

Wildwood School Study

WILMINGTON PUBLIC SCHOOLS



Progress Update

August 8, 2022



Agenda

1. Introduction & Purpose
2. Scope of Work for the Study
3. Current Building Capacity Analysis
4. Options for Review
5. Selection of “Short List” Options
6. Next Steps

Introduction & Purpose

- Wildwood (WW) School incapacitated by oil tank leak
- WW community distributed to three other schools, in non-ideal situations
- Looking for a medium-term solution that can provide a more educationally appropriate setting for WW students for 5-7 years, while....
- MSBA Study process happens in parallel, with WW as the subject building of the study

Study Scope of Work – Phase 1

- Wildwood (WW) School Existing Conditions Survey
- Existing Conditions & Program review of other District schools, with present capacity and program analysis
- Perform enrollment projection analysis on existing schools to gauge future capacity
- Formulate options to house WW school students
- Discuss and narrow down to short list
- Truth test short list options with more detailed space, program, and construction scope analysis
- Cost estimate of final 3-4 Options with construction schedule estimate
- Determine Preferred Option
- Present the Study Information to the Public

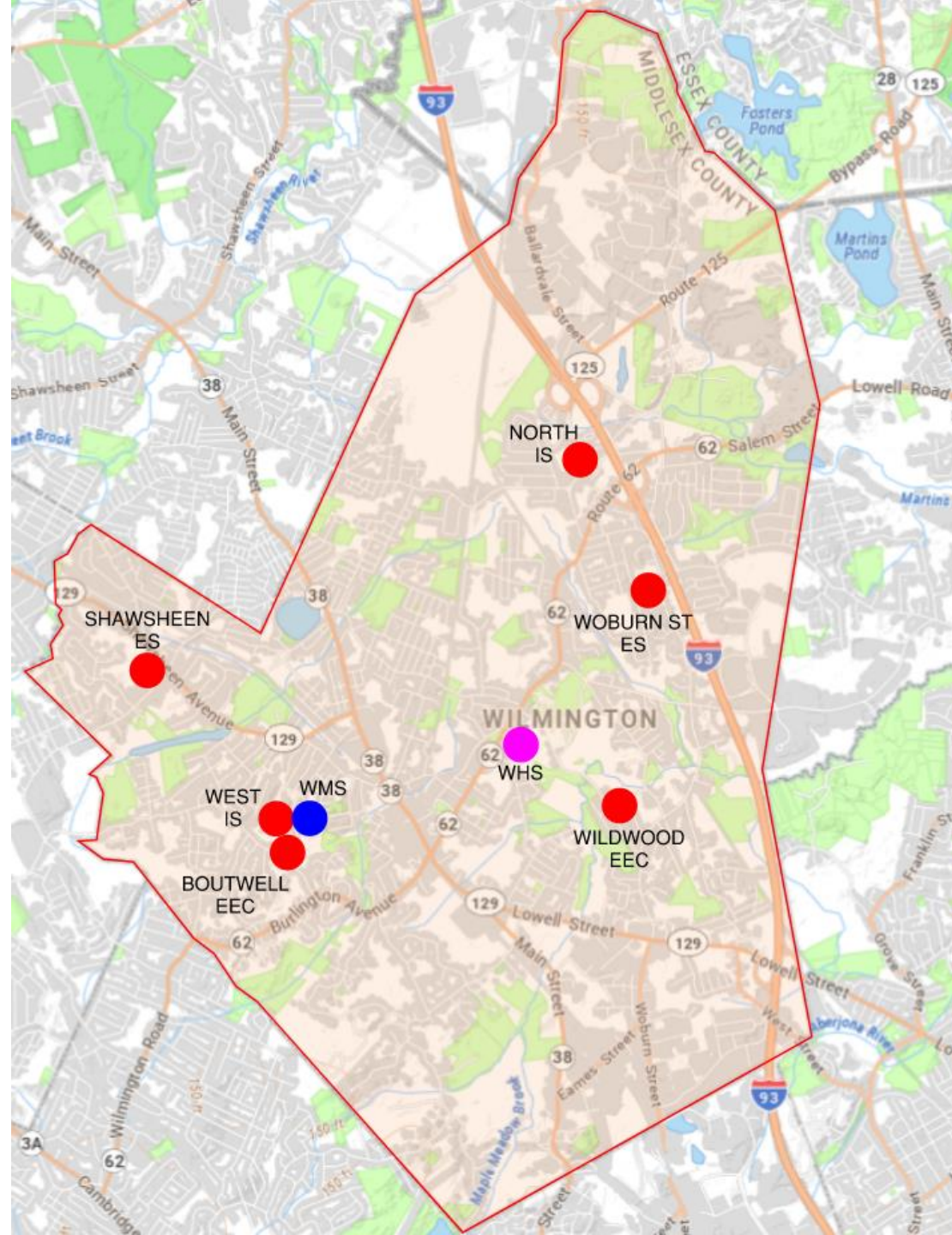
Study Scope of Work – Phase 2

- Public Education Phase
- Decision and schedule on a funding vote

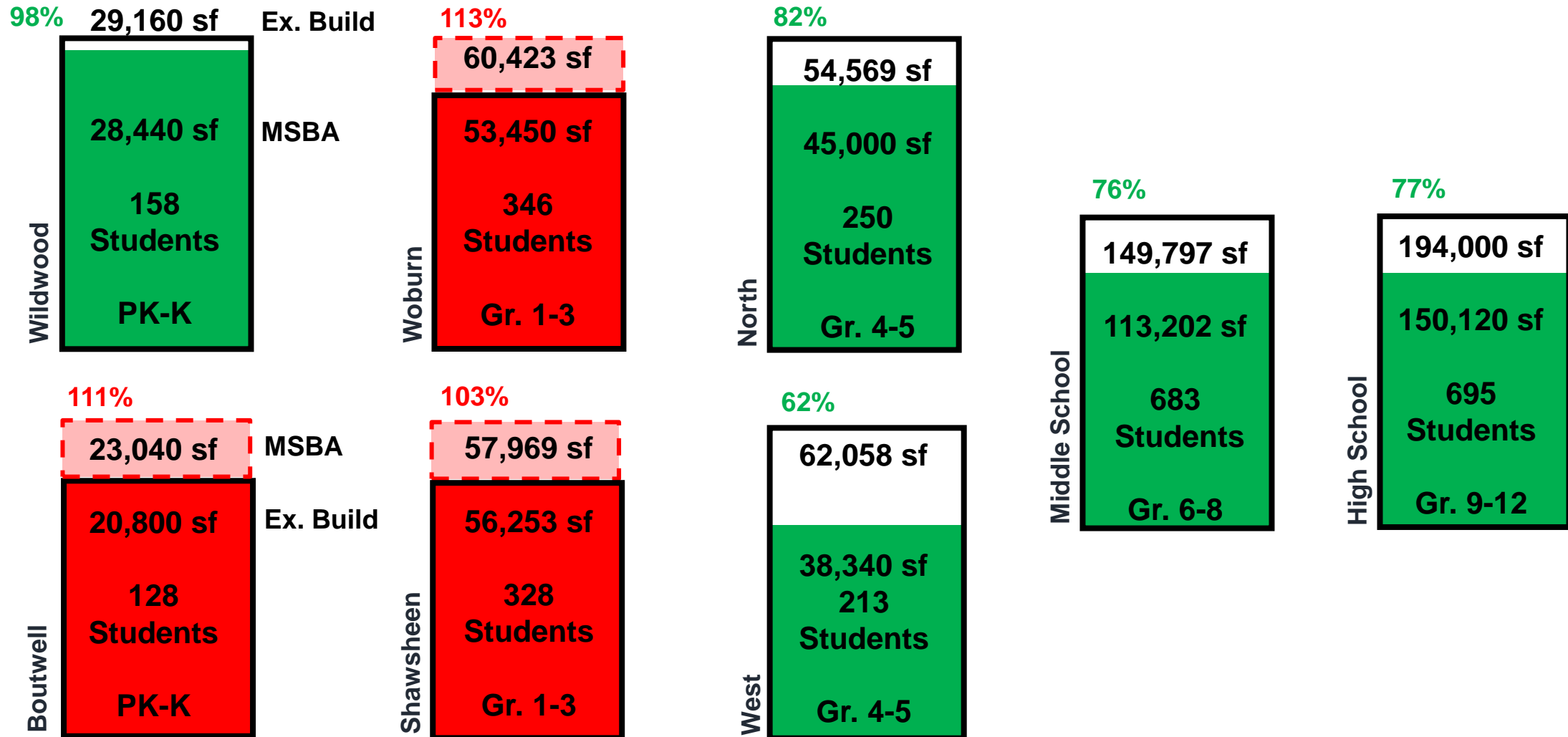
Upon a successful vote, bring the Preferred Option from concept to reality:

- 3-4 Month Design Process
- 5-7 Month Construction Duration

TOWN MAP with schools shown



Current Building Capacity Analysis



*Capacity based on DESE 2021-2022 student enrollment period

