

Northeast Metro Tech

Building Committee

DRA



PMA Consultants

Gilbane

November 10, 2021

Agenda

- SBC Vote to Approve Prior Minutes (08/19/2021)
- OPM/Designer Update
 - Budget
 - Schedule
 - MSBA/Project Funding Update
 - SBC feedback
- New Business

Budget Update

Northeast Metro Tech- Budget Update			
	Contract Amount	Billed to Date	Remaining
PMA Consultants	\$ 510,056.00	\$ 387,562.50	\$ 122,493.50
DRA (Base Contract)	\$ 1,075,000.00	\$ 1,075,000.00	\$ -
CDW (Haz-Mat)	\$ 19,547.00	\$ 18,073.84	\$ 1,473.16
LGCI (Geotech.)	\$ 99,318.00	\$ 86,388.50	\$ 12,929.50
Nitsch (Traffic/Site Survey)	\$ 176,440.00	\$ 161,040.00	\$ 15,400.00
Gilbane (Schematic Design Estimate)	\$ 50,000.00	\$ -	\$ 50,000.00
Totals	\$ 1,930,361.00	\$ 1,728,064.84	\$ 152,296.16
Northeast Metro Tech- MSBA Reimbursment			
	Amount Submitted	Reimbursment Received	Percentage
Propay Request #001	\$ 103,348.00	\$ 65,461.00	63.34%
Propay Request #002	\$ 131,385.00	\$ 83,219.00	63.34%
Propay Request #003	\$ 111,965.00	\$ 70,919.00	63.34%
Propay Request #004	\$ 237,087.00	\$ 150,170.00	63.34%
Propay Request #005	\$ 244,945.00	\$ 155,148.00	63.34%
Propay Request #006	\$ 97,222.00	\$ 61,580.00	63.34%
Propay Request #007	\$ 279,109.00	\$ 176,788.00	63.34%
Propay Request #008	\$ 176,070.00	\$ 111,523.00	63.34%
Propay Request #009	\$ 179,335.00	\$ 113,590.00	63.34%
Propay Request #010	\$ 87,969.00	\$ 55,719.56	63.34%
Anticipated Propay Request #011	\$ 79,634.50	\$ 50,440.49	63.34%
Totals	\$ 1,728,069.50	\$ 1,094,558.06	63.34%

Schedule/Key Project Milestones

Key Project Milestones



PMA Consultants



MSBA Module #2 <i>Forming the Project Team</i>	MSBA Module #3 <i>Feasibility Study</i>	MSBA Module #4 <i>Schematic Design</i>	MSBA Module #5 <i>Funding the Project</i>
<u>AUGUST 2019</u> OPM Selection	<u>JANUARY 2020</u> Begin Feasibility Study	<u>JANUARY 2021</u> Begin Schematic Design	<u>SEPTEMBER-DECEMBER 2021</u> SC vote to incur debt occurred on 09/09/2021
<u>JANUARY 2020</u> Designer Selection	<u>AUGUST 2020</u> SBC approves PDP Submit PDP to MSBA	<u>JUNE or JULY 2021</u> SBC approves SD/DESE design package	District notified the 12 sending communities of SC vote on 09/14/2021
	<u>SEPTEMBER 2020</u> SC approves Education Plan	<u>JULY-AUGUST 2021</u> Submit SD/DESE to MSBA MSBA FAS Meeting	12 sending communities need to notify District within 60 days from 09/09/2021 on their decision
	<u>DECEMBER 2020</u> SBC approves PSR Submit PSR to MSBA	<u>AUGUST 2021</u> MSBA BOD approves project scope & budget	12/23/2021 MSBA deadline for District to secure project funding
	<u>JANUARY 2021</u> MSBA FAS Meeting		
	<u>FEBRUARY 2021</u> MSBA BOD approves PSR		

Acronym glossary

BOD – Board of Directors (MSBA)
DESE – Massachusetts Department of Elementary & Secondary Education
Ed. Plan – Educational Plan
FAS – Facilities Assessment Subcommittee

ISS – Initial Space Summary
MSBA – Mass. School Building Authority
OPM – Owner's Project Manager
PDP – Preliminary Design Program
PSR – Preferred Schematic Report

SBC – School Building Committee
SC – School Committee
SD – Schematic Design

Updated 11.09.2021

MSBA/Project Funding Update



- MSBA Board vote on Project Scope & Budget (PS&B) on August 25, 2021.
- Deadline for the District to secure funding approval for the project per MSBA agreement is December 23, 2021
- District School Committee votes to incur debt on September 9th, 2021
- (60) day approval process commences per M.G.L. CH. 16 (D))
- Deadline for the (12) District communities to vote to disapprove their share of the project funding is November 8, 2021

MSBA/Project Funding Update



(10) of the (12) sending communities within the District either approved or did not take action regarding the School Committee's vote to incur the debt for the project. Chelsea and Saugus voted against their share of funding for the project.

<i>City / Town</i>	<i>Approval Action Taken</i>	<i>Status</i>
North Reading	Selectmen & Fin Com recommended; Town Meeting voted yes	YES
Reading	Fin Com Approved, Town Meeting voted yes	YES
Stoneham	Fin Com Approved, Town Meeting voted yes	YES
Wakefield	Selectmen & Fin Com Recommended, Town Meeting voted yes	YES
Woburn	City Council & Town Meeting Approved	YES
Malden	City Council Hearing Held- sent to Fin Com	No action - Yes
Melrose	Town Meeting - No action	No action - Yes
Revere	City Council - No action	No action - Yes
Winchester	Town Meeting ongoing- missed deadline	No action - Yes
Winthrop	Town Council - Approved	Yes
Chelsea	City Manager opposed, City Council Voted No	NO
Saugus	Selectmen , Fin Com & Town Meeting voted no	NO

MSBA/Project Funding Update



- With a failed vote, District School Committee can vote to move forward with other funding option, M.G.L. CH. 16 (N)- Popular Vote
- District would plan to meet with the town clerks from the (12) towns/cities to discuss process and potential vote dates.
- District would have to ask, and MSBA would have to approve, an extension on the current 12/23/2021 deadline for the District to secure project funding
- School Committee would vote date in which the District-wide popular vote would occur.
- Project team, District administration, and SBC members to review next steps regarding educational and factual community outreach in advance of the vote date.

