



BLACKSTONE-MILLVILLE REGIONAL DISTRICT SCHOOL COMMITTEE

**School Building Committee Meeting  
Joint Meeting with School Committee  
May 28 , 2025  
Frederick W. Hartnett Middle School  
Media Center  
5:00pm**

**\*\*AR – Action Required / IO - Information Only / DI – Discussion Item\*\***

- I. Opening of Meeting**
  - a. Call to Order
  - b. Pledge of Allegiance
  - c. Introduction of Member
  
- II. Review Previous Meeting Minutes April 23, 2025 for approval** **AR**
  
- III. Vote to Approve SBC Member Changes** **AR**
  
- IV. OPM Update** **IO**
  - a. Budget Update **IO**
  - b. Schedule Update
  
- IV. Designer Update** **IO**
  - a. Preferred Schematic Discussion- Grade configuration as dictated by the Feasibility Study **DI**
  
- VI. Next Meeting** **IO**
  - a. June 4, 2025- 5:00PM
  - b. June 12, 2025-5:00PM
  
- VII. Questions / Comment**
  
- VIII. Adjournment**

The items listed on this agenda are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law

**Blackstone Millville Regional School District  
Building Committee Meeting Minutes  
April 23, 2025**



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**Location: Virtual  
5:00 PM - 6:00 PM**

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**Attendees:** Jason Defalco, Jill Pilla-Gallerani, Joseph Spagna, Tara Larkin, Charles Dunton, Jane Reggio, Jeff Silverstein, Keri Gaudette, Scott Hebert, Mary Bulso, Peter Olson, Sierra Gallagher, Sara Peters, Jill Foulis, Mike Buckley, Christina Mulligan, Jim Barrett, Greg Smolley. Mike Carrol, Recording Secretary: Jacki Diogo

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### **1. Call to Order**

The meeting was called to order at 5:07 PM

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### **2. Review previous meeting minutes for approval**

Motion to approve the 3/26/25 meeting minutes as presented. Motion passed by roll call vote.

### **3. OPM Update**

OPM Budget update

#### **3a. Budget Update**

- CPL will add the propay submission numbers to the budget for tracking
  - No major changes to the overall project budget at this time.
- 

#### **3b. Schedule Review**

- The project schedule remains on track.
  - The Preliminary Design Program (PDP) submission is scheduled for Monday.
  - No changes have been made to the original timeline.
-

#### **4. Designer Update (DRA Architects)**

- DRA has completed the PDP draft in collaboration with the district.
  - Field documentation of the existing high school building continues and will support the Preferred Schematic Design phase.
  - The Educational Visioning portion was commended for its quality and thoroughness with minimal required edits.
- 

#### **5. PDP Submission Review**

- Colliers will submit the PDP to MSBA following committee authorization today.
  - A final internal review meeting is scheduled for 10:30 AM tomorrow between Colliers and Dr. DeFalco.
  - All necessary MSBA checklist items, meeting minutes, and feedback from committee members will be incorporated.
  - MSBA is expected to review and provide feedback within approximately one month.
- 

#### **Committee Feedback and Discussion**

##### **Concerns raised by Jeff Silverstein:**

- Limited time provided for reviewing the updated PDP document.
- Typographical correction needed ("three four" corrected to "three or four" practice rooms).
- Inconsistencies noted regarding the building's square footage in different sections.
- Clarification requested on legal property ownership and co-ownership with the Town of Blackstone.
- Discrepancies regarding acreage (46 acres vs. 54 acres) require alignment.
- Concern that the \$17.9M cost estimate for minimum code upgrades may misrepresent the true cost of necessary building renovations.

## Responses:

- The design team acknowledged the concerns and committed to making typographical and factual corrections.
  - Property ownership issues were discussed, confirming that documentation supports the district's authority.
  - The cost estimate will be reviewed to better reflect potential renovation realities.
  - Hazardous materials removal (e.g., asbestos, lead paint) will be separately accounted for in future detailed budgets.
- 

## Additional Discussion

- **Building Conditions and Future Recommendations:**  
It was noted that building conditions, including hazardous materials (such as asbestos), will influence recommendations during the next design phase.
- **Model Schools and Grade Configuration Analysis:**
  - One model school has been included in the analysis so far.
  - More model schools may be introduced as different grade alignments are studied.
  - Smaller high schools (under 600 students) have been approved by MSBA previously.
  - As the preferred schematic design develops, the committee will explore various grade configurations.
  - MSBA expects districts to study all proposed configurations but typically supports the district's final recommendation if it is well-justified.
  - The committee will balance educational programming, enrollment size, site constraints, and cost when selecting a preferred option.
- **Enrollment Considerations:**
  - There is some concern about MSBA funding support for small enrollment schools.
  - It was clarified that MSBA has approved projects under 600 students and supports the district's choice if properly justified.

- **Typographical Corrections:**

- Minor typographical issues (e.g., "Blackstone" without the final "e") were identified and will be corrected.
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### **Motion to Approve PDP Submission**

A motion was made by **Joe** and seconded by **Jason** to authorize Colliers to submit the PDP with the discussed edits. 15 Committee members voted yes and zero opposed to the motion, zero members abstained.

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### **6. Next Meeting**

The next School Building Committee meeting is scheduled for **May 28th**, in person.

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### **7. Questions/Comments- None**

### **8. Adjournment**

A motion to adjourn was made by **Charles** and seconded by **Jane**.

**Roll Call Vote:** Unanimous approval.

The meeting was adjourned at 5:48 PM

**Respectfully Submitted,**  
Jacki Diogo

**Acknowledged by:**  
Jason DeFalco, Superintendent

Date:

Maria Caprigno, MSBA Project Coordinator  
 Massachusetts School Building Authority  
 40 Broad Street, Firth Floor  
 Boston, Massachusetts 02109

**MAY 28, 2025  
 SBC MEETING EDITS**

Dear Ms. Caprigno:

In accordance with 963 CMR 2.00, attached for your review and approval is the membership of the School Building Committee for the Blackstone-Millville Regional High School located in Blackstone-Millville Regional School District. The Committee was formed in accordance with the provisions of all applicable statutes, local charters, by-laws, and agreements of the Blackstone-Millville Regional School District. Committee Members include the following:

(Please provide name, title, address and phone number of each member, and indicate who the Chair of the School Building Committee is. Also, please indicate whether the member has voting power. Some categories may have more than one name. All members must be included.)

