

# Wayland High School: The Next 50 Years

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[www.waylandschoolcommittee.org](http://www.waylandschoolcommittee.org)



# What's to gain, what's at risk?

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- GAIN: The continued excellence of the Wayland Public Schools requires an expansion and modernization of Wayland High School
- RISK: Failing to act will lead to degradation of that education and the value that it adds to the community



# Presentation overview

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Q: What's wrong with the HS today?

Q: What's wrong with the HS tomorrow?

Q: What are the build-out options?

Q: What's the path forward?



# Q: Who has studied the problem?

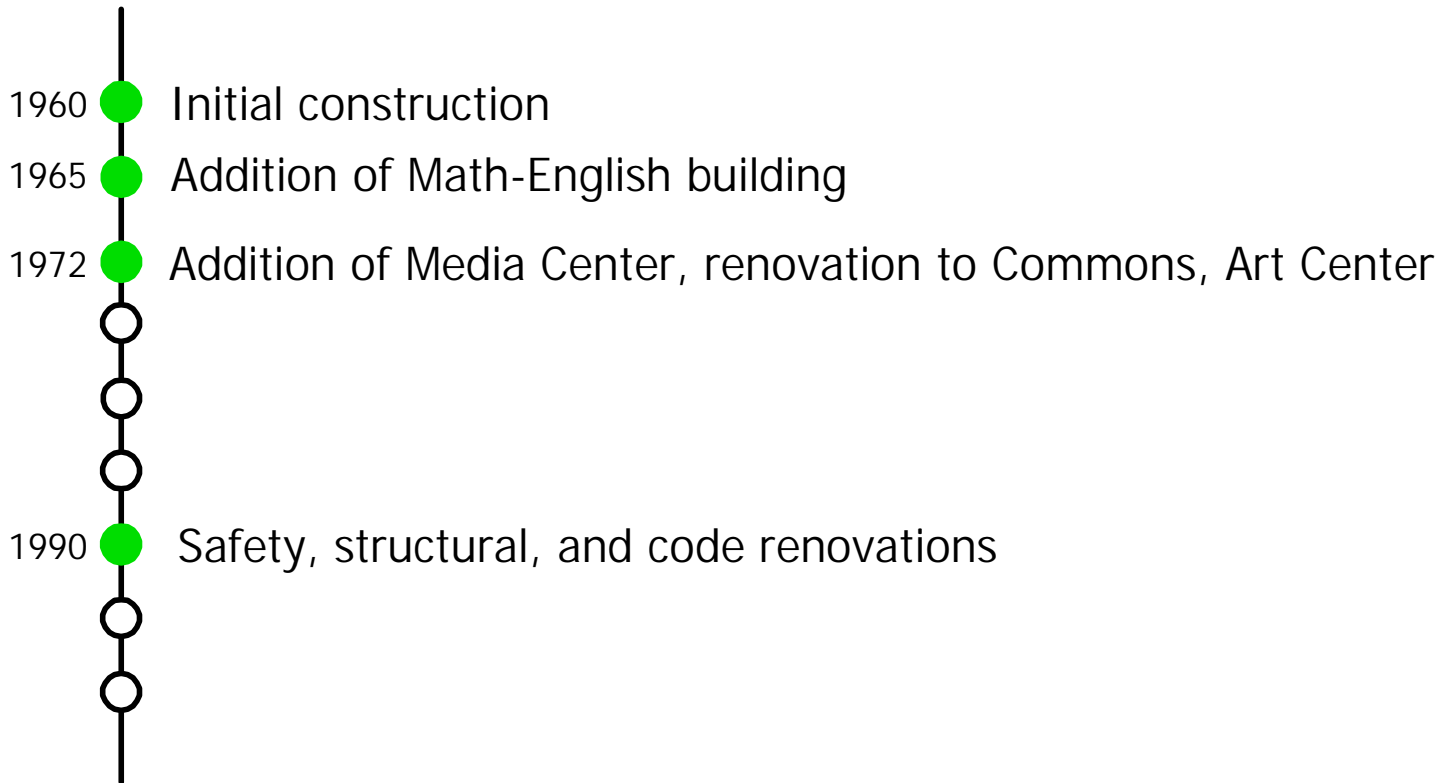
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**A:** The HS Feasibility Study Committee represents a diverse group

