style-type: none"> <li>• Design Alternatives Review</li> </ul>
Permanent Building Committee/ School Building Committee	01/27/22	7:00PM	Virtual ZOOM meeting	<b>APPROVE PDP SUBMISSION TO MSBA</b>

**SUBMIT PDP to MSBA 02/03/22**
**FEASIBILITY STUDY - PREFERRED SCHEMATIC REPORT**

Permanent Building Committee/ School Building Committee	02/10/22	7:00PM		<ul style="list-style-type: none"> <li>• PSR Overview: Schedule and Contents</li> <li>• MSBA Eligible Costs and Reimbursable Review</li> <li>• Design Alternatives Review</li> <li>• Construction Procurement Method</li> <li>• Sustainability Review</li> </ul>
Permanent Building Committee/ School Building Committee	02/24/22	7:00PM		<ul style="list-style-type: none"> <li>• Design Alternatives Review</li> <li>• Construction Procurement Method</li> <li>• MEP Systems Review</li> </ul>
WMHS Public Forum #5 - TBC	03/03/22	7:00PM		<ul style="list-style-type: none"> <li>• Design Alternatives</li> <li>• MSBA Eligible and Reimbursable Costs Review</li> </ul>
Permanent Building Committee/ School Building Committee	03/10/22	7:00PM		<ul style="list-style-type: none"> <li>• Design Alternatives Review</li> <li>• Project and Construction Costs</li> </ul>
Permanent Building Committee/ School Building Committee	03/24/22	7:00PM		<ul style="list-style-type: none"> <li>• Design Alternatives - <u>Select Preferred Option</u></li> </ul>
WMHS Public Forum #6	03/31/22	7:00PM		<ul style="list-style-type: none"> <li>• Design Alternatives</li> <li>• Project and Construction Costs</li> </ul>
Permanent Building Committee/ School Building Committee	04/07/22	7:00PM		<ul style="list-style-type: none"> <li>• Preferred Option Review</li> <li>• Project and Construction Costs</li> </ul>
Permanent Building Committee/ School Building Committee	04/21/22	7:00PM		<b>APPROVE PSR SUBMISSION TO MSBA</b>

**SMMA SUBMIT PSR TO OPM 04/29/22**
**SUBMIT PSR TO MSBA 05/04/22 (MSBA Deadline)**

MSBA Facilities Assessment Sub Committee meeting	5/18/2022 or 06/01/22			PSR SUBMISSION REVIEW
MSBA Board of Directors	06/22/22			PSR SUBMISSION REVIEW



