

Update on the Town Green

Town Green Working Group presentation to Dedham Select Board
May 24, 2023

Topics for Tonight

- Work to Date
- Current Focus – Information gathering
 - Value Engineering
 - Design
 - Funding & Costs
 - Traffic and pedestrian study
 - Project schedule
- Direction sought from Select Board in the coming weeks
 - Endorsement of the Conceptual Design
 - Allocating any additional state or federal funds
 - Position regarding results of traffic study

What is Value Engineering?

Standard phase of every construction project to bring costs into line with budget

- Remove items that aren't critical
- Substitute materials and elements to maintain design objectives at lower cost

- Dedham examples
 - High School Athletic Complex
 - East Street improvements

Scope set by Select Board & Town Meeting:

- Engage and inform the public on the project
- Work with the Town Manager to develop an RFQ, screening process, and final recommendation for Design Firm
- Work with Design Firm to create a final design(s) for Select Board review and approval
- Work with the Town Manager and designer in an advisory role to support the successful completion of the project
- Seek grant funding
- Study and design pedestrian and traffic safety improvements, and possible future conversion of on-street parking spaces to park purposes – aka Phase 2

Communication with residents:

- Dedham Times, on-line regular updates, most recent 4/14 and 4/21
- Webpage - subscribers to "Town Green" email list: 124 Page views since Feb 7: 826
- Minutes, presentations, Dedham TV recordings on-line
- Regular hybrid meetings with public comment
- Outreach to relevant boards and committees
- Community meeting June 6, 2023 at Dedham Middle School

Design:

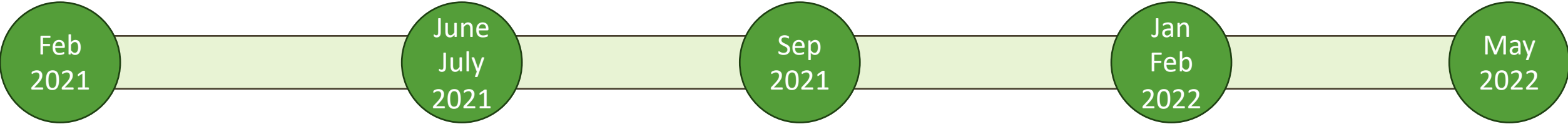
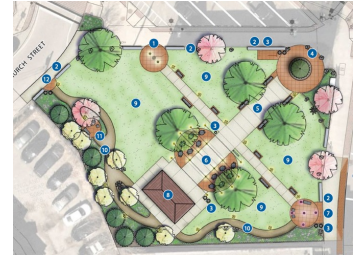
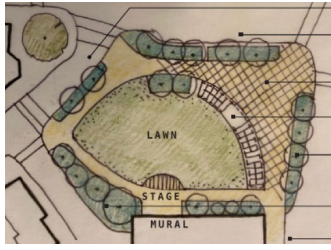
- Selected a design firm among 5 qualified applicants – Halvorson Tighe and Bond Studios
- Halvorson contract includes construction management services
- With Halvorson, reviewed previously prepared designs
- Discussed two preliminary proposals
- Recommending a preferred design tonight

Funding:

- Applied for Land & Water Conservation Fund grant
- Other applications forthcoming including MassWorks & Commonwealth Places

