

DALE STREET ELEMENTARY SCHOOL – MEDFIELD, MA	MEETING MINUTES
DALE STREET SCHOOL BUILDING COMMITTEE MEETING NO. 30	June 23, 2021
Location:	Online Meeting
Time:	7:00 PM

**Attendees:**

Name	Assoc.	Present
<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	N
<b><i>Walter Kincaid</i></b>	SBC member/PBC	Y
<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	N
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 Andrreasen	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; Community Forum/Petition/Enrollment Discussion; SD Design Update, Cost Review and Budget Discussion; and Communications Subcommittee update. The following was noted:

Mike Quinlan called the SBC meeting to order at 7:07 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

*Vote on Approval of May 26, 2021, Dale Street School Building Committee Meeting Minutes.*

1. Mike Quinlan entertained a motion to approve the May 26, 2021, Dale Street School Building Committee Meeting Minutes.

*Discussion: Walt Kincaid was not in attendance at the May 26, 2021, meeting and the meeting minutes will be updated to reflect this. Michael Mariucci's comments under items 10 and 12 were not statements but instead questions and the meeting minutes will be updated to reflect this.*

**MOTION:** Michael Marcucci moved, seconded by Tom Erb, that the Dale Street School Building Committee vote to approve the May 26, 2021, Dale Street School Building Committee Meeting Minutes as amended.

**VOTE:** The Dale Street School Building Committee voted to approve the May 26, 2021; Dale Street School Building Committee Meeting Minutes as amended.

Roll call was taken:

Michael Marcucci – in favor

Tim Bonfatti – in favor

Tom Erb – in favor

Walt Kincaid - abstained

Anna Mae O'Shea Brooke – In favor

Leo Brehm – In favor

Mike Quinlan – In favor

In Favor: 6      Against: 0      Abstained: 1      The motion passed.

2. Budget Update

*Vote on Approval of May 2021 invoices*

Arrowstreet and LeftField submitted invoices for May 2021. There was a call for a vote to approve Arrowstreet's Invoice No. 727390 for \$62,000.00 and Leftfield's Invoice No. 21 for \$5,000.00 for services performed in May 2021, totaling \$67,000.00.

It was stated that we will have spent 86% of Feasibility Study monies.

**MOTION:** Tim Bonfatti moved, seconded by Walt Kincaid, that the Dale Street School Building Committee vote to approve Arrowstreet's Invoice No. 727390 for \$62,000.00 and Leftfield's Invoice No. 21 for \$5,000.00 for services performed in May 2021, totaling \$67,000.00.

*Discussion: None*

**VOTE:** The Dale Street School Building Committee voted to approve Arrowstreet's Invoice No. 727390 for \$62,000.00 and Leftfield's Invoice No. 21 for \$5,000.00 for services performed in May 2021, totaling \$67,000.00.

Roll call was taken:

Michael Marcucci – in favor

Tim Bonfatti – in favor

Tom Erb – in favor

**Walt Kincaid – in favor**  
**Anna Mae O'Shea Brooke – In favor**  
**Leo Brehm – In favor**  
**Mike Quinlan – In favor**

