

Dedham - New Elementary School Site Selection Evaluation
 FIRST DRAFT FOR COMMITTEE/STAKEHOLDER INPUT
 1/8/2023

RATINGS - RELATIVE BETWEEN SITES:

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

		A	B	C	D	E	F	G	H	I	Other Sites(s)?	Notes		
		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				
Location Factors														
L.1	Traffic Impacts – Off-Site Congestion	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	1. Potential for preservation of prominent building.		
L.2	Safe Access for Walking/ Biking	+	+	+	+	+	+	-	-	14	--	2. Not large enough for additional fields beyond those for school.		
L.3	Fire Department Response Time	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	3. Good site frontage on multiple streets.		
L.4	Community Use	+	-0-	7	-	7	-0-	-0-	-0-	7	-0-	7	4. Site is oriented east west.	
L.5	Townscape Improvement	+	1	-0-	-0-	-0-	-	-0-	-	-	-	TBD	5. Potential recycling of existing building.	
L.6	Sustainability - Carbon Footprint	+	5	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	TBD	6. Assumes combination of new and renovation which would require complex phasing.	
L.7	Bussing Required	-0-	-0-	-	-0-	-0-	-0-	--	--	--	--	TBD	7. Site is less accessible at town perimeter.	
L.8	Proximity to Public Transportation	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	8. Limited useable site size.	
L.9	Proximity to Target Student Households	+	+	--	11	+	-	+	--	11	--	11	9. Existing non-school field use will be impacted.	
L.10	Consolidation Potential	+	+	--	--	-0-	-0-	--	--	--	--	--	10. Site is oriented north south.	
L.11	Expansion Potential	-0-	-	8	+	-0-	-	8	--	8	+	+	11. If consolidation and assumes Oakdale and Greenlodge replacement.	
L.12	Non-school Use	+	-	8	+	-	13	+	--	8	-	-	12. Single St. frontage	
L.13													13. Because of topography, site remaining after school construction may be difficult to configure for fields.	
L.14													14. Restricted single point site access.	
Site Size, Configuration, Characteristics														
S.1	School Footprint Location Flexibility/Shape	+	--	8	+	-0-	-	--	8	--	8	+	TBD	15. Site not under school dept. control.
S.2	Parity with Other School Sites	-0-	-	+	-0-	-	-	--	--	--	--	+	TBD	16. Land trust.
S.3	Community Access/Use – Indoor and Outdoor	-0-	-	-0-	-0-	-	-	--	-	-	-	+	TBD	
S.4	Playground Fields	-0-	-	+	-0-	+	+	--	--	--	+	+	TBD	
S.5	Impact on Exist Youth Sports Fields	+	-	9	+	TBD	+	+	--	+	--	--	TBD	
S.6	Potential New Youth Sports Fields	-0-	2	-	+	-	13	+	-	-	-	-0-	TBD	
S.7	On-Site Drop-off/Pick-up Queuing / Parking Access	TBD	TBD	TBD	TBD	TBD	TBD	--	TBD	TBD	TBD	TBD	TBD	
S.8	On-Site Bus Access / Drop-Off	-0-	-	+	-0-	-	-	--	+	+	14	+	TBD	
S.9	Service Access-Deliveries, Refuse	-0-	-0-	+	-	8	+	-0-	+	+	+	+	TBD	
S.10	Separation of Pedestrians and Vehicles	+	3	--	12	-0-	12	-	8	--	14	--	TBD	
S.11	Overall Student Safety	+	-0-	-0-	-0-	-0-	-	--	--	--	--	-0-	TBD	
S.12	Security - Controlled Access to Students	-0-	-0-	-0-	+	+	+	-0-	+	+	+	+	TBD	
S.13	Topography	+	-	+	-	-	-	+	+	-	-	+	TBD	
S.14	Floodplain Storm Drainage	+	+	+	+	TBD	+	TBD	TBD	TBD	TBD	TBD	TBD	
S.15	Impact to Neighbors	-0-	-0-	-0-	+	+	+	-	+	+	+	+	TBD	
S.16	Underground Obstacles	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
S.17	Geoenvironmental	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
S.18	Orientation for Natural Light	+	4	-	10	+	+	-0-	-	+	+	+	4	TBD
S.19	Wetlands/Riverway/Conservation/Tree Removal	+	-	+	+	+	-	+	--	--	--	-	TBD	
S.20	Nature Amenities/Views/Outdoor Learning	-0-	-	-0-	+	+	+	-	+	+	-	-	TBD	
S.21	Utilities	TBD	TBD	TBD	TBD	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-	-0-	-0-	TBD	
S.23	Geotechnical	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
S.24	Legal Encumbrances	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
S.25	Infrastructure Premiums	+	+	+	+	+	--	+	-	-	-	-	TBD	
S.26													TBD	
S.27													TBD	
Schedule and Cost Risk Factors														
R.1	Construction Duration	-	6	-0-	8	+	-0-	-0-	-	-	+	+	TBD	
R.2	Construction Phasing	-	6	-0-	8	+	-0-	-0-	14	-	-	+	+	TBD
R.3	Existing Building Demo	+	5	-0-	-0-	-0-	-0-	+	-0-	-0-	+	+	TBD	
R.4	Hazardous Material Soil Removal	TBD	TBD	TBD	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	TBD	TBD	TBD	
R.6	Swing Space	-0-	6	+	+	+	+	+	+	+	+	+	TBD	
R.7	Development Process Complexity	-	-0-	-0-	+	+	-	-	--	--	--	--	TBD	
R.8	Acquisitions - Schedule	+	+	+	+	+	-	-	--	--	--	--	TBD	
R.9	Acquisitions - Cost Certainty	+	+	+	+	+	-	-	--	--	--	--	TBD	
R.10	Potential Open Space Challenge	+	+	+	+	+	-	-	--	--	--	--	TBD	
R.11	Potential Historic Building Demo/Alter. Challenge	-	+	+	+	+	+	+	+	+	+	+	TBD	
R.12	Deed Restrictions	+	+	+	+	+	+	+	+	--	16	+	TBD	
R.13	Permitting - Zoning	+	+	+	+	+	+	+	+	--	16	+	TBD	
Cost Range		TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD		