



Facilities Master Plan

Individual School Update and Input Gathering Meetings

October 15, 22, 23, 2019



Agenda

- Introductions
- School Facility Projects Background
- Our Work Completed to Date
 - Educational Facility Assessments
 - Enrollment Analysis
- Community Engagement and Input
- Q & A

SMMA: Who We Are



Principal-in-Charge /
Educational Planner

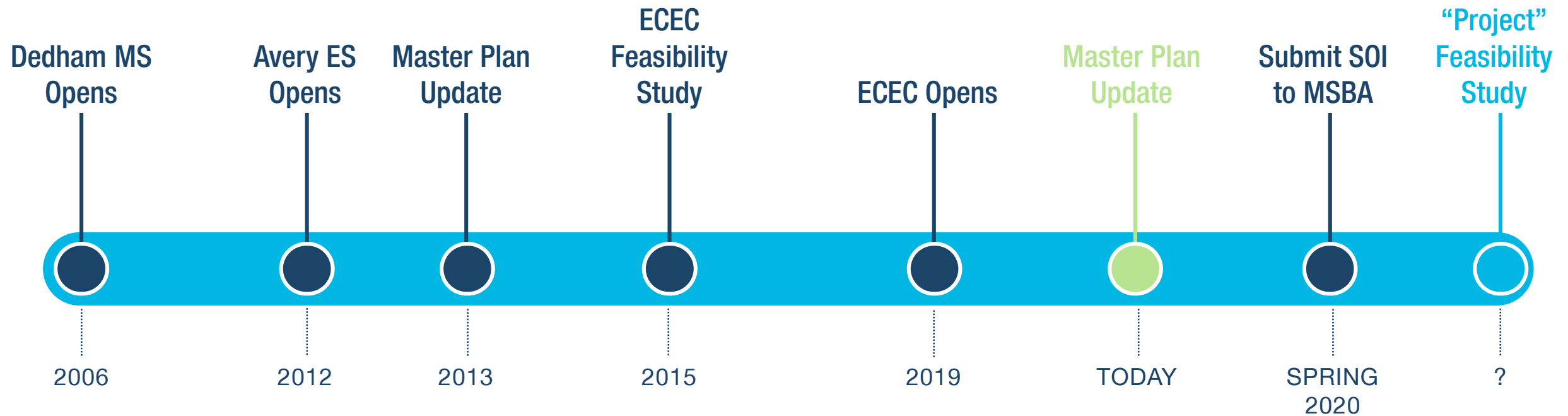
Philip Poinelli
FAIA, ALEP



Project Manager

Kristen M. Olsen
AIA, MCPPO

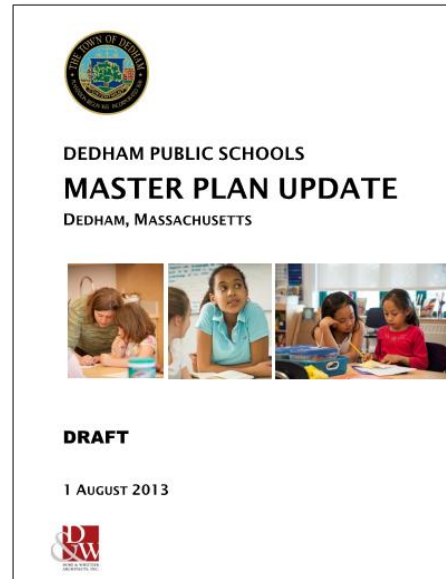
What brings us here today?



Prior Studies

2013 Master Plan Update

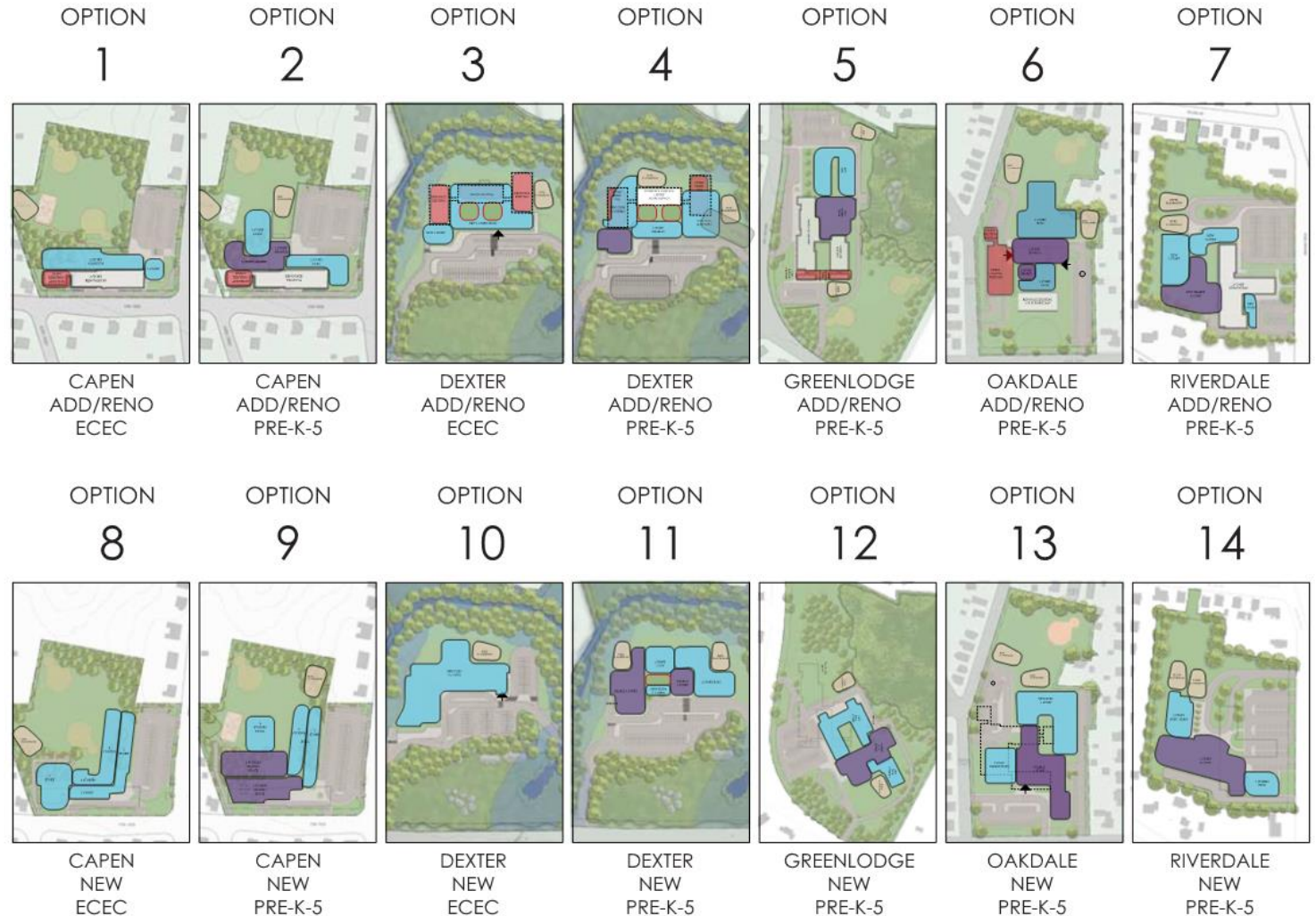
Dore and Whittier Architects



Reviewed many options!
*Resulted in the successful
prioritization and completion
of the new ECEC building.*

