

## DeValles School Building Committee (SBC) Meeting Minutes <sup>1</sup>

Meeting Date: March 28, 2023, 4:01 – 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 Neves, Executive Assistant for Finance & Operations, New Bedford Public Schools (NBPS)

### 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 (remote)  
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  
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, Lord Environmental, subconsultant to Universal  
Environmental Consultants

Mr. Bruce Oliveira called the meeting to order at 4:02 PM. Mr. Oliveira noted there was a quorum of at least 12 Committee members. Minutes from the March 7, 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. Peter Turowski and Mr. Timothy Brennan presented and discussed Turowski2 Architecture, Inc.’s (T2) meeting PowerPoint Presentation of site options. Mr. Turowski and Mr. Brennan presented and discussed the update on design options which included: 3B (addition/renovation), 4B (new), 5B2 (addition/renovation), 6B2 (new), 9B3 (new), and 9B4 (new).

Mr. Brennan presented and discussed the Property Committee meeting on March 30, 2023. He inquired as to which design options the SBC would like to present to the Property Committee, who would be attending, and who would be presenting. Ms. Rebecca Gay Barnes asked for the purpose of the Property Committee meeting, to which Mr. Turowski explained that it is a request to allow for accelerating the process of acquiring land. Dr. Rabinovitch clarified that the district asked for 30B Law compliance instead of putting out a Request for Proposals (RFP) so that if the City Council determines the use of the proposed land sites are in the best interest of the City, they can submit a simple RFP to the plaza and the former Goodyear sites owners. Mr. Oliveira clarified that the City Council action will not commence any purchase of any land but is a vehicle to be able to purchase in the future. Ms. Emily Arpke added that the City Council will still have to vote. Mr. Turowski expounded that the Massachusetts School Building Authority prefers evidence of moving in the direction of site acquisition, and as such, there is value in considering looking at the sites.

Dr. Rabinovitch indicated that the architects should present the schemes at the Property Committee meeting. Mr. Turowski indicated that T2 would also present information on preliminary cost for Preliminary Design Program (PDP) and Ms. Arpke may present some information on debt modeling. Mr. Daniel Pallotta suggested refraining from sharing the preliminary cost so as to avoid confusion. Ms. Arpke agreed, stating that a cost analysis should be shown for the cost difference as an order of magnitude between site options and their reasonings, but not actual costs. Ms. Arpke is obtaining information for Mr. Turowski to present and will also present information herself. Mr. Shane Burgo indicated that as this is in the preliminary stage, the City Council may not have many questions as they have been briefed on the nature of the project site acquisition and that the Property Committee meeting will not be concerned with discussions as it will be about observing the presentation.

<sup>1</sup> 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.

Mr. Pallotta indicated that the Property Committee will learn about the site congestion and how acquired land will allow more space that is necessary for greater student learning and growth. Ms. Arpke suggested that a bird's eye view of the site as well as the number of parking spaces and size of play areas should be presented to avoid confusion. She also suggested that an addition/renovation option should not be presented to avoid discussion on historic value. Mr. Pallotta indicated it is important for the direction of site selection. Mr. Andrew O'Leary indicated that the SBC should avoid any potential cause for delay given the current MSBA climate. Mr. Oliveira noted that Option 6B2 placed the school furthest away from the existing autobody shop. Ms. Arpke asked about the concerns with the autobody shop. Ms. Darcie Aungst explained that the autobody shop currently abuts the DeValles School playground fence and that it is very noisy and also emits fumes and chemicals. Ms. Barnes suggested that the autobody shop be labeled on design site plans so that the City Council is aware of its proximity. Ms. Jennifer Carloni suggested presenting a visual of other sites that were reviewed and rejected by the SBC and their reasonings. Ms. Turowski indicated that price comparisons would be presented. Dr. Rabinovitch suggested presenting more options than less. Ms. Elizabeth Turowski indicated that additions/renovations and new building options could be presented side-by-side. Mr. Turowski indicated that T2 would supply hard copies at the Property Committee meeting as well.

