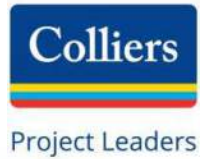


The Whitman Middle School Project

Community Forum // October 16, 2023



School Building Committee

Frederick Small, Chair

Kathleen Ottina, Vice Chair

Jeffrey Szymaniak, Superintendent

George Ferro, Asst. Superintendent

Brandon Frost, WMS Principal

Mary Beth Carter

Rich Pulkinen

Robert Curran

Crystal Regan

Don Esson

Christopher Scriven

Justin Evans

Beth Stafford

Josh MacNeil

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

Professional Team

Owner's Project Manager (OPM)

Colliers Project Leaders

A. Michael Carroll

Alisa Santos

Designer

Ai3 Architects, LLC

Troy Randall

Julie Rivera

(±5 MIN ANIMATION)



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 Building Committee
 - // School 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**

61 SOI's submitted in 2019
11 SOI's invited into MSBA Program
18 % of Core Program applicants accepted in 2019

13 Different Options Evaluated

1 Preferred Option Selected

Critical Decision Making: Inclusion of 5th Grade

In January 2023, the School Committee & SBC decided to include 5th grade

Elementary School Benefits

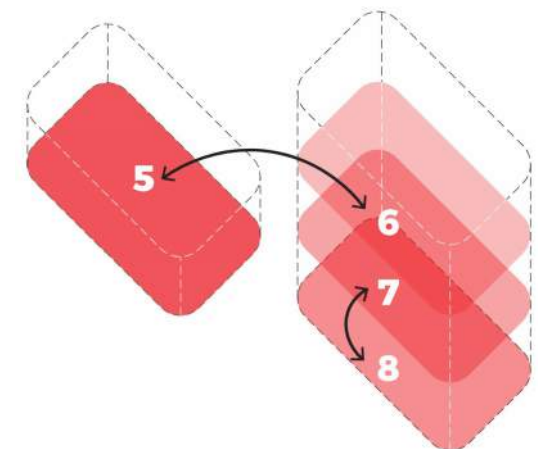
- // Without grade 5, the elementary schools **would have space** for:
 - / Special Education
 - / MTSS Interventions
 - / Small Group Collaboration
 - / Social-Emotional Support
 - / English Language Learners
 - / Professional Development
 - / Pre-school Classrooms
- // By 5th grade, students have **outgrown elementary-sized** spaces and furniture
- // Keeps **maturity level** of remaining students more closely aligned (K-4 vs. K-5)

Middle School Benefits

- // 5th grade teachers would be at **one school** instead of two
- // 4 consecutive years at the same middle school for students, aiding **identity & relationship growth**
- // 5th graders **benefit** from middle school **spaces and activities**
 - / S.T.E.A.M. Spaces
 - / Performing Arts Spaces
 - / Athletics & Wellness Spaces
- // Includes **support spaces** for English Language Learners & Special Education currently unavailable in the district

Community Benefits

- // With grade 5 at the middle school, the benefits of the new building project positively **impact MORE of Whitman's students** than only 6-8
- // Gives the **community flexibility** for the unknowns of the future
- // Brings programs back to **community schools**, instead of outsourcing



Critical Decision Making: Inclusion of an Auditorium

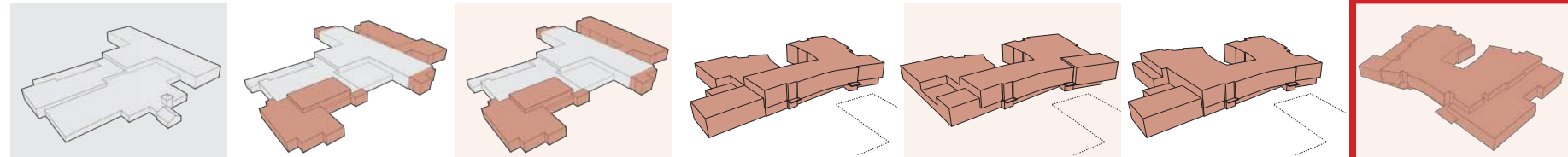
In January 2023, the SBC decided to include an auditorium

SELECT 1

Considerations	Auditorium	“Cafetorium”	“Gymatorium”
Size?	3,433-4,500 sf	3,863-5,063 sf	6,000-9,000 sf
Includes stage?	YES	YES	YES
Accommodates enrollment? (up to 67%)	YES	NO	NO
Available throughout entire school day?	YES	NO <i>(not during lunch)</i>	NO <i>(not during gym)</i>
Includes fixed seating?	YES	NO	NO
Allows for flexibility?	NO <i>(only on stage)</i>	YES	YES
Includes ideal lighting for performances?	YES	NO	NO
Includes ideal acoustics for performances?	YES	NO	NO
Doubles as community resource?	YES	YES	YES
Reimbursable by MSBA funding?	NO	YES	PARTIALLY
Provides income opportunities for Town?	YES	PARTIALLY	PARTIALLY
Meets District's Educational Program?	YES	NO	NO

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 (SBC) Member Responses</i>	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
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
Total Score	382	483	488	804	803	805	908
<i>Rank</i>	7	6	5	3	4	2	1

The New Whitman Middle School



The construction of a **NEW 138,605 gsf MIDDLE SCHOOL** with an auditorium, serving grades 5-8, is the MOST

educationally appropriate

flexible

sustainable

cost-effective

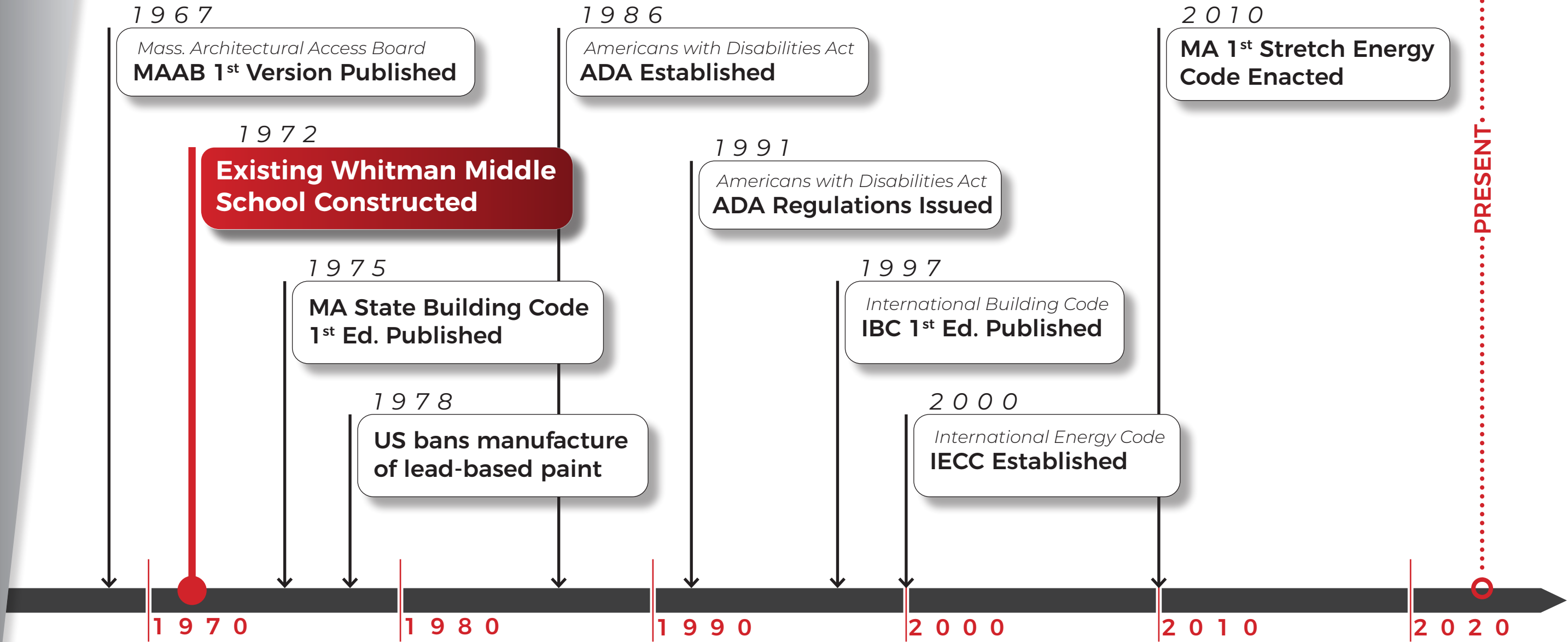
solution that positively impacts the greatest number of students in the district.

