

*Watertown Elementary Schools Building Project*

# DesignWatertown



**WPS Building Committee**

**Ai3 Architects, LLC**  
**Hill International, Inc**

November 6, 2019

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

*Watertown Elementary Schools Building Project*

# SiteUpdate





# Lowell

Playground Design





# Lowell

Playground Design



2

*Historic main lawn  
View from Orchard Street*



# Lowell

Playground Design



3

*K-1 entrance and seating  
View towards playground*



# Lowell

Playground Design



4

Playground  
View towards main facade



# Lowell

Playground Design



5

Playground  
View towards Orchard Street



# Lowell

Playground Design



6

Playground  
View towards historic lawn



# Lowell

Playground Design



7

Playground  
View towards learning gardens



# Lowell

Playground Design



8

Learning Gardens  
View from playground



# Lowell

Playground Design



Learning Gardens approach  
from Garden Classroom



# Lowell

Playground Design



**10** Learning Gardens  
Informal gathering



# Lowell

Playground Design



11

*Courtyard area with shed for Learning Gardens*







# Lowell

Playground Design



**13** Accessible pathway to the garden area



# Hosmer

Playground Design







2

*View from K-5 Playground  
looking west from Chauncey St.*



# Hosmer

Playground Design



3

*View from K-5 Playground looking north towards Hancock St.*



# Hosmer

Playground Design



4

*View from sport court looking north  
towards Hancock & Winthrop St.*



# Hosmer

Playground Design



5

*View from sport court looking south towards Concord Rd.*



# Hosmer

Playground Design



6

*View from school drive looking east towards K-5 Playground*



# Hosmer

Playground Design



7

*View of Early Ed. Playground looking north towards Mt. Auburn St.*



# Hosmer

Playground Design



8

*View of Early Ed. Playground  
looking back towards Hosmer*



# Hosmer

Playground Design



9

*View of basketball court and small field space looking back towards Hosmer*



# Hosmer

*Playground Design*



**10** *View of school gardens looking towards Concord Rd. entrance*



# Hosmer

Playground Design



**11** View of school gardens looking towards Concord Rd. entrance







# Cunniff

Playground Design



2

*"Lower" Play Area  
View from Warren Street*



# Cunniff

Playground Design



3

*"Lower" Play Area  
View towards Warren Street*



# Cunniff

Playground Design



4

*"Upper" Play Area  
View from Parking Lot*



# Cunniff

Playground Design



5

*"Upper" Play Area  
View towards Basketball Court*









7

Garden Area  
View towards Rear Path



# Cunniff

*Playground Design*



8

*Garden Area  
View from Rear Path*



*Watertown Elementary Schools Building Project*

# **Schedule**Update









*Watertown Elementary Schools Building Project*

# **Materials**Review





# Hosmer

*Exterior Materials*



# Cunniff

*Exterior Materials*







*Watertown High School Building Project*

# Design **Watertown**

**WPS Building Committee**

**Ai3 Architects, LLC**

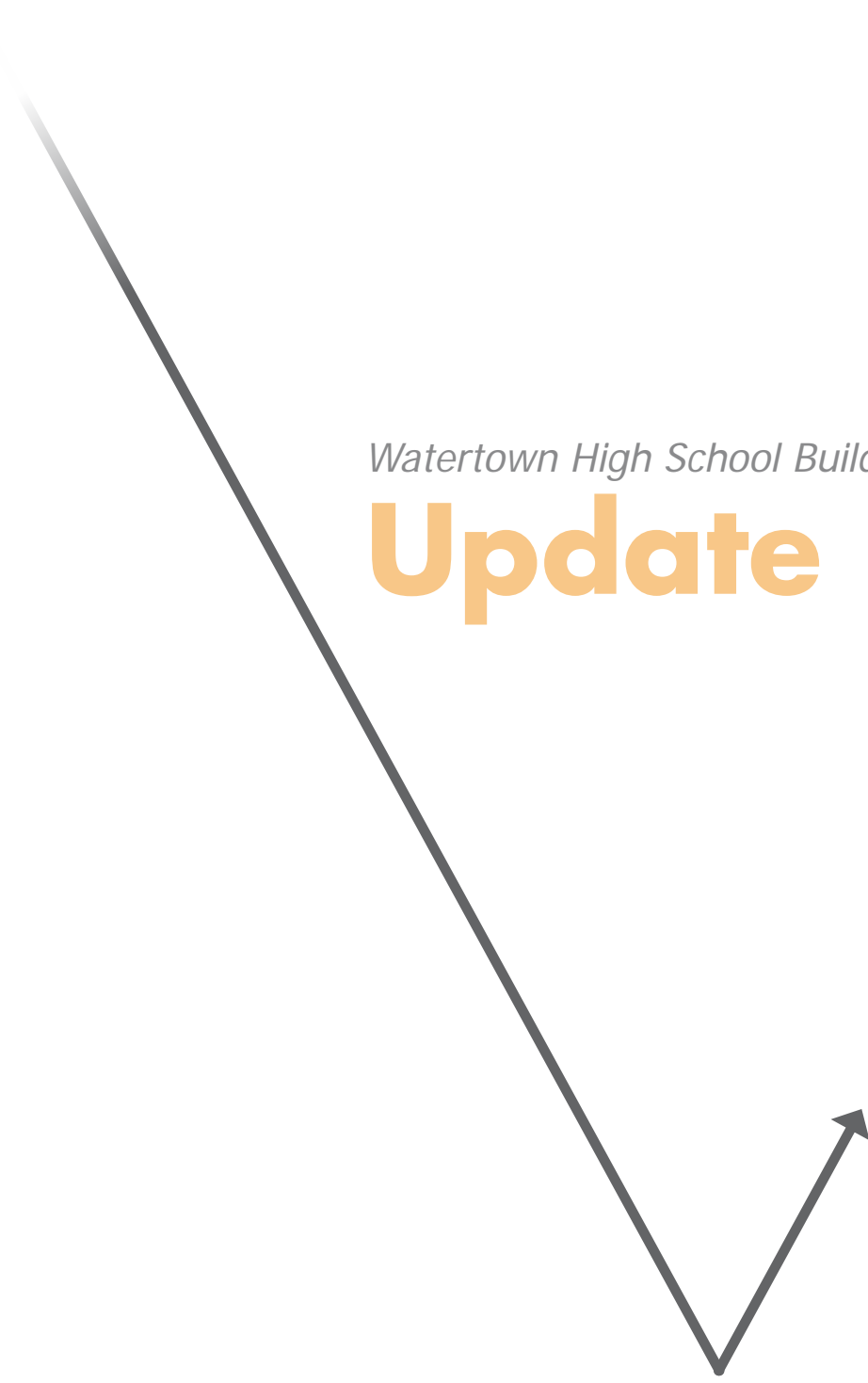
**Compass Project Management, Inc**

November 6, 2019



*Watertown High School Building Project*

# Update









# Watertown High School: Educational Space Summary

VOCATIONS & TECHNOLOGY				0	0	0	7,200			
Technology/Engineering Rooms			14,294				1,440	5	7,200	Assumed use - 100% Population - 5 times/week; 825 SF - 2,000 SF
Graphic Arts	1,557	1	1,557							
Culinary	1,186	1	1,186							