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

II. Community Forum/Petition/Enrollment Discussion

***Vote on Petition Response***

3. Mike Quinlan entertained a motion to recertify path 2 and pursue Wheelock as the proposed site.

*Discussion:*

4. Tim Bonfatti stated that there is no benefit to extending the process any longer when there is no new information to present. The goal of the School Building Committee (SBC) is to present the best project in front of the voters in the Fall and we should vote to continue to move the project forward tonight.
5. Michael Marcucci asked why make a decision tonight versus sometime in the summer?
6. Tim Bonfatti responded that if the School Committee (SC) would like to do additional public outreach in the summer, that is there call but the SBC should vote to continue the current path.
7. Michael Marcucci asked about the Community Conversations. Tim Bonfatti explained that these events are to provide information to the community and keep them engaged. Tim also stated that it is not about where a new school will be located, it is about whether there will be a new school.
8. Leo Brehm asked what is the responsibility of the School Committee to the Petition?
9. Mike Q responded that it is a non-binding Petition addressed to the SBC and SC and they are not required to vote on it but it is good to address it and that is what the SBC is doing by postponing the Schematic Design (SD) submission, and evaluating alternatives and holding a public forum. Mike stated he can only speak for the SBC.
10. Leo stated that the recently held forum reinforced all the avenues we explored during the process.
11. Anna Mae stated that she was impressed by the teachers and their reason for wanting a new school at Wheelock. It was powerful to hear their voice.
12. Tom Erb agrees with Tim Bonfatti and feels we would lose moment by pausing. He also stated that debates are not good but informative community sessions are.
13. Bob Sliney agrees that more communication within the timeframe, that does not jeopardize schedule, is appropriate.
14. Mike Q agreed with Bob and stated that the question at hand is, are we changing course? Mike Q feels that there is no reason to continue the notion that we would reconsider a Dale Street option. The sites have already been evaluated in a very logical process.
15. Leo stated that he feels it is irresponsible to throw away the work that has been done.
16. Michael Marcucci stated that our obligation is to make a substantive recommendation. Our goal is to get a new school if that is in the best, long term, interest of the Town. He added that he appreciated the Pros/Cons presented at the forum. It helped him weigh costs, risks and unknowns and understand that the weight of these items will vary depending on the individual reviewing them.
17. Anna Mae added that the School Committee was flexible with the initial decision to pursue the 3-5 grade configuration and instead took into consideration the impact of a larger project on the community and reevaluated the decision.
18. Walt remains in favor of the Wheelock site and the debate has only reinforced his decision. He believes it is the best value for Town and is in favor of moving the process along. He also added that a lot of resources have been spent and we should not be in a holding pattern right now.
19. Mike Q added that we should take a position on the Petition and move forward.
20. Leo added that the concerns of the public are being heard and there is still opportunity for the public to reach out with questions and concerns.
21. Tim Bonfatti added that those who have been voted into positions must filter out their own biases and put first what is in the best interest of the Town. There are educational and long-term benefits to the Town. He believes the educational benefits are clear and it became clear that the Dale add/renovation option would

be disruptive to the student and putting a new school at Dale, which is a very tight site, would be a poor decision. Also, traffic will be impacted on any site selected and he trusts the professionals to design new traffic patterns which people will adapt to. The existing historic Dale building has possibilities to address other needs for the Town. A new school for Medfield, which has been on the radar for a very long time, should move forward.

*Comments from Public:*

22. Chris Potts:  
You already voted to pursue the Wheelock Site, how is this vote any different?  
Mike Q. responded that the last vote was to pursue path 2 and postpone the SD submission but it did not take path 3 off the table.
23. Chris Potts:  
How many attendees tonight? Answer: 35
24. Eileen Murphy:  
She is hearing about traffic impact during drop off and pick up. Mike Q. responded that it is during these times when traffic is heaviest. Michael M. asked if traffic would be heavier at any times other than these two times. Larry confirmed traffic is heaviest at the drop off and pick up times.
25. Jeff Hyman:  
Asked if a Dale Street Option was every presented to the SBC. Mike Q responded that many options have been presented and narrowed down when we went to the 3-5 option.
26. Michael Metzler:  
Should you allow for more community input before you vote?  
Mike Q responded that the process has taken roughly 2 ½ years. During this time we have delayed the process for more community input multiple times and at some point, we must decide and move forward. We have a limited window with the MSBA to bring a project to a vote.
27. Karen Scotti:  
Is the ultimate purpose of a new school at the Wheelock site to have a k-5 campus and when is the end date? Mike Q responded that at one point there was an idea to possibly, if we went with the 3-5 configuration, to have 2 elementary schools, an upper and lower elementary but that is no longer on table and there never was a concept to have an entire k-5 at one location.
28. Eileen Murphy:  
The traffic study will not be done again, correct?  
Mike Q. responded that there will be additional traffic studies done if the project is approved in the Fall.
29. Tom Tate:  
In light of more accurate reduced enrollment numbers expected for Fall of 2021, will the SBC request clarification.... Mike Q. responded (question clarified) Will the SBC request a change to the enrollment that the MSBA projected for the school? Mike stated that he did not see the benefit to this if the result is a slight reduction in classes. Pursuing that would lose future flexibility.
30. Steve Ganam:  
Proposed mitigation efforts do not address safety concerns for walkers and bikers. Mike Q responded that we have absolutely taken into consideration safety issues and have never said it is not our responsibility. The committee has taken this seriously and will continue to work to make the area safe.
31. Janette H:  
If the Dale Street School were utilized for Parks and Rec, it would need construction work, who would pay for that? Mike Q responded that it would need major renovations and they are continuing to investigate options for short and long term. Michael Marcucci added that the building is in the hands of the SC and potentially by Fall 2024, it will no longer be needed. The SC will have to determine if they no longer need it and would then hand it back over to the Town. The Town would then need to determine what to do with it.
32. C. Krolack:

Would this committee consider including specific budget line items in the proposal for leaving the Dale Street School in a safe and usable condition for the other uses discussed? How can the SC abandon its responsibility to care of the building and expect Parks and Rec or the Senior Group to take on that burden? Michael Marcucci responded that if we wanted to set aside money for the demolition in this bond we could. What happens to that building depends on what happens in 2024.

33. Jeff Hyman:

What challenges keep the SBC members up at night?

Michael Marcucci responded, inflation and interest rates.

Anna Mae responded, tax impact on individuals that are having financial difficulty.

Mike Q responded, making a decision with a short-term view that hurt us in long term.

34. Steve Ganam:

(follow up to first question) what will be done to ensure the safety of walkers and bikers?

Mike Q responded that traffic mitigation is taking into consideration safety measures as well as evaluating sidewalks along Elm with potential to having sidewalks on Cross and Philip. The Committee is working with traffic professional as well as the Police Chief.

35. Eileen Murphy:

No one thinks that adding 2 stop signs to the Elm Street intersection will have a negative impact on regular commuters using South Street? Mike Q responded that we are looking at school traffic times and not regular commuter times so there is no overlap. Mike Q added that he is aware of residents who are concerned about speeds along South Street, so the stop signs will help. Michael Marcucci added that there should be a range of traffic mitigation options to find what best fits now and as patterns change.

36. Eileen Murphy:

Has the Board discussed remedies if the vote fails in the Fall? Mike Q responded that we do have options if the vote fails. If the vote is close, and the Town, SBC and BoS feel we can change some people's minds and/or make small cost reductions that don't affect educational program, we have up to 120 days to schedule a new vote and this vote would be based on the same project, scope, size and location as the first vote. If the vote is not close, we go back to MSBA and submit a new SOI to get back into the program or the Town decides to proceed without the MSBA and build a new school on their own.

37. Chris Potts:

What is the estimated date for project budget scope for Path 2? Lynn will confirm.

I Do not agree that there is no new information. Costs presented have changed and is confusing. Mike Q responded that cost reviews are supposed to be discussed tonight and the conversation will continue. Documents submitted to the MSBA should be made public prior to submitting. Mike Q responded that documents are presented at the SBC meetings and made available online for the public to review and there is opportunity for public to ask questions.

**MOTION:** Tim Bonfatti moved, seconded by Tom Erb, that the Dale Street School Building Committee vote to recertify path 2 and pursue Wheelock as the proposed site

**VOTE: The Dale Street School Building Committee voted to recertify path 2 and pursue Wheelock as the proposed site**

**Roll call was taken:**

**Michael Marcucci – in favor**

**Tim Bonfatti – in favor**

**Tom Erb – in favor**

**Walt Kincaid – in favor**

**Anna Mae O'Shea Brooke – In favor**  
**Leo Brehm – In favor**  
**Mike Quinlan – In favor**

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

38. Michael Marcucci suggested revisiting the enrollment issue with MSBA or the SC reevaluate building a school with empty classrooms. If not discussed tonight, this should be discussed in the future. Tim Bonfatti recommended that this conversation happen soon.