**MSBA SF/student varies based on student enrollment

Options for Review

1. Renovate Wildwood School
2. Better accommodate temporary moves at Woburn, Shawsheen and West Intermediate Schools
3. Boutwell as all district Pre-Kindergarten; Kindergarten relocated to Shawsheen
4. Relocate Wildwood 50/50 between Shawsheen and Woburn
5. Partial Reno of Wildwood Core Space only, add classroom modulars
6. Relocate Wildwood to Woburn site
7. Relocate Wildwood to Shawsheen site
8. Relocate Wildwood to a private site
9. Relocate Wildwood and grade reconfiguration north side of town only to PK-2, 3-4, 5-8
10. Relocate Wildwood and grade reconfiguration north side of town only to PK-2, 3-5
11. Relocate Wildwood and grade reconfiguration to PK, K-2, 3-4, 5-8, 9-12
12. Relocate Wildwood and grade reconfiguration to PK, K-2, 3-4, 5-7, 8-12
13. Boutwell as all district Pre-K; Kindergarten relocated to Woburn and Shawsheen
14. Boutwell as all district Pre-K and West-only K; North-only K relocated to Woburn
15. Relocate Wildwood and move PK-K to Middle School site
16. Relocate Wildwood and grade reconfiguration to PK, K-1, 2-4, 5-7, 8-12



Selection Criteria Considered in First Round of Options

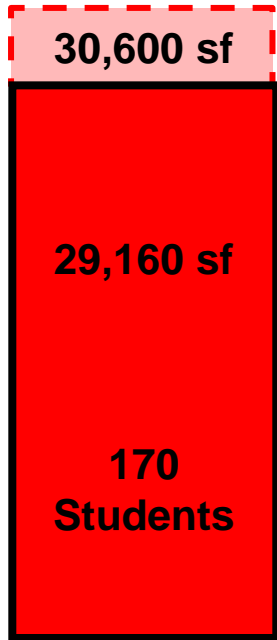
- Is there enough space on the site?
- Can the existing core spaces accommodate increased population?
- Is the solution educationally and age-appropriate?
- Does the solution work with the realities of the building layout (e.g.: house program at Middle School; High School configuration)
- Does the solution create additional building transition(s)?
- Is there success at consolidating PK and/or K?
- Does the solution reduce or minimize overcrowding by making good use of existing space?

