Tri-County Regional Vocational Technical School

Community Meeting #1

June 9, 2022

DRA

TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL
BRISTOL
MIDDLESEX
NORFOLK

DORE + WHITTIER

Agenda

- Welcome & Introductions
- Project Team & Organization
- Process & Schedule
- Educational Goals & Programming
- Existing Conditions Overview
- Closing Thoughts

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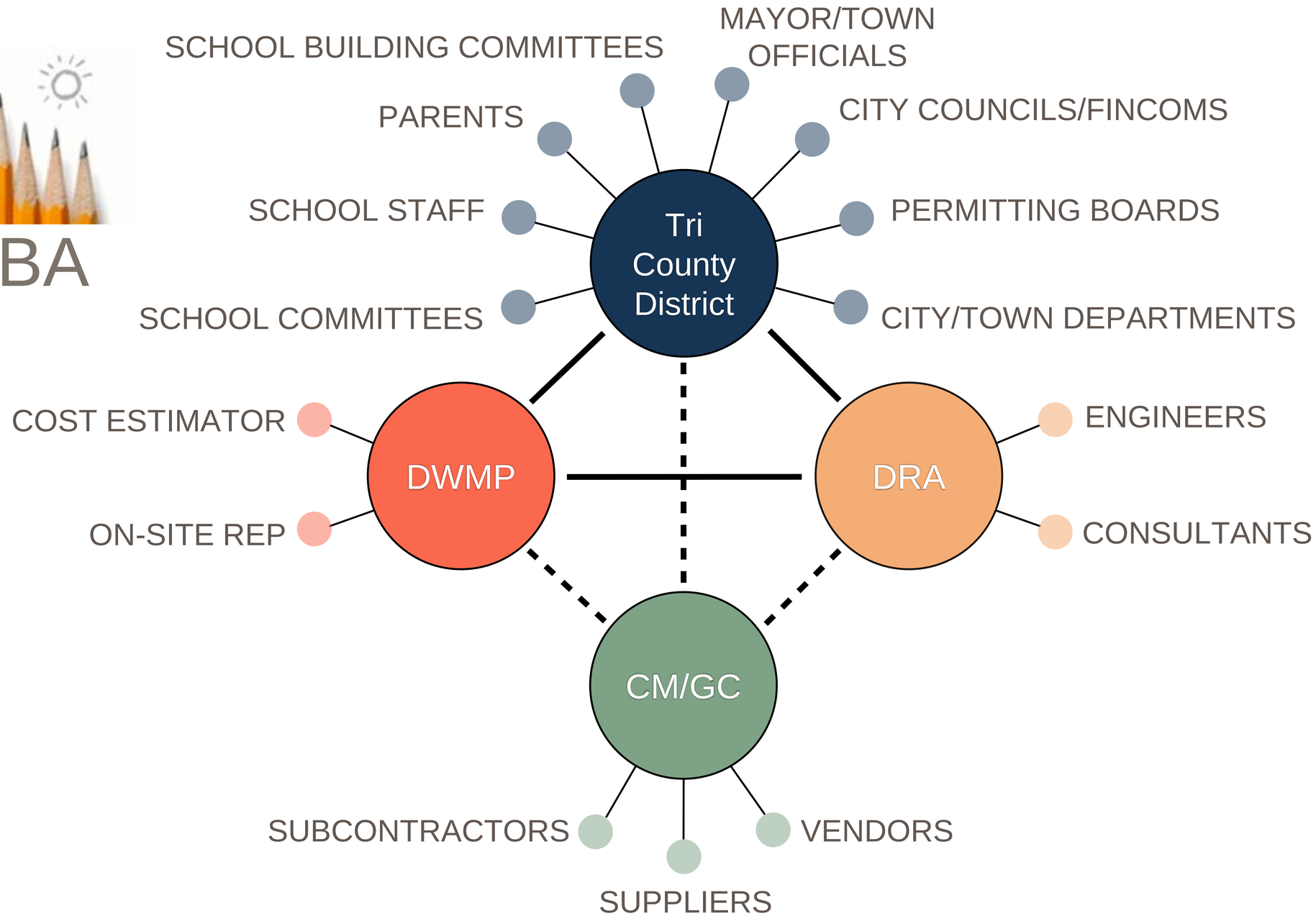
MSBA


SCHOOL BUILDING COMMITTEES
MAYOR/TOWN OFFICIALS
PARENTS
CITY COUNCILS/FINCOMS
SCHOOL STAFF
PERMITTING BOARDS
Tri County District
SCHOOL COMMITTEES
CITY/TOWN DEPARTMENTS
COST ESTIMATOR
ENGINEERS
DWMP
DRA
ON-SITE REP
CONSULTANTS
CM/GC
SUBCONTRACTORS
VENDORS
SUPPLIERS

Dore & Whittier Team

Owner's Project Manager acts as the District's representative and is responsible for managing the project from design through construction.

