

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

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

February 11, 2021

**I. CALL TO ORDER**

Chairman Theodore Nickole called the School Building Committee Meeting to order at 5:30 p.m. in Person and on Virtual/Zoom.

**Present**

Theodore Nickole  
David DiBarri  
Deborah Davis  
Judith Dymment  
Michael T. Wall  
Brittany Carisella  
Peter A. Rossetti  
James J. Holland  
Anthony Caggiano  
Carla Scuzzarella  
James Picone  
Joseph Capraro  
Robert O'Dwyer  
Brant Snyder  
Patricia Cronin  
Larry Means  
Ward A. Hamilton  
Robert S. McCarthy  
Melissa Jannino-Elam  
Stephen Maio  
Joseph Papagni  
Patricia Dulong

**Absent**

**Others Present**

.Kevin Nigro	PMA Consultants, LLC
.Anthony LoPresti	PMA Consultants, LLC
.Joseph DeSantis	PMA Consultants, LLC
Carl Franceschi	DRA Architects
Vladimir Lyubetsky	DRA Architects

Chairman Nickole opened the meeting, welcomed all, and reported regarding the agenda for tonight.

II. Prior Meeting Minutes-January 21, 2021-Discussion and Vote to Approve –  
**MOTION:** Ms. Davis moved the Building Committee approve the January 21, 2021 Minutes of the Building Committee Meeting, as presented.

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

and the motion carried

**SO ORDERED**

Chairman Nickole passed the floor to PMA Consultants for informing on updates and full presentation.

- III. Discussion Topics  
a. OPM Update: PMA  
1.) PMA to present -  
A.) Budget Update  
B.) Schedule Update  
C.) CM@R Update

Mr. Kevin Nigro, PMA noted that full Presentation will be available to all on the School Building Website in detail informing that this is important for full transparency and for others not able to attend monthly SBC meetings to be privy to what happens behind the scenes.

Mr. LoPresti, PMA-Presented a synopsis of what will be covered at tonight's meeting (all stipulated within the SBC Meeting PowerPoint Presentation dated 02/11/21), importantly noting that all is precisely on schedule as on the Key Project Milestones/Schedule. Currently on Module #4-Beginning Schematic Design which will continue to approximately August 2021. Steps within MSBA Module #4 should happen on point with the School Building Committee approving the SD/DESE package, submittal of SD/DESE to MSBA @ MSBA FAS meeting and onto the MSBA Board of Directors for approval of Project Scope and Budget (approx. Aug '21). Many details were put forth.

Full Budget update was presented as well as the ongoing and anticipated MSBA reimbursement.

Mr. Carl Franceschi noted that there will be schematic design for presentation similar to the 3D illustration/mapping on the PowerPoint Presentation coming within the next month and following month. and the following month. This will give all a much clearer idea of what the building will look like not only on the exterior but within each floor of the building interiorly as well. Costs will be broken down as well and stipulated.

b. Design Update: DRA -

- 1.) Review MSBA Preferred Schematic Report comments.
- 2.) Discuss 02/11/2021 MSBA Board of Directors meeting.
- 3.) Discuss Schematic Design process.

Mr. Carl Franceschi, DRA –Reported that architectural consultant meetings will be covering all aspects of detailed next steps within the next few months. Parking situation/flow routes will be discussed and determined in detail, drainage/wetlands (we will be working w/Conservation Comm.), geotechnical investigation, etc.

Much detail was put forth.

There will be a lot of technical issue consultations regarding the mechanical/electrical systems.

Mr. Franceschi noted as well that the Working Group session discussions will be brought forth to SBC meetings to come to keep all abreast. Also importantly reiterated was that ‘everyone’s input and ideas are welcome during this process’.

Mr. Franceschi also gave a quick recap of MSBA BOD meeting that was held earlier today (4 members)-MSBA Facilities Assessment Subcommittee (FAS). Confirmed Energy Efficiency & LEED Status/Clarified Circulation Flow/Acknowledged Space Summary Methodology Need sufficient justification/Reminded of Schematic Design Submission Requirement.

They reviewed Submittal and we got a general ‘positive reaction’. Appreciation was extended regarding- the proposed building Location, the Updated Education Program as well as the Floor plans. Some items requested to have followed up on were regarding the Parking location and proximity to Breakheart Reservation, Use of the Gymnasium, Site Drainage as well as the location of the PK Playground. We will get the information regarding all noted in the near future. Many other specifics and details were put forth.

We will end up with a very energy efficient school. Need a few more points in order to achieve the ‘Silver Status’.

The MSBAs review; it was voted on to approve our Preferred Selection Option and Authorized proceeding into Schematic Design Phase.

Reiteration of series of meetings to come: Weekly Project Team, Bi-Weekly Working Group, Monthly Building Committee, Administration/Faculty, Department Heads & Instructors, Advisory Committees, Community Outreach Meetings, Conservation Commission, Local Officials-Building, Fire, Traffic, DPW & DCR, and Security-Administration, First Responders.

Mr. Nigro addressed SBC and wanted it known that he was very impressed with how Mr. DiBarri handled passing on facts at the MSBA meeting, that Dave was astute and extended all with great transparency, he did an overall great job.

Mr. Nigro also asked if there are any SBC members with any architectural insite and would like to help finish the CM@Risk application which will be going to the Inspector Generals Office, this would be greatly appreciated. If anyone wants to volunteer to please stay after meeting and inform for Joe DeSantis and Anthony LoPresti to take a bit of a ‘Biographical’ architectural background and experience with CM@R.

The floor was opened for questions, thoughts, and comments.

Mr. Nickole informed that along with Dave, Carla and PMA he was able to visit PMA’s present building project of the newly (in process being built) Somerville HS; they were able to look at different types of building materials and exchange ideas which was a very informative tour. Ted

noted that it would be fantastic to be able to continue that type of site visitation for the ‘in-person’ experience of the building process and discuss any issues that they actually have come up-which could help tremendously when Northeast is in that phase.

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- March 11, 2021

VII. Vote to Adjourn

**MOTION:** Mr. Wall moved the School Building Committee meeting adjourn.

Mr. DiBarri 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 @ 6:24 pm.

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