

DALE STREET ELEMENTARY SCHOOL – MEDFIELD, MA		<b>MEETING MINUTES</b>
<b>DALE STREET SCHOOL BUILDING COMMITTEE MEETING NO. 29</b>		<b>May 26, 2021</b>
	Location:	Online Meeting
	Time:	7:00 PM

**Attendees:**

<b>Name</b>	<b>Assoc.</b>	<b>Present</b>
	<b><i>School Building Committee</i></b>	
<b><i>Mike Quinlan</i></b>	Chair, Medfield School Building Committee/PBC	Y
<b><i>Tom Erb</i></b>	SBC member/PBC	Y
<b><i>Michael Weber</i></b>	SBC member/PBC	Y
<b><i>Walter Kincaid</i></b>	SBC member/PBC	N
<b><i>Timothy Bonfatti</i></b>	SBC member/PBC	Y
<b><i>Michael Marcucci</i></b>	SBC member/Board of Selectman	Y
<b><i>Leo Brehm</i></b>	SBC member/School Committee	Y
<b><i>Anna Mae O’Shea-Brooke</i></b>	SBC member/School Committee	Y
<b><i>Jeffrey Marsden</i></b>	SBC member/School District - Superintendent	Y
Kristine Trierweiler	SBC member/Town Administrator	Y
Michael LaFrancesca	SBC member/School District – Dir. of Finance and Operations	Y
Stephen Grenham	SBC member/Principal – Dale Street School	Y
Amy Colleran	SBC member/Town of Medfield - Director of Facilities	Y
Bob Sliney	SBC member/Warrant Committee	Y
Lynn Stapleton	LeftField Project Management	Y
Gina Gomes-Cruz	LeftField Project Management	Y
Tim Baker	LeftField Project Management	Y
Jim Rogers	LeftField Project Management	Y
Laurence Spang	Arrowstreet Architect	Y
Tina T. Soo Hoo	Arrowstreet Architect	Y
Claes Andreasen	Arrowstreet Architect	Y
Emily Grandstaff-Rice	Arrowstreet Architect	Y

***Bold/Italics = SBC Voting Member***

A Dale Street Elementary School Building Committee (SBC) Meeting was held to discuss: Administrative Actions; Schematic Design; AST staff and consultant changes; Communications Subcommittee update; Sustainability Subcommittee update; Project Schedule; and Budget Update. The following was noted:

Mike Quinlan called the SBC meeting to order at 7:00 PM. A quorum was in attendance.

It was stated that the virtual meeting was being recorded and was in accordance with the Governor's Executive Order issued on March 12, 2020 which suspends certain provisions of the Open Meeting Law.

I. Administrative Action

*Vote on Approval of May 12, 2021 Dale Street School Building Committee Meeting Minutes.*

1. Mike Quinlan entertained a motion to approve the May 12, 2021 Dale Street School Building Committee Meeting Minutes.

**MOTION:** Anna Mae O'Shea Brooke moved, seconded by Tom Erb, that the Dale Street School Building Committee vote to approve the May 12, 2021 Dale Street School Building Committee Meeting Minutes.

*Discussion: none*

**VOTE:** The Dale Street School Building Committee voted to approve the May 12, 2021, Dale Street School Building Committee Meeting Minutes.

**Roll call was taken:**

**Tom Erb – In favor**  
**Mike Weber – In favor**  
**Michael Marcucci – in favor**  
**Tim Bonfatti – In favor**  
**Jeffrey Marsden – In favor**  
**Anna Mae O'Shea Brooke – In favor**  
**Mike Quinlan – In favor**

**In Favor: 7      Against: 0      Abstained: 0      The motion passed.**

II. Project Schedule

***Potential Schedule Scenarios***

*Option 1*

2. Continue the current path:
  - a. Schematic Design submission in July (end of June at the request of MSBA as they have asked for the earlier submission to give them additional time for review as they are anticipating many projects to be submitting at the same time)
  - b. August 25, 2021, MSBA Board Approval
  - c. Town vote in September
  - d. Construction Manager (CM) brought on soon after Town vote approval.
  - e. 10 months for Design Development (DD) and Construction Documents (CD).
  - f. 24 - month construction duration
  - g. School Opening September - 2024

*Option 2*

3. Extend submission date to give time to consider Citizen's Petition and do addition public outreach.
  - a. Schematic Design Submission – September 8, 2021
  - b. October 27, 2021, MSBA Board Approval
  - c. Town vote in November followed by a Ballot vote.
  - d. Construction Manager (CM) brought on soon after Town vote approval.
  - e. 10 months for Design Development (DD) and Construction Documents (CD).
  - f. 23 – month construction duration
  - g. School Opening September - 2024

*Option 3*

4. Ask MSBA for scheduled extension to redo Feasibility Study/Schematic Design (FS/SD) with the Dale Street site as the option and reevaluate enrollment numbers.
  - a. Town would need to vote to spend \$1 million on another Feasibility Study/Schematic Design Phase.
  - b. Schematic Design Submission – September 7, 2022
  - c. October 26, 2022, MSBA Board Approval
  - d. Town vote in November
  - e. Construction Manager (CM) brought on soon after Town vote approval.
  - f. 10 months for Design Development (DD) and Construction Documents (CD).
  - g. 23 – month construction duration
  - h. School Opening September - 2025
  - i. This cost associated with this option is \$3,356,657
5. Currently a Cost Reconciliation Meeting is scheduled for early June. Costs will be presented to the SBC on June 9, 2021.
6. Anna Mae stated that the Town already requested the MSBA to reevaluate enrollment last year.
7. Mike Weber asked what changes have taken place that would allow MSBA to now reconsider enrollment. Lynn responded that a couple of years of enrollment can now be shown.
8. It was stated that the MSBA would not provide reimbursement to the Town for the 2<sup>nd</sup> FS/SD phase since they already provided funds during the first FS/SD phase.
9. **Question from the public:**
  - a. Jerry Potts asked: ...if we look at what was offered for the new construction option at Dale in the September vote, why does it start from scratch? That option reviewed was viable (98K new construction) – why does it need to be from the beginning?
  - b. Mike Q responded that if enrollment changed, we would have to start at the beginning. If another site is selected a new Preferred Schematic Report (PSR) would need to be completed. Lynn added that in terms of construction, this would be a mid-year completion with a September 2025 opening. Mike Q responded that if there is a failed vote there is no guarantee that the MSBA would allow an extension of time to switch sites without withdrawing out SOI and resubmitting a new one. This is not to say it is impossible, but the decision would have to come from the MSBA.
10. Michael Marcucci asked if there is a failed vote and we went back to the MSBA to revisit the process, how would that scenario differ from path 3?
11. Mike Q responded that if the vote fails in the Fall there is no guarantee that the MSBA will allow the Town an extension to switch sites. They may require withdrawing the original Statement of Interest (SOI) and resubmitting another and this could take a couple of additional years.
12. Michael Marcucci asked if path 3 and path 1, with a failed vote, are similar in that it will be dependent on the MSBA's to determine next steps, correct? He stated that there does not seem to be a difference in the timeframe.
13. Lynn added that if there is a failed vote, typically the MSBA will allow you to stay in the program if you move forward with same scope and budget and you feel you can achieve a better outcome with more community engagement.
14. Mike Marcucci stated that we must decide now without the certainty of what MSBA will do and reiterated that it appears that path 3 and path 1 with a failed vote have a similar time frame.
15. Lynn responded that if you withdrew your SOI and selected a new site (a failed vote), it would take longer than path 3. Tim Bonfatti agreed.
16. Mike Weber asked how the ballot vote works?