Trip Elmore MCPPO
Project Director

Christina Dell Angelo MCPPO
Project Manager

Michael Cox MCCPO
Project Manager

Rachel Donner MCCPO
Assistant Project Manager

DRA Team

Design team which includes a variety of Architectural and engineering consultants. Responsible for developing the building design.

Carl Franceschi LEED, MCPPO
President/Principal
President/Principal-In-Charge

Vladimir Lyubetsky MCPPO
Principal

Sarah Carda MCCPO
Project Manager

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Tri-County School Building Committee

Brian Mushnick
School Committee, Chair

Karen Maguire
Superintendent of School

Dan Haynes
School Business Administrator

Michael Procaccini
School Principal

Jonathon Dowse
School Committee Member

Brendan Bowen
Ellenzeig Architects

Stanley Widak Jr.
School Committee Member

Harry Takesian
Facilities Manager

Jane Hardin
School Committee Member

Process & Schedule

The MSBA Process

Preliminary Schedule

MSBA Grant Program

Who is the Massachusetts School Building Authority

- Quasi-independent government authority created to reform funding of capital improvement in the commonwealths public schools.
- Your partner to support the design and construction of an educationally appropriate, flexible, sustainable and cost-effective school
- Grant Program: Designed to reimburse as-you-go
- Feasibility & Schematic Reimbursement: 52.89% of eligible costs
- Approved Design Enrollment of 1000 Students
- MSBA Requires team to study renovation only, addition and renovation, and new construction as the options to address the needs of the District.

MSBA Process

The MSBA delivers a project through a clearly defined and prescribed process utilizing ‘modules’

- Module 1 – Eligibility Period
- Module 2 – Forming the Team
- Module 3 – Feasibility Study  We are here
- Module 4 – Schematic Design
- Module 5 – Funding the Project
- Module 6 – Detailed Design
- Module 7 – Construction
- Module 8 – Completing the Project

Project Timeline

September 2021-January 2022

Module 2 Activities – Forming the Team:

- OPM Team approved by MSBA on 9/20/21
- Design team approved by MSBA Designer Selection Panel on 1/12/22

Project Timeline

February 2022 – February 2023

Module 3 Activities - Feasibility:

- Submit Preliminary Design Program (PDP) – August 2022
  - Educational program
  - Existing Conditions Report
  - Establish Design Parameters
  - Develop and evaluate alternates
- Submit Preferred Schematic Report (PSR) – January 2023
- Summarize the process and conclusions of the Preliminary and Final Evaluation of Alternatives
- Document District's selection and recommendation of the most cost effective and educationally appropriate preferred solution to the MSBA
- Cost comparison table

Project Timeline

April 2023 – August 2023

Module 4 Activities - Schematic Design:

- Schematic Design Submission – June 2023
  - Final design program
  - More detailed Estimates
  - Preliminary Plans / Specs
- MSBA Board Approval of Schematic Design August 2023

