

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

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

July 1, 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
Peter A. Rossetti
James J. Holland
Anthony Caggiano
Stephen Maio
Carla Scuzzarella
James Picone
Joseph Capraro
Brant Snyder
Patricia Cronin
Larry Means
Melissa Jannino-Elam
Joseph Papagni
Patricia Dulong

Absent

Judith Dymment
Michael T. Wall
Brittany Carisella
Ward A. Hamilton
Robert O'Dwyer
Robert S. McCarthy

Others Present

Kevin Nigro
Joseph DeSantis
Anthony LoPresti
Carl Franceschi
Vladimir Lyubetsky
Walter Kincaid

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

Chairman Nickole opened the meeting and welcomed all.

II. Prior Meeting Minutes-May 13, 2021-Discussion and Vote to Approve –

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

Ms. Davis seconded the motion,
By unanimous voice vote.

and the motion carried

SO ORDERED

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

III. Discussion Topics

OPM Update: PMA

1.) PMA to present – Kevin Nigro—Budget/new Regulations/Votte

A.) Budget Update

B.) Schedule Update

C.) Design Update DRA

a.) Discuss Schematic Design Updates including:

Building Design

Cost Estimates

School Building Committee Feedback

SBC to vote to approve the Schematic Design submission package and all documents included, and to authorize PMA/DRA to submit the Schematic Design submission package to the MSBA

Mr. Kevin Nigro, PMA informed on the full agenda for tonight's meeting and noted that budget will be reported on as well as some new regulations and most importantly the need for the vote of approval on submission package and authorization in complete to submit to the MSBA. Mr. Nigro then passed the floor on to Mr. LoPresti for synopsis/presentation.

Mr. Anthony LoPresti, PMA took the floor and a quick synopsis of Schedule/Key Project Milestones. We are very much on schedule as noted within schedule Module #4 Schematic Design, after tonight's vote of approval for submission and authorization next we present to MSBA and then on 08/25/21 the MSBA Board of Directors will vote on the Schematic Design Package.

And once again right on schedule and when all of that is done we will be heading into Module #5 for funding of the project process by late December 2021.

Budget Update synopsis was noted on; \$1.93 mil already contracted out, have billed \$1.54 mil to date and there is approximately \$340,000 more to bill through contracts.
MSBA reimbursement amount was noted on; amount submitted matches.
Reimburse \$974,000 amount will match up as well and all is line as expected.

Mr. Nigro informed that last Wednesday at the MSBA Board meeting, the MSBA saw fit to update their policy; reimbursement was updated with four changes. All was reviewed in detail. One change involved the square footage reimbursement which seems to be in our favor however three other adjustments that were made have another impact (on all within the MSBA pipeline); these “further caps” are all in effect immediately. Many details were extended. Therefore, we will have to work off of ‘estimated adjusted amounts’ as there will be gaps in amounts so we will present “within a range” for conservative thinking purposes. Contingencies may hit hard but we will be right on top of to inform on such. Mr. DeSantis is working very hard along with third party estimates, DRA and Gilbane with estimates due to these changes and will get a good range of project cost numbers and reimbursement numbers. Still waiting on a few clarifications from MSBA.

Mr. Nigro importantly noted that after School Building Committee vote tonight for the package submittal and prior to MSBA vote, we will be meeting with the FSA Committee to go over all specifics of budget and will fight hard for the District, have all our questions answered and will keep SBC all completely in the loop.

Mr. Nigro informed that Joe DeSantis has done a lot of leg work regarding Translations/Estimates/Value Management/Total Project Costs, etc.
We will not have an exact amount as it is continuously subject to audit.

Mr. Joe DeSantis, PMA took the floor and noted that he is looking forward to tonight’s vote to approve and authorize the Schematic Design & DESE Package for submittal-a major milestone. Have been very hard at work for all. Costs estimates from team of Gilbane our Contractor@Risk and Designer Estimator of Record RLB have been reconciled.

A full report ensued, with many details.

MSBA has a new total budget form to start the process (which will take approximately 6 weeks back and forth with MSBA) to get us to be able to then lock in our maximum MSBA Grant around the end of April ’22.

Total Budget Update slide was presented: Estimated District share to be between \$172-\$177M.

Mr. DeSantis noted that the budget information provided is based on “probable cost estimate of record (Architect’s) with input from the CMR and OPM. All stipulated is subject to further review from MSBA.

Mr. DeSantis reiterated regarding the MSBA updates in their policy; noting once again there are a few outstanding questions they are awaiting clarification on.

But overall is very happy to announce all is trending in the correct direction as well as the full Project heading in the “right direction”.

Mr. Carl Franceschi, DRA -- Reported and gave a synopsis in regard to what has been going on the past few weeks;

- Continuing to have regular Design Team Meetings-School, local Officials, Police, Fire & Security.
- Community Meetings-Abutters & City of Chelsea. (Northeast Administration has also been meeting with Communities as part of Budget presentation and Project discussion)
- Finalized Schematic Plans & Building System Narratives-the whole Team. (table of contents was covered and is available on power point presentation).
- Developed Preliminary Construction Cost Estimates.
- Reconciled & Refined Cost Estimates (Value Management)-two independent Cost Estimates and all-day sessions reconciling/Value Management concluding in a reduction in construction costs of 8-10% of which not unusual at this stage in project process.
- Prepared MSBA Schematic Design Submission materials- Much paperwork is being prepared by Team for backup material for Submittal.

