



Westwood Public Schools

Facilities Master Plan Virtual Forum

June 4, 2025

Virtual Housekeeping

- Please use Q&A feature to submit questions/comments
 - Found under “More” button
- Please remain on mute
- Please feel free to use the form that will be available to submit future questions/comments

Background

In spring 2024, the Westwood Public Schools began work on a master facilities plan with two key goals:

- Goal #1: Identify capital improvement needs for schools across the district, and create a prioritized list of work with estimated costs
- Goal #2: Develop options for a long-range plan that addresses district-wide educational and facilities needs for our schools, with a particular focus on Thurston and Sheehan

Background

Given that there are significant needs for both school and municipal buildings in Westwood, one designer was hired to develop a master plan for both WPS and municipal government

- Dore + Whittier was selected, and began their work in late spring 2024

Guiding Principle

Our guiding principle is to find the

most educationally appropriate and cost effective solutions

for our school buildings

to provide a top-tier education for our students

Master Plan Elements

Key elements of the plan:

- Assessment of existing conditions
- Educational visioning
- Analysis of enrollment and capacity
- Potential solutions
- Estimated costs



ASSESSING EXISTING CONDITIONS

Generally, 1991, 1997 window systems appear to be in good condition. The 2001 and 2010 windows



image 13 – 1939 wing (1991 windows)



image 14 – rusting lintels at 1939 wing



image 15 – 1957 Original windows



Image 16 – Deteriorated glazing, single pane (1957)

Specific Issues

The windows installed in 1991 at the 1939 building are generally in good condition (Images 13, 14), however at 33 years, they are approaching the end of their expected lifespan. The lintels at each window opening have significant rust and deterioration, with staining visible on the windows. As these lintels weaken, it could put downward pressure on the windows.

Recommendations

Within the next 5-10 years, remove existing windows, brick lintels and replace with new lintels and high-performance window systems. Complete this work after HVAC systems upgrades have been completed and in-window AC units are no longer necessary.

The windows of the 1957 building are original (67 years old), steel windows with single pane glass and cement-asbestos panels. (Image 15, 16). These are not thermally broken, are a significant source of heat gain and loss. The glazing for the glass has failed. Much of the windows are covered by panels, leaving very

Remove existing windows and replace with high-performance window systems.

Assessment: Capital Improvement Plan

[illegible]

TOTAL		\$ 12,308,808.06	\$ 1,846,321.21	\$ 2,461,761.61	\$ 16,616,890.88	\$ -	\$ -	\$ -	\$ -
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Exterior Windows

1939 Building: windows were replaced during the 1991 renovation project. Aluminum frame and sash, with insulated glazing units.

1957 Additions: original steel windows with single-pane glass and cementitious panels (original drawings indicate these are cement-asbestos). These were painted in 1991 renovation.

1991 Renovation: in the corridor between 1957 wings, new exterior walls provided with aluminum frame and sash, with insulated glazing units.

1997 Additions: aluminum frame and sash with insulated glazing units.

2001 Modular Classroom Addition: vinyl frame and sash with insulated glazing units

2010 Modular Classroom Addition: vinyl frame and sash with insulated glazing units

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Image 13 – 1939 wing [1991 windows]



Image 14 – rusting lintels at 1939 wing



Image 15 – 1957 Original windows



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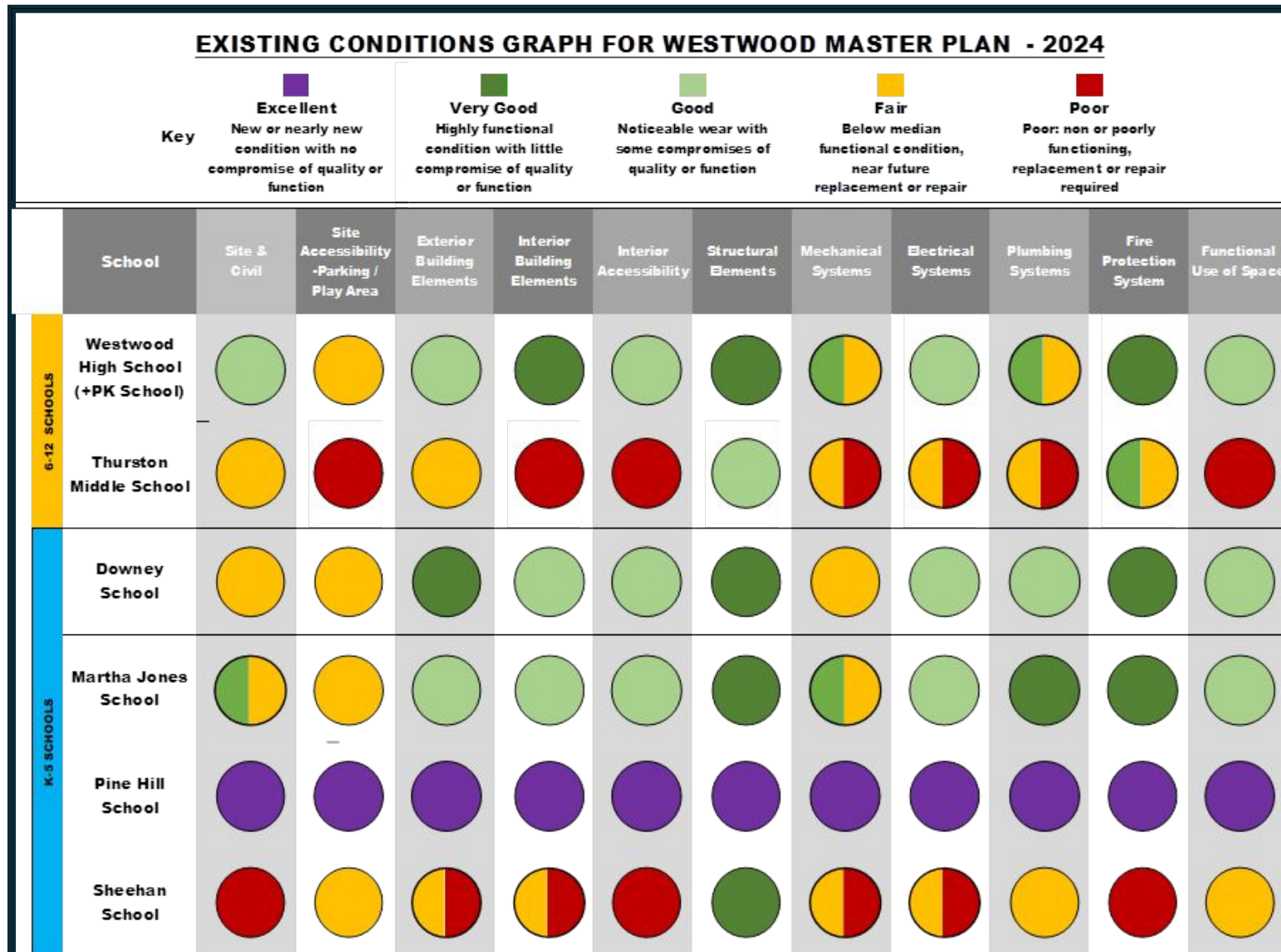
Remove existing windows and replace with high-performance window systems.

