NEW DALE STREET SCHOOL PROJECT

Medfield, MA

Public Forum Questions & Answers

August 13, 2020

The responses below provide a brief outline/summary of some of the facts and circumstances in response to questions raised at the School Committee's Public Forum held on August 13, 2020.

Project Website: Dale Street School Project

Does MSBA require space for expansion? (Could an entire grade level be accommodated in this required percentage for expansion?)

Answer: The MSBA requires that projects provide for a future 15% expansion in classroom space only. This square footage would not accommodate an entire grade level. The square footage in the MSBA Guidelines for a school's common spaces (i.e. Cafeteria, Media Center, Gym, Administrative Spaces) are designed to support the increase in student population resulting from a 15% increase in classroom space.

Is there cost data available for the demolition of the existing Dale Street School? Are these costs included in the costs of the Design Options presented?

Answer: The cost to take down the additions to the 1941 Dale Street School building is $1,394,351 and to take down the entire school is $1,796,896. Mothballing costs would be $910,000 to do a portion of the building and to mothball the entire building would be $1,311,076. The costs are based on DCAMM Guidelines for long-term mothballing of a building and are not necessarily indicative of the scope the Town would proceed with during this project. They serve as an estimate until we can further define the scope if that option is preferred

Why are the costs for the Wheelock site Design Options higher?

Answer: Factors contributing to the higher costs for the Wheelock site Design Options are:

1) The Wheelock site is a larger site and more land area is being developed thereby resulting in larger associated site development costs.
2) To support the new school, a new larger water main will be required down Elm Street from Phillip Street (approximately 1 mile)
3) The drives and parking in front of the Wheelock School have been replaced to improve vehicular circulation and student drop off for both buildings.
4) The replacement of two new athletics fields are included which the Dale Street School site cannot accommodate.

The $12-14 million premium indicated for a Grades 3-5 configuration doesn't reflect the differences in chart between the Grades 3-5 and Grades 4-5 configuration which nears $20 million some cases.

Answer: The chart reflects the cost range associated with the 2 different delivery methods, Design-Bid,-Build (DBB) and Construction Management at Risk (CMR) with the low end of the range being DBB and the high end of the range being CMR. Based on the current project schedule, the DBB method will most likely be used which has a lower cost premium and therefore the range will be within the $12-14 million differential.

PRELIMINARY ALTERNATIVES
CONCEPTUAL COSTS SUMMARY

			PSR (JULY '20)	
SITE	SCOPE	GRADE CONFIG.	ESTIMATED CONSTR. COST	ESTIMATED PROJECT COST
Dale Street Site	Base Repair	4-5	$27-31 M	$34-41 M
	Addition/ Renovation	4-5	$60-64 M	$76-80 M
		3-5	$70-76 M	$88-96 M
	New	4-5	$54-58 M	$68-73 M
		3-5	$66-72 M	$83-91 M
Wheelock Site	New	4-5	$58-61 M	$72-76 M
		3-5	$71-76 M	$90-95 M

Note: Conceptual cost estimates. Should be used for comparative purposes only.
Cost ranges are based on Design Bid Build (DBB) and Construction Manager at Risk (CMR).

PSR: 3-5 GRADE CONFIGURATION PREMIUM – APPROX. $12-14 M

How many additional classrooms will there be in the 3-5 grade configuration versus the 4-5 grade configurations?

Answer: There will be 13 classrooms per grade. The 3-5 grade configuration will have 39 classrooms and the 4-5 grade configuration will have 26 classrooms.

Is the tax impact in total or per year? Is it a 30-year bond?

Answer: These costs reflect the average tax impact total per year. The bond will likely be a 30-year bond.

Realizing a Wheelock School renovation/addition or replacement project will be needed in the future, could the future project add more classrooms to accommodate a 3-grade school which would ultimately achieve the Grades 1-5 campus that is currently being contemplated?

Answer: In theory, yes, however, the Dale Street School is the focus of this study, not the Wheelock School. While current impacts to Wheelock are being studied as part of this effort, the future disposition of the Wheelock School cannot be projected at this time and the space standards for that project (perhaps in 20 years) may change drastically between now and that future project.

Can the number of students per classroom be provided under each of the Design Options with current and projected total enrollments per grade District-wide numbers?

Answer: The following chart provides enrollment projects per year through the year 2028. Included on the diagrams below the chart are the number of students on site, including Memorial School and Wheelock School dependent on site, at the opening of school in Fall 2024.

