



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

Project: Tri-County Vocational High School
 Subject: School Building Committee Meeting No. 20
 Location: 147 Pond St, Franklin, MA
 Distribution: Attendees, Project File

Project No: MP20-28
 Meeting Date: 01/12/2022
 Time: 4:00 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
x	Brendan Bowen*	SBC Member		Charlie Lyons	DWMP
	Stanley Widak Jr.*	SBC/SC Member		Aidan Place	DWMP
x	Harry Takesian*	Facilities	x	Carl Franceschi	DRA
	Jane Hardin*	SBC Member	x	Vladimir Lyubetsky	DRA
x	Bob Foley*	Adult Ed Dir.		Sara Carda	DRA
x	Lloyd "Gus" Brown*	Bldg. CM			
	Jeanne Terrell	Admin			
	Michael F. Galasso	SC Member			
	Jennifer D, Angelo	SC Member			
	Gerald Lafleur	SC Member			
	Gregory St. Lawrence	SC Member			
	Tracey Steward	SC Member			
	John Lee	SC Member			
x	John Rose	SC Member			
	Steve Sullivan	SC Member			
	Patrick Moran	SC Member			
	Peter Wiernicki	SC Member			
x	Sherri Minch	Public			

Item No.	Description	Action
20.1	<p>Call to order School Building Committee & the number of voting member present: 4:06 PM meeting was called to order by SBC Chair B. Mushnick, with 9 of 11 voting members in attendance.</p> <p>Gus Brown joined at 4:18 PM* Mike Procaccini joined at 4:45 PM*</p>	Record
20.2	<p>Previous Topics & Approval of December 15th, of 2022, Meeting Minutes: A motion to approve the December 15th, 2022, meeting minutes as submitted was made by J. Dowse and seconded by Takesian.</p> <p>Discussion:</p> <p>K. Maguire notes that John Rose was present at the last meeting and should be marked as present in the list of attendees.</p> <p>T. Elmore confirms that the changes will be made before posting the meeting minutes on the website.</p> <p>Roll Call: B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), M. Procaccini (Y,) J. Dowse(Y), H. Takesian (Y), B. Bowen (Y), B. Foley (Y)</p> <p>Motion passes, to approve December 15th, 2022, meeting minutes with changes.</p>	Record
20.3	<p>Invoices for Approval: B. Mushnick calls out for a motion to approve DWMP Invoice No.14</p> <p>Invoice 1: DWMP December Invoice No. 014, in the amount of \$10,000.00</p> <p>A motion was made by D. Haynes and seconded by H. Takesian for the approval of DWMP Invoice No. 014</p> <p>Discussion: None.</p> <p>Roll Call: B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), M. Procaccini (Y,) J. Dowse(Y), H. Takesian (Y), B. Bowen (Y), B. Foley (Y)</p> <p>Motion passes to approve DWMP Invoice No.014 for payment.</p> <hr/> <p>B. Mushnick calls out for a motion to approve DRA Invoice No. 011</p> <p>Invoice 2: DRA December Invoice No. 14, in the amount of \$54,150.00</p>	Record

