



Town of Dedham Facilities Master Plan

Community Engagement

JUNE 15, 2026

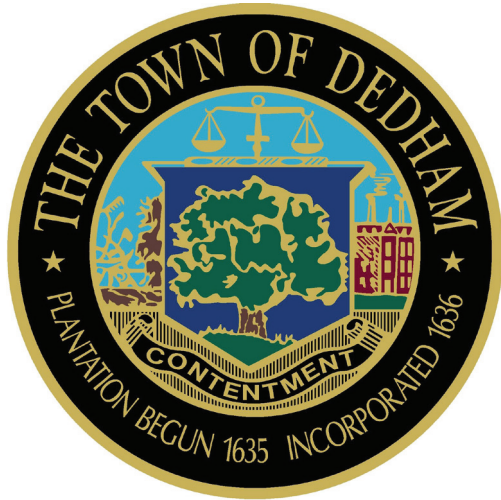
ARROWSTREET

AGENDA /

- 1 INTRODUCTIONS & PROJECT OVERVIEW
- 2 COMMUNITY SURVEY RESULTS
- 3 EXISTING CONDITIONS - A DETAILED LOOK
- 4 DATA WALK - BUILDING “NUTRITION LABELS”

INTRODUCTIONS & PROJECT OVERVIEW

Facilities Master Plan Steering Committee



Co-Chair and Select Board representative: Dimitria Sullivan

Co-Chair and School Committee representative: Anthony Rodriguez

Finance & Warrant Committee representative: Mike Emery

Planning Board representative: Jessica Porter

Building, Planning & Construction Committee representative: Brian Murphy

School Building Rehabilitation Committee representative: Justin Humphreys

Library Trustees representative: Claudia Eaton

Parks and Recreation representative: Ryan O'Toole

Community Member at-Large (School Committee) : Kimberly Marques

Community Member at-Large (Select Board) : Eli Bossin

**Town Manager: Leon Goodwin

**Superintendent of Schools: Nan Murphy

**Deputy Superintendent for Finance & Operations: Dr. Ian Kelley

**Director of Finance: Brady Winsten

**Director of Facilities: Matt Haffner

**Director of Technology & Information Systems: Mike Yang

**Ex-Officio, non-voting members

Two Big Projects Underway



Facilities Master Plan

A comprehensive evaluation of all Town-owned facilities to document current conditions, uses, accessibility, energy performance, and long-term maintenance needs in support of future planning.

Educational Model Redevelopment

Dedham Public Schools is reviewing how its schools are organized and how students learn, and is inviting the entire community to share input on what Dedham schools should look like in the future.

Where We are in the Project: ~50% Complete

Task 1: Project Initiation

- **COMPLETE**

Task 2: Building Evaluations

- **COMPLETE**: Building Visits
- **COMPLETE**: Draft Report
- **COMPLETE**: FMPSC Review Period

Task 3: Needs and Utilizations

- Dept. Heads Input and Interviews:
 1. **COMPLETE**: Questionnaires
 2. **IN PROGRESS**: Conduct Interviews
- General Recommendations for Space Needs
- Cost Model the various Scenarios
- Recommendations for Master Plan

Task 4: Technology Readiness

- **COMPLETE**: Kick-off Meeting w/ IT Dept.
- **IN PROGRESS**: General Recommendations
- FMPSC Review Period

Task 5: Community Outreach

- **COMPLETE**: Online Survey
- **COMPLETE**: April 29 Community Listening Session
- **COMPLETE**: May 21 The Rennie Center: District Art Show
- June 15 Community Meeting
- Early Fall Community Meeting
- Late Fall Community Meeting

Task 6: Final Report

- Submit Draft Report
- FMPSC Review Period
- Draft Report for Public Comments
- Final Report

Community Survey Results

Spring 2026 · 463 Respondents · 48 Questions

Community Buildings

School Buildings

Town Buildings

The Town of Dedham is developing a Facilities Master Plan to guide long-term decisions about public buildings and properties — schools, Town offices, libraries, recreation facilities, public safety, and community spaces. This survey gathered input from 463 residents to help shape future investment priorities.

About the Community

Who responded — connection to Dedham, residency, parental status, age, and household size

Have lived in Dedham 20+ years

37%

Lived / worked in Dedham 6+ years

82%

With vs. Without Children in Schools

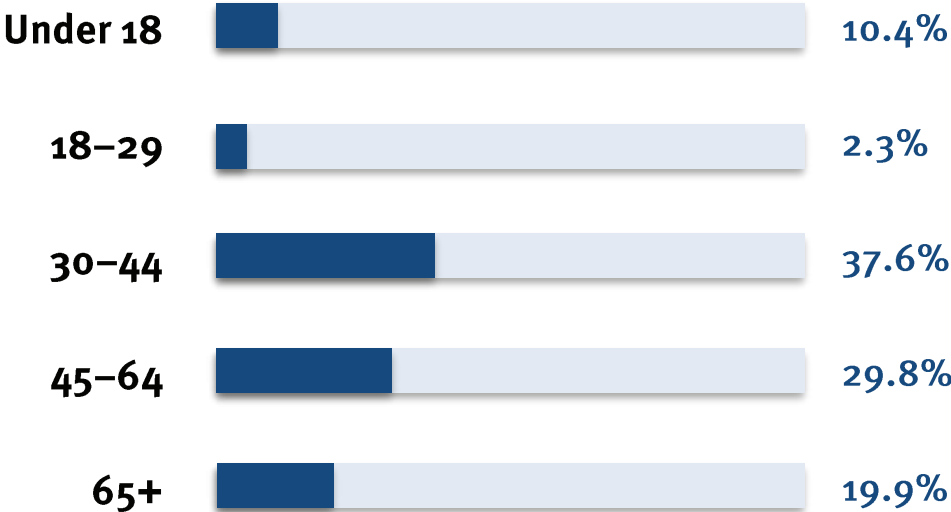
46% / 54%

~27.8% of 10,530 Households with school-age children (2010 census)

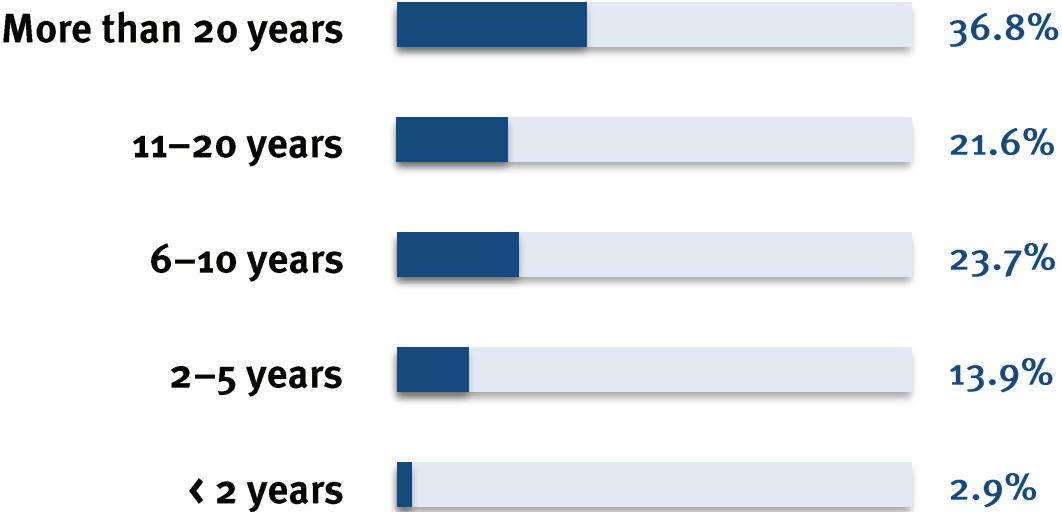
Want to stay informed

61%

AGE RANGE (Q45)



LENGTH OF RESIDENCY (Q43)



"We *MUST* consolidate our school buildings. A single, consolidated elementary school would reduce long-term costs and get ALL Dedham's youngest learners into modern facilities."

"Dedham blew a major opportunity when it voted against accepting \$32 million in state funds to build a new school. It now has no choice but to consolidate."

"I am so appreciative of the FMP Steering Committee for their perseverance. We cannot lose another ten years of progress."

Survey at a Glance

Key findings across all three building categories

Avg. Community Buildings Condition

2.44 / 4
Capen lowest at 1.85

Avg. School Buildings Condition

2.53 / 4
Oakdale lowest at 1.40

Avg. Town Buildings Condition

3.14 / 4
Public Safety highest at 3.81

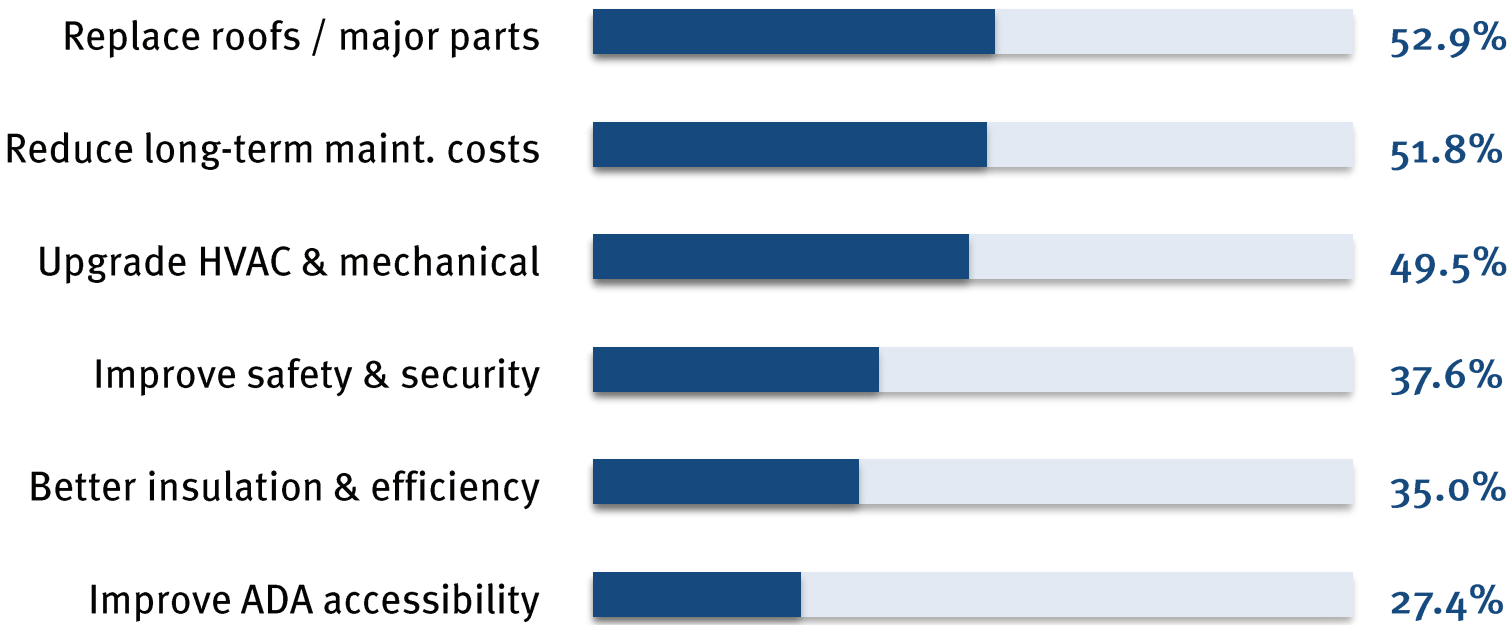
Support Bond – Repair Project

63%

Support Bond – Major Project

70%

TOP CAPITAL INVESTMENT PRIORITIES



Key Finding:

Community and school building conditions are rated significantly lower than town buildings overall.

The Pool (2.25), Parks & Rec/Capen (1.85), Oakdale (1.40), Riverdale (1.53), and Greenlodge (1.91) all rated near 'Poor.'

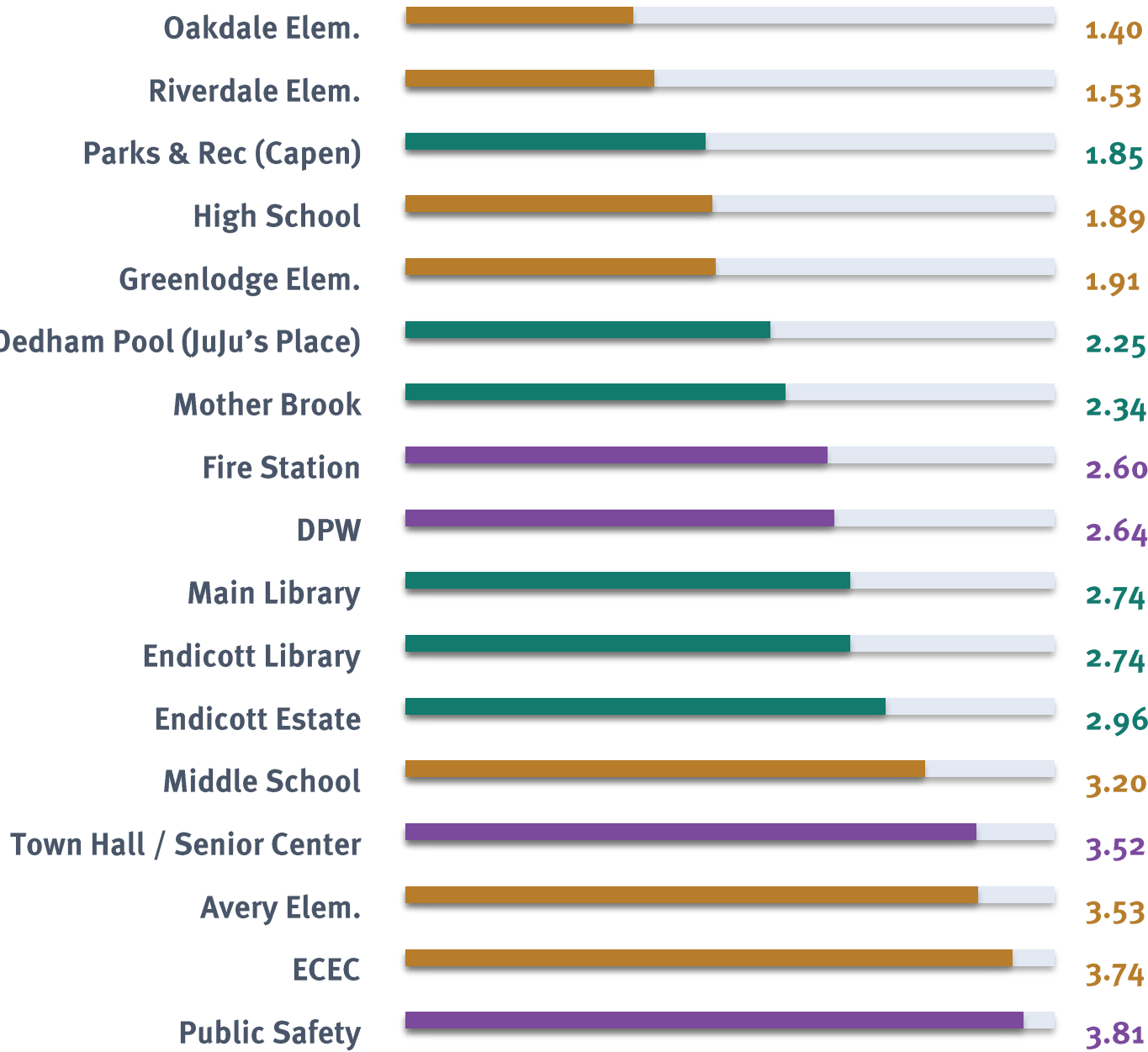
70% of residents would support a bond for a major renovation or new building.

