

MEETING AGENDA



Meeting Date: November 28, 2022
Meeting Time: 6 PM
Project Name: Tri-county Regional Vocational Technical High School
Project Number: MP20-28
Meeting Purpose: SBC Meeting No. 18
Location: Tri-County RVTHS Library
Prepared By: E.Grijalva

1. Call to Order & number of voting member present.
2. Previous Topics & Approval of October 27th & November 16th, 2022 Meeting Minutes
3. Invoices for approval:
 - Dore and Whittier October Invoice No. 12 in the amount of \$10,000.00
 - DRA October Invoice No. 09, in the amount of \$42,750.00
 - DRA November Invoice No. 10, in the amount of \$42,750.00
4. Project Team and Committee discussion on the PRO/CON of 1. Renovation, 2. Addition & Renovation, and 3. New Construction options
5. Committee straw poll vote with stickers 1st choices
6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
7. Public Comment
8. Next Meetings
9. Adjourn



SCHOOL BUILDING COMMITTEE MEETING MINUTES

Project: Tri-County Vocational High School
 Subject: School Building Committee Meeting No. 15
 Location: ZOOM
 Distribution: Attendees, Project File

Project No: MP20-28
 Meeting Date: 10/27/2022
 Time: 4:00 PM
 Prepared By: E. Grijalva

Present	Name	Affiliation	Pres	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
	Michael Procaccini*	Principal		Mike Cox	DWMP
x	Jonathon Dowse*	SBC Member	x	Elias Grijalva	DWMP
x	Brendan Bowen*	SBC Member		Charlie Lyons	DWMP
	Stanley Widak Jr.*	SBC/SC Member		Aiden Place	DWMP
x	Harry Takesian*	Facilities Manager	x	Carl Franceschi	DRA
	Jane Hardin*	SBC Member		Vladimir Lyubetsky	DRA
x	Tracey Stewart	School Committee			
	Lloyd "Gus" Brown*	Bldg Cm			
X	Bob Foley*	Adult Ed Dir.			

* SBC Voting Member

* Approved added Members

Item No.	Description	Action
16.1	<p>Call to Order & number of voting member present: 4:06pm meeting was called to order by SBC Chair, Brian Mushnick with 7 of 11 voting members in attendance.</p> <p>Bob Foley joined the meeting late.</p>	Record
16.2	<p>Previous Topics & Approval of September 22nd, 2022, Meeting Minutes: A motion to approve the September 22, 2022, meeting minutes as submitted made by B. Mushnick and seconded by B. Bowen.</p> <p>Discussion: None. Vote: All in favor</p> <p>Roll Call Vote: B. Mushnick (Y), K. Maguire (Y), D. Hayes (Y), J. Dowse, (Y), B. Bowen(Y), H. Takesian (Y), B. Foley(Y)</p> <p>Motion passes, September 22,2022 meeting minutes are certified as approved.</p>	Record
16.3	<p>Invoices and Commitments for Approval:</p> <p>C. Dell Angelo states we have two invoices for approval and one amendment from DRA. Let's start with the invoices first. First Invoice is from Dore and Whitter and second is from DRA, both invoices are for the month of September.</p> <ul style="list-style-type: none"> ➤ DWMP September Invoice No. 11, in the amount of \$10,000.00 ➤ DRA September Invoice No. 8 in the amount of \$22,800.00 <p>A motion was made by J. Dowse and seconded by K. Maguire for the approval of the invoices</p> <p>Discussion: None.</p> <p>Roll Call Vote: B. Mushnick (Y), K. Maguire (Y), D. Hayes (Y), J. Dowse, (Y), B. Bowen(Y), H. Takesian (Y),</p> <p>Motion passes, invoices are approved for payment.</p> <p>C. Dell Angelo reviews DRA Amendment No. 3, which is for the Geotechnical Study defined by O'Reilly, Talbot and Oaken (OTO), and the proposal is dated October 19, 2022. The work is for the test pits and boring we've been discussing for</p>	Record

	<p>investigative work on site, and they will be providing a geotechnical report to us following the testing.</p> <p>C. Dell Angelo states she spoke with the current solar panel company yesterday on the phone and they were able to provide us with some geotechnical and topographic information that was performed specifically in the solar panel area of the site back in 2014 prior to the installation of the solar panel.</p> <p>The existing reports were sent to OTO for review, they will let us know whether we can reduce the amount of test pits and borings based off what their original proposal that was provided.</p> <p>T. Elmore explains that we will ask for approval of the amendment as a not to exceed value of \$4,950.00. At the last meeting, the SBC approved \$6,000.00 to bring a boring machine and excavator to the site on November 3rd for OTO to perform the work. DWMP has asked OTO to revise their boring and test pit marked plan based on the changes discussed. Once complete OTO will provide soil samples for testing as well as a final geotechnical report. The revised number of borings and test pits will result in a credit with a revised amendment.</p> <p style="padding-left: 40px;">➤ DRA Amendment No. 3 in the amount of \$4,950.00</p> <p>A motion was made by J. Dowse and seconded by B. Bowen for the approval of the amendment No.3 and not to exceed the amount of \$4,950.00</p> <p>Discussion: None.</p> <p>Roll Call Vote: B. Mushnick (Y), K. Maguire (Y), D. Hayes (Y), J. Dowse, (Y), B. Bowen(Y), H. Takesian (Y),</p> <p>Motion passes, amendment No.3 is approved.</p>	
16.4	<p>Preferred Solution Presentation:</p> <p>C. Franceschi starts his presentation talks further into each preferred solution option.</p> <p>A/R (Addition / Renovation) 3.1.1</p> <p>This option proposes a two-story addition to the west of the Gym and the full renovation of the existing school. The addition would house the new Auditorium & support spaces, such as Cosmetology, and the post-graduate nursing & cosmetology spaces. A portion of the addition would be constructed above the existing Boys Locker Rooms (which will be gutted and renovated) and be connected to the first- floor level. A new two-story lobby would be constructed at the lower level and serve as the events entrance to the Auditorium and Gymnasium, as well as the post- graduate programs.</p>	Record

The phased renovation of the existing building will include the relocation of the culinary art program and the creation of a new customer entrance to provide public access. The relocation of these programs will allow the subsequent renovation and expansion of several CTE programs that require additional space, including Computer Information Services, Legal & Protective Services, Dental, and Health Careers.

Other interior improvements would be distributed student support services and separate the district offices from the High School Administration.

The second- floor classroom wings of the building would be reconfigured to provide needed smaller group rooms, breakout areas, and distributed Teacher Planning Spaces.

A/R (Addition/ Renovation) 4

This option proposes the construction of a major new wing to house the Auditorium, Transportation cluster, post graduate programs and academic classrooms on two stories to the rear(east) of the school. This addition would connect to the second floor of the existing building with an at-grade entrance from sloping uphill portion of the site.

Once completed and occupied, the new wing could provide swing space to renovate portions of the existing school scheduled to remain. This would include the re-configuration / renovation of several programs such as Legal & Protective Services, Computer Information Services and Dental. The second-floor north classroom wing of the building would be reconfigured to provide needed small group rooms, breakout areas, and distributed Teacher Planning spaces. Other interior improvements would distribute student services.

Eventually the south wing of the existing school would be demolished, and a new public entrance would be created for the district office and consumer services cluster. New parking areas and drop off lanes would be constructed along with finish sitework.

NC (New Construction) 3

This new construction option proposes siting a new 280,000 square foot school primarily on the upper parking lot and solar panel field, identified as Site D in the preliminary study of possible building zones. The three-story courtyard building is configured with the large assembly areas and student commons at the north and the academic spaces south organized around an exterior courtyard. The high bay shops are at the rear of the main level and access by a perimeter service drive at the elevation of the existing solar field. The Consumer Services programs are also on the main level with a separate public entrance. The remaining career clusters are located on the upper floor. Each level has academic classrooms

	<p>across the corridor from CTE spaces to provide the desired integration as described in the Education program.</p>	
<p>16.5</p>	<p>CM at Risk delivery method and potential vote:</p> <p>C. Angelo talks about Construction Manager at Risk (CMR). We’ve talked about CM at Risk versus Design Bid Build (DBB) a few times in the past. We wanted to start the discussion on the different methods and explain some pros/ cons and ultimately get your feedback tonight regarding the construction delivery methods.</p> <p>C. Angelo explains the project owner requirements and considerations as follows:</p> <ul style="list-style-type: none"> ➤ Budget ➤ Design ➤ Schedule ➤ Risk Assessment (repair project, lack of swing space, impact to School), ➤ Owners Expertise <ul style="list-style-type: none"> ➤ MGL 149: Design – Bid- Build <ul style="list-style-type: none"> ○ You are purchasing a building in accordance with plans and specifications ○ Selection is bid/price based (lowest bidder wins) ○ Design is finished, then the bid to GC and subcontractors (After MSBA PFA) – You will not know the number until after. ○ Traditional Massachusetts project delivery method ○ Sealed bid, fixed price ○ Contract value based on a “lump sum” amount ○ “Closed Book” construction budget accounting ➤ MGL Chapter 149a: CM at Risk <ul style="list-style-type: none"> ○ You are hiring a construction manager firm that manages the construction of buildings and provides input during design process. They will help estimate the project and review the drawings. They are part of the team. ○ Selection is qualifications and cost based ○ CM provides pre-construction (Prior to MSBA PFA) & construction services. – This option costs a little more but it is helpful when creating our budget. They will have more input on schedule, phasing, and logistics. ○ CM participates in the sub-contractor prequalification process ○ Option for early release bid packages or “fast-track” schedules – If the design is finishing in October and we want to start construction the following summer, we have an option to do an early release 	<p>Record</p>

- package for site work, abatement, demolition, etc. This allows work to start earlier.
- Contract value based on a “Guaranteed Maximum Price (GMP)” Cost of work + General Conditions + negotiated CM Fee
- GMP Assembled with assumptions and allowances for phasing/ logistics (during schematic design – potential for additional reimbursement for unforeseen items.
- “Open Book” construction budget accounting.
- DBB: Advantages
 - Familiar delivery method
 - Simple procurement process to manage
 - Lowest price proposed & accepted
 - Simple accounting (GC/GR)
- CMR: Advantages
 - Qualifications based selection
 - The builder assists with budgeting, logistics and constructability
 - Schematic Design Estimate (reconciled) set budget (Prior to MSBA PFA)
 - Fast track scheduling allows use of Early Release Packages (ERP)
 - CM joins the “Team” during design phase and provides input as documents are developed
 - Negotiations and “Team” atmosphere reduces likelihood of claims and schedule extension
 - CM assumes risk for project cost and schedule
- DBB: Disadvantages
 - Linear process: may mean longer schedule durations
 - Construction cost not known until bids received; may require re-design/rebid (AFTER PFA)
 - Designer must develop project phasing and schedule approach
 - GC project management, safety, and field supervision is minimal
 - Increased probability of disputes/claims
 - No GC input in design, planning, constructability or budgeting
 - Full costs not realized until completion
- CMR: Disadvantages
 - Requires OPM/Design team to be familiar with GMP model
 - Two-step procurement process takes time
 - Additional CM costs related to preconstruction services

Conclusions

- DBB is best suited for less complicated/complex projects with a straightforward design
- CMR is best suited for complicated/complex project design, phasing, logistics and schedule management challenges, or strict schedule limitation

Discussion:

C. Dell Angelo points out that the owner chooses the Construction Manager based on a proposal, rather than a General Contractor being awarded the project based on a low bid in DBB. Although the initial cost of CMR can be is higher than the initial cost of DBB, it is most likely to be the cheaper option in the long run, as costs can be negotiated with a CM, unlike DBB where they can't. Due to concealed costs and the inability to negotiate with the GC in the DBB method, legal issues are also likely to arise.

The CMR does require us to send an application to the Office of the Inspector General and they will need to review the information. It can between 60 to 90 days for them to review the application and provide us with approval of the delivery method that is chosen.

J. Dowse states that he likes the CM @ risk model. He likes the idea behind open book knowing what the cost are going to be. He explains he isn't a fan of the Design Bid Build.

K. Maguire asks whether it is true that here is less likelihood of change orders with the CMR?

C. Dell Angelo responds the CMR method you will see change orders, but it is billed within contingencies within the total project budget. With the DBB method it's a lump sum bid and the number you are purchasing is the number and it will never change and the unforeseen condition of a change order, comes out of one contingency bucket. The MSBA caps contingency buckets at 1% for new construction and 2% for addition/renovation projects. Anything beyond those percentages is non-reimbursable. When building your GMP (guaranteed maximum price) with the CMR method, you build holds and allowances within the actual construction budget which are reimbursable. They will be working with us during the schematic design phase, and other substantial phases. Providing the constructability review, reviewing the phasing logistics, providing the best method so the project is on time and within budget.

B. Mushnick reiterates so when we do the CMR method, you are bringing in your construction team earlier. Does that come in at an added cost? Are they billing us for consulting per say?

C. Dell Angelo responds Yes, it's the preconstruction phase that they would bill for. Preconstruction could take up to a year.

