

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

School Building Committee Meeting
4:30 P.M.
[Virtual/Zoom]

May 24, 2023

I. CALL TO ORDER

Chairman Theodore Nickole called the School Building Committee Meeting to order at 4:30 p.m. virtually on Zoom.

Present

Theodore Nickole
David DiBarri
Peter A. Rossetti (Left @ 5:00 p.m.)
James J. Holland
Carla Scuzzarella
Deborah Davis
Judith Dymont
Ward A. Hamilton
Robert S. McCarthy
Patricia Cronin
Joseph Papagni
Melissa Jannino-Elam
Anthony Caggiano
James Picone
Joseph Capraro
Paul Knowlton
Patricia Dulong

Absent

Michael T. Wall
Robert O'Dwyer
Brittany Carisella
Stephen Maio
Brant Snyder
Larry Means

Others Present

Kevin Nigro	PMA Consultants, LLC
Joseph DeSantis	PMA Consultants, LLC
Anthony LoPresti	PMA Consultants, LLC
Marco Zappala	PMA Consultants, LLC
Carl Franceschi	DRA Architects
Vladimir Lyubetsky	DRA Architects
Neil Benner	Gilbane Building Co. (DRCO)

Chairman Nickole opened the meeting and welcomed all.

II. Prior Meeting Minutes - Discussion and Vote to Approve January 19, 2023
School Building Meeting Minutes–

MOTION: Ms. Dymont moved the Committee approve the Building Committee Meeting Minutes (with correction of transposed number error on pg. 5) of January 19, 2023, as presented.

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

and the motion carried

SO ORDERED

III. 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 15 minutes.

Bob Brooks, Wakefield-June Cr.—Asked regarding his question at past meeting of who may have walked the C3 site. Noted regarding the 2016 feasibility study of which D&W warned about this particular site. Months of forthcoming blasting would be just over 400’ from his property of which is a worry to him. Many details were extended. Also mentioned was potential ice buildup off the cliff in the future and the dangerousness, the potential runoff flooding to residents surrounding. No amount of mitigation will make this decision any better. There have been warning signs.

Joy Pearson, Malden-193 Sylvan St.- Would like all to make a good decision to be proud of... change to a less destructive/environmentally friendly choice and build the new school on the existing football/athletic field area. Keep your good name and change the building location area.

Patty Battaglia, Saugus-14 Gilway St.—Noted that she watched the Conservation Commission meeting last night on Zoom and the few points regarding trees as to what they provide, buffer zones, etc. The blasting, etc. would just be dangerous. Upset and worried about future flooding due to the removal of trees. Please do not disturb the environment. This is catastrophic. There is an alternative building site.

Sasha Simone, Melrose- Questioning the \$40 mil/Budget which is going to be used for blasting/forest destruction; can it not be used better by the students? We want to save the forest. There seems to be no logic regarding this destruction. Why not spend money on kids. Cannot understand the reasoning.

Public Comment Period (Con't.)—

Kari Percival, Malden-4 Seaview Ave. -Asking to please table 90% vote until valid concerns are addressed. C2 is completely feasible why not reconsider place for finances as \$40 mil is quite a steep bill. Urging to find different site. Think of finances and the environmental impact. When voted on project, she came to online meeting and heard that 'change was flexible', she also notes a concern of the use of artificial turf-please change to natural grass for athletic fields (artificial turf-is a health and environmental concern, etc.)

Meghan McDonough, Melrose-185 Main St.— Thank you regarding the zoom meetings She notes as advocating for disability, has concerns especially regarding safety of ramps, etc. Also wondering when towns are going to be told about increasing operating expenses.

Public Comment Period was closed.

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

I. Discussion Topics

1.) Invoice-Reimbursement Update (PMA) –

Anthony LoPresti, PMA gave an update noting Total Project Budget \$324.9 mil.; about \$80.7 mil. has already been contracted to date. Details were specified. All is on track and on target.

Invoices total (from building perspective) \$15.6 have been received and paid to date.

MSBA reimbursement update: All \$15.6 has been submitted and \$12.8 has been reviewed from their Audit department = \$9.7 mil. has been received back to the District (from MSBA 75.38% reimbursement rate). Appropriated submission \$2.7 mil.

All is on track and on target with this as well.

Cost aspect of the 90% submission to MSBA;

90% Construction Document MSBA Submittal

RLB 90% Cost Estimate=\$249,055,108

Gilbane 90% Cost Estimate=\$248,931,893

“Happy to report that RLB & Gilbane are within 1% of each other”.

MSBA 90% CD Construction Budget=\$250,241,148

MSBA 90% CD Total Project Cost=\$324,922,542

A thank you was extended to Mr. Nickole and Supt. DiBarri as well as Project Team for getting us successfully to this step.

Anthony passed the floor to Marco Zappala, PMA for the overview of the Trade Contractor Procurement Update.