Facilities Conditions and Maintenance

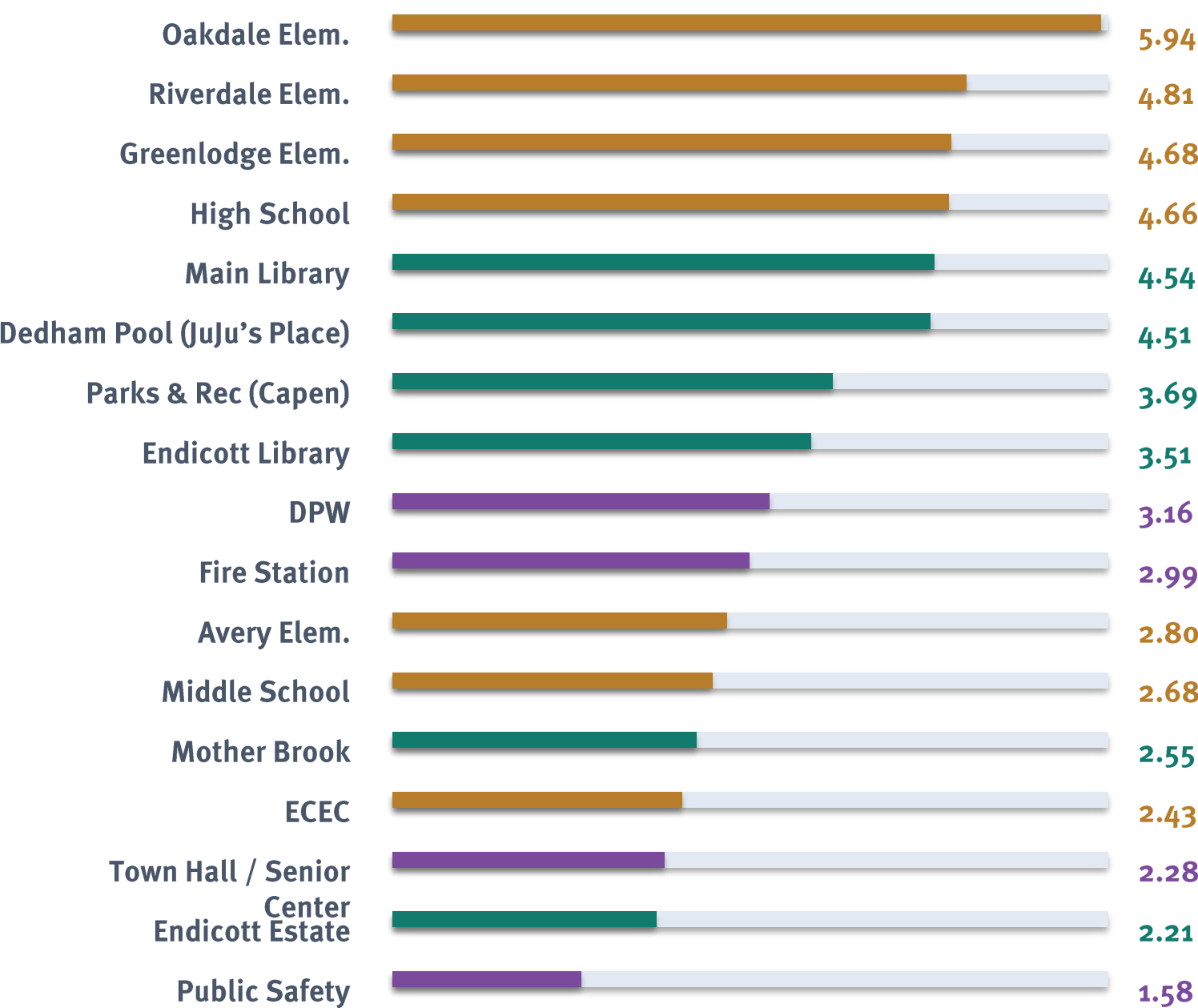
Building condition ratings (1=Poor, 4=Excellent) and investment priorities across all three building categories



BUILDING CONDITION (worst → best)



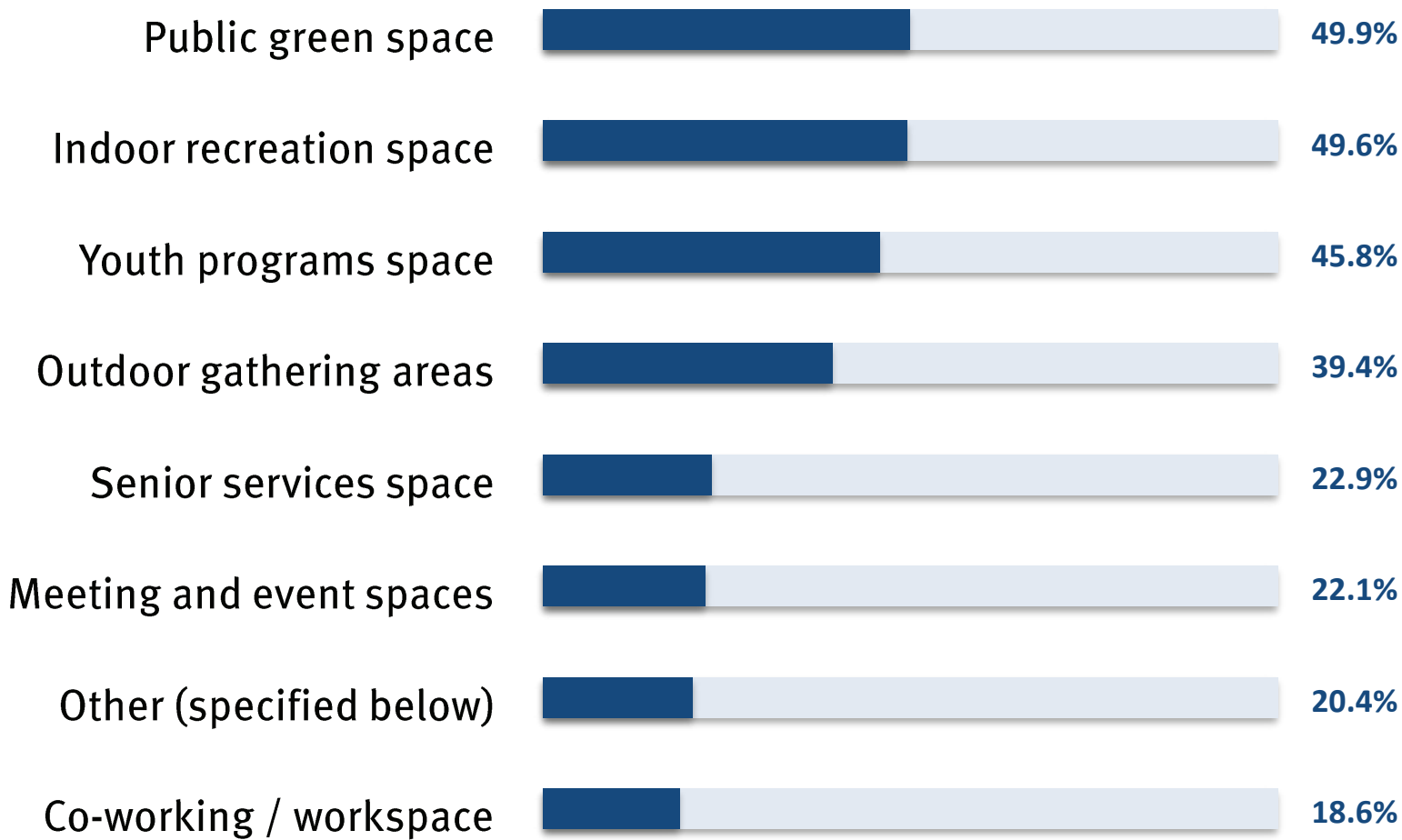
INVESTMENT PRIORITY SCORES (highest → lowest)



Desired New and Expanded Spaces

Q7: What types of spaces would you like to see expanded or added in Town facilities?

SPACE TYPES REQUESTED

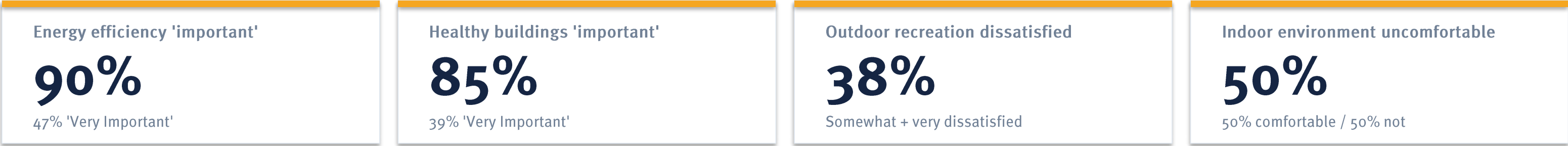


RECURRING THEMES FROM OPEN-END RESPONSES

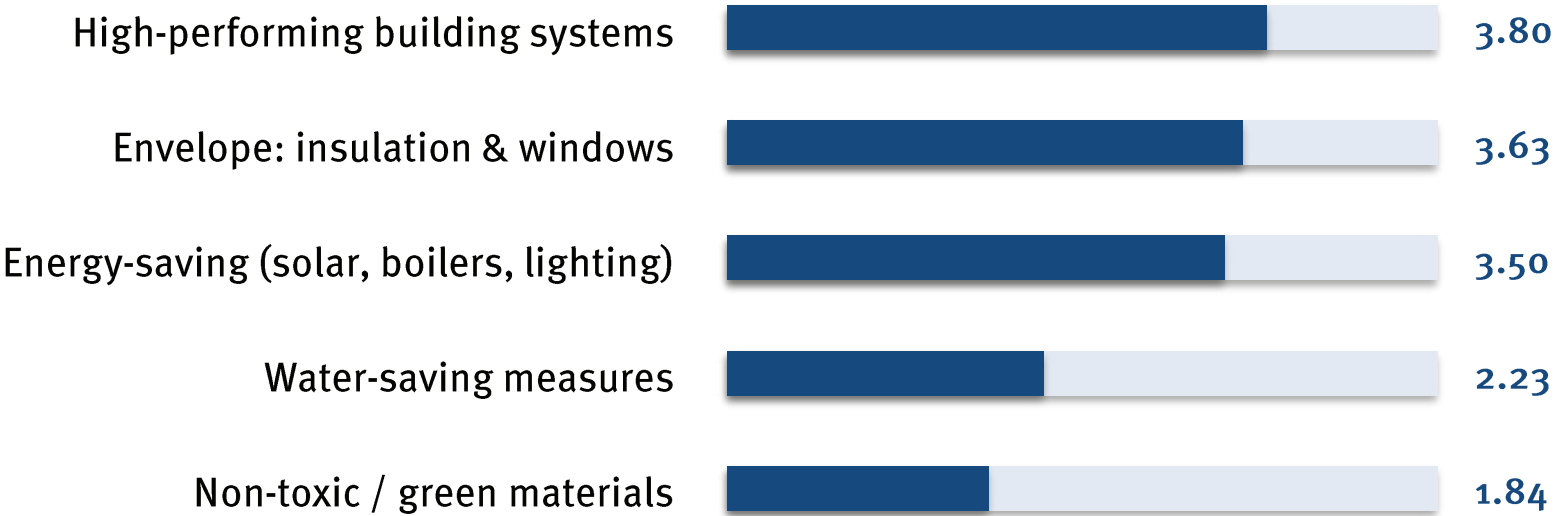
- Schools before everything else**
"Schools first — nothing on this list is a higher priority." Many respondents said fix existing buildings before adding anything new.
- Athletic fields & active outdoor spaces**
Parking, better sports fields, pickleball/tennis courts, outdoor rinks, and trails were the most common other write-ins.
- Parking is a persistent need**
Parking was cited repeatedly as the single biggest gap - especially at Dedham Square, schools, and the Ames Building.
- Community gathering & multi-use spaces**
Residents want a true community center - spaces that serve seniors, youth, and families together, not siloed programs.
- Fix what exists before expanding**
Strong sentiment against new investments while basics are deferred: fix the buildings first before adding anything new.

Sustainability and Environment

Sustainability priorities, healthy building criteria, indoor environment, and outdoor recreation



SUSTAINABILITY FEATURE PRIORITIES (Q15) — ranked score out of 5



What residents said:

Indoor environment complaints span all building types — school HVAC in older buildings (Oakdale, Riverdale, Greenlodge), inconsistent room temperatures, and no cooling in classrooms.

High-performing building systems are the #1 sustainability priority.

"Classrooms at Oakdale have gotten into the upper 90s on hot days. This is an inhumane way to treat our children and teachers. Students had to take turns standing next to a fan."

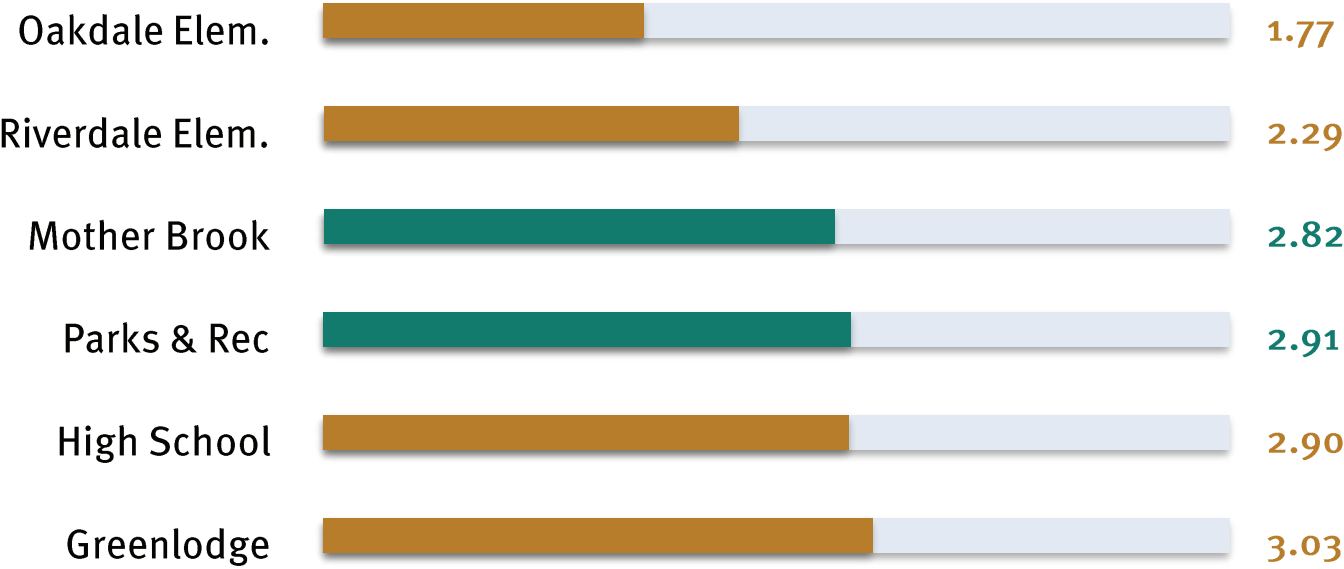
"Both too hot and too cold — there is no proper climate control. School has been dismissed early due to heat, and students have had to learn in coats due to broken heat in the winter."

Services and Navigation

Ease of navigation, emergency response confidence, and community use of facilities



EASE OF NAVIGATION — LOWEST RATED (Q21, scale 1–5)



Key observations:

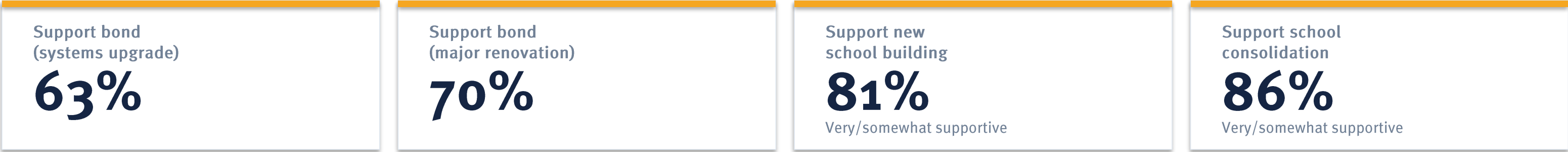
95% of residents say maintaining community buildings is at least 'Important' — 69% say 'Very Important.'

Only 46% feel confident in the Town and Schools' physical ability to protect individuals during an emergency — a notable concern given building age and condition.

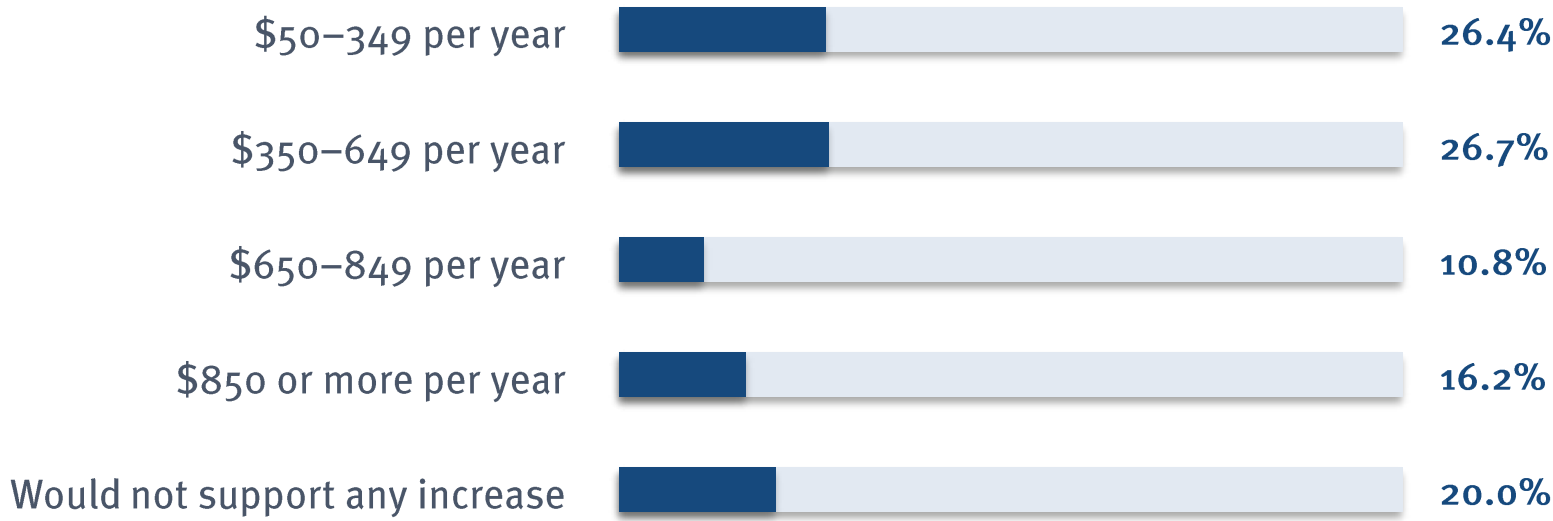
- "No elevator at Riverdale — a child in a wheelchair has never had a class on the second floor in all her years there."
- "All schools have navigation issues — additions built on additions to fit into tight spaces."
- "Poor signage around Town Hall. Limited parking at schools — Avery's address is High Street but you can't access it from High Street."

