



NEW DALE STREET SCHOOL PROJECT

Medfield, MA

Frequently Asked Questions

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General Project Information

What is the Dale Street School Building Project?

The Town of Medfield is participating in the Massachusetts School Building Authority (MSBA) process for a New Dale Street School. However, acceptance to the MSBA program does not guarantee state funding. The MSBA approval process must be completed successfully to qualify for significant financial assistance from the MSBA to the project. The request for local funding approval will come before the Town in Fall 2021. The Dale Street School Building Project includes all aspects of the planning and construction of the school, including selection of the Owner's Project Manager (OPM), designer and contractor, as well as oversight of the project.

Why are we doing this project?

Medfield undertook this project because of increasing projected student enrollment and a deteriorating and outdated facility that no longer meets today's educational needs.

- The Dale Street School currently has 426 students with 20 classrooms. Current enrollment projections from the MSBA indicate there is a need for an additional four classrooms for 80 more students in the next four years alone. By 2029, the MSBA projects the enrollment at Dale Street School will grow to 575 students.
- The original building was constructed in 1941 with a cafeteria and classroom wing added in 1961. The aging building is deteriorating. Numerous facilities and mechanical systems are at the end of their life. And the electrical distribution system does not meet requirements for a modern educational facility.
- The building does not meet the accessibility requirements.

What are some examples of problem areas?

- The size of the current classrooms varies with many classrooms undersized.
- Due to lack of sufficient number of teaching spaces, many learning activities are held in hallways and other 'found' spaces.
- Insufficient storage space
- The building lacks accessibility
- Many components continue to deteriorate including the mechanical and electrical systems.

What is the role of the School Building Committee and when does it meet?

The Dale Street School Building Committee (SBC) was appointed by the Select Board in 2018. The Committee meets the composition requirements established by the MSBA for participation in their funding program. The SBC is made up of parents, community members, representatives from the Board of Selectmen, School Committee. Permanent Building Committee Dale Street School, School Administration and Town staff. Particular focus is placed on finding members with educational, architectural/engineering, construction, finance and governmental experience The School Building Committee advises and supports the Board of Selectmen and School Committee on the design and construction of the school, oversees the project budget and schedule and coordinates with town agencies. Meetings are posted at the town website and on the Project Website:

[Town website](#)

[Dale Street Project website](#)

How can I see the documents that are submitted to the MSBA?

All documents to date have been posted on the [Dale Street Project website](#).

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

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.

Where can I find more information?

Information about the Project can be found on the Project website and within the SBC Meeting Minutes on the website at the following link. [Dale Street Project website](#)

What is a Feasibility Study and why is it important?

The Feasibility Study is the first step in the design process for a new school in partnership with the Massachusetts School Building Authority (MSBA). The Feasibility Study includes three stages ending with the Schematic Design and issuance of a Project Funding Agreement (PFA) between the MSBA and the District. The PFA becomes the basis for the Town's approval and the MSBA reimbursement for a school project.

What role does the state (MSBA) have in this project?

The Massachusetts School Building Authority (MSBA) is the government authority through which the Commonwealth of Massachusetts reimburses cities and towns for school construction projects. It participates in the study, design, management and construction of any project that qualifies for reimbursement. All projects eligible for funding must comply with MSBA's process and standards.

Who is the Owner's Project Manager for the project?

Leftfield was selected as the Owner's Project Manager in June 2019.

Who is the designer/architect for the project?

Arrowstreet was selected as the design firm in November 2019.

What happens if the town vote is not successful?

If the project is not approved by Town Meeting, the MSBA Board of Directors will vote to remove the project from their Capital Pipeline, eliminating the state's share of the project cost. The Town of Medfield would then need to reapply and restart the process to be accepted into the MSBA's funding program again. There is NO guarantee that the MSBA will re-invite the Dale Street Project back into the Capital Pipeline.

How does the Dale Street School project support the Town Wide Master Plan?