17. Mike Q stated that in order to have a debt exclusion passed it needs to pass Town meeting with a 2/3 vote and to pass at the ballot box which would take place at a special election with a single ballot question to appropriate funds which would require a majority vote.
18. Mike Q also stated the importance of engaging the community for more discussion by extending the deadline to September.
19. Anna Mae added that you cannot disregard the close vote and keep in mind there were challenges for those who could not make the meeting due to the time slot and not having childcare. She also recommended having additional forum before the Fall at a more convenient time. She suggested a rendering be presented showing the size of a new school at Dale and how that would look in the neighborhood.
20. Mike Weber stated he was not interested in going back. The Committee decided that Wheelock is the best site.
21. Tom Erb agreed and pointed out that an additional \$1 million would be need in option #3.
22. Tim Bonfatti stated that we should extend the SD submission as shown in path 2 and explore issues raised in the article and should not go back to the MSBA for an extension or ask the Town for additional money as stated in path 3.
23. Tim Bonfatti agrees with path 2 to further explore issues in the article. He Does not agree with going back to MSAB and asking the Town to raise additional money.
24. Michael Marcucci stated that at Town Meeting we were asked to amend the proposal with 5 points in mind and this should be done over the next 6-8 weeks and can be done in a public forum. He also suggested making a request to the MSBA to reevaluate enrollment now that there are 3 additional years of data.
25. Mike Q stated that what he is hearing from the Committee is the approval of path 2. He added that the Design Team will be reconciling the cost estimates soon and the additional time on that effort will be helpful.
26. *Vote on Approval of Option #2 – Postponing the Schematic Design Submission to the October MSBA Board Meeting.*

**MOTION:** Jeffrey Marsden moved, seconded by Mike Weber, that the Dale Street School Building Committee vote to approve Option #2 – Postponing the Schematic Design Submission to the October MSBA Board Meeting.

*Discussion:*

*Mike Weber stated that he did not think the Committee will come to a different conclusion from what has been made.*

*Anna Mae added that now, since the Town Meeting, more folks are engaged and want to know more and become more involved. The Communications Subcommittee is willing to do an even deeper dive with the public.*

*Mike Q stated that a 2/3 vote is a very high bar and there is no way to predict the outcome, but he believes in the process. He added that it is worth taking time to reevaluate and to make sure the public understands the process to get to a 2/3 majority vote.*

**VOTE:** The Dale Street School Building Committee voted to approve Option #2 – Postponing the Schematic Design Submission to the October MSBA Board Meeting.

**Roll call was taken:**

**Tom Erb – In favor**

**Mike Weber – In favor**

**Michael Marcucci – in favor**

**Tim Bonfatti – In favor**

**Jeffrey Marsden – In favor**

**Anna Mae O’Shea Brooke – In favor**

**Leo Brehm – In favor**  
**Mike Quinlan – In favor**

**In Favor: 8      Against: 0      Abstained: 0      The motion passed.**

27. Mike stated that Design Team will begin thinking about the next forum.
28. Lynn asked if it will be in person or zoom.
29. Michael Marcucci suggested a hybrid meeting first and then later, primarily in person – there will be multiple meetings.
30. Leo suggested touring the Dale building to have a better understanding of the condition of the building.
31. Mike Q stated that there are 3 options for the Town as it related the Dale. Mid-June there will be more clarity.
  - a. Demolition
  - b. Mothballing
  - c. Reuse – discussion with planning and building committee is happening. There will be more clarity in mid-June.

III. Communications Subcommittee Update.

1. Anna Mae stated that the subcommittee has waited to get direction from the SBC after the Town Meeting, and they will now amp up what they are doing and now have clear issues to address and revisit. Anna Mae also added that Susan Maritan will be an asset to the Communications Subcommittee. The SBC will vote on adding Susan to the Communications Subcommittee.
2. Mike Quinlan entertained a motion to vote to add Susan Maritan to the Communications Subcommittee.

**MOTION:** Anna Mae O’Shea Brooke moved, seconded by Leo Brehm, that the Dale Street School Building Committee vote to add Susan Maritan to the Communications Subcommittee.

