ARROWSTREET

DALE STREET SCHOOL

SCHOOL BUILDING COMMITTEE

MEDFIELD, MA

13 MAY 2020

PREPARED FOR

MEDFIELD PUBLIC SCHOOLS

AGENDA /

1 **DESIGN SCHEMES SELECTION**

2 **SCHEME PROGRESSION**
- » DALE STREET SCHOOL SITE
- » WHEELOCK SCHOOL SITE

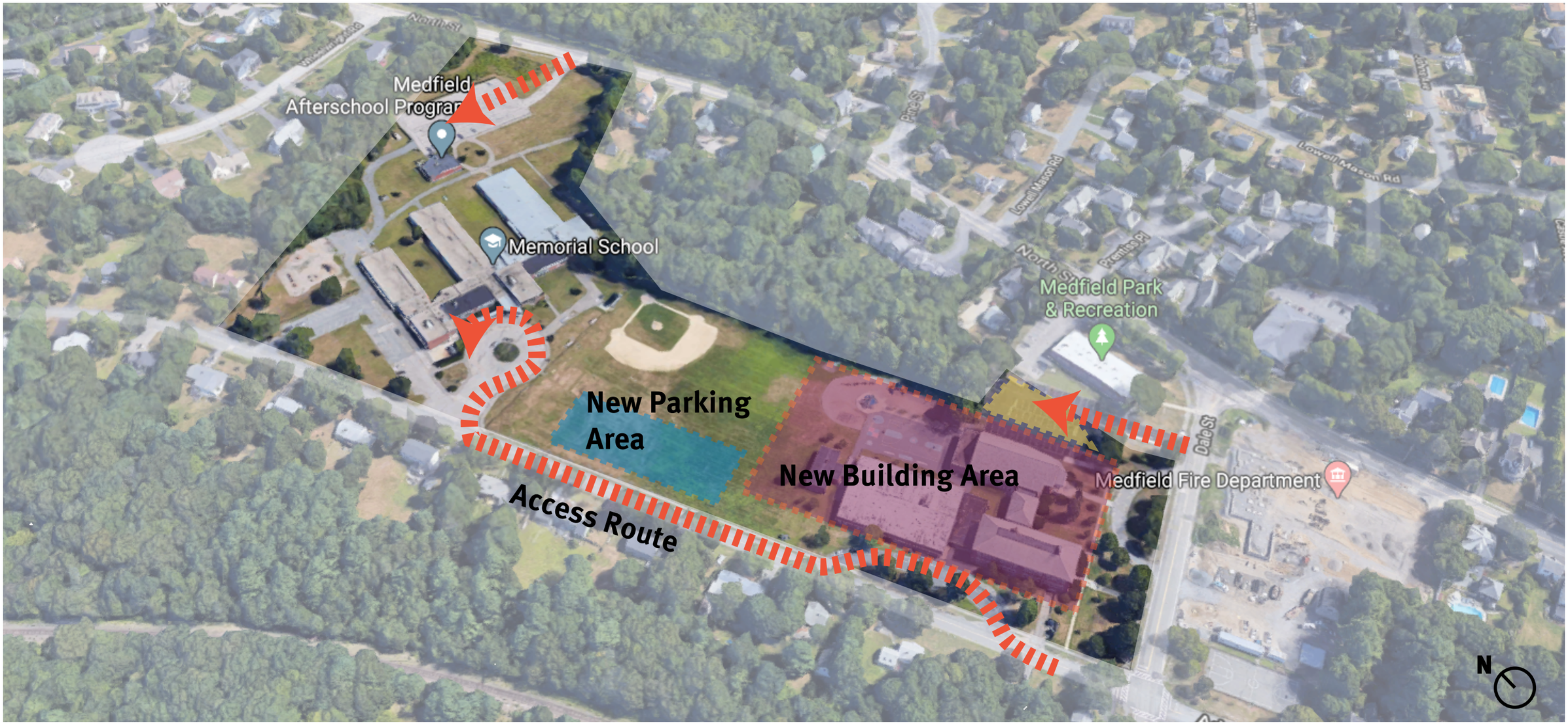
3 **BUILDING MASS & SECTIONS**

4 **SUPPLEMENTAL SERVICES**

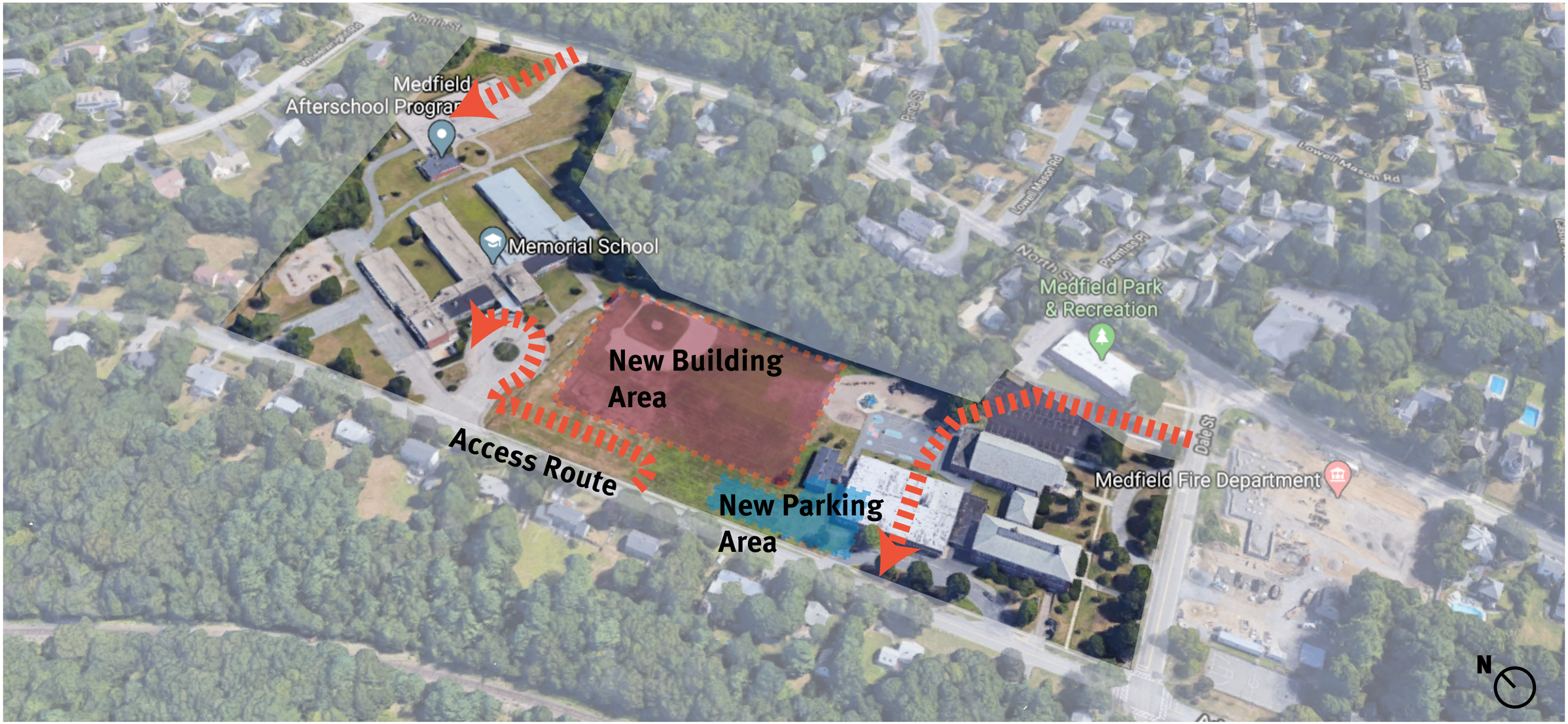
DESIGN SCHEMES SELECTION

ACCESS DIAGRAMS

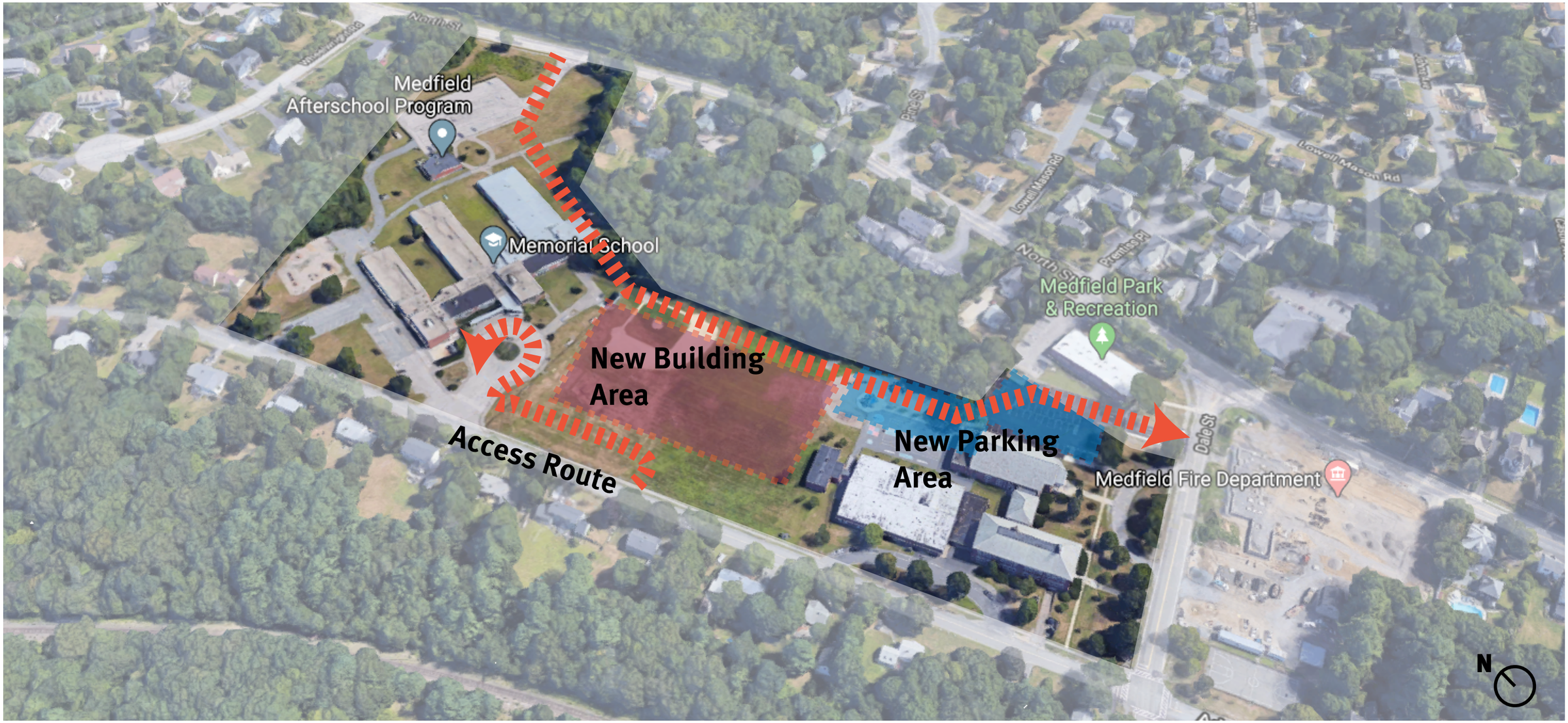
DALE STREET SITE OPTIONS A/B/C



ACCESS DIAGRAMS
DALE STREET SITE OPTIONS D

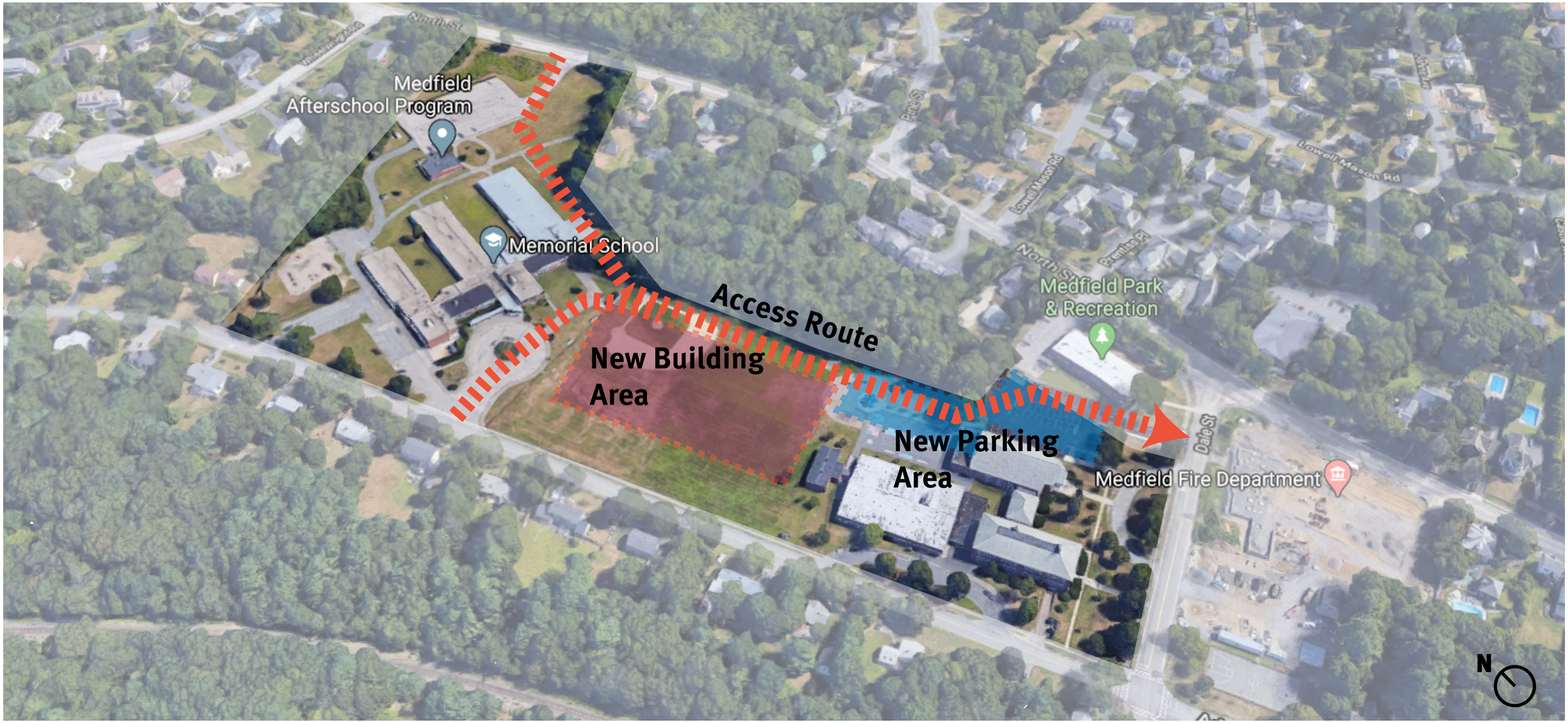


ACCESS DIAGRAMS
