



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

Town Meeting

September 13, 2025



Massachusetts School Building Authority

dw **FONTAINE**
DORE & WHITTIER

Agenda:

Introductions

MSBA Process and Schedule

The Big Picture

The Project Need

Schematic Design Update

Project Cost



Introductions



The Team



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

**Program Administrator &
Funding Partner**



**Pending MSBA Approval*

**Owner's Project Manager
(OPM)**



**Designer
(Architect)**



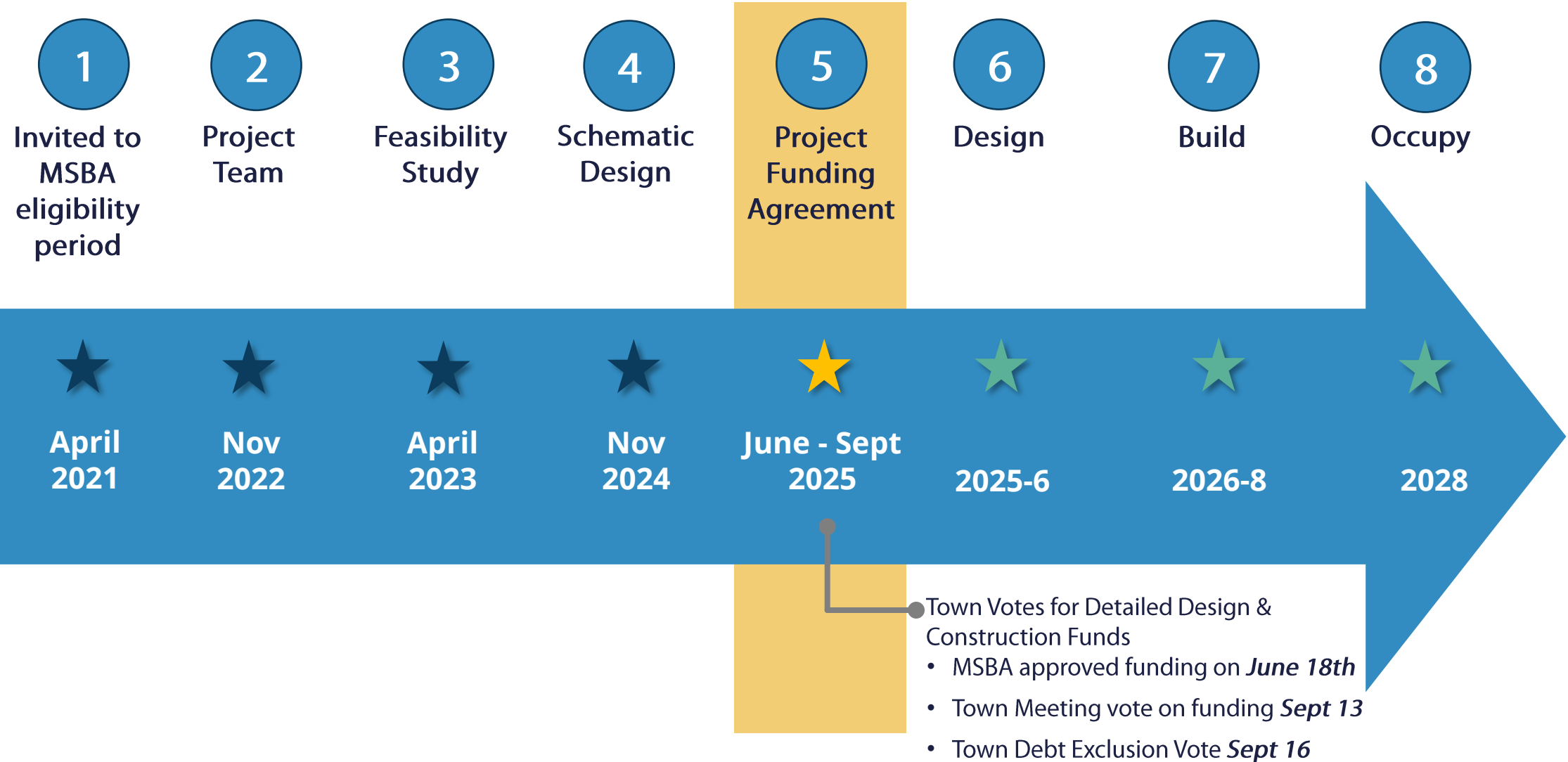
**Construction Manager
(CM)**

MSBA Process and Schedule



MSBA Process

Step-by-Step



How we got here...

