



Tri-County Regional Vocational Technical School

Community Meeting #2

September 15, 2022



DRA



dw
DORE + WHITTIER

Agenda

Welcome & Introductions

Process & Schedule

Site overview

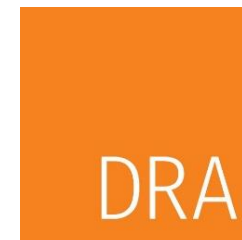
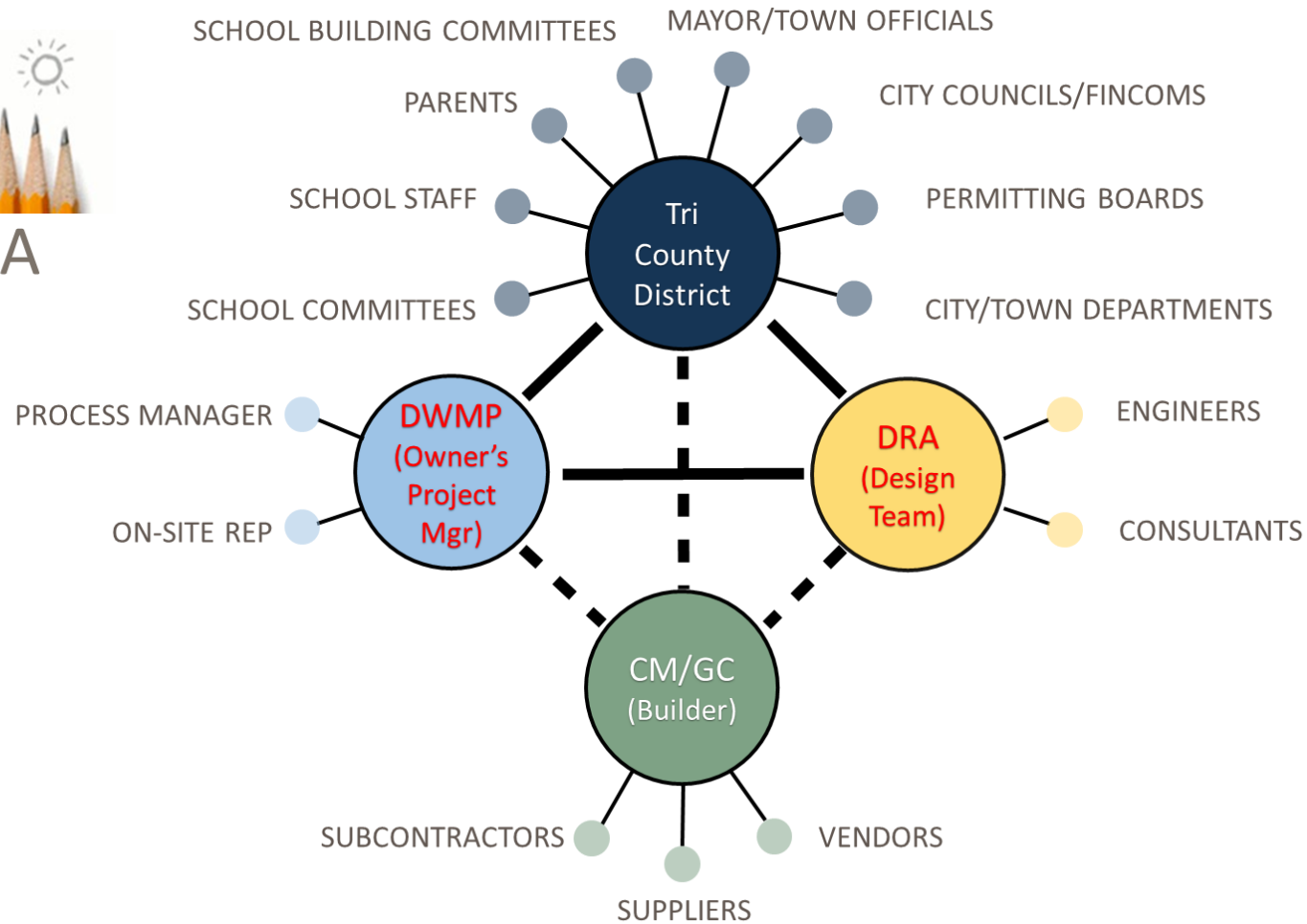
Building options

Closing Thoughts

PROJECT TEAM ORGANIZATION



MSBA



Administering a Transparent Process



3

SEPT
2021

FEASIBILITY STUDY

MAR
2023

4

SCHEMATIC DESIGN

SEPTEMBER
2023

PLANNING

DESIGN

Public Visioning Sessions

Existing Conditions Review

Develop Full Range of Options

Prelim. Evaluation of Alternatives

Submit PDP August 5th

Select Preferred Option

Submit PSR Dec 28th

Initiate Schematic Design

Develop Cost Estimates

Submit to MSBA for Approval

Public Presentations

Preferred Option & Cost

Regional Community

Votes

Fall 2023

The MSBA process to determine the best solution - **Module 3**

- ✓ Develop and evaluate multiple building concepts

 - PDP Submission **August 5th 2022**

- ✓ Reduce the number of concepts down to 3 for further study

 - PDP Submission **August 5th 2022**

- Develop the 3 concepts and improve upon them in terms of detail, adjacencies, and functional layout

 - PSR Submission **December 28th 2022**

- Evaluate the 3 concepts and select 1 that best meets the needs of the community for the next 50 years

 - PSR Submission **December 28th 2022**

Initial Building Concepts and Comparisons

PDP stage

- **Building Concepts:**
 - Are relationship and layout ideas without detail
 - Get evaluated based on perceived function and benefit to the educational process
 - Are not influenced by cost
 - Cost models are based on historical construction trending square foot numbers for comparison purposes only
 - Concept cost models include:
 - Trending Building Renovation cost per square foot
 - Trending New building cost per square foot
 - Site work estimate loosely based on a list of improvements
 - “soft cost” percentage markup on construction costs (soft costs = Arch & OPM fees, legal fees, furnishings, permitting, etc.)
 - Escalation and contingency percentages based on markup on construction costs and building duration
 - Concept Costs models are not reliable budget indicators

Explore the 3 Concepts to improve upon the functional aspects of each concept -PSR stage

- Explore the functional layout and adjacencies of the spaces to maximize the educational benefits of each concept
- Evaluate the 3 concepts in terms of long-term solutions for the Tri-County district
- Compare the concepts in terms of educational function, construction disruption, rough order of magnitude of cost and schedule duration
- Present the 3 concepts and the evaluations to the School Committee and Communities in a public presentation in December 2022
- In December, select the 1 preferred option to develop further in Schematic Design