LOCAL FUNDING PROCESS – 16(N) OPTION

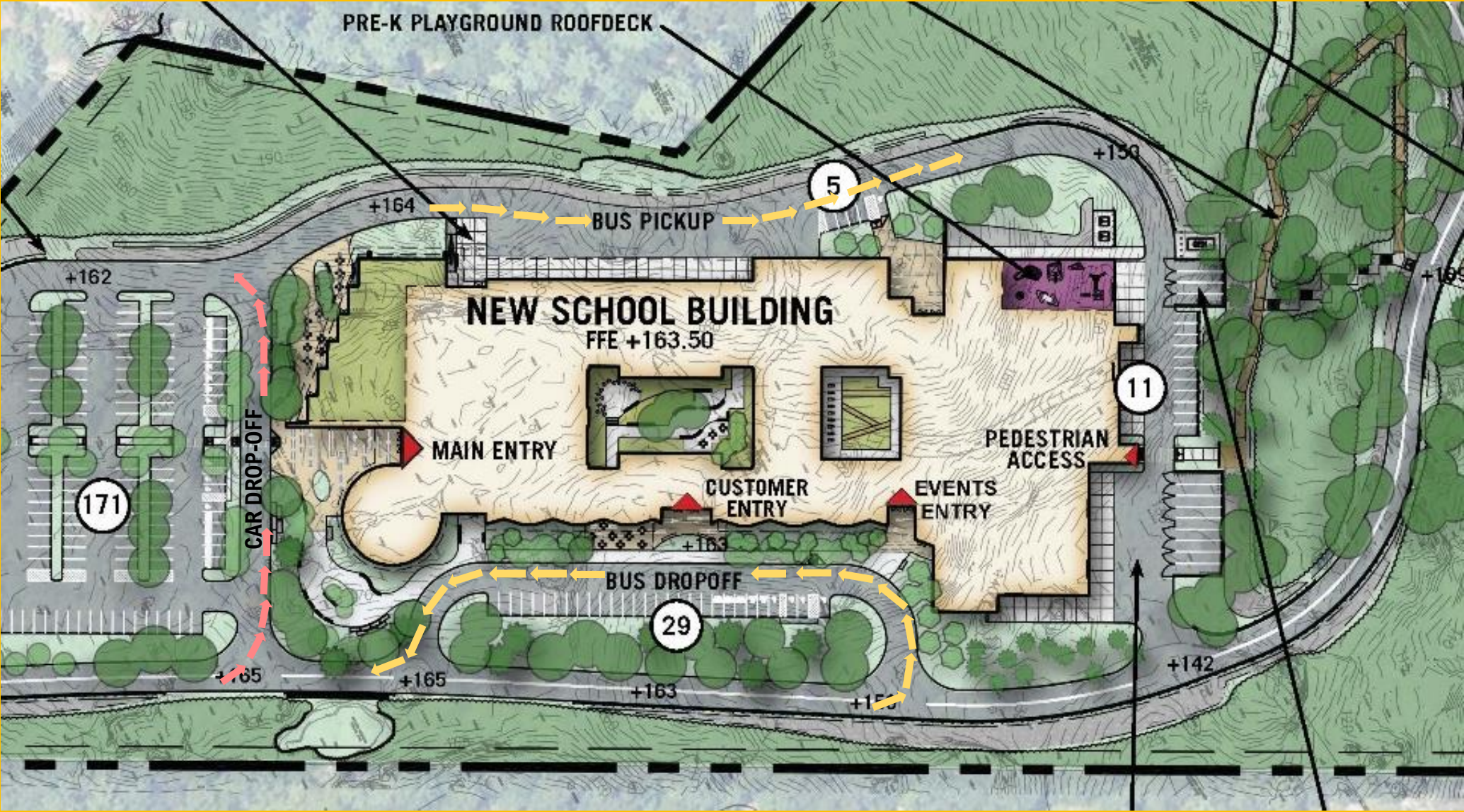
General Law - Part I, Title XII, Chapter 71, Section 16 (malegislature.gov)

(n) To incur debt for the purposes and terms specified in clause (d); provided that the vote of the district committee authorizing such debt is approved by a majority of the registered voters in the member towns voting on the question at an election called and held pursuant to the following provisions. The election shall be called by a warrant addressed to the registered voters in the member towns and signed by a majority of the members of the district committee which shall set forth the date of the election, the polling place or places in each town, the hours during which the polls are to be open and the question which is to appear upon the ballot. Notice of the election shall be given by posting a copy of the warrant attested by the secretary of the committee in at least one public place in each town and by publishing a copy thereof at least once in a newspaper of general circulation in the district, said posting and publishing to occur at least ten days before said election. A certificate of the secretary shall be conclusive evidence that the warrant was duly posted and published. The number and location of the polling place, or places, in each town shall be determined by the district committee after consultation with the selectmen thereof, and the hours during which all the polls in the district are open shall be uniform throughout the district and shall be not less than four nor more than eight consecutive hours. The district committee shall be responsible for preparing the ballots used at the election. The town clerk of each town shall certify the results of the election to the district committee. Except as provided herein the election shall be conducted in each town in the same manner as town meetings for the election of town officers. The expenses of the election shall be paid by the regional school district as an operating expense of the district; and if provision for their payment is not included in the budget for the year in which they are incurred, the district committee may use any available funds of the district or may transfer the sums required from appropriations included in the budget. The defeat of a proposal for incurring debt shall not prevent the resubmission of the same proposal as a new authorization.

