

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	Christopher Bowen	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
Jim Hervol	Rachel Whitmore	John Laperle	Dave Gorman
Kristy Lyons	Tim Ericson	Chris Hamel	

Meeting Minutes for March 1, 2023

A meeting of the High School Building Committee was held on March 1, 2023 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		Arrived 6:46pm
Donald Ciaramella	X		
Susan Gravellese	X		
Jennifer Hayes	X		
Patrick Keefe		X	
Dianne Kelly	X		
Christopher Bowen	X		
Michael Piccardi	X		
Nicholas Rystrom	X		
Carl Svendsen	X		
Richard Viscay	X		Arrived 6:35p
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
Jim Hervol	X		Consigli Project Executive
Rachel Whitmore	X		Consigli Senior Project Manager

John Laperle		X	Consigli General Superintendent
Dave Gorman		X	Consigli Senior Superintendent
Kristy Lyons	X		Senior Pre-Construction Manager
Tim Ericson		X	Chief Estimator
Chris Hamel, LEED AP	X		Senior M/E/P Manager

Attendees: Joseph Lewin

Meeting was called to order by Susan Gravellese at 6:31pm.

**2– Recap on Contract Amendments for Leftfield, Perkins Eastman, and Consigli,
Vote to Approve**

This item has been removed.

4-Other Business/Discussions

Leftfield (Brian Dakin) and School Superintendent (Dianne Kelly) presented. The team discussed the city council’s decision to reject the vote to move forward with the schematic design submission to the MSBA. The MSBA board did vote today to extend an extension for Revere to continue to work on schematic design. The team noted that what was heard from the city council is they do want a high school just not on the Wonderland site. The team is now currently working on the existing site option. The team will be requesting the city councils’ commitment to the existing site at the next city council meeting. This decision on behalf of the city council will force the team to start the project from scratch, which will delay the project for up to a year. Once the city council votes for the existing site, they must then articulate the commitment to fund the project on the existing site. The team noted they have researched the archives to create a new schedule to prepare for the decision to build on the existing site. This will increase the cost of the project to an estimated \$535mil.

Susan Gravellese-Just for clarification, when you refer to the existing site you are referring to Erricola Park, is this correct?

Dianne Kelly- Yes this is correct.

Michael Piccardi-The MSBA is going to allow us to change our site, I thought we could not go back on that?

The team responded there was/is no funding agreement with MSBA so we are able to go back in this instance. If we had a funding agreement there would be no going back. We are still in feasibility and essentially we are asking to extend the feasibility phase.

Michael Piccardi-The cost the team brought up does this include demolition and the field make over?

The team responded yes that is the idea, but ultimately we are going to have some kind of a draft list, currently there are about 8-9 items that will explain why the existing site was/is more money. One of the items is moving the culvert, another is moving the parking, all of which were not in play at the Wonderland site but now are in play at the existing site. The team also noted that almost all of the extra costs at the existing site will not be reimbursed by MSBA.

Richard Viscay-Is our team able to remain in place? We will not need to replace architects and construction teams?

The team responded yes, you will not have to procure the OPM, architect and a construction manager again. This amends the previous contracts.

Christopher Bowen-Are we able to reconsider the Wonderland option if the city council does not like the numbers put in front of them? Or is the Wonderland site done forever?

The team responded the first question that needs to be answered is what happens to Wonderland in the meantime? This is not a question we can answer, only the city solicitor and their legal team would have to figure that out and pass on the information. If the city uses it [the land] during this process, the land is gone, there will be no option to use it. If Wonderland is still unused and the city owns it, then the team would pivot back to the MSBA to see if we can reconsider this option. The team would have procedural questions on the last vote at the end of city council meeting, and can we actually reconsider the site. As of right now the clock is ticking and the price is going up. So as of now, no we do not have an answer to that.

The team is working to be added to the city council agenda (Monday night) to receive the vote to proceed with the existing site. If they vote yes, then they will work on getting a bond submission in play.

Donald Ciaramella-Are we looking at the existing site with taking of property [houses] or without?

The team responded without. They will start researching the article 97 process but will point out there is a risk to this site because the state may require the replacement park at a 2:1 land exchange rate versus the current 1:1 land exchange rate. The city could consider, if they are keeping Wonderland, to replace the park or put just the fields on the Wonderland site, keep the current building, and build the new school next to it. The option/idea to have all three buildings in one central area could create multiple problems, for example, traffic, parking, congestion.

Motion for the school building committee endorse any plan to build a new high school that the city council votes to guarantee their support was made by Dianne Kelly, Susan Gravellese 2nd the motion.

Roll Call:

<u>Voting Member</u>	<u>In Favor</u>	<u>Opposed</u>	<u>Absent</u>	<u>Present</u>
Brian Arrigo-Chair			X	
Stacey Bronsdon-Rizzo	X			
Donald Ciaramella	X			
Susan Gravellese	X			
Jennifer Hayes	X			
Patrick Keefe			X	
Dianne Kelly	X			
Christopher Bowen	X			
Michael Piccardi	X			
Nicholas Rystrom	X			
Carl Svendsen	X			
Richard Viscay	X			
Gerry Visconti			X	

3-Public Comment

There is no public comment at this time.

5-Vote to Adjourn Meeting

Motion to adjourn was made by Susan Gravellese, Carl Svendsen 2nd the motion.

Roll Call:

<u>Voting Member</u>	<u>In Favor</u>	<u>Opposed</u>	<u>Absent</u>	<u>Present</u>
Brian Arrigo-Chair			X	
Stacey Bronsdon-Rizzo	X			
Donald Ciaramella	X			
Susan Gravellese	X			
Jennifer Hayes	X			
Patrick Keefe			X	
Dianne Kelly	X			
Christopher Bowen	X			
Michael Piccardi	X			
Nicholas Rystrom	X			
Carl Svendsen	X			
Richard Viscay	X			
Gerry Visconti			X	