



*Watertown Elementary Schools Building Project*

# Design **Watertown**

**WPS Building Committee**

**Ai3 Architects, LLC**

March 6, 2019

Schools Project Website: [www.watertownschooolsproject.com](http://www.watertownschooolsproject.com)

*Watertown Elementary Schools Building Project*

# **Design**Progress



# Hosmer

Existing Site



# Hosmer

Existing Site

Existing Parking Count  
= 82 spaces



approx. 20  
parking spaces

approx. 18  
parking spaces

approx. 44  
parking spaces

Existing Building



# Hosmer

Proposed Site

Proposed Parking Count  
= 93 spaces



approx. 18 spaces

approx. 25 spaces

approx. 50 spaces

Concord Road

New Building

Mt. Auburn Street

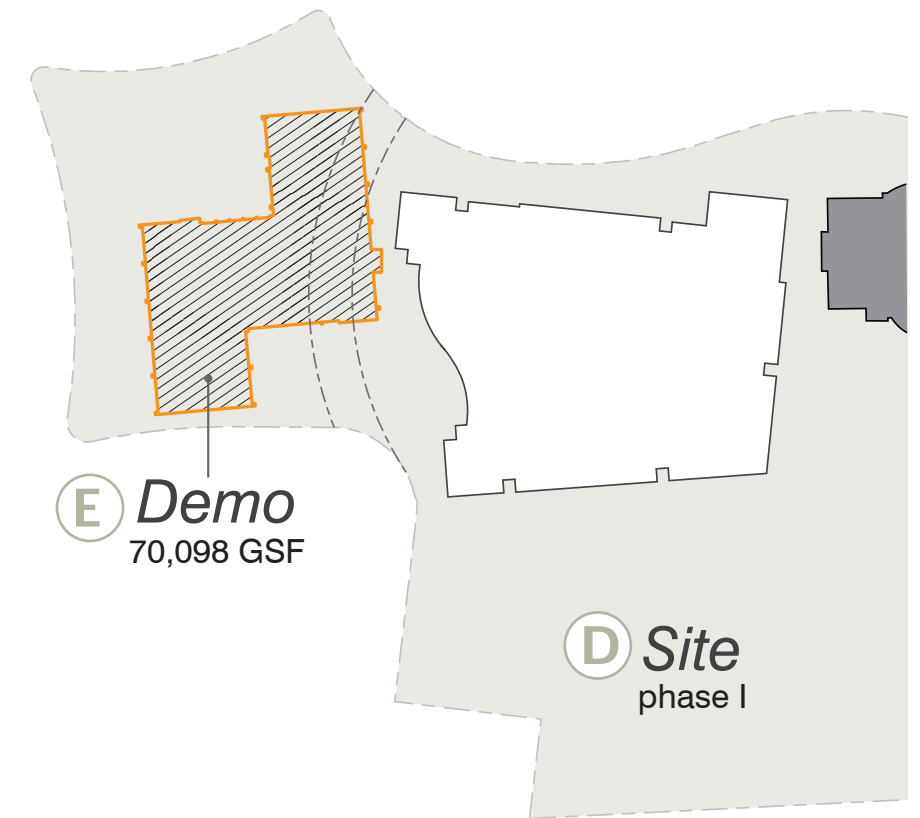
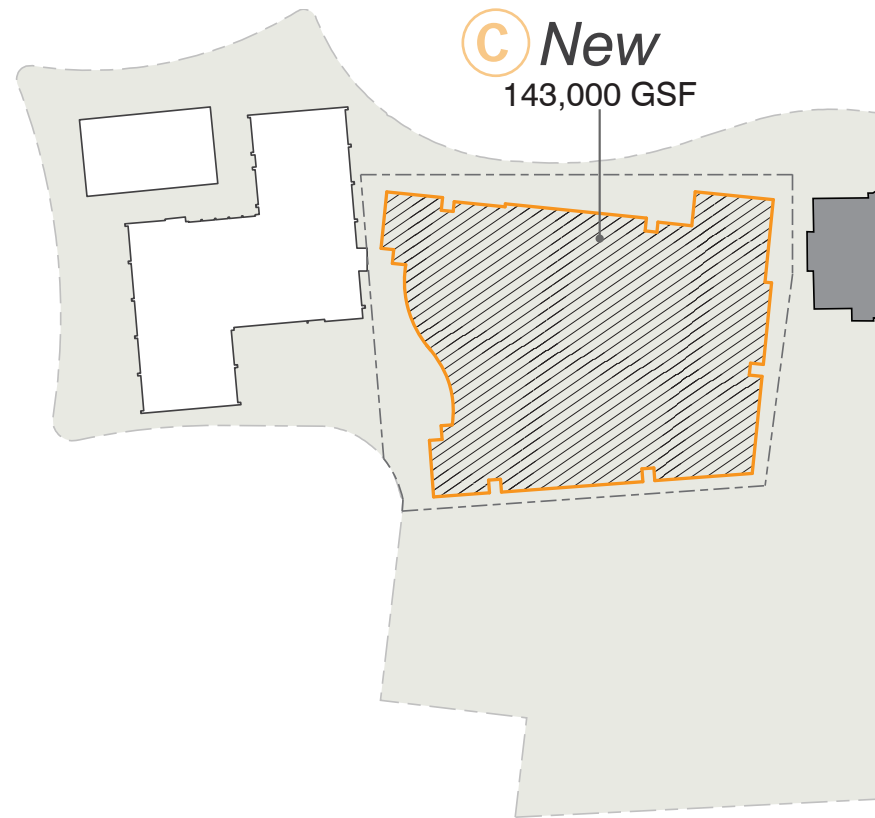
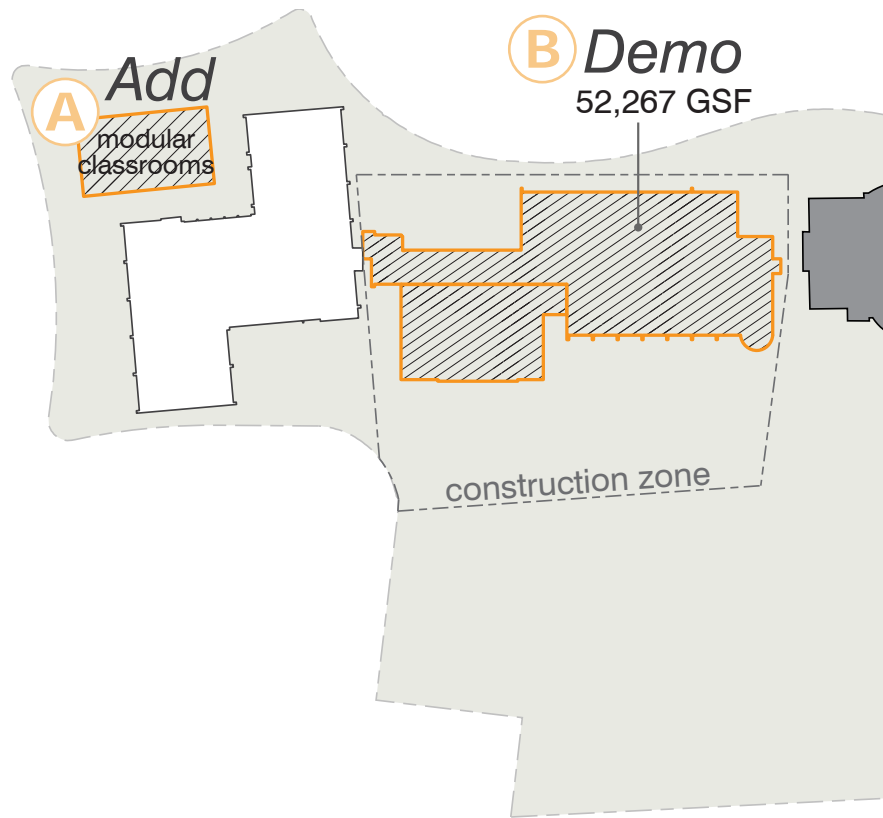
Chauncey Street

Winthrop Street

Boylston Street

# Hosmer

## New Construction Phasing



### Phase I

Demolition (4-6 months)

- A** Nov. 2019 - Dec. 2019
  - modular classrooms deployed
  - establish construction zone
- B** Nov. 2019 - Mar. 2020
  - demolition and abatement

### Phase II

New Construction (20 months)

- C** Mar. 2020 - Jan. 2022
  - CM to mobilize during phase I
  - new building constructed

### Phase III

Sitework (3+ months)

- D** Spring 2022 - Sep. 2022
  - phase III(a) sitework
- E** Demolition delayed until [at least] the Fall of 2023
  - to be used as swing space during the Lowell and Cunniff construction projects; phase III(b) sitework to follow

# Hosmer

## Floor Plans

-  Circulation
-  Early Ed. Programs
-  General Classrooms
-  Special Education
-  Admin/Guidance/Nurse
-  Art & Music Performance
-  Media Distribution
-  Teacher/Student Collab.
-  Student Dining
-  Gym/Health/Fitness
-  Service



### Floor 1

FLOOR 1 GSF: 60,353 SF  
 FLOOR 2 GSF: 43,152 SF  
 FLOOR 3 GSF: 42,280 SF  
 TOTAL: 145,785 SF



# Hosmer

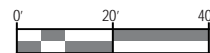
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### Floor 2

FLOOR 1 GSF: 60,353 SF  
 FLOOR 2 GSF: 43,152 SF  
 FLOOR 3 GSF: 42,280 SF  
 TOTAL: 145,785 SF





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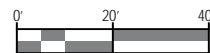
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### Floor 3

FLOOR 1 GSF: 60,353 SF  
 FLOOR 2 GSF: 43,152 SF  
 FLOOR 3 GSF: 42,280 SF  
 TOTAL: 145,785 SF



BRIGHAM HOUSE



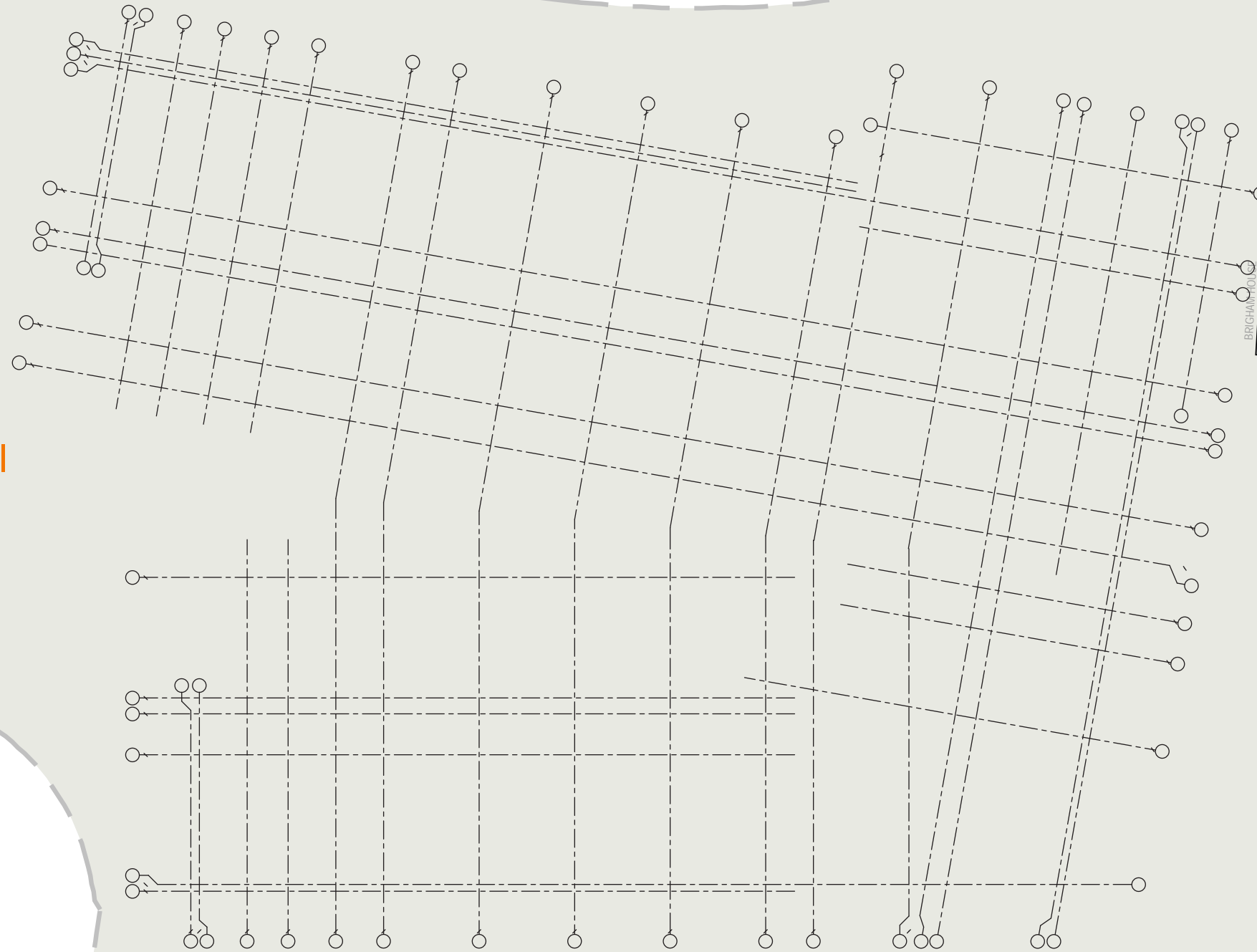
# Hosmer

## Floor Plans

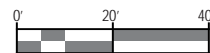
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### Structural Grid



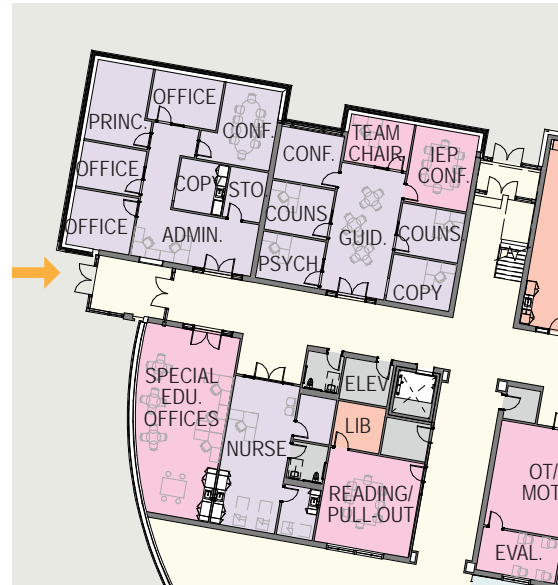
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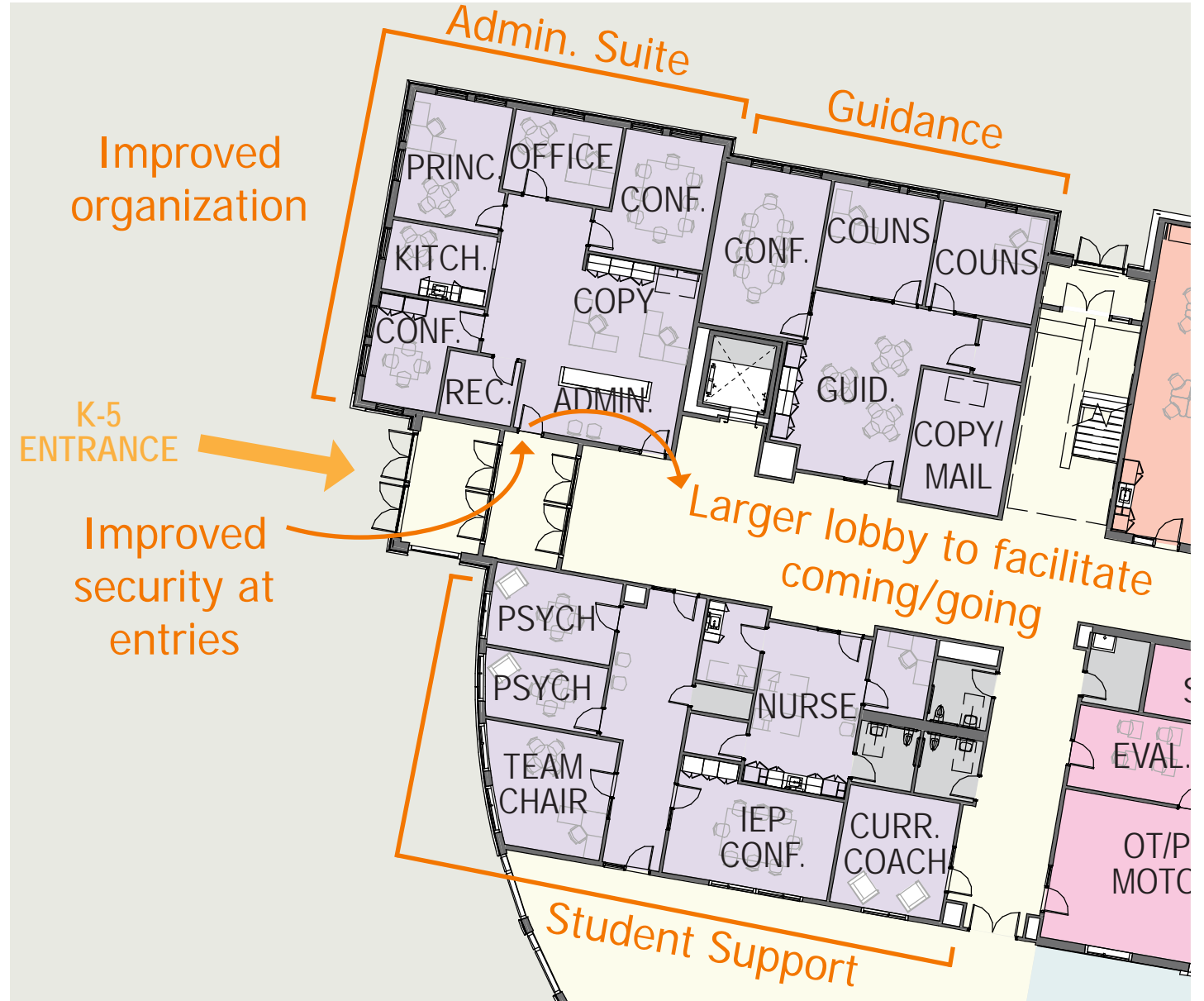
## Floor Plans

BEFORE



- Mixed programs within administrative suites
- Tight lobby space
- Single Vestibule at entry

NOW



Improved organization

K-5 ENTRANCE

Improved security at entries

Larger lobby to facilitate coming/going

Student Support

- Circulation
- Early Ed. Programs
- General Classrooms
- Special Education
- Admin/Guidance/Nurse
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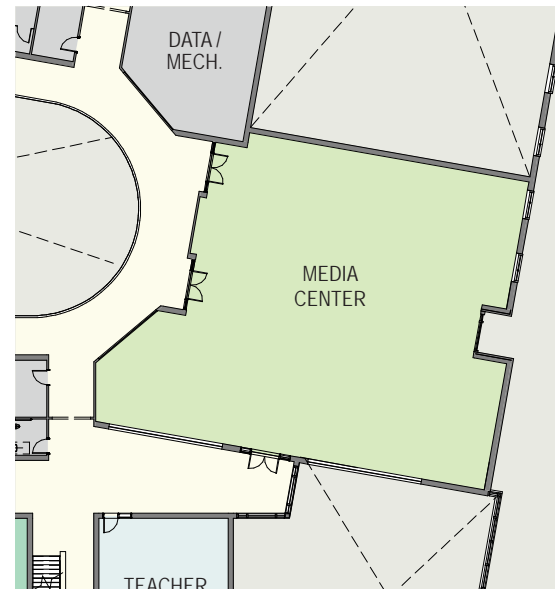
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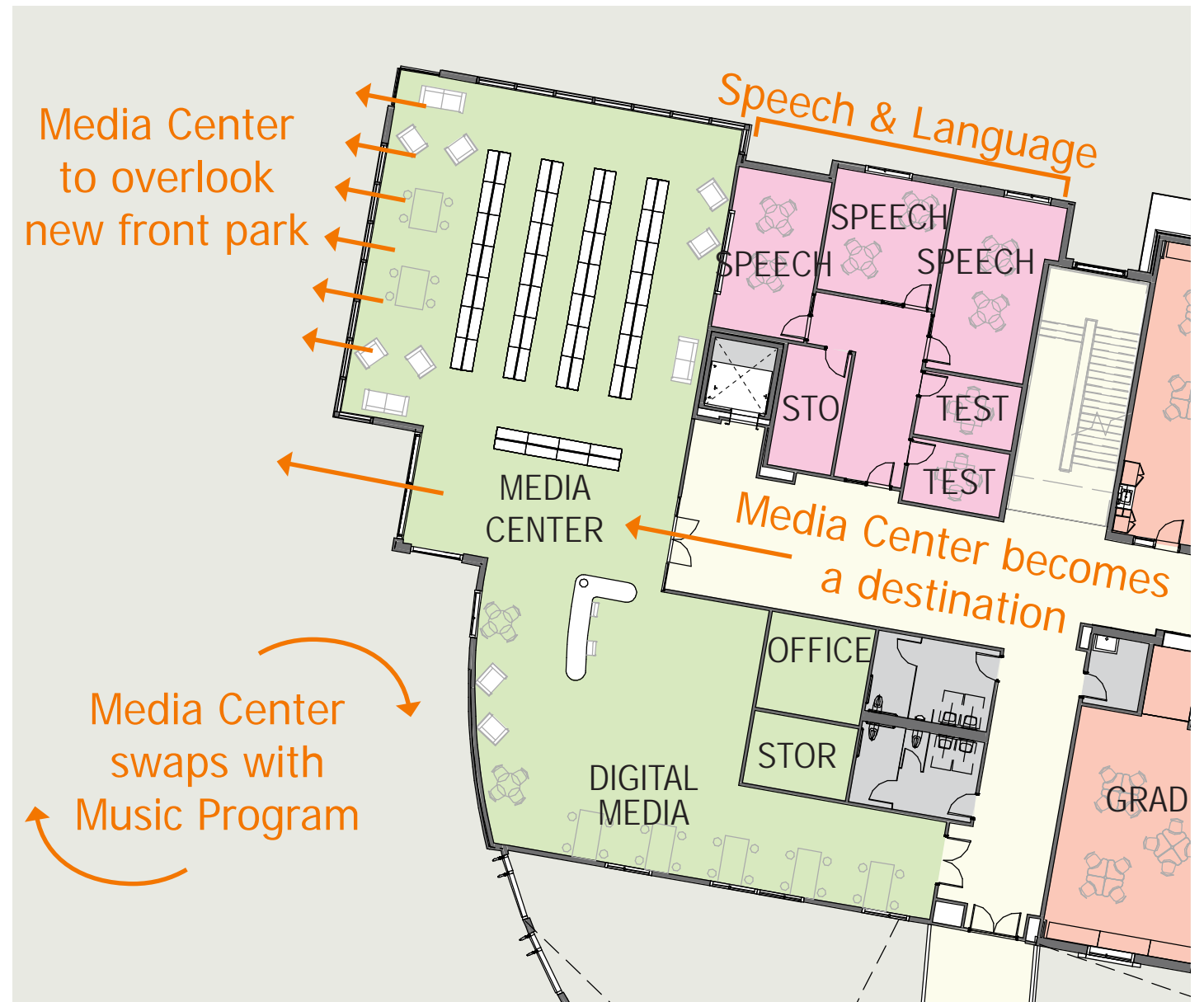


