

<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 16, 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	✓
Helen Fantini	SMMA	✓
Matt Rice	SMMA	✓
Brian Black	SMMA	✓
Mike Dowhan	SMMA	✓

1. Meeting called to order at approximately 7:20PM

2. Administrative Actions

A. Meeting Minutes

The meeting minutes of the 12/02/21 Permanent Building Committee: Wakefield Memorial High School were presented for review.

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

B. Invoices

Two (2) invoices in the total amount of \$123,364.08 were presented for review.

1. Leftfield LLC Invoice #7 dated 11/30/21 in the amount of \$22,000.00

*Chip Tarbell made a motion to approve the Leftfield invoice as presented. Seconded by Jason Cohen. On a roll call vote the motion was approved unanimously.*

2. SMMA Invoice #56136 dated 12/09/21 in the amount of \$101,346.08

*Chip Tarbell made a motion to approve the SMMA invoice as presented Seconded by Jason Cohen. On a roll call vote the 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<sup>st</sup> submission deadline is still on schedule to be submitted to MSBA on February 3, 2022.

Chip Tarbell asked about the topics that were left open at the last meeting – Large Field House, WCAT and District Offices. SN noted that he reached out to MSBA regarding an 18,000SF Field House. They indicated that they would review a potential Field House of this size if submitted as part of the PDP. SN noted that he did not discuss a 30,000SF Field House with MSBA. SN referenced the MSBA policy on Gyms (Field House) which states that MSBA will not allow Field House over 18,000SF. Chip Tarbell asked about providing a Field House that a can accommodate a “regulation” sized indoor track. It was suggested that SMMA test fit a 30,000SF Field House on the site and potentially a Field House to accommodate a regulation size indoor track. Doug Lyons will also discuss with the Athletic Director.

The Leadership Group has been reviewing the inclusion of WCAT and District Offices in the project. There is currently space allocated for both in the building. These spaces will not be reimbursable as part of MSBA's program. There is a potential that the High School and WCAT could combine their programs. Tom Stapleton noted that he would discuss this possibility with the WCAT Board at their next meeting.

5. Upcoming Meetings

Shane Nolan presented a list of upcoming meetings through the end of the PDP phase. This included PBC/SBC meetings, School Committee on January 11 and a Public Forum on January 20.

6. Conceptual Design Updates

Matt Rice presented the existing site conditions illustrating the extent of the protected wetland area at Walsh Field and Beasley Oval based on recent survey work.

MR gave an overview of the 11 options currently being studied.

Option 1 Code Upgrade: MR noted this is a basic renovation to bring the existing building up to current code.

Option 2a Addition/Renovation: This involves the demolition of approx. 57% and renovation of approx. 43% of the existing building. The option includes construction of an addition including infill of the existing courtyard. The existing 17,000SF gymnasium would be retained and renovated. MR noted that renovated space may be subject to additional incentive reimbursement from MSBA.

Option 2b Addition/Renovation: This involves the demolition approx. 40% and renovation is approx. 60% of the existing building, primarily at the 1970's addition.

MR confirmed that options 2a and 2b preserve the existing field house and WCAT space.

Option 2c Addition/Renovation: This involves a major addition on Walsh Field with a bridge across Hemlock connecting to the existing gymnasium which would be renovated. It was noted that this scheme does not preserve the existing WACT space as it overlaps the space required to rebuild Walsh Field.

Option 2d Addition/Renovation: This involves a major addition on Walsh Field with the addition immediately adjacent to the existing field house built across Hemlock Road. Realigning Hemlock Road is challenging in this option as it has to be redirected around the new school.

Option 3a New Construction: This new construction option has been changed to the Grafton High School Model School due to the constraints of the wetlands.

Option 3b New Construction: This option includes a new building designed to avoid the wetland area. The building layout shows an 18,000SF gym and also outlines how a larger gym may be accommodated. This however does not represent a full 30,000SF gym. That will be investigated further.

Option 3c New Construction: Similar to Option 3b but gym is on other side and which requires a slightly different site circulation.

Option 4a New Construction: This option includes the North Middlesex Regional HS Model School located on Walsh Field showing an 18,000SF gym. Walsh Field and Dobbins are relocated to where existing high school is currently located.

Option 4b New Construction: This option includes a new building located on Walsh Field. This has been adjusted slightly to accommodate the wetlands.

Option 4c New Construction: This option includes a new building located on Walsh Field with a large circular drop off element on Hemlock Road.

Chip Tarbell asked about Fire Chief Sullivans comment on a perimeter access road around a new building. Mike Dowhan advised that full perimeter access may not be possible, but they will try incorporate adequate access using other program elements not necessarily a permanent road.

CT asked about proposed parking. MD noted there are 306 spaces, not including spaced at Woodville or at Landrigan Field. All the options can accommodate a similar parking count. There has not yet been a conversation on whether additional parking is desired.

Liz Martin asked which options can accommodate a 30,000SF gym. MR noted that there will be challenges fitting this on both the Walsh Field and Beasley Oval sites. Fitting a gym that size will restrict the amount of parking area. The site grade changes, and potential wetland or other site constraints will also affect the ability to provide a larger field house.

LM asked how the amount of space to be renovated is determined. MR advised that the SMMA will evaluated the spaces to determine how suitable they are for renovation that will accommodate the school program.

Eric Lambiaso noted that parking locations and quantity should be reviewed with all site activities in mind not just the school.

Janine Fabiano asked if the options would affect the drop off and pick up sequence at the Woodville. MR noted SMMA will review to ensure that the new layout is viable for Woodville.

## 7. Evaluation Criteria

Helen Fantini presented a proposed matrix to be used to evaluate each of the options. The approach included a number of different criteria and uses a “stoplight” methodology: green for favorable, yellow for neutral, red for unfavorable. The matrix does not include costs at this point, costs for each option will be available in January. It was agreed that the PBC/SBC should take time to review the document and send any comments or edits to Shane Nolan prior to completing the evaluation. A meeting was proposed for January 10<sup>th</sup> to evaluate the options and narrow the selection down to the preferred options that will be recommended for further development in PSR. SMMA will provide some guidance and recommendation on certain technical criteria prior to the meeting on January 10.

## 8. Benchmark Cost Data

Shane Nolan presented a spreadsheet with a breakdown of other school project costs. This included projects in the MSBA program at various stages of design, construction and close out. SN also provided a graph from the MSBA website that shows school construction costs. SN noted on the graph lines representing add/reno cost and new construction costs emphasizing that the gap has narrowed such that the costs are very similar. SN also pointed out the MSBA reimbursement of \$360/SF for construction in comparison to what the actual cost of construction is for active school projects.

## 9. Next Permanent Building Committee/School Building Committee meeting: January 10, 2021

### Attachments:

- LeftField Handouts
- SMMA Presentation 12/16/21
- SMMA Evaluation Criteria Handout

**MEMORANDUM**

To: Joseph Bertrand  
From: Shane Nolan, LeftField, LLC  
Date: December 16, 2021  
Re: Wakefield Memorial High School Project – November 2021 Invoice Summary  
cc: Lynn Stapleton, LeftField, LLC

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Enclosed for approval and processing, please find the following invoices:

INVOICES						
ProPay Code	Budget Category	Vendor	Invoice #	Date	Amount	Balance After Invoice
0001-0000	OPM Feasibility Study	LeftField	7	11/30/21	\$ 22,000.00	\$ 257,000.00
0002-0000	A&E Feasibility Study	SMMA	56136	12/09/21	\$ 71,500.00	\$ 790,000.00
0003-0000	Environmental & Site	SMMA	56136	12/09/21	\$ 29,846.08	\$ 193,789.92
		TOTAL SMMA INVOICE	56136		\$ 101,346.08	
					\$ 123,346.08	

If you have any questions, please contact Shane Nolan, Owners Project Manager, LeftField at (617) 921 2830



Joseph B. Bertrand  
 Permanent Building Committee Chair  
 Town of Wakefield  
 1 Lafayette Street  
 Wakefield, MA 01880

Invoice Date: 11/30/21  
 Invoice No: 7

FOR: Owner's Project Management Services  
 Wakefield Memorial High School Project  
 60 Farm Street, Wakefield MA 01880

**Professional Services from November 1 - November 30, 2021**

OPM Services	Amount
Basic Services - Feasibility Study Phase	\$22,000

**Total Fees: \$ 22,000.00**

Reimbursable Expenses	Amount
Reimbursables	\$0.00

**Total Reimbursable Expenses: \$0.00**

**Total this Invoice: \$ 22,000.00**

OPM Basic Services	Budget	Previous	Current	Total To Date	Balance
Feasibility Study/Schematic Design Phase	\$375,000	\$96,000	\$22,000	\$118,000	\$257,000
Design Development Phase	\$0	\$0	\$0	\$0	\$0
Construction Documents Phase	\$0	\$0	\$0	\$0	\$0
Bidding Phase	\$0	\$0	\$0	\$0	\$0
Construction Phase	\$0	\$0	\$0	\$0	\$0
Close-out Phase	\$0	\$0	\$0	\$0	\$0
OPM Basic Services Total:	\$375,000	\$96,000	\$22,000	\$118,000	\$257,000

Reimbursable Services	Budget	Previous	Current	Total To Date	Balance
Reimbursable Expenses Total:	\$0	\$0	\$0	\$0	\$0

Total Contract:	\$375,000	\$96,000	\$22,000	\$118,000	\$257,000
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**Please Remit Payment To:**  
 LeftField, LLC  
 17 Highfield Lane  
 Norwell, MA 02061



Mr. Joseph B. Bertrand  
Permanent Building Committee Chair  
Town of Wakefield  
1 Lafayette Street  
Wakefield, MA 01880

December 9, 2021  
Project No: 21081.00  
Invoice No: 0056136

Project 21081.00 Wakefield Memorial High School

**Professional Services from October 30, 2021 to November 26, 2021**

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Feasibility Study	550,000.00	30.00	165,000.00	93,500.00	71,500.00
Schematic Design	405,000.00	0.00	0.00	0.00	0.00
Total Fee	955,000.00		165,000.00	93,500.00	71,500.00
<b>Total Fee</b>					<b>71,500.00</b>

