



Westwood Public Schools

Statement of Interest – Select Board

March 23, 2026

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

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

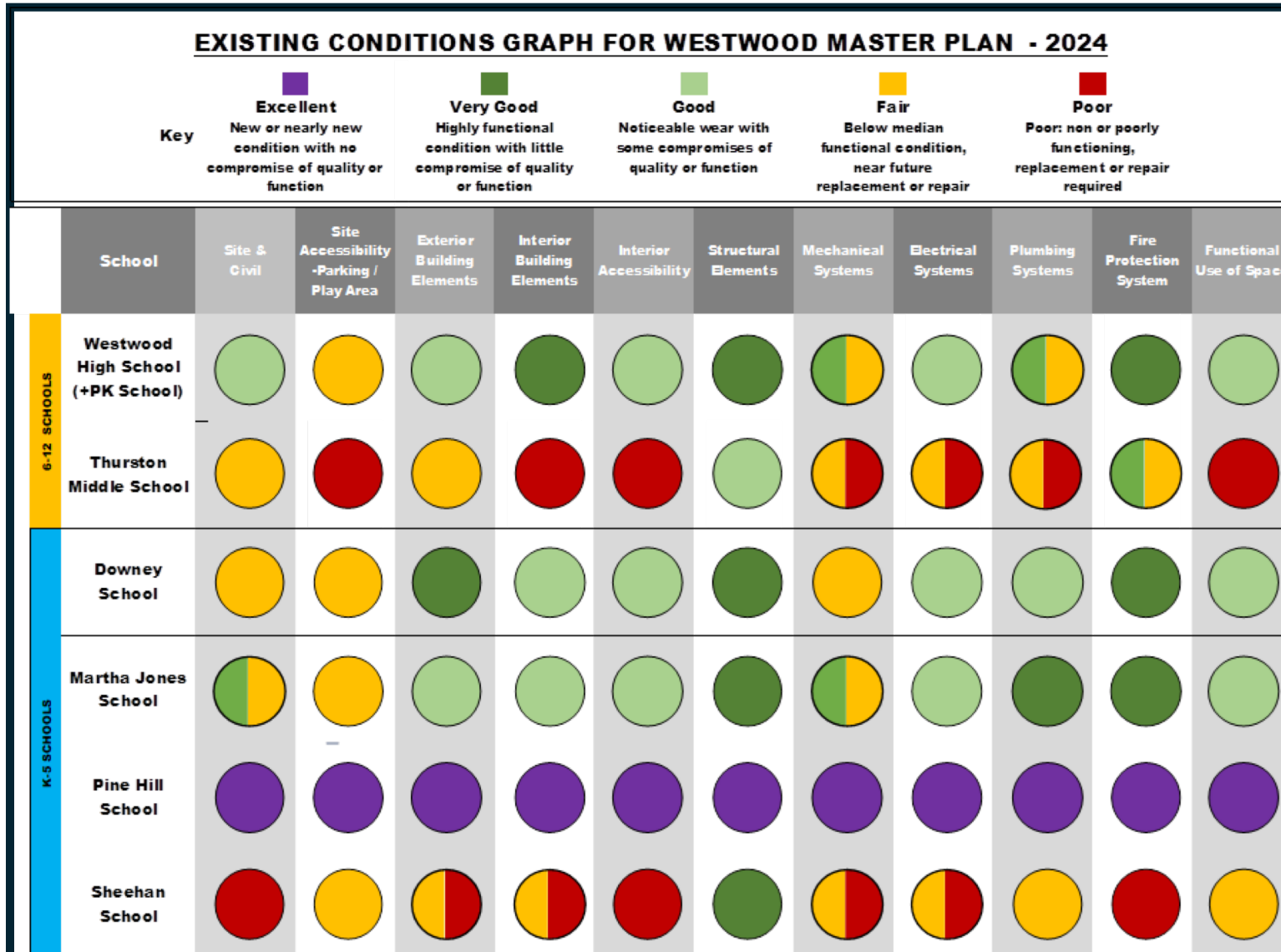
Key elements of the plan:

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



ASSESSING EXISTING CONDITIONS

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 Modulars)		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

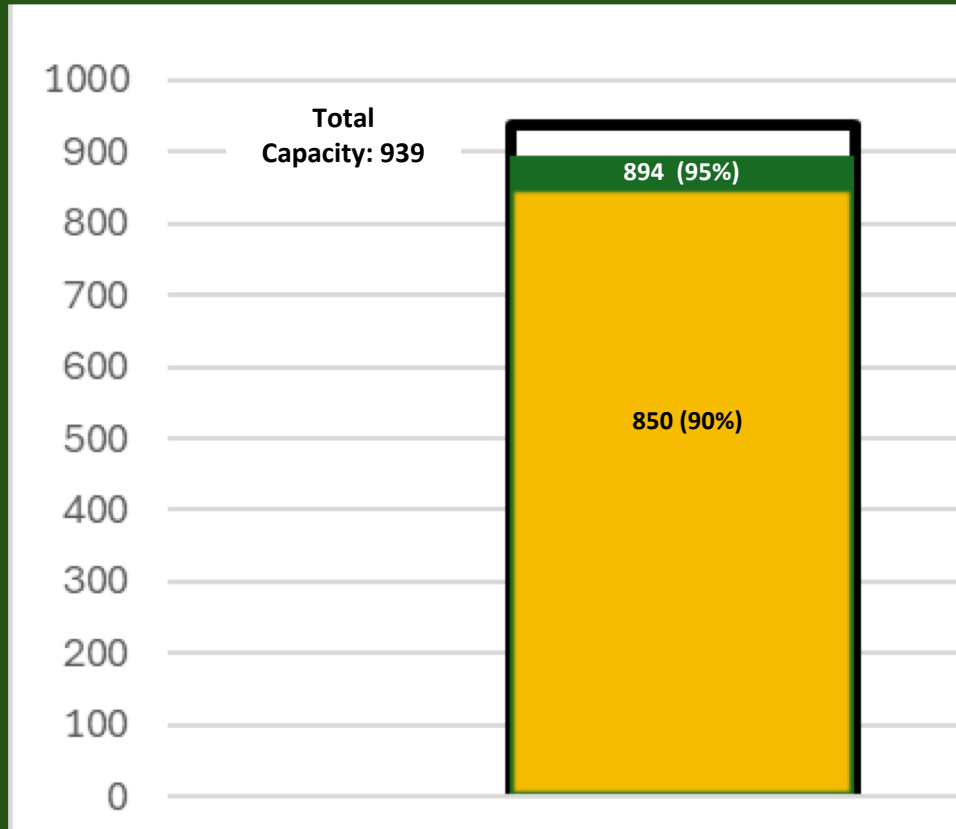
High School and Middle School

of General Classrooms
x
23 Students
x
85% Utilization Factor