Financial and Community Impact

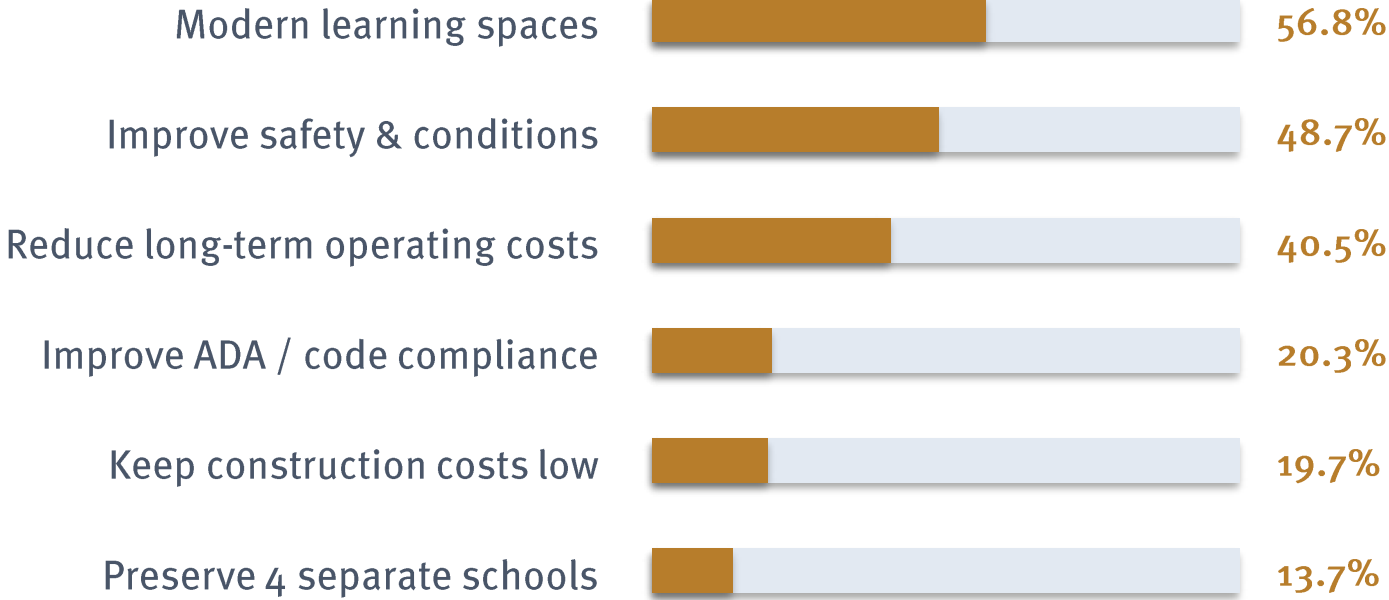
Bond support, tax tolerance, school investment priorities, and use of future surplus sites



ACCEPTABLE ANNUAL PROPERTY TAX INCREASE (Q38)



SCHOOL FACILITY PRIORITIES (Q31)



SCHOOLS: 48% said proximity is 'Not Important' even if it adds to budget. Only 25% rated it Very or Fairly Important — signaling broad support for consolidation over four separate schools.

TAX IMPACT: Over half of supporters would accept up to ~\$350 annual tax increase. A further 16% would support \$850+. 20% would not support any tax increase for a major project.

Key Takeaways — Q47: Other Thoughts & Suggestions

Analysis of 119 open-ended responses

Schools are the top priority

The most frequently expressed view — across all respondent backgrounds — is that school buildings, particularly Oakdale, Riverdale, Greenlodge, and the High School, must be addressed urgently. Many residents explicitly support consolidation into fewer, modern facilities.

Fiscal responsibility is a major concern

Many residents expressed frustration with rising property taxes and perceived mismanagement. They want detailed accountability and transparency before supporting new investments — especially seniors on fixed incomes.

The Dedham Pool is a valued community asset

Multiple respondents highlighted the pool as a beloved facility needing renovation. Several suggested creative reuse — including relocating it to free land for a new school campus.

Residents want action, not more planning

Several respondents expressed fatigue with years of study and failed votes. There is strong sentiment to act decisively, build consensus earlier, and avoid repeating the Oakdale School 2025 debt exclusion defeat.

Community spaces, sustainability & inclusion matter

Respondents also raised accessible outdoor spaces, after-hours facility use, sustainable building design, and sensitivity to seniors, young families, and long-time residents.

Real-Time Input & Live Polling



- We will be asking questions throughout the next few slides
- You will need your smart phone, tablet or laptop to join and answer the questions
- How to Join Mentimeter:
 - Option 1: Scan the QR Code to join
 - Option 2: Go to menti.com, Enter the code

What You Told Us — and What We're Asking Tonight

A look at the community survey results, with live polls to dig deeper together

463

survey participants

715

written comments

7

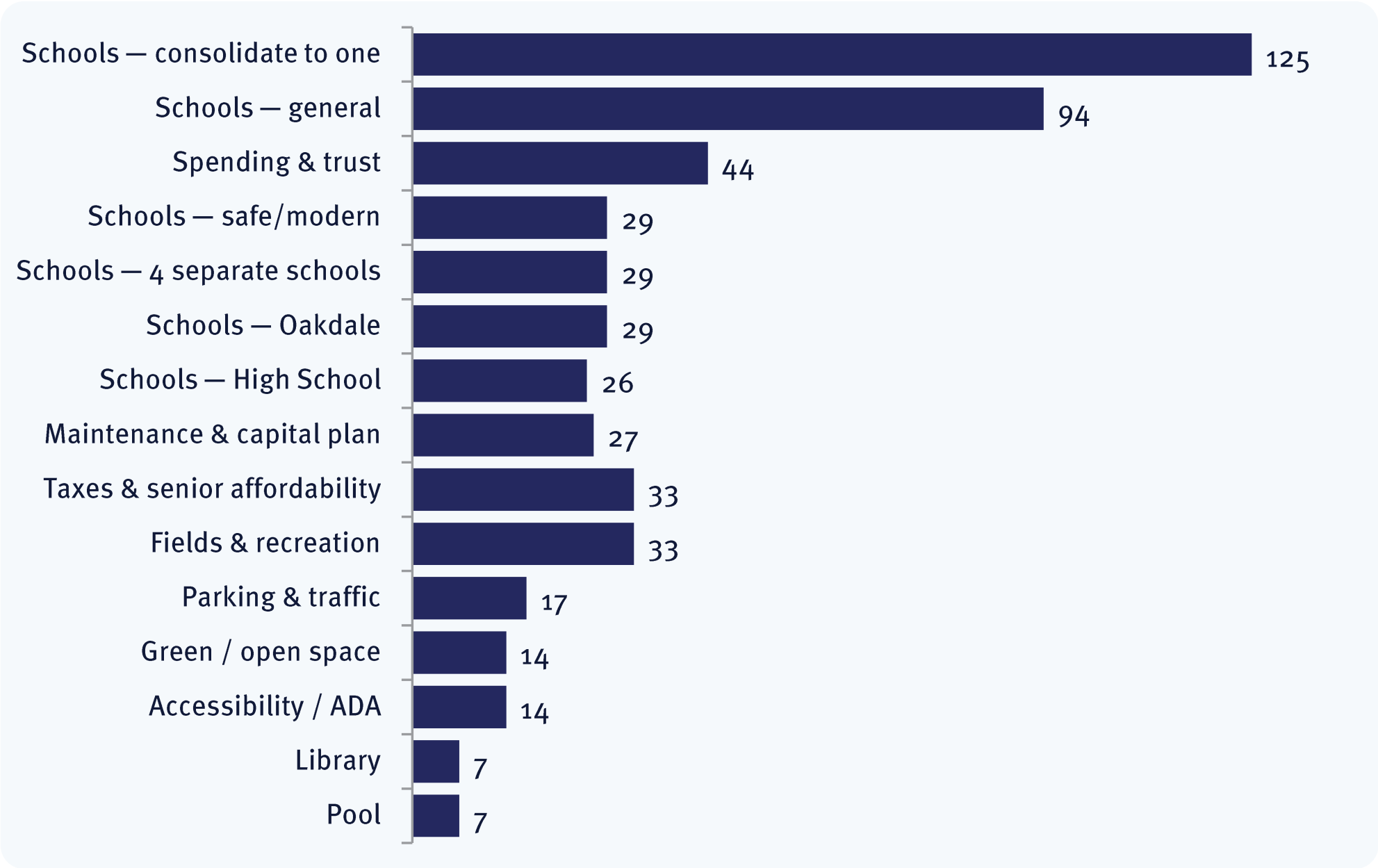
live polls tonight

715 open-ended comments are mapped across 9 findings:

Finding	Comments
1. Schools & elementary consolidation (the dominant signal)	332
2. Miscellaneous / other suggestions	96
3. Non-school facility priorities (pool, fields, library, green space, parking, water, accessibility)	93
4. Taxes, spending discipline & seniors	77
5. Reuse of consolidated / surplus sites	49
6. Maintenance & long-term capital plan	27
7. Survey & process design feedback	18
8. Communication, transparency & community use	14
9. Winning the next vote: process & messaging	9

Schools dominate every open-ended question

Written comments by topic — school topics outweigh everything else combined



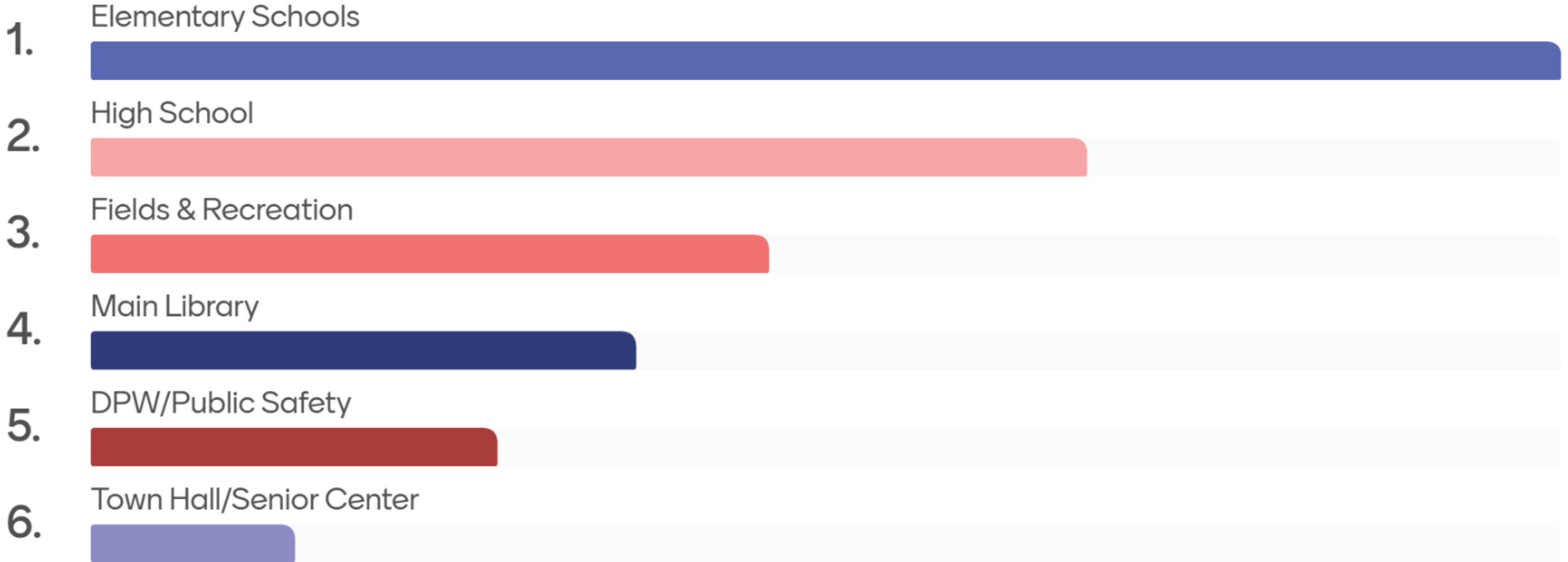
332

school-related comments — more than all other topics combined

The clearest signal

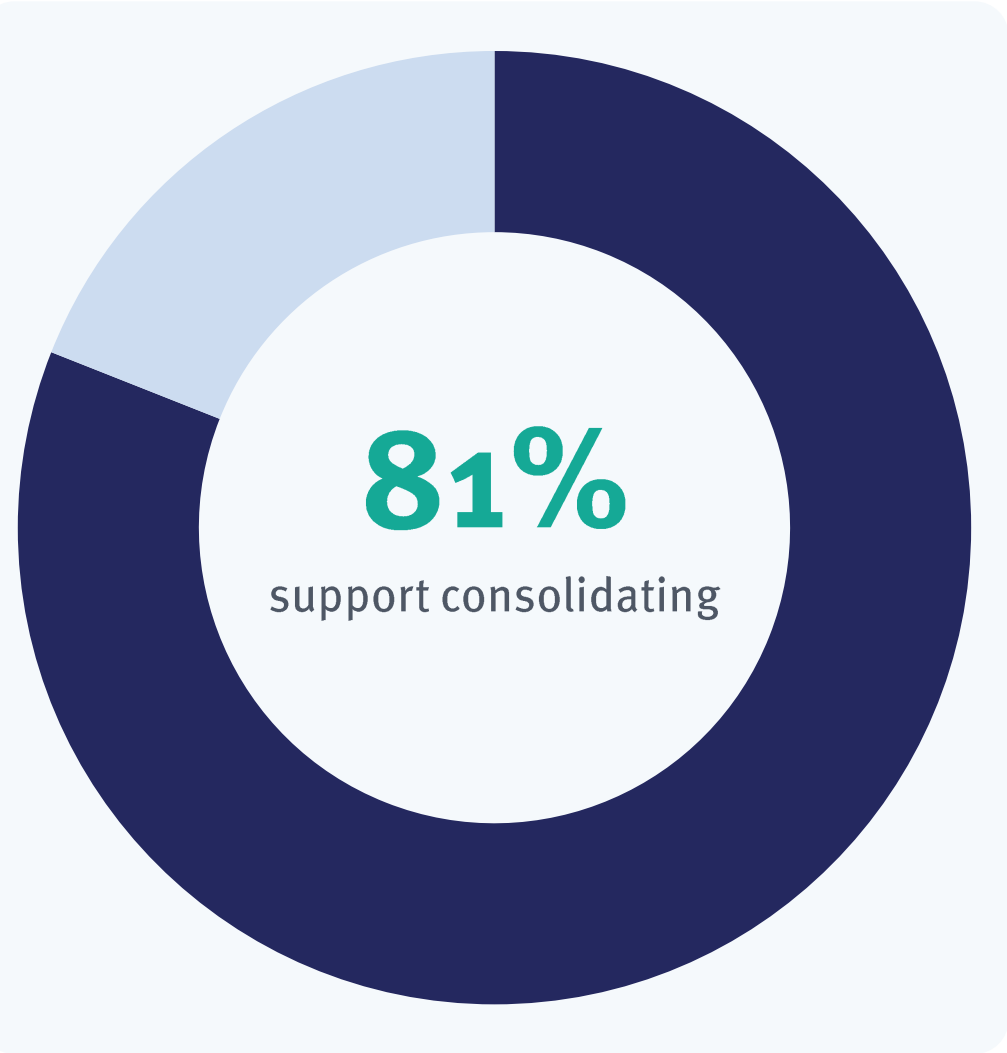
125 comments call for one new consolidated elementary school — the single most concrete idea residents raised.

Across everything the town owns, what should we address first?



Consolidation leads — with strong support

81% of survey respondents would back a new building if it consolidates and saves money



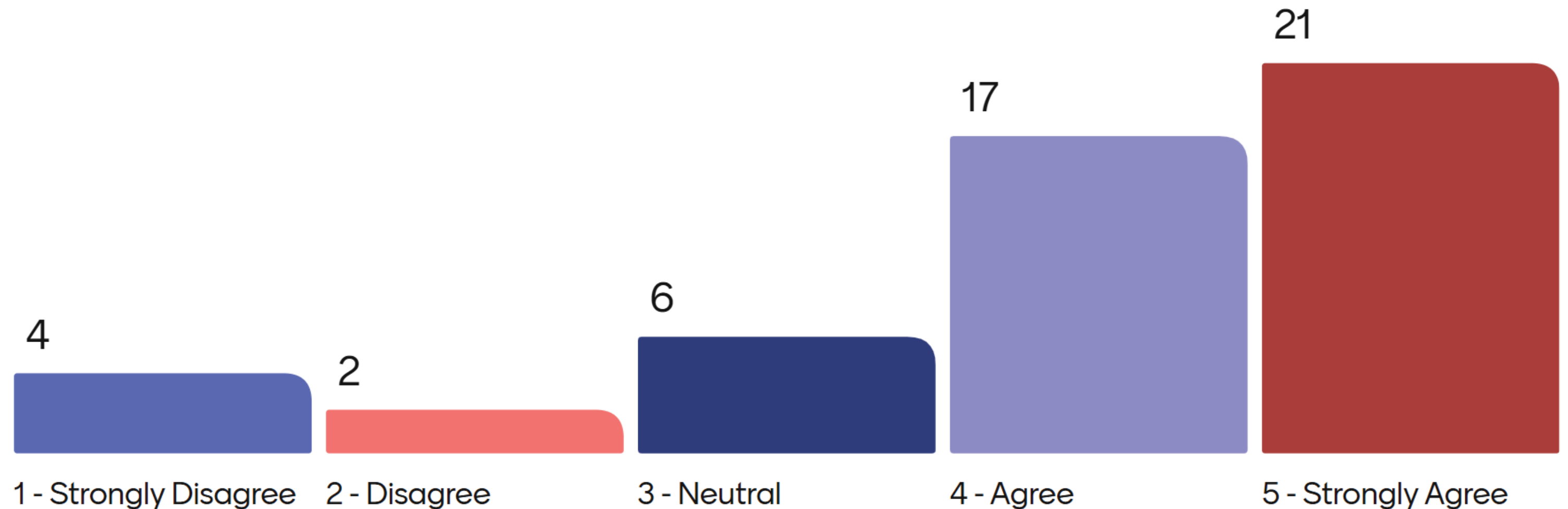
Why residents back it

- The town can't afford to rebuild three aging elementary schools separately.
- Fewer buildings means lower long-term maintenance and operating cost.
- Seen as more equitable — ends neighborhood-vs-neighborhood vetoes.

What the skeptics ask

Keep neighborhood walkability and small class sizes; keep it modest — “a Toyota Camry, not a Mercedes.” Most say they'd accept consolidation if it's the only path to safe, modern buildings.

Assuming Avery School remains, should Dedham replace the other three elementary schools with a consolidated school?



If we consolidate, which configuration do you prefer?



