

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

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

January 19, 2023

I. CALL TO ORDER

Chairman Theodore Nickole called the School Building Committee Meeting to order at 5:30 p.m. in the Library.

Present

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

Absent

Robert S. McCarthy
Brittany Carisella
Patricia Cronin
Stephen Maio
Brant Snyder

Others Present

Kevin Nigro
Joseph DeSantis
Carl Franceschi
Vladimir Lyubetsky
Neil Benner

PMA Consultants, LLC
PMA Consultants, LLC
DRA Architects
DRA Architects
Gilbane Building Co. (DRCO)

Chairman Nickole opened the meeting and welcomed all.

Ms. Davis suggested to take Citizens Participation at the beginning of the agenda, therefore requested 'Out of Order'.

MOTION: Ms. Davis moved the School Building Committee go 'Out of Order' for public participation, as presented.

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

and the motion carried

SO ORDERED

II. Public Comment Period –

Chairman Nickole reviewed regarding the time allotted for Public Comments (approximately 2 minutes a piece), noting that there will be a 'group total speaking allotment' of 10 minutes.

Jennifer Fanning, Wakefield—Asked the Committee to slow down whole project process to obtain more feedback from Public—belief is that public did not have enough information, did not have ability to attend (or did not hear) when meetings took place and did not hear of precise local of building and timeline. Please reconsider choice of local and timeline.

2nd what Ms. Fanning voiced—

Janet Cohen, Stoneham—(noted that her daughter is a Wakefield resident & did vote in favor). Also believes people did not know complete information of what 'vote encompassed'. Very concerned about the environment and the fact that it may be a possible indigenous heritage site. Please to reconsider for the playing field site and this will not encompass her belief of presenting natural habitat or environmental devastation and/or water shed issues/contamination.

3rd what Ms. Fanning voiced—

Mary Robblee, Saugus—Agrees with all that has been said and input from her friends as well fall on the same thoughts.

Paul Rybiki-Wakefield— Asked regarding sidewalks. Very alarmed that design shows there is sidewalk South but not on North side of campus (up towards hilltop campus) roadway does not have sidewalk. There could be a possible mixture of busses, traffic as well as close to 1,600 students utilizing roadway, and stated that this is an extreme safety concern.

Narcissa Lyons, Reading—Would like to more understand why C3 building site was benefited as the selection versus C2 building site, if it is exact size why not go with C2 which would prevent devastation of possible reservation/habitat uprooting/cost of tree removal/etc. Please explain.

Margaret Gaudette, Saugus—Feels that she went out of her way to vote and is 100% for the new school building—but would like to voice to save the forest. Her belief is that anyone who voted was under the understanding it was being built on existing school site/or athletic site. Noted this was a bait & switch scenario. She noted as being very much in agreement with all that already spoke—nothing informed and/or mentioned exact site-need to give more time to rethink site and/or vote again.

Douglas Seeds, Wakefield—Besides environmental devastation, building on that site is a terrible idea.

MOTION: Ms. Davis moved the School Building Committee close public session and return to the slated agenda.

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

and the motion carried

SO ORDERED

Citizens

Jennifer Fanning, Wakefield resident

Janet Cohen, Stoneham resident

Mary Robblee, Saugus resident

Paul Rybicki, Wakefield resident

Narcissa Lyons, Reading resident

Margaret Guadette, Saugus resident

Douglas Seeds, Wakefield resident

III. Prior Meeting Minutes - Discussion and Vote to Approve August 18, 2022 School Building Meeting Minutes—

MOTION: Mr. Rossetti moved the Committee approve the Building Committee Meeting Minutes of August 18, 2022, as presented.

Ms. Dymont seconded the motion,
By voice vote.
Abstain: Larry Means

and the motion carried

SO ORDERED

Chairman Nickole passed the floor to Mr. Anthony LoPresti, PMA for the full review and update. PowerPoint Presentation electronic display ensued.

IV. Discussion Topics

- 1.) Invoice-Reimbursement Update (PMA) –Anthony LoPresti gave an update noting Contracted just over \$32 mil. and of that spent approximately \$10.5 mil. at this point. Note was made that all is on track.

Mr. LoPresti informed that within the next 8 months we will be preparing to go out to bid and get the contractors on board.

MSBA Reimbursement Update was also noted on as well; Submitted 18 requests to State so far, through first 17 submitted for \$7.2 mil. and have received \$5.5 mil. Currently there is another Propay \$2.1 mil. submitted and we should be hearing back from State shortly on that reimbursement.

All is going smoothly and on point here as well. Hard copy of updated (2 page) OPM Status Report was in each members possession.

Carl Franceshi-DRA—Noted he will review and refresh regarding Design. Important point was stressed that the overall design has not changed. Many precise details were reviewed.

