

# Old Colony Regional Vocational Technical High School

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**PMA Consultants**

SCHOOL BUILDING COMMITTEE | 04.01.2024

# AGENDA

## OLD COLONY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL DISTRICT

### TOWNS OF ACUSHNET, CARVER, LAKEVILLE, MATTAPOISETT, ROCHESTER

Posted in accordance with the provisions of MGL Chapter 30A, § 18-25

**Name of Board/Committee:** School Building Committee

**Date & Time of Meeting:** Monday, April 1, 2024  
6:00 p.m. - Library

**Location of Meeting:** Old Colony Regional Vocational Technical  
High School in the Library located at 476  
North Avenue, Rochester, MA. 02770

**Clerk/Board Member posting notice:** Jolene Costa

Cancelled/Postponed/Revised

(Clerk/Board Member cancelling/postponing/revising meeting)

## AGENDA

1. Welcome
2. Vote to approve prior meeting minutes
  - 2/8/24 SBC Meeting Minutes
3. Update on Designer Responses
  - Applicant Information
  - Subconsultant Matrix
4. Schedule/Next Steps
5. New Business
6. Adjournment

Please be aware that this agenda is subject to change if other issues arise that require attention by this Committee. A copy of the full agenda is available upon request.

**POSTED WEDNESDAY, MARCH 27, 2024 AT 11:40 A.M.**

# MSBA OVERVIEW

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Old Colony Regional Medical Center

THE LANE WAY

FIRE LANE NO PARK

# MSBA PROCESS

## 1. Eligibility Period

- Old Colony has submitted a statement of interest and evaluated existing conditions.

## 3. Feasibility Study

- We help confirm what was found and explored during pre-feasibility.

## 5. Funding the Project

- We stand by you in securing community/funding approval.

## 7. Construction

- We oversee the contractor and construction process while keeping a close eye on the quality, budget, schedule, & more.

1

2

3

4

5

6

7

8

## 2. Forming the Team



- We help you select the Architect that will best meet your project goals.

## 4. Schematic Design

- We assist in developing a final design program & in negotiating a Project Scope & Budget Agreement.

## 6. Detailed Design

- Guiding you through design, we also help to generate construction docs, procure bids, & award a construction contract.

## 8. Completion

- Finalize permits, maximize grant reimbursements, and move students into the school.



# DESIGNER SELECTION

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Old Colony Regional Middle School

NO PARKING

FIRE LANE NO PARK

# DESIGNER SELECTION



## Develop Designer RFS **[Complete]**

We'll work with you to ensure key project elements and needs are captured in the RFS



## Evaluate Respondents **[Underway]**

Each design firm will be evaluated to highlight the relevant experience and information of each



## Designer Selection Panel (DSP) **[April 23 & May 7]**

We'll work to prepare District Representatives (3) for their participation in the MSBA DSP process



## The Right Fit

The best firm will have the most applicable experience and be responsive to your RFP

# Preliminary Review of Designer Submissions

- PMA Distributes to Selection Subcommittee Members
- Verify Submission is Complete and Adequate
- Develop Matrix of Design Subconsultants
- Perform Reference Checks (Ongoing)
- **NO SCORING OR RANKING PRIOR TO DSP MEETINGS!!**



# DESIGNER SELECTION - APPLICANT INFORMATION

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Old Colony Regional Medical Center

THE LANE WAY

THE LANE WAY



# DESIGNER SELECTION

## DESIGNER PROPOSALS RECEIVED

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HMFH



DRA



KBA

## DESIGN FIRM INFO

Firm	# Public Projects (Past 5 years)	# of Active Projects	# of Active MSBA Projects	# of Public Projects above \$40 M (Past 5 Years)	Construction Value Active Projects (In Thousands)
HMFH	18	5	3	10	\$745,093
DRA	35	11	4	10	\$564,450
KBA	47	22	3	9	\$1,157,992

# DESIGN FIRM INFO

Firm	Office Address	Town/City	# of Staff	# Mass Registered Architects	Model School Portfolio
HMFH	HMFH Architects 130 Bishop Allen Drive	Cambridge	49	27	Hanover High School
DRA	Howard Clock Building 260 Charles Street, Studio 300	Waltham	25	9	N/A
KBA	16 Chestnut Street, Suite 301	Foxborough	65	16	N/A

