

# SCHOOL BUILDING COMMITTEE/ SCHOOL COMMITTEE MEETING AGENDA



Meeting Date: June 21, 2023  
Meeting Time: 6 PM  
Project Name: Tri-county Regional Vocational Technical High School  
Project Number: MP20-28  
Meeting Purpose: SBC/SC Meeting No. 27  
Location: Tri-County Regional Vocational Technical High School – Library Media Center  
Prepared By: E.Grijalva

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1. Call to Order
2. Previous Topics & Approval of June 15th, 2023 Meeting Minutes
3. Schematic Design Review and Approval for MSBA submission
4. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
5. Public Comment
6. Next Meetings
7. Adjourn

**SCHOOL BUILDING COMMITTEE / SCHOOL COMMITTEE  
MEETING MINUTES**



Project: Tri-County Vocational High School  
 Subject: School Building Committee Meeting No. 26  
 Location: TCRVTHS- Library Media Center  
 Distribution: Attendees, Project File

Project No: MP20-28  
 Meeting Date: 06/15/2023  
 Time: 4:00 PM  
 Prepared By: E. Grijalva

Present	Name	Affiliation	Present	Name	Affiliation
X	Brian Mushnick*	SBC Chair		Mike Burton	DWMP
X	Karen Maguire*	Superintendent	X	Trip Elmore	DWMP
X	Dan Haynes*	Business Admin.	X	Christina Dell Angelo	DWMP
X	Michael Procaccini*	Principal		Mike Cox	DWMP
X	Jonathon Dowse*	SBC Member	X	Rachel Rincon	DWMP
X	Brendan Bowen*	SBC Member	X	Elias Grijalva	DWMP
X	Stanley Widak Jr.*	SBC/SC Member	X	Charlie Lyons	DWMP
X	Harry Takesian*	Facilities		Aidan Place	DWMP
X	Jane Hardin*	SBC Member	X	Carl Franceschi	DRA
X	Bob Foley*	Adult Ed. Dir	X	Vladimir Lyubetsky	DRA
	Lloyd "Gus" Brown*	Bldg. CM.		Sara Carda	DRA
	Jeanne Terrell	Admin		Ray Vincent	Sub-Consultant
	Michael F. Galasso	SC Member		Wayne Mattson	Sub Consultant
X	Jennifer D, Angelo	SC Member	X	Kristy Lyons	Consigli
	Gerald Lafleur	SC Member	X	Steve Johnson	Consigli
	Gregory St. Lawrence	SC Member		Jeffrey Navin	Consigli
X	Tracy Steward	SC Member	X	Lynn Foster-Welsh	Unibank
	John Lee	SC Member			
X	John Rose	SC Member			
	Steve Sullivan	SC Member			
	Patrick Moran	SC Member			
	Peter Wiernicki	SC Member			
	Sherri Minch	Public			

26.1	Call to order: 4:17 PM meeting was called to order by SBC Chair B. Mushnick with 10 of 11 voting members in attendance.	Record
26.2	<p><b>Previous Topics &amp; Approval of May 17<sup>th</sup>, of 2023, Meeting Minutes:</b>  A motion to approve the May 17<sup>th</sup>, 2023, meeting minutes as submitted was made by J. Dowse and seconded by H. Takesian  <b>Discussion:</b> None  <b>Abstentions:</b> None  All in favor. Motion passes, to approve May 17<sup>th</sup>, 2023, meeting minutes.</p>	Record
26.3.1	<p><b>Invoices and Commitments for Approval:</b>  <b>Invoice 1:</b> DWMP May Invoice No. 019, in the amount of <u>\$15,000.00</u>.</p> <p>B. Mushnick calls for a motion to approve DWMP Invoice No. 019</p> <p>A motion was made by J. Dowse and seconded by M. Procaccini for the approval of DWMP Invoice No. 019</p> <p><b>Discussion:</b> None.  <b>Abstentions:</b> None</p> <p>Motion passes to approve DWMP Invoice No. 019 for payment.</p>	Record
26.3.2	<p><b>Invoices and Commitments for Approval:</b>  <b>Invoice 2:</b> DRA May Invoice No. 016, in the amount of <u>\$85,000.00</u></p> <p>B. Mushnick calls for a motion to approve DRA Invoice No. 016.</p> <p>A motion was made by J. Dowse and seconded by H. Takesian for the approval of DRA Invoice No. 016</p> <p><b>Discussion:</b> None.  <b>Abstentions:</b> None</p> <p>Motion passes to approve DRA Invoice No. 016 for payment.</p>	Record
26.3.3	<p><b>Invoices and Commitments for Approval:</b>  <b>Invoice 3:</b> DRA PSS Invoice No. 002, Amendment No. 5 in the amount of <u>\$9,350.00</u></p> <p>B. Mushnick calls for a motion to approve DRA PSS Invoice No. 002.</p> <p>A motion was made by J. Dowse and seconded by S. Widak for the approval of DRA PSS Invoice No. 002.</p> <p><b>Discussion:</b> None.  <b>Abstentions:</b> None</p>	Record