DALE STREET SITE OPTIONS E



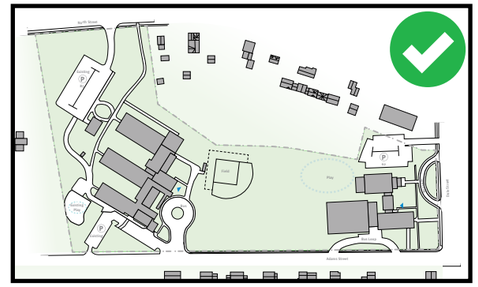
ACCESS DIAGRAMS

DALE STREET SITE OPTIONS E ALTERNATE



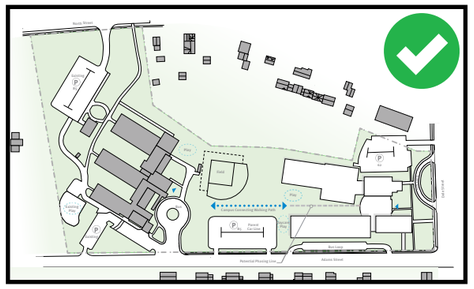
PDP SUBMISSION
PRELIMINARY ALTERNATIVES AT DALE STREET SITE

A
BASE REPAIR

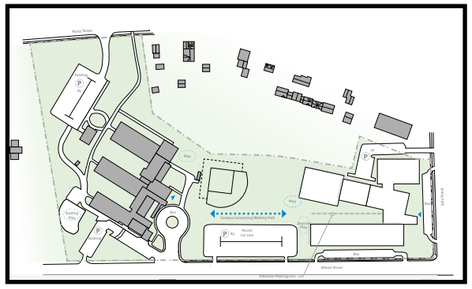


DALE SITE
GRADE 4-5

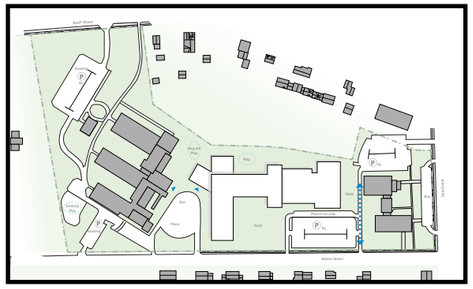
B1
ADDITION/ RENOVATION



C1
NEW CONSTRUCTION
(DALE DEMOLISHED)



D1
NEW CONSTRUCTION
(DALE ETR)



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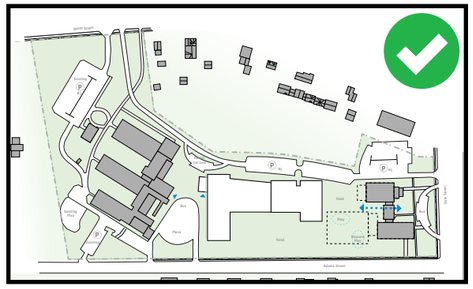
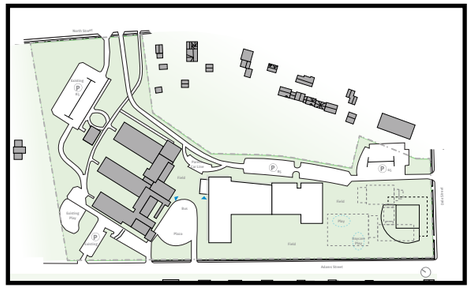
(DALE ETR)

