School Building Committee
Meeting Packet
August 21, 2023

DRAFT

MEDFIELD SCHOOL BUILDING COMMITTEE

Regular Meeting
May 16, 2023 - 7:00 pm

Public Safety Building Training Room, 112 North Street, also available via Zoom

PRESENT: Mike Weber, Co-Chair
Meredith Chamberland, Co-Chair
Robert Donahoe
William Werner
Carolyn Casey
Kristen Simonini
Robert Meaney
Teresa James
Michelle Kirkby
Mather Eldred
Robert Worth
Kristine Trierweiler, Town Administrator, ex-officio, non-voting member
Dr. Jeffrey Marsden, ex-officio, non-voting member
Stephen Grenham, ex-officio, non-voting member

1. **Vote on approval of meeting minutes from April 27, 2023 Meeting**
    - Committee members discussed edits.
        - Ms. Casey had edit suggestions for the minutes regarding her statement about a bylaw,

    MOTION:
    - Kristen Simonini made the motion to approve the meeting minutes as amended by Ms. Casey. Mr. Eldred seconded the motion.

2. **Discussion of Warrant article passing for additional $250k for SBC**
    - Mr. Donahoe commented on Town Meeting and a question regarding why the SBC cannot use some of the existing studies over. He stated that some studies can be reused to some extent; they need to be revised or updated like an addendum.
    - Mr. Donahoe asked if there has been a detailed wetlands delineation performed or if this was based on the GIS mapping system.
        - Mr. Weber believes that there was an extensive wetlands study. Both locations, Dale and Wheelock, sat in a similar wetlands area.
    - Mr. Weber expressed his thanks towards the Town for voting and placing their trust in the SBC by giving them funds.

- Mr. Werner reviewed the old documentation and stated that it is hard to follow the trail of information. He asked if the former members would be willing to present documentation of what was previously done as it could be helpful for the current committee.
- Ms. Casey agreed that this would be helpful in answering their questions regarding the project. She suggested making a list of big questions they have and prioritize the list to discuss in future meetings.
- Mr. Weber proposed creating and talking through a timeline. He stated that December is the start of their timeline, or whenever they hear from the MSBA.
- Ms. Simonini stated that it is not clear to her whether or not the rehabilitation of Dale is an option, or if it has been removed for particular reasons. She would like to know factually if this is an option that could be pursued.
- Mr. Donahoe asked about the site selection process. Mr. Weber stated that the last time they did this, the site selection process was done by the OPM group and the architect. He added that this could change; the sites were presented to the committee. He believed that everything is on the table, including rehabilitation.
- Mr. Werner asked if it was explored to knock Dale Street down to rebuild on that lot. Mr. Weber responded that this was briefly considered, but believes the front steps and the pillars are historical. He added that there is some money to fix the pillars. Mr. Weber stated that anything is possible, including reusing some of the building.
- Mr. Worth asked if the cost associated with tearing down the building and getting rid of asbestos was built into the cost of the project. Mr. Weber stated that the rehabilitation option was smaller and did not fit certain criteria for classroom sizes. He added that this was a less expensive option that was presented to the Town.

- Mr. Weber stated that someone at Town Meeting made a great point regarding public hearings and how they are important to have. He believes that as this committee moves forward, it is important to be cognizant of doing their best and spreading the word around town.
- Ms. Simonini believed that the first step would be to assess whether Dale can be rehabilitated and then put this in front of the community prior to moving to the next step.
- Ms. Casey expressed how this committee is new and is looking to move forward past the previous committee and what went wrong with community support.
- Mr. Donahoe stated that it is not always doable to go net zero. He is unsure if anyone has looked at the net zero situation at the existing Dale. Mr. Weber believed that they did not.

- Mr. Weber added that the chair of the Medfield Energy Committee would like to present to the SBC.
- Mr. Eldred added that despite the naysayers of where the new school location will be, citizens still have it in mind that the Town needs a new school.

3. **Communication sub-committee updates**
    - **Review of survey and how to distribute**
        - Ms. Casey shared that the communication sub-committee met to create and review a survey. They discussed how to share the survey with the public.
        - The Board discussed having the PTOs share the survey; however, Ms. Casey made a point that the survey should be made available to non-school related citizens as well.
        - The Google Forms survey was presented on the screen during the recorded meeting. Dr. Chamberland reviewed the structure of the survey, which included an introduction.
        - One of the questions on the survey shared was: "The May 2022 town meeting voted down the proposed new elementary school building adjacent to Wheelock. Which statement best describes your position on the prior vote?"
        - Additionally, they asked citizens to rank their considerations for the future plans for Dale Street. This list was condensed and the considerations included educational programs, location, construction disruption to student's education, community benefits, environmental/sustainability impacts, historic preservation, cost, facility size, state funding (MSBA), school building committee process, and enrollment projections.
        - Included in the survey was a question that asked the community to state their top two priorities to be included in a new school design.
        - The survey asked for people to describe their relationship with the Medfield Public Schools.
        - The committee discussed advertising the survey and making edits to the questions. They planned to edit the survey by their next meeting and send the link out May 24th with a closing date of June 15th.
        - Mr. Eldred suggested holding a creativity contest at the schools, where a student would create the logo for the SBC. Their goal is to release the contest before Medfield Day.
        - In the meantime, they discussed a temporary logo and what the project will be titled. Mr. Donahoe suggested titling it "New Dale Elementary School." Ms. Simonini suggested collecting donors to name the project.