Robotics	1,215	2	2,430							
Business Applications	1,256	1	1,256							
Engineering	725	3	2,175							
Fabrication Lab 1	2,765	1	2,765							
Fabrication Lab 2	1,110	1	1,110							
Video Production	774	2	1,548							
Journalism	267	1	267							
Medical Assisting										
Early Childhood Education										
HEALTH & PHYSICAL EDUCATION				0	0	0	20,232		Excess PE Spaces Policy	
Gymnasium	15,969	1	15,969				12,000	1	12,000	
PE Alternatives	1,223	2	2,445				3,000	1	3,000	
Gym Storeroom	588	1	588				300	1	300	
Locker Rooms - Boys / Girls w/ Toilets	2,284	2	4,568				4,032	1	4,032	5.6 sf/student total
Phys. Ed. Storage	163	6	978				500	1	500	
Athletic Director's Office	137	1	137				150	1	150	
Health Instructor's Office w/ Shower & Toilet	146	3	438				250	1	250	
PE Classroom	986	1	986							
Weight Room	4,025	1	4,025							
Wrestling Room	894	2	1,788							
Gym Filming Area	276	2	552							
MEDIA CENTER				0	0	0	4,400			
Media Center / Reading Room	3,891	1	3,891				4,400	1	4,400	
Computer Lab (Incl in Media)	1,152	1	1,152							
AUDITORIUM / DRAMA				0	0	0	7,630		Excess Auditorium Spaces Policy	
Auditorium (796 existing)	6,631	1	6,631				4,800	1	4,800	2/3 Enrollment @ 10 SF/Seat - 750 seats MAX
Stage	1,312	1	1,312				1,600	1	1,600	
Auditorium Storage	355	1	355				430	1	430	
Make-up / Dressing Rooms							300	2	600	
Controls / Lighting / Projection	103	1	103				200	1	200	
DINING & FOOD SERVICE				0	0	0	6,980			
Cafeteria / Student Lounge / Break-out	1,833	3	5,499				3,600	1	3,600	3 seatings - 15SF per seat
Chair / Table Storage							330	1	330	
Scramble Serving Area	930	1	930				600	1	600	
Kitchen	2,924	1	2,924				2,020	1	2,020	1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room	284	1	284				430	1	430	20 SF/Occupant







Update

# Watertown High School: Educational Space Summary

NON-PROGRAMMED SPACES			
Other Occupied Rooms (list separately)			
Unoccupied MEP/FP Spaces			
Unoccupied Closets, Supply Rooms & Storage Rooms			
Toilet Rooms			
Circulation (corridors, stairs, ramps & elevators)			
Remaining <sup>3</sup>			
Total Building Gross Floor Area (GFA) <sup>2</sup>			220,068
Grossing factor (GFA/NFA)			1.59

% of GFA	0	% of GFA	0	% of GFA	0
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NON-PROGRAMMED SPACES			
			Non-Programmed space areas are required to be included in the following submittals:
			Schematic Design Submittal
			Design Development Submittal
			60% Construction Documents
			90% Construction Documents
			Final Construction Documents
		152,640	
		1.49	



*Update*



## **Watertown High School: Existing Conditions Report**

1. Overview
2. Architectural Review
3. Structural Review
4. Fire Protection Review
5. Plumbing Review
6. Mechanical Review
7. Electrical Review
8. Technology & Security Review
9. Code & Life Safety Analysis
10. Handicap Accessibility Review
11. Historical Analysis



*Update*



## **Watertown High School: Proposed Testing and Exploratory Programs**

1. Hazardous Materials
2. Geotechnical
3. Soils Characterization
4. Site Topographical and Boundary Survey





## **Watertown High School: Conceptual Options Being Investigated**

1. Base Repair - Code Compliance
2. Renovation and/or Expansion of the Existing High School Building
3. Construction of a New High School on the Existing Site
4. Construction of a New High School on Alternative Town-Owned Parcels
  - Use of Phillips Administration Building Site
  - Use of Victory Field and/or DPW Site
  - Use of Moxley Field



Questions?  
**Thank you**

