DISTRICT & PROFESSIONAL TEAM'S RESPONSES TO MSBA COMMENTS ON PSR
February 8, 2021

ATTACHMENT A
MODULE 3 – PREFERRED SCHEMATIC REPORT REVIEW COMMENTS

District: Town of Medfield
School: Dale Street Elementary School
Owner's Project Manager: Leftfield
Designer Firm: Arrowstreet
Submittal Due Date: December 29, 2020
Submittal Received Date: December 18, 2020
Review Date: December 18, 2020 – January 20, 2021
Reviewed by: Gienapp Architects, A. Alves, C. Forde, C. Alles, J. Jumpe

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MSBA REVIEW COMMENTS

The following comments[1] on the Preferred Schematic Report ("PSR") submittal are issued pursuant to a review of the project submittal document for the proposed project presented as a part of the Feasibility Study submission in accordance with the MSBA Module 3 Guidelines.

3.3 PREFERRED SCHEMATIC REPORT

Overview of Preferred Schematic Submittal	Complete	Provided; *Refer to comments following each section*	Not Provided; *Refer to comments following each section*	Receipt of District's Response; *To be filled out by MSBA Staff*
OPM Certification of Completeness and Conformity	☒	☐	☐	☐
Table of Contents	☒	☐	☐	☐
3.3.1 Introduction	☐	☒	☐	☐
3.3.2 Evaluation of Existing Conditions	☐	☒	☐	☐
3.3.3 Final Evaluation of Alternatives	☐	☒	☐	☐
3.3.4 Preferred Solution	☐	☒	☐	☐
3.3.5 Local Actions and Approval Certification	☒	☐	☐	☐

[1] The written comments provided by the MSBA are solely for purposes of determining whether the submittal documents, analysis process, proposed planning concept and any other design documents submitted for MSBA review appear consistent with the MSBA's guidelines and requirements, and are not for the purpose of determining whether the proposed design and its process may meet any legal requirements imposed by federal, state or local law, including, but not limited to, zoning ordinances and by-laws, environmental regulations, building codes, sanitary codes, safety codes and public procurement laws or for the purpose of determining whether the proposed design and process meet any applicable professional standard of care or any other standard of care. Project designers are obligated to implement detailed planning and technical review procedures to effect coordination of design criteria, buildability, and technical adequacy of project concepts. Each city, town and regional school district shall be solely responsible for ensuring that its project development concepts comply with all applicable provisions of federal, state, and local law. The MSBA recommends that each city, town and regional school district have its legal counsel review its development process and subsequent bid documents to ensure that it is in compliance with all provisions of federal, state and local law, prior to bidding. The MSBA shall not be responsible for any legal fees or costs of any kind that may be incurred by a city, town or regional school district in relation to MSBA requirements or the preparation and review of the project's planning process or plans and specifications.

3.3.1 INTRODUCTION

	Provide the following Items	Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
1	Overview of the process undertaken since submittal of the Preliminary Design Program that concludes with submittal of the Preferred Schematic Report, including any new information and changes to previously submitted information	☒	☐	☐	☐
2	Summary of updated project schedule, including				
	a) Projected MSBA Board of Directors Meeting for approval of Project Scope and Budget Agreement	☒	☐	☐	☐
	b) Projected Town/City vote for Project Scope and Budget Agreement	☒	☐	☐	☐
	c) Anticipated start of construction	☒	☐	☐	☐
	d) Target move in date	☒	☐	☐	☐
3	Summary of the final evaluation of existing conditions	☒	☐	☐	☐
4	Summary of final evaluation of alternatives	☒	☐	☐	☐
5	Summary of District's preferred solution	☒	☐	☐	☐
6	A copy of the MSBA Preliminary Design Program project review and corresponding District response	☒	☐	☐	☐

MSBA Review Comments:

The project directory included on page 4 of the submittal, indicates Joseph Buckley as the contact for the MSBA Commissioning Program. Please note that Greg Brunell, MSBA Senior Project Manager is now the contact for the MSBA Commissioning Program. Please acknowledge and update the project directory in future submittals.

Response: The Project Directory has been revised to indicate Greg Brunell, Senior Project Manager, as the new contact for the MSBA Commissioning Program. The revised Project Directory is attached as Attachment No. 1.

No further review comments for this section.

3.3.2 EVALUATION OF EXISTING CONDITIONS

	Provide the following Items	Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
1	A narrative of any changes resulting from new information that informs the conclusions of the	☒	☐	☐	☐

	evaluation of the existing conditions and its impact on the final evaluation of alternatives				
2	If changes are substantive, provide an updated Evaluation of Existing Conditions and identify as final. Identify additional testing that is recommended during future phases of the proposed project and indicate when the investigations and analysis will be completed	☐	☒	☐	☐

MSBA Review Comments:

2) The information provided on page 19 states:

> *"Under the Medfield Zoning Bylaw, a small portion of the Wheelock site is within the Town's Archaeological Protection District."*

In response to these review comments, provide a site plan that indicates the small portion of the site that is within the Town's Archaeological Protection District.

Response: The attached Site Plan indicating the Archaeological Protection District and the Wheelock site is included as Attachment No. 2. The Archaeological Protection District encompasses the entire Wheelock School Site; however, an archaeological survey will only be required where the development is proposed (building footprint, some parking and driveways).

The information on page 19 also states:

> *"The Massachusetts Historic Commission ("MHC") has requested that an intensive archaeological survey be conducted. The requested archaeological survey will be further discussed and planned during the Schematic Design and the on-site archaeological survey will likely be able to begin in spring 2021."*

In response to these review comments, provide additional information that further describes the timeline associated with the on-site archaeological survey and potential impact to the proposed project should certain areas of the proposed site become non-buildable.

Response: The Project has hired Public Archaeology Laboratory (P.A.L.) to conduct the Intensive Locational Archaeological Survey required by the Massachusetts Historical Commission (MHC). The following timeline represents the worst case scenario on dates:

02/08/21 Submit Technical Proposal and Permit Application to MHC (60-day Review Period)

(Research Review to be conducted during MHC Review Period)

04/09/21 Notice to Proceed from MHC

04/27/21 Field Investigations Complete (3 Days on Site)

06/11/21 Technical Report submitted to MHC

07/02/21 Response by MHC

The survey report of field investigations will be provided immediately following the completion of fieldwork. Any potential issues that would affect the buildability of the site would therefore be known by April 27, 2021.

No further review comments for this section.

3.3.3 FINAL EVALUATION OF ALTERNATIVES

Include at least three potential alternatives, with at least one renovation and/or addition option. Include the following for each alternative where appropriate:

	Provide the following Items	Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
1	An analysis of each prospective site including:				
	a) Natural site limitations	☒	☐	☐	☐
	b) Building footprint(s)	☒	☐	☐	☐
	c) Athletic fields	☒	☐	☐	☐
	d) Parking areas and drives	☒	☐	☐	☐
	e) Bus and parent drop-off areas	☒	☐	☐	☐
	f) Site access and surrounding site features.	☒	☐	☐	☐
2	Evaluation of the potential impact that construction of each option will have on students and measures recommended to mitigate impact	☐	☒	☐	☐
3	Conceptual architectural and site drawings that satisfy the requirements of the education program	☒	☐	☐	☐
4	An outline of the major building structural systems	☒	☐	☐	☐
5	The source, capacities, and method of obtaining all utilities	☒	☐	☐	☐
6	A narrative of the major building systems	☐	☒	☐	☐
7	A proposed total project budget and a construction cost estimate using the Uniformat II Elemental Classification format (to as much detail as the drawings and descriptions permit, but no less than Level 2)	☐	☒	☐	☐
8	Permitting requirements and associated approval schedule	☒	☐	☐	☐
9	Proposed project design and construction schedule including consideration of phasing	☒	☐	☐	☐
10	Completed Table 1 – MSBA Summary of Preliminary Design Pricing spreadsheet	☐	☒	☐	☐

MSBA Review Comments:

2) Since the Preferred Schematic is proposed to be built on the shared site of the Wheelock School, provide detail in the schematic design documents that clearly describes and illustrates the separation, safety provisions, and possible construction laydown areas that will be applied during construction on the occupied site for the Preferred Schematic.

Response: The separation of the two schools on the site, the safety provisions for both schools during construction as well as after construction when the schools are in operations and the potential construction laydown area and overall construction logistics for the occupied site will be provided in the Schematic Design Submission.

6) The information provided references a Building Management System ("BMS"). In response to these review comments, confirm that building and District maintenance personnel have been included in discussions regarding the selection and long-term operational and maintenance costs of the BMS and mechanical systems and that the training program will be coordinated with the District's facility staff and will include sufficient training hours to learn how to operate the building before the opening of the proposed project as well as hours post turnover.

Response: A BMS system has been discussed with the district facilities manager and the system will be designed and coordinated with the existing systems that are in place. The facilities manager is also part of the SBC Sustainability Sub-committee. Training will be included in the specifications and commissioning plan. The District and the Design Team are aware of the MSBA's recently issued Project Advisory No. 65 regarding building operation, maintenance, and training. The Design Team will work with the District during the SD phase to incorporate the requirements of Advisory No. 65, including working with the District's building and maintenance personnel on systems selection, evaluating long-term operational and maintenance costs, and identifying training program needs for building start-up.

7) The information provided on page 148 indicates the District's Preferred Schematic has an estimated total construction cost of $61.8 million and an estimated total project cost of $77.3 million. Please provide information that clearly describes the cost drivers that contribute to an estimated square foot cost of approximately $630. Further, describe opportunities that could adjust the proposed design to reduce the cost per square foot heading into schematic design. The MSBA encourages the District and its consultants to further evaluate the proposed design and describe the underlying factors leading to the estimated costs.

Response: The pricing for all options presented were preliminary in nature and were costs derived from estimating sessions and the cost reconciliation process with the Designer and OPM's cost consultants. The Project Team will continue to work on developing and refining the project so that costs can be could be reduced. Four contributors to the higher cost per square foot are the water main replacement in Elm Street, traffic improvements at the intersection of Elm Street and South Street, improvements to the roadways serving the Wheelock School to better function with the new roadways serving the new Dale Street School, and replacement of a soccer field that needed to be relocated due to the placement of the new school. The potential to go with a Design-Bid-Build construction delivery method has been discussed and could reduce costs by 5%. However, further development of the preferred option should also yield further cost per square foot reductions.

10) The pricing table provided does not accurately calculate the overall construction cost per square foot. As previously requested, provide an updated preliminary design pricing table.

Response: The Preliminary Design Pricing Table was updated after the initial response to the PSR Submission and has been included as Attachment No. 3 herein.

No further review comments for this section.

3.3.4 PREFERRED SOLUTION

	Provide the following Items	Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
1	Educational Program				
	a) Summary of key components and how the preferred solution fulfills the educational program	☒	☐	☐	☐
	b) Design responses including desired features and/or layout considerations	☒	☐	☐	☐
	c) Proposed variances to, and benefits of, any changes to the current grade configuration (if any) and a related transition plan	☐	☐	☐	☐
2	Preferred Solution Space Summary				
	a) Updated MSBA Space Summary spreadsheet	☒	☐	☐	☐
	b) Itemization and explanation of variations from the initial space summary (and MSBA review) included in the Preliminary Design Program	☐	☒	☐	☐
3	Preliminary NE-CHPS or LEED-S scorecard	☐	☒	☐	☐
4	Conceptual floor plans of the preferred solution, in color that are clearly labeled to identify educational spaces	☐	☒	☐	☐
5	Clearly labeled site plans of the preferred solution including, but not limited to:				
	a) Structures and boundaries	☒	☐	☐	☐
	b) Site access and circulation	☒	☐	☐	☐
	c) Parking and paving	☒	☐	☐	☐
	d) Zoning setbacks and limitations	☒	☐	☐	☐
	e) Easements and environmental buffers	☐	☐	☒	☐
	f) Emergency vehicle access	☒	☐	☐	☐
	g) Safety and security features	☐	☐	☒	☐
	h) Utilities	☒	☐	☐	☐
	i) Athletic fields and outdoor educational spaces (existing and proposed)	☒	☐	☐	☐
	j) Site orientation	☒	☐	☐	☐
6	An overview of the Total Project Budget and local funding including the following:				
	a) Estimated total construction cost	☒	☐	☐	☐
	b) Estimated total project cost	☒	☐	☐	☐
	c) Estimated funding capacity	☒	☐	☐	☐

	Provide the following Items	Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
	d) List of other municipal projects currently planned or in progress	☒	☐	☐	☐
	e) District's not-to-exceed Total Project Budget	☐	☐	☒	☐
	f) Brief description of the local process for authorization and funding of the proposed project	☒	☐	☐	☐
	g) Estimated impact to local property tax, if applicable	☒	☐	☐	☐
	h) Completed MSBA Budget Statement	☒	☐	☐	☐
7	Updated Project Schedule including the following projected dates:				
	a) Massachusetts Historical Commission Project Notification Form	☐	☒	☐	☐
	b) MSBA Board of Directors meeting for approval to proceed into Schematic Design	☒	☐	☐	☐
	c) MSBA Board of Directors meeting for approval of project scope and budget agreement and project funding agreement	☒	☐	☐	☐
	d) Town/City vote for project scope and budget agreement	☒	☐	☐	☐
	e) Design Development submittal date	☒	☐	☐	☐
	f) MSBA Design Development Submittal Review (include required 21-day duration)	☐	☒	☐	☐
	g) 60% Construction Documents submittal date	☒	☐	☐	☐
	h) MSBA 60% Construction Documents Submittal Review (include required 21-day duration)	☐	☒	☐	☐
	i) 90% Construction Documents submittal date	☒	☐	☐	☐
	j) MSBA 90% Construction Documents Submittal Review (include required 21-day duration)	☐	☒	☐	☐
	k) Anticipated bid date/GMP execution date	☒	☐	☐	☐
	l) Construction start	☒	☐	☐	☐
	m) Move-in date	☒	☐	☐	☐
	n) Substantial completion	☒	☐	☐	☐

MSBA Review Comments:

2b) Please refer to "Attachment B" for detailed review comments.