The Existing Building...



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 (handicap toilet stalls, handicap urinals, handicap sinks or accessories, 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-compliant.
- // 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 un-interruptable fuel source.

// Loads in the emergency panel boards and standby panel boards 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



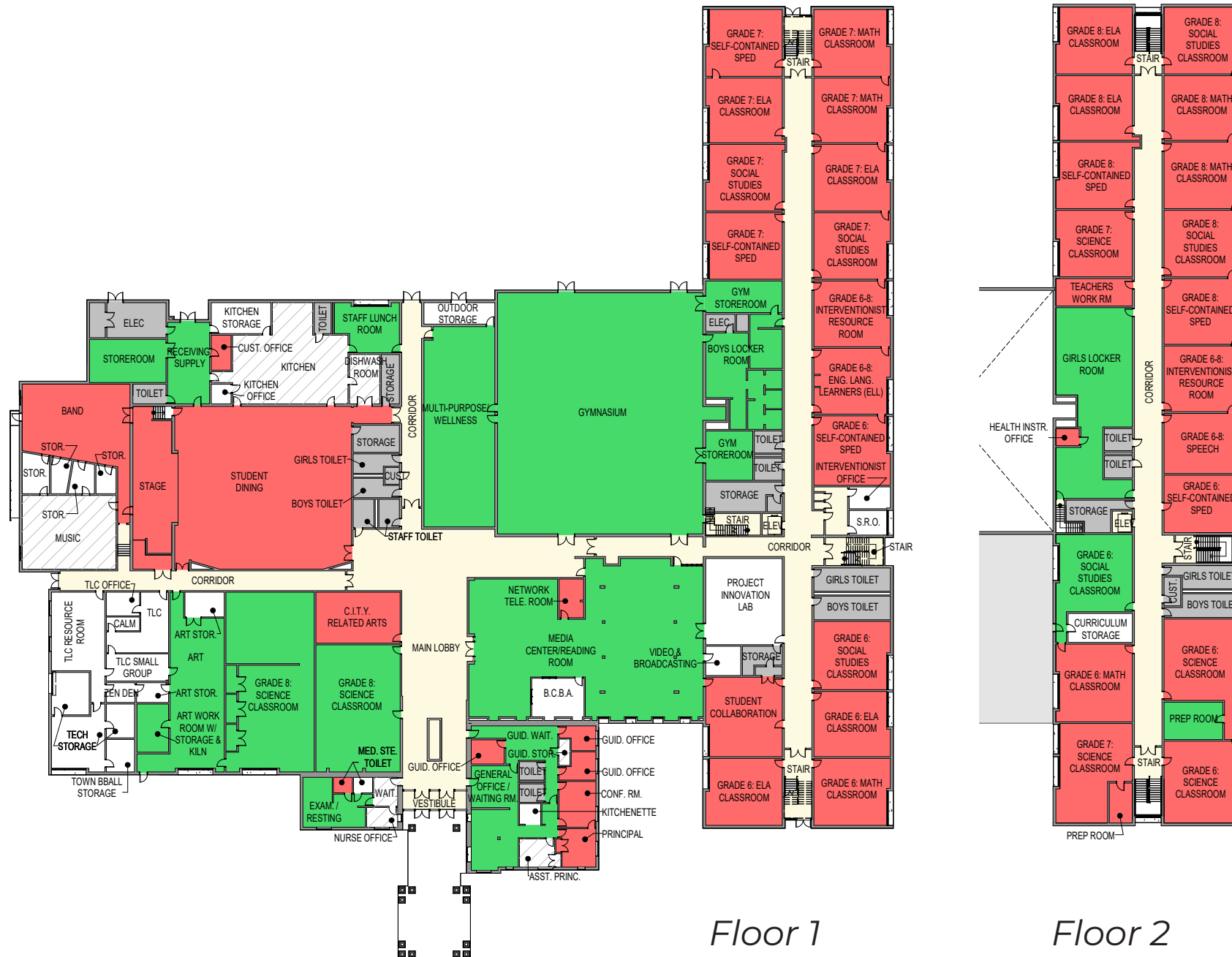
Unusable playfield for extended period
Existing Whitman Middle School Site



