

Wilmington Public Schools
Wildwood Early Childhood Center

Facilities Assessment Subcommittee

11/13/2024



Wilmington District Map

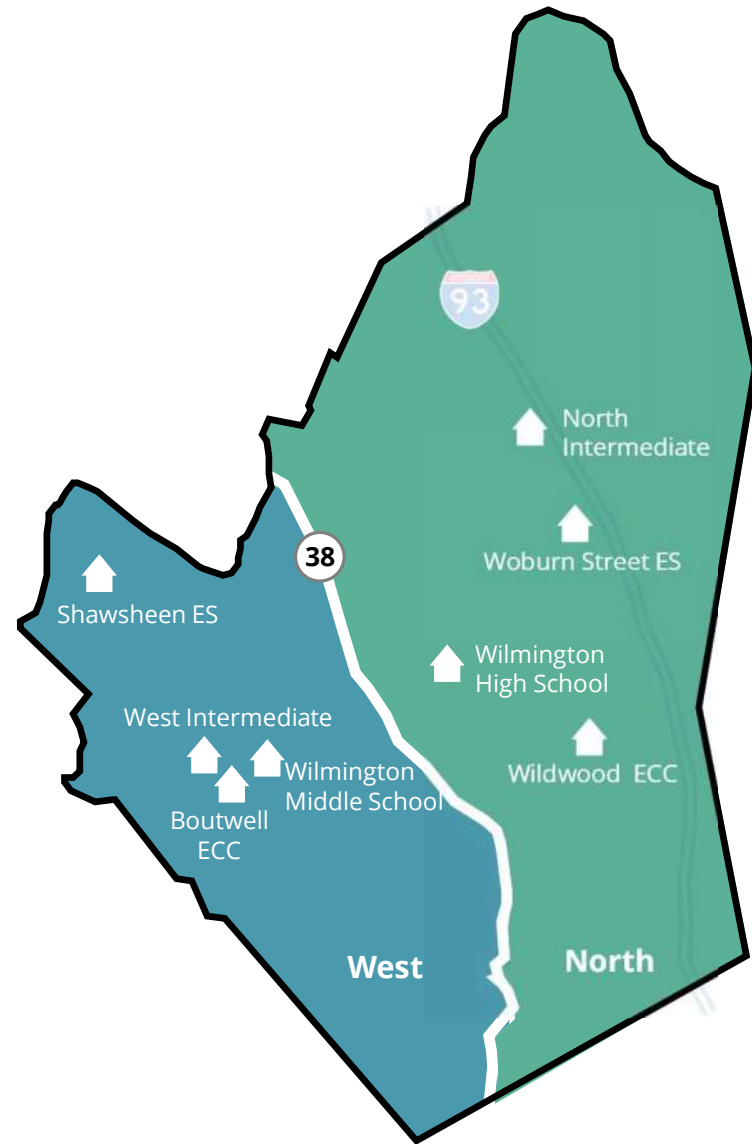
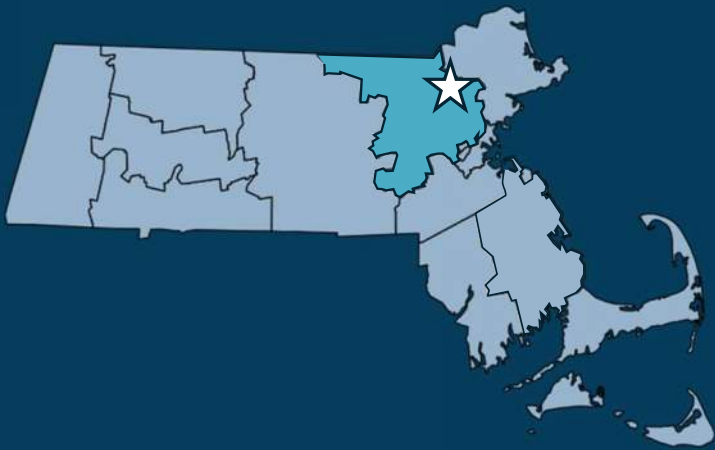
Eight schools presently

District Enrollment: 2,760

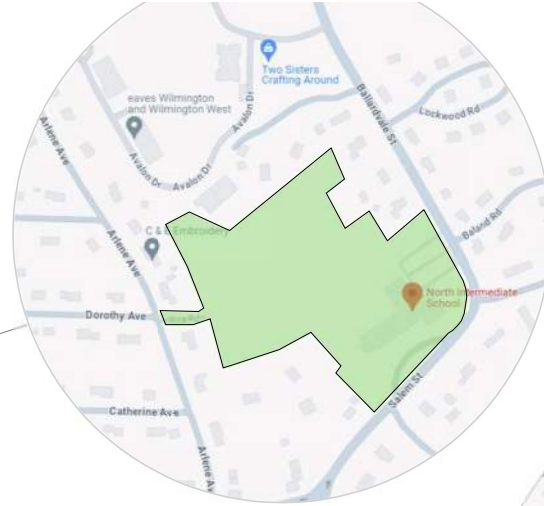
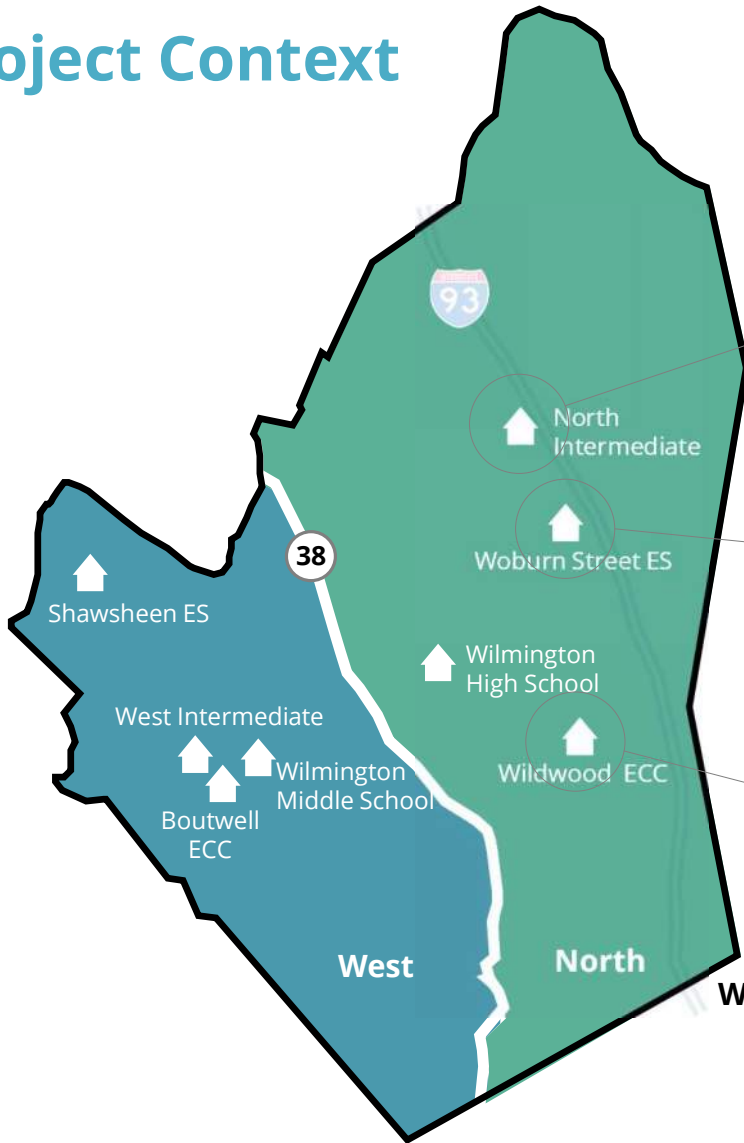
Wildwood ECC Enrollment: 144

