



Whitman Middle School

School Building Committee // January 24, 2023

Agenda

- // Evaluation Criteria Matrix
- // Project Schedule Overview
- // PSR Activities & Milestones
- // Development of Options for PSR
- // Formal VOTE of Preferred Schematic Option
- // Next Steps

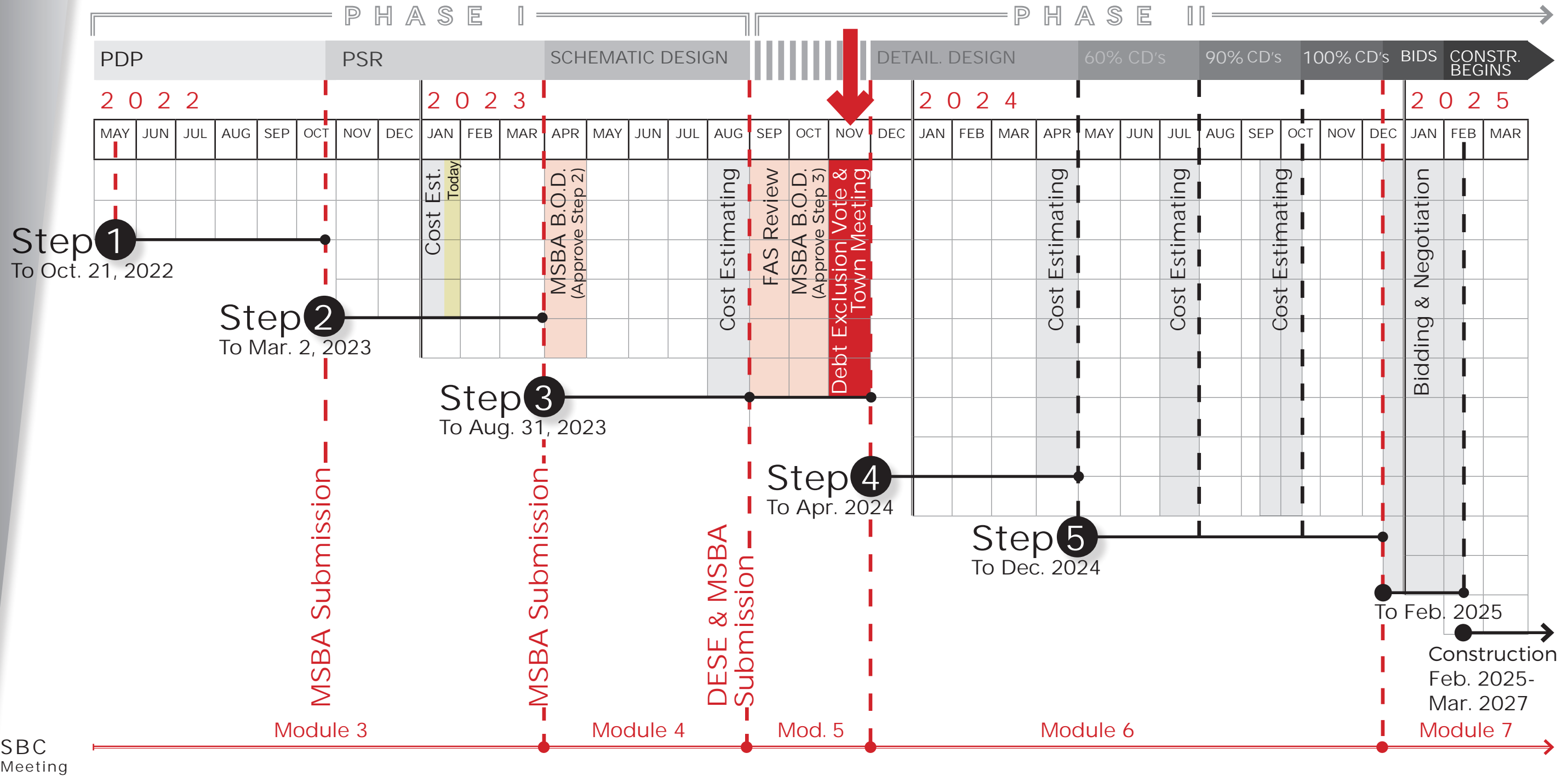
Evaluation Criteria Matrix

Getting to a Preferred Option: What factors should be considered?

| Instructions // | Categories // | Statement // DOES THE OPTION... | Option 1 Code Upgrade/ Base Repair ONLY | Option 3a (6-8) Add/Reno (w/ Auditorium) 2-Story | Option 7a (5-8) Add/Reno (w/ Auditorium) 2-Story | Option 4b (6-8) New Con. (NO Auditorium) 3-Story | Option 5b (6-8) New Con. (w/ Auditorium) 3-Story | Option 8b (5-8) New Con. (NO Auditorium) 3-Story | Option 9b (5-8) New Con. (w/ Auditorium) 3-Story |
|--|-------------------------------|--|--|---|---|---|---|---|---|
| <p>Write in one of the following scores per option per statement:</p> <p>3 - If the option best describes the statement</p> <p>2 - If the option somewhat describes the statement</p> <p>1 - If the option fails to describe the statement</p> <p>A completed matrix should have all cells filled with either a 1, 2, or 3. The Preferred Option shall have the highest total score.</p> <p>The matrix will be completed by each member of the School Building Committee prior to the Jan. 24, 2023 meeting and total scores per option will be tallied following submission of all matrices.</p> | Educational Program | 01 ...provide a sufficient 21 st century educational environment for middle school students? | | | | | | | |
| | | 02 ...create the necessary adjacencies, program areas, transparency, exhibit space, and other key aspects identified during visioning? | | | | | | | |
| | | 03 ...allow for team teaching and collaboration? | | | | | | | |
| | | 04 ...include the necessary resources for special education and student support? | | | | | | | |
| | | 05 ...have connections to the outdoors and opportunities for outdoor learning? | | | | | | | |
| | | 06 ...resolve space issues and create parity across the district? | | | | | | | |
| | Community & Access | 07 ...optimize community use around the site and improve access to the site? | | | | | | | |
| | | 08 ...optimize resources for community use within the building? | | | | | | | |
| | | 09 ...enhance safety and security on site? | | | | | | | |
| | | 10 ...improve service/delivery/custodial access & operations? | | | | | | | |
| | Construction Phasing | 11 ...require phased-occupied construction? | | | | | | | |
| | | 12 ...minimize impact to athletic fields during construction? | | | | | | | |
| | | 13 ...allow for on site parking during construction? | | | | | | | |
| | | 14 ...include adequate space for construction staging? | | | | | | | |
| | | 15 ...minimize construction duration? | | | | | | | |
| | Sustainability | 16 ...provide the most energy efficient solution, thus minimizing long-term operating costs? | | | | | | | |
| | | 17 ...provide the best opportunity for a net-zero energy building design? | | | | | | | |
| | | 18 ...orient academic wings in the most ideal orientation to capitalize on natural daylight? | | | | | | | |
| | Cost | 19 ...maximize the available MSBA grant reimbursement funding? | | | | | | | |
| | | 20 ...maximize utility rebates & incentives? | | | | | | | |
| | | 21 ...satisfy the educational program and spatial requirements cost effectively (no excess)? | | | | | | | |
| | | 22 ...avoid the need to fund a future middle school building project, in other words, satisfy the need for 50+ years? | | | | | | | |
| | | 23 ...provide the highest potential success at both the Town Meeting vote & ballot vote? | | | | | | | |
| Total Score | | | | | | | | | |

