SCHOOL BUILDING COMMITTEE

MEETING AGENDA

Meeting Date:	March 21, 2024
Meeting Time:	4:00 PM
Project Name:	Tri-County Regional Vocational Technical High School
Project Number:	MP20-28
Meeting Purpose:	SBC Meeting No. 036
Location:	Tri-County Regional Vocational Technical High School – Library
Address:	147 Pond Street, Franklin, MA 02038
Prepared By:	E. Grijalva

1. Call to Order & Intro
2. Previous Topics & Approval of February 15, 2024, Meeting Minutes
3. Invoices and Commitments for approval
    - DWMP February Invoice, in the amount of $100,000.00
    - DRA February Invoice, in the amount of $975,000.00
    - DRA February Professional Services Invoice, in the amount of -$8,112.50
    - Consigli February Invoice, in the amount of $31,191.00
    - Rubin and Rudman LLP Invoice, in the amount of $236.16
    - Bullseye underground utility invoice, in the amount of $450.00
    - Consigli: Sub soil exploration cost not to exceed 50K
4. DRA Update
5. Consigli Update
6. Solar Panel Array Update
7. Conservation Commission Update
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
9. Public Comment
10. Next Meetings
11. Adjourn

SCHOOL BUILDING COMMITTEE MEETING MINUTES

DORE + WHITTIER

Project:	Tri-County Regional Vocational Technical HS	Project No:	MP20-28
Subject:	School Building Committee Meeting No. 34	Meeting Date:	02/15/24
Location:	ZOOM	Time:	4:00 PM
Distribution:	Attendees, Project File	Prepared By:	E. Grijalva
MSBA Module:	6- Detailed Design		

Present

Brian Mushnick*	SBC Chair
Karen Maguire*	Superintendent
Dan Haynes*	Business Admin.
Jonathon Dowse*	SBC Member
Harry Takesian*	Facilities Director
Michael Procaccini*	SBC Member
Brendan Bowen*	SBC Member
Bob Foley*	Adult Ed. Dir
Dana Walsh	SBC Member -TCRVTHS Principal
Trip Elmore	DWMP- Project Director
Mike Cox	DWMP – Project Manager
Elias Grijalva	DWMP- Assistant PM
Rachel Rincon	DWMP- Assistant PM
Vladimir Lyubetsky	DRA- Project Manager
Carl Franceschi	DRA – Principal in Charge
Wayne Mattison	G & V (Mechanical)
Bob Bravo	G & V (Electrical)
S. Johnson	Consigli- Sr. Project Manager
Kristy Lyons	Consigli - Sr Pre-Con Manager

*SBC Voting Member

Item/ No.	Description	Action
35.1	**Call to order**: 4:09 PM meeting was called to order by SBC Chair B. Mushnick, **9** of 11 voting members in attendance.	Record
35.2	**Previous Topics & Approval of January 18,2024 Meeting Minutes:** A motion to approve the January 18,2024 previous meeting minutes as submitted was made by J. Dowse and seconded by B. Foley. **Discussion:** None; **Roll Call Vote:** B. Foley (Y), B. Bowen (Y), D. Walsh (Y), M. Procaccini (Y), K. Maguire (Y), H. Takesian (Y), J. Dowse(Y), B. Mushnick (Y); **Abstentions:** None. All in favor. Motion passes.	Record
35.3	**Invoices and Commitments for approval:** **Invoice 1**: DWMP January Invoice, in the amount of $100,000.00 A motion was made by M. Procaccini and seconded by J. Dowse for the approval of the DWMP January invoice. **Discussion:** B. Foley shares his concerns about ensuring that the payment reflects the actual progress made by the Team. He suggests a need to form a verification mechanism, for example a schedule of values. T. Elmore explains that this budgeting process involves setting up different funding categories for various stages of the project. We are currently in the construction documents phase, and the invoices reflect this stage. You're making periodic monthly payments, as we go through each of these phases. B. Foley comments that there is a level of uncomfortableness for me in approving these large invoices without being able to compare them to a schedule of values. C. Franceschi acknowledges B. Foley's concerns about the oversight and suggests establishing a requisition subcommittee to review the architect's work and ensure progress is on track. Requisition Subcommittee Members: B. Bowen, Bob Foley, Karen Maguire, Dan Haynes, Trip Elmore, Vladimir, Carl Franceschi **Roll Call Vote**: B. Foley (Y), B. Bowen (Y), D. Walsh (Y), M. Procaccini (Y), K. Maguire (Y), H. Takesian (Y), J. Dowse(Y), D. Haynes (Y), B. Mushnick (Y); **Abstentions:** None. All in favor. Motion passes.	Record

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	Invoice 2: DRA January Invoice, in the amount of $976,955.00 A motion was made by B. Foley and seconded by J. Dowse for the approval of the DRA January invoice. **Discussion:** None; **Roll Call Vote**: B. Foley (Y), B. Bowen (Y), D. Walsh (Y), M. Procaccini (Y), K. Maguire (Y), H. Takesian (Y), J. Dowse(Y), D. Haynes (Y), B. Mushnick (Y); **Abstentions:** None; All in favor. Motion passes.	
	Invoice 3: DRA January Professional Services Invoice, in the amount of $33,672.10 The motion was made by B. Foley and seconded by J. Dowse for the approval of DRA January Professional Invoice. **Discussion:** V. Lyubetsky explains this invoice is related to Amendment No.006 Geotechnical related work. **Roll Call Vote:** B. Foley (Y), B. Bowen (Y), D. Walsh (Y), M. Procaccini (Y), K. Maguire (Y), H. Takesian (Y), J. Dowse(Y), D. Haynes (Y), B. Mushnick (Y); **Abstentions:** None. All in favor. Motion passes.	
	Invoice 4: Consigli January Invoice, in the amount of $31,191.00 The motion was made by J. Dowse and seconded by B. Foley for the approval of the Consigli January Invoice. **Discussion:** T. Elmore explains this is for their preconstruction fee that is invoiced consistently every month. **Roll Call Vote**: B. Foley (Y), B. Bowen (Y), D. Walsh (Y), M. Procaccini (Y), K. Maguire (Y), H. Takesian (Y), J. Dowse(Y), D. Haynes (Y), B. Mushnick (Y); **Abstentions:** None. All in favor. Motion passes.	

35.4	**DRA Update: Mechanical and Electrical Systems**
	
	V.Lyubetsky introduces his two engineers in the meeting today, Wayne Mattison & Robert Bravo from G & V.
	
	W. Mattison provides a HVAC progress update from schematic design to design development phase.
	
	Lifecycle Cost Analysis (LCCA) for HVAC Systems
	• Compare various HVAC systems for vocational schools.
	  ○ Air Source Heat Pump, Water Source Heat Pump, VAV systems
	  ○ Compares installation costs versus the energy consumed, cost of maintenance replacement cost and operational costs.
		Record

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Variable Refrigerant Flow System (VRF) - Current Design

- Meets ASHRAE Standard 54: thermal comfort design & 62- ventilation standard.
- Meets international energy conservation code.
- Meets ASHRAE 90.1- Energy Standard for Building
- Meets NC & ANSI sound standards.
- Classrooms, Office, Conference rooms types of spaces
- System consists of:
    - Roof or Ground Mounted Heat Pumps
    - Ceiling Cassettes
    - Concealed Fan coil Units
    - Refrigeration Piping w/ Branch Controllers
    - Energy Recovery Units for Ventilation
- System Provides:
    - Simultaneous Heating & Cooling
    - Individuals Space Temperature Control
    - Built-in Redundancy through the use of multiple compressors
- Gymnasium, Auditorium & Student Dining
    - served by split type air heat pumps.
- Classrooms
    - Heating & Cooling handled by VRF System.
    - Ventilation provided by roof mounted packaged air source heat package.
    - Teachers can control their own environment.
- Roof
    - Air source heat pumps that provide ventilation

*The whole system is controlled by a building management system, a central computer, where all the scheduling of the equipment exists.

Discussion:

B. Bowen asks if these rooms have a fan coil system or a quiet system.

W. Mattison replies, the ceiling cassettes are a ductless fan coil, extremely quiet, meets LEED standard for enhanced acoustical environment.

B. Bowen asks if the ceiling cassettes paired with any specific ratings within the room or ceiling type?

V. Lyubetsky replies that as part of the LEED submission, our acoustic engineers Acentech are going to provide the reverberation time calculations.

W. Mattison states Acentech will review our design; we provide them with our equipment selections and they will make recommendations. It's an iterative process.

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B. Bowen asks are there any potential issues arising from activities within the shop that could affect the performance or effectiveness of the energy recovery system.

W. Mattison replies, in various shops like the woodshop, automative, welding plumbing and HVAC, industrial equipment such as wood dust collectors, vehicle exhaust systems, and welding fume capture equipment is utilized to manage emissions. These shops also use MERV 8 filters on the return side of the energy recovery system's wheel to capture airborne dust particles. Additionally, MERV 13 filters are employed to further enhance indoor air quality, aligning with the best engineering practices, though it's not mandated. This comprehensive filtration system helps protect the wheel from contamination, minimizing the need for extensive cleaning.

K. Maguire asks, is this system adequate given the complexities of vocational program spaces and the challenges with air circulation and ventilation, particularly considering colleagues experiences with system issues in other schools, to ensure we're selecting the most appreciate solution for our needs.

W. Mattison states our systems are designed in accordance with the Industrial Hygienist handbook, which follows OSHA standards, ensuring that vocational school environments meet industrial safety requirements akin to those of professional automotive shops. These systems encompass extensive ductwork to capture emissions from various equipment such as table saws and belt sanders in the woodshop and soldering stations in the HVAC shop, with dedicated exhaust systems for areas like nail benches in Cosmetology to address specific chemical hazards. Despite being overlooked as industrial environments, vocational schools require meticulous ventilation planning to ensure the safety and well-being of students and staff.

B. Mushnick asks what is the expectancy of the filters?

W. Mattison replies, MERV 13 about a year and MERV 8 about 2 years to replace.

H. Takesian comments, that is what we are currently doing now for current filters in place.

R. Bravo provides an Electrical progress update from schematic design to design development phase.

- Trilogy services to the building with two electric utility company transformers on-site.
- Two switchboards inside the building are estimated at 4000 amps at 277/480 volts each.
- Panel boards and transformers were distributed throughout the building.
- Individual panel boards for each shop equipped with shunt trip breakers and emergency power-off buttons.
- Planning for an 800-kW diesel generator housed in a soundproof enclosure.
- Adjustments made from originally planning two generators to one, requiring reassessment of emergency power equipment.

	• Implementation of an addressable fire alarm system with voice evacuation, typically specifying an auto call system for public bids. • Lighting Fixtures - LED • Exterior lighting fixtures include site and wall-mounted fixtures, with lighting controls featuring occupancy sensors with dimmers and daylight harvesting in each room. • Exterior lighting controlled by relay panels with occupancy sensors adjusting light intensity based on motion detection, integrating with on-site cameras for enhanced security. • Compliance with energy code requiring automatic receptacle control, with 50% of receptacles in specific rooms controlled by occupancy sensors. • Implementation of a bi-directional amplifier system to amplify police and fire radios as required by code. • Provision of electric vehicle charging stations, typically constituting 2% of overall spaces to meet green vehicles credit in LEED certification. • Installation of a mass notification system including amber strobes for active shooter alerts, with control points for communication. • Implementation of a lightning protection system for the building. **Discussion:** D. Walsh asks should we involve the Franklin Fire Department in our discussions regarding the active shooter systems. V. Lyubetsky comments that we plan on meeting with the fire department to review the system and receive their feedback.	

35.5	**Solar PV Array Update**
	
	D. Haynes provides an update.
	• Contacted Solect Energy to provide a cost to remove the solar panels.
	
	• Option 1: exit the contract with luminance, take ownership of the panels and have them removed.
	
	• Option2: Clause in contract: substitution of premises, which would be the new building to redevelop the solar, but we're responsible for the cost of relocating the system.
	  ○ Question: What is the scope of work for this depth. If they remove the panels, they remove the structures that hold the panels, but about what about the underground conduit.
	  ○ Question: When could they commence solar work on the new building?
	  ▪ 80% would be on the rooftop; the rest will be top of bleachers/ parking canopy.
	Discussion:
		Record

DRAFT

	T. Elmore asks S. Johnson if it is possible to leave the screw anchors in place and address their removal through civil? S. Johnson replies, we do not need the solar removal company to do that portion of the work. T. Elmore comments that the scope of work would be anything that sits on the surface and anything that sits underground can be removed by Consigli. It will be more cost effective. T. Elmore comments the summer, before the students go back to school, would be a good time to commence solar panel work on the new building. S. Johnson suggest starting the process sooner then later, due to the number of applications. B. Bowen asks is the scope of the removal defined. Or should this be part of the scope question? D. Haynes replies, Solect puts the panels on a train to Georgia to get recycled, which will be part of the cost projections. B. Mushnick comments that in the state of Massachusetts you can just dispose of them. It's not a hazardous material. Ultimately, we'd love to recycle and have someone else reuse them. It's trying to find someone willing to take them and pay.	
35.6	**Other Topics not Reasonably anticipated 48 hours prior to the Meeting.** **Discussion:** J. Dowse request an update on environmental issues in the solar fields? B. Mushnick provides an update: • Standstill with the town regarding differing perspectives on the presence of wetlands on the property • Retained an environmental lawyer Glenn A. Wood to present our side of the discussion to the town. • Further updates will be provided.	Record
35.7	**Public Comment:** Discussion: None	Record
35.8	**Next Meeting:** <u>School Building Committee Meeting</u> • School Building Committee In-person Meeting – March 21, 2024; Location: Tri-County Regional Technical High School	Record

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	• School Building Committee Meeting – April 25, 2024; Location: TBD **Discussion:** None	
35.9	**Adjourn: 5:37** PM motion was made by K. Maguire and seconded by J. Dowse to adjourn the meeting. **Discussion:** Roll Call Vote: B. Foley (Y), B. Bowen (Y), D. Walsh (Y), M. Procaccini (Y), K. Maguire (Y), H. Takesian (Y), J. Dowse(Y), D. Haynes (Y), B. Mushnick (Y); **Abstentions**: None; All in favor. Motion passes.	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.

