

# Watertown School District

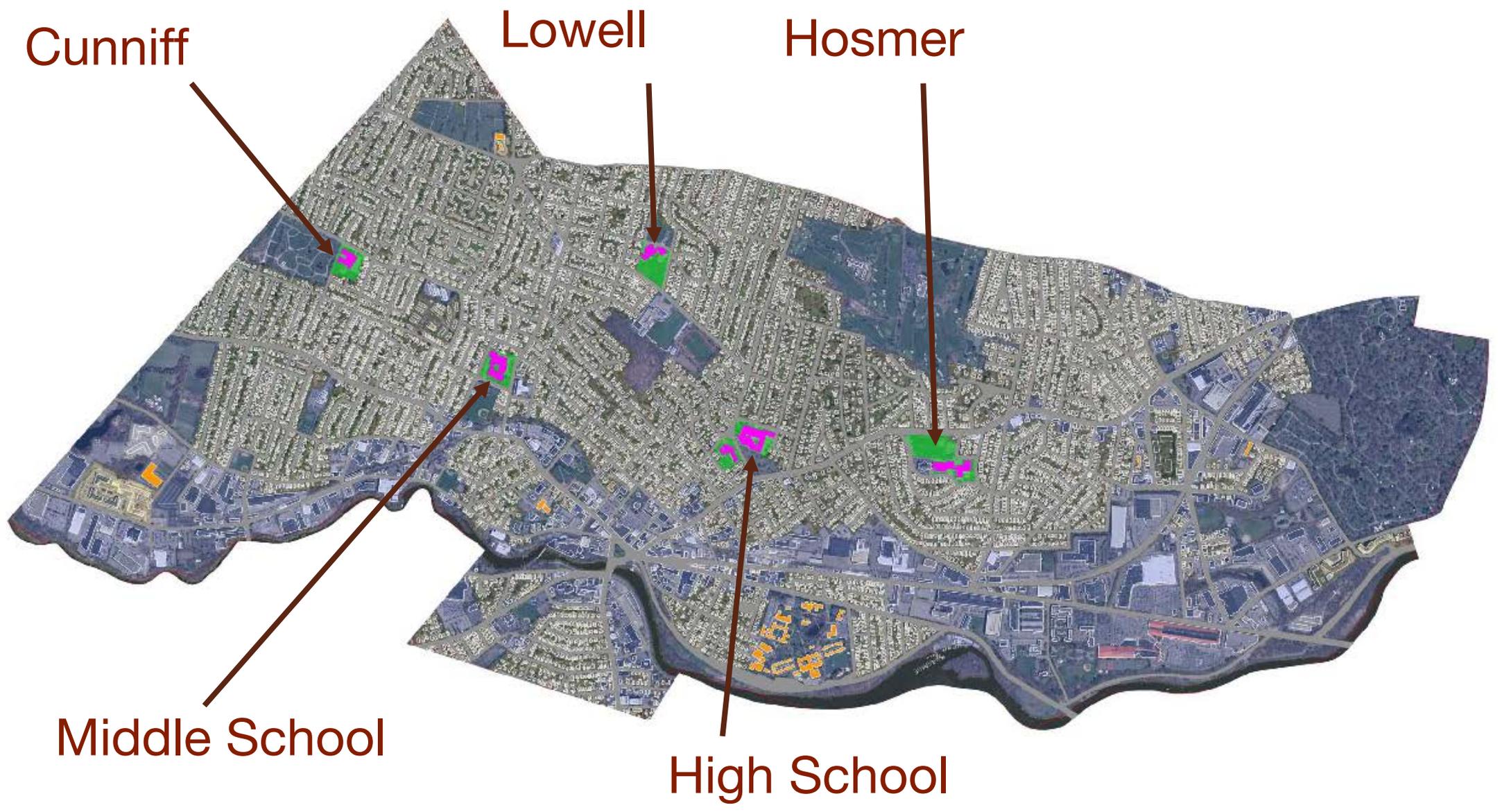
*Facility Master Plan*

*Community Forum Number III*

August 24, 2016

| SMMA

Watertown  
School  
District



Cunniff

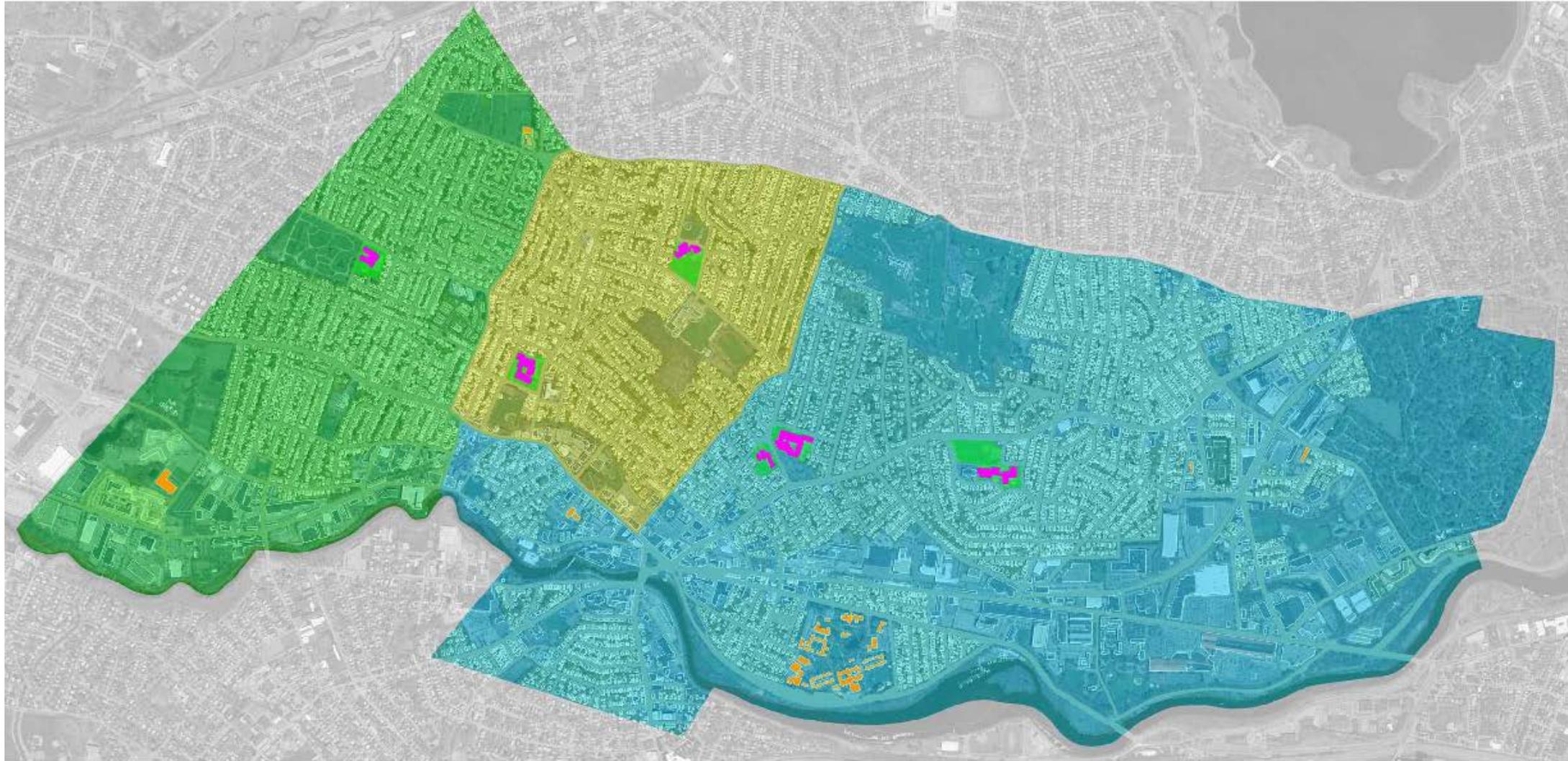
Lowell

Hosmer

Middle School

High School

# Elementary School Districts



# Target Enrollments - 2025

Cunniff ES 400

Lowell ES 450

Hosmer ES 500

Middle School 620

High School 770

Universal Early  
Learning Center 400

# Study Options

## Cunniff ES

Option No. 1 – Facility Renovation	70,550 sf
Option No. 2 – Facility & Education Renovation	70,910 sf
Option No. 3 – New Construction	69,100 sf

## Lowell ES

Option No. 1 – Facility Renovation	86,980 sf
Option No. 2 – Facility & Education Renovation	88,470 sf
Option No. 3 – New Construction	75,100 sf

## Hosmer ES

Option No. 1 – Facility Renovation	124,878 sf
Option No. 2 – Facility & Education Renovation – Dist. Wide PreK	143,700 sf
Option No. 3 - Facility & Education Renovation – UELC	175,870 sf
Option No. 4 – New Construction	146,300 sf

# Study Options

## Middle School

Option No. 1 – Facility Renovation	146,290 sf
Option No. 2 – Facility & Education Renovation	153,660 sf
Option No. 3 – New Construction	105,520 sf

## High School

Option No. 1 – Facility Renovation	193,280 sf
Option No. 2 – Facility & Education Renovation	193,280 sf
Option No. 3 – New Construction	161,140 sf

## UELC (Stand Alone)

Option No. 1 – New Construction	60,000 sf
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Swing Space – TBD

## Additions

## Facilities Renovation

- Includes Roof and Flashing Replacement
- Includes Window and Entry Replacement
- Includes Replacement of Floor and Ceiling Finish.
- Includes Minor Masonry & Structural Repair Issues.
- Partitioning and Doors to remain.
- Excludes Seismic Repairs
- Excludes Major Masonry Restoration
- Excludes Major Structural Repair.

## Educational Facilities Renovation

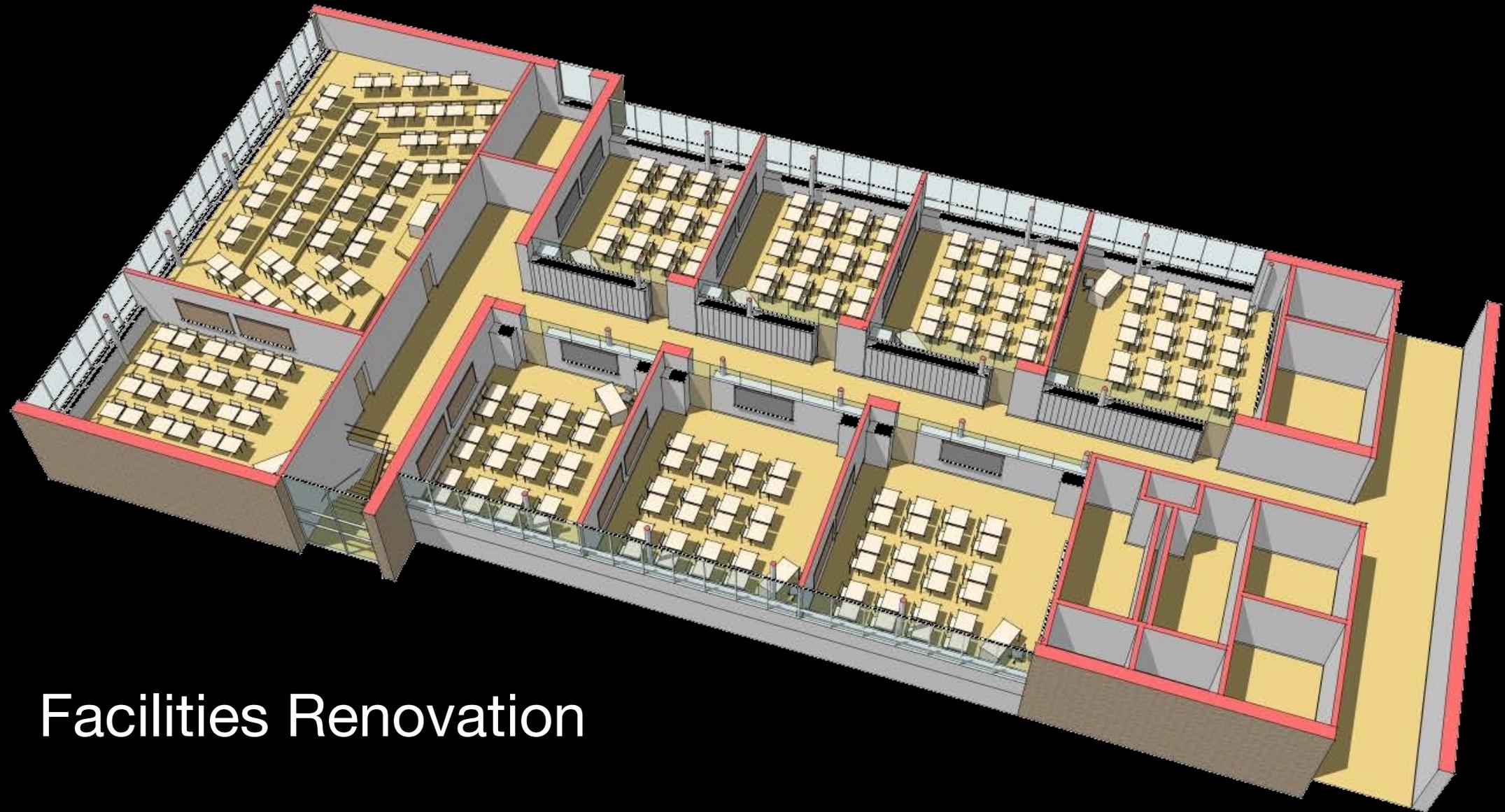
 Additions

 Facilities Renovation

 Educational Facilities Renovation

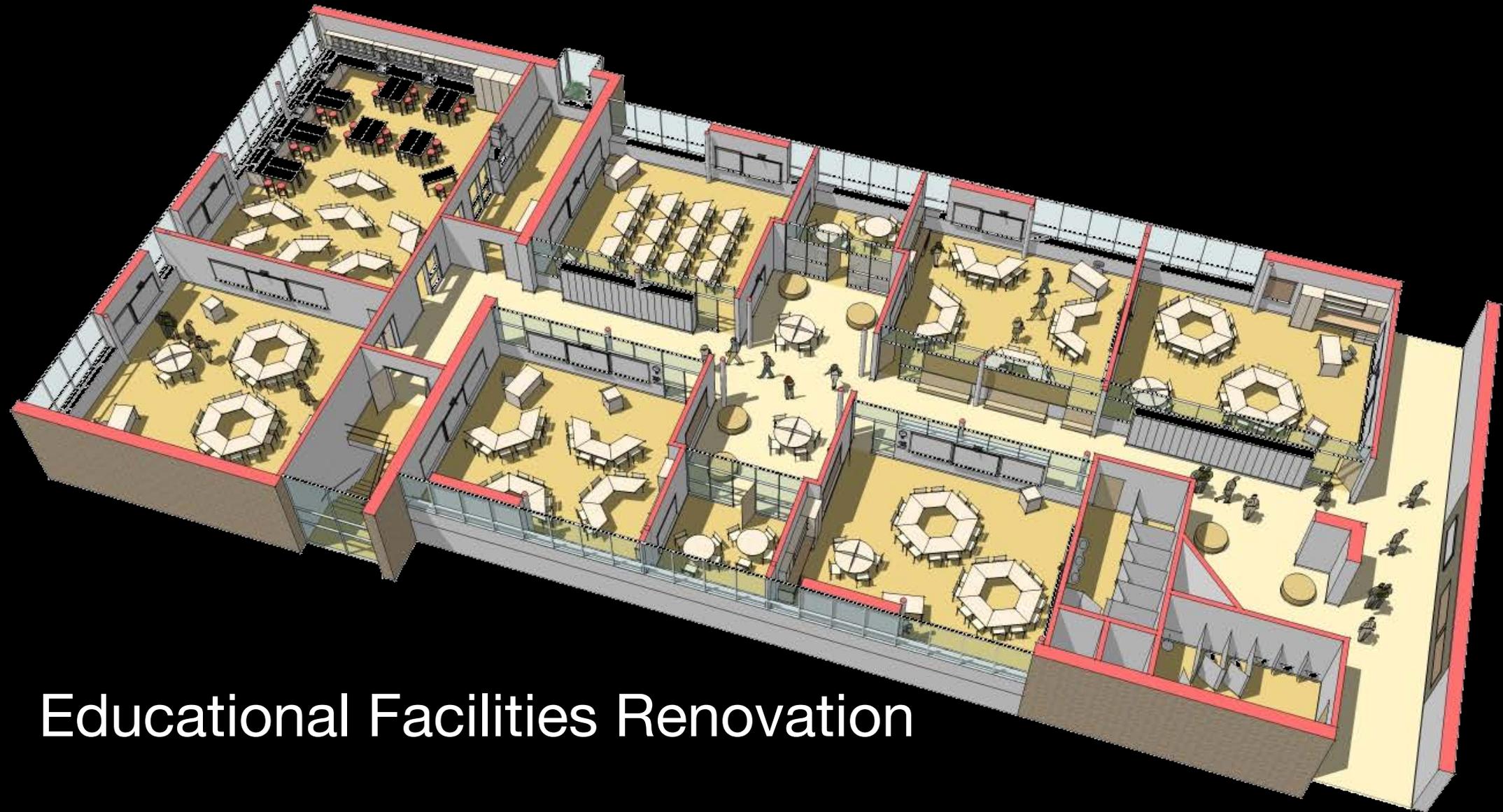
- Includes Roof and Flashing Replacement
- Includes Window and Entry Replacement
- Includes Replacement of Floor and Ceiling Finish.
- Includes Minor Masonry & Structural Repair Issues.
- Excludes Seismic Repairs
- Excludes Major Masonry Restoration
- Excludes Major Structural Repair.
- *MEP Replaced and Additions in-kind.*
- *New Layout and New Interiors*

Watertown  
School  
District



Facilities Renovation

Watertown  
School  
District



Educational Facilities Renovation

Watertown  
School  
District



Cunniff Elementary School

Site - 106,000 sq. ft.

Building - 51,800 sq. ft.

MSBA - 69,100 sq. ft.

2016- 315 students

2025- 400 students

# Cunniff Option 1 Basement

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Cunniff Option 1 1<sup>st</sup> Floor

## LEGEND



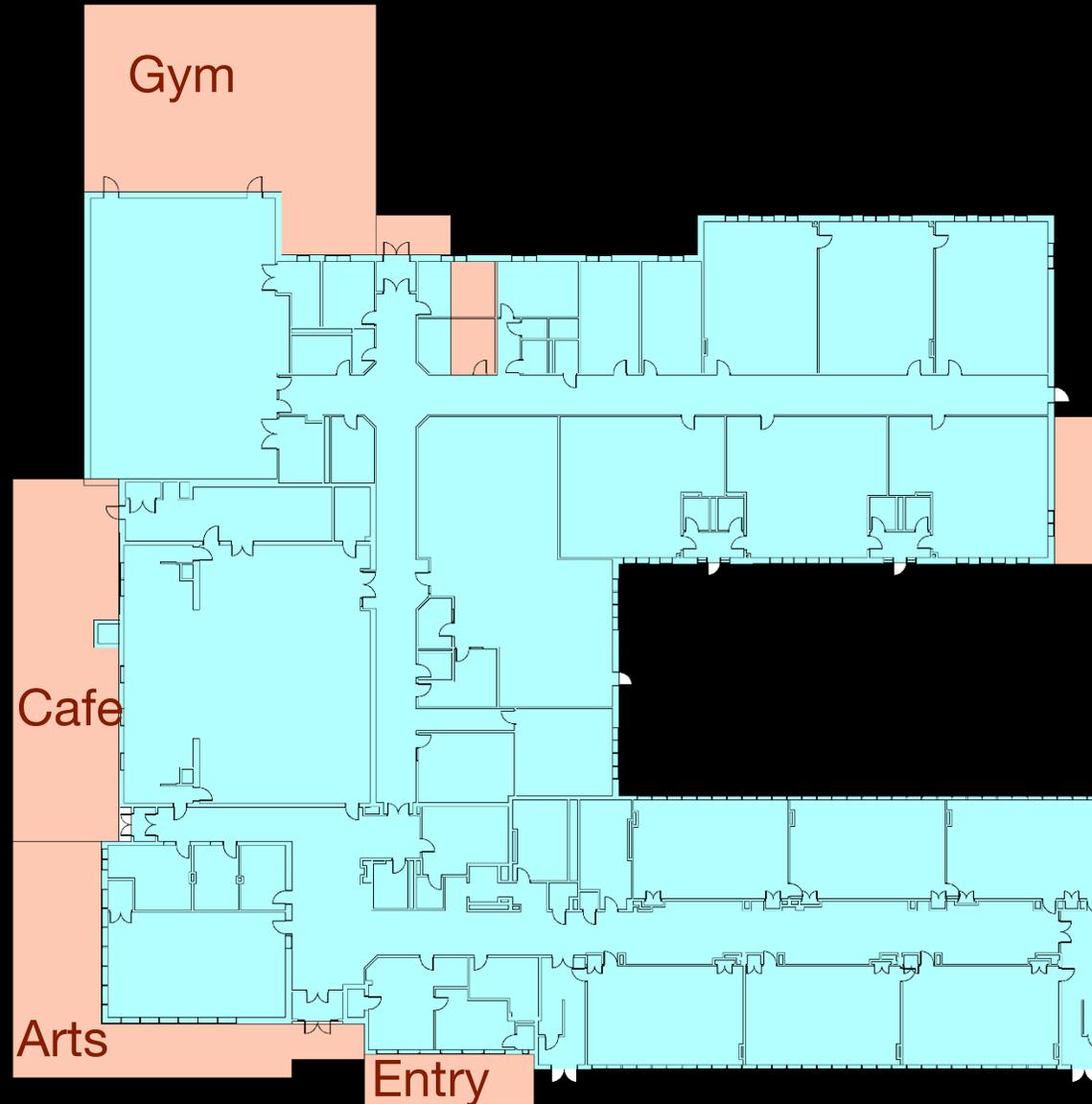
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Cunniff Option 1 2<sup>nd</sup> Floor