Woburn Street ES Enrollment: 358

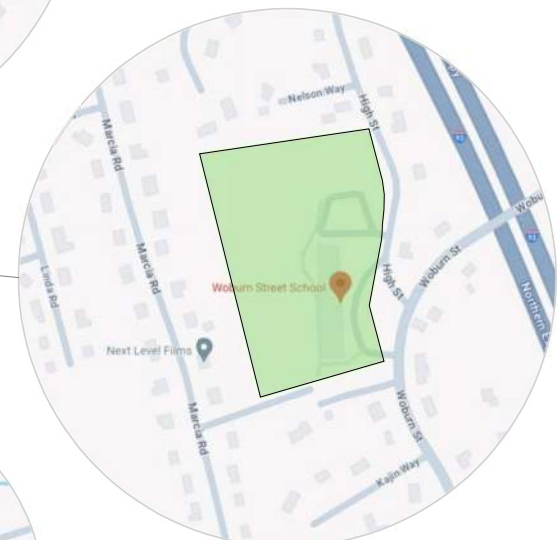
North Intermediate Enrollment: 249



Project Context



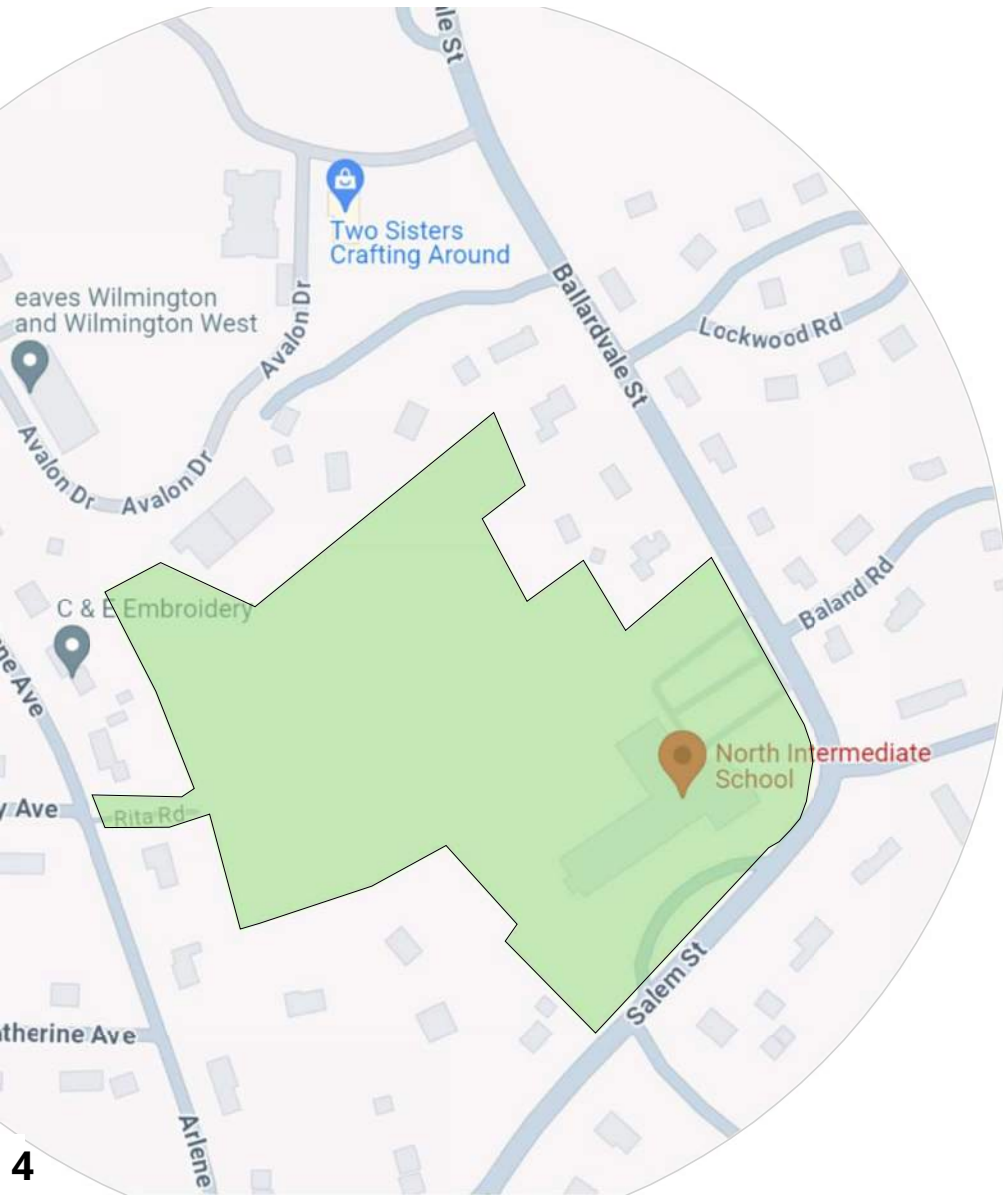
North Intermediate School Site
PreK-5th (755+)



Woburn Street School Site
PreK-3rd (510+)



Wildwood ECC Site
PK-K Only (130+)



Project Vision

PreK-5 Consolidation

- Create a **welcoming and safe** environment that **encourages curiosity and independence.**
- **Variety and flexibility** of space are key to meeting their needs and celebrating strengths.
- **New/expanded programs** for PreK, ELL, and STEM
- **Distributed & purpose-designed spaces are needed,** especially for special education programs and student support services

Wilmington Elementary School Building Project

Visioning - Call for Volunteers

Help us define and shape the future for our Pre-K to 5th grade learners



Session #1 - District-wide Topics

Sept. 19th
1:00 PM to 4:00 PM
Shriners Auditorium or
Remote via Zoom

or

Sept. 19th
6:30 PM to 9:30 PM
Shriners Auditorium or
Remote via Zoom



Session #2 - Learning and Teaching

Sept. 26th
1:00 PM to 3:30 PM
Shriners Auditorium or
Remote via Zoom

or

Sept. 26th
6:30 PM to 9:00 PM
Shriners Auditorium or
Remote via Zoom



Session #3 - Overall Building Planning

Oct. 17th
1:00 PM to 3:00 PM
Shriners Auditorium

or

Oct. 17th
6:30 PM to 8:30 PM
Shriners Auditorium



Session #4 - Individual Space Planning

Oct. 24th
1:00 PM to 3:00 PM
Shriners Auditorium

or

Oct. 24th
6:30 PM to 8:30 PM
Shriners Auditorium

8 sessions

50+ participants



Project Vision Program

- More variety of space translates to more opportunities for more varied instructional practices
- Improved Access to Specials for all grade levels – new school schedule
- Improved Common Planning Time
- Alignment of start and end times
- More thoughtful and intentional building organization

