

**Wayland High School  
Modernization & Expansion Project**

**FACT SHEET**

Fall 2003

Prepared by the Wayland School Committee

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**Background**

In a long-range planning initiative that began in 1996 and led to the expansion of Wayland elementary and middle schools, the School Committee is now addressing current and future space, maintenance and educational requirements for Wayland High School.

**The Need**

**Facility Age**—WHS was opened in 1960 and last renovated in 1992. The building now has significant needs, including code compliance for sprinklers and septic systems; internal structural modifications to enlarge certain classrooms; and handicap accessibility and modernization for areas and building systems not updated in 1992. Technology infrastructure is inadequate for computer and Internet needs. The size and layout of science and other rooms are not suited for current educational norms including instrumentation, teaching techniques, equipment and hazardous waste disposal.

**Enrollment Growth**—Enrollment will have grown 18% between 2002 and 2007 to approximately 1,000 students and is projected at 1,000 to 1,100 students through 2020. Current WHS enrollment is 882 and conditions are already crowded.

**Changed Educational Standards**—Building utilization has changed considerably in 40 years due to more rigorous college requirements, the introduction of computers, special education, Americans with Disabilities Act, equal athletics for girls and greater performing arts participation. These changes have resulted in the loss of 25-35% of the classroom space used in the 1970s when enrollment was nearly 1,300. In addition:

- Colleges require more science; 93% of students now take four years of science compared with 60-70% in the 1980s
- Special education programs now serve 17% of WHS (versus 20% statewide)
- There are now 45 sports teams compared with 15 in 1965
- The orchestra has 85 students compared with 25 in 1970

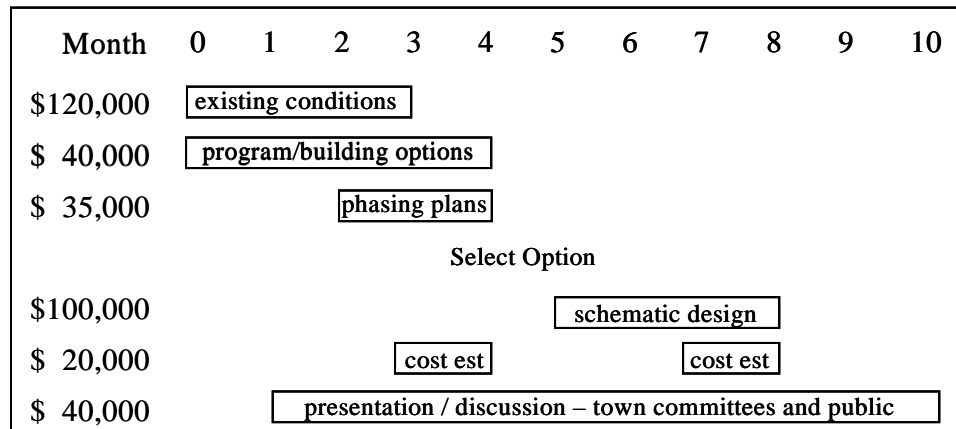
**Recommended Improvements**

A comprehensive review and analysis of WHS capacity, educational requirements and projected costs—benchmarked against schools in surrounding communities—was made by a team of nearly 70 citizens with expertise in education, demographics, construction, public finance and other relevant fields (the Wayland High School Study Committee). Among their recommendations:

- Prepare WHS for optimum operation at 1,100 students, configurable to accommodate peaks of 1,200 to 1,300
- Add and reconfigure classrooms for increased flexibility
- Upgrade and add science and technology labs
- Renovate the field house and expand athletic facilities
- Expand the performing arts space
- Expand common space, including the cafeteria, and add conference rooms, offices, storage and study areas
- Consider accommodating other community needs and potential revenue opportunities from outside groups
- Commission a detailed conceptual design and implementation plan to determine the optimum, most cost-effective and least disruptive way to expand and modernize
- Determine whether the best solution entails building a new structure, renovating the existing one or a combination thereof

## The Planning And Design Study

To address the three needs—deteriorating condition, educational standards, and enrollment growth—the School Committee is asking for funding of a \$355,000 planning and design study anticipated to be performed as outlined in the figure below.



The first step is to evaluate the existing conditions of the eight buildings in the current high school in order to determine the feasibility and cost of renovating the buildings. The second step is to examine various building options for accommodating the high school educational program. Third, any proposal to renovate some or all of the current buildings must include a phasing plan. With preliminary costs based on these three first three steps, the School Committee will select a building option: either renovation, replacement by new buildings, or a combination of renovated and new buildings. The choice of a specific option will depend upon cost, impact on students during construction, and effectiveness of the final facility in meeting both program needs and projected enrollments. Finally, the architect will prepare a schematic design, which is a detailed set of plans and specifications. The detail in the schematic design serves two goals: it allows for an accurate cost estimation for the construction project, and it shows the look and character of the resulting facility. A construction estimator will then produce a comprehensive cost estimate. Throughout the planning process, feedback and debate will be essential to inform voters and vet the planning process.

## Financing

The proposed preparation of a conceptual design and implementation plan will be financed by borrowing \$355,000 over five years. The plan will include a detailed, more precise cost estimate for the full project. For the median Wayland residential taxpayer, the estimated cost is \$10 annually for five years.

With a detailed design and cost estimate in hand, voters will then be asked to approve the full project no earlier than the fall of 2004. Rough construction estimates range from \$30–40 million. The School Committee proposes seeking state approval to extend the permissible loan period from 20 to 30 years. If this is done, the estimated cost of a \$30-40 million project for the median Wayland residential property taxpayer is \$108-145 annually for years 1 – 7 and \$320-426 annually for the remainder of the loan period. After taking into account debt from other civic projects that will be retiring, the net estimated cost is \$113-220 per year.

The state co-funding program (the School Building Assistance Program) that subsidized the middle school enlargement has been cut and will not be reinstated in the foreseeable future. Given current interest rates and falling construction costs, the School Committee believes this is a reasonable time to pursue this project.