

# Tri-County Regional Vocational Technical School Building Project

DRA

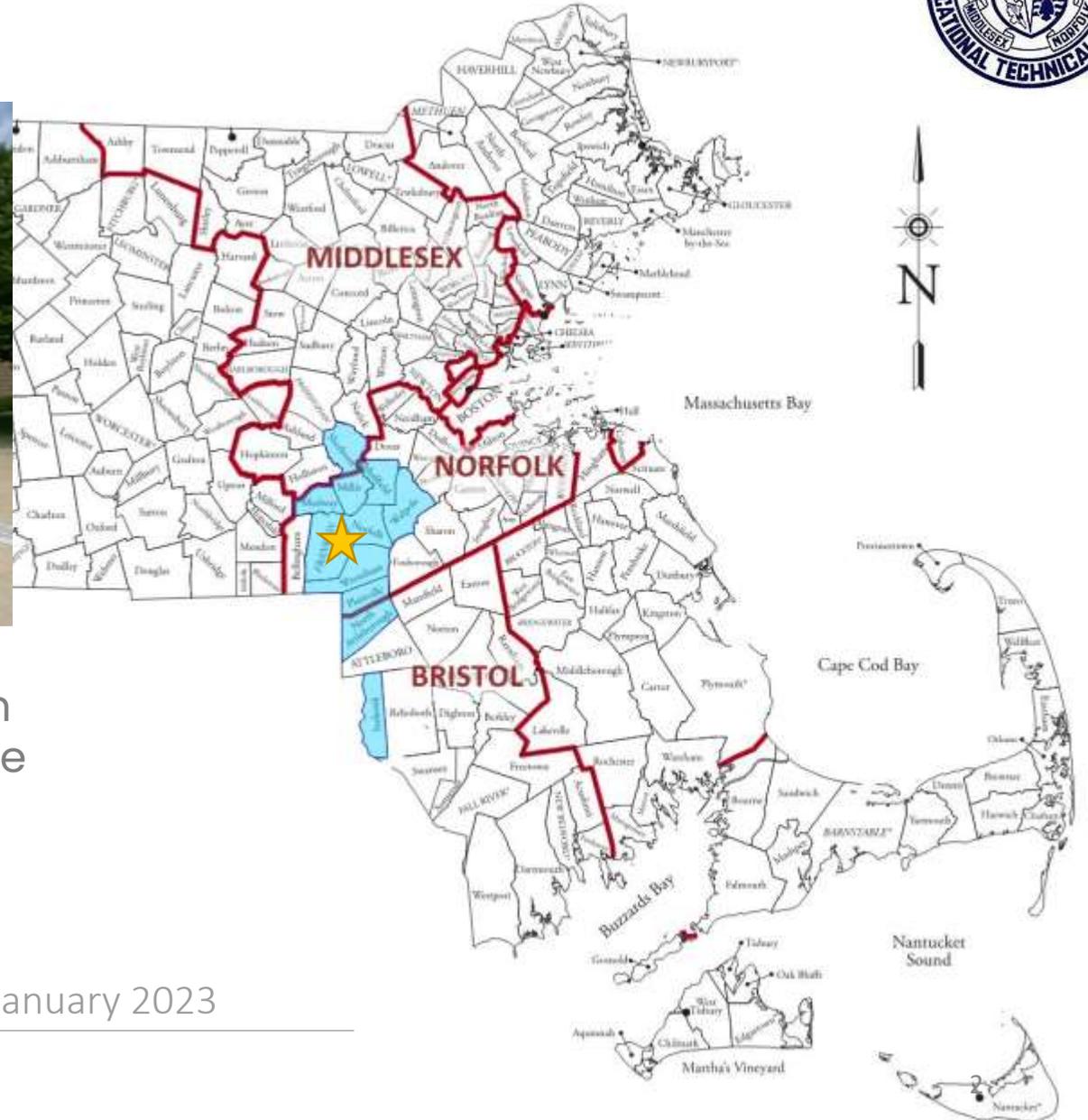


**dw**<sub>1</sub>  
DORE + WHITTIER

# Tri-County Regional

Vocational Technical High School

Franklin, Massachusetts



*Serving the communities of:*  
Franklin, Medfield, Medway, Millis, Norfolk, North Attleboro, Plainville, Seekonk, Sherborn, Walpole & Wrentham

