

## **Dedham School Building Rehabilitation Committee**

Hosted at the Dedham Town Hall and via Zoom

SBRC Meeting Minutes – **APPROVED**

Tuesday January 31, 2023 – 7:00 PM

### **Members present:**

(A= attended Meeting; P= attended partial meeting)

	<b>Voting Members:</b>		<b>VERTEX: Owners Project Manager (OPM)</b>		<b>Other:</b>
A	John Tocci, Chair	A	Jon Lemieux, Project Director	A	Dr. Ian Kelly, Acting Superintendent (non-voting)
A	Steve Bilafer, Vice Chair	A	Stephen Theran, Sr. Project Manager	A	Matt Wells, Assistant Supt. for Business and Finance
	Kevin Coughlin	A	Anissa Ellis, Project Manager	A	Dedham TV
A	John Heffernan		<b>Jonathan Levi Associates (Designer):</b>		Denise Moroney, Directory of Facilities
A	Mayanne MacDonald Briggs		Jonathan Levi		
	Victor Hebert	A	Philip Gray		
A	Phillip Gonzalez	A	Carol Harris		

**Distribution: SRBC Members and other attendees**

### **1. Meeting called to order at 7:00 PM**

No old business to be discuss.

### **2. Previous meetings minutes reviewed:**

Mr. Tocci requested approval of the minutes from the previous meeting.

Mr. Heffernan corrected the name of the person on zoom asking a question, should be Drew Pepoli.

**Motion: to approve by Mr. Bilafer**

**Second by: Ms. MacDonald Briggs**

### **3. January 26 Community Meeting Update:**

Mr. Tocci provided an update on the January 26, 2023, community meeting that was held at the Middle School and via Zoom. He noted there were many questions about the sites, most of them regarding the Capen and Striar properties. There were no other sites recommended for consideration by the public.

### **4. Site Considerations:**

Ms. Ellis provided a schedule update stating the project is progressing on schedule and anticipates having a design ready for a Spring 2024 Town Meeting. The PDP is the next big submission and due in Mid-March.

Mr. Tocci stated Vertex will also attend the school committee meeting this coming Wednesday.

Ms. Ellis continued, stating Vertex is going to bring the school committee up to speed on the project and provide an overview of school committee required votes for the upcoming months.

Mr. Tocci also stated Vertex will be presenting the Cropper GIS proposal for approval.

Mr. Bilafer requested clarification on the PDP requirements for the project for the community and people not familiar with the MSBA terminology.

Mr. Theran stated the PDP is the Preliminary Design Plan and that submission is scheduled for 3/23/23. The PDP will include a few options of what the project could be. The next submission is the PSR, Preferred Schematic Report, which narrows the options down to one final option and that is presented to the MSBA in the PSR report which will be submitted in Mid-Summer 2023.

Mr. Tocci noted the PDP is a winnowing down of all the proposed sites as well as a status report to the MSBA. The Schematic Design Report will have the one desired site for the project.

PUBLIC QUESTION:

Once the sites have been narrowed down does that mean you will have made a decision on combining schools.

Mr. Tocci stated yes, that will be decided at that time.

Mr. Lemieux stated the MSBA requires the design team to look at three options for each site: renovating the existing building, an add/reno option, and a new building option. So, the PDP report includes a lot of different options and test fits of the different options. The entire process is winnowing down from the many, to the few, to the one by the PSR submission in the Summer.

PUBLIC QUESTION:

Will you know ahead of time if you will be combining schools considering some of the sites will not be big enough to combine schools?

Mr. Gray stated that will be considered and each of the sites will be evaluated for each enrollment option to see if a combined school will fit on the selected sites.

Ms. Mayanne Briggs stated that the enrollment is ultimately a school committee decision. Vertex will be outlining the votes required by the school committee at the meeting on Wednesday.

Ms. Ellis presented a slide showing the decisions required for the PDP and PSR submissions to the MSBA. She noted the school committee will vote on the educational plan and space summary. They will also vote on the enrollment options for the PSR report. The remaining decisions are to be made by the SBRC. Ms. Ellis then presented a slide showing all the upcoming SBRC and School Committee meetings through the end of March. She noted this information is also available on the project website.

Mr. Gray provided an in-depth summary on the community meeting. He stated no new sites were recommended during the community meeting. The following comments were received during the meeting:

Oakdale – Protect neighboring houses from adverse effects.

Greenlodge – loss of school is a negative for the neighborhood, review if the site is ‘waterlogged’

Riverdale – Distance from Oakdale and bus distance is not an overriding concern, question on what would happen to the existing Non-ADA compliant school.

Paul Park – no comments

Dolan Center – Remote from neighborhood centers

Whitcomb Woods - Remote from neighborhood centers

Rustcraft Road – no comments

Mr. Gray then reviewed the site evaluation matrix and the evaluation criteria being used to assess the sites. He stated the SBRC reviewed the matrix at the last meeting and the conclusion was to eliminate four sites (Paul Park, Rustcraft Road, Whitcomb Woods, and the Dolan Center) after the community had a chance to weigh in on the sites at the public at the forum held on 1/26.

Mr. Gray turned the floor over to the SBRC to discuss eliminating the four sites noted above.

Mr. Tocci requested thoughts from the SBRC members. He stated he is not convinced that the Rustcraft site should be removed from consideration.

Mr. Gray asked if there is any concern about acquisition of the property since the school committee does not currently control the site.

Mr. Tocci stated the property is owned by the Town and it can be worked out with Parks and Rec if needed.

Mr. Gray noted that if the school committee wants to take the Rustcraft Road property from Parks and Recreation they must provide an equal property in return. He continued stating this will then welcome community input and can become a complicated issue. He also noted this site has more impediments than the other 5 being considered.

Mr. Heffernan noted he was surprised by how much the wetlands buffer shrunk the usable site. He also stated there is not a large enough piece of property that can be offered as comparable to the current Rustcraft location.

Mr. Gonzalez stated those are the only 3 small baseball diamonds in the town, all other fields are really softball diamonds, and it would be a hardship to lose those fields for 2 years.

Mr. Tocci requested comments from the public.

#### PUBLIC QUESTION:

The slides are hard to read, please read out the first five that are being considered as sites.

