



Whitman Middle School

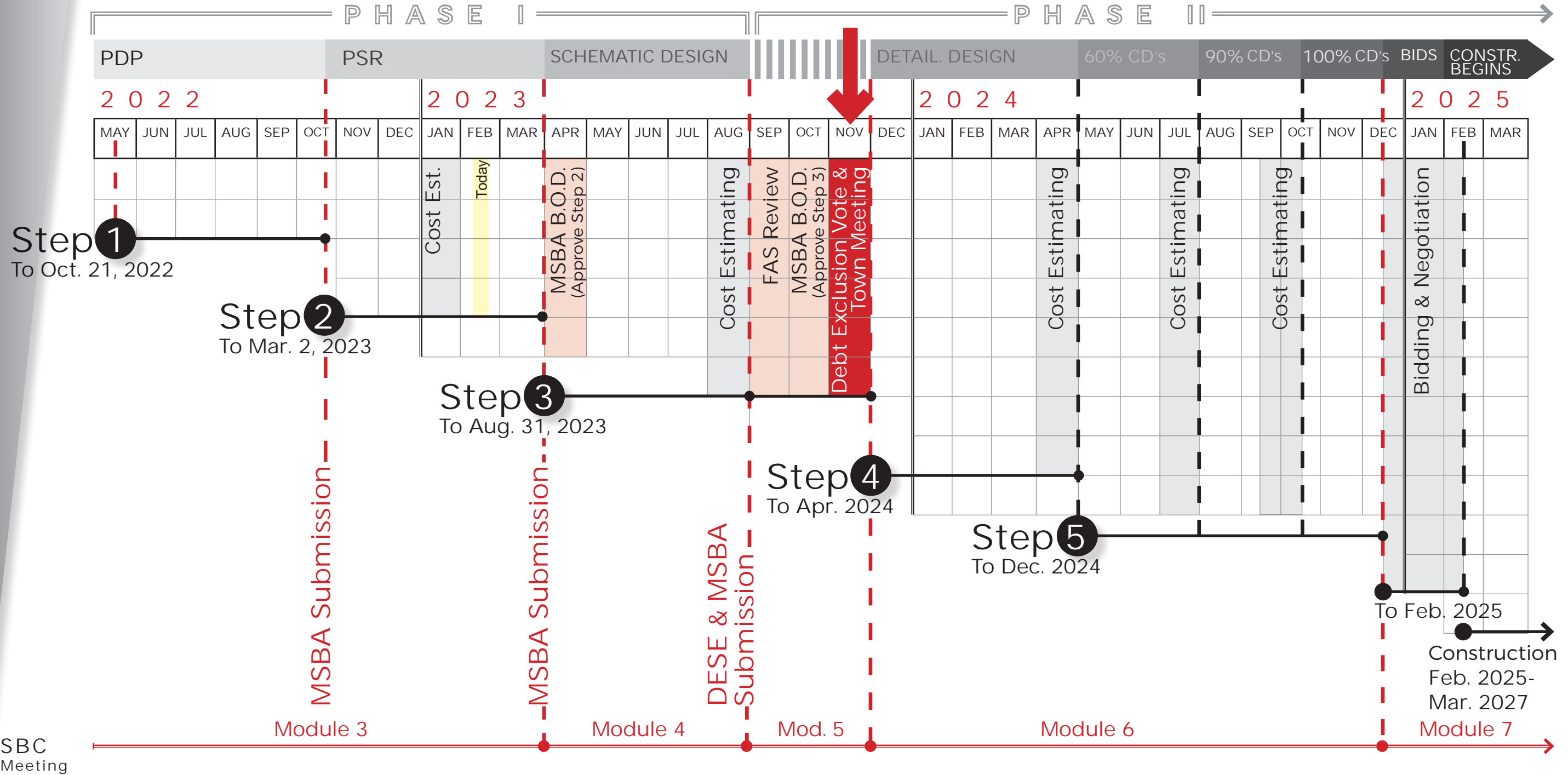
School Building Committee // February 14, 2023

Agenda

- // Project Schedule Overview
- // PSR Activities & Milestones
- // Summary of Preferred Option
- // VOTE of Approval to submit PSR to MSBA
- // Next Steps