C. Franceschi states the reality is we may not truly have a real choice here because the size of the project. CMR firms tend to be the larger construction companies and can bond projects of this size. The General Contractor's/Design

	<p>Bid Build have certain bonding limits and typically in order to do something larger they will have to do a Joint Venture in order to meet those capacity's.</p> <p>T. Elmore states it takes up to sixty plus days to get the application reviewed by the Office of Inspector General. We anticipate it will take a minimum of three to four months to get them on board. Then we want them on board two to three months prior to submittals of schematic design. If we were to vote tonight, we wouldn't have them on board till the beginning of March. Once we bring them on, we put in the contract that they're being hired for a stipend. Usually, around twenty-five to thirty thousand, then we are obligated to pay them that amount to help us get an estimate for the schematic design submission, produce a schedule, and do a phasing plan.</p> <p>That is our exposure. When the project gets voted to move forward by the MSBA and local community, you are now in the position where you have permission to go get additional funds. That's when the Construction Managers preconstruction services would kick in. So, they have a stipend up until the voter approval. Then we'll negotiate a deal for their preconstruction services moving forward.</p> <p>The committee discussed the delivery methods and voted to approve the CM @ Risk construction method for the project.</p> <p>A motion was made by J. Dowse and seconded by K. Maguire for the approval of the Construction Manager at Risk delivery method.</p> <p>Roll Call Vote: B. Mushnick (Y), K. Maguire (Y), D. Hayes (Y), J. Dowse, (Y), B. Bowen(Y), H. Takesian (Y)</p> <p>Motion passes, Construction Manager at Risk is approved.</p>	
16.6	<p>Other topics not reasonably anticipated 48 hours prior to meeting Discussion: None</p>	Record
16.7	<p>Public Comment: Discussion: None</p>	Record
16.8	<p>Next Meetings:</p> <ul style="list-style-type: none"> ➤ November 16th, 2022 – SBC Meeting No. 17 ➤ November 28th, 2022 – SC & SBC Meeting No. 18 ➤ December 8th, 2022 – Community Meeting No. 3 ➤ December 15th, 2022 – SC & SBC Meeting No. 19 	Record
16.9	<p>Adjourn: 5:56pm pm A motion was made by B. Mushnick and seconded by <u>K. Maguire</u> to adjourn the meeting.</p>	Record

	<p>Roll Call Vote: B. Mushnick (Y), K. Maguire (Y), D. Hayes (Y), J. Dowse, (Y), B. Bowen(Y), H. Takesian (Y),</p> <p>Discussion: None</p>	
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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.



**SCHOOL BUILDING COMMITTEE & SCHOOL COMMITTEE
MEETING MINUTES**

Project: Tri-County Vocational High School
 Subject: School Building Committee Meeting No. 17
 Location: 147 Pond St, Franklin, MA
 Distribution: Attendees, Project File

Project No: MP20-28
 Meeting Date: 11/16/2022
 Time: 6:00 PM
 Prepared By: E. Grijalva

Present	Name	Affiliation	Present	Name	Affiliation
x	Brian Mushnick*	SBC Chair		Mike Burton	DWMP
x	Karen Maguire*	Superintendent		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	Elias Grijalva	DWMP
x	Brendan Bowen*	SBC Member		Charlie Lyons	DWMP
x	Stanley Widak Jr.*	SBC/SC Member		Aidan Place	DWMP
x	Harry Takesian*	Facilities Manager	x	Carl Franceschi	DRA
x	Jane Hardin*	SBC Member	x	Vladimir Lyubetsky	DRA
x	Bob Foley*	Adult Ed Dir.		Sara Carda	DRA
	Lloyd "Gus" Brown*	Bldg. CM		Wayne Matheson	G & V
X	Jeanne Terrell	Admin			
X	Michael F. Galasso	SC Member			
X	Jennifer D, Angelo	SC Member			
X	Gerald Lafleur	SC Member			
X	Gregory St. Lawrence	SC Member			
X	Tracey Steward	SC Member			
X	Louis Hoegler	SC Member			
X	John Rose	SC Member			
X	Steve Sullivan	SC Member			
X	Patrick Moran	SC Member			
X	Peter Wiernicki	SC Member			

Project: Tri-County Vocational High School
Meeting: School Building Committee
Meeting No. 17 - 11/16/2022
Page: 2

* SBC & SB Voting Member

Item No.	Description	Action
17.1	<p>Call to Order & number of voting member present: 6:00pm pm meeting was called to order by SBC Chair, B. Mushnick -, with 10 of 11 voting members in attendance.</p>	Record
17.2	<p>Previous Topics & Approval of October 27th2022, Meeting Minutes: A motion to waive the 10/27/2022 meeting minutes as submitted made by J. Dowse and seconded by B. Bowen.</p> <p>Discussion: None. Vote: All in favor</p> <p>Motion passes to waive, October 27th, 2022, meeting minutes.</p>	Record
17.3	<p>Preferred Solution and Cost Estimate Review</p> <p>C. Franceschi introduces himself and updates the SBC & SC about the (3) preferred options. He states that we are coming up on an important milestone of selecting a preferred option to submit to the MSBA. He explains the process in which they started, he spent the first part of the assignment, analyzing the physical building needs, as well as the educational issues with the existing building.</p> <p>One of the analyses, involved looking at the building from a “space” point of view. How do the current spaces line up with current standards and guidelines? Chapter 74 has guidelines for how much square footage per students should be in a career tech shop.</p> <p>The good news most of the current shops are adequately sized. They will need some renovation. However, there are a few shops in the second level that are significantly small for the number of students. You might understand that from the trends in enrollment, that some of these health careers, medical, dental, computer information technology, the enrollments are growing but the spaces are not. There needs to be some adjustment and lots of the classrooms are marginally meeting standards. Those are some of the issues that we identified in this phase.</p> <p>The next phase was we looked at options. We had no preconceptions to what the ultimate solution might be. So, we first looked at the renovation and additions. We know the building would need an addition; we couldn’t solve the educational program within the existing four walls. There is not enough space for an auditorium and to enlarge some of the shops and the list goes on. We analyzed the campus for potential locations for an addition/ new construction.</p> <p>What if we were to consider a new building to replace this existing school and again, without preconception, but the thought was to identify areas on campus that sufficiently apart from the existing school so the school could continue in operation while the new building is being constructed. After looking at 8 possibility, five different addition/renovation options and three new construction options. And then working back and forth with the building committee and the owners project manager and we had a couple of community meetings to get input. We created a shortlist, and it came down to two additional/renovation options and one new</p>	Record

construction option. So essentially, we have three options that made the final cut, that we'd like to share with you tonight.

A/R 3.1.1 (Estimated time frame 4 years)

This option proposes a two-story addition to the west of the Gym and the full renovation of the existing school. The addition would house the new Auditorium & support spaces, such as Cosmetology, and the post-graduate nursing & cosmetology spaces. A portion of the addition would be constructed above the existing Boys Locker Rooms (which will be gutted and renovated) and be connected to the first-floor level. A new two-story lobby would be constructed at the lower level and serve as the events entrance to the Auditorium and Gymnasium, as well as the post-graduate programs.

The phased renovation of the existing building will include the relocation of the culinary art program and the creation of a new customer entrance to provide public access. The relocation of these programs will allow the subsequent renovation and expansion of several CTE programs that require additional space, including Computer Information Services, Legal & Protective Services, Dental, and Health Careers.

Other interior improvements would be distributed student support services and separate the district offices from the High School Administration.

The second-floor classroom wings of the building would be reconfigured to provide needed smaller group rooms, breakout areas, and distributed Teacher Planning Spaces.

A/R 4 (Estimated time frame 4 years)

This option proposes the construction of a major new wing to house the Auditorium, Transportation cluster, post graduate programs and academic classrooms on two stories to the rear(east) of the school. This addition would connect to the second floor of the existing building with an at-grade entrance from sloping uphill portion of the site.

Once completed and occupied, the new wing could provide swing space to renovate portions of the existing school scheduled to remain. This would include the re-configuration / renovation of several programs such as Legal & Protective Services, Computer Information Services and Dental. The second-floor north classroom wing of the building would be reconfigured to provide needed small group rooms, breakout areas, and distributed Teacher Planning spaces. Other interior improvements would distribute student services.

Eventually the south wing of the existing school would be demolished, and a new public entrance would be created for the district office and consumer services cluster. New parking areas and drop off lanes would be constructed along with finish sitework.

NC3 (Estimated time frame 3 years)

This new construction option proposes siting a new 280,000 square foot school primarily on the upper parking lot and solar panel field, identified as Site D in the preliminary study of possible building zones. The three-story courtyard building is configured with the large

assembly areas and student commons at the north and the academic spaces south organized around an exterior courtyard. The high bay shops are at the rear of the main level and access by a perimeter service drive at the elevation of the existing solar field. The Consumer Services programs are also on the main level with a separate public entrance. The remaining career clusters are located on the upper floor. Each level has academic classrooms across the corridor from CTE spaces to provide the desired integration as described in the Education program.

Auditorium Concept

C. Franceschi shares with both committees the new auditorium concept. Instead of a traditional auditorium with fixed seats, fixed risers and a fixed stage. We think it's more appropriate for vocational tech school to have a bit more flexibility, a flat floor space with a balcony around it and retractable auditorium seats. He demonstrates a slide of an illustration of what it could potentially look like.

Cost Estimate Review

C. Dell Angelo explains that part of the MSBA preferred schematic report (PSR) submission includes a cost estimate prepared by DRA and an estimate prepared by our team. The cost estimators had a meeting this past week to review the estimates and they reconciled the estimates within 1%. Keep in mind, this is a preliminary number. This is our first pass at gathering numbers based off the type of project.

Part our submission to the MSBA, we're required to include a 3011-sheet total project budget. It's an extensive excel spreadsheet, where you enter in all numbers based off what estimator provided to this day, within the 3011-sheet there is a total project budget cap. The MSBA has caps for total construction which is currently at \$360 SQ. There are many different caps that the MSBA has within the 3011-sheet total project budget. You enter all the information in the 3011-spreadsheet, and it will calculate the effective reimbursement rate based on the information entered.

C. Dell Angelo demonstrates and reviews each option.

A/R 3.1.1(Small Addition, Major Renovations) in millions

- Estimated potential project cost: \$280
- MSBA Estimated Potential Non- Reimbursement Cost: \$140
- MSBA Estimated Potential Reimbursable cost: \$140
- Potential MSBA Reimbursement Grant (+/- 5%): \$84 to \$91
- Potential Local Share Range (+/- 5%): \$196 to \$189

A/R 4 (Large Addition, Major Renovations) in millions

- Estimated potential project cost: \$283
- MSBA Estimated Potential Non- Reimbursement Cost: \$139
- MSBA Estimated Potential Reimbursable cost: \$144
- Potential MSBA Reimbursement Grant (+/- 5%): \$85 to \$92
- Potential Local Share Range (+/- 5%): \$197 to \$190

	<p>NC3 (New Construction) in millions</p> <ul style="list-style-type: none"> • Estimated potential project cost: \$280 • MSBA Estimated Potential Non- Reimbursement Cost: \$158 • MSBA Estimated Potential Reimbursable cost: \$122 • Potential MSBA Reimbursement Grant (+/- 5%): \$68 to \$73 • Potential Local Share Range (+/- 5%): \$212 to \$207 <p>We wanted to initially share the information with you tonight because our goal as we talked about upcoming milestones and meetings. On November 28th, we will have boards up with each option, then each member has an opportunity to put a sticker on the option preferred, so that way we understand where the community is heading towards as far as a preferred option. We will be doing the same process on December 8th for community meeting no.3.</p> <p>Discussion: None.</p> <p>Vote: All in favor</p>	
17.4	<p>Other topics not reasonably anticipated 48 hours prior to meeting</p> <p>Discussion: None</p>	Record
17.5	<p>Public Comment</p> <p>Discussion: None</p>	Record
17.6	<p>Next Meetings</p> <ul style="list-style-type: none"> ➤ November 28th, 2022 – SC & SBC Meeting No. 18 @ 6pm ➤ December 8th, 2022 – Community Meeting No. 3 @ 6pm ➤ December 15th, 2022 – SC & SBC Meeting No. 19 @ 6pm 	Record
17.7	<p>Adjourn: 7:36pm pm A motion was made by J. Dowse and seconded by K. Maguire to adjourn the meeting.</p> <p>Discussion: None.</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.



