

Northeast Metropolitan Regional Vocational Technical School District  
Wakefield, Massachusetts



Total Est. Project Costs (as of 8/26/2021).....	\$	317,422,620
Estimated MSBA Reimbursement Level.....		140,851,919
District's Local Share of Project Costs.....	\$	<u>176,570,701</u>

Projected Interest Rate on Notes:	3.00%
Projected Interest Rate on Bonds:	4.00%
Total Enrollment (Current):	1,281
Total Enrollment (Future):	1,600

*School Financing Plan 1A - 30 Year Level Debt Structure*

Fiscal Year	Short-Term Interest	\$32,180,000 Local Share of Bonds Dated 2/15/2022 (pgs. 4-5)	\$65,000,000 Local Share of Bonds Dated 2/15/2024 (pgs. 6-7)	\$79,390,701 Local Share of Bonds Dated 2/15/2025 (pgs. 8-9)	Total Projected Debt Service	Fiscal Year
2023	\$ -	\$ 1,862,200	\$ -	\$ -	\$ 1,862,200	2023
2024	-	1,864,200	-	-	1,864,200	2024
2025	-	1,865,200	3,760,000	-	5,625,200	2025
2026	-	1,860,200	3,758,600	4,601,329	10,220,129	2026
2027	-	1,864,400	3,760,400	4,603,600	10,228,400	2027
2028	211,278	1,862,400	3,760,200	4,604,200	10,438,078	2028
2029	-	1,859,400	3,758,000	4,602,400	10,219,800	2029
2030	-	1,865,400	3,758,800	4,603,200	10,227,400	2030
2031	-	1,865,000	3,757,400	4,601,400	10,223,800	2031
2032	-	1,863,400	3,758,800	4,602,000	10,224,200	2032
2033	-	1,860,600	3,757,800	4,599,800	10,218,200	2033
2034	-	1,866,600	3,759,400	4,599,800	10,225,800	2034
2035	-	1,861,000	3,758,400	4,601,800	10,221,200	2035
2036	-	1,864,200	3,759,800	4,600,600	10,224,600	2036
2037	-	1,860,800	3,758,400	4,601,200	10,220,400	2037
2038	-	1,866,000	3,759,200	4,603,400	10,228,600	2038
2039	-	1,859,400	3,757,000	4,602,000	10,218,400	2039
2040	-	1,861,400	3,761,800	4,602,000	10,225,200	2040
2041	-	1,866,600	3,758,200	4,603,200	10,228,000	2041
2042	-	1,859,800	3,761,400	4,600,400	10,221,600	2042
2043	-	1,861,400	3,761,000	4,603,600	10,226,000	2043
2044	-	1,866,000	3,757,000	4,602,400	10,225,400	2044
2045	-	1,863,400	3,759,400	4,601,800	10,224,600	2045
2046	-	1,863,800	3,757,800	4,601,600	10,223,200	2046
2047	-	1,862,000	3,757,200	4,601,600	10,220,800	2047
2048	-	1,863,000	3,757,400	4,601,600	10,222,000	2048
2049	-	1,866,600	3,758,200	4,601,400	10,226,200	2049
2050	-	1,867,600	3,759,400	4,600,800	10,227,800	2050
2051	-	1,866,000	3,760,800	4,604,600	10,231,400	2051
2052	-	1,736,800	3,757,200	4,602,400	10,096,400	2052
2053	-	-	3,758,600	4,604,200	8,362,800	2053
2054	-	-	3,759,600	4,599,600	8,359,200	2054
2055	-	-	-	3,993,600	3,993,600	2055
<b>Total</b>	\$ 211,278	\$ 55,774,800	\$ 112,767,200	\$ 137,451,529	\$ 306,204,807	

**Assumptions:**

- † For discussion purposes only; not to be used for budgeting purposes.
- † MSBA reimbursement based upon total estimated project costs.
- † Bonds structured on a level debt service basis.
- † Structure does not reflect the use of estimated bond premium to reduce the issue size (per MGL Ch. 44, s. 20).