DRAFT

March 21, 2024

Project Name: Tri-County

Subject: Budget Update

1. **Invoice(s):** recommended for payment

Vendor	Invoice	Amount
Dore + Whittier	25	$100,000.00
DRA	23	$975,000.00
DRA	PSS6-2	($8,112.50)
CCC	3	$31,191.00
Rubin & Rodman	1176543	$236.16
Bullseye	201655	$450.00
		$1,098,765

2. **New Commitment(s):**

Vendor	Amendment No.	Amount
CCC	1	NTE - $50,000

3. **Budget Revision Request(s):** -

4. **MSBA Reimbursement Status:**

PR No.	Payment Request Date	Submitted Amount	Ineligible Project Costs	Eligible Project Costs	Eligible Grant	Recommended Payment Amount	MSBA Last Payment Date	MSBA Payment Amount
1	12/6/2023	$10,000	$0	$10,000	$5,289	$0	1/28/2022	$5,289
2	2/17/2022	$20,000	$0	$20,000	$10,578	$0	3/31/2022	$10,578
3	4/8/2022	$39,250	$0	$39,250	$20,759	$0	5/19/2022	$20,759
4	6/23/2022	$102,000	$0	$102,000	$53,948	$0	7/28/2022	$53,948
5	8/1/2022	$49,880	$0	$49,880	$26,382	$0	9/9/2022	$26,382
6	10/26/2022	$67,750	$0	$67,750	$35,833	$0	12/15/2022	$35,833
7	12/20/2022	$98,886	$0	$98,886	$52,301	$0	2/2/2023	$52,300
8	3/10/2022	$117,740	$0	$117,740	$62,273	$0	4/6/2023	$62,273
9	5/16/2023	$145,750	$0	$145,750	$77,087	$0	6/23/2023	$77,087
10	8/14/2023	$311,790	$0	$311,790	$164,906	$0	9/8/2023	$158,006
11	12/14/2023	$34,695	$0	$34,695	$54,967	$61,867		$0
12	2/14/2024	$1,575,000	$0	$1,575,000	$890,820	$952,687		$0
Total		**$2,572,741**	**$0**	**$2,572,741**	**$1,455,143**			**$502,455**

Dore and Whittier Management Partners, LLC
Please send payments to;
212 Battery Street
Suite 1
Burlington, VT 05401

Tri-County Regional Technical School District
147 Pond Street
Franklin, MA 02038

Invoice number 00025
Date 02/27/2024

Project 21-0122 TRI-COUNTY REGIONAL TECHNICAL HIGH SCHOOL

Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
Pre Designer Selection	40,000.00	40,000.00	0.00	0.00	40,000.00
Feasibility Phase	130,000.00	130,000.00	0.00	0.00	130,000.00
Schematic Design	105,000.00	105,000.00	0.00	0.00	105,000.00
Construction Documents	1,900,000.00	400,000.00	100,000.00	1,400,000.00	500,000.00
Bidding	200,000.00	0.00	0.00	200,000.00	0.00
Construction Administration	4,700,000.00	0.00	0.00	4,700,000.00	0.00
Closeout	200,000.00	0.00	0.00	200,000.00	0.00
Total	7,275,000.00	675,000.00	100,000.00	6,500,000.00	775,000.00

Invoice total **100,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00024	01/30/2024	100,000.00	100,000.00				
00025	02/27/2024	100,000.00	100,000.00				
	Total	200,000.00	200,000.00	0.00	0.00	0.00	0.00

DRA

Drummey Rosane Anderson, Inc.
Planning | Architecture | Interior Design

Invoice

Karen Maguire
Superintendent
Tri-County Regional Vocational Technical School Di
147 Pond Street
Franklin, MA 02038

February 29, 2024
Project No: 22001.00
Invoice No: 0000023

Project-Tri-County Regional Vocational Technical

Professional Services from February 1, 2024 to February 29, 2024
Fee

Billing Phase	Fee	Percent Complete	Earned
Feasibility Study	285,000.00	100.00	285,000.00
Schematic Design	340,000.00	100.00	340,000.00
Design Development	7,500,000.00	43.00	3,225,000.00
Construction Documents	9,550,000.00	0.00	0.00
Bidding	150,000.00	0.00	0.00
Construction	3,800,000.00	0.00	0.00
Completion	150,000.00	0.00	0.00
Total Fee	21,775,000.00		3,850,000.00
		Previous Fee Billing	2,875,000.00
		Current Fee Billing	975,000.00
	Total Fee		**975,000.00**
		Total this Invoice	**$975,000.00**

If you have any questions regarding this invoice, please contact Judy Gill at 617-964-1700 or e-mail gill@ draws.com.

cc:telmore@doreandwhittier.com

High-level summary of the progress for the activities during the Design Development (DD) Phase of the Project:

- Constructability and Construction Phasing review with the Project Team –weekly meetings, ongoing.
- Geotechnical Investigation – completed, report issued by OTO. Further additional investigation within the existing solar panel area is being discussed with the Project Team.
- Hazardous Material Investigation – work in progress, preliminary report and cost estimate issued by OTO for the DD Cost Estimate.
- Background sound study – completed, existing conditions measurements and report.
- Existing site water pressure investigation / study – completed, report issued to the cost estimators for pricing.
- Building Code analysis and report – completed (further minor updates will be provided as the project design progress)
- Design Team coordination meetings – weekly meetings, ongoing.
- DD Phase cost estimate set drawings – Completed (Over 500 pages, issued to the estimators on schedule 3/18)
- DD Phase cost estimate set outline specifications – Completed (issued to the estimators on schedule 3/18)
- MSBA Submission information – work in progress
- Early Site Enabling Bid Package – work in progress, weekly meetings with the Project Team
- Department Meeting –work in progress (equipment review and selection)
- Color / Design Meetings – work in progress.
- Permitting – ANRAD – submitted, regular meetings with the Conservation Commission and the Project Team
- Permitting – NOI – submission expected before the end of March.
- Permitting – Planning Board Site Plan Review – submission expected Mid-April

DRA

Drummey Rosane Anderson, Inc.
Planning | Architecture | Interior Design

Invoice

Karen Maguire
Superintendent
Tri-County Regional Vocational Technical School Di
147 Pond Street
Franklin, MA 02038

February 29, 2024
Project No: 22001.06
Invoice No: 0000002

Project-Tri-County Regional Amendment 6 Geotech

Professional Services from February 1, 2024 to February 29, 2024

Consultants

O'Reilly, Talbot & Okun Associates, Inc. /Inv 55025 -Note 1			-12,000.00	
O'Reilly, Talbot & Okun Associates, Inc. /Inv 55116-Note 2			- 1,000.00	
O'Reilly, Talbot & Okun Associates, Inc. /Inv 55147			5,625.00	
Total Consultants		**1.1 times**	**-7,375.00**	**-8,112.50**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	-8,112.50	33,672.10	25,559.60	
Limit			123,200.00	
Remaining			97,640.40	
		Total this Invoice		**-$8,112.50**

Note 1) This was invoiced in January in error. These tasks are Preliminary Services and are DRA's responsibility.

Note 2) This was invoiced in January in error. This task of Design Phase Meetings is DRA's responsibility.

If you have any questions regarding this invoice, please contact Judy Gill at 617-964-1700 or e-mail gill@ draws.com.

cc:telmore@doreandwhittier.com

Consigli Construction Co., Inc.
72 Sumner Street
Milford, MA 01757
(508)473-2580

Tri County Reg. Voc. Technical HS
147 Pond Street
Franklin, MA 02038

INVOICE ID: 3
DATE: February 29,2024

Period From: 2/2/2024 To: 2/29/2024

Item Id	Description	Contract Amount	Percent Complete	Total Billed	Previous Billed	Total This Invoice
22-000	Tri County Reg. Voc. Tech. HS					
22-001	PO 20231640					
22-100	Schematic Estimate Requirement	25,000.00	100.00 %	25,000.00	25,000.00	
22-200	Post-SD Precon Services	374,300.00	16.67 %	62,382.00	31,191.00	31,191.00
Total		399,300.00	21.88 %	87,382.00	56,191.00	31,191.00

Contract Summary

Original contract amount	399,300.00
Approved changes	0.00
Revised contract amount	399,300.00
Invoiced to date	87,382.00
Remaining to invoice	311,918.00
Current Payment Due	$31,191.00
Percent billed	21.88 %
Retainage balance	0.00

Approved by:

Name: _____

Title: _____

Date: _____

RUBIN and RUDMAN LLP
Attorneys at Law
53 STATE STREET | BOSTON, MA 02109 | P:617-330-7000
500 UNICORN PARK DRIVE, SUITE 502 | WOBURN, MA 01801 | P:781-933-5505

Glenn A. Wood
Direct Dial: 617-330-7016
E-mail: GWood@rubinrudman.com
Return Address: Boston

March 7, 2024

By Email - maguire@tri-county.us and haynes@tri-county.us

Karen Maguire, Superintendent
Dan Haynes, Business Manager
Tri-County Regional Vocational Technical High School
147 Pond Street
Franklin, MA 02038

RE: 147 Pond Street, Franklin, MA
Our File No.: 27408-1

Dear Karen and Dan:

Enclosed please find an invoice for our services rendered through February 26, 2024. We deducted the amount due out of your client funds account leaving a remaining balance now due.

If you wish to pay this invoice with an American Express, MasterCard or Visa card please see enclosed credit card authorization form.

If making payment by check, please make payable to "Rubin and Rudman LLP" and please provide your File Number or our Invoice Number for proper credit. Thank you for your attention to this invoice.

Sincerely yours,

Glenn A. Wood

Encl.

RUBIN and RUDMAN LLP
Attorneys at Law

53 State Street
Boston, MA 02109
T 617-330-7000
F 617-330-7550

Tri-County Regional Vocational Technical High School
Karen Maguire
147 Pond Street
Franklin, MA 02038

Invoice Date: March 7, 2024
Invoice Number: 1176543

GAW

TOTAL AMOUNT DUE THIS INVOICE $ 236.16

Client: 27408	**Tri-County Regional Vocational Technical High School**
Matter: 001	**147 Pond Street, Franklin, MA**

TOTAL FEES THIS INVOICE	5,181.00
TOTAL DISBURSEMENTS THIS INVOICE	55.16
TOTAL AMOUNT THIS INVOICE	**$ 5,236.16**
Less Trust Applied	(5,000.00)
TOTAL AMOUNT DUE	**$ 236.16**

Please Use One of our Convenient Payment Options

Payment via ACH:	Bank Name: Eastern Bank ABA/Routing Number: [redacted] Account Number: [redacted]
Payment via Wire: *(bank wire fees may apply)*	Bank Name: Eastern Bank ABA/Routing Number: [redacted] SWIFT Code: EASRUS3B Account Number: [redacted] Bank Address: 195 Market Street, Lynn MA 01901
Payment via Check:	Rubin and Rudman LLP 53 State Street 15th Floor Boston, MA 02109
Tax ID:	04-2202844

RUBIN and RUDMAN LLP
Attorneys at Law

Client: 27408 **Tri-County Regional Vocational Technical High School**
Matter: 001 **147 Pond Street, Franklin, MA**

MONEY ON ACCOUNT

Trust Previous Balance (Eastern Bank IOLTA)	5,000.00
Trust Applied to this Invoice	*(5,000.00)*
Trust Balance (Eastern Bank IOLTA)	**$ 0.00**

RUBIN and RUDMAN LLP
Attorneys at Law

Client: 27408 **Tri-County Regional Vocational Technical High School**
Matter: 001 **147 Pond Street, Franklin, MA**

PROFESSIONAL SERVICES RENDERED:

DATE	TIMEKEEPER	NARRATIVE	HOURS
02/06/2024	GAW	Zoom meeting with project team and Con Comm strategy. (NO CHARGE)	0.30
02/07/2024	GAW	Preparation of services letter to client. (NO CHARGE)	0.50
02/08/2024	GAW	Finalization of services letter. Email correspondence with client on same. (NO CHARGE)	0.50
02/13/2024	GAW	Email correspondence with project team on weekly meetings.	0.30
02/15/2024	GAW	Teams meeting with project team.	0.40
02/16/2024	GAW	Email correspondence with B. Holmes on strategy. Email correspondence with team on site visit scheduling.	0.30
02/20/2024	GAW	Email correspondence with team on project status and site visit. Email correspondence with FCC Agent on same. Telephone conference with B. Holmes on HCC ANRAD strategy. Review of Franklin Wetlands Bylaw/Regulations and WPA Regulations. Detailed review of ANRAD site plans and FCC peer review.	1.50
02/21/2024	GAW	Telephone conference with B. Hoyerman (x2) on ANRAD strategy, site visit. Email correspondence with FCC Agent on pending ANRAD filing. Telephone conference with S. Powers on same. Email correspondence with project team and client on ANRAD/NOI strategy.	1.20
02/21/2024	TMF	Evaluate status of matter and position of Commission relative to solar array detention basins; communications regarding same.	0.60
02/23/2024	GAW	Zoom call with client and team on development strategy with FCC.Email correspondence with client and team on same.	1.50
02/26/2024	GAW	Conference with T. Franklin on preparation of legal memo for client/case strategy.	0.20
02/26/2024	TMF	Review Franklin Conservation Commission hearing minutes on Project; review Franklin Wetalnds Bylaw and Regulations and compare with WPA and Regulations concerning Freshwater Wetlands so as to evaluate defense to arguments that Bylaw is more stringent.	3.40

TOTAL HOURS AND FEES **10.70** **$ 5,181.00**

RUBIN and RUDMAN LLP
Attorneys at Law

Client: 27408 **Tri-County Regional Vocational Technical High School**
Matter: 001 **147 Pond Street, Franklin, MA**

TIMEKEEPER SUMMARY:

TIMEKEEPER	BILLED HOURS	BILLED RATE	BILLED AMOUNT
Glenn Wood	5.40	615.00	3,321.00
Tyler Franklin	4.00	465.00	1,860.00
Glenn Wood	1.30	0.00	0.00
TOTALS	**10.70**		**$ 5,181.00**

DISBURSEMENTS:

DESCRIPTION	AMOUNT
OUTSIDE MESSENGER	55.16
TOTAL DISBURSEMENTS	**$ 55.16**

TOTAL AMOUNT FOR THIS INVOICE **$ 5,236.16**

RUBIN and RUDMAN LLP
Attorneys at Law
53 STATE STREET | BOSTON, MA 02109 | P:617-330-7000

Credit Card Acceptance Form

Fill out this form and fax (617) 330-7550 or email to accounting@rubinrudman.com

Name (As it appears on the Card): _____

Cardholder Address: _____

City: _____ **Province/State:** _____ **Postal/ZIP:** _____

Credit Card Billing Address (if same enter "same"): _____

City: _____ **Province/State:** _____ **Postal/ZIP:** _____

Home Phone Number: (_____ **)** _____

Email Address: _____

Credit Card (Circle one) **Visa** **Mastercard** **Amex** **Discover**

Client Number: _____ **Matter Number:** _____

Invoice Number(s): _____

Payment Amount: _____

Credit Card Number: _____

EXP Date: _____/_____ **CCV:** _____

I authorize **Rubin and Rudman LLP** to make all necessary charges to my credit card account listed above.

SIGNATURE _____ **DATE:** _____

Billing Attorney Approval: _____

Accounting Authorization: _____

BULLSEYE UNDERGROUND UTILITY LLC
25 New Chardon Street #6242
Boston, MA 02114 US
+1 7819019303
oyoung@bullseyelocating.com
http://www.bullseyelocating.com

INVOICE

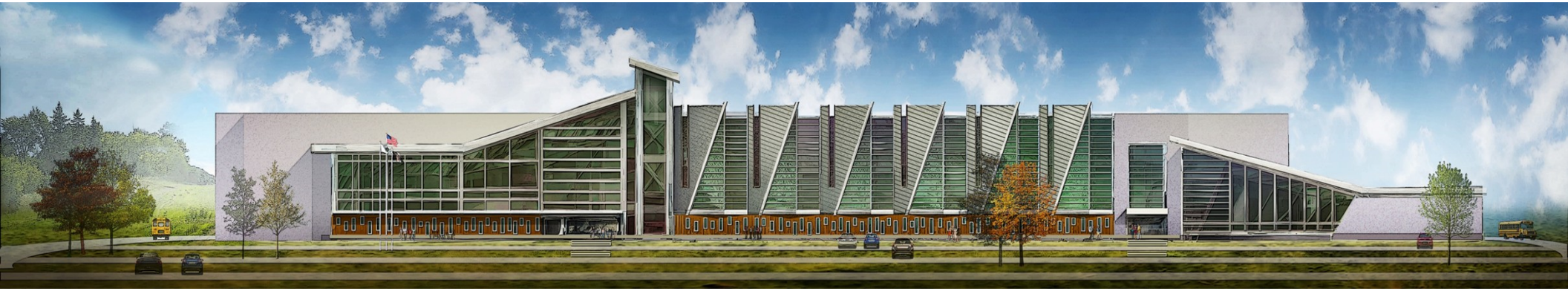
BILL TO
Daniel B. Haynes, CPA
Tri-County Regional Vocational
Technical School District
147 Pond Street
Franklin, MA 02038

INVOICE # 201655
DATE 03/06/2024
DUE DATE 04/01/2024
TERMS Due on receipt

DATE	ACTIVITY	HOURS	RATW	AMOUNT
03/06/2024	**Private Utility Locate** Private Locate Project Title/Location: Tri-County Regional Vocational 147 Pond Street Franklin, MA 02038 Scope of Work: - Using (EM) Locating & and the techniques described in this proposal. Locate electrical to solar for test pits *Note - Bullseye Underground Utility Locating recommends test pitting all marked facilities to confirm exact location. Remember to notify your areas On Call center prior to any excavation.	2	200.00	400.00
	Mobilization Fee	1	50.00	50.00

