

Medfield's Public Facilities & Services - 6

PROACTIVE PLANNING AND MAINTENANCE OF PUBLIC FACILITIES

The Town is responsible for 700,000 **square feet of facilities**. They are aging; in many cases the buildings are over 50 years old.. A recent evaluation determined that the condition of most of the facilities ranges from Good to Fair, with a few cases being in Poor condition (the facility in its entirety or certain components).

Medfield has becoming increasingly systematic and proactive in its **facilities management**. Some recent examples include:

- **A Building Stabilization Fund.** \$1 million is allocated annually in order to address repairs and replacements in an estimated \$44 million for deferred maintenance.
- **A 20-Year Plan** inventories the existing conditions of all municipal buildings
- **An ADA Compliance Committee** is conducting an evaluation of all Town buildings



The Gazebo, located adjacent to the Library, is a popular location for events.

DEMOGRAPHICS

- **Older Adults:** Only 11% of the population is over the age of 65 (compared to state average of 15.5%), however this percentage is expected to increase by 30% by the year 2030.
- **School Aged Children:** Medfield has a higher than state average population aged 6-17 (40% as compared to 27% statewide). In addition, school enrollment projections estimate an additional 800 students in the next 9 years.
- **Teenagers.** Medfield youth suffer from higher rates of substance abuse than the state, region and national levels (high levels of competition and a lack of "things to do" are partial explanations given). Teens have dubbed the Town "Deadfield." and express a desire for more activities.

FACILITY NEEDS

- The **Town Hall** building was renovated in 1998 and has a defective HVAC system, needs a new roof, and lacks adequate storage, among other needs.
- **Senior Center.** The current facility is inadequate in terms of size and less than ideal in terms of location. As the population increases, so will a need for additional programs.
- The **Recreation Department** facility (Pfaff Center) does not meet current needs and with projected increases in the population, there will be a demand for additional programming.

WHAT DOES IT MEAN?

- Medfield is undertaking to implement a **deferred maintenance** program to repair and replace building elements and systems (e.g. HVAC, ADA compliance, roofs, windows, etc.) in Town facilities that need it.
- **Town Hall.** The building is fairly adequate but will need ADA compliance and some repairs. Also parking is an issue.
- **Council on Aging.** There will be a need to support and meet the needs of an increasing older adult population (e.g. programming, recreation, socialization, housing and transportation). The Senior Center is too small for a growing population.
- **Recreation Department.** A new building could help provide space for programming for all ages.
- **Community Center.** There may be an opportunity to create a center for all ages.
- **Youth and Outreach & Substance Abuse** have recently received a grant to prevent substance abuse and support healthy life choices.

- The **Library** is keeping up with national trends to be a key community gathering space for all ages.
- **Schools.** Medfield public schools consistently rank among the top ten school systems in the State. Increasing enrollments projected for the future (especially in grades 3-5) will result in the need for a new school. Some of the other schools need new roofs and windows and are designed with traditional floor plans and lack the types of spaces to support new methods of pedagogy (e.g. STEM, etc.)
- **Public Safety.** The building more than adequately meets the needs of the Police and Fire Departments. Public Safety anticipates an increase in the number of medical calls for service due to the increase in the older adult population.

OTHER TOWN-OWNED FACILITIES

- **Medfield State Hospital**
 - The Town acquired 128 of the 241 acres of the campus, including an 88-acre “core campus” and 40 acres of open space
 - There are currently 39 buildings, most of them of historic significance on the core campus site (approximately 676,000 in total)
 - The Town recently voted to rezone the campus to support its redevelopment.
- **Dale Street School.** Once the new school is built, the existing school building will be available for reuse.

PROVISION OF UTILITIES AND SERVICES

- **Department of Public Works**
 - **Highway Division.** Improving the road infrastructure is a key priority. This includes an ADA Transition Plan for roadways, sidewalks and crosswalks.
 - **Transfer Station.** The SWAP area is extremely popular to the degree that it causes traffic congestion.
- **Water.** Approximately 99% of the Town is connected to the municipal waster supply. Water usage is close to capacity.
- **Wastewater.** Approximately 65% of the Town is connected to the municipal system; the remaining properties utilize individual septic systems. The wastewater system has significant inflow and infiltration problems, reducing its efficiency and capacity.

WHAT DOES IT MEAN?

- The **Library** will need deferred maintenance and additional parking to keep up with the demand for increased programming.
- **Schools.** A new school will be needed to replace the Dale Street School and the other schools will need updating and deferred maintenance.
- Reuse of the **Medfield State Hospital** has the opportunity to fill a variety of the Town’s needs, however, the impacts of redevelopment on the town’s facilities and services will need to be assessed. Also, may be desirable to designate a **dog park** elsewhere in Town (many currently walk their dogs on the campus).
- When vacated the existing **Dale Street School** may be reused to fulfill a number of Town needs. A Reuse Plan is needed.
- **Infrastructure.** The Town’s roads, sidewalks & utility pipes are aging and will need to be repaired and replaced.
- **Transfer Station.** Reconfiguring the SWAP area could help to decrease congestion and streamline its operation.
- **Water** usage will need to be controlled or regulated in order to ensure supply is adequate. Additionally, a Water Treatment Plant may help to increase system efficiency and capacity.
- The inflow and infiltration problems in the **Wastewater System** are currently being identified so that repairs can be made in key locations.