Project Timeline

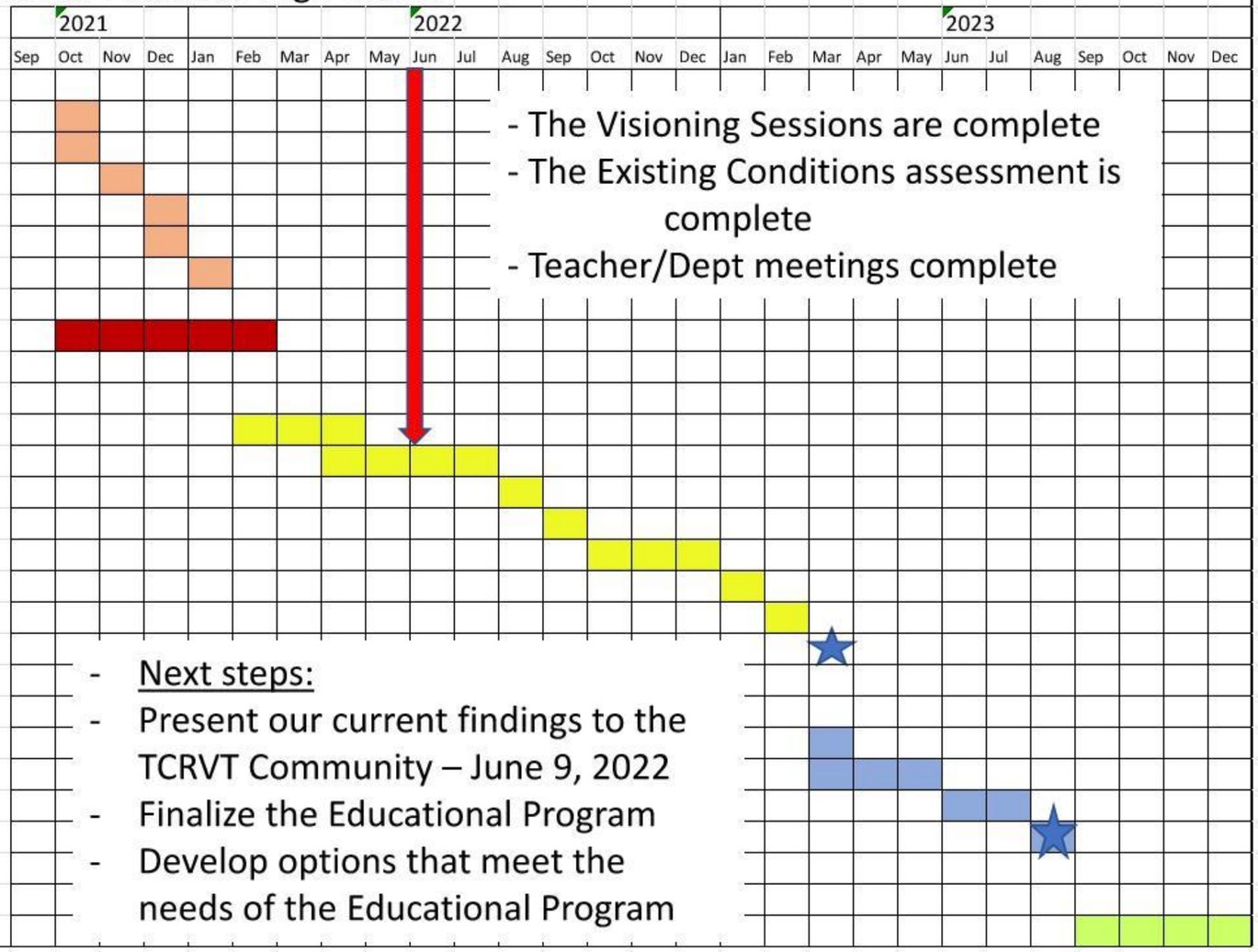
August 2023 – December 2023

Module 5 Activities – Funding the project:

- The District has 120 days from MSBA board approval of schematic design to secure project funding
- Once district approves funding the MSBA will enter into a project funding agreement which will lock the MSBA maximum reimbursement and act to confirm project scope, schedule, and cost
- If approved, proceed to Module 6 – Detailed Design

Milestone schedule - Tri-County Regional Vocational Technical High School

Activity	Year / Target Date
Hire the Achitect	
RFS issued	10/20/2021
Designer walk thru	28-Oct
Porposals received	11/17/2021
District review of Arch Proposals(Mtg date TBD)	12/6/21-12/10/21
DSP proposal review	12/14/2021
DSP interview and selection	1/11/2022
Districts Education Plan Development	3/10/2022
Feasibility Study	
Exsisting Conditions	5/20/2022
Option Development	7/15/2022
MSBA - Preliminary Design Program - PDP	8/5/2022
MSBA Review	9/15/2022
Development of the Perferred Option	12/30/2022
MSBA - Preferrd Schematice Report - PSR	1/16/2023
MSBA Review	2/22/2023
MSBA Board Meeting to enter Schematic Design	3/9/2023
Schematic Design	
DESE Submission	4/6/2023
Schematic Design	6/2/2023
MSBA Schematic Design Review	7/14/2023
MSBA Board Meeting Approval	8/25/2023
Local Funding	
District has 120 days to get local funding approved	