# DESIGN FIRM INFO

Firm	Project Team Name and Title	Years of Experience (Years with this Firm)	Project(s) Team Worked on Together
HMFH	Tina Stanislaski – Principal Bobby Williams – Project Manager Suni Dillard – Project Architect	25 (20) 17 (14) 13 (10)	Bristol-Plymouth Regional Technical School Bristol County Agricultural High School Dover High School & Reg. Career Technical Center
DRA	Carl R. Franceschi – Principal Vladimir Lyubetksy – Design Principal Angel Khazadian – Project Manager	48 (47) 35 (26) 25 (5)	Northeast Metropolitan Technical High School Tri-County Regional Technical High School
KBA	Paul F. Dominov – Principal Craig L. Olsen – Project Manager Greg Joynt – Project Architect	30 (17) 21 (7) 16 (16)	Diman Regional Vocational Technical High School Nashoba Regional High School



# DESIGNER SELECTION - SUBCONSULTANT MATRIX

RFS Required Categories of Work	HMFH	MBE/WBE	KBA	MBE/WBE	DRA	MBE/WBE
Architecture	HMFH	WBE	KBA		DRA	
Educational Programming Consultant	New Vista Design		Locker Education + Architecture Plannign (LEAP) / KBA		New Vista Design	
Civil Engineering	Samiotes	WBE	CDW	WBE	Tighe & Bond, Inc.	
Landscape Architecture	Halvorsen		KBA		Brown Sardina, Inc.	WBE
Structural Engineering	Foley Buhl Roberts & Associates		Odeh Engineers Inc.		Engineers Design group, Inc.	MBE
Fire Protection Engineering	AKAL Engineering Inc	MBE	AKAL Engineering Inc	MBE	Engineers Design group, Inc.	MBE
Plumbing Engineering	GGD Consulting Engineers Inc.		AKAL Engineering Inc	MBE	Engineers Design group, Inc.	MBE
HVAC Engineering	GGD Consulting Engineers Inc.		GGD Consulting Engineers Inc.		Griffith & Vary, Inc.	
Electrical/Lighting Engineer	GGD Consulting Engineers Inc.		GGD Consulting Engineers Inc.		Griffith & Vary, Inc.	
Data/Communications Consultant	GGD Consulting Engineers Inc.		D'Agostin & Associates		Communications Design Services	
Environmental Permitting Consultant	Samiotes	WBE	CDW Consultants Inc.	WBE	LEC Environmental Consultants, Inc.	WBE
Geotechnical Engineering	Lahlaf Geotechnical Consulting, Inc. (LGCI)	MBE	Lahlaf Geotechnical Consulting, Inc. (LGCI)	MBE	O;Reilly, Talbot & Okun Associates, Inc.	WBE
Geoenvironmental Engineering	PEER Consultants	MBE/WBE	CDW Consultants Inc.	WBE	CDW Consultants Inc.	WBE
Hazardous Materials Consultant	Universal Environmental Consultants, Inc.		Universal Environmental Consultants, Inc.		CDW Consultants Inc.	WBE
Cost Estimating Consultant	PM&C, LLC		PM&C, LLC		Ellana Inc.	WBE
Kitchen/Food Service Consultant	Crabtree McGrath Associates		Schiavone Designs, LLC	WBE	Crabtree McGrath Associates	
Laboratory Consultant	HMFH		Cavanaugh Tocci Associates		DRA	
Acoustical Consultant	Cavanaugh Tocci Associates		Cavanaugh Tocci Associates		Acentech Inc.	
Specification Consultant	Kalin Associates		Architx, LLC	WBE	Kalin Associates	
Library Media Subconsultant	HMFH		KBA		DRA	
Technology/Audio Visual Consultant	Cavanaugh Tocci Associates		D'Agostin & Associates		Communications Design Services	
Theatrical Consultant	Cavanaugh Tocci Associates		Martin Vinik Planning for the Arts, LLC		Studio T+L, LLC.	
Sustainable/Green Design/Renewable Energy Consultant	Soden Sustainability Consulting	WBE	Soden Sustainability Consulting	WBE	VvS Architects & Consultants	WBE
Code Consultant	Hastings Consulting		Jensen Hughes		R.W. Sullivan Engineering	
Accessibility Consultant	KMA LLC	MBE	Jensen Hughes		Kessler McGuinness & Associates, LLC	
Traffic Consultant	Bryant Associates	MBE	Brennen Consulting, Inc.	WBE	Bryant Associates	MBE
FF&E Consultant	HMFH		Mohar Design, LLC	WBE	Stefura Associates Inc	WBE
Site Survey	Samiotes	WBE	Brennen Consulting, Inc.	WBE	Tighe & Bond, Inc.	
Security Consultant	GGD Consulting Engineers Inc.		Good Harbor Techmark, LLC		Introba inc.	