24 Three elementary schools into one consolidated school



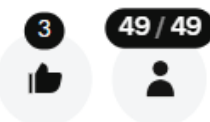
12 Three elementary schools into two consolidated schools



1 Keep four separate elementary schools

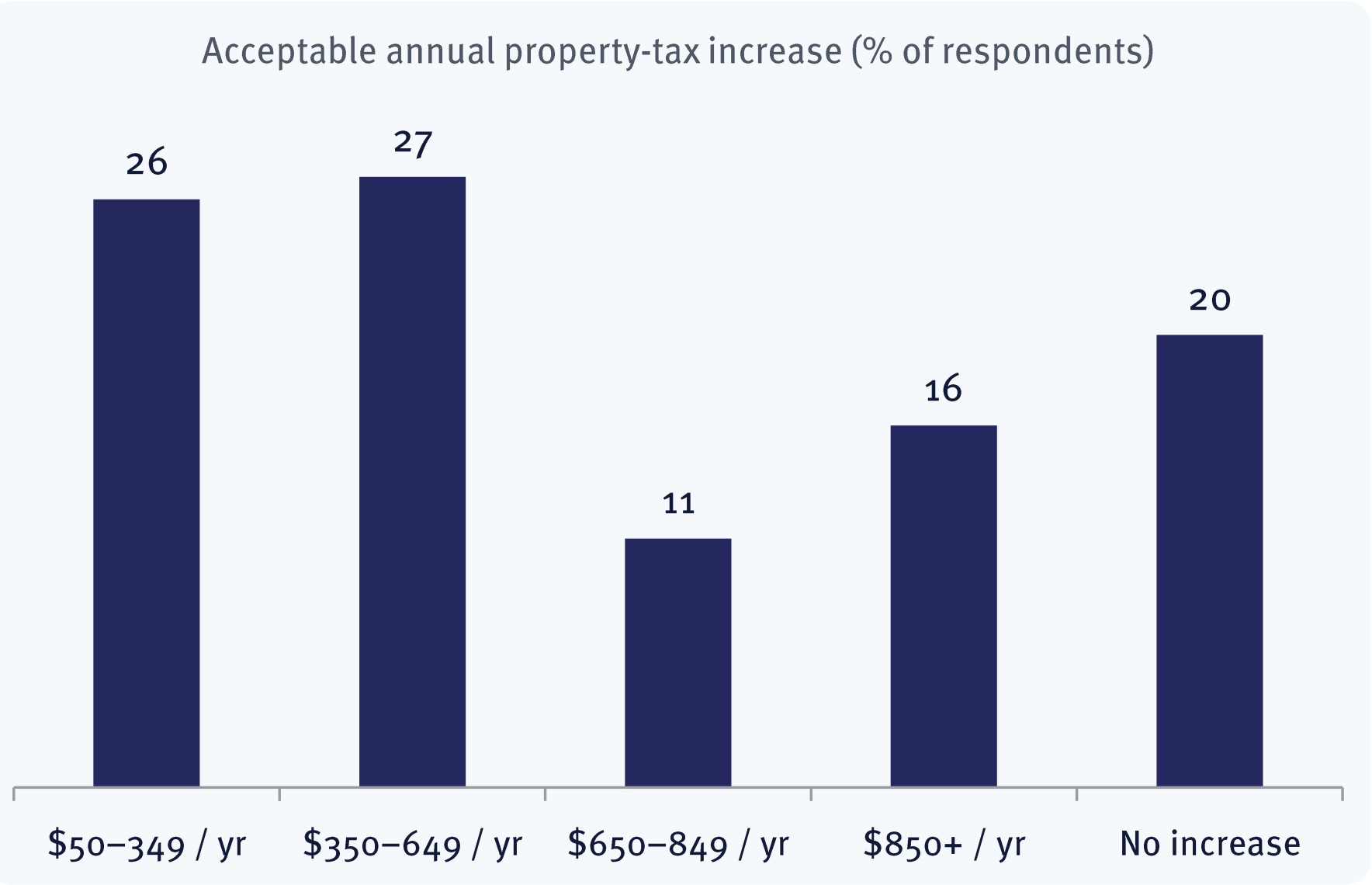


12 Not sure / I need more information



Willingness to invest is real — but it has a ceiling

Most support sits at the lower end, and 1 in 5 would accept no increase at all



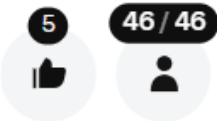
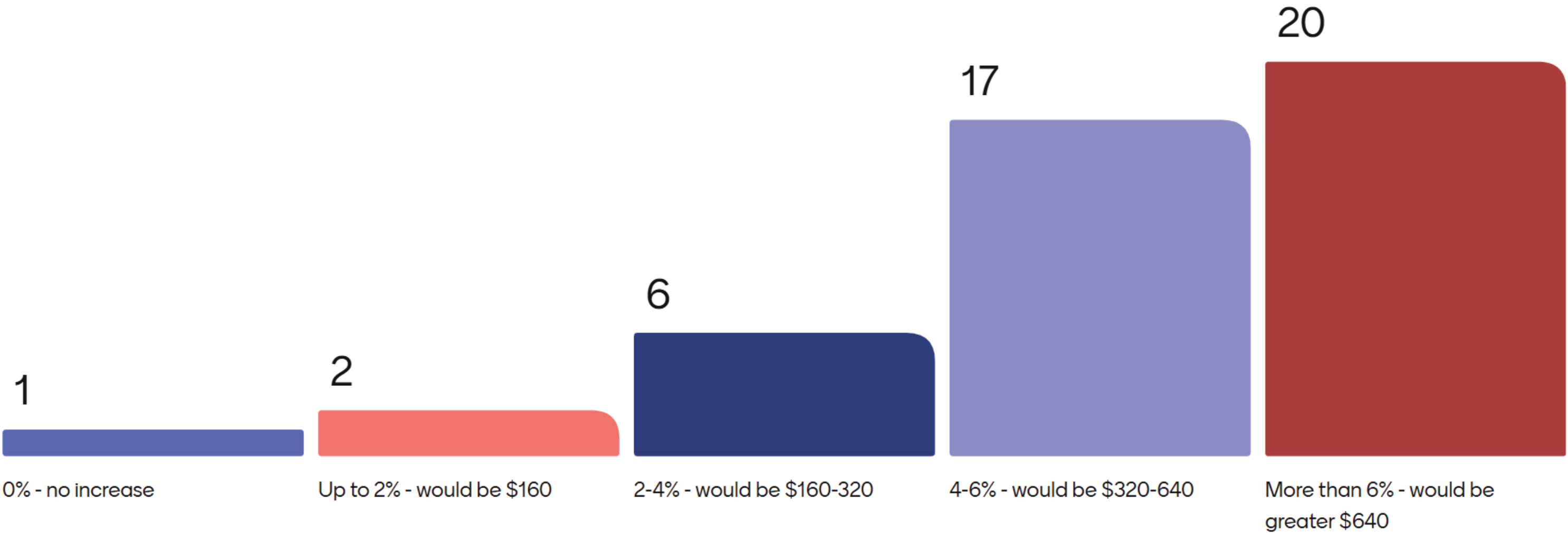
53%
would accept about \$350 / year

Keeping any proposal modest is essential to its odds.

Two recurring concerns

- How to protect seniors on fixed incomes from ever-rising taxes.
- Need to rebuild trust by showing the town spends carefully.

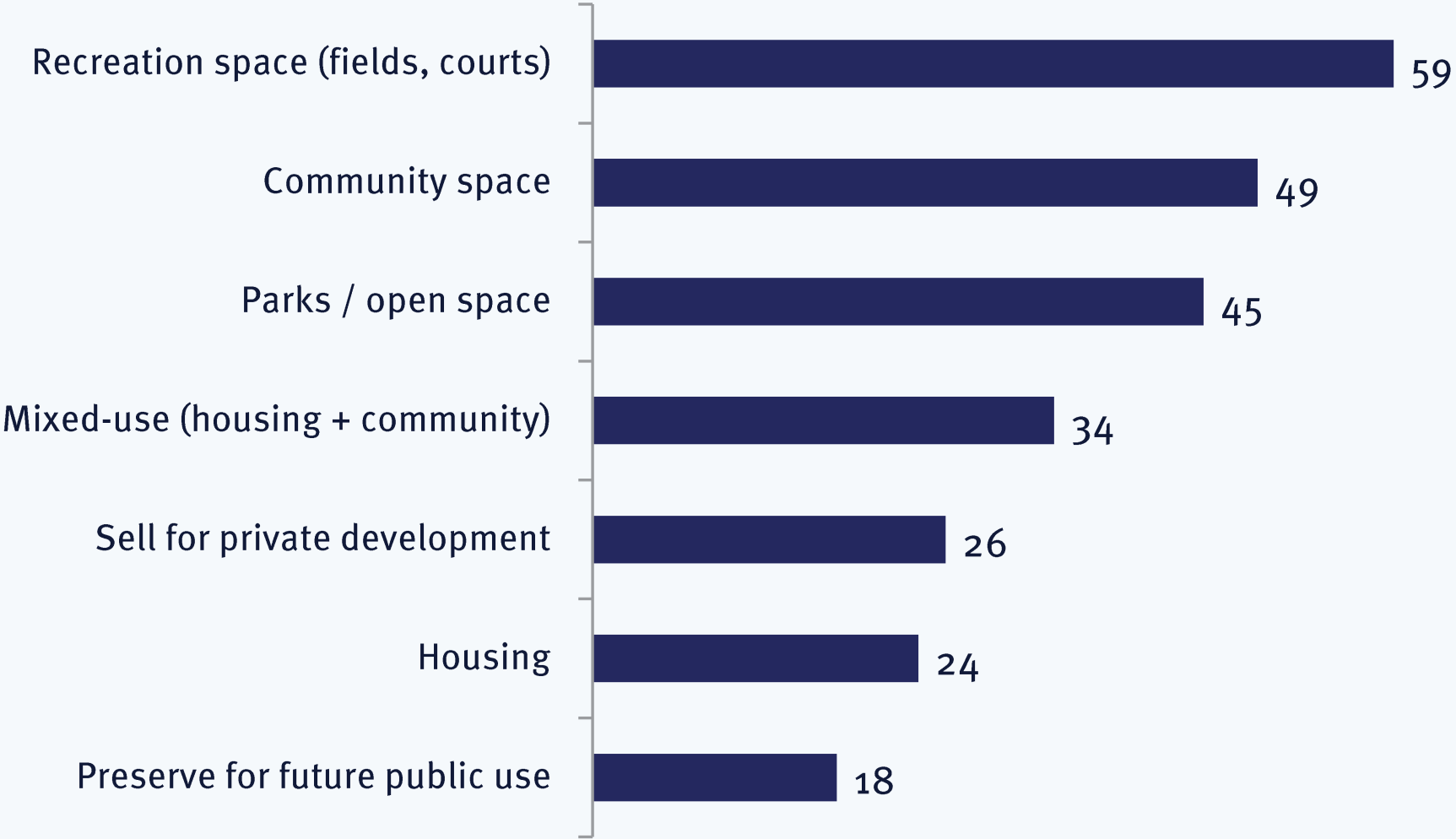
What annual property-tax increase would you support for new schools - as a % of your current bill? (Example: Using an \$8,000 tax bill)



If buildings close, residents prefer public reuse over selling

Recreation, community space and parks far outrank housing or a sale

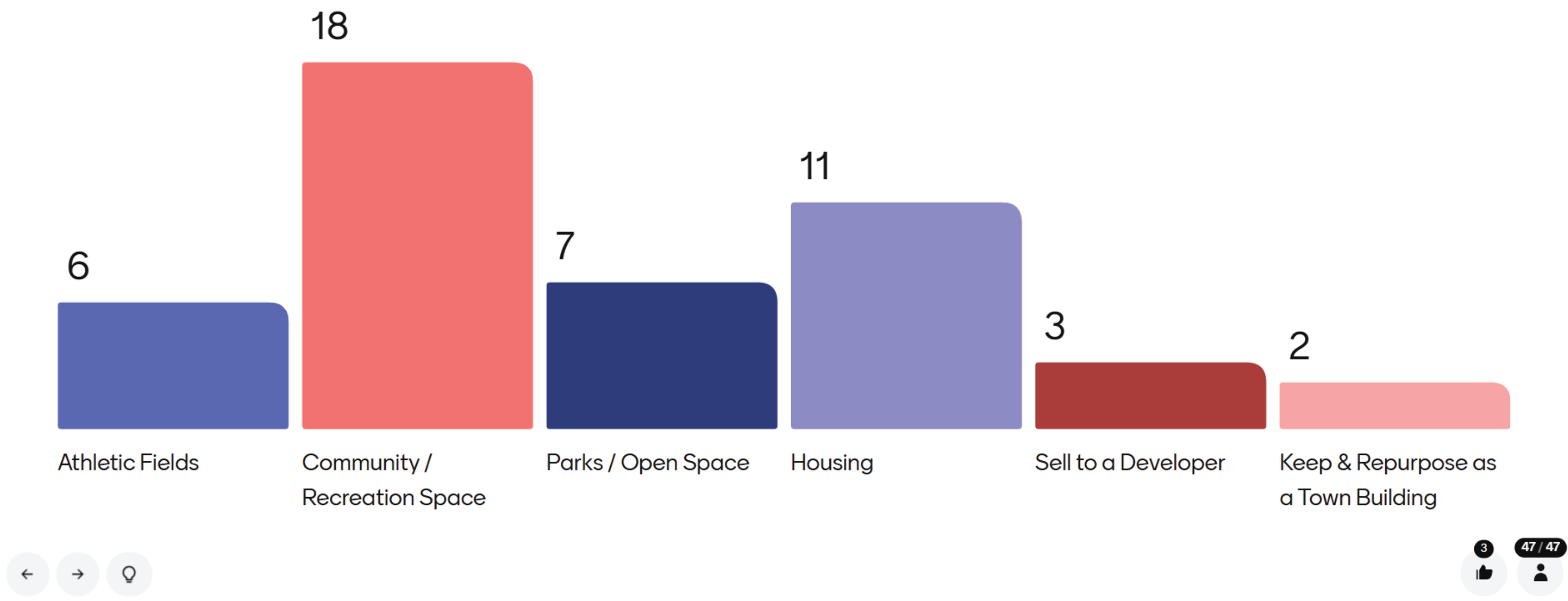
Preferred reuse of consolidated sites (select all — 360 respondents)



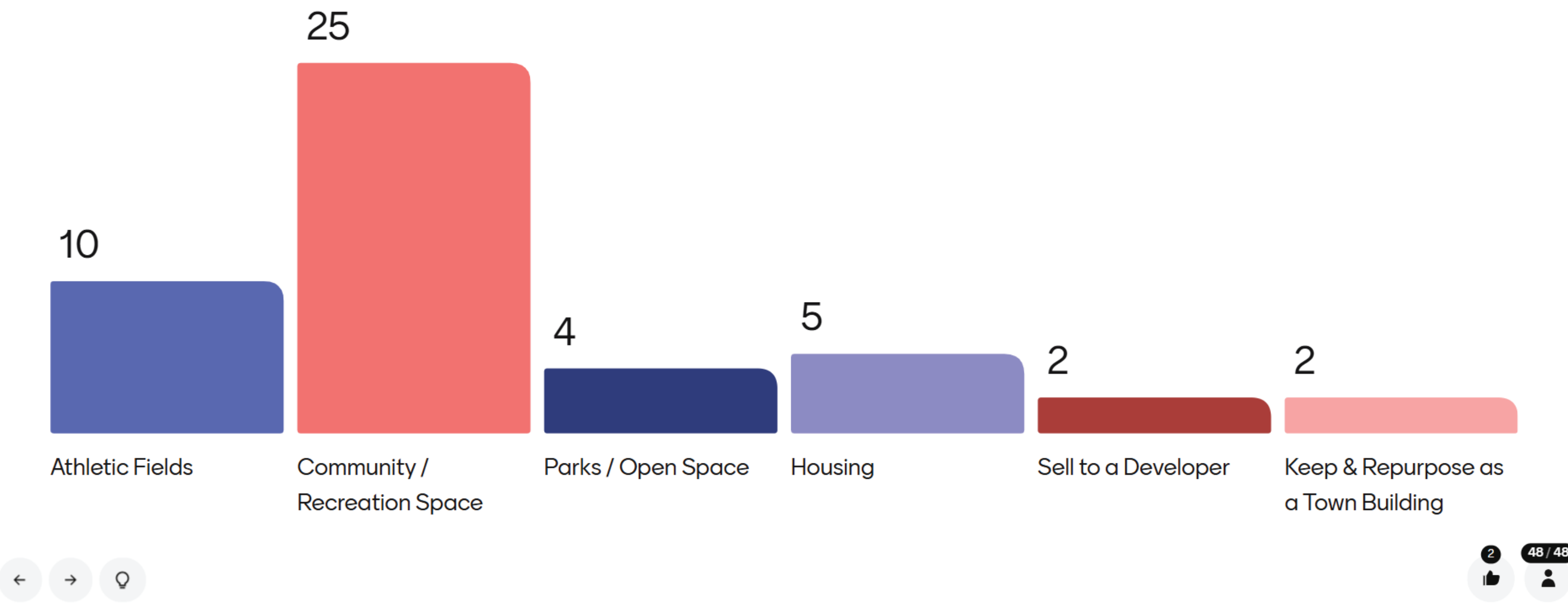
We read in the write-ins

- “Never sell — lease or mothball”; keep land in town control.
- Interest in turning historic sites (e.g. Oakdale) into walkable village hubs.
- Preserve historic architecture even when the use changes.
- Preferences differ by building or neighborhood.