Response: Please refer to the District's responses to the review comments in Attachment B – PSR Space Summary Comments included.

3) The information provided on page 211 states: "The District has selected to follow the LEED V4 BD+C School rating system for this project." Additionally, the sustainability document provided on page 213 indicates "The District has identified a goal of 2% additional reimbursement from the MSBA High Efficiency Green School Program." The LEED scorecard provided indicates the District is using LEED V4.1. In response to these review comments, clarify which version of LEED is being used as part of the proposed project.

Response: Currently, we are planning on registering as v4 and substituting most credits to the v4.1 version. This is indicated on the submitted LEED scorecard which notes "all credits will follow v4.1 criteria unless otherwise noted". The only credit at this time which is otherwise noted to be v4 is EAc Optimize Energy Performance. The purpose for this approach is that v4.1 of this credit has a point advantage for gas fueled systems over all-electric systems. The industry has pointed out the flawed credit intent as all-electric buildings are the only ones that can be zero emissions and USGBC is in process of making further revisions to this credit but in the meantime, we are following v4.

Additionally, it should be noted that Designers can "mix and match" points between LEED V4 and V4.1. In response to these review comments, confirm version of LEED is being used for the EA Credit "Optimize Energy Performance".

It should also be noted if LEED V4 is being used for the LEED V4 EA Credit "Optimize Energy Performance", to be in compliance with the MSBA Green School Program, the project must achieve a minimum of 10% above the 2018 IECC for no additional reimbursement (i.e., 12 points in the LEED V4 EA Credit "Optimize Energy Performance") or exceed the energy code by 20% with at least 14 points in the LEED V4 EA Credit "Optimize Energy Performance" to achieve the 2% additional reimbursement. If the submittal is using LEED V4 in that category, the scorecard does not meet the minimum 10% above energy code and is not compliant with MSBA's minimum energy requirements. In response to these review comments, describe the District's intent and provide a revised LEED scorecard showing compliance.

Response: We are following v4 of EAc Optimize Energy Performance. The revised LEED scorecard indicating 12 points in the YES column is included as Attachment 4.

Additionally, the District and its consultants are targeting 4 points in Credit EAc1 for Enhanced Commissioning. Please note that the updated commissioning process for MSBA-funded projects, the commissioning consultant's contract includes a scope of work achieving 6 points in Credit EAc1. Please reference Project Advisory 63 for additional information. Upon assignment of an MSBA commissioning consultant, the targeted points and scope of work should be discussed and coordinated.

Response: The revised LEED scorecard indicating 6 points in the YES column is included as Attachment 4.

The information provided on page 212 states:

> *"After reviewing this analysis, the School Building Committee decided to study net zero in greater detail during the Schematic Design phase of the project. In Schematic Design, the Design Team will perform an energy model and engineering economic assessment for the project as well as develop more detailed site and building analysis to support the Town's consideration to include net zero in the project design."*

In response to these review comments, provide additional information that describes whether the costs associated with potential photovoltaic arrays and geothermal wells fields (identified on page 215) were included in the preliminary cost estimates, and additional cost impacts associated with a net zero or net zero ready design.

Response: The cost of photovoltaic arrays and geothermal well fields and associated ground source heat pumps were not included in the Summary of Preliminary Design Pricing (pages 197-198). However, geothermal well field and ground source heat pumps were priced as Pricing Alternate #2: HVAC Option 3 listed in Appendix O.

4) The information provided includes color coded plans, in future submissions include a legend for clarity on plans. Please acknowledge.

Response: We acknowledge that a color-coded legend shall be provided for future submissions.

5e, g) In response to these review comments, provide site plan diagrams that identify any easements and/or environmental buffers, the small portion of the site that is within the Town's Archaeological Protection District, and safety and security features.

Response: No easements have been noted on the legal title. The 400' No Construction Boundary around the wellheads falls completely outside of the property limits. The site is within the Aquifer Protection District, Well Protection District, and Archaeological Protection District. The School is permitted to be built within these districts and will adhere to Medfield Zoning Bylaws. As noted, the Town will be performing an archaeological survey. See attached Site Plan Diagram indicating Constraints, Safety and Site Features included as Attachment No. 5.

6e) In response to these review comments, provide the District's not-to-exceed Total Project Budget.

Response: The District's not-to-exceed Total Project Budget is $77,331,000.00.

7a) The information provided indicates that a Project Notification Form ("PNF") was submitted to the Massachusetts Historical Commission ("MHC") on November 16, 2020 and on December 8, 2020 the MHC responded to the District stating:

> *"The MHC requests that an intensive (locational) archaeological survey (950 CMR 70) be conducted for the archaeologically sensitive portions of the project. The goal of the investigation is to locate and identify any significant archaeological resources that could be affected by the project, well in advance of any project construction. The results of the survey will be considered in consultation to avoid, minimize or mitigate adverse effects to any significant archeological resources identified in the project impact area. A State Archaeologist's Permit application (950 CMR 70) should be submitted to the MHC by a qualified archeologist consultant with previous experience in this region of Massachusetts."*

As referenced above, and in response to these review comments, provide additional information that further describes the timeline associated with the on-site archaeological survey and potential impact to the proposed project should certain areas of the proposed site become non-buildable. Please keep the MSBA informed of any decisions and/or proposed actions by the MHC and confirm that the proposed project is in conformance with Massachusetts General Law 950, CRM 71.00. Please acknowledge.

Response: Please refer to the timeline provided in Item 2) above. The building footprint and site development associated with the school is outside the Archaeological Protection District and the land area has been previously developed with 4-6 feet of fill in the area of the school and site development. It is not anticipated that anything will be found that would render the proposed site unbuildable. However, the Project Team will know by April 27, 2021 if there will be any issues.

7f, h, j) In response to these review comments, provide an updated project schedule that includes a 21-day duration for the MSBA to review the DD, 60% and 90% submittals.
Response: The PSR Preliminary Project Schedule presented a 5-week timeframe for MSBA review and Project Team response. The schedule has been revised to specifically indicated that 3 weeks are set aside for MSBA review and 2 weeks for Project Team response and is included as Attachment No. 6.

No further review comments for this section.

3.3.5 LOCAL ACTIONS AND APPROVAL\S

	Provide the following Items	Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
1	Certified copies of the School Building Committee meeting notes showing specific submittal approval vote language and voting results, and a list of associated School Building Committee meeting dates, agenda, attendees and description of the presentation materials.	☒	☐	☐	☐
2	Signed Local Actions and Approvals Certification(s):				
	a) Submittal approval certificate	☐	☒	☐	☐
	b) Grade reconfiguration and/or redistricting approval certificate (if applicable)	☐	☐	☐	☐
3	Provide the following to document approval and public notification of school configuration changes associated with the proposed project:				
	a) A description of the local process required to authorize a change to the existing grade configuration or redistricting in the district	☐	☐	☐	☐
	b) A list of associated public meeting dates, agenda, attendees and description of the presentation materials	☐	☐	☐	☐
	c) Certified copies of the governing body (e.g. School Building Committee) meeting notes showing specific grade reconfiguration and/or redistricting, vote language, and voting results if required locally	☐	☐	☐	☐

	d) A certification from the Superintendent stating the District's intent to implement a grade configuration or consolidate schools, as applicable. The certification must be signed by the Chief Executive Officer, Superintendent of Schools, and Chair of the School Committee.	☐	☐	☐	☐

MSBA Review Comments:

1) Provide a certified copy of the approved minutes as soon as they are available.

Response: The December 21, 2020 SBC Meeting Minutes in which the December 9, 2020 SBC Meeting Minutes were approved was provided after the PSR Submission and is attached as Attachment No. 7. The PSR Submission included a letter of certification on the vote from the Superintendent of Schools.

2a) Provide an originally signed Local Actions and Approvals Certification as soon as it is available.
Response: The District mailed an original signed copy of the Local Actions and Approvals Certification to MSBA on December 23, 2020.

No further review comments for this section.

Additional Comments:

- *The District's Preferred Schematic is a new facility for 575 students in grades 4-5 on the Wheelock Elementary School site. In response to these comments, describe what the District intends to do with the existing Dale Street Elementary School facility after construction of the new school.*
  Response: The Town has indicated that they will be forming a Committee to review potential adaptive reuses of the existing Dale Street Elementary School. The intent will be to repurpose the existing school to meet other municipal or community needs.

- *The MSBA issues project advisories from time to time, as informational updates for Districts, Owner's Project Managers ("OPM"), and Designers in an effort to facilitate the efficient and effective administration of proposed projects currently pending review by the MSBA. The advisories can be found on the MSBA's website. In response to these review comments, please confirm that the District's consultants have reviewed all project advisories and they have been incorporated into the proposed project as applicable. The MSBA offers the following information to assist the District and its OPM in completing the total project budget template that is required as part of its Schematic Design Submittal.*

  Response: The Project Team has reviewed all MSBA Project Advisories and have incorporated them into the proposed project. The Project Team will continue to review the Project Advisories at each phase of the Project to ensure that the Project Advisories are incorporated.

  - *The District must include negotiated costs for OPM and Designer fees for the remainder of the project as part of their Total Project Budget. The fees must be listed separately by the applicable line items that are included in the MSBA's Total Project Budget Template. In response to these review comments, please confirm that the*

District and its consultants will negotiate fees for the remainder of the project that are to be included in the District's Schematic Design documents to the MSBA.

Response: The fees for consultants services for the remainder of the Project will be negotiated and included in the Total Project Budget Template that will be submitted in the Schematic Design Submission.

- *The PSR indicates District is targeting MSBA approval of its proposed project scope and budget at the August 25, 2021 board meeting. The District's reimbursement rate for calendar year 2021 is unknown at this time. Please note that the MSBA updates district reimbursement rates annually and applies the reimbursement in effect at the time the MSBA Board of Directors approves a district's proposed project scope and budget. The reimbursement rate is established based on statutory requirements and information provided by the Departments of Revenue and Elementary and Secondary Education.*

  Response: Acknowledged.

- ***Maintenance*** *(0-2) – 1.58%. This value is based on MSBA review of district provided materials regarding routine and capital maintenance programs during Eligibility Period at which time the value is finalized.*

  Response: Acknowledged.

- ***Overlay Zoning 40R & 40S*** *(0 or 1) – Refer to Module 4, appendix 4E to review documentation requirements and to determine if this incentive point may be applicable. Please note that the proposed project must be located within the smart growth zoning district to comply with this additional incentive and required authorizations must be documented prior to MSBA approval of the District's proposed project scope and budget to be eligible to receive this incentive point.*

  Response: Acknowledged.

- ***Overlay Zoning 100 units or 50% of units for 1, 2 or 3 family structures*** *(0 or 0.5) – Refer to Module 4, appendix 4E to review documentation requirements and to determine if this incentive point may be applicable. Please note that required authorizations must be documented prior to MSBA approval of the District's proposed project scope and budget to be eligible to receive this incentive point.*

  Response: Acknowledged.

- ***Energy Efficiency*** *– "Green Schools" (0 or 2) – The PSR indicates the District's intent to achieve the 2% additional reimbursement through the MSBA Green School Program. Please note, subject to the District's intention to meet certain energy efficiency sustainability requirements for the Proposed Project, the MSBA will provisionally include two (2) incentive points, however if the District does not ultimately qualify for some or all of these incentive points the MSBA will adjust the District's reimbursement rate, accordingly.*

  Response: Acknowledged.

