

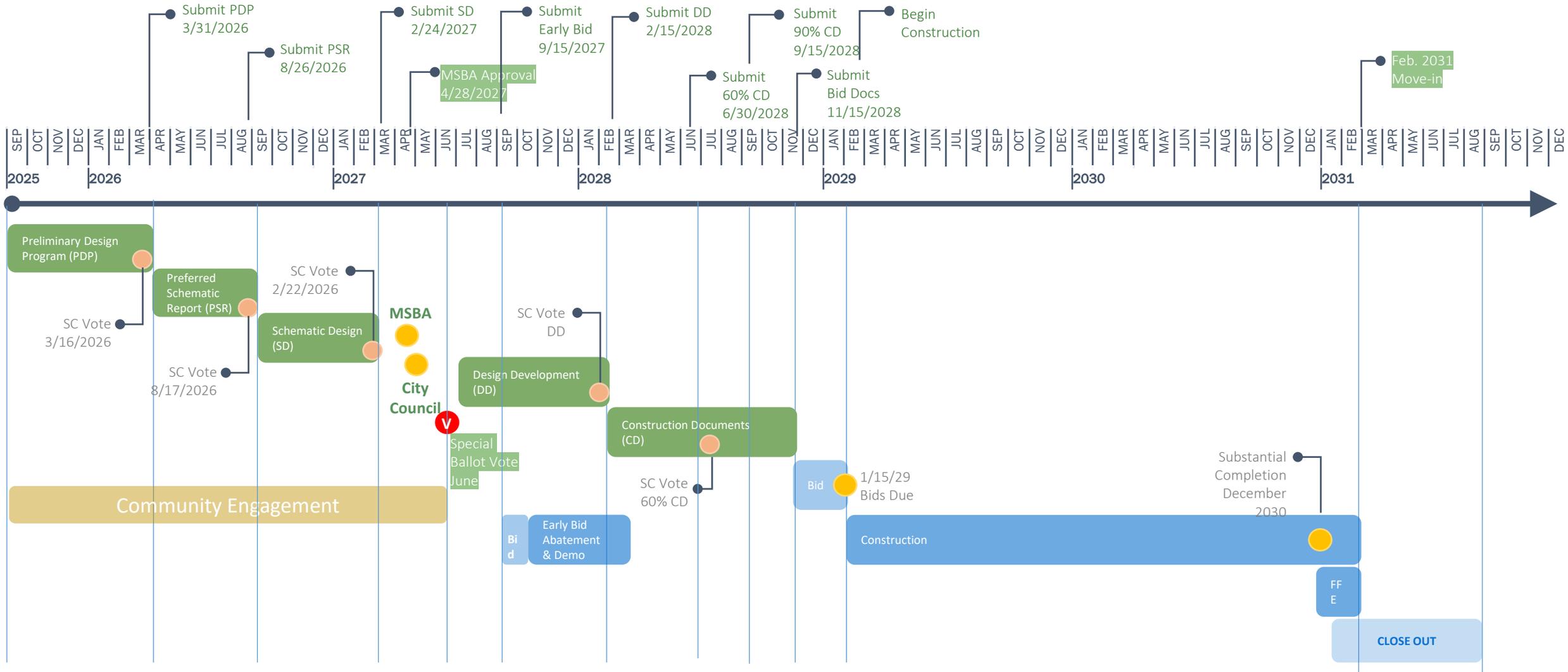


115 Sycamore Street New School Building

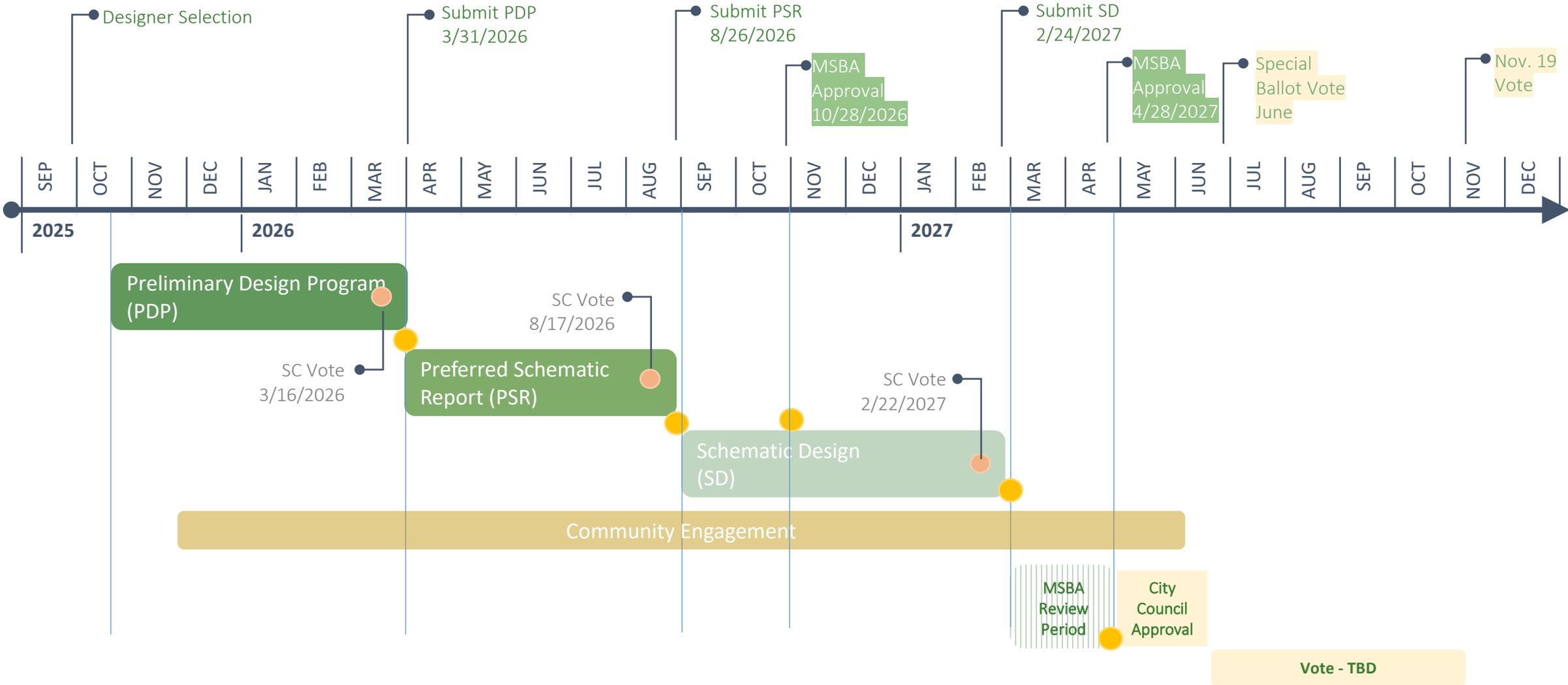
School Committee Meeting
March 2, 2026

PERKINS —
EASTMAN
Human by Design

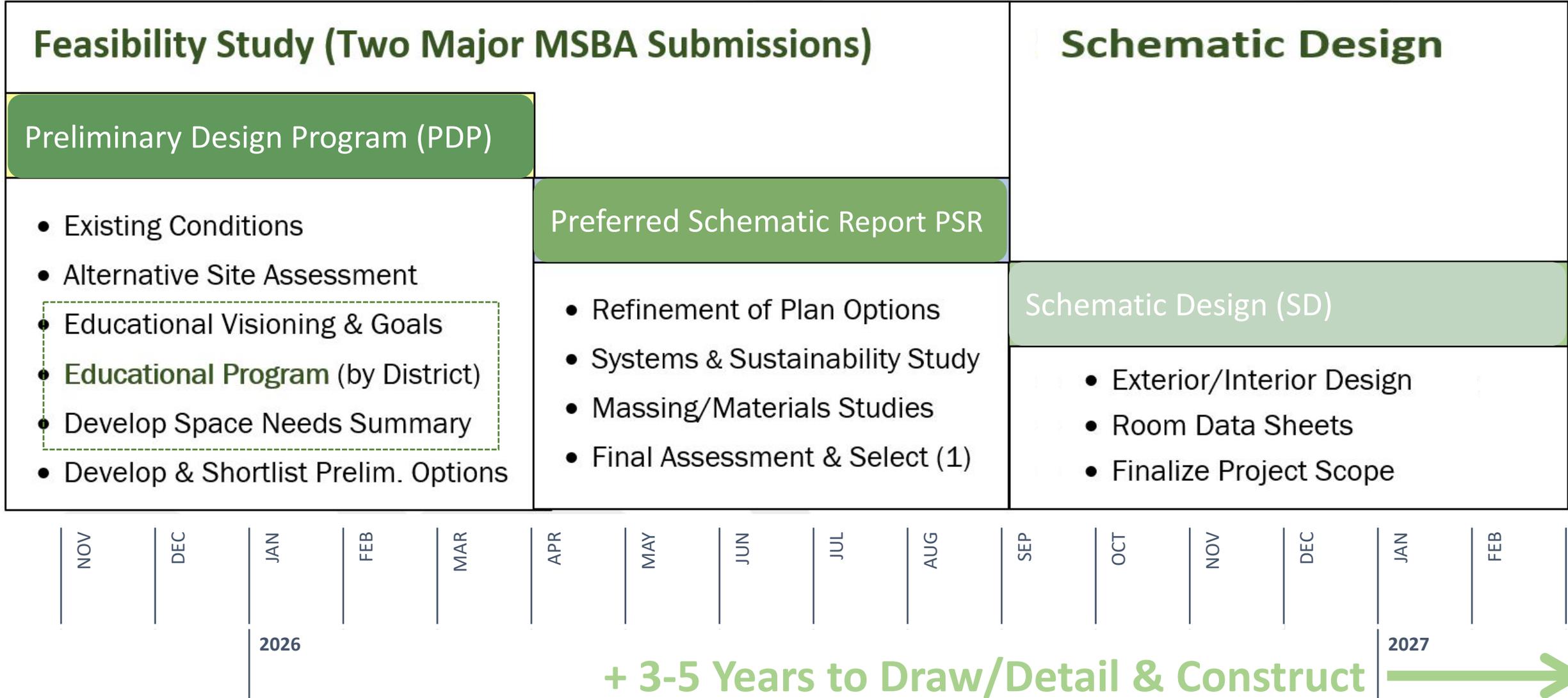
Project timeline



Module 3 and 4 Schedule Milestones



MSBA PROCESS - LEADING TO THE VOTE



VISIONING & PROGRAMMING

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 required, by the district & informed by a vision/goals

MSBA assesses the 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

Educational Leadership Team

1. Danielle Barry – Facilities Transportation and Safety Coordinator
