# Whitman Middle School
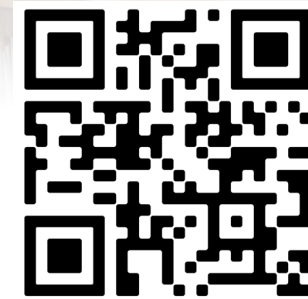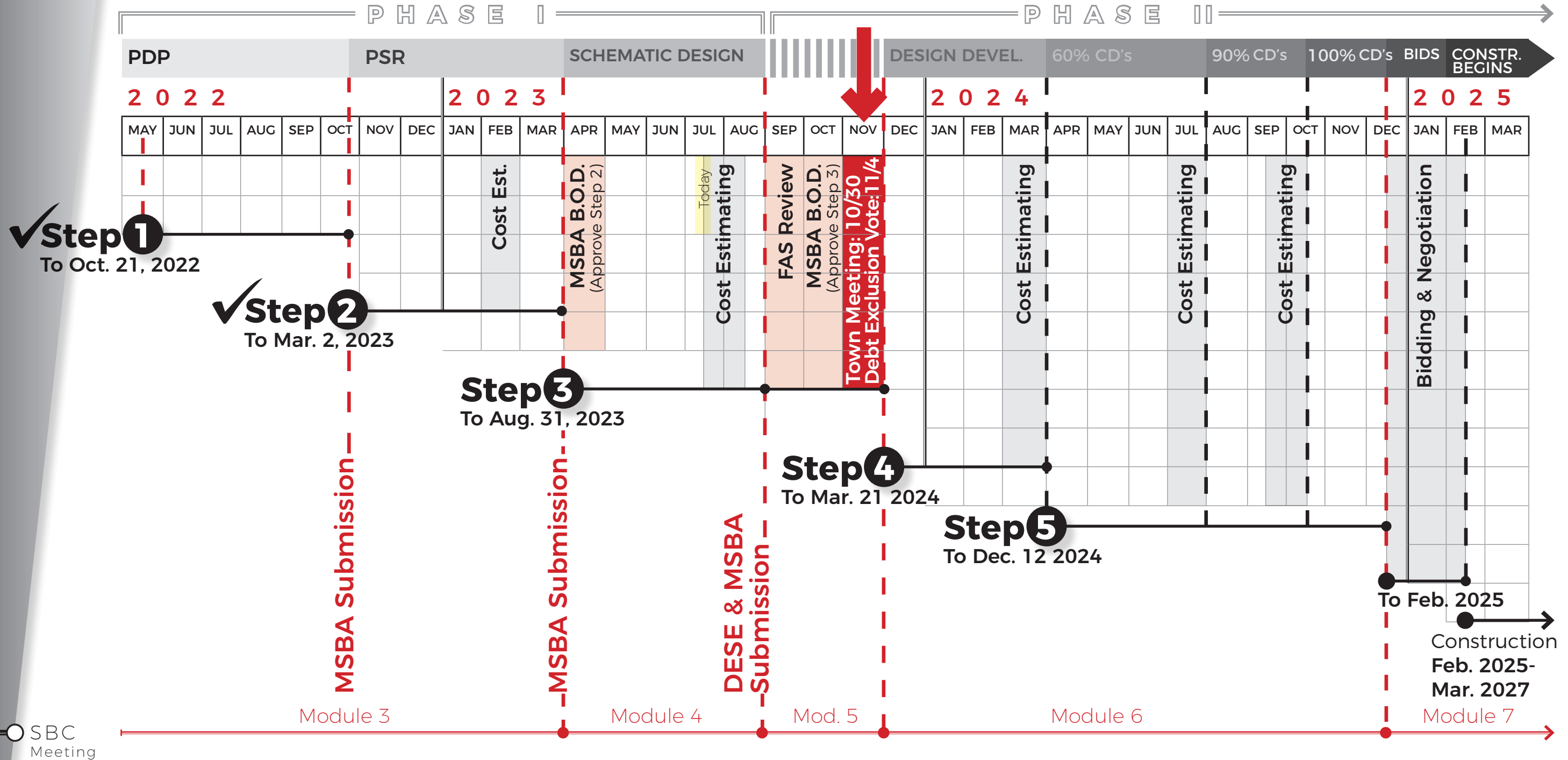
School Building Committee // July 18, 2023

**Agenda**

// **VOTE** to Approve Mass Save ESA
// Schematic Design (SD) Activities & Milestones
  / SD Cost Estimating Submission
  / **VOTE** to Approve Proprietary Specifications
// Design Update
  / Exterior Design Development
  / Interior Design Development
// Upcoming Events