Mr. Gray stated the options are Oakdale, Greenlodge, Riverdale, Capen, and the Striar property and an option for Capen and Striar as a combined site.

Ms. Ellis noted the matrix is on the project website.

Mr. Gray noted that the matrix will be re-invented once the building test fits are done.

#### PUBLIC QUESTION:

Jim Driscoll asked if the committee has decided if the new school will encompass two neighborhood schools or just the Oakdale school.

Mr. Tocci summarized the options: Stand alone Oakdale for 235 students, an Oakdale/Greenlodge for 550 or a Oakdale/Riverdale for 450 students.

Mr. Driscoll asked if the single Oakdale School is not being considered.

Mr. Tocci stated that is still being considered, however the MSBA is strongly encouraging consolidation to get as many students as possible into a new building as soon as possible.

Mr. Gray noted that decision has not been made and will not be made until June 2023.

#### PUBLIC QUESTION:

Lisa Sheehan asked for clarification on which town entity owns the Rustcraft property?

Mr. Tocci clarified stating it is not in the possession of the school committee but is owned by the Town.

Ms. Sheehan stated that the Striar property is owned by the Town but there may be some terms and conditions on the property that should be considered.

Mr. Tocci agreed, it is unknown if there are any restrictions on the property.

Ms. MacDonald Briggs stated the SBRC cannot keep Rustcraft on the list if they do not know what property they can offer as an alternate property for Chapter 97 land.

Mr. Tocci asked if Striar should be removed as well for that reason.

Ms. MacDonald Briggs stated it is unknown what part of Striar would be used and it would be great to have a joint project with Parks and Rec on that large piece of land.

Mr. Tocci noted the SBRC can propose offering one or two of the school properties that will be vacated by building a school on Rustcraft Road.

Ms. MacDonald Briggs stated she does not want to potentially lose MSBA funding by keeping Rustcraft on the list and then ultimately not be able to use it due to acquisition issues.

Mr. Bilafer stated Rustcraft is developed and heavily used, Striar is undeveloped and not being used currently. He also noted that offering a school property includes demolition and a lot of work to bring them to the required state for sports use.

**MOTION:** Mr. Bilafer motioned to remove Paul Park, Dolan, and Whitcomb and leave Rustcraft for a separate discussion.

**SECOND:** Mr. Heffernan seconds the motion

**VOTE:** Unanimous vote to remove PP, Dolan, Whitcomb

**MOTION:** Ms. MacDonald Briggs makes a motion to remove Rustcraft Road from the list of properties.

**SECOND:** by Mr. Bilafer

**VOTE:** Four vote in favor, Chair opposes, motion passes.

Mr. Tocci summarized the discussion stating the remaining properties under consideration are Oakdale School, Greenlodge School, Riverdale School, Capen School, and Striar Property.

Mr. Gray thanked the committee and stated the JLA team will provide building test fits at the next SBRC meeting.

Mr. Tocci stated the next meeting will be February 13 at the Greenlodge School and the next after that will be February 27 at Riverdale.

##### **5. Visioning update:**

Mr. Gray summarized the visioning sessions to date. The group spoke about priority goals for what and how The Town wants the students to learn and what are our educational goals for the new school. The visioning group was diverse and included parents, teachers, and faculty. He noted there are two more workshops coming up and those will discuss opportunities and challenges that exist today in being able to accomplish those goals. David Stephen will also provide insight on what is happening in elementary schools throughout the country to provide ideas how to achieve the goals through building design. The team will also discuss how cohorts will work and breaking the larger school down into smaller communities. A report will be generated once all the visioning sessions are complete. That report will be used in the overall design of the building and part of the MSBA PDP submission.



**6. Redistricting Consultant:**

Mr. Theran suggested the SBRC authorize approval of the Cropper GIS proposal contingent upon approval by the School Committee at their meeting tomorrow.

Ms. MacDonald Briggs stated the review of the proposal is not listed on the school committee agenda for a vote, so it can be presented tomorrow however the vote will not happen until the following meeting on 2/15. She noted that the members don't have any information on the proposal at this time, she will forward the information for their review.

Dr. Kelly stated he has the presentation material is ready for the meeting and will make sure the folder contains all the necessary information prior to the meeting.

**7. Future Community and other Meeting Dates:**

Mr. Tocci noted this has already been discussed.

**8. New Business**

Mr. Tocci asked for any new business.

Ms. MacDonald Briggs asked if the SBRC can do a Saturday site walk of each of the properties to really look at each one.

Mr. Bilafer agreed, it would be a good idea to walk through the sites.

Mr. Bilafer also noted it would be a good time to engage town counsel on property ownership issues and transferring properties if needed.

Mr. Tocci agreed and he will speak with the Town Managers office.

Mr. Tocci also stated it would be a good idea to consider holding the next community meeting on a Saturday.

**9. Adjourn**

**MOTION:** to adjourn by Mr. Heffernan

**SECOND:** by Ms. MacDonald Briggs

Unanimous vote to adjourn

Meeting Adjourned at 8:50 pm.

**Attachments:**

Vertex SBRC PowerPoint

Dedham - New Elementary School Site Selection Evaluation  
 Amended with 1/17/23 SBRC Input  
 1/31/2023

RATINGS - RELATIVE BETWEEN SITES:

+	Advantageous
-0-	Neutral
-	Disadvantageous
--	Very Disadvantageous

	A	B	C	D	E	F	G	H	I
	Oakdale	Greenlodge	Riverdale	Capen	Striar	Paul Park	Dolan Center	Whitcomb Woods	Rustcraft Road
Approx. Site Size Acres (GIS)	6.9	16.7	6.1	5.2	25.8	2.9	11.4	17.3	14.1
Cursory % Useable Area	100%	30%	100%	80%	20%	100%	40%	20%	50%
<b>Location Factors</b>									
L.1 Traffic Impacts – Off-Site Congestion	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
L.2 Safe Access for Walking/ Biking	+	+	+	+	+	+	-	-	14
L.3 Fire Department Response Time	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
L.4 Community Use	+	-0-	7	-	7	-0-	-	-0-	7
L.5 Townscape Improvement	+	1	-0-	-0-	-0-	-0-	-0-	-0-	-0-
L.6 Sustainability - Carbon Footprint	+	5	-0-	-0-	-0-	-0-	-0-	-0-	-0-
L.7 Bussing Required	-0-	-0-	-	-0-	-0-	-0-	--	--	--
L.8 Proximity to Public Transportation	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
L.9 Proximity to Target Student Households	+	+	-	11	+	-	+	--	11
L.10 Consolidation Potential	+	+	-	-0-	-0-	-0-	--	--	--
L.11 Expansion Potential	-0-	-	8	+	-0-	-	8	--	8
L.12 Non-school Use	+	+	8	+	-	13	+	--	8
L.13									
L.14									
<b>Site Size, Configuration, Characteristics</b>									
S.1 School Footprint Location Flexibility/Shape	+	-0-	8	+	-0-	-	--	8	--
S.2 Parity with Other School Sites	-0-	-0-	-	+	-0-	-	--	--	--
S.3 Convienien Location for Community Access/Use	-0-	-0-	-	-0-	-0-	-	--	-	-
S.4 Playground Fields	-0-	-0-	-	+	-0-	+	--	--	--
S.5 Impact on Exist Youth Sports Fields	-	-	9	-	+	+	--	+	--
S.6 Potential New Youth Sports Fields	-0-	2	-	+	13	+	--	-	-0-
S.7 On-Site Drop-off/Pick-up Queuing / Parking Access	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
S.8 On-Site Bus Access / Drop-Off	-0-	-	+	-0-	-	--	+	+	14
S.9 Service Access-Deliveries, Refuse	-0-	-0-	+	-	8	+	-0-	+	+
S.10 Separation of Pedestrians and Vehicles	+	3	-	12	-0-	12	-	8	--
S.11 Overall Student Safety	+	-0-	-0-	-0-	-0-	--	--	-0-	-0-
S.12 Security - Controlled Access to Students	-0-	-0-	-0-	-0-	+	-0-	+	+	+
S.13 Topography	+	-	+	-	-	+	+	-	-
S.14 Floodplain Storm Drainage	+	+	+	+	TBD	+	TBD	TBD	TBD
S.15 Impact to Neighbors	-0-	-0-	-0-	+	+	-	+	+	+
S.16 Underground Obstacles	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
S.17 Geoenvironmental	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
S.18 Orientation for Natural Light	+	4	-	10	+	-0-	+	+	+
S.19 Wetlands/Riverway/Conservation/Tree Removal	+	-	+	+	+	-	+	--	--
S.20 Nature Amenities/Views/Outdoor Learning	-0-	-	-0-	+	+	-	+	+	-
S.21 Utilities	TBD	TBD	TBD	TBD	TBD	--	TBD	TBD	TBD
S.22 Existing Structures Reuse or Cost to Remove	-0-	5	-0-	-0-	-0-	-0-	+	-0-	-0-
S.23 Geotechnical	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
S.24 Legal Encumbrances	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
S.25 Infrastructure Premiums	+	+	+	+	+	--	+	-	-
S.26									
S.27									
<b>Schedule and Cost Risk Factors</b>									
R.1 Construction Duration	-	6	-0-	8	+	-0-	-0-	-	+
R.2 Construction Phasing	-	6	-0-	8	+	-0-	-0-	14	-
R.3 Existing Building Demo	+	5	-0-	-0-	-0-	+	-0-	-0-	+
R.4 Hazardous Material Soil Removal	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
R.5 Hazardous Materials in Existing Buildings	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
R.6 Swing Space	-0-	6	+	+	+	+	+	+	+
R.7 Development Process Complexity	-	-0-	-0-	-0-	+	-	-	--	--
R.8 Acquisitions - Schedule	+	+	+	+	+	-	-	--	--
R.9 Acquisitions - Cost Certainty	+	+	+	+	+	-	-	--	--
R.10 Potential Open Space Challenge	+	+	+	+	+	-	-	--	--
R.11 Potential Historic Building Demo/Alter. Challenge	-	+	+	+	+	+	+	+	+
R.12 Deed Restrictions	+	+	+	+	+	+	+	--	16
R.13 Permitting - Zoning	+	+	+	+	+	+	+	--	16
<b>Cost Range</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>

NOTES

- Potential for preservation of prominent building.
- Not large enough for additional fields beyond those for school.
- Good site frontage on multiple streets.
- Site is oriented east west.
- Potential recycling of existing building.
- Assumes combination of new and renovation which would require complex phasing.
- Site is less accessible at town perimeter.
- Limited useable site size.
- Existing non-school field use will be impacted.
- Site is oriented north south.
- If consolidation and assumes Oakdale and Greenlodge replacement.
- Single St. frontage
- Because of topography, site remaining after school construction may be difficult to configure for fields.
- Restricted single point site access.
- Site not under school dept. control.
- Land trustt

1/10/23 Working Group Discussion Summary:

-It is desirable to reduce the options to 3-5 as soon as possible in order to allow more in depth understanding of the conditions at the remaining sites along with test fits.

-4 of the sites indicated by the largest number of 'red' boxes seem ready for summary removal from further consideration: F, G, H and I.

- F, Paul Park: This site is the smallest of those considered and will not accomodate any enrollment size along with necessary site amenities on a par with other schools in the district.

-G, Dolan Center: As a unique valued recreational asset with river frontage and recent parks and rec. investment cannot be replaced in kind. It is an unlikely candidate for a land swap.

-H, Whitcomb Woods: This property is listed as being in a land trust. It also has wetlands issues which appear to limit useable area.

-I, Rustcraft Road. This town-wide recreational center would represent difficulties in process and approvals for a land swap. It is also remote.

- It was noted that Greenlodge, initially ranked disadvantageous in terms of S1-S4 should be considered on par with Oakdale. The evaluation was changed.

