

High School Building Committee  
 Revere High School Committee Room  
 101 School Street  
 Revere, MA 02151

Acting Mayor Patrick Keefe- Chair	Susan Gravellese-Vice Chair
Stacey Bronsdon-Rizzo	Donald Ciaramella
Michael Piccardi	Joanne McKenna
Richard Viscay	Jerry Visconti
James Riefstahl	Jim Rogers
Daniel Colli	Joe Drown
Leah Schroeder	Jim Hervol
Dave Gorman	Kristy Lyons
Dianne Kelly	Christopher Bowen
Nicholas Rystrom	Carl Svendsen
Brian Dakin	Linda Liporto
Lynn Stapleton	Robert Bell
Dawn Guarriello	Mark McCarthy
Rachel Whitemore	John Laperle
Tim Ericson	Chris Hamel

**Meeting Minutes for June 8, 2023**

A meeting of the High School Building Committee was held on June 8, 2023 at 5:30 pm, online via Zoom Meeting format. Committee members and attendees present were:

<b><u>Voting Member</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>	<b><u>Notes</u></b>
Patrick Keefe-Chair		X	
Stacey Bronsdon-Rizzo	X		
Donald Ciaramella		X	
Susan Gravellese	X		
Dianne Kelly	X		
Christopher Bowen	X		
Joanne McKenna	X		
Michael Piccardi		X	
Nicholas Rystrom	X		
Carl Svendsen	X		
Richard Viscay	X		
Gerry Visconti	X		Left at 6:15p
<b><u>Project Team Members</u></b>			
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
Nasra Nimaga	X		Perkins Eastman-Designer
Mark McCarthy	X		Perkins Eastman-Principal
Leah Schroeder	X		Perkins Eastman-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 Whitermore	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, RevereTV, Ralph DeCicco, Don Martelli, Ed Terrell Jr., Jessica Simpson  
Susan Gravellese called meeting to order at 5:34pm.

**2– Vote to Approve Meeting Minutes from February 16, 2023 and May 17, 2023**

**Meetings**

Motion to approve February 16, 2023 meeting minutes made by Stacey Bronsdon-Rizzo, Susan Gravellese 2<sup>nd</sup> the motion.

Roll Call:

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

Motion to approve May 17, 2023 meeting minutes made by Stacey Bronsdon-Rizzo, Susan Gravellese 2<sup>nd</sup> the motion.

Roll Call:

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

### **3-Budget Update and Vote to Approve Invoices for for Processing**

Motion to approve May 2023 invoice #28 for Leftfield LLC, totaling \$21,000 for processing made by Dianne Kelly, Stacey Bronsdon-Rizzo 2<sup>nd</sup> the motion.

Roll Call:

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

Motion to approve May 2023 invoice #87970.00.0-27 for Perkins Eastman Architects DPC, totaling \$133,399.60 for processing made by Dianne Kelly, Susan Gravellese 2<sup>nd</sup> the motion.

Roll Call:

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

### **4-Perkins Eastman Contract Amendment #2 (and associated Budget Revision Request) Presentation and Approval**

Leftfield (Brian Dakin) and Perkins Eastman (Daniel Colli) presented. The team presented 3 items within the Perkins Eastman contract that have evolved as the process has continued and shown the allowances carried in Perkins Eastman Contract Amendment #1 were inadequate. The items discussed were 1. Survey, 2. Phase 2 Environmental Site Investigations @ Existing Site and 3. Wonderland ANRAD and Conservation Commission Wetlands Delineation Follow-up. 1. Survey-an allowance of \$39,000 was carried to survey the existing site, but Ambrose Park was not included in the proposal. The cost to survey the southern portions of the site remains \$39,300 and the added cost to survey the Ambrose Park area is \$21,900.00. Perkins Eastman’s contract contains \$24,800 in uncommitted contingency, and the added cost is proposed to be covered by that contingency, leaving \$2,900 remaining. The team noted the survey for Ambrose Park requires surveying the property lines abutting Revere High School Building Committee Meeting Notes – June 8, 2023

the park as well as the park. The surrounding streets will be surveyed up to 75 feet leading up to the park for utility and grade transitions and there will be one more expansion of survey costs coming later.