Community Engagement

A Transparent Process

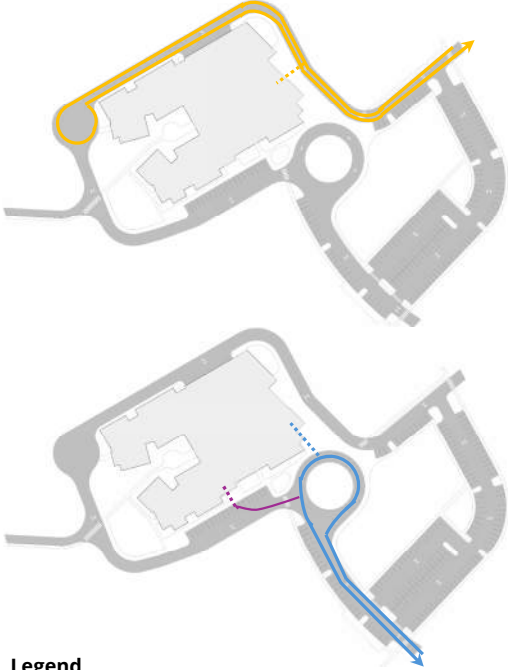


- ✓ 8 Visioning Sessions
- ✓ 6 Community Forums - Remote, In-person, Hybrid
- ✓ Fair Booths at 3 Town events
- ✓ Mentimeter Surveys
- ✓ Informational Mails and Advertising:
 - Water bill mailer / Direct mailer to homes
 - Electronic Backpack Flyers
 - Press Releases to Newspapers/Online Newspapers
 - Town Organizations and Business Outreach
 - Informational Flyer Canvassing throughout Wilmington
 - Ongoing Information Distributions providing answers to questions addressed on Community Social Media Discussion Pages
 - Town Website Posting (message from Wilmington Apple)
 - Postings with Town Crier and Wilmington Apple
 - Postings with the School Department Website and FAQs

