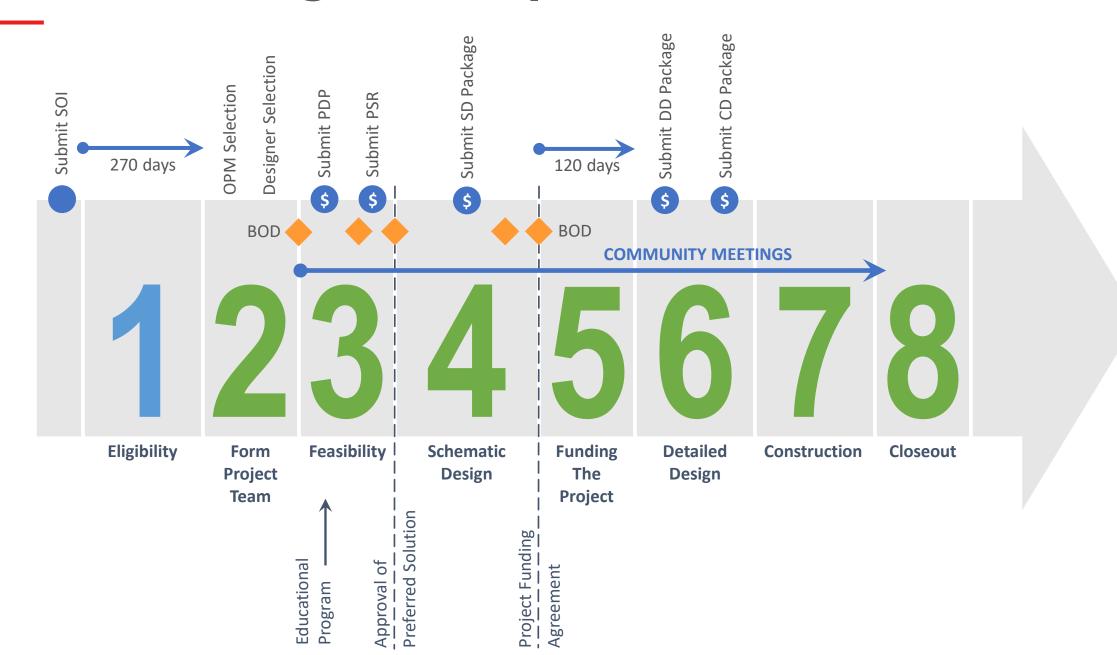
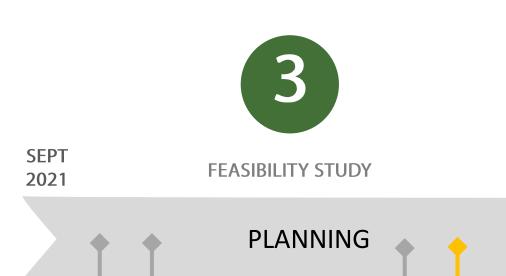