Wilmington Elementary Schools

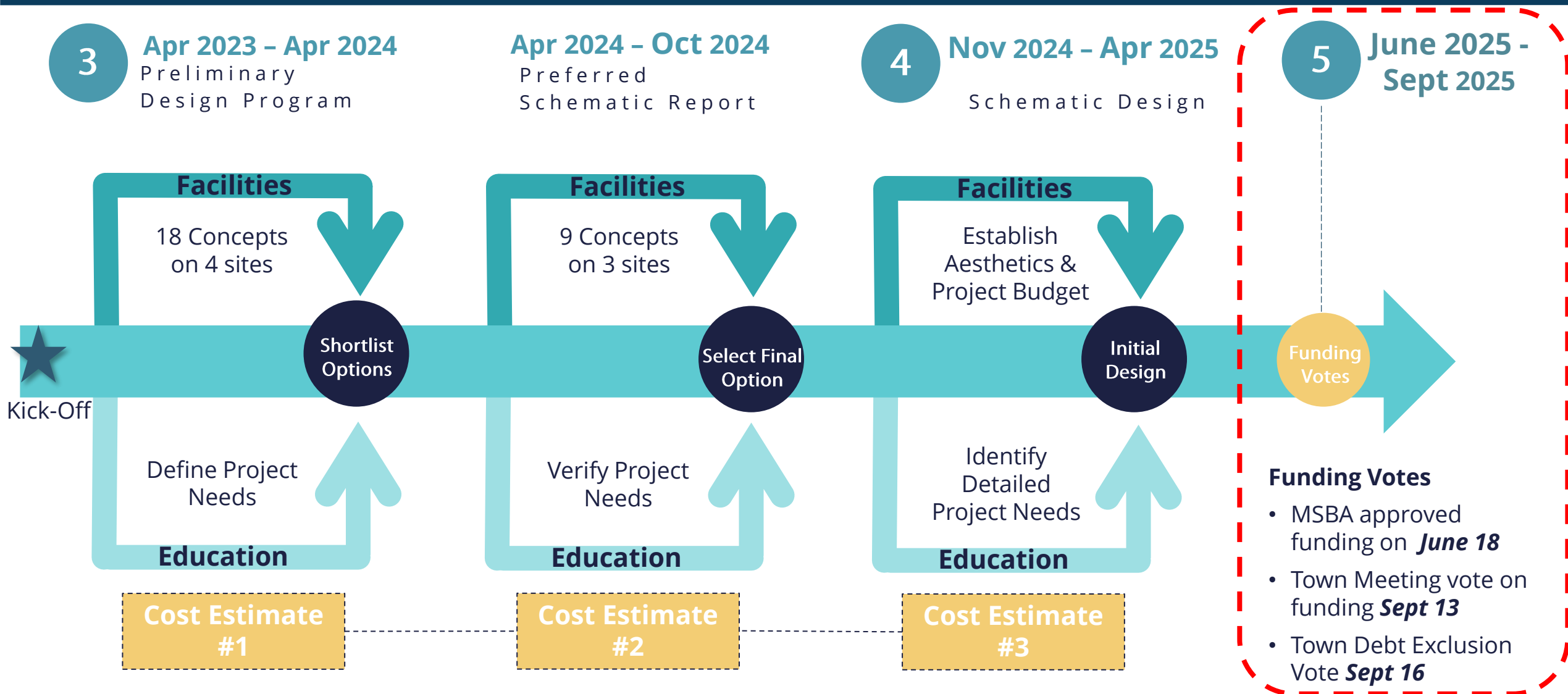
- All six elementary schools are of similar vintage 1950s/1960s and experience space deficiencies in their educational programs
- Each school needs significant upgrades, including HVAC, plumbing, electrical, exterior windows and envelope, accessibility, etc.
- **Wildwood** was determined to be in the most need of the six district elementary schools.



Wildwood Early Childhood Center
1955 (**68 yrs**)