# Oakdale Elementary School

Town of Dedham, MA

Dedham Public Schools

SBRC

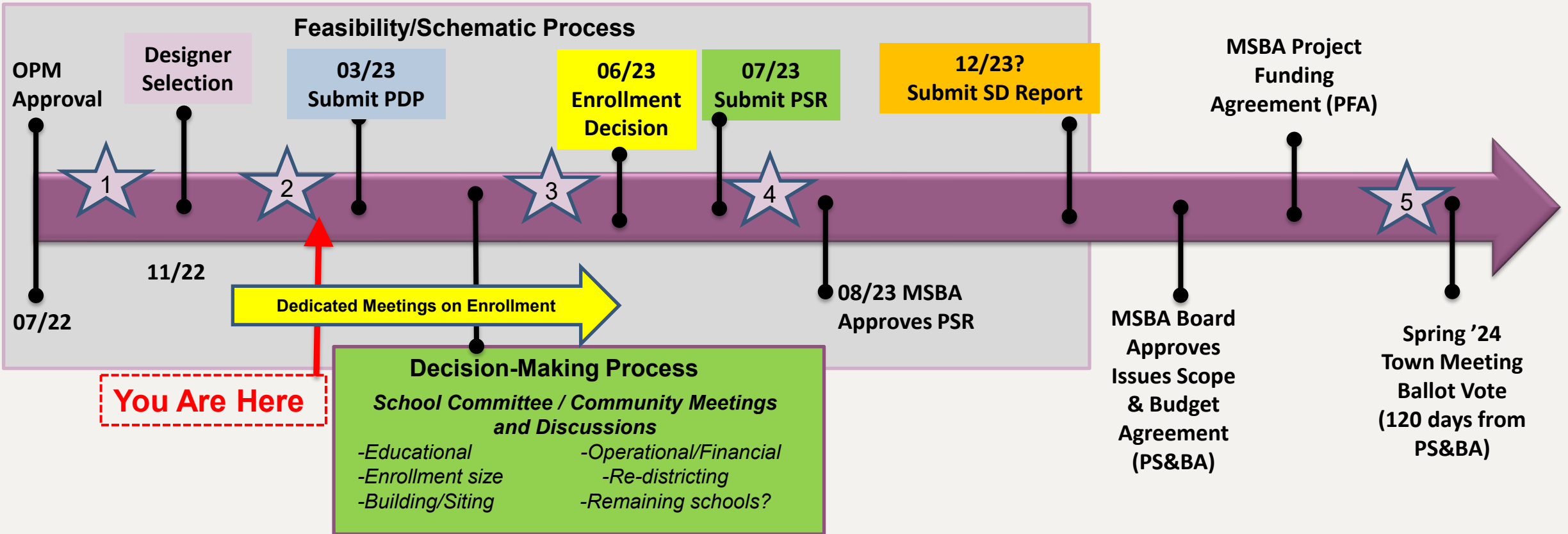
January 31, 2023

**VERTEX**<sup>®</sup>

JONATHAN LEVI  
ARCHITECTS



# MSBA FEASIBILITY / SCHEMATIC PROCESS & BEYOND



**PDP:** Preliminary Design Plan | **PSR:** Preferred Schematic Report | **SD:** Schematic Design Report

- Aligned with MSBA Board Meetings and Town Ballot | Dates shown are approximate

★ = Dedicated Community Forums (Suggested **MINIMUM** amount of meetings) in addition to other committee meetings

1) Kick-off: Process & Timeline 2) Pre-PDP: Options 3) Pre-PSR: Selected Option 4) Pre-TM Info 5) Pre-Construction



# RESPONSIBILITY MATRIX



Decision / Deliverable / Task	Time Frame	SC Review	SC Vote	SBRC Review	SBRC Vote	Notes
Visioning	Jan-Feb '23	X		X		
Educational Plan	Feb-Mar '23	X	X	X		
Space Summary	Mar-Apr '23	X	X	X		
Site Evaluations	Feb-Mar '23	X		X	X	
List of all Concepts	Feb-Mar'23	X		X		
<b>Preliminary Design Program (PDP)</b>	March '23	X	X	X	X	CEO, SC chair, Supt sign submission
Evaluation Criteria	Mar-Apr '23	X		X	X	
Enrollment Decision	Mar-Jun '23	X	X	X		Multiple SC meetings
Shortlist of Options	Jun '23	X		X	X	
Selection of Preferred Option	Jul '23	X		X	X	
Redistricting (if applicable)		X	X	X		
<b>Preferred Schematic Report</b>	July ' 23	X	X	X	X	CEO, SC chair, Supt sign submission
Schematic Design	Sep-Dec '23		X	X		
Schematic Design Estimate	Dec '24		X	X		
Total Project Budget / Schedule	Dec '24		X	X		
<b>Schematic Design Report</b>	Dec '24	X	X	X	X	CEO, SC chair, Supt sign submission



# Upcoming Meetings



**Tuesday 1/31/23 – SBRC at Oakdale School at 7:00 PM**

**Wednesday 2/01/23 – School Committee at Avery School 7:00-9:00**

Thursday 2/02/23 – Middle School PTO via Zoom 7:00 PM

Visioning Session 2 – Wednesday 2/8 from 6:00-8:00 pm – Via Zoom

Tuesday 2/07/23 - Working Group via Zoom/Teams 3:30-4:30

Wednesday 2/08/23 – Visioning Session 2 – 6:00-8:00 – Via Zoom

**Monday 2/13/23 – SBRC at Greenlodge School at 7:00PM**

**Wednesday 2/15/23 – School Committee at Avery School 7:00-9:00**

Visioning Session 3 – Thursday 2/16 from 6:00-8:00 pm via zoom

Tuesday 2/21/23 - Working Group via Zoom/Teams 3:30-4:30

**Monday 2/27/23 - SBRC at Riverdale School at 7:00PM**

**Wednesday 3/1/23 – School Committee at Avery School 7:00-9:00**

**Wednesday 3/15/23 – School Committee at Avery School 7:00-9:00**

# 1/26/23 Public Meeting Comments - Site Selection

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## No New Sites Recommended for Review by Public

### Oakdale Site

- Protect neighboring houses from adverse effects, including sensitivity to limited use of existing right of way

### Greenlodge Site

- Loss of School would negatively affect the Greenlodge neighborhood
- Review if site is “waterlogged”

### Riverdale Site

- Distance from Oakdale and bus distance is not an overriding concern
- What would happen to the existing non ADA compliant) School?

### Capen and Striar Sites

- Can these sites be combined?