	<p>Motion passes to approve DRA PSS Invoice No. 002 for payment.</p>	
<p>26.4</p>	<p><b>Design Update</b></p> <p>C. Franceschi reviews the schematic design submission process.</p> <p><b>Schematic Design Submittal: (Due next week)</b></p> <p>C. Franceschi shares this process nails down three aspects of the project,</p> <ul style="list-style-type: none"> <li>• Scope</li> <li>• Budget</li> <li>• Schedule</li> </ul> <p>Components included in the submission,</p> <ul style="list-style-type: none"> <li>• Department of Elementary and Secondary Education (DESE) Submittal             <ul style="list-style-type: none"> <li>○ A form that lists every space that applies to special education.</li> </ul> </li> <li>• Schematic Design Binder (Electronic submissions are now recognized.)</li> <li>• Schematic Design Project Manual (Outline Specifications)</li> <li>• Schematic Design Drawings</li> <li>• Space Summary             <ul style="list-style-type: none"> <li>○ MSBA templet that lists every space in the building and its size. Then, the MSBA will determine whether the spaces are eligible for reimbursement or not. This does ultimately affect the bottom line on the reimbursement from the state.</li> </ul> </li> </ul> <p>C. Franceschi reviews the latest drawings with the SBC/SC.</p> <p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>• J. Hardin asks how many elevators are there within the building? C. Franceschi responds there are two elevators. One elevator is located near the gym and auditorium while the other elevator is on the opposite side of the building.</li> <li>• S. Widak asks if everything is ADA compliant? C. Franceschi responds yes.</li> <li>• T. Steward asks about the handicap seating in the auditorium. C. Franceschi shares handicap seating is located on both the first and second floor in the auditorium. The elevator is also located right outside of the auditorium making it easily accessible to both floors.</li> <li>• J. Rose asks about the glass on the exterior of the building from an energy standpoint. C. Franceschi responds glass is a critical item. We would love to have natural light in all the educational spaces. There are studies that show rooms with natural light help kids learn but we also care about energy efficiency and cost. A solid wall is more energy efficient and less expensive than glass so we are trying to be strategic on where the glass is located. We are working towards a target to see if we can be even more economical and reduce the amount of</li> </ul>	<p>Record</p>

	glass which will likely save cost and energy going forward. We are keeping that in mind as we advance design and make refinements.																															
26.5	<p><b>Schematic Design Cost Reconciliation and Value Engineering Update</b></p> <p><b>Schematic Design Cost Estimate Review</b></p> <ul style="list-style-type: none"> <li>• Two estimates were developed by the DRA estimator (Ellana) and Consigli Team           <ul style="list-style-type: none"> <li>◦ Reconciled within 1%               <ul style="list-style-type: none"> <li>▪ Ellana <u>\$243,743,282</u> construction cost before value engineering</li> <li>▪ Consigli <u>\$244,660,669</u> construction cost before value engineering</li> </ul> </li> </ul> </li> </ul> <p><b>Value Engineering Options and Budget Impact</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">• SD Budget (Consigli Estimate)</td> <td style="text-align: right;">\$244.6M</td> </tr> <tr> <td>• Value Engineering Options Presented</td> <td style="text-align: right;">\$18.2M</td> </tr> <tr> <td>• Value Engineering Options Recommended to Accept</td> <td style="text-align: right;">\$11.39M</td> </tr> <tr> <td>• Updated Construction Budget</td> <td style="text-align: right;">\$233.2M</td> </tr> </table> <p><b>Discussion:</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>	• SD Budget (Consigli Estimate)	\$244.6M	• Value Engineering Options Presented	\$18.2M	• Value Engineering Options Recommended to Accept	\$11.39M	• Updated Construction Budget	\$233.2M	Record																						
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26.6	<p><b>Project Budget Update</b></p> <p><b>Total Project Budget Update:</b>  <u>Budget Category Totals:</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">• Feasibility Study:</td> <td style="text-align: right;">\$1 M</td> </tr> <tr> <td>• Administration:</td> <td style="text-align: right;">\$7.4 M</td> </tr> <tr> <td>• Design:</td> <td style="text-align: right;">\$22,2 M</td> </tr> <tr> <td>• Construction:</td> <td style="text-align: right;">\$233.2 M</td> </tr> <tr> <td>• Misc. &amp; Furniture:</td> <td style="text-align: right;">\$8.4 M</td> </tr> <tr> <td>• Contingency</td> <td style="text-align: right;">\$11 M</td> </tr> <tr> <td>• Max Reimbursement:</td> <td style="text-align: right;">\$79.5M</td> </tr> <tr> <td>• Project Cost:</td> <td style="text-align: right;">\$283M</td> </tr> </table> <p><b>Schematic Design Value Engineering Recommendation:</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><b>1- Structure</b></td> <td style="text-align: right;"><b>\$ (344,228.00)</b></td> </tr> <tr> <td>1: STRUCT: 4" SOG in lieu of 5"</td> <td style="text-align: right;">\$ (64,452.00)</td> </tr> <tr> <td>45: STRUCT: Reduce roof top screens by 75%</td> <td style="text-align: right;">\$ (279,776.00)</td> </tr> <tr> <td><b>2- Envelope</b></td> <td style="text-align: right;"><b>\$ (1,325,434.00)</b></td> </tr> <tr> <td>6: ENVEL: Utilize 60 mil PVC membrane</td> <td style="text-align: right;">\$ (282,701.00)</td> </tr> <tr> <td>38: ENVEL: Façade strategies-Target Value</td> <td style="text-align: right;">\$ (396,856.00)</td> </tr> <tr> <td>53: Reduce horizontal Insulated metal walls panels</td> <td style="text-align: right;">\$ (506,912.00)</td> </tr> </table>	• Feasibility Study:	\$1 M	• Administration:	\$7.4 M	• Design:	\$22,2 M	• Construction:	\$233.2 M	• Misc. & Furniture:	\$8.4 M	• Contingency	\$11 M	• Max Reimbursement:	\$79.5M	• Project Cost:	\$283M	<b>1- Structure</b>	<b>\$ (344,228.00)</b>	1: STRUCT: 4" SOG in lieu of 5"	\$ (64,452.00)	45: STRUCT: Reduce roof top screens by 75%	\$ (279,776.00)	<b>2- Envelope</b>	<b>\$ (1,325,434.00)</b>	6: ENVEL: Utilize 60 mil PVC membrane	\$ (282,701.00)	38: ENVEL: Façade strategies-Target Value	\$ (396,856.00)	53: Reduce horizontal Insulated metal walls panels	\$ (506,912.00)	Record
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<b>3- Interiors</b>	<b>\$ (1,298,170.00)</b>
46: INTER: Provide tile ILO epoxy terrazzo flooring	\$ (282,701.00)
47: INTER: Reduce spacing of aluminum vertical B	\$ (163,240.00)
55: Epoxy flooring in lieu of tile	\$ (156,896.00)
64: Reduce wall tile height in corridors to 4'6"	\$ (122,549.00)
71: Reduce misc. specialties Target	\$ (195,138.00)
73: Reduce Food service Equipment-target value	\$ (331,268.00)
75: Toilet accessories 0 furnished by others	\$ (46,378.00)
<b>4- Services:</b>	<b>\$ (5,035,662.00)</b>
10: PLUMB: Utilize Point of Use Acid Neutralization	\$ (152,128.00)
20: ELEC: Eliminate Temp Fire Alarm Heat Detector	\$ (389,950.00)
21: ELEC: Remove one 800KW Diesel Generator	\$ (1,478,071.00)
22: ELEC: Remove All Empty Conduit for Future	\$ (508,701.00)
29: ELEC: Eliminate shooter Detection System	\$ (223,875.00)
30: ELEC: Utilize Fire Alarm MC Cable in Lieu of E...	\$ (243,522.00)
31: ELEC: Eliminate Vape Detection System	\$ (116,887.00)
34: ELEC: Remove IPTV and Video on Demand	\$ (320,020.00)
44: PLUM: Eliminate Overflow Rainleaner System	\$ (707,727.00)
49: GEOTHERMAL	\$ (771,895 to \$0)
50: GEOTH: Remove Geothermal System	\$ (774,895.00)
50: PLUMB: Eliminate gas in labs	\$ (122,887.00)
<b>5- Sitework</b>	<b>\$ (1,760,887.00)</b>
28: SITE/ELEC: Reduce Quantity of Site CCTV	\$ (444,720.00)
39: SITE: Reduce quantity of 3" -3.5"	\$ (71,554.00)
51: SITE/ELEC: Eliminate sports lighting	\$ (554,281.00)
70: Irrigation	\$ (271,640 - \$0)
70.2: Reduce Irrigation by 100,000 sf	\$ (271,640.00)
72: Remove dugouts - by owner	\$ (299,435.00)
74: Scoreboards - By owner	\$ (119,257.00)
<b>7- Multidisciplinary</b>	<b>\$ (1,628,575.00)</b>
68: Eliminate concession stand	\$ (1,628,575.00)
<b>Total Recommended:</b>	<b>\$11,392,956.00</b>