BEFORE



- Media Center at back of building
- Limited availability of natural daylight

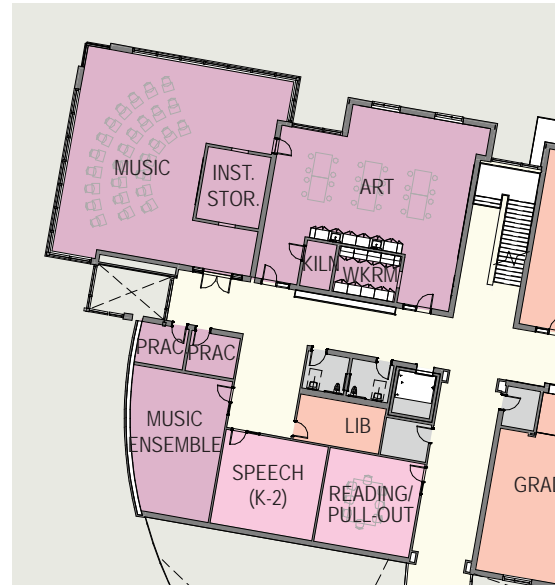
NOW



# Hosmer

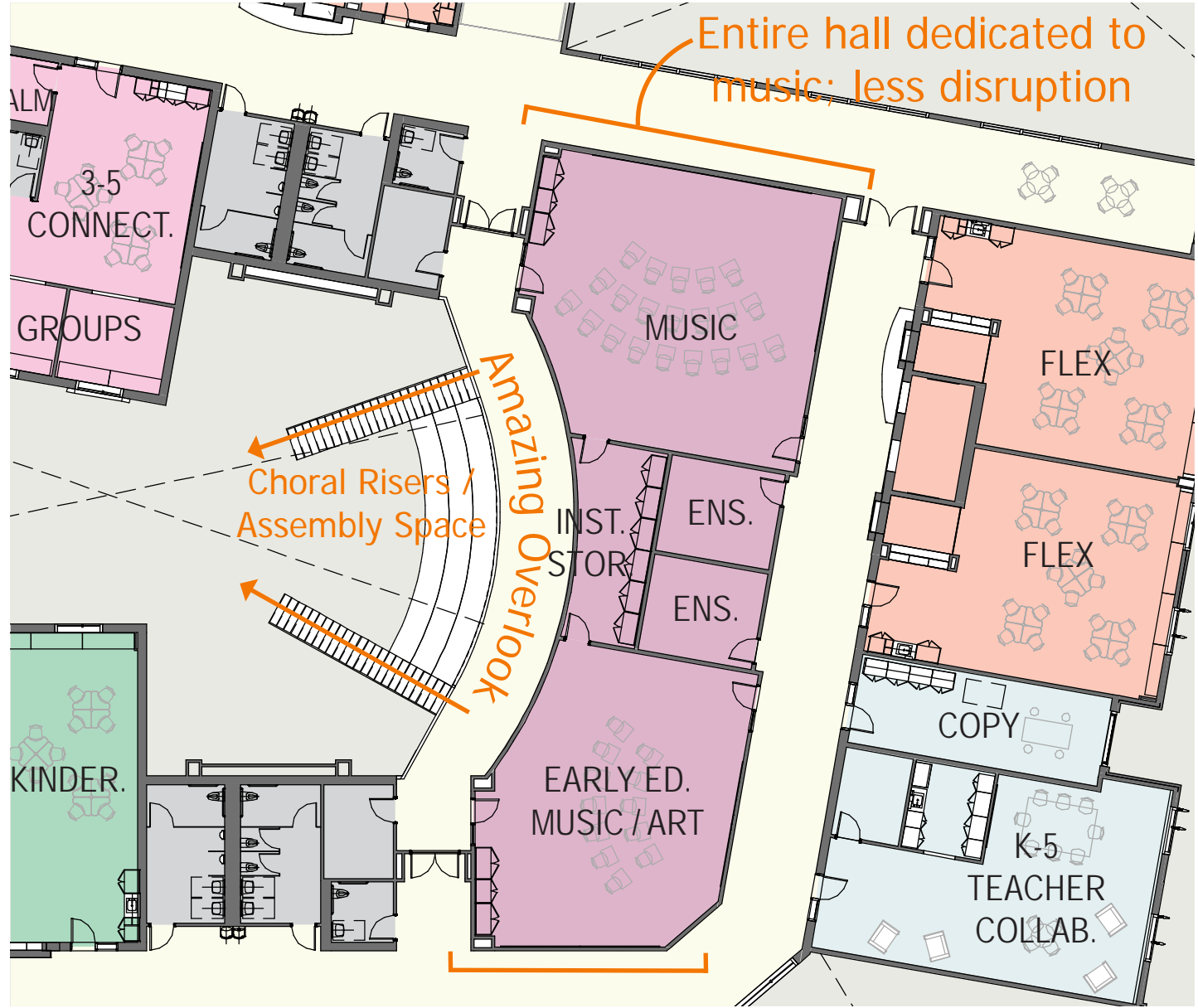
## Floor Plans

BEFORE



- Music was located above the quieter administrative spaces
- Was lacking the division of spaces the curriculum requires
- No way to accommodate the larger chorus

NOW



- Circulation
- Early Ed. Programs
- General Classrooms
- Special Education
- Admin/Guidance/Nurse
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- Student Dining
- Gym/Health/Fitness
- Service



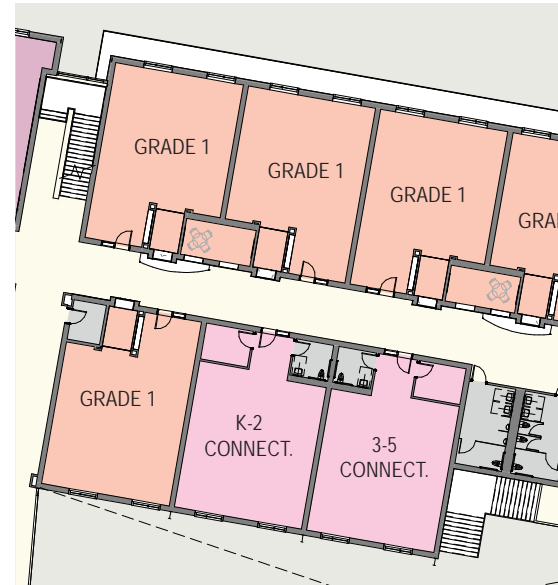
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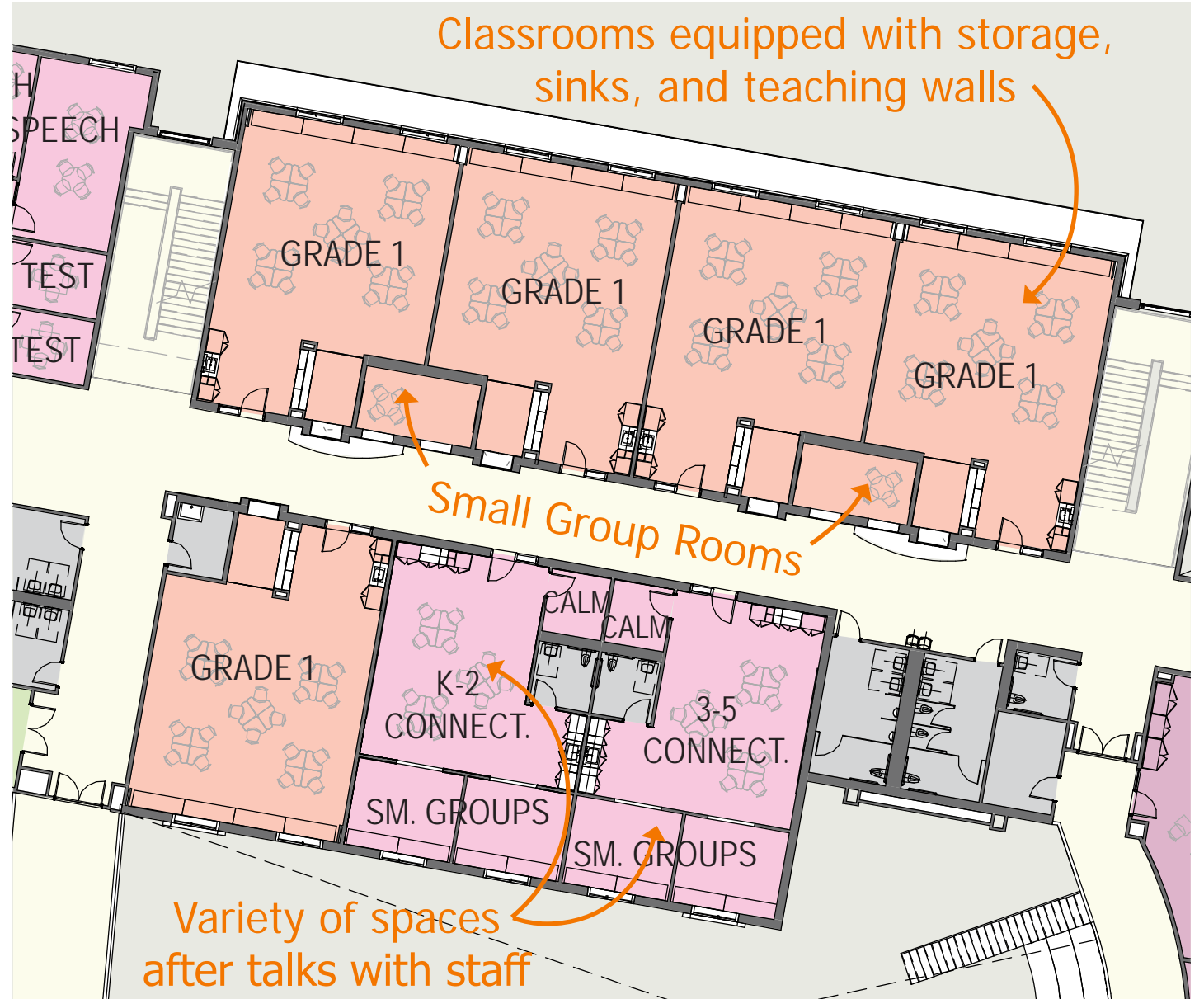


BEFORE



- Grade-level classrooms, small group rooms, and special education rooms were empty place holders

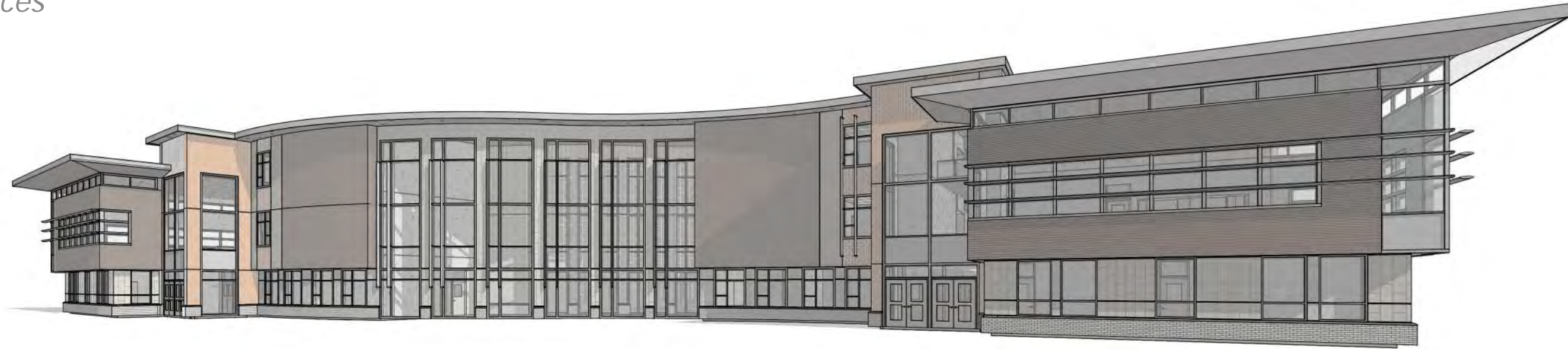
NOW



# Hosmer

*Exterior Development*

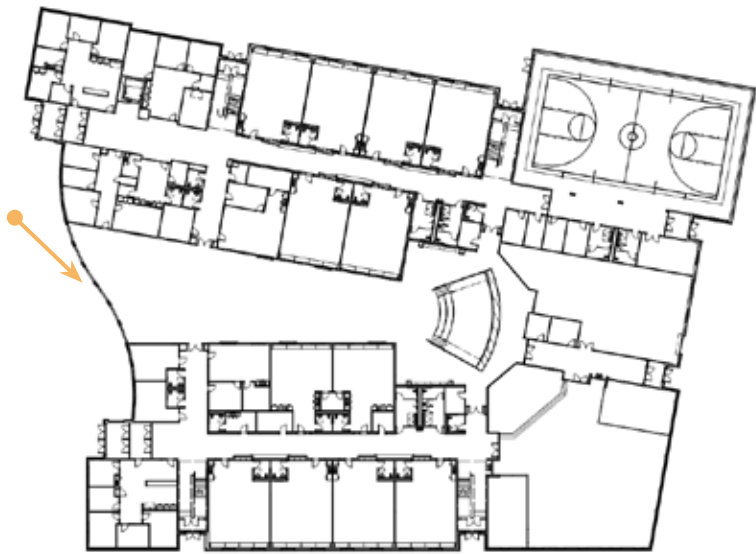
*View of the Early  
Education and K-5 Main  
Entrances*



# Hosmer

*Exterior Development*

*View of the Early  
Education and K-5  
Main Entrances*

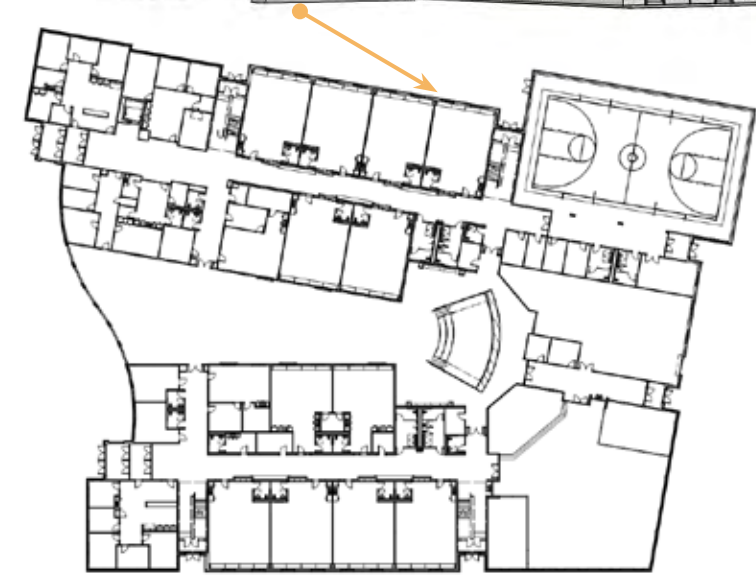




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*Exterior Development*

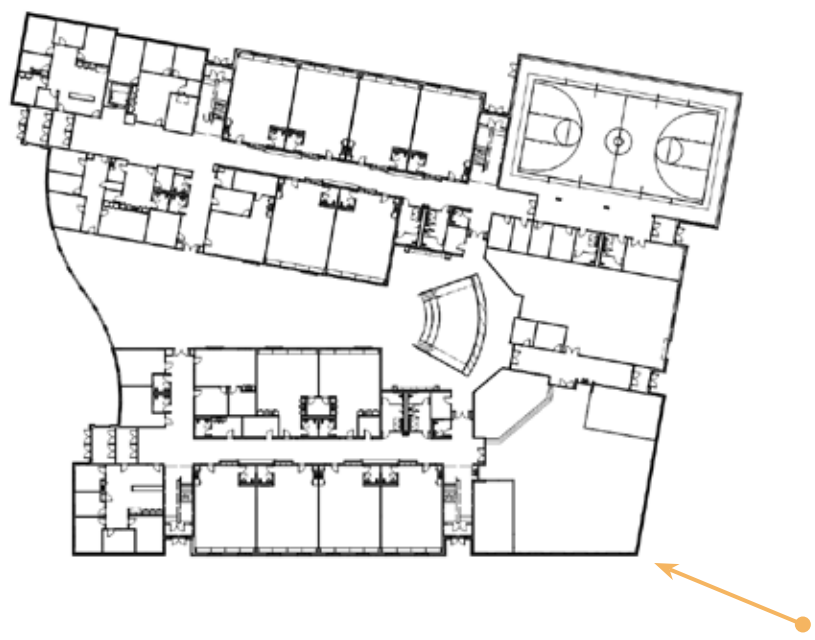
*View of the South side  
Academic Wing, Media  
Center, and Gymnasium*



# Hosmer

*Exterior Development*

*View of the North side  
Academic Wing and  
Student Dining*



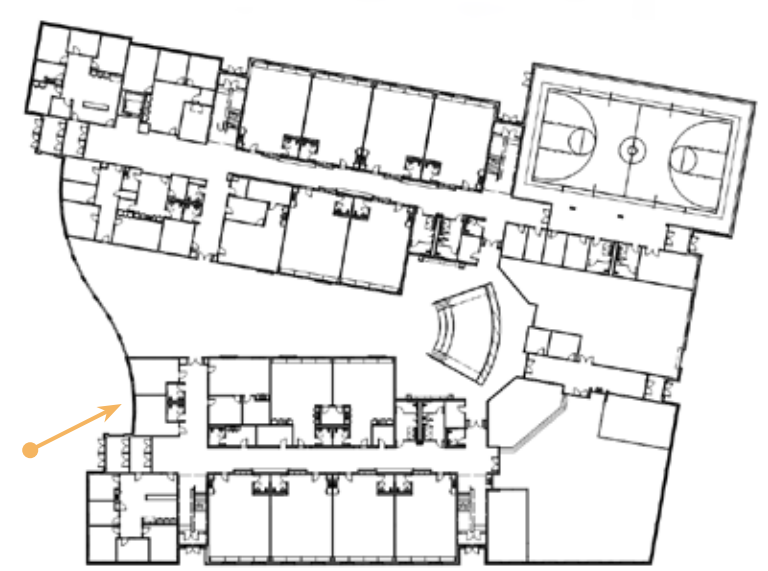
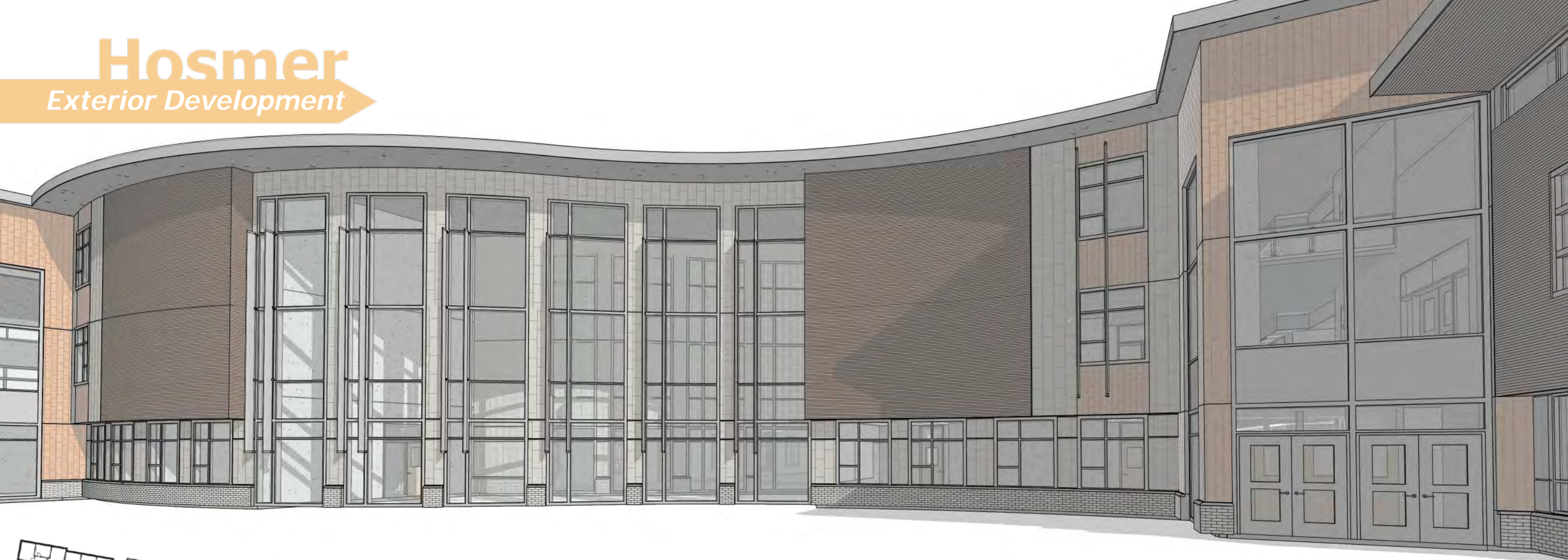
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*Exterior Development*



