



# Whitman Middle School

Community Forum #5 // September 28, 2023

## Agenda

- // Project History
- // Massachusetts Middle Schools by Comparison
- // The Whitman Middle School Project Overview

# The WMS Project: A Collaborative Effort

## Professional Team

**Owner's Project Manager (OPM)**

### Colliers Project Leaders

**A. Michael Carroll**  
**Alisa Santos**

**Designer**

### Ai3 Architects, LLC

**Troy Randall**  
**Julie Rivera**



## School Building Committee

**Frederick Small, Chair**

**Kathleen Ottina, Vice Chair**

**Jeffrey Szymaniak, Superintendent**

**George Ferro, Asst. Superintendent**

**Brandon Frost, WMS Principal**

**Mary Beth Carter**

**Robert Curran**

**Don Esson**

**Justin Evans**

**Josh MacNeil**

**Rich Pulkinen**

**Crystal Regan**

**Christopher Scriven**

**Beth Stafford**

**John Stanbrook**

## School Committee

**Beth Stafford, Chair**

**Christopher Scriven, Vice Chair**

**Steven Bois**

**Michelle Bourgelas**

**Dawn Byers**

**Stephen Cloutman**

**Glen DiGravio**

**David Forth**

**Hillary Kniffen**

**Frederick Small**



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

**Total Project Cost**

**\$135,289,672**

**MSBA Maximum Grant**

**\$45,605,539**

**Total Taxpayer Contribution**

**\$89,684,133**

# WMS Project History

2019

**WHRSD Submits SOI**  
(Statement of Interest)  
*April 8, 2019*

- // Accepted into the Core Program
- // Invited into MSBA's Feasibility Study & Schematic Design modules
- // SOI Approved December 11, 2019 Invitation into Eligibility Period

2022

**MSBA Module 2-3 Feasibility Study**  
*May 2022*

- // Existing conditions assessments
- // Site analysis & investigation
- // Edu. Visioning & Programming w/ staff, admin, and students
- // Conceptual cost projections

2023

**MSBA Module 4 Schematic Design**  
*March 2023*

**5-8 New Construction Project**

*Approved By:*

- // School Committee
- // School Building Committee

2023

**Independent Cost Estimates**  
*August 2023*

*Prepared By:*

- // PM&C
- // A.M. Fogarty

**Est. Total Project Cost:**

**\$135,289,672**

**Est. Town Share:**

**\$89,684,133**



# Overview of Reports & Documentation

Over the past 16 months ← The Town of Whitman and its professional team have been completing a comprehensive Feasibility Study & Schematic Design with **VERY SPECIFIC** guidance from the Massachusetts School Building Authority (MSBA)

Over 15,500 Collective Hours ← Analysis, investigation, reporting, planning, meetings, design, discussion, and educational visioning & brainstorming discussions

## Over 2,100 Pages of Reports & Documentation

- // Haz-Mat Inspection & Report
- // Phase 1 Environmental Site Assessment (ESA)
- // Plumbing Evaluation
- // Fire Protection Evaluation
- // Electrical Evaluation
- // Heating & Ventilation Evaluation
- // Technology Systems Evaluation
- // Structural Evaluation

- // Educational Program Analysis
- // Educational Visioning Program
- // Building Evaluation
  - / Accessibility Review
  - / Energy Code Review
  - / Building Code Review
  - / Historical Analysis
  - / Department of Elementary & Secondary Education (DESE) Review

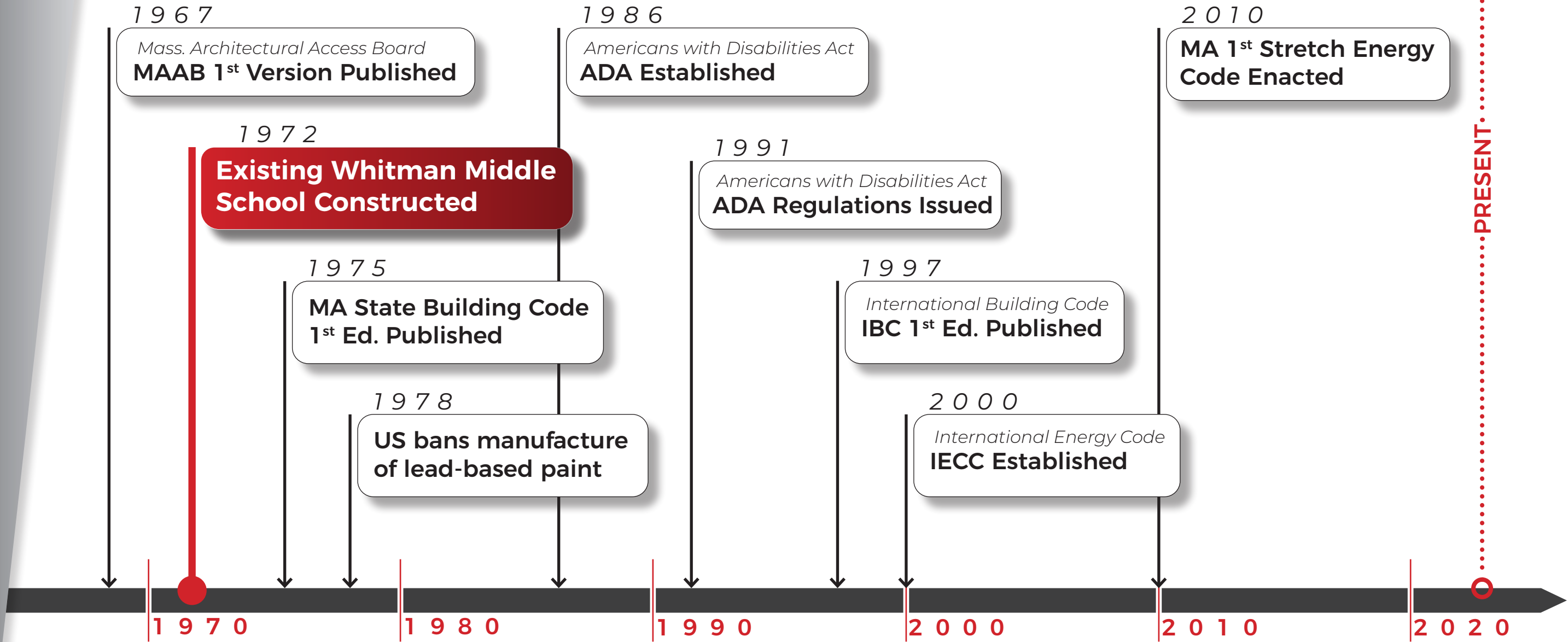
- // Space Summary Spreadsheets
- // Site Evaluation
- // Existing Conditions Site Survey
- // Phase I: Traffic Study Impact Analysis
- // Geo-technical Investigations
- // Site Utility Review
- // Permitting Review
- // Comparison Matrix
- // Sustainable Design Review



Feasibility Study Reports & Schematic Design Report

# Evolution of Building Codes & Regulations

Throughout the life of the existing Whitman Middle School



# Snapshot of Existing WMS Building Deficiencies

**\*\*Refer to the PDP and PSR Reports for full building evaluations**

## **EDUCATIONAL:**

- // Undersized general education classrooms - not conducive to learning, with outdated finishes, cabinets, lighting, doors, and acoustical treatments;
- // Undersized Student Commons/Dining
- // Lack of Special Education Space
- // Lack of small group work, study, and testing areas
- // Lack of educational space for team teaching and collaboration
- // Lack of integrated hands-on project labs
- // Lack of collaborative learning spaces
- // Lack of natural daylighting in select classrooms
- // Poor and/or ineffective acoustics
- // Currently utilizing undersized hallways for one-on-one teaching space
- // Science labs do not meet state educational standards and guidelines
- // Inadequate storage space

