

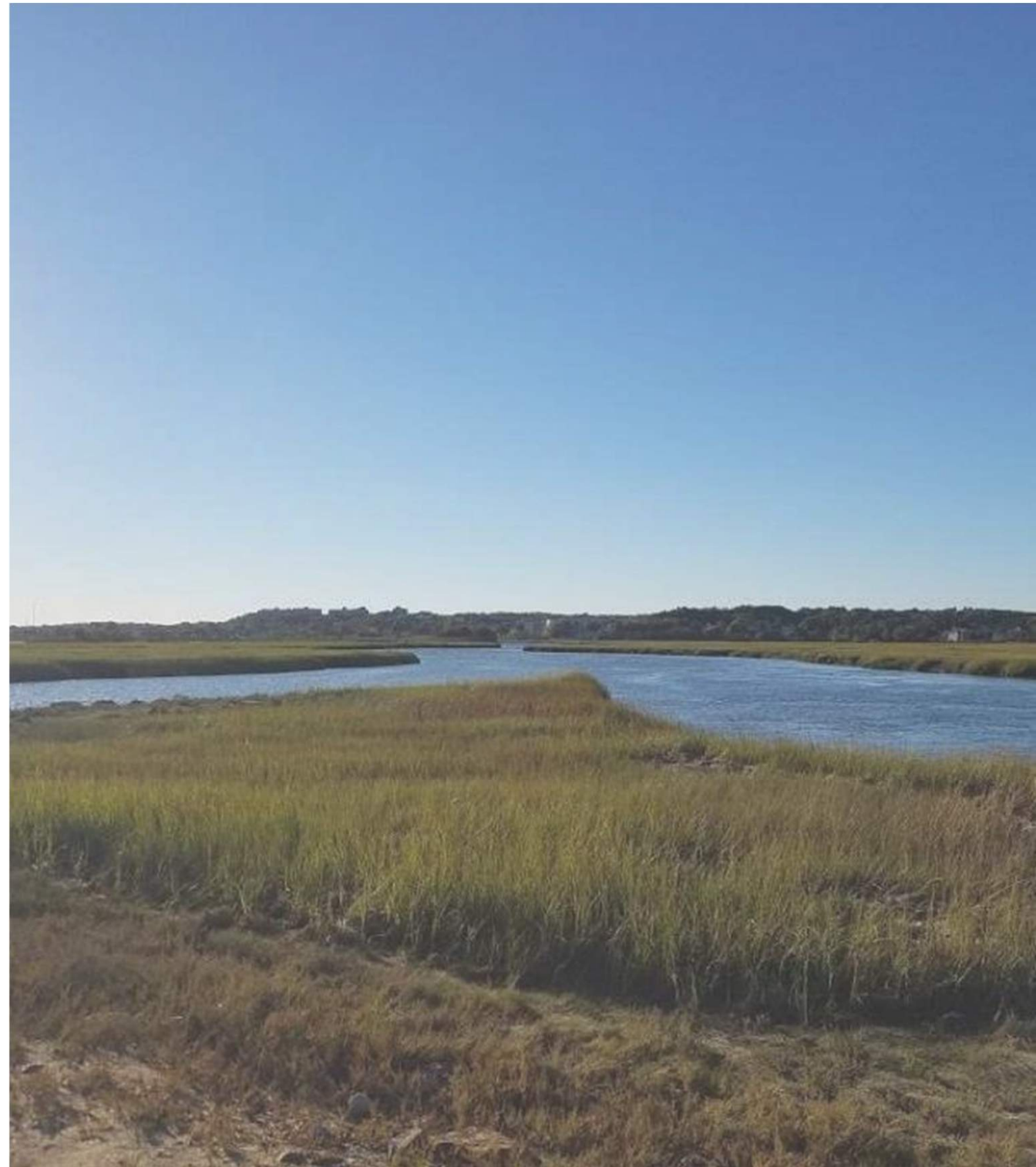
# REVERE HIGH SCHOOL



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# AGENDA

1. Call Meeting to Order
2. Vote to Approve December 2, 2021 Meeting Minutes
3. Vote to Approve November Invoices to Move Forward for Processing for Leftfield and Perkins Eastman
4. General Project & Schedule Update
5. Public comment
6. Other Business/Discussions
7. Vote to Adjourn Meeting



**PROJECT UPDATE:  
DRAFT PRESENTATION TO  
CITY COUNCIL & SCHOOL  
COMMITTEE**

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# AGENDA

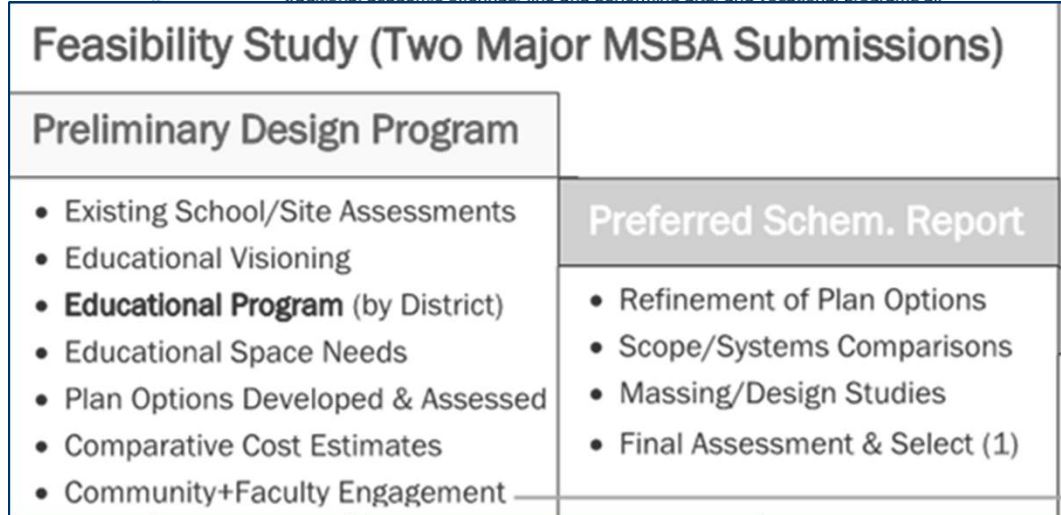
- MSBA FEASIBILITY STUDY OVERVIEW
- REVERE HIGH SCHOOL FEASIBILITY STUDY TIMELINE
- EDUCATIONAL VISIONING, PROGRAMMING, PROJECT GOALS AND COMMUNITY ENGAGEMENT
- SUMMARY OF OPTIONS STUDIES TO DATE
- DETAILED PRESENTATIONS OF DESIGN, PHASING, SCHEDULE AND BUDGET FOR REMAINING OPTIONS
  - OPTION 1C.B ALL-NEW CONSTRUCTION AT EXISTING SITE
  - OPTION 1A.B EXISTING FIELD HOUSE RENOVATION PLUS NEW CONSTRUCTION AT EXISTING SITE
  - OPTION 2A.B ALL-NEW CONSTRUCTION AT WONDERLAND
  - SCHEDULE AND BUDGET COMPARISON
- SUMMARY OF TIMEFRAME FOR BUILDING COMMITTEE SELECTION OF PREFERRED OPTION
- SCHEMATIC DESIGN & FINAL PROJECT APPROVAL LOOK-AHEAD



# PROJECT OVERVIEW



**Educational Program (v3)**  
 Edits since the last submission are **highlighted**  
 The current Revere High School opened in the fall of 1974. The building and the educational program was a product and reflection of that time period, a mixture of traditional academic offerings, fine and performing arts, and vocational programs all



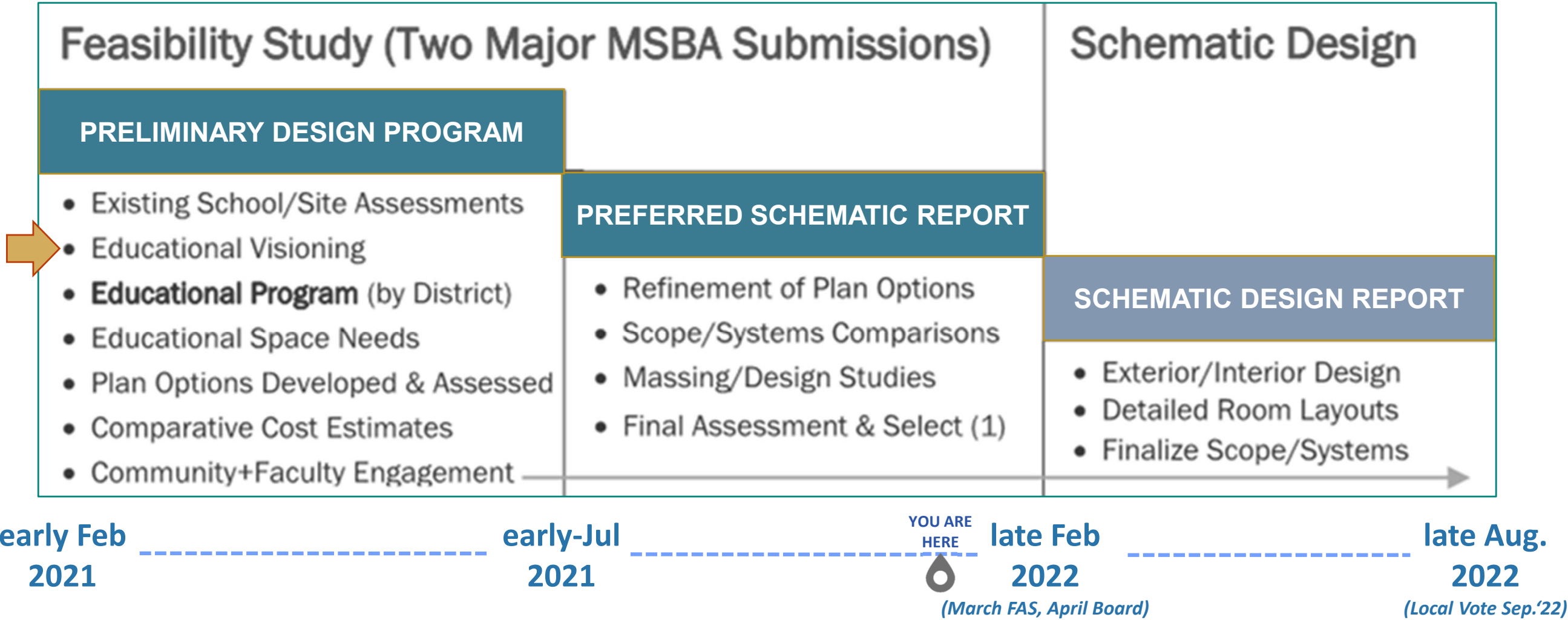
evolves into a modern educational approach, a new facility is needed to implement technology seamlessly across the building and to offer flexible spaces that support collaboration and 21st century teaching and learning.

Today, RHS is a vibrant community of 2000 diverse students: 4% African American, 5.5% Asian, 58% Hispanic, 1% Native American, 30% white, and all other students less than 2%. In the district, 69% first language is not English, 73% are high needs, and 56% are economically disadvantaged. The high school reflects the great diversity of the City of Revere with students representing countries from all over the world and speaking almost 50 different languages. Given this cultural, racial and socioeconomic diversity,

Proposed Space Summary v4

REVERE HIGH SCHOOL	MSBA SUBMISSIONS	PROPOSED	DATE: 11/20/21	PROPOSED DESIGN PROGRAM
ROOM NAME	ROOM NO.	SQ. FT.	NO. OF ROOMS	NO. OF ROOMS
ADULT EDUCATION				
ADULT EDUCATION - 1000	1000	1,000	1	1
ADULT EDUCATION - 1001	1001	1,000	1	1
ADULT EDUCATION - 1002	1002	1,000	1	1
ADULT EDUCATION - 1003	1003	1,000	1	1
ADULT EDUCATION - 1004	1004	1,000	1	1
ADULT EDUCATION - 1005	1005	1,000	1	1
ADULT EDUCATION - 1006	1006	1,000	1	1
ADULT EDUCATION - 1007	1007	1,000	1	1
ADULT EDUCATION - 1008	1008	1,000	1	1
ADULT EDUCATION - 1009	1009	1,000	1	1
ADULT EDUCATION - 1010	1010	1,000	1	1
ADULT EDUCATION - 1011	1011	1,000	1	1
ADULT EDUCATION - 1012	1012	1,000	1	1
ADULT EDUCATION - 1013	1013	1,000	1	1
ADULT EDUCATION - 1014	1014	1,000	1	1
ADULT EDUCATION - 1015	1015	1,000	1	1
ADULT EDUCATION - 1016	1016	1,000	1	1
ADULT EDUCATION - 1017	1017	1,000	1	1
ADULT EDUCATION - 1018	1018	1,000	1	1
ADULT EDUCATION - 1019	1019	1,000	1	1
ADULT EDUCATION - 1020	1020	1,000	1	1
ADULT EDUCATION - 1021	1021	1,000	1	1
ADULT EDUCATION - 1022	1022	1,000	1	1
ADULT EDUCATION - 1023	1023	1,000	1	1
ADULT EDUCATION - 1024	1024	1,000	1	1
ADULT EDUCATION - 1025	1025	1,000	1	1
ADULT EDUCATION - 1026	1026	1,000	1	1
ADULT EDUCATION - 1027	1027	1,000	1	1
ADULT EDUCATION - 1028	1028	1,000	1	1
ADULT EDUCATION - 1029	1029	1,000	1	1
ADULT EDUCATION - 1030	1030	1,000	1	1
ADULT EDUCATION - 1031	1031	1,000	1	1
ADULT EDUCATION - 1032	1032	1,000	1	1
ADULT EDUCATION - 1033	1033	1,000	1	1
ADULT EDUCATION - 1034	1034	1,000	1	1
ADULT EDUCATION - 1035	1035	1,000	1	1
ADULT EDUCATION - 1036	1036	1,000	1	1
ADULT EDUCATION - 1037	1037	1,000	1	1
ADULT EDUCATION - 1038	1038	1,000	1	1
ADULT EDUCATION - 1039	1039	1,000	1	1
ADULT EDUCATION - 1040	1040	1,000	1	1
ADULT EDUCATION - 1041	1041	1,000	1	1
ADULT EDUCATION - 1042	1042	1,000	1	1
ADULT EDUCATION - 1043	1043	1,000	1	1
ADULT EDUCATION - 1044	1044	1,000	1	1
ADULT EDUCATION - 1045	1045	1,000	1	1
ADULT EDUCATION - 1046	1046	1,000	1	1
ADULT EDUCATION - 1047	1047	1,000	1	1
ADULT EDUCATION - 1048	1048	1,000	1	1
ADULT EDUCATION - 1049	1049	1,000	1	1
ADULT EDUCATION - 1050	1050	1,000	1	1
ADULT EDUCATION - 1051	1051	1,000	1	1
ADULT EDUCATION - 1052	1052	1,000	1	1
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ADULT EDUCATION - 1054	1054	1,000	1	1
ADULT EDUCATION - 1055	1055	1,000	1	1
ADULT EDUCATION - 1056	1056	1,000	1	1
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ADULT EDUCATION - 1058	1058	1,000	1	1
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ADULT EDUCATION - 1136	1136	1,000	1	1
ADULT EDUCATION - 1137	1137	1,000	1	1
ADULT EDUCATION - 1138	1138	1,000	1	1
ADULT EDUCATION - 1139	1139	1,000	1	1
ADULT EDUCATION - 1140	1140	1,000	1	1
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ADULT EDUCATION - 1144	1144	1,000	1	1
ADULT EDUCATION - 1145	1145	1,000	1	1
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ADULT EDUCATION - 1153	1153	1,000	1	1
ADULT EDUCATION - 1154	1154	1,000	1	1
ADULT EDUCATION - 1155	1155	1,000	1	1
ADULT EDUCATION - 1156	1156	1,000	1	1
ADULT EDUCATION - 1157	1157	1,000	1	1
ADULT EDUCATION - 1158	1158	1,000	1	1
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ADULT EDUCATION - 1160	1160	1,000	1	1
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ADULT EDUCATION - 1163	1163	1,000	1	1
ADULT EDUCATION - 1164	1164	1,000	1	1
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ADULT EDUCATION - 1168	1168	1,000	1	1
ADULT EDUCATION - 1169	1169	1,000	1	1
ADULT EDUCATION - 1170	1170	1,000	1	1
ADULT EDUCATION - 1171	1171	1,000	1	1
ADULT EDUCATION - 1172	1172	1,000	1	1
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ADULT EDUCATION - 1178	1178	1,000	1	1
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ADULT EDUCATION - 1189	1189	1,000	1	1
ADULT EDUCATION - 1190	1190	1,000	1	1
ADULT EDUCATION - 1191	1191	1,000	1	1
ADULT EDUCATION - 1192	1192	1,000	1	1
ADULT EDUCATION - 1193	1193	1,000	1	1

# MSBA FEASIBILITY STUDY & SCHEMATIC DESIGN PROCESS





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# RHS BUILDING COMMITTEE COMPOSITION

