



ARROWSTREET

**DALE STREET SCHOOL**  
WHEELOCK NEIGHBORHOOD COMMUNITY FORUM

MEDFIELD, MA  
2 NOVEMBER 2020

PREPARED FOR  
 MEDFIELD PUBLIC SCHOOLS



## AGENDA /

### 1 DALE STREET SCHOOL PROJECT

- » Project Team
- » Existing School
- » Learning at Dale

### 2 WHY THE WHEELOCK SITE?

- » Community Input & Meeting to Date
- » Site Analysis
- » Pros and Cons of Dale and Wheelock
- » School Building Committee Decisions to Date

### 3 PREFERRED SCHEMATIC ALTERNATIVE

- » New Dale School at Wheelock Site
- » Aerial Tour

### 4 INITIAL TRAFFIC STUDY

### 5 PROJECT COSTS

- » Preliminary Estimates
- » Potential Tax Impact to Medfield Residents

### 6 YOUR FEEDBACK

# DALE STREET PROJECT

# DALE STREET PROJECT

## PROJECT TEAM

### SCHOOL BUILDING COMMITTEE

MSBA REQUIRES MEMBERS WITH SPECIFIC EXPERTISE

#### PERMANENT PLANNING AND BUILDING COMMITTEE

**MICHAEL QUINLAN**  
Chair, Permanent Planning  
and Building Committee  
REPRESENTATIVE OF OFFICE  
AUTHORIZED BY LAW TO CONSTRUCT  
SCHOOL BUILDINGS

**TOM ERB**  
Permanent Planning and  
Building Committee

**MICHAEL WEBER**  
Permanent Planning and  
Building Committee

**WALTER KINCAID**  
Permanent Planning and  
Building Committee  
MEMBER OF COMMUNITY WITH  
ARCHITECTURE, ENGINEERING  
EXPERIENCE

**TIMOTHY BONFATTI**  
Permanent Planning and  
Building Committee

#### SCHOOL COMMITTEE

**LEO BREHM**  
School Committee  
SCHOOL COMMITTEE MEMBER

**ANNA MAE  
O'SHEA BROOKE**  
School Committee  
SCHOOL COMMITTEE MEMBER

#### SCHOOL DISTRICT

**JEFFREY MARSDEN**  
Superintendent  
SUPERINTENDENT OF SCHOOLS

**STEPHEN GRENHAM**  
Principal  
Dale Street School  
NON VOTING  
SCHOOL PRINCIPAL

**MICHAEL LAFRANCESCA**  
Director of Finance and  
Operations  
NON VOTING  
MEMBER KNOWLEDGEABLE IN  
EDUCATION MISSION AND FUNCTION  
OF FACILITY

#### BOARD OF SELECTMEN

**MICHAEL MARCUCCI**  
Board of Selectman  
LOCAL CHIEF EXECUTIVE OFFICER

**SHARON TATRO**  
Warrant Committee  
NON VOTING  
LOCAL BUDGET OFFICIAL OR MEMBER  
OF LOCAL FINANCE COMMITTEE

#### TOWN ADMINISTRATION

**KRISTINE TRIERWEILER**  
Town Administrator  
NON VOTING  
MCPPO CERTIFIED

**AMY COLLERAN**  
Director of Facilities  
NON VOTING  
LOCAL OFFICIAL RESPONSIBLE FOR  
BUILDING MAINTENANCE

#### OWNER'S PROJECT MANAGER

**LEFTFIELD**  
Owner's Project Manager

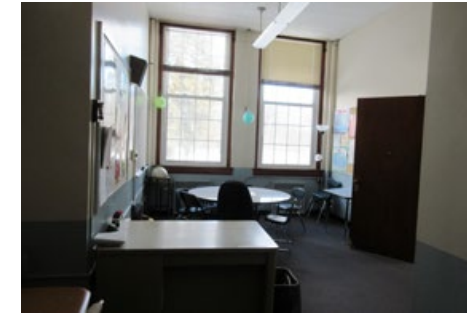
#### DESIGN TEAM

**ARROWSTREET**  
Architect

# DALE STREET PROJECT

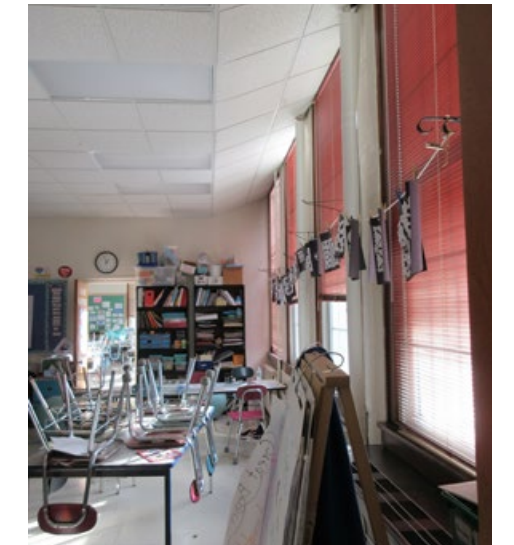
## EXISTING SCHOOL

1941 FORMER HIGH SCHOOL, 1969 ADDITION, 2000 MODULARS, INTERIOR SPACES: CLASSROOMS, HALLWAYS, MAKESHIFT SPACES, CAFETERIA



- Additional classrooms needed to support projected enrollment growth
- Classrooms are undersized, restricting flexible teaching approaches
- Need appropriate spaces for differentiated learning and Special Education
- Lack of space results in education occurring in hallways and makeshift spaces
- No acoustical separation between cafeteria and classrooms
- No direct access to Media Center/Library
- Lack of space for art and music programs

- Exterior repairs needed
- Poor thermal performance
- Heating and cooling systems are obsolete and need replacement
- Electrical system does not support modern technology
- Lack of accessibility
- Interior finishes are worn and in poor condition
- Maintenance and operating costs will continue to grow



