



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building
Committee
Meeting #35
July 22, 2025


Massachusetts School Building Authority



 Left
Field

 DORE & WHITTIER

 FONTAINE



Agenda

1. Call to Order
2. Approval of Minutes
3. Administrative
 - a. OPM Introduction
 - b. Invoice Summary/ Warrant – Vote
 - c. School Building Committee Membership
4. Design Update
 - a. Fly-by Video and Physical Model
 - b. KartoonEDU video
5. Working Group Update
 - a. Public Relations Working Group
 - i. Tax impact comparison
 - ii. Cost/SF for building only, as compared to other MSBA projects
 - iii. Cost/SF for construction as compared to other MSBA projects
 - iv. Failed vote policy
 - v. Timeline for failed projects to return to the MSBA pipeline
6. Discussion/Correspondence/New Items
7. Committee Questions
8. Public Comments
9. Next Meeting: Tuesday August 19, 2025
10. Adjourn

Approval of Minutes



Approval of Meeting Minutes | June 3, 2025

WILDWOOD ELEMENTARY SCHOOL PROJECT – Wilmington, MA

SCHOOL BUILDING COMMITTEE MEETING #33

Tuesday, June 3, 2025 Hybrid Meeting 7:00pm

Wilmington High School
159 Church Street, Wilmington MA
Large Group Instruction Room

and Zoom Webinar

<https://wpsk12.zoom.us/j/83577025187?pwd=cAMUaWpYbDhlcGhQNTN5WnVwS3M0am1>

Committee Members

Diane M. Allen	Gregory B. Bendel	Kate Bissell	Dr. Glenn Brand, Chair
Kevin A. Cairra	Michael Camascio	Justin Cusce	Marriane Gallezzo
Nicholas Golden	John Q. Holloway	Christine Holleran	
Dennis Kelley	Paul J. Melaragni	Craig P. Miner	
Christine Murray	Judith L. O'Connell	Christine Prendergast	
David A. Ragsdale	Paul Ruggiero	Stacy Scott	
R. Eric Slagle	Stephen Turner	Vivian Varbedian, Vice Chair	

Meeting Minutes

A publicly posted meeting of the Wildwood School Building Committee was held at the above listed date, time, and location. Committee members and other participants were:

Voting Members (Quorum = 12)	Present	Notes
Diane M. Allen	X	Permanent Building Committee
Gregory B. Bendel	X	Select Board Chair
Kate Bissell	X	Wildwood School, Principal
Dr. Glenn Brand, Chair	X	Wilmington Public Schools
Kevin A. Cairra	X	Select Board
Michael Camascio		
Justin Cusce	X	
Marriane Gallezzo	X	Finance Committee
Nicholas Golden	X	School Committee
John Q. Holloway		Permanent Building Committee

X	Wildwood School, Teacher
X	Town of Wilmington, Supt. of Public Buildings, Permanent Building Committee
X	Permanent Building Committee
X	
X	
X	Town of Wilmington, Asst. Town Manager
X	
X	School Committee
X	Town of Wilmington, Asst. Superintendent of Administration and Finance
X	Woburn Street School, Principal
X	Town of Wilmington, Town Manager
X	School Committee
X	
	SMMA
	SMMA
	Dore + Whittier Architects
	Dore + Whittier Architects
	Dore + Whittier Architects
	Dore + Whittier Architects
	Fontaine Bros.
	Fontaine Bros.
	Fontaine Bros.
	Fontaine Bros.
	Fontaine Bros.

1 – Call to Order

Call to order at 7:00pm.

Roll call, a quorum was present.

Building Committee Membership

Select Board with Greg Bendel not seeking re-election. Greg would like to continue his service on the school building committee. Therefore, Mr. Slagle made a motion to appoint Greg Bendel to the WSBC. Motion was seconded by Mr. Kevin Cairra, an additional member, noting the appropriateness of including Greg Bendel as a member.

Meeting Minutes

knowledge of the project. Ms. Varbedian noted that the committee had a member representing the Select Board. Mr. Bendel noted that he was pleased to be involved in the project.

An additional member of the Wildwood School Building Committee was present.

Approval of Minutes

Motion to approve the meeting minutes of April 15, 2025, and by Ms. Varbedian.

April 15, 2025, and April 29, 2025 by unanimous roll call vote.

Approval of Invoices

Item #24 for the sum of \$136,450.00 normally would have been approved, however the subcommittee had not met. A motion to approve warrant #24, seconded by Mr. Kevin Cairra, the cost of \$136,450.00, which included the cost of a warrant and Whittier.

The amount of \$136,450.00 by unanimous roll call vote.

Community Outreach Follow up

There were about 25-30 people in attendance at the community outreach event. The event was hosted by Dore and Whittier to address concerns about wetlands, and spacing between the project and the road. The committee also discussed future traffic concerns. The committee thanked Ms. O'Connell for allowing an additional member to attend the Community Forum.

6 – Design Update

The design to the committee. Ms. Phillip noted specific concerns regarding the timeline of the project, including what would be reimbursed. Ms. Phillip provided an overview of what the design team was working on.

Meeting Minutes

Including the gym space, Mr. Slagle noted that the recent meeting went extremely well, and the MSBA would be paying for more than anticipated. The committee continued to discuss the concerns related to the proposed project.