- **Fred Knight** (Chair),  
Wayland School Committee Chair
- **Robert Gordon**,  
Wayland School Committee
- **Cindy Lombardo**,  
Parent and Middle School Building  
Committee Chair
- **David Lustig**, Parent
- **Robert Meindl**, Parent
- **Mark Santangelo**, Parent
- **Larry Scult**, Parent
- **Michael Tichnor**, Parent
- **Norman Wang**, Parent
- **Gary Burton** (ex officio),  
Superintendent of Schools
- **Joy Buhler** (ex officio),  
School Business Administrator
- **Joe Madden** (ex officio),  
Facilities Manager
- **Charlie Ruopp** (ex officio),  
Wayland High School Principal
- **Jeff Andrews**,  
Consultant, JFA Associates
- **Donald Walter, Lee Dore**,  
Architects, Dore & Whittier

# Q: What is the history of the High School?

**A:** WHS traces its roots back to 1960





# Q: What's wrong with the High School today?

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**A:** Facility suffering in several areas

1. Lack of code compliance
2. Environmental impact
3. Physical deterioration

# Q: What are the code compliance issues?

## ■ Numerous



- Emergency/exit lighting not code-compliant
- Stairs/handrails not code-compliant
- Fire-rated construction not always evident
- Windows not fit for emergency egress
- Study carrels/storage blocking corridors
- Cracked concrete causes slippery ice
- Multiple entrances difficult to monitor

# Q: What is the school's impact on the environment?

## ■ Numerous



- Poor energy efficiency
  - Poorly insulated solid walls
  - Non-thermal window walls
  - Heat loss through multiple entrances
- Portions of HVAC systems inefficient
- Sub-surface sewage disposal near wells

# Q: What are the key areas of deterioration/obsolescence?

## ■ Numerous



- Roofing systems prone to leaking
- Walls, floors, and furnishings deteriorating
- Poor information technology infrastructure
- Handicap accessibility severely limited





# Q: What's wrong with the High School tomorrow?

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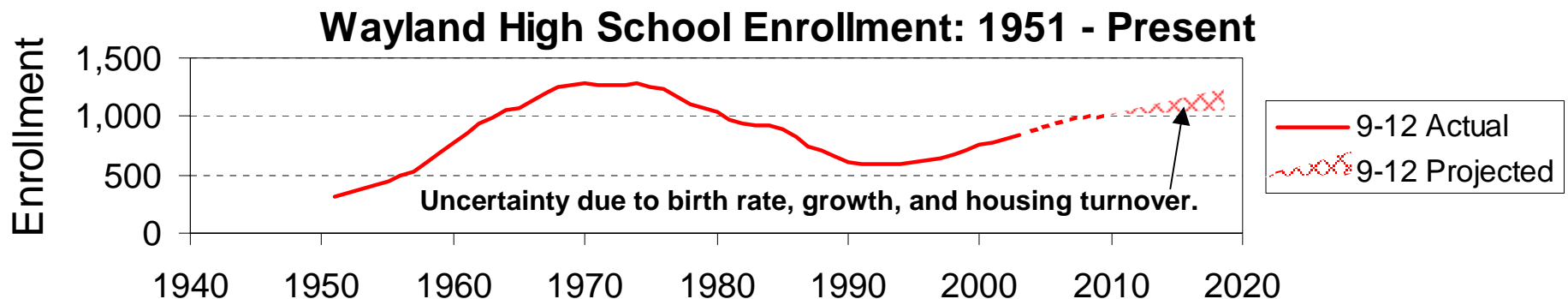
**A:** It cannot support coming enrollment

1. Not enough classroom space
2. Not enough science laboratory space
3. Not enough performing arts space
4. Not enough cafeteria space

# Q: What does the High School enrollment picture look like?

**A:** 829 students in October 2002

- Current capacity of 950-1,000
- Known future enrollment of 1,000+
- Unknown future enrollment of ???





# Q: The numbers look close; is there really a crunch?

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A: Yes

- 1,000+ students > 950-1,000 capacity
- Unknown growth equally at issue
  - Housing turnover
  - New construction
    - Estimated 20% additional build-out is possible
- Schools operate best at 85% capacity
  - Short-sighted to be full on day one

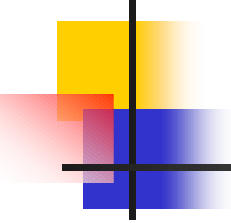


Q: Hasn't WHS held more than 1,000 students in the past?

