

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

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

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



mage 15 – 1957 Original Window



image 16 - Deteriorated glazing, single pane (1957)

Specific Issues

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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 polonger persoany.

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Assessment: Capital Improvement Plan

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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 16 - Deteriorated glazing, single pane (1957)

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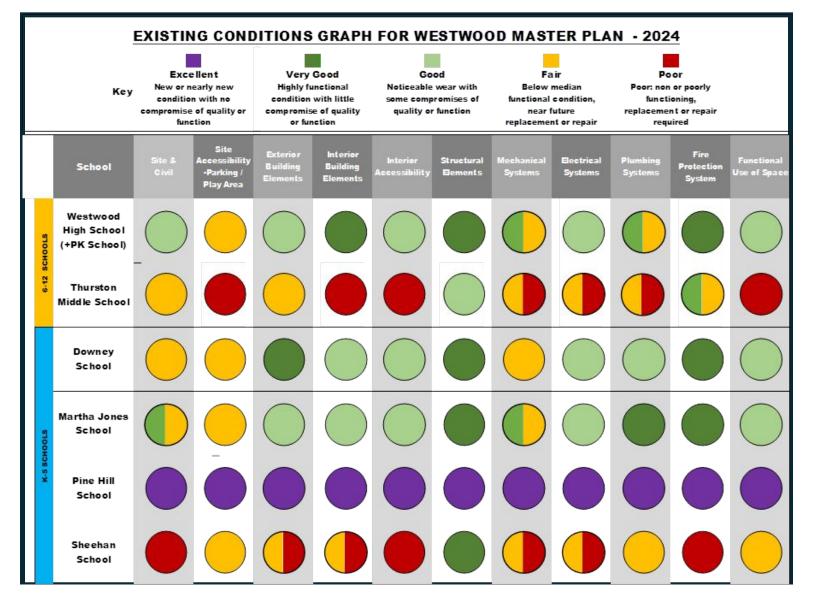
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Assessment: Existing Conditions



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



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

	Current Enrollment	Enrollment Forecast	Capacity by Classroom Count	Space Analysis	Notes
School	(Fall 2024)	(10 уг)	Î	¥	Compared to MSBA
Westwood High School	850	894	938@85%		40% of learningspaces are under sized. 30% are right sized and 30% are oversized
Thurston Middle School	676	753	665 (with Modulars)		68% of all spaces are under by 10% or more. 8% are "rightsized"
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 "rightsized"
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	0	within 10% of MSBASpace SummaryGuideline