Marco Zappala, PMA informed that part of Mass General Law, a two step process=certain prequalification's [SOQ-scoring criteria] and bidding process are to be followed. (Prequalification Committee was formed= 1 representative from DRA, 1 from PMA, 1 from Gilbane, and 1 from District SBC). Many details ensued. 16 Categories of work to be listed for the Building project (see listing on PowerPoint), which works out to be approximately 6 firms per each category of work. Prequalification Committee has already been reaching out/scoring them and ensuing reference checks to Construction firms we have successfully used in the past. Marco extended a thank you to the Prequalification Committee for their 'outreach diligence'. Complete process was explained. Now in process of reviewing and scoring [and need 70 points or higher]. After scoring and reviewing process is complete notification will go out to each qualified trade contractor and then they are invited to bid on project at which time Bidding documents will go out. Committee will then receive each proposal and recommend each lowest and most responsible bidder. Marco passed the floor to Carl Franceschi, DRA.

Carl Franceschi, DRA informed that we are right on track per schedule as planned. Recent design team activities update: Project team has held weekly meetings, Construction Manager has held weekly meetings, Wakefield Municipalities-Gas/Light has held monthly meetings, Permitting review, DESE ch.74 Program Plan review. There has been a lot of permitting per the Wakefield ZOA, Conservation Commission, reviews with the State, DOE, Ch. 74 Program Plan reviews, as well as Administrator, Faculty/Staff reviews of the plans too. We are at the 90% Completion point now. Many details were noted on.

Mr. Franceschi noted that there were some minor changes since the 60% CDS; As a result of some of the meetings/permitting process the maintenance garage was relocated, the stonewall drainage system refined, the boardwalk & stairs system refined, and the entrance on Farm Street which includes the Towns roundabout (which will be incorporated at a later date). Many specifics were noted on as per PowerPoint slides. Other than noted, the basic layout remains the same as shown previously. Floor plans were shown as well as a complete building 3D virtual tour. Of note, there is a very detailed list of equipment, power requirements, utility connections, ventilation, safety lines, etc. This is for shop instructors to sign off on as well as for Budgetary purposes.

Mr. Franceschi also informed that Gilbane has procured some contractors already, and he passed the floor to Neil Benner, GBCO for update.

Neil Benner, GBCO is very excited to informed that we are off & running on the purchasing effort of the project.

We have awarded site work and blasting (which came in on budget) to J.R. Vinagro from Johnston RI. Many details ensued. Mr. Benner noted that they has done other large projects with them and know that they will deliver. On another note, regarding the Structural Steel we have landed on another successful bidder (on budget) as well as Structural Precast Plank (which goes in shops to create mezzanine levels)-- we are finalizing on those contracts therefore cannot reveal names at this time [this information will be available shortly]. In the process now of evaluating 'Cast in Place' foundation bids received.

Mr. Benner continued by informing that we have experienced a lot of good bidder turnout and numbers have all been in our favor.

Kevin Nigro, PMA wanted to importantly note, to please keep in mind all of this shown on one sheet of summary in actuality it represents well over 6 months of very extensive work by the project team. All is on target. A thank you was extended to all involved.

2.) 90% Construction Document MSBA Submission Package-DRA/PMA.

Questions/Comments ensued.

Chairman Nickole noted the time and informed a vote is recommended to ask for approval of standardize the Genetec Security Platform as well as the vote to ask for approval of submittal for the 90% Construction Document Package to the MSBA.

3.) VOTE: School Building Committee vote to standardize the Genetec Security Platform as a proprietary requirement for the Project for all Close-Circuit Television & Access Controls for the Project.

MOTION: Mr. Holland moved the Building Committee approve to standardize the Genetec Security Platform as a proprietary requirement for the Project for all Close-Circuit Television & Access Controls for the Project, as presented.

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

and the motion carried

Voting in the affirmative: Ms. Davis, Mr. Holland, Mr. Caggiano, Ms. Scuzzarella, Mr. Picone, Ms. Dymont, Ms. Cronin, Mr. McCarthy, Mr. Hamilton, Mr. Papagni, Ms. Elam, Mr. Capraro, Mr. Knowlton, Mr. Nickole, Mr. DiBarri.

Voting in the negative: None

Abstaining: None

Absent: Mr. Maio, Mr. Means, Mr. O'Dwyer, Ms. Carisella, Mr. Snyder, Mr. Rossetti, Mr. Wall.

SO ORDERED

4.) VOTE: School Building Committee vote to authorize the Project Team to submit the 90% 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 90% Construction Document Package to the MSBA on behalf of the District, as presented.

Ms. Dymment seconded the motion
By roll call vote #SBC2.

and the motion carried

Voting in the affirmative: Ms. Davis, Mr. Holland, Mr. Caggiano, Ms. Scuzzarella, Mr. Picone, Ms. Dymment, Ms. Cronin, Mr. McCarthy, Mr. Hamilton, Mr. Papagni, Ms. Elam, Mr. Capraro, Mr. Knowlton, Mr. Nickole, Mr. DiBarri.

Voting in the negative: None

Abstaining: None

Absent: Mr. Maio, Mr. Means, Mr. O'Dwyer, Ms. Carisella, Mr. Snyder, Mr. Rossetti, Mr. Wall.

SO ORDERED

5.) New Business– None

6.) Vote to Adjourn

MOTION: Ms. Dymment moved the School Building Committee meeting adjourn.

Ms. Cronin 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 @ 5:23 p.m.

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