

DALE STREET ELEMENTARY SCHOOL – MEDFIELD, MA		MEETING MINUTES
Community Forum		June 13, 2021
	Location:	Online Meeting
	Time:	4:00 PM

Attendees:

Name	Assoc.	Present
	School Building Committee	
Mike Quinlan	Chair, Medfield School Building Committee/PBC	Y
Tom Erb	SBC member/PBC	Y
Michael Weber	SBC member/PBC	Y
Walter Kincaid	SBC member/PBC	N
Timothy Bonfatti	SBC member/PBC	Y
Michael Marcucci	SBC member/Board of Selectman	Y
Leo Brehm	SBC member/School Committee	Y
Anna Mae O'Shea-Brooke	SBC member/School Committee	Y
Jeffrey Marsden	SBC member/School District - Superintendent	Y
Kristine Trierweiler	SBC member/Town Administrator	Y
Michael LaFrancesca	SBC member/School District – Dir. of Finance and Operations	Y
Stephen Grenham	SBC member/Principal – Dale Street School	Y
Amy Colleran	SBC member/Town of Medfield - Director of Facilities	N
Bob Sliney	SBC member/Warrant Committee	Y
	School Committee	
Jessica Reilly	Chair, Medfield School Committee	Y
Anna Mae O'Shea-Brooke	School Committee Member	Y
Timothy Knight	Recording Secretary, Medfield School Committee	Y
Leo Brehm	Vice Chair, Medfield School Committee	Y
Megan Glenn	Financial Secretary, Medfield School Committee	Y
Lynn Stapleton	LeftField Project Management	Y
Gina Gomes-Cruz	LeftField Project Management	N
Tim Baker	LeftField Project Management	Y
Jim Rogers	LeftField Project Management	N
Laurence Spang	Arrowstreet Architect	Y
Tina T. Soo Hoo	Arrowstreet Architect	N
Kate Bubriski	Arrowstreet Architect	N
ClaesAndreasen	Arrowstreet Architect	N

Bold/Italics = SBC Voting Member

A Dale Street Elementary School Building Committee (SBC) Meeting was held along to discuss Petition; Temporary Swing Space; Dale and Wheelock sites; and Project Schedule. The following was noted:

Mike Quinlan called the SBC meeting to order at 4:10 PM. A quorum was in attendance.

Roll Call:

Mike Quinlan
Anna Mae O'Shea Brooke
Jeffrey Marsden
Leo Brehm
Michael Marcucci
Tom Weber
Tim Bonfatti
Steve Grenham

It was also stated that the virtual meeting was being recorded and was in accordance with the Governor's Executive Order issued on March 12, 2020 which suspends certain provisions of the Open Meeting Law.

A School Building Committee (SC) Meeting was held along to discuss Petition; Temporary Swing Space; Dale and Wheelock sites; and Project Schedule. The following was noted:

Jessica Reilly called the SBC meeting to order at 4:10 PM. A quorum was in attendance.

Roll Call:

Anna Mae O'Shea Brooke
Jessica Reilly
Leo Brehm
Tim Knight
Meghan Glen

It was also stated that the virtual meeting was being recorded and was in accordance with the Governor's Executive Order issued on March 12, 2020 which suspends certain provisions of the Open Meeting Law.

I. Presentation of Agenda

1. Mike Quinlan presented the Topics to be discussed:
2. Address points in the Petition
 - a. *Water - Medfield voters previously approved the purchase/donation of Wheelock land as part of the concerted wellfield protection initiatives, so sitting a second school in the Elm Street location is counter to Town wishes and harms environmentally sensitive contiguous open space.*
 - i. The new school will not cause water issues:
 1. Conclusion: Based upon the information provided to Environmental Partners, the proposed Dale Street School at the Wheelock School; site does not appear to present significant impacts to the Town's existing public water supply wellfield for Well No. 3 and No. 4.
 - ii. The new school will improve stormwater discharge:
 1. The existing Wheelock School site does not meet current stormwater treatment and discharge standards. Stormwater is not treated before being surface

