

Introduction Narrative **01**

MSBA Board of Director's Visual Aids **01a**

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INTRODUCTION

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INTRODUCTION

This Schematic Design Submittal is being submitted to the Massachusetts School Building Authority (MSBA) to finalize the Schematic Design Phase. This submittal summarizes the process to date and presents the development of the scope, budget, and schedule for the proposed Northeast Metropolitan Regional Vocational High School.

This project was authorized to move into the Schematic Design phase after a vote by the MSBA's Board of Directors at their February 11, 2021 meeting.

The complete submittal for this project contains the materials required by the MSBA's Module 4, including the Department of Elementary and Secondary Education (DESE) Submittal, the Schematic Design Binder materials, Schematic Design Project Manual, and Schematic Design Drawings.

Summary of Preferred Solution

As presented and approved in the Preferred Schematic Report, the solution being developed for this Project calls for the replacement of the existing Northeast Metropolitan Regional Vocational High School with a new High School. The facility will consist of four structures:

- Main Building : approximately 380,000 SF
- Maintenance Building: approximately 2,000 SF
- Satellite Locker Building: approximately 6,000 SF
- Bleachers/Concessions/Toilets: approximately 1,800 SF

The C.3 option sites the new building on the undeveloped hillside area south of the existing school. This area is wooded with a significant amount of ledge outcroppings. The proposal calls for the creation of a flat building pad through a mass blasting operation in an early site enabling phase. The pad would be large enough to accommodate the footprint of the four-story building with related service area, car & bus drop-off areas, and related parking.

The proposed building is organized in clusters with academic areas in close proximity to career technical areas on each floor as called for in the Educational Program. Also, the large public assembly areas of the Auditorium and Gymnasium are clustered at the north end of the building adjacent to the events entrance and separated from the academic areas to the south.

The first floor houses the administration area adjacent to the main entrance, along with the Cafeteria, and the career technical shops of the Construction cluster and the Early Education program. There is also a secondary “customer entrance” providing direct, but limited access to the Culinary Arts restaurant and the Cosmetology salon.

At the south end of the building is the car drop-off area and visitor parking with direct access to the Main entrance. A separate bus drop-off loop is on the east side of the school.

The upper three floors are configured around an exterior courtyard constructed on top of the high-bay shops. Each floor houses a “small learning community” (SLC) as called for in the Education Program and consists of low-bay CTE shops on the west side and general academic areas on the other three sides of the courtyard. Each SLC has large and small classrooms, science labs, and breakout collaborative areas; and are supported by teacher planning, guidance, and administrative offices.

The north end of the building steps down following the natural topography of the site. This lower level houses the Transportation cluster, weight room, and support spaces.

Project Stats

- Career and Technical High School Serving Grades 9 through 12.
- Site Acreage: 2,572,109 SF / 59.04 Acres
- New Main Building Construction: approximately 380,000 SF
- The construction delivery method approved by District is Construction Management at Risk (CMR), Chapter 149A. Gilbane Building Co. selected as CM-R

Overview of Community Outreach *(since Preferred Schematic Report submission on December 23, 2020)*

Community Support is an important consideration of this project. The school is sensitive to the varying concerns of the 12 member communities in its regional district as well as their Wakefield abutters. To keep the neighbors, citizens, and local officials informed of the Project, the District has:

- Maintained a comprehensive project website linked to the Northeast Metro Tech home page. This site has a record of project meetings, key project documents, and a schedule of key milestones & upcoming activities.
- The Superintendent and District leadership has begun the process of visiting all 12 towns to update community leaders on the Project's status and to respond to their questions and concerns. To date, such meetings have been held with the leaders of the four largest sending communities: Revere, Chelsea, Saugus, and Woburn.
- The Project Team presented the project status to a meeting of the District's School Committee which has representatives from all twelve communities.
- Information on the project was made available to parents and families on the Project website during virtual open-house sessions this Fall.
- Two community forums (both live and virtual) have been held to share the Schematic Design status and to gather feedback.

Key project documents and presentations have been recorded on the project website for public viewing. This information can be found at:

<http://northeastbuildingproject.com/>

Social Media Facebook page:

<http://www.facebook.com/NewNEMT>

District's Total Project Budget

*Districts total project budget and the **steps necessary for the District to secure local funding.***

The Total Project Budget for the proposed new Northeast Metropolitan Regional Vocational High School is approximately \$317,000,000. The estimated Construction Cost is \$243,600,000.

Please refer Section 4.1.2-15, Total Project Budget, for further detail.

Please note that the District has targeted an early September date for the District School Committee to vote for the authorization to borrow the full project cost for the Northeast Metropolitan Regional Vocational High School project. In accordance with the district's regional agreement and Massachusetts General Law Chapter 71 Section 16 (n), the District will then notify each of the 12 member communities of the School Committee's vote. Each community will then have 60 days to approve or reject the District's vote. No action by the community within the 60 days is the equivalent of approval.

List of Potential Alternates:

- Tennis Courts
- Synthetic Turf in lieu of natural grass at softball/ multi-purpose fields
- Field lights at softball/ multi-purpose fields

Overview of Process *(since Preferred Schematic Report submission on December 23, 2020)*

The process leading up to the completion of this "Schematic Design Submittal" has included the following activities:

- The Owner's Project Manager, PMA Consultants, and the Design Team, led by DRA have convened regular meetings with the Owner to focus on developing the preferred option. These meetings have included:
 - Weekly meetings with the Owner, OPM & Design Team
 - Bi-Weekly meetings with the OPM, Design Team & Working Group
 - Monthly meetings with the Building Committee
 - Programming interviews with all department heads and key staff personnel
- Preliminary discussions with local officials regarding traffic, utility, wetlands, security & engineering considerations
- Further refinement of the Preferred Option has continued by illustrating the furniture, equipment, and infrastructure requirements of each educational space through the development of Room Data Sheets.
- Plans, Narratives and diagrams were prepared for all disciplines to assist the cost estimating efforts.
- Two independent Construction Cost Estimates were prepared by professional Cost Estimators- one by the Construction Manager and one by the Designer. A thorough reconciliation and value management process was undertaken by the Design team, Owner and Construction Manager.

Summary of Updated Project Schedule

This Report is being submitted in anticipation of approval of the Schematic Design Submission for Northeast Metropolitan Regional Vocational High School by the MSBA's Board of Directors at their meeting scheduled for August 25, 2021.

We understand that this schedule will include a meeting with the Board's Facility Assessment Subcommittee (FAS) on either July 21 or August 4, 2021.

July 7, 2021	MSBA Module 4, Schematic Design Submittal
August 25, 2021	Projected MSBA Board of Directors Meeting for the Approval of Schematic Design / Project Scope and Budget Agreement

Fall 2021	Projected District Votes in each community for Project Scope and Budget
Nov. 2021 – May 2023	Design Development & Completion of Construction Documents
Fall 2022	Early Site Enabling Construction
Spring 2023	Anticipated Start of Building Construction
September 2025	Completion and Occupancy of the New Construction
Fall 2026	Target Completion Date for Fields & Remaining Sitework

This project Schedule is based upon New Construction. It is presumed that after an Early Site Enabling package, the construction of the new school will take approximately two years to complete with minimal impact to the existing school and its daily functions. Once complete, the students and staff would transfer to the new building while demolition of the existing school and construction of the new athletic fields and parking are completed.

MSBA Board of Director's Visual Aids

Refer to Section 4.1.2-01a which follows this Narrative.

Response to MSBA Preferred Schematic Report (PSR) Review

Refer to Section 4.1.2-01b which follows this Narrative.