



# Old Colony Regional Vocational Technical High School

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PMA Consultants



HMFH ARCHITECTS

SCHOOL BUILDING COMMITTEE | 11.18.2024

# AGENDA

Name of Board/Committee:	School Building Committee
Date & Time of Meeting:	Monday, November 18, 2024 6:30 p.m. - Library
Location of Meeting:	Old Colony Regional Vocational Technical High School in the Library located at 476 North Avenue, Rochester, MA. 02770
Clerk/Board Member posting notice:	Jolene Costa

**Cancelled/Postponed/Revised**

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(Clerk/Board Member cancelling/postponing/revising meeting)

## AGENDA

1. Call to Order
2. Vote to approve prior meeting minutes
  - 10/21/2024 SBC Meeting Minutes
3. Designer Update
  - Workplan
  - PSR Option Updates
  - Enrollment Scenario Discussion and Vote
4. Budget
  - Vote to approve invoices
5. Schedule/Next Steps
6. New Business
7. Adjournment

Please be aware that this agenda is subject to change if other issues arise that require attention by this Committee.

**POSTED THURSDAY, NOVEMBER 14, 2024 AT 9:00 A.M.**

# MSBA OVERVIEW

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Old Colony Regional Medical Center

FREE LANE

FREE LANE NO PARK

# MSBA PROCESS

## 1. Eligibility Period

- Old Colony has submitted a statement of interest and evaluated existing conditions.

## 3. Feasibility Study

- We help confirm what was found and explored during pre-feasibility.

## 5. Funding the Project

- We stand by you in securing community/funding approval.

## 7. Construction

- We oversee the contractor and construction process while keeping a close eye on the quality, budget, schedule, & more.

1

2

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8

## 2. Forming the Team

- We help you select the Architect that will best meet your project goals.

## 4. Schematic Design

- We assist in developing a final design program & in negotiating a Project Scope & Budget Agreement.

## 6. Detailed Design

- Guiding you through design, we also help to generate construction docs, procure bids, & award a construction contract.

## 8. Completion

- Finalize permits, maximize grant reimbursements, and move students into the school.

# DESIGNER UPDATE

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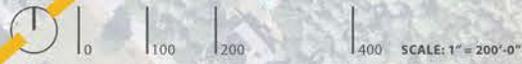
Old Colony Regional Medical Center