## **CODE COMPLIANCE:**

- // Non-compliant Toilet Rooms - All bathrooms need complete reconstruction due to non-compliant conditions (entry doors too narrow - 24" wide, no handicap toilet stalls, no handicap urinals, no handicap sinks or accessories, no handicap floor maneuvering clearances/turning radius, etc.)
- // Total plumbing fixture counts do not meet state plumbing regulations

- // Non-compliant egress stairs (landing size, handrails, projections, doors adjacent to and directly off stairway); requires a complete reconstruction of stair and entry doors and rooms
- // Occupied spaces (classrooms and offices) currently provide a single entrance within an egress stairway.
- // One-hour fire separation assembly required between use groups E (educational) and A-3 (Assembly - Café and Gym)
- // Inadequate quantity and location of fire extinguishers throughout the building
- // No accessible seating in assembly spaces (Gymnasium, Auditorium, Lecture Hall, etc.)
- // Non-compliant drinking fountains
- // Non-compliant door hardware and classroom entries
- // Non-compliant gymnasium locker rooms and showers
- // Significant seismic and structural strengthening required for any major renovation.
- // Electrical panels in classrooms and corridors - non-complaint.
- // One-hour fire separation assembly required between Boiler room and adjacent electrical room.
- // Occupied spaces without natural daylighting (780 CMR 1205)
- // Occupied spaces without natural ventilation (780 CMR 1203.4)
- // Non-Compliant science classroom and office sinks (521 CMR - MAAB Accessibility)
- // Protruding objects in the path of egress
- // Non-complaint classroom entry doors (521-CMR - MAAB Accessibility)
- // Non-compliant head-height ductless ceiling mounted unit ventilators

# Snapshot of Existing WMS Building Deficiencies

**\*\*Refer to the PDP and PSR Reports for full building evaluations**

// Non-compliant door hardware (knob-style hardware in offices, storage, toilet rooms, etc)

// Non-compliant code required building signage.

## **BUILDING SYSTEMS DEFICIENCIES:**

// Boilers, unit ventilators, exhaust fans, rooftop air handling units, water service, plumbing fixtures, sanitary, waste, and vent piping have all outlived their serviceable life expectancy and should be replaced.

// Heating systems, plumbing systems (including bathrooms), electrical systems, life safety/fire alarm systems, and windows beyond their useful life, resulting in frequent repairs, uneven heating and the greater threat of shutdown;

// Lack of properly sized, secured and air-conditioned technology rooms

// Electrical circuits for kitchen equipment under hoods are not protected by shunt trip circuit breakers.

// The existing emergency generator is natural gas fired - National Electrical Code requires an uninterruptable fuel source.

// Loads in the emergency panelboards and standby panelboards are mixed and not properly separated.

// Lack of FA strobes in toilet rooms and locker rooms

// Non-compliant Fire Alarm system (strobes with voice evacuation required throughout the building)

// Existing interior and exterior fluorescent lighting in poor condition.

// Non-compliant building lighting switching (does not meet IECC)

// Non-compliant electrical receptacles (not tamper resistant per National Electrical Code)

// Undersized kitchen equipment hood.

// Existing water service is not protected by a backflow preventer.

// Master clock system is problematic and replacement parts are frequently not available.

## **EXTERIOR ENVELOPE:**

// The existing exterior envelope does not meet state energy code requirements

// No insulation in the existing exterior wall assembly

// Concrete foundation cracking and spalling

// Exterior masonry cracking due to the lack of construction control joints and expansion joints

// Water infiltration behind existing masonry walls has caused cracking in numerous locations resulting from freeze-thaw

// Rusting and movement of existing steel lintels have compromised the existing masonry wall in numerous locations

// Water infiltration resulting from deteriorated wall/roof flashings, roof membrane seams, failed sealant, and standing water

// Standing water on existing membrane roof - ineffective roof slope to drain locations

// Exterior Masonry mortar joints deteriorating, requiring repointing

// History of mold in the gymnasium roofing system and library media center building system shafts

// Rusting evident at exterior steel lintels supporting masonry openings





**Unusable playfield for extended period**  
*Existing Whitman Middle School Site*



**Unusable playfield for extended period**  
*Existing Whitman Middle School Site*



**Inefficient drop-off/pick-up queuing**  
*Existing Whitman Middle School Site*



**Inefficient drop-off/pick-up queuing**  
*Existing Whitman Middle School Site*

# Existing WMS Area Deficiencies

## As compared to MSBA Guidelines



| SIZE COMPARISON LEGEND |                                    |
|------------------------|------------------------------------|
|                        | >5% Less than MSBA Guidelines      |
|                        | <5% Greater than MSBA Guidelines   |
|                        | Acceptable per MSBA Guidelines     |
|                        | Circulation                        |
|                        | Space Accounted in Crossing Factor |
|                        | Not included in MSBA Guidelines    |



CHOICES

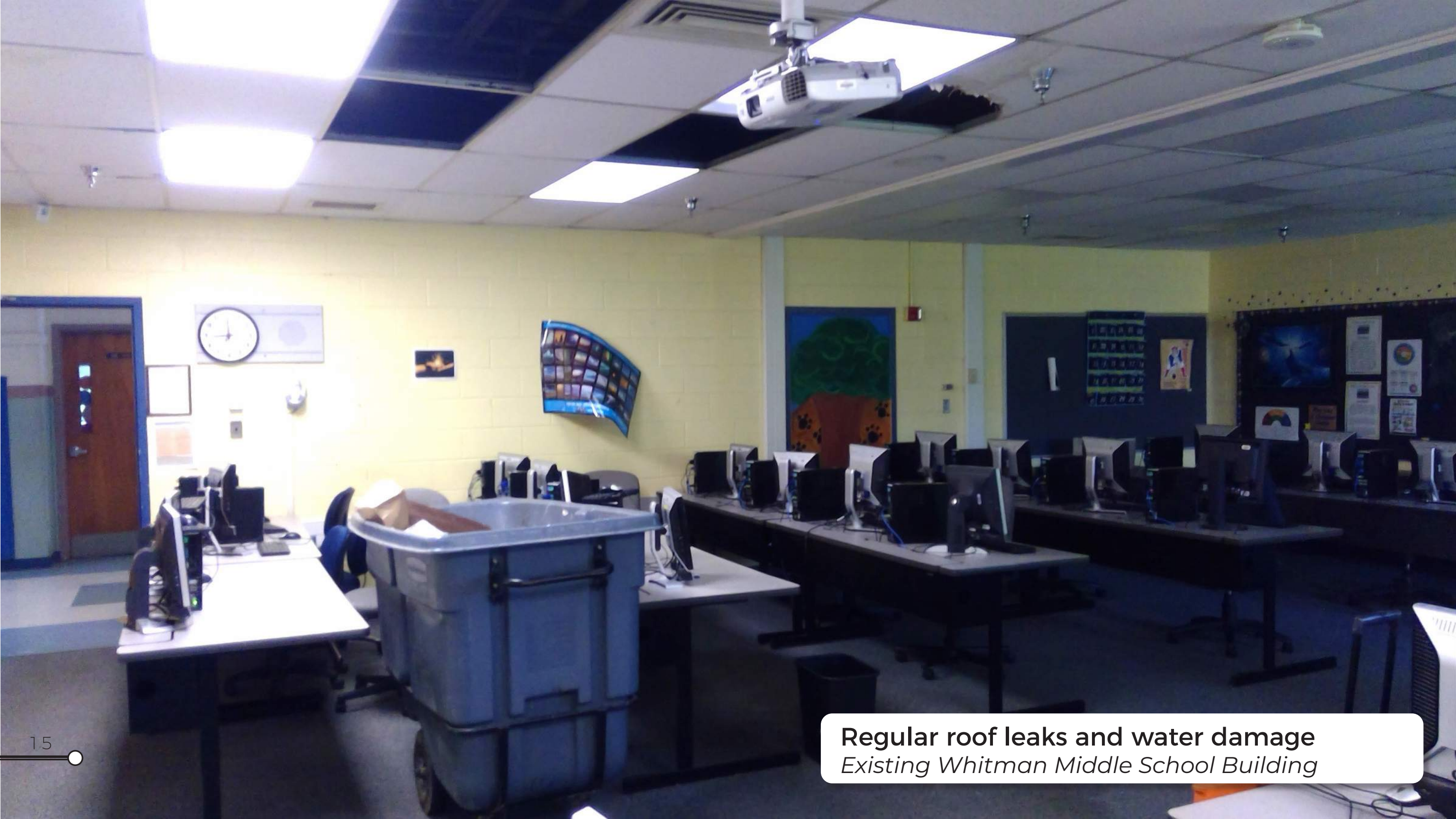
If what you're doing  
HURTS... THEN YOU SHOULDN'T BE DOING IT

BULLYING  
HURTS

I say...  
Smile

I AM...

