

DALE STREET ELEMENTARY SCHOOL – MEDFIELD, MA		MEETING MINUTES
DALE STREET SCHOOL BUILDING COMMITTEE MEETING NO. 12		May 27, 2020
	Location:	Online Meeting
	Time:	7:00 PM

Attendees:

Name	Assoc.	Present
<i>Mike Quinlan</i>	Chair, Medfield School Building Committee/PBC	Y
<i>Tom Erb</i>	SBC member/PBC	Y
<i>Michael Weber</i>	SBC member/PBC	Y
<i>Walter Kincaid</i>	SBC member/PBC	Y
<i>Timothy Bonfatti</i>	SBC member/PBC	Y
<i>Michael Marcucci</i>	SBC member/Board of Selectman	Y
<i>Leo Brehm</i>	SBC member/School Committee	Y
<i>Anna Mae O’Shea-Brooke</i>	SBC member/School Committee	Y
<i>Jeffrey Marsden</i>	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
Sharon Tatro	SBC member/Warrant Committee	Y
Lynn Stapleton	LeftField Project Management	Y
Gina Gomes-Cruz	LeftField Project Management	Y
Tim Baker	LeftField Project Management	Y
Laurence Spang	Arrowstreet Architect	Y
Tina T. Soo Hoo	Arrowstreet Architect	Y
Autumn Waldron	Arrowstreet Architect	Y

Bold/Italics = SBC Voting Member

A Dale Street Elementary School Building Committee (SBC) Meeting was held to discuss: Administrative Actions; Preliminary Design Submission; Preferred Schematic Report; Communications; and Project Schedule. The following was noted:

Mike Quinlan called the meeting to order at 7:06 PM. A quorum was in attendance.

It was also stated that the virtual meeting is 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 13, 2020 Dale Street School Building Committee Meeting Minutes

1. Mike Quinlan entertained a motion to approve the May 13, 2020 Dale Street School Building Committee Meeting Minutes.

MOTION: Jeffrey Marsden moved, seconded by Anna Mae O’Shea-Brooke that the Dale Street School Building Committee vote to approve the May 13, 2020 Dale Street School Building Committee Meeting Minutes.

Discussion: None

VOTE: The Dale Street School Building Committee voted to approve the May 13, 2020 Dale Street School Building Committee Meeting Minutes.

Roll call was taken:

Michael Marcucci – In favor
Jeffrey Marsden – In favor
Anna Mae O’Shea-Brooke – In favor
Leo Brehm – In favor
Tom Erb – In favor
Walter Kincaid – In favor
Michael Weber – In favor
Mike Quinlan – In favor

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

II. Preliminary Design Program (PDP) Submission

2. Lynn Stapleton stated that MSBA’s comments on the PDP Submission were typical and the responses by the Design Team were returned to the MSBA by the deadline of May 22, 2020.

III. Preliminary Schematic Report (PSR)

3. Larry Spang delivered Arrowstreets’ presentation:
The following is a link to the presentation: <https://www.dropbox.com/t/loley3uDy0I5tzu7>
4. A presentation of the Site Layout Options, Section Diagrams and Site Selection issues was made.
5. Anna Mae O’Shea-Brooke asked why neither site would be a potential location for School Bus Storage. Mike Quinlan responded that the reason for this is because both sites are in an Aquifer Protection District.
6. MSBA sustainability baseline for all schools is to achieve certification in NE-CHPS or LEED for Schools and to exceed current MA Energy Code by 10%. There is also an Optional Additional 2% reimbursement if you exceed current MA Energy Code by 20%. An overview of both the NE-CHPS and LEEDv4 certification programs was presented and discussion ensued. It was noted that 90% of MSBA projects select LEED for schools.
7. Mike Quinlan answered question regarding photovoltaics. He stated they are commonly used today and payback is relatively quick and it is something the SBC will continue to evaluate as the project progresses.
8. Mike Quinlan indicated that the Medfield Energy Committee voted to approve a referendum to recommend that this project achieve Net Zero Energy Building status. This will be presented to the Board of Selectmen (BoS) for approval and direction. It is likely the BoS will have questions for the Design Team from regarding cost to achieve. Another option may be to make the school as energy efficient as possible and Net Zero ready.
9. The SBC was asked to make a decision as to which certification program it wanted to use.

10. Mike Quinlan entertained a motion to use LEED for Schools as the sustainability metric and that the project strive to achieve the Silver level certification required to receive the additional 2% reimbursement incentive from MSBA thereby exceeding the MA Energy Code requirements by 20%.

MOTION: Tim Bonfatti moved, seconded by Tom Erb to use LEED for Schools as the sustainability metric and that we strive to exceed MA energy code by 20% for the 2 Point incentive.

