

***“WE BUILD FUTURES”***



## ***Proposed New Facility Project***

***Date: TBD***

FRANKLIN COUNTY TECHNICAL SCHOOL

 **Project Leaders**

LAVALLEE | BRENSINGER ARCHITECTS

# Does Franklin County Tech Need a New Facility?

## Estimated Rehab Cost According to Professional Cost Estimators

(Rough Numbers Discussion, Rounded To The Nearest Million)

<b>ROOF REPLACEMENT</b> (STRUCTURAL UPGRADES INCLUDED)	<b>\$17M</b>
<b>ELECTRICAL / MECHANICAL SYSTEMS</b>	<b>\$32M</b>
<b>PLUMBING, WATER AND SEWER</b>	<b>\$10M</b>
<b>ABATEMENT OF HAZARDOUS MATERIALS</b>	<b>\$6M</b>
<b>SPRINKLER SYSTEM</b>	<b>\$8M</b>
<b>CARPENTRY DUST COLLECTOR</b>	<b>\$1M</b>
<hr/>	
<b>ESTIMATED DISTRICT NET SHARE \$ RANGE</b>	<b>\$74M</b>

Does not include any improvements to educational environments, site, energy efficiency, acoustics, accessibility or bring the building up to current code. Is not eligible for MSBA reimbursement

## APPROXIMATE COST OF REHAB

### Why Does Franklin County Tech Need a New Facility?

(Rough Numbers Discussion, Rounded To The Nearest Million)

