

<b>DALE STREET ELEMENTARY SCHOOL – MEDFIELD, MA</b>		<b>MEETING MINUTES</b>
<b>DALE STREET SCHOOL BUILDING COMMITTEE MEETING NO. 16</b>		<b>September 9, 2020</b>
	Location:	Online Meeting
	Time:	7:00 PM

**Attendees:**

<b>Name</b>	<b>Assoc.</b>	<b>Present</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	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	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	N
Amy Colleran	SBC member/Town of Medfield - Director of Facilities	N
Sharon Tatro	SBC member/Warrant Committee	N
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	N
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; Preferred Schematic Report; Project Schedule; and Budget Update. The following was noted:

Mike Quinlan called the meeting to order at 7:04 PM. A quorum was in attendance.

It was also 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 August 12, 2020 Dale Street School Building Committee Meeting Minutes*

1. Mike Quinlan entertained a motion to approve the August 12, 2020 Dale Street School Building Committee Meeting Minutes.

**MOTION:** Leo Brehm moved, seconded by Jeff Marsden that the Dale Street School Building Committee vote to approve the August 12, 2020 Dale Street School Building Committee Meeting Minutes.

*Discussion: None*

**VOTE: The Dale Street School Building Committee voted to approve the August 12, 2020 Dale Street School Building Committee Meeting Minutes.**

**Roll call was taken:**

**Anna Mae O'Shea-Brooke – In favor**

**Michael Marcucci – In favor**

**Tim Bonfatti – In favor**

**Mike Weber – In favor**

**Jeffrey Marsden – In favor**

**Walter Kincaid – In favor**

**Tom Erb – In favor**

**Mike Quinlan – In favor**

**Leo Brehm – In favor**

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

II. Preliminary Schematic Report (PSR)

1. See link to presentation: <https://1drv.ms/b/s!AiAizcRotW8Dga5ajUEiASLtxVCNAQ?e=nEHbNi>
2. The presentation began by stating that the School Committee voted on August 27, 2020 for the 4-5 grade configuration. Anna Mae O'Shea added that although this was not the original thinking the committee had, it made the most sense during this economic climate.
3. AST began the presentation by reviewing Site and Environmental due diligence and then Geo-environmental and HAZMAT findings on both the Wheelock and Dale sites.
4. It was asked that the design schemes be reviewed prior to discussion on cost estimates. It was agreed.
5. The Design Schemes were reviewed. Presented were both grade configurations on both sites.
6. The Construction Costs presented reflect 2 types of procurement. Design Bid, Build and Construction Manager at Risk. There is a 5% delta between the options. The more conservative number will be carried until a decision is made in the Schematic Design phase.
7. It was stated that the size of the proposed buildings on both sites are similar in size. The difference in cost between the Dale and Wheelock site is attributed to site improvements required at Wheelock. Wheelock requires a new water main and possibly a new traffic light that will be determined once a traffic study can be done. Other site improvements include the reconfiguration of the existing bus and parent drop off at Wheelock.
8. The Evaluation of Alternatives Criteria Matrix was reviewed. Similar to the first matrix that was distributed there is a list of criteria to be scored as it relates to each of the schemes. Later there was feedback that some of the criteria was of greater weight than others. This matrix provided a multiplier to the criteria sections and the criteria with greater weight was given a larger multiplier. The scores are from 1-5, 5 being the best and colored coded in green. From the SBC's compiled responses, the Wheelock site is scored most favorably.
9. The SBC completed their response to the survey and the survey presented was the compiled responses into an average score.

10. "How we got here" was followed by a slide listing all public meeting when the Dale Street School Project was discussed beginning in December 2019. There have been 43 open meetings.
11. "Community Outreach" slide showed numerous attempts to reach out to the community since May of 2020.
12. "Where we are going" slide was followed by timelines which showed major votes required from August 2020 to December 2020 in order to keep the project on track.
13. Important Dates discussed:
  - School Committee vote on Grade Configuration – August 27, 2020
  - School Building Committee vote on Site Selection – September 2020
  - Board of Selectmen vote on Preferred Solution – September 2020
  - PSR submission to MSBA – October 27, 2020
  - MSBA Facilities Assessment Subcommittee Meeting – November 18, 2020
  - MSBA Board of Directors vote on Preferred Solution – December 16, 2020
  - MSBA Board Approval (target) – December 2020
  - Schematic Design (7 months)
  - MSBA Board Approval/Issue Project Scope and Budget Agreement – June 2021
  - Must have all approvals by Town and MSBA - November 2021 (or removed from MSBA pipeline)
14. Vote on Consultants Change Letter - Due to Technical Difficulties, this will be postponed until next meeting

### III. Public Input on Site Selection

15. SBC Comments:
  - None

#### 16. Public comments:

Q. (Bernd Leger) what is the usage of the Dale Street School in either scenario?

A. (Mike Q.) If the scheme selected is the add/reno. – It would be renovated as part of new school. If the Dale Site is selected – some partial demo may happen. If the Wheelock site is selected - it would be mothballed. If the school is not used, the Town would create a committee to determine future disposition. The usage would be determined after the vote next year.

Q. (Jerry Potts) comment – from the poll taken, the Dale Street site was the preferred site.

A. (Anna Mae O’Shea) – The poll in May resulted in 37% in favor, 25% not in favor, 22% not enough info, and 15% no preference.

(Jerry Potts) comment – Why is Wheelock more favorable versus the Downtown Dale Street Site since the master plan wants to promote the downtown area, has there been emphasis on this when considering the 2 sites?

A.(Mike Q.) Wheelock is not fully disconnected from Downtown and fully side walked.

