



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #15

July 23, 2024



SMMA

dw
DORE | WHITTIER

Massachusetts School Building Authority



Agenda

- Call to Order
- Approval of Minutes
- Approval of Invoices
- Design Update
- SBC Public Relations Working Group Update
- Discussion/Correspondence/New Items
- Committee Questions
- Public Comments
- Adjourn

A photograph of a classroom scene where several students are raising their hands, indicating participation or a vote. The image is partially covered by a dark blue diagonal overlay on the left side, which contains the text 'Approval of Minutes' in white. The background shows a chalkboard and other students in a classroom setting.

Approval of Minutes

A photograph of a classroom with several students raising their hands. The image is partially covered by a dark blue diagonal overlay on the left side. The text 'Approval of Invoices' is written in white on this overlay.

Approval of Invoices

FOR APPROVAL

Project Management

SMMA

Warrant No. 13

Project: Wildwood Early Childhood Center
Wilmington, Massachusetts
Prepared by: Julie Leduc and Sarah Traniello

Project No.: 22127
Date: 7/15/2024

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

Vendor	Invoice No.	Invoice Date	Invoice Amount	ProPay Code	Balance After Invoice
SMMA <i>OPM Basic Services – Feasibility Study</i>	61546	7/11/2024	\$ 7,500.00	0001-0000	\$ 37,500.00
Dore+Whittier Architects <i>Design Basic Services – Feasibility Study</i>	00013	6/26/2024	\$ 31,500.00	0002-0000	\$ 40,500.00
Total			\$ 39,000.00		

Approved on _____

Activities for the Month of June 2024:

1. Update site and floor plans for Shortlisted options.
2. Prepared PSR cost estimating package, including updated site and floor plans, architectural and engineering narratives and updated sustainability goals.
3. Leadership working group meetings to review progress, outreach and PSR evaluation matrix.
4. Presentation preparation and participate in Senior Center visit on June 11, 2025.
5. Develop Mentimeter survey for use during Wilmington July 4th Celebration, Fun on the Fourth.
6. Prepare presentation and participate in School Building Committee Meeting on June 25, 2025.

1000 Massachusetts Avenue
Cambridge, MA 02138
617-547-5400

www.smma.com

Design Update



REPAIR

Pre-K-K: 130+ Students

PK-K R.1
\$26.6 M- \$29.4 M



Pre-K-3: 510+ Students

PK-3 R.1 (Woburn only) **Cost Comparison*
\$36.3 M- \$40.1 M



Pre-K-5: 755+ Students

PK-5 R.1 (North only) **Cost Comparison*
\$29.5 M- \$32.6 M



RENO/ADD

PK-K AR.1 **Cost Comparison*
\$78.0 M- \$86.2 M



PK-3 AR.1 **Cost Comparison*
\$135.0 M- \$149.2 M



PK-5 AR.1
\$193.3 M- \$213.6 M



NEW

PK-K N.1
\$79.3 M- \$87.6 M



PK-3 N.1
\$135.7 M- \$150.0 M



PK-5 N.1
\$194.0 M- \$214.5 M



REPAIR

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NEW

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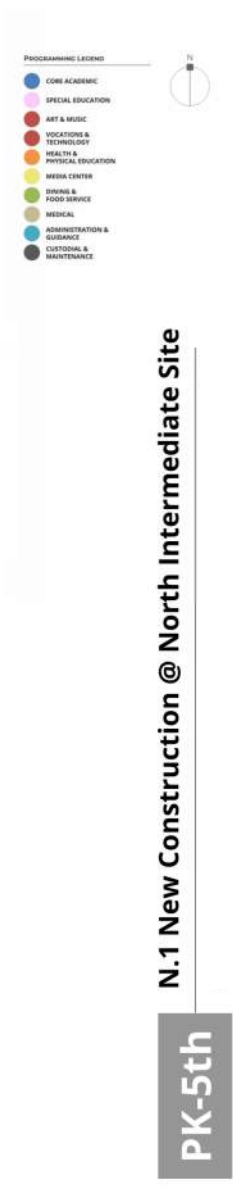