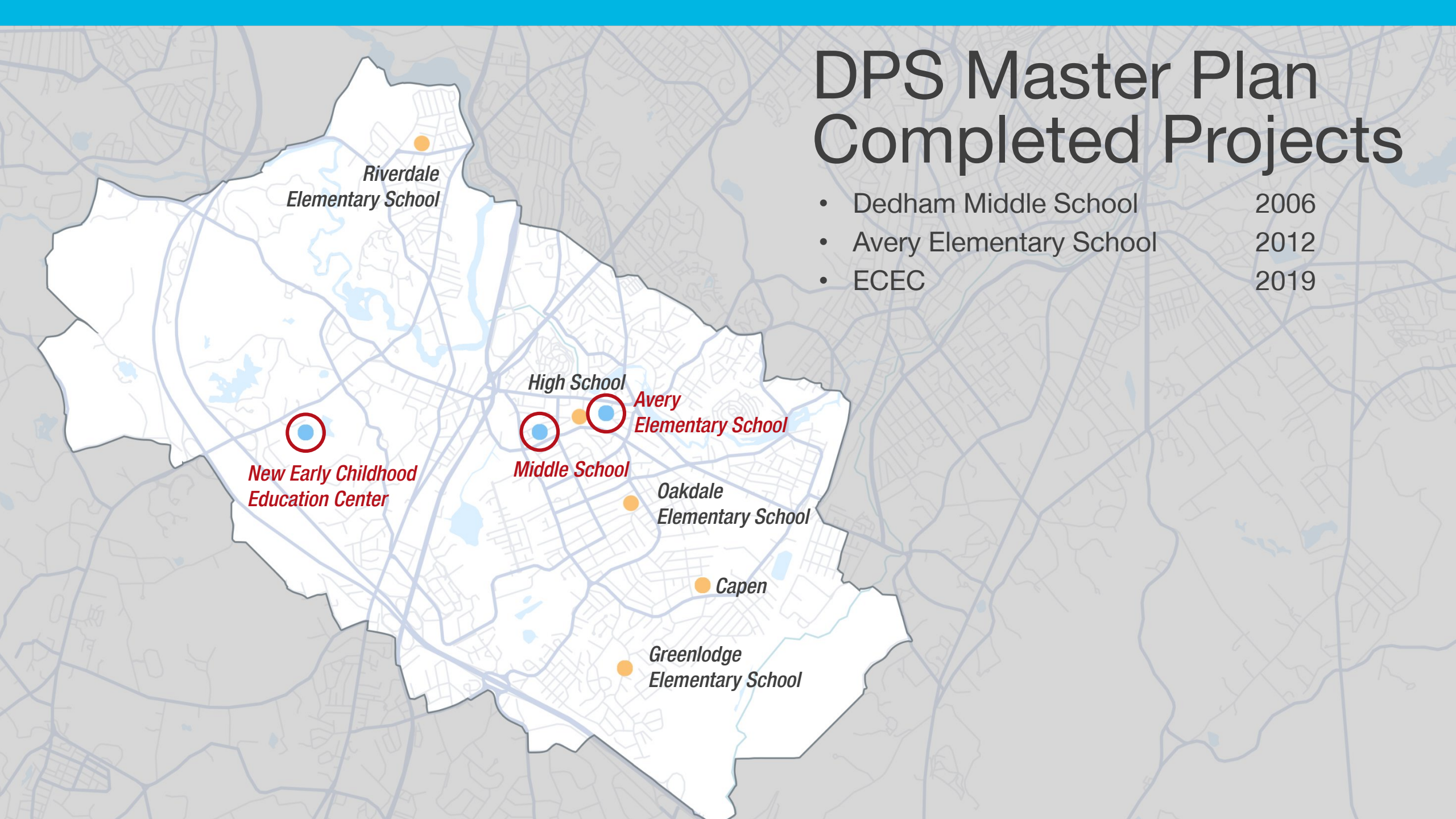
2015 ECEC Feasibility Study

KBA Architects



DPS Master Plan Completed Projects

- Dedham Middle School 2006
- Avery Elementary School 2012
- ECEC 2019



Charge for Current Study

- Riverdale Elementary
- Oakdale Elementary
- Greenlodge Elementary
- Dedham High School

**Riverdale
Elementary School**

High School

**Avery
Elementary School**

**New Early Childhood
Education Center**

Middle School

**Oakdale
Elementary School**

Capen

**Greenlodge
Elementary School**

Massachusetts School Building Authority – 2016 School Survey Report

District	School	Type	Year Founded	2016/2017 Enrollment	Total GSF	SF/Student	Classroom Count	Students/Classroom	Building Conditions Rating	Capacity Rating	General Environmental Rating
Dedham	Avery	ES	2012	308	61,000	116.8	-	-	-	-	-
Dedham	Dedham High	HS	1969	739	307,323	415.9	72	10.3	1	Under	1
Dedham	Dedham Middle School	MS	2006	631	162,000	256.7	-	-	-	-	-
Dedham	Early Childhood Center	PreK/K	1931	282	26,000	92.2	-	-	-	-	-
Dedham	Greenlodge	ES	1955	278	51,084	183.8	19	14.6	2	Average	1
Dedham	Oakdale	ES	1902	272	53,524	179.8	21	13.0	3	Average	1
Dedham	Riverdale	ES	1920	183	37,299	203.8	16	11.4	2	Average	1

Scoring Rubric (Ratings 1 – 4) *best to poorest*

1. Building Condition

2. General Environment

- Learning Environments
- Building Safety
- Universal Accessibility
- Academic Sufficiency
- Program Sufficiency
- Instructional Technology