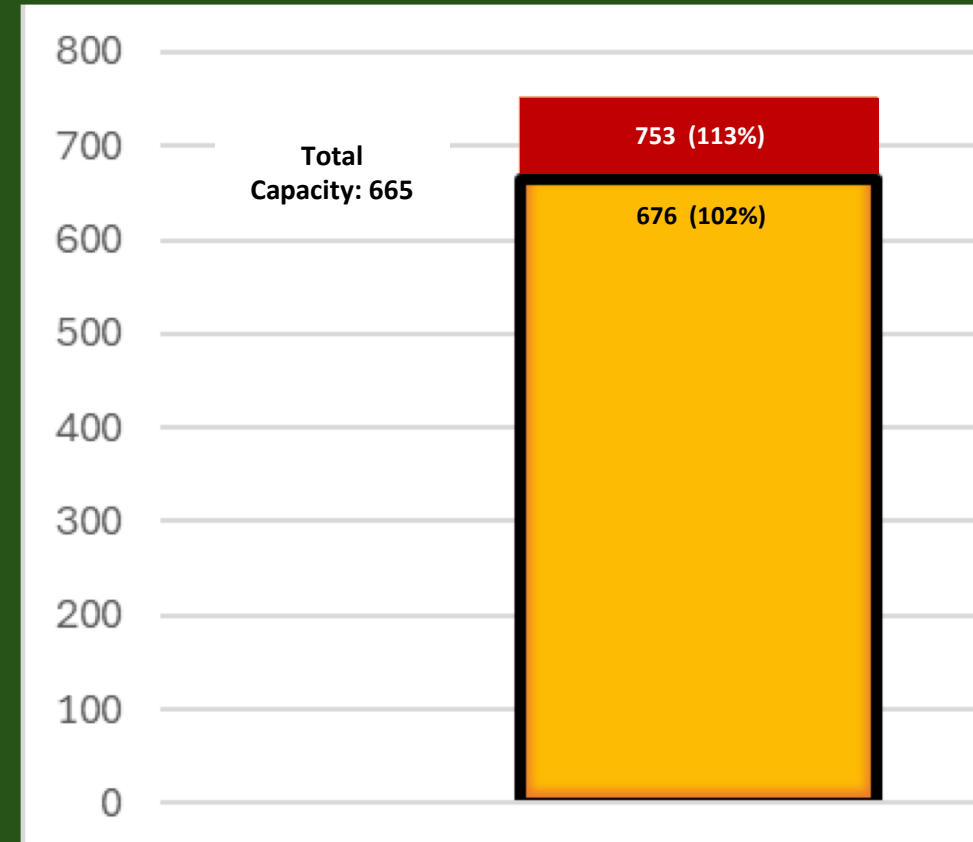
Elementary Schools

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

Analysis: HS & MS Capacity & 2033 Enrollment



Westwood High School

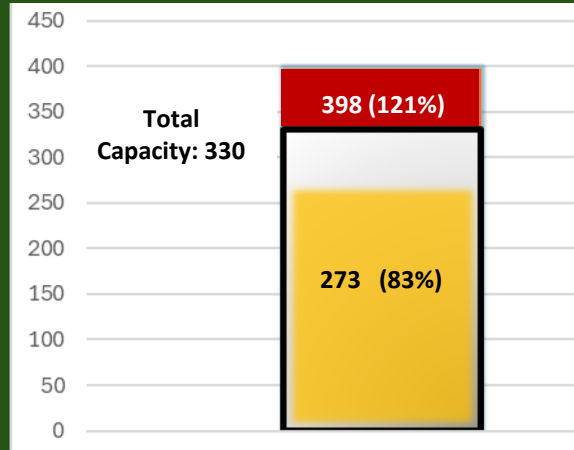


Thurston Middle School

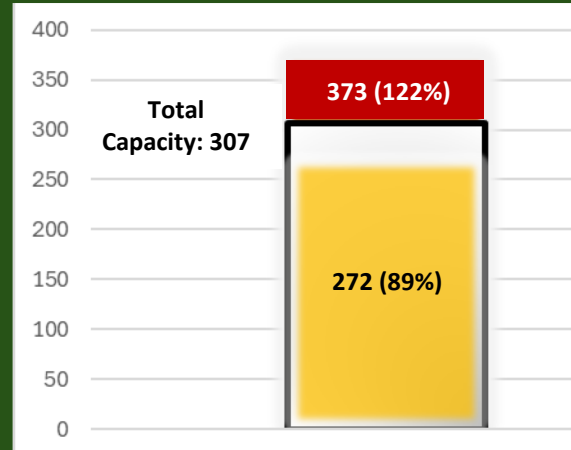
 Current Enrollment  Forecast Within Capacity  Forecast Over Capacity