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A: Yes, peaking at 1,292 in 1969-1970

- But, it was extremely crowded then
- And, use is significantly different now
  - Smaller class sizes require more space
  - Special education programs require more space
  - Computers and technology require more space
  - Guidance counseling requires more space

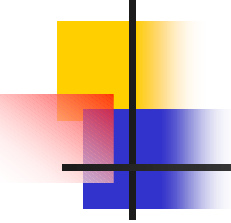


# Q: What are the High School build-out options?

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**A:** In theory, there are several

1. Do Nothing: \$0
2. Code Upgrade: \$12M
3. Minimal Addition: \$20M
4. Modernized Expansion: \$40-50M



# Q: What are the real High School build-out options?

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**A:** In practice, there is only one

- Do Nothing doesn't work (\$0M)
  - Deteriorating space (and not enough of it!)
- Code Upgrade doesn't work (\$12M)
  - Fails to meet growing enrollment
- Minimal Addition doesn't work (\$20M)
  - Common area needed in addition to classrooms



# Q: What might the \$40-50M project look like?

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**A:** Objective of 2003 design phase

- Consider needs of educational plan
  - Classrooms, science labs, curriculum
  - Performing arts, athletics, cafeteria
- Consider minimal program disruption
- Consider site layout and limitations
  - Re-build vs. re-use
- Consider possible other functions
  - Town pool, school administration, others

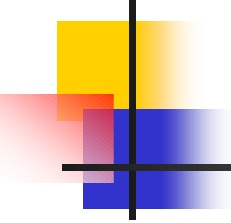


# Q: What's the path forward?

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**A:** There are two major steps

- Design
  - In-depth look at feasibility study options
  - Schematic design
  - Construction drawings
  - Bid documents
  - Cost estimate
- Construction



# Q: What is the School Committee proposing?

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**A:** A measured approach

- Respect moratorium on reimbursement ...
- ... without putting schedule at risk
  
- Split \$2.5M design effort into two phases
  - Now: \$375k - study options, schematic design
  - Future: \$2.1M - construction and bid docs



# Q: What is the benefit of splitting the design effort?

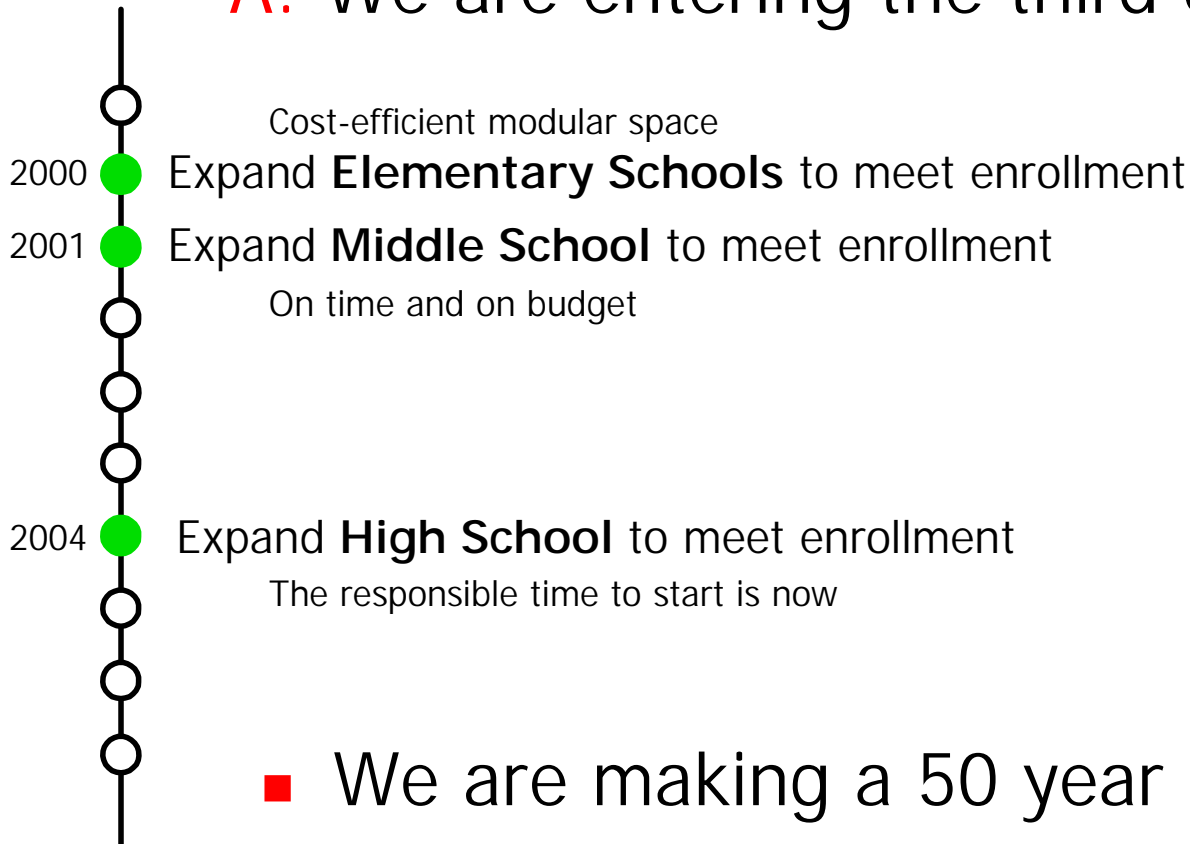
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## A: Taxpayer value