Tri-County Regional Vocational Technical School

SBC & SC Meeting
November 28, 2022



DRA



dw
DORE + WHITTIER

SBC & SC Meeting Agenda – November 28 , 2022, 6:00PM

1. **Call to Order & number of voting member present.**
2. **Previous Topics & Approval of October 27th & November 16th, 2022, Meeting Minutes**
3. Invoices for approval:
 - Dore and Whittier October Invoice No. 12 in the amount of \$10,000.00
 - DRA October Invoice No. 09, in the amount of \$42,750.00
 - DRA November Invoice No. 10, in the amount of \$42,750.00
4. Project Team and Committee discussion on the PRO/CON of options
 1. A.R.3.1.1 Renovation
 2. A.R.4 Addition & Renovation
 3. NC3- New Construction
5. Committee straw poll vote with stickers 1st choices
6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
7. Public Comment
8. Next Meetings
9. Adjourn



Previous SBC
 meeting minutes
 for approval,
 October 27,2022

Item No.	Description	Action
16.1	<p>Call to Order & number of voting member present: 4:06pm meeting was called to order by SBC Chair, Brian Mushnick with 7 of 11 voting members in attendance.</p> <p>Bob Foley joined the meeting late.</p>	Record
16.2	<p>Previous Topics & Approval of September 22nd, 2022, Meeting Minutes: A motion to approve the September 22, 2022, meeting minutes as submitted made by B. Mushnick_and seconded by B. Bowen.</p> <p>Discussion: None. Vote: All in favor</p> <p>Roll Call Vote: B. Mushnick (Y), K. Maguire (Y), D. Hayes (Y), J. Dowse, (Y), B. Bowen(Y), H. Takesian (Y), B. Foley(Y)</p> <p>Motion passes, September 22,2022 meeting minutes are certified as approved.</p>	Record
16.3	<p>Invoices and Commitments for Approval:</p> <p>C. Dell Angelo states we have two invoices for approval and one amendment from DRA. Let's start with the invoices first. First Invoice is from Dore and Whitter and second is from DRA, both invoices are for the month of September.</p> <ul style="list-style-type: none"> ➤ DWMP September Invoice No. 11, in the amount of \$10,000.00 ➤ DRA September Invoice No. 8 in the amount of \$22,800.00 <p>A motion was made by J. Dowse and seconded by K. Maguire for the approval of the invoices</p> <p>Discussion: None.</p> <p>Roll Call Vote: B. Mushnick (Y), K. Maguire (Y), D. Hayes (Y), J. Dowse, (Y), B. Bowen(Y), H. Takesian (Y),</p> <p>Motion passes, invoices are approved for payment.</p> <p>C. Dell Angelo reviews DRA Amendment No. 3, which is for the Geotechnical Study defined by O'Reilly, Talbot and Oaken (OTO), and the proposal is dated October 19, 2022. The work is for the test pits and boring we've been discussing for</p>	Record

Item No.	Description	Action
17.1	Call to Order & number of voting member present: 6:00pm pm meeting was called to order by SBC Chair, B. Mushnick -, with 10 of 11 voting members in attendance.	Record
17.2	<p>Previous Topics & Approval of October 27th2022, Meeting Minutes: A motion to waive the 10/27/2022 meeting minutes as submitted made by J. Dowse and seconded by B. Bowen.</p> <p>Discussion: None. Vote: All in favor</p> <p>Motion passes to waive, October 27th, 2022, meeting minutes.</p>	Record
17.3	<p>Preferred Solution and Cost Estimate Review</p> <p>C. Franceschi introduces himself and updates the SBC & SC about the (3) preferred options. He states that we are coming up on an important milestone of selecting a preferred option to submit to the MSBA. He explains the process in which they started, he spent the first part of the assignment, analyzing the physical building needs, as well as the educational issues with the existing building.</p> <p>One of the analyses, involved looking at the building from a "space" point of view. How do the current spaces line up with current standards and guidelines? Chapter 74 has guidelines for how much square footage per students should be in a career tech shop.</p> <p>The good news most of the current shops are adequately sized. They will need some renovation. However, there are a few shops in the second level that are significantly small for the number of students. You might understand that from the trends in enrollment, that some of these health careers, medical, dental, computer information technology, the enrollments are growing but the spaces are not. There needs to be some adjustment and lots of the classrooms are marginally meeting standards. Those are some of the issues that we identified in this phase.</p> <p>The next phase was we looked at options. We had no preconceptions to what the ultimate solution might be. So, we first looked at the renovation and additions. We know the building would need an addition; we couldn't solve the educational program within the existing four walls. There is not enough space for an auditorium and to enlarge some of the shops and the list goes on. We analyzed the campus for potential locations for an addition/ new construction.</p> <p>What if we were to consider a new building to replace this existing school and again, without preconception, but the thought was to identify areas on campus that sufficiently apart from the existing school so the school could continue in operation while the new building is being constructed. After looking at 8 possibility, five different addition/renovation options and three new construction options. And then working back and forth with the building committee and the owners project manager and we had a couple of community meetings to get input. We created a shortlist, and it came down to two additional/renovation options and one new</p>	Record

Previous SBC meeting minutes for approval, November 16, 2022

SBC & SC Meeting Agenda – November 28 , 2022, 6:00PM

1. Call to Order & number of voting member present.
2. Previous Topics & Approval of October 27th & November 16th, 2022, Meeting Minutes
3. **Invoices for approval:**
 - **Dore and Whittier October Invoice No. 12 in the amount of \$10,000.00**
 - **DRA October Invoice No. 09, in the amount of \$42,750.00**
 - **DRA November Invoice No. 10, in the amount of \$42,750.00**
4. Project Team and Committee discussion on the PRO/CON of options
 1. A.R.3.1.1 Renovation
 2. A.R.4 Addition & Renovation
 3. NC3- New Construction
5. Committee straw poll vote with stickers 1st choices
6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
7. Public Comment
8. Next Meetings
9. Adjourn



D & W
 October
 Invoice, for
 approval

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 00012
 Date 10/27/2022

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	100,000.00	10,000.00	20,000.00	110,000.00
Schematic Design	130,000.00	0.00	0.00	130,000.00	0.00
Total	300,000.00	140,000.00	10,000.00	150,000.00	150,000.00

Invoice total **10,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00011	09/28/2022	10,000.00	10,000.00				
00012	10/27/2022	10,000.00	10,000.00				
	Total	20,000.00	20,000.00	0.00	0.00	0.00	0.00



Invoice

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

October 31, 2022
Project No: 22001.00
Invoice No: 0000009

Project-Tri-County Regional Vocational Technical

Professional Services from October 01, 2022 to October 31, 2022

Fee

Billing Phase	Fee	Percent Complete	Earned
Feasibility Study	285,000.00	65.00	185,250.00
Schematic Design	340,000.00	0.00	0.00
Total Fee	625,000.00		185,250.00
		Previous Fee Billing	142,500.00
		Current Fee Billing	42,750.00
	Total Fee		42,750.00
		Total this Invoice	\$42,750.00

DRA October Invoice, for approval

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



Invoice

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

November 30, 2022
Project No: 22001.00
Invoice No: 0000010

Project-Tri-County Regional Vocational Technical

Professional Services from November 01, 2022 to November 30, 2022

Billing Phase	Fee	Percent Complete	Earned
Feasibility Study	285,000.00	80.00	228,000.00
Schematic Design	340,000.00	0.00	0.00
Total Fee	625,000.00		228,000.00
		Previous Fee Billing	185,250.00
		Current Fee Billing	42,750.00
	Total Fee		42,750.00
		Total this Invoice	\$42,750.00

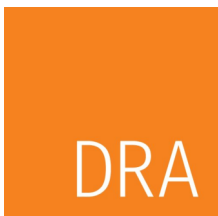
If you have any questions regarding this invoice, please contact Judy Gill at 617-964-1700 or e-mail gill@draws.com.

cc:telmore@doreandwhittier.com

DRA
November
Invoice, for
approval

SBC & SC Meeting Agenda – November 28 , 2022, 6:00PM

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 2. **A.R.4 Addition & Renovation**
 3. **NC3- New Construction**
5. Committee straw poll vote with stickers 1st choices
6. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
7. Public Comment
8. Next Meetings
9. Adjourn





Pond Street

North





Auto Body to be vacated beginning Sept. 2022

Auditorium
missing:

SPACE NEEDS COLOR LEGEND
 ■ ABOVE GUIDELINES >+10%
 ■ MEET GUIDELINES
 ■ BELOW GUIDELINES -10% < X < +5%
 ■ REVISION NEEDED

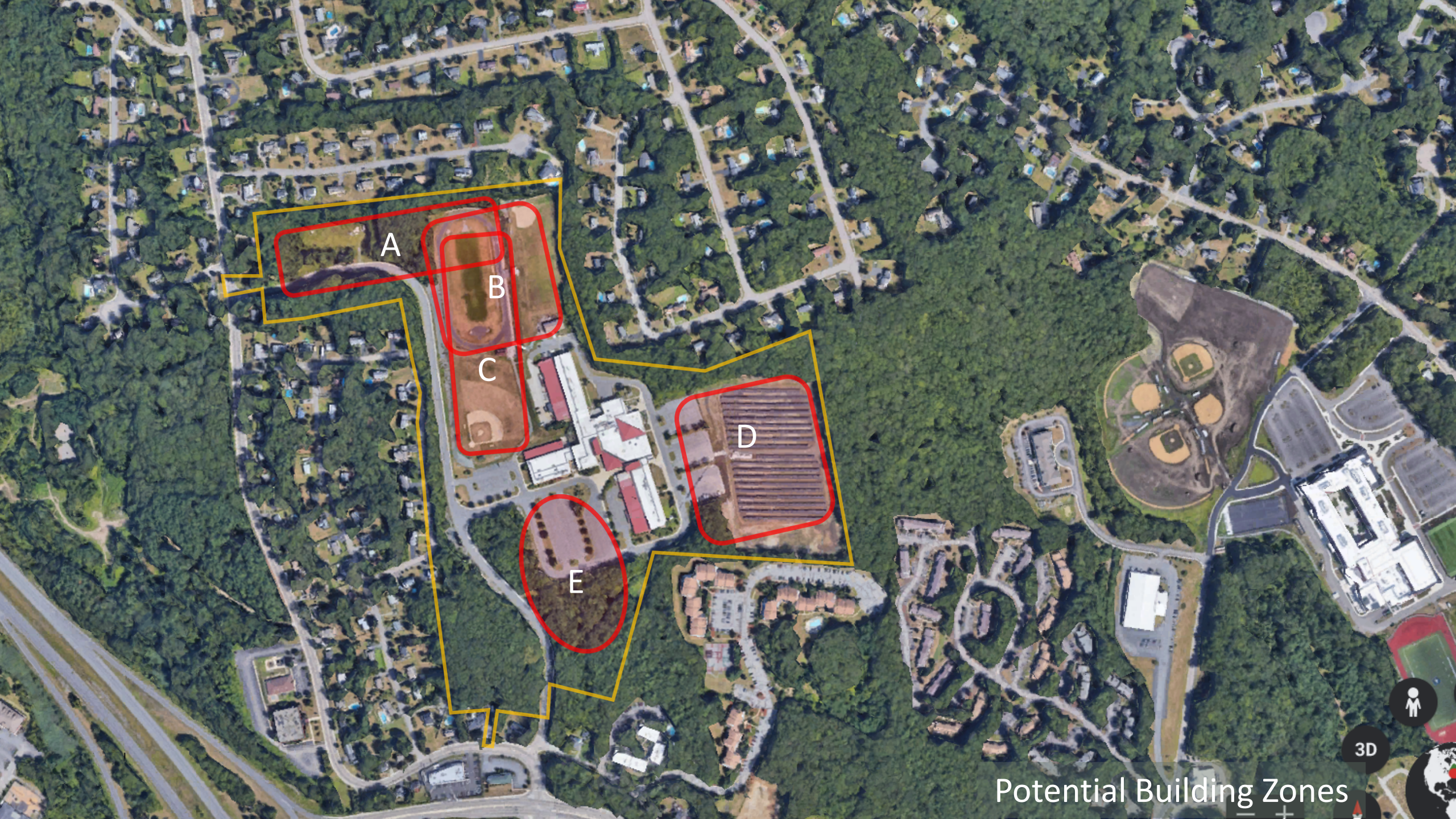


SPACE NEEDS COLOR LEGEND
 ABOVE GUIDELINES: X + 10%
 MEETS GUIDELINES
 BELOW GUIDELINES: -15% < X < -5%
 BELOW GUIDELINES: X < -15%
 Review Needed

Tri-County Regional Vocational Technical School

Space Needs





A

B

C

D

E

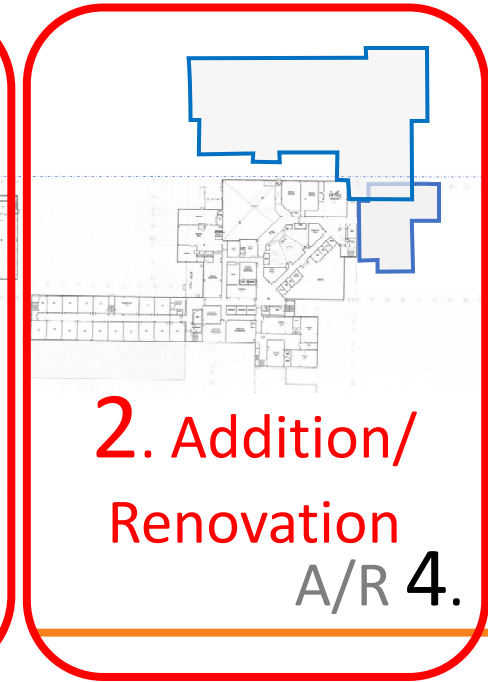
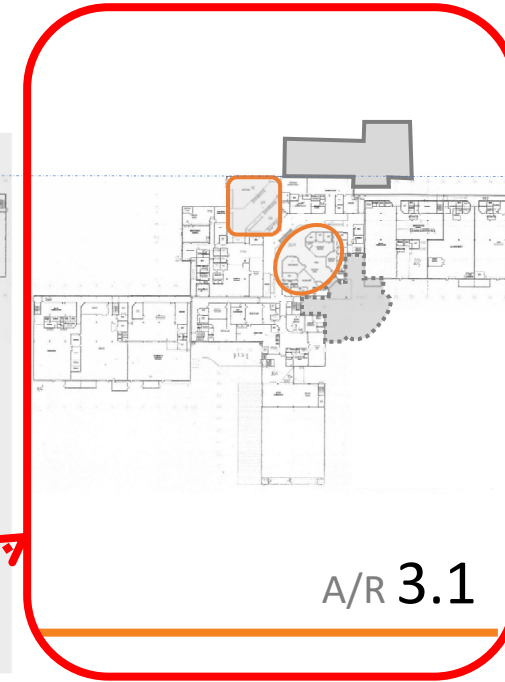
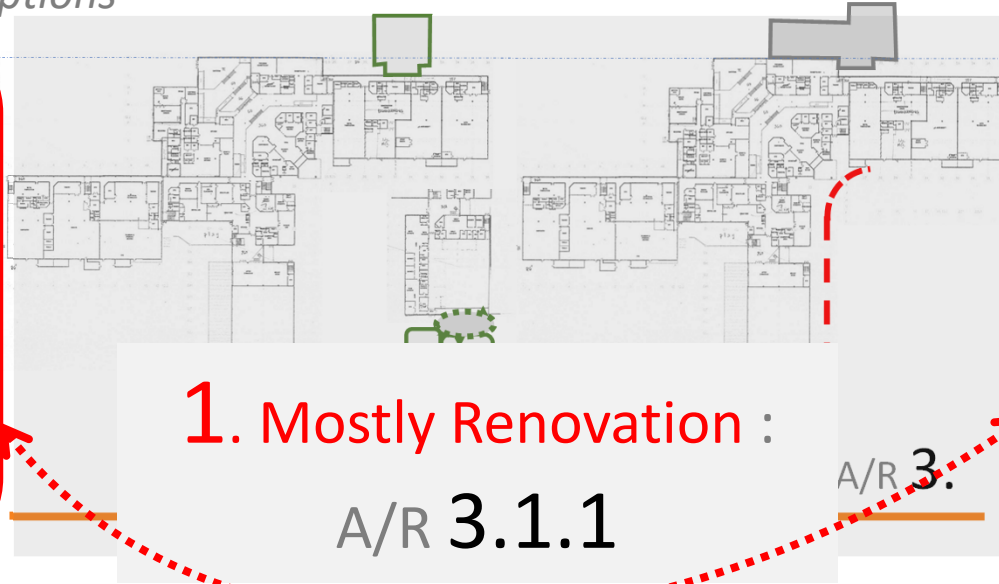
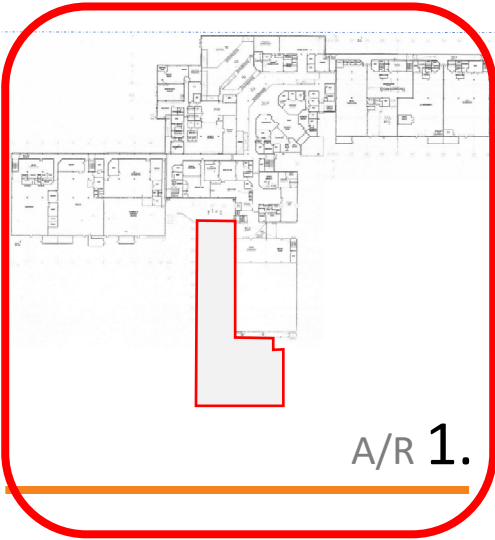
Potential Building Zones