## New Construction Options

The 84-acre site affords many possibilities for locating a new building. In all options, it is possible to orient the building to maximize daylight in all educational spaces. If the existing building is connected to town water and the well is decommissioned, there are two possible locations directly to the east of the existing building.

### Option 1

This site option could reduce the utility runs coming off of North Ave. which could potentially reduce cost. It may be possible to add a construction entrance and after construction, this road could provide a second means of egress from the site and/or emergency access to the athletic fields.

### Option 2

Option 2 affords more space for construction and lay down area. Access roads around the existing building will need to be maintained for safety and construction traffic will have to share the school roadway and be restricted during drop-off and pick-up.

### Option 3

A new building would be located on the current athletic fields; after the existing building is demolished, new playing fields would be rebuilt on its footprint. This option would allow maximum separation for construction activities and reduce impact on the daily activities of the school. It may be possible to construct a separate access road similar to option 1.

Option 1 or 2 will save costs compared to option 3 which includes rebuilding the athletic fields. MSBA grant money covers 8% of site costs so the District would be responsible for most of the cost of rebuilding the athletic fields.

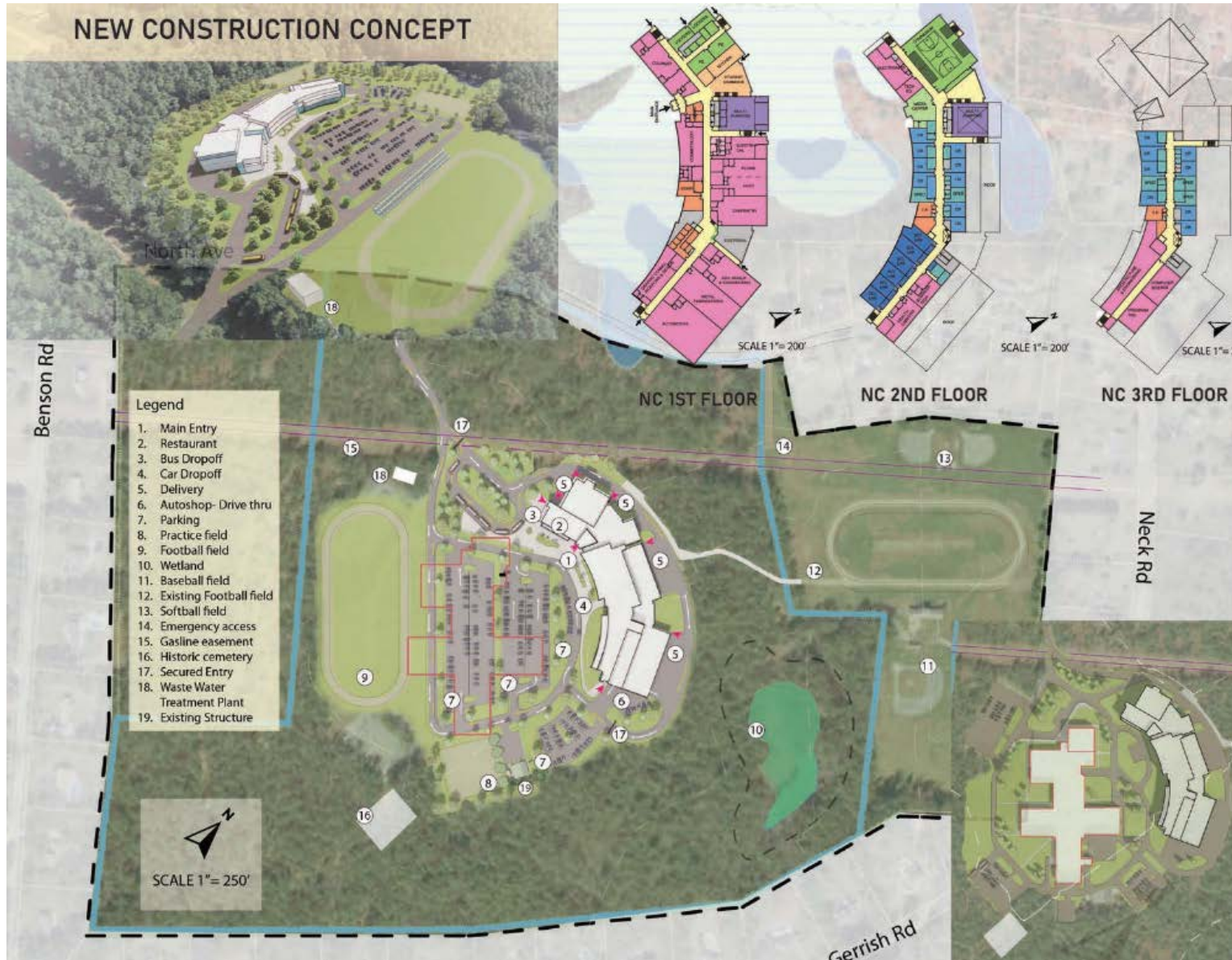


◀ Arranging public-facing CTE programs adjacent to the main entrance allows oversight and security, while locating an outdoor dining area for the Culinary Arts program adjacent to the vernal pools would allow the public to enjoy the beautiful features of the site.



# DESIGNER SELECTION - DESIGNER CONCEPTUAL LAYOUT EXAMPLES - DRA

DRA



# DESIGNER SELECTION - DESIGNER CONCEPTUAL LAYOUT EXAMPLES - KBA





# DESIGNER SELECTION

## MSBA REFERENCES Form - Ongoing (PMA)



School District \_\_\_\_\_

Project \_\_\_\_\_

Company Name & Contact	Type of Project	Communication	Budget Control	Document Quality	Schedule Control	Construction Control	Comments