*Discussion: Jeff stated his experiencing working with Susan and added that she will be a get addition.*

**VOTE: The Dale Street School Building Committee voted to add Susan Maritan to the Communications Subcommittee.**

**Roll call was taken:**

**Tom Erb – In favor**  
**Mike Weber – In favor**  
**Michael Marcucci – in favor**  
**Tim Bonfatti – In favor**  
**Jeffrey Marsden – In favor**  
**Anna Mae O’Shea Brooke – In favor**  
**Leo Brehm – In favor**  
**Mike Quinlan – In favor**

**In Favor: 8      Against: 0      Abstained: 0      The motion passed.**

IV. Other Business/Discussions

3. Comments from the Committee – none
4. Comments from the public
  - a. Jerry Potts: Why start from scratch if Dale is considered?  
Mike Q responded that the same level of investigation done at Wheelock would need to be done at Dale. There is a significant amount of effort that would need to be completed on the Dale site.
  - b. Chris Potts: Why would \$1 million be needed if design has already been done?

Mike Q responded that new documentation would be required. Lynn added the design is a big part of the \$1 million.

- c. Joyce Sabia: What is the cost of demolishing the existing Dale Street School.  
Tina responded the cost would be \$1.8 million.
- d. Jerry Potts: The Dale at Dale Coalition wants a new school and supports the teachers. They would also like to see a Dale Street School option by demolishing the existing Dale Street School. They feel that other schools are under capacity and use of that space vs. modules could be an option during construction if the Dale site is selected.  
Jeff responded there is no excess capacity at other schools and moving an entire grade into another school is not possible.  
Michael Marcucci added that part of the discussion at the future forum is reviewing all things from different perspectives and suggested the Dale at Dale Coalition prepare questions in advance of a public meeting.  
Mike Q added the importance of having a positive discussion on both sides.
- e. Chris Potts: Can the Dale Street School existing conditions drawings as well as previously proposed designed drawings for Dale be provided, where are they now?  
Mike Q will have to investigate this.
- f. Tim Knight: How does the Dale at Dale Coalition plan to mitigate the educational and socio-emotional impact that is lost with a campus model which is the key driver behind the recommendation from the School Committee. How would they mitigate the risk student are exposed to be being shuffled around between schools during construction?  
Mike Q stated that this required a side communication to address this. It was tabled.
- g. Tom Powers: Dude lied about impact of water if there was construction at Wheelock.  
Mike Q reiterated that it was found that there would be no risk to Towns' drinking water.
- h. Chris Potts: Why does MSBA shows Blake as under capacity?  
Jeff does not know they algorithm they could be using to show that.

V. Adjournment

5. The following motion to adjourn and vote were made:

**MOTION:** Leo Brehm moved, seconded by Tom Erb, that the Dale Street School Building Committee vote to adjourn the meeting at 8:58 PM.

*Discussion:*

*Next Meeting - June 9, 2021.*

*Mike Q will layout a schedule for next forums and will be discussed at the next SBC Meeting.*

**VOTE:** The Dale Street School Building Committee voted unanimously to adjourn the meeting at 8:58 PM.

**Roll call was taken:**

**Tom Erb – In favor**  
**Mike Weber – In favor**  
**Michael Marcucci – in favor**  
**Tim Bonfatti – In favor**  
**Jeffrey Marsden – In favor**  
**Anna Mae O’Shea Brooke – In favor**  
**Leo Brehm – In favor**  
**Mike Quinlan – In favor**

**In Favor: 8      Against: 0      Abstained: 0      The motion passed.**

VI. Meeting Materials

The following materials were presented at the May 26, 2021 SBC Meeting:

- Dale Street School Building Committee Meeting no. 28 meeting minutes
- Arrowstreet Presentation dated: May 26, 2021.
- Meeting Materials are located on the School Project website at <https://www.medfield.net/o/medfield-public-schools/page/elementary-school-project> and at the Town of Medfield's website at <https://www.town.medfield.net/AgendaCenter/Search/?term=&CIDs=69,&startDate=&endDate=&dateRange=&dateSelector=>.
- The School Building Committee Meeting recordings which include the Architect's presentation can be found at <https://www.medfield.tv/schools/>