

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 April 7, 2022

A scheduled meeting of the High School Building Committee was held on April 7, 2022 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		
Susan Gravellese	X		Left at 6:24pm
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		
<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, Nasara Namaga.

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

2– Vote to Approve Meeting Minutes

Motion to approve March 17, 2022 meeting minutes 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 for Approval to Move Leftfield & Perkins Eastman February Invoice for Processing

Motion to approve March invoices for Leftfield totaling \$17,100.50 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			

Motion to approve March invoices for Perkins Eastman totaling \$90,067.50 was made by Michael Piccardi, Dianne Kelly 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-MSBA Process Update

Leftfield (Brian Dakin) presented. Leftfield reported the MSBA “FAS” meeting went smoothly. The committee obtained the comments from the MSBA. It was noted they are ahead of the schedule, and the team will be finishing responses by Monday, April 11, 2022.

5-CM-R Procurement Update

Leftfield presented (Brian Dakin) presented. The RFQ schedule was discussed. It was noted the first part of the process, which will last until the end of April, is just determining which construction management (CM) are qualified to apply for the project. The phase after the RFQ is the RFP-Request for Proposal. The schedule for this phase was discussed. It was noted only the qualified CMs are notified. The date the team noted the approximate Notice of Award date is May 25, 2022.

6-Schematic Design Update

Perkins Eastman (Daniel Colli) presented. They presented the potential site constraints; potential wetlands, flood plains, the county ditch, historical stream and sewage and drainage infrastructure. The potential wetland obstacle contains a large common wetland plant throughout it. The drainage line and utility lines feed not only the area but various parts of the city. The county ditch potentially cannot be culverted. The team decided to bring on a permitting expert.

Joe Lewin-Is there anything that fundamentally changes what you think about the site in a time or dollar way?

Perkins Eastman responded there is possibility in the extension in time, but during the permitting process we will potentially get the site work under way; it may affect the construction of the building but will have a lesser effect on the overall project. Leftfield also noted if the historical stream is defined as such it would have to include an Environmental Impact Report (EIR) process which would change the schedule to some degree.

Joe Lewin-Is there anything you saw with concern to the infrastructure that is going to cost money?

Perkins Eastman responded it will come down to the engineering solutions. We can engineer around just about all the problems.

Joe Lewin-Do we have the available extra budget to cover the added costs we are foreseeing?

Perkins Eastman responded that is yet to be seen but we can see the savings in the survey. Leftfield also added depending on if we need to include the EIR that can significantly change the budget and timeline.

Carl Svendsen-Has anybody looked in to the Amazon site and the permitting it took to build that structure, there must be detailed permitting for that site?

Leftfield responded we can find people who worked or permitted on that site.

Perkins Eastman spoke about the flood plan and how it will affect the site. They noted there is a 1% potential chance the site will flood significantly. They also noted the future flooding “100 year storm event” for this site would possibly max out at 10 feet.

Dianne Kelly-From a school department perspective we will have to plan for an event like this, is there school throughout the district the day after the event. We have had 2 issues at the Beachmont in regards to flooding, and we had to relocate employee parking for an extended amount of time. I would be concerned from a city perspective what do the residences do after this event, and the city really should start a conversion to prevent coastal erosion, and flooding an issues like that.

Carl Svendsen-Can we see how this maps into the existing site and how it effects the existing high school?

Perkins Eastman responded we can get that information for you.

Carl Svendsen-Somebody may look at this and say we should put the building back at the existing site instead of keeping it Wonderland. What is the height of the railroad?

Perkins Eastman responded 9 and we are building at 15 feet above grade, the city’s height set is 11, then our margin is 4 more.

Carl Svendsen-this information would be beneficial for us when we are looking at the land. This could be part of the argument to the value of the land, and environmental permitting and the hoops and hurdles we are going to have to jump. We should be using this information in our corner. Leftfield noted the team will be linking together the environmental and site team with the eminent domain team so they can work together.

Carl Svendsen-Is there any proposal or idea with the train station going there?

Perkins Eastman responded we do not have a definitive answer but we have contacted the MBTA and few other people to help answer this question.

Perkins Eastman also spoke about the Sustainability working group meeting. The group did an overview of point categories, and what could potentially be accomplished. They noted to the get the 2 extra points from MSBA, this project is easily minted as high gold category, which the goal is to get to the highest level, platinum. They spoke about the EUI (Energy Use Intensity), energy use per square foot for the year. They also noted they are proposing our EIU is well below the minimum expected, which is beneficial to the building.

Perkins Eastman briefly spoke about the MEP working group meeting. They spoke about the mechanical systems, the next meeting they will be discussing the plumbing. They are still waiting for the gas line information from National Grid.

8-Other Business/Discussion

There is no other business or discussion at this time.

7-Public Comment

There is no public comment at this time.

9-Vote to Adjourn Meeting

Motion to adjourn made by Stacey Bronsdon-Rizzo, Michael Piccardi 2nd the motion. Meeting adjourned 6:44pm.

Roll Call:

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<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			