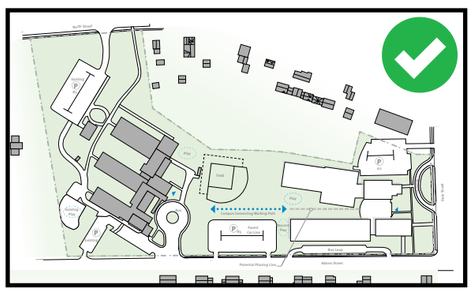


E1.2
NEW CONSTRUCTION
(DALE DEMOLISHED)



DALE SITE
GRADE 3-5

B2
ADDITION/ RENOVATION



C2
NEW CONSTRUCTION
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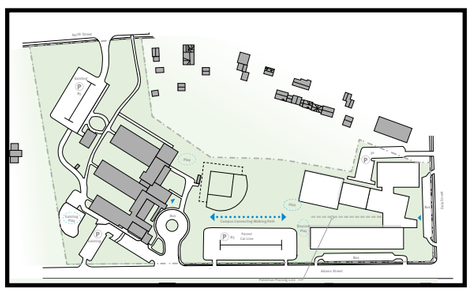
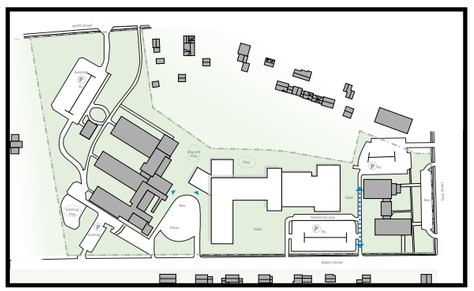
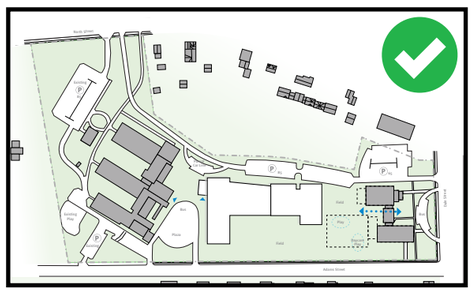


D2
NEW CONSTRUCTION
(DALE ETR)



E2
NEW CONSTRUCTION
(DALE ETR)



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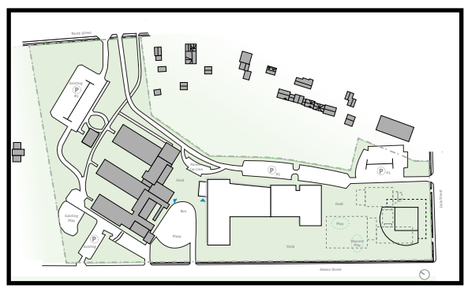
(DALE DEMOLISHED)



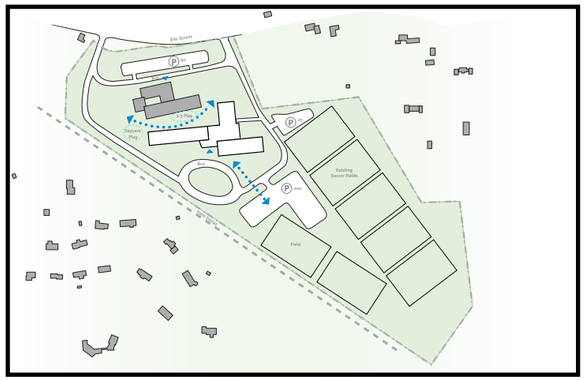
ACCESS DIAGRAMS
WHEELOCK SITE OPTIONS F/H/J

