



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

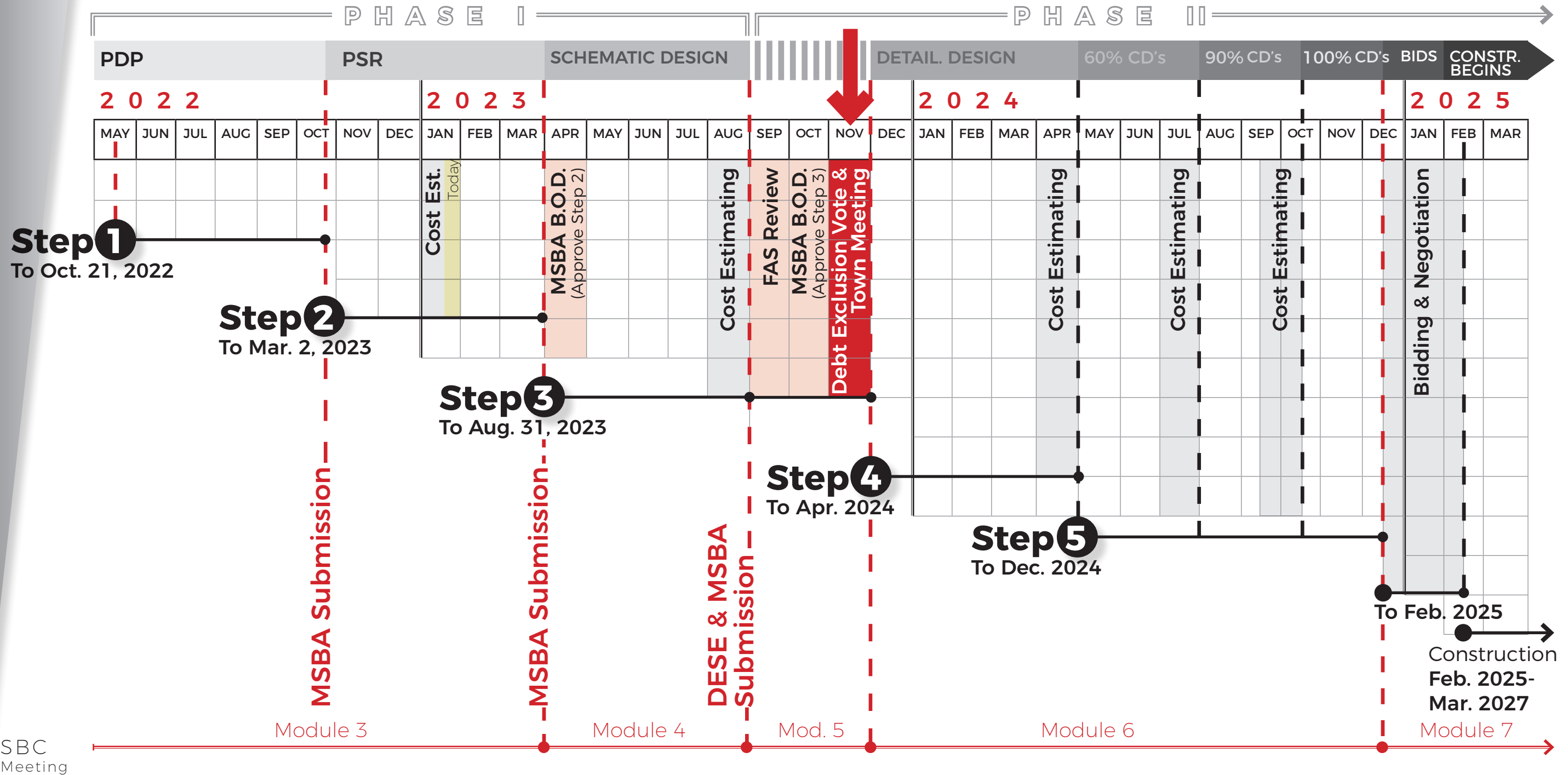
Evaluation Criteria Matrix

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									

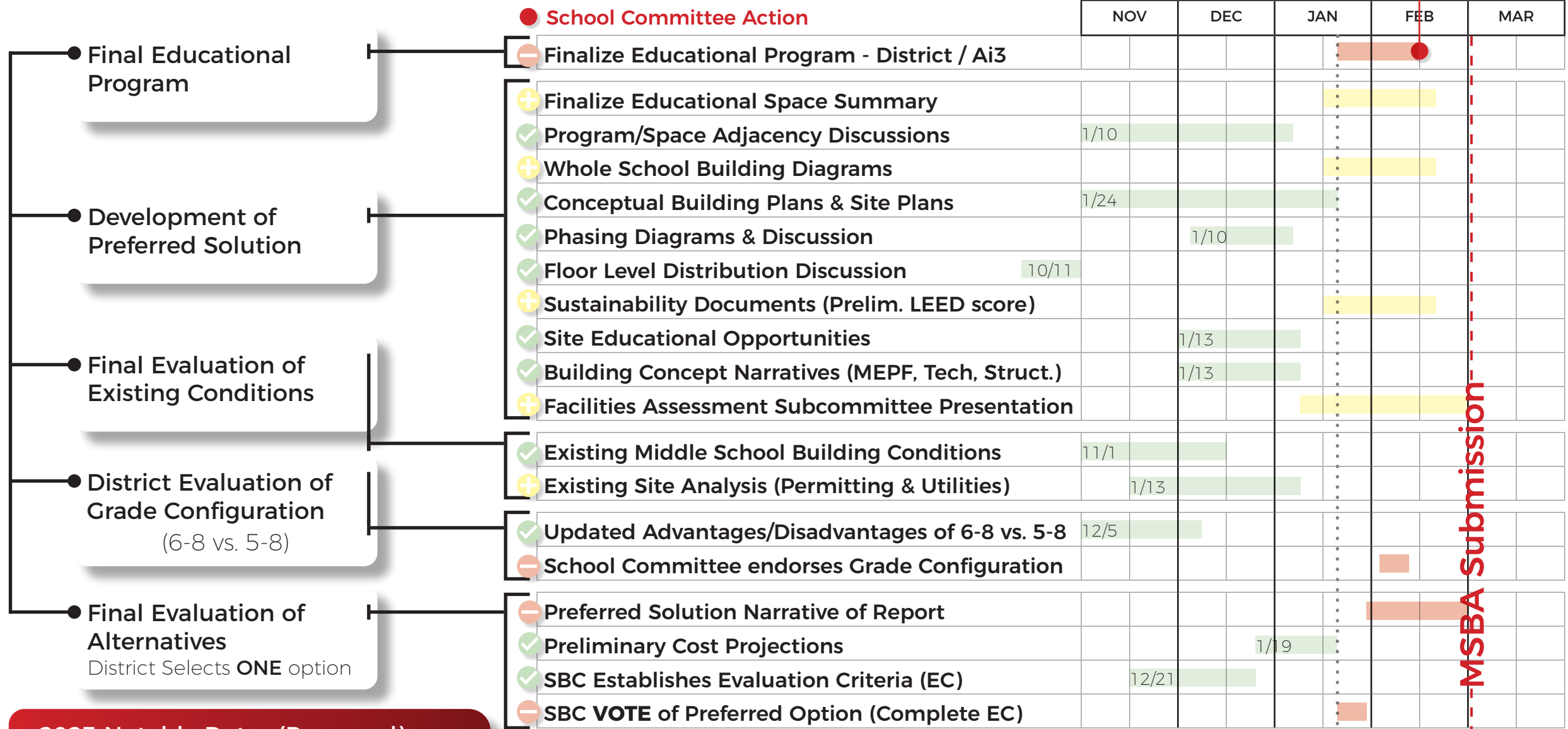
SHOULD BE
COMPLETED BY SBC
MEMBERS; PLEASE
SUBMIT TO OPM
FORMAL VOTE TO FOLLOW

WMS Project Schedule Overview



Step 2 Preferred Schematic Report (PSR)