The Medfield Master Plan takes into considerations that the Town will have a New Dale Street School but does not determine the location of the school. The Master Plan notes that the Town prioritized capital expenditures for the New Dale Street School, the Old Dale Street School Reuse, a Parks and Recreation Building, Water Treatment Plant construction and the State Hospital Reuse. The Master Plan notes, “When vacated, the existing Dale Street School may be reused to fulfill a number of Town needs. A Reuse Plan is needed.”

If Dale School moves to the Wheelock site, what will happen to the existing Dale Street School building?

A Committee will be formed to study the reuse of the existing Dale Street School and to make recommendations to the Town.

Dale Street Project Timeline

What is the Project Timeline?

Statement of Interest submitted	April 4, 2017
Annual Town Meeting	April 30, 2018
Invitation to Feasibility by MSBA	December 12, 2018
Form Project Team (School Building Committee)	Spring 2019
Feasibility Phase	November 2019 to February 2021
Schematic Design phase	February 2021 to August 2021
Funding the Project (town-wide debt exclusion vote)	Fall 2021
Detailed Design	Fall 2021 to Fall 2022
Construction Begins	Fall 2022
Anticipated Construction Completion	Fall 2024

How far along in the project are we? How can the community give input?

We are currently in the Feasibility Study phase. All School Building Committee meetings are publicly advertised and are open to the public. In addition to regular meetings, the School Building Committee will continue to hold Public Forums at regular intervals to share project information and seek public input.

How long does the Town have to complete the Feasibility Study?

When the MSBA accepts a community into their program for school funding, the town has 913 days or 30 months to complete the Feasibility Study and Schematic Design for the proposed project, by the end of which, both the town and the MSBA Board must have voted to approve the project funding.

When the Town of Medfield signed the Feasibility Study Agreement with the MSBA on December 12, 2018, the completion of the Feasibility Study and Schematic Design phase of the project was scheduled for completion by June 12, 2021. The District has requested two previous extensions and the third extension along with an extension of the Feasibility Study Agreement timeline was just approved by MSBA. See response below for further information.

When will the project be completed?

The project is expected to start construction in Fall 2022 with the potential of an early site package starting in June 2022. The final construction schedule will be established when the final design option is selected and as design develops but it will likely range from 24 to 36 months.

Why is the project taking so long?

To receive state funding for the project, the MSBA requires that each town go through a very specific and detailed planning and design process. In addition, there are many checkpoints and reviews during the process that require a vote from the MSBA Board of Directors before the project can move forward.

I heard that the MSBA gave the District time extensions for submission. Should I be concerned about this?

Due to the difficulties associated with COVID-19, Medfield has requested three (3) two-month extensions to the Feasibility Study completion date. The first extension was formally approved at the onset of the project to allow for two MSBA Board Meeting dates between the Preliminary Design Program and the Preferred Schematic Report. The second extension was approved at the onset of COVID-19. The third extension was revised during the approval process and further extended to a February 2021 approval. The most recent extensions were requested to allow additional time to evaluate the proposed project and seek additional public input due to COVID-19 restrictions. At a meeting in September, the Board of Selectmen requested an additional extension to the third extension request to allow further public input on the proposed site selection. Due to the last two extensions, it became necessary to request an extension of the Feasibility Study Agreement with MSBA.

Is now really the best time to be putting both mental and financial efforts into Dale Street School during the COVID-19 pandemic and kids are not back in school full time?

This process began three years ago and the Town would lose the effort, time and cost of getting the project to this point in the MSBA process. The Town has been given an opportunity for the State to fund up to 39.84% of eligible costs for the new school. If the Town stops the process now, the Town would still need to replace a school that is past its useful life and would have to pay for the project in its entirety or begin the MSBA process anew.

Educational Concerns

How many students are enrolled at Dale Street School today and what are future enrollment projections?

There are currently 426 students enrolled at Dale Street School and the projected enrollment by the MSBA through 2029 is 575.

If the state curriculum is written for Grades 3-5, why did the town decide for the project to continue to be Grades 4-5?