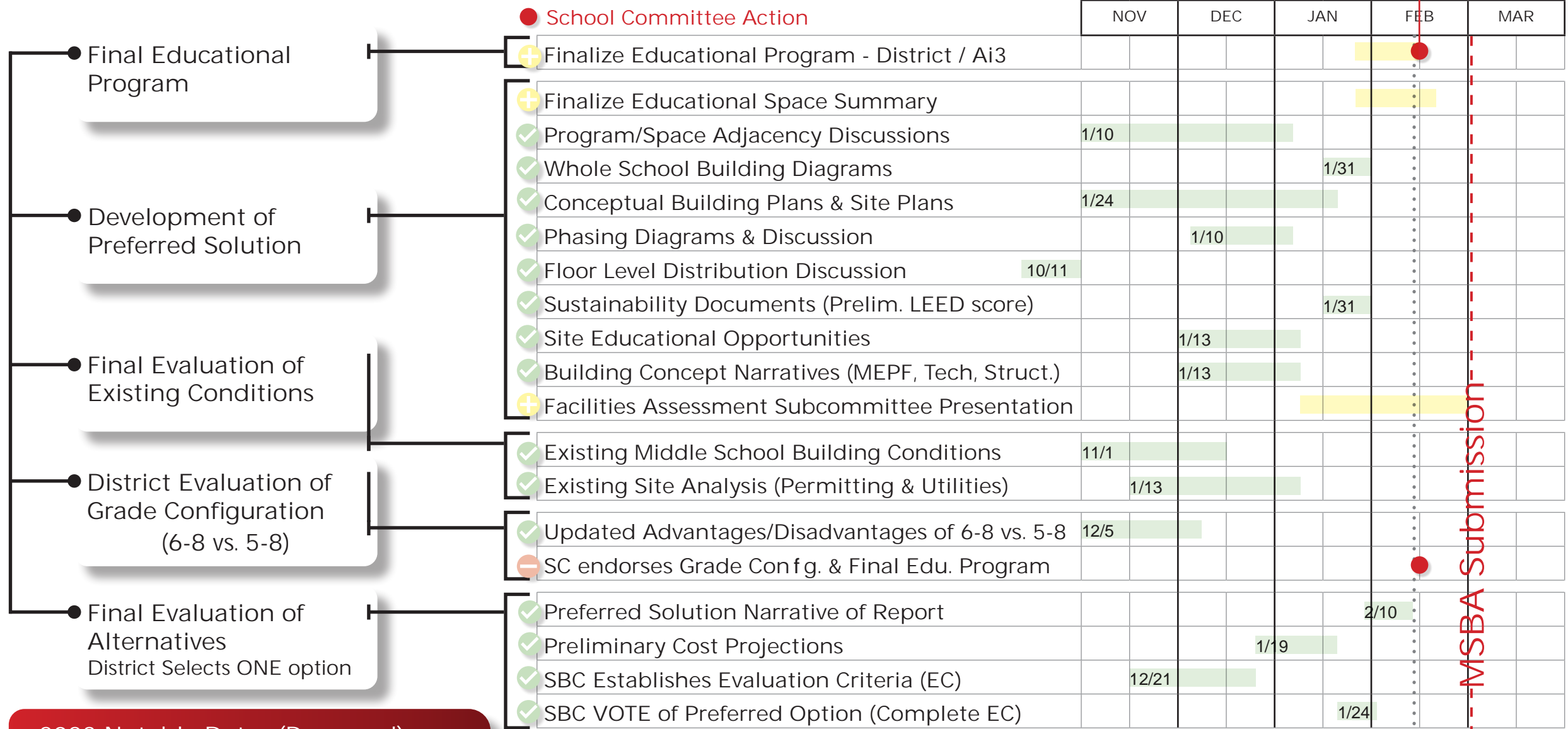


WMS Project Schedule Overview



Step 2 Preferred Schematic Report (PSR)

Oct - Mar 2023



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

MSBA Submission

Today (Feb. 14) ● Mar. 02 ●

2023 Notable Dates (Proposed):

- Apr. 25 // SBC Meeting
- Mar. 21 // SBC Meeting
- Mar. 06 // Community Forum #4
- Mar. 02 // Submit PSR to MSBA**
- Feb. 28 // Optional SBC Meeting
- Feb. 15 // SC **VOTE** of Edu. Program
- Feb. 14 // SBC **VOTE** to submit PSR

- Completed ✓
- Initiated +
- Pending -

Upcoming Milestone: PSR Submission to MSBA

Thursday MAR. 2, 2023

Nearly **500** pages!

Whitman Middle School
Module 3: Preferred Schematic Report

March 2, 2023

Ai3 ARCHITECTS

Whitman-Hanson Regional School District
Jeffrey Szymaniak
610 Franklin Street
Whitman, MA 02382

Ai3 Architects, LLC

CONTENTS

3.3.1 // INTRODUCTION		
1	Overview of Process	
7	Project Directory	
11	Updated Project Schedule	
15	Summary of Final Evaluation of Existing Conditions	
17	Summary of Final Evaluation of Alternatives	
23	Summary of the District's Preferred Solution	
25	MSBA Review & District Response to PDP Report	
3.3.2 // EVALUATION OF EXISTING CONDITIONS		
45	Existing Conditions Evaluations & Floor Plans	
51	Existing Site Analysis	
54	Existing Electric Service	
64	Existing Gas Service	
72	Existing Communications Service	
78	Existing Landscape Plan	
82	Existing Site Aerial Survey	
3.3.3 // FINAL EVALUATION OF ALTERNATIVES		
95	Overview	
97	Option 3a: Addition/Renovation // Grades 6-8 (w/ Auditorium) 2-Story	
98	Conceptual Site Plan	
100	Conceptual Floor Plans	
102	Conceptual Phasing	
103	Site & Utilities Analysis	
104	Structural Systems Narrative	
106	Major Building Systems Narratives	
119	Preliminary Cost Estimates	
121	Option 7a: Addition/Renovation // Grades 5-8 (w/ Auditorium) 2-Story	
122	Conceptual Site Plan	
124	Conceptual Floor Plans	
126	Conceptual Phasing	
127	Site & Utilities Analysis	
128	Structural Systems Narrative	
130	Major Building Systems Narratives	
143	Preliminary Cost Estimates	
145	Option 4b: New Construction // Grades 6-8 (NO Auditorium) 3-Story	
146	Conceptual Site Plan	
148	Conceptual Floor Plans	
150	Conceptual Phasing	
151	Site & Utilities Analysis	
152	Structural Systems Narrative	
154	Major Building Systems Narratives	
166	Preliminary Cost Estimates	
167	Option 5b: New Construction // Grades 6-8 (w/ Auditorium) 3-Story	
168	Conceptual Site Plan	
170	Conceptual Floor Plans	
172	Conceptual Phasing	
173	Site & Utilities Analysis	
174	Structural Systems Narrative	
176	Major Building Systems Narrative	
188	Preliminary Cost Estimates	
189	Option 8b: New Construction // Grades 5-8 (NO Auditorium) 3-Story	
190	Conceptual Site Plan	
192	Conceptual Floor Plans	
194	Conceptual Phasing	
195	Site & Utilities Analysis	
196	Structural Systems Narrative	
198	Major Building Systems Narrative	
210	Preliminary Cost Estimates	
211	Option 9b: New Construction // Grades 5-8 (w/ Auditorium) 3-Story	
212	Conceptual Site Plan	
214	Conceptual Floor Plans	
216	Conceptual Phasing	
217	Site & Utilities Analysis	
218	Structural Systems Narrative	
220	Major Building Systems Narrative	
232	Preliminary Cost Estimates	
233	Permitting Requirements - All Options	
235	Construction Cost Estimates - All Options	
301	Summary of Preliminary Design Pricing	
3.3.4 // PREFERRED SOLUTION		
303	Updated Educational Program	
363	Grade Configuration	
369	Architectural Response to Educational Program	
369	Option 9b: New Construction // Grades 5-8 (w/ Auditorium) 3-Story	
372	Conceptual Diagrams	
374	Conceptual Floor Plans	
376	Conceptual Site Plan	
379	Conceptual Site Sections	
380	Site Plan Diagrams	
382	Space Summary	
388	Sustainability Documents	
391	Budget - Construction & Total Project Cost	
393	Budget Statement	
394	Project Schedule for Preferred Solution	
3.3.5 // LOCAL ACTIONS & APPROVAL CERTIFICATION		
397	Local Actions and Approvals Letter	
399	School Building Committee Agendas & Minutes	
401	School Committee Agendas & Minutes	

