



# Northeast Metro Tech Construction Project

Community Info Session | 01.05.22



# AGENDA



**The road so far/  
project milestones**



**MSBA grant  
reimbursement info**



**Education plan goals  
& facility improvements**



**Voting info**



**New NEMT design**



**Closing remarks &  
Q&A**



1

# The road so far/ project milestones



# The road so far/project milestones

| 2019                                   | 2020   | 2021  | 2022   |
|--|--|---|--|
| <p><b>Project manager selected</b></p> | <p><b>Architect selected</b></p> <p><b>Feasibility study launched to explore design/construction options</b></p> | <p><b>Feasibility study completed</b></p> <p><b>Final design/construction option selected (new build)</b></p> <p><b>Construction manager selected</b></p> <p><b>Schematic/preliminary design of selected option completed</b></p> | <p><b>Vote to approve funding of construction 01.25.22</b></p> |



2

# Education plan goals & facility improvements



# Existing facility conditions & challenges

**Outdated/failing building systems**

**Building not fully accessible**

**Energy inefficiency**

**One access road = traffic + safety challenges**

**Undersized classrooms & shops**

**Missing/outdated building technology**

**Space limits = only 40% of freshmen admitted**

**No auditorium**



# Education plan goals & facility improvements

1

**Increase career tech programs from 16 to 19** (add marketing, medical assisting, biotechnology)

2

**Increase enrollment by 25% to 1,600 + shorten the waitlist**

3

**Increase safety + improve public access to shops**

4

**Create 21<sup>st</sup> century learning environment**

6

**Locate shops close to academic classrooms**

6

**Configure shops into career clusters**

7

**Create small learning communities**

8

**Provide flexibility for different learning styles** (e.g. project-based learning)



# Also impacted: community ed & state licensing programs



**Northeast Metropolitan  
Community Education**  
*Keeps you moving in the right direction.*

**49 teachers**

**70 courses**

**852 students**

- ❖ MA continuing education
- ❖ Medical courses
- ❖ Trade preparation
- ❖ Apprenticeship programs
- ❖ Computer courses
- ❖ Enrichment courses
- ❖ Health & fitness courses
- ❖ Languages courses







3

**New NEMT  
design/construction plan**



C.2

C.3

B.2  
Addition/  
Renovation

C.1  
New  
Construction

Breakheart Reservation

NORTH





# Feasibility study + final selection

|                                    |                   | Matrix of Options <i>DRAFT</i>               |            |          |      |                          |        |               |                           |       |
|------------------------------------|-------------------|--|------------|----------|------|--------------------------|--------|---------------|---------------------------|-------|
| Updated:<br><i>DRAFT 7.22.2020</i> |                   | Families of Conceptual Options               |            |          |      |                          |        |               |                           |       |
| Families of Options:               |                   |  | A          | B        |      | C                        |        |               | D                         |       |
|                                    |                   | MSBA Required                                | Renovation | Add/Reno |      | New Construction On-Site |        |               | New Construction Off-Site |       |
| Enrollment                         |                   | Base Repair                                  | A.1        | B.1      | B.2  | C.1                      | C.2.1  | C.3.1         | C.2.A                     | ?D.1? |
| a.                                 | 1,250<br>Students | doesn't address any educational deficiencies | A.1a       | B.1a     | B.2a | C.1a                     | C.2.1a | C.3.1a        | C.2.Aa                    | D.1a  |
| b.                                 | 1,400<br>Students | X  | A.1b       | B.1b     | B.2b | C.1b                     | C.2.1b | C.3.1b        | C.2.Ab                    | D.1b  |
| c.                                 | 1,600<br>Students | X  | A.1c       | B.1c     | B.2c | C.1c                     | C.2.1c | <b>C.3.1c</b> | C.2.Ac                    | D.1c  |
| d.                                 | 1,660<br>Students | X  | A.1d       | B.1d     | B.2d | C.1d                     | C.2.1d | C.3.1d        | C.2.Ad                    | D.1d  |
| e.                                 | 1,722<br>Students | X  | A.1e       | B.1e     | B.2e | C.1e                     | C.2.1e | C.3.1e        | C.2.Ae                    | D.1e  |

**Selected option =**

**New construction on existing school site for 1,600 students**





# Why was the C.3 option selected?

**C.3: New construction for 1,600 students on existing school site**



**Best supports NEMT ed plan goals**



**Best separation from Breakheart Reservation traffic**



**Least disruption to existing school operations**



**Addresses long-term facility deficiencies**



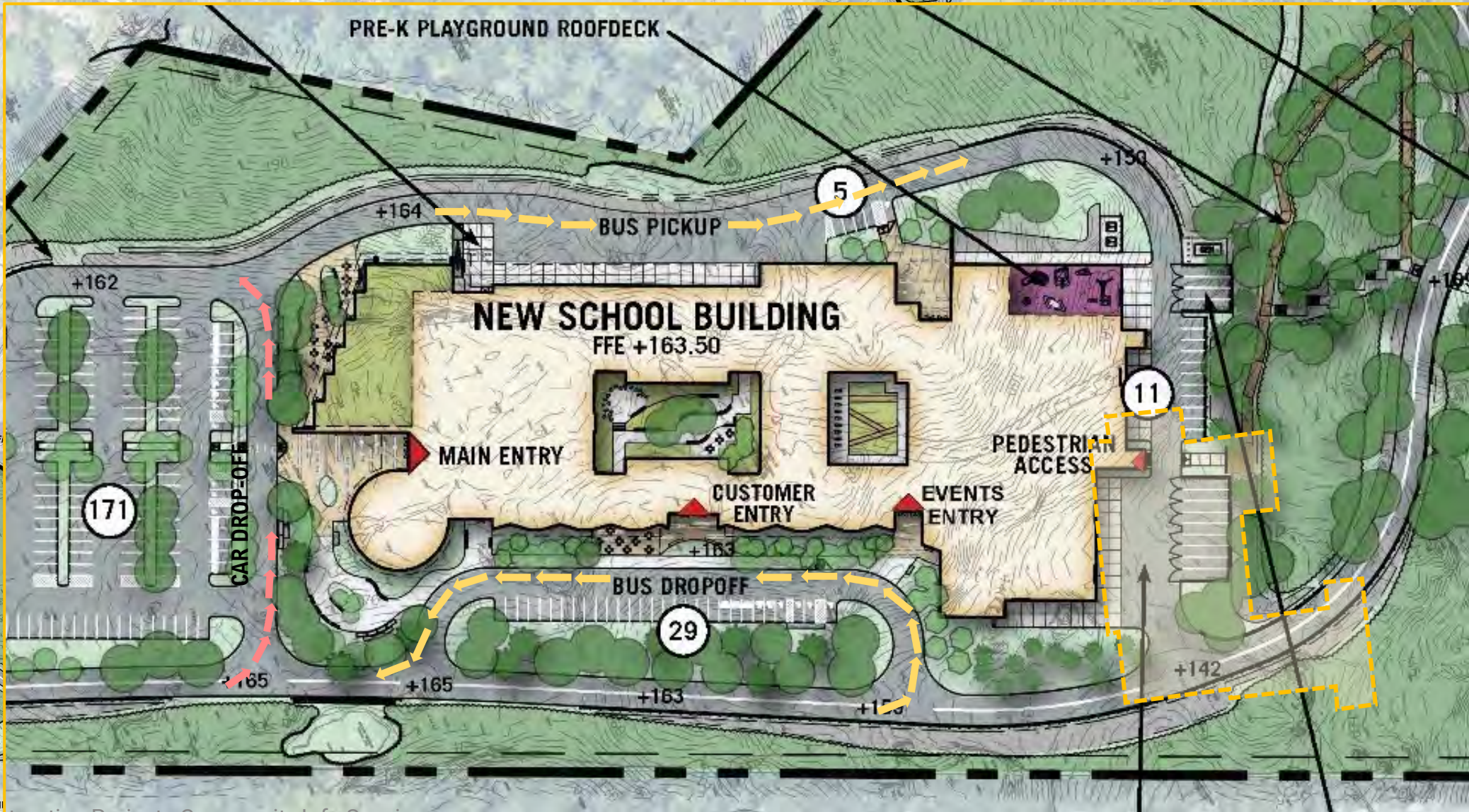
**Most ideal to create a new access road from Farm St.**



