

**OLD COLONY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL DISTRICT**

**476 North Avenue  
Rochester, MA 02770**

**Thursday  
June 13, 2024**

**SCHOOL BUILDING COMMITTEE MINUTES**

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

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

**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.**

**On a motion duly made by Mr. Robert Marshall and seconded by Mr. Michael Lorencio, it was**

**Voted: To approve the May 7, 2024 School Building Committee minutes**

**11 – Yes**

**6 – Absent (C.Plonka, E. Sulger, S. Weigel, D. Wojnar, D.Quin, N.Regis, )**

**Mrs. Bourque turned the meeting over to Mr. Hartley from PMA.**

**Mr. Hartley reviewed the agenda with the Subcommittee and the topics that would be covered in tonight's meeting which were the following:**

- Designer Workplan Update**
- Day with the Teachers Recap**
- Educational Visioning Session #1 Recap**
- Site Selection Discussion**
- Recap of the Water Discussion**

- **Review of Space Summary and Proposed Enrollment Numbers to Study Approval/Potential Vote**
- **Schedule/Next Steps**

**Mr. Hartley stated the project is in the Preliminary Design Program (PDP) of the feasibility study phase.**

**Mr. Hartley turned it over to Ms. Stanislaski.**

**Ms. Stanislaski stated the 1<sup>st</sup> Visioning Session took place this week with two others to follow, one in August and one in September.**

**Ms. Stanislaski gave an overview of the meetings that took place with the teachers on Monday, June 10<sup>th</sup> which she stated went very well.**

**Ms. Stanislaski stated once the students return in the fall, HMFH will return to meet with them and spend a “Day in the Life” to gather information and have conversation regarding their ideas and vision for the building and spaces.**

**Ms. Stanislaski stated HMFH started filing out the MSBA template for spaces which consists of entering the population of students which triggers the program to release how many classrooms and teacher planning rooms will be needed and it is then repeated with the Vocational Programs.**

**Ms. Stanislaski stated all of HMFH Engineers including Mechanical, Structural, Plumbing, Civil, Electrical and Landscape have visited the school to view existing conditions along with the Surveyors who will finishing the survey in the near future.**

**Ms. Stanislaski updated the Committee on the first Visioning Session and stated these sessions are done to create real time data that is created and sets the groundwork for the new building.**

**Mrs. Bourque stated it was a great representation of students, teachers and Administrators which demonstrated reoccurring themes throughout the process.**

**Mrs. Griffith stated it was nice speaking to the students and get their ideas and insights on what they wanted to have in their new school.**

**Mr. Amaral stated some teaching staff couldn't see the correlation between the educational vision and it transitioning into a design and suggested reinforcing that at the next Visioning meeting.**

**Ms. Stanislaski stated the first meeting is to get understand the inner workings of Old Colony and the information gathered will be compiled by Mr. David Stephen which will then be shared out.**

**Mr. Hartley stated the Mechanical and Electrical team from HMFH spoke to staff who had great questions and ideas for the project.**

**Mrs. Bourque inquired about HMFH speaking to other staff members besides the teachers.**

**Ms. Stanislaski stated they would be talking to every department in the building.**

**Mr. Hartley discussed the site selection with the Committee and reviewed the different options, renovation, renovation/addition and new build along with other considerations listed below:**

- **MSBA Ineligibles**
- **Potential Concerns from Member Towns/Constituents**
- **Obtaining a Suitable equivalent site**

**Mr. Hartley stated MSBA states a conversation has to be conducted at the School Building Committee level about any interest in searching in another town for an equivalent site or remaining in Rochester at the 476 North Avenue location.**

**Mr. Hartley stated it did not have to be voted on but requires a conversation and opened up the floor to the Committee to have discussion.**

**It was agreed by the Committee that the project would remain at the 476 North Avenue location in Rochester.**

**Mr. Hartley gave a recap of the water discussion that took place with the Town of Middleboro on June 4, 2024 to discuss the potential water tie in of the existing water main in North Ave which comes from Spruce Street in Middleboro.**

**Mr. Hartley discussed the timeline and stated there is no rush and no decisions have to be made for the first submissions to the MSBA.**

**Mr. Hartley stated decisions surrounding water should be made at the schematic design level in the fall of 2025.**

**Mr. Hartley stated the Town of Middleboro would be willing to put something in place until Old Colony was ready to proceed and then would need approval at Town meeting to amend the current Memorandum of Understanding (MOU) which is being reviewed.**

**Mr. Hartley stated they are currently reviewing different cost-effective options for running water.**

**There was discussion surrounding starting the process now of water tie in to Middleboro instead of waiting due to the current need and possible grant opportunities for funding the water project due to the exclusion of a reimbursable cost through the MSBA.**

**Mr. Crittenden stated all options are being reviewed for water including wells with no decisions needing to be made at the current moment.**

**Mr. Hartley stated there are many discussions occurring in the background regarding water however all information will be brought to the Committee and all decisions will be made by the Committee as well.**

**Mrs. Bourque mentioned the enactment of an impact fee that was discussed at the water meeting and the concern that will have on the operating budget.**

**Discussion regarding the assurance that if the politics in the Town of Middleboro change the water agreement with Old Colony will be upheld.**

**Ms. Stanislaski reviewed the MSBA Study Enrollment Certification options for Old Colony which ranges from the minimum of 560 to a maximum of 810 students and Space Summary.**

**Ms. Stanislaski explained the three different enrollment expansion options as listed below:**

- Low – 620 Students which represents supporting existing programs and current enrollment, no growth or change to programming**
- Medium – 720 Students which represents the addition of two new programs, Plumbing and HVAC, and an increase in enrollment in Culinary, 20 per grade, and Electrical, 18 per grade.**

- **High – 810 Students which represents the addition of four new programs, Plumbing, HVAC, Dental Assisting and Biotechnology with an increase of 16 students in culinary**

**Ms. Stanislaski stated the enrollment number does not have to be voted on tonight but will be needed in the near future when enrollment will have to be incorporated into the decision to build new, renovate, or renovate/addition.**

**Ms. Stanislaski stated HMFH will price out all building options based upon enrollment and share that with the Committee.**

**There was discussion regarding the substantial jump in enrollment from the Low enrollment option to the Medium and only 50 more from Medium to high and what does that look like in terms of cost on the operating budget and building project.**

**Mr. Crittenden stated they will run the numbers on all the enrollment options and what the districts share of the total project cost will be.**

**Mr. Lorenzo stated as the discussion regarding enrollment and vocational programs continue thought needs to remain on the operating costs on the academic side as well to support the increase.**

**Ms. Stanislaski stated the Medium enrollment option could be shifted to have 3 new programs or another option that the Committee decides upon.**

**Ms. Stanislaski stated these enrollment options can be changed and the project will be completed with availability for growth and potential trends down the road and the transition of the vocational programs.**

**Ms. Stanislaski stated a cost estimate analysis needs to be completed and will be brought to the committee before a decision is needed to be made on size.**

**Mr. Hartley reviewed the project timeline and schedule.**

**Mr. Crittenden stated the next major decision made will be on if the project is going to be a renovation, addition/renovation or new build which will take place during the preferred Schematic Report period of September 2024 – February 2025 where the cost analysis data will already have been shared.**

**Mr. Hartley stated the next School Building Committee meeting is scheduled for Monday, July 8, 2024 at 6:00 p.m.**

**Meeting was adjourned at 7:05 p.m.**

**Respectfully submitted,**

**Jolene Costa  
District Committee Secretary**

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**Mrs. Shirley Bourque, Chairman**

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**Date**