End of Report

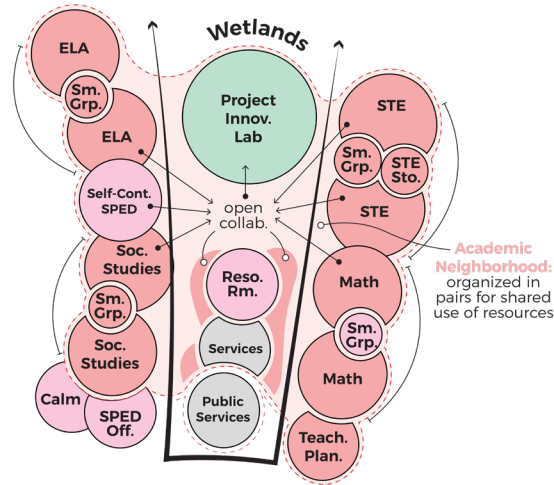
Denotes items in progress

Summary of Preferred Option

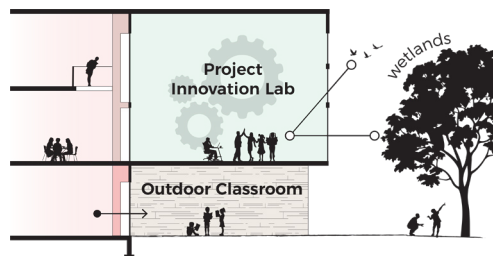


How the Preferred Schematic Option aligns with the Educational Program:

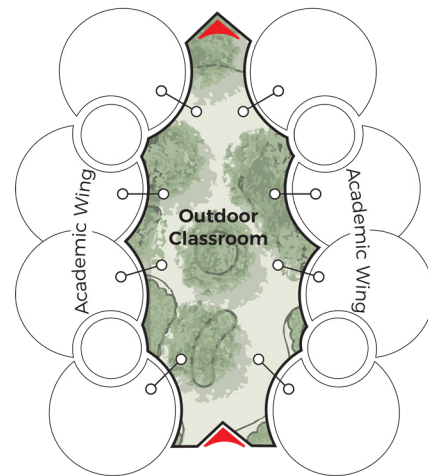
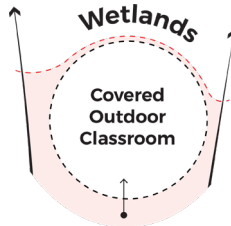
- // Conceptual floor plan organization accounts for **flexibility & adaptability**
- // Creates environments to support **collaboration**
- // Organizes grade-levels into **academic neighborhoods**



- // Offers separation of grade-levels without isolation
- // **Integrates special education** into the general learning areas
- // Classrooms within the academic neighborhoods are paired
- // Supports interdisciplinary instruction with hands-on, **project-based learning**
- // Small group rooms between classroom pairs in academic neighborhoods



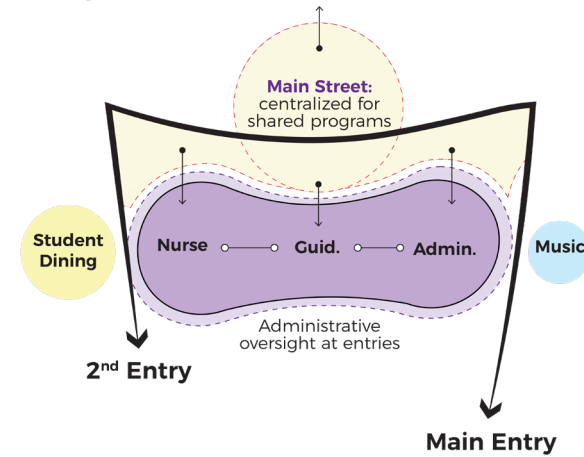
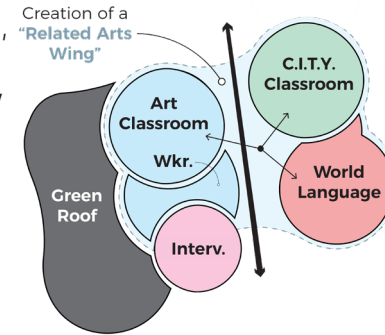
- // **Open collaboration** spaces are central to each academic neighborhood
- // Science classrooms are nearest to the **wetlands** for direct correlation
- // Includes a **teacher planning/collaboration** space per grade-level
- // Makes use of corridor spaces within neighborhoods so that they aren't narrow, solid and disconnected



- // Conceptual floor and site plans create **strong connections to the outdoors** and biophilic design
- // Art classroom could have outdoor access by use of a green roof