Motion to the committee of the proposed project site. The committee provided feedback to the public. The committee provided feedback to the public on how to better tailor the presentation to the public in the future.

DU does a fantastic job visualizing the current project. The committee discussed how the visual could be made more accessible to the public. The committee continued to discuss the fencing of the site.

Back on KartoanEDU Pillar

Materials had been advertised on the town website. The committee discussed the next Pillar would include potential clips of the materials to come.

Back on PR Materials for Sharing

The page would be finalized, the proposed document was a draft. The committee discussed the distribution of the materials. The committee discussed the opportunity of using an insert in the water bill. The committee discussed the options to reach the public.

Working Group Updates

Materials for people to volunteer to stand in the WSBC sign-ups are available on sign-up genius.

Correspondence/New Items

Correspondence has been received and that the leadership team is working on the correspondence items received.

Meeting Minutes

Public Comments

Mr. McDonald expressed his concerns with having night meetings for residents who are unable or uncomfortable with attending. He explained his historical involvement in meetings with the town's proposed construction sites and debt.

12 – Next Meetings

Mr. McDonald and LeftField would be interviewed on June 5th. The committee added that the following WSBC Meetings had been scheduled for June 3rd, 2025, and July 22nd, 2025.

13 – Adjourn

Adjourn, seconded by Mr. Kelley, voted to adjourn. 8:45.

Meeting Minutes

Approval of Meeting Minutes | June 10, 2025

WILDWOOD ELEMENTARY SCHOOL PROJECT – Wilmington, MA

SCHOOL BUILDING COMMITTEE MEETING #34

Tuesday, June 10, 2025 Remote Meeting 6:30pm

Zoom Webinar

<https://wprkij.zoom.us/j/83577075167?pwd=cAMiARs5YQpHcDhHQTN5NnVqaXNwQm1>

Committee Members

Diane M. Allen	Gregory B. Bendel	Kate Bissell	Dr. Glenn Brand, Chair
Kevin A. Cairn	Michael Camoscio	Justin Cusce	Marianne Gallezzo
Nicholas Golden	John C. Holloway	Christine Holleran	
Dennis Kelley	Paul J. Melaragni	Craig P. Miner	
Christine Murray	Judith L. O'Connell	Christine Prendergast	
David A. Ragsdale	Paul Ruggiero	Stacy Scott	
R. Eric Slagel	Stephen Turner	Vivian Varbedian, Vice Chair	

Meeting Minutes

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Kate Bissell	X	Wildwood School, Principal
Dr. Glenn Brand, Chair	X	Wilmington Public Schools
Kevin A. Cairn		Select Board
Michael Camoscio		
Justin Cusce		
Marianne Gallezzo	X	Finance Committee
Nicholas Golden	X	School Committee
John C. Holloway		Permanent Building Committee
Christine Holleran	X	Wildwood School, Teacher
Dennis Kelley	X	Town of Wilmington, Supt. of Public Buildings, Permanent Building Committee
Paul J. Melaragni	X	Permanent Building Committee
Craig P. Miner		

Christine Murray		
Judith L. O'Connell	X	Town of Wilmington, Asst. Town Manager
Christine Prendergast	X	
David A. Ragsdale	X	School Committee
Paul Ruggiero	X	Town of Wilmington, Asst. Superintendent of Administration and Finance
Stacy Scott	X	Woburn Street School, Principal
R. Eric Slagel	X	Town of Wilmington, Town Manager
Stephen Turner	X	School Committee
Vivian Varbedian, Vice Chair	X	
Other Participants		
Donald Walter		Dore + Whittier Architects
Lee P. Dore		Dore + Whittier Architects
Raul Philip		Dore + Whittier Architects
Bryce Taft		Dore + Whittier Architects
David Fontaine, Jr.		Fontaine Bros.
Rob Day		Fontaine Bros.
Mark Abdella		Fontaine Bros.
Chelsey Mutrie		Fontaine Bros.
Chad "Ecuyer		Fontaine Bros.

1 – Call to Order

Ms. O'Connell called the meeting to order at 6:30pm.

Ms. Varbedian called a verbal roll call, a quorum was present.

2 – Review of the Results of the Owner's Project Manager (OPM)

Interviews

Ms. O'Connell informed the committee that there had been nine submissions, and with the help of the review committee, three firms were selected for interviews, Colliers, VERTEX, and LeftField. Ms. O'Connell detailed the review committee's process and ranking system to arrive at their choice of the top three. Interviews were conducted on June 6th, 2025, at which time each firm was evaluated once again. The group had concluded that they would recommend LeftField. Ms. O'Connell noted that all three firms were highly qualified, however LeftField stood out and would be well placed with Wilmington. Ms. O'Connell also detailed LeftField's involvement with similar projects as well as with Dore and Whittier and Fontaine Bros. The review committee provided their comments regarding their selection as well. The committee continued to discuss the review committee's selection.

3 – Vote to Recommend a Finalist as the Owner's Project Manager (OPM)

Ms. O'Connell entertained a motion to select LeftField as the new OPM. A motion was made by Mr. Turner, seconded by Mr. Golden, and unanimously:

VOTED: To select LeftField as the new OPM.

