



# Vision for the Future

Our Invitation into the MSBA Grant Program

# EFFORTS TO DATE

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## Old Colony Regional Vocational Technical High School

- ✓ May of 2021: Old Colony submitted a Statement of Interest to the MSBA.
- ✓ March of 2022: Old Colony was invited into the MSBA Eligibility Period.
- ✓ October of 2022: Old Colony's Eligibility Period began. We will remain in our Eligibility Period through June of 2023.
- ✓ A vote will take place in Spring 2023 to incur short-term debt for purposes of supporting a Feasibility Study. Each town will be asked to support a portion of the \$500,000 debt. Old Colony is contributing another \$500,000 from stabilization to cover a total cost of \$1,000,000.
- ✓ In the event a Feasibility Study is supported, Old Colony will begin to explore the costs of renovation, new construction, or a combination of the two.

# CHARTING THE COURSE

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## Old Colony Regional Vocational Technical High School

- ✓ Understand the current state of Old Colony
- ✓ Provide an in depth overview of our current state and future plans
- ✓ Provide an overview and timeline as it pertains to the MSBA Grant Program
- ✓ Answer questions pertaining to our vision moving forward to protect the investment of our five member towns

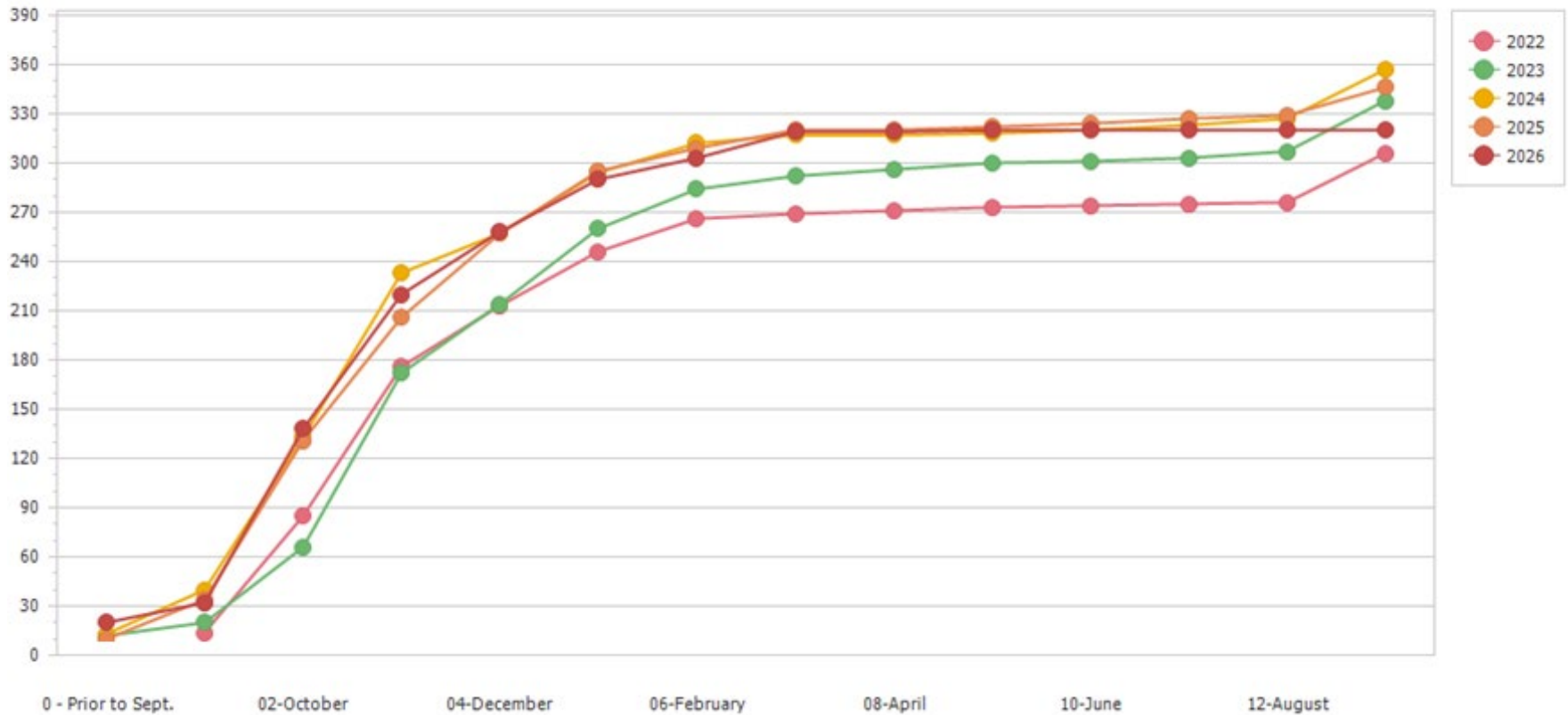
# VISION FOR THE FUTURE

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- ✓ Old Colony opened our doors in 1975
- ✓ Currently limited by our existing physical footprint, Old Colony needs to expand to provide eligible students with their preference for a vocational education.
- ✓ Old Colony would like to expand its Chapter 74 offerings in the areas of Plumbing, HVAC-R, and a few other areas, in alignment with labor market needs. This will create additional opportunities for students and further demands on our footprint.

# ENROLLMENT & INTEREST

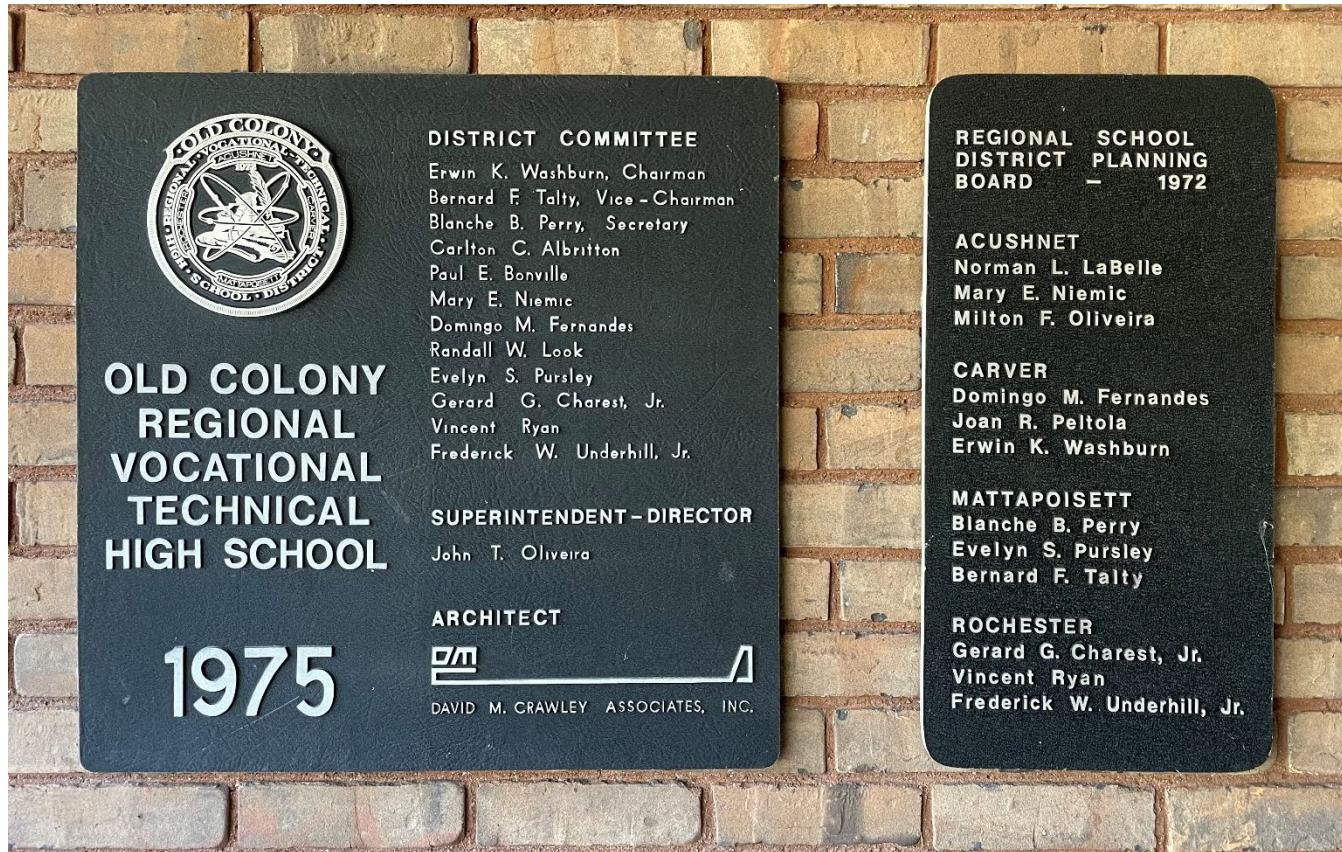
Applications by Date



Old Colony has received over 300 applications for the 140-150 available spots in the classes of 2022-2026.



