



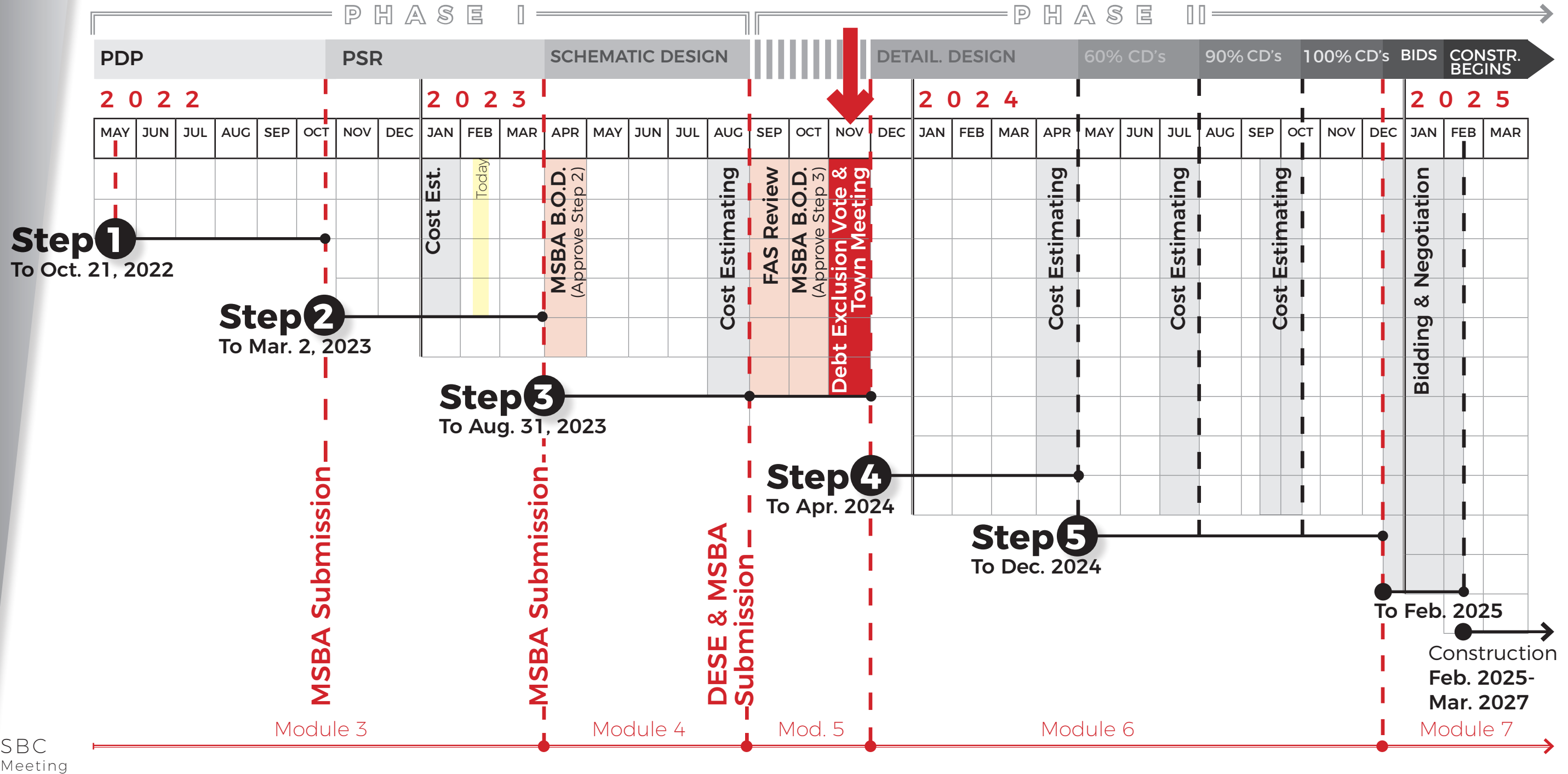
# Whitman Middle School

School Building Committee // February 14, 2023

## Agenda

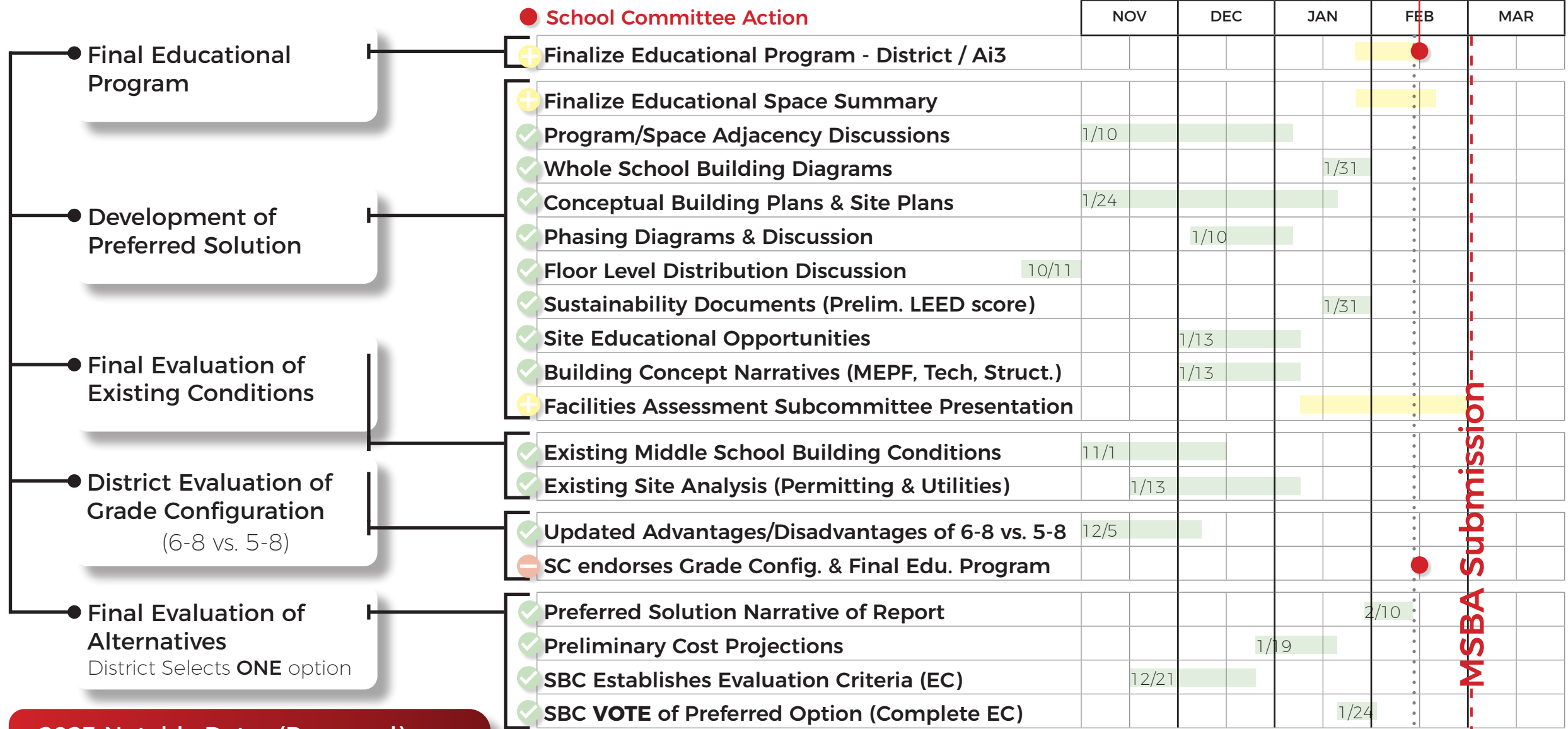
- // Project Schedule Overview
- // PSR Activities & Milestones
- // Summary of Preferred Option
- // **VOTE** of Approval to submit PSR to MSBA
- // Next Steps