Next Steps

- Detailed Design of Key Areas, Building Systems, & Materials
- User Meetings with Administration, Key Personnel, & Building Committee
- Community Outreach
- Building Committee Sub-Committees

Site Plan



SIONS/RESTROOMS
DING BENEATH
RANDSTANDS

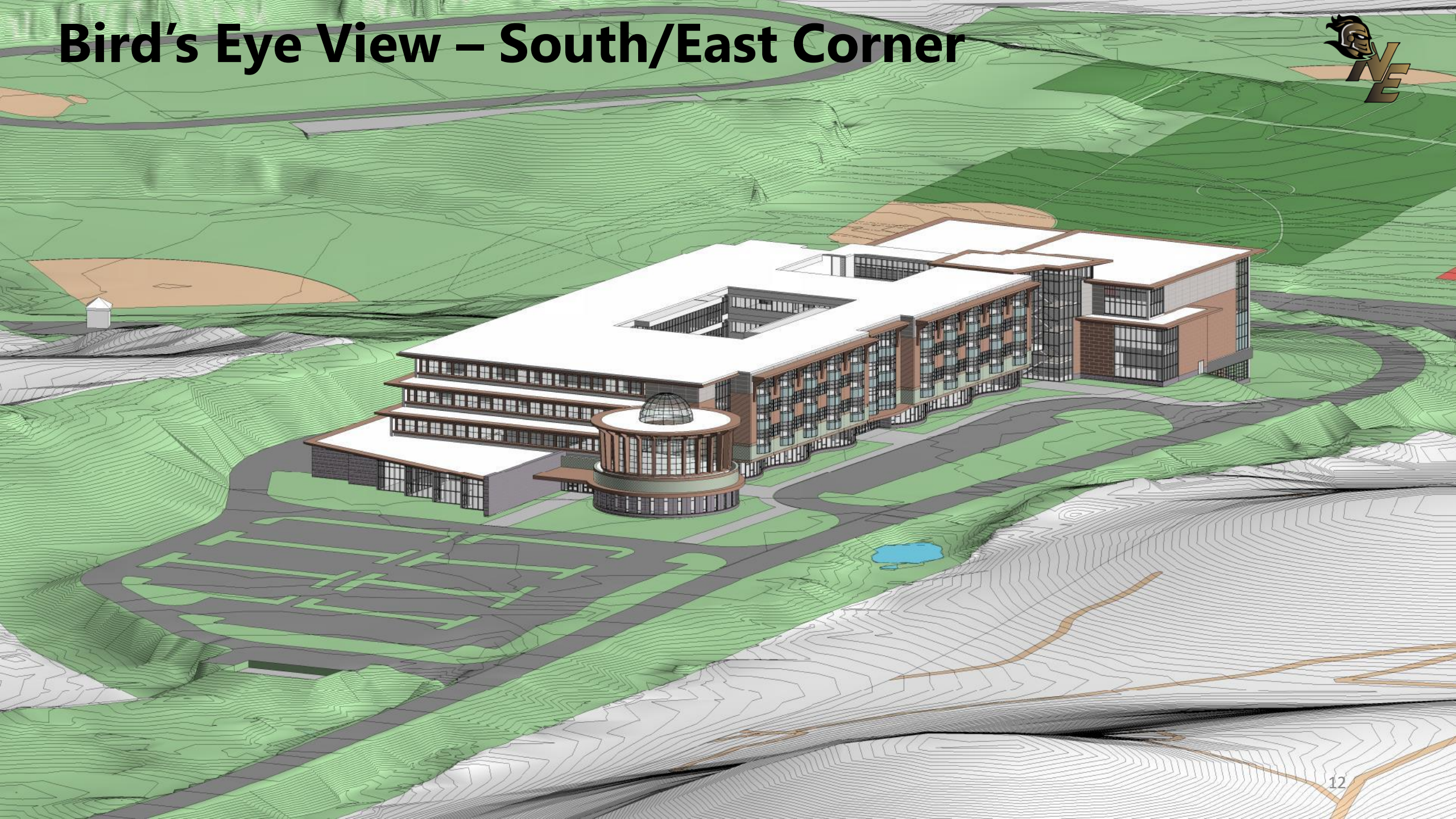
HIGH VOLTAGE POWER
UTILITY EASEMENT



AERIAL VIEW – LOOKING SOUTH



Bird's Eye View – South/East Corner





Front Entry Rendering



First Level - Floor Plan

Events Lobby – Second Floor



Potential Sub-Committees

- Community Outreach – all 12 Communities
- Color & Finishes Committee
- Site Landscaping & Layout
- Furniture & Equipment
- Sustainability
- *others...*

Discussion



Thank You!

NEMT

Education Plan

Highlights

- Create **Small Learning Communities** with a variety of spaces
- Configure shops into **Career Clusters**
- Flexibility for different learning styles including **Project-Based Learning**
- **21st Century Learning Environments** to encourage Collaboration, Creativity, and Communication skills
- Locate Shops in **close proximity** to Academic classrooms
- Provide **safe & secure access**, especially for public access shops
- Increase from **16 to 19** Career Tech programs & **increase enrollment**



Existing Conditions

- Building systems are beyond their useful life and do not meet current standards
- Building envelope is poorly insulated and energy inefficient.
- Many existing classrooms and shops are undersized and do not meet current standards.
- Building is not fully accessible.
- Vehicular access is limited to a single congested driveway shared with Wakefield High School.



Why a New School?

Highlights

- Provide **21st Century Educational Environment** that best matches the **Educational Plan**
- To expand **Capacity** to 1600 students and increase from **16 to 19** Career Tech programs
- Address long-term **facilities deficiencies**
- **Best value** of 30+ options studied
- **Minimize disruption** to on-going education





