



Winter Hill Community Innovation School

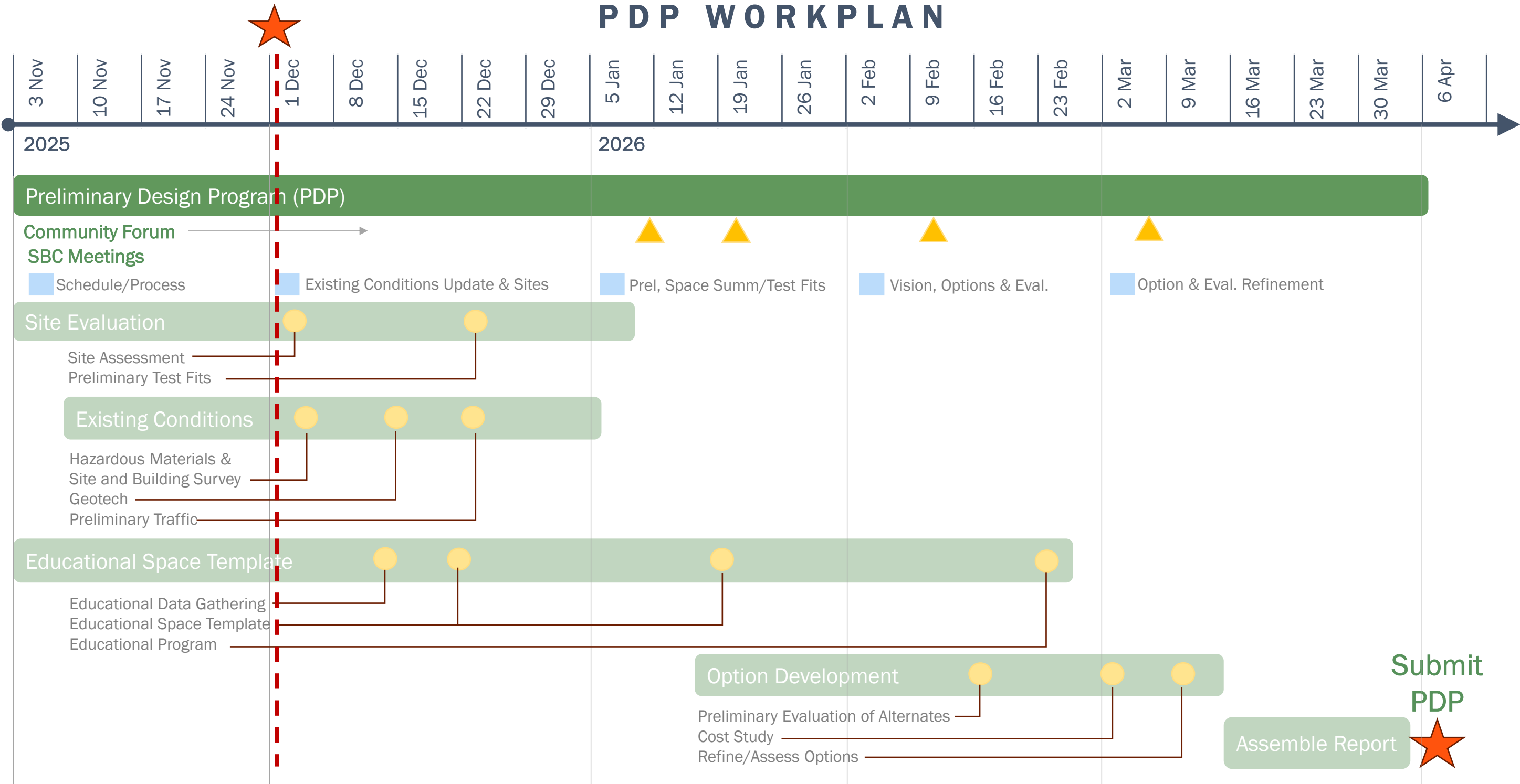
Meeting #2 December 1, 2025

PERKINS —
EASTMAN
Human by Design

A G E N D A

- Workplan Update
- Community Outreach Plan
- Visioning/Programing Update
- Review of Existing Conditions
- Site Inventory