2. Dr. Jessica Boston Davis – Asst. Superintendent of Academics
3. Ildefonso Arellano – Director of Special Education
4. Paulina Mitropoulos – Director of Multi-Lingual Education
5. Ruth Santos – Director of SFLC (Somerville Family Learning Collab)
6. Rosanna Paribello – Director of Community Schools (ASP & summer)
7. Courtney Gosselin – Principal of WHCIS
8. Christopher Ames – Principal of Brown School

Open Invitation

- Amara Anosike – Chief of Staff and Strategies
- Dr. Rubén Carmona Superintendent of Schools

VISIONING & PROGRAMMING

Interactive Meetings with Staff, Students, Parents, and Partners



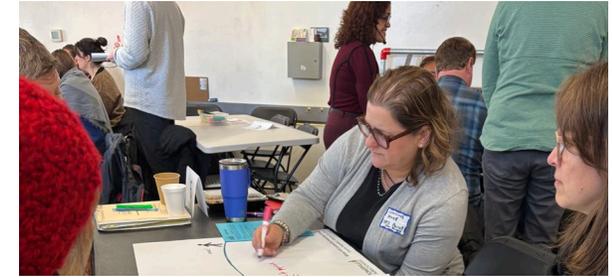
Shadow Day / November 24, 2025



School Tours / January 13, 2026



Visioning Session / January 20, 2026



Program Workshop 1 / December 1



Program Workshop 2 / December 10



Program Workshop 3 / February 12

VISIONING FORUM



Purpose and Structure:

1. Share an **Understanding of PK-8 Learners & Evolving Developmental Traits**
2. Examine **How Learning Sticks & Developmental Practices** to Support It
3. Define the **Winter Hill Identity** as and Community Innovation School
4. Development of **Guiding Educational Principles** to Shape Decision-Making
5. Explore **How Learning Environments Can Support the Identity & Principles**