## Permanent Building Committee / School Building Committee Meeting

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12.02.2021



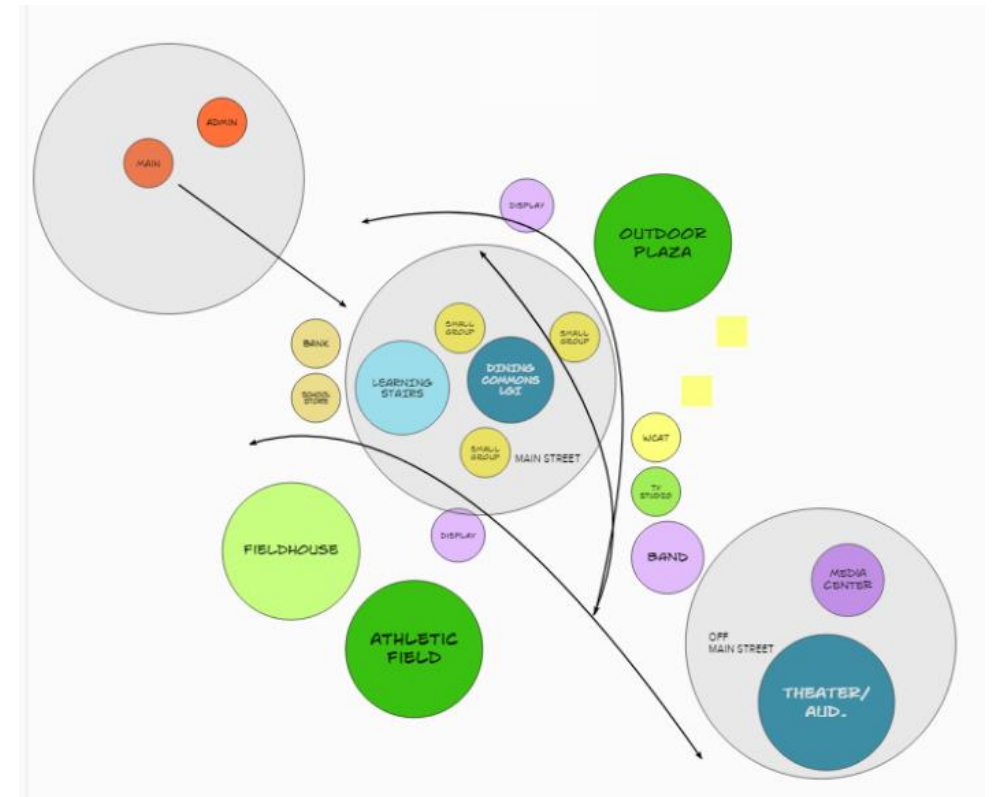
# Agenda

- » Educational Visioning Recap
- » Educational Programming Status
- » Conceptual Design Alternatives Review



# Educational Visioning

- » Session #1: Priorities: Educational, Architectural, Community
- » Session #2: 21<sup>st</sup> C Design Patterns, SCOG Analysis
- » Session #3: Develop Guiding Principles
- » Session #4: Bubble Diagramming, Blue Sky








# Educational Programming



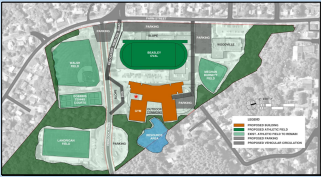



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- » Interviews Complete
- » Space Summaries - in review
- » Educational Focus Group meeting on 12/7
- » Educational Plan Draft in process

# Site Alternatives: Renovation and Add/Reno

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

# Site Alternatives: New Building

	3a	3b	3c	4a	4b	4c
						
Description	New construction: NMRHS 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

# Existing Site Analysis





# 1 – Renovation Only

- » Building upgrades for code compliance only, likely including overhaul of building envelope, mechanical systems, entrances and accessibility.
- » 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.



## 2a – Addition / Renovation

- » 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
- » Extend new elevated 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





