



MEETING MINUTES

Project: Tri-County Vocational High School
 Subject: School Building Committee Meeting No. 12
 Location: Zoom
 Distribution: Attendees, Project File

Project No: MP20-28
 Meeting Date: 7/14/2022
 Time: 4:00 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
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12.1	Call to Order: 4:12 pm meeting was called to order by Superintendent K. Maguire with 7 of 9 voting members in attendance.	Record
12.2	Previous Topics & Approval of June 23, 2022, Meeting Minutes: A motion to approve the 6/23/2022 meeting minutes as submitted made by J. Dowse and seconded by D. Haynes. Roll call Vote: J. Dowse, K. Maguire, D. Haynes, H. Takesian, B. Bowen. Discussion: None. Abstentions: M. Procaccini. All in favor: Motion passes, minutes approved.	Record
12.3.1	Budget update (D&W) and Invoices for Approval: A motion was made by J. Dowse and seconded by H. Takesian for the approval of DWMP Invoice No. 9 in the amount of \$15,000.00. Roll call Vote: J. Dowse, K. Maguire, D. Haynes, H. Takesian, B. Bowen, M. Procaccini, B. Mushnick. Discussion: None. Abstentions: None. All in favor, motion passes.	Record
12.3.2	Budget update (D&W) and Invoices for Approval: A motion was made by J. Dowse and seconded by H. Takesian for the approval of DRA Invoice No. 5 in the amount of \$28,500.00. Roll call Vote: J. Dowse, K. Maguire, D. Haynes, H. Takesian, B. Bowen, M. Procaccini, B. Mushnick. Discussion: None. Abstentions: None. All in favor, motion passes.	Record
12.3.3	Budget update (D&W) and Invoices for Approval: A motion was made by J. Dowse and seconded by H. Takesian for the approval of DRA Invoice No. PSS 1 in the amount of \$5,104.00. Roll call Vote: J. Dowse, K. Maguire, D. Haynes, H. Takesian, B. Bowen, M. Procaccini, B. Mushnick. Discussion: None. Abstentions: None. All in favor, motion passes.	Record
12.3.4	Budget update (D&W) and Invoices for Approval: A motion was made by J. Dowse and seconded by H. Takesian for the approval of DRA Invoice No. PSS 2 in the amount of \$1,276.00. Roll call Vote: J. Dowse, K. Maguire, D. Haynes, H. Takesian, B. Bowen, M. Procaccini, B. Mushnick. Discussion: None. Abstentions: None. All in favor, motion passes.	Record
12.4	<p>Preliminary Design Program Review and Update:</p> <p>C. Franceschi shares DRA’s Preliminary Options presentation.</p> <ul style="list-style-type: none"> ➤ Preliminary Options <ul style="list-style-type: none"> ○ Space Needs <ul style="list-style-type: none"> ▪ 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?) 	Record

- 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 Addition Locations
 - 8 Options
- Potential Auditorium Locations
 - 6 Options
- Addition/Renovation Options
 - Option 1
 - Option 2
 - Option 3
 - Option 3.1
 - Option 4
- New Construction Options
 - Option 1
 - Option 2
 - Option 3

C. Franceschi shares the Comparative Cost Options.

- Base Repair Option
 - Repair
 - Construction Cost Estimate: \$124,000,000
 - Project Cost Estimate: \$161,200,000
 - Duration: 10 Years
- Addition/Renovation Options Comparison
 - AR 1
 - Construction Cost Estimate: \$156,000,000
 - Escalated Construction Cost Estimate: \$184,000,000
 - Project Cost Estimate: \$239,000,000
 - Duration: 4 Years
 - AR 2
 - Construction Cost Estimate: \$152,000,000
 - Escalated Construction Cost Estimate: \$179,000,000
 - Project Cost Estimate: \$232,000,000
 - Duration: 4 Years
 - AR 3
 - Construction Cost Estimate: \$157,000,000
 - Escalated Construction Cost Estimate: \$184,000,000
 - Project Cost Estimate: \$240,000,000

