



TOWN OF
DEDHAM
MASSACHUSETTS

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MEETING MINUTES

Board/Committee: Facilities Master Plan Steering Committee

Meeting Date, Time: December 17, 2025, 6:30 p.m.

Meeting Location: Town Hall (Room 302)

Members in Attendance:

- Anthony Rodriguez
- Brian Murphy
- Claudia Eaton
- Dimitria Sullivan
- Eli Bossin
- Jessica Porter
- Justin Humphreys
- Kimberly Marques
- Mike Emery
- Ryan O'Toole

Town Staff in Attendance:

- Amber Moroney
- Leon Goodwin
- Matt Haffner
- Nan Murphy

Minutes Prepared By: Amber Moroney

Minutes Approved: March 9, 2026

Public Comment

- None

Interview with RGB Architects

- Presentation by RGB Architects
- *Presentation available upon request*
- Follow up questions from the Steering Committee focused on community outreach and engagement methods, their experience working on School and Town facility plans, how they would work with the School's Education Model team, and project timeline.

Discussion and Vote on FMP Consultant

- Ms. Moroney reviewed the evaluation scores for each firm

- Arrowstreet received an average of 3.6/4 for their proposal and 3.6/4 for their presentation
- RGB received an average of 3.1/4 for their proposal and 3/4 for their presentation
- Discussion among Committee members:
- Mr. Emery noted that RGB did not demonstrate how their work would integrate with the Educational Model.
- Mr. Brian Murphy questioned RGB's relative experience and felt Arrowstreet demonstrated stronger relevant experience, citing Brockton as a comparable project.
- Ms. Eaton referenced Arrowstreet's experience in Acton as a positive example.
- Mr. Humphreys stated that Arrowstreet's proposal appeared stronger overall; noted RGB lacked comprehensive facility planning and that Arrowstreet emphasized data collection and public engagement, while RGB's synthesis approach was unclear.
- Mr. O'Toole observed that RGB initially focused more on facilities but lacked a holistic approach; felt Arrowstreet was more centered on the educational model.
- Ms. Porter expressed concerns with the scoring rubric and stated she would support Arrowstreet, citing a lack of confidence in RGB.
- Mr. Rodriguez raised concerns about RGB's timeline, understanding of project scale, and limited engagement; noted Arrowstreet demonstrated stronger engagement.
- Mr. Haffner stated both firms were capable, but Arrowstreet's proposal was clearer and more engaging; noted the strength of Arrowstreet's team and project management.
- Ms. Marques felt RGB appeared to apply a generic template, while Arrowstreet would tailor its approach to the Town.
- Ms. Eaton additionally noted Arrowstreet's mechanical engineer communicated technical issues clearly and that their proposal was well organized.
- Ms. Sullivan emphasized the need for clear guardrails to ensure equal consideration of all buildings.
- Mr. Rodriguez noted the importance of clearly defining roles with the educational model consultant to avoid duplication and ensure collaboration.
- Superintendent Murphy noted both consultants did not fully address the diversity of the community and the need for interpreters for public engagement.
- Mr. Brian Murphy expressed concern about rebidding the project and potential budget impacts.
- Mr. Bossin questioned whether budget was a factor and noted both firms could have better addressed non-capital cost considerations.
- Mr. Rodriguez suggested conducting a post-RFP analysis to understand why some firms did not submit proposals.
- Mr. Haffner noted that contract terms could be negotiated and, if unsuccessful, the Town could proceed with the next most advantageous bid.
- Mr. Rodriguez made a motion to put both firms, RGB and Arrowstreet, into consideration for the FMP vote
- Mr. Brian Murphy seconded
- Unanimous vote in the affirmative

- A roll call vote was taken, and the vote was unanimous to select Arrowstreet for the FMP study.

Old and New Business

Meeting Schedule

- Price proposal opening and negotiations will take about a month or so.
- The first meeting should be a committee meeting without the consultant
- The first meeting with the firm would likely be Jan 26th or Feb 9th
- *Committee members should forward any reports, studies, building plans, survey results, etc. their department has completed over the past few years or is currently in the process of to Ms. Moroney by January 26th.*

Adjournment

- Mr. Rodriguez made a motion to adjourn the meeting at 8:44
- Mr. Emery seconded
- Unanimous vote in the affirmative