	<p>A motion was made by J. Dowse and seconded by Takesian for the approval of DRA Invoice No. 011</p> <p>Discussion: None.</p> <p>Roll Call B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), J. Dowse(Y), H. Takesian (Y), B. Bowen (Y), B. Foley (Y)</p> <p>Motion passes to approve DRA Invoice No.011 for payment.</p> <hr/> <p>B. Mushnick calls out for a motion to approve DRA Professional Service Invoice No. 001, Samiotes Consultants, in the amount of \$13,860.00</p> <p>Invoice 2: DRA Professional Service Invoice No. 011, in the amount of \$13,860.00</p> <p>A motion was made by H. Takesian and seconded by J. Dowse for the approval of DRA Invoice No. 011</p> <p>Discussion: None.</p> <p>Roll Call: B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), J. Dowse(Y), H. Takesian (Y), B. Bowen (Y), B. Foley (Y)</p> <p>Motion passes to approve DRA Professional Service Invoice No.011 for payment.</p>	
20.4	<p>PSR Submission Update:</p> <p>C. Dell Angelo updates on PSR submission and what’s coming next.</p> <ul style="list-style-type: none"> • <u>12/22/2022</u> - Submitted PSR • <u>01/04/2023</u> - Received precursory comments <ul style="list-style-type: none"> ○ Full comments and response expected by end of the week or early next week • <u>01/18/2023</u> – Facilities Assessment Subcommittee (FAS) • <u>TBD</u> - Preferred Schematic Conference Call with District • <u>03/01/223</u>– Board approval date to move into Modular 4 – Schematic Design <p>C. Franceschi summarizes the preferred option, and how it satisfies both the Education and Facility goals.</p> <p>Education Goals</p> <ul style="list-style-type: none"> • Real-world connections to 21st C Skills • Academic & Career Technical Integration • Classroom Neighborhoods/ Career Clusters • Flexibility, Multi-Purpose spaces • Community Accessibility & Identity 	Record

	<ul style="list-style-type: none"> • Sustainable • Cost Effective • Transparent Process <p>Facility Goals</p> <ul style="list-style-type: none"> • Academic/ Career Tech integration • Low-Bay Shop Expansion • Collaborative, Break-out Areas • Small Groups Rooms • Customers access to public shops • Post-Graduate program access/ separation • Auditorium / Large Group space • Locker Room parity; Gender Neutral Accommodations <p>Discussion:</p>	
20.5	<p>Facilities Assessment Subcommittee (FAS) Update:</p> <p>C. Dell Angelo talks about the upcoming FAS meeting on January 18, 2023, start time at 9:40 am.</p> <ul style="list-style-type: none"> • The FAS meets to hear district presentations regarding proposed projects and provide feedback to districts before the project is presented to the board. The Project Management Subcommittee meets to review audit appeals for MSBA projects. • Districts with projects requiring board approval for a preferred schematic design and/or project scope and budget will be asked to present information about the project at FAS meeting in advance of the board meeting at which the project vote will occur. • Preferred Schematic Conference Call with District – TBD • FAS provides recommendations to MSBA to proceed with the schematic design • Board Approval date expected 03/01/2023 <p>Discussion: None</p>	Record
20.6	<p>DRA Workplan:</p> <p>V. Lyubetsky reviews the work plan; outlines various activities and associated meetings and topics.</p> <p>Working Group Meetings – Detailed discussions</p> <ul style="list-style-type: none"> ○ <u>02.09.2023</u> - Site Design ○ <u>03.02.2023</u>- Design Vision ○ <u>03.23.2023</u>-MEP & Technology ○ <u>04.06.2023</u>- Design Typical Spaces ○ <u>05.04.2023</u>- High Profile Interior 	Record

- 05.18.2023- Logistics Construction

Building Committee Meetings – report findings and design program

- 02.16.2023 – SBC No. 21
- 03.23.2023 - SBC No.22
- 04.20.2023 - SBC No. 23
- 05.25.2023 - SBC No.24
- 06.21.2023 - SBC No.25

Design Team Milestones, Meetings, Activities –

- 01.17.2023 – Site Design Charrette
- 01.18.2023 - Final Site Survey
- 02.03.2023 – Conservation Commission Review
- 02.20.2023 – Traffic Review
- 01.27.2023 – TBD (Range 01.27-04.13)
- 03.08.2023 – Review of Project Design with the Fire Department
- 03.27.2023 – Review of Project Design with the Building Department
- 03.09.2023 – Geotechnical Site Investigation if required TBD (Range 03.27-05.17)
- 05.18.2023 – SD Cost Estimate Set Distributed to Cost Estimators
- 06.12.2023 - Draft Estimate ready for distribution
- 06.21.2023 – Draft SD ready for distribution
- 05.22.2023 – DESE submission confirm a date with the MSBA TBD (05.22-06.21)
- 06.27.2023 Final SD to MSBA

