Bristol-Plymouth Regional Technical School Building Project

Community Info Session

AGENDA

1. **The road so far/ project milestones**
2. **Existing facility challenges & project goals**
3. **Feasibility study overview & selected design**
4. **Project cost & grant reimbursement info**
5. **Project schedule/ next steps**
6. **Voting info, closing remarks & Q&A**

1

The road so far/ project milestones

Project milestones

2019	2020	2021	2022
Project manager selected	Architect selected Feasibility study launched to explore design/construction options	Feasibility study completed Final design/construction option selected (new build) Schematic/preliminary design of selected option completed	Project Funding Authorization VOTE 03.05.22

2

Existing facility challenges & project goals

Existing facility conditions/challenges

- Energy efficiency/code challenges
- Asbestos concerns
- Outdated/failing building systems
- Extensive exterior envelope deterioration
- Undersized cafeteria forces 4 lunch periods
- Space limitations
- Accessibility challenges
- No auditorium for student assembly
- Undersized classrooms and shop spaces
- Missing our outdated technology
- Traffic/wayfinding concerns, site flooding
- Site safety concerns & security challenges

Cracked floors

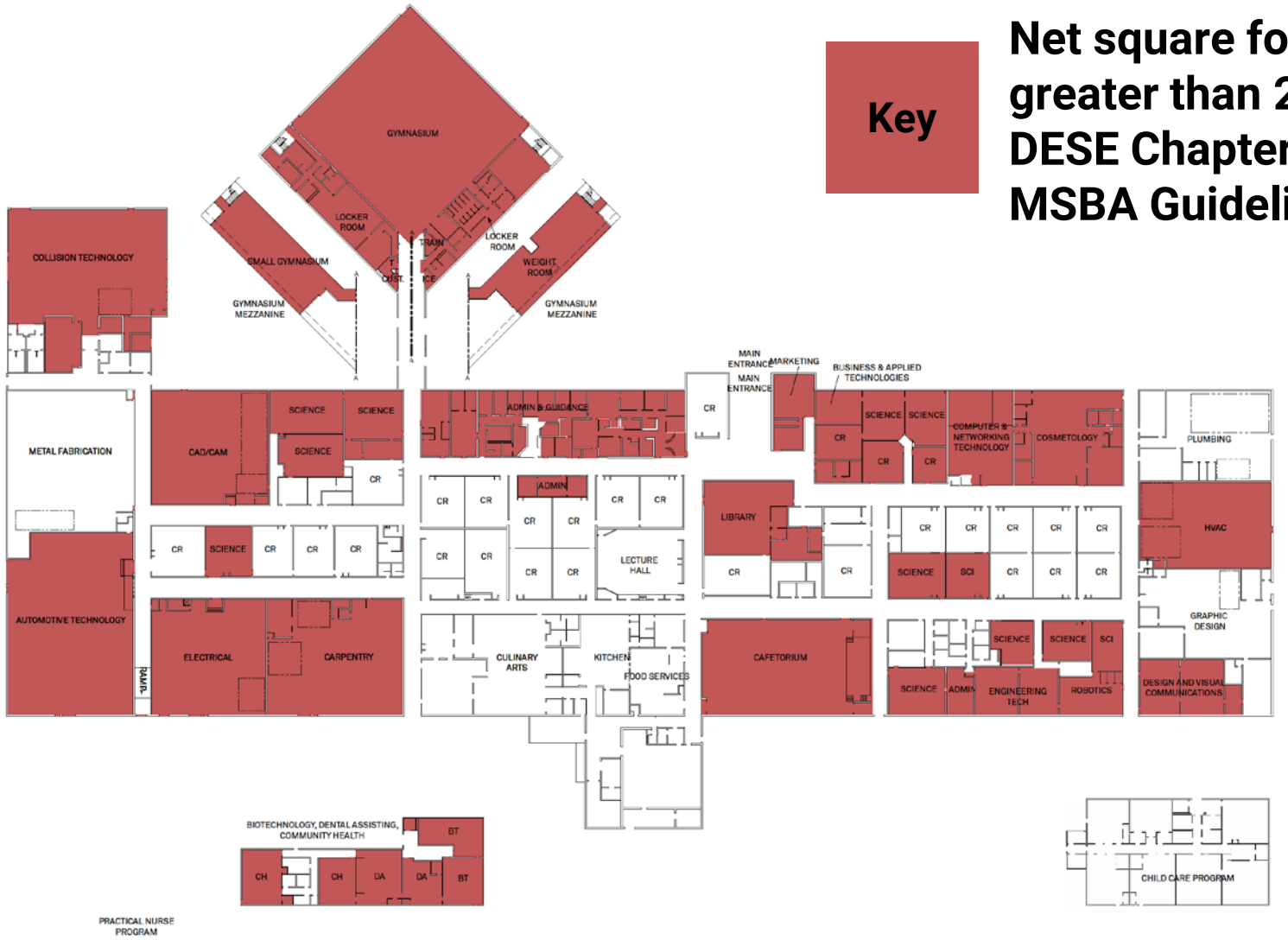
ADA accessibility issues

Energy code issues

Security issues/outbuildings

Hazmat issues

Space constraints



Key

Net square footage is greater than 20% below DESE Chapter 74 Guidelines/ MSBA Guidelines

