



July 6, 2021

Mr. Fenton Bradley  
Director of Capital Planning  
Massachusetts School Building Authority  
40 Broad Street, Suite 500  
Boston, Massachusetts 02109

Dear Mr. Bradley:

On behalf of the Northeast Metropolitan Regional Vocational School District, attached please find the MSBA Schematic Design (SD) submittal for the Northeast Metropolitan Regional Vocational High School (NEMT) Project. The SD package has been compiled by DRA Architects, in collaboration with PMA Consultants, District Administration, and School Committee / School Building Committee representatives. PMA has reviewed the package and finds it to be complete and in accordance with MSBA Module 4 Guidelines.

As indicated in the submittal, the School Building Committee voted to submit the SD package to the MSBA on July 1, 2021. The current preliminary total building size is 386,630 GSF. The current estimated total project cost is \$317,422,620.

Towards the conclusion of the Schematic Design phase, the District has procured Gilbane as Construction Manager at Risk. PMA submitted a CMR Application on the District's behalf to the Office of the Inspector General (OIG) on February 25, 2021 and received OIG approval on March 23, 2021. Gilbane was selected in mid-May 2021 and immediately joined the construction cost estimating effort. Together with the SBC, District Administration, local officials, and DRA, we will seek to utilize and capitalize on the CMR's expert approach to bid-ability and constructability when developing the design from DD through 100% Construction Documents.

Please note that once approved, certified minutes from the July 1, 2021 SBC meeting will be mailed to the MSBA. We look forward to the MSBA's review of this submission. As always, please feel free to contact me with any questions or concerns.

Respectfully,

Joseph DeSantis  
Director | Owner's Project Manager  
PMA Consultants