

OLD COLONY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL DISTRICT

**476 North Avenue
Rochester, MA 02770**

**Monday
October 21, 2024**

SCHOOL BUILDING COMMITTEE MINUTES

Present: Mrs. Shirley Bourque, Mr. Robert Marshall, Mr. Michael Lorenzo, Mr. Robert Gomes, Mr. Brian Day, Mr. Eldaro Amaral, Mrs. Maureen Townsend, Chief Scott Weigel, 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: Mrs. Debbie Quin, Mr. Robert Field, Mr. Mark Townsend, Mr. Neil Regis, Mr. Christopher Plonka, Mr. David Hughes, Mr. Stephen Lombard

Also: Mr. Walter Hartley Jr., PMA Senior Project Manager; Mr. Nicholas Hull, PMA Consultant; 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. Brian Day and seconded by Mr. Scott Weigel, it was Voted: To approve the September 16, 2024 School Building Committee minutes

8 – Yes

2 – Abstain (D. Wojnar, E. Sulger)

7 – Absent (D. Quin, R. Field, M. Townsend, N. Regis, C. Plonka, D. Hughes, S. Lombard)

On a motion duly made by Mr. David Hughes and seconded by Mr. Robert Gomes, it was unanimously

Voted: To approve outstanding invoices for PMA and HMFH.

10 – Yes

7 – Absent (D. Quin, R. Field, M. Townsend, N. Regis, C. Plonka, D. Hughes, S. Lombard)

Mr. Hartley reviewed the MSBA process and stated the project is still in the Feasibility Study stage and then turned the meeting over to Mr. Williams with HMFH.

Mr. Williams stated they are working on the Preferred Schematic Report (PSR) Workplan and reviewed the below steps:

- **Developing Addition/Renovation and New Construction Options – In Process**
- **Estimating Costs of each – October 28th**
- **Next SBC meeting – November 18th**
- **PSR Submission date – December 13th**

Mr. Williams stated if the Committee feels they may need more time to review information, a meeting can be scheduled between the November 18th meeting and December 13th Submission date.

Mr. Marshall inquired about MSBA response since the PDP submission.

Mr. Williams stated the MSBA responded with informal comments and stated they required more information on why there were 41 options studied which was explained in detail by HMFH in the PDP Options Studied – Decision Matrix that was shared with the MSBA.

Mr. Williams stated the MSBA is requiring the study of new construction for 560, 620 and 810 for the construction cost numbers in order to have cost comparison for all enrollment options which is no added cost for Old Colony.

Mr. Hartley stated formal comments from the MSBA are expected any day.

Mr. Williams stated there are no decisions needed from the Committee tonight and turned the meeting over to Ms. Dillard to review the site options.

Ms. Dillard reviewed the below sites:

- **Existing Conditions**
- **Site Plan – New Construction and Program Layout – Floor Plan**
- **Site Plan Addition/Renovation and Program Layout – Floor Plan**

Ms. Dillard reviewed the changes/updates in the new construction site plan which included but not limited to new entry/exit locations, separating bus and student drop off, secondary

bus entrance, location of parking lots, driveways, entrance and building clusters, courtyards, academic and vocational spaces.

Mr. Williams stated they are going to set up a meeting with the Rochester Town Planner to confirm the cut for the secondary bus entrance will work in the selected location.

There was discussion regarding the concern about the location of the secondary bus entrance and the proximity to the curve on North Ave.

Mr. Hartley stated a traffic engineer will determine the safety of all traffic related construction before completion.

There was discussion regarding the location of parking lots and making them equally accessible to the fields and building to accommodate all people during school and sporting events.

Mr. Polansky stated he would like to explore a parking lot on the opposite side of the easement for public access to trails and sport fields.

Mr. Linehan voiced his concern with the amount of current student parking spaces and the need for additional spaces.

Ms. Dillard reviewed the Program Layout – Floor Plan for New Construction.

Ms. Dillard stated each academic classroom is approximately 850 square feet.

There was discussion surrounding the location of carpentry and the possible need for a larger outdoor space in that area.

Ms. Dillard stated the space and layout will be more defined with more details in the next meeting.

Ms. Dillard reviewed the addition/renovation site plan along with program layout – floor plan and stated this option would make it very difficult to meet the needs of the school.

Ms. Dillard reviewed the changes/updates that would be made to the site and the addition.

Mr. Amaral asked if parts of the building would have to be demolished and how long that would take to complete.

Ms. Dillard stated wings of the existing building would be demolished and then the addition would be approximately three (3) to four (4) phases.

Mr. Williams stated the addition/renovation would be costlier than the new construction option due to the entire roof having to be removed during demolition which would be an additional cost.

Mr. Williams asked the Committee if they felt the project was headed in the right direction and would provide more detailed plans to include walls and doors, updated floor plans and cost estimates for each at the next meeting.

Mr. Marshall asked if the information could be shared as soon as possible.

Mr. Williams stated a vote on the site and enrollment would be needed at the November 18th meeting and if another meeting is requested for further discussion that can be added to the schedule.

The cashflow update was shared with the Committee.

Next Steps and Key Dates were shared with the Committee.

The Committee agreed to a December 5, 2024 tentative meeting date at 6:30 p.m. if needed.

Mrs. Bourque inquired about what votes need to be taken by the School Committee regarding the process.

Mr. Hartley stated he would check on the votes required by the School Committee prior to the submission and report out once received.

Mr. Williams stated Committee members should visit local vocational schools to get ideas for the project.

Mr. Polansky inquired about having a presentation or booth at the November 3rd Open House for families.

Mr. Williams stated they could put together a conceptual plan that has not been voted for the public on that day with informational materials.

Mrs. Bourque inquired about when the decision needs to be made on the Local Funding Process – Choice of 16 (D) or 16 (N).

Mr. Williams stated by the beginning of next year, 2025.

Ms. Sulger inquired about when the financial impact of the project will affect the town budgets.

Mrs. Griffith stated she would contact Old Colony’s financial advisor to look at the projection and report back to the Committee.

The next meeting dates will be as follows:

School Building Committee Meeting – Monday, November 18, 2024 – 6:30 p.m.

Thursday, December 5, 2024 – 6:30 p.m. - Tentative

Meeting was adjourned at 7:30 p.m.

Respectfully submitted,

**Jolene Costa
District Committee Secretary**

Mrs. Shirley Bourque, Chairperson

Date