**Consultants**

ADS Environmental Engineering	6,490.00	
CDW Consultants, Inc.	5,855.08	
GM2 Associates, Inc	4,378.00	
LGCI - Lahlaf Geotechnical Consulting, I	13,123.00	
<b>Total Consultants</b>	<b>29,846.08</b>	<b>29,846.08</b>
<b>Total this Invoice</b>		<b>\$101,346.08</b>

**Outstanding Invoices**

Number	Date	Balance
0055663	10/4/2021	27,500.00
<b>Total</b>		<b>27,500.00</b>

**Billings to Date**

	Current	Prior	Total
Fee	71,500.00	93,500.00	165,000.00
Consultant	29,846.08	0.00	29,846.08
<b>Totals</b>	<b>101,346.08</b>	<b>93,500.00</b>	<b>194,846.08</b>

**Authorized By: Helen Fantini**

**Project 21081.00 Wakefield Memorial High School -BILLING BACKUP****Invoice Date:**  
Project Number  
Invoice NumberDecember 9, 2021  
21081.00  
0056136**Professional Services from October 30, 2021 to November 26, 2021**

Billing Phase	Name	Fee	Pct Compl	Earned	Previous Fee Billing	Current Fee Billing
Feasibility Study	Basic Services	550,000	30.00	165,000.00	93,500.00	71,500.00
Feasibility Study	Geo-Environmental Phase I - ADS	6,490	100.00	6,490.00		6,490.00
Feasibility Study	Geotechnical - LGCI	13,178	99.58	13,123.00		13,123.00
Feasibility Study	Hazardous Materials - CDW	11,440	51.18	5,855.08		5,855.08
Feasibility Study	Topographical Survey - GM2	56,320	3.22	1,815.00		1,815.00
Feasibility Study	Traffic Study & all meetings - GM2	32,285	7.94	2,563.00		2,563.00
Feasibility Study	Wetlands - Rimmer	4,950	-			-
		<b>674,663</b>		<b>194,846.08</b>	<b>93,500.00</b>	<b>101,346.08</b>
Schematic Design	Basic Services	405,000	-	-	-	-
Schematic Design	Geotechnical - LGCI	29,013	-			-
Schematic Design	Hazardous Materials - CDW	30,800	-			-
Schematic Design	Topographical Survey - GM2	8,250	-			-
Schematic Design	Traffic Study & all meetings - GM2	30,910	-			-
		<b>503,973</b>		-	-	-
Total Fee		<b>1,178,636.00</b>		<b>194,846.08</b>	<b>93,500.00</b>	<b>101,346.08</b>



Project	21081.00	Wakefield Memorial High School	Invoice	0056136
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# Billing Backup

Thursday, December 9, 2021

SYMMES, MAINI & MCKEE ASSOCIATES

Invoice 0056136 Dated 12/9/2021

7:39:40 PM

Project	21081.00	Wakefield Memorial High School
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## Consultants

### ADS Environmental Engineering

AP 0087549	11/30/2021	ADS Environmental Engineering / Phase 1 - Environmental Site Assessment	6,490.00
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### CDW Consultants, Inc.

AP 0087517	10/31/2021	CDW Consultants, Inc. / FS- Preliminary Site Walk-Through and Visual Inspection	1,430.00
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AP 0087596	11/30/2021	CDW Consultants, Inc. / FS- Preliminary Site Walk-Through and Visual Inspection	2,137.08
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AP 0087596	11/30/2021	CDW Consultants, Inc. / FS- Hazardous Materials - Preliminary Report	2,288.00
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### GM2 Associates, Inc

AP 0087554	11/30/2021	GM2 Associates, Inc / Traffic Study Report	990.00
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AP 0087554	11/30/2021	GM2 Associates, Inc / Field Survey	1,001.00
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AP 0087554	11/30/2021	GM2 Associates, Inc / Baseplan Preparation	814.00
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AP 0087554	11/30/2021	GM2 Associates, Inc / Existing Traffic Conditions	1,573.00
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### LGCI - Lahlaf Geotechnical Consulting, I

AP 0087557	11/30/2021	LGCI - Lahlaf Geotechnical Consulting, Inc. / Feasiblity Phase - 1.1 Mark Probes and Utility Clearance	968.00
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AP 0087557	11/30/2021	LGCI - Lahlaf Geotechnical Consulting, Inc. / Feasiblity Phase - 1.2 Probe Subcontractor (M/D+2 days_prev. Wages)	6,743.00
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AP 0087557	11/30/2021	LGCI - Lahlaf Geotechnical Consulting, Inc. / Feasiblity Phase - 1.3 Geotech. Eng. to Observe Probes	2,464.00
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AP 0087557	11/30/2021	LGCI - Lahlaf Geotechnical Consulting, Inc. / Feasiblity Phase - 1.4 Laboratory Testing	583.00
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AP 0087557	11/30/2021	LGCI - Lahlaf Geotechnical Consulting, Inc. / Feasiblity Phase - 1.5 Probe Logs and Preliminary Report	2,365.00
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<b>Total Consultants</b>			<b>29,846.08</b>	<b>29,846.08</b>
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<b>Total this Project</b>	<b>\$29,846.08</b>
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<b>Total this Report</b>	<b>\$29,846.08</b>
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205 Woodland Street  
Sherborn, MA 01770

## Invoice

Date	Invoice #
11/15/2021	10399

### Bill To

Symmes Maini & McKee Associates  
Attention: Accounts Payable  
1000 Massachusetts Avenue  
Cambridge, MA 02138

		Terms	Due Date
		Net 30	12/15/2021
Description	Hrs	Rate	Amount
Phase I Environmental Site Assessment Wakefield Memorial High School 60 Farm Road, Wakefield, MA SMMA P.O. 2108100_03			
Phase I Environmental Site Assessment		5,900.00	5,900.00
		<b>Total</b>	\$5,900.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$5,900.00

Phone #: 781-727-6646

Fax #: 781-644-6000

astiller@adslsp.com

www.adslsp.com

**Invoice****CDW CONSULTANTS, INC.****Terms: Due upon Receipt; (508) 875-2657****Remit payment to: 6 Huron Drive  
Natick, MA 01760**

November 8, 2021

SYMMES MAINI &amp; MCKEE ASSOCIATES, INC.

Project No: 01975.00

ATTN: ACCOUNTS PAYABLE

Invoice No: 0000001

1000 MASSACHUSETTS AVENUE

CAMBRIDGE, MA 02138

Project 01975.00

SMMA WAKEFIELD HS HZ BLDG MAT FS - SD

P.O. NO: 2108100\_06, HAZARDOUS BUILDING MATERIALS STUDIES FEASIBILITY STUDY THRU SCHEMATIC DESIGN WAKEFIELD HIGH SCHOOL, WAKEFIELD, MA

**Professional Services from October 1, 2021 to October 30, 2021**

Task 00001 FS PREL. SITE WALK-THRU &amp; VISUAL INSPECT

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
CAHALAN, SUSAN	10.00	130.00	1,300.00	
Totals	10.00		1,300.00	
<b>Total Labor</b>				<b>1,300.00</b>
		<b>Total this Task</b>		<b>\$1,300.00</b>
		<b>Total this Invoice</b>		<b>\$1,300.00</b>

**Invoice****CDW CONSULTANTS, INC.****Terms: Due upon Receipt; (508) 875-2657****Remit payment to: 6 Huron Drive****Natick, MA 01760**

SYMMES MAINI & MCKEE ASSOCIATES, INC.  
ATTN: ACCOUNTS PAYABLE  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

November 30, 2021

Project No: 01975.00

Invoice No: 0000002

Project 01975.00 SMMA WAKEFIELD HS HZ BLDG MAT FS - SD  
P.O. NO: 2108100\_06, HAZARDOUS BUILDING MATERIALS STUDIES FEASIBILITY STUDY THRU SCHEMATIC DESIGN WAKEFIELD HIGH SCHOOL, WAKEFIELD, MA

**Professional Services from October 31, 2021 to November 27, 2021**

Task 00001 FS PREL. SITE WALK-THRU & VISUAL INSPECT

**Professional Personnel**

	Hours	Rate	Amount
CAHALAN, SUSAN	12.00	130.00	1,560.00
Totals	12.00		1,560.00
<b>Total Labor</b>			<b>1,560.00</b>

**Consultants**

Laboratory			
11/9/2021	PHOENIX ENVIRONMENTAL LABORATORIES, INC.	LABORATORY	348.00
<b>Total Consultants</b>		<b>1.1 times</b>	<b>348.00</b>
		<b>Total this Task</b>	<b>\$1,942.80</b>

Task 00002 FS-HAZARDOUS MATERIALS PREL. REPORT

**Professional Personnel**

	Hours	Rate	Amount
CAHALAN, SUSAN	16.00	130.00	2,080.00
Totals	16.00		2,080.00
<b>Total Labor</b>			<b>2,080.00</b>

**Total this Task \$2,080.00****Total this Invoice \$4,022.80****Outstanding Invoices**

Number	Date	Balance
0000001	11/8/2021	1,300.00
<b>Total</b>		<b>1,300.00</b>

**Total Now Due \$5,322.80**



# Invoice

Invoice #:	962707
Invoice Date:	11/05/21

From: Phoenix Environmental Laboratories, Inc  
587 E. Middle Turnpike, Box 370  
Manchester, CT 06045-0370  
(860) 558-0726 Fax (860) 645-0823

Cust Code:	CDW-PCB
Cust Id:	C10495
Quote #:	
Page:	1 of 1

To: Attn: Accounts Payable  
CDW Consultants, Inc  
6 Huron Dr  
Natick, MA 01760

Submittal Date:	11/03/21	Project Manager:	Ms. Susan Cahalan
Purchase Order #:			
Turnaround Time:	Standard		
Lab SDG:	GCJ70722		
Project ID:	WAKEFIELD MEMORIAL HIGH SCHOOL		

The following charges are due for the indicated samples(s) which were submitted to this laboratory.

