



**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	Tracy Stewart	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			

\* SBC & SB Voting Member

Item No.	Description	Action
17.1	<p><b>Call to Order &amp; number of voting member present:</b> 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><b>Previous Topics &amp; Approval of October 27<sup>th</sup>2022, Meeting Minutes:</b> 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><b>Preferred Solution and Cost Estimate Review</b></p> <p>C. Franceschi introduces himself and updates the SBC &amp; 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</p>	Record

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.

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 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

	<p>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.</p> <p>C. Dell Angelo demonstrates and reviews each option.</p> <p><b><u>A/R 3.1.1(Small Addition, Major Renovations) in millions</u></b></p> <ul style="list-style-type: none"> <li>● Estimated potential project cost: \$280</li> <li>● MSBA Estimated Potential Non- Reimbursement Cost: \$140</li> <li>● MSBA Estimated Potential Reimbursable cost: \$140</li> <li>● Potential MSBA Reimbursement Grant (+/- 5%): \$84 to \$91</li> <li>● Potential Local Share Range (+/- 5%): \$196 to \$189</li> </ul> <p><b><u>A/R 4 (Large Addition, Major Renovations) in millions</u></b></p> <ul style="list-style-type: none"> <li>● Estimated potential project cost: \$283</li> <li>● MSBA Estimated Potential Non- Reimbursement Cost: \$139</li> <li>● MSBA Estimated Potential Reimbursable cost: \$144</li> <li>● Potential MSBA Reimbursement Grant (+/- 5%): \$85 to \$92</li> <li>● Potential Local Share Range (+/- 5%): \$197 to \$190</li> </ul> <p><b><u>NC3 (New Construction) in millions</u></b></p> <ul style="list-style-type: none"> <li>● Estimated potential project cost: \$280</li> <li>● MSBA Estimated Potential Non- Reimbursement Cost: \$158</li> <li>● MSBA Estimated Potential Reimbursable cost: \$122</li> <li>● Potential MSBA Reimbursement Grant (+/- 5%): \$68 to \$73</li> <li>● Potential Local Share Range (+/- 5%): \$212 to \$207</li> </ul> <p>We wanted to initially share the information with you tonight because our goal as we talked about upcoming milestones and meetings. On November 28<sup>th</sup>, 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 8<sup>th</sup> for community meeting no.3.</p> <p>Discussion: None.</p> <p>Vote: All in favor</p>	
17.4	<p><b>Other topics not reasonably anticipated 48 hours prior to meeting</b>          Discussion: None</p>	Record

17.5	<b>Public Comment</b> Discussion: None	Record
17.6	<b>Next Meetings</b> <ul style="list-style-type: none"><li>➤ November 28th, 2022 – SC &amp; SBC Meeting No. 18 @ 6pm</li><li>➤ December 8th, 2022 – Community Meeting No. 3 @ 6pm</li><li>➤ December 15th, 2022 – SC &amp; SBC Meeting No. 19 @ 6pm</li></ul>	Record
17.7	<b>Adjourn:</b> 7:36pm pm A motion was made by J. Dowse and seconded by K. Maguire to adjourn the meeting. Discussion: None.	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.