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INTRODUCTION

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Northeast Metropolitan Regional Vocational Technical School, ("Northeast Metro Tech") located on Hemlock Road in Wakefield, Massachusetts is a regional vocational-technical high school serving twelve communities just North of Boston. The region includes the communities of Chelsea, Malden, Melrose, North Reading, Reading, Revere, Saugus, Stoneham, Wakefield, Winchester, Winthrop, and Woburn. According to the school's website, they serve *"students of diverse social, cultural, economic, and educational backgrounds. Understanding diversity we strive to provide services and programs to meet student's needs in the areas of vocational, academic, physical, social, ethical, moral, and emotional development."*

The existing building was constructed in 1968 on a parcel of land transferred from the adjacent Breakheart Reservation by the Metropolitan District Commission (now DCR) in 1965. Much of the building is in the original condition, with only minor renovations and additions over the last fifty years. One exception is the Carpentry Shop that has been recently re-built after a fire.

The existing school is a three-story, steel framed, masonry building of approximately 240,000 square feet. The building and grounds have been generally well maintained, but have not been significantly modified or renovated otherwise.

The school currently serves approximately 1250 students in grades 9 through 12. All students participate in one of 16 career technical programs, including: Automotive Repair, Automotive Technology, Business Technology, Carpentry, Cosmetology, Culinary Arts, Dental Assisting, Design and Visual Communications, Drafting & Design, Early Childhood Education, Electrical, Health Assisting, HVAC & Refrigeration, Metal Fabrication, Plumbing & Pipefitting, and Robotics and Automation.

The events and milestones leading up to this Preliminary Design Program are outline below in more detail. Refer also to the project Schedule included within this Section.

Time-Line of Past Events

March 28, 2016	Submission of Statement of Interest (SOI) from Northeast Metropolitan Regional Vocational Technical School District to Massachusetts School Building Authority.
April 10, 2019	MSBA Invites the Northeast Metropolitan Regional Vocational Technical School District into the Feasibility Study Program
August 5, 2019	Owner selects PMA Consultants as Owners Project Manager for High School Project.
October 9, 2019	RFS for Designer Services issued
December 6, 2019	MSBA Designer Selection Panel meets with District and OPM to short list Architectural Firms for Interview
December 17, 2019	MSBA Designer Selection Panel meets with District and OPM to conduct Architectural Firm Interviews. DRA Selected as architect for vocational high school project
January 9, 2020	Kick off meeting with the Northeast School Building Committee in Wakefield
January 23, 2020	Kick off meeting with the MSBA in Wakefield
Feb. 13, 24, & 25 2020	Education Vision sessions are held at Northeast Metropolitan Regional Vocational Technical School with Dr. Frank Locker Educational Planner, and DRA, attended by OPM, Faculty, Administration, community members, and Students to review the educational goals for the project.
March - June , 2020	Education Plan drafted by the School Administration
March, 2020	Multiple sessions-DRA & OPM Meet with Faculty to discuss initial programming requirements.
August 13, 2020	PDP with all site options Presented and Approved by the School Building Committee

Overview of Process

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

- **Building Committee Meetings** – have convened on a bi-monthly basis since the project inception. The minutes have these meetings have been well documented and shared with the region via the District' website.

- **Facility visits** - The administration and key members of the building committee visited relevant high school facilities in Massachusetts in the Spring 2020. Schools visited included: Essex Tech, Saugus High School and Cape Cod Tech.

- **Working Group Meetings** – The design team has had bi-weekly conference calls with a working group including the Superintendent, and the Principal to review progress and guide the development of the Educational Program and Preliminary Options.

- **Visioning Workshops** - DRA facilitated three half-day "visioning" workshops with approximately 35 members of the Northeast Metro Tech community including faculty, staff, students and community representatives. The sessions, led by Educational Consultant, Dr. Frank Locker, focused on topic centers such as overall planning, 21st Century Learning, Career/Technical & Academic curriculum and the educational program. A report summarizing the Visioning sessions is included in the Appendix.