PK-3 N.1
\$135.7 M- \$150.0 M



PK-5 N.1
\$194.0 M- \$214.5 M





First Floor

Option PK-5 N.1 – Circulation Patterns

Drop-Off



Bus 

Alternate Pick-Up



Vehicles 
Pre-K Vehicles 



Main Level



Lower Level

- PROGRAMMING LEGEND
- CORE ACADEMIC
 - SPECIAL EDUCATION
 - ART & MUSIC
 - VOCATIONS & TECHNOLOGY
 - HEALTH & PHYSICAL EDUCATION
 - MEDIA CENTER
 - DINING & FOOD SERVICE
 - LIBRARY
 - ADMINISTRATION & GUIDANCE
 - CUSTOMER & MAINTENANCE

N.1 New Construction @ Woburn Street Site

Site Plan

PK-3rd

1" = 40'

Special Note: This illustration depicts the main level for the public elements which are proposed to be at grade to the east AND the lower level for the academic elements which are proposed to be at grade to the west. Please refer to floor plans for more information.



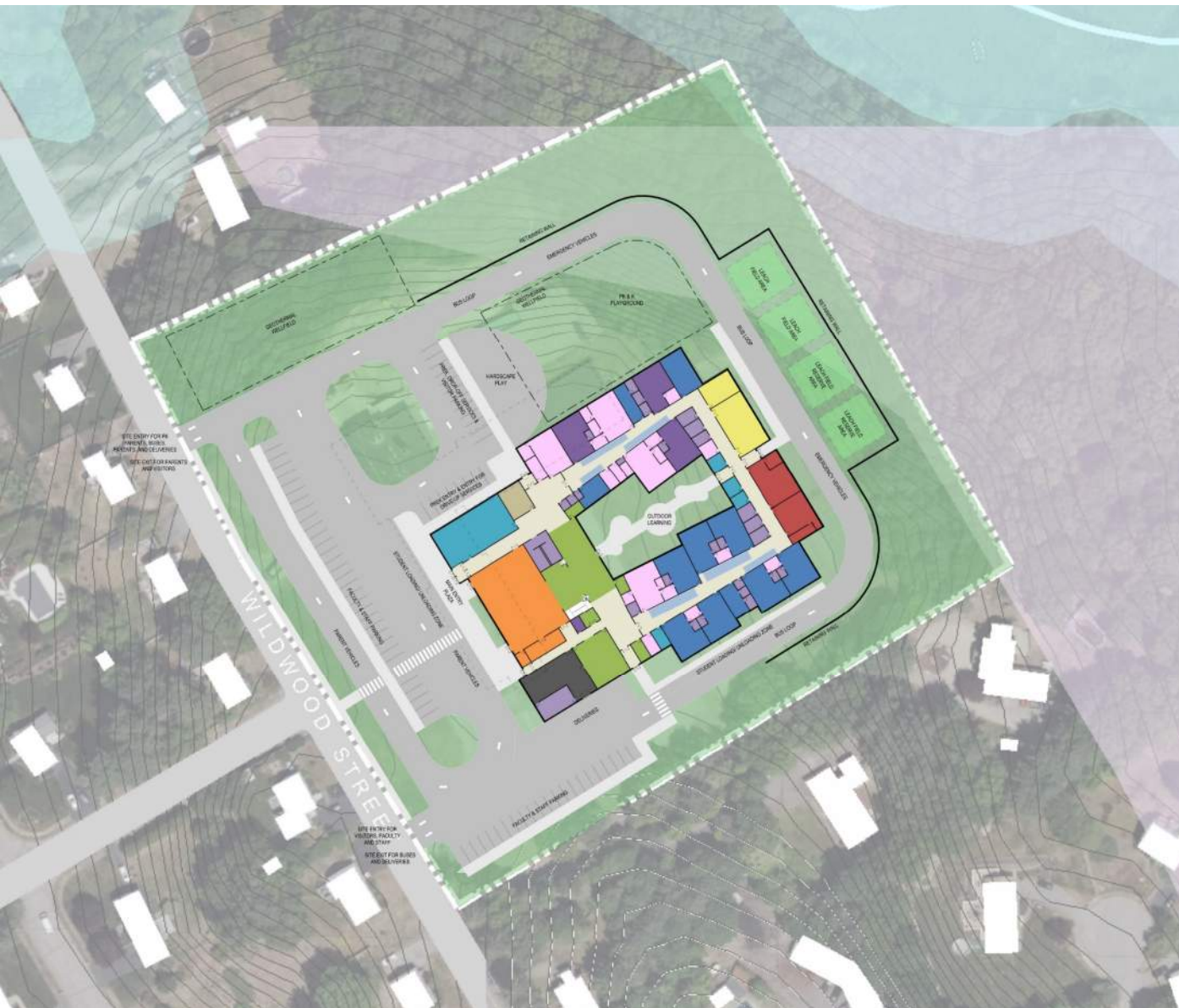
Second Floor



First Floor



Lower Level



- PROGRAMMING LEGEND
- CORE ACADEMIC
 - SPECIAL EDUCATION
 - ART & MUSIC
 - VOCATIONS & TECHNOLOGY
 - HEALTH & PHYSICAL EDUCATION
 - MEDIA CENTER
 - DINING & FOOD SERVICE
 - MEDICAL
 - ADMINISTRATION & GUIDANCE
 - CUSTODIAL & MAINTENANCE



First Floor

N.1 New Construction @ Wildwood ECC Site

Site Plan

PK-K



PROGRAMMING LEGEND

- CORE ACADEMIC
- SPECIAL EDUCATION
- ART & MUSIC
- VOCATIONS & TECHNOLOGY
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- DINING & FOOD SERVICE
- MEDICAL
- ADMINISTRATION & GUIDANCE
- CUSTODIAL & MAINTENANCE



Evaluation Matrix





Education

How well does each option embody the educational elements of the guiding principles for design?



Site

How well does each option achieve the site features and functions defined in the guiding principles for design?



Restrictions and Future Uses

Are there restrictions or limitations that preclude this site as a preferred location?



Community

How well does each option serve as a community resource?



