

## DeValles School Building Committee (SBC) Meeting Minutes <sup>i</sup>

Meeting Date: April 11, 2023, 4:04 – 5:45 PM

Location: Paul Rodrigues Administration Building, 455 County Street, Room 224, New Bedford, MA 02740 Also remote via New Bedford Public Schools website

Reported: Daniel Pallotta, P-Three, Inc., Owner's Project Manager

### Attendees:

Rebecca Kanter, Interim Purchasing Director  
Janet Barbosa, Director of Special Projects & Programs,  
Designee of Mayor Jonathan Mitchell (remote)  
Bruce Oliveira, School Committee Member and Chair  
Doug Brites, Interim Director of Facilities  
Mario Pires, Principal of John B. DeValles School Elementary  
School  
Justine Santos, Principal of James B. Congdon Elementary  
School  
Karen Treadup, Deputy Superintendent  
Emily Arpke, City Auditor  
Rebecca Gay Barnes, Retired University Architect (remote)  
Thomas Nickerson, NB Educators Assn. President (remote)  
Kevin Mello, President of New Bedford Educators Association  
(remote)  
Barry Rabinovitch, School Building Facilitator

Andrew O'Leary, Assistant Superintendent of Finance &  
Operations  
Shane Burgo, City Council Member  
Jennifer Carloni, Director of City Planning  
Darcie Aungst, Elementary Curriculum, Data & Assessment  
Manager  
Jillian Zangao, President of New Bedford Federation of  
Paraprofessionals  
Daniel Pallotta, P-Three, Inc.  
Peter Turowski, Turowski2 Architecture, Inc.  
Elizabeth Turowski, Turowski2 Architecture, Inc.  
Timothy Brennan, Turowski2 Architecture, Inc.  
Alison Paiva, Turowski2 Architecture, Inc.  
Brian Fitch, Turowski2 Architecture, Inc.  
Ralph Tella, LSP, Lord Consulting, UEC.

Mr. Bruce Oliveira called the meeting to order at 4:04 PM. Mr. Oliveira noted there was a quorum of at least 12 Committee members; 13 were present. Minutes from the March 28, 2023, meeting were reviewed. Voted unanimously on a motion by Mr. Oliveira and seconded by Dr. Barry Rabinovitch to approve. A roll call vote was taken to approve the minutes.

Mr. Oliveira asked the Owner's Project Manager (OPM), Mr. Daniel Pallotta of P-Three, Inc. (P3), to give an overview of what the Committee is going to accomplish during the meeting. Mr. Pallotta explained that the next step is the submittal of the Preferred Schematic Report (PSR). The PSR submits the City's preferred option. Because the site is not procured yet, it was recommended to select second and third choices as well. The PSR will be submitted to the Massachusetts School Building Authority (MSBA). Once it is voted by the Committee, the Designer and OPM will finalize, bind, and submit it. The OPM's recommendation is option 9B. Mr. Peter Turowski of Turowski2 Architecture, Inc. (T2), added that the presentation will review the site options, building options, and cost estimates prior to the Committee voting their preference.

Mr. Timothy Brennan of T2 reviewed the design agenda for the meeting, displaying a list of options to be explored, along with an additional 5 options required by the MSBA for cost comparison. Mr. Brennan reviewed the 3 identified sites. Site A is the current DeValles School site with the addition of Katherine Street and it is 2.9 acres. Site B is the current DeValles School site with the addition of 486 Orchard Street and it is 4.2 acres. Finally, Site C is the Goodyear site and it is 6.9 acres.

Mr. Brennan reviewed Option 3B, an Addition Renovation option on the existing site. The proposed basement plan includes the kitchen, cafeteria, stage, Family Center and Music, World Languages, Art, and custodial spaces. The proposed first floor plan includes the entrance with administration spaces, nurse, gym, OT/PT, Media Center and Kindergarten/ 1<sup>st</sup> grade (K/1) classrooms. The proposed second floor plan includes 2nd, 3rd, and 4th grade classroom clusters, a high-needs room, a social and emotional room, and special needs spaces. On the third floor of the proposed addition are 5th grade classrooms and Special Education spaces. Mr. Brennan presented potential exterior drawings and a black and white digital rendering.

Mr. Brennan reviewed Option 4B, New Construction on the existing site. The proposed first floor plan includes the entrance, administrative offices, nurse, a K/1 wing of classrooms, a wing with the kitchen, cafeteria, stage, gym, and Music and custodial spaces. The proposed second floor plan includes a balance of K/1 classrooms and support spaces. The proposed third floor plan includes 2nd and 3rd grade classroom clusters as well as Art, Health, Language, and support spaces. The proposed fourth

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floor plan includes 4th and 5th grade classroom wings and support spaces for those grades. Mr. Brennan presented proposed exterior drawings and a black and white digital rendering.