Description	Qty	Unit Price	Total Price
PCB (Soxhlet SW3540C)	6	\$58.00	\$348.00
Sub Total			\$348.00
Invoice Total			\$348.00

1925.00  
T / 578.00

11/9/21

Remit To:  
Phoenix Environmental Laboratories, Inc  
Box 370  
Manchester, CT 06045-0370  
FID#: 06-1240980

ACH (Updated Oct 2018):  
Sylena Edlund  
[accountsreceivable@phoenixlabs.com](mailto:accountsreceivable@phoenixlabs.com)  
(860) 647-1785

Invoice Inquiries:  
Sarah Bell  
[sarah@phoenixlabs.com](mailto:sarah@phoenixlabs.com)  
(860) 558-0726

For each ACH transfer please note invoices to be paid and email accounts receivable at [accountsreceivable@phoenixlabs.com](mailto:accountsreceivable@phoenixlabs.com)

Interest at 1.5% per month charged to accounts due over 30 days. Collection expenses incurred will be charged.

E&SO

**Invoice**

DCI a Division of GM2  
Somerville, MA  
Amesbury, MA  
Tel: 617-776-3350  
See Below for Payment Instructions

October 30, 2021  
Invoice No: 40684.00 - 1

Symmes Maini & McKee Associates, Inc.  
accounting@smma.com  
1000 Massachusetts Avenue  
Cambridge, MA 02138

Project 40684.00 21-081 WAKEFIELD MEMORIAL HIGH SCHOOL, WAKEFIELD MA  
Traffic Engineering and Site Survey (Contract 9/1/21)  
PO - 2108100-07 \$57,450. (Tasks 3, 4, 5, 6, 8, 9, 10, 11, 12 & 13)  
PO - 2108100-17 \$58,700. (Tasks 1, 2 & 7)

**Professional Services from October 4, 2021 to October 31, 2021**

Task 00001 Field Survey

**Fee**

Total Fee 36,400.00

Percent Complete

2.50 Total Earned

910.00

Previous Fee Billing

0.00

Current Fee Billing

910.00

**Total Fee**

**910.00**

**Billing Limits**

**Current**

**Prior**

**To-Date**

Total Billings

910.00

0.00

910.00

Limit

36,400.00

Remaining

35,490.00

**Total This Task**

**\$910.00**

Task 00002 Baseplan Preparation

**Fee**

Total Fee 14,800.00

Percent Complete

5.00 Total Earned

740.00

Previous Fee Billing

0.00

Current Fee Billing

740.00

**Total Fee**

**740.00**

**Billing Limits**

**Current**

**Prior**

**To-Date**

Total Billings

740.00

0.00

740.00

Limit

14,800.00

Remaining

14,060.00

**Total This Task**

**\$740.00**

Task 00003 Existing Traffic Conditions

**Fee**

Total Fee 14,300.00

Percent Complete

10.00 Total Earned

1,430.00

Previous Fee Billing

0.00

Current Fee Billing

1,430.00

Project	40684.00	21-081 WAKEFIELD MEMORIAL HIGH SCHOOL	Invoice	1
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<b>Total Fee</b>			<b>1,430.00</b>
<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	1,430.00	0.00	1,430.00
Limit			14,300.00
Remaining			12,870.00
<b>Total This Task</b>			<b>\$1,430.00</b>

Task	00004	Site Access & Internal Roadway Geometry	
<b>Fee</b>			
Total Fee	7,650.00		
Percent Complete	0.00	Total Earned	0.00
		Previous Fee Billing	0.00
		Current Fee Billing	0.00
<b>Total Fee</b>			<b>0.00</b>
<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	0.00	0.00	0.00
Limit			7,650.00
Remaining			7,650.00
<b>Total This Task</b>			<b>0.00</b>

Task	00005	Review Traffic Study	
<b>Fee</b>			
Total Fee	4,200.00		
Percent Complete	0.00	Total Earned	0.00
		Previous Fee Billing	0.00
		Current Fee Billing	0.00
<b>Total Fee</b>			<b>0.00</b>
<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	0.00	0.00	0.00
Limit			4,200.00
Remaining			4,200.00
<b>Total This Task</b>			<b>0.00</b>

Task	00006	Review of Cost Estimate	
<b>Fee</b>			
Total Fee	3,200.00		
Percent Complete	0.00	Total Earned	0.00
		Previous Fee Billing	0.00
		Current Fee Billing	0.00
<b>Total Fee</b>			<b>0.00</b>
<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	0.00	0.00	0.00
Limit			3,200.00
Remaining			3,200.00
<b>Total This Task</b>			<b>0.00</b>

Task	00007	Supplemental Survey	
<b>Fee</b>			

Project	40684.00	21-081 WAKEFIELD MEMORIAL HIGH SCHOOL		Invoice	1
<hr/>					
Total Fee	7,500.00				
Percent Complete	0.00	Total Earned	0.00		
		Previous Fee Billing	0.00		
		Current Fee Billing	0.00		
		<b>Total Fee</b>			<b>0.00</b>
<b>Billing Limits</b>		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings		0.00	0.00	0.00	
Limit				7,500.00	
Remaining				7,500.00	
		<b>Total This Task</b>			<b>0.00</b>
<hr/>					
Task	00008	Trip Generation			
<b>Fee</b>					
Total Fee	2,750.00				
Percent Complete	0.00	Total Earned	0.00		
		Previous Fee Billing	0.00		
		Current Fee Billing	0.00		
		<b>Total Fee</b>			<b>0.00</b>
<b>Billing Limits</b>		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings		0.00	0.00	0.00	
Limit				2,750.00	
Remaining				2,750.00	
		<b>Total This Task</b>			<b>0.00</b>
<hr/>					
Task	00009	Trip Distribution			
<b>Fee</b>					
Total Fee	3,150.00				
Percent Complete	0.00	Total Earned	0.00		
		Previous Fee Billing	0.00		
		Current Fee Billing	0.00		
		<b>Total Fee</b>			<b>0.00</b>
<b>Billing Limits</b>		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings		0.00	0.00	0.00	
Limit				3,150.00	
Remaining				3,150.00	
		<b>Total This Task</b>			<b>0.00</b>
<hr/>					
Task	00010	Intersection Capacity Analyses			
<b>Fee</b>					
Total Fee	6,500.00				
Percent Complete	0.00	Total Earned	0.00		
		Previous Fee Billing	0.00		
		Current Fee Billing	0.00		
		<b>Total Fee</b>			<b>0.00</b>
<b>Billing Limits</b>		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings		0.00	0.00	0.00	
Limit				6,500.00	
Remaining				6,500.00	



Project	40684.00	21-081 WAKEFIELD MEMORIAL HIGH SCHOOL	Invoice	1
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**Total This Task 0.00**

Task 00011 Schematic Intersection Design

**Fee**

Total Fee 3,200.00

Percent Complete 0.00 Total Earned 0.00

Previous Fee Billing 0.00

Current Fee Billing 0.00

**Total Fee 0.00**

**Billing Limits**

**Current**

**Prior**

**To-Date**

Total Billings 0.00 0.00 0.00

Limit 3,200.00

Remaining 3,200.00

**Total This Task 0.00**

Task 00012 Traffic Study Report

**Fee**

Total Fee 4,500.00

Percent Complete 20.00 Total Earned 900.00

Previous Fee Billing 0.00

Current Fee Billing 900.00

**Total Fee 900.00**

**Billing Limits**

**Current**

**Prior**

**To-Date**

Total Billings 900.00 0.00 900.00

Limit 4,500.00

Remaining 3,600.00

**Total This Task \$900.00**

Task 00013 Meetings and Coordination

**Total This Task 0.00**

**Total This Invoice \$3,980.00**

**Billings to Date**

**Current**

**Prior**

**Total**

Fee 3,980.00 0.00 3,980.00

**Totals 3,980.00 0.00 3,980.00**

  
Project Manager

Please reference the Project and Invoice # on your payment.

For questions on this invoice, please contact your Project Manager or Billing at 617.776.3350 or the Corporate GM2 Accounting Department at 860.659.1416.

Remit Payments to: GM2 Associates, Inc., 115 Glastonbury Boulevard, Glastonbury, CT 06033



# LGCI

Lahlaf Geotechnical Consulting, Inc.

100 Chelmsford Road  
Suite 2  
Billerica, MA 01862  
Phone: (978) 330-5912  
Fax: (978) 330-5056  
E-mail: LGCI@LGCinc.net  
Bill To

Mr. Erin Prestileo  
Symmes Maini & McKee Associates  
1000 Massachusettes Ave.  
Cambridge, MA 02138

## Invoice

Invoice for Period Ending:	11/29/2021
Invoice No.:	2130-01
Date:	11/29/2021

Terms	Client No.	Project Name	Project Number	Location
Due on receipt	0710	Wakefield Memorial High School	2130	Wakefield, MA
Description		Qty	Rate	Amount
LGCI Proposal No. 21083-Rev.1 Feasibility Phase				
LGCI Proposal No. 21083-Rev.1			\$11,930.00	
Amount invoiced to date			\$0.00	
Current LGCI Invoice No. 2130-01			\$11,930.00	
Amount invoices including this invoice			\$11,930.00	
Balance remaining from Budget amount			\$0.00	
Mark Probes and Utility Clearance		1	880.00	880.00
Probe Subcontractor (M/D+2 days + prev Wages)		1	6,130.00	6,130.00
Geotechnical Engineer to Observe Probes		1	2,240.00	2,240.00
Laboratory Testing		1	530.00	530.00
Probe Logs and Preliminary Report		1	2,150.00	2,150.00
Make check payable to Lahlaf Geotechnical Consulting, Inc.				
Total due this invoice				\$11,930.00

**Balance Due**

\$11,930.00

Wakefield Memorial High School - Wakefield, MA

December 10, 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	Comments
<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	01
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	01, 02
	SUB-TOTAL	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,554,644	78%	\$ 190,508	10%	\$ 1,809,492	
	<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 02	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.

