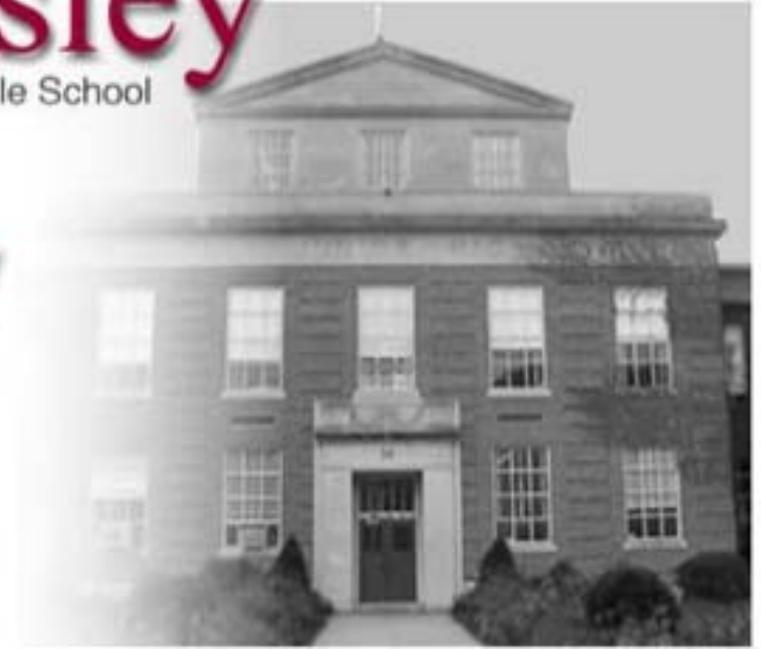


Wellesley

Middle School



Middle School Project Public Forum

October 26, 2010



SBC Members

- Terri Tsagaris, Chair SBC, Board of Selectmen
- Josh Frank, WMS Principal
- Jack Haley, Advisory
- K.C. Kato, School Committee
- Chris Ketchen, Deputy Director
- John Moran, Director Facilities Maintenance
- Rob Shupe, Permanent Building Committee
- Geoff Witheford, Citizen with Construction Experience
- Bella Wong, Superintendent

WMS Facility



- **WMS Renovation Project** (*initiated in 2002, completed 2007*)
 - Renovation primarily addressed infrastructure issues
 - Internal renovations only
- **WMS Capacity**
 - In 2002, WMS was configured for 1,100 students (*accommodating 2002 Special Education programs*)
 - Since 2005-7 renovation, 4 Special Education Programs and 1 ELL Program added
- **WMS Today**
 - Enrollment at 1,135
 - All spaces in use + accommodations made
 - NET: WMS enrollment is currently exceeding capacity

Enrollment Projections Background



- 10/1/2008 Enrollment Report projections indicate enrollment to exceed capacity in FY11 (9/2010). Peak of 1,285 in FY14 (9/2013).
- 9/2009 “unofficial” projections lower for FY11 and for peak in FY14 of 1,239. Additional space needs deferred to FY12
- 10/1/2010 projections lower, with peak of 1,190 in FY13

Educational Program Drives Space Needs



Educational Program

- Class size guideline of 22 students
- Special Education Programming
- Program Delivery Model: "*3 schools within a school*"
 - 6th grade ***House*** model: homeroom travels as unit
 - 7th grade ***Cluster*** model: cluster of 4 homerooms mixed
 - 8th Grade ***Open Enrollment***: independent student schedules (HS model)

Enrollment Projections – FY11

October 1, 2010 Enrollment Report

	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20
	<u>Actual</u>	<u>Proj.</u>								
6th	397	412	394	397	412	354	372	333	324	325
7th	377	389	405	386	389	404	347	365	326	318
8th	361	377	391	405	386	389	404	347	365	326
Total	1,135	1,178	1,190	1,188	1,187	1,147	1,123	1,045	1,015	969



Capacity Exceeded



Project Peak Enrollment



Space Needs*

Year	Core	Science	Electives	SpEd	Total Spaces
FY12	+1 (8 th)	---	+1	+1	+3
FY13	+1 (8 th)	+1	+1	+1 +1 Full Size	+5
FY14	+1 (8 th)	---	---	---	+1
<i>Total</i>	+3	+1	+2	+2 +1 Full Size	+9

*Excludes 2 offices needed.

Average Class Size with Additional Spaces



Grade	Historical Range	FY11 Actual	FY12	FY13	FY14	FY15
6	(+/-) 1	22.1	22.9	21.9	22.1	22.9
7	(+/-) 1.5	20.9	21.6	22.5	21.4	21.6
8	(+/-) 3.75	22.6	22.2	21.7	21.3	21.4

Based on 10/1/10 Enrollment



Sections If Did Nothing

Grade	FY11 Actual	FY12	FY13	FY14	FY15
6	18	18	18	18	18
7	18	18	18	18	18
8	16	16	16	16	16
Total	52	52	52	52	52



Average Class Size If Did Nothing

Grade	Historical Range	FY11 Actual	FY12	FY13	FY14	FY15
6	(+/-) 1	22.1	22.9	21.9	22.1	22.9
7	(+/-) 1.5	21.1	21.6	22.5	21.4	21.6
8	(+/-) 3.75	22.6	23.6	24.4	25.3	24.1

Based on 10/1/10 Enrollment

Phase I: Initial Feasibility Study 2009



- Solved need of 18 spaces
 - Central Administration space, other existing spaces considered for renovations
 - Modularity and additions considered
- Cost range construction cost \$2.5-9.2M
 - Move CA out and Internal Renovations
 - Move CA out and Modularity
 - Move CA out and D'Auria Drive Addition
 - Move CA to new addition and Gym B Addition
 - Move CA out and Kingsbury Courtyard Connection

