

The Whitman Middle School Project

School Building Committee // February 27, 2024

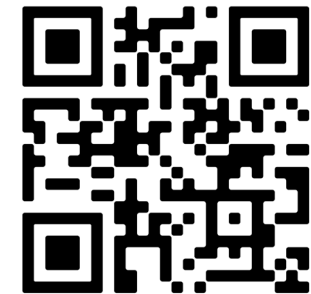


Agenda

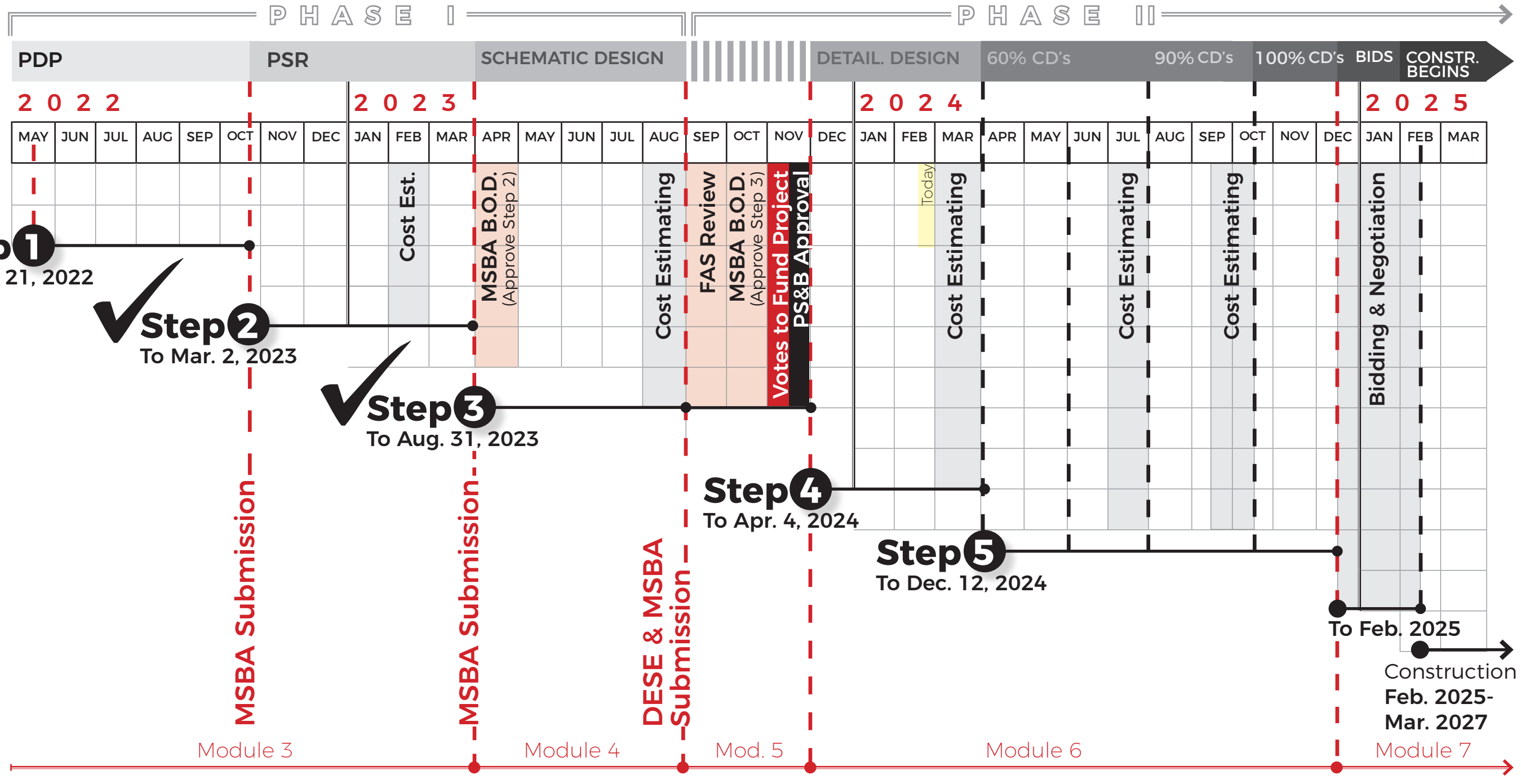
- // Schedule Overview
- // Recap of January Focus Group Meetings
- // Design Update
 - / DD Cost Estimating Submission
 - / Landscape Design