# WHY THE DALE STREET PROJECT?

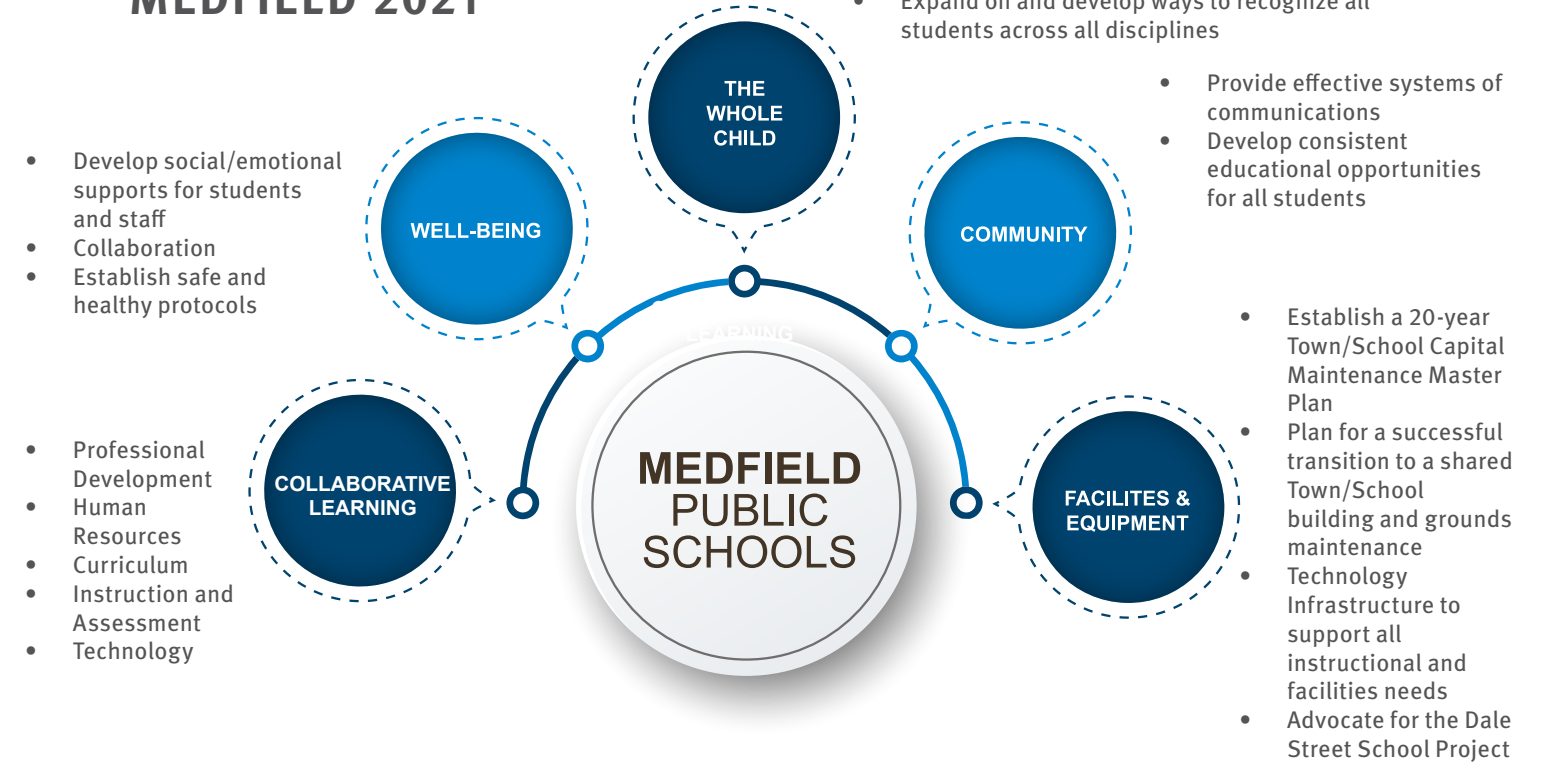
## LEARNING AT DALE



- Students are taught by homeroom teachers for all core content subjects (ELA, Math, Science, and Social Studies).
- Teachers use the ‘switch’ class model, where one teacher teaches a subject (e.g. Science) to their class and the switch class.
- A student-centered approach to learning. Teachers facilitate rather than lecture in the classroom.
- Students are expected to work collaboratively to solve problems and learn from each other.
- Science would have more opportunities with STEAM Labs.

- For children identified with special needs, it is important that every effort is made to meet the needs of children in an inclusive way.
- Most academic intervention and support takes place within the regular education classroom
- The project strives to create a school that supports the Medfield Public Schools’ philosophy of education and concepts and framework of Universal Design for Learning.
- Creating a school that works for everyone—not a single, one-size-fits-all solution but flexible approaches that can be customized and adjusted for individual needs.

### MEDFIELD 2021



# WHY THE WHEELLOCK SITE?

# PRELIMINARY DESIGN

## COMMUNITY INPUT AND MEETINGS TO DATE

### DECEMBER 9, 2019 COMMUNITY FORUM #1 VISIONING WORKSHOP

- MSBA Process and Educational Visioning Overview
- Priority Goals for Renovation or New School
- Future Ready Teaching and Learning
- Design Patterns
- Guiding Principles



### FEBRUARY 4, 2020 COMMUNITY FORUM #2 VISIONING WORKSHOP

- Review of Visioning Highlights
- Building Performance
- Blue Sky Ideas
- Open Discussion



### MARCH 9, 2020 COMMUNITY FORUM #3

- Review Educational Plan
- Discussion on Grade Configurations
- Site Selection Process
- Design Update
- Schedule Update



### MAY 19, 2020 COMMUNITY FORUM #4 (VIRTUAL)

- Grade Configuration Choice
  - Grades 3-5
  - Grades 4-5
- Site Selection
  - Dale Street site
  - Wheelock site
- Financial Impact
  - Conceptual Costs
  - Current Economic Environment & COVID-19



### AUGUST 13, 2020 SCHOOL COMMITTEE COMMUNITY FORUM (VIRTUAL)

- Grade Configuration
- Dale Street School Project Updates

### OCTOBER 14, 2020 COMMUNITY FORUM #5 (VIRTUAL)

- Why the Dale Street School Project?
- Preliminary Design and Alternatives
- Project Costs
- SBC Decision

### ONGOING SCHOOL BUILDING COMMITTEE AND SUBCOMMITTEE MEETINGS DURING FEASIBILITY TO DATE

(SBC MEETINGS IN BOLD)