Phase I: Initial Feasibility Study 2009



- Solved need of 18 spaces
 - Central Administration space, other existing spaces considered for renovations
 - Modulars and additions considered
- Cost range construction cost \$2.5-9.2M
 - Move CA out and Internal Renovations
 - Move CA out and Modulars
 - Move CA out and D' Auria Drive Addition
 - Move CA to new addition and Gym B Addition
 - Move CA out and Kingsbury Courtyard Connection

CONCLUSION: Due to cost, timing and change in need, none were pursued



Phase II – Fall 2009-Today

- WMS SBC formed fall 2009. Application filed with MSBA
- Fall 2009 revised need 7 classrooms, 2 science labs, 2 elective spaces and 4 sped rooms (15 spaces)
- Fall 2010 revised need to 3 classrooms, 1 science lab, 2 electives and 3 sped rooms (9 spaces)
- Non-construction options investigated
- Second feasibility study expanded construction options
- Class utilization study explored gaining spaces via increasing utilization



Phase II – Fall 2009-Today

- Utilization study identified opportunity to gain classrooms via language teachers sharing
- Changes to the Education Program not pursued due to negative impact on education quality
 - Increase in class size
 - Change in house, cluster, open enrollment model
 - Decrease in elective offerings
- Non-construction options determined to not be feasible
 - Staggered start time
 - Move a grade or part of a grade to an alternative location
 - Use classrooms at alternative site.



Phase II – Fall 2009-Today

Alternative sites for Central Administration explored

- Other schools: elementary school or High School
- Leased space
- Recreation building
- Branch libraries
- Town Hall
- Old MLP/DPW building
- New DPW building

CONCLUSION: Due to cost, timing and change in need, none were pursued



Phase II – Fall 2009-Today

- Modular construction options explored (\$1.9M-3.4M)
 - 2-story addition North Kingsbury Wing (4 spaces plus office)
 - 2-story addition North Kingsbury Wing and Courtyard (4 spaces plus office)
 - 2-story addition North Kingsbury Wing and Calvin (4 spaces)

CONCLUSION: Due to cost, timing and change in need, none were pursued



Phase II – Fall 2009-Today

Internal Spaces Reviewed

- Production Center/Science Storage
- Paper storage
- Technology Center
- Science Prep Room
- Cafeteria
- Gym B
- Photography Room
- Fourth Floor Space

CONCLUSION: Not viable due to either cost, code, size, impact to program and/or appropriateness for learning

Phase II – Fall 2009-Today

Internal Spaces Reviewed



- Central Administration
- Health & Wellness lecture room
- METCO office
- Fitness Center
- Aerobics/Dance space (rm. 204)
- Practice Rooms
- Performing Arts Office
- Digital Art Room
- Lecture Halls (2nd and 3rd floor)

2nd Floor Lecture Hall



2nd Floor Lecture Hall



3rd Floor Lecture Hall



3rd Floor Lecture Hall



Phase II – Fall 2009-Today

Internal Spaces Reviewed



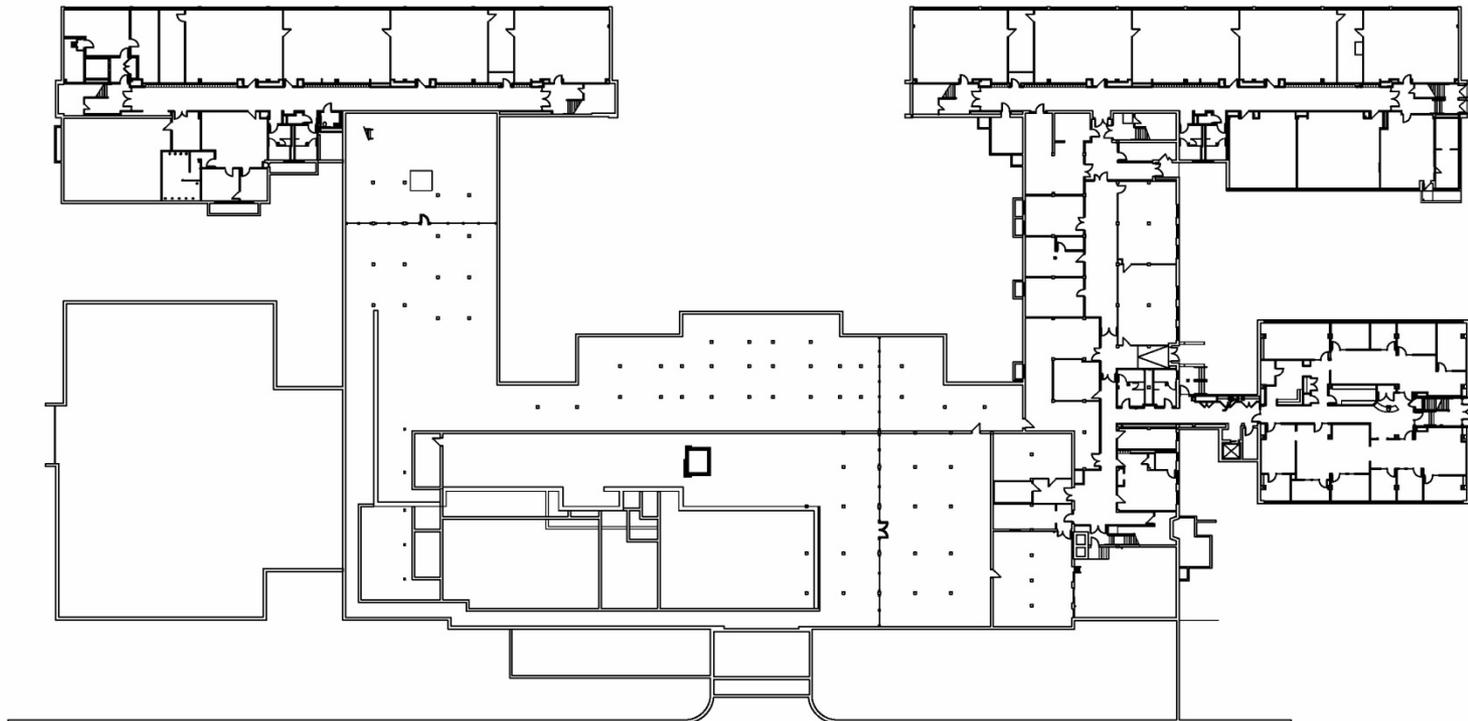
- Central Administration
- Health & Wellness lecture room
- METCO office
- Fitness Center
- Aerobics/Dance space (rm. 204)
- Practice Rooms
- Performing Arts Office
- Digital Art Room
- Lecture Halls (2nd and 3rd floor)