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Applicant:

Ref. #1		<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	
Ref. #2		<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	
Ref. #3		<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	<input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Poor	

# DESIGNER SELECTION PANEL (DSP)

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Old Colony Regional Middle School

THE LITTLE WISDOM

DRIVE LANE NO PARK

# DESIGNER SELECTION PANEL



## DSP MEETING OVERVIEW

DSP Meeting #1 – April 23<sup>rd</sup>, 2024

DSP Meeting #2 – May 7<sup>th</sup>, 2024

### Attendees:

- MSBA staff
- Designer Selection Panel (DSP): 13 members
- Three (3) Old Colony representatives:\*

*\*All three reps must sign and return 'DSP Acknowledgement Form' prior to DSP meeting.*



## 2024 Designer Selection Panel Meeting Dates

<b>January 16</b>	<b>May 21</b>	<b>October 8</b>
<b>January 30</b>	<b>June 4</b>	<b>October 22</b>
<b>February 13</b>	<b>June 18</b>	<b>November 5</b>
<b>February 27</b>	<b>July 9</b>	<b>November 19</b>
<b>March 12</b>	<b>July 23</b>	<b>December 3</b>
<b>March 26</b>	<b>August 13</b>	<b>December 17</b>
<b>April 9</b>	<b>August 27</b>	
<b>April 23</b>	<b>September 10</b>	
<b>May 7</b>	<b>September 24</b>	

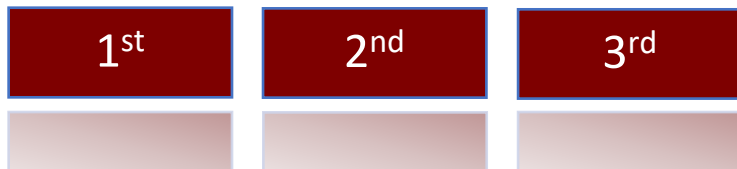
*All meetings dates are tentative until confirmed by the MSBA*

All Designer Selection Panel Meetings will begin at 8:30 AM via ZOOM, unless otherwise indicated.

# DESIGNER SELECTION PANEL

## DSP MEETING OVERVIEW

- Deliberate in open forum. Identify top 3 firms:
  - Ranked first = 3 points; second = 2 points; third = 1 point
  - Firm with highest cumulative point total is ranked FIRST, the next highest ranked SECOND, third highest ranked THIRD
  - All additional recommended finalists receive zero points
- If DSP decides interviews are required:
  - Town & MSBA collaborate on interview questions.
  - Interviews scheduled & DSP (including OCRVTHS reps) attend.
  - Firms are “re-ranked” and successful firm identified.
- District enters into a contract negotiation with highest ranked firm.



