



# Westwood Public Schools Master Plan



# ASSESSING EXISTING CONDITIONS

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

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.

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

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.

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

# Assessment: Capital Improvement Plan

Facility Name		High Risk Walls	Col Onions	Perforated Heating	Asbestos	Structural Integrity	Energy Use	Water	Interior	Exterior	Quantity	Cost of Repair / Replacement	Design Pricing Contingency (15%)	Sub Cost (20%)	Estimated Project Cost	High Priority (2 yrs)	Medium Priority (4 yrs)	Low Priority (10 years) Period Full Performance Project	On-Going Maintenance	Notes
Facility Total as of												Amounts are Given in Today's Dollars (\$B 12/30/24)								
Site & Civil																				
1	Provide new water system to the building to support an automatic fire suppression system	X	X							X	entire building	\$ 130,000	\$ 19,500.00	\$ 20,000.00	\$ 175,500.00		X			Add any notes needed to clarify
1.01	Replace domestic water service to the building			X							full replacement	\$ 65,000	\$ 9,750.00	\$ 10,000.00	\$ 84,750.00		X			
1.02	Replace domestic water service to the building																			
Sub Totals for Site and Civil												\$ 1,326,000.00	\$ 200,850.00	\$ 207,800.00	\$ 1,807,850.00	\$ -	\$ -	\$ -	\$ -	
Structural Elements																				
2	Major renovation would include a structural upgrade to the corridor between the two new buildings. This may require a steel wall, concrete floor and roof diaphragms to the existing masonry walls and the stripping of non-structural walls to the exterior. All of the existing masonry walls would have to be adequately connected to the roof and floor structure									X	49,586	\$ 1,021,389	\$ 154,708.32	\$ 206,277.76	\$ 1,352,374.88		X			Add any notes needed to clarify
2.01																				
2.02																				
Sub Totals for Structural Elements												\$ 1,021,389.00	\$ 154,708.32	\$ 206,277.76	\$ 1,352,374.88	\$ -	\$ -	\$ -	\$ -	
Exterior Architectural Elements																				
3	Major exterior renovation would include a complete repair program, to remove all loose and unstable masonry, pointed reinforcing with an applied coating, and patch all missing or cracked concrete. Consideration should also be given to applying a protective coating to the masonry to help to increase the service life of the masonry walls.					X					Exposed foundation walls - 200 sf	\$ 13,000	\$ 1,950.00	\$ 2,000.00	\$ 17,550.00				X	Add any notes needed to clarify
3.01																				
Sub Totals for Exterior Architectural Elements												\$ 3,984,873.35	\$ 597,731.00	\$ 786,974.66	\$ 5,379,578.96	\$ -	\$ -	\$ -	\$ -	
Interior Architectural Elements																				
4	Remove and replace all VAV with recessed lighting such as sheet aluminum or vinyl composition line										40000 sq. ft.	\$ 643,500	\$ 96,525.00	\$ 126,700.00	\$ 866,725.00					
4.01																				
Sub Totals for Interior Architectural Elements												\$ 3,713,071.85	\$ 560,680.77	\$ 752,214.37	\$ 5,036,966.97	\$ -	\$ -	\$ -	\$ -	
Mechanical (HVAC)																				
5	Replace all heating and ventilation piping to meet current code requirements	X	X			X					all	\$ 30,221	\$ 4,534.64	\$ 6,446.16	\$ 43,511.72	Add "c" in box	Work with Owner to Verify	Once Cost is Complete add \$5 to corresponding cost		Add any notes needed to clarify
5.01																				
5.02																				
Sub Totals for Mechanical (HVAC)												\$ 5,156,944.00	\$ 773,641.60	\$ 1,031,388.80	\$ 6,961,974.40	\$ -	\$ -	\$ -	\$ -	
Electrical																				
6	A new secondary service should be provided with a pad-mounted transformer and new distribution equipment sized for future growth.											\$ 322,309	\$ 48,346.35	\$ 64,461.80	\$ 435,117.15	Add "c" in box	Work with Owner to Verify	Once Cost is Complete add \$5 to corresponding cost		Add any notes needed to clarify
6.01						X						\$ 1,210,264.00	\$ 182,609.24	\$ 243,878.08	\$ 1,781,163.20	\$ -	\$ -	\$ -	\$ -	
Sub Totals for Electrical												\$ 1,210,264.00	\$ 182,609.24	\$ 243,878.08	\$ 1,781,163.20	\$ -	\$ -	\$ -	\$ -	
Plumbing																				
7	Replace plumbing fixtures with high efficiency low flow fixtures.					X	X				Fit in Amount	\$ 322,309	\$ 48,346.35	\$ 64,461.80	\$ 435,117.15	Add "c" in box	Work with Owner to Verify	Once Cost is Complete add \$5 to corresponding cost		Add any notes needed to clarify
7.01												\$ 381,359.00	\$ 57,409.35	\$ 77,281.85	\$ 487,767.15	\$ -	\$ -	\$ -	\$ -	
Sub Totals for Plumbing												\$ 381,359.00	\$ 57,409.35	\$ 77,281.85	\$ 487,767.15	\$ -	\$ -	\$ -	\$ -	
Fire Protection																				
8	Provide a new automatic sprinkler system to protect all areas of the building. designed and installed in accordance with M.A. State Building Code and NFPA - 13(2013). Provide a new double check valve assembly for cross connection control. Perform a new hydrant flow test to confirm water supply capacity.	X	X							X	entire building	\$ 645,104	\$ 96,773.43	\$ 129,031.24	\$ 870,908.67	Add "c" in box	Work with Owner to Verify	Once Cost is Complete add \$5 to corresponding cost		Add any notes needed to clarify
8.01																				
8.02																				
Sub Totals for Fire Protection												\$ 645,104.00	\$ 96,773.43	\$ 129,031.24	\$ 870,908.67	\$ -	\$ -	\$ -	\$ -	
Exterior Materials Assessment																				
9	24576 19-42324-4236											\$ 2,405,000	\$ 360,750	\$ 481,000	\$ 3,246,750	Add "c" in box	Work with Owner to Verify	Once Cost is Complete add \$5 to corresponding cost		Add any notes needed to clarify
9.01																				
9.02																				
Sub Totals for Exterior Materials Assessment												\$ 2,405,000.00	\$ 360,750.00	\$ 481,000.00	\$ 3,246,750.00	\$ -	\$ -	\$ -	\$ -	
TOTAL												\$ 18,854,138.00	\$ 2,843,120.71	\$ 3,760,627.62	\$ 25,558,086.43	HSE1	HSE1	HSE1	HSE1	

TOTAL												\$ 12,308,808.06	\$ 1,846,321.21	\$ 2,461,761.61	\$ 16,616,890.88	\$ -	\$ -	\$ -	\$ -	
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1991 Renovation: in the corridor between 1957 wings, new exterior walls provided with aluminum frame and sash, with insulated glazing units.

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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



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.

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

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.