Assessment: Educational Space

- 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

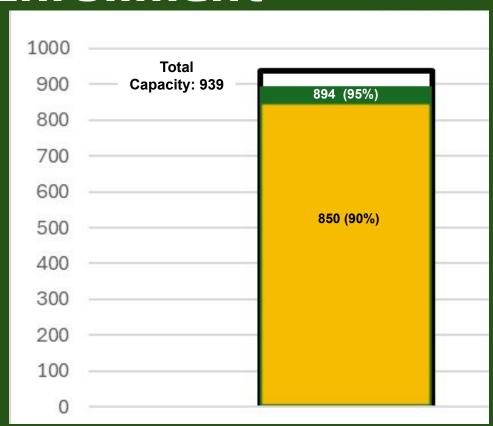
85% Utilization Factor

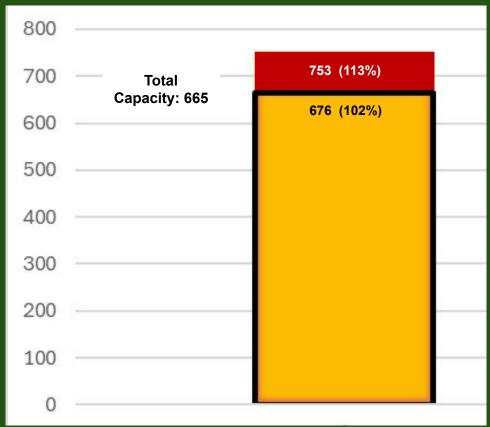
Elementary Schools

of K Classrooms x 18 Students

of 1-5 Classrooms x 23 Students

Analysis: HS & MS Capacity & 2033 Enrollment



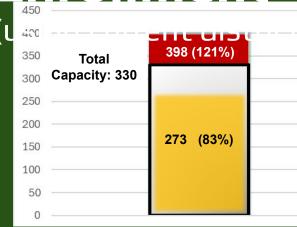


Westwood High School

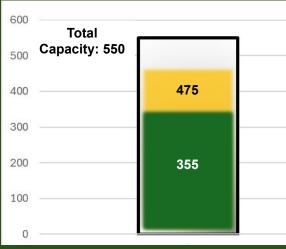
Thurston Middle School

Analysis: Elementary Capacity & 2033

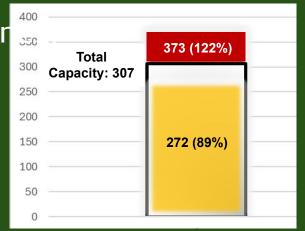
Enrollment



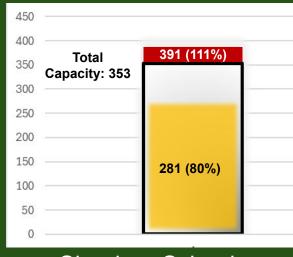
Downey School



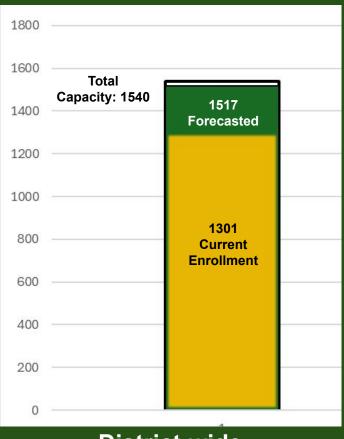
Pine Hill School



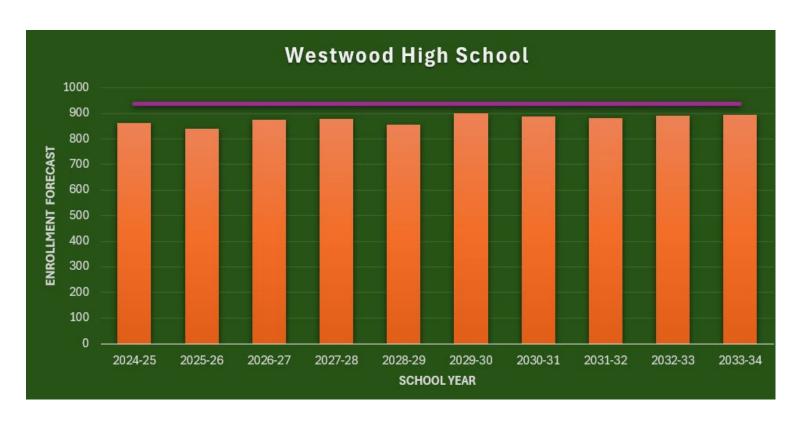
Martha Jones School



Sheehan School



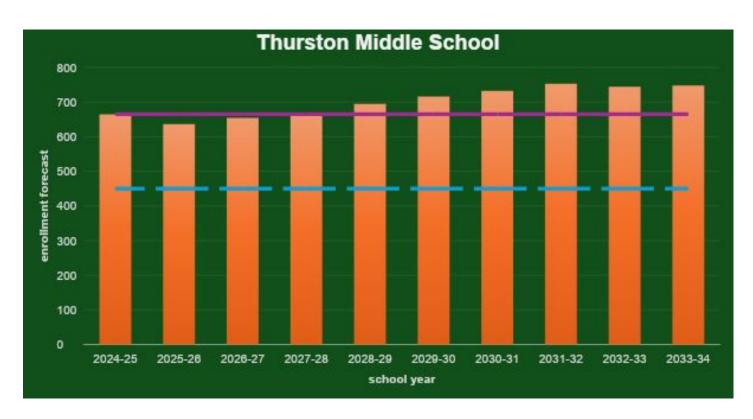
District-wide Elementary Schools