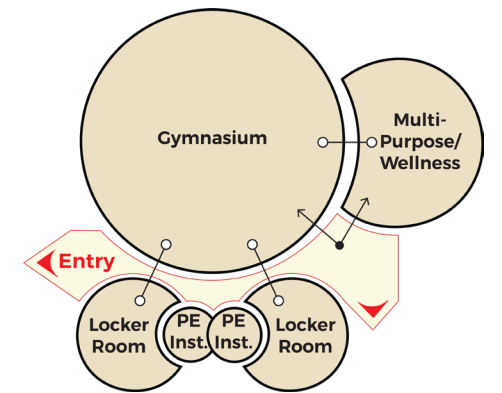
- // Building organization **promotes community use** by placing shared/public spaces at the front of the building for access and oversight
- // Strong **indoor/outdoor connections** through direct access, transparency, natural daylight, and views
- // **Related arts wing** created so students of different grade levels don't have to access another neighborhood regularly

- // Administration, guidance, and nurse centrally located to provide **campus oversight**
- // Concept of **"Main Street"** and a linear layout for clear circulation
- // Centrally located **student commons** with direct access to student services, like guidance

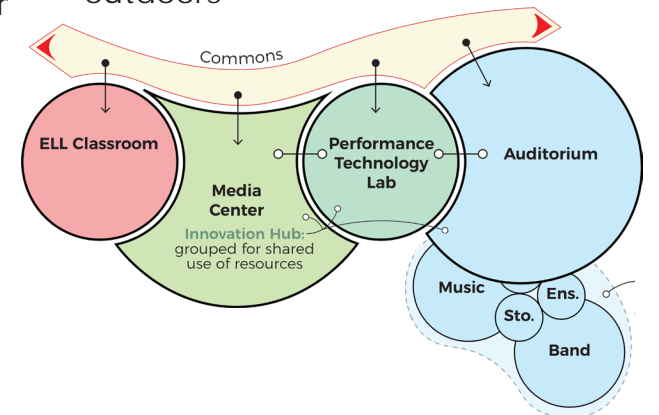


- // Library/Media Center represents center of the school and agencies create an **"innovation hub"**
- // Includes an **auditorium** to support performance and drama programs
- // There is an overlapping of academic spaces such as **views** from dining into project innovation lab to put project-based **learning on display**

- // Building organization promotes community use with clear separation between shared spaces and academics
- // Overall **compact footprint** for conservation of site green space
- // **Access to outdoors** from gym, multipurpose room, and commons



- // Plan includes a health classroom with close proximity to the gym
- // Site plan replicates existing number of **recreational fields**
- // Music and band at building front for **after-hours use** with access to outdoors



Space Summary Updates

Ongoing Coordination with the Educational Program

A	B	C	D	E	F
Space Summary Category	Area per PDP Submission	Proposed Area per PSR Submission	Category Difference PDP vs. PSR (C-B)	Allowable Area per MSBA	Difference Proposed vs. MSBA (C-E)
CORE ACADEMIC SPACES	39,850 sf	39,150 sf	- 700 sf	32,670 sf	6,480 sf
Gr. 5-6 English Language Learners (ELL)	Not Included	850 sf	+ 850 sf		
Gr. 7-8 English Language Learners (ELL)	Not Included	850 sf	+ 850 sf		
Student Collaboration	2,400 sf	0 sf	- 2,400 sf		
SPECIAL EDUCATION	7,845 sf	10,475 sf	2,630 sf	7,550 sf	2,925 sf
Self-Contained SPED Toilet	240 sf	0 sf	- 240 sf		
TLC Resource Room	425 sf	850 sf	+ 425 sf		
TLC Toilet	Not Included	60 sf	+ 60 sf		
Calm	150 sf	200 sf	+ 50 sf		
Sensory Room / OT	Not Included	425 sf	+ 425 sf		
Autism Spectrum Disorder (ASD) Classroom	Not Included	850 sf	+ 850 sf		
Autism Spectrum Disorder (ASD) Toilet	Not Included	60 sf	+ 60 sf		
ELA Grade 5-8: Intervention Classroom	Not Included	500 sf	+ 500 sf		
Math Grade 5-8: Intervention Classroom	Not Included	500 sf	+ 500 sf		

700 sf decrease in "Core Academic"

2,630 sf increase in "Special Education"

Space Summary Updates (cont.)

Ongoing Coordination with the Educational Program

ART & MUSIC	4,150 sf	4,150 sf	0 sf	3,250 sf	900 sf
Music	1,200 sf	900 sf	- 300 sf		
Storage	Not Included	300 sf	+ 300 sf		
VOCATIONS & TECHNOLOGY	3,840 sf	3,250 sf	- 590 sf	4,320 sf	- 1,070 sf
C.I.T.Y. Related Arts	1,200 sf	850 sf	- 350 sf		
Performance Tech. Lab	1,440 sf	1,200 sf	- 240 sf		
HEALTH & PHYSICAL EDU.	11,650 sf	11,100 sf	- 550 sf	8,400 sf	2,700 sf
Gym Storeroom	150 sf	500 sf	+ 350 sf		
Health Instructor's Office	500 sf	300 sf	- 200 sf		
Multipurpose/Well. Room	3,000 sf	2,300 sf	- 700 sf		
OTHER	6,000 sf	6,620 sf	520 sf	0 sf	6,620 sf
Toilet/Changing Rooms	Not Included	120 sf	+ 120 sf		
Outdoor Storage	Not Included	250 sf	+ 250 sf		
Town Basketball Storage	Not Included	150 sf	+ 150 sf		

0 sf change in
"Art & Music"

590 sf decrease in
"Vocations & Tech."

550 sf decrease in
"Health & Phys. Ed."

