

High School Building Committee  
 Revere High School Committee Room  
 101 School Street  
 Revere, MA 02151

Mayor Brian Arrigo- Chair	Susan Gravellese-Vice Chair		
Stacey Bronsdon-Rizzo	Donald Ciramella	Jennifer Hayes	Patrick Keefe
Dianne Kelly	John Perella	Michael Piccardi	Nicholas Rystrom
Carl Svendsen	Richard Viscay	Jerry Visconti	Brian Dakin
Linda Liporto	James Riefstahl	Jim Rogers	Lynn Stapleton
Robert Bell	Daniel Colli	Joe Drown	Dawn Guarriello

**Meeting Minutes for September 23, 2021**

A scheduled meeting of the High School Building Committee was held on September 23, 2021 at 5:30pm, online via GoTo Meeting format. Committee members and attendees present were:

<b><u>Voting Member</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>	<b><u>Notes</u></b>
Brian Arrigo-Chair		X	
Stacey Bronsdon-Rizzo		X	
Donald Ciramella	X		
Susan Gravellese	X		
Jennifer Hayes	X		
Patrick Keefe	X		Left at 5:44PM
Dianne Kelly	X		
John Perella	X		
Michael Piccardi	X		
Nicholas Rystrom		X	
Carl Svendsen	X		
Richard Viscay	X		
Gerry Visconti		X	
<b><u>Project Team Members</u></b>			
Brian Dakin	X		Leftfield-Project Manager
Linda Liporto	X		Leftfield-Project Manager
James Riefstahl	X		Leftfield - Project Director
Jim Rogers		X	Leftfield Owner
Lynn Stapleton	X		Leftfield-Project Executive
Robert Bell	X		Perkins Eastman-Principal-Educational Programming
Daniel Colli	X		Perkins Eastman-Principal-Project Manager
Joe Drown		X	Perkins Eastman-Principal In Charge
Dawn Guarriello	X		Perkins Eastman-Associate Principal-Designer
Ti Johnson	X		Warner Larson-Associate Principal
Sameer Bhoite	X		Warner Larson-Design Director
David Warner	X		Warner Larson-Owner

Attendees: Joseph Lewin, Amber Dakin, Lisa Micciulla-Resident, Vinod Kaikiri-Warner Larson-Traffic Engineer, Nasara Nimaga-Perkins Eastman.

Meeting was called to order by Susan Gravellese at 5:34pm.

## **2– Vote to Approve Meeting Minutes**

The vote to approve minutes for the meeting held on September 9, 2021 was approved. Motion was made by Dianne Kelly, Susan Gravellese 2<sup>nd</sup> the motion.

Roll Call:

<b><u>Voting Member</u></b>	<b><u>In Favor</u></b>	<b><u>Opposed</u></b>	<b><u>Absent</u></b>	<b><u>Abstained</u></b>
Brian Arrigo-Chair			X	
Stacey Bronsdon-Rizzo			X	
Donald Ciramella	X			
Susan Gravellese	X			
Jennifer Hayes	X			
Patrick Keefe	X			
Dianne Kelly	X			
John Perella	X			
Michael Piccardi	X			
Nicholas Rystrom			X	
Carl Svendsen	X			
Richard Viscay	X			
Gerry Visconti	X		X	

## **3-Vote to Approve Invoices to Move Forward for Processing**

The vote to approve invoices for August invoices for Perkins Eastman-\$70,350.00 was approved. The motion was made by Patrick Keefe made the motion, Susan Gravellese 2<sup>nd</sup> the motion.

Roll Call:

<b><u>Voting Member</u></b>	<b><u>In Favor</u></b>	<b><u>Opposed</u></b>	<b><u>Absent</u></b>	<b><u>Abstained</u></b>
Brian Arrigo-Chair			X	
Stacey Bronsdon-Rizzo			X	
Donald Ciramella	X			
Susan Gravellese	X			
Jennifer Hayes	X			
Patrick Keefe	X			
Dianne Kelly	X			
John Perella	X			
Michael Piccardi	X			
Nicholas Rystrom			X	
Carl Svendsen	X			
Richard Viscay	X			
Gerry Visconti			X	

## **4– General Project & Schedule Update**

4.1. Current Schemes-Perkins Eastman (Dawn Guarriello) and Warner Larson (Ti Johnson and Vinod Kaikiri) presented.

Erricola-1C.A. Updated-this slide shows how the city can address underground parking and access to underground parking. True Street and School Street were discussed in regards to one-ways,

traffic lights, etc. Bus drop off was discussed. It was suggested that the extension on to Cary Ave would expand the bus drop off location.

Erricola-1C.B. (Flipped) Updated-This design is very similar to Erricola-1C.A the difference is the bus drop off location is along the highway, with Rumney Marsh access. .

Erricola-Land Study. There was 1 comment in regards to the access to Mountain Avenue should be a 2-way road for drop off purposes.