**Vote:**

A motion was made by J. Dowse and S. Widak to accept the budget for the proposed building project as amended with the value engineering options recommended totaling \$11.39 Million. All in favor. Motion Passes.

**District Resident Vote – October 24, 2023**

- Residents in 11 member towns vote for the building project.
- October 24, 2023
  - Polling locations will be determined by the town.

**School Construction Financing**

- Statute allows for up to 30-year financing for school construction projects – chapter 70B (MSBA Grant funded projects)
- Amortization of Bonds can be structured for level principal or level debt
  - While the interest expense on level debt is higher, most issuers elect for level debt.
- Bond Premiums – net premium proceeds must be applied on the day of the sale to reduce the par amount of the Bonds.
  - Cost of Insurance is incorporated into bid specifications- not a budget item.
- Process:
  - Review of project cash flow
  - Insurance of short-term notes (bond anticipated notes-BANs)
  - Bonds
  - Market conditions and impact expectations/timing

**Impact Summary**

- Top Level Analysis- \$200,000,000 School Bonds
  - Likelihood of multiple issuances versus full-cost issuance
  - Final issuance of Project Bonds will occur after the final MSBA audit has been completed.
- Analysis based upon Member Towns' 2023 assessed valuations.
- Takes into consideration Towns with split tax rates.
- Estimated coupon rate of 4.25%- 30- year level debt

<b>Town Impact Analysis (Est.)</b>		
<b>Member</b>	<b>\$ per 1,000 Residential</b>	<b>Tax Impact Per \$100,000 Home -Annual</b>
Franklin	0.29	28.77
Medfield	0.02	2.2
Medway	0.36	36.06
Millis	0.27	27.06
Norfolk	0.22	21.99
North Attleborough	0.57	56.86
Plainville	0.63	63.31
Seekonk	0.28	28.27
Sherborn	0.04	3.98
Walpole	0.18	17.97
Wrentham	0.29	29.26
** Interest Rates, enrollments and valuations are subject to change		
<b>Discussion:</b>		
<ul style="list-style-type: none"> <li>J. Rose asks how are the contingency numbers decided on? T. Elmore explains the percentages are based on the volume of construction.</li> <li>S. Widak asks if we eliminate the temporary fire alarm, will the insurance rate go up? K Lyons responds it will be under Consigli's insurance during construction only.</li> <li>K. Maguire mentions even though we are eliminating geothermal, we may still be eligible for a grant.</li> <li>B. Mushnick asks when you bond, do you do it before construction? You can.</li> </ul>		
26.7	<b>Other Topics not Reasonably Anticipated 48 hours prior to the meeting:</b> None.	Record
26.8	<b>Public Comment:</b> None.	Record
26.9	<b>Next Meetings:</b> <ul style="list-style-type: none"> <li><u>06.21.2023</u> Building Committee Meeting – Schematic Design Submission review and approval to MSBA</li> <li><u>07.13.2023</u> Building Committee Meeting – Meeting Minute and Invoices Approval</li> </ul>	Record
26.10	<b>Adjourn:</b> 5:58 PM a motion was made by J. Dowse and seconded by H. Takesian to adjourn the meeting. All in favor, Motion Passes.	Record



Project: Tri-County Vocational High School  
Meeting: School Building Committee  
Meeting No. 26 -06/15/2023  
Page: 8

Sincerely,

**DORE + WHITTIER**

Assistant Project Manager

Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.

**Vote certification**

**SC/SBC meeting held on June 21, 2023 to submit our Schematic Design package to the MSBA**  
Tri- County Regional Vocational Technical High School

Each SC/SBC Member has reviewed the estimate and the value engineering list

The recommendation to School Committee to submit the Schematic Design Package to the MSBA by each SBC Member is represented and Certified by the Chair and Superintendent below

The vote to submit SD to the MSBA by each School Committee Member is represented and Certified by the Chair and Superintendent below

**Step 1: School Building Committee Recommendation to School Committee**

I, \_\_\_\_\_ make a motion to recommend to the School Committee to accept the Project Budget and submit the Schematic Design Package to the MSBA.