Designation	Name and Title	Address	Email Address and Phone Number	Voting Member?
SBC member who is MCPPQ Certified*	<b>Mary Bulso</b> , Blackstone Board of Selectman	15 St. Paul Street, Blackstone, MA 01504	<a href="mailto:marybulso@gmail.com">marybulso@gmail.com</a> 508-883-1500	Yes
Local Chief Executive Officer	<b>Jason DeFalco</b> , Superintendent	200 Lincoln Street, Blackstone, MA 01504	<a href="mailto:jdefalco@bmrdsd.net">jdefalco@bmrdsd.net</a> 508-876-0137	Yes
School Committee Member (minimum of one)	<b>Erin Vinacco</b> , Member <b>Tara Larkin</b> , Vice Chair <b>Keri Gaudette</b> , District Treasurer <b>Ted Novio</b> , District Secretary <b>Charles Dunton</b> , Member	200 Lincoln Street, Blackstone, MA 01504	<a href="mailto:erinvinacco@bmrdsd.net">erinvinacco@bmrdsd.net</a> <a href="mailto:taralarkin@bmrdsd.net">taralarkin@bmrdsd.net</a> <a href="mailto:kerigaudette@bmrdsd.net">kerigaudette@bmrdsd.net</a> <a href="mailto:tednovio@bmrdsd.net">tednovio@bmrdsd.net</a> <a href="mailto:charlesdunton@bmrdsd.net">charlesdunton@bmrdsd.net</a>	Yes
Superintendent of Schools	<b>Jason DeFalco</b> , Superintendent	200 Lincoln Street, Blackstone, MA 01504	<a href="mailto:jdefalco@bmrdsd.net">jdefalco@bmrdsd.net</a> 508-876-0137	Yes
Local Official responsible for Building Maintenance	<b>Scott Hebert</b> , BMRSD Director of Facilities	200 Lincoln Street, Blackstone, MA 01504	<a href="mailto:shebert@bmrdsd.net">shebert@bmrdsd.net</a> 508-876-0137	Yes
Representative of Office authorized by law to construct school buildings	<b>Mary Bulso</b> , Blackstone Board of Selectman	15 St. Paul Street, Blackstone, MA 01504	<a href="mailto:marybulso@gmail.com">marybulso@gmail.com</a> 508-883-1500	Yes
School Principal	<b>Jill Foulis</b> , Principal of BMRHS	200 Lincoln Street, Blackstone, MA 01504	<a href="mailto:jfoulis@bmrdsd.net">jfoulis@bmrdsd.net</a> 508-876-0137	Yes
Member knowledgeable in educational mission and function of facility	<b>Joseph Spagna</b> , Director of Finance and Operations	200 Lincoln Street, Blackstone, MA 01504	<a href="mailto:jspagna@bmrdsd.net">jspagna@bmrdsd.net</a> 508-876-0137	Yes
Local budget official or member of local finance committee	<b>Jeff Silverstein</b> , Blackstone Finance Committee <b>Sierra Gallagher</b> , Millville Finance Committee	15 St. Paul Street, Blackstone, MA 01504	<a href="mailto:jsilverstein@townofblackstone.org">jsilverstein@townofblackstone.org</a> 508-883-1500 <a href="mailto:Finance2@millvillema.org">Finance2@millvillema.org</a>	Yes
Members of community with architect,	<b>Mary Bulso</b> , Blackstone Board of Selectman	15 St. Paul Street, Blackstone, MA 01504	<a href="mailto:marybulso@gmail.com">marybulso@gmail.com</a> 508-883-1500	Yes

engineering and/or construction experience				
Other: Please provide brief background info/expertise	<b>Jill Pilla-Gallerani</b> , Assistant Superintendent/Director of Student Services <b>Sara Peters</b> , Special Education Parent Advisory Council (SEPAC) <b>Jane Reggio</b> , Former School Committee Member <b>Michael Buckley</b> , Former School Committee Member <b>Peter Olsen</b> , former parent and school administrator, <b>Jennifer Wing</b> , former Millville Board of Selectman and parent <b>Ross Nicol</b> , former parent And <del><b>Joseph Baker</b>, Selectman Town of Millville</del>	200 Lincoln Street, Blackstone, MA 01504	<a href="mailto:jpilla-gallerani@bmrzd.net">jpilla-gallerani@bmrzd.net</a>  <a href="mailto:bmrsepac@bmrzd.net">bmrsepac@bmrzd.net</a>  <a href="mailto:jcreggio@icloud.com">jcreggio@icloud.com</a>  <a href="mailto:mike@mikebuckley.net">mike@mikebuckley.net</a>  <a href="mailto:kolsen35@msn.com">kolsen35@msn.com</a>  <a href="mailto:mommawingette@gmail.com">mommawingette@gmail.com</a> 508-883-4400 <a href="mailto:Ross.j.nicol@gmail.com">Ross.j.nicol@gmail.com</a>  <del><a href="mailto:Selectman1@millvillema.org">Selectman1@millvillema.org</a></del>	Yes

Listed below is the past performance of the school building committee, the building committee (temporary or permanent), or any other committee responsible for oversight, management, or administration of the construction of public buildings and its individual members:

- Erin Vinacco - BMRSD School Committee
- Tara Larkin - Vice Chair - BMRSD School Committee, Chair - School Committee
- Keri Gaudette - District Treasurer, BMRSD School Committee
- Mary Bulso - Blackstone Board of Selectmen, construction management experience
- Matthew Plante - BMRSD Capital Planning Committee, construction management experience
- Michael Buckley - former BMRSD School Committee member, community member
- Peter Olsen - former parent and school administrator
- Ross Nichol - parent
- Jennifer Wing - former Millville Board of Selectmen, parent, community member, Secretary - School Building Committee
- Charles Dunton - BMRSD School Committee member
- Ted Novio - BMRSD School Committee Member
- Sara Peters - SEPAC
- Jane Reggio - former School Committee member, community member
- Jeff Silverstein - Finance Committee, Town of Blackstone
- Andrew Alward - Selectman, Town of Millville
- Sierra Gallagher - ~~Town of Millville~~ Finance Committee
- Scott Hebert - BMRSD Director of Facilities
- Joseph Spagna - BMRSD Director of Finance and Operations
- Jill Foulis - BMRSD High School Principal
- Jill Pilla Gallerani - BMRSD Assistant Superintendent / Director of Student Services
- Jason DeFalco - BMRSD Superintendent

Remove "Joseph Baker" from the SBC Member Chart

Add Racheal Anderson- Millville Selectman

Add "Joseph Baker - Selectman Town of Millville" to the list below.

Add Racheal Anderson- Millville Selectman

After approval of this committee by the Authority, the Regional School District may change the membership or the duties of said committee.

Sincerely,

Authorized Signature of the Regional School District

Approved by VISBA

Date



Project Leaders

BMR



CHARGERS

# Blackstone-Millville Regional High School

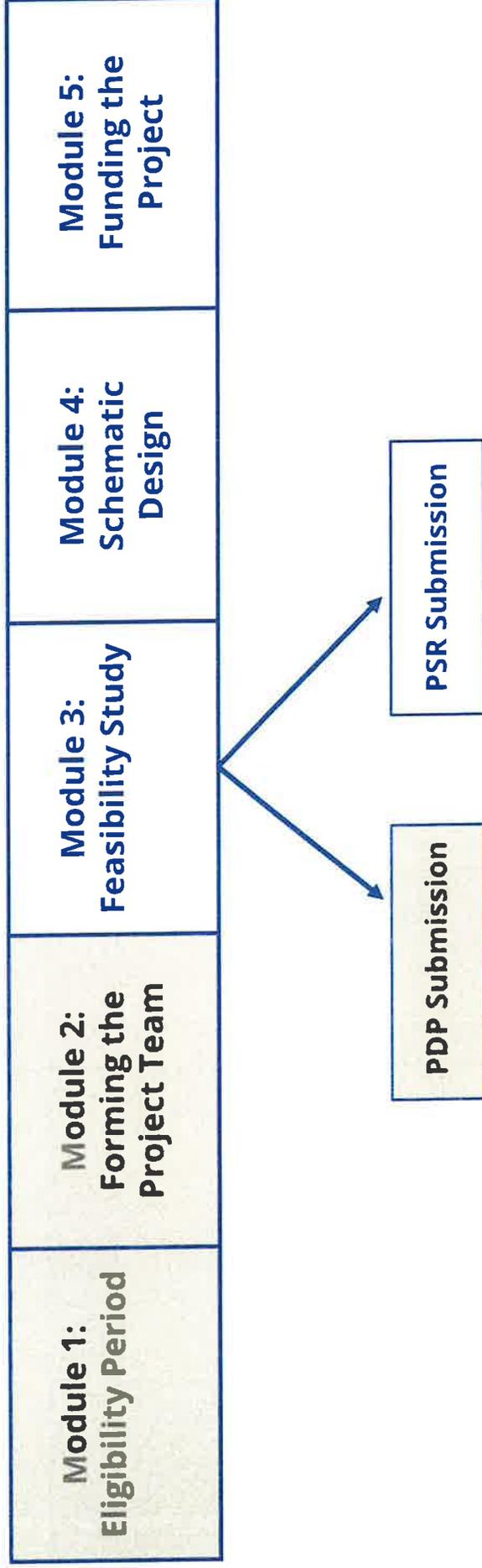
School Building Committee Meeting

May 28, 2025

— Accelerating success.