# Administering a Transparent Process



# 3

# 4

SEPT  
2021

FEASIBILITY STUDY

MAR  
2023

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 design for Tri-County

- ✓ Develop and evaluate multiple building concepts
- ✓ Reduce the number of concepts down to 3 for further study  
**PDP Submission August 5<sup>th</sup> 2022**
- ✓ Select 1 that best meets the needs of the community for the next 50 years  
**PSR Submission December 28<sup>th</sup> 2022**
- ✓ Meet with architects and develop schematic design for preferred option  
**PSD Meeting with MSBA June 2023**

# Preliminary Pricing Table

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (\$*/SF)	Square Feet of New Construction (\$*/SF)	Site, Building Takedown, Haz Mat Etc. (\$*)	Estimated Total Construction** (\$*)	Estimated Total Project Costs (\$)
Base Building Repair Option	285,000 sf	285,000 sf \$ 330.00 \$/sf	- sf \$ - \$/sf	\$ 29,707,000	\$ 123,757,000 \$ 434.24 \$/sf	\$ 165,000,000
Addition-Renovation Option 3.1.1	313,000 sf	269,571 sf \$ 611.65 \$/sf	43,429 sf \$ 780.16 \$/sf	\$ 21,827,146	\$ 220,591,817 \$ 704.77 \$/sf	\$ 279,796,239
Addition-Renovation Option 4	320,000 sf	233,972 sf \$ 593.06 \$/sf	86,028 sf \$ 784.04 \$/sf	\$ 23,723,192	\$ 229,932,020 \$ 718.54 \$/sf	\$ 282,528,009
New Construction Option 3	285,500 sf		285,500 sf \$ 681.68 \$/sf	\$ 37,198,982	\$ 231,818,582 \$ 811.97 \$/sf	\$ 279,898,689