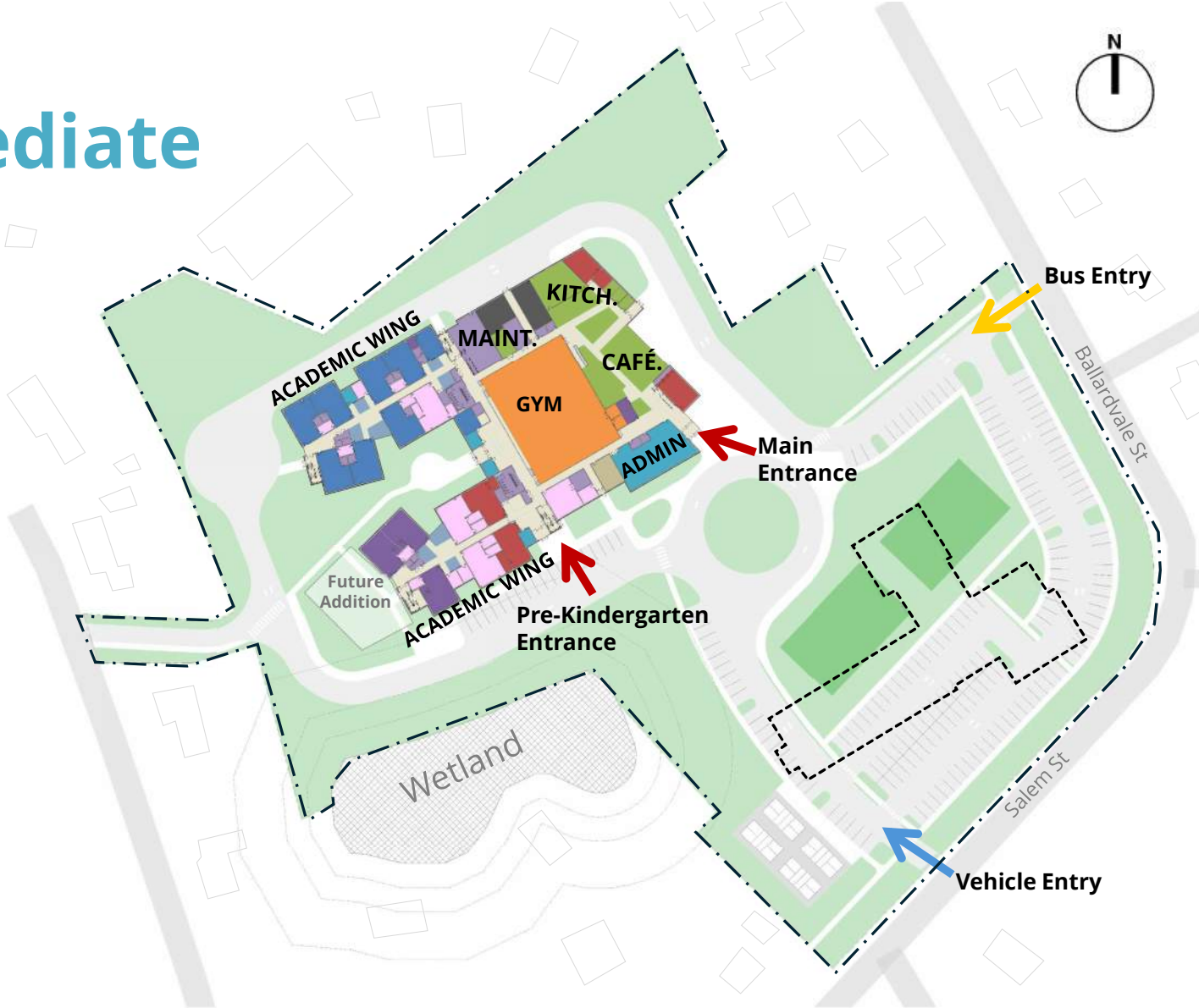


Preferred Schematic

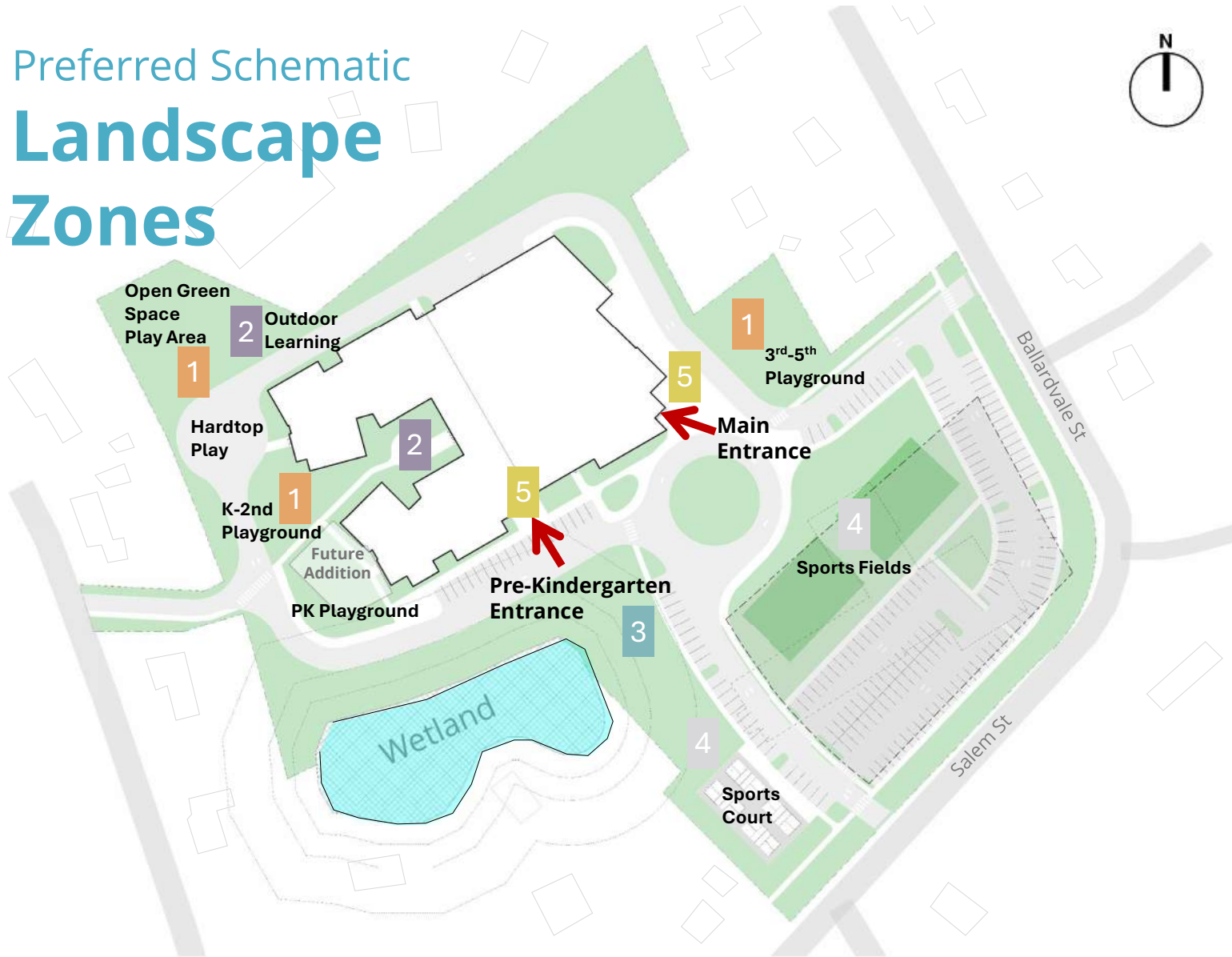
North Intermediate Site








- Legend**
- Bus Circulation
 - Parent Circulation
 - PK/drive up services
 - Building Entrance

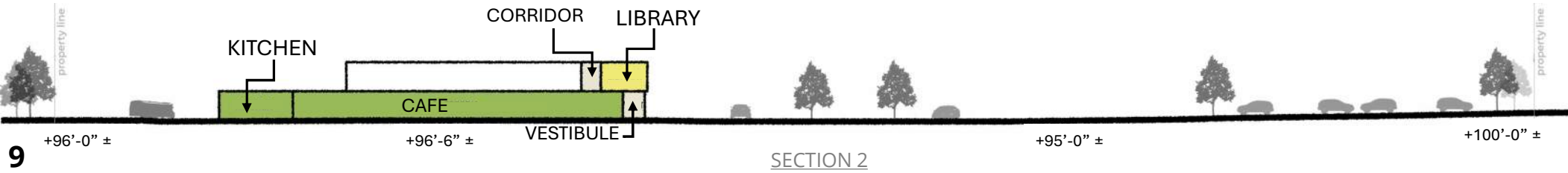
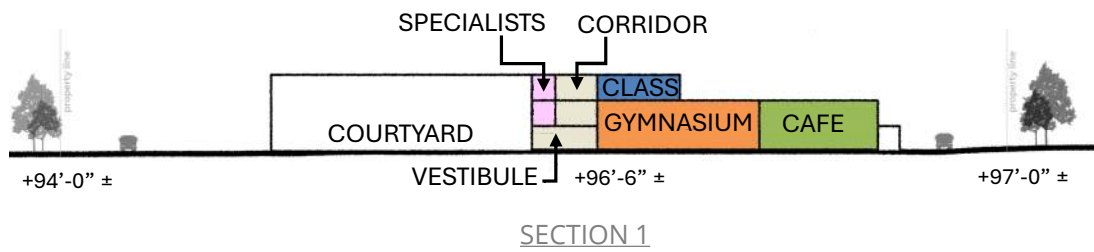
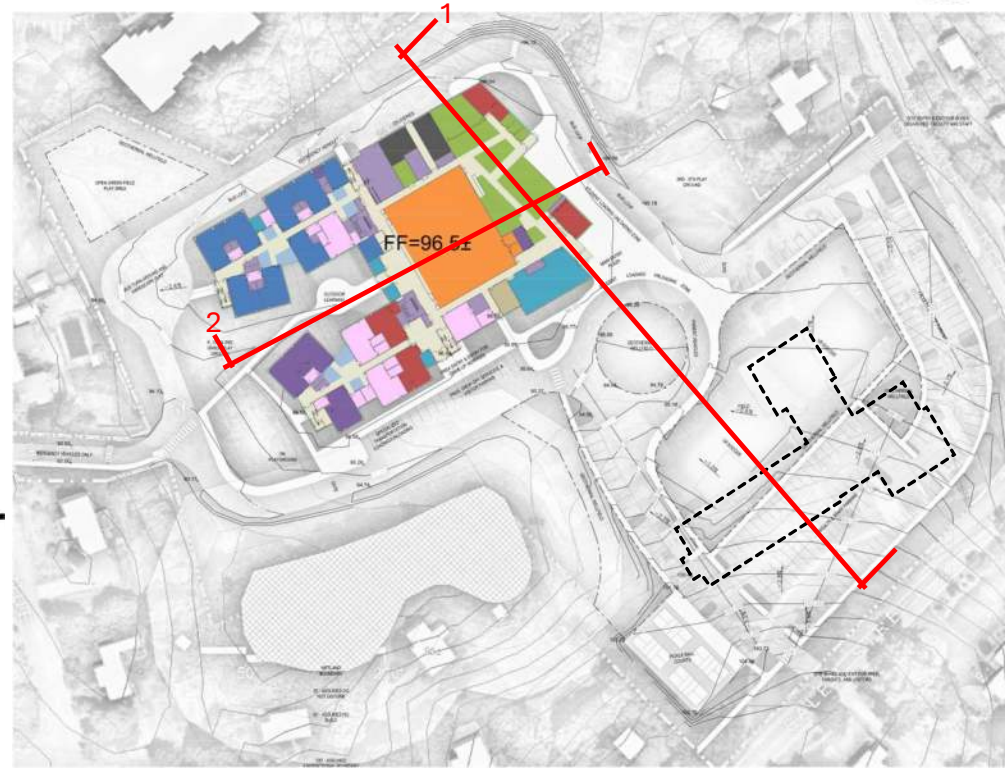


Preferred Schematic Landscape Zones



- 1
PLAY AND FITNESS

- 2
OUTDOOR LEARNING

- 3
STORMWATER MANAGEMENT

- 4
FIELDS

- 5
ENTRY PLAZAS


Preferred Schematic Site Topography and Grading

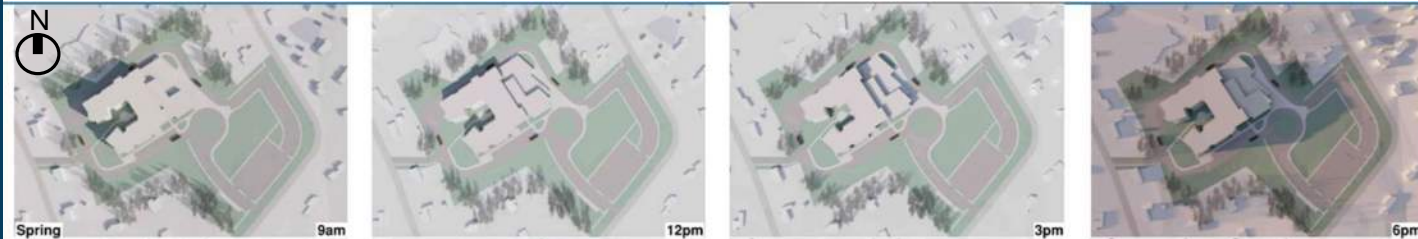


Preferred Schematic Orientation & Massing

- Allow construction to occur free and clear of existing building
- Maximize compactness of mass
- Orient classroom windows north/south to the greatest extent possible
- Maximize visibility of main entry from multiple directions
- Maximize distance to abutters
- Maximize useable green space
- Retain natural landscape as buffer to abutters to the greatest extent possible



