

# SCHOOL BUILDING COMMITTEE MEETING AGENDA



Meeting Date: October 26, 2023  
Meeting Time: 4:00 PM  
Project Name: Tri-County Regional Vocational Technical High School  
Project Number: MP20-28  
Meeting Purpose: SBC Meeting No. 031  
Location: ZOOM  
Meeting Link: <https://us06web.zoom.us/j/89631002288?pwd=8bFjff77LIMqDwLjQFswzrkErArw5a.1>  
Meeting ID: 896 3100 2288  
Passcode: 559692  
One Tab Mobile: +16468769923,89631002288#,,,,\*559692# US (New York)  
Prepared By: E. Grijalva

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1. Call to Order & Intro
2. Previous Topics & Approval of September 21,2023 Meeting Minutes
3. Invoices and Commitments
  - DRA Professional September Invoice, in the amount of \$1,540.00
4. Regional Vote Update
5. MSBA Board of Directors vote to increase the funding cap limits on reimbursement costs
6. Abutter & Neighbors Comments/Discussion
7. Next Steps
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  - Frankin ISD meeting and Con Com Meetings
  - Interior Finishes working group, color, and material recommendation.
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
9. Public Comment
10. Next Meetings
  - November 02,2023 @ 4PM
11. Adjourn

**SCHOOL BUILDING COMMITTEE  
MEETING MINUTES**



Project:	Tri-County Regional Vocational Technical High School	Project No:	MP20-28
Subject:	School Building Committee Meeting No. 30	Meeting Date:	09/21/2023
Location:	Zoom	Time:	4:00 PM
Distribution:	Attendees, Project File	Prepared By:	E. Grijalva

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**Present**

Brian Mushnick*	SBC Chair
Karen Maguire*	Superintendent
Dan Haynes*	Business Admin.
Michael Procaccini*	Principal
Jonathon Dowse*	SBC Member
Harry Takesian*	Facilities
Jane Hardin*	SBC Member
Bob Foley*	Adult Ed. Dir
Dana Walsh	TCRVTHS Principal
Tracey Steward	SC Member
Trip Elmore	DWMP- Project Director
Elias Grijalva	DWMP- Assistant PM
Rachel Rincon	DWMP- Assistant PM
Vladimir Lyubetsky	DRA- Project Manager
Kristy Lyons	Consigli- Sr. Precon Manager
Steve Johnson	Consigli- Sr. Project Manager
Cathy MacInnes	Public
Dina Bagley	Public
Mary Jo. Yasutovich	Public-Resident
Loring	Public
Joyce	Public
DB	Public

**\*SBC Voting Member**

Item No.	Description	Action
30.1	<p><b>Call to order:</b> 4:04 PM_meeting was called to order by SBC Chair B. Mushnick, <b>8</b> of 11 voting members in attendance.</p>	Record
30.2	<p><b>Previous Topics &amp; Approval of August 31, 2023, Meeting Minutes:</b>            A motion to approve the <u>August 31, 2023</u>, previous meeting minutes as submitted was made by <b>H. Takesian</b> and seconded by <b>J. Dowse</b>.</p> <p><b>Discussion:</b> None.  <b>Roll Call Vote:</b> D. Haynes (Y), H. Takesian (Y), J. Dowse (Y), B. Foley M. Procaccini (Y), B. Mushnick (Y),  <b>Abstentions:</b> K. Maguire(Y)            *K. Maguire experienced technical difficulties</p> <p>All in favor. Motion passes, to approve August 31, 2023, meeting minutes.</p>	Record
30.3	<p><b>Invoices and Commitments for approval:</b></p> <p><b>Invoice 1:</b> DRA September Invoice No. 019, in the amount of <b><u>\$3,400.00</u></b></p> <p>A motion was made by <b>D. Haynes</b> and seconded by <b>H. Takesian</b> for the approval of the DRA September invoice.</p> <p><b>Discussion:</b>  <b>T. Elmore</b> states that this is the last invoice from DRA to conclude the feasibility study.  <b>Roll Call Vote:</b> K. Maguire (Y), D. Haynes (Y), H. Takesian (Y), J. Dowse (Y), B. Foley(Y), M. Procaccini (Y), B. Mushnick (Y),  <b>Abstentions:</b> None.            Motion passes to approve DRA September Invoice for payment.</p>	Record
30.4	<p><b>Community Event Update</b></p> <p><b>K. Maguire</b> talks about the upcoming events.</p> <ul style="list-style-type: none"> <li>• <b>September 23, 2023:</b> <ul style="list-style-type: none"> <li>○ Walpole Apple Harvest Fair</li> <li>○ Alumni Weekend</li> <li>○ Medfield Day</li> </ul> </li> <li>• <b>September 24, 2023:</b> <ul style="list-style-type: none"> <li>○ Alumni Weekend</li> <li>○ DC Legislative visit</li> </ul> </li> <li>• <b>September 25, 2023:</b></li> </ul>	

