

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

School Building Committee Meeting  
5:00 P.M.

May 9, 2019

**CALL TO ORDER**

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

**Present**

Theodore Nickole  
David DiBarri  
Deborah Davis  
Larry Means  
Michael T. Wall  
Henry S. Hooton  
Robert S. McCarthy

Dawn Armitstead  
Peter A. Rossetti  
Ronald J. Jannino  
Stephen Maio  
Patricia Cronin  
Carla Scuzzarella  
Cathy Bryant  
James Picone  
Joseph Capraro

**Absent**

Judith Dymment  
Jeanne M. Feeley  
Joseph Papagni  
Vincent J. Carisella  
Grant Leung

**Others Present-None**

Chairman Nickole opened the meeting by informing that the purpose of this meeting is to give all updates regarding the School Building process, have full discussion and receive input from all members.

Chairman Nickole passed the floor to Superintendent DiBarri who informed that Northeast has been officially invited into the Feasibility Study as of 04/10/19, and all is right on schedule. Supt. DiBarri also noted that the next three months will encompass forming the Selection Team for the OPM position-to be ranked to determine best qualified candidate. This will then be followed by the forming of a Selection Team for the Architect position. Superintendent DiBarri passed the floor to Jay Picone for full explanation of required MSBA process.

Mr. Picone informed fully regarding process noting that the OPM (Owner's Project Manager) will oversee the entire building operation and is a crucial party (liaison) between Building Committee and the Contractors.

The first part of the process will be to appoint an OPM Selection Committee and approve RFS (Request for Owner's Project Management Services), to be followed by the advertisement of the RFS for OPM Services-posted on State website (Central Register) as well as in Wakefield Item, with hopes of posting May 15<sup>th</sup>.

Mr. Picone informed that the State does not typically have a 'list of OPM's', and informed that this is a highly sought after job and is anticipating up to 15-16 applicants.

Process: Once submitted applications are in; the Selection Committee (which will be voted in tonight) will review and rank applicants. A 'Short list' will be created on highest rank proposal (at least three qualified candidates). References will be scrutinized, local jurisdictions to be contacted as well. Of important note the 'same questions' need to be asked of each qualified candidate, then to negotiate salary-(a guess would be approximately \$200,000/yr). OPM works right to end of full building project. Interviewing will be conducted-ranking with matrix-then quantitative amount & select amount to go forward. Highest Qualifications is top priority, very similar to Superintendent Search. Final selection aimed for August 5<sup>th</sup> (in line to go to July Panel).

**Building OPM Selection/Hiring Committee - floor was opened for nominations for the Office of Chairman:**

**MOTION:** Ms. Armitstead nominated Ms. Davis as Chairman of OPM Selection/Hiring Subcommittee.

Ms. Cronin seconded the nomination.

-HEARING NO OTHER NOMINATIONS-Nomination floor was closed.

**Ms. Davis, Chairman of Building OPM Selection Subcommittee.**

**SO ORDERED**

Mr. Picone informed that this Subcommittee should encompass Chair, himself (as Certified Purchasing Agent) plus three (3) other members. Commitment will start at the beginning of June ending with interviewing process at the end of June 2019. OPM Contract to be executed on August 9, 2019.



Other Members joining Subcommittee: **Pat Cronin, Judy Dymont, Ron Jannino.** (Members will think about for next 24 hours prior to committing fully.)

Jay Picone requested the following mandatory actions within tonight's meeting. Of note these motions are a requirement and need to be forwarded to the MSBA:

- 1.) Authorize appointment of OPM (Owner's Project Manager) Selection Committee.
- 2.) Approve the RFS (Request for Owner's Project Management Services) for OPM Services and authorize the advertisement of the RFS for OPM Services.
- 3.) Authorize the Superintendent as the governmental officer who has the full legal authority under the laws of the Commonwealth of Massachusetts and all applicable local charters, ordinances and by-laws to execute and deliver the Feasibility Study Agreement, and any amendments thereto, on behalf of the Northeast Metropolitan Regional Vocational School District and to bind the Northeast Metropolitan Regional Vocational School District to its terms and conditions.
- 4.) Authorize the Superintendent as appointed governmental officer who has the full legal authority under the laws of the Commonwealth of Massachusetts and all applicable local charters, ordinances, and bylaws to make final, binding decisions on behalf of the NEMRVS District with respect to the proposed project described in the Feasibility Study Agreement, and any amendments thereto.

**MOTION:** Ms. Davis moved the Building Committee approve the authorization of the appointment of the Owner's Project Manager (OPM) Selection Committee, as presented.

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

and the motion carried

**ORDERED**

**SO**

**MOTION:** Mr. Nickole moved the Building Committee approve the RFS for OPM Services and authorize the advertisement of the RFS for OPM Services, as presented.

Mr. Maio seconded the motion,  
By unanimous voice vote.

and the motion carried

**ORDERED**

**SO**

**MOTION:** Ms. Davis moved the Building Committee authorize the Superintendent as the governmental officer who has the full legal authority under the laws of the Commonwealth of Massachusetts and all applicable local charters, ordinances and by-laws to execute and deliver the Feasibility Study Agreement, and any amendments thereto, on behalf of the Northeast Metropolitan Regional Vocational School District and to bind the Northeast Metropolitan Regional Vocational School District to its terms and conditions, as presented.

Mr. Maio seconded the motion,  
By unanimous voice vote.

and the motion carried

**ORDERED**

**SO**

**MOTION:** Ms. Davis moved the Building Committee authorize the Superintendent as appointed governmental officer who has the full legal authority under the laws of the Commonwealth of Massachusetts and all applicable local charters, ordinances, and bylaws to make final, binding decisions on behalf of the NEMRVS District with respect to the proposed project described in the Feasibility Study Agreement, and any amendments thereto, as presented.

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

and the motion carried

**ORDERED**

**SO**

Chairman Nickole's report continued by him informing that he and Superintendent DiBarri took 4-wheelers yesterday up onto the access road to view condition of road for planning process. They marked way-points and noted condition of growth over road, etc. This access road is approximately 1 mile. An overlay will be created with findings for mapping purposes.

Another area that they decided to scope out for the new school building itself for consideration is the lower practice fields behind existing school building-this would be a great prospective area for possibly building the new school. Suggestion was made that on a nice day it would be beneficial for all Building Committee members to tour the area to survey this potential location. A consideration of 'land-swapping' was suggested for areas in back as well. Chairman Nickole extended a suggestion that shops could be on lower level in this area for the school and built upwards for offices and classrooms.

Floor was opened for questions and thoughts.

**SCHEDULING OF NEXT SCHOOL BUILDING SUBCOMMITTEE**

**\*\*\*\*August 8<sup>th</sup>, 2019\*\*\*\***

**@5:00 PM**

Chairman Theodore Nickole extended a thank you to all in attendance.

MOTION: Ms. Cronin moved the Building Subcommittee adjourn.

Ms. Armitstead seconded the motion.  
By unanimous voice vote.

And the motion carried

SO ORDERED

The Subcommittee concluded @ 5:30 pm.

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