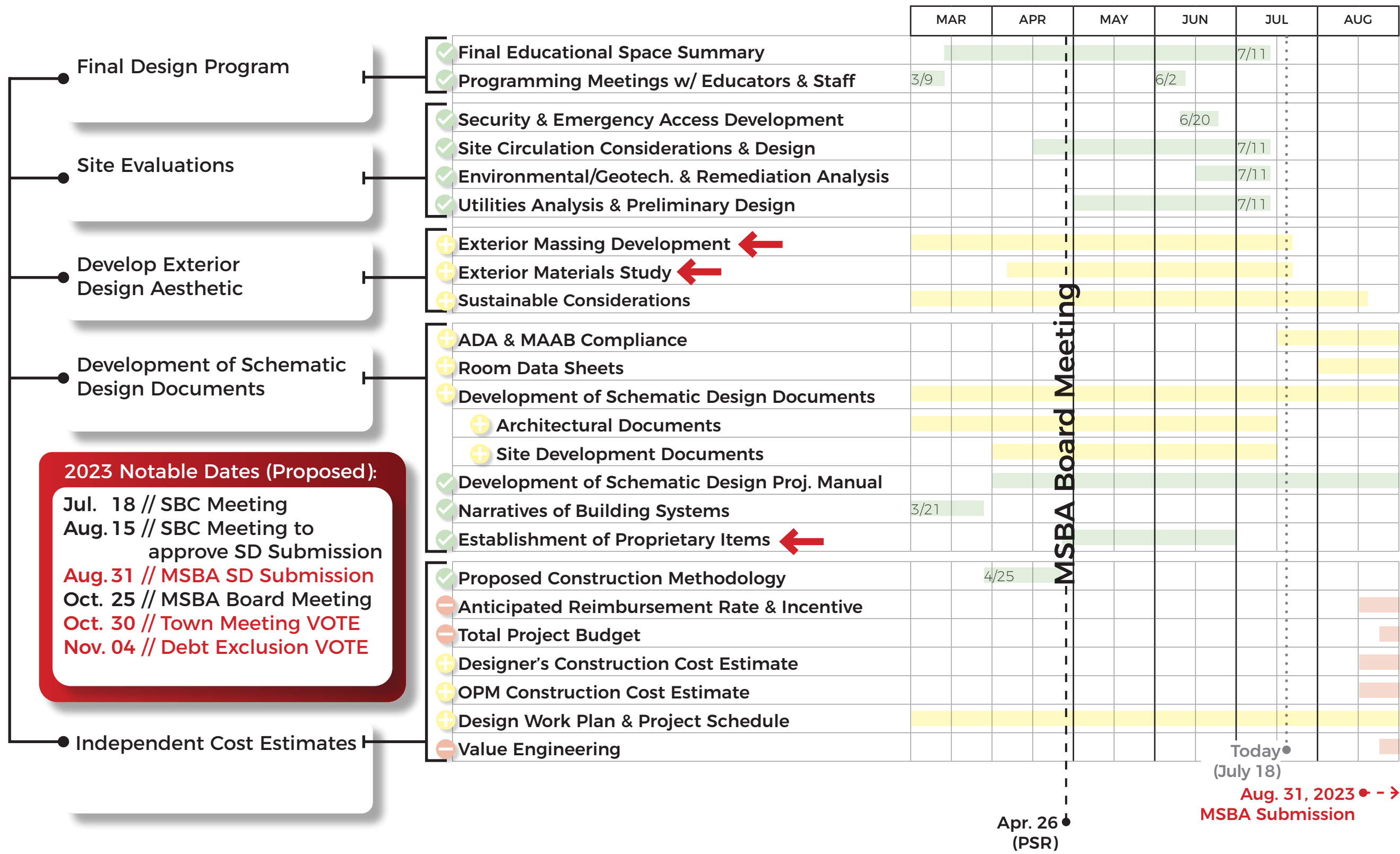**www.wmsproject.org**
**Whitman Middle School**
**Project Website**

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

# Step ❸
## Schematic Design (SD) Submission
Apr. - Oct. 2023

**Final Design Program**

**Site Evaluations**

**Develop Exterior Design Aesthetic**

**Development of Schematic Design Documents**

**Independent Cost Estimates**

Completed
Initiated
Pending

3

○ SBC Meeting

### 2023 Notable Dates (Proposed):

Jul.  18 // SBC Meeting
Aug. 15 // SBC Meeting to approve SD Submission
Aug. 31 // MSBA SD Submission
Oct. 25 // MSBA Board Meeting
Oct. 30 // Town Meeting VOTE
Nov. 04 // Debt Exclusion VOTE