Northeast Metropolitan Regional Vocational Technical School District, Wakefield, Massachusetts

**MEMBER MUNICIPALITIES ENROLLMENT:**

City of Chelsea	238
City of Malden	152
City of Melrose	44
Town of North Reading	34
Town of Reading	33
City of Revere	248
Town of Saugus	170
Town of Stoneham	80
Town of Wakefield	100
Town of Winchester	11
Town of Winthrop	57
City of Woburn	114
<b>TOTAL ENROLLMENT:</b>	<b>1,281</b>

**CREDIT RATING:**

AA
AA/Aa3
AA+
Aa2
AAA
AA
AA+
Aa2
AAA
Aaa
AA/Aa3
AAA

Member Municipality Proration of Debt Service

Fiscal Year	Equals Net Total Debt Service	Chelsea Debt Service Proration	Malden Debt Service Proration	Melrose Debt Service Proration	North Reading Debt Service Proration	Reading Debt Service Proration	Revere Debt Service Proration	Saugus Debt Service Proration	Stoneham Debt Service Proration	Wakefield Debt Service Proration	Winchester Debt Service Proration	Winthrop Debt Service Proration	Woburn Debt Service Proration
PAGE #:	pg. 12	pg. 13	pg. 14	pg. 15	pg. 16	pg. 17	pg. 18	pg. 19	pg. 20	pg. 21	pg. 22	pg. 23	
2023	\$ 1,862,200	\$ 345,983	\$ 220,964	\$ 63,963	\$ 49,426	\$ 47,972	\$ 360,520	\$ 247,130	\$ 116,297	\$ 145,371	\$ 15,991	\$ 82,861	\$ 165,723
2024	1,864,200	346,354	221,201	64,032	49,479	48,024	360,907	247,396	116,422	145,527	16,008	82,950	165,901
2025	5,625,200	1,045,119	667,471	193,215	149,303	144,911	1,089,032	746,514	351,301	439,126	48,304	250,302	500,603
2026	10,220,129	1,898,822	1,212,693	351,043	271,260	263,282	1,978,604	1,356,301	638,259	797,824	87,761	454,760	909,520
2027	10,228,400	1,900,358	1,213,674	351,327	271,480	263,495	1,980,205	1,357,399	638,776	798,470	87,832	455,128	910,256
2028	10,438,078	1,939,315	1,238,554	358,529	277,045	268,897	2,020,799	1,385,225	651,871	814,838	89,632	464,458	928,916
2029	10,219,800	1,898,761	1,212,654	351,031	271,252	263,274	1,978,541	1,356,258	638,239	797,799	87,758	454,745	909,490
2030	10,227,400	1,900,173	1,213,556	351,292	271,453	263,469	1,980,012	1,357,266	638,714	798,392	87,823	455,083	910,167
2031	10,223,800	1,899,504	1,213,128	351,169	271,358	263,377	1,979,315	1,356,788	638,489	798,111	87,792	454,923	909,846
2032	10,224,200	1,899,578	1,213,176	351,183	271,368	263,387	1,979,392	1,356,842	638,514	798,142	87,796	454,941	909,882
2033	10,218,200	1,898,463	1,212,464	350,976	271,209	263,232	1,978,231	1,356,045	638,139	797,674	87,744	454,674	909,348
2034	10,225,800	1,899,875	1,213,366	351,237	271,411	263,428	1,979,702	1,357,054	638,614	798,267	87,809	455,012	910,024
2035	10,221,200	1,899,021	1,212,820	351,079	271,289	263,310	1,978,812	1,356,443	638,326	797,908	87,770	454,807	909,615
2036	10,224,600	1,899,652	1,213,223	351,196	271,379	263,397	1,979,470	1,356,895	638,539	798,173	87,799	454,959	909,918
2037	10,220,400	1,898,872	1,212,725	351,052	271,267	263,289	1,978,657	1,356,337	638,276	797,845	87,763	454,772	909,544
2038	10,228,600	1,900,396	1,213,698	351,334	271,485	263,500	1,980,244	1,357,425	638,788	798,486	87,833	455,137	910,274
2039	10,218,400	1,898,501	1,212,488	350,983	271,214	263,237	1,978,269	1,356,072	638,151	797,689	87,746	454,683	909,366
2040	10,225,200	1,899,764	1,213,295	351,217	271,395	263,413	1,979,586	1,356,974	638,576	798,220	87,804	454,985	909,971
2041	10,228,000	1,900,284	1,213,627	351,313	271,469	263,485	1,980,128	1,357,346	638,751	798,439	87,828	455,110	910,220
2042	10,221,600	1,899,095	1,212,867	351,093	271,299	263,320	1,978,889	1,356,496	638,351	797,939	87,773	454,825	909,651
2043	10,226,000	1,899,913	1,213,390	351,244	271,416	263,433	1,979,741	1,357,080	638,626	798,283	87,811	455,021	910,042
2044	10,225,400	1,899,801	1,213,318	351,224	271,400	263,418	1,979,625	1,357,001	638,589	798,236	87,806	454,994	909,989
2045	10,224,600	1,899,652	1,213,223	351,196	271,379	263,397	1,979,470	1,356,895	638,539	798,173	87,799	454,959	909,918
2046	10,223,200	1,899,392	1,213,057	351,148	271,342	263,361	1,979,199	1,356,709	638,451	798,064	87,787	454,896	909,793
2047	10,220,800	1,898,946	1,212,773	351,066	271,278	263,299	1,978,734	1,356,390	638,301	797,877	87,766	454,790	909,579
2048	10,222,000	1,899,169	1,212,915	351,107	271,310	263,330	1,978,966	1,356,550	638,376	797,970	87,777	454,843	909,686
2049	10,226,200	1,899,950	1,213,413	351,251	271,421	263,438	1,979,780	1,357,107	638,639	798,298	87,813	455,030	910,060
2050	10,227,800	1,900,247	1,213,603	351,306	271,464	263,480	1,980,089	1,357,319	638,738	798,423	87,827	455,101	910,202
2051	10,231,400	1,900,916	1,214,030	351,430	271,559	263,572	1,980,786	1,357,797	638,963	798,704	87,857	455,261	910,523
2052	10,096,400	1,875,834	1,198,012	346,793	267,976	260,095	1,954,650	1,339,881	630,532	788,165	86,698	449,254	898,509
2053	8,362,800	1,553,744	992,307	287,247	221,963	215,435	1,619,028	1,109,817	522,267	652,834	71,812	372,115	744,230
2054	8,359,200	1,553,075	991,880	287,123	221,868	215,342	1,618,331	1,109,340	522,042	652,553	71,781	371,955	743,910
2055	3,993,600	741,980	473,870	137,173	105,997	102,880	773,156	529,986	249,405	311,756	34,293	177,701	355,402
Total	\$ 306,204,807	\$ 56,890,511	\$ 36,333,435	\$ 10,517,573	\$ 8,127,216	\$ 7,888,180	\$ 59,280,868	\$ 40,636,079	\$ 19,122,861	\$ 23,903,576	\$ 2,629,393	\$ 13,625,038	\$ 27,250,076

Assumptions:

† Debt service proration based on the average of 2021 school year enrollment figures.

Northeast Metropolitan Regional Vocational Technical School District, Wakefield, Massachusetts  
 City of Malden

Estimated Pro Rata Share of Debt Service and Residential Tax Impact

FY2021 Total Assessed				Tax Rates	FY2021 Levy	
Value	7,405,282,063	100%			\$98,255,538	100%
Residential	6,347,673,155	86%	\$12.29		\$78,012,903	79%
Commercial/Industrial	1,057,608,908	14%	\$19.14		\$20,242,634	21%

Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value
2023	\$220,964	\$0.03	\$2.76
2024	\$221,201	\$0.03	\$2.77
2025	\$667,471	\$0.08	\$8.35
2026	\$1,212,693	\$0.15	\$15.17
2027	\$1,213,674	\$0.15	\$15.18
2028	\$1,238,554	\$0.15	\$15.49
2029	\$1,212,654	\$0.15	\$15.17
2030	\$1,213,556	\$0.15	\$15.18
2031	\$1,213,128	\$0.15	\$15.17
2032	\$1,213,176	\$0.15	\$15.17
2033	\$1,212,464	\$0.15	\$15.17
2034	\$1,213,366	\$0.15	\$15.18
2035	\$1,212,820	\$0.15	\$15.17
2036	\$1,213,223	\$0.15	\$15.18
2037	\$1,212,725	\$0.15	\$15.17
2038	\$1,213,698	\$0.15	\$15.18
2039	\$1,212,488	\$0.15	\$15.17
2040	\$1,213,295	\$0.15	\$15.18
2041	\$1,213,627	\$0.15	\$15.18
2042	\$1,212,867	\$0.15	\$15.17
2043	\$1,213,390	\$0.15	\$15.18
2044	\$1,213,318	\$0.15	\$15.18
2045	\$1,213,223	\$0.15	\$15.18
2046	\$1,213,057	\$0.15	\$15.17
2047	\$1,212,773	\$0.15	\$15.17
2048	\$1,212,915	\$0.15	\$15.17
2049	\$1,213,413	\$0.15	\$15.18
2050	\$1,213,603	\$0.15	\$15.18
2051	\$1,214,030	\$0.15	\$15.19
2052	\$1,198,012	\$0.15	\$14.98
2053	\$992,307	\$0.12	\$12.41
2054	\$991,880	\$0.12	\$12.41
2055	\$473,870	\$0.06	\$5.93
Total	\$36,333,435		



# NORTHEAST METROPOLITAN REGIONAL VOCATIONAL SCHOOL DISTRICT

100 HEMLOCK ROAD • WAKEFIELD, MASSACHUSETTS 01880-3597

781-246-0810 • FAX 781-246-4919



March 31, 2021

Mayor Gary Christenson  
200 Pleasant Street  
Malden, MA 02148

Dear Mayor Christenson,

On behalf of the Northeast Metropolitan Regional Vocational School District attached hereto is an update on the milestones and progress we have made on our planning for the Northeast Vocational School project. Due to COVID, we have largely relied on remote meetings to further the progress of our District project. We are looking forward to a time we will be able to collaborate in person.