MSBA Enrollment Projection – Medfield (Updated)

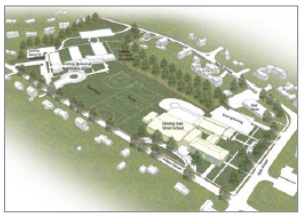
Base Enrollment Projections

YEAR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	K-1	2-3	4-5	6-8	9-12
1993	193	229	195	176	185	166	168	135	128	135	136	111	107	2,064	422	371	351	431	489
1994	240	204	234	194	169	182	168	164	141	121	136	134	115	2,202	444	428	351	473	506
1995	213	248	207	239	198	173	183	163	163	123	117	134	135	2,296	461	446	371	509	509
1996	221	233	255	207	249	203	182	175	165	143	120	116	133	2,402	454	462	452	522	512
1997	203	235	243	263	211	256	206	172	175	149	153	119	113	2,498	438	506	467	553	534
1998	242	220	245	244	267	213	261	203	167	175	144	147	120	2,648	462	489	480	631	586
1999	211	253	226	245	255	264	209	255	195	157	176	143	150	2,739	464	471	519	659	626
2000	236	232	257	228	248	258	265	205	249	190	156	178	142	2,844	468	485	506	719	666
2001	245	246	238	251	232	249	259	262	201	223	186	152	173	2,917	491	489	481	722	734
2002	206	262	247	244	251	231	246	249	256	187	219	187	154	2,939	468	491	482	751	747
2003	239	213	257	251	244	250	236	241	244	241	186	221	180	3,003	452	508	494	721	828
2004	233	247	222	257	257	245	249	232	238	225	241	181	220	3,047	480	479	502	719	867
2005	202	242	240	221	259	260	244	247	228	226	217	244	179	3,009	444	461	519	719	866
2006	203	220	238	248	220	263	254	237	247	213	223	213	243	3,022	423	486	483	738	892
2007	201	209	221	245	254	224	261	244	239	240	213	230	208	2,989	410	466	478	744	891
2008	173	202	216	222	248	259	226	260	248	229	235	215	221	2,954	375	438	507	734	900
2009	204	190	208	224	234	250	262	221	256	243	231	235	212	2,970	394	432	484	739	921
2010	163	203	194	214	222	232	248	256	218	240	235	226	236	2,887	366	408	454	722	937
2011	173	179	201	199	214	225	233	239	249	201	233	237	227	2,810	352	400	439	721	898
2012	146	183	186	205	199	222	225	233	237	237	195	231	240	2,739	329	391	421	695	903
2013	157	158	177	189	206	197	216	216	228	222	231	197	232	2,626	315	366	403	660	882
2014	148	170	163	186	197	208	202	216	213	226	220	231	199	2,579	318	349	405	631	876
2015	168	162	171	170	187	202	208	200	212	198	219	218	231	2,546	330	341	389	620	866
2016	176	183	174	174	178	191	215	207	204	207	196	220	218	2,543	359	348	369	626	841
2017	174	193	195	183	183	182	195	218	209	199	209	191	229	2,560	367	378	365	622	828
2018	183	187	202	201	188	188	189	196	218	206	200	208	189	2,555	370	403	376	603	803
2019	194	199	195	210	208	192	194	189	196	212	205	199	210	2,602	393	405	400	579	825
2020	223	211	208	203	217	212	198	194	189	190	210	203	200	2,660	435	411	430	581	804
2021	233	243	221	216	210	222	219	198	194	184	189	209	205	2,741	476	437	432	610	786
2022	228	254	254	229	224	214	228	219	198	188	182	188	211	2,817	482	483	438	645	769
2023	235	248	265	264	237	228	221	229	219	192	187	181	189	2,895	483	529	466	668	749
2024	242	255	259	275	273	242	235	221	228	213	191	186	183	3,003	497	535	515	685	772
2025	248	263	267	269	285	279	250	235	221	222	211	189	187	3,126	511	536	564	706	810
2026	253	270	274	277	279	291	287	250	235	215	220	210	191	3,252	523	552	570	772	836
2027	259	276	282	285	287	285	300	287	250	228	213	219	211	3,381	534	567	572	836	872
2028	264	281	288	293	295	293	293	300	287	243	227	212	221	3,496	545	581	588	880	902
10 yr avg	169	181	187	195	201	210	219	220	224	218	217	219	221	2,682	350	382	411	664	876
5 yr avg	168	176	180	184	190	195	204	209	214	210	213	211	216	2,568	343	364	385	627	849
2 yr avg	179	190	199	192	186	185	192	207	214	203	205	200	209	2,558	369	391	371	613	816
5 yr proj	223	231	229	224	219	214	212	206	199	193	195	196	203	2,743	454	453	433	617	787
10 yr proj	238	250	251	252	251	246	242	232	222	209	204	199	201	2,997	488	504	497	696	812

GRADE CONFIGURATION
BUILDING/SITE DESIGN: DALE STREET SITE

GRADES 4-5

Alternative A Base Repair Renovation
(426 students) (515 students in 2024)

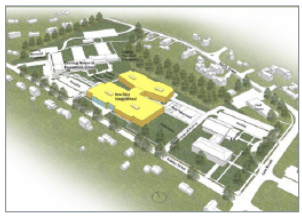


+ 471 students at Memorial in K-1
= 986 - student campus

Alternative B1 Addition/Renovation
(575 Students)

Alternative E1 New Construction
(575 Students)

Alternative E1.3 New Construction
(575 Students)

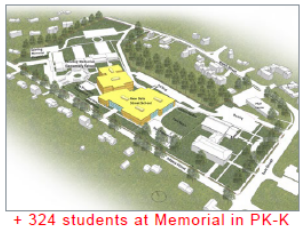


+ 471 students at Memorial in K-1
= 1,046 - student campus

GRADES 3-5

Alternative B2 Addition/Renovation
(860 Students)