End

List of Attachments for (A) PSR Review Comments:

Attachment No. 1 – Revised Project Directory
Attachment No. 2 – Site Plan of Archaeological Protection District at Wheelock site
Attachment No. 3 – Revised Preliminary Pricing Template
Attachment No. 4 – Revised LEED Scorecard
Attachment No. 5 - Site Plan Diagram indicating Constraints and Site Features
Attachment No. 6 – Preliminary Project Schedule
Attachment No. 7 – December 21, 2020 SBC Meeting Minutes

(B) PSR Space Summary Review Comments

Dale Street Elementary School Project - Medfield, MA — PROJECT DIRECTORY

Town of Medfield

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Evelyn Clarke *Administrative Assistant*	Tel:	(508) 906-3012	Email: eclarke@medfield.net
Board of Selectmen:	459 Main Street Medfield, Massachusetts		
Osler Peterson *Chairman*	Tel:	(508) 324-2260	Email: osler.peterson@verizon.net
Michael Marcucci *Clerk*	Tel:	(781) 586-6907	Email: selectmanmarcucci@gmail.com
Gus Murby *Third Member*	Tel:	(508) 922-6715	Email: gmurby@earthlink.net
Evelyn Clarke *Administrative Assistant*	Tel:	(508) 906-3012	Email: eclarke@medfield.net

School Department

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Jeffrey J. Marsden, Ed.D *Superintendent of Schools*	Tel:	(508) 359-2302	Email: jmarsden@email.medfield.net
Andrea Moores *Administrative Assistant to Superintendent*	Tel:	(508) 359-2302	Email: amoores@email.medfield.net
School Committee:			
Jessica Reilly *Chairperson*	Tel:	(508) 359-2302	Email: jreilly@email.medfield.net
Leo Brehm *Vice Chairperson, Legislative Liaison*	Tel:	(508) 359-2302	Email: leobrehm@gmail.com
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Anna Mae O'Shea Brooke *School Committee Member*	Tel:	(508) 359-2302	Email: amosheabrooke@email.medfield.net

Dale Street Elementary School Project - Medfield, MA — PROJECT DIRECTORY

Massachusetts School Building Authority (MSBA)

40 Broad Street, Suite 500 Boston, MA 02109	Tel: Fax:	(617) 720-4466 (617) 720-5260	Website: www.massschoolbuildings.org
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School Building Committee (SBC)

Voting Members			**Working Group**
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Amy Colleran	Tel:		Email: acolleran@email.medfield.net

Owner's Project Manager

LeftField, LLC 225 Franklin Street, 26th Floor Boston, MA 02110	Tel: Fax:	(617) 737-6400 (617) 217-2001	Website: www.LeftFieldpm.com
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Project Manager	Cell:	(617) 852-1318	
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Owner's Project Manager's Consultants

Cost Estimating:

PM&C, LLC 20 Downer Avenue, Suite 5 Hingham, MA 02043	Tel:	(781) 740-8007	Website: www.pmc-ma.com
Peter Bradley *President*	Tel:	(781) 740-8007	Email: peterbradley@pmc-ma.com

Architect

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Architect's Consultants

Geotechnical Engineers:

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Abdelmadjid Lahlaf *Geotechnical Engineer*	Tel: Cell:	(978) 330-5912 (781) 771-1933	Email: madjid.lahlaf@lgcinc.net
Abner Reis *Geotechnical Engineer*	Tel:	(978) 330-5912	Email: abner.reis@lgcinc.net

Environmental Permitting/Geo-Environmental/Hazardous Materials:

PEER Consulting PC	Tel:	(781) 238-8880	Website: peercpc.com

99 South Bedford Street, Suite 200 Burlington, MA 01803			Email: info@peercpc.com
David Gordon *Geoenviornmental Engineering, Haz Mat*	Tel:	(781) 238-8880	Email: GordenD@peercpc.com
Kenneth Menzies *Geoenviornmental Engineering*	Tel:	(781) 238-8880	Email: MenziesG@peercpc.com

Civil Engineering/Traffic/Surveying:

Nitsch Engineering, Inc. 2 Center Plaza, #403 Boston, MA 02108	Tel: Fax:	(617) 338-0063 (617) 338-6472	Website: www.nitscheng.com
Bryan Zimolka *Traffic & Civil Engineering Project Manager*	Tel:	(617) 338-0063	Email:bzimolka@nitscheng.com

Landscape Architecture:

Terraink 7 Central Street, Suite 150 Arlington, MA 02476	Tel:	(781) 316-1595	Website: www.terraink.com
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Mariana Mariscal *Landscape Architect*	Tel:	(781) 316-1595	Email: mmariscal@terraink.com

Structural Engineering:

Engineers Design Group 350 Main Street, #29 Malden, MA 02148	Tel: Fax:	(781) 396-9007 (781) 396-9008	Website: www.edginc.com
Mehul Dhruv *Structural Engineer*	Tel:	(781) 396-9007	Email: mdhruv@edginc.com

HVAC/Electrical/Lighting/Plumbing/Fire Protection/Data& Communications/Technology/Security:

Garcia, Galuska, DeSousa 375 Faunce Corner Road, Suite D Dartmouth, MA 02747	Tel: Fax:	(508) 998-5700 (508) 998-0883	Website: www.g-g-d.com
Dominick Puniello *Mechanical Engineer*	Tel:	(508) 998-5700	Email: dom_puniello@g-g-d.com
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Cost Estimating:

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Denise Kelly *Cost Estimating*	Tel:	(781) 740-8007	Email: deniskelly@pmc-ma.com

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Lincoln Berry *Principal Acoustic Consultant*	Tel:	(978) 443-7871	Email: lberry@cavtocci.com
Kent McKelvie *Project Manager*	Tel:	(978) 443-7871	Email: kmckelvie@cavtocci.com

Specifications:

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Mark Kalin *Specifications Writer*	Tel:	(617) 964-5477	Email: mark@kalinassociates.com

Technology, Audio Visual

Acentech 33 Moulton Street Cambridge, MA 02138	Tel:	(617) 499-8000	Website: acentech.com
Brian Masiello *Audio Visual Consultant*	Tel:	(617) 499-8005	Email: bmasiello@acentech.com

Fire Protection/Plumbing Engineering

C.A. Crowley 645 County Street, #6 Taunton, MA 02780	Tel: Fax:	(508) 884-5094 (508) 884-5099	Website: crowleyeng.com
Raymond Vincent *Vice President*	Tel:	(508) 884-5094 x244	Email: rvincent@crowleyeng.com

Lighting Consultant

Pieszak Lighting Design 123 Davis Ave Brookline, MA 02445	Tel:	(617) 335-8597	facebook: Pieszak Lighting Design LLC
Jennifer Pieszak *Principal*	Tel:	(617) 335-8597	Email: jennifer@pieszaklightingdesign.com

Educational Programming

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Furniture, Fixtures, Equipment, and Library/Media

Point Line Space Inc. 75 Lowell Street Carlisle, MA 01741	Tel:	(617) 314-7501	Website: point-line-space.com Email: info@point-line-space.com
Peter Constable *Furniture & Equipment Consultant*	Tel:	(617) 314-7501	Email: pconstable@point-line-space.com

Land Surveyor

Hancock Associates 17 Brian Road Lancaster, MA 01523	Tel:	(978) 870-5674	Website: hancockassociates.com
Jason A. Ellis, P.L.S	Tel:	(617) 357-8145	Email: jellis@hancockassociates.com

Accessibility Consultant

KMA LLC 1 Bridge Street, Suite A102 Newton, MA 02458	Tel:	(617) 641-2802	Website: kmaccess.com Email: info@kmaccess.com
Josh Safdie *Principal*	Tel:	(617) 641-2802	Email: jsafdie@kmaccess.com

Kitchen Food Service

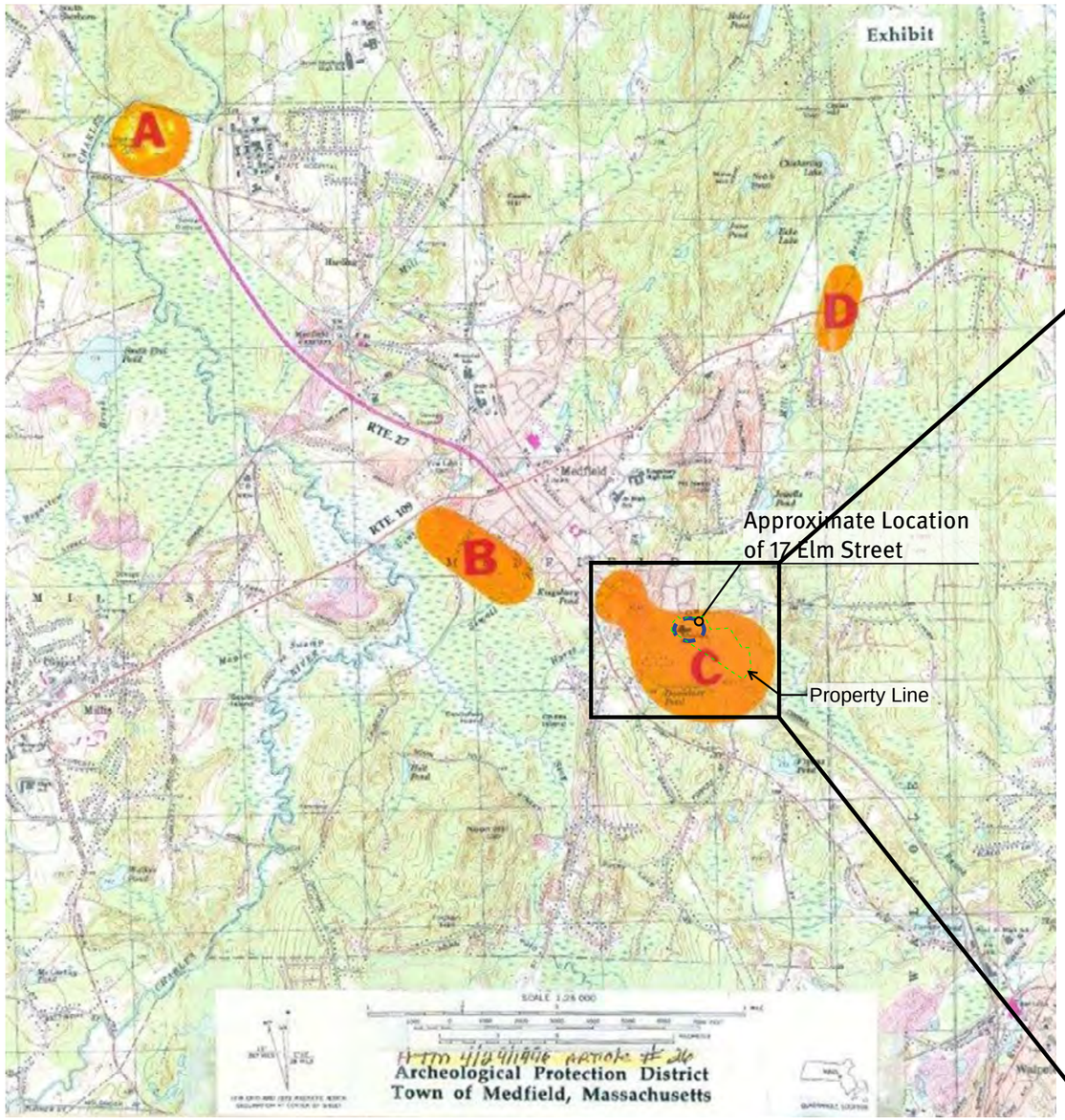
Tavares Design Associates 591 North Aenue Wakefield, MA 01880	Tel:	(781) 716-3642	Website: tavaresdesign.com
Manuel Tavares *Project Manager*	Tel:	(781) 716-3642	Email: mjt@tavaresdesign.com
Robert Fogarty *Food Service Consultant*	Tel:	(781) 716-3642	Email: rob@tavaresdesign.com

Security Consultant

Pamela Perini Consulting 20 Freemont Terrace Waltham, MA 02452	Tel:	(617)447-0081	Website: pamelaperiniconsulting.com
Pamela Perini, PSP *Security Consultant*	Tel:	(617)447-0081	Email: pperini1234@hotmail.com

ARCHAEOLOGICAL PROTECTION DISTRICT

ATTACHMENT NO. 2





Enlarge Map Area

Not to Scale

OVERLAY DISTRICTS / WETLANDS / SECURITY FEATURES



MSBA Preliminary Design Pricing Table Instructions - Draft

- Highlighted cells contain calculations. Please do not overwrite.

DBB PRICING

	Total Proposed Gross Square Footage	Square Footage of Renovated Space & Cost Per Square Foot	Square Footage of New Construction & Cost Per Square Foot	Cost of Site Work, Bldg Demo, Haz Mat, Etc.	Estimated Total Construction & Cost Per Square Foot	Estimated Total Project Cost	
Option A	63,729 sf	63,729 sf	- sf	$ 3,230,079	$ 29,641,098	$ 37,051,373	1.25
Base Repair 4-5		$ 414.43 /sf	$ - /sf		$ 465.11 /sf		
Check	63,729 sf				$ 29,641,288		
					$ 465.11 /sf		
	0 sf				$ (190.47)		
					$ (0.00)		
Option B1	114,922 sf	36,362 sf	78,560 sf	$ 5,171,788	$ 61,290,592	$ 76,613,240	1.25
Add/Reno 4-5		$ 414.43 /sf	$522.52 /sf		$ 533.32 /sf		
Check	114,922 sf				$ 61,290,463		
					$ 533.32 /sf		3
	0 sf				$ 129.14		
					$ (0.00)		
Option B2	143,642 sf	36,362 sf	107,280 sf	$ 5,003,215	$ 72,607,261	$ 90,759,076	1.25
Add/Reno 3-5		$ 414.43 /sf	$489.69 /sf		$ 505.47 /sf		
Check	143,642 sf				$ 72,606,662		
					$ 505.47 /sf		
	0 sf				$ 599.14		
					$0.00		
Option E1	98,258 sf	- sf	98,258 sf	$ 5,856,607	$ 55,150,288	$ 68,937,860	1.25
New Construction 4-5		$ - /sf	$ 501.68 /sf		$ 561.28 /sf		
Check	98,258 sf				$ 55,150,680		
					$ 561.28 /sf		
	0 sf				$ (392.44)		
					$ (0.00)		
Option E1.3	98,258 sf	- sf	98,258 sf	$ 5,755,308	$ 54,914,954	$ 68,643,693	1.25
New Construction 4-5		$ - /sf	$ 500.32 /sf		$ 558.89 /sf		
Check	98,258 sf				$ 54,915,751		
					$ 558.89 /sf		
	0 sf				$ (796.56)		
					$ (0.00)		