Preliminary Options

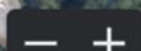
Tri-County
Regional Vocational Technical School



Pond Street

North

3D



Educational Needs

- **Academic / Career Tech integration**
- **Extended Learning areas: Collaborative, Break-out spaces, Small Group Rooms**
- **Improved Customer access to public shops**
- **Improved access/ separation to Post-graduate programs**
- **Auditorium/ Large Group space**

Space Needs

- Academic Classroom count adequate, **variety of sizes** desired.
- Science “Classrooms” conversion to “**Labs**”
- “High Bay” shops adequate area; (**Auto Body** to be converted);
Related rooms, support spaces needed
- “Low Bay” (Health, Legal, Dental, CIS) shops need **expansion**
- **Auditorium** addition (conversion?)
- Locker Rooms- **parity and accessibility** upgrades required



*Auto Body to be vacated
beginning Sept. 2022*

Auditorium

missing:

Space Summary

- 1,000 students
- 280,000 square feet
- 26 Classrooms
- 5 Science Labs
- 16 CTE Programs

Proposed Space Summary - High Schools

Rev. April 2019

Enrollment: 1,000 students

DRAFT

Date: 7/11/2022 Preliminary Design Program

(refer to MSBA Educational Program & Space Standard Guidelines)

see also accompanying Notes to Space Summary for highlighted

Tri-County Reg. Tech New Construction				Existing Conditions			PROPOSED						Enrollment: 1,000 students					
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	Existing to Remain/Renovated		New		Total		ROOM NFA ¹	# OF RMS	area totals			
CORE ACADEMIC SPACES																		
(List classrooms of different sizes separately)																		
Classroom - General			28,810															
Health Classroom	681	25	17,025															
Teacher Planning / Workrooms (incl. toilets)	793	2	1585															
Small Group Seminar / Collaborative Space	163	3	490															
Science Classroom / Lab																		
Prep Room	1,332	5	6,660															
Senior Project	137	5	685															
Technology Lab	885	1	885															
Computer Lab	392	3	1,175															
Central Chemical Storage Rm	153	2	305															
SPECIAL EDUCATION																		
(List classrooms of different sizes separately)																		
Self-Contained SPED			6,430															
Self-Contained SPED Toilet																		
Resource Room/ Learning Center																		
Small Group Room/ Reading, Speech Labs	665	8	5,320															
Tutorial / Assessment, Psychologist	140	1	140															
Spare Office: OT/PT specialist	165	2	330															
SpEd Office/ Workroom	640	1	640															
SpEd Director																		
SpEd Conference Room																		
ART & MUSIC																		
(List classrooms of different sizes separately)																		
Art Classroom - 25 seats			1,470															
Art Workshop w/ Storage & kiln																		
Band - 50 - 100 seats																		
Chorus - 50 - 100 seats																		
Ensemble																		
Music Classroom	670	2	1,340															
Music Practice/ Sound Editing	65	2	130															
Music Storage																		
VOCATIONS & TECHNOLOGY (incl. Related CR's)																		
(List classrooms of different sizes separately)																		
Tech Ctrm. - (E.G. Drafting, Business)			94,999															
Tech Shop - (E.G. Consumer, Wood)	1	1	1,174															
Automotive Collision																		
Automotive Technology	1	1	7,740															
Carpentry	1	1	8,855															

High School Space Summary

ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals
TOILET ROOMS			
Circulation (corridors, stairs, ramps & elevators)			
Remaining ²			
Total Building Gross Floor Area (GFA) ²			285,000
Grossing factor (GFA/NFA)			1.47

High School Space Summary

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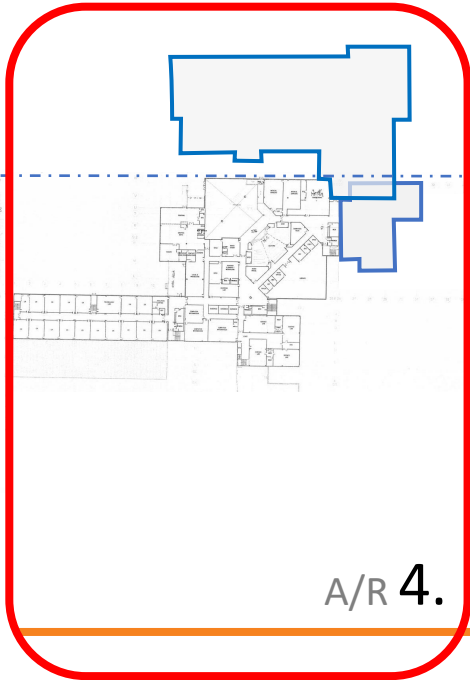
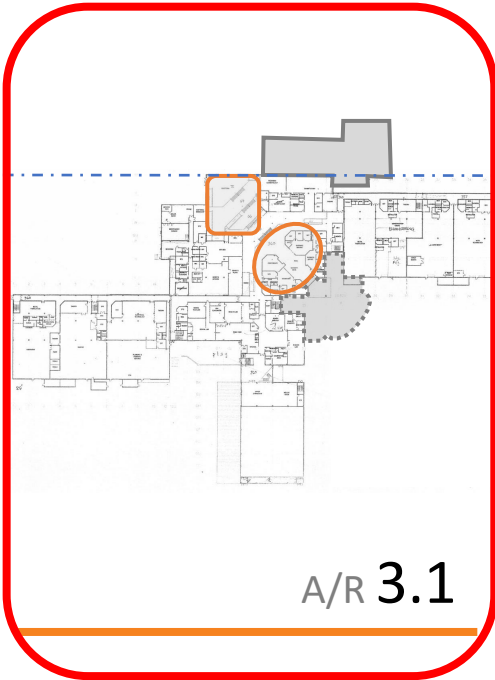
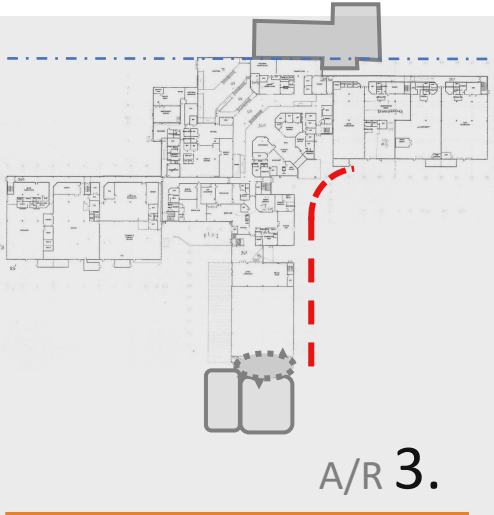
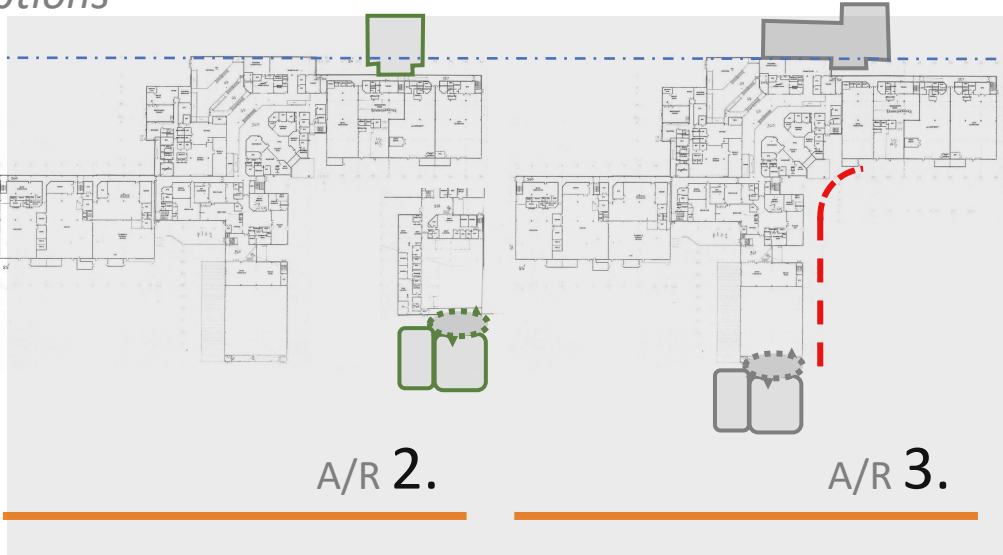
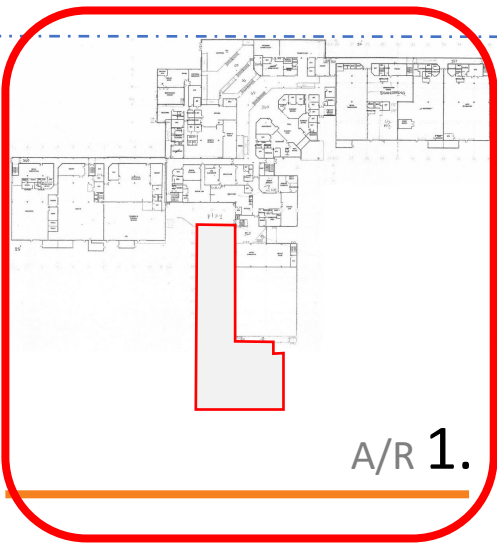