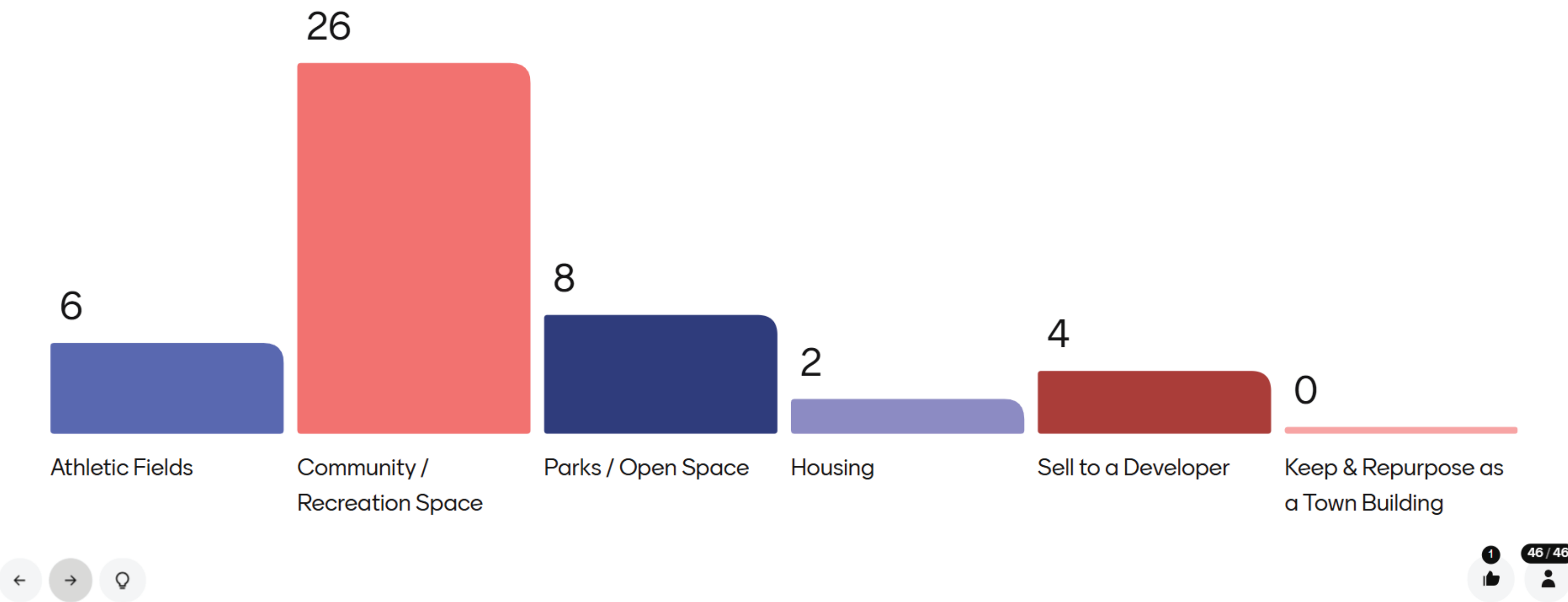
If Oakdale were no longer a school, what should it become?



If Greenlodge were no longer a school, what should it become?



If Riverdale were no longer a school, what should it become?

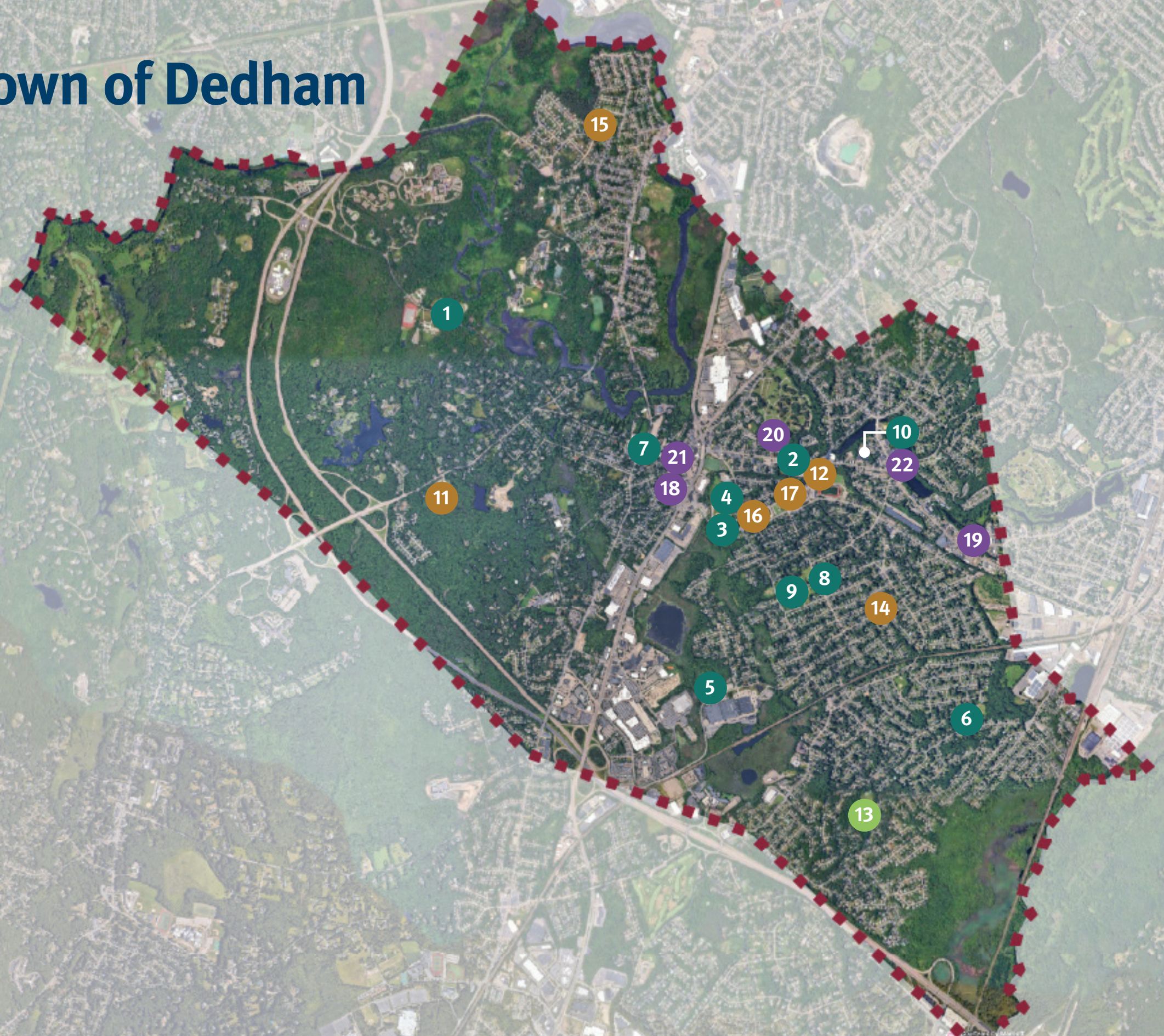


What we're hearing — and where this points

1	One consolidated elementary school	Modestly designed, on the central school campus — the leading idea, with 81% support.
2	A long-term maintenance & capital plan	Building-by-building lifecycle schedules — the most consensus-friendly ask in the survey.
3	Senior affordability built in	Pair any bond with tax relief for fixed-income seniors.
4	Earn trust before the vote	Show the financials and the plan up front; keep the project modest.
5	Fold in pool, fields & preservation	Honor secondary priorities without diluting the school message.

EXISTING BUILDINGS A DETAILED LOOK

Town of Dedham



COMMUNITY AMENITIES

1. Dolan Center
2. Mucciaccio Dedham Pool
3. Barnes Memorial Park
4. Gonzalez Field
5. Rustcraft Field
6. Parks & Rec. Offices (former Capen School)
7. Public Library (Main)
8. Public Library (Endicott)
9. Endicott Estate
10. Mother Brook Arts Center (former Avery)

PUBLIC SCHOOLS

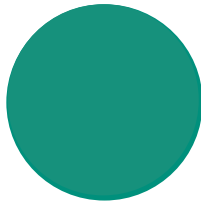
11. Early Childhood Ed Center
12. Avery Elementary School
13. Greenlodge Elementary School
14. Oakdale Elementary School
15. Riverdale Elementary School
16. Dedham Middle School
17. Dedham High School

TOWN SERVICES

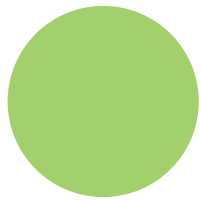
18. Ames Building (Town Hall & Senior Center)
19. Public Works Dept.
20. Brookdale DPW Facility
21. Public Safety Building
22. East Dedham Fire Station

Facilities Assessment - Methodology

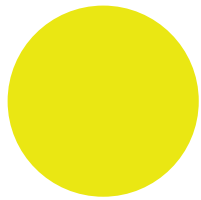
CONDITION RATING



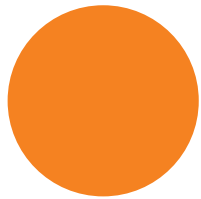
- EXCELLENT**
- Like-new condition
 - Code compliant



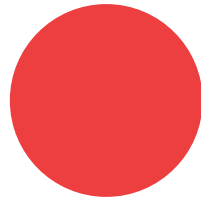
- GOOD**
- Light Wear
 - Serviceable systems
 - Code compliant



- FAIR**
- Moderate Wear
 - Systems Nearing End of Service Life
 - Partially Code compliant



- POOR**
- Heavy Wear
 - Systems Beyond Service Life
 - Not Code compliant

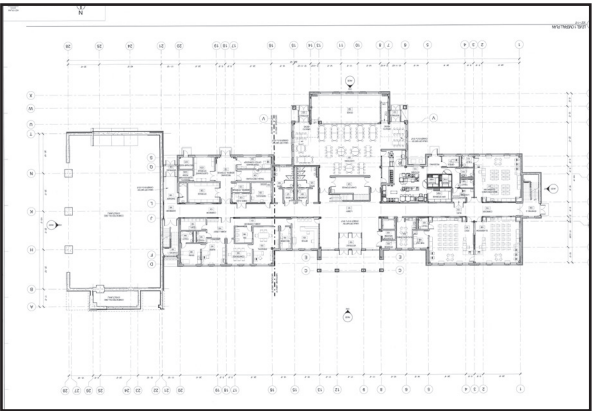


- CRITICAL**
- Heavy Wear
 - Failed Systems or Imminent Failure
 - Not Code Compliant

CATEGORIES ANALYZED

1. Exterior
2. Interior
3. Structure
4. Electrical
5. Mechanical
6. Plumbing
7. Fire Protection
8. Life Safety Code
9. Accessibility
10. Hazardous Materials
11. Site Conditions
12. Sustainability
13. Energy

PROCESS



Document Reviews



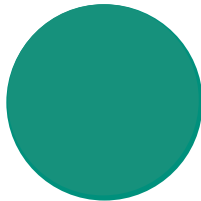
Site Observations



Staff Questionnaires & Interviews

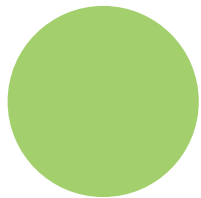
Facilities Condition Index | Rating Scale

CONDITION RATING



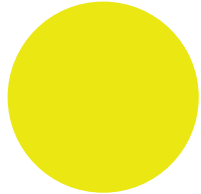
EXCELLENT

- Like-new condition
- Code compliant



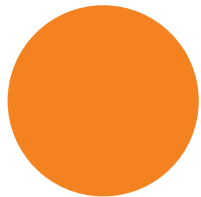
GOOD

- Light Wear
- Serviceable systems
- Code compliant



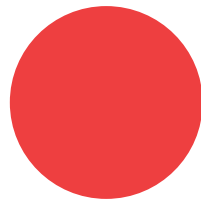
FAIR

- Moderate Wear
- Systems Nearing End of Service Life
- Partially Code compliant



POOR

- Heavy Wear
- Systems Beyond Service Life
- Not Code compliant



CRITICAL

- Heavy Wear
- Failed Systems or Imminent Failure
- Not Code Compliant

SCORE

1.0 - 1.3 **EXCELLENT**

1.4 - 1.8 **GOOD**

1.9 - 2.4 **FAIR**

2.5 - 3.2 **POOR**

3.3 - 4.0 **CRITICAL**

Summary of Facility Conditions

EXCELLENT	GOOD	FAIR	POOR	CRITICAL
Early Childhood Ed Center Ames Building (Town Hall & Senior Center) Public Safety Building Gonzalez Field Stand	Avery Elem. School Dedham Middle School	Barnes Memorial Park Stand Rustcraft Field Stand Public Library (Endicott)	Mucciaccio Dedham Pool (JuJu’s Place) Parks & Rec. Offices (former Capen School) Endicott Estate Mother Brook Arts Center (former Avery) Greenlodge Elem. School Oakdale Elem. School Riverdale Elem. School Dedham High School Public Works Dept. Public Library (Main)	East Dedham Fire Station Dolan Center (former Rec. Center)

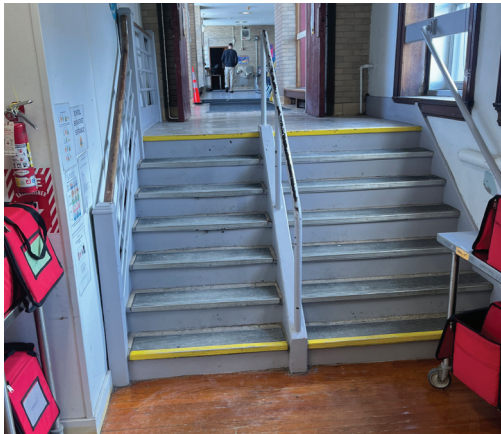
Recurring Themes Across the Portfolio



Windows & Building Envelope

- SIGNIFICANT AT:**
- HIGH SCHOOL
 - GREENLODGE SCHOOL
 - OAKDALE SCHOOL
 - RIVERDALE SCHOOL
 - DPW

- Including windows, roofs, and exterior masonry
- Original single-pane windows across multiple locations.
 - Energy inefficient, drafty, and at end of useful life.
 - Multiple building have masonry and roof deteriorating.
 - Leaks accelerate deterioration of interior condition
 - Replacement yields comfort improvements and significant heating cost savings, also eligible for energy rebates.



Accessibility Code Gaps

- SIGNIFICANT AT:**
- PUBIC LIBRARY - MAIN
 - OAKDALE SCHOOL
 - RIVERDALE SCHOOL
 - PARKS & RECREATION
 - MOTHER BROOK
 - ENDICOTT ESTATE

- Accessible standards are required for restrooms, floor access, and site access.
- Existing conditions can remain, any new or renovated features must comply with current standards, certain triggers require full upgrades
 - Last town-wide ADA upgrade occurred in the mid-1990's, and predates existing ADA and Massachusetts regulations
 - Lack of elevator access impacts equity for widely used public and educational assets



Fire & Life Safety Code Gaps

- SIGNIFICANT AT:**
- EAST DEDHAM FIRE STATION
 - HIGH SCHOOL
 - OAKDALE SCHOOL
 - RIVERDALE SCHOOL
 - GREENLODGE SCHOOL
 - PARKS & RECREATION
 - ENDICOTT ESTATE

- Fire and life safety code govern systems to assist occupants during an emergency.
- Existing conditions generally can remain, any new or renovated features must comply with current standards, certain triggers require full upgrades
 - Older schools lack sprinkler and fire alarm systems required in new or substantially renovated buildings

Dedham Facility Database - Building Summary

Selectable Tab

General Building Information

Typical Image & Aerial of Site

Building FCI (Prioritize Improvements)

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: T-1 | Ames Building (Town Hall & Senior Center)

SELECT BUILDING: T-1 | Ames Building (Town Hall & Senior Center)

BUILDING INFORMATION

Building ID: T-1

Address: 450 Washington Street

Year Built: 1897

Last Renovated: 2020

Gross Sq Ft (GSF): 53,000

SITE CONSTRAINTS & REGULATORY

Flood Zone: None

Wetlands: No

Historic: Listed - National Register

Lot Size (ac): 2.04

Building Use: Municipal / Civic / Adaptive Reuse

ROOF & ENVELOPE

Construction Type: Wood Frame

Roof Year: 2020

Window Year: 2020

No. of Floors: 3.5

CAPITAL COST ESTIMATES

Repair Priority (1-5): tbd

Deferred Maint. (\$): tbd

Est. Renovation Cost: tbd

Replacement Cost: tbd

SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)

Heating Fuel Type: Natural Gas / Electric (mixed)

Electrification Potential: 2043 - VRF

Solar Potential (kW): N/A

Energy Use Intensity (EUI): ~13

GHG Emissions: 69

Climate Resilience Risk: Low

BUILDING PHOTO

AERIAL / SITE PHOTO

FACILITY CONDITION INDEX (FCI)

OVERALL FCI: 1.26

Excellent

1-1.3=Excellent 1.4-1.5=Good 1.6-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical

Architecture (Avg): 1.5

Structure (Avg): 1.0

MEP / FP (Avg): 1.6

Life Safety / Code: 1.0

Good

Excellent

Good

Excellent

EDUCATIONAL ADEQUACY INDEX (EAI)

OVERALL EAI: -

N/A

1-1.3=Excellent 1.4-1.5=Good 1.6-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical

EPI-1 Learning Environ.: -

EPI-2 Academic Suffic.: -

EPI-3 Program Suffic.: -

EPI-4 Universal Access: -

EPI-5 Building Safety: -

EPI-6 Tech. Readiness: -

N/A

N/A

N/A

N/A

N/A

N/A

KEY COMPONENT SCORES

Roof: 2.5

HVAC - Heat: 1.5

Fire Prot.: 1.5

Electrical: 1.5

HVAC - Cooling: 1.5

Plumbing: 1.5

Grade Config.: -

Enrollment: -

\$F per Student: -

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TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: S-5 | Riverdale Elementary School

SELECT BUILDING: S-5 | Riverdale Elementary School

BUILDING INFORMATION

Building ID: S-5

Address: 143 Needham Street

Year Built: 1920

Last Renovated: 1952

Gross Sq Ft (GSF): 37,299

SITE CONSTRAINTS & REGULATORY

Flood Zone: None

Wetlands: No

Historic: None

Lot Size (ac): 5.75

Building Use: Educational

ROOF & ENVELOPE

Construction Type: Masonry/Wood

Roof Year: 1999

Window Year: 1920

No. of Floors: 2

CAPITAL COST ESTIMATES

Repair Priority (1-5): tbd

Deferred Maint. (\$): tbd

Est. Renovation Cost: tbd

Replacement Cost: tbd

SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)

Heating Fuel Type: Fuel Oil

Electrification Potential: 2031 - VRF

Solar Potential (kW): 144.4

Energy Use Intensity (EUI): 85

GHG Emissions: 233

Climate Resilience Risk: Low

BUILDING PHOTO

AERIAL / SITE PHOTO

FACILITY CONDITION INDEX (FCI)

OVERALL FCI: 2.77

Poor

1-1.3=Excellent 1.4-1.5=Good 1.6-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical

Architecture (Avg): 2.9

Structure (Avg): 2.0

MEP / FP (Avg): 3.4

Life Safety / Code: 2.8

Poor

Fair

Critical

Poor

EDUCATIONAL ADEQUACY INDEX (EAI)

OVERALL EAI: 2.55

Poor

1-1.3=Excellent 1.4-1.5=Good 1.6-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical

EPI-1 Learning Environ.: 2.5

EPI-2 Academic Suffic.: 2.2

EPI-3 Program Suffic.: 2.8

EPI-4 Universal Access: 2.6

EPI-5 Building Safety: 2.8

EPI-6 Tech. Readiness: 2.5

Poor

Fair

Poor

Poor

Poor

Poor

KEY COMPONENT SCORES

Roof: 4.0

HVAC - Heat: 3.2

Fire Prot.: 4.0

Electrical: 4.0

HVAC - Cooling: 3.0

Plumbing: 4.0

Grade Config.: 1-5

Enrollment: 194

\$F per Student: 192

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Site Constraints (for planning)

Capitol Costs (forthcoming)

Sustainability (from 2025 Decarbonization Roadmap)

School Specific EAI

Enrollment & Configuration

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COMMUNITY ENGAGEMENT / 15 JUNE 2026 / 36

Considerations for Repair, Reuse, and Replacement

What do we consider for our initial consideration?