ACCESS DIAGRAMS
WHEELOCK SITE OPTIONS G

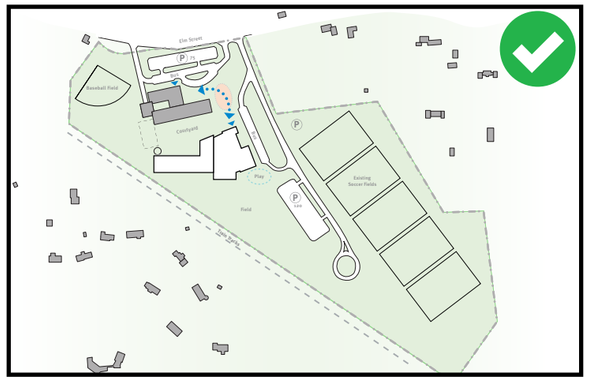
PDP SUBMISSION
PRELIMINARY ALTERNATIVES AT WHEELOCK SITE

WHEELOCK SITE
GRADE 4-5

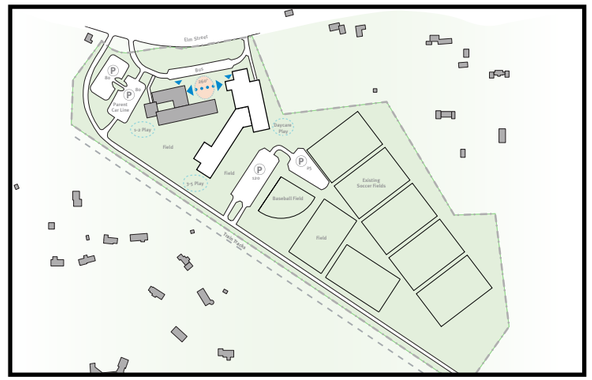
F1
NEW CONSTRUCTION
(LOOP ROAD W. BACK TO BACK SCHOOLS)



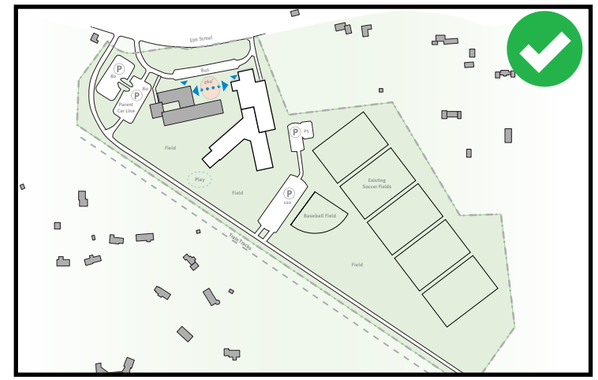
G1
NEW CONSTRUCTION
(BISECTING ROAD W. EAST FACING SCHOOL)



H1
NEW CONSTRUCTION
(PERIMETER ROAD W. ELM STREET ENTRANCE)

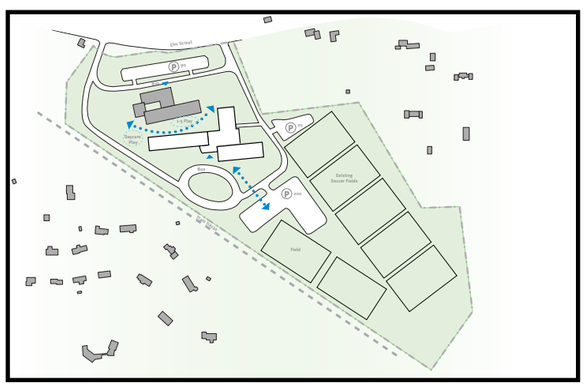


J1
NEW CONSTRUCTION
(H1 W. TWO WINGS)

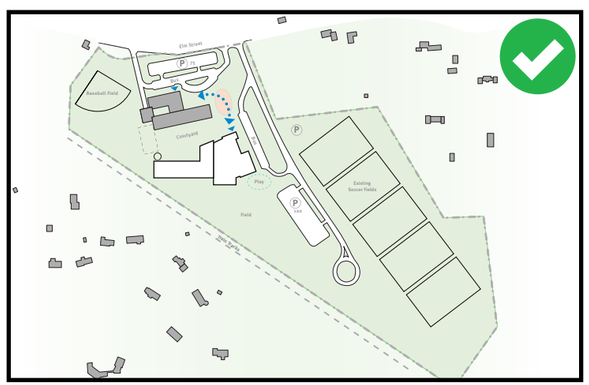


WHEELOCK SITE
GRADE 3-5

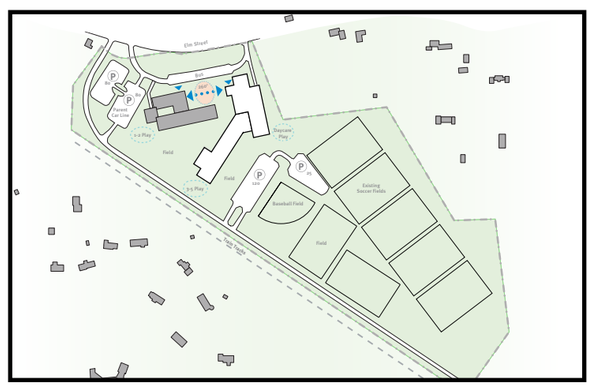
F2
NEW CONSTRUCTION
(LOOP ROAD W. BACK TO BACK SCHOOLS)



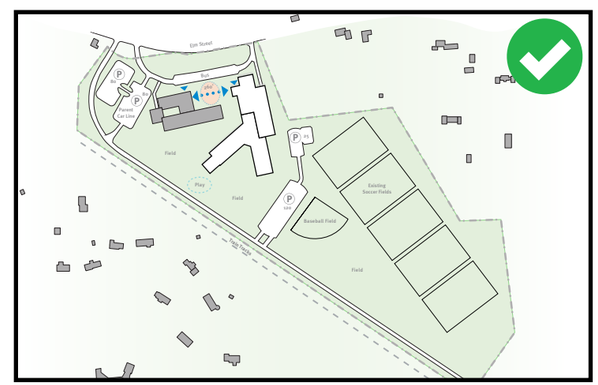
G2
NEW CONSTRUCTION
(BISECTING ROAD W. EAST FACING SCHOOL)



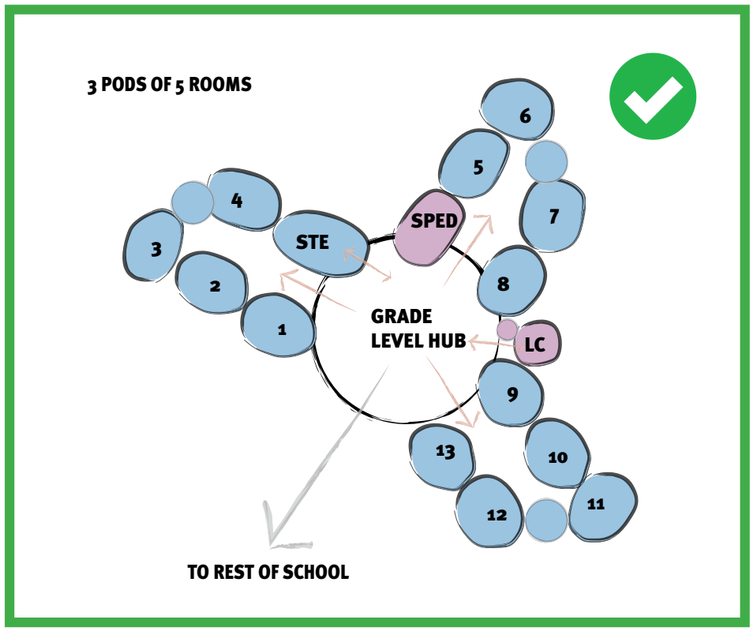
H2
NEW CONSTRUCTION
(PERIMETER ROAD W. ELM STREET ENTRANCE)