NO PARKING

FIRE LANE NO PARK



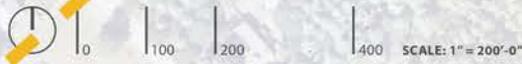
# Existing Conditions



OLD COLONY SCHOOL - ROCHESTER, MA  
NOVEMBER 15, 2024

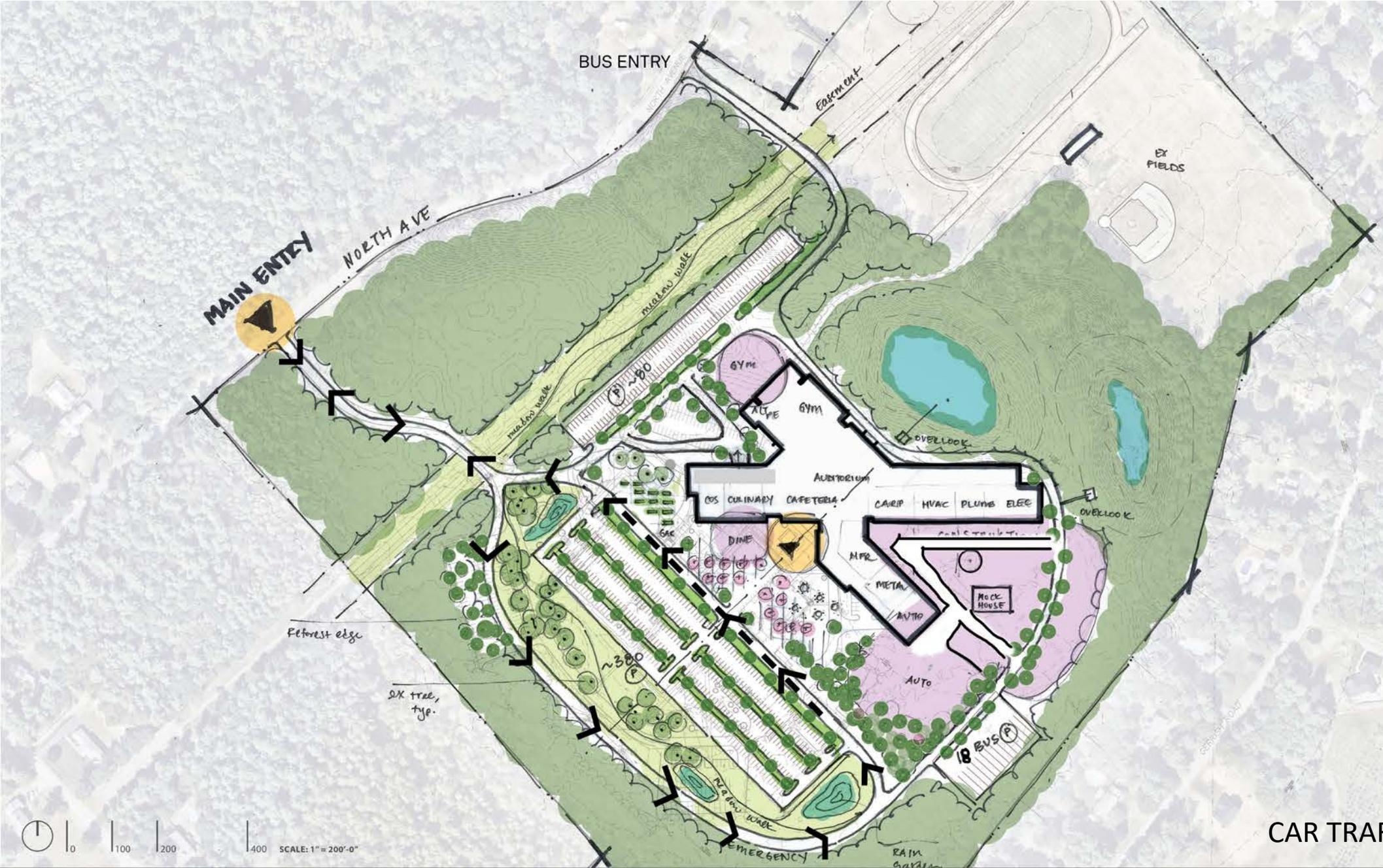
HALVORSON  
Tight&Bond STUDIO

# Site Plan - New Construction

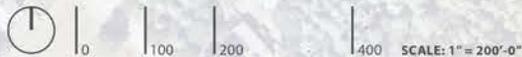


OLD COLONY SCHOOL - ROCHESTER, MA  
NOVEMBER 15, 2024

# Site Plan - New Construction



CAR TRAFFIC

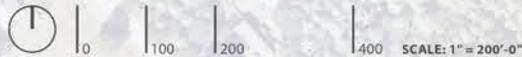


# Site Plan - New Construction



CAR/BUS TRAFFIC

# Site Plan - New Construction



OLD COLONY SCHOOL - ROCHESTER, MA  
NOVEMBER 15, 2024

SERVICE TRAFFIC

HALVORSON  
Tight&Bond STUDIO

# Bldg Plans - New Construction

11/18/2024



First Floor



Second Floor

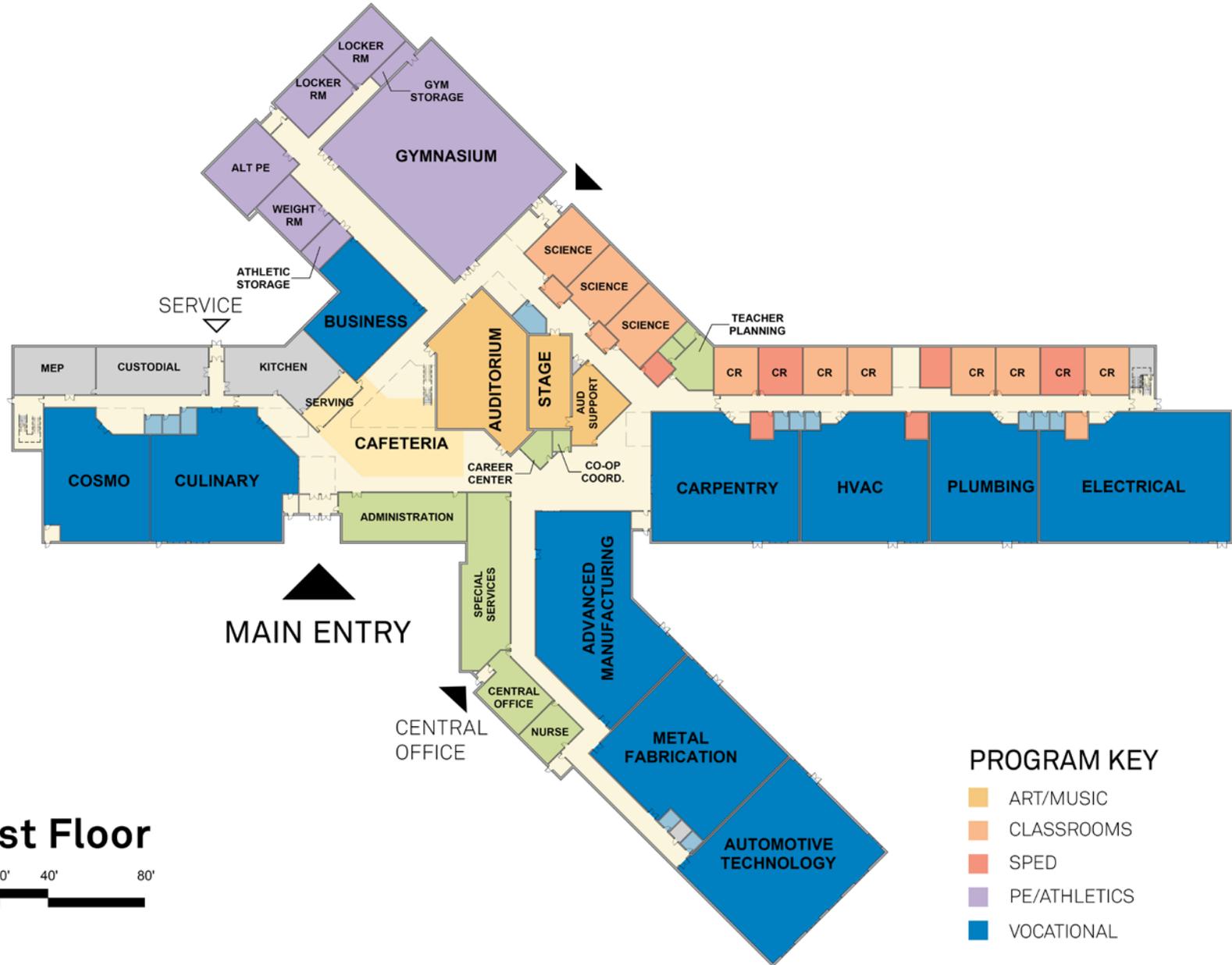
## PROGRAM KEY

- |   |   |
|---|---|
| <span style="color: #f4a460;">■</span> ART/MUSIC    | <span style="color: #90c090;">■</span> ADMIN/GUIDANCE/NURSE |
| <span style="color: #f4a460;">■</span> CLASSROOMS   | <span style="color: #fff9c4;">■</span> SHARED/COMMUNITY     |
| <span style="color: #f4a460;">■</span> SPED         | <span style="color: #fff9c4;">■</span> CIRCULATION          |
| <span style="color: #90c090;">■</span> PE/ATHLETICS | <span style="color: #cccccc;">■</span> SUPPORT              |
| <span style="color: #0070c0;">■</span> VOCATIONAL   | <span style="color: #66b3ff;">■</span> BATHROOMS            |

# Bldg Plan - New Construction

11/18/2024

## First Floor



### PROGRAM KEY

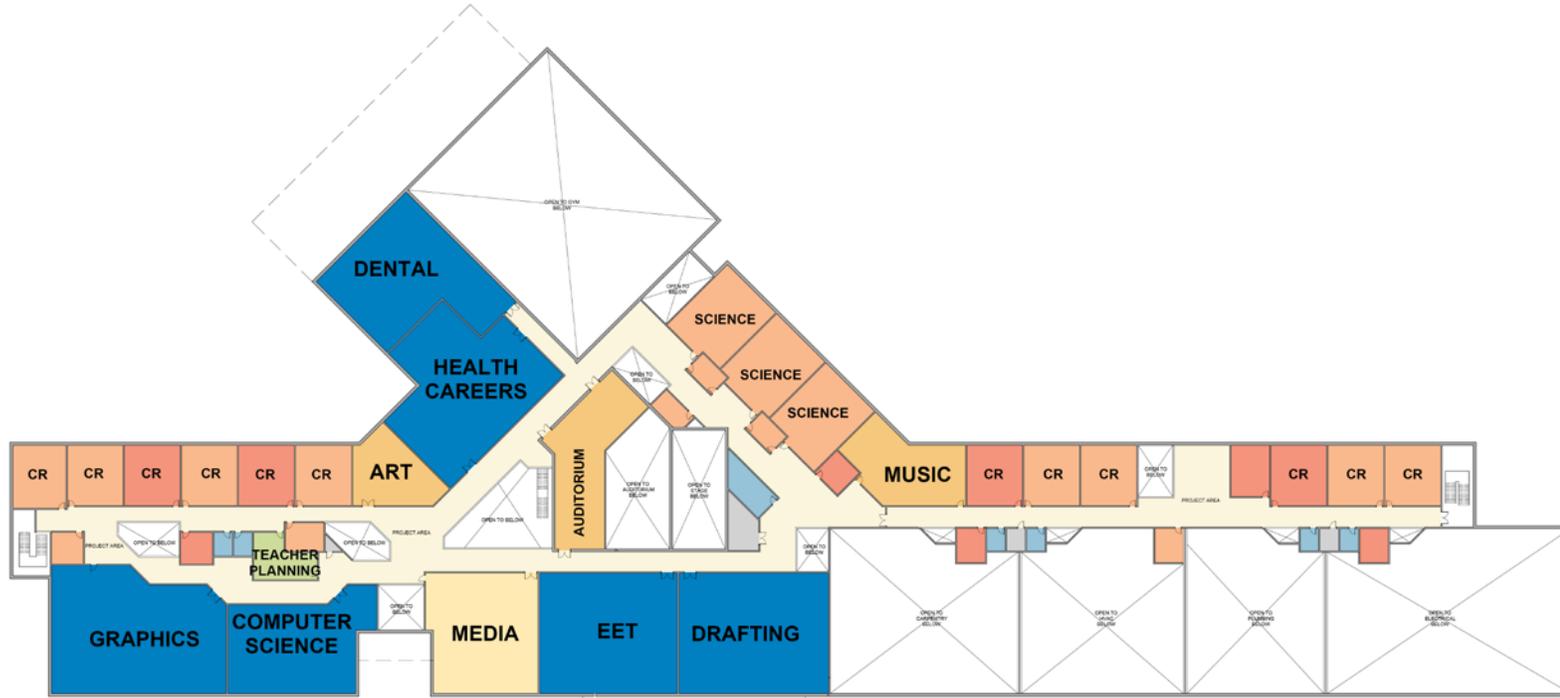
- |              |                      |
|--------------|----------------------|
| ART/MUSIC    | ADMIN/GUIDANCE/NURSE |
| CLASSROOMS   | SHARED/COMMUNITY     |
| SPED         | CIRCULATION          |
| PE/ATHLETICS | SUPPORT              |
| VOCATIONAL   | BATHROOMS            |

# Bldg Plan - New Construction

11/18/2024

## Second Floor

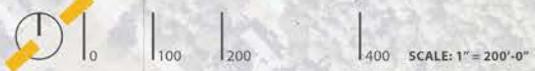
0' 20' 40' 80'



### PROGRAM KEY

- |   |   |
|---|---|
| <span style="color: #f4a460;">■</span> ART/MUSIC    | <span style="color: #90c090;">■</span> ADMIN/GUIDANCE/NURSE |
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# Site Plan - Add/Reno



OLD COLONY SCHOOL - ROCHESTER, MA  
NOVEMBER 15, 2024

# Site Plan - Add/Reno



CAR TRAFFIC

# Site Plan - Add/Reno



0 100 200 400 SCALE: 1" = 200'-0"

CAR/BUS TRAFFIC

OLD COLONY SCHOOL - ROCHESTER, MA  
NOVEMBER 15, 2024

HALVORSON  
Tight&Bond STUDIO

# Site Plan - Add/Reno



0 100 200 400 SCALE: 1" = 200'-0"

