



Old Colony Regional Vocational Technical High School



PMA Consultants



HMFH ARCHITECTS

SCHOOL BUILDING COMMITTEE | 08.19.2024

AGENDA

Name of Board/Committee:	School Building Committee
Date & Time of Meeting:	Monday August 19, <u>2024</u> 6:00 p.m. - Library
Location of Meeting:	Old Colony Regional Vocational Technical High School 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. Call to Order
2. Vote to Approve Prior Meeting Minutes
 - o 07/08/24 SBC Meeting Minutes
3. Designer Update
 - o Workplan
 - o Existing Conditions (Site/Building Analysis)
 - o Space Summaries
4. Budget
 - o Life Cycle Cost: Private Well vs Town Water
 - o MSBA K-12 Market Data
 - o Concept Level Cost Scenarios
5. Schedule/Next Steps
6. New Business
7. Adjournment

MSBA OVERVIEW

Old Colony Regional Medical Center

NO PARKING

PERMITS ONLY

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

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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 UPDATE

Old Colony Regional Medical Center

NO PARKING

NO PARKING

EXISTING CONDITIONS

UPDATE – HAZMAT SURVEY

COST ESTIMATES:

The cost includes removal and disposal of all accessible ACM, other hazardous material, and an allowance for removal of inaccessible or hidden ACM that may be found during renovation or demolition project

Location	Material	Approximate Quantity	Cost Estimate (\$)
Throughout	Various Types of Flooring and Mastic	42,800 SF	342,400.00
	Joint Compound	45,000 SF	180,000.00
	Fire Doors	70 Total	21,000.00
	Transom Over Fire Doors	70 Total	21,000.00
	Interior Windows	35 Total	14,000.00
	Tackboards	75 Total	45,000.00
	Red Duct Sealant	Unknown	95,000.00
	Miscellaneous Hazardous Materials	Unknown	150,000.00
	Hidden ACM	Unknown	75,000.00
Carpentry Shop	Mastic/Paper	4,200 SF	42,000.00
Gymnasium	Mastic/Paper/Rubber under Hardwood Floor	8,500 SF	170,000.00
Stage	Mastic/Paper under Hardwood Floor	850 SF	8,500.00
Exterior	Old Windows	80 Total	40,000.00
	Transite Panels	19 Total	5,000.00
	Roofing Materials	Unknown	150,000.00
	Transite Sewer Pipes	Unknown ¹	75,000.00
	Damproofing/Flashing on Walls	3,000 Tons ¹	900,000.00
Fee for NESHAP Inspection			18,500.00
Fees for Design, Construction Monitoring and Air Sampling			248,000.00
		Total:	\$ 2,600,000.00

¹: Part of total demolition.

SPACE SUMMARY

SPACE SUMMARY – ENROLLMENT VARIATION

ROOM TYPE	Existing	AREA (SQFT)	STUDENT ENROLLMENT				
			560	620	728	776	810
VOCATIONS & TECHNOLOGY							
Advanced Manufacturing Technology			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive Technology			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Biotechnology (NEW)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Business Technology			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Carpentry			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cosmetology			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Culinary Arts			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dental Assisting (NEW)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Drafting (Architectural & Engineering Technology)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electricity			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electronics			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Graphic Communications & Design			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Health Assisting (Health Careers)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
HVAC (NEW)			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Information Support Services and Networking (Computer Science)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Metal Fabrication and Joining Technologies			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing (NEW)			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

SPACE SUMMARY

SPACE SUMMARY – ENROLLMENT VARIATION

ROOM TYPE	Existing	AREA (SQFT)	STUDENT ENROLLMENT				
			560	620	728	776	810
ART/MUSIC							
Art Classroom	0 SF	1200 SF	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Multipurpose Music/Chorus/Band	0 SF	1500 SF	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
AUDITORIUM							
Seat Count	0		370	409	480	512	535
PHYSICAL EDUCATION							
Gymnasium	7,740	12000 SF	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Alternative PE	0	3000 SF	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

