

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

School Building Committee Meeting  
5:00 P.M.  
[In Person/Zoom]

August 18, 2022

**I.     CALL TO ORDER**

Chairman Theodore Nickole called the School Building Committee Meeting to order at 5:00 p.m. in the Library.

Present

Theodore Nickole  
David DiBarri  
Peter A. Rossetti  
James J. Holland  
Carla Scuzzarella  
Deborah Davis  
Michael T. Wall  
Robert S. McCarthy  
Anthony Caggiano  
James Picone  
Larry Means  
Joseph Capraro  
Patricia Cronin  
Stephen Maio  
Brant Snyder  
Paul Knowlton  
Patricia Dulong

Absent

Judith Dymont  
Robert O'Dwyer  
Ward A. Hamilton  
Joseph Papagni  
Brittany Carisella  
Melissa Jannino-Elam

Others Present

Kevin Nigro  
Joseph DeSantis  
Anthony LoPresti  
Marco Zappala  
Carl Franceschi  
Vladimir Lyubetsky  
Michael Mallett

PMA Consultants, LLC  
PMA Consultants, LLC  
PMA Consultants, LLC  
PMA Consultants, LLC  
DRA Architects  
DRA Architects  
Gilbane

Chairman Nickole opened the meeting and welcomed all.

II. Prior Meeting Minutes - Discussion and Vote to Approve April 14, 2022 Meeting Minutes –

**MOTION:** Mr. Wall moved the Committee approve the Building Committee Meeting Minutes of April 14, 2022, as presented.

Ms. Davis seconded the motion,  
By unanimous voice vote.  
Abstain: None

and the motion carried

**SO ORDERED**

Chairman Nickole passed the floor to Mr. Anthony LoPresti, PMA for the review of the presentation and update/Agenda. Each Committee member has a 15 page (double-sided) hard copy of presentation as well as PowerPoint Presentation electronic display/Zoom.

III. Discussion Topics

A.) Invoice-Reimbursement Update (PMA) –**Anthony LoPresti** gave an update on the full \$317 mil. Total Project Budget. Contracts-Invoicing (Totals Contract Amounts-to date: \$31,974,958.00 & Billed-to date: \$5,309,536,54). Of note the majority is for PMA, DRA & Gilbane services. Specifics were informed on. MSBA Reimbursement Update was also noted as well (Amount Submitted: \$4,415,600.30, Reimbursement Received: \$3,372,592.43). Of note, Legal fees are not reimbursed. All is going smoothly and on point. Hard copy of updated OPM Status Report was given to each member.

B.) Schedule Update (PMA)- **Marco Zappala** reviewed in detail the Project Timeline overview. We have received funding approval back in January which kicked off Mod 6 Design phase. We are now seeking approval to submit the Design Development Package to the MSBA on behalf of the District-to be submitted tomorrow. Key Dates noted: Schematic Design 01/04/21-07/07/21, Design development 02/01/22-08/19/22, Construction Documents 08/22/22-07/21/23, Phase 1A; Early Site Enabling Work 03/07/23-08/24/23, Phase 1B; Foundations/Steel 11/10/23-07/05/24, Phase 2; Construct New Building 09/15/23-01/05/26, Phase 3; tennis courts/site improvements/athlete fields & abatement/demolition of existing building. Project completion forecasted end of 2026. Many details were reported.

C.) Design Development MSBA Packet Update (DRA) – **Carl Franceschi**

gave a full update on what has been going on behind the scenes; have continued to have a host of different meetings on many different levels, including the Construction manager, meetings with local utility company and local fire/police and security.

Design Team activities: Detailed Design of Key areas, building system & maintenance. Many follow-up User meetings with Administration, instructors, etc.

Note was made regarding some of the early decisions in the sustainability area of building; is scheduled to be ‘Fossil fuel free’ (except for minor areas with the necessity of gas lines, i.e. kitchen, science lab, for certain shops)—all electric otherwise. Heating plan/partnership with Wakefield HS & Wakefield Electric/green energy—Energy Farm. This will be a large cost savings to our project.

