

TOWN OF DEDHAM OAKDALE ELEMENTARY



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

- OPM Introduction: VERTEX
- Timeline to Project Approval
- Enrollment considerations
- MSBA Feasibility / Schematic Phase
- Public outreach / FAQs to date
- Designer selection update
- Designer Introduction: JLA



School Committee Meeting | Dec. 7, 2022

One Edgewater Drive, Suite 204 | Norwood, MA 02062 | 508.589.5061 | www.compasspminc.com



OPM TEAM



Jon Lemieux
Principal-in-Charge

2 hrs/wk



Bryan Jarvis
Project Director

6 hrs/wk



Steve Theran
Sr. Project Manager

10 hrs/wk



Chin Lin, AIA
Programming Specialist

4 hrs/wk



Anissa Ellis
Project Manager

Up to 8-12 hrs/wk



Bob Tucker
Construction Site Manager

Full-time in Construction



Mary Kuppens
Project Accounting

As needed
37 MSBA projects
\$ 297M in reimbursements

In-House Design Review Team

Subconsultant

Chin Lin, AIA
Architectural / Ed Program /
Grade Configuration

Brian Kelley
Constructability

Greg Hartly, SE
Structural

Andrew Chagnon, PE
Civil

Erik Borgesen
Environmental & Air
Quality

Terry Scalzo
MEP/FP

Peter Bradley
PM&C



OPM TEAM: SCHOOL PROJECT EXPERIENCE



CM @ Risk:

MINDESS ELEMENTARY SCHOOL, ASHLAND
HUNNEWELL ELEMENTARY SCHOOL, WELLESLEY
HARDY ELEMENTARY SCHOOL, WELLESLEY
*PENTUCKET REGIONAL MHS, W. NEWBRURY
*ANNE FALES ELEMENTARY SCHOOL, WESTBOROUGH
*COAKLEY MIDDLE SCHOOL, NORWOOD
*BIRD MIDDLE SCHOOL, WALPOLE
*METHUEN HS, METHUEN
BROWN ELEMENTARY SCHOOL, MILLIS
MARATHON ELEMENTARY SCHOOL, HOPKINTON
ALMA DEL MAR CHARTER SCHOOLS
*MEDWAY MIDDLE SCHOOL, MEDWAY
MA MARITIME ACADEMY
MULTIPLE PROJECTS FOR BU AND UMASS

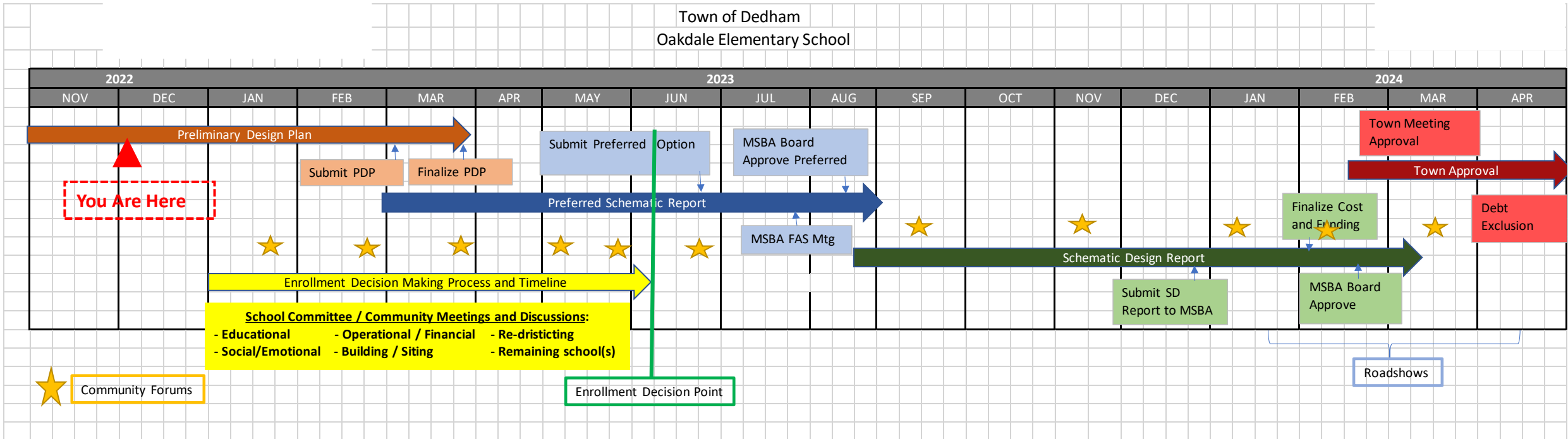
DBB:

*HANLON ELEMENTARY SCHOOL, WESTWOOD
WATERTOWN HS, WATERTOWN
*KENNEDY MIDDLE SCHOOL, NATICK
*MIDDLEBORO HS, MIDDLEBORO
AITKEN ELEMENTARY SCHOOL, SEEKONK
*MARSHFIELD HIGH SCHOOL, MARSHFIELD
FOXBORO CHARTER SCHOOL, FOXBORO
WESTON HS, WESTON
*NORFOLK COUNTY AGRICULTURAL HS, WALPOLE
*NORWOOD HIGH SCHOOL, NORWOOD
*MULTIPLE MUNICIPAL PROJECTS

*TEAM MEMBER EXPERIENCE



TIMELINE TO PROJECT APPROVAL



Parallel paths: Enrollment Decision / Concept analysis

- All options developed at Preliminary Design Program: Ed. Plan / concepts / site fits created for all single and consolidated school options
- School Committee / Town vetting elements of enrollment decision
- Enrollment decision made early in Preferred Schematic phase.
- Preferred solution selected and submitted in Preferred Schematic Report (PSR)



OPM TEAM: ENROLLMENT OPTIONS EXPERIENCE



***HANLON ELEMENTARY SCHOOL, WESTWOOD**

HARDY ELEMENTARY SCHOOL, WELLESLEY

HUNNEWELL ELEMENTARY, WELLESLEY

***PENTUCKET REGIONAL MHS, W. NEWBURY**

***COAKLEY MIDDLE SCHOOL, NORWOOD**

***BIRD MIDDLE SCHOOL, WALPOLE**

We Bring a Wealth of Understanding to the Project

- Elementary & Middle School grade and/or school consolidation and/or configuration processes
- Congested Campuses with Multiple Schools
- Evaluation of Multiples Sites in Town
- Swing Space Analysis
- Extensive Environmental Constraints
- Multiple Add/Reno Options
- NZE Ready & Low EUI Buildings
- All Electric Buildings, Geothermal, PV Arrays