- They discussed potentially hiring a PR team to assist in advertising the committee and survey. They questioned if this would be money well spent. Ms. Casey would like to hire a PR team as soon as possible and place them on a retainer. They could assist with a newsletter and attend meetings. Mr. Donahoe suggested getting quotes from a few firms.
- Mr. Weber thanked the communications sub-committee for taking charge.

4. **Dates to visit Mr. Worth's school**
    - Mr. Worth invited the SBC to visit his school in Foxborough. He mentioned asking his facilities manager to share his thoughts and experiences at future meetings.
    - Mr. Worth stated that they can visit his building in the evening, when school is not in session, before the summer begins. Mr. Weber stated that this would be a great opportunity.
    - The committee agreed on visiting this school on May 30, 2023 at 6:00pm.

Public Comment

- There was no citizen input via zoom.
- Chris McCue Potts recommended selecting one project name and keeping it consistent from the beginning of the project to the very end, no matter where they use it, to eliminate confusion. She added that last time, this got very confusing. As a PR person with over 30 years of experience, she suggested that the PR firm should either be strategic or tactical. Regarding the survey, she suggested they separate Patch and Hometown Weekly as they are two different entities. She commended that they incorporated ranking of the considerations. However, she stated that the construction disruption to student's education is a biased consideration. She suggested altering this to "construction impact to student's education." Ms. Casey suggested "construction impact," as this will affect more than just students. Additionally, Ms. Potts suggested removing the words "Town Meeting" because there were two votes taken, one at Town Meeting and one at the election. Ms. Casey recommended changing this to: "The Town voted down the proposed elementary school building."

Adjournment

MOTION: Mr. Werner made a motion to adjourn. Mr. Eldred seconded the motion.
Roll Call vote:

- Mike Weber - yes
- Meredith Chamberland - yes
- Robert Donahoe - yes
- William Werner - yes
- Carolyn Casey - yes

- Kristen Simonini - yes
- Robert Meaney - yes
- Teresa James - yes
- Michelle Kirkby - yes
- Mather Eldred - yes
- Robert Worth - yes

Respectfully Submitted,
Paulina Colivas

DRAFT

MEDFIELD SCHOOL BUILDING COMMITTEE

Regular Meeting
June 7, 2023 - 7:45 pm

Public Safety Building Training Room, 112 North Street, also available via Zoom

PRESENT: Mike Weber, Co-Chair
Meredith Chamberland, Co-Chair
Robert Donahoe
William Werner
Carolyn Casey
Kristen Simonini
Robert Meaney
Michelle Kirkby
Mather Eldred
Robert Worth
Tony Papantonis
Teresa James
Kristine Trierweiler, Town Administrator, ex-officio, non-voting member
Dr. Jeffrey Marsden, ex-officio, non-voting member
Stephen Grenham, ex-officio, non-voting member

1. **Vote on approval of meeting minutes from May 16, 2023 Meeting**
    - The meeting minutes were not available at this time. They will vote on the approval at the next meeting.

2. **Communications Subcommittee Updates**
    - Ms. Casey stated that the subcommittee met last night. They had over 800 respondents to the survey. They decided to leave the survey open until June 16th. The subcommittee will meet again on June 20th to discuss the results.
    - The survey was open to all Medfield residents. The survey included two demographic questions, which included "How did you vote in the prior vote (the town meeting vote)?" and "What is your current relationship with regard to your children and the Medfield Public Schools?"
    - Ms. Casey shared survey results thus far.
    - 29.1% of respondents said it was a great plan and voted yes. 23.9% of respondents said it was a bad plan and voted no.
    - The most important considerations were location, cost, MSBA funding, and educational programs.