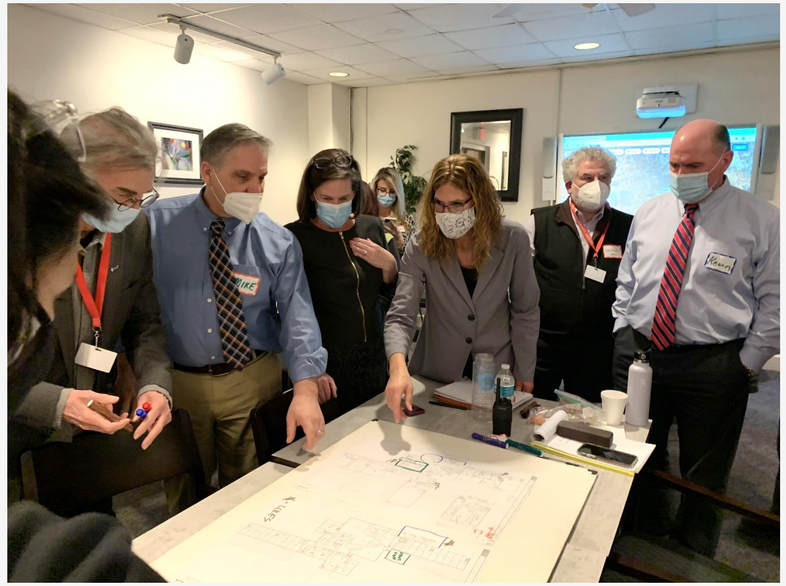
Educational Program

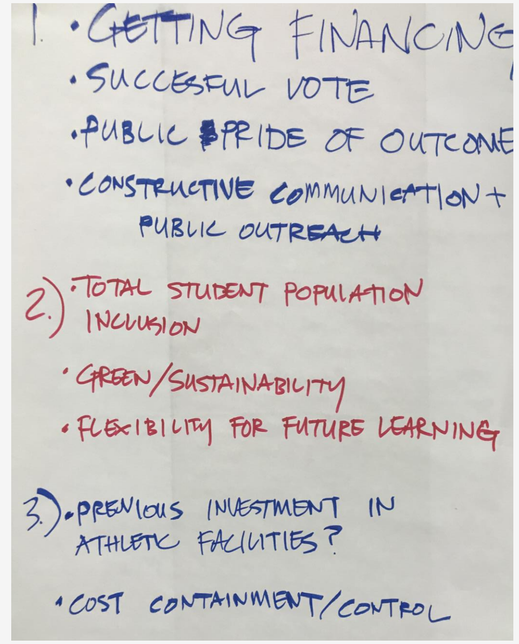
- Visioning
- Interviews
- Narrative
- Diagrams

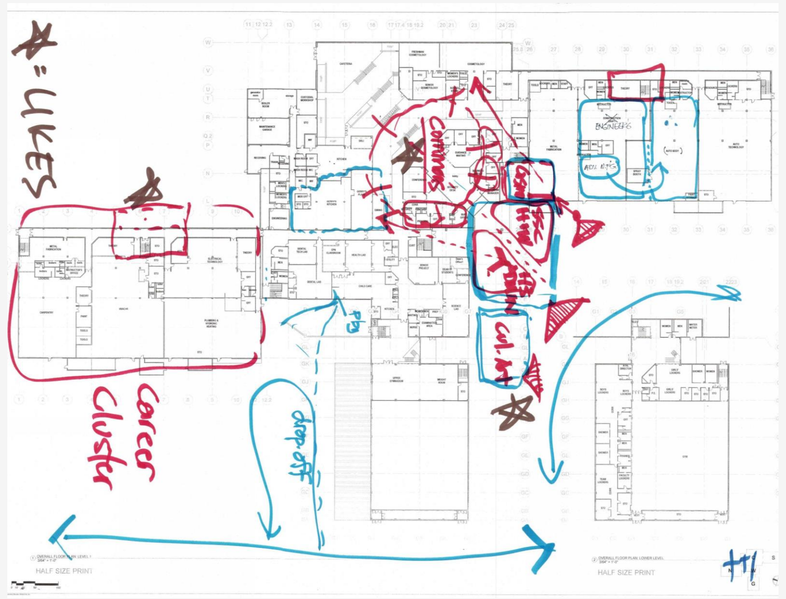
Visioning

2 Sessions

- How World Has Changed
- How Education Has Changed
- Goals & Objectives of Process
- Design Examples
- Inclusive & Transparent Process
- Successful Vote
- Student-centric
- Community Use
- Sustainable
- Cost-effective







