

Old Colony Regional Vocational Technical High School



PMA Consultants



HMFH ARCHITECTS

SCHOOL BUILDING COMMITTEE | 07.08.2024

AGENDA

Name of Board/Committee:	School Building Committee
Date & Time of Meeting:	Monday, July 8, 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
<u>Cancelled/Postponed/Revised</u>	

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

AGENDA

1. **Call to Order**
2. **Vote to approve prior meeting minutes**
 - **6/13/2024 SBC Meeting Minutes**
3. **Designer Workplan Update**
4. **Day with Teachers Recap**
5. **Existing Conditions (Site/Building Analysis)**
6. **Review of Space Summary and Proposed Enrollment Scenario Numbers to Study
Approval/Potential Vote**
7. **Schedule/Next Steps**
8. **New Business**
9. **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 TUESDAY, JULY 2, 2024 AT 2:00 P.M.

MSBA OVERVIEW

Old Colony Regional Medical Center

THE LANE WAY

FREE ZONE 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 WORKPLAN UPDATE

Old Colony Regional Middle School

NO PARKING

FIRE LANE NO PARK

PDP WORKPLAN STATUS

PDP Workplan

Old Colony Regional Vocation Technical High School

5/27/2024 HMFH Architects

			2024																											
			May				June				July				August				September				October							
Start	End		6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	2	9	16	23	30	7	14	21	28		
Preliminary Design Program (PDP)	05/07/24	09/17/24																												
Meetings																														
Finalize Contract	05/15/24	05/15/24																												
SBC Meetings	TBD	TBD																												
Meeting with Fire and Police	TBD	TBD																												
Educational Planning																														
Review/revise existing ed program																														
Visioning Sessions	06/11/24	09/11/24																												
Educational Programming																														
Analyze existing schedule / projected growth																														
Meet with Educators	06/10/24	06/10/24																												
Populate MSBA Space Template	06/25/24	07/08/24																												
Evaluation of Existing Conditions																														
Walk through of building and systems	05/15/24	05/15/24																												
Existing Conditions Drawings Verification																														
Geotechnical investigation																														
Code Review/Structural																														
Haz Mat Analysis																														
Topographic Site Survey																														
Zoning Review																														
Site Development Requirements	06/03/24	07/08/24																												
Site Program Development																														
Water Requirements																														
Orientation/Parking/Traffic																														
Identify Potential Sites																														
Preliminary Evaluation of Alternatives	07/09/24	08/05/24																												
Analysis for Feasibility																														
Preliminary Plan and Site Diagrams																														
Cost implication of Alternatives																														
Community Meetings	TBD	TBD																												
Acushnet																														
Carver																														
Lakeville																														
Mattapoisett																														
Rochester																														
Submission Preparation & Local Approvals	09/09/24	09/17/24																												
PDP Submission to MSBA	09/17/24	09/17/24																												
MSBA Review Period	09/18/24	10/07/24																												
Respond to MSBA Comments	10/8/2024	10/22/2024																												

DAY WITH TEACHERS/STAFF RECAP

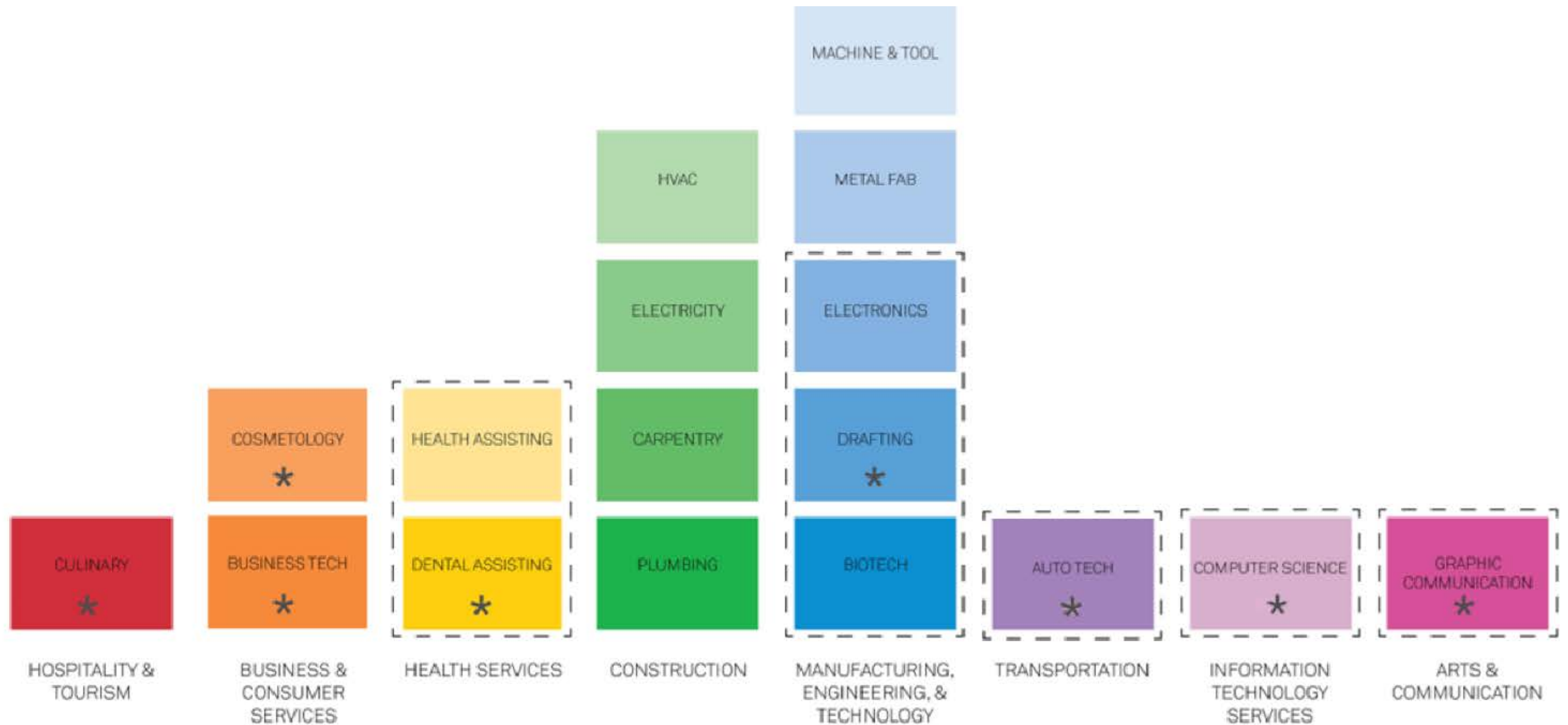
Old Colony Regional Middle School

THE LANE MUSEUM

DRIVE LANE NO PARK

DAY WITH TEACHERS AND STAFF - RECAP

VOCATIONAL CLUSTERS - BUILDING A FRAMEWORK



EDUCATIONAL VISIONING (RECAP DAY 1)

Old Colony Regional Middle School

THE LANE WAY

THE LANE WAY

EDUCATIONAL VISIONING - RECAP



Old Colony
Regional Vocational and
Technical High School

Educational Visioning Group
Workshop One Notes
June 11, 2024

Old Colony Culture of Teaching and Learning

When asked to share three words that best describe Old Colony's culture of teaching and learning, workshop participants created the following Word Cloud.



- Family (13)
- Inclusive (10)
- Passion (7)
- Caring (6)
- Welcoming (6)
- Supportive (5)
- Creative (4)
- Small (4)
- Collaborative (3)
- Engaging (2)
- Bold (2)
- Personal (2)
- Hope (1)
- Learning (1)
- Exiting
- Prepared
- Belonging
- Passionate
- Educational
- Safe
- Pride
- Analytical
- Energetic
- Innovative
- Partnership
- Team
- Nurture
- Small community
- Future
- Connection
- Lessons
- Inviting
- Accountability
- Workful
- Helpful
- Traditional
- Sportsmanship
- Hands-on
- Interactive
- Outdated
- Rural
- Conservative



EXISTING CONDITIONS (SITE/BUILDING ANALYSIS)

Old Colony Regional Medical Center

THE LANE WAY

DRIVE LANE NO PARK

EXISTING CONDITIONS – SITE PLAN

EXISTING CONDITIONS - BUILDABLE CONSTRAINTS



SITE CONSTRAINTS

- Water
 - Wellhead Protection Area
 - Zone 1 - NO Build
 - Zone 2 (IWPA) - No increase in impervious area
 - Surface Water Protection Area - Zone B
 - FEMA 100 Year Flood Zone - Opp. side of North Ave
 - Vernal Pool Setbacks
- Zoning
 - Property line setbacks
 - Residential/Agricultural District
 - Groundwater protection District
- Utility Easement

BUILDABLE AREA - APPROACH 1

OUTSIDE WELLHEAD PROTECTION AREA



KEEP EXISTING WELL

- ADDITION RENOVATION
 - STAY OUTSIDE THE WELLHEAD PROTECTION AREA TO AVOID AN INCREASE IN IMPERVIOUS AREA
- NEW CONSTRUCTION
 - BUILD ON FIELDS
 - NORTH SIDE OF UTILITY EASEMENT
 - GROUND FLOOR FOOTPRINT NOT LIMITED BY EXG BUILDING AREA