## LEGEND



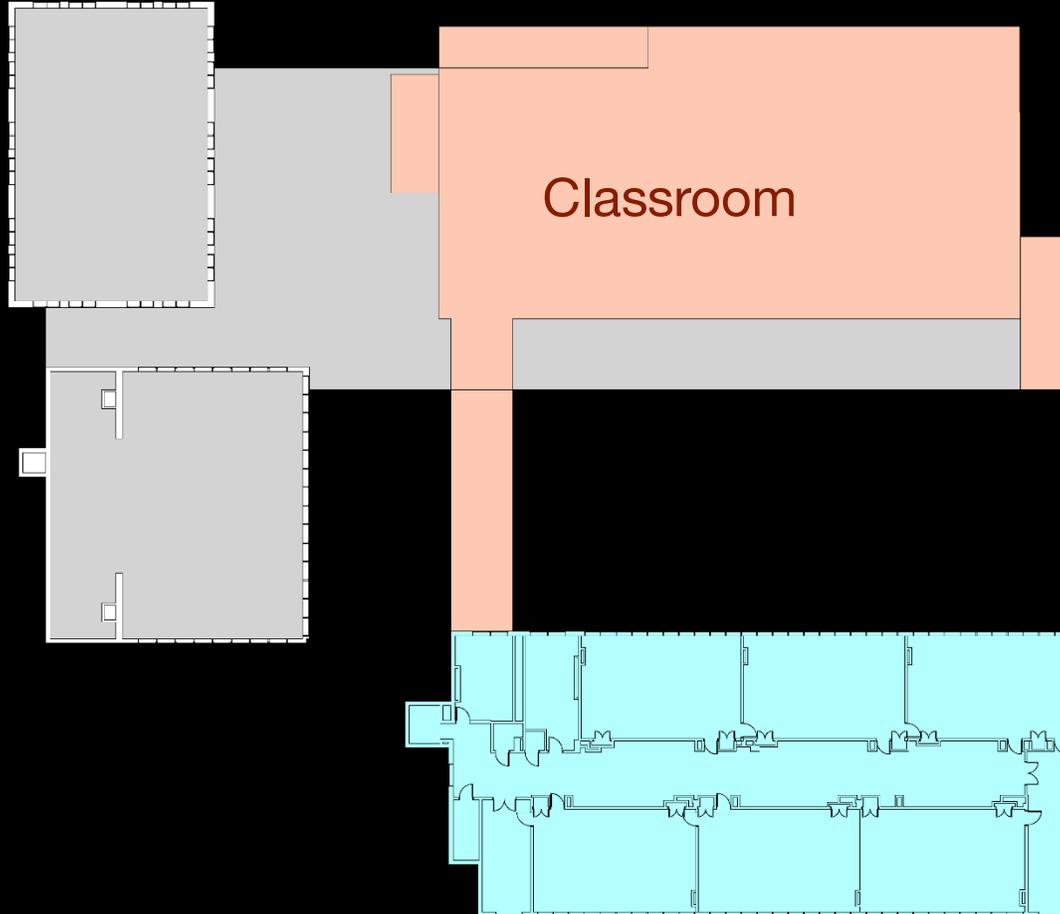
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Cunniff Option 2 Basement

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Cunniff Option 2 1<sup>st</sup> Floor

## LEGEND



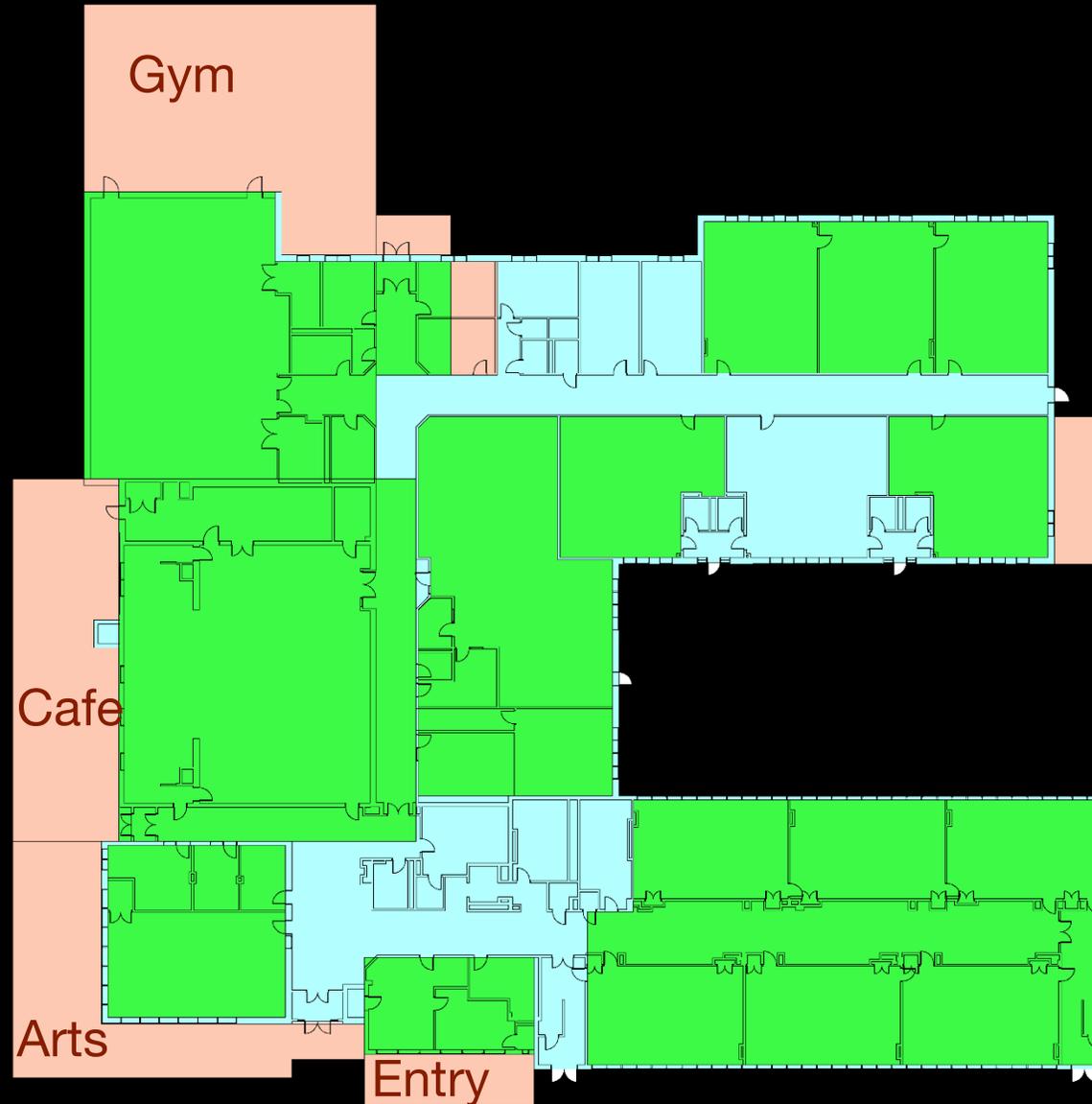
Additions



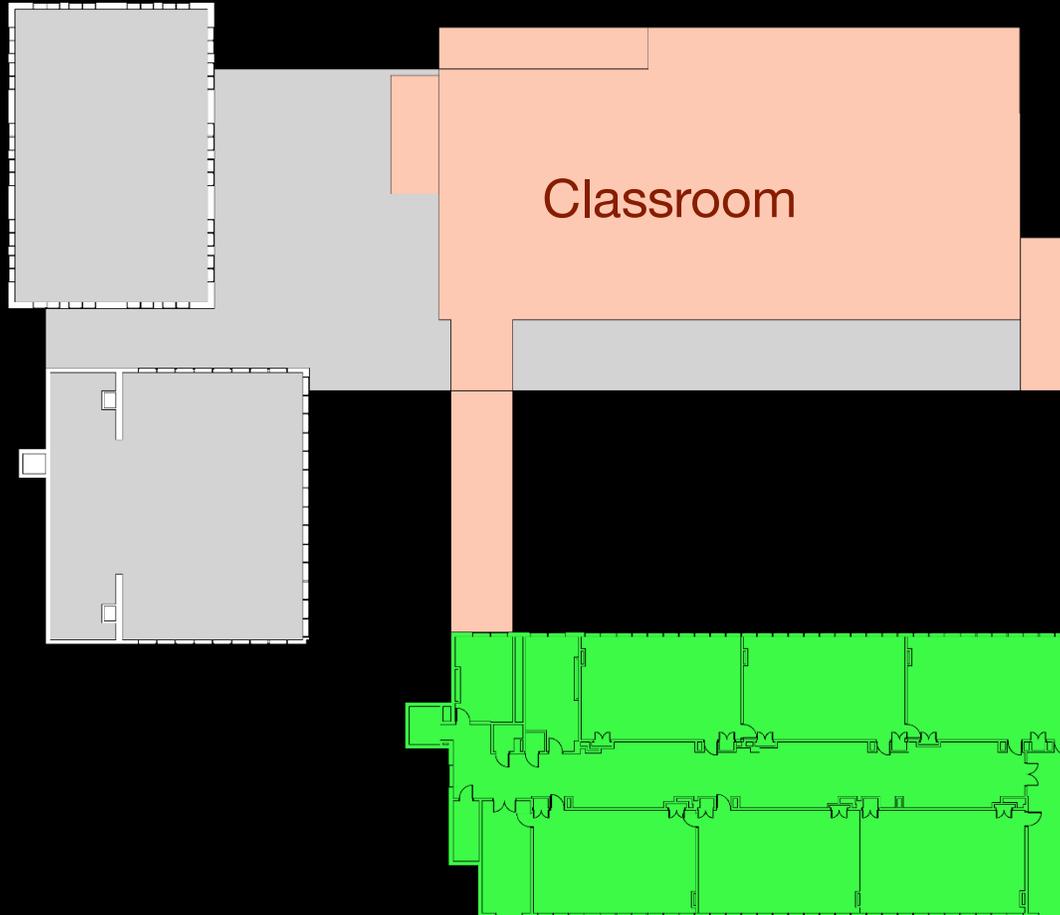
Facilities  
Renovation



Educational  
Facilities  
Renovation



# Cunniff Option 2 2<sup>nd</sup> Floor



## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

Watertown  
School  
District



Lowell Elementary School

Site - 151,100 sq. ft.

Building - 71,820 sq. ft.

MSBA - 75,100 sq. ft.

2016- 415 students

2025- 450 students

# Lowell Option 1 Ground Floor

## LEGEND



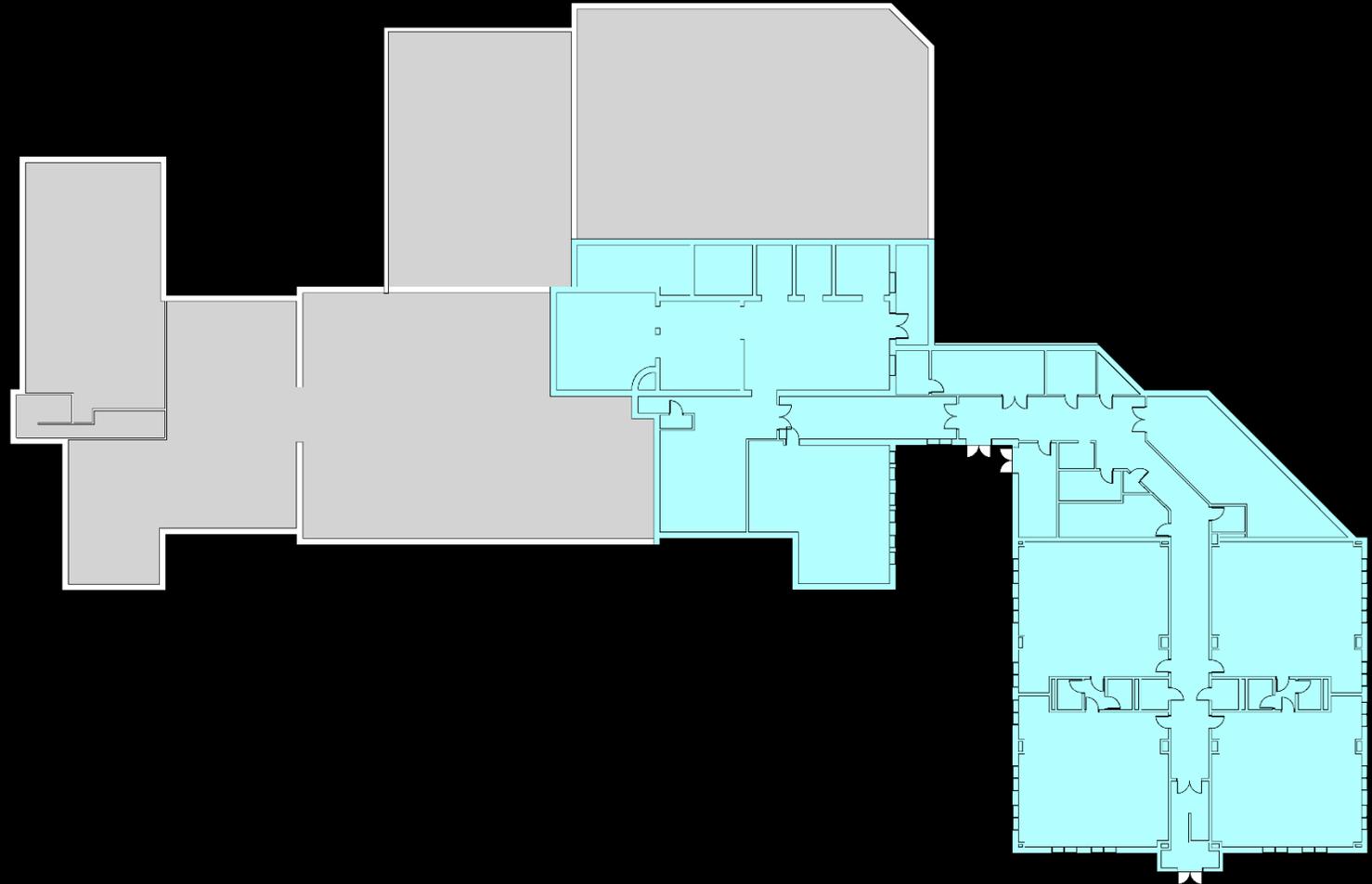
Additions



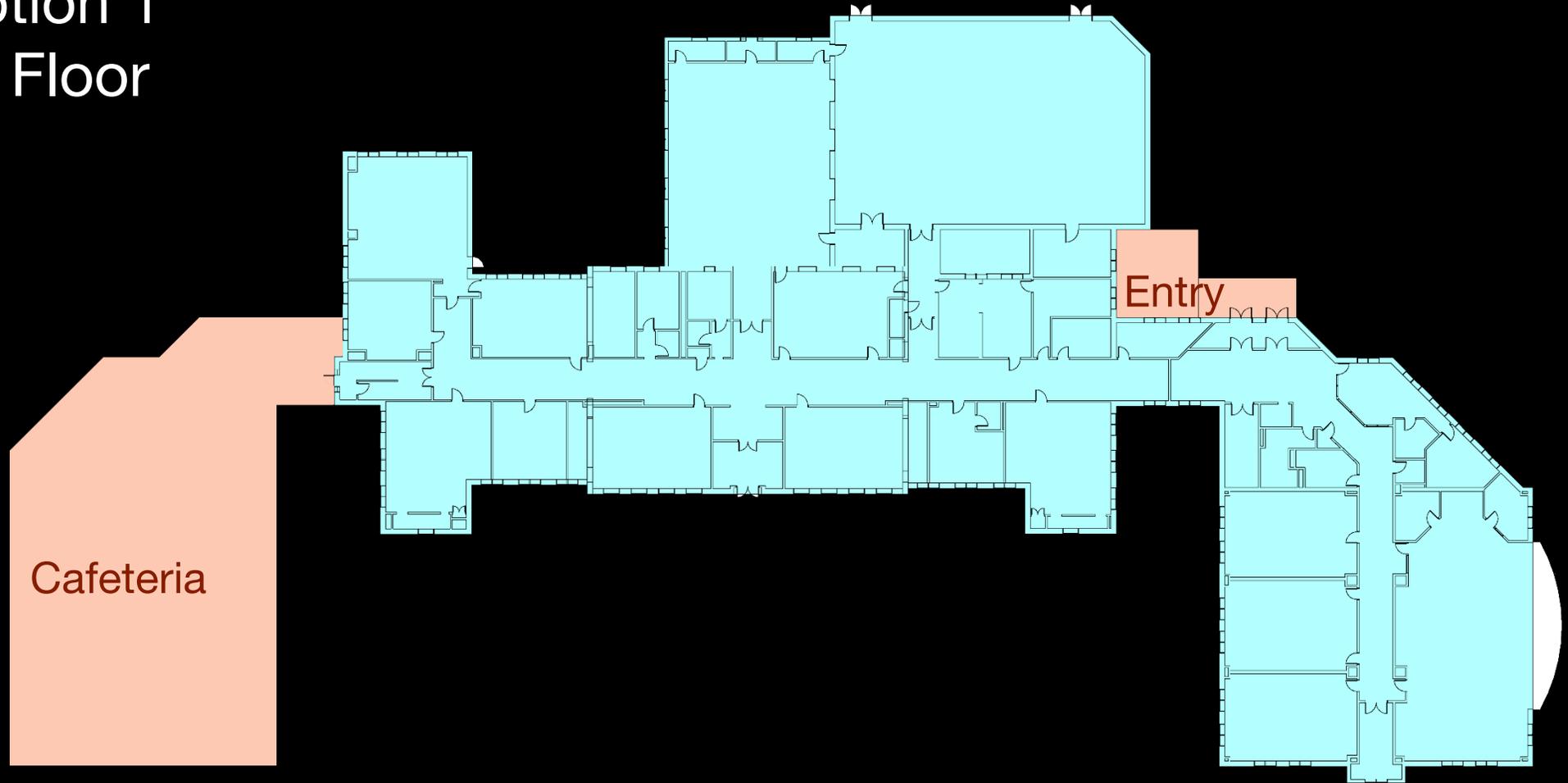
Facilities  
Renovation



Educational  
Facilities  
Renovation



# Lowell Option 1 1<sup>st</sup> Floor



## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

# Lowell Option 1 2<sup>nd</sup> Floor

## LEGEND



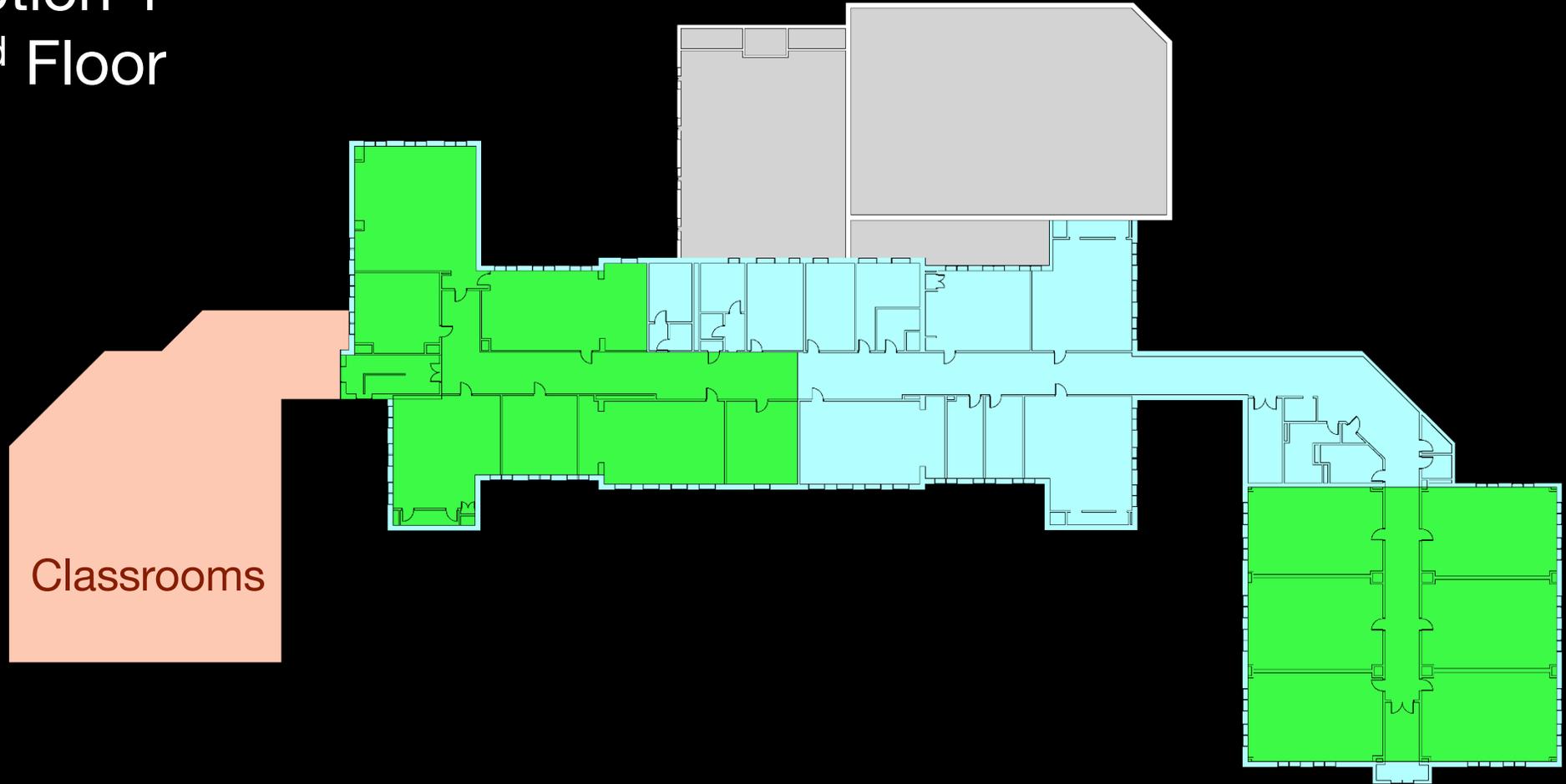
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Lowell Option 2 Ground Floor

