

DeValles School Building Committee (SBC) Meeting Minutes ⁱ

Meeting Date: June 27, 2023 4:14 – 5:18 PM

Location: Paul Rodrigues Administration Building, 455 County Street, Room 224, New Bedford, MA 02740

Also remote via New Bedford Public Schools website

Reported: Laura K. Neves, Executive Assistant for Finance & Operations, New Bedford Public Schools (NBPS)

Attendees:

Molly Gilfeather Rodriguez, Director of Purchasing
Janet Barbosa, Director of Special Projects & Programs,
Designee of Mayor Jonathan Mitchell
Bruce Oliveira, School Committee Member and Chair
Doug Brites, Interim Director of Facilities
Justine Santos, Congdon School Principal (remote)
Emily Arpke, City Auditor (remote)
Rebecca Gay Barnes, Retired University Architect (remote)
Thomas Nickerson, President of New Bedford Educators Assn.
(remote)
Barry Rabinovitch, School Building Facilitator

Andrew O'Leary, Interim Superintendent
Shane Burgo, City Council Member (remote)
Darcie Aungst, Elementary Curriculum, Data & Assessment
Manager
Daniel Pallotta, P-Three, Inc. (P3)
Peter Turowski, Turowski2 Architecture, Inc. (T2)
Elizabeth Turowski, Turowski2 Architecture, Inc.
Timothy Brennan, Turowski2 Architecture, Inc.
Alison Paiva, Turowski2 Architecture, Inc.
Brian Fitch, Turowski2 Architecture, Inc.

Mr. Bruce Oliveira called the meeting to order at 4:14 PM. A roll call of attendance was taken. Mr. Oliveira declared there was a quorum of at least 12 Committee members, as 12 members were present. Minutes from the May 30, 2023 meeting were reviewed. A roll call vote was taken to approve the minutes. Voted unanimously on a motion by Mr. Doug Brites and seconded by Dr. Barry Rabinovitch to approve.

Mr. Daniel Pallotta indicated that the Massachusetts School Building Authority's (MSBA) Board of Directors meeting was successful. The MSBA voted into the Schematic Design phase. Mr. Andrew O'Leary represented the district at said meeting and Ms. Darcie Aungst presented. Mr. O'Leary mentioned that the separate school building projects for Elizabeth C. Brooks and Ellen R. Hathaway Elementary Schools were also approved at the Board of Directors meeting. Mr. O'Leary also commented that the remarks made by the MSBA's Terri Quan were derogatory which shows that the district should continue to promote the Complimentary Education Plan. Mr. Pallotta indicated that a site visit will be forthcoming and recommends continuing to push for the Charles S. Ashley and Jireh Swift Elementary School projects, as the MSBA knows the need for them. Mr. Pallotta foresees that the MSBA will most likely approve the Ashley and Swift projects once the PFA for DeValles is approved, as it is rare to have multiple projects in progress at the same time. Dr. Rabinovitch suggested that a representative of New Bedford write a letter in support of the Ashley and Swift projects. Mr. Peter Turowski indicated that staff may make recommendations to the Board but the Board can influence the staff. Mr. Shane Burgo indicated that he could lobby delegation. Mr. O'Leary suggested that the district invite an MSBA Board member to visit DeValles over the summer. Ms. Elizabeth Turowski indicated that there is a presentation planned in September for DeValles students wherein the district could invite a Board member to attend. Ms. Darcie Aungst indicated that the New Bedford Cable Access created a documentary about Congdon School as a blue-ribbon site. Mr. Pallotta indicated that he could include a link to the documentary in the invite.

Ms. Alison Paiva presented and discussed the Design Update. She noted that the schematic design and site plan has not changed. Mr. Turowski indicated that a survey was completed, and the landscaping artist will have more site development forthcoming. Ms. Paiva expounded that the floor plan has not changed, however, work on simplifying the exterior is underway to allow more flex space and to increase plan layout. The gathering space in the center has been further developed. The lower level is designated for Kindergarten/Grade 1 classrooms, and the upper level is designated for Grades 4 and 5 classrooms. The main level includes shared spaces. The cafeteria is a cafetorium. There are flex and storage spaces inside the classrooms. Each Kindergarten/Grade 1 classroom has its own bathroom. There are shared/flex spaces outside of classrooms in the upper grades. There is a gathering hub on both the lower level and upper level.

Ms. Paiva presented site context and elevation. Material precedents include: brick, brick patterns, ultra-high performance concrete, glass fiber reinforced concrete, and metal. Option 1 for exterior elevations includes a uniform plan of smaller brick throughout, bigger and more traditional windows, metal/copper color. Option 2 includes window size variation, brick/granite/metal incorporated, and traditional windows with minor adjustments. Option 3 includes a more modern design

¹ The Open Meeting Law requires public bodies to create and approve minutes in a timely manner. A "timely manner" is considered to be within the next three public body meetings or 30 days from the date of the meeting, whichever is later, unless the public body can show good cause for further delay.