Undersized library

Classrooms with no windows

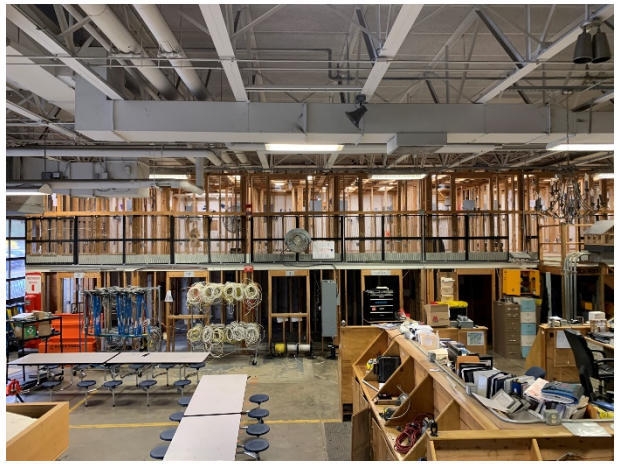
Undersized gym

No auditorium

Undersized cafetorium

Inaccessible fitness spaces

Electrical



Auto tech

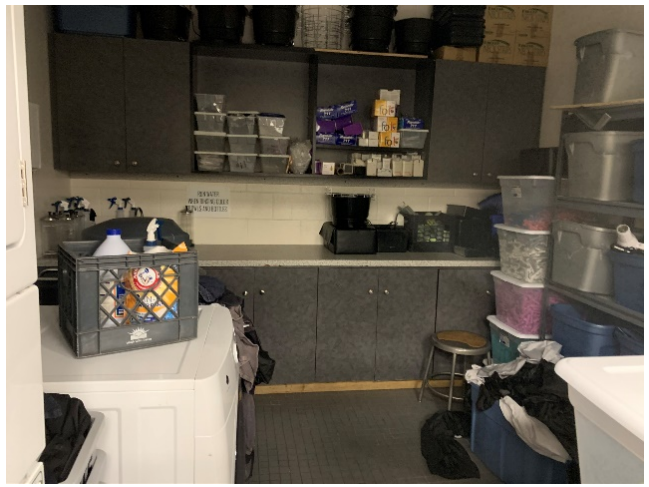
HVAC

Plumbing

Carpentry

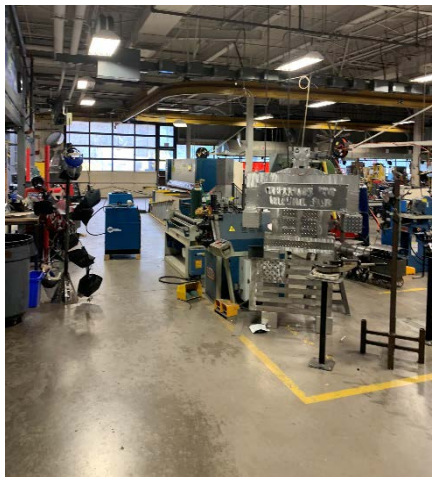
CAD/CAM

Culinary



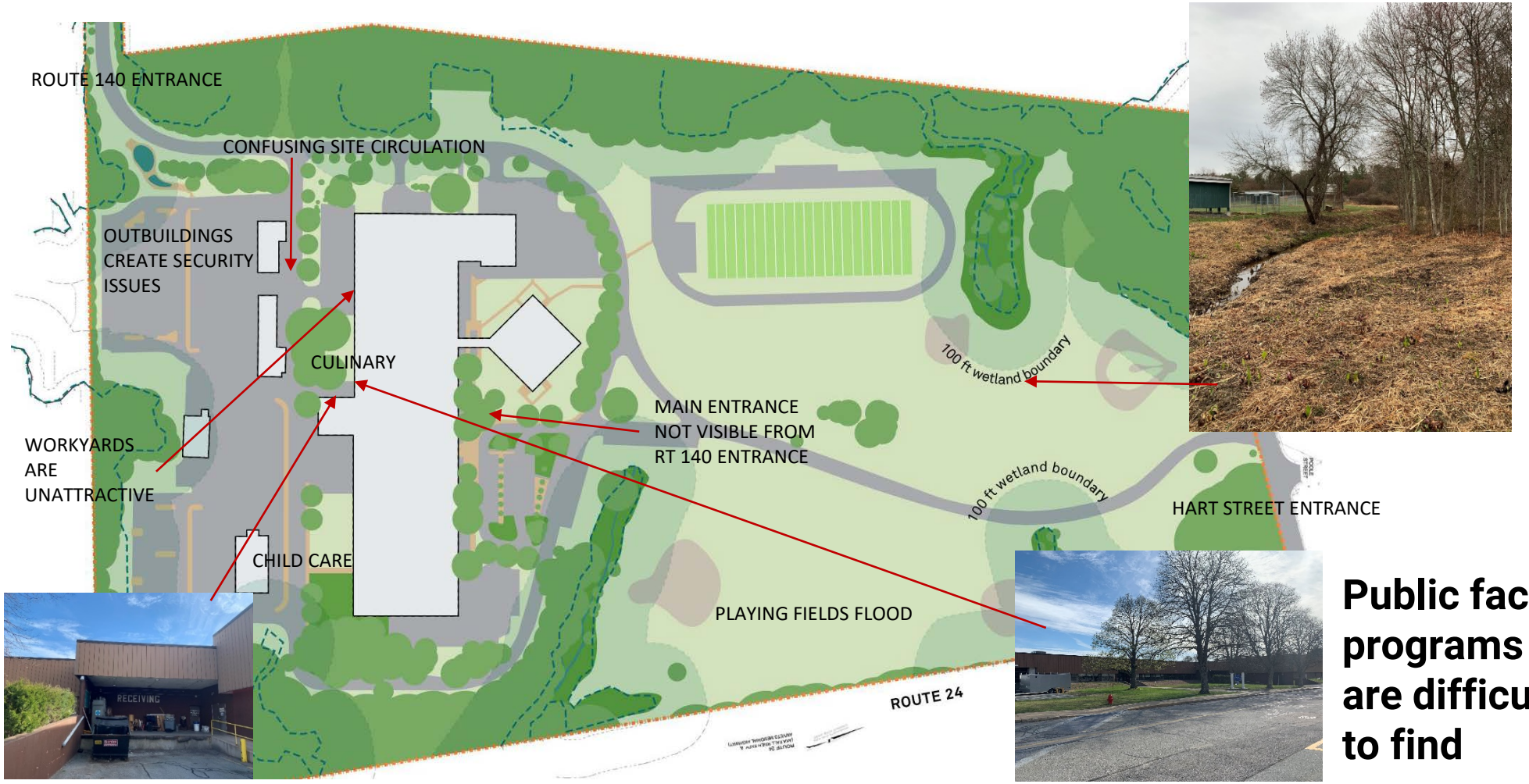
Cosmetology

Graphics



Metal fabrication

Site plan challenges

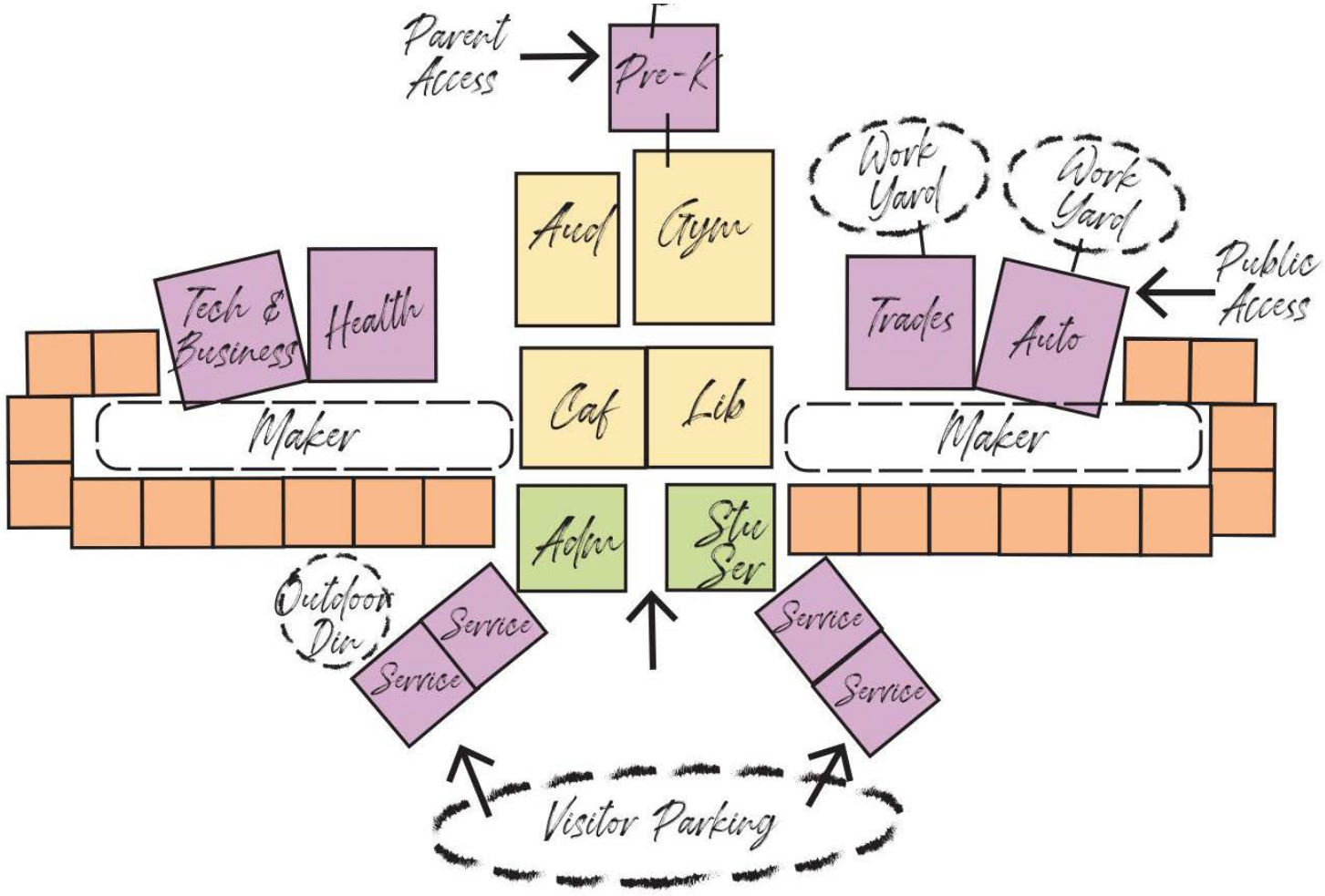


Public facing programs are difficult to find