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

Health, Safety, Welfare
Code Compliance
Functional Use of the Building
Accessibility
Extending the Life of the Building (Maintenance)
Energy / Water Efficiency
Hazardous Material Abatement
Considerations for Addition or Renovations (see Options plans)

Facility Name		High Rise	Walls	Core	Outside	Perimeter	Interior	Accessibility	Structural	Energy	Water	Efficiency	Hazardous	Material	Abatement	Quantity	Cost of Repair / Replacement	Designer Pricing Contingency (15%)	Sub Cost (20%)	Estimated Project Cost	High Priority (2 yrs)	Medium Priority (4 yrs)	Low Priority (10 years) Partial Full Renovation Project	On-Going Maintenance	Notes								
Facility Size sq ft																Approximate	Amounts Are Given in Today's Dollars (\$M/100,000)																
1	Site & Civil																																
1.01	Provide new water system to the building to meet all requirements for high-pressure systems		X		X										X	entire building	\$ 130,000	\$ 19,500.00	\$ 26,000.00	\$ 175,500.00		X			Add any notes needed to clarify								
1.02	Replace domestic water service to the building															replacement	\$ 65,000	\$ 9,750.00	\$ 13,000.00	\$ 87,750.00		X											
Sub Totals for Site and Civil																\$ 1,324,000.00	\$ 200,850.00	\$ 267,800.00	\$ 1,807,650.00	\$ -	\$ -	\$ -	\$ -										
2	Structural Elements																																
2.01	Major renovation would likely trigger structural repairs to be completed with current building codes. This may require a full wall, core renovation and roof diaphragm to the existing masonry walls and the existing non-structural walls to the exterior. All of the existing masonry walls would need to be adequately connected to the roof and floor structure														X	49,586	\$ 1,021,389	\$ 154,708.32	\$ 206,277.76	\$ 1,360,374.88		X		Add any notes needed to clarify									
2.02																																	
2.03																																	
Sub Totals for Structural Elements																\$ 1,021,389.00	\$ 154,708.32	\$ 206,277.76	\$ 1,360,374.88	\$ -	\$ -	\$ -	\$ -										
3	Exterior Architectural Elements																																
3.01	Exterior architectural elements should be replaced or repaired (program) to remove all loose and unstable material, protect reinforcing with any required coating, and patch all missing or cracked concrete. Consideration should also be given to applying a protective coating such as elastomeric paint to increase the service life of the patched walls.															Replace foundation walls - 500 sq ft	\$ 13,000	\$ 1,950.00	\$ 2,600.00	\$ 17,550.00				X	Add any notes needed to clarify								
3.02																																	
Sub Totals for Exterior Architectural Elements																\$ 3,984,873.30	\$ 597,731.00	\$ 786,974.66	\$ 5,379,578.96	\$ -	\$ -	\$ -	\$ -										
4	Interior Architectural Elements																																
4.01	Remove and abate all VCM with resilient flooring such as sheet linoleum or vinyl composition tile															40000 sq ft	\$ 643,500	\$ 96,525.00	\$ 128,700.00	\$ 868,725.00													
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Sub Totals for Interior Architectural Elements																\$ 3,713,071.80	\$ 560,980.77	\$ 742,214.37	\$ 5,036,946.94	\$ -	\$ -	\$ -	\$ -										
5	Mechanical (HVAC)																																
5.01	Installate all heating and condensate piping to meet current code requirements		X	X											X	all	\$ 30,201	\$ 4,530.14	\$ 6,040.18	\$ 40,771.32	Add "C" in box	Work with Owner to Verify	Check Cost to Complete with "B" in corresponding cell		Add any notes needed to clarify								
5.02																																	
Sub Totals for Mechanical (HVAC)																\$ 5,156,944.00	\$ 773,641.60	\$ 1,031,388.00	\$ 6,961,973.60	\$ -	\$ -	\$ -	\$ -										
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7	Plumbing																																
7.01	Replace plumbing fixtures with high efficiency low flow fixtures															Fill in Amount	\$ 302,309	\$ 45,346.35	\$ 60,461.80	\$ 408,117.15	Add "C" in box	Work with Owner to Verify	Check Cost to Complete with "B" in corresponding cell		Add any notes needed to clarify								
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Sub Totals for Plumbing																\$ 381,369.00	\$ 56,186.35	\$ 73,981.80	\$ 497,767.15	\$ -	\$ -	\$ -	\$ -										
8	Fire Protection																																
8.01	Provide a new automatic sprinkler system to protect all areas of the building. Design and installed in accordance with MA State Building Code and NFPA 13(2010). Provide a new double check valve assembly for cross connection control. Perform a new hydrant flow test to confirm water supply capacity		X	X											X	entire building	\$ 645,104	\$ 96,773.43	\$ 128,031.04	\$ 870,908.87	Add "C" in box	Work with Owner to Verify	Check Cost to Complete with "B" in corresponding cell		Add any notes needed to clarify								
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Sub Totals for Fire Protection																\$ 645,104.00	\$ 96,773.43	\$ 128,031.04	\$ 870,908.87	\$ -	\$ -	\$ -	\$ -										
9	Hazardous Materials Assessment																																
9.01	245/70-3-673241-6732															ADD "C" in box	\$ 2,405,000	\$ 360,750	\$ 481,000	\$ 3,246,750	Add "C" in box	Work with Owner to Verify	Complete with "B" in corresponding cell		Add any notes needed to clarify								
9.02																																	
Sub Totals for Hazardous Materials Assessment																\$ 2,405,000.00	\$ 360,750.00	\$ 481,000.00	\$ 3,246,750.00	\$ -	\$ -	\$ -	\$ -										
TOTAL																\$ 18,854,138.00	\$ 2,843,120.71	\$ 3,760,827.82	\$ 25,558,086.43	HSE1	HSE1	HSE1	HSE1										
TOTAL																\$ 12,308,808.06	\$ 1,846,321.21	\$ 2,461,761.61	\$ 16,616,890.88	\$ -	\$ -	\$ -	\$ -										



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

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

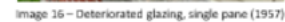
<b>TOTAL</b>		\$ 12,308,808.06	\$ 1,846,321.21	\$ 2,461,761.61	\$ 16,616,890.88	\$ -	\$ -	\$ -	\$ -	\$ -
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## Recommendations

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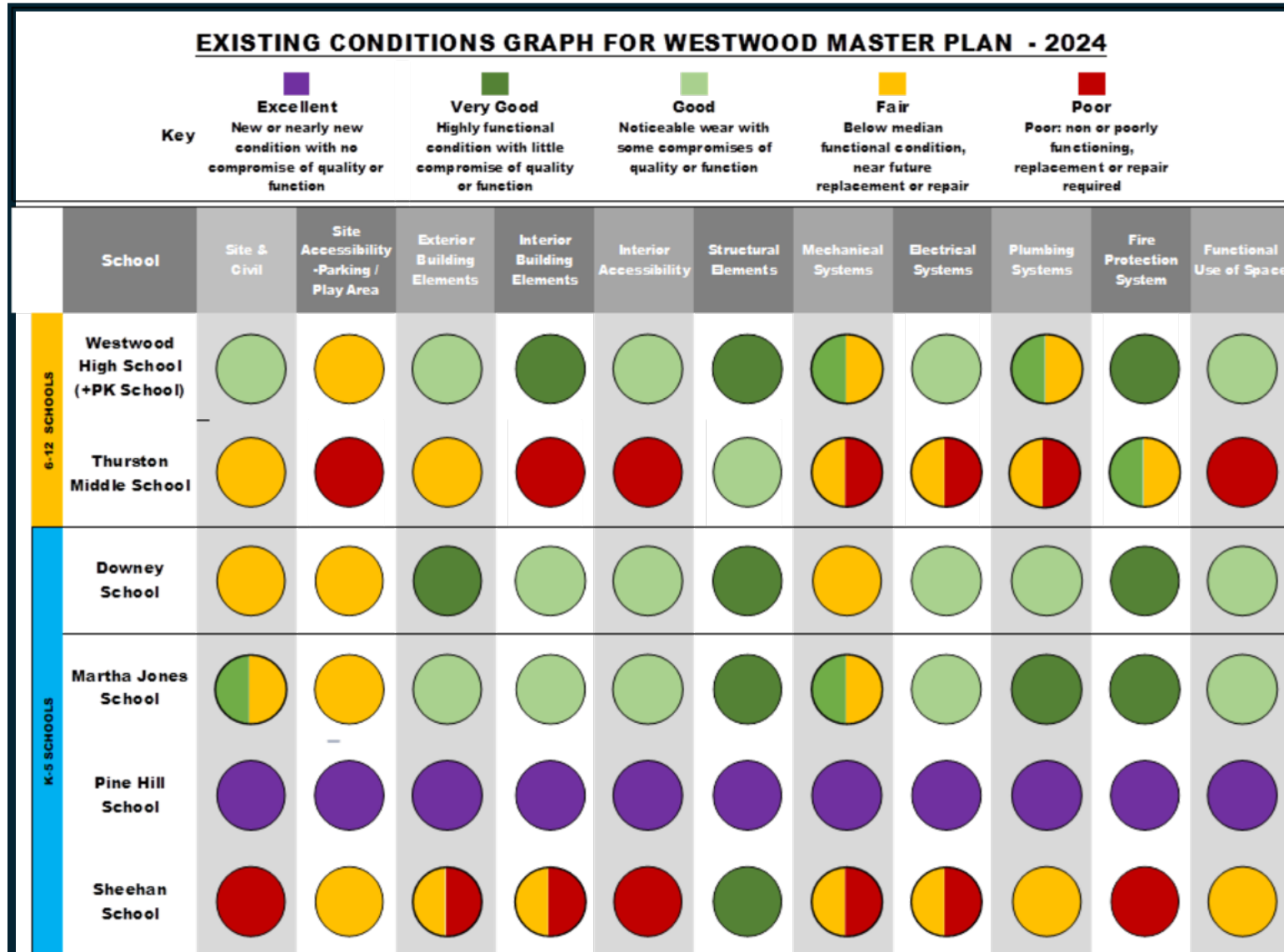