# Hosmer

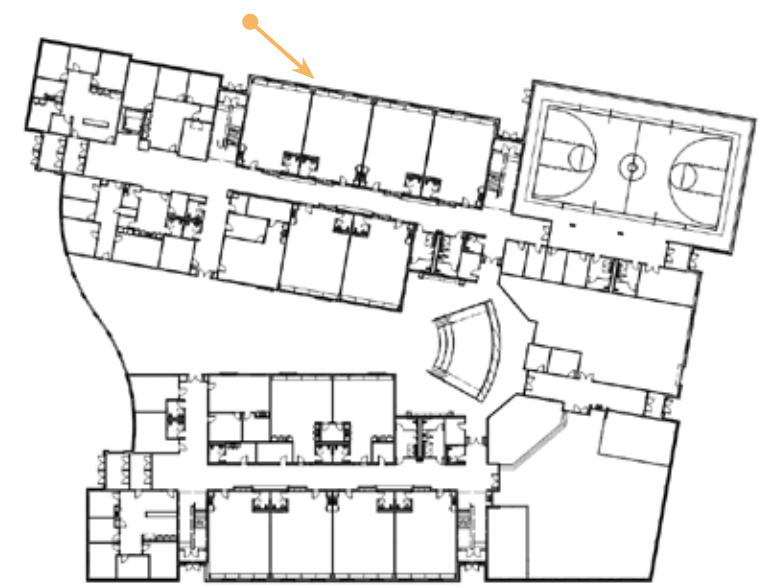
*Exterior Development*



# Hosmer

*Exterior Development*

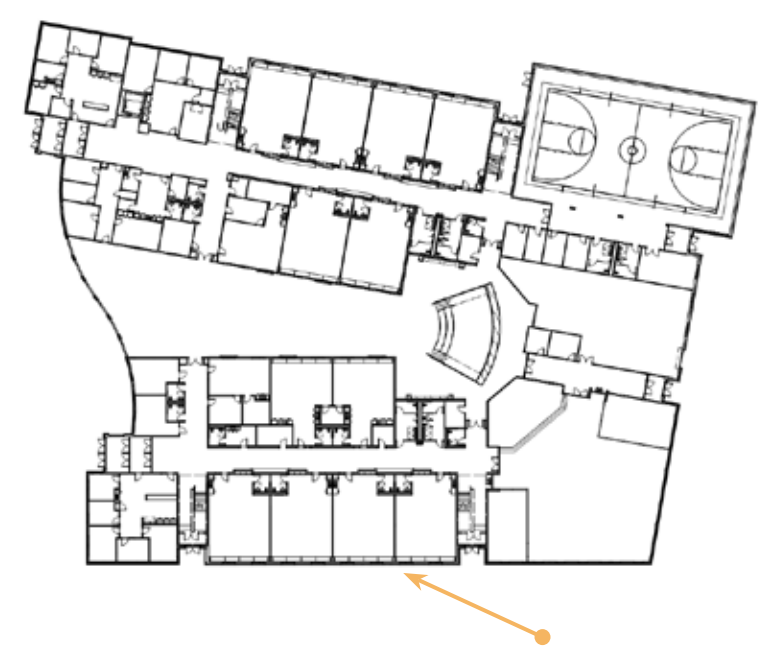
*View of the south facing  
Academic Wing*



# Hosmer

*Exterior Development*

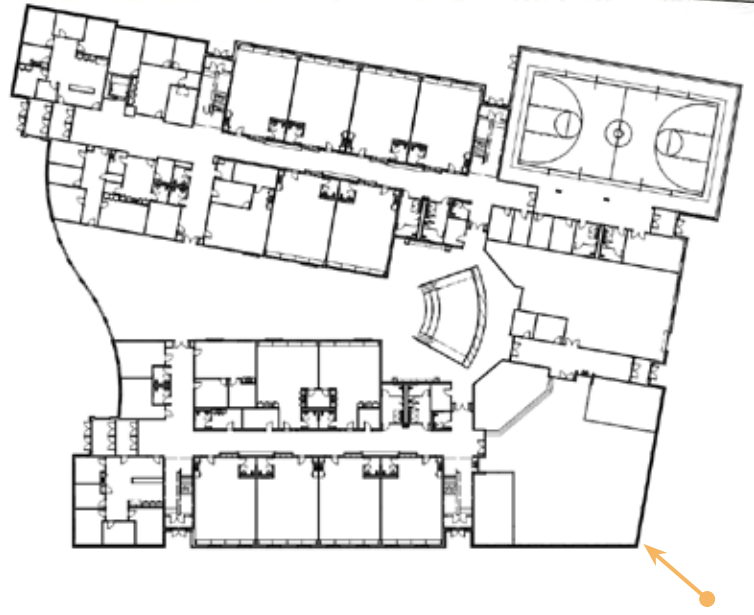
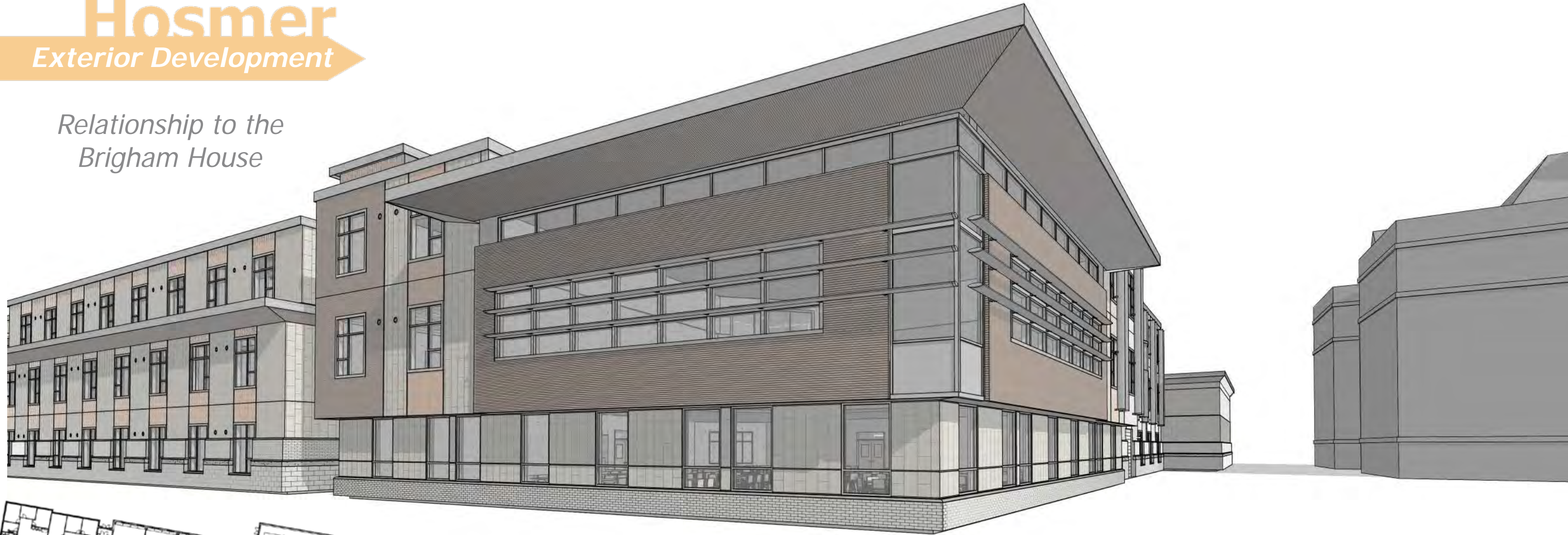
*View of the north facing academic wing*



# Hosmer

*Exterior Development*

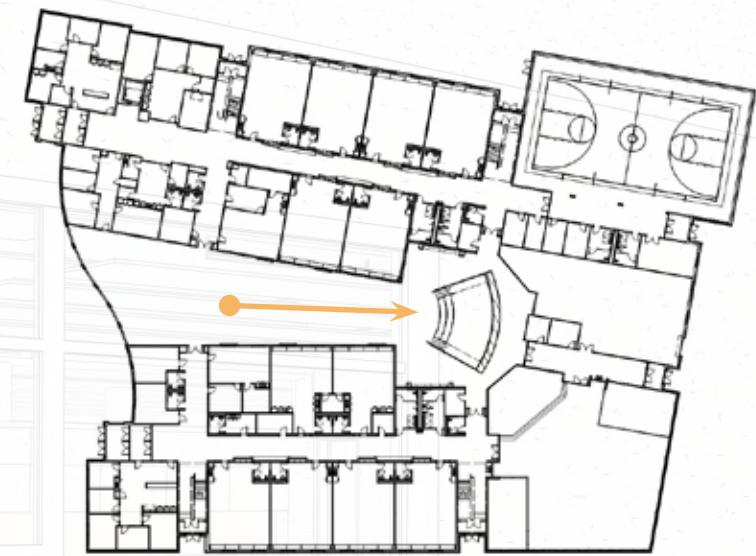
*Relationship to the  
Brigham House*



# Hosmer

*Interior Development*

*View of the Atrium  
looking towards the  
Learning Commons and  
Music Rooms*





# Hosmer

*Interior Development*

*View of the Atrium  
looking towards the  
Academic Wings and  
Connecting Bridges*



# Hosmer

*Interior Development*

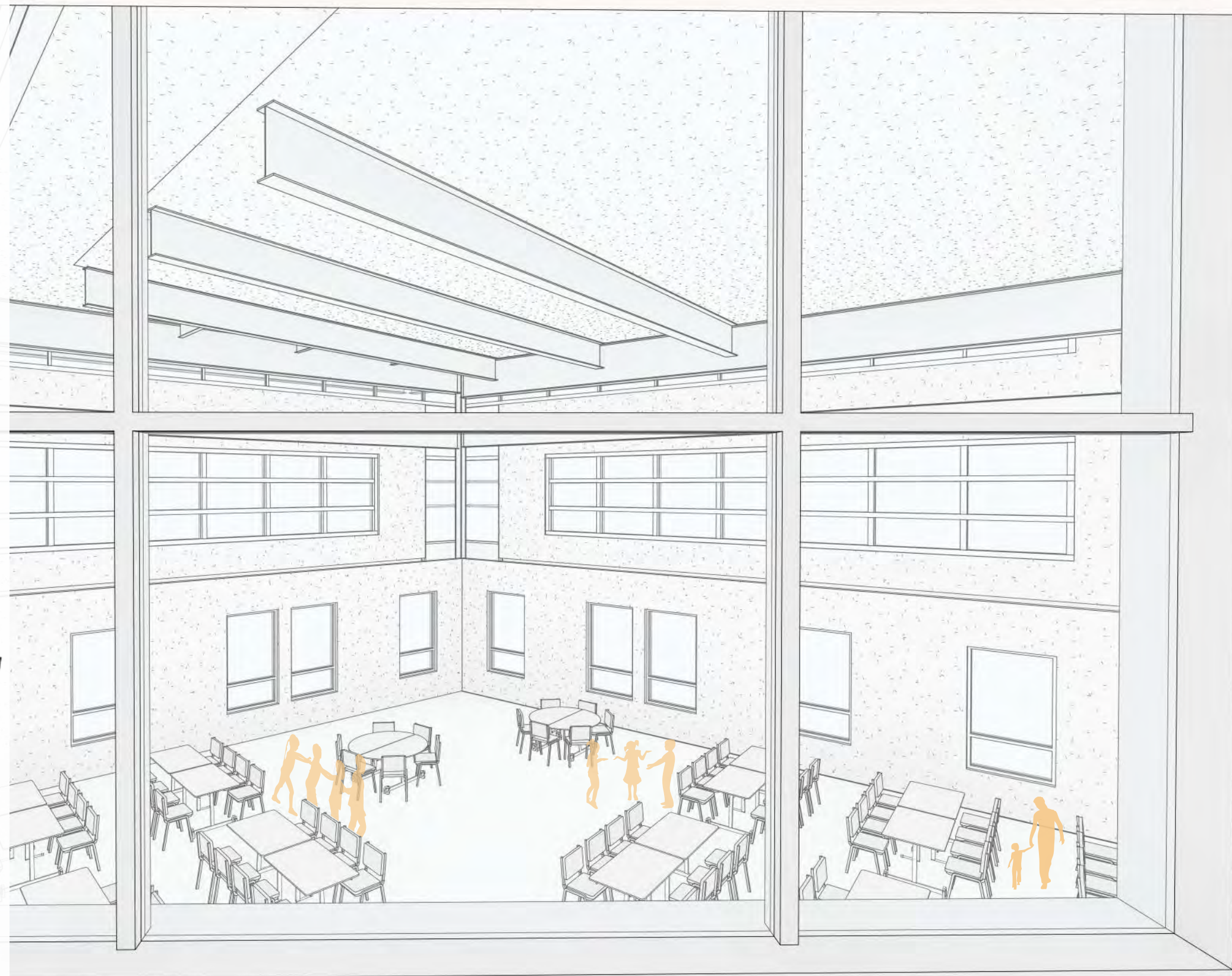
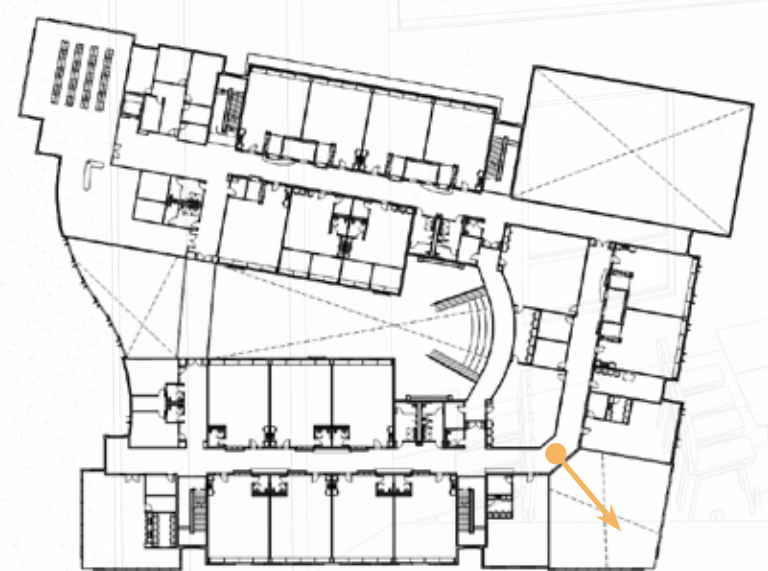
*View of Student Dining  
and the Stage*



# Hosmer

*Interior Development*

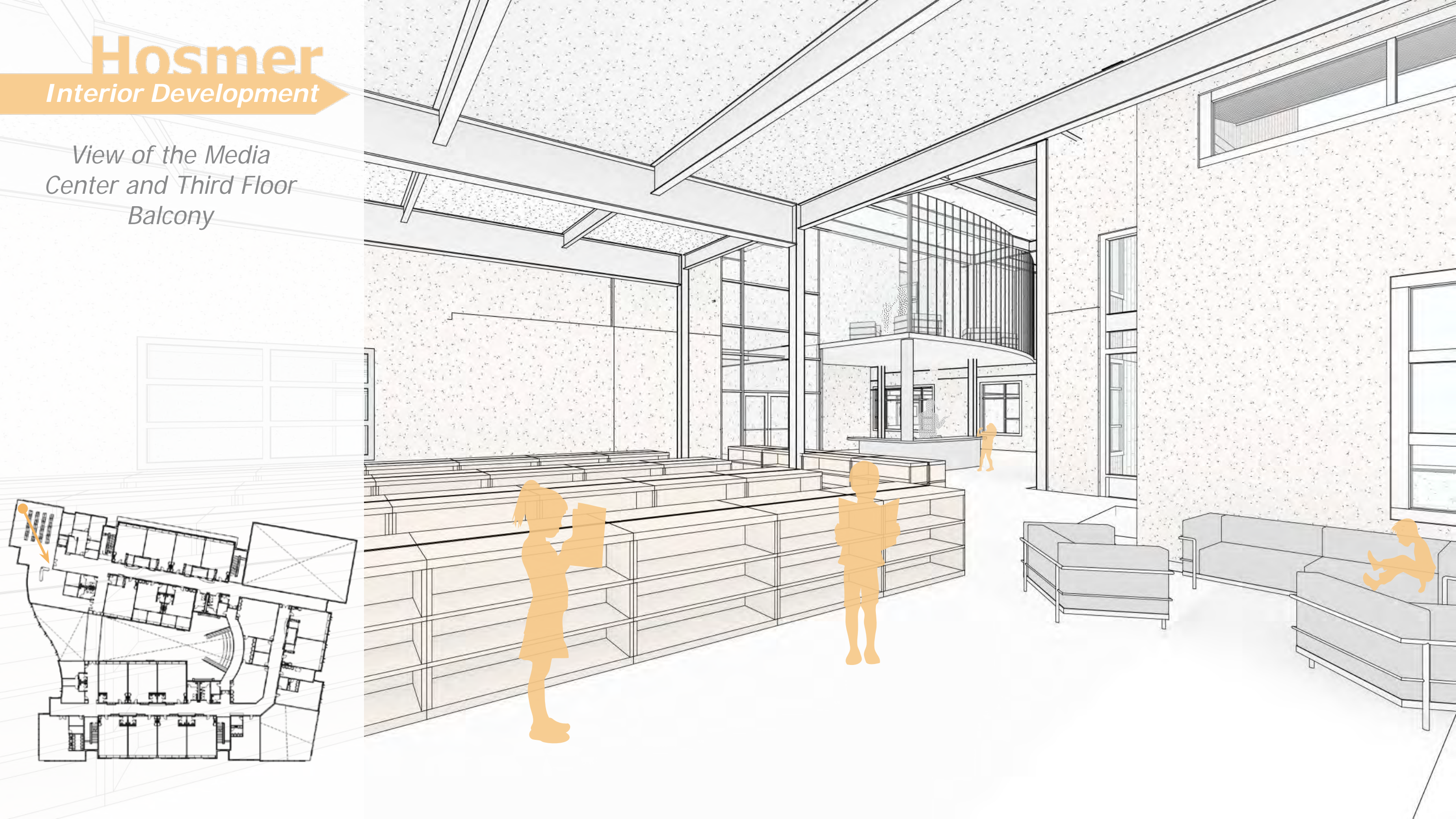
*View of Student Dining  
from Second Floor  
Overlook*



