

Topic	Question	Answer
Master Plan	<p><b>Chris McCue Potts at 7 Curve Street (Aug 21<sup>st</sup>)</b></p> <p>One suggestion: It would be beneficial if all Warrant Committee members were familiar with the final <a href="#">version of the Townwide Master Planning</a> documents since they reflect community priorities based on a significant amount of work, public input, and affirmative votes by other committees to adopt the Plan.</p> <p>Much professional expertise and volunteer time also went into development of the Plan. Here's the one-page consultant description: <a href="https://www.town.medfield.net/DocumentCenter/View/3042/Medfield-Townwide-MP-Interview-Handout-06-27-19-PDF">https://www.town.medfield.net/DocumentCenter/View/3042/Medfield-Townwide-MP-Interview-Handout-06-27-19-PDF</a></p> <p>I suspect that being familiar with the Plan will also help Warrant Committee members with evaluation of MSH re-development proposals.</p> <p>Best,</p>	<p>Thanks for sending. These documents have been added to the <a href="#">Warrant Committee website</a> per your suggestion.</p>
MSBA Process  Field	<p><b>Susan Buckley at 60 Millbrook Road (Aug 27)</b></p> <p>Warrant Committee, I have attended several Building committee meetings via Zoom. While I agree that a new Dale St. School is needed, I have some concerns about the Elm St location and the future of the the "old" Dale St. building. Here are a few of my concerns:</p> <p>*If the premise of having the four grades close to each for ease of professional collaboration, was the possibility of having the schools physically joined explored? The new Dale at Elm St. location uses up valuable open space.</p> <p>*On one Zoom meeting there was mention made of installing an artificial turf to replace one of the fields that the new building would be sited on at a cost of \$2M. These fields are used by children in 1-8 grades.</p>	<p>Thanks for your comments and questions. Physically connecting the buildings would necessitate bringing Wheelock up to current code which is a much more expensive project and not one that the SBC felt the Town would support. This was asked at the Warrant Committee Sub-Committee meeting with the SBC on <a href="#">August 31, 2021</a>.</p> <p>There are no artificial turf fields in the plan. There are currently two multisport grass fields at the Wheelock site. Each one is approximately 69,000 square feet for a total of 138,000 square feet. The proposed plan for the new</p>

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Traffic and Sidewalks	<p>*On the last Zoom mtg. a slide showing the three roads (Knollwood, Cross, Steven) with one way traffic did not list hours they would have limited thru traffic. Cross St. should have a sidewalk like all the other adjacent roads. Probably most important to me..</p>	<p>elementary school at the Wheelock site would eliminate these grass fields. The plan is to build a new replacement high school size soccer/lacrosse grass field of 86,000 square feet. The estimated cost of this new replacement field is \$951,993, including all site work, topsoil, irrigation system and sports grass field. This amount is already included in the project budget submitted to the MSBA.</p> <p>The issue of the fields was covered by the SBC at the community forum on <a href="#">September 22, 2021</a>. Please refer to the video replay of this meeting.</p> <p>The sidewalk on Cross Street was explained along with the other traffic mitigation proposals at the Warrant Committee Sub-Committee meeting with the SBC on <a href="#">August 31, 2021</a>.</p> <p>Additional analysis on sidewalks is being prepared for the meeting on 10/14/21.</p>
Dale Reuse	<p>*What is the future of the “old” Dale St. building? What are the costs in keeping a building mothballed or demolished? Park &amp; Rec is frequently mentioned as a potential tenant. Would the cost of keeping a building open for a small community make sense?</p> <p>The scope of the School Building Committee should include not only building a new building, but what is left behind when they do.</p> <p>I appreciate all the tough decisions ahead and the work done by all the committees involved.</p>	<p>Issues with the Dale building as well as its future uses were covered by the Warrant Committee meeting on <a href="#">September 23, 2021</a>. Please refer to the video replay of this meeting. The Permanent Building Committee is the one that includes the scope of all permanent buildings in Medfield. The School Building Committee was created solely in regard to this project.</p> <p>The Warrant Committee is still completing its full analysis of the cost associated with the Dale building and will discuss on 10/14/21.</p>

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Dale Reuse and Costs	<p><b>Lauren Liljegren at 83 South St (Aug 28<sup>th</sup>)</b></p> <p>Hello Warrant Committee Members!</p> <p>I saw a post on Facebook indicating citizens can reach out directly to you with questions regarding the new school.</p> <p>As a person living very close to the center, I am particularly interested in what the disposition of the dale street school will be and the estimated cost to taxpayers. To be clear, if the new school passes, and all goes well, June of 2024 (ish) the building will no longer be a school. What will it be? What will it cost to turn it into that? Who will pay for the renovations? Assuming it remains town property, what are the estimates for maintenance and operating costs of the building?</p> <p>If these are not questions you currently have Answers to, will the information be available prior to the vote? If not, how will the process be handled?</p> <p>Thank you!</p>	<p>Thank you for your comments and questions. Issues with the Dale building were covered by the Warrant Committee meeting on <a href="#">September 23, 2021</a>. Please refer to the video replay of this meeting.</p> <p>The Warrant Committee is still completing its full analysis of the cost and will discuss it on 10/14/21.</p>
Water	<p><b>Tom Powers at 24 Elm Street (Aug 30)</b></p> <p>I would like to request that the warrant committee address this issue with the proponents of the proposed School at the Wheelock site.</p> <p>If constructed IT APPEARS this project will Push Dog walkers towards the center of the Well Protection district , literally towards the well head, as I understand it.</p> <p>Every day many many dog walkers at Wheelock are happily letting their dogs roam free on the property, without the constraints of the legally required leashes.</p> <p>This leads to much of the dog waste being left on the ground, as their owners claim “ Oh I didn’t see it”</p> <p>Dog waste these days is especially toxic to our drinking water, as evidenced by the attached documents from the MASS/DEP. Over the years we have become more educated, and bring our old medicine to the police station , rather than flush them down the toilet and letting them ultimately find their way into the watershed. Today’s dogs diets include many supplements making this problem even worse.</p>	<p>Thank you for your comments and questions. The questions on dog waste were discussed at the Warrant Committee Sub-Committee meeting with the SBC on <a href="#">August 31, 2021</a>. Please refer to the video replay of this meeting. You will find the specific question on dog waste around 45 mins in.</p> <p>Please attend our conversation on Water scheduled for 10/12/21. The confirmed attendees are:</p> <p>Maurice Goulet, DPW Bill Harvey, Water &amp; Sewer Mike Quinlan, Chair SBC Consultants from Nitsch Engineering and Environmental Partners</p>

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	<p><a href="https://www.mass.gov/doc/source-protection-fact-sheet-protect-local-drinking-water-pick-up-your-dogs-waste/download?_ga=2.23540793.245461086.1630344317-456741097.1630344317">https://www.mass.gov/doc/source-protection-fact-sheet-protect-local-drinking-water-pick-up-your-dogs-waste/download?_ga=2.23540793.245461086.1630344317-456741097.1630344317</a></p> <p><a href="https://www.mass.gov/doc/dog-waste-and-surface-water-quality-0/download?_ga=2.94294046.245461086.1630344317-456741097.1630344317">https://www.mass.gov/doc/dog-waste-and-surface-water-quality-0/download?_ga=2.94294046.245461086.1630344317-456741097.1630344317</a></p>	
Water	<p><b>Tom Powers at 24 Elm Street (Aug 30)</b></p> <p>We are very concerned about the proximity of the proposed development on the towns water supply. We just voted to pay 12,000,000 to fix our towns well , which happens to be at the proposed site.</p> <p>I have heard many people speak out , some with misleading information. Here a Water and Sewer board member appear to be misleading the public, hopefully inadvertently.</p> <p>The gentleman from the water and sewer board appears to misremember and therefore mislead taxpayers at the 41 second mark saying the proposed project “wouldn’t impact the aquifer”</p> <p><a href="https://photos.app.goo.gl/Pw1oenkvCETBH87o8">https://photos.app.goo.gl/Pw1oenkvCETBH87o8</a></p> <p>He adds some qualifiers, but that is not what Environmental Partners said-as anyone who read the dubious letter knows. No one can say that- and Environmental partners did not say that.</p> <p>Everyone wants to build a school that is Net Zero , and one that we would be proud to have in our town , at the same time most seem to be ignoring the fact that this proposed project is on , in ,or near our towns well protection district –that matters not just today but 30 years from now.</p> <p>The town bylaw states only “:necessary buildings” can be built in this area.</p> <p>This wildly expensive project at this remote site which will destroy much open space and potentially put our water at risk- is hardly necessary.</p>	<p>Thank you for your comments and questions. The questions on the town well presentation at town meeting and the Environmental Partners letter were discussed at the Warrant Committee Sub-Committee meeting with the SBC on <a href="#">August 31, 2021</a>. Please refer to the video replay of this meeting. You will find it within the first hour of the meeting.</p> <p>Please attend our conversation on Water scheduled for 10/12/21. The confirmed attendees are:</p> <p>Maurice Goulet, DPW Bill Harvey, Water &amp; Sewer Mike Quinlan, Chair SBC Consultants from Nitsch Engineering and Environmental Partners</p>

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Costs	<b>Tom Powers at 24 Elm Street (Aug 30)</b>  According to my research, districts of our size are NOT spending \$41,000,000 per grade level for elementary schools. The Building Committee ignores this fact and talks about square footage and student count. The square footage is nuts with showcase sports facilities and performance theaters, and at least at one point butterfly gardens as well.	Thank you for your comments and questions. The questions on cost per grade as a relevant data point was discussed at the Warrant Committee Sub-Committee meeting with the SBC on <a href="#">August 31, 2021</a> . Please refer to the video replay of this meeting. The conversation starts around 55 mins in.
School Comparisons		Steve Callahan has prepared an analysis of school comparisons that will be reviewed on 10/4/21 at the Warrant Committee meeting. Supporting documentation is also available on the <a href="#">Warrant Committee website</a> .
Modulars	I have asked all the selectman and Quinlan to please make recommendations for the towns senior citizens – with regard what they should cut out of their fixed budgets , in order to pay for this building. None of them will offer a concrete actionable answer to that question.  The is Also a bit of a disconnect when we are told that taxpayers will have to bear these costs because children of today would not do well in modular classrooms, and that the trauma of moving from Wheelock to Dale is too traumatizing.  Generations of our children did just that, I have asked several of those students and no one remembers any problems with the modular classrooms, or the trauma of the transition.  Please get to the bottom of why they were allowed to go this far with a project that it appear has a good chance of not standing up to independent inquiry.	The reference to seniors is not something we can answer as all people’s situations are different and it is not the SBCs responsibility to do that.  The questions on modulars and transitions were covered at the Warrant Committee Sub-Committee meeting on the Educational Program on <a href="#">September 29, 2021</a> .
Water	<b>Tom Powers at 24 Elm Street (Aug 30)</b>  Attached please find a slide shot from the TOWNS GIS site.  It shows the zones that are related to our water supply, and where they sit on Wheelock site.	Thank you for your comments and questions.  The question on well protection district, zones and GIS radius data points and oil spill was discussed at the Warrant Committee Sub-Committee meeting with the SBC on <a href="#">August</a>

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School Comparisons	<p>I have been told that there are attorneys who said the town is within its right to build a school on this site.</p> <p>It seems to me that we cant, but even if I turn out to be wrong– Isn't the question "Should we build " on this site and put our towns water supply at risk?</p> <p>Much time energy and effort seems to be with Environmental concerns regarding energy and net zero considerations. Wouldn't it be prudent to strongly consider a potential impact on our drinking water, not today but 20 and 30 years down the road ?</p> <p>Can the Warrant Committee recommend a project in a town of \$12,000 that has a cost of 82,000,000 or 41,000,000 per elementary grade level- when no town our size seems to be paying that on a per grade level?</p> <p>The School Building Group talks about numbers and square footage- not the actual cost per grade. I also worry that I am now told there was an oil spill that needs to be cleaned up, and no one has told us what that clean up cost.</p> <p>Given an oil spill as taken place at that site apparently- it is entirely possible so it is dangerous to ignore that possibilty.</p> <p><a href="#">Aquifer and Well PDF provided by Tom Powers</a></p>	<p><a href="#">31, 2021</a>. Please refer to the video replay of this meeting. You will find it within the first hour of the meeting.</p> <p>Schematic Design documents describe the project as designed to increase the quality of water returning to the ground from present condition. The design proposal is to improve the quality and quantity of stormwater infiltrated on site over current conditions, despite a planned increase of hardscape on site.</p> <p>New storm drainage systems are proposed to address stormwater quantity, rate, volume, and quality which would be constructed for the new school and parking lot areas. Project will be designed to meet all local, state, and federal regulations and require quantity and quality mitigation measures. Adding Mass DEP approved stormwater systems to not only the new building but upgrading the existing Wheelock's parking areas will result an INCREASE in water quality for stormwater that is recharged into the ground by bringing the entire site up to current codes and best practices.</p> <p>The Warrant Committee believes that cost per student for designed enrollment and construction cost per square foot are appropriate cost data points for comparative schools recently built. Data points on comparable elementary school's costs have been prepared and are available at the <a href="#">Warrant Committee website</a>. The information includes data points from the MSBA website on new elementary school projects since 2017. Data points from more recent school projects from 2020 and 2021 are also included in this analysis. The analysis will be reviewed on 10/4/21 at the Warrant Committee meeting.</p>

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		<p>The letter regarding the oil spill is available on the <a href="#">Warrant Committee website</a>. Oil spills are not a future risk due to the new building be designed as an all-electric building and the existing Wheelock school being heated by Natural Gas. Neither building will use heating oil.</p> <p>There is no planned use of petroleum products at the new elementary school as stated in the <a href="#">August 31, 2021</a> meeting.</p>
Water	<p><b>Tom Powers at 24 Elm Street (Aug 30)</b></p> <p>Attached is a Boston Globe article showing what can happen to a towns drinking water when things go wrong.</p> <p>The level of impervious surface in this project appear immense, and that it can be problematic.</p> <p>As time goes by and we learn more about water and what can damage to it- the process has evolved. Every ten years or so more and more dangerous chemicals are tested for.</p> <p>Given that there is a choice in sites, wouldn't it make sense to consider building where there is substantially less chance of damaging our water.</p> <p>I am curious why we haven't heard more about the rumored oil spill on the site, when did it occur – whose fault was it and how much will it cost to fix?</p> <p>If this did occur why is it so a secret? did the school Committee aware- did they proceed with this site knowing about it?</p> <p>These are the types of questions that it appears have not been addressed, and why so many taxpayers are so against this project</p> <p><a href="#">Road Salt PDF provided by Tom Powers</a></p>	<p>Thank you for your comments and questions.</p> <p>Please attend our conversation on Water scheduled for 10/12/21. The confirmed attendees are:</p> <p>Maurice Goulet, DPW  Bill Harvey, Water &amp; Sewer  Mike Quinlan, Chair SBC  Consultants from Nitsch Engineering and Environmental Partners</p> <p>The comment on oil spills was discussed at the Warrant Committee Sub-Committee meeting with the SBC on <a href="#">August 31, 2021</a>. Please refer to the video replay of this meeting as mentioned in the above answers.</p> <p>The letter regarding the oil spill is available on the <a href="#">Warrant Committee website</a>.</p>

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		It should be noted that both sites under consideration were in the Primary Aquifer Protection District. That said, as long as designed to current Mass DEP standards both sites would be safe from contamination of groundwater by stormwater.
	<b>Renee Howley at 3 Harding (Sept 1)</b>	
Costs	Dear Warrant Committee	
Educational Plan	I want to thank you for your thoughtful comments and questions during the meeting regarding the new school replacement project. I appreciate any and all efforts to make sure this is a cost effective alternative for us. Mr. Murby is totally correct that there are people who will not be able to afford to live here with the proposal as-is. There are so many options that can be investigated to lower the cost of this school. I hope the BOS and warrant committee do a deep dive into what is extraneous in this design. There are \$25,000 log benches, butterfly houses, rain gardens, walking path, outdoor classroom space that just do not add to our educational benefits at a cost-benefit analysis. Outdoor classrooms? Teachers barely have time in the day to get through the curriculum now, how are they going to add in outdoor time? Classrooms are designed at 900 sq. ft versus an MSBA minimum of 850 sq. ft. Wheelock requires additional infrastructure costs (water, sewer) that just are not required at the Dale site. The auditorium, gym and cafeteria are all larger than what is required. World class music rooms? Again, it's 4 <sup>th</sup> and 5 <sup>th</sup> grade. Do we really need world class facilities?? This also leaves us open to maintenance costs at Dale Street.	Thank you for your comments and questions. Your comments on the educational benefits of certain programming were covered during the Warrant Committee meeting with the School Committee on <a href="#">September 8, 2021</a> and in the conversation on the Educational Program on <a href="#">September 29, 2021</a> . The discussion of the size of the gym and stage was with the SBC on <a href="#">August 31, 2021</a> . Please refer to the video replays of these meetings.
MSBA guidelines		
Dale Reuse	The arguments about going to a two-school system really doesn't play into this either. The MSBA requirement is 575 kids, whether built at Dale or Elm St, so building at Dale does not prohibit that from happening in the future. Adding the Memorial after a number of years then puts us to all kids on 1 campus! I really just don't understand that particular argument for Elm Street at all.	Issues with the Dale building were covered by the Warrant Committee meeting on <a href="#">September 23, 2021</a> . Please refer to the video replay of this meeting. Steve Callahan has prepared an analysis of school comparisons that will be reviewed on 10/4/21 at the Warrant Committee meeting. Supporting documentation is also available on the <a href="#">Warrant Committee website</a> .
School Comparisons	Lastly – just for comparison, food for thought. Abington built <u>2</u> schools – a middle/high school campus that houses grades 5-12 plus pre-k, housing approximately 1200+ kids. That school opened in 2017 for a cost of \$96 million. Spending \$82M on <u>TWO</u> grades/ <u>ONE</u> building seems absolutely unacceptable to us as taxpayers. I understand costs have increased, but I just cannot resolve these two building projects in my head.	Below are additional answers provided by Mike Quinlan, SBC Chair:
	Thank you again for your continued efforts to ensure costs don't get unnecessarily out of control.	<ul style="list-style-type: none"><li>With regards to the “log benches”, they are for the outdoor classroom (similar to what is shown in this photo) and they don't cost \$25K, we are carrying an allowance of \$15K. These would be where kids would</li></ul>



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		<p>sit in the outdoor classrooms. We are carrying \$2K for butterfly/bird houses as they are an educational tool, again as an allowance until we reach the next level of design.</p> <ul style="list-style-type: none"><li>• Many studies have shown the health (physical, emotional, mental) and educational benefits of teaching outside. A simple google search will lead you to a plethora of research. This is very common these days at the elementary school level. These outdoor classrooms have been an even bigger focus since COVID. Schools that do have them have used them far more than Pre-COVID and in my mind, cutting them to save (order of magnitude) \$60K on a \$82M school designed to last 50+ years is short sighted, but that's a value judgement admittedly. I would encourage anyone who is interested in learning more about how they will be used to consult with Steve Grenham or the teachers. So, I would whole heartedly disagree that they do not provide an educational benefit</li><li>• <b>Rain gardens:</b> rain gardens are not “extraneous”. Rain gardens are an important way to deal with stormwater runoff in an environmentally sensitive fashion.</li></ul> <p>This link gives you the basics: <a href="https://en.wikipedia.org/wiki/Rain_garden">https://en.wikipedia.org/wiki/Rain_garden</a></p> <p>While they are part of the stormwater system, they can be used for educational purposes (ecology, etc) however that is not the intent of ours.</p>