### Paul Park Site

- No Comments

### Dolan Center Site

- Remote from Neighborhood Centers

### Whitcomb Woods Site

- Remote from Neighborhood Centers

### Rustcraft Road Site

- No Comments

# Site Evaluation Matrix Amended with 1/17/23 SBRC Input

## RATINGS - RELATIVE BETWEEN SITES:

+	Advantageous
-	Neutral
-o-	Disadvantageous
--	Very Disadvantageous

	A	B	C	D	E	F	G	H	I
	Oakdale	Greenlodge	Riverdale	Capen	Striar	Paul Park	Dolan Center	Whitcomb Woods	Rustcraft Road
Approx. Site Size Acres (GIS)	6.9	16.7	6.1	5.2	25.8	2.9	11.4	17.3	14.1
Cursorry % Useable Area	100%	30%	100%	80%	20%	100%	40%	20%	50%
<b>Location Factors</b>									
L.1 Traffic Impacts – Off-Site Congestion	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
L.2 Safe Access for Walking/ Biking	+	+	+	+	+	+	+	-	14
L.3 Fire Department Response Time	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
L.4 Community Use	+	-o-	7	-	7	-o-	-o-	7	-o-
L.5 Townscape Improvement	+	1	-o-	-o-	-o-	-o-	-o-	-o-	-o-
L.6 Sustainability - Carbon Footprint	+	5	-o-	-o-	-o-	-o-	-o-	-o-	-o-
L.7 Bussing Required	-o-	-o-	-o-	-o-	-o-	-o-	-o-	-o-	-o-
L.8 Proximity to Public Transportation	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
L.9 Proximity to Target Student Households	+	+	-	11	+	-	+	11	-o-
L.10 Consolidation Potential	+	+	-	-o-	-o-	-o-	8	-o-	-o-
L.11 Expansion Potential	-o-	-	8	+	-o-	8	8	-o-	+
L.12 Non-school Use	+	+	8	+	-	13	+	-	-
L.13									
L.14									
<b>Site Size, Configuration, Characteristics</b>									
S.1 School Footprint Location Flexibility/Shape	+	-o-	8	+	-o-	-	-o-	8	-o-
S.2 Parity with Other School Sites	-o-	-o-	+	-o-	-	-o-	-o-	-o-	+
S.3 Convienien Location for Community Access/Use	-o-	-o-	-o-	-o-	-o-	-o-	-o-	-o-	+
S.4 Playground Fields	-o-	-o-	+	-o-	+	-o-	-o-	-o-	+
S.5 Impact on Exist Youth Sports Fields	-o-	-	9	-	+	+	-o-	+	-o-
S.6 Potential New Youth Sports Fields	-o-	2	-	+	13	+	-o-	-o-	-o-
S.7 On-Site Drop-off/Pick-up Queuing / Parking Access	TBD	TBD	TBD	TBD	TBD	-o-	TBD	TBD	TBD
S.8 On-Site Bus Access / Drop-Off	-o-	-o-	+	-o-	-o-	-o-	+	+	14
S.9 Service Access-Deliveries, Refuse	-o-	-o-	+	-	8	+	+	+	+
S.10 Separation of Pedestrians and Vehicles	+	3	-o-	12	-o-	8	-o-	-o-	+
S.11 Overall Student Safety	+	-o-	-o-	-o-	-o-	-o-	-o-	-o-	-o-
S.12 Security - Controlled Access to Students	-o-	-o-	-o-	-o-	+	-o-	+	+	+
S.13 Topography	+	-o-	+	-o-	-	+	+	-	-
S.14 Floodplain Storm Drainage	+	+	+	+	TBD	+	TBD	TBD	TBD
S.15 Impact to Neighbors	-o-	-o-	-o-	-o-	+	+	+	+	+
S.16 Underground Obstacles	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
S.17 Geoenvironmental	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
S.18 Orientation for Natural Light	+	4	-o-	10	+	-o-	+	+	+
S.19 Wetlands/Riverway/Conservation/Tree Removal	+	-	+	+	-	+	-o-	-o-	-
S.20 Nature Amenities/Views/Outdoor Learning	-o-	-o-	-o-	-o-	+	+	+	+	-
S.21 Utilities	TBD	TBD	TBD	TBD	-o-	TBD	TBD	TBD	TBD
S.22 Existing Structures Reuse or Cost to Remove	-o-	5	-o-	-o-	-o-	+	-o-	-o-	-o-
S.23 Geotechnical	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
S.24 Legal Encumbrances	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
S.25 Infrastructure Premiums	+	+	+	+	-o-	+	-	-	-
S.26									
S.27									
<b>Schedule and Cost Risk Factors</b>									
R.1 Construction Duration	-	6	-o-	8	+	-o-	-	+	+
R.2 Construction Phasing	-	6	-o-	8	+	-o-	-	+	+
R.3 Existing Building Demo	+	5	-o-	-o-	-o-	+	-o-	+	+
R.4 Hazardous Material Soil Removal	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
R.5 Hazardous Materials in Existing Buildings	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
R.6 Swing Space	-o-	6	+	+	+	+	+	+	+
R.7 Development Process Complexity	-	-o-	-o-	-o-	+	-	-o-	-o-	-o-
R.8 Acquisitions - Schedule	+	+	+	+	-	-	-o-	-o-	-o-
R.9 Acquisitions - Cost Certainty	+	+	+	+	-	-	-o-	-o-	-o-
R.10 Potential Open Space Challenge	+	+	+	+	-	-	-o-	-o-	-o-
R.11 Potential Historic Building Demo/Alter. Challenge	-o-	11	+	+	+	+	+	+	+
R.12 Deed Restrictions	+	+	+	+	+	+	+	-o-	16
R.13 Permitting - Zoning	+	+	+	+	+	+	+	-o-	16
Cost Range	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

## NOTES

- Potential for preservation of prominent building.
  - Not large enough for additional fields beyond those for school.
  - Good site frontage on multiple streets.
  - Site is oriented east west.
  - Potential recycling of existing building.
  - Assumes combination of new and renovation which would require complex phasing.
  - Site is less accessible at town perimeter.
  - Limited useable site size.
  - Existing non-school field use will be impacted.
  - Site is oriented north south.
  - If consolidation and assumes Oakdale and Greenlodge replacement.
  - Single St. frontage
  - Because of topography, site remaining after school construction may be difficult to configure for fields.
  - Restricted single point site access.
  - Site not under school dept. control.
  - Land trust
- 1/10/23 Working Group Discussion Summary:**
- It is desirable to reduce the options to 3-5 as soon as possible in order to allow more in depth understanding of the conditions at the remaining sites along with test fits.
  - 4 of the sites indicated by the largest number of 'red' boxes seem ready for summary removal from further consideration: F, G, H and I.
  - F, Paul Park: This site is the smallest of those considered and will not accomodate any enrollment size along with necessary site amenities on a par with other schools in the district.
  - G, Dolan Center: As a unique valued recreational asset with river frontage and recent parks and rec. investment cannot be replaced in kind. It is an unlikely candidate for a land swap.
  - H, Whitcomb Woods: This property is listed as being in a land trust. It also has wetlands issues which appear to limit useable area.
  - I, Rustcraft Road. This town-wide recreational center would represent difficulties in process and approvals for a land swap. It is also remote.
  - It was noted that Greenlodge, initially ranked disadvantageous in terms of S1-S4 should be considered on par with Oakdale. The evaluation was changed.