CONCLUSION: Determined to be viable options. Mixed and matched to create enough space to support need while balancing impact on educational program

Option X



	Option X Both Lecture Halls
Spaces Created	<ul style="list-style-type: none">•2 CRs (LH2)•2 CRs (util.)•1 CR (dig art)•1 CR (H&W)•1 SL (LH3)•1 Sped (Pract.)•1 Sped (Metco)
Prelim. Cost	\$1,600,000
Flexibility for future	Fitness Center



 SPACES TO BE RENOVATED  SPACES NOT TO BE RENOVATED

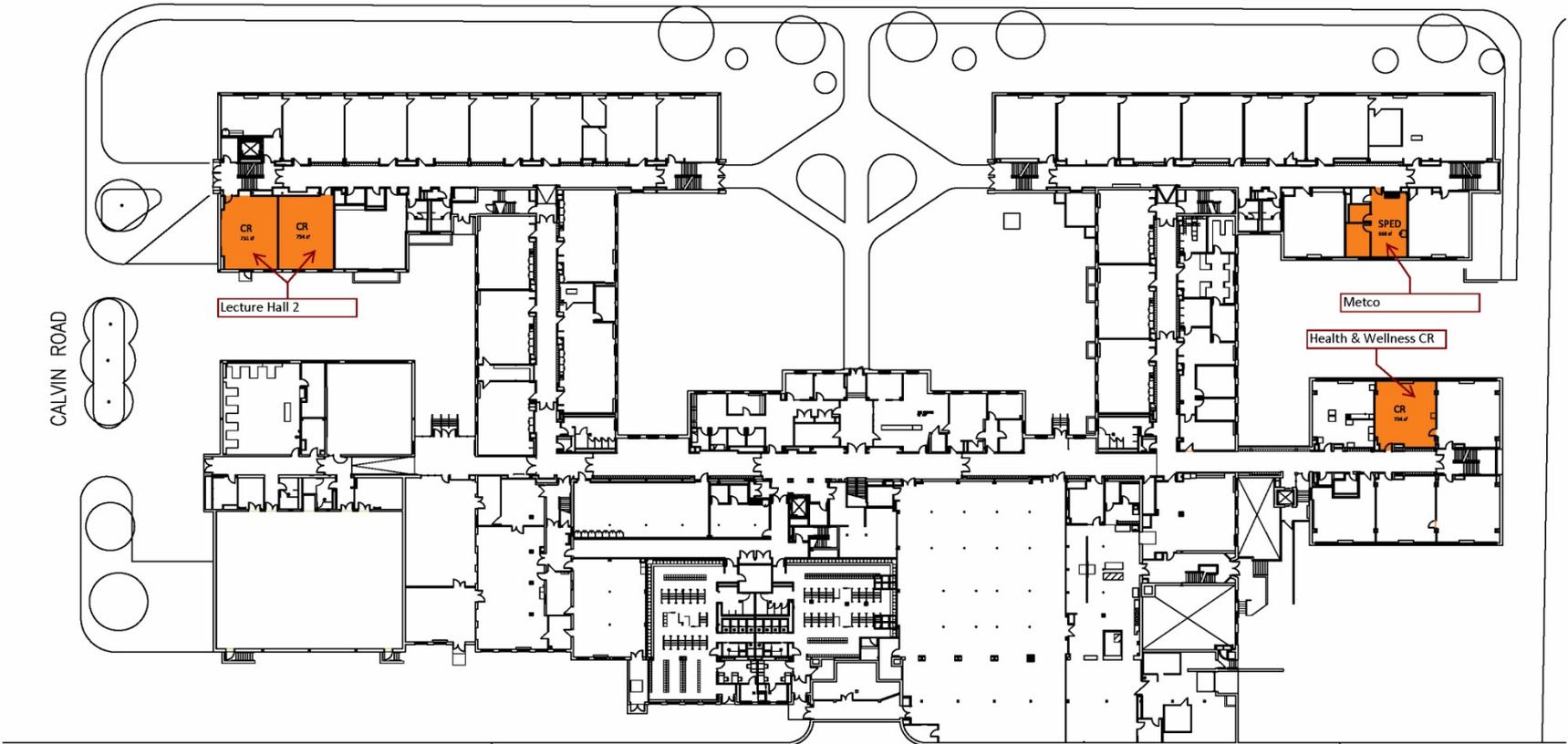
REQUIREMENTS
6 CR - 1 SCI - 2 SPED = 9 spaces