Westwood High School

- Capacity: 938 students
- Peak enrollment: 902 students

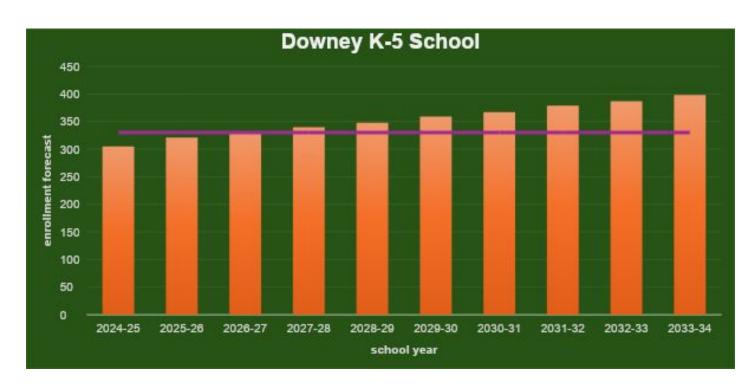
The enrollment forecasts a stable number of students through 2033.



Thurston Middle School

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

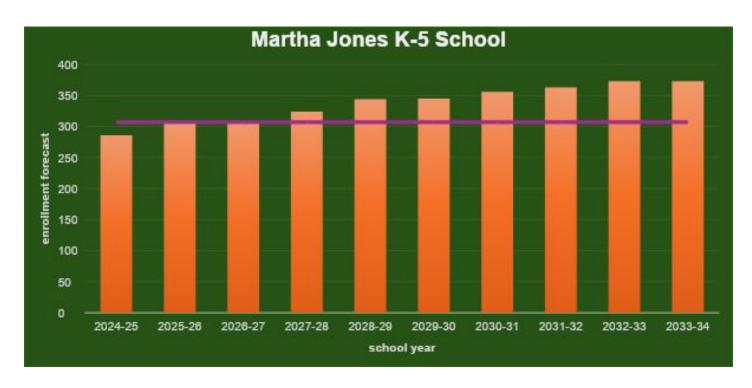
By 2033, 5 additional classrooms will be needed to maintain average of 23 students per classroom.



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.



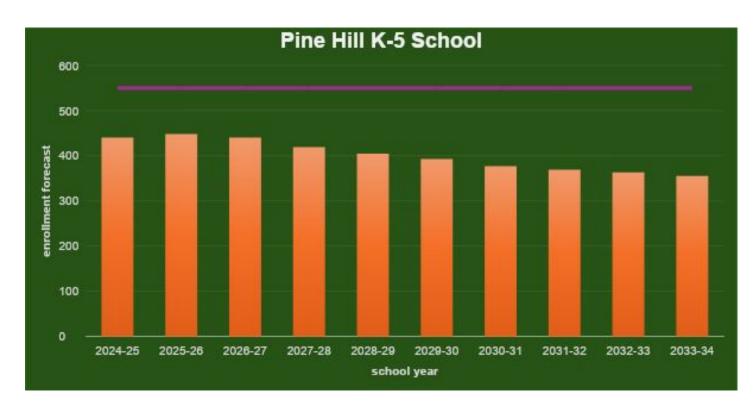
Martha Jones School

• 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.

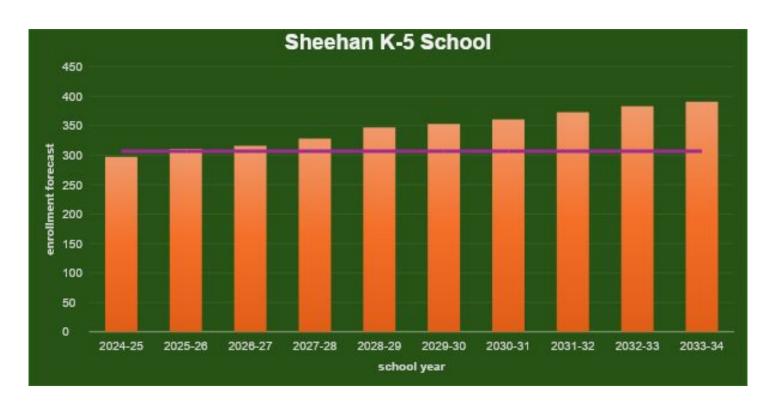


Pine Hill School

• Capacity: 550 students

2033 enrollment: 355 students

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



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.



