



J.G. Whittier Middle School

Haverhill, MA



School Building Committee

October 14, 2026



1. WELCOME AND INTRODUCTIONS

- a. Opening – SBC Chair

2. REVIEW AND DISCUSSION

- a. MSBA Process
- b. Schedule
- c. Existing Conditions
- d. Community Outreach

3. ADJOURNMENT SBC CHAIR



AGENDA

MSBA Process

MSBA Building Process

Steps primarily for:

Districts

Construction Professionals

ELIGIBILITY
PERIOD

FORMING THE
PROJECT TEAM

FEASIBILITY
STUDY

SCHEMATIC
DESIGN

FUNDING THE
PROJECT

DETAILED
DESIGN

CONSTRUCTION

COMPLETING
THE PROJECT

POST OCCUPANCY
EVALUATION

MSBA PROCESS

Schedule

2026

2027

2028

2029

2030

2031

Designer Contract
Executed
July 20, 2026

MSBA
PDP Submittal
Dec 9, 2026

MSBA Board Mtg –
PSR Approval
June 30, 2027

MSBA BD Mtg –
Scope & Budget
Dec 8, 2027

Pre-Design /
Feasibility Study

14 mo.

Schematic
Design

5.5 mo.

Public
Info
Period

3.5 mo.

Design
Development

6 mo.

Local Project
Funding Authorization (Votes)
Mar 13 - 20, 2028

Construction
Documents

10 mo.

Construction
Start
Sept 20, 2029

B/N

1 mo.

