

MEETING AGENDA



Meeting Date: June 9, 2022
Meeting Time: 4 PM
Project Name: Tri-county Regional Vocational Technical High School
Project Number: MP20-28
Meeting Purpose: SBC Meeting No. 10
Location: Tri-County Regional Vocational Technical High School
Prepared By: R. Rincon

1. Call to Order & Number of Voting Members Present
2. Previous Topics & Approval of May 12th, 2022 Meeting Minutes
3. Budget Update and Invoices for Approval (D&W)
 - Dore & Whittier Invoice No. 8 in the amount of \$15,000.00. Invoice attached. Vote expected.
 - DRA Invoice No. 4 in the amount of \$14,250.00. Invoice attached. Vote expected.
4. Existing Conditions Report Update (D&W)
5. Existing Conditions Base Repair Estimate summary (DRA)
6. MSBA Option Development Review (DRA)
7. Existing Equipment Survey with Teacher/Student Participation Update (TEAM)
8. Overview of the Public Presentation Today at 6 PM (TEAM)
9. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
10. Public Comment
11. Next Meetings
12. Adjourn

MEETING MINUTES

Project: Tri-County Vocational High School
 Subject: School Building Committee Meeting No. 9
 Location: Zoom
 Distribution: Attendees, Project File

Project No:
 Meeting Date: 5/12/2022
 Time: 3:30 PM
 Prepared By: R. Rincon

Present	Name	Affiliation	Prese	Name	Affiliation
✓	Brian Mushnick*	SBC Chair		Mike Burton	DWMP
✓	Karen Maguire*	Superintendent	✓	Trip Elmore	DWMP
✓	Dan Haynes*	Business Admin.	✓	Christina Dell Angelo	DWMP
✓	Michael Procaccini*	Principal	✓	Mike Cox	DWMP
✓	Jonathon Dowse*	SBC Member	✓	Rachel Rincon	DWMP
	Brendan Bowen*	SBC Member		Charlie Lyons	DWMP
	Stanley Widak Jr.*	SBC/SC Member	✓	Carl Franceschi	DRA
✓	Harry Takesian*	Facilities Manager	✓	Vladimir Lyubetsky	DRA
✓	Jane Hardin*	SBC Member		Sara Carda	DRA
	Sarah Solomon	Marketing			

* SBC Voting Member

Item No.	Description	Action
9.1	Call to Order: 3:39 pm meeting was called to order by SBC Member J. Dowse with 7 of 9 voting members in attendance.	Record
9.2	Previous Topics & Approval of April 14, 2022, Meeting Minutes: A motion to approve the 4/14/2022 meeting minutes as submitted made by H. Takesian and seconded by J. Dowse. Rollcall Vote: M. Procaccini, D. Haynes, K. Maguire, H. Takesian, J. Dowse. Discussion: None. Abstentions: J. Hardin. All in favor: Motion passes, minutes approved.	Record
9.3.1	Invoices and Commitments for Approval: A motion was made by J. Dowse and seconded by K. Maguire for the approval of DWMP Invoice No. 7 in the amount of \$15,000.00. Rollcall Vote: H. Takesian, D. Haynes, K. Maguire, J. Hardin, M. Procaccini, J. Dowse. Discussion: None. Abstentions: None. All in favor, motion passes.	Record
9.3.2	Invoices and Commitments for Approval: A motion was made by J. Dowse and seconded by D. Haynes for the approval of DRA Invoice No. 3 in the amount of \$14,250.00. Rollcall Vote: H. Takesian, D. Haynes, K. Maguire, J. Hardin, M. Procaccini, J. Dowse. Discussion: None. Abstentions: None. All in favor, motion passes.	Record
9.3.3	<p>Budget Update:</p> <p>M. Cox shares a budget update with the SBC.</p> <ul style="list-style-type: none"> ➤ This does not reflect the two invoices approved today but reflects everything prior to. ➤ The budget is in good standing. <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ D. Haynes asks what is the timing of being reimbursed? M. Cox responds a reimbursement check on \$20,759.00 was approved on 5/6. The check should be cut and sent tomorrow but will double check. T. Elmore shares it looks like the MSBA is paying the last day of the following month. 	
9.4	<p>MSBA Option Development and Project Budget Process Schedule (D&W):</p> <p>T. Elmore provides the SBC with information on the MSBA schedule and option pricing process.</p> <ul style="list-style-type: none"> ➤ SOI – Submitted Spring 2019 ➤ Invited into MSBA Eligibility Period – Invited Summer 2020 ➤ Project Team Formed – Summer/Fall 2021 ➤ Feasibility Study – Complete Fall 2022 	Record

	<ul style="list-style-type: none"> ○ Preliminary Design Program Submission: August 2022. Building options will be compared in relationship with each other. (Low, Midrange, High Cost) ○ Preferred Schematic Report Submission: December 2022. 4 of 5 Building Options will be estimated in terms of a Rough Order of Magnitude Sq. Foot cost numbers ➤ Schematic Design – Complete Spring 2023 <ul style="list-style-type: none"> ○ Schematic Design Submission: June 2023. Total project cost estimate – detailed estimated project cost breakdown for the Basis of Funding. ➤ Project Funding Agreement – Regional Vote Fall 2023 ➤ Design – Complete Winter 2024 ➤ Build – Start in November 2024-2027? ➤ Fully Occupy – 2027/TBD <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ B. Mushnick shares he appreciates this timeline as it provides all of the dates people may have questions on. ➤ J. Hardin wants to know if we can share this slide with stake holders in town? T. Elmore confirms yes this is a very public process and we welcome people to these meetings. C. Dell Angelo comments we are hoping to have a good turnout at our community meeting on June 9th where a lot of people will have their questions answered. 	
9.5	<p>Existing Conditions and Preliminary Design Program (PDP) Update (DRA):</p> <p>V. Lyubetsky provides the SBC with a current list of deficiencies. V. Lyubetsky confirms the final draft of the report is complete. These bullet points represent about 600 pages of this report.</p> <ul style="list-style-type: none"> ➤ Landscape: <ul style="list-style-type: none"> ○ Athletic field conditions are fair to poor, the track is reportedly condemned and visibly deteriorated ○ Ground water was observed flowing through the storm drainage system ○ Significant erosion has occurred under the press box ○ Vehicular and pedestrian pavement and curbing is in poor condition throughout the site ○ Fields, bleachers, and the press box AAD (Architectural Access Board) non-compliant ➤ Architectural <ul style="list-style-type: none"> ○ Extensive non-conformance with AAB regulations ○ Poor exterior envelope performance ○ Lintels about doors and windows extremely corroded leading to water infiltration 	Record

	<ul style="list-style-type: none"> ○ Exterior doors poorly sealed against weather due to corrosion ○ Glazing materials at storefronts brittle cracking, in many cases missing ○ Glazing film at all instances hazy, cracking and peeling ○ Interior fire-rated doors appear to contain asbestos cores ○ Prior reports indicate that vinyl tile floors may contain asbestos ○ All ACT ceilings are extensively damaged; cracked, stained, missing, mismatched, or not seated in grid; some grids damaged ○ Above grade portion of largely below grade corridor near loading dock extensively damaged ➤ FFE <ul style="list-style-type: none"> ○ Server layout interferes with functional requirements ○ Server equipment needs to be entirely replaced ○ Kitchen cannot be secured ➤ Fire Protection <ul style="list-style-type: none"> ○ The building is not sprinklered and does not conform to current code and regulatory requirements. ○ The existing domestic water system is equipped with a pressure booster, which indicates that a fire pump could be required. ➤ Plumbing <ul style="list-style-type: none"> ○ Cast iron storm drainage, sanitary drain, waste, and vent piping is “Tru-Spun” an inferior product which has a history of premature failure, extensive investigation should be conducted prior to reuse ○ We suspect that the hot water recirculation piping is not installed in accordance with the current energy efficiency code requirements and would have to be modified. ○ Some plumbing vents are too close to fresh air intakes and should be relocated. ➤ Mechanical <ul style="list-style-type: none"> ○ some examples of roof mounted equipment that have clearly outlived their service life and have deteriorated beyond repair due to prolonged exposure ○ HVAC equipment serving the shop areas has outlived its useful service life. ○ The Shop dust collectors require explosion isolation dampers and spark detection and arresting equipment ➤ Electrical <ul style="list-style-type: none"> ○ Normal power system in poor condition ○ Emergency power system in poor condition ○ Emergency panelboards not protected in two hour rated enclosures ○ Panelboards, in some areas, code required working clearance ○ The fire alarm system in fair condition and does not meet current regulatory requirements ○ Most classrooms do not have fire alarm notification appliances ○ Exterior lighting levels likely do not meet applicable standards 	
--	--	--