4 – Discussion / New Items

Ms. O'Connell reminded the committee that the project will go before the MSBA on June 18th, 2025. Ms. O'Connell also reminded the committee of the SignUpGenius for those who would like to volunteer at the project's booth at Fun on the Fourth.

Mr. Bendel took a moment to congratulate Mr. Slagel for reaching one year as Town Manager with the Town, acknowledging that he and the Assistant Town Manager were doing a fantastic job.

Ms. Prendergast reminded the committee of the importance of the committee to participate in the project's booth for Fun on the Fourth.

5 – Adjourn

Mr. Golden made a motion to adjourn, seconded by Mr. Kelley, it was unanimously voted to adjourn. 7:04 pm.

OPM Introduction



OWNER'S PROJECT MANAGEMENT SERVICES

Wildwood Elementary School

Wilmington, MA

June 5, 2025



ABOUT

THE RIGHT CHOICE IN PROJECT MANAGEMENT



Established in 2007 by
Jim Rogers



Locally owned with 49
employees



Significant MSBA experience
with elementary schools



Experience with both DBB and
CM-at-Risk methodologies



Boston, Providence (RI), Rockland,
Worcester, and Manchester (NH)

Depth of our Firm

- 1 Principal
- 33 Project Managers
- 6 Clerks
- 3 MEP Specialists
- 1 Design Review Expert
- 1 Cost Manager
- 1 Education Liaison
- 1 Business Strategy Director
- 1 Administration Director
- 1 Marketing Coordinator

Services Provided

- Owner's Representation
- Educational Programming
- Clerk of the Works
- Cost Management and Reporting
- Construction Administration
- Relocation Management
- Audit Services
- MEP Expertise

75%

of business
from repeat
clients

\$4.4B

in active
public
projects

92%

percentage of
our work in
the K-12 &
higher ed
market

97%

employee
retention

30%

women/
minority
employees

PROJECT TEAM

CORE TEAM



Jim Rogers
Principal in Charge



David Saindon
Project Director



Craig DiCarlo
Project Executive



Brian Johnson
On-Site Project Rep. /
Project Manager

SUBCONSULTANTS

Cost Estimating

PM&C

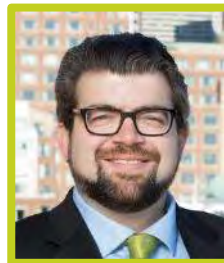
Code Consulting

 JENSEN HUGHES

Building Envelope Consulting



CORE TEAM OF EXPERTS



Brian Dakin
Project Advisor



Kevin Sullivan
Community Outreach
Advisor



Dan McSweeney
Cost Manager



Jay Faxon
MEP Expert



Josh Brewster
Relocation Manager

MEP EXPERIENCE

MEP Services

- Drawing and plan review
- Equipment inspection as it arrives on site
- Field inspections during construction to insure proper installation
- Equipment useful life maximization
- Existing buildings, mechanical assessments and review
- New building operations training for staff



Clients

- Billerica Memorial High School
- BMC Durfee High School
- Nashoba Valley Regional Technical High School
- Waltham High School
- Brown Elementary School
- Florence-Roche Elementary School
- Billerica Howe School
- Brookline Driscoll K-8 School

HVAC Assessments & Studies Clients

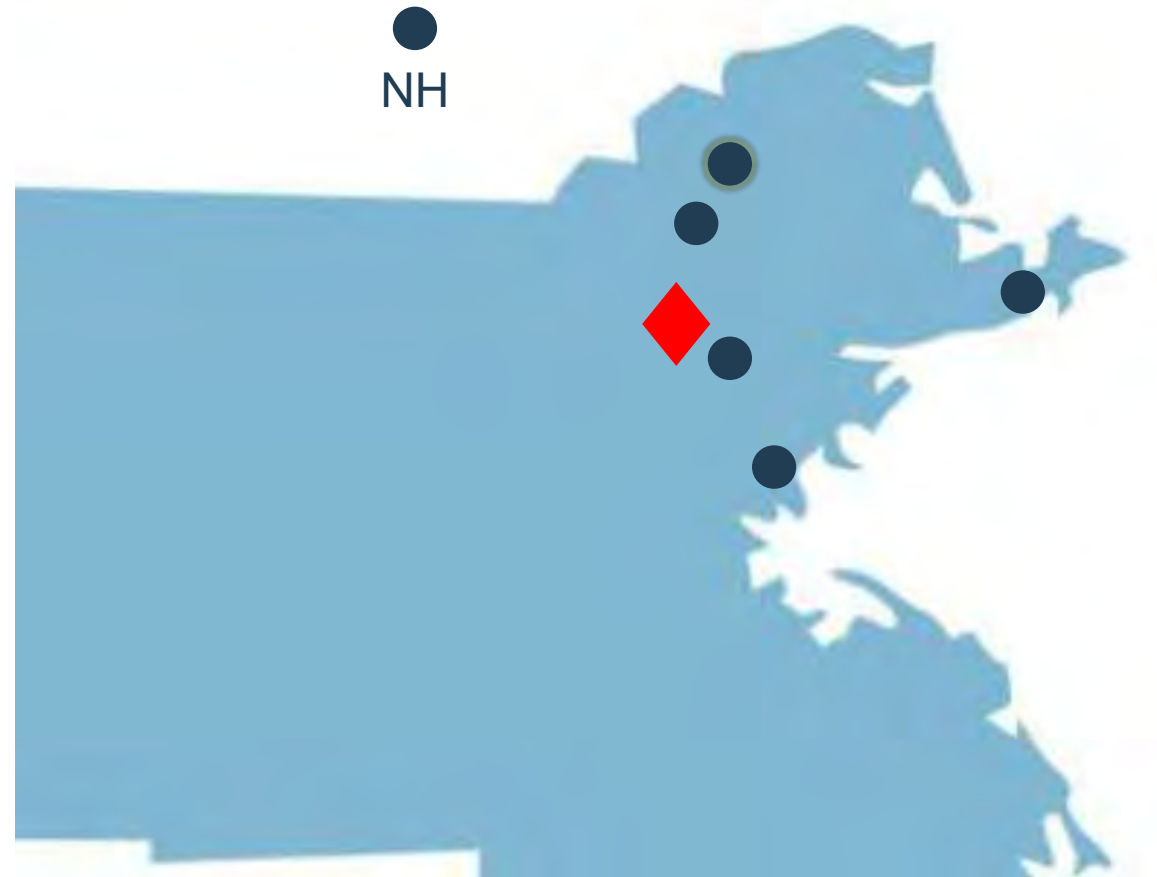
- Whittier Regional Vocational Technical High School
- Old Rochester Regional School District Schools
- Salem Public Schools
- Fall River Public Schools
- Haverhill Public Schools