60+ Forum Participants, Including:

- Educational Leadership Team
- Teachers, Specialists (WHCIS+Brown)
- Parents & Community Members
- City Leaders & Facilities Staff

Visioning Outcomes / Educational Guiding Principles

- **Design must be developmentally driven**, supporting distinct PK, elementary, and middle school needs within a cohesive PK–8 identity.
- **The whole child is central**, with social-emotional growth, belonging, creativity, movement, and well-being embedded throughout the school experience.
- **Flexibility is essential** across space, time, and programming to enable innovation, choice, and future adaptability.
- **Equity and inclusion must be built in**, ensuring all learners and specialized programs are visible, valued, and appropriately supported.
- **Winter Hill is a community hub**, strengthening family engagement, shared use, and learning beyond the school day.
- **Learning is experiential and collaborative**, grounded in project-based, hands-on, and interdisciplinary approaches.
- **The environment should foster pride and shared ownership**, reinforcing a welcoming, restorative, and innovative school culture.



Essential Daily Student Experiences

- **Daily opportunities for movement and play**, indoors and outdoors
- **Choice and agency in learning** through flexible activities and ways to engage
- **Developmentally appropriate environments and routines** aligned to age and student needs
- **Belonging and connection** through strong peer and adult relationships
- **Time and space for collaboration, small-group, and independent learning**
- **Embedded wellness and sensory supports** within a calm, predictable



Building Design to Support Daily Experiences

- **Grade-band organization by developmental stage**, with age-appropriate classrooms, bathrooms, and outdoor areas
- **Purposeful separation and connection**, using shared spaces that allow safe, intentional multiage interaction
- **Streamlined circulation and arrival patterns**, including multiple or staggered entrances to ease congestion
- **Adaptable, well-supported learning spaces**, serving small groups, intervention, specialists, and varied instruction
- **Built-in wellness and sensory supports**, such as quiet spaces, acoustic control, and access to natural light
- **Accessible, community-oriented spaces**, supporting families and programs throughout and beyond the school day

EDUCATIONAL PROGRAM

The Educational Program must be written by the District and include the following:

- A statement of the teaching philosophy and methods;
- A thorough, in-depth explanation of the District's curriculum goals, and objectives of the program elements associated with the subject facility; and,
- The names and titles of the individuals primarily responsible for developing the educational program should also be included in the document.

The Educational Program is submitted as part of the Preliminary Design Program and also refined in the Preferred Schematic Report.

The Submissions are signed City Mayor or Town Manager, Superintendent & School Committee Chair

1. **Grade and School Configuration Policies**
2. **Class Size Policies**
3. **School Scheduling Methodologies**
4. **Teaching Methodology and Structure**
 - a) Administrative and Academic Organization/Structure
 - b) Curriculum and Delivery Methods and Practices
 - c) English Language Arts/Literacy
 - d) Mathematics
 - e) Science
 - f) Social Studies
 - g) World Languages
 - h) Academic Support Programming Spaces
 - i) Student Guidance and Support
5. **Teacher Planning**
6. **Professional Development**
7. **PreKindergarten**
8. **Kindergarten**
9. **Lunch Programs**
10. **Technology Instruction Policies & Program Requirements**
11. **Media Center**
12. **Visual Arts Programs**
13. **Performing Arts Programs**
14. **Physical Education Programs**
15. **Special Education Programs**
16. **Vocations and Technology Programs**
17. **Transportation Policies**
18. **Functional and Spatial Relationships**
19. **Security and Visual Access Requirements**
20. **Typical Day in the Life of a Students**

VISIONING INTEGRATION

- **SCALED & AGE APPROPRIATE**
(GRADE GROUPINGS/ZONES)
- **SUPPORTIVE OF WHOLE CHILD**
(WELLNESS/SENSORY SUPPORT)
- **EQUITY & INCLUSION BUILT-IN**
(VISIBLE, VALUED, INTEGRATED)
- **FLEXIBLE/ADAPTABLE & COLLAB**
(VARIED SPACES & CHOICES)
- **COMMUNITY HUB INSIDE/OUT**
(LEARNING/SUPPORT ACCESS)
- **FOSTERS PRIDE & OWNERSHIP**
(BELONGING & CONNECTIONS)