Design Concepts Evolved During Extensive Public Engagement

2021-2022, Giard & Beta



Community meeting with 170+ residents

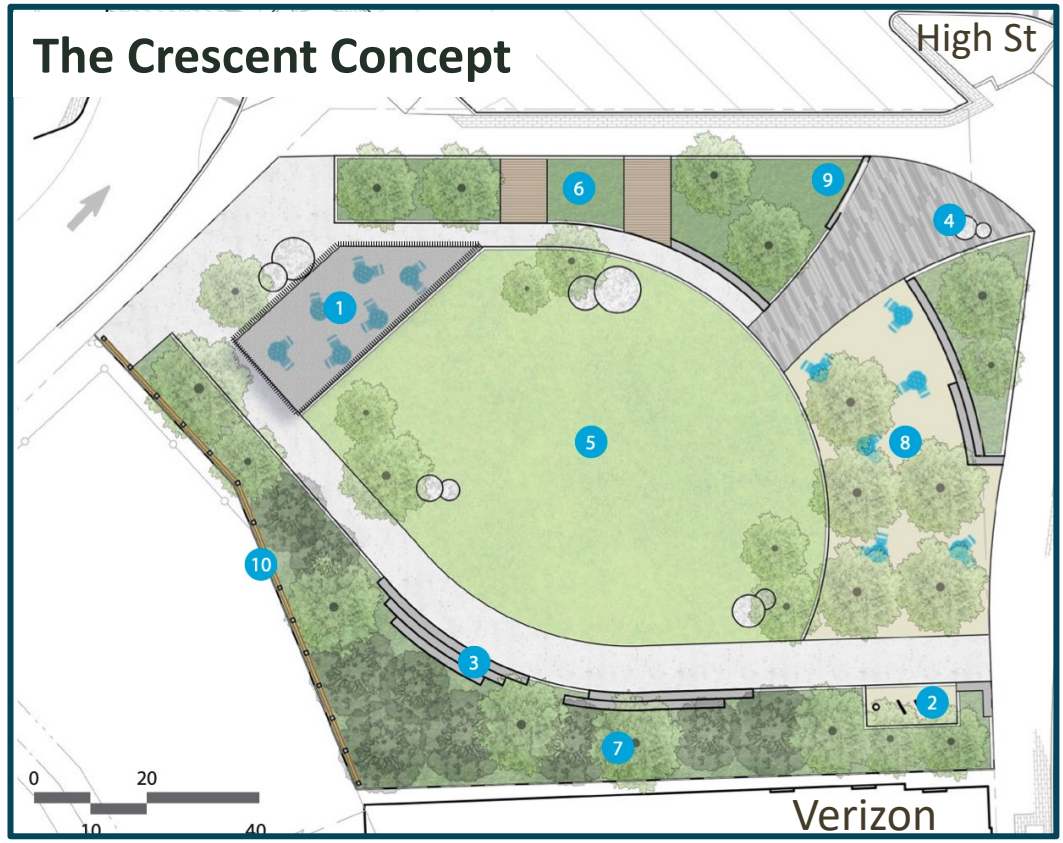
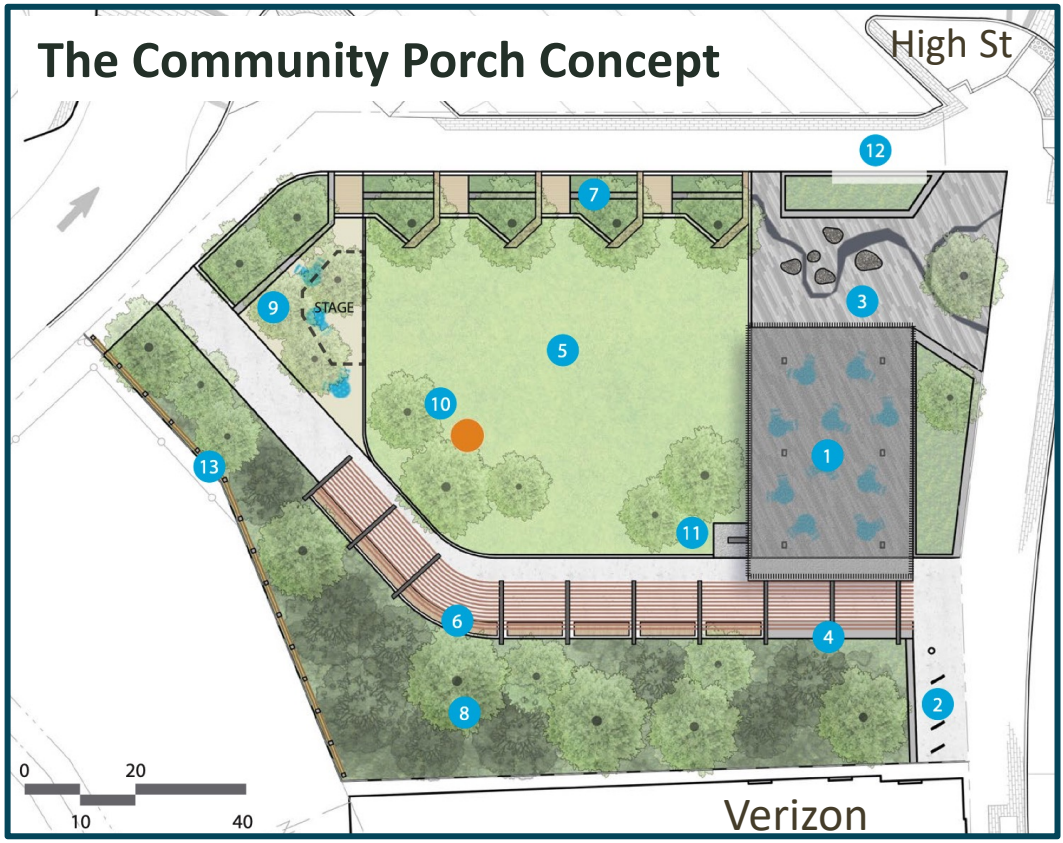
8 Focus Groups & Workshops:
Senior Center (2), MBACC, Endicott Estate, Town Hall, Zoom, Dedham Museum, Square Merchants

