

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

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

January 21, 2021

I. CALL TO ORDER

Chairman Theodore Nickole called the School Building Committee Meeting to order at 5:30 p.m. on Virtual/Zoom.

Present

Theodore Nickole  
David DiBarri  
Deborah Davis  
Judith Dymment  
Michael T. Wall  
Brittany Carisella  
Peter A. Rossetti  
James J. Holland  
Anthony Caggiano  
Carla Scuzzarella  
James Picone  
Joseph Capraro  
Robert O'Dwyer  
Brant Snyder  
Patricia Dulong

Absent

Patricia Cronin  
Larry Means  
Ward A. Hamilton  
Robert S. McCarthy  
Melissa Jannino-Elam  
Stephen Maio  
Joseph Papagni

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, welcomed all, and reported regarding the agenda for tonight.

II. Prior Meeting Minutes-December 10, 2020 –

**MOTION:** Ms. Dymont moved the Building Committee approve the December 10, 2020 Minutes of the Building Committee Meeting, as presented.

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

and the motion carried

**SO**

**ORDERED**

Chairman Nickole passed the floor to PMA Consultants for informing on updates and full presentation.

III. Discussion Topics

a. OPM Update: PMA

- 1.) PMA to present on the construction delivery methods available to the District for the project. (SBC to potentially vote on construction delivery method for the project.)

Mr. Kevin Nigro, PMA took the floor and reported that the designer update, MSBA Facilities Assessment Committee updates and the next phase of Schematic Design will be covered in tonight's presentation.

Mr. Nigro gave the complete OPM Update and coverage of the option of Project Delivery Method ensued. Full discussion followed.

Mr. Nigro continued reporting by informing fully on the MSBA FAS meeting and noted on the Facilities Assessment Subcommittee comments; Their positive reaction to proposed School Location, appreciation of Updated Education Program, and positive reaction to proposed Floor Plans. The Facilities Assessment Subcommittee follow-up; Parking locations and proximity to Breakheart Reservation, Use of the Gymnasium, Site Drainage, and Location of the PK playground, was extended inclusive of many thoughts and comments.

Anthony LoPresti reported on the Schematic Design Phase including 'Goal'-defining major Project parameters inclusive of the Scope, Budget and Schedule. A synopsis of PMAs prior and current project experiences was informed on. Mr. LoPresti stressed the vast experience that PMA has in both construction delivery methods [CM-at-Risk jobs as well as Design-Bid-Build jobs]. Advantages and disadvantages of both methods was informed on.

Mr. Carl Franceschi, DRA also noted they have vast experience as well with both methods. Major issue would be 'how many bidders would be available'.

The floor was opened for comments.

Ms. Davis reported on her thoughts and experience of Design-Bid-Build vs. CM-at-Risk, being in the Architectural field, and informed that she would favor CM-at-Risk method and asked of the Chair that she would put that in a form of a motion.

Mr. Nigro informed he would like to cover a few more slides on the Presentation tonight and then would love to entertain the motion. Successful steps completed were the hiring of the OPM then hiring of the Architect, the next important step upon authorization from this Committee would be the application of authority to the Inspector General on the Districts behalf. Many details were noted on. Because project is over the \$5 million dollar cost-Northeast does qualify for the CM-at-Risk. Mr. Nigro noted the importance of a Pre-Qualification Subcommittee that needs to be created-Selection inclusive of: One member of the OPM team, one member of the architect team, minimum of 3 of owners or more. Mr. Nigro suggested that it would be of utmost priority for any members with experience in CM-at-Risk in construction to have input. Many specifics were noted on including the question of availability of funds, schematic design estimate, bid ability, site utilization plan, etc.

Mr. DeSantis also noted possibly stating that the next phase begins with successful authorization of local funding. Mr. DeSantis also wanted it known that, for those interested in being on this Pre-Qualification Subcommittee to please keep in mind that it is a great deal of work being involved in the evaluation process.

Mr. Nickole noted he would like for visitations of construction sites to be a part of the required process.

Many important details ensued, and the floor was opened for questions. Many questions were fielded.

Chairman Nickole recommended vote to select construction delivery method for the project.

**MOTION:** Ms. Davis moved the School Building Committee to approve and accept Construction Manager at Risk (CM-at-Risk) as Project Delivery method, as presented.

Mr. Rossetti Seconded the motion, and the motion carried  
By roll call vote SBC#1.