- Original \$2.5M design project
  - Expected reimbursement on order of \$1.1M
- Moratorium on reimbursement now in place
  - Moving ahead puts town out \$1.1M
- New \$375k schematic design phase
  - Lost reimbursement reduced from \$1.1M to \$170k
- Project doesn't lose valuable time

# Q: Where does the HS fit in the overall building strategy?

A: We are entering the third of three phases



■ We are making a 50 year decision



# The School Committee asks for your support

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- Vote for the ballot question April 1
  - Town Building (Precincts 1 and 4)
  - Middle School (Precincts 2 and 3)
  
- Vote for the two articles
  - Town Meeting beginning April 3
    - \$375k schematic design project
    - WHS Building Committee



# Thank you

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The Wayland School Committee

[www.waylandschoolcommittee.org](http://www.waylandschoolcommittee.org)

- Fred Knight, Chair
- Jeff Dieffenbach, Vice-chair
- Lea Anderson
- Lori Frieling
- Robert Gordon



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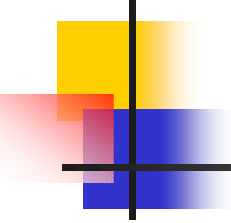
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# ANSWERS TO FREQUENTLY ASKED QUESTIONS

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- Overcrowding
- Financial impact
- Impact of SBA funding
- Cost of design phase
- Commitment to design phase
- Project timeline
- Building committee

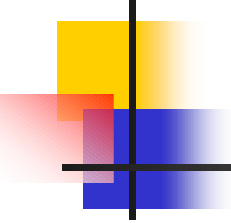


# Q: How did 1,292 fit in 1969-1970?

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**A:** WHS was overcrowded then

- Class sizes of 28-30 with ...
- ... 6 additional medium classrooms, ...
- ..., 3 additional small classrooms, ...
- ..., 1 additional large lecture hall, ...
- ..., 1 shop no longer present, and ...
- ... children leaving campus at lunchtime

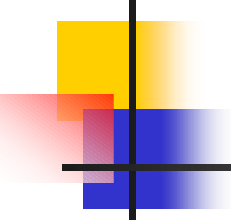


# Q: What would 1,292 feel like today?

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**A:** Equally overcrowded

- Smaller class sizes: 105-175 fewer seats
- Lost medium rooms: 120-150 fewer seats
- Lost small rooms: 30-36 fewer seats
- Lost lecture hall: 50-75 fewer seats
- Lost shop: 15-20 fewer seats
- 1,292 then feels like ~900 now
  - We know already that ~1,000 are coming

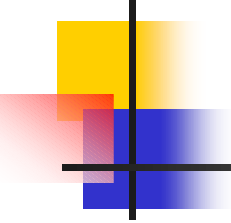


# Q: What will the financial impact be?

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**A:** Significant, but not overwhelming

- Borrow at 5% for 25 years
  - 45% reimbursement
  - Spread across ~5,000 households
  - Average tax bill of ~\$7,000
- Modernized Expansion: \$50M
  - \$360/household/year (+5%)
- Compare to Minimal Addition: \$20M
  - \$210/household/year (+3%)

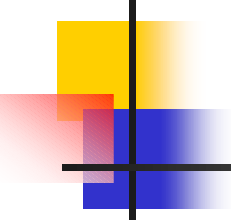


# Q: What happens if SBA funds are not available?

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**A:** The cost to the taxpayer increases

- With reimbursement
  - Average of \$360/average household/year
  
- Without reimbursement
  - Average of \$620/average household/year



# Q: Why is the cost of the design phase \$2.5M?

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**A:** \$2.5M is 5% of \$50M  
(high end of the projected project range)

- Typical of similar construction projects
- Provides for the following
  - In-depth look at feasibility study options
  - Schematic design
  - Construction drawings
  - Bid documents
  - Cost estimate



Q: Isn't \$2.5M a lot without an overall project commitment?