Designer Selection Panel Voting Sheet		LaVallee Brensinger Architects	Mount Vernon Group Architects, Inc.	Raymond Design Associates, Inc.	Studio G. Architects, Inc.	Symmes Maini & McKee Associates, Inc.	Turowski/2 Architecture, Inc.
Tuesday, June 05, 2018							
District:							
School:							
Russell Bartash	MA Building Trades Council Designee				2	3	1
Karl Brown AIA	MSBA Staff	1				3	2
James H Crissman FAIA	MSBA Designee				3	2	1
David Eisen FAIA	BSA Designee	1			3	2	
Bernard Feldstein AIA Emeritus	MSBA Designee, Chair	1			2	3	
Barbara Hansberry	MSBA Director of Stategic Planning	2				1	3
Richard Hanson	AGC-MA Designee				2	3	1
John Jumpe PE	MSBA Staff	2				3	1
Maureen A McCaffrey PE	MSBA Designee	2	1			3	
Michael L McKimmey PE	MSBA Designee, Vice Chair				1	3	2
Leo F Peters PE	ACEC Designee	2				3	1
Mary Pichetti	MSBA Staff	2			1	3	
Christine B Verbitzki AIA	Public Member	2				3	1
Alan Cron	Superintendent		1			3	2
Edward F Kimball	Chair, Board of Selectmen				1	3	2
Mark Shom	Director of Facilities		2			3	1
TOTAL							
Member DSP:		15	4		15	44	18
Date:							

Handwritten annotations: A large 'SAMPLE' watermark is overlaid on the table. At the bottom, there are handwritten circles containing the numbers 3, 1, and 2, with arrows pointing to the total scores for the three firms: 15 (LaVallee Brensinger), 4 (Mount Vernon Group), and 18 (Turowski/2 Architecture).



# DSP Meetings

- **Meeting #1: April 23, 2024**
  - Review Designer Submissions
  - DSP Ranks Firms First to Last
  - Shortlist ~3 Highest Ranked Firms
- **Meeting #2: May 7, 2024**
  - Interview Shortlisted Candidates
  - DSP Ranks Firms First to Last
  - District/PMA Negotiate Contract with Top Ranked Firm

# SCHEDULE & NEXT STEPS

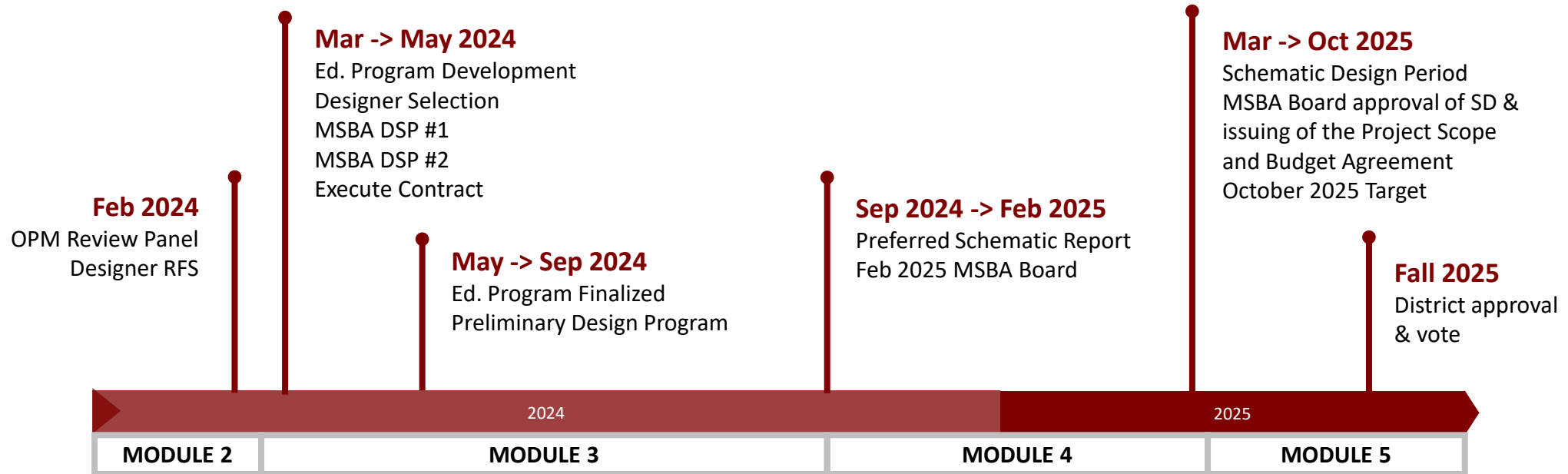
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Old Colony Regional Medical Center

