



WILMINGTON PUBLIC SCHOOLS

MSBA Presentation

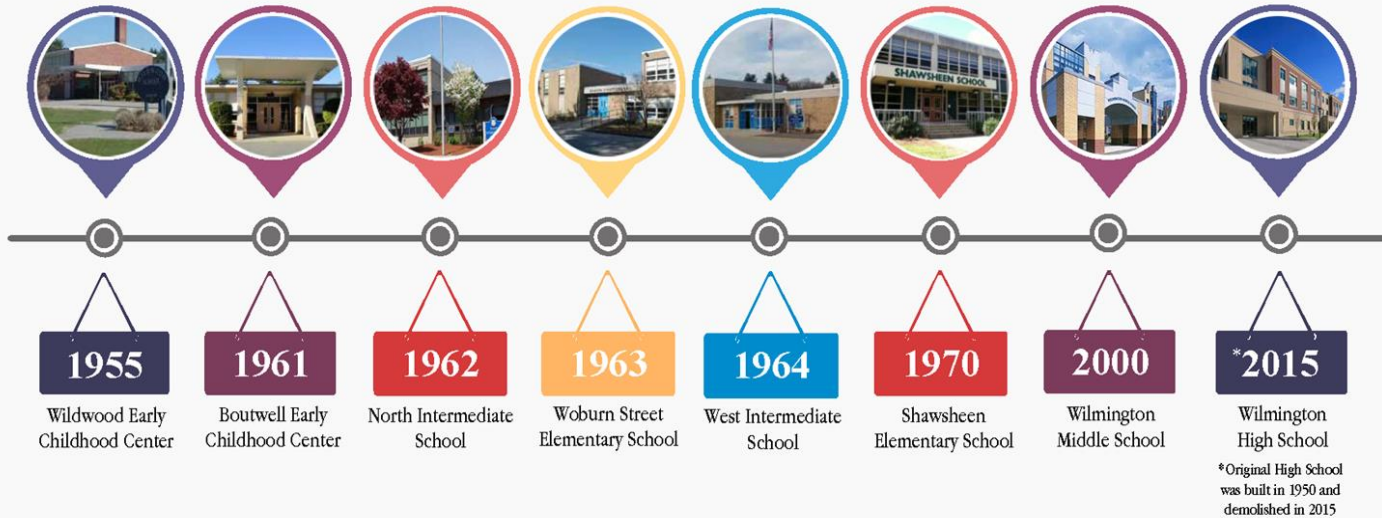
Glenn Brand
Superintendent of Schools

The Purpose of this Presentation

- In order to help determine whether to invite Wilmington into their grant program, MSBA has requested that we provide them with information about which options we **do not** want to explore in a partnership with them.
- We are asking for your feedback on the information that we will provide to them later this month.

Snapshot of our Schools

Wilmington Public Schools Timeline



CAPITAL CARRYING COSTS OF EXISTING SCHOOL

- Capital costs associated with building renovation and construction are inevitable and, like all communities, comes down to the reconciliation of priorities
- The following reflect the capital costs just to maintain the operations of our school facilities at the elementary level

Capital Need	Target Fiscal Year	Estimated Cost (FY21 Dollars)	Estimated Cost In target Year of Completion Dollars
Shawsheen Roof Replacement	FY23	\$910,000	\$965,419
West Roof Replacement	FY24	\$450,000	\$491,727
Wildwood Roof Replacement	FY24	\$350,000	\$382,454
North Floor Replacement	FY25	\$380,000	\$427,693
Woburn Window Replacement	FY25	\$2,200,000	\$2,476,119
West Window Replacement	FY26	\$2,750,000	\$3,188,004
Woburn Boiler Replacement	FY27	\$900,000	\$1,074,647
West Boiler Replacement	FY28	\$800,000	\$983,899
Just To Maintain Building Operations			\$9,989,963

Over the next 7 years Wilmington should spend almost \$10 million just to *maintain* the infrastructure of our 6 elementary schools.

These funds would not result in any improvements to our classrooms or educational spaces.