# OLD COLONY OPENED IN 1975



# LOOKING TO THE FUTURE

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- ✓ Our building opened in 1975.
- ✓ We are housed within our original structure.
- ✓ Many systems have surpassed their “useful life” straining the operating budget as maintenance costs are increasing dramatically as a percentage of our operating budget.
- ✓ A building relatively unchanged from the 1970’s, no longer serves the needs associated with current-day vocational education.
- ✓ Demand for quality vocational technical training is at an all-time high.
- ✓ Old Colony aspires to provide vocational training beyond the traditional school day in collaboration with work-force partners to support economic development. Equipment upgrades and appropriate space are a necessary component for this work to effectively take place.

# VOCATIONAL ENROLLMENT

Old Colony has seen consistent enrollment over a 20+ year period of time. Neighboring vocational schools have seen increases in an ability to serve interested populations with the expansion of their existing footprints. Recent improvements at Cape Cod Tech and Upper Cape have resulted in an ability to better serve demand of students from member towns.

District/ Town	Final 2001	Final 2019	Change 01-19	Final 2020	Change 19-20	Final 2021	Change 20-21
Cape Cod Tech	625	571	-9.46%	616	7.31%	626	1.60%
Old Colony	538	550	2.18%	556	1.08%	563	1.24%
Upper Cape	592	703	15.79%	706	0.42%	722	2.22%

In school years 2020-2021 through 2022-2023, Old Colony enrollment has been at capacity. Our retention rates have improved and our admission of incoming students has been capped at a range of 140-150 students in our incoming 9<sup>th</sup> grade classes.



# PRIOR PROJECTS

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## We Have Replaced:

- ✓ Roof
- ✓ Boilers
- ✓ Building Automation Systems
- ✓ 18 Rooftop Units for Heating Ventilation and Air Conditioning
- ✓ Installed VAV units for precise temperature control in spaces
- ✓ VFD motor starters



# PRIOR PROJECTS

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## Renovation of a Science Lab Space

*This Science Lab is our largest academic classroom and just under the recommended per pupil square footage for Science Labs.*

*Three additional Science classrooms are in need of updates, renovation, additional square footage, and appropriate lab equipment such as access to gas and fume hoods.*



# MAINTENANCE OF EFFORT

- ✓ Installation of security doors
- ✓ 40 Camera CCTV system
- ✓ Access Control system
- ✓ Retrofit interior and exterior lighting
- ✓ Replace all overhead doors
- ✓ Addition to Welding Shop (36'x42') in 1986
- ✓ Upgrades to septic system in 1991





# MAINTENANCE OF EFFORT

Grant-funded installation of new security doors and additional cameras through the Security Grant offered by the state.





# MAINTENANCE OF EFFORT

*Our 2019 Student-Led Lobby Redesign Project* was led by students in CADD, Electrical, House & Mill Carpentry, Metal Fabrication and Joining Technology, and Graphic Communication & Design.



# WHAT IS UNKNOWN?

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A thorough and complete investigation into the following areas and systems needs to be completed and the facility as a whole needs to be evaluated.

- 1) Brick and Walls
- 2) Windows, Casings & Doors
- 3) Interior partition walls
- 4) Flooring
- 5) Ceilings
- 6) Lockers and Storage
- 7) Fixtures
- 8) ADA Compliance Issues
- 9) Water Access, Plumbing and Related Systems
- 10) Academic and Technical Classroom Space
- 11) Site Condition and Improvements

The following slides demonstrate some of our on-going problems related to the age of the facility and size constraints with the existing footprint.



# WHAT IS KNOWN?

## SPACE CONSTRAINTS



### Electronics Engineering:

No storage.

Work space is limited.

Small shared space for two grades.

Square footage for two classes is inadequate.



### Machine and Tool Technology:

Student work areas are congested.