I \_\_\_\_\_ 2nd the motion.

Discussion: See Meeting Minutes for detail

<u>Roll Call Vote:</u>		Yes	No
1	Karen Maguire		
2	Dan Haynes		
3	Brian Mushnick		
4	Stanley Widak Jr		
5	Jane Hardin		
6	Michael Procaccini		
7	Jonathan Dowse		
8	Brendan Bowen		
9	Harry Takesian		
10	Lloyd Brown		
11	Bob Foley		

*Vote on the motion:* Those FOR \_\_\_\_\_  
Those AGAINST \_\_\_\_\_; ABSTAIN \_\_\_\_\_  
**Motion** \_\_\_\_\_ *Passes* \_\_\_\_\_ (*Pass/Fail*)

**Step 2: School Committee Vote to submit the Schematic Design to the MSBA**

I, \_\_\_\_\_ make a motion to accept the Building Project Schematic Design Budget Submission by the OPM and Design Team to the MSBA.

I \_\_\_\_\_ 2nd the motion.

Discussion: See Meeting Minutes for detail

<u>Roll Call Vote:</u>		Yes	No
1	Gregory St. Lawrence		
2	Patrick Mc Morran		
3	Jennifer D'Angelo		
4	Michael F. Galasso		
5	Jane Hardin		
6	Louis Hoegler		
7	Gerard LaFleur		
8	Brian Mushnick		
9	John Rose		
10	Tracy Stewart		
11	Steve Sullivan		
12	Stanley Widak, Jr.		
13	Peter Wiernicki		
14	Jonathan Dowse		

*Vote on the motion:* Those FOR \_\_\_\_\_  
Those AGAINST \_\_\_\_\_; ABSTAIN \_\_\_\_\_  
**Motion** \_\_\_\_\_ *Passes* \_\_\_\_\_ (*Pass/Fail*)

Certification of the vote for the Tri-County SC as being authentic

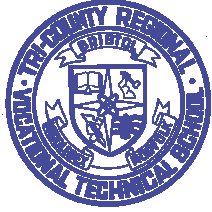
Vote Certified: \_\_\_\_\_  
Jonathan Dowse - Vice Chair

\_\_\_\_\_   
Karen Maguire - Superintendent

**Karen M. Maguire**  
*Superintendent-Director*

**Michael J. Procaccini**  
*Principal*

**Daniel Haynes**  
*Business Manager*



# TRI • COUNTY

REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL  
147 POND STREET • FRANKLIN • MASSACHUSETTS 02038  
Telephone: 508-528-5400 • Administration Fax: 508-528-6074  
Business Office Fax: 508-528-3698 • www.tri-county.us

**MEMBER TOWNS:**  
Franklin, Medfield,  
Medway, Millis, Norfolk,  
North Attleboro, Plainville,  
Seekonk, Sherborn, Walpole,  
Wrentham

June 21, 2023

Ms. Jennifer Flynn  
Senior Project Coordinator  
40 Broad Street, Suite 500  
Boston, Massachusetts 02109

Dear Ms. Flynn:

The Tri-County Regional Technical Vocational High School Building Committee (“SBC”) has completed its review of the Schematic Design Submittal for the Tri-County Regional Vocational Technical High School project (the “Project”) and on June 21, 2023, the SBC voted to approve and authorize the OPM to submit the Schematic Design related submittals to the MSBA for consideration on June 21, 2023. A certified copy of the Schematic Design vote certification and SBC meeting minutes, which includes the specific language of the vote and the number of votes in favor, opposed, and abstained, are attached.

The SBC held 6 meetings regarding the Tri-County Regional Vocational Technical High School project since the MSBA Board of Directors approved the district to proceed into Schematic Design on March 1<sup>st</sup>, 2023.

- **SBC Meeting No. 22**
  - Date/Time: March 23, 2023, at 4:00pm
  - Location: Tri-County Regional Vocational Technical High School
  - Topics Discussed: Design Update, CM Interview Update
- **SBC Meeting No. 23**
  - Date/Time: April 20, 2023, at 4:00pm
  - Location: ZOOM
  - Topics Discussed: CM Introduction, Design Update, Workplan Update
- **SBC Meeting No. 24**
  - Date/Time: May 4, 2023, at 4:00pm
  - Location: ZOOM
  - Topics Discussed: CM Introduction, Design Update, Milestone Dates
- **SBC/SC Meeting No. 25**

- Date/Time: May 17, 2023, at 7:00pm
- Location: Tri-County Regional Vocational Technical High School
- Topics Discussed: Building Committee Report
- **SBC/SC Meeting No. 26**
  - Date/Time: June 15, 2023, at 6:00pm
  - Location: Tri-County Regional Vocational Technical High School
  - Topics Discussed: Design Update, Schematic Design Cost Reconciliation and Value Engineering Update, Project Budget Update
- **SBC Meeting No. 27**
  - Date/Time: June 21, 2023, at 6:00pm
  - Location: Tri-County Regional Vocational Technical High School
  - Topics Discussed: Schematic Design Review and Approval for MSBA Submission

Notices for these meetings were posted and made available for public review in Tri-County District Office (147 Pond Street, Franklin, MA 02038). Notices were also made available on the project website.

In addition to the SBC meetings listed above, the district held 2 public meetings, which were posted in compliance with the Open Meeting Law, at which the Tri-County Regional Vocational High School project was discussed.