ASSESSMENT OF MASTER PLAN PROPOSAL FOR SCHOOL FACILITIES - WHY SCHOOL BUILDING CONSOLIDATION SHOULD BE CONSIDERED



The underlying solution and recommendations that point to school consolidation as a remedy to our current school building needs at the elementary level are sound by at least four (4) key factors:

- 1. Reduction of Overall Operational Costs*
- 2. Minimization of School Transitions*
- 3. Time to Completion - attending to four (4) building renovation/ construction projects is significantly better than six (6), if the community were to leave the current footprint of schools intact*
- 4. Consolidation enhances the possibility that the Town will benefit from future MSBA Grant Funding*

MSBA APPLICATION PROCESS AND CURRENT STATUS

- Superintendent of Schools must be authorized to submit the Statements of Interest (SOIs) following a vote of approval by both the Board of Selectman and the School Committee
 - *Wilmington Board of Selectmen Voted April 27, 2020*
 - *Wilmington School Committee Voted April 29, 2020*
- In the spring of 2020, the District filed 6 SOI applications for all six elementary schools
- Wildwood School was designated as the *priority project*
- MSBA received an initial application pool of 71 Core Statements of Interest as part of the 2020 application process
- MSBA recommended 30 SOIs to move forward in the process
- Wildwood was then selected as one of 15 *Senior Studies*



MSBA APPLICATION & Wildwood Senior Study

- January 12, 2021 – MSBA contacted the District regarding the Senior Study at the Wildwood School
- Wildwood Senior Study meeting took place on February 3, 2021

Senior Study

- Senior Studies examine applicable enrollment, program and/or facility issues as identified within a district's SOI
- Senior Study visits are conducted by MSBA staff member(s) and senior architects with extensive knowledge of building systems and educational programs
- A Senior Study is not an invitation to work with the MSBA but is part of the due diligence review phase of the MSBA SOI process
- The following were present during the Wildwood Senior Study meeting:

Jeff Hull – *Town Manager*

Jonathan Eaton – *Chair, BOS*

George Hooper – *Superintendent of Public Buildings*

Glenn Brand – *Superintendent of Schools*

Jenn Bryson – *Chair School Committee*

Paul Ruggiero – *Asst. Super. of Administration & Finance*



MSBA: Takeaways from Senior Study Meeting



- **The MSBA recognizes three things about Wilmington**
 - *We have tremendous need for assistance given that we have 6 very outdated elementary schools.*
 - *School consolidation not only makes sense for our situation, but was identified in the Town's Facilities Master Plan Report.*
 - *Our community is a strong partner for them given the recent experiences with our Wilmington High School*
- MSBA also realizes that we have many possible consolidation options to assist us in making improvements - but they want to have a general sense from our community as to which options we **do not** want to explore
- Simply put – they cannot partner with a community considering consolidation & study every option possible
- In the case of consolidation they need to know **which options there is no interest in studying**

REIMBURSEMENT WITH MSBA



- The MSBA is the only grant program to offset school construction costs in the state - it is not a loan and is money that does not need to be paid back
- The exact level of reimbursement varies by community and is determined by a number of factors in a complex formula

Wilmington High School Example

Approximate Total School Construction Cost	\$82 Million
Approximate Wilmington Cost	\$44 Million
MSBA Grant	\$37 Million
Approximate Effective Reimbursement Rate	45%

School Project Example

Total School Construction Cost	\$50 Million
Approximate Wilmington Cost	\$28 Million
MSBA Grant	\$22 Million
Approximate Effective Reimbursement Rate	45%

INFORMATION TO CONVEY TO MSBA



- After further consideration and feedback from various committees the Town Manager & Superintendent don't believe a town survey at this time makes sense
- Given the recommendations of the Wilmington Facilities Master Plan & overall benefits associated with school consolidation, we do want to clearly convey our position to MSBA by the end of March in an effort to support our application
- Because of the above and after discussion at the most recent school committee meeting, the Town & School administration believe it reasonable to convey the following to the MSBA:

<i>OPTIONS WE DO NOT WANT TO STUDY</i>	<i>OPTIONS THAT WE WOULD CONSIDER STUDYING</i>
Replacing the Wildwood as a standalone PK-K facility	A PK-3 rd Grade Option for the North Side of Town
Any option that does not include Pre-K (e.g, a K-5)	A PK-5 th Grade Option for the North Side of Town
Maintaining the current number of elementary buildings	

NEXT STEPS

MSBA Outcome

- If the Town *is* invited into the 2020 grant program we will then need to mobilize the Permanent Building Committee to support the project.
- If invited in there will be significant public outreach as various options are considered for the schools.
- Opportunity to obtain substantive comments from the School Committee, Finance Committee, Board of Selectmen and the public about different approaches as they are vetted.
- If the Town is *not* invited into the 2020 grant program there still should be a town-wide effort with leadership group representation to prepare for the 2021 MSBA grant program submissions.

Wildwood School Status

- The Town is in the process of putting out an RFP to assist us in studying short term options for the students, staff & program of the school.