***TEAM MEMBER EXPERIENCE**



OPM TEAM: WESTWOOD EXPERIENCE



Dedham Oakdale ES Project: Enrollment Options

Oakdale Only
235

Oakdale & Riverdale
450

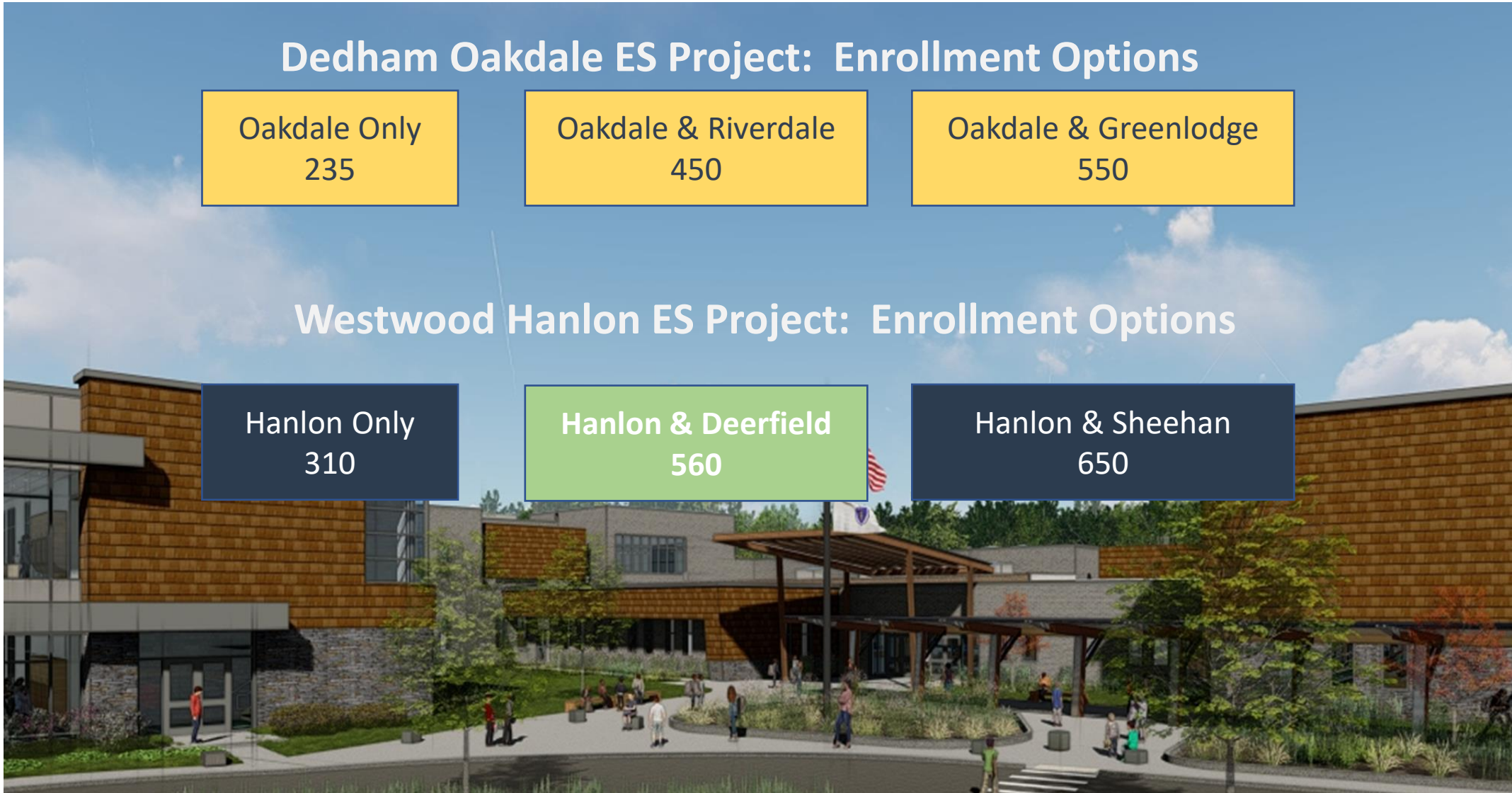
Oakdale & Greenlodge
550

Westwood Hanlon ES Project: Enrollment Options

Hanlon Only
310

Hanlon & Deerfield
560

Hanlon & Sheehan
650





ENROLLMENT DECISION ANALYSIS

VERTEX®

Dedham Oakdale ES Project: Dedham Public Schools and School Committee Analysis

Educational
Delivery

Social &
Emotional

Operational

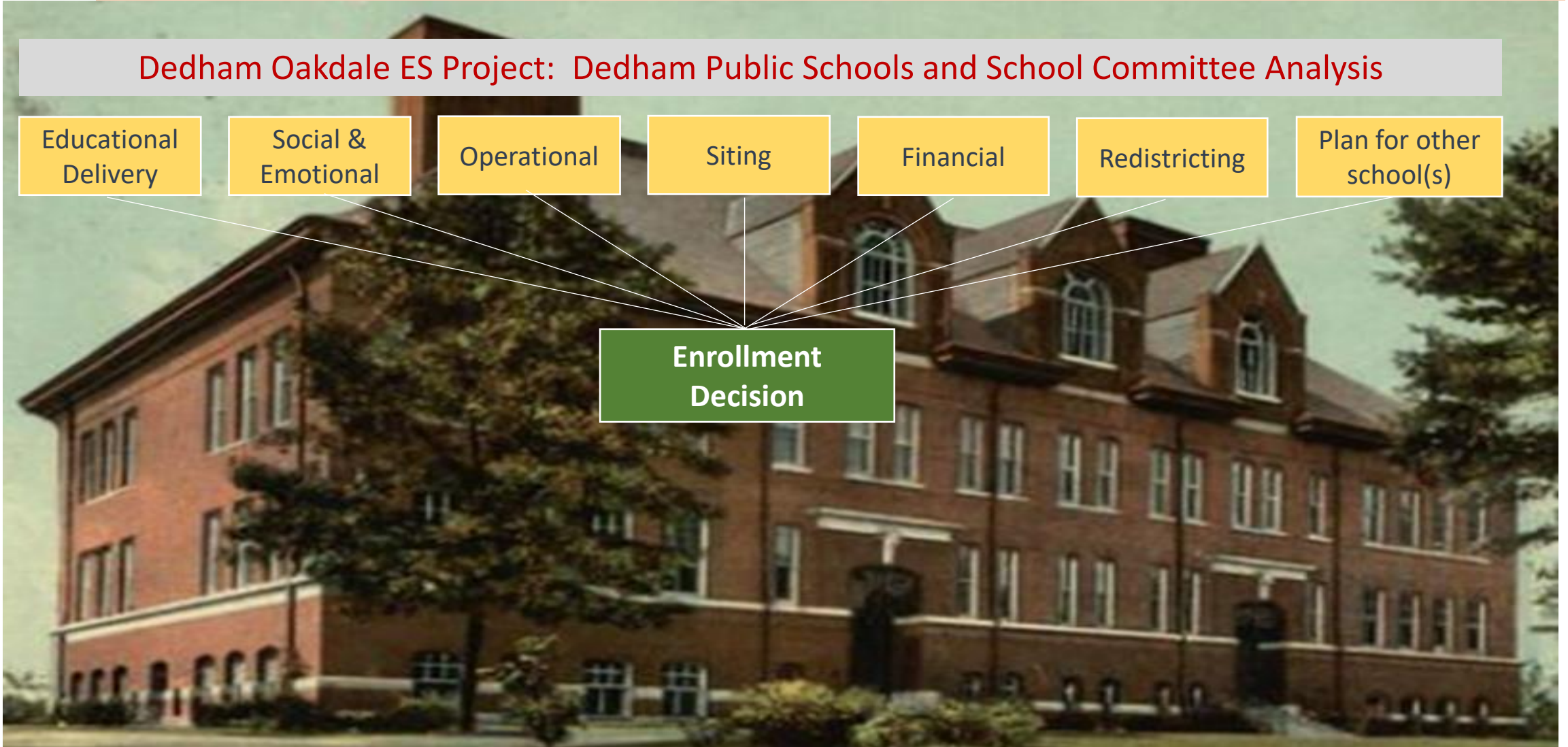
Siting

Financial

Redistricting

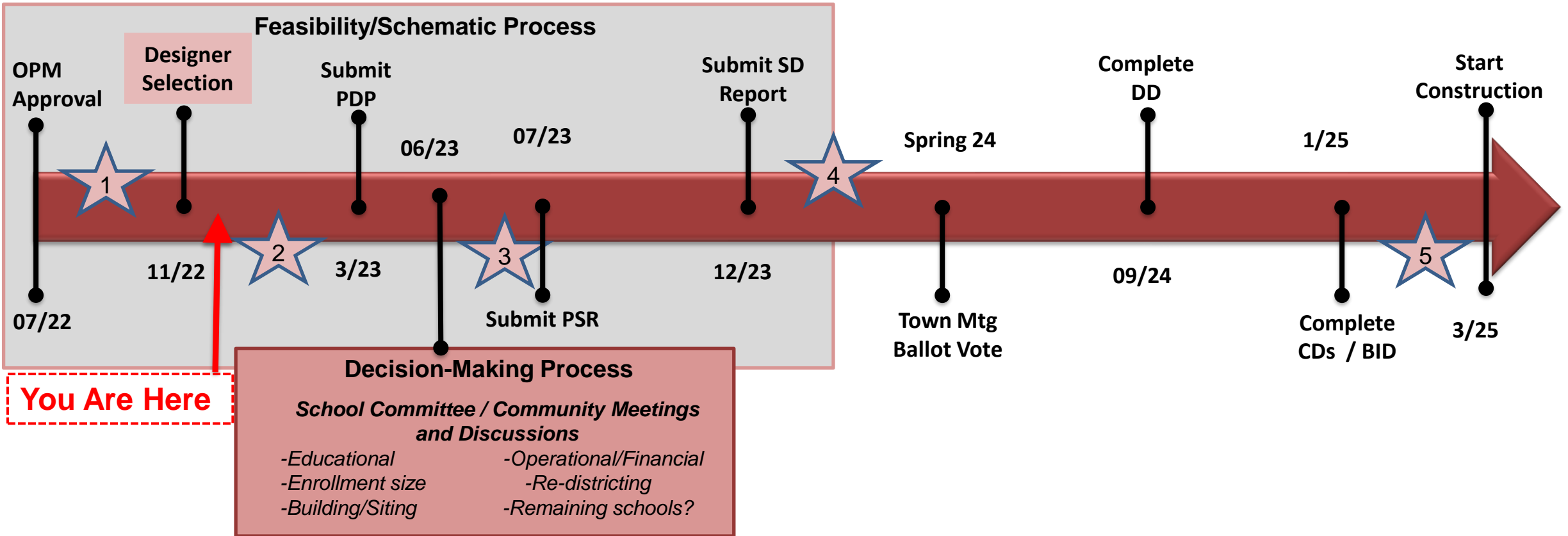
Plan for other
school(s)

Enrollment
Decision





MSBA FEASIBILITY / SCHEMATIC PROCESS & BEYOND **VERTEX**



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



MSBA Deliverables



Feasibility & Schematic Design Deliverables

Preliminary Design Program (PDP)

- **Visioning**
- **Educational Program**
- Initial Space Summary
- Evaluation of Existing Conditions & Facilities
- Site Development Requirements