Sustainability

How well does each option achieve the goals for energy efficiency and sustainable design features?



Construction Logistics

How well does each option limit disruption to students, staff, and neighbors during construction?



Total Time to Address All Needs

How well does each option limit the time necessary to address all elementary-aged needs



Consolidation

What is the impact to PreK-5th students, neighborhoods, and traffic as a result of consolidation?

PSR Evaluation Matrix

PK-K 130 students + PK			
  			
Wildwood Site			
	Repair	Add/Reno	New
Education 	5.4	9.3	9.4
Site 	6.8	8.0	8.3
Restrictions 	8.9	8.9	8.9
Community 	4.4	6.7	8.9
Sustainability 	5.6	6.7	6.7
Logistics 	10.0	10.0	10.6
Consolidation 	6.7	6.7	6.7
Total Time 	2.2	2.2	2.2
Total Score 	50.0	58.4	61.6

PK-3 510 students + PK			
*For Comparison Only  			
Woburn Street Site			
	Repair	Add/Reno	New
	4.8	9.8	9.8
	7.4	8.3	9.0
	10.0	8.9	8.9
	5.6	8.9	8.9
	5.6	6.7	10.0
	2.8	6.1	8.3
	6.7	6.7	7.8
	2.2	4.4	6.7
	45.0	59.8	69.4

PK-5 755 students + PK			
*For Comparison Only  			
North Intermediate Site			
	Repair	Add/Reno	New
	5.0	9.6	9.8
	7.6	8.6	9.5
	11.1	10.0	10.0
	5.6	10.0	8.9
	6.7	8.9	10.0
	2.8	6.1	9.4
	6.7	7.8	8.9
	2.2	8.9	11.1
	47.6	69.9	77.6

Poor	Fair	Good	Better	Best
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PSR Evaluation Matrix

PK-K 130 students + PK			
  			
Wildwood Site			
	Repair	Add/Reno	New
Education 	5.4	9.3	9.4
Site 	6.8	8.0	8.3
Restrictions 	8.9	8.9	8.9
Community 	4.4	6.7	8.9
Sustainability 	5.6	6.7	6.7
Logistics 	10.0	10.0	10.6
Consolidation 	6.7	6.7	6.7
Total Time 	2.2	2.2	2.2
Total Score 	50.0	58.4	61.6

PK-3 510 students + PK			
*For Comparison Only  			
Woburn Street Site			
	Repair	Add/Reno	New
	4.8	9.8	9.8
	7.4	8.3	9.0
	10.0	8.9	8.9
	5.6	8.9	8.9
	5.6	6.7	10.0
	2.8	6.1	8.3
	6.7	6.7	7.8
	2.2	4.4	6.7
	45.0	59.8	69.4