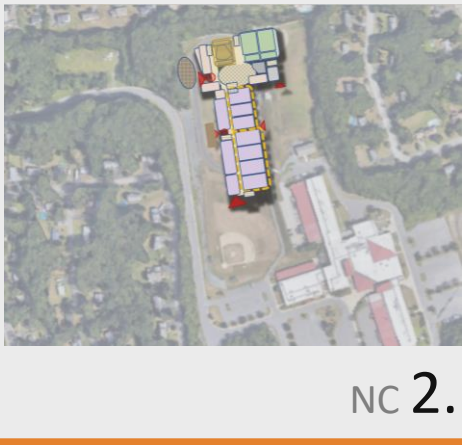
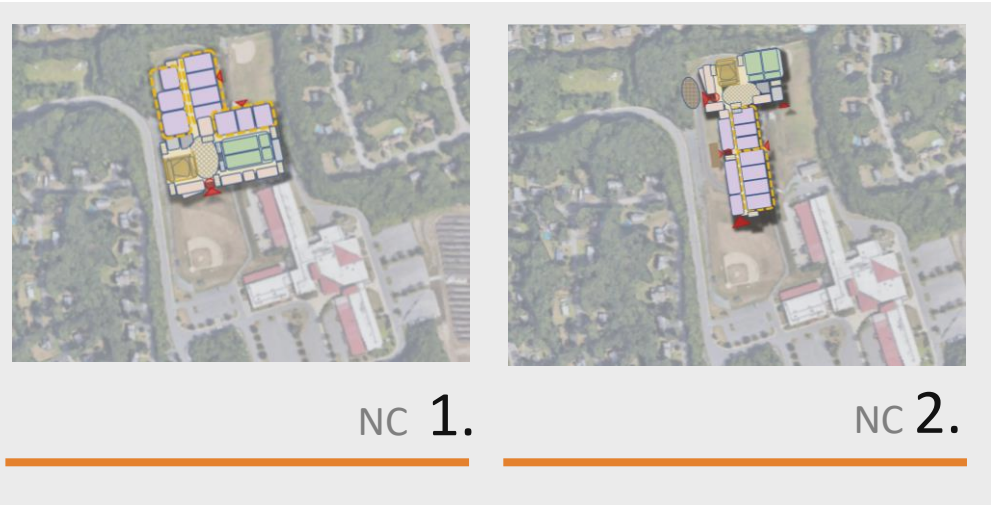
Potential Building Zones

Base Repair Addresses code and facility deficiencies; No educational improvements