Short List of Options for Review

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Option 1 – Renovate Wildwood School



MSBA Guidelines**

Existing Building

MSBA Projections 2031-2032 Enrollment

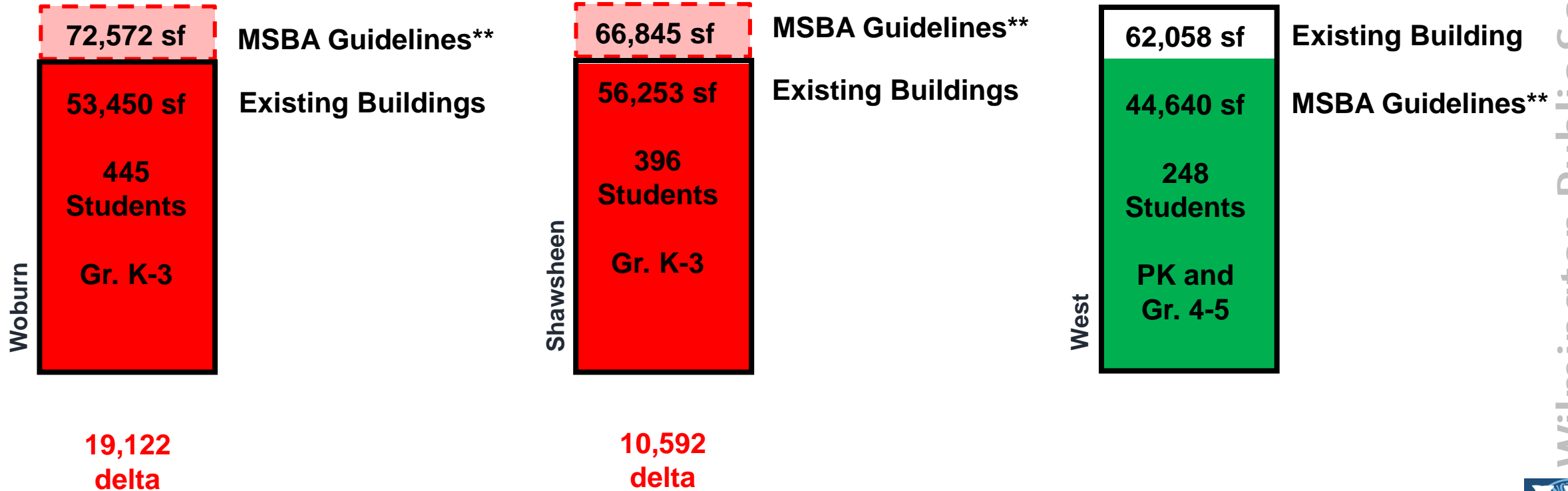


WILDWOOD SCHOOL SITE



*Capacity based on MSBA student enrollment projections
**MSBA SF/student varies based on student enrollment

