## Tri-County Regional Vocational Technical School **Community Meeting #2** September 15, 2022







# Agenda

Welcome & Introductions Process & Schedule Site overview Building options Closing Thoughts









## **Administering a Transparent Process**





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

Develop and evaluate multiple building concepts
 – PDP Submission August 5<sup>th</sup> 2022

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

– PDP Submission August 5<sup>th</sup> 2022

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

– PSR Submission December 28<sup>th</sup> 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



Tri-County Regional Vocational Technical School

First Floor Plan 13





Tri-County **Regional Vocational Technical School** 

Second Floor Plan 14

## Space Summary

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







First Floor Plan

Potential Building Zones

3D

C.



#### *New Construction Options:*



### Addition / Renovation Options

## A/R 1





### Addition / Renovation Options

A/R **3.1** 



Addition / Renovation Option **3.1** 

Tri-County Regional Vocational Technical School

First Floor Plan



Tri-County Regional Vocational Technical School

Second Floor Plan

### Addition / Renovation Options

## A/R 4





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### **New Construction Options**

Site D NC 3

Potential Building Zones

3D

5

Option NC 3

18

102 W

B



**Regional Vocational Technical School** 

First Floor Plan



Tri-County Regional Vocational Technical School

Second Floor Plan

Base Repair

#### \$161 Million



*New Construction Options:* 



#### Preliminary Evaluation Matrix - Tri-County RVTHS - Concept Options - WORKING DRAFT

Updated: 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)
	Code Decemption					36	(LOCATION.D)	(Location.C)	(Location.D)
Evaluation Criteria Construction Duration:	Code Renovation multiple years	3+ years	3+ years	3+ years	3+ years	3+ years	2+ years	2+ years	2+ years
	doesn't address any	Addresses most Space Needs	Addresses most Space Needs	Addresses most Space Needs	Addresses most Space Needs	Addresses most Space Needs	Good Ed Plan conformance	Good Ed Plan Conformance	Best Ed Plan Conformance
d Plan Accommodation ompliance w/ Vision	educational deficiencies	Lacks meaningful integration of academic & CTE spaces	Lacks meaningful integration of academic & CTE spaces	Lacks meaningful integration of academic & CTE spaces	Lacks meaningful integration of academic & CTE spaces	New wing better meets Ed Vision		Good integration of shops & classrooms	
Project Cost Leimbursable Cost Temporary 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?) o solar field
Disruption Impact on Students Construction Duration Phasing		Phased construction adjasent to occupancy	Phased construction adjasent to occupancy	Phased construction adjasent to occupancy, long construction schedule	Phased construction adjasent to occupancy; Loss of dining area during 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 occupancy Best construction phasing solution. Athletic fields could be renovated soon during new construction phase
		Long construction schedule Multi-phase renovation	Long construction schedule Multi-phase renovation	Long construction schedule Multi-phase renovation	New construction at front entrance and student commons Multi-phase renovation	New wing provides swing space Multi-phase renovation	Short duration 2 phases: 1. New construction, 2 Demolition & Sitework	Short duration 2 phases: 1. New construction, 2 Demolition & Sitework	2 phases: 1. New construction, 2 Demolition & Sitework
Elexibility 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 ptential	Good Flexibility, limited expansion potential
Operating Costs Aaintenance		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, infrastructure, MEP systems Best thermal envelope
Site Access Safety & Security Separation of Adults from Students Circulation		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 Good auditorium and post grad	Remote proximity of Athletic Fields to the School Compact footprint, central student	Remote proximity of the parking lots and athletic fields to the school Long linear corridor	the school.
		Good separation of adult students Auditorium is somewhat remote from rest of school	Limited separation of activities Auditorium is remote for students	Good separation of adult students Auditorium is remote for students	Good separation of adult students Single secure entrance	locations Longer circulation path through the building	commons Public access through school; separate adult entrance	Direct access to public shops; adult students separated	Remote athletic fields location.
Final Site layout Site amenities Impact to Abutters		Good public access for events, shops	Good public access for events, shops	Good public access for events, shops	Internal auditorium layout may be problematic	Somewhat sprawling layout Outdoor courtyard is a positive.	Significant impact on abutters Limited perimeter access	Significant impact on abutters Poor relationship of parking to main entrance	Best overall fit on the site. Renovation of the existing athletic fit vs construction of the new fields, ad
		Minimal impact to abutters	Minimal impact to abutters	Minimal impact to abutters	Minimal impact to abutters	Some impact to abutters			new field Some impact on abutters
		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
vic Image / Aesthetics		Improved public access		Improved public access		inge inprovent			Impressive image at high point of si
Totals		*******			*******	******			*
5 4 3'	positive / most advantageous neutral								















## Discussion

## Thank You!

Stay in touch: www.tri-countybuilding.com

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