PROJECT TEAM

Core Team Location

- Craig | Reading, MA [5 miles]
- David | North Andover, MA [8.5 miles]
- Jay | Haverhill, MA [19 miles]
- Brian D | Revere, MA [19 miles]
- Brian J | Gloucester, MA [35 miles]
- Josh | Merrimack, NH [37 miles]



PROJECT TEAM

Town of Chelmsford	High School Kitchen Renovation	MSBA / Marblehead	Brown Elementary School	MSBA / Billerica	Billerica Memorial HS
Town of Chelmsford	Fire Stations #3 and #5	Town of Marblehead	High School Roof Replacement	Town of Billerica	PHR Recreation
Town of Chelmsford	Parker Middle School	Town of Marblehead	Schools HVAC Assessment	Complex	
MSBA / Gloucester	O'Maley Innovation Middle School ARP	Town of Marblehead	HVAC Designer Procurement	Town of Billerica	Pinehurst Fire Station
MSBA / Groton	Florence Roche Elementary School	City of Nashua	Public Works Garage		
Groton-Dunstable	MEP Review / Designer Procurement	MSBA / Revere	Garfield School	Town of Billerica	Vining & Ditson
City of Haverhill	Haverhill HVAC PM study	MSBA / Revere	Revere High School	Demo	
Haverhill Schools	Haverhill Mechanical Study (School Ventilation)	City of Revere	Multiple School Repairs	Town of Billerica	Library HVAC
MSBA / Leominster	Fall Brook Elementary School	MSCBA / Salem State	Marsh Hall	Town of Billerica	Town Hall Chiller,
UMBA/UMass Lowell	McGauvran Hall Dining Renovation	MSCBA / Salem State	Atlantic Hall	Town of Billerica	Pollard Field,
UMBA/UMass Lowell	Fox Hall Elevator Modernization	MSCBA / Salem State	Gassett Fitness Center	Town of Billerica	Vining Field
UMass Lowell	45 Lawrence - Advancement	MSCBA / Salem State	Sophia Gordon Center	Town of Billerica	Recreation Building
UMass Lowell	5 Lawrence - Outdoor Recreation/Bike Shop	MSCBA / Salem State	Viking Hall	Town of Billerica	North Fire Station
UMass Lowell	Cumnock Hall	MSCBA / Salem State	Parking Garage		
MSBA / Lowell	Bailey Elementary School ARP	MSCBA / Salem State	Salem State Summer Projects (2020)	Town of Billerica	Police Station
MSBA / Lowell	Daley Middle School ARP	Salem HS	School Ventilation (MEP) Support (2020)	Town of Billerica	Old Ditson Park
MSBA / Lowell	Greenhalge Elementary School ARP	Salem	Witchcraft Heights Chiller Replacement	Town of Billerica	Billerica Skate Park
MSBA / Lowell	McAuliffe Elementary School ARP	MSCBA / Salem State	Peabody and Atlantic Hall Hot Water (2021)		
MSBA / Lowell	Rogers Early Learning Centre ARP	MSCBA / Salem State	Bowditch Hot Water Replacement 2022		
MSBA / Lowell	Sullivan Middle School ARP	MSBA / Tyngsborough	Tyngsborough Middle School		
MSBA / City of Lynn	Pickering Middle School	MSBA / Wakefield	Walton Elementary School		
City of Lynn	Park Playground and Field Improvements	Wakefield	Wakefield Public Safety Facility		
Lynn Health Center	Health Center MEP Assessment	MSBA / Wakefield	Wakefield Memorial High School		
Lynnfield	Huckleberry Hill & Summer Schools	MSBA / Wareham	Wareham Middle School ARP		
Expansion		MSBA / Wareham	Wareham High School ARP		
Town of Lynnfield	ESCO Projects HVAC (Municipal Buildings)	MSBA / Westford	Abbot Elementary School		
		MSBA / NVTSH RSD	Nashoba Valley Technical High School ARP		