#### DISTRICT FINANCING

- TWO 15 YR BONDS
- PHASING AND DISTRUPTION TO EDUCATION
- OVERLAPPING ANNUAL COSTS

#### FINANCING WITH MSBA

- 30 YR BOND
- PROJECT AS CONSOLIDATED EFFORT
- CONSISTENT ANNUAL COSTS

# OPTIONS



**BASILINE - UPDATE EXISTING**  
\$103M



**OPTION 2 - BLDG. ADDITIONS**  
\$203M



**OPTION 3A - A-R CAMPUS**  
ADDITION - RENOVATION - \$202M



**OPTION 4 - N-B CAMPUS**  
\$201M



**OPTION 5 - COURTYARDS**  
\$202M



**OPTION 6A - COMPACT BOX**  
NEW CONSTRUCTION - \$196M



**OPTION 7 - SINGLE STORY**  
\$208M



**OPTION 8A - L-SHAPED**  
NEW CONSTRUCTION - \$197M





## EXISTING SITE & CONDITIONS

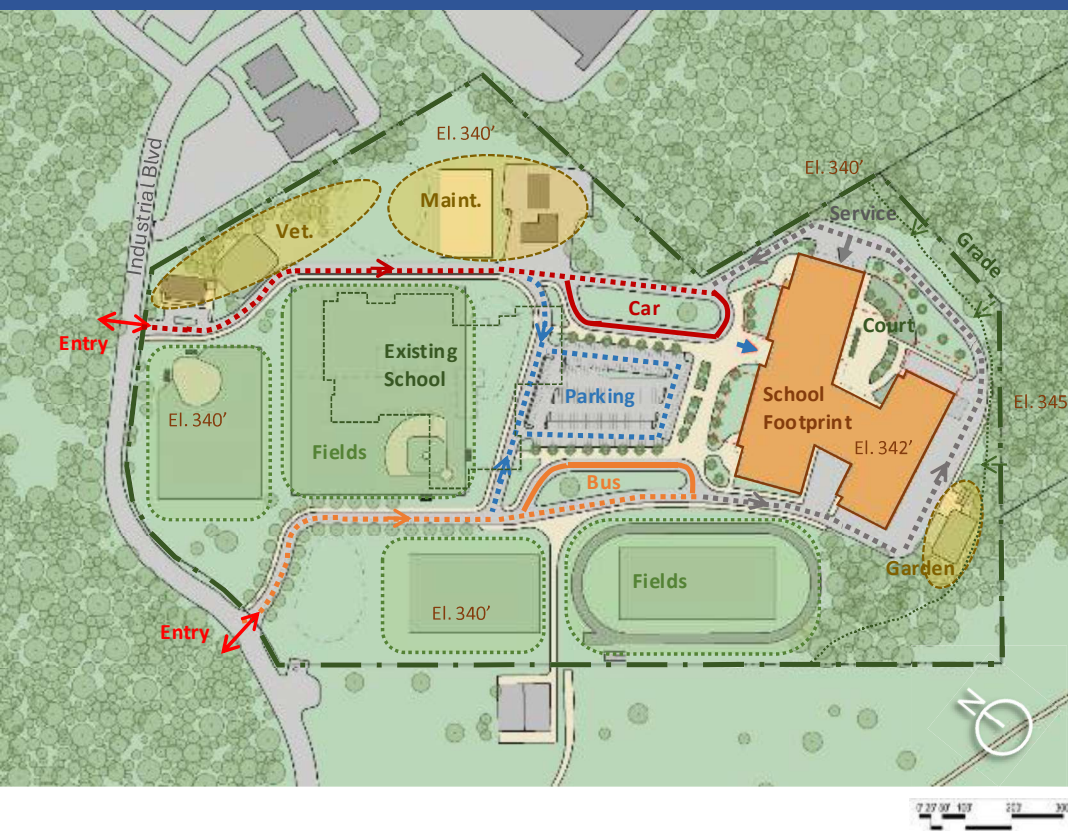


- 1-Story Footprint
- 48 Acres, Limited Grade
- Industrial Blvd Access
- No Wetlands or Ledge
- Traffic/Parking Issues

### SITE ANALYSIS:

- A. Existing Franklin County School
- B. Industrial Blvd. Access
- C. Likely Building Location
- D. Congested Dropoff
- E. Scattered Perimeter Parking
- F. Existing Fields
- G. Maintenance
- H. Veterinary Tech & Aviation
- I. Solar Orientation
- J. Possible Site Grading

## PROPOSED SITE DEVELOPMENT



### PLANNING STEPS...

1. 2-Story Footprint
2. Minimize School Disruption
3. Safe/Connected Campus
4. Car Queue Dropoff/Pickup
5. Bus Waiting Dropoff/Pickup
6. Service /Emerg. Loop
7. Student/Faculty Parking
8. Site Programs/Amenities
9. Green Space/Fields