**Best value of 30+ construction options studied**



# SITE PLAN



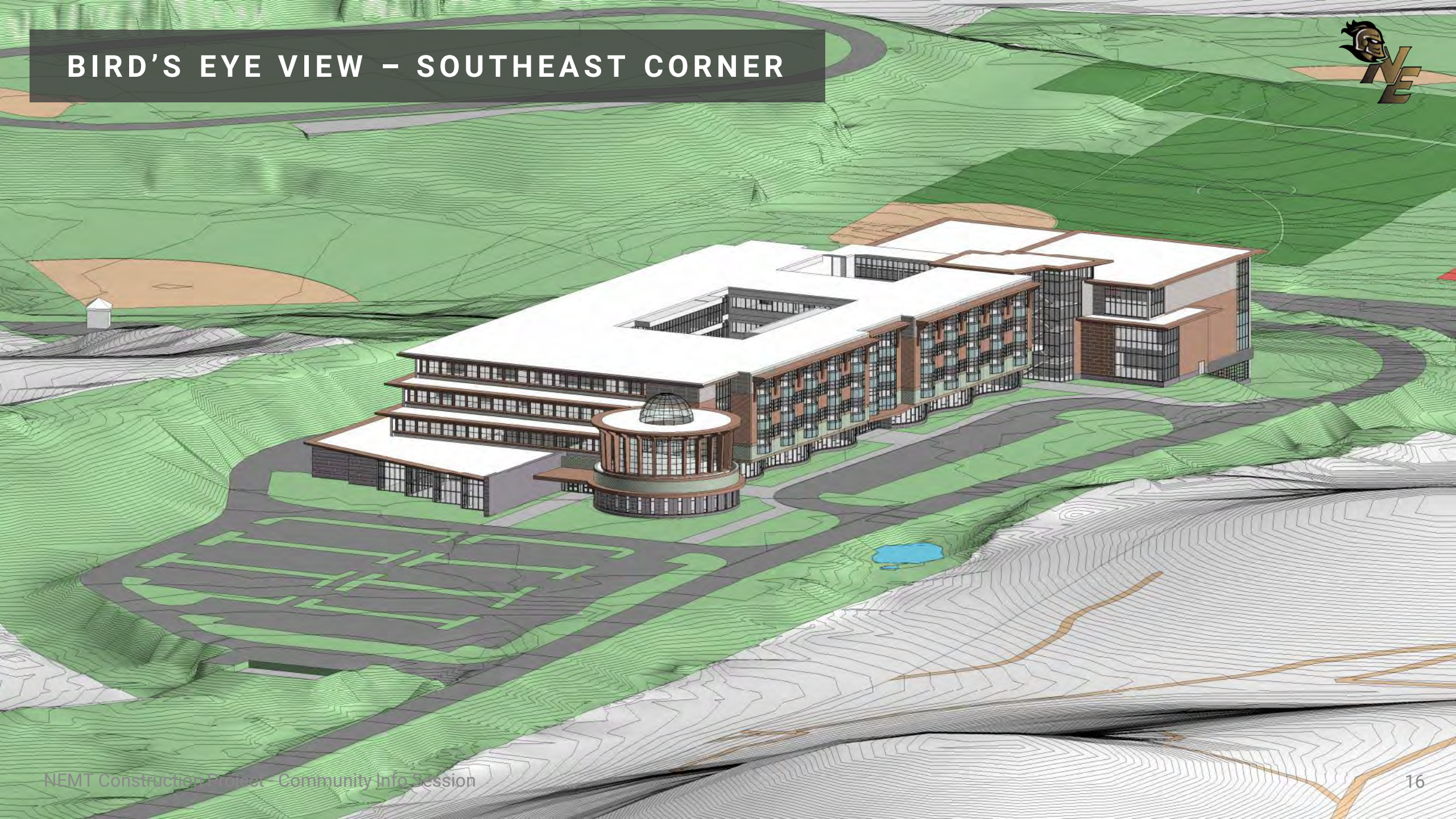


# AERIAL VIEW - LOOKING SOUTH



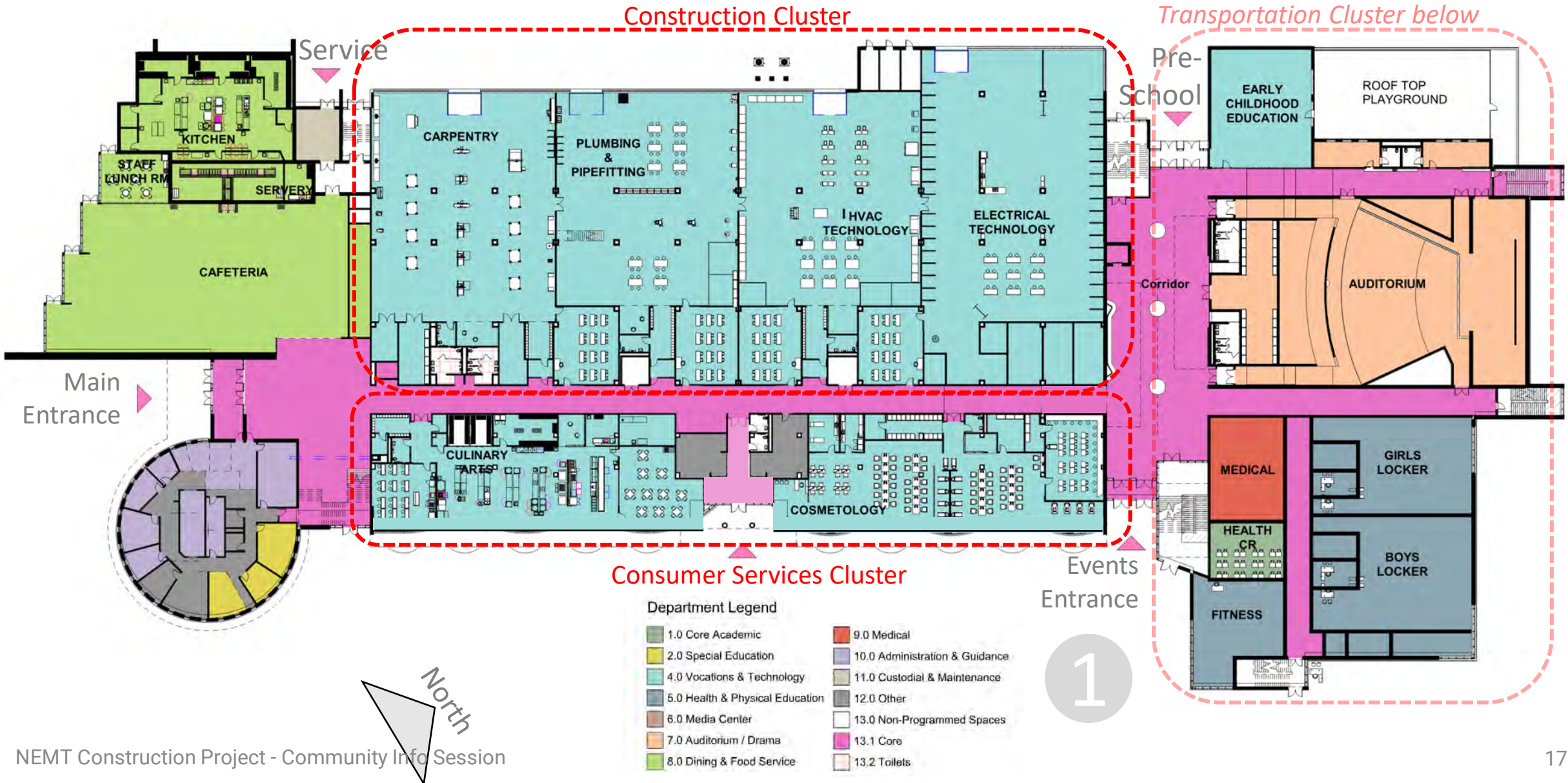


# BIRD'S EYE VIEW – SOUTHEAST CORNER



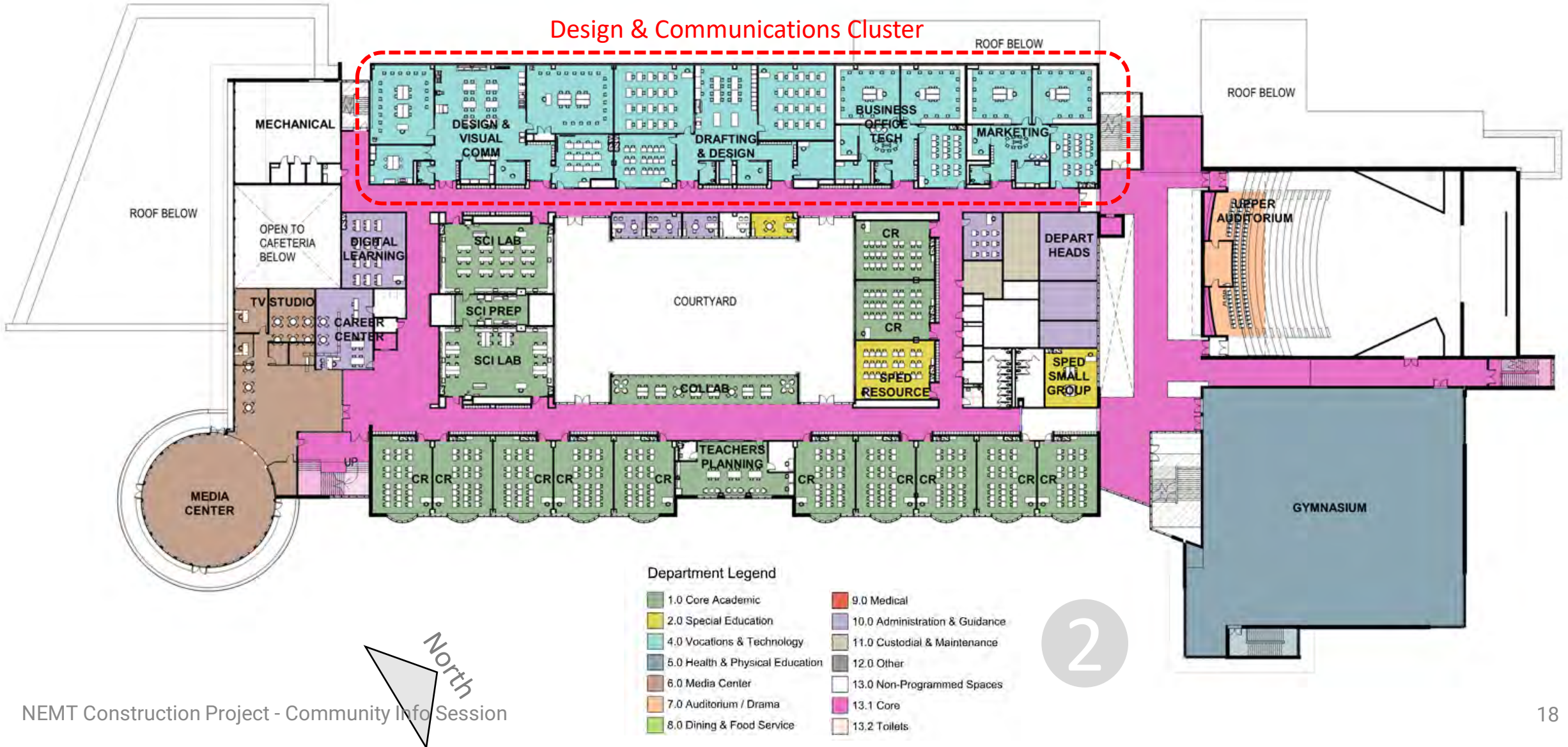


# 1st LEVEL – SCHEMATIC DESIGN FLOOR PLAN





# 2nd LEVEL – SCHEMATIC DESIGN FLOOR PLAN



# 3rd LEVEL – SCHEMATIC DESIGN FLOOR PLAN

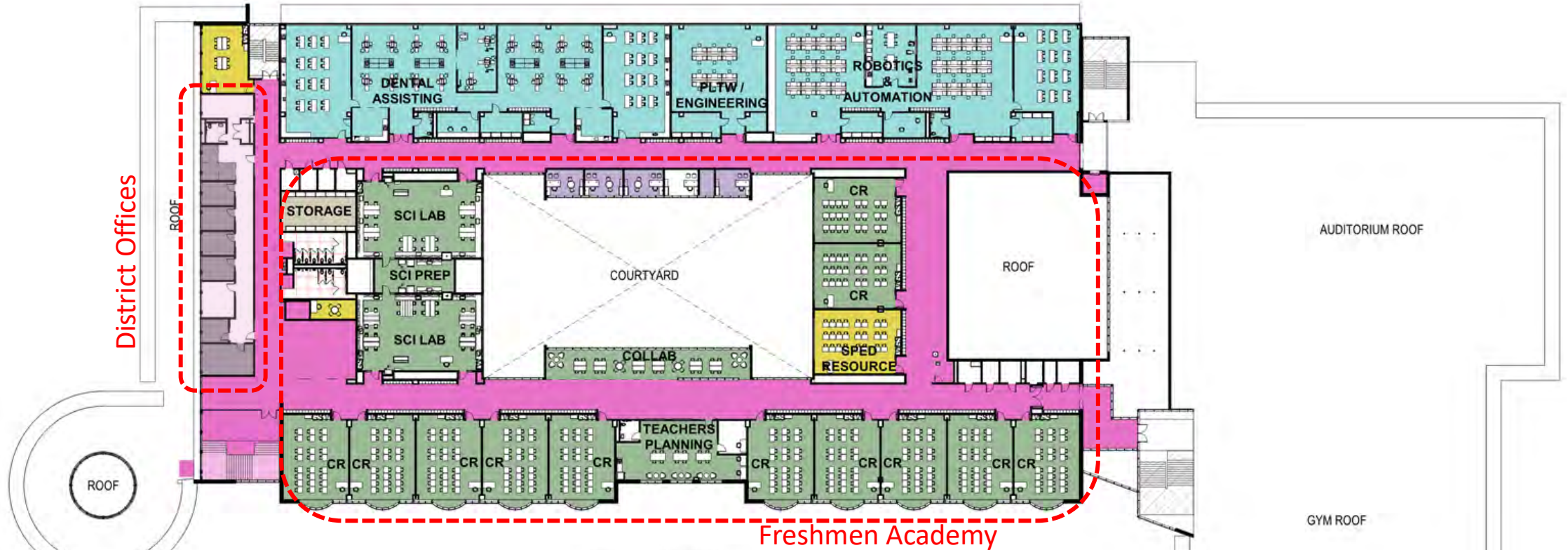


## Health Services Cluster





# 4th LEVEL – SCHEMATIC DESIGN FLOOR PLAN



### Department Legend

- |   |  |
|---|--|
| <span style="color: green;">■</span> 1.0 Core Academic              | <span style="color: red;">■</span> 9.0 Medical                       |
| <span style="color: yellow;">■</span> 2.0 Special Education         | <span style="color: purple;">■</span> 10.0 Administration & Guidance |
| <span style="color: cyan;">■</span> 4.0 Vocations & Technology      | <span style="color: grey;">■</span> 11.0 Custodial & Maintenance     |
| <span style="color: blue;">■</span> 5.0 Health & Physical Education | <span style="color: black;">■</span> 12.0 Other                      |
| <span style="color: brown;">■</span> 6.0 Media Center               | <span style="color: white;">■</span> 13.0 Non-Programmed Spaces      |
| <span style="color: orange;">■</span> 7.0 Auditorium / Drama        | <span style="color: pink;">■</span> 13.1 Core                        |
| <span style="color: lightgreen;">■</span> 8.0 Dining & Food Service | <span style="color: lightgrey;">■</span> 13.2 Toilets                |