3

Third Level - Floor Plan



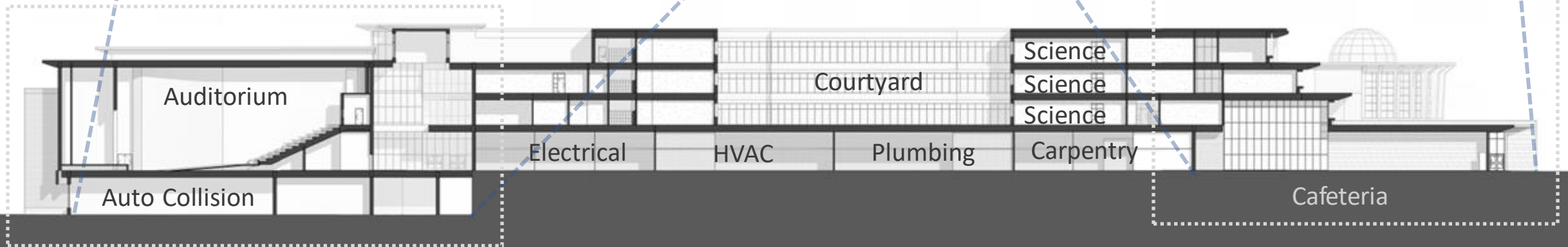
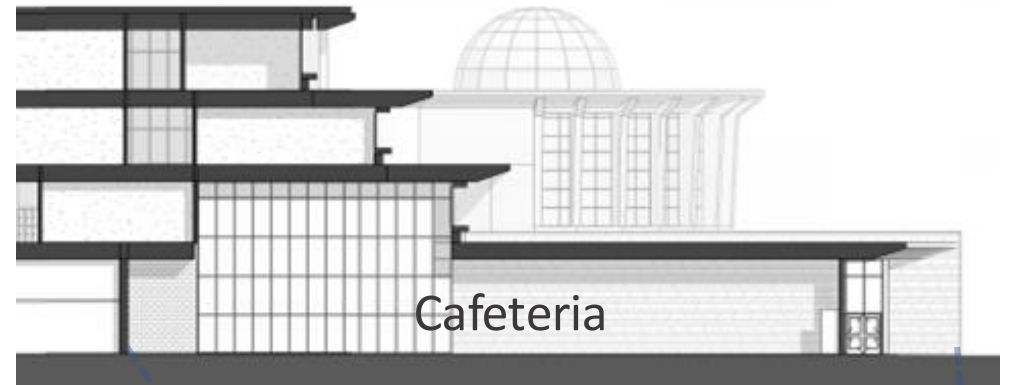
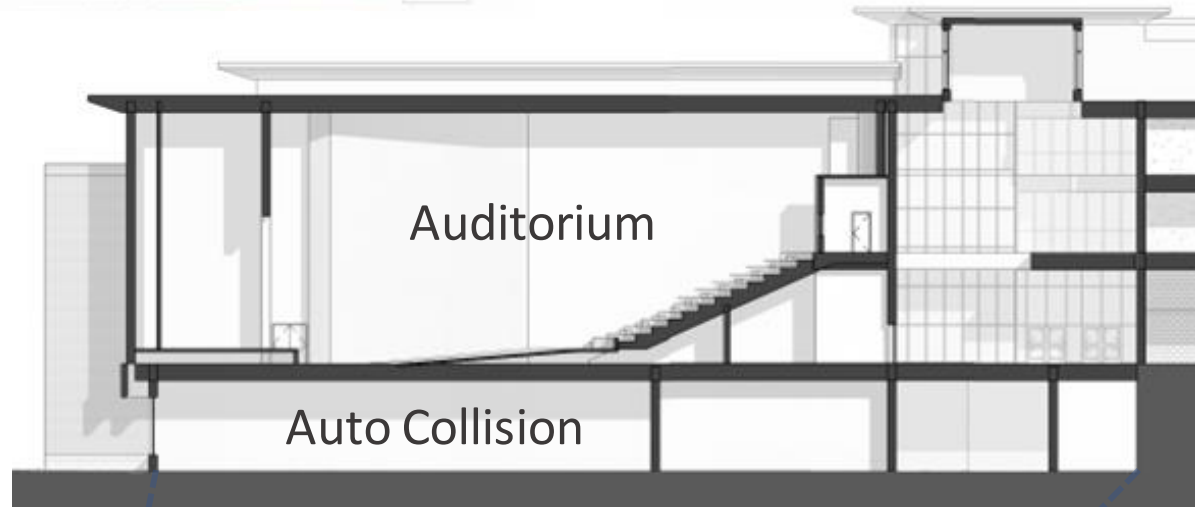
Fourth Level - Floor Plan



Department Legend

1.0 Core Academic	9.0 Medical
2.0 Special Education	10.0 Administration & Guidance
4.0 Vocations & Technology	11.0 Custodial & Maintenance
5.0 Health & Physical Education	12.0 Other
6.0 Media Center	13.0 Non-Programmed Spaces
7.0 Auditorium / Drama	13.1 Core
8.0 Dining & Food Service	13.2 Toilets





Building Sections



Contacts

Peter Frazier

Managing Director

54 Canal St., Suite 320

Boston, Massachusetts 02114

Phone: 617.619.4409

peter.frazier@hilltopsecurities.com

Kristy Tofuri

Director

54 Canal St., Suite 320

Boston, Massachusetts 02114

Phone: 617.619.4414

kristy.tofuri@hilltopsecurities.com



September 9, 2021 Meeting
Northeast Metropolitan Regional Vocational Technical School District
Wakefield, Massachusetts

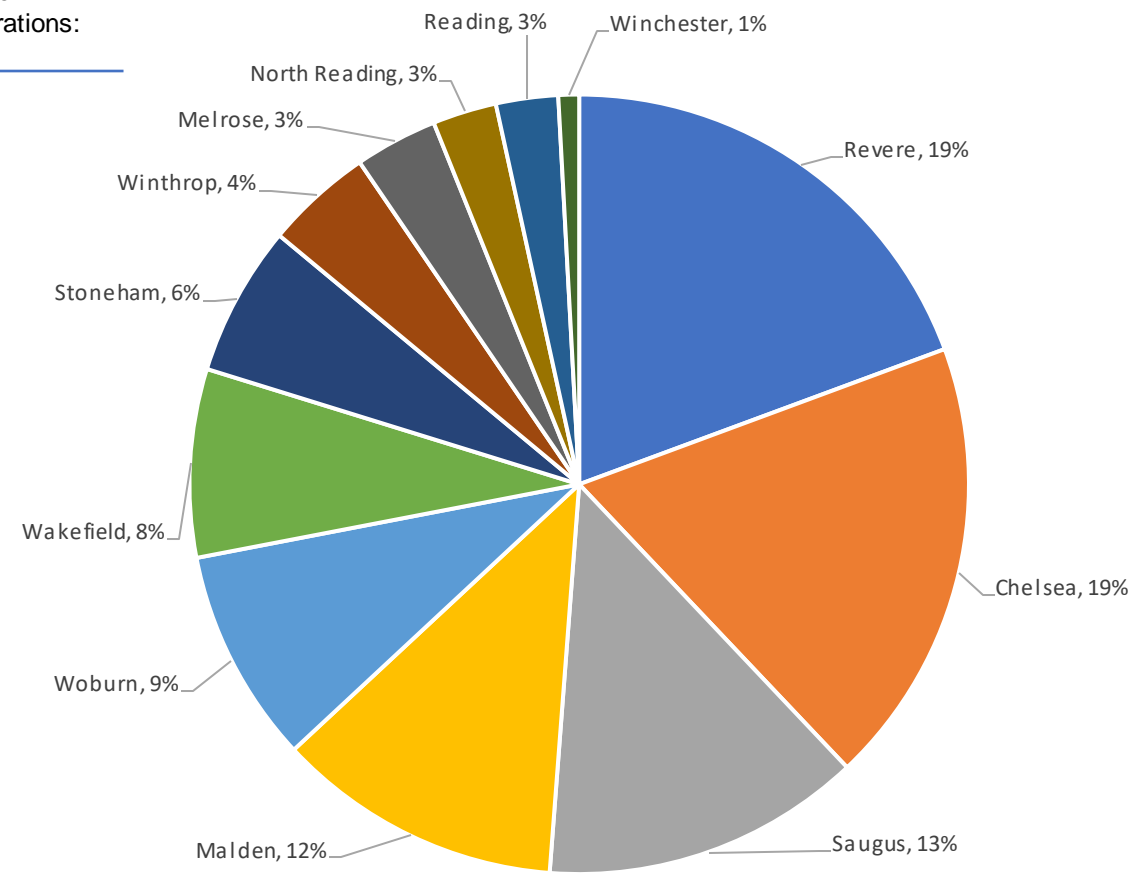
Debt Projection Summary: Assumptions (preliminary, subject to change)