www.wmsproject.org

Whitman Middle School
Project Website



WMS Project Schedule Overview



✓ **Step 1**
To Oct. 21, 2022

✓ **Step 2**
To Mar. 2, 2023

✓ **Step 3**
To Aug. 31, 2023

Step 4
To Apr. 4, 2024

Step 5
To Dec. 12, 2024

To Feb. 2025

Construction
Feb. 2025-
Mar. 2027

Step 4 (DD) Design Development Submission

Nov. - Apr. 2024

Project Funding

Informational Meetings / Determinations

Investigations & Analyses

'23-'24 Notable Dates (Proposed):

- Dec. 19 // Building Committee
- Jan. 09 // Building Committee
- Feb. 27 // Building Committee
- Mar. 26 // Building Committee
- Apr. 04 // MSBA DD Submission**

Design Development Documents / Deliverables

Independent Cost Estimates

	NOV	DEC	JAN	FEB	MAR	APR
✓ Project Scope & Budget	[Green Bar]					
✓ Project Funding Agreement	[Green Bar]					
✓ Safety & Security			[Green Bar]			
✓ Technology & FF&E			[Green Bar]			
✓ Facilities & Maintenance			[Green Bar]			
⊖ Site Permitting and/or Zoning					[Orange Bar]	
✓ Additional Programming as Necessary			[Green Bar]			
⊕ Phase II Geotechnical & Soils Investigation				[Yellow Bar]	[Yellow Bar]	
⊖ Phase II Traffic Study					[Orange Bar]	
⊕ Phase II Site Survey				[Yellow Bar]	[Yellow Bar]	
✓ Phase II Hazmat Investigation		[Green Bar]				
✓ Hydrant Flow Test	[Green Bar]					
✓ Systems/Energy Life Cycle Cost Analysis	[Green Bar]	[Green Bar]				
⊕ Acoustic, ADA, & Code Reviews + Reports *				[Yellow Bar]	[Yellow Bar]	
✓ MA Historic Commission PNF Submission	[Green Bar]	[Green Bar]	[Green Bar]			
⊕ Design Development Documents	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]
⊕ Architectural Documents	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]
⊕ Site/Landscape Documents	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]
⊕ Engineering & Consultant Documents		[Yellow Bar]	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]
⊕ DD Project Manual & Proprietary Items				[Yellow Bar]	[Yellow Bar]	[Yellow Bar]
⊕ Building Narratives & Calculations			[Yellow Bar]	[Yellow Bar]	[Yellow Bar]	[Yellow Bar]
⊕ Commissioning Agent Review *				[Yellow Bar]	[Yellow Bar]	[Yellow Bar]
⊕ Designer's Construction Cost Estimate *				[Yellow Bar]	[Yellow Bar]	[Yellow Bar]
⊕ OPM Construction Cost Estimate *				[Yellow Bar]	[Yellow Bar]	[Yellow Bar]
⊖ Reconciliation & Value Engineering					[Orange Bar]	

MSBA Submission

- Completed [Green Box]
- Initiated [Yellow Box]
- Pending [Orange Box]