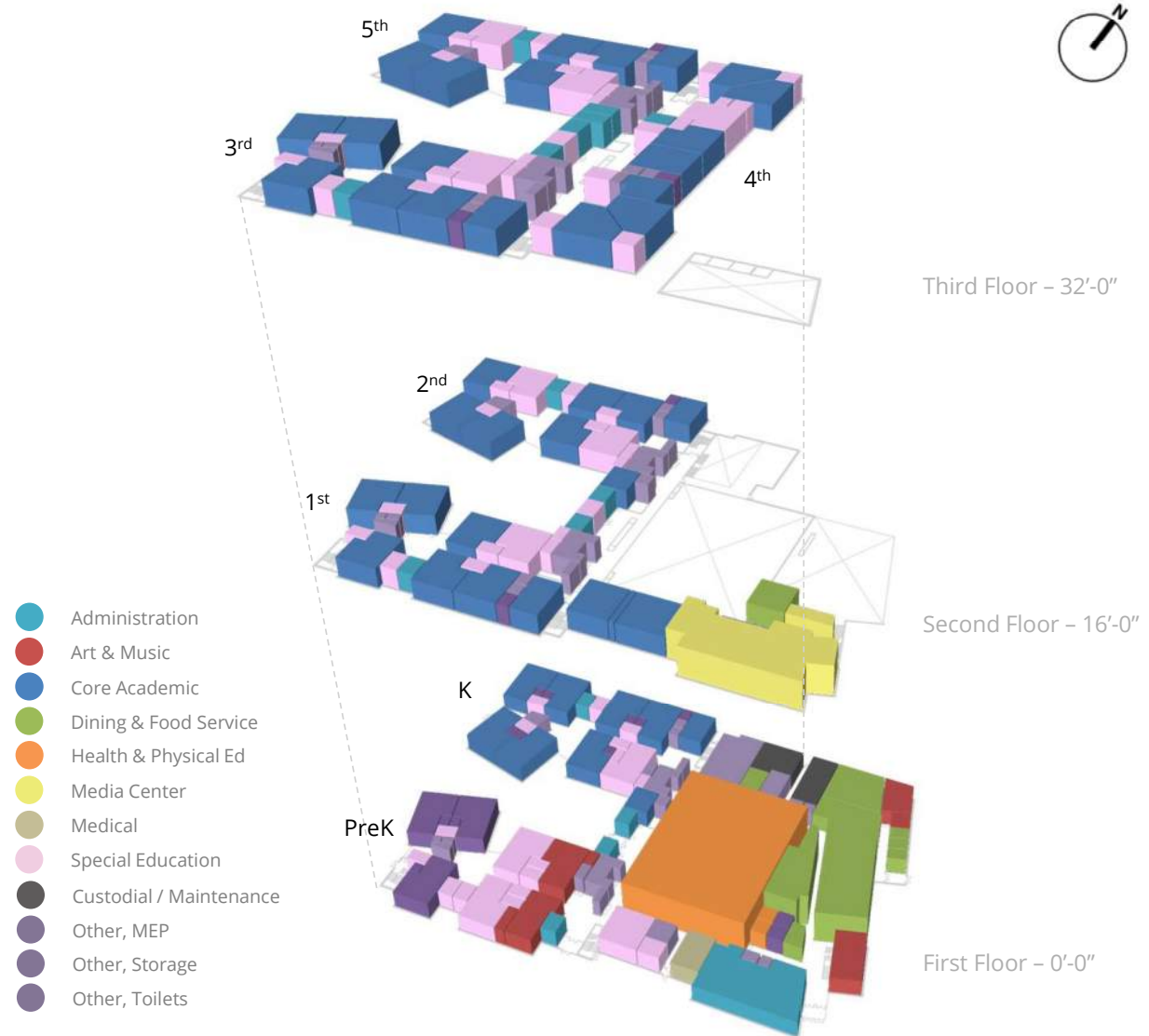
Sun Studies



Preferred Schematic

Program Relationships

- Organized into public and private zones
- Organized into Grade Level Communities and Grade Level Groupings (PreK-2 & 3rd-5th)
- Purpose-designed and distributed Special Education
- Distributed administration and student support services
- Distributed and differentiated extended learning spaces



Preferred Schematic PK-5 N.1



- Administration
- Art & Music
- Core Academic
- Dining & Food Service
- Health & Physical Ed
- Media Center
- Medical
- Special Education
- Custodial / Maintenance
- Other, MEP
- Other, Storage
- Other, Toilets

Preferred Option FIRST FLOOR PLAN

Preferred Schematic PK-5 N.1



- Administration
- Art & Music
- Core Academic
- Dining & Food Service
- Health & Physical Ed
- Media Center
- Medical
- Special Education
- Custodial / Maintenance
- Other, MEP
- Other, Storage
- Other, Toilets

Preferred Option SECOND FLOOR PLAN

Preferred Schematic PK-5 N.1



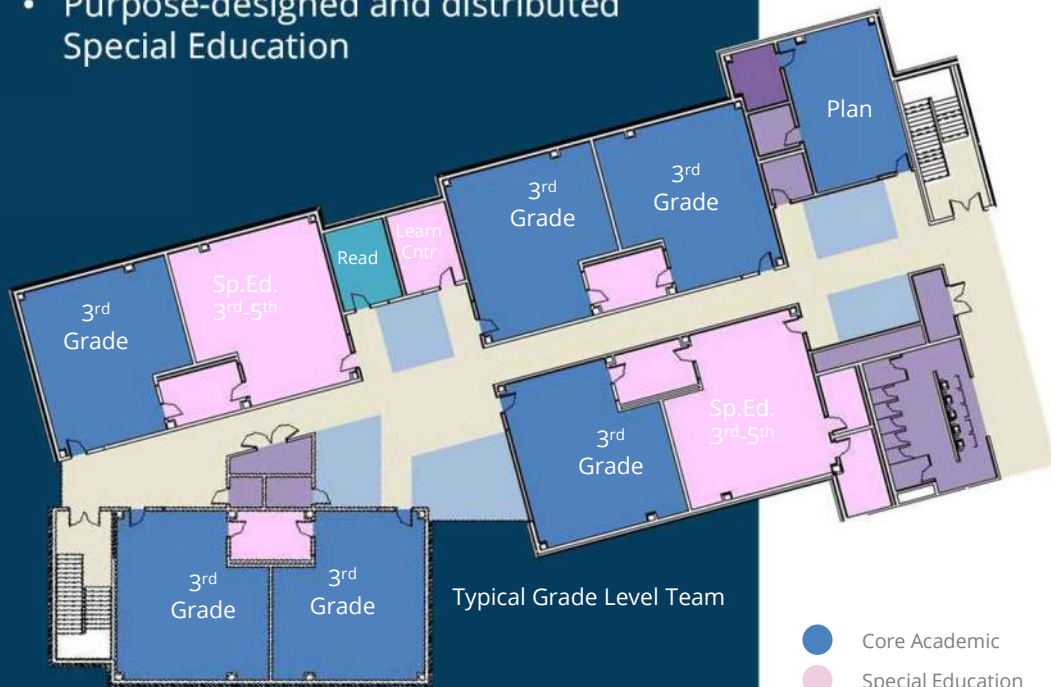
- Administration
- Art & Music
- Core Academic
- Dining & Food Service
- Health & Physical Ed
- Media Center
- Medical
- Special Education
- Custodial / Maintenance
- Other, MEP
- Other, Storage
- Other, Toilets