- discharged into the surrounding wooded areas. Due to lack of parking, cars park on grass resulting in potential contaminants in the ground.
2. The proposed project will improve all stormwater drainage on the site, including the Wheelock driveways and parking areas. Per federal, state and local regulations, stormwater treatment will remove Total Suspended Solids (TSS) through Best Management Practices (BMP) treatment train.
 3. The proposed site improvements will provide sufficient parking on pavement where stormwater runoff is captured and treated prior to infiltrating back into the ground. The proposed new school building site outside of the 2,000 foot radii of the Well Protection District, with only the new parking lot and new athletic field being within the 2,000 foot radii.
- b. Well Protection District
 - i. Medfield Bylaws:
 1. MEDFIELD BYLAWS, CHAPTER 300 ZONING § 300-16.5 Uses in Well Protection District (Zone 1) Permitted Uses include necessary public utilities or facilities if designed to prevent contamination of groundwater.
 2. § 300-16.6 Uses in Primary Aquifer Zone Permitted Uses include all uses as permitted in a Well Protection District, as well as commercial uses, industrial uses, residential development.
 - c. Warrant Article - *When the Town voted in 2018 to fund the \$1-million Feasibility Study, it was for the additional and/or renovation or replacement of Dale Street Elementary School located at 45 Adams Street implying that the current grade 4-5 school would remain where it is, and not result in a long-term liability for taxpayers or the addition of yet another building to town inventory.*
 - i. 2018 Warrant Article:
 1. MSBA GUIDELINES: In the Statement of Interest (SOI) to the MSBA, the District must state which “existing municipally owned public school facility in the district seeking and receiving funds...”. “The district will use the MSBA’s vote template and submit the full text of this vote, which will specifically reference the school and the priorities for which the SOI is being submitted,...” The applicant is required to indicate the address of the existing facility
 - d. School Proximities - *A location also contrary to MSBA statute 963 CMR2.05 stating a preference for a school location that “shall be proximate to other facilities such as libraries, museums, parks, natural resources, nature study areas and business, which would enhance the proposed educational program” (note: Dale Street provides easy access to all six during the school day).*
 - i. MSBA statute 963 CMR2.05 stating a preference for a school location that “shall be proximate to other facilities such as libraries, museums, parks, natural resources, nature study areas and business, which would enhance the proposed educational program” (note: Dale Street provides easy access to all six during the school day).
 - ii. The MSBA has reviewed the site and did not have any concerns noted in their reviews relevant to this statute.
 - e. School locations - *Placement of a second school on Elm Street will result in four schools within one mile of each other making existing traffic problems worse and create new traffic problems that didn’t exist before, while creating public safety issues for student walkers and bikers, plus increase police/ fire/EMT response times.*
 - i. Mike Q. responded that we already have 4 schools within 1.2 miles of each other. This is not new.

- ii. Chief Guerette responded that they are familiar with the traffic pattern at the existing school on the Wheelock site and a new school at this location will increase traffic however the focus should be drawn to the timing of the traffic. If school start times are staggered this is one mitigation strategy. She is confident that no matter where the new school ends up, they will deal with the new traffic pattern.
 - iii. Chief Guerette also stated that a second school on the Wheelock site does not pose any additional public threat. Their response time is under 2 minutes and the emergency plans in place meet the national standards if not exceeds it.
 - iv. Traffic studies were done and reflect the impact of Covid-19 and not pre-Covid-19 traffic patterns. Prior to Covid, bus ridership was high. Currently there are more students being dropped off by parents and this is increasing traffic. It is expected that in the future the high bus ridership will resume.
 - v. Mike Q addressed the location of sidewalks and emphasized that there are safe walkable sidewalks in the area.
- f. Enrollment Projections - *A larger, more expensive school is being proposed than is necessary based on actual vs. original projected student enrollment numbers, and project costs publicized at the time the SBC voted to relocated grades 4-5 to Wheelock, did not take into account the additional expense of re-use or abandonment of Dale Street School, field replacements, infrastructure needs beyond water and long-term traffic mitigation.*
- i. The MSBA, with the assistance of its consultant, developed a data driven enrollment projection methodology based on the modified grade-to-grade cohort survival methodology (“enrollment methodology”). The MSBA’s enrollment methodology generates a baseline enrollment projection using: • historic enrollment data (Department of Elementary and Secondary Education) • birth data (Massachusetts Department of Public Health) • female population data (US Census Bureau) • female population projections (University of Massachusetts’s Donahue Institute, “UMDI”) A critical component in setting the design enrollment is an ongoing dialogue with the district throughout the process to understand what they are experiencing in their schools and in their community. The MSBA and the district, working together, generates a baseline enrollment projection. The district has requested from the MSBA to reconsider the enrollment projections and MSBA believes the established enrollment projection is still valid. Visit MSBA’s website for more information on Enrollment Methodology: https://www.massschoolbuildings.org/building/prerequisites/enrollment_methodology
 - ii. Mike Q stated that we did sign an agreement to meet that enrollment and currently working off a student enrollment of 575 student at its maximum capacity.
- g. Cost Considerations - *A larger, more expensive school is being proposed than is necessary based on actual vs. original projected student enrollment numbers, and project costs publicized at the time the SBC voted to relocated grades 4-5 to Wheelock, did not take into account the additional expense of re-use or abandonment of Dale Street School, field replacements, infrastructure needs beyond water and long-term traffic mitigation.*
- i. Mike Q stated that they have looked at options for the Dale Street School which included demo, mothballing, or reuse. It is an asset in Town and could potentially be used for Parks and Recreation. Preliminary costs for these options were presented.
 - ii. Question from public: Why is cost per square footage for add/reno at Dale more expensive than add/reno projects listed on MSBA site. Mike Q responded that the