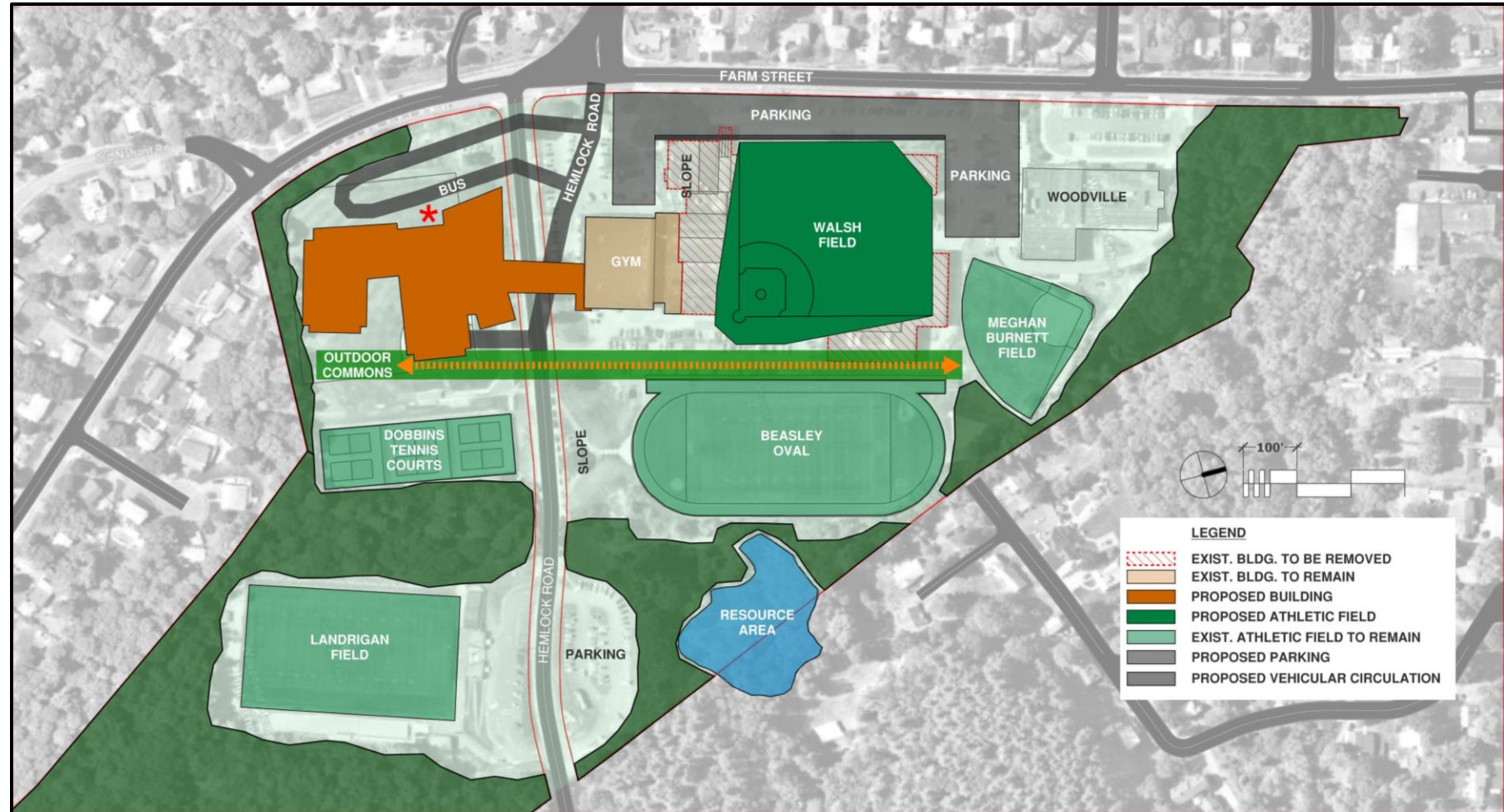
## 2b – Addition / Renovation

- » 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.
- » Hemlock Road aligned with Nahant Street