Oct - Mar 2023



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

MSBA Submission

Today (Jan. 24) ● Mar. 02 ●

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 -

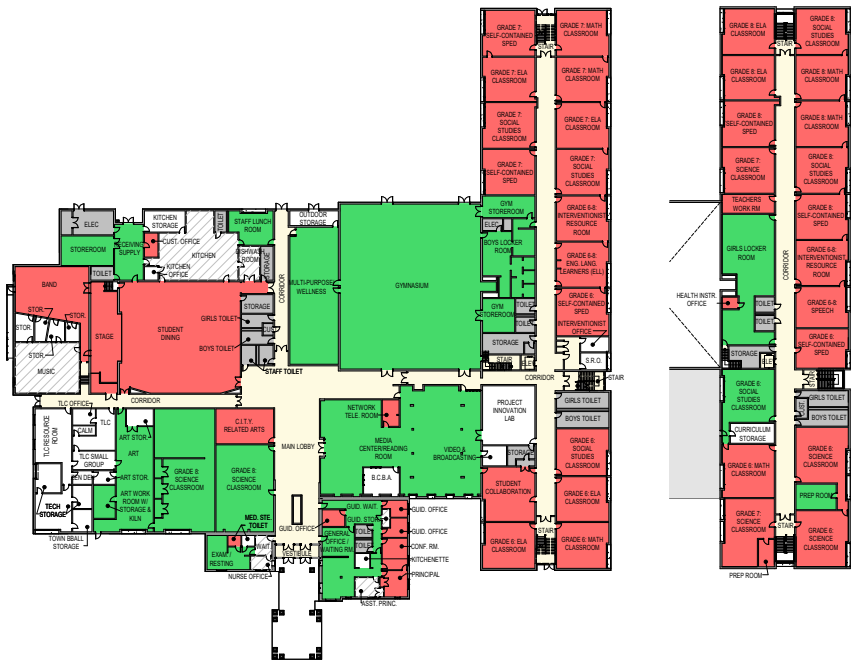
Evaluation of Existing Conditions Recap

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



mold issues in gym



HVAC systems at end of useful service life

Educational Visioning Recap

Session 01 - Students

WHAT they SAID...

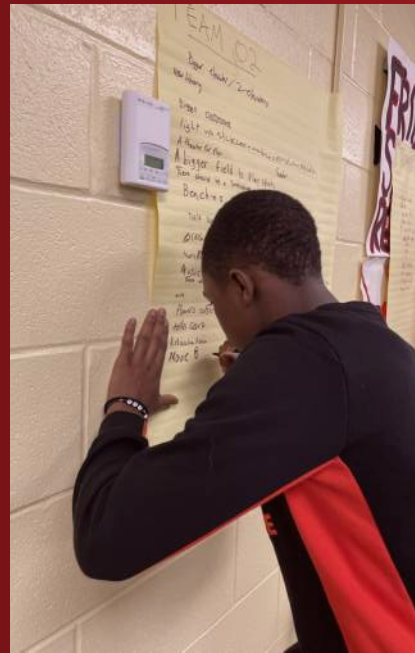
in no particular order

- // 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 Floor 1



3a Addition/Renovation // 6-8 Option (w/ Auditorium) 2-Story Floor 2



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



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

7a Addition/Renovation // 5-8 Option (w/ Auditorium) 2-Story Floor 1



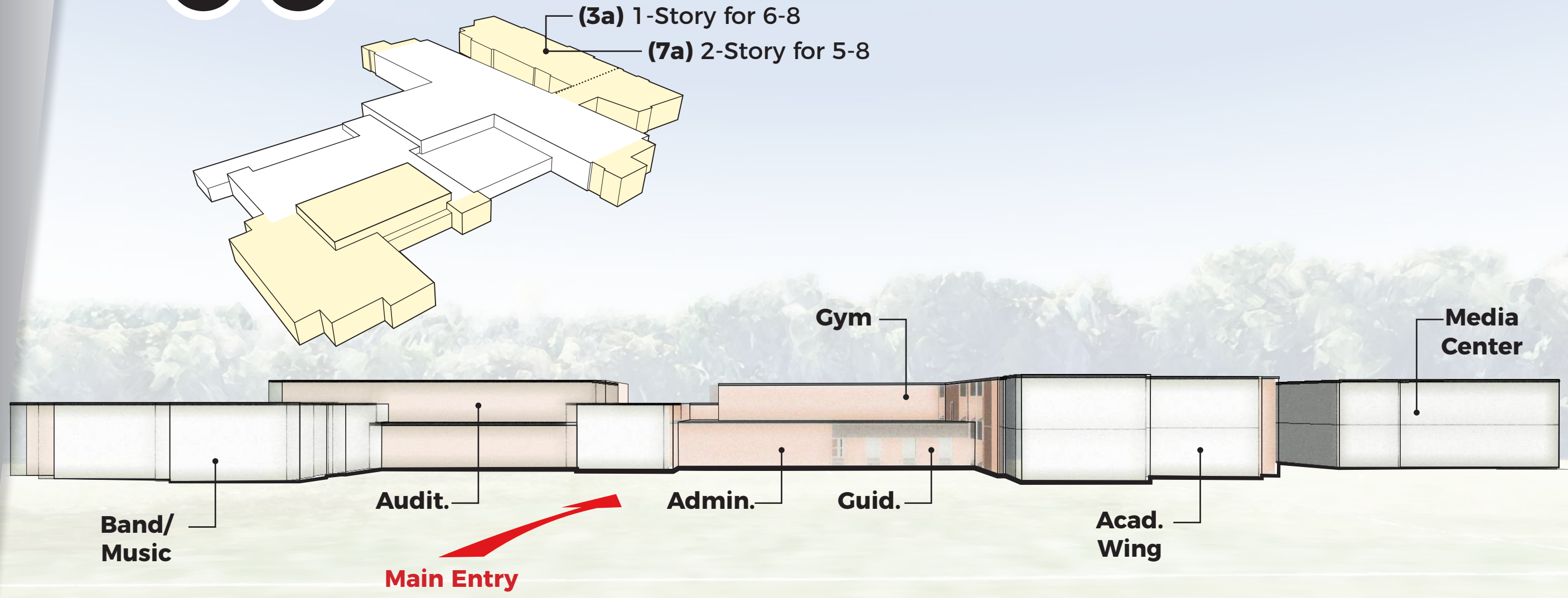
7a Addition/Renovation // 5-8 Option (w/ Auditorium) 2-Story Floor 2