| Activity | MAR | APR | MAY | JUN | JUL | AUG |
|---|---|---|---|---|---|---|
| ✓ Final Educational Space Summary | | | | | 7/11 | |
| ✓ Programming Meetings w/ Educators & Staff | 3/9 | | | 6/2 | | |
| ✓ Security & Emergency Access Development | | | | 6/20 | | |
| ✓ Site Circulation Considerations & Design | | | | | 7/11 | |
| ✓ Environmental/Geotech. & Remediation Analysis | | | | | 7/11 | |
| ✓ Utilities Analysis & Preliminary Design | | | | | 7/11 | |
| ⊕ Exterior Massing Development ← | | | | | | |
| ⊕ Exterior Materials Study ← | | | | | | |
| ⊕ Sustainable Considerations | | | | | | |
| ⊕ ADA & MAAB Compliance | | | | | | |
| ⊕ Room Data Sheets | | | | | | |
| ⊕ Development of Schematic Design Documents | | | | | | |
| ⊕ Architectural Documents | | | | | | |
| ⊕ Site Development Documents | | | | | | |
| ✓ Development of Schematic Design Proj. Manual | | | | | | |
| ✓ Narratives of Building Systems | 3/21 | | | | | |
| ✓ Establishment of Proprietary Items ← | | | | | | |
| ✓ Proposed Construction Methodology | | 4/25 | | | | |
| ⊖ Anticipated Reimbursement Rate & Incentive | | | | | | |
| ⊖ Total Project Budget | | | | | | |
| ⊕ Designer's Construction Cost Estimate | | | | | | |
| ⊕ OPM Construction Cost Estimate | | | | | | |
| ⊕ Design Work Plan & Project Schedule | | | | | | |
| ⊖ Value Engineering | | | | | | |

MSBA Board Meeting

Today (July 18)

Apr. 26 (PSR)

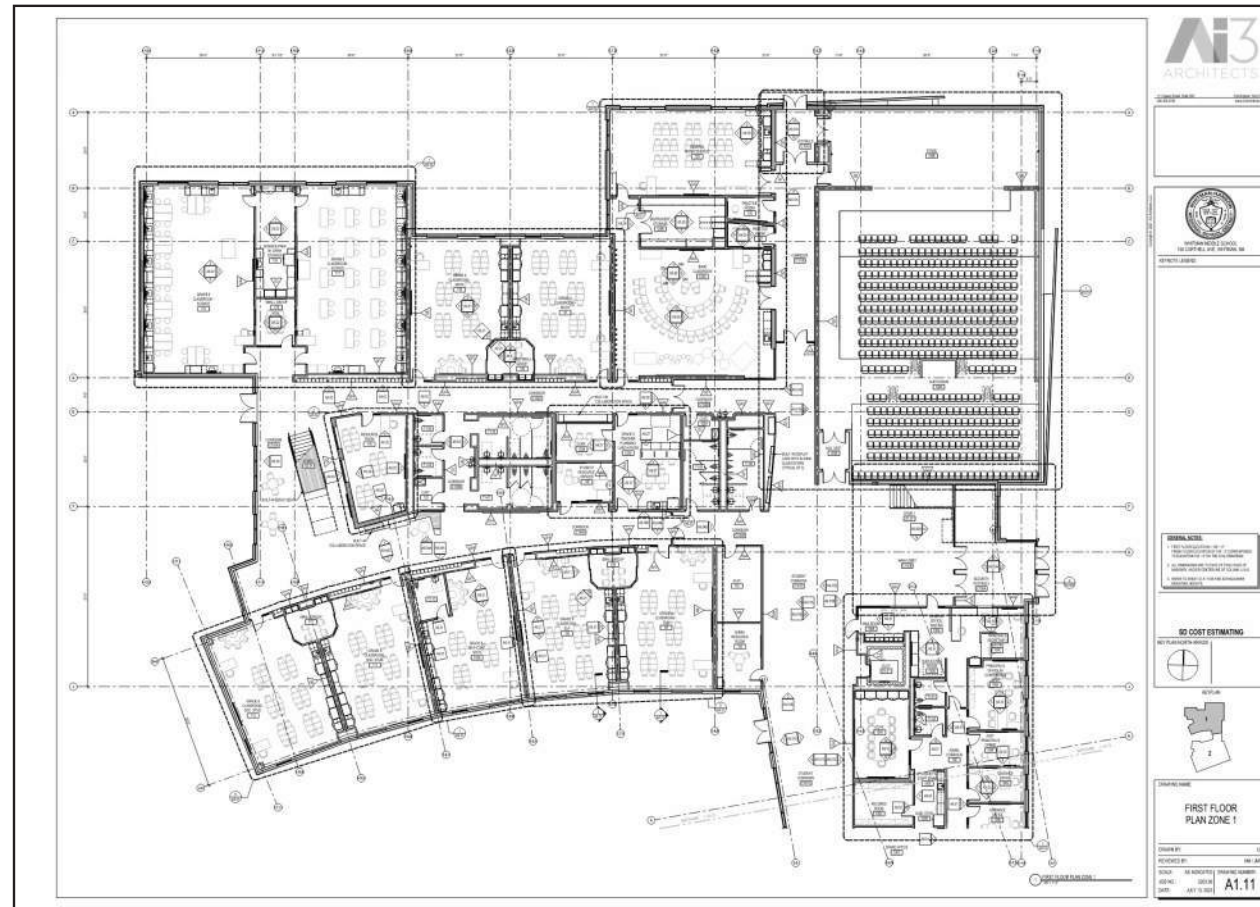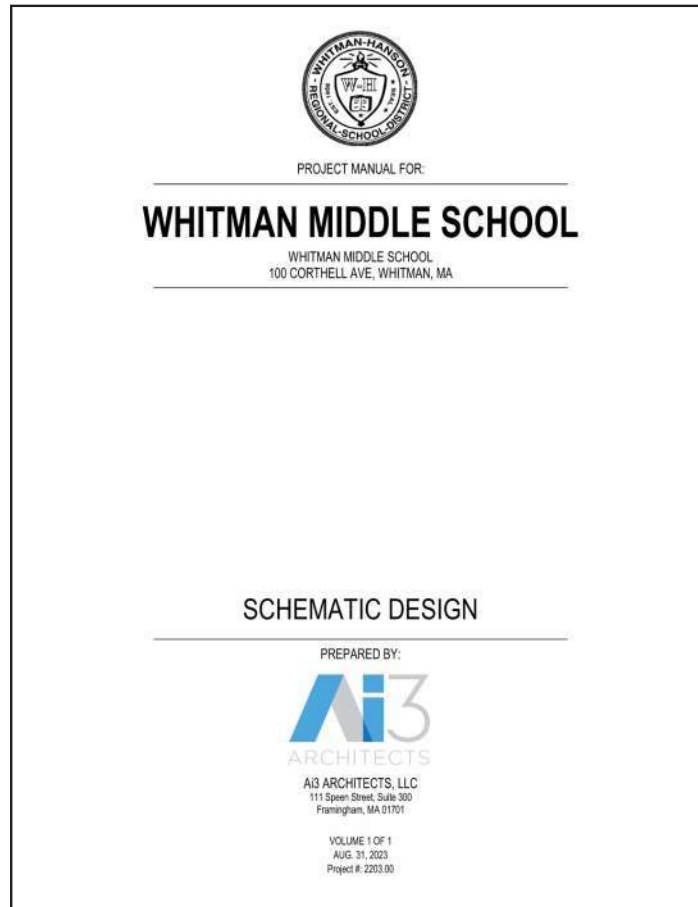Aug. 31, 2023 ● - ➤
MSBA Submission

