



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

Project: Tri-County Vocational High School
 Subject: School Building Committee Meeting No. 18
 Location: 147 Pond St, Franklin, MA
 Distribution: Attendees, Project File

Project No: MP20-28
 Meeting Date: 11/28/2022
 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	x	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
	Brendan Bowen*	SBC Member		Charlie Lyons	DWMP
	Stanley Widak Jr.*	SBC/SC Member		Aidan Place	DWMP
X	Harry Takesian*	Facilities	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			
x	Jeanne Terrell	Admin			
x	Michael F. Galasso	SC Member			
	Jennifer D, Angelo	SC Member			
	Gerald Lafleur	SC Member			
	Gregory St. Lawrence	SC Member			
x	Tracy Stewart	SC Member			
	Louis Hoegler	SC Member			
x	John Rose	SC Member			
x	Steve Sullivan	SC Member			
x	Patrick Moran	SC Member			
x	Peter Wiernicki	SC Member			

* SBC & SB Voting Member

Item No.	Description	Action
18.1	<p>Call to Order & number of voting member present: 6:06 PM meeting was called to order by SBC Chair B. Mushnick, with 8 of 11 voting members in attendance.</p>	Record
18.2	<p>Previous Topics & Approval of October 27th and November 16th of 2022, Meeting Minutes: A motion to approve the 10/27/2022 & 11/16/2022 meeting minutes as submitted made by J. Dowse and seconded by M. Procaccini.</p> <p>Discussion: None. Vote: All in favor</p> <p>Motion passes, October 27th & November 16th, 2022, meeting minutes are certified as approved.</p>	Record
18.3	<p>Invoices for Approval: B. Mushnick reviews the first invoice on the agenda and calls out for a motion to approve:</p> <p>Invoice 1: DWMP October Invoice No. 12, in the amount of \$10,000.00</p> <p>A motion was made by J. Dowse and seconded by D. Hayes for the approval of DWMP Invoice No. 12.</p> <p>Discussion: None. Vote: All in favor</p> <p>Motion passes to approve the invoice for payment.</p>	Record
18.3.1	<p>B. Mushnick reviews the second invoice on the agenda and calls out for a motion to approve:</p> <p>Invoice 2: DRA October Invoice No. 09, in the amount of \$42,750.00</p> <p>A motion was made by J. Dowse and seconded by Hayes for the approval of DRA Invoice No. 13.</p> <p>Discussion: None. Vote: All in favor</p> <p>Motion passes, the invoice is approved for payment</p>	Record

	<p>B. Mushnick reviews the final invoice on the agenda and calls out for a motion to approve:</p> <p>Invoice 3: DRA November Invoice No. 10, in the amount of \$42,750.00</p> <p>A motion was made by J. Dowse and seconded by Hayes for the approval of DRA Invoice No. 13.</p> <p>Discussion: None Vote: All in favor</p> <p>Motion passes, the invoice is approved for payment</p>	Record
18.4	<p>Project Team and Committee discussion on Pros/Cons:</p> <p>C. Franceschi quickly recaps each of the three options.</p> <p>A/R 3.1.1 Mostly Renovation This option preserves the entire existing building and addresses the space shortcomings with a couple of small additions. This option proposes a two-story addition to the west of the Gym and the full renovation of the existing school. Full renovation means bringing the building up to code; Fully renovating the athletic fields, parking lot, new curbs, sidewalks, and sprinkler systems.</p> <p>The addition would house the new Auditorium & support spaces, such as Cosmetology, and 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 entrance of the event to the Auditorium and Gymnasium, as well as the post-graduate programs.</p> <p>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.</p> <p>The second-floor classroom wings of the building would be reconfigured to provide needed smaller group rooms, breakout areas, and distributed Teacher Planning Spaces.</p> <p>To achieve this, we'll have to do the work during the summer. We're estimating it will take four summers to get this completed. We'll also need to have</p>	Record

modular classrooms on site as temporary classrooms to empty one wing of the building to allow the contractor to do the renovations.

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

- Estimated Potential Project Cost: \$280
- Potential MSBA Reimbursement Grant: \$88
- Approximate Local District Cost: \$192

A/R 4: Addition & Renovation

This option proposes the construction of a major new wing to house the Auditorium, Transportation cluster, postgraduate programs, and academic classrooms 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 the 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 site work. We're estimating this option will take 4 years to complete.

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

- Estimated Potential Project Cost: \$283
- Potential MSBA Reimbursement Grant: \$89
- Approximate Local District Cost: \$194

NC3: New Construction

This new construction option proposes siting a new 280,000-square-foot school primarily on the upper parking lot and solar panel field, The three-story courtyard building is configured with large assembly areas and student commons in the north, and the academic spaces south are organized around an exterior courtyard. The high bay shops are at the rear of the main level and are accessed 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.