**Classrooms without windows or natural light**  
*Existing Whitman Middle School Building*



**Regular roof leaks and water damage**  
*Existing Whitman Middle School Building*



**Non-compliant sinks, fixtures, cabinets, etc.**  
*Existing Whitman Middle School Building*





**Undersized dining facility w/ degrading finishes**  
*Existing Whitman Middle School Building*



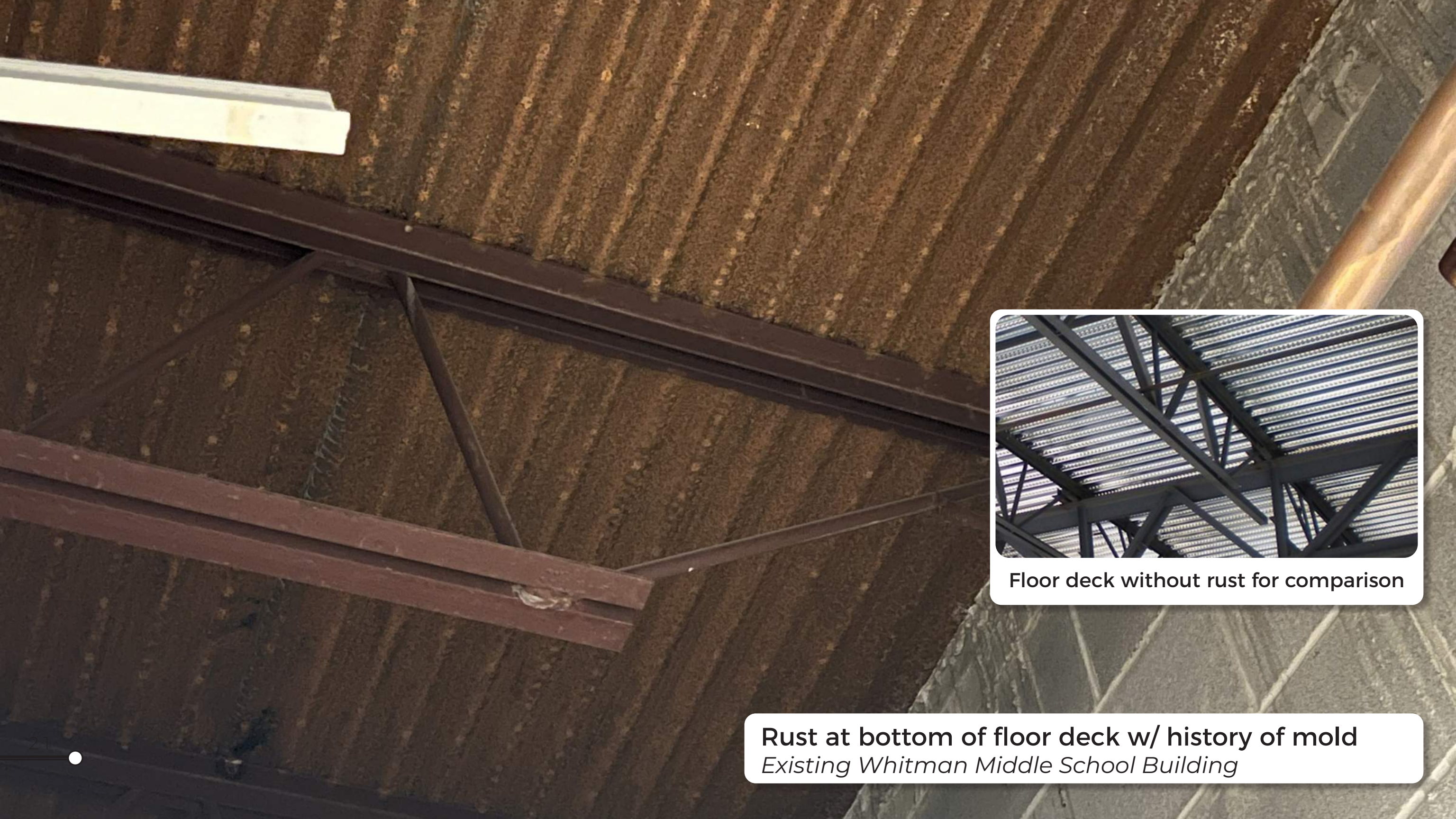
**Excess humidity requiring additional maintenance**  
*Existing Whitman Middle School Building*



**Rusting and broken metal lockers in corridors**  
*Existing Whitman Middle School Building*



**Non-compliant locker rooms, toilets, and fixtures**  
*Existing Whitman Middle School Building*



Floor deck without rust for comparison

**Rust at bottom of floor deck w/ history of mold**  
*Existing Whitman Middle School Building*



**M.E.P. systems have outlived their serviceable life**  
*Existing Whitman Middle School Building*



**Compromised exterior masonry & thermal integrity**  
*Existing Whitman Middle School Building*





**Compromised exterior masonry & water tightness**  
*Existing Whitman Middle School Building*





**Compromised roof seams w/ water ponding**  
*Existing Whitman Middle School Building*

# Massachusetts Middle Schools by Comparison

| School (Year Built)  | MA Location      | Population (2022 Census) | Median Household Income (2021 dollars) |
|--|------------------|--------------------------|--|
| Chapman Middle School (2022)   | Weymouth         | 57,410                   | \$91,592                               |
| Kennedy Middle School (2020)   | Natick           | 36,272                   | \$122,914                              |
| Beverly Middle School (2018)   | Beverly          | 42,235                   | \$89,882                               |
| Abington Middle/High School (2018)                                       | Abington         | 16,965                   | \$113,155                              |
| Gates Middle School (2017)   | Scituate         | 19,190                   | \$129,132                              |
| West Bridgewater Middle/High School (2016)                               | West Bridgewater | 7,625                    | \$111,964                              |
| East Bridgewater Middle/High School (2013)                               | East Bridgewater | 14,338                   | \$110,842                              |
| John W. Rogers Middle School (2013) & Jefferson Elementary School (2023) | Rockland         | 17,609                   | \$90,315                               |
| Hanson Middle School (1998)  | Hanson           | 10,587                   | \$112,315                              |
| <b>Whitman Middle School</b>   | <b>Whitman</b>   | <b>15,259</b>            | <b>\$94,919</b>                        |





# High-Performing Classroom

**Kennedy Middle School**  
Natick, MA



# Small Group Collaboration

**Beverly Middle School**  
*Beverly, MA*



# Break-out Spaces

**Gates Middle School**  
Scituate, MA

The wall features several educational displays. At the top left is a blue hexagonal graphic. Below it is a large hexagonal display with images of koi fish and a pond. To the right of this is another hexagonal display titled "FISH THAT WORK BEST IN AQUAPONIC SYSTEMS" showing illustrations of Goldfish, Perch, Bluegill, and Trout. Below these is a display titled "The Basic Parts of a Hydroponic System" with a diagram of a hydroponic system and a sun icon labeled "Lights or sunlight".