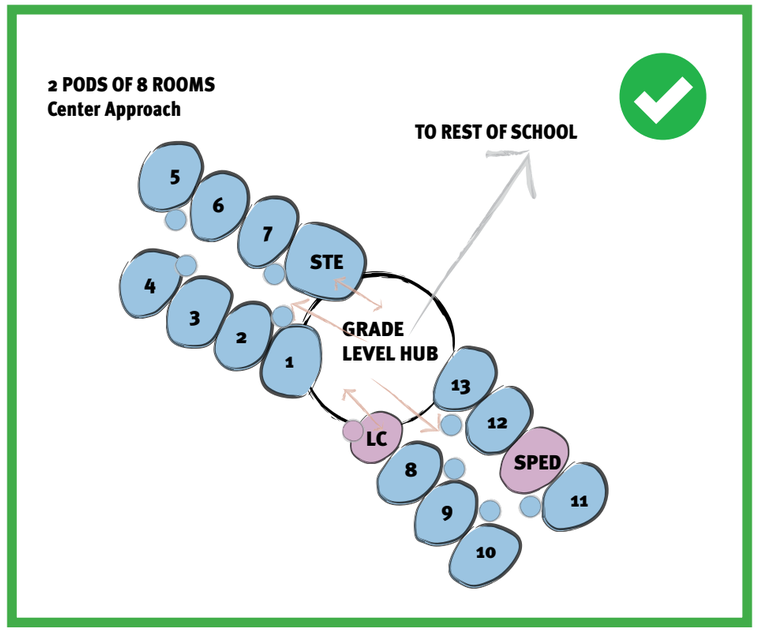


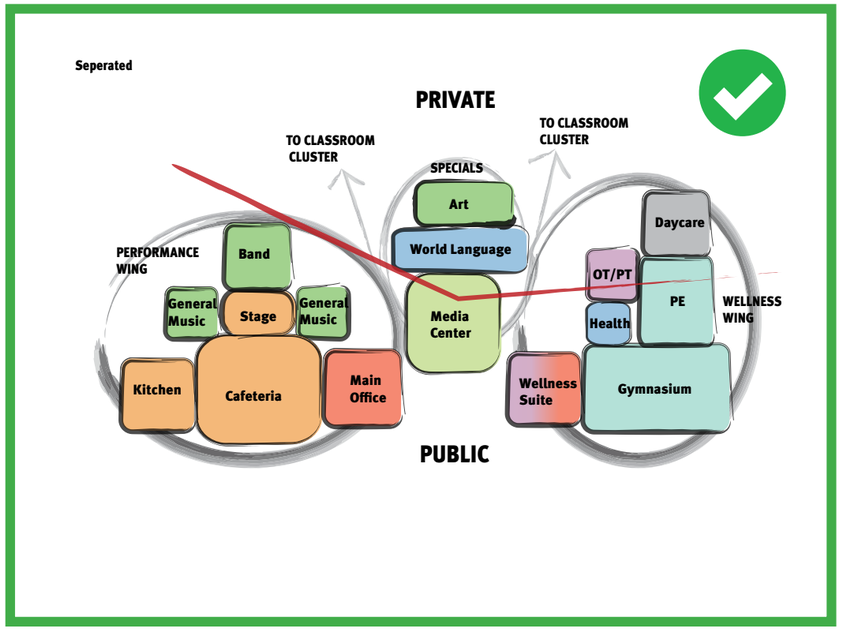
J2
NEW CONSTRUCTION
(H1 W. TWO WINGS)



ADJACENCY DIAGRAMS
GRADE LEVEL CLUSTER OPTIONS







SCHEMES
DALE STREET SCHOOL - B1 & B2

PROS:
• REUSE A PORTION OF THE EXISTING BUILDING FOR HISTORIC AND SUSTAINABLE REASONS.
• IN THIS SCHEME, THE CLASSROOMS AND GYM/CAFETERIA ARE REVERSED IN ORDER TO HAVE THE 2-STORY BUILDING ON ADAMS STREET.

CONS:
• DESIGN CONSTRAINTS WITH THE EXISTING BUILDING.
• ADDED COSTS FOR BUILDING RENOVATION.
• THE PROXIMITY OF 2 OR 3-STORY CLASSROOMS TO THE STREET AND NEIGHBORING HOMES IS A CONSIDERATION.
• LIMITATIONS TO BUILDING CONFIGURATION DUE TO SITE CONSTRAINTS.
ELMS STREET.
• PODS / CLASSROOM CLUSTERS ARE LESS PRESENT IN A LONG CLASSROOM BAR.
• THE GREEN SPACE BECOMES LIMITED FOR SPORTS, OUTDOOR PLAY AND OUTDOOR CLASSROOMS.

- Classroom bar with smaller fenestration scale, but larger massing faces East
- Existing classroom bar is re-purposed into double story LMC, allowing ideal all new classroom configurations
- Public spaces on Adams Street, with a civic presence, deliveries must come through the building

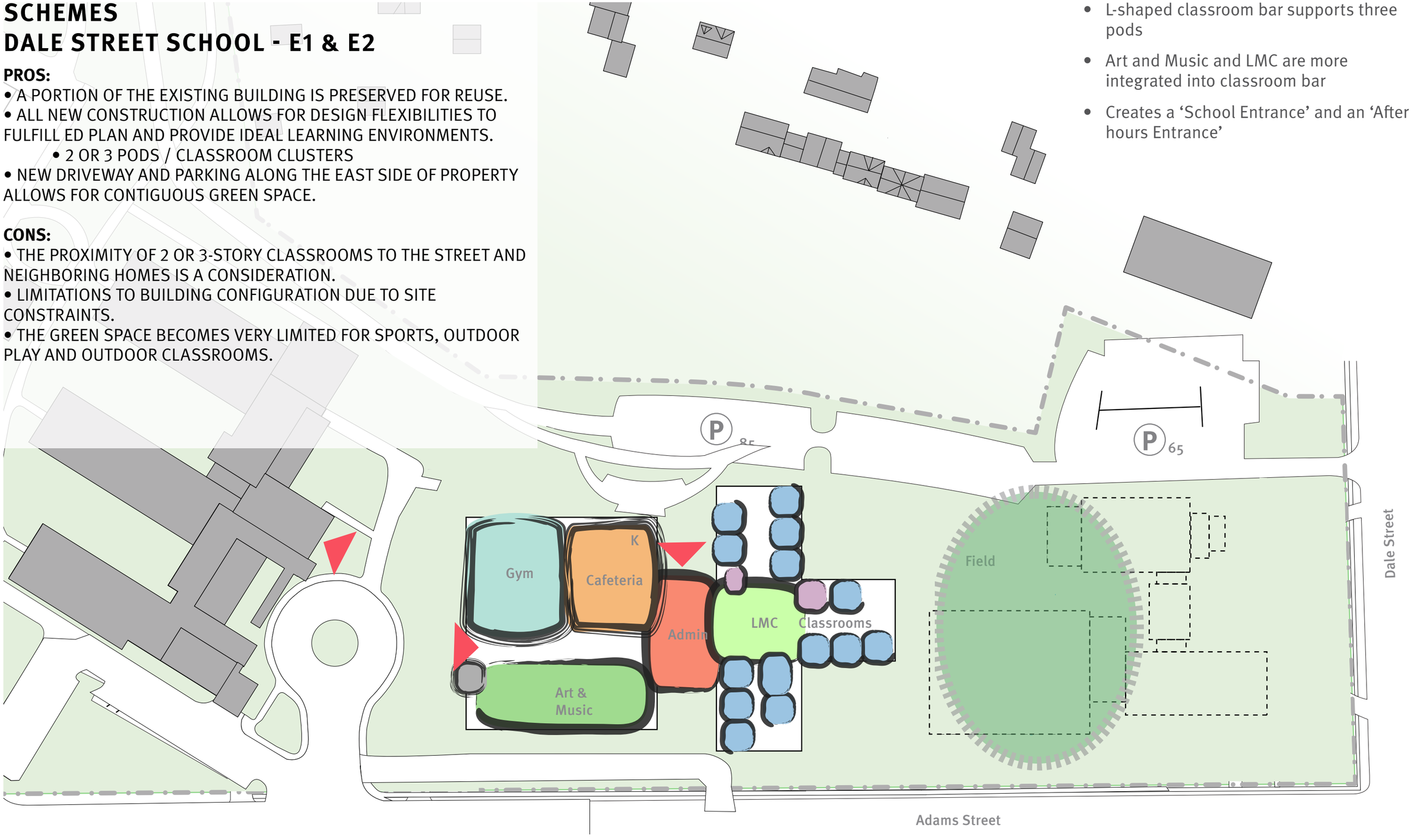
SCHEMES
DALE STREET SCHOOL - E1 & E2

PROS:

- A PORTION OF THE EXISTING BUILDING IS PRESERVED FOR REUSE.
- ALL NEW CONSTRUCTION ALLOWS FOR DESIGN FLEXIBILITIES TO FULFILL ED PLAN AND PROVIDE IDEAL LEARNING ENVIRONMENTS.
  - 2 OR 3 PODS / CLASSROOM CLUSTERS
- NEW DRIVEWAY AND PARKING ALONG THE EAST SIDE OF PROPERTY ALLOWS FOR CONTIGUOUS GREEN SPACE.

CONS:

- THE PROXIMITY OF 2 OR 3-STORY CLASSROOMS TO THE STREET AND NEIGHBORING HOMES IS A CONSIDERATION.
- LIMITATIONS TO BUILDING CONFIGURATION DUE TO SITE CONSTRAINTS.
- THE GREEN SPACE BECOMES VERY LIMITED FOR SPORTS, OUTDOOR PLAY AND OUTDOOR CLASSROOMS.



- L-shaped classroom bar supports three pods
- Art and Music and LMC are more integrated into classroom bar
- Creates a ‘School Entrance’ and an ‘After hours Entrance’

SCHEMES
WHEELOCK SCHOOL - G1 & G2

PROS:
- ALL NEW CONSTRUCTION ALLOWS FOR DESIGN FLEXIBILITIES TO FULFILL ED PLAN AND PROVIDE IDEAL LEARNING ENVIRONMENTS.
  - 2 OR 3 PODS / CLASSROOM CLUSTERS
- EXISTING WHEELOCK SCHOOL IS NOT DISTURBED.
- EXISTING WHEELOCK SOFTBALL FIELD AND PLAYGROUND IS NOT DISTURBED.
- AMPLE SITE AREA IS PROVIDED FOR IDEAL BUILDING CONFIGURATION AND PROGRAM ADJACENCIES.
- SYNERGIES BETWEEN THE TWO SCHOOLS: SHARED RESOURCES.
- EXISTING SPORTS FIELD BENEFITS THE SCHOOL.
- AMPLE GREEN SPACE CAN BE PROVIDED FOR OUTDOOR PLAY AND OUTDOOR CLASSROOMS.

CONS:
- CAREFUL PLANNING FOR VEHICULAR CIRCULATION FOR BUSES AND CARS BETWEEN THE TWO SCHOOLS.
- SOUND/NOISE FROM THE TRAIN TRACKS
- LOW VISIBILITY OF THE NEW BUILDING FROM ELMS STREET.

- Classrooms broken into two wings and three pods
- LMC is central to building, with a ‘Main Street’ for the public spaces

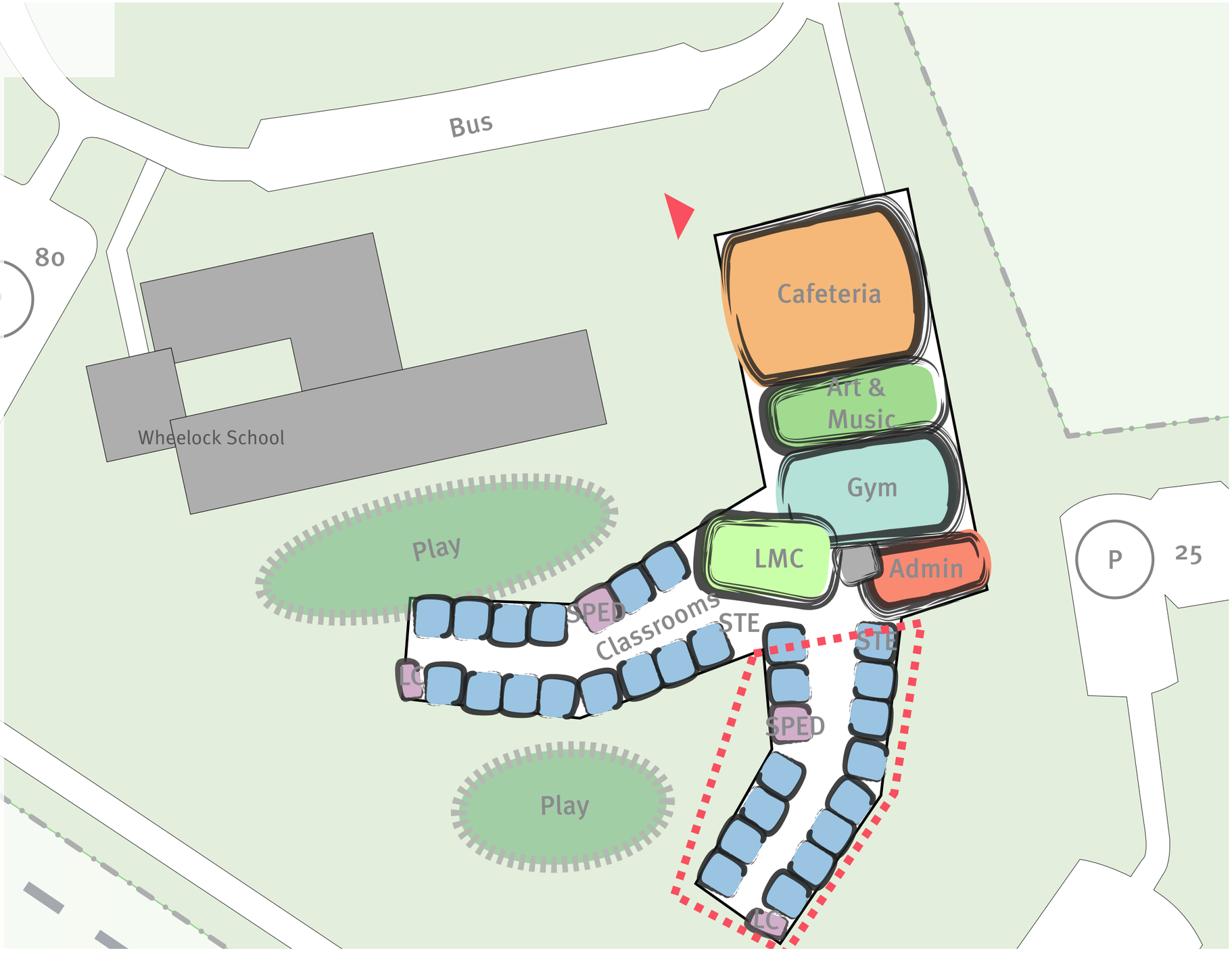
SCHEMES
WHEELOCK SCHOOL - J1 & J2

PROS:

- ALL NEW CONSTRUCTION ALLOWS FOR DESIGN FLEXIBILITIES TO FULFILL ED PLAN AND PROVIDE IDEAL LEARNING ENVIRONMENTS.
  - 2 OR 3 PODS / CLASSROOM CLUSTERS
- EXISTING WHEELOCK SCHOOL IS NOT DISTURBED.
- NEW BUILDING IS VISIBLE FROM ELM STREET.
- AMPLE SITE AREA IS PROVIDED FOR IDEAL BUILDING CONFIGURATION AND PROGRAM ADJACENCIES.
- SYNERGIES BETWEEN THE TWO SCHOOLS: SHARED RESOURCES.
- EXISTING SPORTS FIELD BENEFITS THE SCHOOL.
- AMPLE GREEN SPACE CAN BE PROVIDED FOR OUTDOOR PLAY AND OUTDOOR CLASSROOMS.

