

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 November 4, 2021

A scheduled meeting of the High School Building Committee was held on November 4, 2021 at 5:30pm, online via Zoom Meeting format. Committee members and attendees present were:

<u>Voting Member</u>	<u>Present</u>	<u>Absent</u>	<u>Notes</u>
Brian Arrigo-Chair		X	
Stacey Bronsdon-Rizzo		X	
Donald Ciramella		X	
Susan Gravellese	X		
Jennifer Hayes		X	
Patrick Keefe	X		
Dianne Kelly	X		Left at 6:30p
John Perella	X		
Michael Piccardi	X		
Nicholas Rystrom	X		
Carl Svendsen	X		
Richard Viscay	X		
Gerry Visconti	X		
<u>Project Team Members</u>			
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.

Meeting was called to order by Susan Gravellese at 5:37pm.

2– Vote to Approve Meeting Minutes

The vote to approve minutes for the meeting held on October 21, 2021 was approved. Motion was made by Richard Viscay, Michael Piccardi 2nd the motion.

Roll Call:

<u>Voting Member</u>	<u>In Favor</u>	<u>Opposed</u>	<u>Absent</u>	<u>Abstained</u>
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			

3– General Project & Schedule Update

Perkins Eastman (Robert Bell) presented. They discussed the Consolidated Options Comparison, Wonderland Site-2A.B, Erricola Park-Existing, and Erricola Park-Expanded. The first site discussed was the Wonderland Site-2A.B. The Wonderland site was altered to cater to the questions and comments from the committee. Perkins Eastman moved the bus loop and added more parking. They made a few suggestions referencing the traffic concerns. They added 2 pedestrian walk ways over the high way and over the train tracks.

Michael Piccardi- Will there be parking under the building?

Perkins Eastman responded. The parking could be under the building, this design is currently showing all surface parking, but to get more green space and/or move the property line further west underground parking should be considered or discussed.

Nicholas Rystrom-Is there a plan to handle or deal with the drainage ditch on the east side of the property?

Warner Larson responded this will need to be culverted and go under the used space.

Nicholas Rystrom-Would the site drainage be discharging in to the pipe or ditch at some point?

Warner Larson responded the drainage study has not be done as of yet, and they would need to consult the Civil Engineer to better answer that question.

Perkins Eastman, this a reminder these are feasibility studies and once the site is chosen there will be greater detail. Erricola Park-Existing site-1C.A. The focus was the bus drop off, it was moved to enter from True Street, which would require a street adjustment at Broadway. There is a possibility to come off Cary Ave.

Gerry Visconti-Is there any design produced or provided that doesn't consist in any property taking?

Leftfield answered the current slide is within the current property lines and does not take any properties.

Erricola Park-Expanded-1D. This is the plan that does take properties. This slide is showing a variation of the bus loop on the property. This is showing less properties being taken, 325 surface parking and 275 underground parking.

Patrick Keefe-Is there something again to building more parking space or parking garage? Leftfield answered there will be benefit to study more underground parking, a single level versus a multi-level underground parking garage. The area shown in black that will require eminent domain, saving the properties on Cary Ave. There are 15 lots within the black line/box on East Mountain Ave. Perkins Eastman presented various plan studies for the building design at the Existing Site. This plan was trying to expand the building and building over the culvert in the middle of the property. This discussion does show not taking properties. The classroom wings are on the north side of the building with mechanical on that same side. The lower end of the building will contain ROTC classrooms, and other various classrooms. Warner Larson noted the building would be a central location for separate bus drop off and car drop off. They also noted they are going off of G.I.S. data and satellite images for the each of the sites, so even if a certain plan is chosen there will be greater detail and research performed on the site and some of the designs can be change to accommodate those challenges. Perkins Eastman noted there is a large desire to keep the south side of the building very pedestrian friendly by keeping the buses and cars to the north side of the building.