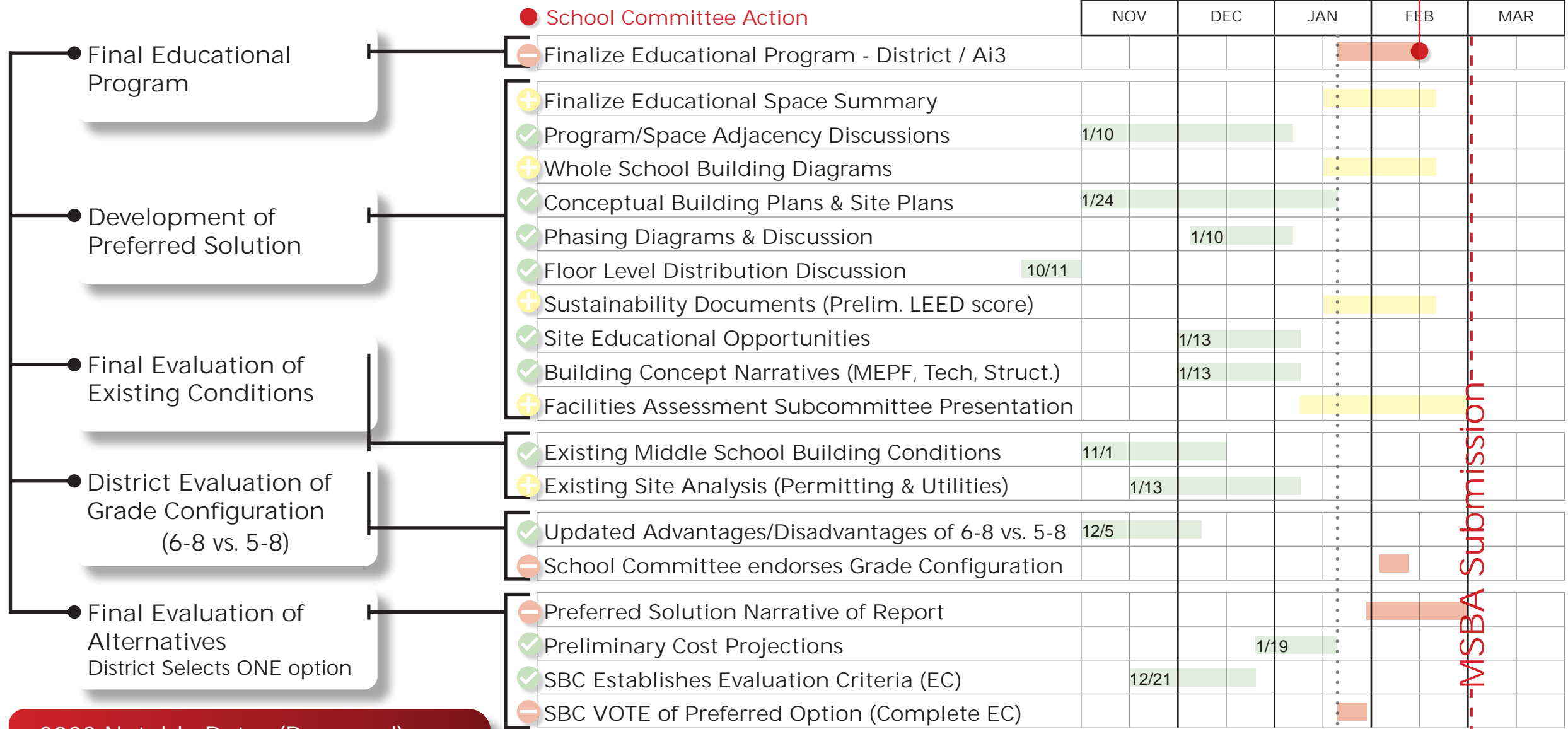
SHOULD BE
COMPLETED BY SBC
MEMBERS; PLEASE
SUBMIT TO OPM
FORMAL VOTE TO FOLLOW

WMS Project Schedule Overview



Step 2 Preferred Schematic Report (PSR)

Oct - Mar 2023



SC Vote to Approve Edu. Prog. (Feb. 15)

MSBA Submission

2023 Notable Dates (Proposed):

- Mar. 02 // **Submit PSR to MSBA**
- Feb. 15 // SC **VOTE** of Edu. Program
- Feb. 14 // SBC **VOTE** to submit PSR
- Jan. 24 // **VOTE** of Preferred Option
- Jan. 19 // Cost Estimates Distributed
- Jan. 17 // Cost Estimates Received
- Jan. 13 // Narratives Received

- Completed ✓
- Initiated +
- Pending -

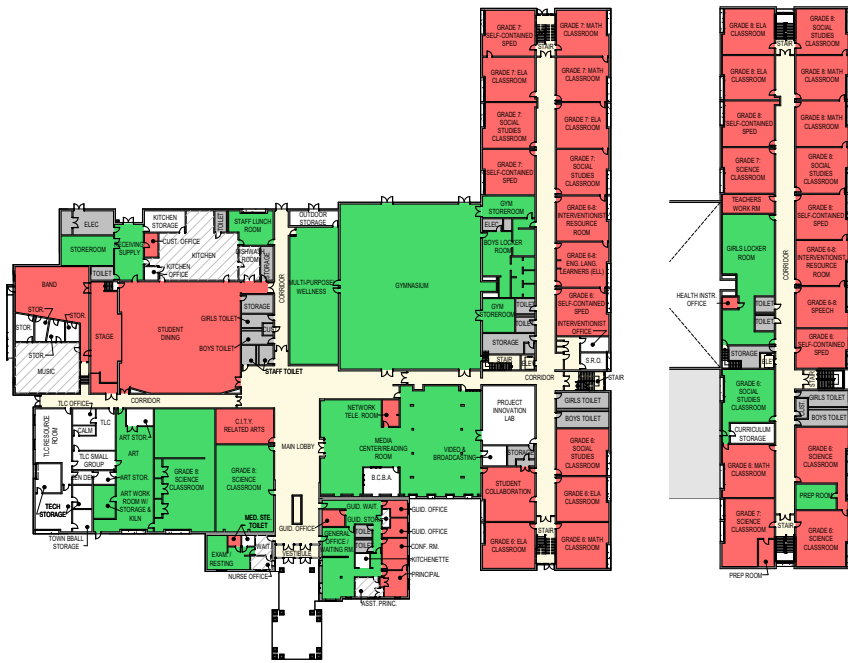
Evaluation of Existing Conditions Recap

Review of Code, Structure, Building Systems, Civil/Landscape, etc.

- // no classroom storage, amenities, or tech
- // no small group collaboration space
- // years of indoor air quality troubleshooting
- // science classrooms do not meet guidelines
- // classrooms without windows/ventilation
- // limited special education space
- // poor acoustics in academic areas & beyond
- // no outdoor learning spaces

- // deteriorating interior finishes
- // does not meet current energy code
- // does not meet seismic structural code
- // does not meet accessibility requirements
- // does not meet egress requirements
- // unorganized & impractical layout
- // inefficient artificial lighting
- // outdated mechanical systems

- // inefficient & problematic exterior envelope
- // thermally uncomfortable interior
- // poorly distributed HVAC systems
- // unit ventilators noisy and unreliable
- // poor on site vehicular/bus circulation
- // ineffective stormwater retention system
- // oversaturated recreational fields
- // does not support a modern education



All general classrooms of existing school are **undersized** per MSBA guidelines



Plumbing fixtures not compliant per ADA (old!)



Years of water infiltration at the exterior envelope



HVAC systems at end of useful service life

Educational Visioning Recap

Session 01 - Students

WHAT they SAID...

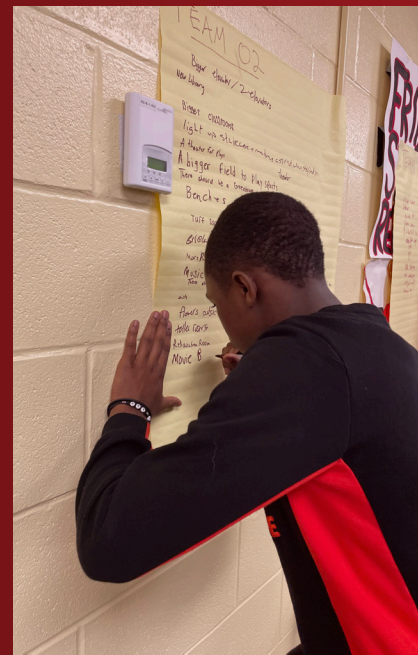
in no particular order

- // floor to ceiling windows
- // natural light and views
- // exposed ceilings/ structure
- // simple colors w/ natural elements
- // mezzanines or bridges for visibility
- // flexibility for group work
- // murals or museum-like displays
- // stools/ furniture to support fidgeting

- // school "living room" or commons
- // write-able wall surfaces
- // individual work zones/ nooks
- // a covered outdoor classroom
- // a dedicated news media room
- // different surface textures
- // places to foster collaboration
- // exterior courtyards with plantings

- // theater/ auditorium
- // fields and parks (skate park!)
- // spaces for specialized classes
- // sliding or overhead doors to outside
- // kiln for pottery and ceramics
- // planetarium/ aquarium/ greenhouse
- // quiet spaces/ lounge / big library
- // spaces to go when they feel sad

Whitman Middle School - Session 01



Conley & Duval Elementary Schools



Grades
6-8

Inspirational Ideas:
Open Discussion

→ "Brain Dash!" Activity
w/ Prioritization

→ "Ready, Set, Draw"
Activity

Grade
5

→ "Brain Dash!" Activity
w/ Prioritization

→ "Ready, Set, Draw"
Activity

Educational Visioning Recap

Sessions 02 & 03 - Staff & Educators

WHAT they SAID...