## Recommendations

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

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

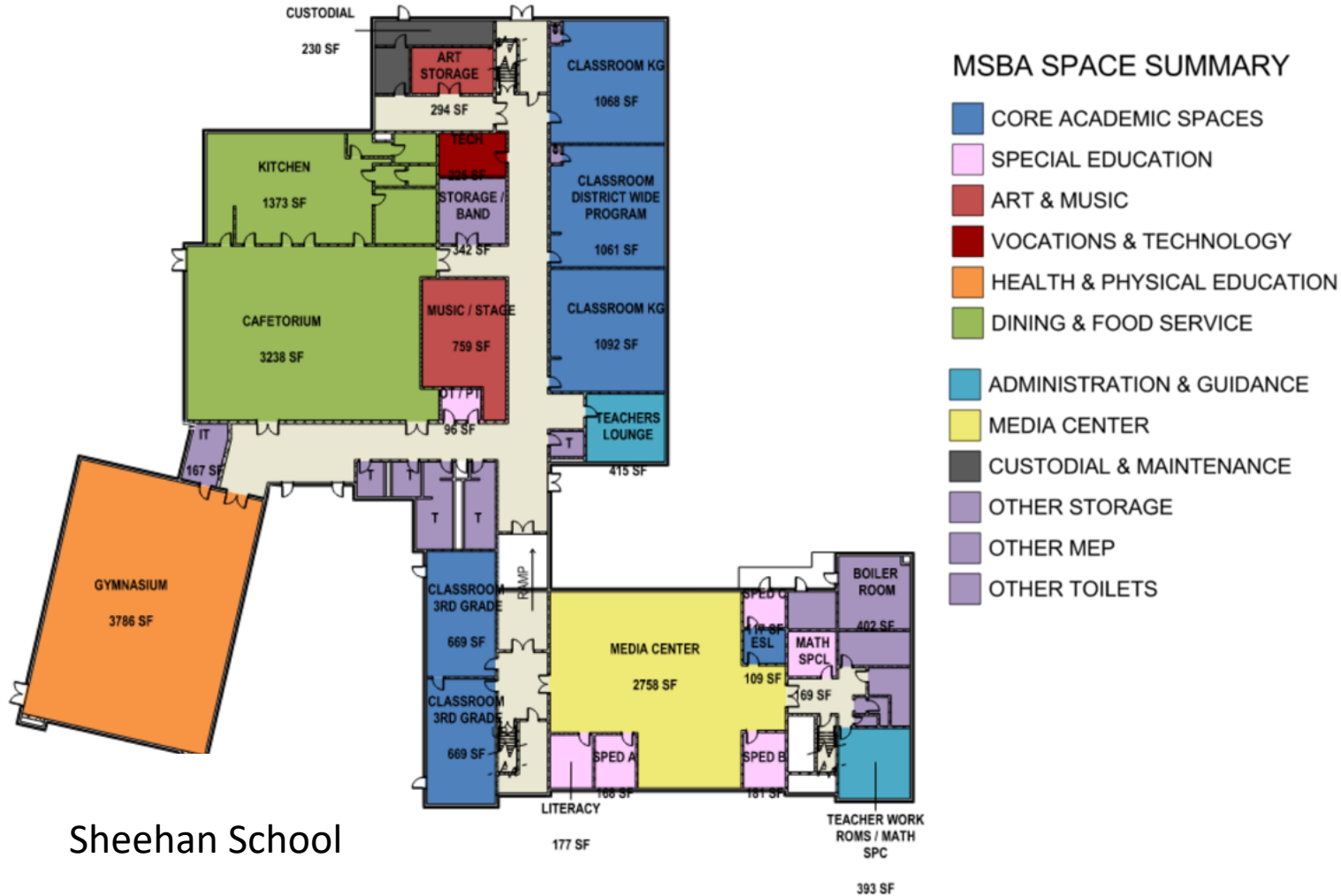


The chart to the left indicates the facility's existing conditions in 11 separate categories.

- 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



- 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 Modulares)		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

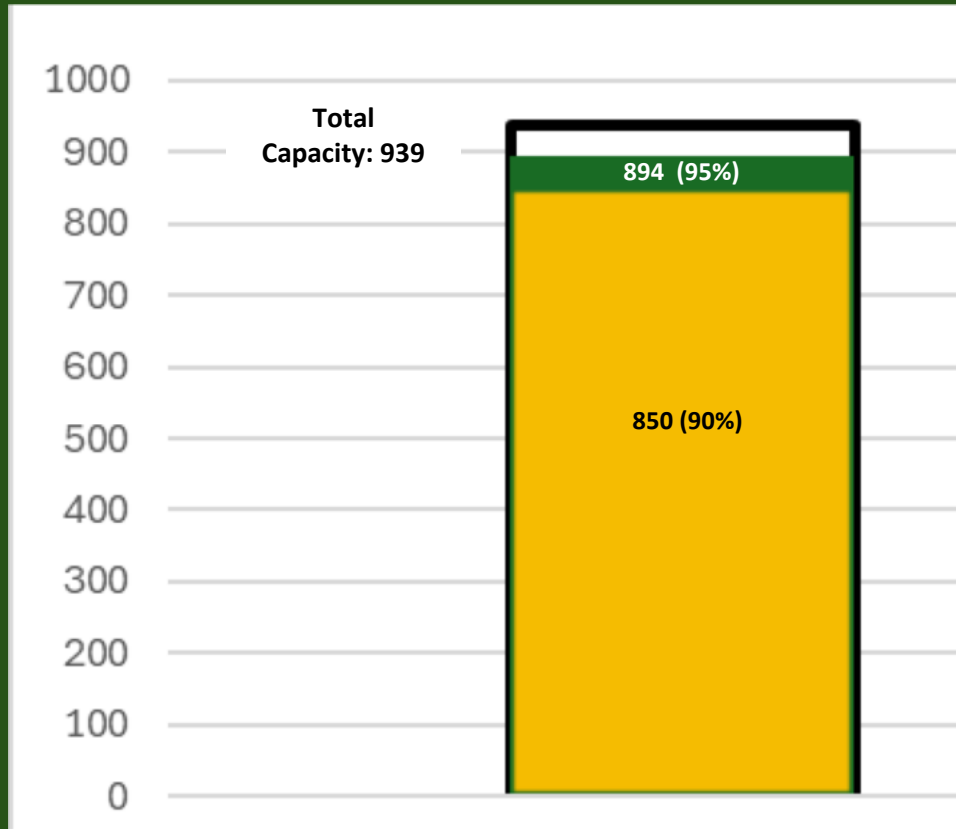
# of General Classrooms  
x  
23 Students  
x  
85% Utilization Factor