Joseph Lewin-What are the issues with moving the culvert, money? What are the other issues? Leftfield responded money and time. This plan would extend the schedule out and it would eliminate temp parking making it more challenging to accommodate the staff and students of the building. Overall the 3 major issues are rerouting the culvert, temporary parking and the phases of construction in reference to building on site.

Joseph Lewin-Are there any engineering significant problems in moving that culvert? Are there any regulatory problems?

Leftfield responded the regulatory they will be looking to. They noted that as some point the culvert will need to be replaced with more lasting materials.

Nicholas Rystrom-From an engineering point of view it is achievable and there are some issues with the pipe, in terms of hydraulics and there is a shelf life with the corrugated material. There are some concerns that need to be dealt with, but it is something that is achievable.

Joseph Lewin-Other than eminent domain, what are the other things that worry the architects? Leftfield responded the tangible element is temp parking. Phasing for the building will be difficult. Perkins Eastman there are less worries with this plan design wise but there is a lot of room to mold and grow. They would like to see the classroom wings to be shorter. The design is more like a campus rather a building in the middle of a parking lot. It is up to the school and how they feel in regards to parking, will the underground parking be accessible for the community, will there be enough parking next to the fields.

Patrick Keefe-Through prior discussions was to keep the fieldhouse, it doesn't look like it's in this plan, is this correct?

Perkins Eastman responded it is not in this plan. If we were to keep the field house it would separate the gym from the building and it would move the potential multi-purpose field to another location on the property. In the studies done to date it doesn't show to be helpful to keep it.

Michael Piccardi-Chat-Can we use the park to on East Mountain Ave to be a staging area/parking lot?

Leftfield answered, yes they are looking into it. They will have to deal with Article 97 and replace and improve the park once the parking is no longer needed.

Leftfield briefly discussed the coming schedule and meetings.

5-Public Comment

Karen Martin-96 East Mountain Ave-I noticed my home is included in eminent domain. I have lived in Revere for over 50 years and my 86 year old mother lives a few houses down. To displace just her at that age would be overwhelming. I was here when they built the first high school in 1974. They had a huge mice infection which affect the homes. We have multiple people in our neighborhood bought or took over their parents homes and to take that away from them is devastating. To look at the eye sore that is wonderland for the last 10 years, it needs to be torn down or something needs to go there and that location would not displace people. We got so many promises with the last high school and they did not produce. We are causing more problems on top of the Rumney Marsh being built. Wonderland would be the best location. How long will construction take?

Leftfield (Brian Dakin)-The construction schedules are not worked out yet but they are looking at spring 2024. In reference to pest control we take very seriously and will do a better job than what they did in the 70's.

Patrick Keefe-Can we get a hard cost on purchasing Wonderland?

Leftfield responded they do not have the data yet but they are working on it.

Marie Gnerre-26 High Street-Mother lives at 38 East Mountain Ave- I agree with Karen in respect in eminent domain. Once construction begins how long will be it take to build it?

Leftfield responded construction of the new building itself would be about a 30 month process, could be a little bit longer than that. We will have to tear down the existing building and build the fields but a building of this size will have 5 years of construction on the existing site. At Wonderland it will be a very quick build.

6- Other Business/Discussions

There is no other business at this time.

7-Vote to Adjourn Meeting

Motion to adjourn made by Richard Viscay, Nicholas Rystrom 2nd the motion. Meeting adjourned 6:44pm.

Roll Call:

<u>Voting Member</u>	<u>In Favor</u>	<u>Opposed</u>	<u>Absent</u>	<u>Abstained</u>
Brian Arrigo-Chair			X	
Stacey Bronsdon-Rizzo			X	
Donald Ciramella			X	
Susan Gravellese	X			
Jennifer Hayes			X	
Patrick Keefe	X			
Dianne Kelly			X (left at 6:30)	
John Perella	X			
Michael Piccardi	X			
Nicholas Rystrom	X			
Carl Svendsen	X			
Richard Viscay	X			
Gerry Visconti	X			