Construction Administration

21 months

27 Months Total Construction Duration

Site
Construction

5 months

Substantial
Completion
of Building
Construction
June 18, 2031

Move-In
Complete
Aug 27, 2031

First Day of
School
Sep 1, 2031

Closeout

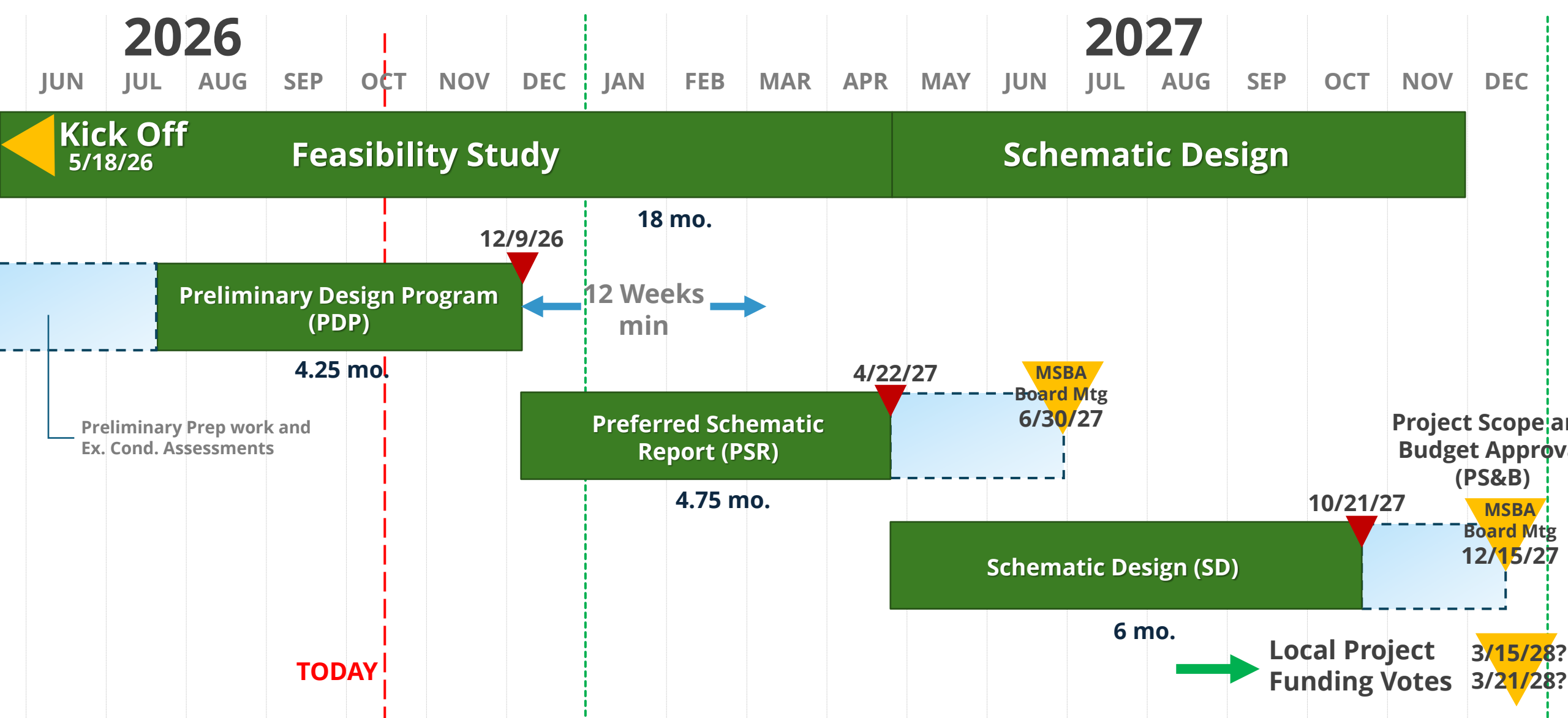
6 months

TODAY

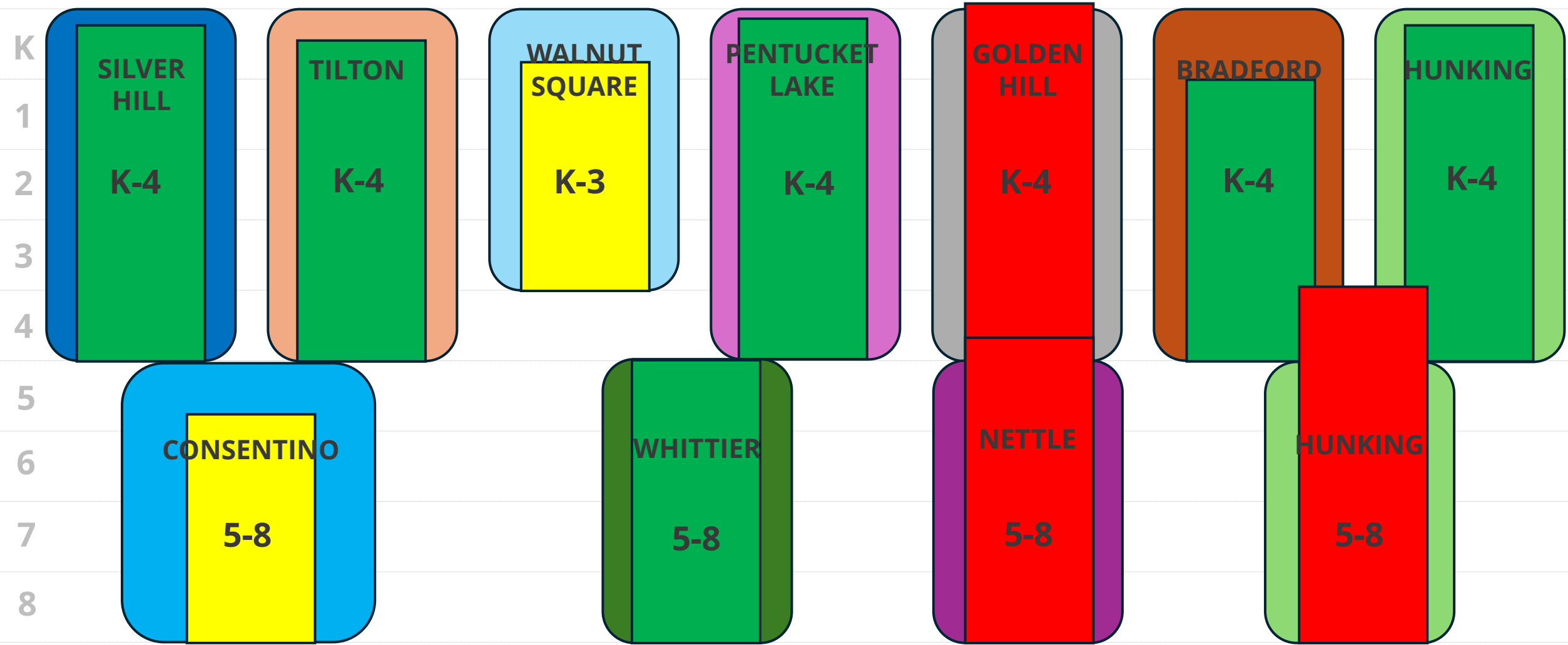
Schedule subject to MSBA Board approval and municipal funding authorization. Dates are projected and may be revised.

SCHEDULE

Overall Project



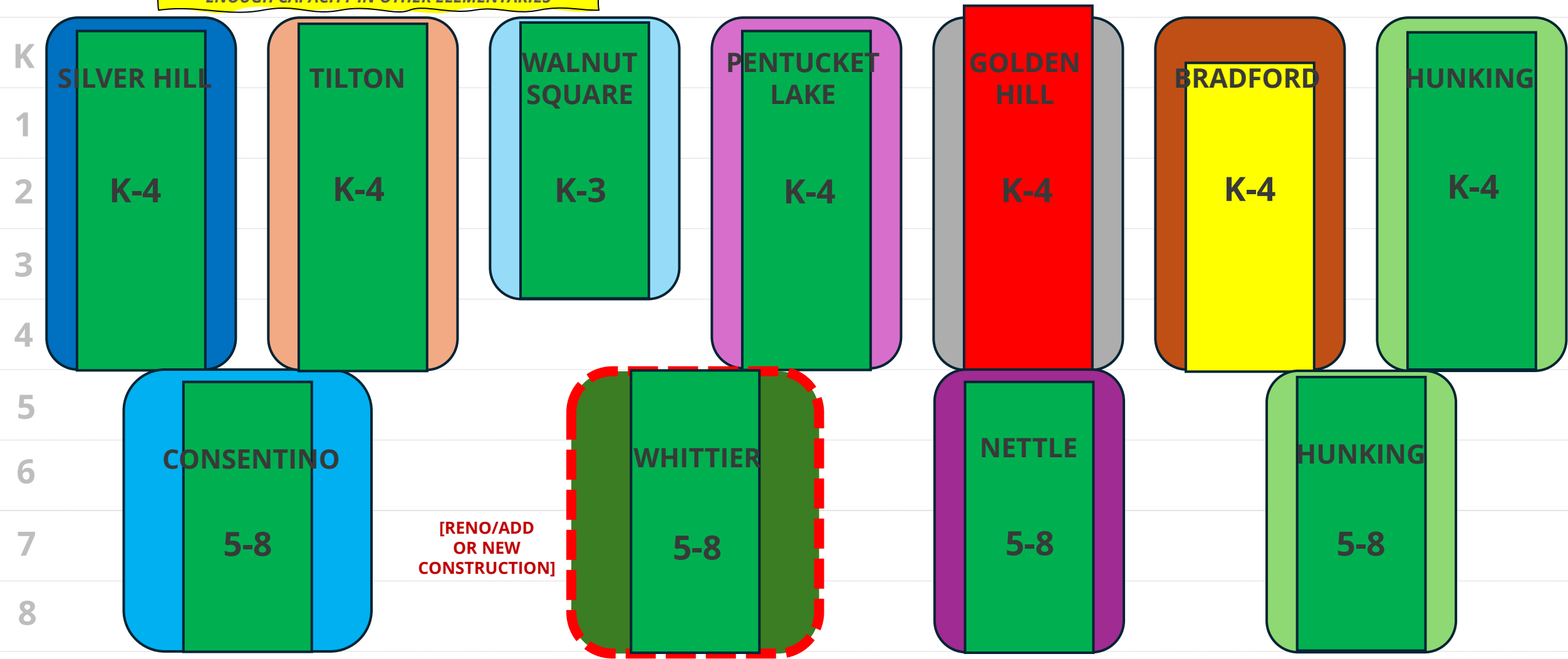
District Enrollment Analysis



EXISTING SCHOOL PROGRESSION

Sept 2026

TILTON CANNOT CLOSE UNDER THIS SCENARIO - NOT ENOUGH CAPACITY IN OTHER ELEMENTARIES



All ES Grades K-4 proportionally redistributed
All MS Grades 5-8 proportionally redistributed

