



# **A Vision for the Future**

## Our Journey in the MSBA Grant Program

# PROJECT VISION: A SOURCE OF PRIDE

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Old Colony will provide students and staff with an educational setting that will foster opportunities for **integrated vocational and academic learning** in a **modernized facility** designed to **maximize student voice, independence, and exploration**. In addition, we will provide appropriate spaces for differentiated instruction and remediation for all students through the use of a design to best serve the specialized needs of the multitude of learners within our community. **We aspire to create unorthodox and unconventional learning spaces that will elicit curiosity, passion, and a desire for students and staff to maximize the educational experience and spark their imaginations.**

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*We want students to be excited about learning  
and to find relevance in the work they do.*

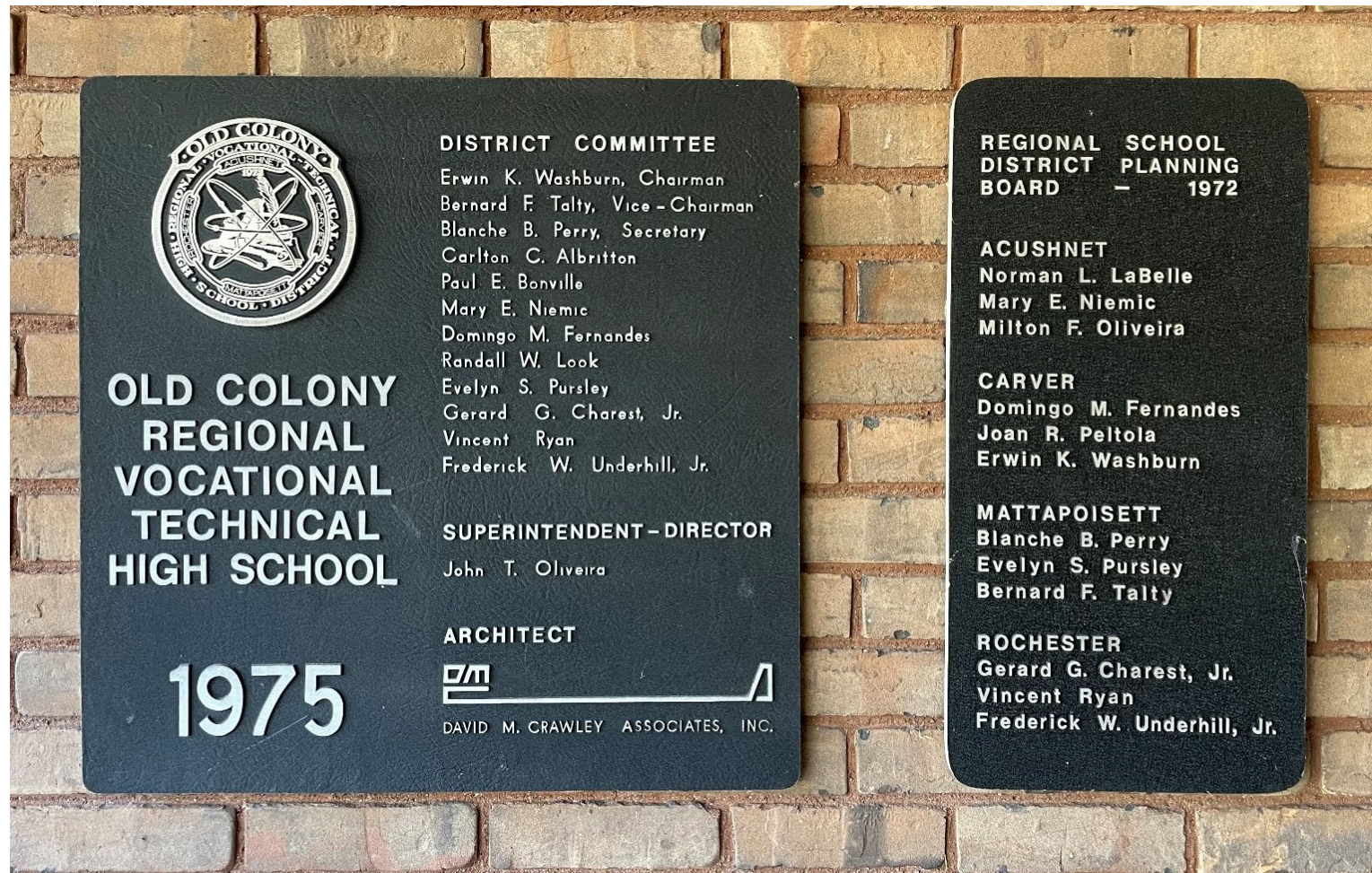
# CHARTING THE COURSE

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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

# OLD COLONY OPENED IN 1975



# A PLAN FOR THE FUTURE

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## Old Colony Regional Vocational Technical High School

- ✓ Housed within our original structure we are currently limited by our existing physical footprint, **Old Colony needs to expand to provide eligible students with their preference for a vocational education.**
- ✓ 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.
- ✓ Old Colony would like to **expand its Chapter 74 offerings in the areas of Plumbing, HVAC-R, and Dental Assisting, in alignment with labor market needs.** This will create additional opportunities for students and further demands on our footprint.
- ✓ **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.**

# MSBA PROCESS - EFFORTS TO DATE

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## Old Colony Regional Vocational Technical High School

- ✓ **May 2021:** Old Colony submitted a Statement of Interest to the MSBA
- ✓ **March 2022:** Old Colony was invited into the MSBA Eligibility Period
- ✓ **Spring 2024:** Five member towns voted to incur debt for purposes of supporting a Feasibility Study. Each town is supporting 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.
- ✓ The Old Colony Building Committee, comprised of representation from each of our member towns, explored the costs of renovation, new construction, or a combination through a series of 37 initial scenarios with varied enrollments, sites.
- ✓ After thoughtful review by the Old Colony Building Committee and an endorsement from the Old Colony School Committee, a decision was made to explore new construction for an enrollment of 776 students. This option will include the addition of programs in HVAC, Plumbing, and Dental Assisting, which will allow Old Colony to become a fully operational construction program with great opportunities for students and continued contribution to our member towns.
- ✓ **Old Colony will be entering the Preferred Schematic Design phase of the MSBA Program in early 2025.**

# MSBA PROCESS - TIMELINE



# PRIOR PROJECTS

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## Old Colony Regional Vocational Technical High School