PDP WORKPLAN



COMMUNITY OUTREACH

WINTER HILL COMMUNITY INNOVATION SCHOOL WORKPLAN

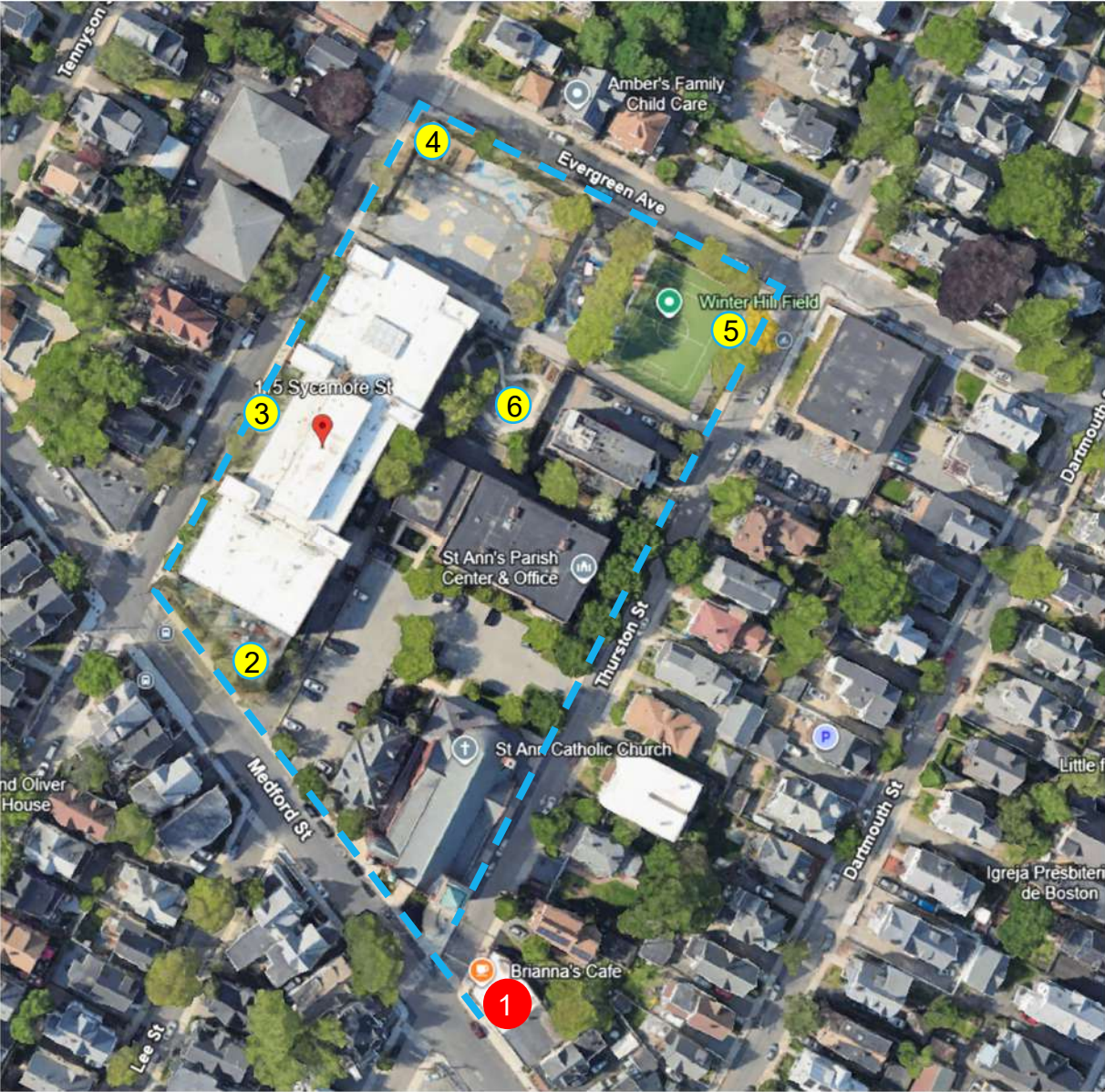
FEASIBILITY/SCHEMATIC OVERVIEW		2025										2026									
	12/1/2025		27-Oct	3-Nov	10-Nov	17-Nov	24-Nov	1-Dec	8-Dec	15-Dec	22-Dec	29-Dec	5-Jan	12-Jan	19-Jan	26-Jan	2-Feb	9-Feb	16-Feb	23-Feb	2-Mar
Community Engagement																					
	Community Events	TBD - CoS to advise																			
●	Winter Hill Neighborhood Group Meeting & Walk/Talk	12/13/2025 10:00?						13													
●	Winter Hill Parent Community Group Meeting & Walk/Talk	1/10/2025 9:30?											10								
	Brown Parent Community Group Meeting & Walk/Talk	1/10/2025 10:30?											10								
	Community Forum 1	1/22/2025 -TBD												22							
	Community Forum 2	TBD																			
	Community Forum 3	TBD																			
	Community Forum 4																				
Visioning & Programming																					
*	ELT Meetings	10/29/2025	re-mtg	priority map					space summ					educ-prgm			opts/assess				
	Pre-ELT Planning	11/6/2025	29	12																	
	Shadow Day at Edgerly and Brown	11/24/2025		kickoff		24															
	School Tour	1/13/2026											13								
	Visioning Session 1	1/20/2026												20							
	Visioning Session 2	1/20/2026												20							
	Visioning Session 3	1/20/2026												20							
	Program workshop 1																				
	Initial Meeting	12/1/2025						3													
	Follow Up Meeting	12/5/2025						5													
	Program workshop 2	12/10/2025							10												
	Program workshop 3	1/14/2026											14								

* ELT – Educational Leadership Team

COMMUNITY OUTREACH

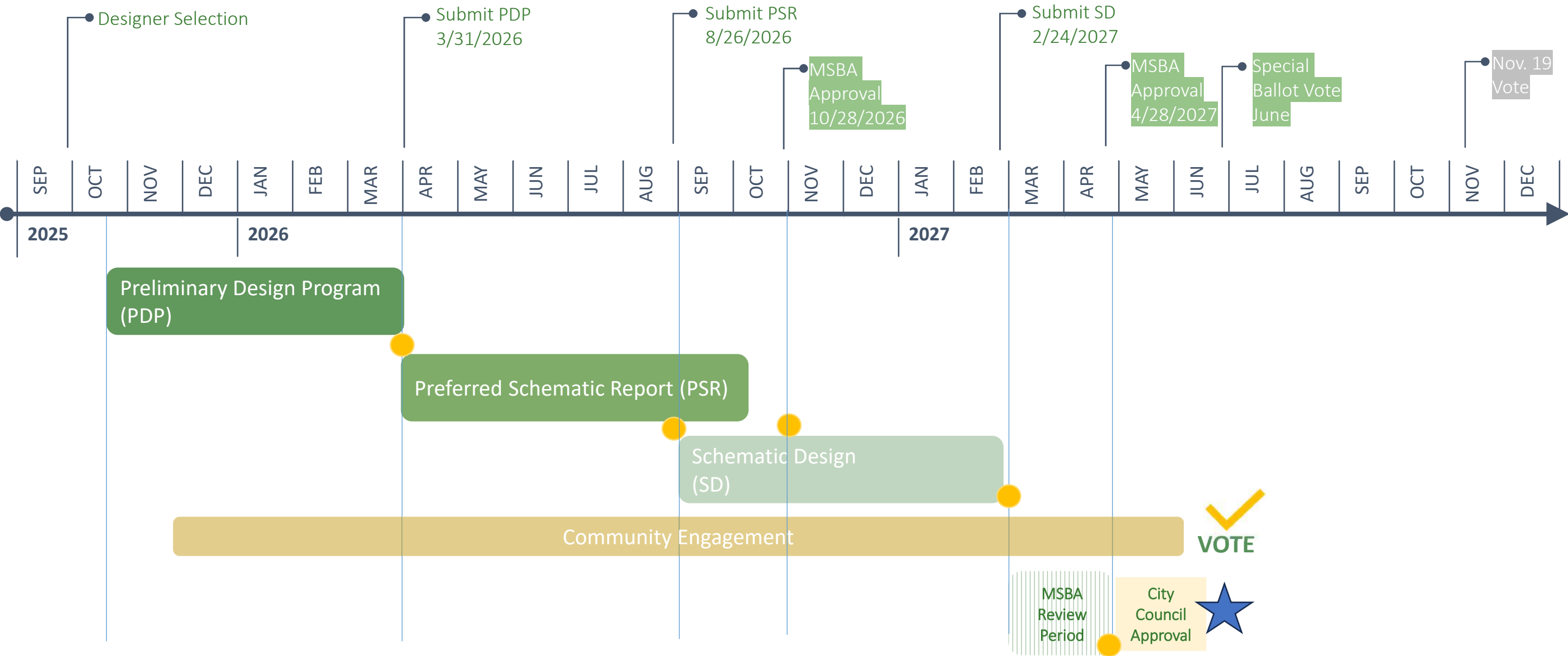
Winter Hill Neighborhood and Parent Community Walk and Talk