Interviews

Over 25 sessions

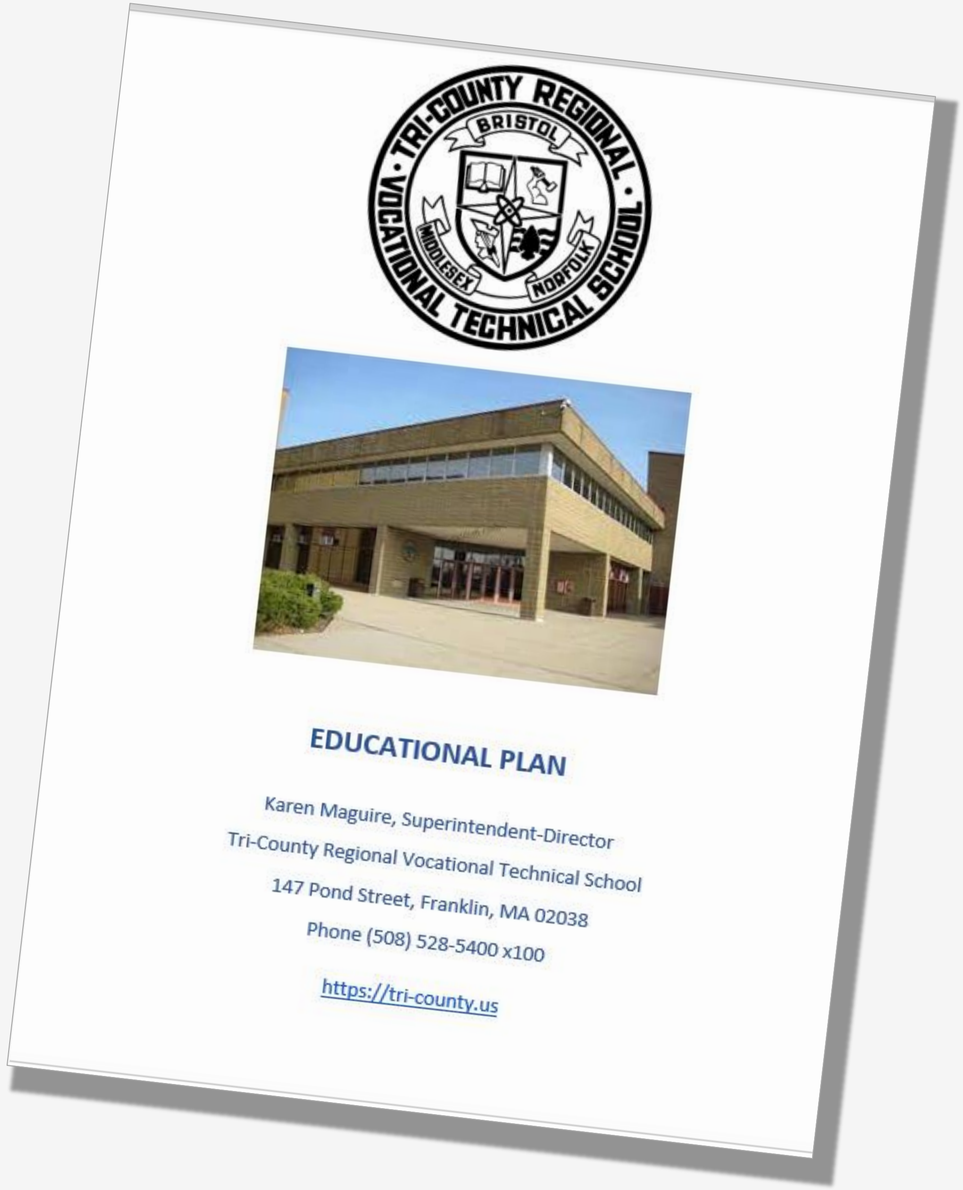
- All Academic Departments
- All CTE Programs
- Student Support personnel
- Administration

Key Concepts

- Real world connections to 21st C skills
- Academic & Career Technical Integration
- Classroom Neighborhoods/ Career Clusters
- Flexibility, Multi-Purpose spaces
- Community Accessibility & Identity

Educational Plan

- Existing Curriculum & Goals
- Educational Philosophy & Methods
- Proposed Educational Activities
- Facility Needs & Proposed Design Features