Mr. Franceschi is very happy to report all on back on Budget.

There are 3 basic items that MSBA is looking to for making Agreement/Project Funding with District: Scope, Budget and Schedule of Project.

Many details were reported on.

Of important note, all is still in electronic form but it will be printed out for State as well as District.

Mr. Franceschi's report ensued; Site plan was covered in full, site furnishings were looked at as well as touching on consideration to keep lighting on football field, etc. which should save in the long run.

Change orders will let us track, etc./landscaping curbing/No layout or design changes.

Building massing is still the same, overhang discussion, many details were noted on.

Elevations/floor plans-one subtle change is change from wavy wall for cost efficiency.

Special Education allotment was noted on for DESE.

Shops and the many different types of spaces were explained [Room Data Sheets]. Note was made that some of the amounts of glass were reduces as well for cost efficiency (as glass is very expensive). Safety equipment was also noted on (Ch 74 & DESE) Equipment listing, safety equipment/Schematic plans, all will be listed.

Also reviewed all energy systems.

Mr. Nigro informed that there is great teamwork going on behind the scenes inclusive of Mr. Franceschi, Mr. Lyubetsky and their team met with Mr. Nickole, Supt. DiBarri and Principal Scuzzarella as well as each Department Head to refine all areas.

Floor was opened for questions.

Cafeteria size and servicing was clarified on.

Mr. Franceschi noted that it is designed to accommodate 1600 students in 3 different shifts (533 seats) with enough serving area to accommodate. Also noting that there is patio area.

Culinary Arts area can also accommodate 40 patrons for dining at once with also potential patio dining in that area as well.

Mr. Franceschi concluded his report by summarizing the Construction Cost (to be part of Submission):

- **Construction Cost Budget (per PSR submission):** \$243.6M (\$630/sf).
- **Preliminary Construction Cost Estimate:** \$265.5M.
- **Value Management** process: \$22M cost reductions.
- **Current Schematic Design Construction Cost Estimate:** \$243.6M.

Of note: Costs noted above are “Construction Costs”, there are a number of line items that will be added to this to then get us to our “Total Project Cost”.

Assurance was put forth that probable cost estimates stay true and will not go over the \$177M.

Mr. Nigro informed that since all of the information has been put forth at tonight's meeting and if all are in understanding, he is now asking the School Building Committee to vote for approval of the Schematic Design and DESE submission package and all documents included, as well as to authorize PMA/DRA to submit the Schematic Design and DESE submission package to the MSBA.

MOTION: Ms. Davis moved the Building Committee approve the Schematic Design and DESE submission package and all documents included, and to authorize PMA/DRA to submit the Schematic Design and DESE submission package to the MSBA, as presented.

Mr. Nickole seconded the motion,
By roll vote #SBC1.

and the motion carried

Voting in the affirmative: Mr. Nickole, Mr. DiBarri, Ms. Davis, Mr. Rossetti, Mr. Holland, Mr. Caggiano, Mr. Maio, Ms. Scuzzarella, Mr. Picone, Mr. Capraro, Mr. Snyder, Ms. Cronin, Mr. Means, Ms. Jannino-Elam, Mr. Papagni,

Voting in the negative: None

Abstaining: None

Absent: Ms. Dymont, Mr. Wall, Ms. Carisella, Mr. Hamilton, Mr. O'Dwyer, Mr. McCarthy.

SO ORDERED

Of important note:

Mr. LoPresti and Mr. DeSantis informed that there are two documents needing Mr. Nickole, Supt. DiBarri and Ms. Davis' signatures for the MSBA submittal: one for Local Actions and one for Total Budget Worksheet. Details were worked out.

Community Involvement/Interest:

Mr. DiBarri informed that he is trying build up rapport and community involvement for Northeast and will be holding Public Forums. The first will be at the Revere Historical Society. Therefore, attempting to set up a date for this 'Public Forum' with Anthony LoPresti, PMA with Revere w/Anthony Caggiano at the Revere Historical Society within their historical building. Also, of note as well, Northeast students will hopefully be doing some electrical and carpentry work within that building which will also help publicize our regional school and the new school building.

Starting with Revere and will send all updates with emails and invitations.

The next group will include Anthony LoPresti, PMA with Melrose w/Mr. Hamilton, Stoneham w/Mr. Means and Wakefield w/Mr. Maio.

Supt. DaBarri stressed to hopefully have more in early September or late August to keep the public outreach rolling.

Mr. Rossetti volunteered Saugus for one of the Forums in September.

IV. New Business-None

V. Public Comment Period-None

VI. Schedule Next Meeting

Will be held monthly prior to Regular School Committee Meeting the second Thursday every month at 5:30 pm-6:30 pm. Of note, there may be a need to schedule sooner as things progress.

VII. Vote to Adjourn

MOTION: Mr. Rossetti 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 @ 6:17 p.m.

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