

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

**476 North Avenue  
Rochester, MA 02770**

**Monday  
August 19, 2024**

**SCHOOL BUILDING COMMITTEE MINUTES**

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

**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; Mr. Bobby Williams, 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. Mark Townsend and seconded by Mr. Michael Lorencio, it was**

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

**9 – Yes**

**2 – Abstain (C. Plonka, R. Field)**

**6 – Absent (S. Weigel, D. Quin, M. Townsend, D. Hughes, S. Lombard, E. Sulger)**

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

**Mr. Hartley reviewed the agenda for this evening and where the project is on the MSBA process timeline before turning the meeting over to Ms. Dillard and Mr. Williams with HMFH.**

**Mr. Williams reviewed the Preliminary Design Program (PDP) and where the project falls on the schedule and stated there is about a month before the PDP is submitted to the MSBA.**

**Mr. Williams stated the space summary is being built and will be finalized in the near future once conversation is complete regarding Administrative spaces and spaces not covered by the MSBA which includes the Superintendents space.**

**Mr. Williams stated they finished the evaluation of existing conditions and will share an update of the Hazmat report received with the Committee and reported the site development requirements are also complete.**

**Mr. Williams touched upon the enrollment options of 560, 620, 728, 776 and 810 and the three (3) scenarios of whether going to keep the existing well, build a new well or convert to private water that was discussed at the last meeting.**

**Mr. Williams stated with the five (5) enrollment options, three (3) water options and the options for add/reno and new construction there is a total of 35 options that were shared with the cost estimator who reviewed the options and gave estimates based on square footage.**

**Mr. Williams stated tonight's meeting will focus on eliminating some of the 35 options shared with the cost estimator and looking closely at the cost analysis surrounding the water options.**

**Mr. Williams stated once the Committee chooses one of the water options it will significantly reduce the amount of building options currently presented and will then share the reduced options at the next meeting.**

**Mr. Williams stated once the Educational Goals are complete a matrix can be created to see the alignment of those goals and the remaining building options.**

**Mr. Crittenden stated there are no critical decisions to be made and is all information gathering and submitting them all to the MSBA to ensure the process is being followed.**

**Mr. Williams reviewed the HAZMAT survey completed by a consultant who inspects the structures of the building to include windows, doors, flooring etc. and potential costs to abate these in the event the building is renovated or demolished.**

**Mr. Williams reviewed the estimated costs of those locations with the Committee and stated these could change based upon proof of prior work done to the building.**

**Ms. Dillard reviewed the Space Summary – Enrollment Variation slide and discussed how the programs would be laid out in terms of enrollment along with what other options MSBA reimburses that Old Colony doesn't currently have which include, an art and music space, auditorium, and physical education space and the seat count based upon enrollment options.**

**Mrs. Bourque stated the enrollment slide is incorrect and the new programs should not be included in the 620 enrollment option.**

**There was discussion surrounding our current enrollment which is due to what can be accommodated on the academic side to the 620 which would right size the building with the programs we have now, 728 would include two new programs, 776 would include three new programs and 810 would include four new programs along with increased capacity in Culinary and Electrical at 728 and 776 with a small decrease in capacity in those programs at 810 as that is the cap.**

**Ms. Dillard reviewed the difference classroom types for Academic and Special Education area and the amount of rooms the building would receive based upon each enrollment option and reviewed the difference between and addition /renovation option and new construction.**

**Mr. Dillard stated the current square footage of the building is 104,000 square feet and once the building is right sized takes it should be approximately 240,000 square feet which is the MSBA suggestion.**

**Mr. Marshall stated the information regarding the current size of the building vs what the MSBA considers the correct square footage for optimal operation is important to share with the towns during the road show.**

**Mr. Polansky stated pictures will be included to share with the towns.**

**Mr. Day inquired about having a 500 square foot room and having a partition or divider to make two smaller rooms.**

**Ms. Dillard stated that is an option and will be based upon the Educational Plan.**

**There was discussion regarding current classroom size which is not considered a full-size classroom by MSBA standards and considerable the growth will be once a project is complete.**

**Mr. Williams stated the MSBA tells HMFH how big the classrooms have to be in order to get reimbursement and must meet their standards.**

**Ms. Dillard reviewed the Facility Goals with the committee and stated once the Visioning Sessions take place, the Educational Goals will be complete.**

**Mr. Williams stated any feedback and thoughts can be emailed HMFH regarding the Facility Goals.**

**Mr. Hartley reviewed the Life Cycle Costs Analysis: Private Well Water vs Town Water and compared the costs between Town Water – On Street, Private Well and Town Water – Off Street and the difference between the cost of Town Water – Off Street and overall lifecycle costs compared to a private well.**

**Mr. Crittenden reviewed the cost and breakdown of each water option with the Building Committee.**

**There was general discussion regarding the uncertainty with private wells verses town water.**

**Mr. Crittenden stated he did not hear anyone argue in favor of a private well and stated that will trim down the original 35 building options to approximately a dozen.**

**Mrs. Bourque inquired about keeping the current well for irrigation purposes.**

**Mr. Williams stated that can be studied.**

**Mr. Hartley reviewed the MSBA K-12 Market Data with the Committee and discussed the MSBA Cost Cap which has slowly increased and they are anticipating another bump based upon trends.**

**Mr. Hartley reviewed the Market Trajectory and the PM&C Conceptual Level Estimates of the Hypothetical Project Cost – High Level Cost Scenarios for the Base Repair option, Addition-Renovation or New Construction and explained what each entail.**

**Mr. Williams stated MSBA would not participate in the Base Repair option as it would not meet the educational goals.**

**Mr. Crittenden reviewed the PM&C Estimates for the Addition – Renovation and New Construction and the differences in cost, the hypothetical district shares and hypothetical MSBA grant amount, and pros and cons of all the options and stated these costs represent the total cost of the project.**

**Mr. Hartley reviewed the new MSBA K-12 Market Data with the new estimates and showed where the project would lie in the concept estimate range.**

**Mr. Crittenden stated these are concept costs based upon total square footage of the building and once the building is mapped out the costs could be impact.**

**Mr. Hartley stated these numbers are to help the Committee decide on enrollment and building scenarios.**

**Mr. Regis inquired about the use of Prefab and if it is allowed by the MSBA.**

**Mr. Crittenden stated it is allowed and will be explored to share with the towns.**

**Mr. Williams stated it is important to look at the lifespan and cost efficiency over the life of the building.**

**Mr. Crittenden stated at the next meeting the remaining 11 options can be narrowed down even further or all 11 can be submitted to the MSBA.**

**Mr. Crittenden stated during the first phase of the schematic design, the focus will be put on one (1) or two (2) of the options with possible additional designs being reviewed.**

**Mr. Hartley reviewed the Project Schedule and next phases.**

**Mr. Hartley listed the important dates below:**

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

**School Building Committee Meeting – Monday, September 16, 2024 – 6:00 p.m.**

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

**Mr. Crittenden stated once the first submission to the MSBA occurs the school Building meetings will become more frequent.**

**Meeting was adjourned at 7:24 p.m.**

**Respectfully submitted,**

**Jolene Costa  
District Committee Secretary**

---

**Mrs. Shirley Bourque, Chairperson**

---

**Date**