- 1 Meet at Brianna's
 - Brief project overview (grab a coffee or hot chocolate)
 - Present site assessment - what we knowDiscuss Community Needs in a neighborhood walk:
- 2
 - Discuss traffic concern
 - Outdoor space needs
 - Neighbors to the south
- 3
 - What works well
 - What doesn't work
 - What things could be improved?
 - Safety and Security concerns
 - Neighbors to the west
- 4
 - What are important features that should not be lost
 - How does the community use the outdoor spaces
 - How are the planting beds used by the community
 - Neighbors to the north
- 5
 - What do you notice about the plants and trees in this area
 - Sustainability – EV stations, PV, geothermal
 - Neighbors to the east
- 6 Review and gather final comments
 - Other community needs

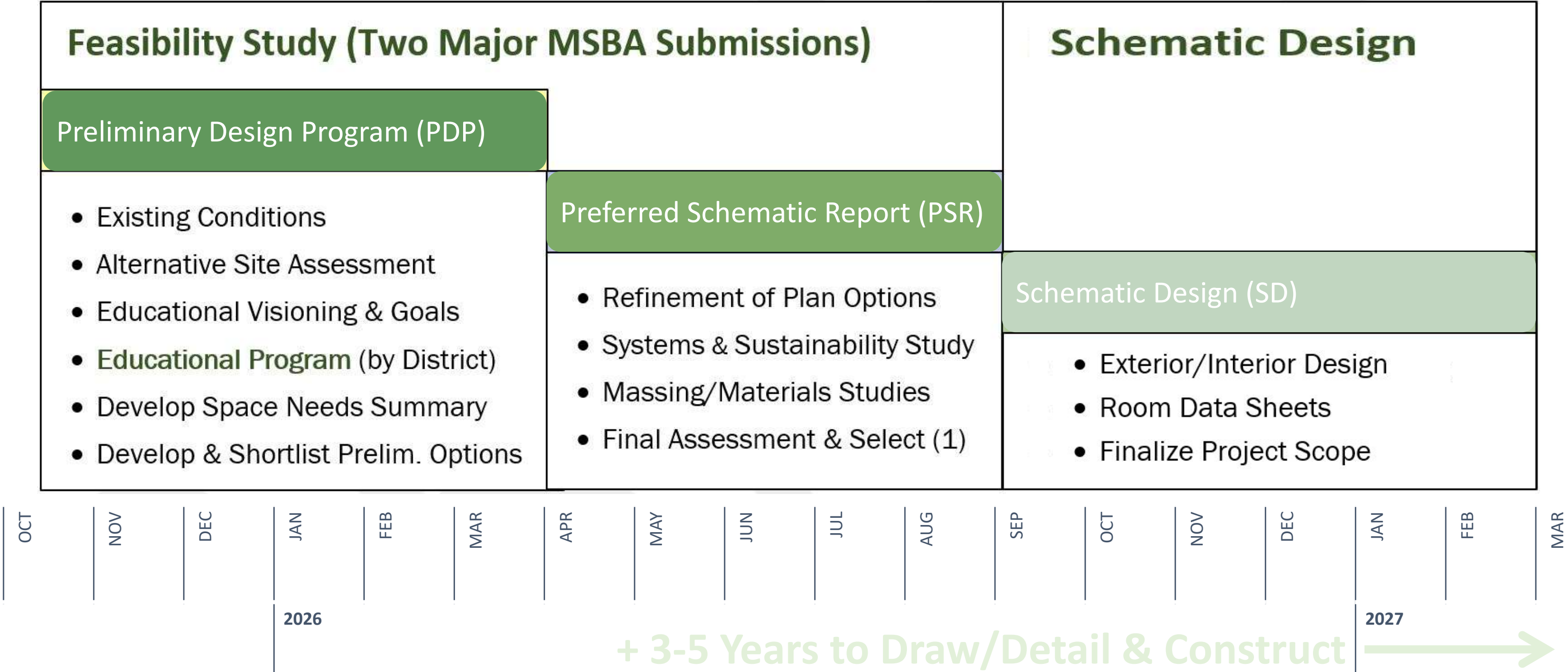


VISIONING/PROGRAM

Module 3 PDP/PSR and Module 4 Schematic Design Schedule Milestones



MSBA PROCESS - LEADING TO THE VOTE



VISIONING & PROGRAMMING – EDUCATIONAL LEADERSHIP TEAM FOCUS



Educational Visioning & Goals

Necessary to guide the design & required by the MSBA
It can take on many different shapes and sizes
We've charted a plan for this project

Educational Program

MSBA requirement from the district & informed by a vision/goals
MSBA assesses the district's program and the design

Space Summary

It is the tabulation of space needs & drives the size (& the cost)
Right-sizing requires a detailed understanding of the needs
The vision & goals shape these needs & the layout