- **Programming meetings** with individual staff members to discuss spatial requirements, adjacencies, connections, equipment, teaching aids, manipulatives, storage, etc. In addition to the discussions regarding the practical matters of space and relationships between spaces, there was also conversations regarding teaching and learning philosophies, passive learning opportunities, shared planning and individualized vs. group instruction.

Facility Deficiencies

The original 1968 Building is a steel frame, brick veneer structure. While the structure is solid and in generally good condition, the exterior skin is in need of repair and upgrade. If renovation is pursued, repointing and re-caulking of the exterior skin of the building is needed, and replacement with insulating glass windows is required to extend the useful life of the school.

The roof is at the end of its useful life and requires total replacement including additional insulation and new flashing.

Virtually the entire mechanical and electrical infrastructure of the building is at the end of its useful life. It is inefficient and not up to todays standards and code requirements. The building lacks a fire protection (sprinkler) system.

Most interior materials are in fair to good condition but finishes need to be replaced. Much of the equipment in the school is at the end of its useful life.

There are some hazardous materials present in the existing building materials that would need to be addressed as part of a renovation project, or properly disposed of as part of demolition. There is asbestos-containing materials (ACM) present in some of the building's caulking, window glazing, pipe insulation, floor tile, and waterproofing.

The building also has several handicap accessibility issues related to floor levels, door hardware & clearances, signage, and toilet rooms that would need to be addressed in a renovation. Significantly, the main entrance is not handicapped-accessible and most athletic fields are not on an accessible route.

See Existing Conditions Reports as well the Statement of Interest submitted by the Town included in the Appendix.

Educational Deficiencies

The existing building has several educational spaces that do not meet current spatial standards- most significantly the science classrooms, Gymnasium, and several CTE shops that do not meet Chapter 74 guidelines for area per student.

The existing school lacks appropriate Special Education spaces and they are not conveniently located.

The school lacks an Auditorium or a large group learning space.

At 240,000 square feet, the school is undersized for its current enrollment by up to 25%. The proposed Space Summary for 1250 students calls for approximately 315,000 sf. Furthermore, in looking to the future Northeast foresees increasing enrollment, which would require additional space.

The current school lacks 21st century learning environments- there are no project areas for collaboration, no small group breakout areas, no appropriate teacher planning spaces, and the CTE areas are not adjacent to academic areas as per the school's educational vision.

Public access is encouraged to several program areas in the school such as the Culinary Arts café, the Cosmetology salon, and the Automotive repair shop so that those career-tech students have the opportunity for relevant, hands-on experience. However, due to the layout and location of these programs, there are security concerns with the existing access and flow for these public visitors that should be addressed in a renovated or new facility.

Date of the Invitation to Conduct Feasibility Study

At the April, 2019 MSBA Board of Director's meeting, the MSBA Board voted to issue an invitation to the Owner to conduct a feasibility study to identify possible solutions and, through a collaborative process with the MSBA, reach a mutually agreed upon solution.

MSBA Board Action Letter

A copy of the MSBA Feasibility Study Agreement is included hereunder. Refer to Appendix G.

Agreed Upon Design Enrollment

As agreed upon by the District and the MSBA, the new or renovated facility will be planned to accommodate one of three possible enrollments:

- 1250 students
- 1722 students
- Between 1250 and 1722 students.

A copy of the Study Enrollment Certification is included hereunder. Refer to Appendix I.

Capital Budget Statement

The preliminary estimated total project cost may range from $100 million to $300 million depending on the final preferred construction method (renovation, addition/renovation, or new construction) and student enrollment option chosen. The project is expected to be voted at city/town meetings in the fall of 2021. The local share of the debt service is planned to be allocated through regional assessment by the percentage of student enrollment as detailed in the regional agreement and funded via debt exclusions supported by tax levy of member towns.

The current preliminary MSBA reimbursement rate is 63.34% of eligible project costs. This rate is preliminary and does not include any incentive points. The following are incentive points that are being considered: Renovation, High Efficiency Green School, and Best Practice for Routine and Capital Maintenance. The remaining percentage will be locally funded as described above.

Project Directory

A complete project directory is included hereunder.

Project Schedule

An updated project schedule is included hereunder.