

## **Dedham School Building Rehabilitation Committee**

Hosted at the Dedham Town Hall  
SBRC Meeting Minutes - **Approved**  
Monday August 22, 2022 – 6:00 PM

### **Members present:**

(A= attended Meeting; P= attended partial meeting)

	<b>Voting Members:</b>	A			<b>Other:</b>
A	John Tocci, Chair	A	Phillip Gonzalez	A	Mike Welch, Superintendent (non-voting)
A	Steve Bilafer, Vice Chair	A	Denise Moroney		Nancy Baker
A	Kevin Coughlin		Victor Hebert	A	Bryan Jarvis, CPM
A	John Heffernan			A	Anissa Ellis, CPM
A	Maryanne MacDonald Briggs				Steve Theran, CPM

**Distribution: SRBC Members and other attendees**

Members of School Administration present: Mike Welch

### **1. Meeting called to order at 6:03 PM**

No public comment.

### **2. Previous meetings minutes reviewed:**

- a. 5/25/22 Minutes reviewed. Motion to approve by Mr. Heffernan; Second by Mr. Bilafer; Unanimous vote to approve the minutes. (Mr. Coughlin abstained from vote)
- b. 5/31/22 Minutes reviewed. One update, Ms. MacDonald Briggs was absent from that meeting. Motion to approve by Mr. Heffernan; Second by Mr. Bilafer; Unanimous vote to approve the minutes. (Mr. Hebert abstained from vote)
- c. 6/8/22 Minutes reviewed. Mr. Tocci made one change to the minutes: the rankings were included in the updated minutes. Motion to approve by Mr. Heffernan; Second by Mr. Gonzalez; Unanimous vote to approve the minutes. (Mr. Bilafer abstained from vote)
- d. 6/14/22 Minutes Reviewed. Motion to approve by Mr. Heffernan; Second by Mr. Coughlin; Unanimous vote to approve the minutes.

### **3. Designer Selection Update**

Mr. Jarvis from Compass Project Management (CPM) provided an update on the Designer Selection Process. The advertisements have been set up for the Central

Register and local newspaper. The RFS will be available to designers on Wednesday 8/24 via email request to Anissa Ellis at CPM.

Mr. Tocci asked how many designers are expected to respond.

Mr. Jarvis stated he expects about 12 responses and noted this is an attractive project to designers.

Mr. Bilafer asked when the committee will be able to ask questions of the designers and see the proposals.

Mr. Jarvis stated the committee will see all proposals once they are received on 9/21. CPM will distribute the proposals, check all the references, and confirm the proposals have included the required documents as requested.

Mr. Tocci asked for clarification on the schedule and when we should schedule a SBRC meeting to discuss the proposals.

Mr. Jarvis reviewed the Designer Selection timeline. Proposals are due 9/21 and the MSBA Meeting is 11/1 so a meeting can be scheduled for some time in October.

Ms. MacDonald Briggs noted that the designers need to know they are looking at all options, including all 3 schools; Riverdale and Greenlodge as well, not just the Oakdale school.

Mr. Jarvis stated the RFS has all the information about possible consolidations, and they will review all options including all three schools.

Mr. Tocci noted there is a walk-through information session scheduled for Wednesday 8/31 so the designers can walk thorough Oakdale and look at the grounds of the other two schools.

Mr. Jarvis stated CPM will issue an addenda and encourage designers to drive by and look at the grounds of the Riverdale and Greenlodge Schools even though they will not have access to the interior.

Ms. MacDonald Briggs will forward a link to a YouTube video walk through of the Oakdale school for inclusion in the addenda.

Mr. Jarvis stated we can schedule a couple of meetings with the SBRC prior to the MSBA submission to review the proposals if needed.

Mr. Tocci suggested having a joint SBRC/School Committee meeting with the public in late September to review the project, possible outcomes, and overall schedule; Suggested Wednesday 9/28 for the meeting.

Ms. MacDonald Briggs requested the SBRC have a meeting prior to the public meeting with the School Committee.

Mr. Bilafer noted that the SBRC needs to bring the community up to speed on the project and address the possibility of school consolidation. The community forum should include a quick history of the project as well as a reminder that the MSBA is requesting the designers consider school consolidation as part of the study.

Mr. Heffernan stated the MSBA was very clear they wanted to see a consolidation of two schools and would not accept a proposal to build 3 separate schools.

Mr. Jarvis noted the MSBA requested the committee look at multiple options for review and come up with the best plan for the Town.

Ms. MacDonald Briggs looked at the project schedule and is concerned that waiting until June or July to start engaging the public is too late in the process because there will be very low attendance in the summer and after school is out.

Mr. Jarvis noted the chosen Designer will be submitting to the MSBA in July but all the major decisions to get to the submission are made prior to June.

Mr. Bilafer noted the community needs to have a say on what direction to take for the project. The SBRC can consider a non-binding vote at the April 2023 Town Meeting to get an opinion on the options. As long as there are enough options to vote on by April 2023.

Mr. Jarvis noted that any way to gather information is great. Also, the committee needs to address the school (or schools) that are not included in this MSBA project.

Mr. Gonzalez asked if the Town must rely on the MSBA money or if the projects can be funded solely by the Town if the best approach is to build 3 separate schools.

Ms. MacDonald Briggs stated there is a recording from a meeting held at the ECEC School regarding the Town's Master Plan. It might be helpful to have that replayed again on a loop by the local cable company. This will help bring awareness to the project.

Mr. Tocci noted that if the school options were included in the Town Meeting vote, those results have to be weighed against voter turnout to determine if the results actually reflect the Town feeling toward the project.

Mr. Jarvis noted that the committee needs to get the word out any way possible. Mailing flyers, Public Forums, Website updates, etc. The more information out there the better.

Mr. Tocci noted that Dedham Day is coming up the weekend before the 9/28 meeting and the committee can set up an information booth.

Mr. Jarvis stated the website should be up and running prior to Dedham Day so that people can be referred back to the active site for more information.

Mr. Bilafer noted there are school PTO meetings around the end of September also.

Mr. Welch stated the school open houses might be a week or two after the PTO meetings. Tentative dates for PTO Meetings and Open houses vary from 9/22 through 10/13.

Mr. Tocci noted that the SBRC needs time to create a PowerPoint presentation for potential public meetings and should be the ones to kick off and run all public forums. Perhaps a sub-committee could be formed to handle this.

Mr. Welch noted there is a town wide meeting for all PTO heads on Monday 10/6 and is tentatively scheduled as a virtual meeting. The PTO Head meeting is a good opportunity to get information out to the school communities.

Mr. Tocci noted there is also a Mini the week prior to Town Meeting and the committee can provide a quick project update at that meeting.

#### **4. Working Group Discussion**

Mr. Tocci stated the committee should determine who attends the bi-weekly working group meetings with CPM.

Mr. Jarvis noted the meetings are information and a way to keep the project moving forward. It's a way to get the designer the required information get status updates.

Mr. Tocci asked if a school committee member wants/should be part of the team. Everyone requested time to think about that and table the discussion for the next meeting.

Next Working Group meeting is 9/27/22 via Teams at 3:30pm.

#### **5. New Business**

Ms. MacDonald Briggs requested an update to the Robin Reyes funding and if any of that money can be used for Oakdale instead of a debt exclusion.

Mr. Welch noted he has a spreadsheet with details and can forward to the committee.

#### **6. Adjourn**

Motion to adjourn by Mr. Coughlin

Second by Mr. Hebert

Meeting Adjourned at 7:30pm.

**Attachments:** CPM Designer Selection PowerPoint Presentation