VISIONING & PROGRAMMING - DATES & DELIVERABLES

- **Shadow Day** – Brown & WHCIS Principals
11/24/25 @ Brown & Edgerly
- **Program Workshop 1** – Dir of Special Education
12/3/25 9:30-11am in person TAB, suite 310
12/5/25 10-11am virtual
- **Program Workshop 2** – Educational Leadership
12/10/25 9-11am TAB, 2nd Floor Conference
- **School Tours** – Educ Leadership Team invited
1/13/26 8am-3pm – Locations TBD
- **Program Workshop 3** - Educ Leadership Team
1/14/26 1-3pm virtual – Dr. Carmona needed
- **Visioning Session** – Educational Forum
1/20/26 (tentatively) 8am-3pm SHS Highlander
(Forum = All ELT plus staff, parents, community)
- **School Committee** – Review & Approval TBD

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Necessary to guide the design & required by the MSBA

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Educational Program

MSBA requirement from the district & informed by a vision/goals

MSBA assesses the district's program and the design (FAS meeting)

Space Summary

It is the tabulation of space needs & drives the size (& the cost)

Right-sizing requires a detailed understanding of the needs

The vision & goals shape these needs & the layout

BUILDING ASSESSMENT

EXISTING CONDITIONS HIGHLIGHTS



Non-accessible Ramps at North Entry



Non-accessible Door Hardware



Non-accessible Reception Desk

Circulation and Accessibility:

- Entry ramps are steep and not compliant
- Some door hardware is not complaint
- Narrow alcoves and corridors do not have proper maneuvering clearances
- Casework and circulation desk is not accessible
- Building has an accessible entry and elevator
- Cost of future renovations exceeding 30% of the building's assessed value will require full compliance with the Massachusetts Architectural Access Board's Regulations (521 CMR)



Non compliant Maneuvering Clearance



Non compliant Maneuvering Clearance



Non compliant Maneuvering Clearance

EXISTING CONDITIONS HIGHLIGHTS



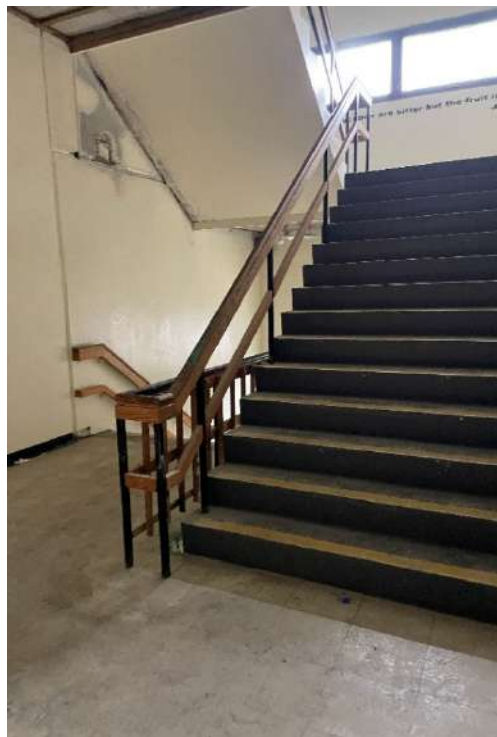
Open Guardrails



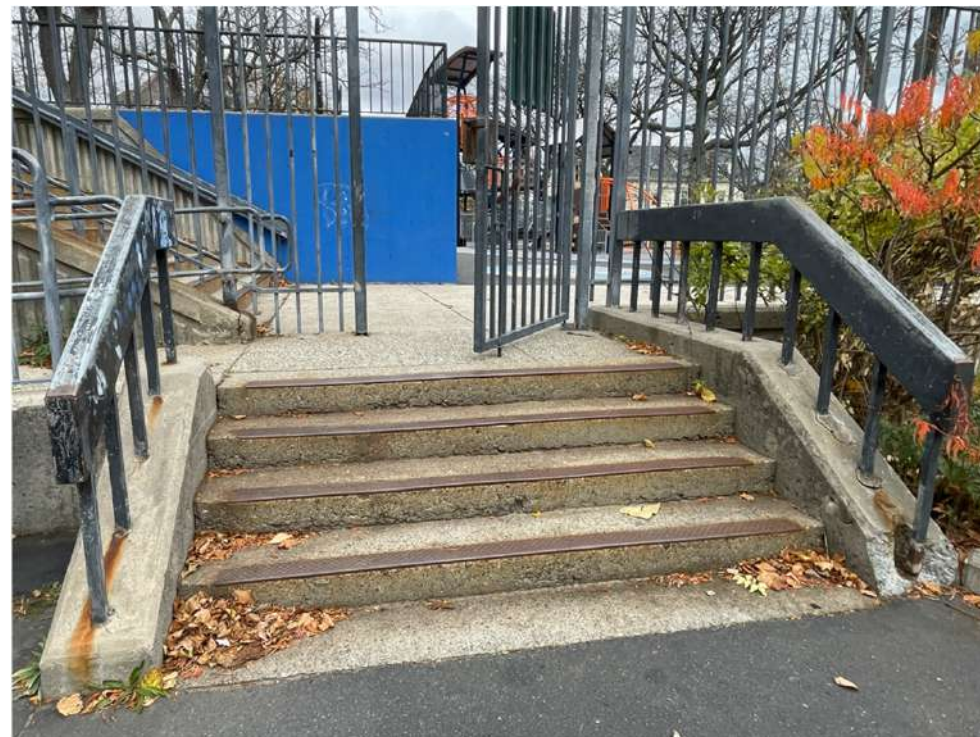
Non-compliant Handrails



Non-compliant Handrails



Open Guardrails



Aged and Deteriorating Stairs

Stairs:

- Guardrails are not compliant with current code
- Low railing heights and wide openings are unsafe
- Handrails are not compliant at interior and exterior stairs
- Stair treads are shallow at 10"
- Exterior stairs does not have proper clearance at landing
- Concrete is aged and deteriorating

