

OLD COLONY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL DISTRICT

**476 North Avenue
Rochester, MA 02770**

**Monday
July 8, 2024**

SCHOOL BUILDING COMMITTEE MINUTES

Present: Mrs. Shirley Bourque, Mr. Robert Marshall, Mrs. Maureen Townsend, Mr. Mark Townsend, Mr. Michael Lorenzo, Mr. Robert Gomes, Mr. David Hughes, Mr. Stephen Lombard, Mr. Eldaro Amaral, Ms. Elizabeth Sulger, Mr. David Wojnar, Mr. Aaron Polansky, Superintendent-Director; Mrs. Sarah Griffith, Business Manager; Mr. Gary Linehan, Principal; Mr. Robert Souza, Facilities Director; Mrs. Jolene Costa, District Committee Secretary

Absent: Chief Scott Weigel, Mr. Christopher Plonka, Mr. Neil Regis, Mrs. Debbie Quin, Mr. Brian Day, Mr. Robert Field

Also: Mr. Chad Crittenden, PMA Project Director; Mr. Walter Hartley, PMA Senior Project Manager; Mr. Nicholas Hull, PMA Consultant; Mr. Mark Adrean, PMA Senior Associate; Ms. Tina Stanislaski, HMFH Architects; Ms. Suni Dillard, 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 Lorenzo, it was

Voted: To approve the June 13, 2024 School Building Committee minutes

9 – Yes

2 – Abstain (D. Wojnar, E. Sulger)

6 – Absent (C. Plonka, S. Weigel, D. Quin, N. Regis, B. Day, R. Field)

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

Mr. Hartley stated the project is still in the Feasibility Study and showed where the project is on the Preliminary Design Program schedule before turning the meeting over to Ms. Stanislaski.

Ms. Stanislaski stated the Visioning Workshop notes were shared with the Committee which gives an in-depth view of what took place on that day and stated the following will be reviewed tonight:

- Finishing up the Existing Conditions survey**
- Site Development Requirements**
- Enrollment Options**

Ms. Stanislaski turned the meeting over to Ms. Suni Dillard who reviewed the framework for the Vocational Clusters that was created based upon conversations had with staff during the day with the Teachers.

Ms. Dillard reviewed the framework for the Vocational Clusters that were created based upon the day with the teachers and their feedback on new spaces, existing spaces, teaching methods, public accessibility for certain programs, right sizing for the vocational programs and additional space needed in order to grow once space is complete.

Mr. Hartley stated the notes taken during the meetings have been shared with the Educational Leadership team and the staff in those meetings in order for them to review and add any information.

Mr. Marshall inquired about whether or not the chart showed the position of the vocational programs once completed.

Ms. Dillard stated although the framework shows certain programs in proximity to each other the chart is not the necessarily how they will be placed in the building.

Mrs. Bourque inquired about adding Automotive to the public access list.

Ms. Dillard stated it would be updated and added.

Ms. Stanislaski reviewed the Educational Visioning Day 1 held on June 11, 2024 and stated the next session is on August 27th.

Ms. Dillard reviewed the existing conditions and buildable constrains which include the following:

- Water**
 - Wellhead Protection Area – Zone 1 and Zone 2 Buildable Options**

- **Surface Water Protection Area**
- **FEMA 100 Year Flood Zone**
- **Vernal Pool Setbacks**

- **Zoning**
 - **Property line setbacks**
 - **Residential/Agricultural District**
 - **Groundwater Protection District**

- **Utility Easement**

Mr. Marshall inquired about any progress made with Middleboro regarding water tie in.

Mr. Crittenden stated it is still an option to connect to Middleboro water supply and PMA is still reviewing if there is a need for a fire pump.

Mr. Polansky stated Middleboro is very open to connecting and is working with Southeastern Regional Planning & Economic Development District (SRPEDD) on grant options.

Mrs. Bourque stated along with 1.5 times the rate Middleboro will charge for town water there is also an impact fee that has yet to be instituted which will be assessed which should be taken into consideration.

Ms. Dillard reviewed buildable area for both new build and addition renovation options which include the following:

- **Buildable area based upon existing conditions**
- **Buildable area based upon the retention of the existing well which include a 400-foot buffer or 40-foot buffer depending on the option**
- **Buildable area with new waterline**

Ms. Dillard reviewed the pros and cons of well vs new water line and building on certain sites along with constraints that will be present.