### 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

## Old Colony Regional Vocational Technical High School

### 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

## Old Colony Regional Vocational Technical High School

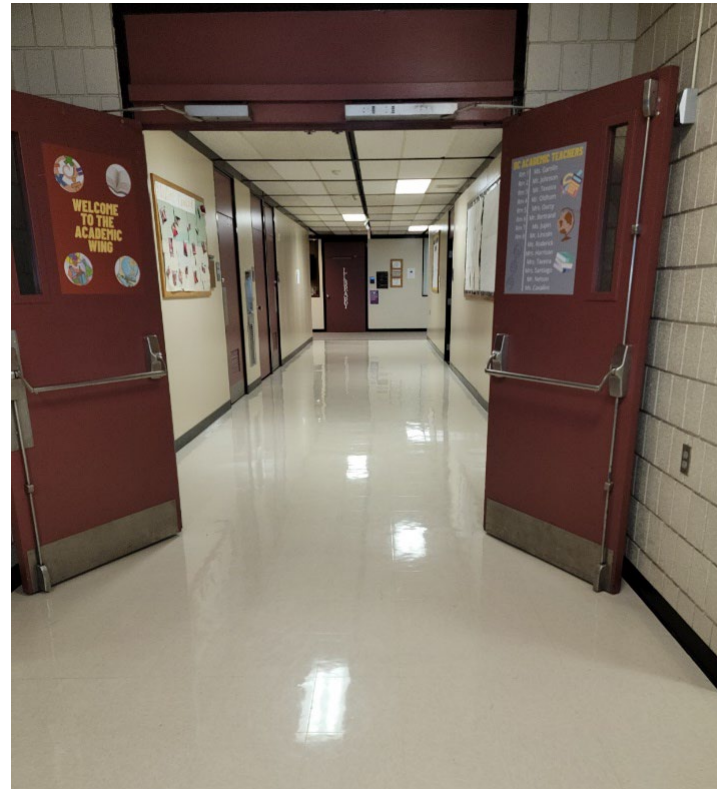
- ✓ Installation of security doors
- ✓ 40 Camera CCTV system
- ✓ Access Control system
- ✓ Retrofit interior and exterior lighting
- ✓ Replace all overhead doors
- ✓ Addition to Welding Shop (36'x42') in 1986
- ✓ Upgrades to septic system in 1991



# MAINTENANCE OF EFFORT

## Old Colony Regional Vocational Technical High School

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 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.



# ADDITIONAL SPACE CONSTRAINTS

Existing Conditions: Repurposed closets to 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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Existing Conditions: Piping and fixtures 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.



# PLUMBING ISSUES

## Existing Conditions



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.

# PLUMBING ISSUES

## Existing Conditions



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

## Existing Conditions

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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## Existing Conditions

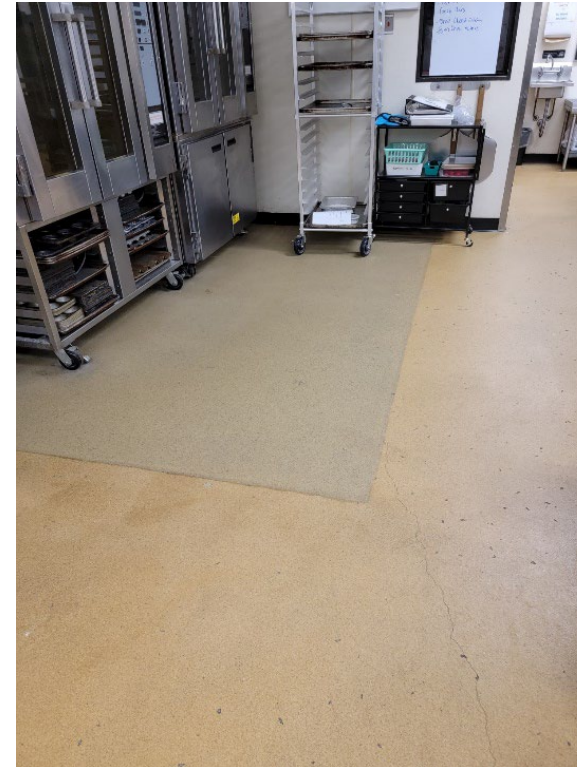
Gym floor is lifting in areas and has to be reset and glued down annually. This affects game play and poses risk of injury. Floor is in need of complete replacement.



# FLOORING

## Existing Conditions

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.

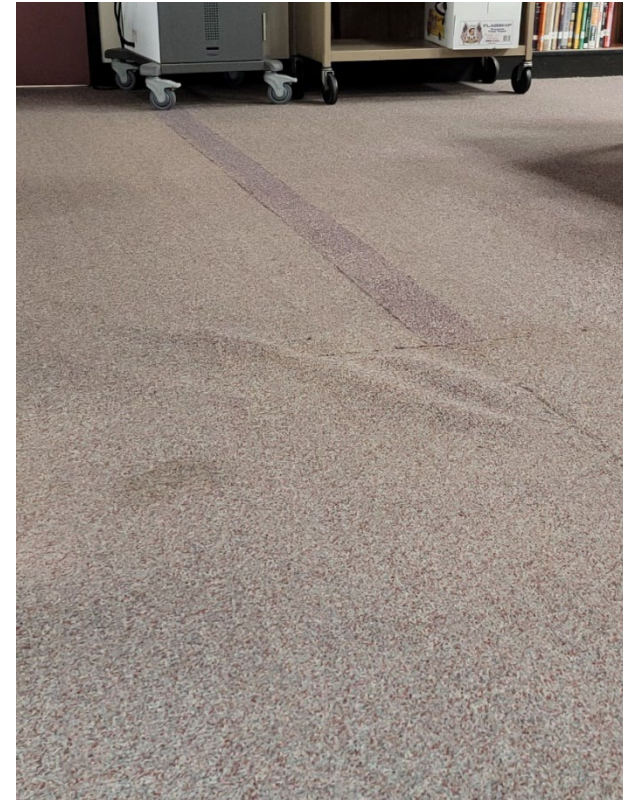
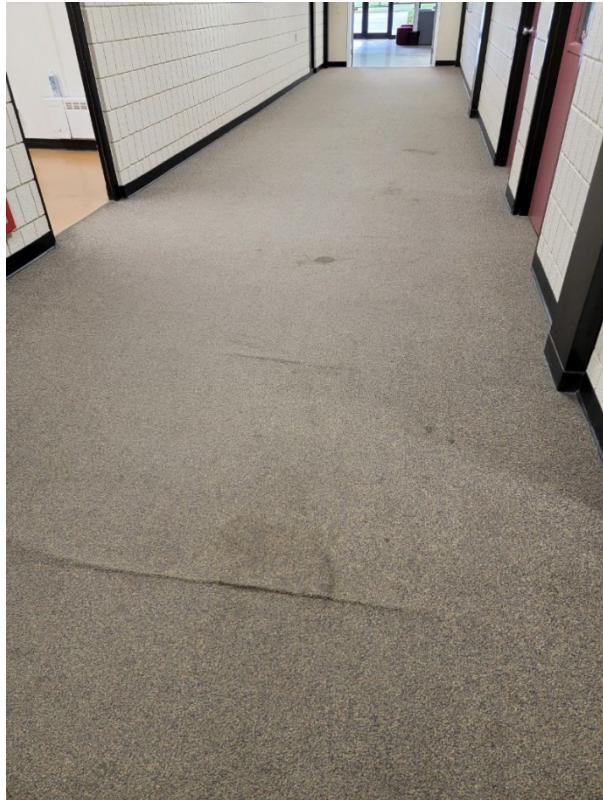


