

Northeast Metropolitan Regional Vocational School Project (NEMT Project) District Member Update January 2022



Chelsea*Malden*Melrose*North Reading*Reading*
Revere*Saugus*Stoneham*Wakefield*Winchester*Winthrop*Woburn

General Project 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 months. Since the last update, the project received MSBA Board Approval, and the District School Committee voted to authorize the Superintendent to execute a Project Scope and Budget Agreement for a new school. The School Committee has since voted to incur the debt on September 9, 2021 for the project and proceed with gaining District member's acceptance.

MA General Law Chapter 16(d) requires either unanimous approval from local appropriating entities (Town Meetings or Town/City Councils) or no rejection of the debt action taken by the District School Committee for the school project to continue on schedule. If one community expresses rejection of the debt as authorized, MA General Law 16(n) requires a district wide popular vote election. As required by its Regional Agreement, the Northeast Metropolitan District sought unanimous support of all communities within a (60) - day time limit. District and project team members met with town/city councils, finance committees, town meetings, etc. to be informative and transparent about the project and its impact to the 12 communities. Only two (2) of the twelve (12) communities expressed rejection of the district action forcing a popular election as required by state law that will be held on January 25, 2022 between the hours of 11AM to 6PM at the following locations:

Chelsea	Chelsea City Hall	500 Broadway, Chelsea
Malden	The Senior Center Auditorium	7 Washington St., Malden
Melrose	Middle School Gym Complex	90 Melrose St., Melrose
North Reading	St. Theresa’s Church	51 Winter St., North Reading
Reading	Reading Memorial High School Hawkes Field House	62 Oakland Road, Reading
Revere	St. Anthony’s Church (rear entrance)	250 Revere Street, Revere
Saugus	Saugus Senior Center	466 Central Street, Saugus
Stoneham	Stoneham Town Hall	35 Central Street, Stoneham
Wakefield	Galvin Middle School	525 Main Street, Wakefield
Winchester	Winchester Town Hall	71 Mt. Vernon Street, Winchester
Winthrop	Old Middle School Gym Robert DeLeo Senior Center O’Connell Hall	151 Pauline Street, Winthrop 35 Harvard Street, Winthrop 9 Golden Drive, Winthrop
Woburn	Old Wyman Elementary School	Main St. and Eaton Ave. Woburn, MA

The only question that will appear on the ballot on January 25, 2022 is as follows:

OFFICIAL BALLOT
DISTRICT ELECTION
NORTHEAST METROPOLITAN REGIONAL
VOCATIONAL SCHOOL DISTRICT
TUESDAY JANUARY 25, 2022

QUESTION

“Do you approve of the vote of the Regional District School Committee of the Northeast Metropolitan Regional Vocational School District adopted on December 9, 2021, to authorize the borrowing of \$317,422,620 to pay costs of designing, constructing, originally equipping and furnishing a new Northeast Metropolitan Regional Vocational School and related athletic facilities, located at 100 Hemlock Road in Wakefield, Massachusetts, including the payment of all

costs incidental and related thereto, which vote provides, in relevant part, as follows:

VOTED: That the Northeast Metropolitan Regional Vocational School District (the "District") hereby appropriates the amount of \$317,422,620 for the purpose of paying costs of designing, constructing, originally equipping and furnishing a new Northeast Metropolitan Regional Vocational School and related athletic facilities, located at 100 Hemlock Road in Wakefield, Massachusetts 01880, including the payment of all costs incidental and related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of the School Building Committee. To meet this appropriation the District is authorized to borrow said amount, under and pursuant to Chapter 703 of the Acts of 1962, as amended, G.L. c. 71, §16(n) as authorized by G.L. c. 71, §14D, and the District Agreement, as amended, or pursuant to any other enabling authority. The District acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District; provided further that any grant that the District may receive from the MSBA shall not exceed the lesser of (1) seventy-six and eighty-four one hundredths percent (76.84%) of eligible, approved Project costs, as determined by the MSBA, and (2) the total maximum grant amount determined by the MSBA, and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the District and the MSBA. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount."

Yes _____ No _____

MSBA Reimbursement Rate:

As a reminder, due to State Legislative Action in the FY 21 state budget - the Project was able to increase its MSBA reimbursement rate from 63.34% to 76.84% of eligible project costs at Project Scope and Budget approval on August 25th, 2021. The highest the MA School Building Authority is permitted to reimburse districts for any project cannot exceed 80% of eligible project cost(s). The 76.84% award is eligible for this proposal only and we thank our legislators, particularly former House Speaker Bob DeLeo, for their support.

Project Schedule:

Design Schedule to Date:

Key Project Milestones



MSBA Module #2 <i>Forming the Project Team</i>	MSBA Module #3 <i>Feasibility Study</i>	MSBA Module #4 <i>Schematic Design</i>	MSBA Module #5 <i>Funding the Project</i>
<p><u>AUGUST 2019</u> OPM Selection</p> <p><u>JANUARY 2020</u> Designer Selection</p>	<p><u>JANUARY 2020</u> Begin Feasibility Study</p> <p><u>AUGUST 2020</u> SBC approves PDP Submit PDP to MSBA</p> <p><u>SEPTEMBER 2020</u> SC approves Education Plan</p> <p><u>DECEMBER 2020</u> SBC approves PSR Submit PSR to MSBA</p> <p><u>JANUARY 2021</u> MSBA FAS Meeting</p> <p><u>FEBRUARY 2021</u> MSBA BOD approves PSR</p>	<p><u>JANUARY 2021</u> Begin Schematic Design</p> <p><u>JUNE or JULY 2021</u> SBC approves SD/DESE design package</p> <p><u>JULY-AUGUST 2021</u> Submit SD/DESE to MSBA MSBA FAS Meeting</p> <p><u>AUGUST 2021</u> MSBA BOD approves project scope & budget</p>	<p><u>SEPTEMBER-JANUARY 2022</u> SC vote to incur debt occurred on 09/09/2021</p> <p>District notified the 12 sending communities of SC vote on 09/14/2021</p> <p>12 sending communities need to notify District within 60 days from 09/09/2021 on their decision (2 Communities voted NO for their project cost share)</p> <p>SC votes for District to head to District-wide popular vote to occur on 12/09/2021</p> <p>Popular Vote to occur on 01/25/2022 in the 12 sending communities</p>

Preliminary Construction Schedule:

The project team will continue to develop and refine the full project schedule for the preferred option with Gilbane to leverage their professional construction experience and optimize the construction sequencing. This schedule is subject to future refinement as the schedule included in the MSBA Schematic Design (SD) submission assumed the project would receive local funding by mid-November 2021.

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

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 <https://www.facebook.com/NewNEMT> and Instagram page <https://www.instagram.com/newnemt/> to further increase community awareness for the project.