Full Power Point presentation ensued showing the site plan, full accessibility of parking-maintaining separate bus and car drop off areas, Public areas with dedicated entrances-restaurant/salon/etc. Layout/floor plan reviewed, dedicated preschool, Shop clusters, Academic career clusters, Science labs, classroom wrap around. Multipurpose auditorium with utilization noted on, Administration offices distributed throughout building. All supports the Education Plan. Transportation shop clusters w/full height ceilings and overhead doors. Many details ensued.

A four-story building. A complete 360-degree flyover rendition was put forth.

All is on budget.

Mr. Kevin Nigro (PMA)—Informed next on agenda; vote to submit 60% Construction Document Package to the MSBA on behalf of the District. (This is ready to submit).

Gave a full update regarding what went on earlier tonight with Team to make sure a deep bidding list is available for this project. A very successful Open House for contractors was held in the cafetorium and showed presentation and graphics for bidding.

Early Site Package to be out to bid soon/prequalifying Contractors/bidding in Spring/Summer.

Mr. Nigro passed the floor to Mr. Benner for a quick synopsis of Open House.

Neil Benner (DRCO) gave update regarding the Open House and informed regarding the reasoning; to attract bidders for understanding of project to come (very large). This helps maximize number of bidders. 150 RSVPs were received and approximately 100 attended which was a very successful turnout.

Mr. Nigro also noted on one other element from tonight; that the Commonwealth has a goal for inclusive of minority/Women in Business and had a Guest Speaker from 'Supply and Diversity Process' tonight in high hopes in meeting goal for their participation.

Mr. Nigro continued reporting that as part of the 60% CD approval tonight it is necessary to report on budget; Meetings for estimate reconciliation process took place and over one month was spent on detailing elements to get to 'within required 3%' of one another (which we were successful in doing so).

Importantly noted was that thanks to Supt. DiBarri, Chairman Nickole and the District, Northeast has also received a grant of \$7.499 mil. This has significantly improved the initial budget and the MSBA was notified. Specific details ensued.

We will report back to the MSBA that the total project budget = \$324,922,542 million.

Construction/Bricks & Mortar = \$249,500,000 million.

Right back on target and again, thank you very much to the District.

2.) Schedule Update (GBCO)- Neil Benner reported in full.

Design Schedule Overview:

60% CD's package submission {01/20/23-Current Phase}. Early site enabling work (clearing, blasting, etc.) scheduled for Jan'23-June'23.

90% CD's package submission {05/12/23. Foundations and structure to start June '23}.

100% CD's complete {07/21/23} May'23-July'23

Construction design schedule was noted on the following timeline:

Phase 1-Site Enabling/Clearing/Ledge Removal Work {Mar. '23-Sept. '23 pending approvals}, Steel & Foundations (summer '23)

Phase 2-New Building Construction {Aug. '23-Jan./Feb. '26}

Phase 3-Demo Existing HS, Athletic Field & Site Improvements {Jan./Feb. '26-Dec. '26}

Floor was opened for questions.

Chairman Nickole noted the time and informed a vote is recommended to ask for approval of submittal for the 60% Construction Document Package to the MSBA.

- 3.) **VOTE:** School Building Committee vote to authorize the project team to submit the 60% Construction Document Package to the Massachusetts School Building Authority (MSBA) on behalf of the District.

MOTION: Ms. Davis moved the Building Committee approve to authorize the project team to submit the 60% Construction Document Package to the MSBA on behalf of the District, as presented.

Ms. Dymont 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, Ms. Scuzzarella, Mr. Picone, Ms. Dymont, Mr. O'Dwyer, Mr. Hamilton, Mr. Papagni, Ms. Elam, Mr. Capraro, Mr. Means, Mr. Knowlton, Mr. Nickole.

Voting in the negative: None

Abstaining: None

Absent: Ms. Cronin, Mr. Maio, Mr. McCarthy, Ms. Carisella, Mr. Snyder.

SO ORDERED

MOTION: Ms. Davis moved the Building Committee go into Executive Session for the purpose of discussion/Litigation, as presented.

The Committee will return to Open Session with no further votes.

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, Ms. Scuzzarella, Mr. Picone, Ms. Dymont, Mr. O'Dwyer, Mr. Hamilton, Mr. Papagni, Ms. Elam, Mr. Capraro, Mr. Means, Mr. Knowlton, Mr. Nickole.

Voting in the negative: None

Abstaining: None

Absent: Ms. Cronin, Mr. Maio, Mr. McCarthy, Ms. Carisella, Mr. Snyder.

SO ORDERED

School Building Committee ‘only’ remained in Library, all others exited, and doors were closed.

The School Building Committee went into Executive Session at 6:05 p.m.

The School Building Committee returned to Open Session at 6:36 p.m.

V. New Business– None

VI. Vote to Adjourn

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

Ms. Davis 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 @ 6:40 p.m.

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