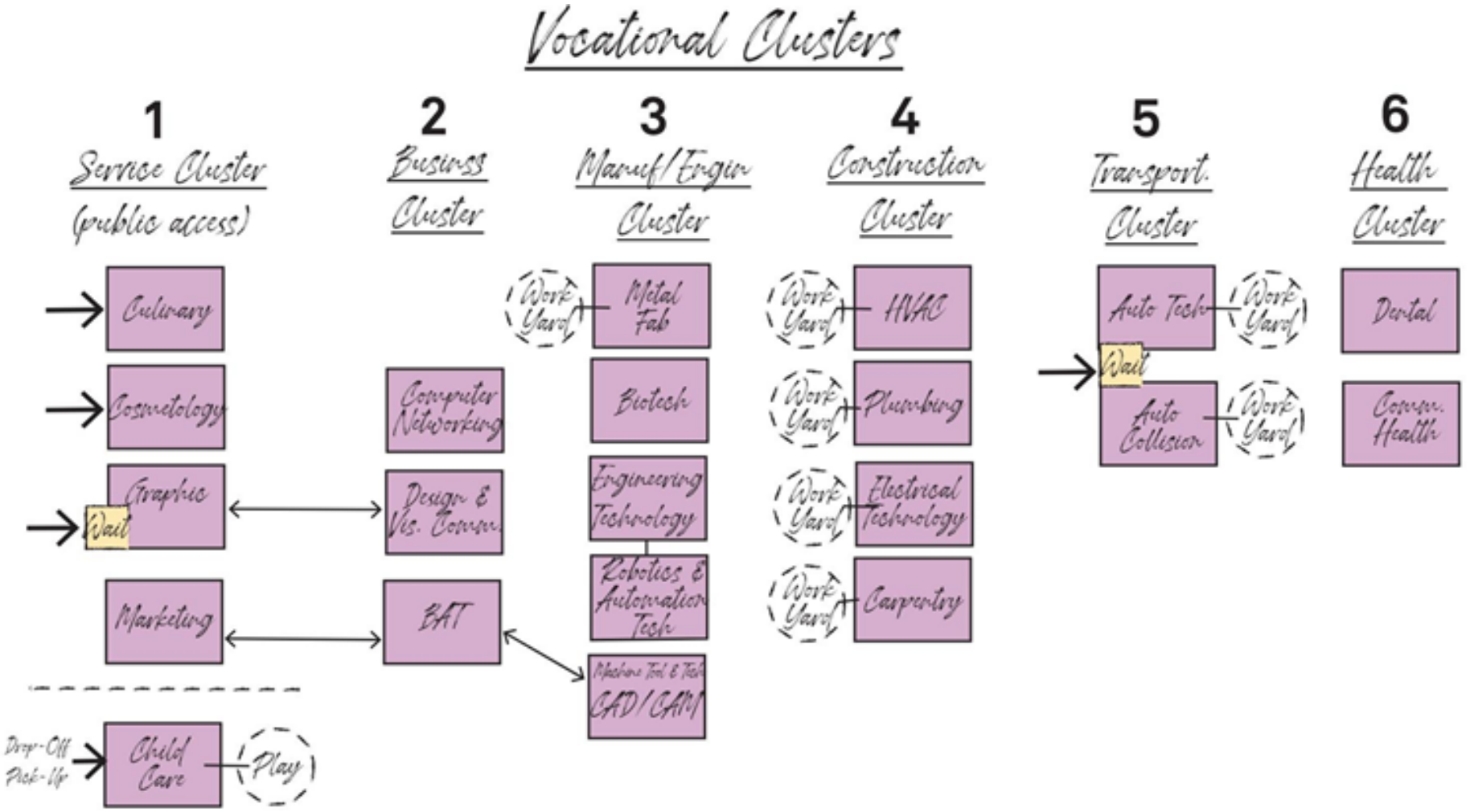
Vision for new school

- Student hub with centrally located library + cafeteria
- Vocational clusters
- Connections between educational + voc spaces
- Transparency between shops and corridors
- Increase lab and voc shop spaces
- Encourage community engagement w. inviting facility
- Increase natural light in all educational spaces
- Create small group areas for students + SPED programs
- Auditorium for gathering, distance learning & arts
- Appropriately sized gym for wellness & extracurricular