Dianne Kelly-The area of Ambrose Park and behind Rumney Marsh is so much smaller than the rest of the property that we have surveyed. Why this survey is significantly higher compared to the other area ratios?

The team responded, it is the bounding of the properties. The surveyors have to do bounding on every property surrounding the park, which take significantly more time than a larger property. It is essentially surveying the individual property lines at each house.

Carl Svendsen-Wouldn't that be something the city has on file? This seems like an enormous amount of money for a park that is full of grass that will be a parking lot, maybe there is something that we can look at that is on the City's GIS.

The team responded, we know there are drawings on it, we can look to see if those drawings are adequate enough before we cut the surveyor loose on the property.

Dianne Kelly-That would be appreciated. Perhaps Nick can answer that.

Nicholas Rystrom-I can provide all of the plans and maps we have, including previous high school plans before the Rumney Marsh project. We can look a little more to double check the team has all of the plans.

The team briefly discussed item 2. Phase 2 Environmental Site Investigations @ Existing Site. Phase 1 essentially uncovers the potential for underground or geologically or geo-environmentally sensitive areas that need further study and there were several areas on this site that need to be investigated. The team did carry an allowance for that but was determined the project cost of Phase 2 is significantly higher.

The team briefly discussed item 3. Wonderland ANRAD and Conservation Commission Wetlands Delineation Follow-up. The survey group that was out there determined there are a lot more wetlands on that site than expected. They had to survey a lot more flags, mainly in the old track area, which either party did not expect for a wetland of that size to be on that site.

Richard Viscay-We just funded all of these contracts from scratch, we barely have gotten out of the gate, why do we already have to use up an entire contingency, this is time and material type work, why can't we just continue on?

The team responded Dan (Perkins Eastman) needs to sign the contract with all of his sub-consultants and we need the ability to tell all of the consultants that their proposals which exceed the budgeted value is approved. If that is not approved we cannot tell them to move, we cannot tell them to go.

Richard Viscay-So this is separate from the appropriated funds for Perkins Eastman? They are not paying any other sub-contractors out of the total amount?

The team responded we are paying quite a few out of the contract.

Richard Viscay-Why can't we use the existing money and see where we are in the end, why are we so quick to burn through the contingency?

The team responded, because everyone has a lump sum contract. They are not hourly or T&M, they are committed to the project, the funds are all committed.

Carl Svendsen-There were some things when they did the original survey including the utilities that never got completed on the first phase, how does that money come into play where they never did some of the work they were contracted to do?

The team answered they were never contracted to do the work on the existing site. They were only contracted to do the work on the Wonderland site.

Motion to approve Perkins Eastman Contract Amendment 2 and Budget Revision Request #6 to fund the final costs for the existing site survey, Phase 2 environmental site investigations and wonderland wetlands flagging results via a combination of the internal Perkins Eastman contract contingency (\$24,800, not include in BRR-6) and the Owner’s contingency (\$28,527, included in BRR-6 from budget line 0004-0000 to 0002-0000) made by Stacey Bronsdon-Rizzo, Susan Gravellese 2<sup>nd</sup> the motion.

Roll Call:

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

### **5-Preferred Schematic Report Schedule & Meeting Overview**

Leftfield (Brian Dakin) presented. The future schedule was discussed. The team would like to meet June 29, July 30, August 10 and 24, September 7 and 28, October 12 and 26, November 2, 16 and 30, December TBD.

Joanne McKenna-Could we have a liaison come either once a month or every other month to give an update to the city council on what’s going on? I know this is broadcast on RevereTV, but I know that a lot of the councilors don’t watch it. I know the last time there wasn’t enough transparency and I know a lot of councilors didn’t feel they had enough information. I was just wondering if it is the committees’ will to have a liaison come to read the minutes or a short presentation to keep the council up-to-date on what we are doing here.

Stacey Bronsdon-Rizzo-I understand the transparency piece, but I am surprised that minutes were not shared with the council when you have 2 members on this committee.

Joanne McKenna-I think it should be on the council agenda, either every month or every other month. It will open up what we are trying to do.