# Curriculum Support

**Kennedy Middle School**  
Natick, MA



# Project-Based Learning

**Beverly Middle School**  
*Beverly, MA*



# Hands-on Learning

Kennedy Middle School  
Natick, MA





# Flexible Learning

Chapman Middle School  
Weymouth, MA



# Outdoor Learning

**Chapman Middle School**  
*Weymouth, MA*



# S.T.E.M. Exploration

Chapman Middle School  
Weymouth, MA



# Music/Art Exploration

East Bridgewater Middle High School  
East Bridgewater, MA



**ANTI-SLAVERY FAIR!**  
 TO BE HELD AT THE  
**ROCKWELL STADIUM,  
 NORTH ABINGTON,**  
 ON SATURDAY, SEPTEMBER 15, 1851.

**THE CIVIL WAR**  
 1861-1865

**SHOES, SHOES, SHOES**

**300,000 BOOTS**

**ISLAND GROVE**

**TRANSPORTATION**

**Old Colony Railroad Map, 1850** (Image Courtesy of the Library of Congress)

**North Abington Railroad, 1893**

**Abington Railroad Station, (date)**

**Trains on the Old Colony Line, 1847**

Below is a sampling of patents which reference Abington, MA and represent the broad spectrum of innovation through the years.

# Community Display

Abington Co-located Middle High School  
 Abington, MA



# Student Common Space

**Phelps Elementary School**  
*Rockland, MA*

# The Whitman Middle School Project Overview



# Student & Staff Involvement by the Numbers

Since May 2022 (16 months), focused discussions have included...

**4**

**VISIONING  
SESSIONS W/ A  
DIVERSITY OF  
GROUPS**

**48**

**STUDENT  
PARTICIPANTS  
IN VISIONING  
SESSIONS**

**50+**

**STAFF  
PARTICIPANTS  
IN VISIONING  
SESSIONS**

**3**

**ROUNDS OF  
EDUCATIONAL  
PROGRAMMING  
W/ STAFF**



# Broader Community Involvement

Since May 2022 (16 months), focused discussions have included...

**16**  
SCHOOL  
BUILDING  
COMMITTEE  
MEETINGS

**18**  
SBC SUB-  
COMMITTEE  
MEETINGS

**2**  
SCHOOL  
COMMITTEE  
MEETINGS

**6**  
PUBLIC /  
COMMUNITY  
FORUMS



# Preliminary Evaluation of Options

What's included per option:

## Code Upgrade/Base Repair

### Option 1

**Includes:**

- // Code Upgrades
- // Systems Repairs
- // Exterior Repairs
- // Interior Repairs

**Excludes:**

- // NO site work (except code)
- // NO new/renovated play fields
- // NO increase to Building Size
- // NO educational upgrades
- // NO ability to meet Net Zero

**NOT AN OPTION**

## Addition/Renovation

### Options 2, 3, 6, 7

**Includes:**

- // Code & Systems Upgrades
- // Exterior & Interior Repairs
- // Limited reconfiguring of the existing building
- // Building addition(s) for added teaching space
- // Can only address 21<sup>st</sup> Century Learning in some spaces (additions)
- // Many of the existing deficiencies will remain (layout, corridor widths, adjacencies that aren't ideal)

## New Construction

### Options 4, 5, 8, 9

**Includes:**

- // Appropriately sized building for student enrollment
- // Spaces designed for 21<sup>st</sup> Century Learning
- // Building layout that supports staff in delivering 21<sup>st</sup> Century Learning
- // Code compliant
- // Modern, efficient building systems
- // Opportunities for sustainable design and/or net-zero energy

**Option  
9B**

**Grades 5-8**  
(w/ Auditorium) 3-Story

# **NOT AN OPTION: Code Upgrade/Base Repair - Option 1**

Option 1 is NOT a fiscally responsible, educationally appropriate, long-term solution

## **Code Upgrade/Base Repair**

**[ 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



**Base Repair SF**

**105,004 SF**

**\*\$60+ million**

**100% Town Funded**

\*4-6% escalation each year beyond 3 years.

# Compliance Thresholds

Triggers of the Massachusetts Architectural Access Board (MAAB) & State Fire Code

**2023\***

**EXISTING**  
**Whitman Middle School**  
**Assessed Value**  
*According to the Whitman Town Assessor's Database*

**\$9,845,800**

**Total**

|                     |                     |
|---------------------|---------------------|
| Building            | \$9,845,800         |
| Land                | \$1,322,000         |
| Xtra Features Value | \$63,900            |
| <b>Total</b>        | <b>\$11,231,700</b> |

>30%

## ACCESSIBILITY

If cost of renovation exceeds 30% or...

**\$2,953,740**

...in any 3-year period

>33%

## FIRE PROTECTION

If cost of renovation exceeds 33% or...

**\$3,249,114**

...or if the area exceeds 7,500 square feet

\* Value based on 2023 building assessment and will change if the assessment changes. The assessed building value is used for the compliance thresholds in the following examples since the "full and fair cash value" is unknown.

# Example Base Repair Scenarios

Either ONE of these scenarios will trigger a compliance threshold ✓

## Roof Replacement

**Involves:**

|                         |             |
|-------------------------|-------------|
| // Masonry              | \$50,000    |
| // Rough Carpentry      | \$150,000   |
| // Waterproof/Sealants  | \$75,000    |
| // Roofing/Flashing     | \$3,287,000 |
| // Walkway Pads/Ladders | \$45,000    |
| // Acoustical Ceilings  | \$20,000    |
| // Plumbing             | \$50,000    |
| // HVAC                 | \$100,000   |
| // Electrical/Telecom.  | \$100,000   |
| // General Conditions   | \$825,000   |
| // Soft Costs           | \$1,090,000 |

*(phasing, escalation, fees, permitting, admin. costs, testing, technology, and contingency)*

**\$5-6 million**

## HVAC Replacement

**Involves:**

|                                 |             |
|---------------------------------|-------------|
| // Demo & Haz-Mat Removal       | \$1,300,000 |
| // Concrete & Masonry           | \$80,000    |
| // Steel, Framing, Misc. Metals | \$225,000   |
| // Rough Carpentry              | \$25,000    |
| // Waterproof/Sealants          | \$25,000    |
| // Acoustical Ceilings & Paint  | \$450,000   |
| // Plumbing                     | \$950,000   |
| // HVAC                         | \$6,900,000 |
| // Electrical/Telecom.          | \$1,000,000 |
| // General Conditions           | \$2,250,000 |
| // Soft Costs                   | \$2,975,000 |

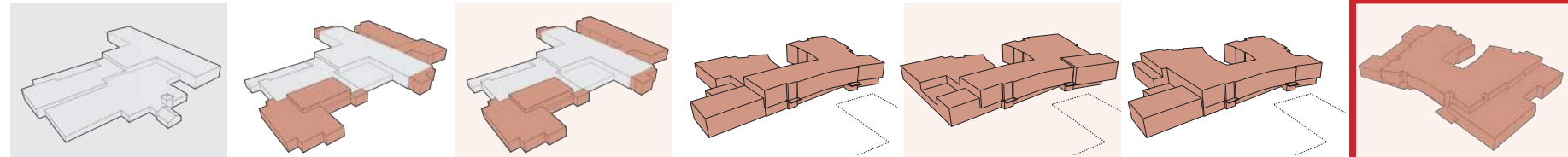
*(phasing, escalation, fees, permitting, admin. costs, testing, technology, and contingency)*