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

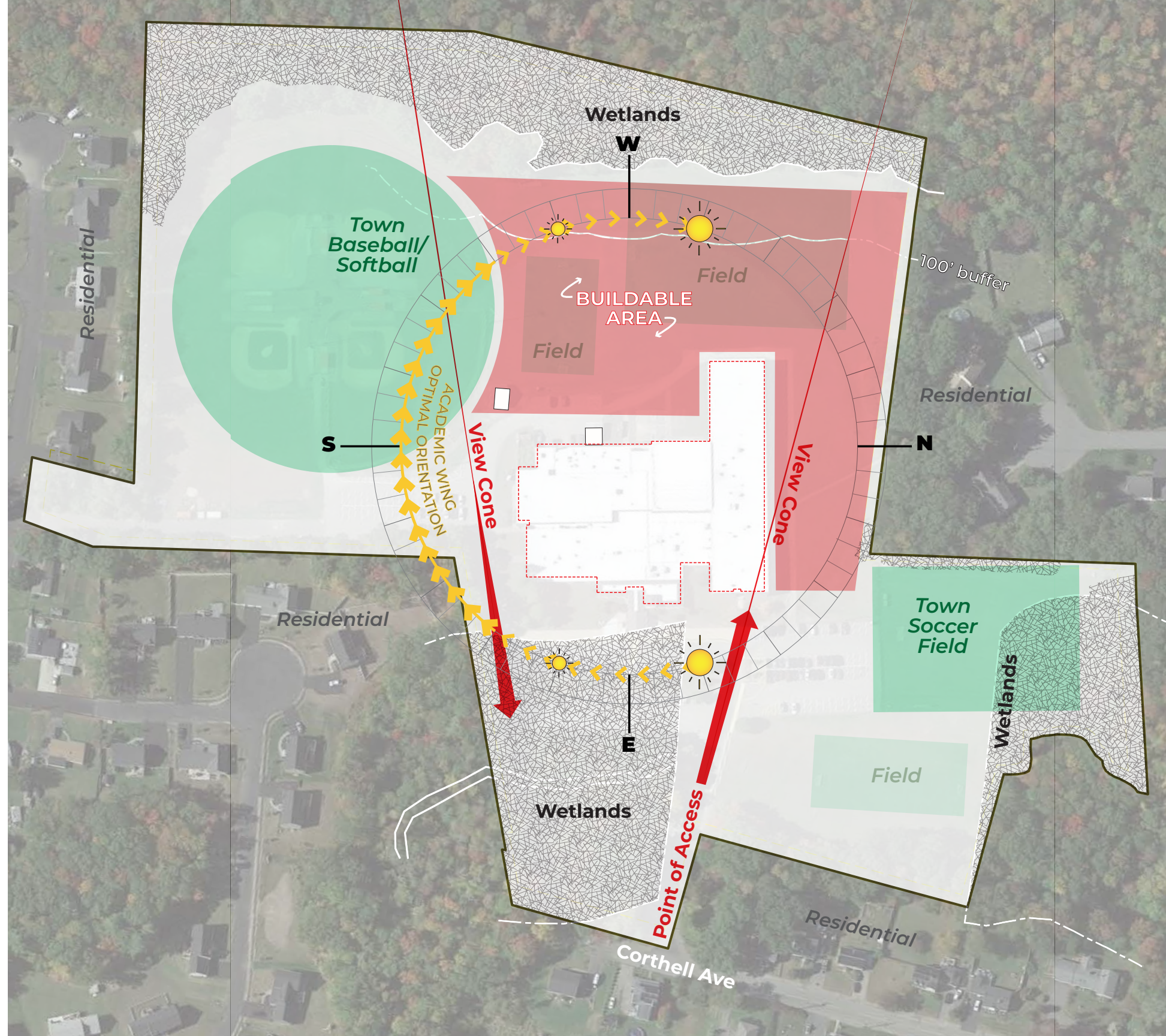
/ Maintain visibility to point of
access for security, students,
staff, parents, and visitors

/ 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



Wetlands

Basketball & hardscape play

Green Space

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

Dumpster w/ enclosure

Outdoor dining w/ fixed tables & chairs

Rain garden

New concessions stand

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

Existing path

Outdoor classroom w/ seating & native planting

Exposed aggregate concrete in all plazas adjoining building

Broom finished concrete

(3) Multi-use fields:

- sod turf, 6" sandy loam soil mix, sand grave; 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

Daylight stream

Green Space

150' x 210'

Field parking

(1) Multi-use field:

- sod turf, 6" sandy loam soil mix, sand grave; base to meet grades
- 2" sand silt drains with perforated piping drainage system
- irrigation included