BALANCE DUE **$450.00**

THANK YOU



Tri-County

Regional Vocational Technical School

SBC Meeting

March 21, 2024

DRA

CONSIGLI
Est. 1905

TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL
BRISTOL
MIDDLESEX
NORFOLK

dw
DORE + WHITTIER

SBC Meeting Agenda – March 21, 2024

1. **Call to Order & Intro**
2. **Previous Topics & Approval of February 15, 2024, Meeting Minutes**
3. Invoices and Commitments for approval
   - DWMP February Invoice, in the amount of $100,000.00
   - DRA February Invoice, in the amount of $975,000.00
   - DRA February Professional Services Invoice, in the amount of -$8,112.50
   - Consigli February Invoice, in the amount of $31,191.00
   - Rubin and Rudman LLP Invoice, in the amount of $236.16
   - Bullseye underground utility invoice, in the amount of $450.00
   - Consigli: Sub soil exploration cost not to exceed 50K
4. DRA Update
5. Consigli Update
6. Solar Panel Array Update
7. Conservation Commission Update?
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
9. Public Comment
10. Next Meetings
11. Adjourn

DORE + WHITTIER

TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL
BRISTOL
MIDDLESEX
NORFOLK

DRA

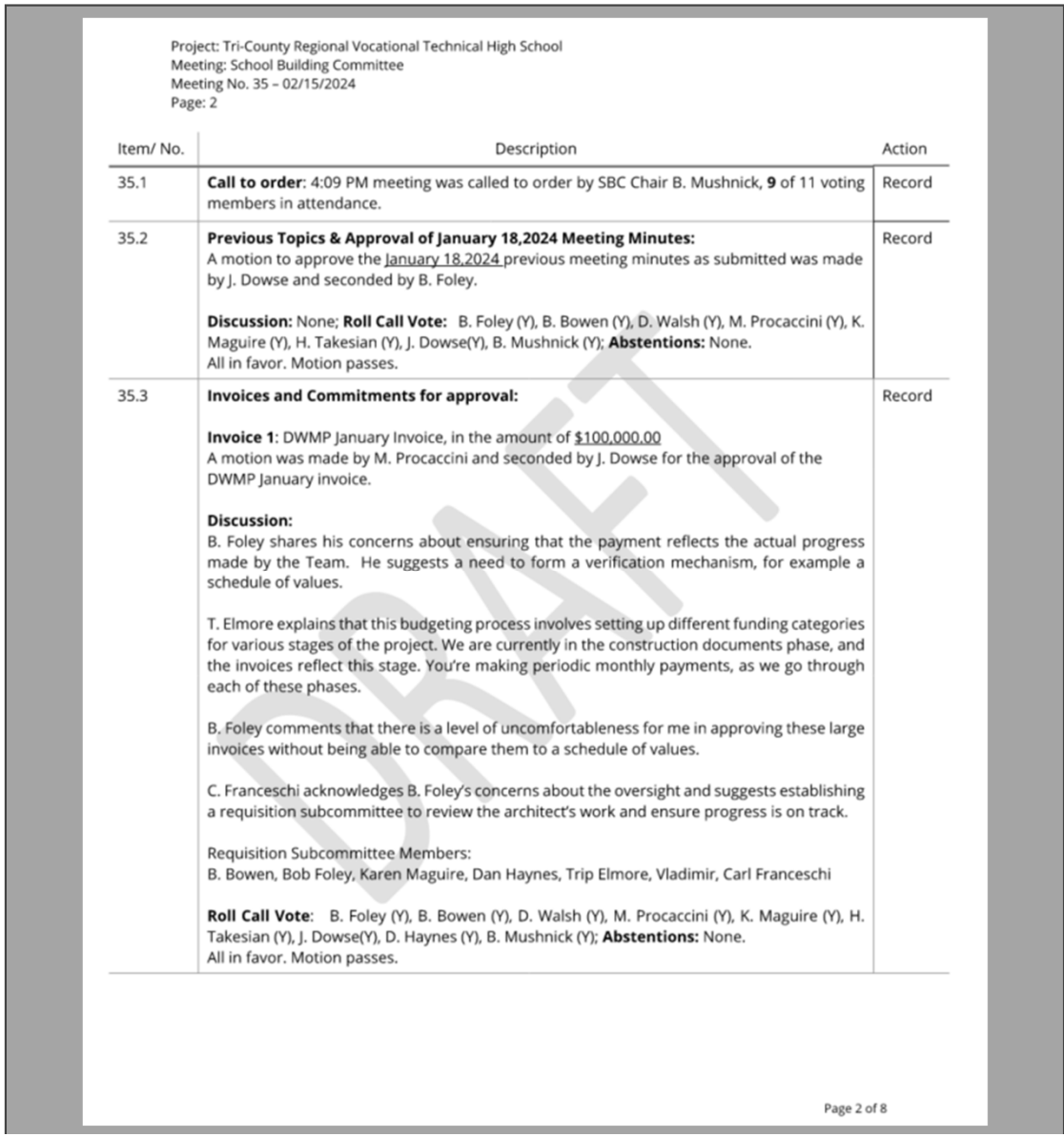
CONSIGLI
Est. 1905

<u>February 15, 2024</u>, Meeting Minutes for approval:

"Motion to approve the February 15, 2024, Meeting Minutes by _____, 2nd by_____."

SBC Member Vote:

- Brian Mushnick
- Karen Maguire
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd "Gus" Brown



Project: Tri-County Regional Vocational Technical High School
Meeting: School Building Committee
Meeting No. 35 – 02/15/2024
Page: 2

Item/ No.	Description	Action
35.1	**Call to order**: 4:09 PM meeting was called to order by SBC Chair B. Mushnick, **9** of 11 voting members in attendance.	Record
35.2	**Previous Topics & Approval of January 18,2024 Meeting Minutes:** A motion to approve the <u>January 18,2024</u> previous meeting minutes as submitted was made by J. Dowse and seconded by B. Foley. **Discussion:** None; **Roll Call Vote:** B. Foley (Y), B. Bowen (Y), D. Walsh (Y), M. Procaccini (Y), K. Maguire (Y), H. Takesian (Y), J. Dowse(Y), B. Mushnick (Y); **Abstentions:** None. All in favor. Motion passes.	Record
35.3	**Invoices and Commitments for approval:** **Invoice 1**: DWMP January Invoice, in the amount of <u>$100,000.00</u> A motion was made by M. Procaccini and seconded by J. Dowse for the approval of the DWMP January invoice. **Discussion:** B. Foley shares his concerns about ensuring that the payment reflects the actual progress made by the Team. He suggests a need to form a verification mechanism, for example a schedule of values. T. Elmore explains that this budgeting process involves setting up different funding categories for various stages of the project. We are currently in the construction documents phase, and the invoices reflect this stage. You're making periodic monthly payments, as we go through each of these phases. B. Foley comments that there is a level of uncomfortableness for me in approving these large invoices without being able to compare them to a schedule of values. C. Franceschi acknowledges B. Foley's concerns about the oversight and suggests establishing a requisition subcommittee to review the architect's work and ensure progress is on track. Requisition Subcommittee Members: B. Bowen, Bob Foley, Karen Maguire, Dan Haynes, Trip Elmore, Vladimir, Carl Franceschi **Roll Call Vote**: B. Foley (Y), B. Bowen (Y), D. Walsh (Y), M. Procaccini (Y), K. Maguire (Y), H. Takesian (Y), J. Dowse(Y), D. Haynes (Y), B. Mushnick (Y); **Abstentions:** None. All in favor. Motion passes.	Record

DRAFT

SBC Meeting Agenda – March 21, 2024

1. Call to Order & Intro
2. Previous Topics & Approval of February 15, 2024, Meeting Minutes
3. **Invoices and Commitments for approval**
   - **DWMP February Invoice, in the amount of $100,000.00**
   - **DRA February Invoice, in the amount of $975,000.00**
   - **DRA February Professional Services Invoice, in the amount of -$8,112.50**
   - **Consigli February Invoice, in the amount of $31,191.00**
   - **Rubin and Rudman LLP Invoice, in the amount of $236.16**
   - **Bullseye underground utility invoice, in the amount of $450.00**
   - **Consigli: Sub soil exploration cost not to exceed 50K**
4. DRA Update
5. Consigli Update
6. Solar Panel Array Update
7. Conservation Commission Update?
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
9. Public Comment
10. Next Meetings
11. Adjourn

DORE + WHITTIER

TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL
BRISTOL
MIDDLESEX
NORFOLK

DRA

CONSIGLI
Est. 1905

Budget Update

March 19, 2024

Project Name: Tri-County

Subject: Budget Update

1. **Invoice(s):** recommended for payment

Vendor	Invoice	Amount
Dore + Whittier	25	$100,000.00
DRA	23	$975,000.00
DRA	PSS6-2	($8,112.50)
CCC	3	$31,191.00
Rubin & Rodman	1176543	$236.16
Bullseye	201655	$450.00
		$1,098,765

2. **New Commitment(s):**

3. **Budget Revision Request(s):** -

4. **MSBA Reimbursement Status:**

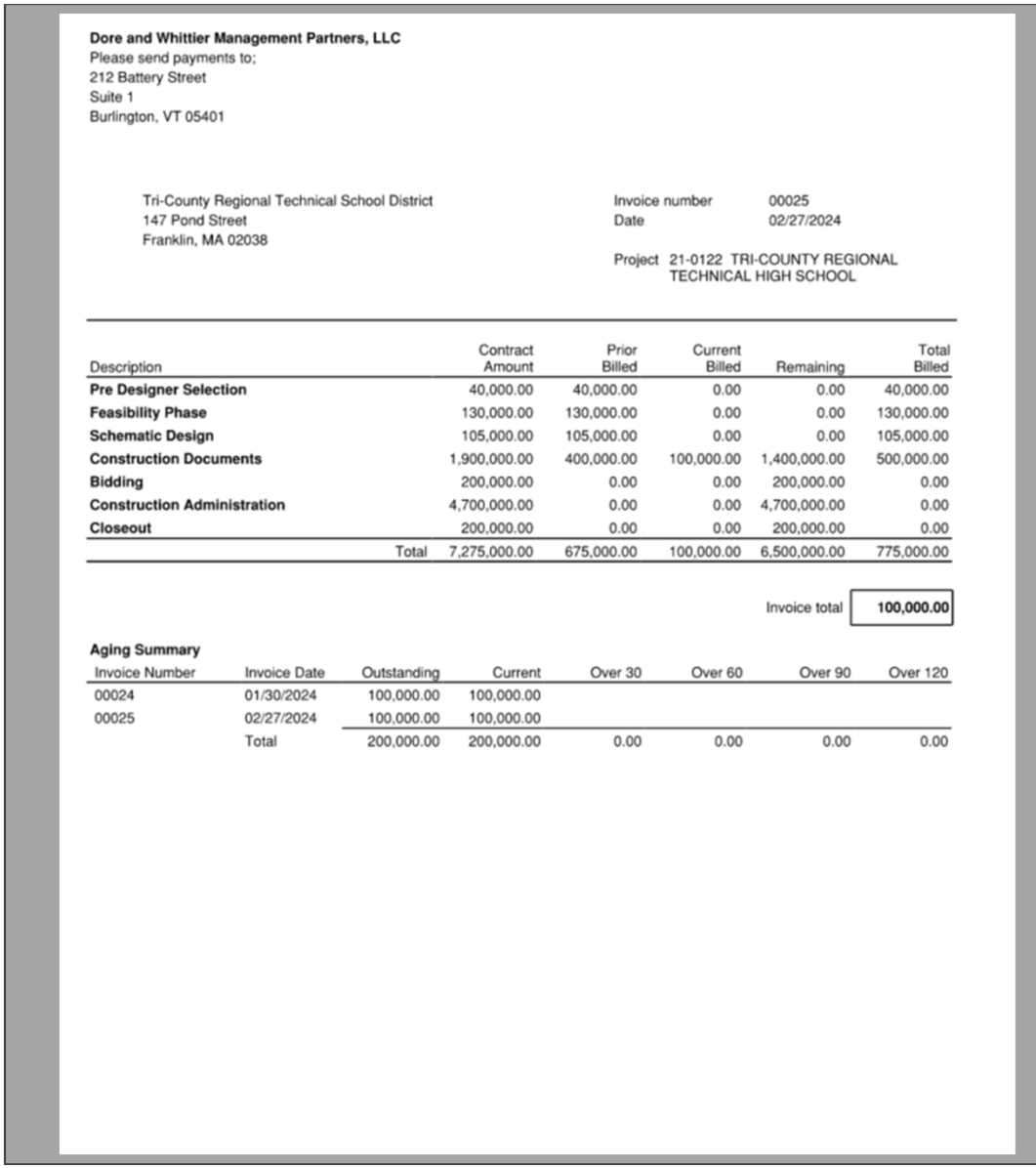
PR No.	Payment Request Date	Submitted Amount	Ineligible Project Costs	Eligible Project Costs	Eligible Grant	Recommended Payment Amount	MSBA Last Payment Date	MSBA Payment Amount
1	12/6/2023	$10,000	$0	$10,000	$5,289	$0	1/28/2022	$5,289
2	2/17/2022	$20,000	$0	$20,000	$10,578	$0	3/31/2022	$10,578
3	4/8/2022	$39,250	$0	$39,250	$20,759	$0	5/19/2022	$20,759
4	6/23/2022	$102,000	$0	$102,000	$53,948	$0	7/28/2022	$53,948
5	8/1/2022	$49,880	$0	$49,880	$26,382	$0	9/9/2022	$26,382
6	10/26/2022	$67,750	$0	$67,750	$35,833	$0	12/15/2022	$35,833
7	12/20/2022	$98,886	$0	$98,886	$52,301	$0	2/2/2023	$52,300
8	3/10/2022	$117,740	$0	$117,740	$62,273	$0	4/6/2023	$62,273
9	5/16/2023	$145,750	$0	$145,750	$77,087	$0	6/23/2023	$77,087
10	8/14/2023	$311,790	$0	$311,790	$164,906	$0	9/8/2023	$158,006
11	12/14/2023	$34,695	$0	$34,695	$54,967	$61,867		$0
12	2/14/2024	$1,575,000	$0	$1,575,000	$890,820	$952,687		$0
Total		**$2,572,741**	**$0**	**$2,572,741**	**$1,455,143**			**$502,455**

DWMP February Invoice

Motion to approve the DWMP February Invoice, in the amount of $100,000.00 by _____, 2nd by _____."