# Hosmer

*Interior Development*

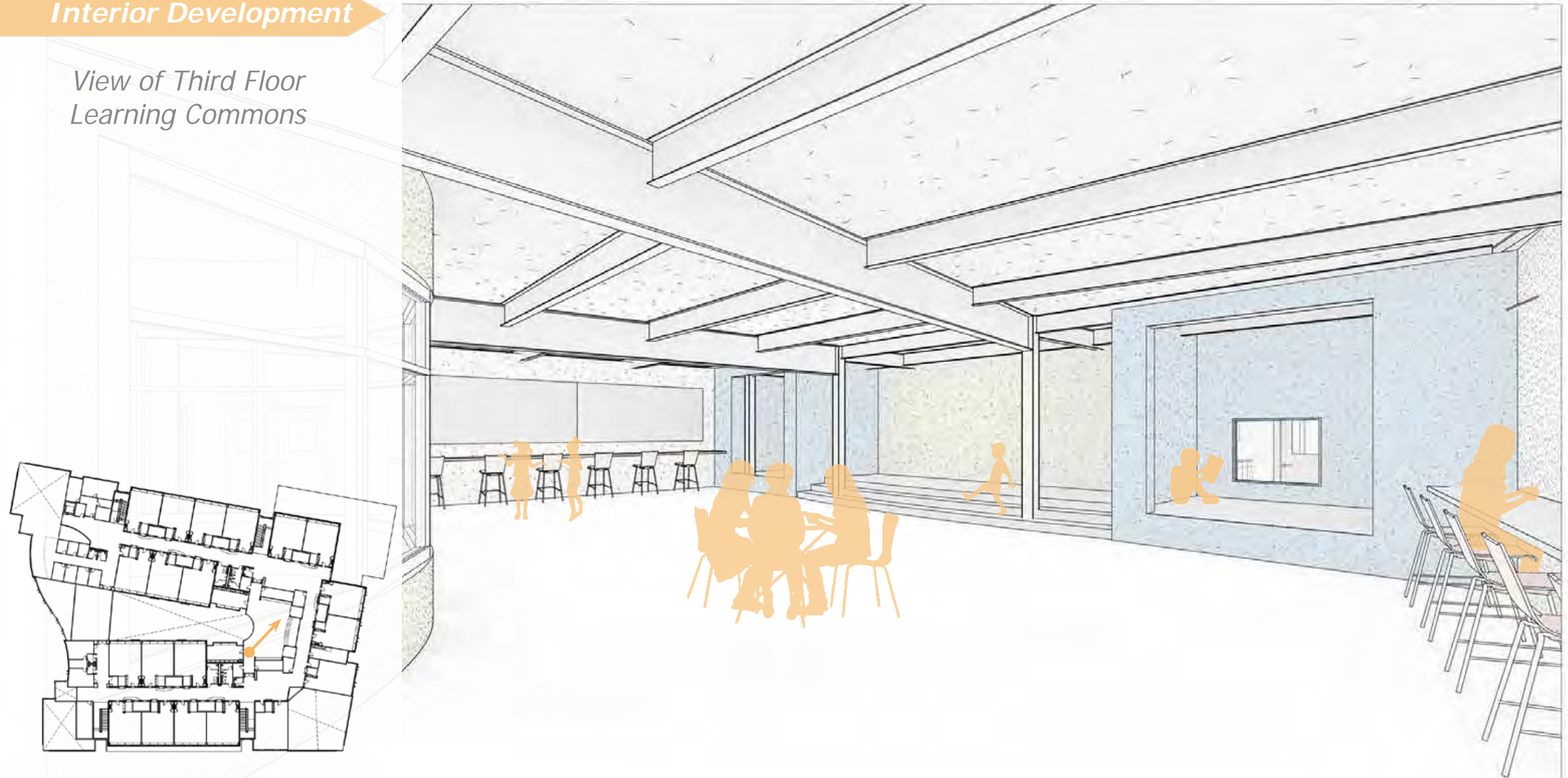
*View of the Media Center and Third Floor Balcony*



# Hosmer

*Interior Development*

*View of Third Floor Learning Commons*



# Hosmer

*Interior Development*

*View of Third Floor Learning Commons*



# Hosmer

*Interior Development*

*View of Flexible  
Breakout Spaces  
adjacent to the  
Learning Commons*



# Hosmer

*Interior Development*

*View of a typical  
Kindergarten classroom  
layout*

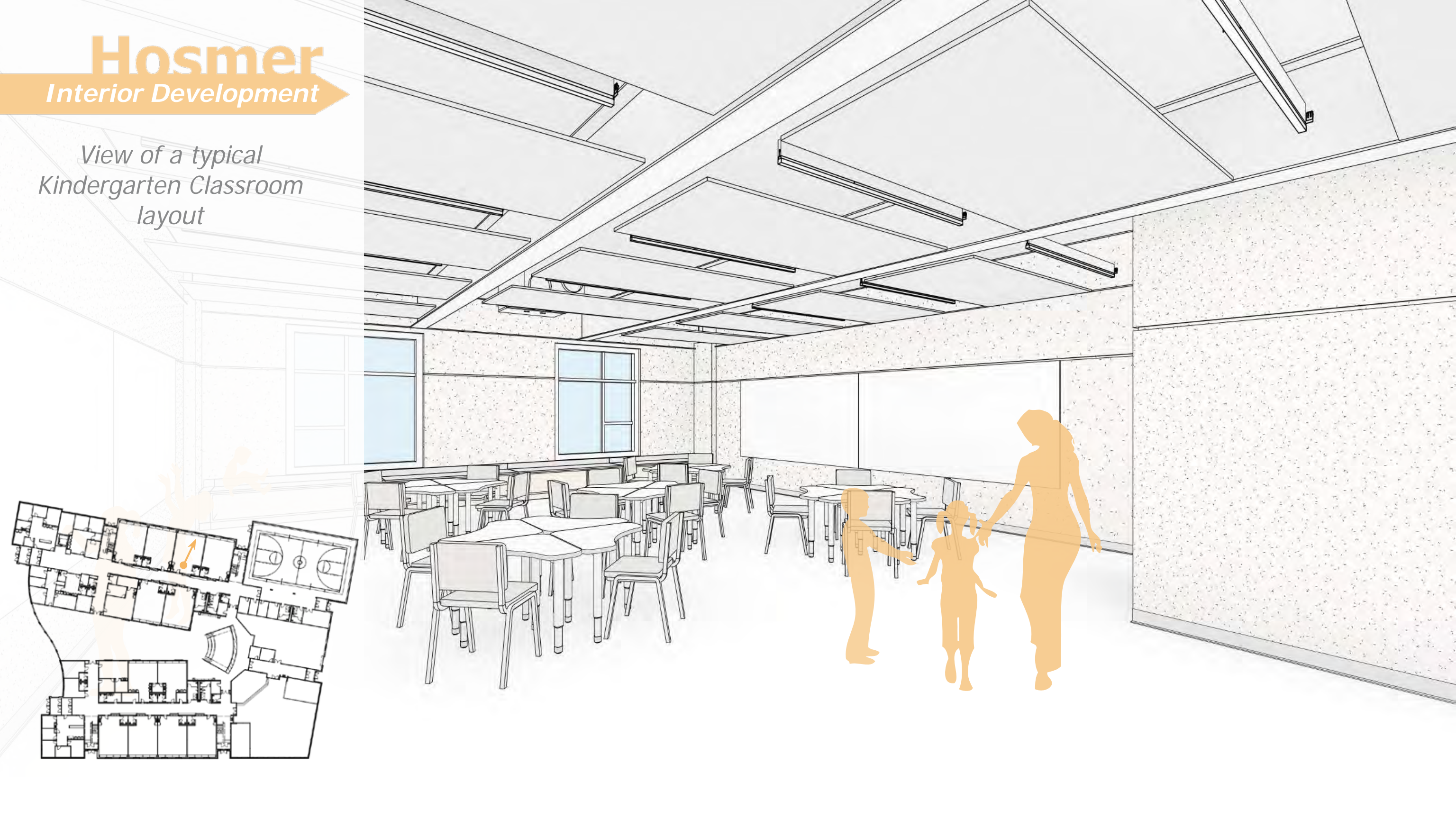




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*Interior Development*

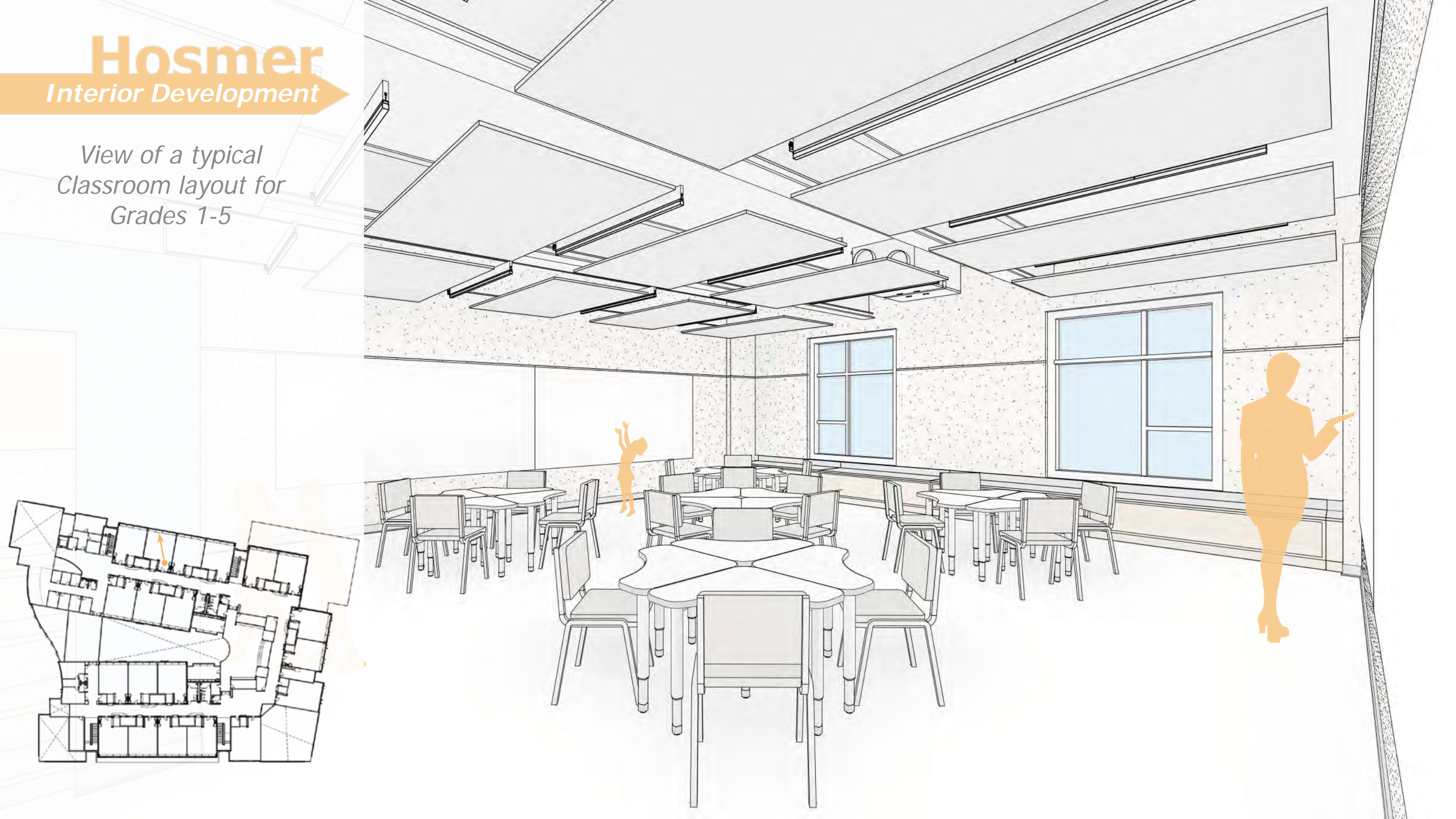
*View of a typical  
Kindergarten Classroom  
layout*



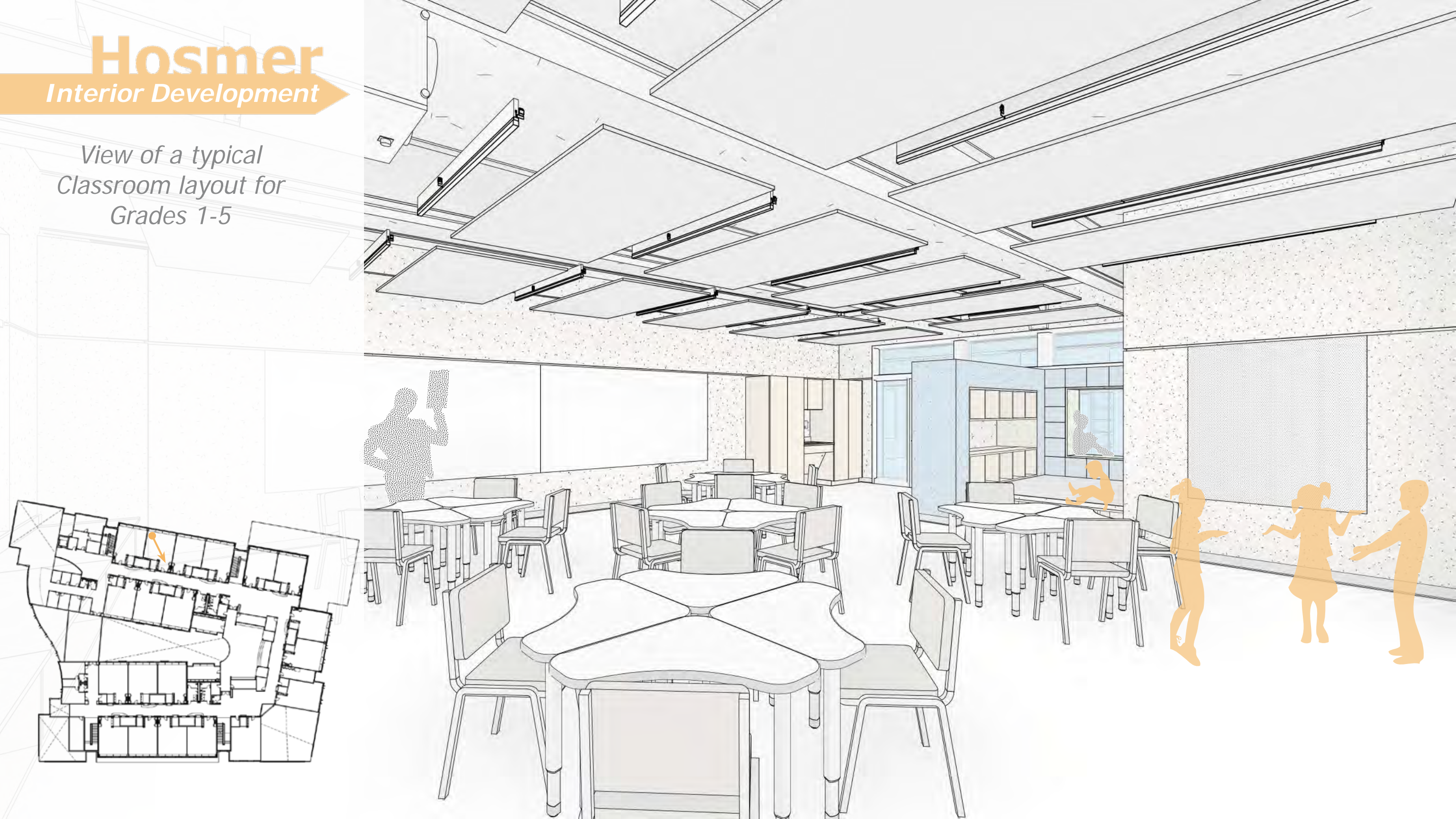
# Hosmer

*Interior Development*

*View of a typical  
Classroom layout for  
Grades 1-5*



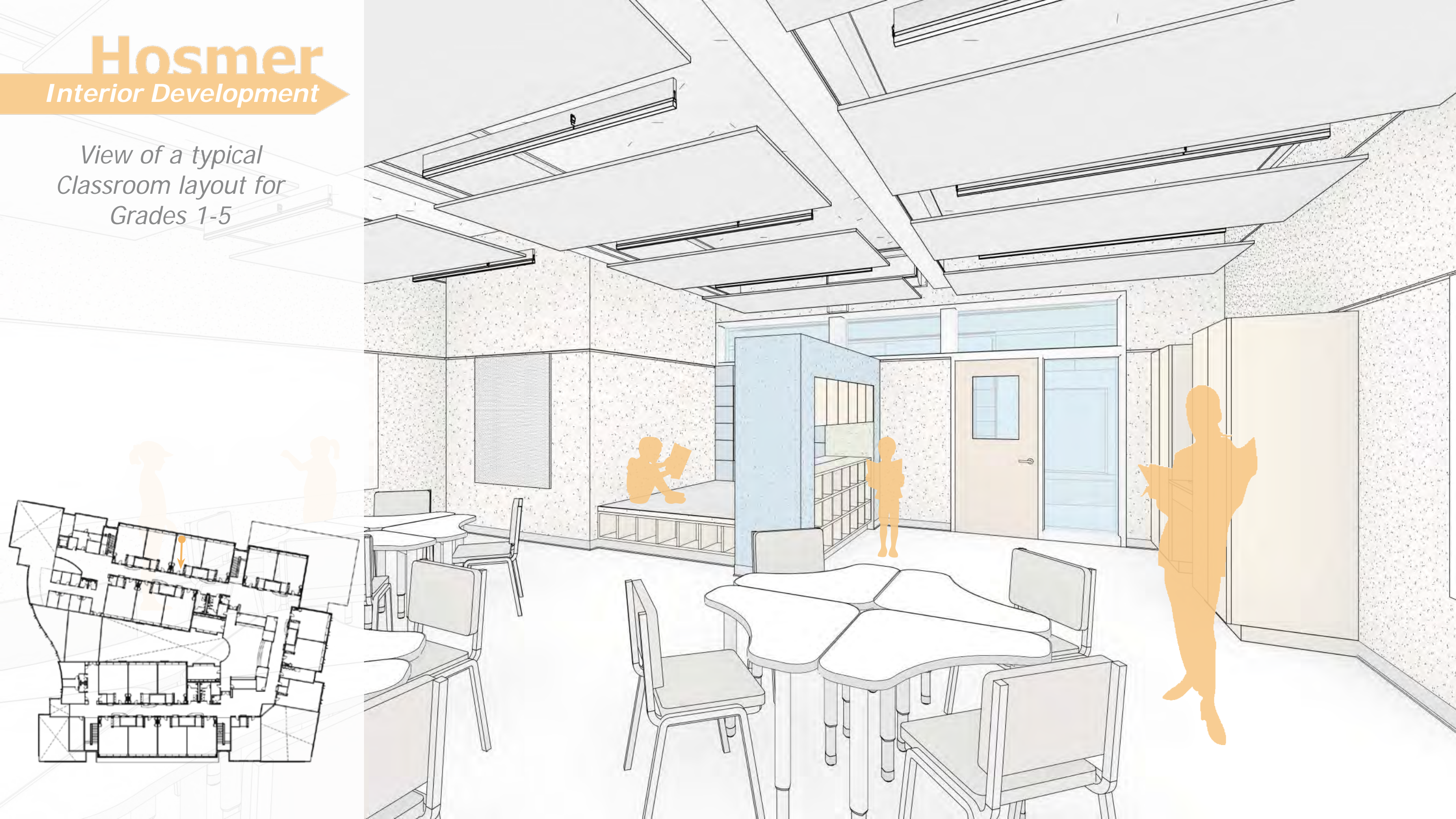
*View of a typical  
Classroom layout for  
Grades 1-5*



# Hosmer

*Interior Development*

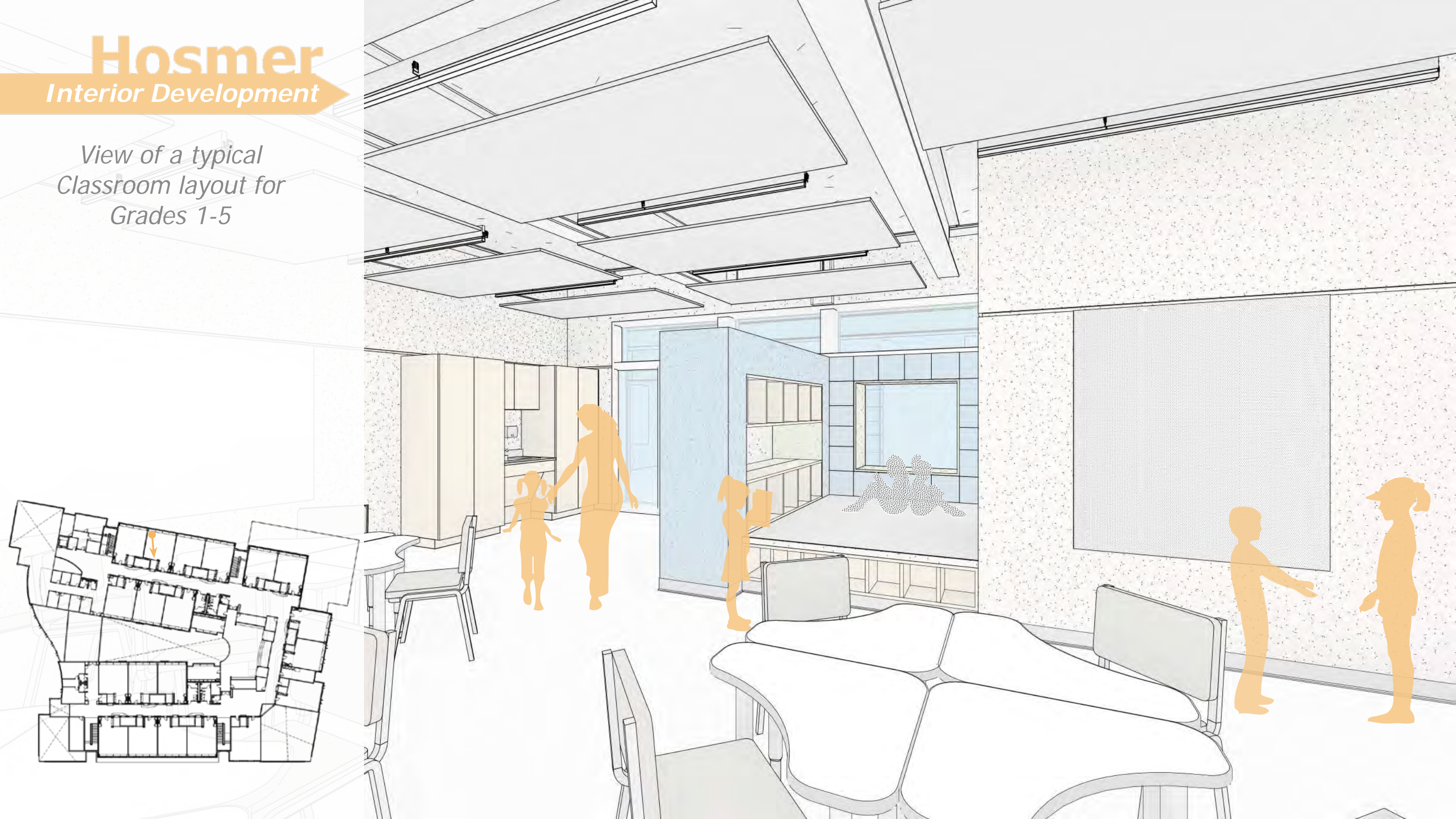
*View of a typical  
Classroom layout for  
Grades 1-5*



