

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

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

October 8, 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
Patricia Dulong

Absent

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

Others Present

Kevin Nigro,
Anthony LoPresti
Joseph DeSantis
Carl Franceschi
Vladimir Lyubetsky

PMA Consultants, LLC
PMA Consultants, LLC
PMA Consultants, LLC
DRA Architects
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-September 10, 2020 - Discussion & Vote to approve.

MOTION: Mr. DiBarri moved the Building Committee approve the September 10, 2020 Minutes of the Building Committee Meeting, as presented.

Ms. Davis 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 the 8 Key Project Milestones.

- √ 1.) Eligibility Period-NE has been invited to continue in the MSBA pipeline.
- √ 2.) Forming the Project Team-Selection of Architect went smoothly and now establishing ProPay reimbursement process.
- √ 3.) Feasibility Study-Working together delivering MSBA approved PDP & PSR.

Mr. DeSantis informed that Northeast Building Committee is on the appropriate step within the milestones of the project and MSBA Modules. As of now; directly in the middle of working together to deliver MSBA approved PDP & PSR for Feasibility Study & approaching the Schematic Design development. All moving along smoothly. Many details as well as a brief PowerPoint were extended with the following next steps [see pg. 4 MSBA stipulated Modules within PowerPoint].

- 4.) Schematic Design
- 5.) Funding the Project
- 6.) Detailed Design
- 7.) Construction
- 8.) Completing the Project

Mr. DeSantis noted PDP was submitted back in August and we are now still waiting on MSBA comments. Of note they have checked in with them a few times, and there is no concern regarding not hearing from them as we know that there is quite a backlog with MSBA. Now working towards submission of PSR (December-School Building approval to then submit into MSBA). All is moving forward and Mr. DeSantis reiterated Module stipulations as noted within PowerPoint (See pg. 4).

b. Design Update: DRA Preferred Schematic Phase/Conceptual Options/Evaluation Concepts

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.

The two major goals of next submission:

- >Summarize to the MSBA everything that has been looked at and what conclusions we have made regarding options/conclusions and reasoning of alternatives.
- >Preferred Solution-substantiate and document the recommendation.

Mr. Franceschi continued by reporting in detail on with the Preferred Schematic Report [as noted within PowerPoint presentation]. Content included; Introduction-Summary & Response to the PDP Comments, Evaluation of Existing Conditions-update, Final Evaluation of Alternatives, Preferred Solution, and Local Actions & Approvals.

C1//B2//C2//C3—All options were dissected and covered thoroughly [Site Option maps, etc. all stipulated within PowerPoint].

Description of the Preferred solutions were extended with a full explanation inclusive of process and expectations.

OPTION C.3 (Which seems to be the ‘Preferred Solution’ on a preliminary basis)-PowerPoint Presentation ensued.

This involves a new access road from Farm Street essentially building on ‘hill top’. This would also leave a secondary access of Hemlock road.

This leaves a couple of options for athletic fields. Currently looking into getting fields (football/soccer/lacrosse/baseball field as well as practice fields-possibly even encompassing ‘turf’) and building more accessible to each other—elevator probability looked into as well as lower level locker rooms (at grade level) and then satellite locker room as well/gymnasium on main building. Four Levels. Public Restrooms at lower level as well.

All Pros and Cons were covered within study.

Many details ensued.

Evaluation of options Criteria---Education-plan accommodations and vision/costs-project cost reimbursement, temp costs, long-term value/disruption-impact, phasing and construction duration/flexibility-design, enrollment accommodate. And expansion potential/maintenance-operating costs and longevity/site-safety and security, access, and amenities.

C3 aspects could be done with very little disruption regarding ongoing schooling—any blastings etc. could take place during summers/vacations.

Reiterating additional playing field, separation of Breakheart reservation traffic, etc.

*C1&C2 options limit footprint as well as enrollment (larger enrollments could not be accommodated). Explanation with many details ensued.

*See Prelim Evaluation Options Chart/Matrix of Options Chart/Summary of Costs Chart within PowerPoint.

Mr. Franceschi continued his report by informing on the process of group “Upcoming Meetings” that will be taking place; Weekly Project Team, Bi-weekly Working Group, Monthly Building Committee, Faculty/Department Heads & Instructors, Advisory Committees, Communities & Leaders, Conservation Commission, Local Officials-Building/Fire/Traffic, as well as Security-Administration/First Responders.

Floor was opened for questions and comments.

Mr. DeSantis reiterated that even though a higher enrollment number option is preferential, a lower enrollment number will be carried forward for comparison purposes. At the end of process-- we will have “one enrollment option/design option” for final submittal in September to the MSBA.

Mr. Nigro importantly noted that Statutes and Regulations read it is mandatory to do a ‘Status Quo Evaluation’ to be put forth.

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: Ms. Davis moved the School Building Committee meeting adjourn.

Mr. Rossetti 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 @ 6:10 pm.

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