## 2c – Addition / Renovation

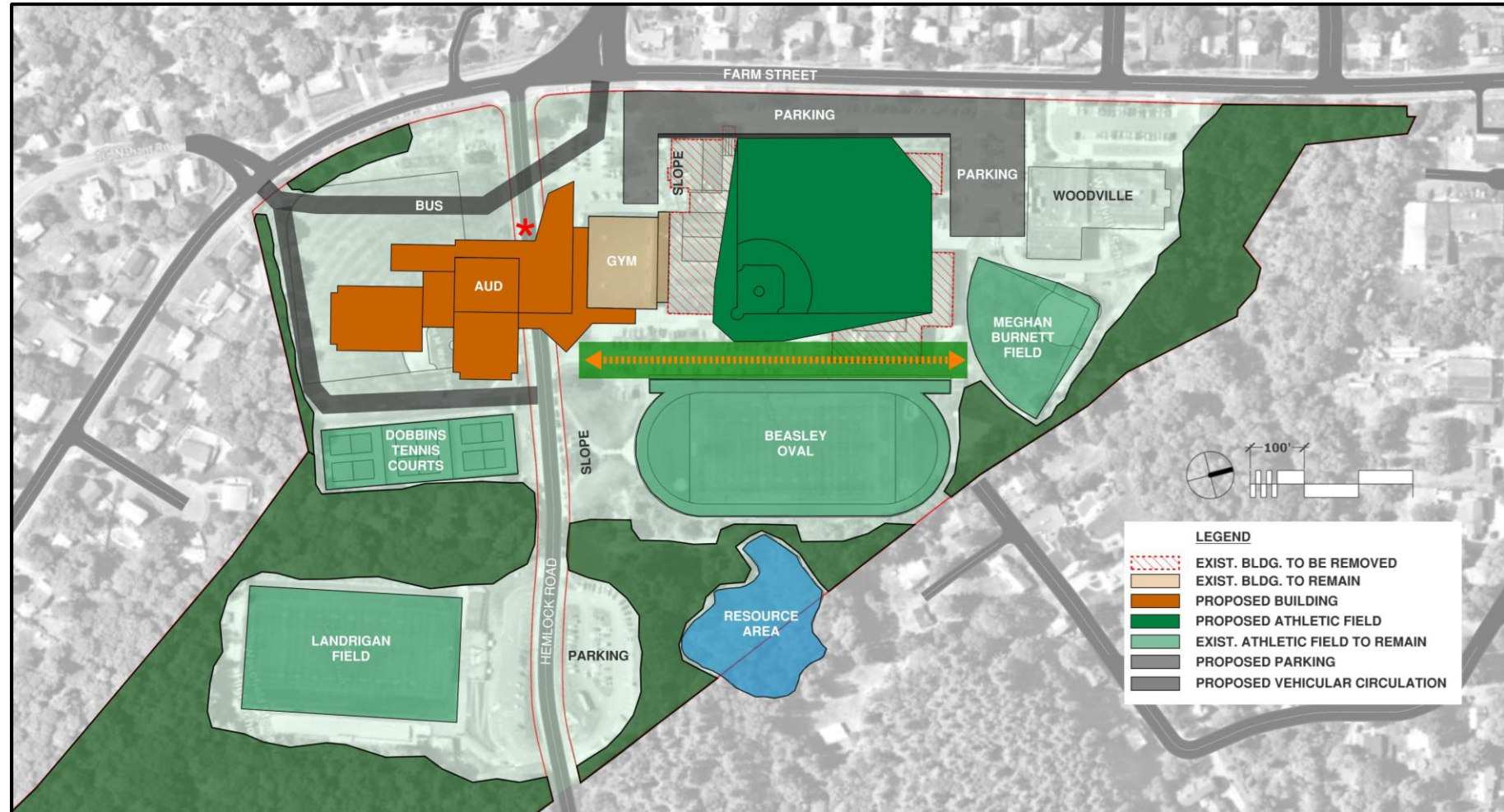
- » Renovate existing field house only
- » Construct new elevated bridge over Hemlock connecting field house to new school
- » Majority of current HS would be untouched during construction; swing space required for gym only
- » New school on Walsh Field with student commons and dining along Hemlock Road
- » 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