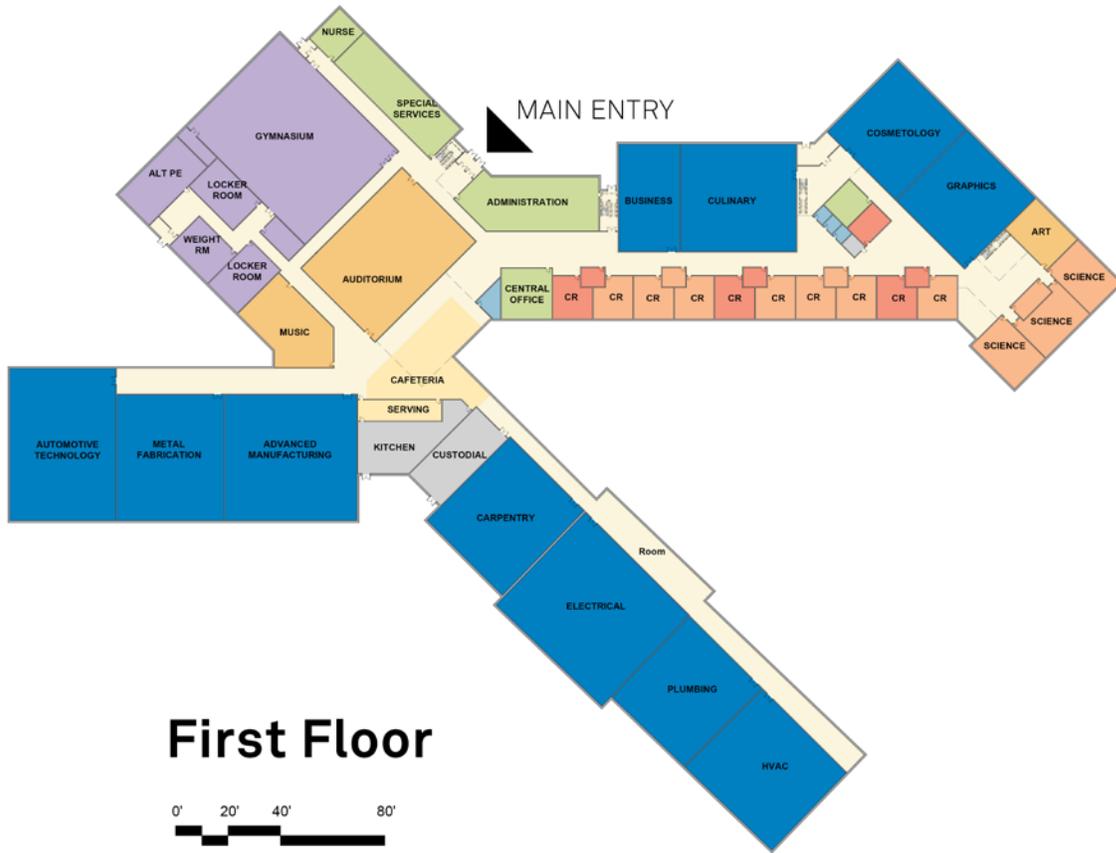
OLD COLONY SCHOOL - ROCHESTER, MA  
NOVEMBER 15, 2024

SERVICE TRAFFIC

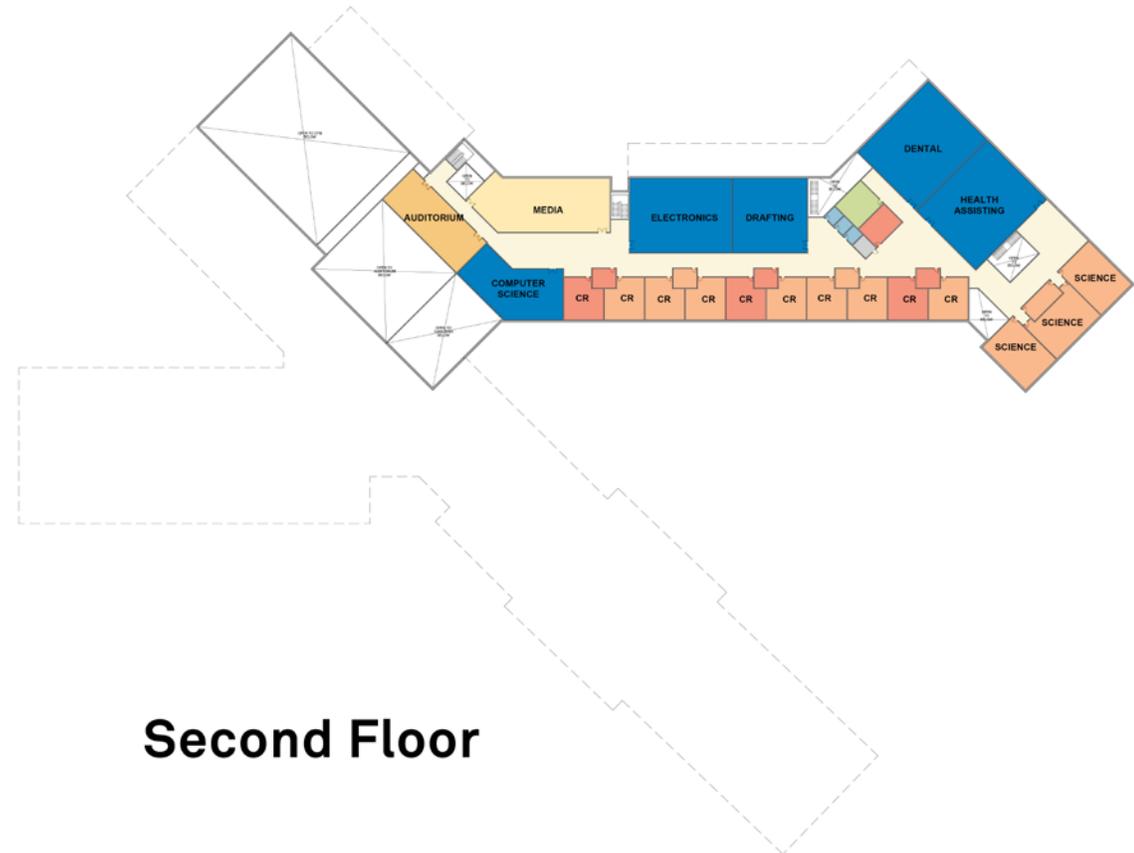
HALVORSON  
Tight&Bond STUDIO

# Bldg Plan - Add/Reno

11/18/2024



First Floor



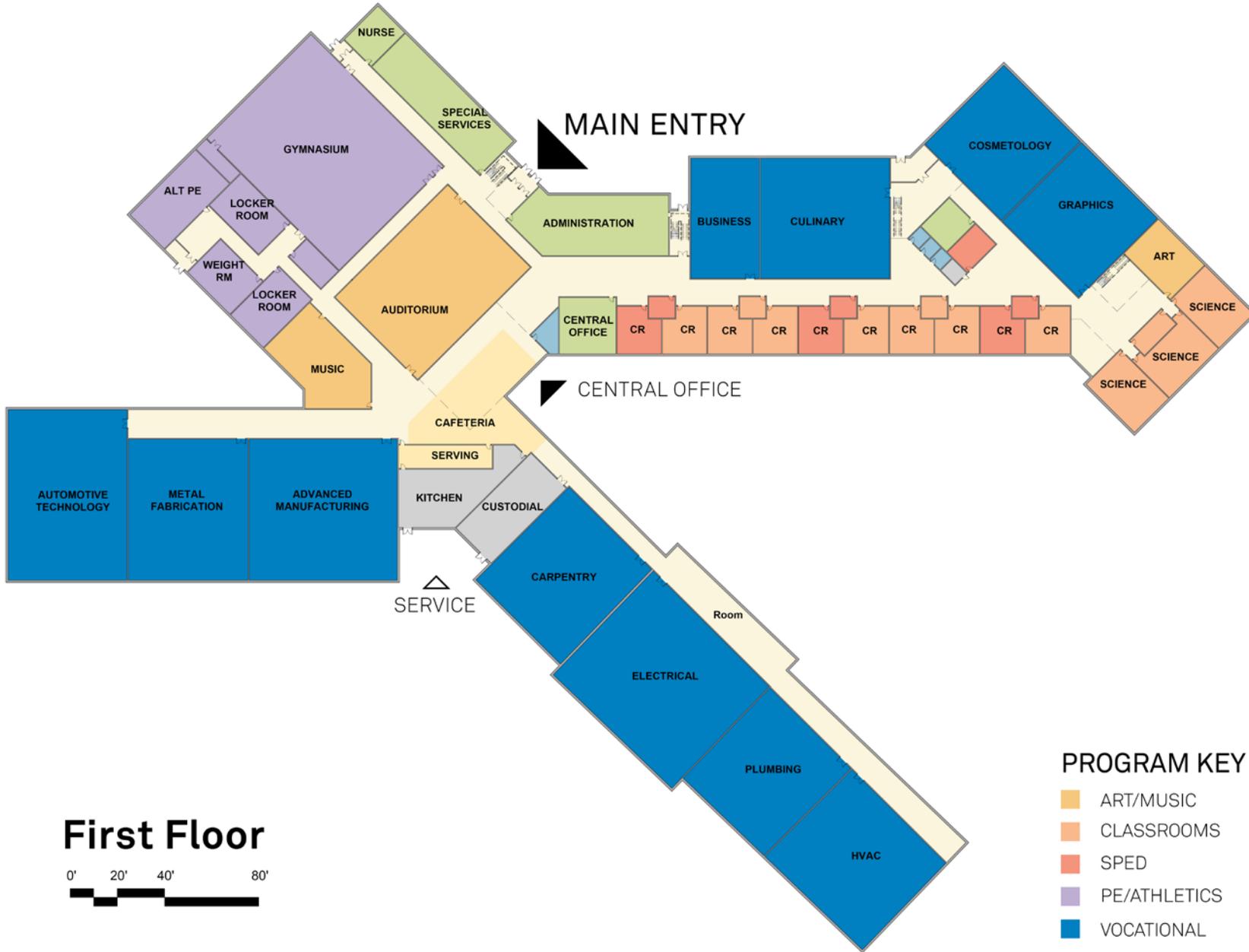
Second Floor

## PROGRAM KEY

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|---|---|
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| <span style="color: #f4a460;">■</span> CLASSROOMS   | <span style="color: #fff2cc;">■</span> SHARED/COMMUNITY     |
| <span style="color: #f08080;">■</span> SPED         | <span style="color: #fff2cc;">■</span> CIRCULATION          |
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# Bldg Plan - Add/Reno