MSBA Process

Where We're Going: Project Funding



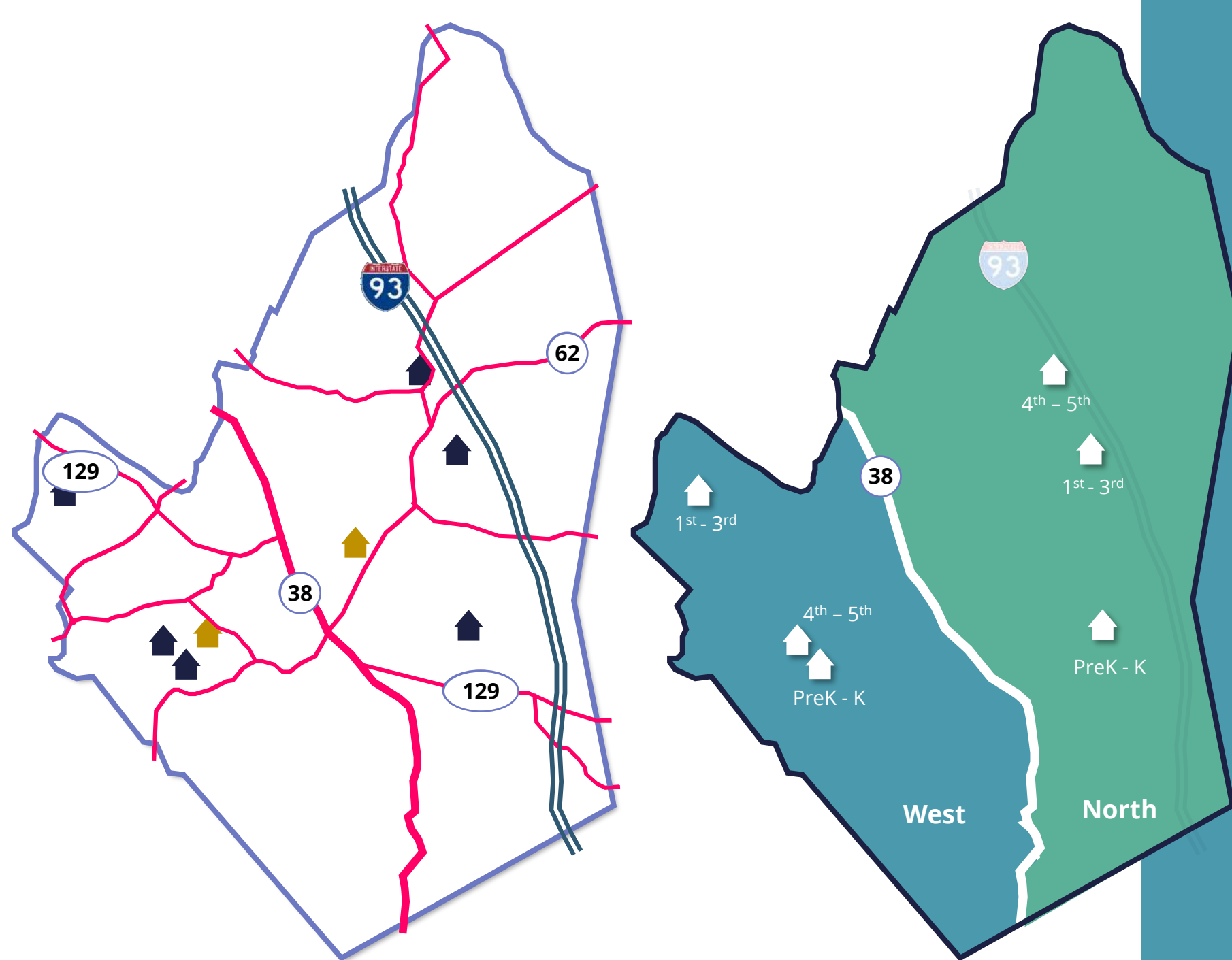
The Big Picture



The Big Picture

A District-Wide Solution

- Capacity Mismatch
 - Number of Facilities
 - Grade Configuration
- Multiple Elementary Transitions



The Big Picture

A District-Wide Solution PreK-5

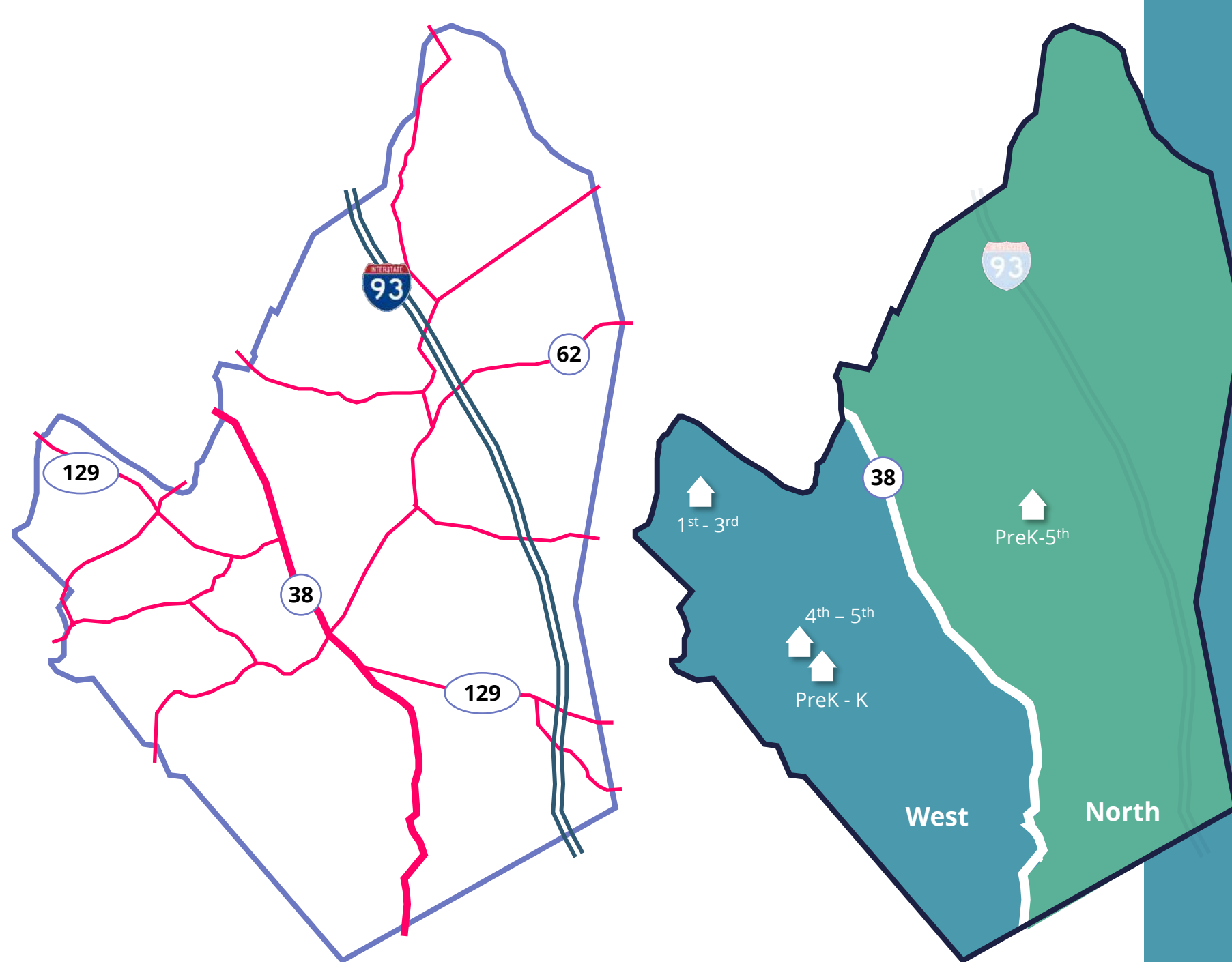
- Capacity Mismatch

- Number of Facilities
- Grade Configuration

- Multiple Elementary Transitions

- Potential Solution:

