

NORTHEAST METROPOLITAN REGIONAL VOCATIONAL SCHOOL DISTRICT

100 HEMLOCK ROAD • WAKEFIELD, MASSACHUSETTS 01880-3597

781-246-0810 • FAX 781-246-4919



David S. DiBarri
Superintendent-Director

June 22, 2021

Town Manager Scott Crabtree
298 Central Street
Saugus, MA 01906

RECEIVED
JUN 25 2021
OFFICE OF THE TOWN MANAGER
SAUGUS, MA 01906

Dear Town Manager Crabtree,

Enclosed is an update of the Northeast Metropolitan Regional Vocational School Project (NEMT Project) for district member local officials. It highlights the substantive progress of the project to date anticipating local approvals are ascertained in the fall of 2021. Although construction will initiate in the spring of 2023, and the major fiscal impact to communities won't be assessed until Fiscal Year 2026, it is vital to acquire local support to insure the MA School Building Authority reimbursement rate of 79.67% remains intact. This rate was increased from 62.67% as part of the Commonwealth's FY 21 state budget – and is guaranteed through December 31, 2021 assuming local approvals are ascertained.

Outside Section 78 of the FY 21 state budget stipulates: 'Notwithstanding section 10 of chapter 70B of the General Laws or any other general or special law to the contrary, in determining the grant percentage for approved school projects for calendar year 2021, the Massachusetts School Building Authority shall calculate the Community Poverty Factor by examining the proportion of economically disadvantaged students from calendar year 2014 to the present and assigning whichever year's factor is the highest as determined by the department of elementary and secondary education.' The impact of the aforementioned increased the MSBA anticipated award by \$30 million – thereby reducing the local share of the \$317 million NEMT Project from \$207 million to \$177 million.

Northeast Metropolitan has also collaborated with two other Regional Vocational Technical School Districts (Greater Fall River Vocational Regional in Fall River and Bristol Plymouth Technical Regional in Taunton) seeking MSBA review of its existing policies and practices to use actual costs estimates prior to setting maximum grant awards for approved projects as well as take into consideration that regional vocational technical schools are more expensive to build as compared to other school buildings. The MSBA practice of assuming the per pupil costs for

as compared to other school buildings. The MSBA practice of assuming the per pupil costs for technology and furnishing a career technical regional high school is the same as equipping an elementary school is an example of needed policy changes at MSBA.

We are also reaching out to our federal legislators for any possible infrastructure funds to reduce costs to our member communities.

Our efforts will continue well into the future.

Our goal remains to provide a relevant vocational technical educational secondary experience in a modern 21st century facility serving 1600 students from our twelve communities.

The attached update augments our efforts to provide up to date information to our member communities. It expands upon our website www.northeastbuildingproject.com, and our Facebook page <https://www.facebook.com/NewNEMT>.

I have scheduled multiple meetings with Mayors, Town Manager and other local finance officials to keep the lines of communication both timely and open regarding this important project. And I will endeavor to meet any request for community forums.

You will receive another MEMT Project update during the summer months. Please set aside Thursday September 9, 2021 for a district wide meeting to be held at Northeast Metropolitan at 8:30AM for mayors, town managers and community finance officers. By then we will have more up to date financial information and initiate our official request for local municipal support.

Very truly yours

David S. DiBarri

David S. DiBarri
Superintendent-Director

Project Costs, MSBA Reimbursement, and Potential District Share:

Current rough estimated Total Project Cost: \$317.4M

Current rough estimated District Share: \$177M (with FY'22 approval, see below)

MSBA Reimbursement Rate:

Due to State Legislative Action the NEMT project was able to increase its MSBA reimbursement rate from 62.67% to 79.67% of eligible project costs. The new reimbursement rate assumes the project is approved by December 31, 2021. Therefore the need for local approvals is critical in the Fall of 2021.

MSBA Grant Program:

The MSBA Grant Program includes various limits (referred to as caps) and categorically ineligible costs. Only the project costs that fall within these limits are subject to reimbursement by the MSBA. The most significant MSBA caps include limiting eligible building construction cost to \$333 per square foot, limiting eligible site costs to 8% of direct building costs, and limiting eligible Furniture, Fixtures, Equipment, and Technology costs to \$2,400/student. The District has requested the MSBA Board consider changing these cost assumptions prior to setting the Maximum Grant award on August 24, 2021.