3. Capacity Utilization

- Underutilized (less than 80% capacity utilization)
- Average Utilization (between 80% - 125% capacity utilization)
- Over Utilization (equal to or greater than 125 % -capacity utilization)

http://www.massschoolbuildings.org/programs/school_survey

Massachusetts School Building Authority – 2016 School Survey Report

District	School	Type	Year Founded	2016/2017 Enrollment	Total GSF	SF/Student	Classroom Count	Students/Classroom	Building Conditions Rating	Capacity Rating	General Environmental Rating
Dedham	Avery	ES	2012	308	61,000	116.8	-	-	-	-	-
Dedham	Dedham High	HS	1969	739	307,323	415.9	72	10.3	1	Under	1
Dedham	Dedham Middle School	MS	2006	631	162,000	256.7	-	-	-	-	-
Dedham	Early Childhood Center	PreK/K	1931	282	26,000	92.2	-	-	-	-	-
Dedham	Greenlodge	ES	1955	278	51,084	183.8	19	14.6	2	Average	1
Dedham	Oakdale	ES	1902	272	53,524	179.8	21	13.0	3	Average	1
Dedham	Riverdale	ES	1920	183	37,299	203.8	16	11.4	2	Average	1

Scoring Rubric (Ratings 1 – 4) *best to poorest*

1. Building Condition

2. General Environment

- Learning Environments
- Building Safety
- Universal Accessibility
- Academic Sufficiency
- Program Sufficiency
- Instructional Technology

3. Capacity Utilization

- Underutilized (less than 80% capacity utilization)
- Average Utilization (between 80% - 125% capacity utilization)
- Over Utilization (equal to or greater than 125 % -capacity utilization)

http://www.massschoolbuildings.org/programs/school_survey

Massachusetts School Building Authority – 2016 School Survey Report

District	School	Type	Year Founded	2016/2017 Enrollment	Total GSF	SF/Student	Classroom Count	Students/Classroom	Building Conditions Rating	Capacity Rating	General Environmental Rating
Dedham	Avery	ES	2012	308	61,000	116.8	-	-	-	-	-
Dedham	Dedham High	HS	1969	739	307,323	415.9	72	10.3	1	Under	1
Dedham	Dedham Middle School	MS	2006	631	162,000	256.7	-	-	-	-	-
Dedham	Early Childhood Center	PreK/K	1931	282	26,000	92.2	-	-	-	-	-
Dedham	Greenlodge	ES	1955	278	51,084	183.8	19	14.6	2	Average	1
Dedham	Oakdale	ES	1902	272	53,524	179.8	21	13.0	3	Average	1
Dedham	Riverdale	ES	1920	183	37,299	203.8	16	11.4	2	Average	1

Scoring Rubric (Ratings 1 – 4) *best to poorest*

1. Building Condition

2. General Environment

- Learning Environments
- Building Safety
- Universal Accessibility
- Academic Sufficiency
- Program Sufficiency
- Instructional Technology

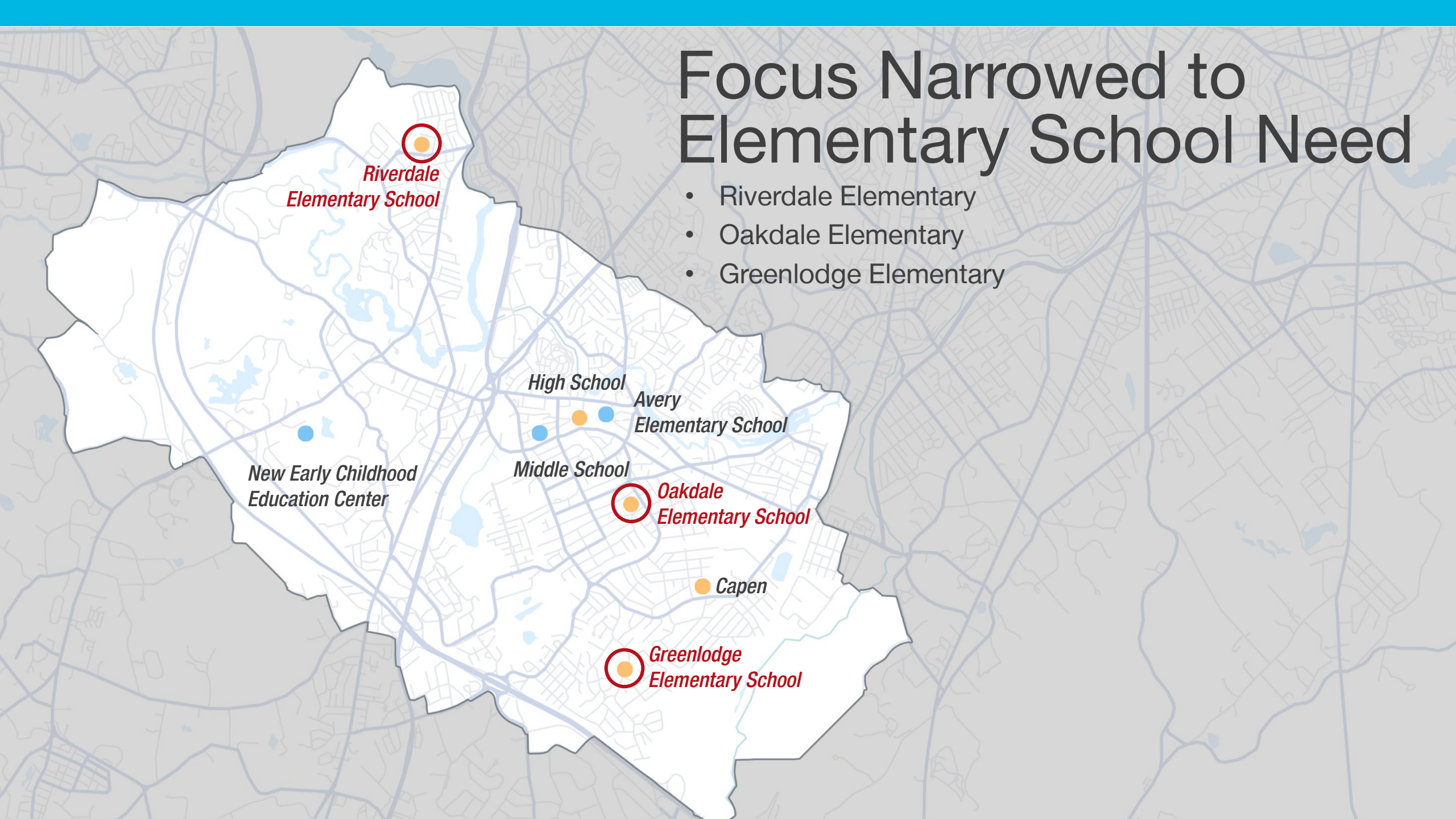
3. Capacity Utilization

- Underutilized (less than 80% capacity utilization)
- Average Utilization (between 80% - 125% capacity utilization)
- Over Utilization (equal to or greater than 125 % -capacity utilization)

http://www.massschoolbuildings.org/programs/school_survey

Focus Narrowed to Elementary School Need

- Riverdale Elementary
- Oakdale Elementary
- Greenlodge Elementary



Riverdale Elementary School



Quick Facts

- Built in 1921
- Additions in 1930 & 1970
- 172 Students
- Historic Status – none
- Modest Site Size
- Classrooms are undersized
- Traditional Layout