After an analysis of the costs associated with a grade 4-5 school configuration and a larger grade 3-5 configuration, the Medfield School Committee voted to recommend a grade 4-5 configuration to the School Building Committee due to concerns about the higher costs of the larger school, particularly given the concerns expressed by residents due to the economic impact of the COVID-19 pandemic. The smaller grade 4-5 configuration would potentially decrease the total cost of the project by \$15-20 million from the larger grade 3-5 school.

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

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.

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?

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?

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.

Did the School Building Committee look at moving Grades 2-3 to Memorial and Grades PreK to Grade 1 to Wheelock?

The Memorial School is designed for younger elementary-age children, Pre-Kindergarten to Grade 1, which have different educational and spatial requirements such as larger classroom sizes, lower toilet and sink heights, etc. Therefore, the building is not appropriate for older elementary students both educationally and functionally.

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

Dale Street School
Frequently Asked Questions

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

Student Enrollment 2024

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

Alternative B2 Addition/Renovation
 (860 Students)



Alternative E2 New Construction
 (860 Students)



Alternative E2.3 New Construction
 (860 Students)



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

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

Will there be enough space for the Medfield Afterschool Program (MAP) for both Wheelock (Grade 2-3) and a New Dale (Grade 4-5) at the Wheelock site?

There will be adequate space for MAP to accommodate Grades 2-5 at the Wheelock School site.

Design Concept

Where will the school be located?

Following MSBA procedures, the School Building Committee identified over 199 Town-owned sites throughout Town for a new school building. Only 50 sites had 10+ acres suitable for building a school. Of those 50 sites, 42 were greenfield/undeveloped land with the majority being wetlands and unbuildable and the others having insurmountable environmental, conservation or parkland designations. After analysis, the 50 sites were narrowed down to only 6 viable sites. Of the 6 sites, the School Building Committee determined that two of the sites, the existing Dale Street School and Wheelock School sites were most advantageous for the new or renovated school. Further studies have been performed and evaluated to determine the opportunities and constraints of each site. Detailed information for all site studies can be found on the Project website.

Will the school be renovated or rebuilt?

The Feasibility Study identified a number of deficiencies of the existing school building, including undersized classrooms and other learning spaces, missing spaces to support learning activities, and building system deficiencies. In addition, the existing building is too small to meet future student enrollment projections.

The Feasibility Study evaluated eleven (11) alternates for improving the Dale Street School, ranging from Basic Repairs (required by the MSBA), to full renovation and addition, and new construction. The studies evaluated the feasibility and cost to renovate and add to the existing Dale Street School building and to construct a new school on both the Dale Street School and Wheelock School sites. Initial site and building plans and concept building massing were developed with preliminary cost estimates for each alternative.

The School Building Committee developed a comparative Site Evaluation Matrix to help evaluate the opportunities and constraints of each of the eleven alternatives. After review of the alternatives, the SBC voted to recommend new construction on the Wheelock School site at their meeting on September 16, 2020. The Board of Selectmen is now considering the SBC's recommendation for the project including the preferred Design Option G1.

What are the primary features planned for the new school?

The Project Team, Medfield Public Schools, School Committee, School Building Committee and MSBA have been working on the Feasibility Study which outlines the educational goals and classroom needs for the new Dale Street School. The proposed school design has approximately 98,000 square feet of space (compared to ~63,000 square feet at the existing Dale Street School), including classrooms, gymnasium, media center, cafeteria, and performance area that will support the academic program. Offices, special education classrooms and meeting areas complement and support the core academic spaces. Additionally, outdoor spaces and play areas are proposed. All spaces will meet MSBA guidelines to ensure sufficient student space and allow flexibility for future growth and Educational programming.

The new building will include updated HVAC systems for better indoor air quality and energy efficiency. Electrical and IT communications systems will be improved to respond to the needs of 21st century learning. School safety and security will also be significantly improved.

What if the new building ever needs to be expanded?

The MSBA requires that Districts plan for a 15% expansion in classroom space to allow for future expansion. The potential expansion is shown as a dashed line on the site plans developed for each alternative.