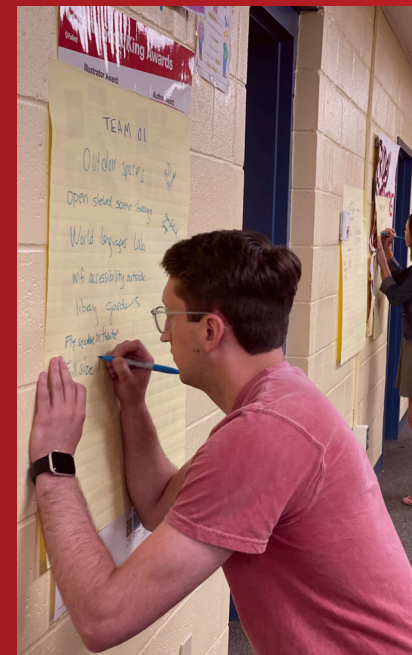
*in no
particular
order*

- // auditorium
- // courtyards and/or outdoor spaces
- // natural light and big windows
- // nature/plants throughout
- // learning pods
- // sinks in all classrooms
- // modern teacher lounge
- // group counseling space

- // interactive classroom/lab
- // amphitheater
- // fitness center w/ running track
- // water feature/fountain
- // a net-zero energy building
- // news/media broadcasting space
- // game room
- // zen-den for adults

- // a student resource center
- // 3D printer, wifi, and huddle stations
- // open-shelved storage
- // foreign language classrooms/labs
- // library gardens
- // wetlands discovery path
- // spaces for project-based learning
- // views to the sky

Whitman Middle School - Session 02



Session 03



Session
02

S.C.O.G. Analysis
Group Activity

→ 21st C. Design Patterns
Interactive Poll

→ "Brain Dash!"
w/ Prioritization

Session
03

→ Review of Session 02
Results/Responses

→ 3D "Ready, Set,
Draw" using pieces

Development of Options for PSR



Only Code Required Upgrades
to the existing Middle School

DOES NOT ADDRESS:

- // Educational Space Deficiencies
- // Poor natural daylighting or indoor environmental quality
- // Poor existing organization
- // Existing site storm water drainage issues
- // Deficiencies in site amenities, outdoor edu. space, & playfields

EXTENDS:

- // Educational disruption during construction
- // Phased-occupied construction timeline



3a

Addition/Renovation // 6-8 Option (w/ Auditorium) 2-Story Site Plan



3a

Addition/Renovation // 6-8 Option (w/ Auditorium) 2-Story

Floor 1



3a

Addition/Renovation // 6-8 Option (w/ Auditorium) 2-Story

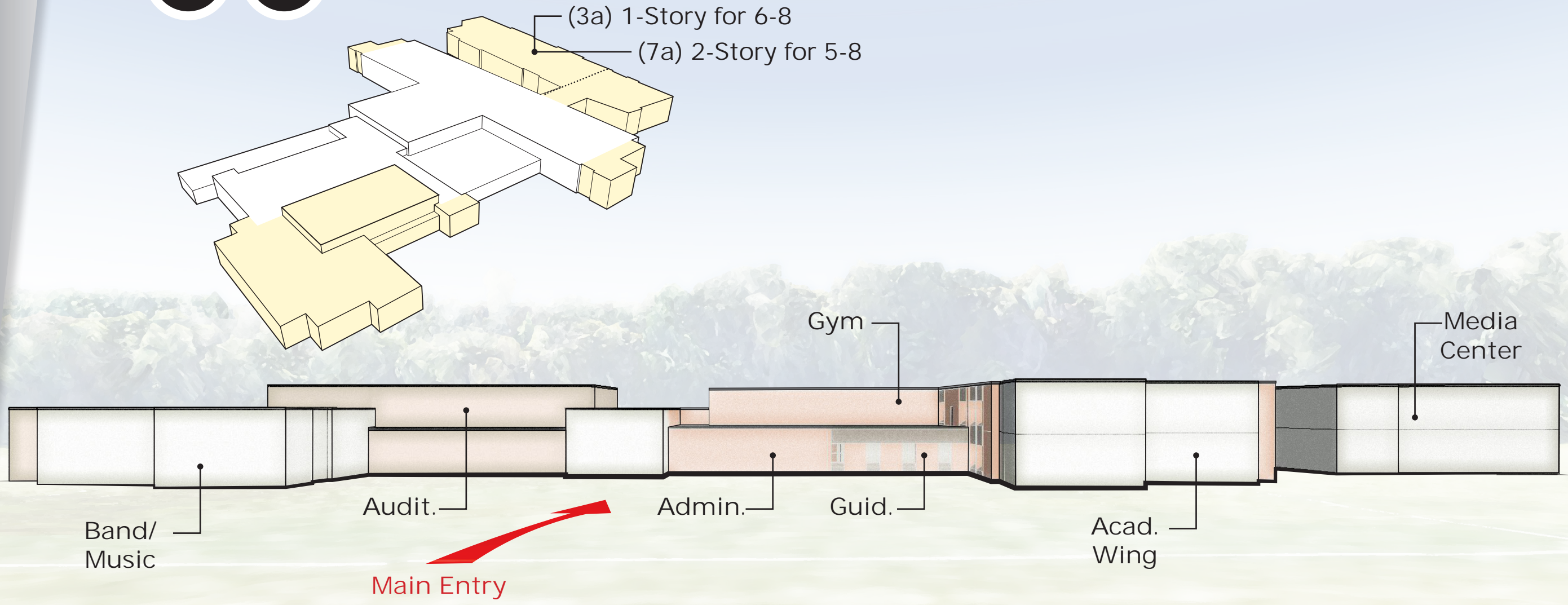
Floor 2



7a Addition/Renovation // 5-8 Option (w/ Auditorium) 2-Story Floor 2



3a 7a Addition/Renovation // Options (w/ Auditorium) 2-Story Massing



Site Analysis To Inform Options

// Initial Design Intentions:

/ Most efficient solar orientation
for classroom wings and entry

- Occupant thermal comfort
- Reduces HVAC loads

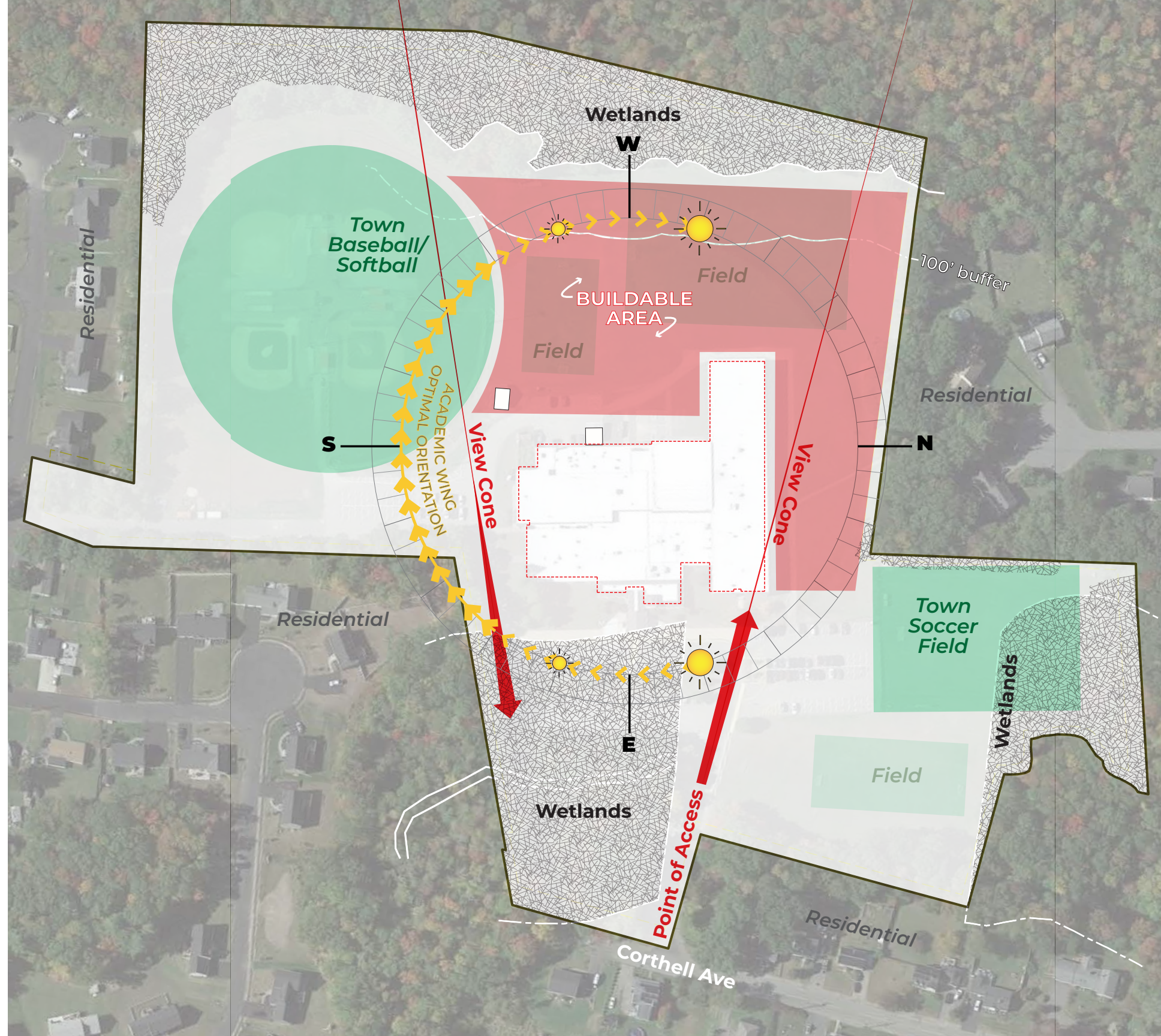
/ Maintain visibility to point of
access for security, students,
staff, parents, and visitors