Analysis: Elementary Capacity & 2033 Enrollment

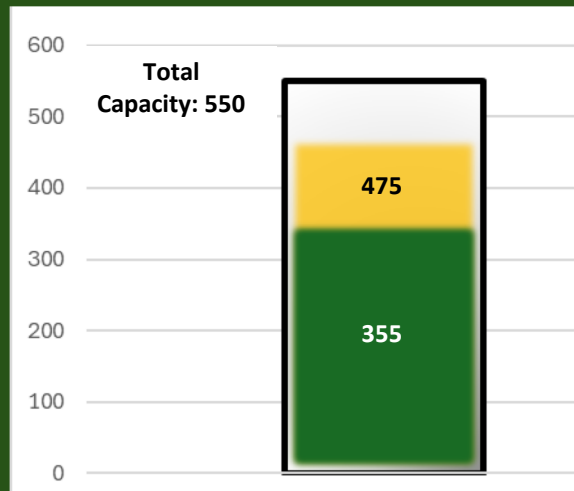
(using current district lines)



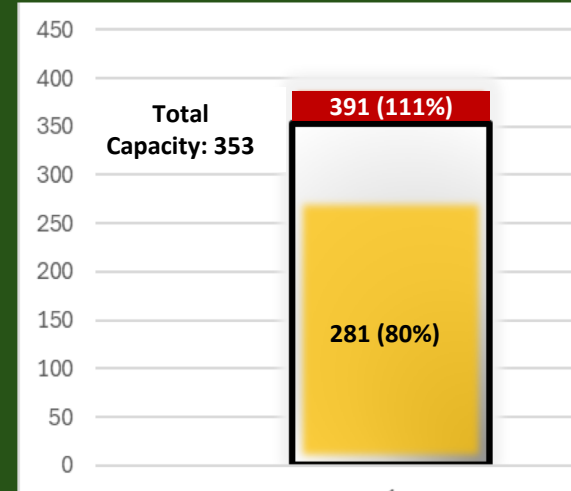
Downey School



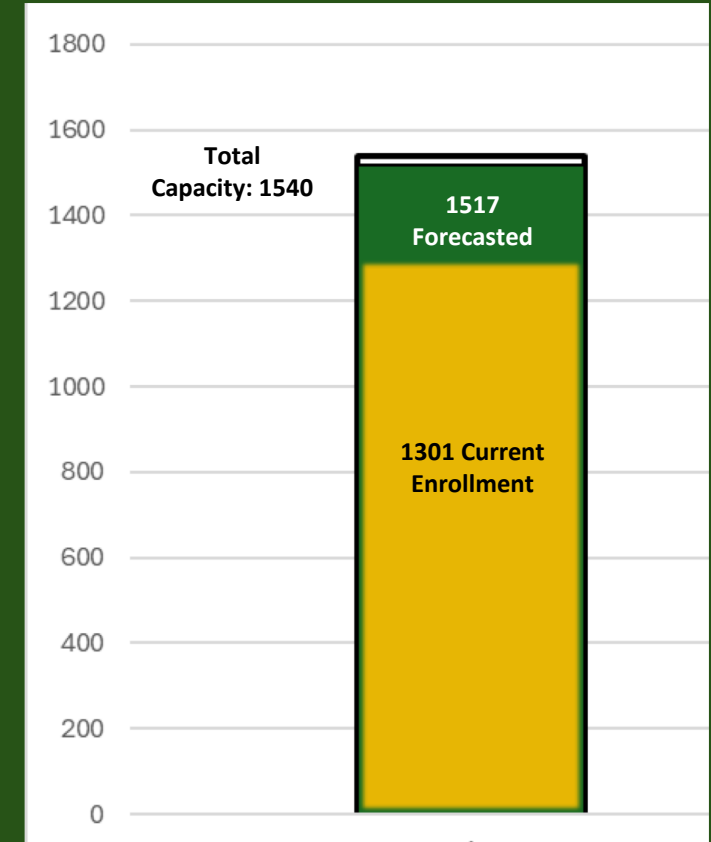
Martha Jones School



Pine Hill School



Sheehan School



District-wide
Elementary Schools



Current Enrollment

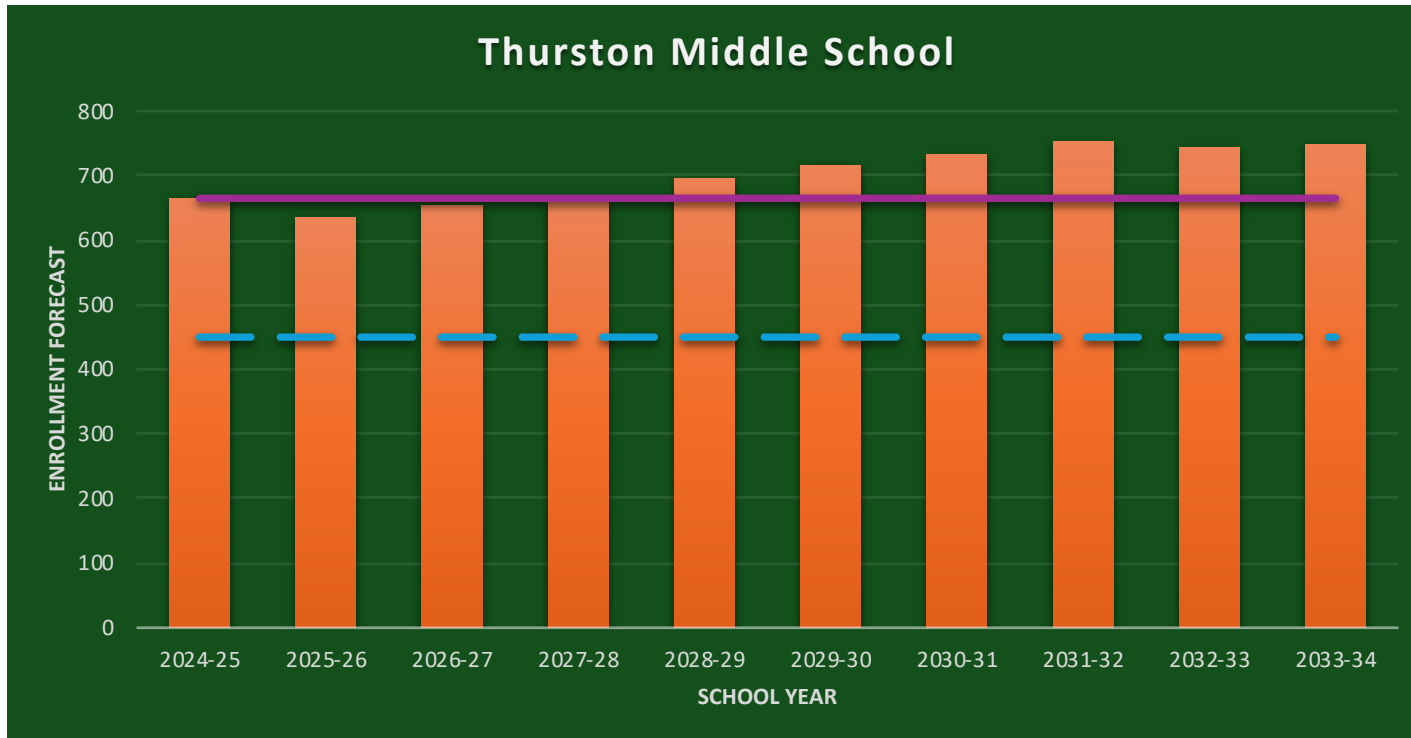


Forecast Within Capacity



Forecast Over Capacity

Analysis: Yearly Enrollment & Capacity

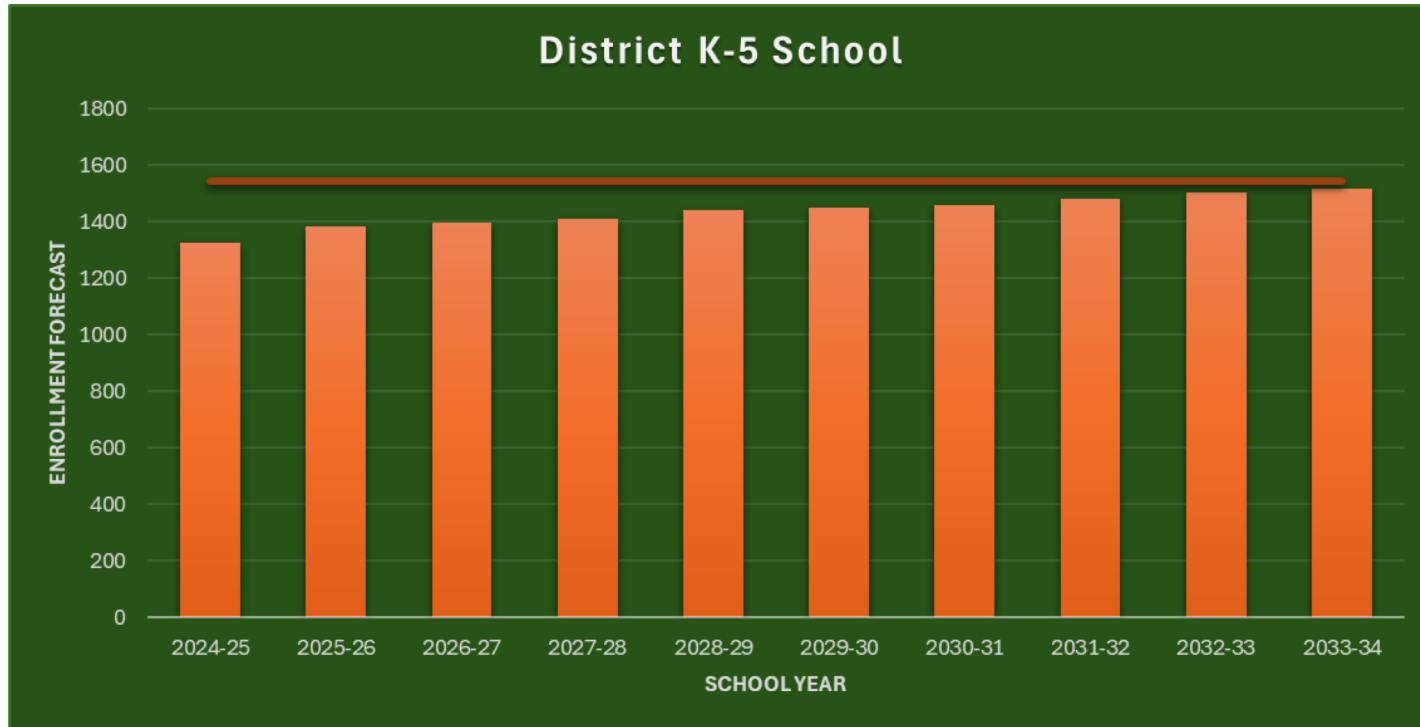


Thurston Middle School

- **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.