BUILDABLE AREA - APPROACH 2

WELLHEAD PROTECTION AREA - ZONE 2



KEEP EXISTING WELL

- ADDITION RENOVATION
 - SEE AREAS ON APPROACH 1
- NEW CONSTRUCTION
 - BALANCE IMPERVIOUS AREA - KEEP SAME SIZE BUILDING FOOTPRINT* WITHIN WELLHEAD PROTECTION ZONE 2

*REVIEW INCREASE IN IMPERVIOUS AREA DURING CONSTRUCTION

BUILDABLE AREA - APPROACH 3

WELLHEAD PROTECTION AREA - ZONE 1



REVIEW OF SPACE SUMMARY & PROPOSED ENROLLMENT OPTIONS APPROVAL/POTENTIAL VOTE

Old Colony Regional Middle School

THE LANE MIDDLE

THE LANE MIDDLE

ENROLLMENT OPTIONS - MSBA CERTIFICATION

Old Colony

Proposed CTE Enrollment/ Shop sizes

	# Teachers	Design Enrollments				
		560	620	728	776	810
Arts & Communication Services Cluster						
Graphic Communication & Design	3	40	48	48	48	48
Business & Consumer Services						
Cosmetology	3	48	48	48	48	48
Buisness Technology	3	40	40	40	40	40
Construction Academy						
House & Mill Carpentry (Carpentry)	3	40	48	48	48	48
Plumbing (New)	3			48	48	48
HVAC (New)	3			48	48	48
Electrical Technology (Electricity)	3	40	48	60	60	54
Health Services						
Health Careers	3	52	56	56	56	56
Dental Assisting (New)	2				48	48
Hospitality Academy						
Culinary Arts	3	60	68	68	68	68
Information Technology Services						
Computer Science	2	40	40	40	40	40
Manufacturing, Engineering and Technological						
Metal Fabrications & Joining Technology	3	40	48	48	48	48
Electronics Engineering Technology	2	40	40	40	40	40
Machine & Tool Technology (advanced manufacturing)	3	40	48	48	48	48
Architecture & Engineering CADD	2	40	40	40	40	40
Biotechnology (New)	2					40
Transportation Academy						
Automotive Technology	3	40	48	48	48	48
Total Students	46	560	620	728	776	810

- Min 560 Students – Max 810 Students
- **560 Students - MINIMUM**
 - All programs at 40 students except Cosmetology, Health Careers, and Culinary to get to the 560 enrollment
- **620 Students**
 - Right size all existing programs to support current DESE enrollment numbers
 - Culinary (Grows to 68 Students)
- **728 Students**
 - Adds two new programs
 - Plumbing (48 Students)
 - HVAC (48 Students)
 - Culinary (Grows to 68 Students)
 - Elect Tech (Grows to 60 Students)
- **776 Students**
 - 728 enrollment + Adds another new program
 - Dental (48 Students)
 - Culinary (Grows to 68 Students)
 - Elect Tech (Grows to 60 Students)
- **810 Students - MAXIMUM**
 - 776 enrollment + Adds another new program
 - Biotechnology (40 Students)
 - Culinary (Grows to 68 Students)
 - Elec Tech (Grows to 54 Students)