◀ 1-800-555-0100 ▶



LAVALLEE | BRENSINGER ARCHITECTS  
Core Group Meeting | 11/25/2025



# FLOOR PLAN PROGRESS



Franklin County Technical School  
Turners Falls, MA

LAVALLEE BRENSINGER ARCHITECTS  
Core Group Meeting | 11/25/2025



## EXTERIOR RELATIONSHIPS AND CONNECTIONS

9



**Entry View:**

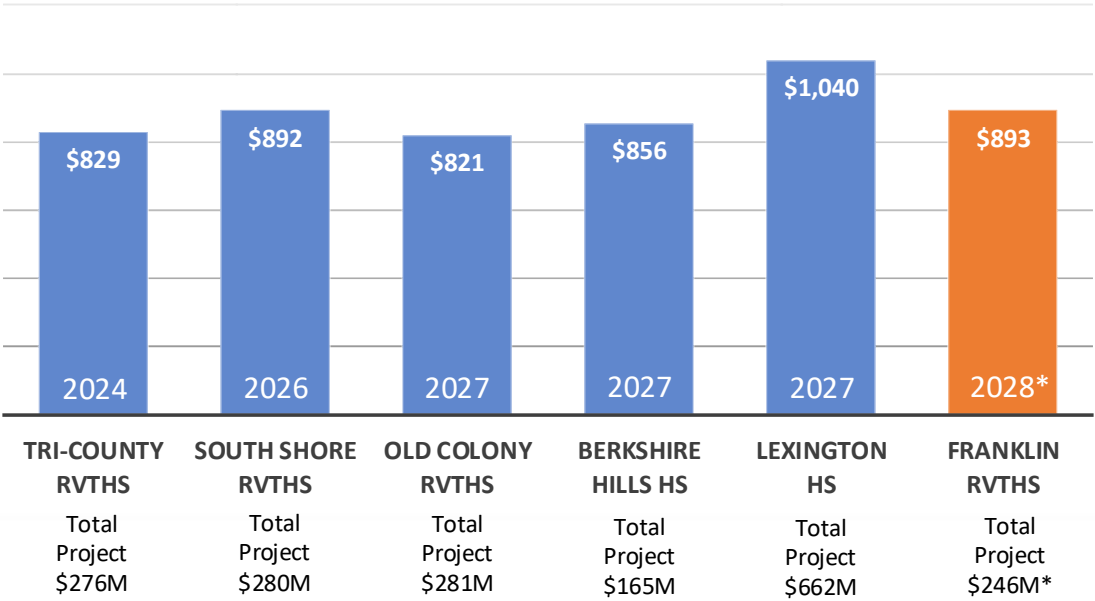


## EVALUATION MATRIX

PRELIMINARY ALTERNATIVES EVALUATION COMPARISON	Base	Opt. 2	Opt. 3A	Opt. 4	Opt. 5	Opt. 6A	Opt. 7	Opt. 8A
	Update Existing	Add / Reno	Add / Reno	New Building	New Building	New Building	New Building	New Building
<b>EDUCATION</b> - Right-Sized Program / Reimbursable	X	o	o	✓	✓	✓	✓	✓
<b>EDUCATION</b> - Preferred Educational Organization	X	X	X	✓	✓	✓	✓	✓
<b>EDUCATION</b> - Minimizes Program Disruption	X	X	X	✓	✓	✓	✓	✓
<b>COMMUNITY</b> - Allows Outside Community Use	o	✓	✓	✓	✓	✓	✓	✓
<b>COMMUNITY</b> - Supports Regional / Industry CTE	o	✓	✓	✓	✓	✓	✓	✓
<b>COMMUNITY</b> - Promotes Culinary / Cosmetology	X	✓	✓	✓	✓	✓	✓	✓
<b>VALUE / COST</b> - Cost Effective, Durable Construction	X	o	o	o	✓	✓	o	✓
<b>VALUE / COST</b> - Efficient Site and Building Layout	X	X	X	✓	✓	✓	o	✓
<b>VALUE / COST</b> - Multi-Use and Expandable	X	o	o	✓	✓	✓	o	✓
<b>SUSTAINABILITY / ENERGY</b> - Low Operational / Maintenance Costs	X	o	o	o	o	✓	✓	✓
<b>SUSTAINABILITY / ENERGY</b> - Compact / Energy Efficient Planning	X	X	X	o	o	✓	o	✓
<b>SUSTAINABILITY / ENERGY</b> - Maximizes Incentives / Reimbursements	X	o	o	o	o	✓	o	✓
<b>FACILITY CHARACTER</b> - Welcoming , Inspiring and Daylit	X	o	o	✓	✓	✓	✓	✓
<b>FACILITY CHARACTER</b> - Promotes Social / Academic Collaboration	X	o	o	✓	✓	✓	✓	✓
<b>FACILITY CHARACTER</b> - Safe and Universal Accessibility	o	o	o	✓	✓	✓	✓	✓