	<ul style="list-style-type: none"> <ul style="list-style-type: none"> <ul style="list-style-type: none"> ▪ Duration: 4 Years ○ AR 3.1 <ul style="list-style-type: none"> ▪ Construction Cost Estimate: \$157,000,000 ▪ Escalated Construction Cost Estimate: \$184,000,000 ▪ Project Cost Estimate: \$240,000,000 ▪ Duration: 4 Years ○ AR 4 <ul style="list-style-type: none"> ▪ Construction Cost Estimate: \$174,000,000 ▪ Escalated Construction Cost Estimate: \$205,000,000 ▪ Project Cost Estimate: \$266,000,000 ▪ Duration: 4 Years ➤ New Construction Comparison <ul style="list-style-type: none"> ○ NC1 Location B <ul style="list-style-type: none"> ▪ Construction Cost Estimate: \$221,000,000 ▪ Escalated Construction Cost Estimate: \$250,000,000 ▪ Project Cost Estimate: \$312,000,000 ▪ Duration: 3 Years ○ NC2 Location C <ul style="list-style-type: none"> ▪ Construction Cost Estimate: \$221,000,000 ▪ Escalated Construction Cost Estimate: \$250,000,000 ▪ Project Cost Estimate: \$312,000,000 ▪ Duration: 3 Years ○ NC 3 Location D <ul style="list-style-type: none"> ▪ Construction Cost Estimate: \$220,000,000 ▪ Escalated Construction Cost Estimate: \$248,000,000 ▪ Project Cost Estimate: \$310,000,000 ▪ Duration: 3 Years 	
12.5	<p>Options Evaluation Matrix Review:</p> <p>C. Franceschi walks the SBC through the Options Evaluation Matrix that DRA has put together.</p> <p>Discussion:</p> <ul style="list-style-type: none"> ➤ H. Takesian asks does New Construction option No. 3 include the cost involved with the solar field, disconnecting, and taking the field down? T. Elmore responds that is about \$3-4 Million dollars and at this point the estimate does not include that level of detail. ➤ B. Bowen asks all 3 new construction options seem to have the same construction cost but my guess is that option 3 would have about 20% more exterior façade. C. Franceschi responds option 1 and 2 require tall retaining walls so structurally there is a premium there. V. Lyubetsky comments option 1 and 2 also assumes that ledge or excavation will be required. 	Record

	<ul style="list-style-type: none"> ➤ B. Mushnick asks if reimbursement for renovation vs. new construction is the same. T. Elmore shares the reimbursement will vary based on reimbursable costs vs. non-reimbursable costs. It is good to remember that there are reimbursement thresholds that are set by the MSBA. This will be part of our next review when we limit our options. ➤ M. Procaccini shares his concerns on the impact and disruption of the students. ➤ K. Maguire asks what is the likelihood of the MSBA preferring a renovation when the numbers are so close? C. Franceschi states it is up to the district. The MSBA will ask challenging questions, but they do not pick and choose. They want to make sure our ultimate option is a collective choice. T. Elmore notes the MSBA also want to make sure that the communities will support your selected project. <p><u>Vote:</u> A motion as made by J. Dowse and seconded by K. Maguire to submit addition/renovation options AR 1 combined with AR 3.1, and AR 4 along with new building option NC 3. Roll call Vote: J. Dowse, K. Maguire, D. Haynes, H. Takesian, B. Bowen, M. Procaccini, B. Mushnick. Discussion: None. Abstentions: None. All in favor, motion passes.</p>	
12.6	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <ul style="list-style-type: none"> ➤ None. 	Record
12.7	<p>Public Comments:</p> <ul style="list-style-type: none"> ➤ None. 	Record
12.8	<p>Next Meetings:</p> <ul style="list-style-type: none"> ➤ July 28 at 4 PM remote meeting to approve the submission of the Preliminary Design Program by the D+W and DRA to the MSBA 	Record
12.9	<p>Adjourn: 5:44 pm A motion was made by K. Maguire and seconded by J. Dowse to adjourn the meeting. Roll call Vote: J. Dowse, K. Maguire, D. Haynes, H. Takesian, B. Bowen, M. Procaccini, B. Mushnick. Discussion: None.</p>	Record

Sincerely,

DORE + WHITTIER

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.