Addition / Renovation Options



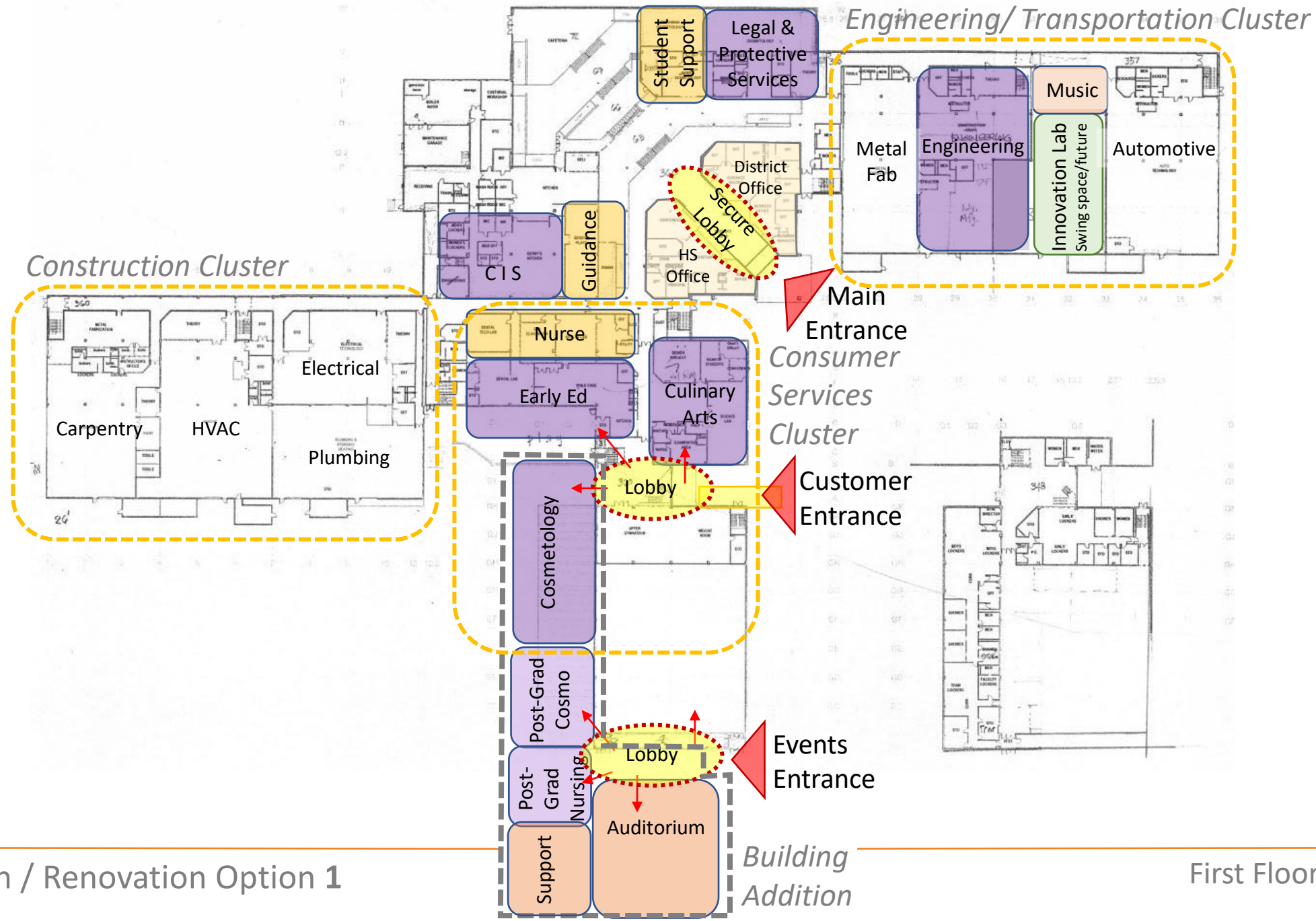
New Construction Options:

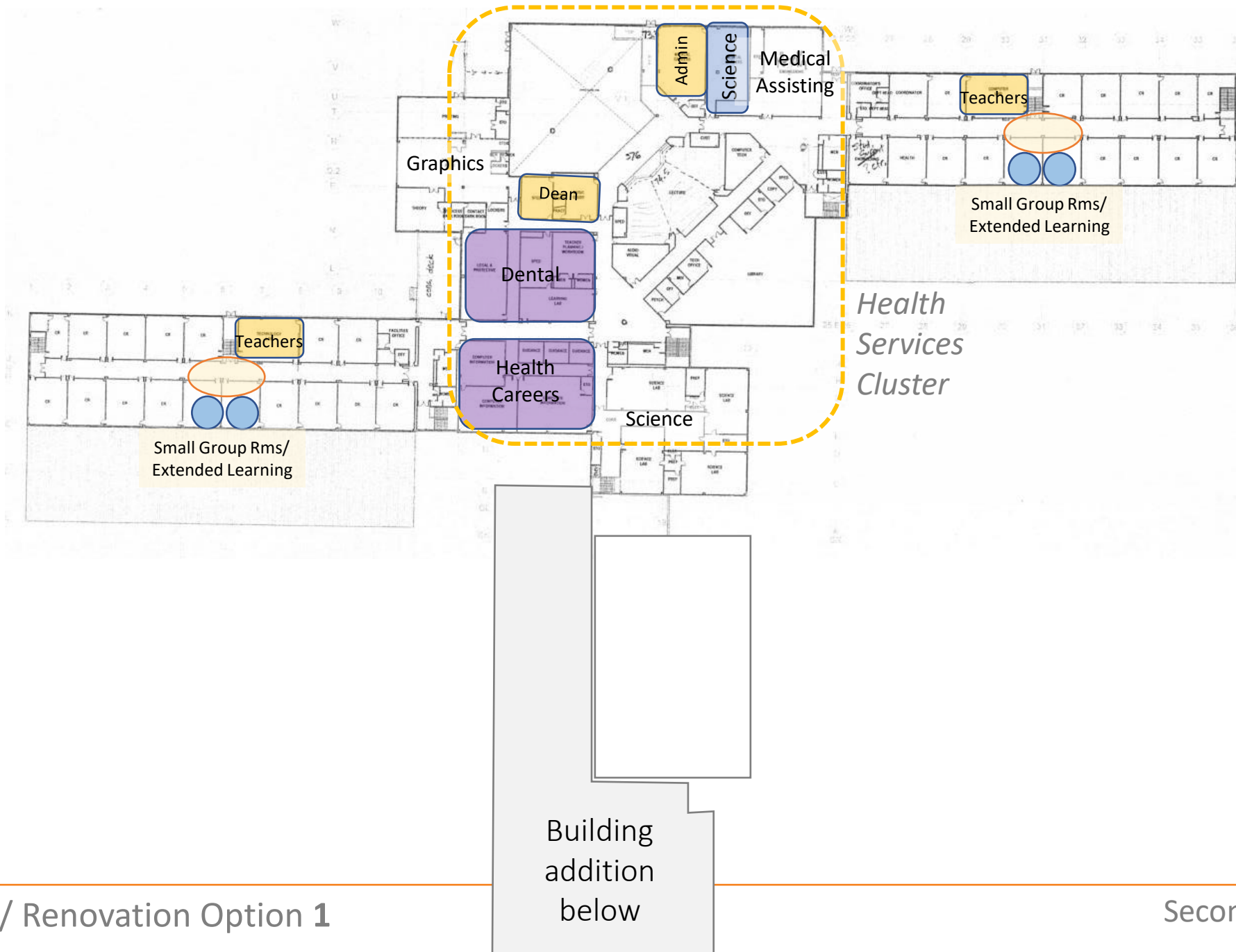


Addition / Renovation Options

A/R **1**

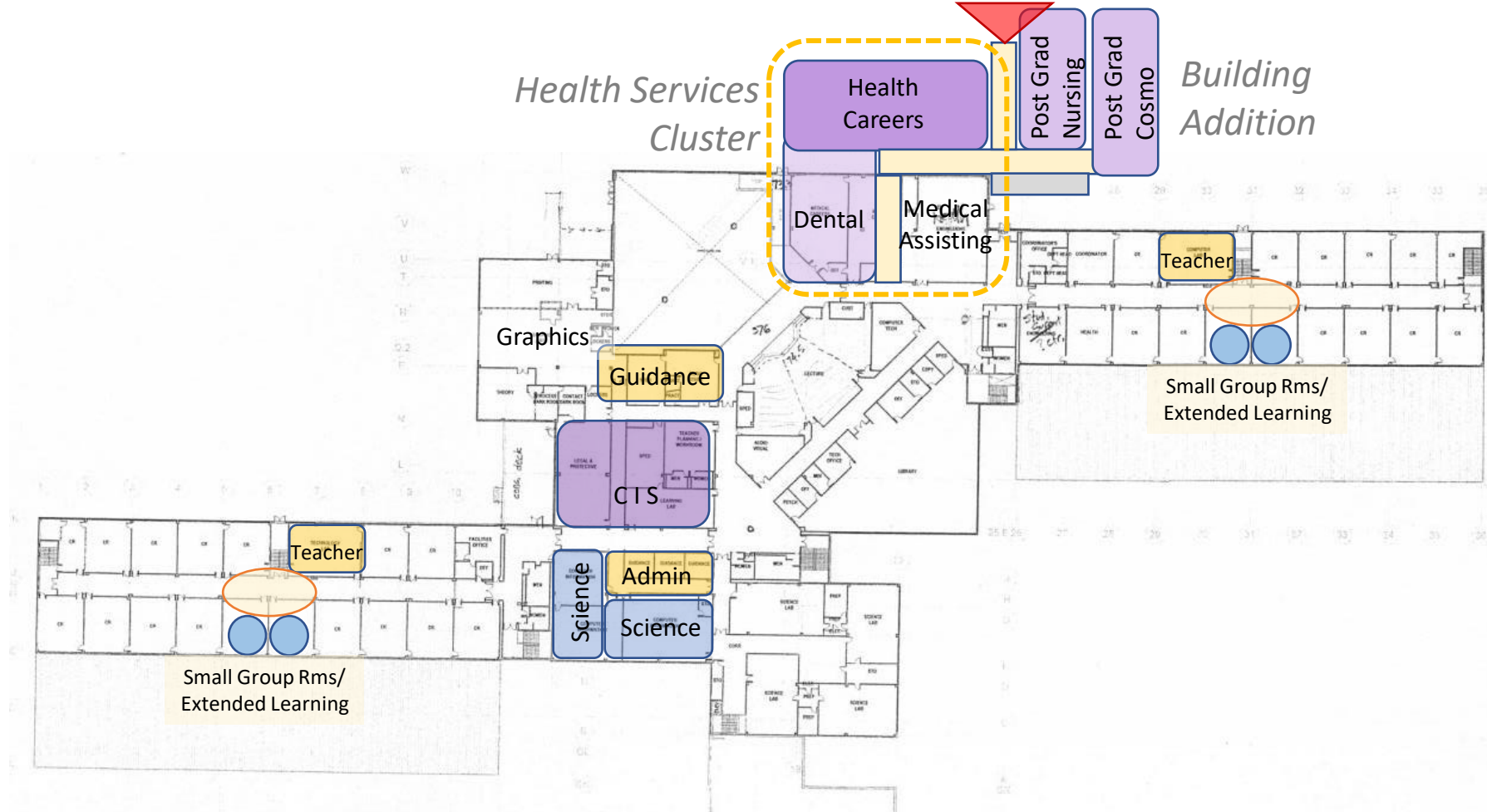
Addition / Renovation Option 1





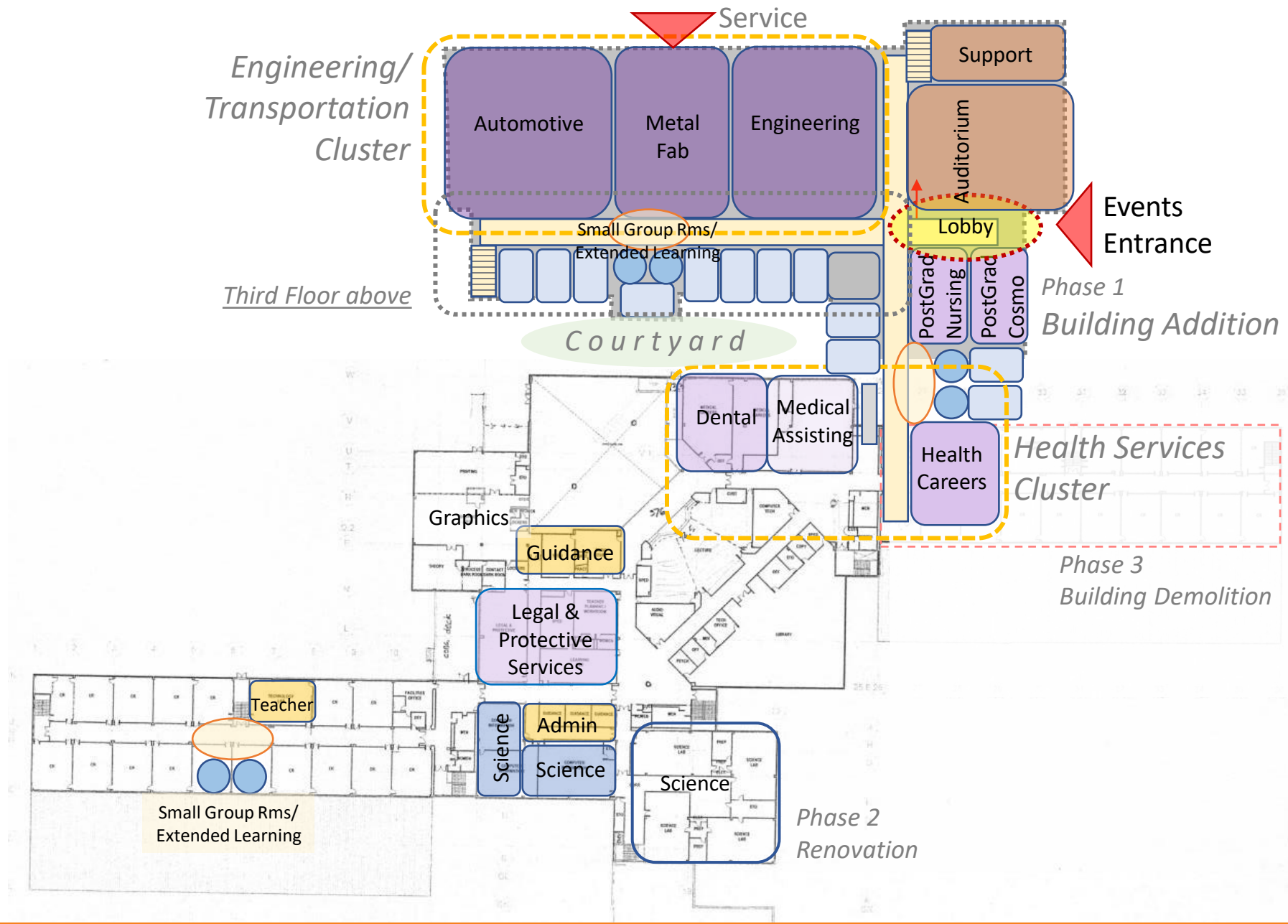
Addition / Renovation Options