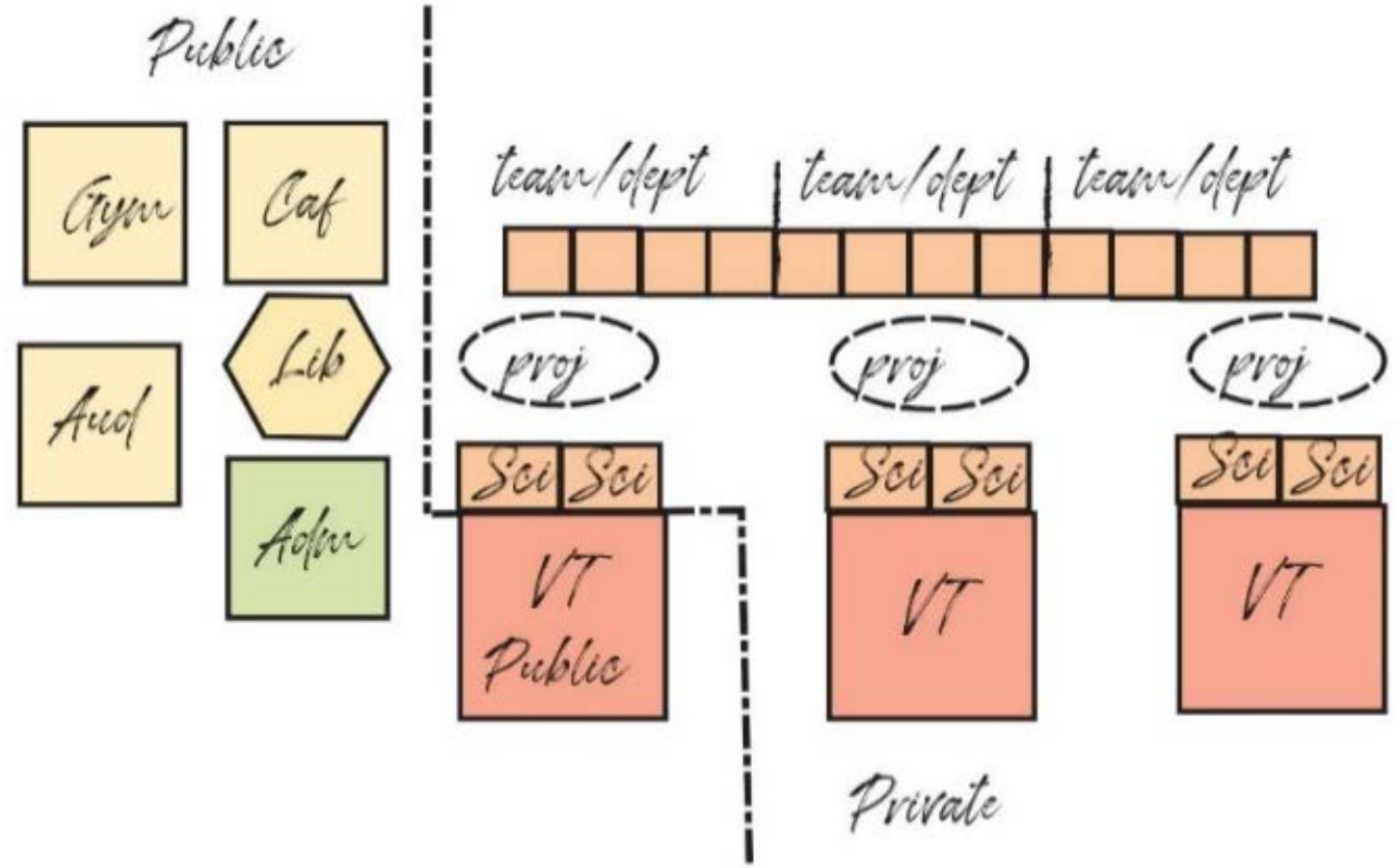
Improved building layout



Vocational clusters



Separation of public vs. private space



Building the education plan

Proposed Space Summary - High Schools

OPTION D3 - 1434 Students

Date: 5/6/2021 Preferred Schematic Report

Bristol Plymouth Regional Technical High School	Existing Conditions			PROPOSED In Model			PROPOSED New			PROPOSED Total			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
HEALTH & PHYSICAL EDUCATION			**19,257**			**0**			**21,040**			**21,040**			**500**			**20,540**	Excess PE Spaces Policy
Gymnasium	10,748	1	10,748				12,000	1	12,000		1	12,000		0	-	12,000	1	12,000	
Small Gym			0				6,000	0	0		0	0		0	-				
PE Alternatives	2,314	1	2,314				2,000	1	2,000		1	2,000		0	(1,000)	3,000	1	3,000	
Weightroom	2,314	1	2,314				1,500	1	1,500		1	1,500		1	1,500				
Gym Storeroom	154	1	154				300	1	300		1	300		0	-	300	1	300	
Locker Rooms - Boys / Girls w/ Toilets	3,550	1	3,550				4,340	1	4,340		1	4,340		0	-	4,340	1	4,340	5.6 sf/student total
Phys. Ed. Storage			0				500	1	500		1	500		0	-	500	1	500	
Athletic Director's Office			0				150	1	150		1	150		0	-	150	1	150	
Health Instructor's Office w/ Shower & Toilet	177	1	177				250	1	250		1	250		0	-	250	1	250	
MEDIA CENTER			**2,895**			**0**			**4,744**			**4,744**			**0**			**4,744**	
Media Center / Reading Room	2,895	1	2,895				4,744	1	4,744		1	4,744		0	0	4,744	1	4,744	
Computer Lab						0			0		0	0		0	-				
AUDITORIUM / DRAMA			**2,670**			**0**			**10,400**			**10,400**			**0**			**10,400**	Excess Auditorium Spaces Policy
Auditorium	2,093	1	2,093				7,500	1	7,500		1	7,500		0	-	7,500	1	7,500	2/3 Enrollment @ 10 SF/Seat - 750 seats MAX
Stage	577	1	577				1,600	1	1,600		1	1,600		0	-	1,600	1	1,600	
Auditorium Storage							500	1	500		1	500		0	-	500	1	500	
Make-up / Dressing Rooms							300	2	600		2	600		0	-	300	2	600	
Controls / Lighting / Projection							200	1	200										
DINING & FOOD SERVICE			**9,535**			**0**			**11,622**										
Cafeteria / Student Lounge / Break-out	5,305	1	5,305				7,170	1	7,170										
Chair / Table Storage							509	1	509										
Scramble Serving Area							600	1	600										
Kitchen	3,909	1	3,909				2,734	1	2,734										
Staff Lunch Room	321	1	321				609	1	609										
MEDICAL			**698**			**0**			**1,210**										
Medical Suite Toilet	520	1	520				60	1	60										
Nurses' Office / Waiting Room**	178	1	178				250	1	250										
Interview Room							100	3	300										
Examination Room / Resting							100	6	600		6	600		0	-	100	6	600	

Right-sizing educational spaces with MSBA and Dept. of Elementary & Secondary Education state guidelines

3

Feasibility study overview & selected design

What did the feasibility study investigate?

Base repair, renovation/addition, and new construction options

3 enrollment populations: 1,300, 1,434, & 1,540 students

Locations on the existing site

Base repair option (A)

Replace doors, windows, wall systems, flooring, building systems

Upgrade bathrooms, science classrooms

Add elevator for gym wing, new bleachers, new gym floor

Update emergency egress, school signage, add sprinklers

Site updates

Abate hazardous materials

Phase renovation option (B)

Renovation gym
large addition option (C)

New building option (D)