**\$15.5-16.5 million**

**\$60+ million** to make all repairs necessary for accessibility, fire protection, and code compliance

# An Evaluation Matrix to Determine the Project

In January 2023, the School Building Committee Selected Option 9b



**Option  
9B**

**Meets the  
Educational  
Program of  
the School  
District**

| <i>School Building Committee<br/>(SBC) Member Responses</i> | <b>Option 1</b><br>Code Upgrade/<br>Base Repair<br>ONLY | <b>Option 3a</b><br>(6-8) Add/Reno<br>(w/ Auditorium)<br>2-Story | <b>Option 7a</b><br>(5-8) Add/Reno<br>(w/ Auditorium)<br>2-Story | <b>Option 4b</b><br>(6-8) New Con.<br>(NO Auditorium)<br>3-Story | <b>Option 5b</b><br>(6-8) New Con.<br>(w/ Auditorium)<br>3-Story | <b>Option 8b</b><br>(5-8) New Con.<br>(NO Auditorium)<br>3-Story | <b>Option 9b</b><br>(5-8) New Con.<br>(w/ Auditorium)<br>3-Story |
|---|---|--|--|--|--|--|--|
| SBC Member 01   | 30  | 32   | 32   | 61   | 60   | 60   | 59   |
| SBC Member 02   | 25  | 27   | 27   | 54   | 56   | 62   | 67   |
| SBC Member 03   | 25  | 27   | 27   | 54   | 57   | 60   | 67   |
| SBC Member 04   | 25  | 27   | 27   | 61   | 62   | 63   | 67   |
| SBC Member 05   | 32  | 33   | 33   | 65   | 60   | 65   | 61   |
| SBC Member 06   | 30  | 39   | 45   | 68   | 66   | 64   | 65   |
| SBC Member 07   | 28  | 41   | 41   | 61   | 64   | 65   | 67   |
| SBC Member 08   | 25  | 28   | 29   | 54   | 56   | 62   | 67   |
| SBC Member 09   | 25  | 26   | 26   | 54   | 58   | 55   | 67   |
| SBC Member 10   | 25  | 27   | 27   | 53   | 57   | 58   | 67   |
| SBC Member 11   | 25  | 27   | 27   | 53   | 57   | 63   | 66   |
| SBC Member 12   | 23  | 23   | 23   | 46   | 46   | 47   | 69   |
| SBC Member 13   | 41  | 57   | 57   | 56   | 58   | 56   | 58   |
| SBC Member 14   | 23  | 69   | 67   | 64   | 46   | 25   | 61   |
| <b>Total Score</b>  | <b>382</b>  | <b>483</b>   | <b>488</b>   | <b>804</b>   | <b>803</b>   | <b>805</b>   | <b>908</b>   |
| <i>Rank</i>   | <b>7</b>  | <b>6</b>   | <b>5</b>   | <b>3</b>   | <b>4</b>   | <b>2</b>   | <b>1</b>   |

# Benefits of a new Whitman Middle School



// by **PROVIDING** flexible and adaptable interior learning environments for interdisciplinary instruction and hands-on “Project Based Learning”

- // Appropriately-Sized General Classrooms w/ Group Areas
- // Integrated Special Education
- // S.T.E.A.M. Exploration Spaces
- // Outdoor Learning Areas



// by **CREATING** an environment for a positive, inclusive, and diverse learning culture that accommodates all student needs

- // Improved campus visibility, circulation & building access
- // Collaborative areas of difference sizes
- // Updated security systems



// by **STRENGTHENING** the partnerships between students, educators, subjects, student services, other district schools and the larger community

- // Open campus layout with 4 new athletic fields & other outdoor plazas/amenities
- // Distributed parking
- // Auditorium, Dining, & Gym



// by **CONNECTING** to the outdoors directly, visually, educationally, efficiently, and environmentally

- // Indoor/outdoor connections, especially to adjacent wetlands
- // Low energy-use-intensity
- // Energy saving systems/controls
- // Natural & recycled materials

# Academic & Extracurricular Opportunities

Made more available to Whitman's students



Art &  
Music

Athletics &  
Wellness

S.T.E.M.