	<ul style="list-style-type: none"> <li>○ DC Legislative visit</li> <li>○ Millis Select Board</li> <li>● <b>September 26, 2023:</b> <ul style="list-style-type: none"> <li>○ DC Legislative visit</li> </ul> </li> <li>● <b>September 27, 2023:</b> <ul style="list-style-type: none"> <li>○ Town Managers Breakfast Meeting</li> </ul> </li> <li>● <b>September 29, 2023:</b> Harvest Festival Franklin           <ul style="list-style-type: none"> <li>○ Tri-County Legislative Breakfast</li> <li>○ Medway Farm Fest</li> </ul> </li> <li>● <b>September 30, 2023:</b> Harvest Festival Franklin</li> <li>● <b>October 03, 2023</b> – Norfolk Select Board</li> <li>● <b>October 04, 2023:</b> <ul style="list-style-type: none"> <li>○ Tri-County Co Op Employers Dinner</li> <li>○ Plainville Town Hall</li> </ul> </li> <li>● <b>October 11, 2023:</b> <ul style="list-style-type: none"> <li>○ Walpole Coffee Hour</li> <li>○ Walpole Library</li> <li>○ North Attleboro Town Hall</li> <li>○ Wrentham DC</li> </ul> </li> <li>● <b>October 15, 2023-</b> Sherborn Fire Open House</li> <li>● <b>October 17, 2023</b> – Sherborn Special Town Meeting- High School</li> <li>● <b><u>October 24, 2023: Vote Day</u></b></li> </ul> <p><b><u>Municipal Ballot Committee (MBC) Meeting</u></b></p> <ul style="list-style-type: none"> <li>● <b>September 25<sup>th</sup></b></li> <li>● <b>October 02, 10<sup>th</sup> 16<sup>th</sup> 23<sup>rd</sup></b></li> </ul> <p><b>Discussion:</b> None</p>	
30.5	<p><b>Other Topics not Reasonably anticipated 48 hours prior to the Meeting.</b></p> <p><b>Discussion:</b>  <b>T. Steward</b> states “One of the things that has been helpful, especially in Medway, is reminding the leadership and residents of the action they can take on the \$3 billion Improvement Act bill that's still pending at the Statehouse. I do have a document that I'm glad to share that probably needs to be polished up and edited. Will share with whoever is interested.</p>	Record
30.6	<p><b>Public Comment:</b></p> <p><b>Discussion:</b></p> <p><b>Mary Jo Yasutovich</b> shares her concern regarding the proposed project plan, which shows the multipurpose field lighting is within a reasonable distance from my home. If in fact the field is situated near my home then we have a direct impact on both</p>	Record

	<p>noise and lighting. I have submitted a letter per K. Maguire's instructions with a list of questions.</p> <p><b>B. Mushnick</b> confirms the letter was received and will have answers in a timely manner. To have a back-and-forth discussion you will have to write a letter to be added to the next SBC meeting. All meeting information can be found on the building project website.</p>	
30.7	<p><b>Next Meeting:</b>  <u>Building Committee Meeting</u></p> <ul style="list-style-type: none"> <li>• Building Committee Remote Meeting – October 12, 2023 @ 4 PM via Zoom</li> </ul> <p><b>Discussion:</b> None</p>	Record
30.8	<p><b>Adjourn:</b> 4: 35 PM motion was made by <b>J. Dowse</b> and seconded by <b>M. Procaccini</b> to adjourn the meeting.</p> <p><b>Discussion:</b> None.</p> <p><b>Roll Call Vote:</b> K. Maguire (Y), D. Haynes (Y), H. Takesian (Y), J. Dowse (Y), B. Foley M(Y), Procaccini (Y), B. Mushnick (Y)</p>	Record

Sincerely,

**DORE + WHITTIER**

Elias Grijalva

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.