- What is the building condition?
- What is the severity of deficiencies, and what is the cost to remediate?
- How well do existing spaces serve the current program?
- What is the existing value of the building and what additional work is triggered?
- Can the existing building and site support expanded program if required?
- When cost to renovate building is similar to replacement given scope and would not address educational space deficiencies

How to understand some common terms?

- “End-of-life” - Equipment and systems are given an expected life span by manufacturers, going beyond this timeframe has increased risk of failure, increased cost of maintenance, and availability of parts
- “Code Trigger” - The **total cost of proposed construction work** is compared to the assessed value of the structure (building only — land value excluded). Typically a cost above 30% will require code compliance.

Likely triggers in Dedham’s portfolio

- Full roof replacement or window replacement on a lower-assessed building.
- Complete HVAC or MEP system overhaul affecting the whole facility.
- Interior renovation touching corridors, restrooms, or exits.
- Structural repairs required by condition assessment findings on aging buildings.
- Buildings already needing deferred maintenance: any significant repair scope risks crossing the line.

Public Safety Building

26 Bryant Street | Built 2023 | Level 1: Routine Maintenance

Current FCI
Excellent

10-Year FCI
Good

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: PS-1 | Public Safety Building

SELECT BUILDING: PS-1 | Public Safety Building

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	PS-1	Flood Zone:	None
Address:	26 Bryant Street	Wetlands:	No
Year Built:	2024	Historic:	Local Historic District
Last Renovated:	None	Lot Size (ac):	1.07
Gross Sq Ft (GSF):	82,564	Building Use:	Public Safety
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Steel/Concrete	Repair Priority (1–5):	tbd
Roof Year:	2024	Deferred Maint. (\$):	tbd
Window Year:	2024	Est. Renovation Cost:	tbd
No. of Floors:	3	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Natural Gas / Electric (mixed)	Energy Use Intensity (EUI):	~1
Electrification Potential:	2045 – VRF	GHG Emissions:	69
Solar Potential (kW):	48.1	Climate Resilience Risk:	Low

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)			EDUCATIONAL ADEQUACY INDEX (EAI)		
OVERALL FCI:	1.05	Excellent	OVERALL EAI:	-	N/A
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical					
Architecture (Avg):	1.0	Excellent	EPI-1 Learning Environ.:	-	N/A
Structure (Avg):	1.0	Excellent	EPI-2 Academic Suffic.:	-	N/A
MEP / FP (Avg):	1.2	Excellent	EPI-3 Program Suffic.:	-	N/A
Life Safety / Code:	1.0	Excellent	EPI-4 Universal Access:	-	N/A
			EPI-5 Building Safety:	-	N/A
			EPI-6 Tech. Readiness:	-	N/A
KEY COMPONENT SCORES					
Roof:	1.3	Electrical:	1.3	Grade Config.:	-
HVAC – Heat:	1.5	HVAC – Cooling:	1.0	Enrollment:	-
Fire Prot.:	1.0	Plumbing:	1.5	SF per Student:	-

Building Findings

Minor

Minor upgrades to enhance generator and maintenance resilience

Ongoing

Continue regularly scheduled maintenance to HVAC, sprinkler and other systems

Planning

Continue to monitor staffing and program needs as operational needs evolve

Consultant’s Initial Consideration

CONTINUE IN SERVICE - MAINTAIN BUILDING

- Building is in excellent condition, continue to maintain to protect new asset
- Implement climate roadmap when HVAC nears end-of-life (~2045)

Early Childhood Education Center

1100 High Street | Built 2019 | Level 1: Routine Maintenance

Current FCI
Excellent

10-Year FCI
Good

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: S-1 | Early Childhood Education Center

SELECT BUILDING: S-1 | Early Childhood Education Center

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	S-1	Flood Zone:	Zone A
Address:	1100 High Street	Wetlands:	Buffer Zone (100 ft)
Year Built:	2023	Historic:	None
Last Renovated:	None	Lot Size (ac):	29.2
Gross Sq Ft (GSF):	51,000	Building Use:	Educational
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Steel/Concrete	Repair Priority (1–5):	tbd
Roof Year:	2019	Deferred Maint. (\$):	tbd
Window Year:	2019	Est. Renovation Cost:	tbd
No. of Floors:	1	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Natural Gas	Energy Use Intensity (EUI):	~25
Electrification Potential:	2033 – VRF	GHG Emissions:	125
Solar Potential (kW):	Planned	Climate Resilience Risk:	Medium

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)			EDUCATIONAL ADEQUACY INDEX (EAI)		
OVERALL FCI:	1.19	Excellent	OVERALL EAI:	1.27	Excellent
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical			1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical		
Architecture (Avg):	1.4	● Good	EPI-1 Learning Environ.:	1.0	● Excellent
Structure (Avg):	1.0	● Excellent	EPI-2 Academic Suffic.:	1.8	● Good
MEP / FP (Avg):	1.4	● Good	EPI-3 Program Suffic.:	1.8	● Good
Life Safety / Code:	1.0	● Excellent	EPI-4 Universal Access:	1.0	● Excellent
			EPI-5 Building Safety:	1.0	● Excellent
			EPI-6 Tech. Readiness:	1.0	● Excellent
KEY COMPONENT SCORES			Grade Config.:	PreK & K2	
Roof:	1.6	Electrical:	2.0	Enrollment:	279
HVAC – Heat:	2.0	HVAC – Cooling:	1.0	SF per Student:	183
Fire Prot.:	1.0	Plumbing:	1.0		

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Building Findings	
Minor	Minor code deficiencies to plumbing, and HVAC systems
Ongoing	Continue regularly scheduled maintenance to HVAC, sprinkler and other systems

Consultant’s Initial Consideration	
CONTINUE IN SERVICE - MAINTAIN BUILDING	
- Building is in excellent condition, continue to maintain to protect new asset - Implement climate roadmap when HVAC nears end-of-life (~2045)	

Ames Town Hall & Senior Center

450 Washington Street | Built 1897, Renovated 2019 | Level 1: Routine Maintenance

Current FCI
Excellent

10-Year FCI
Good

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: T-1 | Ames Building (Town Hall & Senior Center)

SELECT BUILDING: T-1 | Ames Building (Town Hall & Senior Center)

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	T-1	Flood Zone:	None
Address:	450 Washington Street	Wetlands:	No
Year Built:	1897	Historic:	Listed – National Register
Last Renovated:	2020	Lot Size (ac):	2.04
Gross Sq Ft (GSF):	53,000	Building Use:	Municipal / Civic / Adaptive Reuse
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Wood Frame	Repair Priority (1–5):	tbd
Roof Year:	2020	Deferred Maint. (\$):	tbd
Window Year:	2020	Est. Renovation Cost:	tbd
No. of Floors:	3.5	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Natural Gas / Electric (mixed)	Energy Use Intensity (EUI):	~13
Electrification Potential:	2043 – VRF	GHG Emissions:	69
Solar Potential (kW):	N/A	Climate Resilience Risk:	Low

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)			EDUCATIONAL ADEQUACY INDEX (EAI)		
OVERALL FCI:	1.26	Excellent	OVERALL EAI:	-	N/A
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical					
Architecture (Avg):	1.5	Good	EPI-1 Learning Environ.:	-	N/A
Structure (Avg):	1.0	Excellent	EPI-2 Academic Suffic.:	-	N/A
MEP / FP (Avg):	1.6	Good	EPI-3 Program Suffic.:	-	N/A
Life Safety / Code:	1.0	Excellent	EPI-4 Universal Access:	-	N/A
KEY COMPONENT SCORES					
Roof:	2.5	Electrical:	1.5	Grade Config.:	-
HVAC – Heat:	1.5	HVAC – Cooling:	1.5	Enrollment:	-
Fire Prot.:	1.5	Plumbing:	1.5	SF per Student:	-

Building Findings

Medium

Install perimeter intrusion detection system and expand CCTV coverage

Minor

Minor code deficiencies to plumbing, and electrical systems

Ongoing

Historic facade requires enhanced monitoring and inspection to maintain functionality.

Planning

Continue to evaluate best use for town departments as operations evolve over time

Consultant's Initial Consideration

MAINTAIN BUILDING

- Building is in excellent condition, continue to maintain to protect new asset, although historic buildings have higher maintenance costs.
- Continue to evaluate town department needs over time as operations evolve.

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: S-2 | Avery Elementary School

SELECT BUILDING: S-2 | Avery Elementary School

BUILDING INFORMATION				SITE CONSTRAINTS & REGULATORY			
Building ID:		S-2		Flood Zone:		Zone A	
Address:		336 High Street		Wetlands:		Within Wetland	
Year Built:		2010		Historic:		None	
Last Renovated:		None		Lot Size (ac):		5.6	
Gross Sq Ft (GSF):		61,000		Building Use:		Educational	
ROOF & ENVELOPE				CAPITAL COST ESTIMATES			
Construction Type:		Steel/Concrete		Repair Priority (1–5):		tbd	
Roof Year:		2010		Deferred Maint. (\$):		tbd	
Window Year:		2010		Est. Renovation Cost:		tbd	
No. of Floors:		3		Replacement Cost:		tbd	
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)							
Heating Fuel Type:		Natural Gas		Energy Use Intensity (EUI):		50	
Electrification Potential:		2035 – VRF		GHG Emissions:		191	
Solar Potential (kW):		72.2		Climate Resilience Risk:		Medium	

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)			
OVERALL FCI:	1.41	Good	
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical			
Architecture (Avg):	1.6	● Good	
Structure (Avg):	1.0	● Excellent	
MEP / FP (Avg):	2.1	● Fair	
Life Safety / Code:	1.0	● Excellent	

KEY COMPONENT SCORES			
Roof:	2.3	Electrical:	2.2
HVAC – Heat:	2.4	HVAC – Cooling:	2.4
Fire Prot.:	2.0	Plumbing:	2.0

EDUCATIONAL ADEQUACY INDEX (EAI)			
OVERALL EAI:	1.31	Good	
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical			
EPI-1 Learning Environ.:	1.0	● Excellent	
EPI-2 Academic Suffic.:	1.6	● Good	
EPI-3 Program Suffic.:	2.0	● Fair	
EPI-4 Universal Access:	1.0	● Excellent	
EPI-5 Building Safety:	1.3	● Excellent	
EPI-6 Tech. Readiness:	1.0	● Excellent	

Grade Config.:	1–5
Enrollment:	318
SF per Student:	192

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Building Findings

Medium

Minor site repairs - sidewalks, entry pavers, consider scheduled court sealing

Ongoing

Maintain scheduled inspections and maintenance of all systems

Planning

Plan to replace HVAC system nearing the end of useful life

Planning

Plan to replace roof system nearing the end of useful life

Consultant’s Initial Consideration

MAINTAIN BUILDING - CAPITOL PLANNING REQUIRED

Avery Elementary School is in good condition, but near term planning for major systems replacements should begin to prevent deterioration of the building.

Dedham Middle School

70 Whiting Avenue | Built 2008 | Level 2: Specific Upgrades Required

Current FCI
Good

10-Year FCI
Fair

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: S-6 | Dedham Middle School

SELECT BUILDING: S-6 | Dedham Middle School

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	S-6	Flood Zone:	None
Address:	70 Whiting Avenue	Wetlands:	No
Year Built:	2006	Historic:	None
Last Renovated:	None	Lot Size (ac):	8.18
Gross Sq Ft (GSF):	169,681	Building Use:	Educational
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Steel/Concrete	Repair Priority (1–5):	tbd
Roof Year:	2006	Deferred Maint. (\$):	tbd
Window Year:	2006	Est. Renovation Cost:	tbd
No. of Floors:	3	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Natural Gas	Energy Use Intensity (EUI):	55
Electrification Potential:	2032 – GSHP or VRF	GHG Emissions:	538
Solar Potential (kW):	277.4	Climate Resilience Risk:	Low

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)			EDUCATIONAL ADEQUACY INDEX (EAI)		
OVERALL FCI:	1.61	Good	OVERALL EAI:	1.51	Good
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical					
Architecture (Avg):	1.9	Fair	EPI-1 Learning Environ.:	1.3	Excellent
Structure (Avg):	1.3	Good	EPI-2 Academic Suffic.:	1.8	Good
MEP / FP (Avg):	2.2	Fair	EPI-3 Program Suffic.:	2.3	Fair
Life Safety / Code:	1.0	Excellent	EPI-4 Universal Access:	1.0	Excellent
KEY COMPONENT SCORES			EPI-5 Building Safety:	1.5	Good
Roof:	4.0	Electrical:	1.8	Excellent	
HVAC – Heat:	3.0	HVAC – Cooling:	3.0		
Fire Prot.:	1.8	Plumbing:	1.8		
			Grade Config.:	6–8	
			Enrollment:	561	
			SF per Student:	302	

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Building Findings

High

Roof has active leaks and requires replacement

Medium

Repair exterior features which have deteriorated - sidewalks, stairs, loading dock

Medium

Minor code deficiencies to electrical systems, and life safety

Ongoing

Maintain scheduled inspections and maintenance of all systems

Planning

Plan to replace HVAC system nearing the end of useful life

Consultant’s Initial Consideration

MAINTAIN BUILDING - CAPITOL PLANNING REQUIRED

- Dedham Middle School is in good condition, but has immediate replacement needs and near term planning for major systems replacements to prevent deterioration of the building.

Public Library - Endicott Branch

257 Mount Vernon Street | Built 1904, Renovated 1972 | Level 2: Specific Upgrades Required

Current FCI
Fair

10-Year FCI
Poor

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: T-3 | Public Library – Endicott Branch

SELECT BUILDING: T-3 | Public Library – Endicott Branch

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	T-3	Flood Zone:	None
Address:	257 Mount Vernon Street	Wetlands:	No
Year Built:	1904	Historic:	Listed – National Register
Last Renovated:	1972	Lot Size (ac):	11.62
Gross Sq Ft (GSF):	4,276	Building Use:	Library / Public
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Wood Frame	Repair Priority (1–5):	tbd
Roof Year:	unknown	Deferred Maint. (\$):	tbd
Window Year:	tbd	Est. Renovation Cost:	tbd
No. of Floors:	1	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Natural Gas	Energy Use Intensity (EUI):	~54
Electrification Potential:	2033 – Ducted ASHP	GHG Emissions:	23
Solar Potential (kW):	N/A	Climate Resilience Risk:	Low

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)			EDUCATIONAL ADEQUACY INDEX (EAI)		
OVERALL FCI:	2.11	Fair	OVERALL EAI:	-	N/A
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical					
Architecture (Avg):	2.1	Fair	EPI-1 Learning Environ.:	-	N/A
Structure (Avg):	2.0	Fair	EPI-2 Academic Suffic.:	-	N/A
MEP / FP (Avg):	3.0	Poor	EPI-3 Program Suffic.:	-	N/A
Life Safety / Code:	1.4	Good	EPI-4 Universal Access:	-	N/A
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical					
EPI-5 Building Safety:	-	N/A	EPI-6 Tech. Readiness:	-	N/A
KEY COMPONENT SCORES			Grade Config.:	-	
Roof:	2.0	Electrical:	3.0	Enrollment:	-
HVAC – Heat:	3.0	HVAC – Cooling:	3.0	SF per Student:	-
Fire Prot.:	4.0	Plumbing:	3.0		

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Building Findings

Medium

Site drains toward building, requires active maintenance. Site Regrading required.