Potential District Share Analyses:

The following table summarizes the project team's detailed analysis of the potential MSBA Funding and shows the estimated construction cost, estimated total project cost, estimated maximum MSBA grant, and resulting potential local share for both MSBA reimbursement rate scenarios. 62.67% rate would be if local funding approval is received AFTER December 31, 2021 whereas 79.67% rate is if local funding is received BEFORE/BY December 31, 2021. **As shown, the difference is almost \$30M in local funding.**

MSBA Reimbursement Rate	62.67%	79.67%
Estimated Construction Cost	\$ 243,514,418	\$ 243,514,418
Estimated Total Project Cost	\$ 317,422,620	\$ 317,422,620
Estimated Max. MSBA Grant	\$ 110,316,143	\$ 140,240,740
Potential Local Share	\$ 207,106,477	\$ 177,181,880

The project team and SBC are working to reduce the potential local share however possible as we work through the Schematic Design phase with the MSBA. Local share reducing measures include: reduction of site costs; increasing MSBA-eligible spaces within the building; and careful assignment of project costs to eligible MSBA budget categories. The District will be sharing updated cost estimate amounts once the third round of construction cost estimating is complete, which will be complete by the first week of July 2021.

How to Get Involved:

Please visit our project website for updates and new project information at www.Northeastbuildingproject.com

In addition to the project website, please like and share the dedicated project Facebook page to further increase community involvement for the project at <https://www.facebook.com/NewNEMT>

School Committee & School Building Committee meetings can be joined in person or at the existing High School or by Zoom and are typically held on the second Thursday of each month. The next SBC meeting is 07/01/2021 at 5:30 P.M.

Reach out to us by contacting the office of the Superintendent Director Dave DiBarri by emailing Tyese Kasperek at tkasperek@northeastmetrotech.com to coordinate a date and time for community presentations.

RECEIVED

JUN 25 2021

OFFICE OF THE TOWN MANAGER
SAUGUS, MA 01906

Northeast Metropolitan Regional Vocational School Project (NEMT Project) District Member Update June 2021



Chelsea*Malden*Melrose*North Reading*Reading*

Revere*Saugus*Stoneham*Wakefield*Winchester*Winthrop*Woburn

General Project & MSBA Highlights:

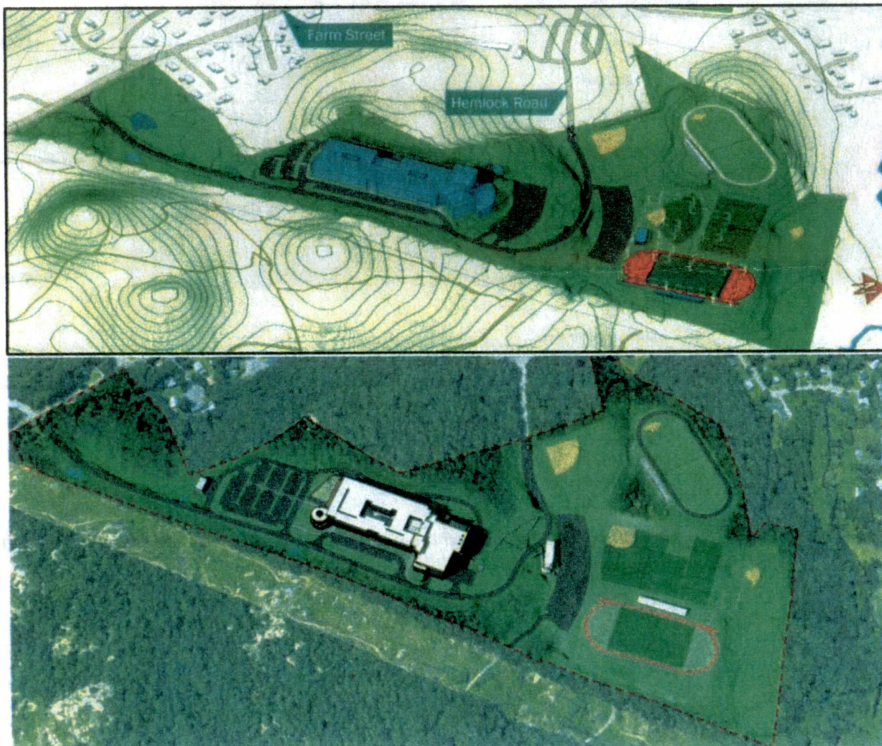
The Northeast Metropolitan Regional Vocational School District School Building Committee ("The SBC"), led by former Superintendent Ted Nickole, is comprised of representatives of all (12) District communities along with members of the School Committee, the Town Manager of Wakefield (the hosting community), and Finance and Advisory Board members. SBC members continued their efforts over the past few months to bring a 21st century Career Technical Regional high school to the students and district community members. Since the last project update provided in March 2021, multiple key tasks have been completed in the Schematic Design phase of the Massachusetts School Building Authority (MSBA) process.