MSBA Space Summary – First Draft

1. Core Academics
2. Special Education
3. Art & Music
4. Voc./Technology
5. Physical Education
6. Media Center
7. Food Service
8. Nurse
9. Admin & Guidance
10. Custodial
11. Other Spaces
12. Net to Gross

Proposed Space Summary - K-8 School

Revised June 2023

ROOM TYPE	BROWN EXISTING CONDITIONS			WHCIS @ EDGERLY EXISTING CONDITIONS			WHCIS (690 STUDENTS K-8) + PK			WHCIS+BROWN (925 K-8) + PK			MSBA GUIDELINES (690 STUDENTS K-8)			MSBA GUIDELINES (925 STUDENTS K-8)		
	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
GENERAL EDUCATION	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332
SPECIAL EDUCATION	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332
ART & MUSIC	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332
VOC./TECHNOLOGY	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332
PHYSICAL EDUCATION	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332
MEDIA CENTER	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332
FOOD SERVICE	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332
NURSE	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332
ADMIN & GUIDANCE	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332
CUSTODIAL	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332
OTHER SPACES	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332
NET TO GROSS	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332	1,057	130	13,332

PROPOSED PROGRAM															MSBA GUIDELINES (690 STUDENTS K-8)			MSBA GUIDELINES (925 STUDENTS K-8)					
BROWN EXISTING CONDITIONS						WHCIS @ EDGERLY EXISTING CONDITIONS						WHCIS (690 STUDENTS K-8) + PK			WHCIS+BROWN (925 K-8) + PK			MSBA GUIDELINES (690 STUDENTS K-8)			MSBA GUIDELINES (925 STUDENTS K-8)		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
104,605	690	1,046,005	123,116	925	1,231,116	104,605	690	1,046,005	123,116	925	1,231,116	104,605	690	1,046,005	123,116	925	1,231,116	104,605	690	1,046,005	123,116	925	1,231,116

Yellow = Edits/ Added Spaces (for type or size)

	104,605	123,116	# of Grades	9	# of Grades	9
Total Enrollment	690	925	K	1	K	1
Kindergarten	77	103	Grade 1	1	Grade 1	1
Grades 1-2	153	206	Grade 2	1	Grade 2	1
Grades 3-6	307	411	Grade 3	1	Grade 3	1
Grades 7-8	153	206	Grade 4	1	Grade 4	1
			Grade 5	1	Grade 5	1
			Grade 6	1	Grade 6	1
			Grade 7	1	Grade 7	1
			Grade 8	1	Grade 8	1



Specials (Arts, Tech, PE, etc)

Proposed Space Summary - K-8 School - 02 PDF

Revised June 2023

Building Design Program

WHCIS FULL COMPONENT (MINIMUM FLOOR LOADS)	STAMP			AMBA (MINIMUM)			PROPOSED (MINIMUM)			MSBA (MINIMUM)			COMMENTS
	ROOM NO.	# OF ROOMS	AREA TOTALS	ROOM NO.	# OF ROOMS	AREA TOTALS	ROOM NO.	# OF ROOMS	AREA TOTALS	ROOM NO.	# OF ROOMS	AREA TOTALS	
ART ROOMS	155	2	4,812	155	2	4,812	155	2	4,812	155	2	4,812	
MUSIC/BAND*	156	2	4,812	156	2	4,812	156	2	4,812	156	2	4,812	
THEATER	157	1	6,000	157	1	6,000	157	1	6,000	157	1	6,000	
TECH/ENGINEER	158	1	5,025	158	1	5,025	158	1	5,025	158	1	5,025	
GYMNASIUM	159	1	6,000	159	1	6,000	159	1	6,000	159	1	6,000	
MEDIA CENTER	160	1	5,025	160	1	5,025	160	1	5,025	160	1	5,025	
NET SUBTOTALS			20,189sf			20,189sf			22,837sf			22,837sf	

MSBA Baseline (MSBA Allowable, Unless Justified)

Art Room need based on 2x/week for all K-6 & half 7-8, scheduled within 30 periods