- People with children in the school system tended to vote yes for the project. People who do not have children tended to vote no. 60% of respondents who voted yes for the project have children in school and 47% of the respondents who voted no do have children in school.
- Regarding what mattered the most to respondents, educational programming was by far the most important criteria to yes voters. For no voters, the location and cost was the most important criteria.
- Ms. Casey made a point that over 3,500 people voted at the special town meeting.
- Mr. Werner commented that it is important for the SBC to explain the MSBA process to town citizens, including what this entails relating to cost.
- When looking at respondents who will have children at Dale during the next four years, 77% of them voted yes. Looking at respondents who will not have students at Dale during the next four years, 50% of them voted yes. Lastly, 24% of the respondents who do not have children at MPS voted yes.
- Mr. Werner added that it is important to educate all citizens in the town, regardless of if they have children in the school system or not.
- It was also mentioned how important it would be to know where the responders live because this would give the SBC an idea as to whether their location would impact their opinion on the project.
- The SBC stressed the importance of sharing the survey with friends to spread the word.
- Ms. Casey suggested that the results that were shared via Google file be attached to the meeting minutes.
- Ms. James suggested that a narrative, video version of the results be prepared.
- After the survey closes, all results will be shared to their website, Hometown Weekly, Patch, etc.
- Ms. Kirkby suggested that the entire committee come together to understand the data in order to move forward. They would also email the results to those who took the survey.
- The subcommittee will meet again on June 20th at 7:00 p.m. at the Medfield High School library to discuss the survey data before it is released to the public.
- The survey will close on June 16th. Ms. Casey wants to release the comments from the survey to the SBC prior to June 20th.

3. Open comments from group on Site Tour of Mr. Worth's recently renovated school

- The SBC discussed their site visit last Monday. Ms. Simonini realized while visiting the school that accessibility features are important. This includes having everything on one level to meet students' needs. She wants to create a school blueprint that supports this. She liked the use of the space, which includes non-traditional lockers for students to access their belongings. She appreciated the

outdoor space and how there was room to grow with the surrounding fields. She pointed out how this is different from the current Dale property. She commented that technology systems were impressive. She questioned the possibility of moving forward at Dale with an older property. She commended the security aspects as they were well thought out.

- Ms. Casey emphasized the outdoor space surrounding the school. She liked that the library was in the lobby, creating a welcoming space. She mentioned that they had a generator, which is for emergency uses such as power outages.
- Ms. Simonini added that the school had community space, which would benefit those wanting to use space and not disrupt the school. Mr. Worth stated that there was a lot of thought put into this; the school is a functional space to be used beyond school hours.
- Mr. Meaney liked the toggle locks on the classroom doors because they are keyless. He emphasized that the bus lanes were separate. He liked the open spaces in front of several classrooms for specialists to work with students, while keeping them close to their class. He liked the cafeteria design and the shatter-resistant glass.
- Ms. Kirkby was impressed with the natural lighting in every space despite it being a dreary day.

4. Brief update of past site selection process

- Mr. Weber informed the SBC on the previous site selection process. Last time, site selection happened almost immediately after the architect was hired in late 2019. The two main issues were site selection and grade configuration.
- In January 2020, the architect selected six hypothetical sites around town that would accommodate a school. This includes Dale, Wheelock, Hospital Hill, McCarthy Park, Red Gate Farm, and the other hospital campus. The only two viable pieces of property are Dale and Wheelock. In 2020, the SBC voted for the site. At the time, they sent out a survey and the majority preferred Dale, but this was not the decision-maker for the committee.
- In August 2020, they were given visions of what the schools would look at at either site. The Preferred Schematic Report (PSR) was due to the MSBA in September 2020, but this was pushed back twice due to COVID.
- Mr. Donahoe asked if the Dale site is large enough to accommodate a school's needs while only having one floor. Mr. Weber stated that they concluded that it cannot be one floor. Both sites were not proposed to be one floor; they were proposed as two floors. With the original pillars of Dale, they just planned on building on the fields between Dale and Memorial. Therefore, this would be a very congested site with very little field space.

Future Meeting Dates

- The subcommittee will meet on June 20th at 7:00 p.m. at the Medfield High School library to discuss the survey data before it is released to the public.
- The SBC will meet again on June 26th at 7:00 p.m. at the Public Safety Building Training Room.
- The SBC will meet virtually on July 11th at 5:00 p.m.
- Planning agenda items for future meetings was discussed. Dr. Marsden and Mr. Grenham will address the Board in the future to explain educational aspects of the project. Also, they mentioned meeting with the Medfield Energy Committee. They plan to get a booth at Medfield Day to explain the project to townspeople.

Public Comment

- Chris McCue Potts asked if the Dale site is too small. She added that the configurations were great, but because they asked for two different types of grade configurations, i.e.: grades 4, 5 and grades 3, 4, and 5, the architects had to ensure that the plans that were presented were doable for both configurations. She argued that they have a grade configuration set first before deciding on the site. Mr. Weber stated that the grade selection was a School Committee decision; the preference was three grades, but they decided on two grades because of cost.

Adjournment

- Mr. Werner made a motion to adjourn. Mr. Papantonis seconded the motion.