	<ul style="list-style-type: none"> ○ Lack of automatic daylight harvesting per the International Energy Conservation Code ○ Receptacles in fair condition and do not meet current regulatory requirements ➤ IT <ul style="list-style-type: none"> ○ Provide an electronic security system integrated with the intrusion detection, access control, and CCTV systems ○ Provide a secure entrance vestibule with two sets of secure doors ○ CCTV cameras should be provided ○ Provide environmentally controlled MDF rooms ○ Replace shop PA system <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ None. 	
9.6	<p>Existing Conditions and Base Repair Estimate Update (DRA):</p> <p>V. Lyubetsky shares one of the requirements is for us to prepare a base repair option with a cost associated with it. Basically, that means we need to figure out what this building needs over the next 5 to 10 years to operate. Also, you do not plan on moving walls to meet any educational needs. It would address the facilities needs and deficiencies. We are currently working on this base repair cost option, and we will share it with the group once it is finalized.</p> <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ None. 	Record
9.7	<p>Educational Programing Meeting with Departments Progress Update (DRA):</p> <ul style="list-style-type: none"> ➤ C. Franceschi shares we have been talking with teachers in every dept and career tech program to get their input. They are about 30 minutes sessions. This is just the first time we will be speak with them throughout the process. The teachers have been providing valuable input and it all factors into our educational programming of space needs as well as thinking about preliminary options. ➤ V. Lyubetsky comments we have had 26 meetings; 2 additional meetings are scheduled and 4 are outstanding. <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ None 	Record
9.8	<p>Existing Site Option Overview (DRA):</p> <p>DRA shares potential building zones and potential addition zones.</p> <ul style="list-style-type: none"> ➤ C. Franceschi shares these are the types of diagrams we will be producing. We understand there are preconceptions about this being a 	Record

	<p>renovation or maybe a renovation/addition, but we need to be thorough and follow the MSBA process and look at all options.</p> <ul style="list-style-type: none"> ➤ We have identified 5 building zones that we might consider for a new building. They are all independent of the existing school with the idea that you develop a new school while the existing school stays in operation. Then, eventually you would tear down the existing and convert it to parking or more athletic fields. As of right now, we have made no judgements about these areas as they are all very challenging in their own rights. ➤ We have also identified where we think this building can be expanded. As of right now we do not know how much space is needed. We know some space is needed but not an overwhelming amount. We still need to confirm the number of classrooms and how large the shops are in proportion to the enrollments and that is what we are working on now. <p><u>Discussion:</u></p> <ul style="list-style-type: none"> ➤ None. 	
9.10	<p>Overview of the Public Presentation on June 9th, 2022, at 6 PM (TEAM):</p> <p>C. Dell Angelo shares the draft presentation for the first community meeting on June 9th at 6:00 PM.</p> <p>(Presentation attached)</p> <p>Discussion:</p> <ul style="list-style-type: none"> ➤ B. Mushnick comments the presentation looks very good. J. Hardin agrees but wants to make sure we do not make the meeting too long. ➤ T. Elmore asks is there a list of middle school parents that we could send this to as well? K. Maguire responds we do have a list of 7th and 8th graders and will soon have the 6th graders list as well. ➤ C. Dell Angelo asks that all comments be sent to her. 	Record
9.12	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <ul style="list-style-type: none"> ➤ None. 	Record
9.13	<p>Public Comments:</p> <ul style="list-style-type: none"> ➤ None. 	Record
9.14	<p>Next Meetings:</p> <ul style="list-style-type: none"> ➤ SBC Meeting No. 9 – June 9th at 4:00 PM at Tri-County 	Record
9.15	<p>Adjourn: 4:39 pm A motion was made by M. Procaccini and seconded by J. Dowse to adjourn the meeting. Discussion: None.</p>	Record

Sincerely,
DORE + WHITTIER

Project: Peabody Welch Elementary School
Meeting: School Building Committee
Meeting No. 9 – 5/12/22
Page: 7

Rachel Rincon
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.

Dore and Whittier Management Partners, LLC

260 Merrimac Street

Bldg. 7

Newburyport, MA 01950

Tri-County Regional Technical School District
147 Pond Street
Franklin, MA 02038

Invoice number 00008
Date 05/31/2022

Project 21-0122 TRI-COUNTY REGIONAL
TECHNICAL HIGH SCHOOL

Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
Pre Designer Selection	40,000.00	40,000.00	0.00	0.00	40,000.00
Feasibility Phase	130,000.00	45,000.00	15,000.00	70,000.00	60,000.00
Schematic Design	130,000.00	0.00	0.00	130,000.00	0.00
Total	300,000.00	85,000.00	15,000.00	200,000.00	100,000.00

Invoice total **15,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00008	05/31/2022	15,000.00	15,000.00				
	Total	15,000.00	15,000.00	0.00	0.00	0.00	0.00

Invoice

Karen Maguire
Superintendent
Tri-County Regional Vocational Technical School District
147 Pond Street
Franklin, MA 02038

May 31, 2022
Project No: 22001.00
Invoice No: 0000004

Project-Tri-County Regional Vocational Technical School

Professional Services from May 01, 2022 to May 31, 2022
Fee

Billing Phase	Fee	Percent Complete	Earned
Feasibility Study	285,000.00	25.00	71,250.00
Schematic Design	340,000.00	0.00	0.00
Total Fee	625,000.00		71,250.00
	Previous Fee Billing		57,000.00
	Current Fee Billing		14,250.00
	Total Fee		14,250.00
		Total this Invoice	\$14,250.00

If you have any questions regarding this invoice, please contact Judy Gill at 617-964-1700 or e-mail gill@draws.com.

cc: telmore@doreandwhittier.com

June 9, 2022



Project Name: Tri-county Regional Vocational Technical High School

Subject: Budget Update

1. **Invoice(s):** recommended for payment

Vendor	Invoice	Amount
Dore + Whittier	8	\$15,000
DRA	4	\$14,250
		\$29,250

2. **New Commitment(s):** No new commitments this meeting

3. **Budget Revision Request(s):** - No new BRRs this meeting

4. **MSBA Reimbursement Status:**

PR No.	Payment Request Date	Submitted Amount	Ineligible Project Costs	Eligible Project Costs	Eligible Grant	Recommended Payment Amount	MSBA Last Payment Date	MSBA Payment Amount
1	12/6/2021	\$10,000	\$0	\$10,000	\$5,289	\$0	1/28/2022	\$5,289
2	2/17/2022	\$20,000	\$0	\$20,000	\$10,578	\$0	3/31/2022	\$10,578
3	4/8/2022	\$39,250	\$0	\$39,250	\$20,759	\$0	5/19/2022	\$20,759
Total		\$69,250						\$36,626

Project:

Tri-County Regional Vocational Technical School



Project Details

DWMP Project No.	MP20-28	Project Type	High School
Project Name	Tri-County Regional Vocational Technical School	Scope Type	TBD
Project Address	147 Pond Street Franklin, MA 02038	MSBA Project?	Yes
Project Phase	Feasibility Study	MSBA Proj. No.	201908780605
Phase End-Date	03/23/2023	Enrollment	1,000
Phase % Complete	28%	Reimb. Rate	52.89%

Project Budget Summary

Budget Category	Orig. Budget	Transfers	Upd. Budget	Contract Amt.	% Committed	Expended	% Expended	Contract Remain'g	Bud. Balance
☐ 0000-0000 Schematic Design									
0001-0000: OPM - Feasibility Study	\$291,000.00	\$9,000.00	\$300,000.00	\$300,000.00	100%	\$85,000.00	28%	\$215,000.00	\$0.00
0002-0000: A&E - Feasibility Study	\$679,000.00	-\$54,000.00	\$625,000.00	\$625,000.00	100%	\$57,000.00	9%	\$568,000.00	\$0.00
0003-0000: Environmental & Site	\$20,000.00	\$30,000.00	\$50,000.00	\$6,380.00	12%		0%	\$6,380.00	\$43,620.00
0004-0000: Other	\$10,000.00	\$15,000.00	\$25,000.00		0%		0%	\$0.00	\$25,000.00
Total:	\$1,000,000.00		\$1,000,000.00	\$931,380.00		\$142,000.00		789,380.00	\$68,620.00

Note: Does not reflect invoice(s), commitment(s) or budget revision requests submitted for approval at this SBC meeting

List of Deficiencies**Landscape:**

- Athletic field conditions are fair to poor, the track is reportedly condemned and visibly deteriorated
- Ground water was observed flowing through the storm drainage system
- Significant erosion has occurred under the press box
- Vehicular and pedestrian pavement and curbing is in poor condition throughout the site
- Fields, bleachers and the press box AAD (Architectural Access Board) non-compliant

Architectural

- Extensive non-conformance with AAB regulations
- Poor exterior envelope performance
- Lintels about doors and windows extremely corroded leading to water infiltration
- Exterior doors poorly sealed against weather due to corrosion
- Glazing materials at storefronts brittle cracking, in many cases missing
- Glazing film at all instances hazy, cracking and peeling
- Interior fire-rated doors appear to contain asbestos cores
- Prior reports indicate that vinyl tile floors may contain asbestos
- All ACT ceilings are extensively damaged; cracked, stained, missing, mismatched or not seated in grid; some grids damaged
- Above grade portion of largely below grade corridor near loading dock extensively damaged

FFE

- Server layout interferes with functional requirements
- Server equipment needs to be entirely replaced
- Kitchen cannot be secured

Fire Protection

- The building is not sprinklered and does not conform to current code and regulatory requirements.
- The existing domestic water system is equipped with a pressure booster, which indicates that a fire pump could be required.

Plumbing

- Cast iron storm drainage, sanitary drain, waste, and vent piping is "Tru-Spun" an inferior product which has a history of premature failure, extensive investigation should be conducted prior to reuse
- We suspect that the hot water recirculation piping is not installed in accordance with the current energy efficiency code requirements and would have to be modified.
- Some plumbing vents are too close to fresh air intakes and should be relocated.

