

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

School Building Committee Meeting
5:30 P.M. [IN PERSON & VIRTUAL]

December 10, 2020

I. CALL TO ORDER

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

Present

Theodore Nickole
David DiBarri
Deborah Davis
Judith Dymment
Patricia Cronin
Michael T. Wall
Larry Means
Vincent J. Carisella
Peter A. Rossetti
Henry S. Hooton
Melissa Jannino-Elam
Stephen Maio
Carla Scuzzarella
James Picone
Joseph Capraro
Dawn Armitstead
Joseph Papagni
Robert S. McCarthy
Patricia Dulong

Absent

Grant Leung
Jeanne M. Feeley

Others Present

Kevin Nigro,
Anthony LoPresti
Joseph DeSantis
Carl Franceschi
Vladimir Lyubetsky

PMA Consultants, LLC
PMA Consultants, LLC
PMA Consultants, LLC
DRA Architects
DRA Architects

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

II. Prior Meeting Minutes-November 12, 2020 - Discussion & Vote to approve.

MOTION: Ms. Davis moved the Building Committee approve the November 12, 2020 Minutes of the Building Committee Meeting, as presented.

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

and the motion carried

SO

ORDERED

III. Discussion Topics

a. OPM Update: PMA

Mr. Joe DeSantis of PMA took the floor and noted that one of the important steps to take today is to have the Building Committee approve the preferred option with the preferred student enrollment as well as to vote to authorize PMA and DRA to submit the PSR to the MSBA. Joe covered a complete progress update and overview encompassed on PowerPoint Presentation, reviewed preliminary schedule as well as informed on potential outcome challenges moving forward. Of important note this will bring us very close to the completion of key project milestone Module #3-Feasibility Study, once again reiterating we are 'on point' regarding schedule. When we move on to Module #4-Schematic Design which will be the first time that we take our preliminary drawings and print them for construction drawings with precise specifications. A full report ensued encompassing more specifics on dates and funding schedules.

Mr. Kevin Nigro of PMA noted at this point it is a very exciting project milestone for Building Committee, Northeast School Committee, Staff, Administrators, and all involved getting to take these votes tonight and move with approved PSR submittal to the MSBA. This will allow all of our hard work to leave this room and be able to go on-line to the MSBA; then with a very hopeful positive vote with the MSBA BOD to take us to the next phase Module #4 Schematic Design phase. Mr. Nigro extended a sincere thank you to all for the hard work that has been done.

Mr. DeSantis also reiterated his gratitude to the Committee, and all involved, for their hard work getting us to this important point. Joe then continued with a brief summary of Feasibility Study accomplishments to date.

C.3 continues as the standout option and is still the preferred. Preferences and pluses were noted on.

Summary of costs were covered as well.

The selecting and refining option C.3; approximately 30 meetings have been held to get us to this point allowing us to be ready to submit PSR to MSBA. Once again Mr. DeSantis extended 'thank you'.

III. Discussion Topics(Con't.)

b. Design Update: DRA

- 1.) DRA to present updates on Preferred Schematic Design process.
- 2.) SBC to vote to select option C.3 as the preferred construction option, with 1,600 students as the desired student enrollment.
- 3.) SBC to vote to approve the PSR and all documents included, and to authorize PMA/DRA to submit the PSR to the MSBA.

Mr. Carl Franceschi of DRA presented updates on Preferred Schematic Design process as well as summarized Goals which have been met and are to come.

Summarized/Table of Contents that will be included: Introduction/Education Program/Final Eval of Alternatives /Preferred Solution /Local Actions & Approvals.

Matrix of Options was noted on again.

Focused on 4-design options/C.3 has risen to the top—Value as well (consensus decision).

Options overview reiterated.

Criteria was worked on extensively. Educational-Plan Accommodations, Compliance w/Education/Costs-Project cost, reimburse, temp costs, long term/Disruption-impact, phasing construction disruption/Flexibility/Maintenance/Site.

Important not of C.3 construction option to be the least disruptive while being built. (2+ years of construction)

Carl informed that the submittal to the MSBA is really just a 'concept of C.3 option'---details and tweaks are to come with specifics-architecturally. Notes of exciting design were informed on; three floors w/basement level under gym area, parking on all sides, remotely placed compared to existing building, fields at all same elevation-possibly add tennis court, redo for better drainage/grass, possibly future ice hockey rink-which are all supported with parking/restrooms/maintenance

Many details were extended.

All Construction cost estimates, LEED score card and schedule will be submitted as well.