# Existing Whitman Middle School Site

Current building location divides the site in half

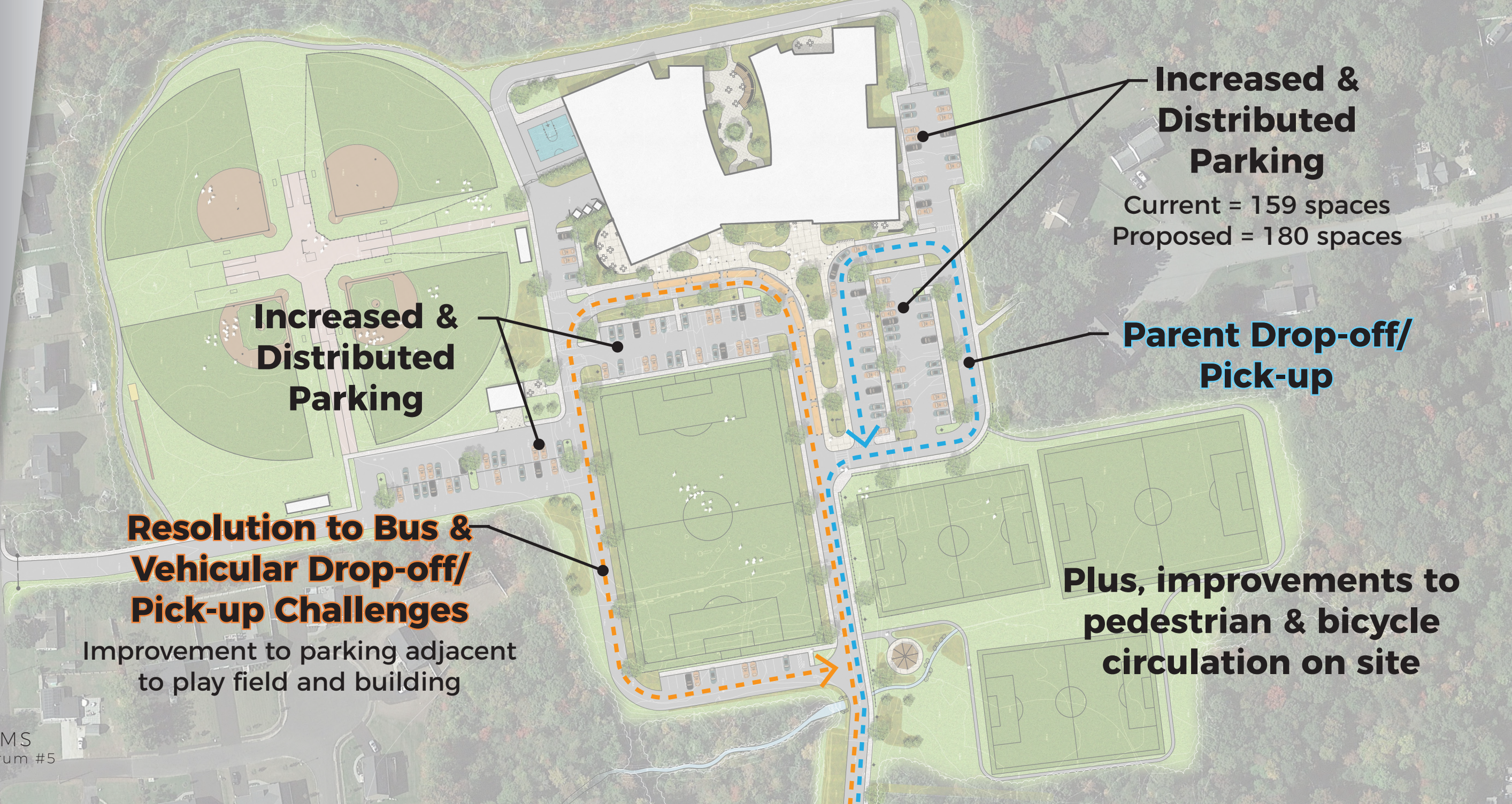


# Site Use Opportunities

An open campus to improve safety, academic use, and community use



# Community Site Use Opportunities & Resources



**Increased & Distributed Parking**

Current = 159 spaces  
Proposed = 180 spaces

**Increased & Distributed Parking**

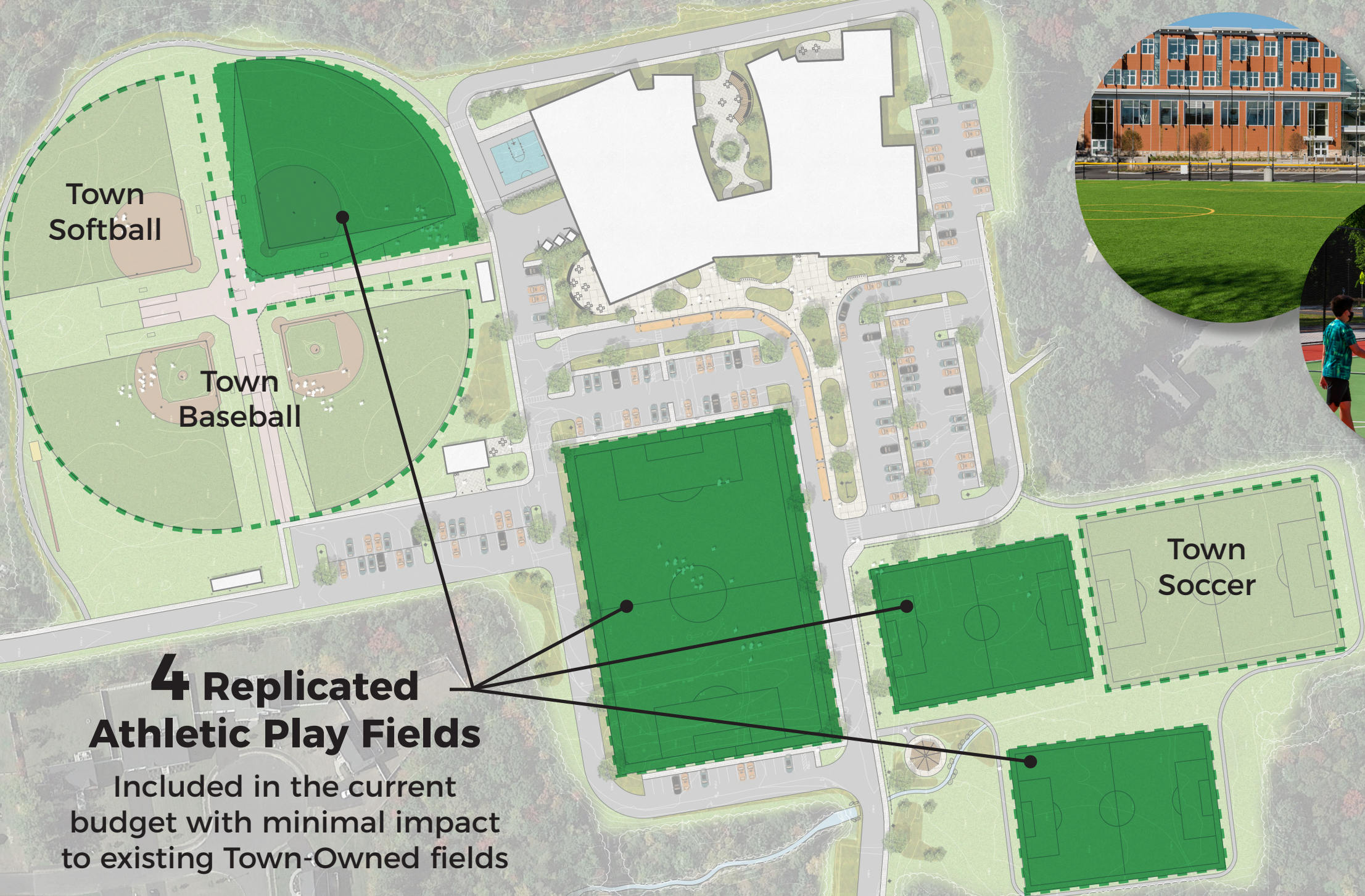
**Parent Drop-off/  
Pick-up**

**Resolution to Bus & Vehicular Drop-off/  
Pick-up Challenges**

Improvement to parking adjacent to play field and building

**Plus, improvements to pedestrian & bicycle circulation on site**

# Community Site Use Opportunities & Resources



## 4 Replicated Athletic Play Fields

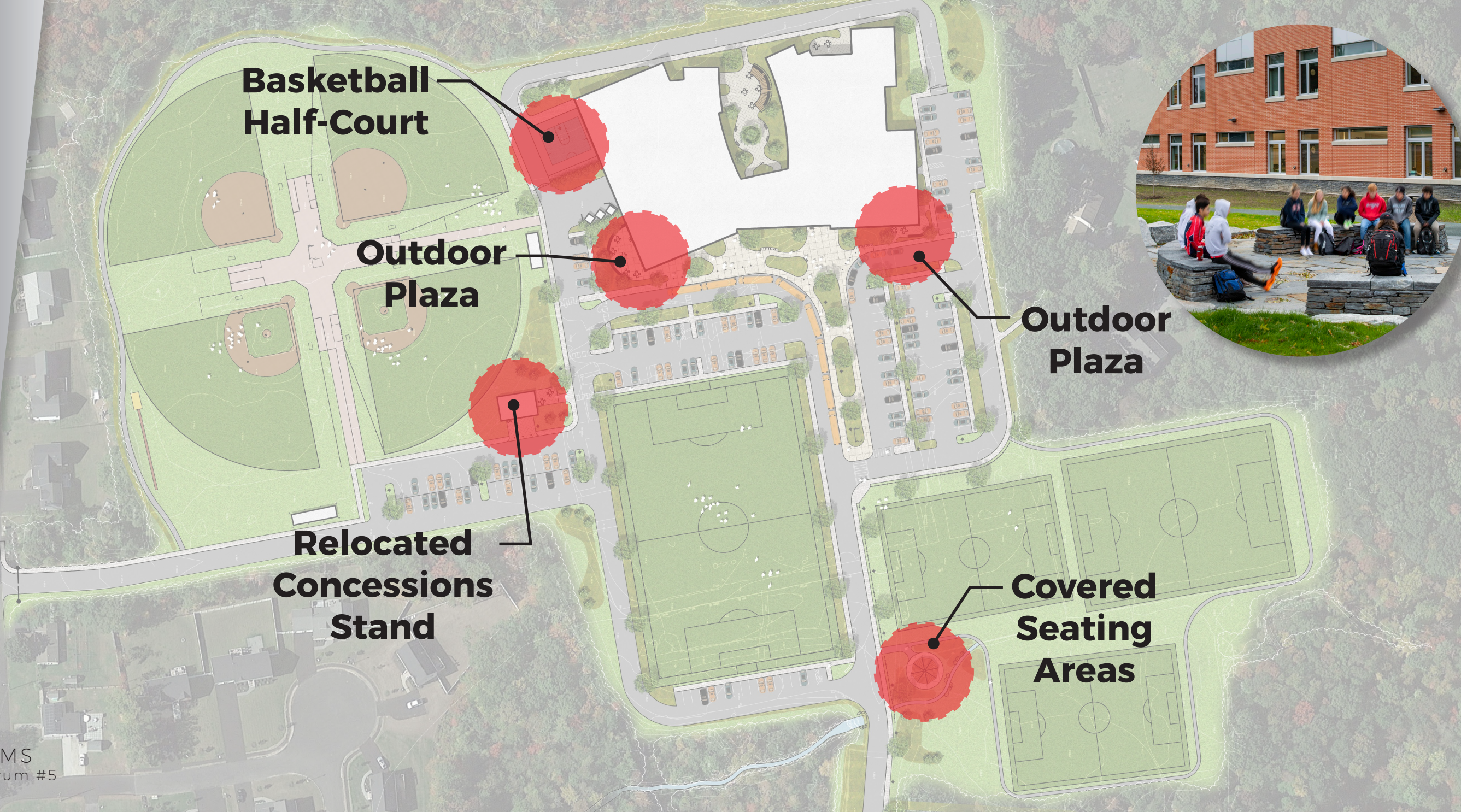
Included in the current  
budget with minimal impact  
to existing Town-Owned fields