Department Meeting: meet with departments to review the layout of spaces/shops

- 02.17.2023 - Department meetings
- 03.03.2023 – Department meetings
- 03.10.2023 – Department meetings
- 02.10.2023 – District communications with the PV Company

Security Meeting- meeting with the first responder, and school admin involved in security

- 03.23.2023 – First responders & School Security Meeting

Public Meeting – planned for (2)

- 05.18.2023 - Community Meeting #4
- 06.21.2023 – Community Meeting #5

MSBA Meeting

- 01.18.2023 – FAS Presentation
- 03.01.2023 – MSBA Board Meeting PSR Approval
- 07.19.2023 – FAS meeting if required
- 08.30.2023 MSBA Board Meeting SD (Project Scope & Budget)
- 10.26.2023- District vote TBD
- 01.18.2023 - CM-R Selection TBD

Discussion:

K. Maguire discusses wanting to have an additional meeting for just parents on

	<p>March 15th at 6 PM before the school committee meeting.</p> <p>V. Lyubetsky confirms it will be added to the work plan.</p> <p>G. Brown introduces himself and invites the architect and OPM to join the tech review meeting that occurs every Wednesday at 3 PM, where we discuss projects that are coming to town</p> <p>V. Lyubetsky confirms he will reach out to schedule a meeting once the engineer consultants are on board.</p> <p>A motion was made by B. Mushnick and seconded by J. Dowse to approve the work plan as is.</p> <p>Roll Call: B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), M. Procaccini (Y), J. Dowse(Y), H. Takesian (Y), B. Foley (Y), Gus Brown (Y), M. Procaccini (Y)</p> <p>Motion passes to approved DRA work plan.</p>	
20.7	<p>CM @ Risk RFQ Update</p> <p>C. Dell Angelo talks about the next steps for the CM @ Risk process.</p> <ul style="list-style-type: none"> o Form prequalification/CM Selection Subcommittee <ul style="list-style-type: none"> • At least (2) members from SBC. (1) member from OPM, and (1) member from architect • Members voted and approved by SBC o Subcommittee review RFQ and provide comments /feedback o Post Advertisement and go live 01/25 o Qualifications due 02/08 o Subcommittee meets and ranks qualification 02/09-02/15 o SBC Meeting and vote to qualify CM Firms 02-16 o Distribute RFP to qualified CM's o CM Site visit/walk-through 02/24 o Proposals due 03/08 o Selection subcommittee meets and ranks CM firms 03/09-03/15 o Interview CM firm's week 03/23 o Award SD estimating purchase order/negotiate contract 03/27-03/31 <p><u>CM Selection Subcommittee volunteered members:</u> Bob Foley, Brendan Bowen, Karen Maguire. Harry Takesian, Brian Mushnick, and Gus Brown</p> <p>A motion was made by B, Foley, and seconded by H. Takesian to approve the volunteered members to take part in the CM @ Risk process.</p>	Record