- Per MSBA Guidelines, the following roles are required to be on the Building Committee
- Members assigned to each role are noted
  - Member who is MCPPO certified  
Michael Piccardi, Revere Purchasing Agent
  - Local Chief Executive Officer  
Mayor Brian Arrigo
  - Administrator or Manager  
Mayor Brian Arrigo
  - School Committee Member (min 1)  
Stacey Bronsdon-Rizzo, School Committee  
Susan Gravallesse, School Committee
  - Superintendent of Schools  
Dr. Dianne Kelly, School Superintendent
  - Local official responsible for building maintenance  
Carl Svendsen, School Director of Facilities
  - Representative of Office authorized by law to construction school buildings  
Mayor Brian Arrigo
  - School Principal  
Dr. John Perella, RHS Principal
  - Member knowledgeable in educational mission and function of facility  
Jennifer Hayes, RHS Teacher
  - Local budget official or member of local finance committee  
Richard Viscay, Revere Auditor & Budget Director
  - Member of community with architecture, engineering and/or construction experience  
Don Ciaramella, Revere Superintendent Of Water and Sewer  
Nicholas Rystrom, Revere City Engineer
  - Other  
Gerry Visconti, Revere City Council  
Patrick Keefe, Revere City Council

# RHS PROJECT PROCESS/OUTREACH

## PUBLIC MEETINGS TO DATE

- Pre-Feasibility Study Visioning Sessions
- 28 Building Committee Meetings
- 10 Site Sub-Committee Meetings
- 3 Community Forums, Including Abutters
- 3 Revere Housing Authority Board Meetings

## ACCESS TO INFORMATION

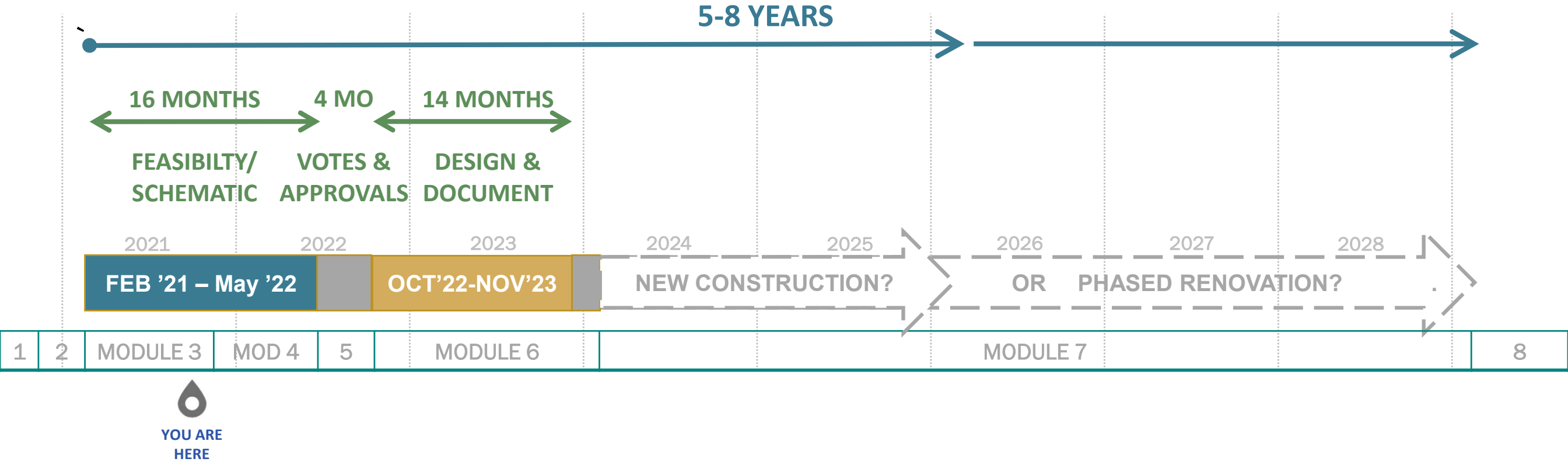
- Building Committee Meeting Agendas, Minutes and Presentations on Revere MinuteTraq
- Building Committee Meeting recordings posted to YouTube Channel
- Local flyers hung & Journal ads run for Forums
- Project website launched August 2020

## TEAM WORKING MEETINGS TO DATE

- Weekly Meetings w/ City Hall Staff
- Educational Leadership:
- Superintendent & Asst. Superintendents (PPS, Inclusion & Curric)
  - Principal & Deputy Principal
  - Special Education Director, Guidance Director, Athletic Director
- (5) Visioning Workshops:
- (5) Assistant Principals, (9) Educational Leadership (noted above)
  - (6) Teachers & Specialists
  - (7) Community Members, (4) Parents, (7) Students
  - (1) Commission on Disabilities
- (1) Full Faculty Forum
- (20) Faculty Focus Groups (by Dept.)
- (4) Themed Business & Institutional Partner Workshops:
- Coastal/Marine Science (incl. MIT, NU, EPA, UMass)
  - Biotech/Medical (incl. Mass Bio, Endicott)
  - IT/Robotics (incl. IRobot)
  - Hospitality (incl. Legal Seafood)
- (1) Initial MEP Systems Approach w/ Facilities Staff
- (2) RHS Transportation Director
- (1) Initial meeting with Revere Police & Fire Departments

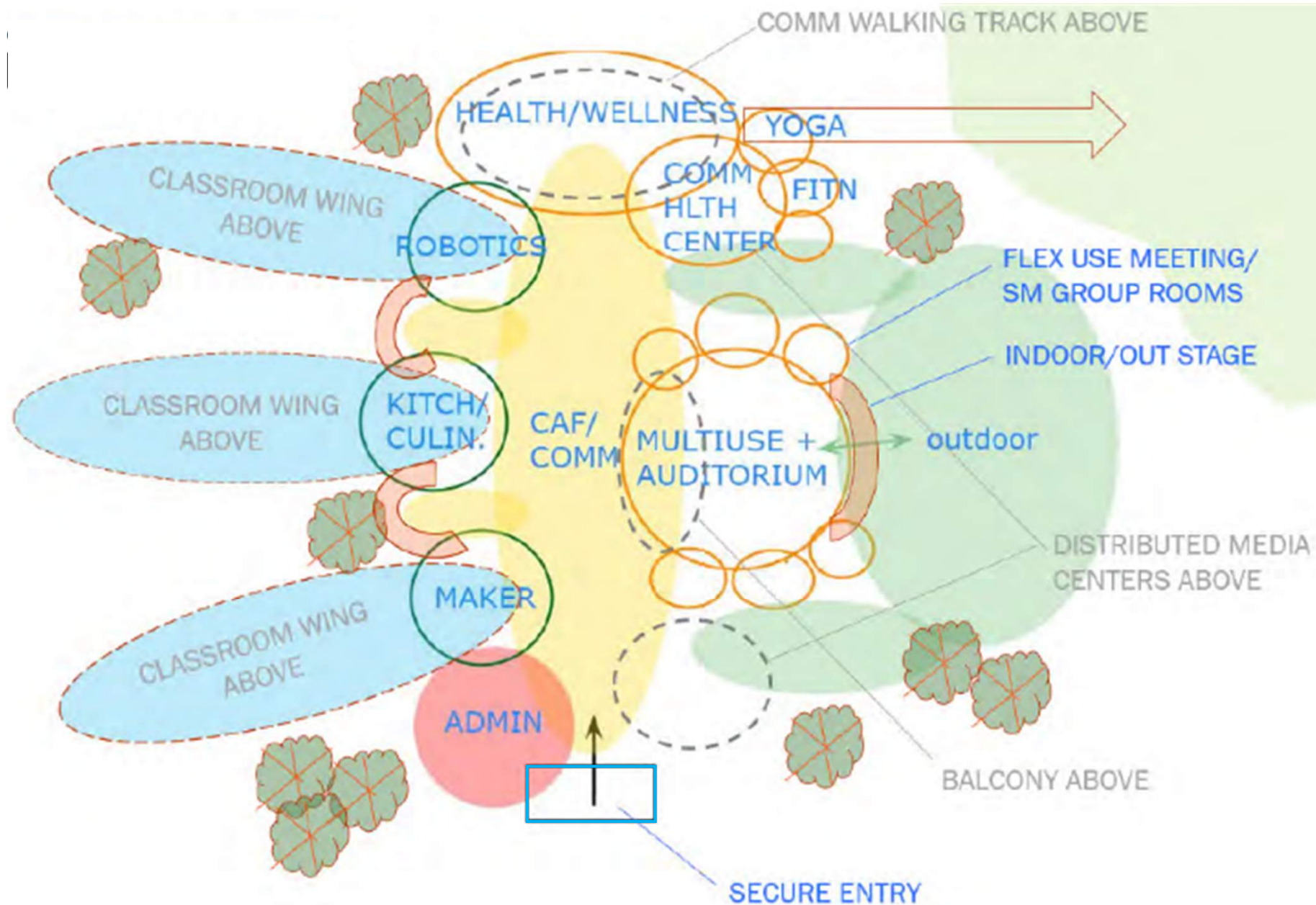


# RHS PROJECT OVERALL TIMELINE



# EDUCATIONAL VISION

- HEART OF SCHOOL
- COMMUNITY/EXTENDED USE
- CLUSTERS/NEIGHBORHOODS
- VARIED/SPECIALTY LABS
- FLEXIBLE/AGILE CRS & LABS
- CAMPUS CONCEPT
- INDOOR/OUT CONNECTIONS









# FLEXIBLE/AGILE CLASSROOM CLUSTERS





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# CAMPUS CONCEPT & INDOOR/OUT CONNECTIONS



RENDERING FROM THE INTERVIEW



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# WELL-BEING

## Indoor Environmental Quality

- Daylight
- Thermal Comfort
- Acoustics
- Air Quality / Material Health

## Connection to Outdoors & Biophilia





# FEASIBILITY STUDY HOST SITE / OPTIONS HISTORY

ADD/RENO		NEW AT ERRICOLA PARK			NEW AT WONDERLAND			NEW AT RHA LAND		
<b>OPTION 1A</b> 3-STORY	<b>OPTION 1A.A</b> 4-STORY	<b>OPTION 1C</b> 3-STORY	<b>OPTION 1C.A</b> 4-STORY	<b>OPTION 1C.B</b> 4-STORY-FLIPPED	<b>OPTION 2A</b> 3-STORY	<b>OPTION 2A.A</b> 3-STORY-FLIPPED	<b>OPTION 2A.B</b> 4-STORY	<b>OPTION 3A</b> 3-STORY-LARGE	<b>OPTION 3B</b> 3-STORY-SMALL	<b>OPTION 3B.A</b> 4-STORY-SMALL
272 PRKG SPACES 2 FIELDS 18.9 ac	280* PRKG SPACES 2 FIELDS + TENNIS 18.9 ac	395 PRKG SPACES 2 FIELDS + TENNIS 18.9 ac	395* PRKG SPACES 2 FIELDS + TENNIS 18.9 ac	310 PRKG SPACES 2 FIELDS + TENNIS 18.9 ac	395* PRKG SPACES 3+ FIELDS 27.3 ac	360* PRKG SPACES 3+ FIELDS 27.3 ac	395* PRKG SPACES 3+ FIELDS 27.3 ac	275* PRKG SPACES 1+ FIELDS + TENNIS 2 PHASE SITE DEV.	235* PRKG SPACES 0 FIELDS (3 NEARBY) 12.2 ac	235* PRKG SPACES 0 FIELDS (3 NEARBY) 12.2 ac
+ CENTRAL LOCATION + HIGHLY WALKABLE + FIELDS PROTECTED + KEEPS XLARGE GYM	+ CENTRAL LOCATION + HIGHLY WALKABLE + 1 FIELD PROTECTED + COMPACTED BLDG + KEEPS XLARGE GYM	+ CENTRAL LOCATION + HIGHLY WALKABLE + HEART OF SCHOOL	+ CENTRAL LOCATION + HIGHLY WALKABLE + COMPACTED BLDG + HEART OF SCHOOL	+ CENTRAL LOCATION + HIGHLY WALKABLE + COMPACTED BLDG + HEART OF SCHOOL	+ REPURPOSE OLD HS + ACCESS TO TRANSIT + ADDS CITY FIELDS + HEART OF SCHOOL	+ REPURPOSE OLD HS + ACCESS TO TRANSIT + ADDS CITY FIELDS + HEART OF SCHOOL	+ REPURPOSE OLD HS + ACCESS TO TRANSIT + COMPACTED BLDG + ADDS CITY FIELDS + HEART OF SCHOOL	+ REPURPOSE OLD HS + HIGHLY WALKABLE + NEAR EXIST FIELDS + ADDS CITY FIELDS + HEART OF SCHOOL	+ REPURPOSE OLD HS + HIGHLY WALKABLE + NEAR EXIST FIELDS + HEART OF SCHOOL	+ REPURPOSE OLD HS + HIGHLY WALKABLE + NEAR EXIST FIELDS + COMPACTED BLDG + HEART OF SCHOOL
- FLOOD ZONE AE-11' - RESTRICTS SERVICE - INADEQUATE PRKG 166 LESS THAN EXIST 377 BELOW ZONING SPLIT (LESS AT FIELD) - SHORT CAR QUEUE - CULVERT SPLITS SITE - BLDs OVER CULVERT - ISOLATED CR WINGS (NOT AT THE HEART) - EDUC. DISRUPTIVE (IN CONSTRUCTION) - LONG CONSTRUCT. - CONTRACTOR AREA	- FLOOD ZONE AE-11' - ARTICLE 97 LAND (LEGISLATION REQ'D) - RESTRICTS SERVICE - INADEQUATE PRKG 158 LESS THAN EXIST 369 BELOW ZONING - CULVERT SPLITS SITE - SPLITS FIELDS - ATHL. DISRUPTION (DURING CONSTR.) - CONTRACTOR AREA - GEOTHERMAL LIMIT (100 WELLS/ACRE)	- FLOOD ZONE AE-11' - ARTICLE 97 LAND (LEGISLATION REQ'D) - CLOSE TO HIGHWAY - RESTRICTS SERVICE - INADEQUATE PRKG 43 LESS THAN EXIST 254 BELOW ZONING - CULVERT SPLITS SITE - ATHL. DISRUPTION (DURING CONSTR.) - CONTRACTOR AREA - GEOTHERMAL LIMIT (100 WELLS/ACRE)	- FLOOD ZONE AE-11' - ARTICLE 97 LAND (LEGISLATION REQ'D) - CLOSE TO HIGHWAY - RESTRICTS SERVICE - INADEQUATE PRKG 43 LESS THAN EXIST 254 BELOW ZONING - CULVERT SPLITS SITE - ATHL. DISRUPTION (DURING CONSTR.) - CONTRACTOR AREA - GEOTHERMAL LIMIT (100 WELLS/ACRE)	- FLOOD ZONE AE-11' - ARTICLE 97 LAND (LEGISLATION REQ'D) - CLOSE TO HIGHWAY - ACCESS OFF RTE 60 (w RUMNEY MARSH) - RESTRICTS SERVICE - INADEQUATE PRKG 128 LESS THAN EXIST 339 BELOW ZONING - PARKING IN BACK - CULVERT SPLITS SITE - ATHL. DISRUPTION (DURING CONSTR.) - WINGS VERY CLOSE - GEOTHERMAL LIMIT (100 WELLS/ACRE)	- FLOOD ZONE AE-11' - LAND ACQUISITION - LOST LAND DEV OPP - CLOSE TO HIGHWAY - CLOSE TO TRAIN - LOW WALKABILITY (CUT OFF/ISOLATED) - 1A TRAFFIC/ACCESS - INADEQUATE PRKG 43 LESS THAN EXIST 254 BELOW ZONING	- FLOOD ZONE AE-11' - LAND ACQUISITION - LOST LAND DEV OPP - CLOSE TO HIGHWAY - CLOSE TO TRAIN - LOW WALKABILITY (CUT OFF/ISOLATED) - 1A TRAFFIC/ACCESS - INADEQUATE PRKG 78 LESS THAN EXIST 289 BELOW ZONING	- FLOOD ZONE AE-11' - LAND ACQUISITION - LOST LAND DEV OPP - CLOSE TO HIGHWAY - CLOSE TO TRAIN - LOW WALKABILITY (CUT OFF/ISOLATED) - 1A TRAFFIC/ACCESS - INADEQUATE PRKG 43 LESS THAN EXIST 254 BELOW ZONING	- REPLACEMENT OF 154 HOUS'G REQ'D (PRIOR TO PROJECT) - PH-2 REPLACEMENT (ADDITIONAL UNITS) - INADEQUATE PRKG 163 LESS THAN EXIST 374 BELOW ZONING - CONTRACTOR AREA (DURING PHASE-1)	- REPLACEMENT OF 154 HOUS'G REQ'D (PRIOR TO PROJECT) - INADEQUATE PRKG 203 LESS THAN EXIST 414 BELOW ZONING - NO FIELDS ON-SITE - CONTRACTOR AREA - LIMITED GEOTHERM	- REPLACEMENT OF 154 HOUS'G REQ'D (PRIOR TO PROJECT) - INADEQUATE PRKG 203 LESS THAN EXIST 414 BELOW ZONING - NO FIELDS ON-SITE - CONTRACTOR AREA - LIMITED GEOTHRM