Mechanical

- some examples of roof mounted equipment that have clearly outlived their service life and have deteriorated beyond repair due to prolonged exposure
- HVAC equipment serving the shop areas has outlived its useful service life.
- The Shop dust collectors require explosion isolation dampers and spark detection and arresting equipment

Electrical

- Normal power system in poor condition
- Emergency power system in poor condition
- Emergency panelboards not protected in two hour rated enclosures
- Panelboards, in some areas, code required working clearance
- The fire alarm system in fair condition and does not meet current regulatory requirements
- Most classrooms do not have fire alarm notification appliances
- Exterior lighting levels likely do not meet applicable standards
- Lack of automatic daylight harvesting per the International Energy Conservation Code
- Receptacles in fair condition and do not meet current regulatory requirements

IT

- Provide an electronic security system integrated with the intrusion detection, access control, and CCTV systems
- Provide a secure entrance vestibule with two sets of secure doors
- CCTV cameras should be provided
- Provide environmentally controlled MDF rooms
- Replace shop PA system

Tri-County RVT Base Building Repair Only

Based on repair and building code required scope of work:

- To fix the problems with the existing building, as it is, with no educational upgrades or improvements considered
- Costs of the work spread out over a 10-year period
- Except for Window repairs (\$2M+/-), all costs would likely be non-reimbursable by the MSBA, because it does not address the buildings educational program needs

Base Repair Construction Estimate \$123,701,000

(includes cost for – Contractor & trade, escalation through 2028, phasing & design contingency, Insurance and Bonds)

Soft Cost Estimate \$30,925,250

(typically, 25% of Construction and includes Fees for Designer and Engineering services, Permits, legal, third partying testing, Owners' Project Management, Commissioning Agent, relocation expenses, etc.)

Total estimated costs \$154,626,250

Preliminary Options

Tri-County

Regional Vocational Technical School

June 9, 2022



Space Needs

- **Academic Classroom count adequate, variety of sizes desired.**
- **Science “Classrooms” conversion to “Labs”**
- **“High Bay” shops adequate area; (Auto Body to be converted); Related rooms, support spaces needed**
- **“Low Bay” (Health, Legal, Dental, CIS) shops need expansion**
- **Auditorium addition (conversion?)**
- **Locker Rooms- parity and accessibility upgrades required**

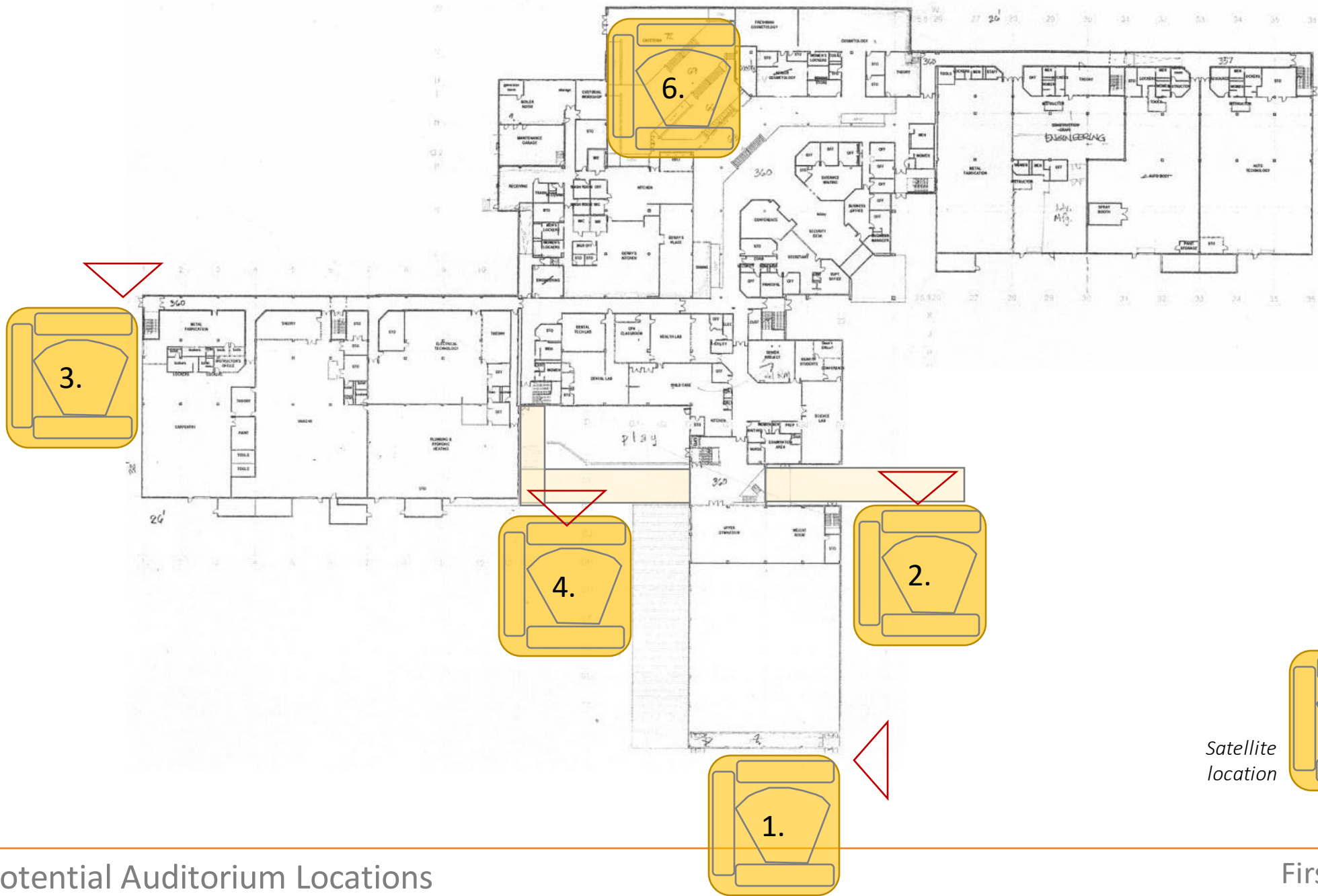
Educational Needs

- **Academic / Career Tech integration**
- **Extended Learning areas: Collaborative, Break-out spaces, Small Group Rooms**
- **Improved Customer access to public shops**
- **Improved access/ separation to Post-graduate programs**
- **Auditorium/ Large Group space**