## Elementary Schools

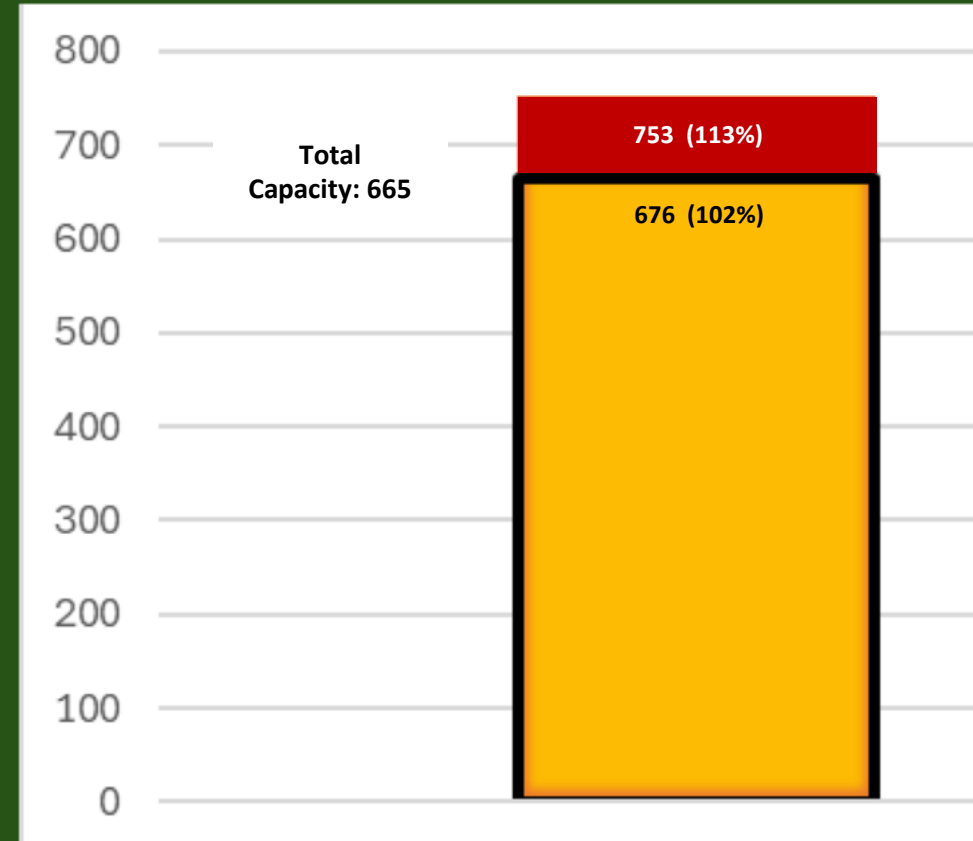
# of K Classrooms x 18 Students  
+  
# of 1-5 Classrooms x 23 Students



# Analysis: HS & MS Capacity & 2033 Enrollment



Westwood High School



Thurston Middle School



Current Enrollment



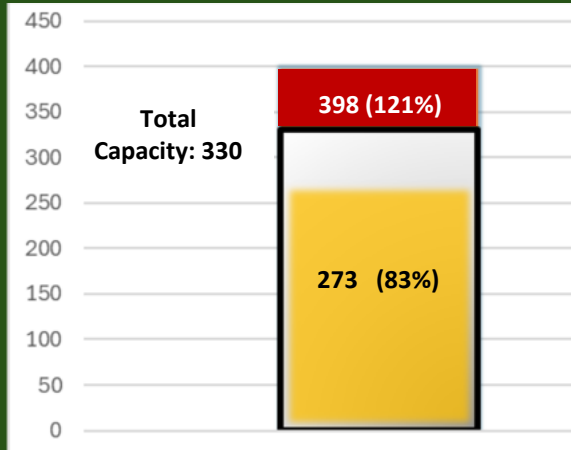
Forecast Within Capacity



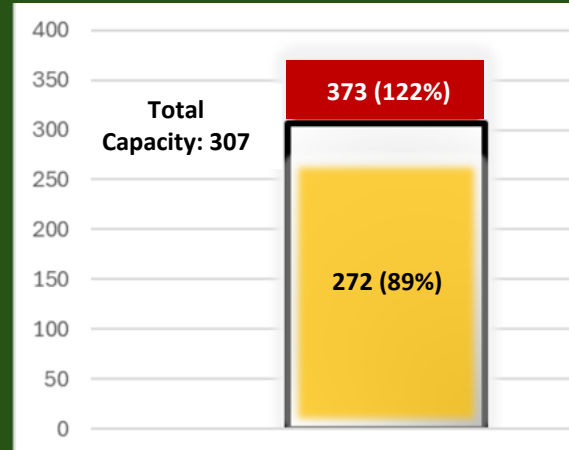
Forecast Over Capacity

# Analysis: Elementary Capacity & 2033 Enrollment

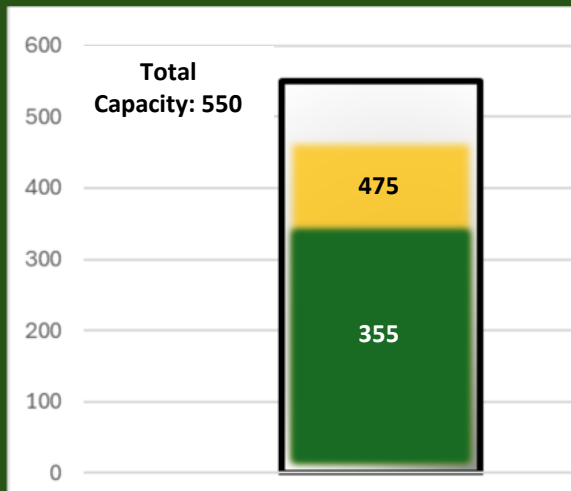
(using current district lines)



