

**School Building Committee Meeting Minutes**  
**September 19, 2019**  
**Great Hall, Wellesley Town Hall**

**Present:** Chair Sharon Gray; Vice Chair Thomas Ulfelder; Virginia Ferko; Marjorie Freiman; Mary Gard; Steve Gagorian; Ryan Hutchins; Meghan Jop; Matt King; David Lussier; Cynthia Mahr; Melissa Martin; Ellen Quirk; Heather Sawitsky; Jose Soliva; FMD Project Manager Kevin Kennedy; FMD Project Manager Dick Elliott.

**Absent:** Joubin Hassanein; Charlene Cook; Jeffery Dees

Ms. Gray opened the meeting at approximately 5:35 p.m. She announced that the meeting was being broadcast live and recorded by Wellesley Media for later viewing.

**Public Comment**

Trond Undheim of Appleby Road said that a petition in support of moving forward this year with the design phase for a new Hunnewell School has 200 signatures to date. He noted that most of the remaining concerns of Hunnewell parents relate to logistics, not education, and many parents with logistical concerns nevertheless signed the petition.

**SBC Business**

**Approval of Minutes**

Mr. Ulfelder moved to approve minutes of the August 29, 2019 SBC meeting. Ms. Jop seconded and the minutes were unanimously approved. Mr. Hutchins abstained.

**Enrollment Consultant Proposal**

Dr. Lussier explained that each year the School Department does internal enrollment projections that are then updated with official numbers. In 2016 an outside company, FutureThink, was hired to do a comprehensive enrollment study for the HHU Master Planning Committee. He said it would be useful now to refresh that work and obtain an independent assessment of enrollment data and trends, including the impact of the proposed 40B and other new housing developments.

Dr. Lussier said FutureThink estimated it could do this work for \$12,500 plus travel expenses for any in-person meetings. He noted that this work will inform the larger redistricting process but that a separate contract with a firm to assist with that effort will be required.

Mr. Ulfelder moved to authorize the Wellesley Public Schools to put out a Request for Proposals for evaluation of enrollment numbers for the elementary schools, to be funded from the Hunnewell School feasibility study appropriation. Matt King seconded and the motion carried unanimously.

**Compass contract amendment for website**

Ms. Gray reminded the committee that the Compass proposal for website development and maintenance was discussed at a previous meeting and now approval to fund the work equally from the Hunnewell and Hardy/Upham feasibility study appropriations is needed.

Mr. Ulfelder moved to approve amendment #3 to the Compass Project Management contract for the Hunnewell project in the amount of \$11,094 for website development and maintenance services for a total revised contract fee of \$223,512. Mr. Gagosian seconded and the motion carried unanimously.

Mr. Ulfelder moved to approve amendment #1 to the Compass project Management contract for the Hardy/Upham project in the amount of \$11,094 for website development and maintenance services for a total revised contract fee of \$435,879. Mr. Gagosian seconded and the motion carried unanimously.

### **Hardy/Upham Project**

#### **SMMA Design Contract Amendment**

Ms. Gray explained that the services included in this amendment were previously discussed as part of the design contract but a motion to specifically approve inclusion of funds for consultant services, described in Attachment F, is required.

Mr. Ulfelder moved to approve Amendment No. 1 to the SMMA design contract for the Hardy/Upham project in the amount of \$373,285. Mr. Gagosian seconded and the motion carried unanimously.

### **Hunnewell Project**

#### **Discussion: Swing Space and Elementary School Meetings**

Ms Gray noted that five of the seven scheduled meetings at elementary schools to discuss internal swing space and other school building project updates have occurred. She said the meetings have been well attended, parents have asked good and detailed questions and there have been both expressions of support and some pushback.

Ms. Ferko said many of the questions and concerns raised, particularly by parents at the proposed internal swing space host schools, fell into three categories:

- Concern that enrollment projections may not be accurate particularly in light of proposed 40B and other new housing developments. She said it was unclear, however, if concerns were specific to the timeframe for the use of internal swing space.
- Questions about the impact internal swing space might have on class size. There was an expressed desire for assurance that class size guidelines will be followed and some confusion as to how and when reduced enrollment at a school will result in a reduction in sections to free up classrooms for use as swing space.
- Questions about the impact of a larger school population on shared building resources such as classrooms for specials such as art and music and gym, special education services and traffic lines.

Ms. Ferko reported that school principals expressed support for internal swing space, urged parents to be flexible and pointed out opportunities and benefits that could result from their school hosting Hunnewell students and faculty.

Ms. Martin said that questions were answered at the meetings and the questions will inform communication and School Committee decision making going forward.

In response to a question from Mr. Gagosian, Dr. Lussier said that information from the meetings has not altered internal swing space budgetary assumptions, although there is still work to be done on the menu of transportation options.

Mr. Ulfelder said the meetings provided an opportunity to evolve and improve how information is presented. He said that it is important to convey that this is a well-considered plan for which reduction of impacts has been the goal. As an example, he noted that there is potential for misunderstanding about the enrollment impacts of 40B developments, and it will be important to provide good information on the status of those projects and reliable projections of the number of students they will generate and the impact on enrollment.

Mr. Soliva questioned how we will assess the level of support at prospective host schools.

Ms. Quirk noted that internal swing space has been used in Wellesley for the PAWS program and Needham has used it in various circumstances.

Ms. Gard said that transportation remains a concern, particularly the potential use of WMS as a central afternoon pickup location. She wondered if additional buses are needed to make afternoon bus trips back to Hunnewell neighborhoods.

Dr. Lussier said more work is being done to minimize the impact on families with students in multiple grades and noted that open enrollment will be an option to keep families in one school. He said there will likely be a menu of transportation options developed.

In response to a question from Mr. Gagosian about the overall sentiment of parents who attended the meetings, Dr. Lussier said it was hard to determine the position of those in attendance on internal swing space based on the questions asked.

Ms. Martin said many people came to learn about the projects and did not express a clear position on internal swing space.

Mr. Ulfelder said the important thing is whether the questions and concerns expressed at the meetings are answerable and there is confidence that the plan as described can be implemented.

**Adjournment**

At approximately 7:10 PM upon a motion by Mr. Ulfelder and seconded by Mr. Gagosian, the School Building Committee voted unanimously to adjourn.

**Documents and Exhibits used**

- Draft School Building Committee Minutes for 8-29-2019
- FutureThink proposal to provide enrollment projections
- Compass Project Management revised proposal for website services for the Hunnewell and Upham Elementary School projects dated September 18, 2019
- Hunnewell Elementary School Feasibility Study Owners Project Manager Proposed Amendment #3 dated September 18, 2019
- Upham Elementary School Feasibility Study Owners Project Manager Proposed Amendment #1 dated September 5, 2019
- Attachment F Contract for Designer Services Amendment # 1 or Upham Elementary School Feasibility Study dated August 29, 2019