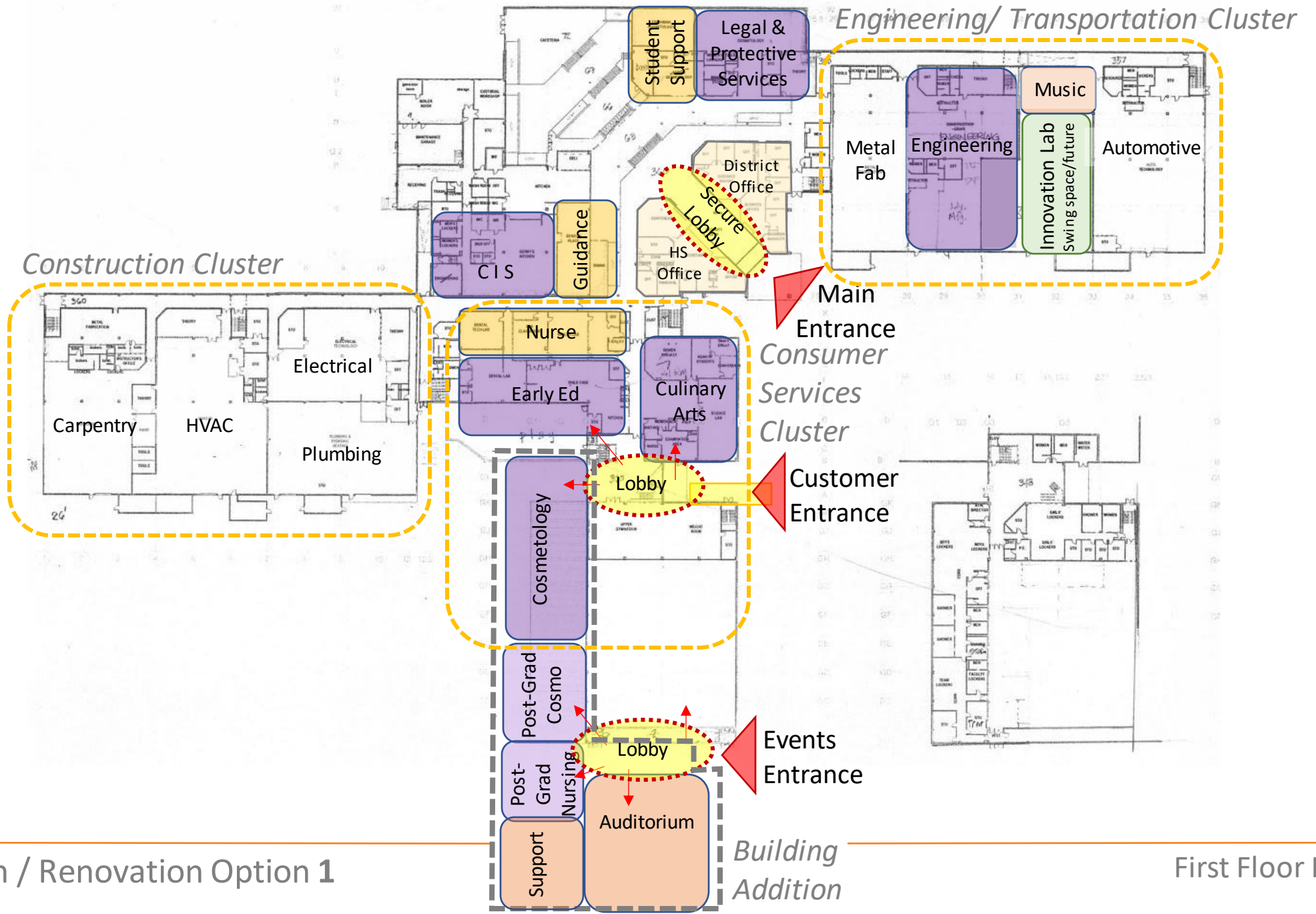


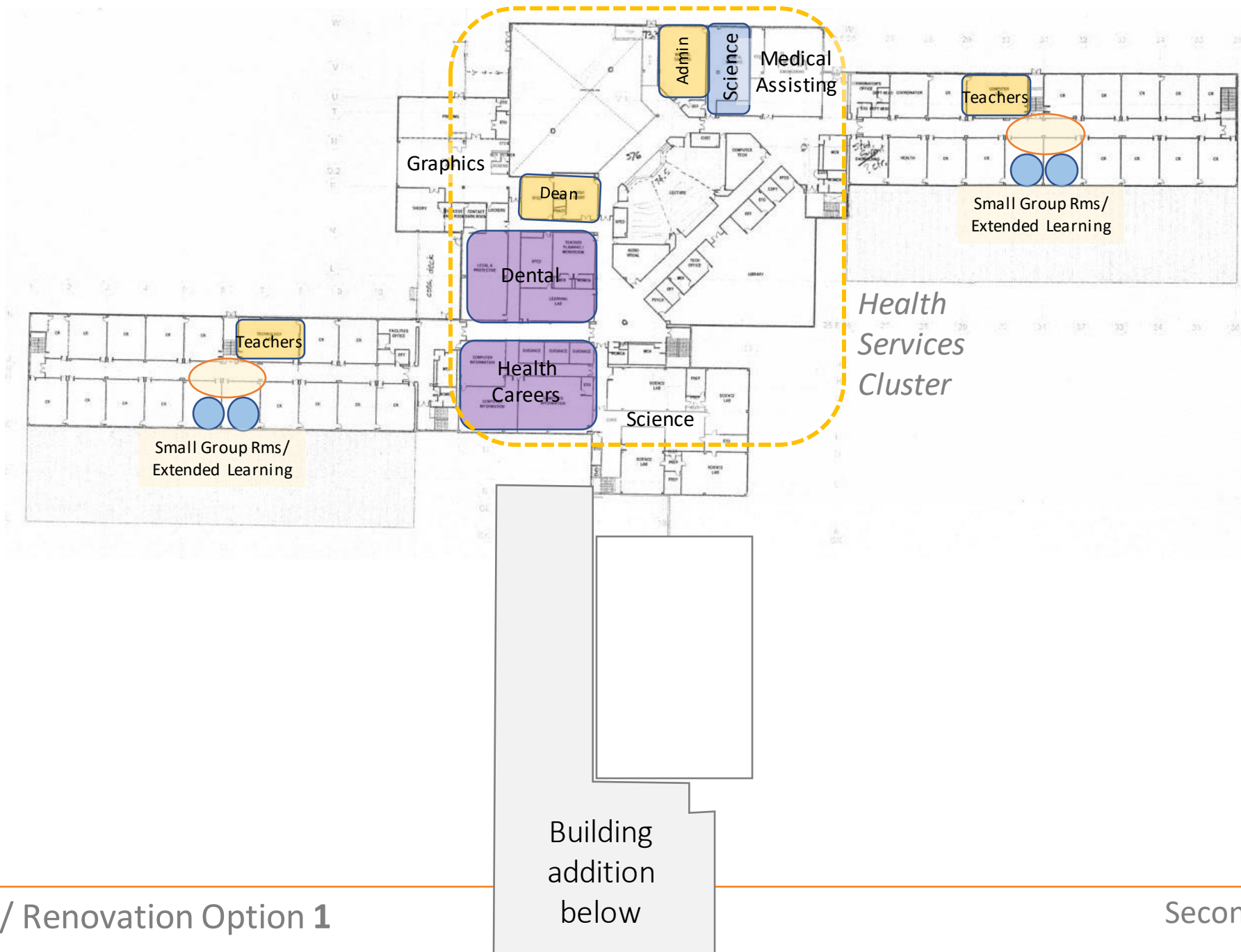


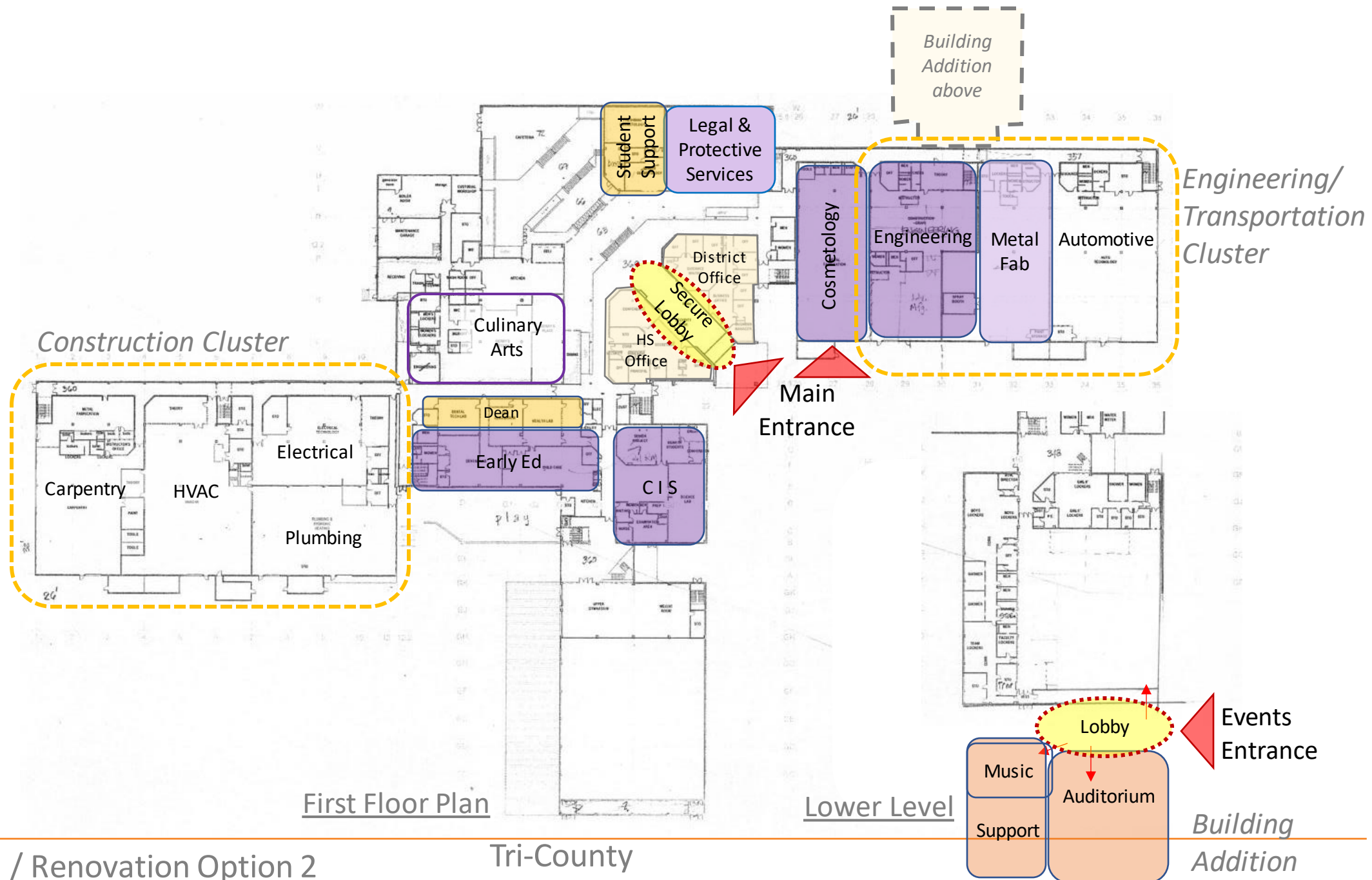


Potential Auditorium Locations

First Floor Plan





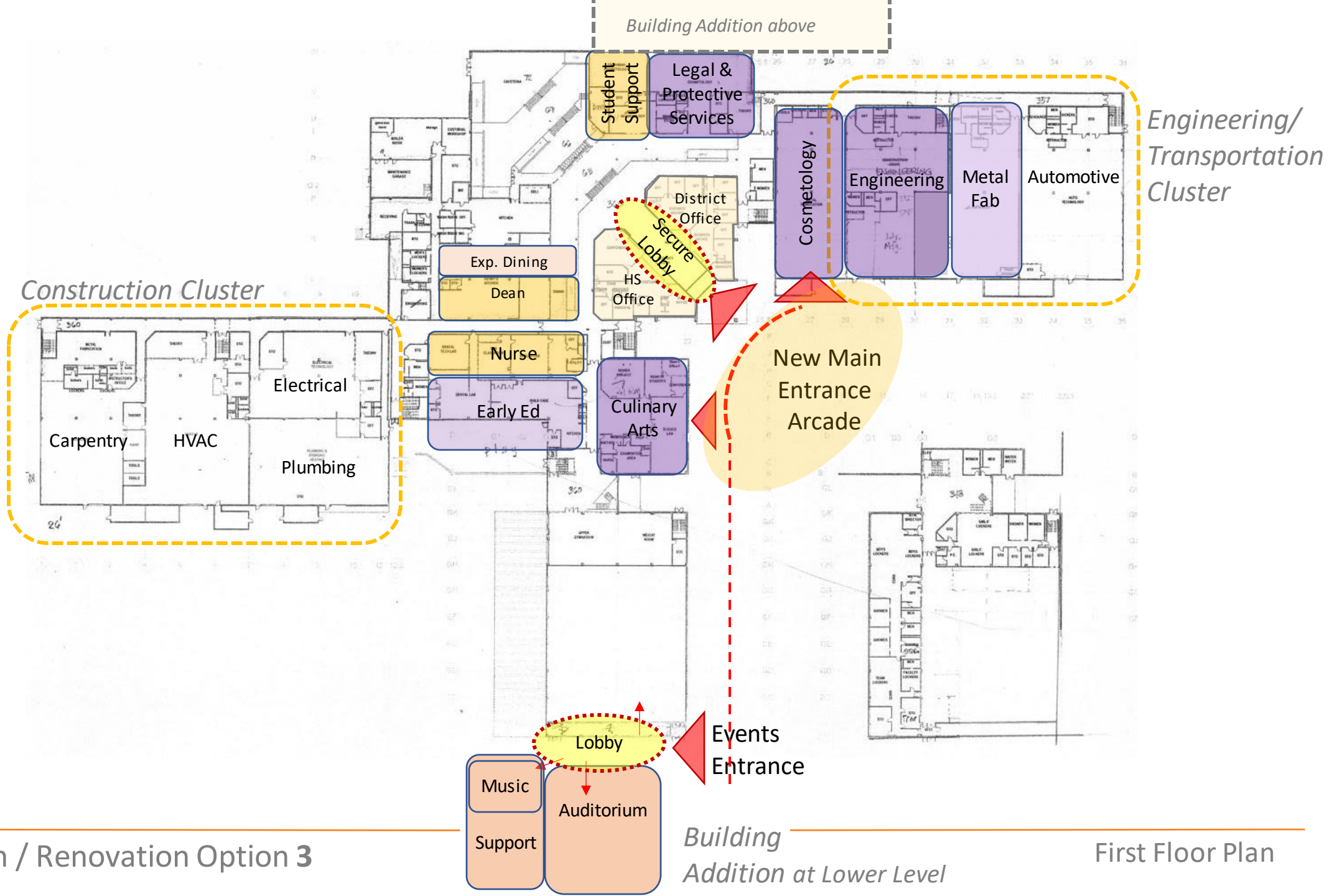


Addition / Renovation Option 2

Tri-County
Regional Vocational Technical School



Building Addition above

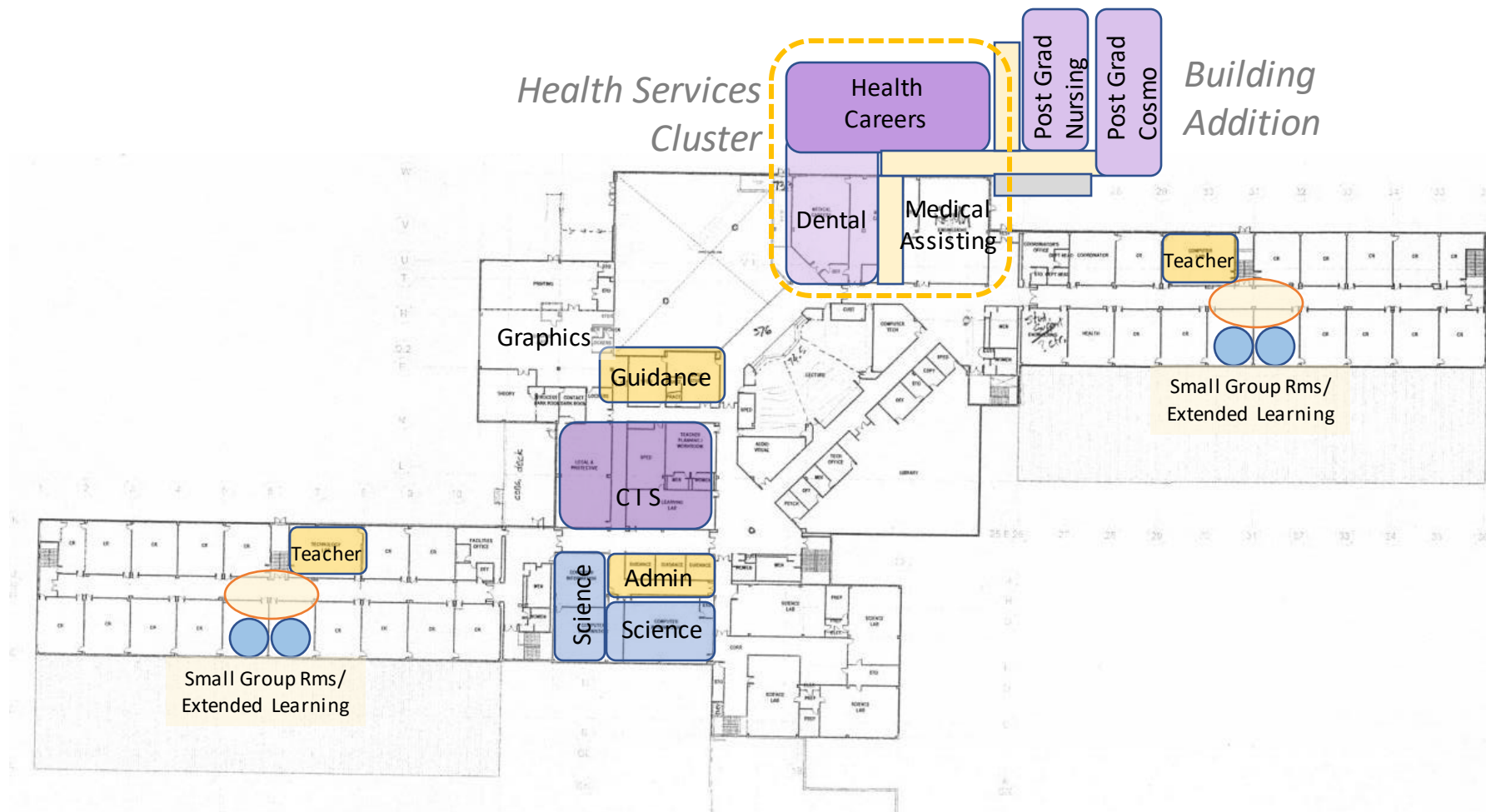