# FLOORING

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## Existing Conditions

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

## Existing Conditions



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

## Existing Conditions



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

## Existing Conditions

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



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



# MASONRY

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## Existing Conditions

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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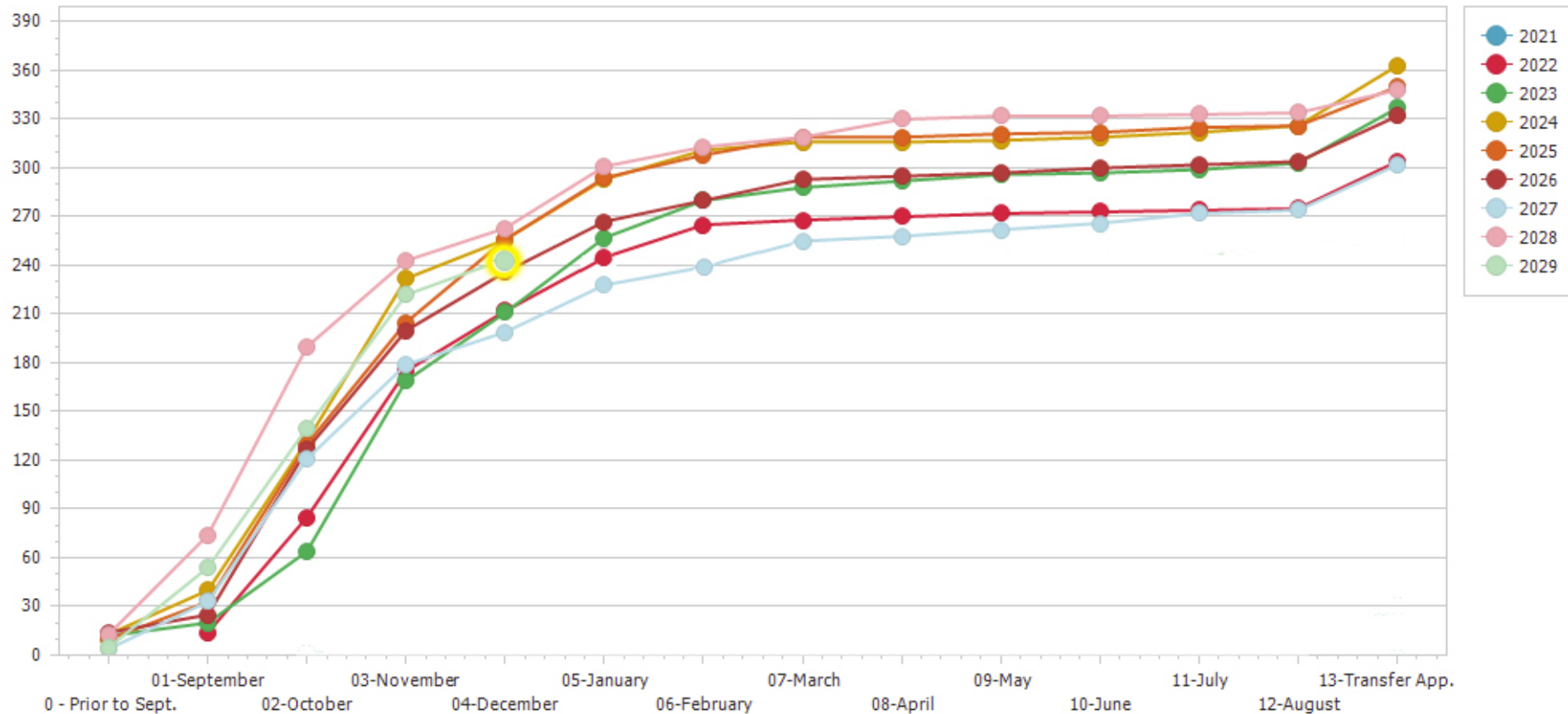
## Existing Conditions

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.



# ENROLLMENT & INTEREST

Applications by Date



Old Colony has received over 300 applications for the 140-150 available spots in the classes of 2022-2028. The Class of 2029 is trending similarly.

# ENROLLMENT & PROGRAM GROWTH

560

NO Growth

NO Growth

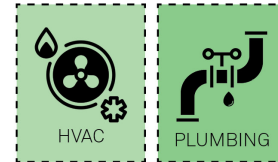
620

ALL Programs right-sized  
Culinary Program Grows to 68

NO Growth

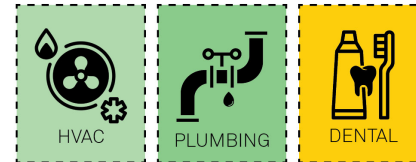
728

ALL Programs right-sized  
Culinary Program Grows to 68  
Electrical Program Grows to 60



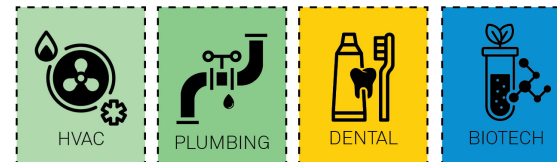
776

ALL Programs right-sized  
Culinary Program Grows to 68  
Electrical Program Grows to 60



810

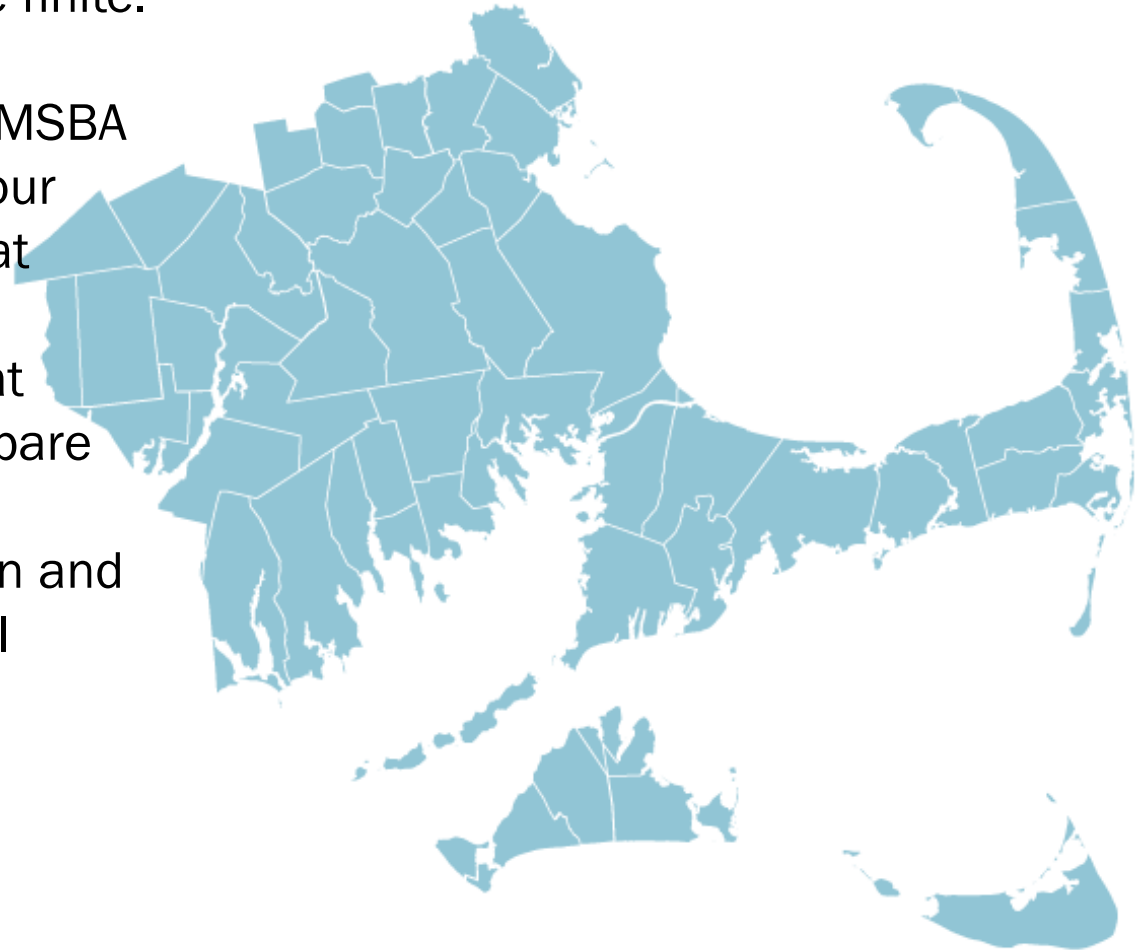
ALL Programs right-sized  
Culinary Grows to 68  
Electrical Program decreases to 54