Music Room need assumes 2x/week for all K-6 & **Band** for half 7-8 within 30 periods

Tech/Engineering Lab need assumes half 7-8 grade take it every day within 30 periods

Gymnasium is a fixed size at 6,000sf, which is considered 2 teaching stations

Media Center is 2,020sf +4.5sf each student >300 or 2060sf +5.75sf each >400

Somerville Adjustments (How SPS Actually Operates)

WHCIS students take all **5 specials 1x/week** within a schedule of 30 available time slots (this means up to 30 classrooms require 1 room for each special (31-60 require 2 each)

Theater takes place of Tech/Engineering at the current WHCIS

NCA classes are scheduled into specials together as if 2 classrooms

Room Type	Proposed 690	Proposed 925	MSBA 690	MSBA 925
Art	2	2	2	3
Music/Band*	2	2	2	3
Theater	1 + Stage	2	-	-
Techn/Engineer	1	1	1	1
Gymnasium	6k+2k sf	6k+2k sf	6000sf	6000sf
Media Center	3,902sf	5,025sf	3,902sf	5,025sf
Net Subtotals	20,189sf	22,837sf	19,289sf	22,837sf

* Music/Band have additional ensemble and practice rooms



Admin/Guid, Nurse & Maint.

Proposed Space Summary - K-8 School - 02 PDF

Revised June 2023

GENERAL COMMENTS (NON-SPS) (SEE EXCEL)	PROPOSED			MSBA 690			MSBA 925		
	ROOM NO.	NO. OF ROOMS	TOTAL AREA	ROOM NO.	NO. OF ROOMS	TOTAL AREA	ROOM NO.	NO. OF ROOMS	TOTAL AREA
ADMINISTRATIVE	155	2	4,612	155	2	4,612	155	2	4,612
ADMIN OFFICES	718	1	3,134	718	1	3,134	718	1	3,134
CONFERENCE RMs	1	1	1,000	1	1	1,000	1	1	1,000
NURSE SUITE	1	1	610	1	1	710	1	1	710
EXAM ROOMS	3	3	2,262	3	3	2,262	3	3	2,262
CUST/MANT.	1	1	2,497	1	1	2,497	1	1	2,497

MSBA Baseline (MSBA Allowable, Unless Justified)

Administration count & name of spaces are fixed, some sizes scale with enrollment, including; secretary/waiting, copy room, records, conference & teacher work room
 Guidance fixed waiting, offices at 1/200 students, storage scaled with enrollment
 Nurse office/waiting and toilet room fixed size, with 1 exam room/250 students
 Custodial/Maintenance count & name fixed with work, storage & receiving scaled

Somerville Adjustments (How SPS Actually Operates)

Additional positions such as Dean and NCA accommodated, further refinement expected

Room Type	Proposed 690	Proposed 925	MSBA 690	MSBA 925
Admin/Guid. nsf	3,134sf	3,519sf	3,134sf	3,519sf
Admin Offices	4	5	3	3
Counselors	5	5	4	5
Conference Rms	1	1	1	1
Nurse Suite nsf	610sf	710sf	610sf	710sf
Exam Rooms	3	4	3	4
Cust/Maint. nsf	2,262sf	2,497sf	2,262sf	2,497sf

Cafeteria/Kitchen & Other

Proposed Space Summary - K-8 School - 02 PDF

Revised June 2023

GENERAL COMMENTS (MINIMUM FLOOR LOADS)	STANDARD			SPECIAL USE ONLY		
	ROOM NO.	# OF ROOMS	AREA TOTALS	ROOM NO.	# OF ROOMS	AREA TOTALS
CAFETERIA	615	2	5,175	616	2	6,938
STAGE	617	1	1,600	618	1	1,600
KITCHEN/S/STAFF	619	1	5,702	620	1	5,839
NET SUBTOTALS			12,477sf			14,377sf
PREK			1,200sf			1,200sf
MOTHERS ROOM			75sf			75sf
SOCIAL WORK			150sf			150sf
NCA OFFICE			150sf			150sf
COMM SCHOOLS			600sf			600sf
SFLC			1,500+Caf			1,500sf+Caf
BAM+WOW			1800sf			1800sf
NET SUBTOTALS			6,375sf			6,375sf