Administering a Transparent Process







SEPTEMBER 2023

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 DESIGN

Initiate Schematic Design

Develop Cost Estimates

MAR

2023

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

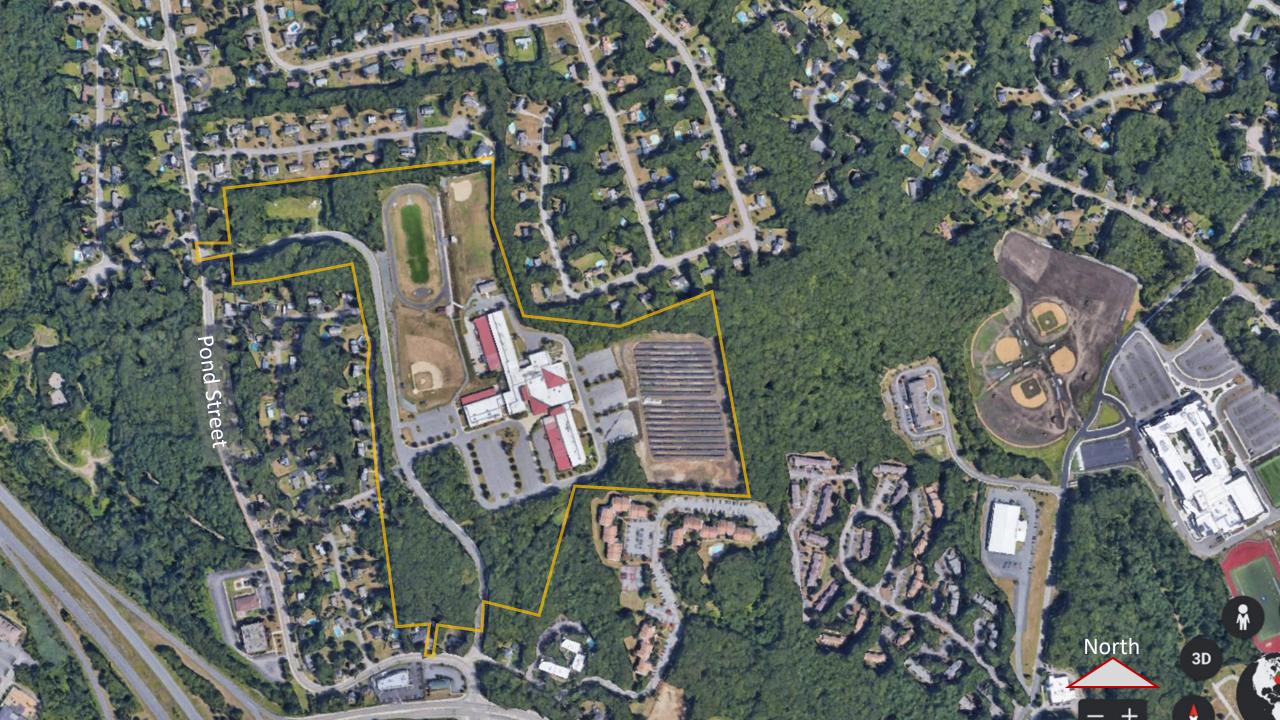
Preliminary Options

Tri-County

Regional Vocational Technical School







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



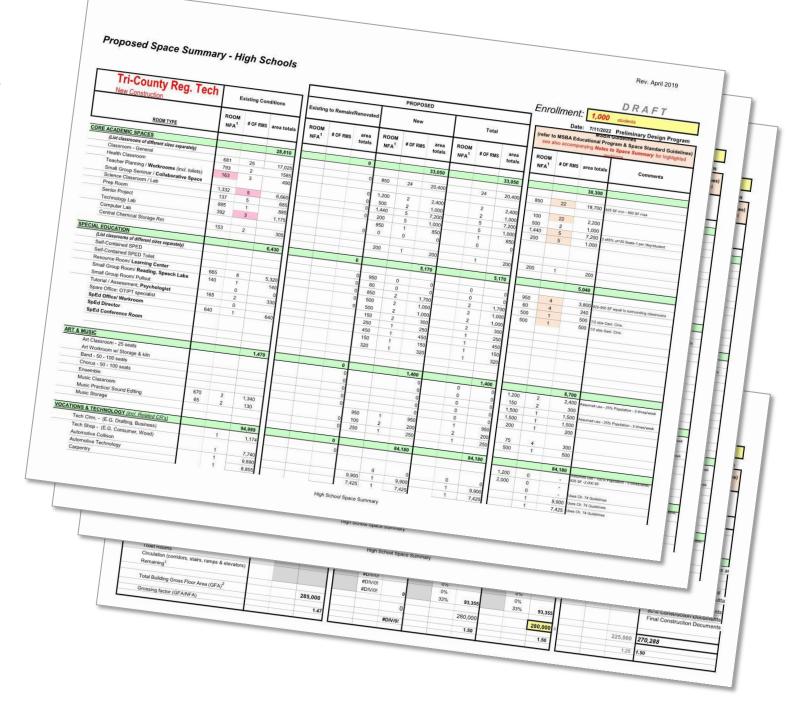
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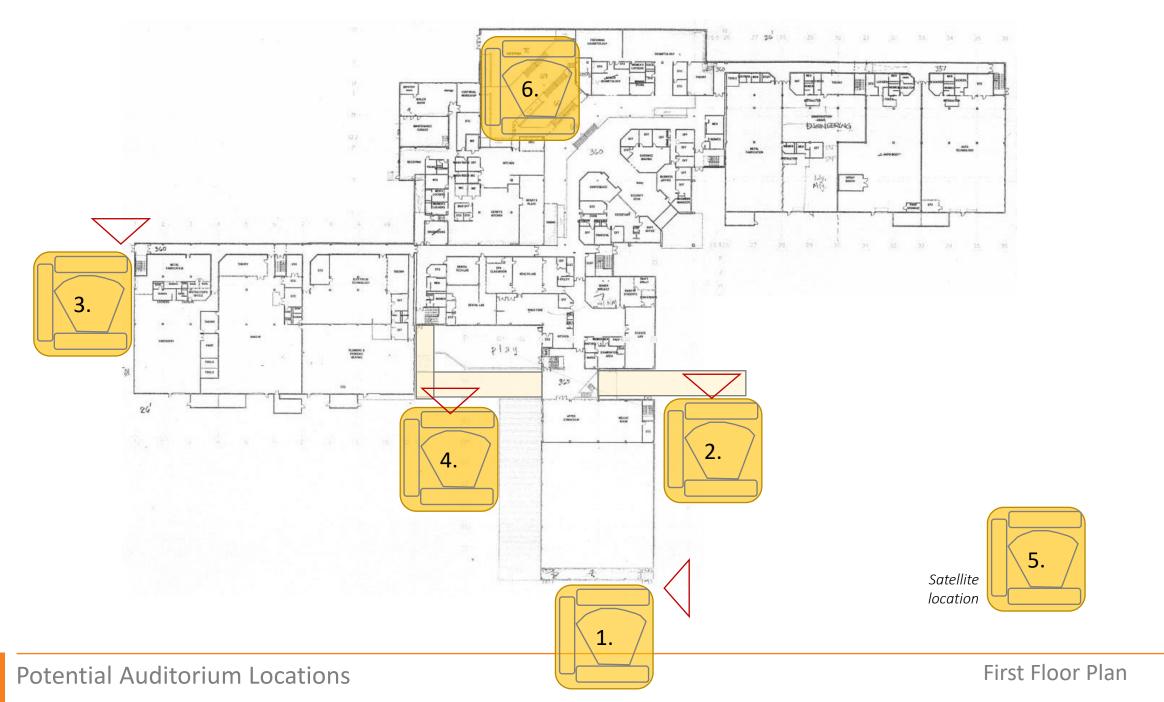
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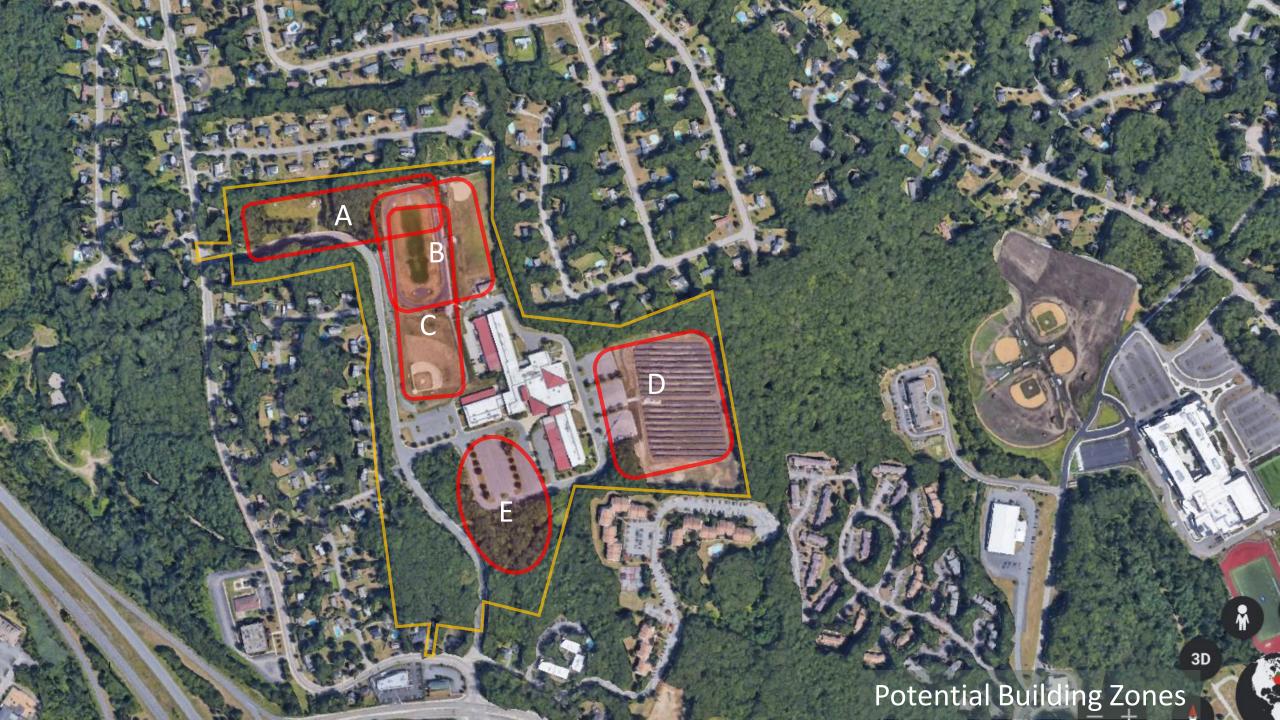
Space Summary