- Consolidate North Elementaries
- Eliminates elementary transitions on North side



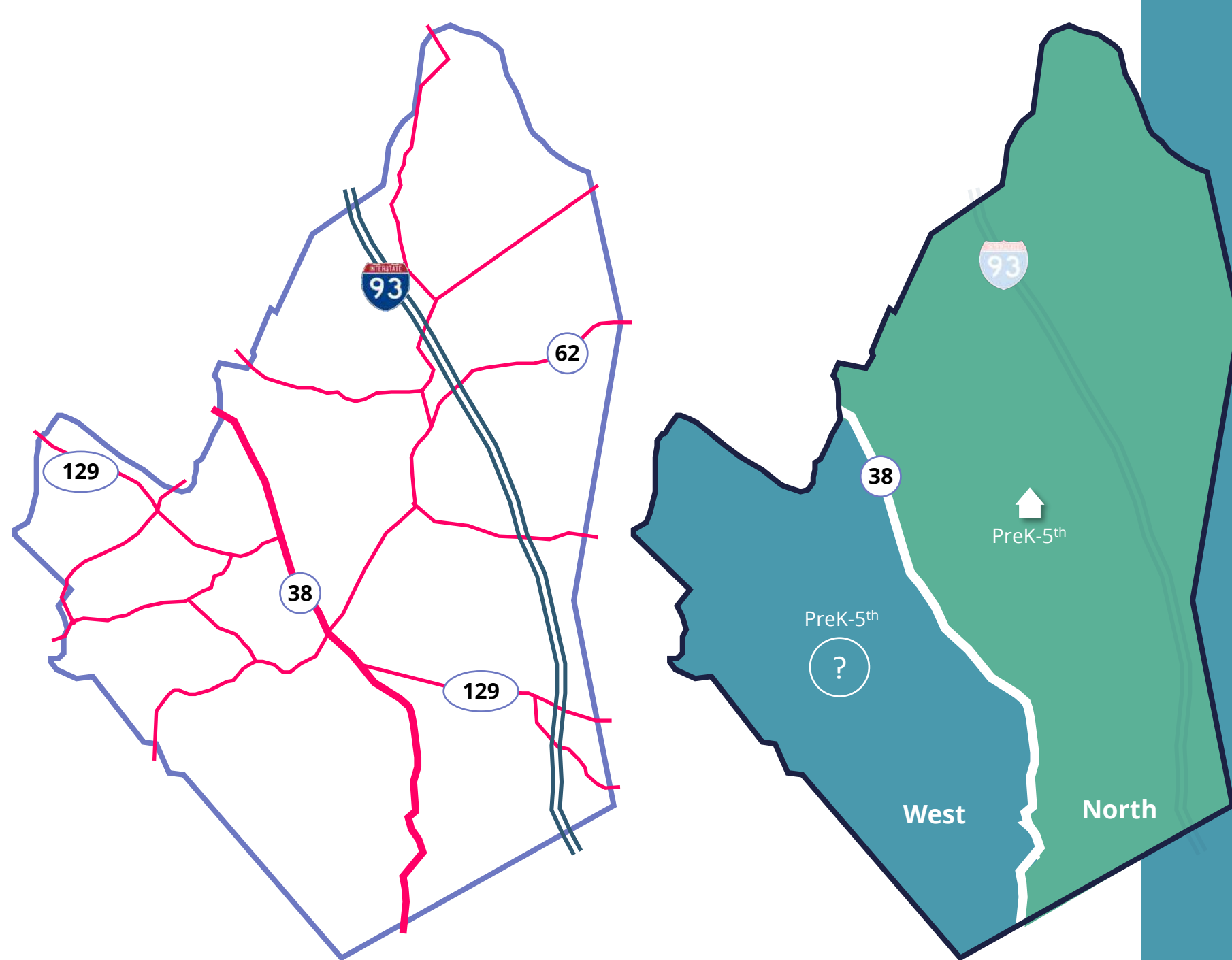
The Big Picture

A District-Wide Solution
PreK-5

- Capacity Mismatch
 - Number of Facilities
 - Grade Configuration

- Multiple Elementary Transitions

- Potential Solution:
Consolidate Elementaries
from 6 to 2 in two steps.
Step 1: North Elementaries
Step 2: West Elementaries