MSBA Baseline (MSBA Allowable, Unless Justified)

Cafeteria sized for 2 seatings (max), Stage is a fixed size. Kitchen, Storage, Staff Lunch scale with the enrollment

Somerville Adjustments (How SPS Actually Operates)

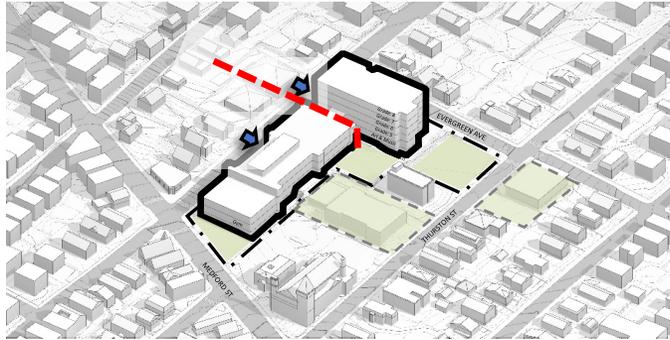
Cafeteria for 2 grades at a time, 5 lunches, but SFLC playgroup needs met if larger Other needs; PK, Mothers, Social Work, ESL/Work, Community Schools, SFLC & BAM

Room Type	Proposed 690	Proposed 925	MSBA 690	MSBA 925
Cafeteria	5,175sf	6,938sf	5,175sf	6,938sf
Stage	1,600sf	1,600sf	1,600sf	1,600sf
Kitchen/S/Staff	5,702sf	5,839sf	2,692sf	3,064sf
Net Subtotals	12,477sf	14,377sf	9,467sf	11,602sf
PreK	1,200sf	1,200sf	-	-
Mothers Room	75sf	75sf	-	-
Social Work	150sf	150sf	-	-
NCA Office	150sf	150sf	-	-
Comm Schools	600sf	600sf	-	-
SFLC	1,500+Caf	1,500sf+Caf	-	-
BAM+WOW	1800sf	1800sf	-	-
Net Subtotals	6,375sf	6,375sf	0sf	0sf

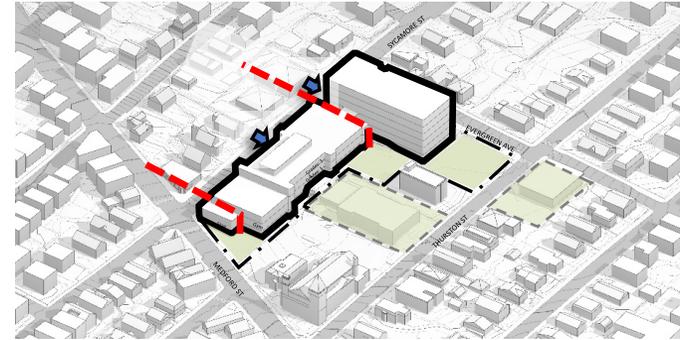


OPTION SUMMARY

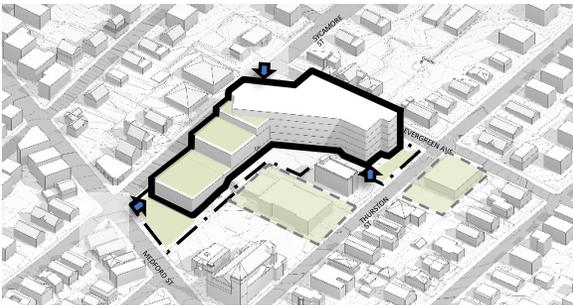
1A ADDITION/RENOVATION
115 SYCAMORE ST. 690 STUDENTS



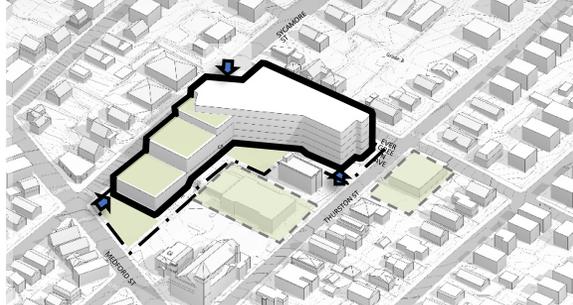
1B ADDITION/RENOVATION
115 SYCAMORE ST. 925 STUDENTS