3D

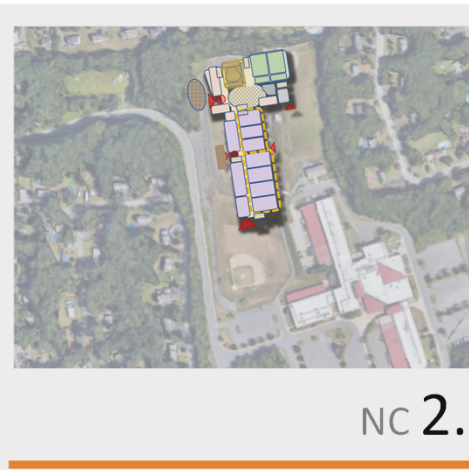


8 Original ➔ 3 Final Options

Addition / Renovation Options



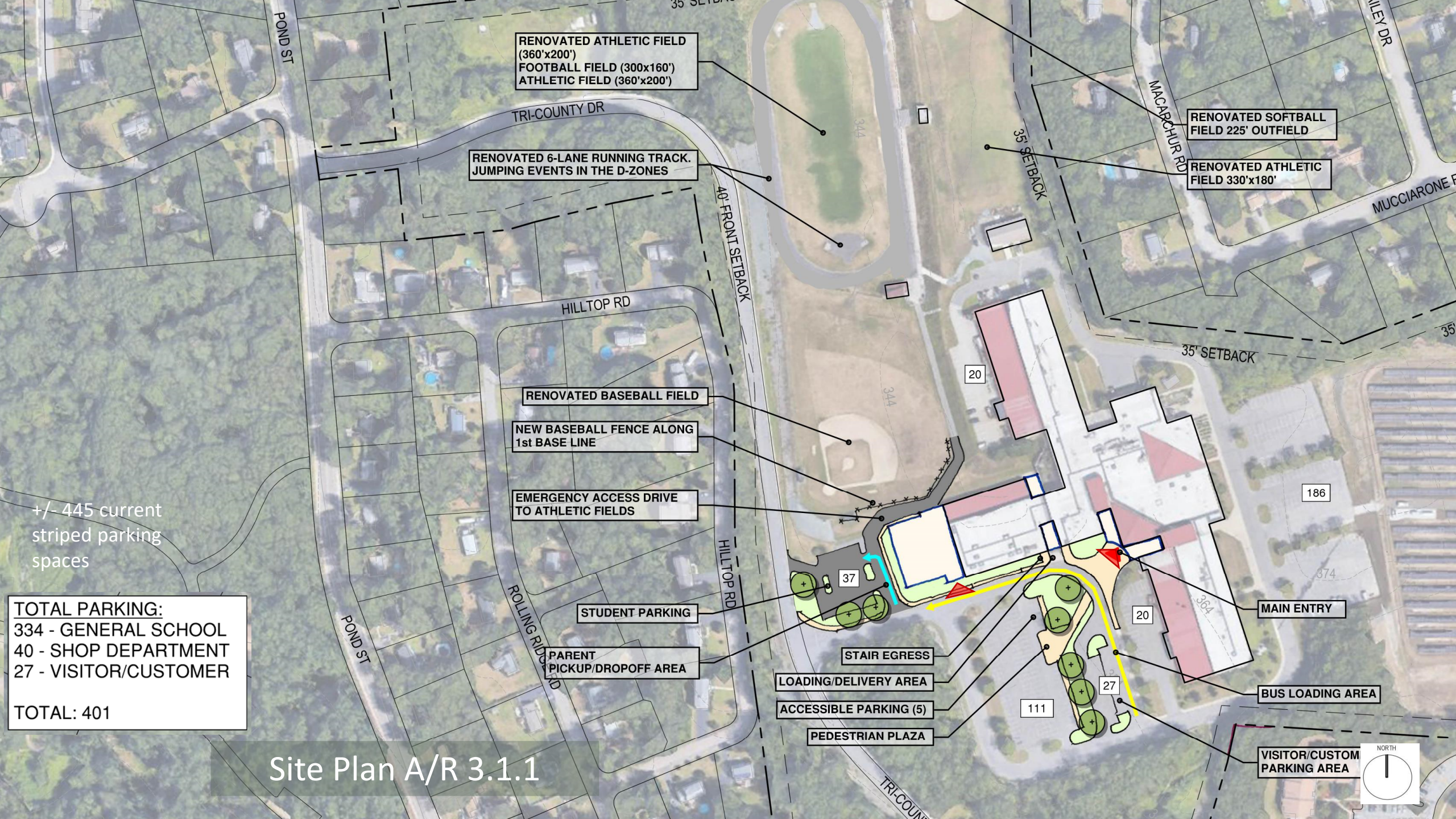
New Construction Options:



3. New Construction

1. Mostly Renovation Option

A/R 3.1.1



RENOVATED ATHLETIC FIELD
(360'x200')
FOOTBALL FIELD (300x160')
ATHLETIC FIELD (360'x200')

RENOVATED 6-LANE RUNNING TRACK.
JUMPING EVENTS IN THE D-ZONES

RENOVATED SOFTBALL
FIELD 225' OUTFIELD

RENOVATED ATHLETIC
FIELD 330'x180'

RENOVATED BASEBALL FIELD

NEW BASEBALL FENCE ALONG
1st BASE LINE

EMERGENCY ACCESS DRIVE
TO ATHLETIC FIELDS

STUDENT PARKING

PARENT
PICKUP/DROPOFF AREA

STAIR EGRESS

LOADING/DELIVERY AREA

ACCESSIBLE PARKING (5)

PEDESTRIAN PLAZA

MAIN ENTRY

BUS LOADING AREA

VISITOR/CUSTOM
PARKING AREA



+/- 445 current
striped parking
spaces

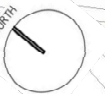
TOTAL PARKING:
334 - GENERAL SCHOOL
40 - SHOP DEPARTMENT
27 - VISITOR/CUSTOMER

TOTAL: 401

Site Plan A/R 3.1.1



A/R 3.1.1





A/R 3.1.1

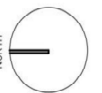
Engineering & Transportation Cluster

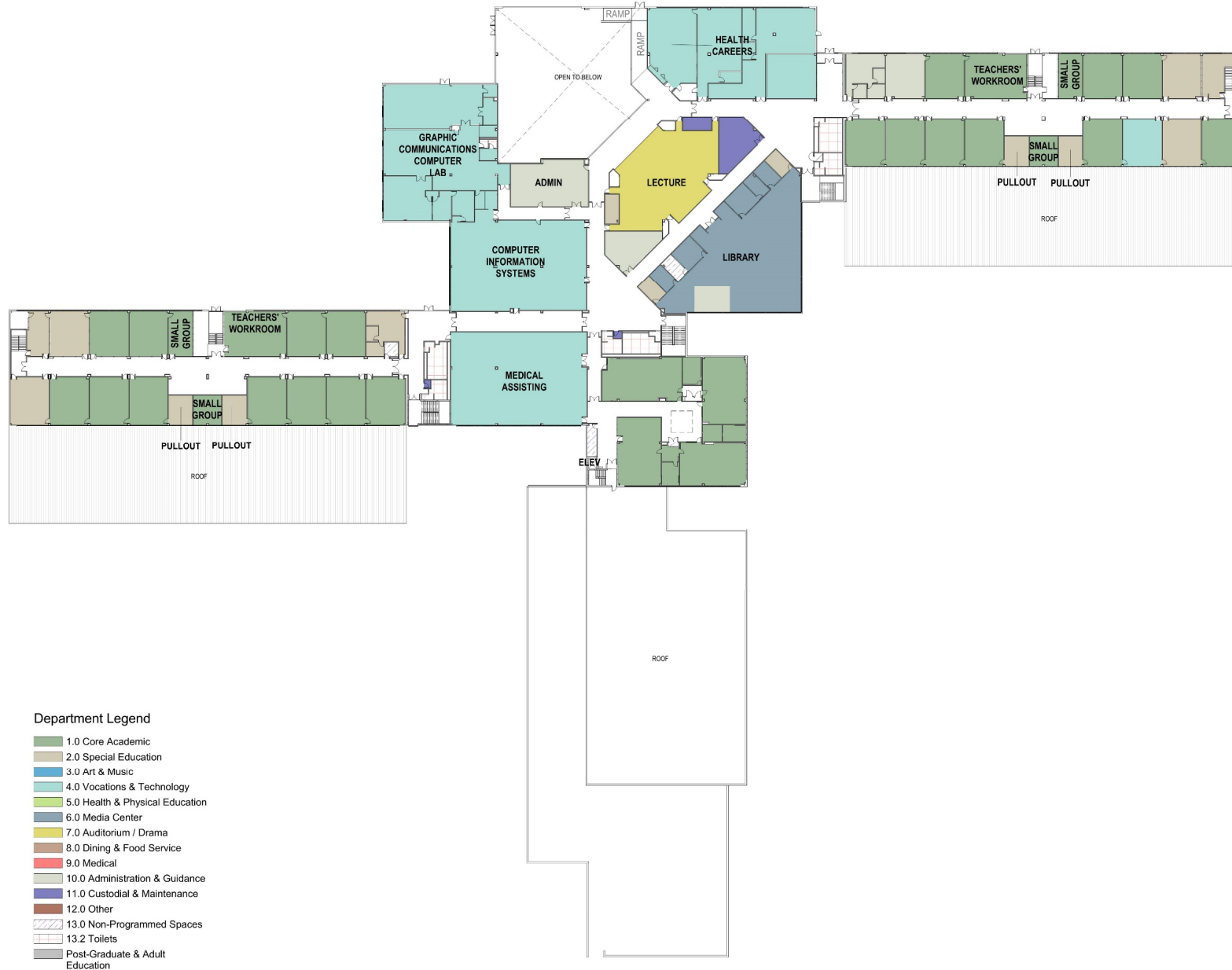


Department Legend

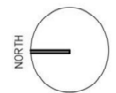
- 1.0 Core Academic
- 2.0 Special Education
- 3.0 Art & Music
- 4.0 Vocations & Technology
- 5.0 Health & Physical Education
- 6.0 Media Center
- 7.0 Auditorium / Drama
- 8.0 Dining & Food Service
- 9.0 Medical
- 10.0 Administration & Guidance
- 11.0 Custodial & Maintenance
- 12.0 Other
- 13.0 Non-Programmed Spaces
- 13.2 Toilets
- Post-Graduate & Adult Education