The progress made over the past year - moving the project from the MSBA's initial Preliminary Design Program to Preferred Schematic Report – resulted in Massachusetts School Building Board approval to move the project into the Schematic Design Phase.

The Northeast Metropolitan School District Committee and its Building Committee have worked diligently with School Administration and Staff to evaluate the projected enrollment, examine existing school conditions, analyze renovation and new construction options and reviewed over (30) cost option scenarios to ensure the best option would move forward to provide a school that meets the needs of 21<sup>st</sup> Century Learning strategies forever cognizant of the fiscal impacts on our member communities. The attached information illustrates the project meets the needs of our students and will proudly serve the (12) communities we represent.

Fortunately, the project reimbursement rate from MSBA for eligible project costs has increased from 62.67% to 79.67% due to legislation enacted as part of the state's FY 21 budget. This assumes local support is acquired before December 31, 2021 – even though most costs won't be assessed until FY 24 or FY 25. Moreover, we will continue to advocate for expansion of what is considered 'eligible' reimbursement from MSBA, and will reach out to our federal partners for any and all fiscal support. We shall provide all the information needed for your community to make an informed timely decision to support this exciting new school project. I will schedule meetings in May and June with each community to discuss, review, or address, any and all issues regarding this project. And please feel free to reach out to me sooner to schedule a zoom meeting in April if interested.

Thank you for your continued support of the Northeast Metropolitan Vocational Regional School District.

Sincerely,

David S. DiBarri, Superintendent/Director

cc: Northeast Metropolitan School Committee Members  
Northeast Metropolitan Building Committee Members

# NORTHEAST METROPOLITAN REGIONAL VOCATIONAL SCHOOL DISTRICT

100 HEMLOCK ROAD • WAKEFIELD, MASSACHUSETTS 01880-3597  
781-246-0810 • FAX 781-246-4919



March 31, 2021



Malden City Council President Jadeane Sica  
215 Pleasant Street  
4th Floor - Room 430  
Malden, MA 02148

Dear Malden City Council President Sica,

On behalf of the Northeast Metropolitan Regional Vocational School District attached hereto is an update on the milestones and progress we have made on our planning for the Northeast Vocational School project. Due to COVID, we have largely relied on remote meetings to further the progress of our District project. We are looking forward to a time we will be able to collaborate in person.

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Sincerely,

David S. DiBarri, Superintendent/Director

cc: Northeast Metropolitan School Committee Members  
Northeast Metropolitan Building Committee Members



# NORTHEAST METROPOLITAN REGIONAL VOCATIONAL SCHOOL DISTRICT

100 HEMLOCK ROAD • WAKEFIELD, MASSACHUSETTS 01880-3597

781-246-0810 • FAX 781-246-4919



March 31, 2021

Treasurer Dan Grover  
215 Pleasant Street  
2nd Floor - Room 210  
Malden, MA 02148

Dear Treasurer Grover,

On behalf of the Northeast Metropolitan Regional Vocational School District attached hereto is an update on the milestones and progress we have made on our planning for the Northeast Vocational School project. Due to COVID, we have largely relied on remote meetings to further the progress of our District project. We are looking forward to a time we will be able to collaborate in person.

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Thank you for your continued support of the Northeast Metropolitan Vocational Regional School District.

Sincerely,

David S. DiBarri, Superintendent/Director

cc: Northeast Metropolitan School Committee Members  
Northeast Metropolitan Building Committee Members



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



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, Manager of the Hosting Town, and Finance and Advisory Board members. SBC members have a variety of expertise and are lending their efforts needed to bring a 21st century high school to the students and district community members. Since being appointed in early 2019, the SBC has led the development of the Feasibility Study and now the Schematic design.

David DiBarri, Superintendent of Schools, has begun meeting with communities to share the latest project updates, the process of the study, potential district share amounts, and to collect stakeholder feedback. After a comprehensive study of enrollments and design alternatives proposed by DRA Architects, the SBC voted to select Option C.3 as the Preferred Solution to submit to the Massachusetts School Building Authority (MSBA).

## MSBA Feasibility Study Highlights:

Upon selection of a project team, the first step in the MSBA design process is called the Feasibility Study. The goal of the Feasibility Study is to define an "ideal" project, develop preliminary construction options, and evaluate the options against each other to determine which satisfies the most key project goals. The District's Educational Plan will be used to justify all design-related decisions to the MSBA for the remainder of the project. Documents developed include the educational plan, initial space summaries, evaluation of existing conditions, site development requirements, preliminary evaluation of alternatives, local actions and approvals summaries, preliminary construction and total project cost estimates, operational budgets, and project schedule.