SBC Member Vote:

- Brian Mushnick
- Karen Maguire
- Dana Walsh
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd "Gus" Brown



Dore and Whittier Management Partners, LLC
Please send payments to;
212 Battery Street
Suite 1
Burlington, VT 05401

Tri-County Regional Technical School District
147 Pond Street
Franklin, MA 02038

Invoice number 00025
Date 02/27/2024

Project 21-0122 TRI-COUNTY REGIONAL TECHNICAL HIGH SCHOOL

Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
Pre Designer Selection	40,000.00	40,000.00	0.00	0.00	40,000.00
Feasibility Phase	130,000.00	130,000.00	0.00	0.00	130,000.00
Schematic Design	105,000.00	105,000.00	0.00	0.00	105,000.00
Construction Documents	1,900,000.00	400,000.00	100,000.00	1,400,000.00	500,000.00
Bidding	200,000.00	0.00	0.00	200,000.00	0.00
Construction Administration	4,700,000.00	0.00	0.00	4,700,000.00	0.00
Closeout	200,000.00	0.00	0.00	200,000.00	0.00
Total	7,275,000.00	675,000.00	100,000.00	6,500,000.00	775,000.00

Invoice total **100,000.00**

Aging Summary

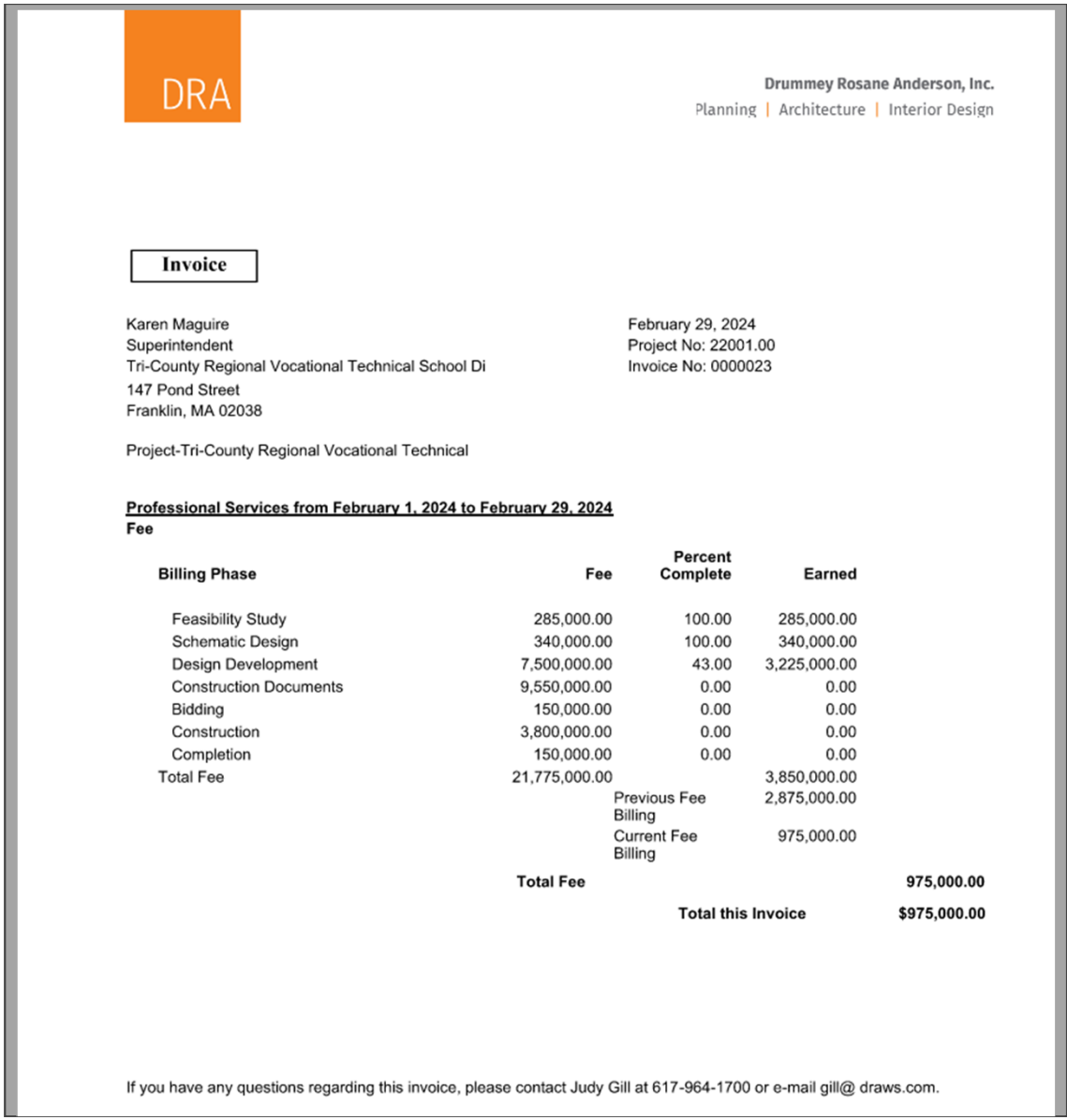
Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00024	01/30/2024	100,000.00	100,000.00				
00025	02/27/2024	100,000.00	100,000.00				
	Total	200,000.00	200,000.00	0.00	0.00	0.00	0.00

DRA February Invoice

Motion to approve the DRA February Invoice, in the amount of $975,000.00 by _____, 2nd by _____."

SBC Member Vote:

- Brian Mushnick
- Karen Maguire
- Dana Walsh
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd "Gus" Brown



DRA

Drummey Rosane Anderson, Inc.
Planning | Architecture | Interior Design

Invoice

Karen Maguire
Superintendent
Tri-County Regional Vocational Technical School Di
147 Pond Street
Franklin, MA 02038

February 29, 2024
Project No: 22001.00
Invoice No: 0000023

Project-Tri-County Regional Vocational Technical

Professional Services from February 1, 2024 to February 29, 2024
Fee

Billing Phase	Fee	Percent Complete	Earned
Feasibility Study	285,000.00	100.00	285,000.00
Schematic Design	340,000.00	100.00	340,000.00
Design Development	7,500,000.00	43.00	3,225,000.00
Construction Documents	9,550,000.00	0.00	0.00
Bidding	150,000.00	0.00	0.00
Construction	3,800,000.00	0.00	0.00
Completion	150,000.00	0.00	0.00
Total Fee	21,775,000.00		3,850,000.00
		Previous Fee Billing	2,875,000.00
		Current Fee Billing	975,000.00
	Total Fee		**975,000.00**
		Total this Invoice	**$975,000.00**

If you have any questions regarding this invoice, please contact Judy Gill at 617-964-1700 or e-mail gill@ draws.com.

DRA February Professional Services Invoice

Motion to approve the DRA February Professional Services Invoice, in the amount of -$8,112.50 by _____, 2nd by _____."

SBC Member Vote:

- Brian Mushnick
- Karen Maguire
- Dana Walsh
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd "Gus" Brown

DRA

Drummey Rosane Anderson, Inc.
Planning | Architecture | Interior Design

Invoice

Karen Maguire
Superintendent
Tri-County Regional Vocational Technical School Di
147 Pond Street
Franklin, MA 02038

February 29, 2024
Project No: 22001.06
Invoice No: 0000002

Project-Tri-County Regional Amendment 6 Geotech

Professional Services from February 1, 2024 to February 29, 2024

Consultants				
O'Reilly, Talbot & Okun Associates, Inc. /Inv 55025 -Note 1			-12,000.00	
O'Reilly, Talbot & Okun Associates, Inc. /Inv 55116-Note 2			- 1,000.00	
O'Reilly, Talbot & Okun Associates, Inc. /Inv 55147			5,625.00	
Total Consultants		**1.1 times**	**-7,375.00**	**-8,112.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	-8,112.50	33,672.10	25,559.60
Limit			123,200.00
Remaining			97,640.40

Total this Invoice **-$8,112.50**

Note 1) This was invoiced in January in error. These tasks are Preliminary Services and are DRA's responsibility.

Note 2) This was invoiced in January in error. This task of Design Phase Meetings is DRA's responsibility.

Consigli February Invoice

Motion to approve the Consigli January Invoice, in the amount of $31,191.00
by _____, 2nd by _____."

SBC Member Vote:

- Brian Mushnick
- Karen Maguire
- Dana Walsh
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd "Gus" Brown

CONSIGLI
Est. 1905

Consigli Construction Co., Inc.
72 Sumner Street
Milford, MA 01757
(508)473-2580

Tri County Reg. Voc. Technical HS
147 Pond Street
Franklin, MA 02038

INVOICE ID: 3
DATE: February 29,2024

Period From: 2/2/2024 To: 2/29/2024

Item Id	Description	Contract Amount	Percent Complete	Total Billed	Previous Billed	Total This Invoice
22-000	Tri County Reg. Voc. Tech. HS					
22-001	PO 20231640					
22-100	Schematic Estimate Requirement	25,000.00	100.00 %	25,000.00	25,000.00	
22-200	Post-SD Precon Services	374,300.00	16.67 %	62,382.00	31,191.00	31,191.00
Total		399,300.00	21.88 %	87,382.00	56,191.00	31,191.00

Contract Summary

Original contract amount	399,300.00
Approved changes	0.00
Revised contract amount	399,300.00
Invoiced to date	87,382.00
Remaining to invoice	311,918.00
Current Payment Due	$31,191.00
Percent billed	21.88 %
Retainage balance	0.00

Approved by:

Name: _____

Title: _____

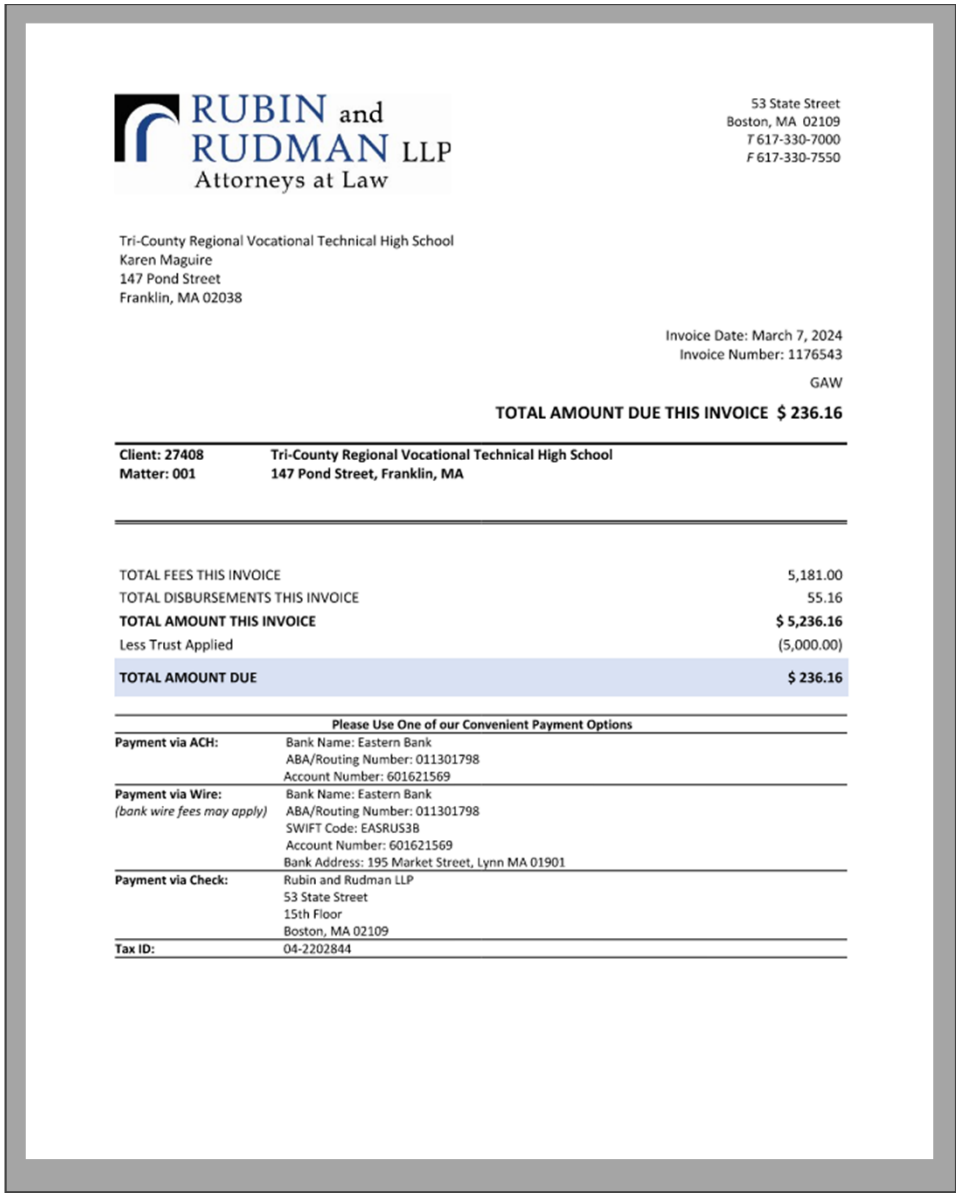
Date: _____

Rubin and Rudman LLP Invoice

Motion to approve the Rubin and Rudman LLP, Invoice, in the amount of $236.16 by _____, 2nd by _____."

SBC Member Vote:

- Brian Mushnick
- Karen Maguire
- Dana Walsh
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd "Gus" Brown



RUBIN and RUDMAN LLP
Attorneys at Law

53 State Street
Boston, MA 02109
T 617-330-7000
F 617-330-7550

Tri-County Regional Vocational Technical High School
Karen Maguire
147 Pond Street
Franklin, MA 02038

Invoice Date: March 7, 2024
Invoice Number: 1176543

GAW

TOTAL AMOUNT DUE THIS INVOICE $ 236.16

Client: 27408	**Tri-County Regional Vocational Technical High School**
Matter: 001	**147 Pond Street, Franklin, MA**

TOTAL FEES THIS INVOICE	5,181.00
TOTAL DISBURSEMENTS THIS INVOICE	55.16
TOTAL AMOUNT THIS INVOICE	**$ 5,236.16**
Less Trust Applied	(5,000.00)
TOTAL AMOUNT DUE	**$ 236.16**

Please Use One of our Convenient Payment Options

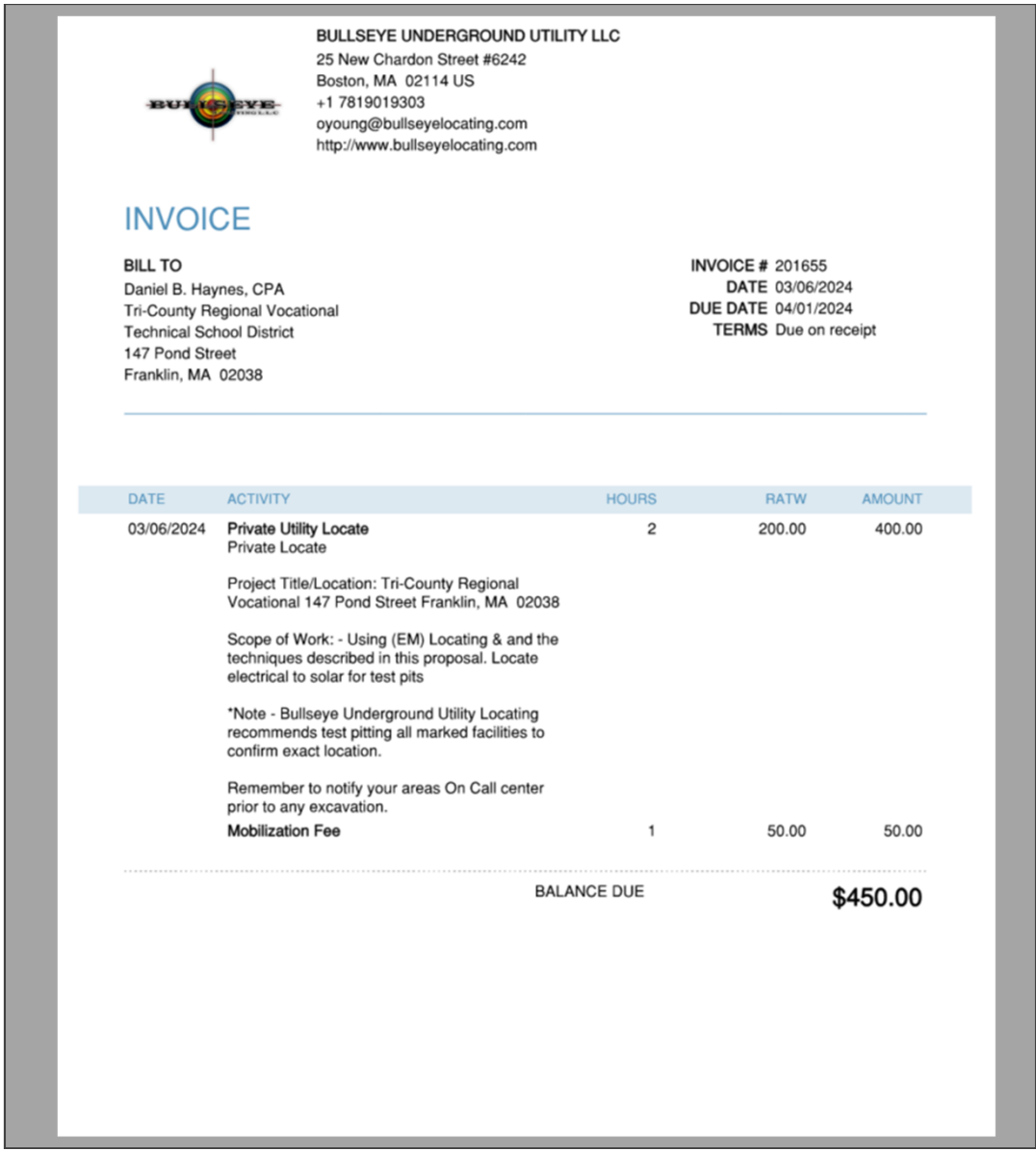
Payment via ACH:	Bank Name: Eastern Bank ABA/Routing Number: 011301798 Account Number: 601621569
Payment via Wire: *(bank wire fees may apply)*	Bank Name: Eastern Bank ABA/Routing Number: 011301798 SWIFT Code: EASRUS3B Account Number: 601621569 Bank Address: 195 Market Street, Lynn MA 01901
Payment via Check:	Rubin and Rudman LLP 53 State Street 15th Floor Boston, MA 02109
Tax ID:	04-2202844

Bullseye Underground Utility LLC Invoice

Motion to approve the Bullseye Underground Utility LLC, Invoice, in the amount of $450.00 by _____, 2nd by _____."

