

Dedham Public Schools

**DEDHAM ELEMENTARY  
SCHOOL PROJECT**

**COMMUNITY FORUM**

September 28, 2022



**Dedham Public Schools**  
America's first tax supported, free public school

**VERTEX**<sup>®</sup>



# Agenda

- Video of Oakdale School
- Introduction of Team
- MA School Building Authority
- Project History
- Oakdale School Conditions
- How Did We Get Here?
- Where Are We Going
- Decision Making Process
- Q&A / Contact info





# Existing Oakdale School Video Walkthrough





# Introduction of Project Team

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## **Dedham School Building Rehabilitation Committee (SBRC)**

John Tocci, Chair, Town Moderator  
Steve Bilafer, Vice Chair, Town Moderator  
Kevin Coughlin, Member, Selectboard  
Mayanne MacDonald Briggs, Member, School Committee  
Victor Hebert, Member, School Committee  
John Heffernan, Member, Finance & Warrant Committee  
Phillip Gonzalez, Member, Town Moderator  
Nancy Baker, Ex-Officio, Assistant Town Manager  
Michael Welch, Ex-officio, Superintendent of Schools

## **Dedham School Committee**

Melissa Pearrow, Chairperson  
Victor Hebert, Vice Chairperson  
Josh Donati, Member  
Mayanne MacDonald Briggs, Member  
Cailen McCormick, Member  
Chris Polito, Member  
Tracey White, Member

## **Town Representatives**

Matt Wells, Asst. Superintendent of Business & Finance  
Sara Erickson, Communications Director  
Amy Hicks, Executive Asst. to the Superintendent  
Denise Moroney, Director of Facilities and Maintenance

## **VERTEX Team – Owner’s Project Manager (OPM)**

Jon Lemieux, Principal  
Bryan Jarvis, Project Director  
Steve Theran, Sr. Project Manager  
Chin Lin, Programming Specialist  
Anissa Ellis, Project Manager  
Mary Kuppens, Project Accountant



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**Massachusetts School Building Authority**

*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*



# Massachusetts School Building Authority

MSBA Mission: Partner with Massachusetts communities to support the design and construction of educationally-appropriate, flexible, sustainable, and cost-effective public school facilities.

- State funding source for public school capital projects.
- Since its inception in 2004, the MSBA has provided over \$14.8 billion in grants and in its first 15 years of existence it has helped fund the construction of the Middle School, the Avery School and our new Early Education Center. Most recently contributed about \$10.4 million of the \$30 million ECEC tab.
- MSBA like the School Committee and SBRC is more than pleased that the ECEC was built on time and over one million under budget – despite the unanticipated \$700,000 cost of ledge blasting.

Dr. Thomas J. Curran  
Early Childhood  
Education Center

*Completed February 2019*

## FINAL BUDGET

\$29,763,402	Estimated Project Cost
\$19,100,000	Dedham Funding Vote - May 2016
\$563,000	Additional Traffic Mitigation Costs <i>(voted May 2018) *unused</i>
\$10,089,163	State Grant Funding MSBA
\$504,458	Additional 5% grant funding <i>(pending final MSBA audit)</i>
<b>\$28,510,637</b>	<b>Final Total Project Spend</b>
<b>\$17,917,016</b>	<b>Final Total Cost to Dedham</b>
\$1,745,984	<i>Final Amount Under-Budget</i>



# Project History

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- Why Oakdale? Oakdale was rated as in most need of rehabilitation
- The Oakdale main building was originally built on 1902 and is completely inaccessible to anyone with accessibility disabilities or challenges.
- The last new school building project in Dedham in the 20th century was the 1959 construction of Dedham High School.
- Dedham built additional space at Greenlodge and Oakdale in the 1960s and expanded the High School in 1975. But from 1975 until construction of the new Middle School, which opened in 2007 – a span of over 30 years – the town engaged in little significant school rehabilitation in Dedham.
- From 1959 to 2007, no new school construction.
- From 1975-2007 no new town building construction in Dedham