\* Marked Up Construction Costs

\*\* Does not include Construction Contingency

\*\*\* **District's Preferred Solution**



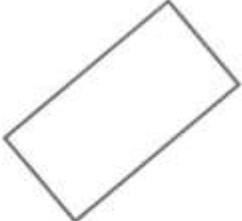
Pond Street

North

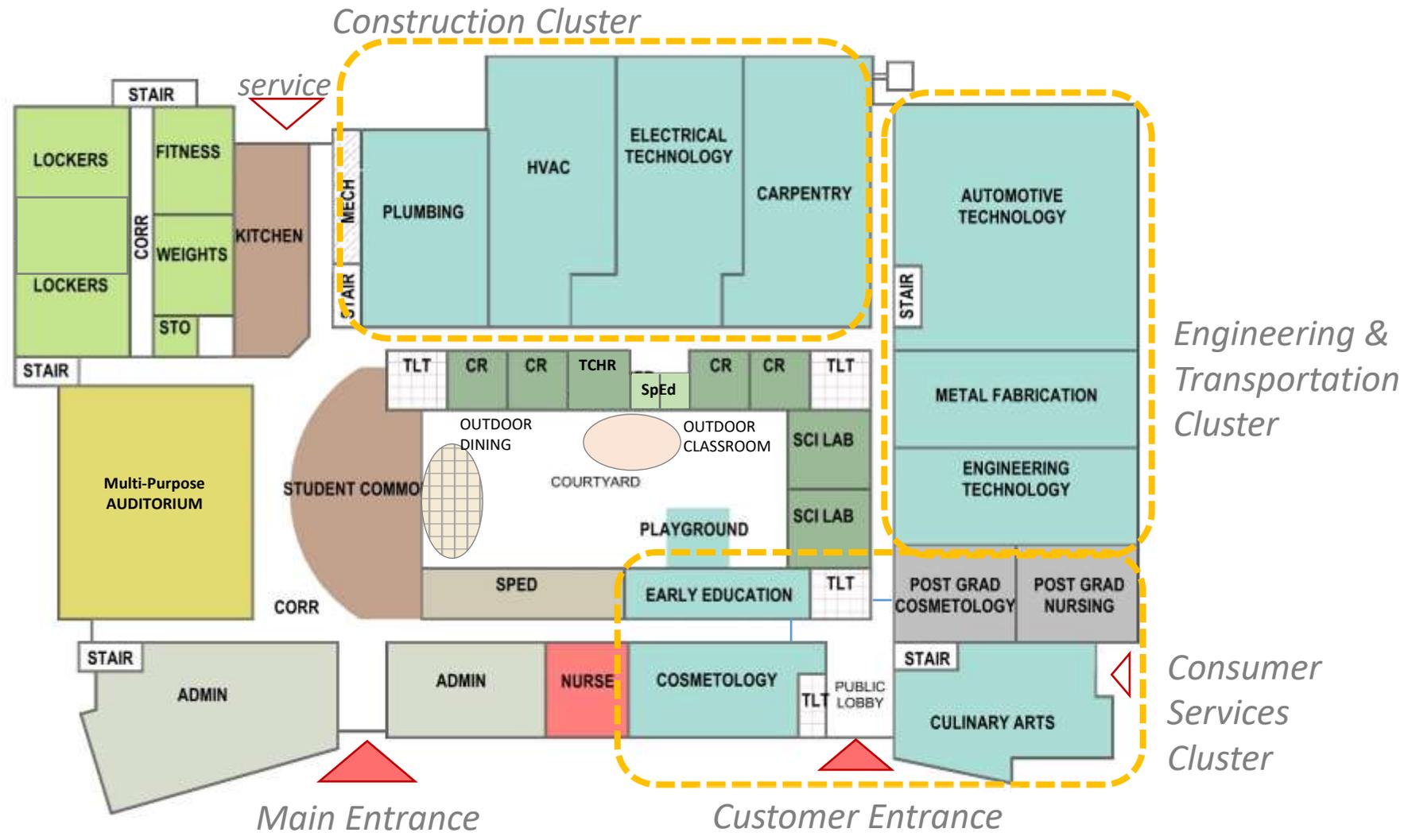




North

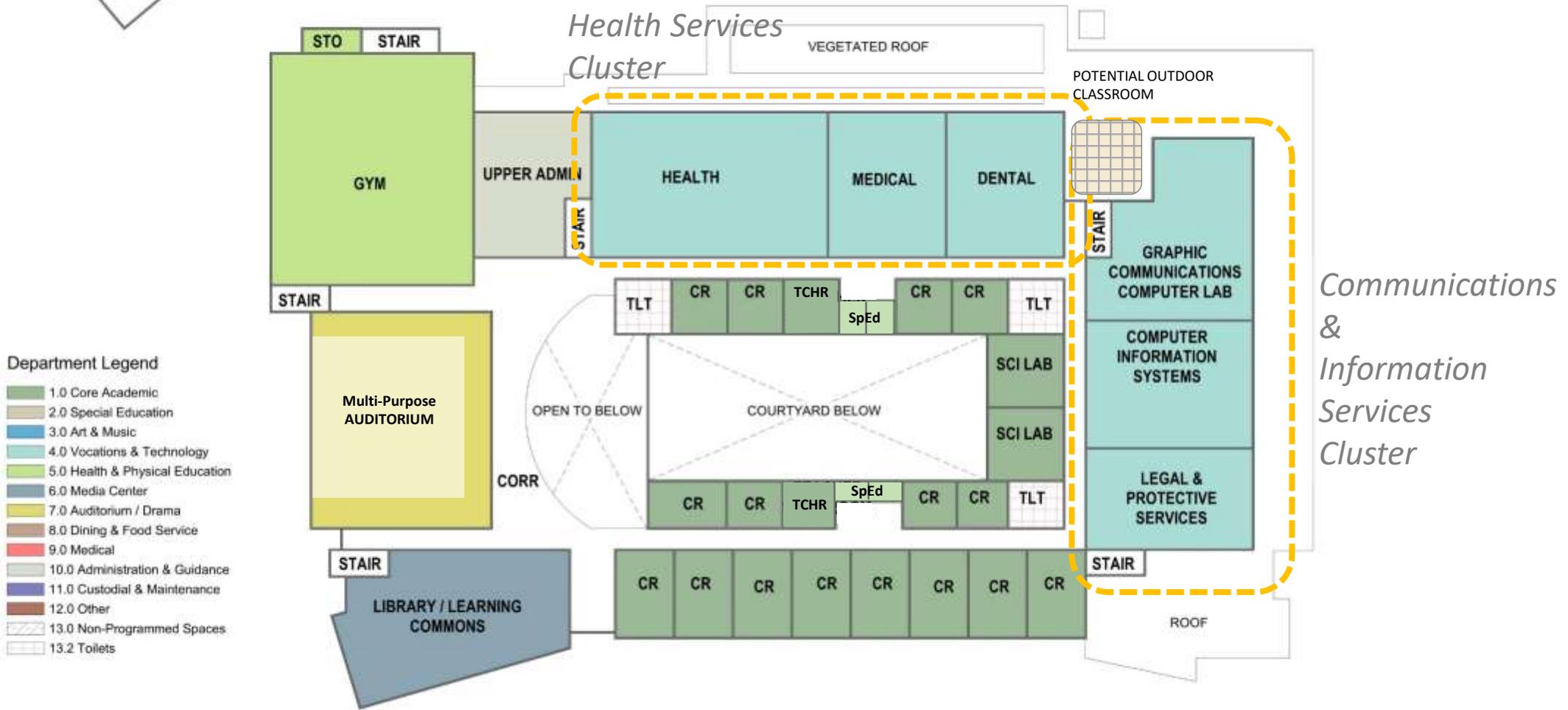


- Department Legend**
- 1.0 Core Academic
  - 2.0 Special Education
  - 3.0 Art & Music
  - 4.0 Vocations & Technology
  - 5.0 Health & Physical Education
  - 6.0 Media Center
  - 7.0 Auditorium / Drama
  - 8.0 Dining & Food Service
  - 9.0 Medical
  - 10.0 Administration & Guidance
  - 11.0 Custodial & Maintenance
  - 12.0 Other
  - 13.0 Non-Programmed Spaces
  - 13.2 Toilets
  - Post-Graduate & Adult Education