20' safety netting w/ split rail fencing

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

Wetlands

Green Space

Wetlands

Green Space

- ▲ 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



4b

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

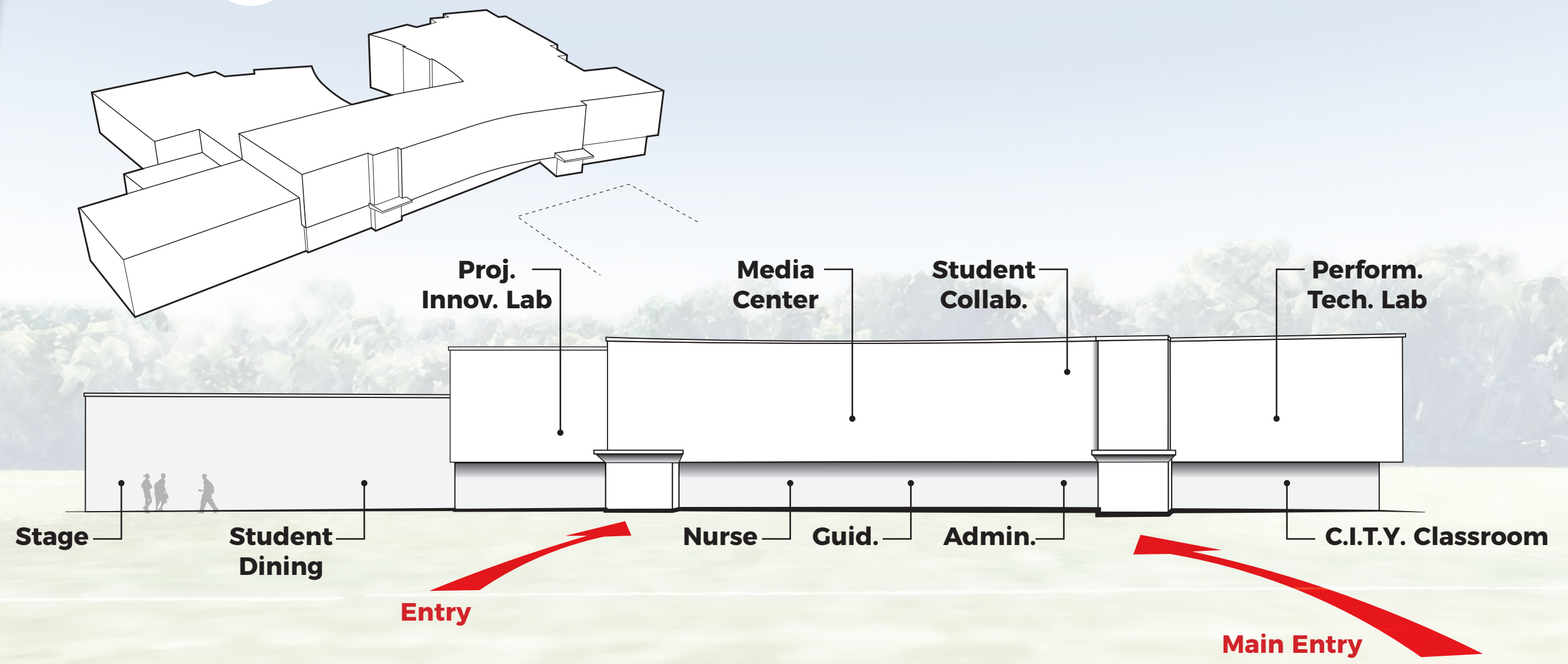


4b

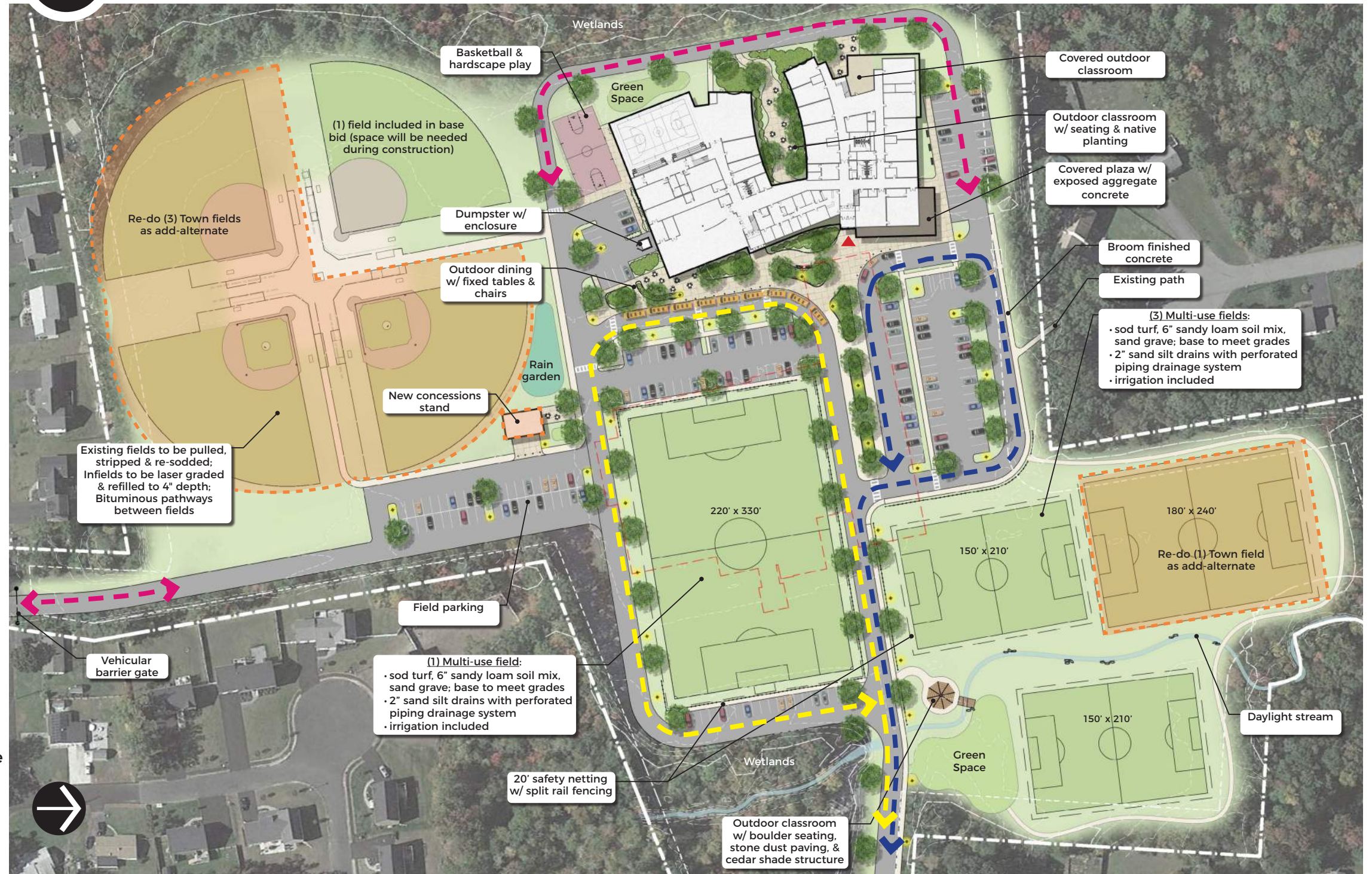
New Construction // 6-8 Option (NO Auditorium) 3-Story