# 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.



# SITE PLANNING - ANALYSIS



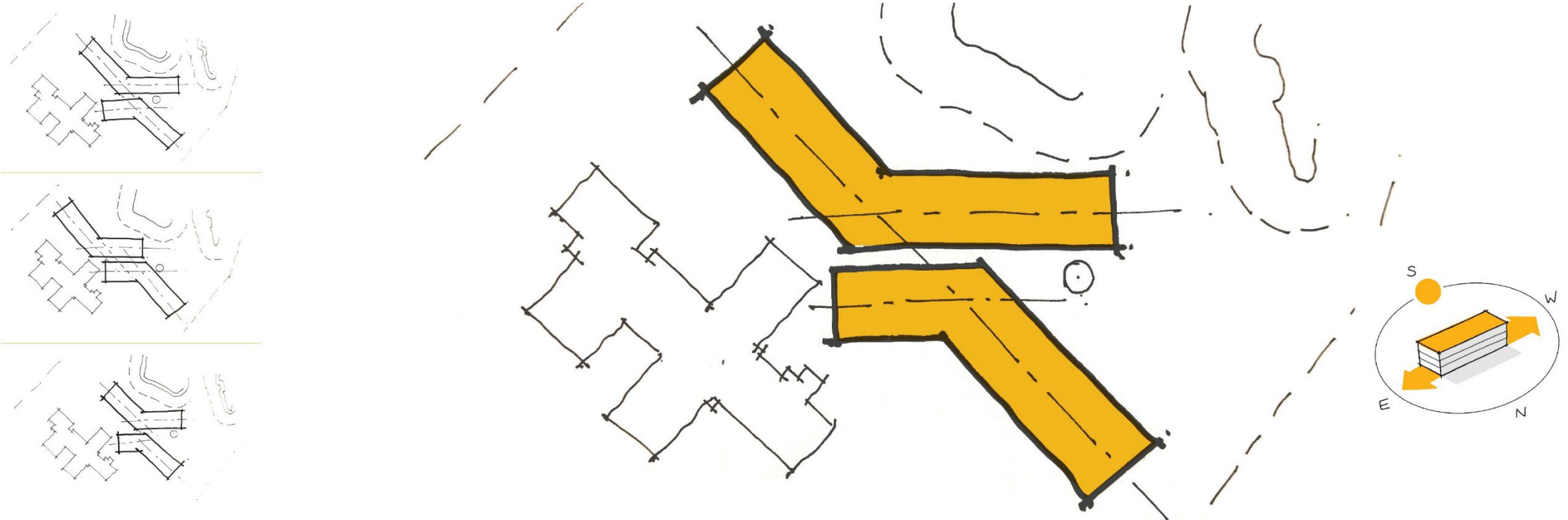
Building Location



Well limitations



# SITE PLANNING - EXPLORATION





# SITE PLAN

1. ENTRY PLAZA
2. CAFETERIA TERRACE
3. ORCHARD AND EDIBLE GARDEN
4. CULINARY TERRACE
5. AUTO WORK ZONE
6. CARPENTRY/MEP WORK ZONE
7. EXISTING WELL
8. OUTDOOR GYM AREA
9. RAIN GARDEN
10. MEADOW WALK
11. WOODLAND WALK
12. REFORESTED EDGE
13. SERVICE/LOADING DOCK

EXPANSION POTENTIAL

EXISTING BUILDING FOOTPRINT

**PROGRAM KEY**

<span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black;"></span> ART/MUSIC	<span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; border: 1px solid black;"></span> ADMIN/GUIDANCE/NURSE
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9800; border: 1px solid black;"></span> CLASSROOMS	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black;"></span> SHARED/COMMUNITY
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff5722; border: 1px solid black;"></span> SPED	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff176; border: 1px solid black;"></span> CIRCULATION
<span style="display: inline-block; width: 15px; height: 15px; background-color: #9c27b0; border: 1px solid black;"></span> PE/ATHLETICS	<span style="display: inline-block; width: 15px; height: 15px; background-color: #e0e0e0; border: 1px solid black;"></span> SUPPORT
<span style="display: inline-block; width: 15px; height: 15px; background-color: #00bcd4; border: 1px solid black;"></span> VOCATIONAL	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4fc3f7; border: 1px solid black;"></span> BATHROOMS