SPACE SUMMARY

SPACE SUMMARY – ENROLLMENT VARIATION

ROOM TYPE	Existing	AREA (SQFT)	STUDENT ENROLLMENT				
			560	620	728	776	810
CORE ACADEMIC							
General Classroom		850 SF	9	11	12	14	15
Small Group Seminar		250 SF	2	2	3	4	4
Science Classroom / Lab		1440 SF	6	6	6	6	7
SPECIAL EDUCATION							
Special Education Classroom		850 SF	4	5	5	6	6
Small Group Room		250 SF	2	6	7	7	8
Overall Full Size Classrooms	10		13	16	17	20	21
Science Classrooms	3		6	6	6	6	7
Overall Small Group Rooms	2		4	8	10	11	12

TAG:	BASE REPAIR	ADD-RENO					NEW CONSTRUCTION				
	BR-0*	AR-0	AR-1	AR-2	AR-3	AR-4	NC-0	NC-1	NC-2	NC-3	NC-4
ENROLLMENT:	[560]	[560]	[620]	[728]	[776]	[810]	[560]	[620]	[728]	[776]	[810]
TOTAL NEW SF:	560	191,615	209,260	226,525	233,106	246,731	222,327	232,450	263,818	271,405	277,443
TOTAL RENO SF:		31,420	31,420	31,420	31,420	31,420					
TOTAL REPAIR SF:	104,281										
TOTAL SF:	104,281	223,035	240,680	257,945	264,526	278,151	222,327	232,450	263,818	271,405	277,443
% ELIGIBLE SF	100.00%	95.00%	95.00%	95.00%	95.00%	95.00%	98.50%	98.50%	98.50%	98.50%	98.50%
ELIGIBLE SF (HYPOTHETICAL):	104,281	211,883	228,646	245,048	251,300	264,243	218,992	228,963	259,861	267,334	273,281

PROJECT GOALS

FACILITY [AND EDUCATIONAL] GOALS

- Minimize ongoing operational costs (Economic Conservation)
 - Building
 - Utilities
 - Site maintenance
 - Staffing operations
- Construction will not disrupt teaching and learning
- Minimize impact on abutters
- Maintain field use during construction
- Design for resiliency
- Design for expansion

