

July 5, 2023

Medfield Elementary School Project Sites

(All info gathered from 2019 and 2020 OPM reports from last School Building Committee)

- 201 town owned sites
- 50 sites owned by town are adequately sized for a school
- 6 sites out of 50 that are free of wetlands, various legal designations and not too remote from town center
- **Dale St. Site**
 - o No legal or community issues
 - o Zoned educational
 - o .6 miles from town center
- **Wheelock Site**
 - o No legal or community issues
 - o Zoned educational
 - o 1.3 miles from town center
- **Hospital Hill/Sledding Hill Site**
 - o Municipal use not included in agreement with DCAMM
 - o No utilities and remote location may increase operational costs
 - o Loss of usable recreational area
- **McCarthy Park Site**
 - o Park and Rec has control of site
 - o Article 97 Land (?)
 - o Heavily used for school and community athletics
- **Red Gate Farm Site**
 - o Potential traffic and access issues related to narrow access roads
 - o Acquired in 2015 to preserve open space
 - o Likely no sewer access
 - o Article 97 land (?)
- **Hospital Campus**
 - o Historic buildings
 - o Has it's own master plan
- **Metacomet Park**
 - o Close to downtown
 - o Heavily used for community athletics
 - o Researched prior?

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New Elementary School Project Timelines (Draft for Discussion)

- Form SBC- Complete!

Eligibility Period (8/23-12/23)

- MSBA invitation to eligibility period
- Town appropriation of funds for Feasibility Study
- Study Enrollment Certificate
- MSBA invitation to conduct feasibility study
- Execute Feasibility Agreement

OPM (owners project manager) Selection (4-6 months)

- RFP for OPM

Designer/Architect Selection (3-4 months)

- RFP for Architect

Preliminary Design Program (PDP) (4-5 months)

- Develop PDP
- Educational Program is done here.
- Evaluation of Sites

Preferred Schematic Report (PSR) (3-4 months)

- Develop PSR
- Grade Configuration must be made by this milestone (School Committee)
- Site Selection must be made by this milestone.

Schematic Design (SD) (5-6 months)

- Develop SD set of docs
- SD cost estimates

PROJECT FUNDING – LOCAL APPROVAL

Design Development (DD) (4-6 months)

- DD documents
- DD Cost estimates

Contract Documents (CD) (8 months)

- 60% cost estimates
- 90% cost estimates
- 100% docs for GC bidding

GC or CM at Risk Procurement Decision

Bidding (2-3 months)

Construction (2 years)

Grand Opening