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		<ul style="list-style-type: none"><li>● <b>Classroom size...963 CMR 2.06 Table 4:</b>  (7) <u>Space Allowance by Program Activity</u>. The approved Design and Educational Program Project Scope and Budget Agreement shall be within the limitations as set forth in 963 2.06: <i>Table 4</i>:  Table 4: Net Square Feet<sup>1</sup><table><tr><th></th><th>Minimum</th><th>Maximum</th></tr><tr><td><b>Elementary School</b></td><td></td><td></td></tr><tr><td>Pre-kindergarten and Kindergarten (including self-contained lavatory)</td><td>1,100</td><td>1,300</td></tr><tr><td>Core Classroom (grades 1-8)</td><td>900</td><td>1,000</td></tr><tr><td><b>Junior High School/Middle School</b></td><td></td><td></td></tr><tr><td>Core Classroom</td><td>850</td><td>950</td></tr><tr><td><b>High School</b></td><td></td><td></td></tr><tr><td>Core Classroom</td><td>850</td><td>950</td></tr></table> <sup>1</sup> Measured from inside wall to inside wall.  As shown in this table the minimum for an elementary school is 900. The minimum you site is for a middle or high school.</li><li>● <b><i>“The auditorium, gym and cafeteria are all larger than what is required. World class music rooms?”</i></b> : Response: (1) we don’t have an auditorium so I don’t know where she got that. The gym is larger than the minimum by a couple thousand SF and the stage in the cafeteria is a couple hundred SF larger than the minimum. I don’t understand the “world class music rooms” statement. There’s nothing “world class” about this project. Our music rooms are pretty standard to what is being built today. There’s been a lot of people questioning being over the “minimum” SF the MSBA would require. We are less than 4K SF from the minimum. As a frame of reference, my Ashland project is 12K SF larger than the minimum, our Wellesley project is over by 19K SF, our Westwood project over by 30K SF, the one we finished in Millis</li></ul>		Minimum	Maximum	<b>Elementary School</b>			Pre-kindergarten and Kindergarten (including self-contained lavatory)	1,100	1,300	Core Classroom (grades 1-8)	900	1,000	<b>Junior High School/Middle School</b>			Core Classroom	850	950	<b>High School</b>			Core Classroom	850	950
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		<p>was 10K SF over the minimum. You won't find many (if any) projects that are as close to the minimum as we are in Medfield.</p> <ul style="list-style-type: none"><li>• <b><i>“Wheelock requires additional infrastructure costs (water, sewer) that just are not required at the Dale site”:</i></b> Response: I continue to see this being posted. I wish someone could explain how there are no costs for water and sewer at Dale. Jerry Potts continues to post online that there are “\$11 million” in site costs that wouldn't be required at Dale. This is wildly inaccurate at best. I've noted multiple times in public meetings when we were evaluating the two sites the differences that led to Wheelock being more expensive than a new school at Dale. They are:<ul style="list-style-type: none"><li>○ Water line (\$900K): The water line on Elm is too small for the water we would need for Fire Protection. It requires us replacing a little less than a mile of pipe to go from 6” to 8”.</li><li>○ Wheelock site improvements: (~\$2M): We could build a new school at Wheelock without addressing the existing parking/paving/drop off at Wheelock, but that would be shortsighted. First off, it needs replacement but also, it has no stormwater runoff system. We are addressing the capital maintenance issue that the Town will be on the hook for at some point as that paving continues to degrade and it just doesn't make sense to ignore it while we may be building a new school adjacent to it. This has the added benefit of helping to improve the stormwater runoff by bringing that area up to current</li></ul></li></ul>

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		<p>codes/design standards which are far superior to the 1970's.</p> <ul style="list-style-type: none"><li>• <b><i>“The arguments about going to a two-school system really doesn’t play into this either. The MSBA requirement is 575 kids, whether built at Dale or Elm St, so building at Dale does not prohibit that from happening in the future. Adding the Memorial after a number of years then puts us to all kids on 1 campus! I really just don’t understand that particular argument for Elm Street at all.”</i></b>: I’m really not following this. There is no option to go to 2 schools or to have all our elementary schools on the Dale/Memorial site.</li><li>• As for Abington: There’s some inaccuracies I should correct. Abington did not build 2 schools; they built a single school to house their middle/high school (grades 5-12). When looking at cost, it should be compared from time of bid, not when it opens. Abington was bid in 2015. We are pricing our project in 2022 dollars because that’s when we will bid. That’s a 7-year difference. They did build it for \$96M and the cost/SF for that project was a little below average for that time. Obviously, construction prices have increased significantly since then. It also is hard to compare an elementary school to a MS/HS. I have plenty of recent elementary school data to compare that gives everyone an idea of how we compare to similar projects including ones in our office right now (Westwood and Ashland are particularly relevant.</li></ul>

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Community Outreach	<p><b>Renee Howley at 3 Harding (Sept 3)</b></p> <p>Thank you Sharon. I also watched the meeting with the PAC. This raised another alarming point – they were asked about out reach and they indicated they were reaching out to PTO, New N Towne, and groups like that. This seems a very exclusive population that is geared towards folks who may have direct benefits from a new school (ie kids who will be using the new building). What about the COA? What about all of the folks in town who are not on Facebook?</p> <p>It’s also very disturbing that Dr. Marsden is using the school e-mail lists to send out messages about this. Again, that excludes a great deal of our population! Not to mention it seems like a blatant misuse of the communication tool.</p> <p>We are getting inundated with info on Facebook, but the reality is that there is a population who are not on Facebook, and perhaps not internet savvy to the point of finding all the posted information (I am fairly knowledgeable and can’t find the data).</p> <p>Will there be a broader community outreach such as mailings? Preferable from an unbiased source such as the Warrant Committee? This is just too big a ticket item for communication to be so biased the way it is....</p> <p>Thank you again. I don’t envy the position this puts the warrant committee in, but touting an 82 million school as our only option and pushing that agenda to only a segment of the population that benefits most is something I hope our town leadership will not support.</p>	<p>Thank you for your comments and questions. The discussion of community outreach was with the SBC on <a href="#">August 31, 2021</a>. Please refer to the video replays of these meetings.</p> <p>According to the SBC, they have already done meetings with the Lions Club (4/21) and MHS PTO (9/21). Additional meetings are currently scheduled (as of 10/3/21) with</p> <ul style="list-style-type: none"><li>● New N Towne on 10/7</li><li>● MCPE 10/12</li><li>● COA on 10/18</li><li>● Memorial PTO 10/21</li><li>● MEMO turned down the offer to hold a forum</li></ul> <p>Additional ideas for meetings should be sent to Anna Mae O’Shea Brooke or Mike Quinlan. They are working on scheduling them with Park &amp; Rec, SEPAC and the Medfield Public Library. The final all community forum is scheduled for 10/28 at MHS Auditorium.</p>



Topic	Question	Answer
PAC	Why does the Dale st group have a PAC and who are the donors?	<p>school adjacent to it. This has the added benefit of helping to improve the stormwater runoff by bringing that area up to current codes/design standards which are far superior to the 1970's.</p>
Traffic	<p>I am on the safety committee with DPW director and the Police Chief. We spoke briefly about what the traffic situation at wheelock would look like. After soccer games the neighborhood is stacked with cars from the stop sign back to the school. Is there a plan to address this traffic issue?</p> <p>Have the neighbors been polled? I would be curious on their thoughts..</p> <p>Thanks</p>	<p>The Keep Dale @ Dale Coalition is a Ballot Question Committee not a PAC is opposing an anticipated proposed article that will come before the town meeting. They have filed organization documents with the town clerk and will be required to file finance forms disclosing the donors and expenditures eight days before the Ballot Vote and 30 days after the election. The donor information will be public when the forms are filed with the town clerk.</p> <p>Yes, neighborhood feedback and mitigation were presented and discussed at the SBC meeting on <a href="#">March 24, 2021</a>. Before that date two community forums and traffic questionnaires were done. You can view the forum and questionnaire materials on <a href="#">the Project website</a>. You can also see the Traffic links that are a part of the elementary school project on the <a href="#">Warrant Committee website</a> for documents.</p> <p>A discussion of traffic issues was done at the SBC community forum on <a href="#">June 13, 2021</a>. Please refer to the materials and video replay of this meeting.</p>

Topic	Question	Answer
<p>Educational Plan</p> <p>MSBA Process</p>	<p><b>Tom Ramlow at 1 Marlyn Road (Sept 4<sup>th</sup>)</b></p> <p>Warrant Committee,</p> <p>1. The Wheelock campus site idea has the often noted multiple advantages of closeness of the 2 to 5 grades and overall space that the Dale/Memorial site lacks; however if the Nov override vote falls short of 2/3 , what happens in 120 days to the \$18M MSBA grant? Is there any guarantee we will get it all back next time around or can the MSBA equally just reject a new submission?</p> <p>2. - <i>if the override fails</i> --- On applications and plans can we just insert "Dale" wherever the Wheelock site appears and do a fast re vote in 2022 and keep the MSBA approvals, the schedule, and grant money?</p> <p>3. - <i>If the Nov. vote fails</i> ---Are you certain that this year the School Building Committee will automatically meet, discuss, write and issue a new SOI request for building Dale at Dale ? They and the Select Board have voted several times unanimously for the Wheelock site.</p> <p>4. What things might happen to delay a new SOI application approval by the MSBA . Can it take as long as 3 to 5 years?</p> <p>5. Have you considered MSBA's past 10 year history of long delays with a majority of "failed vote " new construction building overrides , such as Carver, Tisbury on Martha's Vineyard, Lynn, Holyoak, Lincoln, Ipswich-Winthrop, and Sharon...At a recent informational meeting, School Committee member Leo Brehm noted the long delays and much higher price experienced by the town of Sharon when a school building override failed and re-doing the MSBA process took several tries.</p>	<p>Thank you for your comments and questions. The discussion of what happens with a failed vote, and the MSBA process has been addressed at the Warrant Committee Sub-Committee meetings with (1) the SBC on <a href="#">August 31, 2021</a>, and (2) the Dale Building discussion on <a href="#">September 23, 2021</a>. Your comments on the educational benefits were covered during the Warrant Committee meeting with the School Committee on <a href="#">September 8, 2021</a> and in the conversation on the Educational Program on <a href="#">September 29, 2021</a>. Please refer to the video replays of these meetings.</p>
<p>Basketball Courts/Gym</p>	<p><b>Tom Powers at 24 Elm Street (Sept 7)</b></p> <p>I just watched another video regarding the proposed school project, and had another point to bring up.</p> <p>There was a discussion of how the basketball courts ( which appear to not be for 3<sup>rd</sup> and 4<sup>th</sup> graders) are much in need in Medfield- and that we have kids today who have to go to Wellesley to practice ( the indignity of it all) . Ten years ago my kids drove to Wellesley to practice back in the day and survived, its actually very safe there. They practiced at Dana Hall. The school project is not a Park and Rec project. My kids also played pick up at the police station and the HS- these courts are free with no rental costs.</p>	<p>Thank you for your comments and questions. The discussion of the size of the gym and basketball courts was with the SBC on <a href="#">August 31, 2021</a> and were also covered during the Warrant Committee meeting with the School Committee on <a href="#">September 8, 2021</a>. Please refer to the video replays of these meetings.</p>



Topic	Question	Answer
Fields	<p>I would like to suggest that the Warrant committee ask why the School Building Committee feels it was tasked with asking tax payers to solve any rec league basketball court shortage.</p> <p>There have been several private developer proposals over the years that seemed to include courts ,that for whatever reason didn't happen.</p> <p>I believe many taxpayers when educated will not feel that is an appropriate or necessary cost to bear , given that the courts appear to be purposefully being built for other uses than the 3<sup>rd</sup> and 4<sup>th</sup> graders.</p> <p>The same applies to the TURF fields Mr. Marsden seems to be suggesting are necessary.</p>	<p>There are no turf fields in this project there is a grass one as described below by Mike Quinlan:</p> <p>There are currently two multisport grass fields at the Wheelock site behind the school. Each one is approximately 69,000 square feet for a total of 138,000 square feet. The proposed plan for the new elementary school at the Wheelock site would eliminate these grass fields. The plan is to build a new replacement high school size soccer/lacrosse grass field of 86,000 square feet. The estimated cost of this new replacement field is \$951,993, including all site work, topsoil, irrigation system and sports grass field. This amount is already included in the project budget submitted to the MSBA. The issue of the fields was covered by the SBC at the community forum on <a href="#">September 22, 2021</a>. Please refer to the video replay of this meeting.</p>
School Comparisons	<p>I also just discovered that it appears we may be setting two records 41,000,000 per grade appears to be a record not for small towns but any town.</p> <p>this proposal clocks in at well over 200,000 per student- with our enrollment figures of 375 students on day one. No town is even close to that according to MSBA figures I reviewed.</p>	<p>Steve Callahan has prepared an analysis of school comparisons that will be reviewed on 10/4/21 at the Warrant Committee meeting. Supporting documentation is also available on the <a href="#">Warrant Committee website</a>.</p>
	<p><b>Tom Powers at 24 Elm Street (Sept 7<sup>th</sup>)</b></p> <p>The group has presented the number of sessions held out as how they have been promoting open dialogue . I included some screen shots of what it feels like on this end of their calls.</p> <p>It has also contributed to the frustration of many , and the perception that something worth 82 million ought to be handled differently.</p>	<p>Thank you for your comments and questions. The issue of costs per taxpayer and school comparisons were covered by the SBC at the community forum on <a href="#">September 22, 2021</a>. Please refer to the video replay of this meeting.</p>

Topic	Question	Answer
Costs  School Comparisons	<p>In addition to my previous suggestions I would request the Warrant Committee ask about :</p> <p>COST PER TAXPAYER -</p> <p>I believe the three metrics I have mentioned: cost per grade cost per student and cost per taxpayer- leave Medfield well in front of the other 350 cities and towns. We won- We are being asked to spend the most.</p> <p>Now the School building group is telling taxpayers those metrics don't matter- which is frustrating as we are being asked to pay.</p>	<p>Steve Callahan has prepared an analysis of school comparisons that will be reviewed on 10/4/21 at the Warrant Committee meeting. Supporting documentation is also available on the <a href="#">Warrant Committee website</a>.</p>
OML Complaint  Dale Reuse	<p><b>Tom Powers at 24 Elm Street (Sept 8<sup>th</sup>)</b></p> <p>I am not sure if all the Warrant Committee is aware that it appears the town was unable to share some building committee minutes for what I have heard is an extensive period. Some of this period supposedly covers the time when the proposed projects clearly would have been discussed. This was also supposedly prior to site selection which we are lead to believe just happened</p> <p>This supposedly might cover the time period where it may be believed by some that the proposed site was predetermined , and that the plan was always predetermined to move Park and Rec into the Dale Street School.</p> <p>Would the Warrant Committee be able to get to the bottom of this and at least confirm that there are in fact missing minutes, and share that fact with taxpayers?</p>	<p>Thank you for your comments and questions. The correspondence related to this matter has been included on the <a href="#">Warrant Committee website</a>. The matter was also discussed by Kristine Trierweiler at the Warrant Committee meeting on <a href="#">September 13, 2021</a>. Please refer to the video replay of this meeting.</p> <p>Issues with the Dale building and the history of Park and Rec's building project were covered by the Warrant Committee meeting on <a href="#">September 23, 2021</a>. Please refer to the video replay of this meeting.</p>

Topic	Question	Answer
Water	<p><b>Tom Powers at 24 Elm Street (Sept 8<sup>th</sup>)</b></p> <p>I am hoping the Warrant Committee, as part of this process, can procure and share with taxpayers , a copy of the calculations performed by Environmental Partners- in order to document its conclusion regarding the proposed relocation of the Dale Street to the Well Head protection district.</p> <p>I am not suggesting they be asked to do anything further, merely share the body of work analyzed so that we as taxpayers can see their work.</p>	<p>Thank you for your comments and questions. The SBC indicated the following: “Environmental Partners were not asked to evaluate any calculations. They were asked to evaluate our project relative to our by-laws and determine whether it would be permitted. Calculations for stormwater aren’t completed until later in the design process and are submitted to necessary permitting agencies.”</p> <p>Please watch on 10/12 when the Environmental Partners consultant will be present.</p>
Water	<p><b>Tom Powers at 24 Elm Street (Sept 8<sup>th</sup>)</b></p> <p>Sorry – I will continue to have a few more. It has been reported that there was an oil spill somewhere on the Wheelock property. I don’t know if the Warrant Committee was aware of this, but it highlights the dangers of doing anything so close to our towns drinking water and reinforces the concerns many have .</p> <p>I believe it has also been recommended that the town engage some soil testing be done prior to construction.</p> <p>I am curious: Why wouldn’t the town follow up the recommendation to test the soil?</p>	<p>Thank you for your comments and questions. The comment on oil spills was discussed at the Warrant Committee Sub-Committee meeting with the SBC on <a href="#">August 31, 2021</a>. Please refer to the video replay of this meeting.</p> <p>There is a plan to do additional soil testing at the Wheelock site prior to construction. The proposed SD budget includes a line-item amount of \$225,000 for testing services. Also, there is another SD budget line-item for Soil Disposal - \$100,000 for contaminated soil allowance in the event it is needed.</p> <p>Please attend our conversation on Water scheduled for 10/12/21. The confirmed attendees are:</p> <p>Maurice Goulet, DPW Bill Harvey, Water &amp; Sewer Mike Quinlan, Chair SBC Consultants from Nitsch Engineering and Environmental Partners</p>

Topic	Question	Answer
Traffic and Sidewalks	<p><b>Steve Ganem at 1 Cross Street (Sept 9 during Dale at Dale PAC meeting)</b></p> <p>The Dale at Dale meeting with the Warrant Committee subcommittee was held on <a href="#">September 9, 2021</a>.</p> <p>Steve requested that the Warrant Committee do an analysis of the Sidewalks and related issues to walking to school in the areas of Dale and Wheelock.</p>	The Warrant Committee is still completing its full analysis of this and will discuss on 10/14/21.
Costs MSBA Process School Comparisons	<p><b>Christian Donner at 92 Green Street (Sept 9<sup>th</sup>)</b></p> <p><b>General Process Question</b> Instead of a due diligence process after the fact (we spent a \$1 million already on planning), could we be doing a cost due-diligence up-front and set a budget cap going into large building projects?</p> <p><b>Re Cost concerns:</b> Newton's Angier School opened in 2016 <a href="https://angier.projects.nv5.com/?doing_wp_cron=1631197770.2656168937683105468750">https://angier.projects.nv5.com/?doing_wp_cron=1631197770.2656168937683105468750</a> A 74,000 square foot school with a 465 student capacity for 37.5 million This corresponds to \$370/sq ft Zervas School, also in Newton, opened in 2017: <a href="https://www.wtrich.com/project-portfolio/projects/zervas-elementary">https://www.wtrich.com/project-portfolio/projects/zervas-elementary</a></p> <p>This letter to Wickellocal from 2017 has a few more data points from Wellesley: <a href="https://wellesley.wickedlocal.com/news/20170124/hhu-50-million-per-school">https://wellesley.wickedlocal.com/news/20170124/hhu-50-million-per-school</a></p> <p>Medfield's cost appears to be in the high \$700s per sq ft. Does the current building boom and town's competing for contractors, and general cost increases, really account for this large difference?</p> <p><b>Cost Estimate Question</b> I was looking at the Fogarty numbers <a href="https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/1346196/Medfield_-_2021_06_21_Fogarty_cost_estimate_1_.pdf">https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/1346196/Medfield_-_2021_06_21_Fogarty_cost_estimate_1_.pdf</a></p>	<p>Thank you for your comments and questions. The MSBA process establishes certain steps and phases that are required to be followed. One of those steps is to accomplish a feasibility study. As part of the feasibility study the MSBA requires cost estimates to be done by two independent cost estimating firms (Fogarty and PMC). These two estimators must reconcile their estimates and explain any differences. The costs related to town building projects are ultimately subject to review by the Permanent Building Committee (or School Building Committee), Board of Selectmen, Warrant Committee and ultimately approval by residents at Special Town Meeting.</p> <p>We understand the Newton Angier school was approved by the MSBA board in Oct 2013 and started construction in 2014. Data points on comparable elementary school's costs have been prepared and are available at the <a href="#">Warrant Committee website</a>. The information includes data points from the MSBA website on new elementary school projects since 2017. Data points from more recent school projects from 2020 and 2021 are also included in this analysis. The analysis will be reviewed on 10/4/21 at the Warrant Committee meeting.</p>