- **Preliminary Evaluation options and siting options**
- **Submit to MSBA by 03/31/23**

Preferred Schematic Report (PSR)

- Continued Evaluation of Existing Conditions
- **Detailed Options Analysis & Evaluation**
ALL enrollment scenarios
- Short-list Options
- Preferred Solution
- **FINAL DECISION regarding consolidation**
- **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**

 Heavy District / SC involvement and/or decisions



PUBLIC & PTO MEETINGS FEEDBACK / FAQs



- CPM and the SBRC held Community Kick-off meeting on 9/28 and since have presented at Avery, Oakdale, Greenlodge, and Riverdale PTO meetings.
- Upcoming PTO meetings at the ECEC school on 12/13
- Questions asked most frequently:
 - Who makes the final decision re: which option moves forward?
 - Who decides which site to use?
 - Who decides if schools are consolidated?
 - How are the options narrowed down?
 - Is redistricting a possibility?
 - Will the enrollments offered by the MSBA be enough to account for future growth?
 - What are current classroom sizes? Will that change if schools are consolidated?
 - What will happen with the existing buildings if schools are consolidated?
 - Where will the children attend school during construction?
 - Concern over losing the sense of “community” a smaller neighborhood school offers.
- SBRC are crafting responses and posting FAQs to the project website.



DESIGNER SELECTION UPDATE



- Module 2 of the MSBA Process (Forming the Project Team)
- Designer Selection is determined by MSBA's Designer Selection Panel (DSP)
 - DSP has sixteen (16) total members.
 - Thirteen (13) permanent members appointed by MSBA
 - Three (3) members assigned by District (Leon Goodwin, Melissa Pearrow, Michael Welch)
- Received (3) Proposals, Arrowstreet, Dore & Whittier, Jonathan Levi Architects (JLA)
- DSP voted for JLA to be the Designer for the Oakdale School on 11/15/22
- Currently negotiating fee and services for Feasibility and Schematic Design phase
- JLA met with SBRC on 12/5/22



DESIGNER INTRODUCTION

VERTEX®

JONATHAN LEVI ARCHITECTS