520 sf increase in
"Other"

TOTAL NET FLOOR AREA	91,663 sf	92,973 sf	1,310 sf	76,017 sf	16,956 sf
TOTAL GROSS AREA (GSF)	137,949 sf	139,459 sf	1,965 sf	112,339 sf	27,120 sf

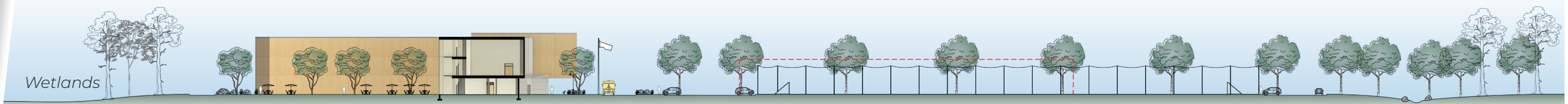
3,150 sf total increase
1,840 sf total decrease
1,310 sf total change

x 1.5 grossing factor

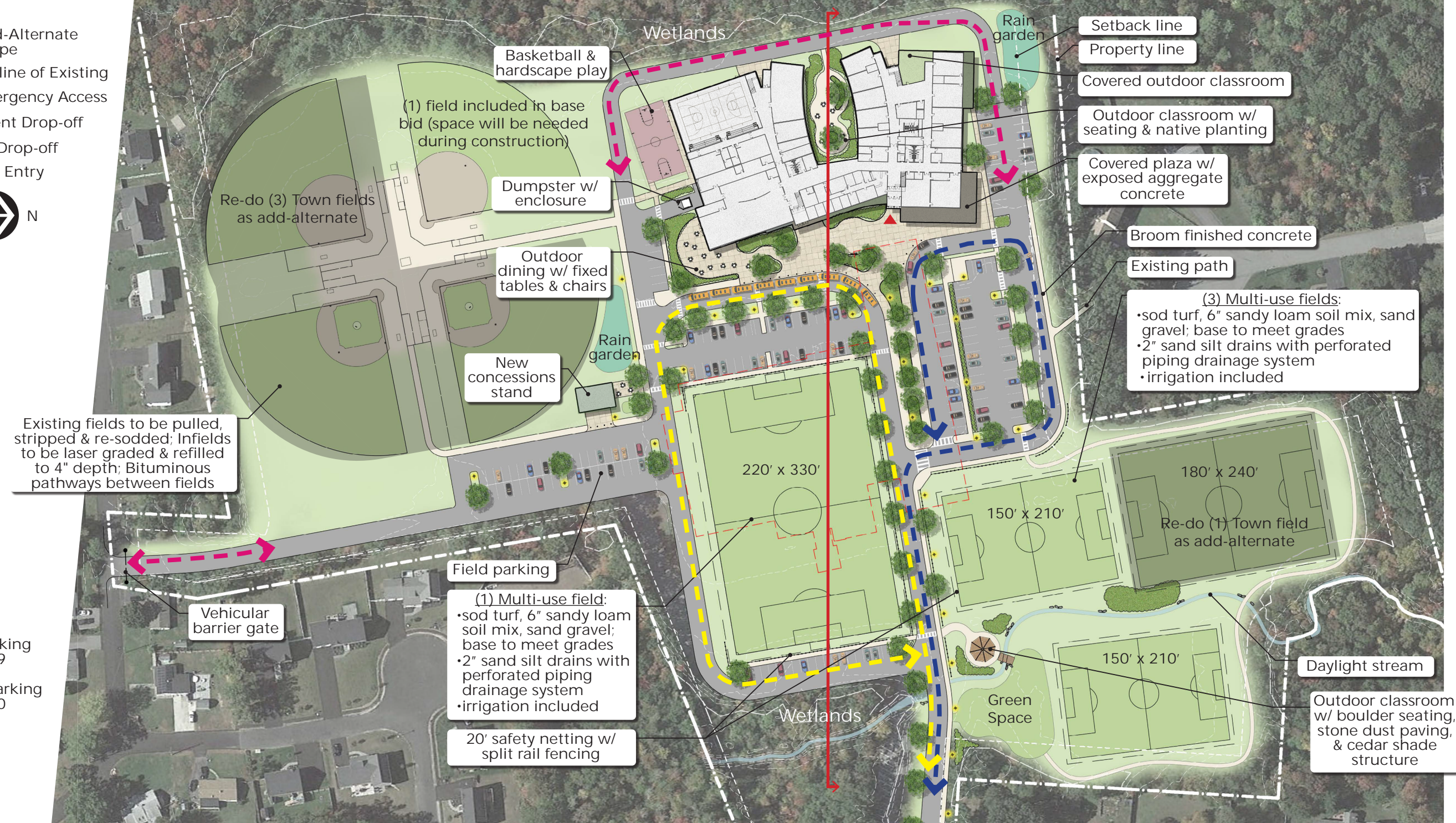
1,965 sf total change

19.4%

Whitman MS Preferred Schematic



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



Existing fields to be pulled, stripped & re-sodded; Infields to be laser graded & refilled to 4" depth; Bituminous pathways between fields

Re-do (3) Town fields as add-alternate

(1) field included in base bid (space will be needed during construction)

Basketball & hardscape play

Dumpster w/ enclosure

Outdoor dining w/ fixed tables & chairs

New concessions stand

Rain garden

Wetlands

Rain garden

Setback line

Property line

Covered outdoor classroom

Outdoor classroom w/ seating & native planting

Covered plaza w/ exposed aggregate concrete

Broom finished concrete

Existing path

(3) Multi-use fields:
 •sod turf, 6" sandy loam soil mix, sand gravel; base to meet grades
 •2" sand silt drains with perforated piping drainage system
 •irrigation included

220' x 330'

150' x 210'

180' x 240'

Re-do (1) Town field as add-alternate

150' x 210'

Field parking

(1) Multi-use field:
 •sod turf, 6" sandy loam soil mix, sand gravel; base to meet grades
 •2" sand silt drains with perforated piping drainage system
 •irrigation included

20' safety netting w/ split rail fencing

Wetlands

Green Space

Daylight stream

Outdoor classroom w/ boulder seating, stone dust paving, & cedar shade structure

Existing Parking Spaces = 159

Proposed Parking Spaces = 180

Vehicular barrier gate

Preferred Option 9b

New Construction // Grades 5-8 w/ Auditorium

Floor Plan 1



Discovery High School
Lawrenceville, GA



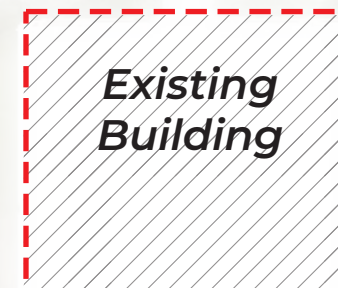
Braintree East Middle School
Braintree, MA

Examples of protected outdoor learning environments.