Addition / Renovation Option 3

DRA

Building
Addition at Lower Level

First Floor Plan





A

B

C

D

E

Potential Building Zones



A

Potential Building Zones



Option A.1

Potential Building Zones





60 cars

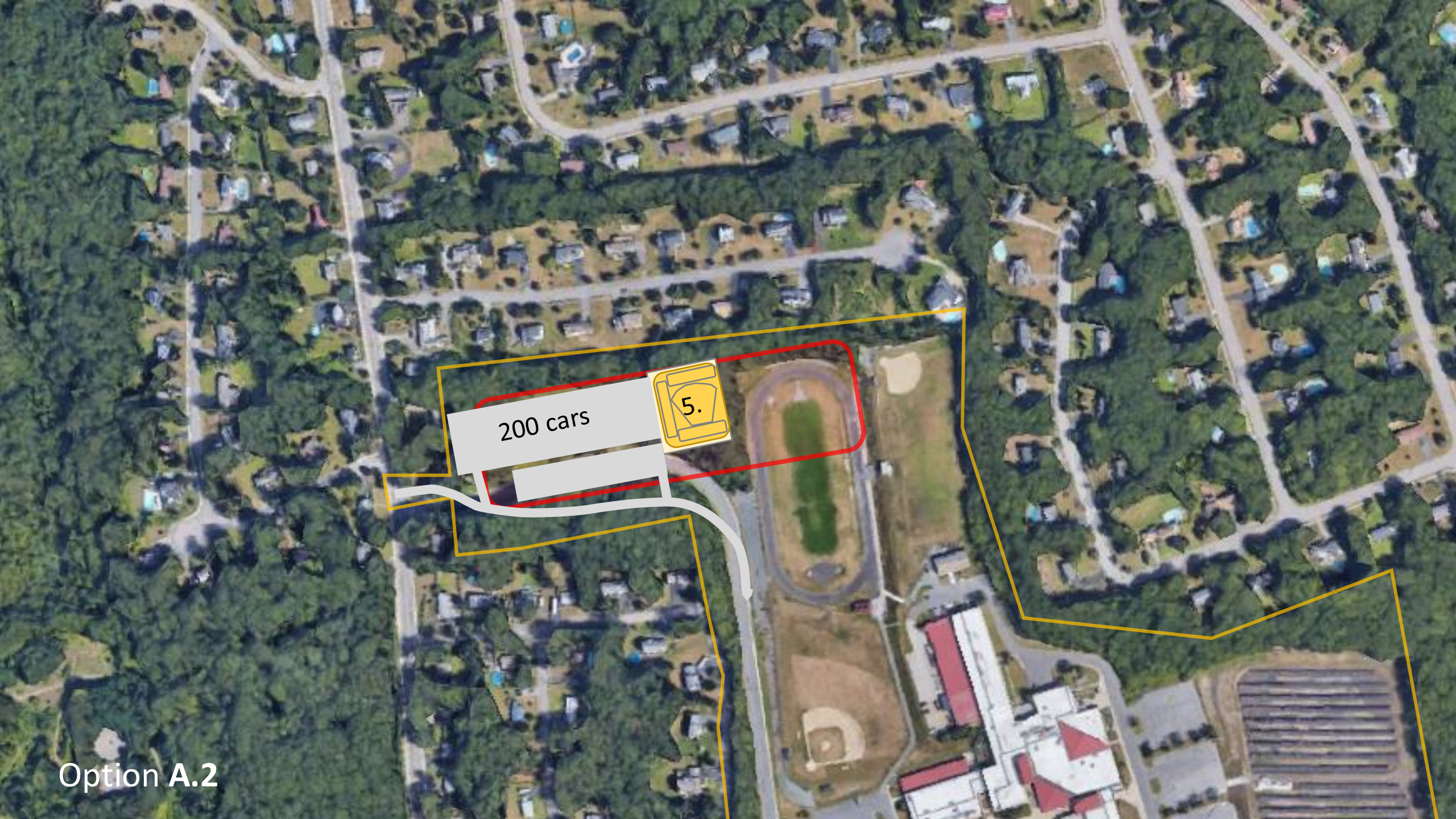
Post
Graduate
Programs

Option A.1



Option A.2

Potential Building Zones



200 cars

5.