(Leo Brehm) The reason for favoring the Wheelock site is because of the congestion that would be astronomical by building on the Dale site. Building at Wheelock would free up open space on the Dale site creating a more open space, accessible to town.

(Mike M.) Agrees with Leo regarding congestion on site and potential traffic.

Q. (Robert Herbstzuber) Currently, traffic off of Elm pushes traffic onto secondary roads and infrastructure is not there to support it. Prefers add/reno. instead of adding another school at this time. Wheelock is not a close walk to Downtown. Over 50% of Wheelock site (where people hang out) will be taken for development if the site is selected.

A. (Mike Q.) 50% of land use would not be lost

A. (Mike M.) This is a measureable amount. The Architect can provide this information.

Q. (Renee Howley) Why does an equivalent schools on the Dale Site score lower on the Wheelock site? How could a centrally located facility score lower than one miles down the road?

- During Mike M.’s response to Renee Howley’s question, the Zoom connection was lost.

- Once the Zoom meeting resumed. It was decided that the public commentary portion of the meeting would continue but no further votes would be taken.

Q. (Kevin Stoddard) Have there been design changes or will there be design changes in response to Covid?  
A. (Larry Spang) it is an emerging situation that we are all dealing with and at this time we have not received additional guidance from MSBA as it relates to design.

Q. (Ken Manning) if we go with the Wheelock site, what happens to the old Dale Street buildings? If we chose the Dale site, we will not have to worry about what will happen to these old buildings, correct? Concerns stems from what is happening with the hospital site.

A. (Mike Q.) Depending on the scheme – 2 involve utilizing the existing Dale buildings. One is the base repair option and the second is the add/reno. option. The base repair doesn't work from an educational perspective – it's there for the MSBA as a comparative tool and doesn't allow for growth and enrollment projected. The add/reno. is the more viable option. The other schemes on the Dale site involve building in the field behind Dale, between Dale and Memorial. The 2 schemes on Wheelock are located behind the existing Wheelock School. Most options for a new building would require future disposition for the existing Dale buildings. It could be mothballed, possibly used by Parks and Rec., senior housing, swing space for student growth. It has not been decided.

A. (Mike M.) Yes, if we build at Dale there will be fewer questions as to what will happen with the existing Dale buildings.

17. Comment from Mike Quinlan – We will not be voting on site selection tonight. We will continue with public commentary and will schedule time for more public commentary for those who have not had an opportunity to comment this evening.

18. Public Comment (continued):

Q. (Mary C.) \$95 million price tag, was that for both schools?

A. (Mike Q.) That was for one of the 3-5 configuration options on the Wheelock site. The larger cost is attributed to the site improvements associated with the larger site and the improvements that would be made to the existing Wheelock School drop off.

Q. (Bernd Leger) The recommended 4-5 grade configuration, is there any implication on site selection for potential future growth at a location?

A. (Mike Q.) The MSBA requires 15% growth designed into a building and there would be more space available to build in growth at the Wheelock site.

Q. Could a floor be added?

A. (Larry Spang) disruption to the school would be great and it is much easier to build out rather than up.

Q. (Chris McQue Potts)

- The process has not engaged- community enough.

- We should have seen the committee's complete matrix ahead of time and heard why they made their selections.

- Face to face meetings are important and this has not happened and should happen before major votes.

- Why is the 3-5 options being presented if the 4-5 configuration has been selected?

- What happened to community engagement on site selection?

- What happened to the water protection piece on the Wheelock Property?

A. (Leo Brehm) Over the past 6 months there has been record attendance at the Project's zoom meetings.

A. (Mike Q.) The SBC has the right to select the 3-5 configuration if they so choose and that is why the options are still being presented.

A. (Mike Q.) Both site are in aquifer protection districts and building in aquifer protection districts is quite common. This protection is not to prevent building on these sites but to prevent hazardous uses occurring on these sites. Building a school is not a hazardous use.

Q. (Jerry Potts.) What is the cost differential between the 2 buildings on the 2 locations and why is the traffic light needed.

A. (Mike Q.) Once a traffic study can take place we will be able to confirm whether a traffic light is needed, in the meantime we will carry this as an allowance. The site improvements at Wheelock is the reason for the greater cost at the Wheelock site. It would not make sense to tuck a road into the site to access the new school so more site improvements are needed to improve the Wheelock School's current circulation. Another reason for the added cost is the mile of pipe that would require a 6" line to be upgraded to an 8" line to support the new building.

19. Mike Q. stated that we will be in touch to reschedule the remainder of this meeting and we apologize for the technical difficulties.

IV. Vote on Site Selection and Preferred Schematic - Due to Technical Difficulties, this will be postponed until next meeting

V. Project Schedule – Due to Technical Difficulties, this will be postponed until next meeting

VI. Budget Update - Due to Technical Difficulties, this will be postponed until next meeting

VII. Other Business/Discussions - Due to Technical Difficulties, this will be postponed until next meeting

VIII. Next Meeting

2. TBD

IX. Adjournment

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

**MOTION:** Jeffrey Marsden moved, seconded by Leo Brehm that the Dale Street School Building Committee vote to adjourn the meeting at 9:06 PM.

*Discussion: None*

**VOTE:** The Dale Street School Building Committee voted unanimously to adjourn the meeting at 9:06 PM.

**Roll call was taken:**

**Anna Mae O'Shea-Brooke – In favor**

**Michael Marcucci – In favor**

**Tim Bonfatti – In favor**

**Mike Weber – In favor**

**Jeffrey Marsden – In favor**

**Walter Kincaid – In favor**

**Tom Erb – In favor**

**Leo Brehm -In favor**

**Mike Quinlan – In favor**

**In Favor: 9**

**Against: 0**

**Abstained: 0**

**The motion passed.**