11/18/2024



## First Floor



### PROGRAM KEY

- |              |                      |
|--------------|----------------------|
| ART/MUSIC    | ADMIN/GUIDANCE/NURSE |
| CLASSROOMS   | SHARED/COMMUNITY     |
| SPED         | CIRCULATION          |
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# Bldg Plan - Add/Reno

11/18/2024



## First Floor

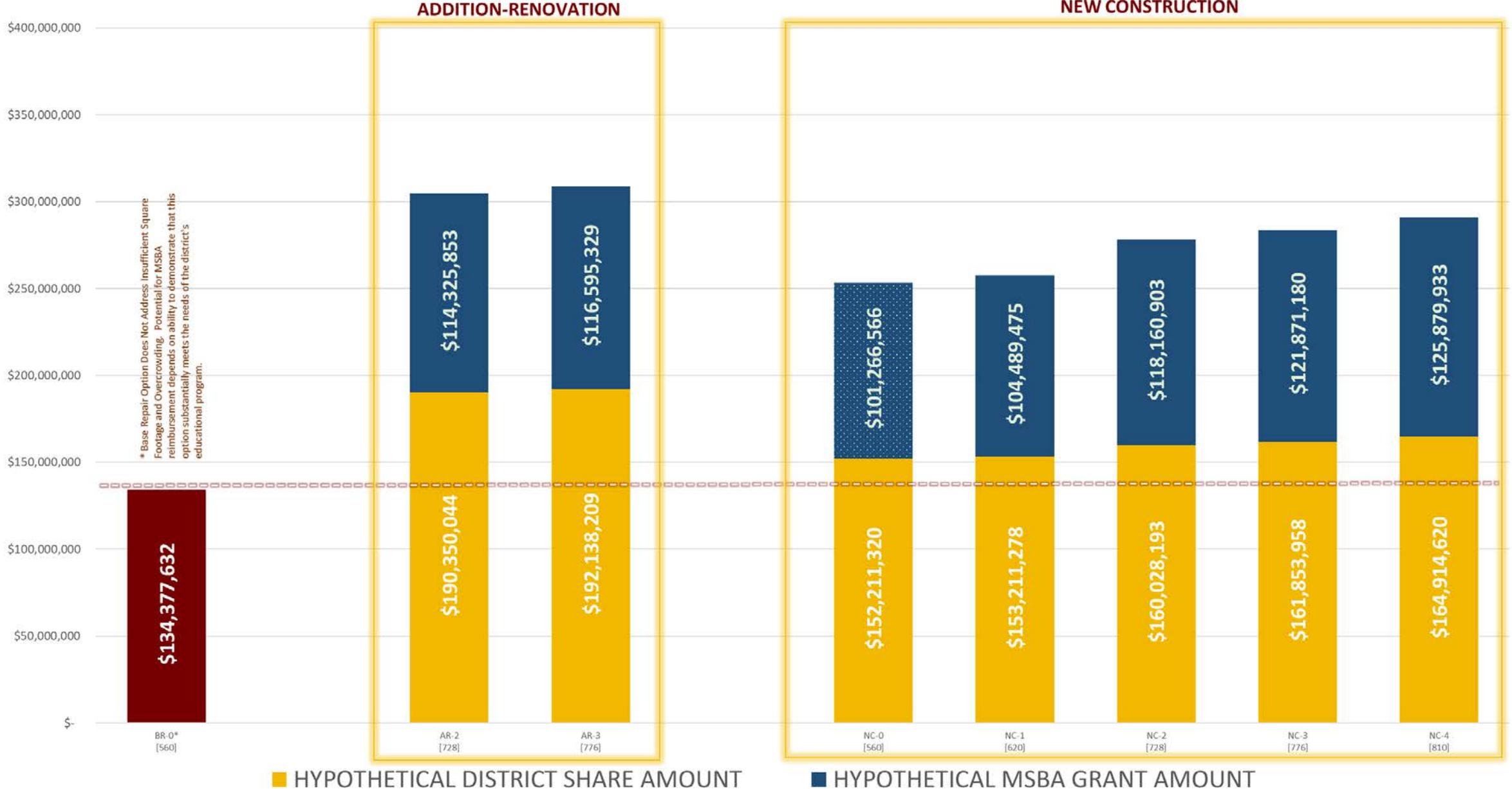


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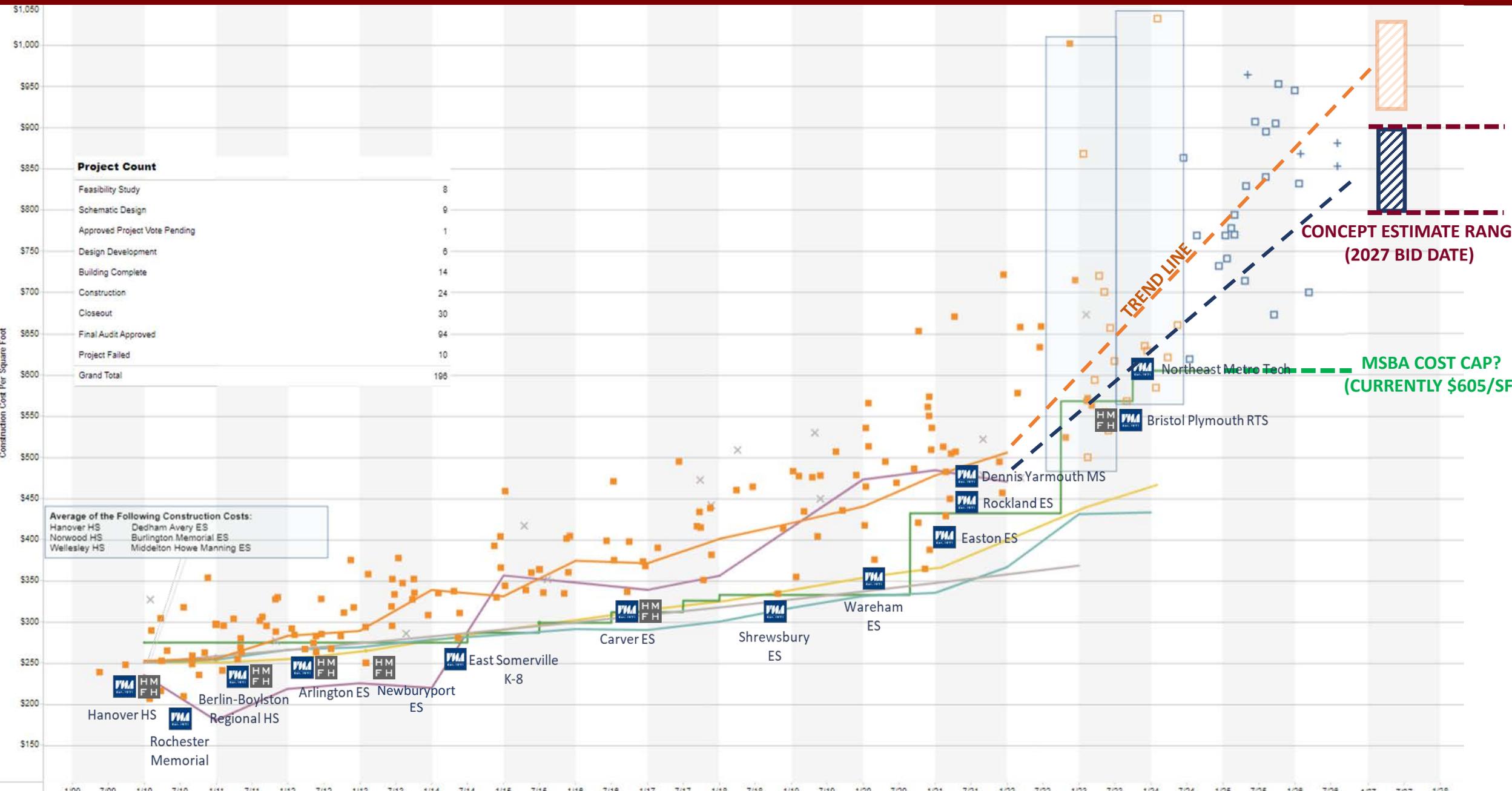
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# OPTIONS COMPARISON [PM&C CONCEPTUAL LEVEL ESTIMATES PSR]