Quantity	Cost of Repair / Replacement	Designer Pricing Contingency (15%)	Soft Cost (20%)	Estimated Project Cost
Approximate	Amounts Are Given in Today's Dollars (xx/xx/2024)			

Facility Name	Location	Year	Condition	Material	Quantity	Cost of Repair / Replacement	Designer Pricing Contingency (15%)	Soft Cost (20%)	Estimated Project Cost	Priority (1-3)	Medium Priority (4-6)	High Priority (7-9)	On-Going Maintenance	Notes
1. 1939 Wing - Windows														
1.01	1939 Wing - Windows	1939	Good	Aluminum	15000	\$ 15000.00	\$ 2250.00	\$ 3000.00	\$ 18250.00	1				Additional material cost
1.02	1939 Wing - Windows	1939	Good	Aluminum	15000	\$ 15000.00	\$ 2250.00	\$ 3000.00	\$ 18250.00	1				Additional material cost
2. 1957 Wing - Windows														
2.01	1957 Wing - Windows	1957	Good	Aluminum	4000	\$ 4000.00	\$ 600.00	\$ 800.00	\$ 5400.00	1				Additional material cost
2.02	1957 Wing - Windows	1957	Good	Aluminum	4000	\$ 4000.00	\$ 600.00	\$ 800.00	\$ 5400.00	1				Additional material cost
3. 1991 Wing - Windows														
3.01	1991 Wing - Windows	1991	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
3.02	1991 Wing - Windows	1991	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
4. 1997 Wing - Windows														
4.01	1997 Wing - Windows	1997	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
4.02	1997 Wing - Windows	1997	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
5. 2001 Wing - Windows														
5.01	2001 Wing - Windows	2001	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
5.02	2001 Wing - Windows	2001	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
6. 2010 Wing - Windows														
6.01	2010 Wing - Windows	2010	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
6.02	2010 Wing - Windows	2010	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
7. 2015 Wing - Windows														
7.01	2015 Wing - Windows	2015	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
7.02	2015 Wing - Windows	2015	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
8. 2018 Wing - Windows														
8.01	2018 Wing - Windows	2018	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
8.02	2018 Wing - Windows	2018	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
9. 2020 Wing - Windows														
9.01	2020 Wing - Windows	2020	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
9.02	2020 Wing - Windows	2020	Good	Aluminum	1000	\$ 1000.00	\$ 150.00	\$ 200.00	\$ 1350.00	1				Additional material cost
TOTAL														
						\$ 15,941.56	\$ 2,391.23	\$ 3,188.31	\$ 21,521.10					

TOTAL	\$ 12,308,808.06	\$ 1,846,321.21	\$ 2,461,761.61	\$ 16,616,890.88	\$ -	\$ -	\$ -	\$ -	\$ -					
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Assessment: Existing Conditions



The chart to the left indicates the facility's existing conditions in 11 separate categories.

- Pine Hill, a new facility, is in the best condition
- Thurston Middle School and Sheehan have the greatest needs across all categories
- Site Accessibility and Mechanical Systems have the most needs district wide

Assessment: Educational Use



MSBA SPACE SUMMARY

- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ART & MUSIC
- VOCATIONS & TECHNOLOGY
- HEALTH & PHYSICAL EDUCATION
- DINING & FOOD SERVICE
- ADMINISTRATION & GUIDANCE
- MEDIA CENTER
- CUSTODIAL & MAINTENANCE
- OTHER STORAGE
- OTHER MEP
- OTHER TOILETS

- Document the existing use for every space
- Measure each space

Assessment: Educational Space

School	Current Enrollment (Fall 2024)	Enrollment Forecast (10 yr)	Capacity by Classroom Count	Space Analysis	Notes Compared to MSBA
Westwood High School	850	894	938 @ 85%		40% of learning spaces are under sized. 30% are right sized and 30% are oversized
Thurston Middle School	676	753	665 (with Modularity)		68% of all spaces are under by 10% or more. 8% are "right sized"
Downey School	273	398	330		41% of all spaces are undersized by 10% or more. 40% are "right sized"
Martha Jones	272	373	307		37% of all spaces are undersized by 10% or more. 50% are "right sized".
Pine Hill School	475	355	550		100% are "right sized"
Sheehan School	281	391	353		46% of all spaces are undersized by 10% or more. 28% are "right sized"
Westwood PK	46	90	54		The enrollment is limited by the capacity of the school and classrooms.
	 10% or more UNDER	 10% or more OVER	 within 10% of MSBA Space Summary Guideline		

- Compare size to the MSBA Space Summary Guidelines
- Document which spaces are under or over the MSBA Guidelines for the use
- Results:
 - Pine Hill meets MSBA guidelines for all spaces
 - Thurston has the greatest number of undersized spaces (68%) and the fewest number of right-sized spaces