Oakdale Elementary School



Quick Facts

- Built in 1902
- Additions in 1951 & 1970
- 271 Students
- Historic Status – none
- Modest Site Size
- Classrooms are undersized
- Traditional Layout



Greenlodge Elementary School

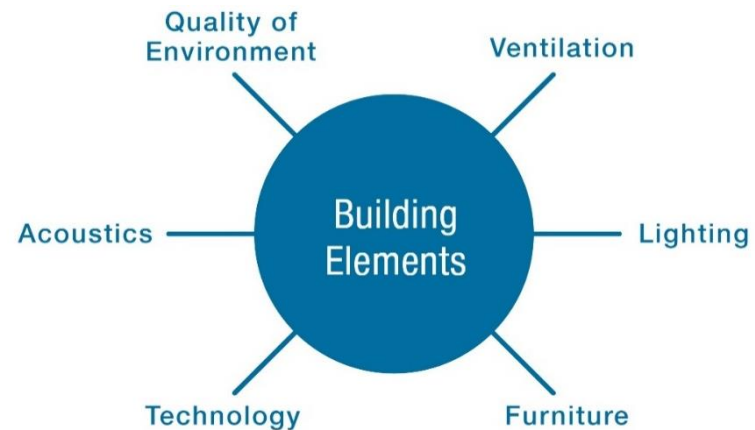
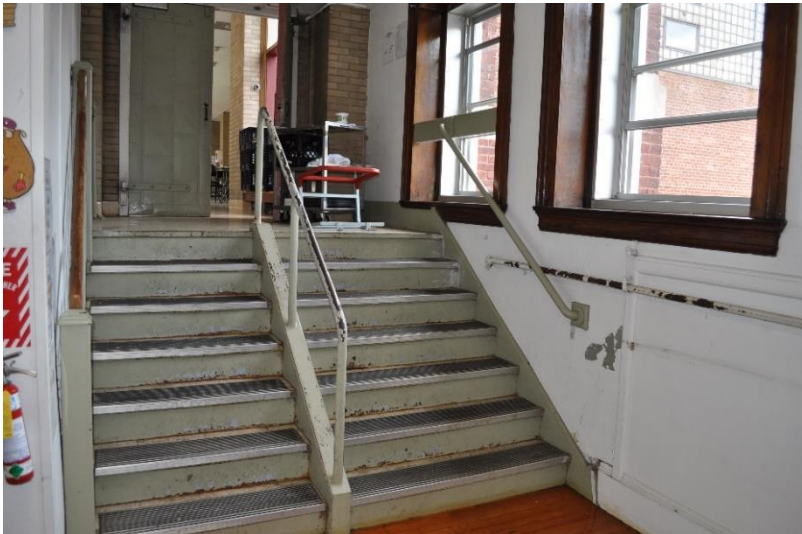
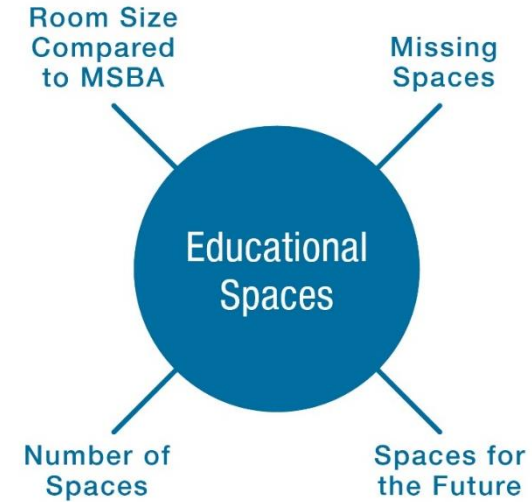


Quick Facts

- Built in 1955
- Additions 1961 & 1970
- 247 Students
- Large Site (partially hilly)
- Traditional Layout



Measuring Educational Facility Effectiveness



Educational Spaces

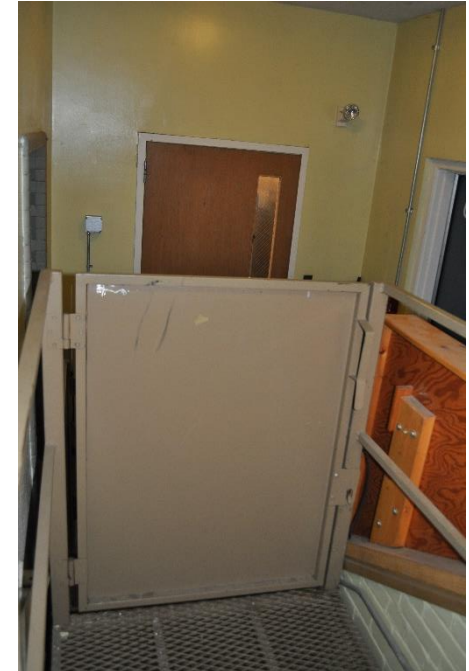
Conditions at the three schools vary somewhat but generally:

- Classroom vary in sizes: Some meet MSBA Guidelines but oldest buildings have significantly small rooms
- No cafeteria (meals in classrooms)
- Undersized gym, undersized libraries in 2 schools
- Numerous issues with building conditions that impede teaching and learning:
lighting, temperature, ventilation, acoustics
- Issues related to safe and secure learning environments
- Need for additional Special Education spaces



Building Elements

- Limited handicapped access to significant parts of the building
- Wood construction in two of the oldest buildings, including stairs
- Numerous other issues of accessibility
- Obsolete mechanical heating and ventilation system, no air conditioning
frequently too hot / too cold for teaching and learning
- Inadequate electrical systems
- Obsolete plumbing systems, lack of automatic fire protection
- Window replacement needed
- Cosmetic issues
floors, ceilings, walls (work might be categorized as minor)



2016 Facility Condition Assessment EMC Corp

FACILITY CONDITION ASSESSMENT

Prepared for
Town of Dedham Schools
100 Whiting Avenue
Dedham, Massachusetts 02026



FACILITY CONDITION ASSESSMENT
OF
DEDHAM-GREENLODGE ELEMENTARY SCHOOL
191 GREENLODGE STREET
DEDHAM, MA 02026

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com
EMG CONTACT:
C. Martin Nowland, PE, CEM
Program Manager
908-793-8461
mnowland@nowlandservices.com

EMG PROJECT #:
121711.16R000-007.322

DATE OF REPORT:
December 23, 2016

ONSITE DATE:
November 9, 2016

FACILITY CONDITION ASSESSMENT

Prepared for
Town of Dedham Schools
100 Whiting Avenue
Dedham, Massachusetts 02026



FACILITY CONDITION ASSESSMENT
OF
DEDHAM-OAKDALE ELEMENTARY SCHOOL
147 CEDAR STREET
DEDHAM, MASSACHUSETTS 02026

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:
Bill Champion
Program Manager
800.733.0660 x6234
bchampion@emgcorp.com