basement is a factor in that cost. It is not usable for educational purposes and is not factored into the square footage.

3. Temporary Swing Space Questions -

a. Questions:

During construction, could the Dale students be temporarily housed at the Wheelock School and Blake Middle School during the approximately two to three years that would take to replace or renovate the Dale Street building?

b. Answer:

Jeffrey Marsden responded to a comment that was previously made that the existing schools could be used as swing space during the construction of a new school. Student enrollment projections by NESDEC in addition to the numbers of classrooms presented confirm that there is not enough space to allow additional student to be housed in the other schools during the construction process.

4. Advantages unique to Wheelock -

a. Steve Grenham stated the following advantages:

- i. Combined campus offers a smoother transition between grades supporting the district's strategic initiative of student "Well Being" and makes it travel between schools easier for families.
- ii. Better opportunity to share staff, resources, and programming among grades 2-5.
- iii. Grades 2-5 staff on one campus allows for greater teacher collaboration: a defined priority in the district's strategic plan, "Medfield 2021"
- iv. Larger site provides more space for future flexibility and potential growth at either new Dale or Wheelock.
- v. Larger site provides more space for outdoor learning and physical education need; identified as a priority by both the Educational and Community Visioning Groups. Outdoor classrooms and learning were identified as a key Guiding Design Principle by the Educational Visioning Group.
- vi. Project will improve site circulation, parking, and stormwater management at the existing Wheelock School. Parking was a priority for the Educational and Community Visioning Groups.

b. Additionally, Shares Resources:

- i. Shared staff can walk between buildings and therefore offer more time with students.
- ii. Special Education teachers can coordinate services with specialist and instruction will be more cohesive.
- iii. Teachers across four grades could more easily consult and collaborate with one another.
- iv. Shared resources with libraries, gymnasium, stage, learning stairs.
- v. Learning opportunities for older students to help mentor younger students.

c. Additionally, Outdoor/Natural Resources

- i. Students and teachers will be able to take advantage of the abundance of outdoor space and natural resources.
- ii. More opportunities for outdoor learning.
- iii. Learning science directly from the natural surroundings.
- iv. Participation in the Victory Garden for four grades
- v. Walking path for their grant funded Walking Classrooms.

d. Question from the Public: Are the student not receiving specialty services now?

e. Steve responded that they are receiving these services now.