The SBC and School Committee appointed David DiBarri (Superintendent of Schools), Ted Nickole (Building Committee Chair), and Jay Picone (Director of Finance), Joe DeSantis (PMA Consultants), and Vladimir Lyubetsky (Drummey Rosane Anderson (DRA)) to the prequalification/selection committee for Construction Manager (CMR) procurement. After an extensive review process that began in March, the committee interviewed four top ranked CMR firms and the selection committee ranked Gilbane Building Company as the most advantageous firm for the project due to the strength of their team, their similar project experience, and their proposed fee for construction. Gilbane will work with the project team to further refine the cost for the project in advance of the August 2021 MSBA Board of Directors meeting in which the maximum MSBA grant for the District will be locked in.

As CMR procurement was ongoing, the project team continued to develop the design of the preferred option in accordance with MSBA Schematic Design requirements. Design efforts included finalizing the building massing and overall layout, refining interior spaces after dozens of meetings with staff members to refine shop space layouts, site analyses for structural development, and routing of utilities.

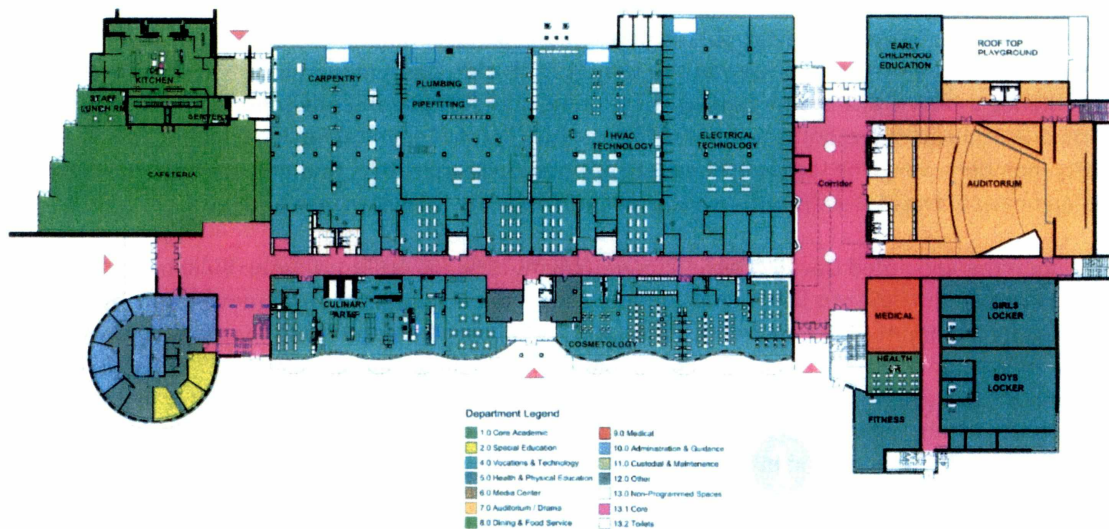
Design Updates:

The following graphics compare the proposed new school at the latest design submission to MSBA versus now.