Discussion: None

VOTE: The Dale Street School Building Committee voted to use LEED for Schools as the sustainability metric and that we strive to exceed MA energy code by 20% for the 2 Point incentive.

Roll call was taken:

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

In Favor: 9 Against: 0 Abstained: 0 The motion passed.

IV. Communications

11. The Q&A from the Public Forum as well as questions received through the Project’s Gmail account are being compiled, answered and will be reviewed prior to posting on the Project website.
12. The survey went live on May 20, 2020. The Survey Monkey website was shut down for part of the day on Saturday, May 23, 2020 over the weekend for maintenance. Due to the shut-down, the survey was extended by a day and will be closed at midnight on May 28, 2020.
13. Lynn Stapleton provided an overview of the survey responses to date. The survey results will be posted after the survey closes on Monday 29, 2020 and will be posted on the project website. Regarding the two key decisions of grade configuration and site section, there were 24.18% and 22.85% respectively that indicated that they did not have enough information to form an opinion.
14. Mike Quinlan added that though the higher percentage of people were in favor of the 3-5 grade configuration, there were still a significant percentage who felt they needed additional information in order to form an opinion. He also indicated that the higher percentage of people favored the Dale Street School site but that there was a significant percentage who felt they needed additional information in order to form an opinion. He is looking further into the comments but on first review, some people seem to prefer the Dale Street site because their belief is that an addition/renovation is cheaper. This is not necessarily the case and could be just as costly as new construction due to the construction phasing logistics, temporary facilities required and the added construction time required. he concluded that the Committee needs to make sure that the information is conveyed and available and that questions are answered.
15. Anna Mae O’Shea-Brooke stated that it would be good to get the survey results to the public directly through an email blast as well as to post the result on the project website and FaceBook.

V. Project Schedule

16. Mike Quinlan stated that due to these uncertain times, we should slow the project down to make sure the Town is informed and comfortable with the decisions to be made. Regarding the Preferred Schematic Report Submission (PSR), currently scheduled for submission on September 9, he proposed postponing the submission by one MSBA Board cycle which is approximately 2 months. This will allow more time to inform

and engage the public as well as see how the impact of COVID-19 evolves. At this time, we can maintain a Fall 2024 School opening but it makes a January 2024 school opening unfeasible.

17. This slow down would require the need for a Special Town Meeting in Fall 2021 to vote on the project scope and budget.
18. Mike Marcucci stated that he was not comfortable postponing more than the one MSBA Board Meeting cycle. Due to the uncertainty, he stated that our steps should be thoughtful and incremental.
19. Jeff agreed with the slow down, particularly due to the feedback from the survey which showed people needed additional information to form an opinion. Tim Bonfatti agreed that the two additional months should be used gathering information over the summer to present to the public in the fall.
20. Mike Quinlan entertained a motion to postpone the submission of the PSR from the September 9 submission date to an October 27, 2020 submission date for a December 16, 2020 MSBA Board Meeting.

MOTION: Jeff Marsden moved, seconded by Anna Mae O’Shea-Brooke to postpone the submission of the PSR from September 9 to an October 27, 2020 submission date for a December 16, 2020 MSBA Board Meeting.

VOTE: The Dale Street School Building Committee voted to postpone the submission of the PSR from September 9 to an October 27, 2020 submission date for a December 16, 2020 MSBA Board Meeting.

Roll call was taken:

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

In Favor: 9 Against: 0 Abstained: 0 The motion passed.

VI. Other Business/Discussions

21. Mike Quinlan provided an analysis on the Town’s finances and the potential impacts of this project. He explained that the Town’s debt service was improving in that many major capital projects were coming off the books.
22. Other Business/Questions/Comments were opened to the Committee and there was none.
23. Other Business/Questions/Comments were opened to the Public:
Question (from Ms. Chris McCue Potts) – Which Massachusetts Districts have built or renovated 3 grade elementary schools with a projected enrollment of more than 800 students?
Answer – It was cited that the Woodland Elementary School in Milford had 985 students. It was noted that the public can request this information from the MSBA who would be able to provide a comprehensive list.

VII. Next Meeting

24. The next School Building Committee Meeting was confirmed for June 10, 2020 at 7:00 PM and will be an online meeting. (Post Meeting: The School Building Committee Meeting was changed to June 17, 2020 at 7:00 PM and will be an online meeting.)

VIII. Adjournment

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

MOTION: Mike Marcucci moved, seconded by Jeff Marsden that the Dale Street School Building Committee vote to adjourn the meeting at 9:09 PM.

Discussion: None

VOTE: The Dale Street School Building Committee voted unanimously to adjourn the meeting at 9:09 PM.

In Favor: 9 Against: 0 Abstained: 0 The motion passed.