CONS:

- EXISTING WHEELOCK SOFTBALL FIELD AND PLAYGROUND IS DISTURBED FOR PARKING AND NEW DRIVEWAY TO NEW DALE SCHOOL.
- CAREFUL PLANNING FOR VEHICULAR CIRCULATION FOR BUSES AND CARS BETWEEN THE TWO SCHOOLS.
- SOUND/NOISE FROM THE TRAIN TRACKS.



BUILDING MASS & SECTIONS

SITE SECTIONS AND MASSING

DALE STREET EXISTING AERIAL VIEW

SITE SECTIONS AND MASSING

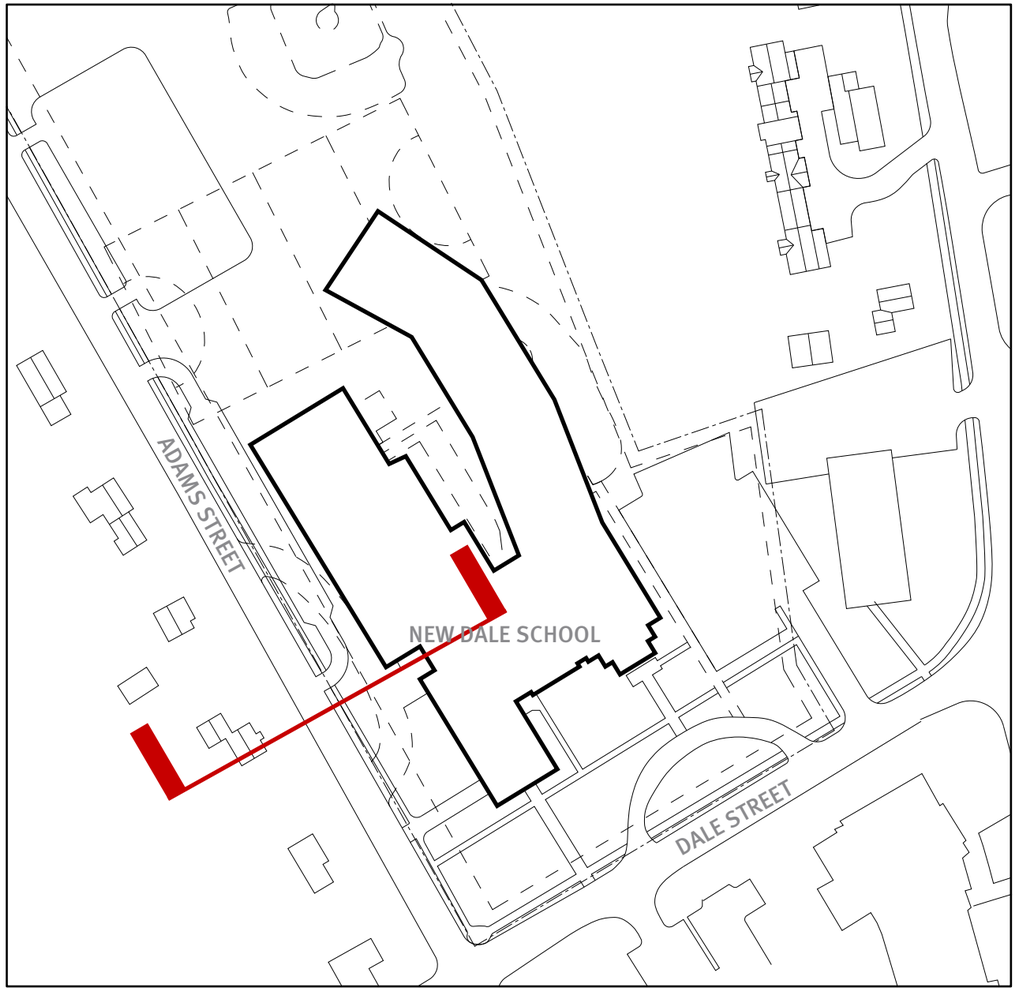
DALE STREET EXISTING MASSING

SITE SECTIONS AND MASSING

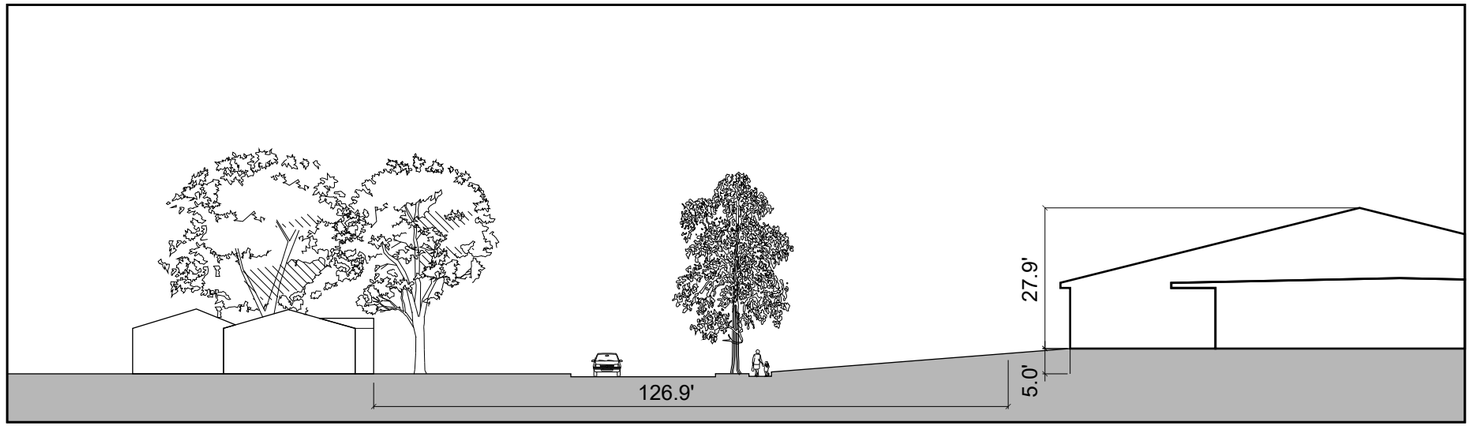
DALE STREET SCHEME B2 MASSING

SITE SECTIONS AND MASSING

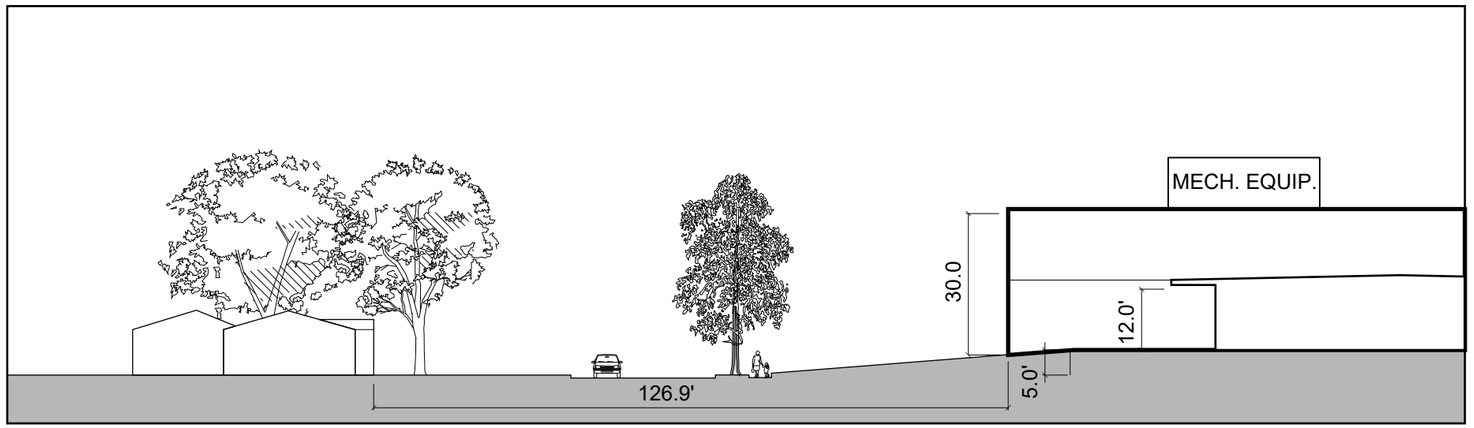
DALE STREET SITE SECTION



NEW DALE SCHOOL
ENLARGED AREA ON ADAMS STREET



DALE STREET SCHOOL
SECTION THROUGH ADAMS STREET
EXISTING SCHOOL



Scale 1:30
DALE STREET SCHOOL
SECTION THROUGH ADAMS STREET
DOUBLE-HEIGHT GYM/CAFETERIA

SITE SECTIONS AND MASSING

WHEELOCK EXISTING AERIAL VIEW

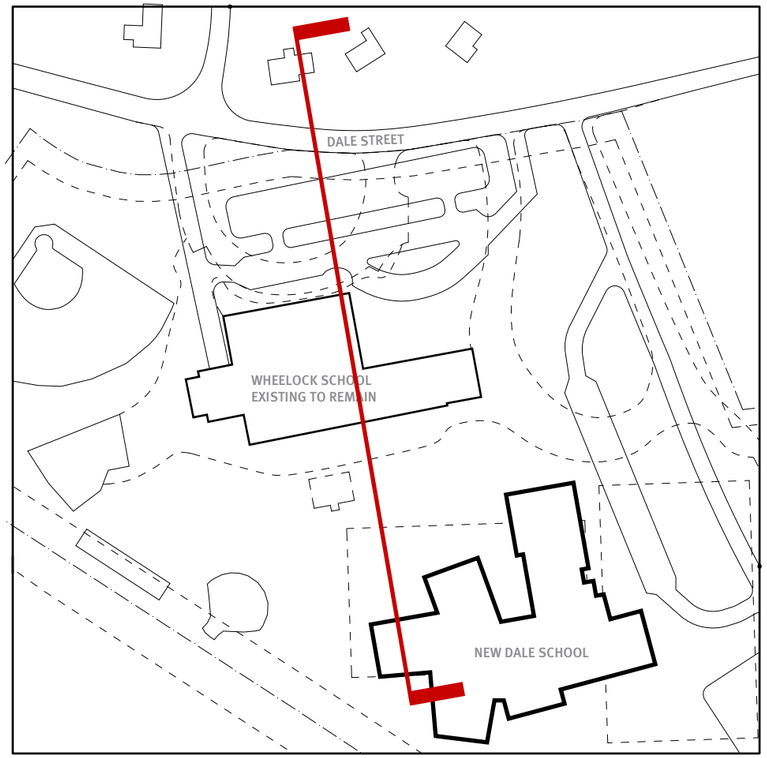
SITE SECTIONS AND MASSING
WHEELOCK EXISTING MASSING

SITE SECTIONS AND MASSING

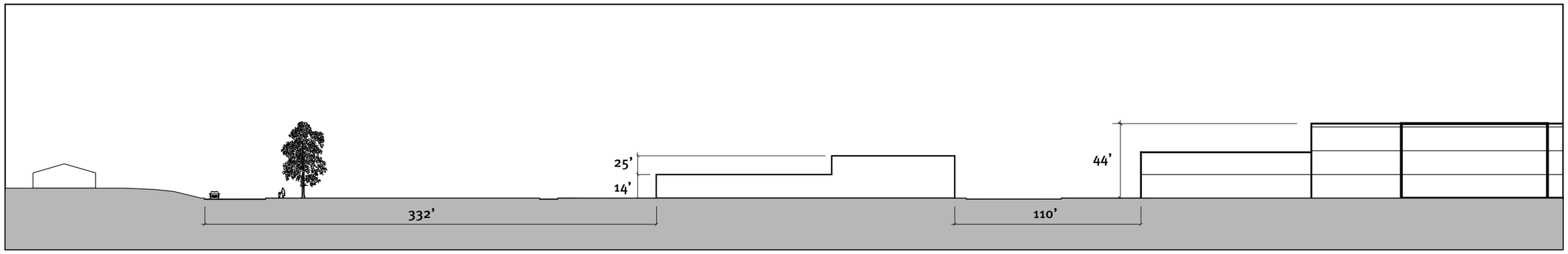
WHEELOCK SCHEME G2 MASSING

SITE SECTIONS AND MASSING

WHEELOCK SITE SECTION



NEW DALE SCHOOL
ENLARGED AREA ON ELM STREET



Scale 1:60

NEW DALE SCHOOL
SECTION THROUGH ELM STREET
3-STORY CLASSROOMS

SUPPLEMENTAL SERVICES

SUPPLEMENTAL SERVICES
STATUS OF ENVIRONMENTAL AND SITE SERVICES

- **Geotechnical Preliminary Subsoil Assessment (Dale and Wheelock)**
  - In progress (preliminary test results 6/5)
  - 6/12 and 6/16 Complete reports from Lahlaf Engineers

- **Geo-environmental Phase I Environmental Site Assessment (Dale and Wheelock)**
  - In progress
  - 5/29 ~ Complete reports from PEER Consultants