BUDGET & COST

Old Colony Regional Medical Center

NO PARKING

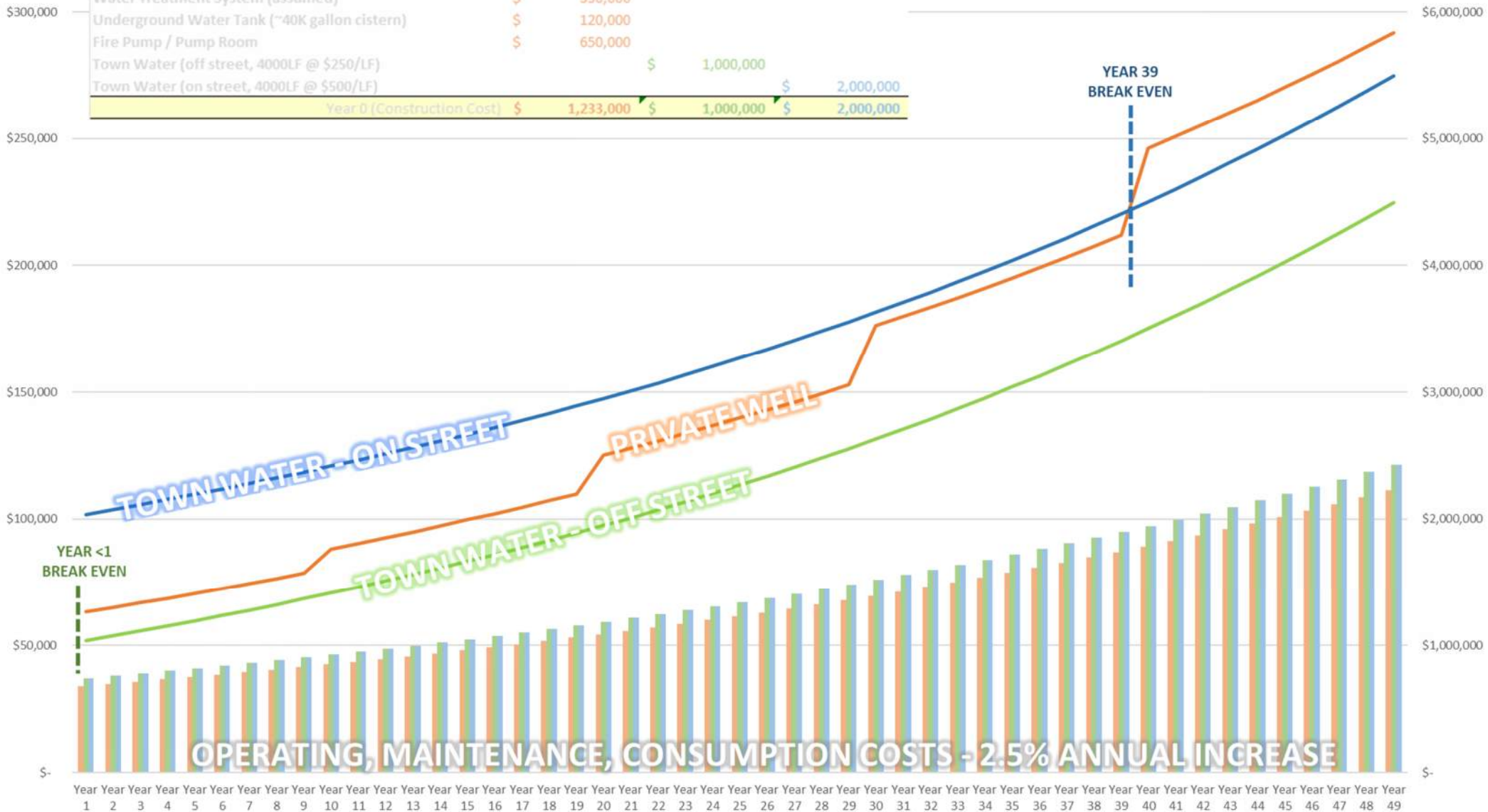
PERMITS ONLY

LIFE CYCLE COSTS: PRIVATE WELL WATER VS TOWN WATER

	PRIVATE WELL	OFF STREET	ON STREET
Well Permitting	\$ 50,000		
Well Testing/Drilling	\$ 48,000		
Well Power/Controls/VFD	\$ 35,000		
Water Treatment System (assumed)	\$ 330,000		
Underground Water Tank (~40K gallon cistern)	\$ 120,000		
Fire Pump / Pump Room	\$ 650,000		
Town Water (off street, 4000LF @ \$250/LF)		\$ 1,000,000	
Town Water (on street, 4000LF @ \$500/LF)			\$ 2,000,000
Year 0 (Construction Cost)	\$ 1,233,000	\$ 1,000,000	\$ 2,000,000