# Community Site Use Opportunities & Resources



**Integrated  
Cross-Country &  
Walking Path**

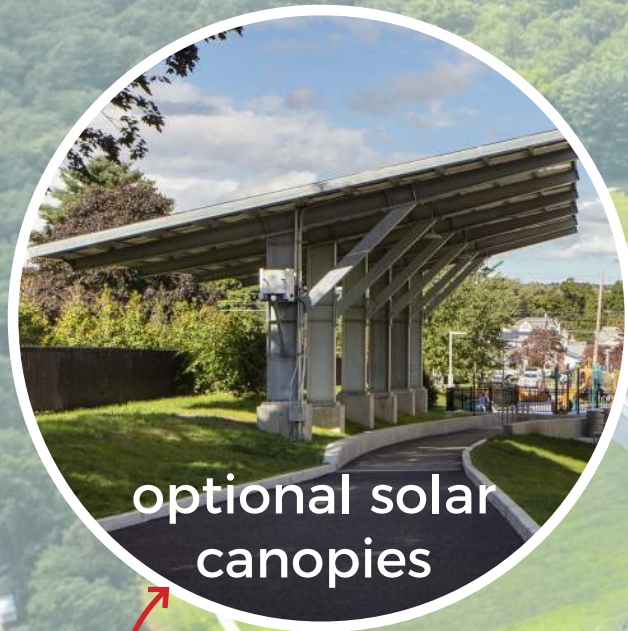
# Community Site Use Opportunities & Resources



 **Mass Save Path 1**

**Commitment to a Net Zero & Low EUI  
Building (EUI of 25 or less)**

**\$2.00/sf Incentive\* = \$277,208 +  
\$1.50/sf Post Occ. Bonus\* = \$207,906**



**On-Site  
Renewable  
Energy Ready**

**Protects  
Existing  
Wetlands**

**Stormwater  
Control/  
Bioretention**

**Green &  
Solar Roof  
Areas**

**Solar  
Shading  
Devices**

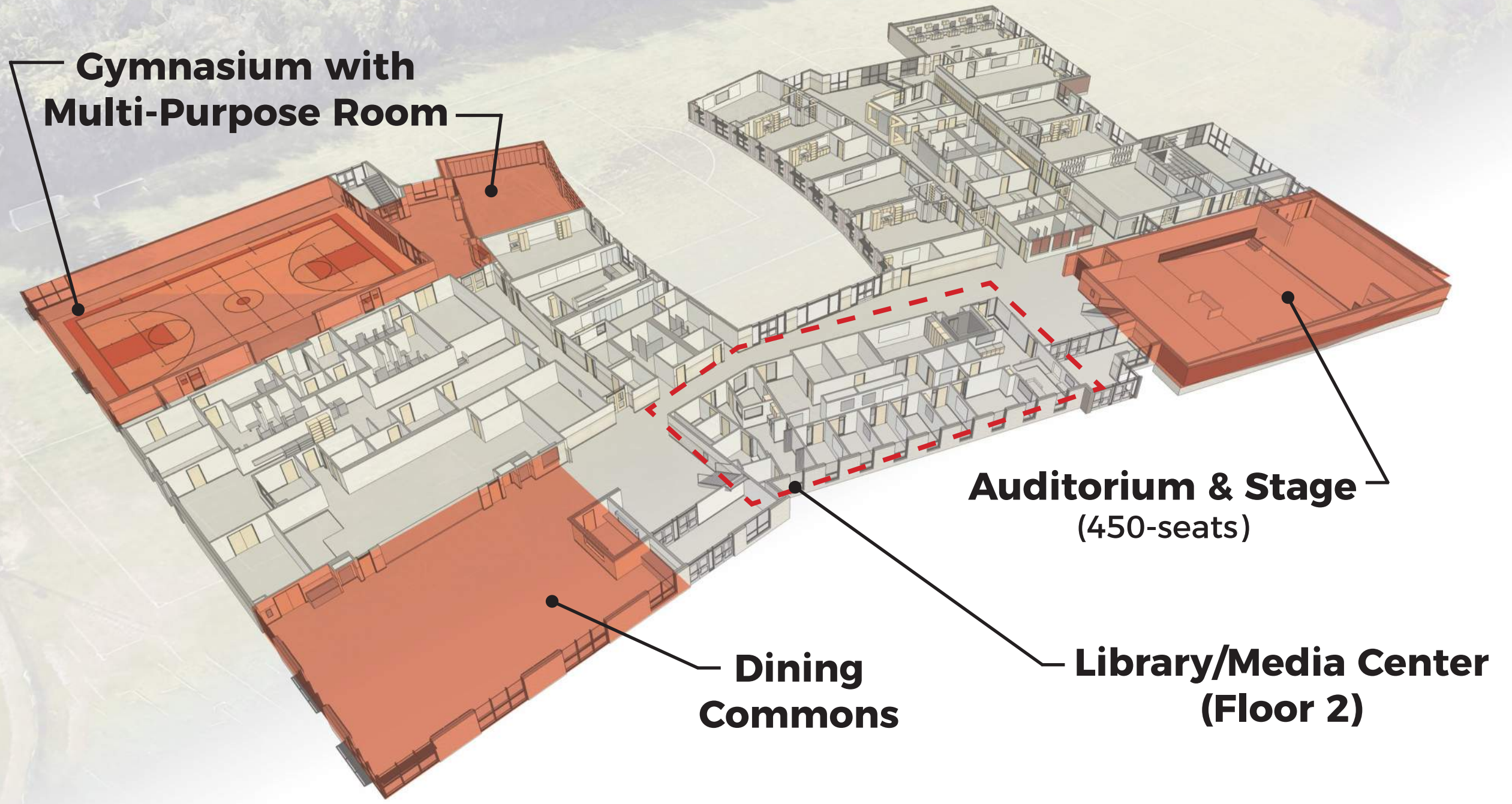
**An Energy  
Efficient  
Orientation**

**Reduces  
Heat Island  
Effect**

**Outdoor  
Learning  
Areas**

**Restores  
Natural  
Features**

# Community Resources





# Exterior Rendering

## Front Approach from Northeast Corner



# Exterior Rendering

## Front Approach from Southeast Corner



# Interior Rendering

## "Main Street"



# Interior Rendering

## Academic Neighborhood



# Interior Rendering

## 450-seat Auditorium



# Cost-Conscious Design Approach

Remaining mindful of the financial impact to the Whitman taxpayers

## New Building Design

- // New Construction option **less expensive** than addition/renovation option
- // New Construction option has **shorter duration** than addition/renovation option
- // Designing sustainably and energy efficiently to receive an **additional 4.00% reimbursement** from MSBA and to meet LEED Certification req's
- // Strategic positioning of new building for **least impact** to existing Town-owned fields

## New Building Systems

- // Mirrored/ similar wings creates an **efficient floor plan** that allows for the replication of systems
- // Decentralized mechanical systems allow for easier **maintenance and replacement**
- // 3-story design is **less expensive** than 1 or 2-story design
- // Enrolled in an **energy efficiency incentive program** with local utility company for rebates upon completion

## Operation/Maintenance

- // Established a Building Maintenance Program for an **additional 1.57% reimbursement** from MSBA
- // Use of **cost-effective, long lasting, durable, recyclable**, and low maintenance materials both inside and outside the building
- // Strategic positioning of new building for **optimal solar orientation** to reduce thermal loads and operating costs



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

Total Project Cost

**\$135,289,672**

MSBA Maximum Grant

**\$45,605,539**

Total Taxpayer  
Contribution

**\$89,684,133**

**Bond Length  
30 years**

**Interest Rate  
5.50 %**

**Average  
Assessed  
Home Value  
\$420,530**

**\$1,494 (First Year)**

**Avg. Increase per Home  
(Average over Bond Length)**

**\$1,017.53 /yr  
\$84.79 /month**

**\$594 (Last Year)**

# Upcoming Critical Milestones

The success of the project will depend on...