Over (40) preliminary designs were developed including base renovations, renovations with additions, and new construction options at student enrollment ranges of 1250, 1400, 1600, 1660, and 1722 students.

The following preliminary options were developed for evaluation:

- Option A: Base repair
- Options B.1 and B.2: Addition/Renovation
- Options C.1, C.2, and C.3: New construction on site
- Options C.2A, D.1, and D.2: New construction involving land acquisition



## Selected Option: C.3 New Construction at 1,600 students

After careful analysis by the SBC and working with the MSBA, Option C.3 with 1,600 students was identified as the most advantageous. Option C.3 involves construction of a new 3-story school on the hillside area south of the existing school.

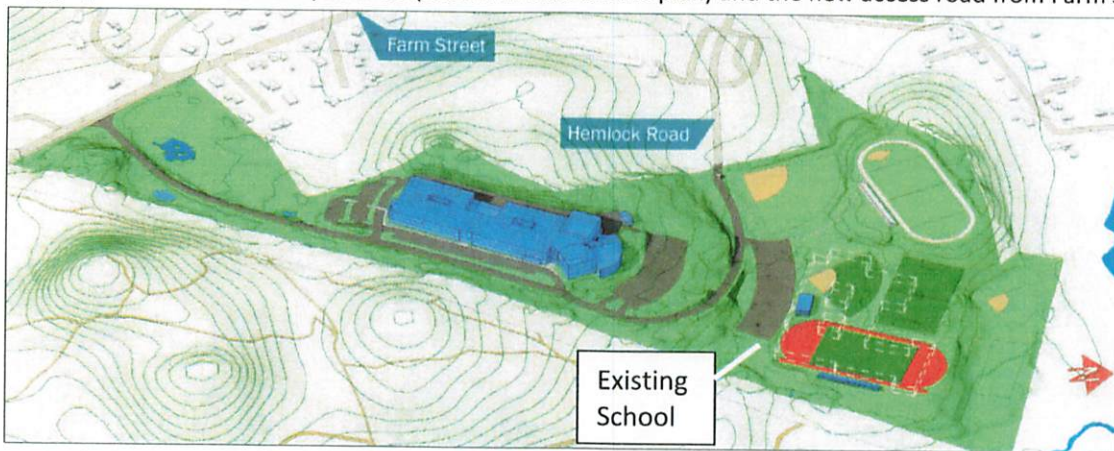
Option C.3 most closely meets the goals of the District's Educational Program, allowing for ideal adjacencies of related spaces within the building, formation of vocational clusters, and includes a dedicated secure entrance for public access. It also results in the least disruption to the existing school and the most ideal final site configuration with a new access road from Farm Street. While the District and SBC felt they could justify moving forward with a higher student enrollment, the middle-range enrollment was selected in order to balance project costs. The MSBA agrees with this preferred option and approved the project to proceed into the next phase at the February 11, 2021 Board of Directors meeting.

Current rough estimated Total Project Cost: \$317.4M

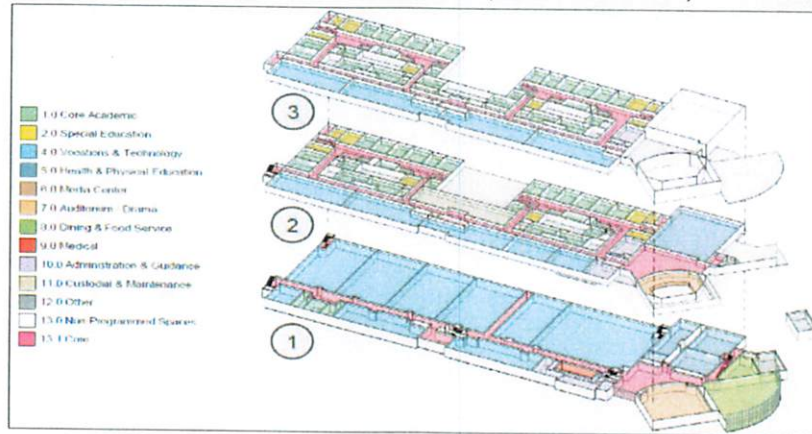
Current rough estimated District Share: \$177M (with FY'22 approval, see below)



The following graphics demonstrate Option C.3 (shown in blue on site plan) and the new access road from Farm Street.