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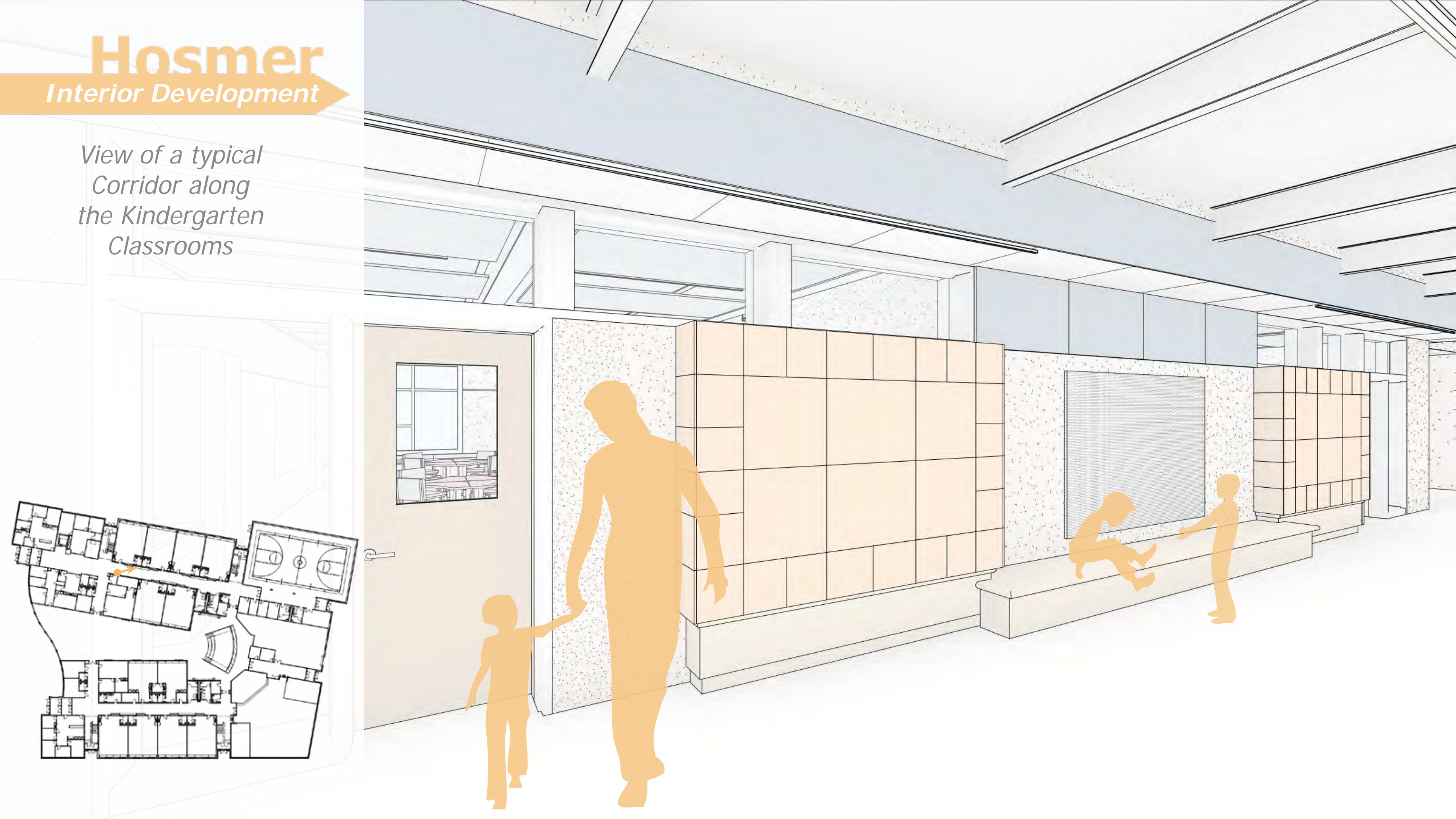
*View of a typical  
Classroom layout for  
Grades 1-5*



# Hosmer

*Interior Development*

*View of a typical  
Corridor along  
the Kindergarten  
Classrooms*



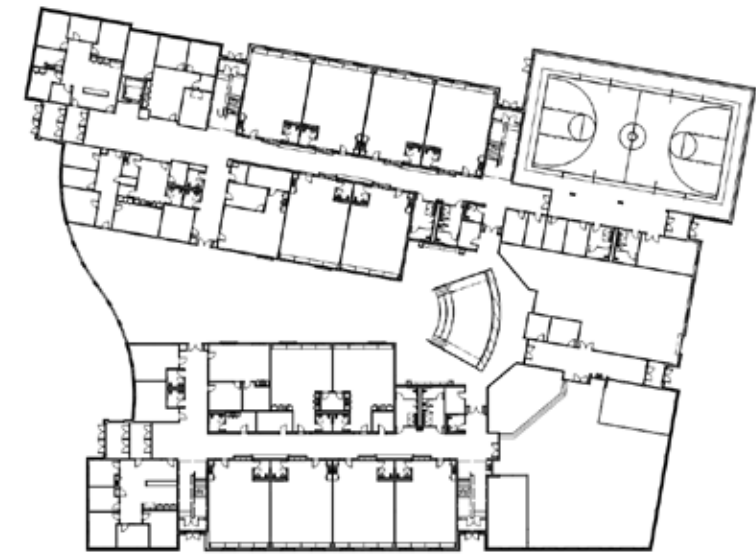
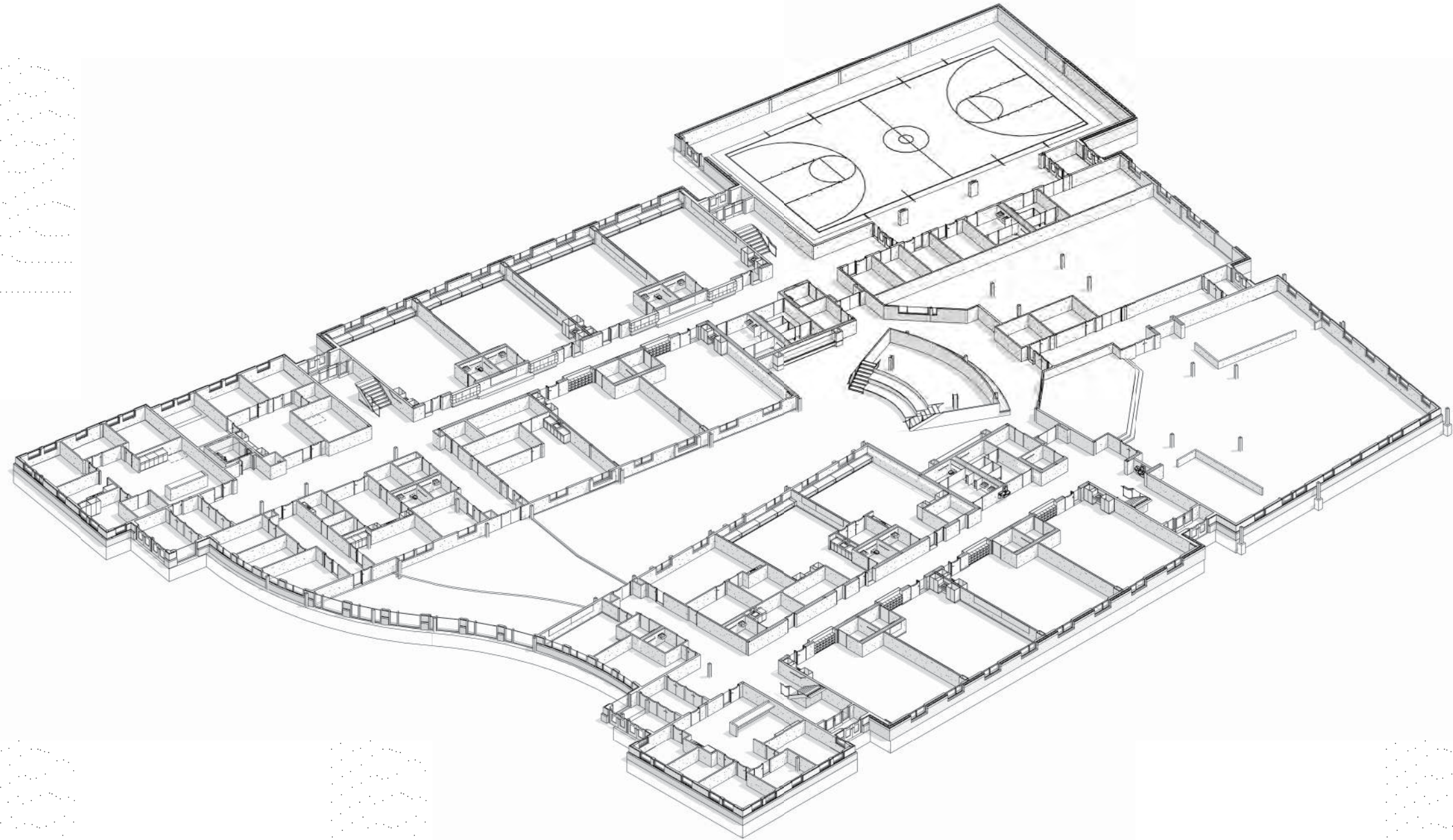
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Corridor along  
Classrooms for Grades  
1-5*

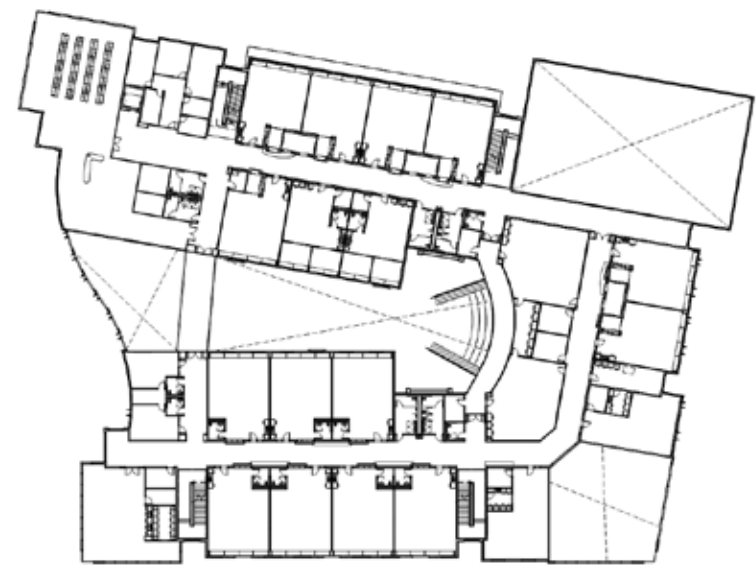
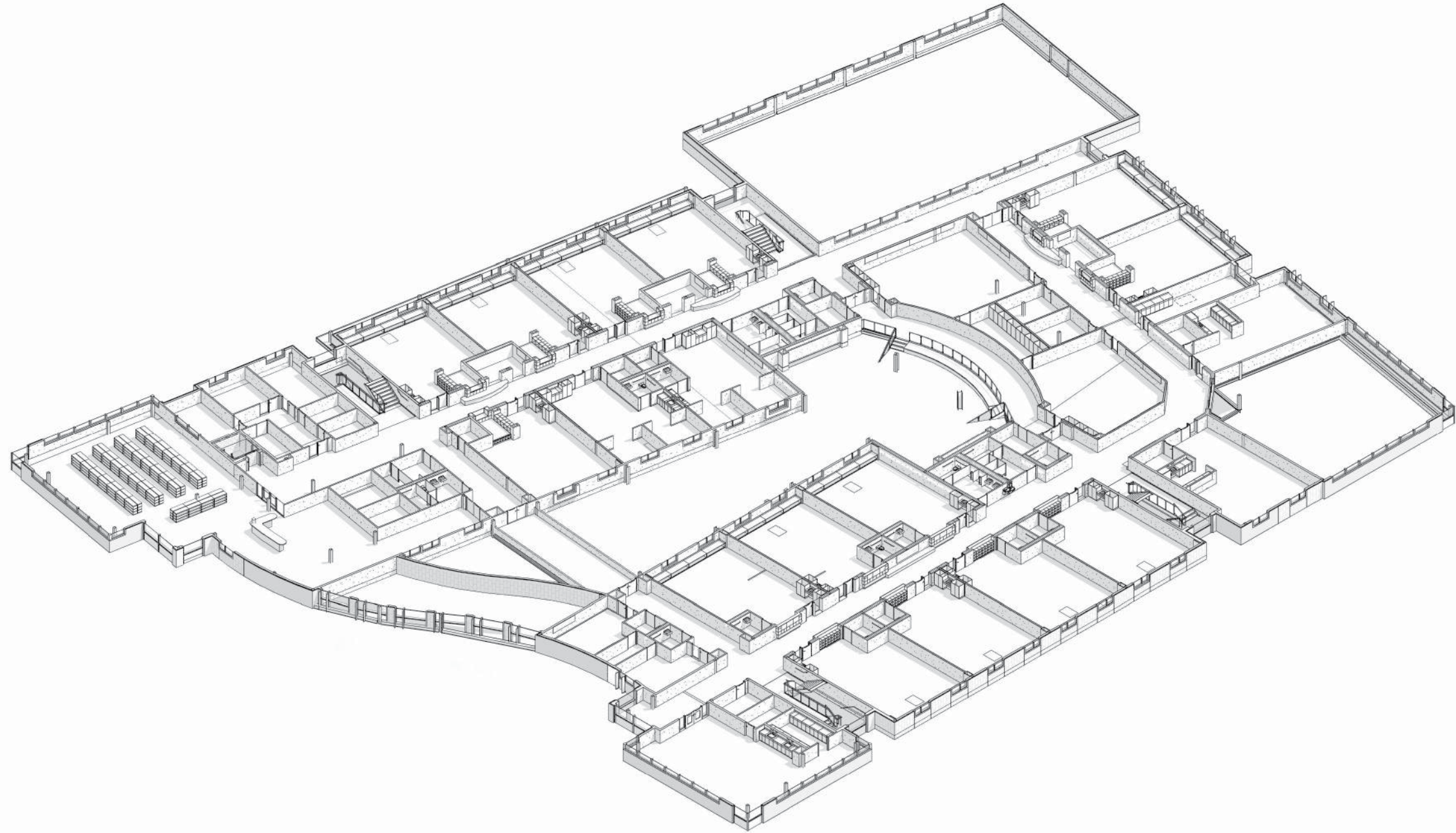


*First Floor Axon*

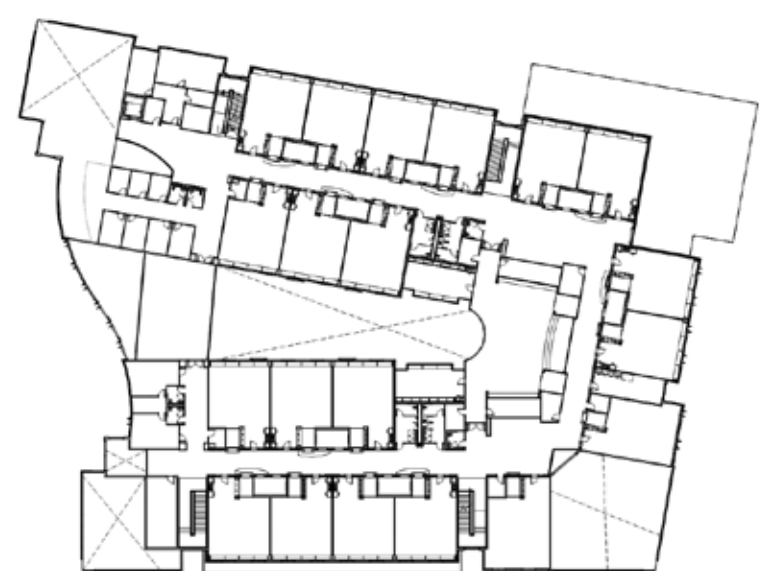
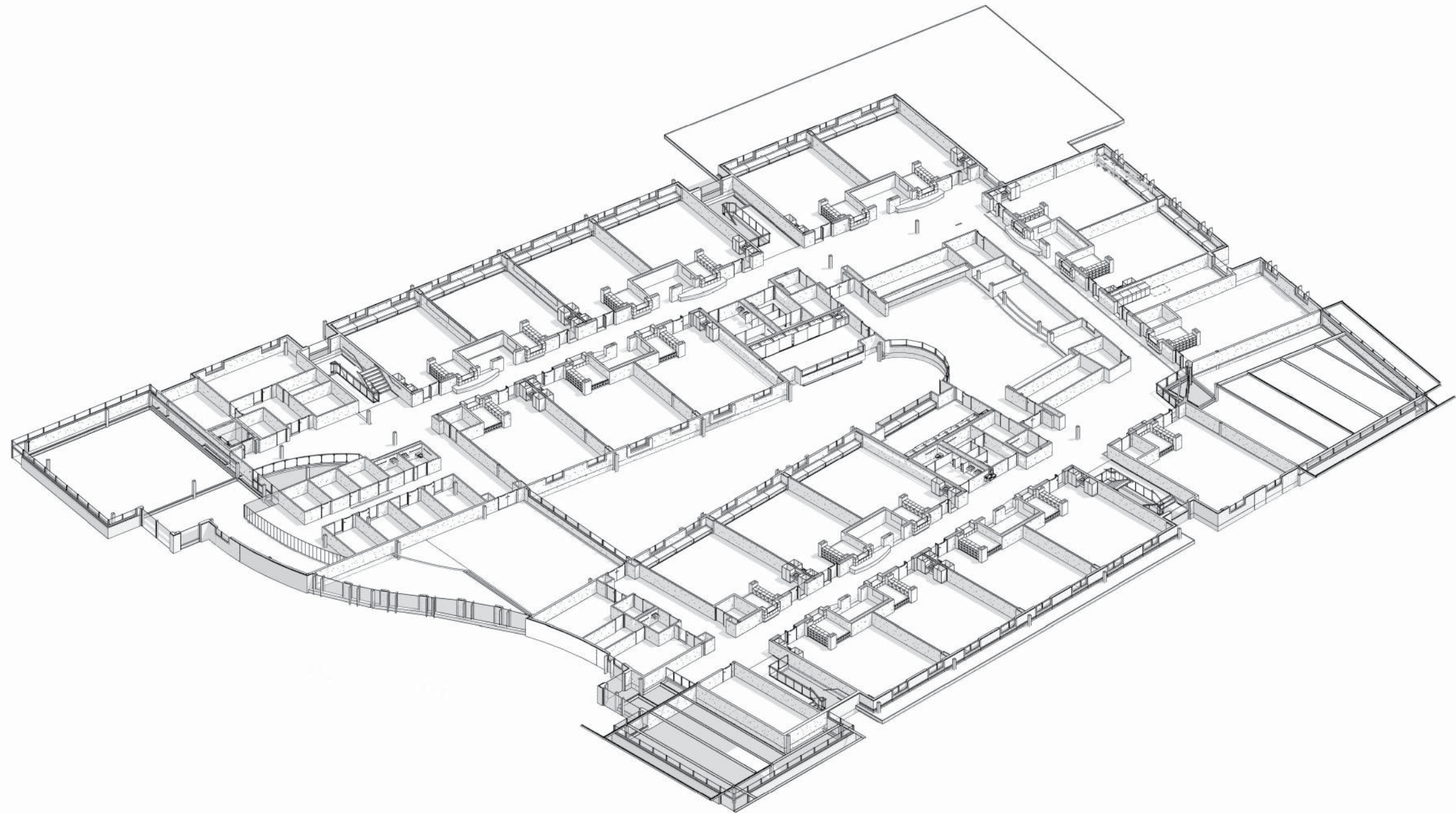