## Project Overview

The Preliminary Design Program Submission has been sent!



*\* Note that if PSR indicates the district preference for new construction, the MSBA/STV commences model school initial analysis.*

## Module 3: Feasibility Study Timeline

### **Preliminary Design Program (PDP)**

- Existing Conditions and Site Review
- Educational Program & Space Summary
- Evaluation of Design Alternatives
- PDP Submission to the MSBA \*Target April 28, 2025

### **Preferred Schematic Report (PSR)**

- Final evaluation of Design Alternatives
- PSR Submission to the MSBA \*Target August 28, 2025

### **MSBA Facilities Assessment Subcommittee (FAS)**

- FAS Meeting – Part 1 \*Target September 17, 2025
- FAS Meeting – Part 2 \*October 1, 2025

### **MSBA Board Approval of PSR \*Target October 29, 2025**

\* Note all dates are subject to change.

## Preferred Schematic Report (PSR)

### **Big Picture Goals for Upcoming SBC/School Committee Meetings:**

- May 28: Discussion on grade alignment – *TODAY!*
- June 4: Consensus on preferred grade alignment and school configuration
- June 12: Public Hearing. Vote on grade alignment and school configuration
- July 23: Document Layout / Estimates / PSR Draft Review
- Aug 20: PSR Submission Approval

*\* Note all dates are subject to change.*



**Blackstone-Millville Regional School District**  
**Blackstone-Millville Regional High School**  
**Project Budget and Cost Summary**



Project Leaders

May 23, 2025

A Description	C PFA Approved Budget		D BUDGET Authorized Changes		E Approved Budget		F Committed Costs		G Uncommitted Costs		H Forecast Costs		I Total Project Costs		J Expenditures to Date		K Balance To Spend			
	(C-D)	(C+D)	(Bud. Adj. Tab)	(C-D)	(E-F)	(Com. Cost tab)	(E-F)	(Forecast. tab, >G)	(F+G+H)	(Invoice Tab)	(-I)									
<b>30 Architectural &amp; Engineering</b>																				
Environmental and Site (FS/SD)	\$100,000	\$0	\$0	\$100,000	\$0	\$100,000	\$0	\$100,000	\$0	\$100,000	\$0	\$100,000	\$0	\$100,000	\$0	\$100,000	\$0	\$100,000	\$0	
A&E Feasibility Study	\$580,005	\$0	\$0	\$580,005	\$0	\$580,005	\$5	\$580,005	\$0	\$580,005	\$0	\$580,005	\$0	\$580,005	\$128,000	\$452,005	\$0	\$452,005	\$128,000	
Subtotal	\$680,005	\$0	\$0	\$680,005	\$0	\$680,005	\$100,005	\$680,005	\$0	\$680,005	\$0	\$680,005	\$0	\$680,005	\$128,000	\$552,005	\$0	\$552,005	\$128,000	
<b>40 Administrative Costs</b>																				
OPM Feasibility Study	\$319,995	\$0	\$0	\$319,995	\$0	\$319,995	\$0	\$319,995	\$0	\$319,995	\$0	\$319,995	\$0	\$319,995	\$65,671	\$254,324	\$0	\$254,324	\$65,671	
Subtotal	\$319,995	\$0	\$0	\$319,995	\$0	\$319,995	\$0	\$319,995	\$0	\$319,995	\$0	\$319,995	\$0	\$319,995	\$65,671	\$254,324	\$0	\$254,324	\$65,671	
<b>Project Sub-Total</b>	\$1,000,000	\$0	\$0	\$1,000,000	\$0	\$1,000,000	\$100,005	\$1,000,000	\$0	\$1,000,000	\$0	\$1,000,000	\$0	\$1,000,000	\$193,671	\$806,329	\$0	\$806,329	\$193,671	
<b>70 Project Contingency</b>																				
Construction Contingency (Hard Cost) (4%)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Owner's Contingency (Soft Cost) (4%)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Project Total</b>	\$1,000,000	\$0	\$0	\$1,000,000	\$0	\$1,000,000	\$100,005	\$1,000,000	\$0	\$1,000,000	\$0	\$1,000,000	\$0	\$1,000,000	\$193,671	\$806,329	\$0	\$806,329	\$193,671	

**Blackstone-Milville Regional School District  
 Blackstone-Milville Regional High School  
 May 23, 2025**



**Committed Cost (Contracts/Pos)**

VENDOR	AMOUNT	ISSUE DATE	SIGNED/ RETURN DATE	ENCUM (PO)	CODE	MSBA	NOTES
Colliers Project Leaders	\$319,995.00	9/17/2024	9/17/2024	CPL Contract	40-010	0001-0000	OPM Contract - FS - SD
Drummey Rosane Anderson	\$580,000.00	1/8/2025	01/08/25	DRA Contract	30-290	0002-0000	DRA Contract - FS - SD
<b>TOTAL</b>	<b>\$899,995.00</b>						

**Blackstone-Millville Regional School District**  
**Blackstone-Millville Regional High School**  
**May 23, 2025**



Project Leaders

**Expenditures - Invoices/Requisitions**

INVOICE AMOUNT	VENDOR	INVOICE NUMBER	INVOICE DATE	APPROVAL DATE	CODE	MSBA PROPAY CODE	PROPAY #	NOTES
\$5,227.50	Colliers Project Leaders	0000988259	10/04/24	10/14/24	40-010	0001-0000	01	OPM September 2024 Invoice
\$6,487.50	Colliers Project Leaders	0000996166	11/06/24	11/12/24	40-010	0001-0000	01	OPM October 2024 Invoice
\$8,880.00	Colliers Project Leaders	0001005305	12/05/24	12/16/24	40-010	0001-0000	02	OPM November 2024 Invoice
\$9,337.50	Colliers Project Leaders	0001013129	01/06/25	01/09/25	40-010	0001-0000	02	OPM December 2024 Invoice
\$16,000.00	Drumme Rosane Andersc	1	01/31/25	02/26/25	30-290	0002-0000	02	DRA January 2025 Invoice
\$6,968.00	Colliers Project Leaders	0001023561	02/07/25	02/26/25	40-010	0001-0000	02	OPM January 2025 Invoice
\$9,039.50	Colliers Project Leaders	0001031874	03/06/25	03/26/25	40-010	0001-0000	03	OPM February 2025 Invoice
\$32,000.00	Drumme Rosane Andersc	2	02/28/25	03/26/25	30-290	0002-0000	03	DRA February 2025 Invoice
\$48,000.00	Drumme Rosane Andersc	3	03/31/25	04/23/25	30-290	0002-0000	04	DRA March 2025 Invoice
\$9,263.75	Colliers Project Leaders	0001040323	04/03/25	04/23/25	40-010	0001-0000	04	OPM March 2025 Invoice
\$10,467.00	Colliers Project Leaders	0001051579	05/06/25		40-010	0001-0000		OPM April 2025 Invoice
\$32,000.00	Drumme Rosane Andersc	4	04/30/25		30-290	0002-0000		DRA April 2025 Invoice

**\$193,670.75 Total Spent to Date**

**\$193,670.75**







## BUILDING PROGRAMMING

The intention of this effort is to consider the educational, physical, and financial benefits, detriments, and impacts of each of the four grade alignments and how the configuration of the building may reflect the needs of each alignment.