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 Modulars	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:	CIP and maintenance only	 CIP and maintenance Modulars at Thurston, Downey, MJ, Sheehan 	 CIP and maintenance Modulars at Downey, MJ, Sheehan New 6-8 School (Thurston) 	 CIP and maintenance Modulars at Thurston, Downey, MJ (temp) New K-5 ES (MJ/Sheehan) 	 CIP and maintenance Modulars or addition at MJ Redistrict K-5 New 6-8 MS (Thurston) 	 CIP and maintenance Modulars at MJ Sheehan School is closed New 5-8 MS (Thurston)
Needs Addressed:	 ★ ES Classroom Count ★ ES Program Space ★ ES 10-yr CIP ★ MS Classroom Count ★ MS Program Space ★ MS 10-yr CIP 	 ✓ ES Classroom Count ✓ ES Program Space ✓ ES 10-yr CIP ✓ MS Classroom Count ✓ MS Program Space ✓ MS 10-yr CIP 	ES Classroom Count ES Program Space ES 10-yr CIP MS Classroom Count MS Program Space MS 10-yr CIP	 ✓ ES Classroom Count ✓ ES Program Space ✓ ES 10-yr CIP ✓ MS Classroom Count ✓ MS Program Space ✓ MS 10-yr CIP 	 ✓ ES Classroom Count ✓ ES Program Space ✓ ES 10-yr CIP ✓ MS Classroom Count ✓ MS Program Space ✓ MS 10-yr CIP 	 ✓ ES Classroom Count ✓ ES Program Space ✓ ES 10-yr CIP ✓ MS Classroom Count ✓ MS Program Space ✓ MS 10-yr CIP

CIP = Capital Improvement High School ES = Elementary School

MS = Middle School

HS =

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

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Option:	1	2	3	4	5	6
Name:	Status Quo	Add Modulars	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:	CIP and maintenance only	 CIP and maintenance Modulars at Thurston, Downey, MJ, Sheehan 	 CIP and maintenance Modulars at Downey, MJ, Sheehan New 6-8 School (Thurston) 	 CIP and maintenance Modulars at Thuston, Downey, MJ (temp) New K-5 ES (MJ/Sheehan) 	 CIP and maintenance Modulars or addition at MJ Redistrict K-5 New 6-8 MS (Thurston) 	 CIP and maintenance Modulars Sheehan School is closed New 5-8 MS (Thurston)
	 ➤ ES Classroom Count ➤ ES Program Space ➤ ES 10-yr CIP ➤ MS Classroom Count ➤ MS Program Space ➤ MS 10-yr CIP 	 ✓ ES Classroom Count ✓ ES Program Space ✓ ES 10-yr CIP ✓ MS Classroom Count ✓ MS Program Space ✓ MS 10-yr CIP 	 ✓ ES Classroom Count ✓ ES Program Space ✓ ES 10-yr CIP ✓ MS Classroom Count ✓ MS Program Space ✓ MS 10-yr CIP 	 ✓ ES Classroom Count ✓ ES Program Space ✓ ES 10-yr CIP ✓ MS Classroom Count ✓ MS Program Space ✓ MS 10-yr CIP 	 ✓ ES Classroom Count ✓ ES Program Space ✓ ES 10-yr CIP ✓ MS Classroom Count ✓ MS Program Space ✓ MS 10-yr CIP 	 ✓ 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

Estimated Costs: Cost Components

Option:	1	2	3	4	5	6
Name:	Status Quo	Add Modulars	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

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

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

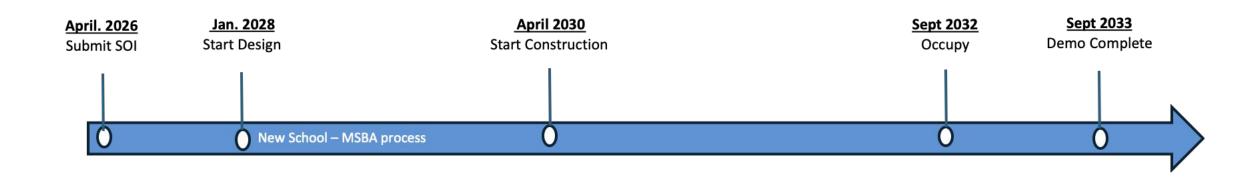
Target deadline for SOI submission: April 2026

<u>Decision #1:</u> 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

<u>Decision #2:</u> 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
 - Cocation



 With this timeline, construction borrowing for a new school project would begin in Fiscal Year 2031

Occupancy would occur in September 2032

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