# COST OF MASS SCHOOL CONSTRUCTION

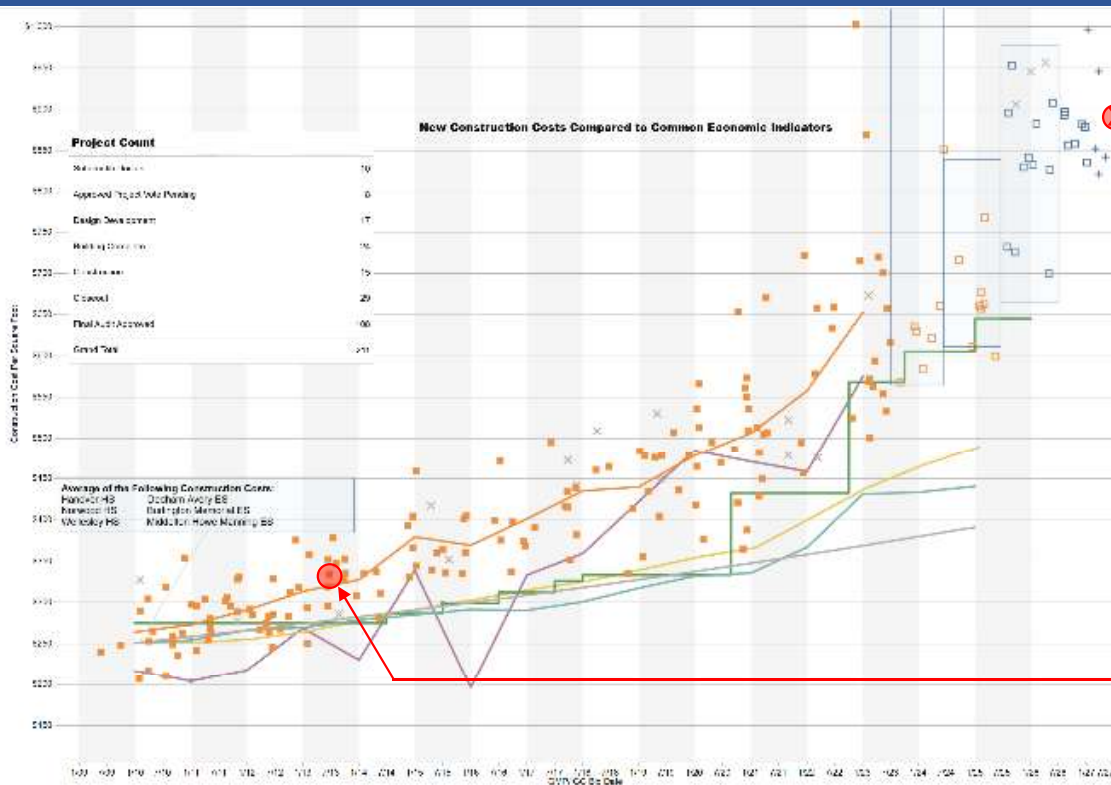
Cost Per Square Foot



\*Estimated Project Costs, Schematic Design not completed



## COST OF MASS SCHOOL CONSTRUCTION

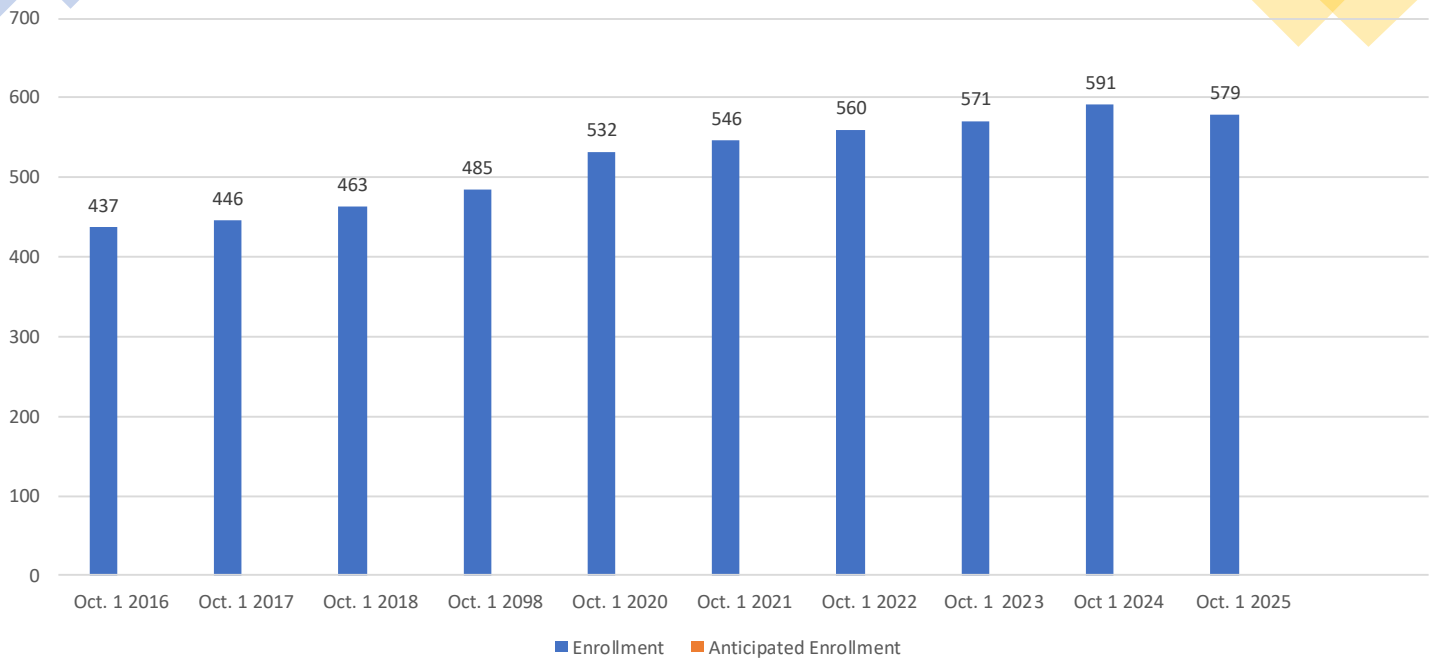


Franklin County **ESTIMATED**  