- **Value Management Review**
  - Date/Time: June 13, 2023, at 12:30pm
  - Location: Microsoft Teams Meeting
  - Topics Discussed: Value Management Review
- **Community Meeting No. 4**
  - Date/Time: June 15, 2023, at 6:00pm
  - Location: Tri-County Regional Vocational Technical High School
  - Summary: MSBA Process, Existing Conditions, Design Update, Project Budget, Discussion

The presentation materials for each meeting, meeting minutes and summary materials related to the Tri-County Regional Vocational Technical High School project are available locally for public review by visiting the school's project website:

**[www.tri-countybuilding.com](http://www.tri-countybuilding.com) > *Committee***  
**[Committee | Tri-county Regional Vocational Technical High School \(tri-countybuilding.com\)](http://www.tri-countybuilding.com)**

**[www.tri-countybuilding.com](http://www.tri-countybuilding.com) > *Community Outreach***

Community Outreach | Tri-county Regional Vocational Technical High School (tri-countybuilding.com)

To the best of my knowledge and belief, each of the meetings listed above comply with the requirements of the Open Meeting Law, M.G.L. c. 30A, §§ 18-25 and 940 CMR 29 *et seq.*

If you have any questions or require any additional information, please contact the Owner's Project Manager, Dore & Whittier Management Partners, at (978) 499-2999.

By signing this Local Action Certification, I hereby certify that, to the best of my knowledge and belief, that the information supplied by the District is true, complete and accurate.

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**By: Karen Maguire**

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**By: Karen Maguire**

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**By: Gregory St. Lawrence**

**Title: Chief Executive Officer**

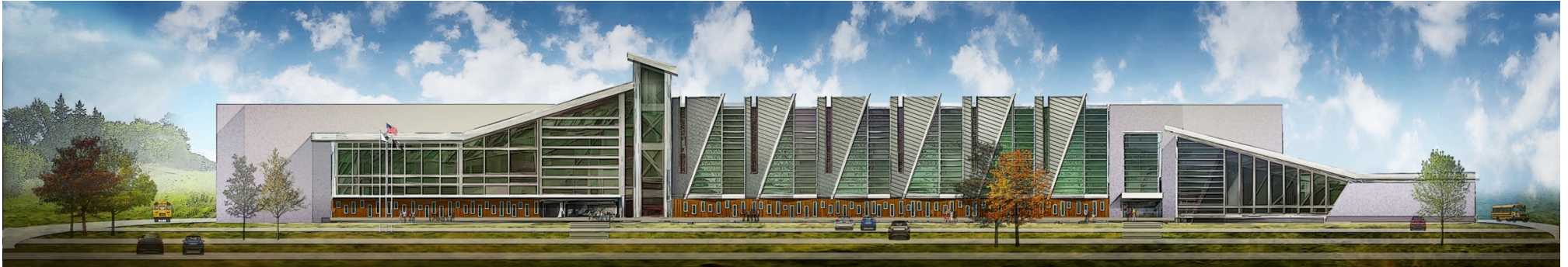
**Title: Superintendent of Schools**

**Title: Chair of the School Committee**

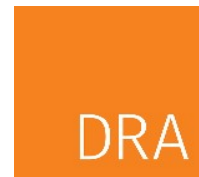
**Date:**

**Date:**

**Date:**



Tri-County  
Regional Vocational Technical School  
SBC & SC Joint Meeting  
June 21, 2023



# SBC Meeting Agenda – June 21, 2023

1. **Call to Order**
2. **Previous Topics & Approval of June 15<sup>th</sup>, 2023 Meeting Minutes**
3. Schematic Design Review and Approval for MSBA submission
4. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
5. Public Comment
6. Next Meetings
7. Adjourn



June 15, 2023, Meeting Minutes for approval:

“Motion to approve June 15, 2023, Meeting Minutes by \_\_\_\_\_, 2<sup>nd</sup> by \_\_\_\_\_.”

SBC Vote:

- Brian Mushnick
- Karen Maguire
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd “Gus” Brown

26.1	Call to order: 4:17 PM meeting was called to order by SBC Chair B. Mushnick with 10 of 11 voting members in attendance.	Record
26.2	<p><b>Previous Topics &amp; Approval of May 17<sup>th</sup>, of 2023, Meeting Minutes:</b>          A motion to approve the May 17<sup>th</sup>, 2023, meeting minutes as submitted was made by J. Dowse and seconded by H. Takesian  <b>Discussion:</b> None  <b>Abstentions:</b> None          All in favor. Motion passes, to approve May 17<sup>th</sup>, 2023, meeting minutes.</p>	Record
26.3.1	<p><b>Invoices and Commitments for Approval:</b>  <b>Invoice 1:</b> DWMP May Invoice No. 019, in the amount of <u>\$15,000.00</u>.</p> <p>B. Mushnick calls for a motion to approve DWMP Invoice No. 019</p> <p>A motion was made by J. Dowse and seconded by M. Procaccini for the approval of DWMP Invoice No. 019</p> <p><b>Discussion:</b> None.  <b>Abstentions:</b> None</p> <p>Motion passes to approve DWMP Invoice No. 019 for payment.</p>	Record
26.3.2	<p><b>Invoices and Commitments for Approval:</b>  <b>Invoice 2:</b> DRA May Invoice No. 016, in the amount of <u>\$85,000.00</u></p> <p>B. Mushnick calls for a motion to approve DRA Invoice No. 016.</p> <p>A motion was made by J. Dowse and seconded by H. Takesian for the approval of DRA Invoice No. 016</p> <p><b>Discussion:</b> None.  <b>Abstentions:</b> None</p> <p>Motion passes to approve DRA Invoice No. 016 for payment.</p>	Record
26.3.3	<p><b>Invoices and Commitments for Approval:</b>  <b>Invoice 3:</b> DRA PSS Invoice No. 002, Amendment No. 5 in the amount of <u>\$9,350.00</u></p> <p>B. Mushnick calls for a motion to approve DRA PSS Invoice No. 002.</p> <p>A motion was made by J. Dowse and seconded by S. Widak for the approval of DRA PSS Invoice No. 002.</p> <p><b>Discussion:</b> None.  <b>Abstentions:</b> None</p>	Record



# SBC Meeting Agenda – June 21, 2023

1. Call to Order
2. Previous Topics & Approval of June 15<sup>th</sup>, 2023 Meeting Minutes
- 3. Schematic Design Budget Review and Approval for MSBA submission**
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# Total Project Budget Update

## Ineligible Costs for State Reimbursement

Tri-County Regional Vocational Technical High School - Franklin

6/20/23 TE - FINAL

NOTE: Enter Budget Values for Ineligible Costs in light yellow highlighted cells.

