

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

School Building Committee Meeting
5:30 P.M. [IN PERSON & VIRTUAL]

September 10, 2020

I. CALL TO ORDER

Chairman Theodore Nickole called the School Building Committee to order at 5:30 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
Dawn Armitstead
Joseph Papagni
Robert S. McCarthy
Vincent J. Carisella
Patricia Dulong

Absent

Judith Dymment
Patricia Cronin
Grant Leung
Michael T. Wall
Henry S. Hooton
Jeanne M. Feeley

Others Present

Kevin Nigro,
Anthony LoPresti
Joseph DeSantis
Carl Franceschi

PMA Consultants, LLC
PMA Consultants, LLC
PMA Consultants, LLC
DRA Architects

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

II. Prior Meeting Minutes-August 13, 2020 - Discussion & Vote to approve.

MOTION: Ms. Davis moved the Building Committee approve the August 13, 2020 Minutes of the Building Committee Meeting, as presented.

Mr. DiBarri seconded the motion,
By unanimous voice vote.

and the motion carried

SO ORDERED

III. Discussion Topics

a. OPM Update: PMA

Mr. Joe DeSantis of PMA took the floor and gave a complete overview of Key Project Milestones. A brief Power Point presentation will be taking place encompassing OPM/PMA update in the MSBA process and the next steps, DRA will report on the Preferred Schematic Report Process with MSBA, note the key deliverables with the MSBA, PSR-note ongoing higher level design discussions and review our Matrix for evaluation of options. MSBA PDP options will be discussed and updated next month. Mr. DeSantis would like to stress that these meetings for are updating information and keeping all on board of ongoing steps and if there are any questions in what is put forth to please not hesitate in asking.

There are eight (8) modules milestones that the MSBA process. We are currently working through Module #3 Feasibility Study—of which we are 1/2 way through completion; Feasibility Study, Approval of the PDP, Submitting PDP to MSBA and tonight at the Regular School Committee the Education Plan will be voted as well and approved.

The next phases of Module #3 that will be forthcoming in December the PSR (Preferred Schematic Report) will be approved and submitted to the MSBA, then in January 2021 the MSBA will hold the FAS (Facilities Assessment Subcommittee) meeting and then in February the MSBA Board of Directors will approve the PSR.

A full explanation ensued and deadlines were extended.

A summary of Preliminary Evaluation of Options was also reported on.

Of important note, Mr. DeSantis would like all to be aware of the building project website:

www.northeastbuildingproject.com For referral purposes and updates, would encourage all to ask questions and provide feedback in any aspect.

b. Design Update: DRA

Mr. Carl Franceschi of DRA took the floor and explained process of what will be coming up in the next couple of months to keep all on board.

Aiming to narrow down alternatives to single 'Preferred Schematic' to be turned in the documentation to MSBA. A full summarized explanation ensued.

An updated existing conditions report will be included in case anything has been discovered in the interim.

Design Update: DRA-Con't.

Description of the Preferred solution was extended.

A full explanation ensued regarding process and expectations.

Mr. Franceschi continued noting on other key items: The update of the Educational Program—which is a very important aspect/including enrollment—that will ensure that more decisive reasoning for the PSR.

Space summary/listing of assigned spaces as well as narrative regarding Preferred Solution. A Sustainability Letter; will school be green and are the two options being covered. All important for reimbursement.

Budget importancy was put forth.

District Operating Budget-the school Administration will place forward complete operating budget from in the past as well as what would be expected with new school building.

All of these items will be worked on within the next weeks and months coming forward.

Options that will be looked at were reviewed, i.e. [New Construction Options: C1-(located behind existing building), C2-(located @ baseball/football fields), C3-(located directly across from front of existing building-on hill)] & [Renovation/Add-on Option: B2].

Four different enrollment options will be opened and considered as well.

Summary of Costs will be developed –Additions/Renovations through New Construction.

Mr. Franceschi experienced some sort of power outage and was knocked off-line.

Mr. Kevin Nigro informed that the NGrid has notified that they will be doing a major repair and replacement project of the power lines-high tension lines and possibly the towers as well (Farm St & up across Northeast property into Breakheart) [starting approx. June 2024]. We will be sharing our schedule and proposed plans to keep them in the loop.

Mr. DeSantis took over presentation in Mr. Franceschi's absence and continued informing on the Preliminary Evaluation of Options (sheet which was handed out as well in person) noting that this is a 'working draft' Preliminary Evaluation Matrix Concept options. This shows options relative to one another.

[New Construction Options: **C1**-(located behind existing building), **C2**-(located @ baseball/football fields), **C3**-(located directly across from front of existing building-on hill which will include blasting)] & [Renovation/Add-on Option: **B2**].

Mr. DeSantis extended that they are asking for full feedback regarding each option, would like to hear what Building Committees preferences are and to please extend.

Evaluation Criteria was covered in detail and Construction Duration was noted on. Items covered in the evaluation criteria were as follows; Project Cost, Disruption on current schooling, Flexibility (enrollment accommodations and expansion potential), Operating Costs, Site Accessibility, Final Site layout.

Important note was extended to all to please keep in mind that this is all highly preliminary.

Meeting for site plan has to be scheduled in the future to go over all with DCR, Northeast school, Wakefield first responders, etc. Nothing is set in stone at this point-Preliminary conversation only.

Note was also made that no MSBA funds can go towards a Hockey Rink and/or Aquatic Center.

Many Committee members extended their option preference of C3, noting that a new entrance via Farm Street is a huge plus in addition to having Hemlock Road, extensive parking as well as the fact that Breakheart visitors can still be kept at a distance in regards to security. Much discussion was put forth.

The floor was opened for questions.

Mr. Franceschi informed that it is in hopes the students to be able to view the construction, observing ongoing process of construction to be a huge learning experience for all. Being a Vocational/Technical school the whole process will be a great teaching tool.

Mr. Franceschi noted that in the past they have shared much with students for their learning process. The MSBA will not pay for students to be involved in the primary construction but after contractors are done the students may possibly then be able to step in for other tiny projects within school as in finishing projects. But there will be a variety of ways to keep the students involved in the process.

Mr. Franceschi also noted that as things are moving forward there is a whole series of anticipated meetings that will be taking place to get appropriate feedback;

- Building Committee-monthly

- Project Team-weekly

- Work Group-biweekly

- Anticipated meetings with Administrators, Faculty, Instructors to make sure answering and responding to their needs.

- Advisory Committee

- Community Meetings.

- Conservation Comm.

- Local Community Officials-Bldg/Fire/Traffic

- Security Administration, First responders

- Etc.

Mr. DeSantis extended thank you for all being involved and moving project along. Mr. DeSantis reiterated that we are (3) three months away from the preferential option decision.

Mr. DeSantis also reminded regarding the vote that must take place in the Regular School Committee meeting later tonight:

Vote to approve overall current working Education Plan (which may go back and forth to MSBA a few times), it was included within the PDP Package that was voted on last month in the Building Committee but needs to be voted in the Full Regular School Committee meeting.

IV. New Business-none

V. Public Participation-none

VI. Schedule of next Meeting –

Will be held monthly prior to Regular School Committee Meeting the second Thursday every month at 5:30 pm-6:30 pm

VII. Vote to Adjourn

MOTION: Mr. Rossetti moved the School Building Committee meeting adjourn.
Mr. McCarthy seconded the motion, and the motion carried

By unanimous voice vote.

SO ORDERED

Chairman Nickole thanked all for joining.

CONCLUSION OF SCHOOL BUILDING COMMITTEE

The Building Committee concluded @ 6:20 pm.

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