\* ADD PRKG W/ FIELD  
OVER FOR 505 TOTAL

\* ADD UNDERGROUND  
PRKG FOR 595 TOTAL

\* ADD UNDERGROUND  
PRKG FOR 695 TOTAL

\* SIM. UNDERGROUND  
PRKG AS 2A (FOR 660)

\* SIM. UNDERGROUND  
PRKG AS 2A (FOR 695)

\* SIM. UNDERGROUND  
PRKG AS 3B (FOR 585)

\* ADD UNDERGROUND  
& FIELD OVER PRKG  
(250+225) +20 DROP  
OFF FOR 495 TOTAL

\* SIM. OPTIONS FOR  
PRKG AS 3B (FOR 495)

# FEASIBILITY STUDY HOST SITE / OPTIONS HISTORY

ADD/RENO		NEW AT ERRICOLA PARK			NEW AT WONDERLAND			NEW AT RHA LAND		
										
<b>OPTION 1A</b> 3-STORY	<b>OPTION 1A.A</b> 4-STORY	<b>OPTION 1C</b> 3-STORY	<b>OPTION 1C.A</b> 4-STORY	<b>OPTION 1C.B</b> 4-STORY-FLIPPED	<b>OPTION 2A</b> 3-STORY	<b>OPTION 2A.A</b> 3-STORY-FLIPPED	<b>OPTION 2A.B</b> 4-STORY	<b>OPTION 3A</b> 3-STORY-LARGE	<b>OPTION 3B</b> 3-STORY-SMALL	<b>OPTION 3B.A</b> 4-STORY-SMALL
272 PRKG SPACES 2 FIELDS 18.9 ac	280* PRKG SPACES 2 FIELDS + TENNIS 18.9 ac	395 PRKG SPACES 2 FIELDS + TENNIS 18.9 ac	395* PRKG SPACES 2 FIELDS + TENNIS 18.9 ac	310 PRKG SPACES 2 FIELDS + TENNIS 18.9 ac	395* PRKG SPACES 3+ FIELDS 27.3 ac	360* PRKG SPACES 3+ FIELDS 27.3 ac	395* PRKG SPACES 3+ FIELDS 27.3 ac	275* PRKG SPACES 1+ FIELDS + TENNIS 2 PHASE SITE DEV.	235* PRKG SPACES 0 FIELDS (3 NEARBY) 12.2 ac	235* PRKG SPACES 0 FIELDS (3 NEARBY) 12.2 ac
<b>REMOVED</b>					<b>REMOVED</b>					
<b>ADD RENO</b>					<b>3-STORY</b>					
<b>OPTIONS</b>					<b>OPTIONS</b>					
+ CENTRAL LOCATION + HIGHLY WALKABLE + FIELDS PROTECTED + KEEPS XLARGE GYM	+ CENTRAL LOCATION + HIGHLY WALKABLE + 1 FIELD PROTECTED + COMPACTED BLDG + KEEPS XLARGE GYM	+ CENTRAL LOCATION + HIGHLY WALKABLE + HEART OF SCHOOL	+ CENTRAL LOCATION + HIGHLY WALKABLE + COMPACTED BLDG + HEART OF SCHOOL	+ CENTRAL LOCATION + HIGHLY WALKABLE + COMPACTED BLDG + HEART OF SCHOOL	+ REPURPOSE OLD HS + ACCESS TO TRANSIT + ADDS CITY FIELDS + HEART OF SCHOOL	+ REPURPOSE OLD HS + ACCESS TO TRANSIT + ADDS CITY FIELDS + HEART OF SCHOOL	+ REPURPOSE OLD HS + ACCESS TO TRANSIT + COMPACTED BLDG + ADDS CITY FIELDS + HEART OF SCHOOL	+ REPURPOSE OLD HS + HIGHLY WALKABLE + NEAR EXIST FIELDS + ADDS CITY FIELDS + HEART OF SCHOOL	+ REPURPOSE OLD HS + HIGHLY WALKABLE + NEAR EXIST FIELDS + HEART OF SCHOOL	+ REPURPOSE OLD HS + HIGHLY WALKABLE + NEAR EXIST FIELDS + COMPACTED BLDG + HEART OF SCHOOL
- FLOOD ZONE AE-11' - RESTRICTS SERVICE - INADEQUATE PRKG 166 LESS THAN EXIST 377 BELOW ZONING SPLIT (LESS AT FIELD) - SHORT CAR QUEUE - CULVERT SPLITS SITE - BLDs OVER CULVERT - ISOLATED CR WINGS (NOT AT THE HEART) - EDUC. DISRUPTIVE (IN CONSTRUCTION) - LONG CONSTRUCT. - CONTRACTOR AREA	- FLOOD ZONE AE-11' - ARTICLE 97 LAND (LEGISLATION REQ'D) - RESTRICTS SERVICE - INADEQUATE PRKG 158 LESS THAN EXIST 369 BELOW ZONING - CULVERT SPLITS SITE - SPLITS FIELDS - ATHL. DISRUPTION (DURING CONSTR.) - CONTRACTOR AREA - GEOTHERMAL LIMIT (100 WELLS/ACRE)	- FLOOD ZONE AE-11' - ARTICLE 97 LAND (LEGISLATION REQ'D) - CLOSE TO HIGHWAY - RESTRICTS SERVICE - INADEQUATE PRKG 43 LESS THAN EXIST 254 BELOW ZONING - CULVERT SPLITS SITE - ATHL. DISRUPTION (DURING CONSTR.) - CONTRACTOR AREA - GEOTHERMAL LIMIT (100 WELLS/ACRE)	- FLOOD ZONE AE-11' - ARTICLE 97 LAND (LEGISLATION REQ'D) - CLOSE TO HIGHWAY - RESTRICTS SERVICE - INADEQUATE PRKG 43 LESS THAN EXIST 254 BELOW ZONING - CULVERT SPLITS SITE - ATHL. DISRUPTION (DURING CONSTR.) - CONTRACTOR AREA - GEOTHERMAL LIMIT (100 WELLS/ACRE)	- FLOOD ZONE AE-11' - ARTICLE 97 LAND (LEGISLATION REQ'D) - CLOSE TO HIGHWAY - ACCESS OFF RTE 60 (w RUMNEY MARSH) - RESTRICTS SERVICE - INADEQUATE PRKG 128 LESS THAN EXIST 339 BELOW ZONING - PARKING IN BACK - ATHL. DISRUPTION (DURING CONSTR.) - WINGS VERY CLOSE - GEOTHERMAL LIMIT (100 WELLS/ACRE)	- FLOOD ZONE AE-11' - LAND ACQUISITION - LOST LAND DEV OPP - CLOSE TO HIGHWAY - CLOSE TO TRAIN - LOW WALKABILITY (CUT OFF/ISOLATED) - 1A TRAFFIC/ACCESS - INADEQUATE PRKG 43 LESS THAN EXIST 254 BELOW ZONING	- FLOOD ZONE AE-11' - LAND ACQUISITION - LOST LAND DEV OPP - CLOSE TO HIGHWAY - CLOSE TO TRAIN - LOW WALKABILITY (CUT OFF/ISOLATED) - 1A TRAFFIC/ACCESS - INADEQUATE PRKG 78 LESS THAN EXIST 289 BELOW ZONING	- FLOOD ZONE AE-11' - LAND ACQUISITION - LOST LAND DEV OPP - CLOSE TO HIGHWAY - CLOSE TO TRAIN - LOW WALKABILITY (CUT OFF/ISOLATED) - 1A TRAFFIC/ACCESS - INADEQUATE PRKG 43 LESS THAN EXIST 254 BELOW ZONING	- REPLACEMENT OF 154 HOUS'G REQ'D (PRIOR TO PROJECT) - PH-2 REPLACEMENT (ADDITIONAL UNITS) - INADEQUATE PRKG 163 LESS THAN EXIST 374 BELOW ZONING - CONTRACTOR AREA (DURING PHASE-1)	- REPLACEMENT OF 154 HOUS'G REQ'D (PRIOR TO PROJECT) - INADEQUATE PRKG 203 LESS THAN EXIST 414 BELOW ZONING - NO FIELDS ON-SITE - CONTRACTOR AREA - LIMITED GEOTHRM	- REPLACEMENT OF 154 HOUS'G REQ'D (PRIOR TO PROJECT) - INADEQUATE PRKG 203 LESS THAN EXIST 414 BELOW ZONING - NO FIELDS ON-SITE - CONTRACTOR AREA - LIMITED GEOTHRM

\* ADD PRKG W/ FIELD  
OVER FOR 505 TOTAL

\* ADD UNDERGROUND  
PRKG FOR 595 TOTAL

\* ADD UNDERGROUND  
PRKG FOR 695 TOTAL

\* SIM. UNDERGROUND  
PRKG AS 2A (FOR 660)

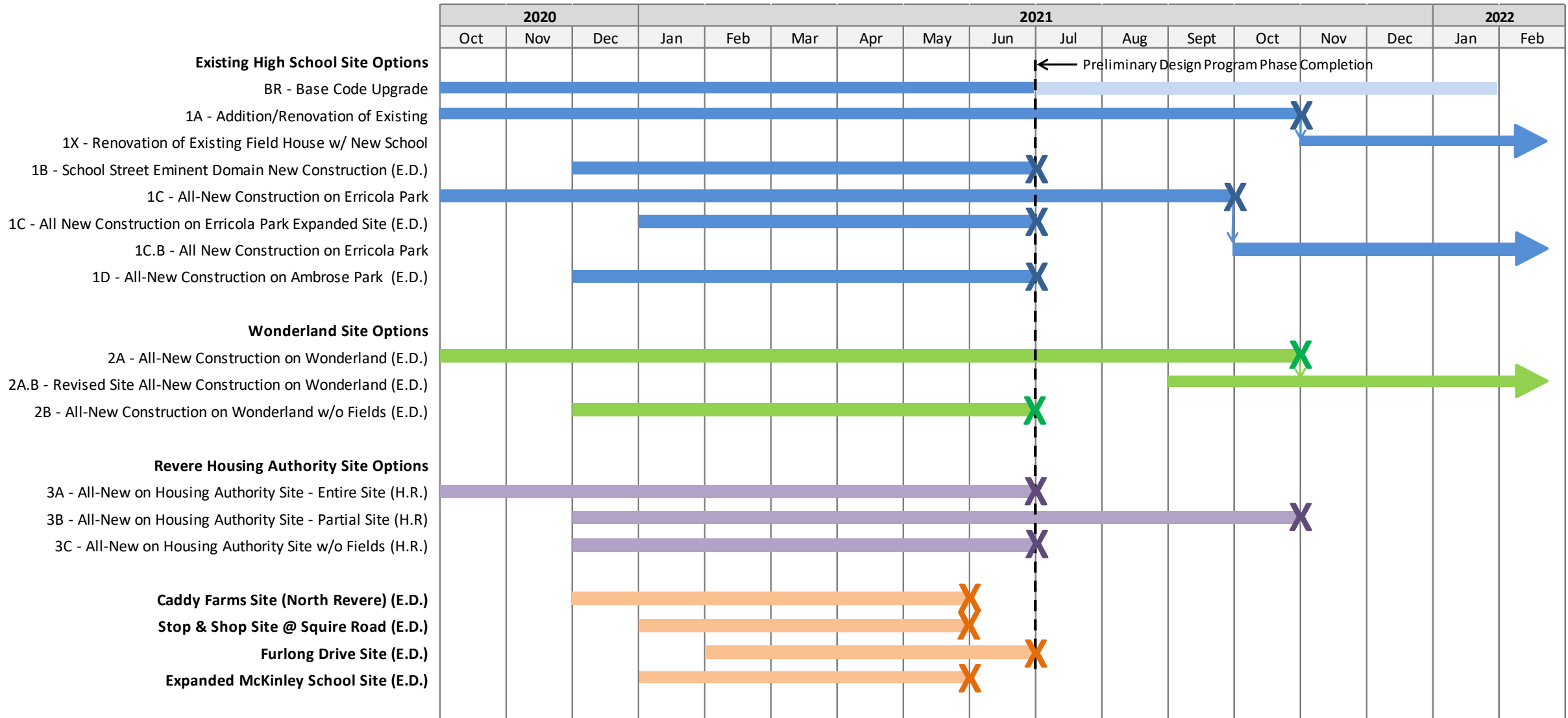
\* SIM. UNDERGROUND  
PRKG AS 2A (FOR 695)

\* SIM. UNDERGROUND  
PRKG AS 3B (FOR 585)

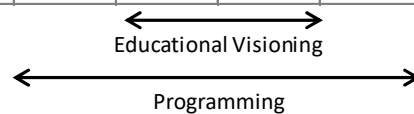
\* ADD UNDERGROUND  
& FIELD OVER PRKG  
(250+225) +20 DROP  
OFF FOR 495 TOTAL

\* SIM. OPTIONS FOR  
PRKG AS 3B (FOR 495)

# FEASIBILITY STUDY HOST SITE / OPTIONS HISTORY



Requires Eminent Domain = E.D.  
 Requires Redevelopment of Public Housing = H.R.





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# FINAL SITES UNDER CONSIDERATION

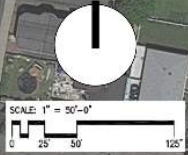




# OPTION 1C.B – NEW CONSTRUCTION AT EXISTING SITE – SITE PLAN

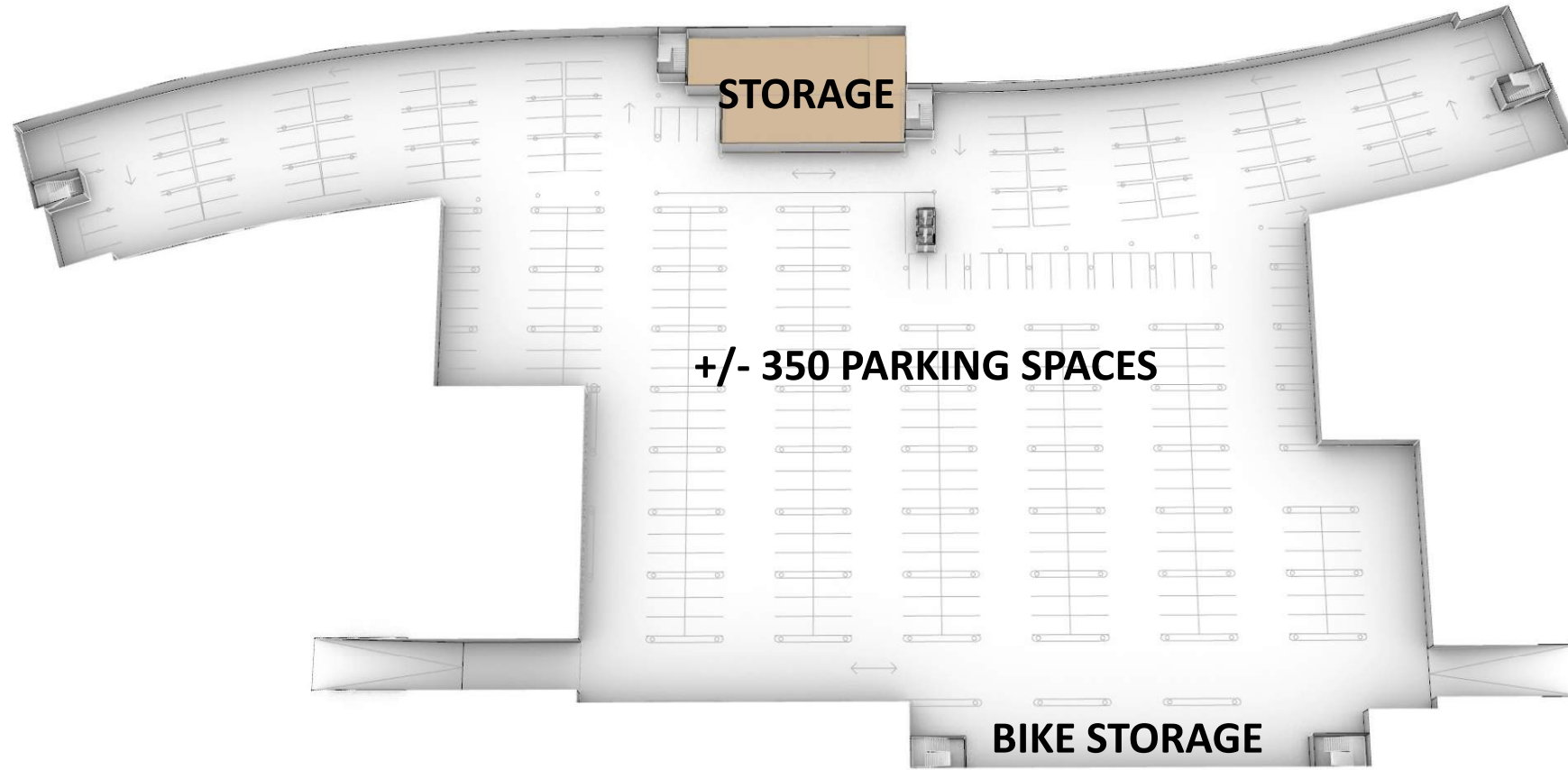
- 1 PROPOSED BUILDINGS
- 2 UNDERGROUND PARKING
- 3 SYNTHETIC TURF FIELD
- 4 BASEBALL
- 5 TENNIS COURTS
- 6 SERVICE
- 7. WALL

