

District: City of Revere
School Name: Revere High School
Recommended Category: Feasibility Study - Feasibility Study Agreement Extension Request
Date: June 14, 2023

Recommendation

That the Executive Director be authorized to extend the completion date in the Feasibility Study Agreement between the Massachusetts School Building Authority (“MSBA”) and the City of Revere, as part of its Invitation to Feasibility Study for the Revere High School project, from June 30, 2023, to June 30, 2024.

Discussion

The City of Revere (the “City”) received an invitation to Feasibility Study at the April 15, 2020, Board meeting. The City’s recommendation to construct a new facility on the former Wonderland Greyhound Dog Track property, a site which involved an eminent domain taking process, was approved by the MSBA’s Board of Directors at the April 27, 2022, meeting. Due to the complexity of the site and the taking process requiring longer than previously envisioned, by letter dated September 30, 2022, the City requested and received an extension of 151 days to the term of their Feasibility Study Agreement in order to seek formal approval for the eminent domain process. Additionally, the City requested and received approval from the MSBA Board of Directors for a second extension to the City’s Feasibility Study Agreement for an additional 107 days, through June 30, 2023, in order to explore options to finance the proposed project.

The City of Revere (the "City") presented a completed Schematic Design package to the School Building Committee, School Committee, and City Council. The School Building Committee and School Committee approved the Schematic Design package; however, the City Council did not. The City Council affirmed they would no longer support a project with a Preferred Solution at the former Wonderland Dog Track site due to the legal risks from eminent domain and potential revenue loss. The City Council, with support from the School Building Committee and School Committee, voiced a desire to return to Feasibility Study and re-examine the current Revere High School site as the preferred option.

By letter dated April 27, 2023, the City is requesting additional time to consider the current high school site as the preferred solution, targeting the MSBA Board of Directors Meeting in February/March 2024 for Preferred Schematic Design approval and June 2024 for Project Scope and Budget authorization.

In order to provide the City with sufficient time to submit a new Preferred Schematic Report for consideration at the February/March 2024 Board Meeting, the Feasibility Study Agreement would need to be further extended. This extension exceeds six months and, therefore, requires approval from the MSBA Board of Directors. Staff are recommending that the Board vote to authorize an additional extension of 366 days, through June 30, 2024, for the City of Revere to complete the preferred schematic and schematic design work for the Revere High School.