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



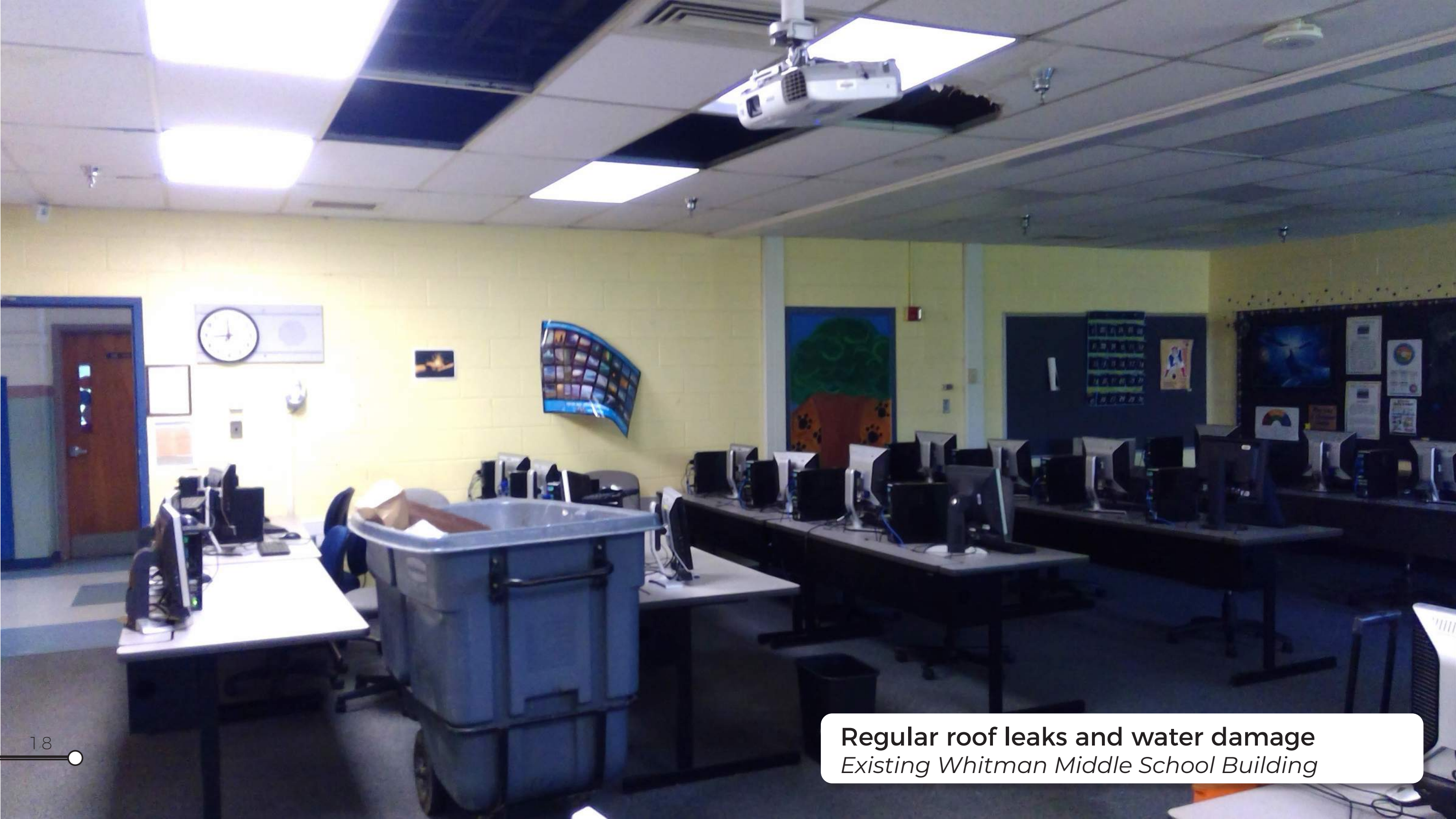
CHOICES

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

BULLYING
HURTS

I AM...

Classrooms without windows or natural light
Existing Whitman Middle School Building



Regular roof leaks and water damage
Existing Whitman Middle School Building



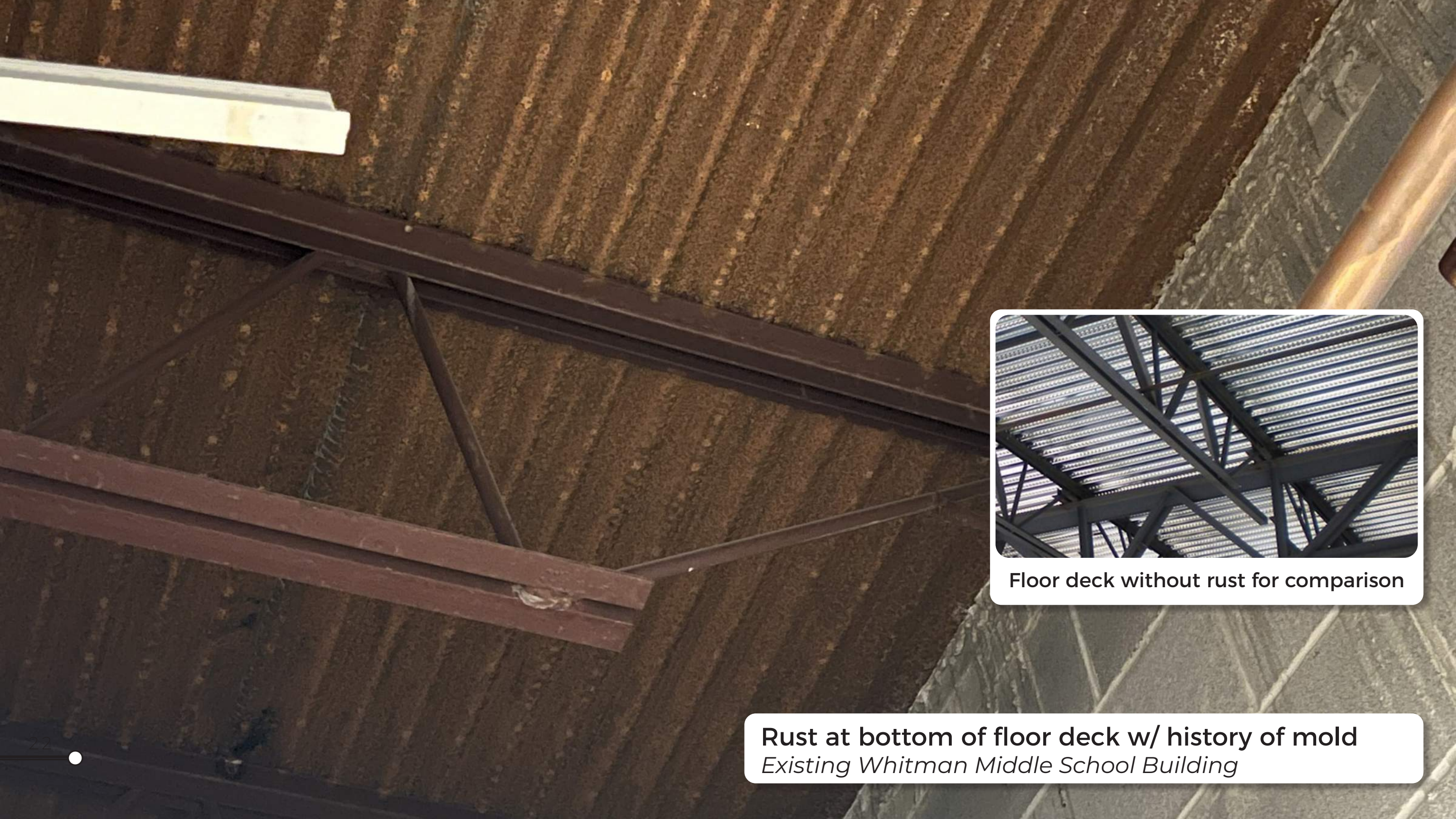
Non-compliant sinks, fixtures, cabinets, etc.
Existing Whitman Middle School Building



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



Excess humidity requiring additional maintenance
Existing Whitman Middle School Building