Today (Feb. 27) ● Apr. 4 ●
DD Completed

*DD Cost Estimating Set Under Review

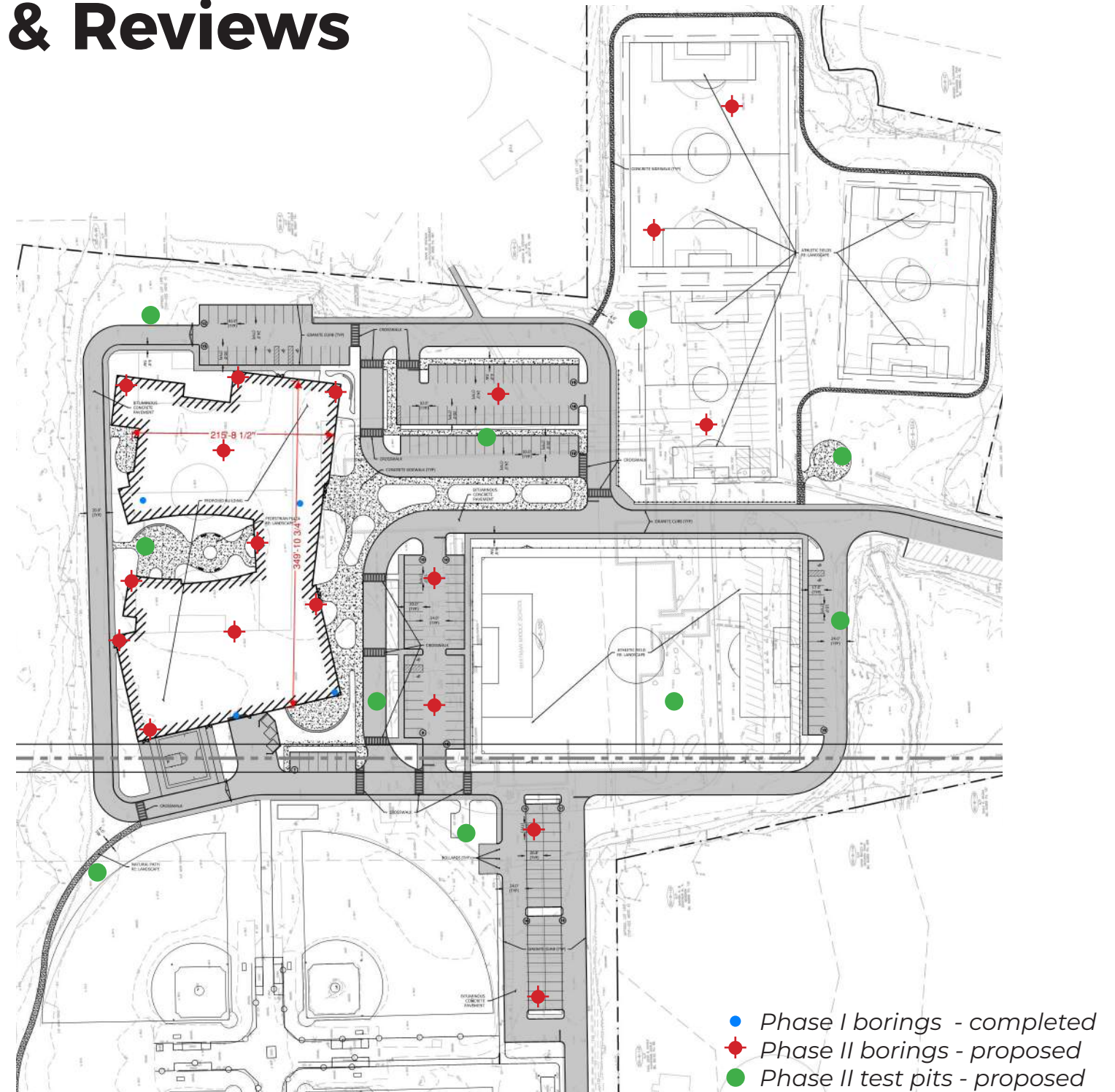
Phase II Investigations & Reviews

ONGOING INVESTIGATIONS

- // Phase II Geotechnical Investigation
 - / Began Feb. 20, 2024
 - / Requires 2 weeks of field work around the site (refer to plan)
- // Phase II Site Survey
 - / Progress has been made on the boundary survey; rough utility plan in a few weeks
- // Phase II Traffic Study
 - / Ongoing; Traffic patterns are revised and circulation is considered as project progresses
- // Phase II Wetlands Delineation
 - / Personnel engaged as needed

SCHEDULED REVIEWS

- // March 12, 2024 w/ Project's Civil Engineer & Professional Team
 - / Building Inspector
 - / Dept. of Public Works
 - / Conservation Commission (pending)