Existing Conditions

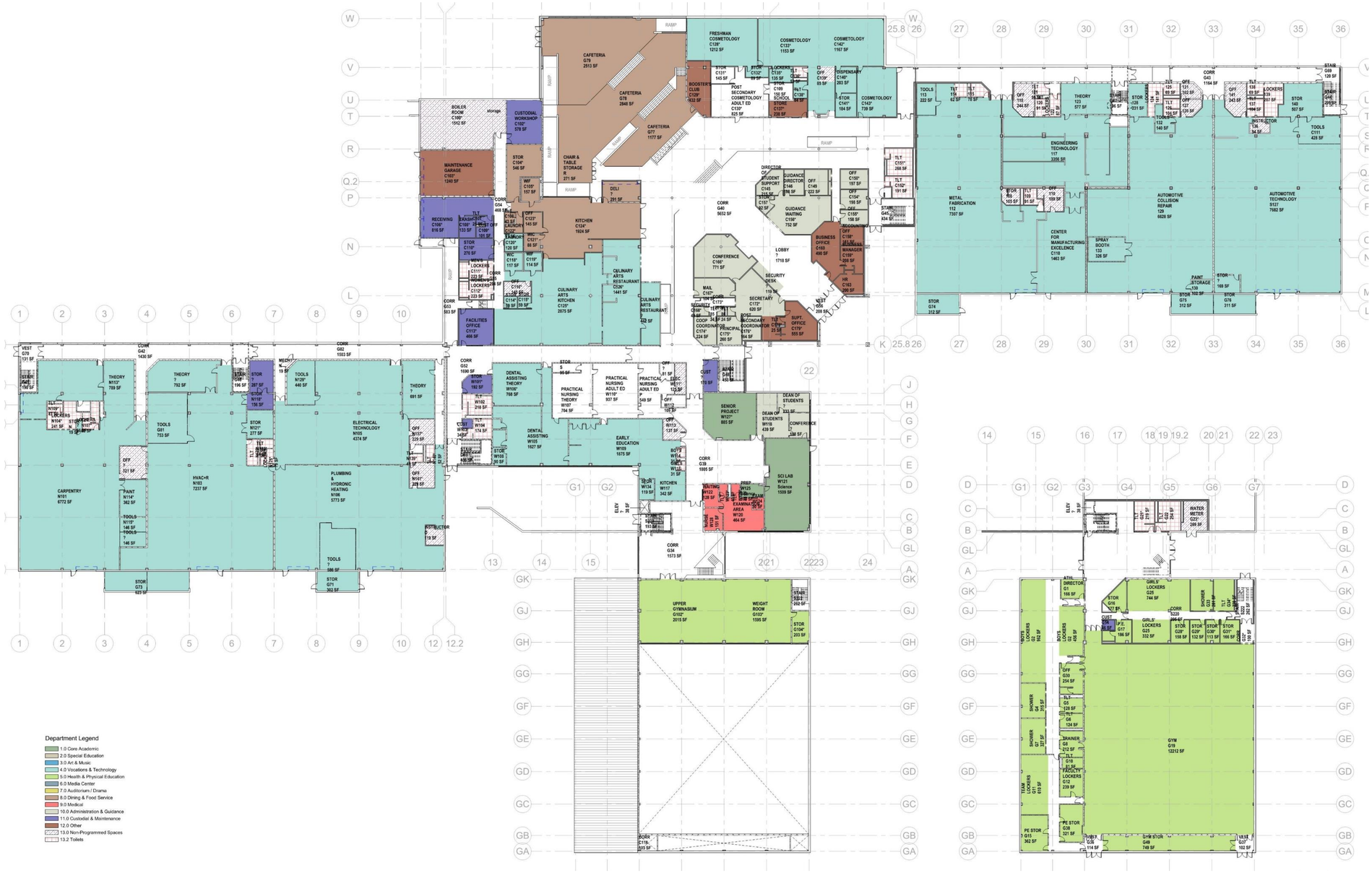
Site

Building

Mechanical Systems


Pond Street
Route 495
W. Central Street

Existing 1st Floor Plan



Existing 2nd Floor Plan

Evaluate Existing Conditions

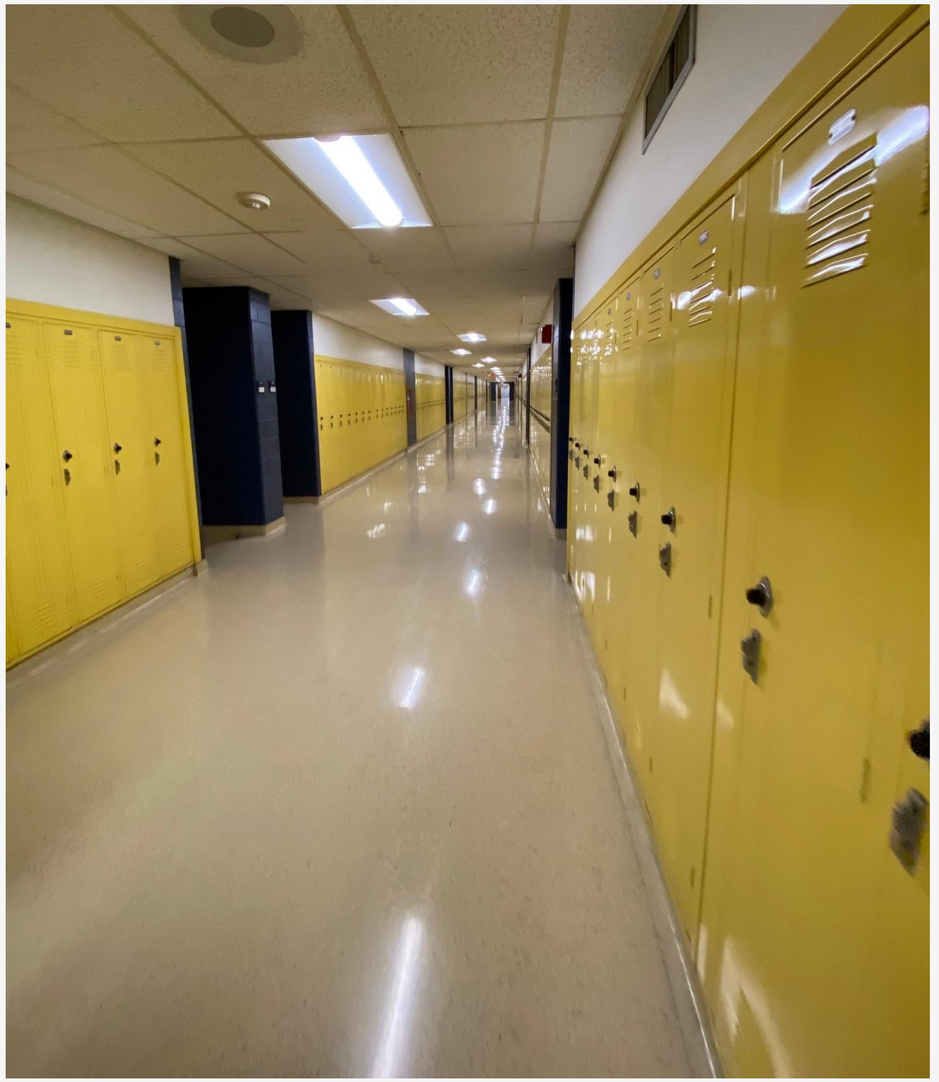
- Existing Building Analysis (i.e. Architectural, Structural, HVAC, Electrical, Code)
- Site Survey
- Borings, Test Pits & Soils Analysis
- Existing Building Materials Testing
- Existing Building Measurements / Space Needs