- Estimated total project cost: **\$317,422,620**
- MSBA reimbursement level: **~\$140.8M (Plan 1A)** vs. **~\$110.3M (Plan 1B)**
- District's estimated local share: **~\$176.5M (Plan 1A)** vs. **~\$207.1M (Plan 1B)**
- 3 series of bonds issued over the next 4 years:
 - Bonds dated 2/15/2022
 - Bonds dated 2/15/2024
 - Bonds dated 2/15/2025
- BAN in 2026 to cover final MSBA holdback until project closeout
- Level Debt Service
- Interest rates assumed at ~2.0% above current rates (interest rate risk)

Member Municipalities: Enrollments & Proration of Debt Service

Model Page # References for
Projected Debt Service Prorations:

■ Revere	-pg. 17
■ Chelsea	-pg. 12
■ Saugus	-pg. 18
■ Malden	-pg. 13
■ Woburn	-pg. 23
■ Wakefield	-pg. 20
■ Stoneham	-pg. 19
■ Winthrop	-pg. 22
■ Melrose	-pg. 14
■ North Reading	-pg. 15
■ Reading	-pg. 16
■ Winchester	-pg. 21



Source: Enrollments for 10/1/2021 year provided by PMA Consultants.

Member Municipalities: Enrollments & Potential Local Share as of Sept. 9, 2021

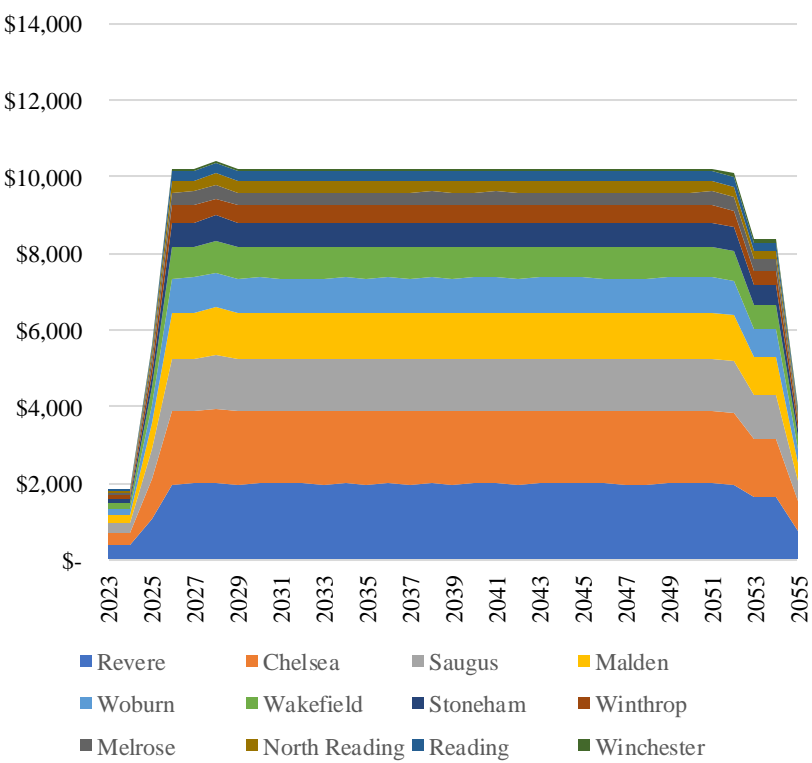
Town/City	Chelsea	Malden	Melrose	North Reading
Students at Northeast 10/1/2020	238	152	44	34
Local Share of New Northeast Metropolitan	18.58%	11.87%	3.43%	2.65%
Share of Total Project Costs @ \$317,422,920	58,974,732	37,664,534	10,902,892	8,424,962
Share of Local Project Costs @ \$176,570,701	32,805,485	20,951,402	6,064,880	4,686,498

Town/City	Reading	Revere	Saugus	Stoneham
Students at Northeast 10/1/2020	33	248	170	80
Local Share of New Northeast Metropolitan	2.58%	19.36%	13.27%	6.25%
Share of Total Project Costs @ \$317,422,920	8,177,169	61,452,661	42,124,808	19,823,439
Share of Local Project Costs @ \$176,570,701	4,548,660	34,183,867	23,432,490	11,027,054