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



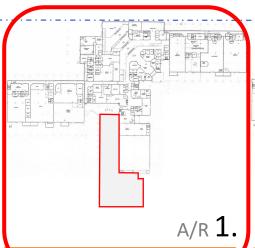


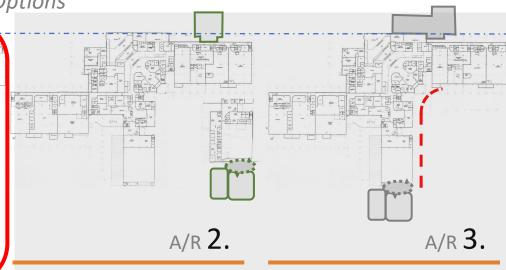


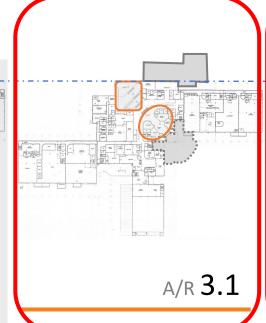


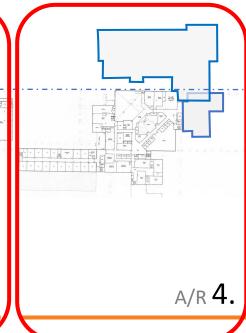
Base Repair Addresses code and facility deficiencies; No educational improvements