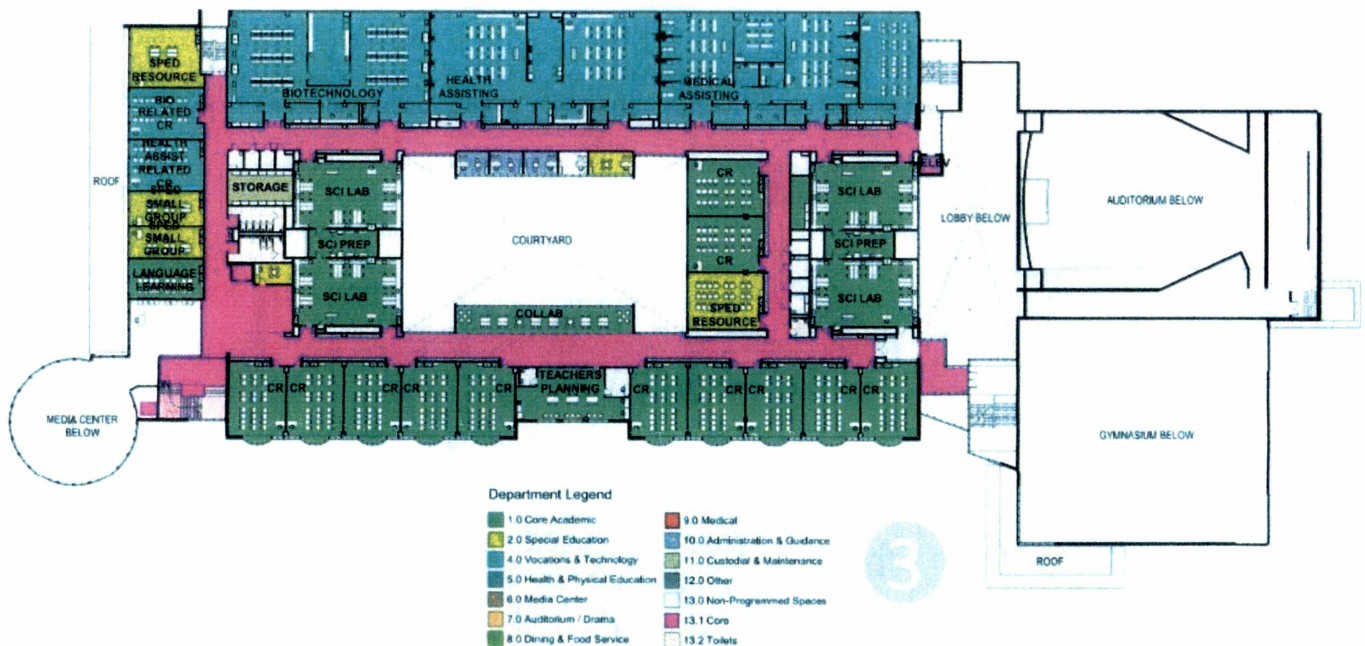


The changes include reducing the actual footprint of the building by ~40% and adding a story to the building massing. Changes were made for a few reasons. Ultimately, the updated design: (1) better utilizes the natural slope of the site, (2) shifts the building closer towards the existing high school to reduce blasting (lowering costs) and disruption to abutters, (3) improves circulation within the building and on site, allowing the school as whole to be more connected.

The images below show the architectural layout of the main entry floor and a typical floor layout from stories 2-4 which include shop spaces on the north side of the building, traditional classrooms on the south side, science classrooms in the middle, and specialized rooms on the east and west sides of the floor.



Floor layout of the main entry of the building. Highlight of spaces included main office spaces, the cafeteria, vocational spaces requiring ground floor access, and locker-room spaces



Typical floor layout for floors 2-4. Highlight of the layout includes CVTE spaces on the north side, traditional classrooms on the south side, science classrooms in the middle, and specialized spaces on the wings.

Project Costs, MSBA Reimbursement, and Potential District Share:

Current rough estimated Total Project Cost: \$317.4M

Current rough estimated District Share: \$177M (with FY'22 approval, see below)

MSBA Reimbursement Rate:

Due to State Legislative Action the NEMT project was able to increase its MSBA reimbursement rate from 62.67% to 79.67% of eligible project costs. The new reimbursement rate assumes the project is approved by December 31, 2021. Therefore the need for local approvals is critical in the Fall of 2021.

