

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

School Building Committee Meeting  
5:35 P.M. [IN PERSON & VIRTUAL]

November 12, 2020

**I.     CALL TO ORDER**

Chairman Theodore Nickole called the School Building Committee to order at 5:35 p.m. in the Library.

Present

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

Absent

Grant Leung  
Henry S. Hooton  
Jeanne M. Feeley  
Larry Means

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-October 8, 2020 - Discussion & Vote to approve.

MOTION: Ms. Davis moved the Building Committee approve the October 8, 2020 Minutes of the Building Committee Meeting, as presented.

Mr. Maio 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 progress update and overview encompassed on PowerPoint Presentation. Joe informed that there has been over 30 Design meetings with Northeast Staff & Administrators held over the last few weeks covering detailed information of individual shop space allotment, classroom square footage, furniture needs and qualification. Reiteration was made that Option C.3 is still preferred.

Joe reminded that the PSR concludes with everyone selecting the one Preferred Construction and Student Enrollment option that we want to move forward with. Anthony emphasized that Key Project Milestones schedule are still 'on track' and next month in the December School Building Committee hopes are to be approving the PSR (Preferred Schematic Report) for submittal. \*See Chart- [1/2 way through MSBA Module 3].

Significant PDP Comments from MSBA were covered and PMA's timely responses were noted. Note was made regarding the MSBA's large PDF file, that a lot of information on it is reminders for what to do for next phases, thought provoking notes, etc. Clarification was also noted by MSBA's Space Summary which distinguishes regarding certain spaces that they may possibly feel are not necessarily educationally purposed. Details ensued.

If there is specific reasons PMA & Northeast feel a space is needed, then additional justification will then be provided to MSBA.

Mr. Kevin Nigro of PMA informed that even when there was a delay in MSBA's responses, PMA kept diligently moving forward to the next phase (keeping in mind what typical comments on past projects were at that exact point). Kevin assured that they will still press forward with important issues. Enrollment, square footage, etc. He also noted that there are two other Vocational Schools information that the MSBA is reviewing at same time of ours.

Mr. DeSantis reiterated that Northeast is keeping the 1250 (lowest enrollment option) on the table for designing comparison process as MSBA asked.

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

Mr. Carl Franceschi of DRA summarized Matrix of Options, Design Options-Base repair through new construction, 5 Different Enrollment Options [1,250 students up to the highest of 1,722 considerations] and conclusions.

Matrix of options were covered and reviewed. Substantiation as well as documentation & DRA's recommendation of preferred solutions was reported on in detail.

The four graphics were quickly run over once again in detail to refresh Building Committee.

**C.3-**Wooded hillside, new access, all of existing would remain undisturbed. Rectangular 3 floor building. Have new athletic fields along with saved/reserved fields. All fields basically on one level. Reiterated. Rink possibly up where current football field is.

Six Major Reasoning's of C.3 options being preferred is as follows:

Educational/Costs/Disruption/Flexibility/Maintenance/Site.

Long term value is a plus—very few temporary costs involved. Traffic will also be separated from Breakheart reservation which is a great plus. Multiple entrances. Parking abundance.

Additional tennis courts. New access coming in from Farm St running all the way around school then to attached back to Hemlock Road. Great services entrances in the back of school for motor shops, etc. Also a Maintenance building. Shops will be in close proximity to classrooms.

LEED Scorecard is what is in process of now for Cost-Green Sustainable Building. –Need to meet the minimal level of the points required (40), noting we would like to head on to 10 more points to hit SILVER STAGE and then 2 additional reimbursement points \$\$ will be obtained.

Operation Cost savings will be significant as well.

Have for each building option as well as each enrollment options.

The process of group “Upcoming Meetings” that will be taking place were informed; 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.

The floor was opened for questions. Many questions were fielded.

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- December 10, 2020

VII. Vote to Adjourn

**MOTION:** Ms. Dymment moved the School Building Committee meeting adjourn.

Ms. Davis 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 @ 6:40 pm.

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