Linde Center for Music & Learning
Lenox, MA

Example of direct outdoor connection for music/arts programs.



Preferred Option 9b

New Construction // Grades 5-8 w/ Auditorium

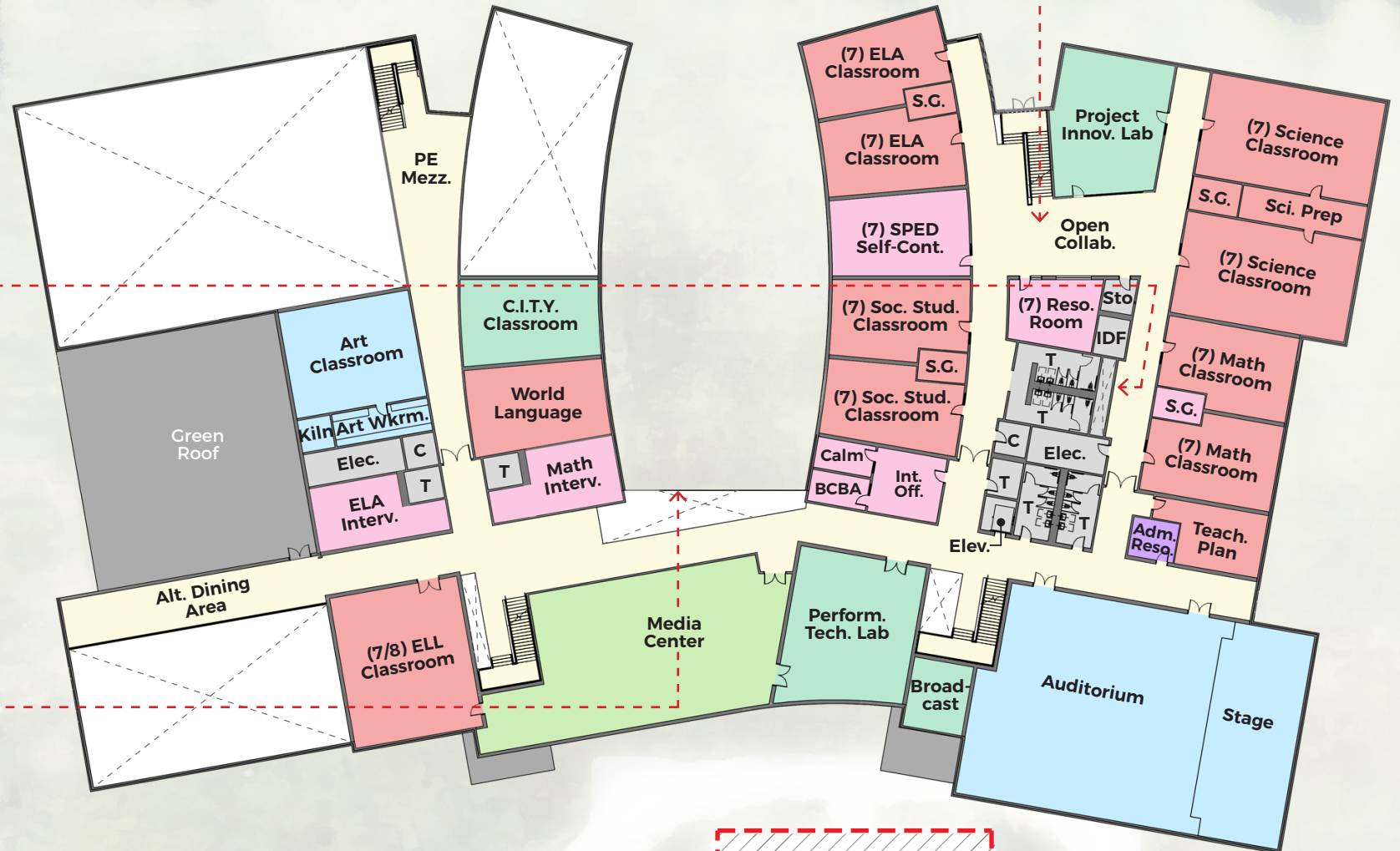
Floor Plan 2



Examples of built-in open collaboration areas within academic neighborhoods.



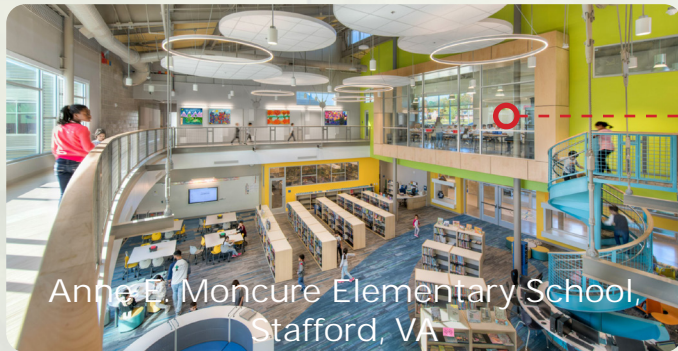
Central common space with upper bridge and direct connection to open courtyard