Recap of January Meetings



January Focus Group Meetings

WMS Round 3 Staff Programming

// The Ai3 project team met with representatives for each planned space in the new building

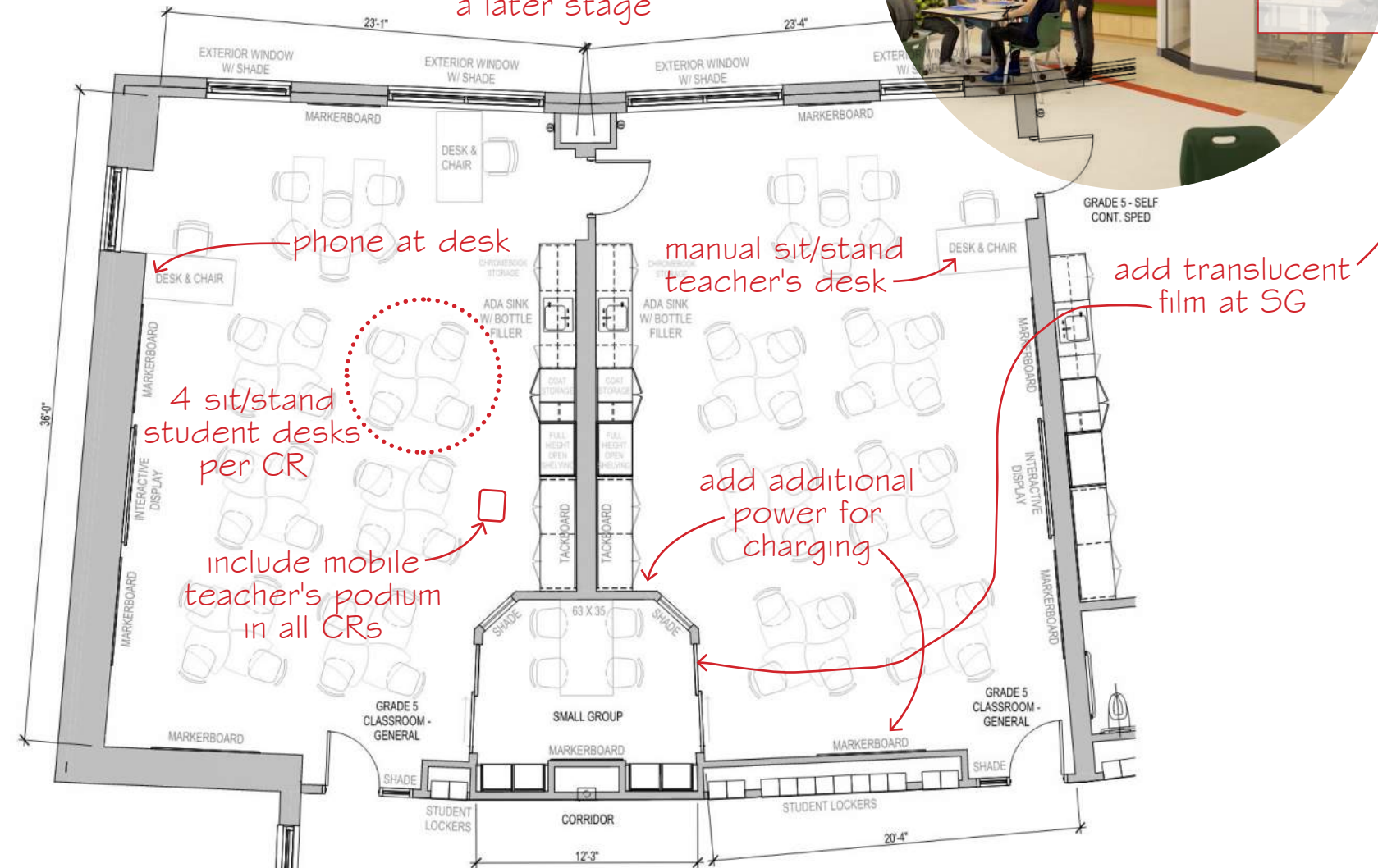
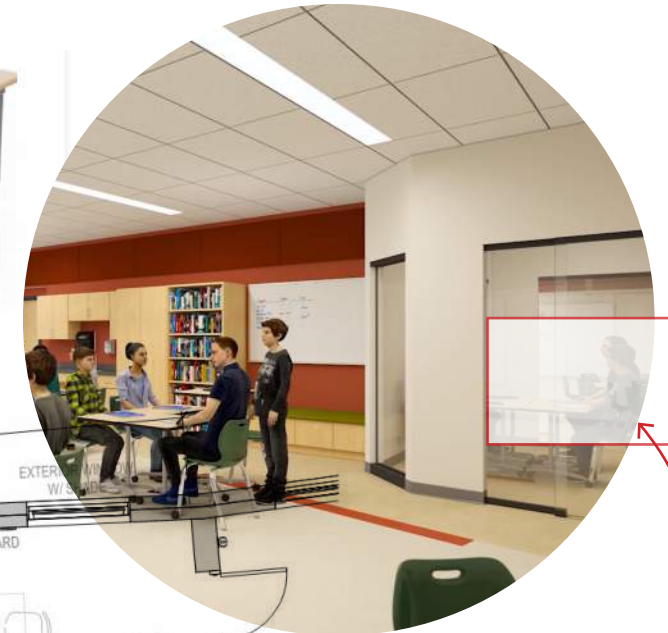
// Now that the locations of spaces are set, the focus was to review **spatial, power, fixtures, furniture, and equipment (FF&E)** needs