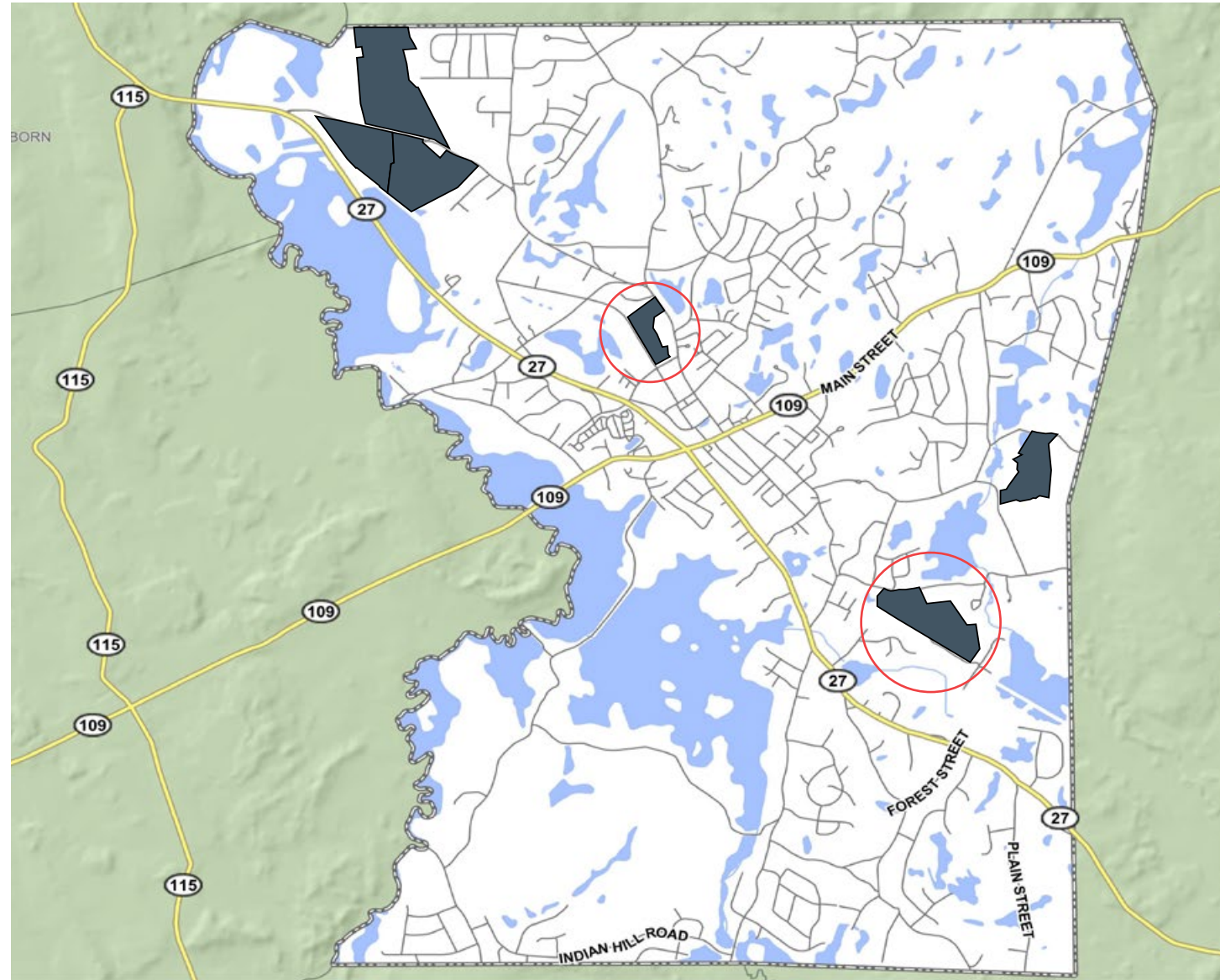
- October 22, 2020 (virtual)
- **October 21, 2020** (virtual)
- October 15, 2020 (virtual)
- October 6, 2020 (virtual)
- September 29, 2020 (virtual)
- **September 16, 2020** (virtual)
- **September 9, 2020** (virtual)
- **August 12, 2020** (virtual)
- August 10, 2020 (virtual)
- August 5, 2020 (virtual)
- July 29, 2020 (virtual)
- July 15, 2020 (virtual)
- **July 8, 2020** (virtual)
- **June 17, 2020** (virtual)
- June 2, 2020 (virtual)
- **May 27, 2020** (virtual)
- May 27, 2020 (virtual)
- May 14, 2020 (virtual)
- **May 13, 2020** (virtual)
- May 6, 2020 (virtual)
- April 29 (virtual)
- **April 22, 2020** (virtual)
- April 7, 2020 (virtual)
- **March 26, 2020** (virtual)
- **March 4, 2020**
- **February 26, 2020**
- **January 8, 2020**
- **December 17, 2019**
- **December 11, 2019**
- **November 13, 2019**



# PRELIMINARY DESIGN

## SITE ANALYSIS

**JANUARY TO FEBRUARY 2020**  
 SIX AVAILABLE SITES IDENTIFIED FOR ANALYSIS



TOWN OF MEDFIELD

**FEBRUARY 2020**  
 SELECTION OF TWO SITES FOR FOCUS AND FURTHER ANALYSIS



MEMORIAL AND DALE STREET SITE

- Site of existing Memorial and Dale Street school
- No preliminary legal or community use issues
- 17 acre site



EXISTING WHEELOCK SITE

- Site of existing Wheelock School
- No preliminary legal or community use issues
- 44 acre site

## PROS AND CONS

DALE STREET SCHOOL SITE		WHEELOCK SCHOOL SITE	
PROS	CONS	PROS	CONS
Closer proximity to downtown.	Larger school may impact traffic in downtown area.	New upper elementary education and recreation campus.	Traffic concerns mainly at South St. and Elm St. intersection. Traffic mitigation likely required.
Central location in town.	Transition challenges between school sites will remain.	Adjacency of Grades 2-5 will reduce the number of significant transitions between school sites.	Further from downtown and northern portions of town.
Genuine “fondness” for the school that has an appeal of a “neighborhood school”.	The site is tight – A larger building may impact the neighborhood feel.	Large site with substantial space around new building.	Future disposition of Dale Building will need to be determined.
	Smaller site limits athletic fields and outdoor play space for (2) schools.	Athletic fields may remain with space for new fields.	
	Smaller site limits parking and on-site vehicular circulation potentially spilling into neighborhood streets.	Ample parking and good site circulation for both schools and community events.	
	Teacher collaboration and shared resources are less efficient between schools.	Teacher collaboration and shared resources will be enhanced.	
	Flexibility is limited due to the small site. Limits future expansion for both schools.	Greater flexibility for future expansion for both schools.	
	Temporary modular classrooms are required during construction in the Add/Reno scheme.	Minimal disruptions to students; no temporary modulars; no phasing premium.	
Reuses existing Dale building.	Renovations are more costly and unpredictable than new construction.	Ease of construction, sufficient space for contractor activities.	Potential regulatory issues with archeological district requirements.
	More difficult and more expensive to achieve a high energy efficient building.	New construction allows for high performance building standards.	

# DALE STREET PROJECT

## SCHOOL BUILDING COMMITTEE DECISIONS TO DATE

### GRADE CONFIGURATION GRADES 4-5

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#### GRADE 4-5

- No changes to current grade configuration at Memorial, Wheelock, and Dale Street schools
- Smaller student populations
- Two grades requires smaller building and will be less expensive to build
- Potential to reduce traffic and parking impact on Dale Street school regardless of siting

### SITE SELECTION WHEELOCK SITE

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#### STUDENT WELL BEING

- Combined campus offers a smoother transition between grades supporting the District’s strategic initiative of student “Well Being”

#### TEACHER COLLABORATION

- Grades 2-5 staff on one campus allows for greater collaboration, a defined priority in the district’s strategic plan

#### TRANSPORTATION & SITE UTILITIES

- Does not increase nor decrease the number of buses during normal transportation load
- Combined campus with Wheelock makes travel between school easier for families
- Project will improve site circulation, parking, and stormwater management at the existing Wheelock School. Parking was a priority for the Educational and Community Visioning groups.

#### OUTDOOR SPACES

- Larger site provides more space for outdoor learning and physical education needs identified by both the Educational and Community Visioning groups. Outdoor classrooms and learning were identified as a key Guiding Design Principle
- New Dale building at Wheelock preserves open space adjacent to the Memorial School and Pfaff Building (Parks and Rec.)

#### FUTURE FLEXIBILITY

- Larger site at Wheelock provides more space for future expansion flexibility at either new Dale or Wheelock