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



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



5b

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

Floor 1



5b

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

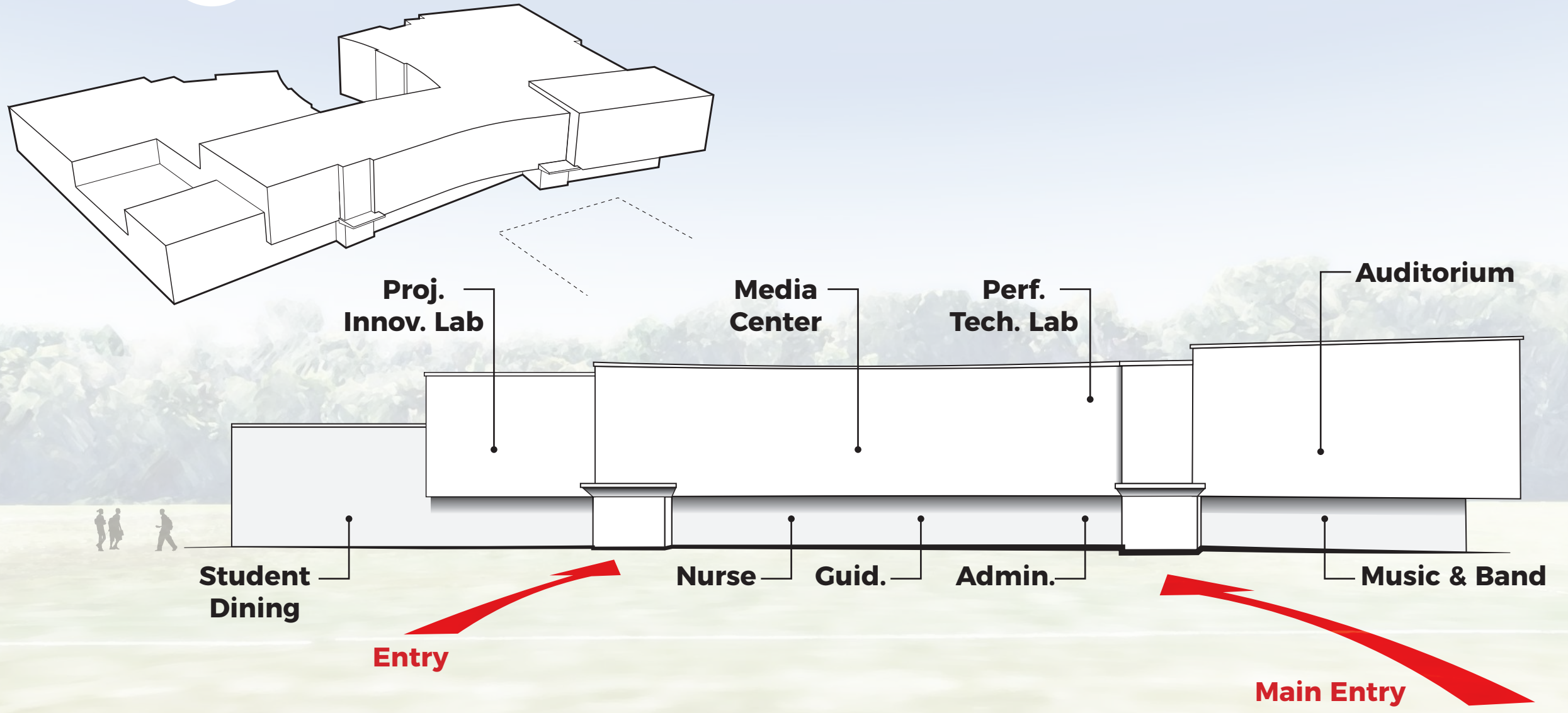


5b

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



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



8b

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



8b New Construction // 5-8 Option (NO Auditorium) 3-Story Floor 2



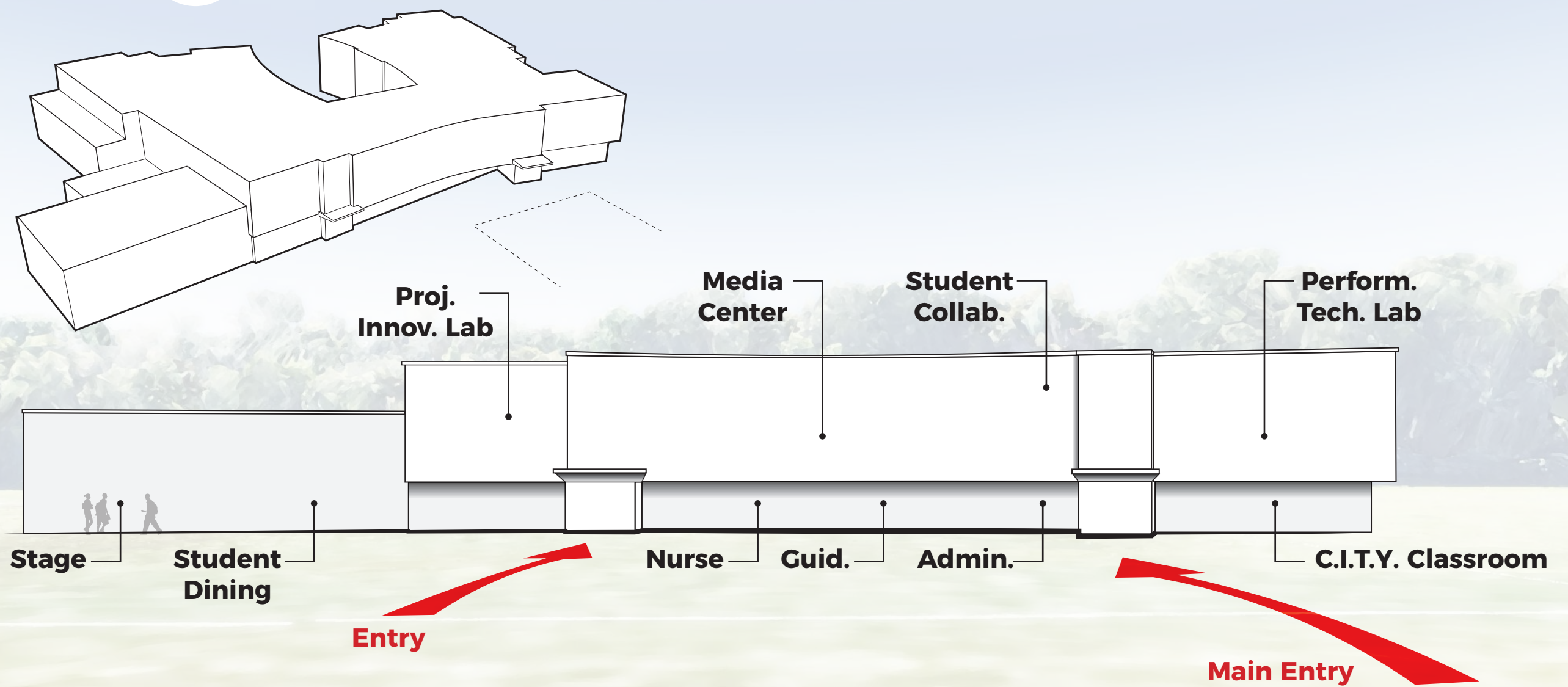
8b

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



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

Massing



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



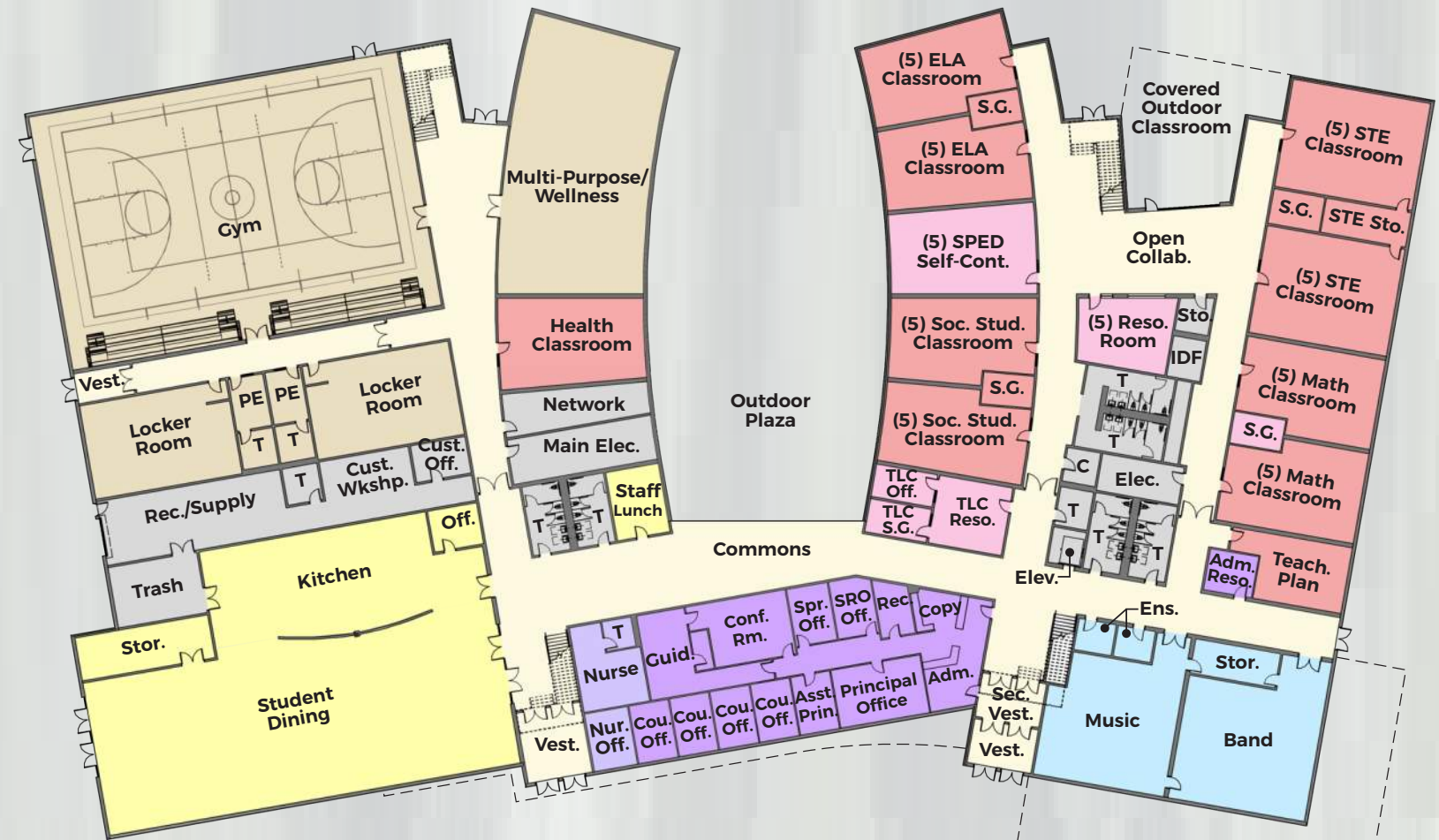
- ▲ Main Entry
- ↔ Bus Drop-off
- ↔ Parent Drop-off
- ↔ Emergency Access
- - - Outline of Existing
- - - Add-Alternate Scope