Design Workshop

Select Board Listening Sessions

Town Meeting Allocation of \$2.55m

March 2023: Halvorson | Tighe & Bond Initial Concepts



Town Green Working Group requested HTB pursue the Community Porch design, with addition of a walking path loop as seen in the Crescent design.

Preferred Design



Elements:

- ① Covered Community Porch
- ② Bike Racks and Bottle Fill Station
- ③ Flag Pole
- ④ Community Bulletin Board
- ⑤ Lawn
- ⑥ Curved Bench and Swings Under Pergola
- ⑦ Rain Gardens
- ⑧ Planted Buffer "Urban Wild"
- ⑨ Stone Dust Gathering Space & Pop-up Stage
- ⑩ Potential Art Element
- ⑪ Rain Chain/Stormwater Feature
- ⑫ Entry Signage
- ⑬ Wood Screen Wall

View from Washington Street, Verizon Building on Left

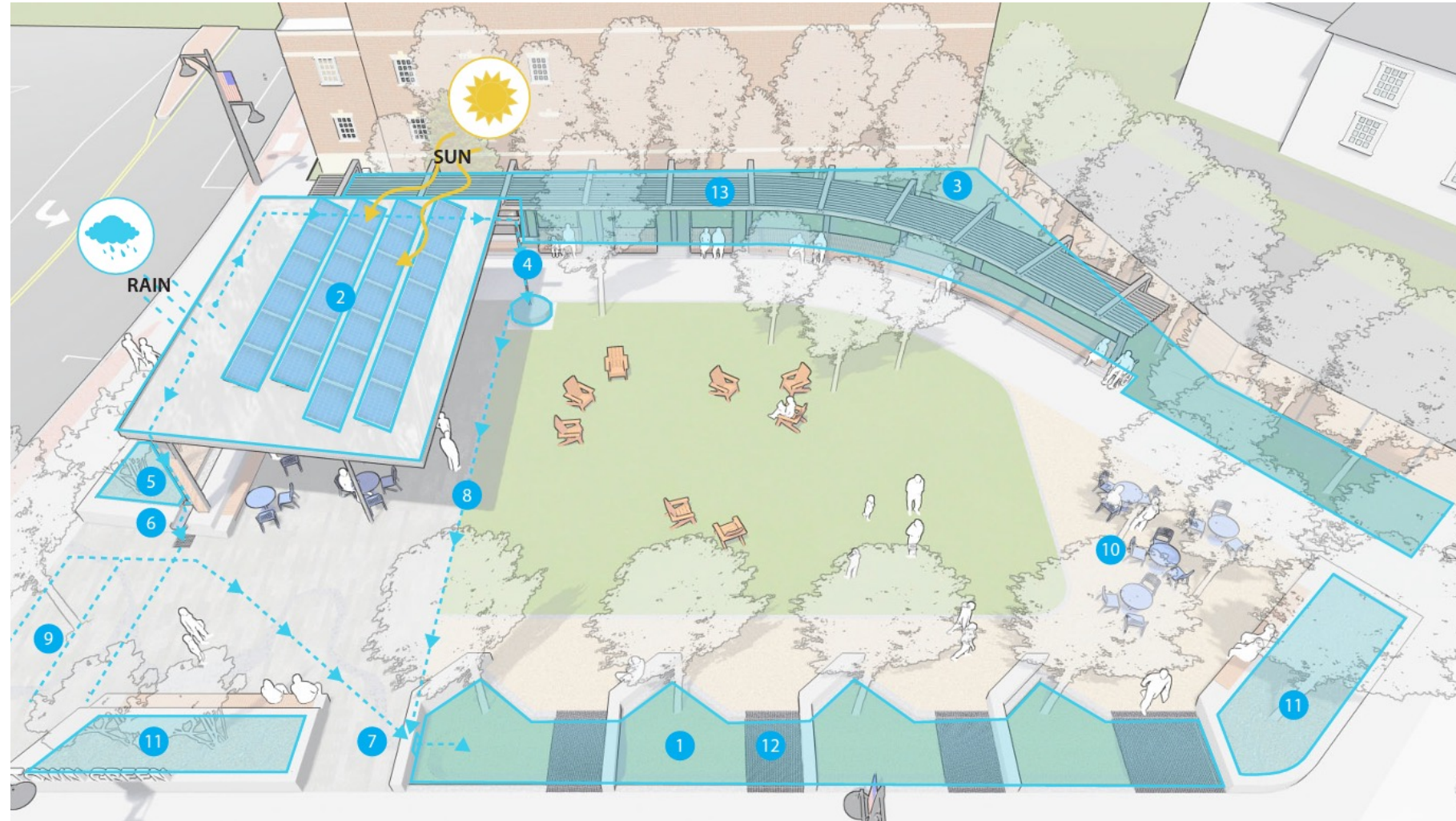


View from Church St (Dedham Museum & Archives)