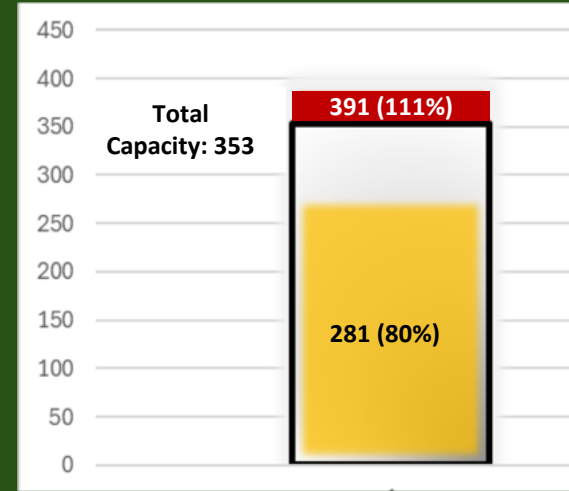
Downey School



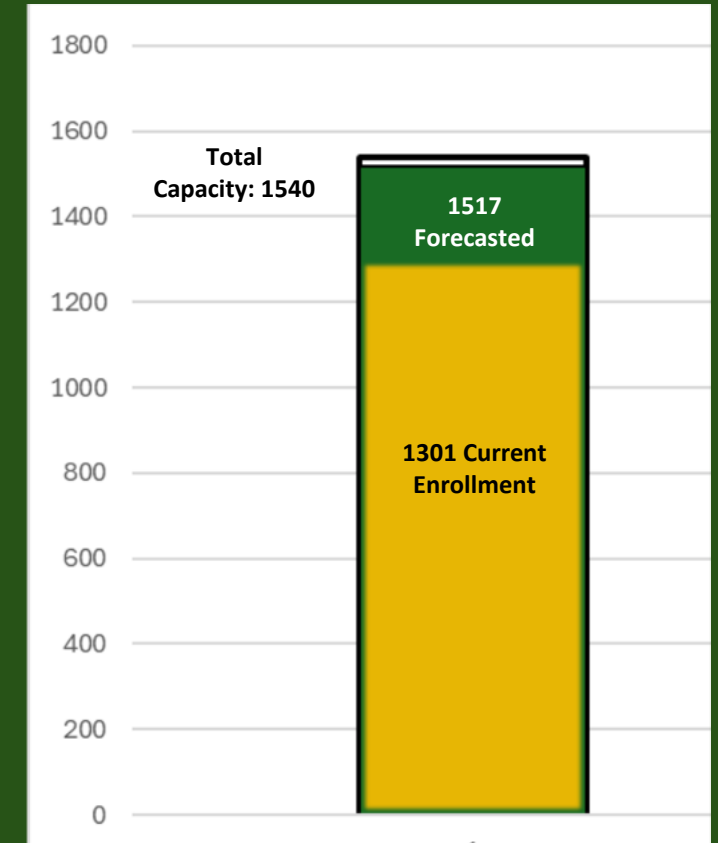
Martha Jones School



Pine Hill School



Sheehan School



District-wide  
Elementary Schools



Current Enrollment

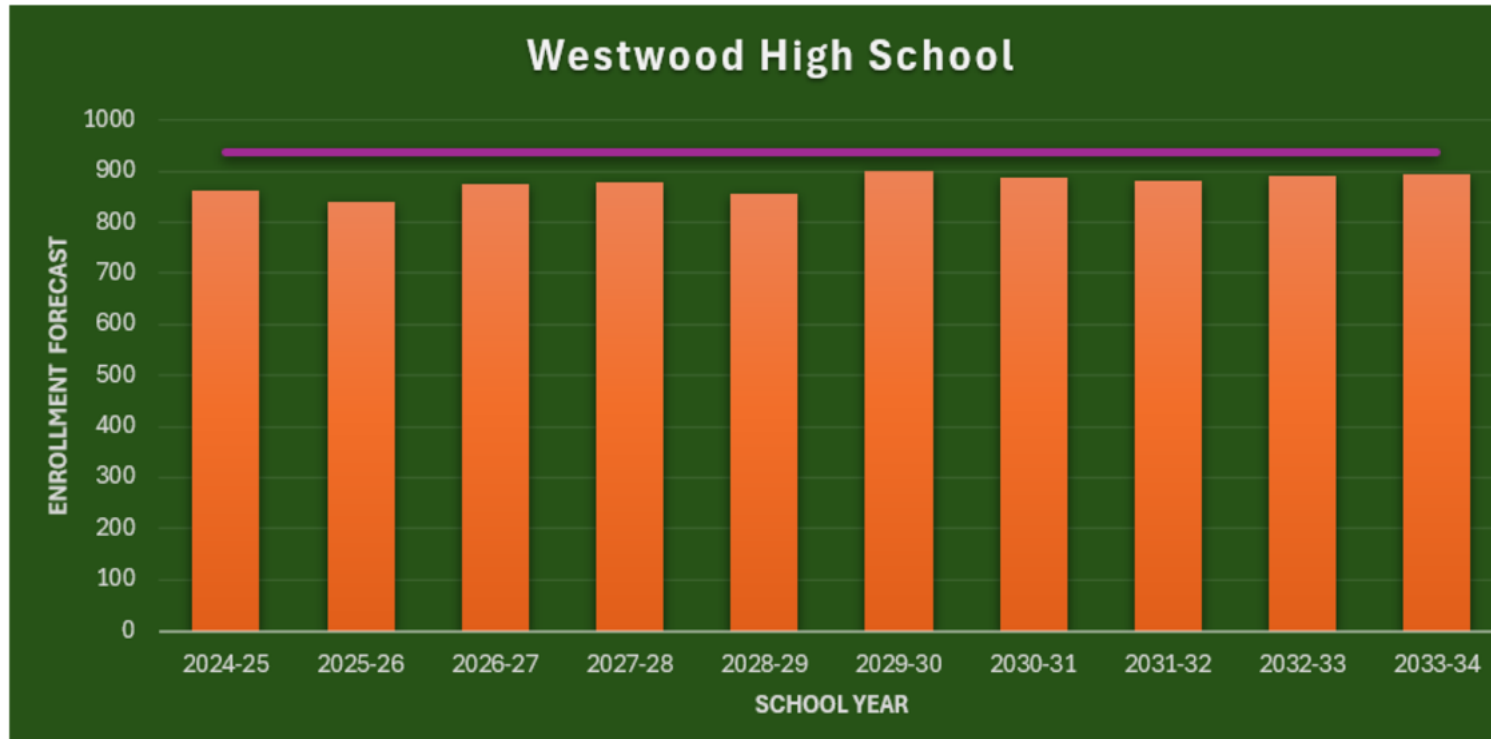


Forecast Within Capacity



Forecast Over Capacity

# Analysis: Yearly Enrollment & Capacity

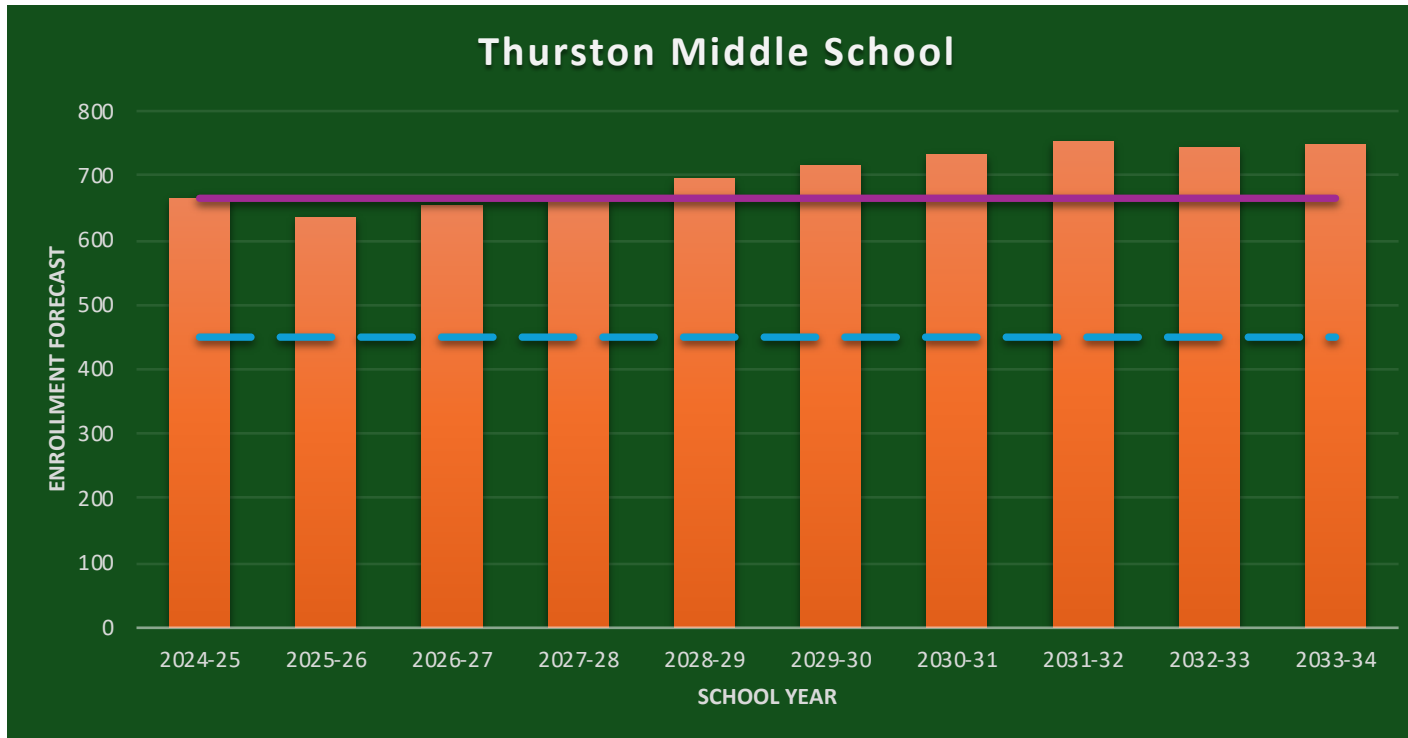


## Westwood High School

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

The enrollment forecasts a stable number of students through 2033.