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"> 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:	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



ESTIMATED COSTS

Estimated Costs: 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
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 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 Thuston, 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 Sheehan School is closed New 5-8 MS (Thurston)
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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 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

CIP = Capital Improvement 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 was 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
 - Required first step to access potential state funding from MSBA
 - Deadline for SOI submission: April 17, 2026
- SOI must be authorized by both School Committee and Select Board
 - Approved by School Committee on March 19

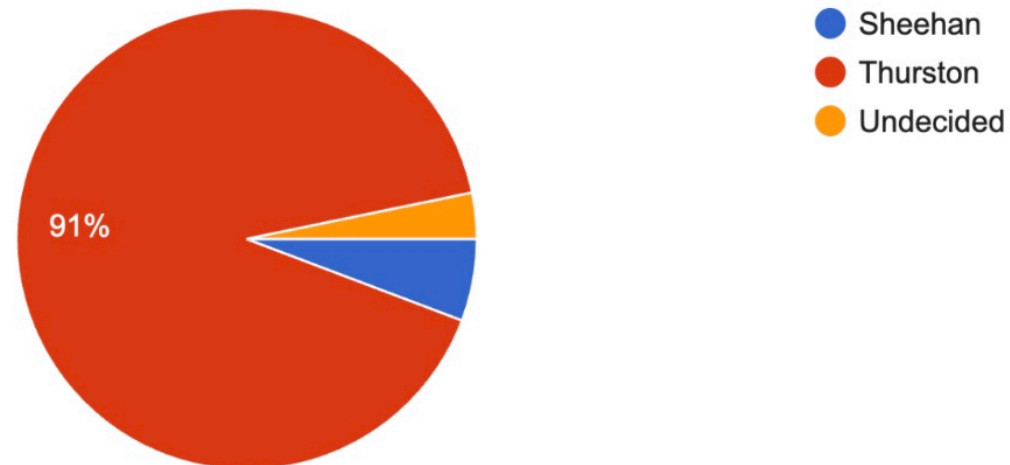
Key Decision Points and Timeline

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

- School Committee identified Thurston as priority in December 2025

Which school do you think the district should prioritize for its potential next building project?

