

OLD COLONY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL DISTRICT

**476 North Avenue
Rochester, MA 02770**

**Monday
December 9, 2024**

SCHOOL BUILDING COMMITTEE MINUTES

Present: Mr. Robert Field, Mr. Mark Townsend, Mr. Robert Gomes, Mrs. Shirley Bourque, Mr. Eldaro Amaral, Mr. David Wojnar, Mr. Christopher Plonka, Mr. David Hughes, Mr. Brian Day, Mr. Robert Marshall, Mr. Stephen Lombard, Mr. Aaron Polansky, Superintendent-Director; Mr. Gary Linehan, Principal; Mrs. Sarah Griffith, Business Manager, Mr. Robert Souza, Facilities Director

Absent: Mr. Michael Lorenzo, Mrs. Elizabeth Sulger, Mrs. Maureen Townsend, Mrs. Debbie Quin, Mr. Neil Regis, Mr. Scott Weigel

**Also: PMA Consultants: Mr. Chad Crittenden, Mr. Walter Hartley Jr., Mr. Mark Adrean, Mr. Nicholas Hull
HMFH Architects: Mr. Bobby Williams, Ms. Suni Dillard, Ms. Tina Stanislaski**

Mrs. Bourque called the meeting to order at 6:30 p.m.

All in attendance stood for the Pledge of Allegiance and moment of silence.

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

Voted: To approve the November 18, 2024 School Building Committee minutes

10 – Yes

1 – Abstain (R. Field)

6 – Absent (M. Lorenzo, E. Sulger, M. Townsend, D. Quin, N. Regis, S. Weigel)

On a motion duly made by Mr. Hughes and seconded by Mr. Day, it was unanimously

Voted: To approve outstanding invoices.

11 – Yes

6 – Absent (M. Lorenzo E. Sulger, M. Townsend, D. Quin, N. Regis, S. Weigel)

Mrs. Bourque turned the meeting over to Mr. Williams.

Mr. William's stated the Committee received a link today that contains all the documentation needed to submit the Preferred Schematic Report (PSR) to the MSBA for their review.

Mr. Williams stated Ms. Dillard shared copies of the Preferred Solution Report, updated site plans and floor plans to review with the Committee and stated it is still only a conceptual plan but will give a starting point when the project moves into Schematic Design.

Mr. William's stated input from staff and conversations with the Committee will create an even more detailed site plan and floorplans and a workplan at the start of the new year.

Mr. Williams stated at the last meeting there was discussion regarding different items that aren't currently in the project which leads to a discussion and a vote needed on a not to exceed budget tonight.

Mr. Williams stated the discussion will be about where the not to exceed budget was set during the PDP phase and where the Committee feels comfortable setting it tonight. He stated this will not be the set budget and it could be brought down prior to Schematic Design when the budget for the project is set however once the budget is set in Schematic Design it will be locked in at the MSBA level and anything added after that will not be reimbursable.

Ms. Dillard reviewed the updated site plan and locations of spaces with Committee and stated it is at the pre-schematic design phase however has more detail than the site plans shared in the past.

Mr. Hughes inquired about where the new shops were located.

Ms. Dillard stated Plumbing and HVAC are located in the Construction Wing while Dental Assisting will be located on the second level in the Health and Wellness wing.

Mr. Hartley stated the square footage of the three new programs is accounted for in this plan along with enlarged square footage of the additional shops.

Ms. Dillard this plan will become more developed and be updated again when conversations are had with the staff and other entities during Schematic Design.

Mr. Lombard voiced concerns about the possible lack of parking spaces near the athletic fields especially when there are multiple sports playing or practicing at once.

Mr. Williams stated they will explore additional spaces near the fields and suggests the creation of a school parking policy which could dictate where vehicles park sporting events.

Mr. Hughes inquired about driveways with accessibility to the construction wing for deliveries and if they will have garage doors.

Mr. Williams stated each vocational program in the construction wing has garage doors for deliveries with driveways and adequate space for large trucks.

Mr. Day asked if the cemetery can be added into the site plan which would help the public understand why that parcel of land is not utilized as well as the ability for expansion on the new building.