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



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



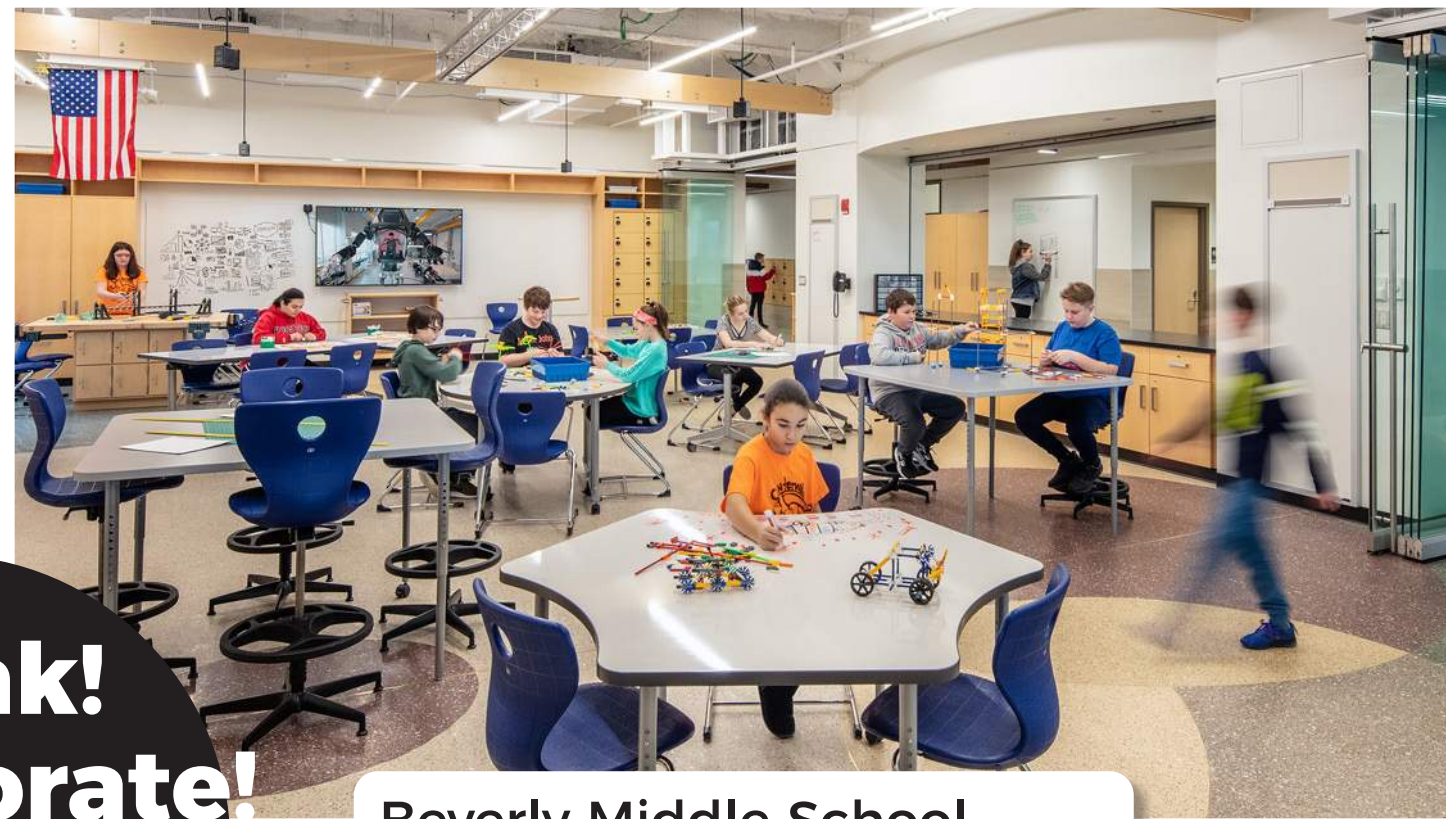
Compromised roof seams w/ water ponding
Existing Whitman Middle School Building

...Compared To Other MA Schools



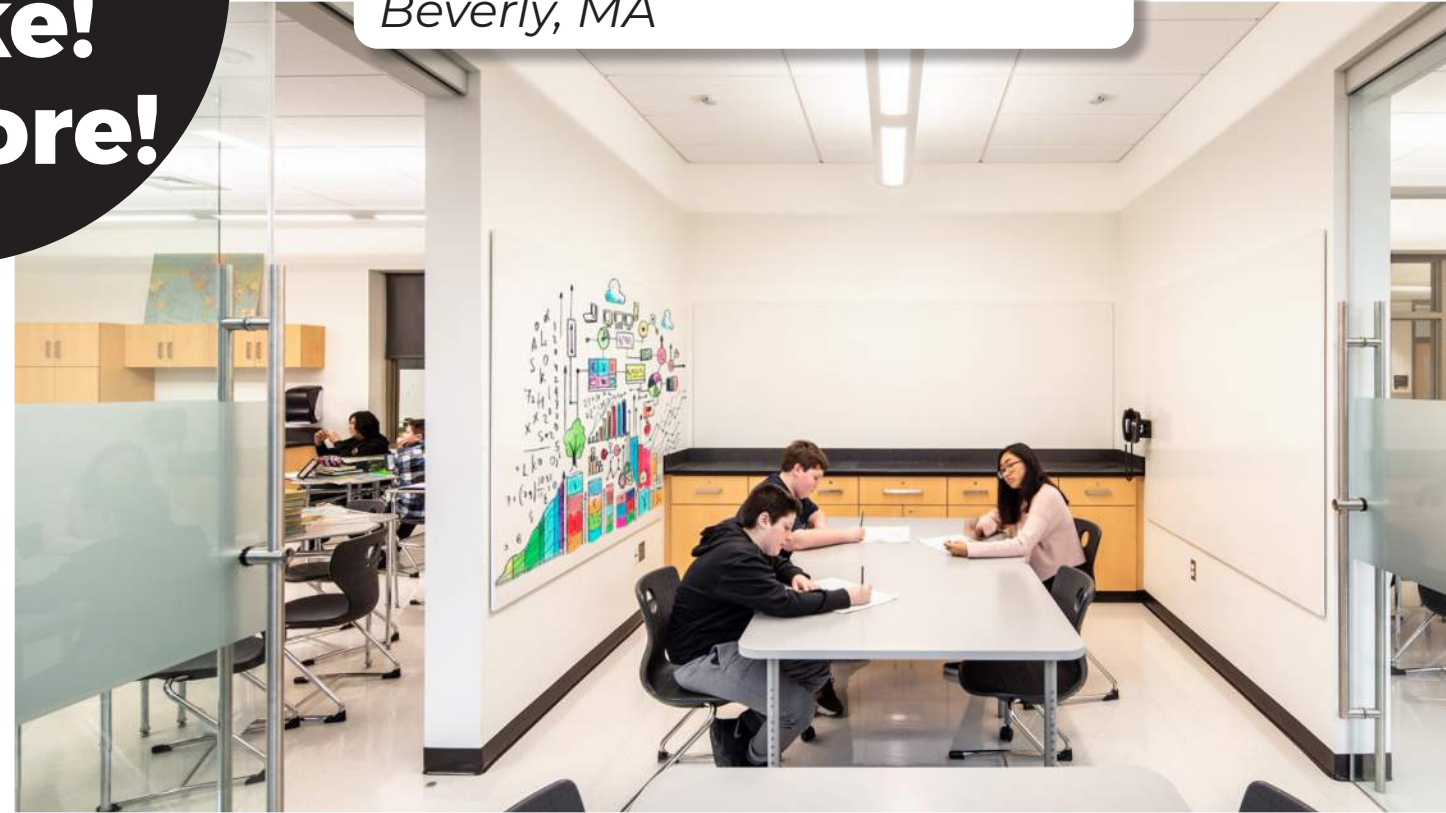
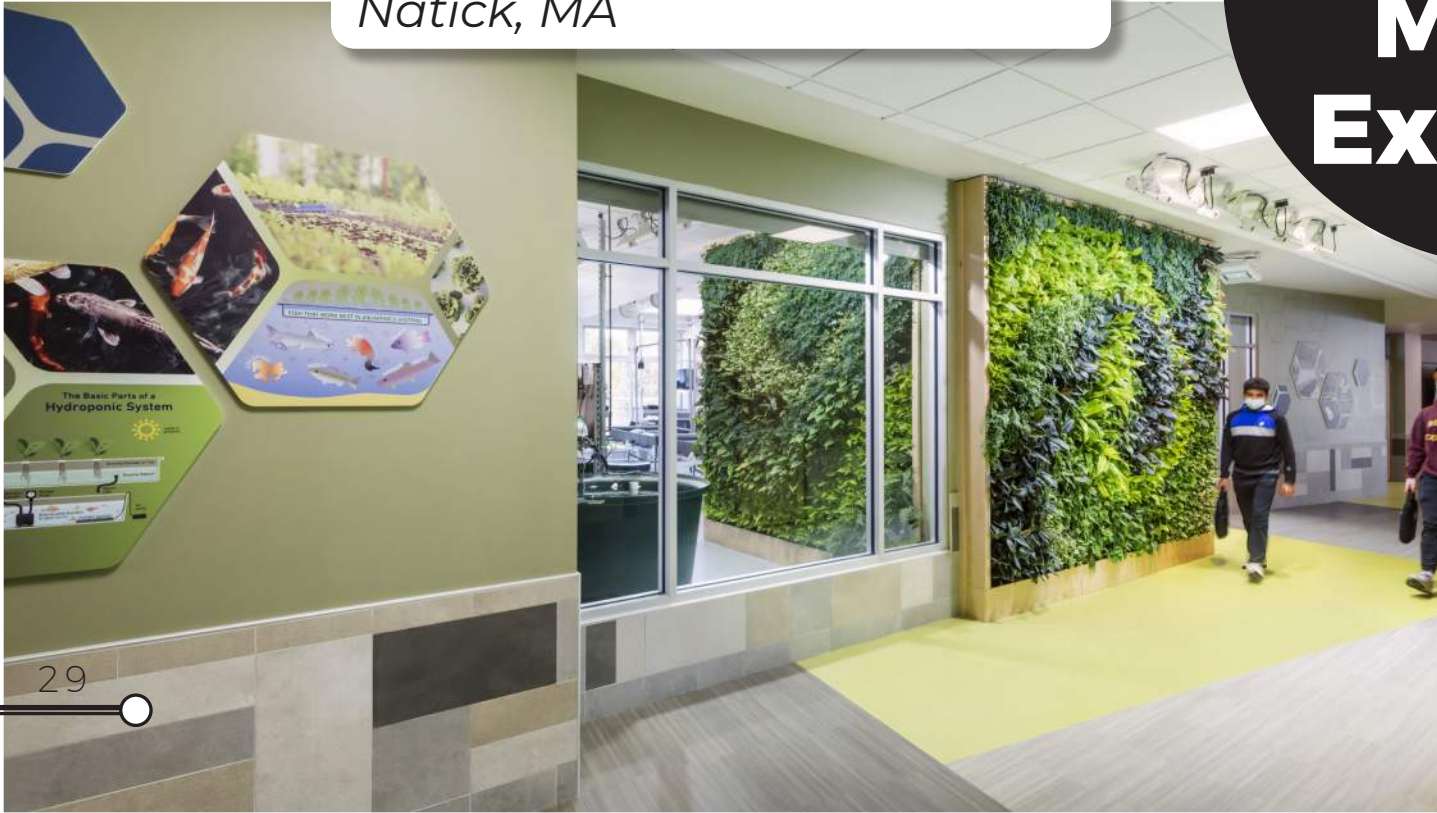