Option A.2



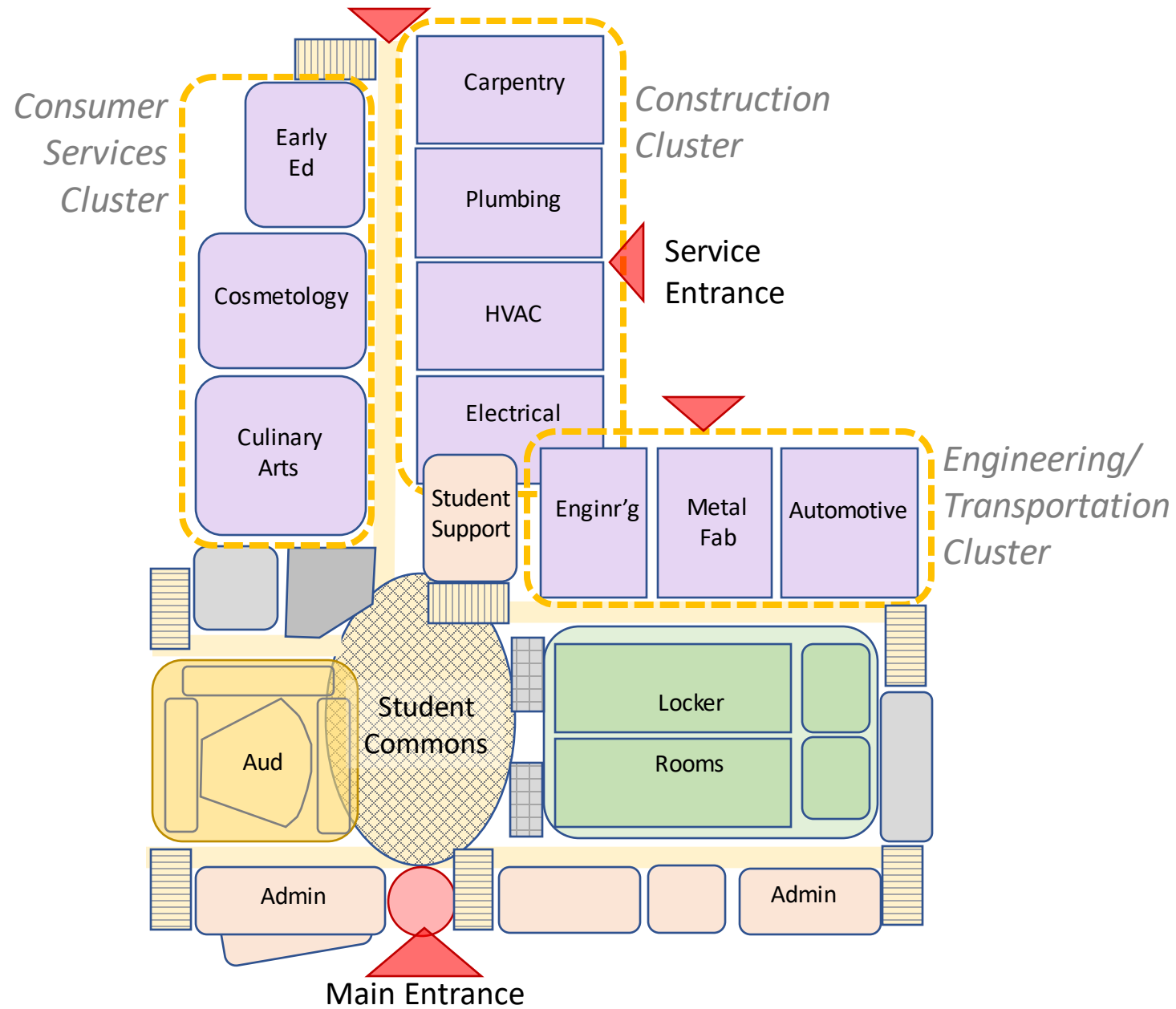
B

Potential Building Zones



Option B

Potential Building Zones





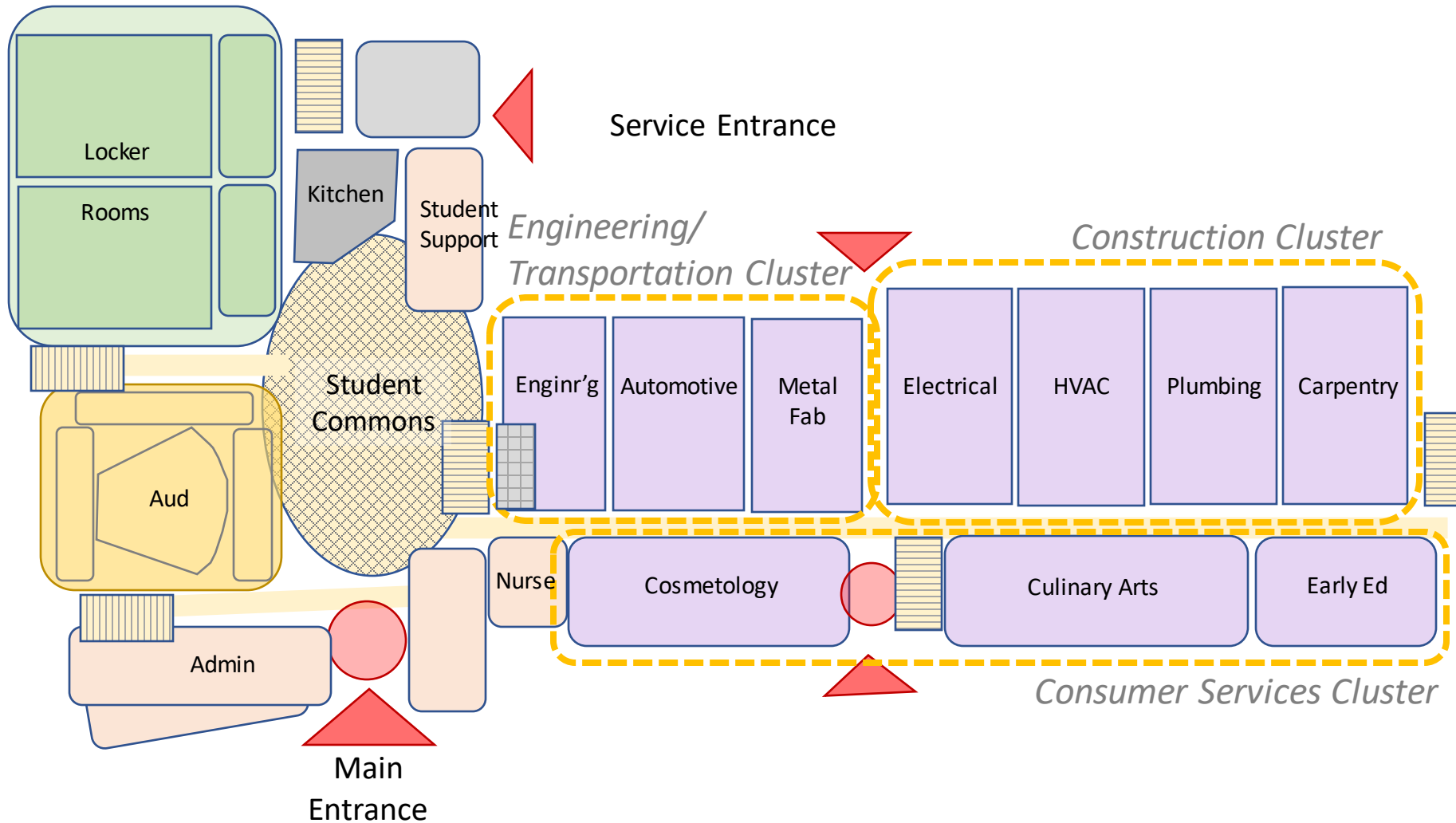
C

Potential Building Zones



Option C

Potential Building Zones



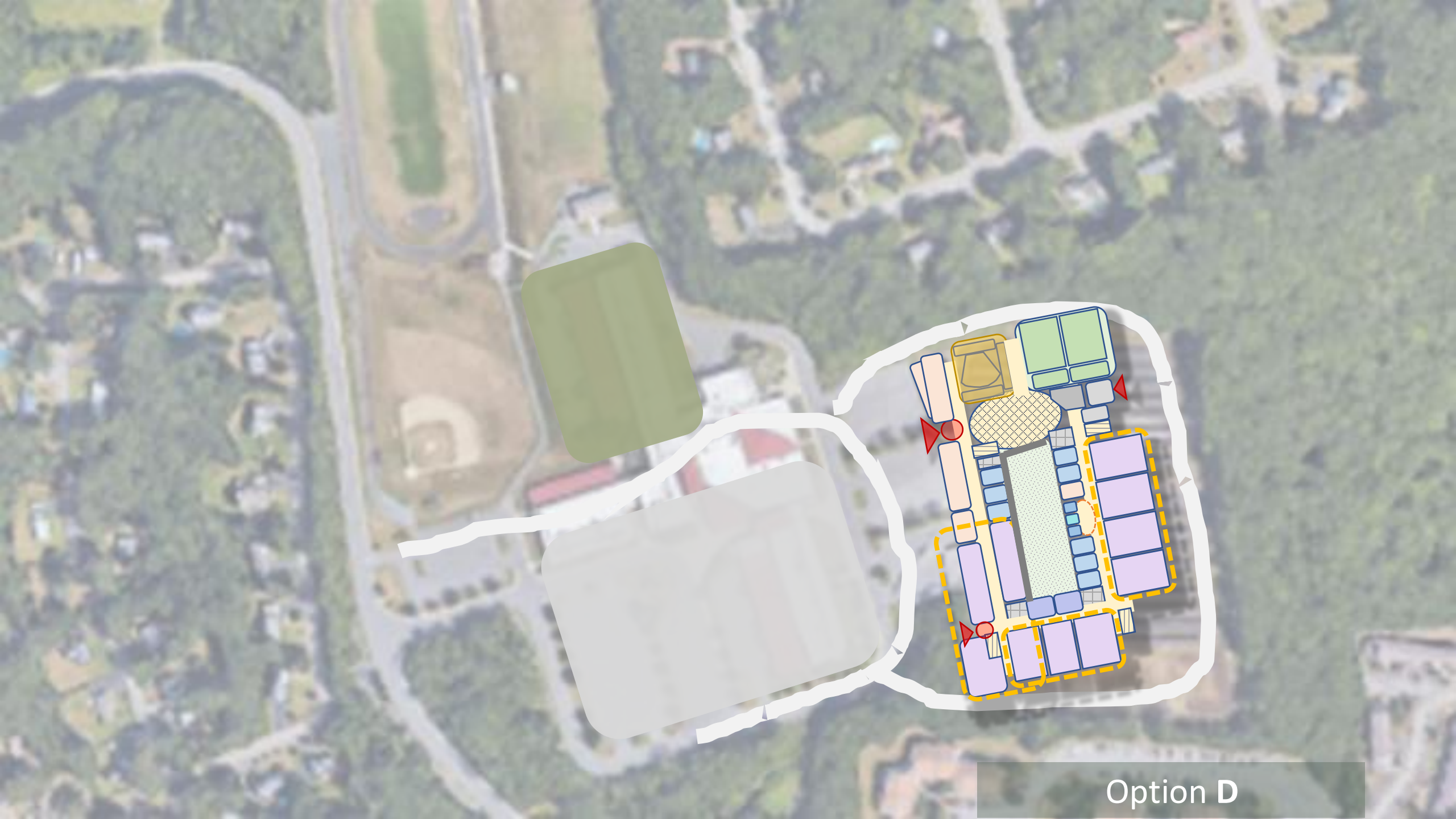


D

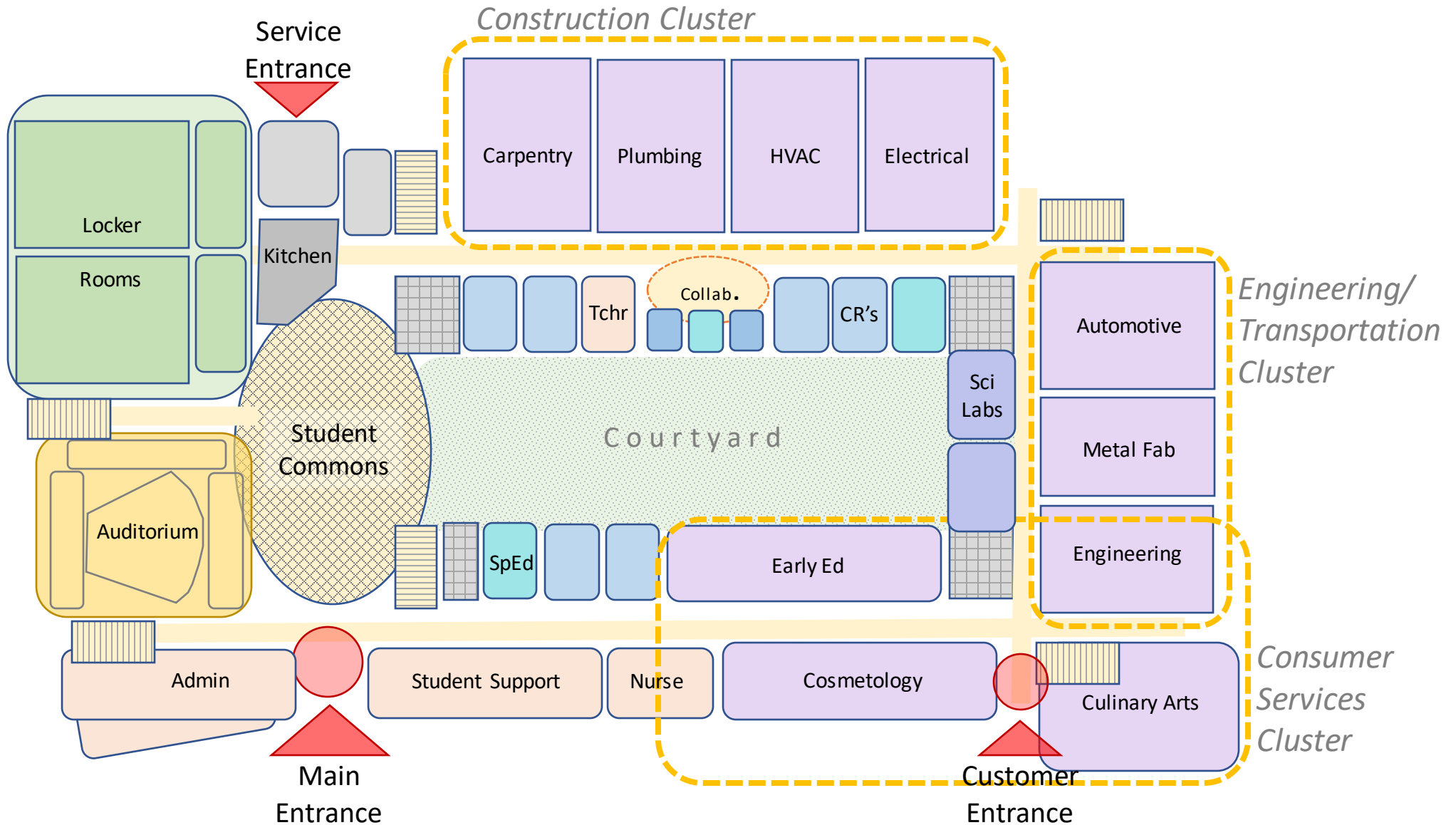
