

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

School Building Committee Meeting
5:00 P.M. [VIRTUAL]

May 21, 2020

CALL TO ORDER

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

Present

Theodore Nickole
David DiBarri
Deborah Davis
Larry Means
Peter A. Rossetti
Ronald J. Jannino
Stephen Maio
Carla Scuzzarella
James Picone
Joseph Capraro
Judith Dymment
Patricia Cronin
Dawn Armitstead
Joseph Papagni
Grant Leung
Patricia Dulong

Absent

Michael T. Wall
Robert S. McCarthy
Vincent J. Carisella
Henry S. Hooton
Jeanne M. Feeley

Others Present

Owners Project Managers (OPM)-

Kevin Nigro, MCPPO
Anthony LoPresti, MCPPO, PM
Joseph DeSantis, EIT, MCPPO

Architects

Carl Franceschi, AIA LEED Principal in Charge
Architects

Vladimir Lyubetsky, Principal/Project Manager
Architects

PMA Consultants, LLC
PMA Consultants, LLC
PMA Consultants, LLC

DRA

DRA

James Comeau, Sr. Engineer

DCR-Dept. of Conservation
& Recreation

Chairman Nickole opened the meeting by welcoming and thanking all for attending, noting he is very happy that all are well.

Superintendent DiBarri took the floor to assist opening the meeting as well noting that the Project preparations have not stopped. His hopes are that the State and Country will re-bounce from this pandemic & restrictions, hoping for the Federal support, hoping that since we are still a few years away from requiring any more money this Project is still going to come to fruition. MSBA has not changed their schedule timelines; it is their intent that project will go on.

PMA will inform tonight how the timeline will shift a little bit and DRA will go over some of the options, challenges and obstacles.

Supt. DiBarri informed that he and Mr. Nickole discussed putting a Subcommittee together with the DCR as well as other Wakefield representatives; as we are in such close proximity it would be very important to keep them in the loop and have their knowledge of the land, etc.

Chairman Nickole also noted that there has been a lot accomplished up to this point. The situation now in the world is a whole different scenario; but still heading forward. PMA as well as architects DRA have a PowerPoint presentation which includes; OPM Introduction: Schedule/MSBA Process, Education Plan, Space Summaries, Existing Condition Analysis, & Preliminary Conceptual Options for us tonight.

Joe DeSantis of PMA took the floor to inform regarding the Project schedule and where we are at regarding the MSBA process. Mr. DeSantis noted the 'Acronym Glossary' on the Key Project Milestones page; hoping that all can use and become familiar as this is what they use a lot. Mr. DeSantis informed MSBA-Module 2 'Forming the Team' is complete by hiring DRA as designer and now we have jumped right into the Feasibility Study [Module 3]. Of note, the Feasibility Study consists of two major designs submitted to the MSBA; the Preliminary Design Program and the Preferred Schematic Report. An explanation ensued informing on active steps in Module 3 and the projected steps to come in MSBA Module 4 & 5 finalizing these modules in late December of 2021 {Local funding approval deadline}.

OPM Status Report was extended.

Mr. DeSantis wanted to reiterate regarding the MSBA funding [due to COVID], as noted by Supt. DiBarri, that it will not impact projects that are "already within the pipeline" which is very reassuring. It was noted that the MSBA requires viewing each option available. Another important note was presentation to MSBA would be regarding building as well as amount of students that will be in school.

Mr. DeSantis informed that the Website is being worked on as well.

Mr. DeSantis then passed the floor to DRA.

Carl Franceschi & Vladimir Lyubetsky of DRA took the floor and gave a full presentation. Mr. Franceschi gave a synopsis of what is included in the PowerPoint as follows; Education Plan, Space Summaries, Existing Conditions Analysis-Site options and floor plan options. The Preliminary Evaluation options/Matrix of options and importantly the Evaluation Criteria. Mr. Franceschi informed in more detail on the following; that the MSBA requires the 'Education Plan' be putforth to essentially compare 'how the learning within the school is currently' to 'how it would like it to be done in the future'. Visioning sessions had been held with a great cross section of people to putforth their vision and principals. Flexibility of Learning Styles including Project Based Learning were looked at, 21st Century Learning Environments, Small Learning Communities with Career Clusters, keeping in mind the increase of Career Tech Programs from 16-19 [addition of Marketing, Medical Assisting and Biotechnology], possible Shops proximity to Academic Classrooms, Safety & security access and full access for Public Serving Shops-i.e. Cosmetology, Breakheart Reservation, Automotive. Many scenarios were extended and envisioned; Cluster programs and possibly spread Guidance Offices and Administration Offices throughout (which could possibly present a challenge in any building/remodeling option), What is existing/proposed/guidelines, etc. The capacity of the Auditorium and/or Cafetorium, Gymnasium, Library Media Center, sizes of shops/classrooms/labs. Mr. Franceschi noted to keep in mind that due to MSBA Guidelines 'certain spaces may or may not be eligible for reimbursement'. Highlights were extended and a full explanation ensued. Many different facility types were looked at for consideration as well with many different learning scenario considered. Of note, MSBA requires each option to be available for viewing. Mr. Franceschi also reported on the Existing Condition Analysis; electrical issues, accessibility issues, etc.