After, the existing building is demolished we gain some green space, a new track, a new football field, and an addition to the varsity soccer/ lacrosse field. The softball and baseball field will have to be relocated.

One of the advantages of going with the new construction option. The entire new building can be built while the existing school stays in operation. Once the new building is occupied then the existing building can be demolished. We're estimating it will take two years to complete the new building and an additional year to demo the existing building and turn that area into a green space.

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

- | | |
|---------------------------------------|-------|
| • Estimated Potential Project Cost: | \$280 |
| • Potential MSBA Reimbursement Grant: | \$70 |
| • Approximate Local District Cost: | \$210 |

Discussion:

M. Procaccini asks why the New Construction option has a lower reimbursement than the addition/ renovation options.

T. Elmore explains that's a complex answer. There are multiple factors that come into play when you look at any of the three options. Non-Reimbursement cost is the one that jumps out. For example, the cost per square foot construction is cut off at \$360. Again, multiple factors come into this equation. Both addition/renovation options have more square footage than the new construction.

- A.R.3.1.1 – 300,000SQ
- A.R 4 –320,000SQ
- NC3- 280,000 SQ

The new construction costs more per square foot to build because of the nature of replacing the structure but the other two options have much more square footage. The bottom line is that we put together on the MSBA calculation sheet a scenario for all three options. The numbers could change to some degree, but I don't think it will be by much.

M. Procaccini ask if the swing space is included in the reno option estimated cost.

T. Elmore confirms that the swing space is included in the estimated project. I

believe we carried six million dollars., which is a non-reimbursement cost. We tried to be inclusive of impacting costs.

T. Stewart asks about the New Construction internal courtyard. Is the internal courtyard included in the total cost as well or is it on separate ground expenses?

C. Franceschi confirms it is included in the total project cost.

J. Rose expresses his concern about the mechanical, electrical, and plumbing upgrades on the A.R. options. How much investigation was done, and did you talk with our facility director regarding the building deficiencies?

C. Franceschi explains that we spent a lot of time with Harry. We went through documents too. There are always challenges with an addition/renovation project. For example, we have concealed conditions, we have plumbing lines that need to be replaced under concrete slabs. We included the cost in the base repair and renovation options to replace a fair number of underground pipes. Same with electrical. There are underground conduits that will need to be replaced.

J. Rose expresses his concern about the potential ledge in the back and increasing construction cost if there is one. When will we find out if there is a ledge back there in the field?

C. Franceschi states before we put a shovel in the ground, we will be doing a more detailed investigation. Right now, we've done a preliminary investigation and we reviewed the documents from when the building was built and from when the solar fields were installed. There was some investigation done back then, so there is some good information there. We also did some borings recently, to test how much fill is back there, locate the ledge and see how much ledge there is. We'll do more investigation if the new construction is the option that gets selected.

T. Elmore reassures J. Rose regarding the cost of the ledge. We carried some numbers on the estimated cost for each option. Higher for the new construction and lower for the other two options.

J. Rose asks if all goes well. When will we be breaking ground?

T. Elmore replies with 18 months from now. Ideally, we would like to see foundations in the ground by the Fall of 2024. Standing any steel in the winter.

P. Wiernicki asks everyone in the room which option in your professional judgment, will be the easiest, and best for a future school committee 50 years

	<p>from now when the same exercise exists.</p> <p>T. Elmore replies with the best option by far is new construction because there will be no disruption and less impact on the students.</p> <p>C. Del Angelo talks about her experience with addition/renovation projects. The reno projects are very difficult just because of the disruption to the students. It takes a toll on the project. As much as you plan to avoid or cause that disruption, there will always be some aspect of it.</p> <p>P. Wiernicki states that this is my primary concern. I think the focus should be on the students not just on the dollar amount.</p>	
18.7	<p>Committee straw poll vote with stickers 1st choice: T. Elmore demonstrates (3) boards in front of the room with each option. He explains that each person gets one vote.</p> <p>Results: Will be provided on the next meeting.</p>	Record
18.6	<p>Other topics not reasonably anticipated 48 hours prior to the meeting Discussion: None</p>	Record
18.7	<p>Public Comment Discussion: None</p>	Record
18.8	<p>Next Meetings</p> <ul style="list-style-type: none"> ➤ December 8th, 2022 – Community Meeting No. 3 @ 6 pm in the library ➤ December 15th, 2022 – SC & SBC Meeting No. 19 @ 6pm 	Record
18.9	<p>Adjourn 7:20 pm A motion was made by J. Dowse and seconded by M. Procaccini to adjourn the meeting.</p> <p>Discussion: None. Vote: All in favor.</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.