## Hypothetical Project Costs - High Level Cost Scenarios for Options Comparison ONLY



# MSBA K-12 MARKET DATA



# OLD COLONY OPERATING COSTS PROJECTION 728 VS. 776

Category	No Construction 2030		New Construction 2030		New Construction 2030	
	Current Enrollment		728		776	
	Staff	Actual Expense	Staff	Budget	Staff	Budget
Total District Leadership and Administration	28.25	2,418,124	41.25	3,344,338	41.25	3,344,338
Total Instruction - Teaching Services	83.00	6,548,287	104.00	7,627,671	108.00	7,913,096
<b>Total Salaries for District Leadership, Administration &amp; Instruction</b>	<b>111.25</b>	<b>8,966,411</b>	<b>145.25</b>	<b>10,972,009</b>	<b>149.25</b>	<b>11,257,434</b>
<u>Employee Benefits</u>						
All employee-related fringe (health insurance, retirement etc)		2,672,315		3,457,940		3,553,167
Total District Leadership and Administration		224,363		296,975		316,556
Total Supplies, Materials and Other		604,243		800,675		853,467
Total Other Student Services		1,495,054		2,161,606		2,179,654
<b>Total Non-Salary District Leadership, Administration, Instructional and Other Student Services</b>		<b>2,323,661</b>		<b>3,259,256</b>		<b>3,349,676</b>
<b>Total Facility Costs</b>		<b>808,866</b>		<b>1,394,735</b>		<b>1,394,735</b>
<b>Capital Improvements (Fixed Assets - Acquisition, Improvement, Replacement)</b>						
Capital (Fixed Asset Expense)		62,385		65,000		65,000
<b>Total Facility Costs &amp; Capital Improvements</b>		<b>871,251</b>		<b>1,459,735</b>		<b>1,459,735</b>
<u>Debt Service</u>						
Short-term		-		-		-
Long-term		733,333		5,867,700		5,934,645
<b>Total Debt Service</b>		<b>733,333</b>		<b>5,867,700</b>		<b>5,934,645</b>
<b>Total General Fund Operating Budget Expense &amp; Staff (FTE)</b>	<b>111.25</b>	<b>15,566,971</b>	<b>145</b>	<b>25,016,640</b>	<b>149</b>	<b>25,554,658</b>

**New Enrollment Operational Cost Variance (728 vs. 776): 2.1%**

**\*Operational Cost/sf: \$149/sf \$96/sf \$94/sf**

**\*VOTE ON PREFERRED SOLUTION\***

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Old Colony Regional Middle School

PAVING

PAVING

# BUDGET & COST

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Old Colony Regional Medical Center

THE LANE WAY

FREE ZONE NO PARK

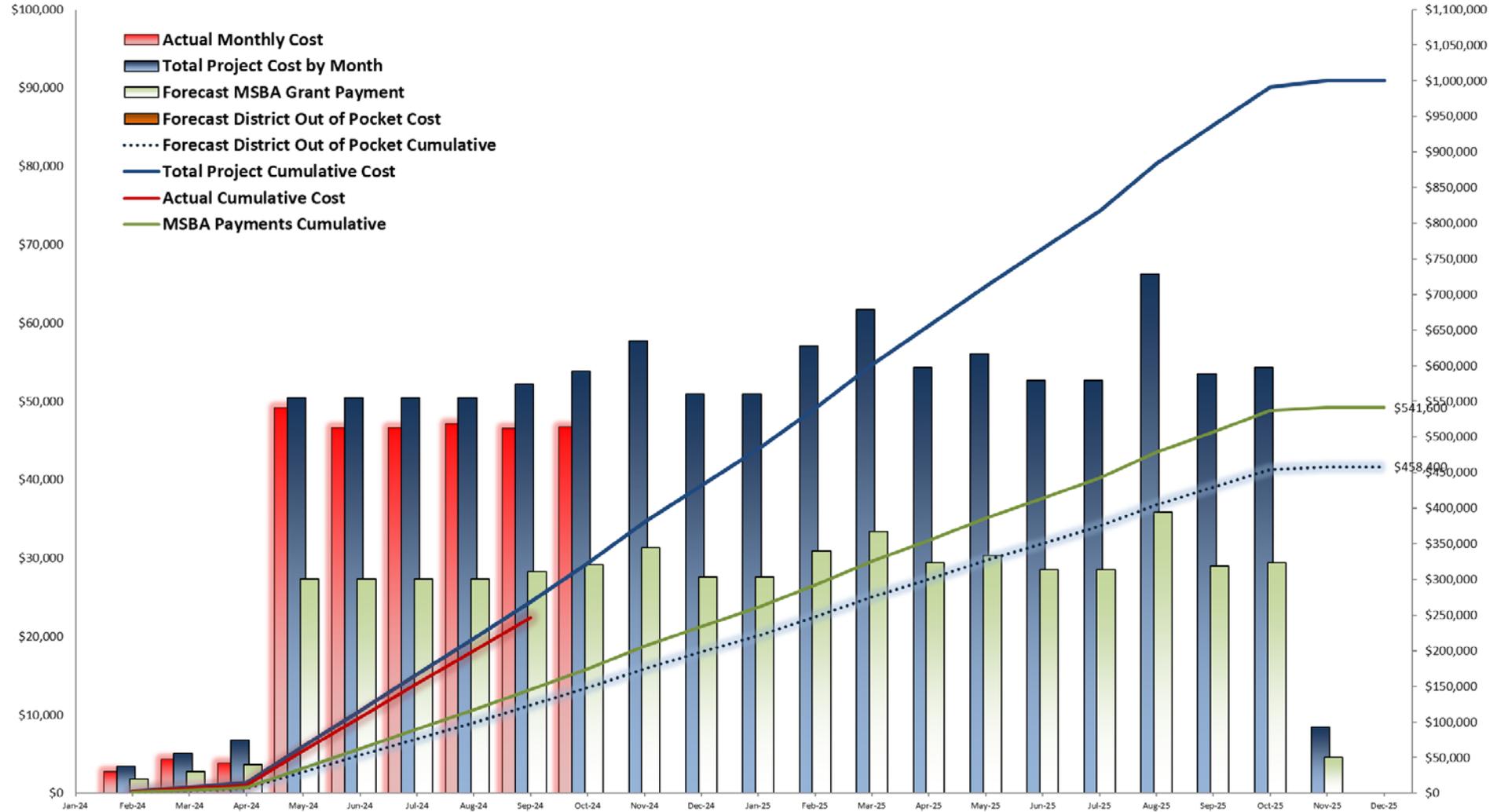
# CASHFLOW UPDATE

Old Colony Regional Vocational Technical High School Cashflow Projection - FS Phase

Billed to Date:  
**\$249,277**

MSBA Reimbursement to Date:  
**\$34,095**

Pending MSBA Audit:  
**\$186,325**



# PROJECT INVOICES

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Old Colony Regional Medical Center

NO PARKING

FIRE LANE NO PARK

# INVOICE REGISTER [YEAR-TO-DATE]

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	MSBA Cost Code	Feasibility Study Agreement	Current Budget	Billable Budget	Billed to Date	% Complete
<b>Feasibility Study Agreement</b>						
<i>OPM Feasibility Study</i>	0001-0000	275,000	170,000	170,000	30,527	18.0%
<i>A&amp;E Feasibility Study</i>	0002-0000	700,000	785,850	785,850	262,500	33.4%
<i>Env. &amp; Site</i>	0003-0000	20,000	-	-	-	
<i>Other</i>	0004-0000	5,000	44,150	29,150	-	0.0%
<b>Feasibility Study Agreement Subtotal</b>	<b>0000-0000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>985,000</b>	<b>293,027</b>	<b>29.3%</b>