TOTAL SURFACE PARKING : +/- 300 SPACES  
TOTAL UNDERGROUND PARKING: +/- 350 SPACES










# OPTION 1C.B- FLOOR PLANS

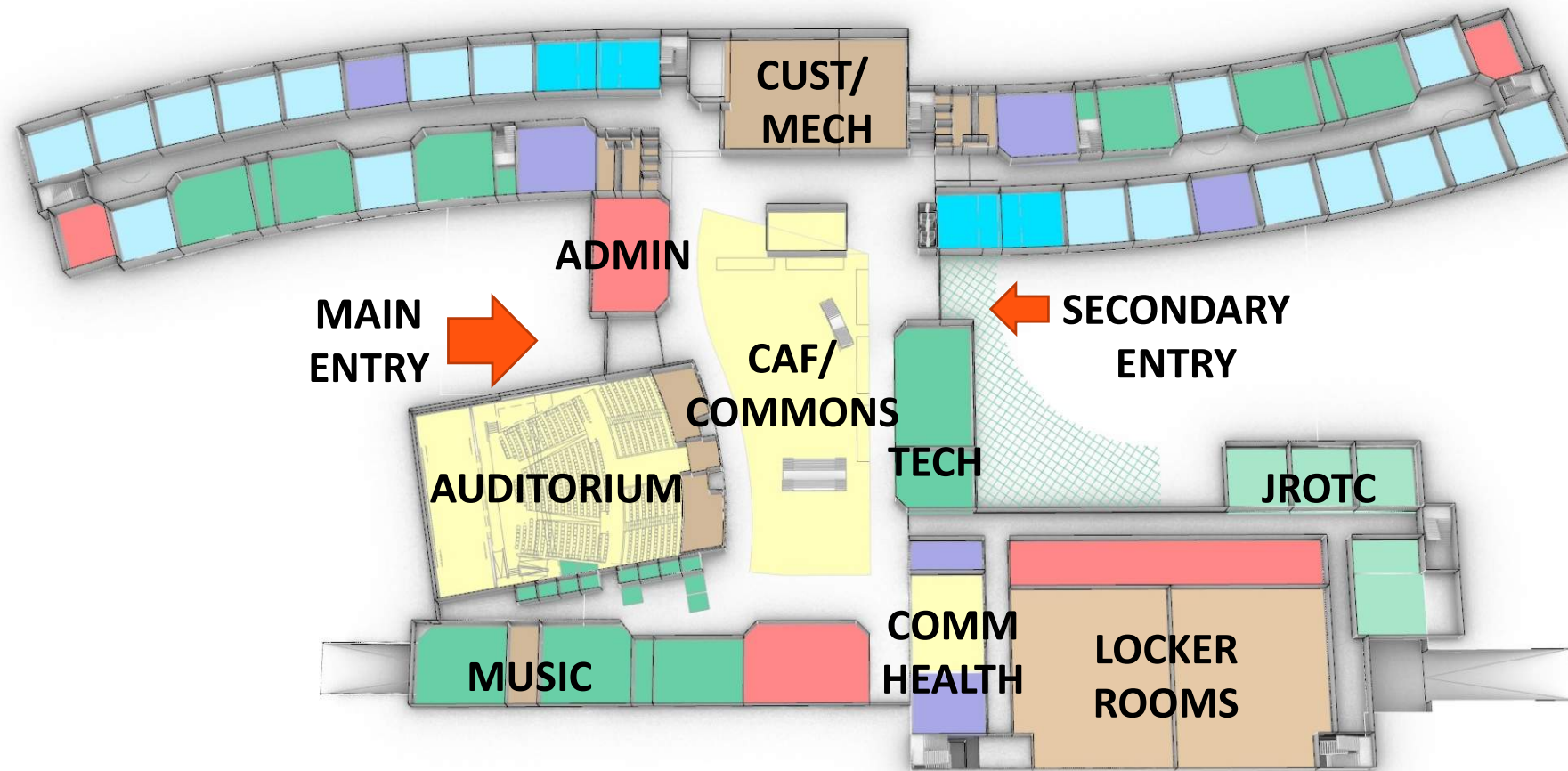
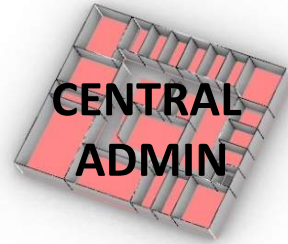