Roll Call vote:

- Mike Weber - yes
- Meredith Chamberland - yes
- Robert Donahoe - yes
- William Werner - yes
- Carolyn Casey - yes
- Kristen Simonini - yes
- Robert Meaney - yes
- Michelle Kirkby - yes
- Mather Eldred - yes
- Robert Worth - yes
- Tony Papantonis - yes
- Teresa James - yes

Respectfully Submitted,
Paulina Colivas

DRAFT

MEDFIELD SCHOOL BUILDING COMMITTEE
Regular Meeting
June 26, 2023 - 7:00 pm
Public Safety Building Training Room, 112 North Street, also available via Zoom

PRESENT: Mike Weber
William Werner
Teresa James
Michelle Kirkby
Anthony Papantonis
Bob Meaney
Dr. Meredith Chamberland
Carolyn Casey
Kristin Simonini
Kristine Trierweiler, ex-officio, non-voting member
Dr. Jeffrey Marsden, ex-officio, non-voting member

ABSENT: Mather Eldred
Robert Worth
Robert Donahoe
Stephen Grenham, ex-officio, non-voting member

1. **Subcommittee update - Survey results summary**
   - Ms. Casey said there are 3 things to look at: comments, survey summary and when you would like us to put it on the town's website.
   - Ms. Casey brought up the survey results on the screen and asked Mr. Werner to speak to it.
     - Plus or minus 1100 -1200 responses
     - Seems like the results mirror the vote at town meeting so we had a good sample of people answering
   - Ms. Simonini asked for the top 3 things that rose to the top of the results.
   - Mr. Werner said education, cost, MSBA funding in that order.
   - Mr. Werner then went to the next slide on yes v. no votes reasoning.
   - Mr. Werner went on to discuss the respondents' relationship to the schools.
   - Ms. Casey commented that they never asked whether or not they wanted to fix the school. We just asked whether or not they voted for the proposal as presented.
   - Ms. Casey went over the word cloud summary
   - Ms. Simonini asked if this would be used to drive more divisiveness to show Dale is bigger than Wheelock because you could interpret it as wanting Dale, not just that it was in someone's response more.
   - Ms. James asked if we should pull this out of the summary or put a disclaimer on it?

- Mr. Werner agreed we should put a disclaimer on it and point people to the comments for more information.
- Mr. Weber said he wasn't getting a lot out of it, he would agree to take it out.
- Ms. Kirkby agreed that it's not very helpful to bring us together to move forward. Ms. Kirkby then asked if there were any silver linings of things that could bring us together.
- Mr. Werner answered that he didn't think the takeaway was necessarily showing divisiveness and that it was a single point of time. Mr. Werner wants to understand more on the no and have some public forums.
- Ms. James stated she had to drop from the call for another meeting and said maybe we drop the word cloud.
- Dr. Chamberland pointed out that some of the comments make clear the public doesn't know where the committee stands as far as point in time of the larger process.
- Ms. Casey said to her the biggest piece was that folks wanted to be included and educated about the process.
- Mr. Werner said we reached 1100 plus people but the bad news is that outside of the committee members there are currently only 6 people watching this meeting. We need to figure out how to reach the people. We can't let others communicate for us because we start to lose control. I think the summary document is good but at some point someone is going to write a narrative about it and post it to facebook or something and we'll lose the facts. We need to figure out how to get this out and make people pay attention.
- Ms. Simonini said maybe we need to draft a timeline and outstanding decisions that need to be brought like location options, grade distributions, etc.
- Ms. Casey agreed on the timeline. Where to go from here.
- Ms. Casey said on the SBC page, we could put survey results, summary, and comments. We should also say we will continue to solicit comments along the way.
- Ms. Simonini suggested there should be an indication of next steps and here is what we will do with the findings.
- Ms. Casey said maybe two general statements that our next step will be a timeline and what was learned and that we are committed to a process that involves the entire community.
- Mr. Weber suggested they create that.
- Committee members discussed how the siting process happened last time and what the timeline was to narrow down the site locations.
- Ms. Casey suggested that between now and Medfield Day that we can get some fact sheets together for locations.
- Mr. Weber said he would work on getting something together on locations. The next meeting we'll go over that more. We'll also go over Medfield Day at the next meeting for July 11th at 5PM.

Adjournment

MOTION: Ms. Kirby made a motion to adjourn. Ms. Casey seconded the motion. Roll Call vote:

- Mike Weber - yes
- Michelle Kirkby - yes
- Anthony Papantonis - yes
- Bob Meaney - yes
- Carolyn Casey - yes
- Dr. Meredith Chamberland - yes
- Kristin Simonini - yes
- William Werner - yes

Respectfully Submitted,
Brittney Franklin