ANALYZING ENROLLMENT & CAPACITY

Analysis: MSBA Building Capacity

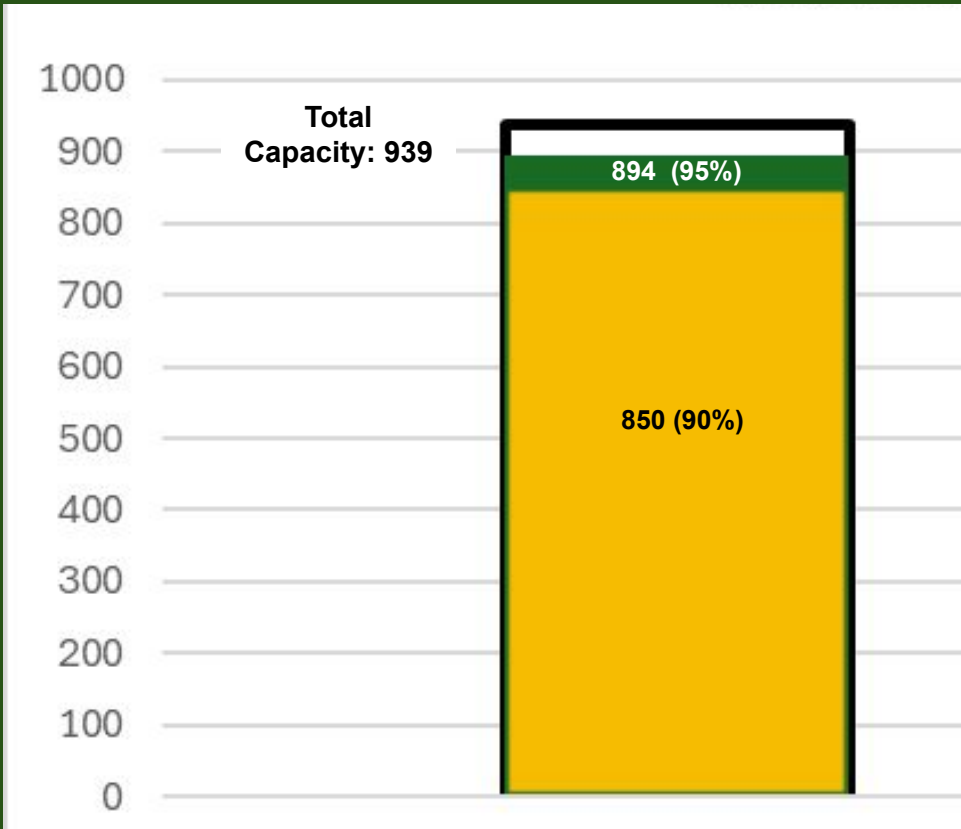
High School and Middle School

of General Classrooms
x
23 Students
x
85% Utilization Factor

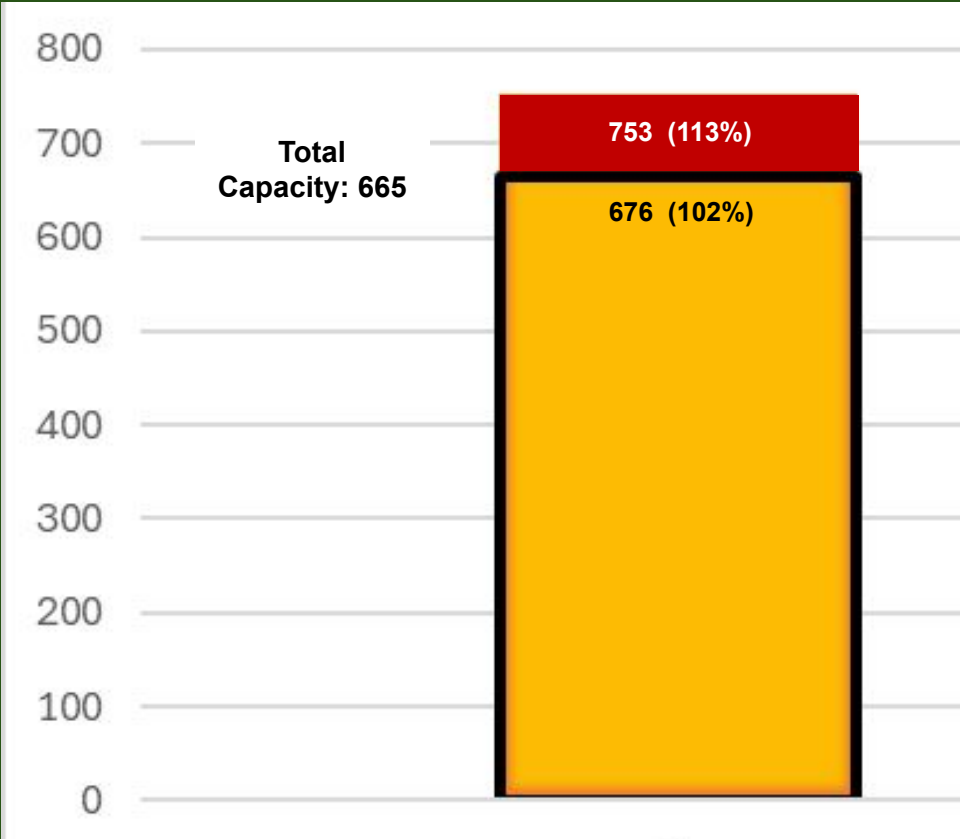
Elementary Schools

of K Classrooms x 18 Students
+
of 1-5 Classrooms x 23
Students


Analysis: HS & MS Capacity & 2033 Enrollment




Westwood High School




Thurston Middle School



Current Enrollment



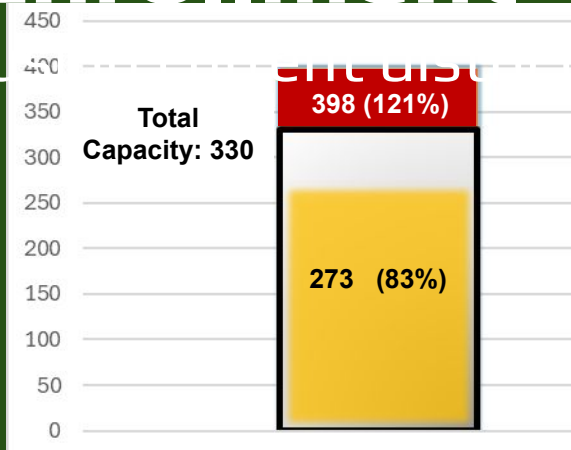
Forecast Within Capacity



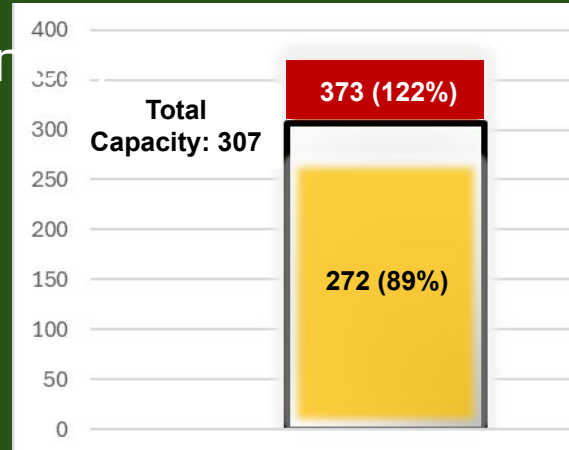
Forecast Over Capacity

Analysis: Elementary Capacity & 2033 Enrollment

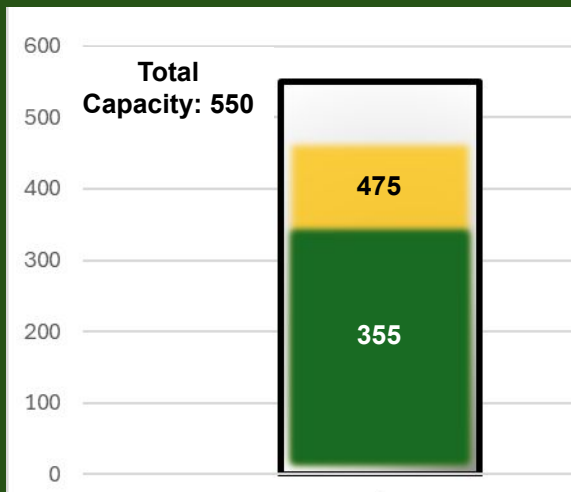
(under capacity)