	Activity Name	Duration (Days)	Start Date	Finish Date	2021		2022												2023
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan
1	Module 1 - Eligibility Period...	716.00	4/9/19	3/25/21															
7	Module 2 - Forming the Team	205.00	2/24/21	9/16/21															
8	OPM Procurement...	69.00	2/24/21	5/3/21															
15	Designer Selection...	136.00	5/4/21	9/16/21															
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															
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																		
66	Project Scope & Budget (PSBA) Conference (TBC)																		
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																		
					November	December	January	February	March	April	May	June	July	August	September	October	November	December	January

## FEASIBILITY STUDY - PRELIMINARY DESIGN PROGRAM

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	01/11/22	7:00PM	Virtual ZOOM meeting	• WMHS Project Update and Status
Focus Group - Site Design Focus Group	TBD	TBD	TBD	Doodle Pole Sent Out 12/13/21
Focus Group - Educational Planning	TBD	TBD	TBD	
Focus Group - MEP & Sustainable Design	TBD	TBD	TBD	
Focus Group - Exterior & Interior	TBD	TBD	TBD	
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	• Design Alternatives Review
Permanent Building Committee/ School Building Committee	01/27/22	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		<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		• Design Alternatives - <u>Select Preferred Option</u>
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		APPROVE PSR SUBMISSION TO MSBA

## SMMA SUBMIT PSR TO OPM 04/29/22

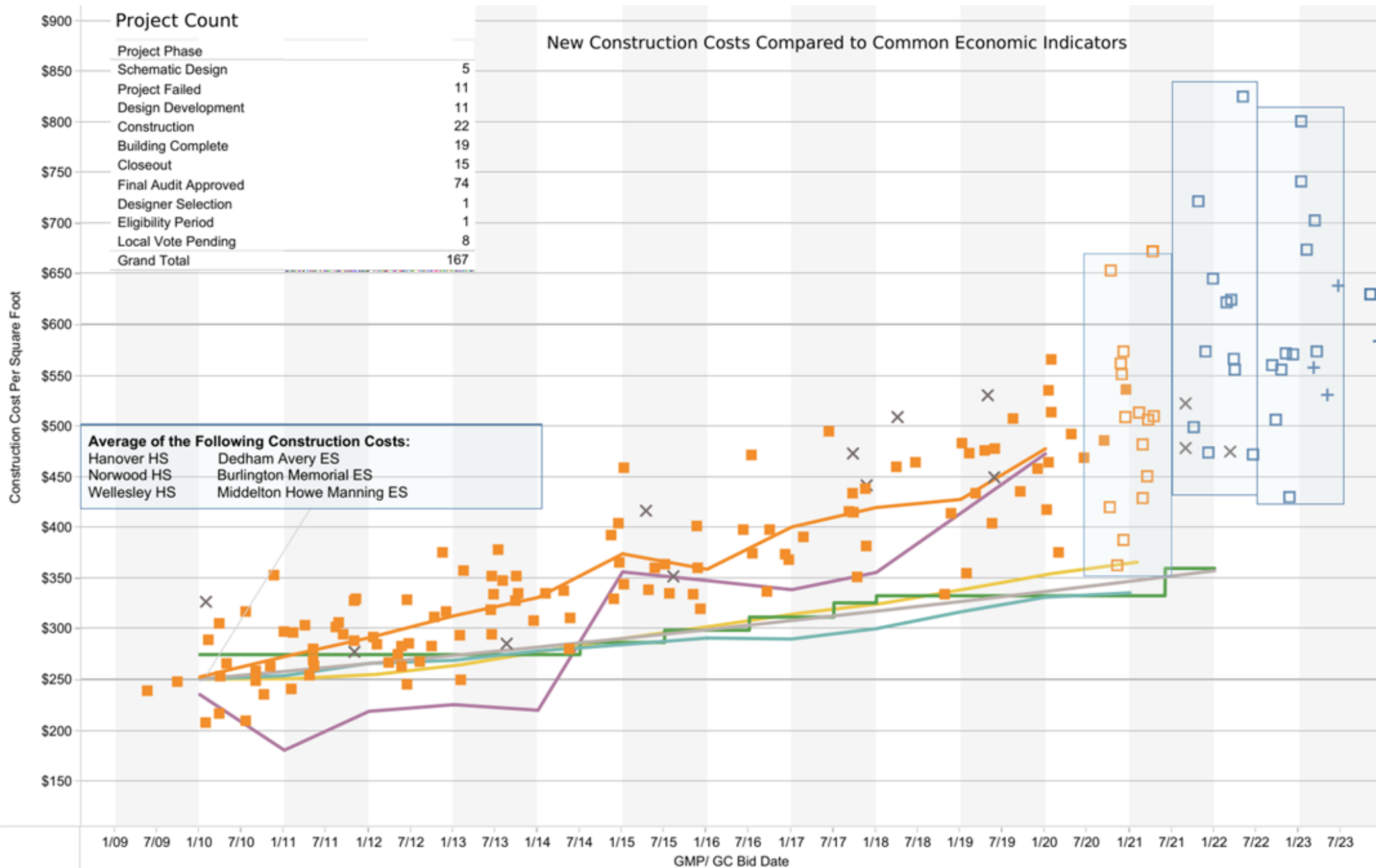
## SUBMIT PSR TO MSBA 05/04/22 (MSBA Deadline)

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

Updated 12/15/21

		Watertown High School	Webster Bartlett Jr/Sr HS	Greater Fall River RVTHS	Bristol Plymouth RVTHS	Northeast Metro Tech	Stoneham High School	Worcester Doherty High School	Nauset Regional High School	Waltham High School	Lowell High School	Sharon High School	Arlington High School	Attleboro High School	Belmont High School	Somerville High School	Saugus High School
PROJECT INFO	Current Phase	Module 3/4/5	Module 3/4/5	Module 3/4/5	Module 3/4/5	Module 3/4/5	Module 6	Module 6	Module 6	Module 7	Module 7	Module 7	Module 7	Module 7	Module 7	Module 8	Module 8
	Grade Configuration	9-12	9-12	9-12	9-12	9-12	9-12	9-12	9-12	9-12	9-12	9-12	9-12	9-12	7-12	9-12	9-12
	Enrollment	720	445	1500	1434	1600	695	1670	905	1830	3520	1250	1755	1725	2215	1590	1360
	Scope of Project	New	Add/Reno	New	New	New	New	New	Add/Reno	New	Add/Reno	New	New	New	Add/Reno	Add/Reno	New
PREFERRED SCHEMATIC	Estimated Construction Cost	\$ 136,371,305	\$ 71,215,208	\$ 259,592,298	\$ 259,057,076	\$ 243,514,418	\$ 140,636,495	\$ 235,060,334	\$ 112,926,276	\$ 310,074,413	\$ 270,456,023	\$ 121,628,847	\$ 238,072,994	\$ 220,455,338	\$ 237,594,715	\$ 199,191,461	\$ 127,885,356
	Estimated Total Project Budget	\$ 191,373,390	\$ 94,985,500	\$ 281,272,102	\$ 333,301,198	\$ 317,422,620	\$ 176,208,977	\$ 293,825,418	\$ 140,028,582	\$ 381,292,924	\$ 345,399,220	\$ 152,036,059	\$ 308,278,341	\$ 265,321,085	\$ 295,824,264	\$ 255,997,997	\$ 160,860,953
	Total GSF	257,227	161,000	406,898	451,107	383,000	207,827	420,000	220,350	418,007	622,200	240,874	415,400	482700	445100	373373	271320
	Const. Cost per Sq. Ft.	\$530	\$442	\$638	\$574	\$636	\$677	\$560	\$512	\$742	\$435	\$505	\$573	\$457	\$534	\$533	\$471
	Date MSBA PSR Approval	8/25/2021	8/25/2021	4/14/2021	2/11/2021	2/11/2021	2/11/2021	4/14/2020	3/28/2019	2/13/2019	6/27/2018	6/26/2019	8/29/2018	8/23/2017	6/27/2018	7/20/2016	2/15/2017
PROJECT SCOPE & BUDGET	Estimated Construction Cost				\$ 240,885,538	\$ 243,591,092	\$ 153,418,660	\$ 238,910,676	\$ 104,708,165	\$ 298,923,790	\$ 270,444,856	\$ 125,792,153	\$ 235,286,827	\$ 223,088,312	\$ 236,647,607	\$ 199,051,710	\$ 127,685,356
	Estimated Total Project Budget				\$ 305,567,432	\$ 317,422,620	\$ 189,593,594	\$ 293,384,178	\$ 131,825,665	\$ 374,567,387	\$ 343,399,220	\$ 163,000,000	\$ 290,851,820	\$ 259,918,180	\$ 295,159,189	\$ 255,982,704	\$ 160,720,553
	Total GSF				419,765	386,630	207,077	421,858	214,250	414,854	622,777	240,204	408,590	476,425	445,100	369,496	269,070
	Const. Cost per Sq. Ft.				\$574	\$630	\$741	\$566	\$489	\$721	\$434	\$524	\$576	\$468	\$532	\$539	\$475
	Date MSBA PS&B Approval	Anticip. Mar '22	Anticip. Mar '22	Anticip. Dec '21	10/27/2021	8/25/2021	8/25/2021	8/26/2020	2/13/2020	2/13/2020	4/10/2019	10/30/2019	4/10/2019	2/14/2018	8/24/2018	2/15/2017	6/28/2017
BID RESULTS	Estimated Construction Cost											\$ 126,242,153	\$ 234,592,855	\$ 223,438,312	\$ 237,094,189	\$ 199,747,908	\$ 128,085,356
	Construction Bid Amount											\$ 121,544,639	\$ 235,786,827	\$ 223,438,312	\$ 240,341,185	\$ 206,308,287	\$ 127,984,618
	Const. Cost per Sq. Ft.											\$506	\$577	\$469	\$540	\$558	\$476
	Date of Bid/Start of Construction											3/22/2021	12/3/2020	6/18/2020	6/17/2020	2/27/2020	4/17/2019
	Project Type				DBB	CMR	CMR	CMR	DBB	CMR	CMR	CMR	CMR	CMR	CMR	CMR	CMR

For additional information please visit  
<https://www.massschoolbuildings.org/building>