The programming groups should take into consideration:

- Grade alignment
  - Design Enrollment (the number of students in the cohort)
  - Potential social and emotional implications
  - Public, parental, and student perceptions
- Curricular and extra-curricular offerings
  - Who might use or visit the space
  - What equipment may be housed or used in the space
  - Where the spaces might be most beneficially located
  - Staffing impacts

- Size of the facility correlated to each grade alignment

### GRADE ALIGNMENT

The District submitted four grade alignments to be studied, each must be fully considered as the work of the Preferred Schematic effort is completed:

- Grades 6 – 12 – this would expand the learning environment to arguably the widest workable student cohort by bringing the 6<sup>th</sup> grade into a MS/HS facility.
- Grades 7 – 12 - this would bring the BMRHS full circle to its origin as a Junior/Senior High School under the modern nomenclature of Middle/High School.
- Grades 8 – 12 – this alignment reflects the current configuration of the BMRHS.
- Grades 9 – 12 - this alignment would be a step back to the configuration under which BMRHS operated for many years prior to the recent inclusion of Grade 8.

### Design Enrollment

The design enrollments represent the projected largest number of students the District reasonably expected to attend BMRHS at the time the enrollment projections were completed

- These projected enrollments were developed by an independent demographer in consultation with District leadership.

- The MSBA considers these enrollment projections to be essentially non-negotiable.
- Design Enrollments cover a wide range within the four grade alignments under consideration:
  - Grades 6 – 12 with a design enrollment of 680 students
  - Grades 7 – 12 – design enrollment of 580 students
  - Grades 8 – 12 – design enrollment of 470 students
  - Grades 9 – 12 – design enrollment of 365 students.

### Potential social and emotional implications

The different grade alignments and cohort sizes provide both opportunities for both positive and negative impacts upon students and staff due to various factors. These include cohort size, grade range, age range, peer influence, social structure, and so on.

### Public, parent/guardian, and student perceptions

The potential for changes to grade alignments engenders discussion and opinion from within and outside of the educational orbit. Consider the perception and potential areas of concern from those who attend or work at the facility, those with students at the school, and those who are residents and taxpayers within the two towns.

### CURRICULAR AND EXTRA-CURRICULAR OFFERINGS

Each of the design enrollments has inherent limitations and opportunities relative to learning opportunities for each student. Consideration should be given not only to classroom and laboratory-based learning, but also to extracurricular activities such as clubs, sports, and social activities.

### Who Might Use or Visit the Space

Public school buildings are focused first on the students, staff, and educational mission. A secondary focus is on supporting public uses. Given the potential broad range of student ages, each of the spaces within the building must be considered for use by middle and high school students and staff. Is the space one that students might use without direct supervision? Is the space one that students should never access? Accessibility by various individuals must be considered as well. School day access as compared to after-school uses require consideration also.

### What Equipment May be Housed or Used in the Space

There is a wide variety of equipment that supports education. That which is built-in or permanently mounted must be considered along with furniture and technology items. The level of interaction and use by students with this equipment is a consideration as well.



**Where the Spaces Might be Most Beneficially Located**

The Educational Visioning effort previously completed helped to outline how the school may be arranged in an holistic way. Through this programming process, we are looking to establish not only where particular spaces might be within the building, but also which spaces should be adjacent to others.

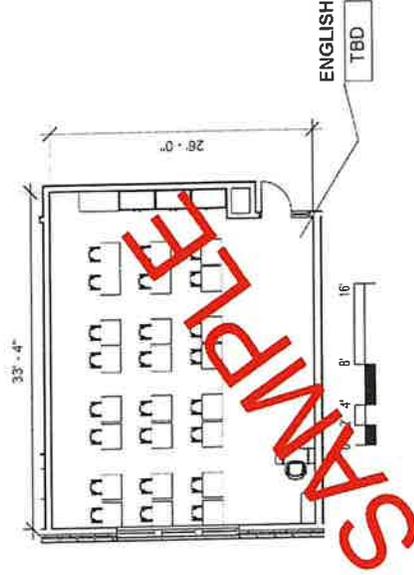
**Staffing Impacts**

The different grade alignments and cohort sizes may provide opportunities for staffing efficiencies. Similarly, teacher certifications and specializations may allow greater flexibility for educators to interact with a broader range of students.

**SIZE OF THE FACILITY CORRELATED TO EACH GRADE ALIGNMENT**

The different grade alignments and cohort sizes drive different school building sizes. There are also different approaches to constructing the building, including renovating the existing, adding to the existing and demolishing some areas, or replacing the building completely.

The attached matrices details the number and sizes of the spaces for each approach within each grade alignment. It will be noted that in retaining all or parts of the existing building, the total square footage within the building exceeds the guidelines of the MSBA.



DESCRIPTION / PURPOSE:	FUNCTIONAL CRITERIA:
Provide flexible space to accommodate the English academic discipline.	AREA: TBD SF QUANTITY: TBD OCCUPANTS: TBD
<b>USERS:</b> Students Teachers Aides Guests	<b>LOCATION CRITERIA:</b> ADJACENCY: - Other English classrooms within department - English Dept. Workshop - English Dept. Head - Collaboration
<b>ACTIVITIES:</b> Lecture & note-taking Drill & practice Presentation Project-based learning Technology-based learning	<b>ORIENTATION / VIEWS:</b> Views: south north and east exterior exposures
<b>RELATED SPACES:</b> - None	

## Survey Results

PENDING SURVEY RESULTS

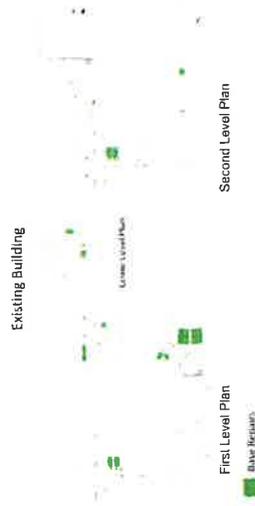
# Rooms by Grade Alignment

ROOM TYPE	Grades 6 - 12: 600 Students	Grades 7 - 12: 580 Students	Grades 6 - 12: 470 Students	Grades 9 - 12: 565 Students
	Number	Number	Number	Number
	Size of Room	Size of Room	Size of Room	Size of Room
<b>Classrooms</b>				
Classroom (120 seats)	21	20	16	12
Classroom (100 seats)	23	20	16	12
Classroom (80 seats)	2	2	1	1
Classroom (60 seats)	6	5	5	4
Classroom (40 seats)	6	5	5	4
Classroom (20 seats)	1	1	1	1
<b>Other Classrooms</b>				
Classroom (60 seats)	5	4	4	3
Classroom (40 seats)	5	4	4	3
Classroom (20 seats)	3	1	1	1
Classroom (10 seats)	3	1	1	1
<b>Other Rooms</b>				
Office (120 seats)	2	1	1	1
Office (100 seats)	2	1	1	1
Office (80 seats)	1	1	1	1
Office (60 seats)	1	1	1	1
Office (40 seats)	1	1	1	1
Office (20 seats)	1	1	1	1
Office (10 seats)	1	1	1	1
<b>Other Buildings</b>				
Building (120 seats)	4	4	3	7
<b>Other</b>				
Other (120 seats)	1	1	1	1
Other (100 seats)	1	1	1	1
Other (80 seats)	1	1	1	1
Other (60 seats)	1	1	1	1
Other (40 seats)	1	1	1	1
Other (20 seats)	1	1	1	1
Other (10 seats)	1	1	1	1
<b>TOTAL</b>	<b>4,150</b>	<b>3,670</b>	<b>2,875</b>	<b>2,075</b>