# Minimum Square Footage Snapshots

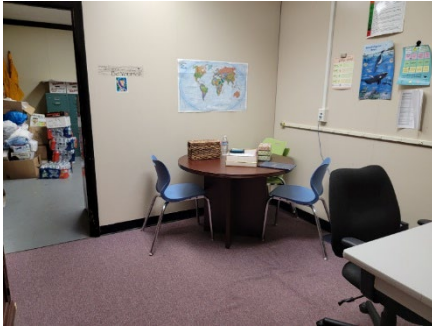
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# ADDITIONAL SPACE CONSTRAINTS

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Several repurposed closets house specialists and Administrators.



An office supply closet was cut in half to house student intervention services.



A School Psychologist used a closet housed on the back of the stage.



Our Athletic Trainer provides services to student-athletes in what was the custodial supply closet. It is located at the rear of the inadequately sized weight room.

# PLUMBING ISSUES

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The piping and fixtures are starting to rot and fail completely



Sink drain (left) leaking behind masonry wall had to be disconnected.



Grease traps and fasteners have rotted to a point where they no longer seal. Silicone is utilized to prevent water leakage.



Floor drain in Culinary Arts blocked off. This is one of several inoperable building floor drains (left).

# PLUMBING ISSUES

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The water for the building is supplied by a bedrock well. Several years ago, Coliform bacteria was detected in the drinking water. The exact cause was never discovered, but it was believed to be caused from infiltration by standing water in the underground well vault. The standing water issue has been rectified and the water now has an integral disinfection system but the State DEP recommendation is to raise the well head above ground.



The domestic water storage tank is original (46 years old). During the last compliance inspection, completed in August 2020, the interior of the water tank showed signs of both liner degradation and rusting of the internal fittings and connections. The well controls are original equipment and utilize mercury switches to operate the well pump and compressor respectively.

# RESTROOMS AND ACCESS

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Restrooms do not meet ADA/AAB requirements. The lavatory ratio for female students to male students is not equitable. There are 3 boys' lavatories to 2 girls' lavatories. To access the lavatories, female students in non-traditional shops have to walk twice the distance of their male counterparts.





# FLOORING

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Gym floor is lifting in areas and has to be reset and glued down annually. This affects game play and poses risk of injury. Floor is in need of complete replacement.



# FLOORING

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Epoxy floors are separating and are repaired as budget monies allow. This again, is an on-going issue. Patches are shown in photos on left and right.

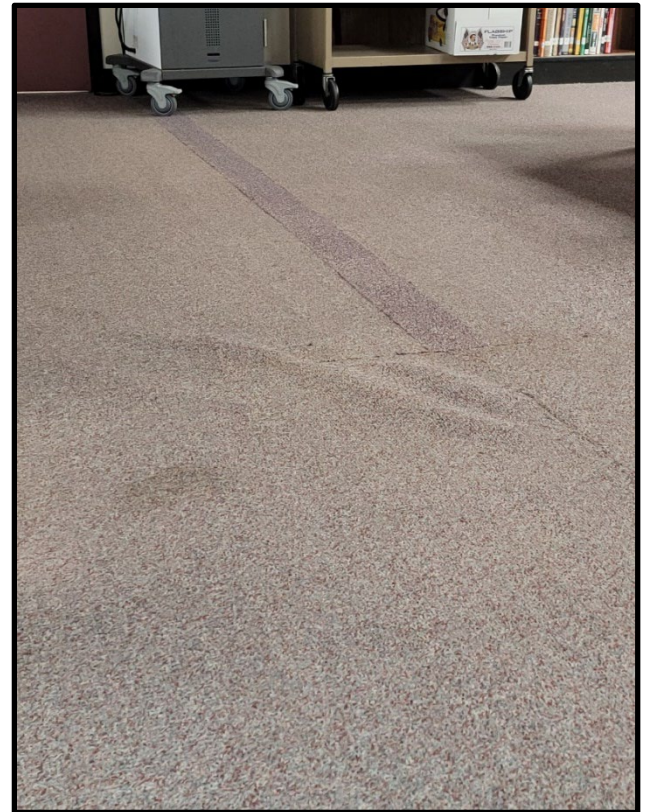
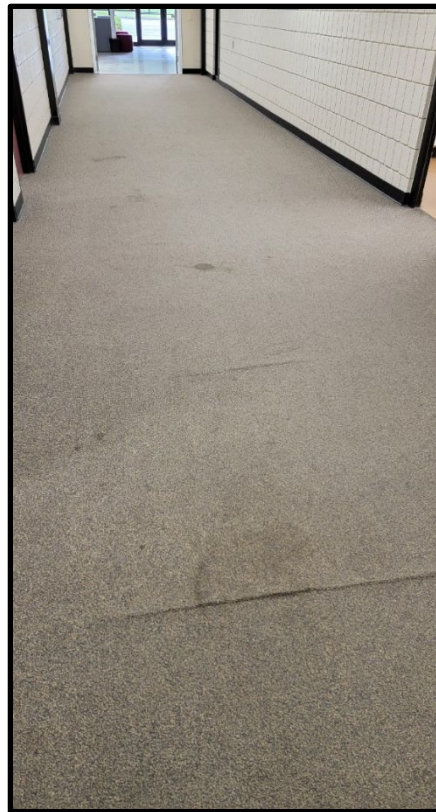
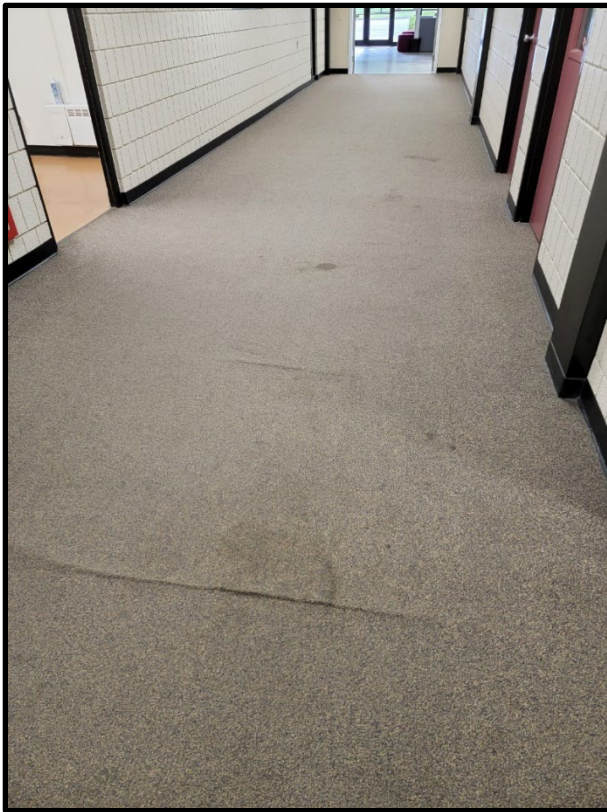