*Second Floor Axon*



*Third Floor Axon*



# Hosmer

Site Development



Boylston Street

Concord Road

Boylston Street

Hancock Street

Winthrop Street

Mt. Auburn Street

Chauncey Street

# Cunniff

Existing Site



Cunniff  
School  
Playground

Cunniff  
Elementary School

Chapman St

Chapman St

Chapman St

Warren St

Warren St

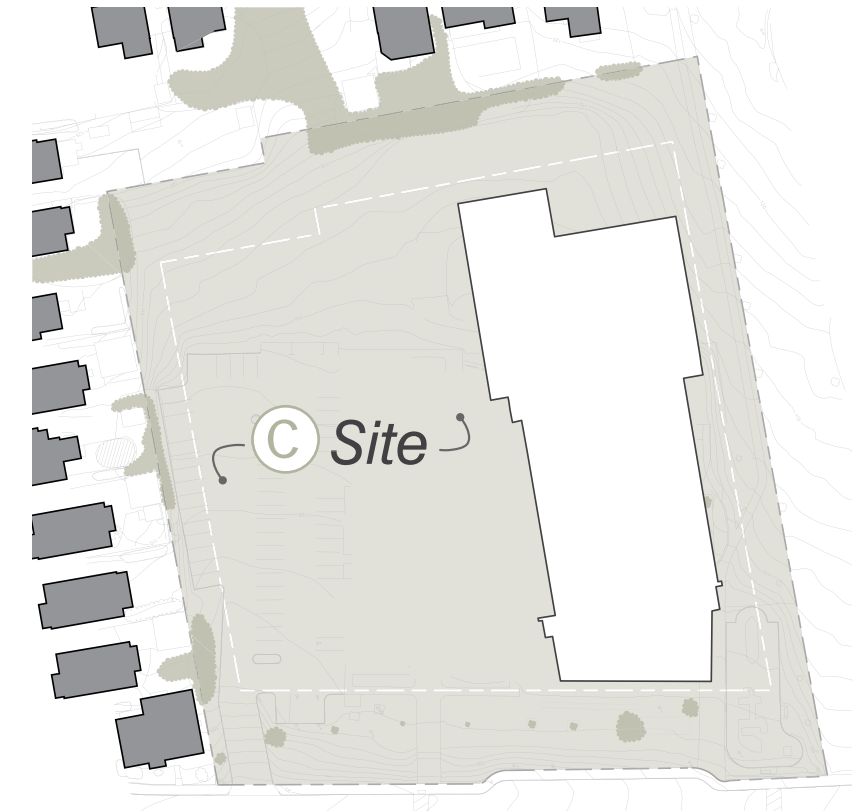
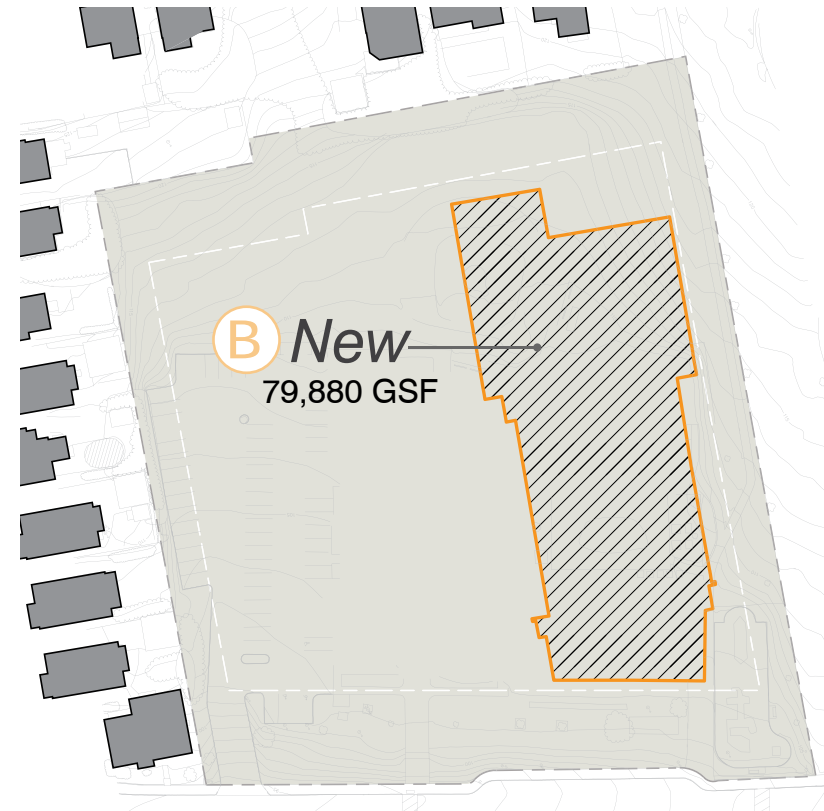
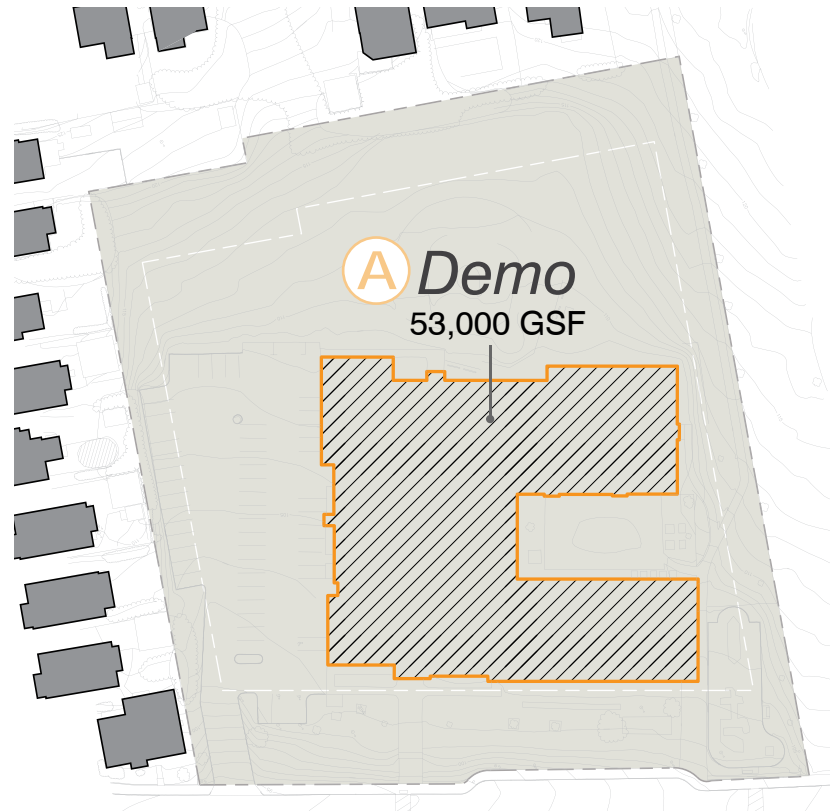
Warren St

Warren St



# Cunniff

## New Construction Phasing



### Phase I

Demolition (3 months)

- A** Jul. 2022 - Oct. 2022
  - demolition and abatement
  - CM to mobilize on site

### Phase II

New Construction (11 months)

- B** Oct. 2022 - Sep. 2023
  - new building constructed

### Phase III

Sitework (3+ months)

- C** Sep. 2023 + ongoing
  - paving sitework
  - planting sitework (weather dependent)

# Cunniff

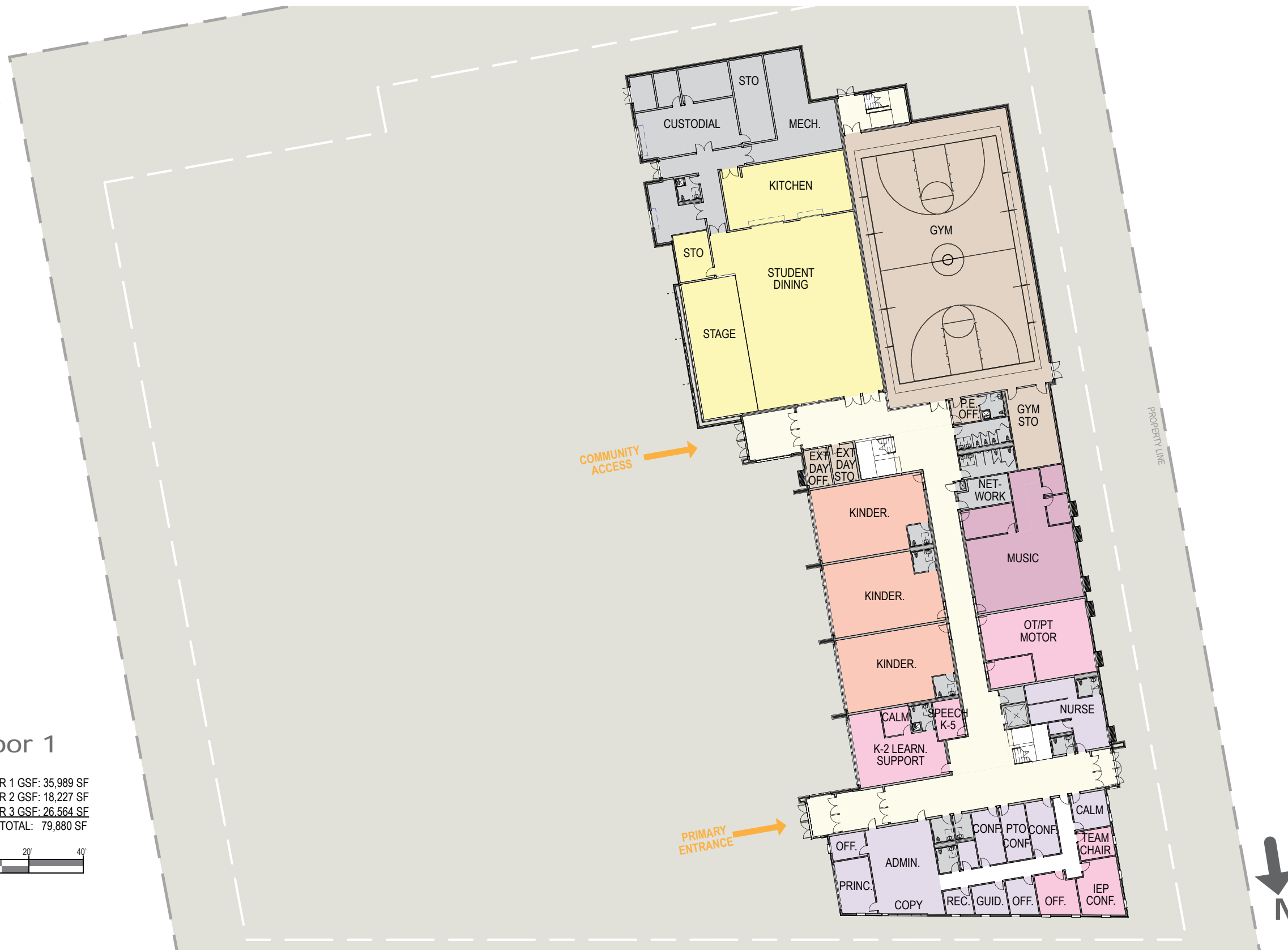
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-  Student Dining
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-  Service



### Floor 1

FLOOR 1 GSF: 35,989 SF  
 FLOOR 2 GSF: 18,227 SF  
 FLOOR 3 GSF: 26,564 SF  
 TOTAL: 79,880 SF



# Cunniff

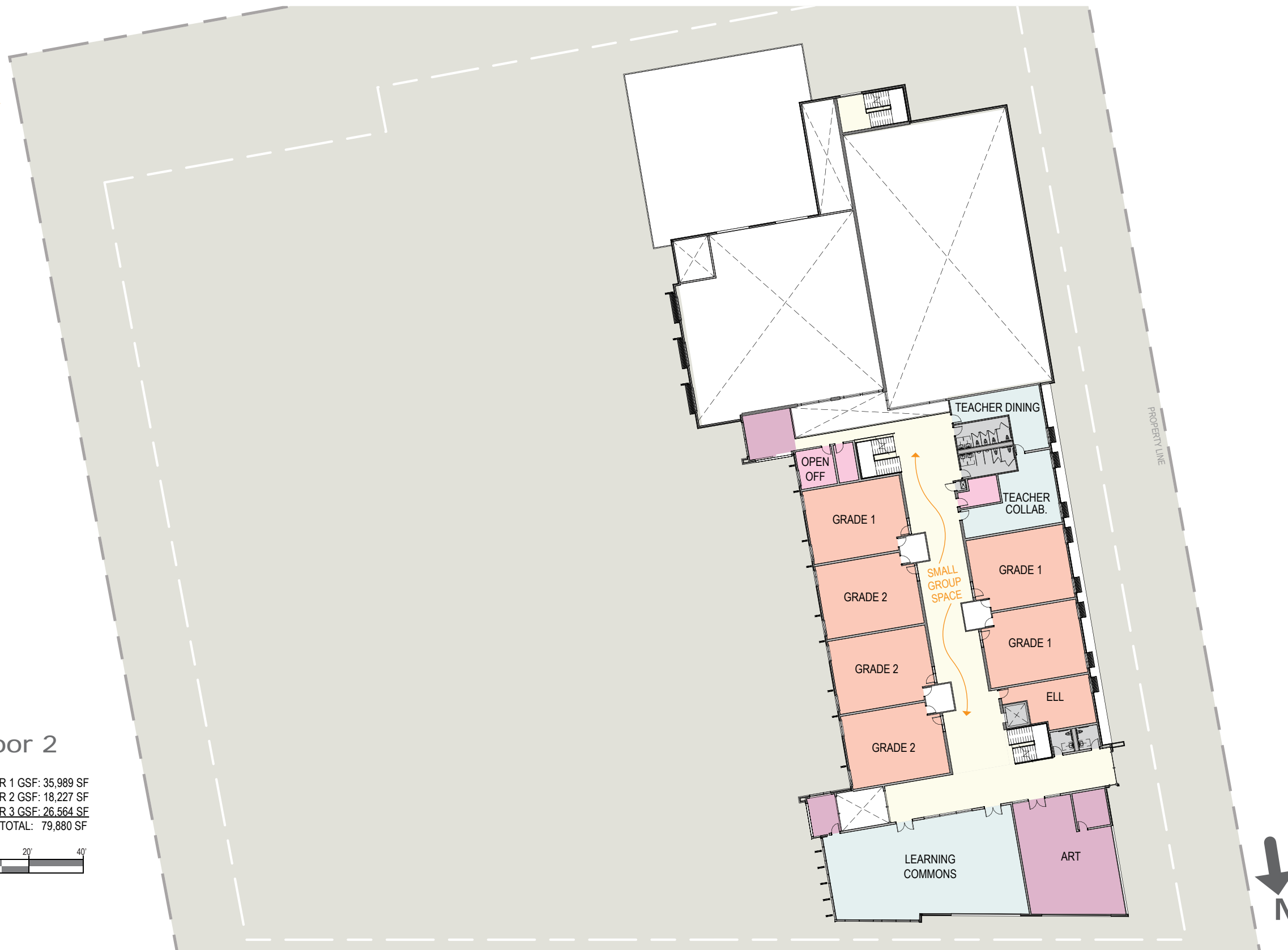
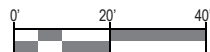
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### Floor 2

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# Cunniff

## Floor Plans

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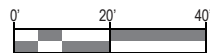
# Cunniff

## Floor Plans

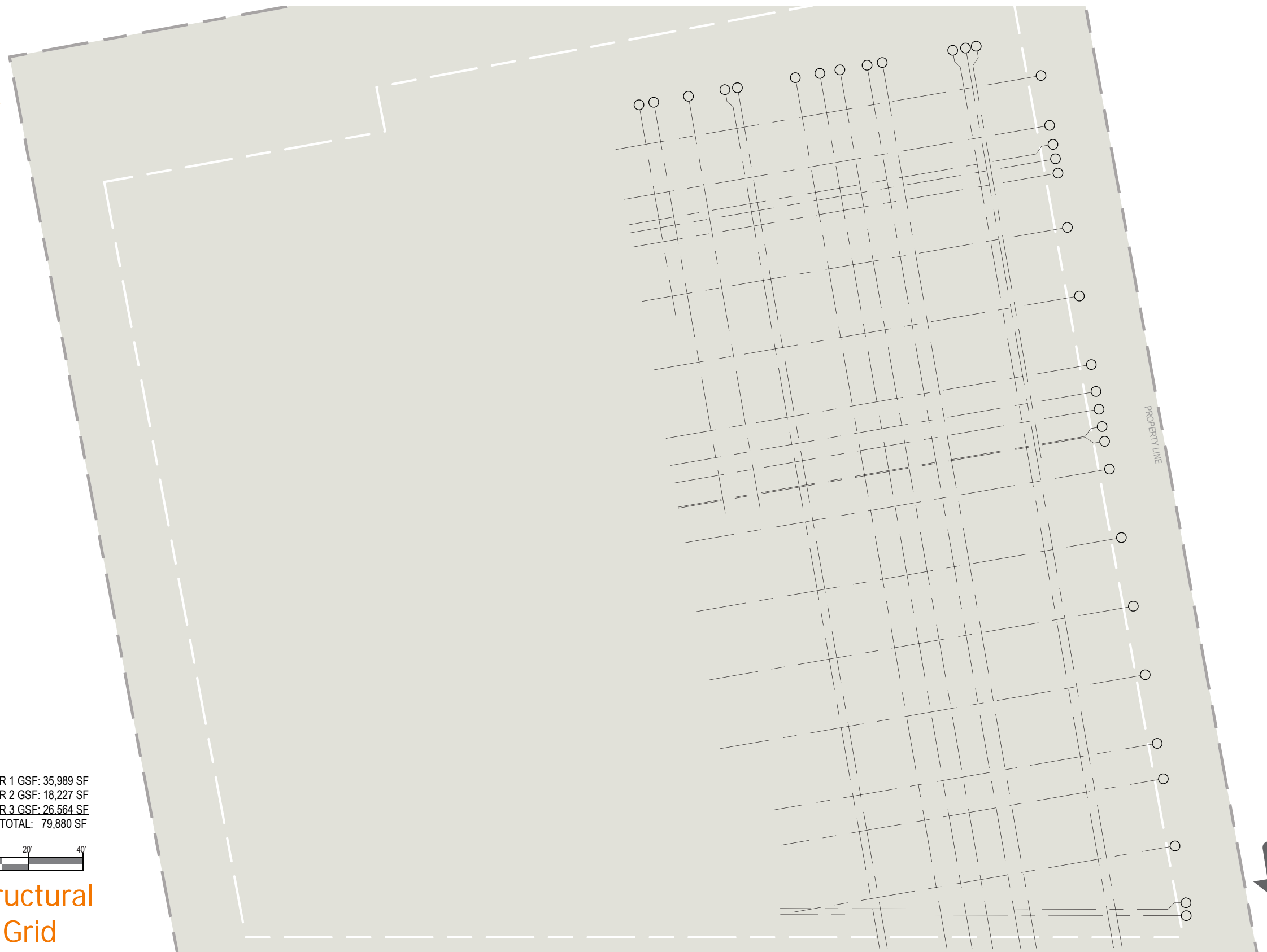
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Structural  
Grid



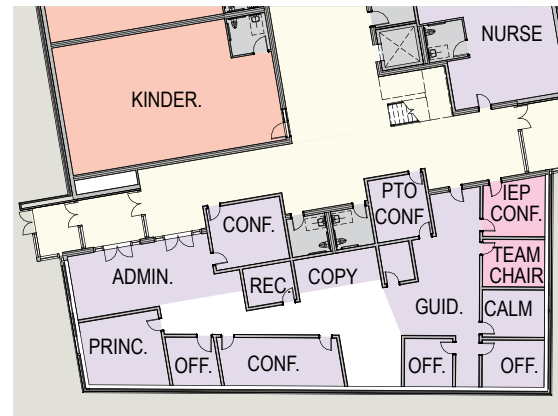
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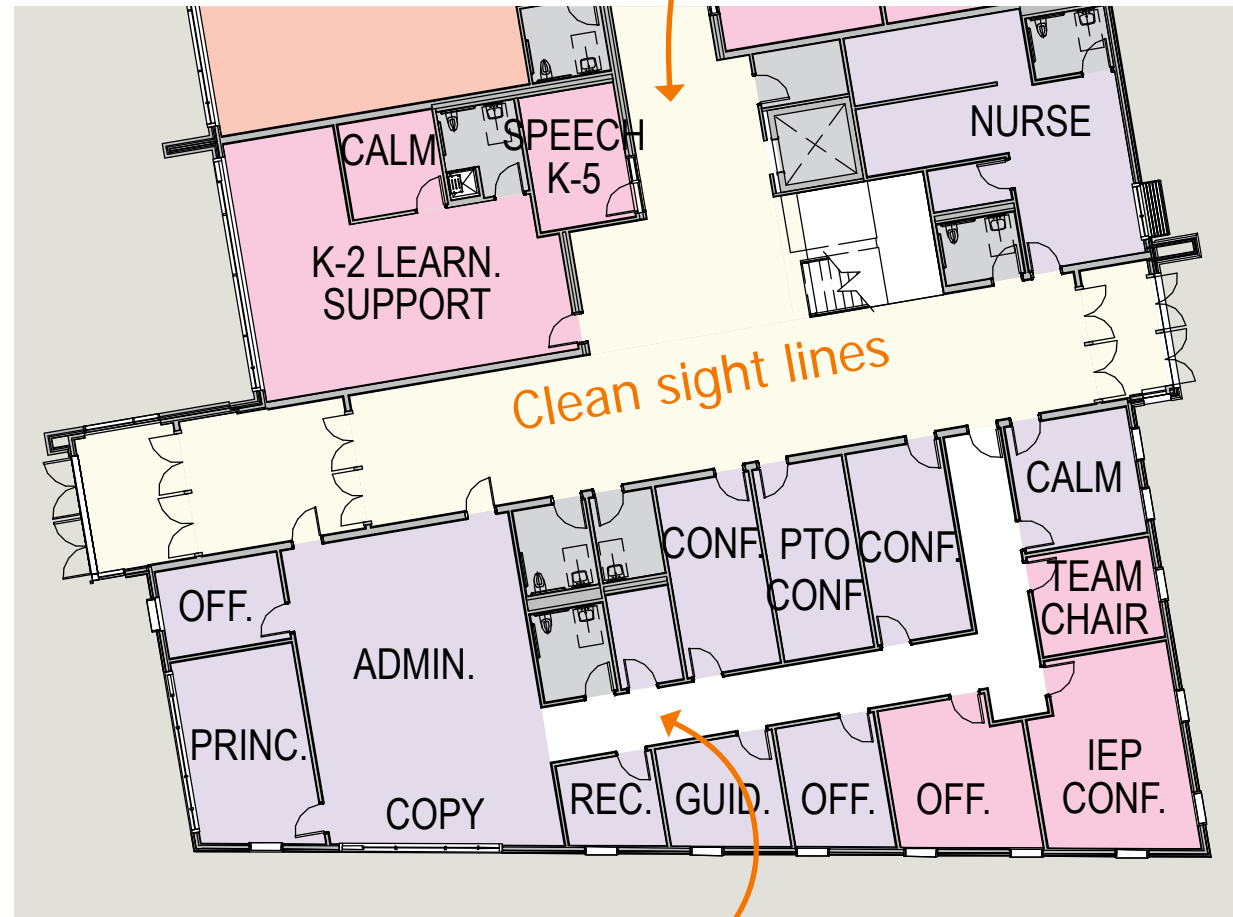