# Oakdale School Conditions Summary

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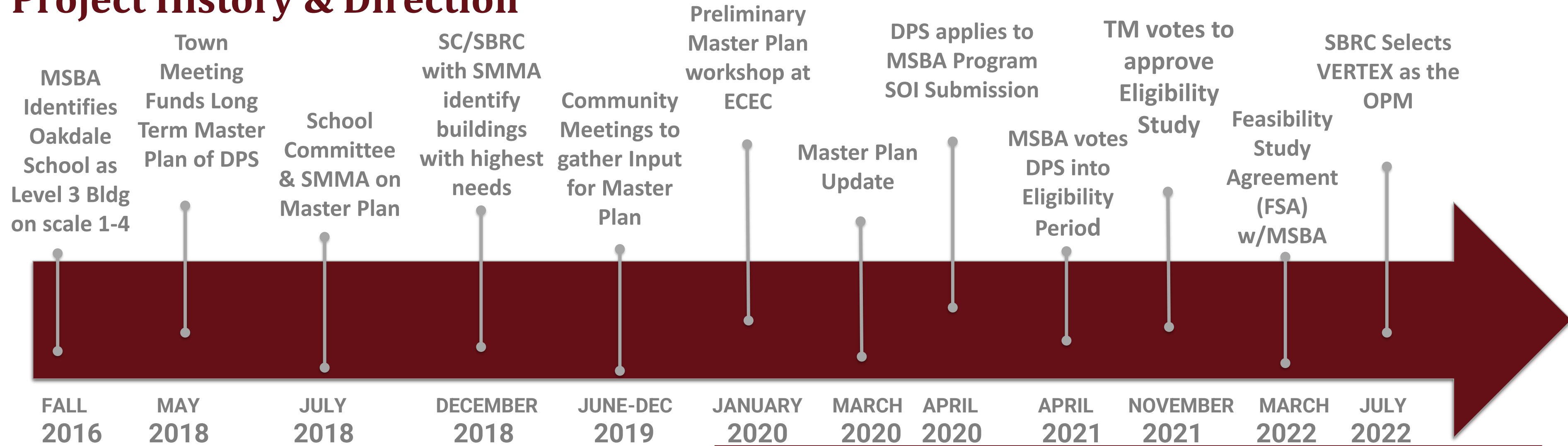
## **Oakdale Elementary School Deficiencies as noted in the Statement of Interest MSBA rated Oakdale School 3 (4 is urgent circumstances)**

- Poor condition of existing building and additions infrastructure
- Drafty & Leaking windows
- Poor condition of concrete stairs
- Inadequate & inefficient site lighting
- Outdated/obsolete electrical panels
- Undersized classrooms
- Lack of classroom spaces for special education spaces.
- Lack of Cafeteria and Auditorium spaces
- Lack of Science labs and classroom spaces
- Undersized gymnasium
- Undersized media/library space.
- Lack of handicapped access to significant parts of the building
- Numerous other accessibility issues
- Wood Stairs/Steel fire escapes
- Lack of automatic Fire Suppression system
- Obsolete HVAC systems, no air conditioning at all.
- Asbestos containing materials (ACM's) in flooring and various other locations
- Polychlorinated Biphenyls (PCB's) in numerous locations
- Entry sequence, exterior classroom doors, and other school safety and security issues
- Cosmetic issues with floors, ceilings, and walls



# How Did We Get Here?

## Project History & Direction



**COMMUNITY MEETING DATES:**

**June 2019** – First community meeting to gather input for Master Plan

**October 2019** – Master Plan community Meetings at Oakdale, Greenlodge, and Riverdale Schools

**December 2019** – Community Meetings to gather input for Master Plan at new ECEC:

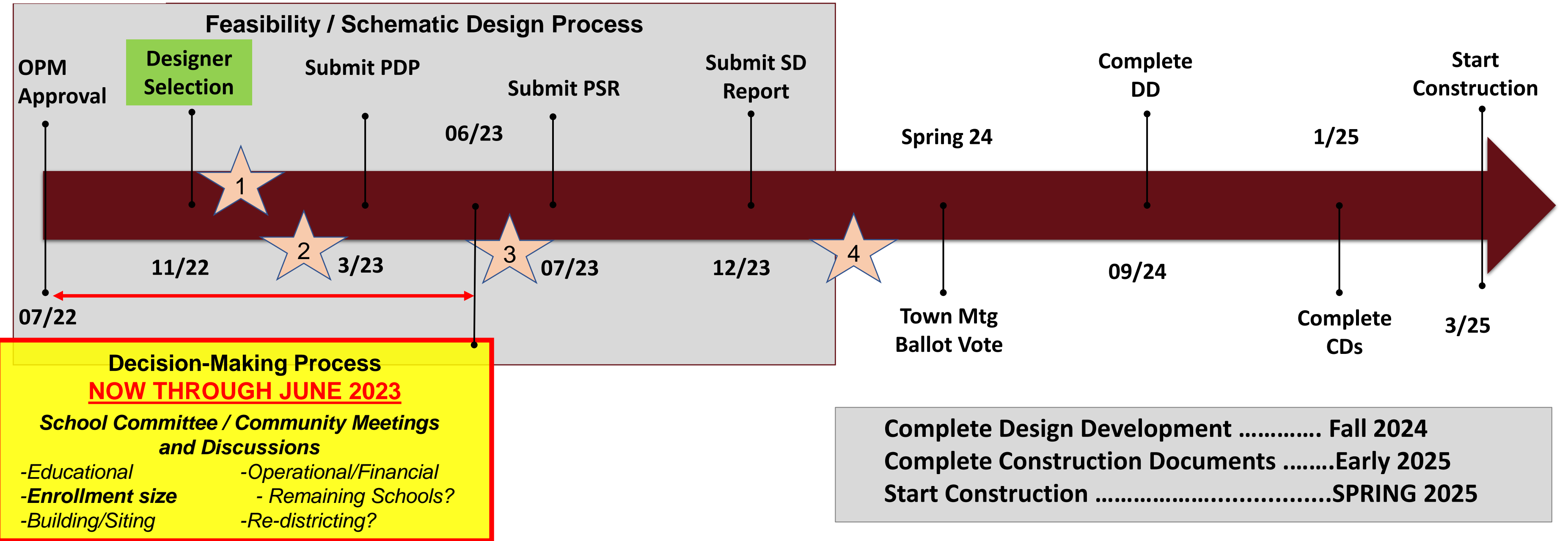
**MASTER PLAN COMMUNITY MEETING PURPOSE:**