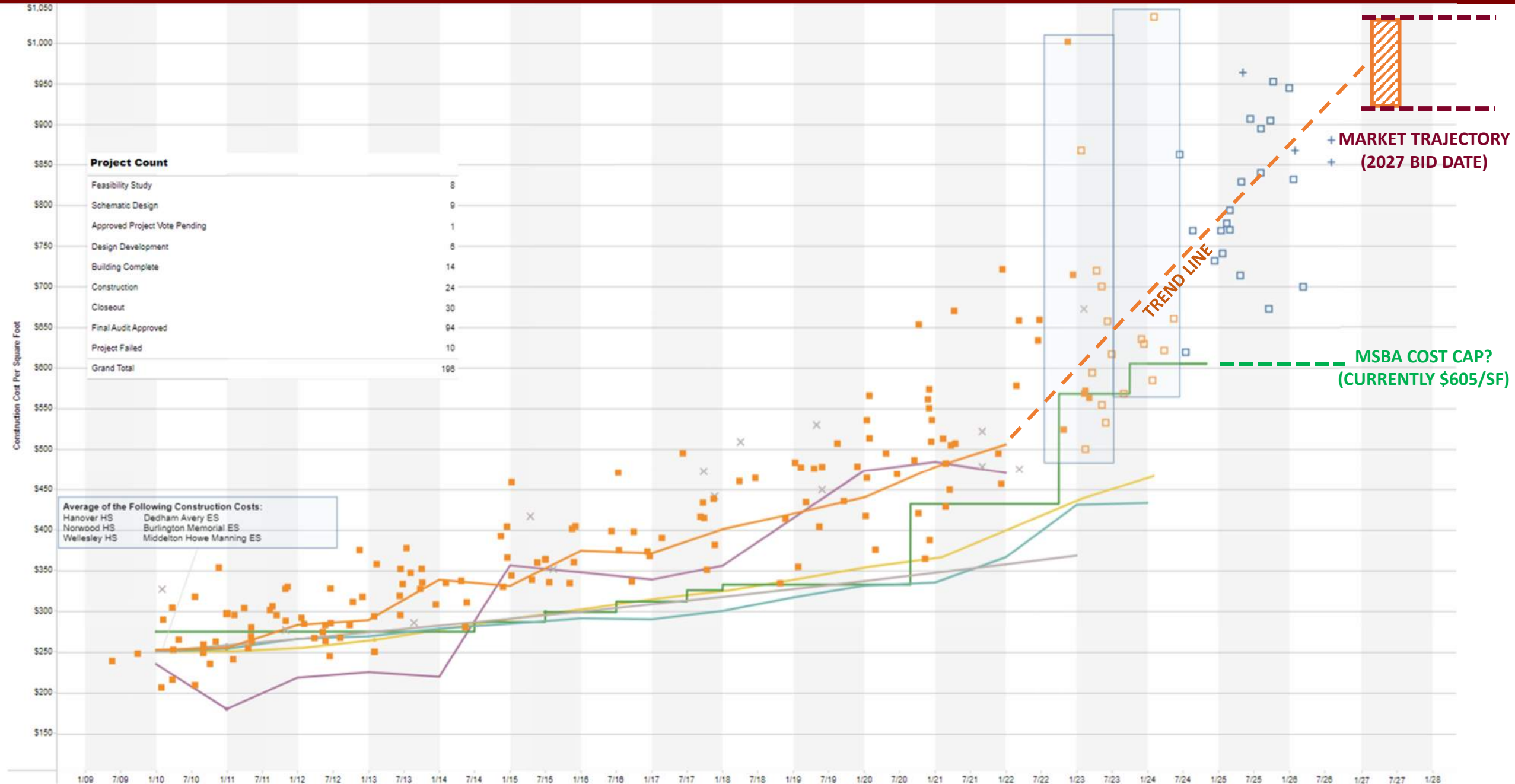
ANNUAL COST

CUMULATIVE COST



OPERATING, MAINTENANCE, CONSUMPTION COSTS - 2.5% ANNUAL INCREASE

MSBA K-12 MARKET DATA

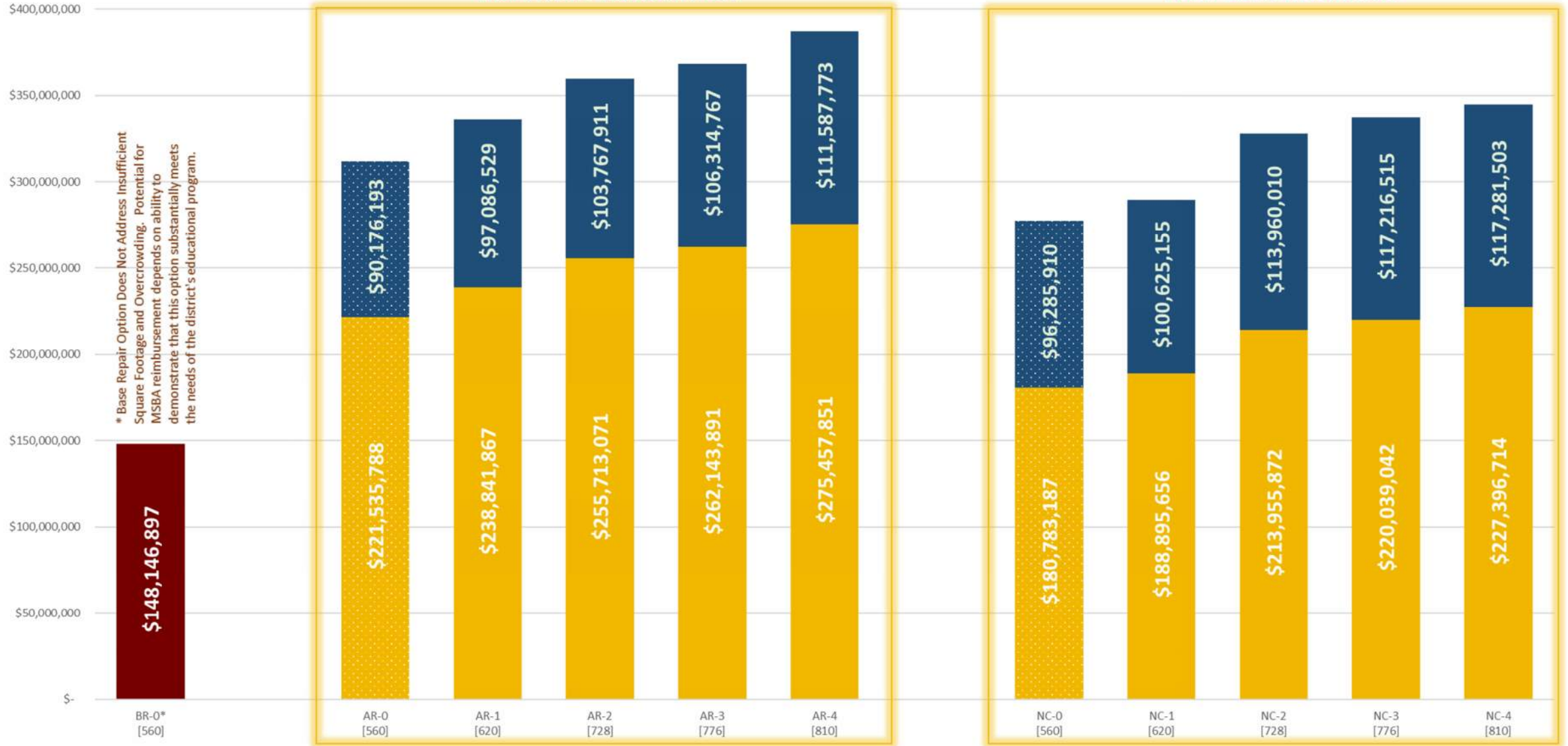


OPTIONS COMPARISON [MARKET TRAJECTORY]

Hypothetical Project Costs - High Level Cost Scenarios for Options Comparison ONLY

ADDITION-RENOVATION

NEW CONSTRUCTION



■ HYPOTHETICAL DISTRICT SHARE AMOUNT

■ HYPOTHETICAL MSBA GRANT AMOUNT

OPTIONS COMPARISON [PM&C CONCEPTUAL LEVEL ESTIMATES]