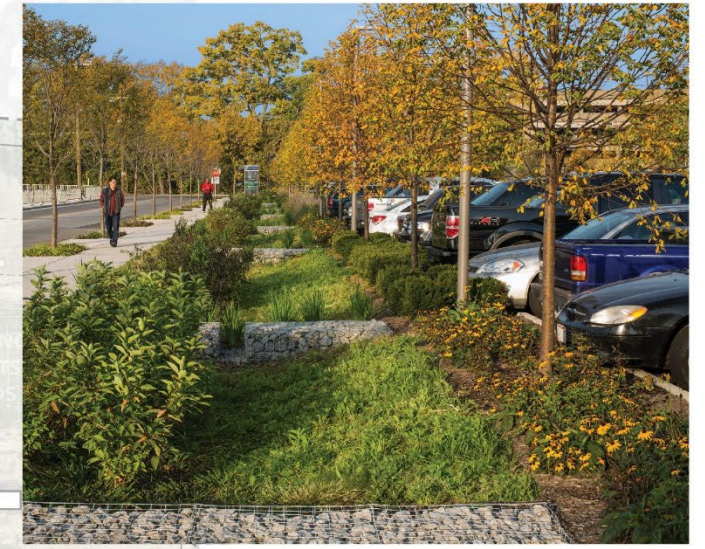
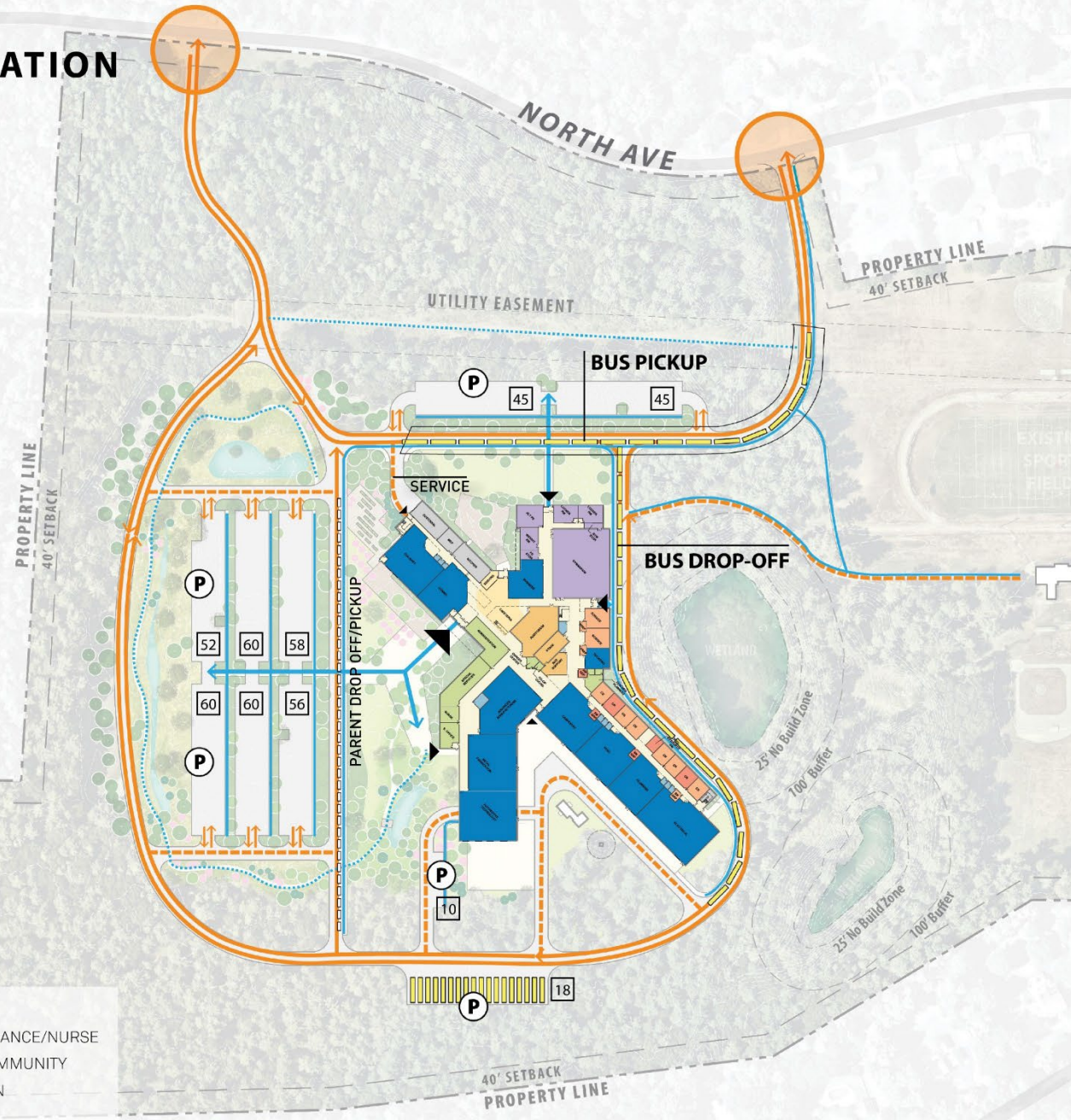
# ACCESS & CIRCULATION

- (P)** PARKING LOT\*
- SITE ACCESS
- PRIMARY VEHICULAR ROUTE
- - -** SECONDARY VEHICULAR ROUTE
- PRIMARY PEDESTRIAN WALK
- ⋯** INFORMAL PATH
- SCHOOL BUS QUEUE
- PARENT PICKUP/DROP-OFF

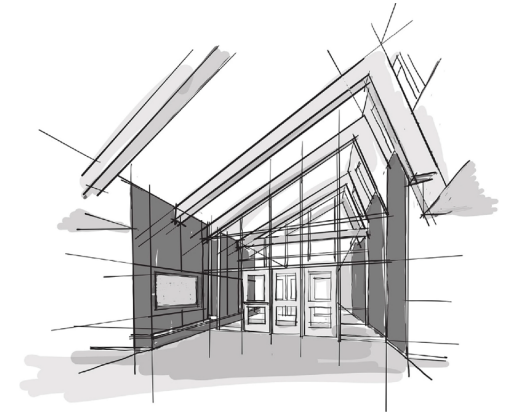
**\*TOTAL PARKING SPACES**  
446 SPACES + 18 BUS SPACES

**PROGRAM KEY**

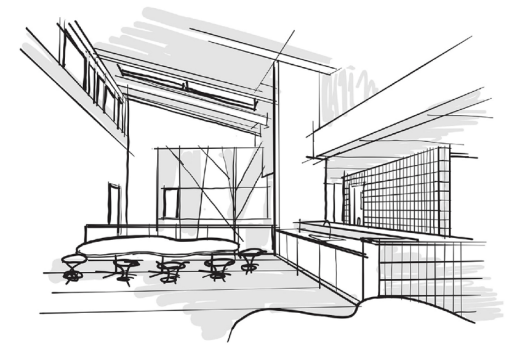
<span style="color: orange;">■</span> ART/MUSIC	<span style="color: lightgreen;">■</span> ADMIN/GUIDANCE/NURSE
<span style="color: red;">■</span> CLASSROOMS	<span style="color: yellow;">■</span> SHARED/COMMUNITY
<span style="color: purple;">■</span> SPED	<span style="color: lightblue;">■</span> CIRCULATION
<span style="color: blue;">■</span> PE/ATHLETICS	<span style="color: grey;">■</span> SUPPORT
<span style="color: darkblue;">■</span> VOCATIONAL	<span style="color: cyan;">■</span> BATHROOMS