SBC Member Vote:

- Brian Mushnick
- Karen Maguire
- Dana Walsh
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd "Gus" Brown



BULLSEYE UNDERGROUND UTILITY LLC
25 New Chardon Street #6242
Boston, MA 02114 US
+1 7819019303
oyoung@bullseyelocating.com
http://www.bullseyelocating.com

INVOICE

BILL TO
Daniel B. Haynes, CPA
Tri-County Regional Vocational
Technical School District
147 Pond Street
Franklin, MA 02038

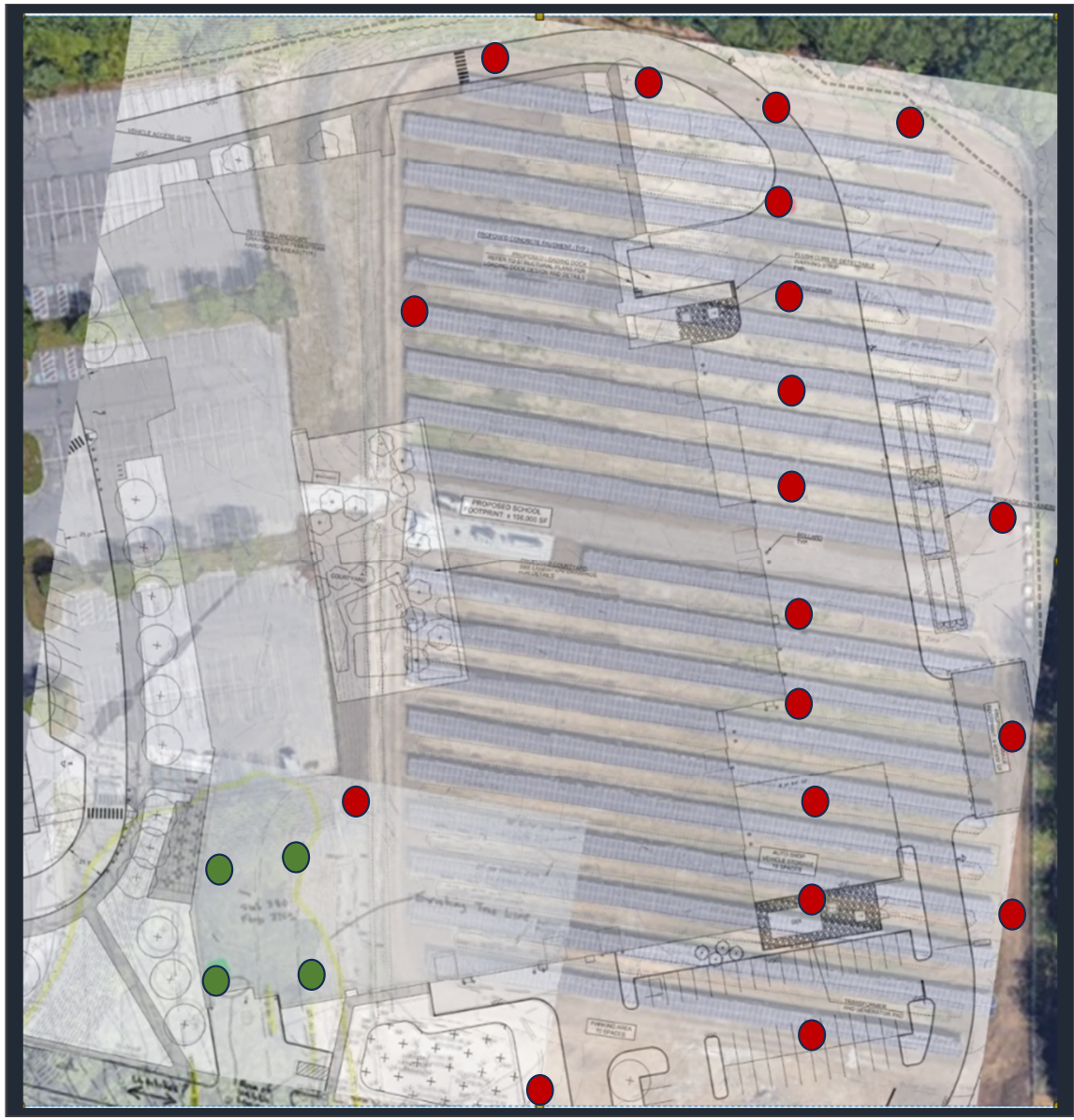
INVOICE # 201655
DATE 03/06/2024
DUE DATE 04/01/2024
TERMS Due on receipt

DATE	ACTIVITY	HOURS	RATW	AMOUNT
03/06/2024	**Private Utility Locate** Private Locate Project Title/Location: Tri-County Regional Vocational 147 Pond Street Franklin, MA 02038 Scope of Work: - Using (EM) Locating & and the techniques described in this proposal. Locate electrical to solar for test pits *Note - Bullseye Underground Utility Locating recommends test pitting all marked facilities to confirm exact location. Remember to notify your areas On Call center prior to any excavation.	2	200.00	400.00
	Mobilization Fee	1	50.00	50.00

BALANCE DUE $450.00

Consigli:

Sub soil exploration cost not to exceed 50K



Legend:
Green Dots = Test Pits
Red Dots = Borings

SBC Meeting Agenda – March 21, 2024

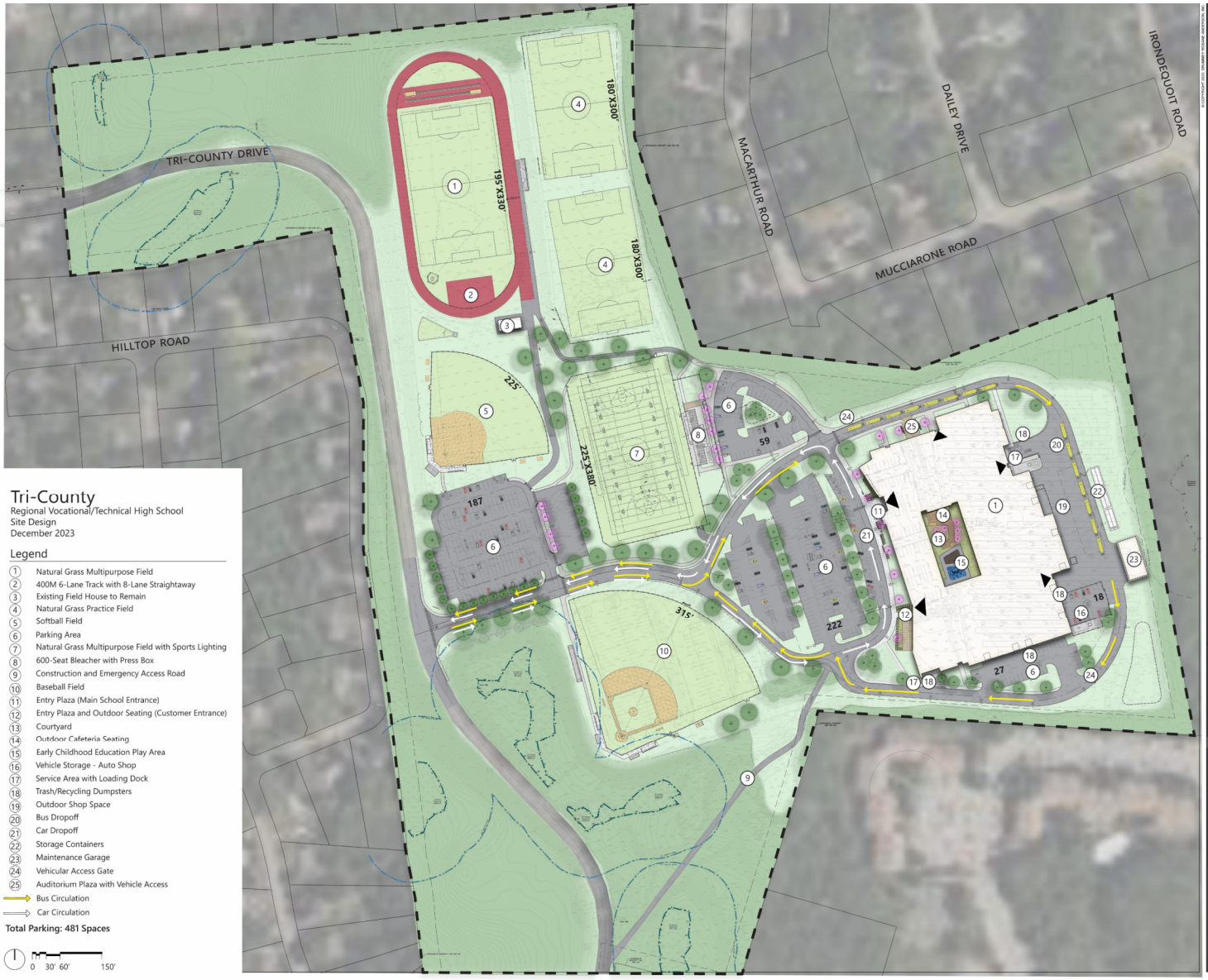
1. Call to Order & Intro
2. Previous Topics & Approval of February 15, 2024, Meeting Minutes
3. Invoices and Commitments for approval
   - DWMP February Invoice, in the amount of $100,000.00
   - DRA February Invoice, in the amount of $975,000.00
   - DRA February Professional Services Invoice, in the amount of -$8,112.50
   - Consigli February Invoice, in the amount of $31,191.00
   - Rubin and Rudman LLP Invoice, in the amount of $236.16
   - Bullseye underground utility invoice, in the amount of $450.00
   - Consigli: Sub soil exploration cost not to exceed 50K
4. **DRA Update**
5. Consigli Update
6. Consigli: Sub soil exploration cost not to exceed 70K
7. Solar Panel Array Update
8. Conservation Commission Update?
9. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
10. Public Comment
11. Next Meetings
12. Adjourn

DORE + WHITTIER

TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL
BRISTOL
MIDDLESEX
NORFOLK

DRA

CONSIGLI
Est. 1905



Tri-County

Regional Vocational/Technical High School
Site Design
December 2023

Legend

1. Natural Grass Multipurpose Field
2. 400M 6-Lane Track with 8-Lane Straightaway
3. Existing Field House to Remain
4. Natural Grass Practice Field
5. Softball Field
6. Parking Area
7. Natural Grass Multipurpose Field with Sports Lighting
8. 600-Seat Bleacher with Press Box
9. Construction and Emergency Access Road
10. Baseball Field
11. Entry Plaza (Main School Entrance)
12. Entry Plaza and Outdoor Seating (Customer Entrance)
13. Courtyard
14. Outdoor Cafeteria Seating
15. Early Childhood Education Play Area
16. Vehicle Storage - Auto Shop
17. Service Area with Loading Dock
18. Trash/Recycling Dumpsters
19. Outdoor Shop Space
20. Bus Dropoff
21. Car Dropoff
22. Storage Containers
23. Maintenance Garage
24. Vehicular Access Gate
25. Auditorium Plaza with Vehicle Access

Bus Circulation

Car Circulation

Total Parking: 481 Spaces

0 30' 60' 150'