PK-5 755 students + PK			
*For Comparison Only  			
North Intermediate Site			
	Repair	Add/Reno	New
	5.0	9.6	9.8
	7.6	8.6	9.5
	11.1	10.0	10.0
	5.6	10.0	8.9
	6.7	8.9	10.0
	2.8	6.1	9.4
	6.7	7.8	8.9
	2.2	8.9	11.1
	47.6	69.9	77.6

Poor	Fair	Good	Better	Best
------	------	------	--------	------

Cost Overview



Estimated Project Cost Update

PK-K 130 students + PK			
			
Wildwood Site			
Repair	Add/Reno	New	
50.0	58.4	61.6	
Estimated Project Cost – PDP (March 2024)	\$26.6M - \$29.4M	\$78.0M - \$86.2M	\$79.3M - \$87.6M
Estimated Project Cost – PSR (July 2024)	\$27.9M - \$30.8M	\$81.1M - \$89.7M	\$84.2M - \$93.1M

PK-3 510 students + PK			
*For Comparison Only			
Woburn Street Site			
Repair	Add/Reno	New	
45.0	59.8	69.4	
\$36.3M - \$40.1M	\$135.0M - \$149.2M	135.7M - \$150.0M	
\$39.3M - \$43.5M	\$127.8M - \$141.3M	\$139.3M - \$154.0M	

PK-5 755 students + PK			
*For Comparison Only			
North Intermediate Site			
Repair	Add/Reno	New	
47.6	69.9	77.6	
\$29.5M - \$32.6M	\$193.3M - \$213.6M	\$194.0M - \$214.5M	
\$32.4M - \$35.8M	\$176.3M - \$194.9M	\$177.6M - \$196.3M	

Notes:

PK-K cost estimates do not include any work at Woburn St. and North Int. Schools.

PK-3 cost estimates do not include any work at North Int. School.

MSBA Reimbursement of eligible expenses is not included in the above costs.

Estimated Project Cost Update

PK-K 130 students + PK		
	*For Comparison Only	
Wildwood Site		
Repair	Add/Reno	New
50.0	58.4	61.6
Estimated Project Cost – PDP (March 2024)	\$26.6M - \$29.4M	\$78.0M - \$86.2M
Estimated Project Cost – PSR (July 2024)	\$27.9M - \$30.8M	\$81.1M - \$89.7M

PK-3 510 students + PK		
*For Comparison Only	*For Comparison Only	
Woburn Street Site		
Repair	Add/Reno	New
45.0	59.8	69.4
\$36.3M - \$40.1M	\$135.0M - \$149.2M	135.7M - \$150.0M
\$39.3M - \$43.5M	\$127.8M - \$141.3M	\$139.3M - \$154.0M

PK-5 755 students + PK		
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\$32.4M - \$35.8M	\$176.3M - \$194.9M	\$177.6M - \$196.3M

Notes:

PK-K cost estimates do not include any work at Woburn St. and North Int. Schools.

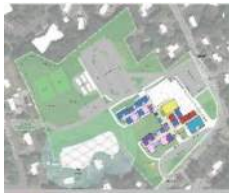
PK-3 cost estimates do not include any work at North Int. School.

MSBA Reimbursement of eligible expenses is not included in the above costs.

Potential Local Share

PK-K 130 students + PK	
	
Wildwood Site	
Repair 29,302 GSF	New 64,935 GSF
Estimated Project Cost - PSR \$27.9M - \$30.8M	\$84.2M - \$93.1M

PK-3 510 students + PK	
	
Woburn Street Site	
New 115,294 GSF	
Estimated Project Cost - PSR \$139.3M - \$154.0M	

PK-5 755 students + PK	
	
North Intermediate Site	
Add/Reno 163,573 GSF	New 163,573 GSF
Estimated Project Cost - PSR \$176.3M - \$194.9M	\$177.6M - \$196.3M

POTENTIAL LOCAL SHARE *after eligible MSBA reimbursement	\$27.9M - \$30.8M	\$63.0M - \$69.7M
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\$100.8M - \$111.4M

\$122.5M - \$135.4M	\$125.5M - \$138.7M
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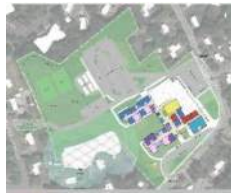
Notes:

PK-K cost estimates do not include any work at Woburn St. and North Int. Schools.
PK-3 cost estimates do not include any work at North Int. School.