Existing Building Photos

Building Exterior

Existing Building Photos

Classroom Entrances



Corridor

Existing Building Photos

Engineering Tech Advanced Manufacturing Program

Gymnasium

Existing Building Photos

HVAC Program

Library

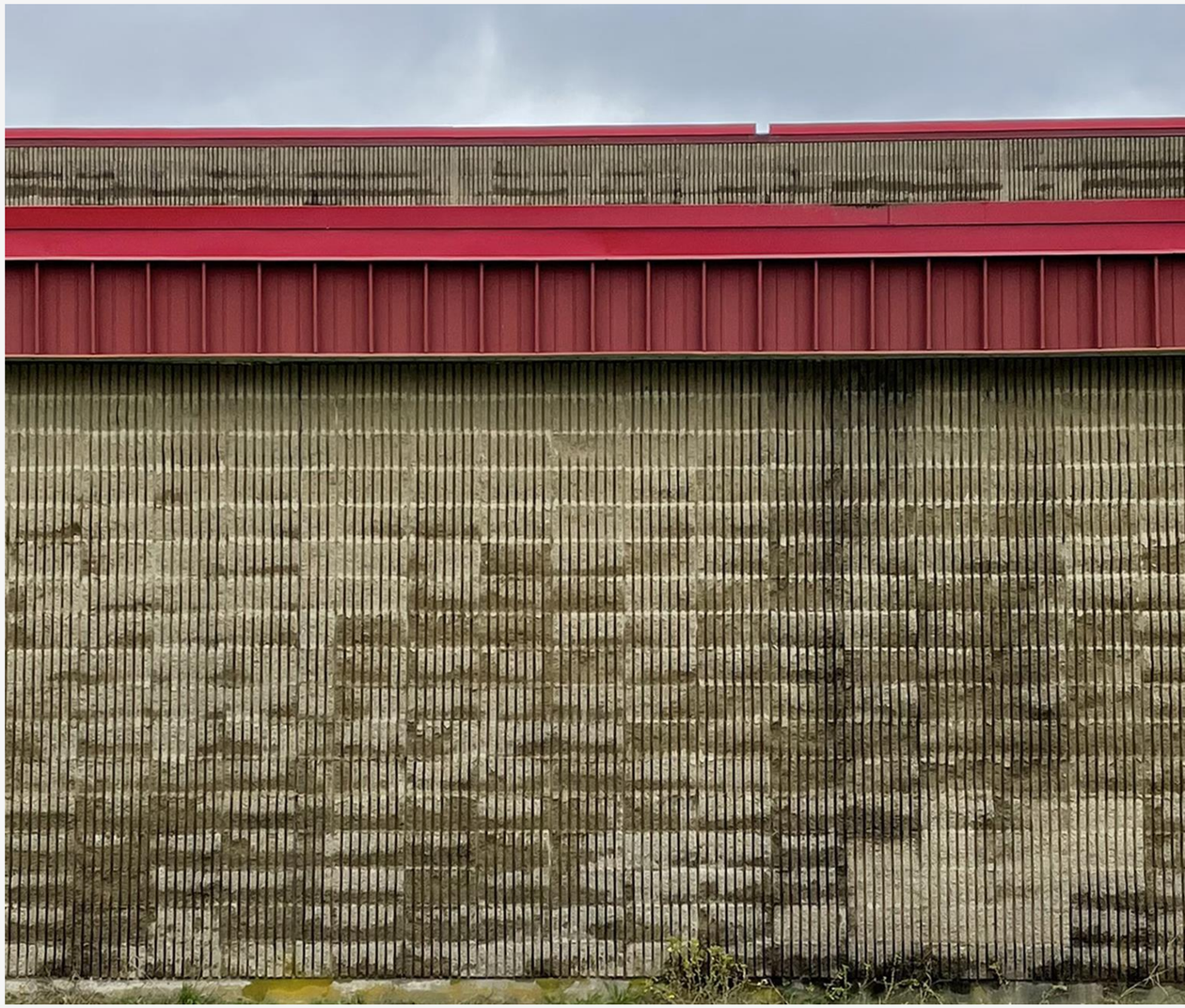
Existing Building Photos

Cafeteria

Ramp

Existing Building Photos

Roof Deck / Building Envelope deterioration



Building Envelope moisture issues

Existing Building Photos

Electrical Switchgear

Fire Alarm Panel

Existing Building Photos

Lighting Panel Issues

Corroded Drainpipe Throughout Building

Existing Building Photos

Softball Field Flooding

Building Flooded

Existing Building Photos

Inaccessible Bleachers, Press Box

Poor pavement condition

Existing Site Conditions Summary

Vehicular Pavement and Curbing

- Vehicular & Pedestrian **pavement and curbing is in poor condition** throughout the site
- Accessible **parking ratio is insufficient**

Recreation Areas

- Athletic **field conditions are fair to poor**
- The **track is visibly deteriorated**
- Field access is AAB (Architectural Access Board) **non-compliant**
- Bleachers & Press Box are AAB **non-compliant**
- Early childhood outdoor area **is not an accessible** area
- Early childhood playground equipment **crash-zone has insufficiently thick** wood chip mulch

Landscape and Planting

- Vegetated swales intercepting storm water from east edge of site **require remediation**
- **Missing handrails & guardrails** on site stairs, plaza

Stormwater Management

- Ground water observed flowing through storm system **requires remediation**
- Significant **erosion has occurred** in certain areas

Existing Building Conditions Summary

- **Architectural Components**
  - Many components past useful life
  - Ceilings & Finishes in need of replacement
- **Building Envelope**
  - Most components past useful life
  - Poor energy performance
- **Hazardous Materials**
  - Analysis of material samples complete
- **Structural**
  - Lateral bracing requires upgrade
  - Lintel repair/ replacement
- **Code Analysis**
  - Numerous accessibility issues

Existing Building Conditions Summary

- **Mechanical Systems**
  - Energy Recovery & Dust Collection units past their useful life
- **Plumbing Systems**
  - Piping System failures
  - Many components past useful life
- **Fire Protection Systems**
  - Non-existent; now required
- **Electrical & Communications Systems**
  - Most components past useful life
- **Networking / Security Systems**
  - Integrated system & Door Security recommended

Existing 1st Floor Plan – Space Needs

Auto Body to be vacated beginning Sept. 2022

Existing 2nd Floor Plan – Space Needs

Space Needs

- **Academic Classroom count adequate, variety of sizes?**
- **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**
- **Collaborative, Break-out areas**
- **Small Group Rooms**
- **Customer access to public shops**
- **Post-graduate program access/ separation**
- **Auditorium/ Large Group space**

Site Design | Potential Additions

- Disruption
- Phasing
- Parking
- Traffic / Circulation

Site Design | Potential Building Zones

- Soils/Topography
- Constrained Site
- Solar Panel Field
- Loss of Fields
- Neighborhood Impacts

Next Steps

- **August 5th-Submit Preliminary Design Program to MSBA**
- **September 2022-Public Meeting No. 2**
- **Full Range of Options Presentation**
- **Input & Feedback to Inform Short List**

Closing Thoughts

Complex Challenge

Finding the Right Solution

Next Steps

Beginning of Discussion

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Organization/Project Team

Massachusetts School Building Authority

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