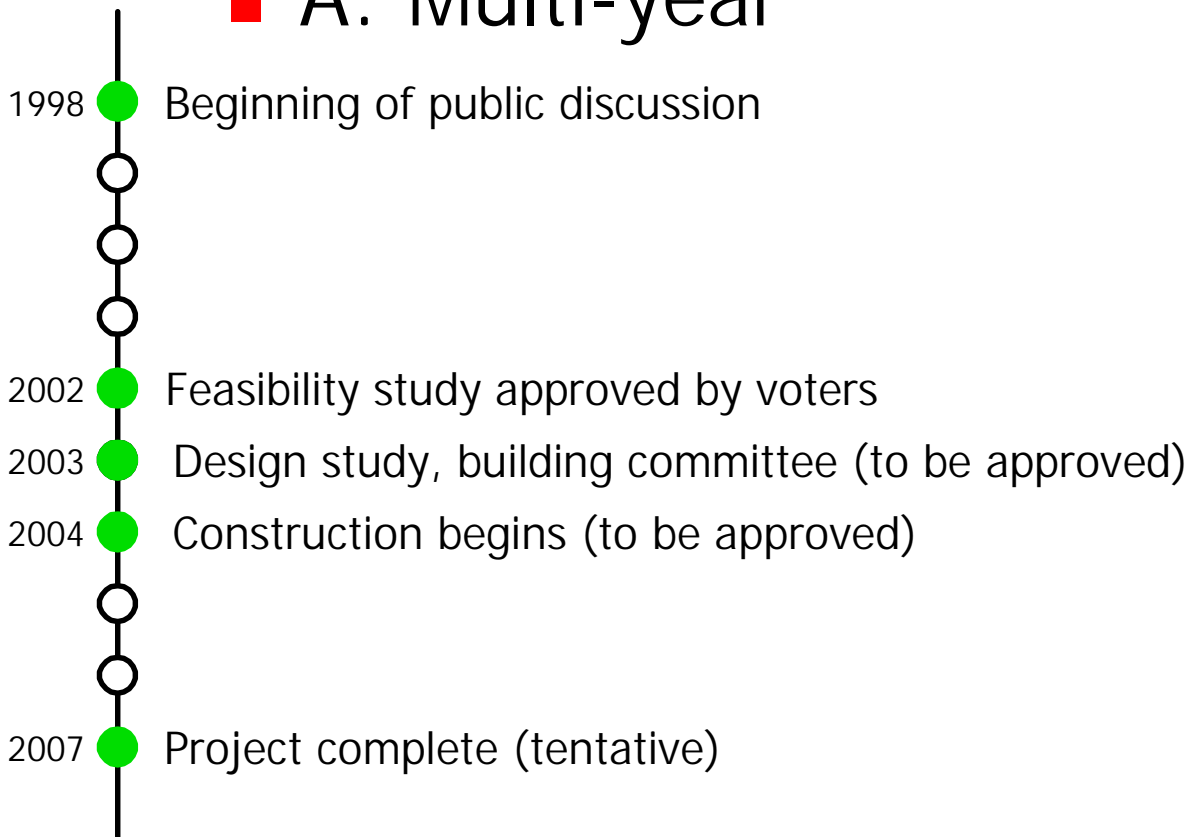
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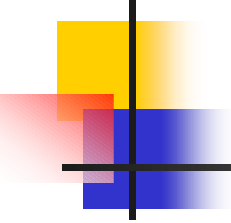
**A:** Practical considerations, SBA are drivers (SBA: School Building Assistance program)

- SBA requires project cost in order to approve
- Project cost requires architectural design
- \$2.5M is the upper bound

# Q: What is the overall proposed program time line?

## ■ A: Multi-year





# Q: What will the makeup of the building committee be?

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**A:** 11 members with diverse expertise

- Appointment
  - 9 appointed by School Committee
  - 1 each appointed by Selectmen, FinCom
- Expertise
  - Architecture, engineering, construction contracting and trades, finance, technology, law, education



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