# FLOORING

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Carpeting is beyond its useful life. Carpeting is replaced as funding becomes available. Approximately 10% of the building still has rug in dire need of replacement.



# CLIMATE AND CONTROLS



There is no climate control in some areas; including Graphic Arts, Machine and Tool and the Head End Room. Sophisticated equipment is impacted by unregulated temperature and humidity in the building.



Our server room utilized a portable A/C unit to help temper air and dehumidify space. A closet was repurposed to house the facility's main servers and other IT equipment including the access control and CCTV systems. The District has recently moved servers to a cloud model. Climate controls remain a concern for sophisticated equipment.



# BUILDING EXTERIOR

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Asphalt and paving are in need of considerable repair. Curbing was replaced in 2018 for concern of potential hazards to pedestrian traffic entering and exiting the building. To encumber the expense necessitated to repair asphalt in advance of a potential project is not fiscally responsible planning. For this reason, patchwork has been utilized as needed.



# WINDOWS AND DOORS

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Aluminum double pane windows are original to the building. The seals are failing on several windows. Energy costs are impacted. Replacement costs are high.



Doors are original to the building. Hardware, threshold and frames are problematic and require frequent repair.





# MASONRY

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The masonry walls are showing signs of age. Problems include step cracking, grout deterioration and spalling. Potential for water infiltration and continued deterioration in structural integrity are of concern.



# PARKING

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Parking is insufficient. Storm water drainage is ineffective. Parking lots flood - some to a depth of 10 inches.

Some lots do not meet Accessibility/ AAB code requirements.