**Invoice**

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

September 30, 2023  
Project No: 22001.05  
Invoice No: 0000004

Project-Tri-County Regional Amendment 5 Preliminary Haz Mat Survey

**Professional Services from September 01, 2023 to September 30, 2023**

**Consultants**

Samiotes Consultants, Inc.			1,400.00	
<b>Total Consultants</b>		<b>1.1 times</b>	<b>1,400.00</b>	<b>1,540.00</b>

**Billing Limits**

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	1,540.00	17,985.00	19,525.00	
Limit			20,680.00	
Remaining			1,155.00	
		<b>Total this Invoice</b>		<b>\$1,540.00</b>

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



Tri-County  
Regional Vocational Technical School  
SBC Meeting  
October 26, 2023



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## September 21, 2023, Meeting Minutes for approval:

“Motion to approve the September 21<sup>st</sup>, 2023, Meeting Minutes by \_\_\_\_\_, 2<sup>nd</sup> by\_\_\_\_\_.”

### 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

Project: Tri-County Regional Vocational Technical High School  
 Meeting: School Building Committee  
 Meeting No. 30- -09/21/2023  
 Page: 2

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## DRA September Invoice for approval

Motion to approve the DRA Professional Invoice, in the amount of \$1,540.00 by \_\_\_\_\_, 2<sup>nd</sup> by \_\_\_\_\_."

### 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



**DRA**

**Drummey Rosane Anderson, Inc.**  
 Planning | Architecture | Interior Design

**Invoice**

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

September 30, 2023  
 Project No: 22001.05  
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Project-Tri-County Regional Amendment 5 Preliminary Haz Mat Survey

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## Regional Vote Update

Voters from 11 communities across three counties approved funding construction of a new Tri-County Regional Vocational Technical High School.

Yes Vote: 5,365

No Votes: 3,229

Total Votes: 8,594

The project now moves into Module 6: Detailed Design(DD) phase. Construction is set to begin next summer, and the school would open in summer 2027. Demolition of the existing school would occur afterward, followed by construction of new playing fields in summer 2028.

Town	Yes	No	Total
Franklin	1329	316	1645
Medfield	188	29	217
Medway	511	66	577
Millis	351	656	1007
Norfolk	540	169	709
North Attleboro	528	368	896
Plainville	317	239	556
Seekonk	274	351	625
Sherborn	206	27	233
Walpole	663	889	1552
Wrentham	458	119	577
	<b>5365</b>	<b>3229</b>	<b>8594</b>

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## MSBA Board of Directors vote to increase the funding cap limits on reimbursement costs

- MSBA Board of Directors voted to increase the eligible construction cost per Square Foot Grant Funding
- Previous Cap of **\$393/SF** on Construction and **\$39/SF** for site work, local share forecasted to be approximately **\$200 Million +\-**
- New Cap of **\$516/SF** on Construction and **\$52/SF** for site work , local share forecasted to be approximately **\$181 Million +\-**
- **Reduce** local share costs on the Tri-County Project by approximately **\$19 Million**





## Recommendation to Approve Supplemental Grants

- 9 Projects with PS&B approval after October 1, 2022 but before October 1, 2023

MSBA Funding Limits	Applied to PS&B after 10/1/2022 but before 10/1/2023	Applied per Recommendation
<b>Building Cost</b>	\$393/sf	<b>\$516/sf</b>
<b>Sitework</b>	\$39/sf (10% of above)	<b>\$52/sf (10% of above)</b>
<b>Total Construction Funding Limit</b>	\$432/sf	<b>\$568/sf</b>
<b>OPM Fee</b>	3.5% of \$550/sf	<b>No change.</b>
<b>Designer Fee</b>	10.0% of \$550/sf	<b>No change.</b>
<b>Owner's Contingency</b>	0.5% of construction budget for New OR 1.0% of construction budget for Add/Reno	<b>No change.</b>

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# Abutter & Neighbors Comments/Discussion



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# Next Steps



**Contract extensions –**  
**DWMP, DRA,**  
**Preconstruction Agreement**  
**for Consigli**



**Funding process and**  
**actions – TCRVTHS Bond**  
**Council**



**Designers workplan review**  
**- DRA**



**PV Removal relocation plan**  
**and agreement - TCRVTHS**



**Franklin ISD meeting and**  
**Con Com Meetings –**  
**Project Team**



**Interior Finishes working**  
**group, color, and material**  
**recommendation –**  
**SBC/TCRVTHS**

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# Upcoming Meetings



SBC Meeting No. 032 – November 02, 2023 @  
4PM – **Location: TBD**

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## **11. 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



CONSIGLI  
*Est. 1905*



THANK YOU

