

OLD COLONY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL DISTRICT

**476 North Avenue
Rochester, MA 02770**

**Tuesday
May 7, 2024**

SCHOOL BUILDING COMMITTEE MINUTES

Present: Mrs. Shirley Bourque, Mr. Robert Marshall, Mrs. Maureen Townsend, Mr. Michael Lorenzo, Mr. Brian Day, Mr. Robert Field, Mr. Christopher Plonka, Mr. Stephen Lombard, Mr. Eldaro Amaral, Mr. Neil Regis, Mrs. Debra Quin, 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. David Hughes, Mr. Justin Brodeur, Ms. Elizabeth Sulger, Mr. J. Michael Parker, Mr. David Wojnar, Mr. Mark Townsend

Also: Mr. Chad Crittenden, PMA Project Director; Mr. Walter Hartley, PMA Senior Project Manager; Ms. Tina Stanislaski, HMFH Architects; Mr. Bobby Williams, HMFH Architects

Guest: Mr. Daniel Anjo W.T. Rich Company

Mrs. Bourque called the meeting to order at 6:00 p.m.

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

Introductions were made.

On a motion duly made by Mr. Robert Marshall and seconded by Mrs. Maureen Townsend, it was

Voted: To approve the April 1, 2024 School Building Committee minutes

9 – Yes

1 – Abstain (C. Plonka)

7 – Absent (J. Brodeur, E. Sulger, S. Weigel, D. Hughes, D. Wojnar, M. Townsend, S. Lombard)

Mrs. Bourque turned the meeting over to PMA.

Mr. Hartley recapped what has taken place the last few weeks regarding the Designer Selection process and reviewed where we are on the project timeline.

Mr. Hartley went over what took place at the Designer Selection meeting with the MSBA and stated HMFH and DRA were ranked first and second who both presented to the panel where HMFH was ultimately chosen.

Mr. Hartley stated the next steps with HMFH is to review the timeline/schedule and fine tune if needed, a fee proposal, and work on the PDP and Feasibility study work plan which will be shared with the Committee at the next meeting.

Mr. Hartley stated the key date coming up will be May 15th to introduce PMA and HMFH at the School Committee meeting and will continue to add keys dates once the work plan and schedule is finalized with HMFH and report out to the Committee.

Mr. Hartley turned the meeting over to Ms. Tina Stanislaski, Principal – In - Charge and Mr. Bobby Williams, Project Manager with HMFH

Ms. Stanislaski and Mr. Williams presented the Committee with an overview of their company and reviewed their presentation which included the Proven Community Process, Educational & Vocational Design Expertise, Managing the Design Budget, Holistic Approach to Sustainability and Making Old Colony's Vision a Reality.

Mr. Williams spoke to projects completed by HMFH and shared renderings of said buildings as well as photos at completion and budgetary information.

There was discussion regarding the buildable site and possible cost savings depending on location of new building and the vision of the building.

Ms. Stanislaski discussed visioning sessions that will take place with David Stephen, Educational Planner with HMFH, to assist with making Old Colony's vision a reality with help from students, stakeholders and staff.

Ms. Stanislaski stated the MSBA requires to the designers to look at all options including renovation, addition and new construction.

There was discussion regarding what a new building might look like which includes but not limited to a student hub in the main entrance with Administration in that vicinity to oversee, solar options on parking canopies in the lots, outdoor learning spaces, and public facing CTE Programs along with possible tax credits for the use of renewables.

Mr. Crittenden stated the next steps were to set up Visioning Sessions with Mr. David Stephen.

Mr. Crittenden stated the Ed plan will drive the MSBA process and must be aligned during the entire build as well as looking into alternative sites per the Regional Agreement and renovation versus new build options.

Mr. Williams stated HMFH will be doing an existing conditions analysis which includes site visits and taking pictures of the existing structure.

Mr. Lombard entered the meeting at 6:27 p.m.

Mr. Hartley stated the next steps for PMA are to work on the fee proposal, feasibility work plan and master project schedule update which will be shared with the Building Committee at the next meeting.

Mr. Crittenden stated they will be in on June 10th to speak to staff and bring them up to speed on where they are in the process and the next Building Committee meeting will be driven by the Visioning Sessions and when those are completed.

Mr. Polansky stated a third day has been added into the schedule for this building process and can be structured how they need moving forward.

Mr. Williams stated meeting with staff to discuss individual visions and spacing requirement will be documented as well as have an updated list of equipment in the building and will coordinate with Mrs. Griffith regarding that list.

Mr. Day inquired about any unique situations they have come across.

Mr. Williams stated there are vocational programs that they hadn't seen in the past however finds that all teachers are unique in the development of their space.

There was discussion regarding the Designer Selection Process Interview that took place earlier in the day.

Mr. Crittenden stated they will share the presentation with the Committee shared by HMFH this morning.

Mr. Marshall inquired about the flexibility of the extra day added into the contract depending on need.

Mr. Polansky stated it is set for June 10th and has been picked for March date next year however it is flexible.

Mrs. Bourque inquired about the below item heard during the interview process this morning.

- **Challenges of building on a flat surface**

Ms. Stanislaski stated flat surfaces tend to have an issue with drainage however grating can be down to assist with that issue.

Mrs. Bourque voiced her concern regarding secondary road access on North Ave. and the dangers of that roadway and the need for discussion regarding another option.

Mrs. Bourque inquired about HMFH's approach to cost savings creativity.

Mr. Williams stated the alternative to cutting the size of the building and square footage is by adding items on at a later date in those spaces and also by changing construction delivery methods.

Mr. Lorenzo inquired about the ability for HMFH to come in under budget on their projects.

Mr. Williams stated managing cost starts with a very precise assembling package, coordination of drawings, designs are simple which leads to low or manageable change orders.

The next Building Committee meeting will be shared with the Committee. There is nothing scheduled at this point.

PMA and HMFH will be at the School Committee meeting on May 15th to be introduced to the full committee.

Meeting was adjourned at 6:57 p.m.

Respectfully submitted,

**Jolene Costa
District Committee Secretary**

Mrs. Shirley Bourque, Chairman

Date