Aerial view of proposed new school (in blue) relative to existing school (shown dotted in white) and 3-D Building Layout



## Project Costs, MSBA Reimbursement, and Potential District Share:

### 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 will only remain in effect for the FY 2022 budget cycle for MSBA projects. If the project is approved after August 2021, the reimbursement will revert to the 62.67% (without new legislation).

### MSBA Grant Program:

The project has recently entered the Schematic Design phase where the project team will conduct a third round of construction cost estimates that will become the basis for the MSBA Project Scope and Budget Agreement and resulting Maximum MSBA Grant. 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 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.

### Potential Local 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. **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.

## How to Get Involved:

Please visit our project website for updates and new project information at [www.Northeastbuildingproject.com](http://www.Northeastbuildingproject.com).

School Committee & School Building Committee meetings can be joined by Zoom and are typically held on the second Thursday of each month.

## Project Schedule:

### Design Schedule:

<b>MSBA Module #2 Forming the Project Team</b>	<b>MSBA Module #3 Feasibility Study</b>	<b>MSBA Module #4 Schematic Design</b>	<b>MSBA Module #5 Funding the Project</b>
<u>AUGUST 2019</u> OPM Selection	<u>JANUARY 2020</u> Begin Feasibility Study	<u>JANUARY 2021</u> Begin Schematic Design	<u>LATE DECEMBER 2021</u> Local funding approval deadline
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	<u>JANUARY 2021</u> MSBA FAS Meeting		
	<u>FEBRUARY 2021</u> MSBA BOD approves PSR		

### Preliminary Construction Schedule:

The project team is working to develop the full project schedule for the preferred option. The following bullets summarize the preliminary estimated schedule:

- 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

# 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

Mayor Gary Christenson  
200 Pleasant Street  
Malden, MA 02148

Dear Mayor Christenson.

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



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 21<sup>st</sup> 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](http://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**

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Superintendent-Director

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**David S. DiBarri**  
*Superintendent-Director*

June 22, 2021

Malden City Council President Jadeane Sica  
215 Pleasant Street  
4th Floor - Room 430  
Malden, MA 02148

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**David S. DiBarri**  
*Superintendent-Director*

June 22, 2021

Treasurer Dan Grover  
215 Pleasant Street  
2nd Floor - Room 210  
Malden, MA 02148

Dear Treasurer Grover,

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**David S. DiBarri**

David S. DiBarri  
Superintendent-Director

# 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:

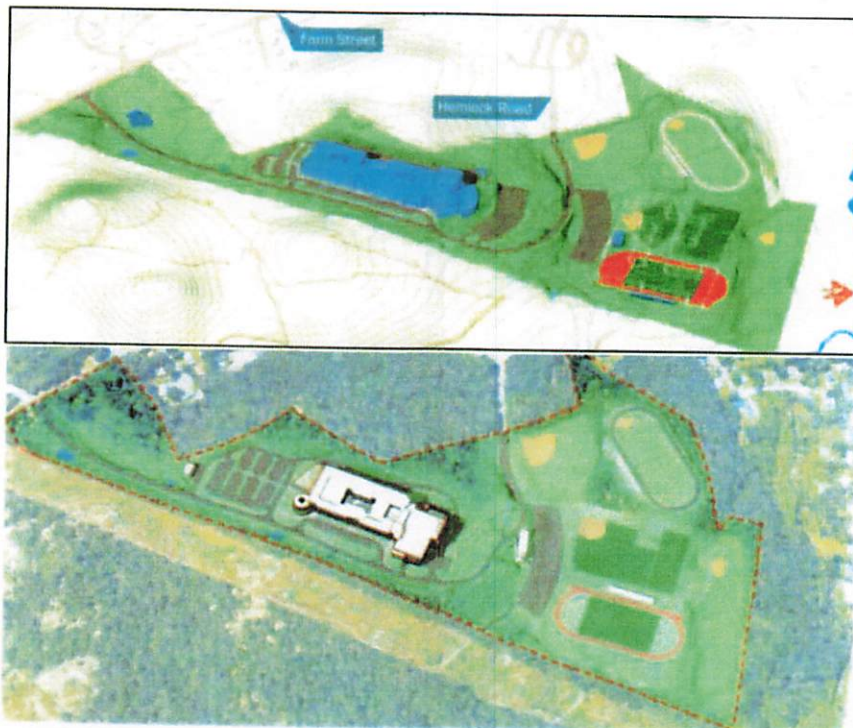
The Northeast Metropolitan Regional Vocational School District School Building Committee ("The SBC"), led by former Superintendent Ted Nickole, is comprised of representatives of all (12) District communities along with members of the School Committee, the Town Manager of Wakefield (the hosting community), 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.**

<b>MSBA Reimbursement Rate</b>	<b>62.67%</b>	<b>79.67%</b>
<b>Estimated Construction Cost</b>	\$ 243,514,418	\$ 243,514,418
<b>Estimated Total Project Cost</b>	\$ 317,422,620	\$ 317,422,620
<b>Estimated Max. MSBA Grant</b>	\$ 110,316,143	\$ 140,240,740
<b>Potential Local Share</b>	\$ 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](http://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](mailto:tkasperek@northeastmetrotech.com) to coordinate a date and time for community presentations.