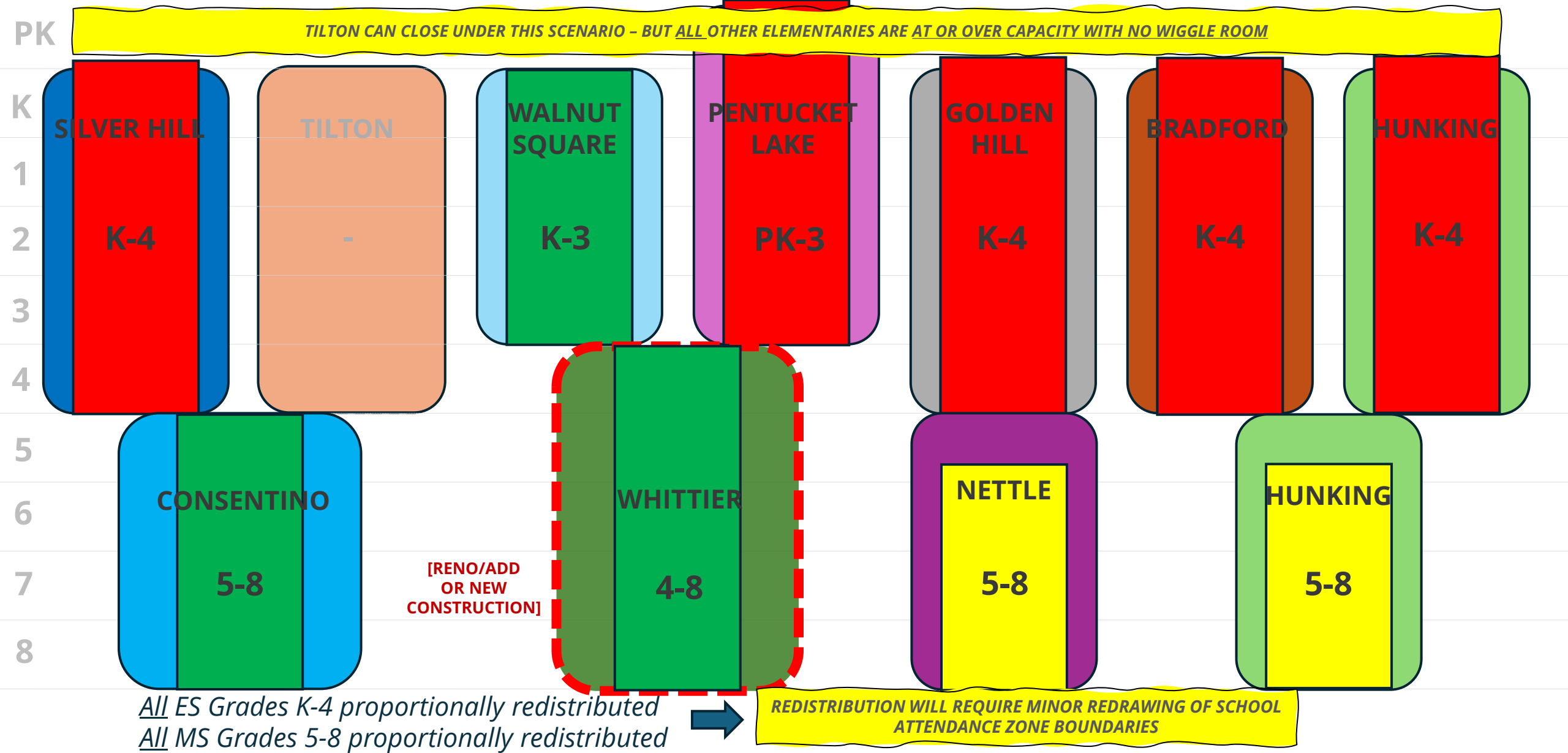


REDISTRIBUTION WILL REQUIRE MINOR REDRAWING OF SCHOOL ATTENDANCE ZONE BOUNDARIES

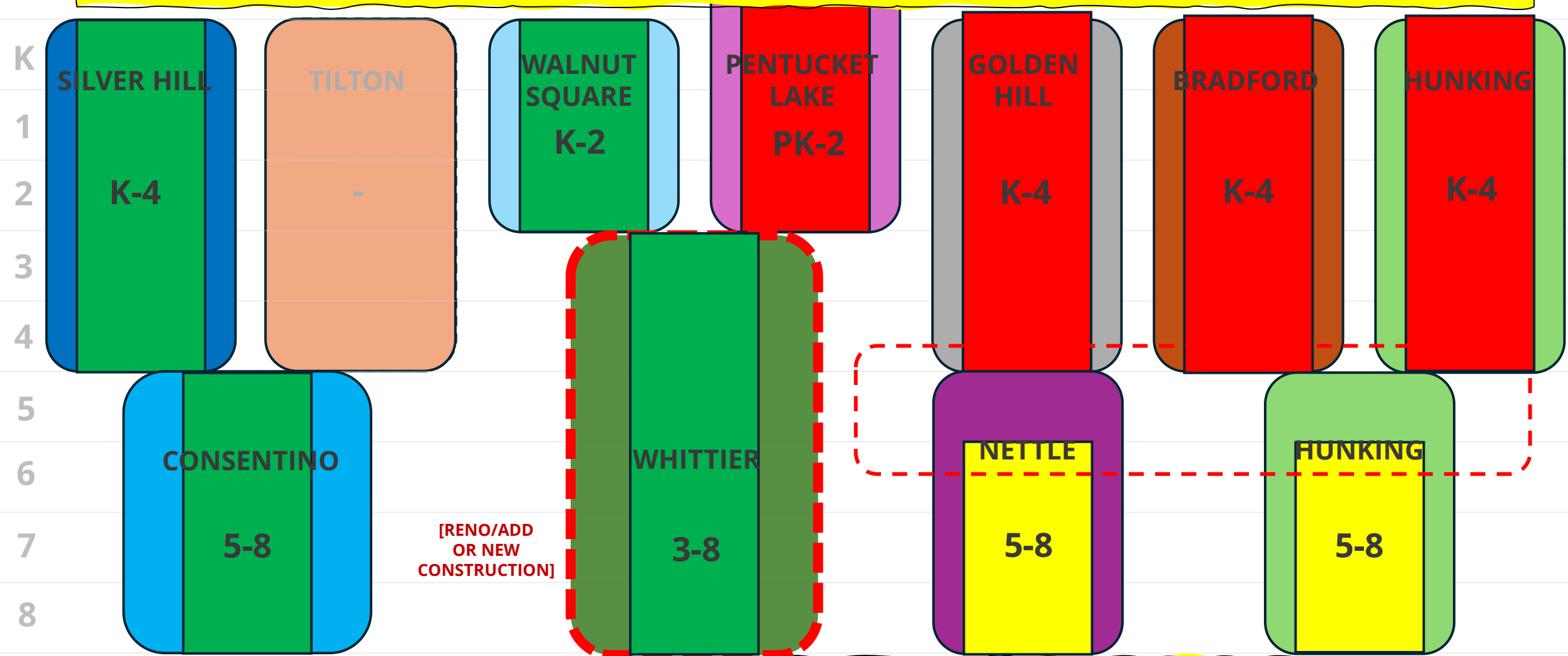


OPTION 1

WHITTIER 5-8 (745) – Sept 2029



TILTON CAN CLOSE UNDER THIS SCENARIO – BUT ALL OTHER ELEMENTARIES ARE AT OR JUST OVER CAPACITY WITH LITTLE WIGGLE ROOM



All ES Grades K-4 proportionally redistributed
All MS Grades 5-8 proportionally redistributed



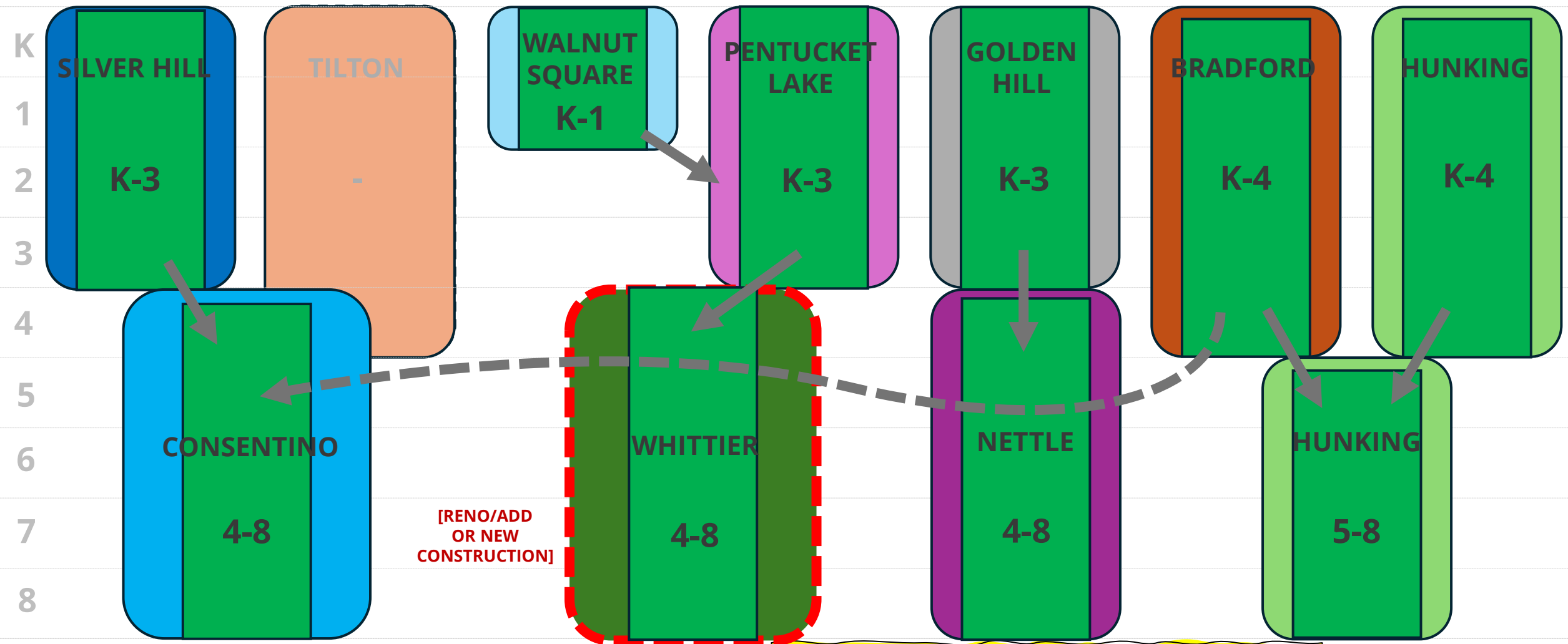
REDISTRIBUTION WILL REQUIRE MINOR REDRAWING OF SCHOOL ATTENDANCE ZONE BOUNDARIES



OPTION 3

WHITTIER 3-8 (1,325) – Sept 2029

TILTON CAN CLOSE UNDER THIS SCENARIO - TO MAKE ROOM FOR ITS STUDENTS, CONSENTINO AND NETTLE BECOME GRADE 4-8 AND SOME ELEMENTARIES BECOME K-3'S



All ES Grades K-3/4 proportionally redistributed
All MS Grades 4/5-8 proportionally redistributed



REDISTRIBUTION WILL REQUIRE POTENTIALLY SIGNIFICANT REDRAWING OF SCHOOL ATTENDANCE ZONE BOUNDARIES

OPTION 2A

WHITTIER 4-8 (1,045) – Sept 2029



Existing Conditions



Driveway & Parking Lot



Deteriorated concrete curb



Sidewalk Cracking



Unmarked Manhole



Drainage Ponding

OVERALL CONDITION OF THE PAVING, STORMWATER MANAGEMENT, & UTILITIES

Driveways, parking lots, walkways, and curbing are in fair to poor condition, with extensive cracking and deterioration throughout. Sidewalks are in fair to poor condition, and curb cuts generally lack required tactile warning panels and striping at crosswalks. No ADA compliant van-accessible parking space or accessible parking spot with loading zone, tactile warning panel, and signage. Drainage and utility structures show signs of age.