# 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



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

**Ai3 Architects, LLC**

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*End of Report*

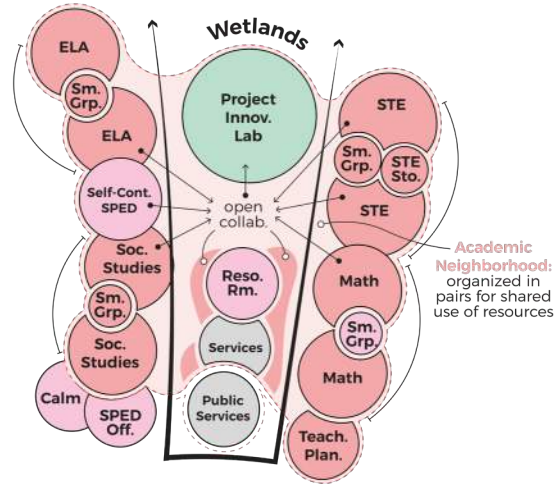
Denotes items in progress

# Summary of Preferred Option

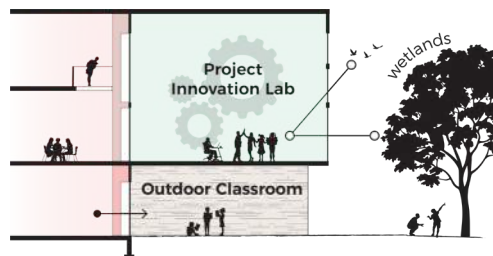


# How the Preferred Schematic Option aligns with the Educational Program:

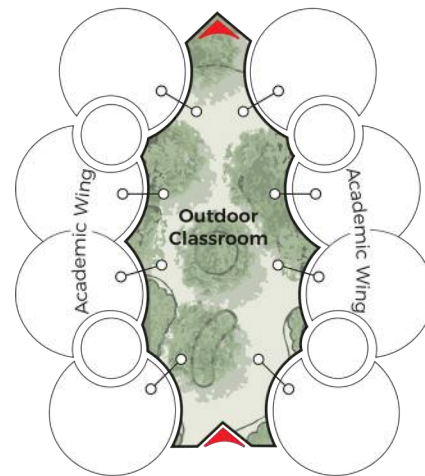
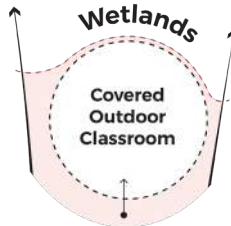
- // Conceptual floor plan organization accounts for **flexibility & adaptability**
- // Creates environments to support **collaboration**
- // Organizes grade-levels into **academic neighborhoods**



- // 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



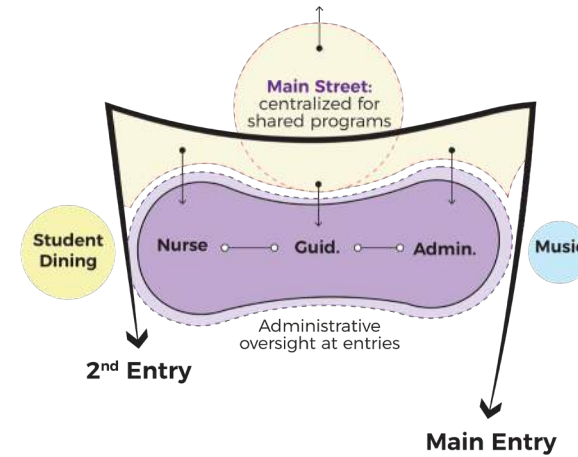
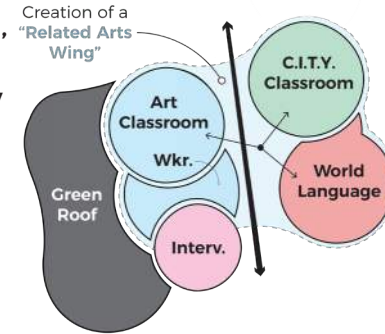
- // **Open collaboration** spaces are central to each academic neighborhood
- // Science classrooms are nearest to the **wetlands** for direct correlation
- // Includes a **teacher planning/collaboration** space per grade-level
- // Makes use of corridor spaces within neighborhoods so that they aren't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