Option E2	131,327 sf	- sf	131,327 sf	$ 5,899,177	$ 68,960,775	$ 86,200,969	1.25
New Construction 3-5		$ - /sf	$ 480.19 /sf		$ 525.11 /sf		
Check	131,327 sf				$ 68,961,089		
					$ 525.11 /sf		
	0 sf				$ (314.13)		
					$ 0.00		
Option E2.3	131,327 sf	- sf	131,327 sf	$ 5,755,308	$ 68,348,394	$ 85,435,493	1.25
New Construction 3-5		$ - /sf	$ 476.62 /sf		$ 520.44 /sf		
Check	131,327 sf				$ 68,348,383		
					$ 520.44 /sf		
	0 sf				$ 11.26		
					$ (0.00)		
Option G1* **	**98,258 sf**	**- sf**	**98,258 sf**	**$ 9,375,439**	**$58,918,901**	**$ 73,648,626**	**1.25**
New Construction 4-5		**$ - /sf**	**$ 504.21 /sf**		**$ 599.63 /sf**		
Check	**98,258 sf**				**$ 58,918,105**		
					$ 599.63 /sf		
	0 sf				**$ 795.82**		
					$ 0.00		
Option G2	131,327 sf	- sf	131,327 sf	$ 9,375,439	$ 72,846,119	$ 91,057,649	1.25
New Construction 3-5		$ - /sf	$ 483.30 /sf		$ 554.69 /sf		
Check	131,327 sf				$ 72,845,778		
					$ 554.69 /sf		
	0 sf				$ 340.90		
					$ (0.00)		
Option J1	98,258 sf	- sf	98,258 sf	$ 9,171,252	$ 58,195,327	$ 72,744,159	1.25
New Construction 4-5		$ - /sf	$ 498.93 /sf		$ 592.27 /sf		
Check	98,258 sf				$ 58,195,116		
					$ 592.27 /sf		
	0 sf				$ 211.06		
					$ 0.00		
Option J2	131,327 sf	- sf	131,327 sf	$ 9,171,252	$ 72,442,609	$ 90,553,261	1.25
New Construction 3-5		$ - /sf	$ 481.78 /sf		$ 551.62 /sf		
Check	131,327 sf				$ 72,441,974		
					$ 551.62 /sf		
	0 sf				$ 634.94		
					$ 0.00		

CMR PRICING

	Total Proposed Gross Square Footage	Square Footage of Renovated Space & Cost Per Square Foot	Square Footage of New Construction & Cost Per Square Foot	Cost of Site Work, Bldg Demo, Haz Mat, Etc.	Estimated Total Construction & Cost Per Square Foot	Estimated Total Project Cost	
Option A	63,729 sf	63,729 sf	0 sf	$ 3,391,583	$ 31,123,153	$ 38,903,941	1.25
Base Repair 4-5		$ 435.15 /sf	$0.00 /sf		$ 488.37 /sf		
Check	63,729 sf				$ 31,123,257		
					$ 488.37 /sf		
	0 sf				$ (104.35)		
					$ 0.00		
Option B1	114,922 sf	36,362 sf	78,560 sf	$ 5,430,377	$ 64,355,122	$ 80,443,903	1.25
Add/Reno 4-5		$ 435.15 /sf	$548.65 /sf		$ 559.99 /sf		
Check	114,922 sf				$ 64,355,245		
					$ 559.99 /sf		
	0 sf				$ (123.30)		
					$ (0.00)		
Option B2	143,642 sf	36,362 sf	107,280 sf	$ 5,253,376	$ 76,237,624	$ 95,297,030	1.25
Add/Reno 3-5		$ 435.15 /sf	$514.18 /sf		$ 530.75 /sf		
Check	143,642 sf				$ 76,237,531		
					$ 530.75 /sf		
	0 sf				$ 93.30		
					$ 0.00		
Option E1	98,258 sf	- sf	98,258 sf	$ 6,149,437	$ 57,907,802	$ 72,384,752	1.25
New Construction 4-5		$ - /sf	$ 526.76 /sf		$ 589.34 /sf		
Check	98,258 sf				$ 57,907,821		
					$ 589.34 /sf		
	0 sf				$ (19.08)		
					$ (0.00)		
Option E1.3	98,258 sf	- sf	98,258 sf	$ 6,043,073	$ 57,660,702	$ 72,075,878	1.25
New Construction 4-5		$ - /sf	$525.33 /sf		$ 586.83 /sf		
Check	98,258 sf				$ 57,660,948		
					$ 586.83 /sf		
	0 sf				$ (246.14)		
					$ (0.00)		

Option E2	131,327 sf	- sf	131,327 sf	$ 6,194,136	$ 72,408,814	$ 90,511,018	1.25
New Construction 3-5		$ - /sf	$504.20 /sf		$ 551.37 /sf		
Check	131,327 sf				$ 72,409,209		
					$ 551.37 /sf		
	0 sf				$ (395.40)		
					$ 0.00		
Option E2.3	131,327 sf	- sf	131,327 sf	$ 6,043,073	$ 71,765,814	$ 89,707,265	1.25
New Construction 3-5		$ - /sf	$500.45 /sf		$ 546.47 /sf		
Check	131,327 sf				$ 71,765,670		
					$ 546.47 /sf		
	0 sf				$ 143.85		
					$ 0.00		
Option G1* **	**98,258 sf**	**- sf**	**98,258 sf**	**$ 9,884,211**	**$ 61,864,846**	**$ 77,331,308**	**1.25**
New Construction 4-5		**$ - /sf**	**$529.02 /sf**		**$ 629.61 /sf**		
Check	**98,258 sf**				**$ 61,864,658**		
					$ 629.61 /sf		
	0 sf				**$ 187.84**		
					$ (0.00)		
Option G2	131,327 sf	- sf	131,327 sf	$ 9,884,211	$ 76,488,425	$ 95,310,782	1.25
New Construction 3-5		$ - /sf	$507.16 /sf		$ 582.42 /sf		
Check	131,327 sf				$ 76,488,012		
					$ 582.42 /sf		
	0 sf				$ 412.68		
					$ (0.00)		
Option J1	98,258 sf	- sf	98,258 sf	$ 9,629,815	$ 61,105,093	$ 76,381,618	1.25
New Construction 4-5		$ - /sf	$523.87 /sf		$ 621.88 /sf		
Check	98,258 sf				$ 61,104,233		
					$ 621.88 /sf		
	0 sf				$ 859.54		
					$ 0.00		
Option J2	131,327 sf	- sf	131,327 sf	$ 9,629,815	$ 76,064,739	$ 95,082,487	1.25
New Construction 3-5		$ - /sf	$505.87 /sf		$ 579.20 /sf		
Check	131,327 sf				$ 76,064,204		
					$ 579.20 /sf		
	0 sf				$ 534.51		
					$ 0.00		

Preliminary Design Pricing Table

Option Description	Preliminary Design Program		Preferred Schematic Report		
	Total Gross Square Feet	Estimated Total Construction (cost*/sf)	Total Gross Square Feet	Estimated Total Construction (cost*/sf)	Estimated Toral Project Costs (cost*/sf)
DBB Pricing					
Option A Base Repair Dale Street Site Grades 4-5	53,029	$ 20,704,302	63,729	$ 29,641,098	$ 37,051,373
Option B1 Add/Reno Dale Street Site Grades 4-5	104,223	$ 59,449,663	114,922	$ 61,290,592	$ 76,613,240
Option B2 Add/Reno Dale Street Site Grades 3-5	133,051	$ 75,586,720	143,642	$ 72,607,261	$ 90,759,076
Option E1 New Construction Dale Street Site Grades 4-5	98,258	$ 57,250,479	98,258	$ 55,150,288	$ 68,937,860
Option E1.3 New Construction Dale Street Site Grades 4-5	Not an Option in PDP		98,258	$ 54,914,954	$ 68,643,693
Option E2 New Construction Dale Street Site Grades 3-5	131,327	$ 72,175,651	131,327	$ 68,960,775	$ 86,200,969
Option E2.3 New Construction Dale Street Site Grades 3-5	Not an Option in PDP		131,327	$ 68,348,394	$ 85,435,493
Option G1 New Construction Wheelock Site Grades 4-5	98,258	$ 61,460,739	98,258	$ 58,918,901	$ 73,648,626
Option G2 New Construction Wheelock Site Grades 3-5	131,327	$ 76,605,250	131,327	$ 72,846,119	$ 91,057,649
Option J1 New Construction Wheelock Site Grades 4-5	98,258	$ 61,460,329	98,258	$ 58,195,327	$ 72,744,159

Option J2 New Construction Wheelock Site Grades 3-5	131,327	$ 76,608,751	131,327	$ 72,442,609	$ 90,553,261
CMR Pricing					
Option A Base Repair Dale Street Site Grades 4-5	53,029	$ 21,739,517	63,729	$ 31,123,153	$ 38,903,941
Option B1 Add/Reno Dale Street Site Grades 4-5	104,223	$ 62,422,146	114,922	$ 64,355,122	$ 80,443,903
Option B2 Add/Reno Dale Street Site Grades 3-5	133,051	$ 79,366,056	143,642	$ 76,237,624	$ 95,297,030
Option E1 New Construction Dale Street Site Grades 4-5	98,258	$ 61,830,809	98,258	$ 57,907,802	$ 72,384,752
Option E1.3 New Construction Dale Street Site Grades 4-5	Not an Option in PDP		98,258	$ 57,660,702	$ 72,075,878
Option E2 New Construction Dale Street Site Grades 3-5	131,327	$ 77,949,703	131,327	$ 72,408,814	$ 90,511,018
Option E2.3 New Construction Dale Street Site Grades 3-5	Not an Option in PDP		131,327	$ 71,765,814	$ 89,707,265
Option G1 New Construction Wheelock Site Grades 4-5	98,258	$ 66,377,598	98,258	$ 61,864,846	$ 77,331,308
Option G2 New Construction Wheelock Site Grades 3-5	131,327	$ 82,733,670	131,327	$ 76,488,425	$ 95,310,782
Option J1 New Construction Wheelock Site Grades 4-5	98,258	$ 66,377,155	98,258	$ 61,105,093	$ 76,381,618
Option J2 New Construction Wheelock Site Grades 3-5	131,327	$ 82,737,451	131,327	$ 76,064,739	$ 95,082,487

LEED v4.1 for BD+C: Schools

Project Checklist

all credits will follow v4.1 criteria unless otherwise noted

Project Name: Medfield Dale Street Elementary School
Date: 1/29/2021
Prepared By: Arrowstreet

Y	?	N			
1			Credit 1	Integrative Process	1

2		28		Location and Transportation	15
		15	Credit 1	LEED for Neighborhood Development Location	15
1			Credit 2	Sensitive Land Protection	1
		2	Credit 3	High Priority Site	2
		5	Credit 4	Surrounding Density and Diverse Uses	5
		4	Credit 5	Access to Quality Transit	4
		1	Credit 6	Bicycle Facilities	1
		1	Credit 7	Reduced Parking Footprint	1
1			Credit 8	Green Vehicles	1

5	5	2		Sustainable Sites	12
Y			Prereq 1	Construction Activity Pollution Prevention	Required
Y			Prereq 2	Environmental Site Assessment	Required
1			Credit 1	Site Assessment	1
		2	Credit 2	Site Development - Protect or Restore Habitat	2
1			Credit 3	Open Space	1
1	2		Credit 4	Rainwater Management	3
	2		Credit 5	Heat Island Reduction	2
1			Credit 6	Light Pollution Reduction	1
	1		Credit 7	Site Master Plan	1
1			Credit 8	Joint Use of Facilities	1

4	7	1		Water Efficiency	12
Y			Prereq 1	Outdoor Water Use Reduction	Required
Y			Prereq 2	Indoor Water Use Reduction	Required
Y			Prereq 3	Building-Level Water Metering	Required
	2		Credit 1	Outdoor Water Use Reduction	2
3	3	1	Credit 2	Indoor Water Use Reduction	7
	2		Credit 3	Cooling Tower Water Use	2
1			Credit 4	Water Metering	1

19	12			Energy and Atmosphere	31
Y			Prereq 1	Fundamental Commissioning and Verification	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	Building-Level Energy Metering	Required
Y			Prereq 4	Fundamental Refrigerant Management	Required
6			Credit 1	Enhanced Commissioning	6
12	4		Credit 2	Optimize Energy Performance v4	16
1			Credit 3	Advanced Energy Metering	1
	2		Credit 4	Grid Harmonization	2
	5		Credit 5	Renewable Energy	5
	1		Credit 6	Enhanced Refrigerant Management	1

5	5	2		Materials and Resources	12
Y			Prereq 1	Storage and Collection of Recyclables	Required
Y			Prereq 2	Construction and Demolition Waste Management Planning	Required
1	2	1	Credit 1	Building Life-Cycle Impact Reduction	4
1	1		Credit 2	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1	1	Credit 3	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit 4	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit 5	Construction and Demolition Waste Management	2

8	6	2		Indoor Environmental Quality	16
Y			Prereq 1	Minimum Indoor Air Quality Performance	Required
Y			Prereq 2	Environmental Tobacco Smoke Control	Required
Y			Prereq 3	Minimum Acoustic Performance	Required
2			Credit 1	Enhanced Indoor Air Quality Strategies	2
1	1	1	Credit 2	Low-Emitting Materials	3
1			Credit 3	Construction Indoor Air Quality Management Plan	1
	2		Credit 4	Indoor Air Quality Assessment	2
	1		Credit 5	Thermal Comfort	1
2			Credit 6	Interior Lighting	2
1	1	1	Credit 7	Daylight	3
1			Credit 8	Quality Views	1
	1		Credit 9	Acoustic Performance	1