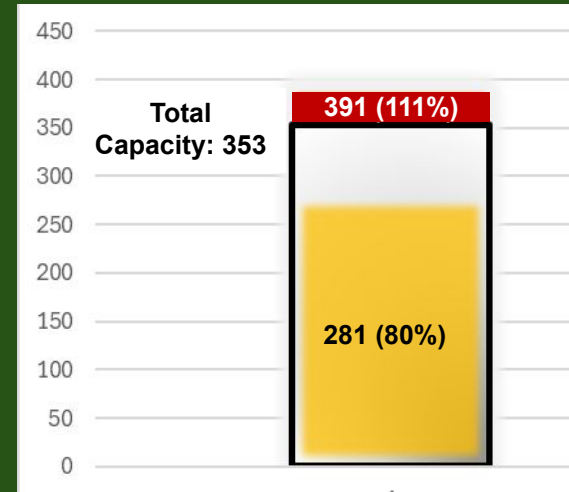
Downey School



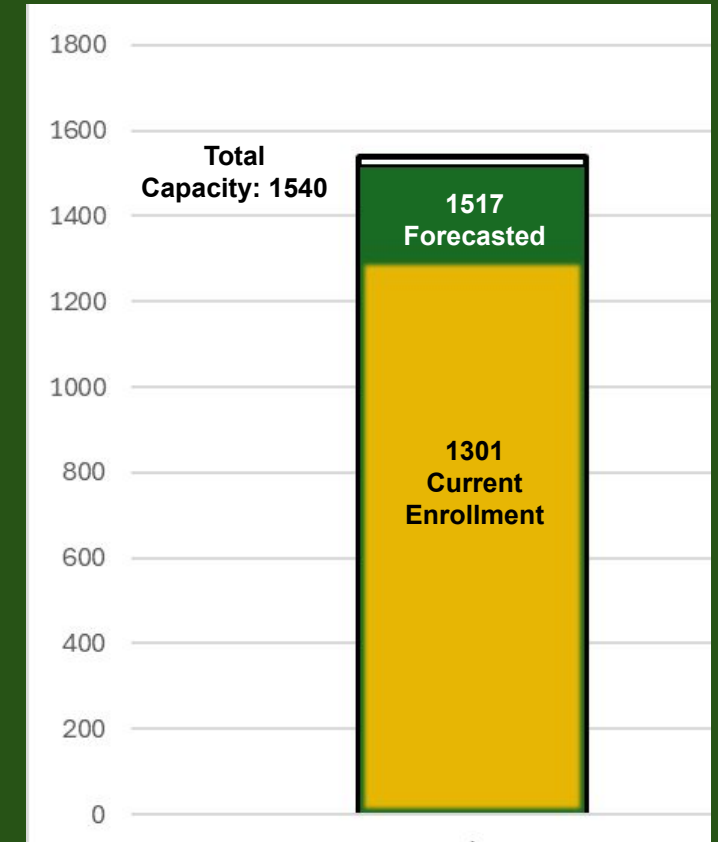
Martha Jones School



Pine Hill School



Sheehan School



District-wide
Elementary Schools



Current Enrollment

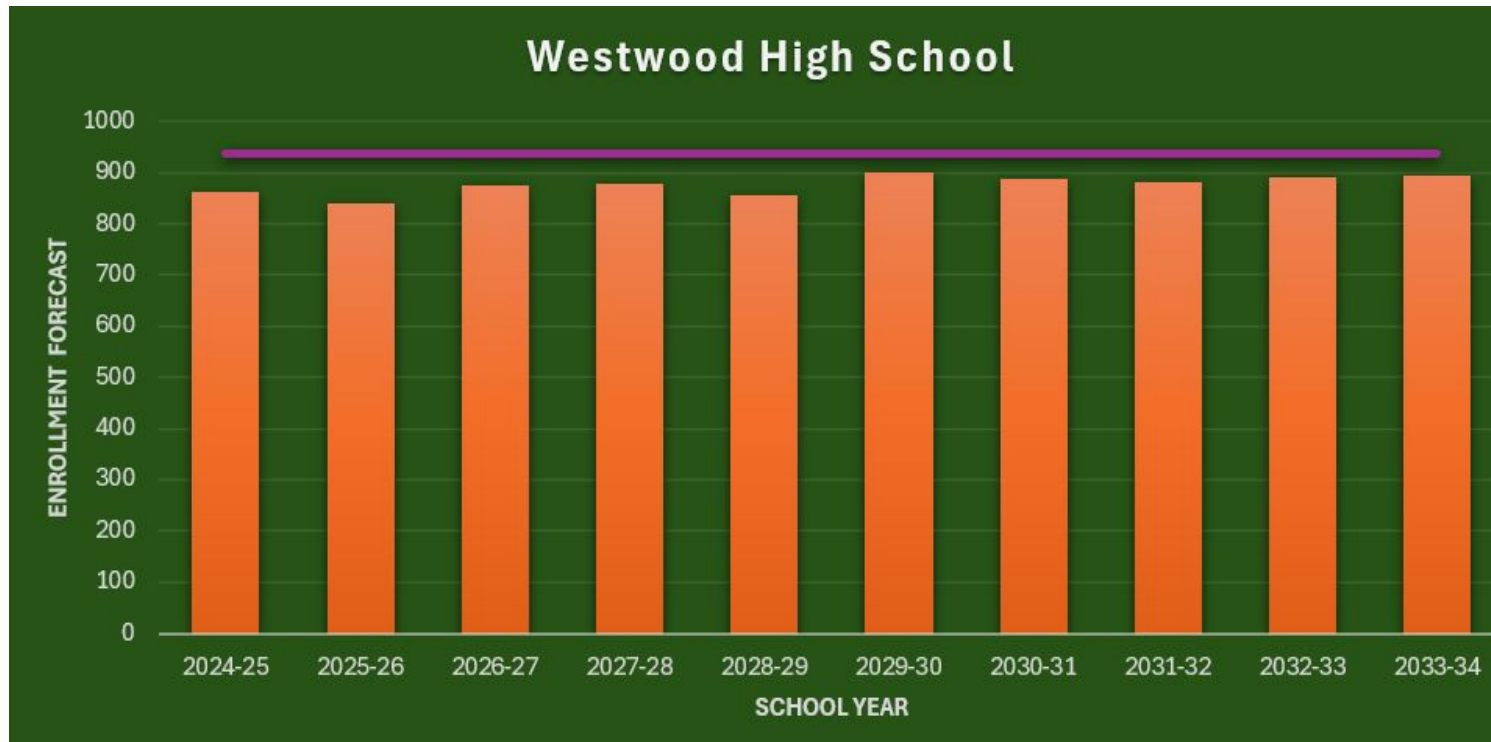


Forecast Within Capacity



Forecast Over Capacity

Analysis: Yearly Enrollment & Capacity

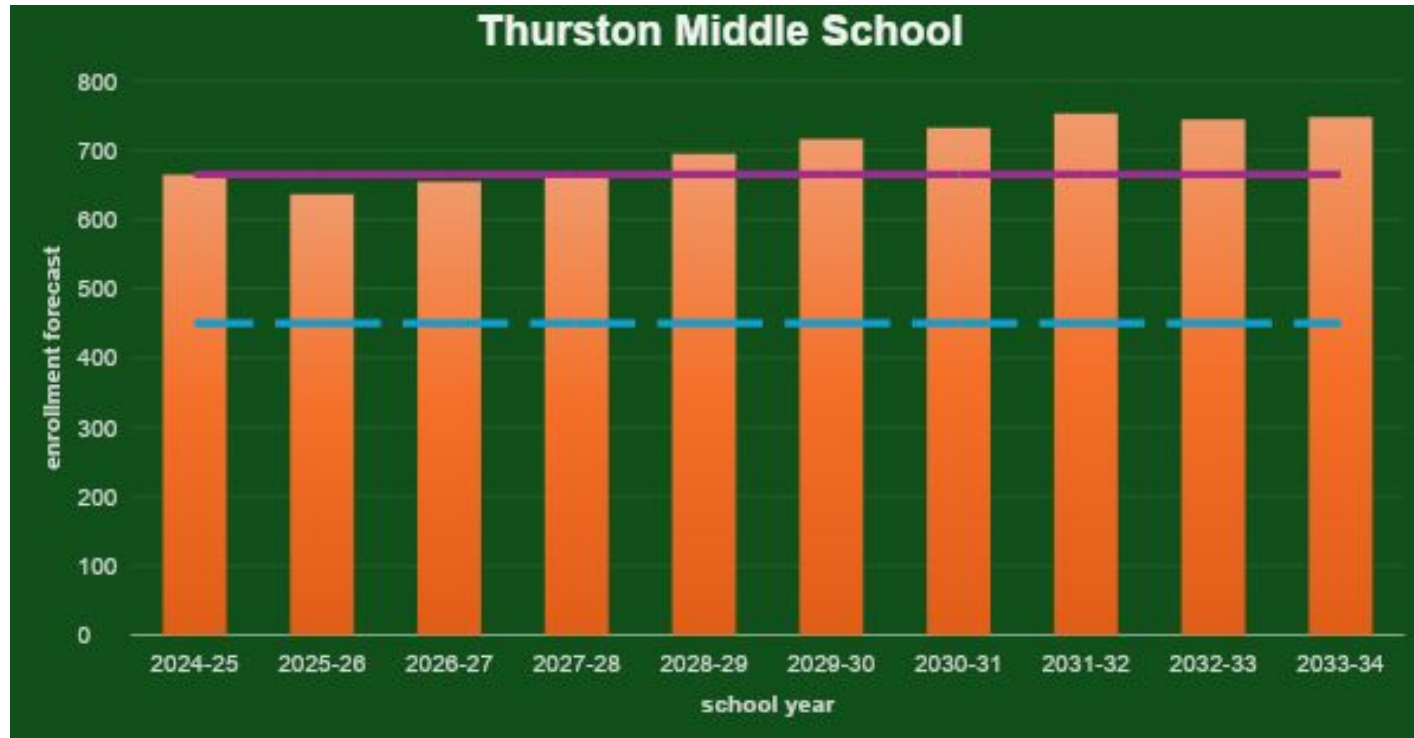


Westwood High School

- **Capacity:** 938 students
- **Peak enrollment:** 902 students

The enrollment forecasts a stable number of students through 2033.