WELLESLEY MIDDLE SCHOOL

FIRST FLOOR
OPTION X
22 SEPTEMBER 2010

KINGSBURY STREET

CALVIN ROAD



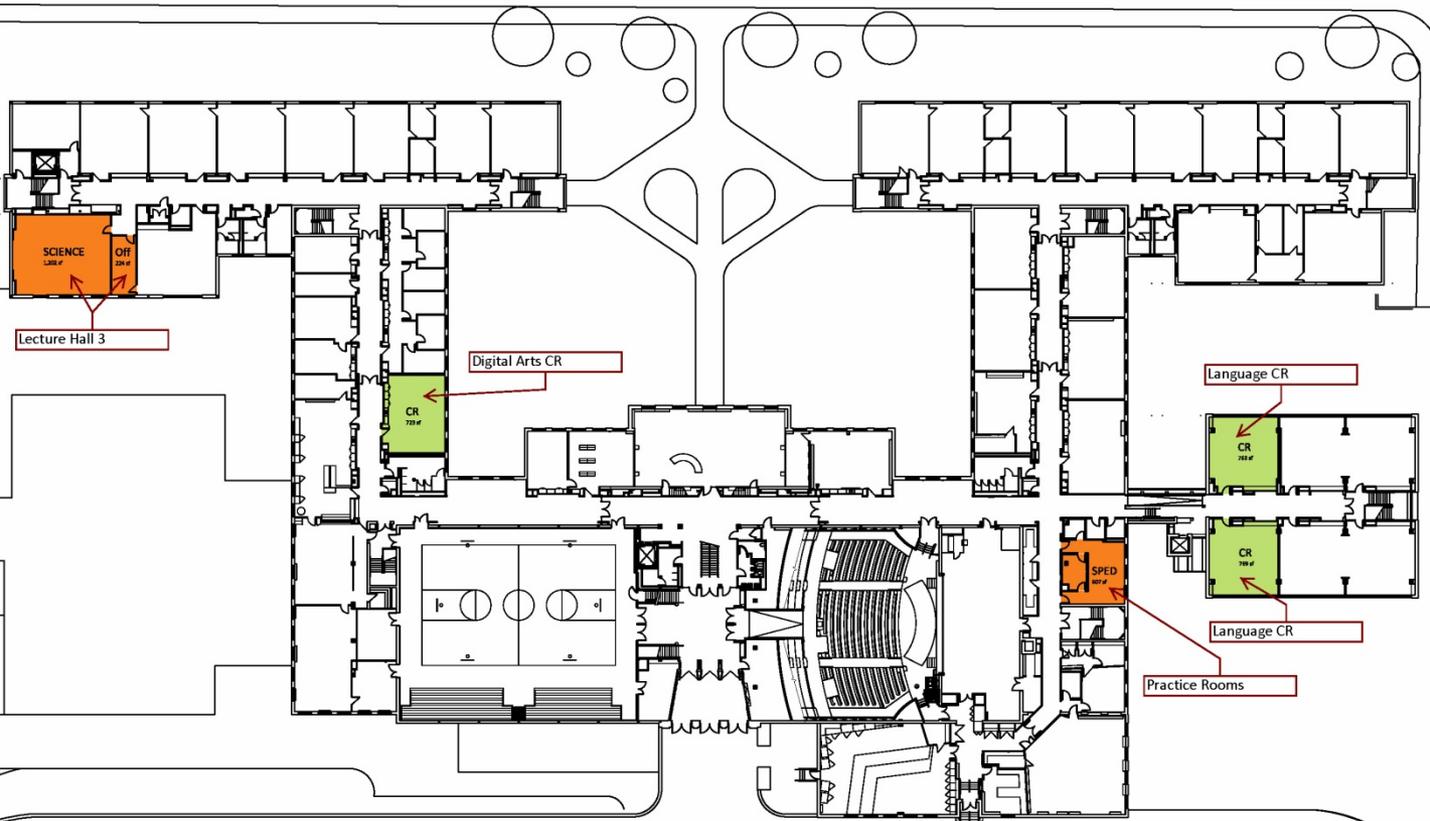
■ SPACES TO BE RENOVATED ■ SPACES NOT TO BE RENOVATED
REQUIREMENTS
 6 CR - 1 SCI - 2 SPED = 9 spaces