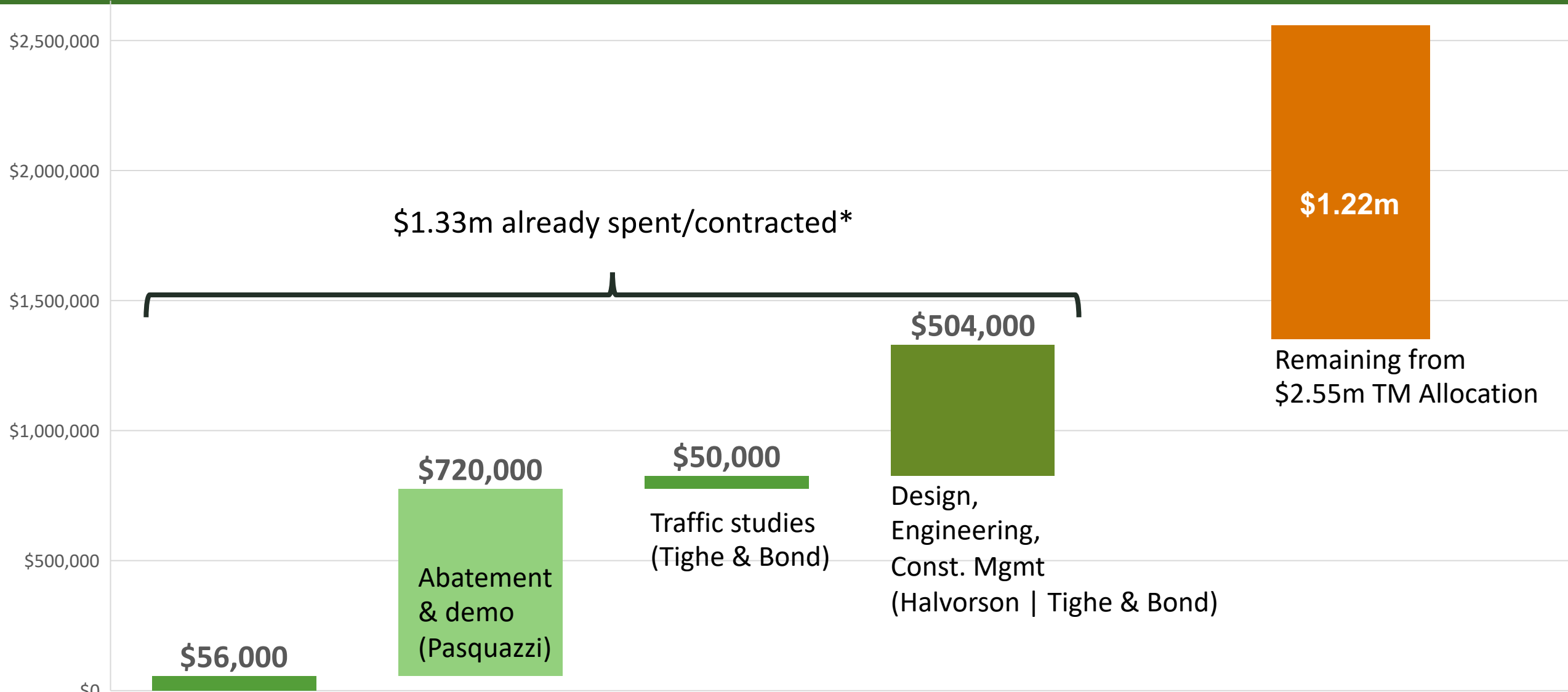


Green Infrastructure a Major Design Feature

- 1 Rain gardens - stormwater infiltration
- 2 Solar Panels
- 3 Urban Wild - heat island reduction and wildlife habitat
- 4 Stormwater display 1- rain chain to historic mill stone
- 5 Stormwater display 2 - decorative downspouts to runnel
- 6 Stormwater display 3 - runnel cascade to subsurface passive irrigation
- 7 Stormwater display 4- stormwater cascade into rain garden
- 8 Decorative drain to rain garden
- 9 Tree planting in permeable pavers
- 10 Tree planting in permeable decomposed granite paving
- 11 Pollinator plantings
- 12 Elevated rain garden crossings
- 13 Sustainable, domestically sourced, thermally modified ash site features