[Stacey Bronsdon-Rizzo-Chat-I was just hoping that information would be shared with your colleagues all along and not just waiting to do it monthly]

Dianne Kelly-I understand what you are saying, but at what point is it the responsibility of the city council to engage themselves? These meetings were all posted publicly on the city website and I worry that we are going to do all of this work as a building committee year, as we have committed to doing for the last 3 years, and then appear in front of a somewhat uninformed council, if they are choosing to not be part of the process or not to listen to the information, or not read the agenda or not watch the videos or not read the minutes or do any of those things, and we are going to be at the whim of their thoughts in the moment when we have spent months planning and talking about something. I really worry about that. I know there is tension between the myself and the council, the school

department and the council and the school building committee and the council, but I do feel like if we are going to engage in this together, then they have to engage in it as willing partners and the last time we went to share information with them, they refused to hear us, we had a presentation put together that was going to give them information on next steps on where we would be going with restarting the schematic design at the existing high school site and city councilors refused that presentation to move forward and Brian Dakin and myself sat there for some time and then similarly dismissed. I just worry if that is the attitude going forward then I don't want to waste my time once a month.

Joanne McKenna-I respect what you are saying, it's a new day, a new time and a new plan, and I think we should forget about all the animosity that came between everyone and start fresh and new. I think the council will be receptive of this.

Dianne Kelly-I love this idea.

Stacey Bronsdon-Rizzo-Joanne, going forward can the people that on this committee forward everything as we get it to the council so they are always updated? I thought the point of the council member to be on here was to forward the information on to the council. I don't think we would have gotten to this point of animosity if that happened.

Joanne McKenna-I am will be willing to share this information to the council, but I also think it will be good to have a liaison anyways.

The team agreed the communication will open to both committees and both will be looped in to each other's meetings.

### **6-Confirmation of Assignments to Working Groups for Site and Design**

Leftfield (Brian Dakin) presented. The team briefly recapped the original working groups and the list of individuals associated with each group. The two groups are Design Working Group and Site Working group. They did state if people are interested in joining either group, contact the team. It was suggested a city councilor and/or the ward councilor should be on the Site Working group.

### **7-Preferred Schematic Report Options Update**

Perkins Eastman (Dawn Guarriello, Daniel Colli, and Mark McCarthy) presented. Perkins Eastman introduced two new members of their team, Leah Schroeder and Mark McCarthy. The team recapped the educational vision for the building, the vision is the same. The vision shows the heart of the school, an area for community and extended use, classroom clusters & neighborhoods, varied & specialty labs, flexible & agile classrooms, a campus concept, indoor & outdoor connections and wellness/community health center.

The team presented four (4) ideas/options for the building on the existing site. The options are 1. H Scheme, 2. Pinwheel, 3. Podium, and 4. Triangle. The concept of two academic wings (freshman academy and grades 10-12), auditorium, gym and a central multi-use heart of the school. The first idea, **H Scheme**, shows a 6 story academic wing, a four story freshman academy, auditorium, gym and heart of the school.

Dianne Kelly-I noticed you are showing shadowing for the freshman wing and the other wing but I see that it is not showing on the Rumney Marsh Academy.

The team responded it is not showing on the roof, it is showing on the side of the building, if you look the center common area is lower, and it just clips the edge of the house. This is showing late November.

Carl Svendsen-Doesn't the shadow change throughout the day? You will need to put a time of day if you put a shadow on an image.

Dianne Kelly-Can you show the worst case scenario and between 10am and 2pm?

Carl Svendsen-I am more concerned with the residents behind the gym and to the right at the RMA. Anything on the right and the upper right on this image would be completely shadowed. The team responded we will have that information for you next time.

There is a concern from educators for the 6 stories for the academic wings.

[Stacey Bronsdon-Rizzo-Chat-I have to agree with Chris on 6 stories]

The team will work on getting a list of schools to compare and use as examples. The team explained the reasoning for placement of all options is the culvert, they noted the culvert may need to be fixed or replaced but will not need to be moved. They also noted increased height will prevent parking shortages.