### ALTERNATE SELECTION G1 – NEW CONSTRUCTION

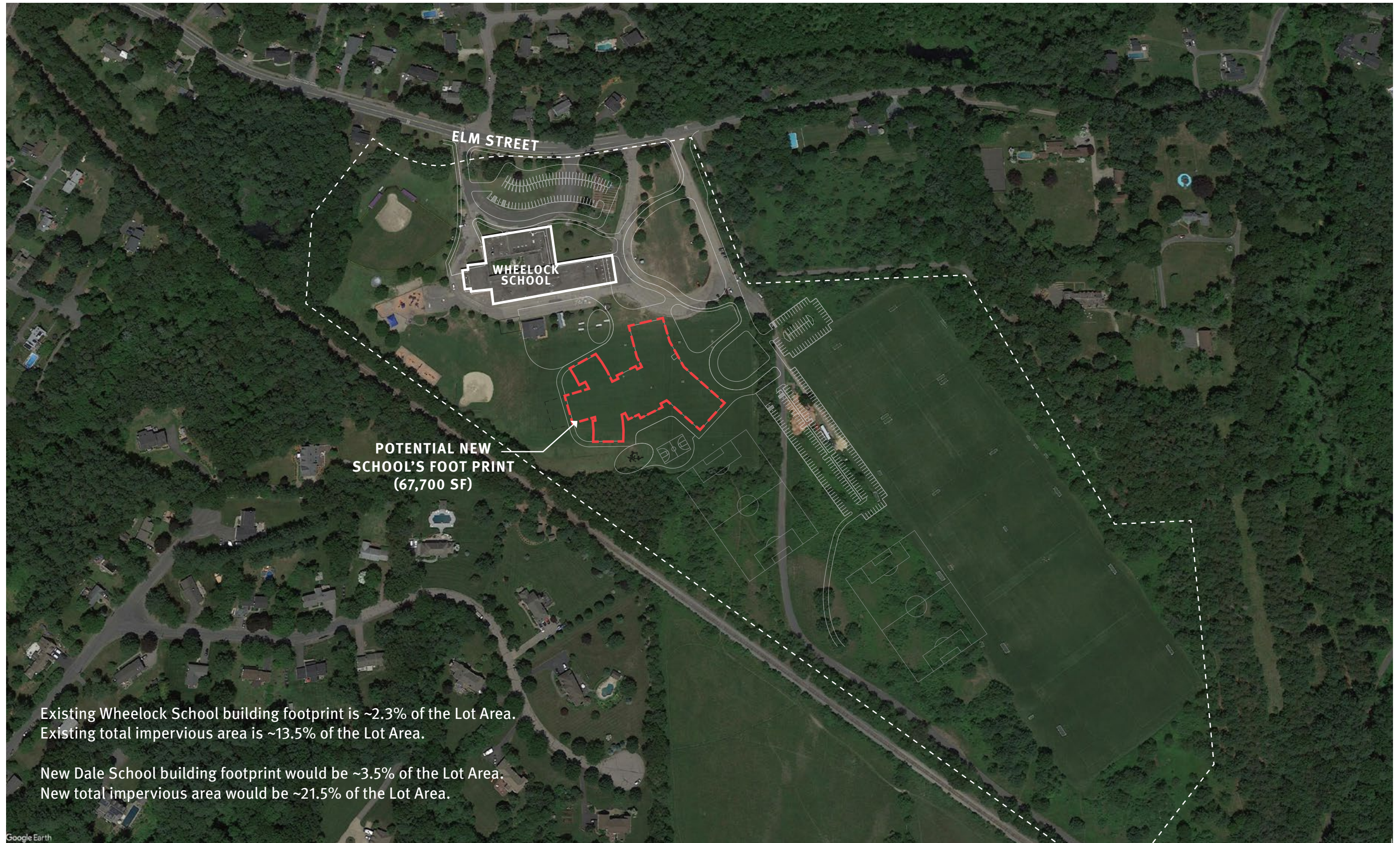
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#### DESIGN FOR EDUCATION

- Alternative locates classrooms in pods, creating neighborhood clusters to support education plan and priority from the Educational Visioning Group

# PREFERRED SCHEMATIC ALTERNATIVE

# THE WHEELOCK SCHOOL SITE



Existing Wheelock School building footprint is ~2.3% of the Lot Area.  
Existing total impervious area is ~13.5% of the Lot Area.

New Dale School building footprint would be ~3.5% of the Lot Area.  
New total impervious area would be ~21.5% of the Lot Area.

# DEVELOPMENT OF ALTERNATIVES

## ALTERNATIVE FOR WHEELLOCK SITE



### G1 WHEELLOCK SITE NEW CONSTRUCTION ALTERNATIVE

Grade 4-5 Students	
Renovation Gross Area	—
New Construction Gross Area	98,200 GSF
Est. Total Gross Area	~98,200 GSF
Est. Total Construction Cost	\$60,366,000
Est. Total Project Cost	\$77,331,000
Est. Construction Length	20-24 months
Site	~44 acres
Est. Parking Spaces	242

#### SITE

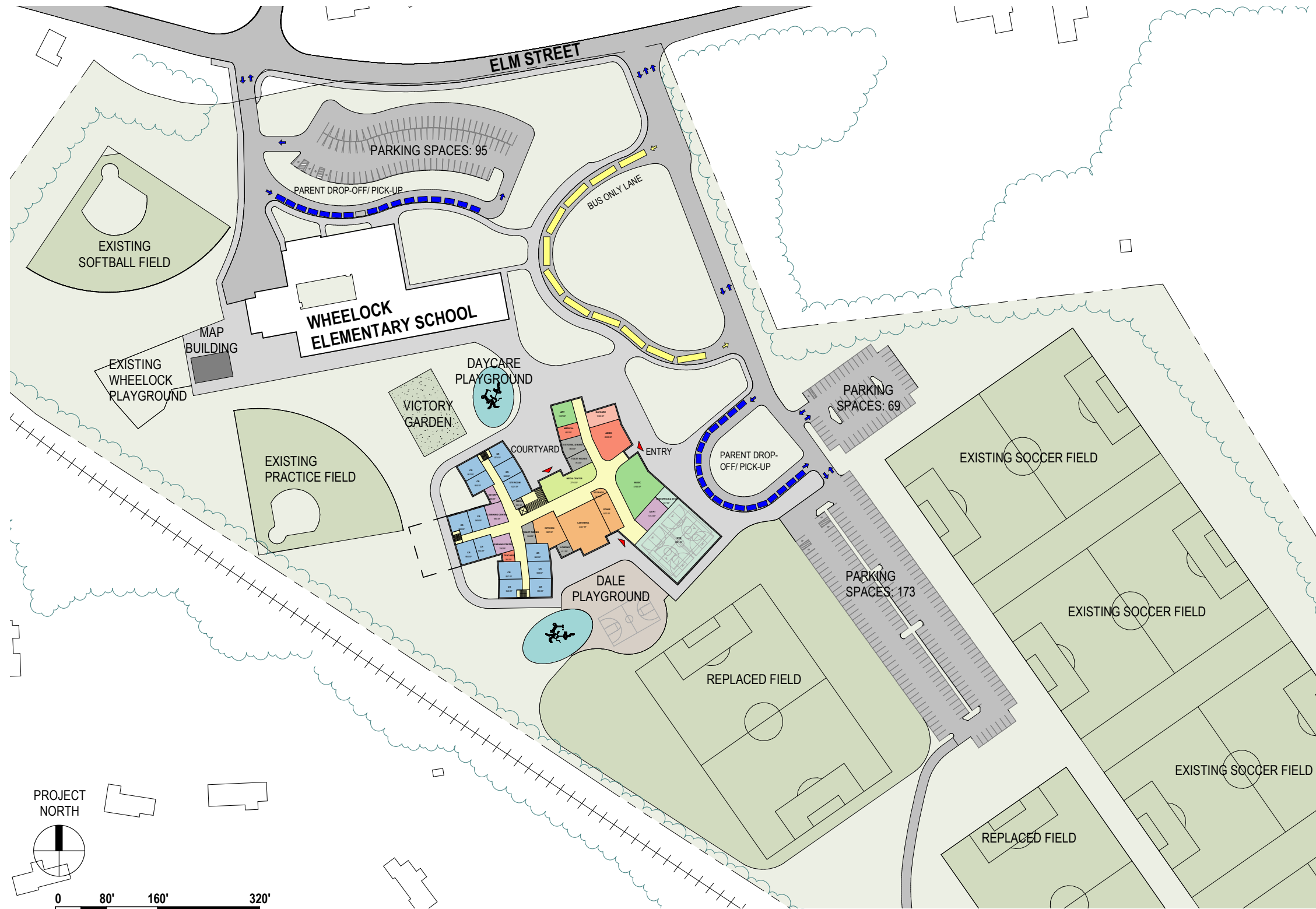
- Existing softball field and practice field remains in place
- Parking can meeting zoning requirements
- Relocates two playing fields on site