Date of GMP: 2027 or 2028  
Construction Cost per SF = \$893

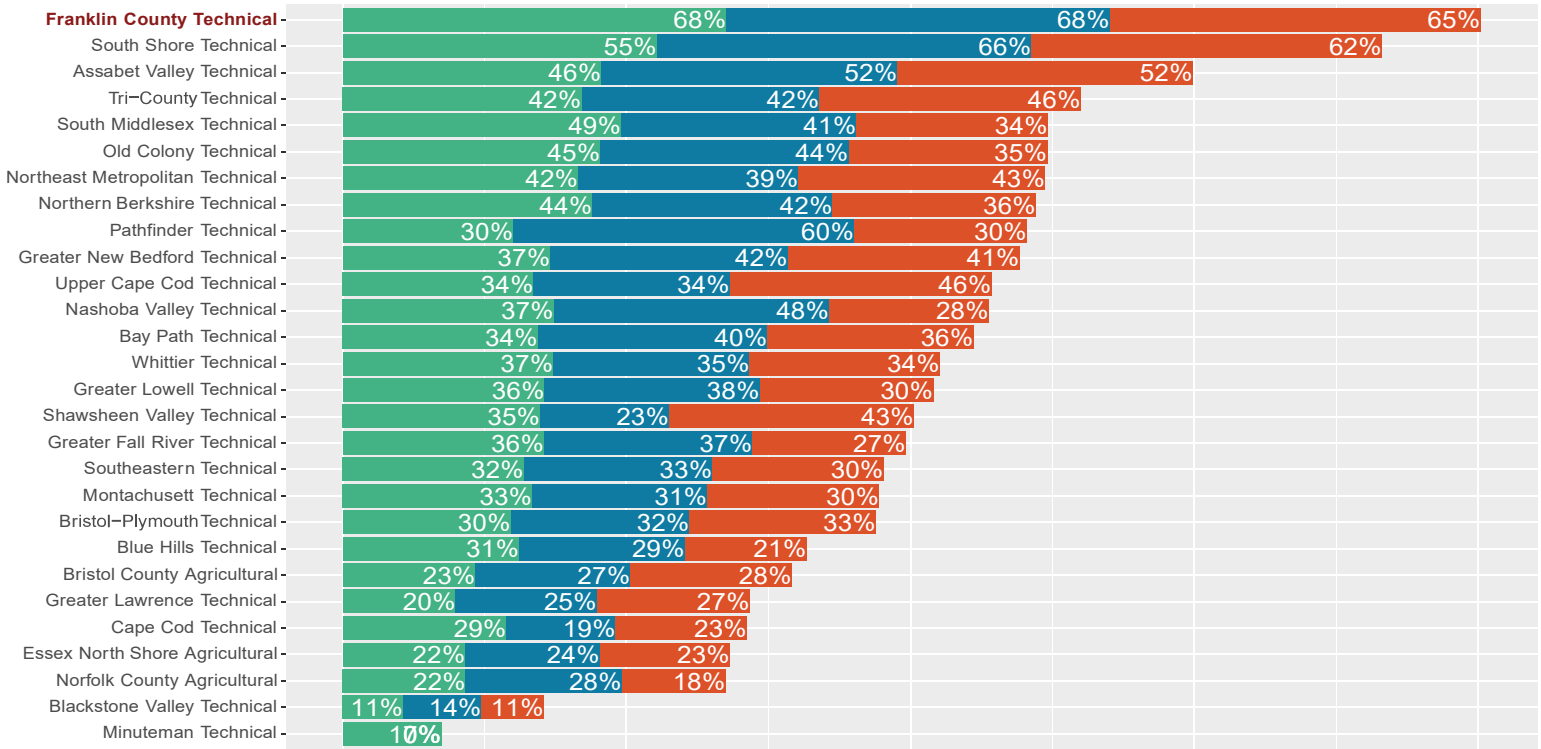
Greenfield HS  
Date of GMP: 6/15/2013  
Construction Cost per SF = \$334  
Total Construction +/- \$66M  
Same size as FCTS existing  
building (160,650 sf)