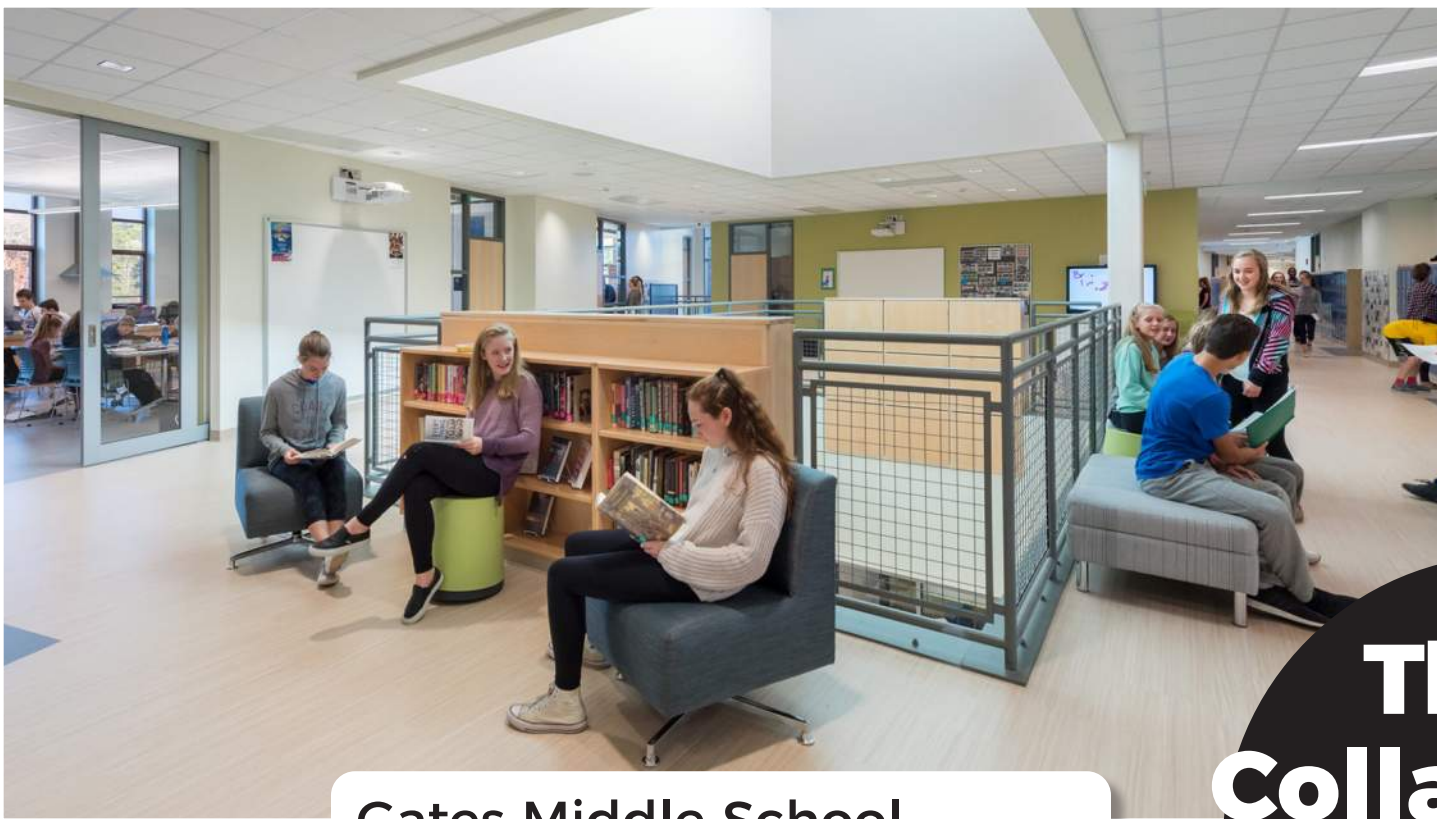
Kennedy Middle School
Natick, MA



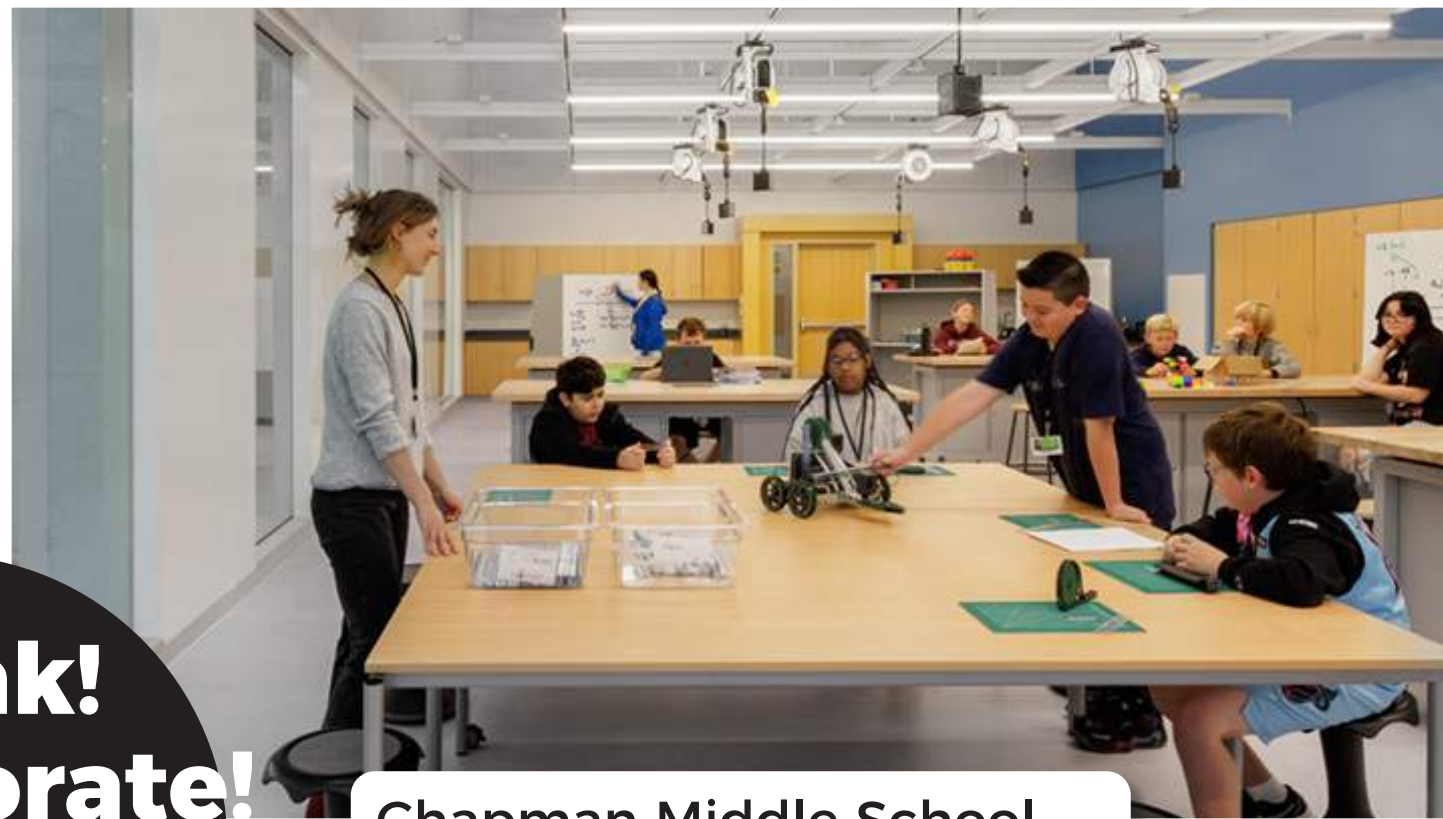
Beverly Middle School
Beverly, MA

Think!
Collaborate!
Make!
Explore!





Gates Middle School
Scituate, MA



Chapman Middle School
Weymouth, MA

Think!