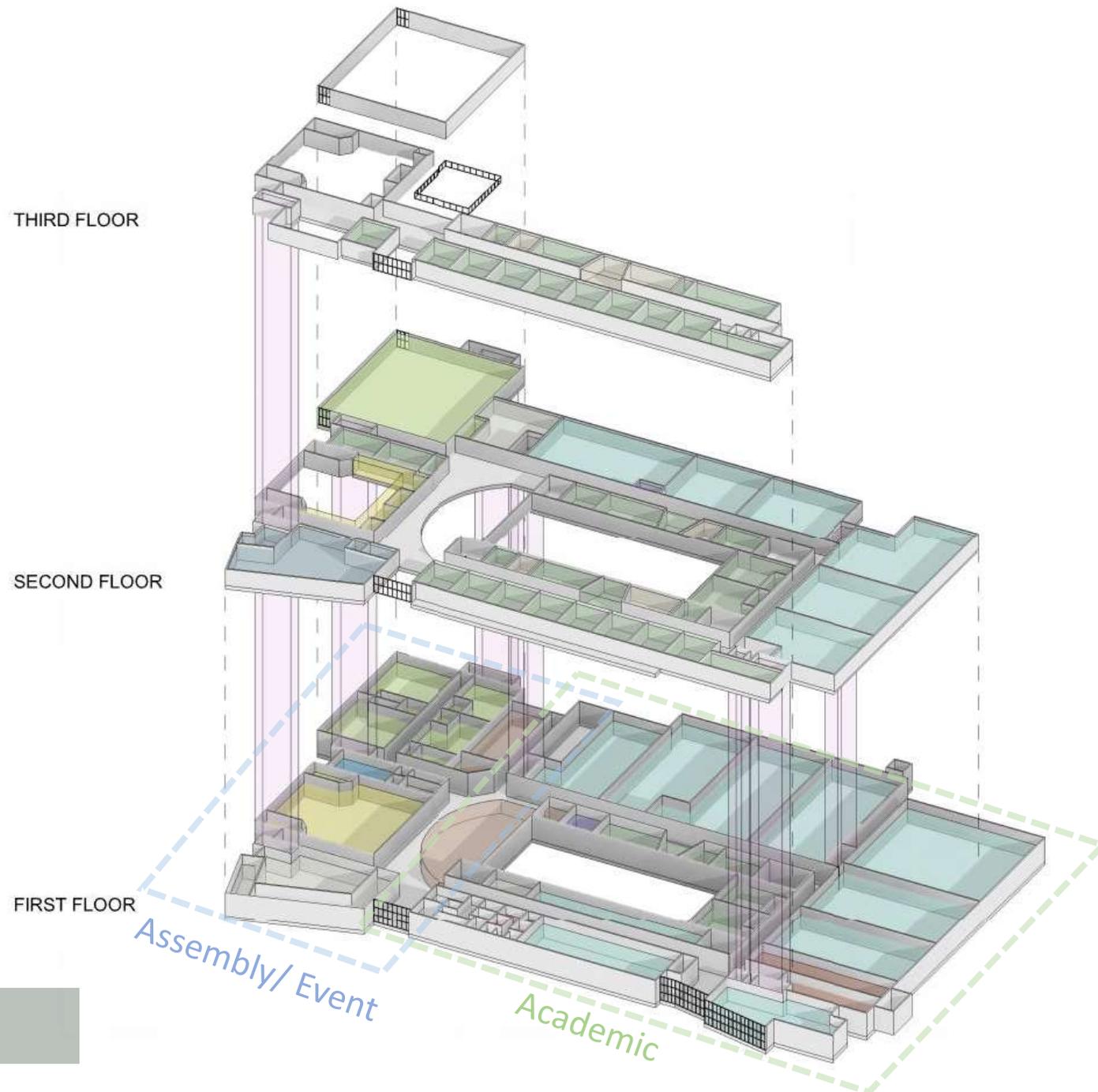
1 Space Summary New Level 1  
1" = 50'-0"

Preferred Option First Floor Plan



① Space Summary New Level 2  
1" = 50'-0"

# Preferred Option Second Floor Plan



# Stacking Diagram

# Important Dates

- Community Presentation #4 – May-June, 2023
- 2<sup>nd</sup> Town Clerk's Information Breakfast – April-May, 2023
- Joint School Committee and School Building Committee Meetings- Spring 2023
- Preliminary Schematic Design Report to MSBA for Board Approval – June 2023
- Regional Community-wide vote to fund the project –Oct 2023

# District Vote Process

- District Ballot Election – Chapter 71 Section 16(n) (October 2023)
- Debt Issue – 30 year bond
- Debt repayment assessment based on October 1 enrollment annually
- Assumed 5 pupil minimum for capital debt assessment

**Tri-County Enrollment by town for October 2022 (Preliminary) with comparative October 2021 (Final)**

					FY 24 Budget Calculation	FY 23 Budget Calculation			
<b>TOWN</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	GRAND TOTAL	GRAND TOTAL	Change		
Franklin	43	39	39	43	164	157	7		
Medfield	--	1	1	4	6	8	-2		
Medway	35	16	18	16	85	64	21		
Millis	5	12	2	19	38	51	-13		
Norfolk	14	15	6	6	41	33	8		
North Attleborough	62	60	66	49	237	256	-19		
Plainville	38	24	21	30	113	91	22		
Seekonk	25	16	21	23	85	82	3		
Sherborn	1	--	--	--	1	0	1		
Walpole	29	15	28	18	90	84	6		
Wrentham	21	23	12	17	73	69	4		
<b>TOTAL IN DISTRICT</b>	<b>273</b>	<b>221</b>	<b>214</b>	<b>225</b>	<b>933</b>	<b>895</b>	<b>38</b>		