Done now at \$893/SF, Greenfield  
would cost +/- **\$143M**

Enrollment 10-year Trend



Percentage of high school graduates  
declaring their intention to go to WORK upon graduation.



sch\_year 2023 2022 2021

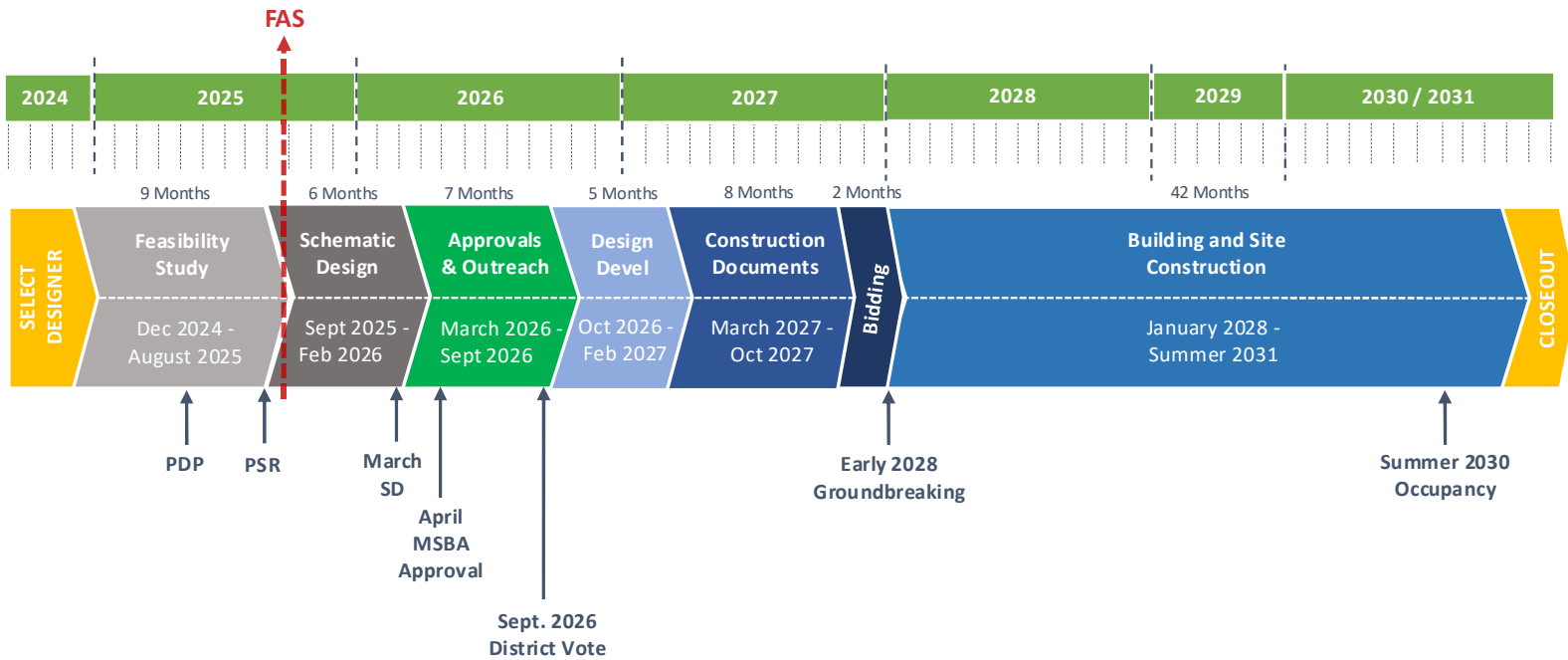
Year	Competitive, State, Federal Grants & Donations Chart	Grant Allocation
2014	MA Legislation Earmarks funds regional employment board	\$250,000
2014	Executive Office Admin Finance	\$100,000
2014	Machine Tech 501(3)C	\$214,000
2014	HAAS donates	\$97,636
2016	Program & Web	\$52,500
2017	Manufacturing upgrades	\$55,000
2017	Small School Rural Achievement Federal Grant	\$38,118
2018	Welding Expansion & Equipment, Machines, & Facility	\$495,000
2018	STEM Equipment grant 3D Printers	\$100,000
2018	Small School Rural Achievement Federal Grant	\$36,845
2019	Technology Grant	\$195,000
2019	Small School Rural Achievement Federal Grant	\$34,621
2020	Veterinary Science Equipment, Machines, & new 5000 sq. ft. Facility	\$275,000
2020	Nursing Sim Lab and Facility upgrades	\$250,000
2020	Small School Rural Achievement Federal Grant	\$35,321
2021	Small School Rural Achievement Federal Grant	\$32,650
2022	Computer Numerical Controls vertical milling mills	\$200,000
2022	Career Technical Institute Adult Learning	\$626,000
2022	Small School Rural Achievement Federal Grant	\$37,015
2023	Career Technical Institute Adult Learning	\$1,225,000
2023	Welding Mobile Simulator Lab	\$500,000
2023	Aviation Equipment, Machines, Planes, Curriculum, & New 12,000 sq. ft. Facility Hangar	\$4,185,000
2023	Small School Rural Achievement Federal Grant	\$31,750
2024	Small School Rural Achievement Federal Grant	\$37,015
2024	DOL Safety Grant	\$3,000
2024	Massachusetts Education & Government Association	\$3,366
2025	Small School Rural Achievement Federal Grant	\$41,170
2025	Career Technical Institute Adult Learning	\$2,100,000
2025	Avionics Equipment	\$250,000
Totals		\$11,501,007.00