## Permanent Building Committee / School Building Committee Meeting

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12.16.2021

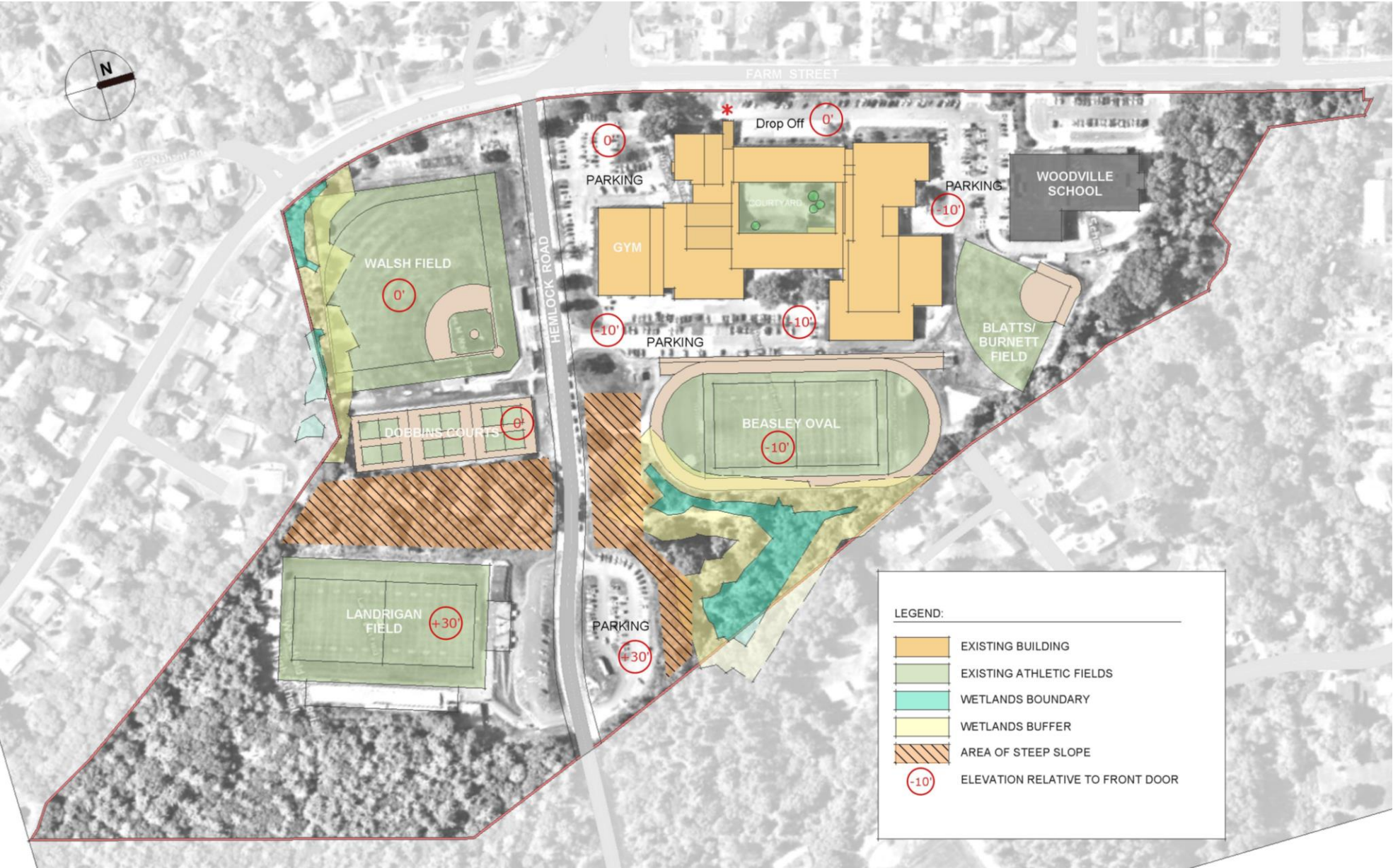









# Agenda

- » Conceptual Design Alternatives Review updates
- » Options evaluations criteria
- » Benchmark cost data







Existing Site Analysis



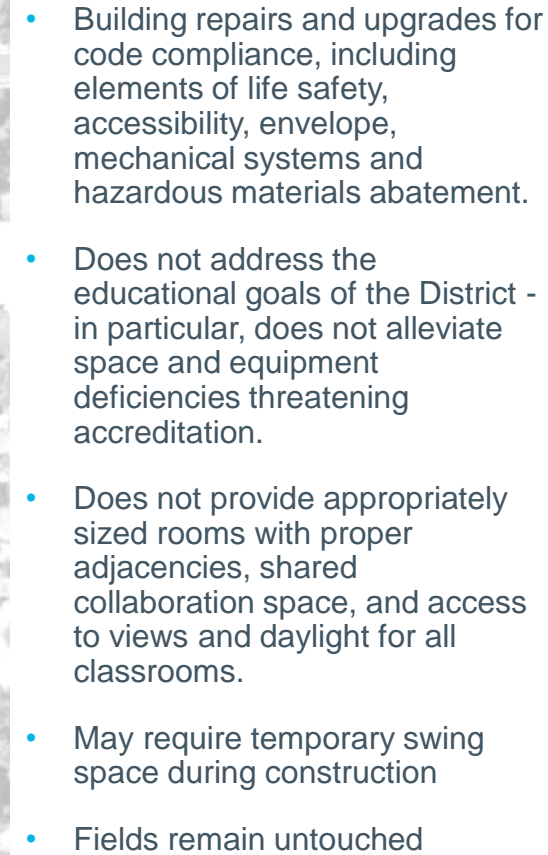
Site Alternatives – Renovations and Additions Options

	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

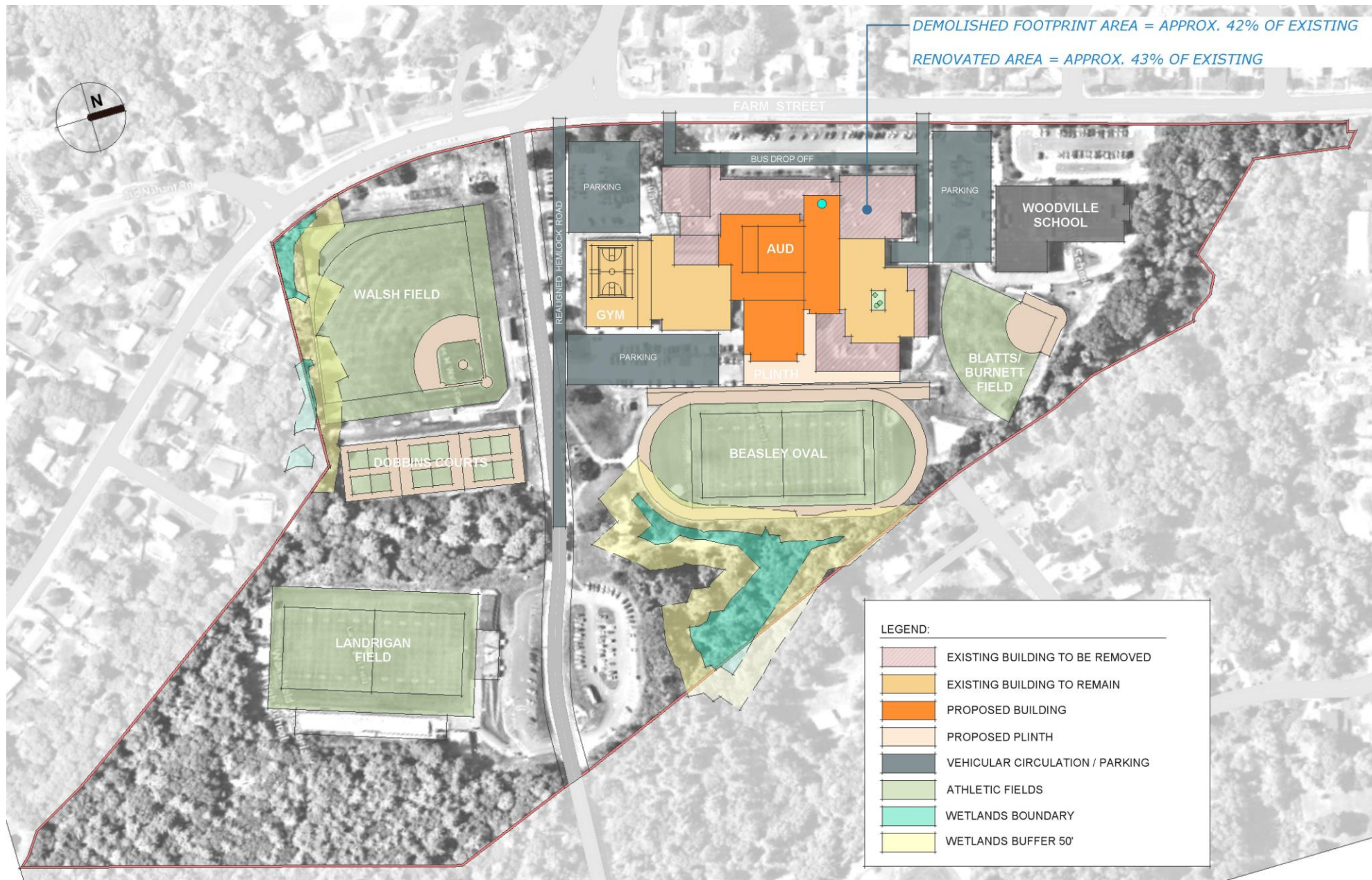
3a	3b	3c	4a	4b	4c
					
New construction: GHS model school on Beasley Oval	New construction: designed for optimal fit and preferred program on Beasley Oval	New construction: designed for optimal fit and preferred program on Beasley Oval – alternative site circulation/ organization	New construction: NMRHS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