	<p>Discussion: None</p> <p>Roll Call: B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), M. Procaccini (Y), J. Dowse(Y), H. Takesian (Y), B. Foley (Y), Gus Brown (Y), M. Procaccini (Y)</p> <p>All in favor, motion passes.</p>	
20.8	<p>Other Topics not Reasonably Anticipated 48 hours to prior to the meeting</p> <p>Discussion: None</p>	Record
20.9	<p>Public Comment:</p> <p>Sherri Minch makes a public comment. “Thank you so much. My name is Sherry mentioned and I'm a Plainville, resident I've lived in Plainville for 18 years I appreciate the opportunity to address the committee. I just want to say that I've been following the presentation since I became aware of this project in mid-December, and I think what you guys are doing seems extremely professional and the design looks great, and you guys have done an excellent job of making the case for building a new school. So, I'm happy about that. However, going forward, I just want to start off by saying I realized that the cost estimates that you guys have right now, are the ones that you put out, back in December.</p> <p>I apologize but I just wanted to take this opportunity to express some thoughts in hopes that they will be in your minds at the right moment. I have looked at the meeting minutes for all the meetings and I don't believe I've seen any discussion of the impact of the scale of this project on the towns. I didn't see it in the minutes about what that looks like to the town I did the back-of-the-envelope calculation \$200 million bonded 30 years 5% about \$13 million a year and if that's 1000 students sharing that it's \$13,000 per student per year. And you probably realized that those numbers that I use were very optimistic. If you go with \$10 million, 30 years, 7.5% half percent, which is really where the rates are right now. That works out to 17.6 million and a lot more per student in Plainville our Tri-County assessment last year was \$16,000. So, if the capital assessment for this were to be in the range of 13 to \$17,000. That was essentially double the assessment per student. And it could jump to 30,000. Just for comparison's sake KP assessment last year was \$14,000. So, if it were to jump to 30 per student, that would be essentially double what we're paying to send kids to our local high school.</p> <p>So, I just wanted to put those numbers out there so that people who didn't have them in back their minds would know that the person I spoke to on the building committee didn't seem to have those numbers in mind, just the big number. If you don't mind, I'd also like to take this opportunity to share with the committee a cautionary tale. You may or may not be aware of this, but in 2020 Plainville had a financial crisis and the Select Board put forward an override for 3.2 5 million to come</p>	Record

	<p>up with the number for the override. They basically just took all the budgetary requests for fiscal 21, added them up, and then subtracted the expected revenue. They didn't ask the departments to look hard for ways to reduce their budget requests.</p> <p>I think the mindset of the Select Board and the resulting approach to the override is based on two misconceptions. One was that there were no way people would be okay with 71-cent cuts to fire police and local schools. So as painful as the override would be the residents would bite the bullet because the alternatives were in thinkable things. The second misconception that they were working with was the idea that residents had the money to pay the extra tax it would just be a matter of reallocating family resources, like maybe putting off a trip to Disney. The idea that there were people in town who just couldn't afford that override didn't seem to be on the table. I don't know if you know the result of that override, but it got soundly defeated 1491 to 1035 it was not even close. And at least select board members were extremely surprised that people would have voted against a very real need. And I'm concerned because at least the comments I've heard from one committee member when I asked about the impact of towns suggest that there might be a similar mindset going on here. Clearly, the need for high school is real. Absolutely. But I'm not hearing a whole lot of consideration of how we can make sure that the high school that we're designing is responsible to the constraints of the town, rather than just like, well, this is what we need, and they're just going to have to pay for it. But really, that's where I think the Select Board was this is what we need. They're just going to have to pay for it. So, I would just like to encourage you all to, you know, keep the students in the front of your mind as you're designing the school but also, please keep the town in mind. Plainville if we were to be on the hook for \$1.3 million a year for our 100 students. That's 3% of our operating budget. That's more money than we spent on all of our government. General Government operating budgets for our departments in the general government. That's a lot of money for us. And we're a small town we're probably not going to be able to swing the boat I just want to encourage you now as you head into the design phase to try to think in terms of how we can be responsible to the town and design this building so it meets the needs of the students but it's also the thinking of the towns.</p> <p>Thank you.</p>	
20.10	<p>Next Meeting</p> <ul style="list-style-type: none"> • 02/16/2023 - SBC Meeting No. 21, in-person at 4PM • 03/23/2023 – SBC Meeting No.22 • 04/20/2023 – SBC Meeting No. 23 • 05/25/2023 – SBC Meeting No. 24 • 06/21/2023- SBC Meeting No. 25 (SD Approval) 	Record

	Times and locations to be determined for SBC Meetings 22, and 23,24,25.	
20.11	<p>Adjourn 5:34 PM A motion was made by Takesian and seconded by J. Dowse to adjourn the meeting.</p> <p>Discussion: None.</p> <p>Roll Call: B. Mushnick (Y), K. Maguire (Y), D. Haynes (Y), M. Procaccini (Y), J. Dowse(Y), H. Takesian (Y), B. Foley (Y), Gus Brown (Y), M. Procaccini (Y)</p> <p>All in favor, Motion Passes</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.