Option 2: Better Accommodate Temp Moves



*Capacity based on MSBA student enrollment projections

**MSBA SF/student varies based on student enrollment



Option 2: Better Accommodate Temp Moves



**WOBURN STREET
SCHOOL SITE**

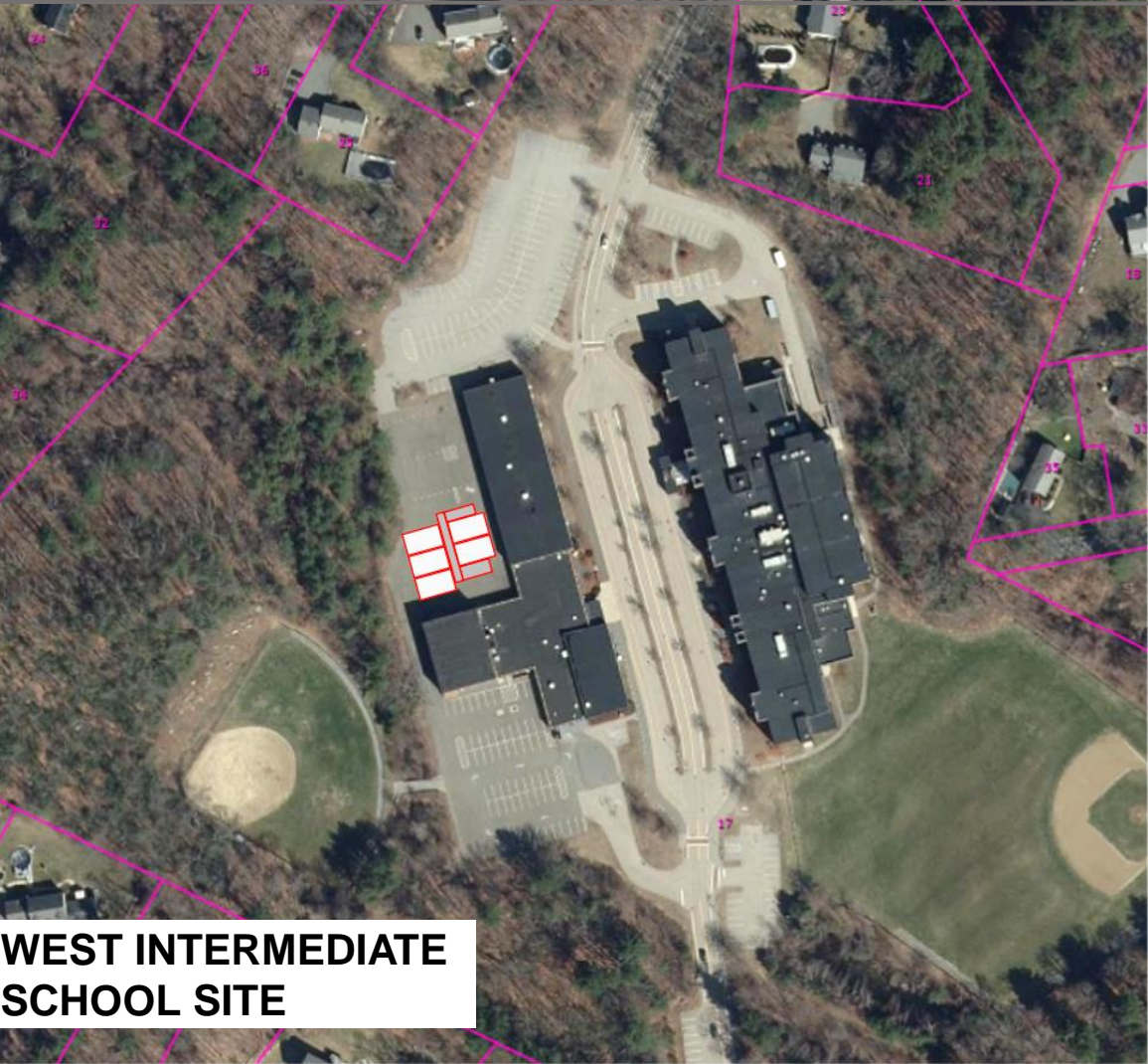
- 3 Modulares required



**SHAWSHEEN
SCHOOL SITE**

- 4 Modulares required

Option 2: Better Accommodate Temp Moves



**WEST INTERMEDIATE
SCHOOL SITE**

- 5 Modulars required

Option 5 – Partial Reno of WW Core, add Mods

MSBA Projections
2031-2032 Enrollment



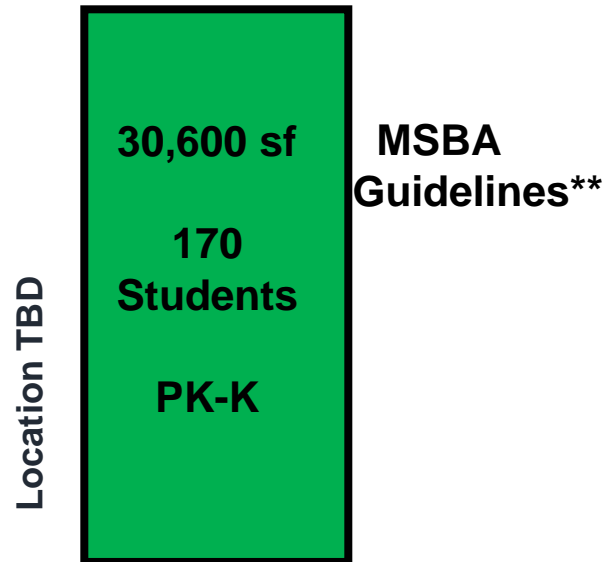
MSBA Guidelines**

Existing Building

- 12 Modulars required



Option 8: Relocate Wildwood to private site

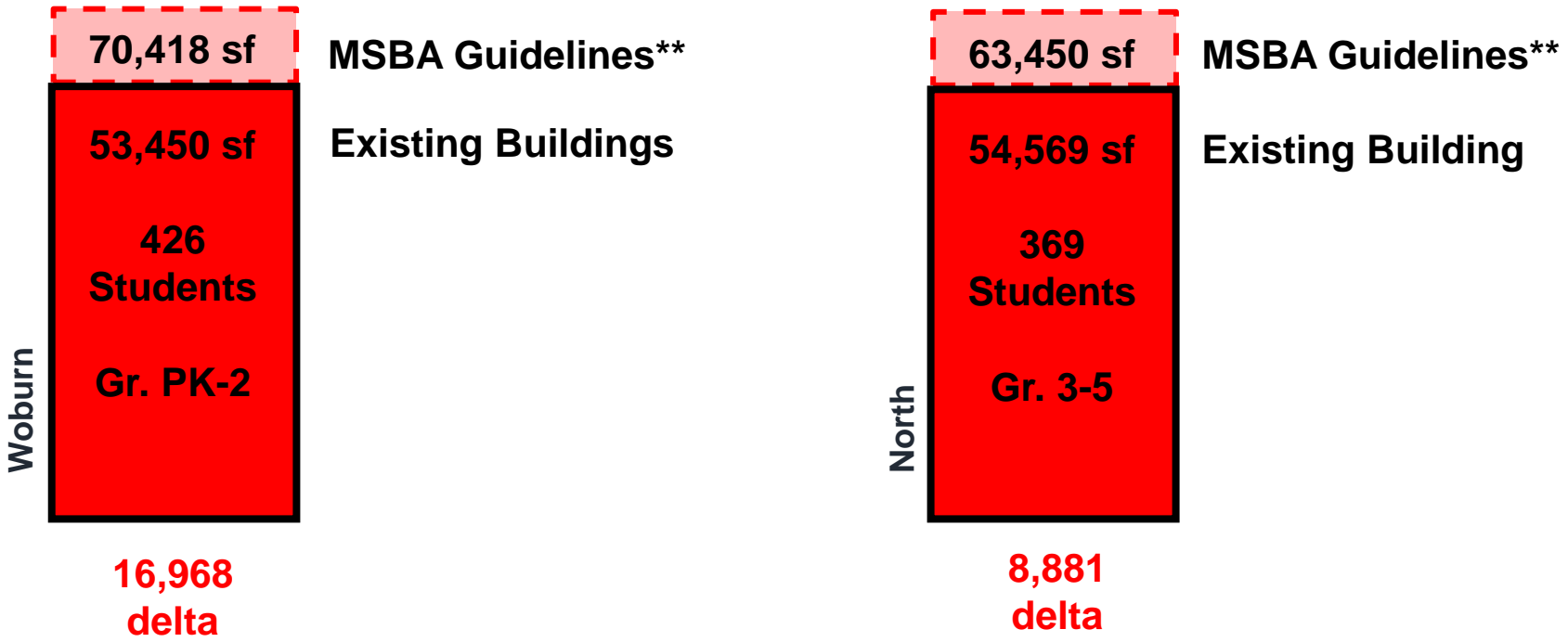


Looking for 18,000 – 20,000 SF as a bare minimum program with no specials, no indoor gym.

Properties under review:

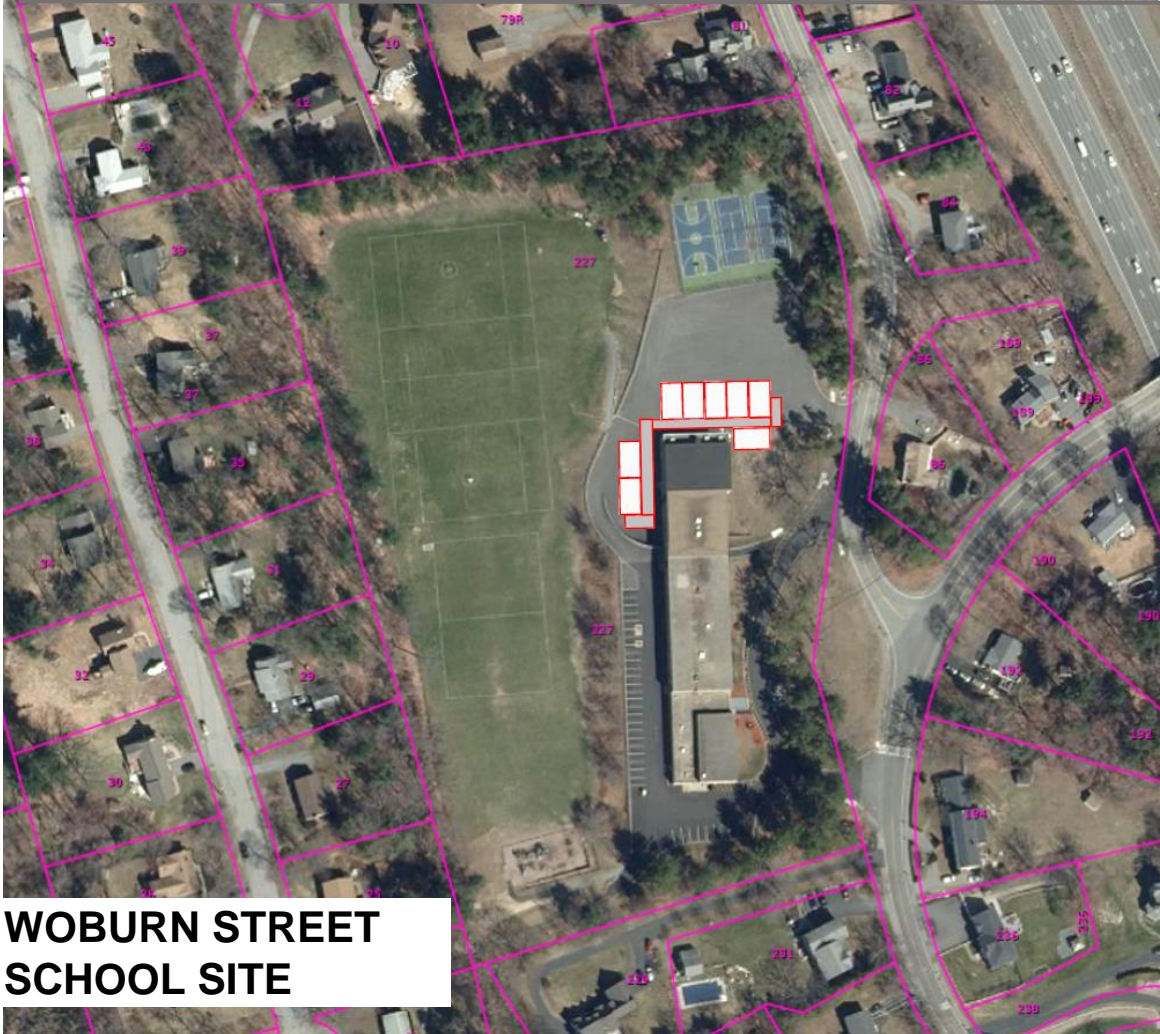
- 208 Main Street – Former Rite Aid Pharmacy Store - Commercial
 - 277 Main Street – Former Walgreens Pharmacy Store - Commercial
 - 200 Ballardvale Street – Class “A” office space in Office Park
 - 40 Fordham Road – Warehouse space in Office Park
 - 1 Jewel Drive – Class “A” office space in Office/ Light Industrial Park
 - 181 Ballardvale Street – Class “A” office space in Office Park
 - 230 Ballardvale Street – Light Manufacturing space in Office Park
 - 46 Jonspin Road - Class “A” office space in Office Park
- **No private school options located within or nearby District**
 - **Most of these properties may not work due to site plan issues – unsuitable open play space or potential health/safety issues.**
 - **A few are a “maybe” but need to go through a costing exercise, including fit-up, site costs, lease, and other logistical considerations.**