#### PHASING ISSUES

- Relocates the MAP Building
- Existing parking for Wheellock School and soccer field will be temporarily relocated
- Wheellock School will be in use during construction

# DEVELOPMENT OF ALTERNATIVES

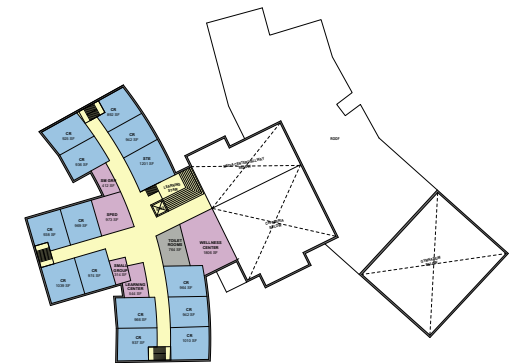
## ALTERNATIVES FOR DALE STREET SITE



### G1 WHEELOCK SITE NEW CONSTRUCTION ALTERNATIVE

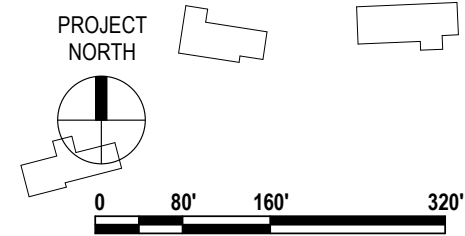
#### EDUCATIONAL PROGRAM & BUILDING

- New Building fully meets educational program
- Students would remain at Dale until New Dale at Wheelock is complete
- 2-story building