Addition / Renovation Options









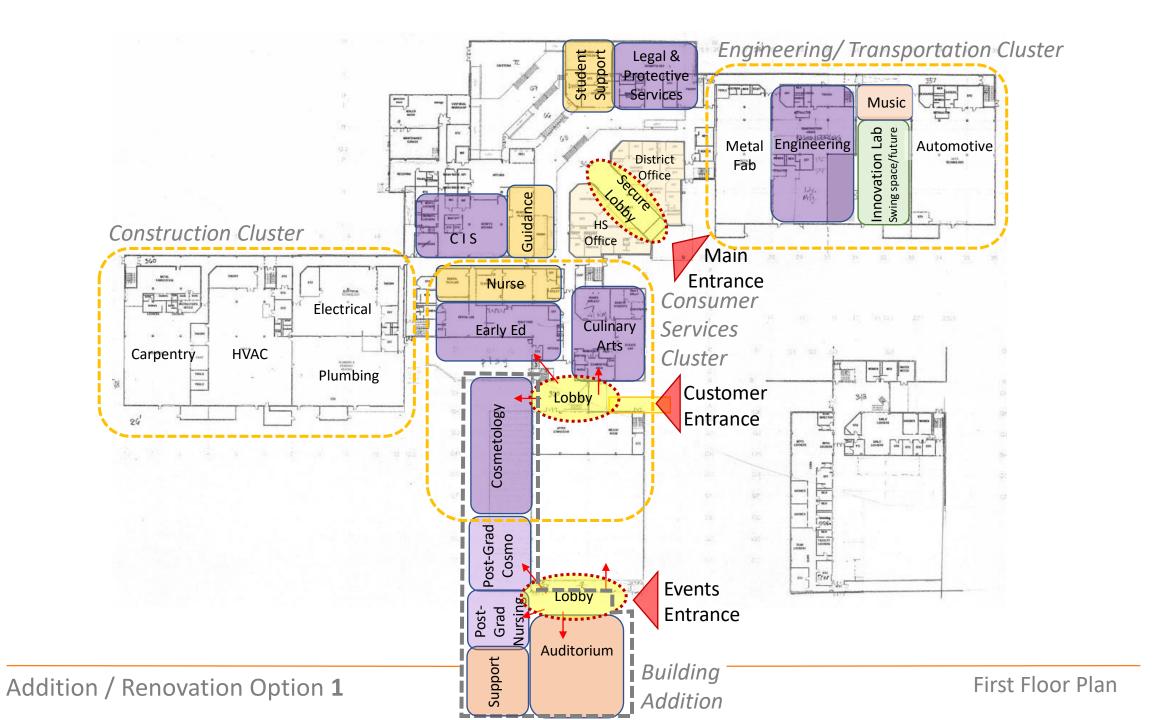
New Construction Options:

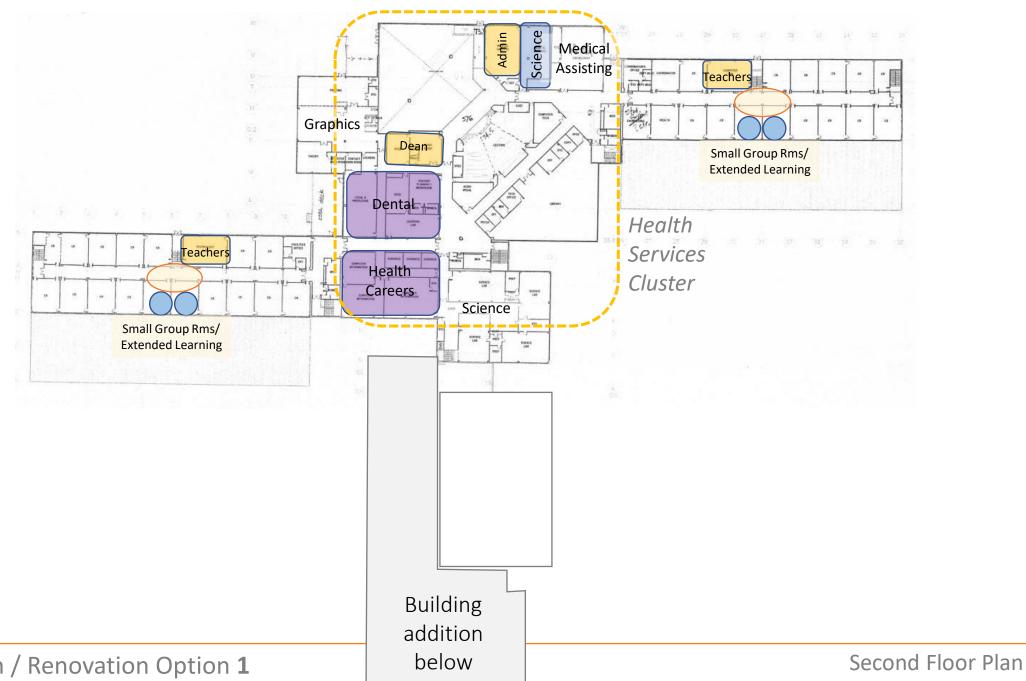




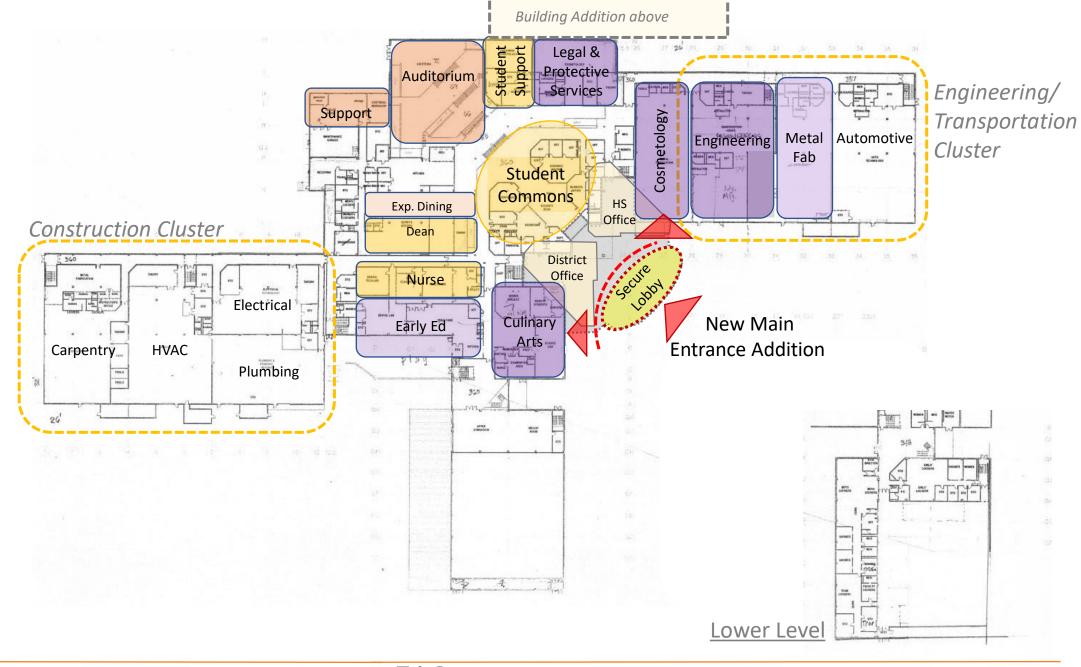


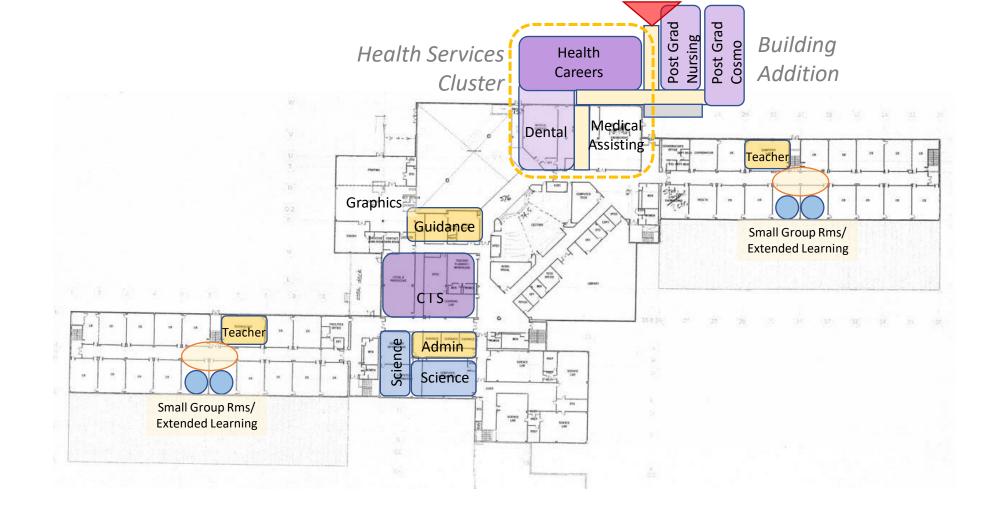
NC 1. NC 2.

