

OLD COLONY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL DISTRICT

**476 North Avenue
Rochester, MA 02770**

**Monday
April 1, 2024**

SCHOOL BUILDING COMMITTEE MINUTES

Present: Mrs. Shirley Bourque, Mr. Robert Marshall, Mr. David Hughes, Mrs. Maureen Townsend, Mr. Michael Lorenzo, Mr. Brian Day, Mr. Robert Field, Mr. Mark Townsend, Mr. David Wojnar, Mr. Aaron Polansky, Superintendent-Director; Mrs. Sarah Griffith, Business Manager; Mr. Robert Souza, Facilities Director; Mrs. Jolene Costa, District Committee Secretary,

Absent: Chief Scott Weigel, Mr. Justin Brodeur, Mr. Christopher Plonka, Ms. Elizabeth Sulger, Mr. Stephen Lombard, Mr. J. Michael Parker, Mrs. Debra Quin, Mr. Eldaro Amaral, Mr. Neil Regis

Also: Mr. Chad Crittenden, PMA Project Director; Mr. Walter Hartley, PMA Senior Project Manager; Mr. Mark Adrean, PMA Project Manager, Mr. Nick Hull PMA APM/Site Manager

Mr. Polansky called the meeting to order at 6:00 p.m.

All in attendance stood for the Pledge of Allegiance and moment of silence.

Mr. Polansky turned the meeting over to PMA.

Mr. Hartley reviewed the agenda with the Committee.

Mr. Hartley stated Old Colony is entering Step 2 of the MSBA Process, *Forming the Team*, in which they will aid in selecting the Architect and stated a designer should be on board by the middle to the end of May.

Mr. Hartley stated the following three (3) designers submitted proposals:

- **HMFH Architects**
- **DRA**
- **KBA**

Mr. Hartley reviewed the preliminary review of the designer submissions and stated they are currently performing reference checks and once complete will share the designer information with the Committee.

Mr. Hartley shared design firm information on each firm which included number of public projects in the past 5 years, number of active projects, number of active MSBA projects, number of public projects above \$40 million in the past 5 years, construction value active projects, model school projects, physical location of firms, project team name and title, years of experience with the firm, and project(s) team worked on together.

Mr. Hartley reviewed the Designer Selection Subconsultant Matrix that captures which subconsultant each designer contracts with under the required categories of work as well as meets Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) program requirements.

Mr. Hartley reviewed each designer's conceptual layout examples and stated how similarly placed the buildings are to PMA's original building location.

Mr. Hartley reviewed the MSBA reference form.

Mr. Hartley stated the Designer Selection Panel (DSP) meetings are being held on April 23rd and May 7th and is made up of 13 Appointed Members which include Boston Society of Architects, American Council of Engineering Companies of MA, Associated General Contractors and MSBA Staff.

Mr. Hartley stated also in attendance will be the Three (3) Old Colony Representatives, Mr. Aaron Polansky, Mr. Robert Souza and Mr. Neil Regis.

Mr. Hartley stated the following information that will take place at each DSP meeting:

April 23, 2024

- **Review Designer Submissions**
- **Panel Ranks Firms First to Last**
- **Shortlist 3 Highest Ranked Firms**

May 7, 2024

- **Interview Shortlisted Candidates**
- **DSP Ranks Firms First to Last**
- **District/PMA Negotiate Contract with Top Ranked Firm**

Mr. Day inquired about how the ranking occurred with 13 people in the room and was it subjective.

Mr. Crittenden stated the ranking can be determined by certain questions asked of the designers during the interview however is ultimately subjective.

Mr. Crittenden stated PMA will work on developing questions for the interviews with the three (3) Old Colony representatives prior to the meetings.

Mr. Hartley reviewed the project timeline and PMA's project schedule and upcoming key dates with the Committee.

Mr. Hartley asked if anyone had any questions.

Mr. Polansky stated the Educational Plan is still being developed and fine tuned and will be shared with everyone by mid-April for review

Mr. Polansky stated he would be getting staff input and make any changes before sharing.

Mr. Crittenden stated the project is driven by the Educational Plan and can't contradict that plan.

There was discussion regarding operational costs with the addition of two Chapter 74 Programs, Plumbing and HVAC, along the impact that will have on enrollment and the academic side.

Mrs. Bourque entered the meeting at 6:38 p.m.

There was discussion regarding cost savings with a 2-story building as opposed to a one-story building.

Mr. Day inquired about looking at how close each designer got to their timelines and budgets.

Mr. Crittenden stated that question can be asked at a DSP meeting/Interview.

Mr. Crittenden stressed the importance of the three (3) Old Colony representatives being in agreement during the meetings.

Mr. Polansky inquired about reaching out to colleagues to ask questions about designers.

Mr. Hartley stated communication with other schools/establishments who have experience with any of the designers is encouraged.

There was general discussion regarding the District Approval and Town vote scheduled for the Fall of 2025.

On a motion duly made by Mr. Mark Townsend and seconded by Mr. David Wojnar, it was unanimously

Voted: To approve the February 8, 2024 School Building Committee minutes

9 – Yes

8 – Absent (J. Brodeur, C. Plonka, E. Sulger, S. Weigel, S. Lombard, D. Quin, E. Amaral, N. Regis))

The next School Building Committee meeting is as follows:

Tuesday, May 7, 2024 – Library – 6:00 p.m.

Meeting was adjourned at 6:58 p.m.

Respectfully submitted,

**Jolene Costa
District Committee Secretary**

Mrs. Shirley Bourque, Chairman

Date