And finally, Cost estimating and reconciliation. A full explanation ensued. Project is on budget and is the substantially the same project that was presented at Schematic Design phase. Building is same configuration, as well as the same site plan presented. A synopsis of details within building and surrounding building was reiterated.

Some of the exciting development of the auditorium was noted; instead of fixed seating & staging, there will be a retractable auditorium seats.

Making this area a very flexible area with many, many uses.

Mr. Franceschi also reported regarding the MSBA Submittal (apprx. 500-600 pg.) which will include; Scope & Budget, Basis of Design, Space Summary Update, Plans, Specifications, and Project Approvals. Many specifics and details were extended, noting the importance of tonight’s vote for authorization of submittal to the MSBA.

Future subcommittee meetings to come will be for Sustainability, Colors & Finish materials, Mechanical/Electrical Systems, Furniture & Equipment and Advisory Committees.

D.) Early Construction Planning & Logistics (Gilbane)- **Michael Mallett;**

**Senior Project Executive** gave a synopsis of logistics noting ‘progress’ is the key word. Things should start happening in January.

Two site utilization plans were noted on; Concrete and Steel Erection.

Regarding Concrete-Two active crews will be utilized at all times. Road building will ensue.

Hopes are that most access will be from Farm Street but may use Hemlock slightly in the future. Many construction and safety specifics were informed on.

Expected Plan: Summer/Fall/Early Winter 2023.

Mr. Kevin Nigro took the floor and extended regarding (limited) blasting section in the back of building. There will be ‘Permitted Controlled Professional Blasters’(bidding for blasting has yet to go out), permitted by Wakefield Fire Dept. and monitored continuously, we have been committed to doing Surveys of all abutters will be done-along back area/will do video of their

foundations (if allowed), etc. to ensure no damage for any claims in the future. Utmost safety will be adhered to.

Water table was also addressed- Mr. Franceschi noted that extensive geotechnical investigation has been done and now have a great idea of what is needed. Many specifics were noted on. They will be very cautious regarding such.

D.)Early Construction Planning & Logistics (Gilbane)- **Michael Mallett (Con't.)** – Steel Erection Utilization Plan was informed on. Of note, there will be two cranes in operation at a time erecting in opposite directions. Explanation ensued of steps were detailed on. Reiterating most construction vehicles will be utilizing Farm Street access.  
Expected Plan: Fall 2023-Spring 2024.

E.) Next steps with design/MSBA (All)-

F.) **VOTE:** School Building Committee vote to authorize the project team to submit the Design Development Package to the MSBA on behalf of the District.

**MOTION:** Ms. Davis moved the Building Committee approve to authorize the project team to submit the Design Development Package to the MSBA on behalf of the District, as presented.

Mr. Rossetti seconded the motion  
By roll call vote #SBC1.

and the motion carried

Voting in the affirmative: Mr. DiBarri, Ms. Davis, Mr. Wall, Mr. Rossetti, Mr. Holland, Mr. Caggiano, Mr. Maio, Ms. Scuzzarella, Mr. Picone, Mr. Capraro, Mr. McCarthy, Mr. Snyder, Ms. Cronin, Mr. Means, Mr. Knowlton, Mr. Nickole.

Voting in the negative: None

Abstaining: None

Absent: Ms. Dymment, Mr. O'Dwyer, Ms. Carisella, Mr. Hamilton, Mr. Papagni, Ms. Elam.

**SO ORDERED**

IV. New Business – None

V. Public Comment Period –  
Wayne Taylor-Wakefield Resident/Abutter  
Frances Taylor-Wakefield Resident/Abutter  
Paul Rybicki-Wakefield Resident/Reading line  
Bob Brooks-Wakefield Resident/Abutter  
Linda Ireland-Nahant Road, Melrose Resident  
Jennifer Fanning-Wakefield Resident

Jennifer Fanning/Wakefield resident—Expressed concerns regarding safety issues of parking lot, the hilltop/back outside stairs to lower, water runoff, etc.