WELLESLEY MIDDLE SCHOOL

SECOND FLOOR
OPTION X
 22 SEPTEMBER 2010

KINGSBURY STREET

CALVIN ROAD



■ SPACES TO BE RENOVATED
 ■ SPACES NOT TO BE RENOVATED

REQUIREMENTS
 6 CR - 1 SCI - 2 SPED = 9 spaces

DONIZETTI STREET

WELLESLEY MIDDLE SCHOOL

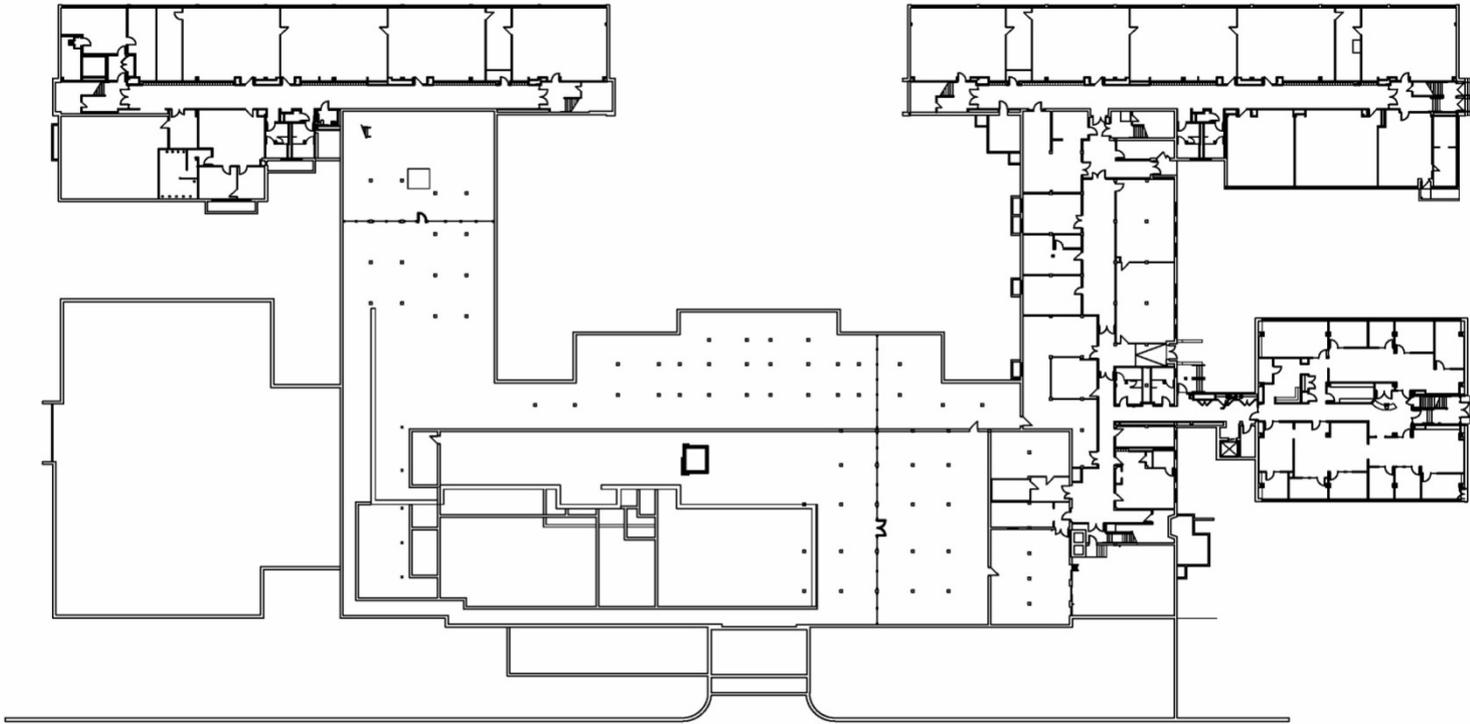
THIRD FLOOR
OPTION X

22 SEPTEMBER 2010

Option X-Prime