- » 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

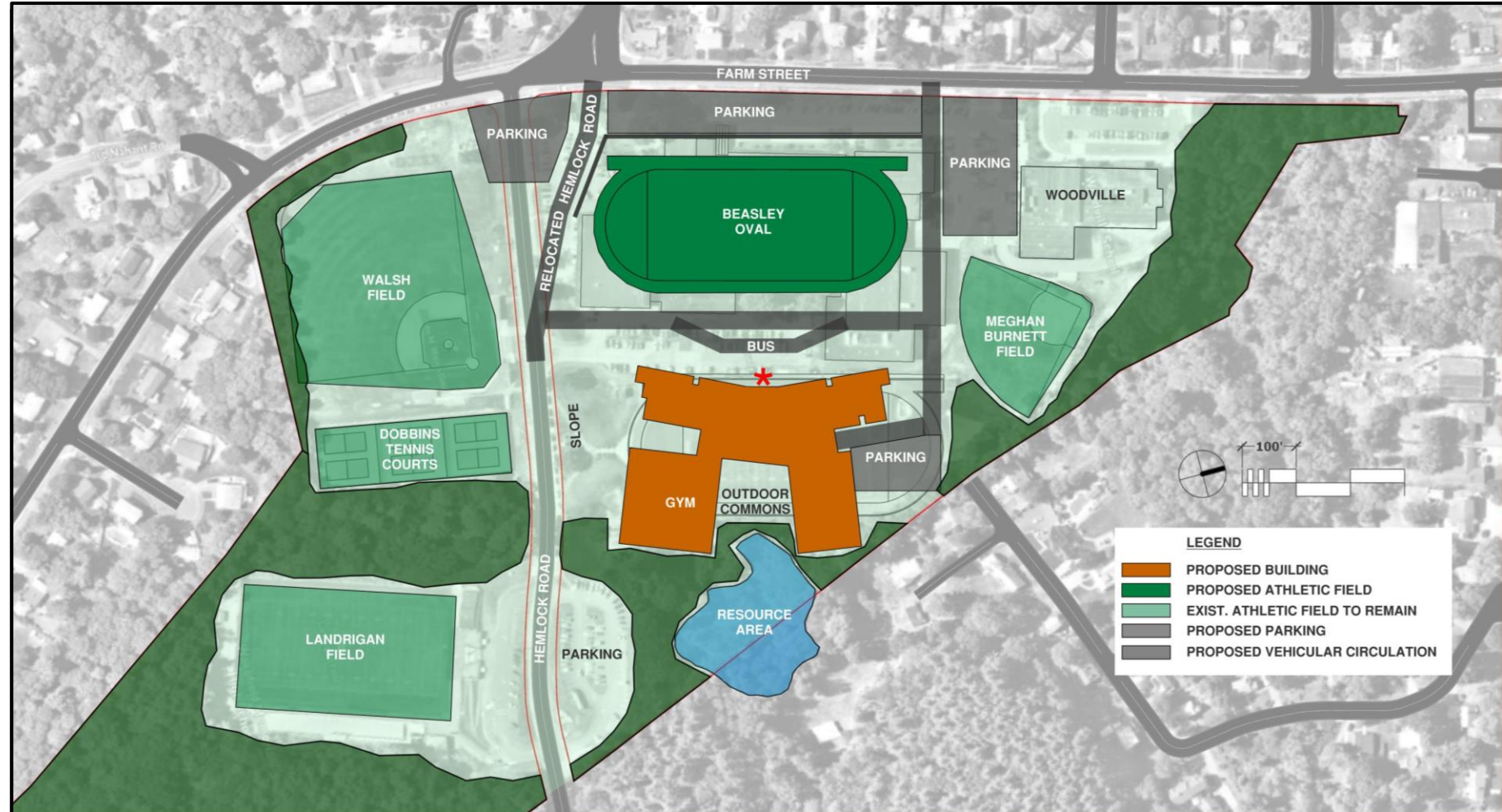
- » New model school building (NMRHS) on existing Beasley Oval with reconstruction of track and field facilities on existing HS site
- » Vehicular access via relocated Hemlock Road with loop through center of the campus
- » Separate bus and parent drop off – pick up on west side of building
- » Smaller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