EXISTING CONDITIONS HIGHLIGHTS



Non-accessible Toilet Room



Non-compliant Grab Bars/Accessories



Non-accessible Toilet Room



Visibility into Toilet Rooms



Non-compliant Sink



Non-accessible Sink and Accessories



Non-accessible Sink



Non-accessible Sink

Toilet Rooms and Sinks:

- Faucet to sinks are not complaint
- Exposed piping below sink is not protected
- Toilet rooms are not accessible
 - Inadequate grab bars
 - Inaccessible mounting heights
 - Insufficient maneuvering space
 - Toilet accessories are not accessible
- Finishes are outdated and warn
- Visibility into toilets rooms is not safe

EXISTING CONDITIONS HIGHLIGHTS



Outdated Casework/Non-accessible



Outdated Casework/Non-accessible



Warn and Outdated Finishes



Poor Acoustical Separation



Thin Partitions



Outdated Control Panel



No Daylight in Classrooms on 1st floor

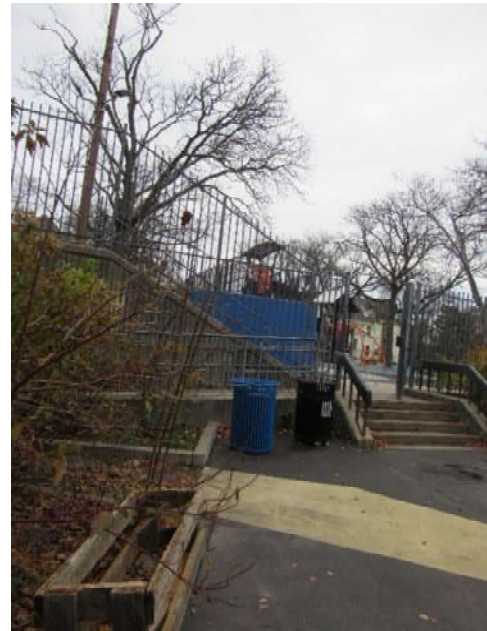
Classrooms:

- Casework is outdated and worn
- Sinks and accessories are not accessible
- Device controls are not set at required accessibility height
- Outdated classroom control panel
- Classrooms on the 1st floor have no daylight
- Inadequate acoustical separation
 - Walls do not extend up to the underside of the structure
 - Demising walls stop short of exterior walls
 - Thin partitions lack adequate STC rating
- Finishes are outdated

EXISTING CONDITIONS HIGHLIGHTS



Hidden Entry and Lack of Security Cameras



Lack of Cameras at Playground



Outdated Intercom System



Low and Open Guardrails



Low and Open Guardrails

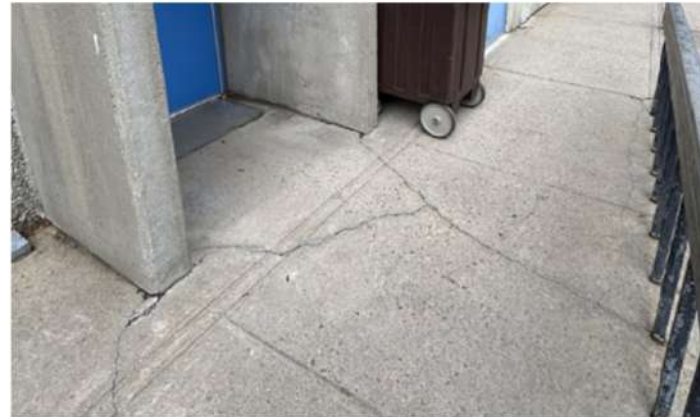


Exposed Utility Service

Exterior:

- Building envelop only has 1" of urethane insulation
- Windows were replaced with insulated glass; window wall ratio may not meet current code
- Exterior single lens camera covering play space is insufficient, particularly on the main road (Medford Street)
- Intercom, old non-video Aiphone intercom, for school screening at this perimeter entrance is insufficient. This again is Medford Street entrance.
- Entries do not have vestibules
- Various exterior locations do not have sufficient spacing of safety bars. This poses a risk to small unattended children (specifically the Sycamore side of the building).
- Power, utilities and systems are not well protected.