## LEGEND



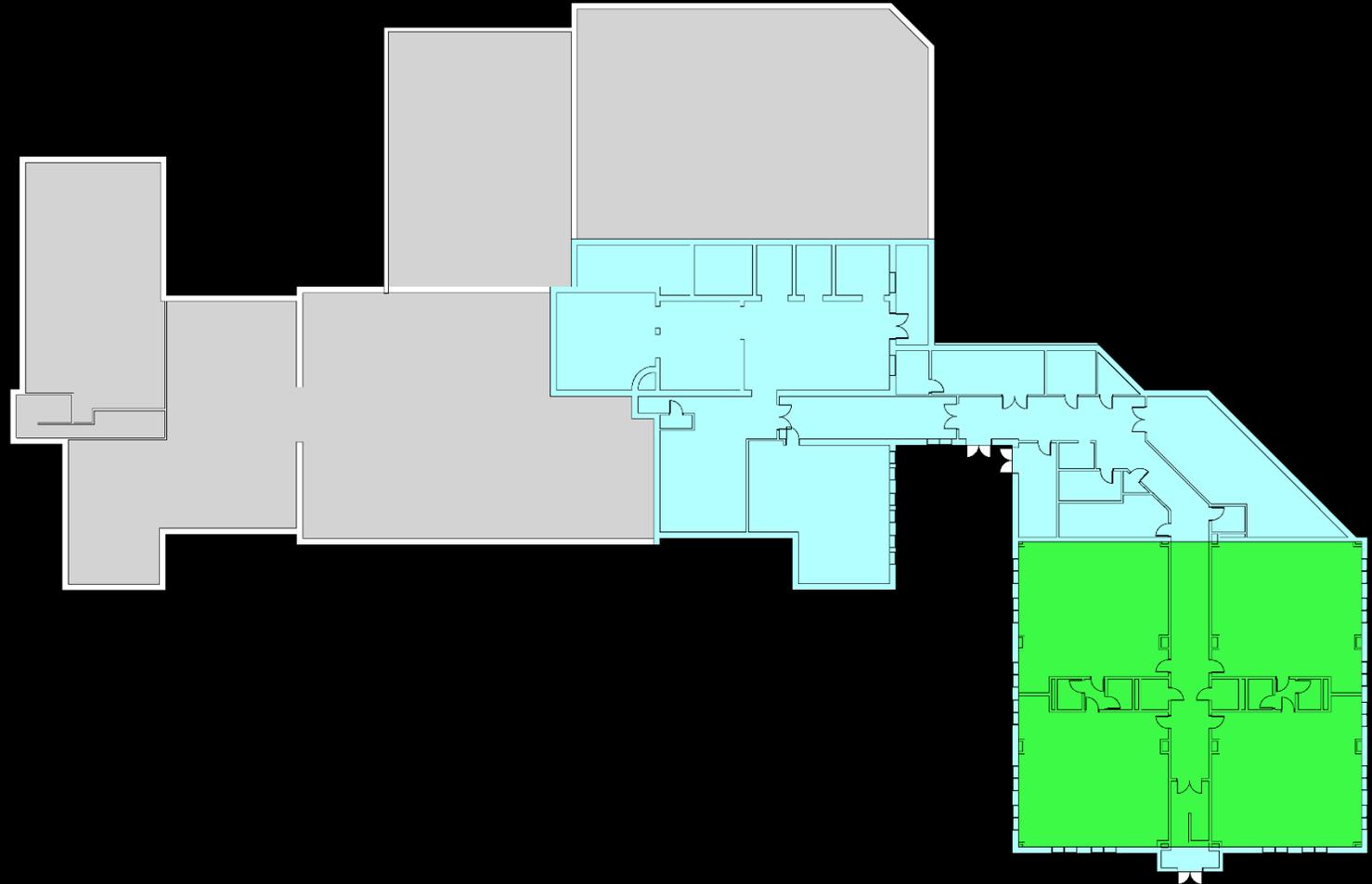
Additions



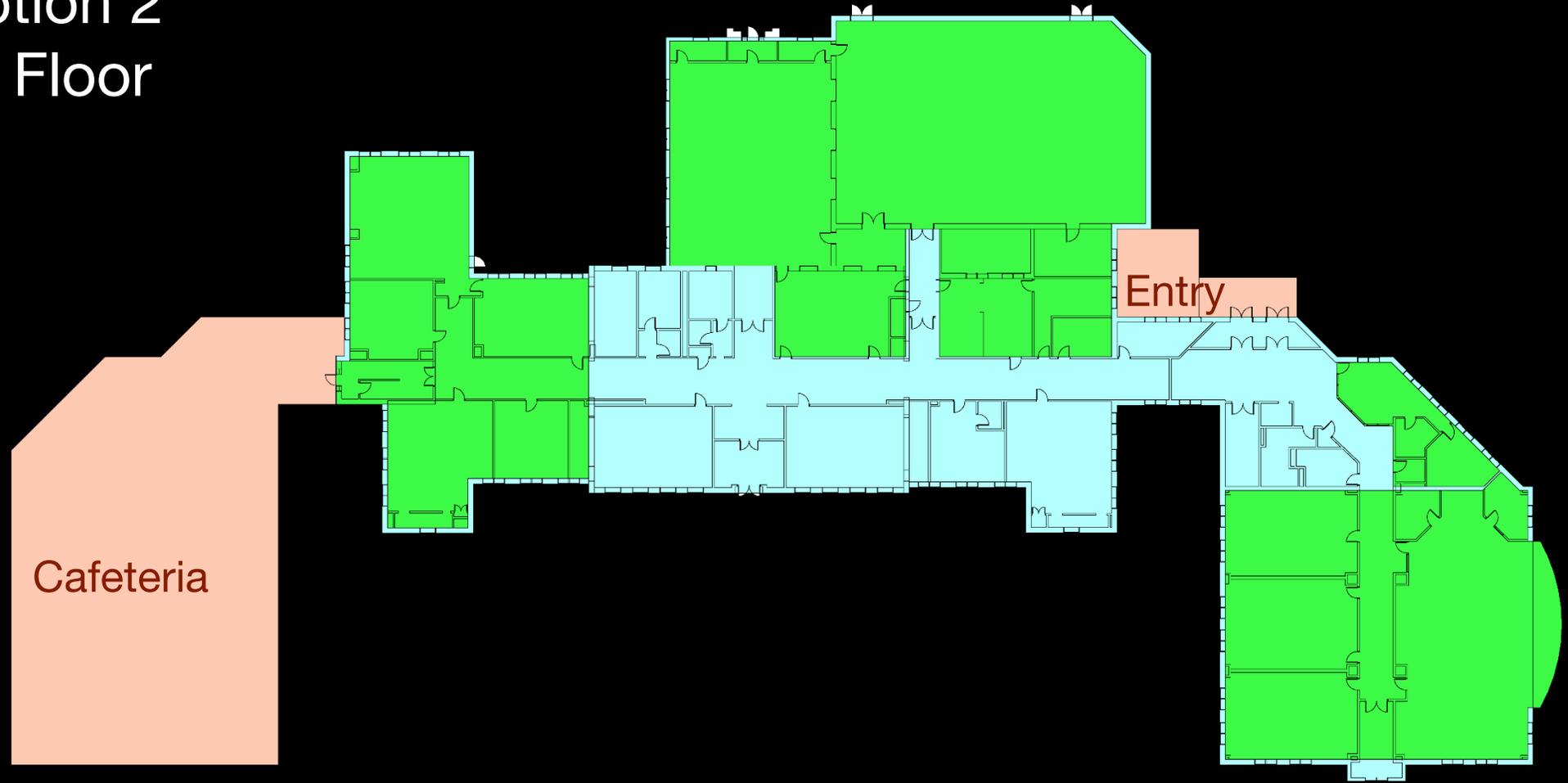
Facilities  
Renovation



Educational  
Facilities  
Renovation



Lowell  
Option 2  
1<sup>st</sup> Floor



LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

# Lowell Option 2 2<sup>nd</sup> Floor

## LEGEND



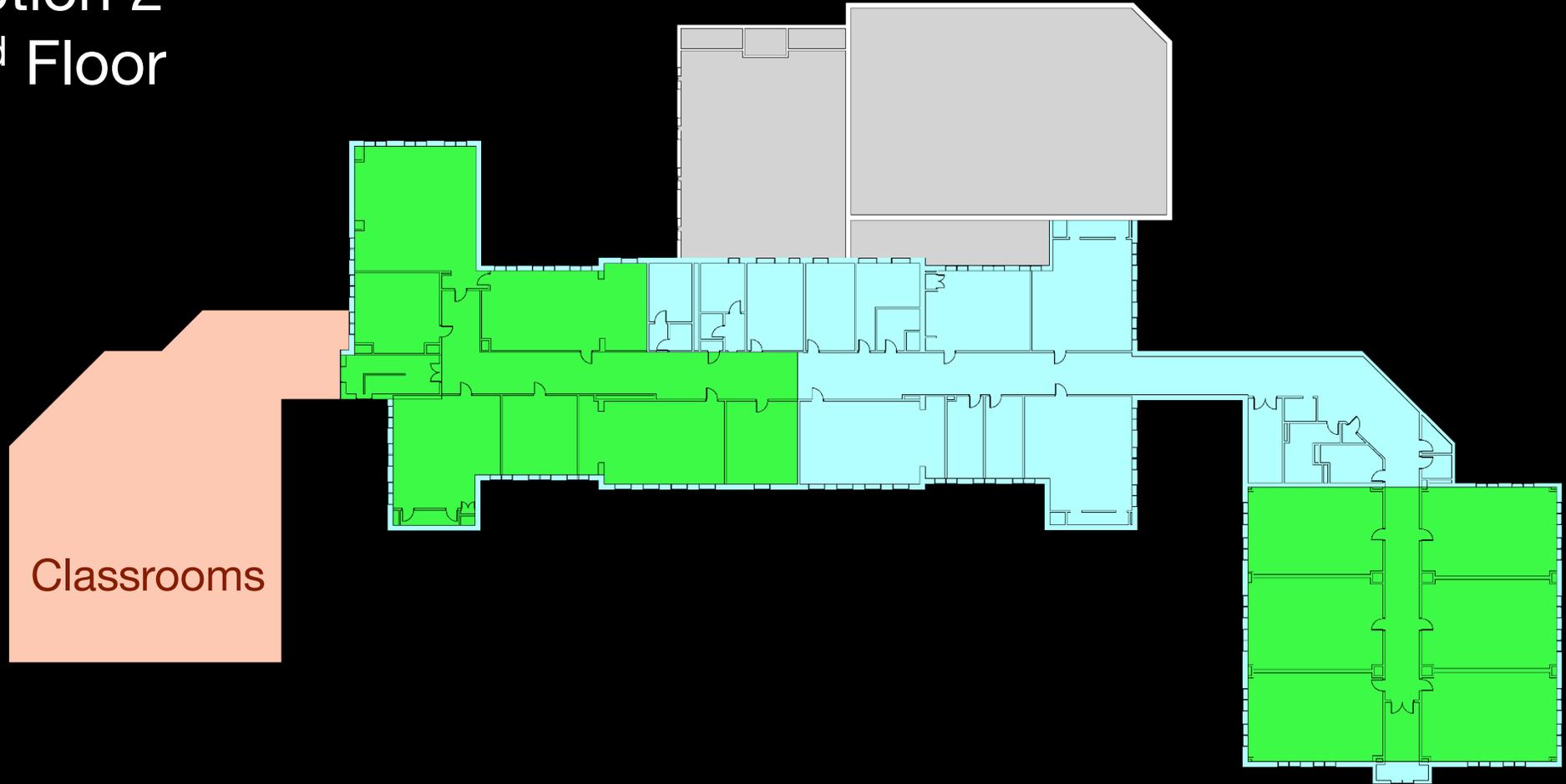
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



Watertown  
School  
District



Hosmer Elementary School

Site - 346,700 sq. ft.

Building - 120,070 sq. ft.

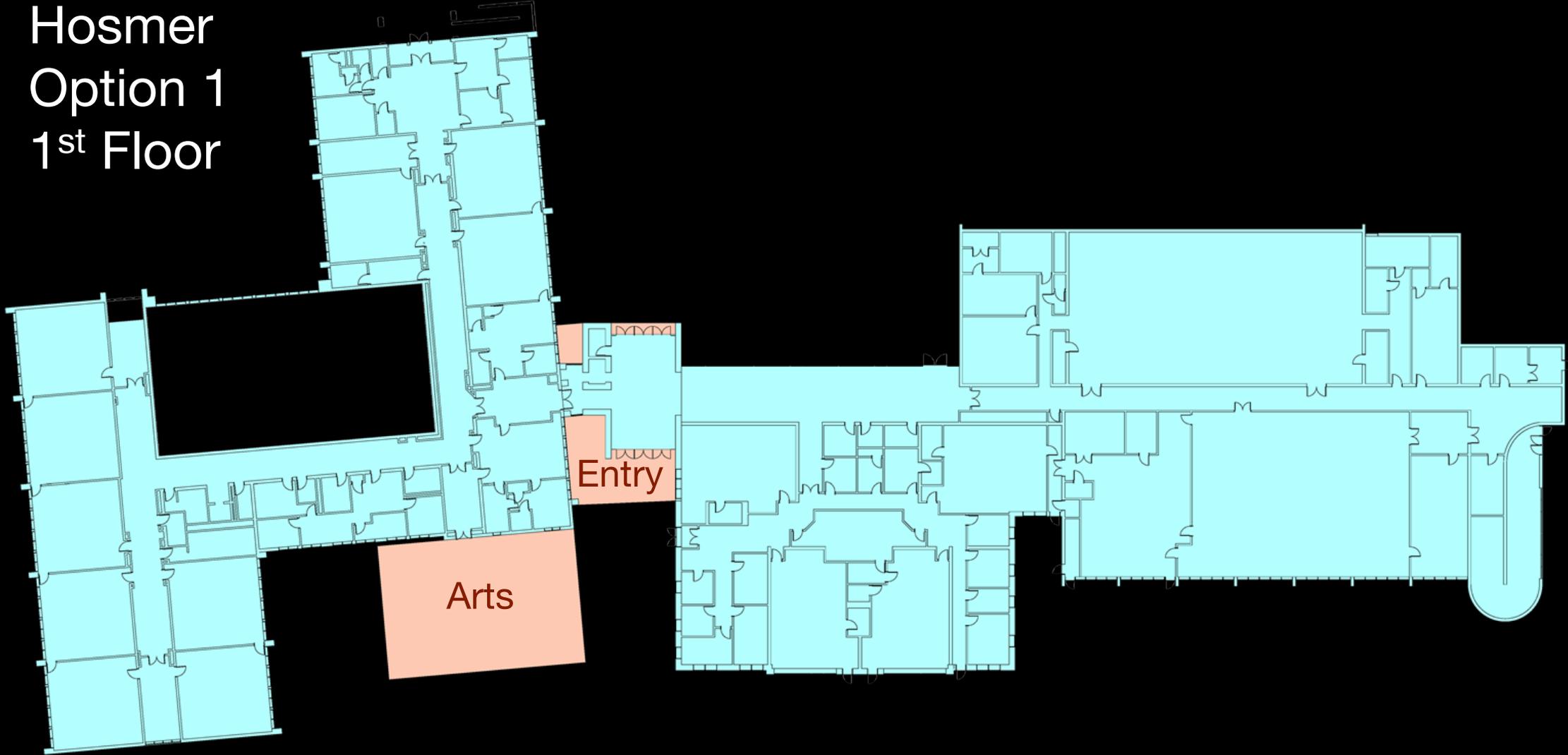
MSBA - 86,300 sq. ft.