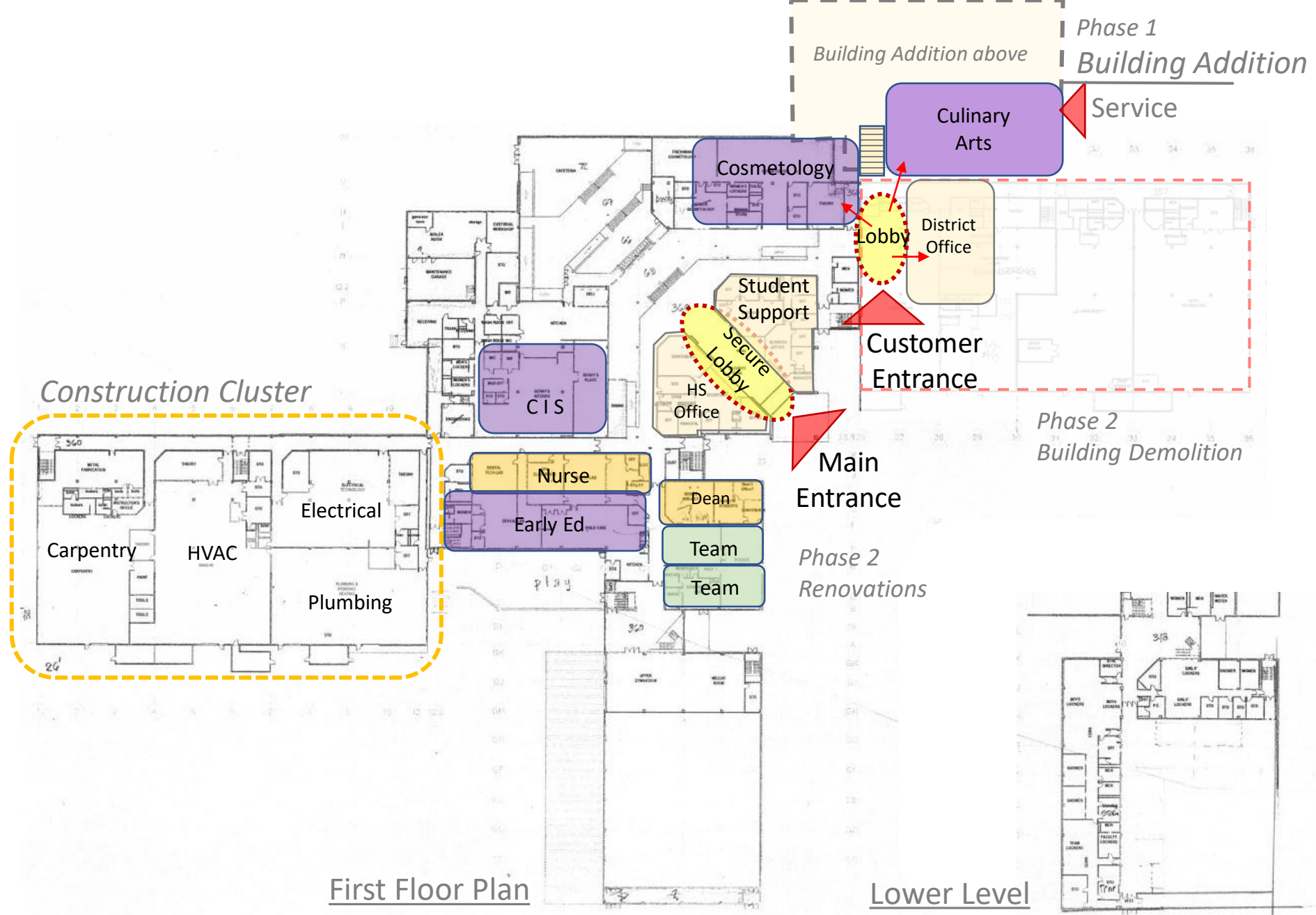
A/R 3.1



Addition / Renovation Options

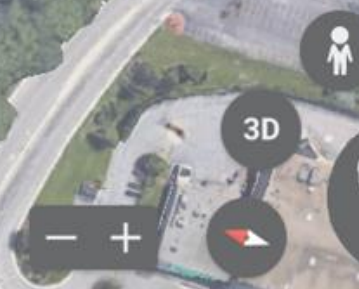
A/R 4







A/R 4



New Construction Options

Site D

NC 3



D

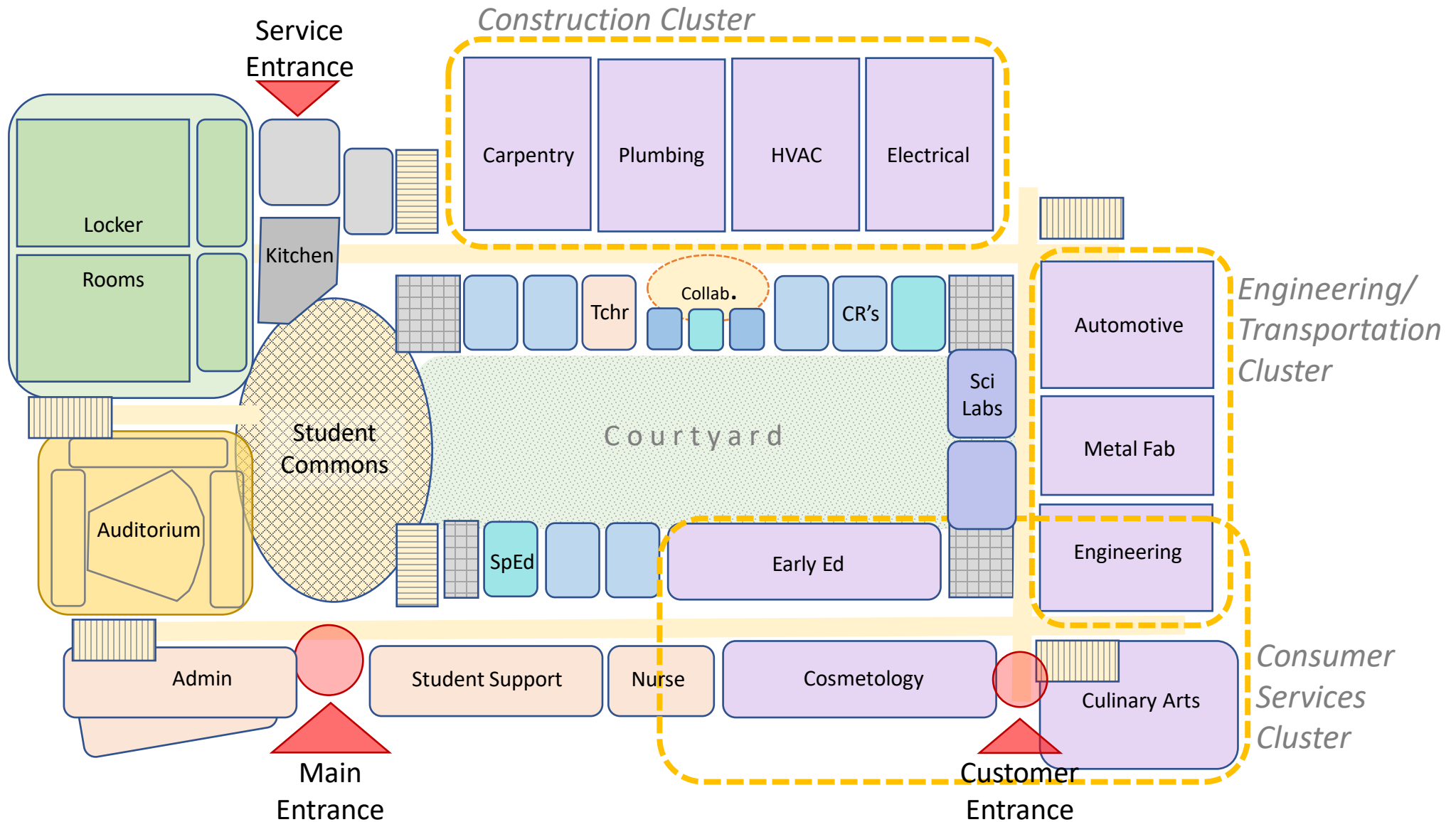