Erricola-1D (Expanded Property) Updated. It was noted that curb access to the building should be minimalized due to traffic flow. It was suggest by Vinod Kaikiri that the access to the +/-Parking lot off of Mountain Ave be part of the bus drop off access road.

Erricola-1D (Fewer Takings). This slide is showing not taking approximately 10 residences on Belgrade Street and Mountain Avenue and reducing the parking lot to +/- 130 spots and changing the access road to just School Street and not have access on Belgrade Street. Leftfield noted asking the design team to reduce taking of the properties/ eminent domain would help the argument for placement of the school on the current property. Susan Gravellese commented she is not a fan of eminent domain and the least amount of houses displaced should be taken into strong consideration. Dianne Kelly noted she agreed with Susan. Don Ciramella noted for the better of the project it would be in the best interest of the project to take those properties and expand the site to the maximum. Perkins Eastman responded the grading of the land on the Mountain Avenue side of the building will be difficult to work with, it is doable but difficult. It was also noted that it would increase the cost to the project to properly grade and level that side of the property. Joseph Lewin questioned the cost implications for taking the housing vs not taking the houses for the site? Leftfield noted that has not been quantified but it potentially could be a wash.

Wonderland-Perkins Eastman noted the footprint was essentially the same, the building was shifted slightly north to add access on the property. Warner Larson presented the design is showing a connection between the +/- 450 parking lot off the rotary and +/-120 spots next to the building. This slide is also showing a possible limited access/egress road to Dunn Road, this could potentially alleviate traffic on to the main highway. They also are showing a limited access driveway for cars to use during drop off and pick up around the back of the building.

#### 4.3 Wonderland Developmental Area Studies & 4.2 Recap RHA Board Meeting and Follow up

Wonderland Parcels- Leftfield presented. The city requested a study be performed on the Wonderland Site. There were 3 options for this study. 1. Current Parcel Development largest option, 2. Partial Parcel Development-3/4 of the use of the property and 3. Partial Parcel Development-1/3 of the property.

RHA Site, Small-3B.A (Revised)-There is no change or comment for this slide

RHA Site, Large-3B.B-Warner Larson noted the bus drop off is shorter on this slide but the access for the buses would open for them to come and go. Constitution Ave would become a one way street. Leftfield (Brian Dakin) updated on the Housing Authority meeting. The RHA stated they will produce questions to be submitted to the City, submittal should be by Monday. The city has also reached out to neighboring cities that have experience with housing relocation. The RHA will need to request for proposals, only the RHA can start the process to relocate and reassign residents. Dianne Kelly requested a summary of the time frame for feasibility for the RHA site. Leftfield pointed out there is an overall clock to get the feasibility done in.

Designing for Resiliency-Perkins Eastman (Daniel Colli) presented. How will a floodplain affect the Wonderland and High School sites? The civil engineer is showing there will be a need to raise the building 5-6ft to raise to an 11ft grade line, creating somewhat of an island. This would present potential egress and ingress and accessibility issues to the building. The existing site building is already built at 11ft. The plan is like a see-saw. We will have to take from parts of the property and add to certain parts of the property. Where the proposed building will go, the project will need to raise that part of the property up to 11 ft. This does create an import and export site (soil). Leftfield noted importing and exporting of soil is extremely expensive, and this site being both will drive the cost up.

4.4 PSR Schedule-Leftfield (Brian Dakin) presented. December 16<sup>th</sup> is the date the Preliminary Schematic Report is due to the MSBA. This date cannot be moved. On November 18 the Building committee will need to select the preferred option of the site. It was agreed upon the building committee/project management can be on the agendas for the City Council, Revere Housing Authority, School Committee and another community forum can be created before the November 18<sup>th</sup> meeting. To stay on track for the feasibility schedule the city will need to stay on track. They cannot go over the October 15, 2022 date (last day of feasibility study).

Carl Svendsen questioned if the Revere Housing Authority meetings are open to the public. Richard Viscay clarified that they are open to the public but it is not the most conducive to the public. Dianne Kelly offered them a larger venue to house this committee.

### **6-Public Comment**

There is no public comment at this time.

### **7- Other Business/Discussions**

There is no other business at this time.

### **8-Vote to Adjourn Meeting**

Motion to adjourn made by Dianne Kelly, Richard Viscay 2<sup>nd</sup> the motion. Meeting adjourned 6:46pm.

Roll Call:

<b><u>Voting Member</u></b>	<b><u>In Favor</u></b>	<b><u>Opposed</u></b>	<b><u>Absent</u></b>	<b><u>Abstained</u></b>
Brian Arrigo-Chair			X	
Stacey Bronsdon-Rizzo			X	
Donald Ciramella	X			
Susan Gravellese	X			
Jennifer Hayes	X			
Patrick Keefe			X	
Dianne Kelly	X			
John Perella	X			
Michael Piccardi	X			
Nicholas Rystrom			X	
Carl Svendsen	X			
Richard Viscay	X			
Gerry Visconti			X	