

**NORTHEAST METROPOLITAN REGIONAL VOCATIONAL SCHOOL  
DISTRICT SCHOOL COMMITTEE**

School Building Committee Meeting  
6:00 P.M. [IN PERSON & VIRTUAL]

August 13, 2020

**I. CALL TO ORDER**

Chairman Theodore Nickole called the School Building Committee to order at 6:00 p.m. in the Library.

Present

Theodore Nickole  
David DiBarri  
Deborah Davis  
Larry Means  
Peter A. Rossetti  
Melissa Jannino-Elam  
Stephen Maio  
Carla Scuzzarella  
James Picone  
Joseph Capraro  
Judith Dymment  
Patricia Cronin  
Joseph Papagni  
Robert S. McCarthy  
Vincent J. Carisella  
Patricia Dulong

Absent

Grant Leung  
Michael T. Wall  
Dawn Armitstead  
Henry S. Hooton  
Jeanne M. Feeley

Others Present

Kevin Nigro, PMA  
Joseph DeSantis, PMA  
Carl Franceschi, DRA  
Vladimir Lyubetsky, DRA

Chairman Nickole opened the meeting by welcoming and thanking all for attending, noting he is very happy that all are well.

Superintendent DiBarri took the floor and asked to ‘go out of order on agenda’ for presentation to be made first and then come back to approval and discussion of prior School Building Committee Minutes due to time constraints. All members were in agreement.

II. PRIOR MEETING MINUTES DISCUSSION & VOTE TO APPROVE

11/19/18, 01/10/19, 03/14/19, 05/09/19, 08/08/19, 05/21/20, 06/25/20

MOTION: Ms. Dymont moved the Building Committee approve the above listed (7) sets of Meeting Minutes, as listed and as presented.

Ms. Davis seconded the motion,  
By unanimous voice vote.

and the motion carried

**SO ORDERED**

III. DISCUSSION TOPICS

- a. OPM Update: PMA  
MSBA Reimbursement Overview  
Review Next Steps with MSBA: PSR

Mr. Joe DeSantis, PMA-Gave a full OPM Status Update report. This included a general status update, preliminary design program (PDP) progress update, preferred schematic report (PSR) progress update, and recently completed/upcoming project milestones. Also importantly noted was that with the hopes of approval on the Education Plan as well as the PDP vote taken tonight – they will present to the MSBA tomorrow.

Mr. DeSantis informed that this meeting tonight marks a major project milestone in the design process with MSBA.

Many details were put forth, specifics are within the 2 page report as well as on the PowerPoint projector.

Note was made that January 2021 will be target of submitting PSR to the MSBA and planning on having our final choice made.

Given that we are heading into the next phase of the project, PMA feels that it is important to set realistic expectations in regards to MSBA Reimbursement (a longer presentation will be made at the next Building Committee meeting to show how the reimbursement rate is formed and how it is applied.) Eligibility details, Cost Caps, etc. were extended and Mr. DeSantis informed that it is possible for all to check on line statistic forms. An example was put forth.

- b. Design Update: DRA
  - Review Design Options & Impact of Student Enrollment
  - Review PDP Contents

Mr. Carl Franceschi, DRA gave a full PowerPoint presentation regarding Preliminary Design Program (PDP) and expressed that hopes are for a vote tonight (to submit an approved PDP for the MSBA tomorrow).

Introduction-Overview, Appendix with Data, Schedule, etc.

Three key items:

Education Plan-Initial Space Summaries.

Existing Conditions Analysis i.e. Add/Reno, New Construction, New

Construction off-site [see elimination choices/options]

Preliminary Conceptual Options-Preliminary Evaluation Matrix

Mr. Franceschi informed that the Education Plan is developed by the School District with a little bit of assistance from PMA, their consultants and Building Committee during visioning session, but essentially School District is author of Education Plan.

Explanation ensued. Educational philosophy has to be set first prior to any design.

Second step is analyzing existing conditions, etc.

Third part is the preliminary options with all input and evaluating.

This submittal is quite extensive in size and note was made that they are happy the MSBA has allowed electronic format.

Mr. Franceschi continued by informing that for the Education Plan, the school needs to be flexible; to address for learning that is going on now and moving forward in the future inclusive of project based learning. (21<sup>st</sup> century learning environment). Organizing the building around 'career clusters' and also an area dedicated to Freshman Academy. Explanation ensued. Importantly a Safe and Secure building is also emphasized and taken into account. Expansion to 19 Career Tech Programs will be considered in building.

Another document in addition to Education Plan that the State requires is layout every space in the proposed school. This is for comparison purposes of what you have now, what you hope for and what the State guidelines are. Of note also the added complexity of the 5 different enrollment considerations as well. State does not have a template for Ch. 74 shops within a Vocational High School; modification needs to be put forth from us. All is looked at and deciphered closely by the MSBA (for eligibility).

Mr. Franceschi continued with full detailed presentation of renovation/addition to existing building, new construction options i.e. on site as well as off site. Reasoning's of benefits versus disadvantages of each option. Following preliminary options analyzed:

Option A: Base repair

Option B.1 and B.2: Addition/Renovation

Option C.1, C.2 and C.3: New Construction Site

Option C.2a, D.1, and D.2: New Construction involving land acquisition

Mr. Franceschi concluded his report and floor was opened for discussion of motions to take place.

IV. SBC VOTES

- a. Vote to approve Preliminary Options & Impact of Student Enrollment.
- b. Vote to eliminate 1250 Student Enrollment Option from further study.
- c. Vote to approve the PDP Package as Compiled, including the Educational Program, Space Summaries, Local Actions & Approvals, and Project's Work Plan, and to Authorize PMA/DRA to submit the PDP to the MSBA.

Building Committee extended many thoughts and details were deciphered. Decision was made to compile the three votes into one, all were in agreement.

**MOTION:** Ms. Davis moved the Building Committee approve the following three items; accept Preliminary Options 'B.2, C.1, C.2 and C.3' for further study, approve to eliminate 1250 Student Enrollment Option from further study, and approve PDP Package as Compiled, including the Educational Program, Space Summaries, Local Actions & Approvals, and Project's Work Plan, and to Authorize PMA/DRA to submit the PDP to the MSBA, as presented.

Ms. Dymont seconded the motion,  
By unanimous voice vote.

and the motion carried

**SO ORDERED**

V. NEW BUSINESS-none

VI. PUBLIC PARTICIPATION-none

VII. SCHEDULE OF NEXT MEETING-

Mr. Nickole informed that the scheduling of the next School Building Meeting is still TBD and he will send out an email as soon as there is any determination.

VIII. ADJOURNMENT -

**MOTION:** Ms. Davis moved the Committee adjourn.

Ms. Dymment seconded the motion,  
By unanimous voice vote.

and the motion carried

**SO ORDERED**

Chairman Nickole thanked all for joining.

CONCLUSION OF SCHOOL BUILDING COMMITTEE

The Building Committee concluded @ 7:01 pm.

Notes recorded and submitted by Recording Secretary Patricia E. Dulong.