BEFORE



- Inefficient organization of program
- Elements protruding into corridor
- Admin Suite not inviting from academic core

NOW



Improved organization

Admin Suite becomes a destination

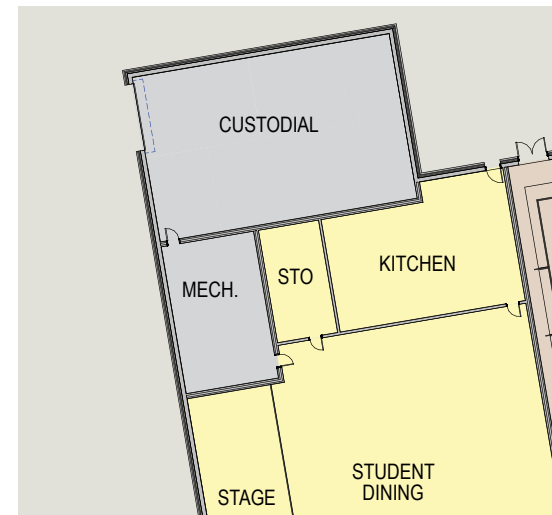
Clean sight lines



# Cunniff

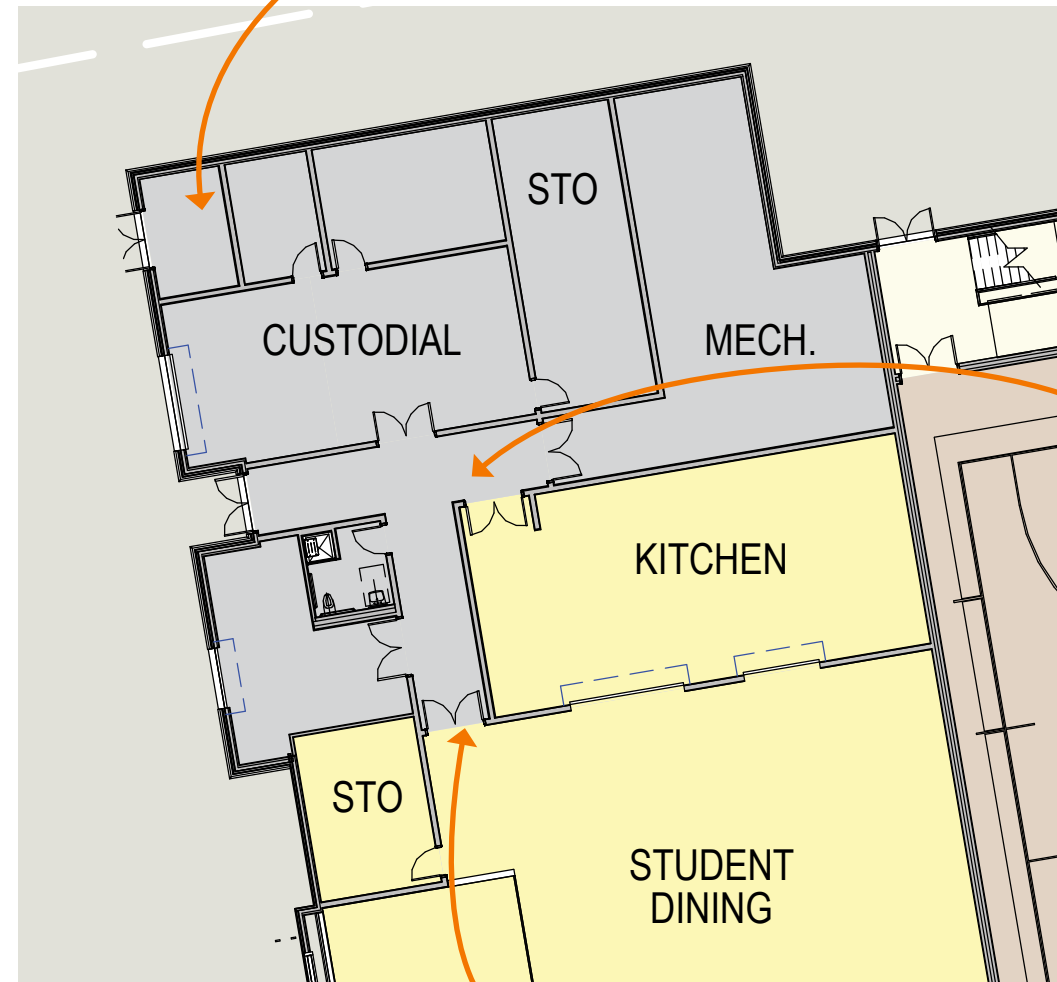
## Floor Plans

BEFORE



- Custodial Suite was an empty place holder
- Unresolved circulation

NOW



Outdoor storage after talks with staff

Direct access to Custodial Suite, Mechanical Rm, and Kitchen

Direct access from Custodial Suite to Student Dining

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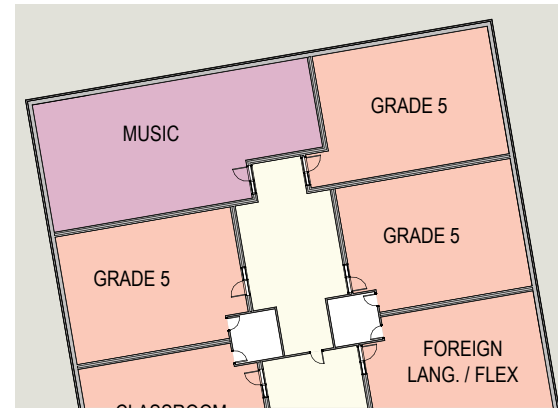


# Cunniff

## Floor Plans

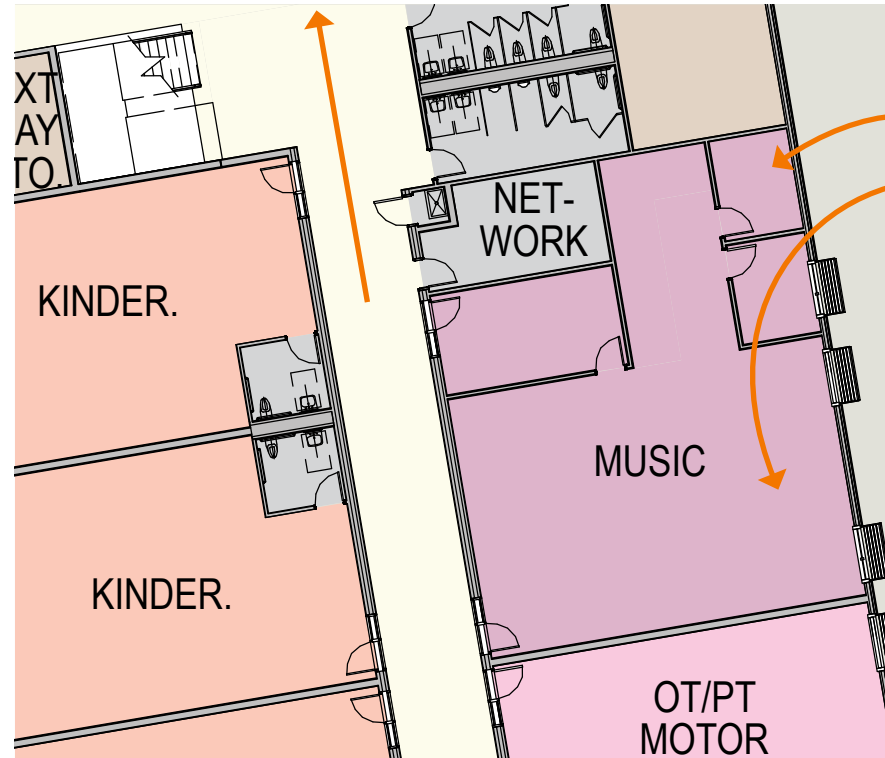
-  Circulation
-  Learning Commons
-  General Classrooms
-  Special Education
-  Admin/Guidance/Nurse
-  Art & Music Performance
-  Media Distribution
-  Teacher Planning
-  Student Dining
-  Gym/Health/Fitness
-  Service

BEFORE



- Music Room undersized, not centrally located, and an empty place holder
- Far from stage
- Surrounded by noise-sensitive Classrooms

NOW



Decreased travel distance to stage

Variety of spaces after talks with staff

Adjacent to program that is not noise-sensitive

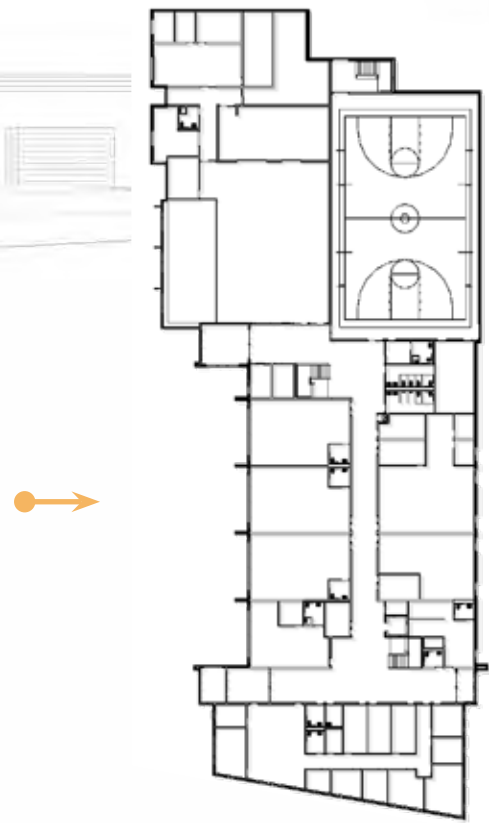
Music Room swaps with Flex Classroom



# Cunniff

*Exterior Development*

*View from the  
parking lot, looking  
towards the East  
Elevation*



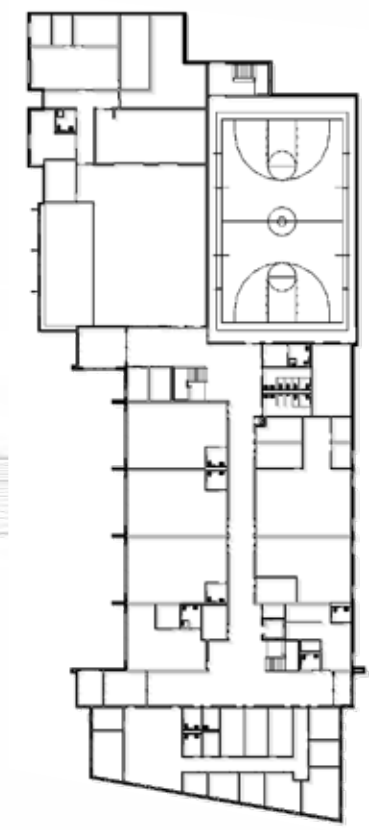
(First Floor)



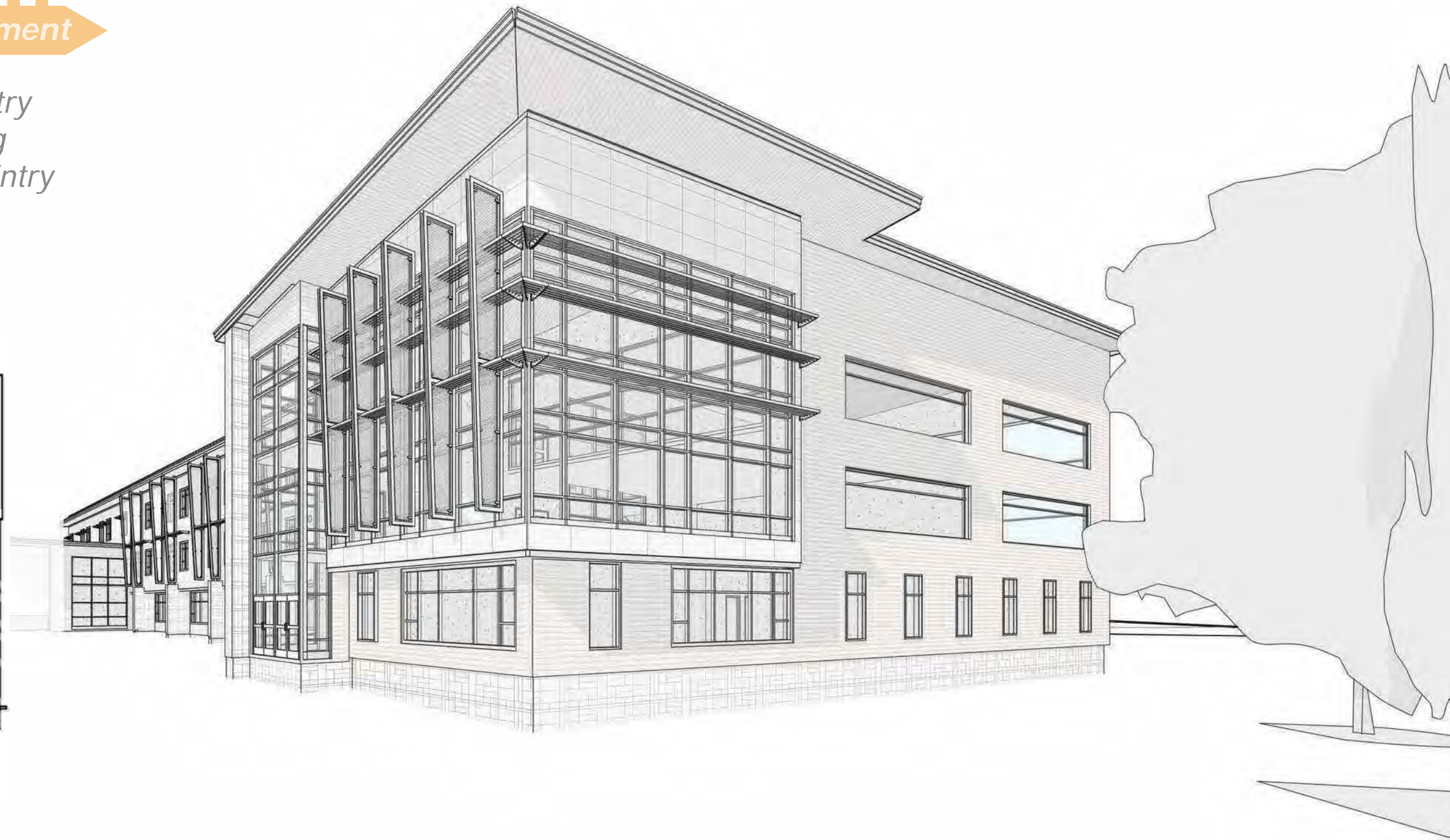
# Cunniff

*Exterior Development*

*View from entry  
path looking  
towards Main Entry*



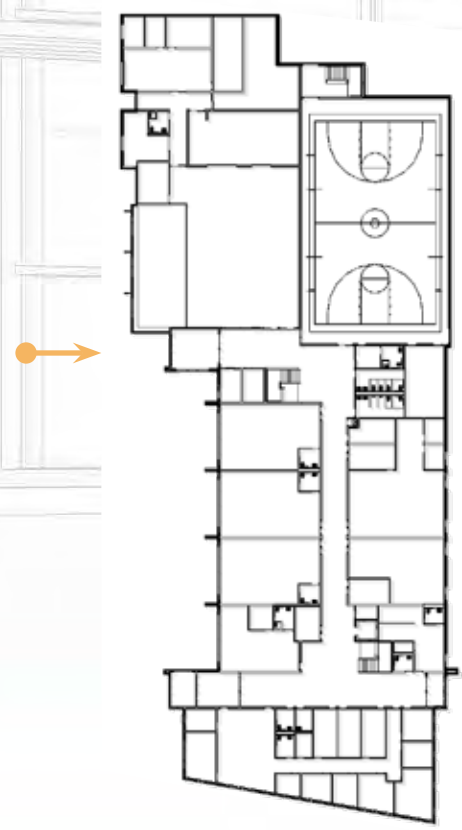
(First Floor)



# Cunniff

*Exterior Development*

*View towards  
Secondary Entry*

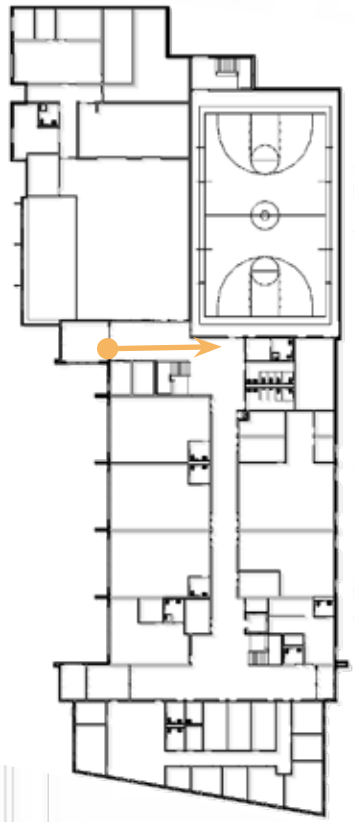


(First Floor)





*View from Secondary Entry Vestibule looking towards Student Dining and the Gymnasium*



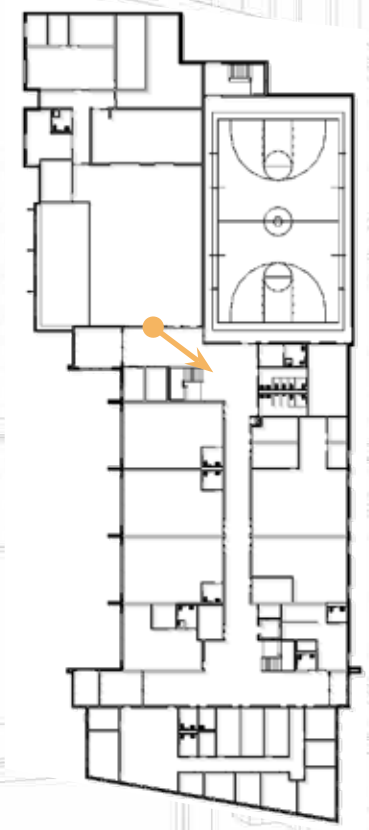
(First Floor)



# Cunniff

*Interior Development*

*View from Student Dining looking towards the Academic Core*



(First Floor)



*View from the Academic Core looking towards the Gymnasium and Student Dining*



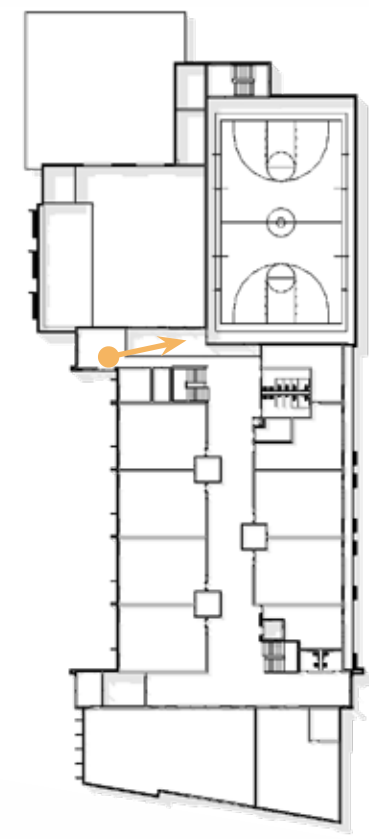
(First Floor)

*View from the Academic  
Core looking towards  
the Gymnasium and  
Student Dining*