Voting in the affirmative: Mr. DiBarri, Ms. Davis, Ms. Dymont, Mr. Wall, Ms. Carisella, Mr. Rossetti, Mr. Holland, Mr. Caggiano, Ms. Scuzzarella, Mr. Picone, Mr. Capraro, Mr. O'Dwyer, Mr. Snyder, Mr. Nickole.

Voting in the negative: None

Abstain: None

Absent: Ms. Cronin, Mr. Means, Mr. Hamilton, Mr. McCarthy, Ms. Jannino-Elam, Mr. Maio, Mr. Papagni.

**ORDERED**

**SO**

Chairman Nickole thanked all for their involvement regarding this vote of which he feels is a very important step in the progress of the project.

b. Design Update: DRA

1.) DRA to discuss summary of MSBA Facilities Assessment Subcommittee meeting that occurred on 01/13/2021 regarding PSR submittal.

2.) DRA to present updates on Preferred Schematic Design process.

Mr. Carl Franceschi, DRA informed that we are finishing up MSBA Module #3 [Feasibility Study] and heading quickly into the MSBA Module #4 [Schematic Design].

Mr. Franceschi also gave a quick recap of meeting from last week (4 members)-MSBA Facilities Assessment Subcommittee (FAS). They reviewed Submittal and we got a general 'positive reaction'. Appreciation was extended regarding- the Location, the Updated Education Program as well as the Floor plans. Some items requested to have followed up on were the Parking location and proximity to Breakheart Reservation, Use of the Gymnasium, Site Drainage as well as the location of the PK Playground. We will get the information regarding all noted in the near future. Many other specifics and details were putforth.

Mr. Nigro wanted it known that Ted Nickole, Dave DiBarri, and Carla Scuzzarella were all a part of the presentation to the MSBA Subcommittee along with PMA & DRA.

Mr. Franceschi then proceeded to report and cover Schematic Design Phase. Goal is to define the major Project Parameters; Scope/Budge/Schedule. Many details were informed on. What to expect in the next coming months--

Architectural Design Areas-Building Massing, Building envelope, exterior materials, Major Interior spaces, i.e. lobby, cafeteria, auditorium, library/media ctr., corridors & break-out spaces, Shops Layouts, Typical Classrooms.

Site Design Areas-Confirm circulation, traffic flow & parking, Athletic field program, Exterior entrance areas, hardscape, Utility infrastructure, Wetlands impacts & Stormwater Drainage.

Engineering Design Areas-Structural system(s), Mechanical Systems selection, Mechanical & Electrical System narratives and system diagrams, Security system strategies & Equipment, Network & Information Technology system narratives & diagrams. Steps were particularized and explained.

Series of meetings were reiterated by Mr. Franceschi: Weekly Project Team, Bi-Weekly Working Group, Monthly Building Committee, Faculty, Department Heads & Instructors, Advisory Committees, Community Outreach Meetings, Conservation Commission, Local Officials-Building, Fire, Traffic, DPW & DCR, and Security-Administration, First Responders.

Mr. Franceschi also noted that this phase is encompassing another round of series of Cost Estimates starting in May-finalizing in June, putting a submittal together in July for MSBA and ultimately heading for MSBA Board meeting in August.

Mr. DeSantis added information regarding a few more meetings that have been held; one being with MSBA last Friday that encompassed the moving into the Module # 4 Schematic Design Phase of project of which they have learned of some good news encompassing 1.58% more

points that have been earned (2.8 million dollars computed) in MSBA reimbursement [Good Preventative Maintenance].

Mr. DeSantis continued by informing on another meeting that was also held last Friday with the DCR and Breakheart Representatives in which we informed that we have officially locked in Preferred Option of C.3 and 1600 students with MSBA. They are both very excited about our preferred option. One thing that was asked was if we could store some soil under their power lines during construction which should help in savings (Site costs). They seemed to think that it was a reasonable request and asked for more details (i.e. environmental impact, etc.) for further discussion on it with the 'Friends of Breakheart Organization.

Floor was opened for questions. Questions were fielded.

Mr. Wall noted that he is very impressed with how all is being handled by PMA and DRA, and very happy at how professional all have been including their transparency. A thank you was extended to them as well as to Mr. Nickole, Administration, and the School Building Committee as a whole.

IV. New Business-None

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- February 11, 2021

VII. Vote to Adjourn

**MOTION:** Ms. Davis moved the School Building Committee meeting adjourn.

Mr. Wall 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 @ 6:23 pm.

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