9b

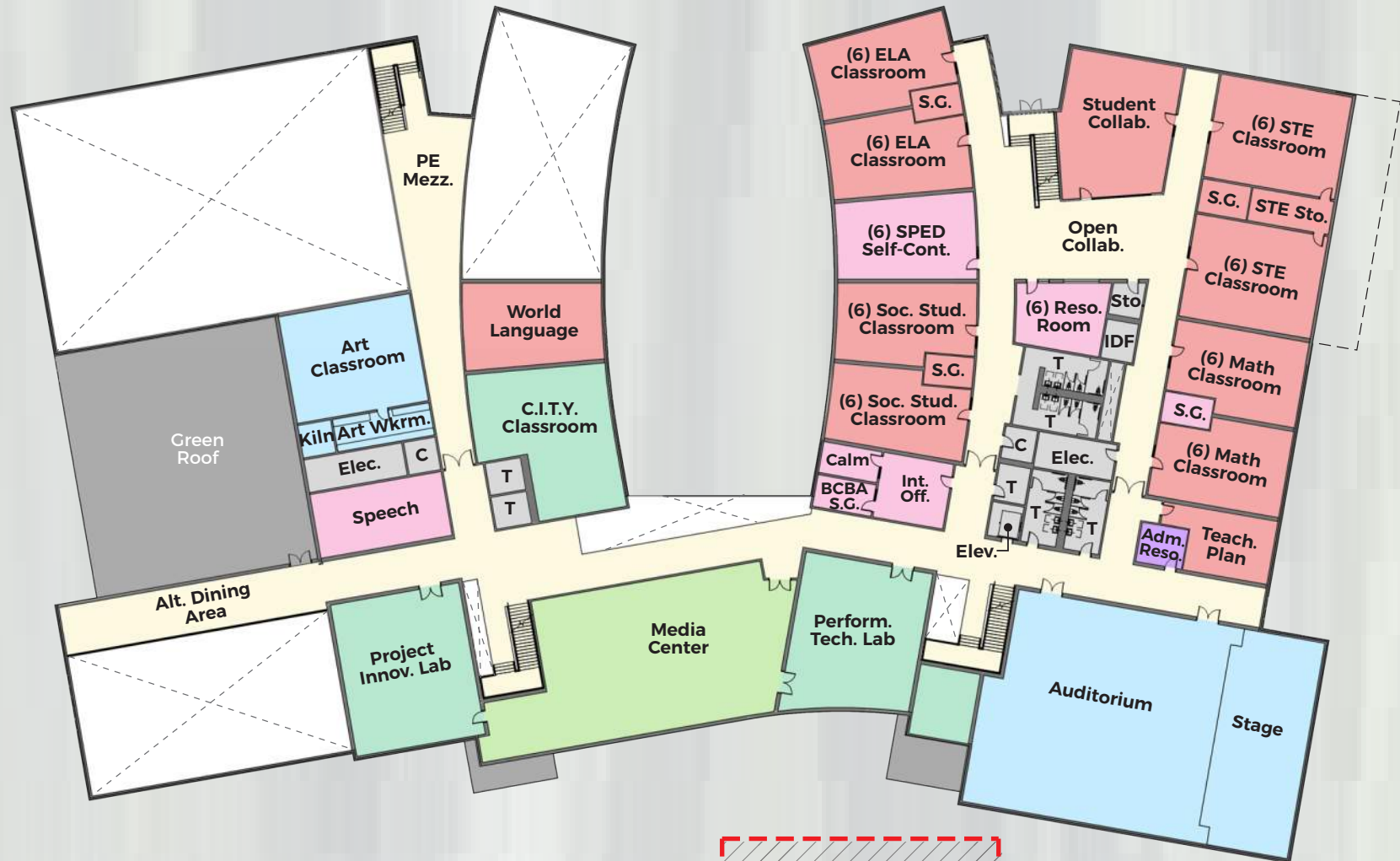
New Construction // 5-8 Option (w/ Auditorium) 3-Story