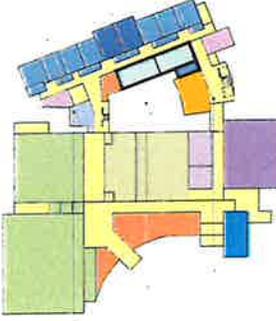
## Breakdown of Options:

<u>Grade Alignments</u>	<u>Number of Students</u>	<u>Options</u>
6-12	680 students	A-upgrades, B & C-Renovation/Addition, D-New Construction
7-12	580 students	A-upgrades, B & C-Renovation/Addition, D-New Construction
8-12	470 students	A-upgrades, B & C-Renovation/Addition, D-New Construction
9-12	365 students	A-upgrades, B & C-Renovation/Addition, D-New Construction
TBD	TBD	Model School

A - Base Repair Upgrades



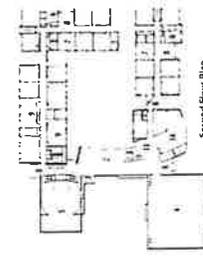
B & C - Renovation/Addition



D - New Construction



Model School

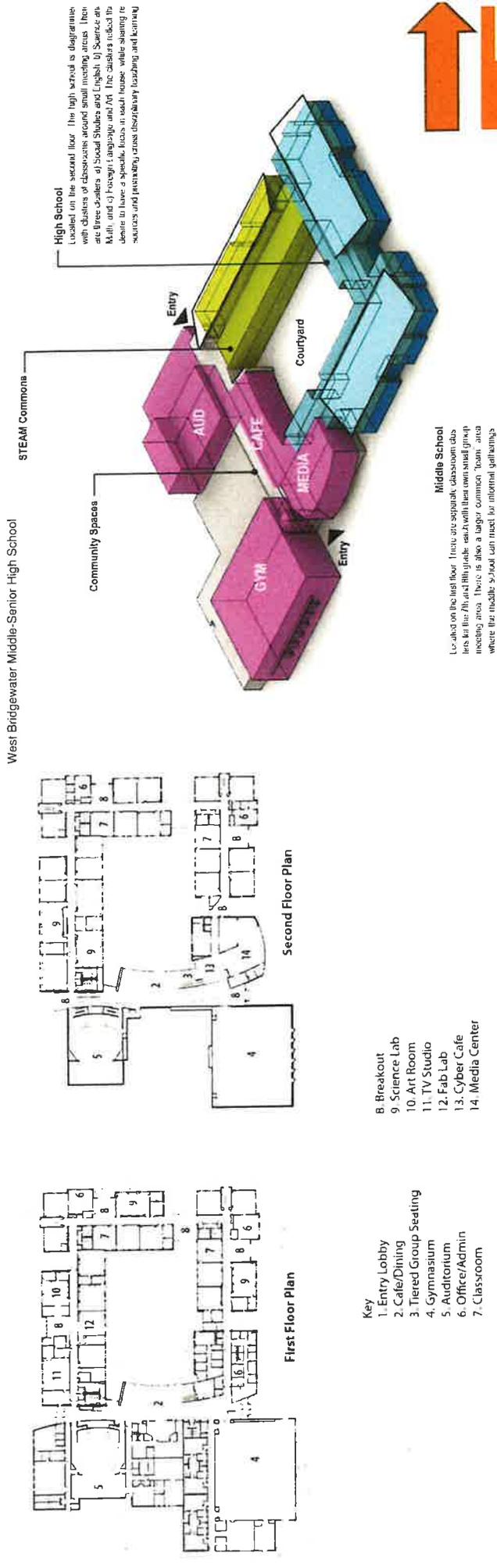


## Model School – West Bridgewater Middle-Senior High School – 7-12 Cohort

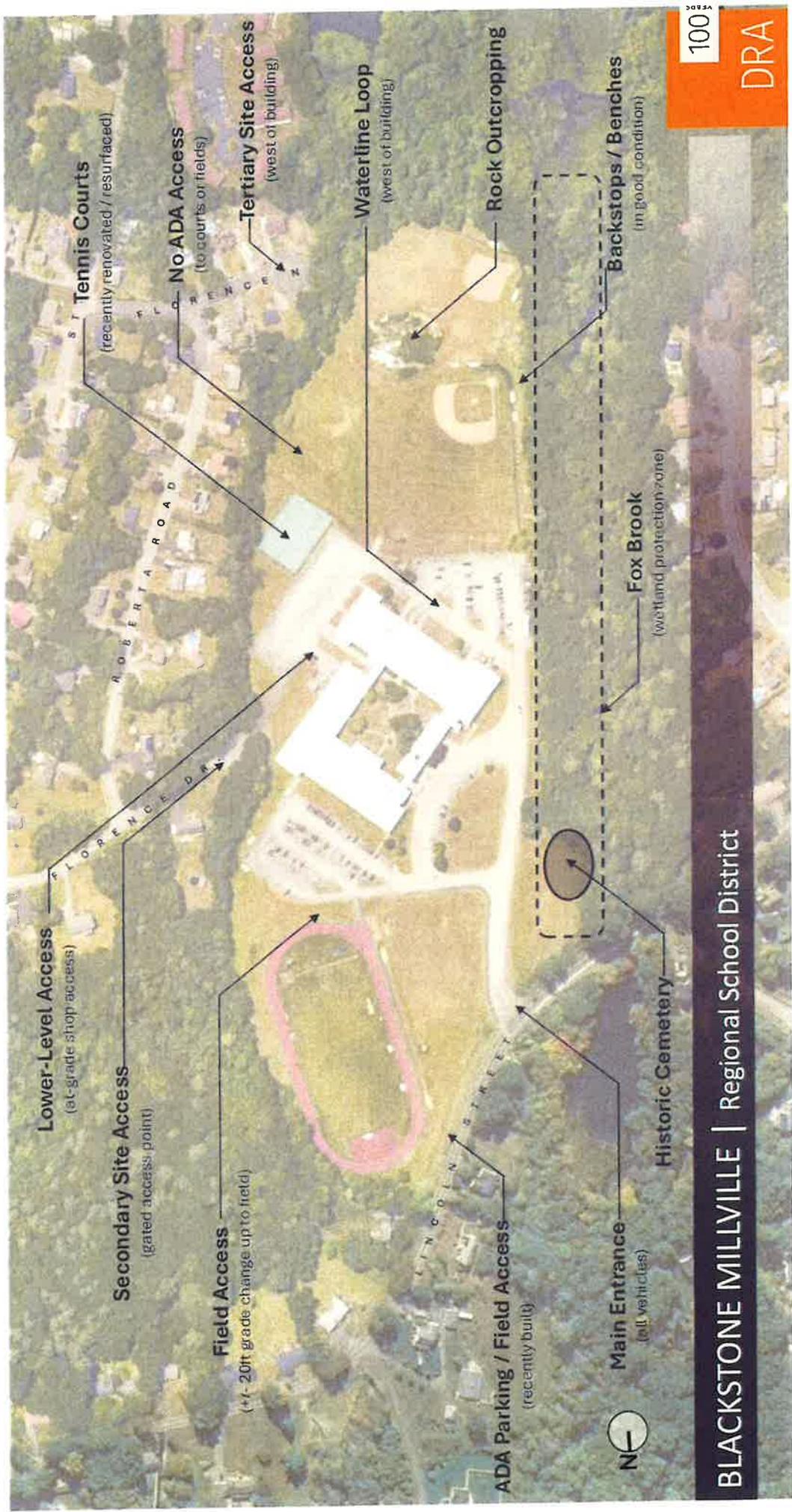
West Bridgewater Middle-Senior High School was used as the model school for our study. However, its educational plan does not align with the goals and needs outlined in Blackstone-Millville's educational program.

Additionally, the model school's footprint presents significant challenges on the existing high school site. Critical infrastructure, including sewer and sanitary lines, would need to be completely abandoned and replaced to accommodate the model design.