**Mr. DiBarri** addressed and noted that “Safety is of the utmost concern and careful diligence is placed heavily on that fact.” Important note was stressed that as preparation and construction will be forthcoming; appropriate signage of ‘**PRIVATE PROPERTY/CONSTRUCTION ZONE**’ will be prominently posted. Many important details were expressed.

Paul Rybicki-Wakefield resident/on Reading line—Expressed concerns of [water runoff & traffic issues-labeled driveway] and would like to implore to “not build on hill”.

Linda Ireland-Melrose resident - ‘Driveway’ terminology was questioned.

Nahant St Resident—asked regarding speaking on roundabout.

**Mr. Nigro**—Reiterated the ‘expertise that has been utilized throughout this whole project process’. This has been all approved within appropriate avenues. Geotechnical reports have been reviewed in depth. Also adding note that all plans/terminology are accepted definitions.

Mr. Nigro also suggested that once the professional blaster is contracted; we could possibly set up a meeting for full blasting timeline, process and safety measure details for all concerned. Those in attendance with concerns could list their addresses on the Attendance Sheet and will be invited

**Mr. Mallett**-Reiterated again that he has been talking to many blasting subcontractors for narrowing down to regulations and noted again that once the professional blaster is ‘on board and contracted’ we will be able to give more precise specifics on the blasting timeline, process and safety measures. Geotechnical reports have been reviewed in depth.

Bob Brooks/Wakefield Resident-Does believe Northeast deserves a new school, but disagrees at where it should be placed. Questioned whether every Committee Member has walked the full site prior to vote; of utmost concerning-water runoff, trees being taken down, etc.

**Mr. DiBarri**—Noted that we have purchased a 4-wheel vehicle for accessing grounds during project. A drone has also been used to look over and inspect all of the property. Mr. Nickole & Supt. DiBarri have informed that they have walked property in its entirety. Mr. DiBarri also reiterated that this land we are building on is “ALL PRIVATE PROPERTY”.  
**“Focus is and always will be on all of the students that will benefit from this new building, noting that any inconvenience the project poses will definitely be worth it in the end.”** We will do everything in our power to make all happy.

**Mr. Nigro**—Informed that the Northeast School Building Committee is 100% transparent, hence the reasoning for sending out appropriate notification regarding our meetings for public to attend.

VI. Schedule Next Meeting -

Will be held monthly prior to Regular School Committee Meeting the second Thursday every month from approximately 5:30 pm-6:30 pm.

**--THURSDAY, SEPTEMBER 8<sup>TH</sup>, 2022--**

Chairman Nickole honored the request of going into Executive Session for the purpose of confidential discussion and any legal updates.

**MOTION:** Mr. Holland moved to approve the School Building Committee go into Executive Session, as presented.

Mr. Rossetti seconded the motion  
By roll call vote #SBC2.

and the motion carried

Voting in the affirmative: Mr. DiBarri, Ms. Davis, Mr. Wall, Mr. Rossetti, Mr. Holland, Mr. Caggiano, Mr. Maio, Ms. Scuzzarella, Mr. Picone, Mr. Capraro, Mr. McCarthy, Mr. Snyder, Ms. Cronin, Mr. Means, Mr. Knowlton, Mr. Nickole.

Voting in the negative: None

Abstaining: None

Absent: Ms. Dymont, Mr. O'Dwyer, Ms. Carisella, Mr. Hamilton, Mr. Papagni, Ms. Elam.

**SO ORDERED**

School Building Committee 'only' remained in Library and on Zoom, all others exited, and doors were closed.

The School Building Committee went into Executive Session at 6:00 pm.

The School Building Committee returned to Regular Session at 6:25 pm.

VII. Vote to Adjourn

**MOTION:** Mr. Maio moved the School Building Committee meeting adjourn.

Mr. Rossetti 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 @ 6:30 p.m.

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