Based on the projected Dale Street School population, this would not be enough classrooms to support an additional grade level. The design of the school's common spaces (i.e. Cafeteria, Media Center, Gym, Administrative Spaces) would support a future increase in student population associated with the 15% increase of classroom spaces.

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?

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.

What will be the size of the New Dale Street School building?

The New Dale Street School will accommodate a 4-5 grade configuration for 575 students. The building will be 2-stories (approx. 28 feet from ground to roof structure) and will have approximately 98,200 gross square feet.

NEW DALE @WHEELOCK OPTION: CONSTRUCTION IMPACTS ON STUDENTS

	Current School Year		New Dale Under Construction (20-24 months)		New Dale Constr. Complete	New Dale School
	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
Pre-K (Class of 2034)	@M	K @M	1st @M	2nd @W	3rd @W	4th @ND
Kindergartners (Class of 2033)	@M	1st @M	2nd @W	3rd @W	4th @ND	5th @ND
1st Graders (Class of 2032)	@M	2nd @W	3rd @W	4th @D	5th @ND	6th @B
2nd Graders (Class of 2031)	@W	3rd @W	4th @D	5th @D	6th @B	7th @B
3rd Graders (Class of 2030)	@W	4th @D	5th @D	6th @B	7th @B	8th @B
4th Graders (Class of 2029)	@D	5th @D	6th @B	7th @B	8th @B	9th @H
5th Graders (Class of 2028)	@D	6th @B	7th @B	8th @B	9th @H	10th @H

Dale at Wheelock Construction

- 4th and 5th Graders remain at Existing Dale Street School during construction.

2022-2023 Construction

- Designated separate access to construction site around Wheelock.
- Construction is separate from Wheelock and soccer fields.
- Construction of site work, foundation, super structure, building enclosure.

2023-2024 Construction

- Construction continues with building interior, building systems, complete site work, landscaping, site furniture/playground.

Move in Date: Spring / Summer 2024

Traffic, Parking and Other Questions

What is being done to understand the impact of traffic, pick up, drop off, parking with a larger school population?

A formal traffic study is currently underway. Due to decreased traffic since COVID-19 restrictions, the traffic study was originally postponed to avoid unrealistic traffic data. With traffic now returning to a more normal condition, the School Building Committee is looking to perform traffic counts within the next several weeks, the data of which will be analyzed and factored to help assess how the larger school population may impact traffic and parking.

Until more detailed traffic studies can be completed, the project is carrying an allowance of \$560,000 to address potential traffic mitigation measures that may need to be implemented near the Wheelock School site. The proposed traffic improvement measures and associated costs will be fully analyzed and evaluated during the Schematic Design phase of the project, now scheduled for the August 2021.

Will there be more staff parking on neighborhood streets?

The amount of parking available on each site will depend on the specific option chosen for the project. Overall, the project goal is to provide a sufficient number of onsite spaces to meet the school's parking needs and zoning bylaws while maintaining sufficient space for drop-off/pick-up circulation, outdoor play and recreation spaces and other educational or project needs.

Due to site constraints of the existing Dale Street Site, it is likely that parking will be more restricted than at the Wheelock School site.

How did the town decide to pursue the Wheelock site?

The Town of Medfield, Medfield Public schools and the Medfield Board of Selectmen through the Dale Street School Building Committee have been in the process of performing a Feasibility Study along with the Town's Owner's Project Manager Leftfield and Architect Arrowstreet. The Feasibility Study culminates with the Dale Street School Building Committee recommending a "preferred option" to the Board of Selectmen for Final Approval of the "preferred option" before submission of the Preferred Schematic Design (PSR) to the Massachusetts School Building Authority (MSBA) for Board approval. The Dale Street School Building Committee voted unanimously to recommend building the new Dale Street School on the Wheelock Site and to pursue Design Option G1. Below, is a list of reasons that influenced the Committee vote:

- Combined campus offers a smoother transition between grades supporting the district's strategic initiative of student "Well Being" and makes it travel between schools easier for families.
- Better opportunity to share staff, resources, and programming among grades 2-5.
- Grades 2-5 staff on one campus allows for greater teacher collaboration; a defined priority in the district's strategic plan, "Medfield 2021"
- Larger site provides more space for future flexibility and potential growth at either the New Dale Street School or Wheelock School.
- Larger site provides more space for outdoor learning and physical education needs; identified as a priority by both the Educational and Community Visioning Groups. Outdoor classrooms and learning were identified as a key Guiding Design Principle by the Educational Visioning Group.
- 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.
- Building at the Wheelock School preserves open space adjacent to the Memorial School and Pfaff Community Center (Parks and Rec).
- The G1 Scheme locates classrooms in pods, creating neighborhood clusters to support the education plan and priority from the Educational Visioning Group.

In what way is the Dale Street project linked to the Wheelock School?

The New Dale Street School would share a single school bus drop-off area, thus reducing the number of stops school buses make in the district. The new Dale Street School and existing Wheelock School will be connected by an outdoor common space.

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.?

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.

How do students arrive at school and leave school?

Pre-COVID 80-90% of students rode the bus to and from school. The remaining 10-20% were either walkers or had parent drop-off/pick-up. On half-days or early dismissals (approximately six times a year), many students opted to be walkers at dismissal. All school buses drop-off and pick-up at all three elementary schools and will continue to do so no matter the location of the New Dale Street School. This school year (2020-2021), the number of bus riders and parent drop-off/pick-ups are different and are not considered normal conditions.

Play Space and Open Space

Will the new school building allow for play space for students?

The project will include appropriately sized and scaled play spaces and equipment for the students. Given the size of the Dale Street School site, there will likely be smaller play spaces available at that location than on the Wheelock School site. Playgrounds and outdoor recreation spaces are currently shown on the site plans for each site. The design of the playground(s) and outdoor recreational spaces will be further developed during the next phase of the project.

How will play space be affected during construction?

The project goal is to minimize the impact of construction on school operations, including playgrounds and outdoor recreational spaces. Construction on the Dale Street School site will likely have a greater impact on play space than at the Wheelock School site given the smaller site. The impact of construction on the existing and proposed new playground(s) and outdoor recreational spaces will be further developed during the next phase of the project.

Sustainability

What are the sustainability goals for the building?

The sustainability goals for the project are still being evaluated; more detailed studies will be performed during the Schematic Design phase in the spring of 2021. Under the MSBA funding program, the project will be required to register for the most recent version of the USGBC’s LEED or NE-CHPS programs and must exceed Massachusetts Energy base code by 10%.

In addition, the project is seeking to participate in the MSBA’s Green Schools Program which provides incentives to increase energy efficiency and sustainability by exceeding Massachusetts Energy base code by 20%, which would qualify Medfield for an additional 2% in reimbursement from the MSBA. The project is further studying the potential benefits and costs to include Net Zero energy and other sustainability goals into the project.

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.

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.

Financing the Project

What is the cost of the project?

The following are preliminary estimated costs for the design alternates being considered. Conceptual costs may change as the project develops.

	Dale Site Grades 4-5				Wheelock Site Grades 4-5	
Schemes	A	B1	E1	E1.3	G1	J1
	Base Repair	Add/Reno	New Const.	New Const.	New Const.	New Contr.
Estimated Construction Total	\$31,123,000	\$64,355,000	\$57,908,000	\$57,661,000	\$61,865,000	\$61,105,000
Estimated Project Cost (x1.25)	\$38,903,750	\$80,443,750	\$72,385,000	\$72,076,000	\$77,331,000	\$76,381,000

What is the taxpayer impact?

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

Average Assessed Value	Annual Tax Impact
\$475,000	\$625-\$650
\$675,000	\$850-\$900
\$1,000,000	\$1,300-\$1,375

What are the cost factors for the project?