Town Meeting allocated \$2.55m; \$1.33m spent/contracted to date



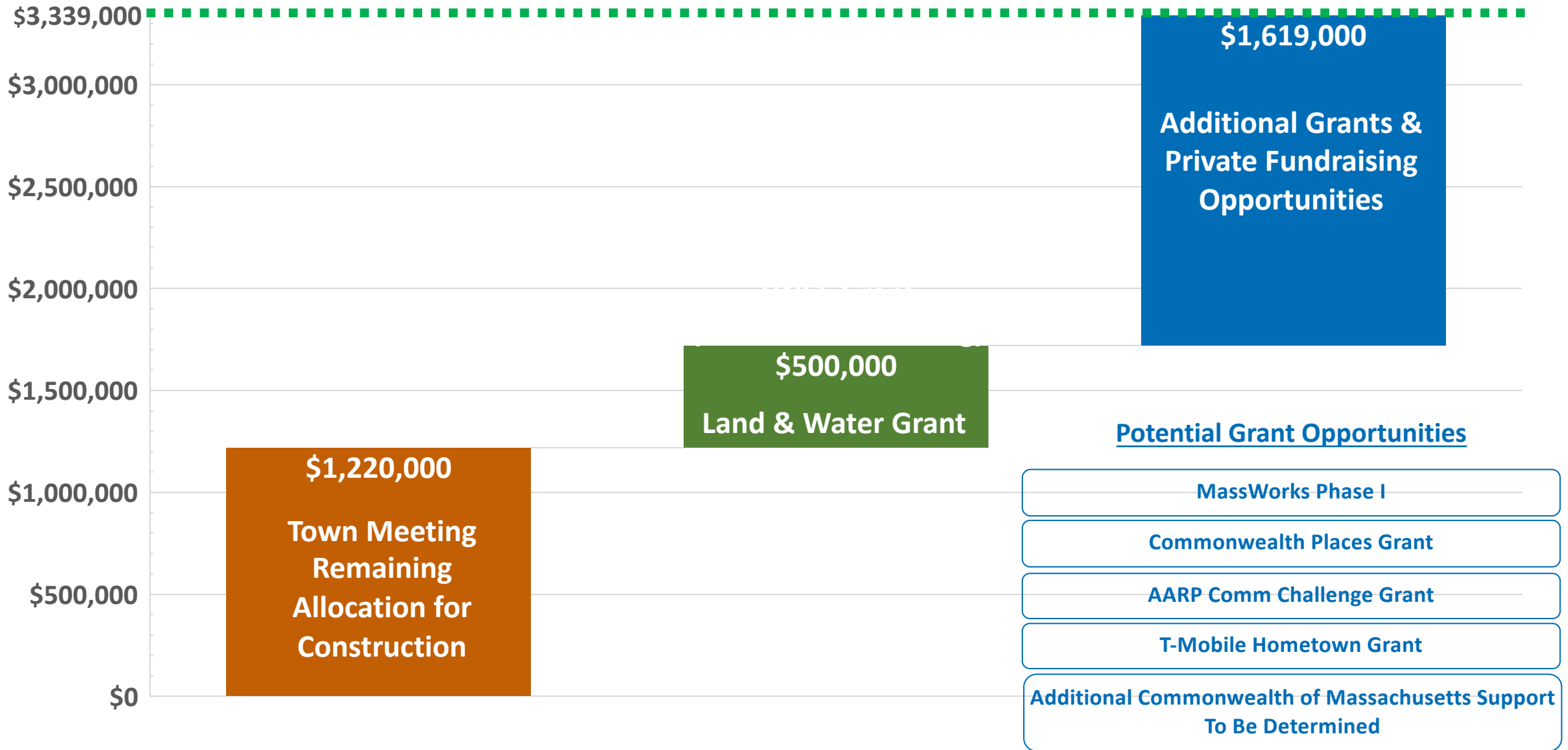
*rounded to nearest 1,000

Phase 1 Cost Estimate: \$3,339,000

| | |
|---|---------------------|
| General Conditions (mobilization costs) | \$ 460,283 |
| Pergola, bench and swing structure | \$ 733,818 |
| Earthwork & pavers | \$ 424,548 |
| Landscaping, plantings, seat walls | \$ 420,311 |
| Community Porch Pavillion | \$ 402,455 |
| Furniture | \$ 50,010 |
| Stormwater features | \$ 25,188 |
| Flag pole, bike rack, historical markers, water station | \$ 49,036 |
| Construction costs | \$ 2,565,649 |
| General contractor (10%) Insurance (1.6%) Bond (1.3%) | \$ 338,996 |
| Contingencies (10%) & escalation (4.5%) | \$ 434,244 |
| Total Project w Overhead | \$ 3,338,889 |

Working Construction Costs & Gap Budget

Estimated Construction Cost \$3,339,000



Potential Funding Sources to “Close the Gap”

GRANT OPPORTUNITIES (Public & Private)

- MassWorks Phase I - \$250,000. Due June 2, 2023
 - Stormwater & Utility Infrastructure
- Commonwealth Places Grant. \$50,000. Due June 2, 2023
 - Seating; benches, tables & chairs
- AARP Comm Challenge Grant – \$20,000. Due Nov 30, 2023
 - Benches for seniors, bicycle racks, outdoor speakers
- T-Mobile Hometown Grant – \$50,000. Due Dec 31, 2023
 - Site furnishings
- Additional Commonwealth of Massachusetts Support To Be Determined
- Pursuing other Phase I & Phase II Grants in 2024

PRIVATE FUNDRAISING

- Local “Friends of Town Green” Committee forming

Phase 1 designed to allow for possible expansion/Phase 2



- 1 Covered Community Porch (Pavilion)
- 2 Bike Racks and Bottle Fill Station
- 3 Flag Pole
- 4 Community Bulletin Board
- 5 Lawn
- 6 Curved Bench and Swings Under Pergola
- 7 Rain Gardens
- 8 Planted Buffer - "Urban Wild"