2016- 561 students

2025- 500 students



# Hosmer Option 1 1st Floor



## LEGEND



Additions

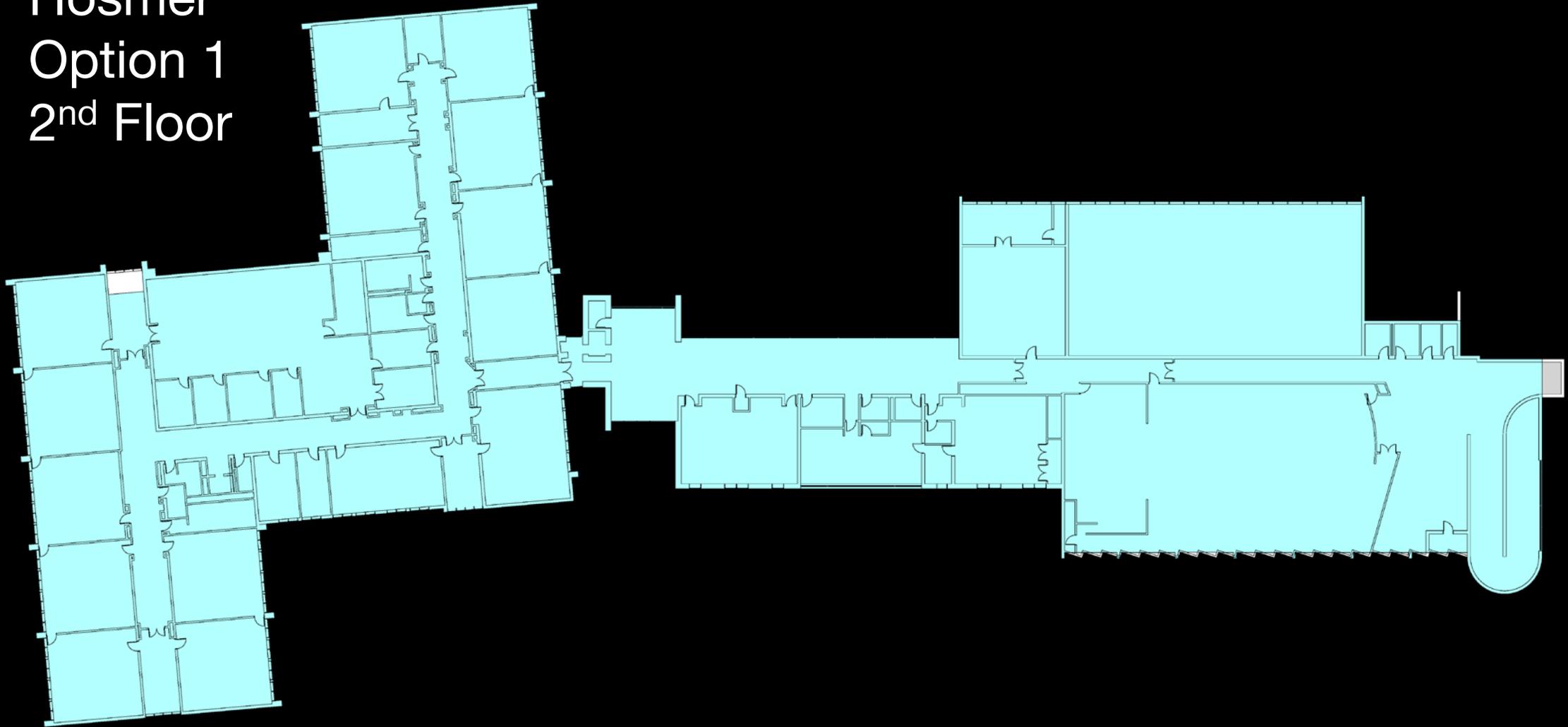


Facilities  
Renovation



Educational  
Facilities  
Renovation

# Hosmer Option 1 2<sup>nd</sup> Floor



## LEGEND



Additions

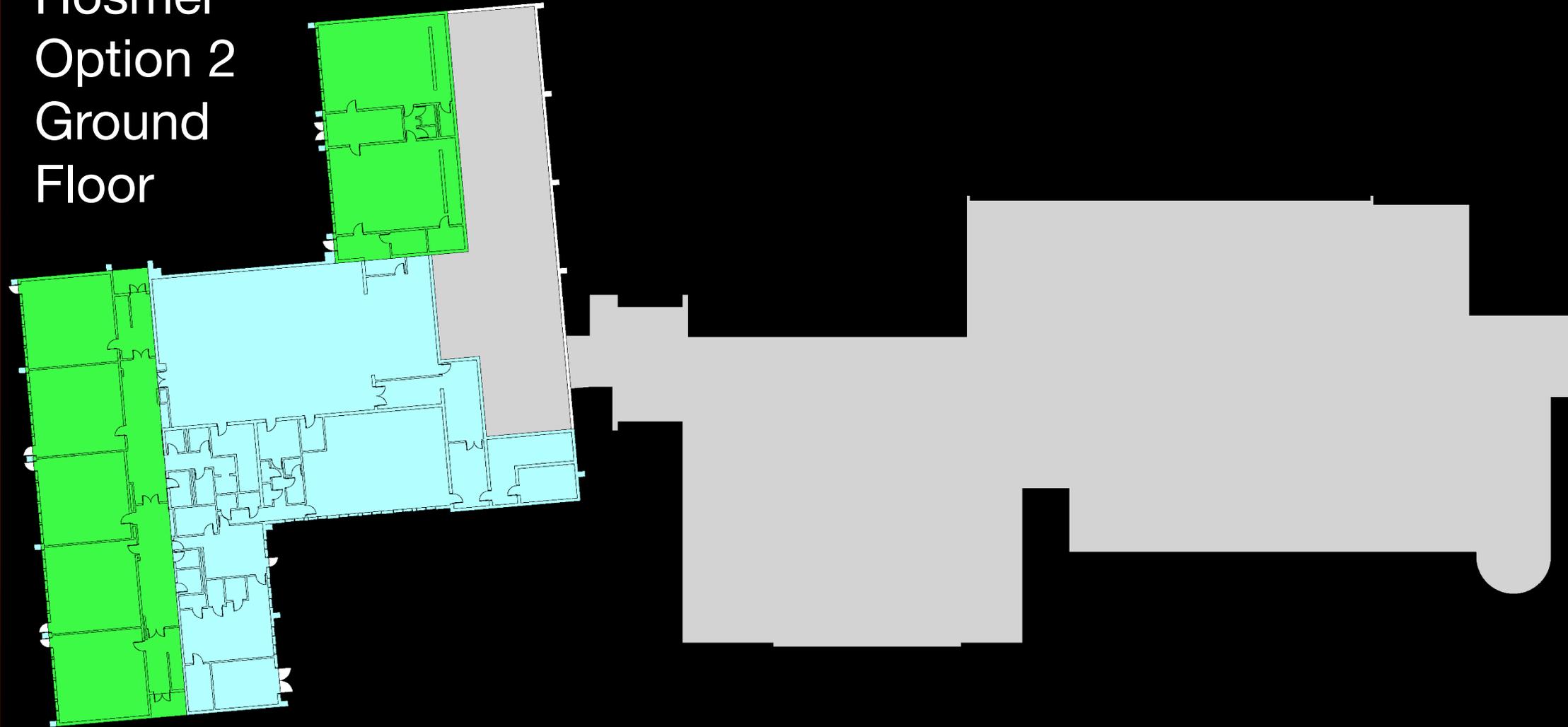


Facilities  
Renovation



Educational  
Facilities  
Renovation

# Hosmer Option 2 Ground Floor



## LEGEND



Additions

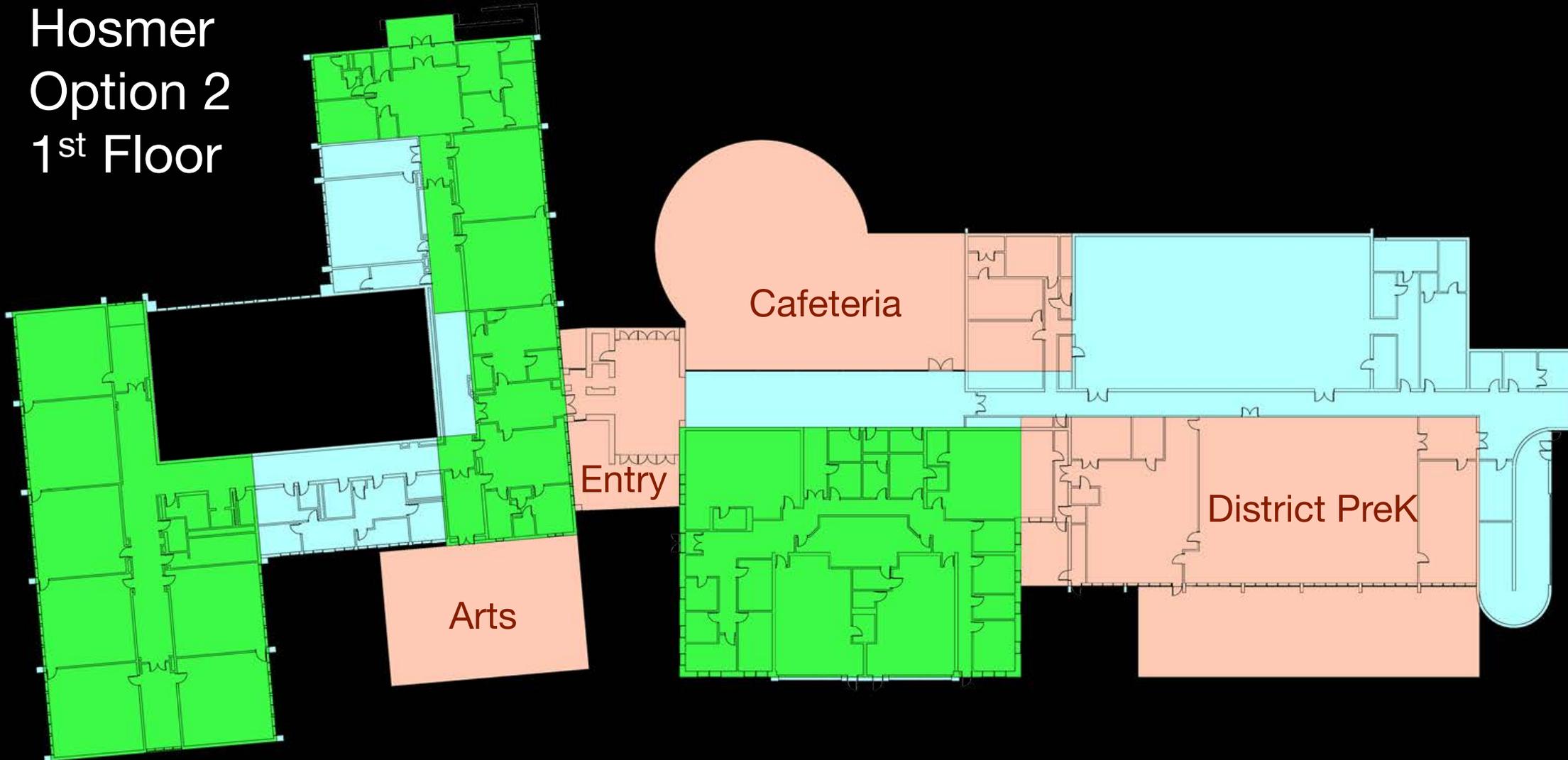


Facilities  
Renovation



Educational  
Facilities  
Renovation

# Hosmer Option 2 1<sup>st</sup> Floor



## LEGEND



Additions

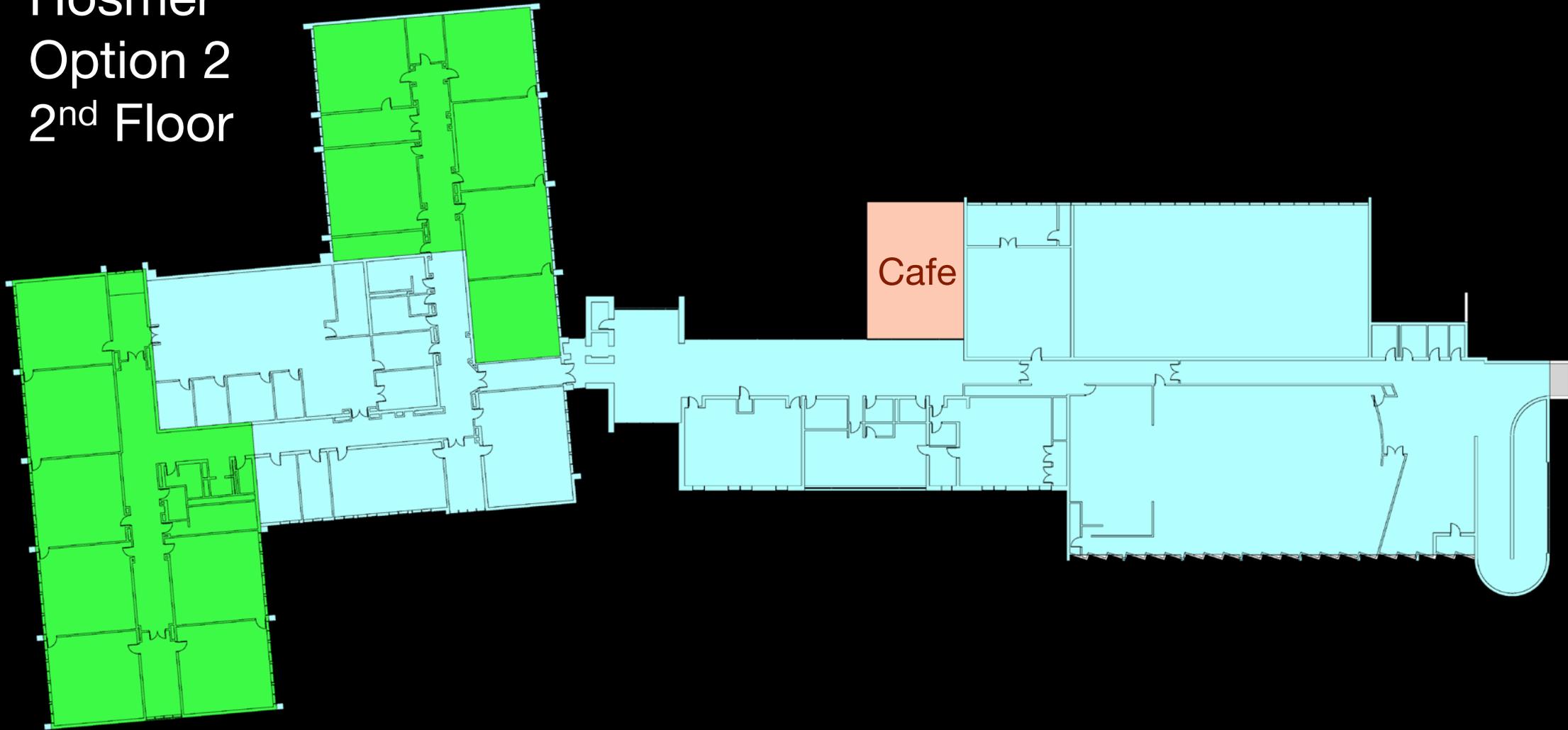


Facilities  
Renovation



Educational  
Facilities  
Renovation

# Hosmer Option 2 2<sup>nd</sup> Floor



## LEGEND



Additions

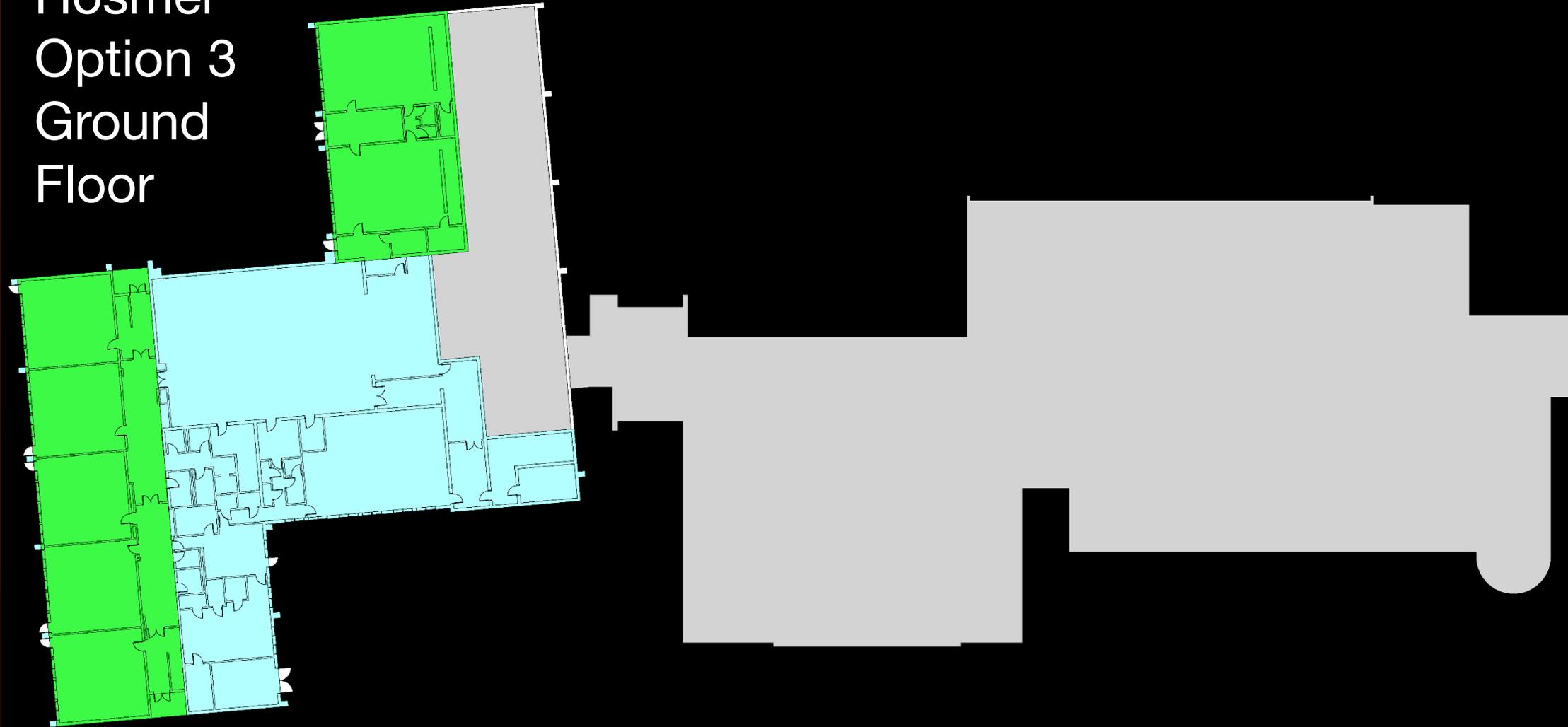


Facilities  
Renovation



Educational  
Facilities  
Renovation

# Hosmer Option 3 Ground Floor



## LEGEND



Additions

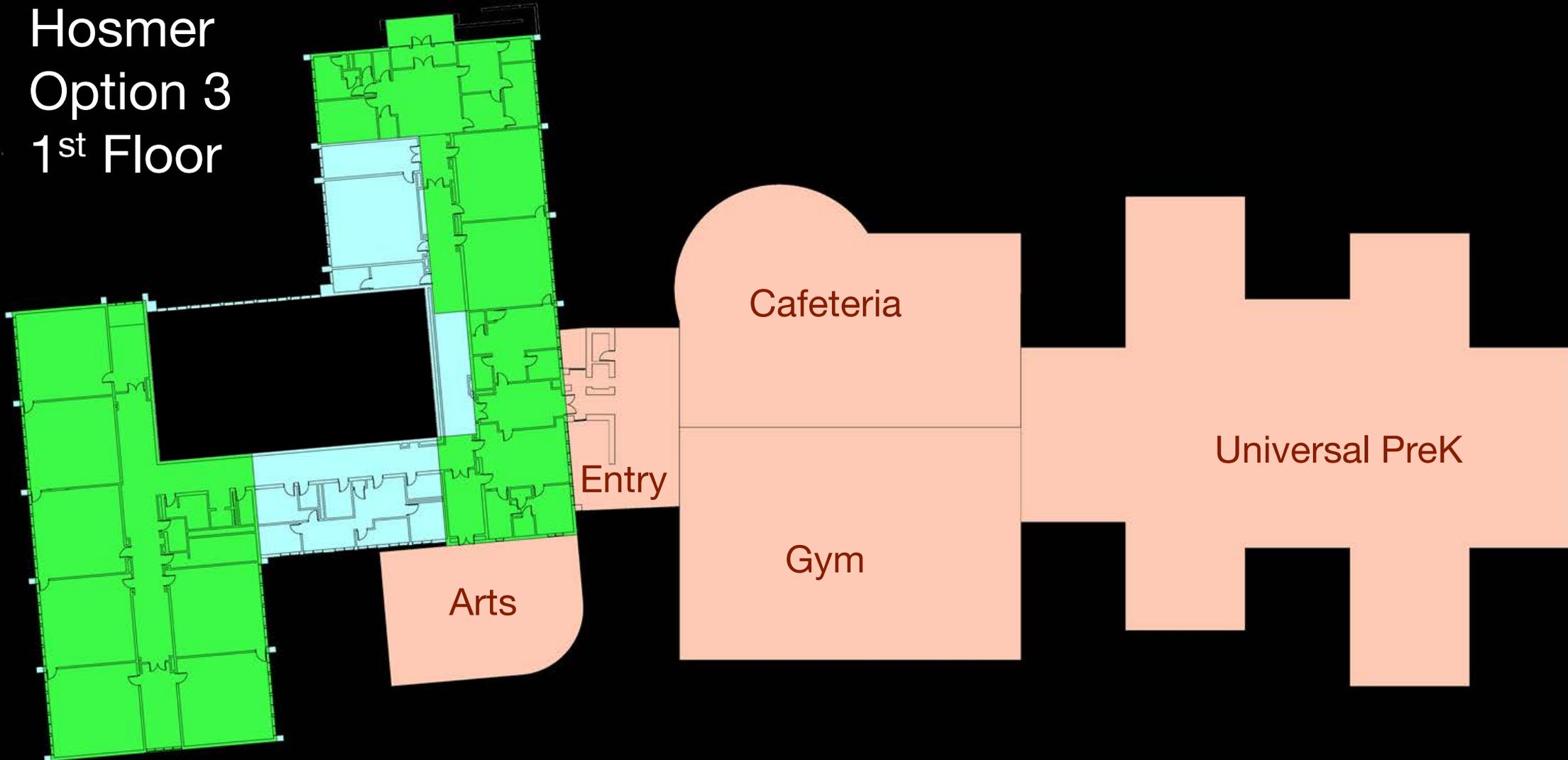


Facilities  
Renovation



Educational  
Facilities  
Renovation

# Hosmer Option 3 1<sup>st</sup> Floor



## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

# Hosmer Option 3 2<sup>nd</sup> Floor

## LEGEND



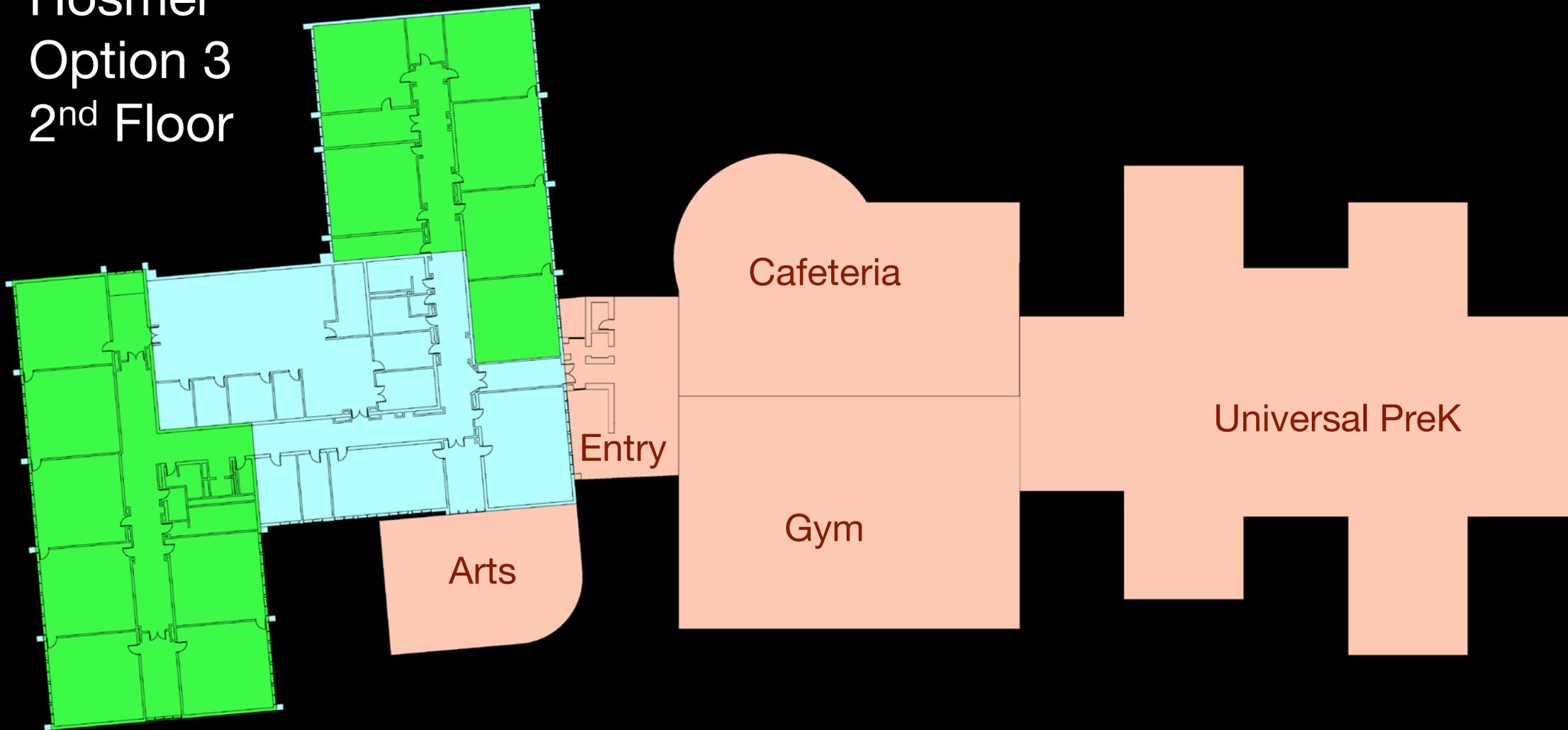
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



Watertown  
School  
District

Watertown Middle School

Site - 170,200 sq. ft.

Building - 143,810 sq. ft.

MSBA - 86,300 sq. ft.

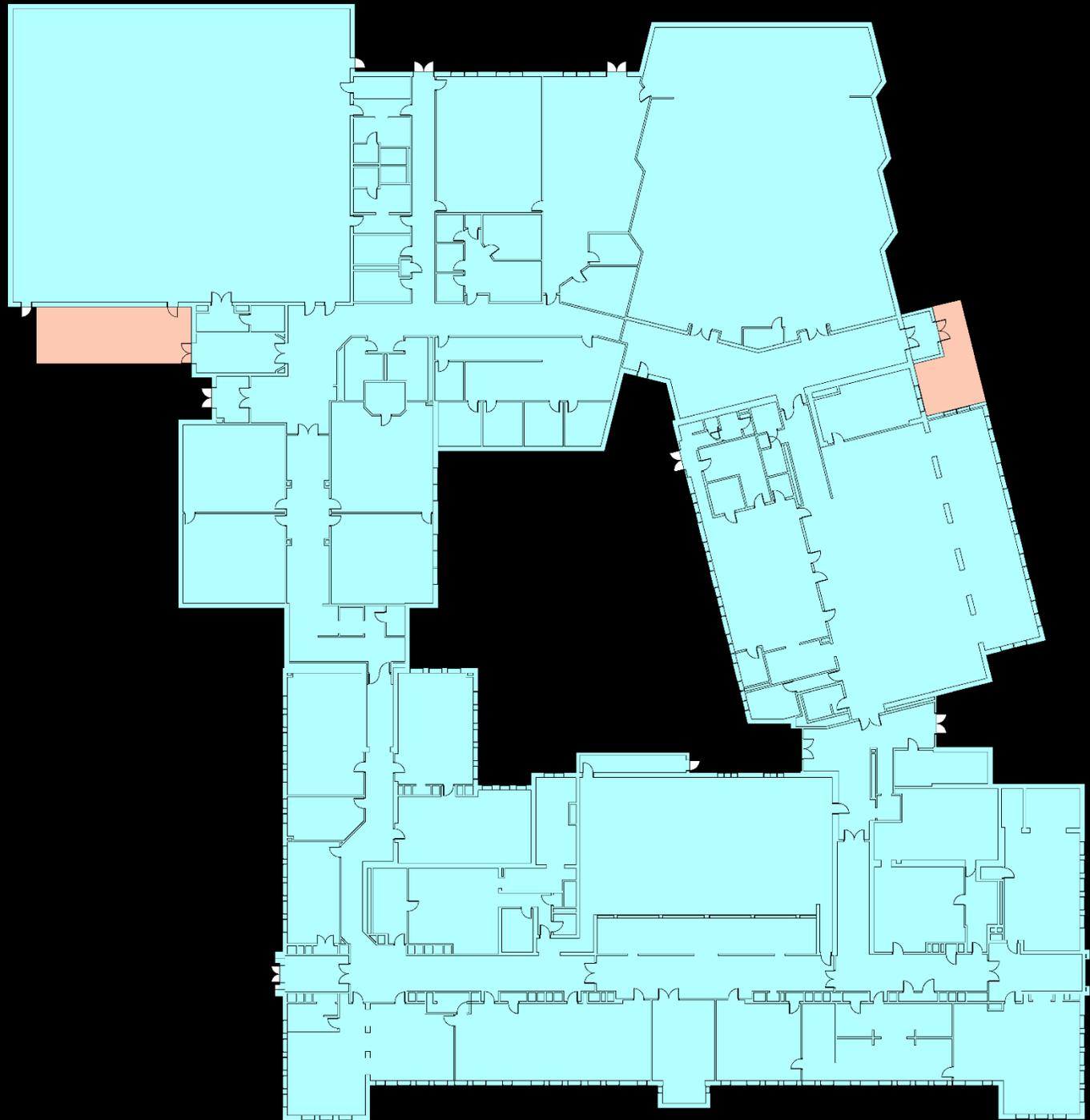
2016- 576 students

2025- 620 students



Watertown  
School  
District

# Middle School Option 1 Ground Floor



## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

# Middle School Option 1 1<sup>st</sup> Floor

## LEGEND



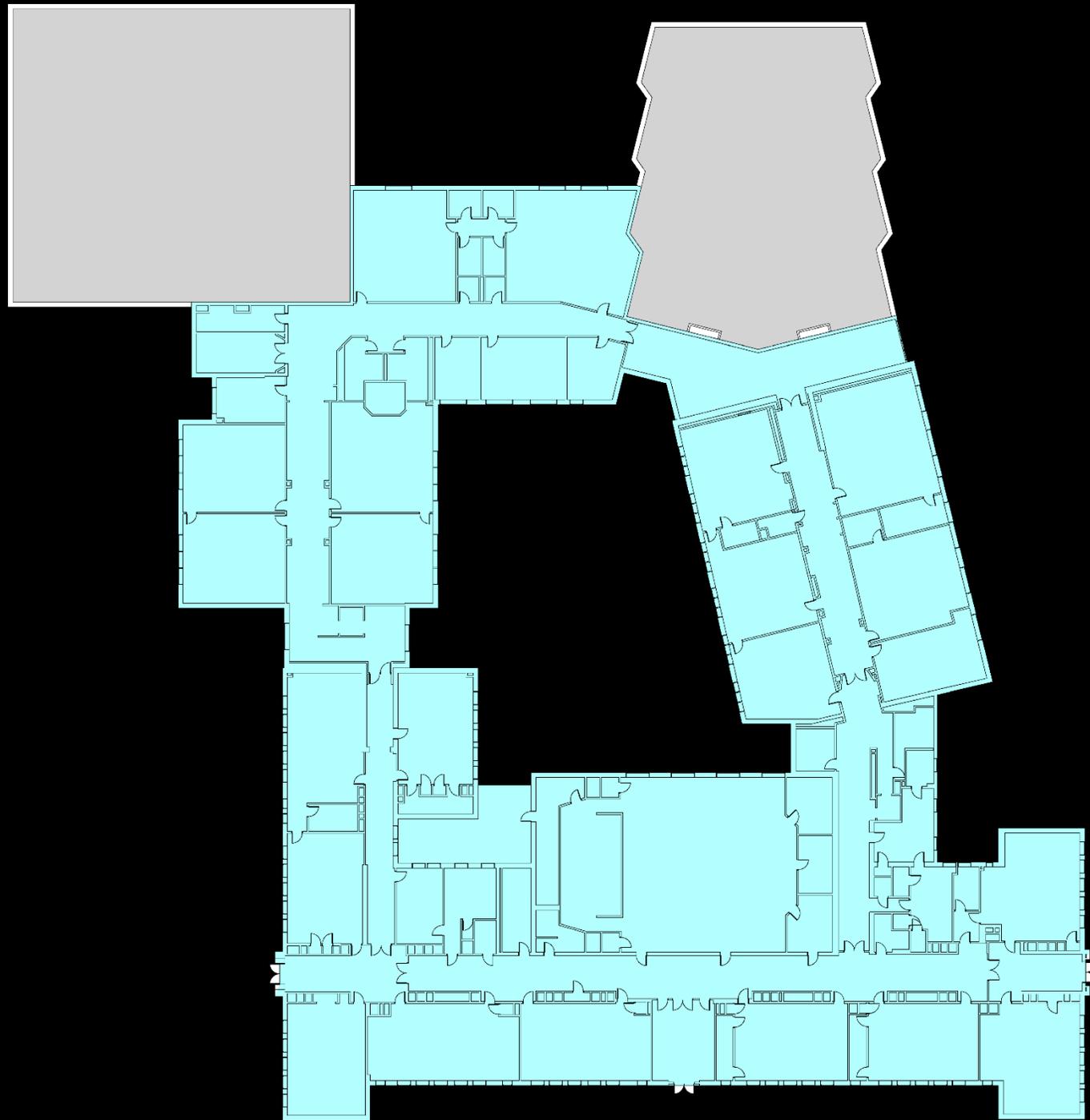
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Middle School Option 1 2<sup>nd</sup> Floor