Option 10: Grade Reconfigurations – North only



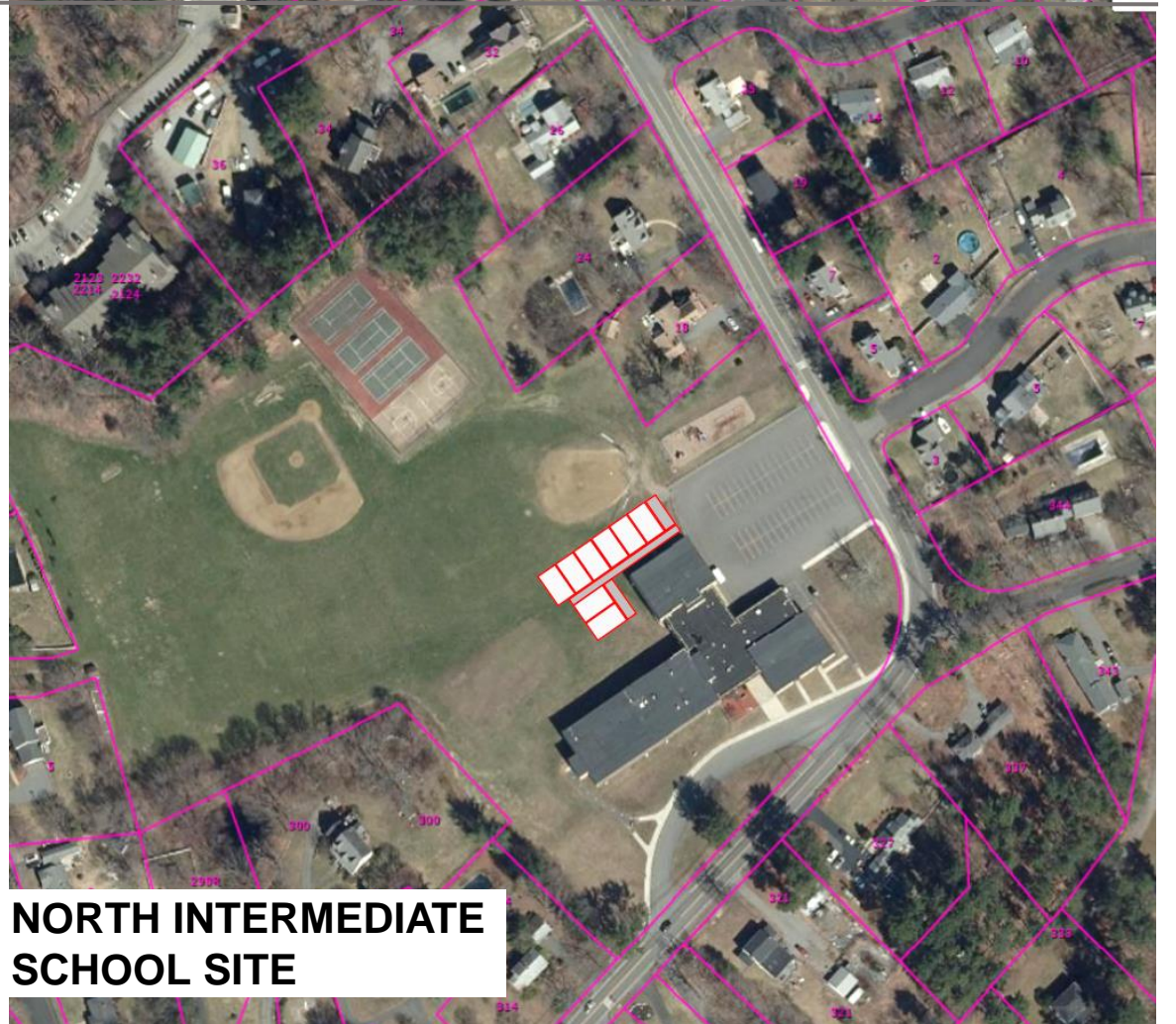
*Capacity based on MSBA student enrollment projections
**MSBA SF/student varies based on student enrollment