6				Innovation	6
1			Credit 1.1	Pilot: Designing w/ Nature Biophilic Design for Indoor Environment	1
1			Credit 1.2	Innovation: Purchasing Lamps	1
1			Credit 1.3	Innovation: Green Building Education	1
1			Credit 1.4	Innovation: Design for Active Occupants	1
1			Credit 1.5	Innovation: O&M Kit/OccupantSurvey/FoodAlt/Composting/TeachingTool	1
1			Credit 2	LEED Accredited Professional	1

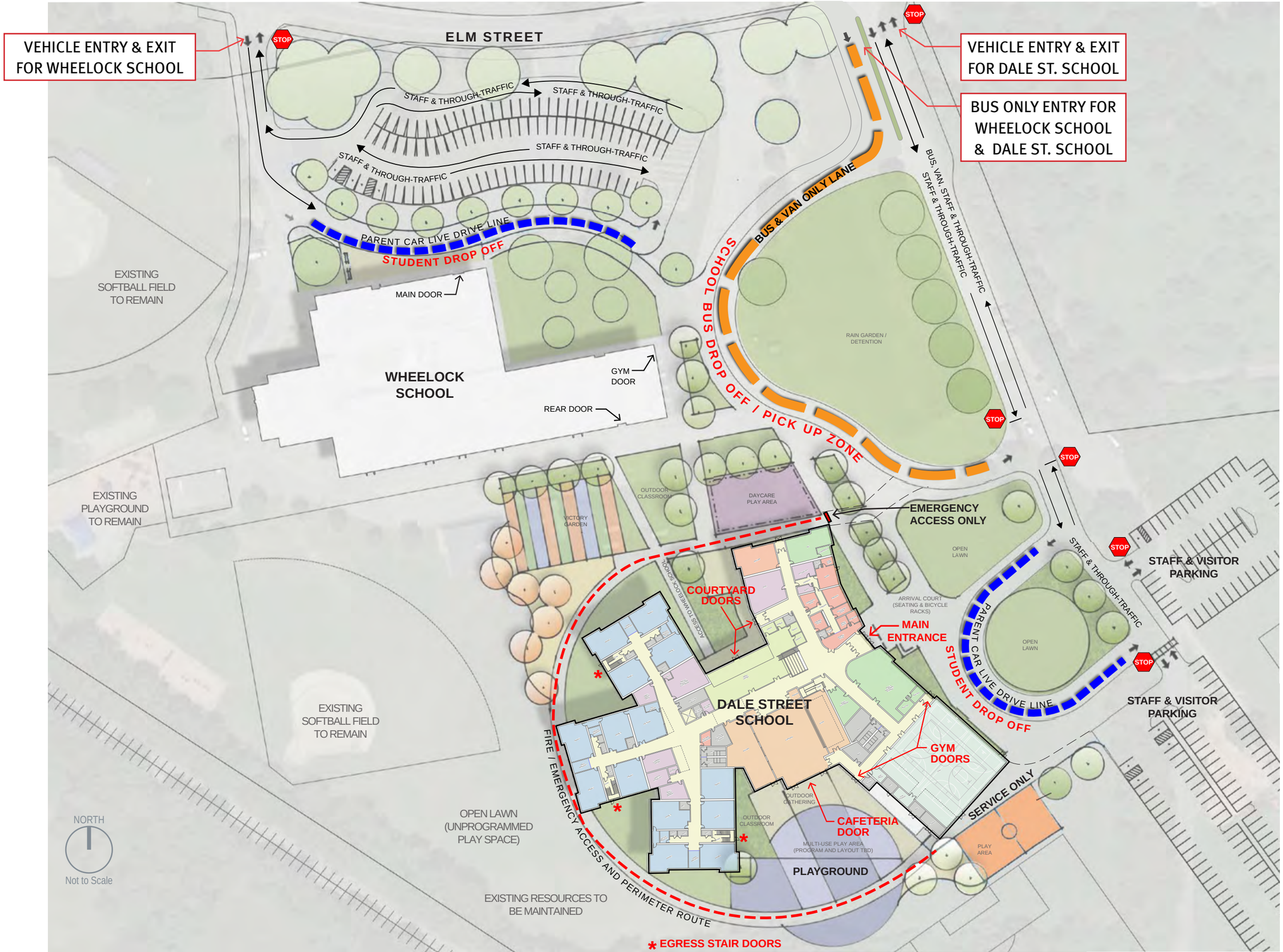
1	2	1		Regional Priority	4
	1		Credit 1	Renewable Energy Production: 2 of 5 pts	1
1			Credit 2	Optimize Energy Performance: 8 of 16 pts	1
	1		Credit 3	Building Life - Cycle Impact Reduction: 2 of 5 pts	1
		1	Credit 4	Protect or Restore Habitat 2 of 2pts	1

51	37	36	TOTALS	Possible Points:	109

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

SAFETY & SECURITY FEATURES

ATTACHMENT NO. 5



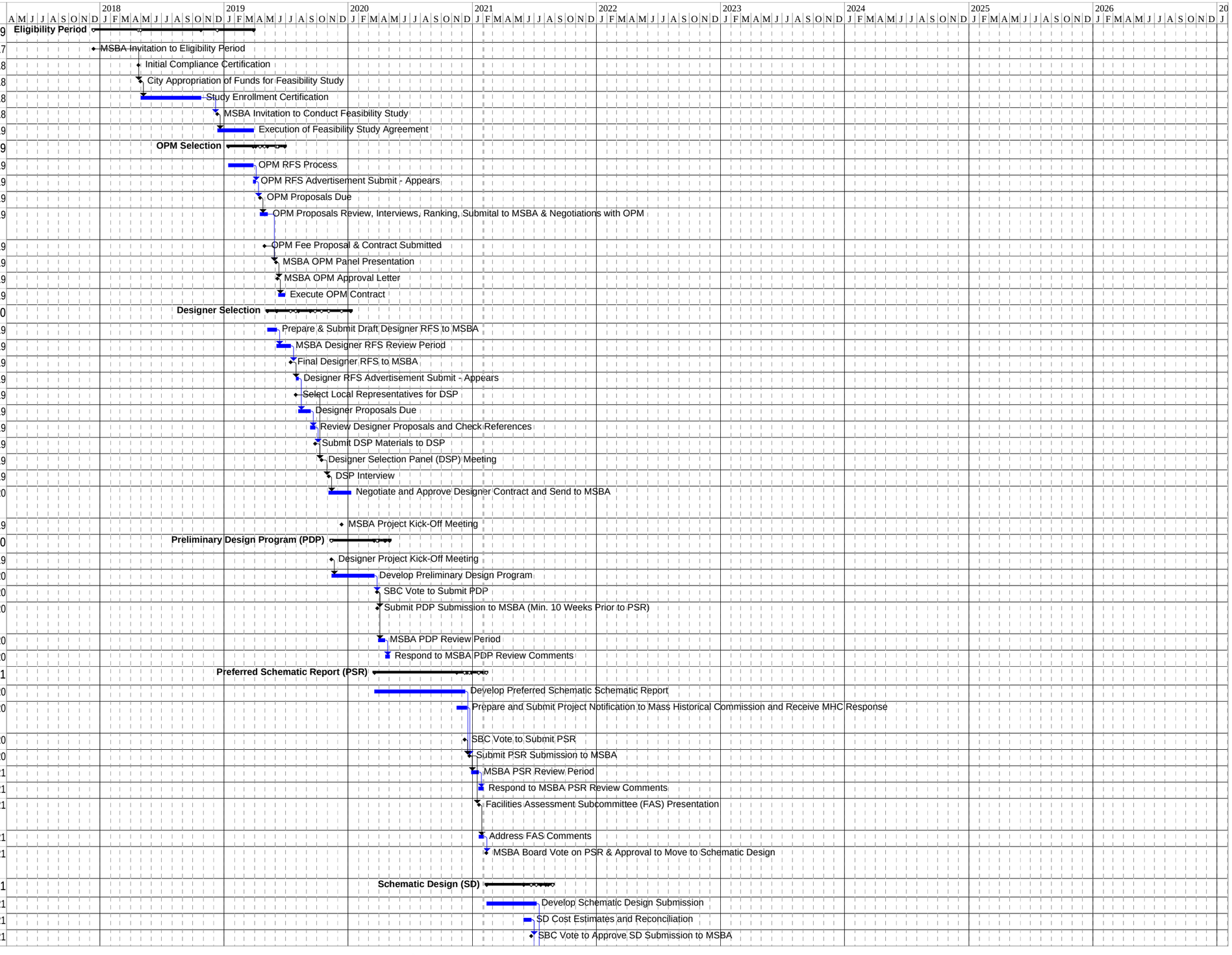
- ALL EXTERIOR DOORS WITH ACCESS CONTROL
- INTERIOR ACCESS CONTROL FOR PUBLIC / COMMUNITY VS. PRIVATE / SCHOOL ONLY
- ADMIN./MAIN OFFICE AT MAIN ENTRANCE
- VIEWS MAINTAINED ACROSS THE SITE
- SITE INCLUDES:
  - EXTERIOR LIGHTING
  - WALKWAYS
  - CROSS-WALKS
  - SIGNAGE

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DALE STREET ELEMENTARY SCHOOL
PRELIMINARY PROJECT SCHEDULE
Preferred Schematic Report
December 23, 2020