*The MSBA updates district reimbursement rates annually and applies the reimbursement in effect at the time the MSBA Board of Directors approves a district's proposed project scope and budget after SD Phase.

**Repair Only options assume no MSBA funding. Estimates are based on today's market conditions and dollars.

Potential Local Share

	PK-K 130 students + PK		PK-3 510 students + PK	PK-5 755 students + PK	
					
	Wildwood Site		Woburn Street Site	North Intermediate Site	
	Repair 29,302 GSF	New 64,935 GSF	New 115,294 GSF	Add/Reno 163,573 GSF	New 163,573 GSF
Estimated Project Cost - PSR	\$27.9M - \$30.8M	\$84.2M - \$93.1M	\$139.3M - \$154.0M	\$176.3M - \$194.9M	\$177.6M - \$196.3M
POTENTIAL LOCAL SHARE *after eligible MSBA reimbursement	\$27.9M - \$30.8M	\$63.0M - \$69.7M	\$100.8M - \$111.4M	\$122.5M - \$135.4M	\$125.5M - \$138.7M
Local Share Woburn St. Repair Only**	\$39.3M - \$43.5M	\$39.3M - \$43.5M	N/A	N/A	N/A
Local Share North Int. Repair Only**	\$32.4M - \$35.8M	\$32.4M - \$35.8M	\$32.4M - \$35.8M	N/A	N/A
POTENTIAL TOTAL LOCAL SHARE	\$99.6M - \$110.1M	\$134.7M - \$149.0M	\$133.2M - \$147.2M	\$122.5M - \$135.4M	\$125.5M - \$138.7M

*The MSBA updates district reimbursement rates annually and applies the reimbursement in effect at the time the MSBA Board of Directors approves a district's proposed project scope and budget after SD Phase.

**Repair Only options assume no MSBA funding. Estimates are based on today's market conditions and dollars.

Local Tax Impact

Wilmington Elementary School Project

ESTIMATED Debt and Tax Implications

Option	Estimated Total Project Cost - midpoint	Estimated Local Share - midpoint	Annual Debt Payment	Annual Tax Increase on Average SF Home	Monthly Impact
PK-K - Repair Only	\$ 29,346,000.00	\$ 29,346,000.00	\$ 2,152,000.00	\$ 160.00	\$ 13.00
PK-K - New @ Wildwood Site	\$ 88,647,000.00	\$ 66,335,000.00	\$ 4,865,000.00	\$ 370.00	\$ 31.00
PK-3 - New @ Woburn Site	\$ 146,660,000.00	\$ 106,099,000.00	\$ 7,781,000.00	\$ 590.00	\$ 49.00
PK-5 - Add/Reno @ North Site	\$ 185,609,000.00	\$ 129,059,000.00	\$ 9,464,000.00	\$ 710.00	\$ 59.00
PK-5 - New @ North Site	\$ 186,984,000.00	\$ 132,128,000.00	\$ 9,689,000.00	\$ 730.00	\$ 61.00

*Assumptions: All Costs are Estimates; All Values are FY24 Values; 30 Year Fixed Principal Debt; 4.00% Interest Rate; Av. SF Value = \$683,790

Imagery



Building Massing – PK-5 New @ North

In Progress...