EMG PROJECT #:
121711.16R000-009.322

DATE OF REPORT:
December 27, 2016

ONSITE DATE:
November 10, 2016

FACILITY CONDITION ASSESSMENT

Prepared for
Town of Dedham Schools
100 Whiting Avenue
Dedham, Massachusetts 02026



FACILITY CONDITION ASSESSMENT
OF THE
DEDHAM-RIVERDALE ELEMENTARY SCHOOL
143 NEEDHAM STREET
DEDHAM, MASSACHUSETTS 02026

PREPARED BY:
EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

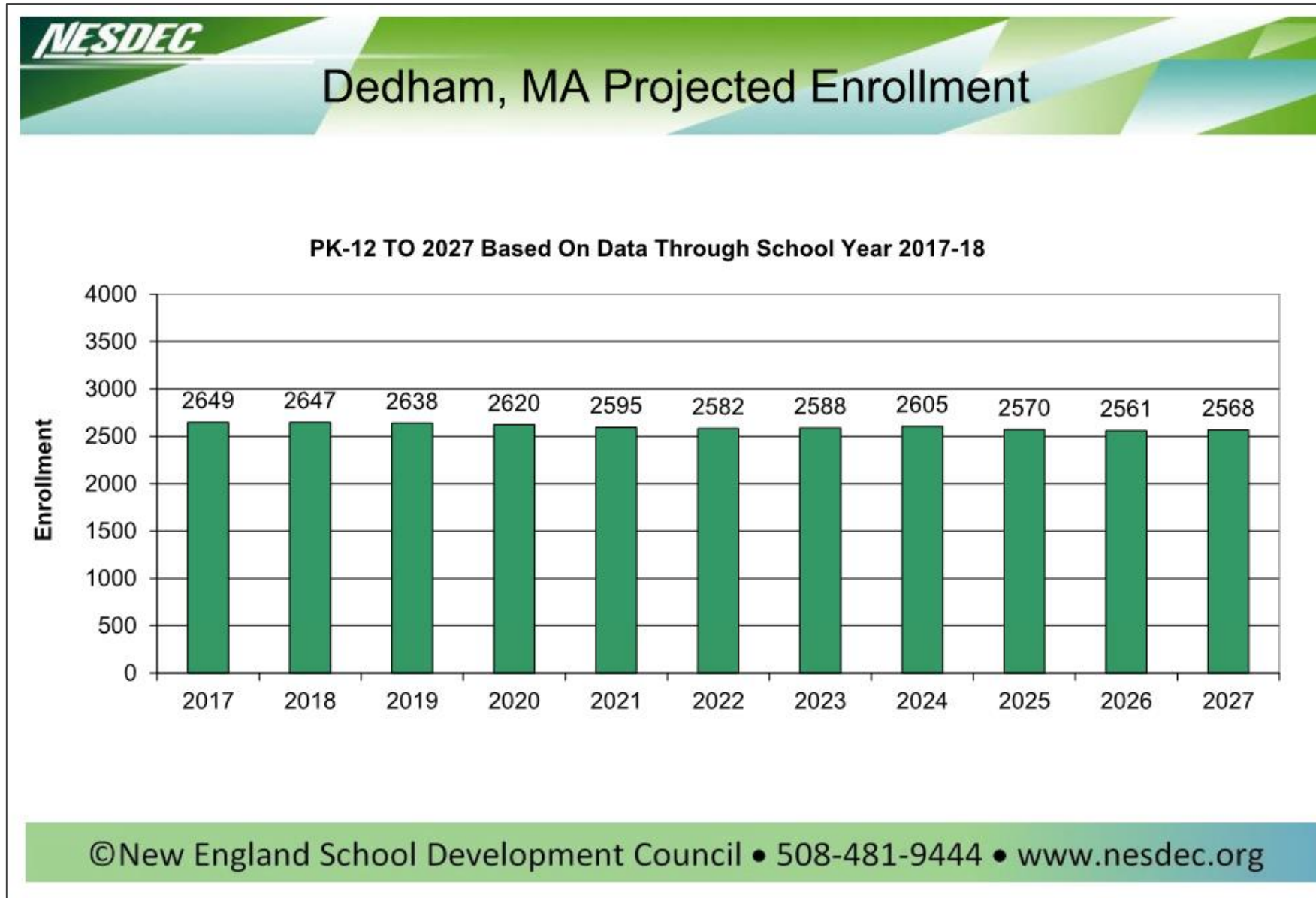
EMG CONTACT:
Bill Champion
Program Manager
800.733.0660 x6234
bchampion@emgcorp.com