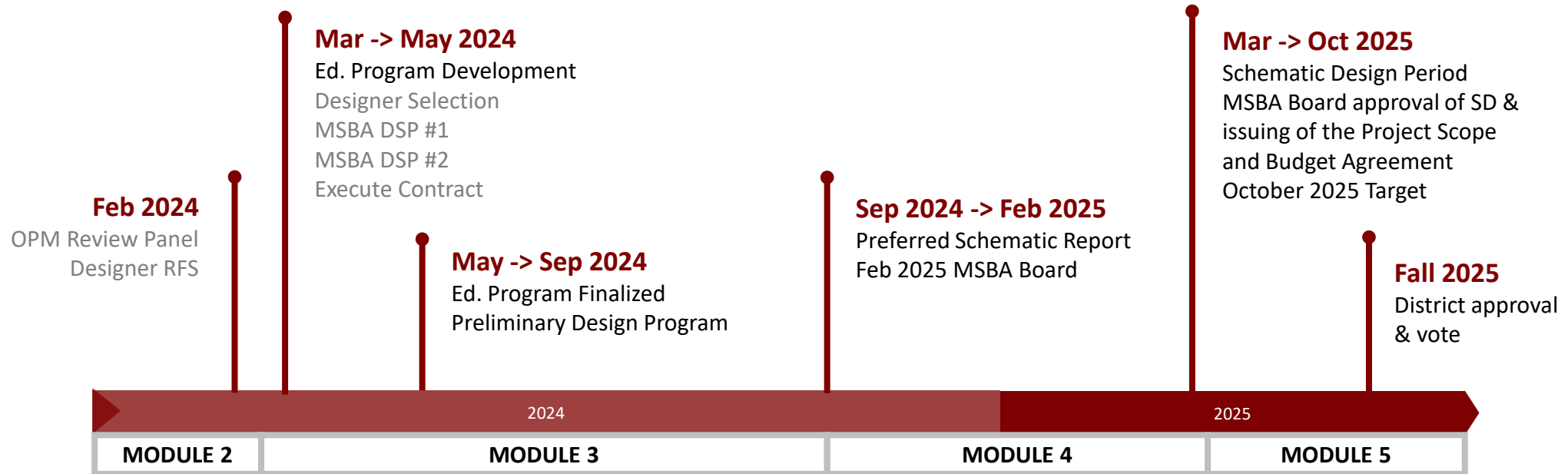
SCHEDULE & NEXT STEPS

Old Colony Regional Medical Center

THE LANE WAY

FREE LANE NO PARK

PROJECT TIMELINE



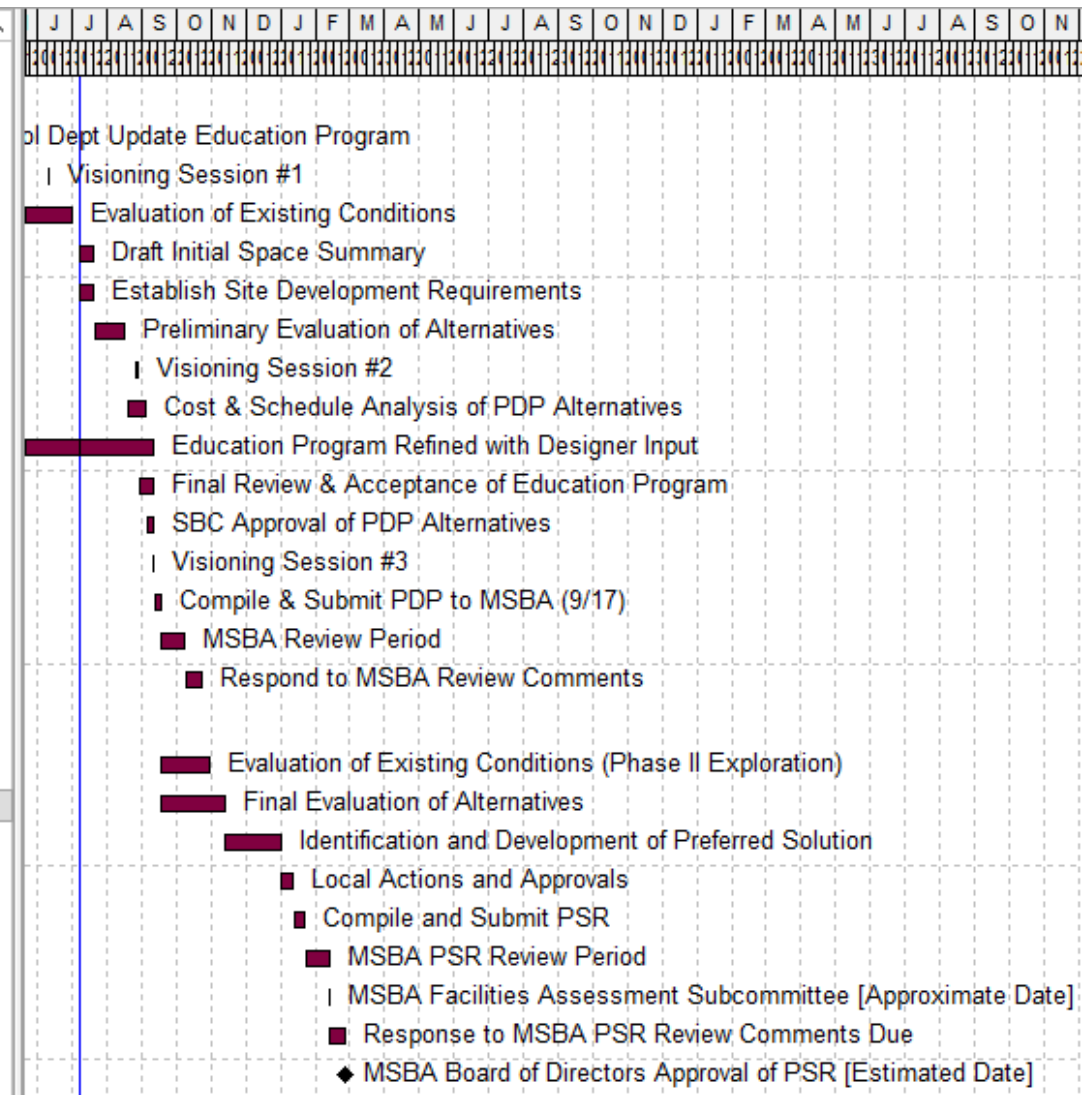

**YOU ARE
HERE**

TIMELINE KEY

Dates are Forecast based on an estimated MSBA Board Meeting schedule

PROJECT SCHEDULE

Activity ID	Activity Name	Original Duration	Start	Finish
Preliminary Design Program				
A1110	School Dept Update Education Program	50	02-Jan-24 A	11-Mar-24 A
A1470	Visioning Session #1	1	11-Jun-24 A	11-Jun-24 A
A1130	Evaluation of Existing Conditions	30	21-May-24 A	01-Jul-24 A
A1120	Draft Initial Space Summary	10	08-Jul-24 A	19-Jul-24
A1140	Establish Site Development Requirements	5	08-Jul-24 A	19-Jul-24
A1150	Preliminary Evaluation of Alternatives	20	22-Jul-24	16-Aug-24
A2720	Visioning Session #2	1	27-Aug-24*	27-Aug-24
A1210	Cost & Schedule Analysis of PDP Alternatives	13	19-Aug-24	04-Sep-24
A1190	Education Program Refined with Designer Input	20	21-May-24 A	11-Sep-24
A1200	Final Review & Acceptance of Education Program	10	29-Aug-24	11-Sep-24
A1220	SBC Approval of PDP Alternatives	5	05-Sep-24	11-Sep-24
A2730	Visioning Session #3	1	11-Sep-24*	11-Sep-24
A1160	Compile & Submit PDP to MSBA (9/17)	4	12-Sep-24	17-Sep-24
A1170	MSBA Review Period	21	18-Sep-24	08-Oct-24
A1180	Respond to MSBA Review Comments	14	09-Oct-24	22-Oct-24
Preferred Schematic Report				
A1230	Evaluation of Existing Conditions (Phase II Exploration)	30	18-Sep-24	29-Oct-24