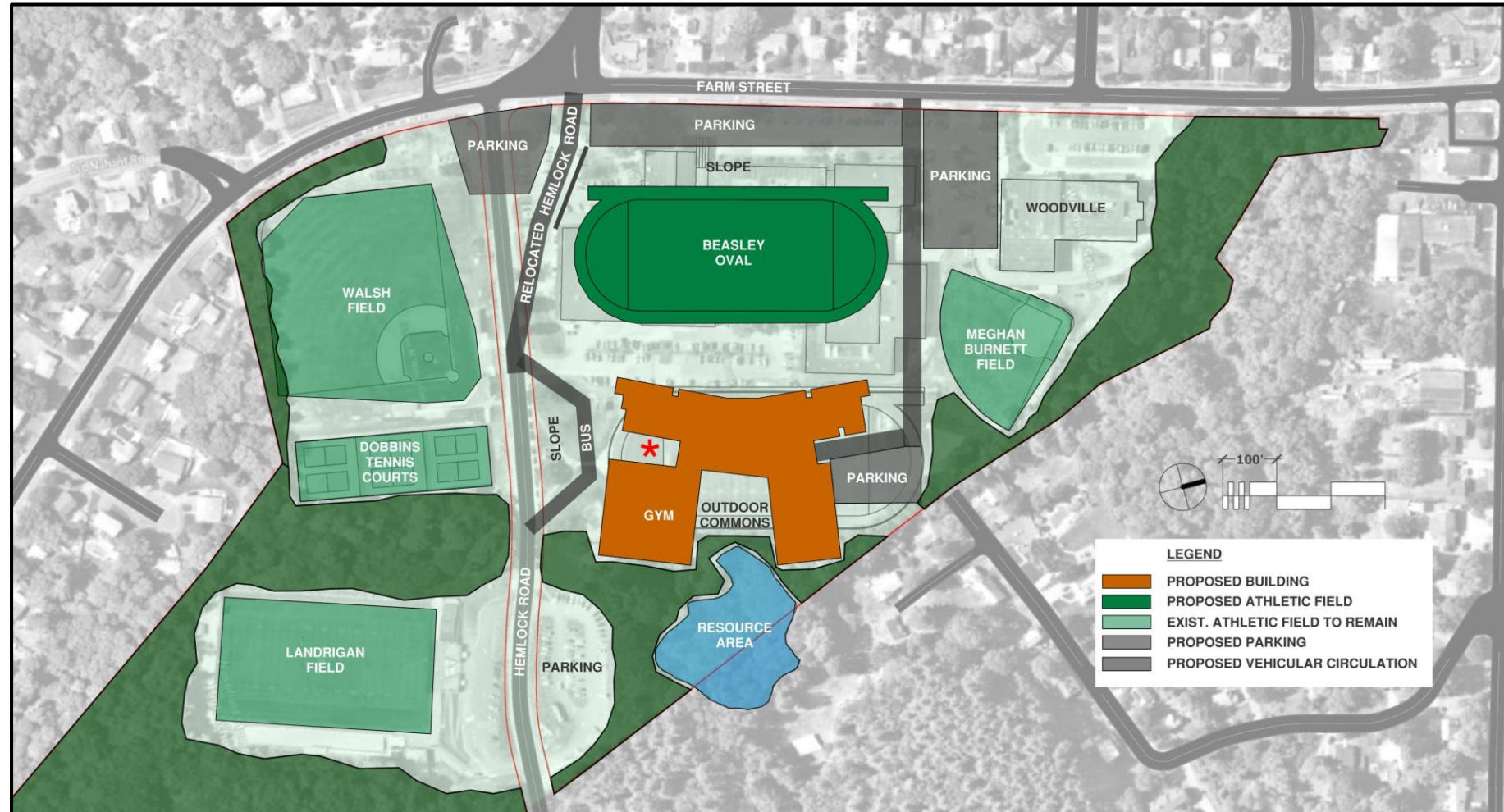
## 3b – New Construction

- » New building on existing Beasley Oval with reconstruction of track and field facilities on exist. HS site
- » Linear academic wings parallel to Farm Street, with PE and Arts wings splayed on east side to avoid resource area
- » Vehicular access via relocated Hemlock Road with loop road through center of the campus
- » Main Entrance oriented west towards Farm Street
- » Gym centrally located at southeast corner of building, equidistant to Walsh Field, Dobbins Courts, Landrigan Field, and relocated Beasley Oval
- » Suboptimal solar orientation
- » Current HS untouched during construction; no swing space required