EMG PROJECT #:
121711.16R000-010.322

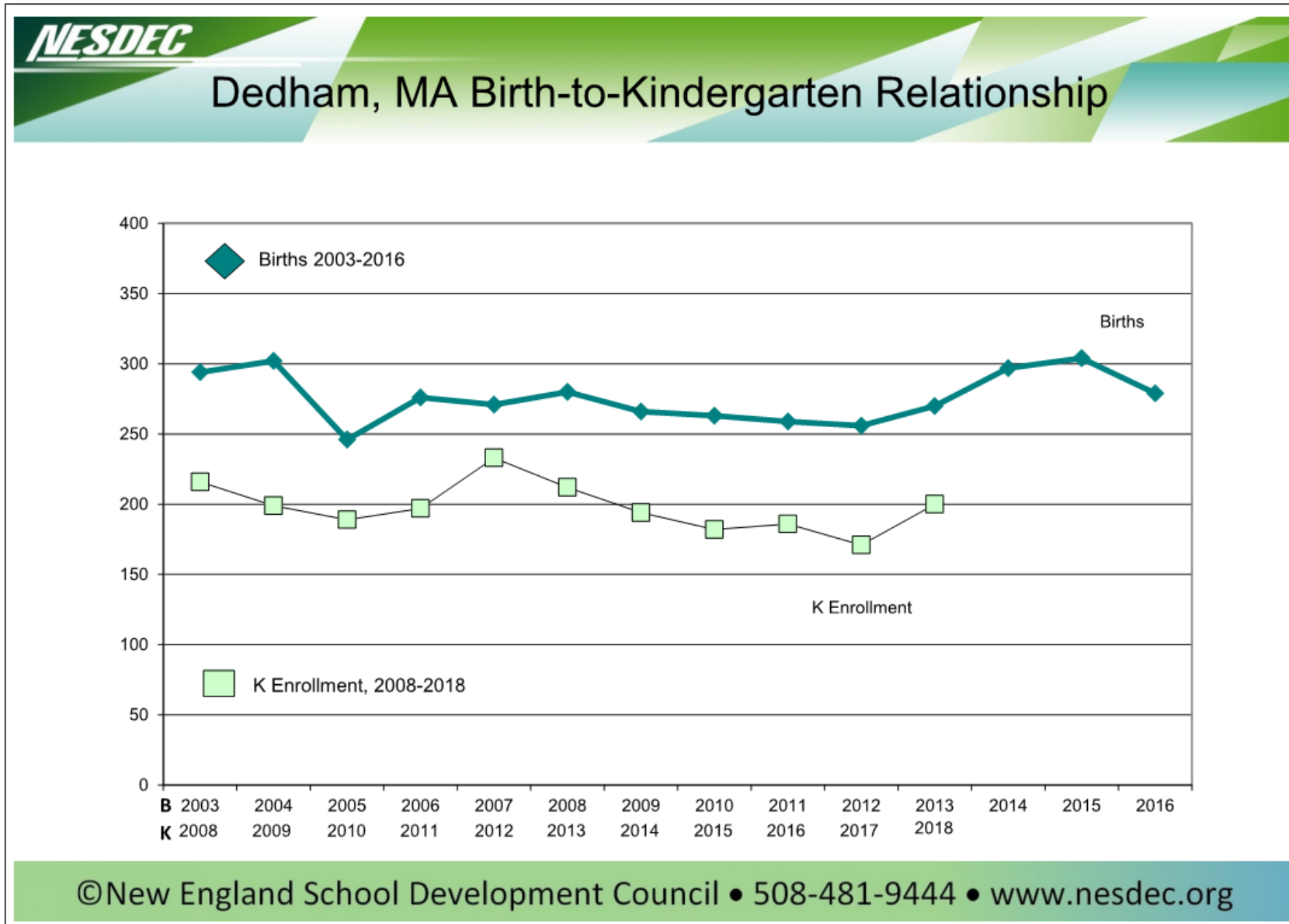
DATE OF REPORT:
January 5, 2017

ONSITE DATE:
November 14, 2016

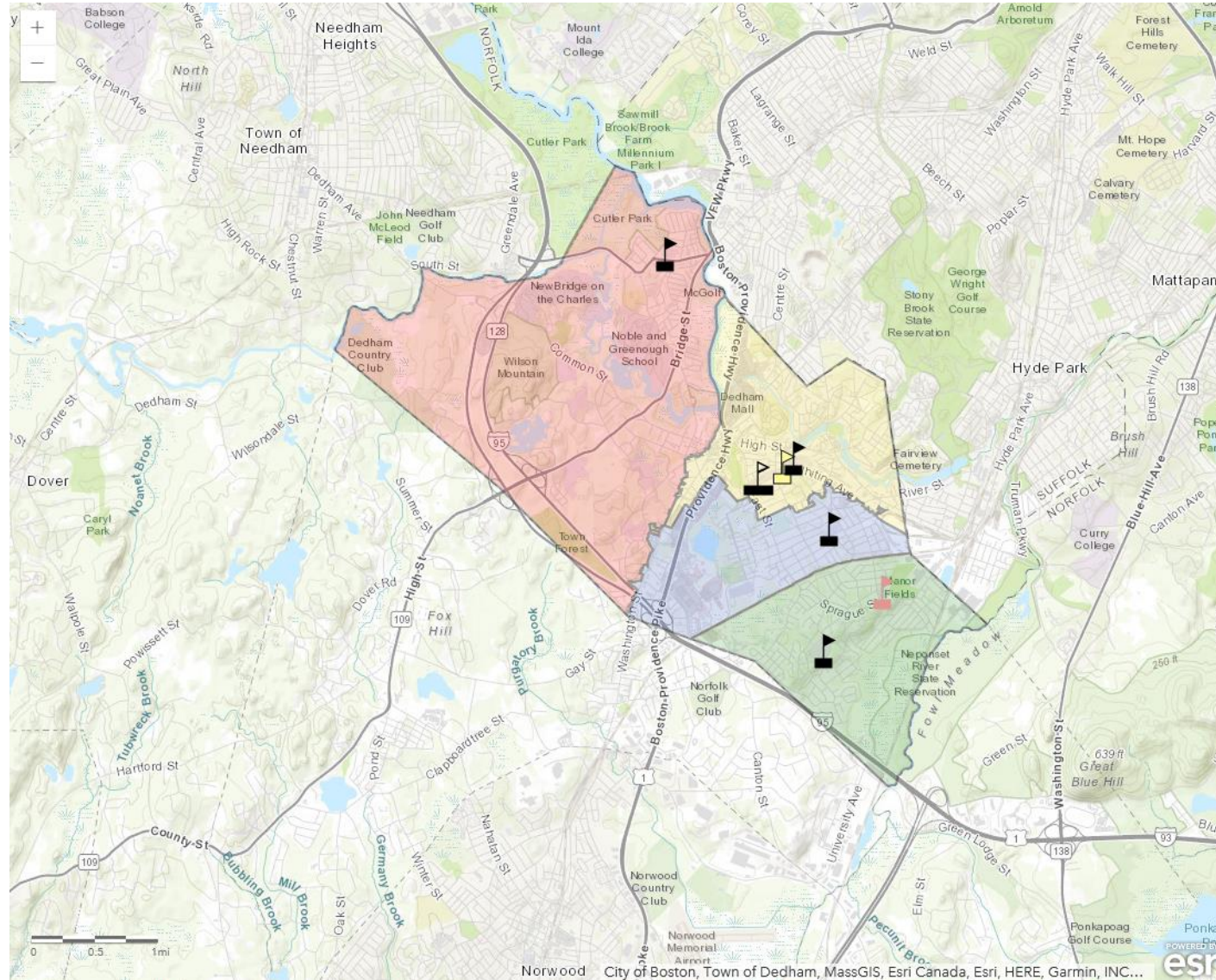
Enrollment Projections



Birth Rate



Current Elementary School Districts



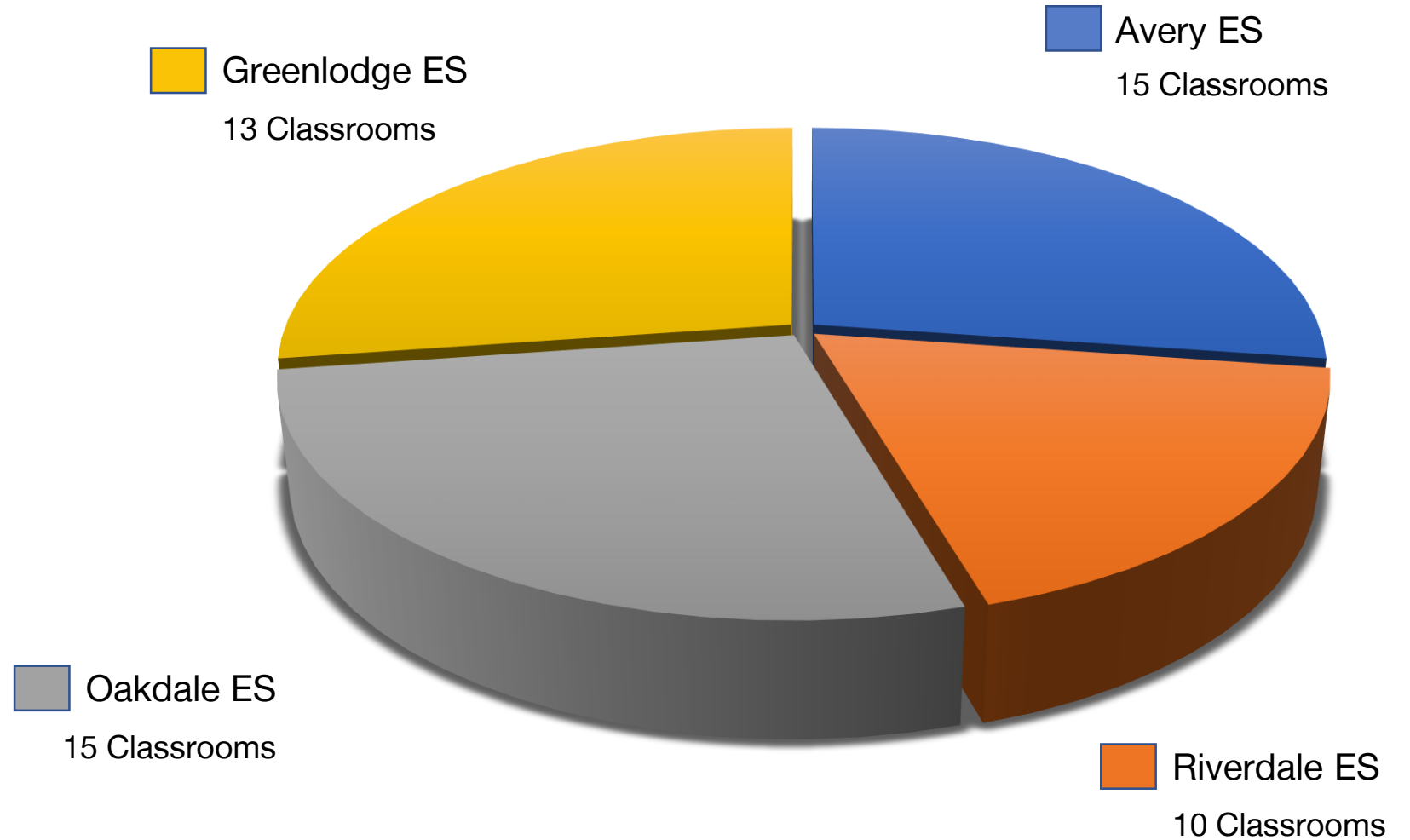
Current ES Schools/Classrooms

Mostly Undersized Classrooms

Total:

53 Classrooms

994 Students



2018-29: ES Classroom Need


Assumes:


23 Students/Classroom (MSBA Guidelines)

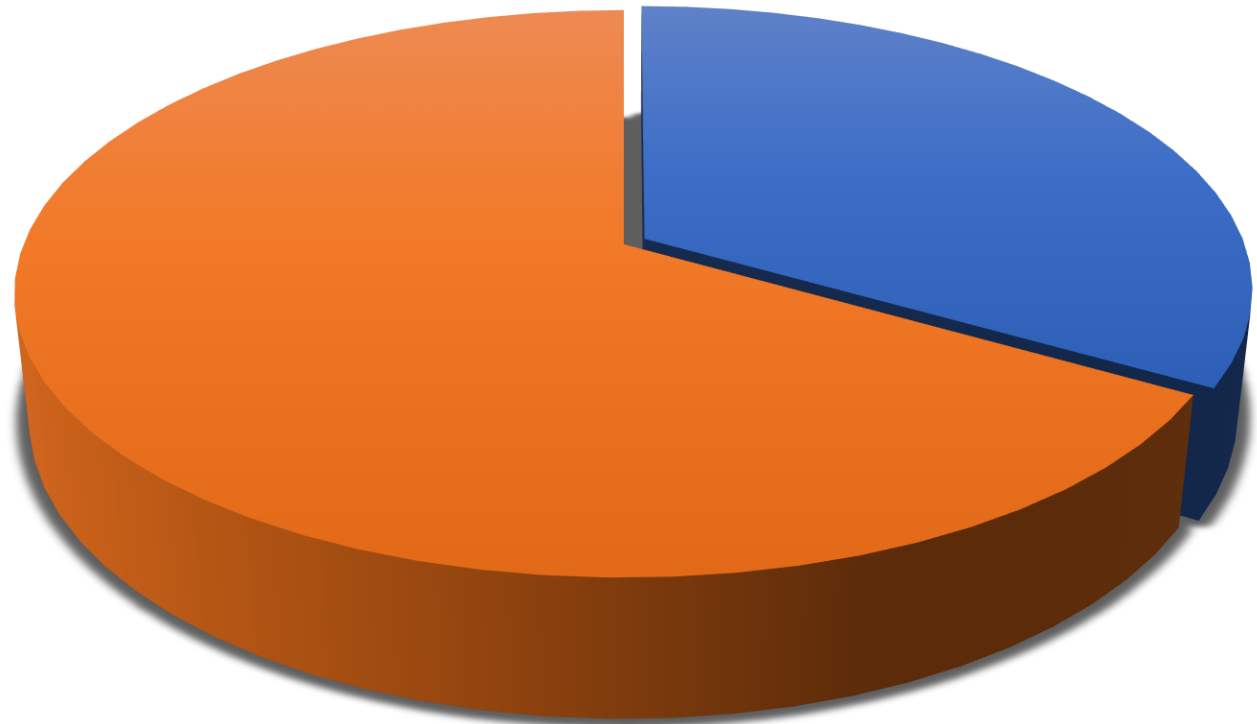
Total:

46 Classrooms

1,060 Students

 All Other ES
31 Classrooms

 Avery ES
15 Classrooms
345 Students



2018-29: ES Classroom Need

	Current				2028 - 29 Needs w/ MSBA Criteria		
	2018-19 Population	Classrooms / Grade	Total Classrooms	Average Class Size	Class Size	Classrooms / Grade	Population
Avery	304	3	15	20.3	23	15	345
Riverdale	172	2	10	17.2	23	31	715
Oakdale	271	3	15	18	23		
Greenlodge	247	3	14	17.6	23		
	994	11	54	18.4		46	1,060

What We've Learned

- Riverdale, Oakdale and Greenlodge Elementary Schools are DPS' next greatest capital improvement need
- Enrollment Projections show a recent increase at Kindergarten and warrants close monitoring
- 31 Classrooms are needed to accommodate projected Elementary School enrollment as Avery accounts for 15

MSBA Statement of Interest (SOI) Process

- Submitting an SOI is the first critical step in the MSBA's program to partially fund the construction, renovation, addition or repair of municipally owned school facilities located in cities, towns and regional school districts.
- The SOI allows districts to inform us (MSBA) about deficiencies that may exist in a local school facility and how those deficiencies inhibit the delivery of the district's educational program.
- Core (Capital) Program vs. Accelerated Repairs
- Initially identify one school but may be asked to document all three schools

MSBA Statement of Interest (SOI) Priorities

1. Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children.
2. Elimination of **existing severe overcrowding**;
3. Prevention of the **loss of accreditation**;
4. Prevention of **severe overcrowding expected** to result from increased enrollments, which must be substantiated;
5. Replacement, renovation or **modernization of school facility systems**, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility;
6. **Short term enrollment** growth;
7. Replacement of or addition to **obsolete buildings** in order to provide a full range of programs consistent with state and approved local requirements; and
8. Transition from **court-ordered** and approved racial balance school districts to walk-to, so-called, or other school districts.