**III. SD Design Update, Cost Estimate Review and Budget Discussion**

39. Tina presented a Cost Estimate Comparison comparing estimates from PM&C, A.M. Fogarty, and the cost estimate from the Preferred Schematic Report (PSR).
40. It was noted that the overall square footage reduced by 2000 square foot from the PSR phase to Schematic Design.
41. Mike Q stated that due to the pandemic and supply chain issues building material costs have increased exponentially. It is important to keep in mind that as the market stabilizes, commodity prices will go back to normal.
42. ADD ALTERNAETS now included in Schematic Design:
  - a. Watermain Pipe (included in PSR)
  - b. Traffic Mitigations costs (included in PSR)
  - c. Ground Source Heat Pump & Plumbing
  - d. Playing Fields and Access Road
43. Mike Q asked the Design Team to find additional savings. AST developed a Value Engineering (VE) list.
44. Tina presented the VE list:
  - a. 87 – total potential VE items
  - b. 34 – Yes (Working Group decided)
  - c. 38 – Maybe (Working Group decided)
  - d. 15 – No (Working Group decided)
45. Tina presented a Project Timeline:
  - a. Community Conversations – July and August
  - b. Community Forums – September and October
  - c. June 24 - July 23: (4 weeks) Design Team adjust SD documents and cost estimate.
  - d. July 28 – August 4: (2 weeks) SBC review and comment on Draft SD documents and cost estimate.
  - e. August 4 – 11: (1 week) Design Team address SBC comments.
  - f. August 18: SBC Meeting – Review of SD comments and Design Teams responses/changes to document.
  - g. August 18 – 31: Design Team finalized SD documents.
  - h. September 8: SD submitted to MSBA.
46. The schedule above allows additional time for the SBC members to review the VE items and make decisions at a future meeting.
47. The next meeting, to review the VE list, will be on June 30, 2021.

**IV. Communications Subcommittee Update**

48. Anna Mae stated they will be solidifying dates for Community Conversations in July and August and that the project's social media has expanded to include Twitter and Instagram.

V. Project Schedule

49. (See item #45)

VI. Other Business/Discussions

50. Comments from the Committee/Public – none

VII. Adjournment

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

**MOTION:** Anna Mae O’Shea Brooke moved, seconded by Michael Marcucci, that the Dale Street School Building Committee vote to adjourn the meeting at 9:54 PM.

*Discussion:*

*None*

**VOTE: The Dale Street School Building Committee voted unanimously to adjourn the meeting at 9:54 PM.**

**Roll call was taken:**

**Michael Marcucci – in favor**

**Tim Bonfatti – in favor**

**Tom Erb – in favor**

**Walt Kincaid – in favor**

**Anna Mae O’Shea Brooke – In favor**

**Leo Brehm – In favor**

**Mike Quinlan – In favor**

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

VIII. Meeting Materials

The following materials were presented at the June 23, 2021 SBC Meeting:

- Dale Street School Building Committee Meeting no. 29 meeting minutes
- Arrowstreet Presentation dated: June 23, 2021.
- Project Meetings and Milestones Schedule 6/23/2021
- Dale Street Elementary School Preliminary Project Schedule, Schematic Design – May 31, 2021
- Dale Street School – May 2021 Invoice Summary
- Arrowstreet Invoice 727390
- LeftField Invoice 21
- Total Project Budget Status Report – May 31, 2021
- Monthly Cashflow – May 31, 2021
- Dale Street School Project Update – June 2021 Monthly Flyer
- Medfield - 2021 06 15 PM&C cost estimate
- Medfield - 2021 06 21 Fogarty cost estimate
- Medfield - 2021 06 22 AST SD Cost Comparisons
- Medfield - 2021 06 22 SD LF SD Cost Estimate Reconciliation
- Medfield - 2021 06 23 SD VE List
- 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=&CLIDs=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/>