

District: Town of Dedham
 School Name: Oakdale Elementary School
 Recommended Category: Preferred Schematic
 Date: June 19, 2024

Recommendation

That the Executive Director be authorized to approve the Town of Dedham (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Oakdale Elementary School with a new facility serving students in grades 1-5 on the existing Oakdale Elementary School site. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

District Information	
District Name	Town of Dedham
Elementary School(s)	Dedham Early Childhood Center (PK-K) Avery Elementary School (1-5) Greenlodge Elementary School (1-5) Oakdale Elementary School (1-5) Riverdale Elementary School (1-5)
Middle School(s)	Dedham Middle School (6-8)
High School(s)	Dedham High School (9-12)
Priority School Name	Oakdale Elementary School
Type of School	Elementary School
Grades Served	1-5
Year Opened	1902
Existing Square Footage	53,524
Additions	1951 – Addition 1970 – Addition of 2 modular classrooms
Acreage of Site	6.9-acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> • Mechanical systems • Electrical systems • Plumbing systems • Building Envelope • Windows • Roof • Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2023-2024 Enrollment	256 students
Agreed Upon Enrollment	Study Enrollment includes the following configurations: <ul style="list-style-type: none"> • <i>360 students in grades 1-5 at the existing Oakdale Elementary School. (Preferred Schematic)</i>

District Information	
	<ul style="list-style-type: none"> • 560 students in grades 1-5, consolidating the existing Oakdale Elementary School and Riverdale Elementary School. • 665 students in grades 1-5, consolidating the existing Oakdale Elementary School and Greenlodge Elementary School.
Enrollment Specifics	Contingent upon the Board’s approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 360 students in grades 1-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	March 2, 2022
Preferred Schematic Authorization	On June 26, 2024 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on October 30, 2024
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	47.21%

Consultants	
Owner’s Project Manager (the “OPM”)	The Vertex Companies, LLC
Designer	Jonathan Levi Architects LLC

Discussion

As part of the Feasibility Study, the MSBA accepted the District’s request to explore the following three study enrollment options for students in grades 1-5:

- Enrollment 1: 360 students in grades 1-5 at the existing Oakdale Elementary School.
- Enrollment 2: 560 students in grades 1-5, consolidating the existing Oakdale Elementary School and Riverdale Elementary School.
- Enrollment 3: 665 students in grades 1-5, consolidating the existing Oakdale Elementary School and Greenlodge Elementary School.

The existing Oakdale Elementary School is a 53,524 square foot facility located on a 6.9-acre site that currently serves students in grades 1-5. The original school building was constructed in 1902, with an addition in 1951, and the addition of 2 modular classrooms in 1970.

The District’s Statement of Interest (“SOI”) identified numerous deficiencies in the existing Oakdale Elementary School facility associated with the following: outdated mechanical, electrical, and plumbing systems; building envelope; accessibility issues; and the District reported that the existing facility does not support the delivery of its educational program.

As noted above, the District’s Feasibility Study included three study enrollment options. One of those options considered potential consolidation of students attending the existing Oakdale Elementary School with students attending the existing Riverdale Elementary School. The existing Riverdale Elementary School is a 40,500 square foot facility, located on a 3.1-acre site that currently serves students in grades 1-5. The original school building was constructed in 1920, with an auditorium addition in 1930 and a gym and classroom wing addition in 1952.

Additionally, another enrollment option considered potential consolidation of students attending the existing Oakdale Elementary School with students attending the existing Greenlodge Elementary School. The existing Greenlodge Elementary School is a 40,273 square foot facility, located on a 15.8-acre site that currently serves students in grades 1-5. The original school building was constructed in 1955, with an addition in 1961, and the addition of 2 modular classrooms in 1970.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions of the three facilities and the educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants studied (13) options in the final evaluation of options, that included (3) base repairs options, (5) addition/renovation options, and (5) new construction options, presented in the table below.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option O-BR (Base repair at the existing Oakdale ES)	53,525	53,525 \$702/sq. ft.	N/A	\$2,727,700	\$40,310,803 \$753/sq. ft.	\$52,404,044
Option O-O-N*** (New construction at the existing Oakdale ES site; designed for 360 students)	87,008	N/A	87,008 \$833/sq. ft.	\$11,407,815	\$83,881,285 \$964/sq. ft.	\$109,045,671
Option O-O-A/R (Addition/ renovation at the existing Oakdale ES; designed for 360 students)	95,100	29,100 \$755/sq. ft.	66,000 \$882/sq. ft.	\$10,971,515	\$91,185,629 \$956/sq. ft.	\$118,541,318
Option O-R-N (New construction at the existing Oakdale ES site; designed for 560 students)	109,100	N/A	109,100 \$815/sq. ft.	\$11,407,815	\$100,279,264 \$919/sq. ft.	\$130,363,043
Option O-R-A/R (Addition/ renovation at the existing Oakdale ES; designed for 560 students)	113,100	29,100 \$716/sq. ft.	84,000 \$814/sq. ft.	\$11,407,815	\$100,580,316 \$889/sq. ft.	\$130,754,411