Collaborate!
Make!
Explore!





Abington Middle-High School
Abington, MA



East Bridgewater Middle-High School
East Bridgewater, MA

Nearby School Examples



Phelps Elementary School
Rockland, MA



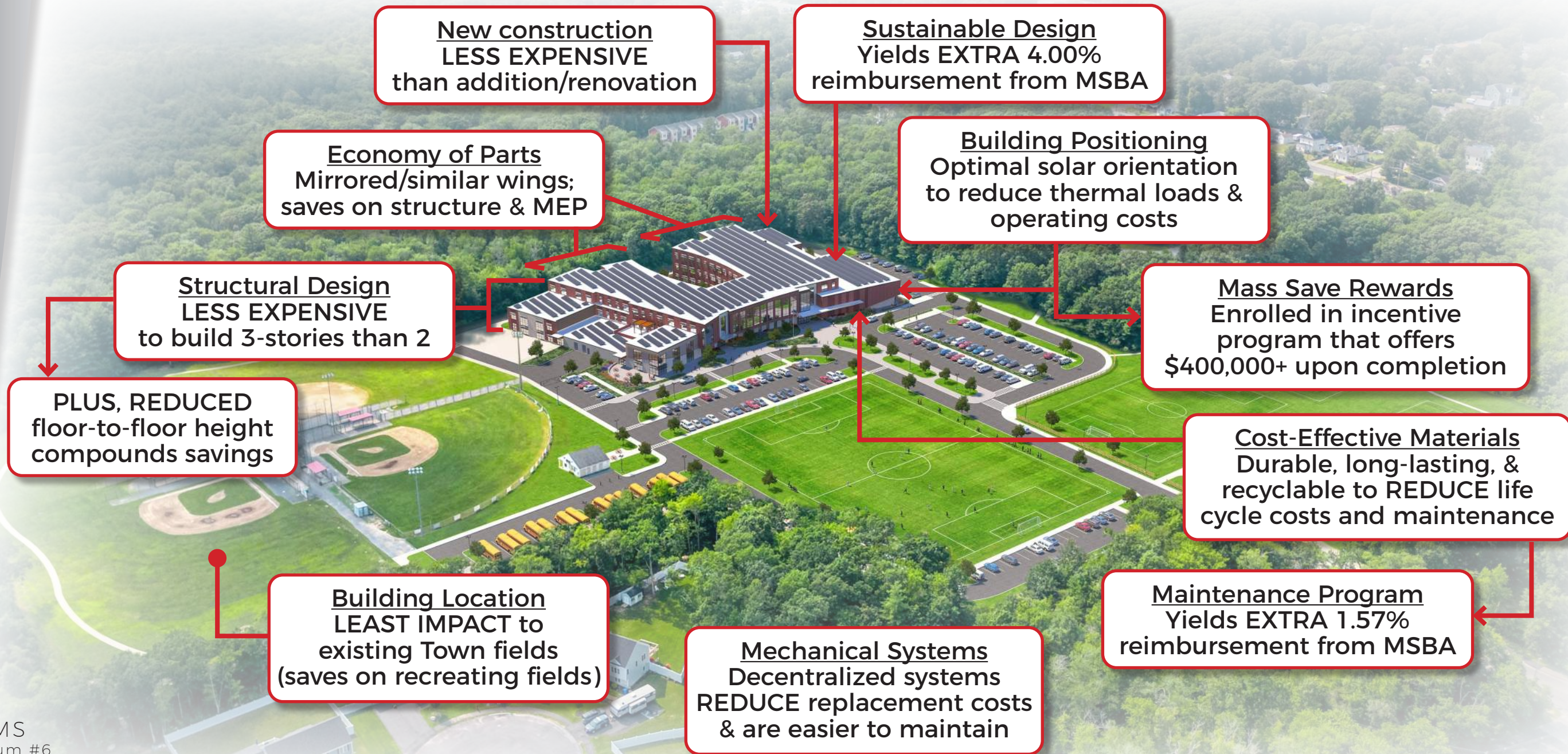
Holbrook Middle-High School
Holbrook, MA