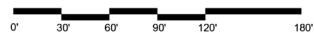
# SCHEMATIC FLOOR PLAN



# SCHEMATIC FLOOR PLAN



Second Floor

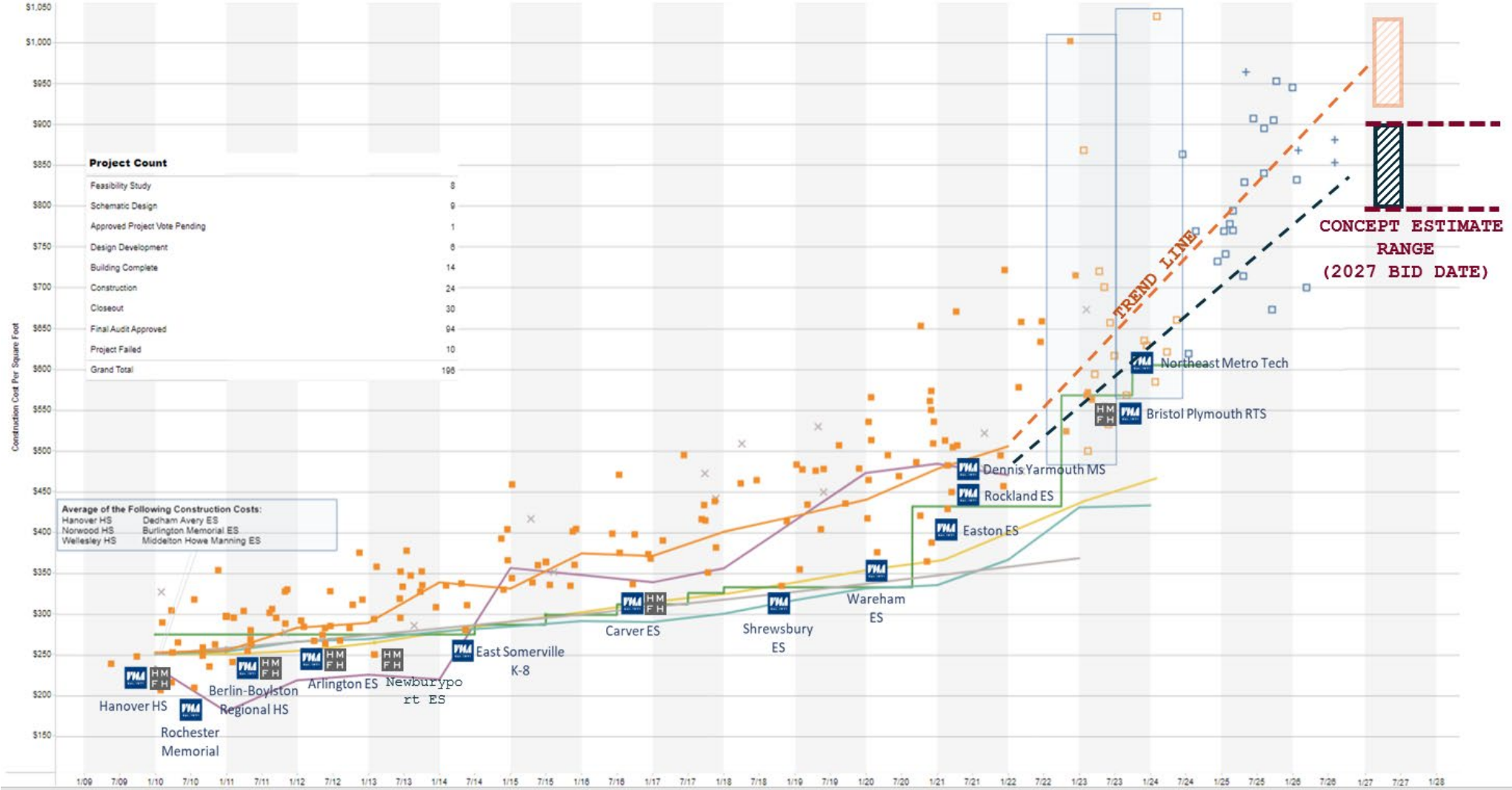


## PROGRAM KEY

- |   |   |
|---|---|
| <span style="color: #f4a460;">■</span> ART/MUSIC    | <span style="color: #90ee90;">■</span> ADMIN/GUIDANCE/NURSE |
| <span style="color: #ffcc99;">■</span> CLASSROOMS   | <span style="color: #fff2cc;">■</span> SHARED/COMMUNITY     |
| <span style="color: #ff9966;">■</span> SPED         | <span style="color: #fff2cc;">■</span> CIRCULATION          |
| <span style="color: #9966ff;">■</span> PE/ATHLETICS | <span style="color: #cccccc;">■</span> SUPPORT              |
| <span style="color: #0070c0;">■</span> VOCATIONAL   | <span style="color: #66b3ff;">■</span> BATHROOMS            |