MSBA requires all new schools to be a 'Green School' and accommodations were noted on.

Northeast is in hopes for heading to what is referred to as a 'Silver Score School' which equals 2 additional reimbursement points from the MSBA.

Carl passed floor back to Joe in order to cover the Summary of the Costs. PDP estimates were in line. Opportunities for future savings was discussed. 1,600 Student Enrollment

Costs are extremely preliminary; Construction cost projected=\$243.5M and Project Cost=\$317.4M for C.3 Option.

Mr. Franceschi continued by reporting on the potential Construction Schedule; Phase 1 Enabling Work (Summer-Winter 2022, Phase 2 Construct New School (Spring/Summer 2023-Summer 2025, Phase 3 Demolish Existing School & Construct New Fields/Outbuildings (Summer 2025-Summer 2026, then MSBA Financial Closeout: Fall of 2027

Carl noted the process of the upcoming meetings: Weekly Project Team, Bi-Weekly Working Group, Monthly Building Committee, Community Meetings, Conservation Commission, Geotechnical Investigation, Local Officials-Building, Fire, Traffic, Security-Administration, First Responders, & MSBA-Facilities Assessment Subcommittee.

Plan is to go out to Communities for strategy of complete transparency from **now through next summer**.

Chairman Nickole informed that it is recommended to vote to select option C.3 as the preferred construction option, with 1,600 students as the desired student enrollment.

MOTION: Ms. Davis moved the Building Committee approve the selection of option C.3 as the preferred construction option with 1,600 students as the desired student enrollment, as presented.

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

and the motion carried

SO

ORDERED

Chairman Nickole informed that it is recommended to vote to approve the PSR and all documents included, and to authorize PMA/DRA to submit the PSR to the MSBA.

MOTION: Ms. Davis moved the Building Committee approve the PSR (Preferred Schematic Report) and all documents included, and to authorize PMA/DRA to submit the PSR to the MSBA, as presented.

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

and the motion carried

SO

ORDERED

Mr. DeSantis took the floor again and noted on Upcoming Challenges/Opportunities: Public Outreach/Support, MSBA Facilities Assessment Subcommittee (January 2021), MSBA BOD-PSR Approval (February 2021), Development of Schematic Design (SD) level plans & Specs, Submit Schematic Design & DESE Package to MSBA/DESE (June/July 2021), MSBA Project Scope & Budget Approval (August 2021)-Continue to justify as much square footage as possible and Work with MSBA grant program to maximize potential reimbursement, Secure Local Funding (December 2021 deadline), and Procure Construction Manager for Preconstruction Services. Many details were extended.

Floor was opened for questions. Questions were fielded.

- IV. New Business-Supt. DiBarri updated; Went to get Secured legislation to 'grandfather the reimbursement' which we had back in 2014 year (which was the highest that we ever had). Formula was changed within State and within a day 20% or so was lost. Back then, Ted Nickole (current NE Supt. at that time) and

Charlie Lyons (Shawsheen Tech) went to MSBA and met with them to inform how much we had lost (20% funding [approx. \$60,000,000] with no change in student population).

IV. New Business (Con't.)

Supt. DiBarri continued explained that due to them approaching MSBA & DOE and then furthering on to approach for Legislation Vote. We were then accepted into initial round. Therefore, every year we have had to bring that legislation forward yet every year it has gotten tougher and tougher. Other school districts are basically trying to piggyback on what we have done to accomplish this. We were able to get in this year as well (which was very difficult). Full explanation ensued. This has since gotten approval in Conference as of last week. This should be the final one based on the dates and we should be all set with that piece. Of note, meetings were held with the Mayor of Revere, the Mayor of Malden and the Town Manager of Chelsea in the past two weeks—hoping to still bring down the full cost of this building project due to our responsibility to the individual taxpayers of our Communities in order to get their approval. Explanation ensued regarding costs. Next, we hope to reach out for Federal Infrastructure Funding and also to the MSBA as the Formula on the square footage is unfair. We need Committee to identify the ‘stake holders’ and reach out to them for help-this will be a lot of work. Of special note, it does not have to go out to Community/Town meetings for a vote.

V. Public Participation-none

VI. Schedule of next Meeting –

Will be held monthly prior to Regular School Committee Meeting the second Thursday every month at 5:30 pm-6:30 pm- January 14, 2021

VII. Vote to Adjourn

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

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

and the motion carried

SO

ORDERED

Chairman Nickole thanked all for joining.

CONCLUSION OF SCHOOL BUILDING COMMITTEE

The Building Committee concluded @ 6:40 pm.

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