# Analysis: Yearly Enrollment & Capacity



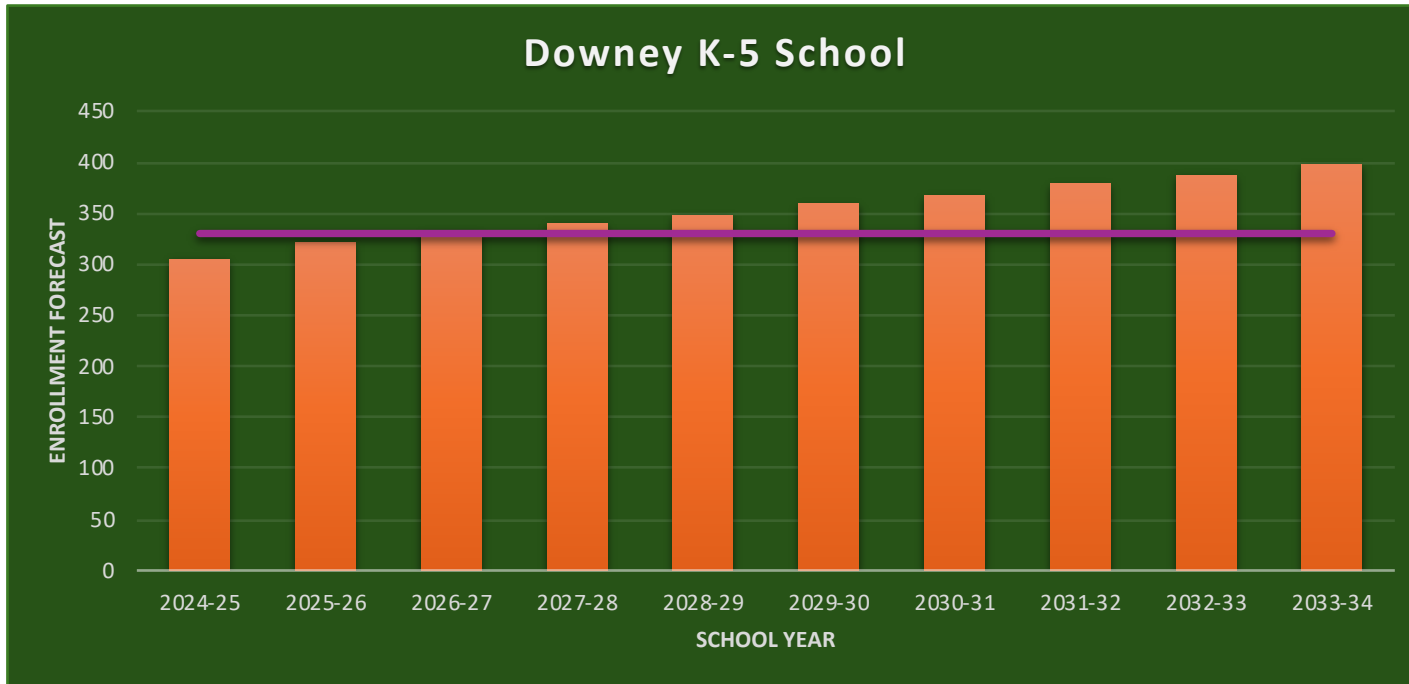
## Thurston Middle School

- **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

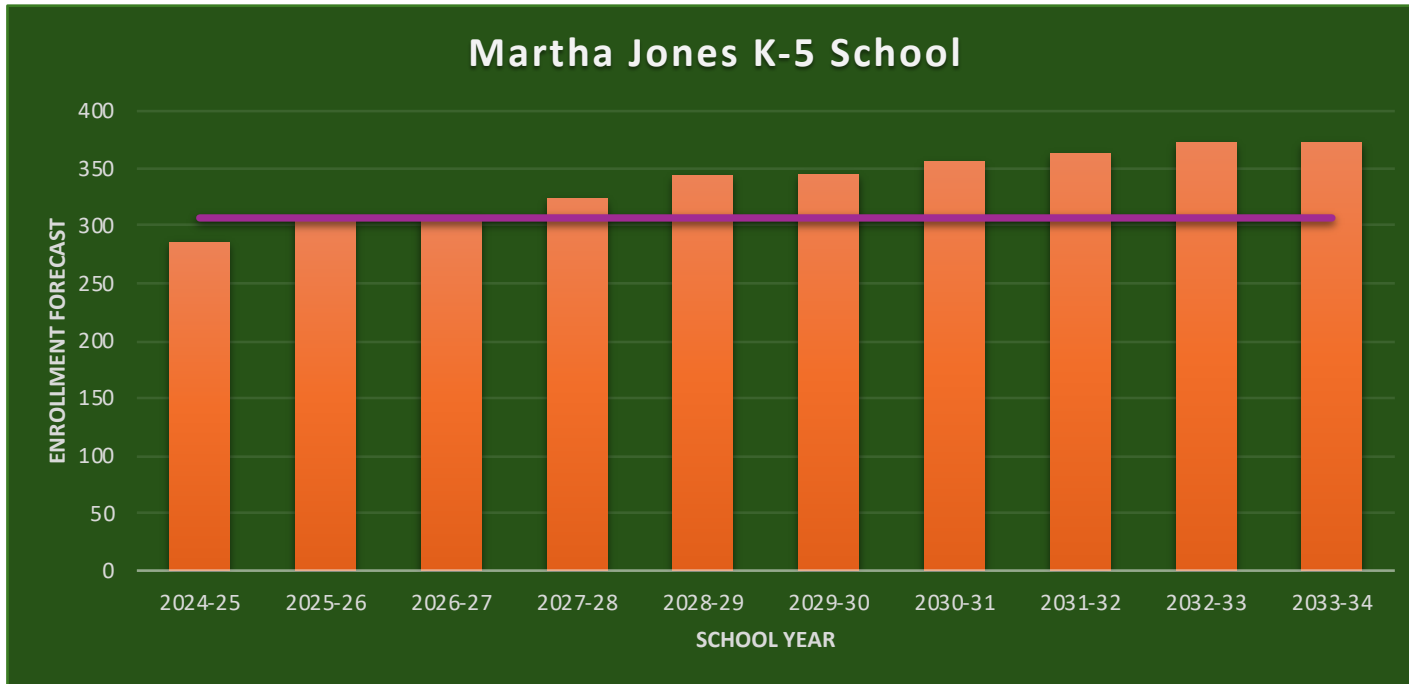


## Downey School

- **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

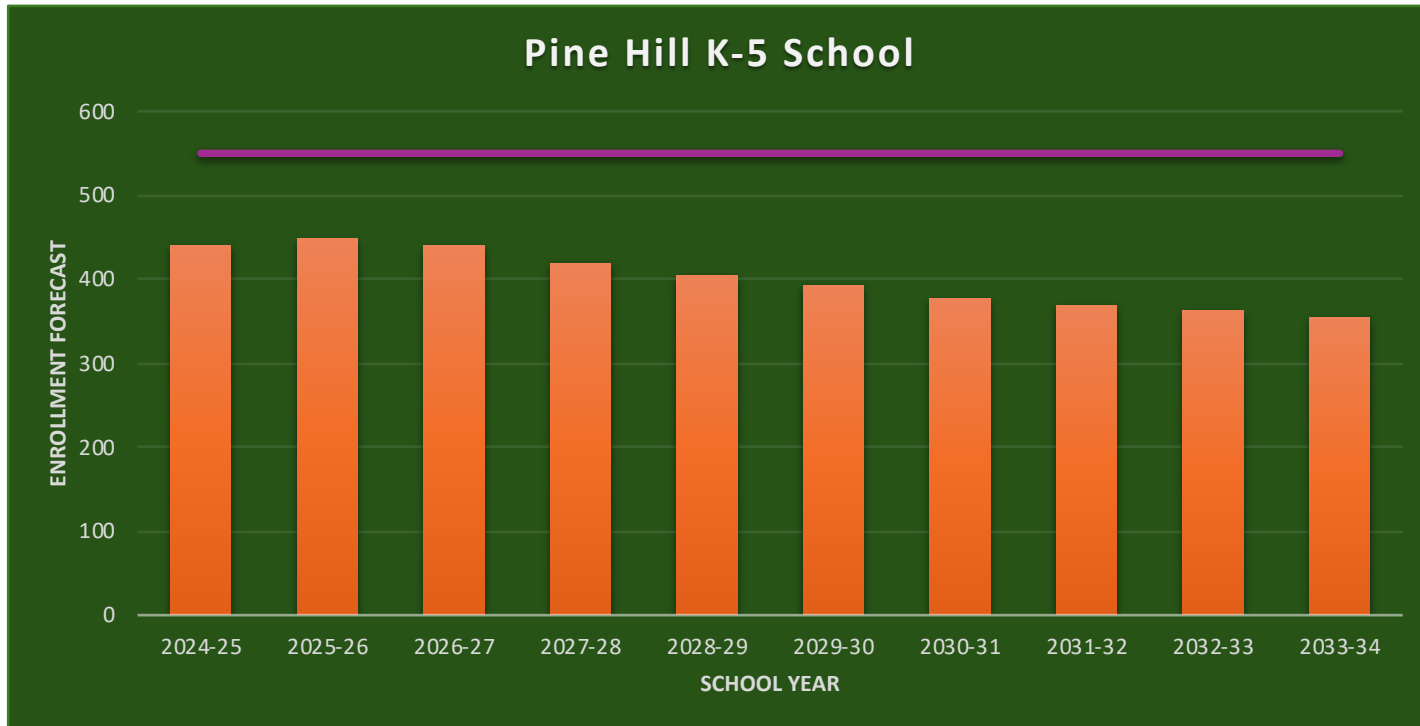


## Martha Jones School

- **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

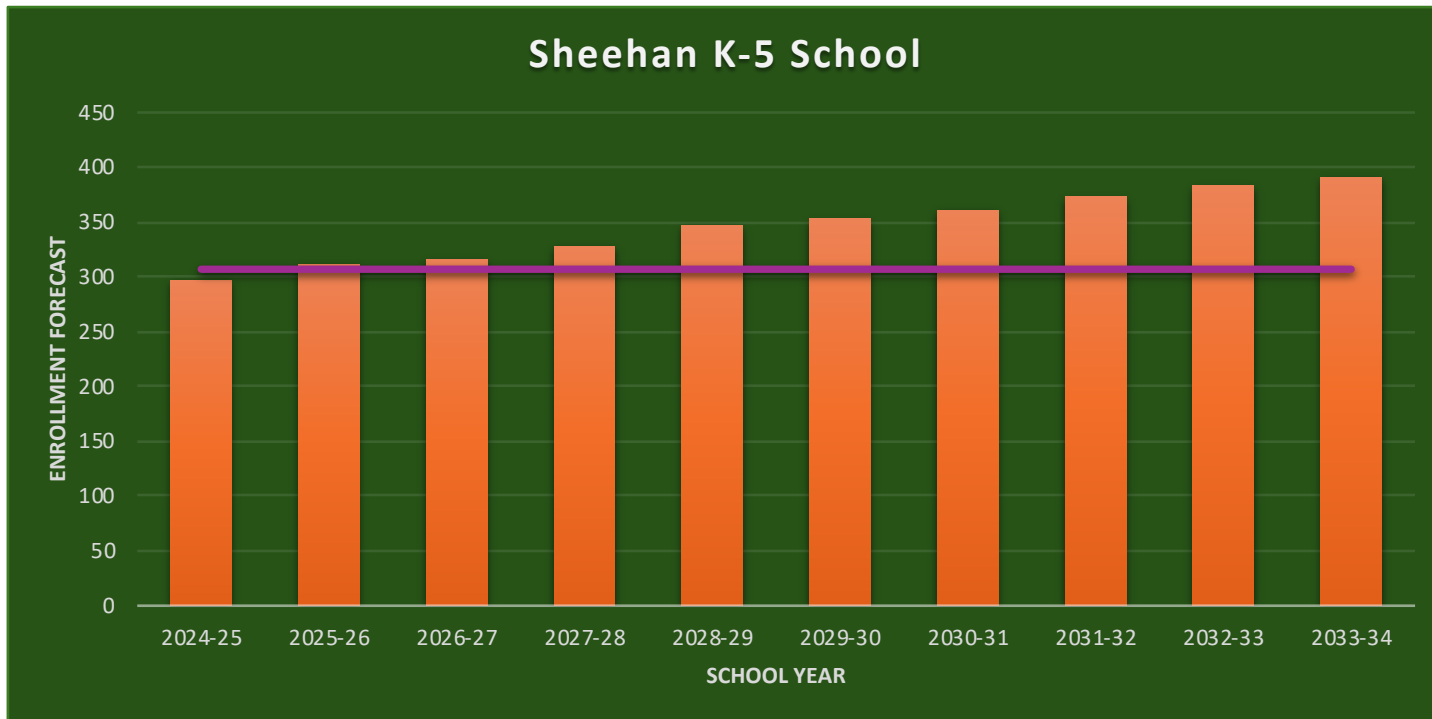


## Pine Hill School

- **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

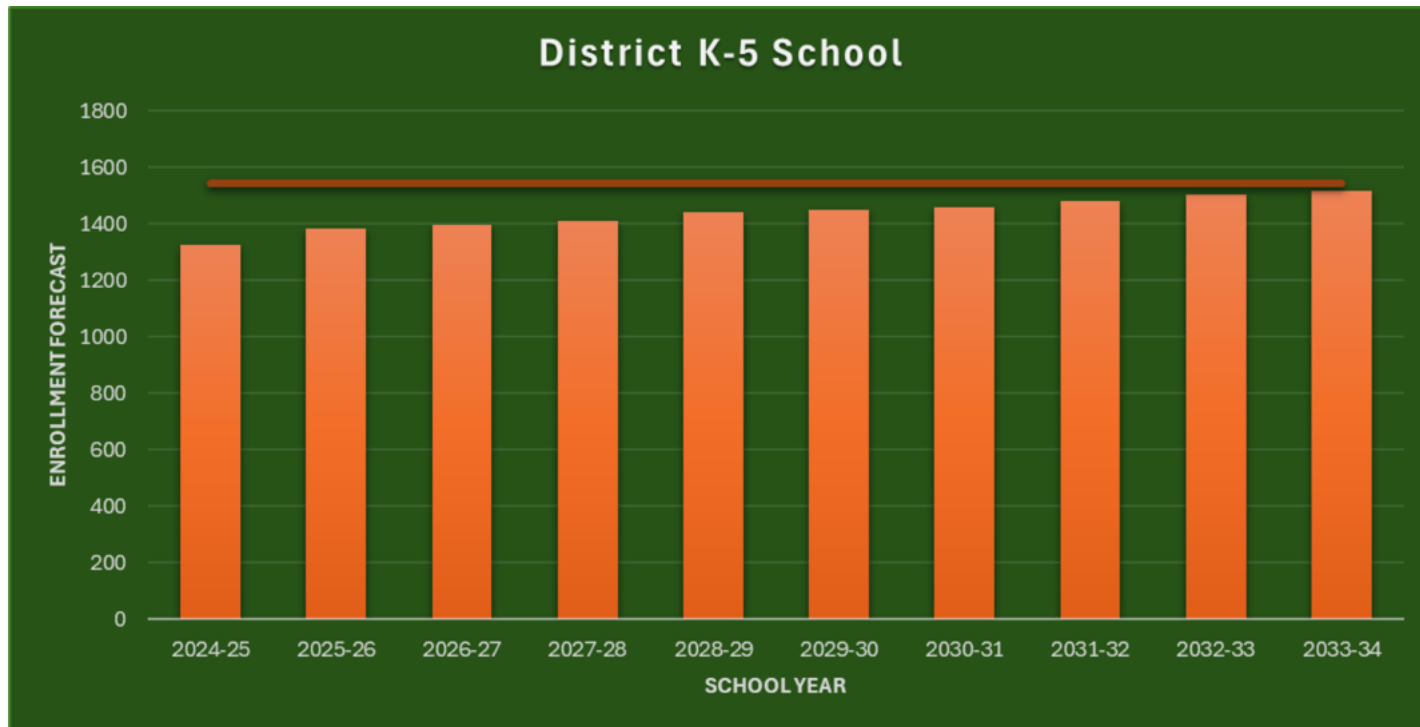


## Sheehan School

- **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

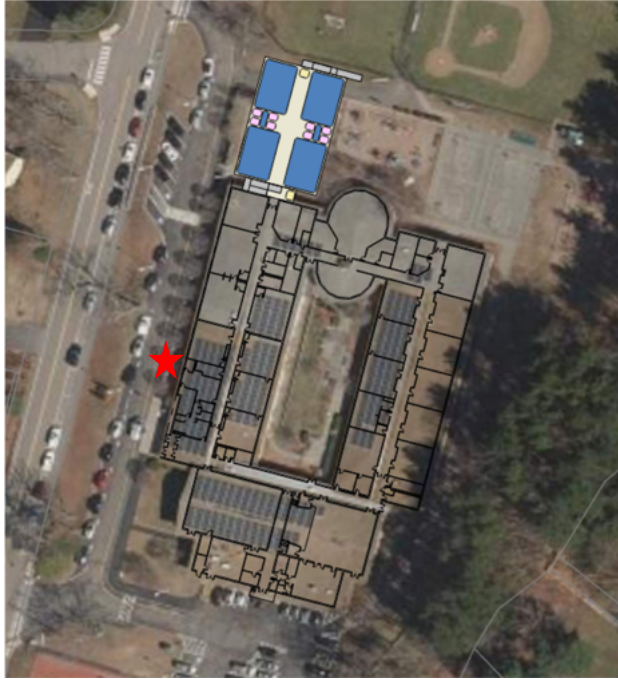


# Potential Solutions: Overview

Option:	1	2	3	4	5	6
Name:	Status Quo	Add 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:	<ul style="list-style-type: none"> <li>CIP and maintenance only</li> </ul>	<ul style="list-style-type: none"> <li>CIP and maintenance</li> <li>Modulars