# Test Fit Example – Westport MA



# Visioning – Upcoming Workshops

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## Workshop 1, Wednesday, 1/25/23, 6:00 – 8:00 PM

- Priority Goals for the Educational Program
- Future-Ready Teaching and Learning Practices

## Workshop 2, Wednesday, 2/8/23, 6:00 – 8:00 PM

- Strengths, Challenges, Opportunities, and Goals (SCOG Analysis)
- 21st Century Design Patterns
- Blue Sky Ideas

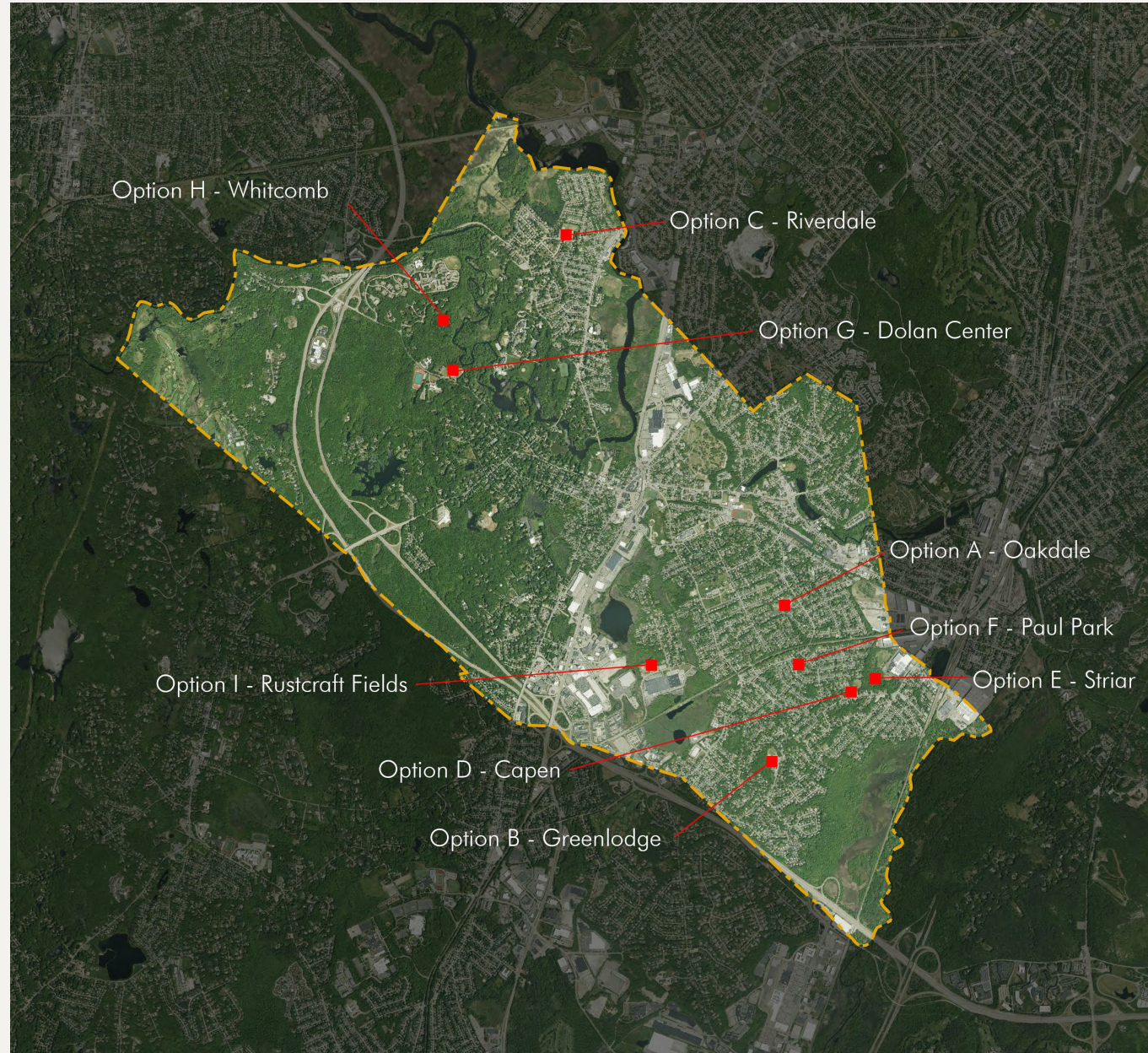
## Workshop 3, 2/16/23, 6:00 – 8:00 PM

- Guiding Design Principles
- Bubble Diagramming of Conceptual Design Ideas
- Key Talking Points, Priorities and Findings





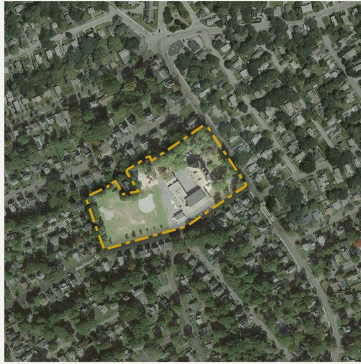
# Dedham Elementary School Site Selection Options





# Dedham Elementary School Site Selection Options

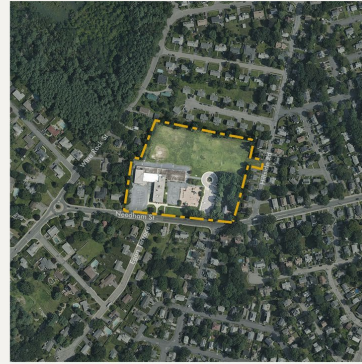
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**A**