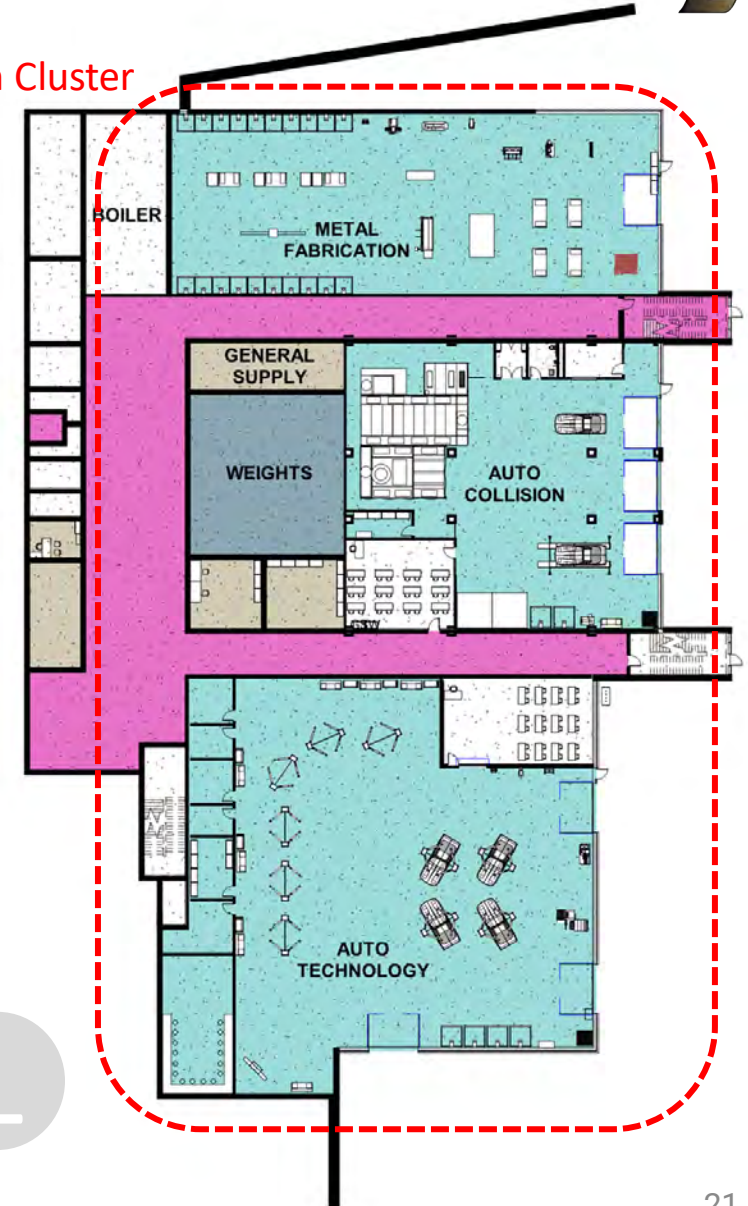
4



# LOWER LEVEL - SCHEMATIC DESIGN FLOOR PLAN

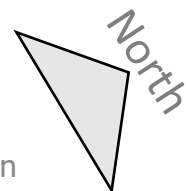


Transportation Cluster

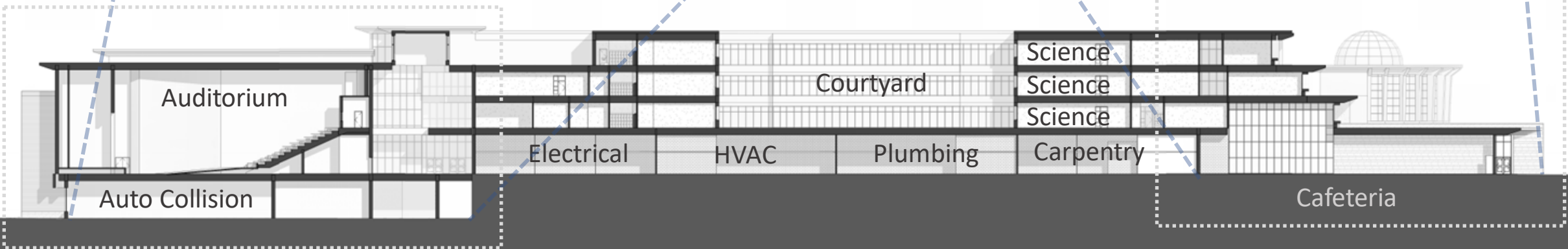
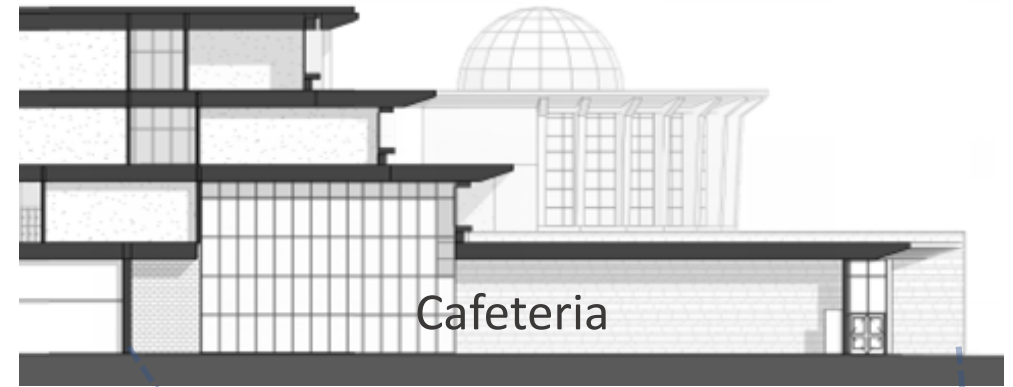
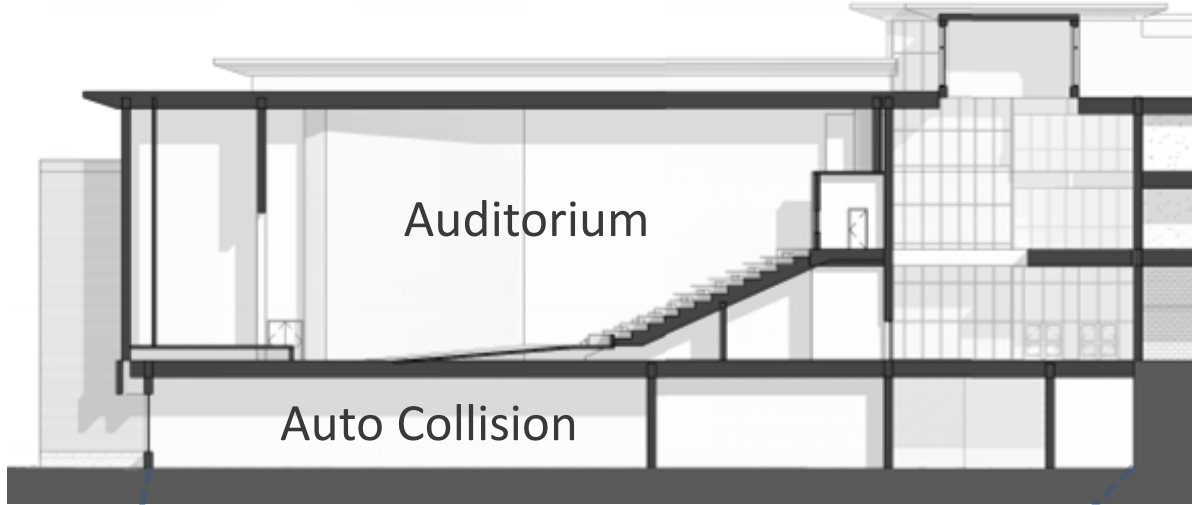


## Department Legend

- |                                 |                                |
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| 2.0 Special Education           | 10.0 Administration & Guidance |
| 4.0 Vocations & Technology      | 11.0 Custodial & Maintenance   |
| 5.0 Health & Physical Education | 12.0 Other                     |
| 6.0 Media Center                | 13.0 Non-Programmed Spaces     |
| 7.0 Auditorium / Drama          | 13.1 Core                      |
| 8.0 Dining & Food Service       | 13.2 Toilets                   |