Option 10 – Grade Reconfigurations – North



**WOBURN STREET
SCHOOL SITE**

- 8 Modulares required

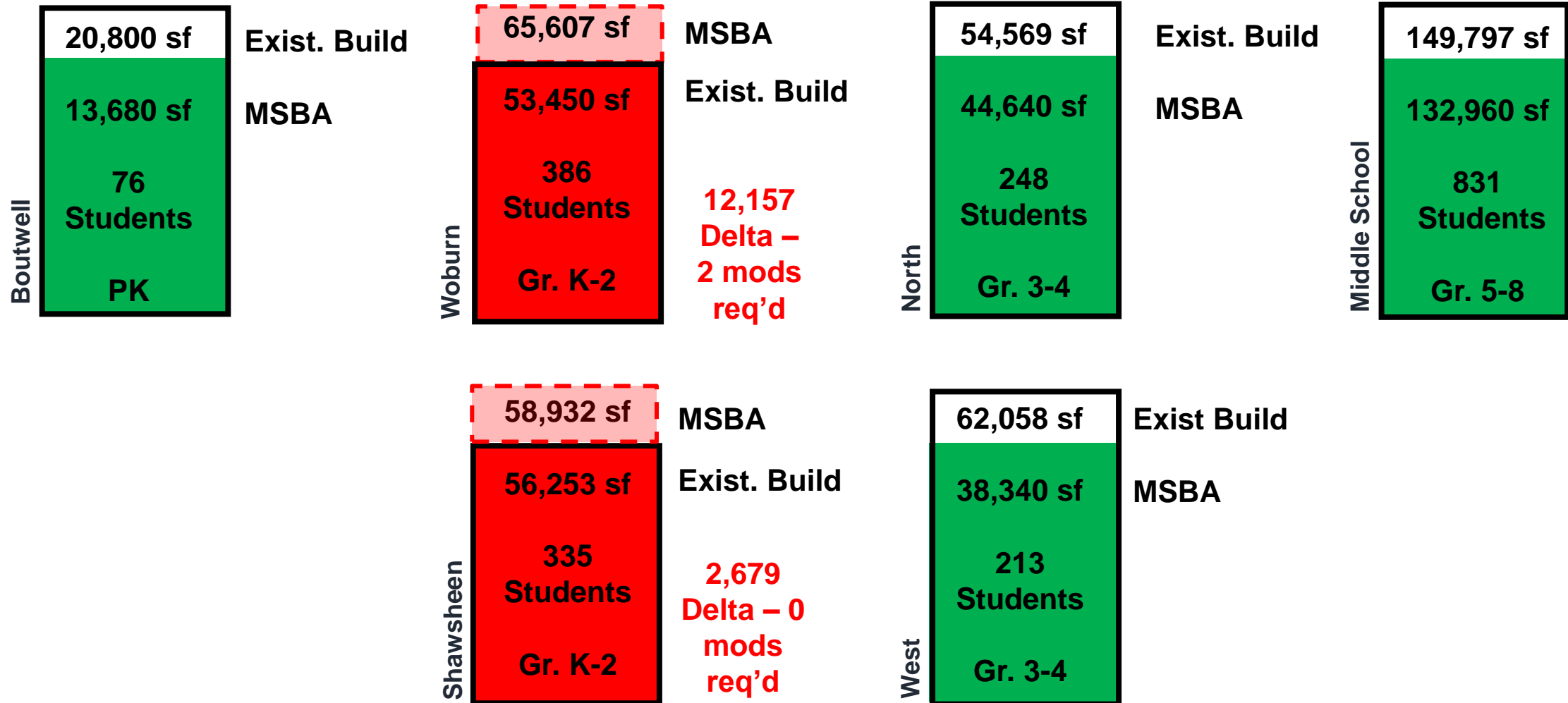


**NORTH INTERMEDIATE
SCHOOL SITE**

- 8 Modulares required



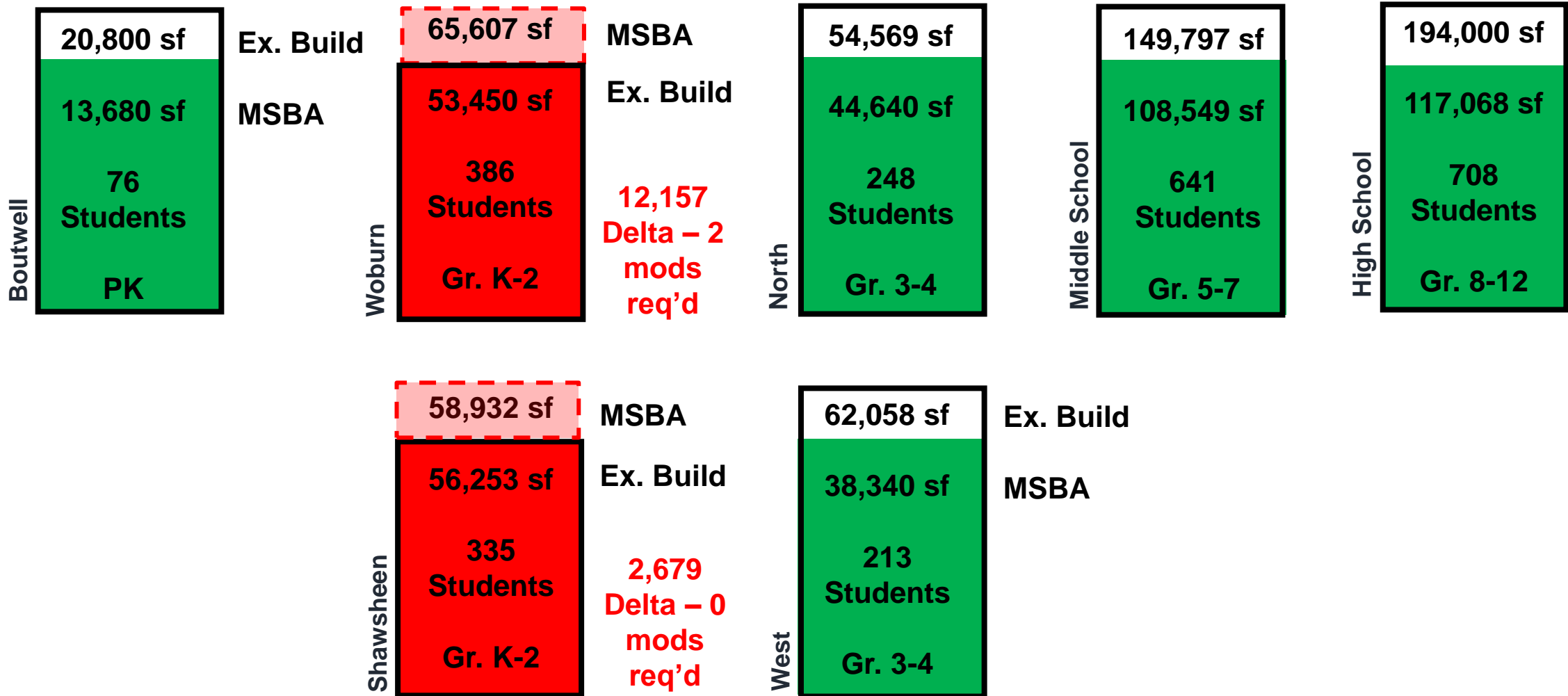
Option 11: Grade Reconfiguration



*Capacity based on MSBA student enrollment projections

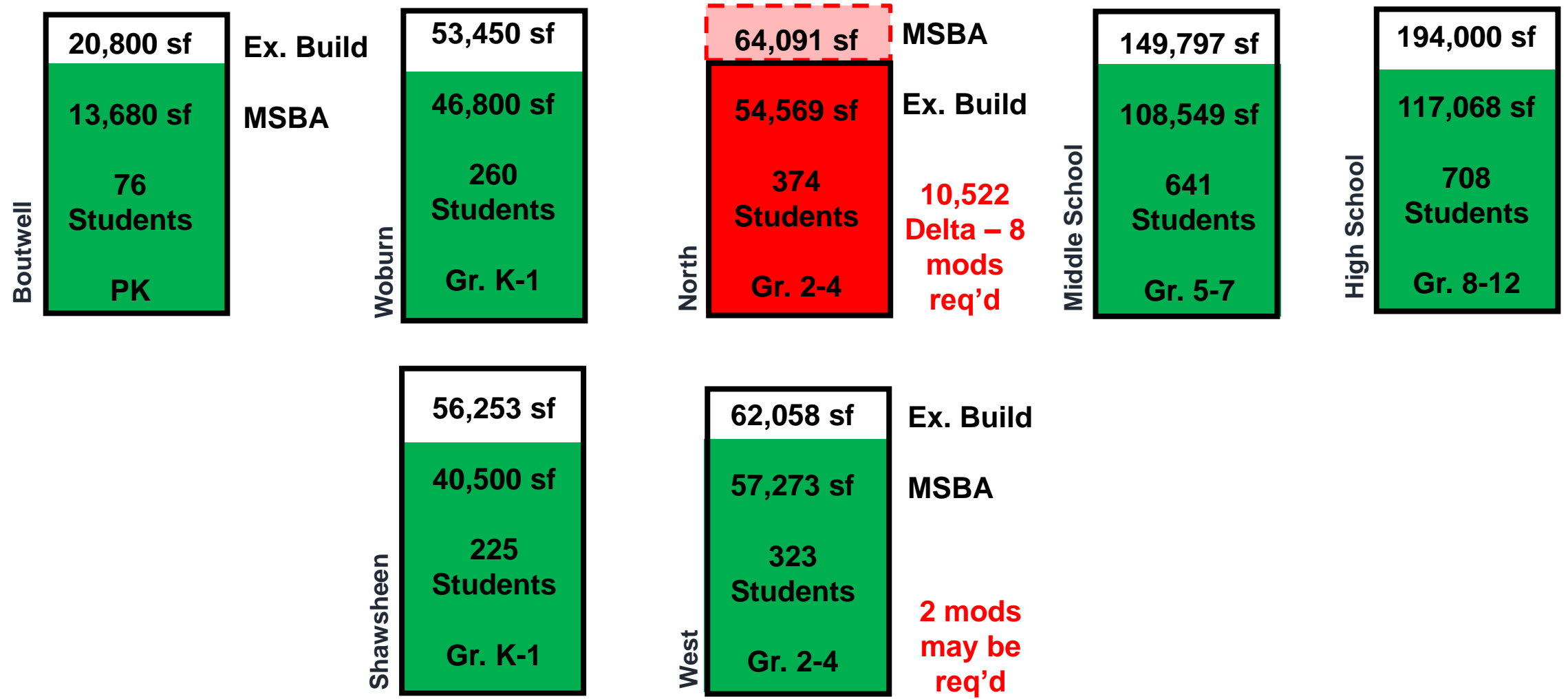
**SF/student varies based on student enrollment

Option 12: Grade Reconfiguration, move 8th to HS



*Capacity based on MSBA student enrollment projections
 **SF/student varies based on student enrollment

Option 16: Grade Reconfiguration, move 8th to HS



*Capacity based on MSBA student enrollment projections
 **SF/student varies based on student enrollment

Option 16 – Grade Reconfigurations – 8th to HS



**NORTH INTERMEDIATE
SCHOOL SITE**

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