## LEGEND



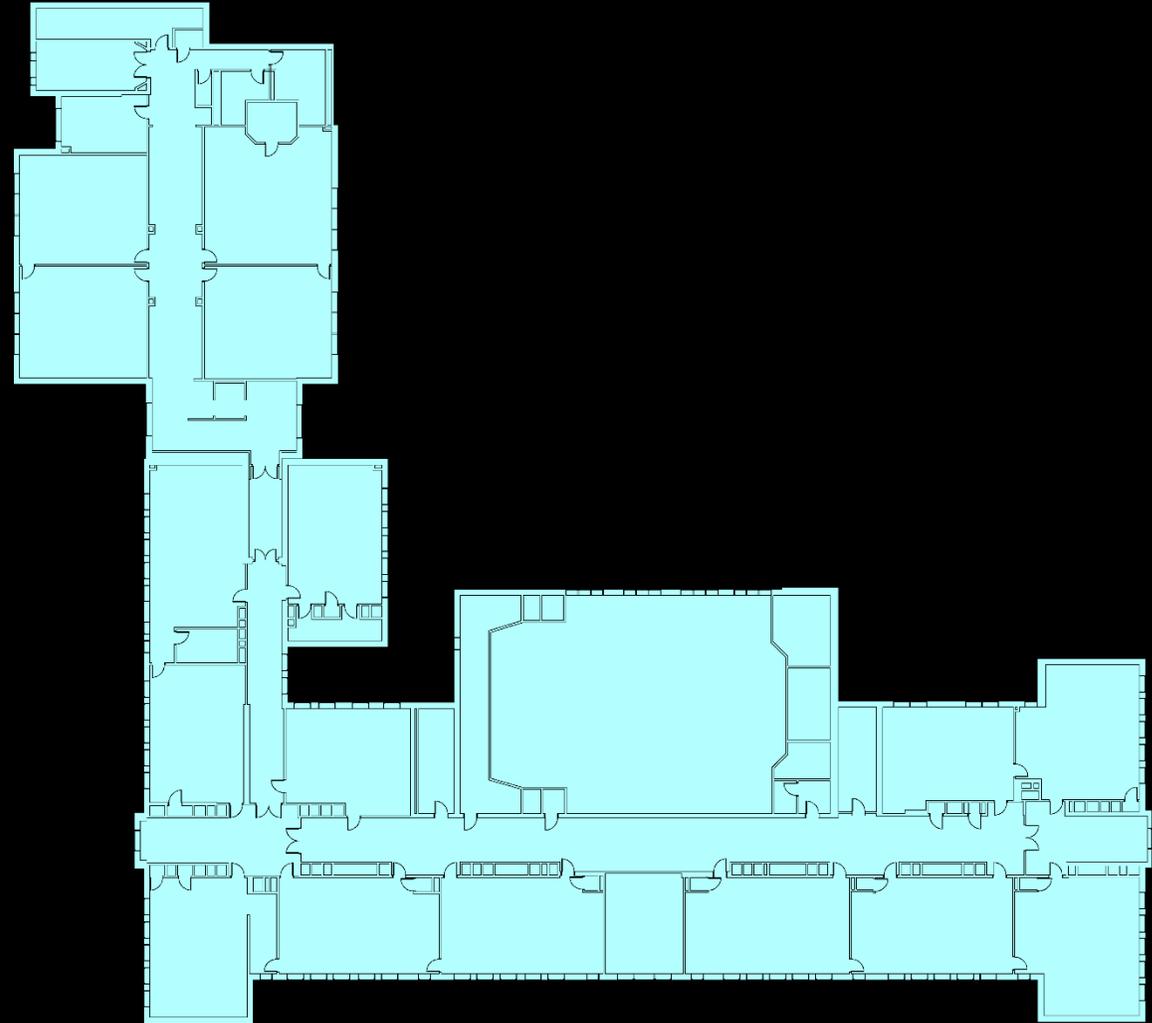
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Middle School Option 2 Ground Floor

## LEGEND



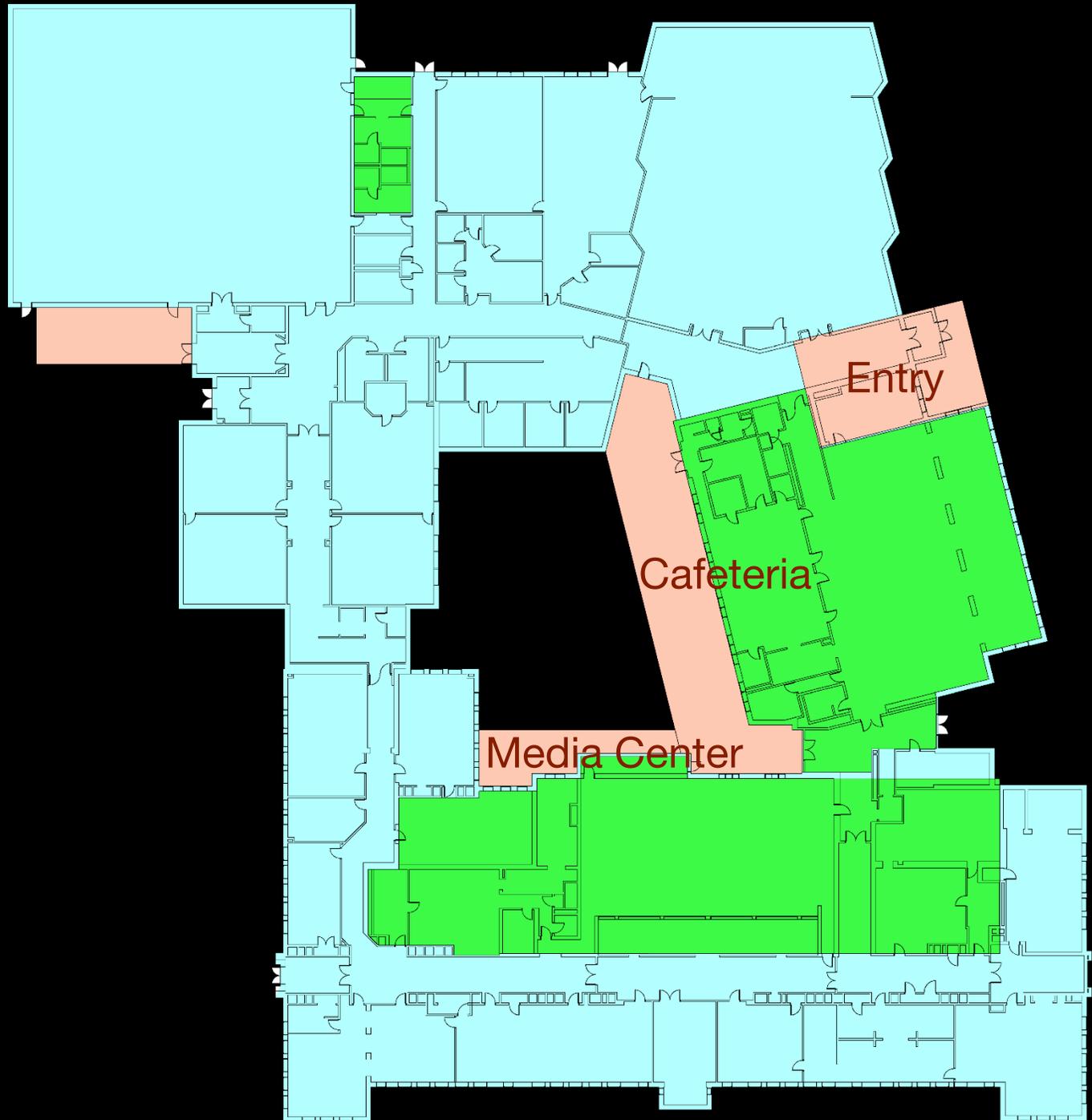
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Middle School Option 2 1<sup>st</sup> Floor

## LEGEND



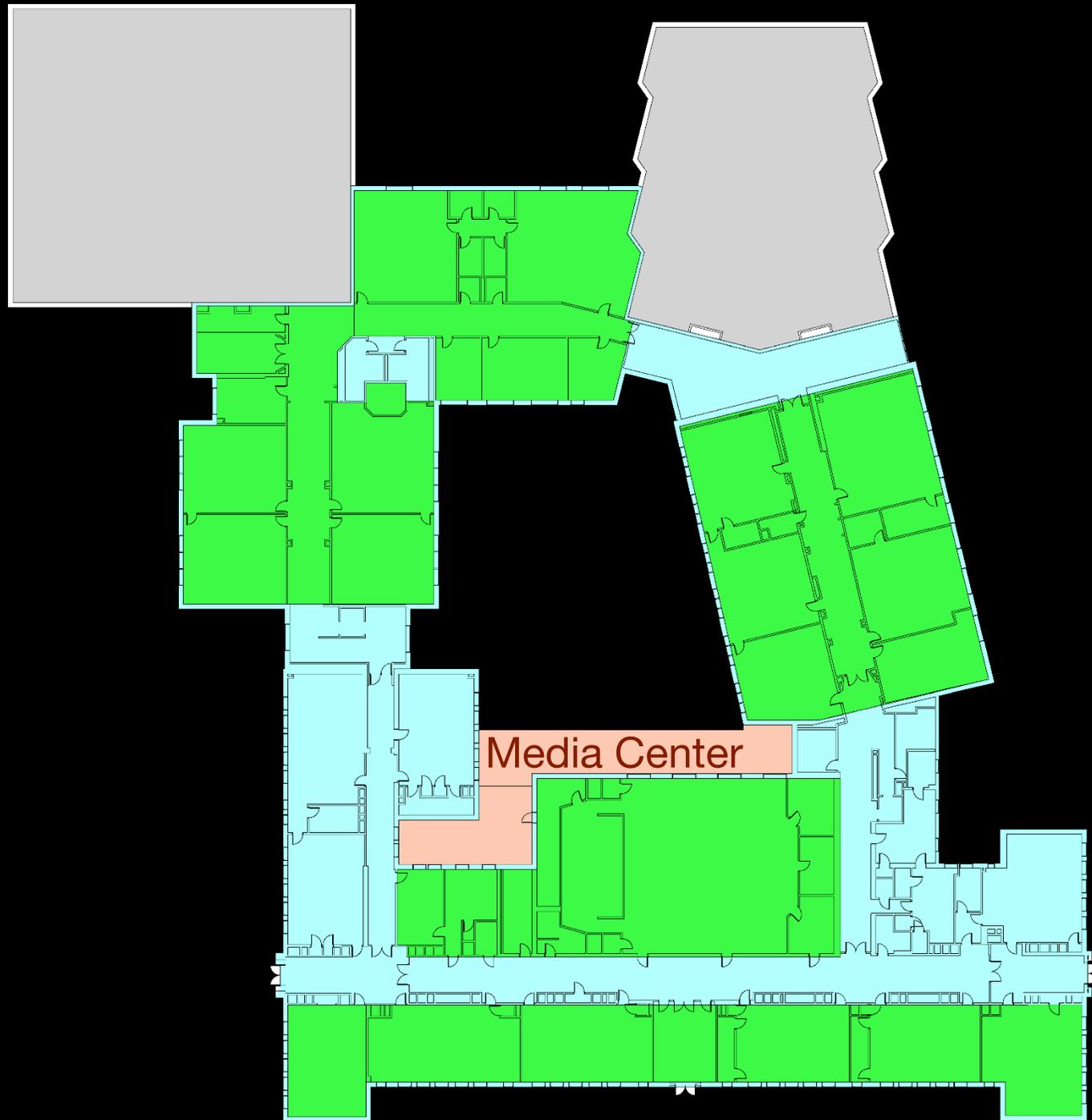
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Middle School Option 2 2<sup>nd</sup> Floor

## LEGEND



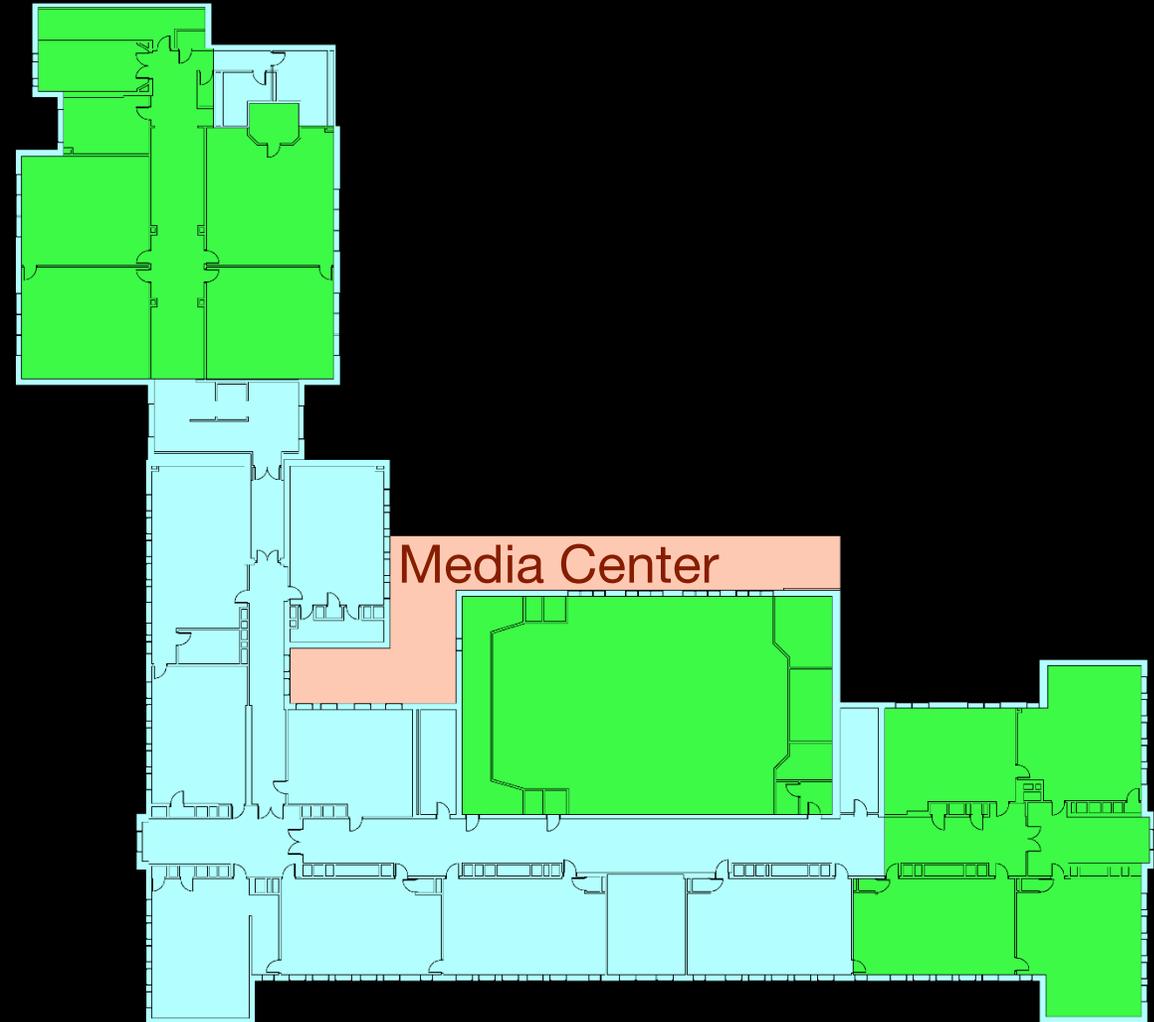
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



Watertown  
School  
District



Watertown High School

Site - 178,500 sq. ft.

Building - 193,280 sq. ft.

MSBA - 161,140 sq. ft.

2016- 686 students

2025- 770 students

Watertown  
School  
District

LEGEND



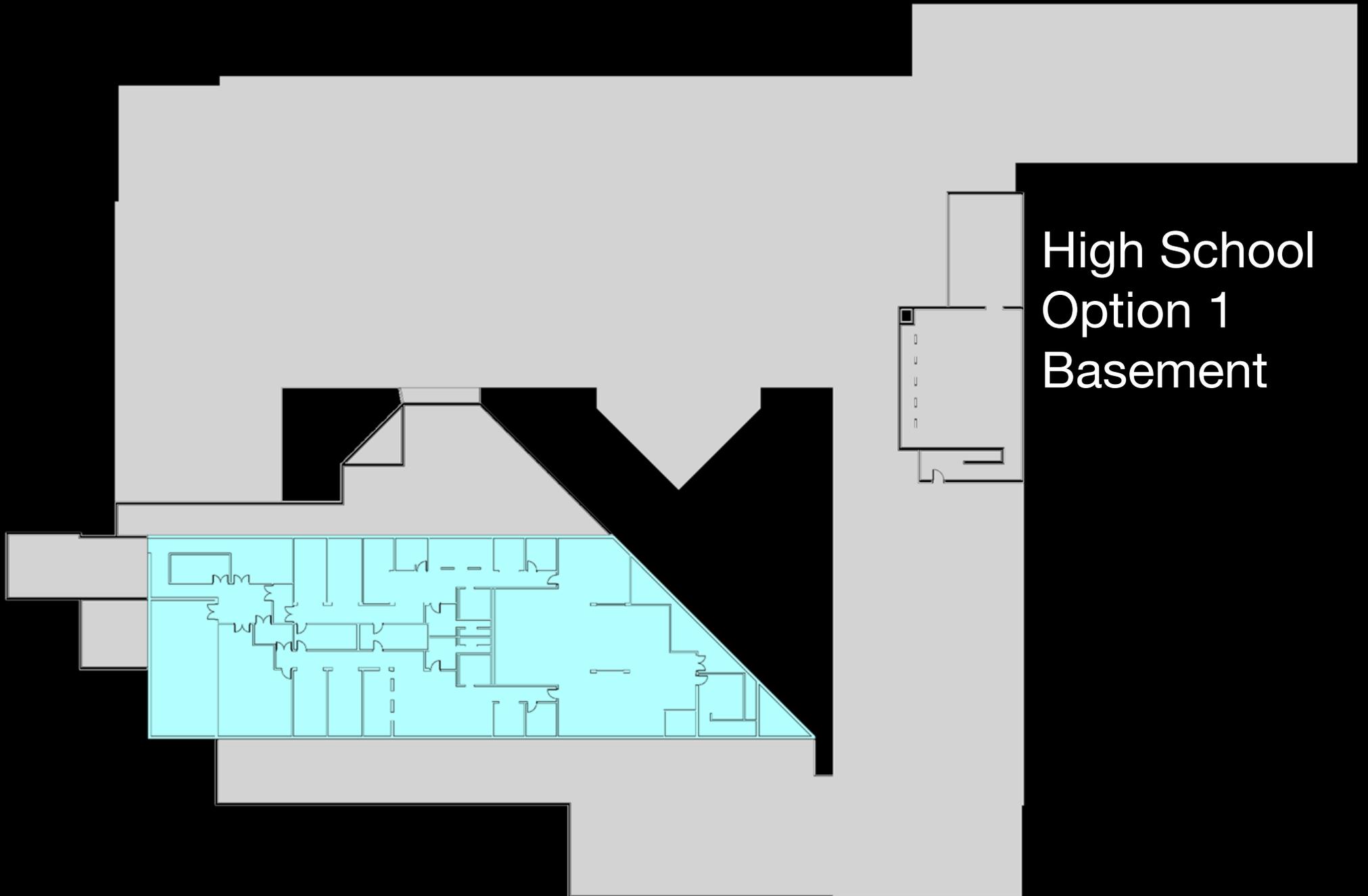
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