Medium

Moderate code deficiencies to accessibility, electrical systems, and life safety

Planning

Plan to replace HVAC system beyond the end of useful life, electrical service upgrade would be required

Consultant's Initial Consideration

REPAIRS REQUIRED - MAINTAIN BUILDING

- Continue maintenance and plan for end-of -life replacements, site issues should be remediated
- Study program sufficiency, space is limited

Mother Brook Arts and Community Center

123 High Street | Built 1921 | Level 3: Significant Repairs Required

Current FCI
Poor

10-Year FCI
Poor

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: T-5 | Mother Brook Arts and Community Center

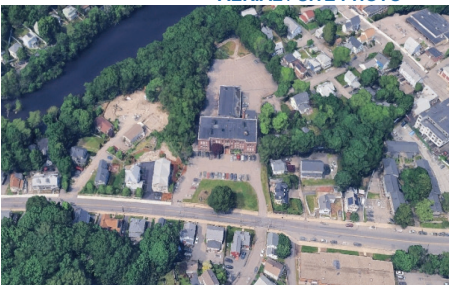
SELECT BUILDING: T-5 | Mother Brook Arts and Community Center

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	T-5	Flood Zone:	Zone AE (100-yr)
Address:	123 High Street	Wetlands:	Buffer Zone (100 ft)
Year Built:	1921	Historic:	Local Historic District
Last Renovated:	None	Lot Size (ac):	3.88
Gross Sq Ft (GSF):	38,964	Building Use:	Cultural / Community
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Masonry	Repair Priority (1–5):	tbd
Roof Year:	unknown	Deferred Maint. (\$):	tbd
Window Year:	tbd	Est. Renovation Cost:	tbd
No. of Floors:	2	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Natural Gas	Energy Use Intensity (EUI):	~1
Electrification Potential:	2034 – VRF	GHG Emissions:	2
Solar Potential (kW):	N/A	Climate Resilience Risk:	High

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)

OVERALL FCI: **2.48** **Poor**

1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical

Architecture (Avg):	2.4	● Fair
Structure (Avg):	2.3	● Fair
MEP / FP (Avg):	3.1	● Poor
Life Safety / Code:	2.1	● Fair

KEY COMPONENT SCORES

Roof:	2.0	Electrical:	3.0
HVAC – Heat:	3.0	HVAC – Cooling:	3.0
Fire Prot.:	4.0	Plumbing:	4.0

EDUCATIONAL ADEQUACY INDEX (EAI)

OVERALL EAI: **-** **N/A**

1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical

EPI-1 Learning Environ.:	-	● N/A
EPI-2 Academic Suffic.:	-	● N/A
EPI-3 Program Suffic.:	-	● N/A
EPI-4 Universal Access:	-	● N/A
EPI-5 Building Safety:	-	● N/A
EPI-6 Tech. Readiness:	-	● N/A

Grade Config.:	-
Enrollment:	-
SF per Student:	-

Building Findings

Medium

Building not fully accessible

Medium

Moderate code deficiencies to accessibility, electrical systems, and life safety

Ongoing

Historic facade requires enhanced monitoring and inspection to maintain functionality. Older building is larger user of utilities.

Planning

Plan to replace HVAC system beyond the end of useful life, electrical service would be required

Consultant's Initial Consideration

REPAIRS REQUIRED - MAINTAIN BUILDING

- Mother Brook Arts Center is town owned asset, but has long-term triple-net lease, reducing financial burden to budget

Public Library - Main Library

43 Church Street | Built 1886, Renovated 1951 | Level 3: Significant Repairs Required

Current FCI
Poor

10-Year FCI
Poor

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: T-2 | Public Library – Main Library

SELECT BUILDING: T-2 | Public Library – Main Library

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	T-2	Flood Zone:	None
Address:	43 Church Street	Wetlands:	No
Year Built:	1886	Historic:	Preservation Restriction
Last Renovated:	1951	Lot Size (ac):	0.5
Gross Sq Ft (GSF):	17,546	Building Use:	Library / Public
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Masonry	Repair Priority (1–5):	tbd
Roof Year:	unknown	Deferred Maint. (\$):	tbd
Window Year:	tbd	Est. Renovation Cost:	tbd
No. of Floors:	2	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Natural Gas	Energy Use Intensity (EUI):	~26
Electrification Potential:	2033 – VRF	GHG Emissions:	46
Solar Potential (kW):	N/A	Climate Resilience Risk:	Low

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)			EDUCATIONAL ADEQUACY INDEX (EAI)		
OVERALL FCI:	2.55	Poor	OVERALL EAI:	-	N/A
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical					
Architecture (Avg):	2.6	● Poor	EPI-1 Learning Environ.:	-	● N/A
Structure (Avg):	2.7	● Poor	EPI-2 Academic Suffic.:	-	● N/A
MEP / FP (Avg):	2.8	● Poor	EPI-3 Program Suffic.:	-	● N/A
Life Safety / Code:	2.1	● Fair	EPI-4 Universal Access:	-	● N/A
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical					
EPI-5 Building Safety:					
EPI-6 Tech. Readiness:					
Grade Config.:					
Enrollment:					
SF per Student:					
KEY COMPONENT SCORES					
Roof:	3.0	Electrical:	4.0		
HVAC – Heat:	3.0	HVAC – Cooling:	2.0		
Fire Prot.:	3.0	Plumbing:	2.0		

Building Findings

High	Replace electrical system for code compliance and service increase
Medium	Building not fully accessible (entry, elevator)
Medium	Moderate code deficiencies to accessibility, electrical systems, and life safety
Ongoing	Historic facade requires enhanced monitoring and inspection to maintain functionality. Older building is larger user of utilities.
Planning	Plan to replace HVAC system beyond the end of useful life

Consultant’s Initial Consideration

SIGNIFICANT REPAIRS REQUIRED - MAINTAIN BUILDING

- Protect historic asset, most utilized in town portfolio
- Plan capitol investment for HVAC and electrical systems as well as making building fully accessible

Endicott Estate & Outbuildings

656 East Street | Built 1904 | Level 3: Significant Repairs Required

Current FCI

Poor

10-Year FCI

Poor

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: T-4 | Endicott Estate and Outbuildings

SELECT BUILDING: T-4 | Endicott Estate and Outbuildings

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	T-4	Flood Zone:	None
Address:	656 East Street	Wetlands:	No
Year Built:	1904	Historic:	Listed – National Register
Last Renovated:	None	Lot Size (ac):	11.62
Gross Sq Ft (GSF):	25,228	Building Use:	Cultural / Historic
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Wood Frame	Repair Priority (1–5):	tbd
Roof Year:	unknown	Deferred Maint. (\$):	tbd
Window Year:	tbd	Est. Renovation Cost:	tbd
No. of Floors:	2	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Natural Gas	Energy Use Intensity (EUI):	~29
Electrification Potential:	2032 – VRF	GHG Emissions:	72
Solar Potential (kW):	N/A	Climate Resilience Risk:	Low

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)				EDUCATIONAL ADEQUACY INDEX (EAI)				
OVERALL FCI:		2.62	Poor	OVERALL EAI:		-	N/A	
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical								
Architecture (Avg):		2.5	● Poor	EPI-1 Learning Environ.:		-	● N/A	
Structure (Avg):		2.0	● Fair	EPI-2 Academic Suffic.:		-	● N/A	
MEP / FP (Avg):		3.1	● Poor	EPI-3 Program Suffic.:		-	● N/A	
Life Safety / Code:		2.9	● Poor	EPI-4 Universal Access:		-	● N/A	
				EPI-5 Building Safety:		-	● N/A	
				EPI-6 Tech. Readiness:		-	● N/A	
KEY COMPONENT SCORES				Grade Config.:				-
Roof:		2.0	Electrical:	4.0	Enrollment:		-	
HVAC – Heat:		3.0	HVAC – Cooling:	3.0	SF per Student:		-	
Fire Prot.:		4.0	Plumbing:	3.0				

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Building Findings	
High	Sprinkler not fully functional
Medium	Building not fully accessible
Medium	Moderate code deficiencies to accessibility, electrical systems, and life safety
Ongoing	Historic facade requires enhanced monitoring and inspection to maintain functionality
Planning	Plan to replace HVAC and Electrical systems nearing the end of useful life
Consultant’s Initial Consideration	
SIGNIFICANT REPAIRS REQUIRED - MAINTAIN BUILDING	
- Protect revenue generating asset and prioritize life-safety code related repairs - Plan capitol investment for HVAC and electrical systems at end of life	

Greenlodge Elementary School

191 Greenlodge Street | Built 1955 | Level 4: Significant Repair or Replacement

Current FCI
Poor

10-Year FCI
Poor

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: S-3 | Greenlodge Elementary School

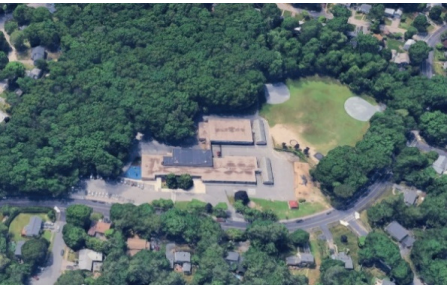
SELECT BUILDING: S-3 | Greenlodge Elementary School

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	S-3	Flood Zone:	None
Address:	191 Greenlodge Street	Wetlands:	No
Year Built:	1955	Historic:	None
Last Renovated:	1961 & 1970	Lot Size (ac):	16.74
Gross Sq Ft (GSF):	51,084	Building Use:	Educational
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Masonry/Wood	Repair Priority (1–5):	tbd
Roof Year:	2000	Deferred Maint. (\$):	tbd
Window Year:	1950	Est. Renovation Cost:	tbd
No. of Floors:	1	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Natural Gas	Energy Use Intensity (EUI):	65
Electrification Potential:	2032 – VRF	GHG Emissions:	198
Solar Potential (kW):	168.4	Climate Resilience Risk:	Low

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)			EDUCATIONAL ADEQUACY INDEX (EAI)		
OVERALL FCI:	2.75	Poor	OVERALL EAI:	2.66	Poor
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical					
Architecture (Avg):	3.2	Poor	EPI-1 Learning Environ.:	3.0	Poor
Structure (Avg):	2.3	Fair	EPI-2 Academic Suffic.:	2.2	Fair
MEP / FP (Avg):	3.4	Critical	EPI-3 Program Suffic.:	3.3	Critical
Life Safety / Code:	2.1	Fair	EPI-4 Universal Access:	3.0	Poor
			EPI-5 Building Safety:	2.5	Poor
			EPI-6 Tech. Readiness:	2.0	Fair
KEY COMPONENT SCORES					
Roof:	4.0	Electrical:	4.0	Grade Config.:	1–5
HVAC – Heat:	3.5	HVAC – Cooling:	3.0	Enrollment:	297
Fire Prot.:	4.0	Plumbing:	4.0	SF per Student:	172

Building Findings

High

No sprinkler, Fire Alarm not compliant

High

Electrical system at capacity and beyond useful life

High

HVAC beyond the end of its useful life

Medium

Windows and facade lack insulation and are beyond their useful life, bridge leaks

Planning

Begin planning to reenter MSBA process, consider consolidation of 3 elem. schools

Consultant's Initial Consideration

REPLACEMENT RECOMMENDED

- Cost to renovate building likely similar to replacement given scope and would not address educational space deficiencies
- Study potential reuse for building and site

Riverdale Elementary School

143 Needham Street | Built 1920 | Level 4: Significant Repair or Replacement

Current FCI
Poor

10-Year FCI
Critical

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: S-5 | Riverdale Elementary School

SELECT BUILDING: S-5 | Riverdale Elementary School

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	S-5	Flood Zone:	None
Address:	143 Needham Street	Wetlands:	No
Year Built:	1920	Historic:	None
Last Renovated:	1952	Lot Size (ac):	5.75
Gross Sq Ft (GSF):	37,299	Building Use:	Educational
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Masonry/Wood	Repair Priority (1–5):	tbd
Roof Year:	1999	Deferred Maint. (\$):	tbd
Window Year:	1920	Est. Renovation Cost:	tbd
No. of Floors:	2	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Fuel Oil	Energy Use Intensity (EUI):	85
Electrification Potential:	2031 – VRF	GHG Emissions:	233
Solar Potential (kW):	144.4	Climate Resilience Risk:	Low

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)

OVERALL FCI: **2.77** **Poor**

1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical

Architecture (Avg):	2.9	● Poor
Structure (Avg):	2.0	● Fair
MEP / FP (Avg):	3.4	● Critical
Life Safety / Code:	2.8	● Poor

KEY COMPONENT SCORES

Roof:	4.0	Electrical:	4.0
HVAC – Heat:	3.2	HVAC – Cooling:	3.0
Fire Prot.:	4.0	Plumbing:	4.0

EDUCATIONAL ADEQUACY INDEX (EAI)

OVERALL EAI: **2.55** **Poor**

1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical

EPI-1 Learning Environ.:	2.5	● Poor
EPI-2 Academic Suffic.:	2.2	● Fair
EPI-3 Program Suffic.:	2.8	● Poor
EPI-4 Universal Access:	2.6	● Poor
EPI-5 Building Safety:	2.8	● Poor
EPI-6 Tech. Readiness:	2.5	● Poor

Grade Config.:	1–5
Enrollment:	194
SF per Student:	192

Building Findings

High

Building not accessible (entry, no elevator, bathrooms)

High

No sprinkler, Fire Alarm not compliant

High

HVAC beyond the end of its useful life

Medium

Windows and facade lack insulation and are beyond their useful life

Planning

Begin planning to reenter MSBA process, consider consolidation of 3 elem. schools

Consultant's Initial Consideration

REPLACEMENT RECOMMENDED

- Cost to renovate building likely similar to replacement given scope and would not address educational space deficiencies
- Study potential reuse for building and site

Anthony P. Mucciaccio Dedham Pool (Juju's Place)

1 Recreation Road | Built 1975 | Level 4: Significant Repair or Replacement

Current FCI
Poor

10-Year FCI
Critical

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: PR-2 | Anthony P. Mucciaccio Dedham Pool (Juju's Place)

SELECT BUILDING: PR-2 | Anthony P. Mucciaccio Dedham Pool (Juju's Place)

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	PR-2	Flood Zone:	None
Address:	1 Recreation Road	Wetlands:	No
Year Built:	1975	Historic:	None
Last Renovated:	None	Lot Size (ac):	1.12
Gross Sq Ft (GSF):	11,744	Building Use:	Recreation
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Masonry/Steel	Repair Priority (1–5):	tbd
Roof Year:	Partial, 2024	Deferred Maint. (\$):	tbd
Window Year:	2023	Est. Renovation Cost:	tbd
No. of Floors:	1	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Natural Gas	Energy Use Intensity (EUI):	367
Electrification Potential:	2041 – HP Packaged Unit (RTU)	GHG Emissions:	257
Solar Potential (kW):	72.2	Climate Resilience Risk:	Low

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)			EDUCATIONAL ADEQUACY INDEX (EAI)		
OVERALL FCI:	2.81	Poor	OVERALL EAI:	-	N/A
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical					
Architecture (Avg):	3.1	● Poor	EPI-1 Learning Environ.:	-	● N/A
Structure (Avg):	3.0	● Poor	EPI-2 Academic Suffic.:	-	● N/A
MEP / FP (Avg):	2.6	● Poor	EPI-3 Program Suffic.:	-	● N/A
Life Safety / Code:	2.5	● Poor	EPI-4 Universal Access:	-	● N/A
KEY COMPONENT SCORES					
Roof:	3.0	Electrical:	3.5	Grade Config.:	-
HVAC – Heat:	2.0	HVAC – Cooling:	2.0	Enrollment:	-
Fire Prot.:	4.0	Plumbing:	3.5	SF per Student:	-

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Building Findings

High

Pool filtration system is beyond its useful life, pool drainage system has failed

Medium

No sprinkler, Fire Alarm not compliant

Medium

Moderate code deficiencies to accessibility, electrical systems, and life safety

Medium

Monitor structural deterioration at stair tower and plan for preventative action if required

Planning

Plan for near-term capitol repairs, longer term reuse

Consultant's Initial Consideration

REPAIR & STUDY RECOMMENDED

- Dedham pool has significant needs to the building systems (plumbing, electrical, pool filtration) to prevent further deterioration
- Site well located on the High School campus, site should be preserved for reuse regardless of recommendation for pool building.

Dedham High School

100 Whiting Avenue | Built 1959, Added 1967, 1975 | Level 4: Significant Repair or Replacement

Current FCI
Poor

10-Year FCI
Critical

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: S-7 | Dedham High School

SELECT BUILDING: S-7 | Dedham High School

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	S-7	Flood Zone:	None
Address:	140 Whiting Avenue	Wetlands:	No
Year Built:	1959	Historic:	None
Last Renovated:	1967, 1975	Lot Size (ac):	11.38
Gross Sq Ft (GSF):	307,323	Building Use:	Educational
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Steel/Concrete	Repair Priority (1–5):	tbd
Roof Year:	Varies	Deferred Maint. (\$):	tbd
Window Year:	Varies	Est. Renovation Cost:	tbd
No. of Floors:	3	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Natural Gas	Energy Use Intensity (EUI):	55
Electrification Potential:	2030 – GSHP or VRF	GHG Emissions:	968
Solar Potential (kW):	247.8	Climate Resilience Risk:	Low

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)			EDUCATIONAL ADEQUACY INDEX (EAI)		
OVERALL FCI:	2.85	Poor	OVERALL EAI:	2.43	Poor
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical					
Architecture (Avg):	3.3	Critical	EPI-1 Learning Environ.:	3.0	Poor
Structure (Avg):	2.3	Fair	EPI-2 Academic Suffic.:	2.2	Fair
MEP / FP (Avg):	3.2	Critical	EPI-3 Program Suffic.:	2.5	Poor
Life Safety / Code:	2.6	Poor	EPI-4 Universal Access:	2.4	Fair
			EPI-5 Building Safety:	2.5	Poor
			EPI-6 Tech. Readiness:	2.0	Fair
KEY COMPONENT SCORES					
Roof:	4.0	Electrical:	3.2	Grade Config.:	9–12
HVAC – Heat:	3.0	HVAC – Cooling:	3.0	Enrollment:	675
Fire Prot.:	4.0	Plumbing:	3.5	SF per Student:	455

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Building Findings

High	Significant building envelope deterioration (original windows & curtain wall, masonry & roof)
High	No sprinkler, Fire Alarm not compliant
Medium	Moderate code deficiencies to accessibility, electrical systems, and life safety
Medium	Plumbing, electrical and HVAC service and panels beyond useful life
Planning	Plan for near-term capitol repairs, longer term reuse

Consultant’s Initial Consideration

REPAIR & REUSE RECOMMENDED

- Dedham High School has significant needs to the building envelope (Roof, Windows, Masonry) and systems (plumbing, electrical, HVAC) to prevent further deterioration
- Site well located and building does not lack space, suggesting repair and reuse, in conjunction with any proposed student reorganization (Rennie Center DPS studies)

Department of Public Works

55 River Street | Built 1950 | Level 4: Significant Repair or Replacement

Current FCI
Poor

10-Year FCI
Critical

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: D-1 | Department of Public Works (DPW)

SELECT BUILDING: D-1 | Department of Public Works (DPW)