Topic	Question	Answer														
Soft Costs	<p>First question: Are cost estimate line items for items “installed” or for material only? Case in point: Security system</p> <p>Ext 360 deg camera 19 MP 12 EA <b>2,191.00</b> 26,292 MP 360 deg dome camera - 10 EA <b>2,782.00</b> 27,820 MP 180 deg dome camera 15 EA <b>2,532.00</b> 37,980 Samsung 65" video mon what model? 1 EA <b>4,432.00</b> 4,432 (street price is below \$2000 (model QM65N) <i>From &lt;<a href="https://displaysolutions.samsung.com/digital-signage/detail/1272/QM65N">https://displaysolutions.samsung.com/digital-signage/detail/1272/QM65N</a>&gt; )</i></p> <p>\$10000 for "enhanced security system" What is this, and how is it different from \$40,000 for "racks with head end equipment"? All these numbers seem high, even if “installed”.</p> <p><b>Excluded Costs</b> IT Equipment cost is excluded from estimates. Will there be additional expenditures for equipment, in particular, IT equipment like desktop computers and servers? If equipment is to be reused, what will it cost to move and reinstall in the new building? Will moving costs be paid by the school department or will it be added to the new school construction budget?</p> <p><b>Question I had in my notes but did not ask:</b> Would it make sense to have estimates independently reviewed by an expert who is not paid by the project or working for the SBC?</p>	<p>All cost estimates are “installed”. These Fogarty estimates are part of the overall security estimate of \$381,429. The Fogarty estimate was reconciled to the other independent estimate from PMC. The PMC estimate was used for final school budget submission to MSBA.</p> <p>Details about the security system are restricted due to the sensitive nature of the building being a public school. The details of the schematic design of the security systems that was prepared by Pamela Perini Consulting is “confidential”. School security systems are designed to MSBA requirements. The cost estimate for security prepared by PMC includes the following line items:</p> <table><tr><td>Head end</td><td>\$40,000</td></tr><tr><td>Card Access system</td><td>\$95,828</td></tr><tr><td>Intrusion system</td><td>\$95,828</td></tr><tr><td>Video Management</td><td>\$47,914</td></tr><tr><td>CCTV surveillance system (proprietary)</td><td>\$95,828</td></tr><tr><td>Premium to integrate with existing District System</td><td>\$37,540</td></tr><tr><td>Total</td><td>\$412,938</td></tr></table> <p>The new elementary school budget does include a soft cost budget line item for Technology in the amount of \$920,000. We understand that the existing student computers used by Dale students are scheduled to be replaced in 2024. The cost of replacing these student computers is part of the Technology budget and most is considered “eligible costs”, subject to MSBA reimbursement. There are no servers at the Dale Building and no servers are anticipated in the new elementary school. The district currently has three servers – none at Dale.</p>	Head end	\$40,000	Card Access system	\$95,828	Intrusion system	\$95,828	Video Management	\$47,914	CCTV surveillance system (proprietary)	\$95,828	Premium to integrate with existing District System	\$37,540	Total	\$412,938
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Topic	Question	Answer
School Comparisons	<p><b>Tom Powers at 24 Elm Street (Sept 10<sup>th</sup>)</b></p> <p>I would suggest that if this process is to be somewhat independent than it would serve everyone to get their own figures from MSBA – rather than the SCHOOL COMMITTEE . For better or worse what I presented fully appear to be the FACTS AS stipulated by the stated limitations of the data only coming through 12/20 . My population figures and number of residents may be off OR the students may be off by a few- but the reality is we are so far out ahead of the pack that those differences wont make a huge difference. This proposal is the most expensive elementary school ever proposed by those metrics using that body of evidence from the MSBA.</p> <p>I feel bad that I only realized this in the last week.</p> <p>My request would be that the warrant committee keep I mind that there are other sources of FACTS beside the School Building Committee-</p>	<p>Thank you for your comments and questions. Steve Callahan has prepared an analysis of school comparisons that will be reviewed on 10/4/21 at the Warrant Committee meeting. Supporting documentation is also available on the <a href="#">Warrant Committee website</a>.</p>
Medfield State Hospital Impact	<p><b>Kathleen Donohue at 7 Steeplechase Dr (Sept 10<sup>th</sup>)</b></p> <p>Hello,</p> <p>Thank you for all your work digging into the decision before our town with regards to a new elementary school. One question I had is with regards to the Medfield State Hospital space. In considering the cost to taxpayers, if 300+ homes are built out at the State Hospital grounds, how would that offset the cost to existing taxpayers. It is a "what if" right now, but I think that could potentially factor into the conversation just as the new Parks and Rec building has. I think the State Hospital also is a factor in school size. If we add new students at the state hospital, what effect would that have on enrollment? Thanks again for all your work pulling together the information in an unbiased way for all town residents to review.</p> <p>Best,</p>	<p>Thank you for your comments and questions. The only information included in the State Hospital from the two proposals received was a fiscal impact study included in the Trinity proposal. The study was based on Trinity's proposed development of a total 334 units. Included in those was 137 units with 2 and 3 bedrooms, which resulted in an estimate of the number of additional school age children to be between 47 to 67.</p> <p>The proposals can be found on the town website <a href="#">here</a>.</p>

Topic	Question	Answer
OML Complaint	<p><b>Chris McCue Potts at 7 Curve Steet (Sept 13<sup>th</sup> – Placed in the meeting Q&amp;A</b></p> <p>Please know that all the minutes from 2017 PP&amp;BC meeting minutes also cannot be found. This committee met on school-project related topics, including site issues, according to a statement made by the superintendent in 2017. More concerning was that the PP&amp;BC was responsible for significant taxpayer funded projects in 2017 and 2018, including Public Safety Building, DPW Building, Senior Center, two feasibility studies and a bylaw change, yet TWO YEARS of minutes do not exist to document those deliberations, decisions, votes and attendance. It was also noted by someone close to the Mike Sullivan that due to his illness, it was unlikely he would have attended every meeting. The fact is, the chair of any town committee or board is legally responsible for the minutes, not a town administrator.</p>	<p>Thank you for your comments and questions. The correspondence related to this matter has been included on the <a href="#">Warrant Committee website</a>. The matter was also discussed by Kristine Trierweiler at the Warrant Committee meeting on <a href="#">September 13, 2021</a>. Please refer to the video replay of this meeting.</p>
MSBA Process	<p><b>Chris McCue Potts at 7 Curve Steet (Sept 13<sup>th</sup> – Placed in the meeting Q&amp;A</b></p> <p>After the Quad meeting in spring 2020, Selectman Pete Peterson suggested having a non-binding Town Meeting vote on grade configuration. The other two Selectmen agreed with him. School projects in other districts have failed at Town Meeting in large part because of site selection, and in each instance, the towns responded to MSBA saying it would further engage the community on key decisions, including site selection, the next time around. Why are we repeating the mistakes of these other towns? There is nothing within the MSBA process that prohibits a town from voting on site selection. In the case of other towns, when the site was changed, the vote passed. MSBA has said it plays no role in site selection -- that it's a local issue.</p>	<p>Thank you for your comments and questions. The meeting you reference was on <a href="#">April 7, 2020</a>. Pete's question is around 2:15. His question was not about the site selection. His question was about whether it be a 3-4-5 school or a 4-5 school. This meeting did not discuss site selection. To your point that all three Selectmen agreed, please listen to the meeting again as Gus stated it wasn't possible to get it on the upcoming warrant and Mike disagreed as well. Mike Pastore as the chair of the Warrant Committee also disagreed.</p> <p>Mike Quinlan stated that he would have to run this type of vote by the MSBA as it is not standard in the projects he has seen.</p>
MSBA process	<p><b>Chris McCue Potts at 7 Curve Steet (Sept 13<sup>th</sup> – Placed in the meeting Q&amp;A</b></p> <p>Please be sure to include this fact in your records: Medfield School Committee never discussed the educational benefits of the two sites being considered prior to SBC voting, and School Committee never voted to put forth a recommendation to Dale SBC on a specific site based on educational attributes. Agendas and minutes will confirm this. At the end of the day, School Committee has responsibility for the construction and location of a new school on its own property, and it should have absolutely weighed in on the educational pros &amp; cons to help guide the SBC last fall, esp. when some SBC members were expected to evaluate ed benefits even though they had zero educational expertise.</p>	<p>Thank you for your comments and questions. The fact that the School Committee didn't vote on site selection is covered during the Warrant Committee meeting with the School Committee on <a href="#">September 8, 2021</a> and with the SBC on <a href="#">August 31, 2021</a>. Please refer to the video replays of these meetings. The Educational Program and Grade Configuration are under the purview of the School Committee. The Site Selection is under the purview of the School Building Committee which has School Committee representatives on it.</p>



Topic	Question	Answer
Dale Preservation versus Demolition	<p><b>Chris McCue Potts at 7 Curve Steet (Sept 13<sup>th</sup> – Placed in the meeting Q&amp;A</b></p> <p>Do you have factual documentation, per Dale SBC chair: "We did not study demolition of Dale because the community was not in favor of it." How does Dale SBC know that? Where is the hard data documenting the variety of community views on preservation of Dale? In all the years as a Medfield resident, I do not remember a community survey asking whether or not I wanted to preserve the Dale Street School.</p>	<p>Thank you for your comments and questions. Comments about wanting to preserve Dale are part of the <a href="#">survey</a> posted. Members of the SBC also state that the requests to keep the historic parts of the building came up at their community forums. Those forum dates are listed on their <a href="#">website</a>.</p> <p>There are also testimonials on the website: <a href="https://daleatdale.com/testimonials">https://daleatdale.com/testimonials</a> that refer to preservation of the historic building.</p> <p>The cost of demolition of Dale was calculated and is part of a forum on <a href="#">June 13, 2021</a> and in the <a href="#">materials</a>.</p>
Dale Reuse Basketball Courts	<p><b>Chris McCue Potts at 7 Curve Steet (Sept 13<sup>th</sup> – Placed in the meeting Q&amp;A</b></p> <p>It's important to note that when Parks &amp; Rec released its Feasibility Study results in January 2020, it called for new basketball courts, with the rational the town was short of courts. However, since that time, Kingsbury Club has built two basketball courts. The old market analysis for town court needs is likely outdated by now, especially because of pandemic too. If a basketball court will be built in the new elementary school, given presence of Kingsbury courts now, wouldn't it make sense to find a way to have a shared facility between school &amp; Parks &amp; Rec, vs. each entity building expensive courts? Common sense.</p>	<p>Thank you for your comments and questions. Issues with the Dale building and the history of the Park and Rec's building project were covered by the Warrant Committee meeting on <a href="#">September 23, 2021</a>. Please refer to the video replay of this meeting.</p> <p>The discussion of the sharing of a building between the schools and Park &amp; Rec as well as the size of the gym and basketball courts was with the SBC on <a href="#">August 31, 2021</a> and were also covered during the Warrant Committee meeting with the School Committee on <a href="#">September 8, 2021</a>. Please refer to the video replays of these meetings.</p>



Topic	Question	Answer
Water	<p><b>Chris McCue Potts at 7 Curve Steet (Sept 13<sup>th</sup> – Placed in the meeting Q&amp;A</b></p> <p>Please be sure to read the recent Moody's Bond Rating letter that notes "Four Twenty Seven (427) has assessed the town's risk of water stress as high" under pg. 4 - ESG Considerations. This label actually applies to a number of communities in Greater Boston. According to report "Measuring What Matters" on 427 website, "water stress" denotes existing water stress, or water supplies are diminishing and/or competition is expected to increase."</p>	<p>Thank you for your comments and questions. These documents are available on the <a href="#">Warrant Committee website</a>:</p> <ul style="list-style-type: none"> <li>• <a href="#">Medfield Moody's Credit Opinion</a> pg. 4 lists Environment Considerations</li> <li>• <a href="#">Measuring What Matters: A New Approach to Assessing Sovereign Climate Risk by 427</a> referenced on pg. 4 of Moody's report listed above</li> </ul>
Dale Reuse	<p><b>Chris McCue Potts at 7 Curve Steet (Sept 13<sup>th</sup> – Placed in the meeting Q&amp;A</b></p> <p>Re: Reuse of Dale -- it has been stated to MSBA in writing that a Town Committee would be created that would make that decision. When Feasibility Study for Parks &amp; Rec was discussed by Selectmen in 2018, it was stated that Parks &amp; Rec facility should be self-funded. Selectmen are also on record saying that it was their original expectation that the Master Planning Committee would be making the Dale reuse decision. It is wrong for an automatic assumption to be made that Parks &amp; Rec would move into Dale. Like site selection, this is being pushed on residents without sufficient community input.</p>	<p>Thank you for your comments and questions. Issues with the Dale building and the history of the Park and Rec's building project were covered by the Warrant Committee meeting on <a href="#">September 23, 2021</a>. The topic of how the town will determine reuse was also covered. The process is not decided by the Master Planning Committee. The process is laid out in detail in this video and is a multi-step process involving the School Committee, Selectman and Town Meeting. Please refer to the video replay of this meeting.</p> <p>You may also find the legal opinion on the transfer process helpful, and it is posted on the <a href="#">Warrant Committee website here</a>.</p>
Teacher Involvement	<p><b>Jerry Potts at 7 Curve Steet (Sept 13<sup>th</sup> – Placed in the meeting Q&amp;A</b></p> <p>The SBC said that both schools would be excellent. The teachers were not involved before the site selection. Dr. Marsden was clear about that at the Town Meeting. They have been deeply involved since the selection (which they would have also if it was Dale)</p>	<p>Thank you for your comments and questions. The involvement of the teachers and how both sites fit the Educational plan were discussed during the Warrant Committee meeting with</p>

Topic	Question	Answer
Educational Program		<p>the School Committee on <a href="#">September 8, 2021</a> and in the conversation on the Educational Program on <a href="#">September 29, 2021</a>.</p> <p>The question Dr. Marsden answered at town meeting can be seen at 3:48 in the <a href="#">video</a>. The question asked if an Educational Sub Committee met his answer was that it did not but then went on to say the teachers did work with the design team over several meetings. In the conversation on the 29<sup>th</sup> the teachers detailed their involvement in visioning sessions with Arrowstreet, etc. Given the answers, the subcommittee and the working sessions the teachers did are two different things and teachers were involved prior to site selection] . The teachers and professional staff were involved right from the beginning in all aspects of the design and educational program.</p>
MSBA Process	<p><b>Jerry Potts at 7 Curve Steet (Sept 13<sup>th</sup> – Placed in the meeting Q&amp;A</b></p> <p>For the record, the pros and cons document created was from Gus Murby and used the final options presented. We have commented on the assumptions we think were flawed that increased the Dale costs, the size/footprint and the time table.</p>	Thank you, we have noted that.
Master Plan	<p><b>Jerry Potts at 7 Curve Street (Sept 13<sup>th</sup> via email and put in the Q&amp;A chat at the meeting)</b></p> <p>Hello folks,</p> <p>Thank you for the time last Thursday. As a follow up, I am including a few documents to support point we made. I will have the cost elements we referenced by Thursday.</p> <p>This document is a word document, highlighting the goals in the masterplan— I have highlighted (in yellow) the items we believe are directly impacted by the Elm St location. We would encourage you to consider these points when fully evaluating the master plan. I listened to the call tonight— I don't believe quoting only part of the plan is accurate. You addressed a couple of elements. Please read the highlighted bullets and address how taking open space at Elm St supports the highlighted items.</p>	<p>Thank you for your comments and questions. The master plan was discussed at the Warrant Committee meeting on <a href="#">September 13, 2021</a>. Please refer to the video replay of this meeting.</p>

Topic	Question	Answer
	<p>GOAL 1.0 Honor Medfield’s TOWN CHARACTER</p> <p>Objective 1.1. Celebrate the DOWNTOWN and work to increase its vitality.</p> <p>Objective 1.2. Preserve and enhance Medfield’s HISTORIC RESOURCES</p> <p>Objective 1.3. Protect, enhance, and connect existing NATURAL FEATURES and acquire additional OPEN SPACE</p> <p>Objective 1.4. Guide DEVELOPMENT and REDEVELOPMENT so that is in keeping with the Town’s character.</p> <p>GOAL 2.0 Make GETTING AROUND TOWN safe and pleasant</p> <p>Objective 2.1. Reduce traffic congestion and make traveling by AUTOMOBILE safer.</p> <p>Objective 2.2. Improve parking when/where possible.</p> <p>Objective 2.3. Improve existing infrastructure and connect PEDESTRIAN and BICYCLE networks</p> <p>Objective 2.4. Explore the possibilities for providing PUBLIC TRANSPORTATION</p> <p>GOAL 3.0 Encourage ECONOMIC ACTIVITY</p> <p>Objective 3.1. Diversify the TAX BASE</p> <p>Objective 3.2 Become more BUSINESS-FRIENDLY</p>	

Topic	Question	Answer
	<p>GOAL 4.0 Provide a range of HOUSING options</p> <p>Objective 4.1. Provide smaller units for older adults, younger adults and others looking for more AFFORDABLE housing</p> <p>Objective 4.2. Encourage the development of alternative housing types</p> <p>GOAL 5.0 Provide PUBLIC FACILITIES and SERVICES that meet the needs of all residents. Objective 5.1. Support excellence in EDUCATION</p> <p>Objective 5.2. Continue to plan, manage and maintain municipal FACILITIES</p> <p>Objective 5.3. Improve municipal UTILITIES GOAL</p> <p>6.0 Support the reuse of the STATE HOSPITAL</p> <p>Objective 6.1. Implement the Medfield State Hospital Master Plan</p> <p>Objective 6.2. Reuse the buildings and campus to meet TOWN NEEDS</p> <p>GOAL 7.0 Support HEALTH AND WELLNESS of residents</p> <p>Objective 7.1. Maintain existing and provide additional opportunities for RECREATION</p> <p>Objective 7.2. Promote HEALTHY LIFESTYLE choices, especially for YOUTH</p> <p>Objective 7.3. Support older adults to AGE IN PLACE</p>	

Topic	Question	Answer
	<p>Objective 7.4. Attract a more DIVERSE POPULATION to live in Town.</p> <p>Objective 7.5. Expand opportunities for COMMUNITY GATHERING</p> <p>GOAL 8.0 Improve GOVERNANCE and plan for FUTURE RESILIENCE</p> <p>Objective 8.1. Improve TOWN GOVERNANCE</p> <p>Objective 8.2. Promote measures that respect and protect the ENVIRONMENT</p> <p>Over half (61%) of those responding to the SURVEY listed “open space and natural features” among their FAVORITE things in Medfield. It also came in second among FAVORITE features in the VISIONING SESSION. What makes Medfield unique is its commitment to open space.”</p> <p>Traffic and road safety issues were among the LEAST favorite features of Medfield for more than half (58%) of those responding to the SURVEY. Also, over a quarter (38%) said that “traffic control” was among the “most important issues to consider when planning for the Town’s future.”</p> <p>1.3. Protect, enhance, and connect existing NATURAL FEATURES and acquire additional OPEN SPACE</p> <ul style="list-style-type: none"><li>• Protect existing open space/natural features</li><li>• Acquire additional open space</li><li>• Create connections between spaces and improve equity of access</li><li>• Evaluate benefits of Community Preservation Act</li></ul>	

Topic	Question	Answer
	<p>1.4. Guide DEVELOPMENT and REDEVELOPMENT so that it is in keeping with the Town’s character</p> <ul style="list-style-type: none"><li>• Guide new development with impact on services in mind and so that open space is preserved</li><li>• Guide new development so complements existing neighborhood character</li></ul>	
Water	<p><b>Chris McCue Potts at 7 Curve Street (Sept 13<sup>th</sup> and Sept 18<sup>th</sup>)</b></p> <p>Hi all,</p> <p>Please be sure to share the attached document with the resident who asked about the soil contamination, and please include it in your records.</p> <p>This file, <u>dated May 2020</u>, was provided in response to the Dale PDP and <u>includes a question/concern from MSBA</u> about possible buried oil tanks and possible soil contamination from the 1988 oil spill, despite the fact it happened long ago. The incident was covered more specifically in the environmental report provided by the consultant hired by Dale SBC.</p> <p>At the last public forum, in response to my question, SBC Chair Mike Quinlan did not dispute the fact that a phase II soil study would in fact be conducted to ensure that soil contamination does not exist. That study was pushed off until after site selection.</p> <p>Just because an oil spill from 1988 was deemed by the superintendent to be old and outdated (and who even joked about it at your meeting), clearly MSBA and the environmental consultant believed it was relevant otherwise it would not have been mentioned in the attached document as something recommended to be addressed if a school was to be built on the site.</p> <p>Best,</p> <hr/>	<p>Thanks for sending. These documents have been added to the <a href="#">Warrant Committee website</a> per your suggestion. It was also sent to Tom Powers as requested on Sept 18<sup>th</sup> with the following note:</p> <p>Tom,</p> <p>I wanted to call your attention to a few more docs on the subject of oil and contamination at Wheelock:</p> <p><a href="#">District and Professional Team Responses May 22</a></p> <ul style="list-style-type: none"><li>- This doc references questions on the Environment site on pages 10-11. The other future reports referenced there can be found here: - <a href="#">Preferred Schematic Report – 12/23/20</a><ul style="list-style-type: none"><li>– Geo-environmental reports for Wheelock sites are included in the PSR document as appendices G (Wheelock).</li><li>– There is a summary of these issues in PSR document page number</li></ul></li></ul>

Topic	Question	Answer
	<p>Sharon,</p> <p>That’s great you’ll send the document to the person.</p> <p>A bigger question: When you state “but as I read through it...” why are you judging the value of the factual reference to the oil tanks and soil? Is that really the job of Warrant Committee that has stated it has set out to simply collect facts?</p> <p>Out of the thick PDP document submitted to MSBA last year, MSBA only took the time to question information it deemed significant. That alone shows that the oil spill/possible soil contamination, even though it was in 1988, was of concern to MSBA. That is highly relevant information. It’s much more important for the public to know how MSBA perceives possible environmental issues vs. putting any weight on a comment by superintendent of schools who joked about the incident.</p> <p>At the end of the day, the old oil spill and possible soil contamination may be a complete non-issue after Phase II tests are conducted, but that is not for the Warrant Committee to decide.</p> <p>What the Warrant Committee <u>should</u> be asking include:</p> <ol style="list-style-type: none"><li>1) How much will it cost for the Phase II testing?</li><li>2) Is that cost captured in the budget somewhere, and if so where is it?</li><li>3) If by chance problems are found, what are the consequences, re: cost?</li><li>4) What responsibility does the town have to report findings (good or bad) to MA DEP to ensure it’s entered into a permanent record?</li></ol> <p>Best,</p> <p>Chris</p>	<p>14 (Wheelock). Details are in appendices referenced above..</p> <p>Let me know if these links don't work. Hope these help.</p> <p>The letter regarding the oil spill is available on the <a href="#">Warrant Committee website</a>.</p> <p>There is a plan to do additional soil testing at the Wheelock site prior to construction. The proposed SD budget includes a line-item amount of \$225,000 for testing services. Also, there is another SD budget line-item for Soil Disposal - \$100,000 for contaminated soil allowance in the event it is needed.</p> <p>Please attend our conversation on Water scheduled for 10/12/21. The confirmed attendees are:</p> <p>Maurice Goulet, DPW Bill Harvey, Water &amp; Sewer Mike Quinlan, Chair SBC Consultants from Nitsch Engineering and Environmental Partners</p>