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option O-G-N (New construction at the existing Oakdale ES site; designed for 560 students)	126,400	N/A	126,400 \$796/sq. ft.	\$11,417,700	\$112,088,872 \$887/sq. ft.	\$145,715,534
Option O-G-A/R (Addition/ renovation at the existing Oakdale ES; designed for 560 students)	130,400	29,100 \$721/sq. ft.	101,300 \$819/sq. ft.	\$7,660,380	\$111,609,005 \$856/sq. ft.	\$145,091,707
Option R-BR (Base repair at the Riverdale ES)	40,500	40,500 \$714/sq. ft.	N/A	\$2,286,500	\$32,392,357 \$800/sq. ft.	\$42,110,064
Option R-R-N (New construction at the existing Riverdale ES site; designed for 560 students)	109,100	N/A	109,100 \$812/sq. ft.	\$10,141,500	\$98,684,355 \$905/sq. ft.	\$128,289,662
Option R-R-A/R (Addition/ renovation at the existing Riverdale ES; designed for 560 students)	112,100	40,500 \$714/sq. ft.	71,600 \$812/sq. ft.	\$9,736,500	\$96,757,168 \$863/sq. ft.	\$125,784,318
Option G-BR (Base repair at the Greenlodge ES)	38,950	38,950 \$754/sq. ft.	N/A	\$2,235,350	\$31,618,391 \$812/sq. ft.	\$41,103,908
Option G-G-N (New construction at the Greenlodge ES site; designed for 665 students)	126,400	N/A	126,400 \$810/sq. ft.	\$13,174,850	\$115,509,471 \$914/sq. ft.	\$150,162,312
Option G-G-A/R (Addition/ renovation at the Greenlodge ES; designed for 665 students)	129,400	38,950 \$712/sq. ft.	90,450 \$810/sq. ft.	\$12,785,350	\$113,740,334 \$879/sq. ft.	\$147,862,434

* Marked up construction costs

** Does not include construction contingency

*****District's Preferred Schematic**

The District has selected “Option O-O-N” as the Preferred Schematic to proceed into Schematic Design as the District determined that this option best meets the needs of the District’s educational program and aligns with the District’s decision to move forward with a 360-student enrollment. Additionally, the site is relatively flat, owned by the District, with large open areas for construction, which is anticipated to minimize disruption to ongoing education during construction. Further, the District determined that this option maximizes green space, consists of adequate space for site access and circulation, and does not involve any existing wetlands or flood restrictions.

“Options O-BR, R-BR, and G-BR” were not selected because the District determined that these options would not meet the needs of the educational program and would significantly disrupt the students during construction as a result of being relocated to temporary modular swing space.

“Option O-O-A/R” was not selected because the District determined that this option would result in complex phasing to avoid the need for swing space and result in significant disruption to ongoing education during construction.

“Options O-R-A/R, R-R-A/R, O-R-N, and R-R-N” were not selected because the District determined that these options do not satisfy the District’s desired enrollment of 360-students. Additionally, the District indicated that “Options O-R-A/R and R-R-A/R” would result in significant disruption to ongoing education during construction.

“Options O-G-AR, G-G-AR, O-G-N, and G-G-N” were not selected because the District determined that these options do not satisfy the District’s desired enrollment of 360-students. Additionally, the District indicated that “Options O-G-A/R and G-G-A/R” would result in significant disruption to ongoing education during construction.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on May 14, 2024. At that meeting, members of the FAS discussed the following items: appreciation of the updates to the Educational Program; location of special education spaces and DESE review process; the importance of resource allocation for professional development; use and location of the proposed gymnasium; considerations associated with transporting materials and instruments from the art, music and maker spaces on the second floor to the gymnasium for performances; student collaboration and envisioned use of the proposed cohort commons; opportunities to develop indoor/outdoor connections and include an outdoor classroom as the design progresses; appreciation of the District’s Physical Education program; importance of continued input from educators as the design develops; further development of the proposed site plan including demolition of the existing 1902 facility; inclusion of smaller scale design elements such as bay windows for young learners; sheltered access to the building for individuals with limited mobility; coordination with local officials as it relates to site circulation and emergency access; importance of planning for long-term maintenance including staffing, selection of systems and building materials; community outreach and engagement; and, building geometry and considerations associated with construction costs and opportunities to further understand potential cost drivers.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals with the District and found:

- 1) The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District’s Preferred Schematic is reasonable and cost-effective and meets the needs identified by the District.
- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.

- 3) The District's Special Education submission will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the Schematic Design submittal, which is prior to executing a Project Scope and Budget Agreement.
- 4) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, except for variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.
- 5) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the Town of Dedham be approved to proceed into Schematic Design to replace the existing Oakdale Elementary School with a new facility serving students in grades 1-5 on site of the existing Oakdale Elementary school.