The Project Need



Existing Conditions Summary



Outdated finishes



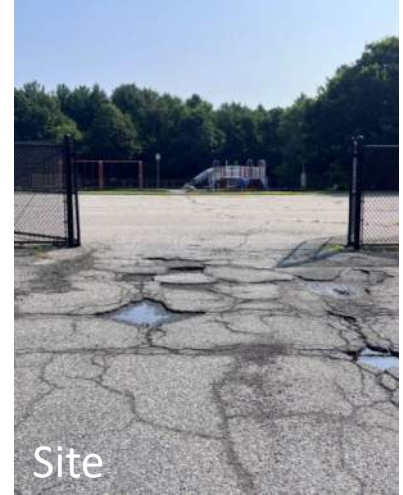
Thermal Envelop



Accessibility



Doors/Accessibility



Site



Antiquated controls



Outdated finishes



Windows / Thermal Envelop



Ongoing maintenance



Inefficient MEP



MEP/Finishes



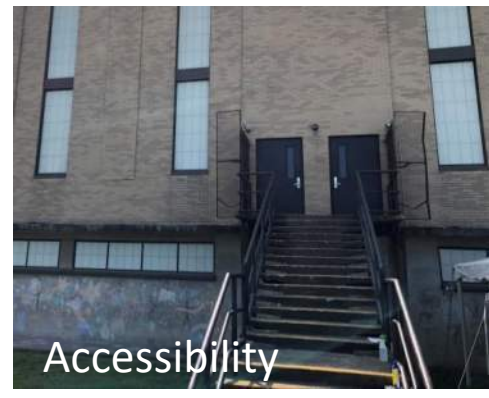
Accessibility



MEP/Finishes



Outdated interiors



Accessibility

Educational Challenges Identified

- Multiple transitions in elementary years
- Schools have different start and end times
- Undersized classrooms as compared to MSBA guidelines
- Need for dedicated classrooms for differentiated instruction
- Limitations of spaces to support wide range of student needs
- No designated science and computer spaces (STEM)
- Limited dedicated workspaces for service providers to meet with students
- Limited time and spaces for staff collaboration and combined professional development
- Accessibility throughout buildings
- Nurses Suite with separate examination area



Scan me!

Schematic Design Update



[Click here to view video.](#)

The Preferred Site

- 1** ACCESSIBLE PATH
MOTOR CORTEX (PHYSICAL)
CIRCUITOUS CAMPUS PATH
CONNECTING PROGRAMS



- 2A** OPEN PLAY
MOTOR CORTEX (PHYSICAL)



- 2B** ACTIVE PLAY: PLAYGROUND
MOTOR CORTEX (PHYSICAL)