NOTE that ineligible costs can not exceed Estimated Budget Cost for any individual line item, distribute across multiple lines if needed.

Template Review: March 2023 incorporates revisions to MSBA's project funding limits policy, which was approved at the December 21, 2022 MSBA Board of Directors Meeting.

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.10(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Maximum Total Facilities Grant
<b>Feasibility Study Agreement Subtotal</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$1,000,000</b>
<b>Administration Subtotal</b>	<b>\$7,389,000</b>	<b>\$2,181,120</b>	<b>\$5,207,880</b>
<b>Architecture and Engineering Subtotal</b>	<b>\$22,149,000</b>	<b>\$6,392,500</b>	<b>\$15,756,500</b>
<b>Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Construction Costs Subtotal</b>	<b>\$18,982,312</b>	<b>\$0</b>	<b>\$18,982,312</b>
<b>Mark Up Ratio</b>	<b>\$2,527,110</b>	<b>\$0</b>	<b>\$2,527,110</b>
<b>Demolition and Abatement Subtotal</b>	<b>\$1,700,000</b>	<b>\$1,700,000</b>	<b>\$0</b>
<b>Building Site Work Subtotal</b>	<b>\$10,111,410</b>	<b>\$0</b>	<b>\$10,111,410</b>
<b>Site Improvements</b>	<b>\$10,111,410</b>	<b>\$0</b>	<b>\$10,111,410</b>

NOTE that ineligible costs can not exceed Estimated Budget Cost for any individual line item, distribute across multiple lines if needed.

Template Review: March 2023 incorporates revisions to MSBA's project funding limits policy, which was approved at the December 21, 2022 MSBA Board of Directors Meeting.

Subtotal	Estimated Budget	Eligible Costs	Ineligible Costs	Value > 100%
<b>Soft Cost Reimbursement</b>	<b>\$2,107,370</b>	<b>\$2,107,370</b>	<b>\$0</b>	<b>\$0</b>
<b>Construction Costs associated with Soft Cost Cap Calculation</b>	<b>\$233,267,235</b>	<b>\$233,267,235</b>	<b>\$0</b>	<b>\$0</b>
<b>Scope Excluded OPM &amp; Designer Costs associated with Scope Excluded Direct Construction</b>	<b>\$21,875,000</b>	<b>\$21,875,000</b>	<b>\$0</b>	<b>\$0</b>
<b>Ineligible Fees associated with OPM (3.5%) &amp; Designer (10%) Fee</b>	<b>\$2,527,110</b>	<b>\$2,527,110</b>	<b>\$0</b>	<b>\$0</b>
<b>Eligible Building Air</b>	<b>\$18,982,312</b>	<b>\$18,982,312</b>	<b>\$0</b>	<b>\$0</b>
<b>Mark Up Ratio</b>	<b>\$2,527,110</b>	<b>\$2,527,110</b>	<b>\$0</b>	<b>\$0</b>
<b>Demolition and Abatement Costs</b>	<b>\$1,700,000</b>	<b>\$1,700,000</b>	<b>\$0</b>	<b>\$0</b>
<b>Eligible Site Work Cost</b>	<b>\$10,111,410</b>	<b>\$10,111,410</b>	<b>\$0</b>	<b>\$0</b>

**MSBA Budget category totals:**

**Feasibility Study \$1 M**  
**Administration \$7.4M**  
**Design \$22.2M**

(Continued on the next page)

# Total Project Budget Update

Site Cost - Mechanical Utilities	\$4,056,411	\$0	LAB LAB - 200% EXCLUDED	\$0	Total Direct Site Work Costs	\$27,685,428	
Site Electrical Utilities	\$2,782,255	\$0	Work Costs such as a	\$0	Ineligible Site Work Costs	80	259,703 Eligible Building GSF
Scope Excluded Site Work	\$0	\$0	structure, out buildings,	\$0	Potentially Eligible Direct Site Work Costs	\$27,685,428	\$30 Site Work Cost Limit (\$/sf) includes Mark Up
<b>Construction Trades Subtotal</b>	<b>\$1,657,677,331</b>	<b>\$1,700,000</b>	corrosion stand etc. (Other	\$0	Potentially Eligible Marked Up Site Work Costs	\$16,515,094	\$15,128,417 Site Work Cost Allowance includes Mark Up
Contingencies (Design and Pre-con)	\$1,798,610	\$198,144	Direct Construction Costs)	\$0	<b>Marked Up Eligible Site Work Costs:</b>	<b>\$16,128,417</b>	
Subcontractor Bonds	\$1,756,181	\$17,295					
SUBCONTRACTOR DEFAULT Insurance - BD	\$1,177,289	\$11,509					
General Conditions	\$10,667,549	\$107,038					
General Requirements	\$9,317,742	\$93,484					
BD - GC Insurance	\$1,182,770	\$11,765					
CM@-Risk	\$4,573,845	\$46,372					
CM@-Contingency	\$5,006,991	\$50,763					
Escalation to Mid-Point of Construction	\$18,488,654	\$187,225					
Construction Cost over Funding Cap	\$113,235,163	\$1,132,351	Call C06 - Represents	\$0			
Construction Budget	\$233,287,231	\$115,005,144	Construction costs over MSBA	\$0			
Subtotal			Funding Limits (Call H03)	\$0			
Eligible Work Included in the Scope Project	\$0	\$0					
Eligible Work Excluded from the Total Project Budget	\$0	\$0					
Subtotal to be Included in Total Project Budget	\$0	\$0					
Miscellaneous Project Costs							
Milky Company Fees	\$400,000	\$400,000					
Utility Services	\$160,000	\$160,000					
Swath Grading / Modifiers(SPV network)	\$2,500,000	\$2,500,000					
Other Project Costs (Painting & Mow)	\$500,000	\$500,000					
<b>Miscellaneous Project Costs Subtotal</b>	<b>\$3,760,000</b>	<b>\$3,090,000</b>					
Pumpings and Equipment	\$4,500,000	\$4,500,000					
Furniture, Fixtures, and Equipment	\$5,500,000	\$5,500,000					
Technology	\$5,500,000	\$5,500,000					
<b>PF&amp;E Subtotal</b>	<b>\$17,000,000</b>	<b>\$4,600,000</b>					
Soft Costs - Not exceed 20% of Construction Cost	\$274,947,534	\$151,774,519	Call C116 - Soft costs that	\$0			
<b>Project Budget</b>	<b>\$274,947,534</b>	<b>\$151,774,519</b>	exceed 20% of the	\$0			
			Construction cost (Call G21)	\$0			