with metal and more separated pop-out boxes. Option 4 includes 3 different tones and sizes of bricks, separate and more pop-out boxes, different patterns, mostly brick, and uses site context in the windows. Ms. Paiva indicated that the pop-out boxes can be used for seating and/or as a calm-down space. Ms. Rebecca Gay Barnes asked if the pop-out boxes would incur an additional cost. Mr. Pallotta responded affirmatively, stating that the design is more efficient in terms of function and visual appeal. Mr. Turowski expounded that the structure is simple with extended slab using a light metal frame enclosure. Ms. Aungst indicated that her exterior preference is for the building to appear as a school and not an institution. Mr. Oliveira asked about the difference between the original windowpanes in terms of swing vs. flat, as well as their cost. Mr. Pallotta responded that it depends on the design of the window muntins (bars between the windows). Ms. Turowski asked the Committee as to their preference in colors or monochromatic and modern or traditional styles. Ms. Barnes indicated that the windows need to be seen in context including number of windows, materials, sizes, number of pop-outs and be studied in relation to the neighborhood as well as cost consideration, function, and rationale. She further indicated that the architecture should reflect purpose and the story of the building. Mr. Pallotta consented and indicated that options would be created to see how it relates to the neighborhood. Mr. Oliveira and Ms. Barnes indicated that their personal preference is a more traditional style to relate to the neighborhood. Ms. Aungst indicated her preference of copper in color and traditional style as the base ties into the multifamily homes within the neighborhood. Mr. Oliveira inquired as to when an engineer would begin to spec equipment to which Mr. Turowski responded that Working Groups are to be established which will start on context to get reaction and general feedback.

Ms. Turowski presented and discussed Room Data and Staff Meetings. She indicated that Turowski2 Architecture, Inc. (T2) met with both Congdon and DeValles School staff and explained the design process and updates. The staff meeting for Congdon School occurred on May 11, 2023 and the staff meeting for DeValles School took place on June 8, 2023. Both schools also met with T2 on June 16, 2023. Staff were asked to provide their space preferences and needs so that T2 could gather information to create Room Data Sheets for each room. T2 is now working on data sheets for schematics, furniture needs, and budget. In Fall 2023, T2 plans to meet with staff again to review and update the data sheets for the Schematic Design submission. T2 also plans to present to the schools' students and ask them to write about or draw a special space they would like to see in the new school building which T2 will include in their drawing to MSBA submission.

Mr. Timothy Brennan presented and discussed the Proprietary Items. He indicated that MSBA requires an update on everything that will be considered proprietary, including access control, security camera, etc. A vote by the SBC will be required before the final 90% submission in 2024. The SBC will need to vote for the New Bedford School Committee to vote. Mr. Pallotta indicated that input from the district's Facilities department will be needed to determine what items should be requested from vendors. Mr. Turowski indicated that limiting competition (which proprietary specifications do) can increase cost. Generally, the bidding laws require at least 3 equals that can match what the district ~~already has~~ specified product is.

Mr. Brennan presented and discussed the Working Groups. The next step in the project is to establish Working Groups, which consist of 2-5 people with interest and/or expertise in the identified subject matter that can review topics in greater detail to provide guidance to the Designer and recommendations to the Committee. Subjects include: Building Systems/Security & Safety/Technology, Colors/Materials/Finishes, Site Amenities/Landscape, Community Use, and FF&E. Ms. Aungst indicated that she could invite Playworks for Site Amenities/Landscape. An email from the School Department will be sent to invite SBC members to express their interest and/or to recommend individuals to join one of the three groups.

Mr. Brennan indicated that there will be an Interdepartmental Zoom Meeting on July 12, 2023 at 12:00 PM to engage, crosstalk, and discuss concerns regarding the building project. Invitees include: the New Bedford Fire, Emergency, Police, EMS, Public Infrastructure/Engineering, Inspectional Services, Health, Historical Commission, Information Technology (City and School), Facilities (City and School), and Planning Departments.

Dr. Rabinovitch presented and discussed the Site Procurement Update. On June 29, 2023 at 2:30 PM, Dr. Rabinovitch is meeting with the New Bedford Public Schools' legal consultant, Shannon Shreve, and the Solicitor's Office to review the status of the appraisal/title search, and to ensure all documentation is prepared for the July 24, 2023 City Council meeting. Ms. Janet Barbosa will confirm. On June 21, 2023, a letter from the MSBA Board is expected in order to proceed to the schematic design phase as part of the Feasibility Study. City Council will hear the School Committee's request to take the Goodyear site by eminent domain at their July 20, 2023 meeting. City Council will then refer the matter to their Property Committee before the

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deadline to be in the August City Council meeting. Mr. O'Leary spoke with City Council member, Maria Giesta last week to get on the agenda for the July 26, 2023 Property Committee meeting. After the Property Committee votes to take the land, it will go back to the full Council for final approval at their August 17, 2023 meeting. A chemical engineer will attend the August 8, 2023 School Building Committee meeting to discuss delivery method and how to procure construction.

Mr. Brennan reviewed the upcoming project schedule as follows:

- July 2023 Working Group Meetings
- August 2023 Working Group Meetings
- September 2023 Estimate goes out
- August 8, 2023 SBC Meeting 4:00PM
- October 2, 2023 Estimate Due
- October 17, 2023 SBC Meeting 4:00PM
 - Approval of budget and submission to MSBA.
 - All finances of project and number will not change.
 - Review/Vote on 311 Form and learn MSBA cost participation figure
 - Meeting anticipated to go over usual end time
- October 26, 2023 School Department Submission to MBSA
- December 13, 2023 MSBA Approval
 - Dr. Rabinovitch to get Project Funding Agreement (PFA) to have ownership of project. It will be approved but not executed. The PFA must be executed in order to get funding.
- January 2024 City Funding Approval
- January 2025 Project Out to Bid
- Spring 2025 Construction Start
- Fall 2026 Construction Complete
- January 2027 School Opens to Students

Dr. Rabinovitch discussed the need to update the official School Building Committee list submitted to the MSBA.

Dr. Rabinovitch moved to adjourn the meeting at 5:18 PM, seconded by Ms. Barbosa, and approved unanimously by roll call vote.



Dr. Barry Rabinovitch,
Interim Assistant Superintendent of Finance & Operations