// The project's current FF&E budget is **\$1,215,000** or **\$1,800/student** (\$810,000 MSBA Reimbursable)

// Closer to the completion of CDs, **physical samples** of the furniture options will be available for staff to review and select



furniture mock-ups provided at a later stage



Sample programming notes for
General Classrooms

January Focus Group Meetings

WMS Technology, Safety/Security, and Facilities

SAFETY/SECURITY

- // The Ai3 project team and Ai3 safety/security specialists met with the WHRSD administrators and representatives from Whitman Police and Whitman Fire
- // The focus was to review/discuss:
 - Access Control / Intrusion System
 - Mass Notification System
 - Video Entry System
 - Panic Buttons
 - Fire Alarm System
 - Cameras & Video Surveillance
 - Public Address System
 - Ballistic & School Guard Glazing
 - Visitor Entry Sequence
 - Classroom Entries & Door Hardware
 - Knox Box & Card Reader Locations
 - Medical Buttons & AED Locations
 - Lock down Security Precautions
 - Site Security & Emergency Access

FACILITIES

- // The Ai3 project team and consultants (civil, landscape, and MEPF) met with the WHRSD administrators and facilities staff
- // Architects from Traverse Landscape provided an overview of the site
- // Engineers from Griffith & Vary provided an overview of the building systems
- // The focus was to review/discuss:
 - Site Materials
 - Site Maintenance
 - Loading/Receiving Layout
 - Dumpster Location & Pick-up
 - Snow Removal & Maintenance
 - HVAC Systems
 - Lighting
 - Plumbing & Fire Protection
 - Roof Access

TECHNOLOGY

- // The Ai3 project team and Ai3 technology specialists met with the WHRSD technology department heads and administrators
- // The focus was to review/discuss:
 - Interactive / Flat Panel Displays
 - Clocks / Digital Messaging
 - Voice Lift Systems
 - Wifi / Wireless Drops / Data
 - Sound Systems
 - IDF / MDF
 - Charging Equipment
 - Phones / Voice Ports
- // The project's current tech. budget is **\$1,215,000** or **\$1,800/student** (\$810,000 MSBA Reimbursable)