# SD Cost Estimating Submission
## Available for SBC Review, including:

### Project Manual (Outline Specifications)



### Civil, Landscape, & Architectural Drawings



### Building Systems Narratives

// Structural Systems
// Mechanical Systems
// Electrical Systems
// Plumbing Systems
// Fire Protection Systems
// Technology Systems
// Food Service
// Theater

**Cost Estimating Schedule**

Jul. 13 - Submitted Docs
Aug. 03 - Cost Estimates Due
Aug. 08 - Estimate Reconciliation
Aug. 15 - SBC Presentation for approval of SD

# VOTE to approve Proprietary Specifications

## WHAT ARE PROPRIETARY SPECIFICATIONS?

// Descriptions of materials that cite a **specific brand name** such that only one vendor or manufacturer can supply the desired items

// Per M.G.L. c.30, §39M(b), a governmental body must document the reasons [for proprietary items] and provide them in writing

## WHRSD PROPOSED ITEMS FOR APPROVAL:

**1. Protege GX - Access Control**
- *District's new system that handles our door access and ID card system*
- *Integrated at all schools, facilities, and IT Dept's*

**2. Avaya IP Office 11 - Phone System**
(NOTE: This would be within the District's Technology scope, not the overall project)
- *Recently implemented this system at all schools*
- *Connects all district schools*
- *The "brains" of this system reside in the IT department at the HS*

These two items are what the District knows to be truly proprietary in nature.

## VOTE

That the proprietary list of items for the Whitman Middle School Building Project be accepted and approved as presented.

# Design Update

**Whitman MS
Design Update**



TOWN STORAGE

MULTI-PURPOSE/ WELLNESS

LOGO GRAPHIC

GYMNASIUM

LOGO GRAPHIC

GYM CORR.

VESTIBULE

GYM STOR.

CORRIDOR

HEALTH CLASSROOM

COVERED OUTDOOR CLASSROOM

GRADE 8 CLASSROOM - SOC. STUD.

SMALL GROUP

GRADE 8 CLASSROOM - SCIENCE

CORRIDOR

OUTDOOR STORAGE & SPRINKLER ROOM

PE INSTR. OFFICE

PE INSTR. OFFICE

BOYS LOCKER ROOM

PE TOILET

PE TOILET

PE TOILET

GIRLS LOCKER ROOM

STOREROOM

AUTISM SPECTRUM DISORDER (ASD)

ASD TOILET

GRADE 8 CLASSROOM - SOC. STUD.

RESOURCE ROOM

TOILET

CUST.

TOILET

TOILET

SMALL GROUP

SCIENCE PREP W/ CHEM. STORAGE

GRADE 8 CLASSROOM - SCIENCE

GRADE 8 - SELF-CONT. SPED

GRADE 8 CLASSROOM - MATH

RECEIVING/ GENERAL SUPPLY/ CUSTODIAN'S WORKSHOP/ STORAGE

CUSTODIAL OFFICE

KITCHEN OFFICE

KITCHEN TOILET

CUST. TOILET

MDF (NETWORK TELECOM)

MAIN ELEC.