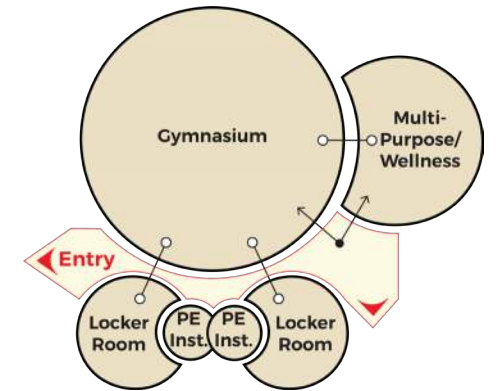
- // Building organization **promotes community use** by placing shared/public spaces at the front of the building for access and oversight
- // Strong **indoor/outdoor connections** through direct access, transparency, natural daylight, and views
- // **Related arts wing** created so students of different 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

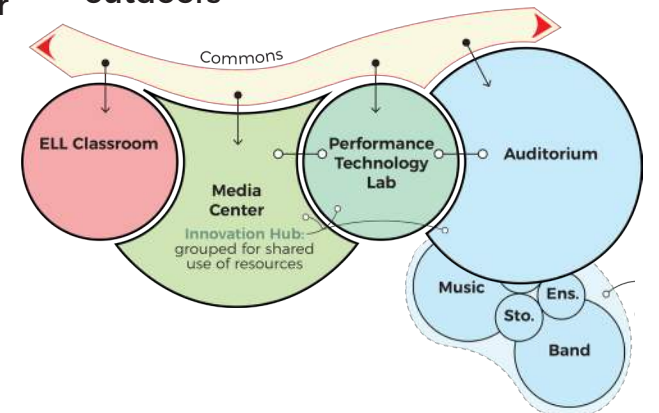


- // Library/Media Center represents center of the school and agencies create an **"innovation hub"**
- // Includes an **auditorium** to support performance and drama programs
- // There is an overlapping of academic spaces such as **views** from dining into project innovation lab to put project-based **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)
<b>CORE ACADEMIC SPACES</b>	<b>39,850 sf</b>	<b>39,150 sf</b>	<b>- 700 sf</b>	<b>32,670 sf</b>	<b>6,480 sf</b>
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		
<b>SPECIAL EDUCATION</b>	<b>7,845 sf</b>	<b>10,475 sf</b>	<b>2,630 sf</b>	<b>7,550 sf</b>	<b>2,925 sf</b>
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

<b>ART &amp; MUSIC</b>	<b>4,150 sf</b>	<b>4,150 sf</b>	<b>0 sf</b>	<b>3,250 sf</b>	<b>900 sf</b>
Music	1,200 sf	900 sf	- 300 sf		
Storage	Not Included	300 sf	+ 300 sf		
<b>VOCATIONS &amp; TECHNOLOGY</b>	<b>3,840 sf</b>	<b>3,250 sf</b>	<b>- 590 sf</b>	<b>4,320 sf</b>	<b>- 1,070 sf</b>
C.I.T.Y. Related Arts	1,200 sf	850 sf	- 350 sf		
Performance Tech. Lab	1,440 sf	1,200 sf	- 240 sf		
<b>HEALTH &amp; PHYSICAL EDU.</b>	<b>11,650 sf</b>	<b>11,100 sf</b>	<b>- 550 sf</b>	<b>8,400 sf</b>	<b>2,700 sf</b>
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		
<b>OTHER</b>	<b>6,000 sf</b>	<b>6,620 sf</b>	<b>520 sf</b>	<b>0 sf</b>	<b>6,620 sf</b>
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"

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

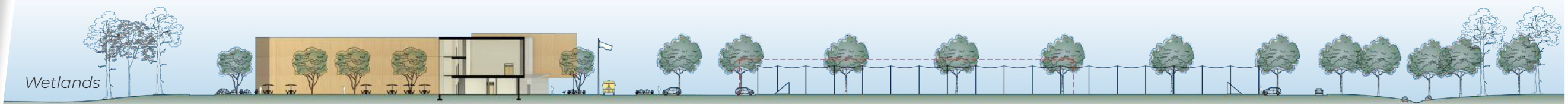
3,150 sf total increase  
1,840 sf total decrease  
1,310 sf total change  
x 1.5 grossing factor  
**1,965 sf total change**