MSBA Statement of Interest (SOI) Process

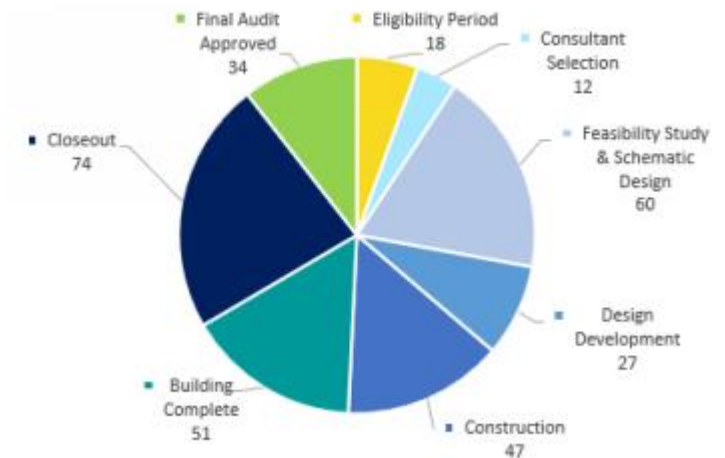
January 2020: SOI period opens

April 2020: SOI period closes

- Review SOI for Completeness
- Review SOI and accompanying documents for content
- Conduct Senior study visits if required
- Recommend SOIs for initiation into Eligibility Period

Typically MSBA releases accelerated repair projects in June/July and Core Program (CP) Projects in **December**.

Capital Pipeline Overview



2018 (70) CP SOI's Submitted,
12 invited into Eligibility

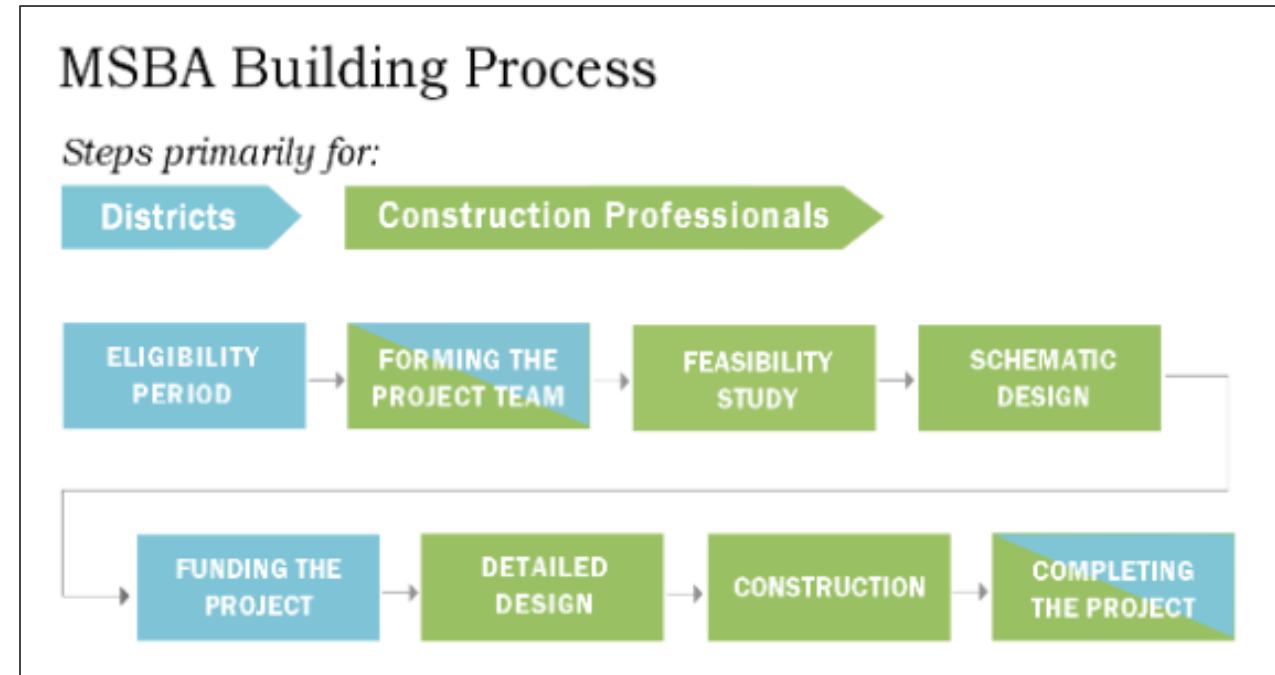
2019 (83) CP SOI's Submitted

Feasibility Study

- With the Owner's Project Management and Designer in place:
The District and its team collaborate with the MSBA to document their educational program / initial space summary, document existing conditions, develop and evaluate alternatives, and recommend the most cost effective and educationally appropriate preferred solution
- Test alternative sites, site solutions
- Possibly explore alternative school sizes (populations)
- Select a preferred solution
- At this stage, the project becomes reimbursable

MSBA Building Process

- SOI Process: Approx. 12 months
- Eligibility Period: Approx. 10 months
- Feasibility Study: Approx. 9 months
- Schematic Design: Approx. 6 months
- Development Design: Approx. 5 months
- Construction Documents: Approx. 8 months
- Construction– Approx: 24 months
- Close Out– Approx: 3 months
- Total: 77 months (6.5 years) - Assumes an “Invitation” based on the SOI initial submission



Community Engagement and Input

- Fall Meetings
 - **Meeting 1: October 2019**
at each School
Building Conditions, Site(s), Enrollment
Community Priorities and Goals
- SOI Development
 - **Meeting 2: December 9, 2019**
Workshop at ECEC
Review of Community Input Received
Options & Discussion
 - **Meeting 3: January 13, 2020**
Follow-up & Development of Direction
Elements of the SOI



Q & A

*Riverdale
Elementary School*

*New Early Childhood
Education Center*

High School

*Avery
Elementary School*

Middle School

*Oakdale
Elementary School*

Capen

*Greenlodge
Elementary School*