- f. Staff commented that a 2-5 campus will be beneficial in that there will be better collaboration across the grades.
- 5. Pros vs. Cons for Dale Vs. Wheelock Site
 - a. Dale Street
 - i. Pros
 - 1. Closer proximity to downtown.
 - 2. Central location in town
 - 3. Genuine “fondness” for the school that has an appeal of a “neighborhood school”.
 - 4. Reuses existing Dale building
 - ii. Cons
 - 1. Larger school may increase traffic in downtown area.
 - 2. Transition challenges between school sites will remain.
 - 3. The site is tight – A larger building may impact the neighborhood feel.
 - 4. Smaller site limits athletic fields and outdoor play space for (2) schools.
 - 5. Smaller site limits parking and on-site vehicular circulation potentially spilling into neighborhood streets.
 - 6. Teacher collaboration and shared resources are less efficient between schools.
 - 7. Flexibility is limited due to the small site. Limits future expansion for both schools.
 - 8. Temporary modular classrooms are required during construction and construction phasing will cause disruptions to students.
 - 9. Reuse of the existing building will result in inefficiency in the net and gross sq. ft. areas.
 - 10. More difficult and more expensive to achieve a highly energy efficient building.
 - iii. Previously presented options were reviewed for the purpose of comparing Educational Programing, Site, Costs and Phasing issues:
 - 1. Addition/Renovation at Dale Street for grades 4-5
 - 2. New Construction at Dale Street for grades 4-5
 - 3. New Construction at Wheelock site for grades 4-5
 - b. Wheelock Street
 - i. Pros
 - 1. New upper elementary education and recreation campus.
 - 2. Adjacency of Grades 2-5 will reduce the number of significant transitions between school sites.
 - 3. Large site with substantial space around new building.
 - 4. Athletic fields may remain with space for new fields
 - 5. Ample parking and good site circulation for both schools and community events.
 - 6. Teacher collaboration and shared resources will be enhanced. Flexibility is limited due to the small site. Limits future expansion for both schools.
 - 7. Greater flexibility for future expansion for both schools. Temporary modular classrooms are required during construction and construction phasing will cause disruptions to students.
 - 8. Minimal disruptions to students; no temporary modulares; no phasing premium.
 - 9. Ease of construction, sufficient space for contractor activities.

10. New construction allows for high performance building standards such as a Net Zero Energy building.
 - ii. Cons
 1. Traffic concerns mainly at South St. and Elm St. intersection. Traffic mitigation likely required.
 2. Further from downtown.
 3. Future disposition of Dale Building will need to be determined.
 - iii. Comment from the public (to the public): The students want a new school, listen to the student and the professionals.
 - iv. Mike Q stated that the higher cost at Wheelock is an investment in infrastructure, which is needed, which includes the upgrade of a waterline and addressing potential traffic issues by providing mitigation strategies.
 - v. Question from Public: Could Memorial students be moved to the Wheelock School. Mike Q responded that current requirements for that grade (kindergarten) level cannot be accommodated at another school because major renovations would be required.
 - vi. Question from the Public: Can another traffic study be done? Mike Q responded studies during this phase have already been done and there is no more money to spend in this phase. If the project goes forward, additional traffic studies will take place. We did the best we could with pre-Covid and post-Covid numbers and made an analysis.
6. Project Schedule
- a. Three previously presented schedules were reviewed
 - b. One option is a Fall 2024 school opening. An alternative to this would be to delay the project to a 2025 school opening which would increase the cost of the project.
 - c. Mike Q added that a Special Town Meeting would be needed to approve the funds to build a new school.
 - d. Question from the Public: If the project cost increase, will you get more money from the MSBA. Mile Q responded that once you are in the program, you are assigned a percentage for reimbursement, which currently is 39.4%. However, there are many variables, and we may end up with a 30 – 25% reimbursement rate.
7. The Wheelock site plan was presented and reviewed along with exterior and interior renderings of the proposed school.
8. Public Input/Q&A
- a. Questions from Public:
 - i. Can you discuss possible uses for the Dale Street School and the possibility of Parks and Recreation taking over? An older estimate (at another location) showed 10 million for a new building, in this case it would be less, correct? Mike Q responded that we are looking at the minimum cost to move Parks and Rec into Dale. The Permanent Building Committee has taking this up for evaluation.
 - ii. Can a Parks and Rec project be incorporated into the project. Mike Q responded that MSBA would not allow this. In doing a combined project we would lose the MSBA \$18 million reimbursement.
 - iii. The school is being design for 575 student and the projected student enrollment for 2024 is less than 400 students. Initially there will be additional space in the building, has an analysis been done on the use of the additional space? MSBA supports community programing, can additions program be added?