**UNDERGROUND PARKING PLAN**

	GENERAL CLASSROOM
	SCIENCE / ART / TECH
	ADMIN / GUID / NURSE
	SHARED (AUD, CAF, GYM)
	STOR. / CUST. / TOILET



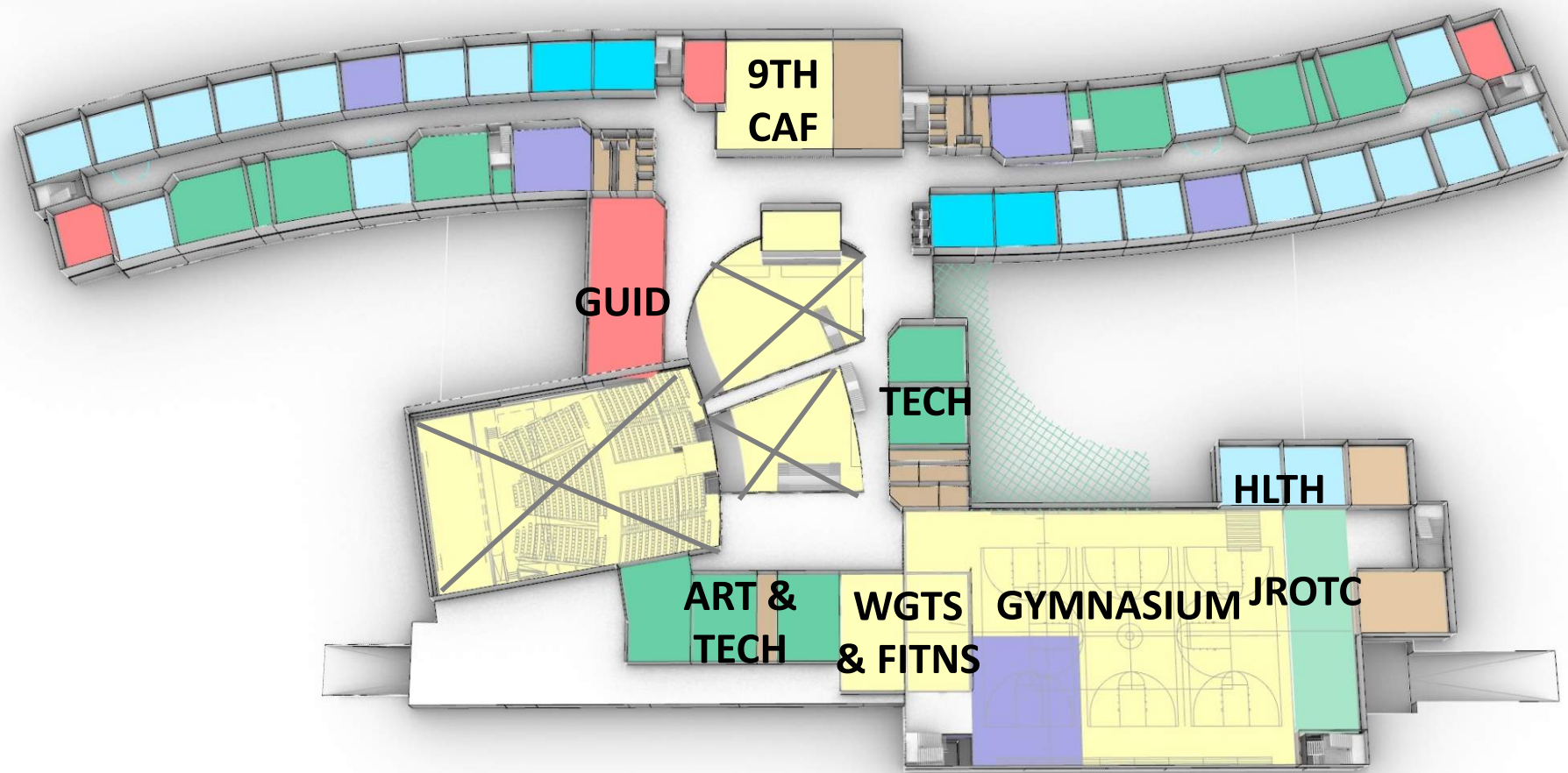
# OPTION 1C.B- FLOOR PLANS








	GENERAL CLASSROOM
	SCIENCE / ART / TECH
	ADMIN / GUID / NURSE
	SHARED (AUD, CAF, GYM)
	STOR. / CUST. / TOILET

 **FIRST FLOOR PLAN**

# OPTION 1C.B- FLOOR PLANS

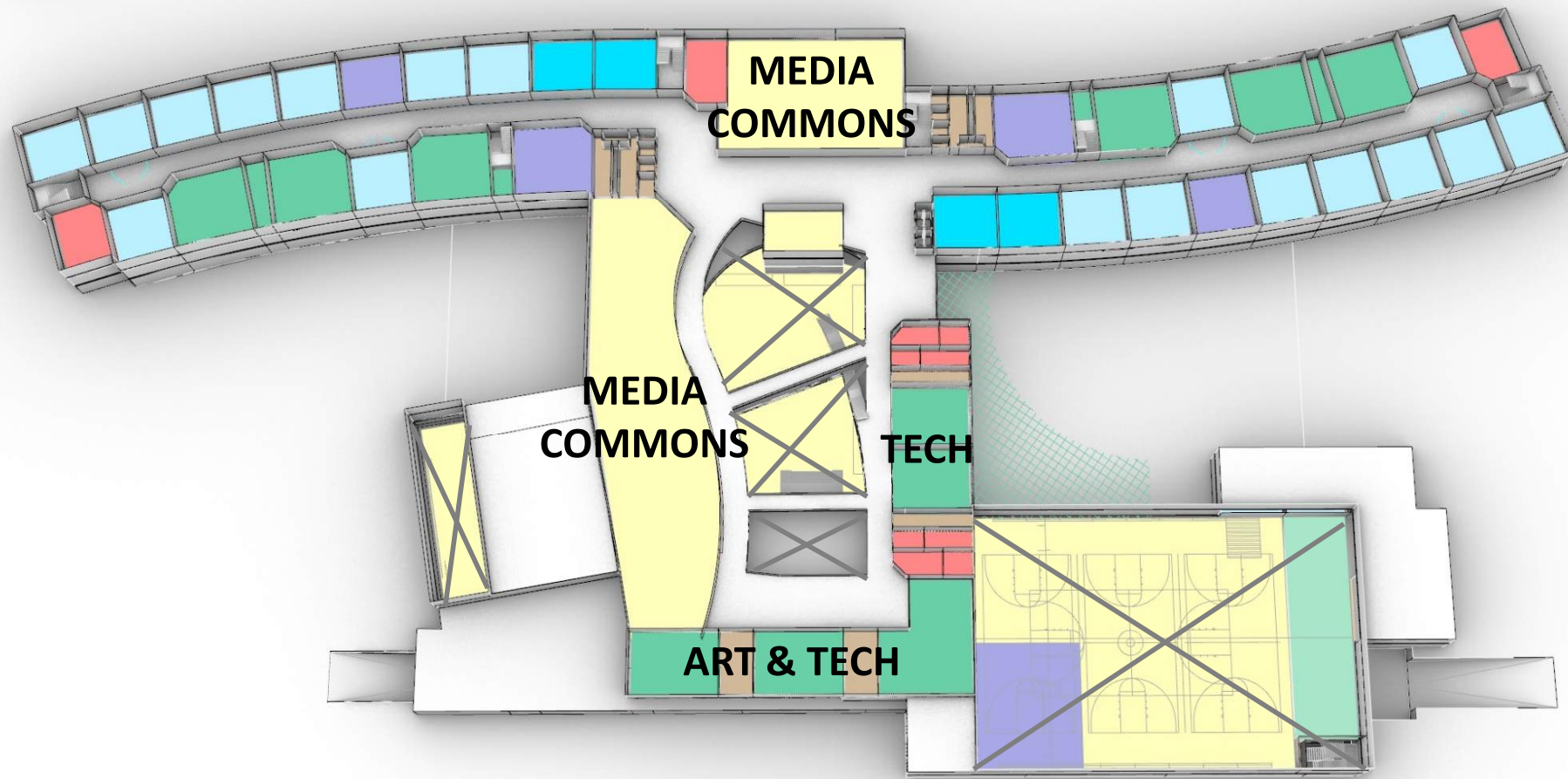


**SECOND FLOOR PLAN**






	GENERAL CLASSROOM
	SCIENCE / ART / TECH
	ADMIN / GUID / NURSE
	SHARED (AUD, CAF, GYM)
	STOR. / CUST. / TOILET



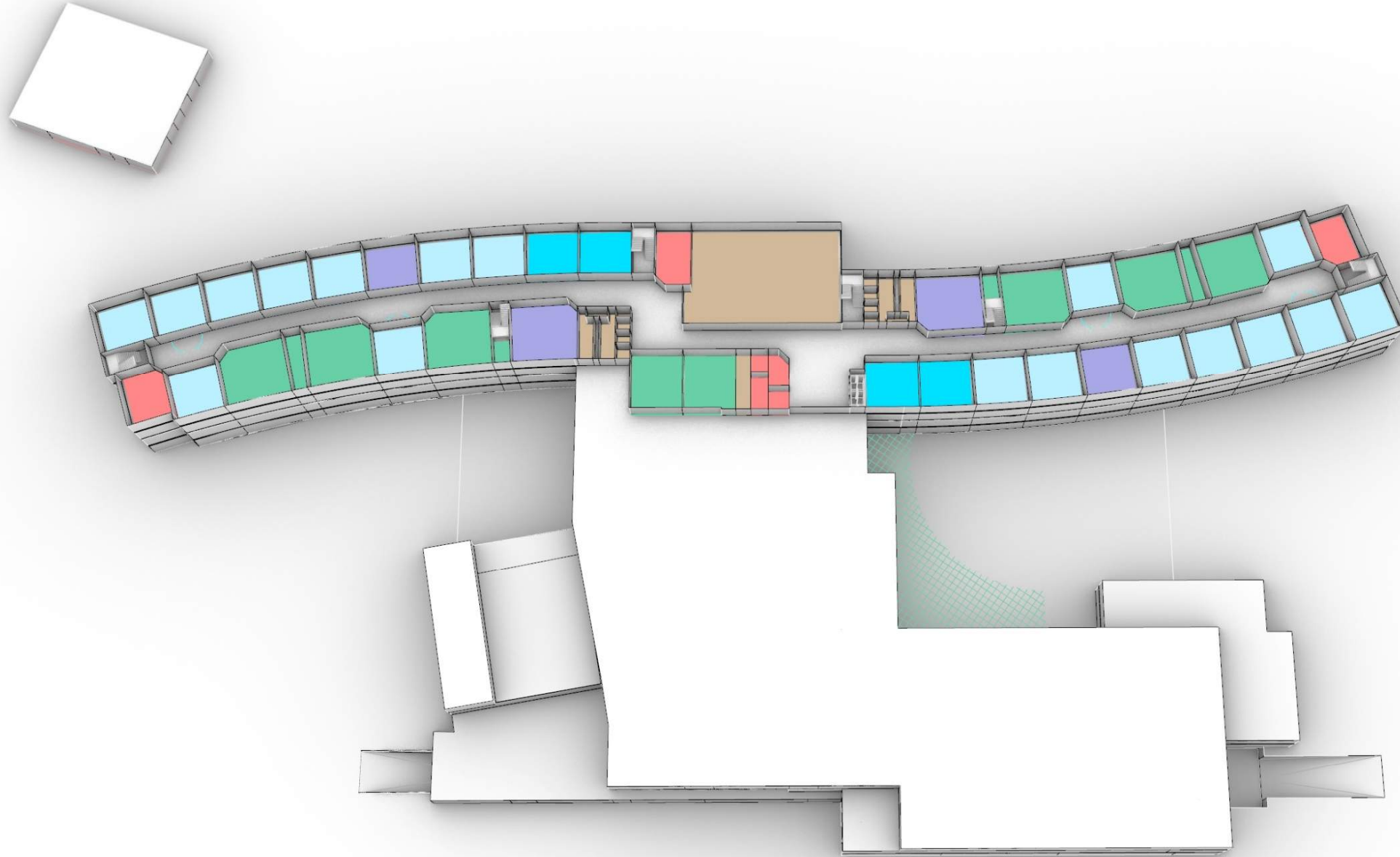
# OPTION 1C.B- FLOOR PLANS








**THIRD FLOOR PLAN**

	GENERAL CLASSROOM
	SCIENCE / ART / TECH
	ADMIN / GUID / NURSE
	SHARED (AUD, CAF, GYM)
	STOR. / CUST. / TOILET

# OPTION 1C.B- FLOOR PLANS

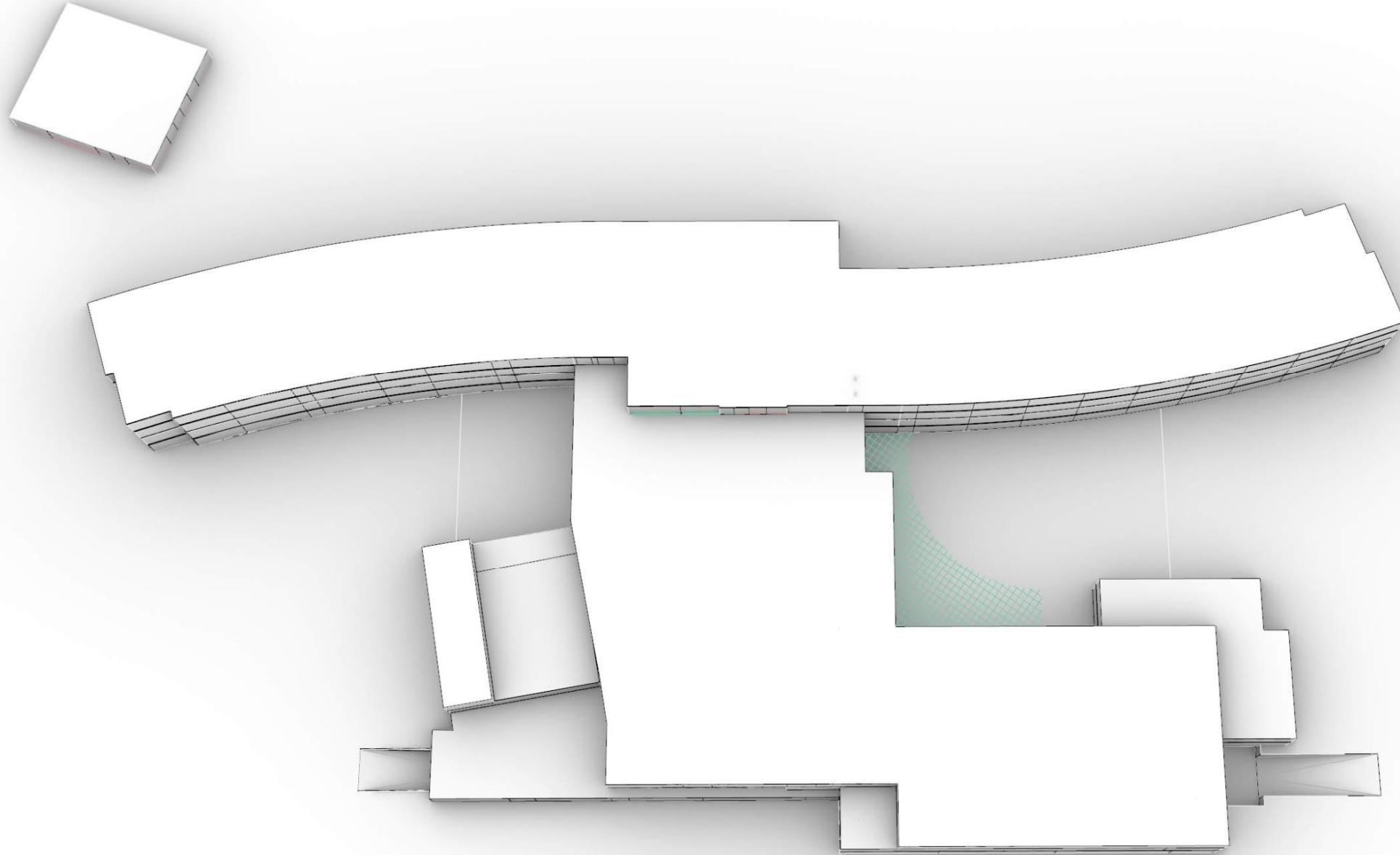


**FOURTH FLOOR PLAN**






	GENERAL CLASSROOM
	SCIENCE / ART / TECH
	ADMIN / GUID / NURSE
	SHARED (AUD, CAF, GYM)
	STOR. / CUST. / TOILET



# OPTION 1C.B- FLOOR PLANS



**ROOF PLAN**

	GENERAL CLASSROOM
	SCIENCE / ART / TECH
	ADMIN / GUID / NURSE
	SHARED (AUD, CAF, GYM)
	STOR. / CUST. / TOILET

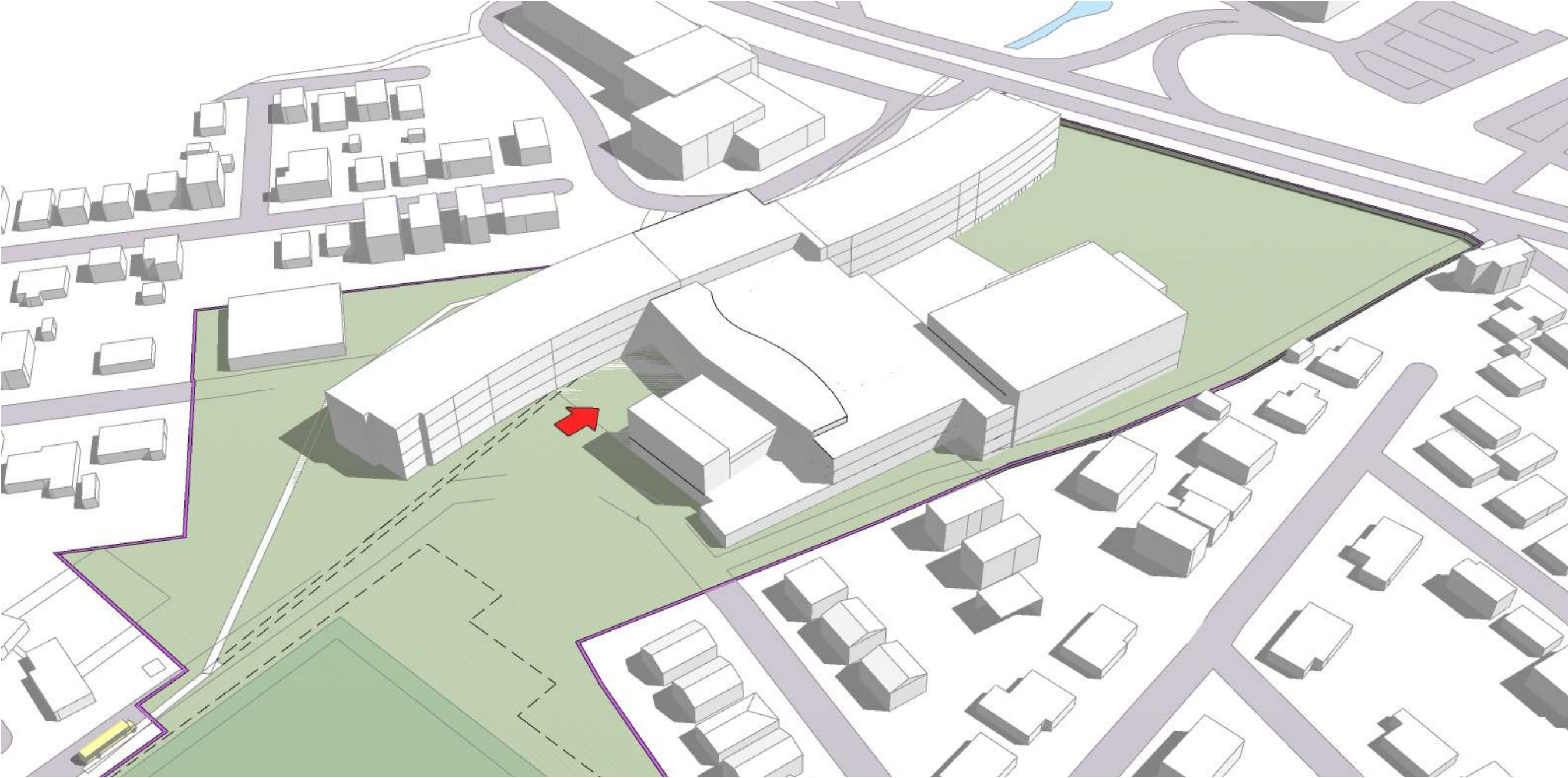
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# MASSING STUDY- OPTION 1C.B





**BIRDEYES VIEW- OPTION 1C.B**





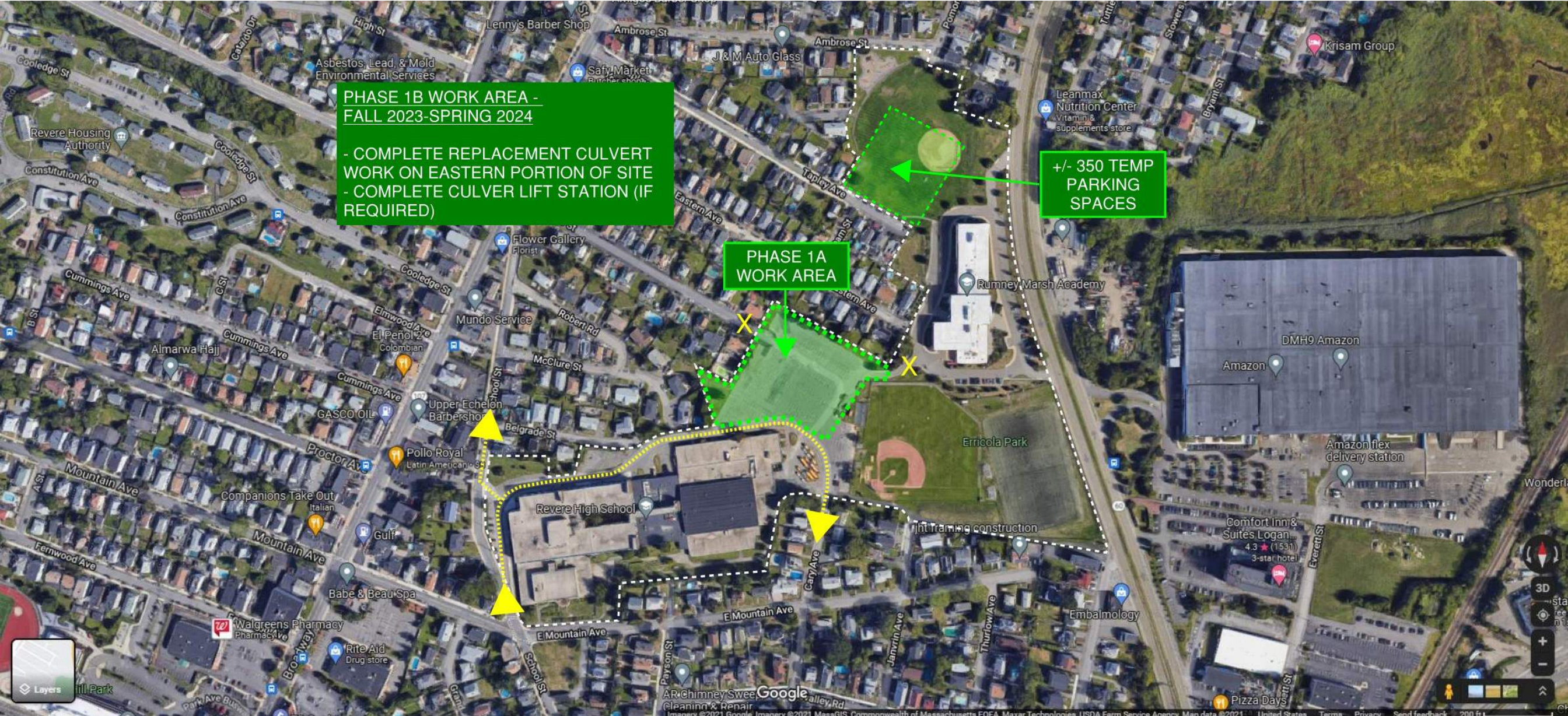


# OPTION 1C.B - NEW CONSTRUCTION AT EXISTING SITE - PHASING





# OPTION 1C.B - NEW CONSTRUCTION AT EXISTING SITE - PHASING



**PHASE 1B WORK AREA -  
FALL 2023-SPRING 2024**

- COMPLETE REPLACEMENT CULVERT WORK ON EASTERN PORTION OF SITE
- COMPLETE CULVER LIFT STATION (IF REQUIRED)

**+/- 350 TEMP  
PARKING  
SPACES**

**PHASE 1A  
WORK AREA**







# OPTION 1C.B - NEW CONSTRUCTION AT EXISTING SITE - PHASING



**PHASE 2B WORK AREA -  
SUMMER 2026**

- EXPAND PHASE 2A SITE TO PREP ENTRY LOOP TO NEW BUILDING
- DECOMMISSION TEMPORARY PARKING AND RESTORE AMBROSE FIELD

**DECOMMISSION  
TEMP. PARKING  
& RESTORE  
FIELD**

**PHASE 2B  
WORK AREA**







# OPTION 1C.B – NEW CONSTRUCTION AT EXISTING SITE – BUDGET

	ALL NEW AT EXISTING (ARTICLE 97)  <b>1C.B</b>
<b>SUBTOTAL COST TO OBTAIN</b>	\$0
<b>SUBTOTAL SITE COSTS</b>	\$41,132,722
<b>SUBTOTAL BUILDING COSTS</b>	\$189,856,530
<b>SUBTOTAL CONTING/MARKUPS</b>	\$112,922,637
<b>SUBTOTAL SOFT COSTS</b>	\$65,097,313
<b>EST. TOTAL <u>H.S.</u> PROJECT COST</b>	<b>\$409,009,202</b>
<b>EST. MAX MSBA GRANT</b>	<b>\$163,049,496</b>
<i>EFFECTIVE REIBURSEMENT %</i>	<i>39.9%</i>
<b>EST. <u>H.S.</u> COST TO REVERE</b>	<b>\$245,959,706</b>

\$ Change from  
PDP Phase

\$0	
\$16,982,104	\$22/sqft general sitework (\$18 ad PDP); \$3m culvert; \$5m pump station; \$7.5m stormwater premium
\$12,600,000	Underground parking (350 spaces)
\$15,785,902	Increases as site and building costs rise
\$7,395,526	Increases as site and building costs rise (services estimated at 25% of direct costs)
\$52,763,532	Total project cost increase from PDP
\$4,122,897	
\$48,640,635	Total Revere-share cost increase from PDP



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# ELIGIBLE VERSUS INELIGIBLE SCOPE & REIMBURSEMENT CAPS

- REVERE'S BASE REIMBURSEMENT RATE IS 76%
- AN ADDITIONAL 3.35% IN INCENTIVE POINTS IS ANTICIPATED, ESTABLISHING 79.35% TOTAL
- REIMBURSEMENT IS BASED ON ELIGIBLE COSTS, NOT TOTAL COSTS
  - SOME BUDGET CATEGORIES ARE CATEGORICALLY INELIGIBLE (SUCH AS LAND ACQUISITION)
  - SOME PROGRAM SPACES ARE NOT REIMBURSABLE (INELIGIBLE BUILDING AREA)
  - ELIGIBLE COSTS ARE ALSO ESTABLISHED VIA VARIOUS CAPS ON THE SITE AND BUILDING DESIGN
    - SITE CAP: 8% OF THE VALUE OF THE BUILDING (20% IS A TYPICAL H.S. VALUE)
    - BUILDING COST PER SQUARE FOOT CAP AT \$360/SqFT (\$650-\$750 IS A TYPICAL H.S. VALUE)
    - FIXTURES, FURNITURE, EQUIPMENT & TECHNOLOGY CAP @ \$2400/STUDENT (\$3,000 TYPICAL)
    - OTHER MISC. SMALLER CAPS CREATE ADDITIONAL INELIGIBILITY
- PROJECTS WITH SIGNIFICANT SITEWORK HAVE LESSER EFFECTIVE REIMBURSEMENT RATES
  - REVERE EXAMPLES: TIDAL FLOODPLAIN, STORMWATER MGMT., CULVERT, ATHLETIC FIELDS, PARKING
- HIGH SCHOOL PROJECTS TEND TO HAVE MORE INELIGIBLE PROGRAM SPACE THAN ELEMENTARY/MIDDLE