PROJECT EXPERIENCE

ELEMENTARY SCHOOLS



Non-MSBA



Driscoll Elementary School
Brookline, MA

PROJECT STATS

CLIENT	TOWN OF BROOKLINE
SERVICES	OWNER'S PROJECT MANAGER
DELIVERY METHOD	CM-AT-RISK (CH. 149A)
BUILDING AREA	154,000 SF
PROJECT COST	\$115 MILLION
SCHEDULE	COMPLETION BY JUNE 2024
ARCHITECT	JONATHAN LEVI ARCHITECTS
CONTRACTOR	GILBANE BUILDING COMPANY



John R. Pierce School
Brookline, MA

PK-8

PROJECT STATS

CLIENT	TOWN OF BROOKLINE
SERVICES	OWNER'S PROJECT MANAGER
DELIVERY METHOD	CM-AT-RISK (CH. 149A)
BUILDING AREA	170,000 SF
PROJECT COST	\$212 MILLION
SCHEDULE	COMPLETION BY MARCH 2027
ARCHITECT	MILLER DYER SPEARS/SASAKI
CONTRACTOR	CONSIGLI

Add/Reno



**Huckleberry Hill and Summer Street
Elementary Schools**
Lynnfield, MA

K-4

PROJECT STATS

CLIENT	TOWN OF LYNNFIELD
SERVICES	OWNER'S PROJECT MANAGER
DELIVERY METHOD	DESIGN-BID-BUILD
BUILDING AREA	145,850 GFA
PROJECT COST	\$18.7 MILLION
SCHEDULE	AUGUST 2022
ARCHITECT	TAPPE ASSOCIATES
CONTRACTOR	CASTAGNA CONSTRUCTION

PROJECT EXPERIENCE

ELEMENTARY SCHOOLS



Multiple Enrollments Studied



Brown Elementary School
Marblehead, MA

PROJECT STATS

CLIENT SERVICES	TOWN OF MARBLEHEAD
DELIVERY METHOD	OWNER'S PROJECT MANAGER
BUILDING AREA	CM-AT-RISK (CH. 149A)
PROJECT COST	82,000 SF
COMPLETION	\$56 MILLION
ARCHITECT	DECEMBER 2021
CONTRACTOR	RAYMOND DESIGN ASSOCIATES
	GILBANE BUILDING COMPANY

Multiple Enrollments Studied



Florence Roche Elementary
Groton, MA

PROJECT STATS

CLIENT SERVICES	GROTON-DUNSTABLE RSD
DELIVERY METHOD	OWNER'S PROJECT MANAGER
BUILDING AREA	CM-AT-RISK (CH. 149A)
PROJECT COST	110,000 SF
COMPLETION	\$89 MILLION
ARCHITECT	AUGUST 2024
CONTRACTOR	STUDIO G ARCHITECTS
	GILBANE BUILDING COMPANY

Multiple Enrollments Studied



**Managed by LeftField staff when employed by other firm*

Woodland Elementary School*
Milford, MA

PROJECT STATS

CLIENT SERVICES	TOWN OF MILFORD
DELIVERY METHOD	OWNER'S PROJECT MANAGER
BUILDING AREA	CM-AT-RISK (CH. 149A)
PROJECT COST	132,5000 SF
COMPLETION	\$60.9 MILLION
ARCHITECT	JULY 2016
CONTRACTOR	HMFH ARCHITECTS
	SHAWMUT

PROJECT EXPERIENCE

Multiple Enrollments Studied



William H. Galvin Middle School
Canton, MA

Multiple Enrollments Studied



Pickering Middle School
Lynn, MA



Tyngsborough Middle School
Tyngsborough, MA

PROJECT STATS

CLIENT	TOWN OF CANTON
SERVICES	OWNER'S PROJECT MANAGER
DELIVERY METHOD	TBD
BUILDING AREA	176,000 SF
PROJECT COST	\$175 MILLION (EST.)
SCHEDULE	STUDY COMPLETION IN 2024
ARCHITECT	Ai3 ARCHITECTS
CONTRACTOR	TBD

PROJECT STATS

CLIENT	CITY OF LYNN
SERVICES	OWNER'S PROJECT MANAGER
DELIVERY METHOD	CM-AT-RISK (CH. 149A)
BUILDING AREA	183,000 SF
PROJECT COST	\$175 MILLION
SCHEDULE	COMPLETION BY FALL 2027
ARCHITECT	RAYMOND DESIGN ASSOCIATES
CONTRACTOR	CONSIGLI CONSTRUCTION

PROJECT STATS

CLIENT	TOWN OF TYNGSBOROUGH
SERVICES	OWNER'S PROJECT MANAGER
DELIVERY METHOD	CM-AT-RISK (CH. 149A)
BUILDING AREA	112,000 SF
PROJECT COST	\$83 MILLION
SCHEDULE	COMPLETION BY 2026
ARCHITECT	JCJ ARCHITECTURE
CONTRACTOR	FONTAINE BROS., INC.