High School  
Option 1  
Basement

Watertown  
School  
District



High School  
Option 1  
1st Floor

LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

Watertown  
School  
District

LEGEND



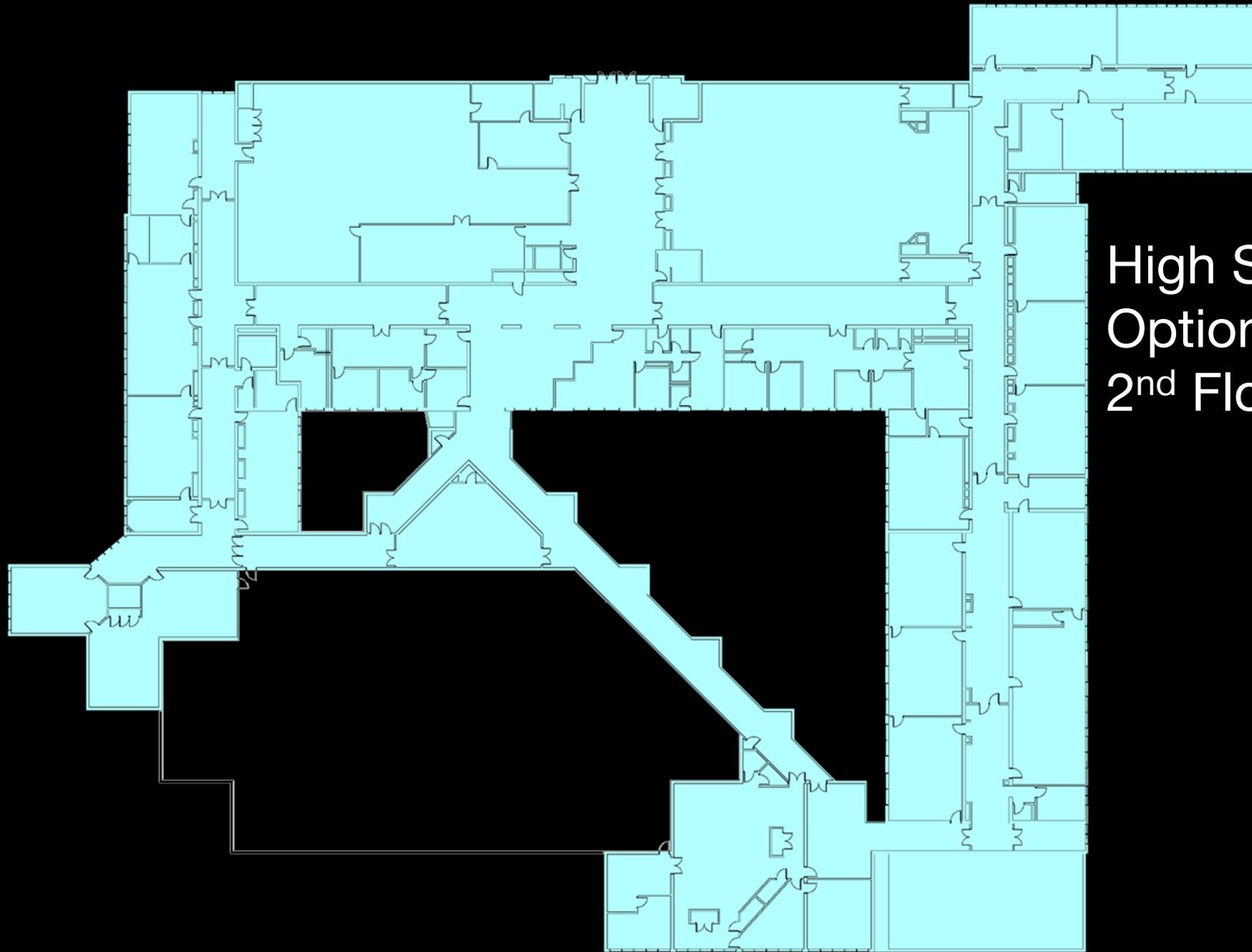
Additions



Facilities  
Renovation

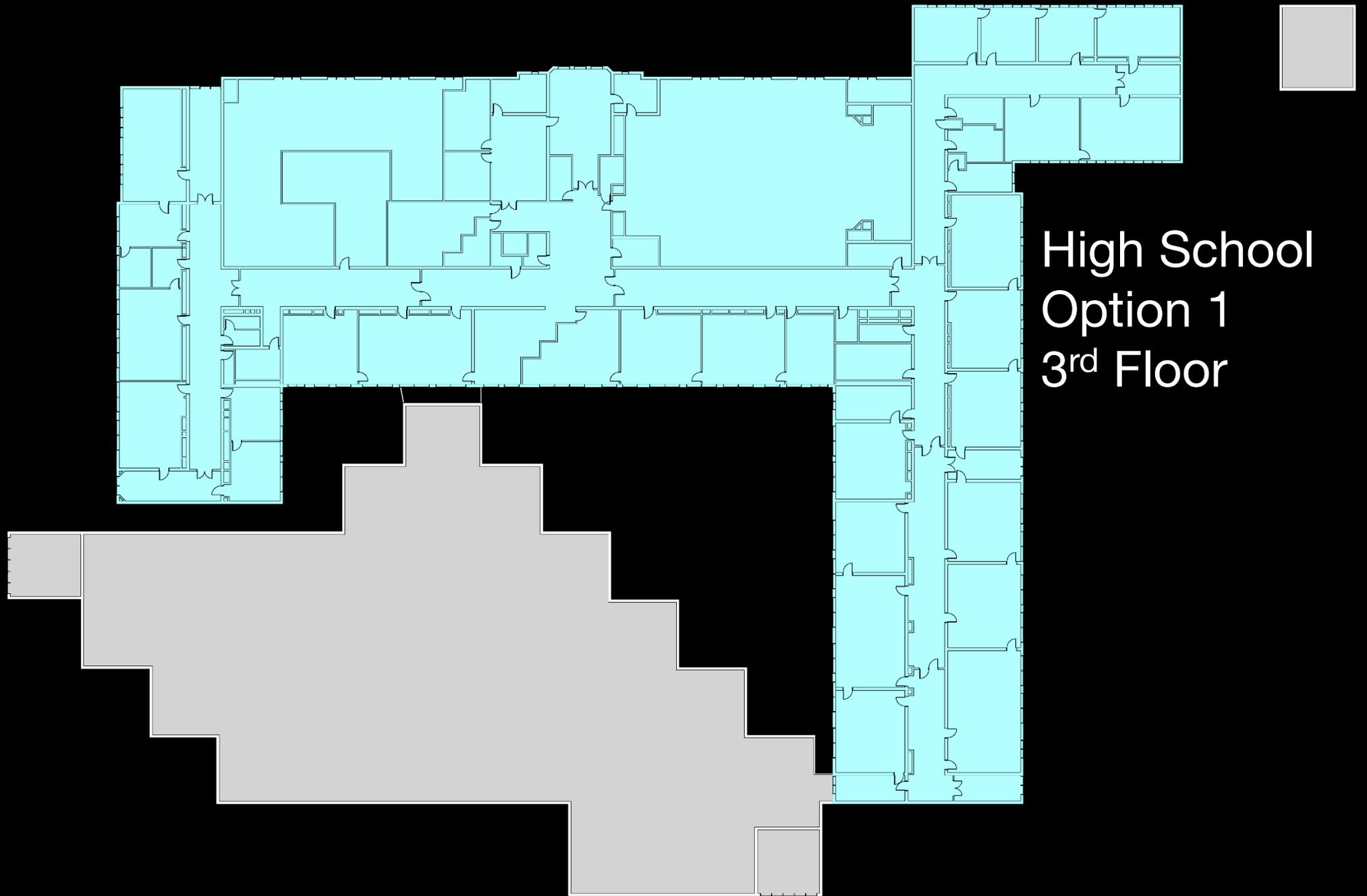


Educational  
Facilities  
Renovation



High School  
Option 1  
2<sup>nd</sup> Floor

Watertown  
School  
District



High School  
Option 1  
3<sup>rd</sup> Floor

LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

Watertown  
School  
District

LEGEND



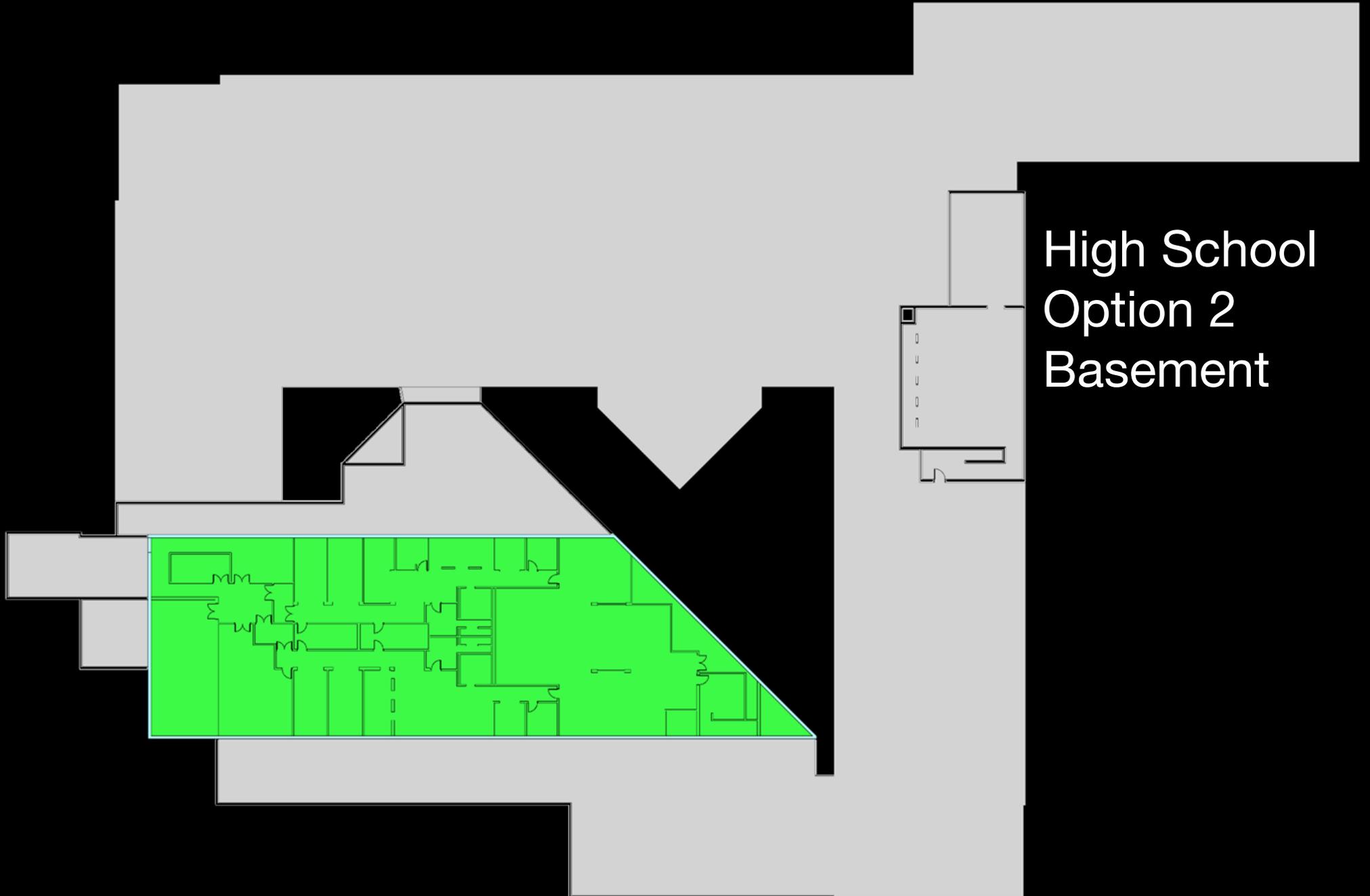
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



High School  
Option 2  
Basement

Watertown  
School  
District



High School  
Option 2  
1<sup>st</sup> Floor

LEGEND



Additions

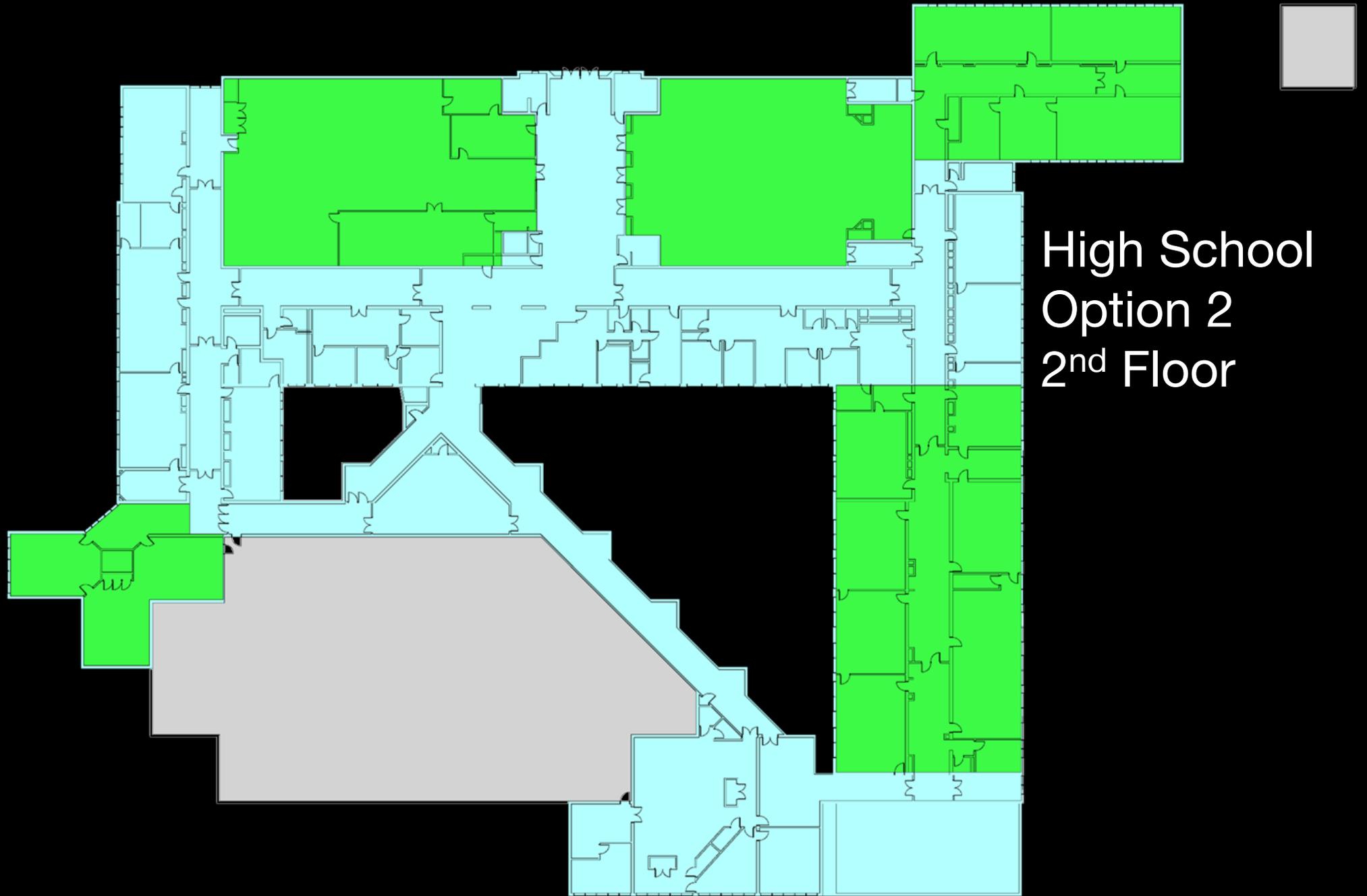


Facilities  
Renovation



Educational  
Facilities  
Renovation

Watertown  
School  
District



High School  
Option 2  
2<sup>nd</sup> Floor

LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

Watertown  
School  
District

LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



High School  
Option 2  
3<sup>rd</sup> Floor

# Study Options Estimate

## Cunniff ES

Option No. 1 – Facility Renovation	\$26.5 million
Option No. 2 – Facility & Education Renovation	\$29.8 million
Option No. 3 – New Construction	\$55.4 million

## Lowell ES

Option No. 1 – Facility Renovation	\$28.3 million
Option No. 2 – Facility & Education Renovation	\$33.0 million
Option No. 3 – New Construction	\$60.7 million

## Hosmer ES

Option No. 1 – Facility Renovation	\$29.9 million
Option No. 2 – Facility & Education Renovation – Dist. Wide PreK	\$40.7 million
Option No. 3 - Facility & Education Renovation – UELC	\$54.4 million
Option No. 4 – New Construction	\$71.0 million

*Cost base on construction start summer 2018*

# Study Options Estimate

## Middle School

Option No. 1 – Facility Renovation	\$35.3 million
Option No. 2 – Facility & Education Renovation	\$46.3 million
Option No. 3 – New Construction	\$86.7 million

## High School

Option No. 1 – Facility Renovation	\$44.9 million
Option No. 2 – Facility & Education Renovation	\$53.4 million
Option No. 3 – New Construction	\$131.5 million

## UELC (Stand Alone)

Option No. 1 – New Construction	\$46.7 million
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## Swing Space – TBD

\$7 to \$10 mil

*Cost base on construction start summer 2018*

Thank you

| SMMA

Watertown  
School  
District



LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District



## LEGEND



Additions

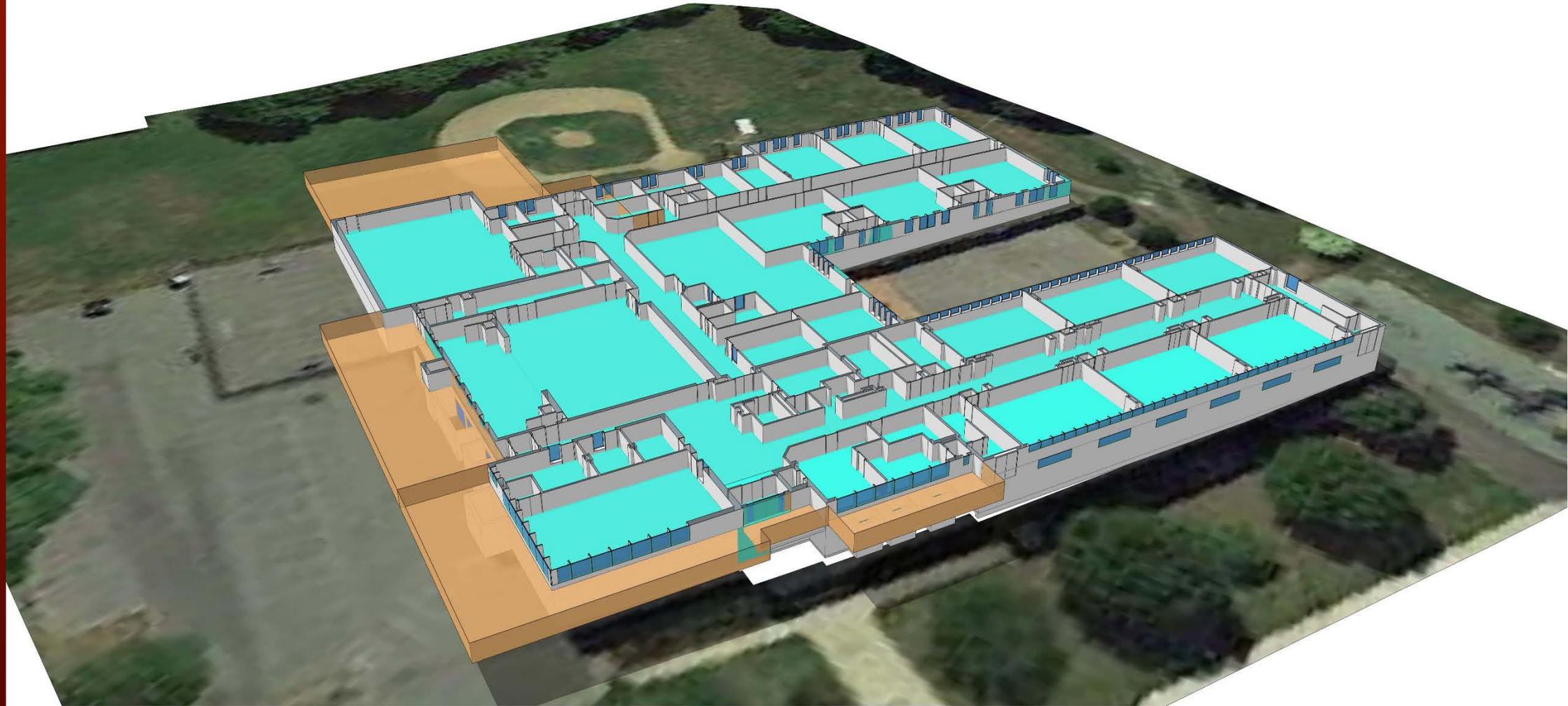


Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District



## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District



## LEGEND



Additions

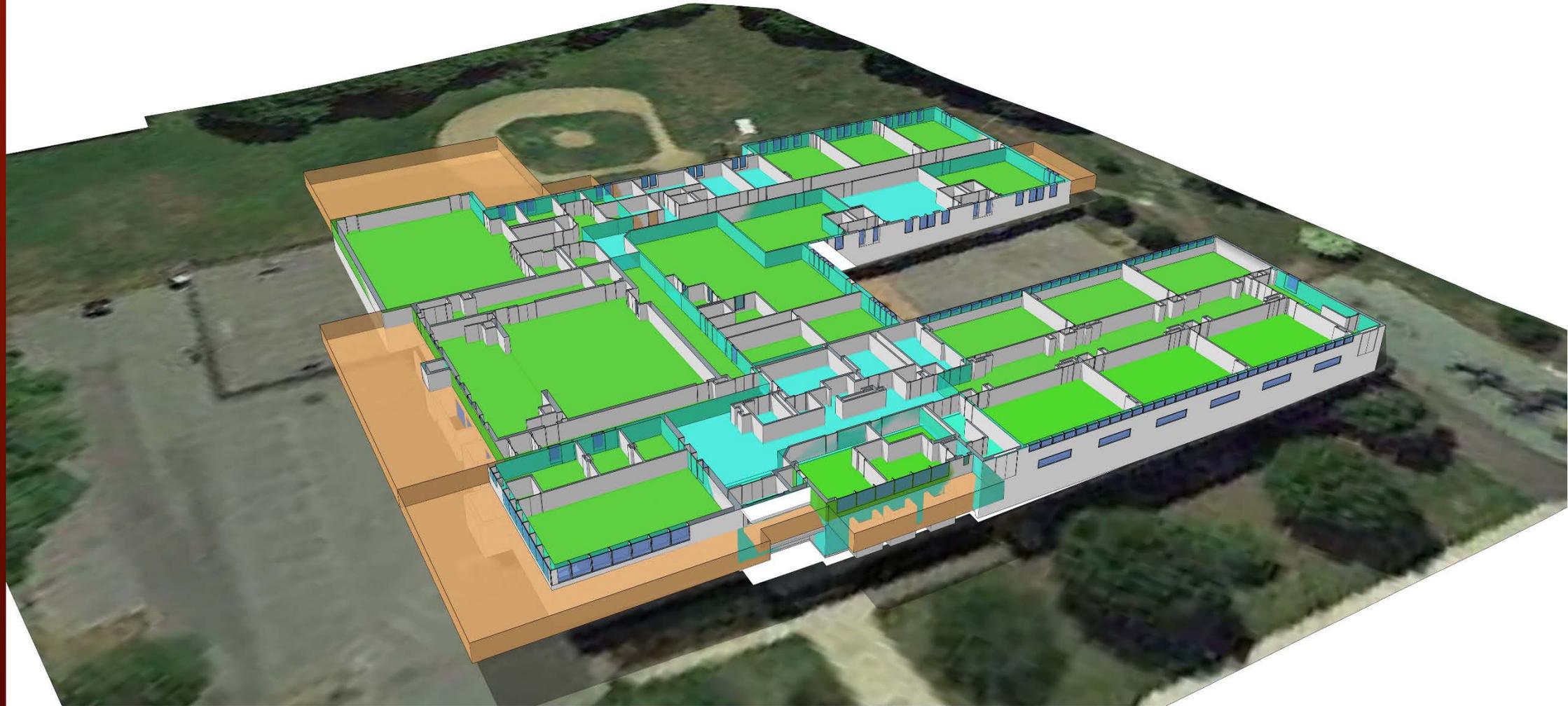


Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District



## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District



## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



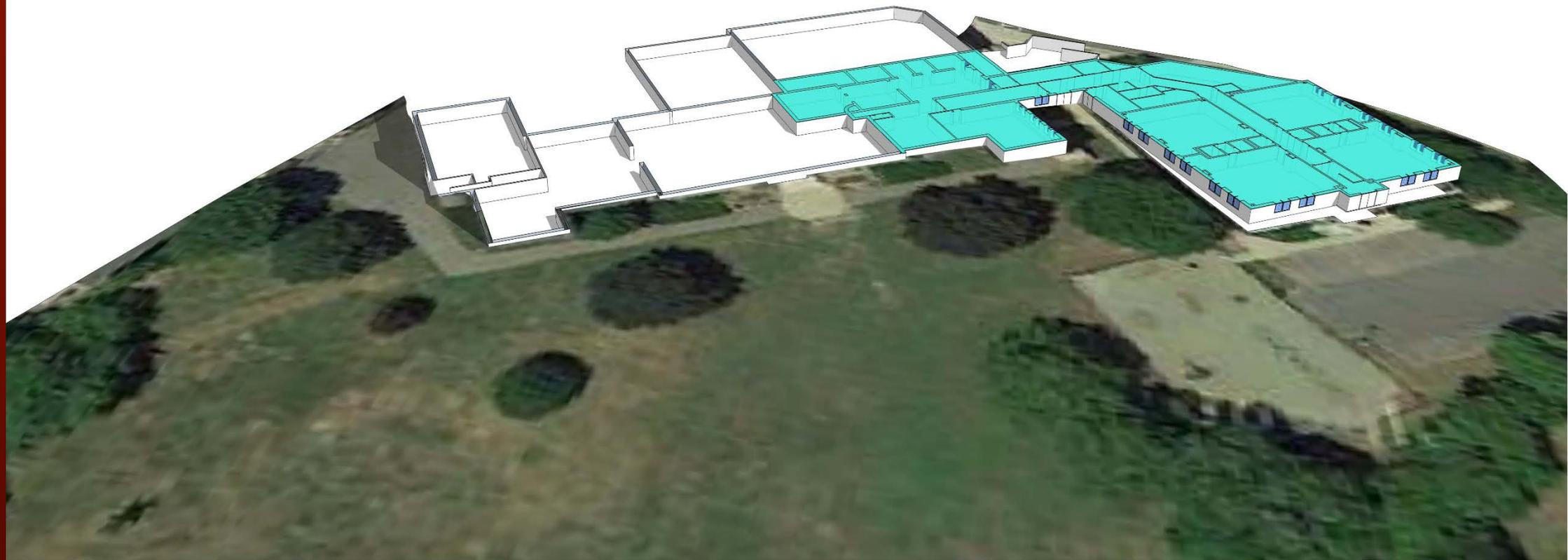
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



