

DeValles School Building Committee Meeting Minutesⁱ

Meeting Date: November 9, 2022, 3:00 – 4:17 PM

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

Reported: Andrew O’Leary, New Bedford Public Schools (NBPS)

Attendees:

Andrew O’Leary, Assistant Superintendent of Finance & Operations
Barry Rabinovitch, School Project Manager
Molly Gilfeather, Purchasing Director
Bruce Oliveira, School Committee Member and Chair
Karen Treadup, Deputy Superintendent
Rebecca Gay Barnes, retired architect and NB resident
Kevin Mello, Union President
Ryan Pereira, City Council Member
Jennifer Carloni, Director of City Planning
Darcie Aungst, Curriculum Data & Assessment Manager for Elementary
Jonathan Carvalho, neighborhood resident
Janet Barbosa, Director of Special Projects & Programs
Daniel Pallota, P-Three, Inc.
Peter Turowski, Turowski2 Architecture, Inc.
Elizabeth Turowski, Turowski2 Architecture, Inc.
Timothy Brennan, Turowski2 Architecture, Inc.
Ronald Votta, Atlantic Construction Management

Mr. Bruce Oliveira called the meeting to order at 3:00 PM.

Mr. Pallotta presented and discussed the DeValles school building project schedules. He indicated that the goal for completion of the project is one year.

Mr. Turowski presented and discussed the eight Massachusetts School Building Authority (MSBA) modules. He expounded on Module 3, as this is the stage that the project is currently in. Module 3 encompasses the Feasibility Study, of which there are two major components: the Preliminary Design Program (PDP) and the Preferred Schematic Report (PSR). Mr. Turowski explained that MSBA approval is needed in order to progress to Module 4.

Mr. Turowski presented and discussed site selection options. He indicated that the SBC’s proposed selection would need to be submitted to the MSBA by January 27, 2023. Mr. Turowski stated that a new school building fits on the existing school site. Mr. Oliveira proposed that the existing school site should be tested before it is considered. Mr. Pallotta verified that the MSBA does require extensive geotechnical testing.

Mr. Turowski stated that on October 21, 2022, a kickoff meeting with school leadership was held and that school tours commenced November 1, 2022. Wareham Elementary School, Irwin M. Jacobs Elementary School and Shaw Elementary School have been toured to date. Carver and Northbridge Elementary Schools are upcoming, with Carver Elementary School tour scheduled for November 14, 2022 at 3:00PM. Mr. Turowski indicated that the School Building Committee (SBC) members are welcome to attend the tour and the previous three schools may be revisited.

Mr. Turowski discussed upcoming virtual educational visioning workshops on November 21, 2022, December 5, 2022, and December 19, 2022. The purpose of the workshops is to help define the educational theme of the school. Dr. Rabinovitch indicated that a list of participants, including John B. DeValles and James B. Congdon Schools staff, SBC members, and members of the community will be provided to Turowski2 Architecture, Inc. and P-Three, Inc.

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

Mr. Turowski stated that the design team visited the existing school site on November 3, 2022, a traffic engineer observed the area on November 8, 2022, and Geotechnical testing is scheduled for January 5 and 6, 2023.

Mr. Turowski discussed existing site conditions that have been reviewed including original drawings, steel frames, masonry walls, deep foundation, a wetland stream, and wet slabs. He also discussed site considerations, including residential neighborhood and a nearby church and park. He indicated that 2.5 acres could fit on the existing site.

Mr. Brennan indicated that the existing site is technically in a flood zone but unregulated and that this would be considered. He presented and discussed possible site locations to purchase including former Goodyear Tires site, former Shaw's grocery store parking lot, the strip mall adjacent to the existing site, a City owned property outside of the area, and the former Taylor Elementary School. Ms. Aungst indicated that there is an autobody shop next to the existing site that is loud and students are not allowed to play within 25 feet of it.

Mr. Brennan also proposed utilizing a portion of the Goodyear site as additional space for remote parking and Ashley Park and/or Camara Field for a play area. Ms. Carloni indicated that there may be Chapter 97 ramifications concerning Ashley Park and Camara Field, if it is stipulated that federal funds were used to purchase or if it was dedicated as an actual park, then it is protected. Mr. Pereira suggested the possibility of tearing down James B. Congdon Elementary School and making the space into a park. Mr. Pallotta stated that it is not the responsibility of the SBC to decide what happens to Congdon School as it will be City owned. Ms. Gilfeather indicated that the City may have plans to develop Ashley Park. Dr. Rabinovitch suggested collaborating with the City's designer if Ashley Park is already under development. Mr. Brennan also proposed closing off Orchard Street to which Mr. Carvalho responded that it is a main street that cannot be closed. Mr. Pallotta indicated that legal options would be explored for the next SBC meeting.

Mr. Turowski inquired as to who would make site decisions: the SBC, Mayor's Office, Planning Department, or City Council. Ms. Carloni indicated that the Goodyear site is under review. Mr. Oliveira suggested exploring a swing space during renovation or building. Ms. Aungst proposed utilizing a part of the current Roosevelt Middle School for 6th Graders who would eventually transition there.

Mr. Oliveira asked Mr. Mello of the School Department's Facilities Department to provide a list of any maintenance issues at the Irwin M. Jacobs School to know what to avoid.

Mr. Turowski indicated that only one proposed site plan/proposed enrollment may be submitted to the MSBA as the final recommendation. He indicated that the MSBA requires reviewing a 400-student plan including an existing base repair and then a plan of 760-student may be considered. Dr. Rabinovitch stated that NBPS currently has six 100-year-old school buildings which would result in three consolidations. As such, a 760-student building is the most preferred option.

Mr. Pallotta asked for a list of participants for the upcoming Visioning Sessions regarding site preference to which Dr. Rabinovitch responded that he will have a list provided. Mr. Pallotta also stated that he would provide a list to the SBC of what is expected of them and possible upcoming meeting timeframes.

Mr. Pereira moved to adjourn the meeting at 4:17 PM, seconded by Mr. Mello, and approved unanimously by voice vote.



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

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