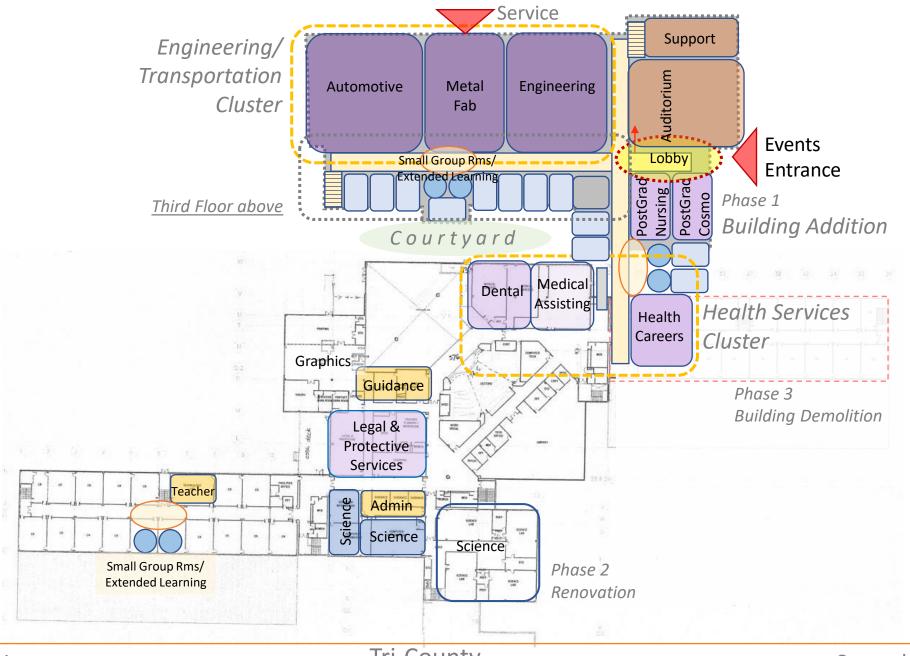


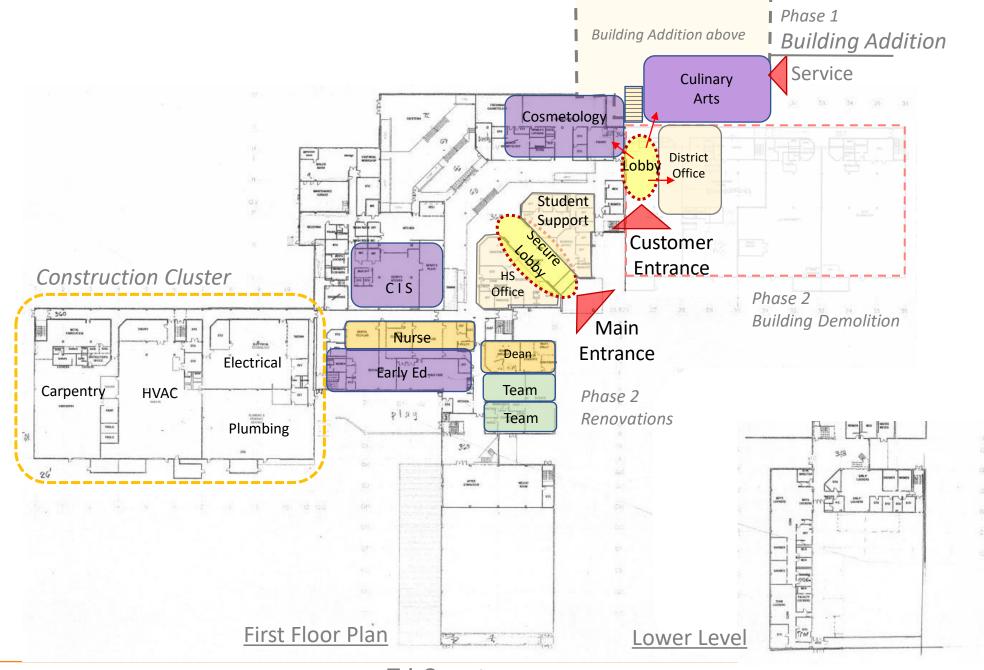


A/R 3.1







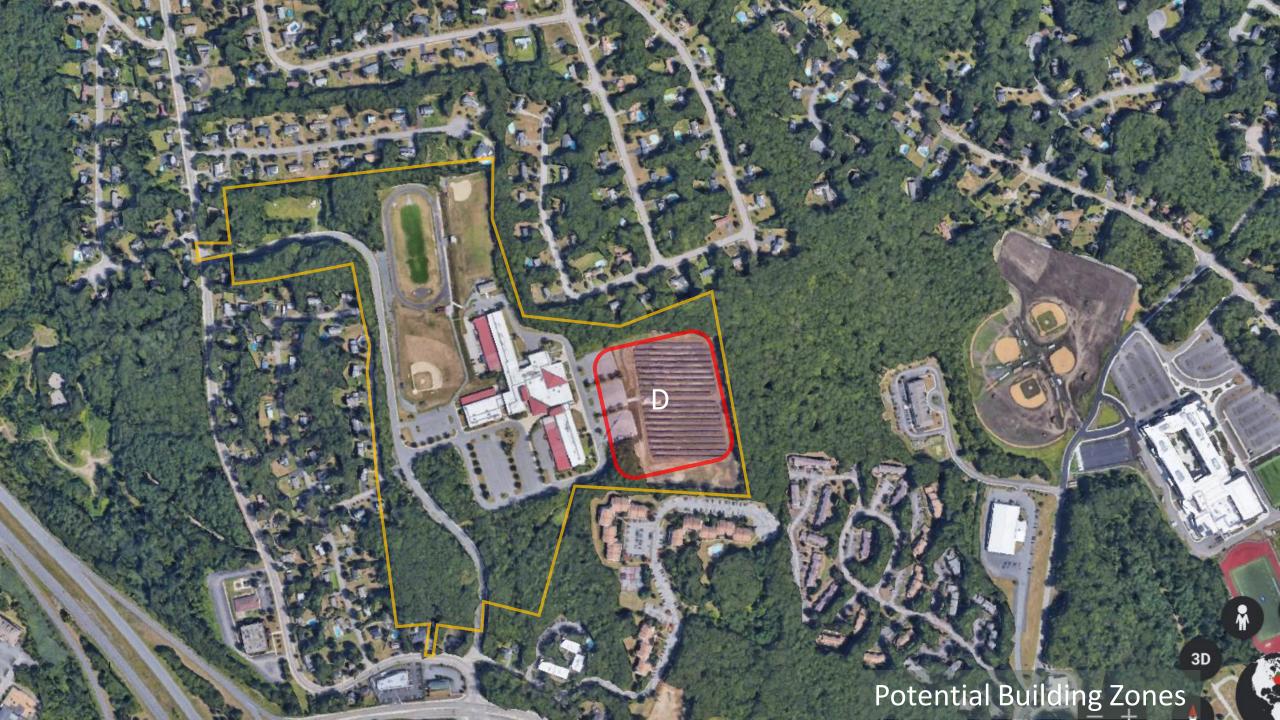


Tri-County
Regional Vocational Technical School

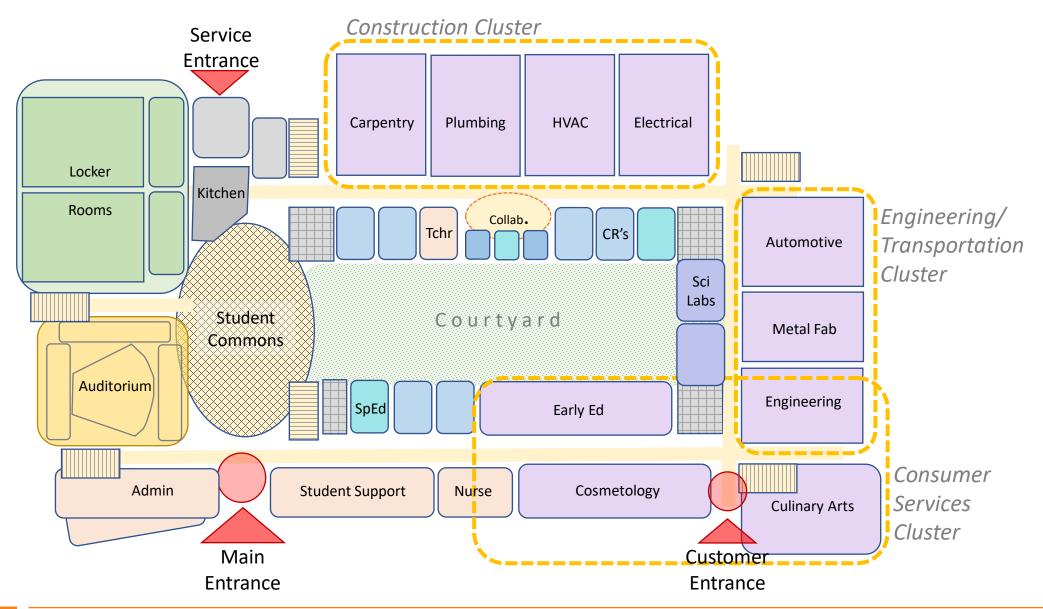


New Construction Options

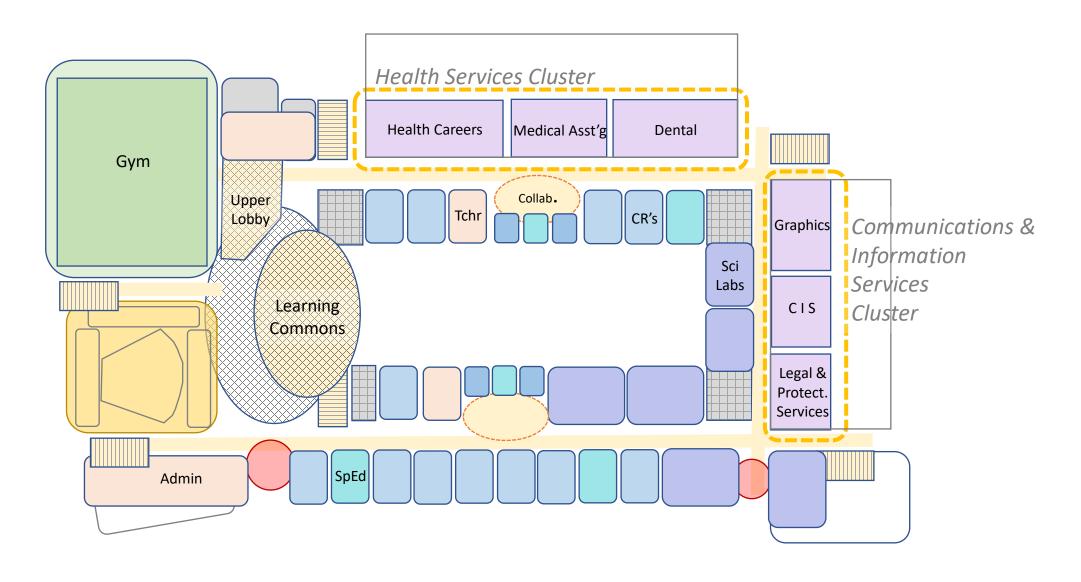