DRA
Drummey Rosane Anderson, Inc.
Planning | Architecture | Interior Design

Tri-County Regional Vocational Technical High School

147 Pond St, Franklin, MA 02038

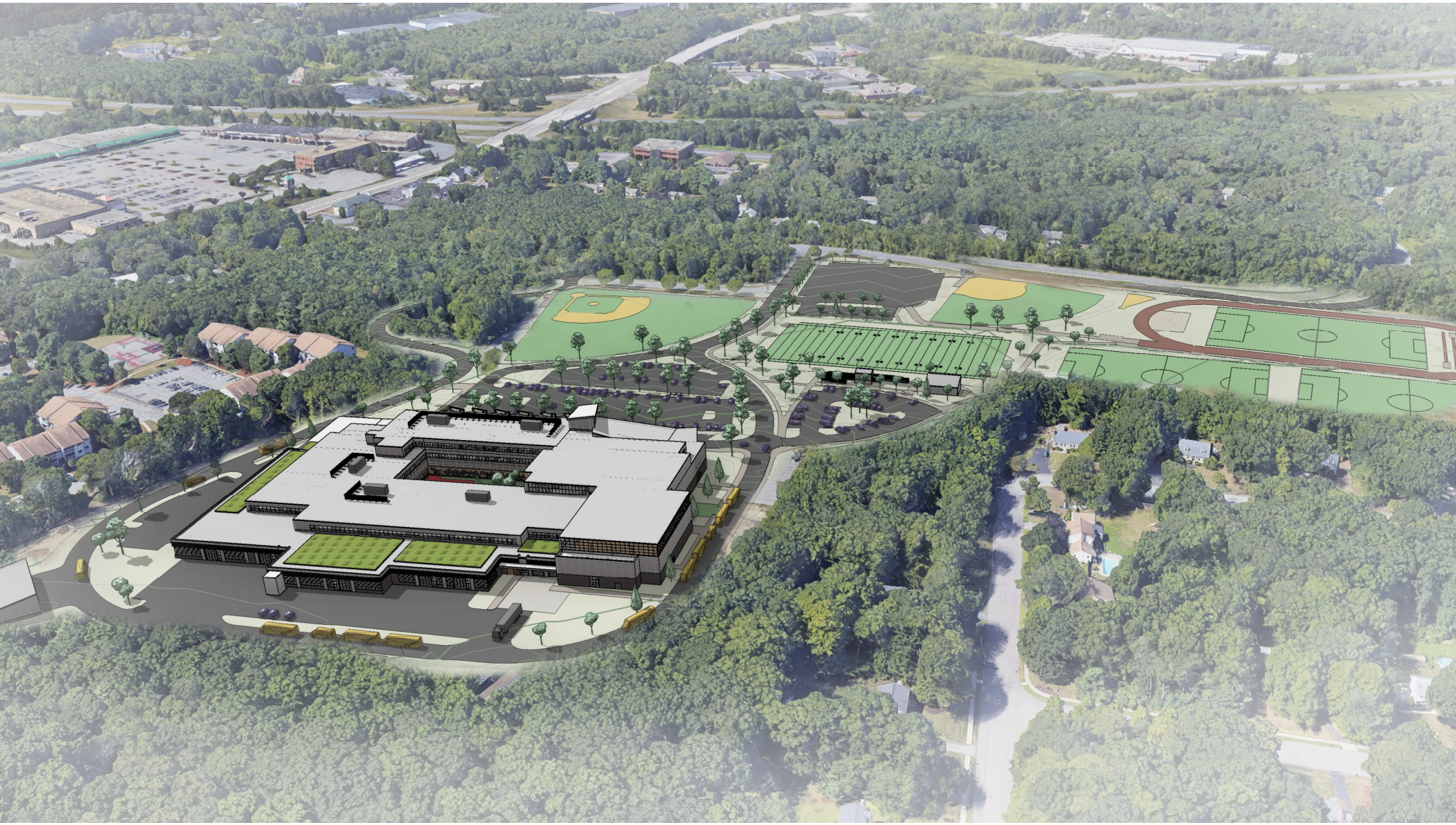
A B C D E

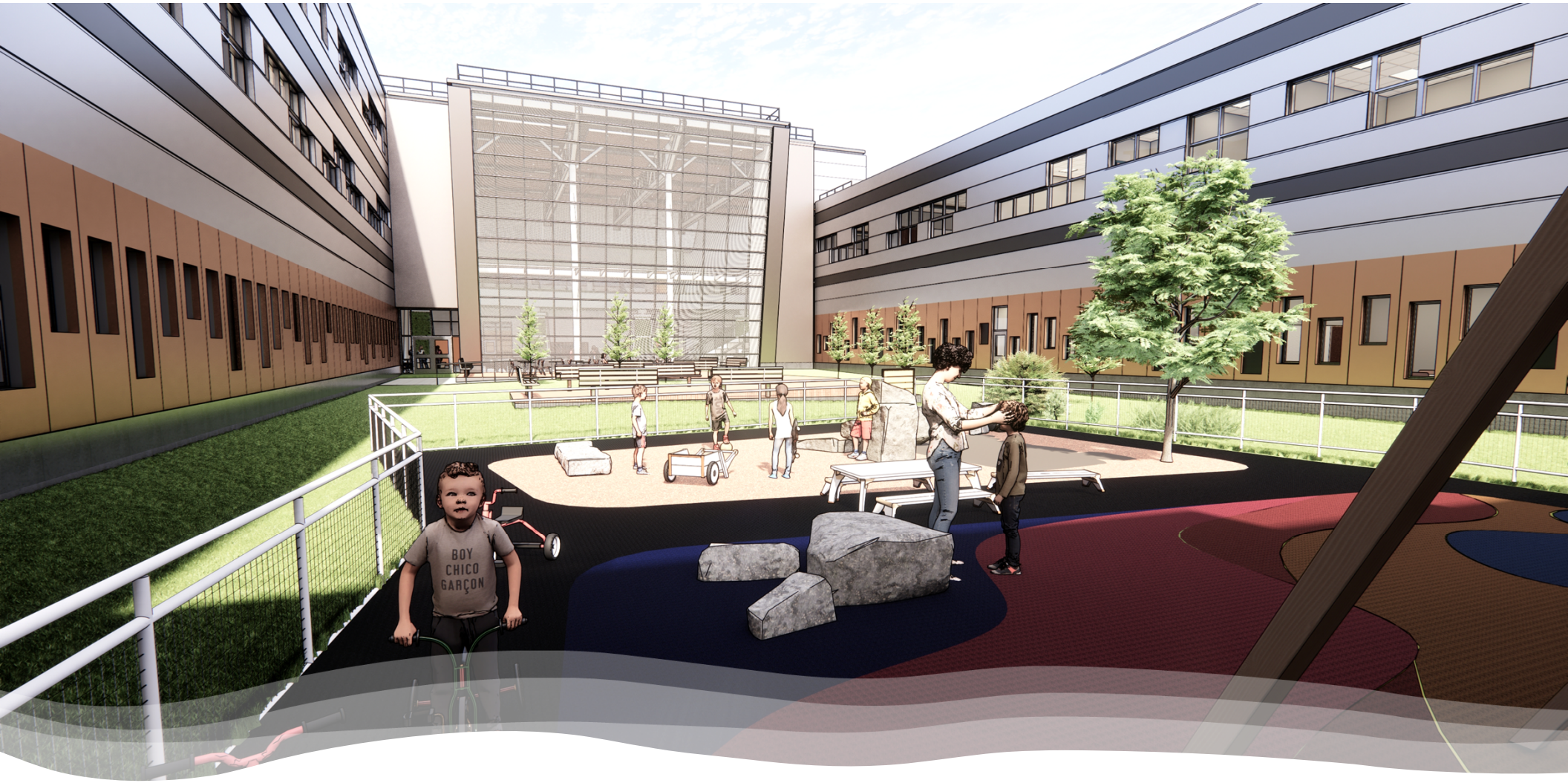
KEY PLAN

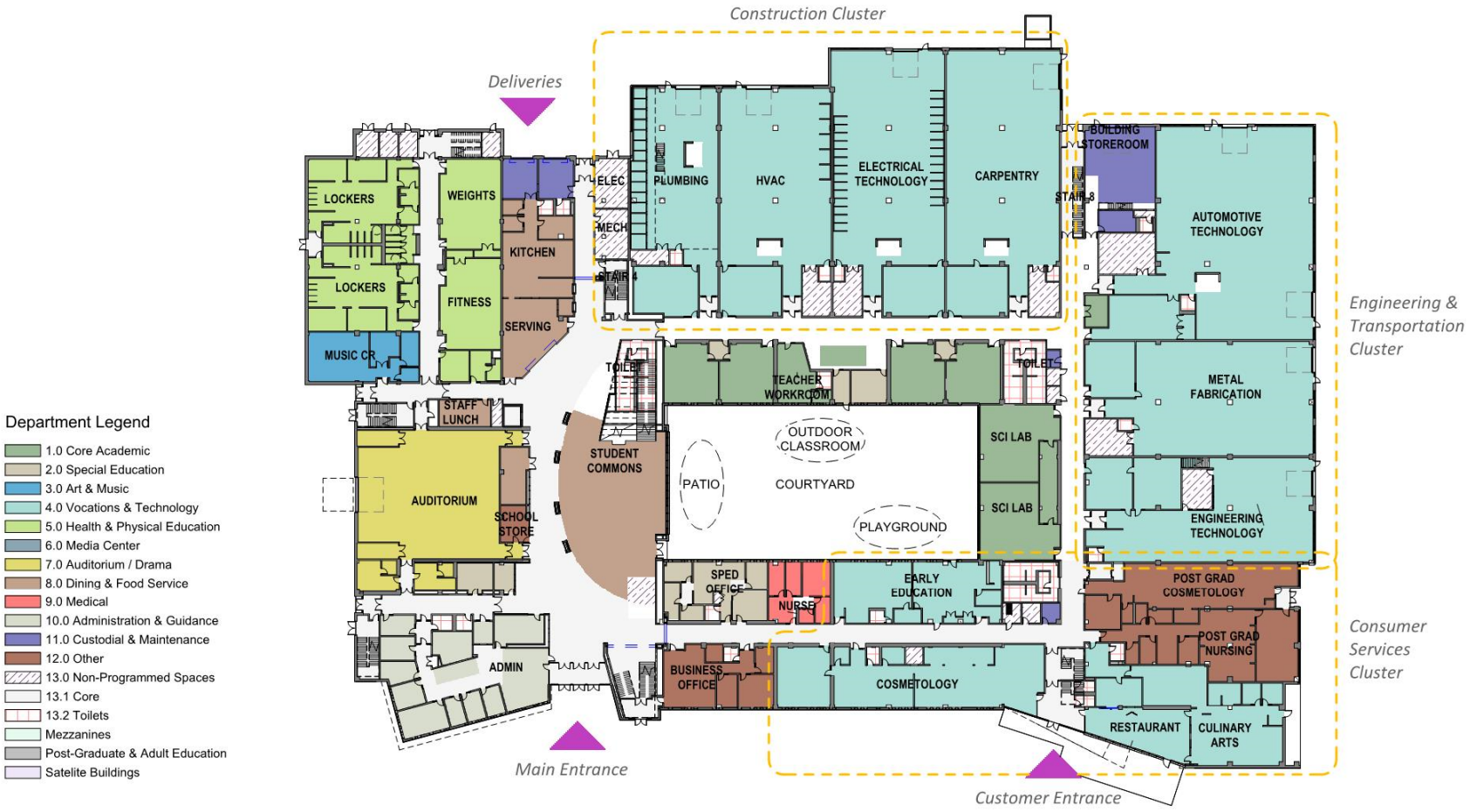
PROJECT NORTH MAGNETIC NORTH

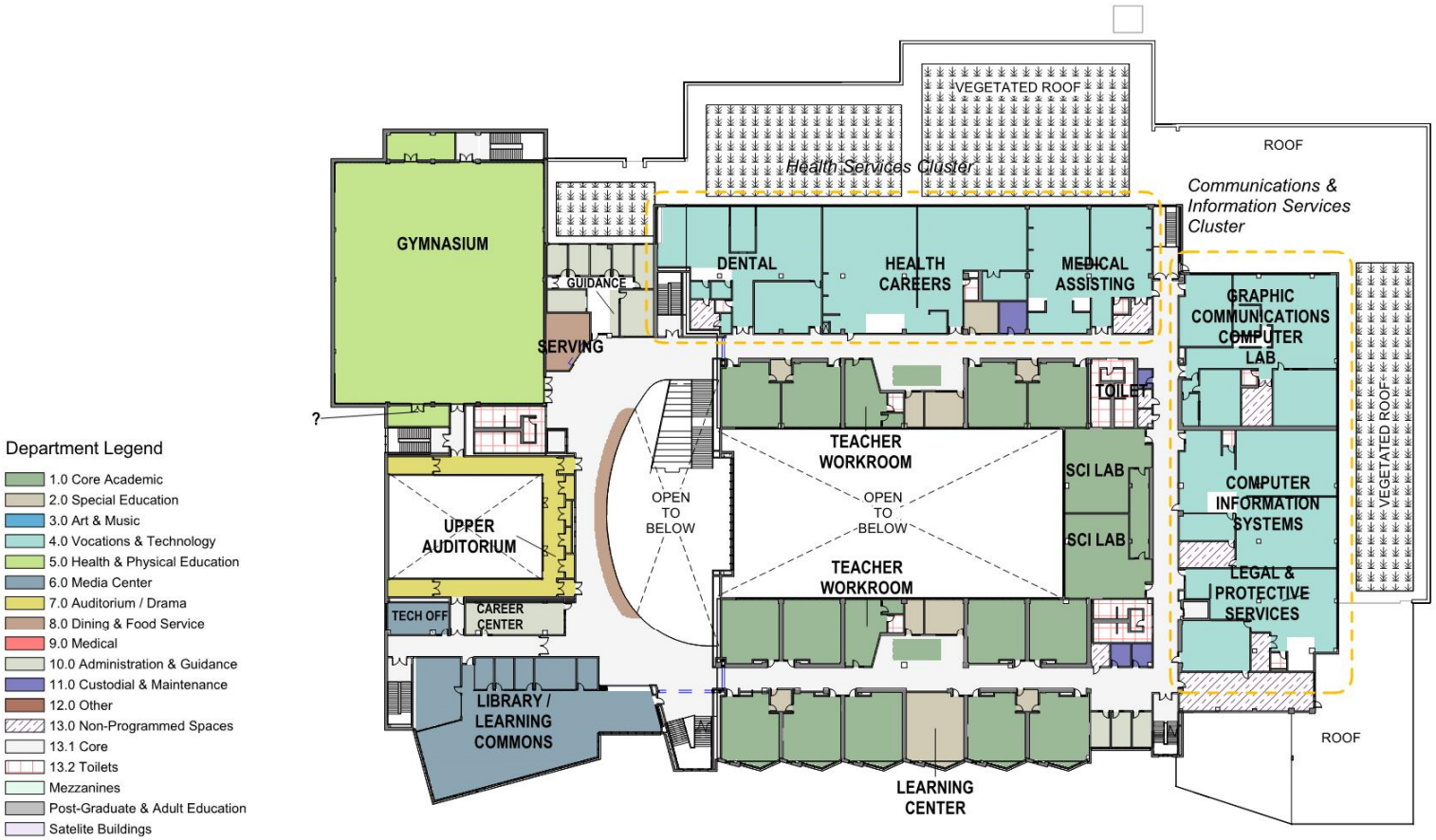
Scale:
Project: 22001.00
Author: YKJ
Date: 11/22/2023

MATCH LINE CX02
MATCH LINE CX03
MATCH LINE CX04
PROPOSED SCHOOL BUILDING
FFE = 380.00
PROPOSED BOLLARD
(TYP.)
PROPOSED VEGETATED SWALE
50' Buffer Zone
50' No Disturb Zone
Wetland
Pond
Pudding (Typ)
WETLANDS RELOCATION
11,925 SF
APPROXIMATE PROPERTY
LINE PER GIS
FRANKLIN CROSSING ROAD
N/F
FRANKLIN CROSSING CONDOMINIUM
BK 49/34, PG1




BOY
CHICO
GARÇON


Construction Cluster
Deliveries
LOCKERS
LOCKERS
MUSIC CR
WEIGHTS
FITNESS
KITCHEN
SERVING
ELEC
MECH
STAIR 1
PLUMBING
HVAC
ELECTRICAL TECHNOLOGY
CARPENTRY
STAIR 8
BUILDING STOREROOM
AUTOMOTIVE TECHNOLOGY
METAL FABRICATION
ENGINEERING TECHNOLOGY
Engineering & Transportation Cluster
TOILET
TEACHER WORKROOM
TOILET
STAFF LUNCH
AUDITORIUM
SCHOOL STORE
STUDENT COMMONS
PATIO
OUTDOOR CLASSROOM
COURTYARD
PLAYGROUND
SCI LAB
SCI LAB
SPED OFFICE
NURSE
EARLY EDUCATION
POST GRAD COSMETOLOGY
POST GRAD NURSING
ADMIN
BUSINESS OFFICE
COSMETOLOGY
RESTAURANT
CULINARY ARTS
Consumer Services Cluster
Main Entrance
Customer Entrance
Department Legend
1.0 Core Academic
2.0 Special Education
3.0 Art & Music
4.0 Vocations & Technology
5.0 Health & Physical Education
6.0 Media Center
7.0 Auditorium / Drama
8.0 Dining & Food Service
9.0 Medical
10.0 Administration & Guidance
11.0 Custodial & Maintenance
12.0 Other
13.0 Non-Programmed Spaces
13.1 Core
13.2 Toilets
Mezzanines
Post-Graduate & Adult Education
Satelite Buildings


Department Legend
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9.0 Medical
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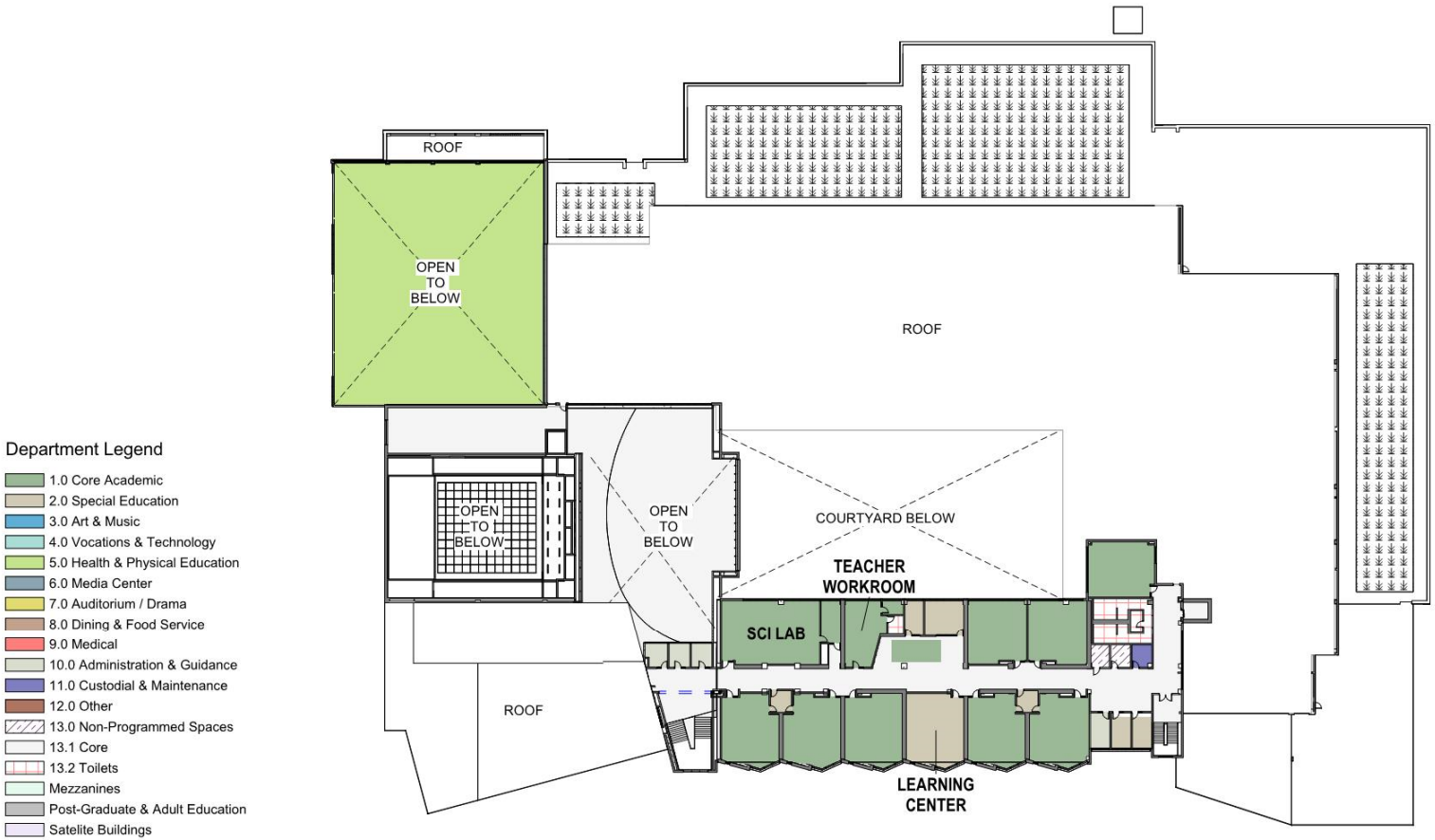
11.0 Custodial & Maintenance
12.0 Other
13.0 Non-Programmed Spaces
13.1 Core
13.2 Toilets
Mezzanines
Post-Graduate & Adult Education
Satelite Buildings
GYMNASIUM
GUIDANCE
SERVING
UPPER AUDITORIUM
TECH OFF
CAREER CENTER
LIBRARY / LEARNING COMMONS
Health Services Cluster
DENTAL
HEALTH CAREERS
MEDICAL ASSISTING
VEGETATED ROOF
ROOF
Communications & Information Services Cluster
GRAPHIC COMMUNICATIONS COMPUTER LAB
TOILET
TEACHER WORKROOM
OPEN TO BELOW
SCI LAB
SCI LAB
COMPUTER INFORMATION SYSTEMS
LEGAL & PROTECTIVE SERVICES
VEGETATED ROOF
ROOF
TEACHER WORKROOM
LEARNING CENTER


