

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

School Building Committee Meeting
5:30 P.M.
[In Person/Zoom]

April 14, 2022

I. CALL TO ORDER

Chairman Theodore Nickole called the School Building Committee Meeting to order at 7:00 p.m. in the Library.

Present

Theodore Nickole
David DiBarri
Peter A. Rossetti
James J. Holland
Carla Scuzzarella
Deborah Davis
Michael T. Wall
Judith Dymment
Robert S. McCarthy
Robert O'Dwyer
Anthony Caggiano
Ward A. Hamilton
James Picone
Larry Means
Joseph Papagni
Paul Knowlton
Patricia Dulong

Absent

Joseph Capraro
Patricia Cronin
Brittany Carisella
Stephen Maio
Brant Snyder
Melissa Jannino-Elam

Others Present

Joseph DeSantis
Carl Franceschi
Vladimir Lyubetsky
Neil Benner

PMA Consultants, LLC
DRA Architects
DRA Architects
Gilbane

Chairman Nickole opened the meeting and welcomed all, noting that this is a very exciting time for all.

II. Prior Meeting Minutes - Discussion and Vote to Approve January 20, 2022 Meeting Minutes –

MOTION: Mr. Rossetti moved the Building Committee approve the January 20, 2022, Minutes of the Building Committee Meeting, as presented.

Mr. Holland seconded the motion,
By voice vote.

and the motion carried

Abstain: Ms. Dymont

SO ORDERED

Chairman Nickole passed the floor to Mr. Joe DeSantis, PMA for the review of the presentation and update/Agenda.

III. Discussion Topics

A.) Popular Vote results – Mr. DeSantis noted that this is the first Building Meeting since the successful District-wide vote for the School Building Project’ and he extended his sincere Congratulations. Informing that it was an amazing feat, that there were overall 9000 votes @ an almost 83% approval rate!

Neil Benner of Gilbane will speak later on in meeting regarding scheduling.

B.) Next Steps with Design/MSBA-

Overall project schedule-design phase 1-early work construct new school, demo old

Many highlights were informed on including the overall project schedule as follows:

- May/June '22-Submit DD Package to MSBA
- Jan/Feb '23-Submit 60% CD Package to MSBA
- May '23-Submit 90% CD Package to MSBA
- Aug '23 (targeted)-Submit 100% CD's to MSBA
- 2025-2026 School Year-NEW SCHOOL OPENS
- Late 2026-Abate/Demolish Existing School, Construct Athletic Fields/Final Parking

MSBA Reimbursement details were extended.

C.) Student Inclusion-

Hoping for student involvement/target demographics—groups of interest-Drafting/Carpentry/Plumbing...etc.

Class presentation-project teams/various contractors

Student Site Tours/Field trips/shop visits-trades people

Ideas to include both design and construction phases (for next school year)

Benefits of Gilbanes preconstruction services was extended.

Many details were put forth.

D.) Vote – To form Subcommittees related to various aspects of the project/Sustainability, Finishes, Trade Contractor Prequalification, etc.

Current recommendations/structure recommendations-building materials furniture & equip/trade contracting

Subcommittees as follows:

Student Inclusive Subcommittee- Tracking the Trades-framework for students' ability to see in real time.

Sustainability [MEP Systems] Subcommittee

Building Materials and Finishes Subcommittee- related to various aspects of the project.

MOTION: Mr. McCarthy **moved** the Building Committee approve and accept formation of the three Subcommittees; Student Inclusion, Sustainable MEP as well as Systems & Building Materials and Finishes, as listed and presented.

Mr. O'Dwyer seconded the motion
By unanimous voice vote.

and the motion carried

SO ORDERED

Subcommittees:

- 1.) **Student Inclusion Subcommittee-** Rob O'Dwyer, Mr. Papagni, Ms. Scuzzarella
- 2.) **Sustainability Subcommittee-**Mr. Holland, Mr. Hamilton, Mr. Rossetti, Mr. Caggiano
- 3.) **Building Materials & Finishes Subcommittee-**Ms. Davis, Mr. Means, Ms. Dymont

Public notices will be sent out prior to any of these meetings.
Staying with each 'second Thursday evening' as in past.

Neil Benner, Gilbane- took the floor and spoke regarding preconstruction phase-construction sequencing, many details were extended.

A synopsis of steps:

General building of site prep/foundation/etc. will move from East to West

Leveling and building site preparation.

Cannot start anything until blasting is complete.

Essentially 3 separate buildings that will be combines and started separately.

Foundations

Start site prep-early 2023 /summer-foundations/steel-end of 2023/rough ins, etc.

Looking to wrap up in **fall of 2025** —phase of new school.

Then demo of old building --phase 3.

(Timetables will be forth coming)

Many other specifics were informed on.

Floor was opened for questions and comments, some of the following items were noted:

Materials—obtaining time schedule (all available for public)—Neighbor
notifications will be held/communication is imperative.

Timelapse with photographs and information [PMA provides].

Anticipate Students to start in 2025 (second half of school year).

Donations of old equipment—will be done.

E.) MEPA Advisory Opinion Request-Mass. Environmental Policy Act
(jurisdiction) –20 day public comment period-Mr. DeSantis gave
detailed explanation and noted that by the end of May we are
expecting to hear the MEPA Advisory opinion. {This is an
Environmentally sensitive project (impacts)}.

Details and specifics were all covered and can be found on the New School Building
Website @

<http://northeastbuildingproject.com>

Building Committee/Meeting Presentations

Cost of Construction details may be found @

<http://info.massschoolbuildings.org/TabPub/TableauCostData.aspx>

F.) New Business-None

G.) Public Comment Period-

Jennifer Kallay-Wakefield resident as well as on the Wakefield Municipal Electric & Natural Gas Board-Extended appreciation for the package that they received from Northeast regarding the Building Project and informed that they are very excited in the hopes of possibly working together.

Barry Fogel-Advisory Commission MEPA Attorney -Informed that he is representing MEPA for the Environmental impact of the Building Project. Many specifics were reported on. He also spoke regarding letter that was sent 'Advisory Opinion Request' (of which he has copies available today for anyone) and noted that he would love to speak further regarding the full environmental impact of this project.

John - Wakefield Resident with elementary school students-Notes that it is a shame how much forestry is being destroyed, blasting, and asked to please check out habitats as this is a very special area could potentially be destroyed.

Jim Luciano, Wakefield Conservation Commissioner-Asked regarding application for permit—also noted that information should be able to be reviewed for the 'resource areas'. Importantly no areas should be cleared near the resource areas. Informed that he is available for assistance.

Mr. Carl Franceschi of DRA Architects assured that this would happen at the end of design and development stage, and importantly noted that we are only in the investigation process as of now.

Robin Greenberg-Wakefield Environmental & Sustainability Committee-Noted that they are looking forward in the hopes of working with Northeast on this Building Project.
[Carbon/Electrification/Construction]

H.) 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.

--THURSDAY, MAY 12TH, 2022--

I.) Vote to Adjourn

MOTION: Mr. McCarthy moved the School Building Committee meeting adjourn.

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

and the motion carried

SO ORDERED

Chairman Nickole thanked all for their attendance and input.

The Building Committee concluded @ 6:26 p.m.

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