

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

School Building Committee Meeting  
5:30 P.M. [VIRTUAL MTG. ONLY]

March 18, 2021

**I.     CALL TO ORDER**

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

Present

Theodore Nickole  
David DiBarri  
Deborah Davis  
Judith Dymont  
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-February 11, 2021-Discussion and Vote to Approve –  
**MOTION:** Mr. Rossetti moved the Building Committee approve the February 11, 2021 Minutes of the Building Committee Meeting, as presented.

Mr. Nickole 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. LoPresti, PMA –**

Presented a synopsis of what will be covered at tonight's meeting (all stipulated within the SBC Meeting PowerPoint Presentation dated 03/11/21).

Reiterated that all is precisely on schedule as on the Key Project Milestones/Schedule.

Also noted that full Presentation will be available to everyone on the School Building Website in detail informing that this is important for full transparency which is very important to our Communities as well as members not able to attend the SBC meeting.

Full Budget update was presented as well as the MSBA reimbursement of which has been received from the State.

Budget Update numbers were extended inclusive Contract Amount/Billed to Date/Remaining.

PMA Consultants, DRA (Base Contract amount) CDW (HazMat), LGCI (Geotech.), Nitsch (Traffic/Site Survey). Total Contract Amount \$1,827,121.00. Total Billed to Date \$924,193.86. Total Remaining \$902,927.14.

MSBA Reimbursement numbers were reviewed; Amount Submitted/Reimbursement Received/ Percentage totals. (Propay Requests). Total Amount Submitted \$828,730.00. Total Reimbursement Received \$524,917.00. Total Percentage 63.34%.

The next major milestone for the project will be seeking Project Scope and Budget (PS&B) approval at the August 2021 MSBA Board of Directors meeting in which if achieved, the 12 District Communities will be called upon to approve the budget for the project.

**Mr. DeSantis, PMA-**Design schedule will be towards July 2021 and within this particular meeting we will be asking the SBC to 'Approve Schematic Design DESE package' and aligning costs, costs estimate, etc. in hopes of obtaining as much as possible maximum Grant. Of note, hopes are that the MSBA highest bar is set (extra few weeks will help).

Kevin will go over some other scenario comparison of borrowed funds will go back to last months meeting.

All the way through close March 2027 closeout.

Answer of Town Mgrs. and mayors about timing funds, securing the funds and locking in.

Head of Marketing with PMA is working on a Facebook page for all updates in hopes of reaching more of an audience with this fantastic project.

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**Mr. Nigro, PMA** – CM2Risk Update; application has been submitted to office of Inspector General and we will be checking in on Monday regarding review.

Worked with District in following the guidelines/advertised for CM@R for circulation in this area-completed.

Application has been put out and have been received a number of interested firms of who we had expected.

Next steps: Preselection Committee & Prequalification Committee (outline on presentation & will be emailed in full)[see details to follow] to consist of five (5) members: 3 members representing school District: Mr. DiBarri, Mr. Nickole Mr. Picone, as well as Mr. Lyubetsky-DRA representative and Mr. LoPresti,-PMA representative.

Will be conducting site visitation for CM@R's on 04/19/21. This is for potential CM@R's to put together package and prove their interest. Questions then 4/30 proposals will be done. Meeting dates for prequal and preselect. Committee PMA will put together guidelines etc., broken up into selections minimum qualifications, etc.

Detail steps were putforth.

Then shortlist at least three CMR Interview scheduling/questions/interview package/ interview /rank/price proposal.

Consider price against interview for final ranking.

5/17 interview around.

Preconstruction services contract.

PMA will keep online profile with payrolls and certified payroll, etc.

Hoping to interview on/about 05/17.

Floor was opened for questions. Clarifications were extended.

Some exempt; moving/snow removal/except attached wall items/non-prevailing wage.

Mr. LoPresti noted that this will not be full amount in price proposal-- it will be % rate for fee/general conditions & requirements/Trade contractors and non-trade contractors when getting closer to construction. Full process cost will be determined.