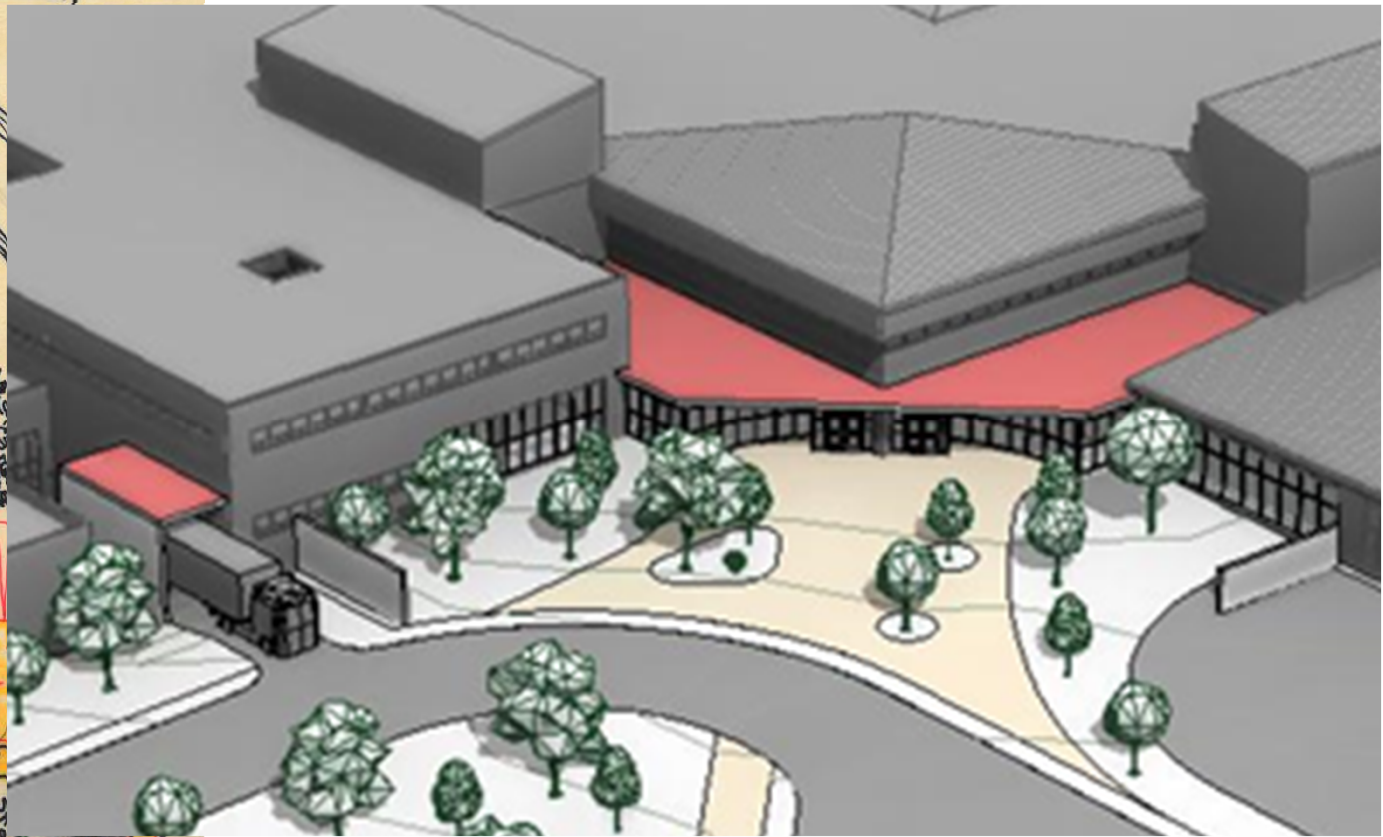
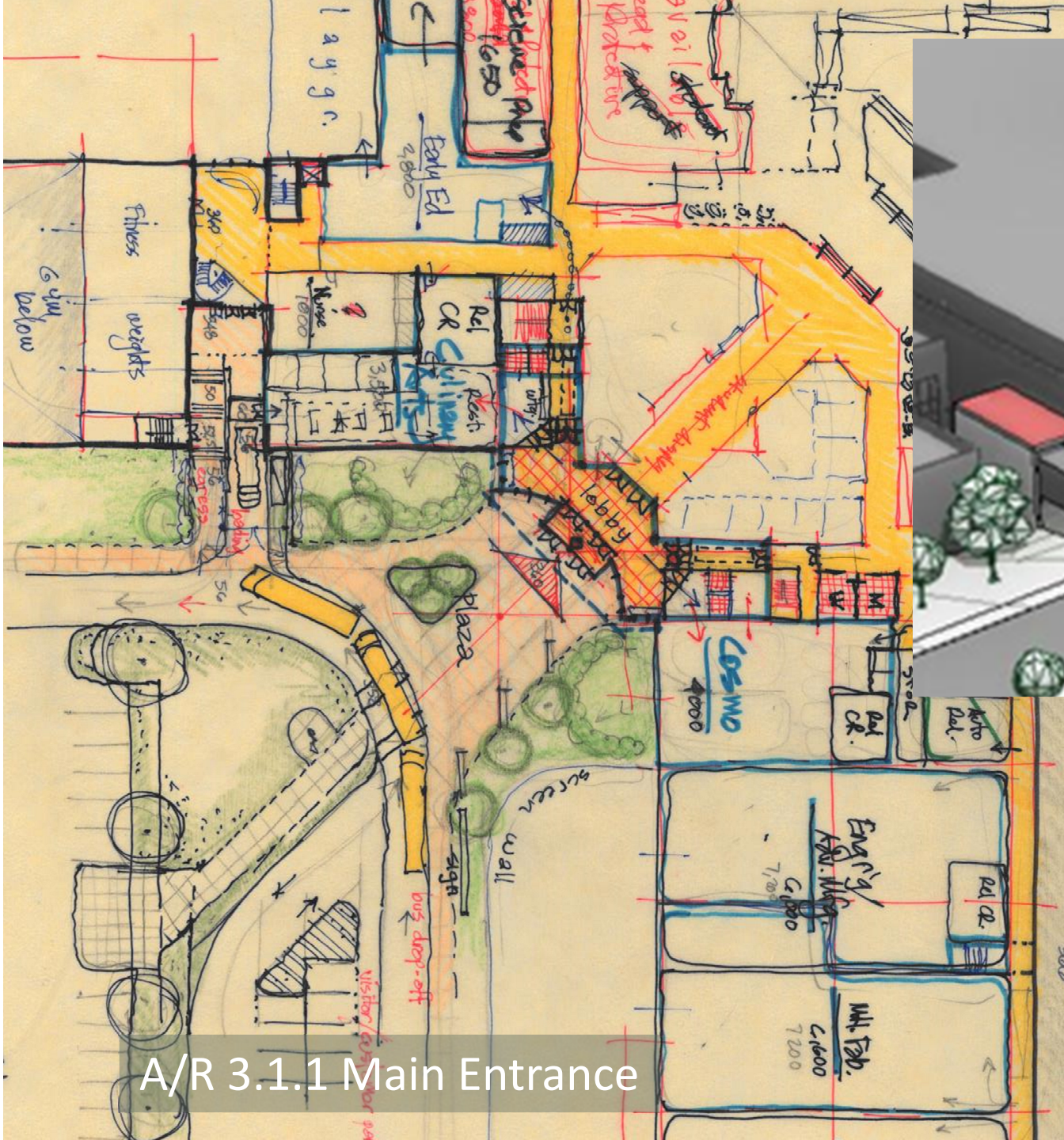
A/R 3.1.1 First Floor Plan



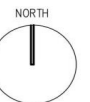


A/R 3.1.1 First Floor Plan





A/R 3.1.1 Main Entrance



1. Mostly Renovation Option

Order of Magnitude Comparison Costs:

Estimated Total Project Cost:	\$280 Million
<u>Potential MSBA Reimbursement Grant:</u>	<u>\$88 Million</u>
Approximate Local District Cost:	\$192 Million

A/R 3.1.1

2. Addition / Renovation Option

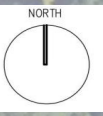
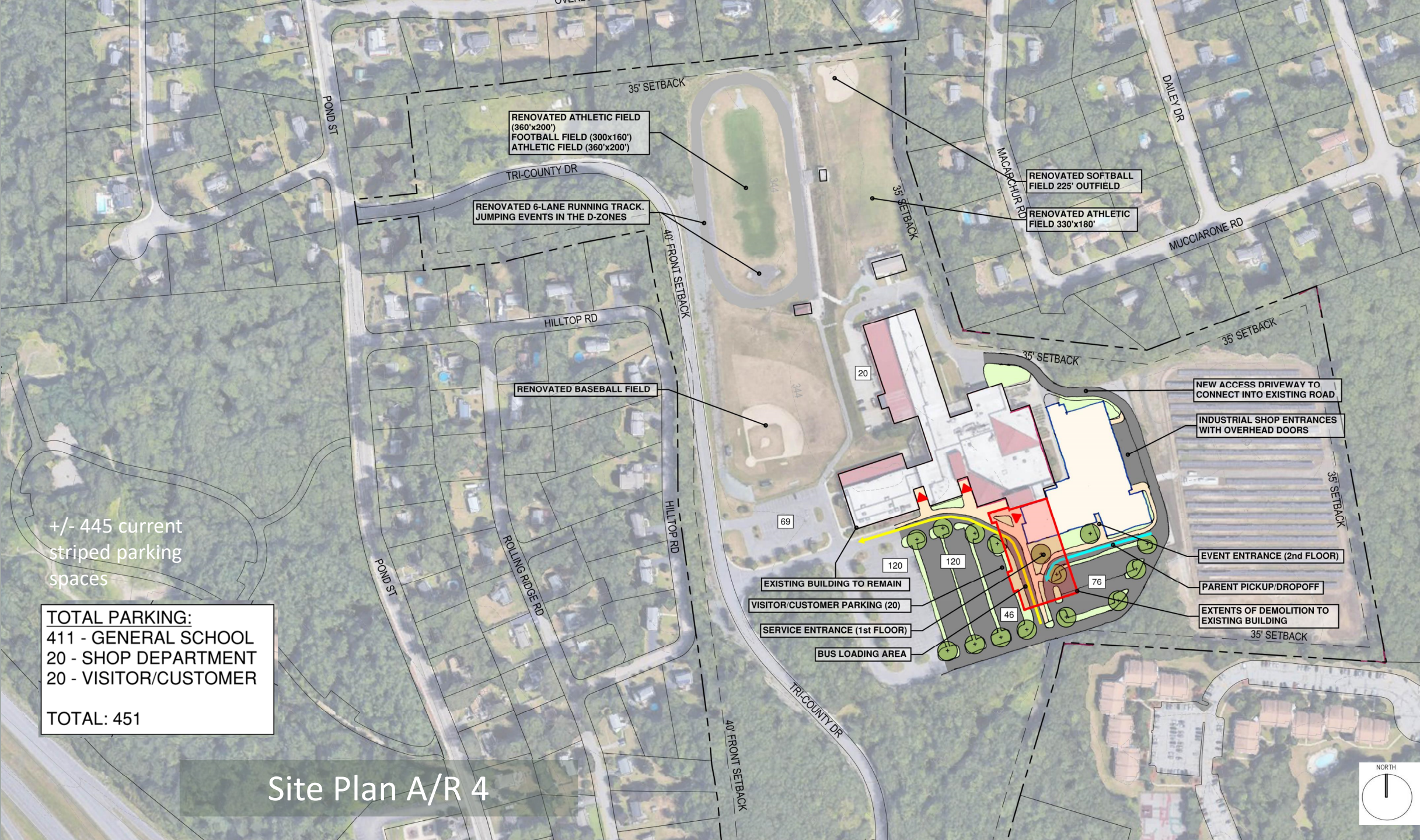
A/R 4