Preferred Option 9b

New Construction // Grades 5-8 w/ Auditorium

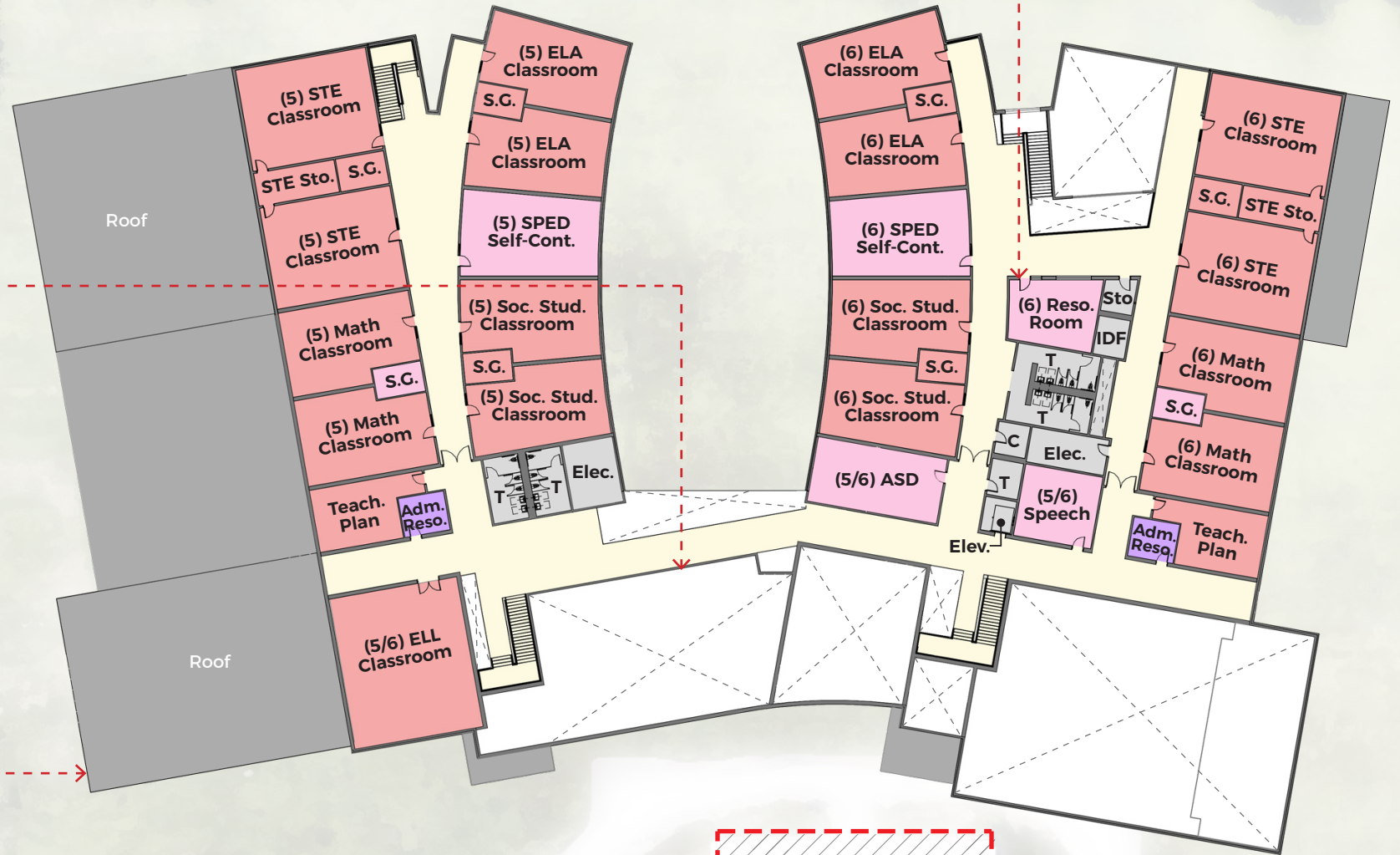
Floor Plan 3



Examples of visual connections, like into the media center or centralized resource rooms.



Presence and shared use of dining plaza at building corner



Existing Building

Preferred Option 9b

The Preferred Option promotes sustainability by...