- 3** RAISED GARDEN BEDS
SENSORY CORTEX



- 4** SENSORY GARDEN: EDUCATIONAL
SENSORY CORTEX
STORMWATER MITIGATION
HANDS-ON OBSERVATION



- 5** OUTDOOR CLASSROOM / INTERACTIVE /
PASSIVE / INCLUSIVE FRONTAL CORTEX



- 6** OUTDOOR DISCOVERY LAB
SENSORY CORTEX

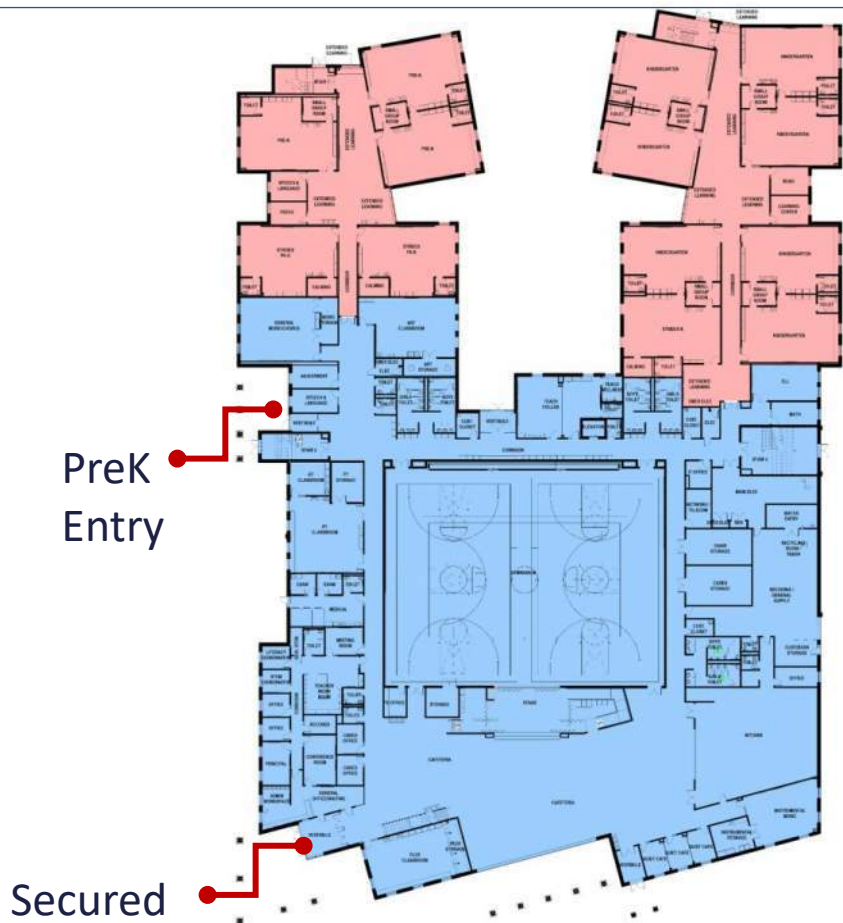


- 7** DINING & GATHERING
SOCIAL / EMOTIONAL / INTERACTIVE



Floor Plan Review

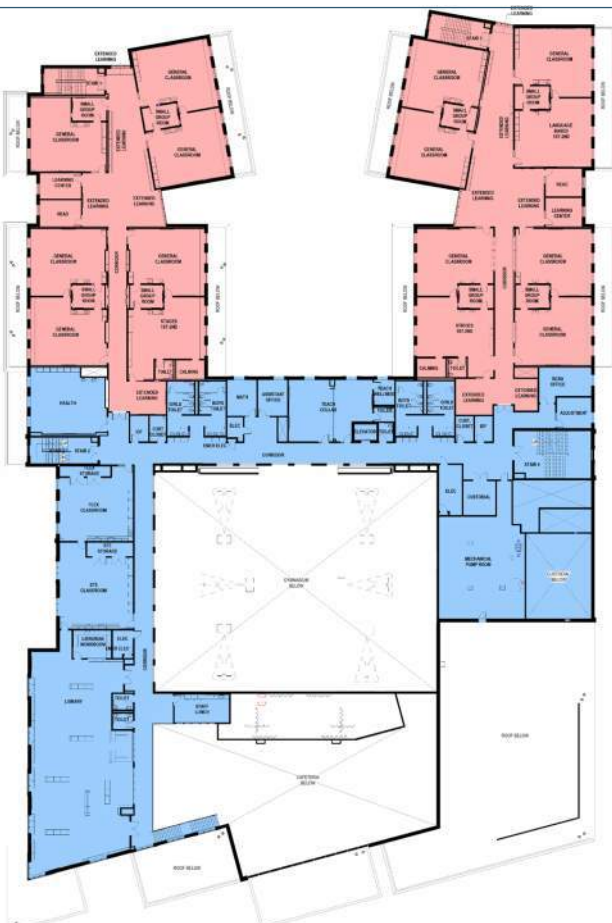
Safety



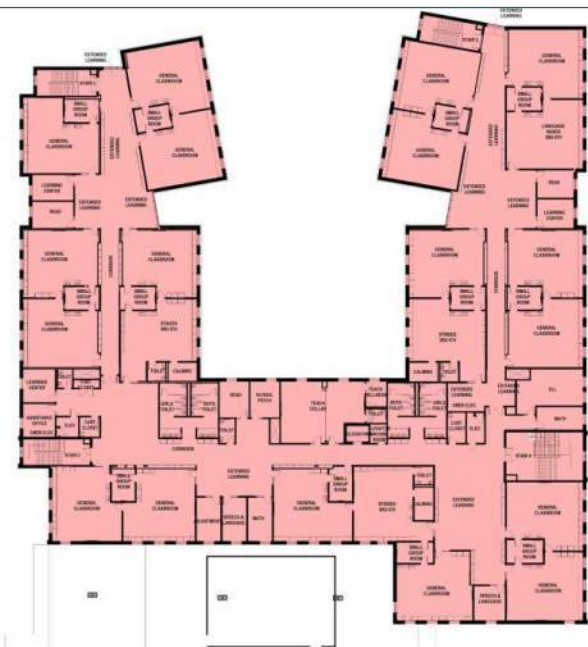
PreK
Entry

Secured
Entry and
Vestibule

First Floor



Second Floor



Third Floor



Public
Private

Gymnasium From 3 to 1

School District Programs

CARES, Travel Basketball, Youth Soccer, Basketball, WHS Baseball

Recreation Department Programs

Tennis, Kinder Soccer, Pickleball, 35+ Basketball League, Badminton, Open Gym

Existing: 11,189 SF

Proposed: 12,000 SF



Wildwood
Multipurpose
Space

2,647 SF

*Cafeteria/Gym/Auditorium currently
not utilized by the community



Woburn
Street
Gymnasium

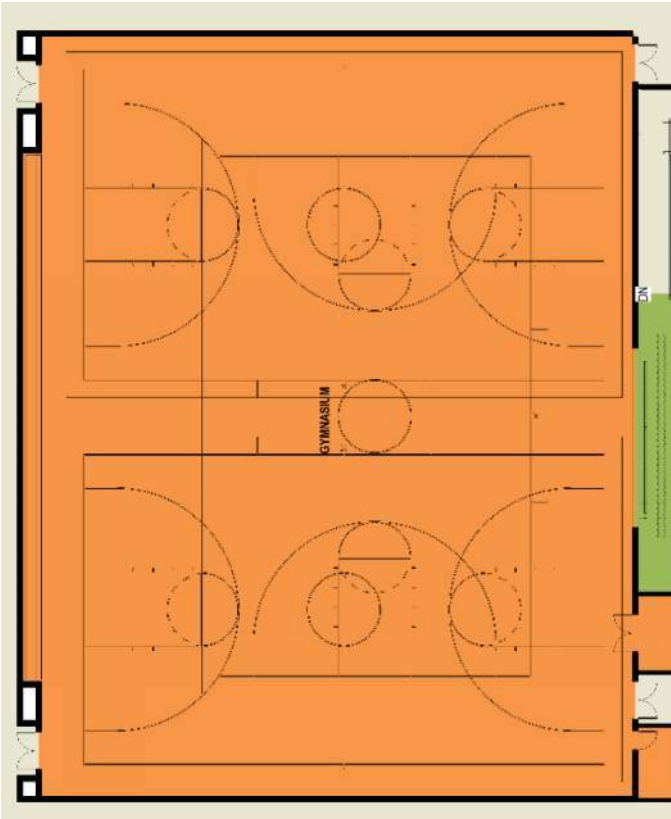
3,751 SF



North
Intermediate
Gymnasium

4,791 SF

PK-5
Elemntary
School
Gymnasium



Sustainability Goals

- LEED Silver minimum, Gold as a Target Goal
- Pursuing MSBA Green Schools for additional 4% reimbursement
- Consume less energy with an all-electric building
- Improve water efficiency
- Improve indoor environmental quality
- Solar Ready – Design intent is to maximize available roof area



Cost Overview



Preliminary Design Program

Estimated Project
Cost Range

\$194.0M – \$214.5M
(March 2024)

\$1,156 - \$1,278 /SF

Construction Cost: \$936/SF

Preferred Schematic Report

Estimated Project
Cost Range

\$177.6M - \$196.3M
(July 2024)

\$1,086 - \$1,200 /SF

Construction Cost: \$878/SF

Schematic Design

Estimated Project
Cost

\$173,265,626
(May 2025)

\$1,050 /SF

Construction Cost: \$835/SF

Within Budget!