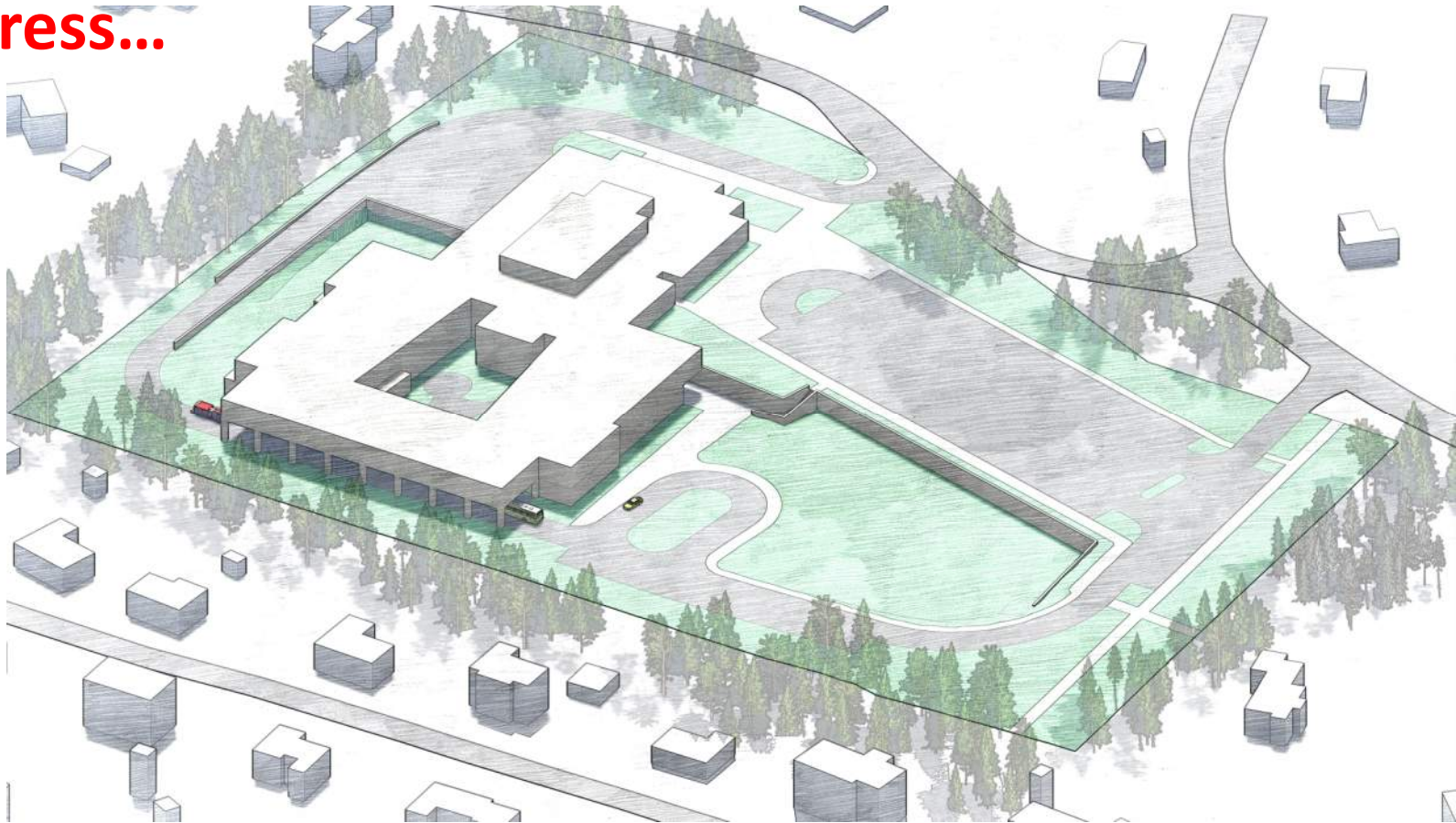
Building Massing – PK-5 New @ North

In Progress...



Building Massing – PK-3 New @ Woburn

In Progress...



Building Massing – PK-3 New @ Woburn

In Progress...



Schedule



August:

- ☐ Community Forum #4 – Aug 7th
- ☐ School Committee - Aug 14th
 - Ed. Plan and Grade Configuration
- ☐ Select Board – Aug 19th *TBC*
- ☐ SBC Meeting – Aug 20th
 - Vote for Preferred Alternative
- ☐ *School Committee – Aug TBC*
- ☐ PSR Submission to MSBA – Aug 29th