Topic	Question	Answer
Water	<p><b>Chris McCue at 7 Curve St (Sept 14<sup>th</sup> through Sept 18<sup>th</sup> )</b></p> <p>Dear Warrant Committee Subcommittee,</p> <p>As a follow up from our Dale@Dale meeting with you all last week, below is the e-mail that I had received from Kerry Snyder at Neponset River Watershed Association back in January in response to a phone conversation and other e-mails. This is the e-mail I had referenced, but had also noted I was reluctant to share it without her permission. However, I spoke with Kerry today, and she was fine with me sending this to all of you.</p> <p>My hesitation on sharing the e-mail was well-founded based on a separate experience in which our town administrator called the executive director of Charles River Watershed Association just days before our May 10 Dale@Dale forum (organized by citizens to help educate the community about basic water-101 issues given ALL of the related Warrant Articles besides the school), and that phone call resulted in pressure being put on our speaker to cancel her appearance. Note: the comment about pressure is based on what I heard directly from the CWRA staff member, and was reinforced by my follow-up conversation with the CRWA executive director. Thankfully, Andrew Stone, executive director of national nonprofit American Groundwater Trust, was able to step in and provide helpful water education and awareness.</p> <p>As a point of clarification to Kerry’s e-mail, and as was noted in the meeting, Medfield actually has multiple zones as dictated by the town, and then also the state. That 400-foot zone around the wells is a “no construction zone,” which is different than a Zone I, which is also different from a MA-DEP-approved Zone II. My other contact at Charles River Watershed Association (not the ED) had specifically shared concerns via phone about building a school in a Zone II, and that MA DEP could view it as problematic from a water-permitting standpoint.</p> <p>Fundamentally, the water-risk issue is a value judgement based on one’s own risk-benefit analysis. A friend compared it to the days of having a no-smoking section in the plane. If you’re one seat away from the smoking section, does that automatically mean it’s safe for you to sit there? Water is like smoke – it spreads, i.e., flows, in unpredictable ways. If you feel that having a new school on Elm Street is more important than anything else, the danger to our water resources will be minimized, with plenty of facts to support that value judgement. If you believe that forever protecting our water resources (without knowing what the future might hold), then there will be plenty of facts to support that value judgement. One thing is for sure, and Kerry Snyder essentially stated it in her e-mail: from an environmental/water perspective, doing nothing on the Elm Street site is safer than building on it when we already have an existing, in-use school site that can be used.</p> <p>Best,</p>	<p>When the Warrant Committee receives emails with suggestions of facts to include, we are performing diligence on the content and the sources. These documents were not included in our fact analysis as a result of that process.</p> <p>Sharon Tatro spoke to Kerry Snyder of NWRA on 9/23 and she confirmed the email below is hers and also stated that the Neponset River Watershed Association has no official position at this time. The Warrant Committee is only including facts on the <a href="#">Warrant Committee website</a> and not opinions from organizations not officially involved in the project.</p> <p>Sharon Tatro spoke on 9/24 to Emily Norton who is the Executive Director of CRWA that Chris McCue refers to in her email. Emily told Sharon that Chris had originally reached out to a new member of their team, Jennie Moonan, who is their Stormwater Program Director to speak on May 10th as Chris describes below. However, when Emily learned that Jennie had agreed to speak at the Dale at Dale meeting, she was concerned as it is organized by a Political Action Committee. The CRWA has not done any research to be able to take a position on the specific school siting and they did not feel it was appropriate for a CRWA member to speak at an event organized by a PAC supporting one specific outcome. She said in no way was there any pressure from the town administrator. In terms of the reference made to Emily putting pressure on Jennie Moonan, it was simply clarifying that the CRWA doesn't participate in meetings organized by PACs or other organizations who support the vote on one side unless the CWRA has done the research and scientific study that has led them to take a formal position on a project and</p>



Topic	Question	Answer
	<p>Chris</p> <p>On Thu, Jan 7, 2021 at 2:28 PM Kerry Snyder wrote:</p> <p>Hello!</p> <p>So I was looking at the State GIS map which has a more limited Zone I delineation, then found the local Medfield Zoning map.</p> <p>The dark line on the map outlines the local Zone I Well Protection District. (The No Construction zone is much smaller and extends only 400 feet from the well itself.) So the existing school and the site proposed for the new school are within the Medfield Zone I Well Protection District. However, because properly designed public "facilities" are permitted uses in that zone, I'm not sure this will be a barrier to the proposal when they go for permitting.</p> <p>Obviously, particularly from an environmental perspective, redeveloping the existing site is a much better option. From the plan I was able to find online, it doesn't look like other protected environmental resource areas would be impacted, but the existing fields and wooded areas are preferable to new impermeable surfaces.</p> <p>If I can be of any additional help, please let me know. I'm also attaching the letter I sent to the Secretary of EOEEA concerning the new treatment plant. Our concerns were a bit outside the scope of the MEPA review, and I'm happy to provide more context by phone if you'd like.</p> <p>Best, Kerry</p> <p><b>Kerry Malloy Snyder, JD</b> <i>Advocacy Director</i></p> <p>2173 Washington Street</p>	<p>they have decided themselves to lobby for it. In the case of the Medfield project, they have not done that and do not have a position on the issue before the town.</p>

Topic	Question	Answer
	<p>Canton, MA 02021 Office: 781-575-0354 Pronouns: she/her/hers</p> <hr/> <p>Hi Sharon,</p> <p>Kerry specifically shared with me yesterday that NepRWA will not take a stance either way on the project. Based on my previous conversations with folks at CRWA, I suspect it will be the same there. The mission of our watershed partners is to protect water resources – and not just the ones in Medfield. (As a side note, because our Zone II extends into other towns, it triggers mutual requirements for coordination. Our waterways are all interconnected.)</p> <p>Oftentimes water conservation goals go against municipal goals, so how will you determine what weight to place on the information you receive from our watershed partners? Will you include documents like the e-mail from Kerry below in your public dissemination of facts?</p> <p>What we need is our entire Conservation Commission, Board of Health and Water &amp; Sewerage Boards (and not just administrators) all weighing in on the project now and sharing their own expertise, and not during the permitting process next year (after a much bigger investment has been made) because by then it'll be too late. The MSBA process is backwards, and with a municipal project, much pressure will be placed on our other town boards to sign off, grant permits, etc. when they wouldn't automatically do so with a private endeavor. The Medfield community needs this project to get in front of each of these town boards now for advisory opinions – not a year from now. The Warrant Committee really shouldn't be stepping into a role that appears to circumvent the expertise of our other town boards, and especially when environmental issues are never black and white.</p> <p>One recent example (and I encourage you to watch the meeting tape): When our Water &amp; Sewerage Board was debating the first water restriction of the season back in June, it was reluctant to trigger it because we need people using and paying for water to cover the cost of operations. If residents conserve a lot of water, that revenue drops. However, we all know water conservation is equally important, and in fact I spoke up during the W&amp;S board meeting on the issue. The final decision was deliberated for some time before the vote was cast, and I learned a lot about the value judgements that go into water-related decision-making. The state agencies that regulate water play an important role in our permitting, and ultimately, that was what caused the Board to vote on the voluntary water restriction.</p>	<p>Please attend our conversation on Water scheduled for 10/12/21. The confirmed attendees are:</p> <p>Maurice Goulet, DPW Bill Harvey, Water &amp; Sewer Mike Quinlan, Chair SBC Consultants from Nitsch Engineering and Environmental Partners</p>

Topic	Question	Answer
	<p>I appreciate the time and effort that is going into studying the school issue, but when it comes to the water topic, there's no crash course -- and especially when our other town boards don't have a seat at the table to help educate and present the various pros and cons.</p> <p>Best,</p> <p>Chris</p>	
Costs and Process	<p><b>Tom Powers at 24 Elm Street (Sept 14<sup>th</sup>)</b></p> <p>Sharon-</p> <p>Last night I believe Bob mentioned that you guys are still gathering facts " to support the recommendation of the committee". Here is a case where I don't even know exactly which committee, but it appears not to matter much as it makes clear what the effort is.</p> <p>Based solely on his statement -The warrant Committee apparently continues to recommend taxpayers bear the burden for the most expensive school built in the commonwealth on a per grade , per student and per resident basis- per MSBA figures 2017 through 2020.</p> <p>I was under the mistaken impression that this group was independently in search of all of facts - not just Mikes facts. I should have known that this effort was really not independent and was going to in fact be one more bully pulpit for the Superintendent's office , but hope springs eternal.</p> <p>Thanks for the information you have shared.</p> <p>Good Luck</p> <p>Won't be wasting any more of your time with these emails.</p>	<p>Response already sent on Sept 14<sup>th</sup>:</p> <p>Tom</p> <p>You misinterpreted his statement; we are gathering facts to support our committee's recommendation. Our recommendation hasn't been made and it will either be a positive or a negative one. He was in no way saying we are only gathering facts to support the SBC recommendation.</p> <p>Please continue to send your questions. As we mentioned we are still gathering everything to be able to find facts to get the answers. Right now, I'm targeting 10/4 to have a meeting to publicly answer all emails and yours included of course.</p> <p>Sharon</p>

Topic	Question	Answer
Costs	<p><b>Jerry Potts at 7 Curve Street (Sept 15<sup>th</sup>)</b></p> <p>Hello folks,</p> <p>As promised, I am attaching two documents as a follow up to the meeting we had last week. The first is a Word document highlighting costs, assumptions, and additional notes from the PSR, the 10/14/20 community forum, and an SBC Q&amp;A from August 2020 we think are relevant. I have also attached a PPT deck pulling just the financial data/sides presented at the 10/14/20 Community Forum (slides 1-3). Slide 4 is the MSBA assessment of our current capacity for each building in the district (with a screen shot and a link). Slide 4 is NOT from the Community Forum, it was added by me to support of case on the swing space approach.</p> <p>I also wanted to reiterate what we have been asking for over the past year (and Sharon accurately stated it last Thursday). We want to see the BEST add/reno and new construction options for Dale St presented to the Town so we have great information to make an informed decision on this critical project. These options were presented in one meeting last September and then voted on by the SBC.</p> <p>There is a lot to digest, but I think this information is important to discuss and I would be happy to jump on a call to clarify and talk through the points I’m trying to make with the information. I am not a consultant and have a full time job, but I did my best in the Word document to articulate the concerns on costs, design, and assumptions.</p> <p>Thanks for your diligence in reviewing all of the information!</p> <p>Jerry</p> <p>To the Warrant Committee,</p> <p>Per our discussion last Thursday, I wanted to provide support from the PSR, the SBC Community Forum (10/14/20), and the SBC Community Q&amp;A (8/13/20) regarding the higher site costs for Wheelock (G1) I referenced and the assumptions that were used for Dale St B1 and E1 we believe made the final options presented significantly more expensive and less attractive. What we have been asking the SBC for since last October, and more specifically with our article at Town Meeting, is to provide the <b>best</b> Dale options for the Town to consider.</p>	<p>Thank you for your comments and questions. The Warrant Committee is still completing its full analysis of the costs you have proposed and will discuss on 10/14/21.</p> <p>In regards to whether or not the SBC explored the option to demo the existing Dale building and build in its place, it was explored as an option and was rejected. Options considered includes:</p> <p>See SBC Meeting 3/26/20 slide 28.</p> <p><a href="https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/635532/3-26-2020_Arrowstreet_Presentation.pdf">https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/635532/3-26-2020_Arrowstreet_Presentation.pdf</a></p> <p>See SBC Meeting 4/22/20 slides 26-28.</p> <p><a href="https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/680130/4-22-2020_SBC_Meeting_Arrowstreet_Presentation.pdf">https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/680130/4-22-2020_SBC_Meeting_Arrowstreet_Presentation.pdf</a></p> <p>See SBC Meeting on 5/13/20 slide 8 which shows which options were chosen to proceed to the next level.</p> <p><a href="https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/704840/200513_SBC_Meeting_FINAL_to_SBC.pdf">https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/704840/200513_SBC_Meeting_FINAL_to_SBC.pdf</a></p> <p>It should be noted that both sites are in the Primary Aquifer Protection District and both sites would be safe given the type and use of the building.</p>

Topic	Question	Answer
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1. Cost Assumptions

(Final PSR- Page 198. Red boxes added to highlight the key numbers.)

Construction Manager at Risk (CMR) Pricing			For details, refer to Appendix "O—Cost Estimates".			
Option	Total GSF	SF of Renovated Space (cost*/sf)	SF of New Construction (cost*/sf)	Site***, Demolition, & Haz Mat Cost*	Estimated Total Construction** (cost*/sf)	Estimated Total Project Cost
Alternative A Base Repair	63,729 SF	63,729 SF \$239/SF	N/A	\$3,391,583	\$31,123,153 \$488/SF	\$38,903,941
Alternative B1 Grade 4-5 Addition/ Renovation	114,922 SF	36,362 SF \$256/SF	78,560 SF \$383/SF	\$5,430,377	\$64,355,122 \$560/SF	\$80,443,903
Alternative B2 Grade 3-5 Addition/ Renovation	143,642 SF	36,362 SF \$256/SF	107,280 SF \$360/SF	\$5,253,376	\$76,237,624 \$531/SF	\$95,297,030
Alternative E1 Grade 4-5 New Construction @ Dale Street Site	98,258 SF	N/A	98,258 SF \$369/SF	\$6,149,437	\$57,907,802 \$589/SF	\$72,384,752
Alternative E1.3 Grade 4-5 New Construction @ Dale Street Site	98,258 SF	N/A	98,258 SF \$368/SF	\$6,043,073	\$57,660,702 \$587/SF	\$72,075,878
Alternative E2 Grade 3-5 New Construction @ Dale Street Site	131,327 SF	N/A	131,327 SF \$356/SF	\$6,194,136	\$72,408,814 \$551/SF	\$90,511,018
Alternative E2.3 Grade 3-5 New Construction @ Dale Street Site	131,327 SF	N/A	131,327 SF \$354/SF	\$6,043,073	\$71,765,814 \$546/SF	\$89,707,265
Alternative G1 Grade 4-5 New Construction @ Wheelock Site	98,258 SF	N/A	98,258 SF \$372/SF	\$9,884,211 ***	\$61,864,846 \$630/SF	\$77,331,308

Topic	Question	Answer
	<p><b>For Alt G1 (new at Elm),</b> the site prep is \$9.9 million and does not include decisions on sidewalks or one field replacement. It also assumed no issues with archaeological delays, which we believe are important to consider and likely given the designation of the location. The original proposal was “field neutral”, but that has now been changed and the current design does eliminate one field.</p> <p>Slide two of the PowerPoint we sent to you (taken from the 10/14/20 community forum presentation) outlines some of the additional possible costs for B1, E1, and G1. When added to the \$9.9 million, options such as fields, mothballing Dale, and other Wheelock site work increase the costs for the Elm St location.</p>	<p>Mike Quinlan: “The Wheelock site is within an archaeological protection district. The Mass Historical Commission directed the project team to hire a professional archeologist to do an intensive survey of the site to determine if there were significant archeological artifacts within the impacted area of the site. This professional archeologist performed 92 test pits across the entire site including areas not impacted by the proposed project. They concluded that an Archaeological sensitive area of interest has been identified as an area outside of the area impacted by the project but that none had been identified within the project impact area. Recommendation from MHC is to develop an Archeological Site Avoidance and Protection Plan (ASAPP) prior to beginning construction, which would include fencing off the sensitive area during construction. Based on soil testing in area of construction there is 4-5 feet of fill and evidence that the area has been worked before. Therefore, the likelihood of any further sensitive findings at construction site and a potential delay during construction is very low. “ See also timeline provided by email RE: Archeological Survey</p> <p>Mike Quinlan – “The alternative cost options for mothballing Dale assumed existing Dale remained and there was no planned use Dale. The only additional possible cost for the final G1 option that was not included in PSR cost is the cost for one new grass replacement field for \$951,993. The additional possible costs for additional parking of \$530,340 were never included in the final G1 Option. All site work costs are included in final G-1 option.”</p>

Topic	Question	Answer
	<p>In addition, estimates for additional sidewalks and costs for possible archaeological delays are not factored into these estimates.</p> <p>We have also asked to see the additional upfront and ongoing costs (maintenance and staffing, for example) associated with adding and supporting a new building to our existing inventory.</p> <p>While the PSR costs are important, we have asked to see the total financial impact on the Town with the Elm St decision—not just those required by the MSBA. All together, we believe there is a significantly greater TOTAL cost to the Town with the Elm St selection.</p> <p><b><u>For Alt B1 and E1 (add/reno and new at Dale)</u></b> We note the options chosen to present for Dale St to build in phases extends the schedule and increases the overall costs (see excerpt from PSR page 94, below) as follows:</p> <ul style="list-style-type: none"><li>• The phasing costs for B1 (add/reno, listed on page 1617 of the PSR PDF and slide 1 in the PPT) were \$1.1 million and \$1 million for temporary modulares. The phasing costs for E1 (new construction, PSR PDF page 1621 and slide 1 in the PPT) were just under \$700k.</li><li>• We do not believe phasing is required if we use the options suggested below (in Section 2) for utilizing swing space at Blake and Wheelock. In addition, the final options presented made assumptions we believe not only increased the costs, but also eliminated the open field and increased the footprint of the buildings on the site. The options also created greater disruption to the students keeping them on-site during construction.</li></ul>	<p>Mike Quinlan – “The G1 budget includes costs to improve existing sidewalks and crosswalks on the part of Elm abutting the Wheelock site. Any additional sidewalk requests in both the Dale and Wheelock areas would be subject to the normal process for town sidewalk prioritization and budgeting. There are existing sidewalks from the Wheelock site to the downtown area. See prior answer on archaeological delays.”</p> <p>The estimated yearly operating costs for the Dale Building assuming full capacity usage as a school is approximately \$165,000. Please refer to the WC meeting on September 23<sup>rd</sup>, where there was a discussion of the Dale building usage, operating costs, and future repairs. A full cost analysis will be discussed at upcoming October 14<sup>th</sup> WC meeting.</p> <p>The additional costs at PSR phase were identified as \$969,000 for water main, \$560,000 for traffic improvements (final budget is \$300,000), and \$2,168,319 for existing Wheelock school improvements. See WC meeting discussion on September 23<sup>rd</sup>, for Dale usage and related costs.</p> <p>Please refer to the cost comparison of PSR options with Dale @ Dale options and discussion of swing space and modulares from the October 14, 2021 warrant committee meeting.</p> <p>Mike Quinlan – “This was done to accommodate leaving the Dale Building in place – based on community feedback and the increased cost of doing a demo and replace project. A complete demo of the Dale building was studied early in PDP stage and dismissed prior to PSR phase based on community feedback to keep the Dale Building and avoiding the obvious</p>

Topic	Question	Answer
	<ul style="list-style-type: none"><li>The B1 add/reno option would receive \$2.6 million more in reimbursement from the MSBA versus G1 (slide 3 in PPT from the Oct 14<sup>th</sup> 2020).</li><li>We have asked for clarification on the 16k more sq ft (115k sq ft versus 98k sq ft) for the B1-add/reno option. The SBC has stated this is basement space in the current building that cannot be used for educational purpose. However, it is unclear why there is a construction cost for “dead space.” At \$560 per sq ft, this adds a significant amount of cost to the estimate and should be analyzed in greater detail. Overall, add/reno projects with MSBA generally are much cheaper than new construction and, with material costs increasing, may have an even greater cost saving potential.</li></ul> <p><b>From page 94 of the PSR (we have <i>bolded to highlight the assumption used for a new site</i>):</b></p> <p><b>New Construction at Dale Street School Site Alternatives</b></p> <p>The project team developed two new construction alternatives for the Dale Street School site, and two variations of each alternative for each enrollment option. Options numbered 1 are the option for the 4-5 grade configuration and options numbered 2 are sized for the 3-5 configuration. <b>The approach taken is very similar for both grade configurations. Both alternatives locate the new construction on the existing baseball field between the schools. These options would require some phasing.</b> The existing modular building off the library of the existing Dale Street School would have to be removed to make room for the new school.</p> <p><b><u>2.</u> Alternative assumptions we have asked to be considered when presenting the best Dale St options.</b></p> <ul style="list-style-type: none"><li><b>Provide a pure new construction design option that does not assume building on the open field and does not keep any of the existing Dale St building.</b> We have asked for a construction option focused on the best use of the available site to maintain the field and parking.</li></ul>	<p>disruption and costs associated with utilizing modular space and abatement/demo. “</p> <p>The reimbursement is higher for B1 option, but so is the cost of option B1. Therefore, the Town of Medfield share of cost is about the same as the G1 option.</p> <p>Mike Quinlan – “The cost associated with the 1940’s basement is necessary and required to bring it up to current code Secondly, the inefficiency of designing a modern school around an 80-year-old structure is a contributing factor. There is an inefficiency around shoehorning modern size classrooms into a structural bay system that used smaller classrooms, etc. Add/Reno’s will always be cheaper on a per square foot basis, but as you can see you lose that savings in the logistics, phasing, extended construction schedule and temp housing of students..”</p> <p>Mike Quinlan – “The SBC has studied these options during the PDP phase of feasibility study and dismissed them early in the process. See March, April and May 2020 SBC meetings.</p>