A copy of the OPM Status Report will be emailed to each SBC member for reference.

- 1.) Vote to Proceed (with CMR)/Apply to the OIG for District approval to move forward with CMR method. **COMPLETE**
- 2.) Advertise-Request for Qualifications (RFQ) in the Central Register, State COMMBUYS system and place an advertisement in paper of local circulation. **UNDERWAY**

- 3.) Establish CMR Prequalification & Selection Committee-Reviewing/Evaluating responses to the RFQ & RFP that will be issued for CMR. **UNDERWAY**
- 4.) Request for Qualifications (RFQ)-Evaluation criteria for CMR services. [At least 3-firms must be prequalified then issued the formal Request for Proposals (RFP) and invited to bid]. Approximate dates can be found on OPM Status Report.
- 5.) Request for Proposals (RFP). “ “ “
- 6.) Select Appropriate CMR Firm. “ “ “

Of note, have four CMR so far who have interest in sending proposal.  
Many more details were extended.

**Mr. Franceschi, DRA**—Report encompassed an update regarding the following:

The Design-Aesthetics; Attractive & Welcoming, Reflects Educational Mission, Connects with Site Context & Reinforces Building Concept. Technical; Seek Longevity/Durability, Choose Sustainable Materials, Maximize Energy Efficiency & Optimize Daylight. Cost; Limit Costly Materials to Key locations, Seek Repetition to Reduce Cost, Optimize Speed and Ease of Construction, Consider Life-Cycle Cost.

The breaking up the scale of building (over 600' long) so possibly makes more sense to reorientate the notch to the front side—letting more sun and natural light into building which would be a plus.

Complete synopsis was shown regarding the floor plan. Details ensued.

Upper two floors essentially flipped from last time.

Aesthetics/technical/cost—Ven diagram in design & design issues.

Sustainable choices for the whole building.

Inspirational photos were shown on Presentation [Aspect of Nature/Site context/criteria]:

Breakheart Reservation inspiration photos—giving suggestions of materials for the outside of building. Stone/wood/copper (wood sustainability for wood substitute.)

Importance of introducing nature into the build so as the school will fit into its sight—tiered /intervened with nature recalling hillsides, etc.—but a clean look/clean lines. Small scale courtyards which recall regarding site.

Building Massing—Farm St entrance/positioning of the gym to make a statement etc./signage as well.

Buss dropoff reviewed/ building structure and breakdown. Up above academic, lower public Customer service entrance-Cosmo and/restaurant directly into the areas without fully interfering and/or entering educational sector.

Glass expensive and or less energy efficient than solid wall materials.

Proposed of two floor cafeteria—natural light importance.

Service areas in the back side of building. Also shows the exposed cut area elevation rock.

Interior views were deciphered for all as well.

Possible vegetative roofs on two levels.

Library Media center a lot of natural light.

Working on those interior spaces. Sharing all to you and working group.

All will be continuing to be developed, and Updates will be forthcoming.

Review of the development of school/athletic fields/Handicap accessibility path to fields—possibly bridge work/close to grade in order to not over excavate... path that is more naturalistic. Still working on to get to athletic field.

Road can be graded steeper for vehicles and a path for students and pedestrians should be much more safe and less blasting & will look more natural.

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. Franceschi noted that it would be important to post full presentation from tonight on to the School Building Project website for public to be able to view for input, etc.

Mr. Nickole informed that he and Supt. DiBarri were just recently discussing regarding the Breakheart Visitor Center post and beam scenario to be mirrored within the school somehow. This was such a fantastic job that Northeast students had an intricate part in building, and it would be great to meld that into the new building in some way.

Superintendent DiBarri also stressed of the importance of input from all SBC members as well as members of our 12 Communities to imperatively incorporate diverse/cultural and historic items/moments to prove reflective representation of all to implement within the new school building.

Mr. Nigro noted that it is exciting to see such an engaged owner and looks forward to the processes of this project.

IV. New Business-None

V. Public Participation-None

Floor was opened for comments

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- April 8, 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 @ 6:26 p.m.

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