/ Avoid restricted wetland areas
and buffers (unless previously
developed)

// Initial site concepts strive to minimally disrupt existing Town fields

- Construction activity may
have some impact

// Identifies area of the rear field, between the existing building and wetlands as primary buildable area



4b

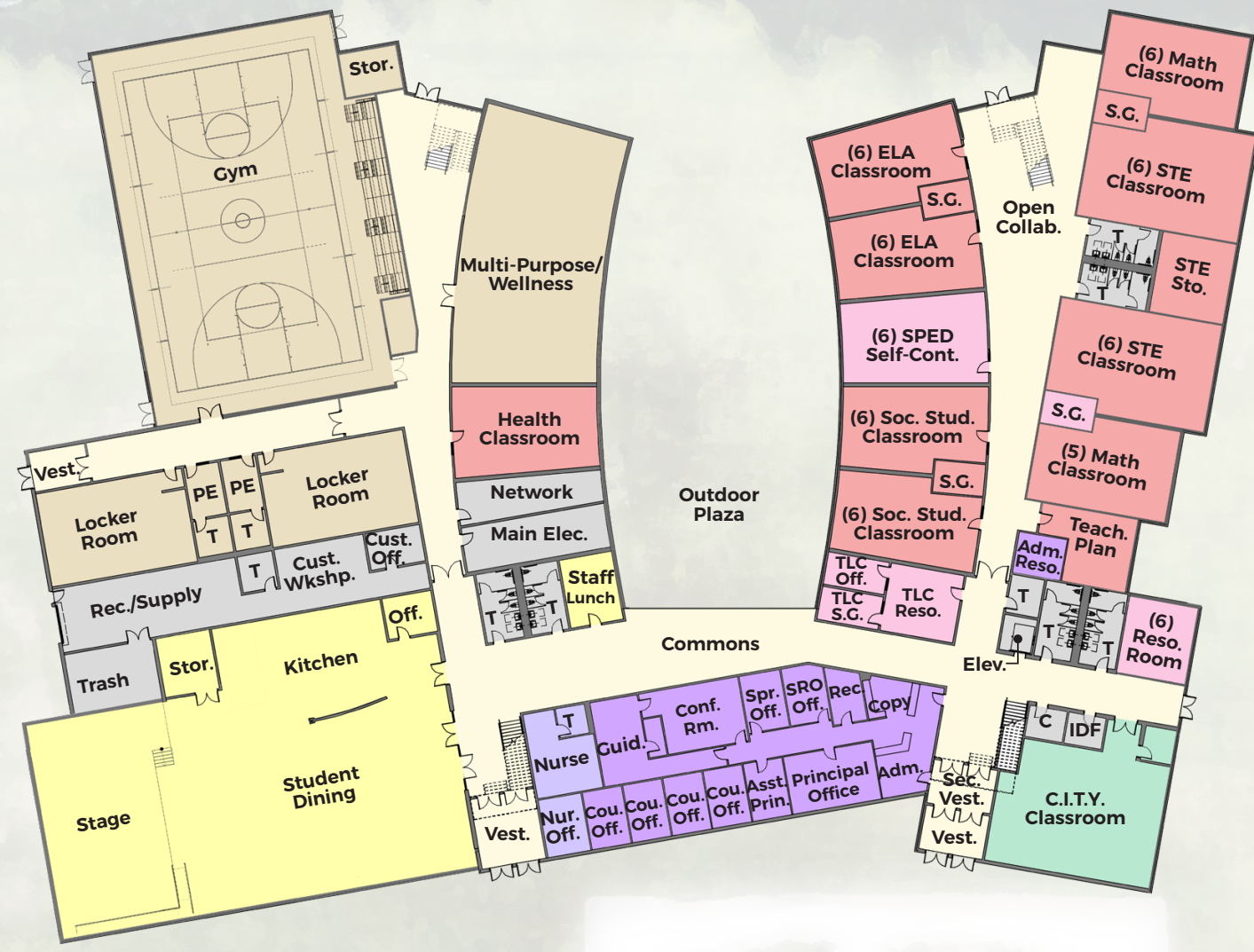
New Construction // 6-8 Option (NO Auditorium) 3-Story

Site Plan



- ▲ Main Entry
- ↔ Bus Drop-off
- ↔ Parent Drop-off
- ↔ Emergency Access
- - - Outline of Existing
- - - Add-Alternate Scope

4b New Construction // 6-8 Option (NO Auditorium) 3-Story Floor 1



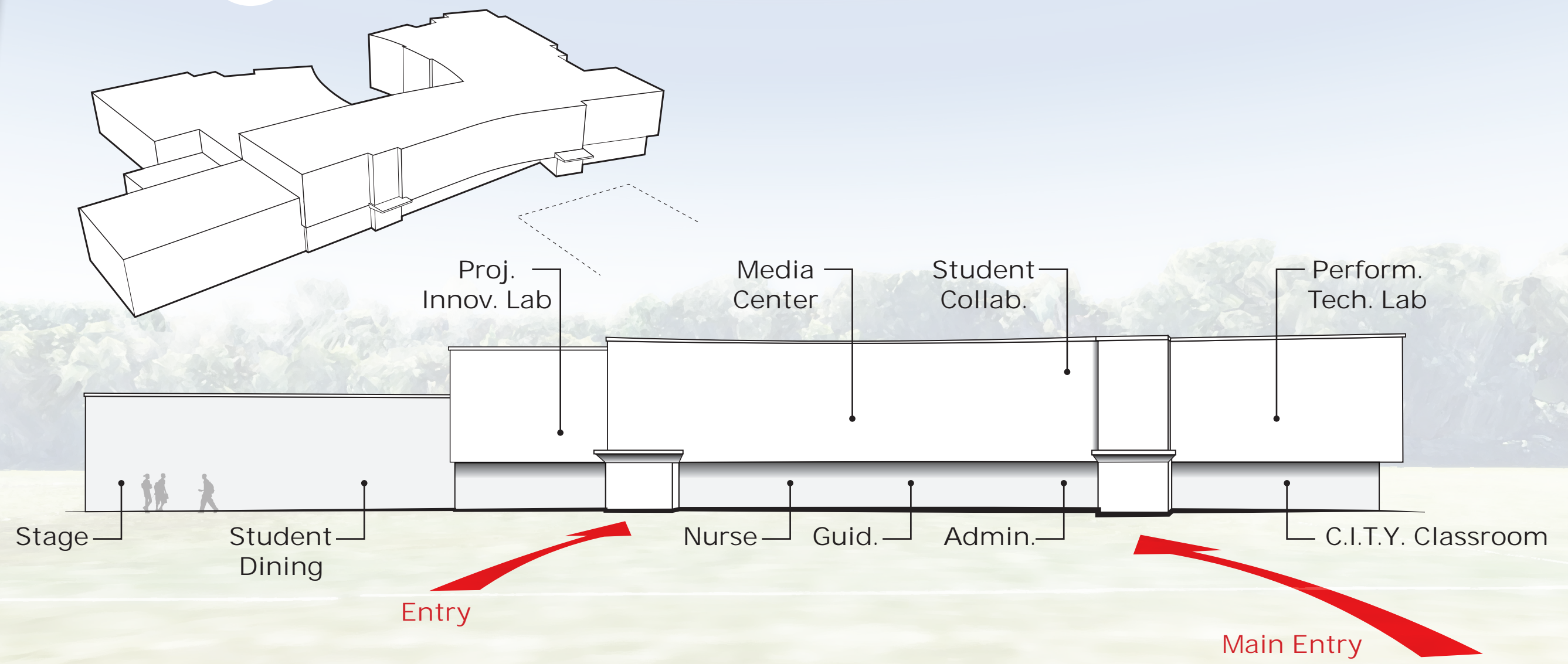
4b New Construction // 6-8 Option (NO Auditorium) 3-Story Floor 2