**Project Schedule:**

**Design Schedule:**

<b>MSBA Module #2 Forming the Project Team</b>	<b>MSBA Module #3 Feasibility Study</b>	<b>MSBA Module #4 Schematic Design</b>	<b>MSBA Module #5 Funding the Project</b>
<b>AUGUST 2019</b> OPM Selection	<b>JANUARY 2020</b> Begin Feasibility Study	<b>JANUARY 2021</b> Begin Schematic Design	<b>LATE DECEMBER 2021</b> Local funding approval deadline
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	<b>JANUARY 2021</b> MSBA FAS Meeting		
	<b>FEBRUARY 2021</b> MSBA BOD approves PSR		

**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

# 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*

August 20, 2021

Malden City Council President Jadeane Sica  
215 Pleasant Street  
4<sup>th</sup> Floor – Room 430  
Malden, MA 02148

Dear Malden City Council President Sica,

Attached hereto is the August 2021 municipal update of our new regional vocational school project with total projects costs and total local costs expected to be finalized within the upcoming weeks. As indicated through prior communications, we will be seeking local community support for this project in the fall of 2021 – prior to Thanksgiving – to ensure a maximum grant award is received from the MA School Building Authority of approximately \$142 million resulting in a local share of approximately \$177 million to be bonded over 30 years to our member communities.

We invite you to attend an important breakfast meeting at Northeast Metropolitan on Thursday, September 9, 2021 at 8:30AM with our Project Team, financial experts, and bond counsel to review progress to date and estimated fiscal impacts on member communities. Our construction plans expand anticipated total enrollment from 1300 students to 1600 students reflecting our limited capacity. We have accepted 340 freshmen students for the fall of 2021 from a pool of over 850 applicants.

Although major fiscal impact to member communities will not be experienced until Fiscal Year 26 due to our proposed construction and borrowing schedule, we need to acquire local support by December of 2021 to ensure our reimbursement rate from MSBA for eligible project costs remains at nearly 77% - an increase of 14% over our current 62.67% approved rate. This increase was the direct result of legislative action in the FY 21 state budget if our project is approved by December 31, 2021. Your support is critical now to minimize local fiscal impact



and ensure our students receive exceptional vocational technical education in a modern and safe environment

Our efforts to increase state and federal support for the project will continue. We have joined other regional technical school districts suggesting MSBA correct its reimbursement assumptions to reflect actual costs. We have joined with the Alliance for Vocational Education supporting comprehensive legislation seeking additional state fiscal support to expand and reconstruct vocational districts to serve the 3000 students on waitlist throughout the Commonwealth. And our local Mayors from our Gateway Cities of Revere and Malden and Chelsea's City Manager have joined with other Gateway city leaders seeking \$100 million in American Rescue funds (from the \$5.3 billion Massachusetts is receiving) to minimize local impact. We initiated formal efforts to seek federal support from both Senator Ed Markey and US Representative Katherine Clark over a year ago.

But now is the time for Northeast Metropolitan to acquire local community support of our school modernization plan. Concurrently, we commit to maximize our efforts to seek additional state and federal investment.

I respectfully request your presence at our upcoming breakfast on September 9, 2021 at 8:30AM before our School Board initiates the necessary formal votes to move this critical project forward.

Please email my executive assistant Tyese Kasperek at [tkasperek@northeastmetrotech.com](mailto:tkasperek@northeastmetrotech.com) to register for our September 9, 2021 breakfast. I look forward to seeing you.

Respectfully

*David S. DiBarri*

David S. DiBarri

Superintendent Director

c.c. Deborah Davis, Northeast Metropolitan School Committee Chair

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*Superintendent-Director*

August 20, 2021

Treasurer Dan Gover  
215 Pleasant Street  
2<sup>nd</sup> Floor – Room 120  
Malden, MA 02148

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# Northeast Metropolitan Regional Vocational School Project (NEMT Project) District Member Update August 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 two 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 June 2021, the District completed multiple key tasks in the Schematic Design (SD) phase of the Massachusetts School Building Authority (MSBA) process.