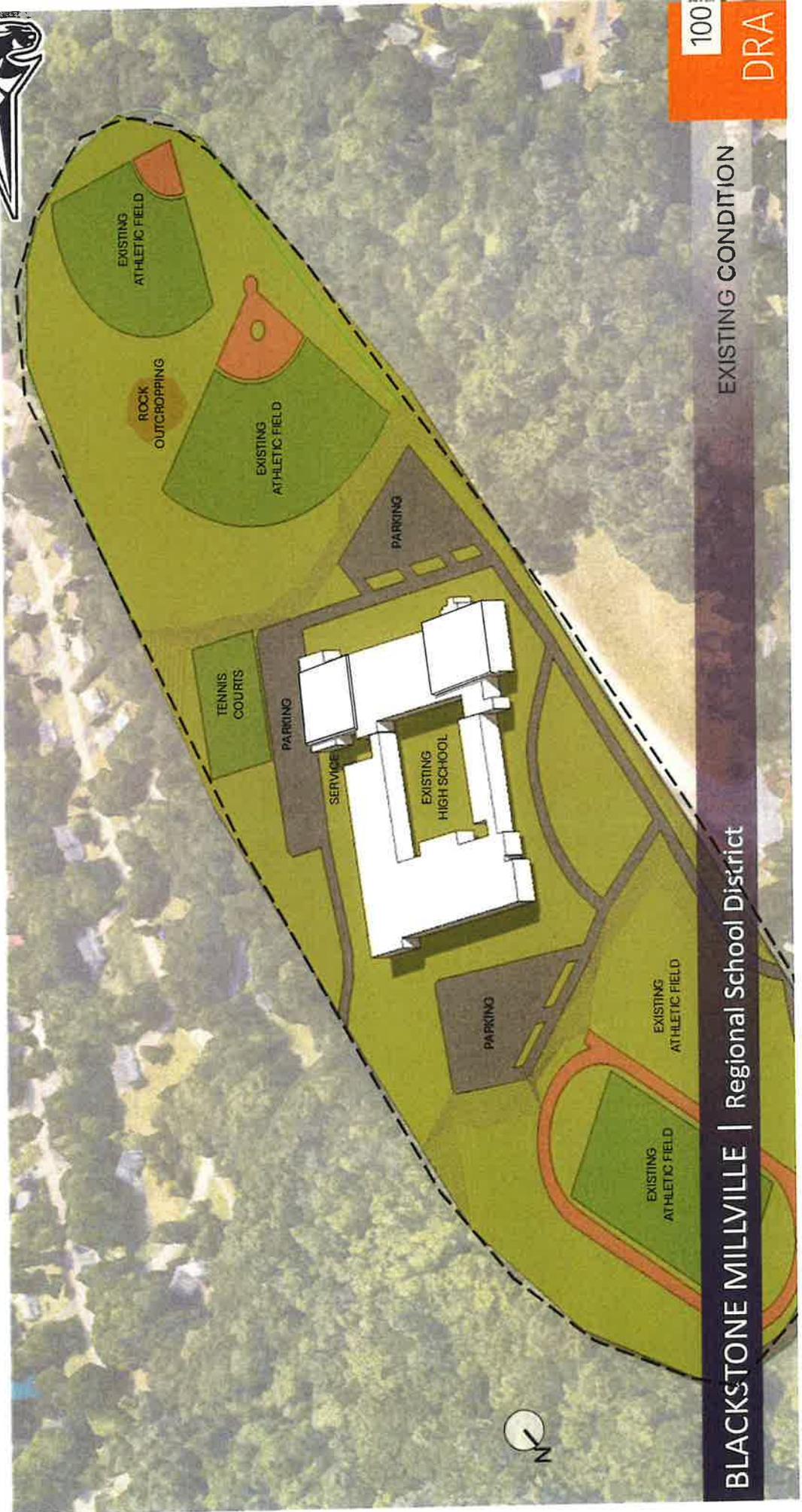
Furthermore, the site features a large, prominent rock outcropping that holds significance for the school community. Integrating this feature into the design would be difficult under the current model school configuration. Further analysis would be required to determine whether this option could be made viable and cost-effective.



# Model School – Site Concerns



# Existing Site Plan



# Addition / Renovation



# New Construction



Blackstone Millville Regional School District  
 BMR High School (Grades 9-12) New (Option D)  
 120% of MSBA

**PRELIMINARY DRAFT**

Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant	Estimated Maximum Total Facilities Grant
<b>Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)</b>			
<b>Feasibility Study Agreement</b>			
	OPM Feasibility Study	\$0	\$319,995
	A&E Feasibility Study	\$0	\$580,005
	Environmental & Site	\$0	\$100,000
	Other	\$0	\$0
	<b>Feasibility Study Agreement Subtotal</b>	<b>\$0</b>	<b>\$645,400</b>
<b>Administration</b>			
	Legal Fees	\$75,000	\$0
	Design Development	\$275,000	\$0
	Construction Contract Documents	\$350,000	\$194,568
	Bidding	\$125,000	\$125,000
	Construction Contract Administration	\$2,750,000	\$1,311,381
	Closeout	\$200,000	\$200,000
	Extra Services	\$0	\$0
	Reimbursable & Other Services	\$0	\$0
	Cost Estimates	\$90,000	\$90,000
	Advertising	\$5,000	\$5,000
	Permitting	\$0	\$0
	Owner's Insurance	\$0	\$0
	Other Administrative Costs	\$100,000	\$0
	<b>Administration Subtotal</b>	<b>\$1,808,187</b>	<b>\$2,161,813</b>
	<b>Architecture and Engineering Basic Services</b>	<b>\$3,970,000</b>	<b>\$4,166%</b>
	Design Development	\$2,500,000	\$2,500,000
	Construction Contract Documents	\$3,500,000	\$3,003,658
	Bidding	\$350,000	\$350,000
	Construction Contract Administration	\$2,750,000	-\$189,213
	Closeout	\$350,000	\$350,000
	Other Basic Services	\$225,000	\$225,000
	<b>Basic Services Subtotal</b>	<b>\$9,675,000</b>	<b>\$6,239,445</b>
	<b>Reimbursable Services</b>	<b>10.74%</b>	
	Construction Testing	\$0	\$0
	Printing (over minimum)	\$20,000	\$20,000
	Other Reimbursable Costs	\$50,000	\$50,000
	Hazardous Materials	\$200,000	\$200,000
	Geotechnical & Geo-Environmental	\$200,000	\$200,000
	Site Survey	\$50,000	\$50,000
	Wetlands	\$50,000	\$50,000
	Traffic Studies	\$35,000	\$35,000
	<b>Architectural / Engineering Subtotal</b>	<b>\$10,280,000</b>	<b>\$6,844,445</b>
<b>CM at Risk Pre-Construction Services</b>			
	Pre-Construction Services	\$0	\$0
	Site Acquisition	\$0	\$0
	Land / Building Purchase	\$0	\$0
	Appraisal Fees	\$0	\$0
	Recording fees	\$0	\$0
	<b>Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>
<b>Construction Costs</b>			
	<b>SUBSTRUCTURE</b>		
	Foundations	\$73,293,000	
	Basement Construction	\$0	
	<b>SHELL</b>		
	Super Structure	\$0	
	Exterior Closure	\$0	
	Exterior Walls	\$0	
	Exterior Windows	\$0	
	Exterior Doors	\$0	
	Roofing	\$0	

**Template Revised: January 2025**  
 Incorporates revisions to MSBA's project funding at the August 28, 2024 MSBA Board of Directors

Category	Estimated Budget	Excluded
Administration:	\$4,289,995	\$1,800
A/E Services:	\$10,960,005	\$3,430
Site Acquisition: Ineligible, therefore not included in calculation		
Miscellaneous Project Costs:	\$1,050,000	\$150
FFE:	\$1,314,000	\$810
Owners Contingency: Not included in this calculation.		
<b>Total Eligible Soft Co</b>		

**Construction Costs associated with Soft Cost Cap Calculator**

Category	Estimated Budget
CM Pre-Construction Services:	\$0
Construction Cost:	\$95,472,300
Construction Contingency: Not included in this calculation	
Total Construction Cost:	\$95,472,300
Soft Cost Allowance:	20%
Reimbursable Soft Cost:	\$19,094,460
Eligible minus Reimbursable =	-\$7,690,202 (If >0 enter into Cell C)
-If Eligible minus Reimbursable is negative: OK.	
-If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% o below in the Ineligible column.	