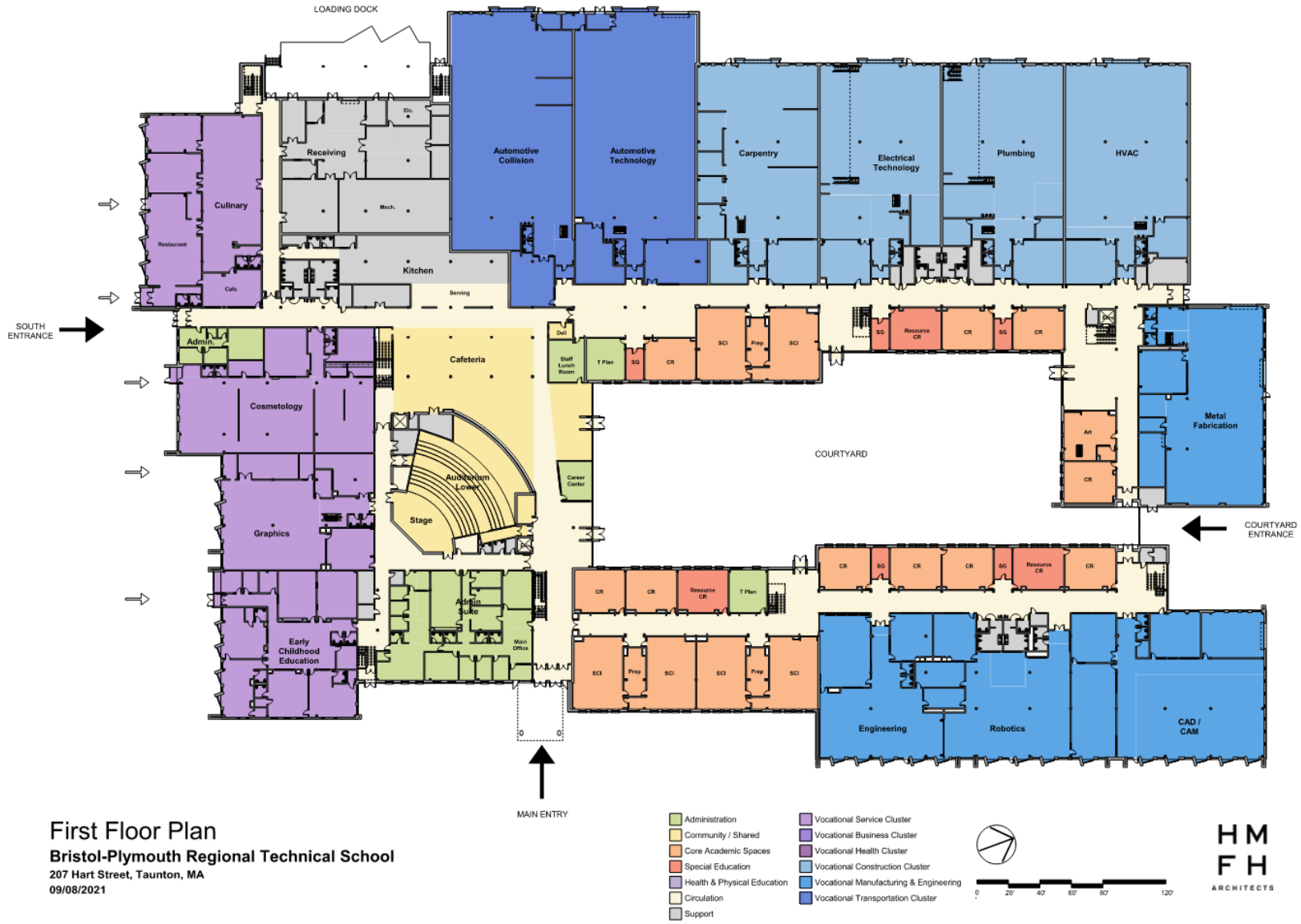
Evaluation of options

	B	C	D
Library and Cafeteria are in the center of the new building-HUB concept	●	●	●
ALL programs & vocational/technical clusters have ideal adjacencies		●	●
ALL Public Facing programs are highlighted at the front of the school- easy public parking and access		●	●
Academics will be grouped together in a flexible layout		●	●
ALL classrooms will have natural light		●	●
New facility is fully accessible	●	●	●
Building circulation is efficient		●	●
Small group and break out spaces can be achieved	●	●	●
District offices are separate from the main office	●	●	●
Auditorium is accommodated	●	●	●
Existing building can be reused-may allow for additional MSBA points	●	●	
All programs are housed in one central facility			●
Compact footprint two story building -more efficient use of site		●	●
Simple construction with adequate lay-down space for contractor and no interaction with school activities			●
NO phasing is required for construction-SHORTER construction schedule			●
Construction will NOT disrupt teaching and learning			●
Maintain field use during construction	●		
Renovating fields is optional if budget allows; drainage repair will still be required as a minimum	●		
Renovated or new building is adjacent to existing utility lines and pumping station-REDUCED site cost	●	●	
Traffic pattern can be designed for clear circulation path		●	●
Building will be visible from Rt. 24- enhanced presence to the public		●	●
NO modular classrooms are required- REDUCED project cost		●	●
Total	9	16	18

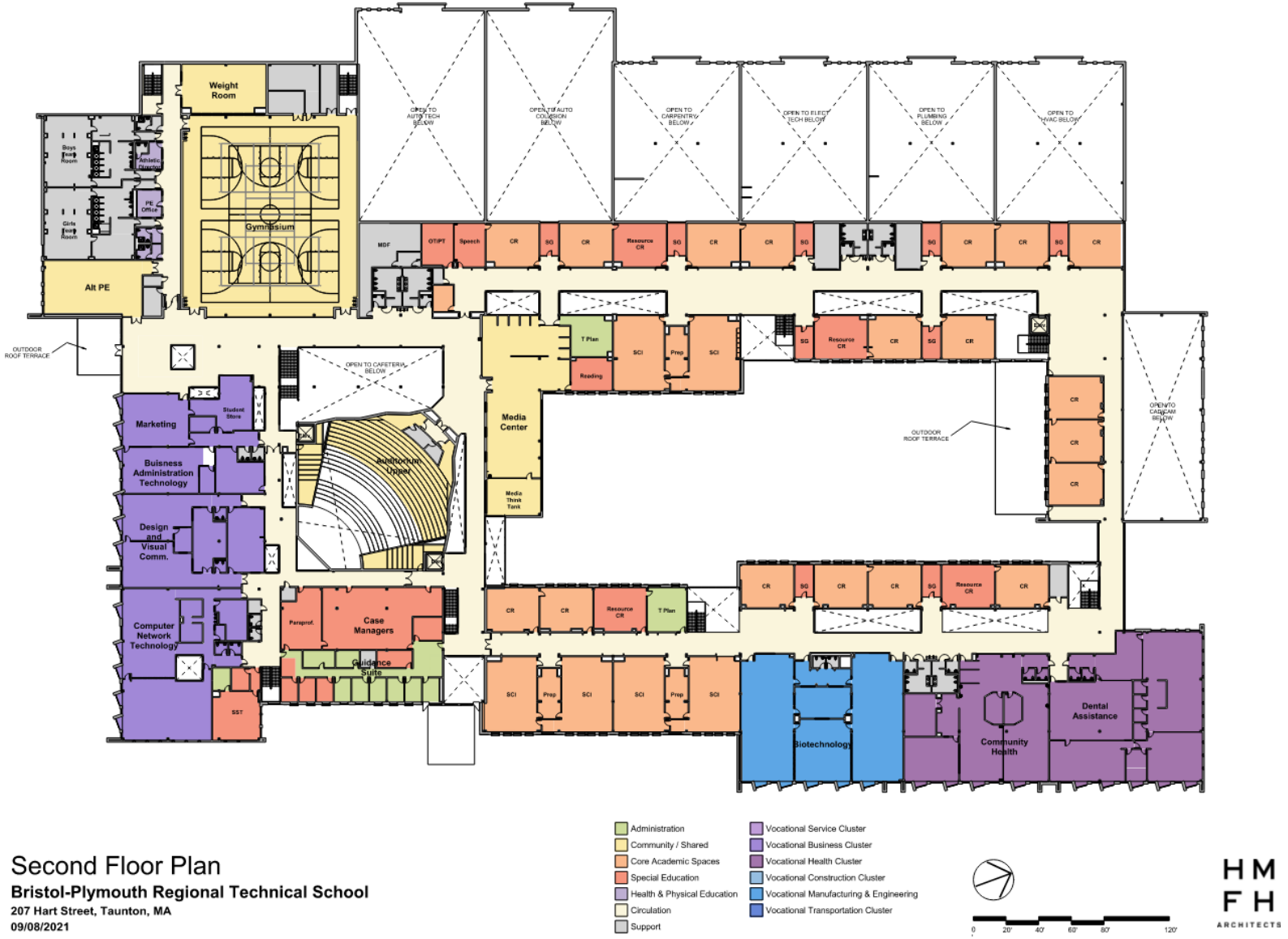
Selected: new building option D

New building option D site plan

1st floor


LOADING DOCK
Receiving
Automotive Collision
Automotive Technology
Carpentry
Electrical Technology
Plumbing
HVAC
Culinary
Restaurant
Cafe
Kitchen
Serving
SOUTH ENTRANCE
Admin.
Cafeteria
Staff Lunch Room
Deli
T Plan
SG
CR
SCI
Prep
Resource CR
Art
Metal Fabrication
Cosmetology
COURTYARD
Auditorium Lower
Career Center
Stage
Graphics
COURTYARD ENTRANCE
Admin Suite
Main Office
Early Childhood Education
Engineering
Robotics
CAD / CAM
MAIN ENTRY
First Floor Plan
Bristol-Plymouth Regional Technical School
207 Hart Street, Taunton, MA
09/08/2021
Administration
Community / Shared
Core Academic Spaces
Special Education
Health & Physical Education
Circulation
Support
Vocational Service Cluster
Vocational Business Cluster
Vocational Health Cluster
Vocational Construction Cluster
Vocational Manufacturing & Engineering
Vocational Transportation Cluster
0 20' 40' 60' 80' 120'
HMFH ARCHITECTS

2nd floor



Second Floor Plan

Bristol-Plymouth Regional Technical School

207 Hart Street, Taunton, MA

09/08/2021

- Administration
- Community / Shared
- Core Academic Spaces
- Special Education
- Health & Physical Education
- Circulation
- Support
- Vocational Service Cluster
- Vocational Business Cluster
- Vocational Health Cluster
- Vocational Construction Cluster
- Vocational Manufacturing & Engineering
- Vocational Transportation Cluster