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	D-1	Flood Zone:	Zone A
Address:	55 River Street	Wetlands:	No
Year Built:	1950	Historic:	None
Last Renovated:	1968	Lot Size (ac):	3.29
Gross Sq Ft (GSF):	13,800	Building Use:	Public Works
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Masonry/Steel	Repair Priority (1–5):	tbd
Roof Year:	Garage 2023 & 2025	Deferred Maint. (\$):	tbd
Window Year:	1950	Est. Renovation Cost:	tbd
No. of Floors:	2	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Natural Gas	Energy Use Intensity (EUI):	~9
Electrification Potential:	2025 – VRF (planned)	GHG Emissions:	120
Solar Potential (kW):	48.1	Climate Resilience Risk:	Medium

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)				EDUCATIONAL ADEQUACY INDEX (EAI)			
OVERALL FCI:	2.88	Poor		OVERALL EAI:	-	N/A	
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical							
Architecture (Avg):	3.0	• Poor		EPI-1 Learning Environ.:	-	• N/A	
Structure (Avg):	2.7	• Poor		EPI-2 Academic Suffic.:	-	• N/A	
MEP / FP (Avg):	2.6	• Poor		EPI-3 Program Suffic.:	-	• N/A	
Life Safety / Code:	3.2	• Critical		EPI-4 Universal Access:	-	• N/A	
KEY COMPONENT SCORES							
Roof:	2.0	Electrical:	2.5	Grade Config.:	-		
HVAC – Heat:	1.5	HVAC – Cooling:	1.5	Enrollment:	-		
Fire Prot.:	4.0	Plumbing:	2.5	SF per Student:	-		

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Building Findings

High	Building not accessible (entry, bathrooms)
High	No sprinkler, Fire Alarm not compliant
High	Vehicle bay drainage has failed, requires replacement
Medium	Moderate code deficiencies to detection, electrical systems, and life safety
Medium	Electrical service and panels beyond useful life
Planning	Plan for future replacement

Consultant's Initial Consideration

REPLACEMENT RECOMMENDED

- Building and site are currently too small to support the equipment, storage, and operations necessary for DPW functions
- Site is located adjacent to flood plain and lacks a permanent generator, DPW facility is a critical response site during significant weather events - Alternate site recommended

Parks and Recreation Offices (Capen School)

322 Sprague Street | Built 1931 | Level 4: Significant Repair or Replacement

Current FCI
Poor

10-Year FCI
Critical

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: S-8 | Parks and Recreation Offices (former Capen School)

SELECT BUILDING: S-8 | Parks and Recreation Offices (former Capen School)

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	S-8	Flood Zone:	Zone AE (100-yr)
Address:	310 Sprague Street	Wetlands:	Within Wetland
Year Built:	1930	Historic:	None
Last Renovated:	1970	Lot Size (ac):	4
Gross Sq Ft (GSF):	37,026	Building Use:	Administrative / Adaptive Reuse
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Wood Frame	Repair Priority (1–5):	tbd
Roof Year:	tbd	Deferred Maint. (\$):	tbd
Window Year:	tbd	Est. Renovation Cost:	tbd
No. of Floors:	2	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Fuel Oil	Energy Use Intensity (EUI):	~43
Electrification Potential:	2035 – VRF	GHG Emissions:	106
Solar Potential (kW):	N/A	Climate Resilience Risk:	High

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)			EDUCATIONAL ADEQUACY INDEX (EAI)		
OVERALL FCI:	2.96	Poor	OVERALL EAI:	n/a	N/A
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical					
Architecture (Avg):	3.9	Critical	EPI-1 Learning Environ.:	n/a	N/A
Structure (Avg):	2.0	Fair	EPI-2 Academic Suffic.:	n/a	N/A
MEP / FP (Avg):	3.4	Critical	EPI-3 Program Suffic.:	n/a	N/A
Life Safety / Code:	2.6	Poor	EPI-4 Universal Access:	n/a	N/A
KEY COMPONENT SCORES					
Roof:	4.0	Electrical:	3.5	Grade Config.:	n/a
HVAC – Heat:	4.0	HVAC – Cooling:	3.0	Enrollment:	n/a
Fire Prot.:	4.0	Plumbing:	4.0	SF per Student:	n/a

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Building Findings

High	Building not accessible (entry, no elevator, bathrooms)
High	No sprinkler, Fire Alarm not compliant
High	HVAC beyond the end of its useful life
Medium	Electrical service and panels beyond useful life
Medium	Windows and facade lack insulation and are beyond their useful life
Planning	Plan for future use (town use or adaptive reuse)

Consultant's Initial Consideration

MAINTAIN FOR REUSE, CONTINUE PREVENTATIVE CARE

- Currently occupied by Parks & Recreation as well as short-term educational lease.
- Continue preventative maintenance, invest in minimal required upgrades as future use is studied

Oakdale Elementary School

147 Cedar Street | Built 1902, added 1950s | Level 4: Significant Repair or Replacement

Current FCI
Poor

10-Year FCI
Critical

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: S-4 | Oakdale Elementary School

SELECT BUILDING: S-4 | Oakdale Elementary School

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	S-4	Flood Zone:	None
Address:	147 Cedar Street	Wetlands:	No
Year Built:	1902	Historic:	None
Last Renovated:	1952, 1960	Lot Size (ac):	6.9
Gross Sq Ft (GSF):	48,909	Building Use:	Educational
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Masonry/Wood	Repair Priority (1–5):	tbd
Roof Year:	2010/2000	Deferred Maint. (\$):	tbd
Window Year:	1902	Est. Renovation Cost:	tbd
No. of Floors:	4	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Fuel Oil	Energy Use Intensity (EUI):	101
Electrification Potential:	2030 – GSHP or VRF	GHG Emissions:	363
Solar Potential (kW):	168.4	Climate Resilience Risk:	Low

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)				EDUCATIONAL ADEQUACY INDEX (EAI)			
OVERALL FCI:	3.01	Poor		OVERALL EAI:	3.01	Poor	
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical				1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical			
Architecture (Avg):	3.2	Critical		EPI-1 Learning Environ.:	3.0	Poor	
Structure (Avg):	2.3	Fair		EPI-2 Academic Suffic.:	2.2	Fair	
MEP / FP (Avg):	3.4	Critical		EPI-3 Program Suffic.:	3.8	Critical	
Life Safety / Code:	3.1	Poor		EPI-4 Universal Access:	3.6	Critical	
				EPI-5 Building Safety:	3.0	Poor	
				EPI-6 Tech. Readiness:	2.5	Poor	
KEY COMPONENT SCORES							
Roof:	4.0	Electrical:	4.0	Grade Config.:	1–5		
HVAC – Heat:	2.0	HVAC – Cooling:	3.0	Enrollment:	243		
Fire Prot.:	4.0	Plumbing:	4.0	SF per Student:	201		

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Building Findings

- HighBuilding not accessible (entry, no elevator, bathrooms)
- HighNo sprinkler, Fire Alarm not compliant
- HighHVAC beyond the end of its useful life
- MediumWindows and facade lack insulation and are beyond their useful life
- PlanningBegin planning to reenter MSBA process, consider consolidation of 3 elem. schools

Consultant’s Initial Consideration

REPLACEMENT RECOMMENDED

- Cost to renovate building likely similar to replacement given scope and would not address space deficiencies

East Dedham Fire Station

230 Bussey Street | Built 1897 | Level 4: Significant Repair or Replacement

Current FCI
Critical

10-Year FCI
Critical

TOWN OF DEDHAM | FACILITIES MASTER PLAN

BUILDING SUMMARY

Building: PS-2 | Fire Station (East Dedham)

SELECT BUILDING: PS-2 | Fire Station (East Dedham)

BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	PS-2	Flood Zone:	Zone AE (100-yr)
Address:	230 Bussey Street	Wetlands:	No
Year Built:	1897	Historic:	None
Last Renovated:	2009	Lot Size (ac):	0.17
Gross Sq Ft (GSF):	6,092	Building Use:	Public Safety
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Wood Frame	Repair Priority (1–5):	tbd
Roof Year:	2009	Deferred Maint. (\$):	tbd
Window Year:	Unknown	Est. Renovation Cost:	tbd
No. of Floors:	2	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Natural Gas	Energy Use Intensity (EUI):	~43
Electrification Potential:	2030 – Ductless ASHP	GHG Emissions:	26
Solar Potential (kW):	N/A	Climate Resilience Risk:	High

BUILDING PHOTO



AERIAL / SITE PHOTO



FACILITY CONDITION INDEX (FCI)			EDUCATIONAL ADEQUACY INDEX (EAI)		
OVERALL FCI:	3.23	Critical	OVERALL EAI:	-	N/A
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical					
Architecture (Avg):	3.1	• Poor	EPI-1 Learning Environ.:	-	• N/A
Structure (Avg):	2.7	• Poor	EPI-2 Academic Suffic.:	-	• N/A
MEP / FP (Avg):	3.3	• Critical	EPI-3 Program Suffic.:	-	• N/A
Life Safety / Code:	3.9	• Critical	EPI-4 Universal Access:	-	• N/A
KEY COMPONENT SCORES					
Roof:	4.0	Electrical:	4.0	Grade Config.:	-
HVAC – Heat:	3.2	HVAC – Cooling:	3.0	Enrollment:	-
Fire Prot.:	4.0	Plumbing:	4.0	SF per Student:	-

Building Findings & Planning

High

Moderate code deficiencies to detection, electrical systems, and life safety

High

Generator, Fire Alarm, and HVAC past useful life

Medium

Space constrained: lacks adequate space for turn-down, vehicles, and storage

Ongoing

Monitoring of historic building to ensure condition of structure and facade

Planning

Begin planning for new 4-Bay substation

Consultant’s Initial Consideration

REPLACEMENT RECOMMENDED

- East Dedham cannot support its fire fighters with modern standards in current space

Dolan Center (Frmr Rec Center)

269 Common Street | Built 1979 | Level 5: Vacant, Significant Work Required

Current FCI
Critical

10-Year FCI
Critical

TOWN OF DEDHAM FACILITIES MASTER PLAN		BUILDING SUMMARY	
Building: PR-1 Dolan Center / Former Recreation Center			
SELECT BUILDING: PR-1 Dolan Center / Former Recreation Center			
BUILDING INFORMATION		SITE CONSTRAINTS & REGULATORY	
Building ID:	PR-1	Flood Zone:	Zone A
Address:	269 Common Street	Wetlands:	Within Wetland
Year Built:	1976	Historic:	None
Last Renovated:	None	Lot Size (ac):	10.79
Gross Sq Ft (GSF):	7,534	Building Use:	Parks / Recreation
ROOF & ENVELOPE		CAPITAL COST ESTIMATES	
Construction Type:	Wood Frame	Repair Priority (1–5):	tbd
Roof Year:	tbd	Deferred Maint. (\$):	tbd
Window Year:	1976	Est. Renovation Cost:	tbd
No. of Floors:	2	Replacement Cost:	tbd
SUSTAINABILITY & ENERGY PERFORMANCE (DATA FROM 2025 DECARBONIZATION ROADMAP)			
Heating Fuel Type:	Propane (LP)	Energy Use Intensity (EUI):	~4
Electrification Potential:	2040 – Ducted ASHP	GHG Emissions:	24
Solar Potential (kW):	N/A	Climate Resilience Risk:	High
BUILDING PHOTO		AERIAL / SITE PHOTO	
			
FACILITY CONDITION INDEX (FCI)		EDUCATIONAL ADEQUACY INDEX (EAI)	
OVERALL FCI:	3.48 Critical	OVERALL EAI:	- N/A
1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical		1-1.3=Excellent 1.4-1.8=Good 1.9-2.4=Fair 2.5-3.2=Poor 3.3-4.0=Critical	
Architecture (Avg):	3.7 Critical	EPI-1 Learning Environ.:	- N/A
Structure (Avg):	3.7 Critical	EPI-2 Academic Suffic.:	- N/A
MEP / FP (Avg):	3.7 Critical	EPI-3 Program Suffic.:	- N/A
Life Safety / Code:	2.9 Poor	EPI-4 Universal Access:	- N/A
		EPI-5 Building Safety:	- N/A
		EPI-6 Tech. Readiness:	- N/A
KEY COMPONENT SCORES			
Roof:	4.0	Electrical:	4.0
HVAC – Heat:	3.3	HVAC – Cooling:	3.3
Fire Prot.:	4.0	Plumbing:	4.0
		Grade Config.:	-
		Enrollment:	-
		SF per Student:	-
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Building Summary

High

Structurally Deficient

High

Windows Roof and Siding in need of Replacement

High

HVAC in Need of Full Replacement

Consultant’s Initial Consideration

REMOVE FROM PORTFOLIO

- The Dolan center is currently moth-balled after the Parks and Recreation department moved to the former Capen School.
- Currently the Dedham Facilities Department is requesting funds in FY ‘27 to demolish the facility.

Summary of Initial Considerations

MAINTAIN BUILDING

- Early Childhood Ed Center
- Ames Building (Town Hall & Senior Center)
- Public Safety Building

NEED SPECIFIC REPAIRS & UPGRADES

- Avery Elementary School
- Dedham Middle School

NEED MODERATE REPAIRS

- Public Library (Endicott)

NEED MAJOR REPAIRS & SYSTEM UPGRADES

- Endicott Estate
- Mother Brook Arts Center
(former Avery)
- Public Library (Main)

NEED SIGNIFICANT RENOVATION & PROGRAMMATIC STUDY

- Anthony P. Mucciaccio Dedham Pool (Juju's Place)
- Parks & Rec. Offices (former Capen School)
- Dedham High School

CANDIDATES FOR REPLACEMENT

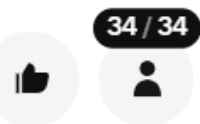
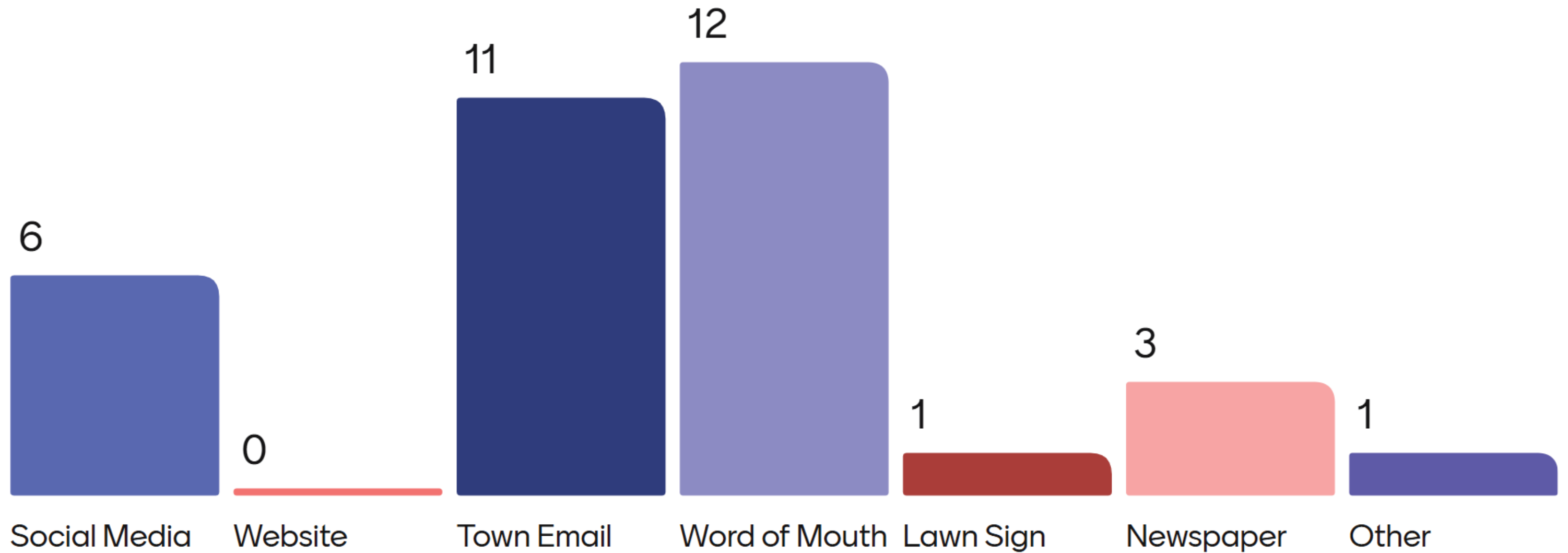
- Greenlodge Elementary School
- Oakdale Elementary School
- Riverdale Elementary School
- Public Works Dept.
- East Dedham Fire Station

CANDIDATE FOR DEMOLITION

- Dolan Center (former Rec. Center)

Q&A

How did you hear about this meeting?



DATA WALK BUILDING “NUTRITION LABELS”

Data Walk - Building “Nutrition Labels”

T-1 Ames Building (Town Hall & Senior Center)	
SERVING SIZE:	Entire Town
YEAR BUILT:	1897
SIZE:	53,000
AMOUNT PER SERVING	
EUI (Energy Use Intensity)	58.1
ANNUAL ENERGY USE	
% of Total Town Energy:	6.69%
BUILDING HEALTH * 1 - best 4- poor	
Building Condition:	1.26
Roof Age	2020
Accessibility:	1.00
MEPFP Condition	1.56
COMMUNITY USE & ACCESS **	
Visit Frequency:	82%
ADA Satisfaction:	96%
Parking Satisfaction:	76%
Location Satisfaction:	n/a
INGREDIENTS	
Town Offices, Senior Center, Bill Pay, Meeting Rooms, Public Health, IT	
CONCERNS	INITIAL CONSIDERATION
	Maintain
	Renovate
	Expand
	Replace
Parking constraints, storage shortages, single-egress concerns, departments report space limitations	
"The civic heart of Dedham."	



1. Use a sticker dot and place it on what you would consider for the building:
- Maintain
 - Renovate
 - Expand
 - Replace
2. Use a sticky note and tell us, examples:
- “Most important issue to address”
 - “Most valued facility asset”
 - “Biggest concern”
 - “What works well”
 - “Key challenges”
 - “Questions for the future”

Join the Virtual Data Walk!

- Menti Code:
4723 8454
- Menti Link:
<https://www.menti.com/al82xua6369v>
- Scan the QR Code:



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Dedham Facilities Master Plan
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