Preferred Option THIRD FLOOR PLAN

Preferred Schematic

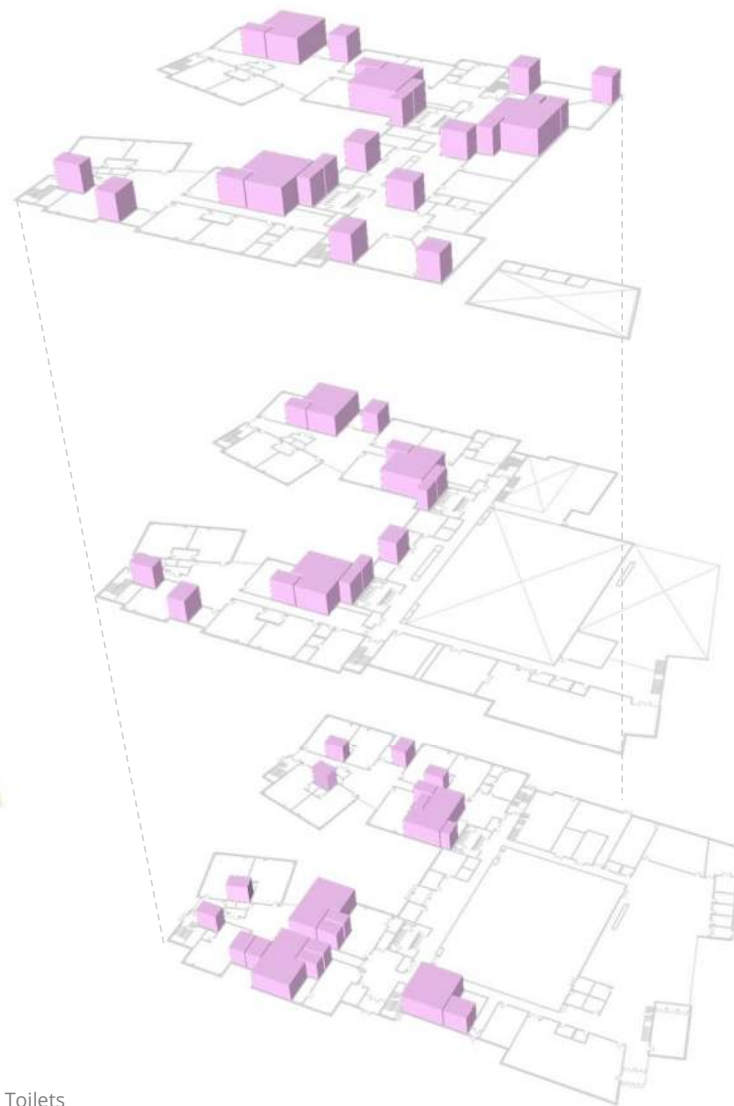
Special Education

- Purpose-designed and distributed Special Education



Typical Grade Level Team

- Core Academic
- Special Education
- Administration
- Other, MEP, Storage, Toilets



Third Floor - 32'-0"

Second Floor - 16'-0"

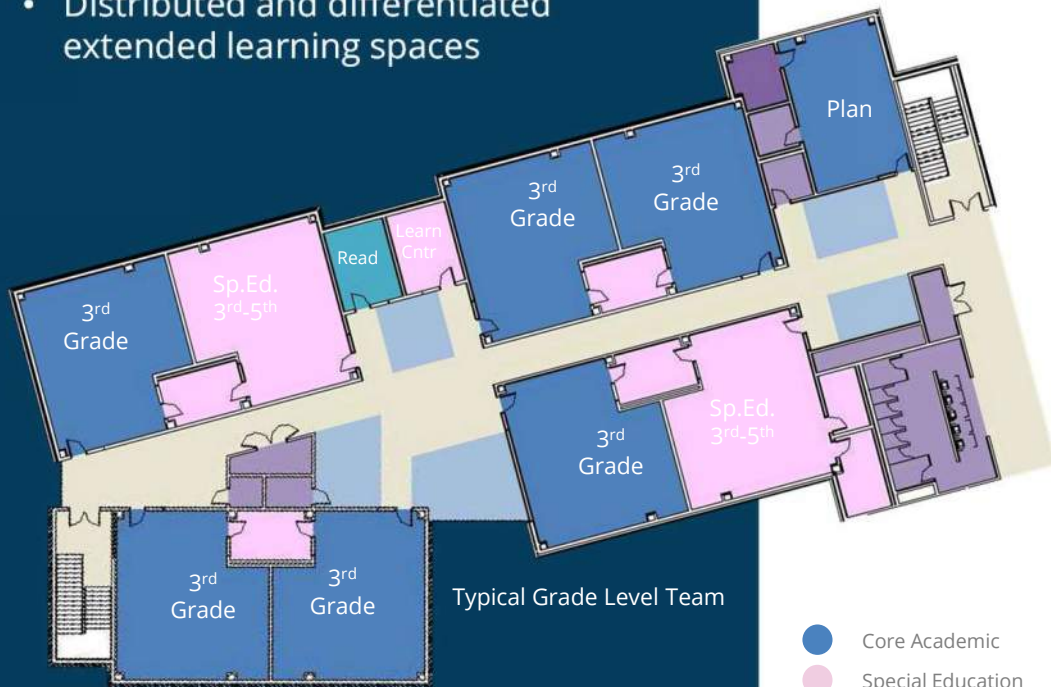
First Floor - 0'-0"



Preferred Schematic

Extended Learning Areas

- Distributed and differentiated extended learning spaces



Typical Grade Level Team

- Core Academic
- Special Education
- Administration
- Other, MEP, Storage, Toilets