Project needs to pass  
**BOTH VOTES**  
to proceed

## Town Meeting

MONDAY

**OCT 30, 2023**

**VOTE #1**

## Debt Exclusion

SATURDAY

**NOV 4, 2023**

**VOTE #2**



# Town Meeting

OCT. 30, 2023

## VOTE #1

Voted "YES"

# Debt Exclusion

NOV. 4, 2023

## VOTE #2

### What does a "YES" vote mean?

Voted "YES"

Whitman will enter into MSBA Module 6: Project Scope and Budget Phase

The Design Team will proceed with Design Development and Construction Documents

The Project will go out to Bid and will enter into the Construction Phase

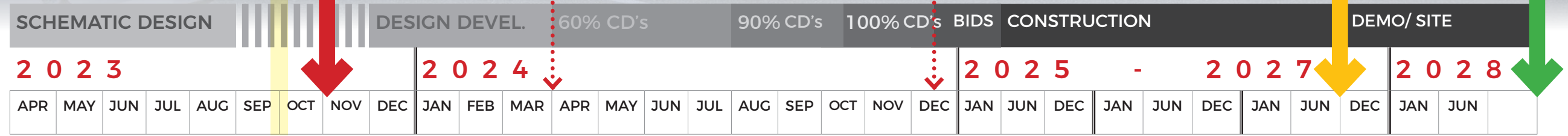
✓ FALL 2027

### NEW Whitman Middle School Opening

*Current 1<sup>st</sup> - 4<sup>th</sup> graders will be the first to attend the new middle school*

# The New Whitman Middle School

## Substantial Completion in the Fall of 2027



# What does a "NO" vote mean?

## Town Meeting

OCT. 30, 2023

### VOTE #1

Voted "NO"

The Town has 120 days from the MSBA Board Vote to pass the project  
*(both Town votes by March 2024)*

## Debt Exclusion

NOV. 4, 2023

### VOTE #2

Whitman will forfeit the opportunity to receive a max grant of \$45.6 million in state aid offered by the MSBA

Whitman will be required to withdraw from the MSBA Grant Program

WHRSD will have to submit another Statement of Interest (SOI) and receive an invitation into the Eligibility Period Phase

If eligible, Whitman will enter into the Feasibility Study again  
*MSBA will not reimburse for a 2<sup>nd</sup> feasibility study*

# Comparison of Base Repair vs. New Construction

The benefits of New Construction go beyond financial considerations








## Base Repair

### THIS IS NOT AN OPTION

- // **DOES NOT** include comprehensive renovation work - upgrades are only to meet code
- // **DOES NOT** make improvements to meet the needs of the Educational Program
- // **DOES NOT** change the Grade Configuration (remains 6-8)
- // **DOES NOT** add necessary space for Special Education programs
- // **DOES NOT** create parity between district middle schools
- // **DOES NOT** provide academic and extracurricular opportunities for the 5<sup>th</sup> graders that aren't available at the elementary school level

## New Construction

### Creates a campus of academic, social, & community resources

- // Whitman has a new energy efficient & code compliant school for the next 50+ years !
- // Meets the needs of the Educational Program & fulfills curriculum standards/guidelines 
- // Meets the needs of the Special Education Program
- // Includes Grade 5 to create parity between district middle schools 
- // Includes the oversized Gym & Multi-purpose Room
- // Includes an Auditorium 
- // Reduces operating costs
- // Improves traffic flows on site
- // Includes 4 new athletic fields, concessions stand, & half-size basketball court 
- // Grants 5<sup>th</sup> graders new academic & extracurricular opportunities 
- // Includes natural walking path for community use 
- // Includes outdoor learning areas & community plazas
- // Allows for participation in rebates & incentive programs related to energy efficiency 

...and more!

# Video Series Available

## Series A - The Existing Conditions

- VIDEO 1** - Educational Deficiencies
- VIDEO 2** - Unit Ventilators
- VIDEO 3** - Base Repairs & Code Upgrades

## Series B - The New Construction Project

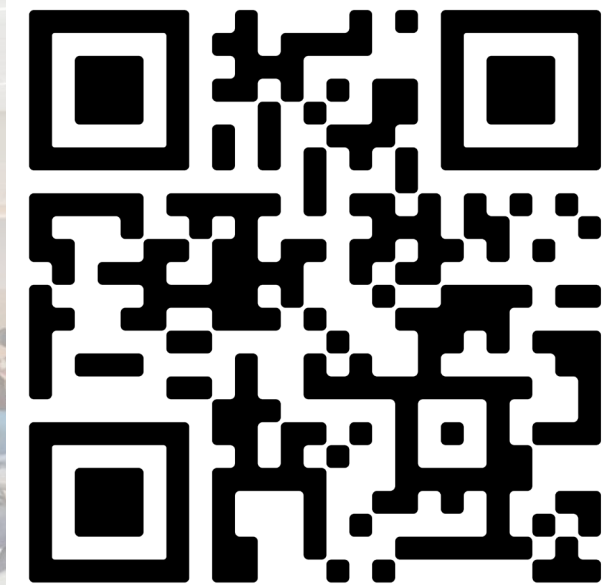
- VIDEO 4** - Schematic Options
- VIDEO 5** - Grade Configuration & Benefits to the Elementary Schools
- VIDEO 6** - Design, Benefits, & Sustainability

## Series C - Approving the Project

- VIDEO 7** - Funding & Financial Impact
- VIDEO 8** - Preparing for the Vote

[www.wmsproject.org](http://www.wmsproject.org)

**Whitman Middle School  
Project Website**



# Upcoming Events

## Dates & Content

### Community Forums

THURSDAY

**SEP 28, 2023**

@ Whitman Middle School  
6:30 pm

MONDAY

**OCT 16, 2023**

@ Whitman Middle School  
6:30 pm



### Existing Building Tours

THURSDAY

**SEP 28, 2023**

@ Whitman Middle School  
Following the Community Forum

SUNDAY

**OCT 15, 2023**

@ Whitman Middle School  
10:00 am - 2:00 pm

MONDAY

**OCT 16, 2023**

@ Whitman Middle School  
Following the Community Forum

SATURDAY

**OCT 21, 2023**

@ Whitman Middle School  
10:00 am - 2:00 pm

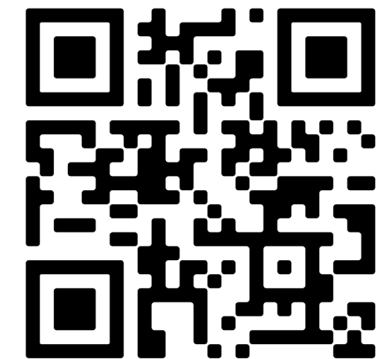
### Critical Milestones

TOWN MEETING VOTE  
MONDAY

**OCT 30, 2023**

DEBT EXCLUSION VOTE  
SATURDAY

**NOV 4, 2023**



[www.wmsproject.org](http://www.wmsproject.org)



# Thank you

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**Whitman Middle School  
Project Website**