# STUDY TO KEEP EXISTING FIELDHOUSE

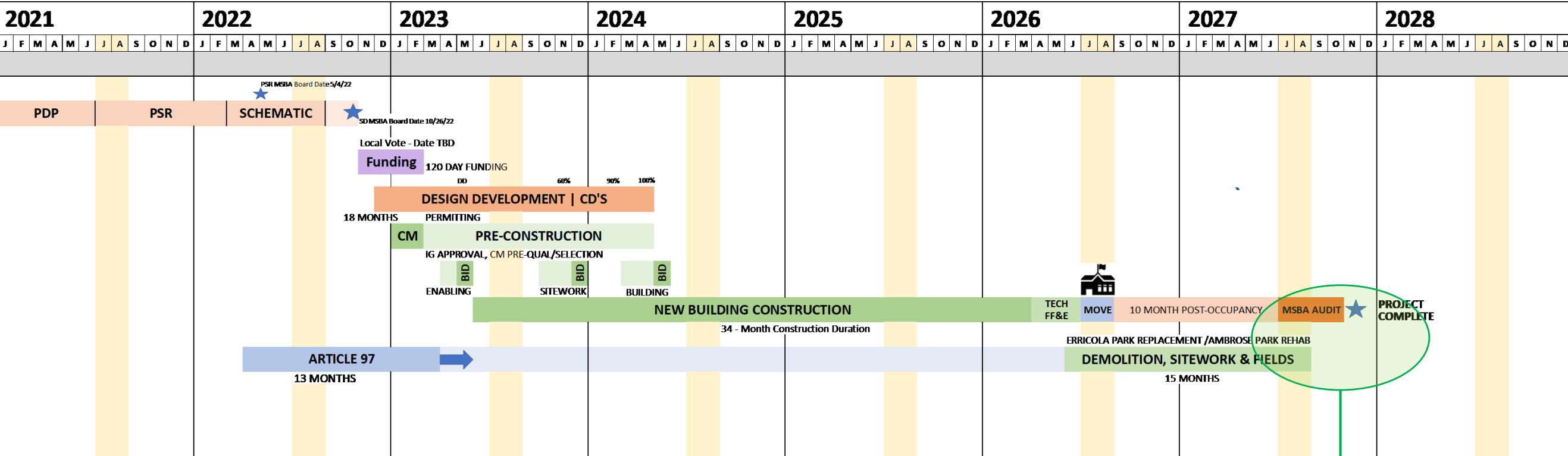






# OPTION XXX – NEW + FIELD HOUSE RENO AT EXISTING SITE – SCHEDULE

## OPTION 1C.B - NEW CONSTRUCTION ON ERRICOLA PARK W/ ARTICLE 97 AND DEMOLITION OF THE EXISTING HIGH SCHOOL



FIELD HOUSE  
RENO COMPLETE  
END OF 2027

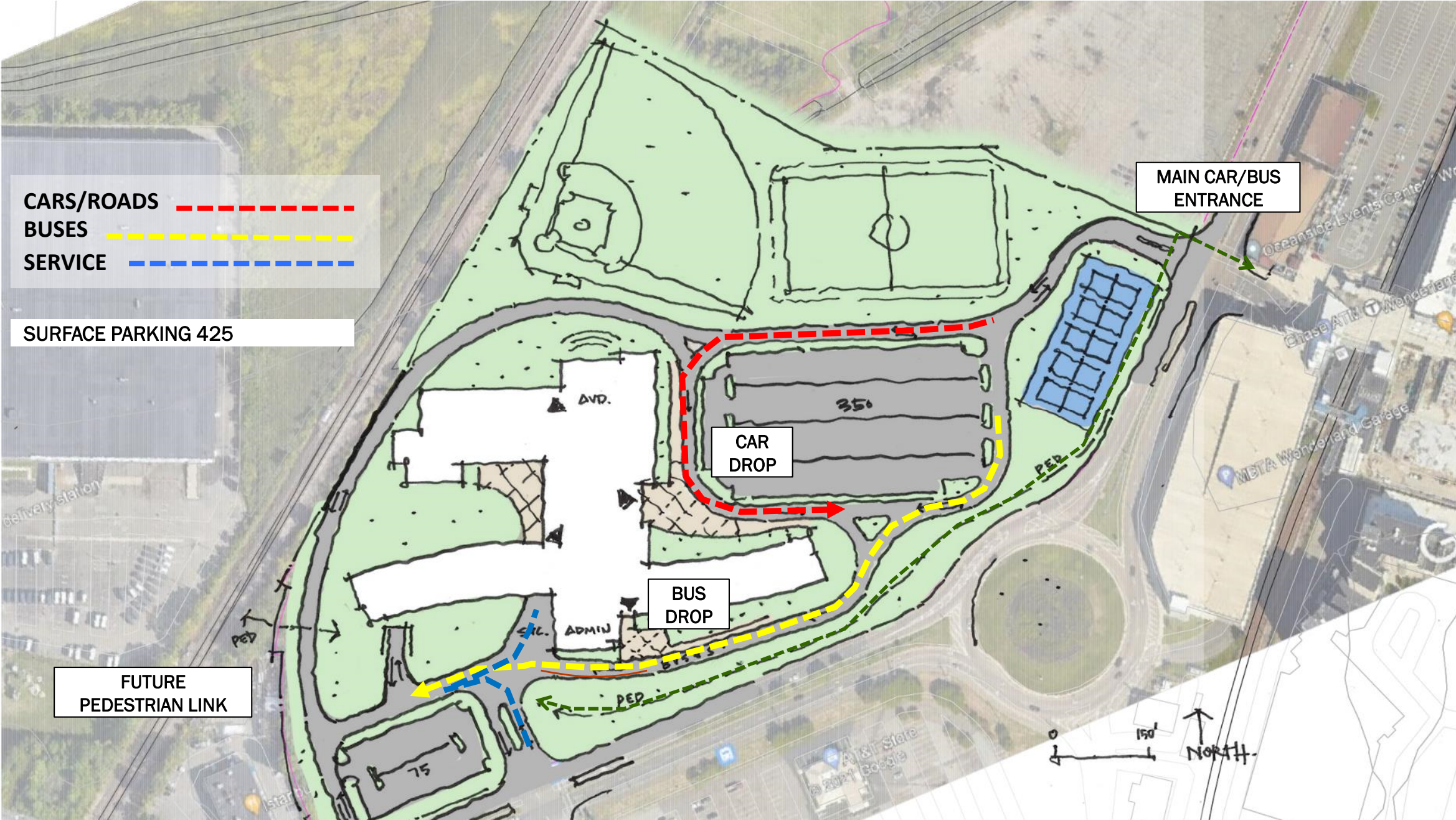


# OPTION XXX – NEW + FIELD HOUSE RENO AT EXISTING SITE – BUDGET

	NEW AT EXISTING W/ FIELD HOUSE RENO (ARTICLE 97)  <b>1A.B</b>
SUBTOTAL COST TO OBTAIN	\$0
SUBTOTAL SITE COSTS	\$41,132,722
SUBTOTAL BUILDING COSTS	\$189,435,530
SUBTOTAL CONTING/MARKUPS	\$113,532,134
SUBTOTAL SOFT COSTS	\$64,992,063
<b>EST. TOTAL <u>H.S.</u> PROJECT COST</b>	<b>\$409,092,449</b>
<b>EST. MAX MSBA GRANT</b>	<b>\$171,022,169</b>
<i>EFFECTIVE REIBURSEMENT %</i>	<i>41.8%</i>
<b>EST. <u>H.S.</u> COST TO REVERE</b>	<b>\$238,070,280</b>