- **Comprehensively rebuild or replace Oakdale, Riverdale and Greenlodge Elementary Schools**
- **Create a plan for schools that will meet the needs of all our students in the future and have the flexibility to accommodate them**
- **Provide equity of facilities for all elementary children within the town**
- **To the extent possible, plan for school(s) that foster a small school / neighborhood environment and feeling**
- **Develop project(s) that are fiscally responsible and politically viable for the community**





# Where Are We Going?



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

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

★ = Community Forums (Suggested **MINIMUM** amount of meetings), but anticipate many more plus SBRC and SC Meetings  
**1)** Kick-off: Process & Timeline **2)** Pre-PDP: Options **3)** Pre-PSR: Selected Option **4)** Pre-TM Info



# Where are we going? MSBA Deliverables

## Feasibility & Schematic Design Deliverables

### Preliminary Design Program (PDP)

- Educational Program
- Initial Space Summary
- Evaluation of Existing Conditions & Facilities
- Site Development Requirements
- **Preliminary Evaluation of Scenarios**  
List of ALL possible Enrollment Study options and siting options  
NO MAJOR DECISIONS
- **Submit to MSBA by 03/31/23**

### Preferred Schematic Report (PSR)

- Continued Evaluation of Existing Conditions
- **Detailed Options Analysis & Evaluation**  
Narrow preliminary scenarios
- **Short-list of Options**
- **FINAL DECISION regarding enrollment.**
- **Preferred Solution**  
  
**MOST Cost Effective and Educationally Appropriate solution**
- **Submit to MSBA by 7/31/23**

### Schematic Design Report

- Schematic Design (30% thru Design)
- Final Design Program
  - Traffic Analysis
  - Environmental Assessment
  - Geotechnical
  - Code Analysis
  - Sustainability
  - ADA / MAAB Analysis
  - Room Data Sheets
- Project Delivery System (CMR/DBB)
- Construction Cost Estimate(s)
- **Total Project Budget**
- **Project Schedule**
- **Maximum MSBA Reimbursement**
- **Submit to MSBA in December 2023**



# Decision Making Process

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## Enrollment Scenarios allowed by the MSBA and to be explored by June 2023

Enrollment for Grades 1 – 5 at the Oakdale Elementary School
<b>235 Students</b>

Enrollment for Grades 1 – 5 in a consolidated Oakdale and Riverdale Elementary School
<b>450 Students</b>

Enrollment for Grades 1 – 5 at a consolidated Oakdale and Greenlodge Elementary School
<b>550 Students</b>

MSBA requires exploration of **three (3) enrollment scenarios** that could address the Oakdale project as part of this feasibility study:

- A single Oakdale School
- Combination of Oakdale and Riverdale Schools
- Combination of Oakdale and Greenlodge Schools.
- Multiple siting/building concepts will be reviewed for each scenario.





# Decision Making Process

## Evaluating Options

Does it support **educational goals**, including **student health and wellness**?

What is the **best location** on site (approach, circulation, parking, access to fields, etc.)?

Which solution best supports **community use**?

Which is **least disruptive** to students during construction?

What is the **impact** on bussing, traffic, school programs, environment, etc.?

What are the project **costs vs. value added** to students and community?



# Q&A / Contact Information

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## Questions or comments?

**We will address as many questions as possible until 8:30.**

**To ask a question or make a comment now:**

**Please line up along the accessible ramp (far left) and you will be called to the podium to speak.**

**After the forum, send questions or comments to the project's e-mail address:**

**[oakdaleproject@dedham.k12.ma.us](mailto:oakdaleproject@dedham.k12.ma.us)**

**Frequently Asked Questions (FAQs) will be compiled and posted to the project's website:**

**[www.dedham.k12.ma.us/oakdaleproject](http://www.dedham.k12.ma.us/oakdaleproject)**

**Stay Engaged: Upcoming SBRC and SC meetings**