

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 Ciaramella	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 16, 2021

A scheduled meeting of the High School Building Committee was held on December 16, 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 Ciaramella	X		Left at 6:43p
Susan Gravellese	X		
Jennifer Hayes		X	
Patrick Keefe	X		Left at 6:49p
Dianne Kelly	X		
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, Amber Dakin, Nasra Nimago-Warner Larson.

Meeting was called to order by Susan Gravellese at 5:33pm.

2– Vote to Approve Meeting Minutes

The vote to approve minutes for the meeting held on December 2, 2021 was approved. Motion was made by Stacey Bronsdon-Rizzo, Susan Gravellese 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 Ciaramella	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

The vote to approve invoices to move forward for processing, Leftfield LLC for \$35,300, invoice 13, for November 2021 services.

Motion was made by Stacey Bronsdon-Rizzo, Susan Gravellese 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 Ciaramella	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			

The vote to approve invoices to move forward for processing, Perkins Eastman for \$28,140.00, invoice 87970.00.0-9, for November 2021 services.

Motion was made by Dianne Kelly, 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 Ciaramella	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

Leftfield (Brian Dakin) and Perkins Eastman (Robert Bell) presented. Tonight’s presentation will be presented to the School Committee on December 10, 2021. The agenda shown is the agenda of the presentation for the School Committee meeting. Perkins Eastman will briefly explain the MSBA, the funding offered to Revere, and the process for eligibility and the MSBA process. The Feasibility Study and Schematic Design Process will be explained, referring to the estimated schedule. The group verified the committee members, the project overall timeline, RHS project process/outreach, and the various design possibilities for the future school. The 4 preferred options were discussed, 2 sites, 4 options. The various plans will be shown and discussed. The 4 budgets will be presented. The reimbursement caps were presented including eligible versus ineligible scopes. The group confirmed that 20,000 square feet is ineligible for this project.

Dianne Kelly-Please explain site work. The 20,000 square feet that are ineligible does this include space for district office?

Perkins Eastman responded, yes this does include the “other category” which does include those, the auditorium is the next biggest space on the list (they will be capping their contribution to 750 seat auditorium, but will not prevent us from building larger).

Dianne Kelly-This does become relevant in site selection. If we went with the strategy to build on Wonderland and rehab the current building we would not need to rebuild a central office. I think it would be helpful to see what the MSBA will pay for and the reimbursement rates for those and here are the things they will not pay for. Saying the 39% is reimbursable doesn’t give people the full picture of the full story.

Richard Viscay-I feel like this committee does not understand why the reimbursement rate goes from 80% to 40%. There should be more clarity to this, and this does sound like a bait and switch. Leftfield responded the biggest cost for this is the cost per square foot. The MSBA is coming in at \$360.00 sq/ft and we are estimating \$650-\$750 sq/ft. Can we try and get the number down to \$450 sq/ft?

Dianne Kelly-this number has been stable for quite some time, they are not looking at manufacturing costs and the MSBA is trying to help other districts, so if they are paying the higher square footage price means there will be less communities benefiting from the aid. I think it will help to differentiate those costs. That is why they place the caps. We knew we weren’t getting an 80% reimbursement rate, but we also were not expecting it to be that low.

Richard Viscay-We have never heard it being under 40%.

Dianne Kelly- I don’t think that \$650-\$750 sq/ft is outrageous in this current building economy.

Leftfield responded it would be very hard to get it down to \$500 sq/ft, the project will be very limited on glass space, and finishes. We can break down one of these examples of exactly where the ineligibility sits here, and a lot of that is beyond your control, one of those is the site cap. We can't choose there isn't a culvert or in a tidal basin.

Richard Viscay-We have been talking about a \$300mil project, we just broke through a \$400mil ceiling. It's going to scare people, we need to be prepared, I know there are logical answers. Even if we can get this under \$400mil, we will need to sharpen our pencils and be prepared.

Leftfield I agree we had options as high as \$425mil for housing authority, and we have been showing the grand info, this should not be news to this committee. We can break down why it's lower than other projects you have done.

Richard Viscay-Nobody is saying this committee does not understand this information, we just need to be prepared. There is a lot of buzz out there, that the project has not been done as open as the city likes. We just need to be prepared to explain.

Leftfield we will do a historic review of previous projects and show the various rates that have been paid by MSBA, by the January 6th meeting.

Dianne Kelly-We have discussed the numbers in the various community forum meetings. Anybody that has been watching any of these meetings has heard this information. The perception of a lack of transparency is just the lack of participation and that is out of our control.

Richard Viscay-I don't disagree with you, we just need to be prepared.
Perkins Eastman the MSBA has an updated cost chart that can explain the costs. We should include this in the presentation or reference it. A good example is Stoneham High School which is at \$750sq/ft currently. Leftfield responded they can break down a lot of the cost for the committee, also these are worst case scenario numbers.

Gerry Visconti-Does the \$650-\$750 number include the cost increase of construction when the shovel hits the ground?

Leftfield the total project budgets you have seen are escalating the costs forward to the midpoint of construction. MSBA requires this.

Perkins Eastman (Dawn Guarriello) presented a Wonderland update. The committee requested a new building design for this option. They inverted the rendering of the building and reduced the acreage from 26 acres to 24 acres. The plan also changed to all surface parking instead of underground parking, this would reduce construction costs. .

Don Ciaramella-The location of the building, was the commuter line taken into consideration in regards to the closeness to the building.

Leftfield responded they are waiting for more information in regards to that project and the only place that the building is showing really close is lining up with the Amazon building.

Don Ciaramella-The website we use for estimating is Statista and they have survey of 12 US cities from 2016-2021 and they have the Boston High School construction being at \$437 sq/ft, what was used to determine that cost per square foot?

Leftfield responded mostly through recent experience and working with Perkins Eastman's estimator PM&C, we would like to break a few projects down and list those on a slide for January 6th to show comparative data to the council. We are showing above \$600 on current projects out there.

Don Ciaramella-I feel like we might be pricing ourselves out of the market, and I am concerned that contractors will have ideals with the numbers we put out there and expect to see that real number.

Leftfield/Perkins Eastman responded they will show the current trends and what the MSBA is showing as data. The website reference is: <http://info.massschoolbuildings.org/TabPub/TableauCostData.aspx>. The team briefly discussed the website. This website is updated regularly and referred to often. The user would need to filter out, there are some low bottom numbers that are for update projects not new buildings.

Joe Lewin-Brian how did you calculate the construction cost on these, was it an estimate or square foot number times square footage?

Leftfield answered square foot numbers.

Joe Lewin-for various types of construction or just square footage number for the total construction?

Leftfield answered square foot construction all new on the box and separately calculated site, and then carrying estimating for premiums such as the culvert.

Joe Lewin-is \$650 what you used for the calc? Leftfield-Yes. Joe-So you did not use a range of \$650-750, you used the hard number of \$650 per square foot? Leftfield-Yes.

Leftfield because we have to carry various contingencies and change order contingencies and design escalation separately, we are working backwards in the budget, but if we did not use those contingencies the number could potentially show to be \$450.

Joe Lewin-I just wanted people to understand the number you are using is \$650.

Perkins Eastman briefly discussed the building layout at Wonderland. Leftfield-we would like to see how the committee members respond to this, is this direction we would like to go in?

Dianne Kelly-Give us a moment to look at the design. I like it.

John Perella-I like this design as well.

Leftfield this site is becoming more and more compact and balancing what can be underground and what we can leave is primary.

Richard Viscay-What will be the response to the traffic in the morning and afternoon?

Leftfield responded we have 3 new intersections built into the plan and traffic studies, unfortunately no one will be able to solve the traffic issues with this site, which can be a negative but we will try to optimize it. Perkins Eastman reminded that all traffic studies are finished for both sites.

Dianne Kelly-Will we have that study for the January 6th meeting?

Perkins Eastman we can ask or try to get some kind of preliminary information for that meeting.

Leftfield showed the schedule for this site noting that the hopes are getting friendly eminent domain numbers. The budget for this site is varied but there is an estimated \$14mil delta for this site. The appraisal and tax revenues need to be taken into consideration for this site. The team will be presenting 3 cases/scenarios for this site showing estimated total costs to the city and income. Case 1-(34 acres with 80% commercial and 20% residential), Case 2 (34 acres with 50% commercial and 50% residential, similar to Suffolk downs), Case 3 (34 acres with 20% commercial and 80% residential, similar to Waterfront Square).