SPED SENSORY/OT

OT STOR.

TOILET

TOILET

TOILET

GRADE 8 CLASSROOM - ELA

SMALL GROUP

TOILET

TOILET

STUDENT RESOURCE OFFICER

CONF.

SPED SMALL GROUP

GRADE 8 CLASSROOM - MATH

COOLER

KITCHEN

KITCHEN STORAGE (DRY)

DISHWASHER ROOM

CHAIR STORAGE

EMER. ELEC.

TOILET

TOILET

GRADE 8 CLASSROOM - ELA

GRADE 8 TEACHER PLANNING/ LUNCH ROOM

RECYCLE/TRASH

FREEZER

ADMIN. RESOURCE ROOM

ELEC

TOILET

CUST.

TOILET

BAND CLASSROOM

INSTRUMENT STORAGE

STUDENT COMMONS

NURSE OFFICE

TOILET

TOILET

WAITING/ RESTING

GUIDANCE WAITING ROOM

SPARE OFFICE

RECORDS ROOM

CONF.

ELEV.

GUID. STOR.

GENERAL MUSIC/ CHORUS

PRACTICE ROOM

PRACTICE ROOM

VESTIBULE

AUDITORIUM

STUDENT DINING

SNACK/ SCHOOL STORE

EXAM

NUR. STOR.

GUIDANCE OFFICE

GUIDANCE OFFICE

GUIDANCE OFFICE

GUIDANCE OFFICE

ASST. PRINCIPAL OFFICE

ADMIN. CORRIDOR

TOILET

TOILET

GENERAL OFFICE/ WAITING

PRINCIPAL'S OFFICE W/ CONFERENCE AREA

SECURITY VESTIBULE

STAGE

VESTIBULE

S B C
Meeting

LOGO GRAPHIC

CORRIDOR

TLC - OFFICE
CALM
TLC - RESOURCE
TLC - TOILET
CALM
ELA INTERVENTION
MATH INTERVENTION

GRADE 5-6 ENGLISH LANGUAGE LEARNERS (ELL)
TLC - SMALL GROUP
GRADE 7-8 ENGLISH LANGUAGE LEARNERS (ELL)

C.I.T.Y. RELATED ARTS

ART CLASSROOM
KILN ROOM
ART WORKROOM

TOILET TOILET
TOILET

GRADE 5-6 SPEECH

GRADE 7 CLASSROOM - SOC. STUDIES
SMALL GROUP
GRADE 7 CLASSROOM - SOC. STUDIES
CORRIDOR
RESOURCE ROOM
GRADE 7 SELF-CONT. SPED
SPED TESTING
CUST
GRADE 7 CLASSROOM - ELA
SMALL GROUP
TOILET
TOILET
GRADE 7 CLASSROOM - ELA
B.C.B.A. OFFICE
CONF.
GRADE 7 TEACHER PLANNING/ LUNCH ROOM

GRADE 7 CLASSROOM - SCIENCE
SMALL GROUP
SCIENCE PREP W/ CHEM. STORAGE
GRADE 7 CLASSROOM - SCIENCE
GRADE 7 CLASSROOM - MATH
SPED SMALL GROUP
GRADE 7 CLASSROOM - MATH

GRADE 7-8 SPEECH
ELEC
TECHNOLOGY OFFICE
ADMIN. RESOURCE ROOM

VID. PROD. / BROADCAST

PROJECT INNOVATION LAB (S.T.E.A.M.)

LIBRARY OFFICE/CONF.
LIBRARY STORAGE
MEDIA CENTER
ELEV.
PERFORMANCE TECH LAB (TECH APPS)

SBC
Meeting

GRADE 5
CLASSROOM -
STE

GRADE 5
CLASSROOM -
GENERAL

GRADE 6
CLASSROOM -
SOC. STUDIES

GRADE 6
CLASSROOM -
STE

SMALL GROUP

SMALL GROUP

STE STORAGE

SMALL GROUP

STE STORAGE

CORRIDOR

CORRIDOR

GRADE 5
CLASSROOM -
STE

GRADE 5
CLASSROOM -
GENERAL

GRADE 6
CLASSROOM -
SOC. STUDIES

GRADE 6
CLASSROOM -
STE

IDF

CUST.

CUST.

IDF

SPED TESTING

GRADE 5 - SELF
CONT. SPED

GRADE 6 - SELF
CONT. SPED

SPED TESTING

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

GRADE 5
CLASSROOM -
GENERAL

GRADE 6
CLASSROOM -
ELA

SMALL GROUP

SMALL GROUP

RESOURCE
ROOM

RESOURCE
ROOM

GRADE 5
CLASSROOM -
GENERAL

GRADE 5
CLASSROOM -
GENERAL

GRADE 6
CLASSROOM -
ELA

GRADE 6
CLASSROOM -
MATH

SPED SMALL
GROUP

SPED SMALL
GROUP

GRADE 5
TEACHER
PLANNING/
LUNCH ROOM

GRADE 6
TEACHER
PLANNING/
LUNCH ROOM

ELEC

ELEC

GRADE 5
CLASSROOM -
GENERAL

ADMIN.
RESOURCE
ROOM

CONF.