Potential Building Zones

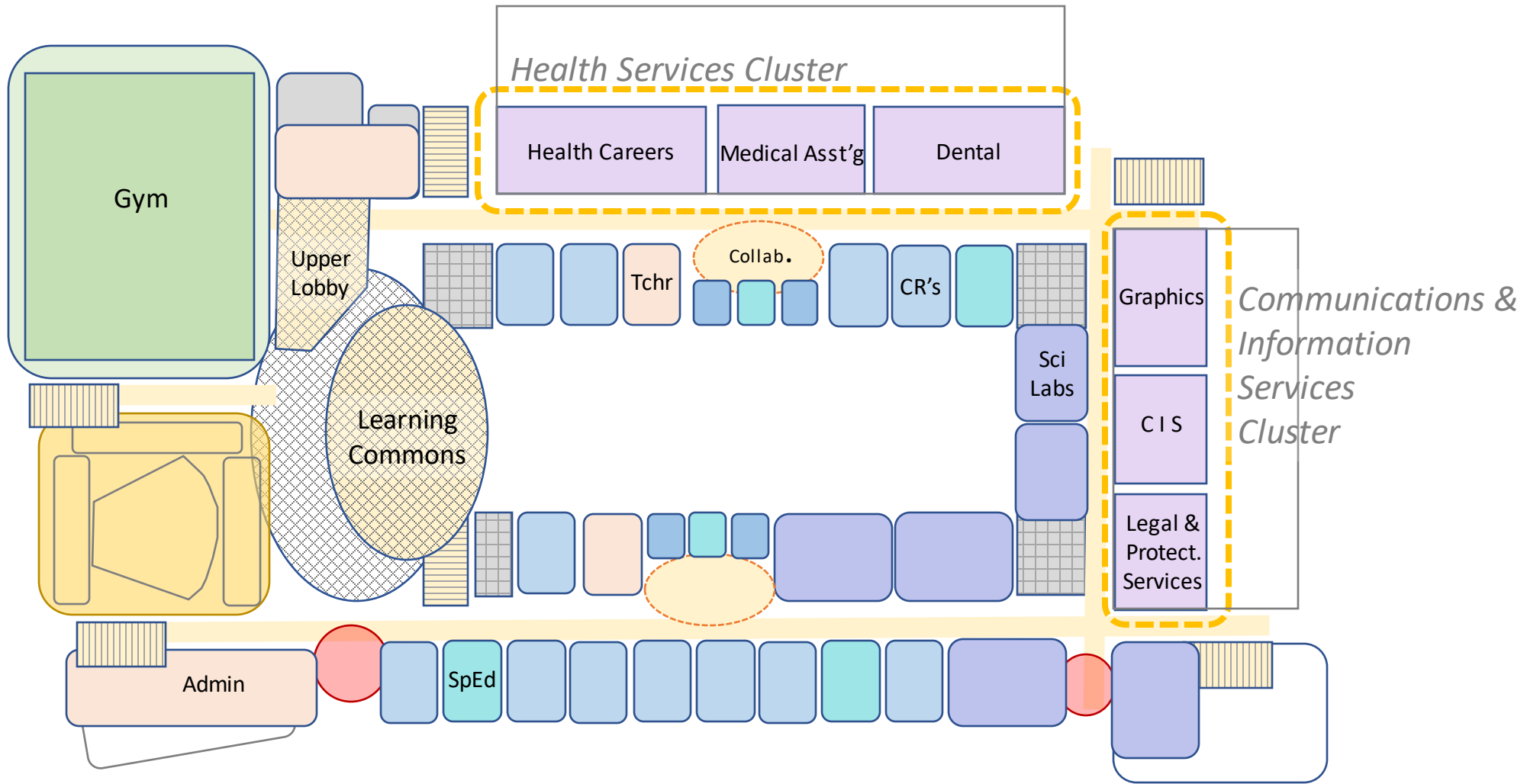
3D





Option D



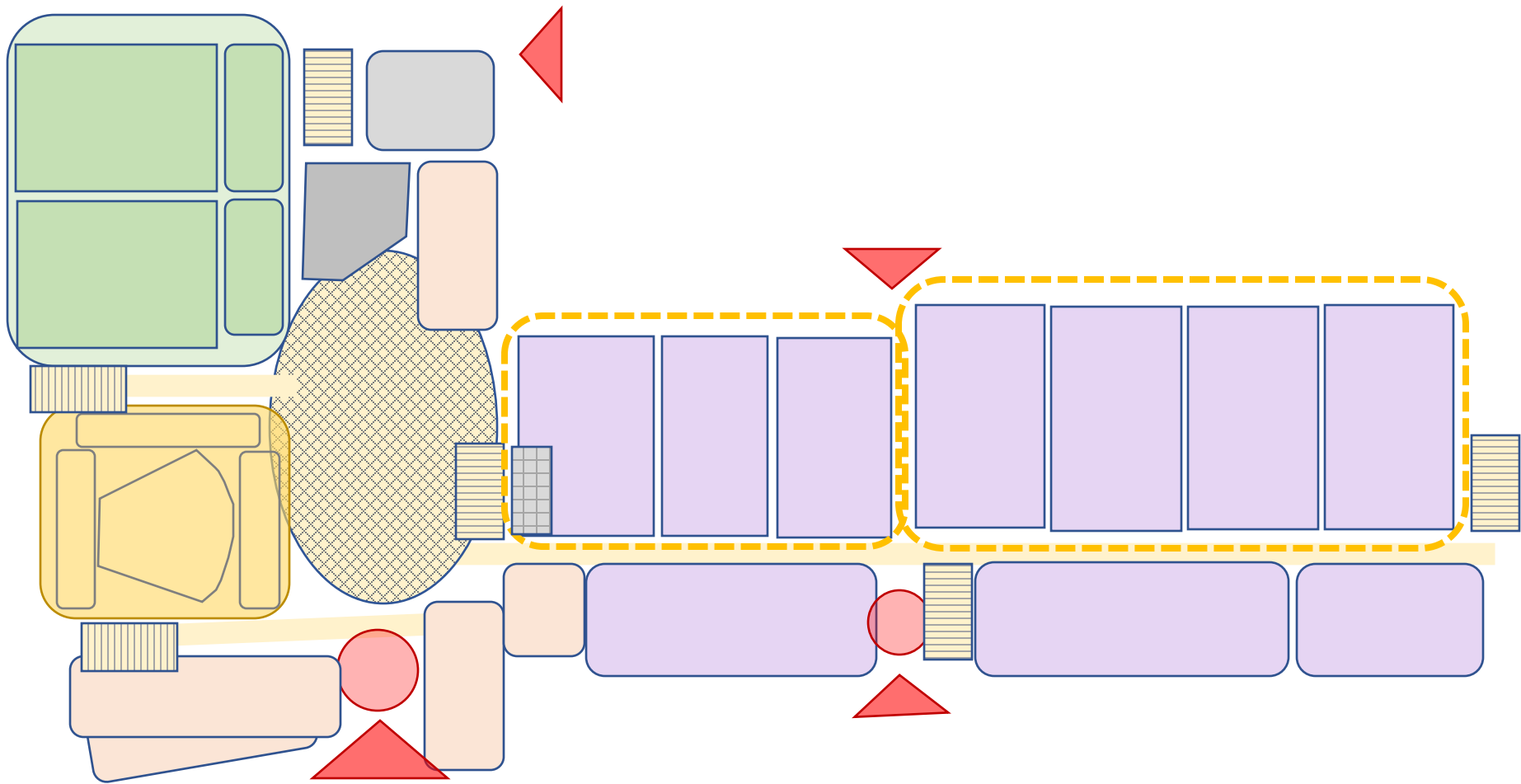




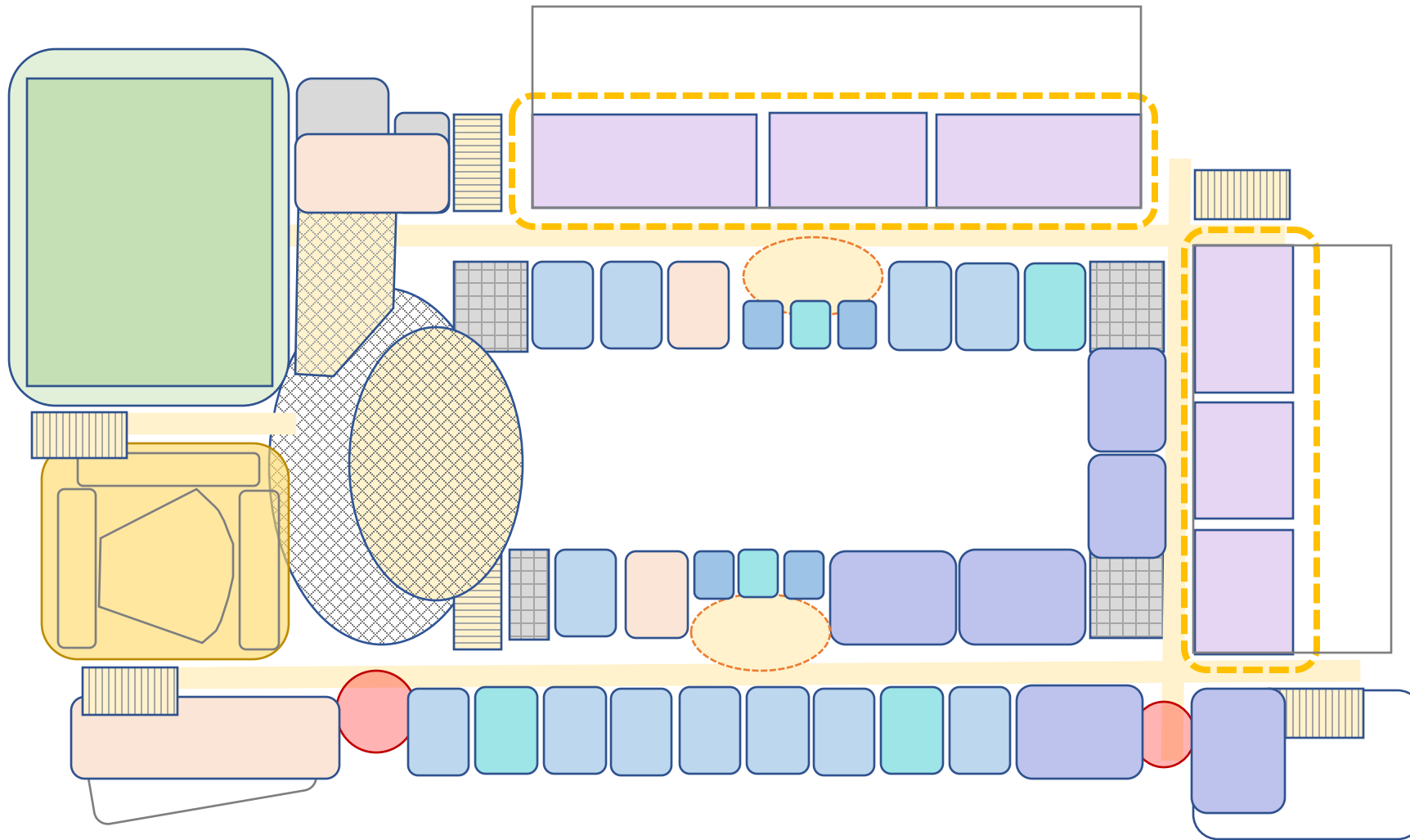
E
TBD
?

Potential Building Zones









Existing Equipment Survey - update

- Programs that have submitted equipment

- Culinary Arts
- Auto Tech
- Carpentry
- CIS
- Cosmetology
- Plumbing
- Medical Assist
- Graphics
- Engineering
- Early Education
- Dental
- Electrical

- Programs that have yet to submit equipment

- HVAC
- LPS

Agenda

Welcome & Introductions

Project Team & Organization

Process & Schedule

Educational Goals & Programming

Existing Conditions Overview

Closing Thoughts