Mr. Brennan presented and discussed a review of evaluation matrix criteria. Handouts of the DeValles Elementary School Draft Evaluation Criteria were provided to the SBC. Mr. Brennan indicated that the list of criteria score is based on a numerical points system which ranks all options. Mr. Turowski suggested that a subcommittee be formed separately before the next SBC meeting scheduled for April 11, 2023 which includes some educational visioning team members and SBC members as the SBC is too large of a group. Voted unanimously on a motion by Ms. Arpke and seconded by Mr. Burgo to approve. Mr. O'Leary motioned to amend the motion to include all New Bedford Public Schools employees present at the SBC meeting, including Mr. Nickerson and the Owner's Project Manager and project architect. Voted unanimously on a motion by Mr. O'Leary and seconded by Dr. Rabinovitch to approve. A roll call vote to approve the minutes was taken.

Ms. Arpke inquired about the Evaluation Matrix Criteria scoring being weighted equally in rank totals for each category. Mr. Brennan indicated that T2 would revise the formula so they are not ranked equally. Ms. Barnes asked how the Evaluation Matrix Criteria would be used if the site decision is not made by the highest ranking. Mr. Turowski indicated it would be used to help determine the best site option as part of analysis. Ms. Arpke indicated that the scores could support how the SBC's decision was arrived at. Ms. Turowski indicated that it is simply another tool to help the SBC choose one scheme. Ms. Carloni suggested that the neighborhood context should also be considered in the criteria, and Ms. Turowski indicated it would be added.

Mr. Brennan presented and discussed the LSP Site Review Summary. He indicated that the City's on-call consultant, Universal Environmental Consultants conducted an environmental review and site visit at the two potential sites in March 2023. Mr. Ralph Tella of Lord Environmental, subconsultant to Universal Environmental Consultants (UEC), discussed the findings of the review and site visit. Mr. Tella indicated that he performed the investigative work with UEC and found that both sites had contamination. He expounded that residual contamination required limitation on the property to reduce exposure which can be terminated at any point. Both properties are buildable as the work was done properly. The present issues are manageable but additional future testing is anticipated. There is not a lot of cleanup but a regulatory process is to be followed with minimum expenses. Mr. Brennan indicated that the former Goodyear site has more information available, with extensive wells, borings, and samplings data from 2001 and 2011. The plaza site contains two distinct sites: the plaza and a former gas station in the corner area, the latter being where the contamination is isolated. Site procurement is the next step, however, the sites need to be accessed to conduct testing for more current results. Mr. Brennan indicated that T2 reviewed all documentation submitted to City Planning related to the current project under review on the Good year site and found nothing hazardous in the paperwork.

Mr. Brennan presented and discussed the update on site procurement process. Mr. Pallotta, Mr. Turowski, Ms. Aungst, Mr. O'Leary, and Ms. Arpke will attend the Property Committee meeting on March 30, 2023 at 7:00 PM. The April 13, 2023 City Council meeting will decide on final approval of waiving an RFP which will allow SBC to start process of site acquisition. Ms. Rebecca Kanter indicated that wavering Chapter 30B should not be indicated as this is not the case. Instead, we are identifying a unique property which allows an alternative expedited path for procurement under Chapter 30B.

Mr. Brennan presented and discussed the current project schedule: The next SBC meeting is April 11, 2023 at 4:00PM wherein a vote will be made on a final scheme. A vote to approve submitting Preferred Schematic Design (PSD) will also be required. At this time, T2 will have costs for all 10 options and the results of evaluation criteria. The deadline to submit the Preferred Schematic Report (PSR) to the MSBA is April 27, 2023. Facilities Assessment Subcommittee (FAS) meetings are scheduled on May 17 and 25, 2023. The MSBA Board approval will take place on June 21, 2023. Mr. Oliveira inquired if T2 is prepared to answer site condition questions at the Property Committee meeting and Mr. Turowski affirmed. Ms. Arpke asked for cost estimate information prior to the next SBC meeting. Mr. Brennan responded that it is due back to T2 on April 7, 2023 and T2 and P3 will need to review first, so it is likely that the information would be provided only a day in advance of the meeting. Mr. Brennan indicated that the Schematic Design submission will be in October 2023, and a vote for funding will be required on January 24, 2024. Construction will start about spring 2025, and the school would open in September 2026.

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



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

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