CONF.

ADMIN.
RESOURCE
ROOM

GRADE 6
CLASSROOM -
MATH

ELEV ROOM

CORRIDOR

ELEC

MEDIA CENTER
SMALL GROUP

ELEV.

TOILET

TOILET

FOREIGN
LANGUAGE

SBC
Meeting

# Site Rendering

**Whitman MS Design Update**

Legend:
- Outline of Existing
- Emergency Access
- Parent Drop-off
- Bus Drop-off
- ▲ Main Entry
- Possible solar canopy location

N

Existing Parking Spaces = 159

Proposed Parking Spaces = 180

**Natural walking path**

**Renovated Field**

**Outdoor classroom and courtyard**

**Area of rainwater retention**

**Whitman Middle School**

**Existing Fields**

**Existing Field**

**New Field**

**Relocated concessions stand**

**New Field**

**Outdoor classroom w/ shade structure**

**Extents of visible stream**

# Site Rendering
## A New Whitman Middle School Campus

# Exterior Design Development
## Acknowledging the Site Context



**Backdrop of
Proposed Building**

Aspects of the tree line:
*filtered light,
perceived depth,
vertical in nature,
covering overhead*

Lends itself to a system of
vertically-oriented elements
and panels that create
shading & visual interest
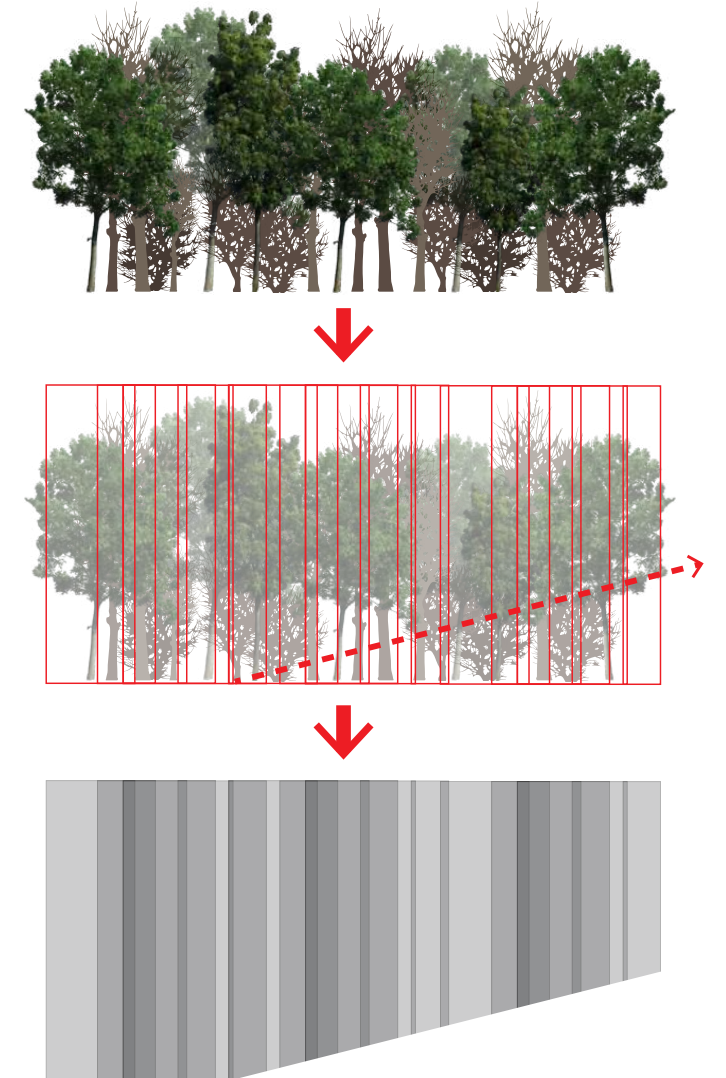
# Exterior Design Development
## Material Considerations

### METAL PANEL

// <u>Design</u>: Vertically oriented & textural to create shadow + visual interest

// <u>Durability</u>: Used on walls & roofs, resistant to insects, low maintenance

// <u>Efficiency</u>: Reflects heat to lower thermal loads, lightweight structure

// <u>Recyclability</u>: Allows for easy removal & replacement

### NATURAL STONE VENEER

// <u>Design</u>: Warm and natural

// <u>Durability</u>: Low maintenance - Resistant to harsh weather, moisture, staining, chipping, and fading

// <u>Efficiency</u>: Lightweight for faster installation

// <u>Recyclability</u>: Actual stone

Rainscreen System

*metal panel*
*attachment system*
*5" mineral wool insulation*
*air/vapor barrier on sheathing*
*6" metal framing w/ batt insulation*