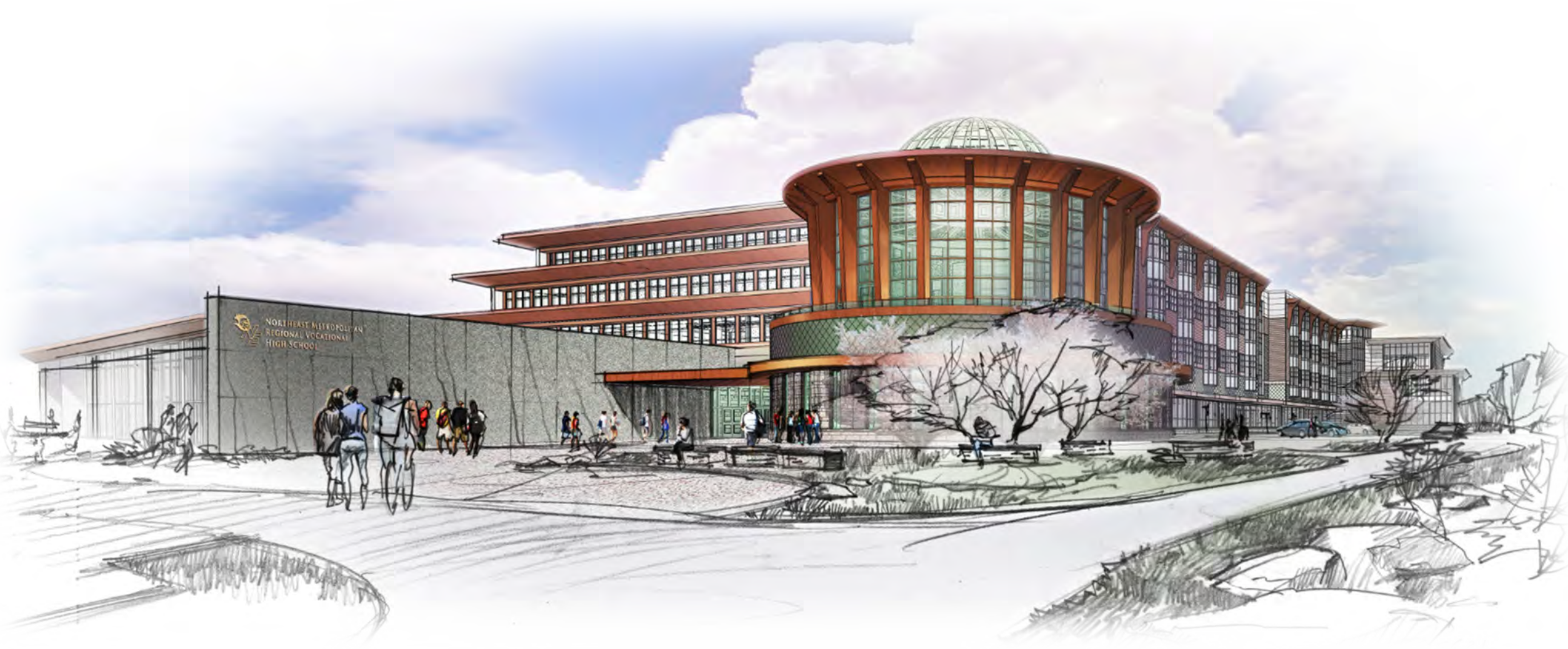


# BUILDING SECTIONS





# FRONT ENTRY



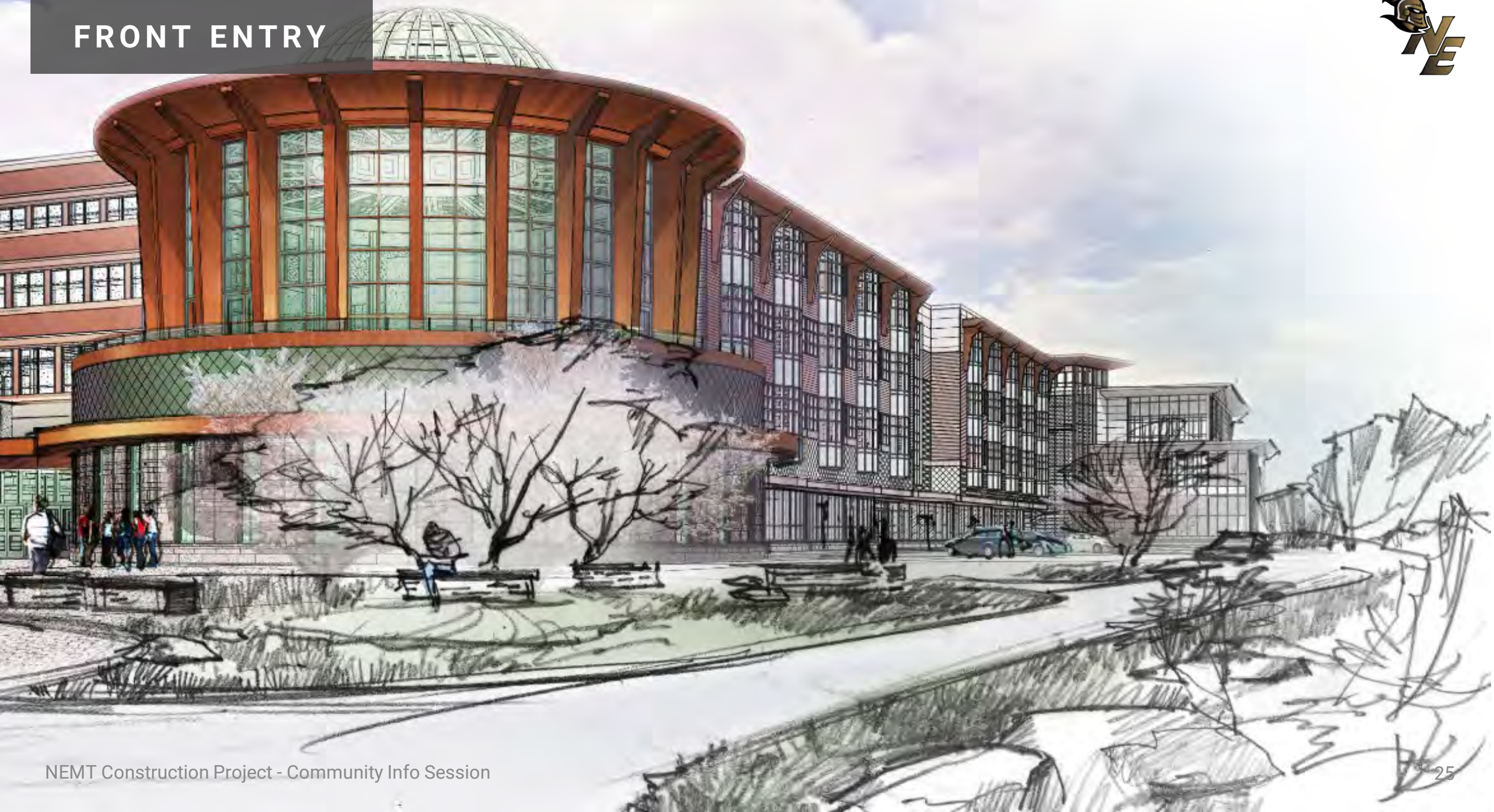


# FRONT ENTRY





# FRONT ENTRY





# CAFETERIA PLAZA





# CUSTOMER ENTRANCE





# CULINARY CAFE





# EVENTS ENTRANCE



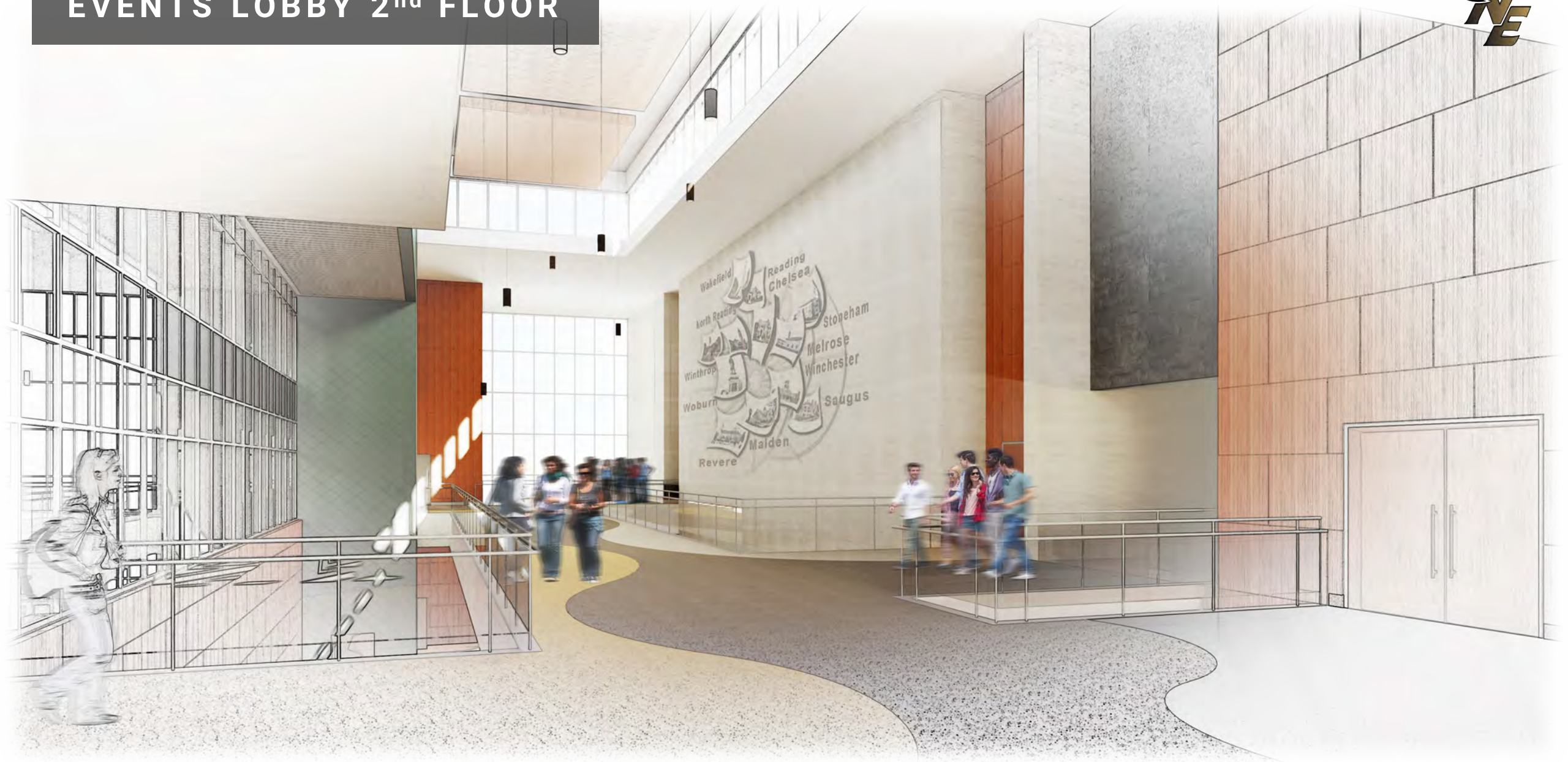


# EVENTS ENTRANCE LOBBY





# EVENTS LOBBY 2<sup>nd</sup> FLOOR





# AUDITORIUM





# MEDIA CENTER







# CAFETERIA





# AUTOMOTIVE



Northeast Metro VTHS

Automotive Technology

Example



# CARPENTRY



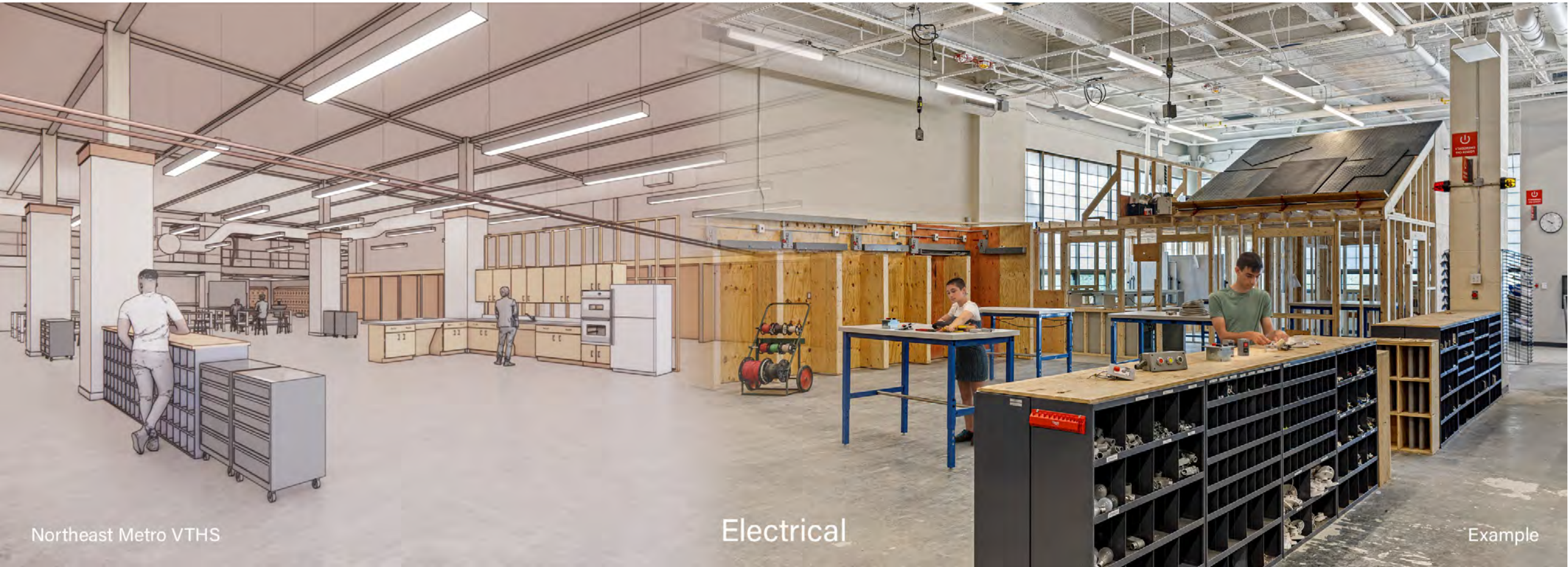
Northeast Metro VTHS

Carpentry

Example



# ELECTRICAL



Northeast Metro VTHS

Electrical

Example



# CULINARY



Example

Culinary

Northeast Metro VTHS

# ROBOTICS



Northeast Metro VTHS

Robotics & Automation

Example



# COSMETOLOGY



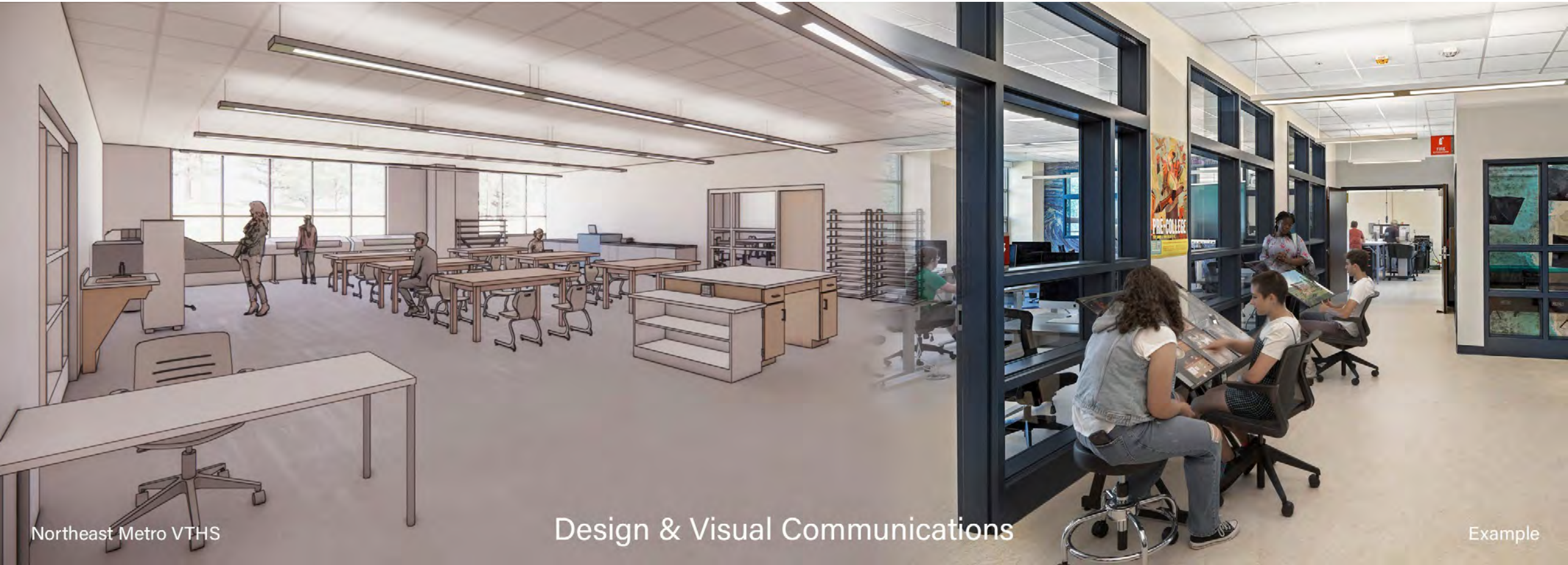
Example

Cosmetology

Northeast Metro VTHS



# DESIGN/VISUAL COMMUNICATIONS



Northeast Metro VTHS

Design & Visual Communications

Example



# HEALTH ASSISTING



Example

Health Assisting

Northeast Metro VTHS



# VIEW FROM EXISTING SCHOOL







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# MSBA grant reimbursement info

# MSBA Grant



Massachusetts School Building Authority

*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*



**Total project cost  
\$317,422,620**

**MSBA grant  
reimbursement  
76.84%\***

