

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 December 2, 2021**

A scheduled meeting of the High School Building Committee was held on December 2, 2021 at 5:30pm, online via Zoom 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		Arrived at 5:53m
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	
<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.

Meeting was called to order by Susan Gravellese at 5:31pm.

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

The vote to approve minutes for the meeting held on November 18, 2021 was approved. Motion was made by Stacey Bronsdon-Rizzo, 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	

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

Invoices were postponed to a future meeting.

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

Perkins Eastman (Robert Bell and Dawn Guarriello) presented. Option 1C.B Erricola Park-Existing site-The study to keep the existing fieldhouse was presented, it was noted that the existing fieldhouse is larger than what the MSBA will allow. This idea will separate the various proposed fields on the property. Warner Larson (Ti Warner) spoke about the multipurpose field being close to the exterior of the building, they suggested field netting to protect the building. They also eliminated any parking access for the field and there is a retaining wall that will need to be built to support the design. Perkins Eastman continued to present the plan without the existing field house, noting the Administration building is now separate from the main building, and the health and wellness programs will be in their own wing and have a separate access.

John Perella-referencing the slide-Study to Keep Existing Fieldhouse-the bottom left corner, there is a lot across the street from the baseball field, can we use that triangle field to adjust the field and adjust the streeting to East Mountain Ave to use that space?

Perkins Eastman it is not in any of the plans, there is potential to use that as green space. Leftfield noted that property is a park (Article 97) and would need to be replaced elsewhere.

John Perella-Can East Mountain Ave be cut into 2 different roads and road access could be rerouted around that?

Leftfield responded it is something they can speak to the traffic study people about, but there is concern for the adjacent streets handling the traffic. Perkins Eastman also noted there is a grade change and will have a retaining wall at the south edge. Warner Larson agreed and they anticipate some kind of wall to help with the grading.

Perkins Eastman continued to present. The slide labeled Study of Track Overlay in New. It was requested to take a closer look at getting a running track indoors. The bottom floor is the locker rooms

and other various offices/classrooms, the level above this is the gym area, with designated space for adaptive PE (special education space) with various gym stations, and the floor above the gym will have the running track. It was noted the building is permitted to have a maximum 6 PE stations through the MSBA.

Nicholas Rystrom-Does anybody have any insight into the MSBA thought process for the size of a gym?

Perkins Eastman responded the MSBA is focus on academics and not athletics. The reason for the 18,000 square foot limit, they drew a line in the sand and not promote natatoriums, pools, nor field houses out right. MSBA see this as not equitable for communities that cannot afford these and they are trying to spread the dollar by not supporting athletics. Leftfield noted the indoor track is part of the new scheme. The field house will be a full gut renovation and would extend the timeline for the project. This option would be a higher cost and there will be a 1-2 year span that the high school would not have a gym.

Michael Piccardi- With the indoor track I do not see the bleachers?

Perkins Eastman responded by pointing out the bleachers in the diagram are rolled up, but there are options to put permanent bleachers in corners to make this a stadium feel.

Dianne Kelly-I do like this design, in regards to the wall separating the ROTC portion of this design, I am worried about keeping everything separated. Is there a possibility/option for garage doors to separate the area?

Perkins Eastman responded yes we can definitely look into this. Leftfield noted our base assumption should be real demountable walls, or folded into walls not fabric. There should be hard barriers to divide the "Weight/Fitness" room and the ROTC room from the gym.

Perkins Eastman spoke about the Updated Site Plan-Option 1C.B with a new footprint showing the gym included with the main building footprint. The underground parking plan is still 355+/- spaces, the floor plans have not changed much.

Leftfield spoke about the schedule option for 1C.B Existing Site noting the timeline is very similar to the schedule for 2A.B Wonderland option.

Patrick Keefe-One shot build, this is something to consider that if there are going to be problems go awry in the construction it's more likely on the existing site versus a clean slab and not having to renovate (fieldhouse).

Leftfield it is much more of complex phasing. Option 1.CB is 3 phases. The first phase (1A) is Culvert Work and Parking Enabling, phase 1B is Complete Culvert @ East Side, phase 2A is New Building Construction, phase 2B Entry Loop for New Building and phase 3 Abatement, Demolition and Final site work.

Michael Piccardi-In reference to the Ambrose Park for temporary parking, I do know the city is planning on renovating the playground there.

Leftfield agrees with checking to what projects are happening and coordinating with those projects to see what can be avoided and what can be done, i.e. just replacing the field used for parking or helping replace the whole park.

Leftfield spoke about the look ahead tasks. The list is to complete the Wonderland appraisal, continue to develop options schedules (culvert relocation scope, permitting, Article 97, temp parking), complete traffic study, complete budget updates, and schedule and present updates to School Committee and the City Council.

Patrick Keefe-I agree, I think it's something to get off the plate with more information.

Leftfield, we would like to schedule meetings with the City Council, are there dates that are a problem for anyone?

### **6- Other Business/Discussions**

Dianne Kelly-Can we pick a night tonight for the public forum, so people will have plenty of notice? It would be a good idea to have the council meeting first then the public forum.

Patrick Keefe-I agree.

Leftfield suggested January 12 for the public forum.

### **5-Public Comment**

There is no public comment at this time.

### **7-Vote to Adjourn Meeting**

Motion to adjourn made by Stacey Bronsdon-Rizzo, Susan Gravellese 2<sup>nd</sup> the motion. Meeting adjourned 6:43pm.

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	