S B C
Meeting

# Exterior Rendering
## Front Approach from Northeast Corner

SBC
Meeting

# Exterior Rendering
## Front Approach from Northeast Corner

SBC
Meeting

Ai3
ARCHITECTS

# Exterior Rendering
## Front Approach from Southeast Corner

SBC
Meeting

Ai3
ARCHITECTS

Ai3
ARCHITECTS
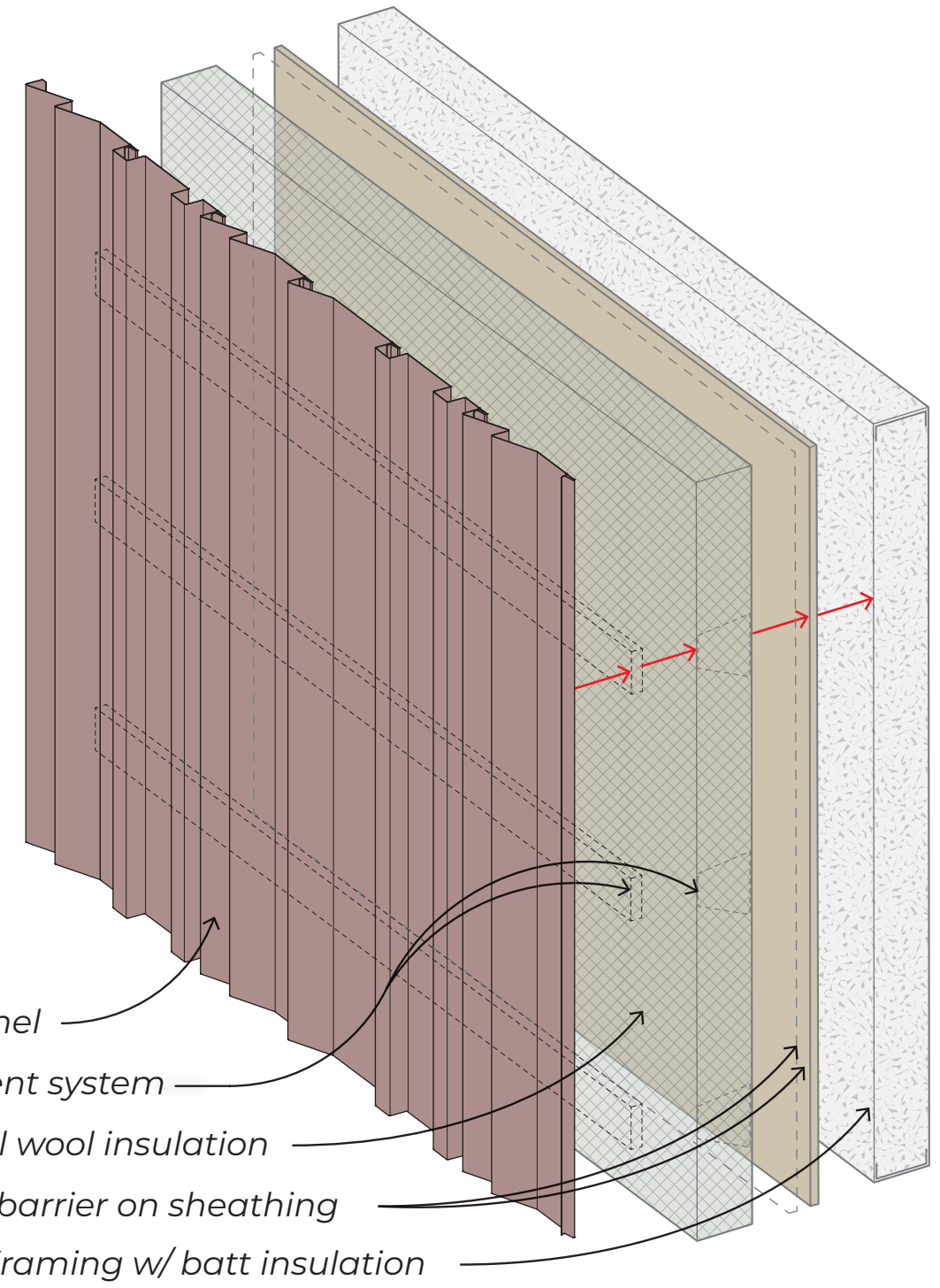


**Exterior Rendering**
Front Approach from Southeast Corner

# Exterior Rendering
## View into Courtyard from West

# Exterior Rendering
## Within the Outdoor Courtyard

# Interior Rendering
## Commons Opposite the Outdoor Courtyard

SBC
Meeting

# Interior Rendering
## Academic Commons Opposite the Wetlands



don't GO through life
GROW through

SBC
Meeting

Ai3
ARCHITECTS

# Interior Materials for Consideration

**WOOD SLAT CEILINGS & ACCENTS**

// <u>Design</u>: As an accent to ACT ceilings, adds necessary acoustical treatment
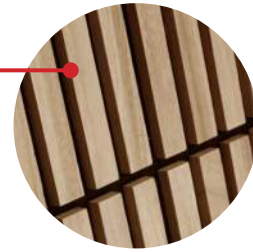
**SOLID WOOD DOORS & NOOKS**