**LEVEL 2**

**SITE & LEVEL 1**



# AERIAL TOUR

## G1 ALTERNATIVE AT WHEELOCK SITE



VIEW LOOKING SOUTH



# AERIAL TOUR

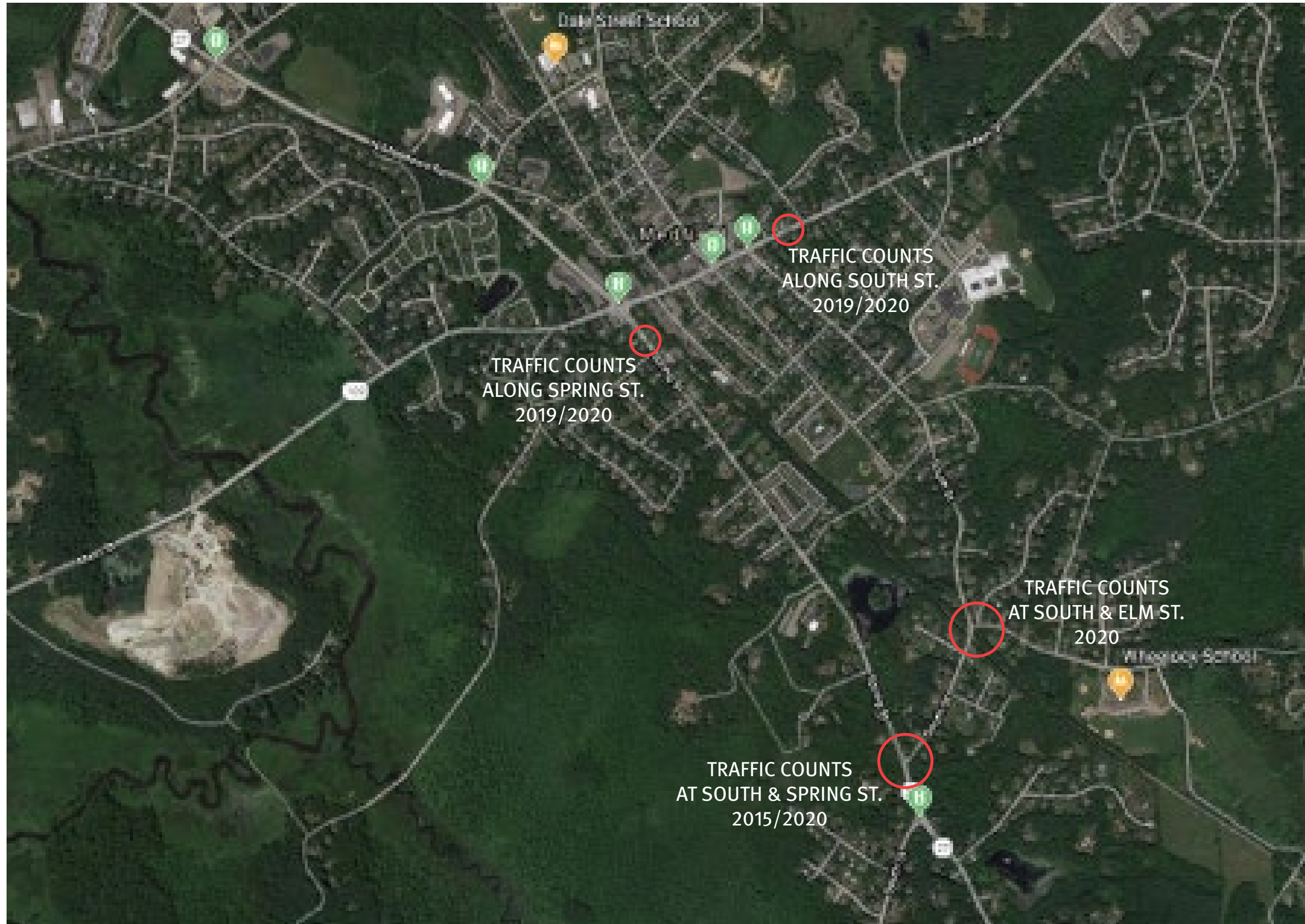
## G1 ALTERNATIVE AT WHEELOCK SITE



VIEW LOOKING NORTH

# INITIAL TRAFFIC STUDY

## INITIAL TRAFFIC STUDY - 2020 TRAFFIC VOLUMES ARE APPROXIMATELY 90% OF 2019/PRE-COVID VOLUMES



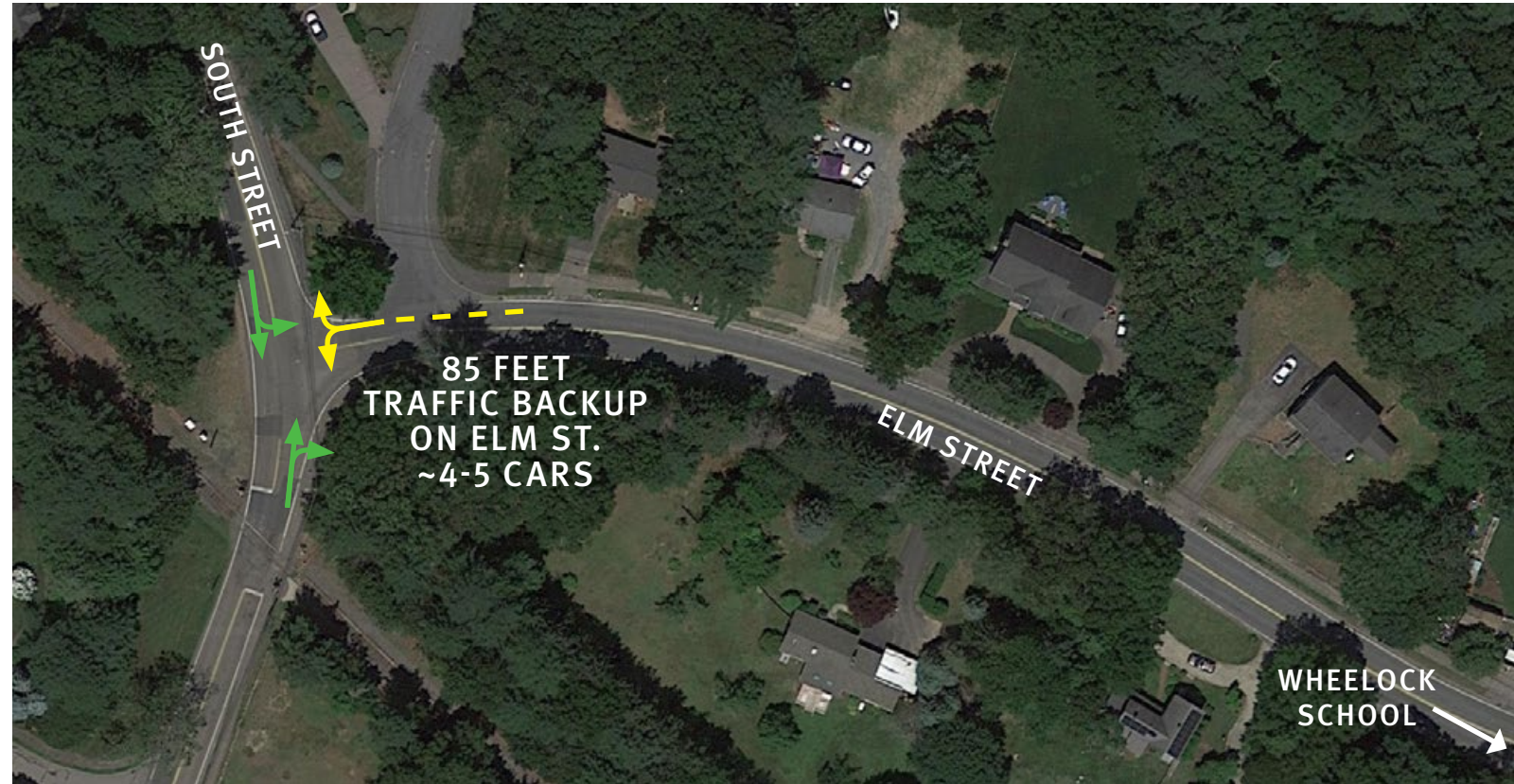
Mass. DOT has historic data for traffic counts on South Street and Spring Street. Nitsch Engineers have collected data at those same locations to establish a baseline to the traffic numbers between 2019 Pre-COVID and current 2020 COVID.

A traffic study was performed in 2015 at the intersection of South Street and Spring Street. Traffic counts have been collected at the same location to establish a baseline to the numbers the traffic numbers between 2015 and current 2020 COVID.

This information will allow for an initial analysis of the data, develop capacity analysis to quantify the traffic, and provide preliminary traffic summary relating to the Wheelock School site.

# INITIAL TRAFFIC STUDY

## TRAFFIC 2019/PRE-COVID

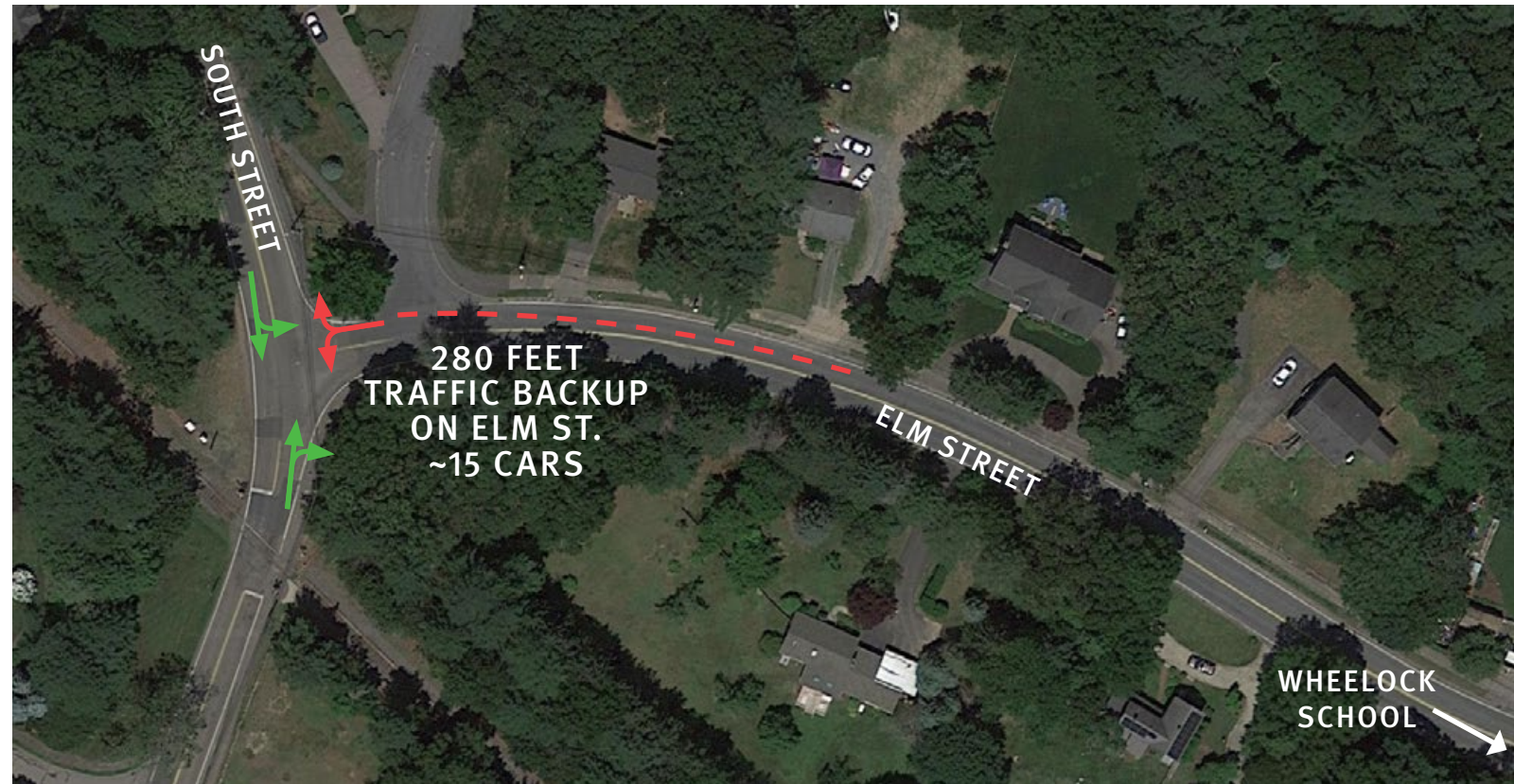


### TRAFFIC LEVEL OF SERVICE

- A EXCELLENT
- B VERY GOOD
- C GOOD
- D FAIR
- E POOR
- F VERY BAD

## TRAFFIC 2020/COVID

IF NO TRAFFIC MITIGATION,  
ESTIMATED TO BE EQUAL TO THE  
PROJECTED FULL ENROLLMENT  
OF BOTH SCHOOLS.