NO PARKING

NO PARKING

# PROJECT TIMELINE



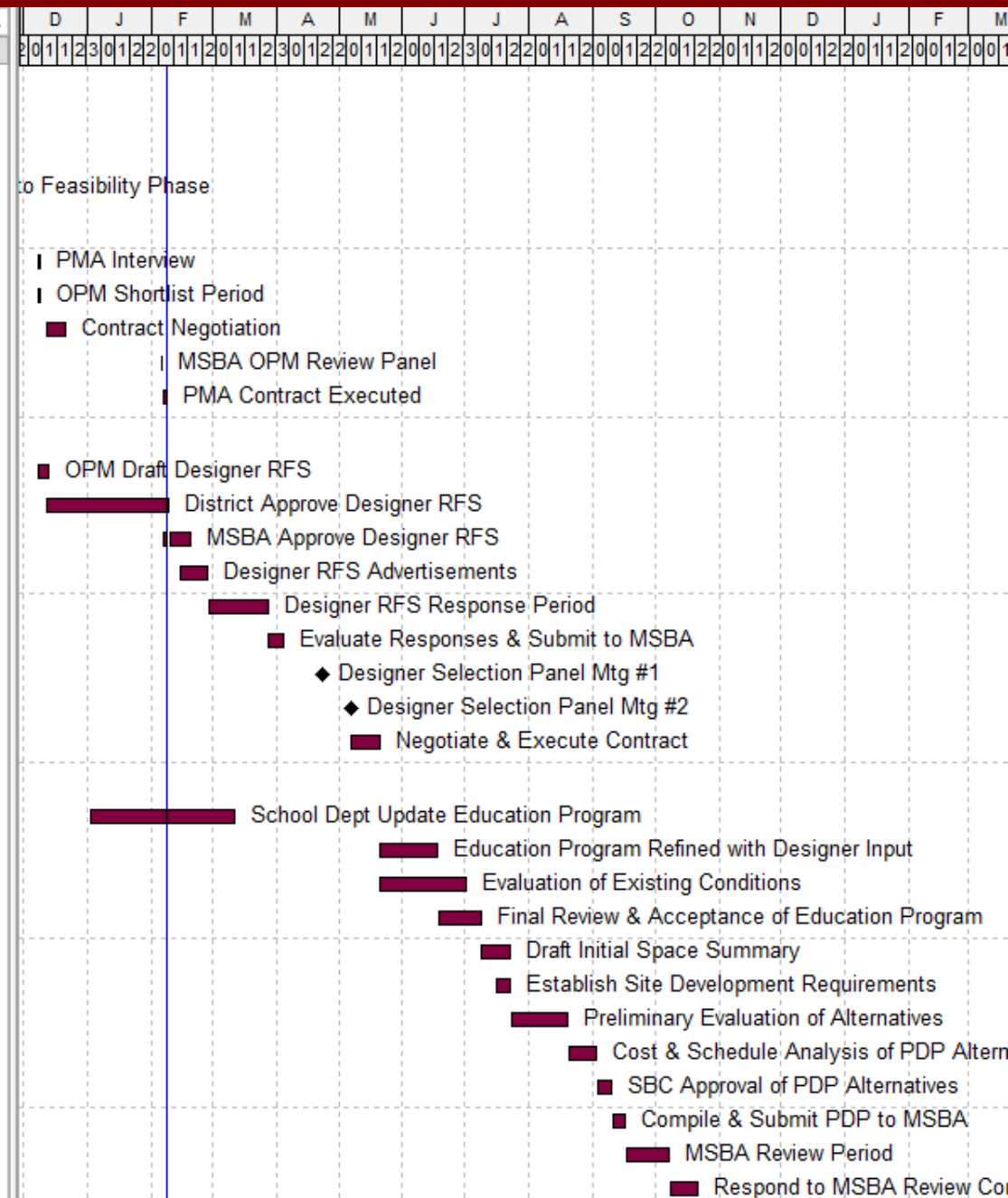
  
**YOU ARE  
HERE**

## TIMELINE KEY

*Dates are Forecast based on an estimated MSBA Board Meeting schedule*

# PROJECT SCHEDULE

Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
<b>Old Colony Regional</b>					
A2690	SOI Submitted to MSBA	1	26-Apr-21 A	26-Apr-21 A	
A2700	MSBA Invitation to Eligibility Phase	1	02-Mar-22 A	02-Mar-22 A	
A2710	MSBA Invitation to Feasibility Phase	1	30-Aug-23 A	30-Aug-23 A	
<b>OPM Selection</b>					
A1000	PMA Interview	1	08-Dec-23 A	08-Dec-23 A	
A1010	OPM Shortlist Period	1	08-Dec-23 A	08-Dec-23 A	
A1020	Contract Negotiation	7	12-Dec-23 A	20-Dec-23 A	
A1380	MSBA OPM Review Panel	1	05-Feb-24 A	05-Feb-24 A	
A1390	PMA Contract Executed	5	06-Feb-24 A	07-Feb-24 A	
<b>Designer Selection</b>					
A1030	OPM Draft Designer RFS	3	08-Dec-23 A	12-Dec-23 A	
A1430	District Approve Designer RFS	43	12-Dec-23 A	08-Feb-24	2
A1040	MSBA Approve Designer RFS	10	06-Feb-24 A	19-Feb-24	2
A1060	Designer RFS Advertisements	10	14-Feb-24	27-Feb-24	2
A1050	Designer RFS Response Period	21	28-Feb-24	27-Mar-24	2
A1070	Evaluate Responses & Submit to MSBA	6	28-Mar-24	04-Apr-24	2
A1080	Designer Selection Panel Mtg #1	0		23-Apr-24*	0
A1090	Designer Selection Panel Mtg #2	0		07-May-24*	0
A1100	Negotiate & Execute Contract	10	07-May-24	20-May-24	0
<b>Preliminary Design Program</b>					
A1110	School Dept Update Education Program	50	02-Jan-24 A	11-Mar-24	50
A1190	Education Program Refined with Designer Input	20	21-May-24	17-Jun-24	0
A1130	Evaluation of Existing Conditions	30	21-May-24	01-Jul-24	10
A1200	Final Review & Acceptance of Education Program	15	18-Jun-24	08-Jul-24	0
A1120	Draft Initial Space Summary	10	09-Jul-24	22-Jul-24	0