ATTACHMENT NO. 6

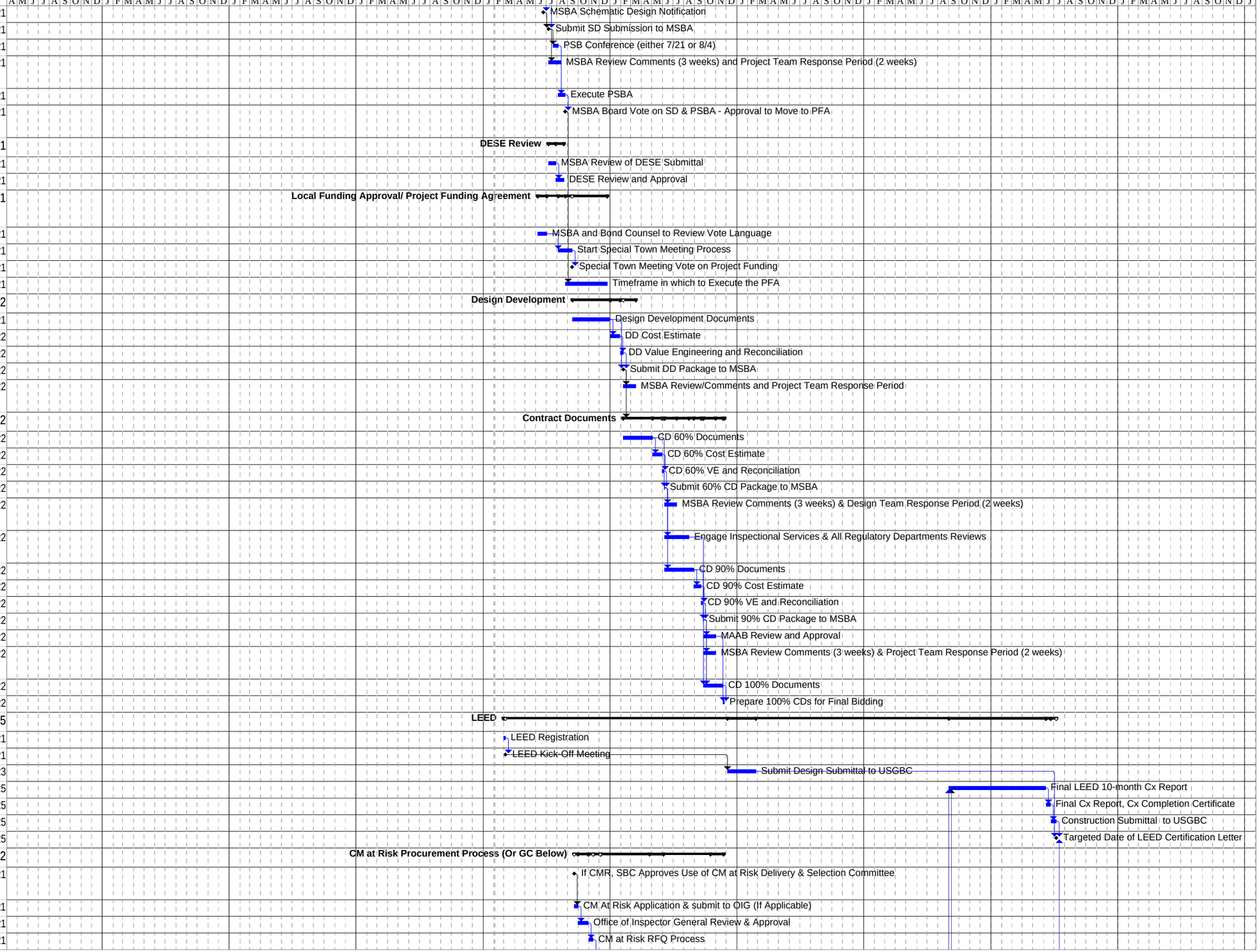
ID	Task Name	Start	Finish
1	**Eligibility Period**	Wed 12/13/17	Thu 3/28/19
2	MSBA Invitation to Eligibility Period	Wed 12/13/17	Wed 12/13/17
3	Initial Compliance Certification	Tue 4/24/18	Tue 4/24/18
4	City Appropriation of Funds for Feasibility Study	Mon 4/30/18	Mon 4/30/18
5	Study Enrollment Certification	Tue 5/1/18	Wed 10/24/18
6	MSBA Invitation to Conduct Feasibility Study	Wed 12/12/18	Wed 12/12/18
7	Execution of Feasibility Study Agreement	Thu 12/13/18	Thu 3/28/19
8	**OPM Selection**	Mon 1/14/19	Fri 6/28/19
9	OPM RFS Process	Mon 1/14/19	Wed 3/27/19
10	OPM RFS Advertisement Submit - Appears	Thu 3/28/19	Wed 4/3/19
11	OPM Proposals Due	Wed 4/17/19	Wed 4/17/19
12	OPM Proposals Review, Interviews, Ranking, Submital to MSBA & Negotiations with OPM	Wed 4/17/19	Wed 5/8/19
13	OPM Fee Proposal & Contract Submitted	Tue 4/30/19	Tue 4/30/19
14	MSBA OPM Panel Presentation	Mon 6/3/19	Mon 6/3/19
15	MSBA OPM Approval Letter	Fri 6/7/19	Fri 6/7/19
16	Execute OPM Contract	Mon 6/10/19	Fri 6/28/19
17	**Designer Selection**	Thu 5/9/19	Wed 1/8/20
18	Prepare & Submit Draft Designer RFS to MSBA	Thu 5/9/19	Tue 6/4/19
19	MSBA Designer RFS Review Period	Wed 6/5/19	Mon 7/15/19
20	Final Designer RFS to MSBA	Mon 7/15/19	Mon 7/15/19
21	Designer RFS Advertisement Submit - Appears	Thu 8/1/19	Wed 8/7/19
22	Select Local Representatives for DSP	Wed 7/31/19	Wed 7/31/19
23	Designer Proposals Due	Thu 8/8/19	Wed 9/11/19
24	Review Designer Proposals and Check References	Thu 9/12/19	Wed 9/25/19
25	Submit DSP Materials to DSP	Wed 9/25/19	Wed 9/25/19
26	Designer Selection Panel (DSP) Meeting	Tue 10/15/19	Tue 10/15/19
27	DSP Interview	Tue 11/5/19	Tue 11/5/19
28	Negotiate and Approve Designer Contract and Send to MSBA	Tue 11/5/19	Wed 1/8/20
29	MSBA Project Kick-Off Meeting	Fri 12/13/19	Fri 12/13/19
30	**Preliminary Design Program (PDP)**	Wed 11/13/19	Fri 5/1/20
31	Designer Project Kick-Off Meeting	Wed 11/13/19	Wed 11/13/19
32	Develop Preliminary Design Program	Thu 11/14/19	Tue 3/17/20
33	SBC Vote to Submit PDP	Thu 3/26/20	Thu 3/26/20
34	Submit PDP Submission to MSBA (Min. 10 Weeks Prior to PSR)	Fri 3/27/20	Fri 3/27/20
35	MSBA PDP Review Period	Mon 3/30/20	Fri 4/17/20
36	Respond to MSBA PDP Review Comments	Mon 4/20/20	Fri 5/1/20
37	**Preferred Schematic Report (PSR)**	Thu 3/19/20	Thu 2/11/21
38	Develop Preferred Schematic Schematic Report	Thu 3/19/20	Wed 12/9/20
39	Prepare and Submit Project Notification to Mass Historical Commission and Receive MHC Response	Mon 11/16/20	Tue 12/15/20
40	SBC Vote to Submit PSR	Wed 12/9/20	Wed 12/9/20
41	Submit PSR Submission to MSBA	Wed 12/23/20	Wed 12/23/20
42	MSBA PSR Review Period	Tue 12/29/20	Mon 1/18/21
43	Respond to MSBA PSR Review Comments	Tue 1/19/21	Mon 2/1/21
44	Facilities Assessment Subcommittee (FAS) Presentation	Wed 1/20/21	Wed 1/20/21
45	Address FAS Comments	Wed 1/20/21	Wed 2/3/21
46	MSBA Board Vote on PSR & Approval to Move to Schematic Design	Thu 2/11/21	Thu 2/11/21
47	**Schematic Design (SD)**	Fri 2/12/21	Wed 8/25/21
48	Develop Schematic Design Submission	Fri 2/12/21	Wed 7/7/21
49	SD Cost Estimates and Reconciliation	Tue 6/1/21	Tue 6/22/21
50	SBC Vote to Approve SD Submission to MSBA	Wed 6/23/21	Wed 6/23/21



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DALE STREET ELEMENTARY SCHOOL
PRELIMINARY PROJECT SCHEDULE
Preferred Schematic Report
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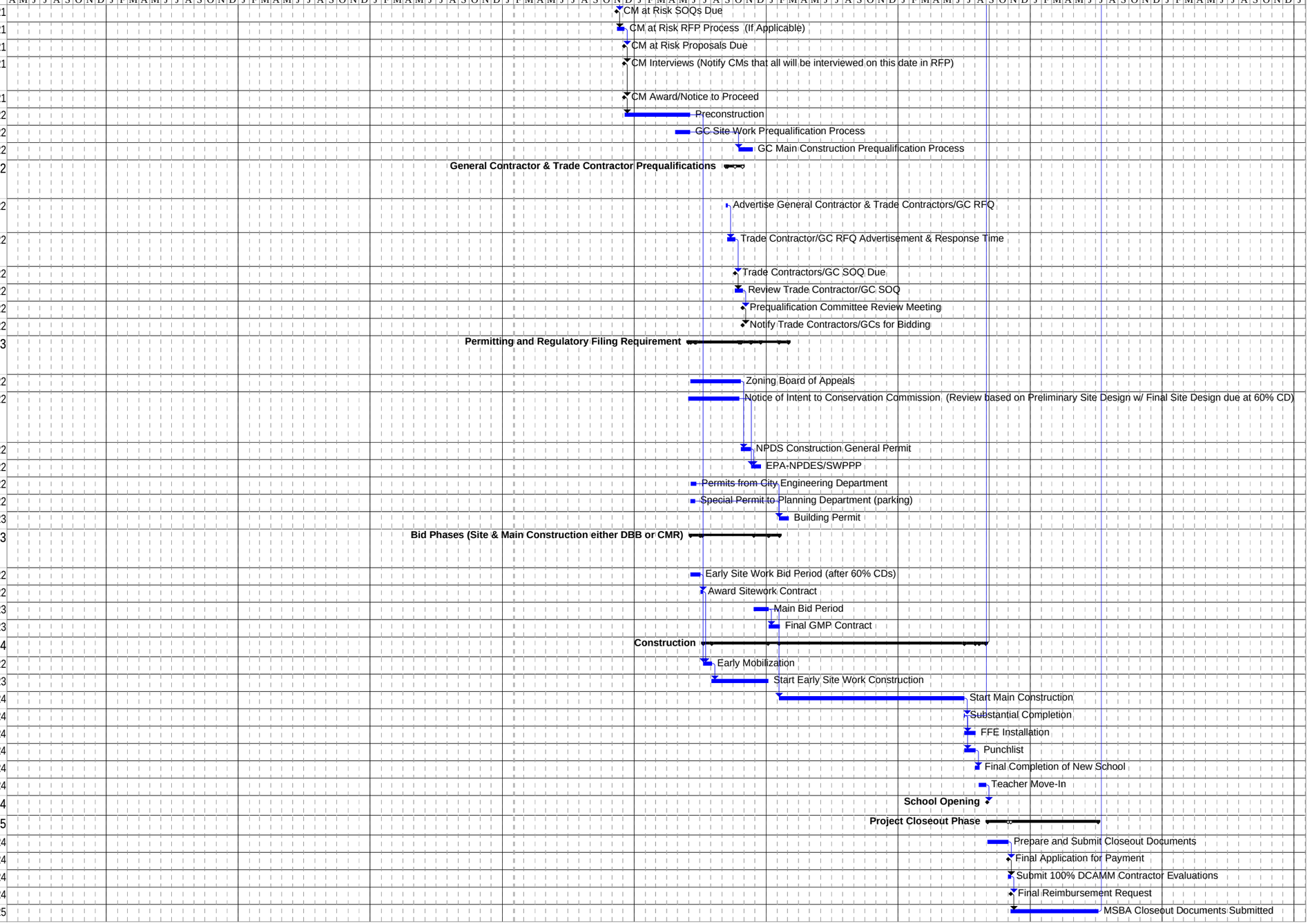
ID	Task Name	Start	Finish
51	MSBA Schematic Design Notification	Wed 6/23/21	Wed 6/23/21
52	Submit SD Submission to MSBA	Wed 7/7/21	Wed 7/7/21
53	PSB Conference (either 7/21 or 8/4)	Wed 7/21/21	Wed 8/4/21
54	MSBA Review Comments (3 weeks) and Project Team Response Period (2 weeks)	Thu 7/8/21	Wed 8/11/21
55	Execute PSBA	Thu 8/5/21	Tue 8/24/21
56	MSBA Board Vote on SD & PSBA - Approval to Move to PFA	Wed 8/25/21	Wed 8/25/21
57	**DESE Review**	**Thu 7/8/21**	**Fri 8/20/21**
58	MSBA Review of DESE Submittal	Thu 7/8/21	Wed 7/28/21
59	DESE Review and Approval	Thu 7/29/21	Fri 8/20/21
60	**Local Funding Approval/ Project Funding Agreement**	**Mon 6/7/21**	**Thu 12/23/21**
61	MSBA and Bond Counsel to Review Vote Language	Mon 6/7/21	Fri 7/2/21
62	Start Special Town Meeting Process	Thu 8/5/21	Mon 9/13/21
63	Special Town Meeting Vote on Project Funding	Tue 9/14/21	Tue 9/14/21
64	Timeframe in which to Execute the PFA	Thu 8/26/21	Thu 12/23/21
65	**Design Development**	**Wed 9/15/21**	**Tue 3/15/22**
66	Design Development Documents	Wed 9/15/21	Fri 12/31/21
67	DD Cost Estimate	Mon 1/3/22	Fri 1/28/22
68	DD Value Engineering and Reconciliation	Mon 1/31/22	Mon 2/7/22
69	Submit DD Package to MSBA	Mon 2/7/22	Mon 2/7/22
70	MSBA Review/Comments and Project Team Response Period	Tue 2/8/22	Tue 3/15/22
71	**Contract Documents**	**Tue 2/8/22**	**Fri 11/25/22**
72	CD 60% Documents	Tue 2/8/22	Mon 5/2/22
73	CD 60% Cost Estimate	Tue 5/3/22	Mon 5/30/22
74	CD 60% VE and Reconciliation	Tue 5/31/22	Fri 6/3/22
75	Submit 60% CD Package to MSBA	Mon 6/6/22	Mon 6/6/22
76	MSBA Review Comments (3 weeks) & Design Team Response Period (2 weeks)	Tue 6/7/22	Mon 7/11/22
77	Engage Inspectional Services & All Regulatory Departments Reviews	Tue 6/7/22	Mon 8/15/22
78	CD 90% Documents	Tue 6/7/22	Mon 8/29/22
79	CD 90% Cost Estimate	Tue 8/30/22	Mon 9/19/22
80	CD 90% VE and Reconciliation	Tue 9/20/22	Fri 9/23/22
81	Submit 90% CD Package to MSBA	Mon 9/26/22	Mon 9/26/22
82	MAAB Review and Approval	Tue 9/27/22	Mon 10/31/22
83	MSBA Review Comments (3 weeks) & Project Team Response Period (2 weeks)	Tue 9/27/22	Mon 10/31/22
84	CD 100% Documents	Tue 9/27/22	Mon 11/21/22
85	Prepare 100% CDs for Final Bidding	Tue 11/22/22	Fri 11/25/22
86	**LEED**	**Mon 3/1/21**	**Mon 7/7/25**
87	LEED Registration	Mon 3/1/21	Fri 3/5/21
88	LEED Kick-Off Meeting	Fri 3/5/21	Fri 3/5/21
89	Submit Design Submittal to USGBC	Mon 12/5/22	Fri 2/24/23
90	Final LEED 10-month Cx Report	Mon 9/2/24	Fri 6/6/25
91	Final Cx Report, Cx Completion Certificate	Mon 6/9/25	Fri 6/20/25
92	Construction Submittal to USGBC	Mon 6/23/25	Mon 7/7/25
93	Targeted Date of LEED Certification Letter	Mon 7/7/25	Mon 7/7/25
94	**CM at Risk Procurement Process (Or GC Below**	**Mon 9/20/21**	**Wed 11/23/22**
95	If CMR, SBC Approves Use of CM at Risk Delivery & Selection Committee	Mon 9/20/21	Mon 9/20/21
96	CM At Risk Application & submit to OIG (If Applicable)	Mon 9/20/21	Thu 9/30/21
97	Office of Inspector General Review & Approval	Fri 10/1/21	Fri 10/29/21
98	CM at Risk RFQ Process	Mon 11/1/21	Fri 11/12/21



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DALE STREET ELEMENTARY SCHOOL
PRELIMINARY PROJECT SCHEDULE
Preferred Schematic Report
December 23, 2020