Mr. Brennan reviewed Option 5B.2, an addition renovation plan on site B. The proposed first floor plan includes custodial space, gym, kitchen, cafeteria, stage, Music and media rooms, administration and nurse at the double door entry, K/1 classrooms, and support space. The proposed second floor plan includes an Art space, more K/1 classrooms, 2nd grade and 3rd grade wings, and support spaces. The proposed third floor plan includes 4th and 5th grade classroom wings with support spaces. Mr. Brennan presented proposed exterior drawings and a black and white digital rendering.

Mr. Brennan reviewed Option 6B, a New Construction plan on Site B. The proposed first floor plan includes the gym, kitchen, family entry, two K/1 wings, nurse and administration at the double door entry system, Music, and custodial spaces. The proposed second floor plan includes 2nd and 3rd grade wings with support spaces, Art, and a media center. The proposed third floor plan includes 4th and 5th grade classrooms with support spaces. Mr. Brennan presented proposed exterior drawings and a black and white digital rendering.

Mr. Brennan reviewed Option 9B.3, a New Construction plan on Site C. The proposed first floor plan includes the gym, kitchen, cafeteria, a media space, and a large K/1 wing with support spaces. The proposed second floor plan includes 2nd and 3rd grade classrooms with support spaces. The proposed third floor plan includes 4th and 5th grade classrooms with support spaces. Mr. Brennan presented proposed exterior drawings and a black and white digital rendering.

After reviewing the developed designs, Mr. Turowski presented and explored the cost comparison. Mr. Turowski explained that there were some assumptions made in the cost comparison. The estimator assumed the soils at the alternate sites are the same as DeValles' and assumed the geo-pile approach to reinforcing soil vs. 16' of soil removal. Relocation costs were not factored into site purchase.

Mr. Turowski presented the cost estimates of the 5 proposed projects as well as the 5 options included at the MSBA's request for cost comparison. Mr. Pallotta reminded the Committee that this is a cost estimate to the best of our ability at this time, with the most current data available. Mr. Turowski also reminded the Committee that the designs presented are also not the final designs, but they are the final for the purposes of the PSR and Feasibility Study process with the MSBA. More information will come from the sites as the process continues.

Mr. Turowski presented an evaluation matrix for the sites. This evaluation matrix compares educational programming, building, site, and logistics. The weighted scores resulted in the following:

3B:	2.2
4B:	2.5
5B:	3.1
6B.2:	3.4
9B.3:	4.3

Ms. Emily Arpke inquired as to how much space the school building would take if the City wanted to purchase the Goodyear site (Site C) without relinquishing the entire acreage. Mr. Turowski expressed that the evaluation matrix would be impacted as the site score would go down. There continues to be discussion about the placement of sport fields around the site and where parking spaces will be located on Site C. According to Mr. Pallotta, the designs presented are "Utopia," as aspects may be pushed and pulled as the design process continues in order to meet the requirements and requests from the City, the Committee, and the MSBA. Ms. Arpke asked if there is a predetermined number of parking spaces, and if so, would it be listed in the presentation. Mr. Turowski expressed that there are some requirements from the MSBA ITE guidelines.

Mr. Brennan presented the site procurement process and explained that it is awaiting final approval from the City Council, anticipated at their April 13, 2023 meeting. Mr. Brennan expounded that Public Notification of Determination takes 30 days, and then an additional 30 days of negotiation with the Owner is required, and then final approval from City Council is needed. Mr. Oliveira asked if the 30-day period from the Notice of Determination is when the owners of both properties would be asked to fill out a Request for Proposals. Mr. Pallotta responded that it shall be 30 days before the purchase.

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Mr. Brennan indicated that the Lord Environmental, LSP has been authorized to test water from 6 existing groundwater wells on each site and that they have contacted the Goodyear site owner to gain access. Mr. Pallotta indicated that various numbers are listed for the plaza site and that the next steps for LSP will in part depend on the actions taken by the Committee at the present SBC meeting. Mr. Pallotta indicated that groundwater sampling would occur by the end of the week, and that additional groundwater testing may be required, depending on the results.

Mr. Brennan discussed the DeValles Phase 1 Assessment. He indicated that Environmental Site Assessment is complete, resulting in a 1500-page report. Areas of concern were identified relative to previous UST Removal, use of historical fill, and AUL at 486 Orchard Street. Additional testing and investigation is recommended but not required at this time.

Mr. Pallotta asked for the Committee to vote for a Preferred Schematic Design. Ms. Arpke asked for clarification as to what will be required to move forward after the vote. Mr. Pallotta responded that the PSR will be reviewed by a subcommittee at the MSBA who will inquire with the Project Team with any questions. Next, the PSR will be presented to the Board of Directors for approval to move into Schematic Design. If they start to develop hypothetical design/site A but something moves them to hypothetical design/site B, the Project Team will then return to the Board of Directors to request a change. The most critical choice for the Committee to vote on is Addition/Renovation or New Construction, as whichever delivery method is chosen must be continued, as well as the education program that has been determined by this process. By the end of schematic design, the site and the bones of the building design will be selected.