Topic	Question	Answer
	<ul style="list-style-type: none"><li>● <b>Utilize a full two-story design—not partial-- to reduce the overall footprint..</b> The Elm St. school proposed sits on 4 acres according to the SBC. With 17 acres of space at Dale St., a well-designed Dale option, with guidelines to maximize use of the space without encroaching on the open field, should be able to fit on the existing site. The Town should see an option with these assumptions.</li><li>● <b>Swing space during construction at Blake and Wheelock:</b> Instead of using modulars at the Dale St and keeping the students on site during construction, we have asked to see the Dale options using swing space at Blake (for 5<sup>th</sup> grade) and Wheelock (for 4<sup>th</sup> grade). This approach would eliminate the need for modular common spaces (such as gym, library, cafeteria, and auditorium) and would reduce the size and number of modulars needed overall. Slide 4 in the PPT shows the assessment by MSBA we are below capacity at Blake and average at Wheelock. This approach is cheaper, less disruptive for students, and does not extend the construction timeline.</li><li>● <b>Reconsider the enrollment projections.</b> The 575-student capacity enrollment projection, given the current enrollment of under 400 students and dropping at Dale, is forcing Medfield to pay for a larger building than needed. Long-term birth trends for the last 15-years are heading down nationally and in Mass. Specifically, Medfield’s student population has decreased from a high of 3,100 students in 2005 to the current level of 2,500. The projections from MSBA three-years ago for this fall are off by almost 200 students.</li></ul>	<p>Mike Quinlan – “Design used 1 ½ story design for Gym and Cafetorium which is standard for such spaces. Don’t understand comment, are they suggesting a 2 ½ story for Gym? Classroom space for all 4-5 options was already at a 2 story design. “</p> <p>Please refer to the cost comparison of the PSR options with Dale @ Dale options and discussion of swing space and modulars from the October 14, 2021 warrant committee meeting.</p> <p>Mike Quinlan: “The abatement and demolition of the Dale Building will take 9-12 months, and any new construction will take 2 years. Don’t understand how this proposal is less disruptive or shortens the timeline. It should be noted that by placing modular at not one but 2 sites as proposed here significantly increases the cost. Placing modulars isn’t just plunking them down turning them on. Each site would need temporary power, temporary plumbing and sewerage disposal, sidewalks and accessible ramps/stairs, temporary data/communications. With 20-25 modulars per class required, it is estimated that the total cost of the modular rentals and associated site and utility work for this type of option to be \$6-7M and at the end of the project we would have nothing to show for that money and the MSBA will have reimbursed us \$0 of it.”</p> <p>Please refer to numerous discussions at WC meetings on design enrollment (Selectmen Meeting, SBC Meeting and SC Meeting). Please refer to the WC Selectmen meeting and WC SC meeting, for a discussion of flexibility provided over a 50-year school building life regarding potential future district elementary school capacity needs.</p> <p>MQ: If we’re going to ignore the MSBA’s enrollment then we will lose their nearly \$20M. Another local town is choosing to build a new elementary school on their own without MSBA</p>

Topic	Question	Answer
	<ul style="list-style-type: none"><li>● <b>If the building opens at Dale with a capacity of 575 students, we should evaluate using the excess capacity for Park and Rec summer and after-school programming.</b> We have asked for this option to be explored, but it has not been answered directly. We are not suggesting Park and Rec admin moves into the space, we are simply suggesting using the excess capacity the school will open with to better deliver P&amp;R programming while exploring a long-term Park and Rec option. This was also suggested by the Selectman in 2018.</li></ul> <p><b><i>Given the different assumptions noted above, the following “cons” listed for Dale in the PSR on page 203 are not accurate.</i></b></p> <ul style="list-style-type: none"><li>● “All of the Dale Street School alternatives would place a large building along Adams Street, potentially overwhelming the adjacent small residences.” <b>Reaction: <i>This is an opinion and should not be assumed. What data supports this given the large public safety building in the same area? How does adding a 95,000 sq ft building and 200 parking spots not overwhelm a small residential neighborhood at Elm St but in the downtown area it does?</i></b></li></ul>	<p>involvement for 365 students and that project is costing them \$64M (our current enrollment is north of 390). So we can pay \$63M (town share) for a building with enough capacity to absorb growth for both Dale and Wheelock or we can say no thank you to the state and build one for the same price that has ZERO growth built in and possibly not even enough space for our current enrollment because we don’t want the \$20M from the state because we believe their numbers are wrong. Based on? I’m no demographer, but I’m fairly certain no one questioning the accuracy of the projections is either. Most towns find themselves arguing for more state funds, not less.</p> <p>Mike Quinlan – “The new school could be used by Park &amp; Rec programing after school and during the summer if Park &amp; Rec desired. At the WC meeting with Park &amp; Rec and a Board of Selectmen meeting it was stated by Park and Rec that it was important for Park &amp; Rec to be in a downtown location and critical to their summer programming. Park and Rec could not run any programming during the school day in this scenario.”</p> <p>Mike Quinlan – “Please refer to the SBC presentation from the June 17, 2020, SBC meeting which includes a visual depiction of the massing for the Dale St options from Adams Street. Given the proximity of residences along Adams Street to the proposed school, the existing width of Adams Street in feet, and the impact to the existing residences on Adams Street, the statement is not inaccurate. A new school at Wheelock tucks the entire building behind the existing school leaving very few view angles to it from existing residences and no homes within hundreds of feet of the building, unlike Dale.”</p>

Topic	Question	Answer
	<ul style="list-style-type: none"><li>● “Increased traffic along North Street and Adams Street.” <b>Reaction:</b> <i>What study was done that shows this increase in traffic? How does keeping the school in the same location increase traffic? There is no evidence of increased traffic at the Dale St site.</i></li><li>● “The existing playing field would be eliminated with the new build or substantial Addition/Renovation (B1 &amp; B2) alternatives, requiring the field to be rebuilt elsewhere in town.” <b>Reaction:</b> <i>As we have noted, this was a design choice, not a necessity. A design requirement focused on retaining the field was not explored or provided for consideration. It is worth noting, the Elm St school design changes have eliminated a field at that location and is no longer field neutral.</i></li><li>● “The Addition/Renovation (B1 &amp; B2) alternatives would substantially impact the Dale Street School students during construction.” <b>Reaction:</b> <i>We have provided an option using Blake and Wheelock capacity as swing space, noted above.</i></li></ul>	<p>Mike Quinlan – “The designed enrollment of the school is an increase over current enrollment, which will result in increased traffic as the current enrollment grows.”</p> <p>Mike Quinlan - “The options to build at Dale would’ve necessitated utilizing some portion of the existing field, further reducing the outdoor space for (2) schools, Dale and Memorial. Replacing the baseball field somewhere else in town would’ve been necessary. Any option that would’ve preserved that field would’ve required demolishing the existing school and building in it’s place. This option would’ve been far more expensive by requiring \$6-7M in temporary modular to house the school for close to 3 years while the existing school is abated and demolished (9-12 months) and then a new school built (2 years) in it’s place. Is this possible? Yes, but it was deemed to be too costly an option.”</p> <p>Please refer to the cost comparison of PSR options with Dale @ Dale options and discussion of swing space and modulares from the October 14, 2021 warrant committee meeting.</p> <p>Mike Quinlan - All options impact students during construction. The options at Dale site impact students at two schools and the option proposed by Jerry of putting modular at Blake and Wheelock means we’d be affecting 4 schools. A new construction at Wheelock allows Memorial, Dale, Blake and the HS to all remain undisturbed during construction. Wheelock disturbance would be minimized since the construction site is easily isolated on the large parcel.</p>

Topic	Question	Answer
	<ul style="list-style-type: none"><li>“Since there is no swing space available in town, the construction would have to be phased over a longer period of time and increasing costs.” <b>Reaction: <i>We challenge this assumption and request a real assessment be done to look at the excess school capacity in every building, especially with MSBA documentation showing under-utilized space at Blake and the High School (see Powerpoint provided, slide 4.)</i></b></li></ul> <p><b>Additional notes from the PSR on G1/Elm St (non-cost related.)</b></p> <p><b>Page 191 of the PSR:</b></p> <p>“2. Constraints: Given that all options require additional parking lots, segregated car and bus drop-off points, and new ball field layouts, these interventions will likely impose a negative impact to the environment. This site is also bounded by woodland areas that will need to be cut back to make room for the new parking lots and soccer fields.”</p> <p>“Outlined below are the items that we have identified as requiring special attention with regard to the location of the primary design elements; including, but not limited to: a. Primary Aquifer Zone. b. Existing woodlands. c. The relocation of the softball and soccer fields, which would require regrading and possibly tree clearing to accommodate the new ball field footprint(s). d. There will likely be an overall increase in the total amount of impervious surfacing (in comparison to the total amount of the existing impervious surfaces) that will need to be mitigated with LID (Low Impact Developments) and BMP (Best Management Practices) to reduce the stormwater management within the site.”</p> <p><b>Additional Information on Costs to Consider (From SBC Community Q&amp;A)</b></p> <p><b>Page 2: SBC addresses Wheelock costs being higher.</b></p> <p><b>Question:</b> Why are the costs for the Wheelock site Design Options higher?</p> <p><b>Answer:</b> Factors contributing to the higher costs for the Wheelock site Design Options are: 1) The Wheelock site is a larger site and more land area is being developed thereby resulting in larger associated site development costs. 2) To support the new school, a new larger water main will be required down Elm Street from Phillip Street (approximately 1 mile) 3) The drives and parking in front of the Wheelock School have been replaced to improve</p>	<p>Please refer to the cost comparison of PSR options with Dale @ Dale options and discussion of swing space and modulares from the October 14, 2021, warrant committee meeting.</p> <p>Thank you for the reference to additional information.</p>

Topic	Question	Answer
	<p>vehicular circulation and student drop off for both buildings. 4) The replacement of two new athletics fields are included which the Dale Street School site cannot accommodate.</p> <p><b>Page 5: The SBC explains the higher add/reno cost is due to phasing and temporary modular, leading to an extended construction timeline. In general, based on a review of MSBA projects over the last 5-years, add/reno projects have been significantly cheaper per square foot than new construction</b></p> <p><b>Question:</b> In the Preliminary Alternatives Chart, it shows new construction at the Dale Street site being LESS expensive than a renovation/addition. How is his possible if demolition to Dale, even in parts, costs so much?</p> <p><b>Answer:</b> An addition/renovation project requires multiple phases that will extend the construction schedule up to a year longer than a new construction project. In addition to the phasing costs, temporary facilities are needed to accommodate the spaces taken offline for renovation. This increases costs due to the extended timeframe and the expense of multiple relocations of students/teachers to accomplish the addition/renovation while the school remains occupied.</p> <p>Sources:</p> <ul style="list-style-type: none"><li>• <b>Final PSR:</b> <a href="https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/1068356/201223_PSR_Final_with_Appendices.pdf">https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/1068356/201223_PSR_Final_with_Appendices.pdf</a></li><li>• <b>SBC Community Q&amp;A (Aug 2020):</b> <a href="https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/950273/8-13-2020_Public_Forum_Q_A.pdf">https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/950273/8-13-2020_Public_Forum_Q_A.pdf</a></li><li>• <b>Slides on costs from the 10/14/20 community presentation and Medfield’s school building capacity from MSBA—</b> Aa an attachment to 9/15/21 email sent to the Warrant Committee. We are happy to forward the full presentation. Unfortunately, there was no link to it on the website (<a href="https://www.medfield.net/o/medfield-public-schools/page/elementary-school-project">https://www.medfield.net/o/medfield-public-schools/page/elementary-school-project</a>)</li></ul>	

PROJECT COSTS\*: 4-5 GRADE CONFIGURATION

PRELIMINARY ESTIMATES

Design Schemes	Dale Street Site				Wheelock Site	
	A	B1	E1	E1.3	G1	J1
	Base Repair	Add/Reno 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5
A. Construction and Renovation	\$ 14,516,273	\$ 37,483,708	\$ 34,531,200	\$ 34,458,663	\$ 34,853,617	\$ 34,546,768
B. Sitework	\$ 2,103,415	\$ 4,415,346	\$ 5,332,767	\$ 5,231,468	\$ 5,779,034	\$ 5,566,798
C. Wheelock Sitework Improvements	\$ -	\$ -	\$ -	\$ -	\$ 2,168,319	\$ 2,148,454
D. Demolish Existing 1962 Bldg & Modular	\$ -	\$ 238,850	\$ 183,280	\$ 183,280	\$ -	\$ -
E. Abatement	\$ 1,126,664	\$ 517,592	\$ 340,560	\$ 340,560	\$ -	\$ -
F. Phasing	\$ 725,814	\$ 1,124,511	\$ 690,624	\$ 689,173	\$ -	\$ -
G. SUB-TOTAL (A+B+C+D+E+F)	\$ 18,472,166	\$ 43,780,007	\$ 41,078,431	\$ 40,903,144	\$ 42,800,970	\$ 42,262,020
H. Escalation & Design Contingency	\$ 3,842,211	\$ 9,106,241	\$ 7,311,961	\$ 7,280,760	\$ 7,618,573	\$ 7,522,640
I. SUB-TOTAL (G+H)	\$ 22,314,377	\$ 52,886,248	\$ 48,390,392	\$ 48,183,904	\$ 50,419,543	\$ 49,784,660
J. Gen. Conditions, Overhead & Profit	\$ 3,806,721	\$ 7,387,944	\$ 6,759,896	\$ 6,731,051	\$ 7,043,358	\$ 6,954,668
K. Temporary Modulares	\$ 3,520,000	\$ 1,016,400	\$ -	\$ -	\$ -	\$ -
L. SUB-TOTAL (I+J+K)	\$ 29,641,098	\$ 61,290,593	\$ 55,150,287	\$ 54,914,955	\$ 57,462,901	\$ 56,739,328
M. CMR (5%)	\$ 1,482,055	\$ 3,064,530	\$ 2,757,514	\$ 2,745,748	\$ 2,873,145	\$ 2,836,966
N. EST. TOTAL CONSTR. COST (L+M)	\$ 31,123,153	\$ 64,355,123	\$ 57,907,802	\$ 57,660,702	\$ 60,336,046	\$ 59,576,294
Allowances for Off-Site Improvements						
O. Replace main water pipe	\$ -	\$ -	\$ -	\$ -	\$ 969,000	\$ 969,000
P. Traffic improvements	\$ -	\$ -	\$ -	\$ -	\$ 560,000	\$ 560,000
Q. SUB-TOTAL (O+P)	\$ -	\$ -	\$ -	\$ -	\$ 1,529,000	\$ 1,529,000
R. Estimated Project Costs (25%)	\$ 7,780,788	\$ 16,088,781	\$ 14,476,950	\$ 14,415,176	\$ 15,466,262	\$ 15,276,324
S. EST. TOTAL PROJECT COSTS (N+Q+R)	\$ 38,903,941	\$ 80,443,903	\$ 72,384,752	\$ 72,075,878	\$ 77,331,308	\$ 76,381,618

\*All costs reflect CMR Procurement. Conceptual costs may change as the project develops.

ARROWSTREET

MEDFIELD PUBLIC SCHOOLS / DALE STREET SCHOOL

COMMUNITY FORUM / 14 OCTOBER 2020 / 25

PROJECT COSTS

PRELIMINARY ESTIMATES

PRELIMINARY ESTIMATE PRICING ALTERNATES\*: 4-5 GRADE CONFIGURATION

Design Schemes	Dale Street Site				Wheelock Site	
	A	B1	E1	E1.3	G1	J1
	Base Repair	Add/Reno 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5
HVAC (all electric)	n/a	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC (Geothermal)	n/a	\$ 1,785,000	\$ 1,732,500	\$ 1,732,500	\$ 1,732,500	\$ 1,732,500
HVAC (VRF)	n/a	\$ 337,871	\$ 277,034	\$ 277,034	\$ 277,034	\$ 277,034
Demo part 1941 Dale Bldg (classroom wing)	n/a	n/a	\$ 1,464,069	\$ 1,464,069	n/a	n/a
Demo full 1941 Dale Bldg	Not needed	n/a	\$ 1,886,741	\$ 1,886,741	n/a	n/a
Offsite new baseball	n/a	\$ 593,688	\$ 593,688	\$ 593,688	n/a	n/a
Wheelock Irrigation for new softball	n/a	n/a	n/a	n/a	\$ 85,995	\$ 85,995
Wheelock add'l parking	n/a	n/a	n/a	n/a	\$ 530,340	\$ 530,340
Wheelock new fields	n/a	n/a	n/a	n/a	\$ 2,658,523	\$ 2,658,523
Mothball entire Dale School	n/a	n/a	n/a	n/a	\$ 1,376,630	\$ 1,376,630
Mothball only 1941 Dale School	n/a	n/a	\$ 955,500	\$ 955,500	\$ 955,500	\$ 955,500
Abate entire Dale School	n/a	n/a	n/a	n/a	\$ 1,158,088	\$ 1,158,088

\*All costs reflect CMR Procurement. Conceptual costs may change as the project develops.

ARROWSTREET

MEDFIELD PUBLIC SCHOOLS / DALE STREET SCHOOL

COMMUNITY FORUM / 14 OCTOBER 2020 / 26



PROJECT COSTS  
PRELIMINARY ESTIMATES

PRELIMINARY ESTIMATE MSBA REIMBURSABLE\*: 4-5 GRADE CONFIGURATION

Design Schemes	Dale Street Site				Wheelock Site	
	A	B1	E1	E1.3	G1	J1
	Base Repair	Add/Reno 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5
Estimated Total Project Costs	\$ 38,903,750	\$ 80,443,903	\$ 72,384,752	\$ 72,075,878	\$ 77,331,308	\$ 76,381,618
Estimated Total MSBA Reimbursement	TBD	\$ (20,500,000)	\$ (17,700,000)	\$ (17,600,000)	\$ (17,900,000)	\$ (17,800,000)
EST. PROJECT COST TO MEDFIELD (Total Project Cost less MSBA Reimbursement)	\$ 38,903,750	\$ 59,943,903	\$ 54,684,752	\$ 54,475,878	\$ 59,431,308	\$ 58,581,618

\*All costs reflect CMR Procurement. Conceptual costs may change as the project develops.  
Prior to other MSBA ineligible costs being removed. Additional funding on the construction cost, soft costs not included in calculations.

ARROWSTREET MEDFIELD PUBLIC SCHOOLS / DALE STREET SCHOOL

COMMUNITY FORUM / 14 OCTOBER 2020 / 27

MSBA Evaluations of Capacity and Condition-2016

Please note: Enrollment has dropped significantly from 2016 in the Medfield District. Both Blake and the High School are rated as under capacity according to MSBA, others as average.