Potential Building Zones

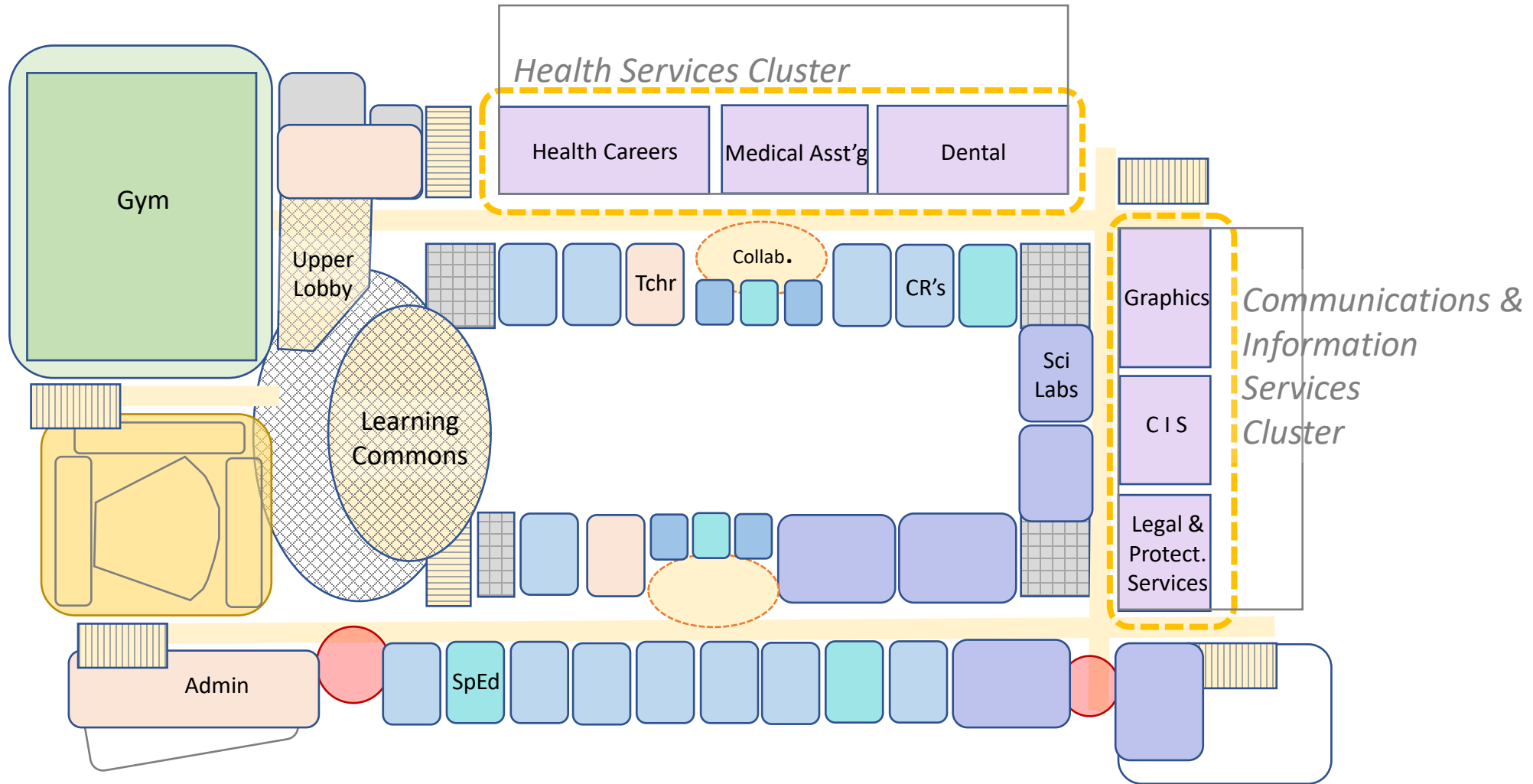
3D





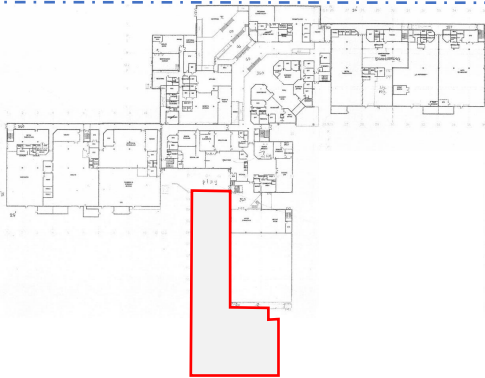
Option NC 3





Base Repair **\$161 Million**

Addition / Renovation Options



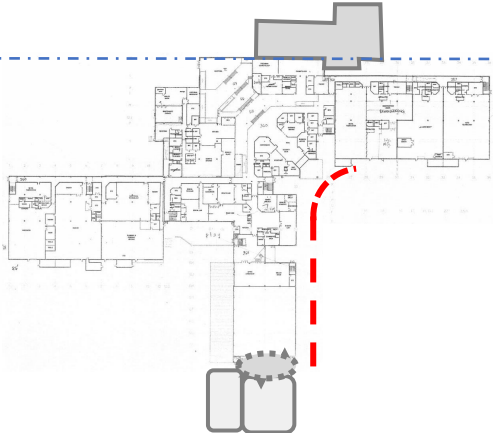
A/R 1.