4b New Construction // 6-8 Option (NO Auditorium) 3-Story Floor 3



4b New Construction // 6-8 Option (NO Auditorium) 3-Story Massing



5b New Construction // 6-8 Option (w/ Auditorium) 3-Story Floor 1

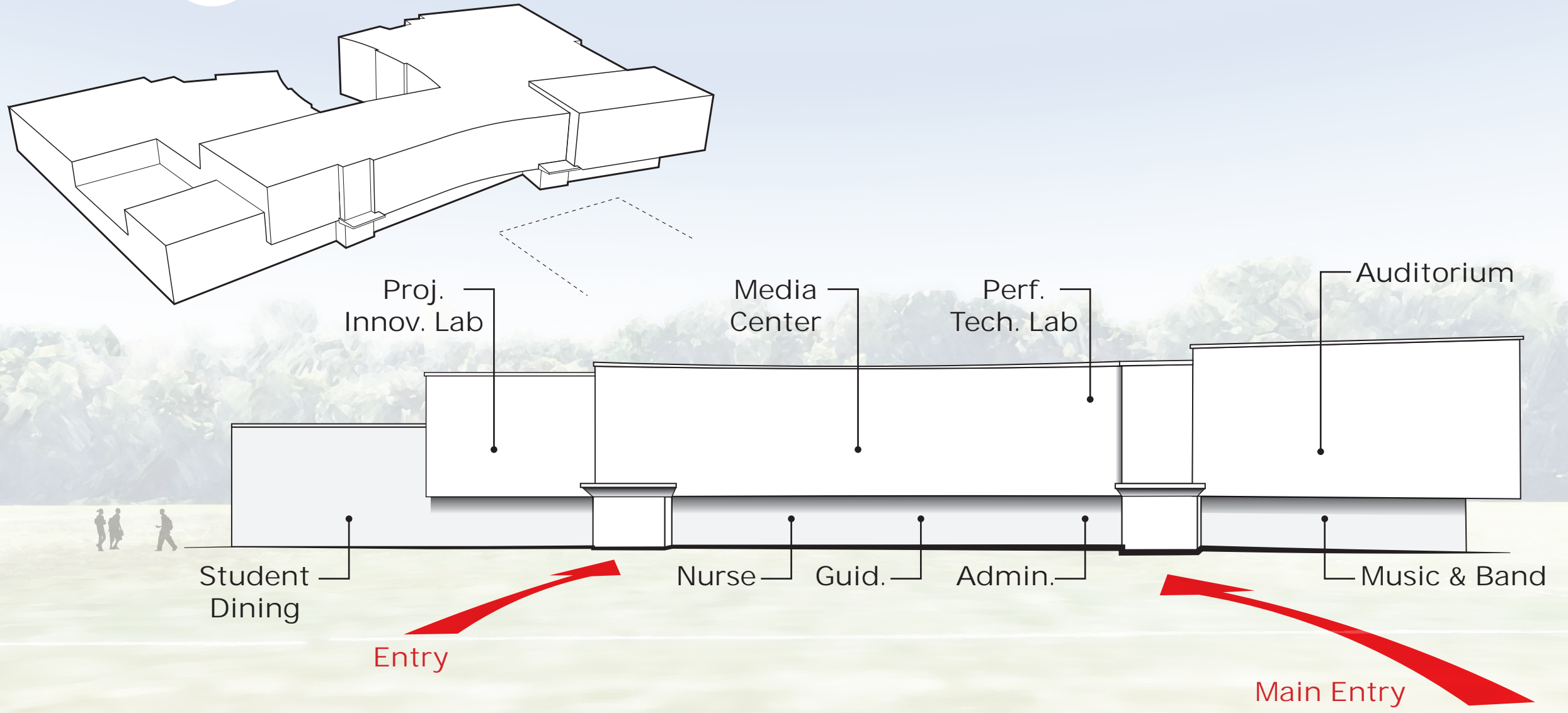


Existing Building

5b New Construction // 6-8 Option (w/ Auditorium) 3-Story Floor 3



5b New Construction // 6-8 Option (w/ Auditorium) 3-Story Massing



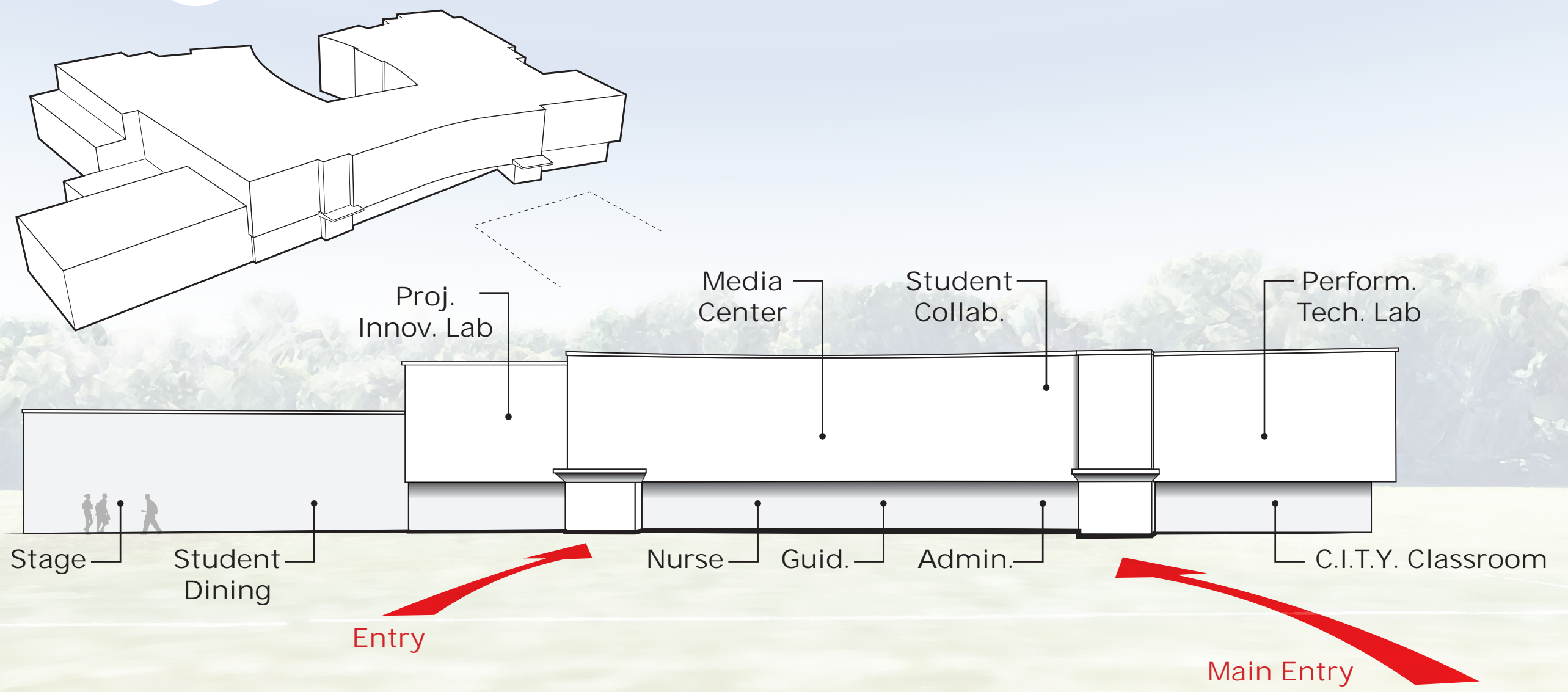