add-alt. =
optional
addition to
project

On-Site
Renew.
Energy



Protect
Existing
Wetlands



Stormwater
Control/
Bioretention



Green
Roof
Area



Solar
Roof
Area



Energy
E icient
Orientation



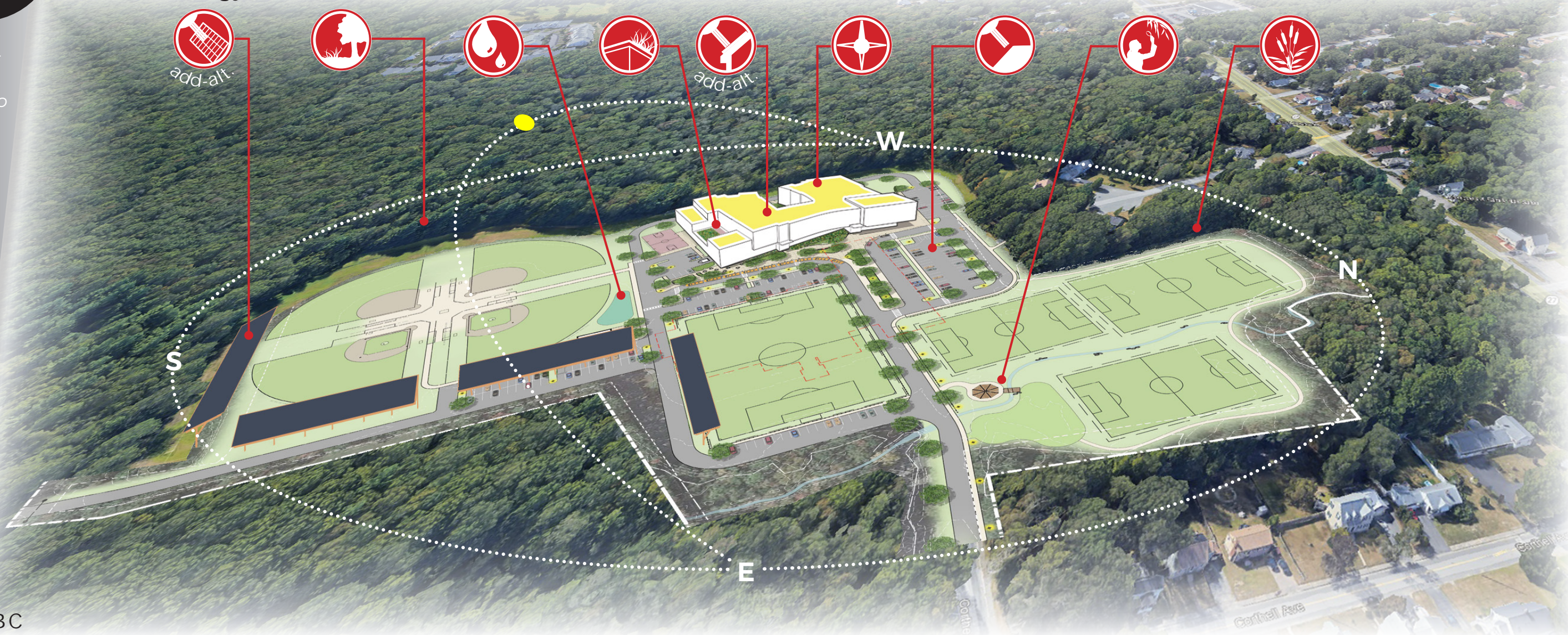
Reduced
Heat
Island



Outdoor
Learning
Areas



Restore
Natural
Features



Preferred Schematic Report (PSR) Submission

Module 3, Phase II Approvals for Submission



What is the **School Building Committee** being asked to APPROVE?

VOTE to approve and authorize the Owner's Project Manager to submit the Feasibility Study Preferred Schematic Report (PSR) to the MSBA for consideration.

DOES NOT INCLUDE:

- // Specific building drawings or designs, at this point
- // Specific site drawings or designs, at this point

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)	✓ ① SC vote to approve educational program for both enrollment options					
	✓ ② SBC vote to submit PDP					
	✓ ③ PDP Submission to MSBA					
ENROLLMENT	✓ ④ SC & SBC discuss enrollment options		✓ ⑦ SC & SBC discuss enrollment options, including the impact to elementary schools if grade 5 moved	✓ ⑩ SBC discuss/review grade-level con guration		
	✓ ⑤ Community Forum #2 (Presenting plans from PDP, Grade Con guration, & Auditorium vs. Caf)	✓ ⑧ Community Forum #3 (Re ned presentation of plans, Grade Con guration, & Auditorium vs. Caf)		✓ ⑪ SC & SBC vote on enrollment option in JAN		
PREFERRED SCHEMATIC REPORT (PSR)	✓ ⑥ SBC discuss/establish evaluation criteria	✓ ⑨ SBC establish option selection criteria and matrix	✓ ⑫ SBC use criteria matrix to rank/select preferred option, including cost info	✓ ⑬ SBC decision to include auditorium or cafeteria	<div style="border: 2px solid red; padding: 5px;"> ✓ ⑭ SBC vote to submit PSR (optional SBC meeting on Feb. 28) </div>	
						✓ ⑮ SC endorse preferred option & Educational Program
						✓ ⑯ PSR Submission to MSBA
						✓ ⑰ Community Forum #4 Present preferred option for submission



Upcoming Milestones

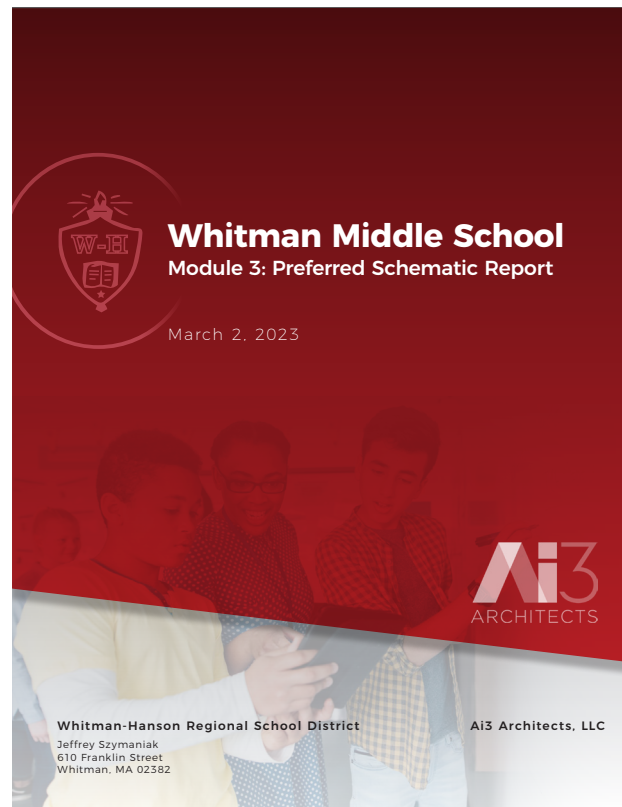
Dates & Content

PSR Submission

THURSDAY

MAR 2, 2023

Report Due to MSBA



Submission of the PSR (Preferred Schematic Report)

Community Forum #4

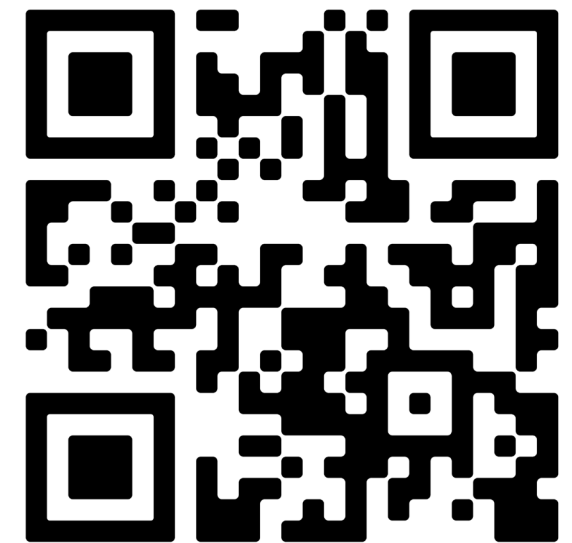
MONDAY

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





Questions?

Thank you