ID	Task Name	Start	Finish
99	CM at Risk SOQs Due	Fri 11/12/21	Fri 11/12/21
100	CM at Risk RFP Process (If Applicable)	Mon 11/15/21	Fri 12/3/21
101	CM at Risk Proposals Due	Fri 12/3/21	Fri 12/3/21
102	CM Interviews (Notify CMs that all will be interviewed on this date in RFP)	Fri 12/3/21	Fri 12/3/21
103	CM Award/Notice to Proceed	Fri 12/3/21	Fri 12/3/21
104	Preconstruction	Mon 12/6/21	Fri 6/3/22
105	GC Site Work Prequalification Process	Mon 4/25/22	Fri 6/3/22
106	GC Main Construction Prequalification Process	Mon 10/17/22	Wed 11/23/22
107	**General Contractor & Trade Contractor Prequalifications**	**Mon 9/12/22**	**Fri 10/28/22**
108	Advertise General Contractor & Trade Contractors/GC RFQ	Mon 9/12/22	Thu 9/15/22
109	Trade Contractor/GC RFQ Advertisement & Response Time	Fri 9/16/22	Thu 10/6/22
110	Trade Contractors/GC SOQ Due	Thu 10/6/22	Thu 10/6/22
111	Review Trade Contractor/GC SOQ	Fri 10/7/22	Thu 10/27/22
112	Prequalification Committee Review Meeting	Thu 10/27/22	Thu 10/27/22
113	Notify Trade Contractors/GCs for Bidding	Fri 10/28/22	Fri 10/28/22
114	**Permitting and Regulatory Filing Requirement**	**Tue 5/31/22**	**Fri 3/3/23**
115	Zoning Board of Appeals	Mon 6/6/22	Fri 10/21/22
116	Notice of Intent to Conservation Commission (Review based on Preliminary Site Design w/ Final Site Design due at 60% CD)	Tue 5/31/22	Mon 10/17/22
117	NPDS Construction General Permit	Mon 10/24/22	Fri 11/18/22
118	EPA-NPDES/SWPPP	Mon 11/21/22	Fri 12/16/22
119	Permits from City Engineering Department	Tue 6/7/22	Mon 6/20/22
120	Special Permit to Planning Department (parking)	Mon 6/6/22	Fri 6/17/22
121	Building Permit	Mon 2/6/23	Fri 3/3/23
122	**Bid Phases (Site & Main Construction either DBB or CMR)**	**Mon 6/6/22**	**Mon 2/6/23**
123	Early Site Work Bid Period (after 60% CDs)	Mon 6/6/22	Fri 7/1/22
124	Award Sitework Contract	Mon 7/4/22	Fri 7/8/22
125	Main Bid Period	Mon 11/28/22	Fri 1/6/23
126	Final GMP Contract	Mon 1/9/23	Mon 2/6/23
127	**Construction**	**Mon 7/11/22**	**Fri 8/30/24**
128	Early Mobilization	Mon 7/11/22	Wed 8/3/22
129	Start Early Site Work Construction	Wed 8/3/22	Fri 1/6/23
130	Start Main Construction	Mon 2/6/23	Mon 7/1/24
131	Substantial Completion	Tue 7/2/24	Tue 7/2/24
132	FFE Installation	Wed 7/3/24	Thu 8/1/24
133	Punchlist	Wed 7/3/24	Thu 8/1/24
134	Final Completion of New School	Fri 8/2/24	Mon 8/12/24
135	Teacher Move-In	Mon 8/12/24	Fri 8/30/24
136	**School Opening**	**Wed 9/4/24**	**Wed 9/4/24**
137	**Project Closeout Phase**	**Thu 9/5/24**	**Mon 7/7/25**
138	Prepare and Submit Closeout Documents	Thu 9/5/24	Thu 10/31/24
139	Final Application for Payment	Thu 10/31/24	Thu 10/31/24
140	Submit 100% DCAMM Contractor Evaluations	Fri 11/1/24	Thu 11/7/24
141	Final Reimbursement Request	Thu 11/7/24	Thu 11/7/24
142	MSBA Closeout Documents Submitted	Fri 11/8/24	Mon 7/7/25



ATTACHMENT NO. 7

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DALE STREEET ELEMENTARY SCHOOL – MEDFIELD, MA	MEETING MINUTES

DALE STREET SCHOOL BUILDING COMMITTEE MEETING NO. 21	December 21, 2020
Location:	Online Meeting
Time:	7:00 PM

Attendees:

Name	Assoc.	Present
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	Y
Timothy Bonfatti	SBC member/PBC	Y
Michael Marcucci	SBC member/Board of Selectman	Y
Leo Brehm	SBC member/School Committee	N
Anna Mae O'Shea-Brooke	SBC member/School Committee	N
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	Y
Bob Sliney	SBC member/Warrant Committee	Y
Lynn Stapleton	LeftField Project Management	Y
Gina Gomes-Cruz	LeftField Project Management	Y
Tim Baker	LeftField Project Management	Y
Laurence Spang	Arrowstreet Architect	Y
Tina T. Soo Hoo	Arrowstreet Architect	Y
Emily Grandstaff-Rice	Arrowstreet Architect	N
Kate Bubriski	Arrowstreet Architect	N

Bold/Italics = SBC Voting Member

A Dale Street Elementary School Building Committee (SBC) Meeting was held to review: required Administrative Actions; Preferred Schematic Report Submission requirements; Project Schedule; and Budget Update. The following was noted:

Mike Quinlan called the meeting to order at 7:00 PM. A quorum was in attendance.

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. Administrative Action

Vote on Approval of amended Dale Street School Building Committee Meeting Minutes

1. The following amended meeting minutes were reviewed and a List of Documents presented at each meeting were added to the minutes of each meeting.

- November 23, Meeting Minutes	(SBC Mtg. No. 19)
- October 21, 2020 Meeting Minutes	(SBC Mtg. No. 18)
- September 16, 2020 Meeting Minutes	(SBC Mtg. No. 17)
- September 9, 2020 Meeting Minutes	(SBC Mtg. No. 16)
- August 12, 2020 Meeting Minutes	(SBC Mtg. No. 15)
- July 8, 2020 Meeting Minutes	(SBC Mtg. No. 14)
- June 17, 2020 Meeting Minutes	(SBC Mtg. No. 13)
- May 27, 2020 Meeting Minutes	(SBC Mtg. No. 12)
- May 13, 2020 Meeting Minutes	(SBC Mtg. No. 11)
- April 22, 2020 Meeting Minutes	(SBC Mtg. No. 10)
- March 26, 2020 Meeting Minutes	(SBC Mtg. No. 9)
- March 4, 2020 Meeting Minutes	(SBC Mtg. No. 8)
- February 26, 2020 Meeting Minutes	(SBC Mtg. No. 7)
- January 8, 2020 Meeting Minutes	(SBC Mtg. No. 6)
- December 17, 2019 Meeting Minutes	(SBC Mtg. No. 5)
- December 11, 2019 Meeting Minutes	(SBC Mtg. No. 4)
- November 13, 2019 Meeting Minutes	(SBC Mtg. No. 3)
- October 23, 2019 Meeting Minutes	(SBC Mtg. No. 2)
- September 23, 2019 Meeting Minutes	(SBC Mtg. No. 1)
- May 6, 2019 Meeting Minutes	(SBC Mtg. prior to OPM)
- April 25, 2019 Meeting Minutes	(SBC Mtg. prior to OPM)
- April 18, 2019 Meeting Minutes	(SBC Mtg. prior to OPM)
- March 27, 2019 Meeting Minutes	(SBC Mtg. prior to OPM)
- January 23, 2019 Meeting Minutes	(SBC Mtg. prior to OPM)

2. Mike Quinlan entertained a motion to approve the following Dale Street School Building Committee Meeting Minutes, amended to include the list of documents presented, the description of the Dale Street Project Update and a reference to the Architect's presentation name: November 23, Meeting Minutes; October 21, 2020 Meeting Minutes; September 16, 2020 Meeting Minutes; September 9, 2020 Meeting Minutes; August 12, 2020 Meeting Minutes; July 8, 2020 Meeting Minutes; June 17, 2020 Meeting Minutes; May 27, 2020 Meeting Minutes; May 13, 2020 Meeting Minutes; April 22, 2020 Meeting Minutes; March 26, 2020 Meeting Minutes; March 4, 2020 Meeting Minutes; February 26, 2020 Meeting Minutes; January 8, 2020 Meeting Minutes; December 17, 2019 Meeting Minutes; December 11, 2019 Meeting Minutes; November 13, 2019 Meeting Minutes; October 23, 2019 Meeting Minutes; September 23, 2019 Meeting Minutes; May 6, 2019 Meeting Minutes; April 25, 2019 Meeting Minutes; April 18, 2019 Meeting Minutes; and March 27, 2019 Meeting.

   Discussion: The Architect's presentation listed should contain the date of the presentation.

   MOTION: Michael Marcucci moved, seconded by Jeffrey Marsden, that the Dale Street School Building Committee vote to approve the following Dale Street School Building Committee Meeting Minutes, amended to include the list of documents presented, the description of the Dale Street Project Update and a reference to the Architect's presentation name, and to be further amended to include the date of the Architect's presentation: November 23, Meeting Minutes; October 21, 2020 Meeting Minutes; September 16, 2020 Meeting Minutes; September 9, 2020 Meeting Minutes; August 12, 2020 Meeting Minutes; July 8, 2020 Meeting Minutes; June 17, 2020 Meeting Minutes; May 27, 2020 Meeting Minutes; May 13, 2020 Meeting Minutes; April 22, 2020 Meeting Minutes; March 26, 2020 Meeting Minutes; March 4, 2020 Meeting Minutes; February 26, 2020 Meeting Minutes; January 8, 2020 Meeting Minutes; December 17,

2019 Meeting Minutes; December 11, 2019 Meeting Minutes; November 13, 2019 Meeting Minutes; October 23, 2019 Meeting Minutes; September 23, 2019 Meeting Minutes; May 6, 2019 Meeting Minutes; April 25, 2019 Meeting Minutes; April 18, 2019 Meeting Minutes; and March 27, 2019 Meeting Minutes.

VOTE: The Dale Street School Building Committee voted to approve the following Dale Street School Building Committee Meeting Minutes, amended to include the list of documents presented, the description of the Dale Street Project Update and a reference to the Architect's presentation name, and to be further amended to include the date of the Architect's presentation: November 23, Meeting Minutes; October 21, 2020 Meeting Minutes; September 16, 2020 Meeting Minutes; September 9, 2020 Meeting Minutes; August 12, 2020 Meeting Minutes; July 8, 2020 Meeting Minutes; June 17, 2020 Meeting Minutes; May 27, 2020 Meeting Minutes; May 13, 2020 Meeting Minutes; April 22, 2020 Meeting Minutes; March 26, 2020 Meeting Minutes; March 4, 2020 Meeting Minutes; February 26, 2020 Meeting Minutes; January 8, 2020 Meeting Minutes; December 17, 2019 Meeting Minutes; December 11, 2019 Meeting Minutes; November 13, 2019 Meeting Minutes; October 23, 2019 Meeting Minutes; September 23, 2019 Meeting Minutes; May 6, 2019 Meeting Minutes; April 25, 2019 Meeting Minutes; April 18, 2019 Meeting Minutes; and March 27, 2019 Meeting Minutes.
Roll call was taken:

Michael Marcucci – In favor
Tom Erb – In favor
Jeffrey Marsden – In favor
Michael Weber – In favor
Tim Bonfatti – In favor
Walter Kincaid – In favor
Mike Quinlan – In favor

In Favor: 7 Against: 0 Abstained: 0 The motion passed.

Vote on Approval of December 9, 2020 Dale Street School Building Committee Meeting Minutes

3. Mike Quinlan entertained a motion to approve the December 9, 2020 Dale Street School Building Committee Meeting Minutes, amended to include the list of documents presented, the description of the Dale Street Project Update and a reference to the Architect's presentation name, and to be further amended to include the date of the Architect's presentation.

MOTION: Tim Bonfatti moved, seconded by Mike Weber, that the Dale Street School Building Committee vote to approve the December 9, 2020 Dale Street School Building Committee Meeting Minutes, amended to include the list of documents presented, the description of the Dale Street Project Update and a reference to the Architect's presentation name, and to be further amended to include the date of the Architect's presentation.

Discussion: None

VOTE: The Dale Street School Building Committee voted to approve the December 9, 2020 Dale Street School Building Committee Meeting Minutes, amended to include the list of documents presented, the description of the Dale Street Project Update and a reference to the Architect's presentation name, and to be further amended to include the date of the Architect's presentation.
Roll call was taken:

Michael Marcucci – In favor
Tom Erb – In favor
Jeffrey Marsden – In favor
Michael Weber – In favor
Tim Bonfatti – In favor

Walter Kincaid – In favor
Mike Quinlan – In favor

In Favor: 7 Against: 0 Abstained: 0 The motion passed.

II. Preferred Schematic Report (PSR)

4. The Hancock Survey the Wheelock site is in progress. Once complete, it will be submitted for review of the SBC and then sent to MSBA to include in the PSR Submission. Mike Q. added that he had no problem submitting the survey after the PSR Submission date.

5. Debt Service – It was noted that the Town's current Debt Service was added to the PSR provided for review in advance of this meeting. There was no questions or comments regarding the documentation provided by the Town.

6. Tax Impact – Michael Marcucci stated that the tax impact provided by the Town included tax rates for a 20-year and a 30-year bond term whereas the narrative in the PSR indicated potential 25-year or30-year bond terms. He further indicated that the Board of Selectmen had discussed a 30-year bond term. The Budget Statement narrative and the bond term options matrix in the PSR will be revised to indicate that a 30-year bond term is anticipated.