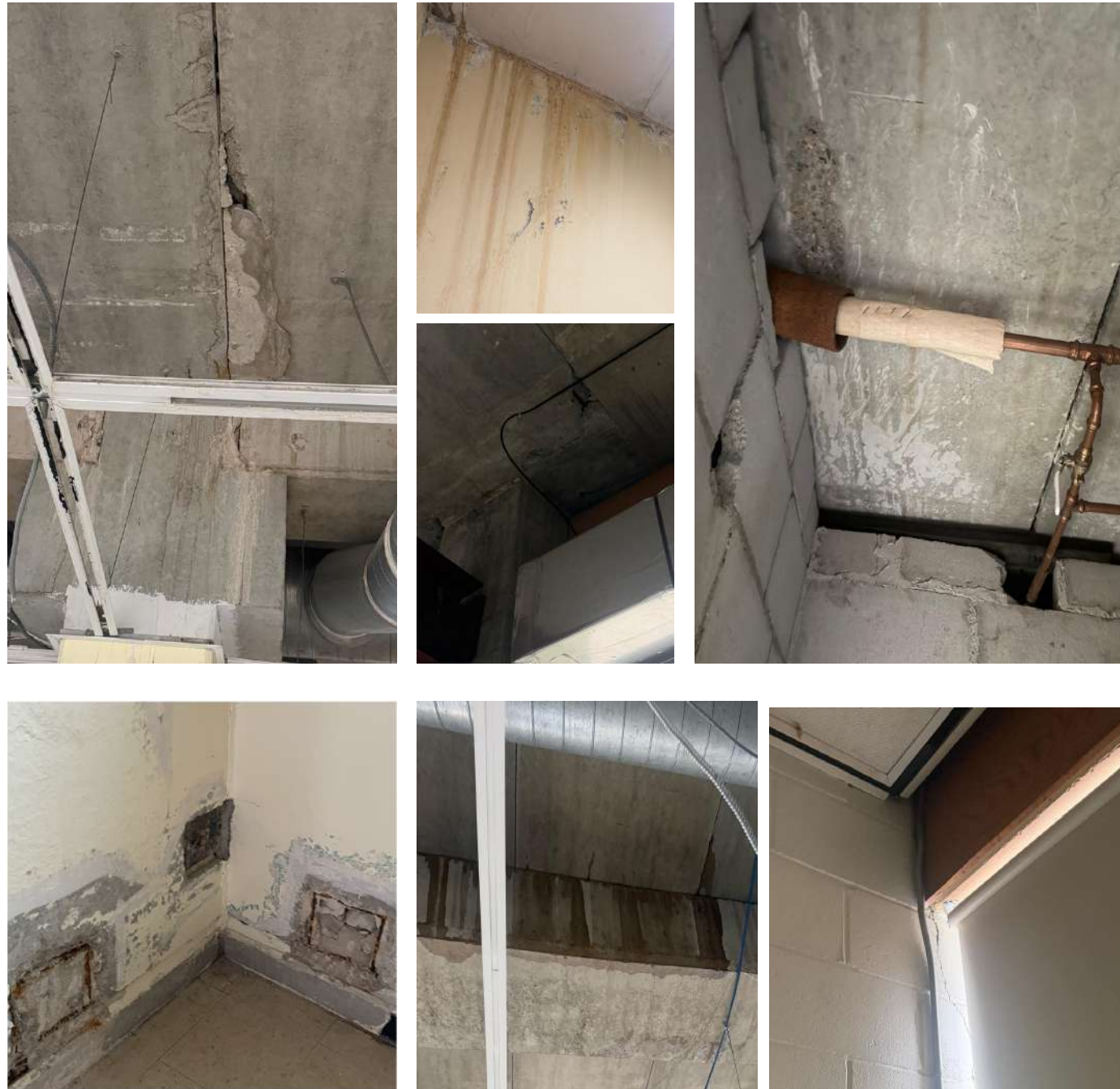
EXISTING CONDITIONS HIGHLIGHTS



Geotech:

- Aside from environmental and fall-hazard concerns, no major surface conditions were observed that would indicate significant geotechnical concerns.
- Minor cracking observed in retaining walls and some exterior slabs.
- Paved areas along the Melford St. driveway show visible cracking and localized settlement.
- Pavement in the rear play area and kitchen entrance exhibits noticeable cracking.
- Cracks noted in the walls and floors in the shower room, basement hallway and mechanical room.
- No signs of moisture intrusion that would indicate groundwater-related issues.
- No foundation settlement, and no signs of active movement or subsurface-related instability were observed. A subsurface investigation would provide confirmation.

EXISTING CONDITIONS STRUCTURAL



Structural:

- The building requires a number of repairs and upgrades. Repair of existing building would be major in nature.
- Level 3 alterations require anchoring of masonry walls to existing diaphragms.
- Additional seismic upgrades such as new brace frames or additional concrete shear walls or reinforcement of existing CMU walls and foundation upgrades may be required if the structural framing is substantially altered to accommodate the project program.
- Vertical addition may prove to be impractical and cost prohibitive.
- Concrete spalling and surface cracking was spotted at multiple locations throughout the building which should be addressed. Cracks in masonry wall are observed at multiple locations. Signs of water intrusion found on 4th floor classrooms and rest rooms.

EXISTING CONDITIONS HIGHLIGHTS



Mechanical, Plumbing and Fire Protection:

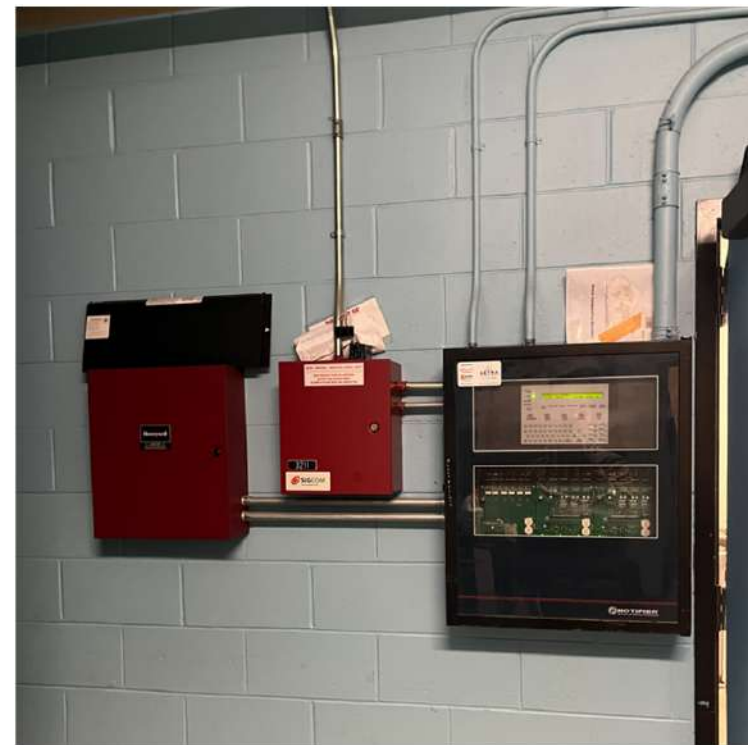
- The gas hot water boiler is original to building and past useful life.
- Zone level heating is done with electric resistance heaters. These heaters are past their useful life and some sections have detached from the walls.
- AHUs and ductwork/distribution would need significant modifications to provide adequate ventilation to meet indoor environmental quality requirements.
- Existing AHUs were retrofit with UV filtration and steam humidification, but some classrooms require additional filtration equipment to improve IAQ.
- The existing pneumatic and digital controls are in poor condition. A full replacement and update to DDC controls is recommended.
- Major infrastructure upgrades would be required to support classroom renovations and future inclusion of building-wide electrified heating, air conditioning, and code compliant ventilation.