Analysis: Yearly Enrollment & Capacity

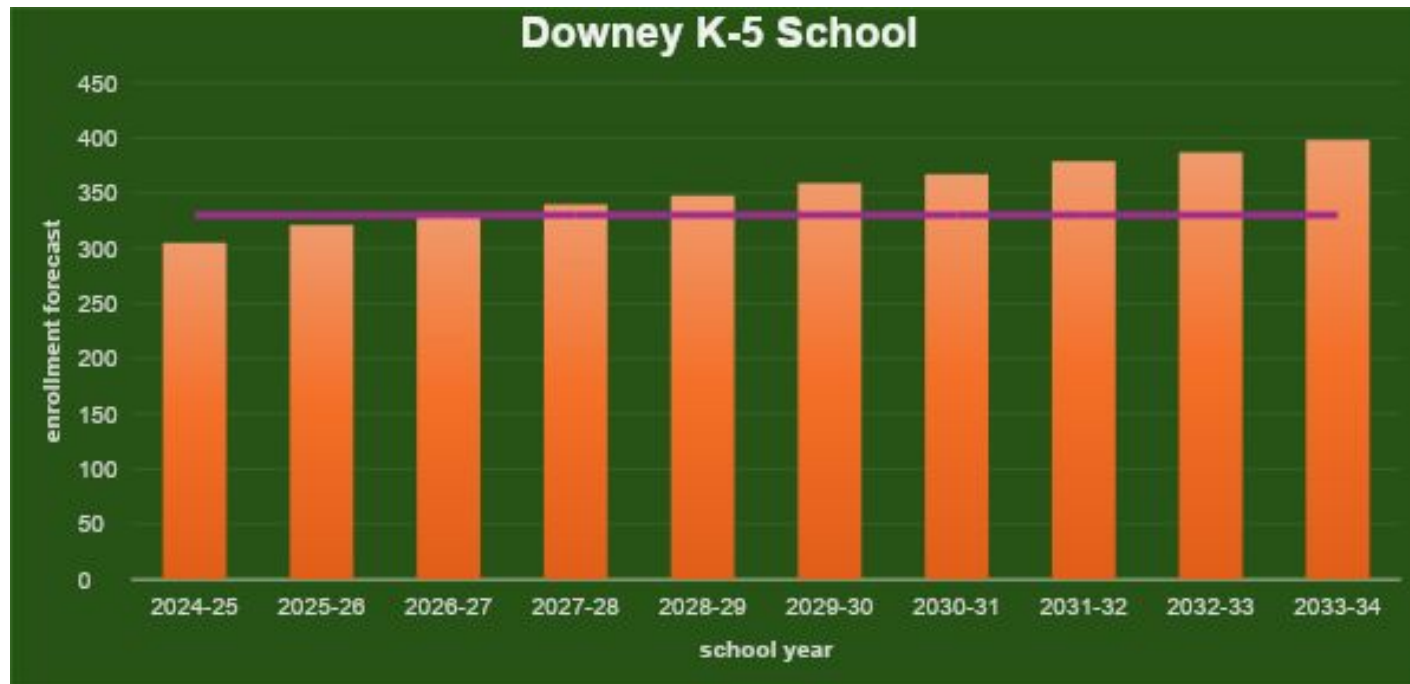


Thurston Middle School

- **Capacity with modulators:** 665 students (red line)
- **Capacity without modulators:** 450 students (blue line)
- **2031 peak:** 753 (26 students/classroom)
- **2033 enrollment:** 748 students

By 2033, 5 additional classrooms will be needed to maintain average of 23 students per classroom.

Analysis: Yearly Enrollment & Capacity

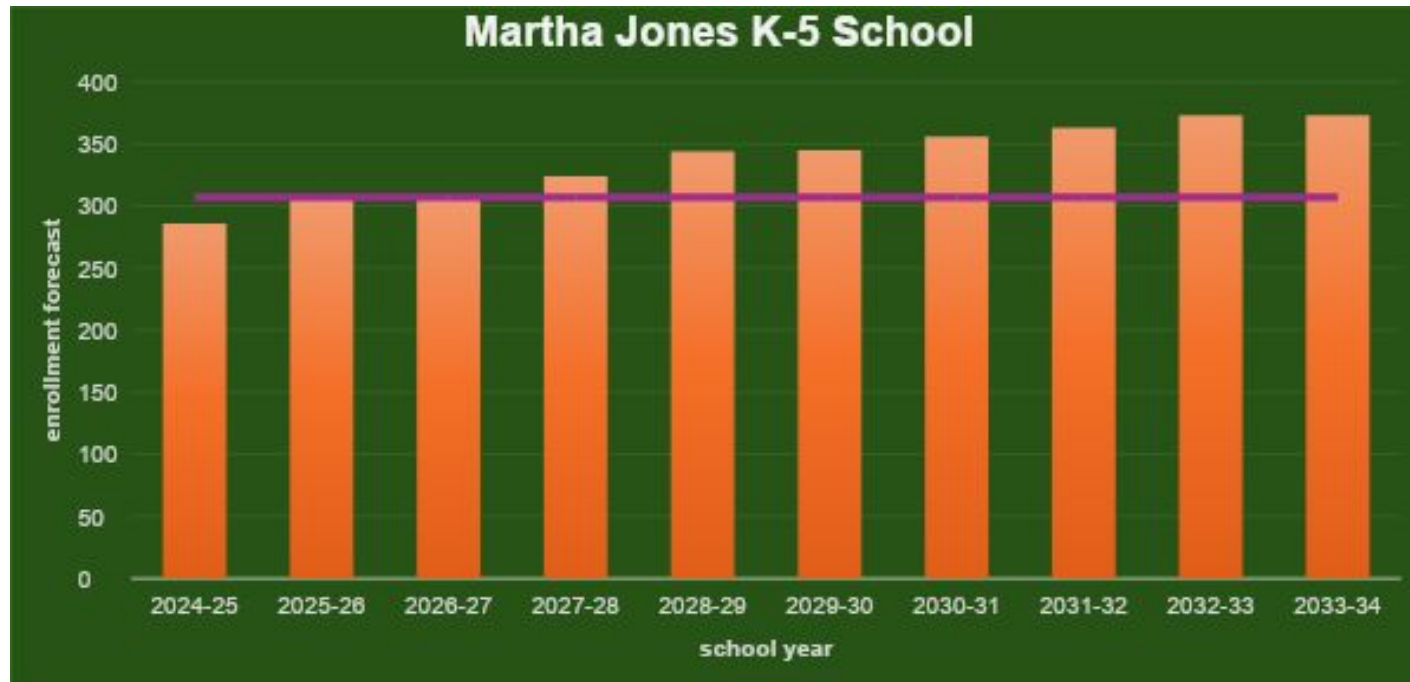


Downey School

- **Capacity:** 330 students
- **2029:** 20/classroom (kindergarten)
- **2029:** 25/classroom (grades 1-5)
- **2033 enrollment:** 398 students

By 2033, 1 additional kindergarten and 2 additional 1-5 classrooms will be needed.

Analysis: Yearly Enrollment & Capacity

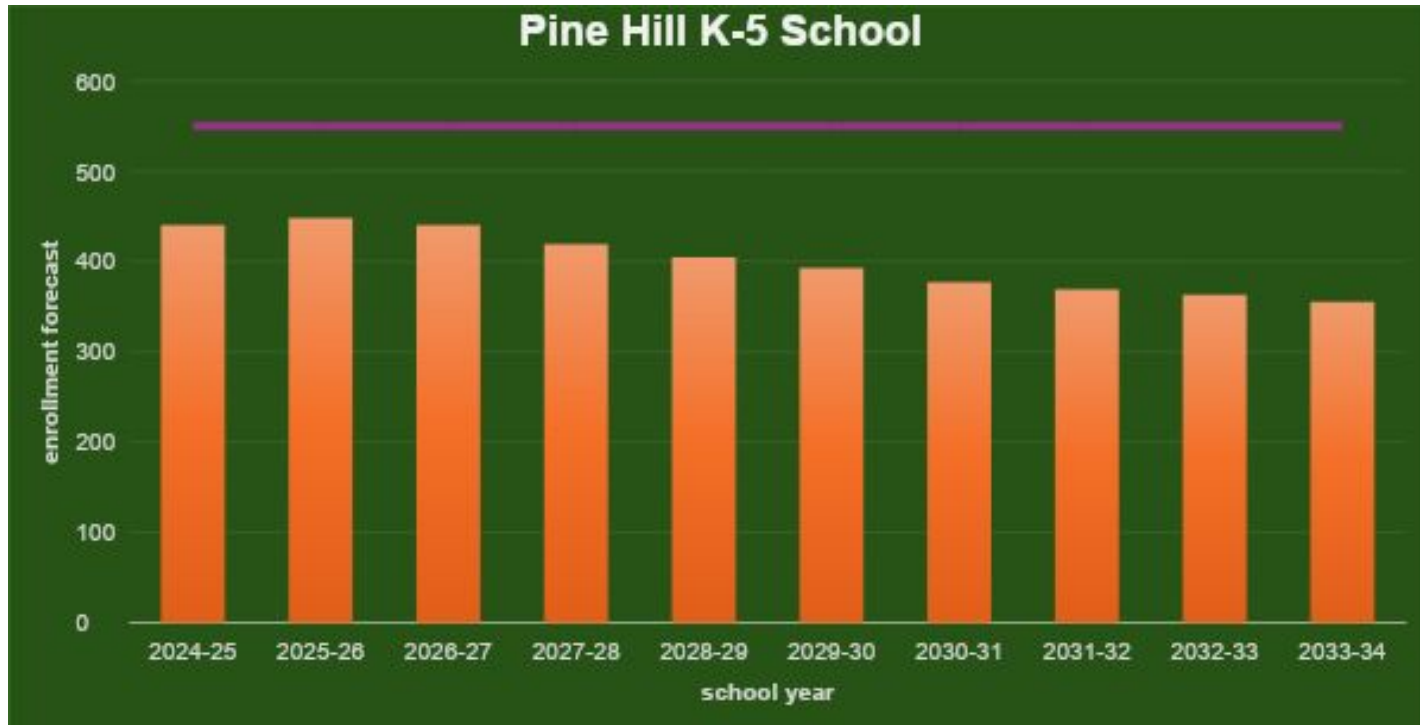


Martha Jones School

- **Capacity:** 307 students
- **2028:** 26/classroom (grades 1-5)
- **2033 enrollment:** 373 students

By 2033, 3 additional 1-5 classrooms will be needed. No additional K classrooms are needed.