School	Type	Year Founded	2016/2017 Enrollment	Total GSF	SF/ Student	Classroom Count	Students/ Classroom	Building Condition Rating	Capacity Rating	General Environment Rating
Kenneth Coombs School	ES	1988	314	81,736	260.3	29	10.8	2	Under	1
Mashpee High	HS	1996	415	182,000	438.6	32	13.0	2	Under	1
Mashpee Middle School	MS	1996	277	61,486	222.0	29	9.6	3	Under	1
Quashnet School	Int	1978	494	132,246	267.7	40	12.4	2	Average	1
Center	ES	1898	235	85,000	361.7	18	13.1	1	Average	1
Old Hammondtown	Int	1966	212	73,520	346.8	20	10.6	1	Average	1
Fowler School	Int	2000	435	128,000	294.3	34	12.8	1	Under	1
Green Meadow	ES	1954	502	84,000	167.3	30	16.7	2	Average	1
Maynard High	MS / HS	2013	502	93,000	185.3	*	*	*	*	*
Dale Street	Int	1941	369	53,029	143.7	26	14.2	4	Average	1
Medfield Senior High	HS	1960	842	160,473	190.6	64	13.2	1	Under	1
Memorial School	ES	1951	419	58,584	139.8	21	20.0	2	Average	1
Ralph Wheelock School	ES	1969	348	65,190	187.3	24	14.5	2	Average	1
Thomas Blake Middle	MS	1960	626	122,819	196.2	51	12.3	3	Under	1

[https://www.massschoolbuildings.org/sites/default/files/edit-contentfiles/Programs/School\\_Survey/2016/MSBA%202016%20Survey%20Report\\_102417-FINAL.pdf#District%20Summaries](https://www.massschoolbuildings.org/sites/default/files/edit-contentfiles/Programs/School_Survey/2016/MSBA%202016%20Survey%20Report_102417-FINAL.pdf#District%20Summaries)



Topic	Question	Answer
	<p><b>Nancy Sampson at Tannery Road (Sept 18<sup>th</sup>)</b></p> <p>To the members of the Warrant Committee-</p> <p>My name is Nancy Sampson. I have lived in town on Tannery Road for 14 years. I have 4 kids, one is in college and the other three are at Medfield High School. I'm writing this email because I have been listening to the warrant committee meetings and have been following on facebook all of the back and forth about the new school and so wanted to give my opinion, an opinion that I know many share.</p> <p>First, I would like to share my extreme disappointment in the school committee and the process they followed to get us into this horrible situation. How was the town not included in the site selection? The town should have been given the opportunity to be engaged in conversation and been included in the discussions around site selection. This is an important \$80 million project, yet Wheelock was chosen without most of the town even realizing it was happening.</p> <p>I was one of the people that went to town meeting and voted yes to have the school committee go back and reconsider Dale. Again, I was completely disappointed to realize that the vote was ignored and that the school committee decided to move forward with Wheelock without any further research into the fact that many in town prefer Dale. The town needs a new school, and now here we are being given the choice of no new school or a new school in a location that doesn't make sense. I can't tell if the warrant committee can stop the vote at this point, but if you can... I suggest you do. If it goes to vote in November, I am going to vote no, and almost everyone I know will do the same. If we can pause and ask for an extension, why wouldn't we do that because of what we risk losing with a no vote?</p> <p>I am very upset about how we got here. But I would also like to take the time to point out why I support Dale at Dale.</p> <p>1) The Wheelock site will cost more because it requires infrastructure be built, while it already exists at Dale.</p> <p>2) Wheelock will cost more because we need to factor in the cost of demo or reno of Dale.</p> <p>3) The Wheelock site will lead to more traffic on elm which is already a disaster and backed up at certain times of day.</p> <p>4) The Wheelock site will require a 200 space parking lot be built near our water supply causing real concern of contaminating our water.</p> <p>5) The Wheelock site does not have enough side walks in the surrounding area and it is too far for 4<sup>th</sup> and 5<sup>th</sup> graders to walk to town. (I know I wouldn't allow my kids to walk from Wheelock in 4th and 5th grade). All 4 of my kids talk about the day they were allowed to walk downtown from Dale St as an important rite of passage. They all feel very strongly that Dale should stay at Dale.</p>	<p>Thanks so much for taking the time to send this in to us.</p> <p>Most of your issues are all covered as part of the forum on <a href="#">June 13, 2021</a> and in the <a href="#">materials</a>. We appreciate you sharing your views with us on them.</p> <p>Some additional sources of information related to your comments are:</p> <ul style="list-style-type: none"><li>From Mike Quinlan: <b>1) <i>The Wheelock site will cost more because it requires infrastructure be built, while it already exists at Dale</i></b>": Response: I continue to see this being posted. I wish someone could explain how there are no costs for water and sewer at Dale. Jerry Potts continues to post online that there are "\$11 million" in site costs that wouldn't be required at Dale. This is wildly inaccurate at best. I've noted multiple times in public meetings when we were evaluating the two sites the differences that led to Wheelock being more expensive than a new school at Dale. They are:<ul style="list-style-type: none"><li>Water line (\$900K): The water line on Elm is too small for the water we would need for Fire Protection. It requires us replacing a little less than a mile of pipe to go from 6" to 8".</li><li>Wheelock site improvements: (~\$2M): We could build a new school at Wheelock without addressing the existing parking/paving/drop off at Wheelock, but that would be shortsighted. First off, it needs replacement but also, it has no</li></ul></li></ul>

Topic	Question	Answer
Sidewalks  Walking Downtown	<p>6) The businesses downtown will lose the flood of business they receive from the Dale St kids that make their way downtown every nice day.</p> <p>Again, I'd just like to say how disappointed I am that the town was not included in this site selection, and that we still weren't included even after a town meeting vote that requested a second look. The school committee is taking a gamble that they have support for a site selection that was made without any consensus. Most people I talk to are going to vote no. We are not a small disgruntled group as the school committee would like to believe but rather a large portion of the town population that wants a new school but wants to be heard when it comes to site selection of this massive project.</p> <p>I want to thank you all for the incredible amounts of time that you give to the Warrant Committee. I really appreciate all of the videos that were posted from the meetings last week. Best of luck with the weeks ahead!</p> <p>Nancy Sampson</p>	<p>stormwater runoff system. We are addressing the capital maintenance issue that the Town will be on the hook for at some point as that paving continues to degrade and it just doesn't make sense to ignore it while we may be building a new school adjacent to it. This has the added benefit of helping to improve the stormwater runoff by bringing that area up to current codes/design standards which are far superior to the 1970's</p> <p><b><i>2) Wheelock will cost more because we need to factor in the cost of demo or reno of Dale.</i></b></p> <p>The cost of demolition of Dale was calculated and is part of a forum on <a href="#">June 13, 2021</a> and in the <a href="#">materials</a>. It is not in the final project budget because the current plan does not include demolition but instead reuse. Issues with the Dale building as long as its future uses were covered by the Warrant Committee meeting on <a href="#">September 23, 2021</a>. Please refer to the video replay of this meeting. The Warrant Committee is still completing its full analysis of the cost and will discuss it on 10/14/21.</p> <p><b><i>3) The Wheelock site will lead to more traffic on elm which is already a disaster and backed up at certain times of day.</i></b></p> <p>A discussion of traffic issues was done at the SBC community forum on <a href="#">June 13, 2021</a>. Please refer to the materials and video replay of this meeting.</p>

Topic	Question	Answer
		<p><b>4) The Wheelock site will require a 200 space parking lot be built near our water supply causing real concern of contaminating our water.</b></p> <p>Please attend our conversation on Water scheduled for 10/12/21. The confirmed attendees are:</p> <p>Maurice Goulet, DPW Bill Harvey, Water &amp; Sewer Mike Quinlan, Chair SBC Consultants from Nitsch Engineering and Environmental Partners</p> <p><b>5) The Wheelock site does not have enough side walks in the surrounding area and it is too far for 4<sup>th</sup> and 5<sup>th</sup> graders to walk to town. (I know I wouldn't allow my kids to walk from Wheelock in 4th and 5th grade). All 4 of my kids talk about the day they were allowed to walk downtown from Dale St as an important rite of passage. They all feel very strongly that Dale should stay at Dale.</b></p> <p>Additional analysis on sidewalks is being prepared for the meeting on 10/14/21.</p> <p><b>6) The businesses downtown will lose the flood of business they receive from the Dale St kids that make their way downtown every nice day.</b></p> <p>The subject of students at Dale walking downtown was discussed in the Warrant Sub-Committee Meeting on <a href="#">September 29, 2021</a>, with Medfield teachers at the Dale School. Please refer to the video replay of this meeting.</p>

Topic	Question	Answer
Fields	<p><b>Steve Caskey at 5 Delaware Rd (Sept 19<sup>th</sup>)</b></p> <p>Question on the fields.. Dale at wheelock would consume 2 sports fields. In the estimates there is a line item for fields that is over 2 million.. I didn't see a slide with pictures of new fields and locations .. that figure for grass fields is a lot, are those turf?</p>	<p>From Mike Quinlan:</p> <p>Thank you for your comment and question. There is not a plan to have artificial turf fields. There are currently two multisport grass fields at the Wheelock site. Each one is approximately 69,000 square feet for a total of 138,000 square feet. The proposed plan for the new elementary school at the Wheelock site would eliminate these grass fields. The plan is to build a new replacement high school size soccer/lacrosse grass field of 86,000 square feet. The estimated cost of this new replacement field is \$951,993, including all site work, topsoil, irrigation system and sports grass field. This amount is already included in the project budget submitted to the MSBA.</p> <p>The issue of the fields was covered by the SBC at the community forum on <a href="#">September 22, 2021</a>. Please refer to the video replay of this meeting.</p>
Traffic	<p><b>Renee Howley at 3 Harding Rd (Sept 19<sup>th</sup>)</b></p> <p>Hello. Following up regarding traffic mitigation that I feel needs to be further pursued. In the video posted by the project, Starting at about 23 mins in, our police chief discusses traffic. She very clearly says that we won't know the full traffic impact and required mitigations until AFTER the project is complete. Options stated include adding traffic lights and STAGGERED start times! Either of these options add significant cost and in the bussing case, an increase in greenhouse emissions that are unacceptable. We cannot accept a warrant article that results in additional costs down the road because of incomplete data early on. Building the school at Dale does not have these additional mitigation costs (nor all the required infrastructure at the Wheelock site).</p> <p><a href="https://www.youtube.com/watch?v=vexiBlz6REQ&amp;list=PLypOIJHc4M1rZPhCYTT1BKMOhTieaxNV&amp;index=6">https://www.youtube.com/watch?v=vexiBlz6REQ&amp;list=PLypOIJHc4M1rZPhCYTT1BKMOhTieaxNV&amp;index=6</a></p>	<p>Thank you for your comments. There are \$300,000 of mitigation costs for traffic included in the proposed budget. The budget is available on the <a href="#">Warrant Committee website</a>.</p> <p>The bussing and sidewalks were discussed at the Warrant Committee meeting on <a href="#">September 13, 2021</a>. Please refer to the video replay of this meeting. The students for grades 2,3,4 and 5 ride the same bus today and will continue to ride the same bus when the new elementary school is completed. The Dale school stop will be eliminated and there will be no need for staggered start times. Students in grades 2-5 will get off the same bus and start school at the same time.</p>

Topic	Question	Answer
		Further analysis on sidewalks is being completed and will be presented on 10/14/21.
Educational Program	<p><b>Jennifer Sullivan, M.Ed. at 5 Boiling Spring Rd (Sept 20<sup>th</sup>)</b></p> <p>Hello,</p> <p>Thank you for your work on gathering information regarding the new elementary school proposal.</p> <p>I have been an elementary educator for many years. I have had 3 children go through Dale and my youngest son is in 5th grade there now. Covid hit and remote learning occurred when he was in 4th grade. His brothers said, "You are lucky. Less time for you at Dale." This comment was made due to the state of the building and issues, not because of the teachers. The teachers are phenomenal, but they are working in extremely poor conditions that are directly impacting the quality of education they can provide to Medfield's students. Imagine how frustrating that is for our hard working teachers? They know what they are capable of, yet they can't achieve the level of education they want because of the building.</p> <p><b>QUESTION:</b></p> <p>I am concerned about the details of how the deteriorated building is impacting the teachers, staff and students on a daily basis. I am concerned that a delay in providing a building will continue to exacerbate the building issues, causing more costs, teacher frustration, and students who won't receive the type of education they should.</p> <p><b>1) Have you spoken with a variety of teachers and families about how the Dale Street School working and learning environment is negatively impacted by lack of space and building deterioration?</b></p> <p>I request that you have conversation with the educators and <b>ask them for real life experiences</b>. It is eye opening to hear their stories.</p> <p>It seems difficult for people who haven't worked in elementary education to fully grasp how bad it is there right now. It is not good at all and every day, month, and year that the students and staff have to work in unsafe, unhealthy, and space constrained conditions, the more costly it will be to our community financially, emotionally, and educationally.</p>	<p>Thank you for your comments and questions. The Warrant Committee added another Sub-Committee Meeting on <a href="#">September 29, 2021</a>, with Medfield teachers at the Dale School. Please refer to the video replay of this meeting.</p>

Topic	Question	Answer
	<p><b>Some examples:</b></p> <p>Lack of privacy to make calls to parents because teachers have to often leave their rooms during their planning time due to specials being held in their classrooms. Teachers are calling parents from their cars. <b>(Impacts home/school partnership)</b></p> <p>Wifi that is unreliable and often doesn't work <b>(Impacts the use of technology for educational purposes, inability to meet reliably via Zoom, etc.)</b></p> <p>Bugs and rodents <b>(Disruptive to learning and frequent occurrence)</b></p> <p>Falling ceiling tiles <b>(Ruins materials and makes a mess, disrupts learning)</b></p> <p>Leaks <b>(Disrupted use of space, Modulares brought in, no bathroom in modular, kids going to/from modulares requires more staff to monitor, spotty wifi in modular)</b></p> <p>PE in the classrooms because the gym is being used for lunch space during inclement weather <b>(Not appropriate setting to teach gross motor, social and emotional skills)</b></p> <p>Poor condition of the teacher room <b>(Including mold and poor wifi)</b>- No place for teachers to go to plan, bad for health</p> <p>Lack of space for teachers to have IEP and 504 meetings (IEP meetings are made up of typically 6-8 people. They are often emotion filled and long. <b>Uncomfortable and small spaces don't lead to positive collaboration.)</b></p> <p>Outlets in classrooms randomly stop working, impacting use of computers <b>(Difficult to plan lessons and centers. Hard to differentiate education if one group can't work on computers suddenly due to lack of working outlets)</b></p> <p><b>A delay would be absolutely horrible for the staff and students.</b></p> <p>Thank you again for your consideration.</p> <p>Kindly, Jennifer Sullivan, M.Ed.</p> <p>Medfield Resident for Almost 16 Years Mother of 4 boys, Ryan (Junior), Brendan and Grant (8th Grade) and Dylan (5th Grade) Elementary Educator and School Counselor Internship Coordinator Middle School Support Specialist Dale, Wheelock, and Blake School Site Council Parent Representative</p>	

Topic	Question	Answer
Alternative Dale Proposal	<p><b>Jerry Potts at 7 Curve Street (Sept 21<sup>st</sup>)</b></p> <p>Hello Sharon (and all),</p> <p>In addition to the Word document and PPT I sent last week, I thought it would make sense to provide a video that walks through the key points we are trying to make regarding the flawed final options the Town saw for Dale St and why it matters. I know folks are busy—and this is 18-minutes— but I hope you can watch it.</p> <p>We were asked by the committee during our session what we wanted. We want the SBC to file for an extension now and take seriously what we have been asking for over the last year— show us the BEST Dale options so the town has great information to make the best decision. We do not want a failed vote, but if the SBC moves ahead on this path, many of us will, with a heavy heart, vote no on a project we know the town needs. The video focuses specifically on the assumptions used for the two Dale final options presented.</p> <p><a href="https://us-east-2.protection.sophos.com?d=youtu.be&amp;u=aHR0cHM6Ly95b3V0dS5iZS9zcWVyN281ZFN0dw==&amp;i=NjAyZDNmMmY3Y2Y1ZGYxY2IzOWNlNDUy&amp;t=d2FPSko5RnJHMmZ3cm1GclpRRmtGNWRtTIA4Yjg2WGYzUVBnTTRHK2hBaz0=&amp;h=5574e802957d409793664e98b4555e69">https://us-east-2.protection.sophos.com?d=youtu.be&amp;u=aHR0cHM6Ly95b3V0dS5iZS9zcWVyN281ZFN0dw==&amp;i=NjAyZDNmMmY3Y2Y1ZGYxY2IzOWNlNDUy&amp;t=d2FPSko5RnJHMmZ3cm1GclpRRmtGNWRtTIA4Yjg2WGYzUVBnTTRHK2hBaz0=&amp;h=5574e802957d409793664e98b4555e69</a></p> <p>I would be happy to answer any questions.</p> <p>Thanks for your time and consideration.</p> <p>Jerry</p>	<p>Thank you for your comments and questions. The Warrant Committee is still completing its full analysis of the costs you have proposed and will discuss on 10/14/21.</p>

Topic	Question	Answer
Educational Program	<p><b>Kelly Chamblin , Fifth Grade Teacher, SST Chair, Dale Street School(Sept 21<sup>st</sup>)</b></p> <p>Dear Warrant Committee Members,</p> <p>I am respectfully writing to express my fear for the November vote at the Special Town Meeting. I am a fifth grade teacher, grade level leader, and Student Support Team Chair at Dale Street School. I have been teaching here for nine years and I feel extremely blessed to teach in this incredible community.</p> <p>That being said...the thought of losing this dream school that we have been designing for the past five years is heartbreaking. We are bursting at the seams here at Dale Street. Specials occur in our classrooms because there is nowhere for the world language and health teachers to go. Teachers are displaced and we don't have the privacy to make parent phone calls or access our materials for planning. It has become such a dire situation that now we have a prison-like modular building located in our parking lot. Students have to walk unsupervised to this modular for lessons. Music lessons and Mandarin lessons happen simultaneously in the cafeteria while four classrooms off the cafeteria attempt to learn. Kids not lucky enough to have music lessons in the cafeteria have them in hallways. We have no conference room for IEP meetings, 504 meetings, SST meetings, parent meetings, or teacher meetings. Our principal has to be pushed out of his own office so that teachers can have any sort of private meeting.</p>	<p>Thank you for your comments and questions. The impact of a no-vote was discussed by Tim Bonfatti at the Warrant Committee Sub-Committee meeting on <a href="#">September 23, 2021</a> on the Dale School. Please refer to the video replay of this meeting.</p>
MSBA Process	<p>Our classrooms are small with exposed heaters, leaking ceilings, deteriorating ceiling tiles, chipping paint, unsafe water, and windows/blinds that don't work. We have millipede, insect, and mice infestation in most of our rooms. The classrooms have limited electrical outlets, usually only located on one side of the classroom. Electrical outlets, like the wifi, work inconsistently. Our teacher's room has mold and the basement of our building is filled with asbestos.</p> <p>If the town votes "no" in November, how long will the students of Medfield have to continue learning in conditions like this? Will all of the planning we did for our dream school be for nothing? We are frankly terrified.</p> <p>I am attaching the letter a majority of the Dale Street teachers wrote last June as a reminder of all the benefits we see at the Wheelock site. Please <a href="#">click here</a> to view the letter.</p> <p>Thank you for taking time to read this email and for listening to a plea from a person who teaches at Dale every single day.</p>	<p>Thank you for your comments and questions. The Warrant Committee added another Sub-Committee Meeting on <a href="#">September 29, 2021</a>, with Medfield teachers at the Dale School. Please refer to the video replay of this meeting.</p>

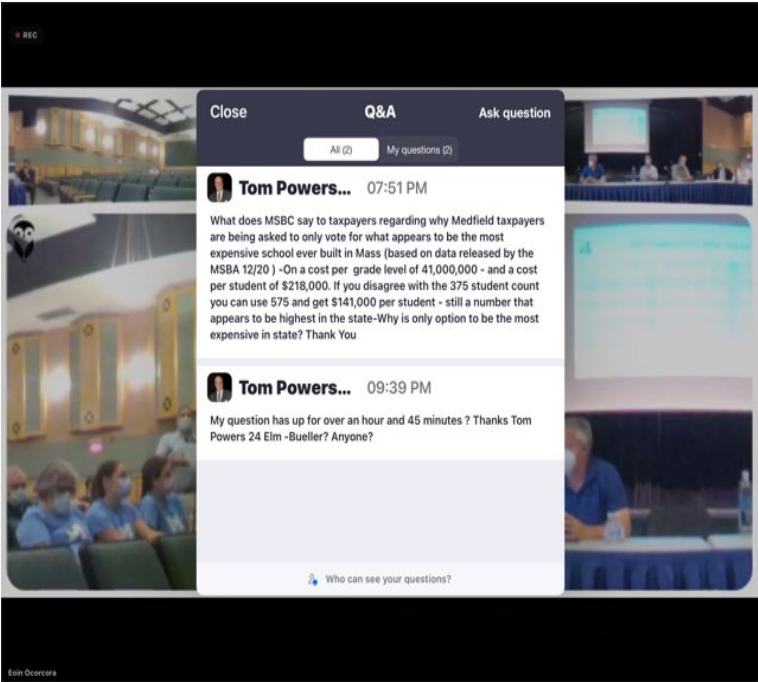


Topic	Question	Answer
Site Selection  MSBA Process	<b>Dan Medeiros at 20 Phillip St (Sept 22<sup>nd</sup>)</b>  My question:  Why were the Medfield taxpayers not allowed to vote on the site selection?  I have asked this to multiple people involved (SBC, School Committee, Select Board) and on social media and have never gotten an answer.  Thanks.	Thank you for your questions and comments. The issue of why there was no “vote” on site selection was asked and answered by the SBC at the community forum on <a href="#">September 22, 2021</a> . Please refer to the video replay of this meeting.
Wheelock site  Archeology	<b>Jen Kinne at 6 Carmen circle (Sept 23<sup>rd</sup>)</b>  Hi! I wanted to submit a question about is the Wheelock site and area a protected archeological site? I live in the area of the school abs have never heard such a thing. We actually have a person trying to build homes across the street from my home on Elm by Wheelock and in the wetlands behind my house. So if they can do that, I would think that would have come up about those sites too. If you can clarify if the area for where the school is actually apart of this archeological site that is being claimed on Facebook that would be wonderful.  Thanks so much	Thank you for your comments and questions. The Town Code Chapter 150 Historical Preservation is the relevant bylaw that addresses this question. It defines an Archeological Protection District as an area identified on a map. The map is posted on the <a href="#">Warrant Committee website</a> . It includes a shaded area “C” near Carmen circle. This area seems to be south of Elm Street and includes the Wheelock site and areas south and east of the Wheelock school. It is best to consult with Sarah Raposa at the Town House to determine the status of any of your abutter’s property being within the “C” area. If a property is within the “C” area then you are subject to the process described in the town bylaws before any development can begin.  Per Mike Quinlan:  The project site at Wheelock sits within the Archaeological Protection District. As such, the Massachusetts Historical Commission required an archeological survey be completed to identify any archeologically sensitive areas. A professional archeologist was hired by the SBC and they completed a survey

Topic	Question	Answer
		which stated clearly that there were no archeologically sensitive areas within the project impact area. They did find artifacts outside of the area impacted by the project and asked that those areas be protected during construction by fencing the area.
School Comparison	<b>Tom Powers at 24 Elm Street (Sept 23<sup>rd</sup> )</b>  Sorry-  I would ask that you share this with any committee members who believe the MYTH of the “open and transparent” process that the MSBC is supposedly overseeing. It would be great to share with Bob , since he seems to think the MSBC is the side of the Angels.  It’s now their way or the Highway. My voice and question was willfully ignored once again.  What’s one more open meeting violation to this group?  Tom	Initial response sent on 9/23:  Tom  Is there something specific you want me to get more info on?  Sharon
	The MSBC continuing to ignore taxpayers seemed like a relevant fact to share so, there was that.  At some point I will be asking my question which I attached, again. If they want to answer the question they willfully ignored last night they could start there.  The question was about cost , and I as a taxpayer attempted to ask this question during the meeting on cost.	The Warrant Committee believes that cost per student for designed enrollment and construction cost per square foot are appropriate cost data points for comparative schools recently built. Data points on comparable elementary school’s costs are available at the <a href="#">Warrant Committee website</a> . The information includes data points from the MSBA website on new elementary school projects since 2017. Data points from more

Topic	Question	Answer
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I would ask the WC why the MSBC are allowed to “willfully and purposely” ignore my question during the meeting, as they have done in the past.  
Lastly perhaps you and the WC might acknowledge that things may not be always as open and transparent as they claim



recent school projects from 2020 and 2021 are also included in this analysis.

Steve Callahan has prepared an analysis of school comparisons that will be reviewed on 10/4/21 at the Warrant Committee meeting. Supporting documentation is also available on the [Warrant Committee website](#).

Topic	Question	Answer
Educational Program	<p><b>Erin Nee, Dale Street School Grade 5 Teacher (Sept 23<sup>rd</sup>)</b></p> <p>To the Esteemed Members of the Warrant Committee,</p> <p>Please review this e-mail as a statement of immense support for the New School Build at Wheelock. As a grade 5 teacher, I understand the importance of children being educated in a welcoming, safe environment. The sooner we can make this happen with the incredible plans the SBC has put forth, the better education for our students will be.</p> <p>Professionally Yours, Erin Nee Dale Street School Grade 5 Teacher</p>	<p>Thank you for your comments and questions. The Warrant Committee added another Sub-Committee Meeting on <a href="#">September 29, 2021</a>, with Medfield teachers at the Dale School. Please refer to the video replay of this meeting.</p>
Educational Program	<p><b>Christina Delaney, Dale Street School Teacher ( Sept 24<sup>th</sup>)</b></p> <p>To whom it may concern:</p> <p>My name is Christina Delaney and I have been teaching in Medfield for the past 16years, 5 of the most recent at Dale. Throughout my career I have worked several different buildings, and Dale is by far the most in disrepair. Just yesterday I had a student point out a ceiling tile above their head that is on the brink of caving in. No child should have to learn literally with that over their head. There are only so many maintenance requests and temporary fixes to solve these issues, before they arise again because of the weight of another rainstorm. Our kids deserve better.</p> <p>We are trying to foster 21st century thinkers in a space that still has spotty internet, even with the best retrofitting we can get. The building just wasn't designed to accommodate modern technology. There is a lack of space, both collaborative and for classroom use. There are several single classrooms that serve multiple teachers/classes. We are absolutely doing the best with what we have but as class size/ population goes up the space continues to be further strained. Our kids truly deserve better.</p> <p>Sincerely,</p>	<p>Thank you for your comments and questions. The Warrant Committee added another Sub-Committee Meeting on <a href="#">September 29, 2021</a>, with Medfield teachers at the Dale School. Please refer to the video replay of this meeting.</p>

Topic	Question	Answer
Alternative Dale Proposal	<p><b>Jerry Potts at 7 Curve Street (Sept 24<sup>th</sup>)</b></p> <p>Hello folks— I know you are sifting through a lot, but I do want to follow up on the information I sent. I didn't get any feedback and I want to make sure it is considered because it gets to the heart of why we have been so vocal on the two flawed Dale options presented for the final site selection.</p> <p>I would be happy to discuss or answer questions, but it's important to at least consider/address these idea and I fear the points seem to be getting lost.</p>	<p>Thank you for your comments and questions. The Warrant Committee is still completing its full analysis of the costs you have proposed and will discuss on 10/14/21.</p>
Costs	<p>1) The new construction option (E1) for Dale was just under \$5 million cheaper than Elm St. That is from the PSR. However, the Elm St option didn't factor in the new field (\$1 million more for one field and is no longer filed neutral, we lose a field) I have said the site costs were \$11 million for Elm St and I stand by that cost (at a minimum) which is \$9.8 million from the PSR AND the additional \$1 million for the field which was not included on the \$9.8 mil. I also feel strongly we have to include the costs ranges for the Dale building, which at a minimum is \$1.4 million to mothball, many millions more to use (which I addressed below in #3).</p>	<p>The PSR does indicate that the G1 Wheelock option was \$4,946,556 more expensive than the Dale E1 option. It should be noted that \$2,168,319 was included in G1 option for upgrade to the existing Wheelock school parking lot. This is a cost the town would need to incur regardless of where the new 4-5 grade school is located. Cost for replacement grass field is \$951,993.</p>
Field	<p>2) In the video I sent to you (which has 150 views since Wed), I presented why we believe the decision to not use swing space added significant costs and delay to both Dale St options—it made them far less attractive.. It also meant that both options assumed building on the open baseball field. We have asked for a year to provide Dale options that leveraged the space better and utilized the excess capacity we have in the district to drive down costs The SBC keeps saying they have addressed this, but, candidly, they have not. In addition, with new construction material costs being so high, the add/reno option should be far more attractive today since you need less new material for the 26k sq ft. We also still question why 115k sq ft is used for the add reno when the basement sq ft is only 10k. The new construction used is 6k more than needed, which translates to an inflated cost of \$2.3 million for the add/reno option. Combined with the \$1.1 million added cost used for the add/reno for phasing, it means there is a significant over-estimate for the add/reno costs. The bottom line— both Dale St options are cheaper, one by \$6 million plus.</p>	<p>Please refer to the discussion at the WC meeting on Dale use, and potential planned use of Dale building by Park &amp; Rec.. Costs related to future repairs to the Dale building will be discussed at the October 14<sup>th</sup> WC meeting.</p> <p>Please refer to the cost comparison of the PSR options with Dale @ Dale options and discussion of swing space and modulars from the October 14, 2021, warrant committee meeting.</p> <p>Cost of new baseball field for all Dale site options was \$593,688 and was an alternate cost in PSR. The demolition of Dale building would add \$1,886,741 in additional costs.</p> <p>Mike Quinlan "The 6k sq ft is inefficient space from an old 1940's building design. This space can't be used efficiently when renovating an 80-year-old building. A newly designed and constructed building can utilize space more efficiently. The need to work with existing structures when renovating</p>

Topic	Question	Answer
Dale Reuse	<p>3) While there seem to be new options for Dale coming out of the wood work if Elm St is built, the costs being discussed for Park and Rec using Dale didn't include abatement and also didn't address what to do with the rest of the building and the related costs. On one hand. the SBC is saying delaying costs millions for the school project, but somehow, there is a viable Park and Rec option in three years for only \$2 million? In addition, because the building would have children using it for programming, the design and construction standards would have to be similar to what a school requires. We already have got a list of capital needs the Town has captured, but it seems like in the hurry to plug in something for Dale, we aren't doing the needed due diligence. To be honest, it feels like there is a desire to throw opportunities for organizations to use the building in order to entice a positive vote for the Elm St. school. As I mentioned when we got together, I am hoping the Warrant Committee asks the tough questions here so the Town gets a full picture.</p> <p>I appreciate the effort you all are putting in. I know we would appreciate having these points raised and discussed to ensure all of the information is available.</p> <p>Thanks</p> <p>Jerry</p>	<p>causes challenges with the space between outside walls and inside rooms and hallways. There is not 6k sf of space that can be eliminated from option to save costs. Despite the claims here, you cannot eliminate phasing costs in an occupied add/reno and if we're removing the kids for a three year demo/construction period, that would add \$6-7M in temporary housing costs for those two grades (unreimbursed by the state)."</p> <p>Thank you very much for your comments. The costs analysis for repairs to Dale building will be discussed at the October 14<sup>th</sup> WC meeting. Please see the WC meeting on September 23<sup>rd</sup> on use of Dale building and the Selectmen meeting on October 5<sup>th</sup> for a discussion with Park &amp; Rec. The final decision on use of Dale building will need to be studied and ultimately voted on by town meeting (2/3 vote). Many potential use options have been discussed from Parks &amp; Rec to Senior Housing, etc.</p>
Dale Reuse and Costs	<p><b>Lauren Liljegren at 83 South St (Sept 25<sup>th</sup>)</b></p> <p>I was able to watch and I want to confirm my understanding. If the school at Wheelock passes, money in the towns capital improvement fund could be used for the (approx) 6 million required to turn the building into something else. It also sounds as though the town would have to vote in that after the school was given back to the town by the school committee.</p>	<p>Video referenced in question is the Warrant Committee Sub-Committee meeting on <a href="#">September 23, 2021</a> on the Dale School.</p>

Topic	Question	Answer
	<p>If the vote doesn't pass, improvements to Dale are still needed and the town would have to vote to use the capital improvement funds to do those improvements.</p> <p>Is that correct?</p>	<p>Per Mike Quinlan: The option to move Park and Rec into Dale is estimated to cost less than \$2M not \$6M.</p> <p>Response sent 9/25 by Sharon:</p> <p>Yes. The town has to vote on the new use in a future town meeting. Then every year the town votes at town meeting how to use the municipal stabilization fund...that is where the costs they were talking about would come from along with potentially using the \$600k left over from the public safety building that was under budget. All scenarios require another town vote at town meeting. However from what they were saying they were not predicting that it would require another override to get Park and Rec in there because the funds the town has annually could cover it.</p> <p>Bottom line town meeting votes are required in all scenarios. Does that answer your question below?</p>
Dale Reuse and Costs	<p><b>Lauren Liljegren at 83 South St (Sept 26<sup>th</sup>)</b></p> <p>Is there anyway to know for sure whether an override would be needed? For me, that's the whole tipping point.</p>	<p>Thank you for your comments and questions. The Warrant Committee is still completing its full analysis of the cost and will discuss on 10/14/21.</p>
Alternative Dale Options	<p><b>Tracey Rezendes at 12 Flint Locke Lane (Sept 28<sup>th</sup>)</b></p> <p>I was surprised to hear recently that the Dale at Dale Committee is now advocating a tear-down of the existing school and a new building on the same location. Many people I've heard from who plan to vote "NO" at Special Town Meeting favor reuse of the current building, not a tear-down. In fact, many of the "testimonials" on the Dale at Dale website talk about a renovation, not a rebuild.</p>	<p>The testimonials referred to are here: <a href="https://daleatdale.com/testimonials">https://daleatdale.com/testimonials</a></p> <p>Thank you for your comments and question. The Dale at Dale meeting with the Warrant Committee subcommittee was held</p>

Topic	Question	Answer
MSBA Process	With that said, how confident can we be that, if the vote fails in November, there will be a cohesive "coalition" behind a new school at the Dale Street location to pass the 2/3 threshold? How can we assume that voters who favor a renovation will also support a rebuild?	<p>on <a href="#">September 9, 2021</a>. Please refer to the video replay of this meeting for the proposal they described.</p> <p>The Warrant Committee is still completing its full analysis of the cost and will discuss on 10/14/21.</p> <p>We cannot predict what will happen in the future on this vote or any vote in the future.</p>
Elementary Program Development and Teacher Participation	<p><b>Erin Watson 3<sup>rd</sup> Grade Teacher at Wheelock (Sept 29<sup>th</sup>)</b></p> <p>Hi Sharon...</p> <p>Thank you for reaching out. Like Nicole, I am not able to attend tonight's meeting, but I do want to share some information.</p> <p>Perhaps it can be read aloud?</p> <p>Speaking as a long time Wheelock School teacher (26 years) I am excited for the Dale Street students and staff for the opportunity to have a new building. I was invited to early meetings years ago as a third grade teacher representative when they were still deciding what the configuration of the school would be 3-5 or 4-5. I was impressed by the work of the committee and the experts who shared their knowledge of the design ideas. When the configuration decision was made, Wheelock representatives no longer went to these meetings. The staff of Dale Street continued on with parents, community members, administrators, etc.</p> <p>There was recently a post on the Dale at Dale site on Facebook that shared a <i>part</i> of an email referring to a letter in support of Dale at Wheelock signed by many teachers. The email states, "the letter was not endorsed by nor does it represent the view of the Medfield Teachers Association," and that is true. We have not polled our entire rank and file to get their input. It does not affect teachers at the other schools, unless they live in town and are taxpayers. But it specifically mentioned that the Building Reps for Dale Street did not sign the letter. Having spoken with the Building Reps this week, they shared with me that they did not sign the letter because they do not live in Medfield. They have no problem with either option and would be happy at either site. It was NOT because they were against Dale moving to the Wheelock site.</p>	<p>This email arrived at 3:52pm on 9/29 but was not seen by Sharon Tatro until 10:20pm therefore it was not read as requested. It was read on 10/4 at the next possible meeting date.</p> <p>The Warrant Committee held the Sub-Committee Meeting in question on <a href="#">September 29, 2021</a>. Please refer to the video replay of this meeting.</p>



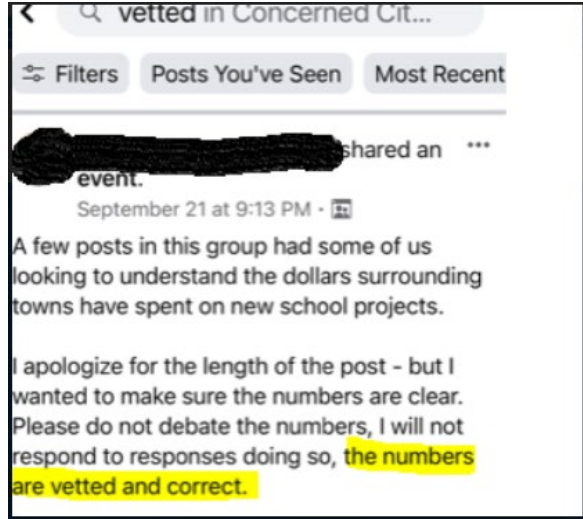
Topic	Question	Answer
	<p>As a teacher at Wheelock, I don't expect to have input into a school that I will not be working and teaching in. This does not mean I don't have thoughts or opinions about where the school should be. As a teacher, my first instinct is to ask, "What would be best for kids?" And I honestly think that is building at the Wheelock site. Trying to build on the Dale Street location while teaching and learning there would be extremely hard for students and staff. After the past few years and the repercussions of Covid, I would hope trying to alleviate these interruptions would be a priority. I think the kids deserve it.</p> <p>As an educator, I also like the idea of having a campus school here and having shared staff and space. I think there are a lot of advantages to that. The design utilizes open space in new ways that would benefit both schools of students.</p> <p>I would like to clarify that I think that the email that was posted was a tactical move on the part of the Dale at Dale Campaign to make the voting public think that teachers are afraid to voice their opinions. That is not the case. I am currently the new President of the Medfield Teachers Association, and I am NOT speaking on behalf of the union. I am speaking on behalf of myself, a long standing teacher in this town, who hopes that people will take this into consideration.</p> <p>Erin Watson</p>	
Water	<p><b>Tom Ramlow at 1 Marlyn Road (Sept 28<sup>th</sup> and Sept 30<sup>th</sup>)</b></p> <p>Sharon I need a link to the Zoom of the Warrant members meeting with Maurice and the DPW. I am at a loss as to finding the basic Warrant C. listing of documents that you refer to so often in meetings. Sorry to take your time on things I should be able to do myself Thank you, Tom</p>	<p>Response sent on 9/29:</p> <p>Tom,</p> <p>Thanks for the note. We don't have a recording of the meeting with Maurice, that is something that Steve did one on one. However he recapped it in our meeting last night. That video is here: <a href="https://www.youtube.com/watch?v=YmMYT4K6SOw">https://www.youtube.com/watch?v=YmMYT4K6SOw</a></p> <p>The website with all the fact docs is here: <a href="http://www.town.medfield.net/2010/School-Project-Subcommittee">http://www.town.medfield.net/2010/School-Project-Subcommittee</a></p>

Topic	Question	Answer
		<p>We approved more documents last night so those will hopefully be posted later today. So keep an eye out for some additions coming. In the video from last night we go through all of the ones that are being added.</p> <p>Sharon</p>
	<p>Thank you! I got up early this morning to give the Zoom mtg a listen. Good , except the basic piece I was hoping for - words from Mo that the new systems will protect the Wells. Guessing that has to be gathered from the improvements listed.</p> <p>Thanks for your massive effort on this project</p> <p>Tom</p>	<p>Please attend our conversation on Water scheduled for 10/12/21. The confirmed attendees are:</p> <p>Maurice Goulet, DPW Bill Harvey, Water &amp; Sewer Mike Quinlan, Chair SBC Consultants from Nitsch Engineering and Environmental Partners</p>
School Comparison	<p><b>Renee Howley at 3 Harding Rd (Sept 29<sup>th</sup> and Sept 30<sup>th</sup>)</b></p> <p>Hello! I know we are running out of time, so understand if you can't address this in your meetings. I've been sitting on this for a bit, hoping to get a response to the associated post on FB, but to no avail.</p> <p>The photo below was posted on 9/21:</p>	<p>Email answer forwarded to Renee on 9/30:</p> <p><b>From:</b> Stephen Callahan <b>Sent:</b> Thursday, September 30, 2021 1:09 PM <b>To:</b> Michael Quinlan; Sharon Tatro <b>Subject:</b> Fwd: One last question re: New Elementary School Project</p> <p>Hi Mike,</p> <p>Can you take a look at this question? They have pointed to a design enrollment number of 1055 from the Andover school website including pre-k that is different from your design enrollment number 925. If accurate, it would bring the cost per student down to \$ 112,966. I did not have this school on</p>

Topic	Question	Answer
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District	Project	Project Phase	Source	Constr. Start Date	Enrollment	Building Size (gsf)	Total Project Budget	Net Zero Goal	Total Construction Cost	\$/gsf Constr.	\$/ Student
Westborough	Annie Fales ES	Constr.	Aug-2020 MSBA Board	Jul-2020	400	70,242	\$56,883,079	NZE	\$45,627,177	\$650	\$ 114,068
Ashland	Mindess ES	SD	Aug-2020 MSBA Board	Nov-2021	635	104,885	\$84,387,000	NZE	\$67,725,296	\$646	\$ 106,654
Welllesley	Hunnewell ES	90% CD	90% CD estimate	Jul-2021	365	76,478	\$64,117,000	NZ Ready	\$46,399,280	\$607	\$ 127,121
Welllesley	Hardy ES	SD	Aug 2021 MSBA Board	Apr-2023	365	80,039	\$72,500,000	NZ Ready	\$55,569,897	\$694	\$ 152,246
Andover	West ES	SD	Apr 2021 MSBA Board	Jun-2022	925	191,028	\$151,661,968	NZ Ready	\$119,178,907	\$624	\$ 128,842
Westwood	Paul Hanlon ES	SD	Apr 2021 MSBA Board	Jan-2022	560	113,141	\$87,820,386	NZ Ready	\$70,380,680	\$622	\$ 125,680
Acton-Bosborough	Douglas/Gates ES	Constr.	Aug-2020 MSBA Board	Jul-2020	990	174,759	\$117,238,519	NZE	\$95,255,831	\$545	\$ 96,218
Medfield	Dale ES	SD	SD application	Dec-2022	575	95,828	\$81,893,000	NZE	\$64,525,190	\$673	\$ 112,218

The same day, a member of the PAC posted that these numbers were accurate and vetted:



my list of schools that I was tracking from the October 2020 MSBA list because it went to SD phase in 2021.

Best,

Steve

**From:** Michael Quinlan  
**Sent:** Thursday, September 30, 2021 1:46 PM  
**To:** Stephen Callahan; Sharon Tatro  
**Subject:** RE: One last question re: New Elementary School Project

Steve,

I double checked and the design enrollment is accurate.  
[https://www.massschoolbuildings.org/sites/default/files/edit-contentfiles/About Us/Board Meetings/2021 Board/4 14 20 21/Andover West%20ES PS%26B%20Board%20Memo Final.p df](https://www.massschoolbuildings.org/sites/default/files/edit-contentfiles/About%20Us/Board%20Meetings/2021%20Board/4%2014%2021/Andover%20West%20ES%20PS%20Board%20Memo%20Final.pdf)

Straight from the MSBA Board Meeting Materials noted as "Source" in the spreadsheet.