Vendor	Date	Invoice	Amount	SBC Reviewed
PMA	03/08/24	4755-1	\$2,740.00	9/16/24
PMA	04/05/24	4755-2	\$4,308.00	9/16/24
PMA	05/10/24	4755-3	\$3,818.00	9/16/24
PMA	06/06/24	4755-4	\$5,468.00	9/16/24
HMFH	06/13/24	4044	\$43,750.00	9/16/24
PMA	07/11/24	4755-5	\$2,868.00	9/16/24
HMFH	07/11/24	4066	\$43,750.00	9/16/24
HMFH	08/08/24	4095	\$43,750.00	9/16/24
PMA	08/09/24	4755-6	\$2,868.00	9/16/24
HMFH	09/12/24	4133	\$43,750.00	9/16/24
PMA	09/18/24	4755-7	\$3,400.00	10/21/24
HMFH	10/10/24	4168	\$43,750.00	10/21/24
PMA	10/18/24	4755-8	\$2,771.00	10/21/24
PMA	11/14/24	4755-9	\$2,286.00	11/18/24
HMFH	11/14/24	4190	\$43,750.00	11/18/24

# SCHEDULE & NEXT STEPS

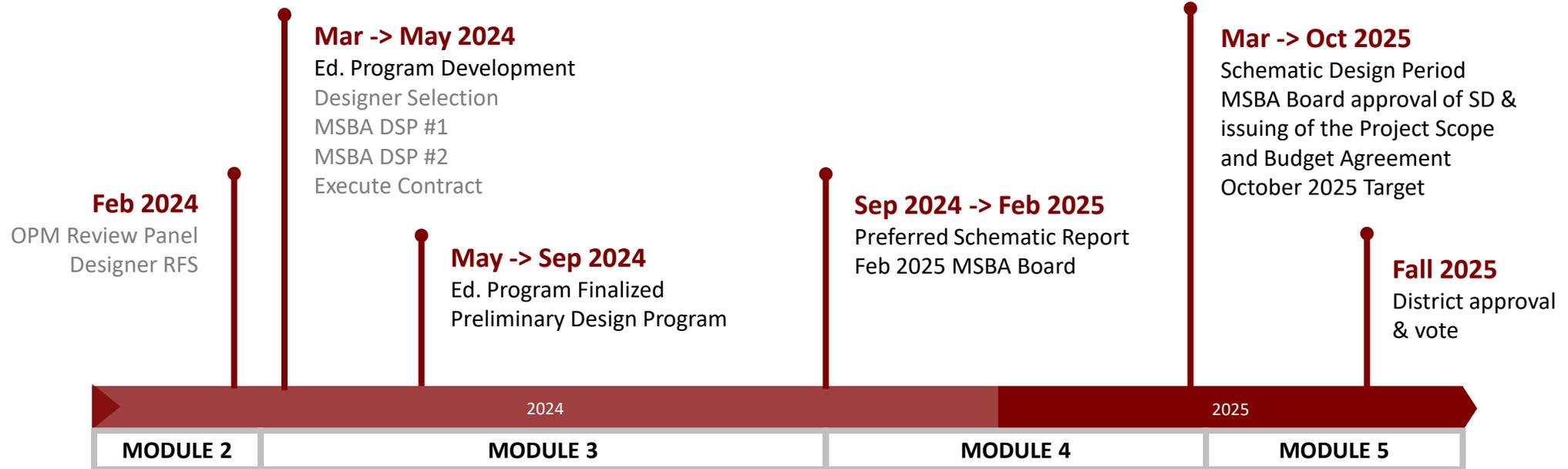
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Old Colony Regional Medical Center

NO PARKING

NO PARKING

# PROJECT TIMELINE



## TIMELINE KEY

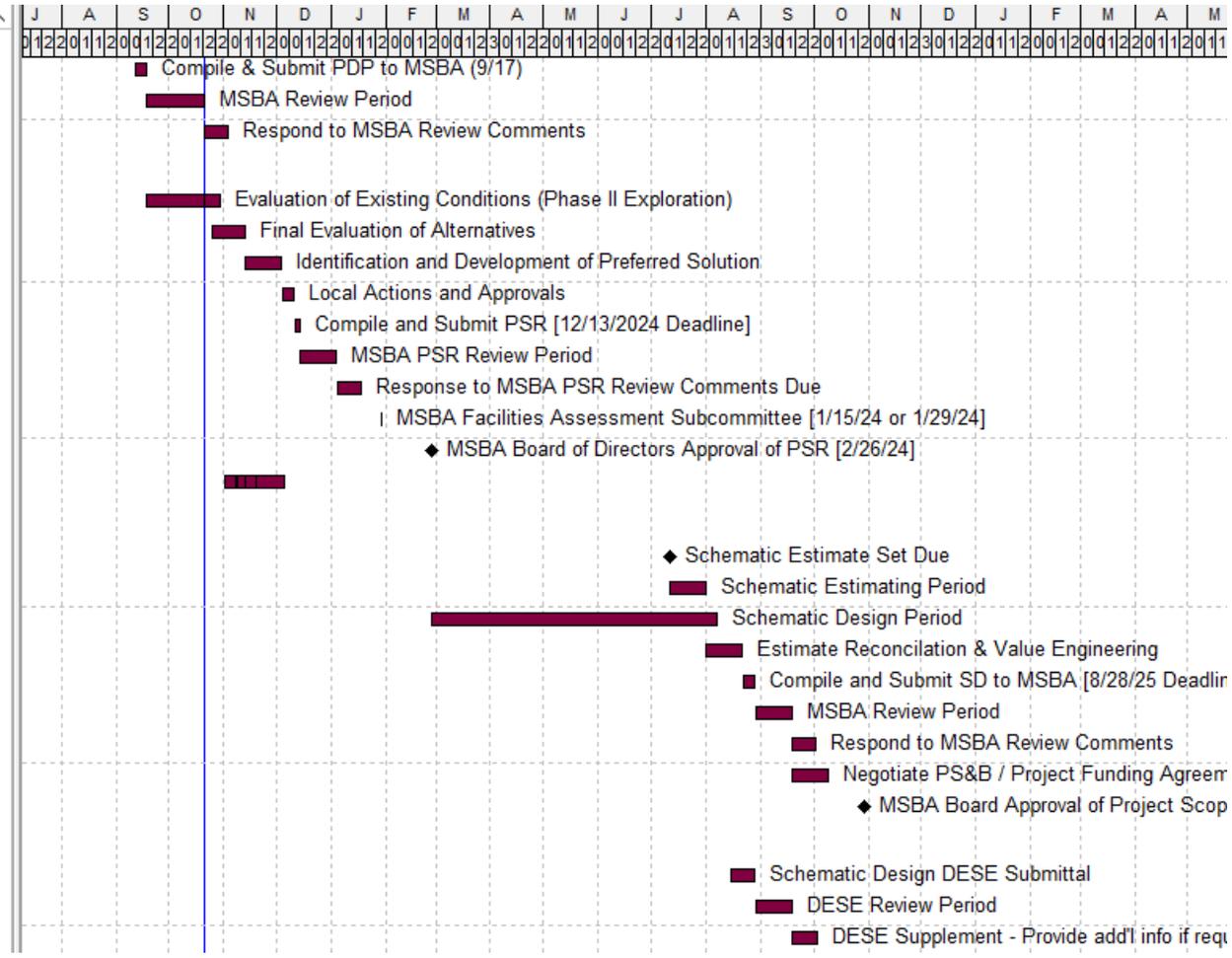
*Dates are Forecast based on an estimated MSBA Board Meeting schedule*



**YOU ARE  
HERE**

# PROJECT SCHEDULE

Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
A1160	Compile & Submit PDP to MSBA (9/17)	4	12-Sep-24 A	17-Sep-24 A	
A1170	MSBA Review Period	21	18-Sep-24 A	21-Oct-24	9
A1180	Respond to MSBA Review Comments	14	21-Oct-24	03-Nov-24	9
<b>Preferred Schematic Report</b>					
A1230	Evaluation of Existing Conditions (Phase II Exploration)	30	18-Sep-24 A	29-Oct-24	0
A1240	Final Evaluation of Alternatives	13	25-Oct-24	12-Nov-24	0
A1250	Identification and Development of Preferred Solution	15	13-Nov-24	03-Dec-24	0
A1260	Local Actions and Approvals	5	04-Dec-24	10-Dec-24	0
A1310	Compile and Submit PSR [12/13/2024 Deadline]	3	11-Dec-24	13-Dec-24*	0
A1280	MSBA PSR Review Period	21	14-Dec-24	03-Jan-25	39
A1300	Response to MSBA PSR Review Comments Due	14	04-Jan-25	17-Jan-25	39
A1290	MSBA Facilities Assessment Subcommittee [1/15/24 or 1/29/24]	1	29-Jan-25	29-Jan-25*	0
A1270	MSBA Board of Directors Approval of PSR [2/26/24]	0		26-Feb-25*	0
<b>Permitting</b>					
<b>Schematic Design</b>					
A1400	Schematic Estimate Set Due	0		11-Jul-25	0
A1410	Schematic Estimating Period	15	11-Jul-25	31-Jul-25	0
A1320	Schematic Design Period	117	26-Feb-25	07-Aug-25	0
A1420	Estimate Reconciliation & Value Engineering	15	01-Aug-25	21-Aug-25	0
A1330	Compile and Submit SD to MSBA [8/28/25 Deadline]	5	22-Aug-25	28-Aug-25*	0
A1340	MSBA Review Period	21	29-Aug-25	18-Sep-25	19
A1350	Respond to MSBA Review Comments	14	19-Sep-25	02-Oct-25	26
A1370	Negotiate PS&B / Project Funding Agreement	15	18-Sep-25	09-Oct-25	13
A1360	MSBA Board Approval of Project Scope and Budget [10/29/25]	0		29-Oct-25*	0
<b>DESE Submittal</b>					
A2620	Schematic Design DESE Submittal	10	15-Aug-25	28-Aug-25	18
A2630	DESE Review Period	15	29-Aug-25	18-Sep-25	18
A2640	DESE Supplement - Provide add'l info if requested	10	19-Sep-25	02-Oct-25	18