	Option X-Prime Only 1 LH
Spaces Created	<ul style="list-style-type: none">•2 CRs (LH3)•1 CR (H&W)•2 CRs (util.)•1 CR (dig art)•1 SL (Fitness Ctr)•1 Sped (Pract.)•1 Sped (Metco)
Prelim. Cost	\$1,371,000
Flexibility for future	No flexibility



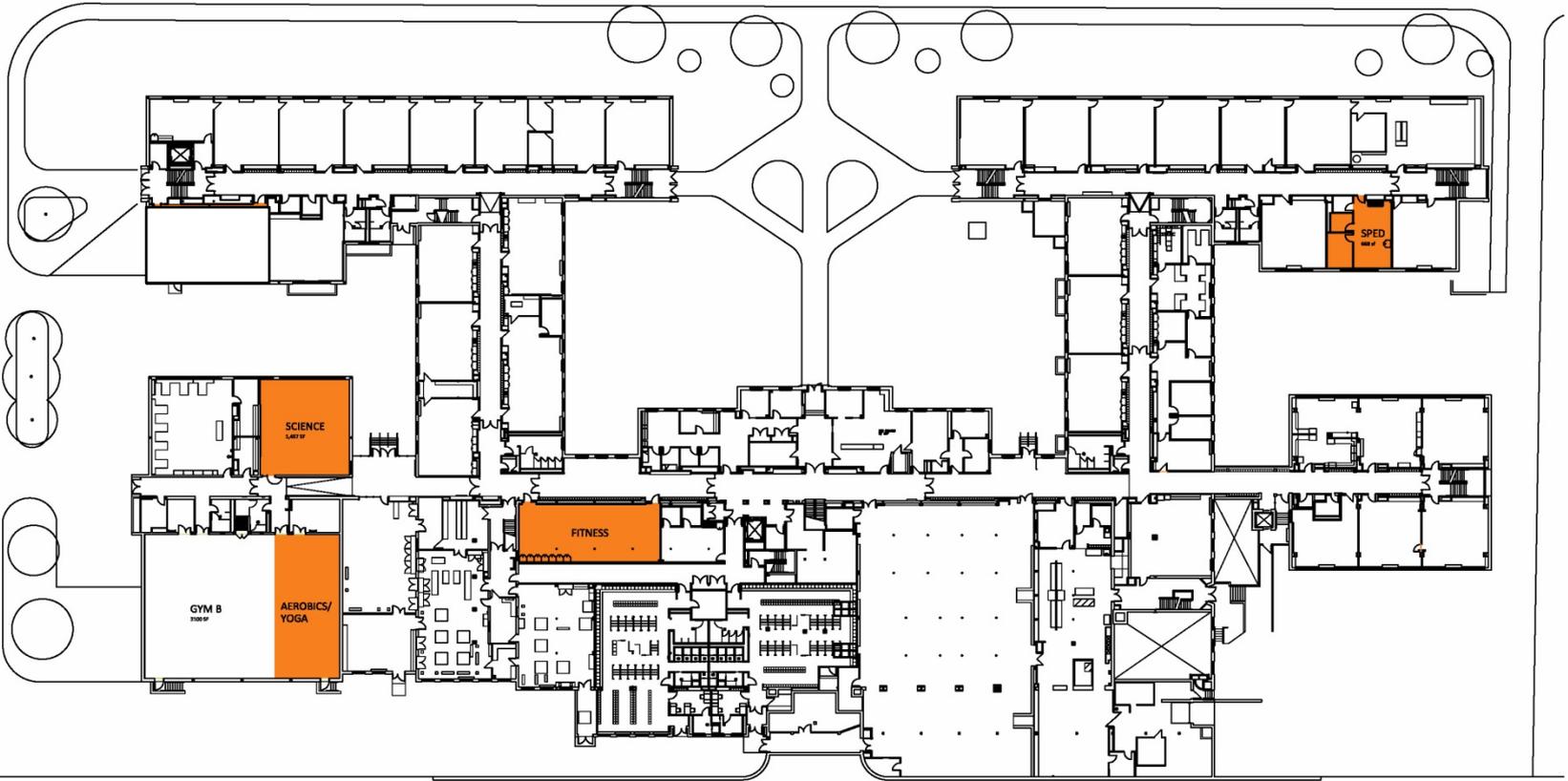
SPACES TO BE RENOVATED
REQUIREMENTS
6 CR - 1 SCI - 2 SPED = 9 spaces