Ms. Dillard stated if addition renovation option is selected the mechanical and electrical systems would have to be brought to code.

Ms. Dillard stated a renovation would be difficult due to the footprint and location of masonry wall and the overall structure.

There was discussion regarding the pros and cons of renovation vs addition vs new build and efficiency of each.

Ms. Dillard stated based upon the MSBA submission they are required to study the 560 and 810 option as well as anything in between.

Mr. Polansky stated the 560 enrollment number is the max capacity based upon the amount of students that can be accommodated on the academic side.

Mr. Polansky stated if the vocational programs could be filled to capacity enrollment would be just under 620.

Ms. Dillard reviewed the enrollment options and changes will occur which are listed below:

- 560 Students Min – All programs at 40 students except Cosmetology, Health careers and Culinary**
- 620 Students – Right size all existing programs to support current DESE enrollment numbers. Culinary grows to 68**
- 728 Students – Adds to Plumbing and HVAC at 48 students each. Culinary grows to 68 and Electrical to 60.**
- 776 Students – 728 enrollment option plus Dental of 48 students**
- 810 Students Max – 776 enrollment option plus Biotechnology at 40 students. Culinary grows to 68 students and Electrical to 54**

There was discussion regarding increasing current vocational program size versus the addition of shops.

Ms. Harley stated the 620 enrollment option would right size all vocational programs increasing the capacity of most programs by 8 more students.

There was discussion regarding the operational budget impact with the addition of vocational programs which translates into the addition of academic teachers.

Mr. Polansky stated the impact to the Operational Budget will be phased in over a four-year period with each new incoming class.

There was discussion regarding the concern surrounding debt exclusion and the operational budget and the cost of each option and bringing numbers back to the towns.

Ms. Stanislaski stated tonight meeting surrounding enrollment is not to select one of the five but to get the blessing of the Committee to bring the enrollment options back to MSBA in order to study and complete a cost analysis of each to bring back to the Committee which can also be changed.

Mr. Marshall inquired about when the decision needed to be made regarding enrollment.

Mr. Crittenden stated no decisions have to be made until after the MSBA submission which takes place in September of 2024.

On a motion made by Mr. Mark Townsend and seconded by Mr. Robert Marshall, it was unanimously

Voted: To approve the studying of the enrollment options provided by HMFH

Mr. Marshall inquired about how long it will take to get a cost analysis of each enrollment option.

Mr. Crittenden stated the Committee will be given that information prior to the vote which will take place in mid-September.

Mr. Hartley reviewed the Project Schedule.

Mr. Hartley listed the important dates below:

School Building Committee – Monday, August 5, 2024 – Library – 6:00 p.m.

Educational Visioning Session #2 – Tuesday, August 27, 2024 – 11:45 a.m. – 2:15 p.m.

School Building Committee – Monday, September 9, 2024 – Library 6:00 p.m.

Educational Visioning Session #3 – Wednesday, September 11, 2024 – 11:45 a.m. – 2:15 p.m.

Preliminary Design Program Target Date – Tuesday, September 17, 2024

Mr. Crittenden stated at the August 5th meeting there should be an idea about square footage cost, building size and cost data points.

Mr. Marshall asked whether or not all 5 datapoints will be presented to MSBA or just the one that is chosen.

Mr. Crittenden stated all 5 options will be presented to MSBA and will remain on the table until the preferred solution and enrollment is chosen.

Mr. Hartley stated once the preferred option is chosen that is then shared with the town.

Ms. Stanislaski stated the study and all options can be shared with the towns to inform them as to why the option was chosen.

Mr. Crittenden stated the social media outlet outreach page can be created in the background and go live when the Committee feels it is best to do so.

Mr. Marshall stated sharing information the sooner the better with towns as long as all information is accurate and solid.

Mr. Crittenden stated the page can be shared with the Committee first before going live to get feedback.

Mrs. Townsend suggested reaching out to alumni to assist with speaking with the community.

Mr. Townsend requested clarification on who votes on whether or not it is a district wide vote or town by town vote for the project.

Mr. Crittenden stated the Old Colony School Committee has the final say and votes on that however the School Building Committee can make a recommendation.

There was discussion regarding moving the MSBA vote from October to August to assist with funding concerns.

Meeting was adjourned at 7:30 p.m.

Respectfully submitted,

**Jolene Costa
District Committee Secretary**

Mrs. Shirley Bourque, Chairman

Date