A1140	Establish Site Development Requirements	5	16-Jul-24	22-Jul-24	0
A1150	Preliminary Evaluation of Alternatives	20	23-Jul-24	19-Aug-24	0
A1210	Cost & Schedule Analysis of PDP Alternatives	10	20-Aug-24	02-Sep-24	0
A1220	SBC Approval of PDP Alternatives	5	03-Sep-24	09-Sep-24	0
A1160	Compile & Submit PDP to MSBA	5	10-Sep-24	16-Sep-24	0
A1170	MSBA Review Period	21	17-Sep-24	07-Oct-24	21
A1180	Respond to MSBA Review Comments	14	08-Oct-24	21-Oct-24	21



## Key Dates:

- Designer RFS Published: 2/28/24
- Designer Pre-Bid: 3/04/24 @ 3PM
- Designer Responses Due: 3/27/24
- **School Building Committee: Week of 4/1/24**
- Applications due to MSBA: 4/4/24
- DSP Meeting #1: 4/23/24
- DSP Meeting #2: 5/7/24
- **School Building Committee: Week of 5/7/24**
- Preliminary Design Program: September 2024 Target





**PMA Consultants**

**[OldColony@PMAConsultants.com](mailto:OldColony@PMAConsultants.com) QUESTIONS? | THANK YOU!**



## MSBA Designer Selection Panel (“DSP”)

- **13 Appointed Members, including:**
  - Boston Society of Architects (BSA)
  - American Council of Engineering Companies of MA (ACEC)
  - Associated General Contractors of MA (AGC)
  - MSBA Staff
- **3 Local Representatives:**
  - one (1) of whom shall be designated by the school committee, district school committee, or board of trustees of the Eligible Applicant, as the case may be;
  - one (1) of whom shall be the superintendent of schools of the Eligible Applicant, ex officio, or his/her designee;
  - and one (1) of whom shall be the chief executive officer of the city or town that is the Eligible Applicant, ex officio, or his/her/its designee or, in all other cases, a member of the School Building Committee designated by the School Building Committee.