Design Update



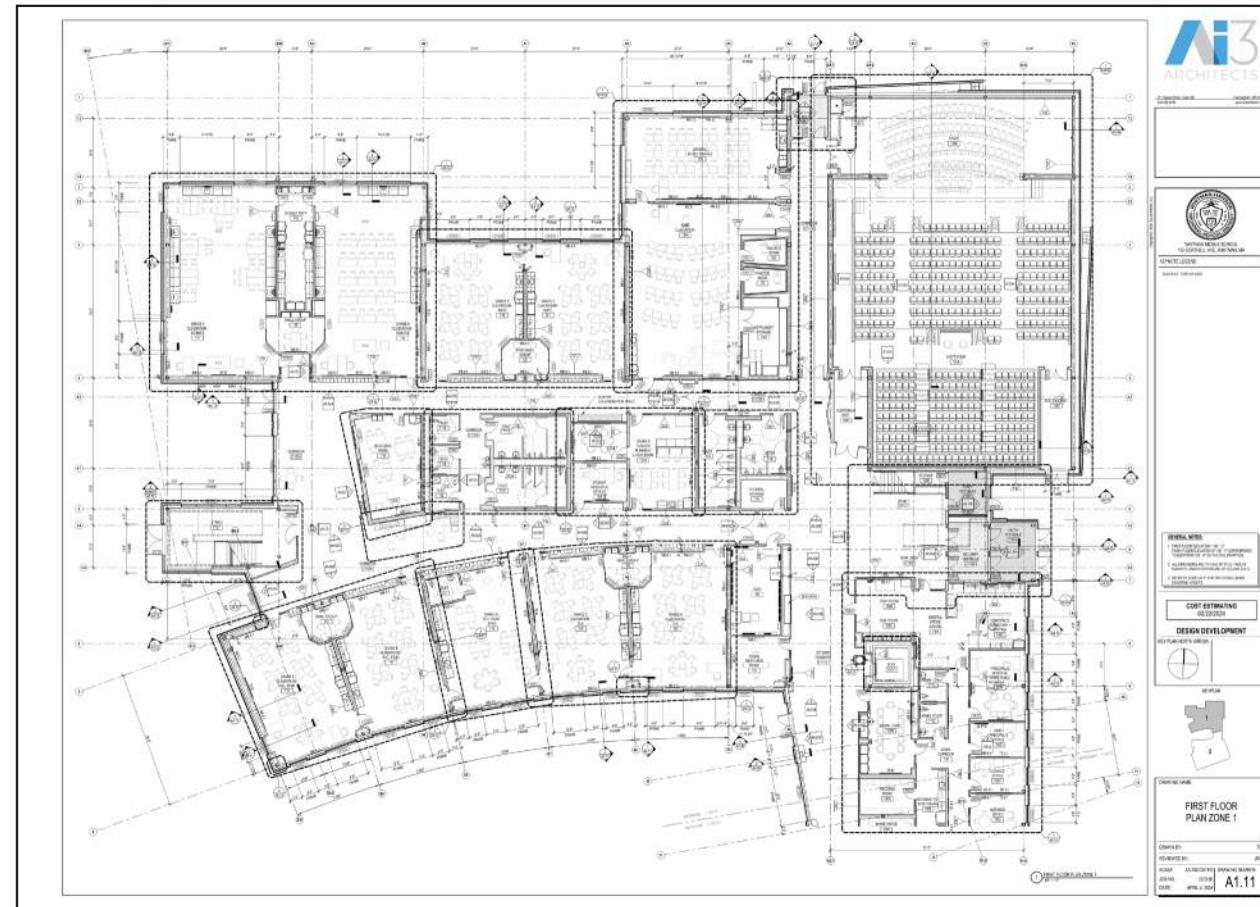
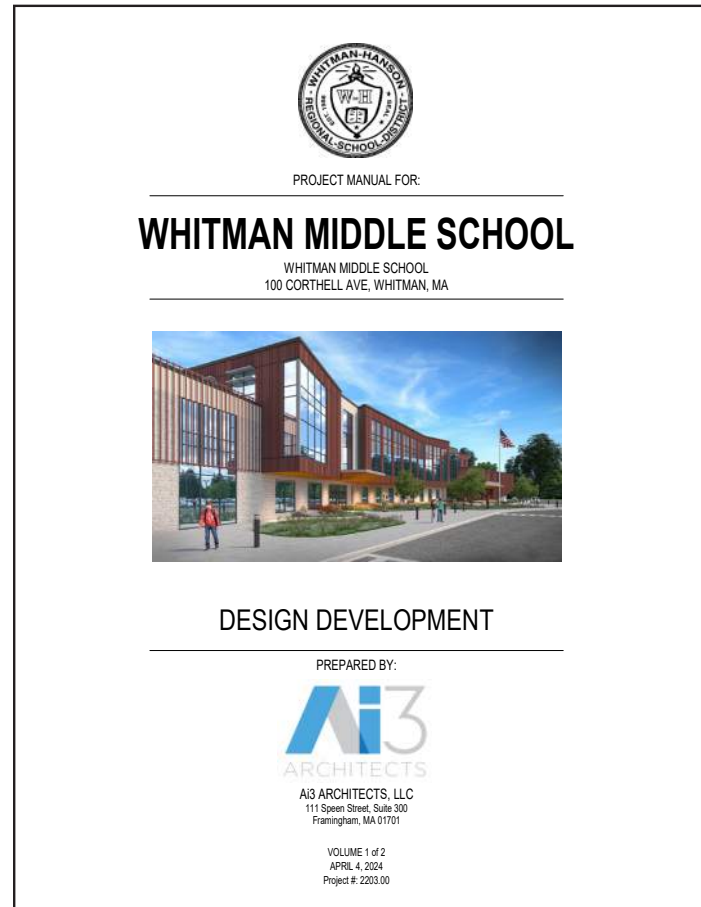
DD Cost Estimating Submission