ROOF
OPEN TO BELOW
ROOF
OPEN TO BELOW
OPEN TO BELOW
COURTYARD BELOW
TEACHER WORKROOM
SCI LAB
ROOF
LEARNING CENTER
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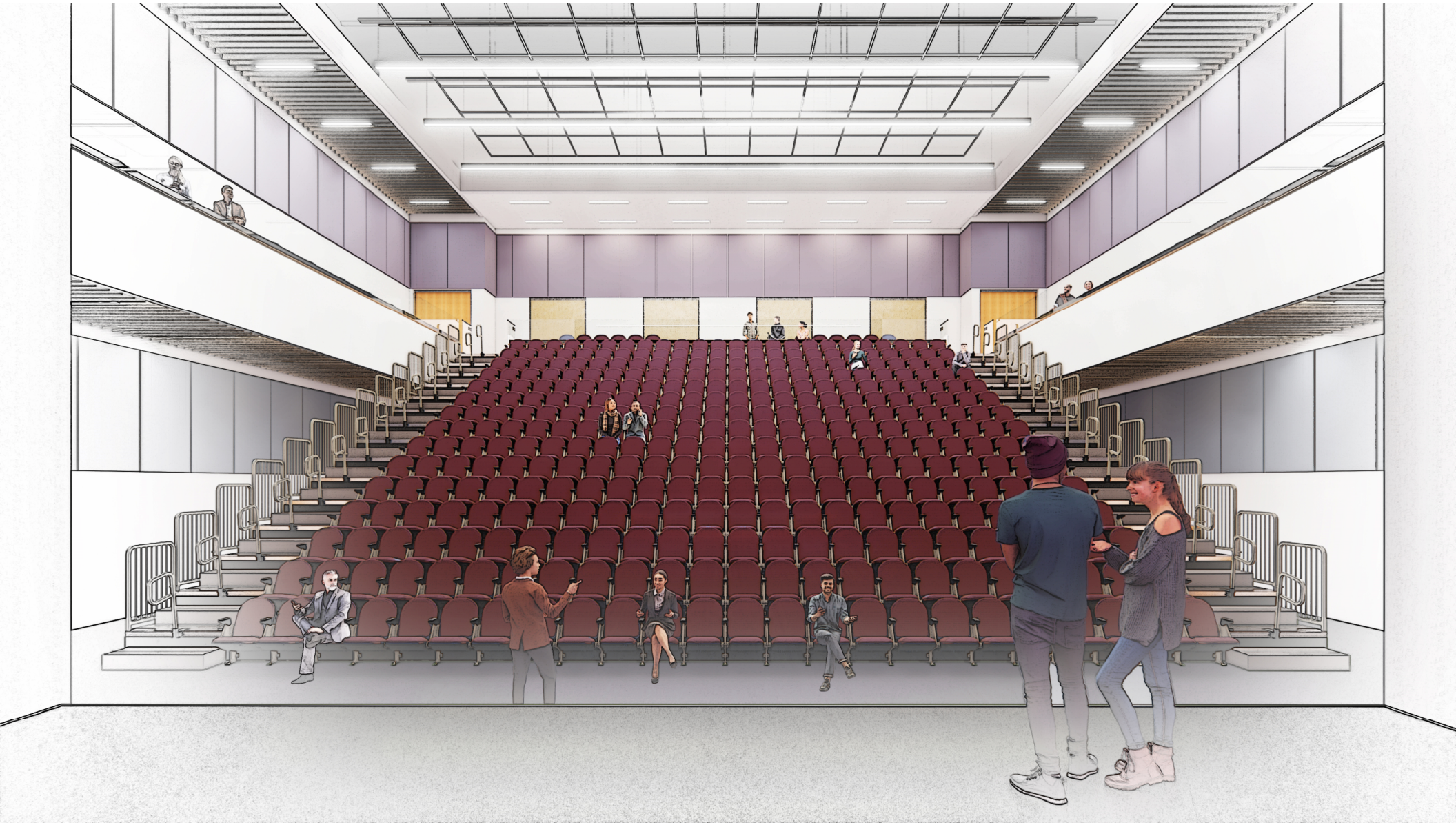
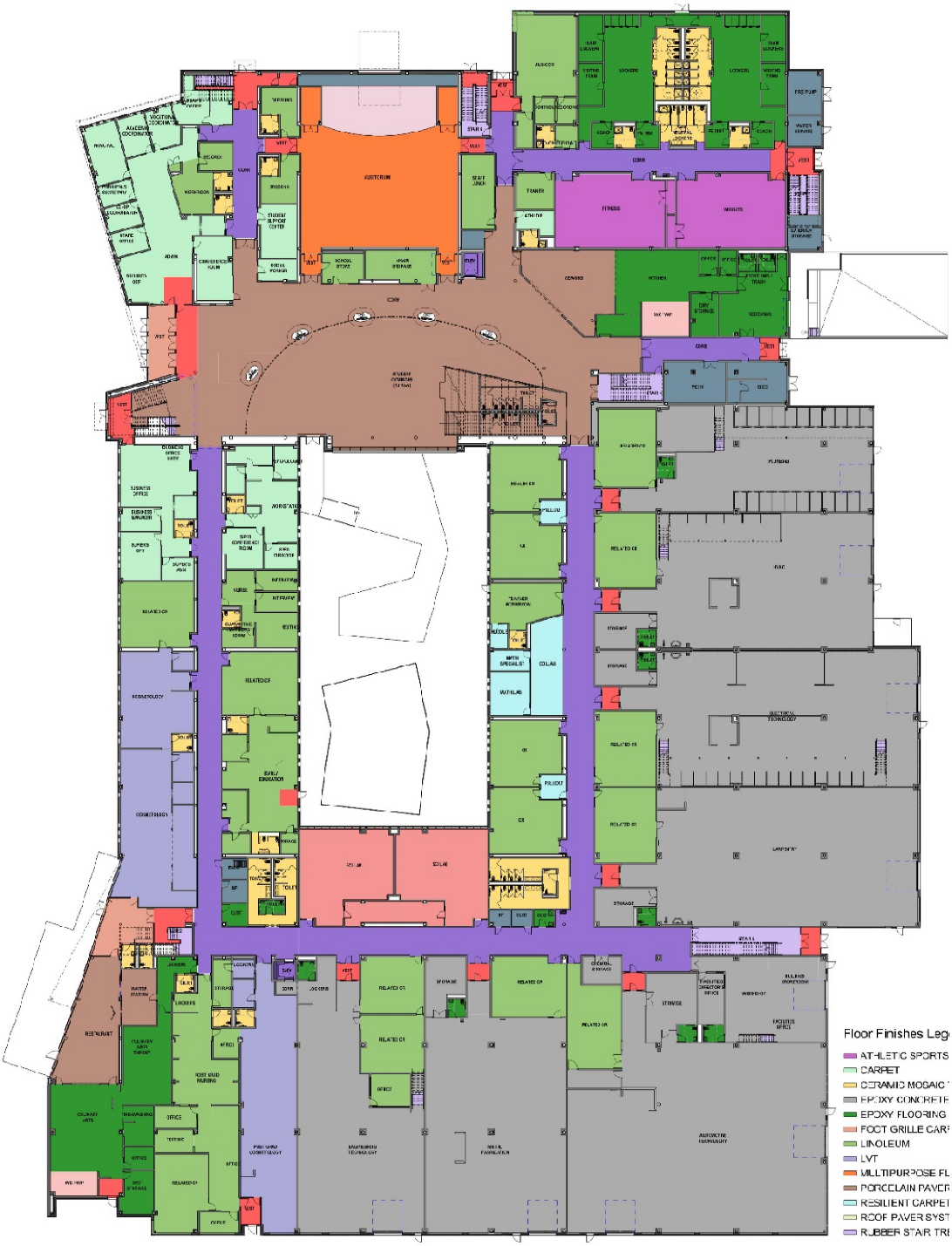


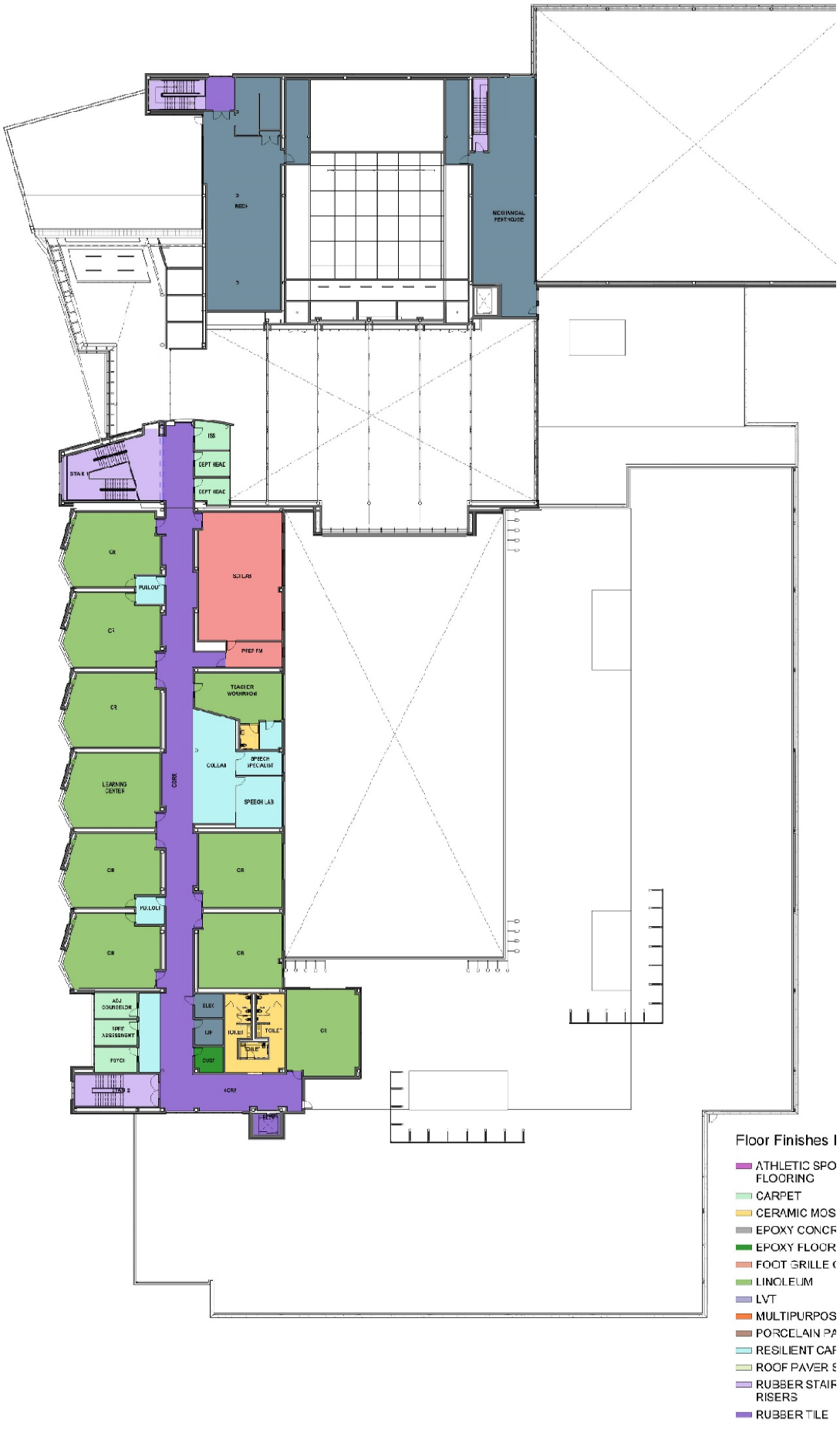
TRI-COUNTY PARKS

REPAIRING THE
RAINFOREST
78%
88%
97%

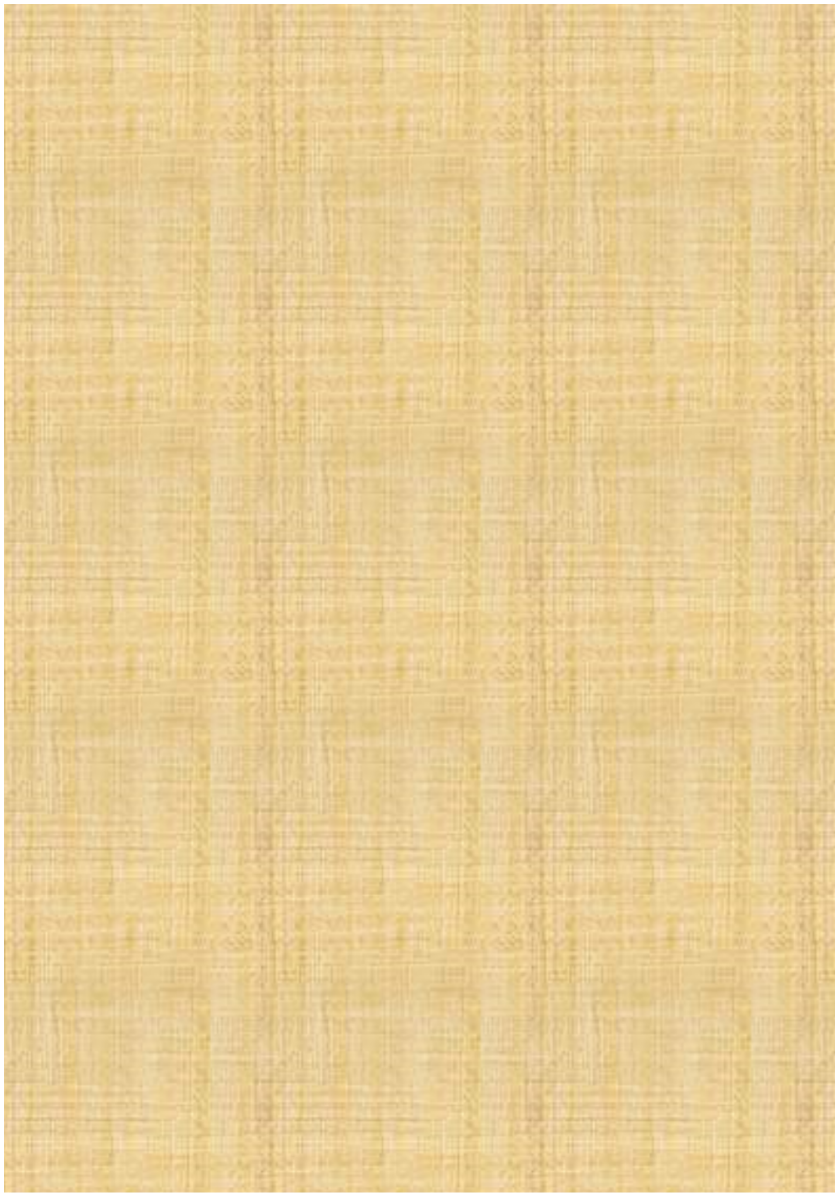

Floor Finishes Leg
ATHLETIC SPORTS
CARPET
CERAMIC MOSAIC
EPOXY CONCRETE
EPOXY FLOORING
FOOT GRILLE CAR
LINOLEUM
LVT
MULTIPURPOSE FL
PORCELAIN PAVER
RESILIENT CARPET
ROOF PAVER SYST
RUBBER STAIR TRE

Alternate with Terrazzo Floor at Student Commons

Floor F
ATHL
FLOR
CAR
CER
EPO
EPO
FOO
LINC
LVT
MUL
FLOR
POR
RES
ROC
RUB
RIGE


MECHANICAL PENTHOUSE
ISS
DEPT HEAD
DEPT HEAD
STAIR 1
CR
PULLOUT
SCI LAB
CR
PREP RM
CR
TEACHER WORKROOM
COLLAB
SPEECH SPECIALIST
SPEECH LAB
LEARNING CENTER
CORR
CR
CR
PULLOUT
CR
CR
ADJ COUNSELOR
SPPT ASSESSMENT
PSYCH
ELEC
IDF
TOILET
TOILET
DN ST
CR
STAIR 2
CORR
ELEV
Floor Finishes I
ATHLETIC SPO
FLOORING
CARPET
CERAMIC MOS
EPOXY CONCR
EPOXY FLOOR
FOOT GRILLE
LINOLEUM
LVT
MULTIPURPOS
PORCELAIN PA
RESILIENT CAR
ROOF PAVER S
RUBBER STAIR
RISERS
RUBBER TILE

- Questions?