## KEY DATES

- School Building Committee: 19Aug24 6:00PM
- Educational Visioning Session #2: 27Aug24 11:45AM-2:15PM
- Educational Visioning Session #3: 11Sep24 11:45AM-2:15PM
- School Building Committee: 16Sep24 6:00PM
- Preliminary Design Program: 17Sep24
- School Building Committee: 21Oct24, 6:00PM

Upcoming

- 
- School Building Committee: 18Nov24, 6:30PM
  - School Building Committee: 05Dec24, 6:30PM Tentative
  - School Building Committee: 09Dec24, 6:30PM
  - Preferred Schematic Report: 13Dec24
  - Facilities Assessment Subcmte: 15Jan25 *or* 29Jan25
  - MSBA Board (PSR Phase): 26Feb25

# NEW BUSINESS

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Old Colony Regional Medical Center

FREE LANE

FREE LANE NO PARK



**PMA Consultants**



**HMFH ARCHITECTS**

**[OldColony@PMAConsultants.com](mailto:OldColony@PMAConsultants.com) QUESTIONS? | THANK YOU!**

# LOCAL FUNDING PROCESS

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Old Colony Regional Medical Center

NO PARKING

NO PARKING

# REGIONAL AGREEMENT – PROCESS TO INCUR DEBT

## SECTION VII            INCURRING OF DEBT

Not later than seven (7) days after the date on which the Committee authorizes the incurring of debt, other than temporary debt in anticipation of revenue to be received from member towns, written notice of the date of said authorization, the sum authorized, and the general purpose or purposes for authorizing such debt shall be given to the Board of Selectmen in each member town.

The Committee may vote to incur debt consistent with the terms and conditions of M.G.L. Chapter 71, Section 16(d) paragraph 1, Section 16(d) paragraph 2, or Section 16(n), as amended. At the time of taking action to incur debt, and except for the incurring of temporary debt in anticipation of revenue, this Agreement authorizes the Committee, by two-thirds (2/3) vote, to select one of the three statutory processes for incurring debt referenced in this Section VII.

# APPORTIONMENT OF CAPITAL COSTS/DEBT

## C. Apportionment of Capital Costs and Debt

Capital costs shall be apportioned to the member towns annually for the ensuing year in the following manner. Each member town's share of ninety (90) percent of the capital costs for each fiscal year shall be determined by computing the ratio which the town's pupil enrollment in Old Colony Vocational Technical High School on October 1 of the fiscal year preceding the fiscal year for which the apportionment is determined, bears to the total pupil enrollment from all the member towns on the said date. In the event that there is no enrollment in Old Colony Vocational Technical High School from all the member towns on October 1 of any such year, the said ninety (90) percent of capital costs for the ensuing fiscal year shall be apportioned on the basis of the enrollment in all public, private, and parochial schools wherever located of pupils in all the grades from the kindergarten through grade twelve residing in each member town on October 1<sup>st</sup>. Each member town's share of the other ten (10) percent of the capital costs for each fiscal year shall be apportioned on the basis of the enrollment in all public, private, and parochial schools wherever located of pupils in all grades from kindergarten through grade twelve residing in each member town on said October 1 of the fiscal year preceding the fiscal year for which the apportionment is determined. Capital costs represented by debt service shall be apportioned as a capital cost of the fiscal year in which the debt service falls due.

# LOCAL FUNDING PROCESS – 16(D) OPTION

## General Law - Part I, Title XII, Chapter 71, Section 16 ([malegislature.gov](http://malegislature.gov))

*(d) To incur debt for the purpose of acquiring land and constructing, reconstructing, adding to and equipping a school building or for the purpose of remodeling and making extraordinary repairs to a school building and for the construction of sewerage systems and sewerage treatment and disposal facilities, or for the purchase or use of such systems with municipalities, and for the purpose of purchasing department equipment; or for the purpose of constructing, reconstructing or making improvements to outdoor playground, athletic or recreational facilities; or for the purpose of constructing, reconstructing or resurfacing roadways and parking lots; or for the purpose of any other public work or improvement of a permanent nature required by the district; or for the purpose of any planning, architectural or engineering costs relating to any of the above purposes; provided, however, that written notice of the amount of the debt and of the general purposes for which it was authorized shall be given to the board of selectmen in each of the towns comprising the district not later than 7 days after the date on which the debt was authorized by the district committee; provided further, that no debt may be incurred until the expiration of 60 days after the date on which the debt was authorized; and provided further, that before the expiration of this period any member town of the regional school district may hold a town meeting for the purpose of expressing disapproval of the amount of debt authorized by the district committee, and if at that meeting a majority of the voters present and voting express disapproval of the amount authorized by the district committee, the debt shall not be incurred and the district school committee shall prepare another proposal which may be the same as any prior proposal and an authorization to incur debt therefor. Debt incurred under this section shall be payable within 30 years, but no such debt shall be issued for a period longer than the maximum useful life of the project being financed as determined in accordance with guidelines established by the director of accounts pursuant to section 38 of chapter 44.*

*In the case of a vocational regional school district, if the district agreement so provides or is amended to so provide, such debt may also be incurred if two thirds of the member towns do not vote disapproval within said sixty day period provided that said towns which have not voted disapproval agree, within ninety days of the date on which said debt was authorized, to pay the total bond indebtedness authorized by the district committee without contribution by the member towns which voted disapproval of the amount of said debt. The member towns of such vocational regional school district which have voted disapproval of the new indebtedness shall have the right to retain their membership in the school district as provided in their district agreement except that they shall not be allowed any added enrollment that might result solely from the expansion of facilities that occurs on account of said new indebtedness.*

# LOCAL FUNDING PROCESS – 16(N) OPTION

## General Law - Part I, Title XII, Chapter 71, Section 16 ([malegislature.gov](http://malegislature.gov))

*(n) To incur debt for the purposes and terms specified in clause (d); provided that the vote of the district committee authorizing such debt is approved by a majority of the registered voters in the member towns voting on the question at an election called and held pursuant to the following provisions. The election shall be called by a warrant addressed to the registered voters in the member towns and signed by a majority of the members of the district committee which shall set forth the date of the election, the polling place or places in each town, the hours during which the polls are to be open and the question which is to appear upon the ballot. Notice of the election shall be given by posting a copy of the warrant attested by the secretary of the committee in at least one public place in each town and by publishing a copy thereof at least once in a newspaper of general circulation in the district, said posting and publishing to occur at least ten days before said election. A certificate of the secretary shall be conclusive evidence that the warrant was duly posted and published. The number and location of the polling place, or places, in each town shall be determined by the district committee after consultation with the selectmen thereof; and the hours during which all the polls in the district are open shall be uniform throughout the district and shall be not less than four nor more than eight consecutive hours. The district committee shall be responsible for preparing the ballots used at the election. The town clerk of each town shall certify the results of the election to the district committee. Except as provided herein the election shall be conducted in each town in the same manner as town meetings for the election of town officers. The expenses of the election shall be paid by the regional school district as an operating expense of the district; and if provision for their payment is not included in the budget for the year in which they are incurred, the district committee may use any available funds of the district or may transfer the sums required from appropriations included in the budget. The defeat of a proposal for incurring debt shall not prevent the resubmission of the same proposal as a new authorization.*