Cost-Conscious Design Approach



Cost-Conscious Design Approach

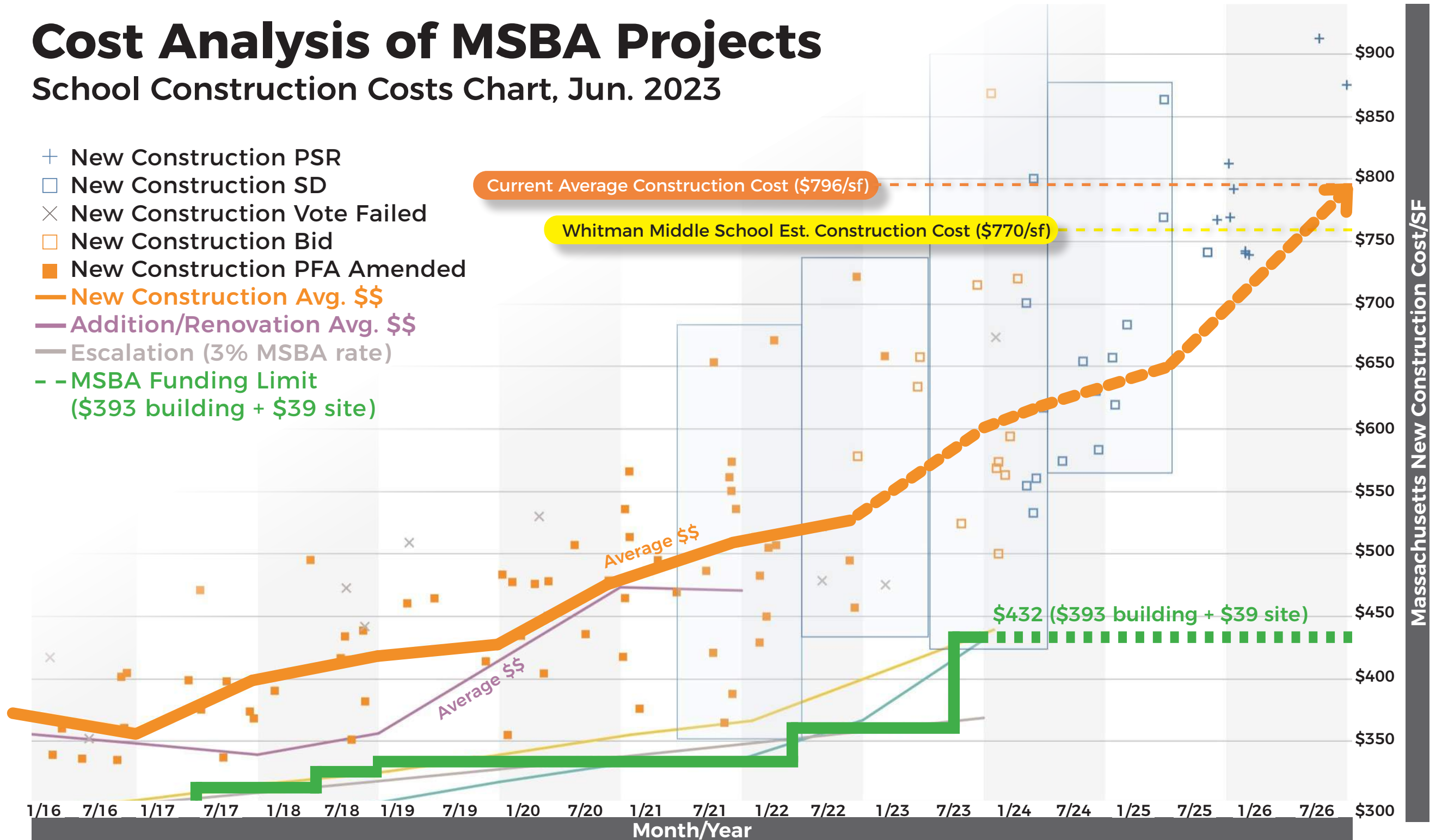
Saving Whitman taxpayers millions in construction cost



Cost Analysis of MSBA Projects

School Construction Costs Chart, Jun. 2023

- + New Construction PSR
- New Construction SD
- × New Construction Vote Failed
- New Construction Bid
- New Construction PFA Amended
- New Construction Avg. \$\$
- Addition/Renovation Avg. \$\$
- Escalation (3% MSBA rate)
- - MSBA Funding Limit (\$393 building + \$39 site)



Current Average Construction Cost (\$796/sf)

Whitman Middle School Est. Construction Cost (\$770/sf)

\$432 (\$393 building + \$39 site)

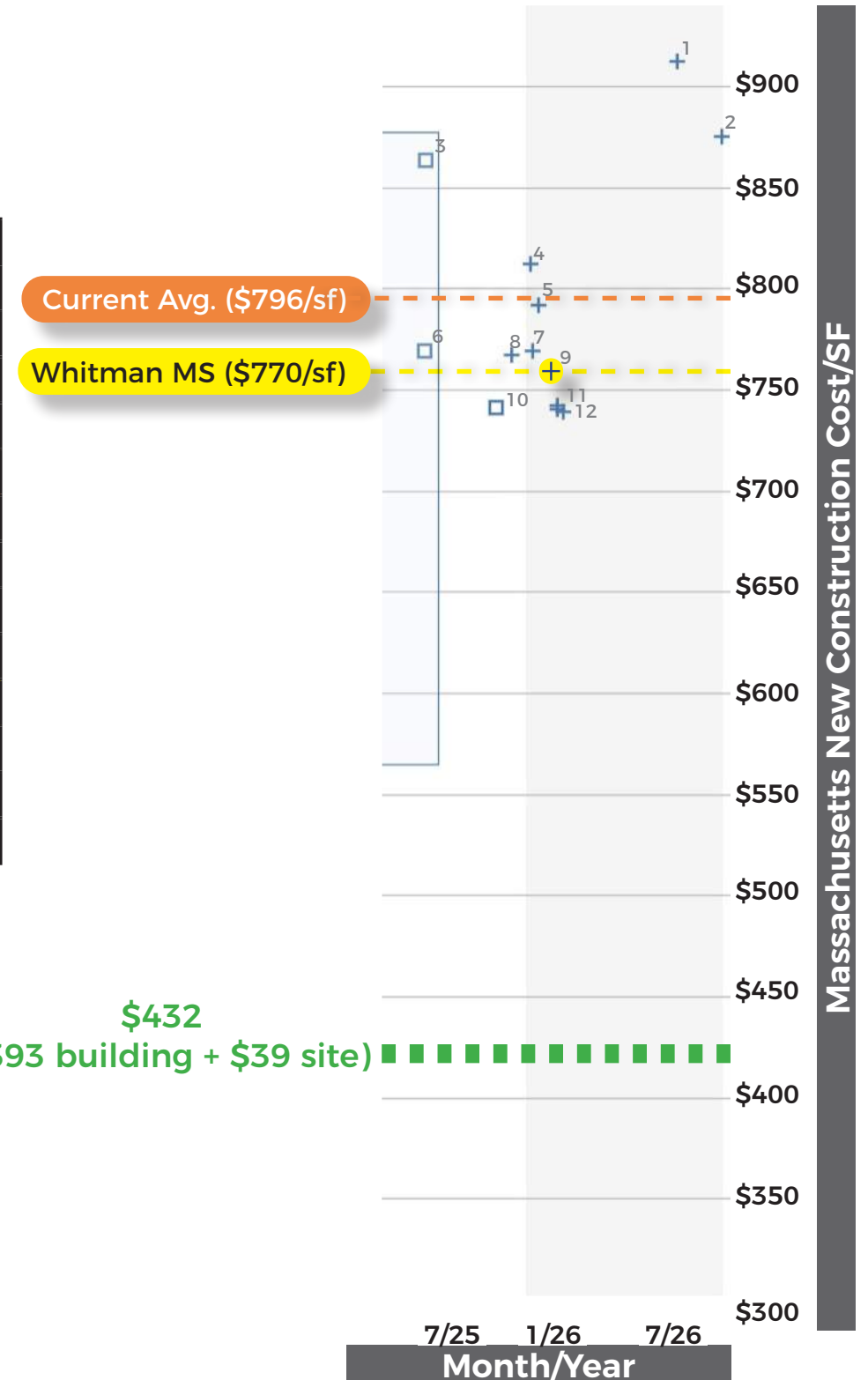
<https://info.massschoolbuildings.org/TabPub/TableauCostData.aspx>