at Thurston, Downey, MJ, Sheehan</li> </ul>	<ul style="list-style-type: none"> <li>CIP and maintenance</li> <li>Modulars at Downey, MJ, Sheehan</li> <li>New 6-8 School (Thurston)</li> </ul>	<ul style="list-style-type: none"> <li>CIP and maintenance</li> <li>Modulars at Thurston, Downey, MJ (temp)</li> <li>New K-5 ES (MJ/Sheehan)</li> </ul>	<ul style="list-style-type: none"> <li>CIP and maintenance</li> <li>Modulars or addition at MJ</li> <li>Redistrict K-5</li> <li>New 6-8 MS (Thurston)</li> </ul>	<ul style="list-style-type: none"> <li>CIP and maintenance</li> <li>Modulars at MJ</li> <li>Sheehan School is closed</li> <li>New 5-8 MS (Thurston)</li> </ul>
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      ES = Elementary School      MS = Middle School      HS = High School

# Potential Solutions: Modulars

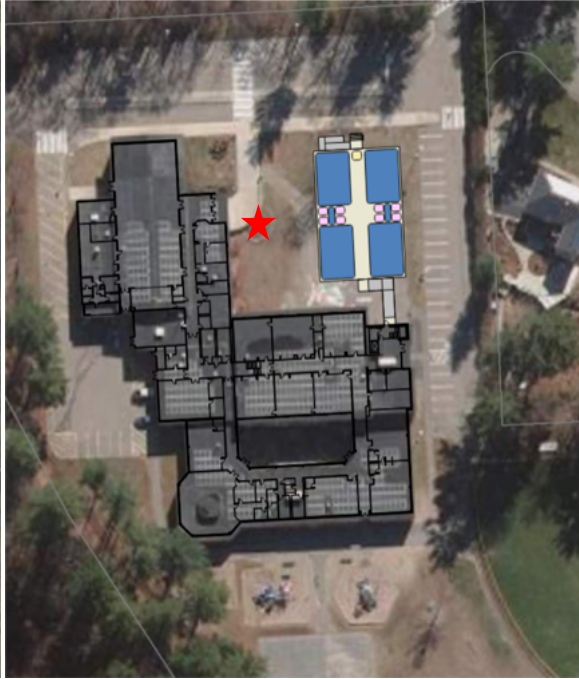


## **Downey:**

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

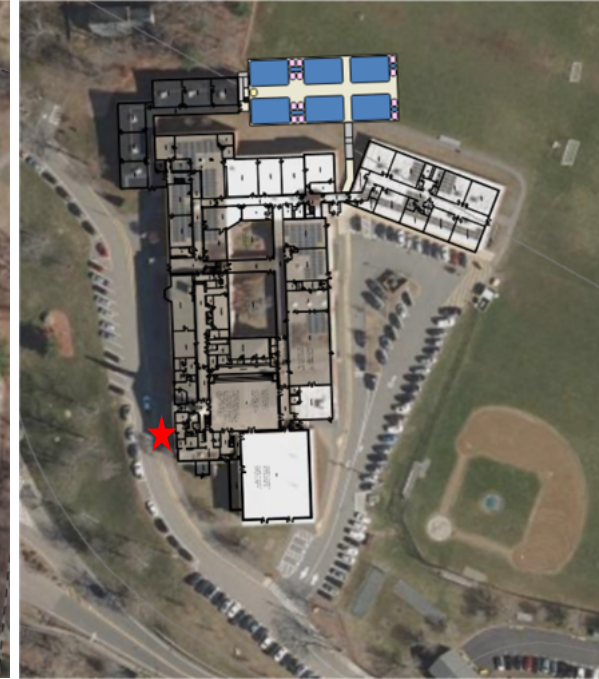


## **Sheehan:**

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"><li>CIP and maintenance only</li></ul>	<ul style="list-style-type: none"><li>CIP and maintenance</li><li>Modulars at Thurston, Downey, MJ, Sheehan</li></ul>	<ul style="list-style-type: none"><li>CIP and maintenance</li><li>Modulars at Downey, MJ, Sheehan</li><li>New 6-8 School (Thurston)</li></ul>	<ul style="list-style-type: none"><li>CIP and maintenance</li><li>Modulars at Thuston, Downey, MJ (temp)</li><li>New K-5 ES (MJ/Sheehan)</li></ul>	<ul style="list-style-type: none"><li>CIP and maintenance</li><li>Modulars or addition at MJ</li><li>Redistrict K-5</li><li>New 6-8 MS (Thurston)</li></ul>	<ul style="list-style-type: none"><li>CIP and maintenance</li><li>Modulars</li><li>Sheehan School is closed</li><li>New 5-8 MS (Thurston)</li></ul>
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



# 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

# New School Project Timeline