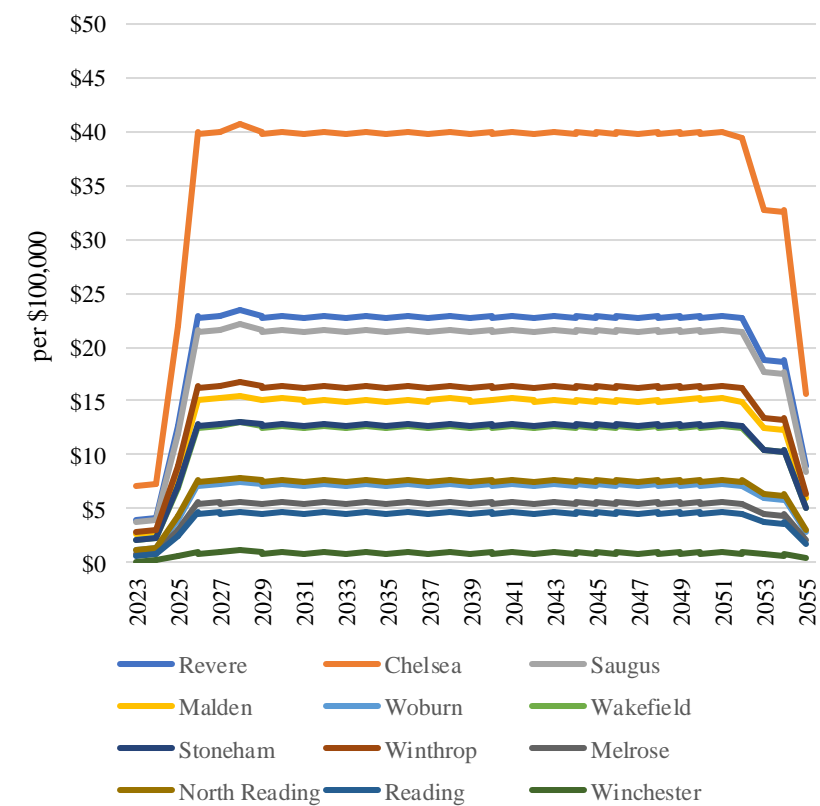
Town/City	Wakefield	Winchester	Winthrop	Woburn
Students at Northeast 10/1/2020	100	11	57	114
Local Share of New Northeast Metropolitan	7.81%	0.86%	4.45%	8.90%
Share of Total Project Costs @ \$317,422,920	24,779,299	2,725,723	14,124,200	28,248,401
Share of Local Project Costs @ \$176,570,701	13,783,817	1,516,220	7,856,776	15,713,552

Debt Projection Summary: Financing Plan 1A (~\$176M Net Cost)

Aggregate Debt Service (in \$1,000s)*



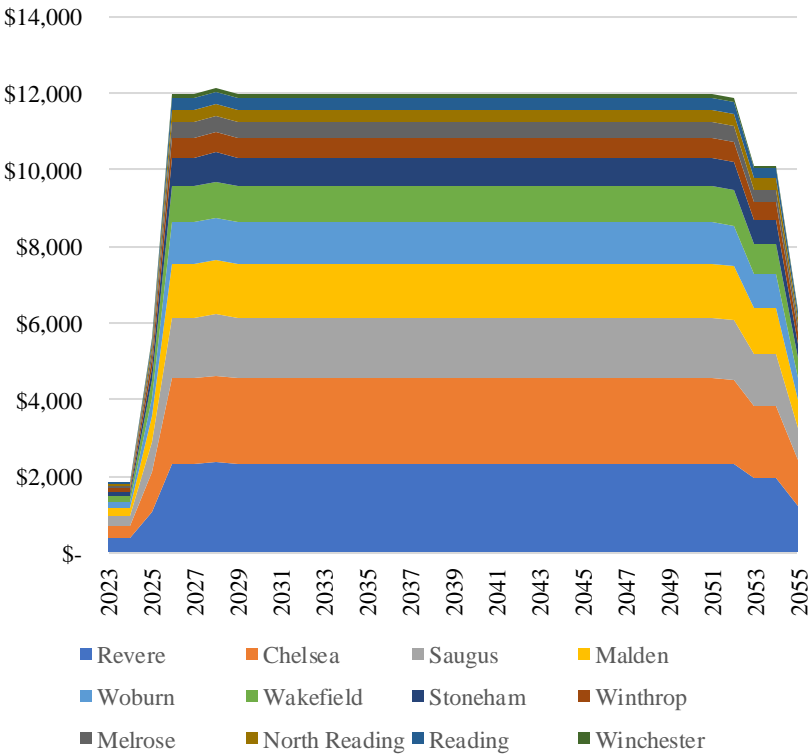
Tax Rate Impact (per \$100,000 Res. AV)*



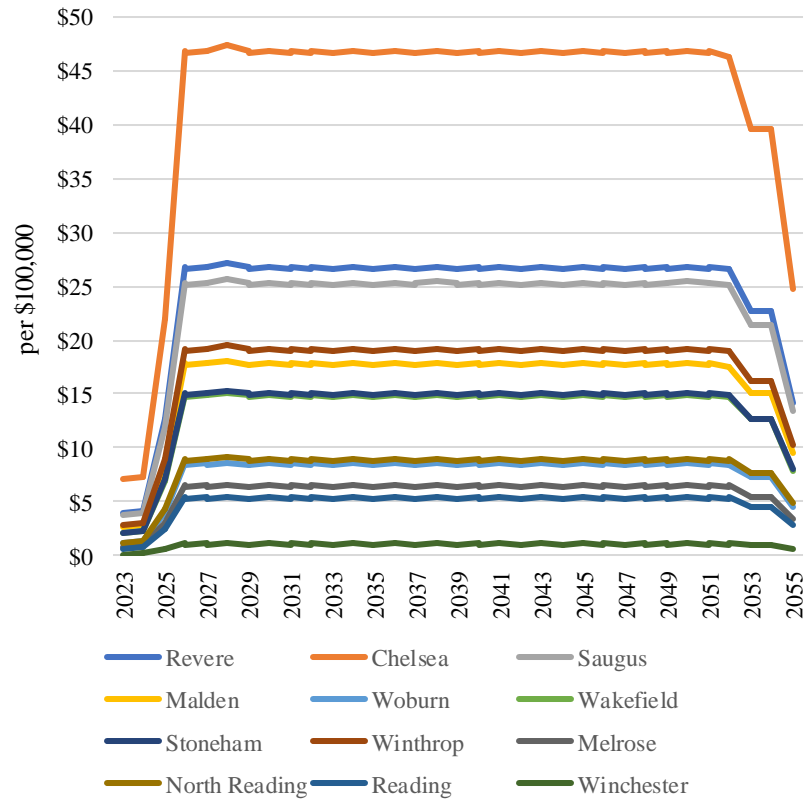
*For discussion purposes only, preliminary and subject to change.