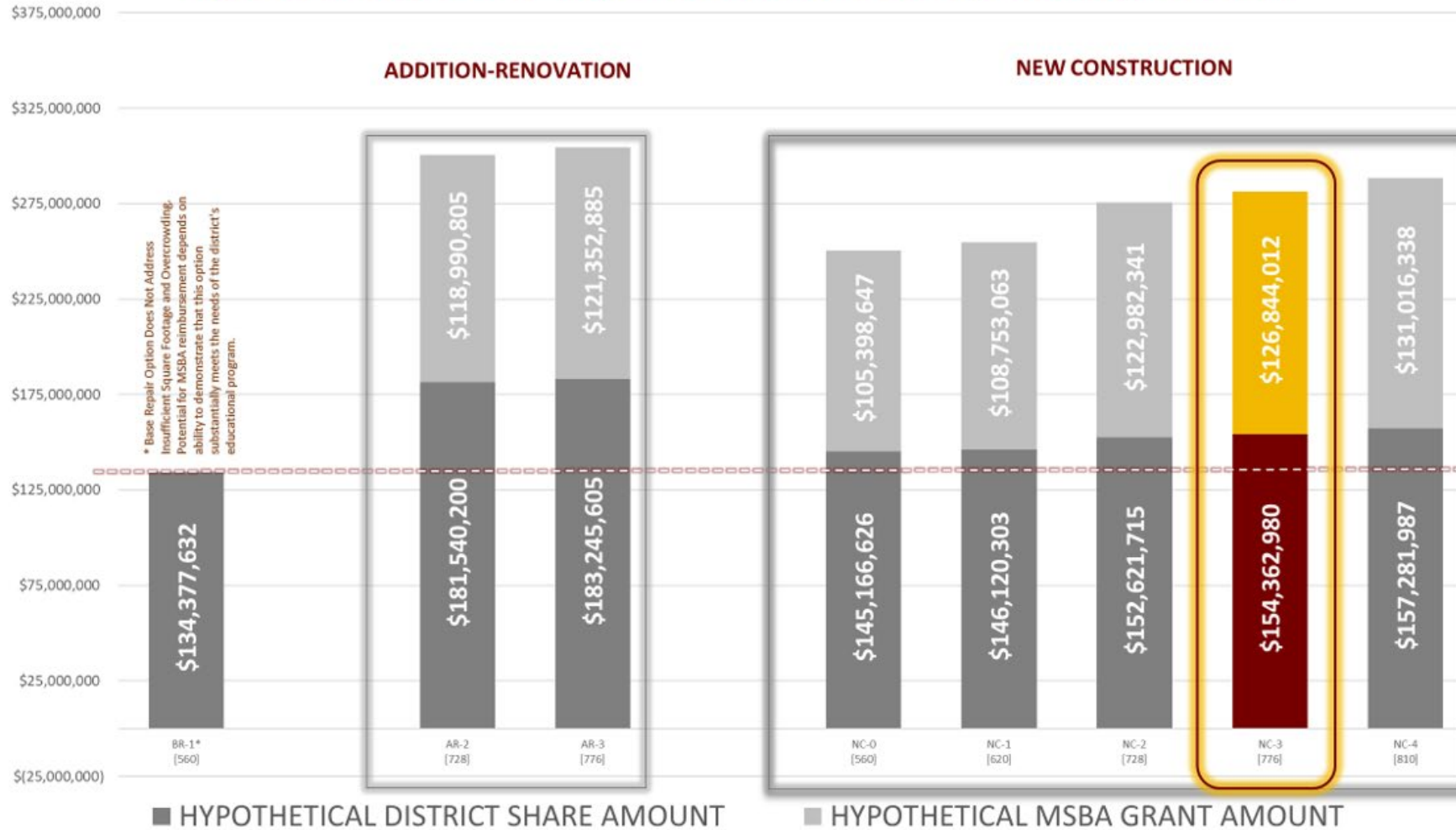


# MARKET DATA



# COST SCENARIOS

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



# MSBA TIMELINE

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Schematic Design phase: Concludes October 2025

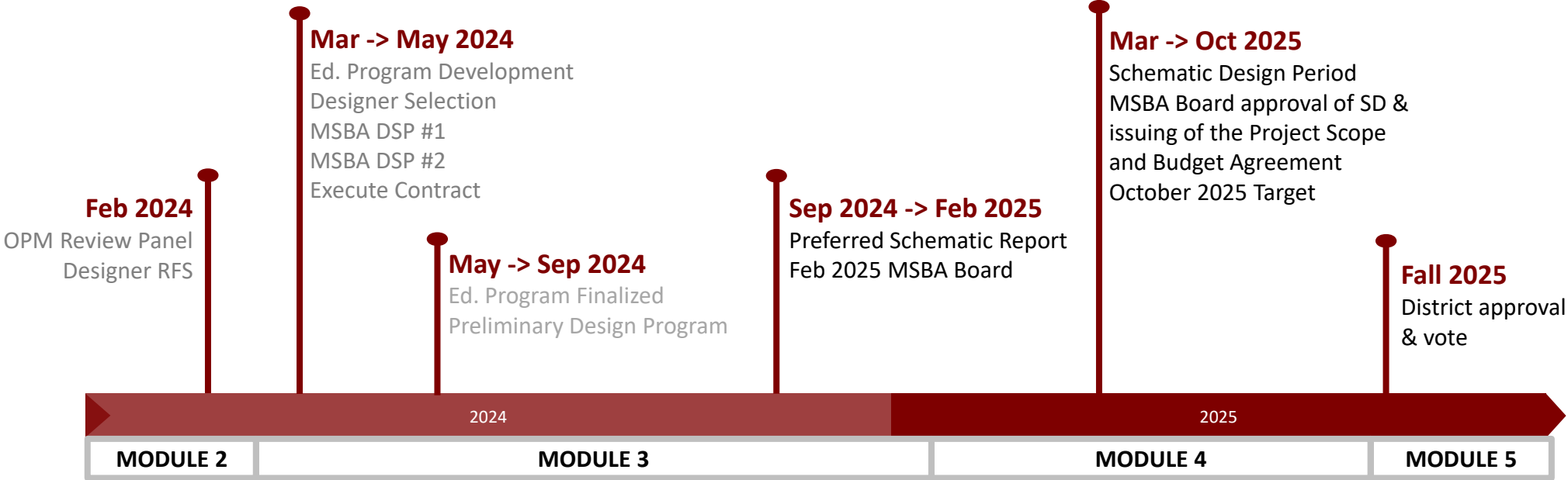
- MSBA Board Invitation to proceed into Schematic Design: 10 months
- MSBA Board approval for Project Scope and Budget: 6-8 months