[Click here to view video.](#)

Wilmington Elementary School Finances at a Glance

Total Project Cost to be voted upon	\$173,265,626
MSBA Approved Maximum Reimbursement	\$62,134,793
<i>Proposed Town Stabilization Fund Allocation</i>	<i>\$15,000,000</i>
Estimated Taxpayer Share	\$96,130,833
Estimated Taxpayer Impact on \$702,889 Home – 1 st Year	\$422
Estimated Taxpayer Impact on \$702,889 Home - 30 th Year	\$422
Estimated Taxpayer Monthly Impact on \$702,889 Home	\$35.17

(1) Please note these are estimates and subject to change. The average assessed home value in Wilmington is currently \$702,889 and changes annually.

(2) Project cost estimates based on a fixed payment 30-year bond.

(3) The Town's financial advisor has recommended we assume a **conservative** 4.5% interest rate.

(4) The tax impact is \$0.60 per \$1,000 of assessed value.

Data provided as of June 23, 2025 for informational purposes only.

Building Cost

Cost/SF as Compared to Other MSBA Projects



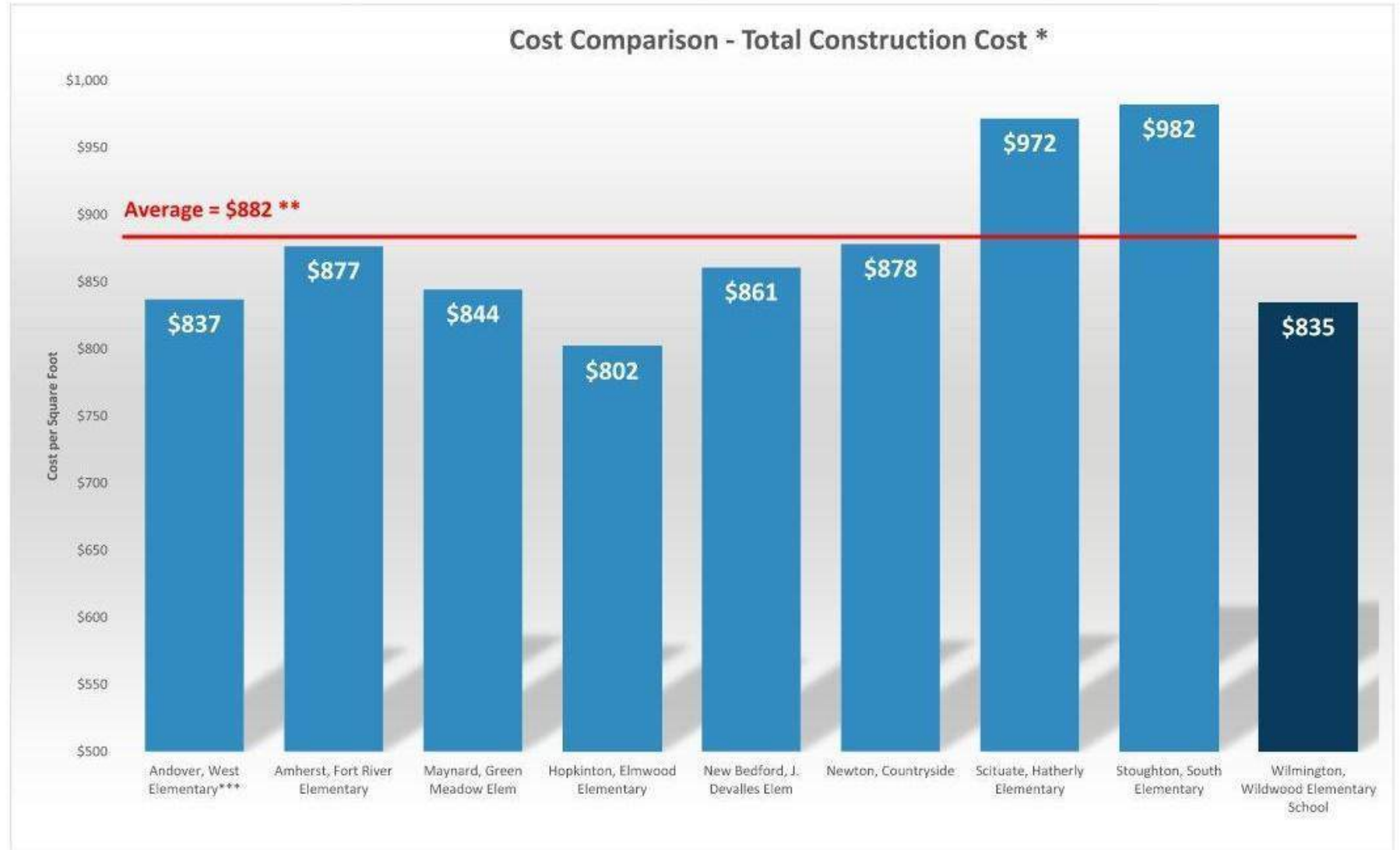
* Building Construction Cost values represent building costs only; abatement, demolition, site development, construction mark-ups, and other miscellaneous construction related costs have been EXCLUDED. To level projects from preceding years, escalation adjustments have been made from the date of MSBA 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