Floor 1



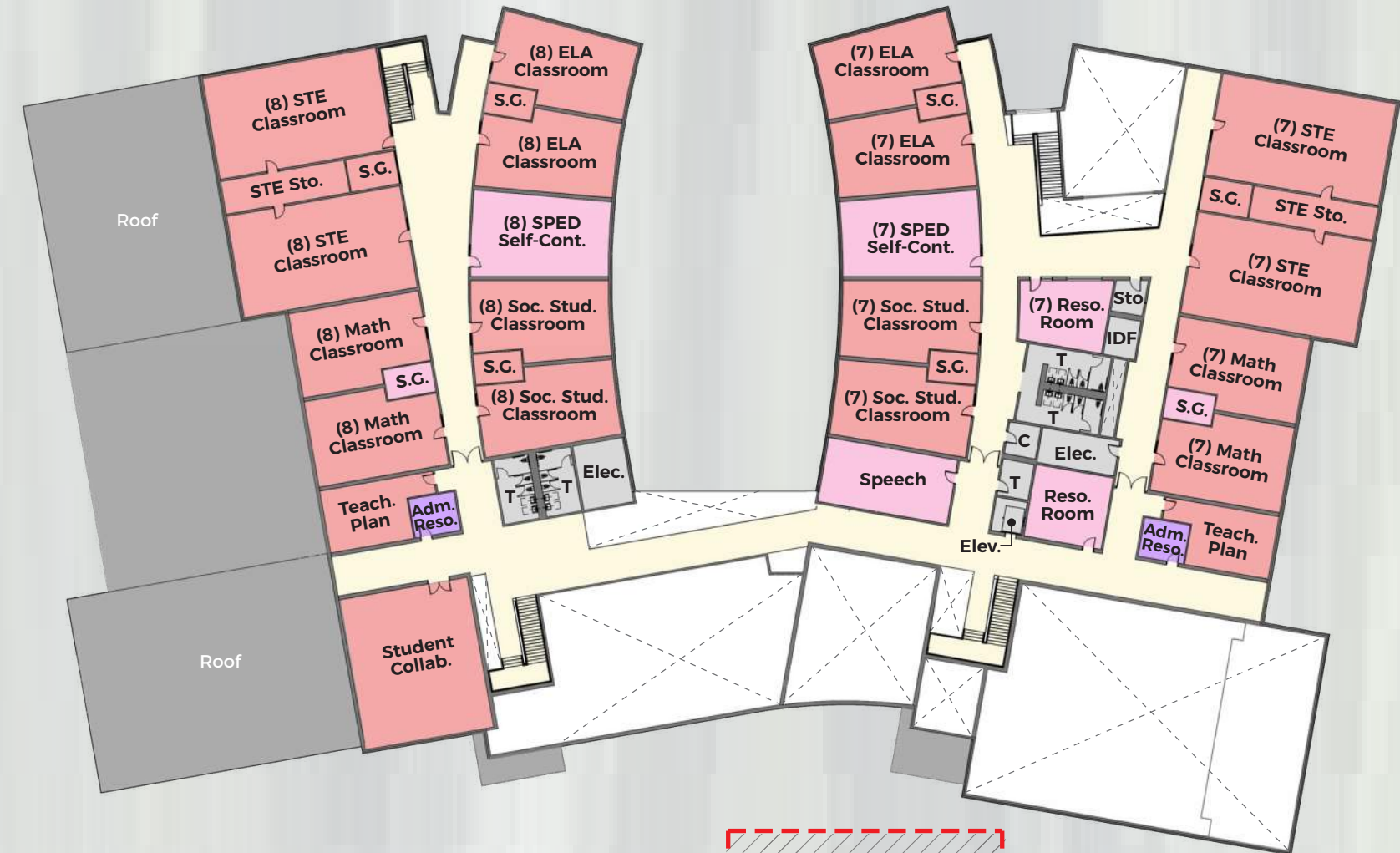
9b

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



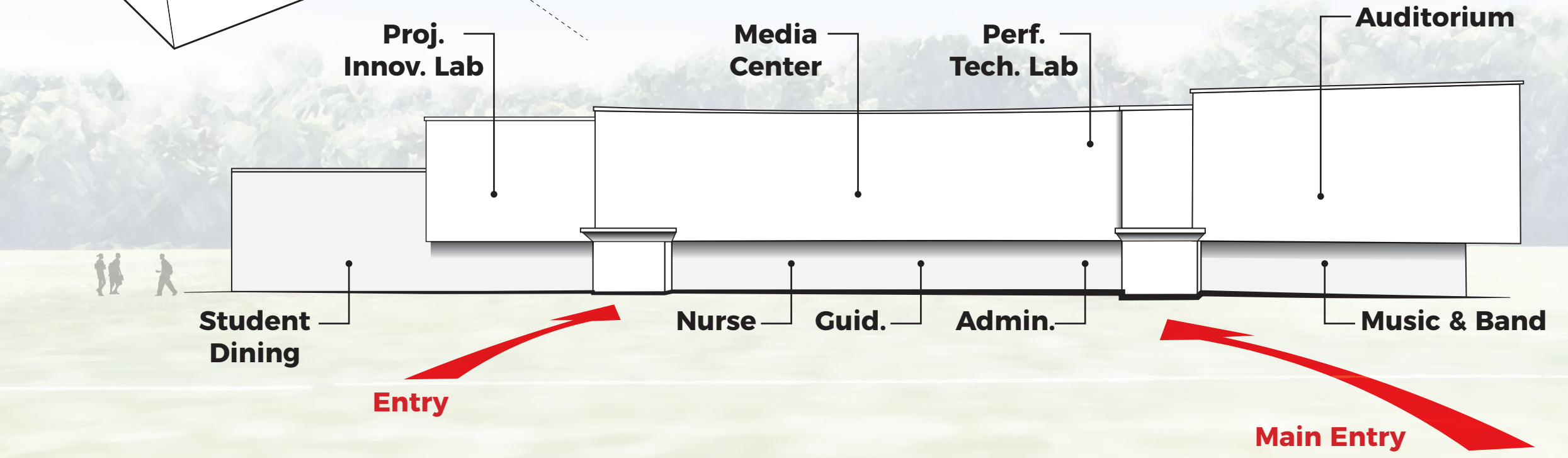
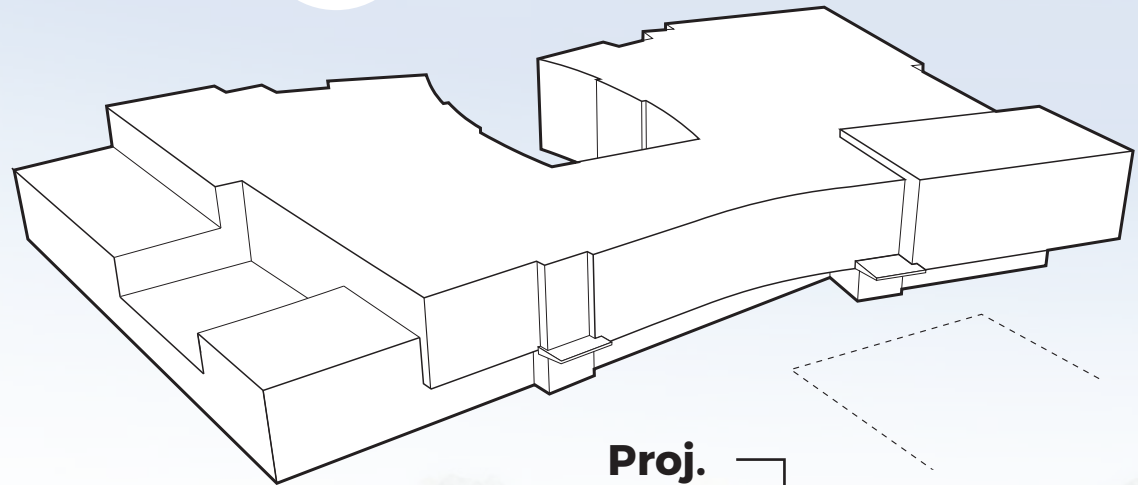
9b

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



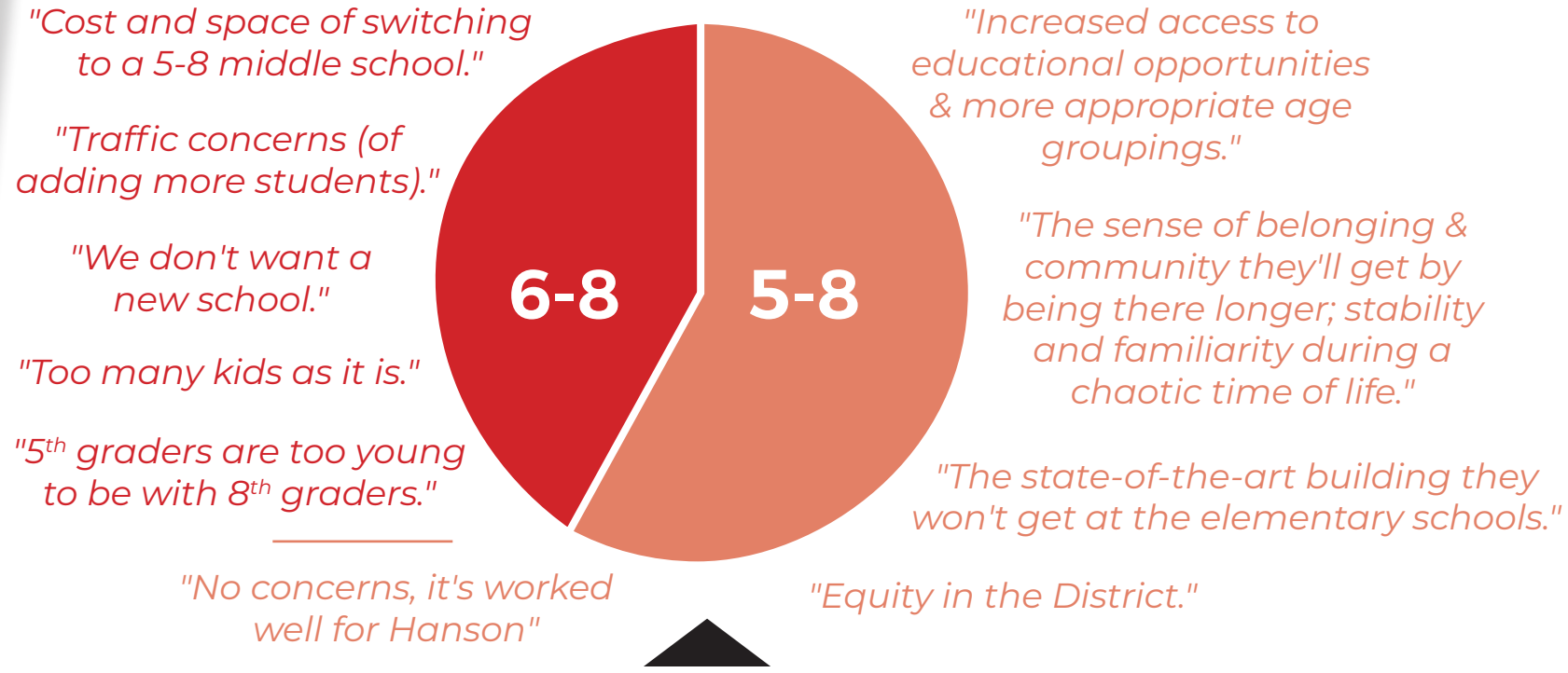
9b New Construction // 5-8 Option (w/ Auditorium) 3-Story

Massing



Virtual Poll Results: Multiple Choice

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

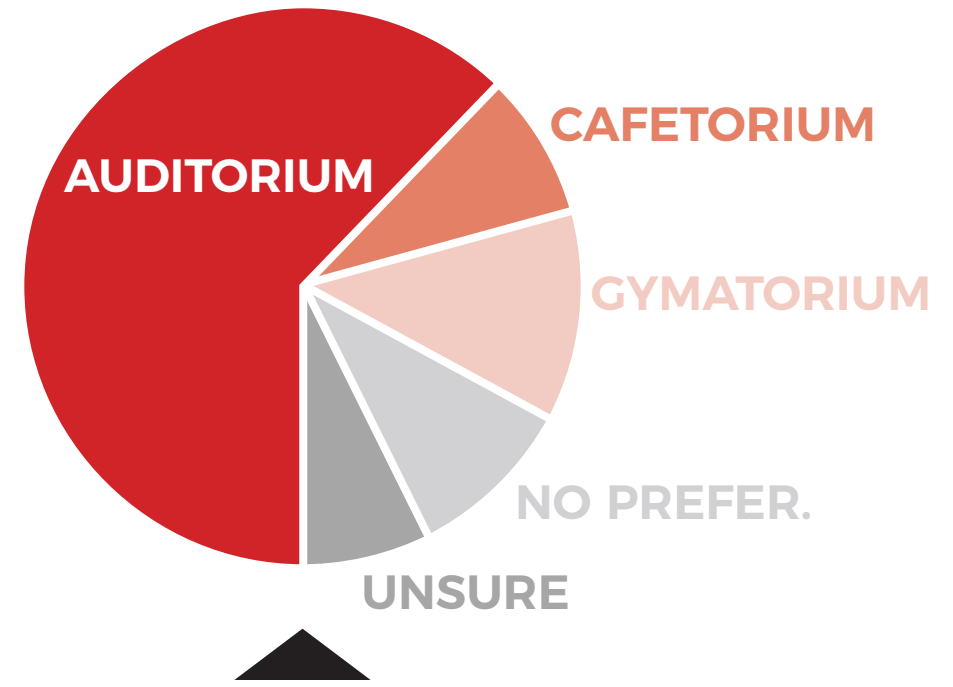


Which grade configuration is preferred for Whitman Middle School? (PICK ONE)

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 "gymatorium" in the project?