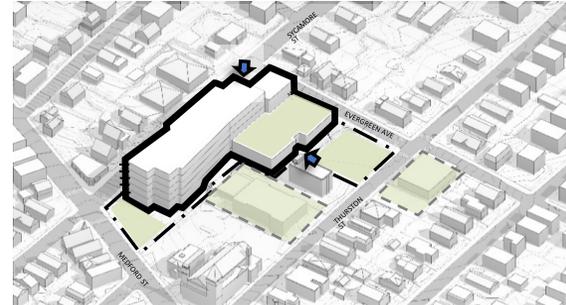
2A NEW CONSTRUCTION
115 SYCAMORE ST. 690 STUDENTS



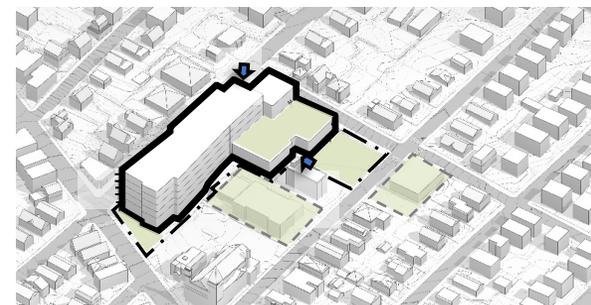
2B NEW CONSTRUCTION
115 SYCAMORE ST. 925 STUDENTS



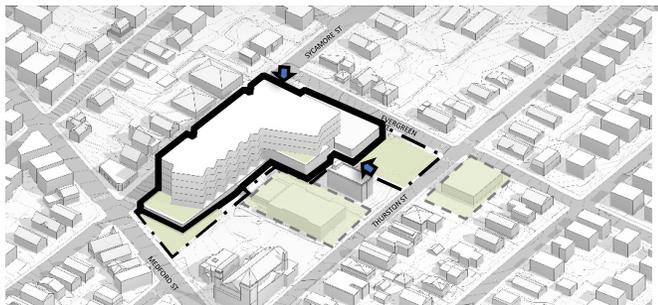
3A NEW CONSTRUCTION
115 SYCAMORE ST. 690 STUDENTS



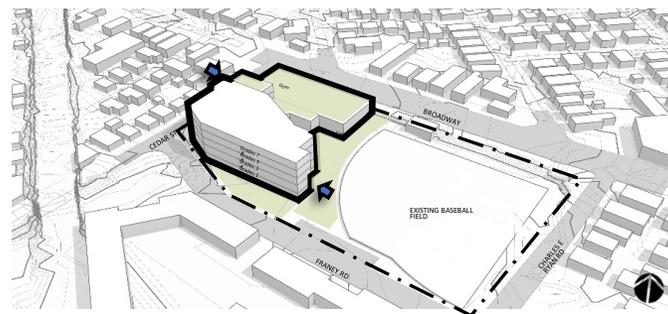
3B NEW CONSTRUCTION
115 SYCAMORE ST. 925 STUDENTS



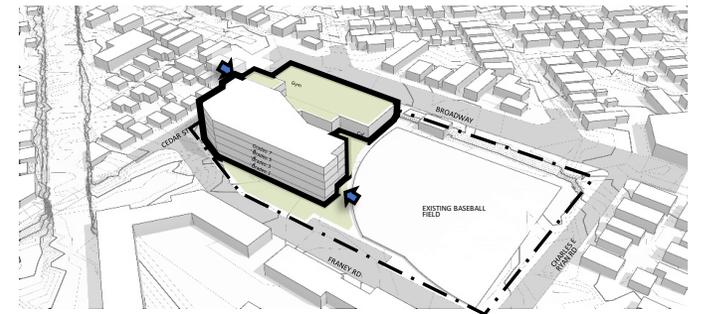
4B NEW CONSTRUCTION
115 SYCAMORE ST. 925 STUDENTS



5A NEW CONSTRUCTION
TRUM FIELD. 690 STUDENTS



5B NEW CONSTRUCTION
TRUM FIELD. 925 STUDENTS





Thank you!