

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

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

August 19, 2021

I. CALL TO ORDER

Chairman Theodore Nickole called the School Building Committee Meeting to order at 5:30 p.m. within the library.

Present

Theodore Nickole
David DiBarri
Deborah Davis
Peter A. Rossetti
James J. Holland
Anthony Caggiano
Stephen Maio
Michael T. Wall
Ward A. Hamilton
Robert S. McCarthy
Carla Scuzzarella
James Picone
Brant Snyder
Larry Means
Melissa Jannino-Elam
Joseph Papagni
Patricia Dulong

Absent

Judith Dymont
Brittany Carisella
Robert O'Dwyer
Joseph Capraro
Patricia Cronin

Others Present

Kevin Nigro
Joseph DeSantis
Anthony LoPresti
Carl Franceschi
Vladimir Lyubetsky
Bob Brooks
Andrew Witcomb

PMA Consultants, LLC
PMA Consultants, LLC
PMA Consultants, LLC
DRA Architects
DRA Architects
Citizen/Community neighbor
Citizen/Alumni

Chairman Nickole opened the meeting and welcomed all.

II. Prior Meeting Minutes-July 1, 2021-Discussion and Vote to Approve –

MOTION: Mr. DiBarri moved the Building Committee approve the July 1, 2021, Minutes of the Building Committee Meeting, as presented.

Mr. Nickole seconded the motion,

and the motion carried

By voice vote.

Negative: 1

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 –

A.) Budget Update

B.) Schedule Update

C.) MSBA Update

Mr. Anthony LoPresti, PMA took the floor and gave a quick synopsis of the full agenda for tonight's meeting. Mr. LoPresti reported that on a budgetary/contract-wise standpoint all is looking great. Specific details and amounts, i.e. Contracted amount, Billed to date/remaining as well as MSBA Reimbursement percentage were covered in detail on the Powerpoint Presentation (which is also available on the Northeast Building Project website).

Schedule-wise Mr. LoPresti informed that we are right on point as well with the Key Project Milestones; Last month (7/21) the submittal of the Schematic Design Admissions package/DESE went to the MSBA. MSBA Facilities Assessment Subcommittee meeting will be taking place and then on August 25th the MSBA Board of Directors meeting is the moment of getting approval on the Project Scope & Budget which will lock in our 'project and grant'.

Mr. Joe DeSantis, PMA took the floor and again reiterated we are on point within MSBA Module \$4 Schematic Design phase stipulated in schedule chart/key project milestones. Also that next Wednesday we will be heading over to the MSBA for the Project Scope and budget approval. We were able to meet with the MSBA and successfully received anticipated grant which will result in a district portion of approximately \$176.2 mil.; happy to report we were able meet commitment of keeping within our margins.

All trending in the right direction, very excited for the 25th MSBA Board of Directors meeting which again will lock in our project.

Mr. DeSantis also reported that they have met the MSBA Project team for our next upcoming phase.

2.) Design Update DRA

A.) MSBA Schematic Design Submission Comments/Team Responses

B.) Building Design

C.) School Building Committee Feedback

D.) Potential Subcommittees

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

- Design Team Meetings-School, local Officials, Police, Fire & Security
- Submitted Schematic Design to MSBA-successfully submitted.
- Met with Facilities Assessment FAS-Meetings/discussions help them understand how current design differed from first design (submitted in February) and reasoning behind changes and its impact. Agenda for meeting encompassed; Schematic Design Comparison to Preferred Schematic Design/Project Impacts-Program, Budget, Schedule/Next Steps-Abutters & Community outreach, & approvals. Delineation of new footprint of building and its benefit environmentally, etc. was fully discussed and importantly noting that we stayed within the same scope. Went from 3 story building to 4 story which shrinks footprint beneficially, many details were extended. Mr. Franceschi reported that we did get support from the State in all avenues, and we have stayed consistent with Education Plan.
- Had Discussions with MSBA Staff-Informed on future submittal expectants (3 more submittals will be done-full explanation ensued).
- Received MSBA Review Comments-Building Orientation & configuration, Security & Access Control, Parking calculations, Total Project Budget-eligible, ineligible, & Future submittals.
- Responded to MSBA Review Comments
- Begin Design Development Phase-Transitioning perfectly. Next Steps; Detailed Design of Key Areas, Building Systems, & Materials/User Meetings with Administration, Key Personnel & Building Committee/Community Outreach/Building Committee Subcommittees.

Mr. Franceschi reiterated that the MSBA BOD is meeting next week—reviewed schematic submittal and now will be approving project.

Mr. Franceschi informed also that there are a few key areas we are looking at for additional design; Lobby areas/entrance areas, look at precedence of materials (renderings & supporting information of previous projects for references), auditorium details, cafeteria space details, etc.. Shop details-layout and flow, as well as equipment preference. Costs are at assumption level—but still have flexibility and samples of materials will be produced for everyone's input.

