

Revere High School Site Selection Sub-Committee
Webinar Meeting

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Dial-In: 872-240-3412

Meeting Access Code: 472-859-917

Password: dsp125

Mayor Brian Arrigo Donald Ciramella John Perella
Nicholas Rystrom Carl Svendsen

Meeting Minutes for June 7, 2021

A scheduled meeting of the High School Site Selection Sub-Committee was held on June 7, 2021, at 1:00pm, online via GoTo Meeting format. Committee members and attendees present were:

<u>Sub-Committee Member</u>	<u>Present</u>	<u>Absent</u>	<u>Notes</u>
Brian Arrigo		X	
Donald Ciramella	X		
John Perella	X		
Nicholas Rystrom	X		
Carl Svendsen		X	
<u>Project Team Members</u>			
Brian Dakin	X		Leftfield-Project Manager
Linda Liporto			Leftfield-Project Manager
James Riefstahl	X		Leftfield - Project Director
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

Attendees: Joseph Lewin.

1– Call Meeting to Order

Meeting was called to order at 1:02pm.

2– Review and Discussion of Draft Relocation Plans for Site

Mr. Dakin reviewed updated scheduled for each option based on research done relating to eminent domain and overall option timeframe. The details as they relate to each option were covered in the agenda item below.

3 – Review of Site Development Issues, Costs and Premiums

Mr. Dakin noted that the project is nearing completion of the PDP and the Building Committee would soon be ranking options and determining which options to move on for further study in the upcoming PSR (Preliminary Schematic Report) phase of the project. Those options would be developed further

including more detailed site and plan layouts, building designs, and cost estimates. He reviewed the schedule for completion of the Feasibility study. Highlights include: summer 2021 further development of options in the PSR phase, Fall 2021 selection of a preferred option followed by MSBA approval, proceeding into Schematic design of the preferred option in Fall/Winter, delivery of a final Schematic design package to the City and MSBA in early Summer 2021, followed by any required City Council and public votes to secure funding and approve the project in Summer 2021. He indicated this schedule was the same for all options, including the subsequent Design Development and Construction/Bid document phases. Each of the options has a slightly different schedule for commencement of bidding and construction based on the parameters of that project. He noted that all schedules and comparative cost data was based on the assumption that the project will be built via the MGL Chapter 149A Construction Manager-At-Risk process, but that this decision wasn't formally made yet and would be investigated more during the PSR. Mr. Dakin showed how all options would be approved in summer 2022, and that timeframe is the starting point for the project to move into Design Development and begin any required Article 97, Eminent Domain and housing relocation.

Mr. Dakin reviewed schedules for individual options:

Option 1c – New construction on Erricola Park: CM preconstruction spring 2022 through spring 2024; early bid package in summer 2023 leading to site construction mobilization in Fall 2023, final bid packages by Spring 2024, construction completion is spring 2026, occupancy in summer 2026, abatement and demolition in 2026/2027 with final sitework into 2028 with a project completion by Fall 2028.

Mr. Dakin explained that the full renovation and addition/renovation schemes are similar but contain a 40 month duration due to the inefficiencies of renovation. He noted these schemes would be worked by zones, would likely require temporary modular classrooms, and would have a phased occupancy occurring over the course of 1-2 years.

Option 1d – New construction on Ambrose Park with housing relocation: CM preconstruction spring 2022 through spring 2024 while eminent domain process was ongoing. The project would then wait for site control and would begin construction upon completion of the eminent domain process.

Options related to Wonderland: Mr. Dakin noted that the eminent domain timeframe for Wonderland (since it is a single property with little to no occupancy) was going to be pulled back to the Design Development phase and is currently assumed to be able to be complete Spring 2024. This should allow the final proposed schedule for Wonderland becoming very similar to Option 1C above.

Options related to Housing Authority site: These options include a three-year assumed timeframe for the City to plan, complete and occupy replacement housing for the 152 units the “small” site scheme currently shows. This assumption pushed construction commencement to Spring 2026, with completion in Fall 2028 and occupancy at the New Year 2028/2029. For the “medium” and “large” housing authority site options, it is assumed that the City would need 5 years to complete relocation of the 227 and 340, respectively, units in each of those options. This would push construction commencement and completion out 2 years longer than the “small” option.

Furlong Drive Option – Mr. Dakin explained that the eminent domain process for this site is expected to be challenging and take somewhere between 2 and 3 years to complete. The reason this process is assumed to take longer than Wonderland (single parcel, unoccupied) or the existing site options (multiple private residences), is that there are commercial tenants related to the adjacent oil and gas ports. Achieving agreements to relocate these businesses is expected to be challenging due to their

narrow nature of operation (near the port and supporting infrastructure) and costly facilities including above ground and underground tanks. As such, this option is slightly elongated when compared to Wonderland or the existing site options.

The Committee discussed what a number of these assumptions we based on, including prior local experience with (smaller quantities of) eminent domain for the Hill School Project, team experience and discussion with Sleeper Associates.

4- New Business

No new business noted.

5- Vote to Adjourn Meeting

The meeting was adjourned at 1:29PM.