FEASIBILITY OF RENOVATION AND EXPANSION OF THE STRUCTURE

Reconstruct deteriorated pavement, curbing, and sidewalks to current MAAB/ADA standards, and inspect/clean the stormwater and sewer systems. Utility infrastructure will likely need to be updated as part of any project.



CIVIL OBSERVATIONS

Existing Conditions





Gravel Parking Area



Basketball Court



Accessibility Challenges



Athletic Field Backstops



Perimeter Landscaping

OVERALL CONDITION OF LANDSCAPE FEATURES

The gravel parking area serving the 2024 modular addition is unstriped and in poor condition.

The basketball court is in poor condition, and athletic field backstops no longer appear in active use.

Lawn areas near the building show poor drainage, and wetland buffers are present southeast of the site.

Asphalt ramps at several building entrances exceed accessible slopes

FEASIBILITY OF RENOVATION AND EXPANSION OF THE STRUCTURE

Resurface the parking area and court pavement, address accessibility at egress doors, regrade poorly-drained lawn areas, and anticipate Conservation Commission permitting near mapped wetlands.



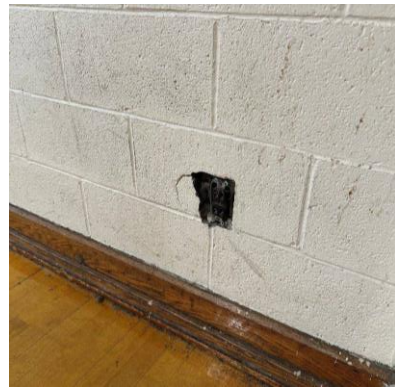
LANDSCAPE OBSERVATIONS

Existing Conditions





Corridor Flooring



Interior Wall Damage



Ceiling Water Damage



Non-Compliant
Hardware



Inaccessible sinks and outdated
teaching surfaces

OVERALL CONDITION OF THE INTERIOR BUILDING SYSTEMS

Classroom and corridor flooring is a patchwork of tile types, and the original gym floor is buckled and worn.

Some interior walls show damage around utility penetrations, and ceilings show staining from roof leaks.

Gymnasium egress doors have rusted frames, damaged gaskets, and warped leaves that do not seal.

Toilet rooms have undersized grab bars and are missing required partitions and mirrors in some locations.

The building's MEP systems are largely original and at or beyond their useful life — aging boilers, undersized electrical service, and outdated fixtures, no sprinkler system.

FEASIBILITY OF RENOVATION AND EXPANSION OF THE STRUCTURE

Replace flooring, ceilings, and non-compliant doors/hardware in a renovation, and reconfigure toilet rooms to meet MAAB/ADA standards.

Replacement of the building's mechanical, electrical, and plumbing systems, and upgrading the technology infrastructure to support modern devices and instruction.



INTERIOR ARCHITECTURAL

Existing Conditions





Masonry Spalling



Window Sealant Failure



Deterioration of Plywood
Soffit and Frieze



Window-Mounted
AC Units



Efflorescence at masonry

OVERALL CONDITION OF THE EXTERIOR BUILDING SYSTEM

Original brick masonry is in good overall condition, with isolated spalling at several concrete foundation corners.

Sealant at building control joints has failed and is cracking.

Several locations show severe efflorescence, moisture damage and mortar erosion.

Window joint sealant has failed at both the 2012 windows and the modular addition, with visible mildew and water intrusion.

Entry canopy steel framing is corroding at the column bases.

Outwash between the drip edge profiles indicates failing sealant from the 2006 roof replacement.

Window-mounted AC units are inefficient, drip condensate onto walls and give birds places to nest.

FEASIBILITY OF RENOVATION AND EXPANSION OF THE STRUCTURE

Address canopy, roofing, and sealant issues as near-term maintenance, and replace window AC units with central/split cooling in a major renovation.