Susan Gravellese-Where will the construction vehicles be entering and exiting from? How will it impact the existing parking lot and the safety of the students and faculty?

The team responded they will essentially be creating an “island” around the construction zone, to prevent disruption to the other schools. They will be researching the options in July.

Dianne Kelly-When you talk to the MSBA, can you ask them about the option of doing a separate building on the other side of the culvert, this diagram is extremely compact and does not have the campus feel the students deserve in a learning environment. For the sake of parking spaces, I think it would be a huge mistake for the city of Revere to spend hundreds of millions of dollars for another high school that’s not a high school but a building thrown together in a neighborhood. I am just looking at a design that has a whole bunch of humans on top of one another, and maybe if the MSBA would consider allowing the freshman academy to be separate from the main building.

The team responded this design is the most extreme for the limit of space.

The next design briefly discussed was option 2. Pinwheel. This design shows the freshman academy to the south, the auditorium to the west, the academic wing to the north and the gym to the east. The heart of the school is still there but the shadowing on RMA is more extreme.

The next design discussed was 3. Podium. The concept behind this design is “what if the heart of the school is the entire first floor”? This concept shows a separation of community versus academic vertically and you start the academic wings at the second floor. All of the options presented assume some sort of under building parking.

Carl Svendsen-Is there parking below the gym?

The team responded yes.

Carl Svendsen-My concern is the amount of space used for the lockers and locker rooms. If you look at the space we use now, and that might change in the future, but if you look at today’s day the space does not get used. It doesn’t get used in our sports team and gym time. The way I’m looking at it, is that is a bunch of empty spaces. I would like to see the gym on the ground level. I can’t see spectators climbing stairs to get to the gym level. I see an area that doesn’t get used and goes to waste. The team responded we can further this discussion. We can look at other alternatives.

The final design presented was option 4. Triangle Scheme. Typically the academic wing face north and south, but in this design they face east and west, facing the highway. This allows the gym to move to the tighter portion of the site, the heart of the school runs east and west. The shadow effect from this design shows the shadow on the RMA and the neighbors in more of the parking areas not the buildings and houses. This design could also research the possibility of the height at five or four stories versus six.

Dianne Kelly-I’m curious to see if the MSBA will allow a separate building for the freshman academy. The original plan when we were looking at Wonderland was too keep the administrative

offices at the current site, but now that we are tearing that down we need a place to go. We know the MSBA will not pay for that, so we are going to have to think about that now, and part of this project will have to include an administrative building.

Carl Svendsen-Can we go back to the culvert? Right now it looks like we are leaving as if its fine, one of the advantages of putting this building on this site was that culvert was going to get an upgrade because of its condition and it's probably its end of life, is this something you are looking at? I remember Donny Ciramella stating it was pitched the wrong way and it had to get up to a level of 4-5 feet before it could actually get out, is this something you are looking to do a dual project on or is this culvert going to stay in the condition it's in during the construction?

The team responded we are going to follow up additional analysis and we will touch upon this in our next meeting with Chris and Nick, we have a little homework. The benefit here is they will not have to be constructed at the same time, and they can be separate projects. We are going to conduct a study and see what the options are. This could potentially be part of the project, the onsite part but the offsite part would have to be a separate project in the MSBA's eyes. We are trying to preserve not having to re-route it and allow them to happen at different times. This will be a big topic at the Wednesday site meetings.

### **8-Public Comment**

Jessica Simpson-24 Grand Avenue-I want to be present as someone who lives close to the site, I'm wondering if anyone is interested in hearing from people close by that will be impacted by the whole project? It's not in regards to combating the project but it's having a firsthand account to address environmental impacts to property, so it will be important to keep the neighborhood in the know about the timeline, parking changes and everything, but most of the time when it gets to city meetings the resident concerns are spoken too late. My main concern is living over here, more on the demo side, the land here, the current site is still vulnerable to flood and extremely close to resident property as we all know, unlike Wonderland was, so my main long term concern for my property will be any potential flooding and storm drainage impacts which a major concern for us, and it is only getting worse every storm we get. I previously mentioned it in a meeting and I know it's still really early but I probably will be present and probably will keep at it as plans are drawn up and I don't want it to be too late. I know the building will be built in great condition and safe from flooding and climate change everything but there is a low lying part of the neighborhood below the hill and next to me to, I just want to protect the integrity of that.