**Scope Excluded OPM & Designer Costs associated with Scope Excluded Building**

Scope Excluded Audit/PE (GSF):	Total (GSF):	Exclude
12:		
OPM Basic Services:	\$4,019,995	4.8
Designer Basic Services:	\$10,255,005	4.8

**Scope Excluded OPM & Designer Costs associated with Scope Excluded Site Work**

Scope Excluded Direct Construction Cost (\$):	Total Direct Construction Costs (\$):	Estimated Budget	Exclude
		\$86,790	
OPM Basic Services:	\$4,019,995	0.01	
Designer Basic Services:	\$10,255,005	0.01	
Total Scope Excluded OPM Fee			
Total Scope Excluded Designer Fee			

**Ineligible Fees associated with OPM (3.5%) & Designer (10%) Fee Caps**

Upper Limit:	Construction Budget:
\$68,190	\$95,472,300
\$68,190	\$68,190
Ineligible	Ineligible
\$1,630	\$4,019,995
\$90,000	\$90,000
Designer Services Estimated Budget	\$10,255,005
Basic Services:	\$3,430
Extra Services:	\$705,000

**Ineligible Building Area**

Ineligible NSF	Ineligible Audit/PE G
Core Academic:	
Special Education:	
Art & Music:	
Vocations & Technology:	
Chapter 74 CTE:	
Health & Physical Education:	4,000

Eligible Demolition and Abatement Costs:  
Marked Up Eligible Costs:

Eligible Site Work Cost	
Total Direct Site Work Costs:	\$12,500
Ineligible Site Work Costs:	
Potentially Eligible Direct Site Work Costs:	\$12,500
Potentially Eligible Marked Up Site Work Costs:	\$13,750
<b>Marked Up Eligible Site Work C</b>	

<b>Construction Costs and Funding Cap</b>	
Total Building Area (GSF):	12
Ineligible Excess Auditorium/PE Areas (GSF):	4
Other Ineligible Building Areas (GSF):	4
Eligible Building GSF:	10
<b>Building Cost Funding Limit (\$/sf):</b>	
Eligible Building Costs:	\$63.57
Eligible Site Work Costs:	\$6.40
Eligible Demolition & Abatement Costs:	
<b>Basis of Construction Costs:</b>	
Construction Budget:	\$69.97
Basis of Construction Costs:	\$95.47
Ineligible Construction Costs:	-\$69.97
Construction Cost over Funding Cap:	\$25.49

<b>FF&amp;E Reimbursement</b>	
Eligible Enrollment:	365 Enter Eligible Enrollm
Funding Limit:	Estimated By
Furniture, Fixtures & Equipment:	\$1,200/student
Technology:	\$1,200/student
<b>Incentive Points</b>	
1.33 (0-2) Maintenance	
0.00 (0-6) Newly Formed Regional School District	
0.00 (0-5) Major Reconstruction or Reno/Reuse type in #DIV/0!	

<b>Commissioning (Cx) Costs associated with Ineligible Building Area</b>	
Building GSF:	123,990
Cx Fee per GSF:	\$0.95
Ineligible GSF:	15,499
Ineligible Cx Costs:	\$14,724 If >0 enter in Cell B12
<b>Commissioning Fee Schedule</b>	

<b>Cost Recovery associated with Prior Projects</b>	
Prior Project ID Number:	201206220505
Prior Project Total Grant:	\$1,356,228
Propose School Opens:	8/15/2029
Prior District Substantial Completion:	8/15/2015

Other Hazardous Material Abatement	\$0	
<b>BUILDING SITE WORK</b>		
Site Preparation	\$12,500,000	
Site Improvements	\$0	
Site Civil / Mechanical Utilities	\$0	
Site Electrical Utilities	\$0	
Scope Excluded Site Work	\$0	
<b>Construction Trades Subtotal</b>	\$86,793,000	
Contingencies (Design and Pricing)	\$0	
Sub-Contractor Bonds	\$0	
D/B/B Insurance	\$0	
General Conditions	\$0	
D/B/B Overhead & Profit	\$0	
GMP Insurance	\$0	
GMP Fee	\$0	
GMP Contingency	\$0	
Escalation to Mid-Point of Construction	\$100,000	
Construction Cost over Funding Cap	\$24,395,605	
<b>Construction Budget</b>	\$25,495,605	\$69,976,695
<b>Alternates</b>		
Ineligible Work included in the Base Project	\$0	\$0
Alternates Included in the Total Project Budget	\$0	\$0
Alternates Excluded from the Total Project Budget	\$0	\$0
<b>Subtotal to be Included in Total Project Budget</b>	\$0	\$0
<b>Miscellaneous Project Costs</b>		
Utility Company Fees	\$200,000	\$200,000
Testing Services	\$700,000	\$700,000
Swing Space / Modulers	\$0	\$0
Other Project Costs (Mailing & Moving)	\$150,000	\$0
<b>Miscellaneous Project Costs Subtotal</b>	\$1,050,000	\$900,000
<b>Furnishings and Equipment</b>		
Furniture, Fixtures, and Equipment	\$657,000	\$249,000
Technology	\$657,000	\$249,000
<b>FF&amp;E Subtotal</b>	\$1,314,000	\$498,000
Soft Costs that exceed 20% of Construction Cost	\$0	\$0
<b>Project Budget</b>	\$113,086,300	\$81,380,953

<b>Board Authorization</b>	
Design Enrollment	365
Total Building Gross Floor Area (GSF)	123,990
Total Project Budget (excluding Contingencies)	\$113,086,300
Scope Items Excluded or Otherwise Ineligible	-\$31,705,347
Third Party Funding (Ineligible)	-\$0
Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	\$81,380,953
Reimbursement Rate <sup>1</sup>	64.54%
Est. Max. Total Facilities Grant (before recovery) <sup>1</sup>	\$52,523,267
Cx Costs associated with Ineligible Building Area <sup>2</sup>	-\$14,724
Cost Recovery associated with Prior Projects <sup>2</sup>	-\$393,306
Estimated Maximum Total Facilities Grant <sup>1</sup>	\$52,115,237

Construction Contingency <sup>3</sup>	\$4,773,615
Ineligible Construction Contingency <sup>3</sup>	\$3,818,892
"Potentially Eligible" Construction Contingency <sup>3</sup>	\$954,723
Owner's Contingency <sup>3</sup>	\$880,700
Ineligible Owner's Contingency <sup>3</sup>	\$403,338
"Potentially Eligible" Owner's Contingency <sup>3</sup>	\$477,362
Total Potentially Eligible Contingencies <sup>3</sup>	\$1,422,095

59.21 Reimbursement Rate Before Incentive Points  
5.33 Total Incentive Points  
64.54% MSBA Reimbursement Rate

NOTES  
This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

2 - Costs associated with the commissioning of ineligible building area is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be \$\_\_\_\_\_. The proposed demolition of the School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the \_\_\_\_\_ project at the existing facilities completed in \_\_\_\_\_ The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and procedures of the MSBA, construction costs associated with the school project