Analysis: Yearly Enrollment & Capacity

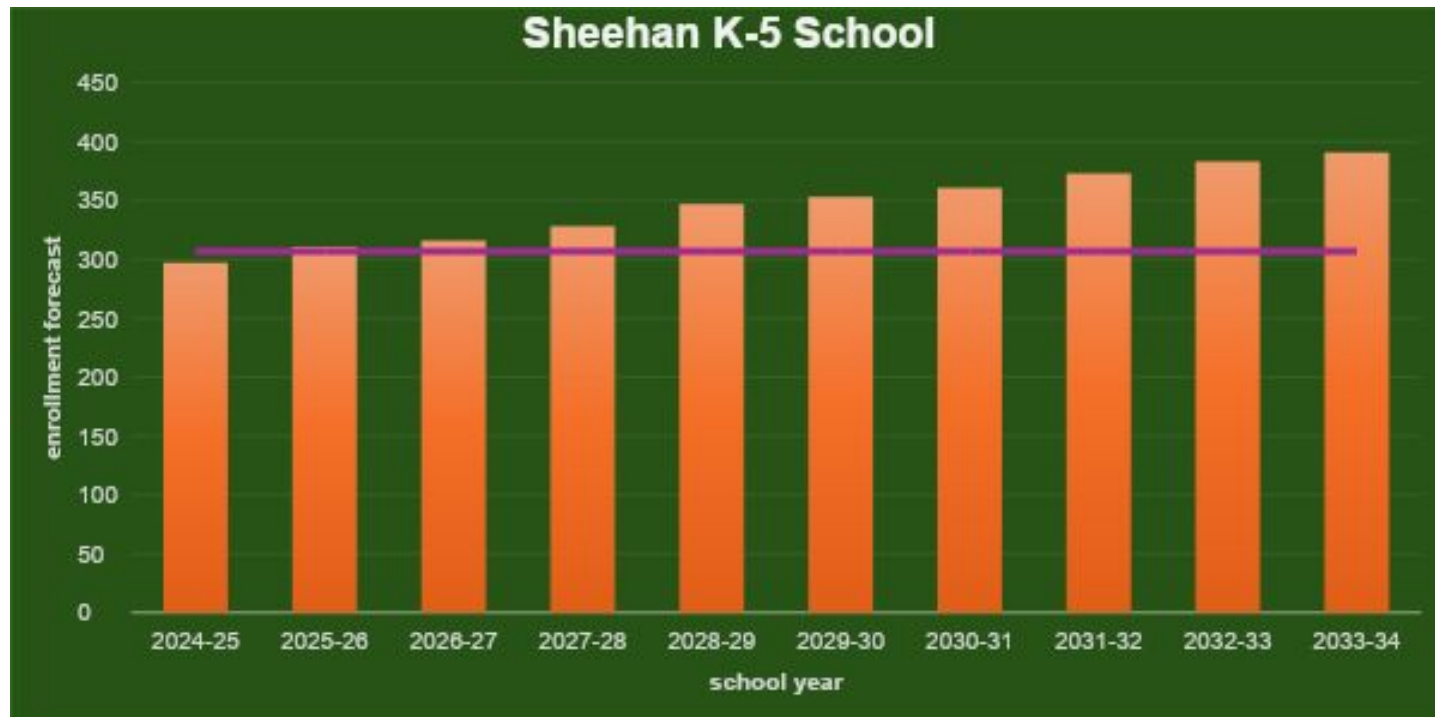


Pine Hill School

- **Capacity:** 550 students
- **2033 enrollment:** 355 students

The enrollment forecasts a decreasing number of students in the current Pine Hill district.

Analysis: Yearly Enrollment & Capacity

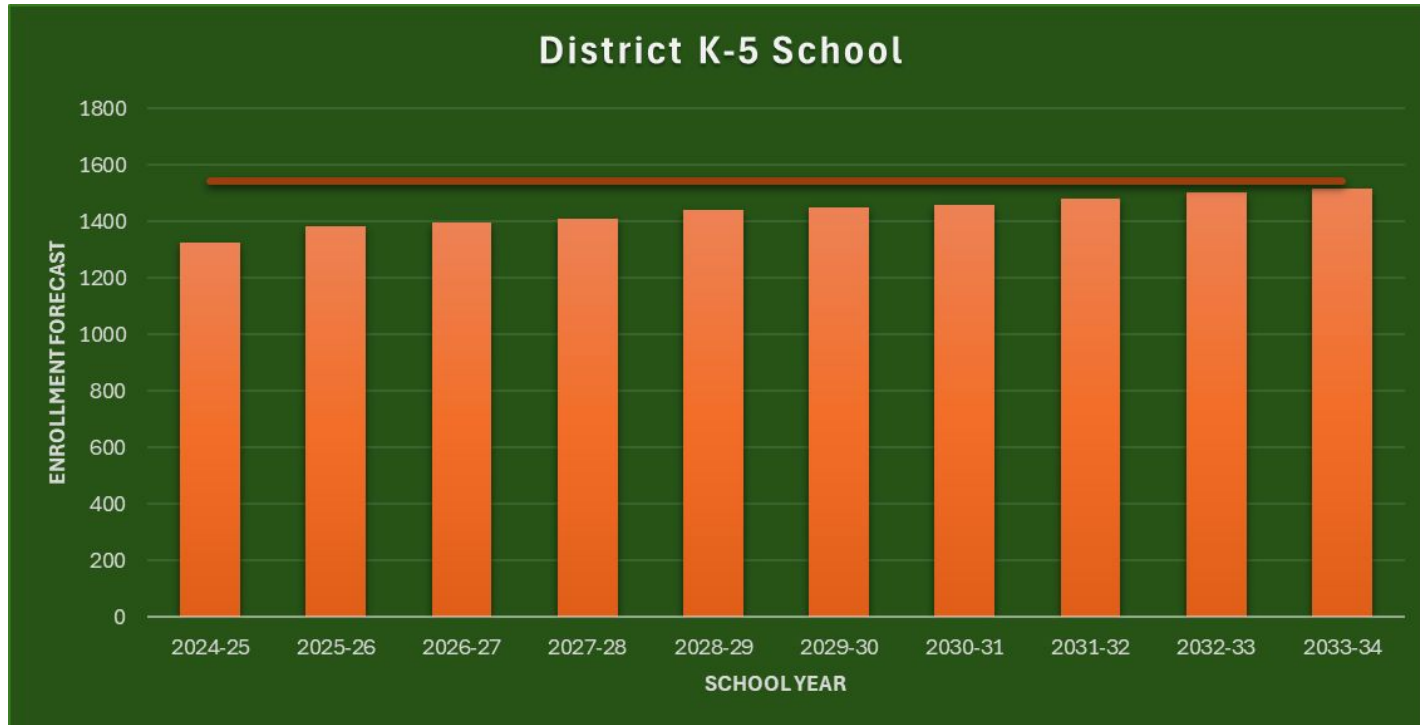


Sheehan School

- **Capacity:** 330 students
- **2030:** 20/classroom (kindergarten)
- **2033 enrollment:** 391 students

By 2033, 1 additional kindergarten and 1 additional 1-5 classroom will be needed.

Analysis: Yearly Enrollment & Capacity



District-wide Elementary Schools

- **Capacity:** 1540 students
- **Capacity grades 1-5:** 1288
- **2033:** 237 (kindergarteners)
- **2033:** 1278 (grades 1-5)
- **2033 enrollment:** 1517 students

By 2033, no additional K classrooms are needed across district; however, to keep the schools balanced and avoid moving students between the K and 1 grades, MJ will need 1 additional K classroom. No additional 1-5 classrooms are needed.