The team responded we would love to establish communication with the neighborhood. We will want a handful of people that will have the OPM's cell phone number during the process. We will definitely try to address the issues live.

[Stacey Bronsdon-Rizzo-Chat-Brian I have 25 people that are ready to talk to anyone about their neighborhood]

Ralph DeCicco-49 Washington Street-I see these are preliminary design concepts but I cannot see a high school go up more than 3 floors for a lot of reasons, number 1 for the flow of the school for children protruding going up and down for education, also for some people/students that have a hidden disability/ies that need to go up and down the school it takes them a lot more time, so I am putting on my ADA Commission of Disabilities hat because these schools are not going to have multiple elevators. Also some of these students, might not necessarily have problems walking but throughout the day it gets harder for them to walk, so three floors is a lot also, in the best scenario a high school would be great if



they were two stories, we know you can't do anything below 2 stories because you need a lot of land to do something like that. But 3 stories would be acceptable but when you go any higher than that you are running into a lot of issues, where students, teachers, anything else like that, it makes it a lot harder for them to go from class to class or coming in the morning up and down or even if they have to go to the gym, if they are coming from 5<sup>th</sup> floor there's not a lot of time in between classes to be able to get to their next class, so the school day is not that long already so they don't have a lot of time period in that, so that is something that really has to be brought out. My 2<sup>nd</sup> point is Dr. Kelly you are going to be amazed I actually agree with you on something, I really, really I'm just on here as a parent and a citizen, I've been on these meetings since the beginning, I'm not a councilor, so I am really getting sick of hearing the point that they need have to have special meetings and get updated monthly, as you can see none of them are on the Zoom meeting again if they've been saying for 3-4 months that we need to be on it, whether they are on it watching RevereTV I don't know but they should be at these meetings, they are our city councilors, they're the ones that vote on this, be here at these meetings, I don't want to hear the excuse that you don't have time but you have time to vote something down or vote something up, so be a part of these meetings, don't say that they are not transparent because they are, I find the time to be at these meetings as a parent so as a city councilor you should be at these meetings and not need some special meetings to know and get up dated on what is happening and what is going on so at the 11<sup>th</sup> hour you can grand stand. You should be at these meetings and not require special notification monthly. This is not up for debate this is just public comment

Joanne McKenna-All of the city councils what work for Revere, it's a part-time job, and a lot of people have full-time jobs and they don't get out until 6, that's why we move the meetings up to 6. Ok thank you.

Ralph DeCicco-Let me play my violin for you now.

The team responded addressing the first point, when we get up to this height of the building we would be tripping the high-rise code which will bring more elevators than you normally see. There is a lot of follow up with educators, maintenance and residents to discuss height.

Don Martelli-39 Dale Street-One, Thank you for all your hard work on this, my daughters will be a nurse and a crime scene investigator by the time this thing gets built, but I'm here and I'm not going anywhere, I love this city and I love where we are going, I think this is a really hard job. At my real job I run a public relations and marketing agency so I am here to offer so if there is a need to work on communications to make sure the community know that changes are happening, I am happy to lend my hand on that as a writer using multiple tools to communicate with audiences I know that's really important with development. Two, I'm really happy with some of the design schemes, really have taken the concerns of the immediate communities, and green space and shadowing, this is stuff that most people don't pay attention to when it comes to development, oh let's just build a thirteen floors and it'll be fine, well you are killing trees, your killing sunlight, and people's pools get shaded, it's a million things that go on, so the detail and the attention attached to this has been impressive. So thank you very much for the effort, I don't care if my taxes go up, I think this is a good thing the city needs and keep doing the good work, again if I can help in any way, shape or form with the communications side, I'm happy to lend a hand.

## **9-Other Business/Discussions**

There is no new business/discussion at this time.

### **10-Vote to Adjourn Meeting**

Motion to adjourn was made by Dianne Kelly, Susan Gravellese 2<sup>nd</sup> the motion.  
All in favor.