19.4%

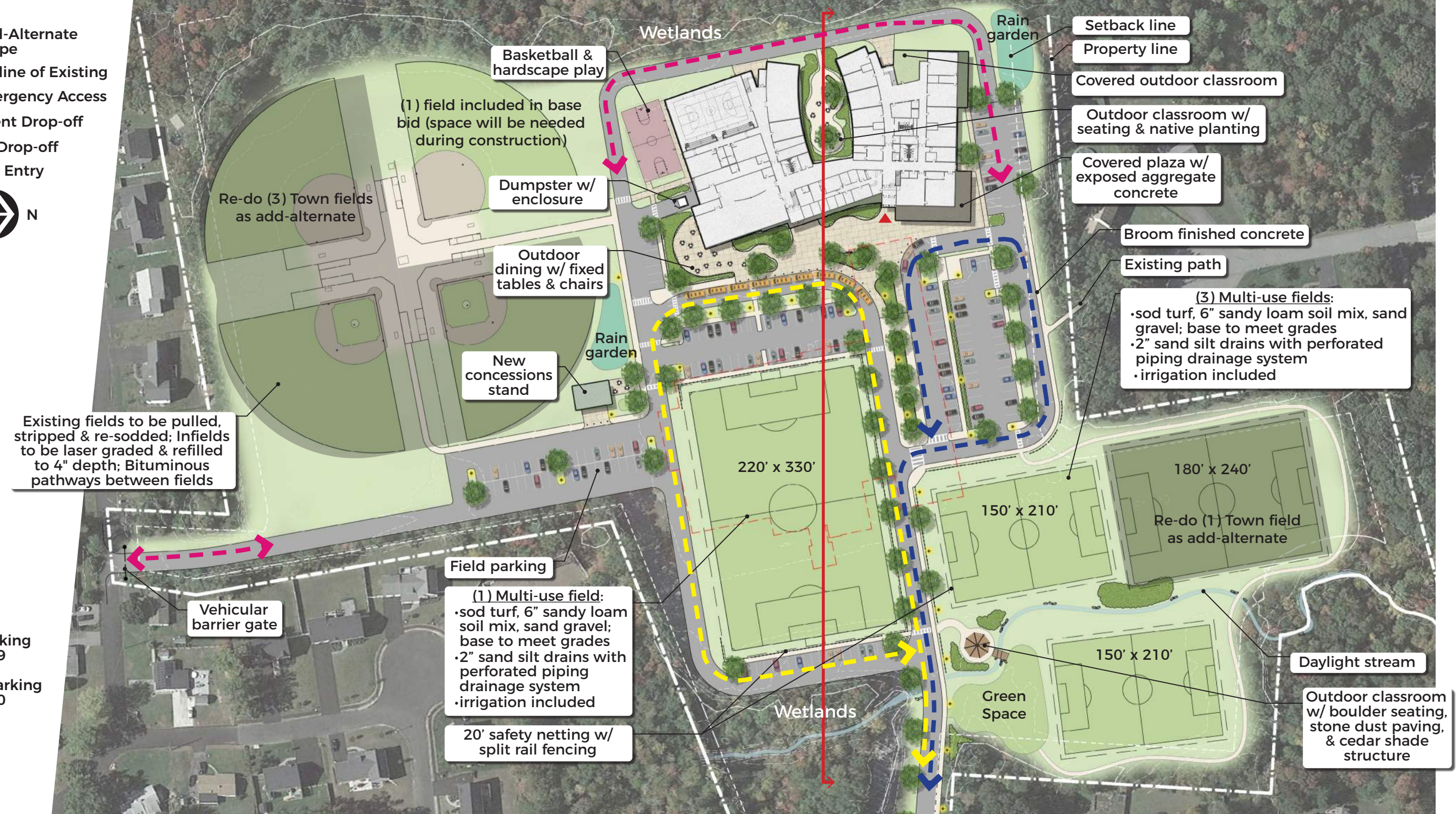




**Whitman MS  
Preferred  
Schematic**



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



Existing Parking Spaces = 159  
Proposed Parking Spaces = 180

**Wetlands**

Basketball & hardscape play

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

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

Dumpster w/ enclosure

Outdoor dining w/ fixed tables & chairs

New concessions stand

Rain garden

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

220' x 330'

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

150' x 210'

180' x 240'

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

150' x 210'

Green Space

Daylight stream

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

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

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.