<b>Construction Costs and Funding Cap</b>			<b>Ineligible Cost Breakdown</b>
Total Building Area (GSF)	281,500		Scope Excluded Site Work:
Ineligible Excess Auditorium/PE Areas (GSF)	-2,500		Site Work Cost beyond Funding Limit:
Other Ineligible Building Areas (GSF)	-19,200		Ineligible Danno & Abatement:
Eligible Building GSF	259,703		Scope Excluded Aux/PE Areas:
<b>Building Cost Funding Limit (\$/sf)</b>	<b>\$380</b>		Other Ineligible Building Areas:
Eligible Building Costs:	\$102,063,272		Construction Cost over Funding Cap:
Eligible Site Work Costs:	\$10,158,415		\$68,788,211
Eligible Demolition & Abatement Costs:	+ \$5,475,312		
<b>Basis of Construction Costs:</b>	<b>\$117,687,000</b>		
Construction Budget:	\$233,287,231		<b>Construction Cost Breakdown</b>
Basis of Construction Costs:	-\$117,687,000		Total Construction Cost (\$/sf):
Ineligible Construction Costs:	\$115,600,231		Reimbursable Construction Cost (\$/sf):
Construction Cost over Funding Cap:	\$0		Marked Up Building Costs (\$/sf):
If > 0 enter value into Call C09			Marked Up Site, Building Take-down & Misc (\$/sf):
			Direct Building Cost (\$/sf):
			\$511

<b>PF&amp;E Reimbursement</b>				
Eligible Enrollment:	1,000	Enter Eligible Enrollment		
Furniture, Fixtures & Equipment:	\$1,200,000	Estimated Budget	\$3,500,000	Eligible Costs
Technology:	\$1,200,000	Estimated Budget	\$3,500,000	Ineligible Costs
			\$1,200,000	\$0 (If 0 enter in Call C112)
			\$1,200,000	\$0 (If 0 enter in Call C113)
<b>Incentive Points</b>				
1.00 (I-2) Maintenance				
0.00 (I-6) Newly Formed Regional School District				
0.00 (I-5) Major Reconstruction or Rev/Renue type in rounded to 2 decimal places				
0.00				
<b>3.00 Total Incentive Points</b>				
<b>Consolidating (CX) Costs associated with Ineligible Building</b>				
Building GSF:	201			
Cx Fee per GSF:	\$0			
Ineligible GSF:	21			
Ineligible Costs:	\$17			
Contingencies Fee Subtotal:				
<b>Cost Recovery associated with Prior Projects</b>				
Prior Project ID Number:	xxxx-xxxx-xxxx			
Prior Project Total Grant:	\$1,277,189			
Proposed School Opens:	xxxx			
Prior Project Subtotal:				
Beneficial use (years):	0			
Unused Years:	6			
Unused Years as % of 20:	34.5			
Prior Project Cost Recovery:	\$440			

<b>Board Authorization</b>			
Design Enrollment	1,000	\$2.87	Reimbursement Rate Before Incentive Points
Total Building Gross Floor Area (GSF)	281,500	3.00	Total Incentive Points
Total Project Budget (excluding Contingencies)	\$274,947,535	55.87%	MSBA Reimbursement Rate
Scope Items Excluded or Otherwise Ineligible	-\$131,773,789		
Third Party Funding (Ineligible)	\$0		
Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	\$143,173,766		
Reimbursement Rate <sup>1</sup>	55.87%		
Est. Max. Total Facilities Grant (before recovery) <sup>1</sup>	\$79,991,183		
Cx Costs associated with Ineligible Building Area <sup>2</sup>	-\$17,220		
Cost Recovery associated with Prior Projects <sup>3</sup>	-\$440,630		
Estimated Maximum Total Facilities Grant <sup>1</sup>	\$79,533,333		
Construction Contingency <sup>4</sup>	\$9,193,962		
Ineligible Construction Contingency <sup>5</sup>	\$6,861,290		
"Potentially Eligible" Construction Contingency <sup>5</sup>	\$2,332,672		
Owner's Contingency <sup>6</sup>	\$1,851,194		
Ineligible Owner's Contingency <sup>6</sup>	\$684,856		
"Potentially Eligible" Owner's Contingency <sup>6</sup>	\$1,166,339		
Total Potentially Eligible Contingency <sup>6</sup>	\$3,499,008		
Reimbursement Rate	55.87%		
Potential Additional Contingency Grant Funds <sup>7</sup>	\$1,954,890		
Maximum Total Facilities Grant	\$81,488,225		
Total Project Budget	\$285,992,692		

## MSBA Budget category totals:

- Feasibility Study \$1 M
- Administration \$7.4 M
- Design \$22.2 M
- Construction \$233.4 M
- Misc & Furniture \$10.8 M
- Contingency \$11 M

(Max Reimbursement \$81.5 M)

Max. Project Cost = \$285.9 M

By signing this Total Project Budget, I hereby certify that I have read and understood the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

# SBC Recommendation and SC Vote to approve the Schematic Design Budget and MSBA Submission:

## SCHOOL BUILDING COMMITTEE:

“ \_\_\_\_\_ made a motion:  
to recommend to the School committee, that they vote to approve the Building Project Schematic Design Budget and Submission to the MSBA.  
2<sup>nd</sup> by \_\_\_\_\_;”