PROJECT EXPERIENCE

HIGH SCHOOLS



Billerica Memorial High School
Billerica, MA

PROJECT STATS

CLIENT	TOWN OF BILLERICA
SERVICES	OWNER'S PROJECT MANAGER
DELIVERY METHOD	CM-AT-RISK (CH. 149A)
BUILDING AREA	326,000 SF
PROJECT COST	\$176 MILLION
COMPLETION	OCTOBER 2020
ARCHITECT	PERKINS+WILL
CONTRACTOR	SHAWMUT



BMC Durfee High School
Fall River, MA

PROJECT STATS

CLIENT	CITY OF FALL RIVER
SERVICES	OWNER'S PROJECT MANAGER
DELIVERY METHOD	CM-AT-RISK (CH. 149A)
BUILDING AREA	501,330 SF
PROJECT COST	\$263 MILLION
COMPLETION	OCCUPIED SEPTEMBER 2021
ARCHITECT	Ai3 ARCHITECTS
CONTRACTOR	SUFFOLK



Waltham High School
Waltham, MA

PROJECT STATS

CLIENT	CITY OF WALTHAM
SERVICES	OWNER'S PROJECT MANAGER
DELIVERY METHOD	CM-AT-RISK (CH. 149A)
BUILDING AREA	400,000 SF
PROJECT COST	\$375 MILLION
SCHEDULE	COMPLETION BY 2024
ARCHITECT	SYMMES, MAINI & MCKEE
CONTRACTOR	CONSIGLI

PROJECT EXPERIENCE



Agawam High School
Agawam, MA

PROJECT STATS

CLIENT	TOWN OF AGAWAM
SERVICES	OWNER'S PROJECT MANAGER
DELIVERY METHOD	CM-AT-RISK (CH. 149A)
BUILDING AREA	275,000 SF
PROJECT COST	\$231 MILLION (EST.)
SCHEDULE	STUDY COMPLETION IN 2024
ARCHITECT	FLANSBURGH
CONTRACTOR	TBD



Revere High School
Revere, MA

PROJECT STATS

CLIENT	CITY OF REVERE
SERVICES	OWNER'S PROJECT MANAGER
DELIVERY METHOD	CM-AT-RISK (CH. 149A)
BUILDING AREA	APPROX. 420,000 SF
PROJECT COST	\$497 MILLION (EST.)
SCHEDULE	DESIGN BY JULY 2024
ARCHITECT	PERKINS EASTMAN
CONTRACTOR	CONSIGLI



Wakefield Memorial High School
Wakefield, MA

PROJECT STATS

CLIENT	TOWN OF WAKEFIELD
SERVICES	OWNER'S PROJECT MANAGER
DELIVERY METHOD	CM-AT-RISK (CH. 149A)
BUILDING AREA	260,000 SF
PROJECT COST	\$275 MILLION
SCHEDULE	COMPLETION BY 2027
ARCHITECT	SYMMES, MAINI & MCKEE
CONTRACTOR	BOND BUILDING COMPANY

WHY

THE RIGHT CHOICE IN PROJECT MANAGEMENT

- ➔ Significant experience with elementary schools
 - MSBA schools
 - Addition/renovation and new construction
- ➔ Community outreach and engagement
- ➔ Our significant in-house MEP experience
- ➔ In-house education expert
- ➔ Locally-owned, independent firm whose reputation is built on our staff's good work. Ask around!



Invoices and Warrants



Warrant #25

Warrant No. 25

Project: Wildwood Early Childhood Center, Wilmington, MA
Date: Wednesday, July 16, 2025
Prepared by: LeftField

The School Building Committee for the Wildwood Early Childhood Center hereby authorizes the payment for the obligations incurred for the value received in services and for the materials shown below:

Vendor	Invoice No.	Invoice Date	Invoice Amount	ProPay Code	Balance After invoice
Dore & Whittier Architects, Inc. SITE SERVICES - ASR-3 Geo-Environmental	25	7/1/2025	\$ 3,300.00	0204-0300	\$ 10,536.90

TOTAL \$ 3,300.00

School Building Committee Membership



School Building Committee Membership Update

Twenty-four (24) voting members

Quorum = Thirteen (13)

Diane M. Allen

Gregory B. Bendel

Kate Bissell

Kevin A. Caira

Michael Camoscio

Justin Cusce

Marriane Gallezzo

Nicholas Golden

John C. Holloway

Dennis Kelley

Christine Holleran

Lilia Maselli

Paul J. Melaragni

Craig P. Miner

Christine Murray

Judith L. O'Connell, **Committee Chair**

Christine Prendergast

David A. Ragsdale

Paul Ruggiero

Stacy Scott

R. Eric Slagel

Dr. David L. Thomson

Stephen Turner

Vivian Varbedian, Committee Vice Chair

Design Update



Fly-By Video



KartoonEDU

W Elementary School
Schematic Design



A New PK-5 School
Built on Site of Existing
North Intermediate School

WILMINGTON PUBLIC SCHOOLS



Working Group Updates



Public Relations Community Outreach

Select Board Meeting - 6/23/25

Fun on the Fourth

Agenda Items:

- Tax impact comparison
- Cost/SF for building only, as compared to other MSBA projects
- Cost/SF for construction as compared to other MSBA projects
- Failed vote policy
- Timeline for failed projects to return to the MSBA pipeline

Upcoming:

Water Bill Inserts

Senior Center

Project Website with updated FAQs

Display Boards around Town

Tax Impact Comparison

Tax Impact Comparison of Recent MSBA Projects					
District	School	Average Home Value	Tax Impact Per Year *	Tax Impact Per Month	Local Approval Date
Wilmington	Wildwood ES	\$702,889	\$422	\$35	Sep-25
Burlington	Burlington HS	\$783,000	\$1,102.20 – \$1,202.40	\$91.85 – \$100.20	Sept 2025 Town Meeting; Jan 2026 Debt Exclusion
Lexington	Lexington HS	\$1,416,000	\$300 in 1 st yr to \$1,749 in 11 th yr **	\$25 in 1 st yr to \$145.75 in 11 th yr	Nov/Dec 2025
North Attleborough	North Attleboro HS	\$570,000	\$969	\$81	3-Jun-25
Reading	Killam ES	\$890,000	\$714	\$60	May-25
Southborough	Neary ES	\$900,000	\$1,207	\$101	May-25
Burlington	Fox Hill ES	\$725,782	\$217	\$18	Spring 2025
North Adams	Greylock ES	+/- \$200,000	\$270	\$23	Oct-24
Scituate	Cushing-Hatherly ES	\$921,000	\$866 in 1 st yr to \$414 in 25 th yr	\$72.17 in 1 st yr to \$34.50 in 25 th yr	May-24
Clinton	Clinton MS	\$403,286	\$605	\$50	Jun-24
Agawam	Agawam High School	\$335,714	\$669 1 st yr to \$305 30 th yr – average \$465	\$55.75 1 st yr to \$25.42 30 th yr	Jun-24
Wakefield	Wakefield Memorial HS	+/- \$800,000	\$1,600 +/- 1 st yr to \$672 30 th year	\$133.33 1 st yr to \$56 30 th yr	Mar-23
Canton	Galvin Middle School	\$725,000	\$753 1 st year to \$587 30 th year (highest – not determined yet)	\$62.75 1 st yr to \$48.91 30 th yr	Nov-24

* The average monthly tax impact among all 13 Districts, excluding Wilmington, is **\$63**. Where Districts provided varying tax figures over the period of the bond, said figures have been averaged.

** Lexington has a Capital Stabilization reserve fund of over \$40 million and a levy debt capacity to absorb a portion of the annual debt service. At this time, no additional information is available beyond fiscal year 2038.

Building Cost

Cost/SF as Compared to Other MSBA Projects



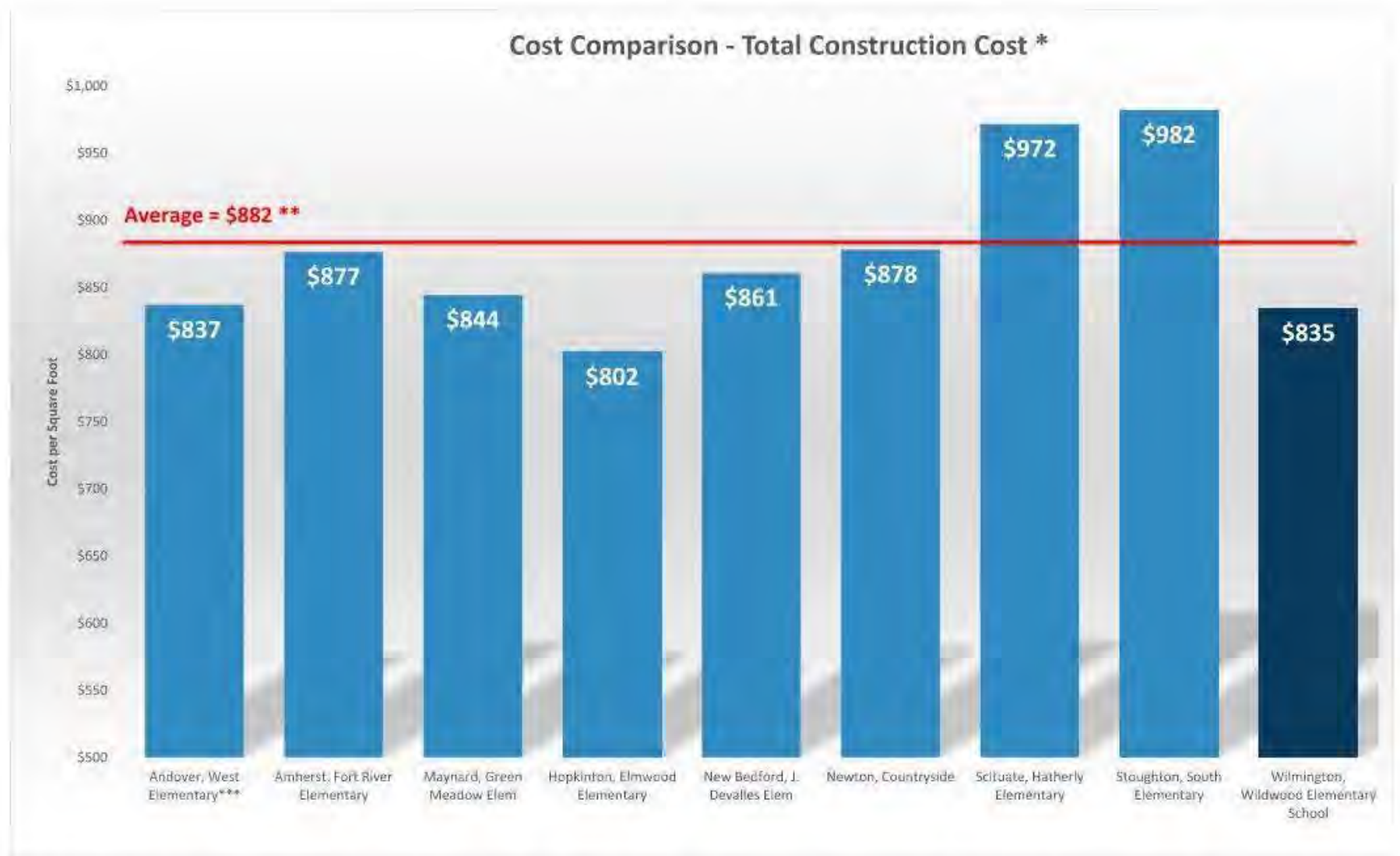
* Building Construction Cost values represent building costs only; abatement, demolition, site development, construction mark-ups, and other miscellaneous construction related costs have been EXCLUDED. To level projects from preceding years, escalation adjustments have been made from the date of MSBA Board Approval to the midpoint of construction for the Wildwood Elementary School project. All project data was collected from the MSBA website.