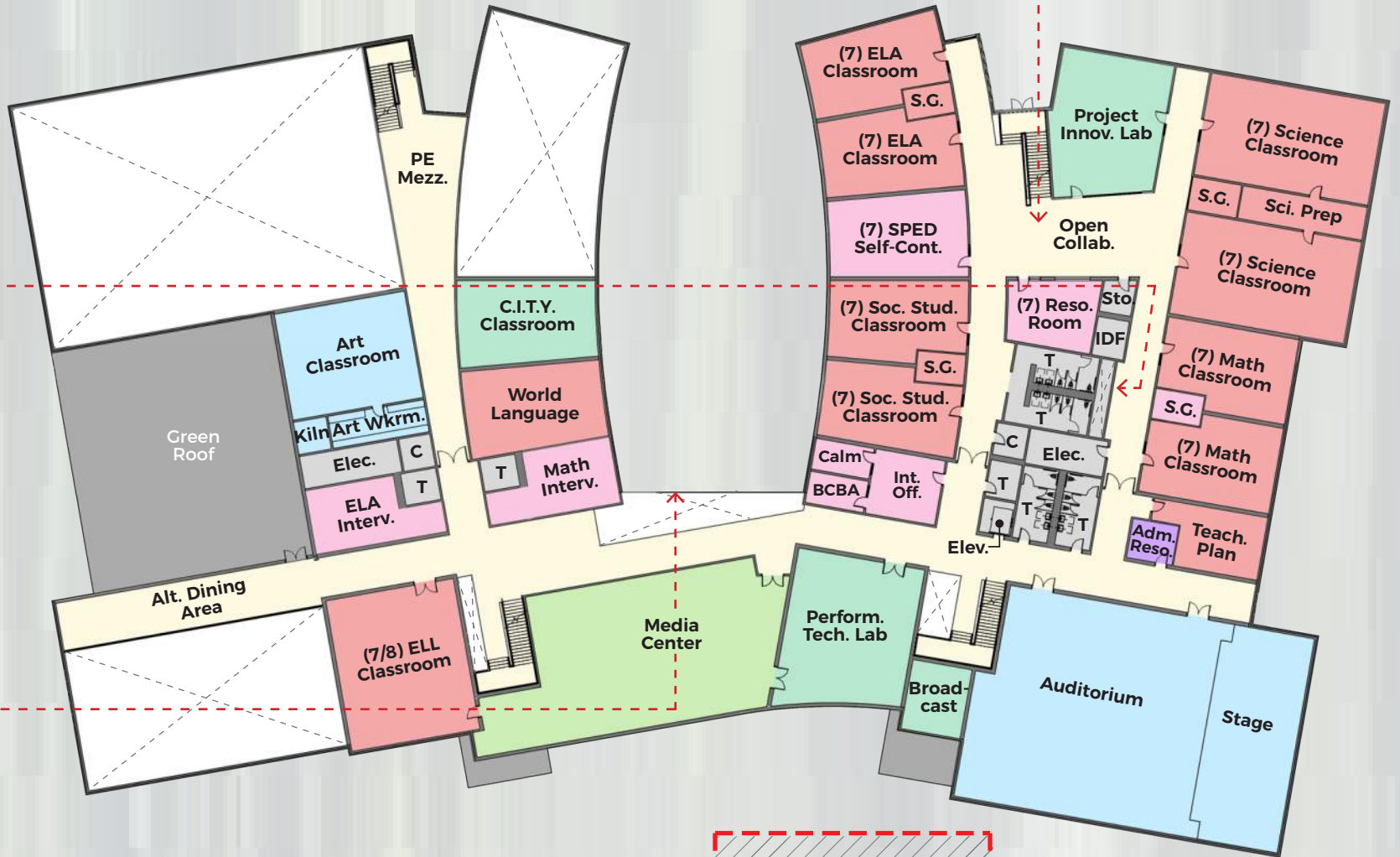
# Preferred Option 9b

## New Construction // Grades 5-8 w/ Auditorium

# Floor Plan 2



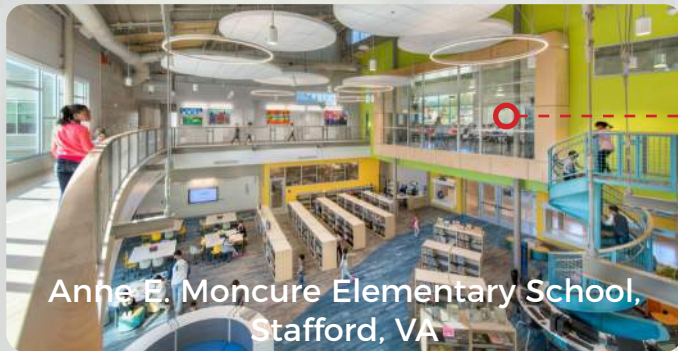
Examples of built-in open collaboration areas within academic neighborhoods.