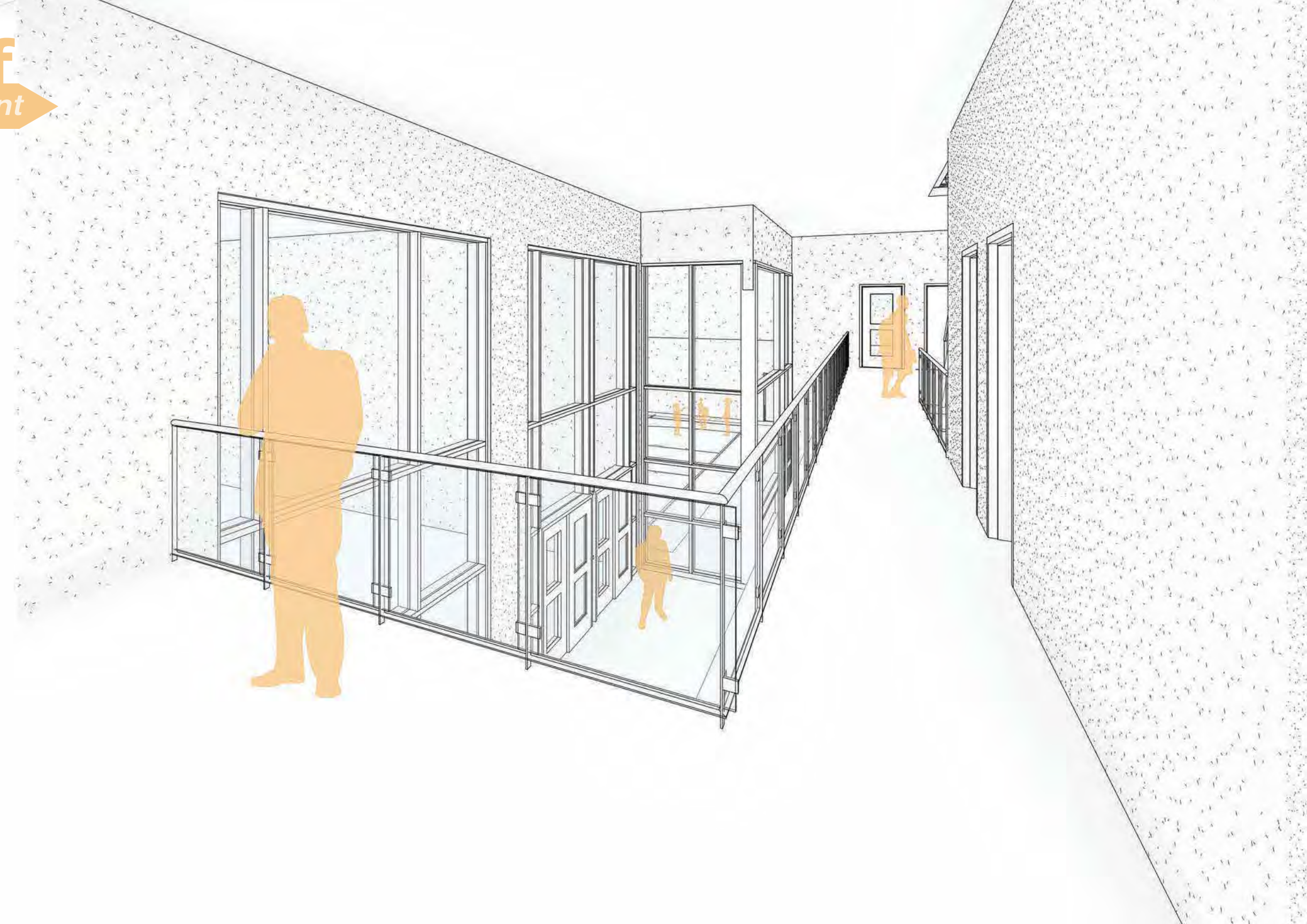


(Second Floor)

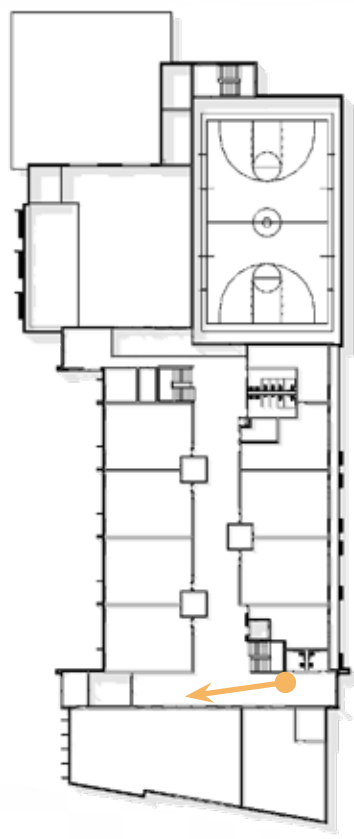
*View from Display Area looking towards the Gymnasium and Student Dining*



(Second Floor)



*View of the Corridor,  
adjacent the Art  
Classroom, Learning  
Commons, and the  
Media Center*



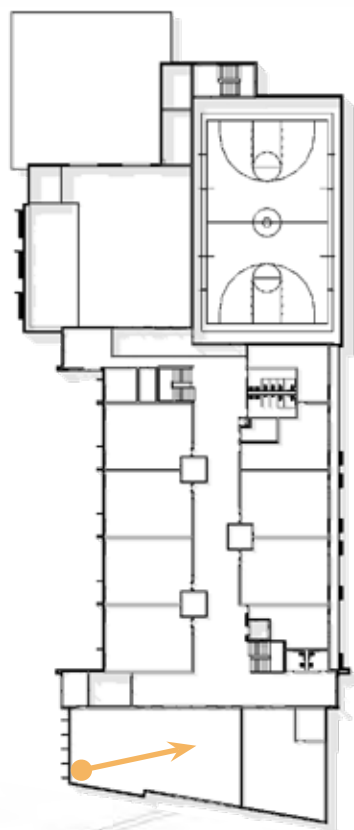
(Second Floor)



# Cunniff

*Interior Development*

*View of the Learning Commons and Media Center (above)*



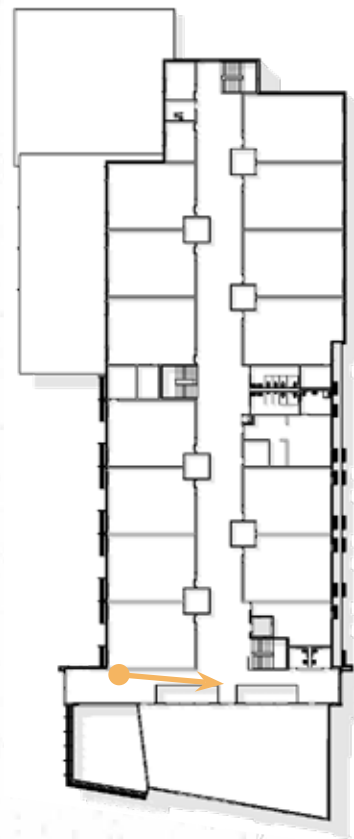
(Second Floor)



# Cunniff

*Interior Development*

*View of the Corridor and Connecting Bridge, adjacent the Media Center*

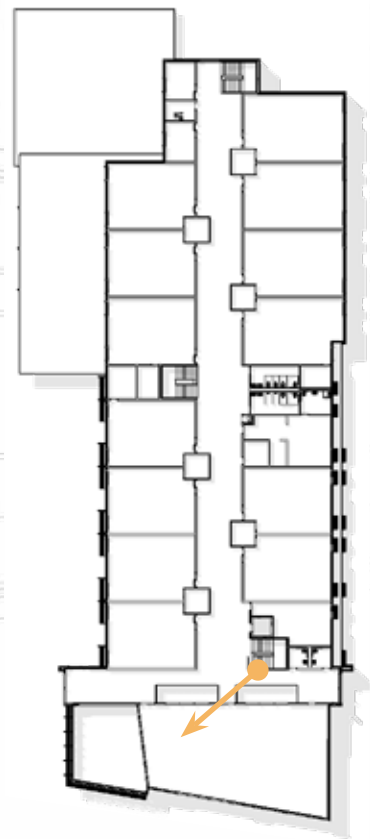


(Third Floor)





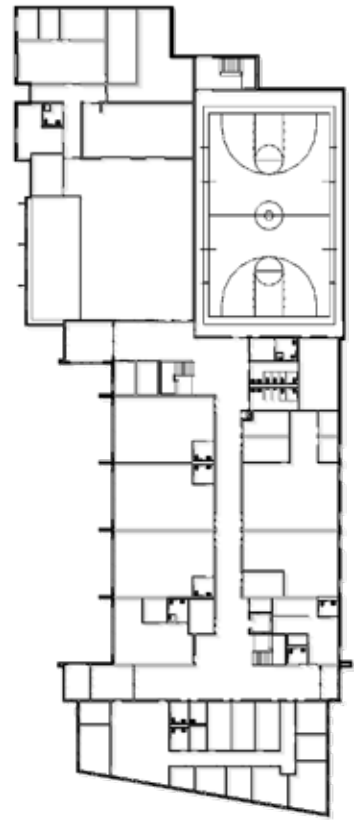
*View of the  
Connecting Bridge,  
adjacent the Media  
Center*



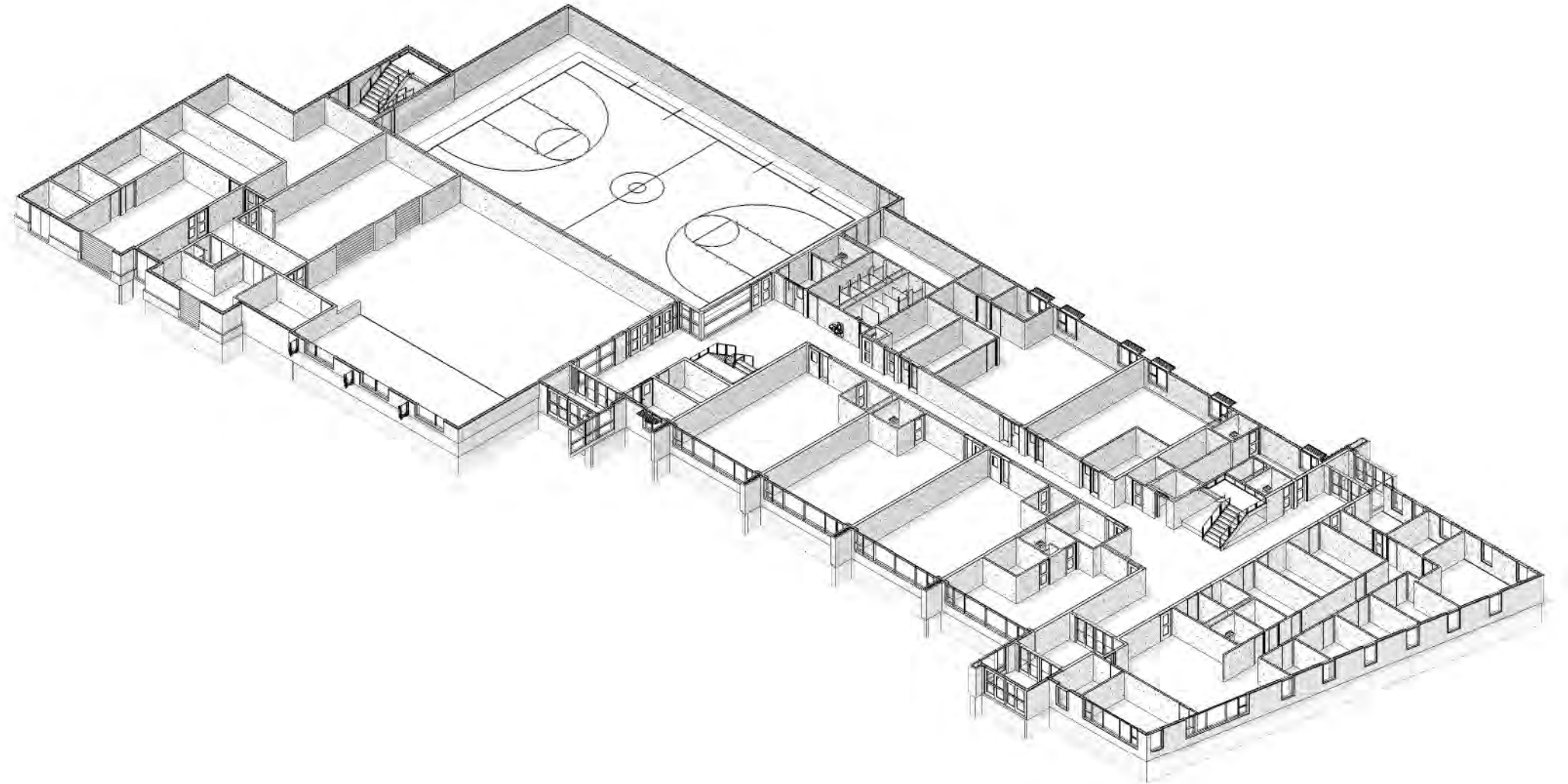
(Third Floor)



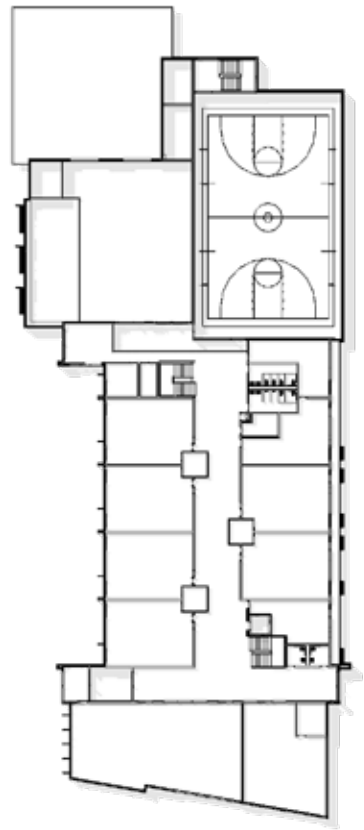
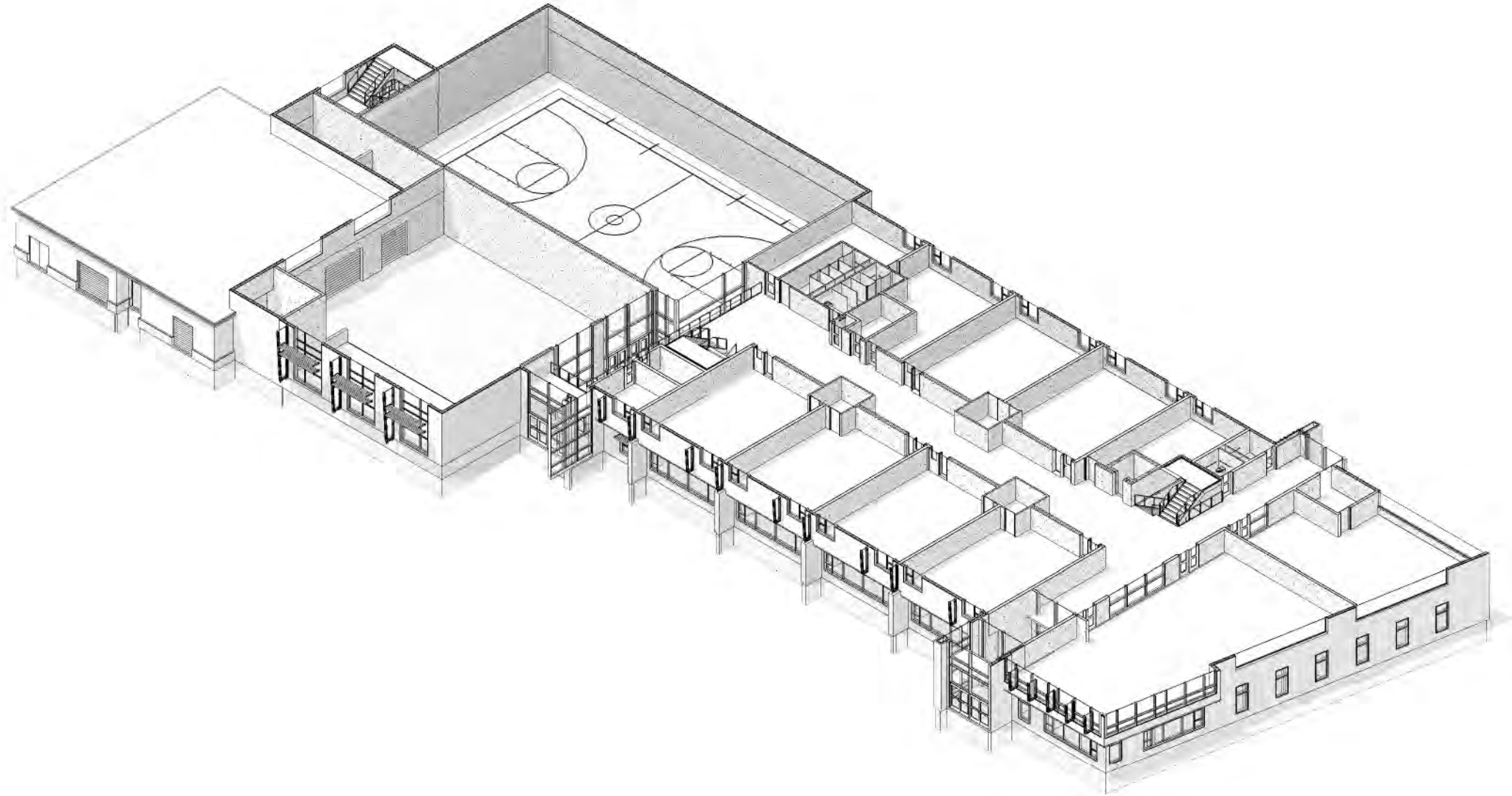
*First Floor Axon*



(First Floor)

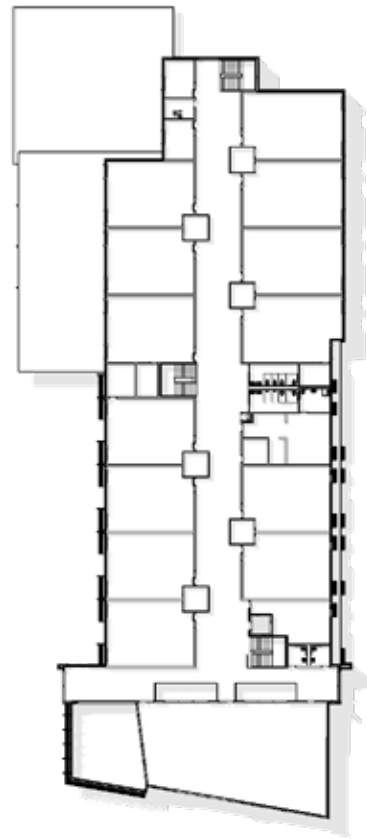


*Second Floor Axon*

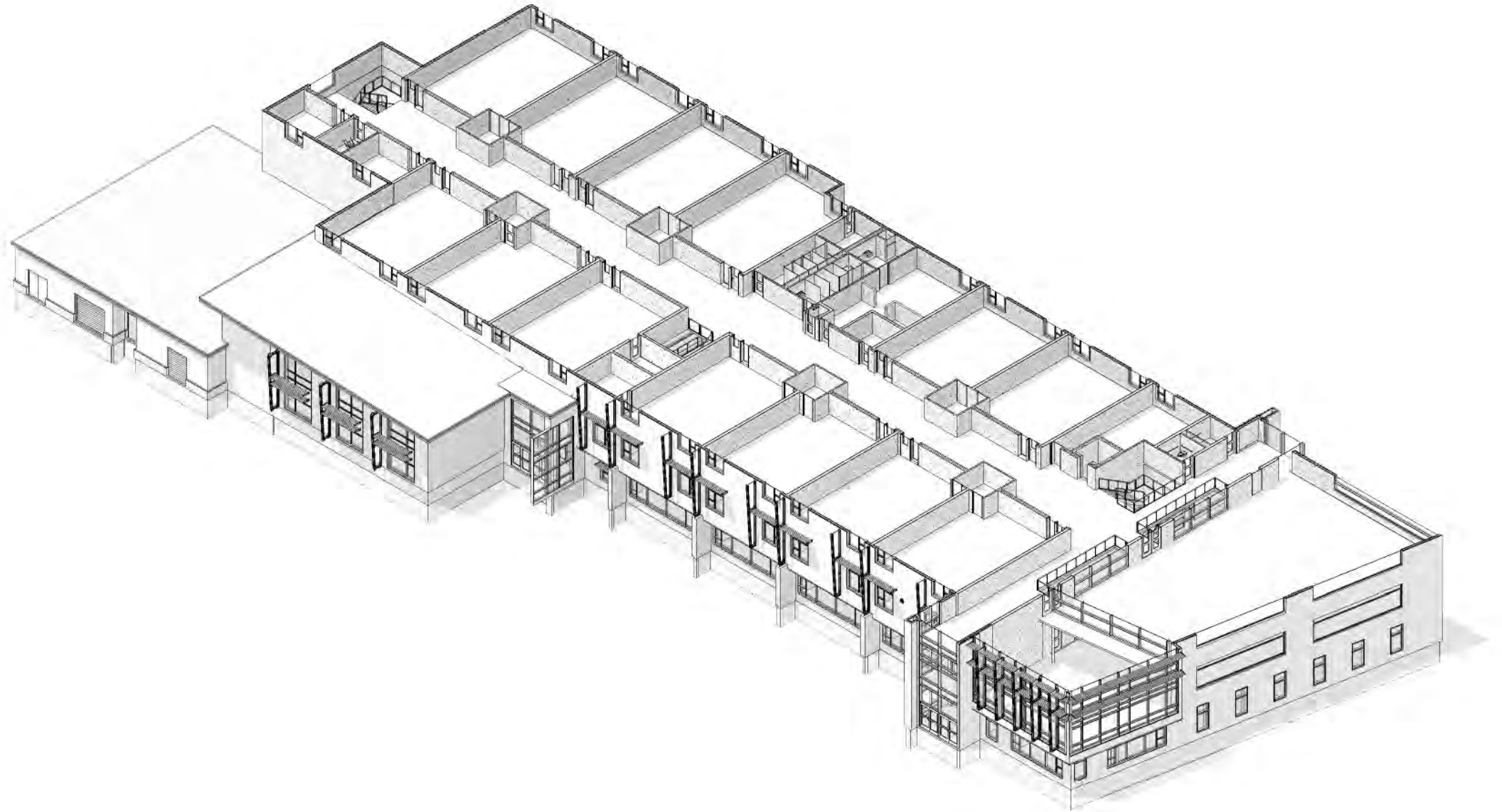


(Second Floor)

*Third Floor Axon*



(Third Floor)





Ridgelawn  
Cemetery

Grandview Ave

Chapman Street

Warren Street

Cleveland Road

King Street