Available for SBC Review, including:

Project Manual:
(Outline Specifications)

Drawings: Civil, Landscape, Architecture, Food Service, Structure, Fire Protection, Plumbing, Mechanical, Electrical, Technology, and Solar Design

Building Systems Narratives:



- // Structural Systems & Calculations
- // MEP + FP Systems
- // Data, Comm., Security

Cost Estimating Schedule

- Feb. 22 - Submitted Docs
- Mar. 14 - Cost Estimates Due
- Mar. 21 - Reconciled Estimates Due
- Mar. 26 - SBC Meeting to review costs & approve DD
- Apr. 04 - Full DD submission to MSBA



Natural Walking Path

Half-Court Basketball

Generator & Transformer

Rehabilitated Softball Field

Gymnasium Access

Whitman Middle School

Possible Solar Canopy Location (Add-Alt.)

Re-located Concessions

Natural Walking Path

New Multi-Purpose Field

New Multi-Purpose Fields

Covered Gathering Area

- - - - Outline of Existing
- ◀ - - - - ▶ Emergency Access
- ← - - - - → Parent Drop-off
- ← - - - - → Bus Drop-off
- ▲ Main Entry
- Possible solar canopy location

Existing Parking Spaces = 159

Proposed Parking Spaces = 180

Landscape Design

Entry Approach & Drop-Off



Landscape Design

Entry Approach & Drop-Off



Landscape Design

Entry Plaza



Landscape Design

Plaza at Auditorium Corner for Music/Band Class Use



Landscape Design

Emergency Access Drive as Wetlands Pathway



Landscape Design

Covered Outdoor Classroom with Integrated Chalkboard Surface



Landscape Design