# Preferred Option 9b

## New Construction // Grades 5-8 w/ Auditorium

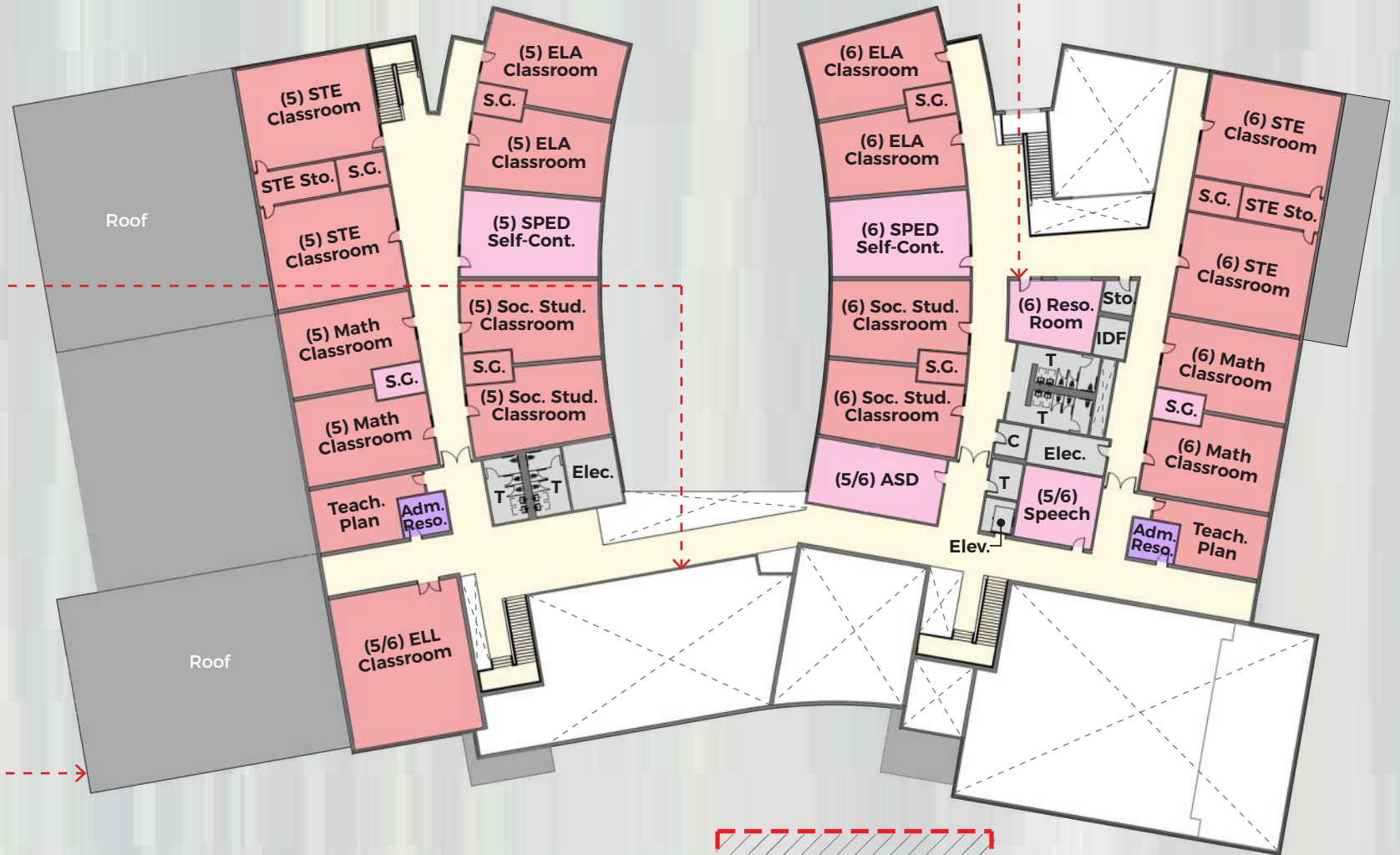
# Floor Plan 3



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



Presence and shared use of dining plaza at building corner



# 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  
Efficient  
Orientation



Reduced  
Heat  
Island



Outdoor  
Learning  
Areas



Restore  
Natural  
Features



# Preferred Schematic Report (PSR) Submission

Module 3, Phase II Approvals for Submission

Approval to  
continue the  
Process