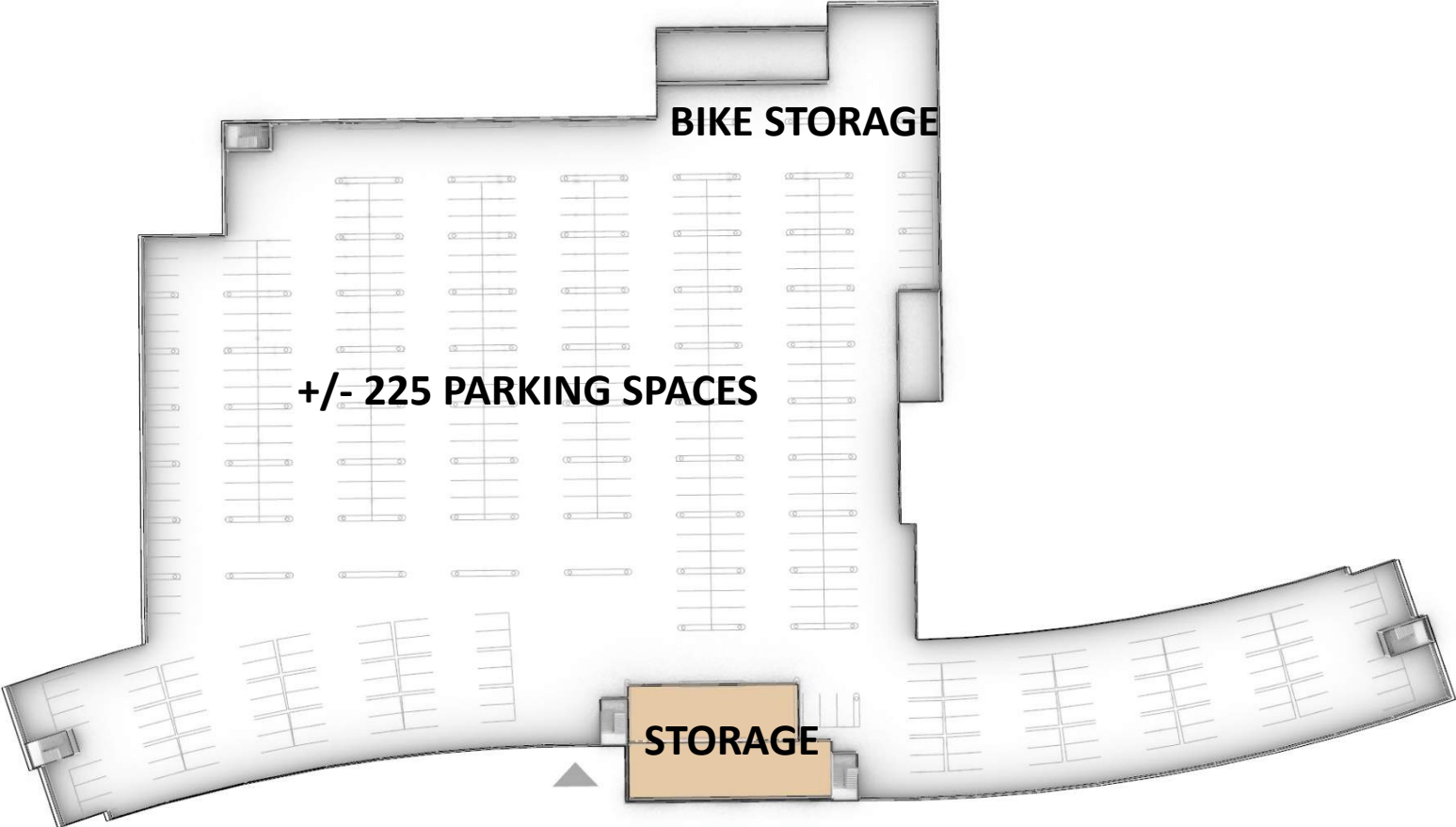







# OPTION 2A.B – NEW CONSTRUCTION AT WONDERLAND – SITE PLAN





# OPTION 2A.B - NEW CONSTRUCTION AT WONDERLAND - BLDG. PLANS

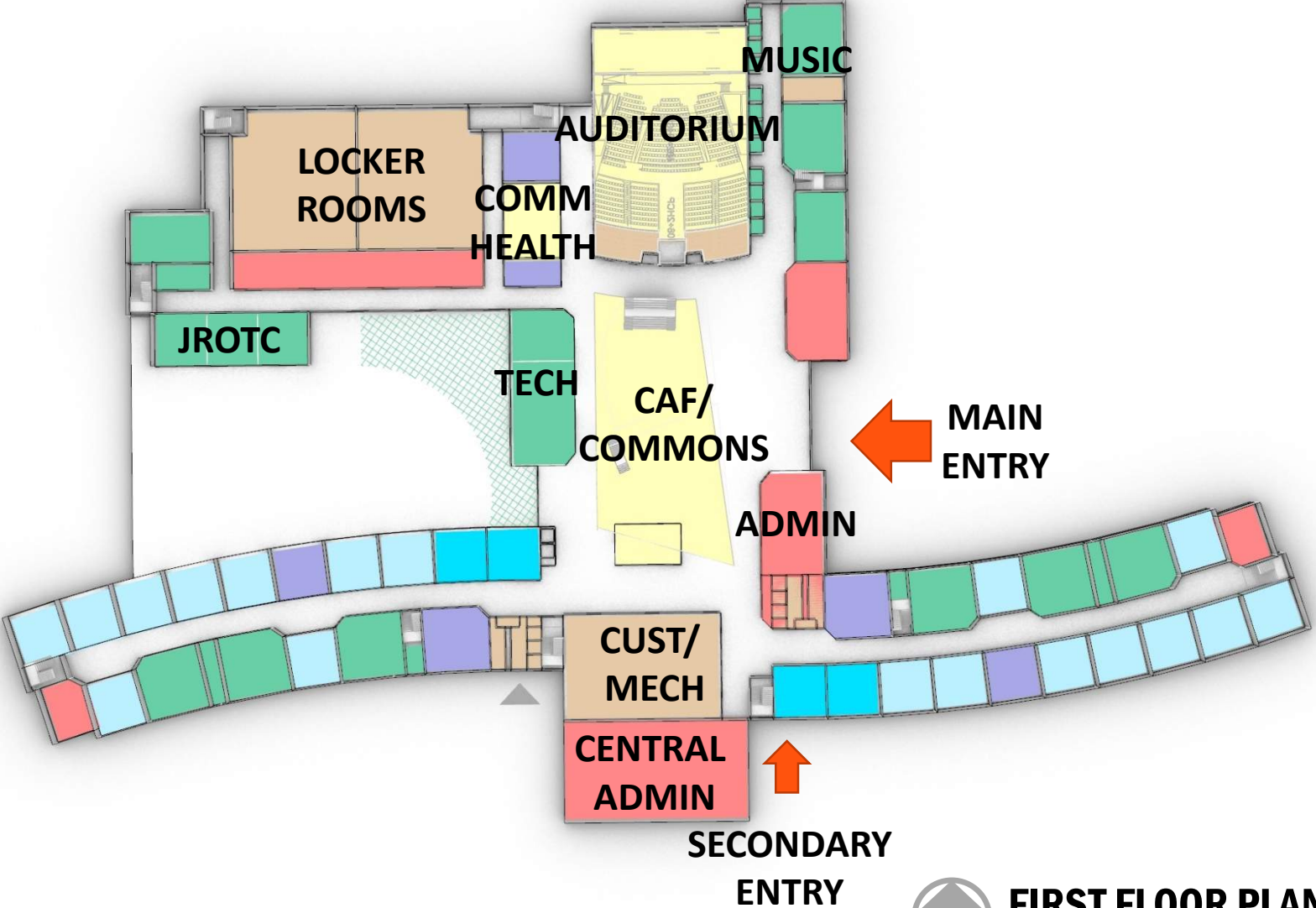


	GENERAL CLASSROOM
	SCIENCE / ART / TECH
	ADMIN / GUID / NURSE
	SHARED (AUD, CAF, GYM)
	STOR. / CUST. / TOILET

**UNDERGROUND PARKING PLAN**



# OPTION 2A.B - NEW CONSTRUCTION AT WONDERLAND - BLDG. PLANS

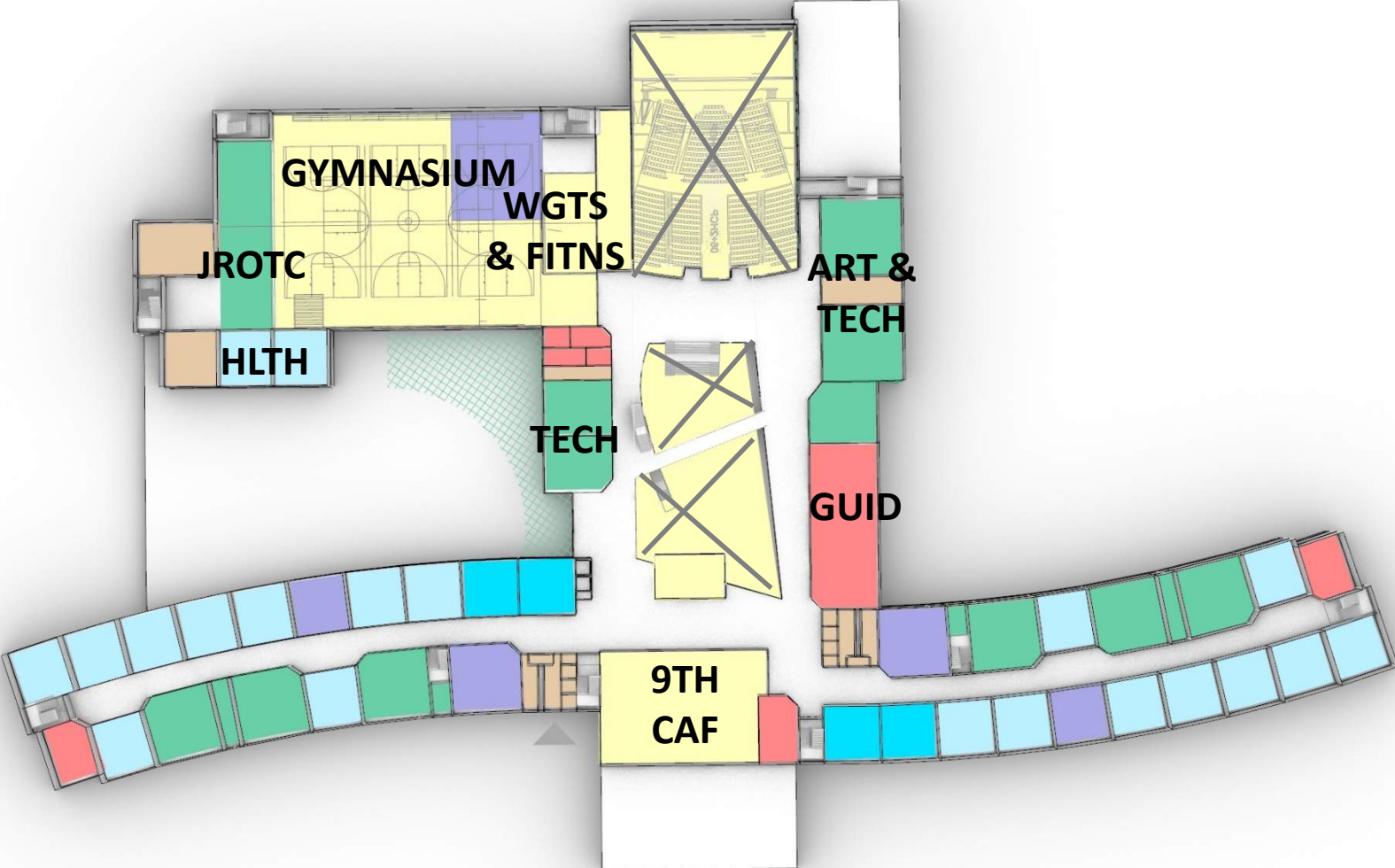







	GENERAL CLASSROOM
	SCIENCE / ART / TECH
	ADMIN / GUID / NURSE
	SHARED (AUD, CAF, GYM)
	STOR. / CUST. / TOILET

 **FIRST FLOOR PLAN**



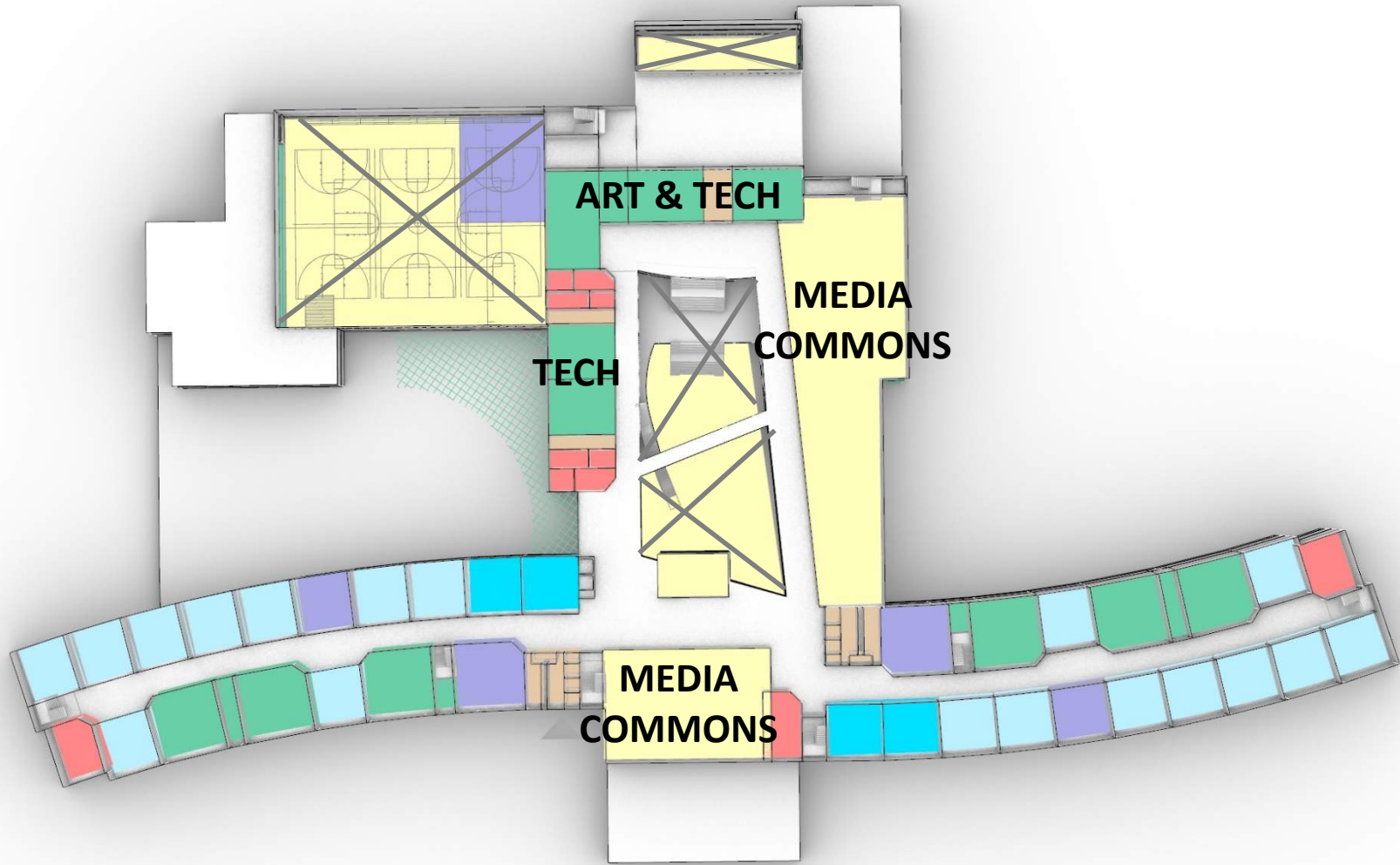
# OPTION 2A.B - NEW CONSTRUCTION AT WONDERLAND - BLDG. PLANS








	GENERAL CLASSROOM
	SCIENCE / ART / TECH
	ADMIN / GUID / NURSE
	SHARED (AUD, CAF, GYM)
	STOR. / CUST. / TOILET

**SECOND FLOOR PLAN**

# OPTION 2A.B - NEW CONSTRUCTION AT WONDERLAND - BLDG. PLANS








	GENERAL CLASSROOM
	SCIENCE / ART / TECH
	ADMIN / GUID / NURSE
	SHARED (AUD, CAF, GYM)
	STOR. / CUST. / TOILET

**THIRD FLOOR PLAN**



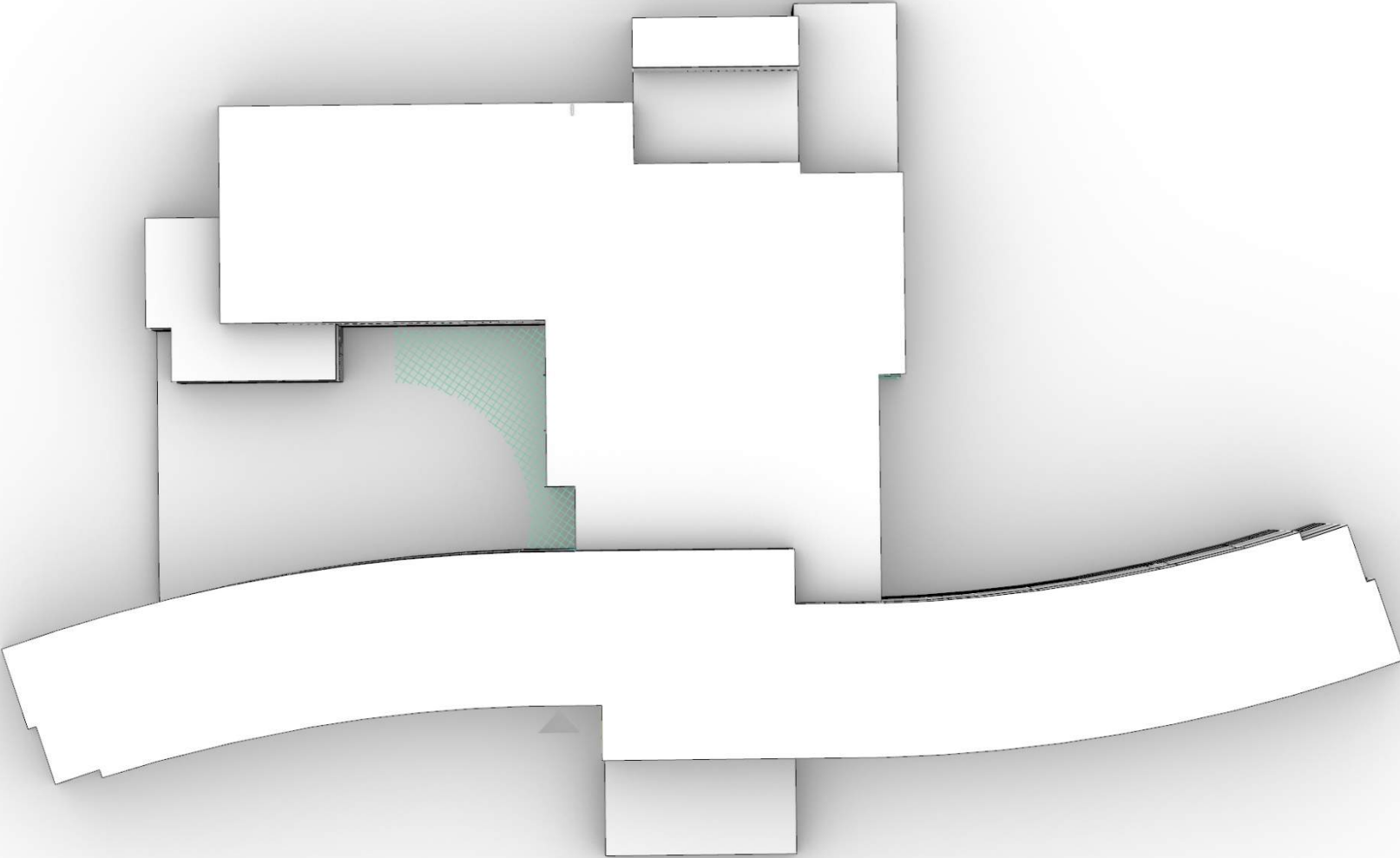
# OPTION 2A.B – NEW CONSTRUCTION AT WONDERLAND – BLDG. PLANS








	GENERAL CLASSROOM
	SCIENCE / ART / TECH
	ADMIN / GUID / NURSE
	SHARED (AUD, CAF, GYM)
	STOR. / CUST. / TOILET

**FOURTH FLOOR PLAN**

# OPTION 2A.B – NEW CONSTRUCTION AT WONDERLAND – BLDG. PLANS

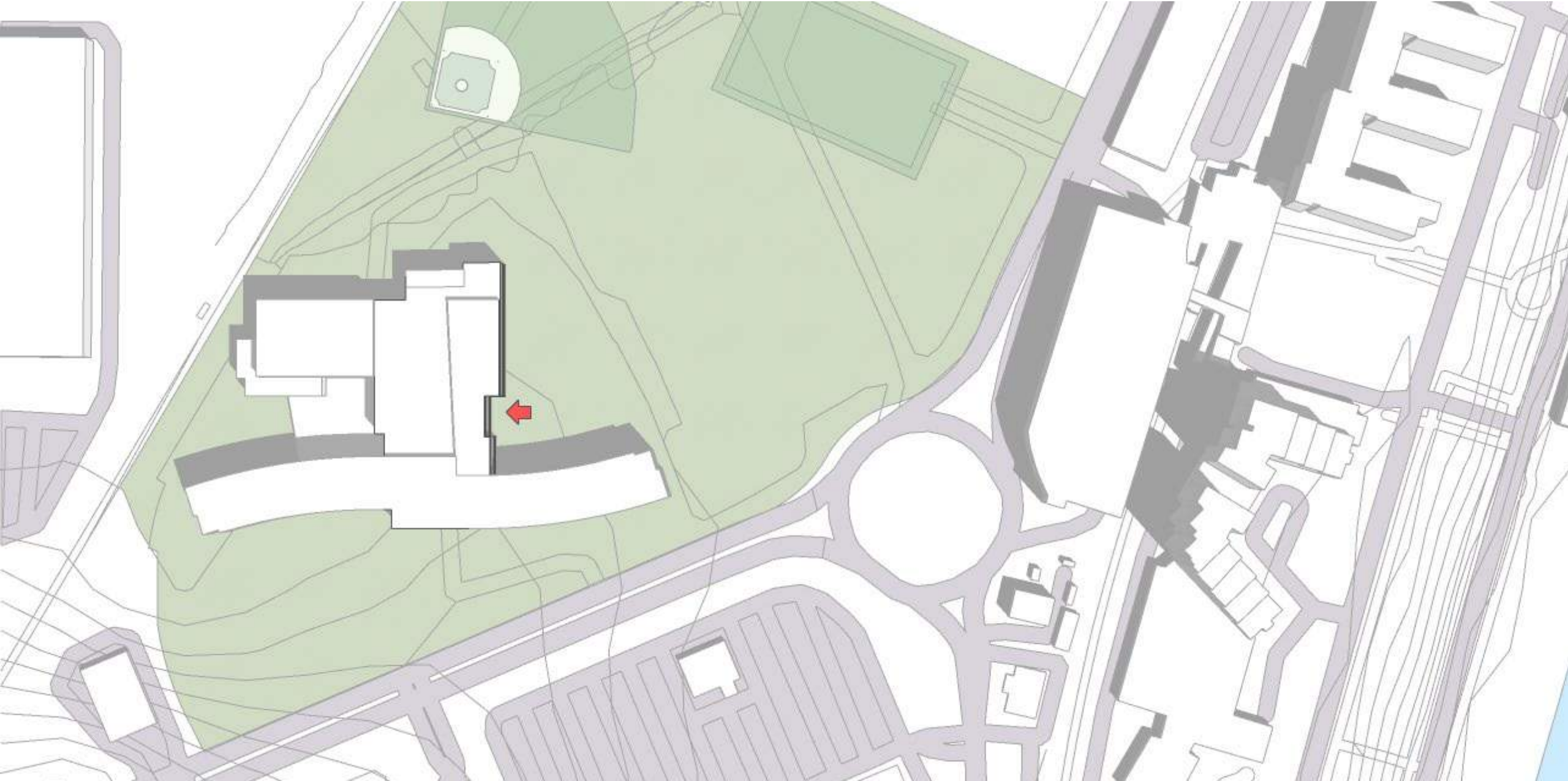


	GENERAL CLASSROOM
	SCIENCE / ART / TECH
	ADMIN / GUID / NURSE
	SHARED (AUD, CAF, GYM)
	STOR. /CUST. /TOILET

**ROOF PLAN**



**OPTION 2A.B - NEW CONSTRUCTION AT WONDERLAND- MASSING STUDY**



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# OPTION 2A.B – NEW CONSTRUCTION AT WONDERLAND– MASSING STUDY







# OPTION 2A.B – NEW CONSTRUCTION AT WONDERLAND – BUDGET

		WONDERLAND (EMINENT DOMAIN)  <b>2A.B</b>
<b>SUBTOTAL COST TO OBTAIN</b>		\$23,000,000
<b>SUBTOTAL SITE COSTS</b>		\$33,908,000
<b>SUBTOTAL BUILDING COSTS</b>		\$188,056,530
<b>SUBTOTAL CONTING/MARKUPS</b>		\$106,438,950
<b>SUBTOTAL SOFT COSTS</b>		\$62,841,133
<b>EST. TOTAL H.S. PROJECT COST</b>		<b>\$414,244,612</b>
<b>EST. MAX MSBA GRANT</b>		<b>\$154,337,042</b>
<i>EFFECTIVE REIBURSEMENT %</i>		<i>37.3%</i>
<b>EST. H.S. COST TO REVERE</b>		<b>\$259,907,570</b>

\$ Change from PDP Phase	
-	\$-1,244,070
-	-\$321,332      \$22/sqft general sitework (\$18 ad PDP); Less development area (u/g parking)
+	\$10,800,000      Underground parking (300 spaces)
+	\$4,741,597      Increases as site and building costs rise
+	\$2,619,667      Increases as site and building costs rise (services estimated at 25% of direct costs)
+	\$16,595,862      Total project cost increase from PDP
+	\$2,217,332
+	\$14,378,530      Total Revere-share cost increase from PDP