There are several factors that contribute to the overall cost of the project:

- To meet the MSBA’s space guidelines for elementary schools, the new building will be substantially larger than the existing Dale Street School to provide the types and sizes of classrooms, special education spaces, other core academic and support spaces.
- Depending on the option selected, there are additional costs to phase a project, including costs for temporary modular classrooms to provide space for students during renovation or new construction.
- Construction costs in the Boston area exceed the MSBA cap of \$333 per square foot for new construction, requiring the Town to take on a higher share of the construction costs. In addition, the Boston area construction market has been experiencing approximately 5% annual cost escalation.
- Site-related costs are only reimbursed by the MSBA up to 8% of construction costs, requiring the Town to fund potentially a larger percentage of site-related costs.

What are the cost factors for the Wheelock School site?

Some cost factors for the Wheelock School site include:

- Wheelock is a larger site which will have additional site costs to develop.
- The parking and drop-off drive for the existing Wheelock School will be replaced to improve vehicular circulation for both schools. The proposed plan includes a single bus loop to reduce traffic and the amount of time that students spend on the bus.
- Initial discussions with the Town DPW indicate that the project will require a larger water service main from Elm Street to Phillip Street (approximately one mile) to improve water pressure and firefighting capabilities. Further analysis of the water service requirements will be conducted in the next phase of the project; however, the budget includes \$969,000 should the work be required.
- Due to reduced vehicular traffic during COVID-19 travel restrictions, the project has not been able to conduct a full traffic analysis of the Wheelock School area. Pending further traffic studies and potential recommendations, the project budget includes an allowance of \$560,000 for traffic mitigation measures which might include additional signage, intersection improvements and/or intersection signalization.

How will the Town pay for its share of the project?

The Town, if approved by Town Meeting and a ballot vote, will issue municipal bonds to cover the Town's share of the project. The exact timing of this borrowing will be determined at a later point based on the best advantage to the Town. Given the current historically low interest rates, the Town may seek to accelerate the issuance of bonds to lock in a low rate for the 30-year period. Given that bond funds must be fully expended by law within a two-year period, the timing will need to be closely coordinated with the construction schedule.

What is debt exclusion?

A debt exclusion is a temporary increase in taxes to pay for a specific debt – typically a capital expense such as a building renovation or repair. It is not a permanent tax increase. When the project has been paid for, the temporary tax increase ends.

How does the Project Budget get established?

The project scope and budget will be established during the Schematic Design phase and will be set at completion of Schematic Design in the summer of 2021. Both the MSBA and the Town of Medfield will agree to the project scope and budget which will then be approved by a vote of the MSBA Board of Directors and by vote of the residents of Medfield.

Once Project Scope and Budget are established, both will be used to guide the final design and construction of the project. There are multiple periods of cost estimating to ensure the project design and scope of work stay on budget, as required by the MSBA. In addition, several contingencies will be included in the project budget to address changes during construction, changing market conditions and other unforeseen conditions.

How much would the demolition of the existing Dale Street School cost?

The cost to demolish the entire Dale Street School building is estimated to be approximately \$1,891,000. Mothballing costs are estimated to be approximately \$910,000 for a portion of the building and to mothball the entire building would be approximately \$1,377,000. The costs are based on DCAMM Guidelines for long-term mothballing of a building and are not necessarily indicative of the work that the Town may want to do to mothball the building or portions of the building. These are conservative estimates until the scope of work can be further defined dependent on the that the preferred option. The Town may also choose to utilize the building for other Town services in lieu of moth-balling or demolition.

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?

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?

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.

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

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

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

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.

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?

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.

How much will the state (MSBA) contribute financially?

The Project team, along with the Dale Street School Building Committee, will be determining the MSBA's maximum facilities grant in the next phase. At this time, we estimate that the MSBA's grant will be between \$17 million and \$20 million. incentives and/or exclusions will not be determined until a preferred design option is selected and the scope of work is more defined in the Schematic Design phase of the project. The exact amount that the MSBA will contribute will not be known until late in the Schematic Design phase.