**RIGID SHEET VINYL CLADDING**

// <u>Design</u>: Allows for natural material look without the cost of wood; Can also be a write-able surface

// <u>Maintenance</u>: Easily wipes clean and high scratch resistance

**ACOUSTIC FELT PANELS**

// <u>Design</u>: As an accent to walls, adds necessary acoustical treatment
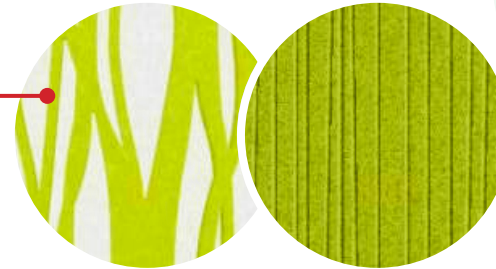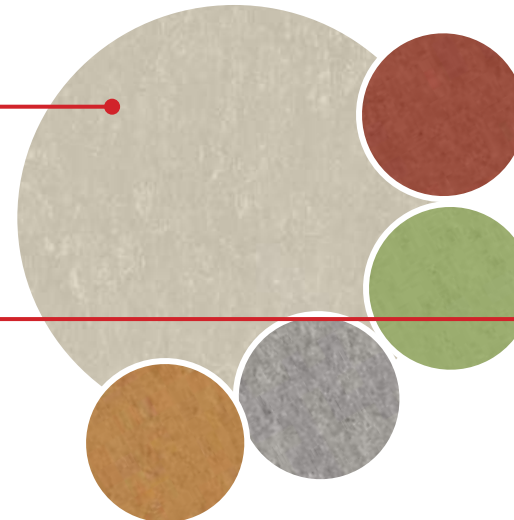
**VINYL WALL GRAPHICS**

// <u>Design</u>: As an accent to walls
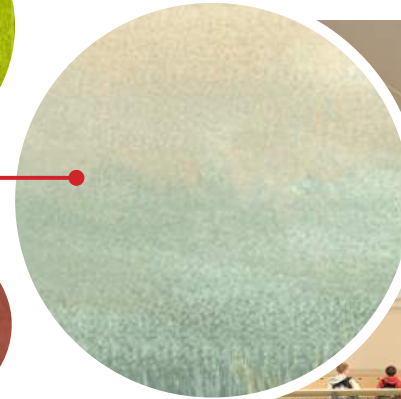
**RESILIENT SHEET FLOORING**

// <u>Design</u>: Allows for sweeping designs

// <u>Maintenance</u>: No stripping/waxing

**CARPET TILE FLOORING**

// <u>Design</u>: In Media Center & Offices

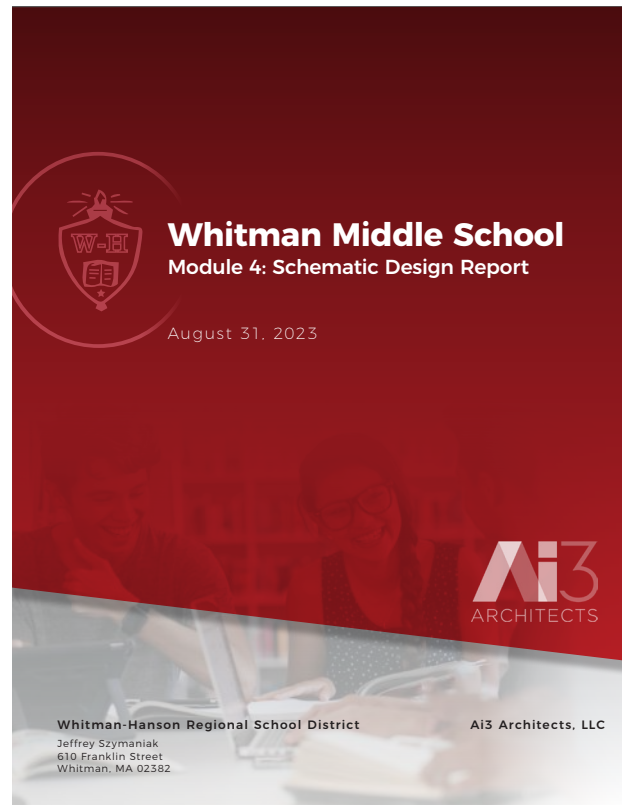// <u>Maintenance</u>: Easy to replace tiles

# Upcoming Events
## Dates & Content

### SD Submission

**THURSDAY**
# AUG 31, 2023
## Due to MSBA



**Whitman Middle School**
Module 4: Schematic Design Report

August 31, 2023

Ai3 ARCHITECTS

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

Ai3 Architects, LLC

Submission of the Schematic Design (SD) Documents, Project Manual, & Report

### Town Meeting VOTE

**MONDAY**
# OCT 30, 2023

### Debt Exclusion VOTE

**SATURDAY**
# NOV 4, 2023

SBC Meeting

# Questions?

## Thank you