Alternative E2 New Construction
(860 Students)



+ 324 students at Memorial in PK-K
= 1,184 - student campus

Alternative E2.3 New Construction
(860 Students)

Student Enrollment 2024

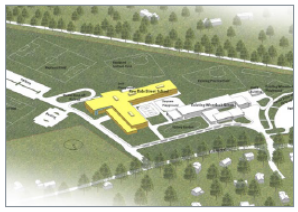
Pre-K	0 - 108
Kindergarten	216
Grade 1	255
Grade 2	259
Grade 3	275
Grade 4	273
Grade 5	242

GRADE CONFIGURATION
BUILDING/SITE DESIGN: WHEELOCK SITE

GRADES 4-5

Alternative G1 New Construction
(575 Students)

Alternative J1 New Construction
(575 Students)

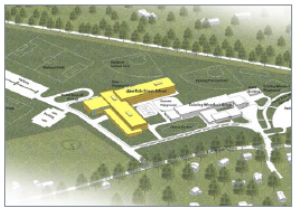


+ 534 students at Wheelock in Grades 2-3
= 1,109 - student campus

GRADES 3-5

Alternative G2 New Construction
(860 Students)

Alternative J2 New Construction
(860 Students)



+ 514 students at Wheelock in Grades 1-2
= 1,374 - student campus

Student Enrollment 2024

Pre-K	0 - 108
Kindergarten	216
Grade 1	255
Grade 2	259
Grade 3	275
Grade 4	273
Grade 5	242

The debt service coming off the books does not automatically decrease tax responsibility for Medfield residents.

Response: This statement is inaccurate. When a debt override is paid in full, it is taken off the books and automatically decreases the tax burden as opposed to operating cost overrides which stay on the books.

Considering the new school is required to be built to serve the town for a minimum of 50 years, this could not be a more compelling reason to go net zero energy.

Response: Sustainability is a major goal for this project. MSBA will reimburse an additional 2% if the project exceeds MA Energy Code by 20%. As project costs are a significant concern, the Project Team will be performing a Life Cycle Cost Analysis on the preferred option which will analyze initial costs, operating costs and TEAC calculations (Total Equivalent Annual Cost) to determine a fiscally responsible yet sustainable solution. Decisions regarding the selection of systems will occur during the next phase.

Has there been any consideration in the Wheelock site's cost model to utilize or improve common spaces that already exist in the Wheelock School versus building all new in the new school? For example, the Wheelock School has two gyms. Does a new gym need to be built?

Answer: The gyms at Wheelock would not meet today's standards for gyms and are not sized to accommodate an increase in student population. A new gym is needed for the new school. The Design Team is working with the Space and Educational Guidelines developed by the MSBA which dictate a gym and a size for the gym. The new gym will be larger than what currently exists at the Wheelock School. Additionally, a new gym would satisfy the District/Town's needs to have an additional, larger gym in Town to accommodate community sports instead of having to drive to nearby Towns that can accommodate the basketball games that Medfield currently cannot.

In the Preliminary Alternatives Chart, it shows new construction at the Dale Street site being LESS expensive than a renovation/addition. How is his possible if demolition to Dale, even in parts, costs so much?

Answer: An addition/renovation project requires multiple phases that will extend the construction schedule up to a year longer than a new construction project. In addition to the phasing costs, temporary facilities are needed to accommodate the spaces taken offline for renovation. This increases costs due to the extended timeframe and the expense of multiple relocations of students/teachers to accomplish the addition/renovation while the school remains occupied.

To cover the 3-5 grade configuration premium of $12-14 million, do the members of the School Committee plan to adjust future annual District budgets to help offset the premium? Or propose more modest annual budgets than we have seen in the past few years? Will schools see cuts in support for educational programming because of this premium?

Answer: The District's Operational Budget and the Construction Budget are funded from different sources. The project is a capital expenditure and will not be paid for with Operational Budget cuts.

Using enrollment numbers from 2017-2018, a 3-5 grade configuration at Wheelock (meaning a campus of grades 1-5) increases student enrollment on the Wheelock site from 378 to 936, more than doubling its size and rivaling Blake MS and the High School enrollment (993). What specific data has been identified and what specific plans have already been discussed to protect the neighborhoods around the Wheelock site due to increases in traffic, parking, after school activities, etc.?

Answer: For enrollment projection data, refer to the response above. MSBA's enrollment projections for the two grade configurations utilize a 20-year projection which is 60 and 70 students higher than the 2024 projections for Grades 4-5 and Grades 3-5, respectively. The placement of the proposed new school on the Wheelock site, is set back behind the Wheelock School which allows for significantly more on-site queuing space, minimizing the traffic impact on neighbors. Traffic studies have not been able to be completed due to schools being closed. However, intersection improvements are being studied to further mitigate the impact on neighbors. It is important to keep in mind that all school buses for the District stop at all the elementary schools. Approximately 90% of students ride buses which mitigates vehicular traffic significantly.