Debt Projection Summary: Financing Plan 1B (~\$207M Net Cost)

Aggregate Debt Service (in \$1,000s)*



Tax Rate Impact (per \$100,000 Res. AV)*



*For discussion purposes only, preliminary and subject to change.

Vote Language

1. City

2. Town

Form of City Council Approval Order

Ordered: That the City hereby approves the \$317,422,620 borrowing authorized by the Northeast Metropolitan Regional Vocational School District Committee, for the purpose of paying costs of designing, engineering, constructing and equipping the New Northeast Metropolitan Regional Vocational School and related athletic facilities located at 100 Hemlock Drive in Wakefield, MA 01880, including the payment of all costs incidental or related thereto (the “Project”), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended at the direction of Northeast Metropolitan Regional Vocational School Committee; that the Town’s estimated share of the District’s debt for this purpose, exclusive of interest, and based upon current enrollments, is approximately \$_____, which amount will be reduced to the extent of MSBA grants received by the District, resulting in an estimated net share of principal allocable to the Town, exclusive of interest, of approximately \$_____; that the City acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities; provided further that any grant that District may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six and eighty-four one hundredths percent (76.84%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized by the District shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the District and the MSBA.

Forms of Article and Motion for Member Towns

Article ____. To see if the Town will approve the \$317,422,620 borrowing authorized by the Northeast Metropolitan Regional Vocational School District Committee, for the purpose of paying costs of designing, engineering, constructing and equipping the New Northeast Metropolitan Regional Vocational School and related athletic facilities located at 100 Hemlock Drive in Wakefield, MA 01880, including the payment of all costs incidental or related thereto (the “Project”), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended at the direction of Northeast Metropolitan Regional Vocational School Committee. The Town’s estimated share of the District’s debt for this purpose, exclusive of interest, and based upon current enrollments, is approximately \$_____, which amount will be reduced to the extent of MSBA grants received by the District, resulting in an estimated net share of principal allocable to the Town, exclusive of interest, of approximately \$_____. The MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities. Any grant that the District may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six and eighty-four one hundredths percent (76.84%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; or take any other action relative thereto.

Motion ____. That the Town hereby approves the \$371,422,620 borrowing authorized by the Northeast Metropolitan Regional Vocational School District Committee, for the purpose of paying costs of designing, engineering, constructing and equipping the New Northeast Metropolitan Regional Vocational School and related athletic facilities located at 100 Hemlock Drive in Wakefield, MA 01880, including the payment of all costs incidental or related thereto (the “Project”), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended at the direction of Northeast Metropolitan Regional Vocational School Committee; that the Town’s estimated share of the District’s debt for this purpose, exclusive of interest, and based upon current enrollments, is approximately \$_____, which amount will be reduced to the extent of MSBA grants received by the District, resulting in an estimated net share of principal allocable to the Town, exclusive of interest, of approximately \$_____ ; that the Town acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities; provided further that any grant that District may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six and eighty-four one hundredths percent (76.84%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and that the amount of borrowing authorized by the District shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the District and the MSBA.

Events Lobby – View from Entry



Events Lobby



Events Lobby Second Floor

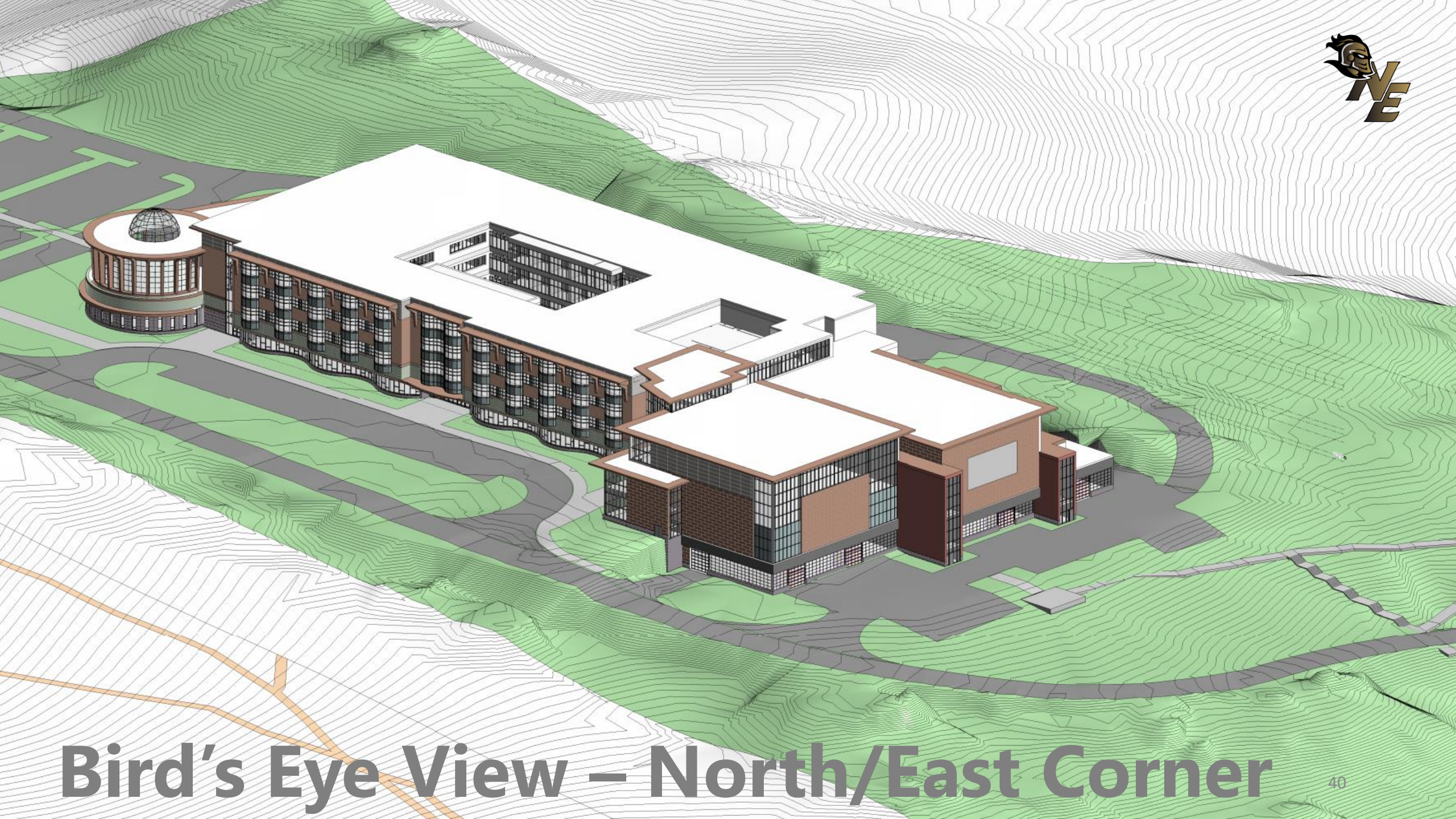




Auditorium



Cafeteria



Bird's Eye View – North/East Corner



Front Entry Rendering





Exterior View Towards Media Center, Classrooms, Culinary Arts & Cosmetology



Media Center



Context



Inspiration

stone



"wood"