Cost Analysis of MSBA Projects

Projects recently bid

	School	MA Location	Phase	GC/GMP Date	Const. Cost/SF
1	Nashoba Regional High School	Bolton	PSR	OCT 2025	\$912
2	Whittier Regional Vocational	Haverhill	PSR	DEC 2025	\$875
3	Wakefield Memorial High School	Wakefield	SD	JUN 2024	\$863
4	Tri-County Reg. Voc. High School	Franklin	PSR	JAN 2025	\$812
				Average	\$796
5	Newton Countryside Elem. School	Newton	PSR	JAN 2025	\$792
6	Fort River Elementary School	Amherst	SD	JUN 2024	\$779
7	East Longmeadow High School	East Longmeadow	PSR	JAN 2025	\$779
8	Elmwood School	Hopkinton	PSR	DEC 2024	\$777
9	Whitman Middle School	Whitman	SD	FEB 2025	\$770
10	Green Meadow School (PK-3)	Maynard	SD	NOV 2024	\$741
11	John B. Devalles Elem. School	New Bedford	PSR	FEB 2025	\$740
12	Pickering Elementary School	Lynn	PSR	MAR 2025	\$739

- + New Construction PSR
- New Construction SD
- × New Construction Vote Failed
- New Construction Bid
- New Construction PFA Amended
- New Construction Avg. \$\$
- Addition/Renovation Avg. \$\$
- Escalation (3% MSBA rate)
- - MSBA Funding Limit (\$493)



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

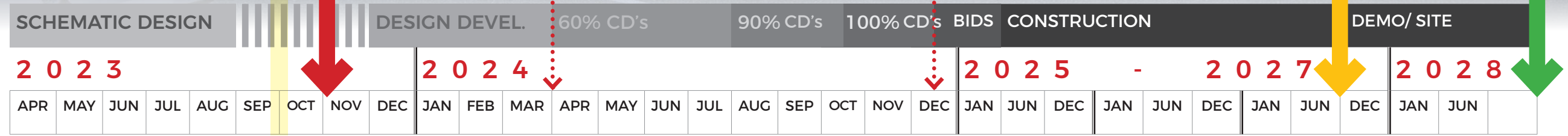
✓ FALL 2027

NEW
Whitman Middle School Opening

Current 1st - 4th 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 2nd feasibility study

RUMOR "The District can use the next year to redesign the project as a 6-8 middle school without an auditorium, stay within the MSBA pipeline, and still receive MSBA grant funding."

THIS INFORMATION IS NOT ACCURATE!

MSBA CONFIRMATION

- 1 // The **project scope and budget** is LOCKED IN following approval by the MSBA Board of Directors. This means that...
 - / The project space summary (project scope) and 3011 form (budget) **cannot be changed**
 - / The District **cannot redesign and resubmit** a revised project under the same Statement of Interest (SOI)
- 2 // The MSBA has NEVER allowed a District to substantially change a project **after a failed vote and continue to move forward** under the same Statement of Interest (SOI)
- 3 // If the Debt Exclusion Vote (ballot vote) fails...
 - / The District provides an update to the MSBA within **10 days** of the failed vote
 - / Any re-vote **must be for the same project** that received MSBA Board approval - NOT a different project - within 120 days of the Board's approval
- 4 // If a failed vote(s) occurs, the **District would be required to submit** a new Statement of Interest (SOI)
 - / If or when the District is invited back into the Core Program by the MSBA, it would be required to follow **all MSBA modules**, with modules 1-5 at the District's sole expense (without MSBA reimbursement)

Why a new Whitman Middle School **NOW?**

All future middle school students in Whitman will benefit!

Building Performance

- // WMS is near the **end of its functional life** with physical and system deficiencies
- // It **does not meet** current building or energy codes
- // It **does not meet** the standards of the Americans with Disabilities Act
- // Strained operations and maintenance due to **outdated systems & mold issues**

Educational Space

- // WMS **no longer supports**, nor provides adequate space for, the **delivery of modern educational programming** to the students of Whitman
- // The existing WMS **does not meet the educational programming** outlined by the WHRSD
- // The existing WMS **does not meet the Special Education** needs of the WHRSD

MSBA Involvement

- // The **need** is well documented and recognized by the state
- // The **MSBA** only approves projects when there is a **substantial need**
- // Whitman would not have been considered or invited into the process unless the **MSBA believed** its **deficiencies** needed to be addressed
- // Delaying **does not cost less!**

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

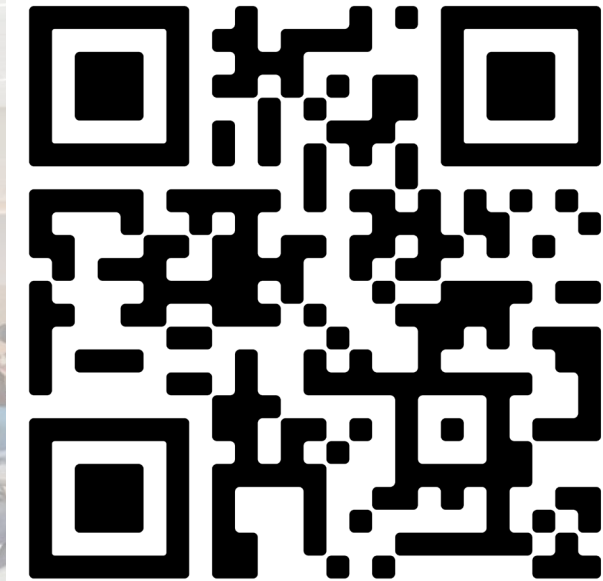
- VIDEO 4** - Schematic Options
- VIDEO 5** - Grade Configuration & Benefits to the Elementary Schools
- VIDEO 6** - Design, Benefits, & Sustainability

Series C - Approving the Project

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

www.wmsproject.org

**Whitman Middle School
Project Website**





TOWN MEETING VOTE

MONDAY

OCT 30, 2023

www.wmsproject.org



DEBT EXCLUSION VOTE

SATURDAY

NOV 4, 2023