Ms. Dillard stated the cemetery can be added to the site plan and that there is an opportunity for expansion off of each wing.

Ms. Dillard spoke to the location of service corridor and its accessibility, outdoor dining spaces and outdoor classroom spaces.

Ms. Dillard also spoke to core academic spaces and paired academic and vocational programs, learning pods and STEM collaboration areas.

Mr. Wojnar inquired about the possibility of moving the locker rooms in the athletic area to where the weight room and PE storage are currently giving access to outdoor space with the inclusion of garage doors.

Mr. Williams stated that can be done.

Mr. Day inquired about adding garage doors in the area of the gym and gym storage for the delivery and movement of equipment.

Mr. Williams stated that area is tight however they will work on it.

Mr. Amaral inquired about how open the cafeteria is and close to the main entrance and public.

Mr. Williams stated they will look into making the cafeteria less public and continue to review that space.

Mr. Williams spoke to security upon entering the school with checkpoints and the public having to buzz in on two occasions in order to access the building.

Mr. Williams stated security options will be discussed with the Fire and Police Chiefs and First Responders.

Ms. Stanislaski stated many of the comments and suggestions discussed thus far will be addressed in the schematic design phase which will take 6 months when all staff and interested parties will be spoken to about the design of the project.

Mr. Souza inquired about the elevators and if one can double as a freight elevator.

Ms. Dillard stated there are currently two (2) in the estimate and one will double as a freight elevator

Mr. Day inquired about the kitchen and if it serves both culinary and the cafeteria.

Mr. Williams stated the kitchen does serve both however there are separate areas for each once inside.

Mr. Polansky inquired about the possibility to have open air dining spaces as well as a glass enclosed dining area as well.

Mr. Williams stated there is an opportunity for glass enclosed dining.

Mr. Crittenden stated these are only conceptual plans and will be more movement happening in the next phase where both the site and floor plan could be adjusted.

The location of boiler room and other mechanical items will be housed.

Mr. Williams spoke to the district about exploring a geo-thermal unit and stated they would look into the cost and benefit analysis however at this time there is a tax credit of 40% on the cost of the unit as well as better efficiency and lower operational costs.

There was discussion regarding the different heating and cooling systems that will be considered and the importance of the need for the school to be comfortable as well as

certain vocational programs having the ability to regulate the temperature to protect equipment.

Mr. Williams reviewed the not to exceed budget during the PDP phase was \$317 million and another not to exceed budget must be voted for this phase which is a requirement by MSBA should the Committee chose to explore other options above and beyond what is already considered in the estimate.

Mr. Williams stated this voted budget is not the budget that will be brought to the sending districts but allows flexibility if the Committee chooses to add anything to the project.

Mr. Crittenden recommends the Committee round up the current \$218 million number because that number can always be lowered at a later date.

There was conversation regarding the not to exceed budget with a recommendation by Mr. Williams recommending at least a \$10 - \$12 million increase.

Mr. Day suggested a number that would incorporate the cost of a geo-thermal unit and solar now which does not have to be utilized if decide to not move forward with it.

On a motion made by Mr. Mark Townsend and seconded by Mr. David Hughes, it was Voted: To set the not to exceed budget at \$295 million

10 – Yes

1 – Opposed (B. Day)

6 – Absent (M. Lorenzo, E. Sulger, M. Townsend, D. Quin, N. Regis, S. Weigel)

Mr. Hartley stated the PSR link was shared with the Committee where the table of contents and all documents are located for viewing.

Mr. Hartley stated the documents are updated throughout the day.

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

Voted: To approve the submission of the Preferred Schematic Report to the MSBA.

Mr. Hartley reviewed the cashflow update, the schedule, and the next steps for Schematic Design which includes the review of the workplan with information gathered from working group meetings.

The next School Building meeting is scheduled for Monday, January 13, 2025 at 6:00 p.m. in the Library.

The meeting was adjourned at 8:02 p.m.

Meeting was adjourned at 8:02 p.m.

Respectfully submitted,

**Mrs. Jolene Costa
District Secretary**

Mrs. Shirley Bourque, Chairperson

Date