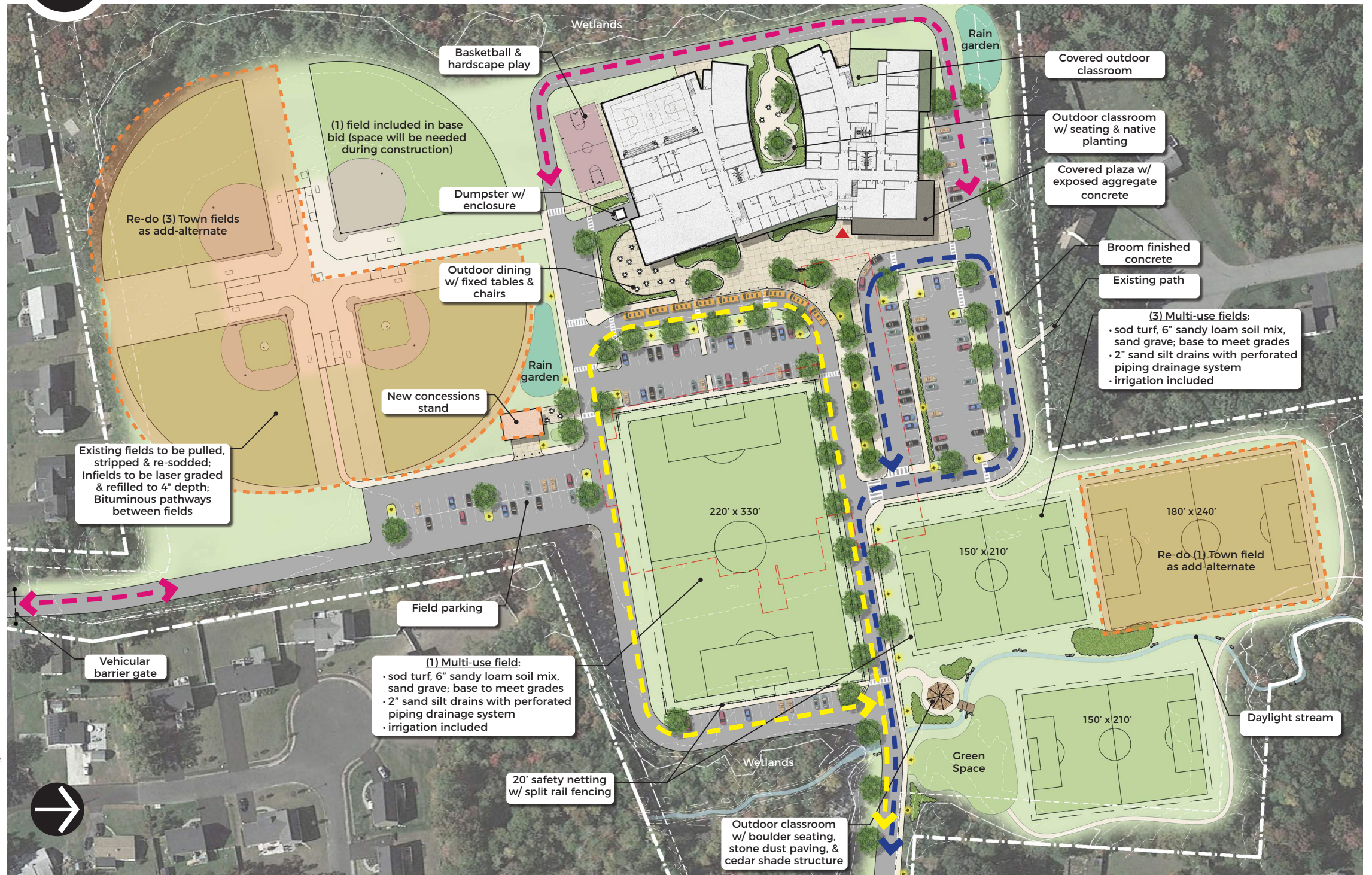
- ▲ Main Entry
- ↔ Bus Drop-off
- ↔ Parent Drop-off
- ↔ Emergency Access
- - - Outline of Existing
- - - Add-Alternate Scope

8b New Construction // 5-8 Option (NO Auditorium) 3-Story Floor 3



8b New Construction // 5-8 Option (NO Auditorium) 3-Story Massing



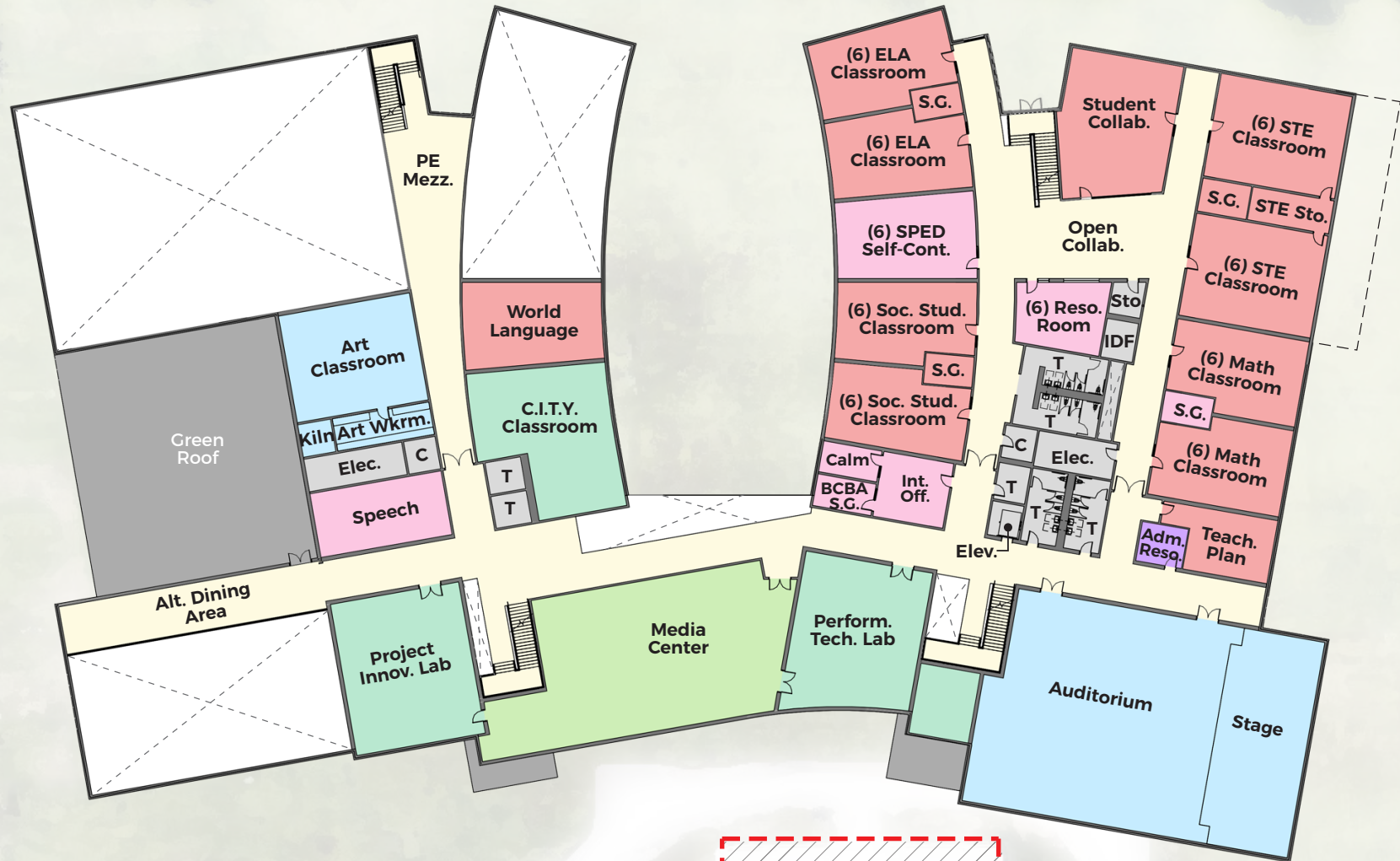


- ▲ Main Entry
- ↔ Bus Drop-off
- ↔ Parent Drop-off
- ↔ Emergency Access
- - - Outline of Existing
- - - Add-Alternate Scope