FIRST FLOOR
Option X Prime

WELLESLEY MIDDLE SCHOOL

KINGSBURY STREET

CALVIN ROAD



SPACES TO BE RENOVATED

REQUIREMENTS

6 CR - 1 SCI - 2 SPED = 9 spaces

SECOND FLOOR

Option X Prime

WELLESLEY MIDDLE SCHOOL

KINGSBURY STREET

CALVIN ROAD

DONIZETTI STREET

WELLESLEY MIDDLE SCHOOL

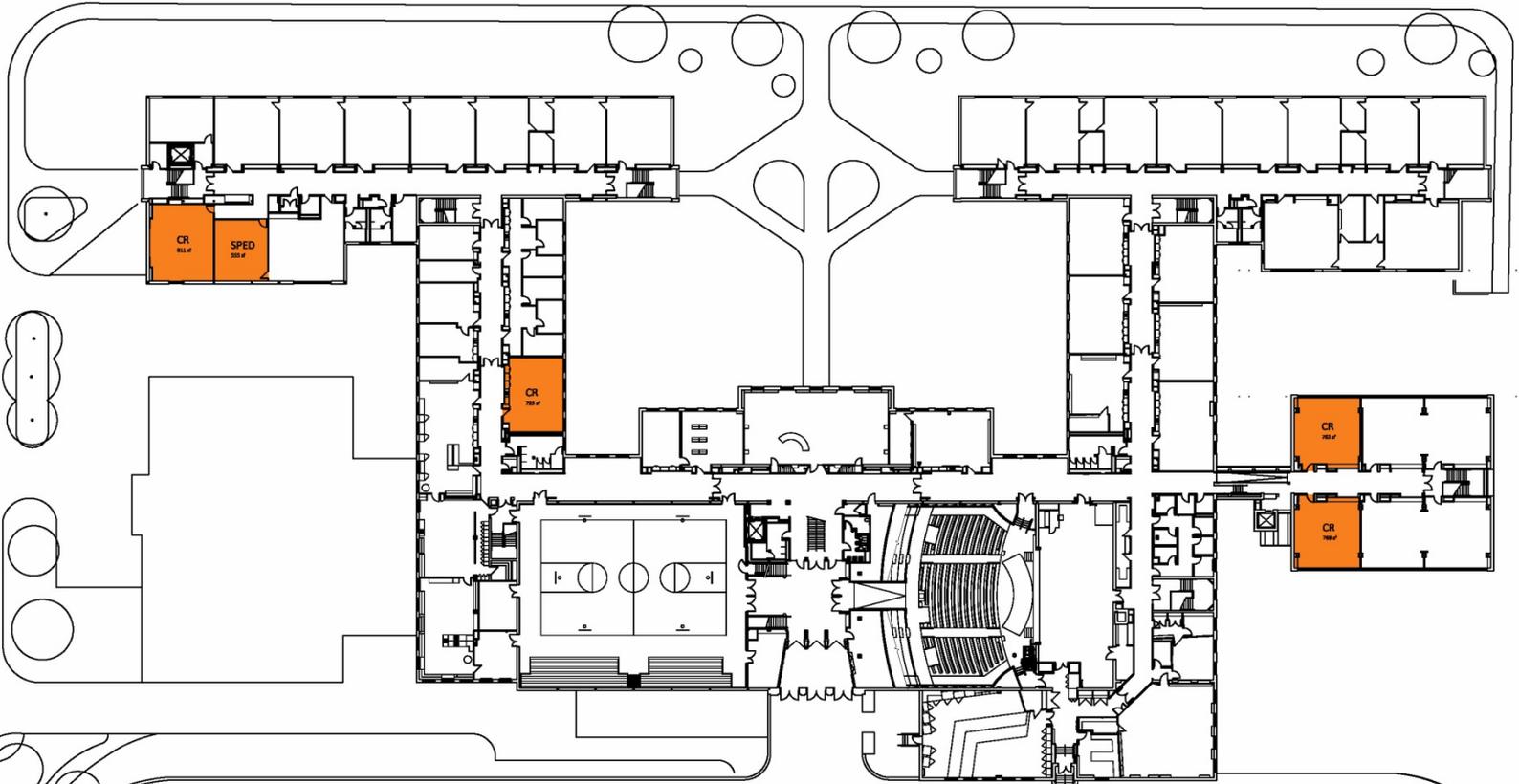
THIRD FLOOR

Option X Prime

 SPACES TO BE RENOVATED

REQUIREMENTS
6 CR - 1 SCI - 2 SPED = 9 spaces

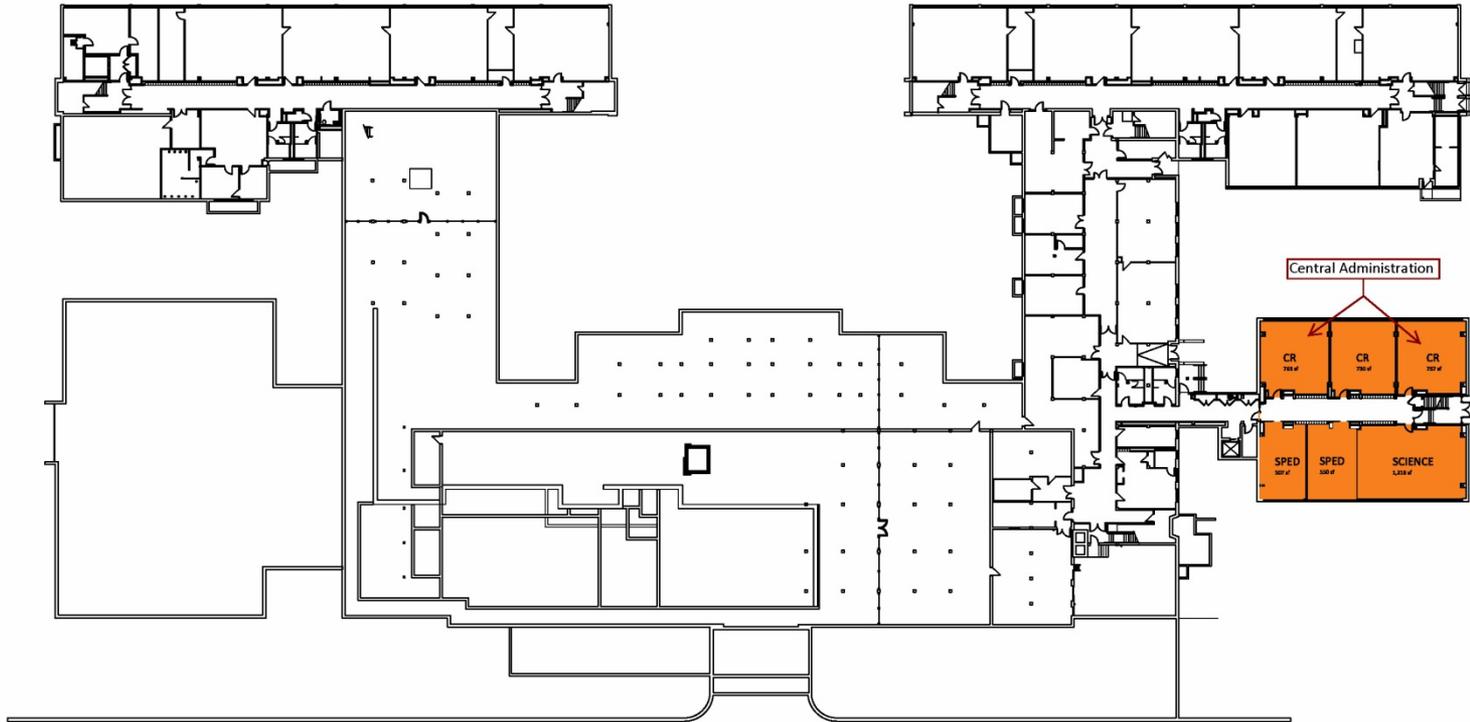
HMFH Architects, Inc



Option Z Summary



	Option Z Central Admin
Spaces Created	<ul style="list-style-type: none">•3 CRs (CA)•2 CRs (util.)•1 CR (digital art)•1 SL (CA)•2 Sped (CA)
Prelim. Cost	\$964,000+ cost of CA relocation (\$2M+)
Flexibility for future	Other internal spaces