Hypothetical Project Costs - High Level Cost Scenarios for Options Comparison ONLY

ADDITION-RENOVATION

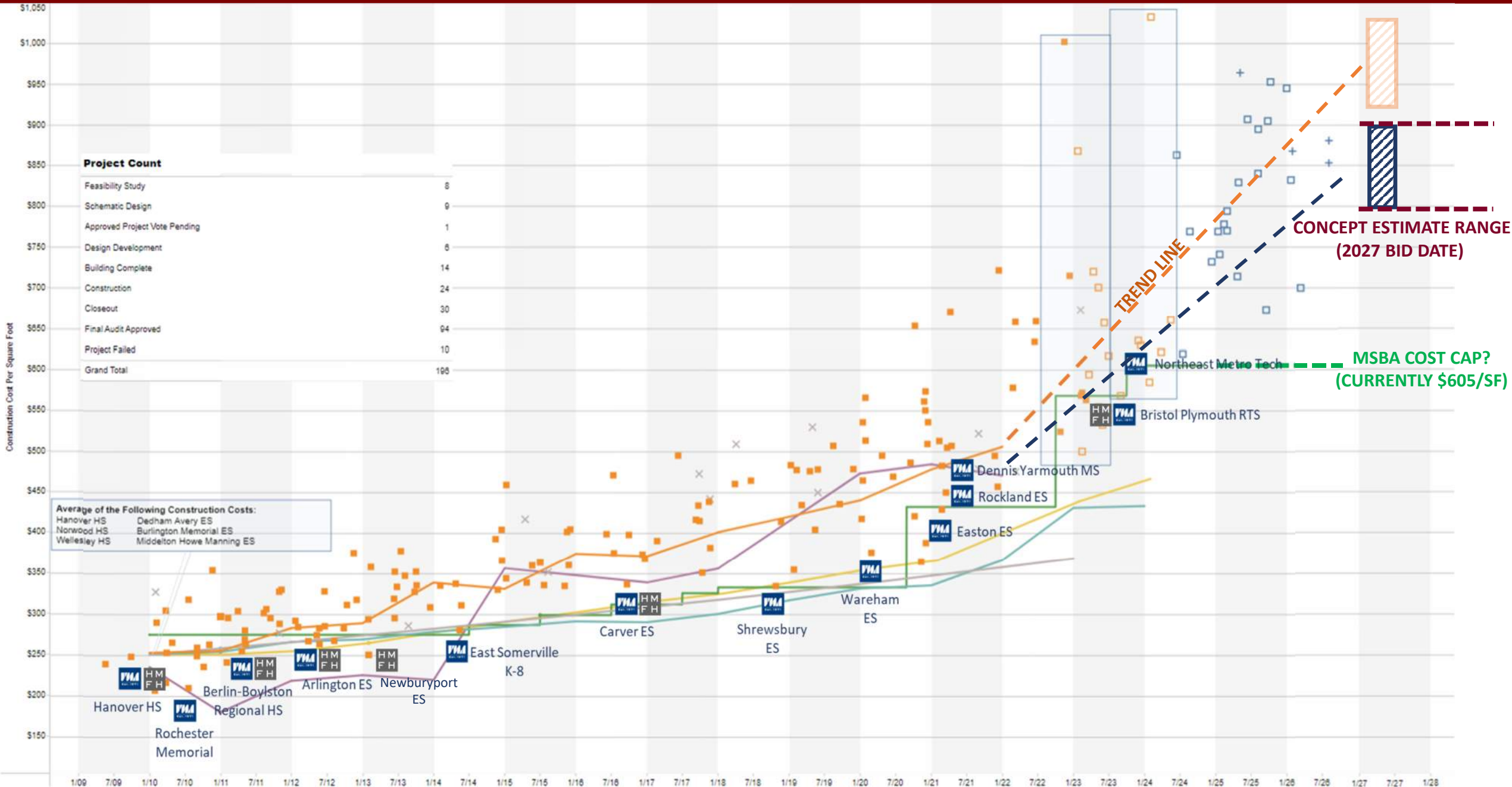
NEW CONSTRUCTION



■ HYPOTHETICAL DISTRICT SHARE AMOUNT

■ HYPOTHETICAL MSBA GRANT AMOUNT

MSBA K-12 MARKET DATA



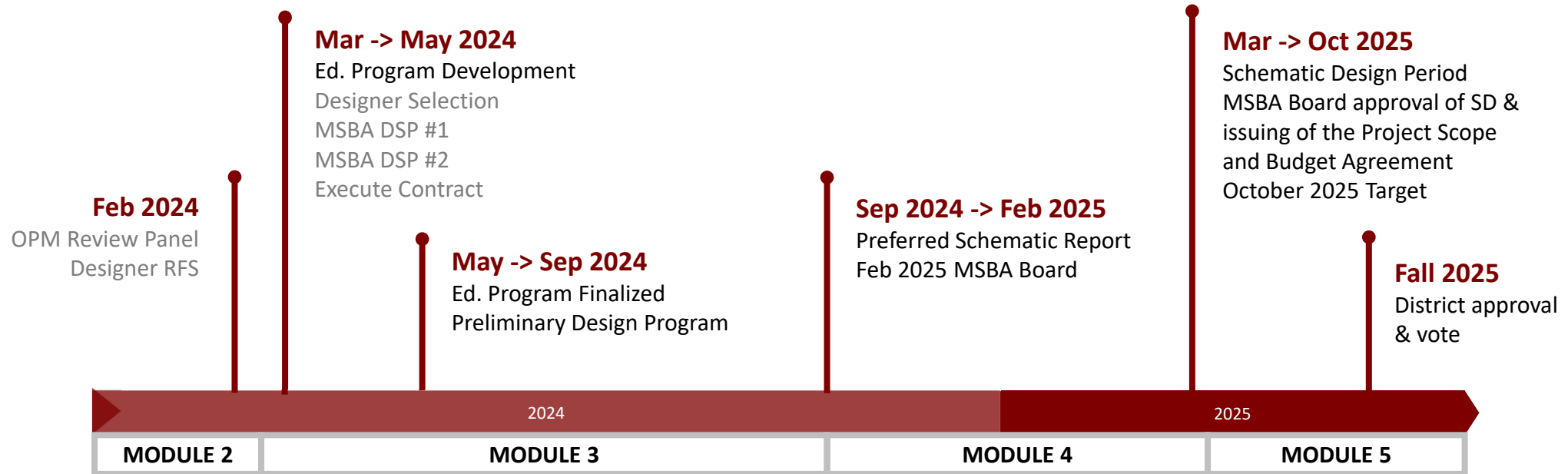
SCHEDULE & NEXT STEPS

Old Colony Regional Medical Center

NO PARKING

NO PARKING

PROJECT TIMELINE