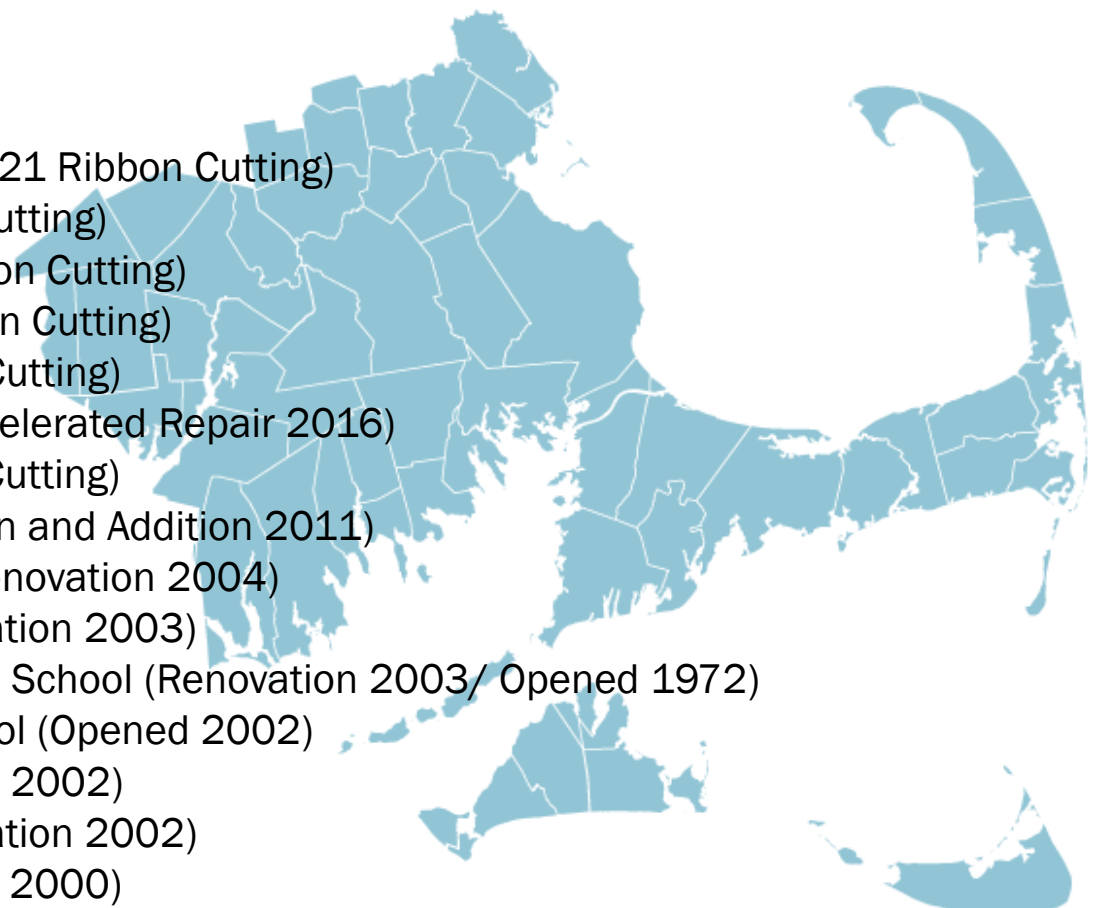




# RECENT PROJECTS

## REGION 6 AND VOCATIONAL SCHOOLS

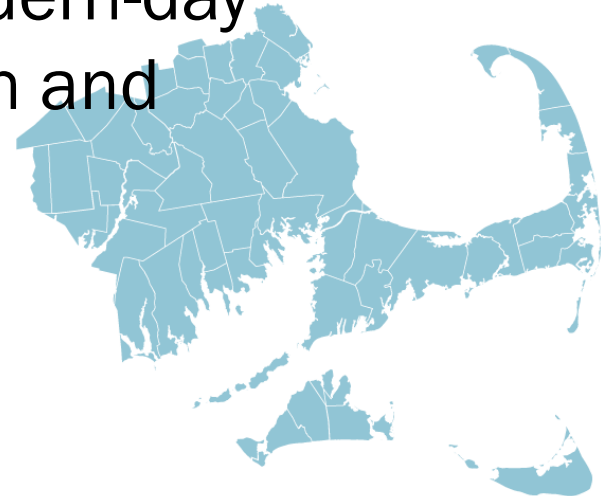
- Bristol Plymouth (Recent)
- Diman Regional (Recent)
- Northeast Metro Tech (Recent)
- Bristol Aggie (Recent)
- Middleborough High School (2021 Ribbon Cutting)
- Cape Cod Tech (2021 Ribbon Cutting)
- Durfee High School (2021 Ribbon Cutting)
- Carver Elementary (2018 Ribbon Cutting)
- Plymouth South (2017 Ribbon Cutting)
- Carver Middle/High School (Accelerated Repair 2016)
- Plymouth North (2012 Ribbon Cutting)
- Rochester Memorial (Renovation and Addition 2011)
- Center School, Mattapoisett (Renovation 2004)
- Old Rochester Regional (Renovation 2003)
- Freetown-Lakeville Intermediate School (Renovation 2003/ Opened 1972)
- Freetown-Lakeville Middle School (Opened 2002)
- Ford Middle School (Renovation 2002)
- Dartmouth High School (Renovation 2002)
- Old Hammondtown (Renovation 2000)
- Apponequet (Renovation 1999/ Opened 1959)