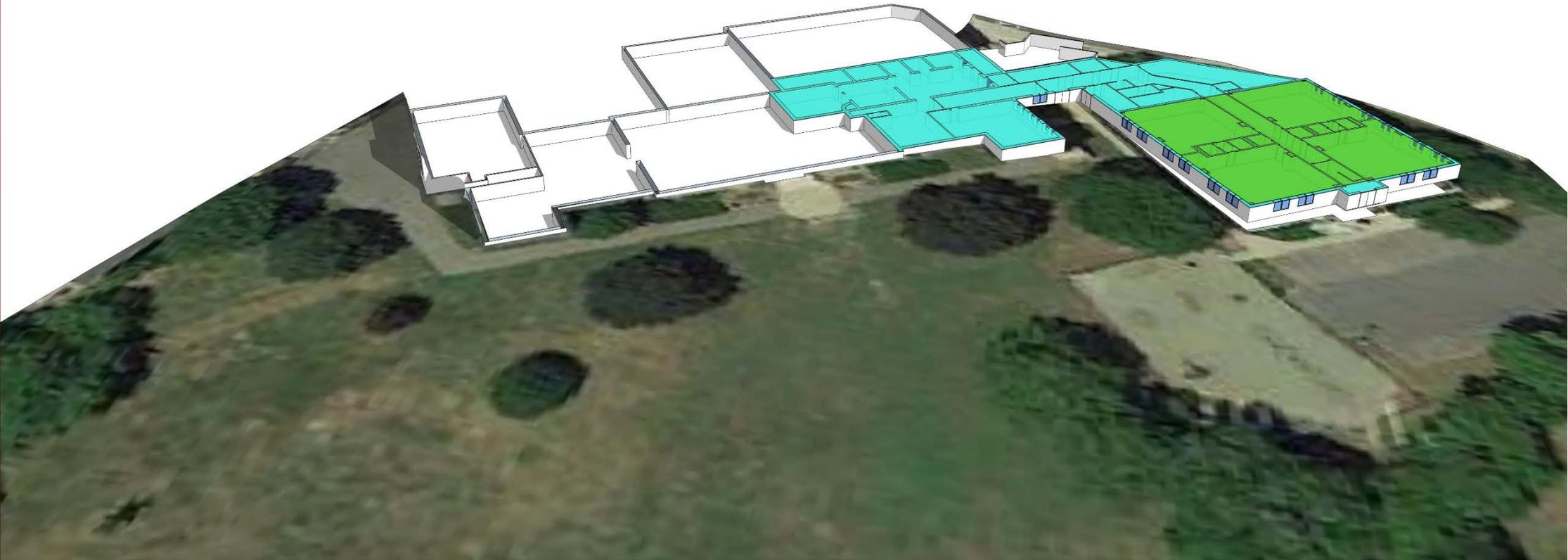
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District



## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



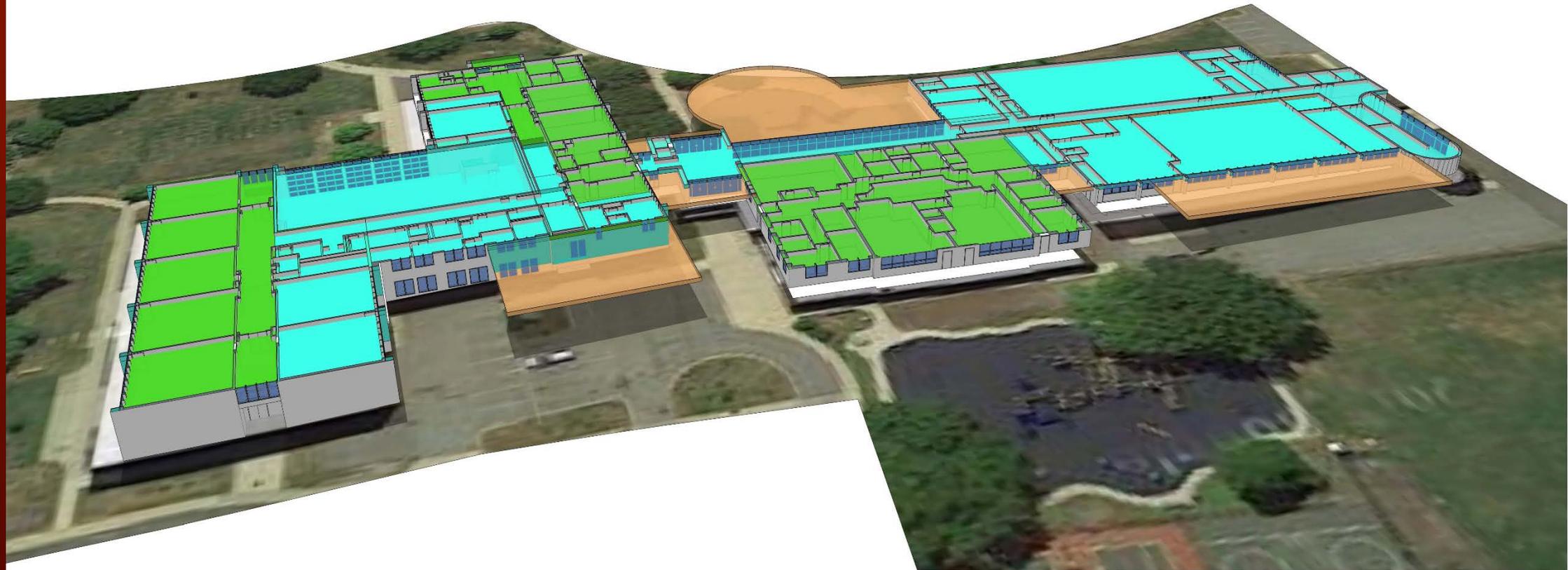
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District

## LEGEND



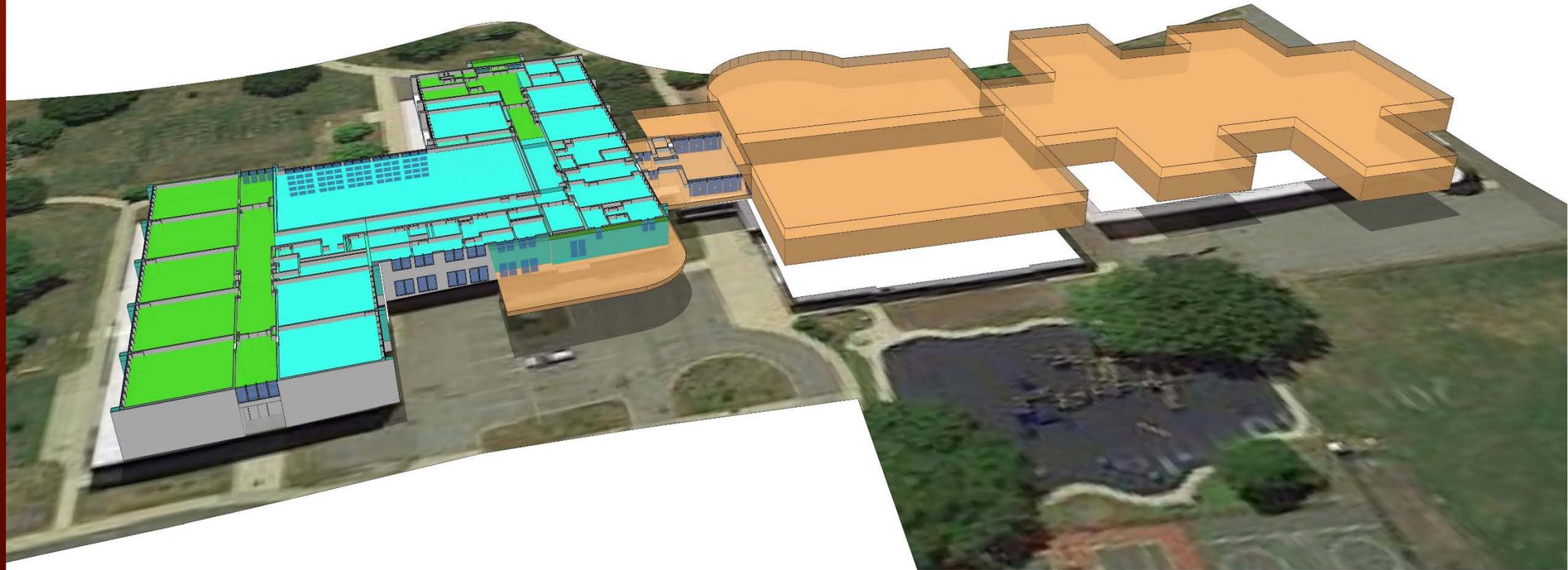
Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District



## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District



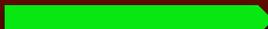
## LEGEND



Additions

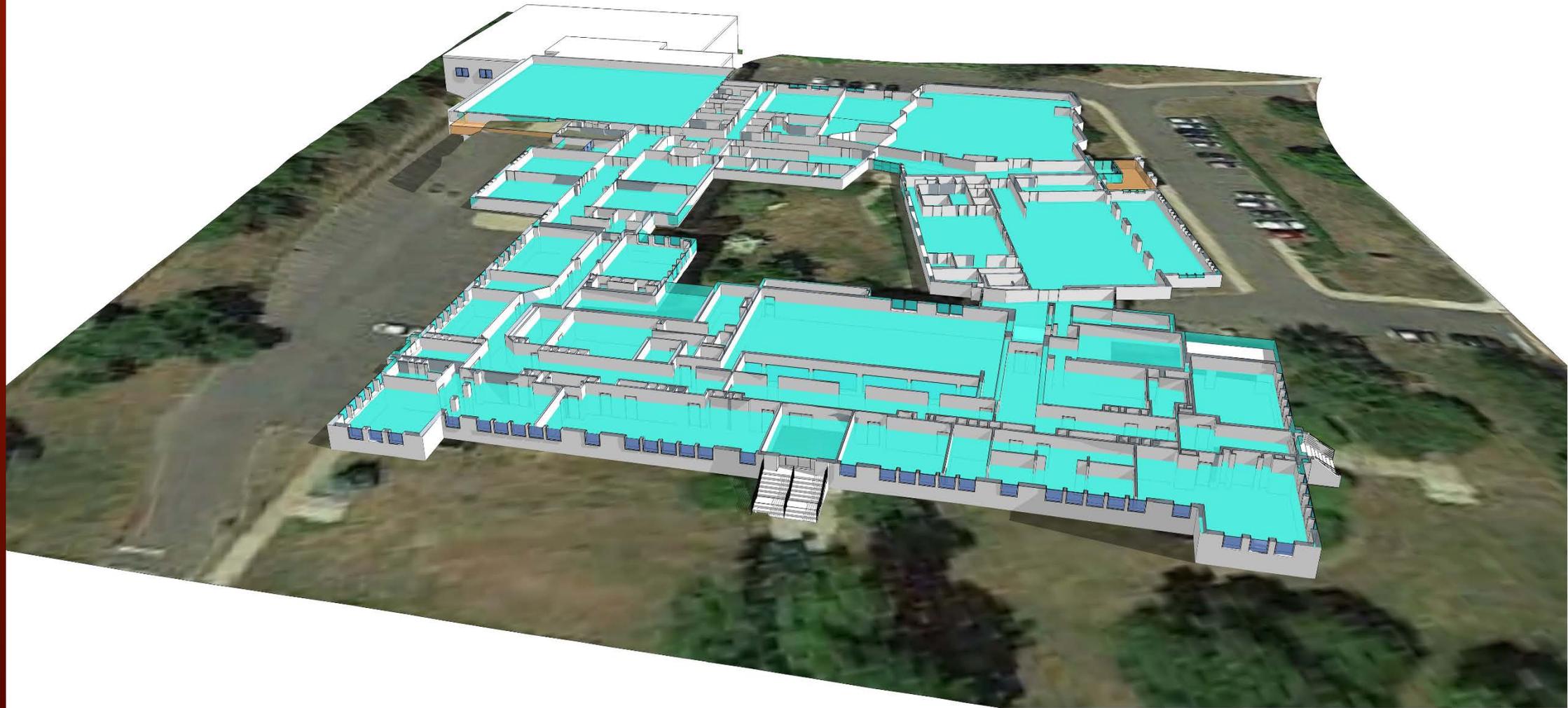


Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District



## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District

## LEGEND



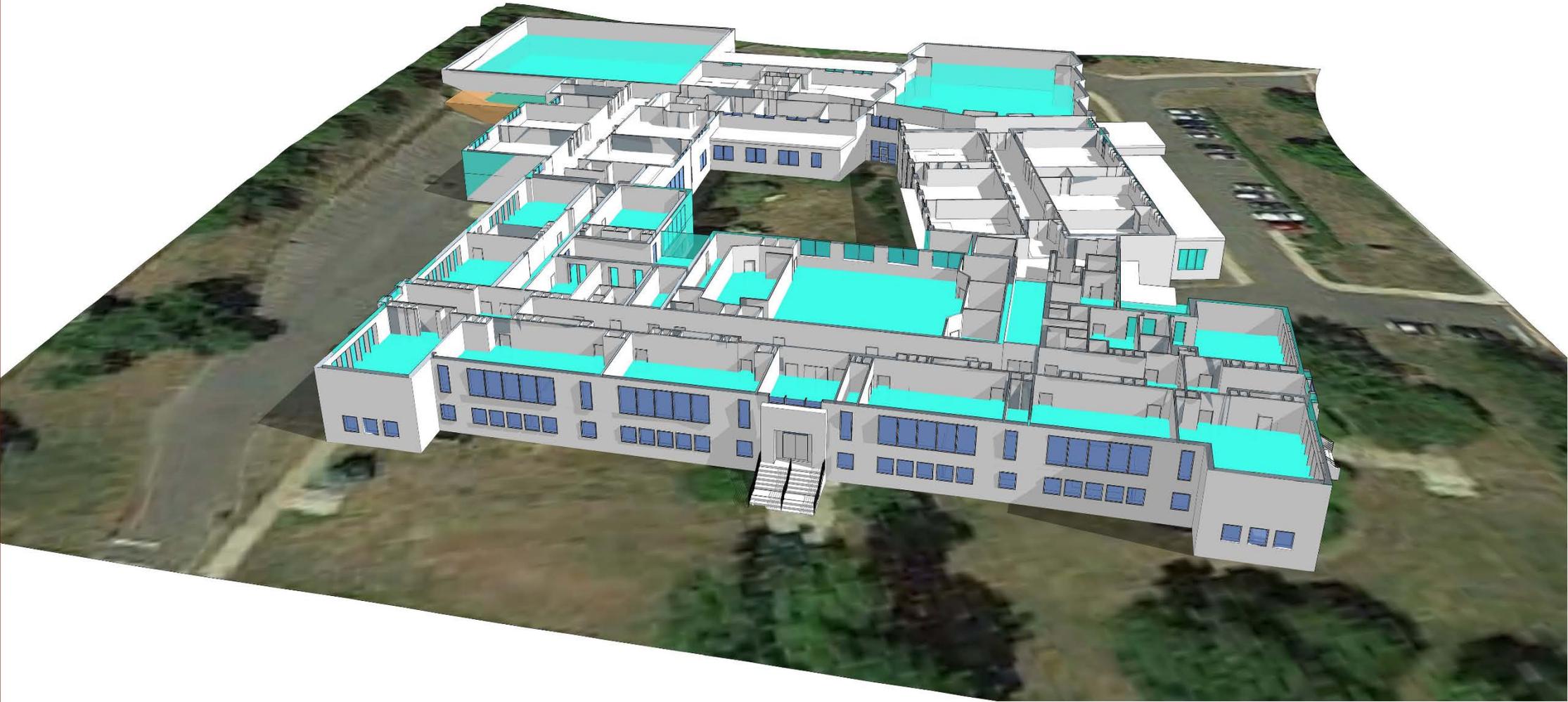
Additions



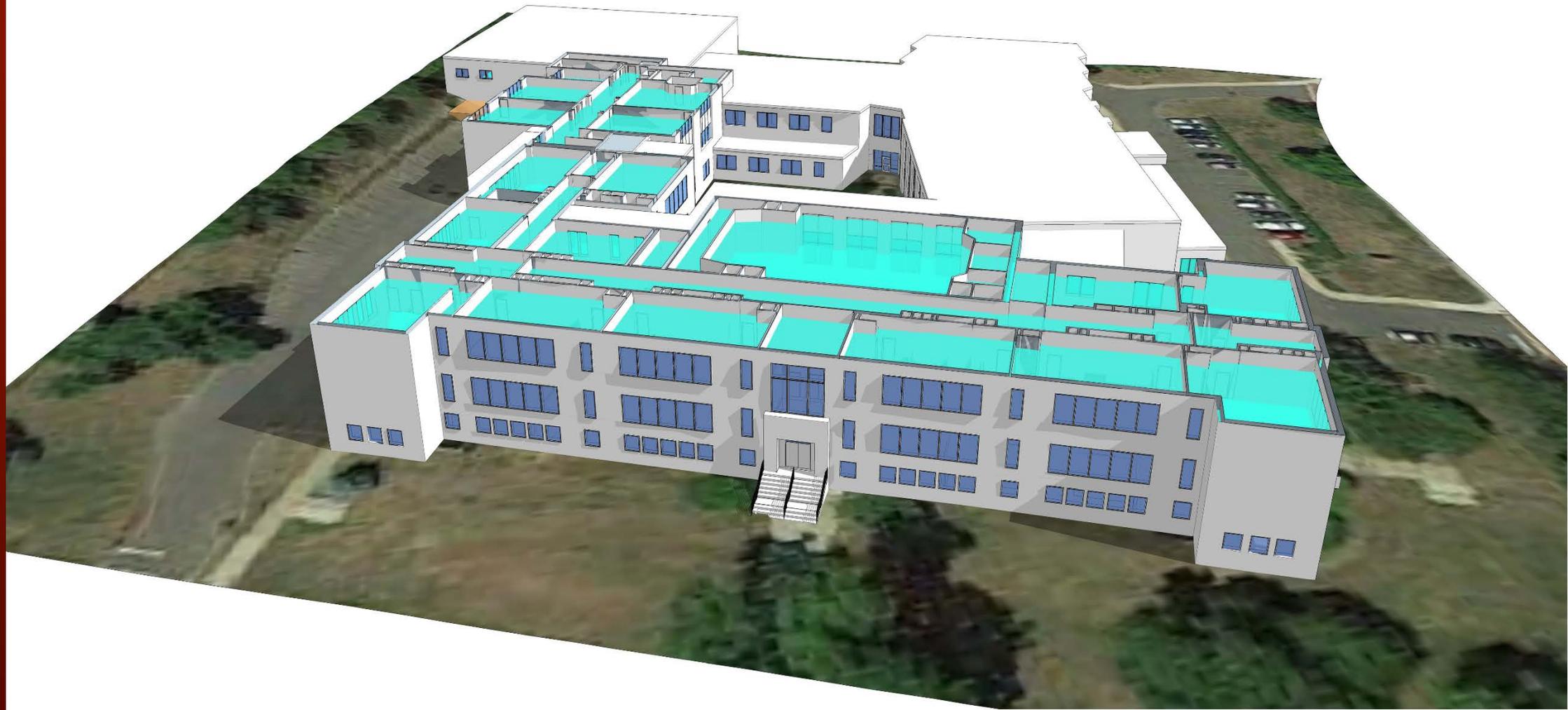
Facilities  
Renovation



Educational  
Facilities  
Renovation



# Watertown School District



## LEGEND



Additions

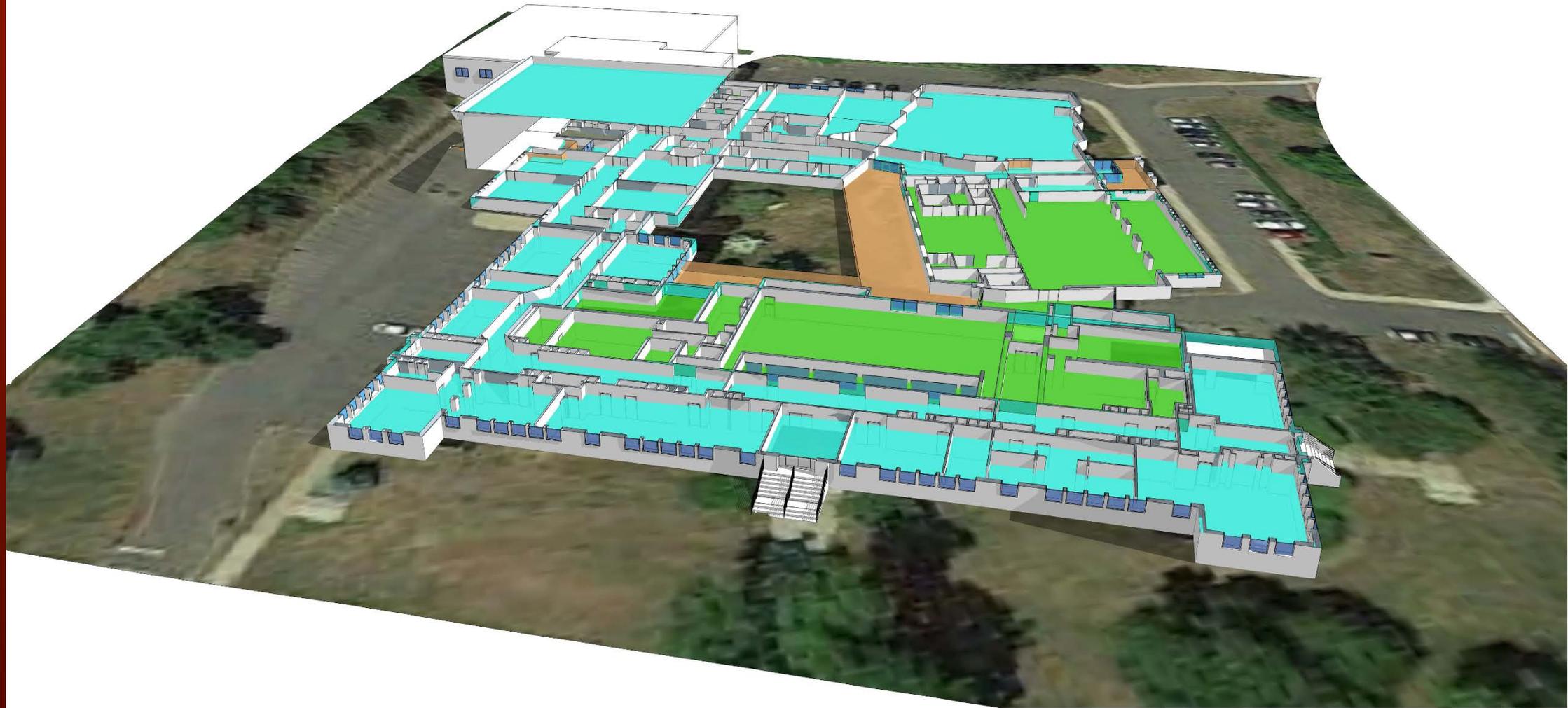


Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District



## LEGEND



Additions

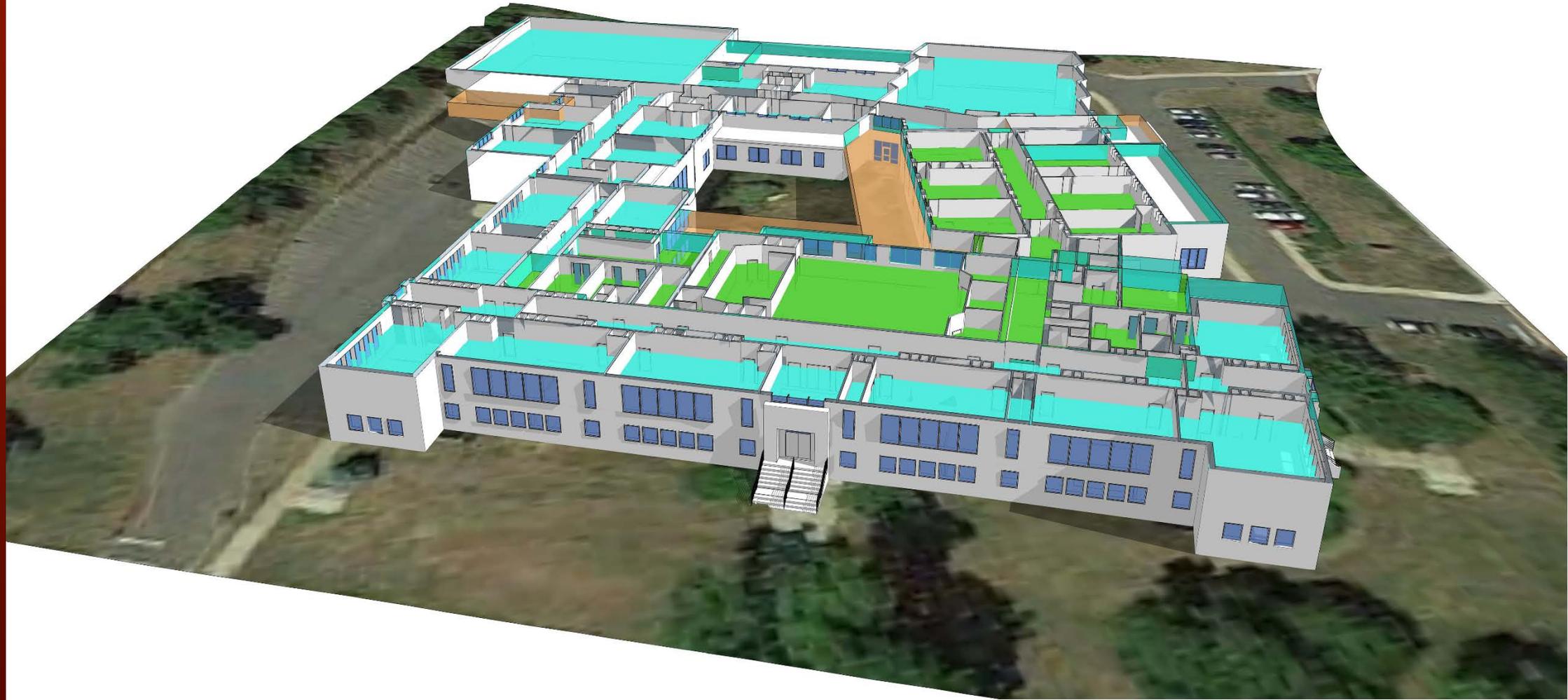


Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District



## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District



## LEGEND



Additions



Facilities  
Renovation



Educational  
Facilities  
Renovation

# Watertown School District



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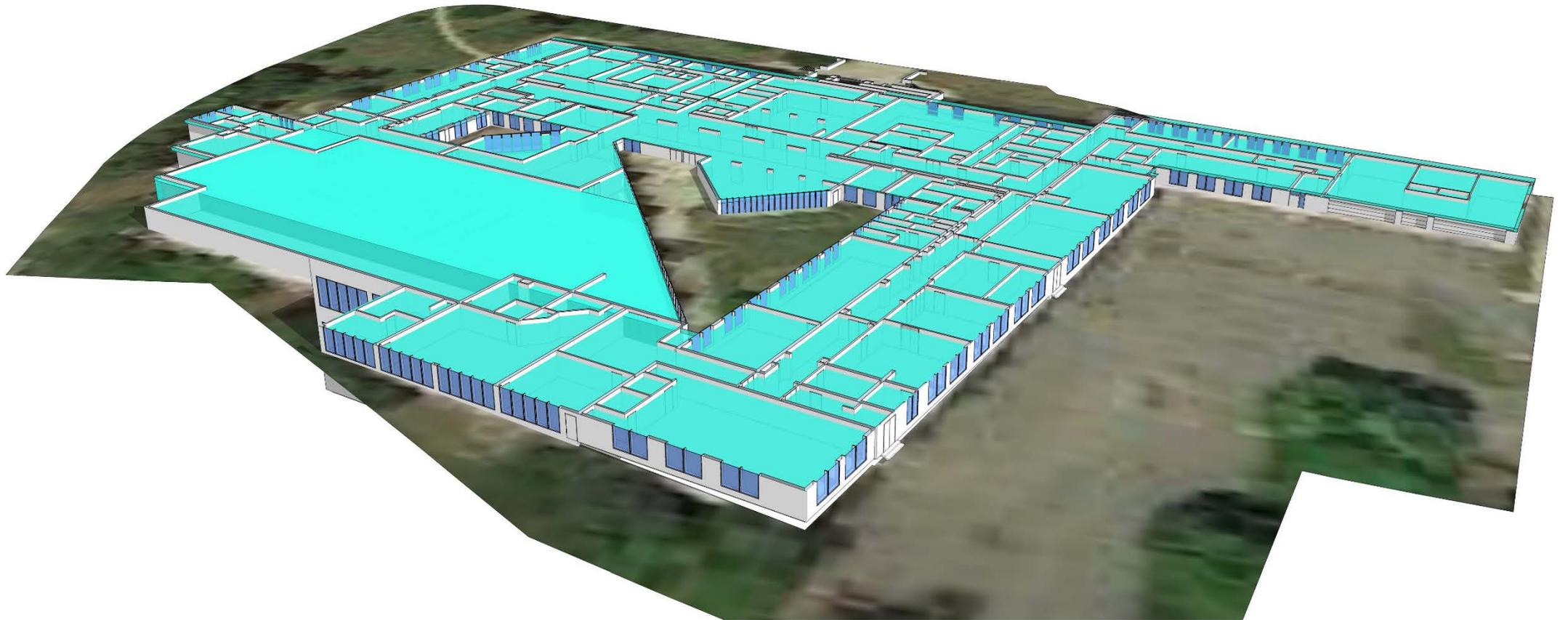
Additions



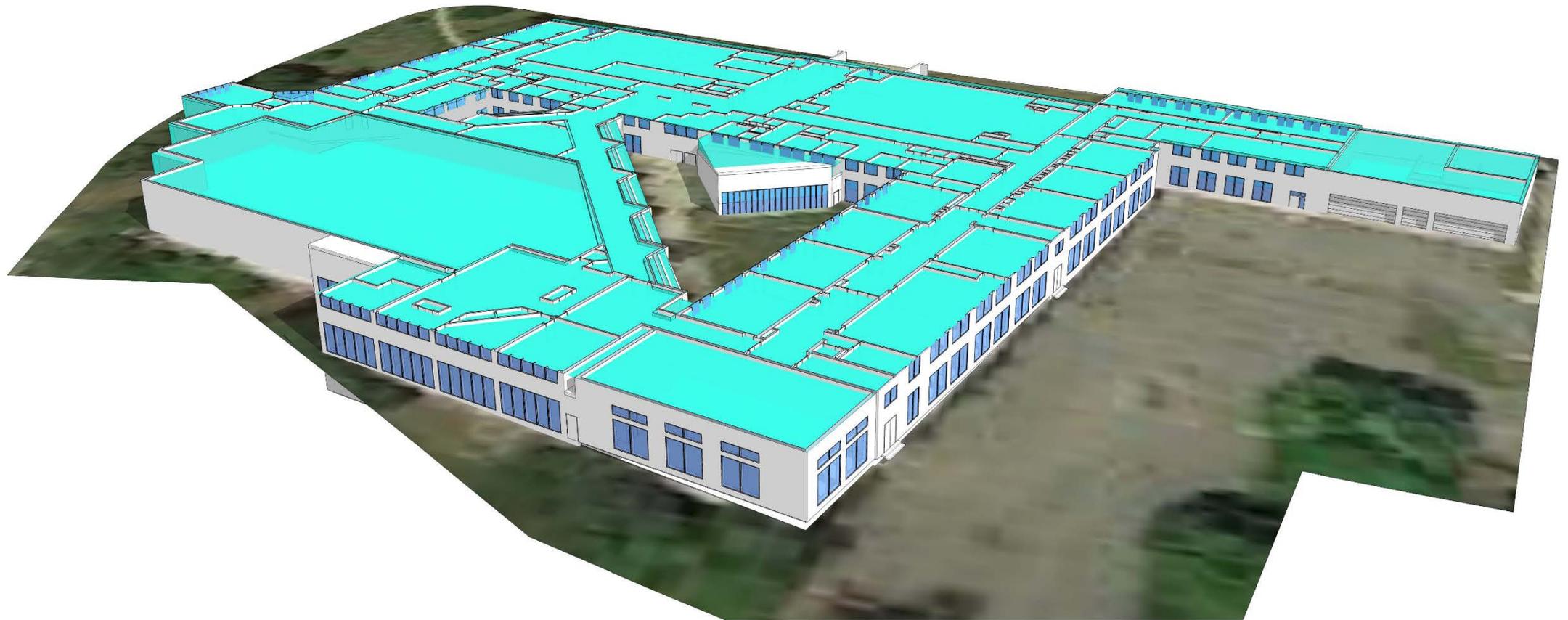
Facilities  
Renovation



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Additions

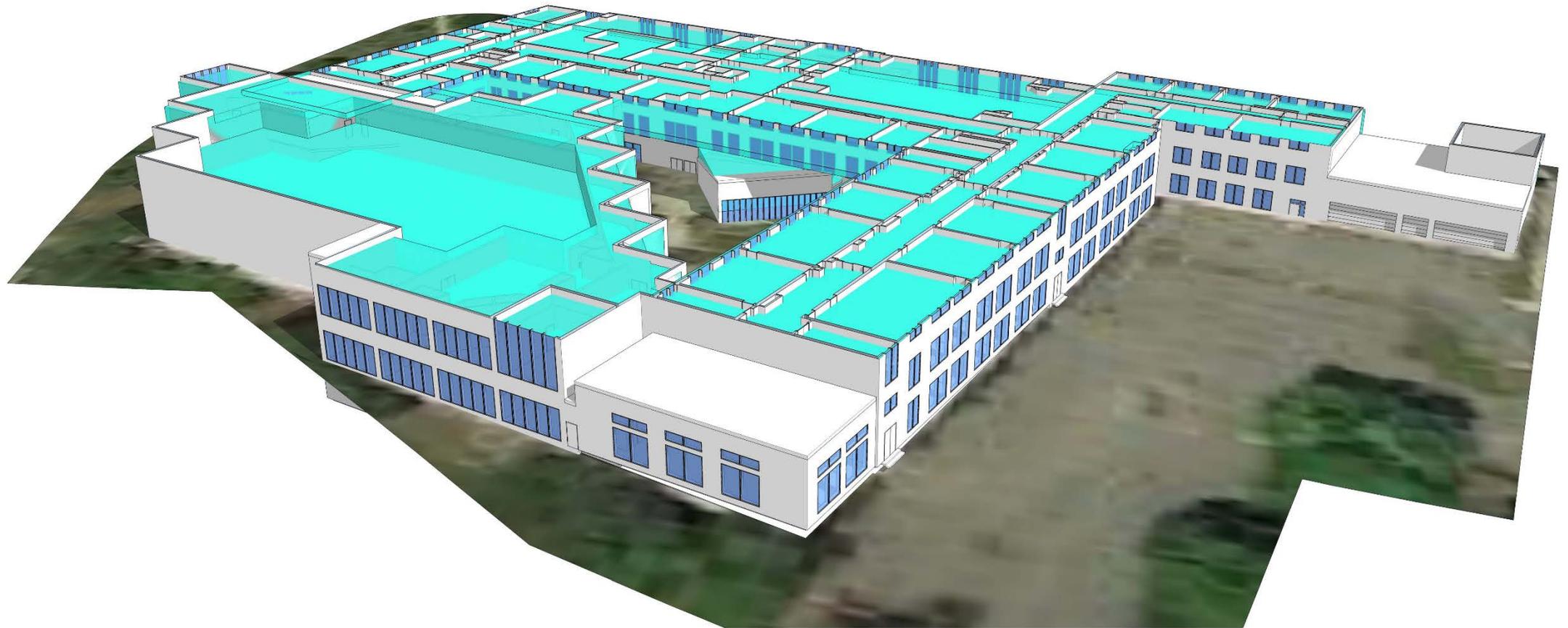


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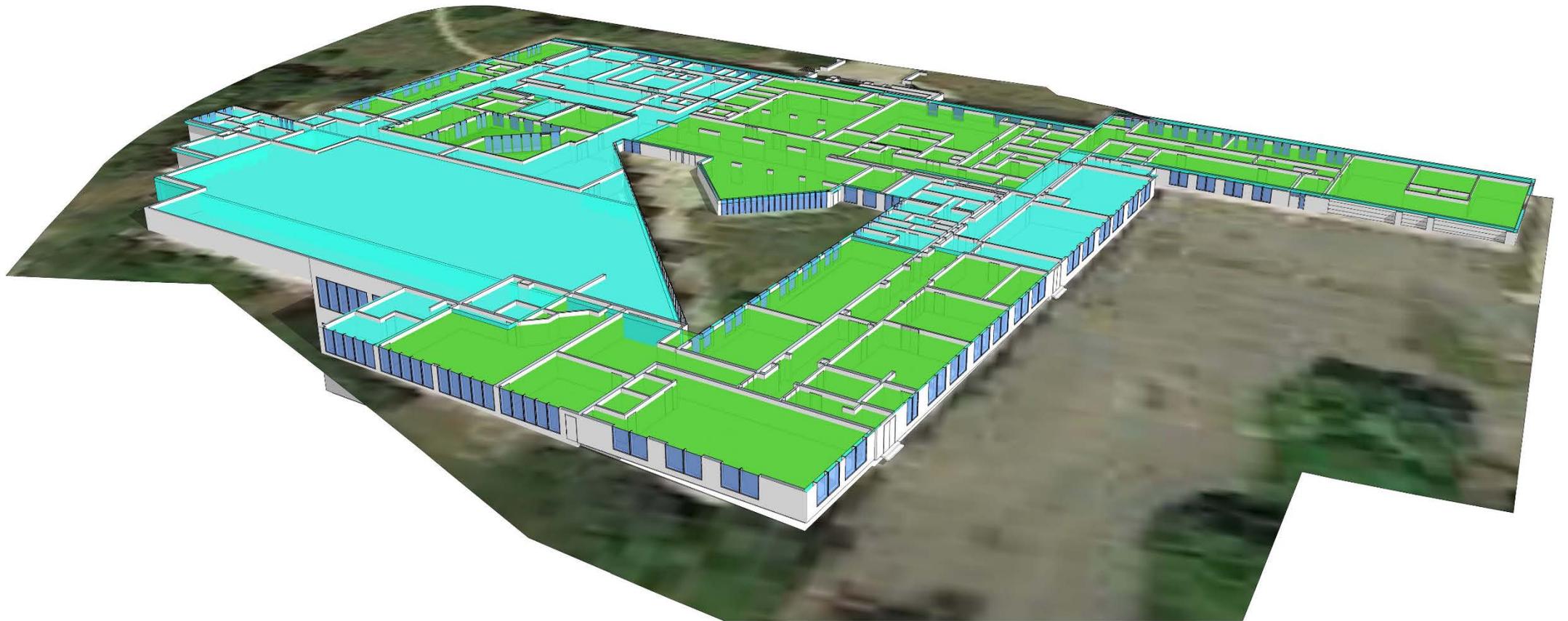
Additions



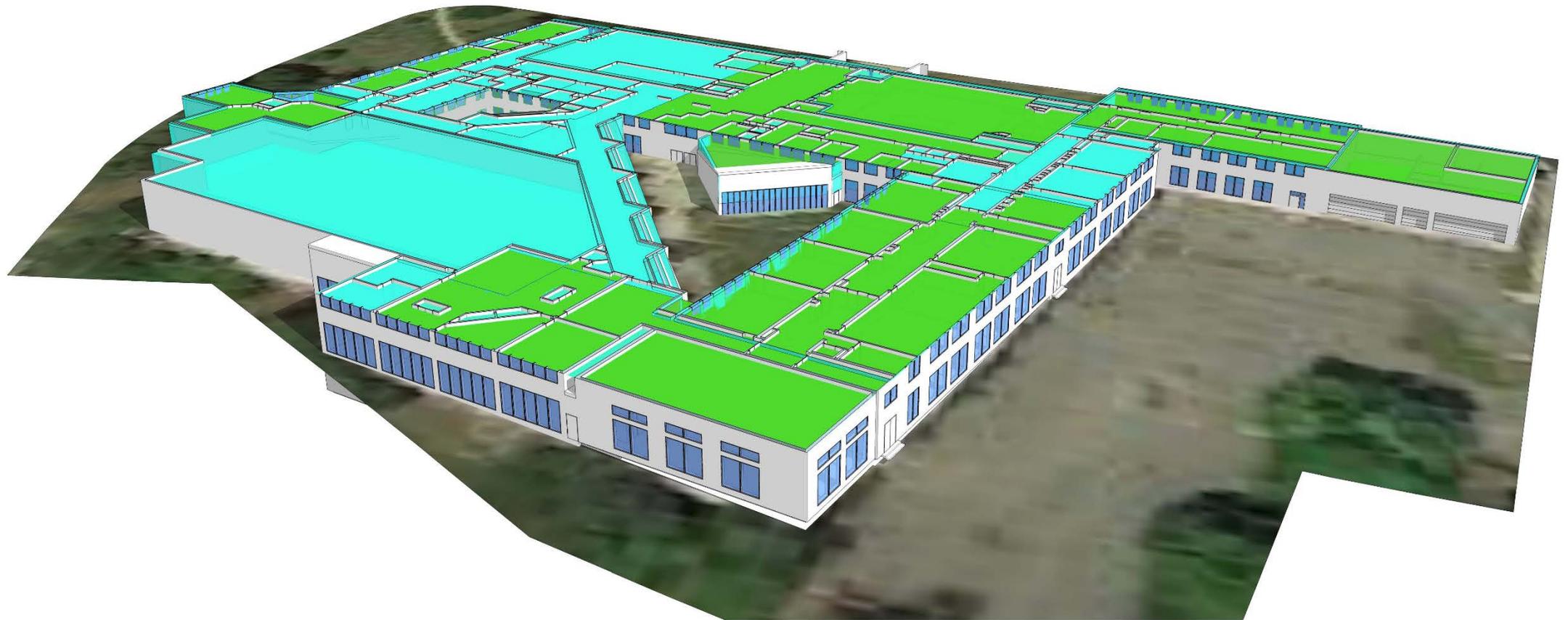
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Additions

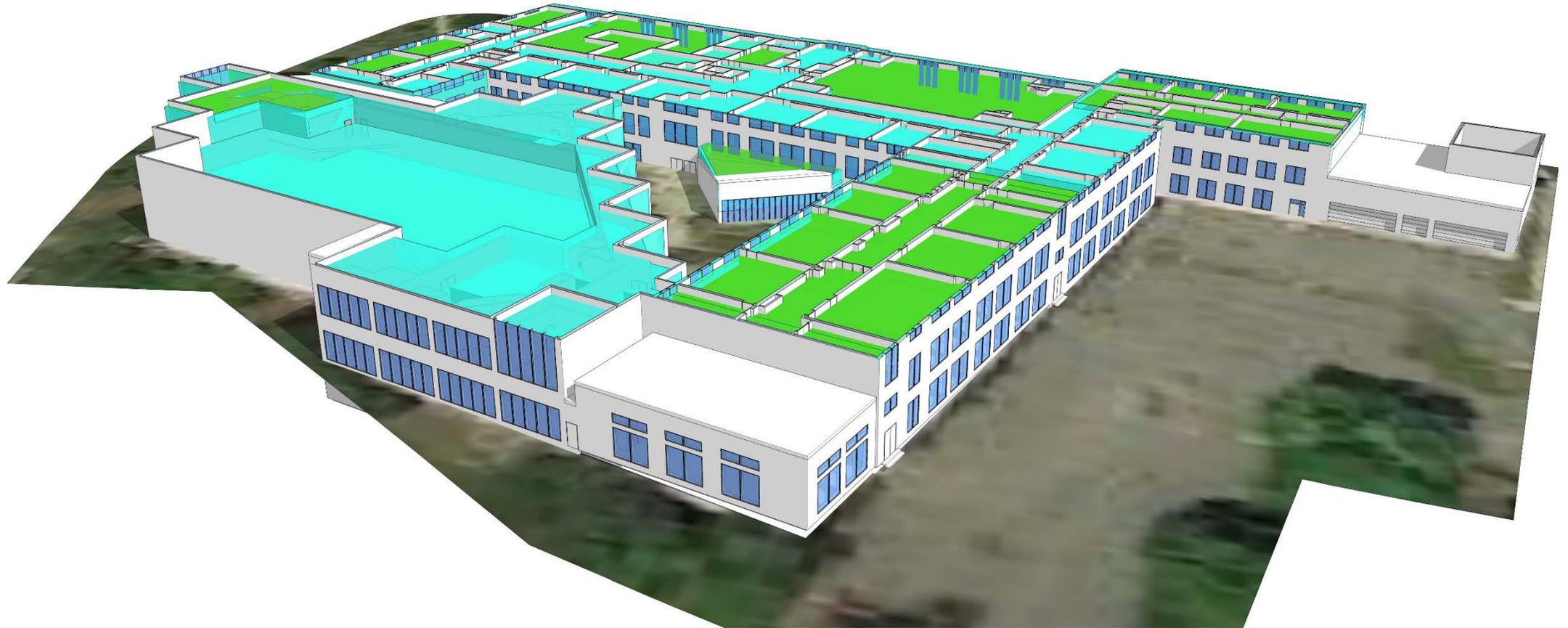


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Thank you

| SMMA