Keeping in mind the importance of MSBA Guidelines of each phase was extended. (Standards of sizes of classrooms, shops, amount of students, etc.)

Options of possibly Renovating existing building, Addition to existing building as well as potential New Building Construction and New Building Sites were putforth including potential . Mr. Franceschi impressed on the importance of improving the access to the School. Also on an Emergency basis of having a second egress or a construction access as well. Farm Street access was reported on as a great option although there is possibility of others, but would be a lot of blasting. Wakefield may be getting into the Pipeline, therefore it may be profitable for Northeast to be included.

Mr. Anthony LoPresi furthered discussion in regards to the blasting logistics and informed that PMA had a few updates regarding the such. They have been in contact with some of our Construction companies they have worked with for their input regarding options and review of site logistics, constructability. He, Mr. Nigro, a site contractor and a blaster walked the site yesterday to get the feel and their thoughts on sites and costs, etc. After the walk-thru they contacted DCR for their AutoCAD file to review footprint of elevations, etc. Mr. Nigro also noted that new building options actually require blasting and the consistency of this 'ledge' is very, very hard and dense for the new building options. But informed that materials from blasting could be advantageous and utilized by crushing and using for drainage, subsurface for new building and/or material could be sold.

Mr. Franceschi extended information on each option (*see hard copies of PowerPoint presentation).

Of note, Existing school is not large enough for current enrollment therefore a pure renovation is not feasible so we started on Addition/Renovation option.

Addition and Renovation Option, New Construction Options: C1, C2, C2a & C3. (*See PowerPoint hard copy).

Base repair/Renovation/Add and renovation/New Construction On-site, New Construction Off-Site. Examining all scopes of options.

Full report with many specifics and details ensued on each option.

In closure Mr. Franceschi stressed that all that has been reported on is very preliminary but wanted to share where they are at and would also like all Members to really digest the information that has been put forth and think about what would be the preferred option for Northeast.

Floor was opened for questions;

- Mr. Nickole firstly wanted to make a point that Northeast Building Committee should also be looking at and keeping a sharp eye on the guidelines from the CDC, to be able to be kept abreast of them as it may have an impact as well. Mr. Nickole also noted to possibly tie in the Auditorium with Carpentry Shop curriculum-‘set designing’ and/or Electrical shop curriculum-‘theatrical lighting’, etc. making it encompass the ‘Educational’ aspect for reimbursement possibilities.

Specifically mention auditorium if possible over and over.

Mr. DeSantis stressed that they will mention the Auditorium to bolster the ‘Educational Plan’ whenever they can as it surely should be needed to be encompassed in the education/educational plan. For any reimbursement from MSBA there has to be a necessity to be within the ‘Educational Plan’, for a ‘need to know basis’ for affordability.

Mr. Franceschi noted that you would also need to keep in mind to have a justification for usage of this space; as an Auditorium may not be used or occupied as often as a classroom.

- Mr. Nickole queried as to if all new building options are approximately the same square footage?

Mr. Franceschi informed that the exact enrollment envisioned numbers will make a difference (but used 1,250 students current enrollment as example), and conceptualized each option to be the approximate same amount of square footage =285,000’.

- Mr. Jannino knows that all of the Safety figures have been figured in, but was also curious regarding Breakheart having a separate entrance rather than through School property, was that looked into? Mr. Janinno stated that he feels this is very important as someone gets by our entrance gate and can ‘claim’ they are just heading into Breakheart when in reality wanting to be on School property.

Mr. Franceschi noted that this was in consideration and will be factored in and kept on criteria list.

Mr. Nigro did reach out to DCR to introduce the project to them and inform that we are sketching up options of a building renovation and/or new school building and access is a ‘keypoint’ and something that might involve them and wanted them to be kept in the loop.

Supt. DiBarri asked for Mr. Nickole to appoint a few people as liaisons and form a Subcommittee to work with DCR and have a meeting within a couple of weeks with them and then bring information to the next School Building Meeting.

Mr. Franceschi reiterated how important it is to keep all Communities informed as well as solicit their input and that the School Building Committee members are a great cross-section of people to extend information out to their home Communities. Mr. Franceschi noted that if it wasn't for the COVID19 restrictions they would normally be having a Community Workshop.

- Ms. Davis asked for the PowerPoint to be sent out to all members as some are on their iPhones and not able to view it very well.

Supt. DiBarri informed that he will have it sent out to all as well as PMA Update report.

Mr. Nickole informed that he will be making a few phone calls to see who would be interested in being on that Subcommittee.

SCHEDULING OF NEXT SCHOOL BUILDING MEETING
-TBD-Assessing calendar within next few weeks.

Chairman Nickole thanked all for joining.

CONCLUSION OF SCHOOL BUILDING COMMITTEE

The Building Committee concluded @ 6:17 pm.

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