# OUR VISION FOR THE FUTURE

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We understand that resources are finite. Our district members and citizen taxpayers will need the relief of a MSBA reimbursement for us to achieve our vision for the future: a building that honors our district members' commitment to their students, that provides the space needed to prepare our students with the modern-day vocational and technical education and opportunities that their successful futures depend on.



# MSBA TIMELINE

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Anticipated Feasibility Study Board Invitation for Old Colony: June 21, 2023 or August 30, 2023

Feasibility Study/Schematic Design phase: around 20-24 months total (into 2025)

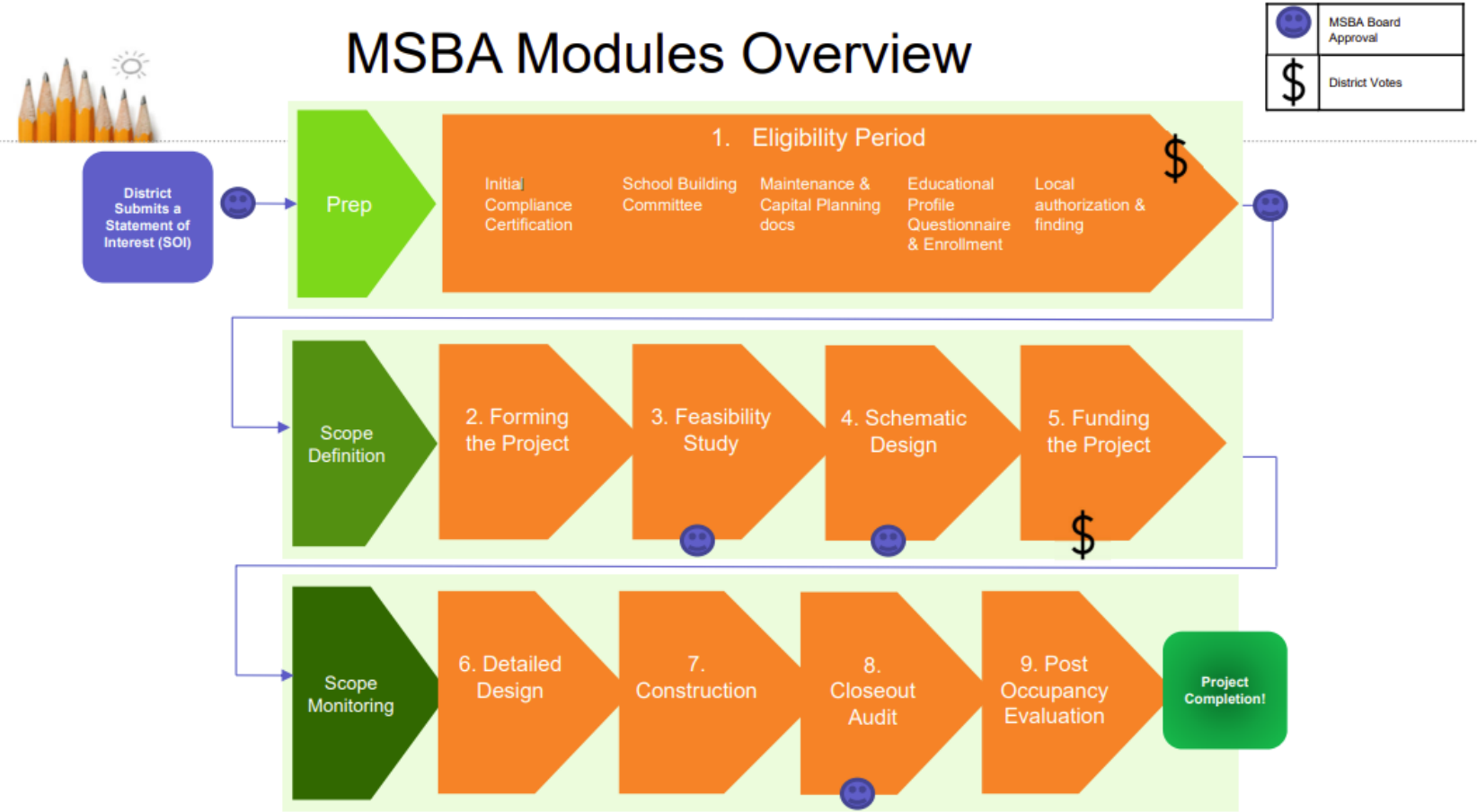
- Consultant Selection (Owner's Project Manager and Designer): 6-8 months
- MSBA Board Invitation to proceed into Schematic Design: 10 months
- MSBA Board approval for Project Scope and Budget: 6-8 months