- **Preliminary Traffic Evaluation (Dale and Wheelock)**
  - In progress
  - 5/29 ~ Complete reports from Nitsch Engineers

- **Geo-environmental Phase II Subsoil Assessment (one site)**
  - 6/10 Notice to proceed - Pending preferred site selection
  - 7/8 Estimated date of report

- **Site Survey (one site)**
  - 6/10 Notice to proceed - Pending preferred site selection
  - 7/15 Estimated date of site survey

- **Hazardous Material Dale Street School Building Evaluation**
  - Only if Dale Street School Site is selected
  - 6/10 Notice to proceed - Pending preferred site selection
  - 7/8 Estimated date of report

SUPPLEMENTAL SERVICES
CONTRACT AMENDMENT NO. 2

SUPPLEMENTAL SERVICES	PDP (Completed for Both Sites)	PSR Both Sites	PSR After Site Selection	SD
HazMat Identification Dale Street School Only (PEER Consultants)		$9,506		
Geotechnical Review of existing data; Utility location, soil borings, lab testing, report (Lahlaf Geotechnical Consulting)	$1,210	$18,012		
Phase 1 Environmental Site Assessment (PEER Consultants PC)		$10,256		
Phase 2 Geo-environmental Environmental samples of soils and ground water, Testing and Phase 2 Report. (PEER Consultants PC)			$20,141	
Traffic PSR: Evaluate preliminary design options, Evaluation of existing conditions & traffic report. SD: Data collection, evaluation and report. (4) Public Meetings. (Nitsch Engineering)		$6,600		$20,350
Site Survey Site and Utilities Survey			$35,200*	
Totals	**$1,210****	**$44,375****	**$55,341****	**$20,350****
	$45,585** **SBC approved on 4/22/20**			

*Additional proposals requested. ** Includes 10% for Arrowstreet Management

QUESTIONS