## LOCAL FUNDING OPTIONS - SUMMARY

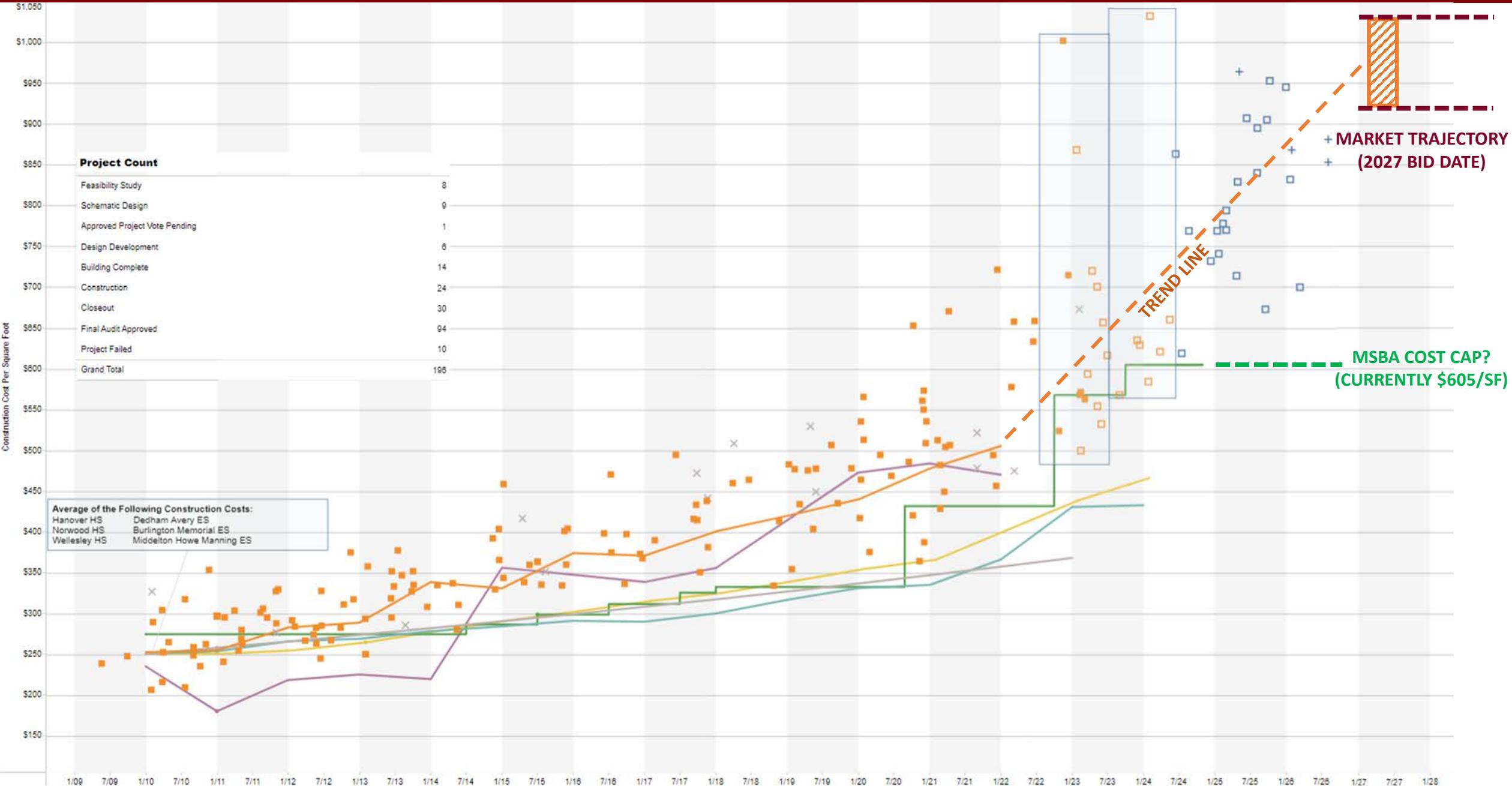
### **IF G.L. c71 s16(d):**

- Motion & vote by School Committee.
- Notice issued to member communities within 7 days.
- Member communities have 60 days to express disapproval via majority vote at Town Meeting (or City Council), if any community disapproves then debt shall not be incurred.
- Debt exclusion still requires vote in each community where applicable.

### **IF G.L. c71 s16(n):**

- Identify special election date (35-day minimum notice required).
- Motion & vote by School Committee.
- Election warrant issued to registered voters minimum 10 days prior to election.
- One polling location in each community, open 4-8 hours. District responsible for election costs.
- Results from all member communities combined, majority vote prevails.
- Debt exclusion still requires vote in each community where applicable.

# MSBA K-12 MARKET DATA

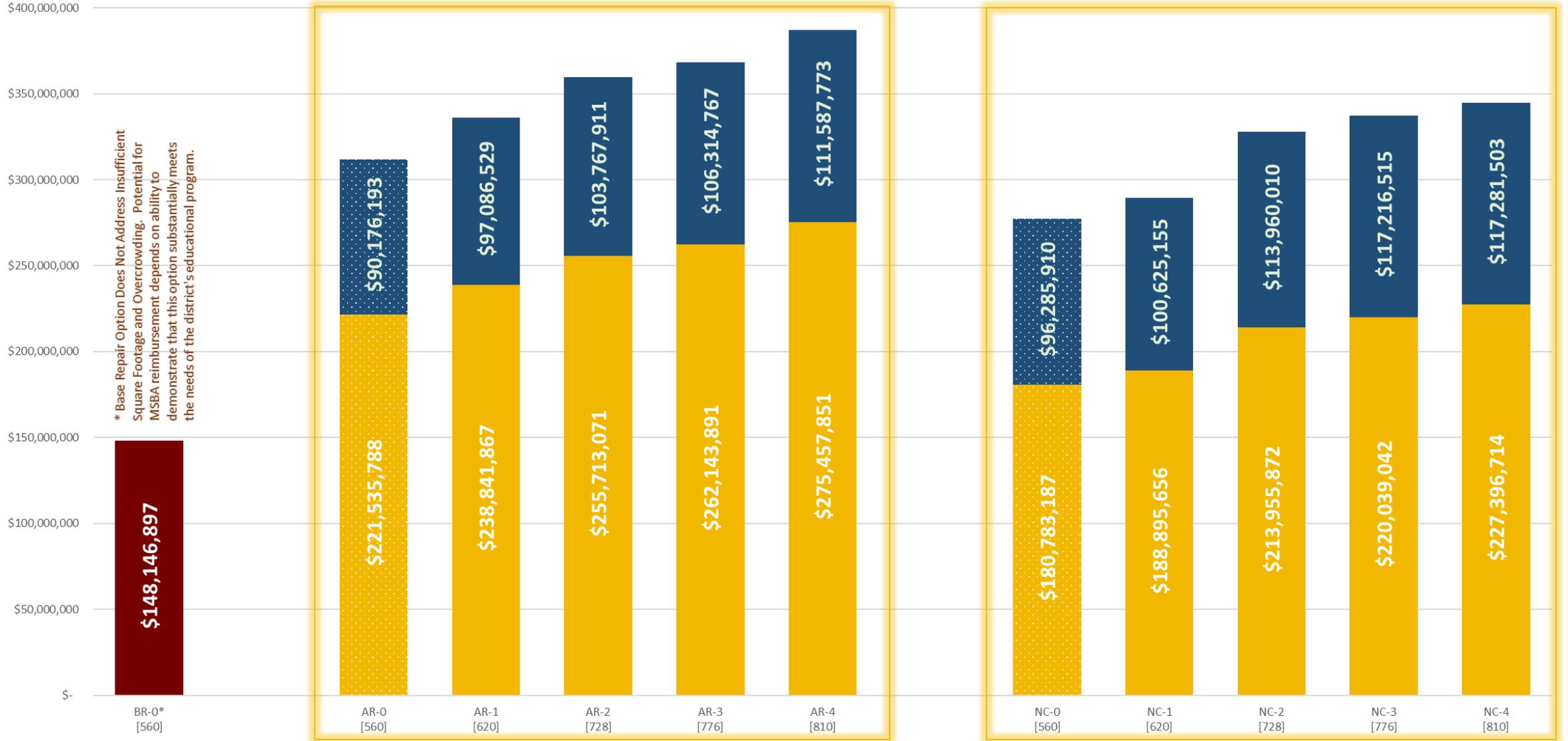


# OPTIONS COMPARISON [MARKET TRAJECTORY]

## Hypothetical Project Costs - High Level Cost Scenarios for Options Comparison ONLY

### ADDITION-RENOVATION

### NEW CONSTRUCTION



■ HYPOTHETICAL DISTRICT SHARE AMOUNT

■ HYPOTHETICAL MSBA GRANT AMOUNT

# OPTIONS COMPARISON [PM&C CONCEPTUAL LEVEL ESTIMATES PDP]

## Hypothetical Project Costs - High Level Cost Scenarios for Options Comparison ONLY

### ADDITION-RENOVATION

### NEW CONSTRUCTION



■ HYPOTHETICAL DISTRICT SHARE AMOUNT

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