# INITIAL TRAFFIC STUDY - MEDFIELD ELEMENTARY SCHOOLS

PRE-COVID AND HYBRID CONDITIONS

	2019-2020 (PRE-COVID)			2020-2021 (HYBRID LEARNING)		
	Memorial School Grades PK-1	Wheelock School Grades 2-3	Dale St. School Grades 4-5	Memorial School Grades PK-1	Wheelock School Grades 2-3	Dale St. School Grades 4-5
<b>Students Enrollment</b>	426	378	401	391*	383*	408*
<b>Staff</b>	80	55	62	80	55	62
<b>Students Who Ride the Bus</b>	386 (91%) 20 buses	340 (90%) 20 buses	356 (89%) 20 buses	Cohort A/C: 79 Cohort B/C: 88 5-6 buses	Cohort A/C: 74 Cohort B/C: 79 5-6 buses	Cohort A/C: 101 Cohort B/C: 97 5-6 buses
<b>Students Who Walk / Bike</b>	0 (0%)	0 (0%)	15-30 (4%)	Cohort A/C: 0 Cohort B/C: 0	Cohort A/C: 6 Cohort B/C: 3	Cohort A/C: 38 Cohort B/C: 35
<b>Students Who are Driven</b>	35-40 (9%)	38 (10%)	30-40 (7%)	Cohort A/C: 94 Cohort B/C: 93	Cohort A/C: 69 Cohort B/C: 86	Cohort A/C: 56 Cohort B/C: 53
					<b>Current observed 110 cars**</b>	

\* Total enrolled students (includes Cohorts A, B, C, D).

\*\* May include some staff cars and additional commuter cars, 10/20/20 vs. 10/21/20.

# INITIAL TRAFFIC STUDY - MEDFIELD ELEMENTARY SCHOOLS

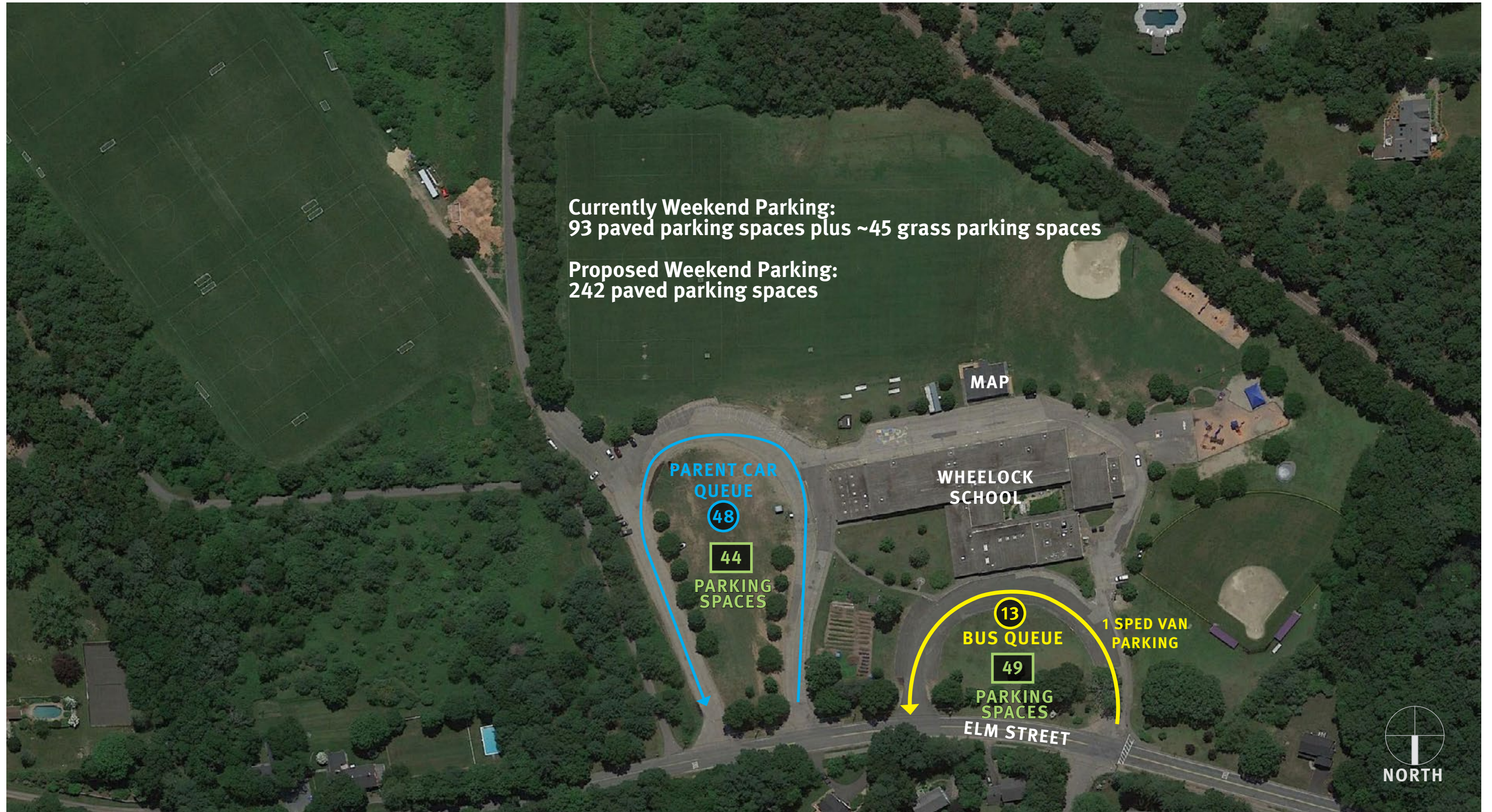
## PROJECTION OF FUTURE FULL ENROLLMENT

	PROJECTED FULL ENROLLMENT (NEW SCHOOL)*		
	Wheelock School Grades 2-3	Dale St. School Grades 4-5	Combined #s Wheelock & Dale
Students Enrollment	503	575	<b>1078</b>
Staff	73	89	<b>162</b>
<hr/>			
Students Who Ride the Bus	453 (90%)	518 (90%)	<b>970 (90%)</b>
Students Who Walk / Bike	5 (1%)	6 (1%)	<b>11 (1%)</b>
Students Who are Driven	50 (9%)	58 (9%)	<b>108 (9%)</b>
<hr/>			
			<b>Anticipated 108 parent cars for both schools</b>

\* Assuming 2019 Pre-COVID transportation proportions remain approximately the same in 2024.