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LOCAL TAX COMPARISON

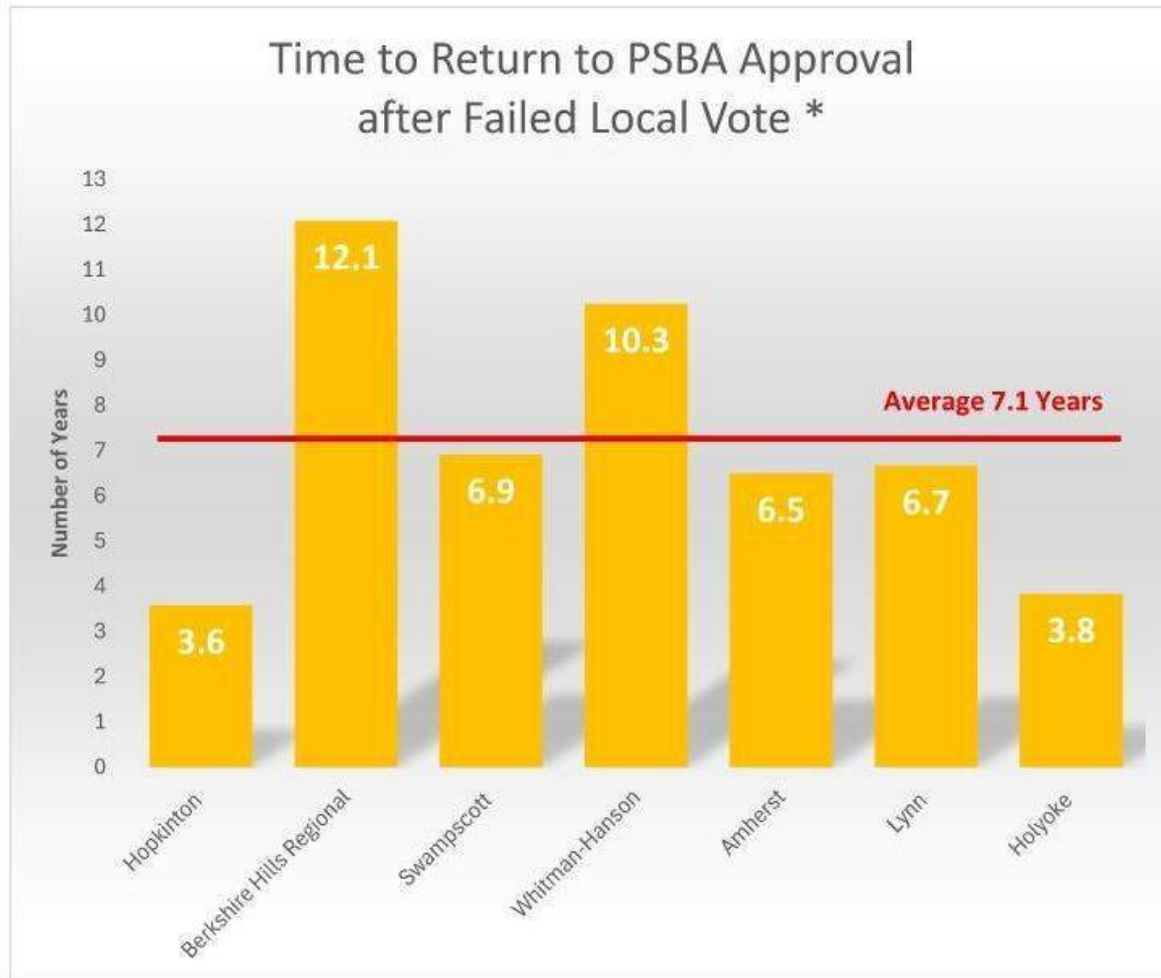
DISTRICT	SCHOOL	AVERAGE TAX IMPACT PER YEAR*
Southborough	Neary ES	\$1,212
Burlington	Burlington HS	\$1,152
Wakefield	Wakefield Memorial HS	\$1,140
Lexington	Lexington HS	\$1,020**
North Attleborough	North Attleboro HS	\$972
Reading	Killam ES	\$720
Canton	Galvin MS	\$672
Scituate	Cushing-Hatherly ES	\$648
Clinton	Clinton MS	\$600
Wilmington	Wildwood ES	\$422
North Adams	Greylock ES	\$276
Burlington	Fox Hill ES	\$216

* The average monthly tax impact among all 11 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.

[Click here to view video.](#)

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



* All data was collected from the MSBA website.



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Educational Impacts of Failed Vote

Wildwood School Challenges

- Community remains split between two buildings
- Students crossing streets for specialist classes
- Teacher collaboration remains difficult
- Delay in adding STEM classes at elementary level
- Young learners housed in spaces not designed for their needs

Impact on Middle & West Intermediate Schools

- Reduced instructional space, less program flexibility, and scheduling issues

District-Wide Effects

- Delay in consolidating resources and services in one location
- Delay in creating learning spaces for special needs students, limiting ability to keep them in-district

Operational & Financial Implications

- Need for ongoing closures and renovations to address mechanical issues
- Increased disruption to learning and added costs to the town

An aerial photograph of a school campus, featuring a central playground with colorful equipment, a parking lot with several cars, and a sports field with a few people playing. The image is overlaid with a dark blue tint.

Thank
You