**B**



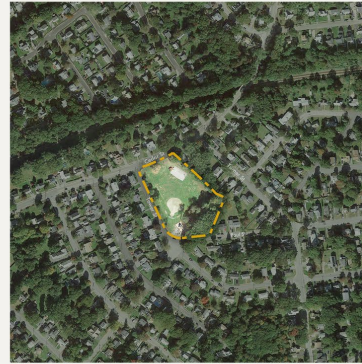
**C**



**D**



**E**



**F**



**G**



**H**



**I**



# Dedham Elementary School Site Selection Options



**Option A - Oakdale**

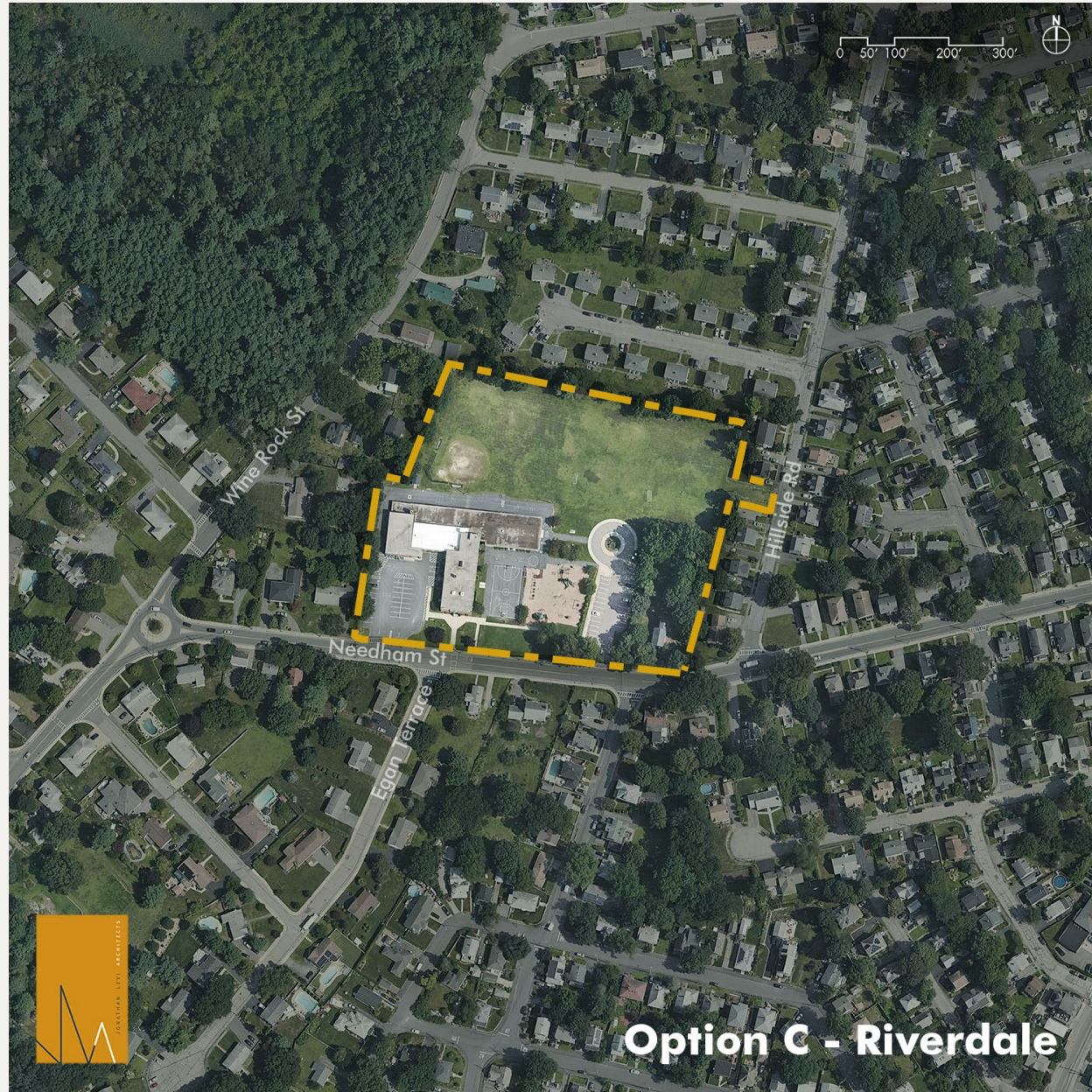


# Dedham Elementary School Site Selection Options



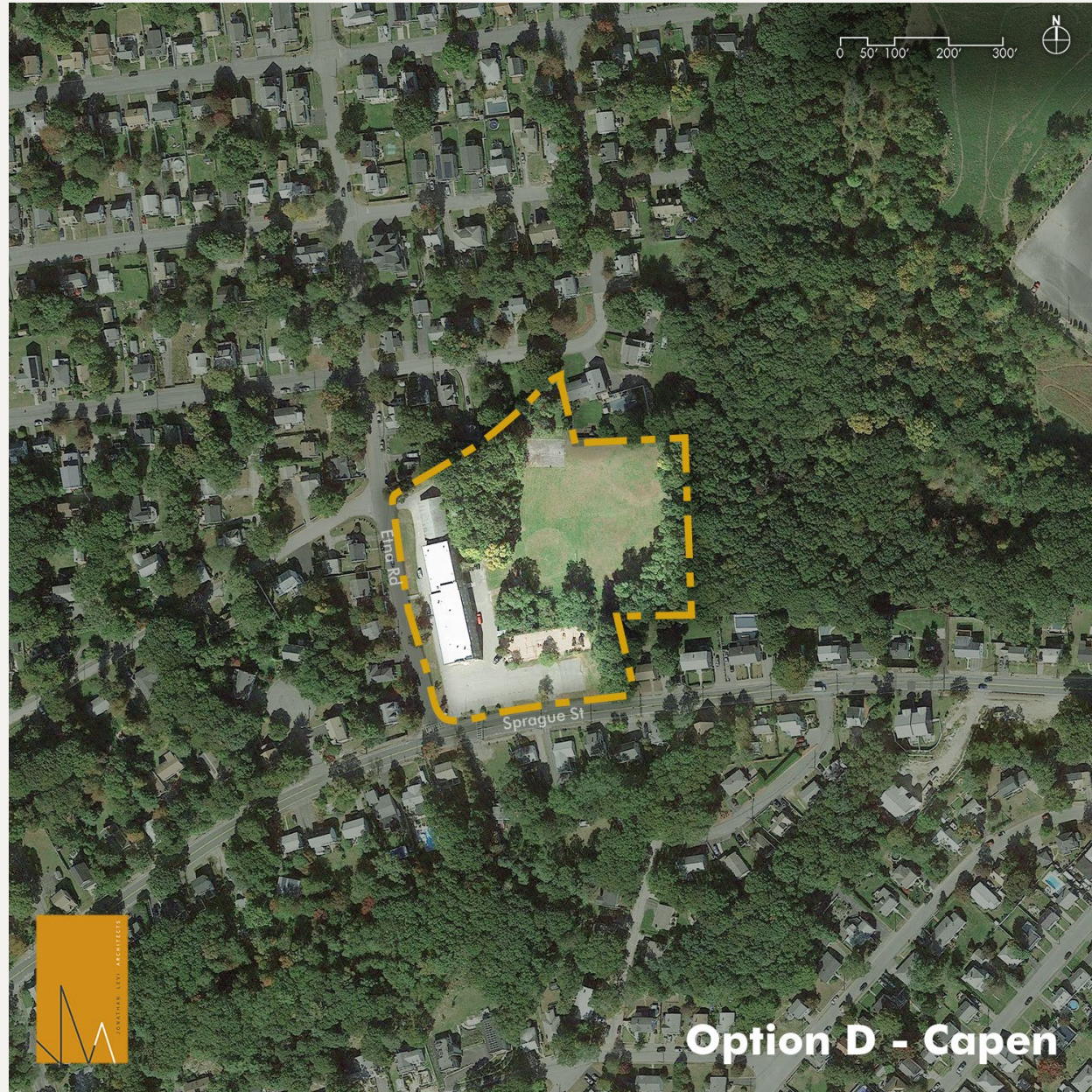


# Dedham Elementary School Site Selection Options





# Dedham Elementary