# ON-SITE CIRCULATION - PRE-COVID AT WHEELOCK SITE

BUS & CAR QUEUING / PARKING



# ON-SITE CIRCULATION - PROPOSED AT WHEELOCK SITE

SCHEME G1 (NEW CONSTRUCTION): QUEUING / PARKING





# PROJECT COSTS

# PROJECT COSTS\*: 4-5 GRADE CONFIGURATION

PRELIMINARY ESTIMATES

**PREFERRED  
SCHEME**

Design Schemes	Dale Street Site				Wheelock Site	
	A	B1	E1	E1.3	G1	J1
	Base Repair	Add/Reno 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5
<b>A. Construction and Renovation</b>	\$ 14,516,273	\$ 37,483,708	\$ 34,531,200	\$ 34,458,663	\$ 34,853,617	\$ 34,546,768
<b>B. Sitework</b>	\$ 2,103,415	\$ 4,415,346	\$ 5,332,767	\$ 5,231,468	\$ 5,779,034	\$ 5,566,798
<b>C. Wheelock Sitework Improvements</b>	\$ -	\$ -	\$ -	\$ -	\$ 2,168,319	\$ 2,148,454
<b>D. Demolish Existing 1962 Bldg &amp; Modular</b>	\$ -	\$ 238,850	\$ 183,280	\$ 183,280	\$ -	\$ -
<b>E. Abatement</b>	\$ 1,126,664	\$ 517,592	\$ 340,560	\$ 340,560	\$ -	\$ -
<b>F. Phasing</b>	\$ 725,814	\$ 1,124,511	\$ 690,624	\$ 689,173	\$ -	\$ -
<b>G. SUB-TOTAL (A+B+C+D+E+F)</b>	\$ 18,472,166	\$ 43,780,007	\$ 41,078,431	\$ 40,903,144	\$ 42,800,970	\$ 42,262,020
<b>H. Escalation &amp; Design Contingency</b>	\$ 3,842,211	\$ 9,106,241	\$ 7,311,961	\$ 7,280,760	\$ 7,618,573	\$ 7,522,640
<b>I. SUB-TOTAL (G+H)</b>	\$ 22,314,377	\$ 52,886,248	\$ 48,390,392	\$ 48,183,904	\$ 50,419,543	\$ 49,784,660
<b>J. Gen. Conditions, Overhead &amp; Profit</b>	\$ 3,806,721	\$ 7,387,944	\$ 6,759,896	\$ 6,731,051	\$ 7,043,358	\$ 6,954,668
<b>K. Temporary Modulars</b>	\$ 3,520,000	\$ 1,016,400	\$ -	\$ -	\$ -	\$ -
<b>L. SUB-TOTAL (I+J+K)</b>	\$ 29,641,098	\$ 61,290,593	\$ 55,150,287	\$ 54,914,955	\$ 57,462,901	\$ 56,739,328
<b>M. CMR (5%)</b>	\$ 1,482,055	\$ 3,064,530	\$ 2,757,514	\$ 2,745,748	\$ 2,873,145	\$ 2,836,966
<b>N. EST. TOTAL CONSTR. COST (L+M)</b>	\$ 31,123,153	\$ 64,355,123	\$ 57,907,802	\$ 57,660,702	\$ 60,336,046	\$ 59,576,294
<i>Allowances for Off-Site Improvements</i>						
<b>O. Replace main water pipe</b>	\$ -	\$ -	\$ -	\$ -	\$ 969,000	\$ 969,000
<b>P. Traffic improvements</b>	\$ -	\$ -	\$ -	\$ -	\$ 560,000	\$ 560,000
<b>Q. SUB-TOTAL (O+P)</b>	\$ -	\$ -	\$ -	\$ -	\$ 1,529,000	\$ 1,529,000
<b>R. Estimated Project Costs (25%)</b>	\$ 7,780,788	\$ 16,088,781	\$ 14,476,950	\$ 14,415,176	\$ 15,466,262	\$ 15,276,324
<b>S. EST. TOTAL PROJECT COSTS (N+Q+R)</b>	\$ 38,903,941	\$ 80,443,903	\$ 72,384,752	\$ 72,075,878	\$ 77,331,308	\$ 76,381,618

\*All costs reflect CMR Procurement. Conceptual costs may change as the project develops.

**PROJECT COSTS**  
PRELIMINARY ESTIMATES

**PRELIMINARY ESTIMATE PRICING ALTERNATES\*: 4-5 GRADE CONFIGURATION**

Design Schemes	Dale Street Site				Wheelock Site	
	A	B1	E1	E1.3	G1	J1
	Base Repair	Add/Reno 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5
HVAC (all electric)	n/a	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC (Geothermal)	n/a	\$ 1,785,000	\$ 1,732,500	\$ 1,732,500	\$ 1,732,500	\$ 1,732,500
HVAC (VRF)	n/a	\$ 337,871	\$ 277,034	\$ 277,034	\$ 277,034	\$ 277,034
Demo part 1941 Dale Bldg (classroom wing)	n/a	n/a	\$ 1,464,069	\$ 1,464,069	n/a	n/a
Demo full 1941 Dale Bldg	n/a	n/a	\$ 1,886,741	\$ 1,886,741	n/a	n/a
Offsite new baseball	n/a	\$ 593,688	\$ 593,688	\$ 593,688	n/a	n/a
Wheelock Irrigation for new softball	n/a	n/a	n/a	n/a	\$ 85,995	\$ 85,995
Wheelock add'l parking	n/a	n/a	n/a	n/a	\$ 530,340	\$ 530,340
Wheelock new fields	n/a	n/a	n/a	n/a	\$ 2,658,523	\$ 2,658,523
Mothball entire Dale School	n/a	n/a	n/a	n/a	\$ 1,376,630	\$ 1,376,630
Mothball only 1941 Dale School	n/a	n/a	\$ 955,500	\$ 955,500	\$ 955,500	\$ 955,500
Abate entire Dale School	n/a	n/a	n/a	n/a	\$ 1,158,088	\$ 1,158,088

\*All costs reflect CMR Procurement. Conceptual costs may change as the project develops.

**PROJECT COSTS**  
PRELIMINARY ESTIMATES

**PRELIMINARY ESTIMATE MSBA REIMBURSABLE\*: 4-5 GRADE CONFIGURATION**

**PREFERRED  
SCHEME**

Design Schemes	Dale Street Site				Wheelock Site	
	A	B1	E1	E1.3	G1	J1
	Base Repair	Add/Reno 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5	New Const. 4-5
Estimated Total Project Costs	\$ 38,903,750	\$ 80,443,903	\$ 72,384,752	\$ 72,075,878	\$ 77,331,308	\$ 76,381,618
Estimated Total MSBA Reimbursement	TBD	\$ (20,500,000)	\$ (17,700,000)	\$ (17,600,000)	\$ (17,900,000)	\$ (17,800,000)
<b>EST. PROJECT COST TO MEDFIELD</b> (Total Project Cost less MSBA Reimbursement)	\$ 38,903,750	\$ 59,943,903	\$ 54,684,752	\$ 54,475,878	\$ 59,431,308	\$ 58,581,618

\*All costs reflect CMR Procurement. Conceptual costs may change as the project develops.  
Prior to other MSBA ineligible costs being removed. Additional funding on the construction cost, soft costs not included in calculations.

## PROJECT COSTS

### TAX IMPACT TO MEDFIELD RESIDENTS

Current property tax rate is \$17.83 per \$1,000.

The impact to taxpayers is approximately \$1.32 per \$1,000 of valuation per year and assuming a 30 year level debt at 3% interest.

HOME VALUE	TAX IMPACT PER YEAR
\$475,000	\$625–650
\$675,000	\$850–\$900
\$1,000,000	\$1,300–\$1,375

# YOUR FEEDBACK & FOLLOW US



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