## 2a – Addition / Renovation

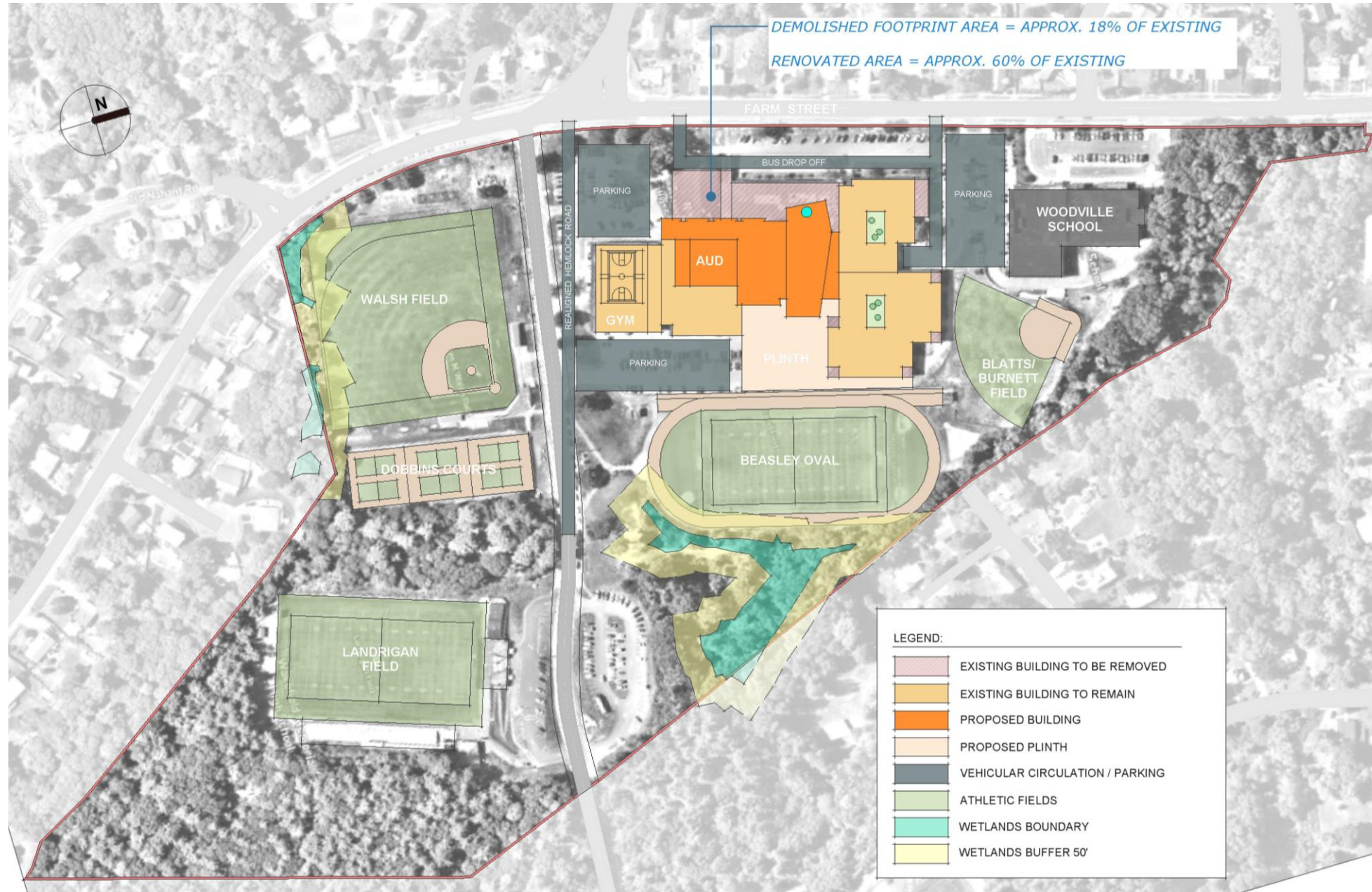


### 2A Option Features:

- 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

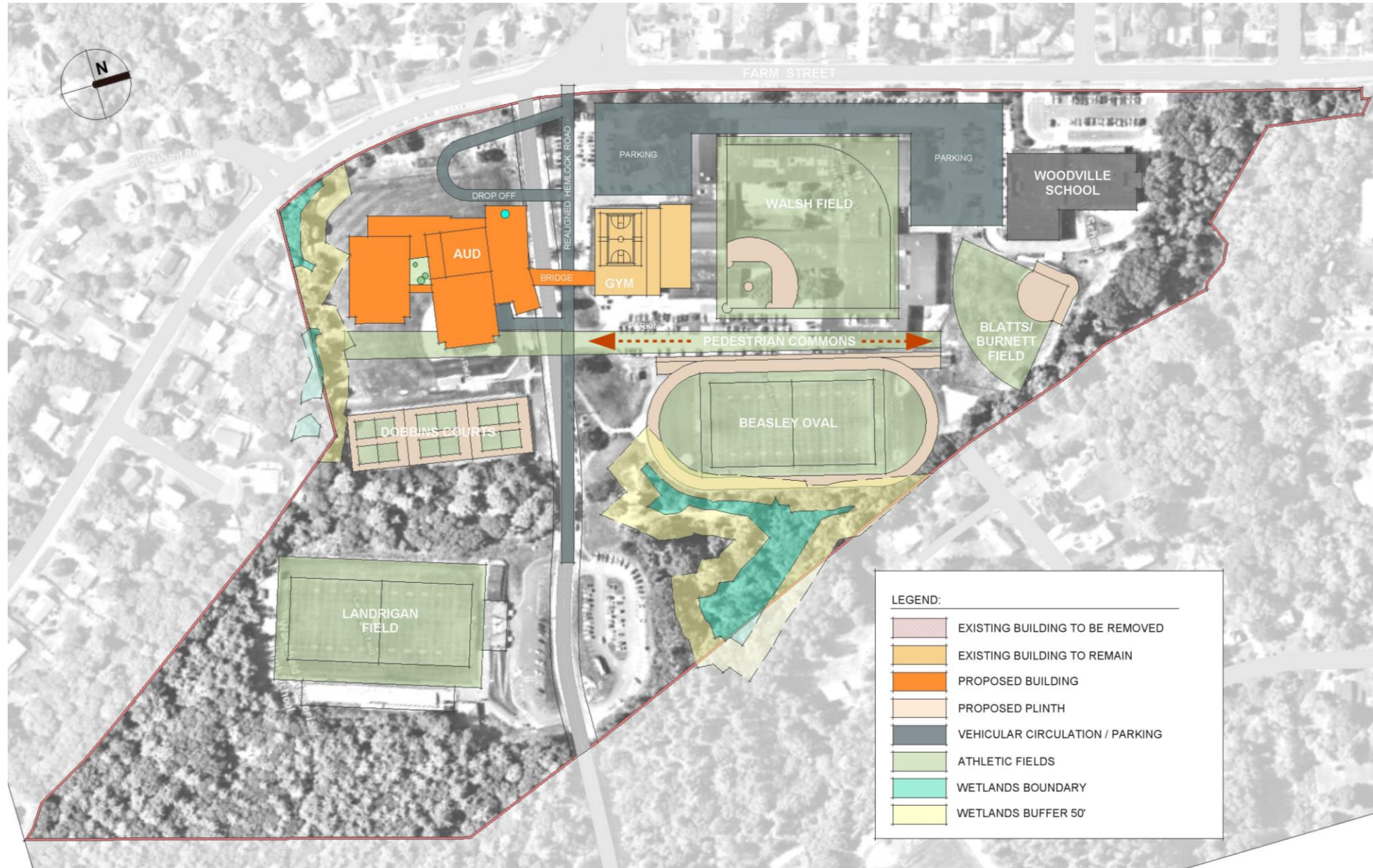


### 2b Option Features:

- 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

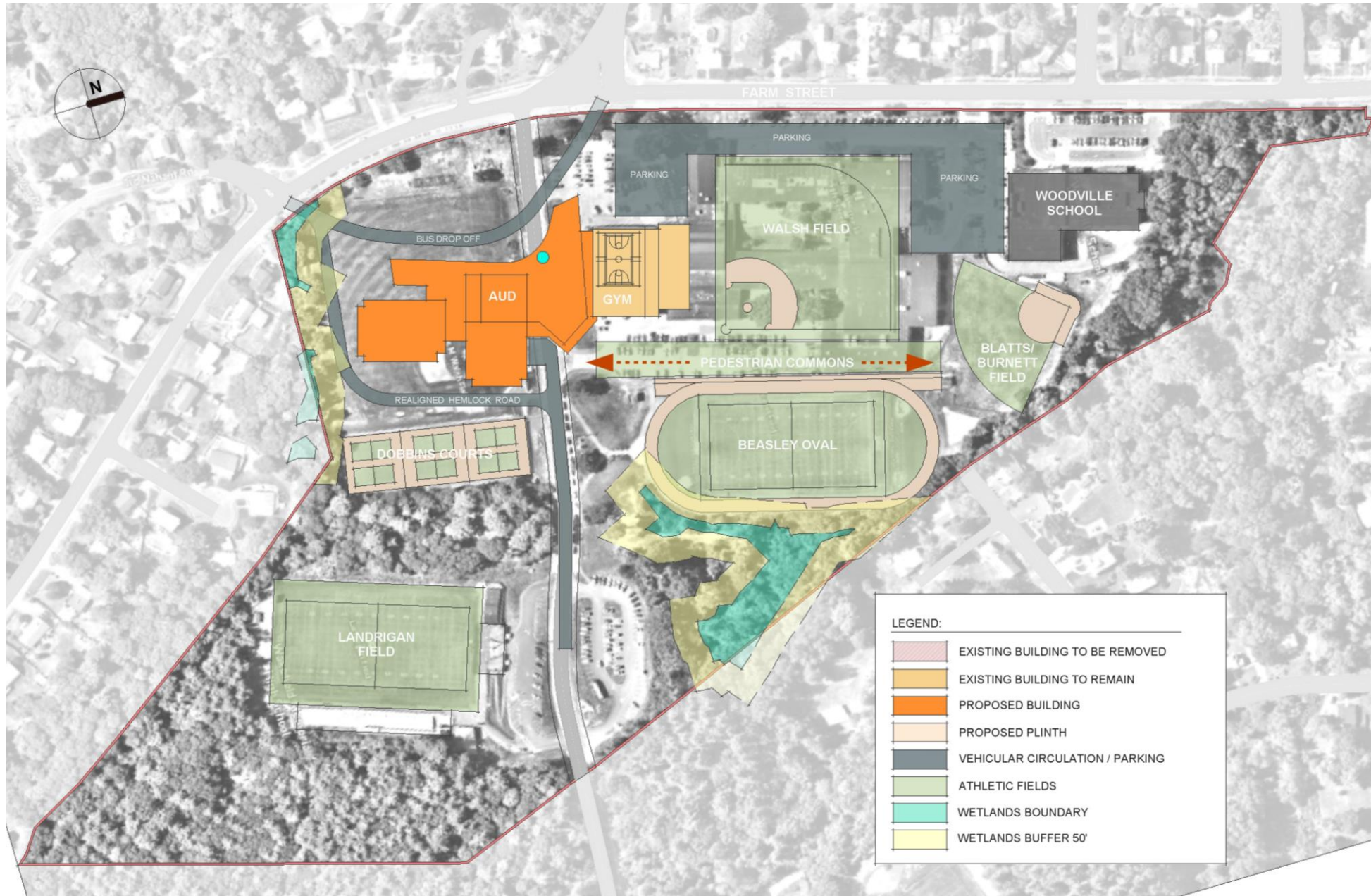


### 2c Option Features:

- 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

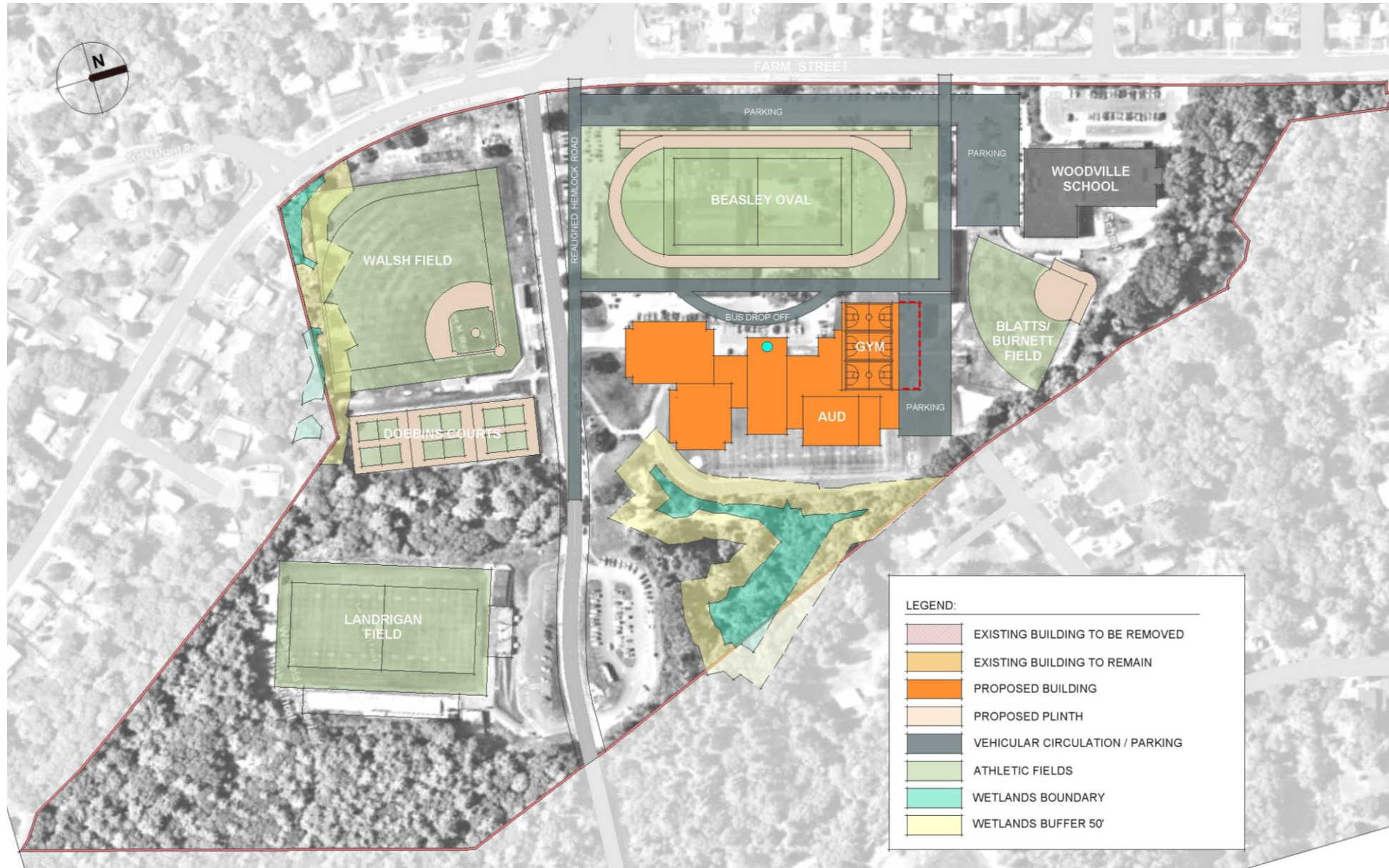


#### 3a Option Features:

- 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