+/- 445 current striped parking spaces

TOTAL PARKING:
411 - GENERAL SCHOOL
20 - SHOP DEPARTMENT
20 - VISITOR/CUSTOMER

TOTAL: 451

Site Plan A/R 4



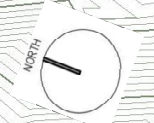


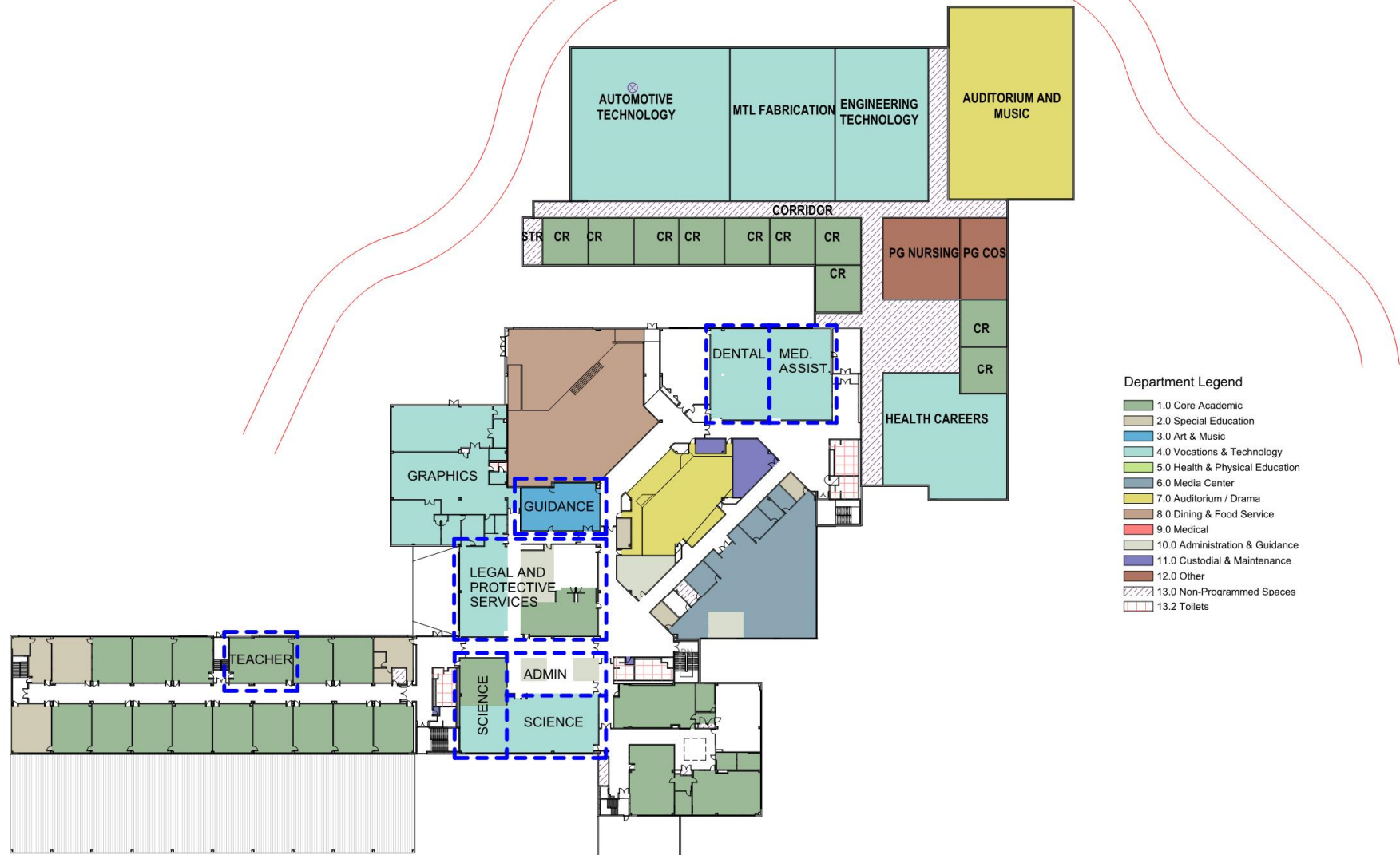
A/R 4





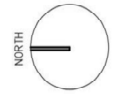
A/R 4





- Department Legend
- 1.0 Core Academic
 - 2.0 Special Education
 - 3.0 Art & Music
 - 4.0 Vocations & Technology
 - 5.0 Health & Physical Education
 - 6.0 Media Center
 - 7.0 Auditorium / Drama
 - 8.0 Dining & Food Service
 - 9.0 Medical
 - 10.0 Administration & Guidance
 - 11.0 Custodial & Maintenance
 - 12.0 Other
 - 13.0 Non-Programmed Spaces
 - 13.2 Toilets

A/R 4 Second Floor Plan

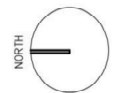


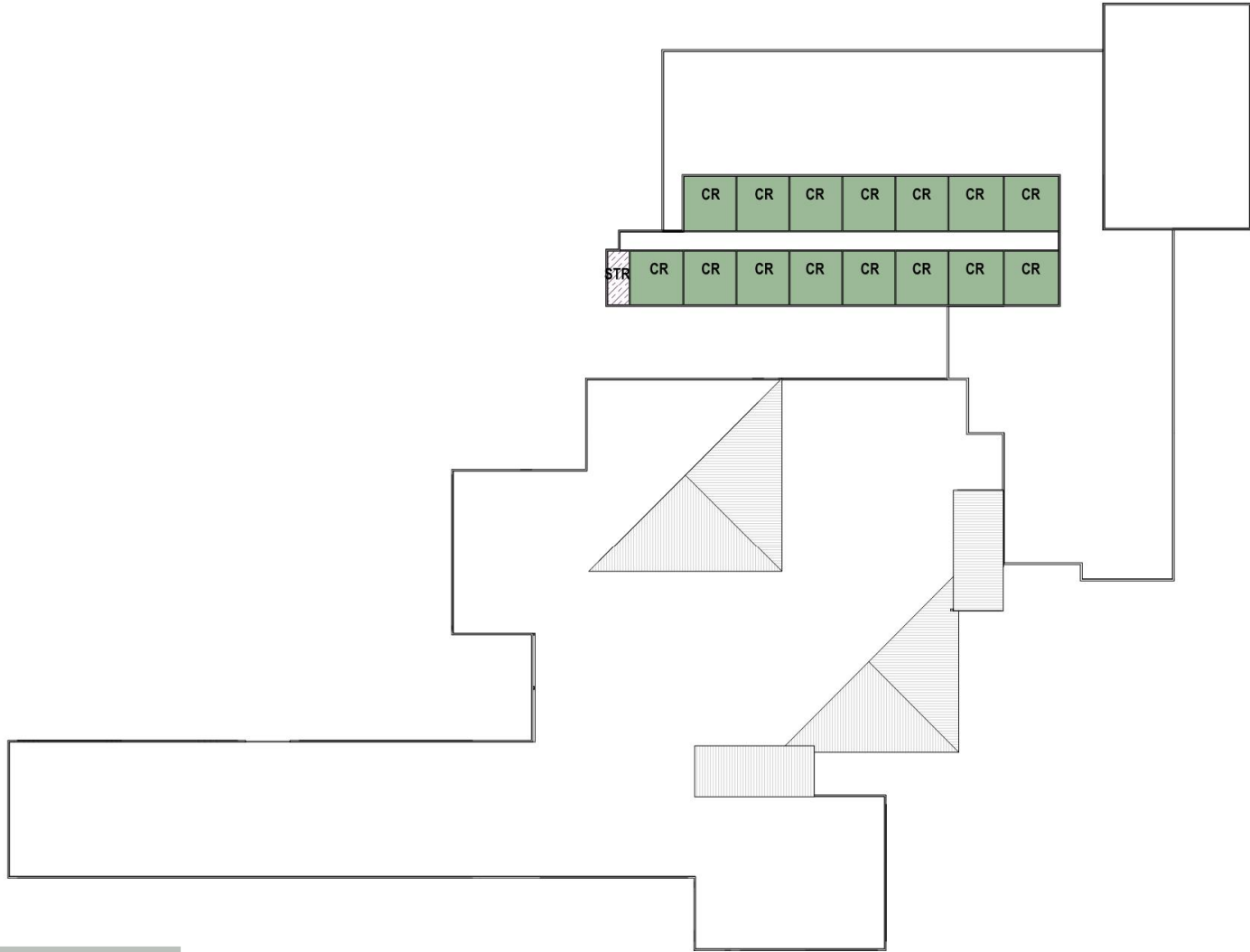


Department Legend

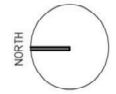
- 1.0 Core Academic
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- 8.0 Dining & Food Service
- 9.0 Medical
- 10.0 Administration & Guidance
- 11.0 Custodial & Maintenance
- 12.0 Other
- 13.0 Non-Programmed Spaces
- 13.2 Toilets

A/R 4 First Floor Plan





A/R 4 First Floor Plan



2. Addition / Renovation Option

Order of Magnitude Comparison Costs:

Estimated Total Project Cost:	\$283 Million
<u>Potential MSBA Reimbursement Grant:</u>	<u>\$89 Million</u>
Approximate Local District Cost:	\$194 Million