EXISTING CONDITIONS



Electrical:

- Existing electrical main switchboard and most distribution equipment is near recommended life span.
- Manufacturer (Zinsco/Sylvania) is no longer in service, since the 70s due to dangerous equipment; and parts/maintenance is not readily available for equipment. Major infrastructure upgrade is recommended.
- Existing 75 kW Natural Gas generator is in poor condition and will not be large enough to serve additional loads.
- The existing emergency system structure does not segregate branch circuit loads properly by code per NEC 700,701,702.
- Fire Alarm Control Panel and system is in fair condition but does not have code required voice evacuation system. Existing building is not provided with sprinkler protection
- Current interior lighting fluorescent fixtures will likely require complete replacement due to condition, energy efficiency standards, and space rework.



EXISTING CONDITIONS HIGHLIGHTS



Packaging Equipment



Outdated Plumbing System



New Holding Cabinet



Food Service Equipment:

- The core kitchen is outdated and inefficient
- The facility appears to have been a central commissary for other schools at some point
- Since being mothballed the kitchen has become a depository for used or unwanted equipment
- Some of the equipment is old and other pieces are brand new such as the hot holding cabinets
- Outdated trash barrel cleaner lacks side walls to contain over stray

EXISTING CONDITIONS HIGHLIGHTS



Educational Technology

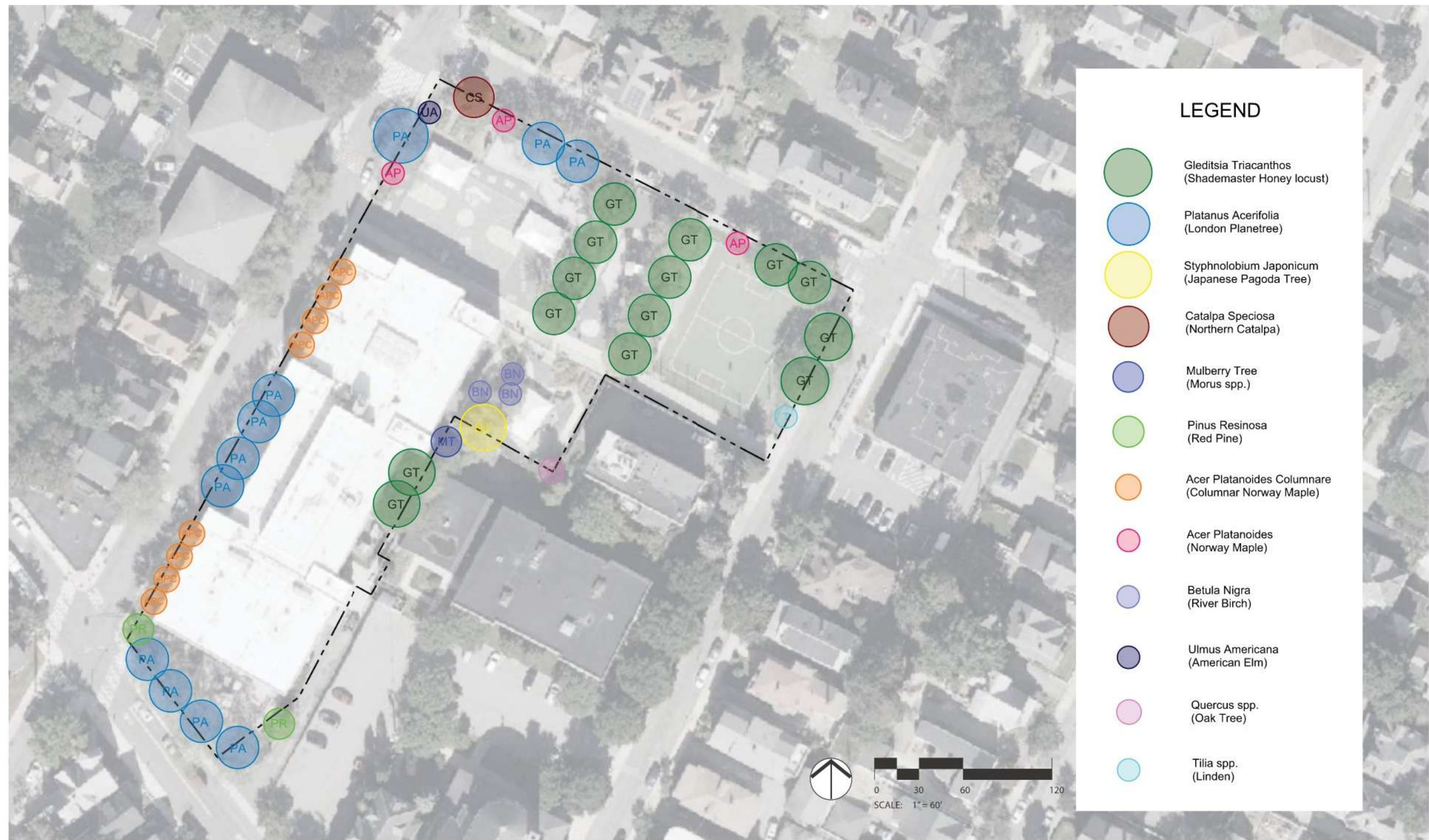
- The existing building's technology and network infrastructure are insufficient for current educational requirements
- The facility's age, structural constraints, and base systems inhibit the delivery of consistent, reliable technology access and do not align with MSBA standards for a modern PreK–8 learning environment.
- Network and WLAN hardware have been removed. The remaining equipment is legacy, non-functional, and covered in dust and debris.
- Building construction and current site conditions prevent adequate wireless connectivity, which is required to support enterprise-grade Wi-Fi for the district's 1:1 Chromebook program.
- Aged cabling and telecom pathways are not designed for CAT6A, PoE++, or modern switching infrastructure; many ceilings have been removed, and cabling is exposed or damaged.
- Existing infrastructure is not suitable for STEM, robotics, or project-based learning programs currently implemented by the district.
- Limited connectivity and power for interactive displays and classroom AV systems.
- Inadequate cooling, pathways, grounding, and secure telecom spaces, preventing reliable operation of modern IT systems.