School Site Selection Options



**Option D - Capen**

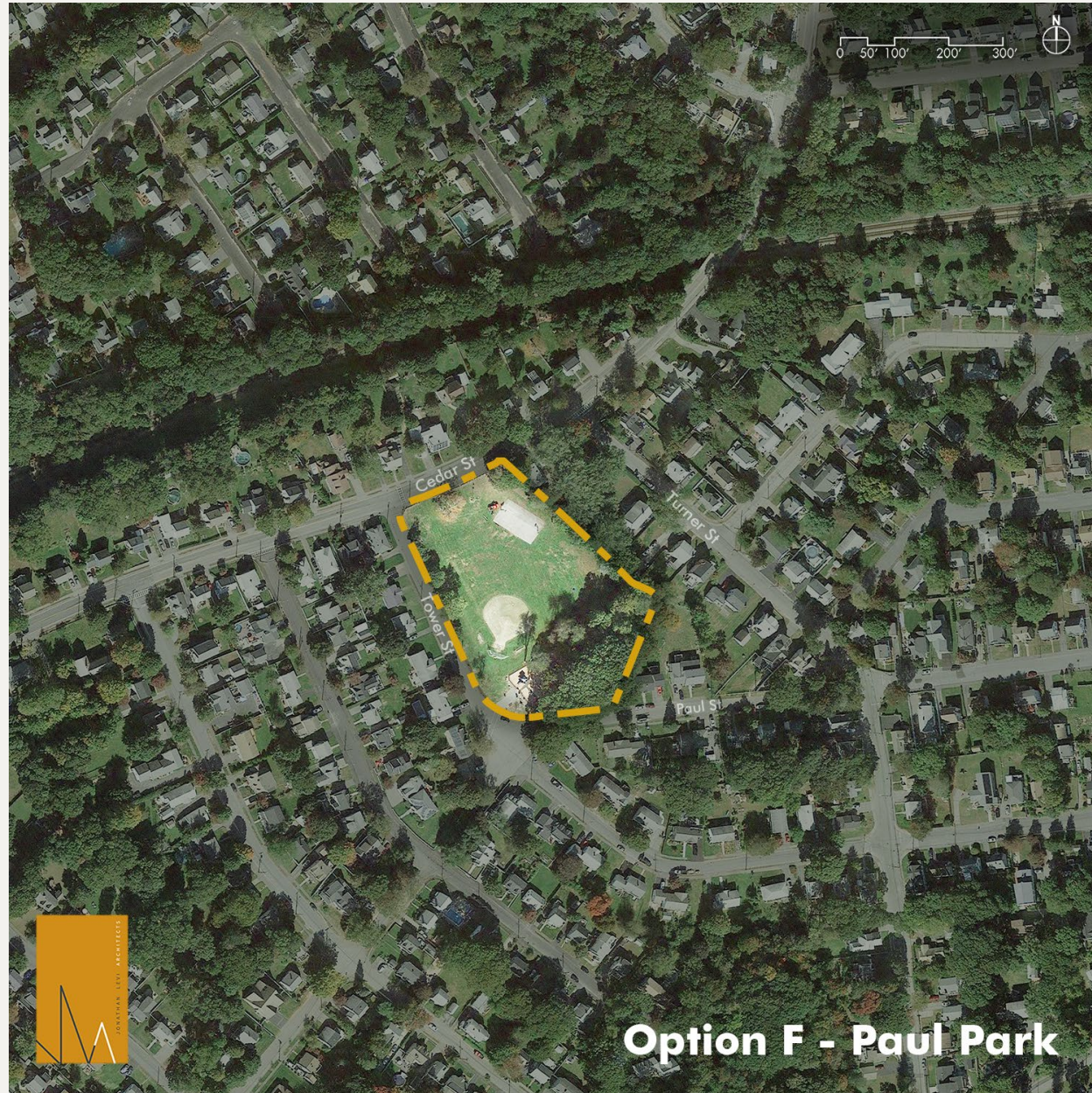


# Dedham Elementary School Site Selection Options





# Dedham Elementary School Site Selection Options



**Option F - Paul Park**



# Dedham Elementary School Site Selection Options





# Dedham Elementary School Site Selection Options





# Dedham Elementary School Site Selection Options