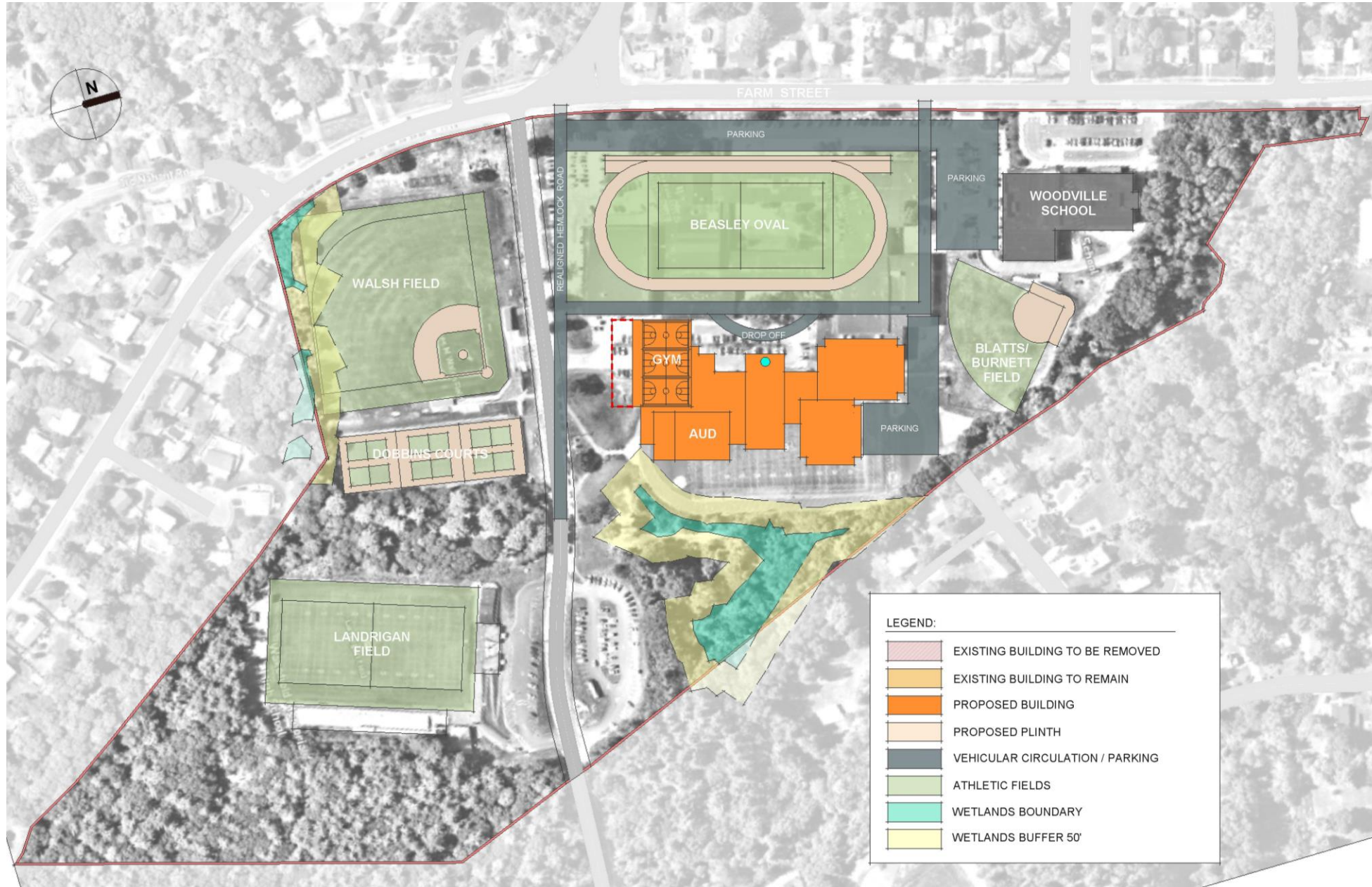


#### 3b Option Features:

- 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

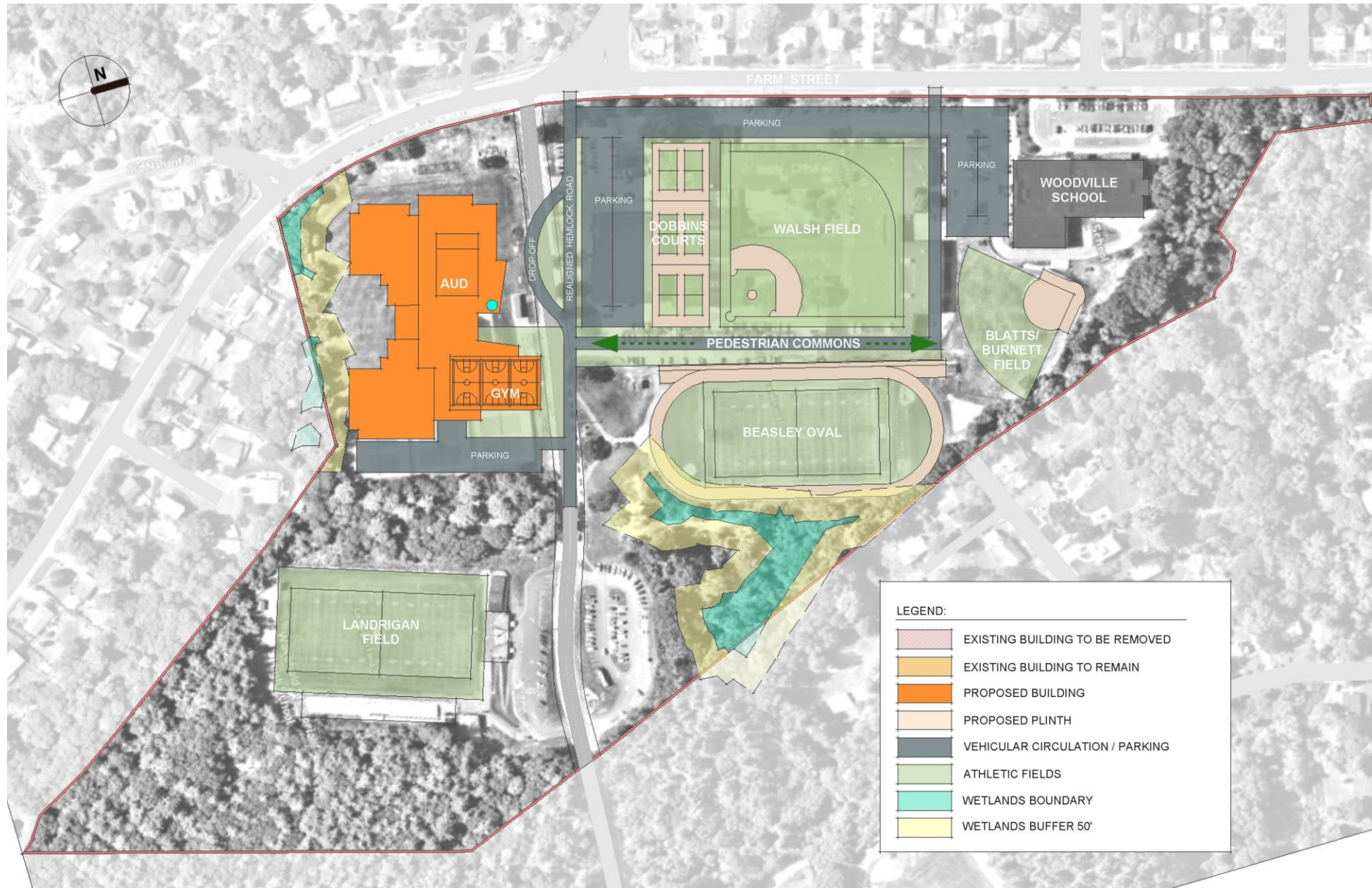


#### 3c Option Features:

- 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

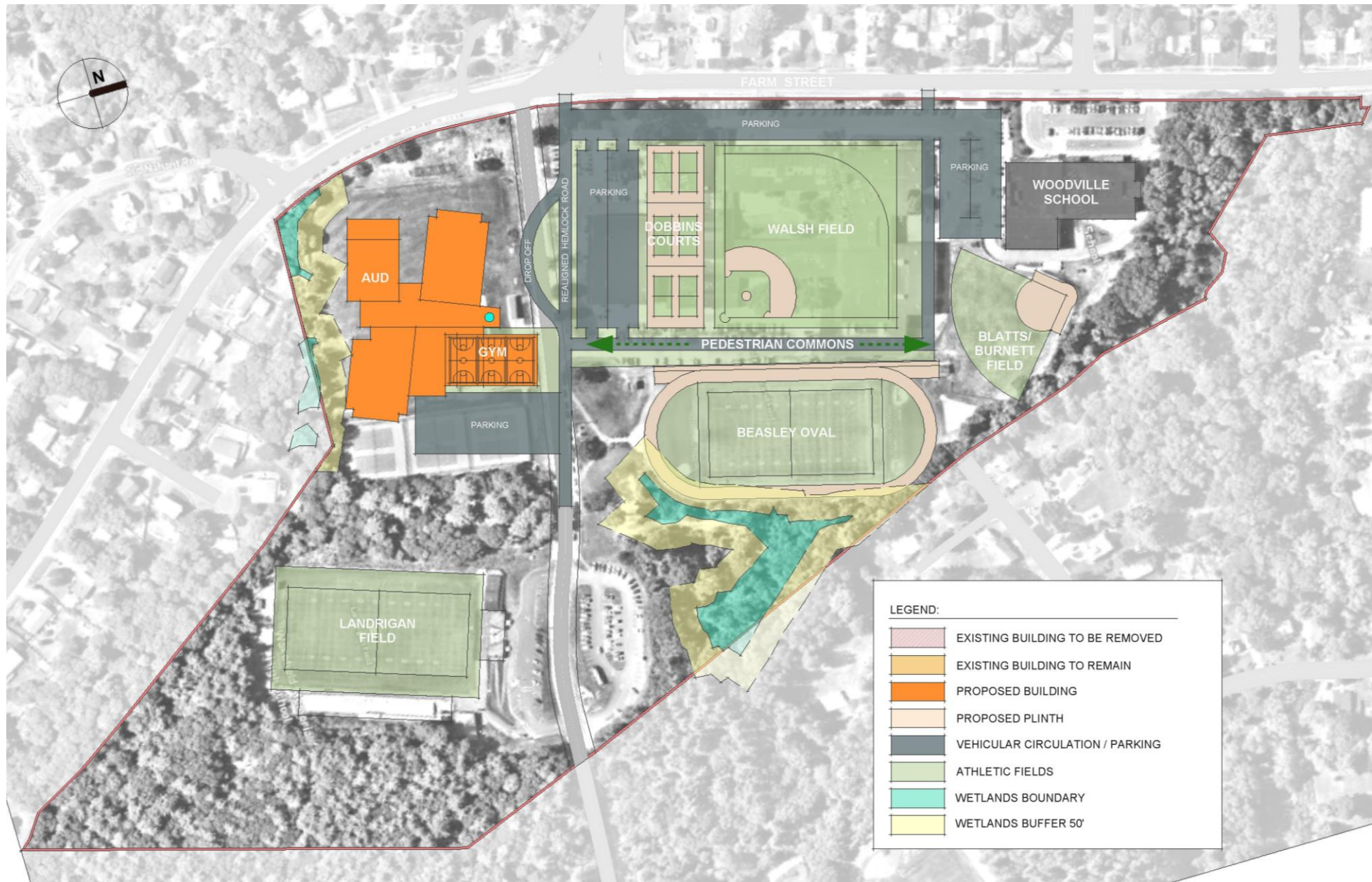


### 4a Option Features:

- 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

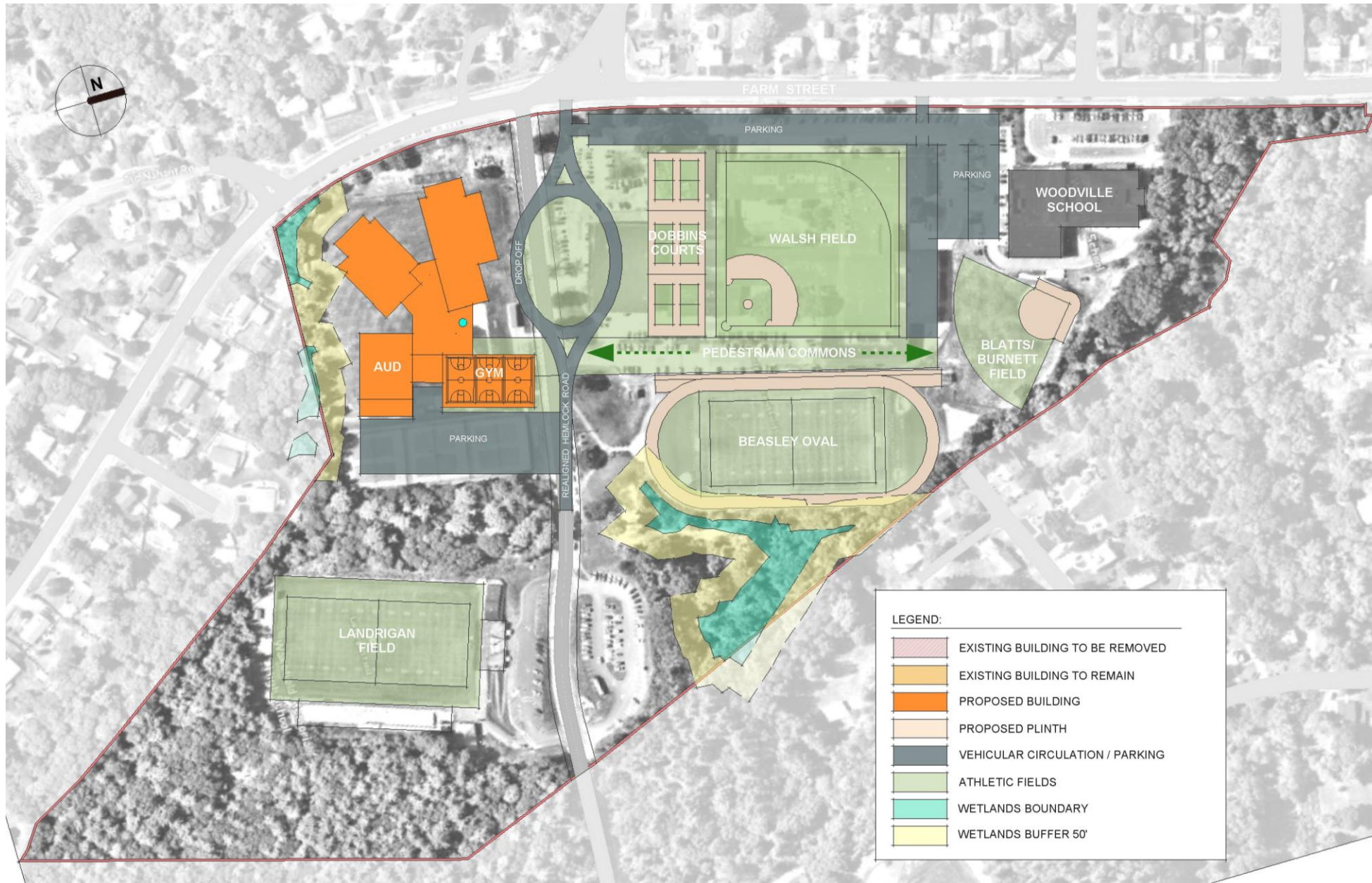


### 4b Option Features:

- 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

[illegible]



PROXIMITY TO RESOURCE AREA											
ALLOWS FOR 360° VEHICULAR ACCESS											
ATHLETIC FIELD RE-CREATION REQUIRED											
SITE AREA AVAILABLE FOR FUTURE 30,000 SF FIELD HOUSE											
SUSTAINABILITY											
ENERGY EFFICIENT											
OPTIMIZES PASSIVE SOLAR ORIENTATION											
COST & SCHEDULE											
REQUIRES SWING SPACE											
REQUIRES PHASING											
ESTIMATED COST											
	KEY:		FAVORABLE		NEUTRAL		UNFAVORABLE				





WAKEFIELD MEMORIAL HIGH SCHOOL  
Thank You!