A/R 4

3. New Construction Option

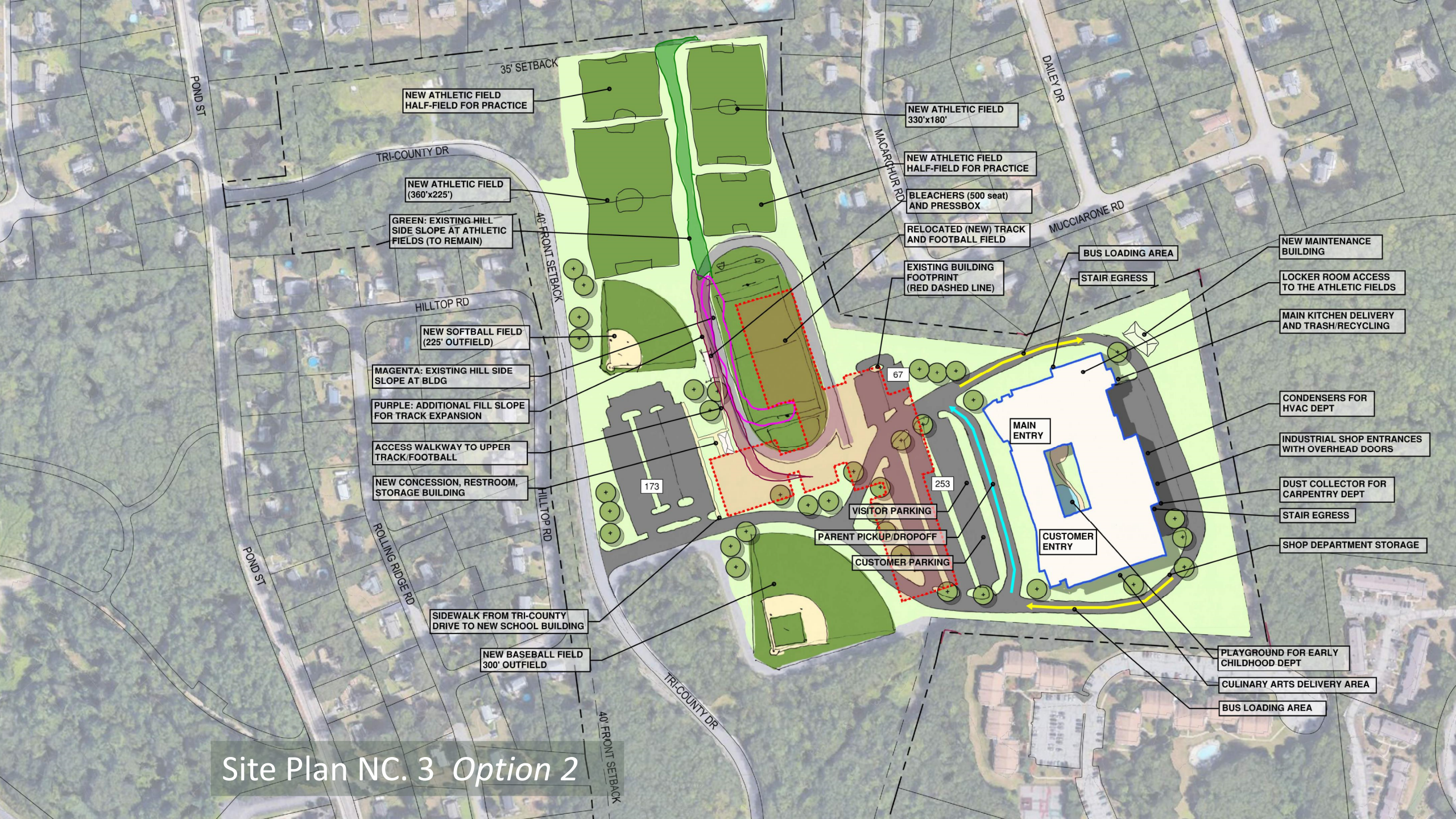
NC 3



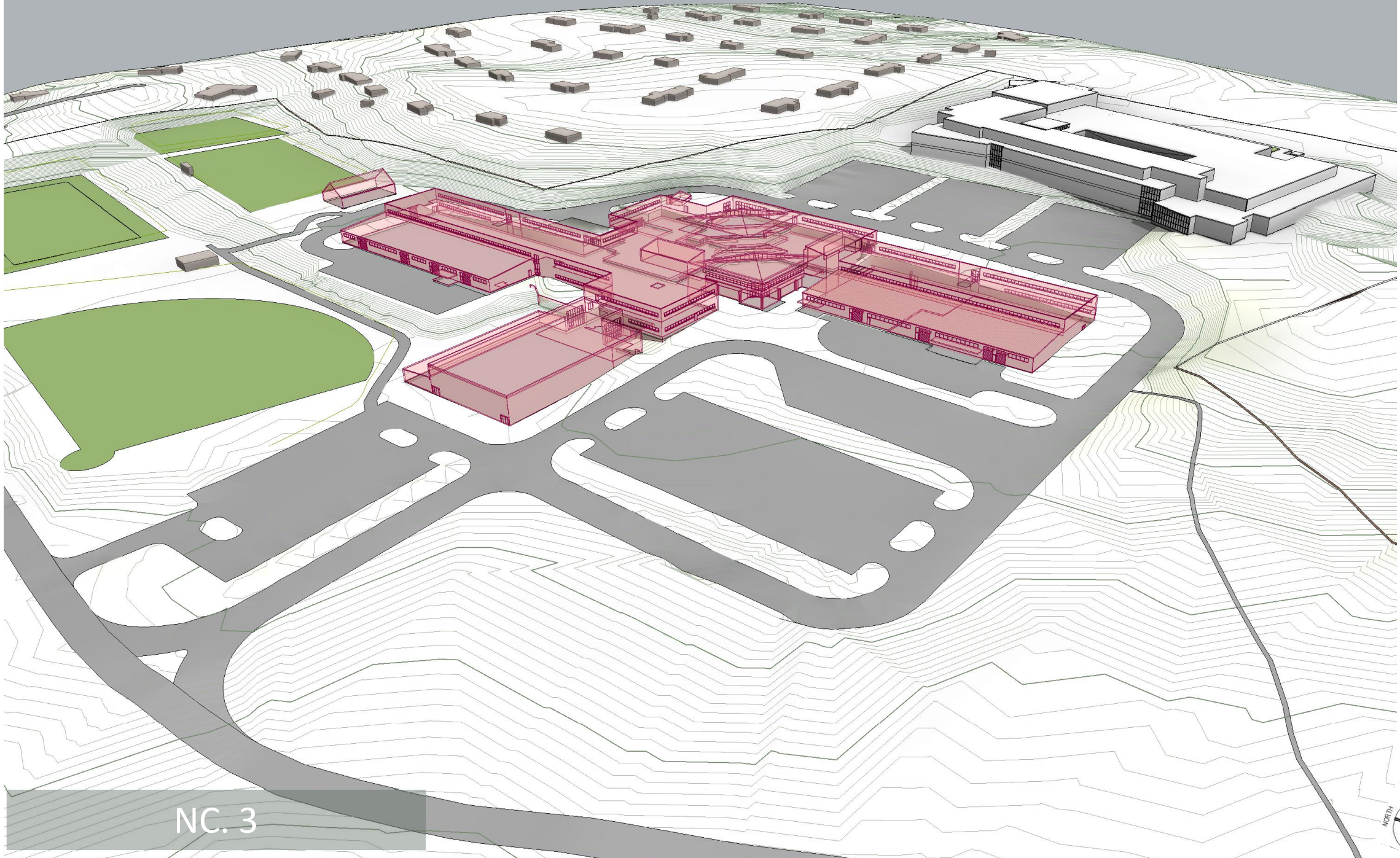
D

Potential Building Zones

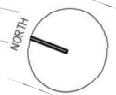


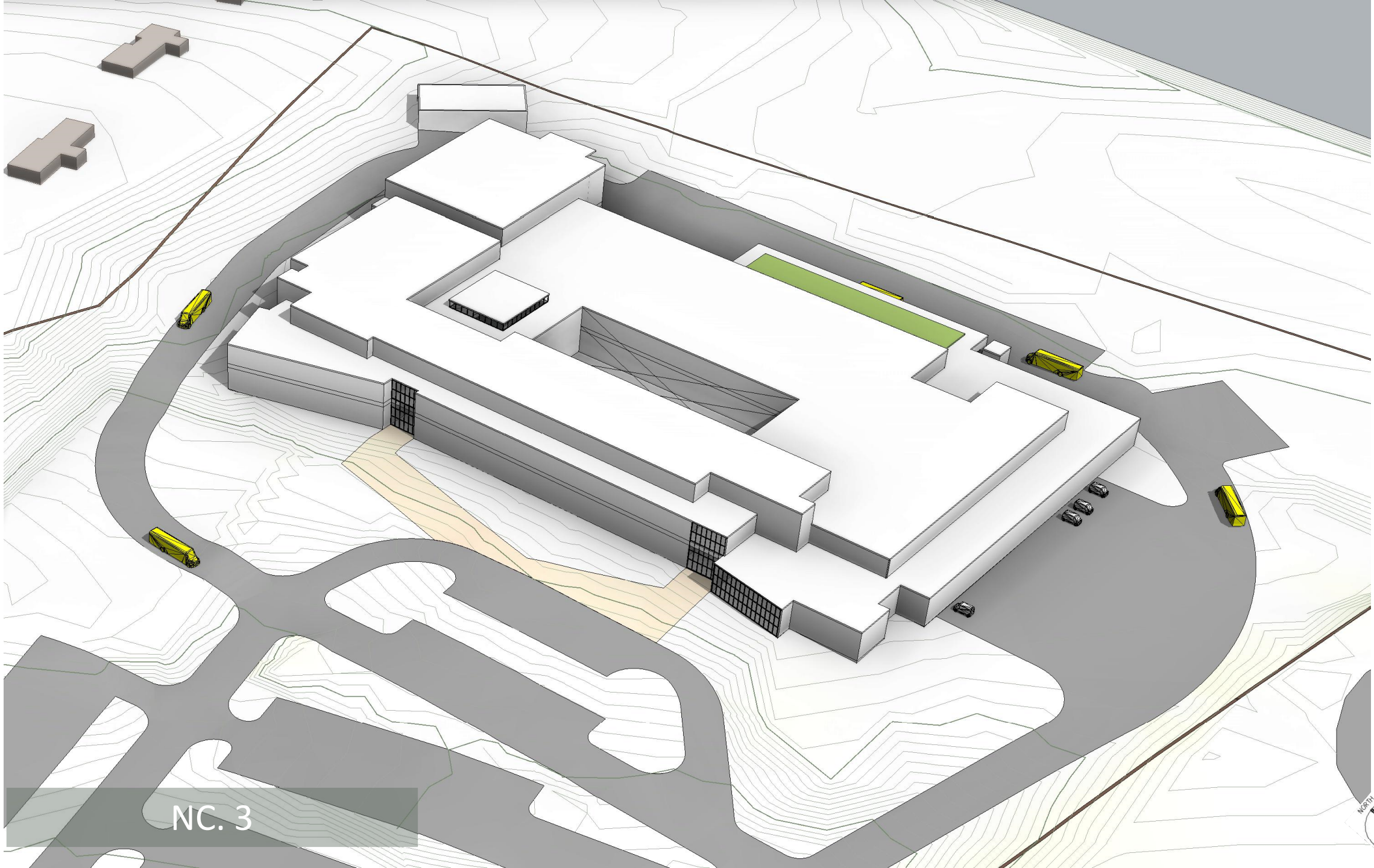


Site Plan NC. 3 Option 2



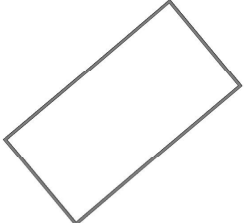
NC. 3



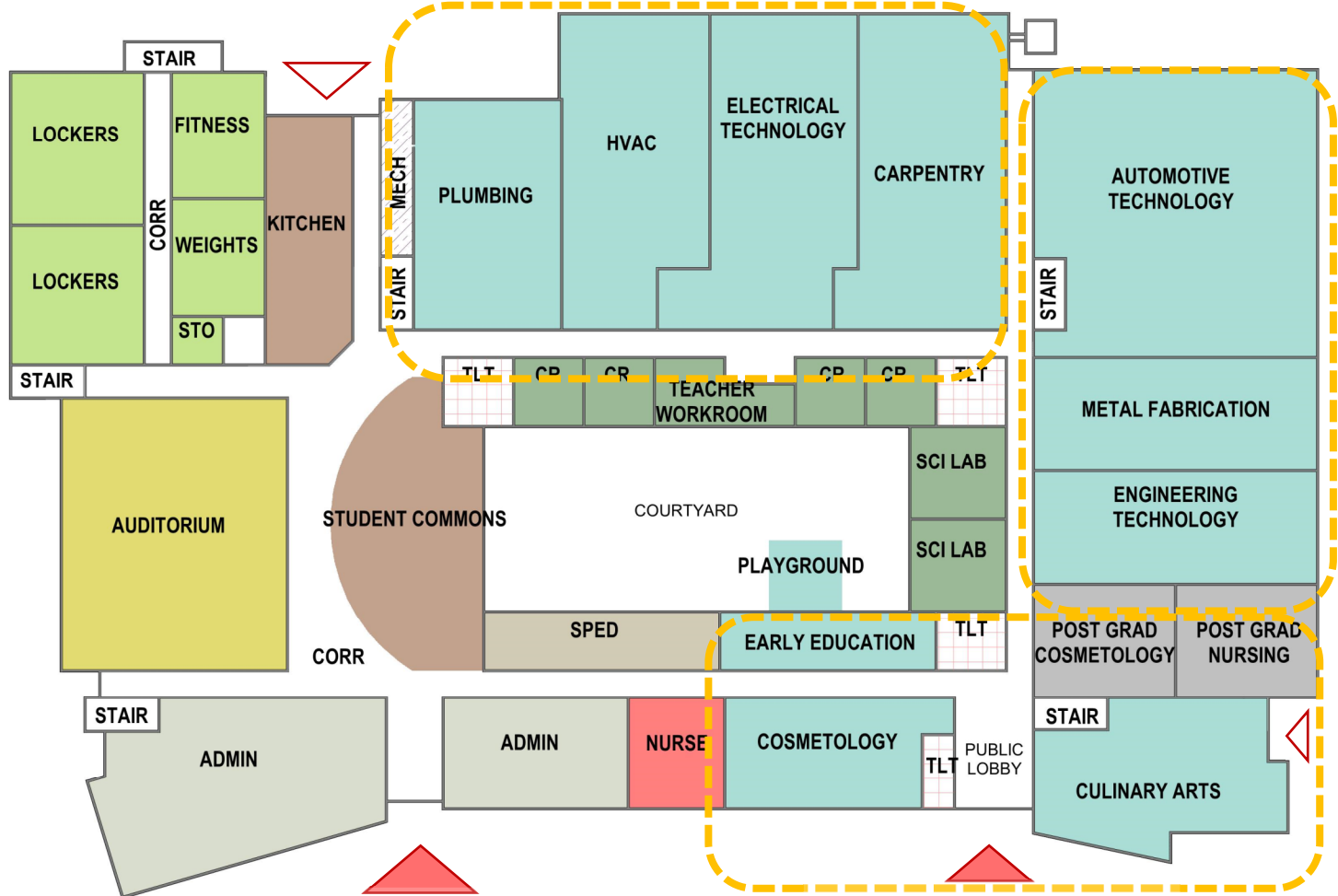


NC. 3

NORTH



Construction Cluster



Engineering & Transportation Cluster

Consumer Services Cluster

Department Legend

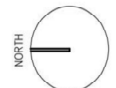
- 1.0 Core Academic
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- 11.0 Custodial & Maintenance
- 12.0 Other
- 13.0 Non-Programmed Spaces
- 13.2 Toilets
- Post-Graduate & Adult Education

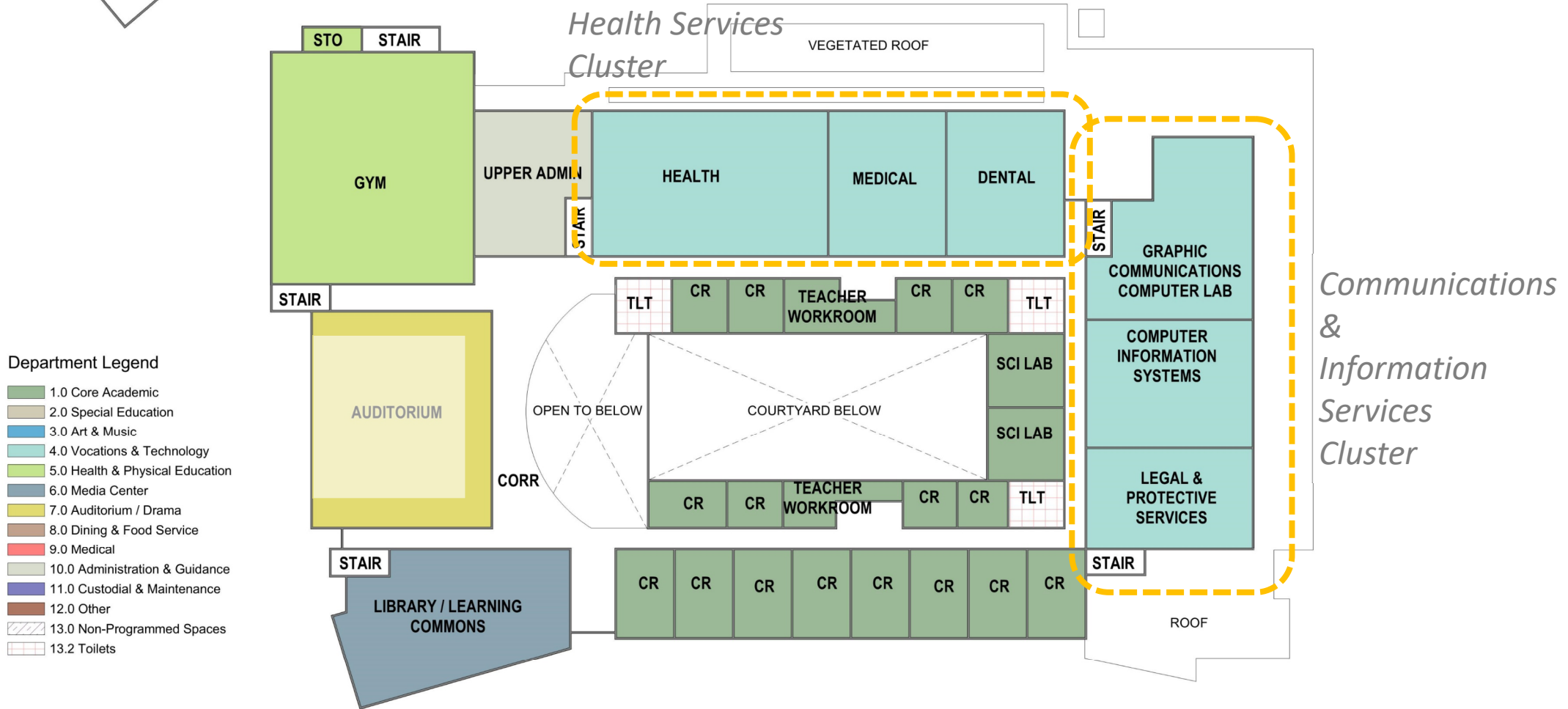
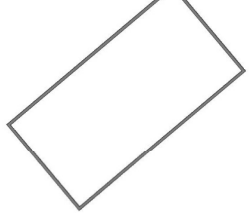
① Space Summary New Level 1
1" = 50'-0"