**District share  
\$176.6M\***

\*of MSBA eligible costs

\*each Town/City pays same amount per student enrolled





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# Voting info



# Your vote counts! Vote date Tue 01.25.22

## YES VOTE

- 1. Accepts \$140.8M in funding assistance from the MA School Building Authority**
- 2. District share is \$176.6M (each Town/City pays same amount per student enrolled)**
- 3. Adds 3 new programs and increases enrollment 25%**
- 4. Construction complete in 2026, minimal disruption to school operations**

## NO VOTE

- 1. Declines \$140.8M in grants**
- 2. May cost District ~\$130M+ for immediate building code and accessibility upgrades (likely no MSBA funding assistance)**
- 3. No new programs or increased enrollment**
- 4. Construction complete ~2031, construction occurs in active school**





# Polling locations

|                      |  |   |
|----------------------|--|---|
| <b>Chelsea</b>       | <b>Chelsea City Hall</b>                               | <b>500 Broadway, Chelsea</b>                |
| <b>Malden</b>        | <b>The Senior Center Auditorium</b>                    | <b>7 Washington Street, Malden</b>          |
| <b>Melrose</b>       | <b>Middle School Gym Complex</b>                       | <b>90 Melrose Street, Melrose</b>           |
| <b>North Reading</b> | <b>St. Theresa's Church</b>                            | <b>51 Winter Street, North Reading</b>      |
| <b>Reading</b>       | <b>Reading Memorial High School Hawkes Field House</b> | <b>62 Oakland Road, Reading</b>             |
| <b>Revere</b>        | <b>St. Anthony's Church (rear entrance)</b>            | <b>250 Revere Street, Revere</b>            |
| <b>Saugus</b>        | <b>Saugus Senior Center</b>                            | <b>466 Central Street, Saugus</b>           |
| <b>Stoneham</b>      | <b>Stoneham Town Hall</b>                              | <b>35 Central Street, Stoneham</b>          |
| <b>Wakefield</b>     | <b>Galvin Middle School</b>                            | <b>525 Main Street, Wakefield</b>           |
| <b>Winchester</b>    | <b>Winchester Town Hall</b>                            | <b>71 Mt. Vernon Street, Winchester</b>     |
| <b>Winthrop</b>      | <b>Old Middle School Gym</b>                           | <b>151 Pauline Street, Winthrop</b>         |
|                      | <b>Robert DeLeo Senior Center</b>                      | <b>35 Harvard Street, Winthrop</b>          |
|                      | <b>O'Connell Hall</b>                                  | <b>9 Golden Drive, Winthrop</b>             |
| <b>Woburn</b>        | <b>Old Wyman Elementary School</b>                     | <b>Main Street and Eaton Avenue, Woburn</b> |



**Thank you!**

**Questions?**