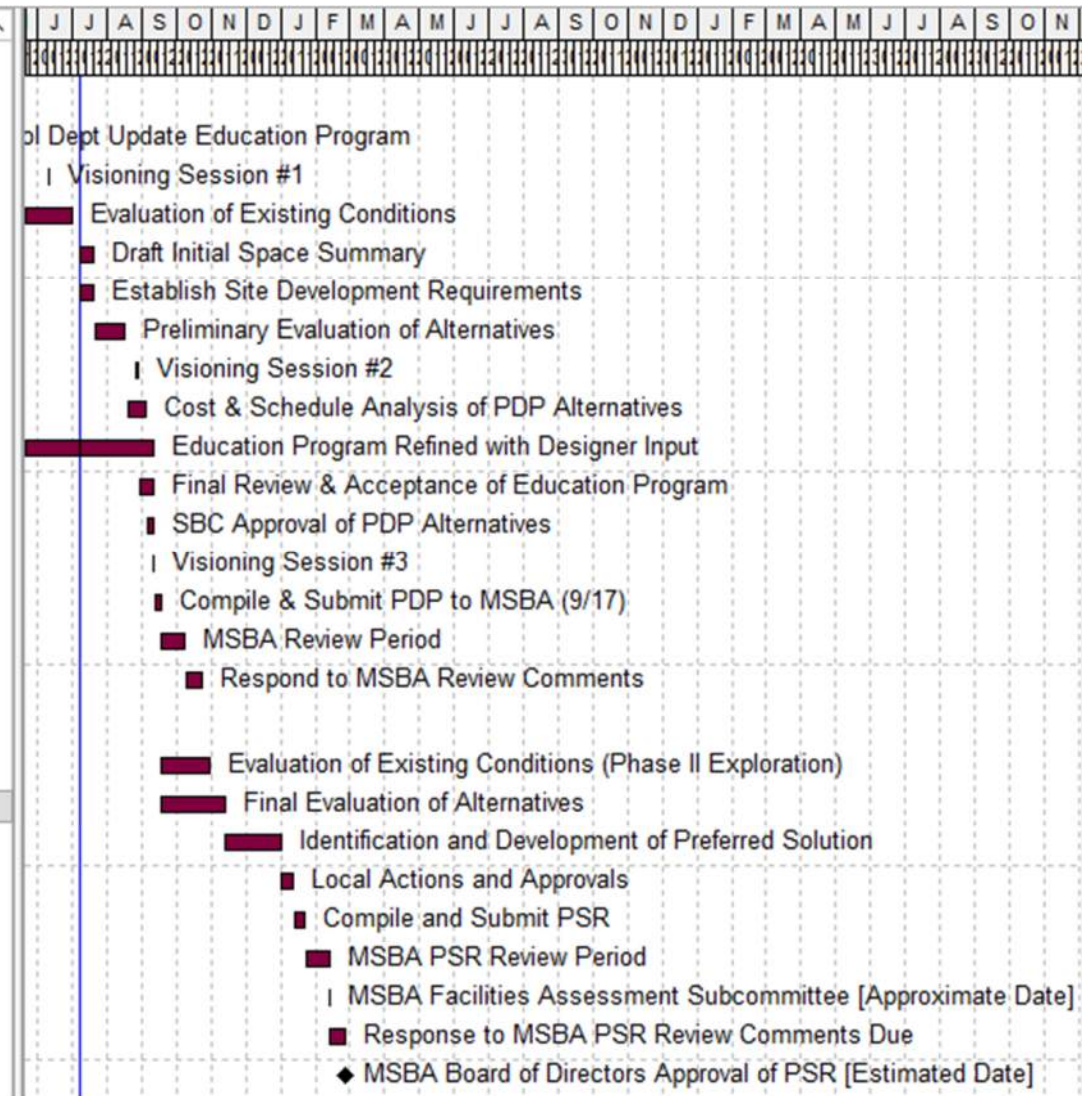

**YOU ARE
HERE**

TIMELINE KEY

Dates are Forecast based on an estimated MSBA Board Meeting schedule

PROJECT SCHEDULE

Activity ID	Activity Name	Original Duration	Start	Finish
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 8/19 6:00PM **Upcoming**
- Educational Visioning Session #2: Tuesday 8/27 11:45AM-2:15PM
- Educational Visioning Session #3: Wednesday 9/11 11:45AM-2:15PM
- School Building Committee: Monday 9/16 6:00PM
- Preliminary Design Program: Tuesday 9/17, 2024 Target*



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NEW BUSINESS

Old Colony Regional Medical Center

NO PARKING

NO PARKING



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**HM
FH**

HMFH ARCHITECTS

OldColony@PMAConsultants.com QUESTIONS? | THANK YOU!