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



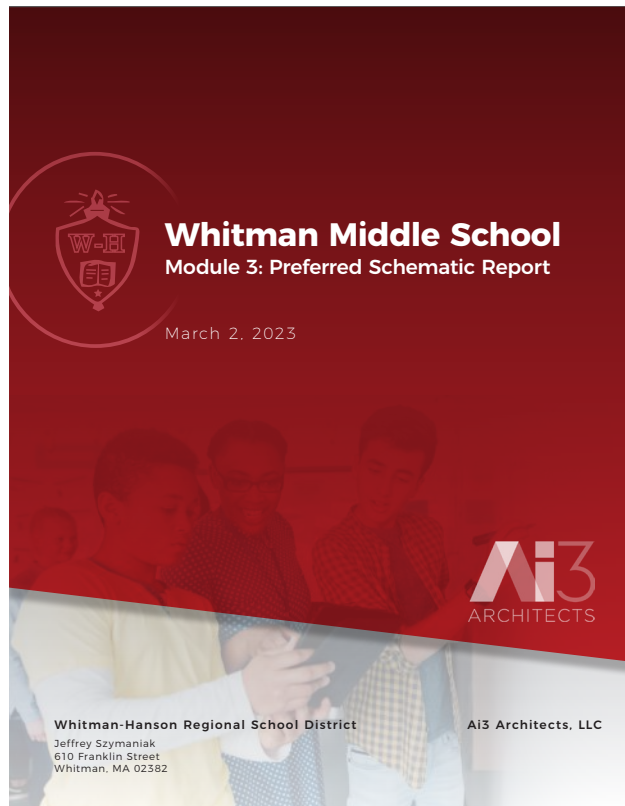


# Upcoming Milestones

## Dates & Content

### PSR Submission

THURSDAY  
**MAR 2, 2023**  
Report Due to MSBA



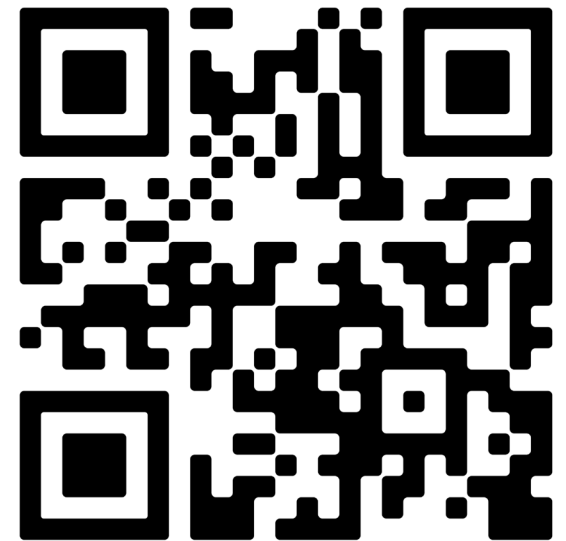
Submission of the PSR (Preferred Schematic Report)

### Community Forum #4

MONDAY  
**MAR 6, 2023**  
Whitman Middle School  
Cafeteria @ 6:30 pm

[For all interested Community Members]

Visit [WHRSD.org](http://WHRSD.org) and the **feasibility study** page to continue to stay informed





# Questions?

Thank you