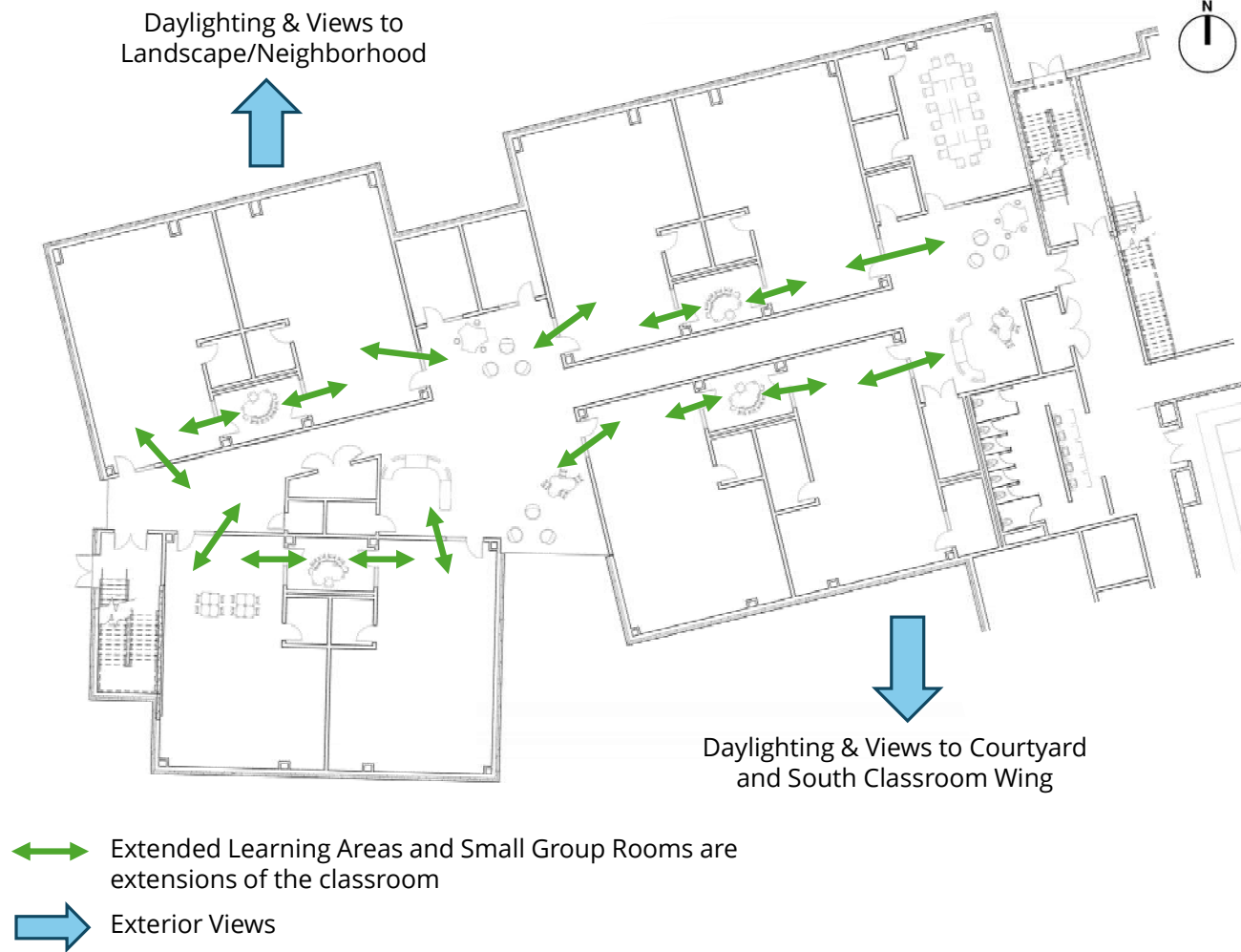


Third Floor - 32'-0"

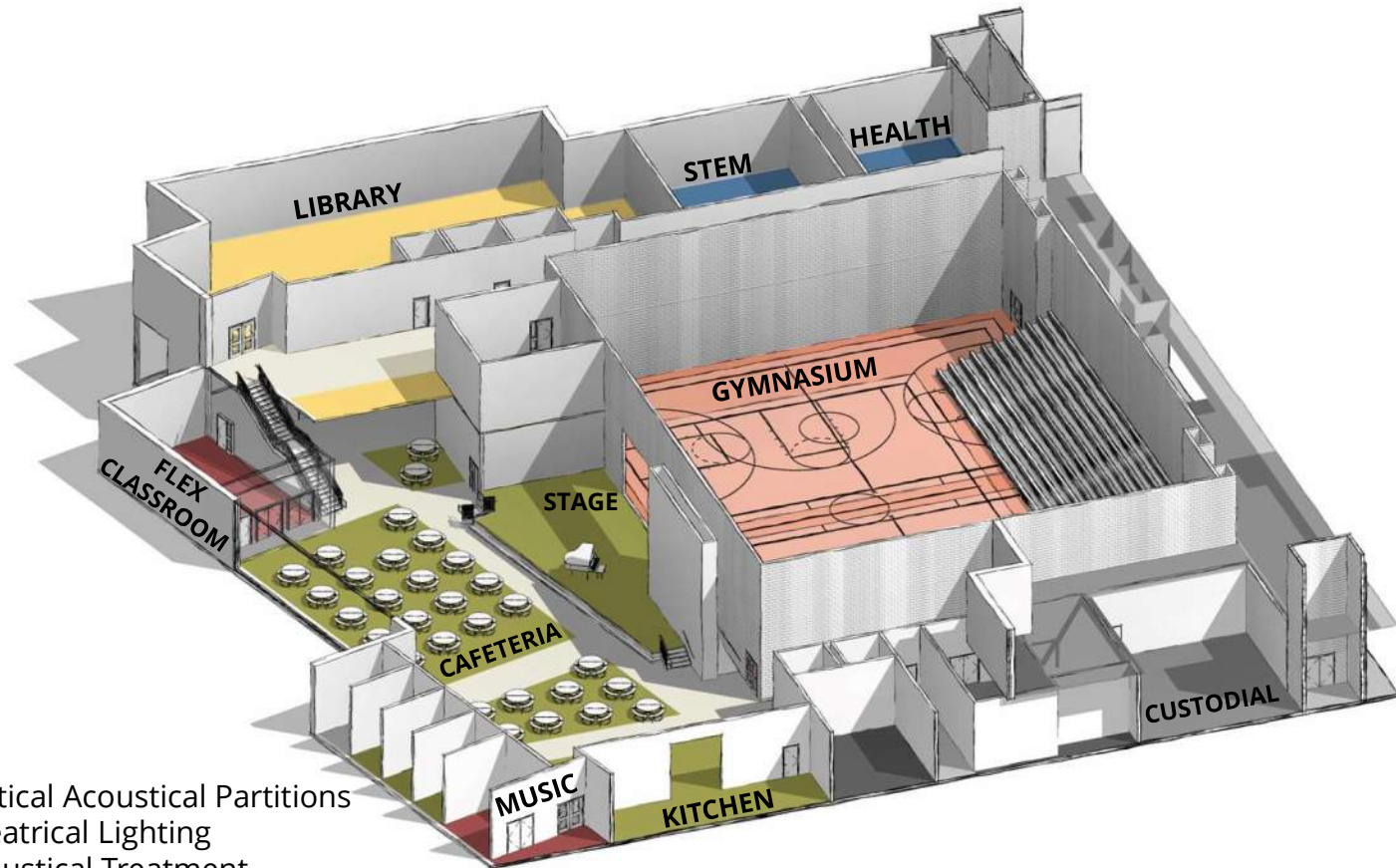
Second Floor - 16'-0"

First Floor - 0'-0"

Character Imagery – Grade Level Grouping



Character Imagery – Cafeteria / Flex Space / Music / Gym



- Vertical Acoustical Partitions
- Theatrical Lighting
- Acoustical Treatment
- Bleacher Seating
- Connection to Exterior @ Cafeteria
- Access to Upper-Level Media Center