POTENTIAL SOLUTIONS

Potential Solutions: Overview

Option:	1	2	3	4	5	6
Name:	Status Quo	Add Modulares	New 6-8 Middle School (Thurston)	New Elementary School (MJ/Sheehan)	Redistrict + New 6-8 Middle School (Thurston)	Redistrict + New 5-8 Middle School (Thurston)
Grades:	Existing	Existing	Existing	Existing	Existing	K-4 and 5-8
Detail:	<ul style="list-style-type: none"> CIP and maintenance only 	<ul style="list-style-type: none"> CIP and maintenance Modulars at Thurston, Downey, MJ, Sheehan 	<ul style="list-style-type: none"> CIP and maintenance Modulars at Downey, MJ, Sheehan New 6-8 School (Thurston) 	<ul style="list-style-type: none"> CIP and maintenance Modulars at Thurston, Downey, MJ (temp) New K-5 ES (MJ/Sheehan) 	<ul style="list-style-type: none"> CIP and maintenance Modulars or addition at MJ Redistrict K-5 New 6-8 MS (Thurston) 	<ul style="list-style-type: none"> CIP and maintenance Modulars at MJ Sheehan School is closed New 5-8 MS (Thurston)
Needs Addressed:	<ul style="list-style-type: none"> ✗ ES Classroom Count ✗ ES Program Space ✓ ES 10-yr CIP ✗ MS Classroom Count ✗ MS Program Space ✓ MS 10-yr CIP 	<ul style="list-style-type: none"> ✓ ES Classroom Count ✗ ES Program Space ✓ ES 10-yr CIP ✓ MS Classroom Count ✗ MS Program Space ✓ MS 10-yr CIP 	<ul style="list-style-type: none"> ✓ ES Classroom Count ✗ ES Program Space ✓ ES 10-yr CIP ✓ MS Classroom Count ✓ MS Program Space ✓ MS 10-yr CIP 	<ul style="list-style-type: none"> ✓ ES Classroom Count ✓ ES Program Space ✓ ES 10-yr CIP ✓ MS Classroom Count ✗ MS Program Space ✓ MS 10-yr CIP 	<ul style="list-style-type: none"> ✓ ES Classroom Count ✗ ES Program Space ✓ ES 10-yr CIP ✓ MS Classroom Count ✓ MS Program Space ✓ MS 10-yr CIP 	<ul style="list-style-type: none"> ✓ ES Classroom Count ✓ ES Program Space ✓ ES 10-yr CIP ✓ MS Classroom Count ✓ MS Program Space ✓ MS 10-yr CIP

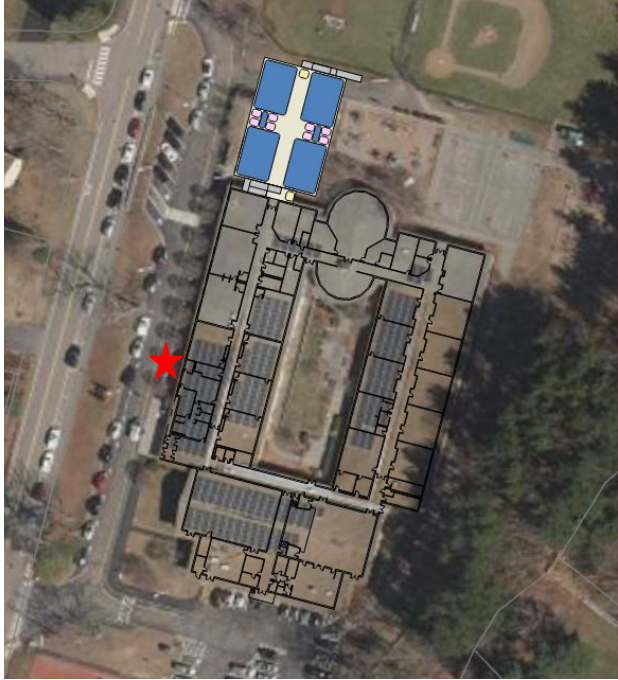
CIP = Capital Improvement

ES = Elementary School

MS = Middle School

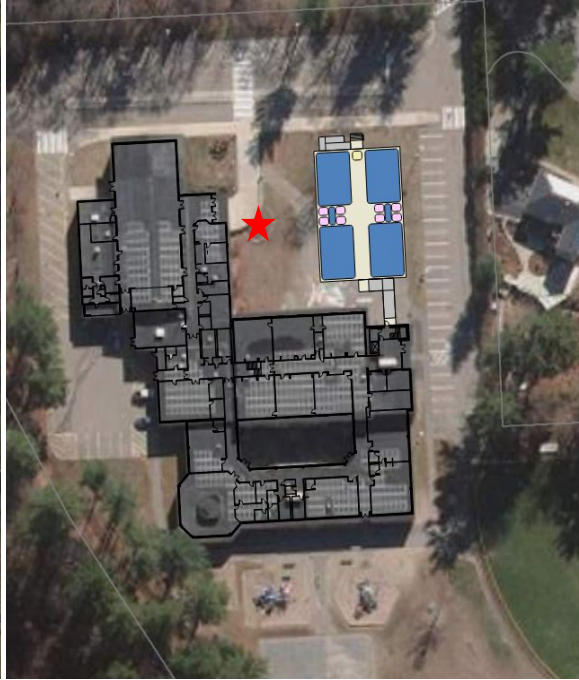
HS = High School

Potential Solutions: Modulars



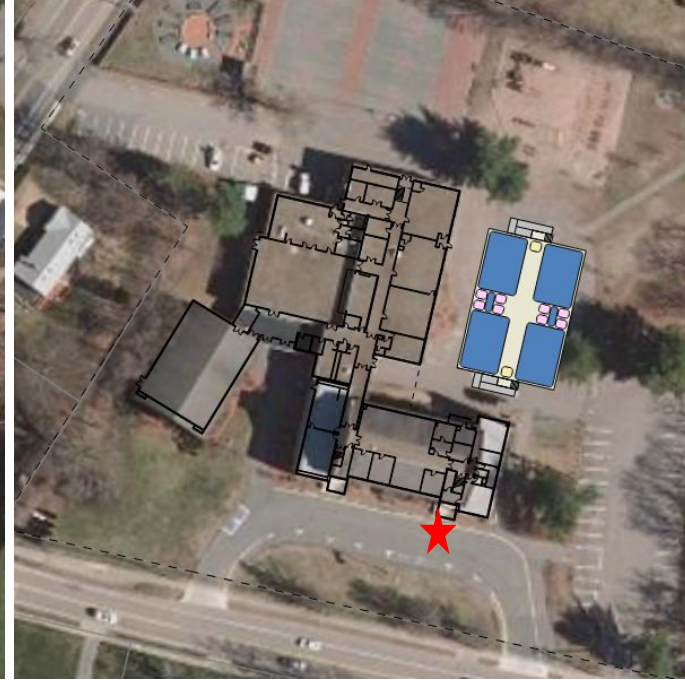
Downey:
4 modular classrooms with restrooms and small group/special education spaces.

OPTIONS:
2, 3, 4



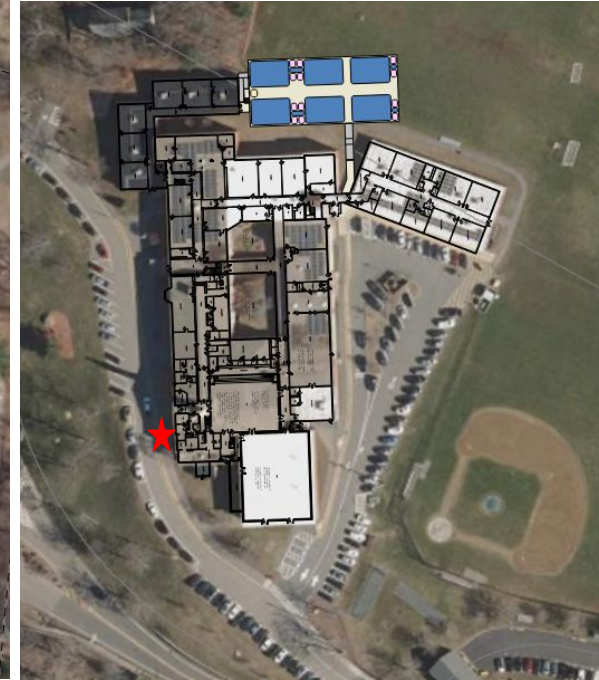
Martha Jones:
4 modular classrooms with restrooms and small group/special education spaces.