## 3c – New Construction

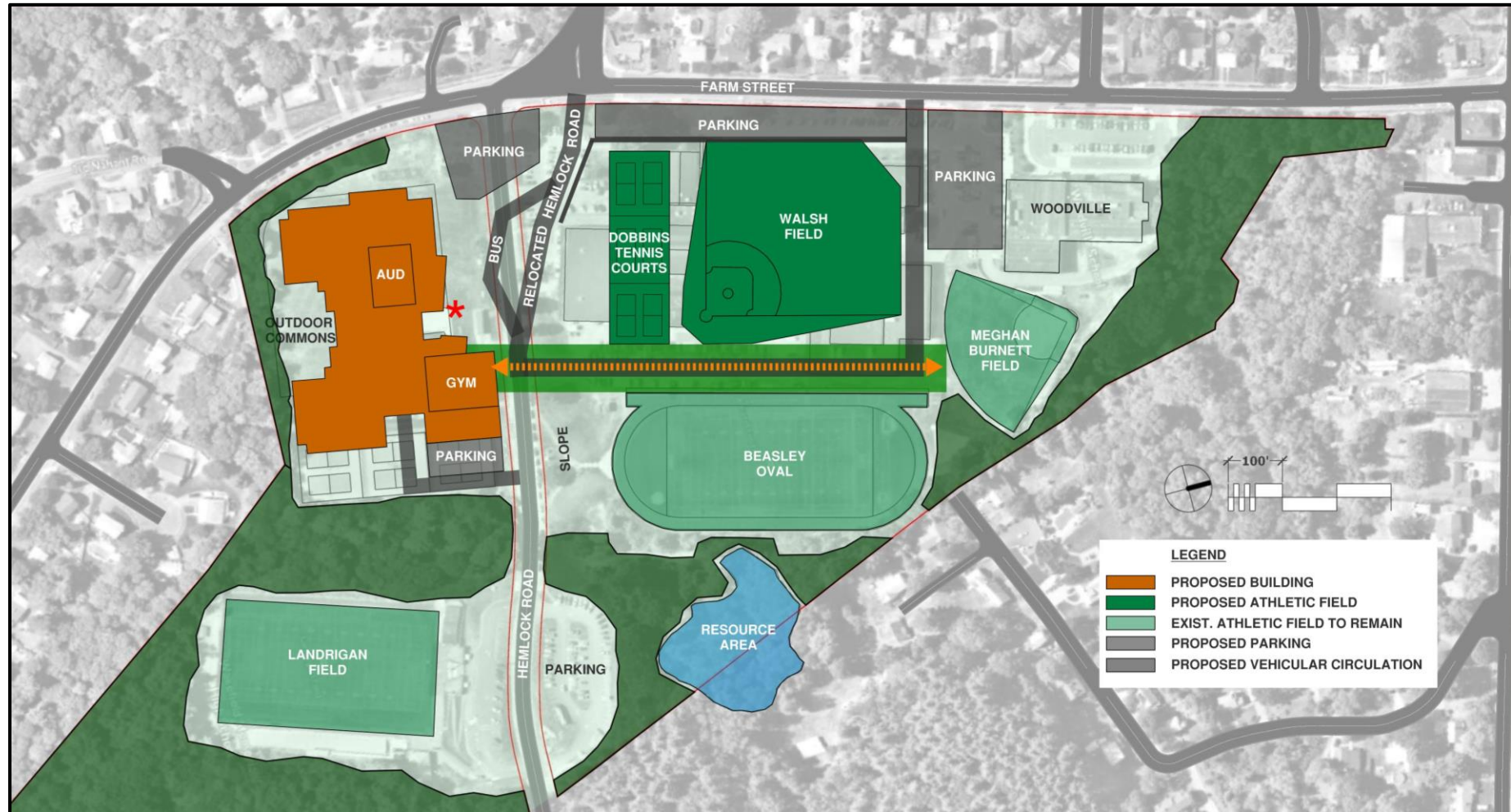
- » New building on existing Beasley Oval with reconstruction of track and field facilities on exist. HS site
- » Same as Alternative 3b except main entrance is oriented south with drop-off/pick-up loop along Hemlock Road
- » No road along new oval





## 4a – New Construction

- » 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
- » 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 remains in current location
- » Good solar orientation