SBC Meeting Agenda – March 21, 2024

1. Call to Order & Intro
2. Previous Topics & Approval of February 15, 2024, Meeting Minutes
3. Invoices and Commitments for approval
   - DWMP February Invoice, in the amount of $100,000.00
   - DRA February Invoice, in the amount of $975,000.00
   - DRA February Professional Services Invoice, in the amount of -$8,112.50
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   - Rubin and Rudman LLP Invoice, in the amount of $236.16
   - Bullseye underground utility invoice, in the amount of $450.00
   - Consigli: Sub soil exploration cost not to exceed 50K
4. DRA Update
5. **Consigli Update**
6. Solar Panel Array Update
7. Conservation Commission Update?
8. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
9. Public Comment
10. Next Meetings
11. Adjourn

DORE + WHITTIER

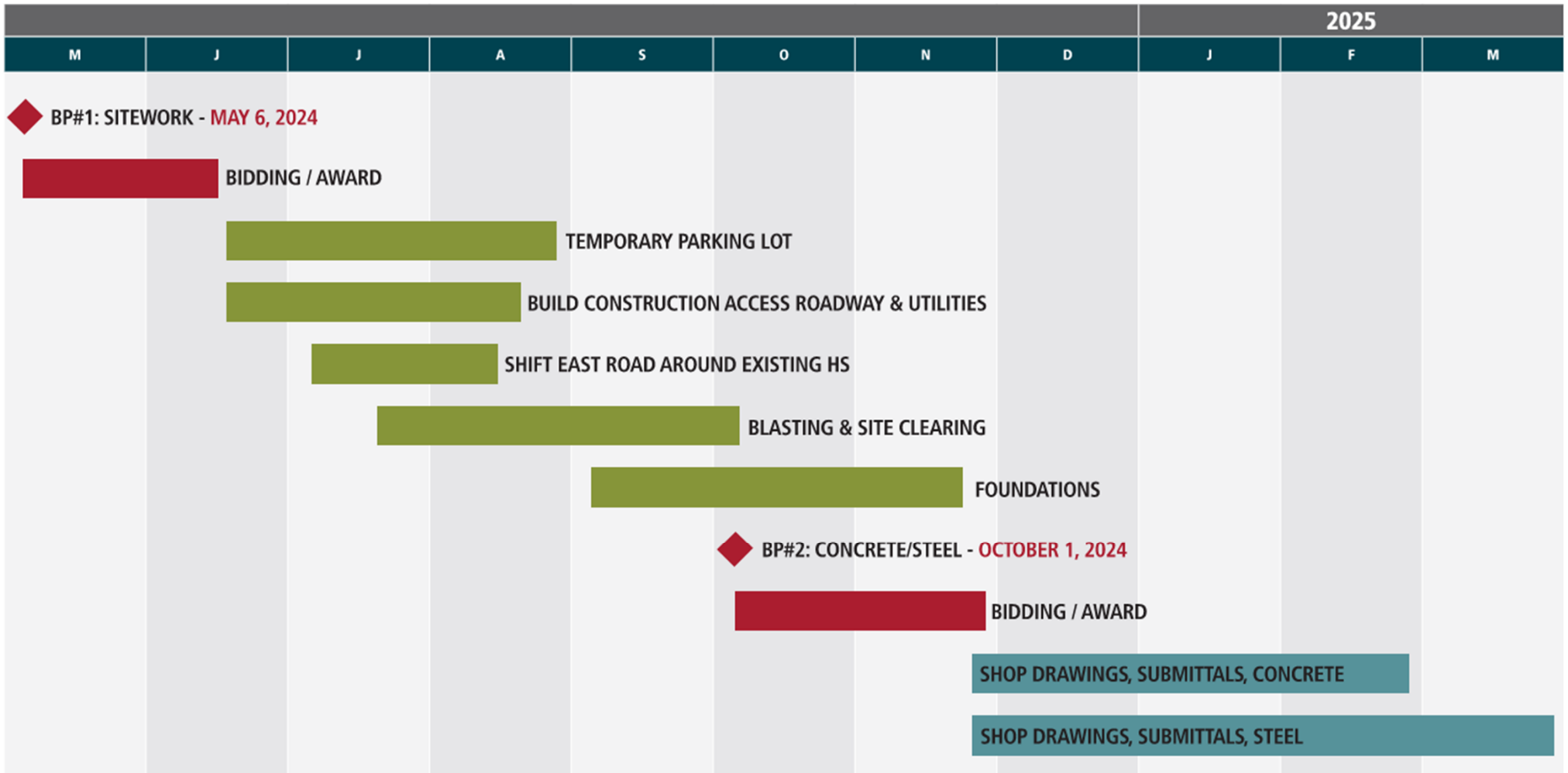
TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL
BRISTOL
MIDDLESEX
NORFOLK

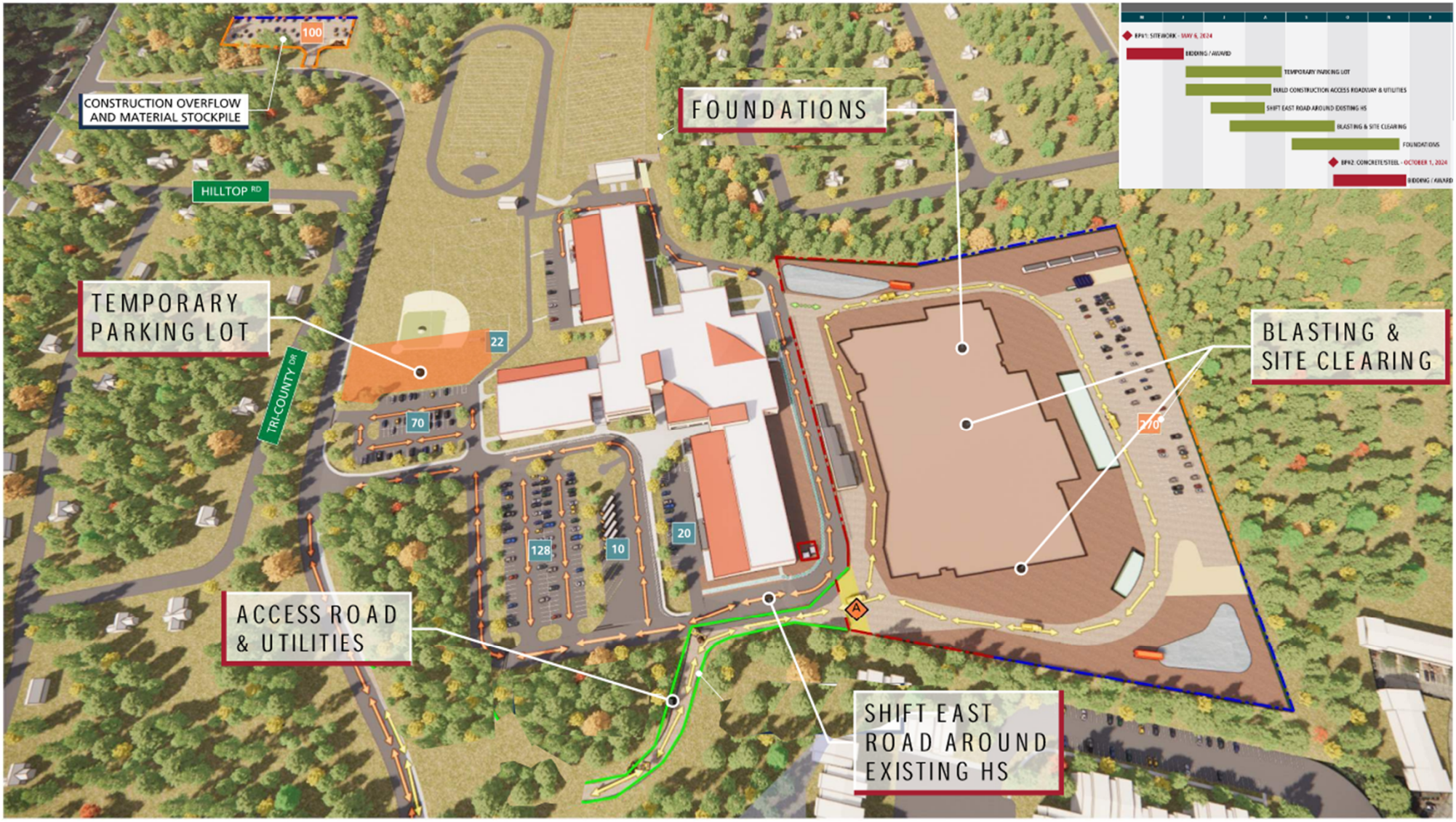
DRA

CONSIGLI
Est. 1905

SUMMER 2024 - CONSTRUCTION SCHEDULE

MARCH 21, 2024




CONSTRUCTION OVERFLOW AND MATERIAL STOCKPILE
100
HILLTOP RD
TEMPORARY PARKING LOT
TRI-COUNTY DR
22
70
FOUNDATIONS
BLASTING & SITE CLEARING
270
20
128
10
ACCESS ROAD & UTILITIES
SHIFT EAST ROAD AROUND EXISTING HS
BP#1: SITEWORK - MAY 6, 2024
BIDDING / AWARD
TEMPORARY PARKING LOT
BUILD CONSTRUCTION ACCESS ROADWAY & UTILITIES
SHIFT EAST ROAD AROUND EXISTING HS
BLASTING & SITE CLEARING
FOUNDATIONS
BP#2: CONCRETE/STEEL - OCTOBER 1, 2024
BIDDING / AWARD

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TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL
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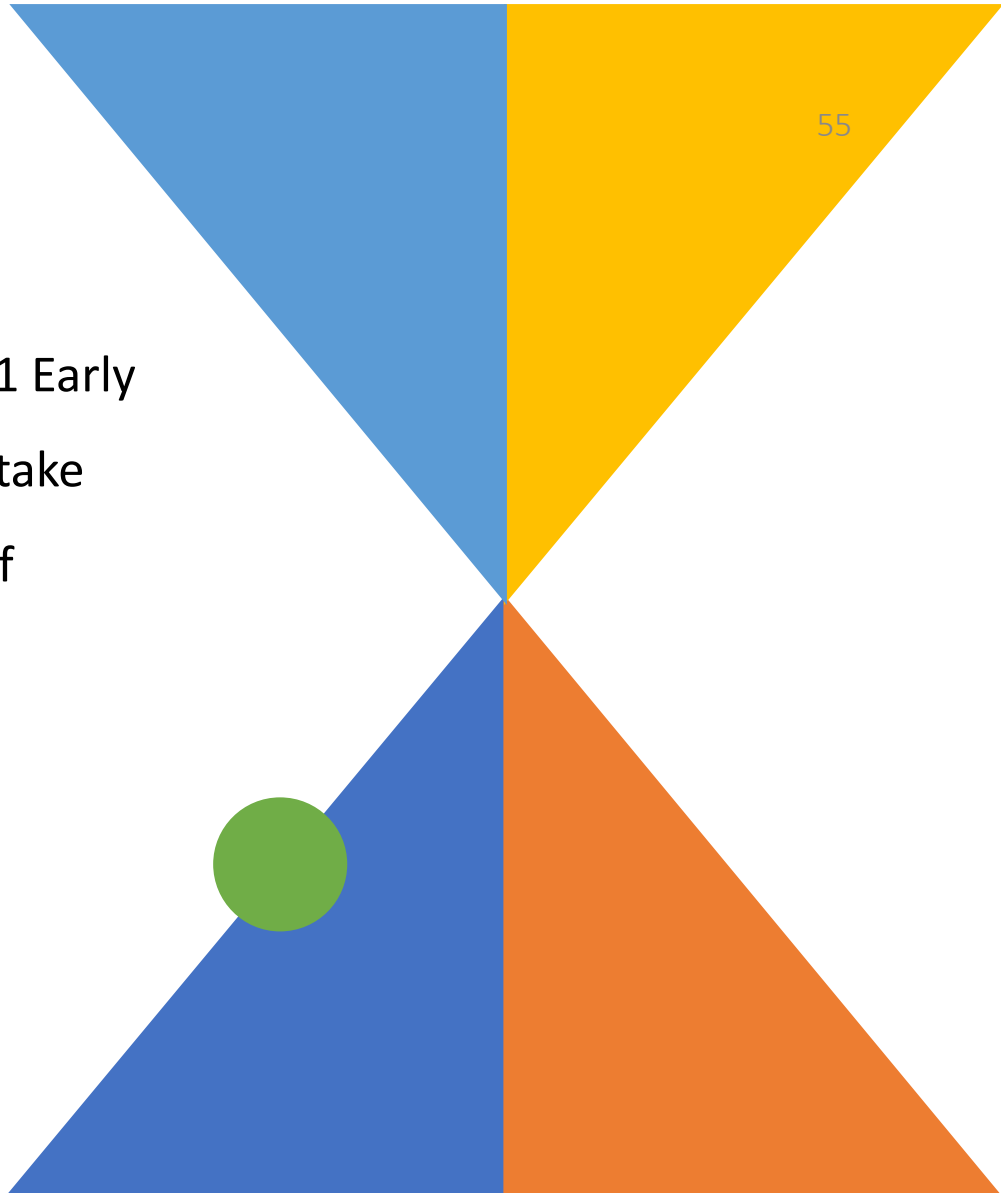
Solar array removal

Early termination column 1

Early Termination Occurs in Year 9: Column 1 Early Termination Fee where Purchaser does not take Title to the System ($/Wdc including costs of removal).

Year 9 Calculation:

1,306,800 X 2.23 = $2,914,164



Early Termination Column 2

Early Termination Fee where Purchaser takes Title to the System ($/Wdc, does not include costs of removal)

Purchase Date Occurs on the 91st day following: (Each “Anniversary” shall refer to the anniversary of the Commercial Operation Date of 5/22/2015)

Year 8 Anniversary Calculation:

1,306,800 X 1.73 = $2,260,764

Year 9 Anniversary Calculation:

1,306,800 X 1.66 = $2,169,288

Cost comparison
Early termination

Column 1 Cost $2,914,164
Column 2 Cost $2,260,764

Cost Difference $653,400

Solect Energy quote to dispose of solar array.

?

Other Factors

- Timing
- Procurement of solar array removal
- Continue to work with Luminace

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TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL
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11. Adjourn

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TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL
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Next Meetings

SBC MEETING NO.037

APRIL 25, 2024- DD APPROVAL

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DORE + WHITTIER

TRI-COUNTY REGIONAL VOCATIONAL TECHNICAL SCHOOL
BRISTOL
MIDDLESEX
NORFOLK

DRA

CONSIGLI
Est. 1905

Adjourn:

Motion to Adjourn by _____, 2nd by _____"

SBC Member Vote:

- Brian Mushnick
- Karen Maguire
- Dana Walsh
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd "Gus" Brown

THANK YOU