- iv. Will this project be on the Wheelock site? Mike Q responded that we voted in the Fall to recommend the Preferred Schematic Report (PSR), which selected the Wheelock site, to the Board of Selectman and School Committee and they asked us to provide additional information to the community, as it related to the Petition, and we did that and then submitted the PRS to the MSBA. The School Building Committee (SBC) has yet to vote on the schedule options of a 2024 school opening or a 2025 delayed school opening.
- v. Why were teachers not involved in the process? There was a subcommittee made up of teachers that never met. Jeffrey Marsden explained that the architect, Arrowstreet, has an Educational Specialist on staff that works that worked with the Dale Street School educators directly, so we did not need that subcommittee. A teacher responded that she relied on the expertise of the Educational Speciates/Architect to work with them.
- vi. Public Comment (addressed to the public): Time is money! Are you putting your money on the line by waiting and not moving forward with this project now?
- vii. Bob Sliney, of the Warrant Committee addresses the public and asked them to be open and optimistic and this Town works when it works together and everyone should respect everyone here.
- viii. Because the Dale basement can't be used for educational purposes, what is the basement percentage of the overall square footage? The answer is 10%. If enrollment is higher, is there ways to accommodate this in years to come? Mike Q responded that the MSBA requires a plan for 15% growth in enrollment. Wheelock allows for this because it is a large enough site to accommodate growth. Does storm runoff have to be addressed at Wheelock? Mike Q responded that replacement of the pavement is needed has been on the Capital Plan for a long time and sooner or later will need to be replaced. The cost is estimated at 1.5 to 2 million related to the existing Wheelock School only.
- ix. How many votes did the high school take? Bob Sliney responded that vote was approved at Town meeting but lost at the General Election and was allowed under the "then rules" to be revoted if the Selectmen allowed it and at the time the reimbursement was 65% and was about to expire in 2000. There was a revote and it passed. There was animosity initially but later most saw the benefits. The process was rushed through the Warrant Committee then and would not be now.
- x. What is the timeframe on voting if the non-binding petition should be considered or not? Mike Q responded that it is not known and has not been discussed yet.
- xi. Does everyone on the SBC reside in Medfield? Answer is yes except for Superintendent Marsden.
- xii. What is the next step and how do we move it forward? Mike Q responded that the next SBC meeting is on June 23rd, and we will discuss this forum at its outcome then.
- xiii. Could the project generate income for the Town? Mike Q responded that photovoltaics could produce revenue as well as tax credits.
- xiv. If Dale were to be renovated, what would be the scale of the building? Mike Q responded that the peak of the 1941 building would be the height of the tallest point of the addition.
- xv. Why pay more at the Wheelock site than stay at Dale and spend less? Mike Weber responded that it about what's best of the student and the Wheelock site makes the most sense.
- xvi. Mike Q added that choosing the Wheelock site is also addressing issues on that site that will eventually need to be addressed. Regardless of this project the Parks and Rec issue

still needs consideration. We are putting forth what we believe is the best option for the Town.

- xvii. Is the demo of Dale part of the Project Budget for the proposed school? Answer is no because we are attempting to reuse this building.
- xviii. Do any members of the SBC work in real estate development or school building consulting? Are any members benefiting monetarily by associate vendors from the new school development and how was Arrowstreet brought in and was there an RFR? Mike Q responded that he and Tim Bonfatti are Owner Project manager for MSBA and Higher Education projects. Mike Weber owns a subcontracting firm called Gaston Electric. Tom Erb builds clocks that go all over the world and Walt Kincaid works for a major Construction Management Company. They are the only members in the construction industry, and none are benefiting monetarily from this project. Arrowstreet was brought in through the MSBA process as well as LeftField.
- xix. What does the OPM do? Answer is that they manage the process, budget, make sure meetings are happening and documented and run the process through procurement. The law requires we hire an OPM to run the process and following the procurement laws.
- xx. What is the cost to move Park and Recs to Dale? Mike Q responded that they are waiting on those figures. Would there be 2 buildings to maintain once Park and Rec moves. The plan is to demo the original building. Other Town funds would cover that cost.
- xxi. Regarding a comment to house another community program in a MSBA funded school, Tim Bonfatti stated that you cannot house another community project within the new school. MSBA does a post occupancy check.

II. Meeting Materials

The following materials were presented at the June 13, 2021, Community Forum:

- Arrowstreet Presentation dated: 06/13/21
- Meeting Materials are located on the School Project website at <https://www.medfield.net/o/medfield-public-schools> and at the Town of Medfield's website at <https://www.town.medfield.net/AgendaCenter/Search/?term=&CIDs=69,&startDate=&endDate=&dateRange=&dateSelector=>
- This forum can be seen at: <https://www.youtube.com/watch?v=vexiBlz6REQ>