EXTERIOR ARCHITECTURAL

Existing Conditions



J.G. WHITTIER MIDDLE SCHOOL FACILITY STUDY												
KEY: ● Excellent ● Very Good ● Good ● Fair ● Poor New or nearly new condition with no compromise of quality or function Highly functional condition with little compromise of quality or function Some noticeable wear with some compromise of quality or function, minimal maintenance or upgrade needed Below median functional condition, near future repair or replacement is necessary for continued functional use Element is in poor or failing condition, is of limited functional use and in need repair or replacement.												
OVERALL SCORE	SITE & CIVIL (Utilities, Drainage, Landscape)		SITE ACCESSIBILITY / PARKING (includes crosswalks, accessible parking, playgrounds & amenities)		BUILDING ENVELOPE & EXTERIOR BUILDING ELEMENTS (Roof, Windows, Doors, Walls, Vents, etc.)		INTERIOR ARCHITECTURAL ELEMENTS (Include Walls, Floors, Interior Windows & Doors, Stairs, Railings, and Built-in Furniture)		ACCESSIBILITY (Includes accessible routes, access to spaces, restrooms, drinking fountains, door hardware, signage, and fixed seating)		STRUCTURAL ELEMENTS (Includes structural beams, columns, bearing walls, and foundations - only visible deficiencies are noted)	
	●	Aging, unverified utilities appear functional. Poor drainage causes ponding; paving and sidewalks are fair to poor. Fields are good. Recommend video pipe inspection and a kitchen grease interceptor.	●	Accessible parking is below MAAB/ADA minimums, with no van space or loading zone, and total parking falls short of zoning. Ramps, curb cuts and paths are non-compliant, and pedestrian walkways are largely missing.	●	Masonry and 2012 windows are in good condition. The 2006 roof leaks throughout, trim and soffits are rotting, and exhaust dampers are non-compliant. Window, door and roof replacement should be a priority.	●	CMU walls and terrazzo are good, but vinyl tile is fair to poor, with asbestos tile requiring abatement and a warping gym floor. Most ceilings are leak-damaged, and door hardware and wired glass are non-compliant.	●	Accessible egress access issues at exterior doors. Toilet rooms, exterior thresholds and door hardware do not meet accessibility code.	●	Framing, columns and foundations are good to fair with no major concerns. Locker room framing is steam-damaged and temporarily shored; minor spalling and rusting column bases noted at the canopy. Connections should be field-verified.
	MECHANICAL SYSTEMS (Includes heating, cooling, ventilation systems, and BMS system)		ELECTRICAL SYSTEMS (Includes electrical systems, lighting, switches, and fire alarm)		PLUMBING SYSTEMS & FIXTURES (Includes plumbing systems and plumbing fixtures)		FIRE PROTECTION (Includes sprinkler systems)		FUNCTIONAL USE Are spaces and adjacencies sized and located to support their intended use			
	●	The 2021 boiler plant is satisfactory, but most other equipment is original, poor and past its service life. Controls are half pneumatic with no BMS, and classrooms rely on window AC units. Steam pipes leak and cause moisture issues.	●	The 500A service and most panels are undersized and past their service life; a new 1,200A service is recommended. Lighting should convert fully to LED. Receptacles are inadequate, the fire alarm is not up to current codet, and there is no lightning protection.	●	Original fixtures do not meet water conservation or accessibility codes. The 2003 water heater is near end of life and lacks scald protection. Drainage piping is fair and reusable; the kitchen hood lacks CO detection.	●	No sprinkler system. Per M.G.L. c.148 §26G, work affecting 33% or more of building area or value requires full sprinklering. A hydrant flow test is needed.	●	The 1957 building is overcrowded, only partly relieved by a 2024 modular addition. Science rooms lack lab utilities, power limits technology and some spaces lack daylight. Renovation without reconfiguration likely won't meet the educational program.		



EXISTING CONDITIONS SUMMARY



LEVEL 1

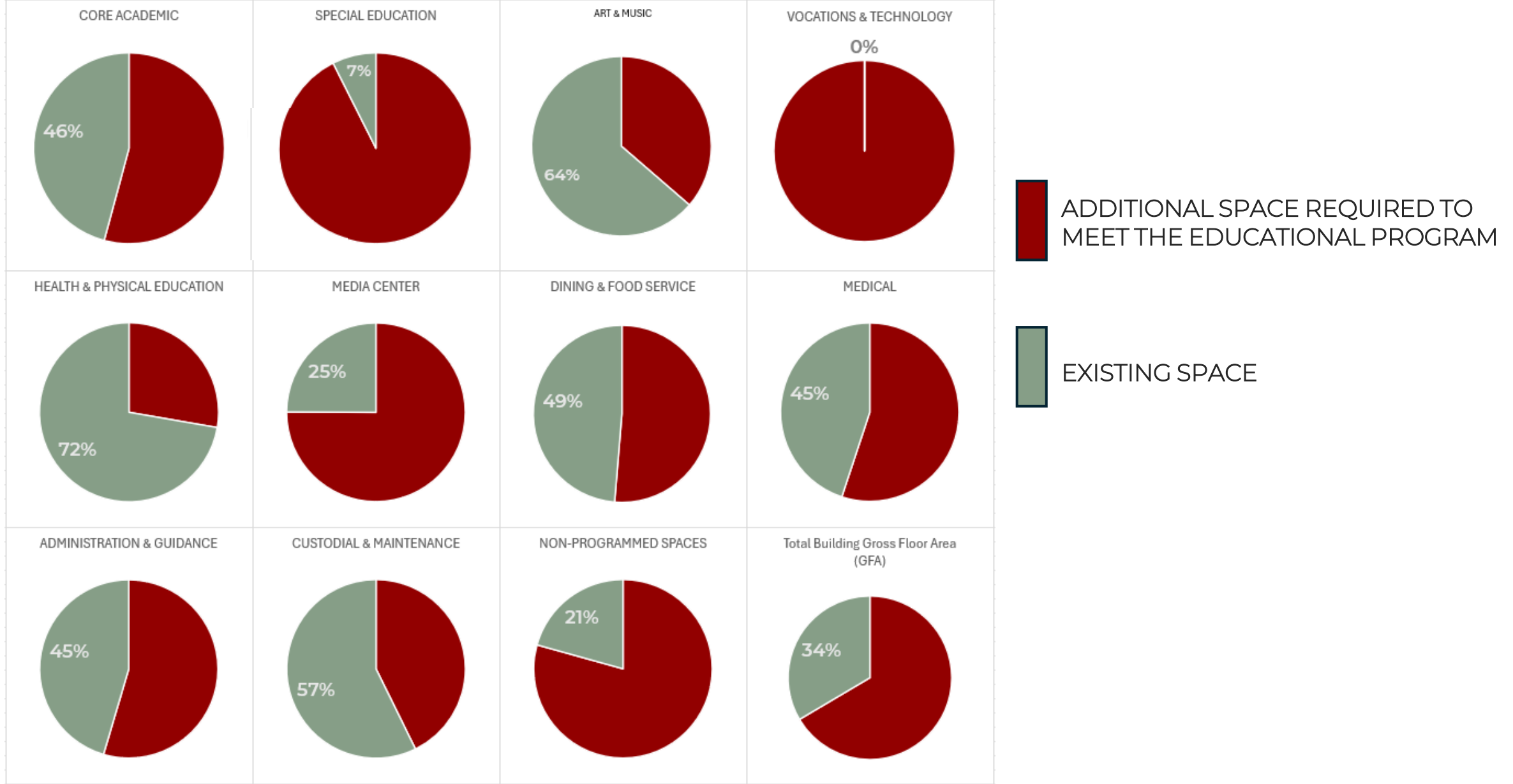
EXISTING PROGRAM



Whittier Middle School 5-8 745 students · Room type	New construction	Existing building	
	Area totals	Area totals	
CORE ACADEMIC	41,310	18,922	
SPECIAL EDUCATION	18,680	1,384	
ART & MUSIC	4,600	2,928	
VOCATIONS & TECHNOLOGY	4,320	0	
HEALTH & PHYSICAL EDUCATION	10,400	7,516	
MEDIA CENTER	4,664	1,163	
DINING & FOOD SERVICE	9,967	4,852	
MEDICAL	610	274	
ADMINISTRATION & GUIDANCE	5,825	2,646	
CUSTODIAL & MAINTENANCE	2,200	1,260	
OTHER	0	0	
NON-PROGRAMMED SPACES	51,298	10,607	
Total Building Gross Floor Area (GFA)	153,874	51,552	
Grossing Factor (GFA / NFA)	1.50	1.26	