IMPORTANT: Welcoming any and all feedback, ideas, samples, etc. for material suggestions and support in any area. **“Community outreach and involvement is of utmost importance.”** SC to authorize borrowing then it goes to MSBA—approval is each Community.

Superintendent DiBarri asked for any input Committee members have regarding Community outreach for awareness, etc. Need to get all of the information out as soon as possible. More direct contact is very much needed for all of Town/Cities constituents.

Supt. DiBarri importantly noted that we are in a crunch time and it is very, very important to make as many people in our 12 communities completely aware of our project for support.

- Mr. Hamilton spoke noting the Website, and social media like FaceBook have been a great way to share information. Mr. Hamilton stated that two key elements for awareness especially to City Council are being ‘proactive’ and ‘transparent’. He informed that we will be put on the Melrose City Council agenda to speak (Himself, Supt. DiBarri, & Administration)
- Mr. Caggiano shared as well that he met with the Revere Mayor who suggested a list of situations of ‘get-togethers’ his community has and was added us on the list. Mr. Caggiano informed that he met with representatives and have been able to interact and form a bond. He also has also reached out to Historical Society as Northeast will be incorporating some type of historical aspect within the new building representing each community. A Bocci game was set up (unfortunately was not able to attend) and heard it went very, very well-in attendance was; Superintendent DiBarri and some of Northeast Administration held at Revere beach-this was utilized as a great way to bond and conversationalize.
- Ms. Davis also shared that back a few years ago Northeast would do a ‘Woburn Day’ here at the school where City council, City Officials and the Mayor of Woburn were invited; met in the Board room, had open dialog, a tour of the school, and then ate at Breakheart Restaurant--this was an awesome way for awareness of why Northeast is so important and its encompassing trades. Therefore, this would be great to consider for each Community to have an individual ‘Community Day’ possibly in Fall. Ms. Davis informed that it is a great way to point out Northeast's great achievements but also making all aware of the desperate need for a new building. Ms. Davis also noted to utilize ‘Alumni’, as they will usually be in attendance of City/Town meetings.

Supt. DiBarri informed that he is setting up as well with Town Managers, Mayors and FinCom for a great day/sharing forum.

Chairman Nickole also stipulated “that if anyone knows of any problems arising with Communities thoughts, to please bring it forward as soon as possible so that we are able to address and/or clarify”.

Superintendent DiBarri noted that we need to make up a schedule as to when to meet with each Community at the City/Town Meetings and/or Special Meetings—to present.

- Mr. Means noted that Stoneham has a first Monday in October meeting. Suggestion was made to set up a ‘Stoneham Day’ as soon as possible for a more favorable impression.

Chairman Nickole suggested that extra copies of the new School rendition plans be placed in the foyer of each City or Townhall.

- Mr. McCarthy expressed how important the “exact wording of motion” will be. [This will most likely be exactly the wording of the motion taken next month here at the Full School Committee meeting.]

Supt. DiBarri reiterated that all Northeast District Committee members should immediately start calling each City Council member of their district and spread the awareness.

- Mr. Rossetti again reiterated the suggestion of electronic campaigning.
- Citizen/Alumni Andrew Witcomb informed that many alumni and tradesmen are already members on Saugus Board and are aware and very involved. Community Television channels was also suggested as an avenue of awareness. Many other thoughts and suggestions were putforth.
- Mr. Wall noted to remind Communities that Northeast is their “Other Highschool”.

Mr. LoPresti informed that PMA is currently doing postings on each Communities Facebook page as well as ones run by citizens and notes that this has been a great way to get the word out. Invites/presentation/etc.

Link:

FaceBook.com/newNEMT

- Mr. Maio extended knowledge of FinCom process and spoke regarding the vote wording. Noting that there is a two-tiered process. Of important note he reiterated Community Boards need to be notified. September 9th Northeast will be voting; after that the 60 days starts. Many details were extended.
- Mr. Rossetti extended that another very important resource would be the Parents and/or Guardians of Northeast’s current student body as well as mentioned the alumni.

Mr. Franceschi concluded reporting by reiterating the need for interest for the formation of some Subcommittees;

- Community Outreach (All 12 Communities)
- Color & Finishest Committee
- Site Landscaping & Layout
- Funiture & Equipment
- Sustainability
- Others...

Of important note, these Subcommittee do not necessarily have to be persons from Building Committee. This would be a minimal commitment to produce great satisfaction for individual involvement.

Feedback from any and all Committee members as well as Citizens is always welcome.

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: Ms. Scuzzarella moved the School Building Committee meeting adjourn.

Mr. Rossetti the motion,
By unanimous voice vote.

and the motion carried

SO ORDERED

Chairman Nickole thanked all for attendance and input.

CONCLUSION OF SCHOOL BUILDING COMMITTEE

The Building Committee concluded @ 6:34 p.m.

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