0 20' 40' 60' 80' 120'

HMFH ARCHITECTS


HM
FH
ARCHITECTS

Main entrance

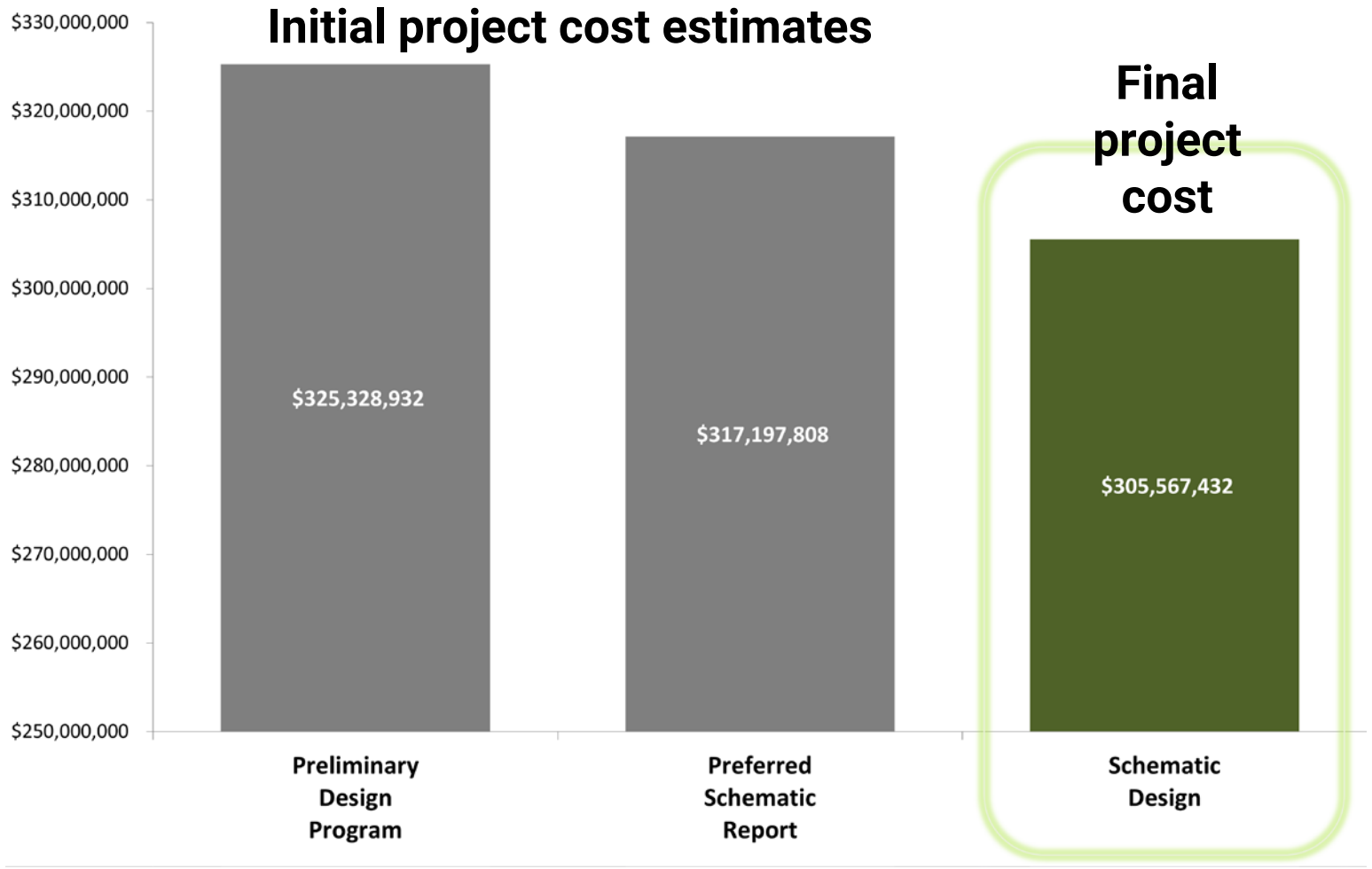
Sustainable & resilient design goals

Energy	Health & well being	Water	Waste
Reduce energy use	Positive IAQ and acoustics	Reduced water consumption	Minimize construction waste
LED lighting	Thermal control and comfort	Manage stormwater on site	Facilities waste/recycling/ composting management plan
Efficient exterior envelope	Access to light, views & outdoors	Rainwater reuse system	
Green energy sources	Healthy, recycled & locally-produced materials		
EV charging stations			

4

Project cost & grant reimbursement info

Cost management & savings



Cost reductions made possible by:

reduction in overall building size

careful selection of building materials

efficient design layout

Project cost & reimbursement

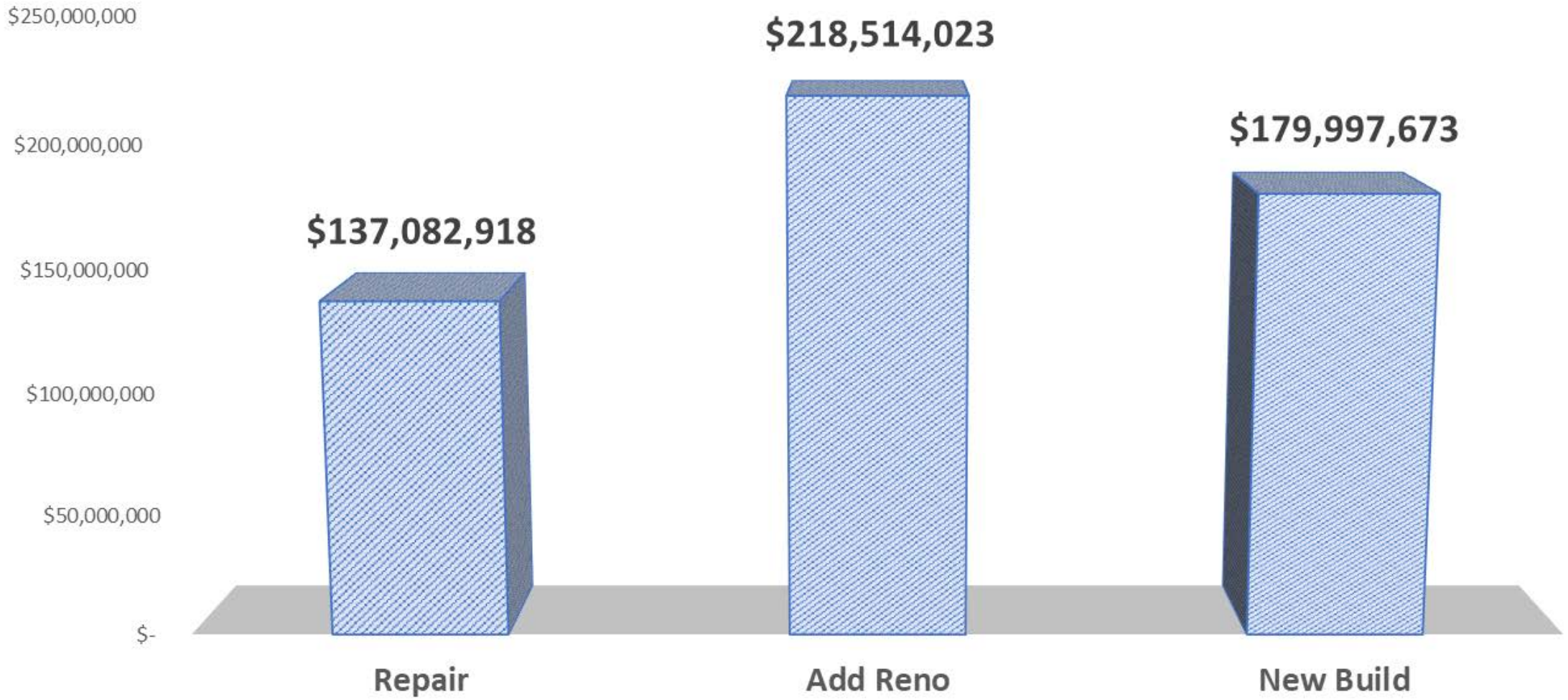
Total project cost
$305,567,432

MSBA reimbursement projection
$125,569,759

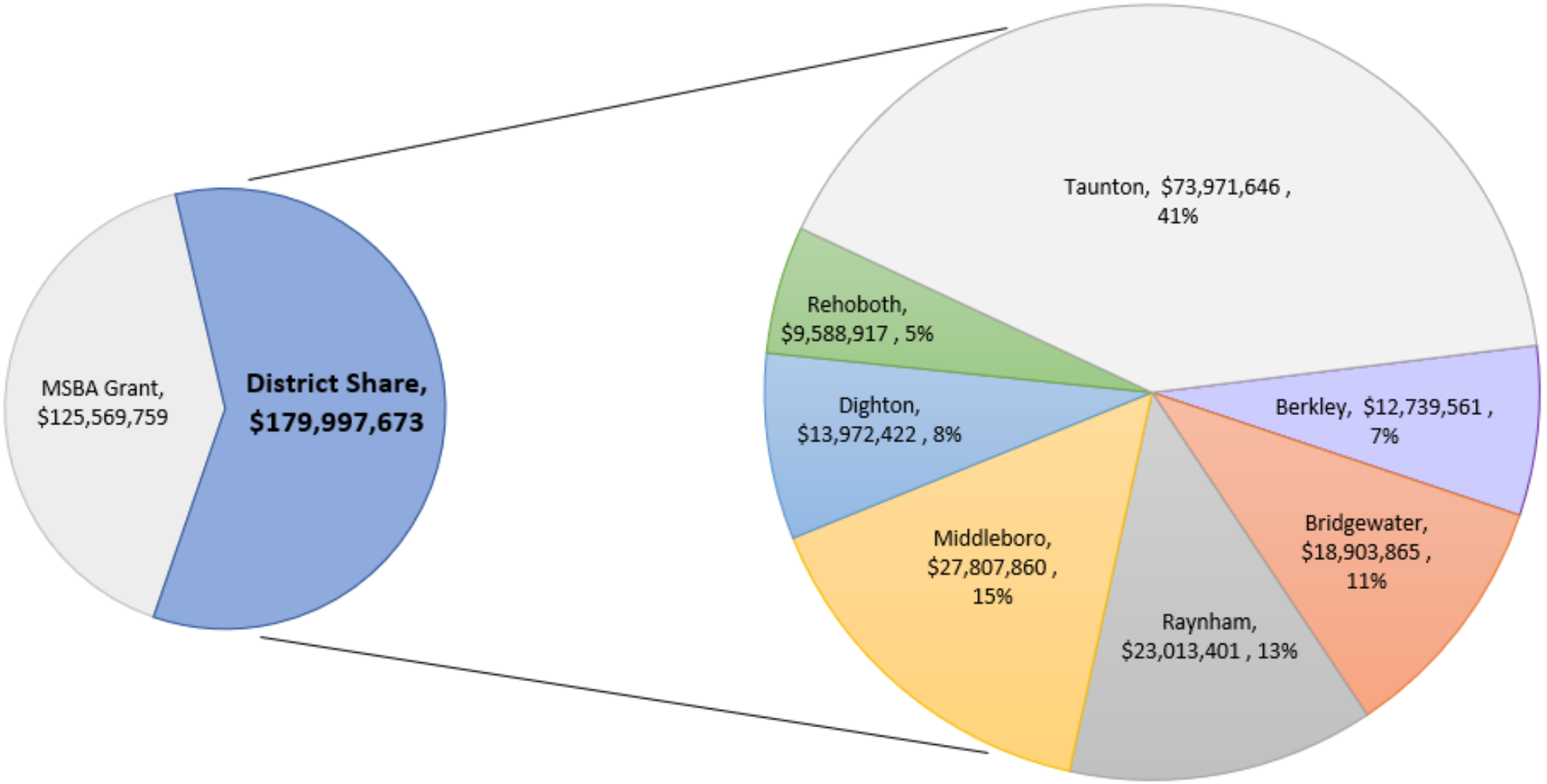
District share*
$179,997,673

***each city/town pays same cost per student based on enrollment (assessed yearly)**

District share comparison



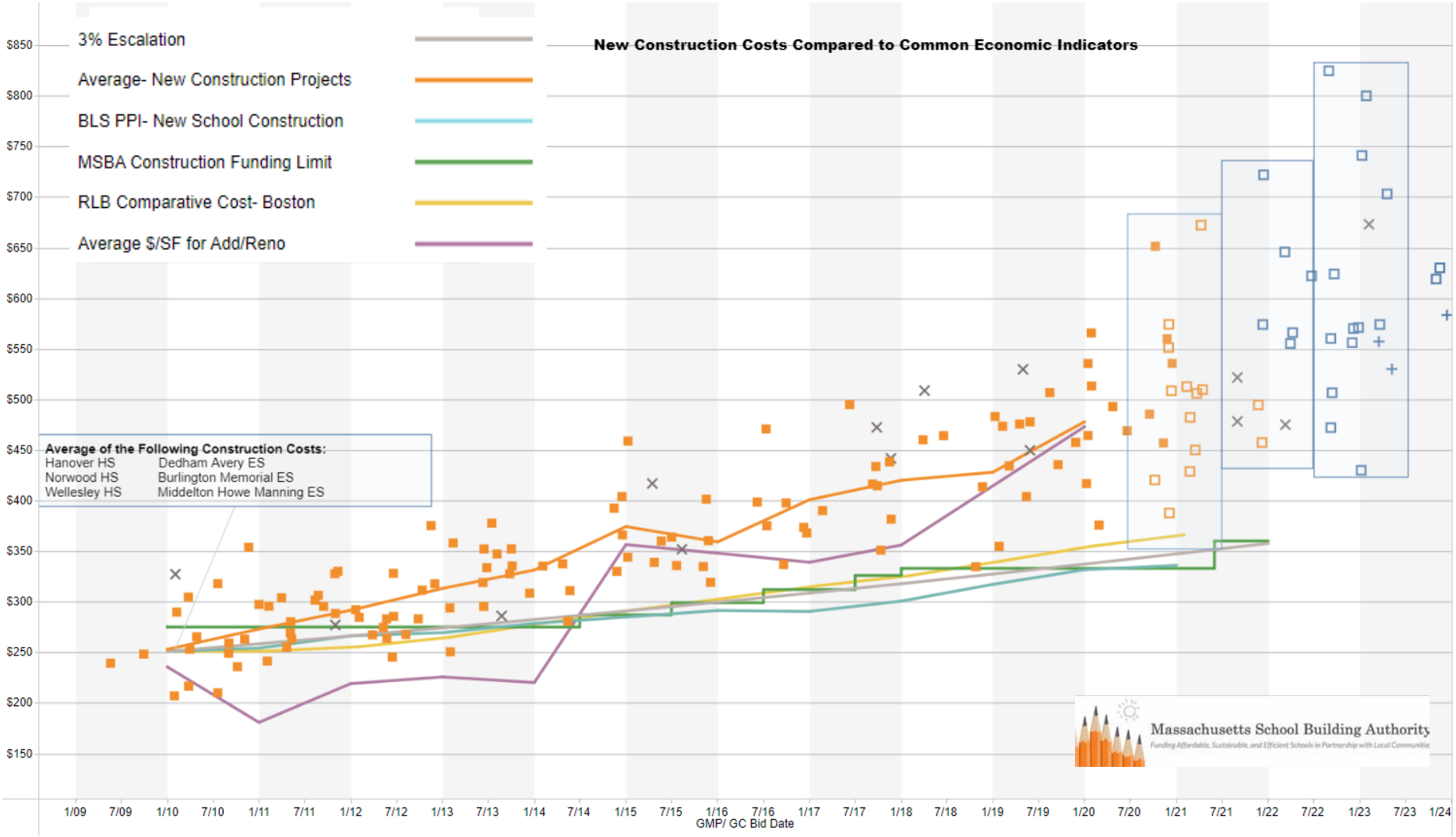
Apportionment of cost (Based on FY'21 enrollment)