III. Sustainability Subcommittee Update

7. Mike Quinlan entertained a motion to form a Sustainability Subcommittee composed of Medfield Energy Committee members, Alec Stevens and Megan Sullivan, and School Building Committee members, Tom Erb, Walter Kincaid, and Amy Colleran.

MOTION: Michael Marcucci moved, seconded by Jeffrey Marsden, that the Dale Street School Building Committee vote to approve forming a Sustainability Subcommittee composed of Medfield Energy Committee members, Alec Stevens and Megan Sullivan, and School Building Committee members, Tom Erb, Walter Kincaid, and Amy Colleran.

Discussion: None

VOTE: The Dale Street School Building Committee voted to approve forming a Sustainability Subcommittee composed of Medfield Energy Committee members, Alec Stevens and Megan Sullivan, and School Building Committee members, Tom Erb, Walter Kincaid, and Amy Colleran.
Roll call was taken:

Michael Marcucci – In favor
Tom Erb – In favor
Jeffrey Marsden – In favor
Michael Weber – In favor
Tim Bonfatti – In favor
Walter Kincaid – In favor
Mike Quinlan – In favor

In Favor: 7 Against: 0 Abstained: 0 The motion passed.

V. Communications Subcommittee Update

8. Mike Q. entertained a motion to add Tracey Rogers and Nicole Drummond to the Communications Subcommittee.

MOTION: Michael Marcucci moved, seconded by Tim Bonfatti, that the Dale Street School Building Committee vote to approve adding Tracey Rogers and Nicole Drummond to the Communications Subcommittee.

Discussion: None

VOTE: The Dale Street School Building Committee voted to approve adding Tracey Rogers and Nicole Drummond to the Communications Subcommittee.
Roll call was taken:

Michael Marcucci – In favor
Tom Erb – In favor
Jeffrey Marsden – In favor
Michael Weber – In favor
Tim Bonfatti – In favor
Walter Kincaid – In favor
Mike Quinlan – In favor

In Favor: 7 Against: 0 Abstained: 0 The motion passed.

VI. Other Business/Discussions

9. Michael Marcucci confirmed that the Hancock Survey will be presented to the SBC for review prior to submission to the MSBA. Mike Q. confirmed that it would be presented to the SBC.

VII. Adjournment

10. The following motion to adjourn and vote were made:

MOTION: Michael Marcucci moved, seconded by Mike Weber, that the Dale Street School Building Committee vote to adjourn the meeting at 8:26 PM.

Discussion: None

VOTE: The Dale Street School Building Committee voted unanimously to adjourn the meeting at 8:26 PM.
Roll call was taken:

Michael Marcucci – In favor
Tom Erb – In favor
Jeffrey Marsden – In favor
Michael Weber – In favor
Tim Bonfatti – In favor
Walter Kincaid – In favor
Mike Quinlan – In favor

In Favor: 7 Against: 0 Abstained: 0 The motion passed.

VIII. Meeting Documents

11. The following documents were presented and reviewed at the December 21, 2020 SBC Meeting:

- Dale Street School Building Committee Meeting Minutes:
  - December 9, 2020 (SBC Mtg. No. 20)
  - November 23, Meeting Minutes (SBC Mtg. No. 19)
  - October 21, 2020 Meeting Minutes (SBC Mtg. No. 18)
  - September 16, 2020 Meeting Minutes (SBC Mtg. No. 17)
  - September 9, 2020 Meeting Minutes (SBC Mtg. No. 16)
  - August 12, 2020 Meeting Minutes (SBC Mtg. No. 15)

- July 8, 2020 Meeting Minutes (SBC Mtg. No. 14)
- June 17, 2020 Meeting Minutes (SBC Mtg. No. 13)
- May 27, 2020 Meeting Minutes (SBC Mtg. No. 12)
- May 13, 2020 Meeting Minutes (SBC Mtg. No. 11)
- April 22, 2020 Meeting Minutes (SBC Mtg. No. 10)
- March 26, 2020 Meeting Minutes (SBC Mtg. No. 9)
- March 4, 2020 Meeting Minutes (SBC Mtg. No. 8)
- February 26, 2020 Meeting Minutes (SBC Mtg. No. 7)
- January 8, 2020 Meeting Minutes (SBC Mtg. No. 6)
- December 17, 2019 Meeting Minutes (SBC Mtg. No. 5)
- December 11, 2019 Meeting Minutes (SBC Mtg. No. 4)
- November 13, 2019 Meeting Minutes (SBC Mtg. No. 3)
- October 23, 2019 Meeting Minutes (SBC Mtg. No. 2)
- September 23, 2019 Meeting Minutes (SBC Mtg. No. 1)
- May 6, 2019 Meeting Minutes (SBC Mtg. prior to OPM)
- April 25, 2019 Meeting Minutes (SBC Mtg. prior to OPM)
- April 18, 2019 Meeting Minutes (SBC Mtg. prior to OPM)
- March 27, 2019 Meeting Minutes (SBC Mtg. prior to OPM)
- January 23, 2019 Meeting Minutes (SBC Mtg. prior to OPM)

- Debt Service and Debt Limit Documents– December 3, 2020
- Tax Impact Analysis for 20- and 30-year Bond Term – December 3, 2020
- Meeting Documents 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=.
- The School Building Committee Meeting recordings which include the Architect's presentation can be found at https://www.medfield.tv/schools/

DISTRICT & PROFESSIONAL TEAM'S RESPONSES TO MSBA COMMENTS ON PSR
February 8, 2021

ATTACHMENT B
MODULE 3 – PREFERRED SCHEMATIC SPACE SUMMARY REVIEW

District: Town of Medfield
School: Dale Street Elementary School
Owner's Project Manager: Leftfield
Designer Firm: Arrowstreet
Submittal Due Date: December 29, 2020
Submittal Received Date: December 23, 2020
Review Date: December 23, 2020 – January 20, 2021
Reviewed by: A. Alves, C. Forde, C. Alles, J. Jumpe

The Massachusetts School Building Authority (the "MSBA") has completed its review of the proposed space summary of the preferred schematic as produced by Arrowstreet and its consultants. This review involved evaluating the extent to which the Dale Street Elementary School's proposed space summary conforms to the MSBA guidelines and regulations.

The MSBA considers it critical that the Districts and their Designers aggressively pursue design strategies to achieve compliance with the MSBA guidelines for all proposed projects in the new program and strive to meet the gross square footage allowed per student and the core classroom space standards, as outlined in the guidelines. The MSBA also considers its stance on core classroom space critical to its mission of supporting the construction of successful school projects throughout the Commonwealth that meet current and future educational demands. The MSBA does not want to see this critical component of education suffer at the expense of larger or grander spaces that are not directly involved in the education of students.

The following review is based on the submitted new construction project option with an agreed upon design enrollment of 575 students in grades 4-5.

The MSBA review comments are as follows:

- **Core Academic** – The District is proposing a total of 27,050 net square feet ("nsf") which exceeds the MSBA guidelines by 3,300 nsf. The proposed area in this category has not changed since the Preliminary Design Program ("PDP") submittal. The MSBA notes the following spaces are proposed:
    - **General Classrooms** – The District is proposing (26) 925 nsf General Classrooms totaling 24,050 nsf which is (1) classroom and 300 nsf above the MSBA guidelines. As noted in MSBA's PDP Review Comments, based on the grade configuration and the number of classrooms required for each grade, the MSBA does not object to the proposed number of General Classrooms and accepts this variation to the guidelines. No further action required.

- **Breakout Areas** – The District is proposing (6) 100 nsf Breakout Areas totaling 600 nsf which is (6) areas and 600 nsf in excess of the MSBA guidelines. Based on the information provided in the District's response to MSBA's PDP Review Comments and the proposed size of the General Classrooms compared to the square foot range allowed in the MSBA guidelines, the MSBA accepts this variation the guidelines. No further action required.
- **STE Rooms** – The District is proposing (2) 1,080 nsf STE Rooms, totaling 2,160 nsf. Based on the information provided in the District's response to MSBA's PDP Review Comment and the grade configuration the MSBA does not object to the proposed number of STE Rooms. No further action required.
- **STE Storage** – The District is proposing (2) 180 nsf STE Storage totaling 240 nsf. No further action required.

- **Special Education** – The District is proposing a total of 7,010 nsf which exceeds the MSBA guidelines by 970 nsf. The proposed area in this category has not changed since the PDP submittal. Please note that the Special Education program is subject to approval by the Department of Elementary and Secondary Education ("DESE"). The District should provide this information for this submittal with the Schematic Design Submittal. Formal approval of the District's proposed Special Education program by the DESE is a prerequisite for executing a Project Funding Agreement with the MSBA. Please acknowledge.

  Response: The District acknowledges that DESE must approve the Dale Street School Special Education program prior to MSBA executing a Project Funding Agreement with the District.

- **Art and Music** – The District is proposing a combined total of 4,650 nsf which is 350 nsf below the MSBA guidelines. The proposed area in this category has not changed since the PDP submittal. Based on the information provided, indicating that this square footage is sufficient to deliver the District's program. The MSBA accepts this variation to the guidelines. No further action required.

- **Health and Physical Education** – The District is proposing a total of 9,300 nsf which exceeds the MSBA guidelines by 3,000 nsf. The proposed area in this category has not changed since the PDP submittal. As noted in MSBA's PDP Review Comments, square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.

  Response: The District acknowledges that the 3,000 nsf for Health and Physical Education that exceeds MSBA guidelines will not be eligible for reimbursement. The District also acknowledges that the size of the gymnasium must not exceed 12,000 nsf regardless and that any excess of MSBA guidelines will be at the sole expense of the District.

  Please refer to the attached memo regarding the MSBA's policy on physical education square footage in excess of the MSBA guidelines. Note the District may choose to build a gymnasium and related spaces in excess of MSBA guidelines, but in no event shall the gymnasium exceed 12,000 nsf. The MSBA will participate in a gymnasium of up to 6,000 nsf unless adjusted by the MSBA to increase teaching stations for enrollment and/or the educational plan. Additionally, areas in excess of the MSBA guidelines will be at the sole expense of the district;

and the MSBA will exclude from its grant the cost of the total gross square foot (gsf) in excess of the guidelines for these areas.

- **Media Center** – The District is proposing a total of 3,258 nsf which meets the MSBA guidelines. The proposed area in this category has not changed since the PDP submittal. No further action required.

- **Dining and Food Service** – The District is proposing a total of 8,011 nsf which exceeds the MSBA guidelines by 188 nsf. The proposed area in this category has not changed nsf since the PDP submittal. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. As noted in MSBA's PDP Review Comments, square footage exceeding MSBA guidelines will be ineligible for reimbursement. Please acknowledge.

  Response: The District acknowledges that that any excess of MSBA guidelines will be ineligible for reimbursement. The Project Team will continue to seek opportunities to increase efficiencies and to align with MSBA guidelines.

- **Medical** – The District is proposing a total of 610 nsf which meets the MSBA guidelines. The proposed area in this category has not changed since the PDP submittal. No further action required.

- **Administration and Guidance** – The District is proposing a total of 2,441 nsf which meets the MSBA guidelines. The proposed area in this category has not changed since the PDP submittal. No further action required.

- **Custodial and Maintenance** – The District is proposing a total of 2,175 nsf which meets the MSBA guidelines. The proposed area in this category has not changed since the PDP submittal. No further action required.

- **Other** – The District is proposing (1) 1,000 nsf Staff Daycare area which is in excess of the MSBA guidelines. The proposed area in this category has not changed since the PDP submittal. As noted in MSBA's PDP Review Comments, square footage exceeding MSBA guidelines will be ineligible for reimbursement. Please acknowledge.

  Response: The District acknowledges that the 1,000 nsf Staff Daycare exceeds MSBA guidelines and will be ineligible for reimbursement and at the sole expense of the District.

- **Total Building Net Floor Area** – The District is proposing a total of 65,505 nsf which exceeds the MSBA guidelines by 8,110 nsf. The proposed area has not changed since the PDP submittal. The MSBA accepts this variation to the guidelines; however, limits of participation associated with the square footage indicated in Health and Physical Education, Dining and Food Service, and the Other category will be applied to the MSBA's grant calculation. Please acknowledge.

  Response: The District acknowledges that the excess square footage in Health and Physical Education, Dining and Food Service, and the Other category will be ineligible for reimbursement and will be applied as ineligible to the MSBA's grant calculation.

- **Total Building Gross Floor Area** – The District is proposing a total of 98,258 gross square footage ("gsf") which exceeds the MSBA guidelines by 13,206 gsf. The proposed area has not changed since the PDP submittal. The MSBA accepts this variation to the guidelines; however, limits of participation associated with the square footage indicated in Health and Physical Education, Dining and Food Service, and the Other category will be applied to the MSBA's grant calculation. Please acknowledge.

  Response: The District acknowledges that the excess square footage in Health and Physical Education, Dining and Food Service, and the Other category will be ineligible for reimbursement and will be applied as ineligible to the MSBA's grant calculation.

Please note that upon moving forward into subsequent phases of the proposed project, the Designer will be required to provide, with each submission, a signed, updated space summary that reflects the design and demonstrates that the design remains, except as agreed to in writing by the MSBA, in accordance with the guidelines, rules, regulations and policies of the MSBA. Should the updated space summary demonstrate changes to the previous space summary include a narrative description of the change(s) and the reason for the proposed changes to the project.