\$239 M



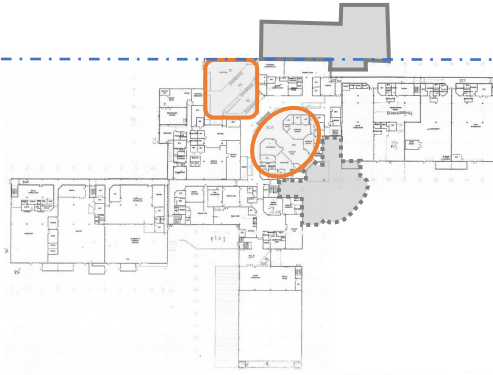
A/R 2.

\$232 M



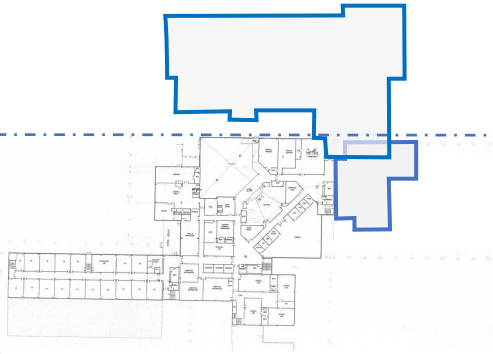
A/R 3.

\$240 M



A/R 3.1

\$240 M



A/R 4.

\$266 M

New Construction Options:



NC 1.

\$312 M



NC 2.

\$312 M

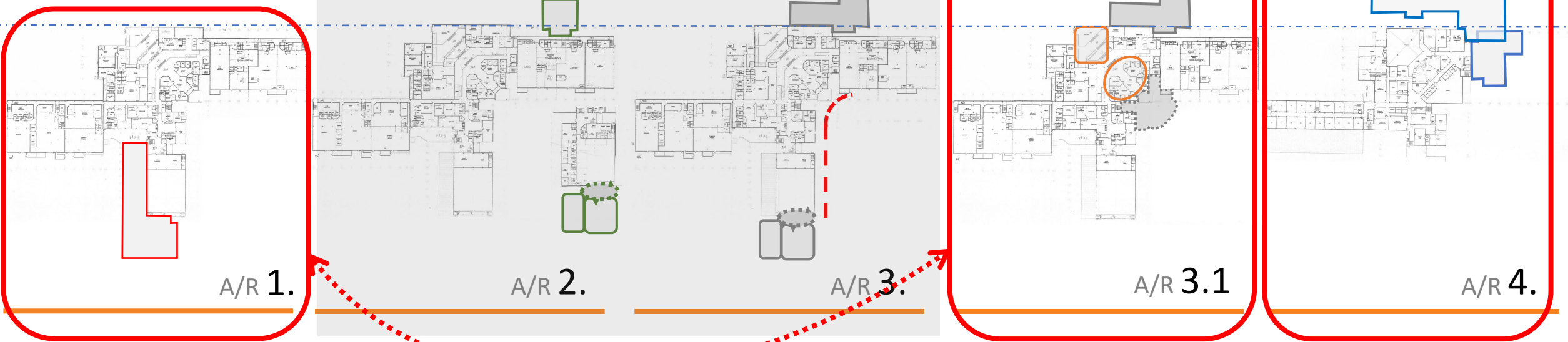


NC 3.

\$310 M

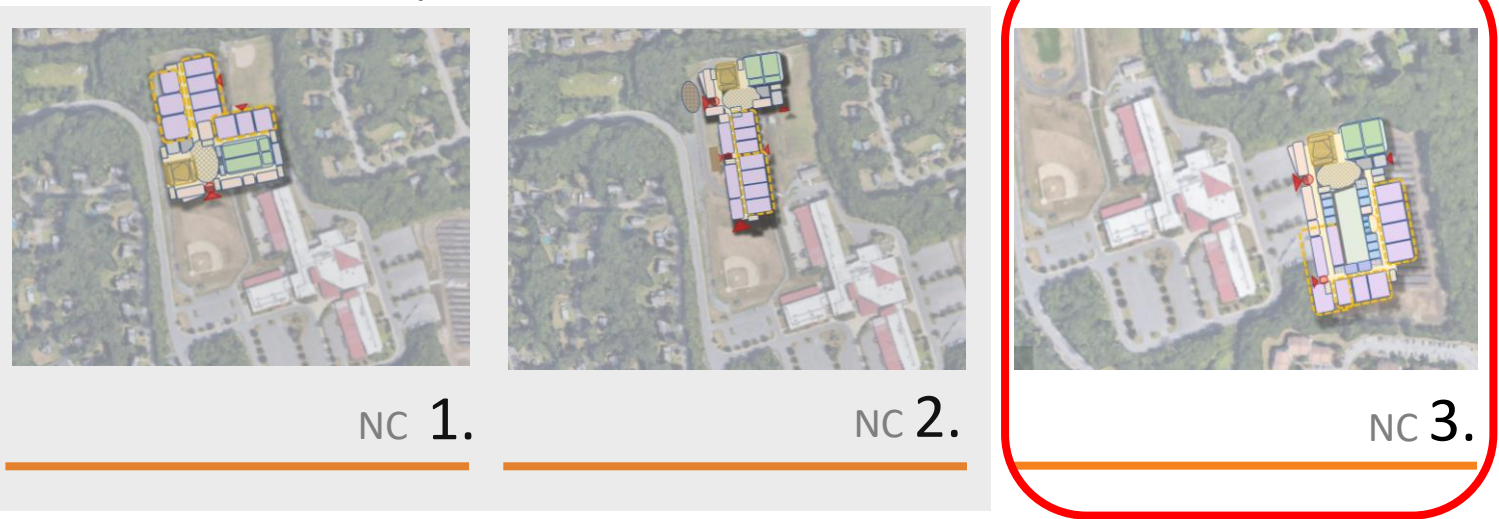
	positive / most advantageous							
	neutral							
	negative / least advantageous							

Addition / Renovation Options



Hybrid : 3.1.1

New Construction Options:



Discussion...



Thank You!

Stay in touch:

www.tri-countybuilding.com

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Vocational Technical School
Community Meeting #2

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