Leftfield briefly discussed the schedule summaries, budget summaries and advantages/disadvantages for each site.

Richard Viscay-Do we want to mention the possibility of developing the Erricola park area if we build on Wonderland, and the potential tax revenue for that as well?

Leftfield responded under the hypothetical the high school is built on Wonderland, and the current site is phased into a future magnet middle school. Some of the land along highway can be used for

commercial by moving the park closer to the building and reducing the parking. This could net revenue for the city and make up some of the revenue loss from Wonderland.

Dianne Kelly-a key component is with the parking requirements at a high school, is not the case at a middle school. We can move the park away from the highway into the parking lot and develop along the highway. It is a viable idea for the city to think about if we make the decision to go to Wonderland.

Gerry Visconti-Is there an estimated acreage at Erricola Park?
Leftfield answered not yet, but we are doing some research to see how much of the soccer field we can leave, we think it's a handful of acres (approximately 3-6 acres).

Leftfield briefly summarized the upcoming schedule, the remaining feasibility study. January 6th is the Building Committee meeting with updates, January 10th the team will present to the City Council and January 12th is the community forum. The main meeting dates are January 13th-Building Committee-recommendation of selection of preferred option, January 18th-School Committee-vote on preferred option, and January 24th-City Council-vote on preferred option. On March 2nd the project team will submit the preferred schematic report to the MSBA.

Joseph Lewin-January 6 is the last time the committee members can get the outstanding questions answered. Is this correct? Leftfield-Yes. Joe-On January 13th there will be a vote, is there a process in mind on voting for the sites? Leftfield-we can do whatever the committee wants, but typically there is a motion made and the vote happens. Joe-basically you're expecting the committee to bring their questions on January 6 and come ready to vote on January 13th. Leftfield-yes, basically January 13th is just a summary on how the presentation went with the City Council and a vote on the preferred site.

Leftfield explained the implications if the City Council does not approve the preferred site. In the event the 3 committees are not in alignment everything will push back a bit, the schedule will adjust, and there need to be an explanation to the MSBA.

Dianne Kelly-I think it's an important thing, the way we make decisions is driven by the MSBA. If the city doesn't want to or if we don't come to a consensus the MSBA will say they do not want to partner with us and the City will end up paying 100% for the school.
Leftfield should we remove or stop the study of keeping the existing field house? Should this be an existing site option?

Stacey Bronsdon-Rizzo-I prefer it off.

Dianne Kelly-one of the reasons why we want to keep the fieldhouse is because it is one of the last field houses in the state. I feel like Bob/Dawn gave us a design showing that an indoor track is feasible in the new school. I refer to John Perella in regards to this.

John Perella-I agree with you Dr. Kelly. I am intrigued to keep that gym but I think it is complicating the discussion and my choice is the Wonderland site and if that is chosen it will avoid the discussion all together.

Stacey Bronsdon-Rizzo-I have seen the Essex Vocational gym and it is really nice. I am for the new plans you came up with. As far as education my choice is Wonderland.

Dianne Kelly-Is there any opinions on the field house?

Carl Svendsen-I think we should keep it on to show the council members we have been studying and give them the reasons why it is still on the table.

Dianne Kelly-That is a valid point. If we vote this off tonight can we still keep this in the presentation and have it as a talking point?

Leftfield responded if you do not need to see more, we can leave it in the presentation. Perkins Eastman if we call it an option it needs to be brought up to the same standards of the other options but we can keep it labeled as a study and leave it as is.

Dianne Kelly-I think Carl is 100% right in his analysis and that will be the first question we get.

Michael Piccardi-I have had discussions with a few people and that was one of the first opinions they had, "I really think we need to keep the Field house". I will be asked for sure.

John Perella-The field house provides a community center as well, it is a multiuse building/option.

Leftfield it is 10,000 sq/ft larger and can be used better for community use and access.

Dianne Kelly-a final decision is to keep the field house in and keep it as a study. Make sure you have any questions prepared for next Friday.

5-Public Comment

There is no public comment at this time.

6-Other Business/Discussions

There is no other business or discussion at this time.

7-Vote to Adjourn Meeting

Motion to adjourn made by Stacey Bronsdon-Rizzo, Michael Piccardi 2nd the motion. Meeting adjourned 7:19pm.

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 Ciaramella			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			