# PROPOSED PROJECT TIMELINE



# Orange Project MSBA Assessment

- Final annual assessments for all towns will occur late winter/spring 2026 after the Schematic design is completed and approved.
- Anticipated 30-year bond (\$1,015,000 range per year)
- Based on Population and EQV
- District-wide vote date October 2026

“Each town's annual capital cost share is based on the average of two factors. Its proportion of the district's total population from the most recent US Census. And is proportion of the district's total equalized property valuation as most recently reported by the State Tax Commission. These two ratios are calculated, added together, divided by two, and the final average is rounded to the nearest third decimal place.”

Orange had \$6,421 per pupil assessment last year for 88 students total of \$565,058. If all these students attended Smith Voc. average per pupil cost/trans at \$65,000 it would be approximately \$5,720,000 per year.



## Admissions/Lottery Process

1. The student submits a full application and signs an attestation confirming they live at the address they provided.
2. Guidance checks whether the student has uploaded a proof of residency/ attestation on go2cte.
3. Guidance confirms that the address on the application matches the address on the uploaded document (license, rental agreement, electric bill, or any other acceptable mail).
4. If the addresses do not match, Guidance emails the family to request an appropriate document and shares the list of acceptable proofs of residency.
5. If the addresses do match, Guidance selects “address verified” in Go2CTE.
6. Guidance updates the student’s Go2CTE status to “residency verified.”
7. Parents automatically receive an email stating that their address has been verified and that the student is ready for the February 5, 2026 lottery.

### **How the Lottery and Town Quotas Work**

- Every applicant with a completed application and verified address gets a random lottery number.
- Orange has 78 students enrolled as of Oct. 1, 2025.
- Students are accepted in lottery order as long as their town still has open seats in its quota. Quota for Orange is 101 for grades 9-12, which is an average of 25 students per year. Currently, Orange has 20 verified applications and 23 seniors who will be graduating.
- Once a town's quota is filled, any additional students from that town go on the holding list, even if their lottery number is high.
- Some towns do not fill all their seats. After all towns have used their allotted seats, any leftover seats are given to the remaining students with the best lottery numbers, regardless of town.



*Balloon over Franklin County (photo by Beth Reynolds)*

*The Franklin County Chamber of Commerce*

## ***Discussion and Questions***