The confusion lies in the fact that they are building a PK-5. MSBA does not count PK. They have a PK population of 130. This is clearly noted in the article below.

Topic	Question	Answer														
	<p>However, in doing some research regarding voting on site selection, I found that the Andover # is incorrect. Per the Andover school project website, <a href="https://www.aps1.net/2208/West-Elementary-Shawsheen-Preschool-Buil">https://www.aps1.net/2208/West-Elementary-Shawsheen-Preschool-Buil</a>, the school will also house Pre-K for a total of 1,055 students:</p> <table><tr><td>Enrollment</td><td>1,055 Students (includes Pre-K)</td></tr><tr><td>Building Size</td><td>191,028 SF</td></tr><tr><td>MSBA Max Reimbursement Rate</td><td>45.95% (form 3011)</td></tr><tr><td>Effective Reimbursement Rate</td><td>25.35% (form 3011)</td></tr><tr><td>Total Project Budget (SD Estimate)</td><td>\$151,661,968</td></tr><tr><td>Anticipated MSBA Grant</td><td>\$38,447,427</td></tr><tr><td>Anticipated District Share</td><td>\$113,214,541</td></tr></table> <p>So, as you can see, the <b>‘fully vetted’</b> numbers are incorrect when we dig into the project referenced. It seems it may be worth while further investigating this presentation of information. We are being asked to trust what the SBC is telling us.</p> <p>Thank you. The MSBA conclusion does include PK and I still feel the per student calculation is misleading.</p> <p><i><sup>4</sup>Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.</i></p> <p>MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$37,457,769; however, the District may be eligible for up to an additional \$985,051 in grant funds, subject to the MSBA’s review and audit of the District’s owner’s and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of \$38,442,820 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing West Elementary School with a new facility serving grades PK-5 on the site of the existing West Elementary School.</p> <p>Thank you again for following up.</p>	Enrollment	1,055 Students (includes Pre-K)	Building Size	191,028 SF	MSBA Max Reimbursement Rate	45.95% (form 3011)	Effective Reimbursement Rate	25.35% (form 3011)	Total Project Budget (SD Estimate)	\$151,661,968	Anticipated MSBA Grant	\$38,447,427	Anticipated District Share	\$113,214,541	<p><a href="https://www.andovertownsmen.com/news/local_news/148m-school-project-takes-shape/article_bac0709d-c568-533a-89ea-87e35d3b3ff9.html">https://www.andovertownsmen.com/news/local_news/148m-school-project-takes-shape/article_bac0709d-c568-533a-89ea-87e35d3b3ff9.html</a></p> <p>Mike</p> <p>Email from Mike Quinlan:</p> <p>We can make the adjustment to 1055 that’s fine. It doesn’t matter to me. It doesn’t change the message...That Medfield is on par or below other Towns and not proposing a wildly excessive Building.</p> <p>I have some other telling data for my friends on the WC. To help counter the continual accusations that we’re not being prudent.</p> <p>Square footage per student on recent elementary schools:</p> <p>Millis Clyde Brown 175 SF/ student Westborough Fales 175 SF/ student Ashland Mindess 165 SF/ student Wellesley Hunnewell (Non MSBA) 210 SF/ student Wellesley Hardy/Upham 219 SF/ student Andover West 181 SF/ student Westwood Hanlon 202 SF/ student Acton-Boxborough 176 SF/ student Medfield 166 SF/ student</p>
Enrollment	1,055 Students (includes Pre-K)															
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Anticipated MSBA Grant	\$38,447,427															
Anticipated District Share	\$113,214,541															

Topic	Question	Answer
		<p>I’m fairly proud of how efficient we made this building.</p> <p>(And as a side note the only one on that list that compares to Medfield happens to be my project in Ashland so I guess I know a little bit about how to make schools efficient. Maybe we can shave off a few SF to get below Ashland! )</p> <p>All kidding aside, this is a very efficient building! Best Mike</p>
Future of Dale	<p><b>Erika Clarke at 10 Knollwood Road (Oct 4<sup>th</sup>)</b></p> <p>My questions:</p> <p>Feasibility Study:</p> <ul style="list-style-type: none"><li>• It was noted that during the schematic phase four options were reviewed: Repair, Renovation, Addition/Renovation, &amp; Rebuild. Was there ever a design that contemplated the full use of the current site with full demolition of Dale? The design schemes presented all include a portion of the Dale building remaining and not using the full site for placement of a new school building.</li><li>• Was there ever a consideration to roll the 124 Adams parcel in the planning knowing that building is also beyond its useful life?</li></ul>	<p>Thank you for your comments and questions.</p> <p>Regarding your first question whether or not the SBC explored the option to demo the existing Dale building and build in its place, it was explored as an option and was rejected. Options considered includes:</p> <p>See SBC Meeting 3/26/20 slide 28.<a href="https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/635532/3-26-2020_Arrowstreet_Presentation.pdf">https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/635532/3-26-2020_Arrowstreet_Presentation.pdf</a></p> <p>See SBC Meeting 4/22/20 slides 26-28 <a href="https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/680130/4-22-2020_SBC_Meeting_Arrowstreet_Presentation.pdf">https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/680130/4-22-2020_SBC_Meeting_Arrowstreet_Presentation.pdf</a></p> <p>See SBC Meeting on 5/13/20 slide 8 which shows which options were chosen to proceed to the next level. <a href="https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/704840/200513_SBC_Meeting_FINAL_to_SBC.pdf">https://core-docs.s3.amazonaws.com/documents/asset/uploaded_file/704840/200513_SBC_Meeting_FINAL_to_SBC.pdf</a></p> <p>Regarding your second question, Mike Quinlan states that it was considered really early but eliminated because it would’ve</p>
Dale Alternatives	<p>Future of Dale and Capital Plan Expenditures</p> <ul style="list-style-type: none"><li>• I know that there have been some comments on funding for any Dale renovations/mothballing/demolition being handled out of the building and capital plan funds but it seems this still needs clarity. Who approves those expenditures? Does that have to go to town vote?</li><li>• During the Future of Dale session, it was noted that Dale would have to be approved by voters to come back to the town. What happens if voters reject the transfer of Dale back to the town? Does the building remain on the</li></ul>	

Topic	Question	Answer
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	<p>school's budget? There is already evident deferred maintenance and if Dale is not accepted how do you ensure the building does not deteriorate more and become a bigger liability to the town?</p> <p>Thank you.</p>	<p>either left P&amp;R without a home or would've expanded the scope of the project to build new space for P&amp;R and thus significantly increase the budget.</p> <p>There is a Capital Budget Committee that makes recommendations as to what projects should be done by the town. Those projects are then brought before town meeting each year and voted on.</p> <p>If the voters rejected the transfer of Dale back to the town it would stay in the care and custody of the school department and therefore under the prevue of the school committee.</p>																																																																																																																																	
Costs	<p><b>Renee Howley at 3 Harding (Oct 7)</b></p> <p>Hello- I want to follow up regarding the answers to my previous questions:</p> <ol style="list-style-type: none"><li>1. My apologies to the SBC for using the term 'auditorium'. I have seen &amp; heard 'performance space' and 'stage' and those transposed to 'auditorium' in my head.</li><li>2. With regards to the additional 1.5M Wheelock infrastructure costs – I got those right off of an SBC presentation:</li></ol> <table><tr><th colspan="13">PSR COST ESTIMATES*</th></tr><tr><th rowspan="2">Design Schemes</th><th colspan="8">Dale Street Site</th><th colspan="4">Wheelock Site</th></tr><tr><th>A</th><th>B1</th><th>B2</th><th>E1</th><th>E2</th><th>E1.3</th><th>E2.3</th><th></th><th>G1</th><th>G2</th><th>J1</th><th>J2</th></tr><tr><td></td><td>Base Repair</td><td>Add/Reno 4-5</td><td>Add/Reno 3-5</td><td>New Const. 4-5</td><td>New Const. 3-5</td><td>New Const. 4-5</td><td>New Const. 3-5</td><td></td><td>New Const. 4-5</td><td>New Const. 3-5</td><td>New Const. 4-5</td><td>New Const. 3-5</td></tr><tr><td>Base Estimate (CMR)</td><td>\$ 31,123,000</td><td>\$ 64,355,000</td><td>\$ 76,238,000</td><td>\$ 57,908,000</td><td>\$ 72,409,000</td><td>\$ 57,661,000</td><td>\$ 71,766,000</td><td></td><td>\$ 60,336,000</td><td>\$ 74,960,000</td><td>\$ 59,576,000</td><td>\$ 74,536,000</td></tr><tr><td colspan="13"><u>Allowances:</u></td></tr><tr><td>Replace main water pipe</td><td>n/a</td><td>n/a</td><td>n/a</td><td>n/a</td><td>n/a</td><td>n/a</td><td>n/a</td><td></td><td>\$ 969,000</td><td>\$ 969,000</td><td>\$ 969,000</td><td>\$ 969,000</td></tr><tr><td>Traffic improvements</td><td>n/a</td><td>n/a</td><td>n/a</td><td>n/a</td><td>n/a</td><td>n/a</td><td>n/a</td><td></td><td>\$ 560,000</td><td>\$ 560,000</td><td>\$ 560,000</td><td>\$ 560,000</td></tr><tr><td>Estimated Construction Total</td><td>\$ 31,123,000</td><td>\$ 64,355,000</td><td>\$ 76,238,000</td><td>\$ 57,908,000</td><td>\$ 72,409,000</td><td>\$ 57,661,000</td><td>\$ 71,766,000</td><td></td><td>\$ 61,865,000</td><td>\$ 76,489,000</td><td>\$ 61,105,000</td><td>\$ 76,065,000</td></tr><tr><td>Estimated Project Cost (x1.25)</td><td>\$ 38,903,750</td><td>\$ 80,443,750</td><td>\$ 95,297,500</td><td>\$ 72,385,000</td><td>\$ 90,511,250</td><td>\$ 72,076,250</td><td>\$ 89,707,500</td><td></td><td>\$ 77,331,250</td><td>\$ 95,611,250</td><td>\$ 76,381,250</td><td>\$ 95,081,250</td></tr></table>	PSR COST ESTIMATES*													Design Schemes	Dale Street Site								Wheelock Site				A	B1	B2	E1	E2	E1.3	E2.3		G1	G2	J1	J2		Base Repair	Add/Reno 4-5	Add/Reno 3-5	New Const. 4-5	New Const. 3-5	New Const. 4-5	New Const. 3-5		New Const. 4-5	New Const. 3-5	New Const. 4-5	New Const. 3-5	Base Estimate (CMR)	\$ 31,123,000	\$ 64,355,000	\$ 76,238,000	\$ 57,908,000	\$ 72,409,000	\$ 57,661,000	\$ 71,766,000		\$ 60,336,000	\$ 74,960,000	\$ 59,576,000	\$ 74,536,000	<u>Allowances:</u>													Replace main water pipe	n/a	n/a	n/a	n/a	n/a	n/a	n/a		\$ 969,000	\$ 969,000	\$ 969,000	\$ 969,000	Traffic improvements	n/a	n/a	n/a	n/a	n/a	n/a	n/a		\$ 560,000	\$ 560,000	\$ 560,000	\$ 560,000	Estimated Construction Total	\$ 31,123,000	\$ 64,355,000	\$ 76,238,000	\$ 57,908,000	\$ 72,409,000	\$ 57,661,000	\$ 71,766,000		\$ 61,865,000	\$ 76,489,000	\$ 61,105,000	\$ 76,065,000	Estimated Project Cost (x1.25)	\$ 38,903,750	\$ 80,443,750	\$ 95,297,500	\$ 72,385,000	\$ 90,511,250	\$ 72,076,250	\$ 89,707,500		\$ 77,331,250	\$ 95,611,250	\$ 76,381,250	\$ 95,081,250	<p>Thank you for your follow up email. The Wheelock infrastructure estimates have changed since the PSR and you can find them in the Schematic Design proposal.</p> <p>We appreciate your comments.</p>
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Educational Program	<p>3. I have no doubt that the outdoor spaces, as designed will add additional educational benefit. I have no doubt that a larger gym or stage will provide benefit. Of course a rainwater garden is a great benefit, but if the main goal is storm water management, that could be accomplished through basic drainage spaces. My question was one regarding cost/benefit. The examples I gave were just that, examples. I am asking that we be fiscally responsible. Its easy to</p>																																																																																																																																		

Topic	Question	Answer
	<p>say that would only be ‘x’ dollars and wouldn’t cause much impact to the overall budget and individual taxpayers, but we were so excited to receive an extra \$646,200. From MSBA This was great news, as every little bit helps. As a taxpayer, I am simply asking that we also take a really close look at what is budgeted for to see where we might be able to get ‘good enough’ vs. great. Of course there is a reason/rationale for all of these wonderful items. However, sometimes failure comes as a result of trying to be great when ‘good enough’ would mean success.</p> <p>Thank you gain for your diligence in this process.</p>	
	<p><b>Chris McCue at 7 Curve Street (Oct 7)</b></p> <p>Hello,</p> <p>Below are my questions, as well as comments/concerns related to previously submitted letters and/or Warrant Committee responses.</p> <p>Thanks,</p> <p>Chris</p> <ol style="list-style-type: none"><li>1. If no turf is planned for Elm fields, why wasn’t it entirely eliminated from the cost list reviewed in detail by SBC and was instead kept as an alternate?</li><li>2. What is the % increase in impervious surface for the entire Elm Street site?</li><li>3. Why do SBC members frequently state that paved lots will be better than cars parking on grass, when an <a href="#">abundance of research</a> points to the opposite as being true?</li><li>4. Did the Dale SBC vote to authorize Mike Quinlan to release the letter from Environmental Partners to the Patch and other local media along with his own commentary?</li><li>5. Did the Water &amp; Sewer Board vote to authorize the use of Environmental Partners (while under contract with the town for an entirely different project) for its assessment of water risk related to the proposed school project? How can it be stated (per last Warrant Committee meeting) that it was only consulted as it relates to Town bylaws, when EP also clearly stated its opinion on risk?</li></ol>	<p>Thank you for your email. We believe you can find the answers to your questions in the various SBC, Selectman and Warrant meetings you have attended and will attend in the future.</p> <p>Per you question about treating opinion letters as facts, we do not. They are not in the list of fact documents, they are in this Q&amp;A as emails received as all other emails are.</p> <p>The Warrant Committee will be voting on 10/14 as to the content of our answers and after that meeting answers will be sent as this is a draft document you have sent your comments on.</p> <p>We recognize and appreciate your participation in the process and thank you for your deep caring for the town.</p>



Topic	Question	Answer
	<p>6. What kind of risk assessment did Environmental Partners conduct as part of its evaluation prior to drafting the letter at the request of Medfield DPW Chief?</p> <p>7. How can any letter submitted by one teacher (Erin Watson) in which she states “having spoken with building reps” and then summarizes their views be taken as a factual statement? It’s hearsay until each one of those teachers provides their own comments directly to Warrant Committee and town, and not through a 3<sup>rd</sup> party.</p> <p>8. Also with regard to Erin Watson’s letter, on one hand she states “I don’t expect to have input into a school that I will not be working and teaching in” yet in another sentence she states liking the idea of a campus school and shared staff and space. Plus one of the advantages being touted for the campus model is collaboration with Wheelock School, so aren’t these statements in Erin Watson’s letter contradictory?</p> <p>9. Shouldn’t the 2<sup>nd</sup> and 3<sup>rd</sup> grade teachers have input into a school that will in fact disrupt their own site during the construction period (at a minimum)?</p> <p>10. Why wasn’t the principal on the list of members being considered for the educational subcommittee that never met?</p> <p>11. Will the Warrant Committee provide links to all of the community letters that were sent to Board of Selectmen last fall (providing community access to letters for ZBA and Planning Board controversies is fairly standard)? Kristine has the letters already gathered and in electronic form.</p> <p>12. Will steps be taken to verify claims made in the letter from Jennifer Sullivan, including maintenance requests and/or Board of Health complaints related to alleged bugs, rodents, and claims of health-impairing mold? How many teachers go to their cars to call parents, and how frequently does this occur? Did it occur pre-Covid, or just during Covid?</p> <p>13. At a previous Warrant Committee meeting, there was discussion about the teacher letter and it appeared that most WC members did not want to set precedent by posting the letter, and putting much weight on it (and Bob Sliney was the most vocal about this point). Yet, if that was the case, how was it possible that a group of teachers was invited to appear before the Warrant Committee instead, clearly to lobby for the new building? It appears given prior discussion around the letter, that bringing in the teachers was a unilateral decision and not one made by a quorum of the Warrant Committee.</p> <p>14. With regard to Tom Powers’ letter (page 35 of print outs) in which he raised concerns about a Warrant Committee stating, “We are gathering facts to support the recommendation of THE committee” (emphasis on THE was placed by the speaker), it is absolutely clear after listening to the entire recording 3x that he was referencing the site selection recommendation of the Dale SBC, and not the Warrant Committee. If it had been the Warrant Committee he was referencing, he would have said “our” committee vs. “THE” committee.</p> <p>15. Also, in response to Tom’s letter (same one as noted in #14) it states there will “either be a positive or a negative” recommendation which, based on past WC decisions, should not be the case. No one on the WC should be</p>	



Topic	Question	Answer
	<p>pressured to achieve a unanimous vote – it would be perfectly acceptable for “Warrant Committee to be heard” and with a split vote.</p> <p>16. With regard to the response to me, per Water issues and recounting the WC chair’s conversation with Emily Norton at Charles River Watershed Association, what is stated is categorically false, and I will file a signed affidavit attesting to what was said in my conversation with Emily: 1) The pressure that was relayed was not Emily putting pressure on Jennie, it was Jennie telling me that it appeared pressure was being put on CWRA by the town administrator due to the political nature, 2) At no time did Emily share with me that CWRA does not participate in meetings organized by PACS (which Dale@Dale is not; and Jennie was absolutely clear about the Dale@Dale stance). In fact, just the contrary -- Emily said CWRA would be happy to hold a community water 101 session prior to the Special Town Meeting vote. This presentation that was originally requested, and to which CWRA agreed, is something the organization does all the time for town officials and community groups – it’s a pre-set talk.</p> <p>17. With regard to the teachers who participated in invitation only educational visioning sessions, as referenced on page 26 of questions (re: session with selectmen, parents, etc.) who were the teachers? How were they chosen? This is critically important because not only have some of those staff members left, but some of participants are ones regularly asked by the administration to join committees. There was no rank-and-file invitation that went out to the entire staff to gather new views, voices, etc.</p> <p>18. Regarding the answer to me, re: page 24, “Comments wanting to preserve Dale” were part of the survey posted and also part of posted testimonials. No! The claim that the community said it wants to preserve Dale was made prior to the launch of the survey. It was stated as justification after early Dale schematic options were eliminated from consideration.</p> <p>19. Also regarding my letter, page 24, please post the Parks &amp; Rec Feasibility Plan and video from the Jan. 2020 meeting vs. sending me and others to a Warrant Committee and SBC meeting, and also post the 2017 Facility and Capital Plan where it was indicated the cost of reusing Dale as a recreational facility/office space.</p> <p>20. With regard to the response to me, page 23 of comments/questions related to MSBA process, the mention of Pete Peterson suggesting using town meeting for a non-binding vote on grade configuration was meant as an example that could be applied to site selection (and ultimately how the Dale@Dale citizens petition was absolutely justified). The agreement between selectmen was around the concept of trying to bring big decisions like grade configuration in front of the community – that was what I was referencing.</p> <p>21. In a couple places, Mike Quinlan’s response showing frustration with people asking about increased infrastructure costs at Wheelock vs. Dale is based on information in the PDP and engineering report in which it was documented what would be needed at Wheelock, and what would be needed at Dale – there was a significant difference.</p> <p>22. Response to Renee Howley cost of log stools and butterfly boxes (page 8): Higher estimates were clearly stated in Fogarty cost projections vs. PMC, and there was zero public discussion about how those particular costs were</p>	

Topic	Question	Answer
	<p>reconciled. Will you respond to Renee about the two different cost estimates, and let her know how they were reconciled?</p> <p>23. Page 6, Warrant Committee response, re: school comparisons and storm-water management, it is stated “upgrading the existing Wheelock parking areas will result in an increase in water quality for stormwater recharged into the ground.” Is this the WC responding, or is it quoting someone else? There is no documentation that removal of grassy areas used for overflow parking and replaced with impervious surface will improve stormwater management. If this claim is to be made, it needs attribution.</p> <p>24. Page 6, School Comparisons, it is stated “The Warrant Committee believes that cost per student for designed enrollment and construction costs per square foot are appropriate cost data points for comparative schools...” When did the WC vote on this belief? It cannot be stated that the “Warrant Committee believes” unless the committee itself votes on the agreement.</p> <p>25. Page 2, Dale Reuse and costs: When this question arises, why isn’t the 2017 Facility Report with early costs estimates also being shared? Why is there such an enormous discrepancy between the \$18 million estimate for reuse of Dale for recreation/office space vs. the new \$2 million estimate? What is excluded from that lower amount, e.g., abatement? The community needs to see more detail, re: analysis that went into the \$18 million and \$2 million estimates.</p>	