

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

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

May 13, 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 Dymment
Michael T. Wall
Peter A. Rossetti
James J. Holland
Anthony Caggiano
Stephen Maio
Brittany Carisella
Ward A. Hamilton
Carla Scuzzarella
James Picone
Joseph Capraro
Robert O'Dwyer
Brant Snyder
Patricia Cronin
Larry Means
Robert S. McCarthy
Melissa Jannino-Elam
Joseph Papagni
Patricia Dulong

Absent

Anthony LoPresti

PMA Consultants, LLC

Others Present

Kevin Nigro
Joseph DeSantis
Carl Franceschi
Vladimir Lyubetsky
Walter Kincaid
James Conley
Neil Benner

PMA Consultants, LLC
PMA Consultants, LLC
DRA Architects
DRA Architects
Gilbane Building Company
Gilbane Building Company
Gilbane Building Company

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

II. Prior Meeting Minutes-April 8, 2021-Discussion and Vote to Approve –

MOTION: Ms. Davis moved the Building Committee approve the April 8, 2021 Minutes of the Building Committee Meeting, as presented.

Ms. Dymont seconded the motion,
Negative: Mr. Means
By voice vote.

and the motion carried

SO ORDERED

Larry Means wants on record that he would like a full print out of new building design. Many details ensued and is in high hopes that all will soon be in person to be able to view tangible details.

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

III. Discussion Topics

OPM Update: PMA

- 1.) PMA to present -
 - A.) Budget Update
 - B.) Schedule Update
 - C.) CM@R Update

Mr. Joe DeSantis, PMA – Took the floor and thanked Mr. Means for comments, notes that all concerns are legitimate and assured he will obtain printed itinerary and new building design for all.

A quick synopsis of agenda and the following highlights was put forth; Expenditure's report was noted (spent slightly over \$1.2 mil. so far and have been able to get back all from MSBA with our reimbursement rate of 63.34%), Schematic design phase is wrapping up and is slated for submittal to the MSBA in July [this is a very important step, details ensued], the **Construction Manager at Risk has been selected and brought on board-Gilbane Building Company** who assured they can bring us in "on schedule & on budget". {Process involved 4 submittals from CMR companies/submitted both price and nonprice proposals-prequalification and final selection was made} An extreme thank you was extended to the Prequalification and Selection Committees regarding their dedicated time in the proposal reviewing for key criteria, interviewing process and rating, and work that was put in. All went above and beyond.

IV. Discussion Topics (Con't.)

Design Update: DRA

1.) DRA to present –

- A.) Building Layout
- B.) Building Façade Design
- C.) School Building Committee Feedback

Mr. Carl Franceschi, DRA -- Reported and gave a synopsis of the 'new building design' which was created inclusive of input extended by all. The design incorporates a more compact footprint and is a four-story building with more advantages of implementing the space on the lower level (in back). It is closer to existing fields, taking advantage of the sloping site (belief of less blasting involved as well), one more usable courtyard, as well as an extravagant front 'feature' announcing the entrance of the school.

Mr. Franceschi gave full comparison to old design and stressed the more compact footprint. Many explanations for design reasoning ensued:

- Details of placement of each area was noted on.
- Importance of security was put forth in all aspects, service shop entrances around back and noting regarding the Cosmo and Culinary patron access being in front w/parking. Explanation ensued.
- Library and Media center over, and front viewed—Stacked over Administration/office.

A full explanation of all was put forth.

- The 2nd/3rd & 4th floor are all organized with Courtyard access.
- Career Clusters were all kept together.
- Traffic pattern was discussed and explained also noting that there is more parking in front. Most traffic will come & go from Farm Street/Hemlock will still be accessible and usable.
- There will be three entrances and each side of building was explained in full.
- Multiple drop off areas/flexibility.
- Natural light was stressed in each area.

Many virtual views were shown. Very inviting spaces. Stairs were intentionally oversized. There are elevators. Building works with the complete topography of the natural surface. Of note, height and length of complete design is all within conformance. Plans are for natural gas/heating to come into building—investigating Farm Street.

Superintendent DiBarri spoke regarding neighbor contacting. Stressed the importance of working with neighbors/abutters by staying transparent and keeping all in the loop and happy. Steve Maio was on the call as well and immediately got some great feedback from NW neighbors.

Look of building was improved without increasing the 'mass' of building. The Community is very important.

A thank you was extended to Steve Maio on behalf of his 'neighborhood banding'.

Floor was opened for questions.

Mr. Rossetti noted that he is very, very happy that neighbors were contacted. Informing that he has been on Planning Boards for years and commended all for reaching out which will make a tremendous impact. Mr. Rossetti also noted regarding a Water line—Farm Street waterline will be brought in and looped to be fed from two different directions. Breakheart will benefit from this as well.

Superintendent DiBarri informed that he has gotten an email from neighbors—Steve Miao will be getting dates together for the week after next hopefully--to meet continuously with them for an ongoing dialog. Of note, were waiting for the CMR to be on board, and now are all set.

Mr. Wall reiterated regarding being confused regarding how quickly the design had changed.

Mr. DeSantis stressed that DRA and members continued working around the clock to incorporate thoughts and suggestions of our last monthly meeting, which was an amazing feat.

Supt. DiBarri importantly noted that to save everybody time more meetings have been taking place. Schedule of Building monthly meetings may change and become more frequent (weekly and/or biweekly) for all to be kept abreast of what is going on.

Ms. Davis noted that all of opinions brought in (during last month's meeting-round table, gave the new scope for the new design, again stressing that new design addressed almost 'all likes and non-likes'. Again-an amazing task. Note was made to possibly go to twice a month possibly Mondays & Thursdays for SBC meetings as we move closer to actuality of building.

Floor was opened for introduction of Gilbane Building Company.

Walter Kincaid, Senior Project Executive

James Conley, Development/Preconstruction Manager

Neil Benner, Project Executive

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-June 10, 2021

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 @ 6:32 p.m.

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