9b

New Construction // 5-8 Option (w/ Auditorium) 3-Story

Floor 2



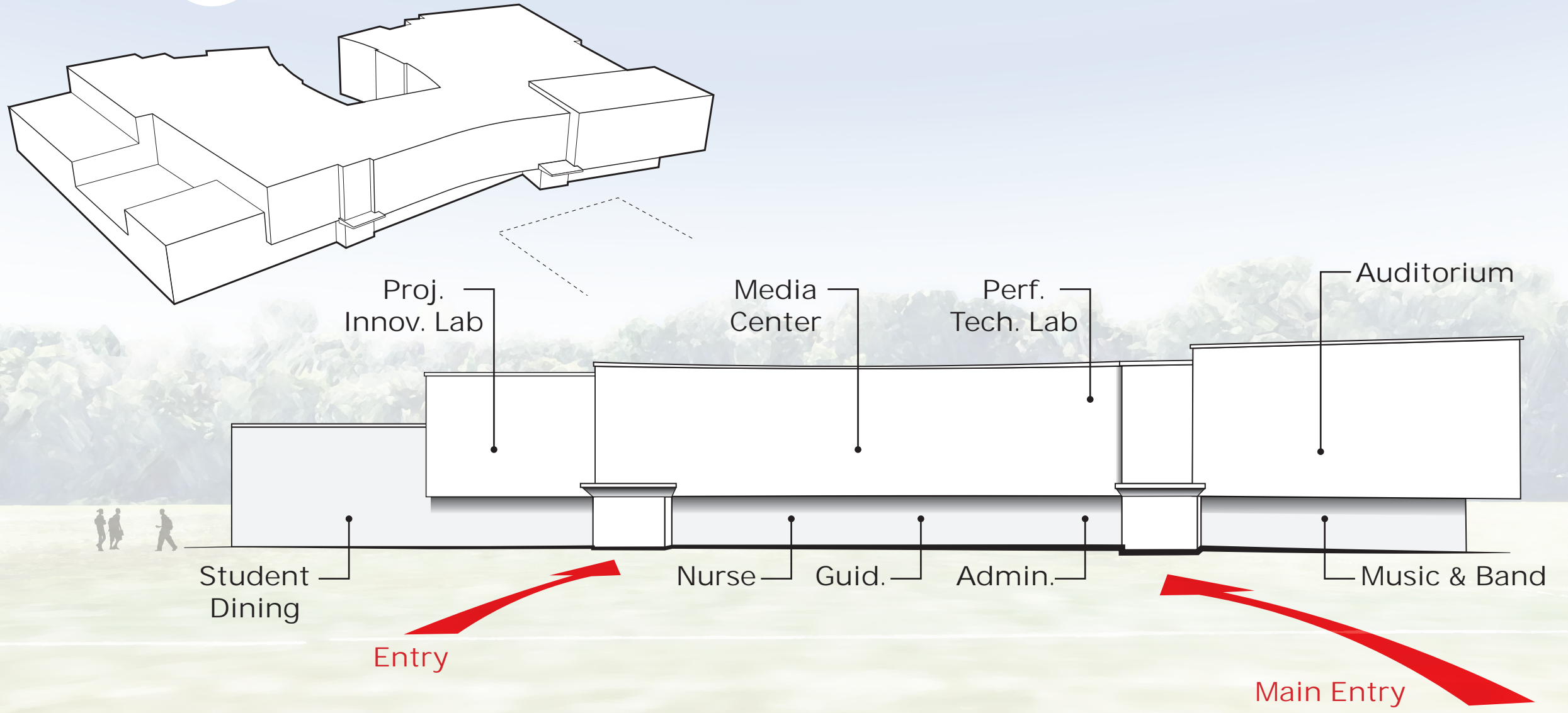
9b

New Construction // 5-8 Option (w/ Auditorium) 3-Story

Floor 3

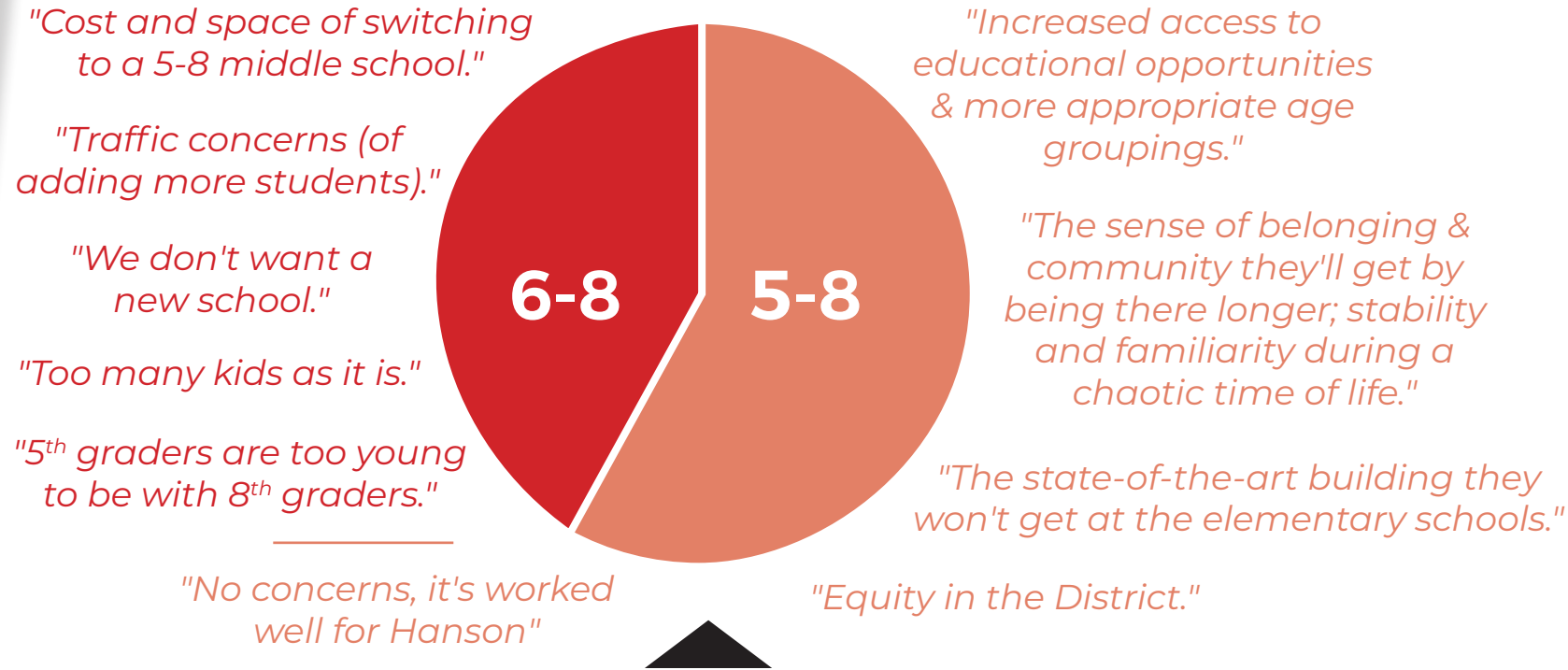


9b New Construction // 5-8 Option (w/ Auditorium) 3-Story Massing



Virtual Poll Results: Multiple Choice

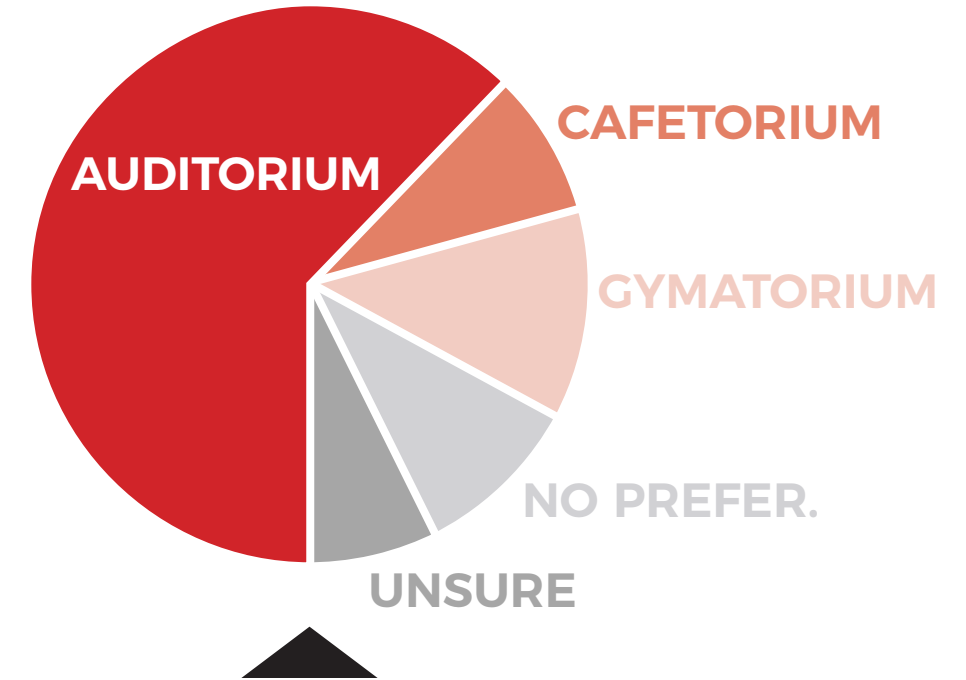
Community Forum #1 (9/8), #2 (11/7), and #3 (12/5)



Which grade configuration is preferred for Whitman Middle School? (PICK ONE)

- 58% ■ **GRADES 5-8**
- 42% ■ **GRADES 6-8 (current)**

of Respondents: 100, as of poll closing (12/19/22)



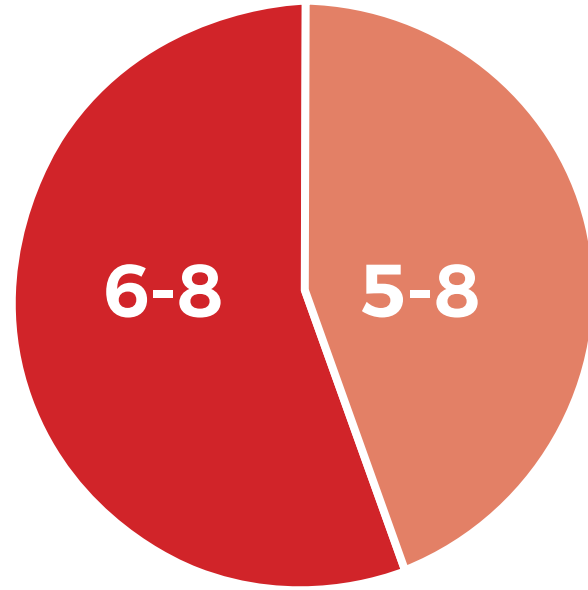
Should Whitman invest in an **auditorium**, include only the baseline "**cafetorium**," or the partially reimbursed "**gymnasium**" in the project?