Eligible Demolition and Abatement Costs:	
Marked Up Eligible Costs:	
Eligible Site Work Cost	
Total Direct Site Work Costs:	\$12,500
Ineligible Site Work Costs:	
Potentially Eligible Direct Site Work Costs:	\$12,500
Potentially Eligible Marked Up Site Work Costs:	\$13,750
<b>Marked Up Eligible Site Work C</b>	
<b>Construction Costs and Funding Cap</b>	
Total Building Area (GSF):	12
Ineligible Excess Auditorium/PE Areas (GSF):	4
Other Ineligible Building Areas (GSF):	4
Eligible Building GSF:	10
<b>Building Cost Funding Limit (\$/sf):</b>	
Eligible Building Costs:	\$63.57
Eligible Site Work Costs:	\$6.40
Eligible Demolition & Abatement Costs:	
<b>Basis of Construction Costs:</b>	
Construction Budget:	\$69.97
Basis of Construction Costs:	\$95.47
Ineligible Construction Costs:	-\$69.97
Construction Cost over Funding Cap:	\$25.49
<b>FF&amp;E Reimbursement</b>	
Eligible Enrollment:	365 Enter Eligible Enrollm
Funding Limit:	Estimated By
Furniture, Fixtures & Equipment:	\$1,200/student
Technology:	\$1,200/student
<b>Incentive Points</b>	
1.33 (0-2) Maintenance	
0.00 (0-6) Newly Formed Regional School District	
0.00 (0-5) Major Reconstruction or Reno/Reuse type in #DIV/0!	
<b>Commissioning (Cx) Costs associated with Ineligible Building Area</b>	
Building GSF:	123,990
Cx Fee per GSF:	\$0.95
Ineligible GSF:	15,499
Ineligible Cx Costs:	\$14,724 If >0 enter in Cell B12
<b>Commissioning Fee Schedule</b>	
<b>Cost Recovery associated with Prior Projects</b>	
Prior Project ID Number:	201206220505
Prior Project Total Grant:	\$1,356,228
Propose School Opens:	8/15/2029
Prior District Substantial Completion:	8/15/2015

Blackstone Millville Regional School District  
 BMR High School (Grades 8-12) New (Option D)  
 120% of MSBA

PRELIMINARY DRAFT

Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>
<b>Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)</b>			
	<b>Feasibility Study Agreement</b>		
	OPM Feasibility Study	\$319,995	\$319,995
	A&E Feasibility Study	\$580,005	\$580,005
	Environmental & Site	\$100,000	\$100,000
	Other	\$0	\$0
	<b>Feasibility Study Agreement Subtotal</b>	<b>\$1,000,000</b>	<b>\$645,400</b>
	<b>Legal Fees</b>		
	Legal Fees	\$75,000	\$0
	<b>Owner's Project Manager</b>		
	Design Development	\$300,000	\$300,000
	Construction Contract Documents	\$400,000	\$164,878
	Bidding	\$150,000	\$150,000
	Construction Contract Administration	\$3,000,000	\$1,510,889
	Closeout	\$300,000	\$300,000
	Extra Services	\$0	\$0
	Reimbursable & Other Services	\$0	\$0
	Cost Estimates	\$90,000	\$90,000
	Advertising	\$5,000	\$5,000
	Permitting	\$0	\$0
	Owner's Insurance	\$0	\$0
	Other Administrative Costs	\$100,000	\$0
	<b>Administration Subtotal</b>	<b>\$4,420,000</b>	<b>\$1,626,903</b>
	<b>Architecture and Engineering</b>		
	Design Development	\$2,500,000	\$2,500,000
	Construction Contract Documents	\$4,250,000	\$3,652,727
	Bidding	\$400,000	\$400,000
	Construction Contract Administration	\$3,000,000	\$87,303
	Closeout	\$400,000	\$400,000
	Other Basic Services	\$225,000	\$225,000
	<b>Basic Services Subtotal</b>	<b>\$10,775,000</b>	<b>\$7,265,030</b>
	<b>Reimbursable Services</b>		
	Construction Testing	\$0	\$0
	Printing (over minimum)	\$20,000	\$20,000
	Other Reimbursable Costs	\$50,000	\$50,000
	Hazardous Materials	\$200,000	\$200,000
	Geotechnical & Geo-Environmental	\$200,000	\$200,000
	Site Survey	\$50,000	\$50,000
	Wetlands	\$50,000	\$50,000
	Traffic Studies	\$35,000	\$35,000
	<b>Architectural / Engineering Subtotal</b>	<b>\$11,380,000</b>	<b>\$5,079,317</b>
	<b>CM at Risk Pre-Construction Services</b>		
	Pre-Construction Services	\$0	\$0
	<b>Site Acquisition</b>		
	Land / Building Purchase	\$0	\$0
	Appraisal Fees	\$0	\$0
	Recording fees	\$0	\$0
	<b>Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>
	<b>Construction Costs</b>		
	<b>SUBSTRUCTURE</b>		
	Foundations	\$85,345,900	
	Basement Construction	\$0	
	<b>SHELL</b>		
	Super Structure	\$0	
	Exterior Closure	\$0	
	Exterior Walls	\$0	
	Exterior Windows	\$0	
	Exterior Doors	\$0	
	Roofing	\$0	

**Template Revised: January 2025**  
 Incorporates revisions to MSBA's project funding / at the August 28, 2024 MSBA Board of Directors

Category	Estimated Budget	Excluded
Administration:	\$4,739,995	\$1,89
A/E Services:	\$12,060,005	\$3,50
Site Acquisition:	\$1,050,000	Ineligible, therefore not included in calculation
Miscellaneous Project Costs:	\$1,692,000	\$81
FFE:		
Owners Contingency:	Not included in this calculation	
Total Eligible Soft Cx		

**Construction Costs associated with Soft Cost Cap Calculator**

Category	Estimated Budget
CM Pre-Construction Services:	\$0
Construction Cost:	\$109,830,490
Construction Contingency: Not included in this calculation	
Total Construction Cost:	\$109,830,490
Soft Cost Allowance:	20%
Reimbursable Soft Cost:	\$21,966,098
Eligible minus Reimbursable =	-\$8,649,304 If >0 enter into Cell C;
-If Eligible minus Reimbursable is positive enter value into *Soft Costs that exceed 20% o below in the Ineligible column.	

**Scope Excluded OPM & Designer Costs associated with Scope Excluded Building**

Scope Excluded Aud/PE (GSF):	Total (GSF):
14:	Exclude
OPM Basic Services:	\$4,469,995
Designer Basic Services:	\$11,355,005

**Scope Excluded OPM & Designer Costs associated with Scope Excluded Site Work**

Scope Excluded Direct Construction Cost (\$):	Total Direct Construction Costs (\$):
Estimated Budget	\$99,84
Exclude	Exclude
OPM Basic Services:	\$4,469,995
Designer Basic Services:	\$11,355,005

**Ineligible Fees associated with OPM (3.5%) & Designer (10%) Fee Caps**

Upper Limit:	Construction Budget:
\$78,45	\$109,83
\$109,83	\$78,45
\$78,45	Ineligible
Ineligible	\$1,72
\$1,72	\$90,000

**Designer Services Estimated Budget**

Basic Services:	\$11,355,005
Extra Services:	\$705,000
<b>Designer Services Estimated Budget</b>	<b>\$12,060,005</b>

**Ineligible Building Area**

Ineligible NSF	Ineligible Aud/PE G
Core Academic:	
Special Education:	
Art & Music	
Vocations & Technology:	
Chapter 74 CTE:	
Health & Physical Education:	
	5,000