 SPACES TO BE RENOVATED  SPACES NOT TO BE RENOVATED

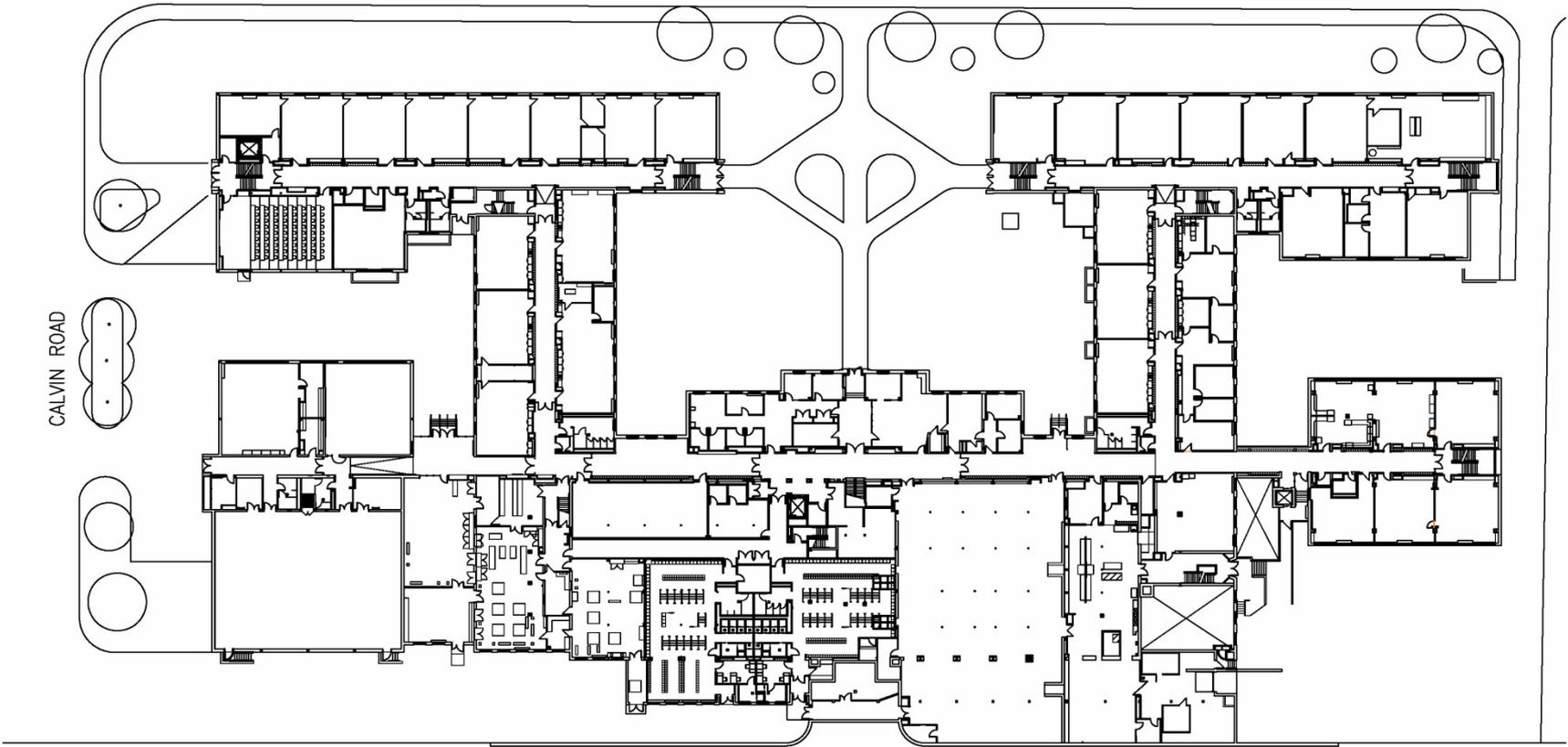
REQUIREMENTS
6 CR - 1 SCI - 2 SPED = 9 spaces

WELLESLEY MIDDLE SCHOOL

FIRST FLOOR
OPTION Z
22 SEPTEMBER 2010

KINGSBURY STREET

CALVIN ROAD



SPACES TO BE RENOVATED

SPACES NOT TO BE RENOVATED

REQUIREMENTS

6 CR - 1 SCI - 2 SPED = 9 spaces

WELLESLEY MIDDLE SCHOOL

SECOND FLOOR
OPTION Z

22 SEPTEMBER 2010

KINGSBURY STREET

CALVIN ROAD

DONIZETTI STREET

WELLESLEY MIDDLE SCHOOL

THIRD FLOOR OPTION Z

22 SEPTEMBER 2010

SPACES TO BE RENOVATED

SPACES NOT TO BE RENOVATED

REQUIREMENTS
6 CR - 1 SCI - 2 SPED = 9 spaces

Digital Arts CR

Language CR

CR 203 sf

CR 203 sf

Language CR



Options Summary



	Option X Both Lecture Halls	Option X-Prime Only 1 LH	Option Z Central Admin
Spaces Created	<ul style="list-style-type: none"> •2 CRs (LH2) •2 CRs (util.) •1 CR (dig art) •1 CR (H&W) •1 SL (LH3) •1 Sped (Pract.) •1 Sped (Metco) 	<ul style="list-style-type: none"> •2 CRs (LH3) •1 CR (H&W) •2 CRs (util.) •1 CR (dig art) •1 SL (Fitness Ctr) •1 Sped (Pract.) •1 Sped (Metco) 	<ul style="list-style-type: none"> •3 CRs (CA) •2 CRs (util.) •1 CR (digital art) •1 SL (CA) •2 Sped (CA)
Prelim. Cost	\$1,600,000	\$1,371,000	\$964,000+ Cost of CA relocation (\$2M+)
Flexibility for future	Fitness Center	No flexibility	Other internal spaces

Option X Selected to Meet Enrollment Needs



- Internal renovations
 - 2 CRs (LH2)
 - 2 CRs (util.)
 - 1 CR (dig art)
 - 1 CR (H&W)
 - 1 SL (LH3)
 - 1 Sped (Pract.)
 - 1 Sped (Metco)

- \$1.6M Total Project Costs

- Greater flexibility

- Permanent improvement to the MS building

- Unanimous vote by School Building Committee 10/18 and School Committee 10/19



Timing

- 4-6 months for design, documentation, bid and execute contract and begin pre-ordering
- Construction
 - Classroom renovation -- 2 months
 - Lecture Halls – 5-6 months
- To do lecture hall demolition and bulk of construction over the summer, funds need to be available by January

Next Steps



- Advisory Public Hearing Wednesday October 27th, 2010
- Special Town Meeting December 6th, 2010