Local Project Funding Authorization: within 120 days of Project Scope and Budget Board approval (Per the Feasibility Study Agreement that Old Colony will sign at the end of Eligibility Period)

Design Development/Construction Documents/Bidding Phase: 10-12 months

Construction Phase: 24-36 months

# MSBA TIMELINE





# FEASIBILITY STUDY FUNDING

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Old Colony has been planning for this possibility and has set aside \$500,000 of the \$1,000,000 budgeted cost for a feasibility study to explore the possibility of renovation, new construction or a combination of the two.

A warrant article will appear at the annual town meeting where Old Colony will ask to incur short term debt in the amount of \$500,000 to cover the remaining balance of the feasibility study. Each town would be asked to contribute to a portion of this debt.

# COST OF FEASIBILITY STUDY

The cost to each member town is based on a formula that considers Old Colony enrollment (90%) and total students attending K-12 schools (10%). An overview of an estimated cost to tax payers is shown below for each of our member towns. Over the 5-year period, estimated cost to a tax payer ranges from \$2 over five years to \$9.89 over five years per \$100,000 of real estate, which is equal to 40 cents - \$1.97 per year per \$100,000 of real estate.

Lakeville Per 1,000			Mattapoisett Per 1,000			Rochester Per 1,000			Acushnet Per 1,000				Carver Per 1,000			
27.40%	IMPACT	IMPACT	8.20%	IMPACT	IMPACT	17.00%	IMPACT	IMPACT	30.00%	IMPACT	IMPACT	IMPACT	17.40%	IMPACT	IMPACT	IMPACT
NET	RESID.	\$100,000	NET	RESID.	\$100,000	NET	RESID.	\$100,000	NET	OTHER	RESID.	\$100,000	NET	OTHER	RESID.	\$100,000
DEBT SVC	TAX RATE	HOUSE	DEBT SVC	TAX RATE	HOUSE	DEBT SVC	TAX RATE	HOUSE	DEBT SVC	TAX RATE	TAX RATE	HOUSE	DEBT SVC	TAX RATE	TAX RATE	HOUSE
0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
6,165	\$0.00	\$0.24	1,845	\$0.00	\$0.08	3,848	\$0.00	\$0.32	6,750	\$0.05	\$0.00	\$0.38	3,915	\$0.03	\$0.00	\$0.19
6,165	\$0.00	\$0.24	1,845	\$0.00	\$0.08	3,848	\$0.00	\$0.32	6,750	\$0.05	\$0.00	\$0.38	3,915	\$0.03	\$0.00	\$0.19
52,060	\$0.02	\$2.06	15,580	\$0.01	\$0.65	32,490	\$0.03	\$2.73	57,000	\$0.45	\$0.03	\$3.21	33,060	\$0.25	\$0.02	\$1.60
48,827	\$0.02	\$1.93	14,612	\$0.01	\$0.61	30,472	\$0.03	\$2.56	53,460	\$0.43	\$0.03	\$3.01	31,007	\$0.24	\$0.02	\$1.50
47,018	\$0.02	\$1.86	14,071	\$0.01	\$0.59	29,344	\$0.02	\$2.47	51,480	\$0.41	\$0.03	\$2.90	29,858	\$0.23	\$0.01	\$1.45
160,235		\$6.35	47,954		\$2.00	100,001		\$8.41	175,440			\$9.89	101,755			\$4.94

# QUESTIONS OR SUGGESTIONS

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If you have any questions or suggestions for the Old Colony Building Committee, please contact Aaron Polansky, Superintendent-Director at [apolansky@oldcolony.info](mailto:apolansky@oldcolony.info).

If you would like to learn more about the status of our efforts, we have created a web page specific to our work. Please feel free to visit the link at <https://oldcolony.us/msba-information/> for additional information.



**Thank you.**