Outdoor Learning Courtyard



Landscape Design

Courtyard with Gardens, Classrooms, Open Space, & Features



Landscape Design

Courtyard Classroom with Shade Structure



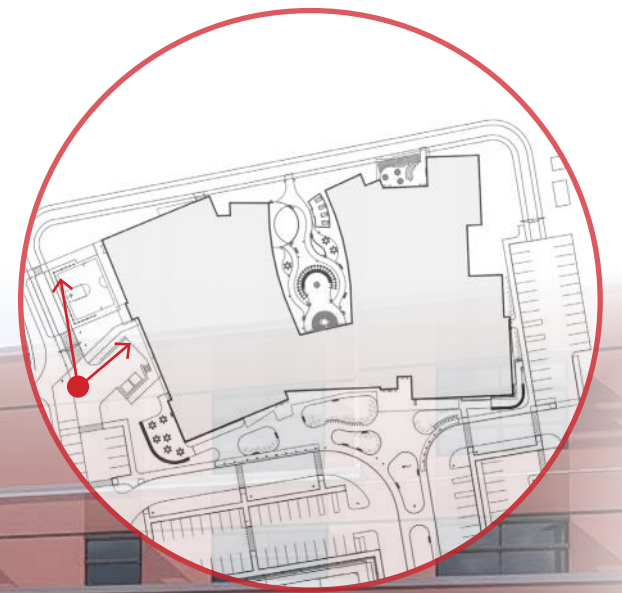
Landscape Design

Outdoor Play & Recess Areas



Landscape Design

Community Entry for Gymnasium Use



Landscape Design

Receiving Area



Landscape Design

Outdoor Dining Plaza



Landscape Design

Campus Aerial



Next Steps & Upcoming Milestones

Whitman Middle School Project

Mar. 14 // Cost Estimates Due to Ai3/OPM

Mar. 18 // Cost Estimate Reconciliation

Mar. 20 // Value Engineering (if necessary)

Mar. 21 // Reconciled Estimates Due

Mar. 26 // SBC Meeting

- Review Cost Estimates
- Approve Submission of the DD documents & report to MSBA

Mar. 27 // Complete DD Report w/ SBC Approval

Apr. 02 // Coordinate Printing & Delivery of DD Report to MSBA

Apr. 04 // DD Submission Received by MSBA

Apr. 23 // SBC Meeting (tentative)

MARCH

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

APRIL

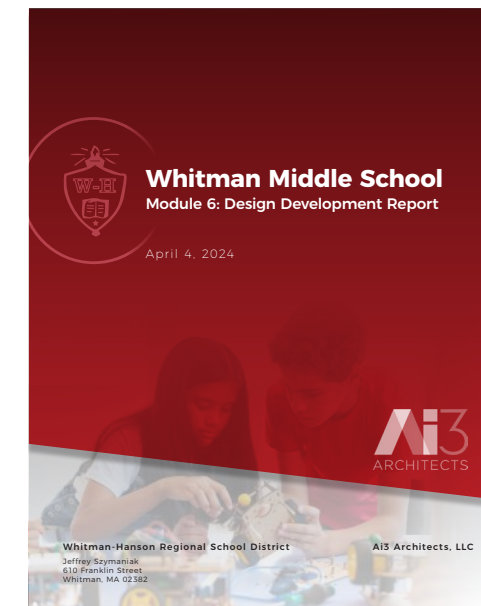
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

DD Submission

THURSDAY

APR 04, 2024

Due to MSBA



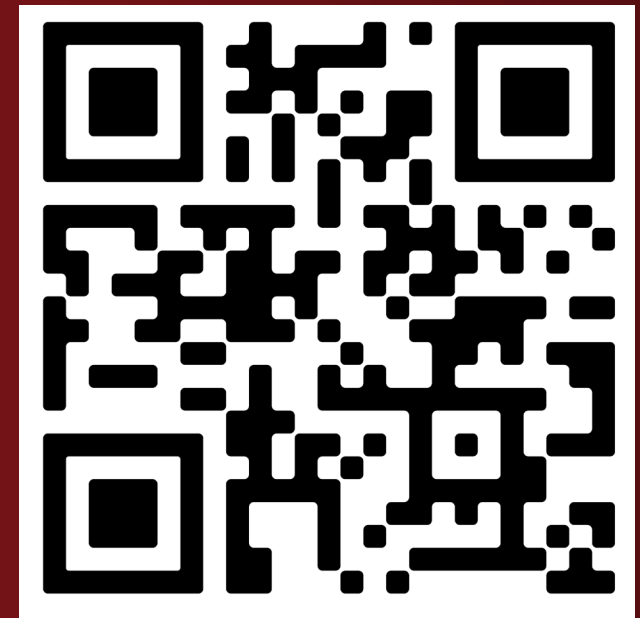
Submission of the Design Development (DD) Documents, Project Manual, & Report



Questions?

Thank you

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Floor 1

For Reference



Floor 2
For Reference



Floor 3
For Reference