Main Entrance

Customer Entrance

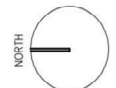
NC. 3 First Floor Plan



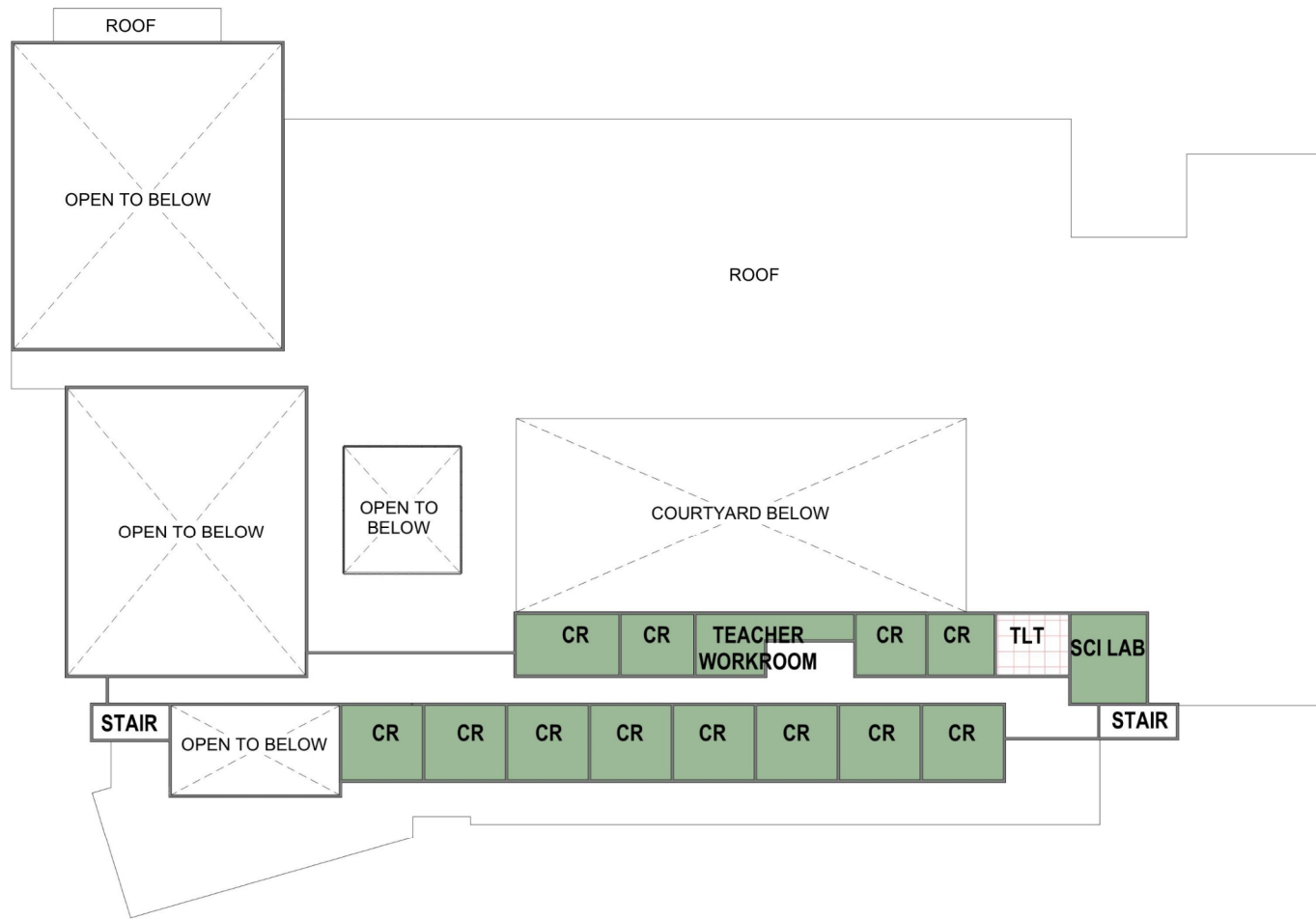


① Space Summary New Level 2
1" = 50'-0"

NC. 3 Second Floor Plan

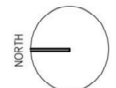


- Department Legend**
- 1.0 Core Academic
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 - 3.0 Art & Music
 - 4.0 Vocations & Technology
 - 5.0 Health & Physical Education
 - 6.0 Media Center
 - 7.0 Auditorium / Drama
 - 8.0 Dining & Food Service
 - 9.0 Medical
 - 10.0 Administration & Guidance
 - 11.0 Custodial & Maintenance
 - 12.0 Other
 - 13.0 Non-Programmed Spaces
 - 13.2 Toilets



① Space Summary New Level 3
1" = 50'-0"

NC. 3 Second Floor Plan



3. New Construction Option

Order of Magnitude Comparison Costs:

Estimated Total Project Cost:	\$280 Million
<u>Potential MSBA Reimbursement Grant:</u>	<u>\$70 Million</u>
Approximate Local District Cost:	\$210 Million

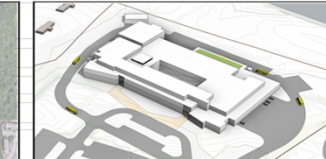
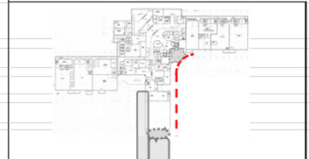
Evaluation of Options

Cost Model for Reimbursement and Local Share Calculation

	1.	2.	3.
	<u>A/R 3.1.1</u>	<u>A/R 4</u>	<u>NC 3</u>
	<u>Mostly Renovation</u>	<u>Addition/ Renovation</u>	<u>New Construction</u>
Cost Model for Reimbursement and Local Share	in Millions	in Millions	in Millions
Estimated Potential Project Cost:	\$280	\$283	\$280
MSBA Estimated Potential Non-Reimbursable Costs:	\$140	\$139	\$158
MSBA Estimated Potential Reimbursable Costs:	\$140	\$144	\$122
Potential MSBA Reimbursment Grant range (+/- 5%):	\$84 TO \$91	\$85 TO \$92	\$68 TO \$73
Potential Local Share range (+/- 5%):	\$189 TO \$196	\$190 TO \$197	\$207 TO \$212
EXIT THE MSBA GRANT PROCESS AND FIX THE BUILDING OVER 5 TO 10 YEARS - LOCAL SHARE FOR A "BASE REPAIR" ONLY PROJECT IS \$165 M +/-			
Duration and disturbance time frame:	4 years	4 years	3 years
Impact on Learning:	very high	medium to high	low

Criteria	MSBA Required	Addition / Renovation				New Construction	
	Base Repair	AR.3.1		AR.4		NC.3	
	Code Renovation	Pro's	Con's	Pro's	Con's	Pro's	Con's
	multiple years	3+ years	3+ years	3+ years	3+ years	2+ years	2+ years
Ed Plan Accommodation Compliance w/ Vision	Doesn't address educational	Addresses most Space Needs Locates Consumer shops close to visitor entrance Includes Small Group spaces and teacher planning	Some CTE spaces are larger than required Typical classrooms are marginally smaller than req'd Lacks meaningful integration of academic & CTE spaces	Addresses most Space Needs New wing better meets Ed Vision	Some CTE spaces are larger than required Some smaller existing classrooms remain Existing wing not as integrated as new wing	Best Ed Plan Conformance Good integration of shops & classrooms	
Project Cost Reimbursable Cost Temporary Costs Long-term Value		Lowest construction cost option Higher reimbursement rate for major renovation	High temporary costs for phasing, modular classrooms Lower long-term value with rebuilt infrastructure	Slightly higher reimbursement rate for partial renovation Lesser temporary costs (no modulars required)	Construction cost nearly equal to all-new construction Lower long-term value with some rebuilt infrastructure	Best long-term value Minimal temporary costs	(Slightly) Higher construction cost Requires temporary parking Requires relocation (renegotiation?) of solar field
Disruption Impact on Students Construction Duration Phasing		Multi-phase renovation attempts to minimize disruption Athletic fields generally available during construction	Phased construction adjacent to occupancy New construction at front entrance and locker rooms Long construction duration summer renovation req'd.	New wing allows for potential early construction start New wing provides swing space	Phased construction in close proximity to occupancy Multi-phase renovation with complicated sequencing Temporary parking required	Minimal impact to existing occupancy Best construction phasing, allows for early start, shorter duration 2 phases: 1. New construction, 2. Demolition & Sitework	Requires relocation of teacher parking Loss of baseball field during construction
Flexibility Community Access Expansion Potential		Improved community, customer access	Least flexibility, minimal classroom reconfiguration Limited expansion potential	Less flexibility Improved community, customer access	Minimal classroom reconfiguration in ex. wing Limited expansion potential	Good internal flexibility & variety of educational spaces Good community, customer access	Limited expansion potential
Operating Costs Maintenance		Generally all new finish materials & systems Improved building envelope & energy-efficient windows	Some existing infrastructure remains More shorter-term maintenance expected	Larger portion of the building is new construction Improved building envelope & energy-efficient windows	Some existing infrastructure remains Some shorter-term maintenance expected	All new construction, infrastructure, & MEP systems Best thermal envelope	
Site Access Safety & Security Separation of Adults & Students Circulation		Good separation of cars and buses Good separation of adult students Good visitor security, access for customers & events	Requires additional service access Auditorium is remote for students Long academic corridors	Revised service access; improved drop-off potential Good auditorium and post grad locations Longer circulation path through the building	Longer circulation path through the building Long academic corridors	Good separation of cars and buses Dedicated visitor, customer, events entrances Good separation of post-grad students	Somewhat remote athletic fields location.
Final Site layout Site amenities Impact to Abutters		Minimal impact to abutters Good public access for events, shops	Service access remains circuitous dead end Similar traffic patterns as existing	Somewhat sprawling layout Outdoor courtyard is a positive.	Somewhat sprawling layout Service access remains circuitous dead end Some impact to abutters	Best overall fit on the site; compact footprint Layout allows for an additional new athletic field Convenient service access	Somewhat lengthy walk from student parking to building Some impact on abutters
Civic Image / Aesthetics		New front-door image Improved public access	School largely retains 1970's massing, character	New entrance plaza	Major addition is at rear of site, limited image improvement Sprawling layout	Formal entrance & approach Impressive new image at high point of site	Building seen across parking lot

5	positive / most advantageous
4	
3	neutral
2	
1	negative / least advantageous



Discussion...



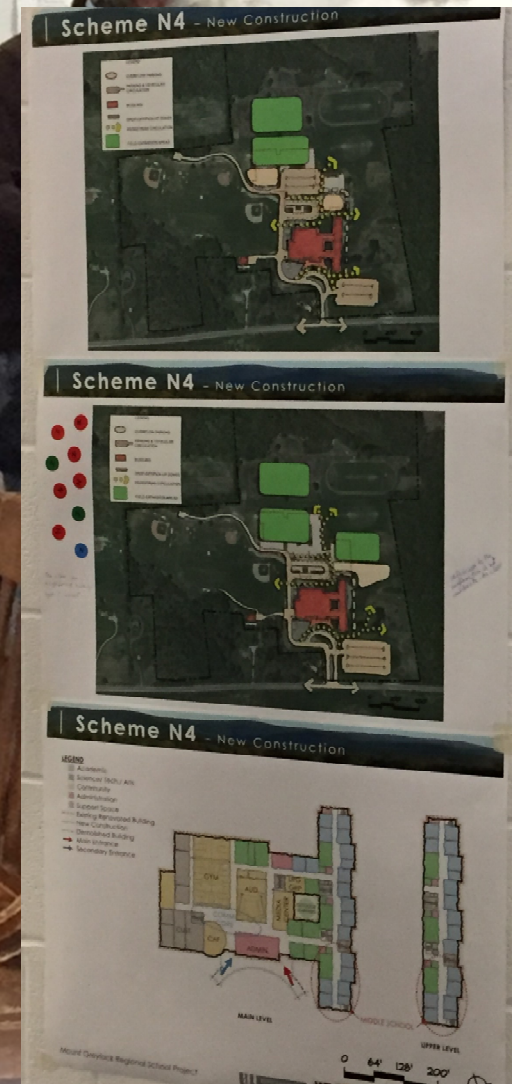
SBC & SC Meeting Agenda – November 28 , 2022, 6:00PM

1. Call to Order & number of voting member present.
2. Previous Topics & Approval of October 27th & November 16th, 2022, Meeting Minutes
3. Invoices for approval:
 - Dore and Whittier October Invoice No. 12 in the amount of \$10,000.00
 - DRA October Invoice No. 09 in the amount of \$42,750.00
 - DRA November Invoice No. 10, in the amount of \$42,750.00
4. Project Team and Committee discussion on the PRO/CON of options
 1. A.R.3.1.1 Renovation
 2. A.R.4 Addition & Renovation
 3. NC3- New Construction
- 5. Committee straw poll vote with stickers 1st choices**
6. Other Topics not Reasonably Anticipated 48 hours before the Meeting
7. Public Comment
8. Next Meetings
9. Adjourn



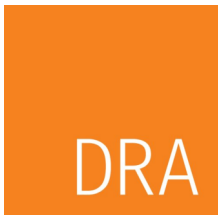
5. Sticker Vote by School Committee and School Building Committee

EXAMPLE



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Upcoming Meetings

SC & SBC meeting

28 Nov. 2022

SC & SBC Remote meeting

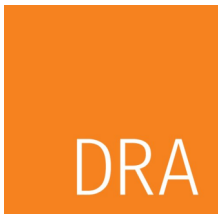
15 Dec. 2022

8 Dec. 2022

3rd Community Meeting at 6 PM – Lecture Hall

SBC & SC Meeting Agenda – November 28 , 2022, 6:00PM

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8. Next Meetings
9. **Adjourn**



Thank You!

DRA



dw
DORE + WHITTIER