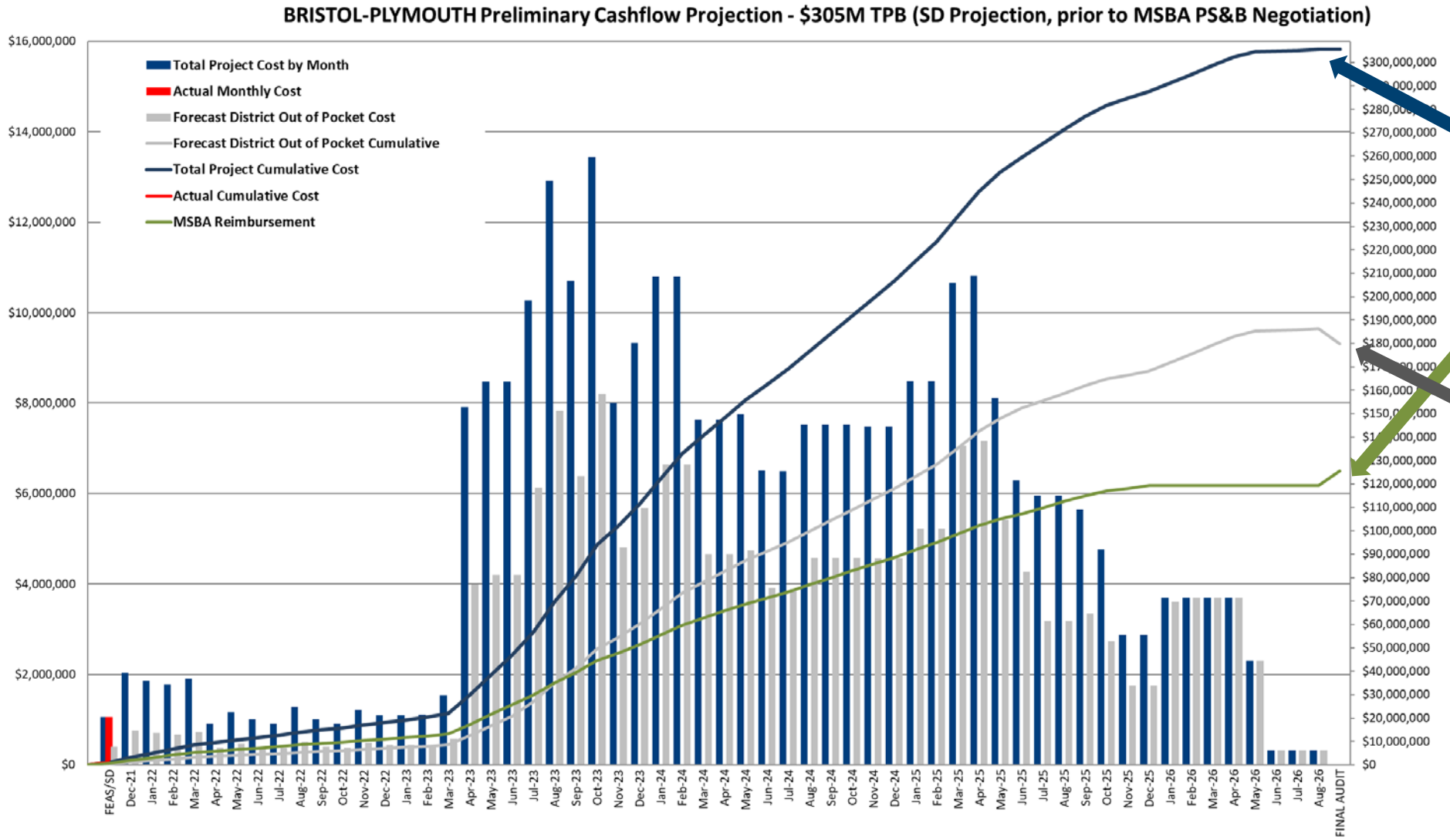
BP Tech project costs vs. similar ongoing MSBA projects

MSBA project	Cost per square foot
BP Tech	$574
Greater Fall River Diman Voc Tech	$619
Northeast Metro Tech	$630
Waltham High	$722

Construction escalation costs



Project cashflow



Dark blue line = Total project costs

Green line = MSBA reimbursement

Gray line = District costs

Informs tax impact projections (next slide)

Tax impact projection

	Estimated Tax Impact Data [30 Year Level Debt, 3.526%]					
	FY 2021 Avg Single Family	FY 2021 Tax Rate (Residential)	Estimated Rate Impact	Impact per $100k assessed	Estimated Annual Impact for Avg Single Family	**Estimated Quarterly Impact for Avg Single Family**
Berkley	$ 391,573.00	$ 14.28	$ 0.73	$ 72.73	$ 284.79	**$ 71.20**
Bridgewater	$ 413,161.00	$ 14.48	$ 0.32	$ 31.60	$ 130.56	**$ 32.64**
Dighton	$ 351,469.00	$ 14.83	$ 0.69	$ 68.61	$ 241.14	**$ 60.29**
Middleboro	$ 341,000.00	$ 16.27	$ 0.52	$ 52.14	$ 177.80	**$ 44.45**
Raynham	$ 413,181.00	$ 14.69	$ 0.53	$ 52.57	$ 217.21	**$ 54.30**
Rehoboth	$ 423,042.00	$ 13.24	$ 0.26	$ 25.96	$ 109.82	**$ 27.46**
Taunton	$ 298,670.00	$ 14.20	$ 0.65	$ 64.91	$ 193.87	**$ 48.47**

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Project schedule/ next steps

Project schedule/next steps

Design

Now
→
Feb 2023

Bidding

Oct 2022
→
April 2023

Phase 1 construction of new building

Jul 2023
→
Apr 2026

Phase 2 demo of old building

Jul 2026
→
Nov 2026

6

Voting info, closing remarks & Q&A

VOTE Saturday March 5th 9am-3pm

YES VOTE

Accepts $125M in funding assistance from the MA School Building Authority

District share is $180M (each Town/City amount based upon % enrollment)

Addresses severe overcrowding and provides opportunity for increased enrollment

Construction complete in 2026, minimal disruption to school operations

NO VOTE

Declines $125M in funding assistance

$137M estimated District cost for necessary building repairs and code upgrades

Does not address severe overcrowding or provide any increased enrollment

Construction complete ~2029, construction occurs in active school

Polling Locations and Details at www.bptech.org/msba

Additional project info + updates

facebook.com/NewBPTech

instagram.com/NewBPTech

www.bptech.org/MSBA

Contact us any time at:
bptech@pmaconsultants.com

Thank you!
Questions?

PMA Consultants

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