1,550 responses



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
- If accepted in MSBA pipeline in December 2026, these decisions are made by the end of feasibility in 2028-2029

Thurston Project Timeline

March 19, 2026: School Committee vote to authorize SOI for Thurston MS

March 23, 2026: Select Board vote to authorize SOI for Thurston MS

By April 17, 2026: Submit Statement of Interest to MSBA

December 2026: Potential Invitation into MSBA pipeline

Thurston Project Timeline

If accepted by MSBA in December 2026 (all dates tentative):

May 2027 Town Meeting: Secure funding for feasibility study and schematic design

Spring 2027 – Late 2028: Complete feasibility study and schematic design

Early 2029: Enter into Project Funding Agreement with MSBA

Spring 2029: Town Meeting and Town-Wide Vote for Debt Exclusion

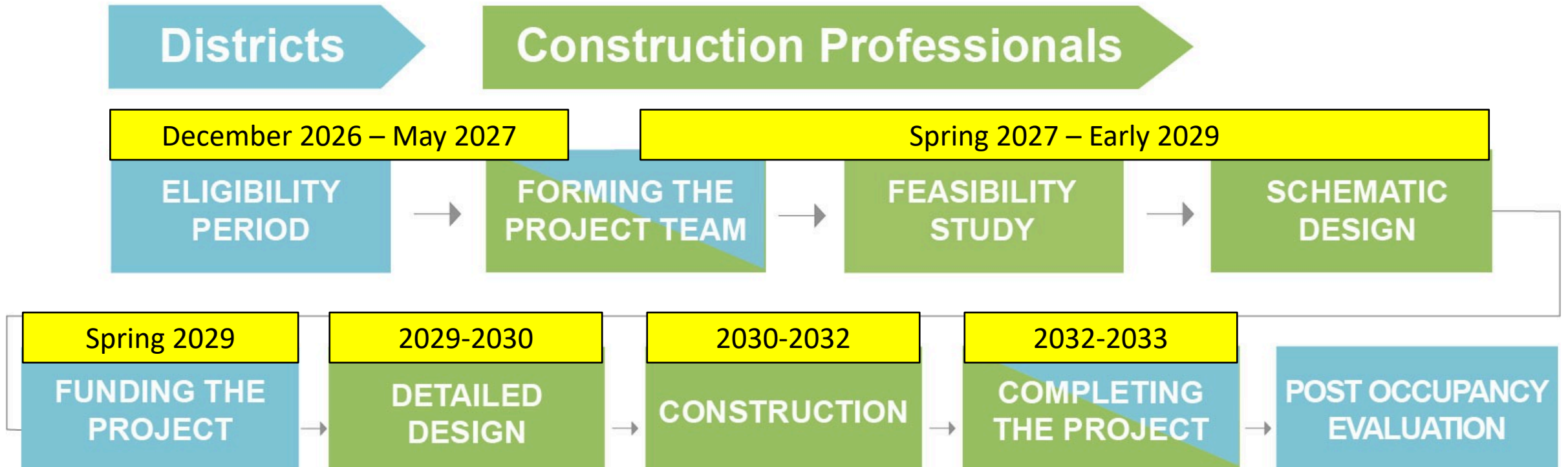
2029-2030: Detailed Design

2030-2032: Construction

Fall 2032: Building Construction Complete and New School Opens

MSBA Building Process

Steps primarily for:



All dates tentative, and contingent upon acceptance into the MSBA pipeline in December 2026