A1240	Final Evaluation of Alternatives	40	18-Sep-24	12-Nov-24
A1250	Identification and Development of Preferred Solution	35	13-Nov-24	31-Dec-24
A1260	Local Actions and Approvals	8	01-Jan-25	10-Jan-25
A1310	Compile and Submit PSR	7	13-Jan-25	21-Jan-25
A1280	MSBA PSR Review Period	21	22-Jan-25	11-Feb-25
A1290	MSBA Facilities Assessment Subcommittee [Approximate Date]	1	12-Feb-25	12-Feb-25
A1300	Response to MSBA PSR Review Comments Due	14	12-Feb-25	25-Feb-25
A1270	MSBA Board of Directors Approval of PSR [Estimated Date]	0		26-Feb-25*



KEY DATES

- School Building Committee: Tuesday 5/7 6:00PM Since Last SBC
- School Committee Introduction: Wednesday 5/15 6:30PM
- Day w/ Faculty(User Group Mtgs): Monday 6/10 7:30AM-3:00PM
- Educational Visioning Session #1: Tuesday 6/11 12:00PM-3:00PM
- School Building Committee: Thursday 6/13 6:00PM
- School Building Committee: Monday 7/8 6:00PM

- School Building Committee: Monday 8/5 6:00PM Upcoming
- Educational Visioning Session #2: Tuesday 8/27 11:45AM-2:15PM
- School Building Committee: Monday 9/9 6:00PM
- Educational Visioning Session #3: Wednesday 9/11 11:45AM-2:15PM
- Preliminary Design Program: Tuesday 9/17, 2024 Target*

NEW BUSINESS

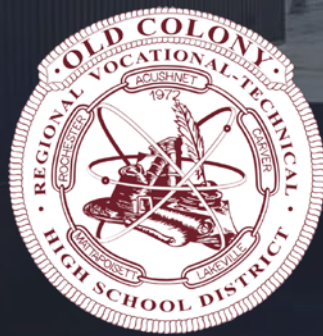
Old Colony Regional Medical Center

NO PARKING

NO PARKING



PMA Consultants



**HM
FH**

HMFH ARCHITECTS

OldColony@PMAConsultants.com QUESTIONS? | THANK YOU!