Site D
NC 3

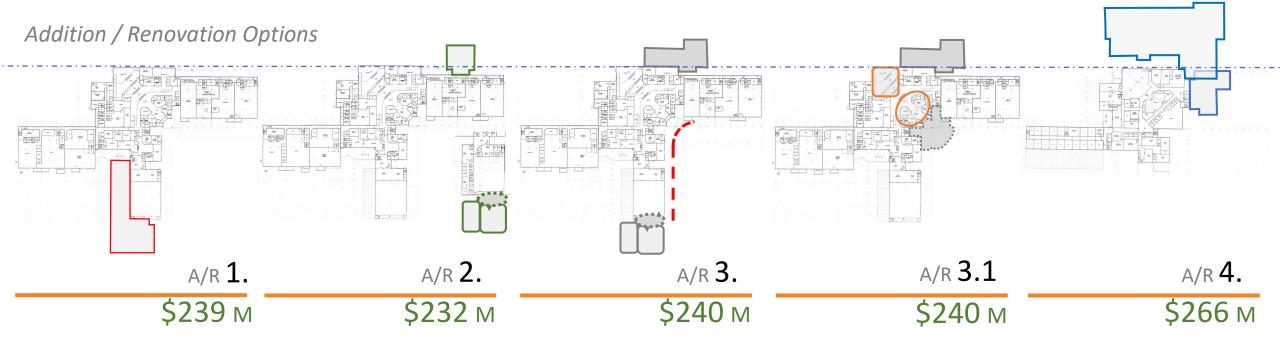




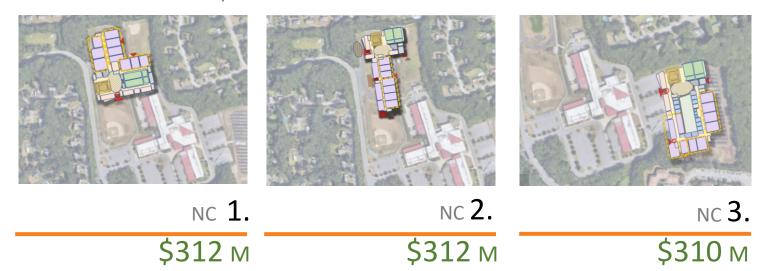


DRA





New Construction Options:

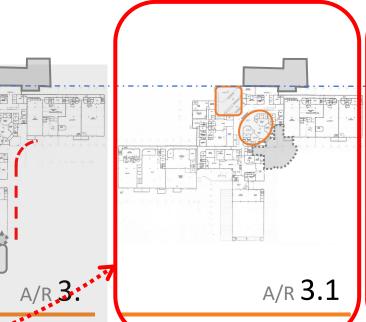


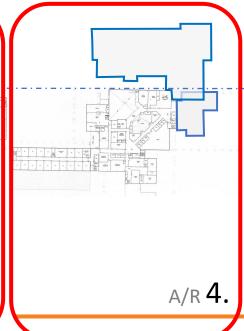
Preliminary Evaluation Matrix - Tri-County RVTHS - Concept Options - VVORKING DRAFT

