

**Canton School Building Committee**  
**November 15, 2023**  
**Via Zoom**  
**Minutes**

1. **Call the Meeting to Order:** Superintendent Folan called for a motion to convene the Wednesday, November 15, 2023 Canton School Building Committee meeting at 5:33 pm. Mr. McCarthy made the motion; Mr. Benedetti seconded. As the meeting was virtual, a roll call vote was required and recorded as follows:

Bob Benedetti	yea
John Connolly	yea
Derek Folan	yea
Stephen Marshall	yea
Bob McCarthy	yea
Kristian Merenda	yea

6 yeas      0 nays

**Attendees:** Bob Benedetti  
David Bucelli  
John Connolly  
Derek Folan  
Brian Lynch  
Stephen Marshall  
Bob McCarthy  
Kristian Merenda  
Jonathan Mulhern  
Tina Perez (departed at 6:17 pm)  
Sarah Shannon  
Andrea Stuart  
Lou Tarmy (departed at 6:33 pm)  
Amy Tom  
Joanne Campbell, Recording Secretary

**Absent:** Charles Doody  
Randy Scollins

**Guests:** Troy Randall-Ai3  
Justin Thibeault-Ai3  
Jon Quell-Ai3  
Jen Carlson-LeftField (departed at 6:58 pm)  
Tim Ericson-community member

**2. Project Approvals:**

- a. **October 18, 2023 Meeting Minutes:** Chair Folan asked for a motion to enter into discussion and possible approval of the October 18, 2023 minutes. The motion was made by Mr. Benedetti and seconded by Mr. Connolly. Hearing no requests for discussion, Mr. Folan called for a vote for approval of minutes as written and presented. Roll call vote was unanimous at 6-0 and recorded as follows:

Bob Benedetti	yea
John Connolly	yea
Derek Folan	yea
Stephen Marshall	yea
Bob McCarthy	yea
Kristian Merenda	yea
6 yeas	0 nays

- b. **LeftField and Ai3 Invoices:** Jen Carlson, LeftField Project Manager, gave a Budget overview and presented one LeftField invoice (\$17,300) for October 2023 services and 3 Ai3 invoices for continued Feasibility studies and extra services (within contractual agreement) totaling \$115,469.38. Chair Folan asked for a motion to enter into discussion and possible approval of these invoices. Mr. McCarthy made the motion; Mr. Marshall seconded. Mr. Marshall noted that after review, he found all invoices in line with contractual obligations. Hearing no questions or requests for discussion, Mr. Folan called for a vote of approval for all October 2023 invoices as written and presented. Roll call vote was unanimous at 6-0 and recorded as follows:

Bob Benedetti	yea
John Connolly	yea
Derek Folan	yea
Stephen Marshall	yea
Bob McCarthy	yea
Kristian Merenda	yea
6 yeas	0 nays

Ms. Carlson also indicated that the first reimbursement request has been submitted to MSBA. Remuneration to the Town of Canton is expected in the next few weeks.

**3. Feasibility Study Budget Update:** Ms. Carlson reviewed the Feasibility steps and budget documenting the completion and submission of Step 1. Next steps include a response to MSBA comments. Budget is 96% committed and 34% spent with \$66,140 remaining uncommitted.

**4. Schedule Overview:** Ms. Carlson debriefed the committee on the progress of the PSR

(Preferred Schematic Report) and the important dates that will need to be met to choose a schematic design and move the project forward:

- a. 12/20/23-School Committee vote;
- b. By January 2024, SBC will decide final performance space option and construction delivery method for the next MSBA submission;
- c. Submission of decisions to MSBA by end of June 2024. MSBA will review for approximately 2 months;
- d. End of August 2024-MSBA funds become available.

Discussion ensued over justification of the cost of the stand alone auditorium (\$12-15 million). Ai3 representatives agreed the cost is high, but suggested that square footage costs for auditoriums are based on ceiling height and necessary, complicated and sophisticated equipment that is expensive. Ai3 representative, Mr.Thibeault, acknowledged members' concerns and proposed that members look on the MSBA website for comparable cost analysis.

**5. Performance Space Options:** Mr.Thibeault reviewed the three options for performance space at the Galvin–Auditorium, Cafetorium, and Gymatorium. Noting that all three options would provide income opportunities to the town, Mr. Thibeault reviewed all considerations that included historical data of Canton performances, evaluating each option and its benefits and limitations. Committee members asked that approximate building costs and final cost to each homeowner for each option be available to the community to guide informed decision making. These costs should include MSBA reimbursement monies.

Members scrutinized the three options for cost, feasibility of the spaces, and impact of any dining and performance compromises within each space. Members wondered about sight lines, inclusive spaces, acoustic considerations, and design configurations. Mr.Thibeault will work on “best practices” and creative ways to achieve better acoustics and sight lines in the two alternatives to the auditorium.

There was discussion over the “Live Poll” distributed at the October 25, 2023 Community Forum. Committee members expressed concern that the poll was not a good example of the “whole town.” Members requested that the poll be more widely distributed. Mr. Folan will add information to the 11.16.23 CPS email blast. Ms.Tom suggested the poll and additional information on decision-making be included in school principals' SMORES communications as well.

**6. Building Options Matrix:** Mr. Thibeault reviewed Building Organization for all nine options. Once the grade configuration decision is made, criteria for each of the five categories (Educational Program, Community & Access, Construction Phasing, Sustainability, and Cost) will be ranked and presented for consideration.

Committee members asked that accessibility, adequate/improved spaces for athletics and community use, indoor air quality (tempered air/traditional air conditioning/dehumidified air), centralized/decentralized library all be addressed for community awareness and better decision making.

**7. Building Option Development Considerations:** Ai3 representatives provided vertical and horizontal considerations for grade level separation as well as the suggestions for the ideal

location of the building and the performance and athletic space in the Galvin for the committee's review and opinions. No decisions were made.

**8. Public Comment:** There were no requests for public comments.

**9. Next Meeting:** The next SBC Meeting will be held on Wednesday, December 20, 2023. This meeting will be in person in the CHS Distant Learning Lab.

**10. Adjournment:** Hearing no questions or requests for any further discussion, Chair Folan called for a motion to adjourn the Wednesday, November 16, 2023 Galvin Building Committee meeting at 7:11 pm. Mr. McCarthy made the motion; Mr. Marshall seconded. Mr. Folan called for a roll call vote. Vote was unanimous at 6-0 and recorded as follows:

Bob Benedetti	yea
John Connolly	yea
Derek Folan	yea
Stephen Marshall	yea
Bob McCarthy	yea
Kristian Merenda	yea
6 yeas	0 nays