Preferred Schematic Project Timeline

CM at Risk	MSBA Module	Duration in Months	2023												2024												2025												2026												2027												2028											
			April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December																											
	Feasibility	23	[Red bar from April 2023 to March 2024]																																																																							
	Schematic	13	[Red bar from April 2023 to April 2024]																																																																							
	Local funding / Project Funding Agreement	3	[Yellow bar from August 2025 to October 2025]																																																																							
	Design Development	7	[Yellow bar from October 2025 to April 2026]																																																																							
	Construction Documents	5	[Green bar from June 2026 to October 2026]																																																																							
	Issue/Bid Early Release Package	2	[Green bar from August 2026 to September 2026]																																																																							
	Bidding / Finalize GMP	2	[Blue bar from November 2026 to December 2026]																																																																							
	Construction Phase 1 - Begin Sitework (via ERP)	6	[Blue bar from February 2027 to July 2027]																																																																							
	Construction - Phase 2 (New Building)	18	[Purple bar from August 2027 to July 2028]																																																																							
	Building Occupancy by Grades 4-5	1	[Green star in July 2028]																																																																							
	Construction - Phase 3 (Abatement/Demo/Sitework)	9	[Purple bar from August 2028 to April 2029]																																																																							

Schedule assumptions:
 Project team does not continue design while awaiting local funding
 CM joins team January 2025
 Total Project Budget for Project Funding Agreement developed with CM involvement (Phasing, logistics, Schedule, etc.,)
 Construction Phase 1 - Early release package to enable work starting summer 2026
 Construction Phase 2 start February 2027 complete July 2028
 Building Occupancy by Grades 4-5 Summer 2028
 Construction Phase 3 start August 2028 complete April 2029
 Construction duration simply an estimate that will likely change as design progresses and swing space ideas are vetted.

Design Bid Build	MSBA Module	Duration in Months	2023												2024												2025												2026												2027												2028											
			April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December																											
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	Design Development	8	[Yellow bar from October 2025 to June 2026]																																																																							
	Construction Documents	5	[Green bar from June 2026 to October 2026]																																																																							
	Bidding	2	[Blue bar from November 2026 to December 2026]																																																																							
	Construction Phase 1 (Sitework + New Building)		[Purple bar from February 2027 to July 2027]																																																																							
	Building Occupancy by Grades 4-5		[Purple bar from August 2027 to July 2028]																																																																							
	Construction Phase 2 (Abatement/Demo/Sitework)		[Purple bar from August 2028 to April 2029]																																																																							

Schedule assumptions:
 Project team does not continue design while awaiting local funding
 Lump sum bidding December 2026-January 2027
 Construction Phase 1 start February 2027 complete July 2028
 Building Occupancy by Grades 4-5 February 2029
 Construction Phase 2 start February 2029 complete October 2029

Preferred Schematic Sustainability Goals

Yes	M	No	INITIAL LEED SCORECARD
55	42	13	PROJECT TOTALS (Certification Estimates) – 110 total points
Certified: 40-49 points Silver: 50 – 59 points Gold: 60-79 points Platinum: 80+ points			

- **LEED Silver minimum, Gold as a Target Goal**
- Pursuing MSBA Green Schools for additional 4% reimbursement
- Federal IRA ‘tax credits’ for a geothermal mechanical system
- Life Cycle Cost Analysis of four mechanical system options
 - Under consideration: all-electric building with full geothermal mechanical system

Variations From MSBA Guidelines

	PSR	MSBA Guidelines	Difference
Core Academic	45,700	35,250	10,450
Special Education	19,010	9,060	9,950
Art & Music	4,040	5,075	-1,035
Health & PE	12,300	6,300	6,000
Media Center	4,068	4,068	0
Dining & Food Services	9,458	9,458	0
Medical	710	710	0
Administration + Guidance	5,308	2,890	2,418
Custodial & Maintenance	2,355	2,355	0
Other	6,100	0	6,100
Total Building NFA	109,049	75,165	33,883
Total Building GFA	163,573	109,475	54,098

Core Academic - Total deviation = +10,450

- General Classrooms (due to class size) = +1,350
- ELL Classroom = +900
- Teacher Collaboration Spaces = +2,700
- Extended Learning Areas (XLAs) = +6,200

Special Education - Total deviation = +9,950

- Wilmington - specific programs
- Learning Cntrs, SGRs, OT/PT, Service Providers

Health & Physical Ed. - Total deviation = +6,000

- Gymnasium = +6,000

Admin. + Guidance - Total deviation = +2,418

- Assist. Principals, Reading, Math, IT

"Other" - Total deviation = +6,100

- (3) Pre-K + XLA, Wellness, CARES, Health

All other categories - Total deviation = -1,035

PSR Options and Project Cost Estimates

Option (Description)	Total Gross Square Feet		Square Feet of Renovated Space (\$*/SF)		Square Feet of New Construction (\$*/SF)		Site, Building Takedown, Haz Mat Etc. (\$*)	Estimated Total Construction** (\$*)		Estimated Total Project Costs (\$)
Option PK-K R.1 (Wildwood ECC Only)	29,302	sf	29,302	sf	-	sf	\$ 5,177,119	\$ 21,752,381		\$ 28,278,096
			\$ 565.67	\$/sf	\$ -	\$/sf		\$ 742.35	\$/sf	
Option PK-K AR.1 (Wildwood Site)	64,935	sf	18,709	sf	46,226	sf	\$ 18,719,709	\$ 65,692,141		\$ 85,399,783
			\$ 676.99	\$/sf	\$ 742.15	\$/sf		\$ 1,011.66	\$/sf	
Option PK-K N.1 (Wildwood Site)	64,935	sf	-	sf	64,935	sf	\$ 19,002,628	\$ 70,752,576		\$ 91,978,349
			\$ -	\$/sf	\$ 796.95	\$/sf		\$ 1,089.59	\$/sf	
Option PK-3 R.1 (Woburn Street Only)	53,771	sf	53,771	sf	-	sf	\$ 7,246,762	\$ 31,833,552		\$ 41,383,617
			\$ 457.25	\$/sf	\$ -	\$/sf		\$ 592.02	\$/sf	
Option PK-3 AR.1 (Woburn Street Site)	115,293	sf	47,352	sf	67,941	sf	\$ 26,109,841	\$ 103,490,591		\$ 134,537,768
			\$ 570.48	\$/sf	\$ 741.34	\$/sf		\$ 897.63	\$/sf	
Option PK-3 N.1 (Woburn Street Site)	115,293	sf	-	sf	115,293	sf	\$ 26,208,350	\$ 115,443,979		\$ 150,077,173
			\$ -	\$/sf	\$ 773.99	\$/sf		\$ 1,001.31	\$/sf	
Option PK-5 R.1 (North Intermediate Only)	55,541	sf	55,541	sf	-	sf	\$ 6,527,756	\$ 26,263,140		\$ 34,142,081
			\$ 355.33	\$/sf	\$ -	\$/sf		\$ 472.86	\$/sf	
Option PK-5 AR.1 (North Intermediate Site)	163,573	sf	29,201	sf	134,372	sf	\$ 23,805,229	\$ 137,070,180		\$ 178,191,234
			\$ 562.46	\$/sf	\$ 720.69	\$/sf		\$ 837.98	\$/sf	
Option PK-5 N.1 (North Intermediate Site)	163,573	sf	-	sf	163,573	sf	\$ 24,169,287	\$ 143,553,041		\$ 186,618,953
			\$ -	\$/sf	\$ 729.85	\$/sf		\$ 877.61	\$/sf	

* Marked-up Construction Costs
** District's Preferred Solution