OPTIONS:
2, 3, 4 (temp), 5, 6



Sheehan:
4 modular classrooms with restrooms and small group/special education spaces.

OPTIONS:
2, 3



Thurston:
6 modular classrooms with restrooms, small group, and 1 special education classroom.

OPTIONS:
2, 4

Potential Solutions: New School (Thurston)

Test Fit:

New 6-8 or 5-8 school on Thurston site

OPTION: 3, 5, 6



Potential Solutions: New School (Sheehan/MJ)



Test Fit:

New K-5 School on Sheehan site

* Requires land swap with Town

OPTION: 4



ESTIMATED COSTS

Estimated Costs: Overview

Option:	1	2	3	4	5	6
Name:	Status Quo	Add Modulares	New 6-8 Middle School (Thurston)	New Elementary School (MJ/Sheehan)	Redistrict + New 6-8 Middle School (Thurston)	Redistrict + New 5-8 Middle School (Thurston)
Grades:	Existing	Existing	Existing	Existing	Existing	K-4 and 5-8
Est. Cost	\$191.5 M	\$200.7 M	\$298.5 M	\$307.8 M	\$293.2 M	\$293.3 M
Detail:	<ul style="list-style-type: none">CIP and maintenance only	<ul style="list-style-type: none">CIP and maintenanceModulars at Thurston, Downey, MJ, Sheehan	<ul style="list-style-type: none">CIP and maintenanceModulars at Downey, MJ, SheehanNew 6-8 School (Thurston)	<ul style="list-style-type: none">CIP and maintenanceModulars at Thuston, Downey, MJ (temp)New K-5 ES (MJ/Sheehan)	<ul style="list-style-type: none">CIP and maintenanceModulars or addition at MJRedistrict K-5New 6-8 MS (Thurston)	<ul style="list-style-type: none">CIP and maintenanceModularsSheehan School is closedNew 5-8 MS (Thurston)
Needs Addressed:	<div><div>✗</div> ES Classroom Count</div> <div><div>✗</div> ES Program Space</div> <div><div>✓</div> ES 10-yr CIP</div> <div><div>✗</div> MS Classroom Count</div> <div><div>✗</div> MS Program Space</div> <div><div>✓</div> MS 10-yr CIP</div>	<div><div>✓</div> ES Classroom Count</div> <div><div>✗</div> ES Program Space</div> <div><div>✓</div> ES 10-yr CIP</div> <div><div>✓</div> MS Classroom Count</div> <div><div>✗</div> MS Program Space</div> <div><div>✓</div> MS 10-yr CIP</div>	<div><div>✓</div> ES Classroom Count</div> <div><div>✗</div> ES Program Space</div> <div><div>✓</div> ES 10-yr CIP</div> <div><div>✓</div> MS Classroom Count</div> <div><div>✓</div> MS Program Space</div> <div><div>✓</div> MS 10-yr CIP</div>	<div><div>✓</div> ES Classroom Count</div> <div><div>✓</div> ES Program Space</div> <div><div>✓</div> ES 10-yr CIP</div> <div><div>✓</div> MS Classroom Count</div> <div><div>✗</div> MS Program Space</div> <div><div>✓</div> MS 10-yr CIP</div>	<div><div>✓</div> ES Classroom Count</div> <div><div>✗</div> ES Program Space</div> <div><div>✓</div> ES 10-yr CIP</div> <div><div>✓</div> MS Classroom Count</div> <div><div>✓</div> MS Program Space</div> <div><div>✓</div> MS 10-yr CIP</div>	<div><div>✓</div> ES Classroom Count</div> <div><div>✓</div> ES Program Space</div> <div><div>✓</div> ES 10-yr CIP</div> <div><div>✓</div> MS Classroom Count</div> <div><div>✓</div> MS Program Space</div> <div><div>✓</div> MS 10-yr CIP</div>

CIP = Capital Improvement ES = Elementary School MS = Middle School HS = High School

Estimated Costs: Cost Components

Option:	1	2	3	4	5	6
Name:	Status Quo	Add Modulares	New 6-8 Middle School (Thurston)	New K-5 Elementary School (MJ/Sheehan)	Redistrict + New 6-8 Middle School (Thurston)	Redistrict + New 5-8 Middle School (Thurston)
Grades:	Existing	Existing	Existing	Existing	Existing	K-4 and 5-8
Est. Cost	\$191.5 M	\$200.7 M	\$298.5 M	\$307.8 M	\$293.2 M	\$293.3 M
CIP and Maintenance:	\$191.5 M	\$191.5 M	\$136.7 M	\$168.3 M	\$136.7 M	\$113.5 M
Modulars:	--	\$9.2 M	\$6.3 M	\$7.0 M	\$1.0 M	\$2.0 M
New School:	--	--	\$155.5 M	\$132.5 M	\$155.5 M	\$177.8 M

CIP = Capital Improvement School ES = Elementary School MS = Middle School HS = High School

Estimated Costs: Comparative Cost

School	CIP and ongoing maintenance for 10 years	New Building
Thurston Middle School	\$73.9 M	6-8 School = \$155.5 M 5-8 School = \$177.7 M
MJ/Sheehan School	\$ 54.8 M	\$132.5 M
All Schools	\$191.5 M	

- Thurston reaches accessibility trigger at \$2.9 M per yr or \$8.7 M in three-year period
- Sheehan reaches accessibility trigger at \$1.2 M per yr or \$4.7 M in three-year period
- Sheehan reaches fire protection trigger with any addition to the existing building or \$5.2 M project cost

Key Decision Points and Timeline

The timeline for our first key decision is driven by the deadline to submit a Statement of Interest (SOI) to the MSBA

- The SOI identifies the school selected by the district as its priority
- Target deadline for SOI submission: April 2026

Key Decision Points and Timeline

Decision #1: Which school is the priority for the SOI?

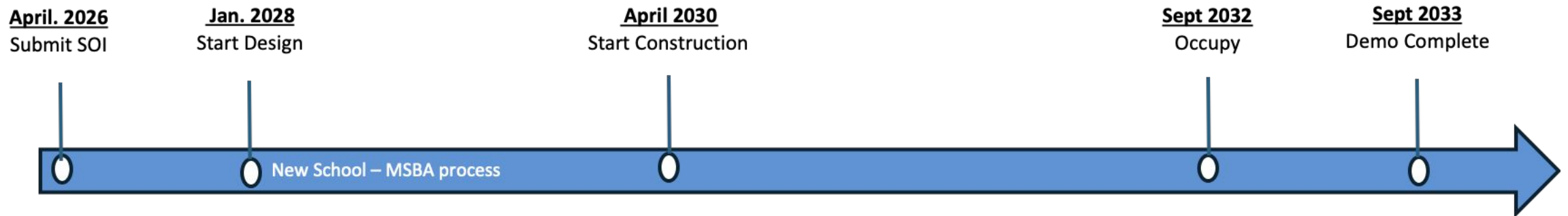
- Need to identify which school by end of December 2025
- January-March 2026
 - Complete Statement of Interest for priority school
 - SOI approved by School Committee and Select Board
- April 2026
 - SOI submitted to MSBA

Key Decision Points and Timeline

Decision #2: What are the key features of the priority school?

- Once accepted into eligibility with the MSBA, a feasibility study is conducted for the priority school
- Feasibility identifies key features:
 - New construction/renovation/repair
 - Size/enrollment/grade configuration
 - Location

Key Decision Points and Timeline



- With this timeline, construction borrowing for a new school project would begin in Fiscal Year 2031
- Occupancy would occur in September 2032

Key Decision Points and Timeline

Overall timeline:

- December 2025: Priority school for SOI identified by School Committee
- April 2026: SOI submitted to MSBA
- *December 2026: Accepted into MSBA Pipeline
- *Late 2028/Early 2029: Feasibility completed; building details finalized
- *April 2030: Construction begins on new school
- *September 2032: New school occupied

Next Steps

There will be multiple opportunities between now and December 2025 to share our plan and to gather community feedback:

- Community forums
- PTO meetings
- School Committee meetings
- Other boards/committees
- ... and many more