- 9 Stone Dust Gathering Space and Temporary Stage Location
- 10 Potential Art Element
- 11 Rain Chain/Stormwater Feature
- 12 Entry Signage
- 13 Wood Screen Wall
- 14 Phase 2 Curb Extension and Extended Green Buffer
- 15 Phase 2 Curb Extension and Flexible Parking Area
- 16 Phase 2 Curb Extension and Raised Crossing
- 17 Bus Stop

Traffic Study In Progress

- Part 1: Collected baseline data earlier this year
- Part 2: Underway, due end of May
 - Qualitative analysis will discuss impact of possible changes along Church, High and Washington Streets
- Part 3: Post construction study

Phase 2 Cost Estimate: \$273,700 **

- Includes bumpout of curb to reduce crosswalk length
- Creates ~3 parallel spaces for flexible use (dropoff area, events, temp parking)
- Tabling of Church St. to signal entering pedestrian area
- Additional green buffer along Washington Street
- Additional trees and buffer along High St

***Initial estimate based on assumption of construction happening concurrent to Phase 1. If Phase 2 were to occur at a later date, additional mobilization costs would drive costs to an estimated \$526,307*

Project Schedule

- June 6 : Public meeting to publicize the conceptual design
- October: Final Design Development, public meeting
- November/December: Final Cost estimates
- December/January '24: Contract is advertised
- March '24 – March '25: Construction

Direction Requested from Select Board

- Endorsement of the conceptual design
- Funding direction - if additional funding becomes available how will it be allocated?
- Based on report of traffic engineers, how to prioritize changes to reduce traffic congestion and improve safety vs increase parking spaces

View from Corner of Washington & High Streets



Night View from Corner of Washington & High Streets



Project schedule