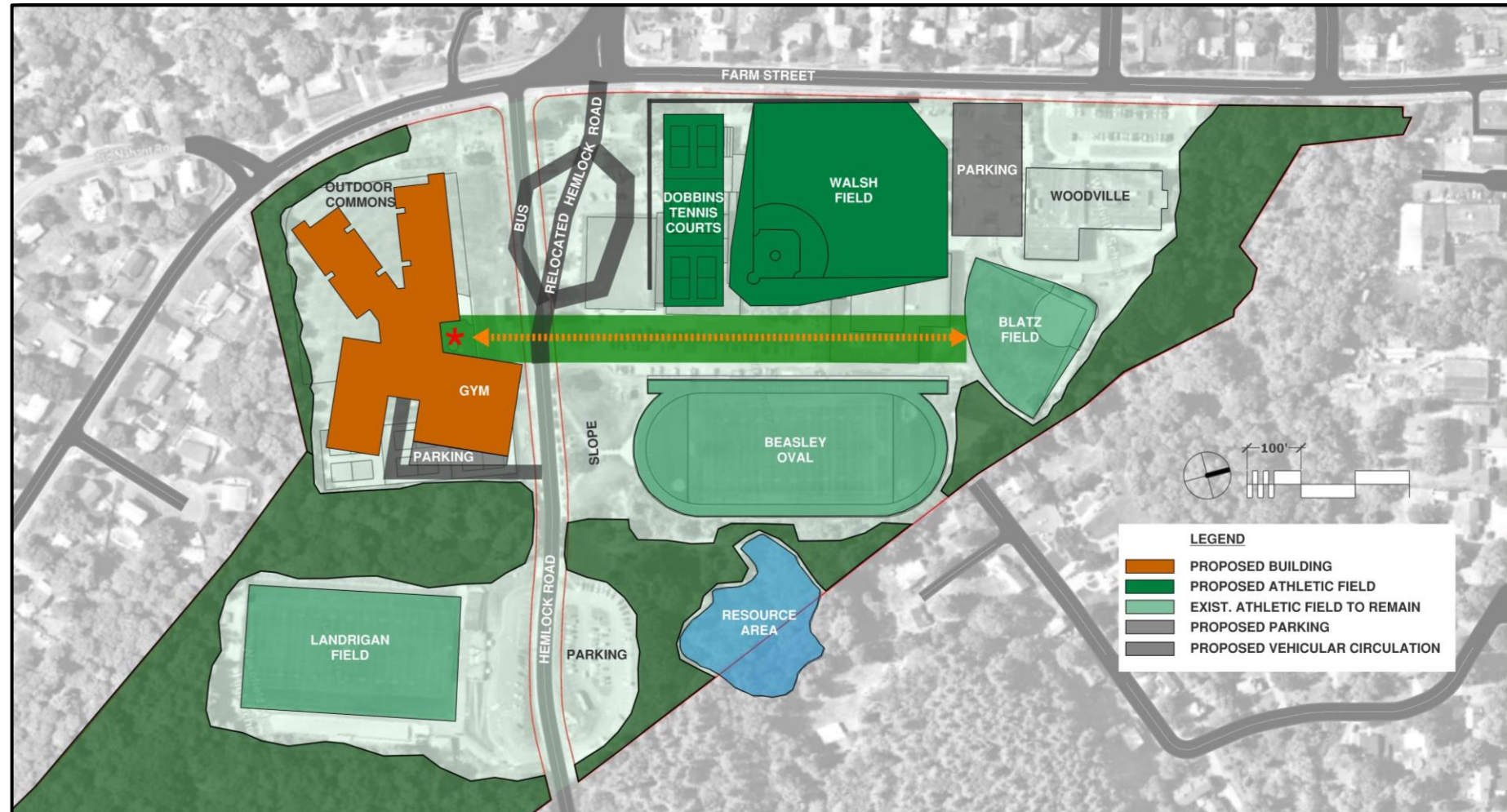
## 4b – New Construction

- » 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 adjacent to Farm Street, with gym adjacent to Beasley Oval.
- » 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
- » Good solar orientation



## 4c – New Construction

- » New building on existing Walsh Field with reconstruction of Walsh Field and Dobbins Courts on existing HS site
- » Same building placement as Alt 4b
- » Vehicular loop along Hemlock Road in lieu of road between fields







# WAKEFIELD MEMORIAL HIGH SCHOOL

## Thank You!