62% ■ **a) INVEST IN AN AUDITORIUM**

9% ■ **b) INCLUDE CAFETORIUM ONLY**

12% ■ **c) INCLUDE GYMATORIUM ONLY**

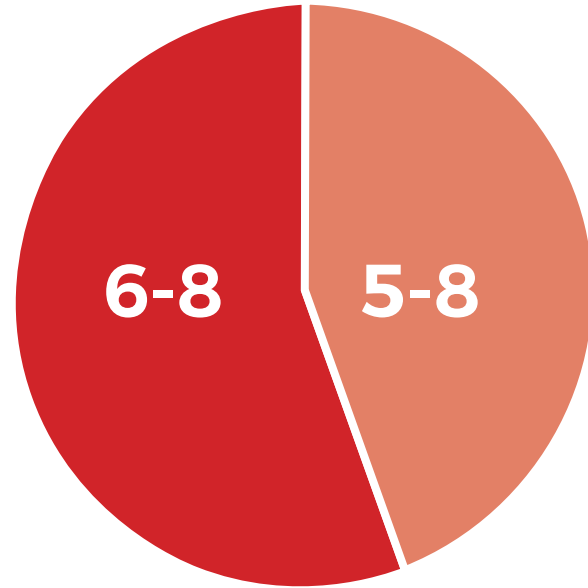
10% ■ **d) NO PREFERENCE**

7% ■ **e) UNSURE AT THIS TIME**

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

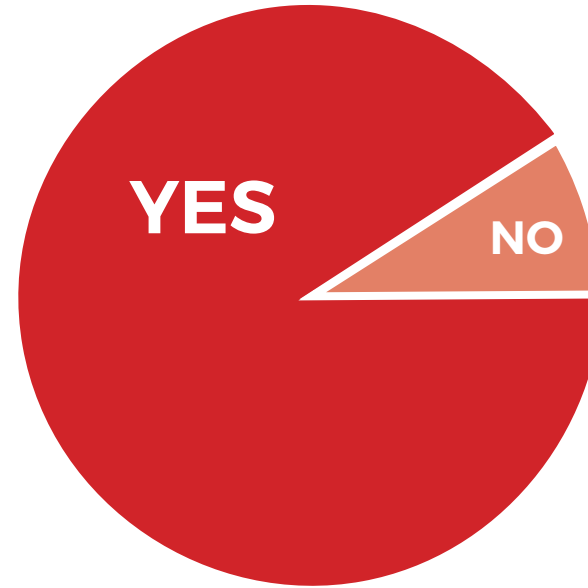
Superintendent's Survey

Sent to parents of WHRSD students, Dec. 2022



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

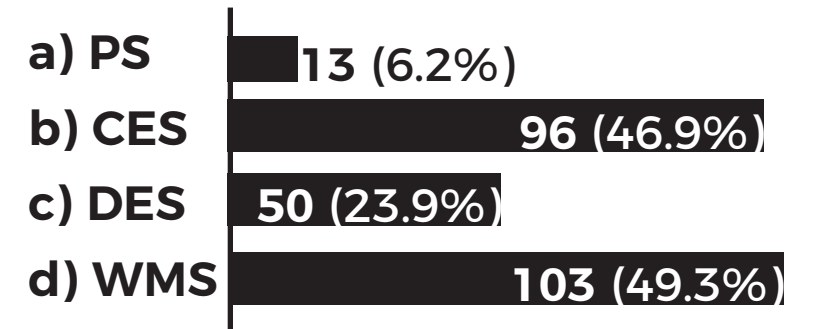
45.5% ■ GRADES 5-8
55.5% ■ GRADES 6-8



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 (Refined 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 	<ul style="list-style-type: none"> 16 PSR Submission to MSBA 17 Community Forum #4 Present preferred option for submission



Upcoming Milestones

Dates & Content

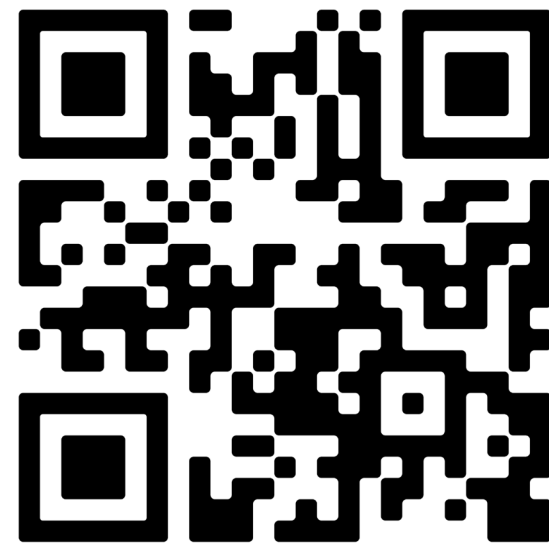
Community Forum #4

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

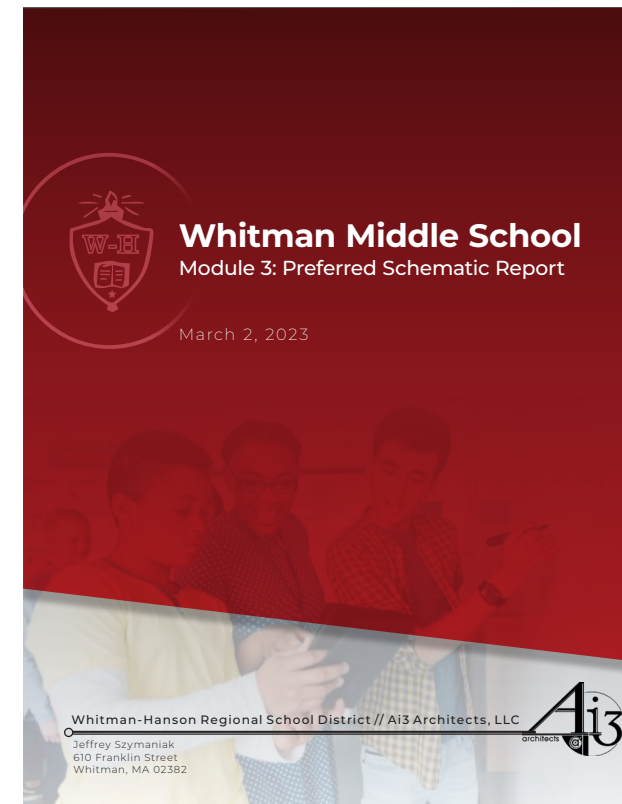


PSR Submission

THURSDAY

MAR 2, 2023

Report Due to MSBA



Submission
of the PSR
(Preferred
Schematic
Report)



Questions?

Thank you

Whitman-Hanson Regional School District // Colliers Project Leaders // Ai3 Architects, LLC

