

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

School Building Committee Meeting
5:02 P.M.

August 8, 2018

CALL TO ORDER

Chairman Theodore Nickole called the School Building Committee to order at 5:02 p.m. in the Conference room.

Present

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

Peter A. Rossetti
Ronald J. Jannino
Stephen Maio
Carla Scuzzarella
James Picone
Joseph Capraro
Judith Dymont
Vincent J. Carisella

Absent

Patricia Cronin
Henry S. Hooton
Dawn Armitstead
Cathy Bryant
Jeanne M. Feeley
Joseph Papagni
Grant Leung

Others Present

Owners Project Managers (OPM)-
Kevin Nigro, MCPPO
Anthony LoPresti, MCPPO, PM
Joseph DeSantis, EIT, MCPPO

PMA Consultants, LLC
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Chairman Nickole opened the meeting by welcoming and thanking all for attending. Chairman Nickole informed that the Owners Project Manager (OPM) has been chosen; PMA Consultants who are present today and they will do a PowerPoint Presentation for all; introductory as well as informational.

OWNER'S PROJECT MANAGER

PMA Consultants, LLC
35 Braintree Hill Office Park #300
Braintree, MA 02184
P: 781.794.1404

PMA Personnel (A-Team) who were present were introduced; **Kevin Nigro**-Project Director/Sr. Project Mgr {Project Lead-day to day contact person}, **Joseph DeSantis**(EIT, MCPPO-PreConstruction/Construction&Cost Control) & **Anthony LoPresti**(MCPPO, PM-Feasibility, Early Design&Cost Control)-Core Project Mgrs. Other representatives (not present) are as follows: Chris Carroll (MCPPO)-Project Exec. {Makes sure all projects are fully staffed & finished properly-deal with MSBA, contracts, front-end getting through design stages}, Chad Crittenden (MCPPO) & Sean Burke (MCPPO) –Vocational Advisors, , Jon Pope-Site Representative. (Not present-Timothy Cheney(MCPPO-Field Proj. Mgr, Natalie Robichaud (PE, LEED AP BD+C, MCPPO, PMP-MEP, Fire Protection & Commissioning), John Lyons(Site Representative), and Nihal Rao Chepyala (Schedule Control).

PowerPoint Presentation ensued [10 page-Hard copy was distributed/presentation ensued verbally].

Kevin Nigro introduced and informed on which teams will be in each phase. Team Lead-1 Executive Oversight/Advisory, 2-Core Project Managers & 3-Other Key Staff.

Peter Bradley PM&C Estimates—he will be used in each phase.

Full presentation ensued.

Joseph DeSantis and Anthony LoPresti introduced themselves as well as presented in full.

Synopsis of presentation - Team listing/School OPM Experience/Prior Vocational Experience/Project Site (selection Architect will be huge)/Managing Relationships-Subconsultants, CM/GC, Architect, District Communities, PMA.

Overview of working with the MSBA-[eight different stages (modules)]—Eligibility Period, Forming the Project Team, Feasibility Study, Schematic Design, Funding the Project, Detailed Design, Construction, Completing the Project.

PMA Will work with Northeast Building Committee directly [THREE OF OUR MEMBERS WILL BE INCLUDED]-Building Committee- regarding the choice of the Architect—by the time of Voting you will know exactly who you want.

Note was made that there is the probability that approximately 7 Architects will be interested in Northeast's Building Project (3-4 have done vocational/technical schools).

Mr. Nigro noted that he has worked with these potential architects in the past. Very Important. —Prequalification's and then the interviewing with the MSBA.

(Of note, no more ranking system) Suggestion was made that then questions after the breakdown of 3 finals— which proceeds 'Vote of final candidate'.

At that time the fee will be negotiated.

NEXT STEP: To form Architect Search Subcommittee who will work directly with PMA Consultants.

Project Milestone Timeline—2019 thru 2025.

Monthly requests/Monthly reviews will be presented on tracking.

FLOOR WAS OPENED FOR QUESTIONS.

Questions were fielded.

Important note was made to bring on Construction Manager early.

Mr. Nigro informed on the 'Advertising timeframe' for Architect position.

Note was made that we are hoping for October.

FYI-Reference cks/qualifying takes a week.

Architect and site development/design/etc—all team consults. 17.9% bound.

Mr. Nigro reported that there are three considerations for this building project, as follows:

- FIRST CONSIDERATION-'Renovation only', which takes a lot of investigation/analyzing.
- SECOND CONSIDERATION-would be an 'addition w/renovations'.
- THIRD CONSIDERATION- 'New Construction'... which is 'Preferred Option'.

PMA will help determine and prove what option is best for Northeast.

Construction manager also has expertise regarding this.

Chairman Nickole thanked PMA Consultants and informed that Northeast is very excited to have them on board.

Chairman Nickole importantly noted that the Architect/Designer selection is the next item on the agenda. Note was made that it is important to shop for the Architect/Designer, and that this is a very lengthy involved search and interviewing process.

Discussion ensued regarding members thoughts as to which school in Massachusetts (built in the most recent past) is a 'model building' that would be worth taking a look and/or touring for building architectural ideas.

Of note, the authorization of the appointment of the Building Architect/Designer Selection Committee was approved within the last Building Committee meeting back in May.

MSBA DESIGNER SELECTION PROCESS

Architect/Designer Selection Subcommittee was formed and is as follows:

Chairman Theodore Nickole, Peter Rossetti, Larry Means and Michael Wall.

NEMVS School Building Committee Representatives were chosen and are as follows:
(Three (3) members of the Building Committee were chosen to represent the project at the MSBA Designer Selection Panel)

Superintendent David DiBarri, Deborah Davis and Judith Dymant.

SCHEDULING OF NEXT SCHOOL BUILDING SUBCOMMITTEE **-TBD-**

Chairman Nickole thanked all for their dedication and attendance and noted that he is very happy with how things are progressing.

CONCLUSION OF SCHOOL BUILDING COMMITTEE @ 5:52 PM

The Building Committee concluded @ 5:52 pm.

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