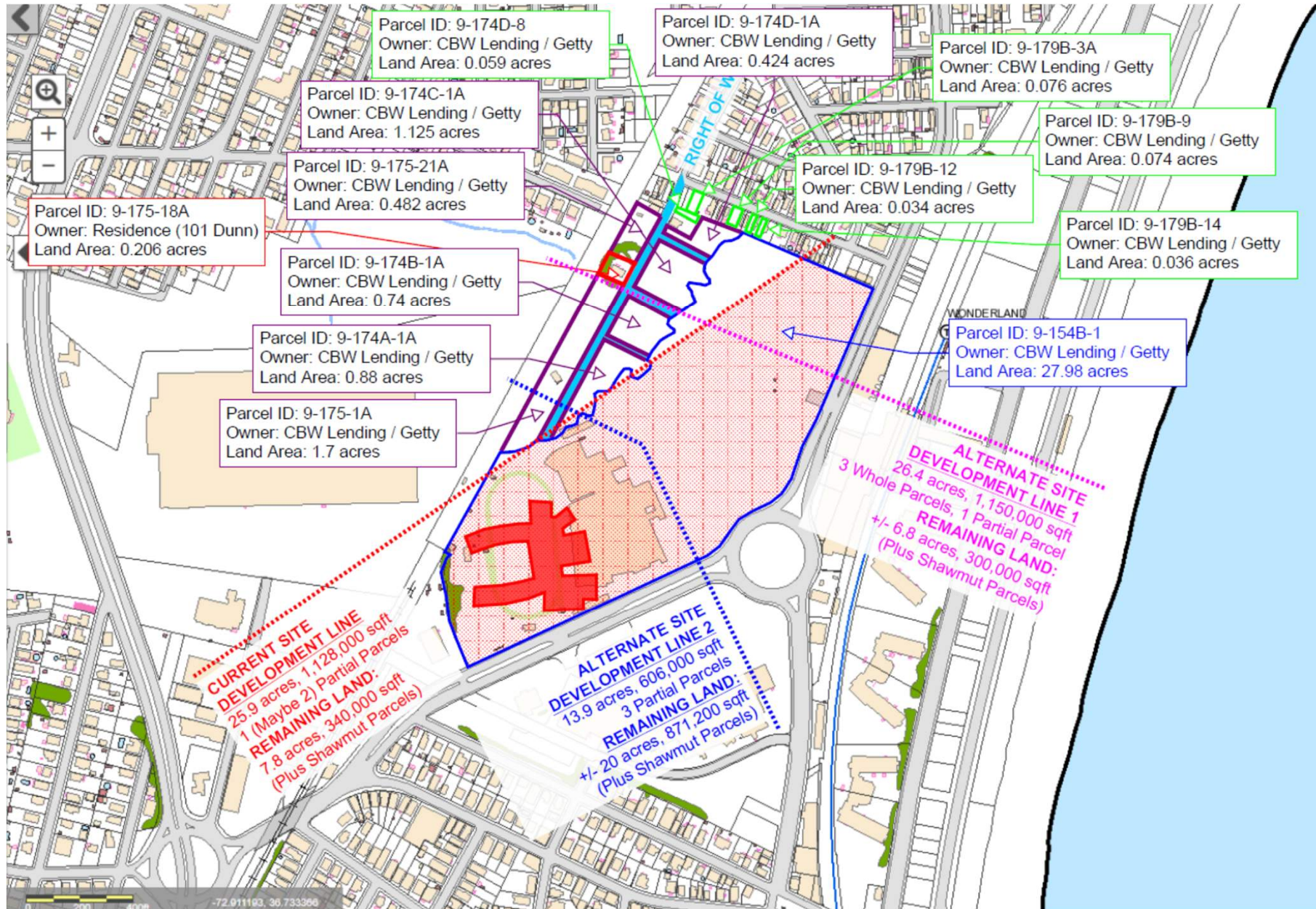


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## OPTION 2A.B – NEW AT WONDERLAND – APPRAISAL & TAX REVENUES

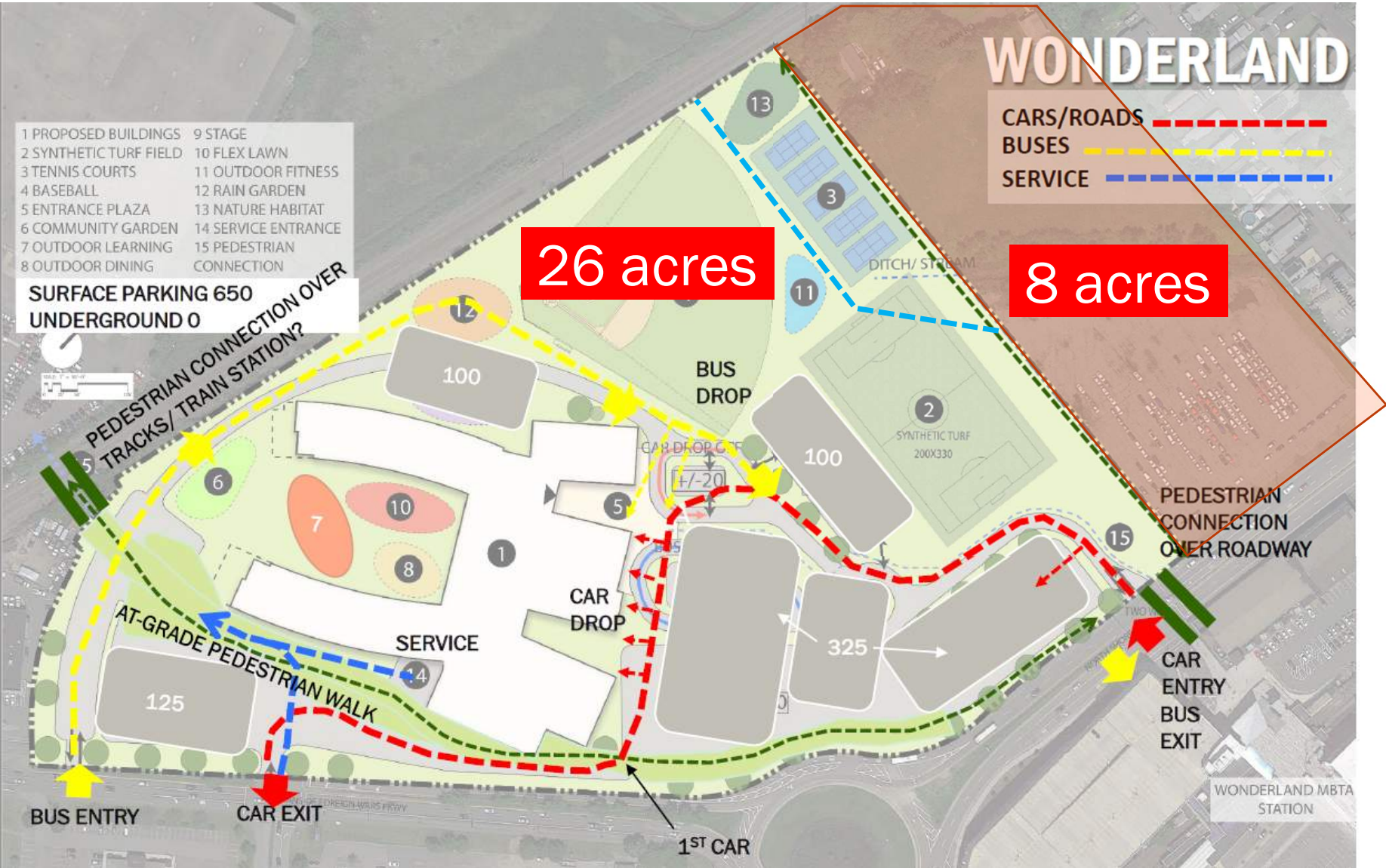
- Total Wonderland parcels owned by CBW total 33.65 acres
  - Current tax yield is +/- \$500k annually
  - Depending on the type and density of future development, the tax revenue generated by 33.65 acres could range from: **TBD**.
- The current design currently requires 25 acres
  - This might be able to be reduced in Schematic Design by a few acres
- 8.65 acres minimum would remain for future private development
  - Depending on the type and density of future development, the tax revenue generated by 8.65 acres, for now, is assumed to be similar to the comparable Waterfront Square development across the street (\$5m annually).
- Any private development of Wonderland is subject to a special permit – there are no “as of right” uses

# OPTION 2A.B – NEW AT WONDERLAND – APPRAISAL & TAX REVENUES





# OPTION 2A.B – NEW AT WONDERLAND – APPRAISAL & TAX REVENUES



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## OPTION 2A.B – NEW AT WONDERLAND –TOTAL COSTS

- “Baseline” Scenario – No change whatsoever in Wonderland use or tax revenue
  - Annual tax revenue +/- \$500k (at the current total-site assessment of \$23.5m)
- **Case 1** (34 acres with 80% Commercial and 20% Residential):
  - Potential tax revenue range TBD
- **Case 2** (34 acres with 50% Commercial and 50% Residential, similar to Suffolk Downs)
  - Potential tax revenue range TBD
- **Case 3** (34 acres with 20% Commercial and 80% Residential, similar to Waterfront Square)
  - Potential tax revenue range TBD
- **Proposed On-Site High School Case** (School purchases \$23M, Owner develops remaining 8 acres under Case 3):
  - Initial Purchase Price for 25 acres: \$23M (based on total site value of \$30m)
  - **Potential Tax Revenue from remaining 8 acres:** +/- \$5m annual x 30 years = \$150m (Sim to Waterfront Sq.)
  - **Case 3 development of the remaining Wonderland parcels pays for land acquisition in 4-5 years**
  - **Total potential tax yield in 30 year span \$150-210m minus \$23m = \$128-177m**



# OPTIONS – SCHEDULE SUMMARIES

	<b>OPTION 1C.B</b> All-New Construction on Erricola Park	<b>OPTION 1X.X</b> Renovated Field House and New Construction on Erricola Park	<b>OPTION 2A.B</b> All-New Construction on Wonderland
<b>Eminent Domain Process</b>	N/A	N/A	2022-2023 Process/Pro Tanto Payment 2024-2027 Potential Final Value
<b>Article 97 Park Relocation Approval</b>	April 2022 - May 2023	April 2022 - May 2023	N/A
<b>Start of Construction</b>	June 2023	June 2023	January 2024
<b>Move into New Facility</b>	Summer 2026	Summer 2026	Summer 2026
<b>Phase 2 Demo, Sitework, Fields Completion</b>	Sumer / Fall 2027	Fall/Winter 2027	N/A
<b>Project Completion (Post-MSBA Audit)</b>	Fall 2027	Spring 2028	Fall 2027

# OPTIONS- BUDGET SUMMARIES

	BASE REPAIR OPTION  <b>BR</b>
SUBTOTAL COST TO OBTAIN	\$0
SUBTOTAL SITE COSTS	\$15,539,385
SUBTOTAL BUILDING COSTS	\$102,795,043
SUBTOTAL CONTING/MARKUPS	\$47,014,255
SUBTOTAL SOFT COSTS	\$31,810,661
<b>EST. TOTAL <u>H.S.</u> PROJECT COST</b>	<b>\$181,619,959</b>
<b>EST. MAX MSBA GRANT</b>	<b>\$76,825,243</b>
<i>EFFECTIVE REIBURSEMENT %</i>	<i>42.3%</i>
<b>EST. <u>H.S.</u> COST TO REVERE</b>	<b>\$104,794,716</b>
<i>VARIANCE FROM 1C.B</i>	<i>-\$141,164,989</i>

NEW AT EXISTING (ARTICLE 97)  <b>1C.B</b>	NEW AT EXISTING W/ FIELD HOUSE RENO (ARTICLE 97)  <b>1A.B</b>	WONDERLAND (EMINENT DOMAIN)  <b>2A.B</b>
\$0	\$0	<b>\$23,000,000</b>
\$41,132,722	\$41,132,722	\$33,908,000
\$189,856,530	\$189,435,530	\$188,056,530
\$112,922,637	\$113,532,134	\$106,438,950
\$65,097,313	\$64,992,063	\$62,841,133
<b>\$409,009,202</b>	<b>\$409,092,449</b>	<b>\$414,244,612</b>
<b>\$163,049,496</b>	<b>\$171,022,169</b>	<b>\$154,337,042</b>
<i>39.9%</i>	<i>41.8%</i>	<i>37.3%</i>
<b>\$245,959,706</b>	<b>\$238,070,280</b>	<b>\$259,907,570</b>
\$0	(\$7,889,426)	\$13,947,865



# OPTION 1C.B & 2A.B – ADVANTAGES VS. DISADVANTAGES

	Advantages / Strengths	Disadvantages / Challenges
<b>OPTION 1C.B - All-New Construction on Erricola Park</b>	Most cost effective option.	Article 97 Park Relocation Process (Local and State Approval)
	Existing traffic routes maintained and improved.	Existing Building Demolished and not retained for a future middle school project.
	Most pedestrian and bicycle friendly location.	Disruption to School operations for 4-5 years.
	Located within the heart of the Community.	Disruption to comparatively more abutters than Wonderland.
	Complete redevelopment of Erricola Park and replacement of Ambrose Field.	Temporary loss of Erricola and parts of Ambrose Park for 4-5 years.
Master plan for culvert established, onsite culvert upgraded.	Complex phasing.	
<b>OPTION 1X.X - Renovated Field House and New Construction on Erricola Park</b>	Same as above.	Same as above.
	Renovated Field House +/- 10,000 square foot larger than maximum allowable in all-new construction.	Potential for slightly longer schedule.
	Free-standing Field House might function better for Community access.	Erricola Park field split into opposite sides of the site.
		Additional cost and less reimbursement for the Field House renovation component.
		Athletics space disconnected from "heart of the school".
<b>OPTION 2A.B - All-New Construction on Wonderland</b>	Maintains the existing high school & site for the potential future use as a middle school and/or Community Center.	Most costly option: significant land acquisition value, potential lost tax revenues as compared to private development.
	No disruption to School operations during construction.	Comparatively less reimbursement due to land acquisition, larger site development area, additional traffic signalization.
	Comparatively less disruption to abutters.	Eminent domain process could result in additional cost after land acquisition.
	Single-phase construction.	Location is disconnected from the center of the Community and difficult to access. (Future Commuter Rail stop might improve this.)
	No Article 97 Process	Potential for comparatively longer & more complex permitting process.

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# REMAINING FEASIBILITY STUDY LOOK-AHEAD

- PREFERRED SCHEMATIC REPORT COMPLETION
  - DECEMBER 16<sup>th</sup> BUILDING COMMITTEE UPDATE
  - DECEMBER 21<sup>ST</sup> SCHOOL COMMITTEE MEETING
  - JANUARY 6<sup>th</sup> BUILDING COMMITTEE UPDATE
  - JANUARY 10<sup>TH</sup> CITY COUNCIL MEETING
  - JANUARY 12<sup>TH</sup> COMMUNITY FORUM
  - **JANUARY 13<sup>TH</sup> BUILDING COMMITTEE – RECOMMENDATION OF SELECTION OF PREFERRED OPTION**
  - **JANUARY 18<sup>TH</sup> SCHOOL COMMITTEE – VOTE ON PREFERRED OPTION**
  - **JANUARY 24<sup>TH</sup> CITY COUNCIL – VOTE ON PREFERRED OPTION**
  - MARCH 2<sup>ND</sup> PROJECT TEAM SUBMITS PREFERRED SCHEMATIC REPORT TO MSBA
  - MAY 4<sup>TH</sup> MSBA BOARD OF DIRECTORS APPROVAL
- SCHEMATIC DESIGN (NEXT FEASIBILITY STUDY PHASE) SCHEDULE SUMMARY
  - IMMEDIATELY UPON SELECTION: CONTINUE TO STUDY PREFERRED OPTION IN MORE DETAIL
  - SPRING 2022 - COMMENCE ARTICLE 97 PARK RELOCATION APPROVAL PROCESS (IF EXISTING SITE)
    - APPROVAL PATH:  
CONSERVATION COMMISSION / PARKS AND REC > CITY COUNCIL > MA STATE LEGISLATURE
  - SPRING 2022 – CONTINUE WONDERLAND ACQUISITION NEGOTIATIONS (IF WONDERLAND)
    - IF NO NEGOTIATED SALE IS AGREED TO, EMINENT DOMAIN PROCESS TO BEGIN FALL 2022  
AFTER PROJECT APPROVALS. LATE 2023 PRO TANTO PAYMENT, JANUARY 2024 DEED TRANSFER
- AUGUST 2022 – COMPLETE SCHEMATIC DESIGN
- FALL 2022 – PROJECT APPROVAL BY BUILDING COMMITTEE, SCHOOL COMMITTEE, CITY COUNCIL, MSBA