Ms. Barbosa expressed that the City’s position is for an Addition/Renovation as the City would not like to demolish the DeValles building because it is a historical building. The two big questions are site selection and Addition/Renovation vs. New Construction. Mr. Oliveira explained that the current school buildings are property of the School Department until the School Committee votes that they no longer have educational value and turns them over to the City. Ms. Rebecca Barnes inquired about Site B and its two options and the City’s intent to keep the building. Mr. Pallotta explained that the Committee gets to make the choice, and if it is a new school on the site, then DeValles will be demolished.

The Committee members each expressed their first preference. Mr. Pallotta instructed the Committee to take all the information that they have learned in the last several weeks and pick their preferred options using that information. He explained that in the last five to six meetings, the Committee had explored multiple data points and to use that information to vote, and that for some, that will put educational value over cost, but for others, the cost will be the determining factor; Everyone will treat different data points uniquely as they make their choice. All three sites have sampling needs, as it is an urban center. Progress is being made on all three sites.

	First Choice	Second Choice	Third Choice	Fourth Choice (Site Only)
Rebecca Kanter	9B	5B	5B	4B
Janet Barbosa	9B	3B	3B	3B
Doug Brites	9B	6B	5B	4B
Justine Santos	9B	6B	5B	4B
Mario Pires	9B	6B	5B	4B
Karen Treadup	9B	6B	5B	4B
Emily Arpke	9B	5B	3B	3B
Rebecca Gay Barnes	9B	5B	5B	3B
Kevin Mello	9B	6B	5B	4B
Barry Rabinovitch	9B	5B	5B	4B
Andrew O’Leary	9B	6B	5B	4B
Shane Burgo	9B	3B	5B	3B
Jennifer Carloni	Abstained	5B	5B	3B
Darcy Aungst	9B	6B	5B	4B
Jillian Zangao	9B	6B	5B	4B
Bruce Oliveira	9B	6B	5B	4B
Consensus	9B	6B	5B	11 - 4B 5 - 3B

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The Committee discussed the second and third choice votes regarding ranking choice that could potentially change the preferred second and third choices like in ranked choice voting that could impact the outcome. There is discussion about when an option becomes “off the table” and removed from voting options. Mr. Pallotta clarified that once there is a consensus by the Committee for the previous choices, then it is no longer available for being considered. The options available after the second round of voting are: 5B, 4B, and 3B.

At the conclusion of the vote for the third choice, Ms. Arpke remarked that if ranked choice with points was used, it would have resulted in different choices for second and third. Mr. Oliveira indicated that it cannot be changed after the fact as it was already determined how the Committee was going to vote for the Preferred Design and there was no mention of ranked choice or giving points to each rank. Ms. Arpke expressed concern about being unable to acquire the Goodyear site and if unable to, the sites for options 6B and 5B also require acquiring land which will require the Committee to go through the process again and go back to the MSBA. There is concern that it will kick the project back repeatedly. Ms. Arpke asked if Preferred Plan 2 (6B) would be the only option if the land acquisition for the Goodyear site failed. Mr. Oliveira acknowledged these concerns, however, they should have been presented when the Committee decided how they were going to take the vote for the preferred option. Ms. Arpke expressed that the distinction was unclear and was concerned that the Committee will have to go back to the MSBA multiple times.

Voted unanimously to submit the PSR to the MSBA on a motion by Barry R. and seconded by Kevin Mello. A roll call vote was taken to approve the motion.

Mr. Brennan explained that the MSBA requires either Leadership in Energy and Environmental Design (LEED) or Collaborative for High Performance Schools (CHPS) with minimum required credits. LEED is increasing their requirements in April 2023. CHPS requires a series of School Board level policies be adopted (some have already been adopted) and significant requirements for school operations. Documentation is more extensive, and contractors are typically less familiar with CHPS. As such, Mr. Brennan recommended voting to register the project as LEED this week and the project will not be subject to the increased requirements.

Mr. Brennan reviewed the upcoming project schedule as follows:

- PSR submitted to MSBA by April 27, 2023
- MSBA FAS Meeting (OPM and District representatives required to be present) on May 17 or 24, 2023, and if all continues as planned:
  - MSBA Board Approval on June 21, 2023
  - Schematic Design Submission on October 26, 2023
  - MSBA Board Approval on December 13, 2023
  - City Funding Approval in January 2024
  - Project will go out to bid in winter of 2024/25
  - Construction begins spring 2025
  - Construction complete in summer 2026
  - School opens to students in September 2026

Mr. Pallotta indicated that he does not believe immediate scheduling of the next SBC meeting is necessary, unless something happens with the site.

Dr. Rabinovitch moved to adjourn the meeting at 5:45 PM, seconded by Mr. O’Leary and approved unanimously by roll call vote.



Andrew B. O’Leary,  
Assistant Superintendent of Finance & Operations

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