** Wilmington Wildwood Elementary School building cost has NOT been included in the average.

*** Andover West Elementary, Total Construction Cost at Schematic Design was estimated at \$119,178,907 but Total Construction Cost at the date of the Guaranteed Maximum Price (GMP) was \$136,311,316, the latter has been included above; Building Construction Cost at Schematic Design was estimated at \$72,338,002 but Building Construction Cost at the date of the GMP was \$91,020,733, the latter has been included above. The values have been escalated from the date of the GMP.

Total Construction Cost

Cost/SF as Compared to Other MSBA Projects



* To level projects from preceding years, escalation adjustments have been made from the date of MSBA Board Approval to the midpoint of construction for the Wildwood Elementary School project. All project data was collected from the MSBA website.

** Wilmington Wildwood Elementary School building cost has NOT been included in the average.

*** Andover West Elementary, Total Construction Cost at Schematic Design was estimated at \$119,178,907 but Total Construction Cost at the date of the Guaranteed Maximum Price (GMP) was \$136,311,316, the latter has been included above; Building Construction Cost at Schematic Design was estimated at \$72,338,002 but Building Construction Cost at the date of the GMP was \$91,020,733, the latter has been included above. The values have been escalated from the date of the GMP.

MSBA Failed Vote Policy

[excerpt – emphasis
added]

In the event that a school district fails to approve funding for a proposed project within the 120-day deadline, by no later than 10 business days following the failed vote, the school district must submit to the MSBA a plan that: (1) presents the vote results, (2) explains the school district's understanding of the reason(s) for the failed vote, and (3) sets forth the school district's plan to remedy the failed vote and a suggested timeline for such a remedy. The MSBA will review the plan and determine whether it can continue to set aside MSBA funds for the proposed project. **However, a failed local vote likely will result in the school district being required to submit a new Statement of Interest to the MSBA and await an invitation from the MSBA to enter the Eligibility Period phase of the MSBA's process.**

The full MSBA policy can be downloaded here:

https://www.massschoolbuildings.org/sites/default/files/edit-contentfiles/Guidelines_Forms/Vote_Requirements/Policy_Statement_revote_fail_feas_study.pdf

Timeline for a failed Project to return to the MSBA Capital Pipeline



* All data was collected from the MSBA website.



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Voting Information:

Saturday, September 13th, starts at 9 AM – Special Town Meeting at Wilmington High School

Tuesday, September 16th– 8 AM – 8 PM –Debt Exclusion Vote – *early voting available; same day voting at precinct location*

Agenda

1. Call to Order
2. Approval of Minutes
3. Administrative
 - a. OPM Introduction
 - b. Invoice Summary/ Warrant – Vote
 - c. School Building Committee Membership - Vote
4. Design Update
 - a. Fly-by Video and Physical Model
 - b. KartoonEDU video
5. Working Group Update
 - a. Public Relations Working Group
 - i. Tax impact comparison
 - ii. Cost/SF for building only, as compared to other MSBA projects
 - iii. Cost/SF for construction as compared to other MSBA projects
 - iv. Failed vote policy
 - v. Timeline for failed projects to return to the MSBA pipeline
6. Discussion/Correspondence/New Items
7. Committee Questions
8. Public Comments
9. Next Meeting: Tuesday August 19, 2025
10. Adjourn

Discussion/
Correspondence/
New Items



Committee Questions



Public Comment



THANK YOU!



Massachusetts School Building Authority