Discussion:

Vote: \_\_\_\_\_ in Favor, \_\_\_\_\_ Oppose, \_\_\_\_\_ Abstain

Motion: Passes / Fails

## SCHOOL COMMITTEE:

“ \_\_\_\_\_ made a motion:  
to vote to approve the Building Project Schematic Design Budget and Submission by the OPM and Design Team to the MSBA.  
2<sup>nd</sup> by \_\_\_\_\_;”

Discussion:

Vote: \_\_\_\_\_ in Favor, \_\_\_\_\_ Oppose, \_\_\_\_\_ Abstain

Motion: Passes / Fails

Vote Certification		6/21/2023
SC/SBC meeting held on June 21, 2023 to submit our Schematic Design package to the MSBA for the Tri-County Regional Vocational Technical High School Project.		
Each SC/SBC Member has reviewed the estimate and the value engineering list. The recommendation to School Committee to submit the Schematic Design Package to the MSBA by each SBC Member is represented and Certified by the Chair and Superintendent below. The vote to submit SD to the MSBA by each School Committee Member is represented and Certified by the Chair and Superintendent below		
<b>Step 1 -</b>		
<b>School Building Committee Recommendation to School Committee</b>		
I _____ make a motion to recommend to the School Committee to submit the Schematic Design Package to the MSBA		
I _____ 2 <sup>nd</sup> the motion.		
Discussion: See Meeting Minutes for detail		
	<b>Vote:</b>	Yes    No
1	Karen Maguire	
2	Dan Hayes	
3	Brian Mushnick	
4	Stanley Widak Jr	
5	Jane Hardin	
6	Michael Procaccini	
7	Jonathan Dowse	
8	Brendan Bowen	
9	Harry Takesian	
10	Lloyd Brown	
11	Bob Foley	
Vote on the motion to recommend: Those FOR _____		
Those AGAINST _____; ABSTAIN _____		
Motion _____ Passes (Pass/Fail)		
<b>Step 2 -</b>		
<b>School Committee Vote to submit the Schematic Design to the MSBA</b>		
I _____ make a motion to submit the TSRVT Project Schematic Design Package to the MSBA		
I _____ 2 <sup>nd</sup> the motion.		
Discussion: See Meeting Minutes for detail		
	<b>Vote:</b>	Yes    No
1	Gregory St. Lawrence	
2	Patrick Mc Morran	
3	Jennifer D'Angelo	
4	Michael F. Galasso	
5	Louis Hoegler	
6	Gerard LaFleur	
7	John Rose	
8	Tracy Stewart	
9	Steve Sullivan	
10	Peter Wiernicki	
Vote on the motion: Those FOR _____		
Those AGAINST _____; ABSTAIN _____		
Motion _____ Passes (Pass/Fail)		
<b>Certification of the vote for the Tri-County SC as being authentic</b>		
Vote Certification Signatures: _____		6/21/2023
Gregory St. Lawrence - School Committee Chair		
_____		6/21/2023
Karen Maguire - Superintendent		

# Local Action Letter:

**Karen M. Maguire**  
*Superintendent-Director*  
**Michael J. Procaccini**  
*Principal*  
**Daniel Haynes**  
*Business Manager*



**TRI • COUNTY**  
REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL  
147 POND STREET • FRANKLIN • MASSACHUSETTS 02038  
Telephone: 508-528-5400 • Administration Fax: 508-528-6074  
Business Office Fax: 508-528-3698 • www.tri-county.us

**MEMBER TOWNS:**  
Franklin, Medfield,  
Medway, Millis, Norfolk,  
North Attleboro, Plainville,  
Seekonk, Sherborn, Walpole,  
Wrentham

June 21, 2023

Ms. Jennifer Flynn  
Senior Project Coordinator  
40 Broad Street, Suite 500  
Boston, Massachusetts 02109

Dear Ms. Flynn:

The Tri-County Regional Technical Vocational High School Building Committee ("SBC") has completed its review of the Schematic Design Submittal for the Tri-County Regional Vocational Technical High School project (the "Project") and on June 21, 2023, the SBC voted to approve and authorize the OPM to submit the Schematic Design related submittals to the MSBA for consideration on June 21, 2023. A certified copy of the Schematic Design vote certification and SBC meeting minutes, which includes the specific language of the vote and the number of votes in favor, opposed, and abstained, are attached.

The SBC held 6 meetings regarding the Tri-County Regional Vocational Technical High School project since the MSBA Board of Directors approved the district to proceed into Schematic Design on March 1<sup>st</sup>, 2023.

- **SBC Meeting No. 22**
  - Date/Time: March 23, 2023, at 4:00pm
  - Location: Tri-County Regional Vocational Technical High School
  - Topics Discussed: Design Update, CM Interview Update
- **SBC Meeting No. 23**
  - Date/Time: April 20, 2023, at 4:00pm
  - Location: ZOOM
  - Topics Discussed: CM Introduction, Design Update, Workplan Update
- **SBC Meeting No. 24**
  - Date/Time: May 4, 2023, at 4:00pm
  - Location: ZOOM
  - Topics Discussed: CM Introduction, Design Update, Milestone Dates
- **SBC/SC Meeting No. 25**

# SBC Meeting Agenda – June 21, 2023

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5. Public Comment
6. Next Meetings
7. Adjourn



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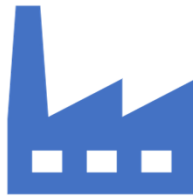
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# Upcoming Meetings



**SBC Meeting No. 28**

**Meeting Minute and Invoices Approval**

July 13, 2023 @ 4PM - Via Zoom

# SBC Meeting Agenda – June 21, 2023

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7. **Adjourn**



# Adjourn:

“Motion to Adjourn by \_\_\_\_\_,  
2<sup>nd</sup> by \_\_\_\_\_”

## School Building Committee Members Roll Call:

- Brian Mushnick
- Karen Maguire
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd “Gus” Brown



Thank you