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



### TIMELINE KEY

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

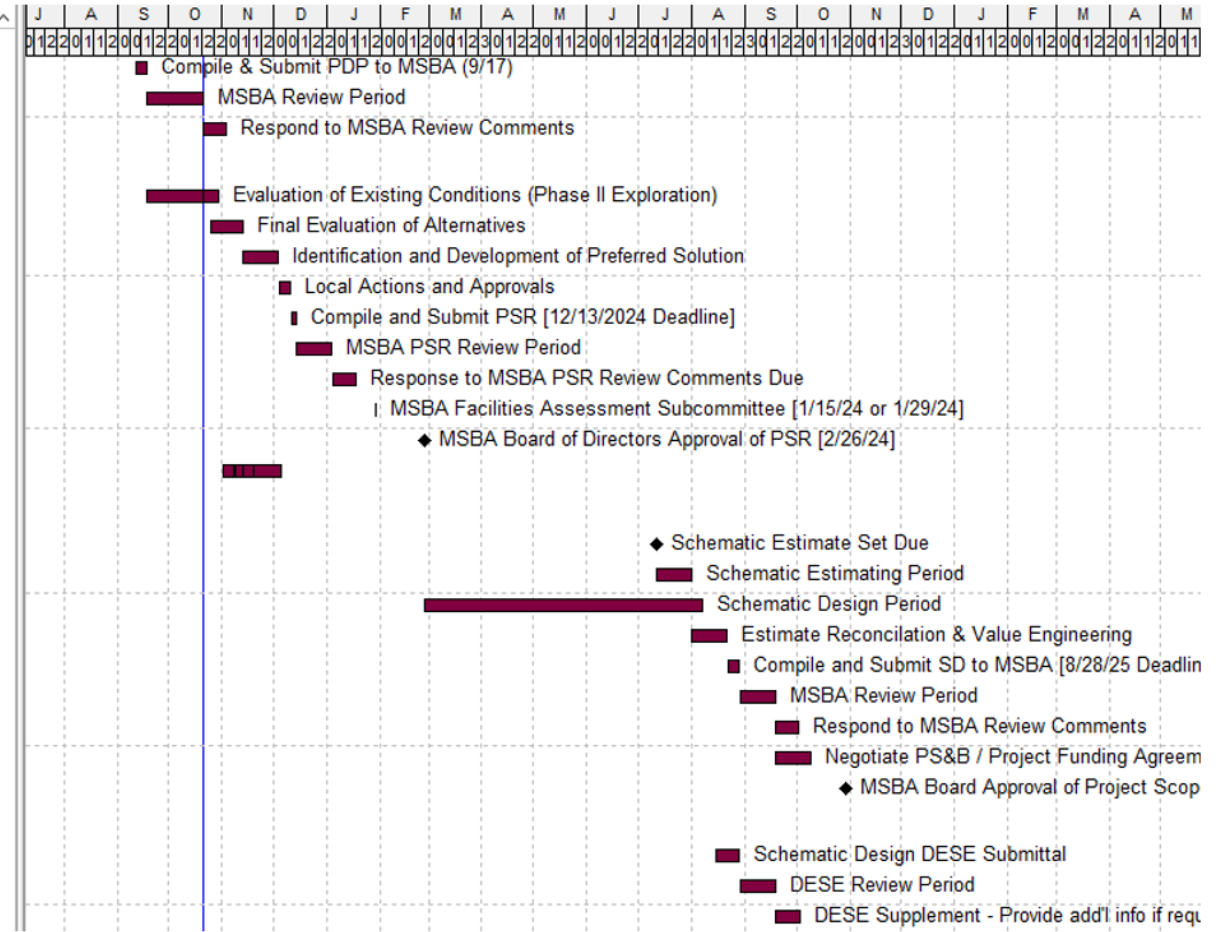


**YOU ARE  
HERE**



# PROJECT SCHEDULE

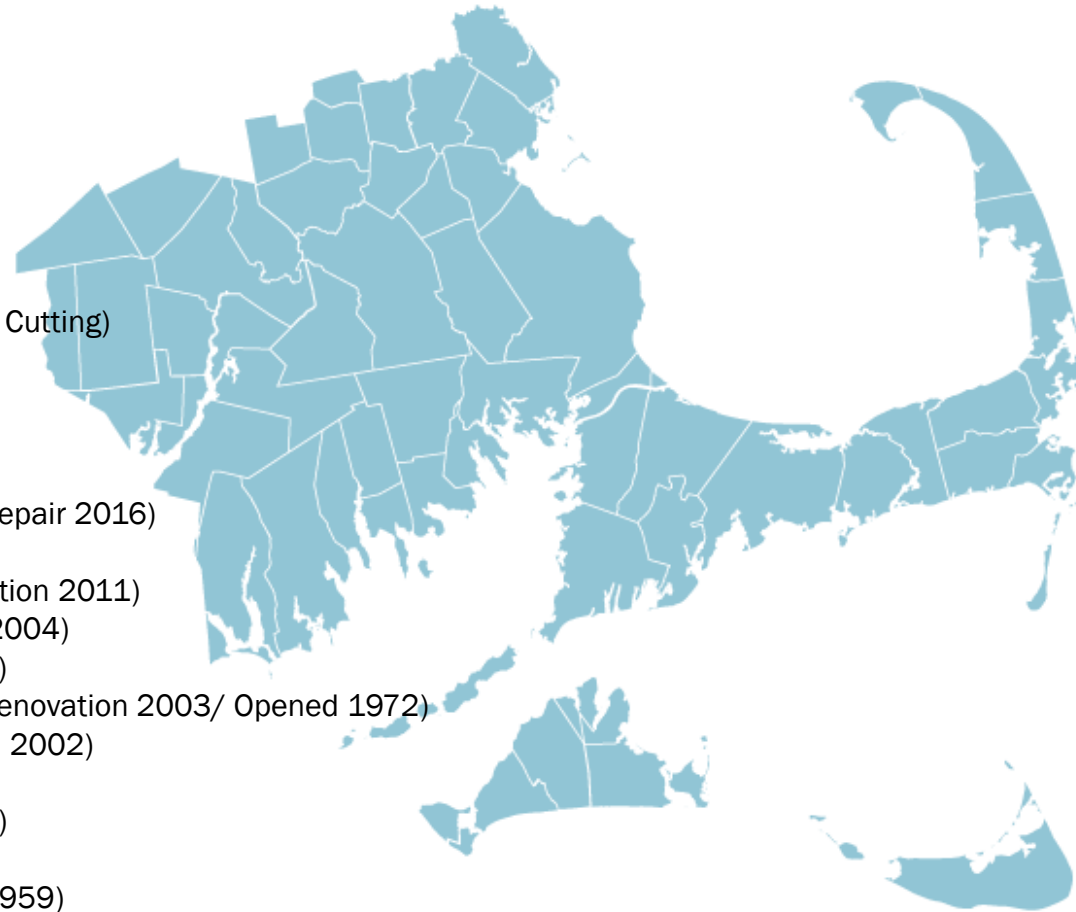
Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
A1160	Compile & Submit PDP to MSBA (9/17)	4	12-Sep-24 A	17-Sep-24 A	
A1170	MSBA Review Period	21	18-Sep-24 A	21-Oct-24	9
A1180	Respond to MSBA Review Comments	14	21-Oct-24	03-Nov-24	9
<b>Preferred Schematic Report</b>					
A1230	Evaluation of Existing Conditions (Phase II Exploration)	30	18-Sep-24 A	29-Oct-24	0
A1240	Final Evaluation of Alternatives	13	25-Oct-24	12-Nov-24	0
A1250	Identification and Development of Preferred Solution	15	13-Nov-24	03-Dec-24	0
A1260	Local Actions and Approvals	5	04-Dec-24	10-Dec-24	0
A1310	Compile and Submit PSR [12/13/2024 Deadline]	3	11-Dec-24	13-Dec-24*	0
A1280	MSBA PSR Review Period	21	14-Dec-24	03-Jan-25	39
A1300	Response to MSBA PSR Review Comments Due	14	04-Jan-25	17-Jan-25	39
A1290	MSBA Facilities Assessment Subcommittee [1/15/24 or 1/29/24]	1	29-Jan-25	29-Jan-25*	0
A1270	MSBA Board of Directors Approval of PSR [2/26/24]	0		26-Feb-25*	0
<b>Permitting</b>					
<b>Schematic Design</b>					
A1400	Schematic Estimate Set Due	0		11-Jul-25	0
A1410	Schematic Estimating Period	15	11-Jul-25	31-Jul-25	0
A1320	Schematic Design Period	117	26-Feb-25	07-Aug-25	0
A1420	Estimate Reconciliation & Value Engineering	15	01-Aug-25	21-Aug-25	0
A1330	Compile and Submit SD to MSBA [8/28/25 Deadline]	5	22-Aug-25	28-Aug-25*	0
A1340	MSBA Review Period	21	29-Aug-25	18-Sep-25	19
A1350	Respond to MSBA Review Comments	14	19-Sep-25	02-Oct-25	26
A1370	Negotiate PS&B / Project Funding Agreement	15	18-Sep-25	09-Oct-25	13
A1360	MSBA Board Approval of Project Scope and Budget [10/29/25]	0		29-Oct-25*	0
<b>DESE Submittal</b>					
A2620	Schematic Design DESE Submittal	10	15-Aug-25	28-Aug-25	18
A2630	DESE Review Period	15	29-Aug-25	18-Sep-25	18
A2640	DESE Supplement - Provide add'l info if requested	10	19-Sep-25	02-Oct-25	18



# RECENT PROJECTS

## REGION 6 AND VOCATIONAL SCHOOLS

- Keefe Tech (Invited into MSBA)
- Shawsheen Tech (Invited into MSBA)
- Upper Cape Tech (Invited into MSBA)
- South Shore Voc (In Process)
- Franklin County Tech (In Process)
- Tri County (Current)
- Bristol Plymouth (Current)
- Diman Regional (Current)
- Northeast Metro Tech (Current)
- 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)



# 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 for your continued support and collaboration.



**Thank you for your  
continued partnership.**

*Literature courtesy of the  
Old Colony Educational Foundation (501c3)*