SITE INVENTORY PACKAGE

Winter Hill Community Innovation School

Inventory Package

November 2025



TREE INVENTORY PLAN

Winter Hill Community Innovation School



PLAYGROUND EQUIPMENT
Quantity: 4 Condition: Fair



PLAYGROUND EQUIPMENT
Quantity: 1 Set Condition: Fair



CUSTOM EQUIPMENT SET (LANDSCAPE STRUCTURE)
Quantity: 1 Set Finished Year: 2018 Condition: Good



VIKING SWING 2.5 (GORIC)
Quantity: 1 Finished Year: 2018 Condition: Fair



CUSTOM PLAY EQUIPMENT SET (LITTLE TIKES)
Quantity: 1 Set Finished Year: 2018 Condition: Good



MONKEY TRAIL (KOMPAN)
Quantity: 1 Set Finished Year: 2018 Condition: Good



SLIDE
Quantity: 1 Condition: Fair



FIELD LIGHT
Quantity: 4 Condition: Fair



PLAYGROUND/FIELD SIGNAGE
Quantity: 4 Condition: Fair

ITEMS TO BE RECREATED?

1. Decking
2. Basketball Court
3. Blacktop Games
4. Turf Field



PLAYGROUND EQUIPMENT

Winter Hill Community Innovation School



PICNIC TABLE
Quantity: 2 Condition: Fair



SQUARE CHESS GAME TABLE (DUMOR)
Quantity: 1 Condition: Good



DOUBLE GATE WITH WELCOMING SIGN
Quantity: 1 Condition: Fair



DUMOR BENCH
Quantity: 6 Condition: Good



CURVE BENCH (DUMOR)
Quantity: 1 SET Condition: Good



WOOD BENCH
Quantity: ≈ 13 Condition: Poor



LITTER/RECYCLE RECEPTACLE
Quantity: 3 Litter + 2 Recycle Condition: Good



GRANITE CUBE
Quantity: 1 Condition: Good



DECORATIVE MOSAIC PAINTING
Quantity: 2 SET Condition: Good



BIBA GAME PANEL
Quantity: 2 Condition: Good



BLUE BIKE STATION
Quantity: 1 SET Condition: Fair

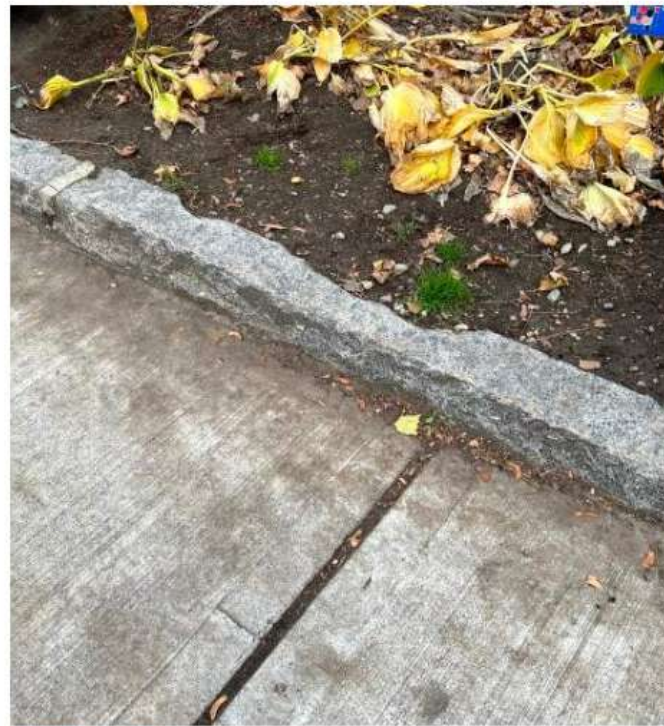
ITEMS TO BE RECREATED?

1. Mae's Garden
2. Community Garden
3. Water Harvesting
4. Log & Stumps
5. Bike Racks
6. School Logo/Art panels
7. Water Fountain



SITE FURNISHING

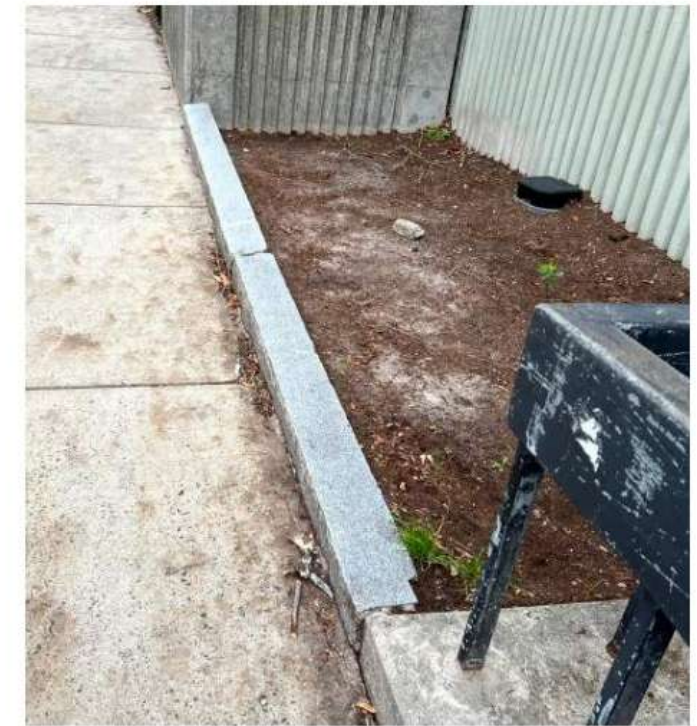
Winter Hill Community Innovation School



GRANITE CURB

Quantity: /

Condition: Fair



COMPOSIT AMPHITHEATER

Quantity: 1 Set

Condition: Fair



COBBLESTONES

Quantity: /

Condition: Fair



BOULDERS

Quantity: 2

Condition: Good

OTHER ITEMS TO BE RECREATED?

HARDSCAPE

Winter Hill Community Innovation School



Thank you!