Throughout the entire month of June, multiple 3<sup>rd</sup> party construction cost estimating exercises were performed using the updated SD construction drawings and specifications prepared by DRA, the project's designer. The team is happy to report that despite current market conditions, the team was able to keep the SD estimate under the priorly estimated construction budget of \$243.5M through estimate reconciliation and constructability reviews. While the estimate reconciliation effort was occurring, the project team continued to refine the design of the preferred option in accordance with MSBA SD 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 amongst others.

The District submitted the entire SD package to the MSBA on July 7<sup>th</sup>, 2021. The project team and Superintendent DiBarri had several meetings with the MSBA in July to discuss the reimbursement rate and provided justification for additional reimbursement for areas originally deemed ineligible by the MSBA. The District is pleased to share that the overall MSBA maximum grant has increased by almost \$700k to almost \$140.9M, despite the fact that the project's reimbursement rate has slightly decreased from estimates provided in January. The District anticipates receiving MSBA Project Scope & Budget approval at the 8/25/2021 MSBA Board of Directors meeting and subsequently advancing into MSBA Module #5: Project Scope and Budget and Project Funding Agreements. As a result, the District will face an MSBA deadline of 12/23/2021 to secure local funding.

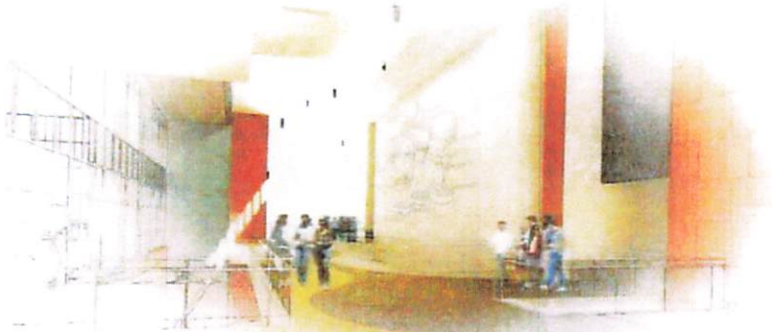
## Design Updates:

The District is pleased to share the following preliminary renderings of the potential new school:



*Rendering #1: View entering the site from the new access roadway built off Farm Street.*





*Rendering #2: Main Lobby area (Graphic has historic image from each District town or City)*



*Rendering #3: New Auditorium*



*Rendering #4: Cafeteria*

## **Project Costs, MSBA Reimbursement, and Potential District Share:**

Current estimated Total Project Cost: \$317.4M

Current estimated District Share: \$176.6M (with FY'22 approval, see below)

### **MSBA Reimbursement Rate:**

Due to State Legislative Action the Project was able to increase its MSBA reimbursement rate from 62.67% to 76.84% of eligible project costs. The new reimbursement rate assumes the project is approved by December 31, 2021; therefore, the need for local funding approval is critical in the Fall of 2021. If local funding is approved after December 31, 2021 the reimbursement rate may potentially revert back to approximately 62.67%.

### **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 costs to \$360 per square foot, limiting eligible site costs to 8% of direct building costs, and limiting eligible combined Furniture, Fixtures, Equipment, and Technology costs to \$2,400/student.

### **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, anticipated maximum MSBA grant, and resulting potential local share for both MSBA reimbursement rate scenarios. The 62.67% rate would be if local funding approval is received AFTER December 31, 2021 whereas 76.84% rate is if local funding is received BEFORE/BY December 31, 2021. As shown, the difference is over \$30M in local funding.

<b>MSBA Reimbursement Rate</b>	<b>62.67%</b>	<b>76.84%</b>
<b>Estimated Construction Cost</b>	\$ 243,591,092	\$ 243,591,092
<b>Estimated Total Project Cost</b>	\$ 317,422,620	\$ 317,422,620
<b>Estimated Max. MSBA Grant</b>	\$ 110,316,143	\$ 140,851,919
<b>Potential Local Share</b>	\$ 207,106,477	\$ 176,570,701

The District is extremely pleased to report the Project has received a maximum grant of almost \$140.9M from the MSBA.

### **How to Get Involved:**

Please visit our project website for updates and new project information at [www.Northeastbuildingproject.com](http://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 at the existing school and are typically held on the second Thursday of each month. The next SBC meeting is 08/19/2021 at 5:30 P.M. Please reach out to us by contacting the office of the Superintendent Director David DiBarri by emailing Tyese Kasperek at [tkasperek@northeastmetrotech.com](mailto:tkasperek@northeastmetrotech.com) to coordinate a date and time for community presentations.



## Project Schedule:

### Design Schedule to Date:

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

### 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. The following bullets summarize the preliminary schedule that was included in the July 2021 SD submission to the MSBA. This schedule is subject to future refinement but should not change substantially.

- 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