KEY

-  **“RIGHT SIZED”**
Total area is within 10% of program needs
-  **“OVERSIZED”**
Total area exceeds program needs by more than 10%
-  **“UNDERSIZED”**
Total area is more than 10% below program needs



EXISTING CONDITIONS

Existing Category vs MSBA Guidelines



KEY

- **"RIGHT SIZED"**
Total area is within 10% of program needs
- **"OVERSIZED"**
Total area exceeds program needs by more than 10%
- **"UNDERSIZED"**
Total area is more than 10% below program needs

LEVEL 1

Existing Conditions

Existing Space Size vs MSBA Guidelines



Existing Conditions

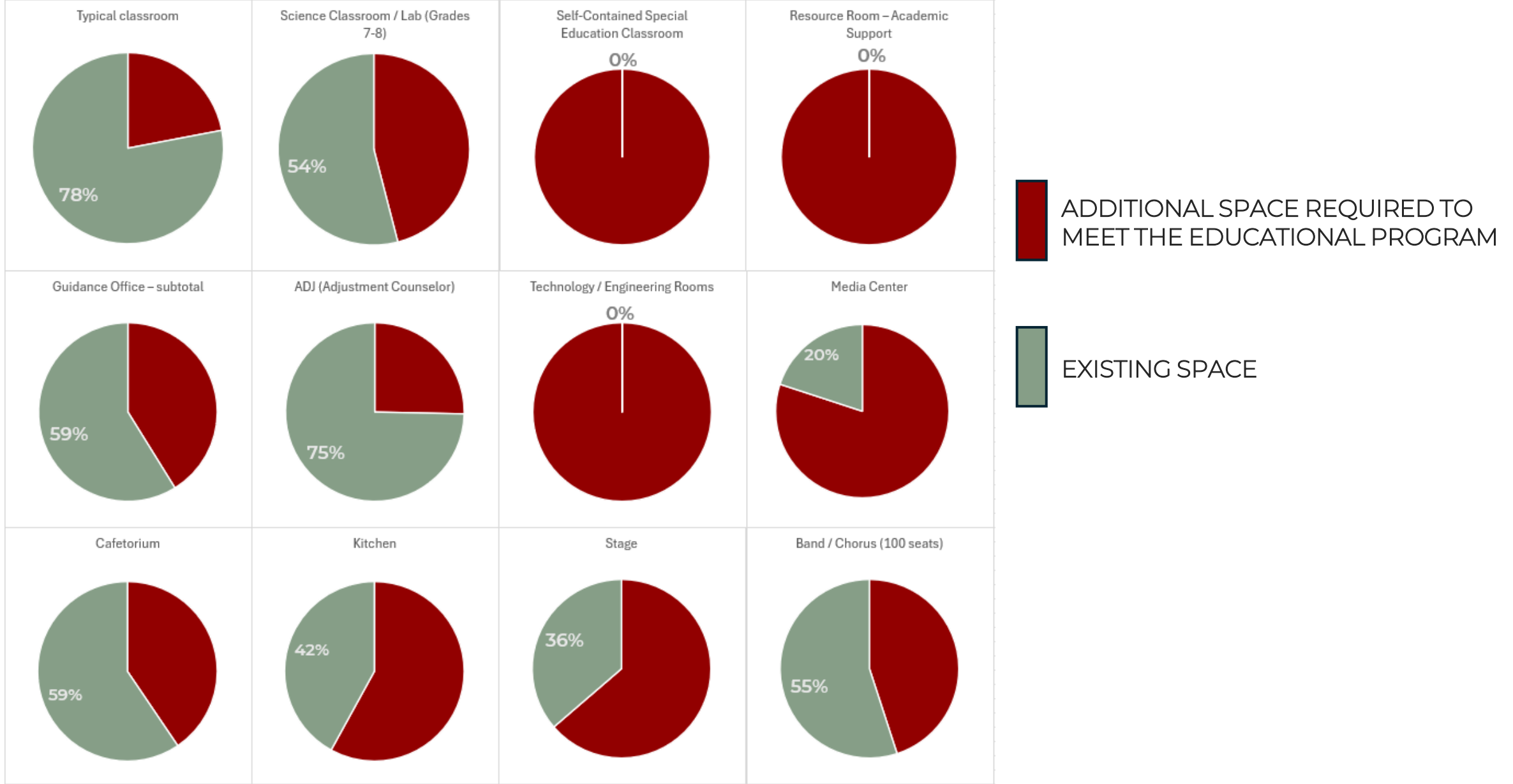
Existing Classroom Space





Existing Conditions

Existing Special Education Space



Existing Conditions
Tilton



Front Façade



Spalled Concrete at Entry



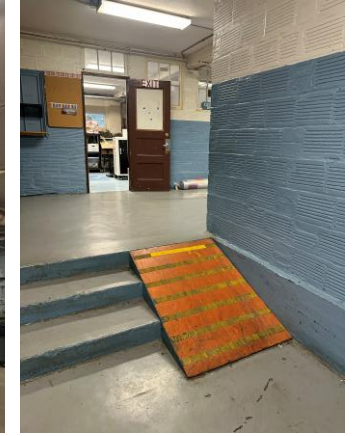
Original Wood Stair



Gymnasium



Cafeteria Space



Non-Compliant Ramp

BUILT IN 1890, THE BUILDING IS IN FAIR TO GOOD CONDITION FOR ITS AGE, BUT ITS SYSTEMS ARE BEYOND THEIR USEFUL LIFE AND ITS EDUCATIONAL SPACES ARE STRETCHED TO SUPPORT MODERN LEARNING.