copper



Terrazzo / Wood



Terrazzo



Terrazzo / Porcelain Tile



Sheet Vinyl Flooring



Resilient Carpet



Rubber / Railing

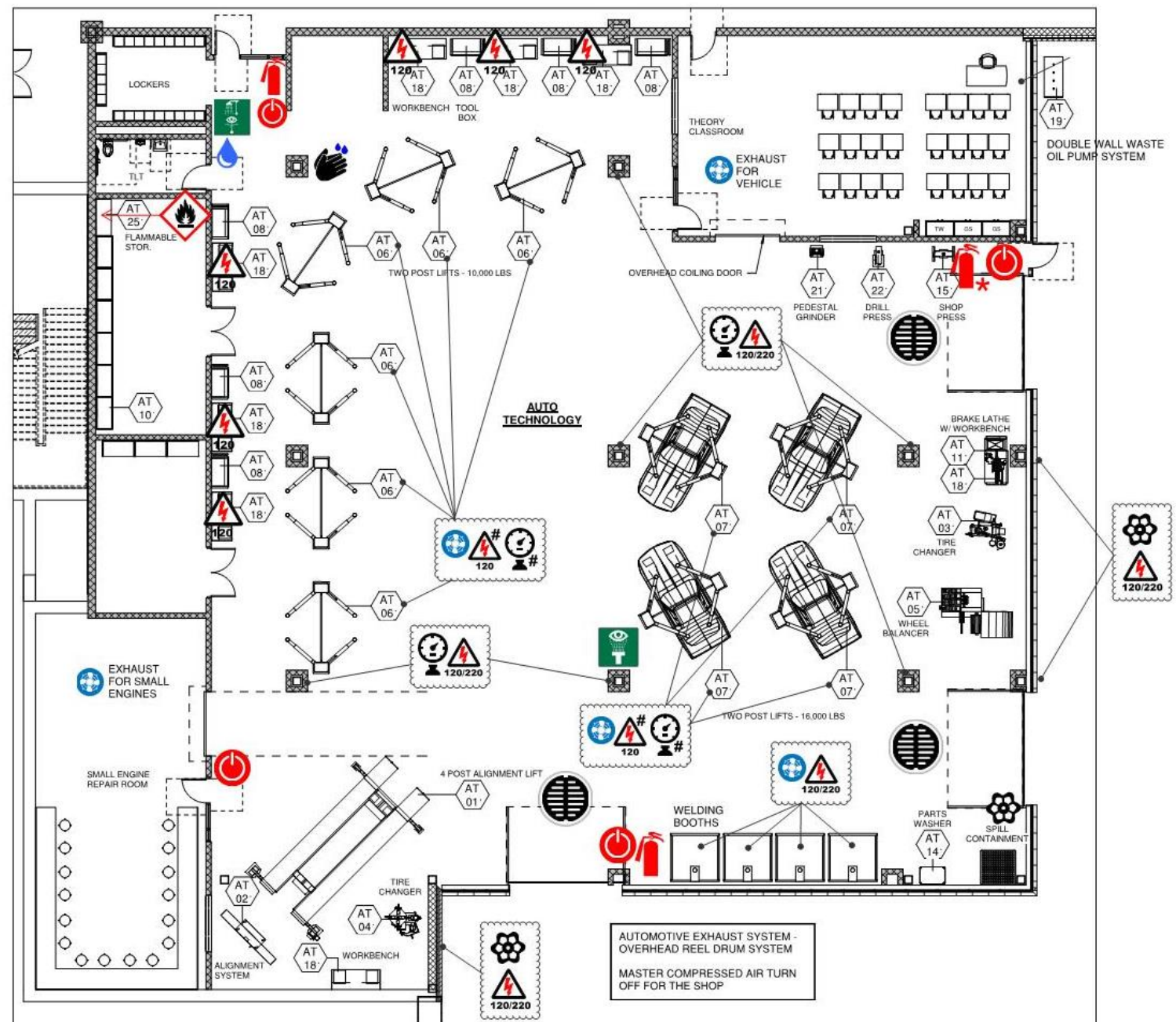


Rubber / Wall Tile



Linoleum

Room Data Sheets



Lobby



Precedents

Auditorium



Precedents

Cafeteria



Precedents

Automotive Technology



Precedents

Carpentry



Precedents

Cosmo



Precedents

Culinary



Precedents

MSBA Process

MSBA Module #2 *Forming the Project Team*

AUGUST 2019

OPM Selection

JANUARY 2020

Designer Selection

MSBA Module #3 *Feasibility Study*

JANUARY 2020

Begin Feasibility Study

AUGUST 2020

SBC approves PDP
Submit PDP to MSBA

SEPTEMBER 2020

SC approves Education Plan

DECEMBER 2020

SBC approves PSR
Submit PSR to MSBA

JANUARY 2021

MSBA FAS Meeting

FEBRUARY 2021

MSBA BOD approves PSR

MSBA Module #4 *Schematic Design*

JANUARY 2021

Begin Schematic Design

JUNE or JULY 2021

SBC approves SD/DESE design
package

JULY 2021

Submit SD/DESE to MSBA
MSBA FAS Meeting

AUGUST 2021

MSBA BOD approves project
scope & budget

MSBA Module #5 *Funding the Project*

FALL 2021

Local funding approval
deadline



PMA Consultants

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Updated 08.19.2021