- 62% ■ **a) INVEST IN AN AUDITORIUM**
- 9% ■ **b) INCLUDE CAFETORIUM ONLY**
- 12% ■ **c) INCLUDE GYMATORIUM ONLY**
- 10% ■ **d) NO PREFERENCE**
- 7% ■ **e) UNSURE AT THIS TIME**

of Respondents: 82, as of poll closing (12/19/22)

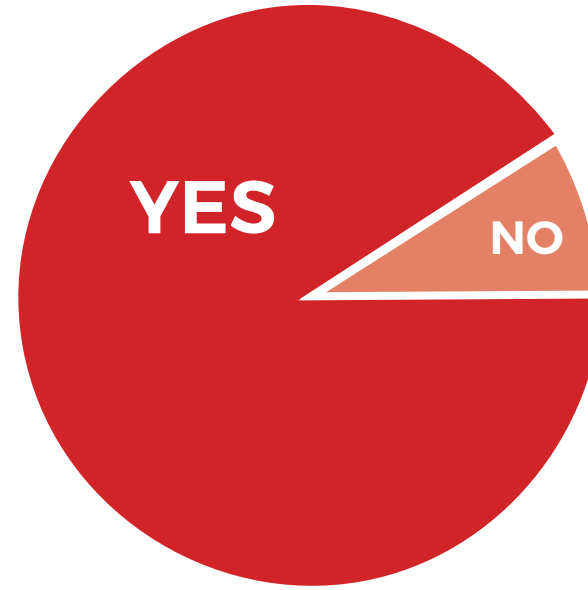
Superintendent's Survey

Sent to parents of WHRSD students, Dec. 2022



Do you support a 5-8 grade alignment or a 6-8 grade alignment?

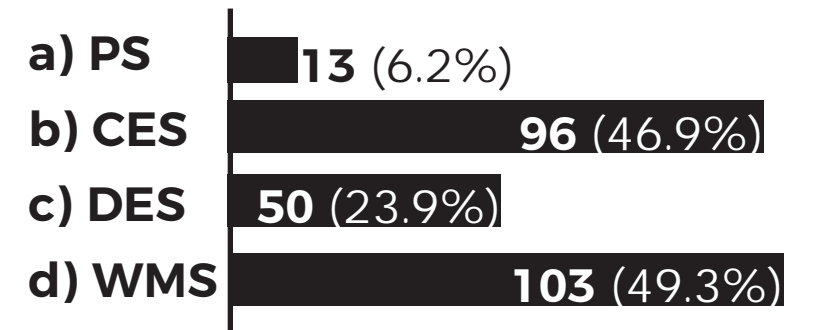
45.5% ■ GRADES 5-8
55.5% ■ GRADES 6-8



Would you like to see an **auditorium** as part of the Whitman Middle School project?

90.9% ■ YES
9.1% ■ NO

209 Participants



Please check the school that your child(ren) currently attend:

- a) Pre-School Academy
- b) Conley Elementary
- c) Duval Elementary
- d) Whitman Middle School

Formal VOTE of Preferred Option



Upcoming Actions & Votes

SC = School Committee
SBC = School Building Committee

| | OCT 2022 | NOV 2022 | DEC 2022 | JAN 2022 | FEB 2022 | MAR 2022 |
|----------------------------------|---|---|--|--|--|--|
| PRELIMINARY DESIGN PROGRAM (PDP) | <ul style="list-style-type: none"> ✓ ① SC vote to approve educational program for both enrollment options ✓ ② SBC vote to submit PDP ✓ ③ PDP Submission to MSBA | | | | | |
| | ENROLLMENT | <ul style="list-style-type: none"> ✓ ④ SC & SBC discuss enrollment options ✓ ⑤ Community Forum #2 (Presenting plans from PDP, Grade Configuration, & Auditorium vs. Caf) | <ul style="list-style-type: none"> ✓ ⑦ SC & SBC discuss enrollment options, including the impact to elementary schools if grade 5 moved ✓ ⑧ Community Forum #3 (Revised presentation of plans, Grade Configuration, & Auditorium vs. Caf) | <ul style="list-style-type: none"> ⑩ SBC discuss/review grade-level configuration ⑪ SC & SBC vote on enrollment option in JAN | | |
| | | PREFERRED SCHEMATIC REPORT (PSR) | <ul style="list-style-type: none"> ✓ ⑥ SBC discuss/establish evaluation criteria | <ul style="list-style-type: none"> ✓ ⑨ SBC establish option selection criteria and matrix | <ul style="list-style-type: none"> ⑫ SBC use criteria matrix to rank/select preferred option, including cost info ⑬ SBC decision to include auditorium or cafeteria | <ul style="list-style-type: none"> ⑭ SBC vote to submit PSR ⑮ SC endorse preferred option & Educational Program |



Upcoming Milestones

Dates & Content

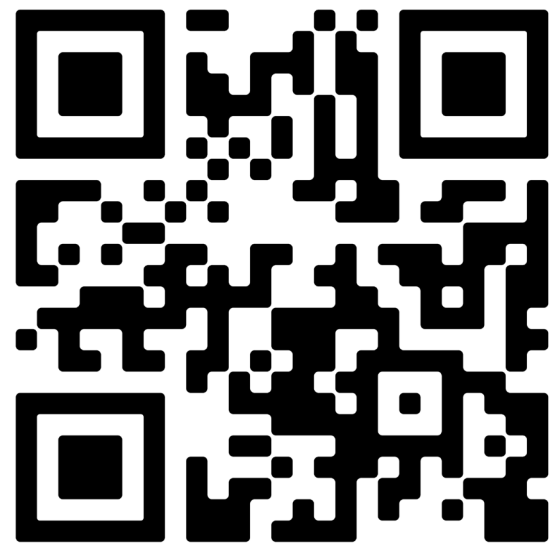
Community Forum #4

MAR 6, 2023

**Whitman Middle School
Cafeteria @ 6:30 pm**

[For all interested Community Members]

Visit
WHRSD.org
and the
feasibility study
page to continue
to stay informed

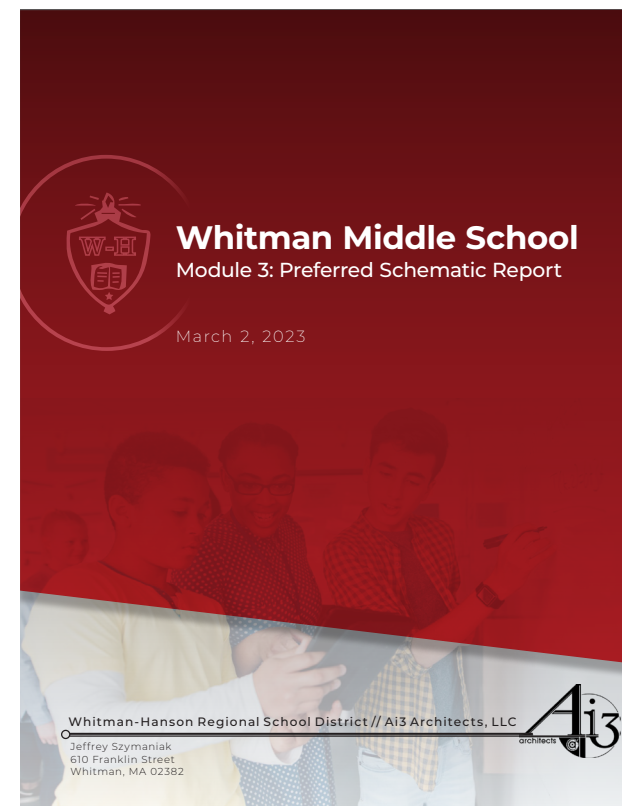


PSR Submission

THURSDAY

MAR 2, 2023

Report Due to MSBA



Submission
of the PSR
(Preferred
Schematic
Report)



Questions?

Thank you