6/20/2022	Concept Options								
	MSBA Required	Add/ Reno Options					New Construction Options		
	Base Repair	AR.1	AR.2	AR.3	AR.3.1	AR.4	NC.1 (Location.B)	NC.2 (Location.C)	NC.3 (Location.D)
Evaluation Criteria	Code Renovation						(Location.b)	(Location.c)	(Location.b)
Construction Duration:	multiple years	3+ years	3+ years	3+ years	3+ years	3+ years	2+ years	2+ years	2+ years
Ed Plan Accommodation Compliance w/ Vision	doesn't address any educational deficiencies	Addresses most Space Needs Lacks meaningful integration of academic & CTE spaces	Addresses most Space Needs Lacks meaningful integration of academic & CTE spaces	Addresses most Space Needs Lacks meaningful integration of academic & CTE spaces	Addresses most Space Needs Lacks meaningful integration of academic & CTE spaces	Addresses most Space Needs New wing better meets Ed Vision	Good Ed Plan conformance	Good Ed Plan Conformance Good Integration of shops & classrooms	Best Ed Plan Conformance Good integration of shops & classro
Project Cost Reimbursable Cost Femporary Costs .ong-term Value		Higher reimbersment rate for full renovation High temporary costs.	Higher reimbursement rate for renovation High temporary costs.	Higher reimbursement rate for full renovation High temporary costs.	Higher reimbursement rate for full renovation High temporary costs.	Slightly higher reimbursement rate for partial renovation Potental for lesser temporary costs.	Requires additional busing for remote athletic events	Requires additional busing for remote athletic events	Requires temporary parking Requires relocation (renegotiation?, solar field
Disruption Impact on Students		Phased construction adjasent to occupancy	Phased construction adjasent to occupancy	Phased construction adjasent to occupancy, long construction schedule	construction	Phased construction adjasent to occupancy, potential for shorter construction schedule	Minimal impact on adjasent occupncy. Loss of Athletic Fields during construction.	Some impact on adjasent occupncy. Loss of Athletic Fields during construction.	Minimal impact to existing occupan Best construction phasing solution Athletic fields could be renovated son during new construction phase
Construction Duration		Long construction schedule	Long construction schedule	Long construction schedule	New construction at front entrance and student commons	New wing provides swing space	Short duration	Short duration	
Phasing		Multi-phase renovation	2 phases: 1. New construction, 2 Demolition & Sitework	2 phases: 1. New construction, 2 Demolition & Sitework	2 phases: 1. New construction, Demolition & Sitework				
Clexibility Community Use Expansion Potential		Good Flexibility, best for community use	Least Flexibility, good for community use	Least Flexibility, good for community use	Least Flexibility, most difficault to add Auditorium	Less flexibility. Good for community use.	Limited Flexibility, limited expansion potential	Limited flexibility, limited expansion otential	Good Flexibility, limited expansi potential
Operating Costs Maintenance		Generally all new finish materials & systems Some existing infrastructure remains	Generally all new finish materials & systems Some existing infrastructure remains	Generally all new finish materials & systems Some existing infrastructure remains	Generally all new finish materials & systems Some existing infrastructure remains	Larger portion of the building is new constriction	All new construction, infrastructure, & MEP systems Best thermal envelope	All new construction, infrastructure, & MEP systems Best thermal envelope	All new construction, infrastructu MEP systems Best thermal envelope
iite Access		Best safety and security among renovation options	Requires revised service access	Requires revised service access	Requires revised service access	Revised service access; improved drop- off potential	Remote proximity of Athletic Fields to the School	Remote proximity of the parking lots and athletic fields to the school	Best proximity / acess from the park the school.
Safety & Security Separation of Adults from Students Circulation		Good separation of adult students	Limited separation of activities	Good separation of adult students	Good separation of adult students	Good auditorium and post grad locations	Compact footprint, central student	Long linear corridor	Remote athletic fields location
		Auditorium is somewhat remote from rest of school	Auditorium is remote for students	Auditorium is remote for students	Single secure entrance	Longer circulation path through the building	Public access through school; separate adult entrance	Direct access to public shops; adult students separated	
Final Site layout Site amenities Impact to Abutters					Internal auditorium layout may be problematic	Somewhat sprawling layout	Significant impact on abutters	Significant impact on abutters	Best overall fit on the site.
		Good public access for events, shops	Good public access for events, shops	Good public access for events, shops		Outdoor courtyard is a positive.	Limited perimeter access	Poor relationship of parking to main entrance	Renovation of the existing athletic vs construction of the new fields, new field
		Minimal impact to abutters	Some impact to abutters			Some impact on abutters			
Civic Image / Aesthetics		Some improved image	Minimal improved image	New front-door image	New "Front Door" image	Major addition is at rear of site, limited image improvent	Front door visible from entrance drive	Front door visible from entrance drive	Formal entrance & approach
		Improved public access		Improved public access					Impressive image at high point of
Totals		************			*************	************			***************************************
5 4 3 2	positive / most advantageous neutral								



Hybrid : 3.1.1





New Construction Options:







NC **1.**

A/R 1.

NC **2**.

A/R 2.