MSBA Grant Program:

The MSBA Grant Program includes various limits (referred to as caps) and categorically ineligible costs. Only the project costs that fall within these limits are subject to reimbursement by the MSBA. The most significant MSBA caps include limiting eligible building construction cost to \$333 per square foot, limiting eligible site costs to 8% of direct building costs, and limiting eligible Furniture, Fixtures, Equipment, and Technology costs to \$2,400/student. The District has requested the MSBA Board consider changing these cost assumptions prior to setting the Maximum Grant award on August 24, 2021.

Potential District Share Analyses:

The following table summarizes the project team's detailed analysis of the potential MSBA Funding and shows the estimated construction cost, estimated total project cost, estimated maximum MSBA grant, and resulting potential local share for both MSBA reimbursement rate scenarios. 62.67% rate would be if local funding approval is received AFTER December 31, 2021 whereas 79.67% rate is if local funding is received BEFORE/BY December 31, 2021. **As shown, the difference is almost \$30M in local funding.**

MSBA Reimbursement Rate	62.67%	79.67%
Estimated Construction Cost	\$ 243,514,418	\$ 243,514,418
Estimated Total Project Cost	\$ 317,422,620	\$ 317,422,620
Estimated Max. MSBA Grant	\$ 110,316,143	\$ 140,240,740
Potential Local Share	\$ 207,106,477	\$ 177,181,880

The project team and SBC are working to reduce the potential local share however possible as we work through the Schematic Design phase with the MSBA. Local share reducing measures include: reduction of site costs; increasing MSBA-eligible spaces within the building; and careful assignment of project costs to eligible MSBA budget categories. The District will be sharing updated cost estimate amounts once the third round of construction cost estimating is complete, which will be complete by the first week of July 2021.

How to Get Involved:

Please visit our project website for updates and new project information at www.Northeastbuildingproject.com

In addition to the project website, please like and share the dedicated project Facebook page to further increase community involvement for the project at <https://www.facebook.com/NewNEMT>

School Committee & School Building Committee meetings can be joined in person or at the existing High School or by Zoom and are typically held on the second Thursday of each month. The next SBC meeting is 07/01/2021 at 5:30 P.M.

Reach out to us by contacting the office of the Superintendent Director Dave DiBarri by emailing Tyese Kasperek at tkasperek@northeastmetrotech.com to coordinate a date and time for community presentations.

RECEIVED

JUN 25 2021

OFFICE OF THE TOWN MANAGER
SAUGUS, MA 01906

Project Schedule:

Design Schedule:

MSBA Module #2 Forming the Project Team	MSBA Module #3 Feasibility Study	MSBA Module #4 Schematic Design	MSBA Module #5 Funding the Project
<u>AUGUST 2019</u> OPM Selection <u>JANUARY 2020</u> Designer Selection	<u>JANUARY 2020</u> Begin Feasibility Study <u>AUGUST 2020</u> SBC approves PDP Submit PDP to MSBA <u>SEPTEMBER 2020</u> SC approves Education Plan <u>DECEMBER 2020</u> SBC approves PSR Submit PSR to MSBA <u>JANUARY 2021</u> MSBA FAS Meeting <u>FEBRUARY 2021</u> MSBA BOD approves PSR	<u>JANUARY 2021</u> Begin Schematic Design <u>JUNE or JULY 2021</u> SBC approves SD/DESE design package <u>JULY 2021</u> Submit SD/DESE to MSBA MSBA FAS Meeting <u>AUGUST 2021</u> MSBA BOD approves project scope & budget	<u>LATE DECEMBER 2021</u> Local funding approval deadline

Preliminary Construction Schedule:

The project team will continue to develop and refine the full project schedule for the preferred option with Gilbane now on board to provide their professional experience to optimize the construction sequencing. The following bullets summarize the preliminary estimated schedule back in March 2021 that may be changed over the course of the next few weeks with scheduling sessions scheduled for the project team to discuss further.

- Early site enabling work: Start Summer 2022
- Drawings 100% Complete: Fall 2023
- Construct new school: Summer 2023 – Early 2026
- Demolish existing school: Summer 2026
- Construct new fields/outbuildings: Summer 2026 – Fall 2027