OVERALL CONDITION OF THE SITE AND BUILDING

Civil: Paving, curbs, and sidewalks are fair to poor; accessible parking and crosswalk warnings are missing; utilities are aging.

Landscape: The gravel lot and basketball court are poor, lawns drain poorly, and entry ramps exceed accessible slopes.

Interior: Worn flooring, non-compliant doors and toilet rooms, no sprinklers, MEP past useful life, and undersized spaces.

Exterior: Masonry is sound but needs some repointing, the chimney cap is damaged, accessibility is limited, and the roof is fair to good.

FEASIBILITY OF RENOVATION AND EXPANSION OF THE STRUCTURE

Rebuild paving, sidewalks, and ramps to MAAB/ADA standards and update utilities. Replace interior finishes, doors, toilet rooms, and the MEP and technology systems. Add sprinkler system.

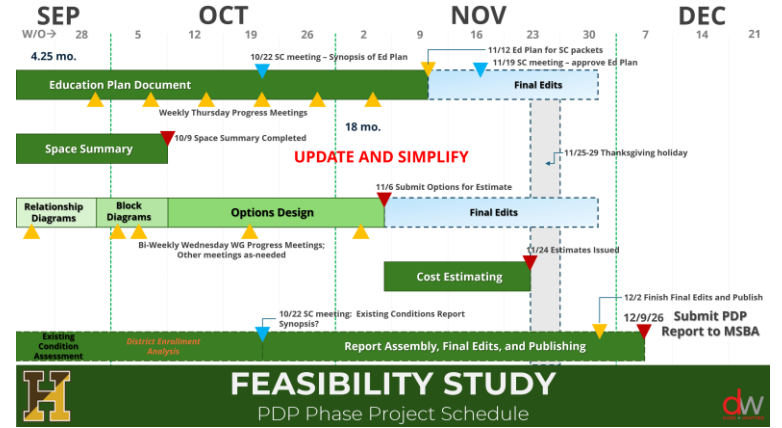


OBSERVATIONS

Tilton Existing Conditions



1



2

J.G. WHITTIER MIDDLE SCHOOL FACILITY STUDY						
KEY: ● Excellent ● Very Good ● Good ● Fair ● Poor						
OVERALL SCORE	SITE & CIVIL (Utilities, Drainage, Landscaping)	SITE ACCESSIBILITY / PARKING (Includes sidewalks, accessible parking, playground & amenities)	BUILDING ENVELOPE & EXTERIOR BUILDING ELEMENTS (Roof, Windows, Doors, Walls, Sides, etc.)	INTERIOR ARCHITECTURAL ELEMENTS (Includes Walls, Floors, Interior Windows & Doors, Stairs, Railing, and Built-in Furniture)	ACCESSIBILITY (Includes accessible routes, access to spaces, restrooms, drinking fountains, changing stalls, and foundations - only visible differences are noted)	STRUCTURAL ELEMENTS (Includes structural beams, columns, joists, and foundations - only visible differences are noted)
●	Aging, unimproved utilities appear functional. Yearly drainage reviews pending; parking and sidewalks are fair to poor. Plants are good. Maintenance schedule inspection and a kitchen grease interceptor.	Accessible parking is below WHITTIER Middle School, with no van spaces in loading zone, and total parking lots short of zoning. Pumps, curbs cuts and paths are non-compliant, and particular walkways are largely missing.	Roofing and 2012 windows are in good condition. The 2008 roof leaks throughout, trim and soffits are rotting, and several dampers are non-compliant. Windows, door and door hardware should be a priority.	CH2 walls and terraces are good, but water is in to go, with patches for missing shingles and a missing gun floor. Most ceilings are leak damaged, and door hardware and level glass are non-compliant.	● Accessible routes are good overall, but some are not accessible. Accessible routes are good overall, but some are not accessible. Accessible routes are good overall, but some are not accessible.	Roofing, columns and foundations are good to fair with no major structural issues. Scaffolding is in place, but some scaffolding is damaged and temporary structural elements are in place. Some scaffolding is damaged and temporary structural elements are in place.
	MECHANICAL SYSTEMS (Includes heating, cooling, ventilation systems, and BMS systems)	ELECTRICAL SYSTEMS (Includes electrical systems, lighting, switches, and fire alarm)	PLUMBING SYSTEMS & FIXTURES (Includes plumbing systems and plumbing fixtures)	FIRE PROTECTION (Includes sprinkler systems)	FUNCTIONAL USE (Are spaces and adjacencies listed and located to support their intended use)	
●	The 2012 boiler plant is satisfactory, but most other equipment is original, poor and poor to serviceable. Controls are half pneumatic with no BMS, and classrooms rely on serviceable AC units. Room glass and cause moisture issues.	The 2008 service and roof panels are unimproved and poor their service life, a new 1,200A service is recommended. Lighting should be converted fully to LED. Recreational areas are in good condition, and there is no lighting protection.	Original features do not meet water conservation or accessibility codes. The 2008 water heater is near end of life and basic use and protection. Drainage piping is fair and needs the 4000 foot back to 100 reduction.	The sprinkler system, per H.C.D., is not working, work affecting 30% of the building area is in place. The 2008 water heater is near end of life and basic use and protection.	The 2017 building is overcrowded, only partly reflecting a 2008 modular addition. Science rooms lack lab tables, power vents technology and some spaces lack lighting. Recreation reflects reconfiguration likely won't meet the educational program.	

COMMUNITY
OUTREACH

Community Outreach

Upcoming Dates

- October 22nd – School Committee Meeting
- November 5th – Public Information Session at Whittier
- November 19th – School Committee Meeting
- On-going community outreach
 - Regular updates to School Committee
 - Public Information Sessions at Key Milestones
 - School Building Committee meetings
 - Public Information Meetings Leading Up to Funding Votes
- March 2028 - Project Funding Authorization Votes



COMMUNITY OUTREACH

THANK YOU