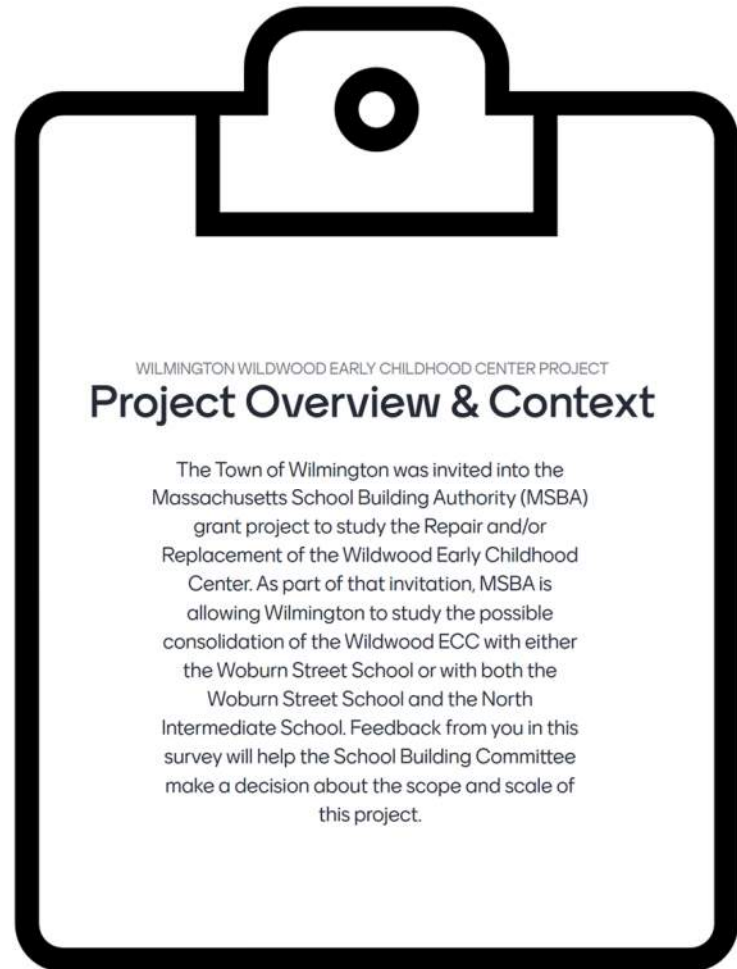
Next SBC Meeting: August 20th



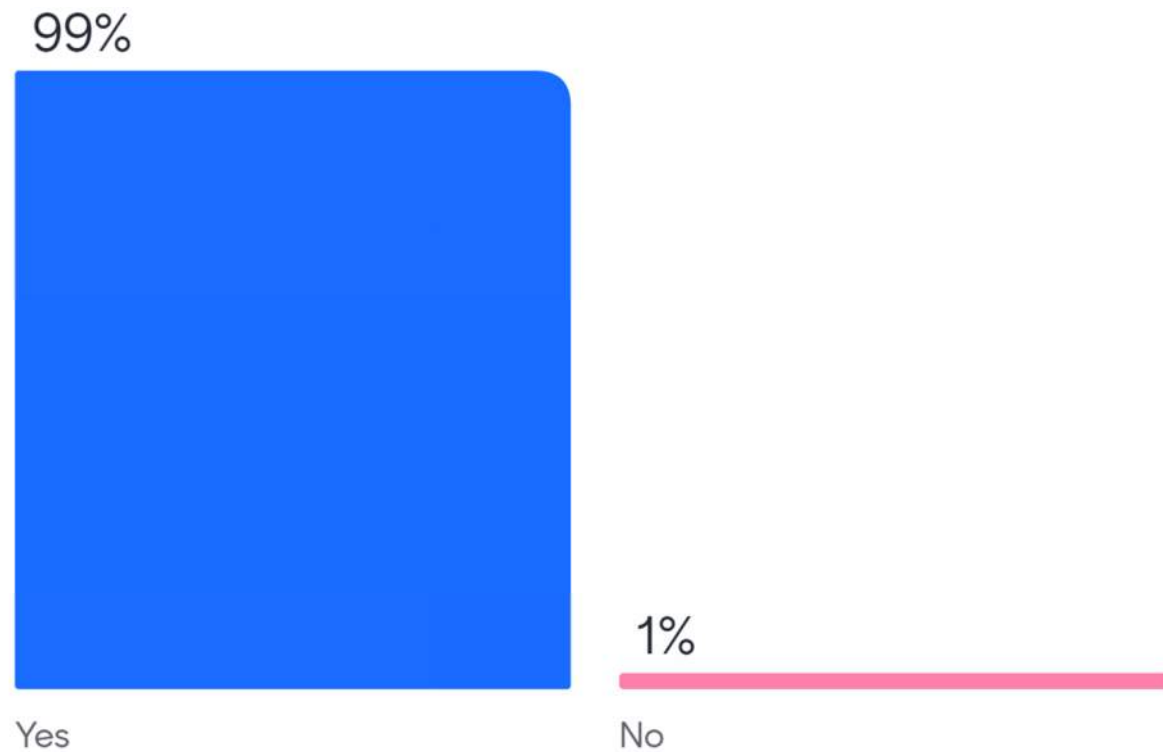


SBC Public Relations Working Group Update

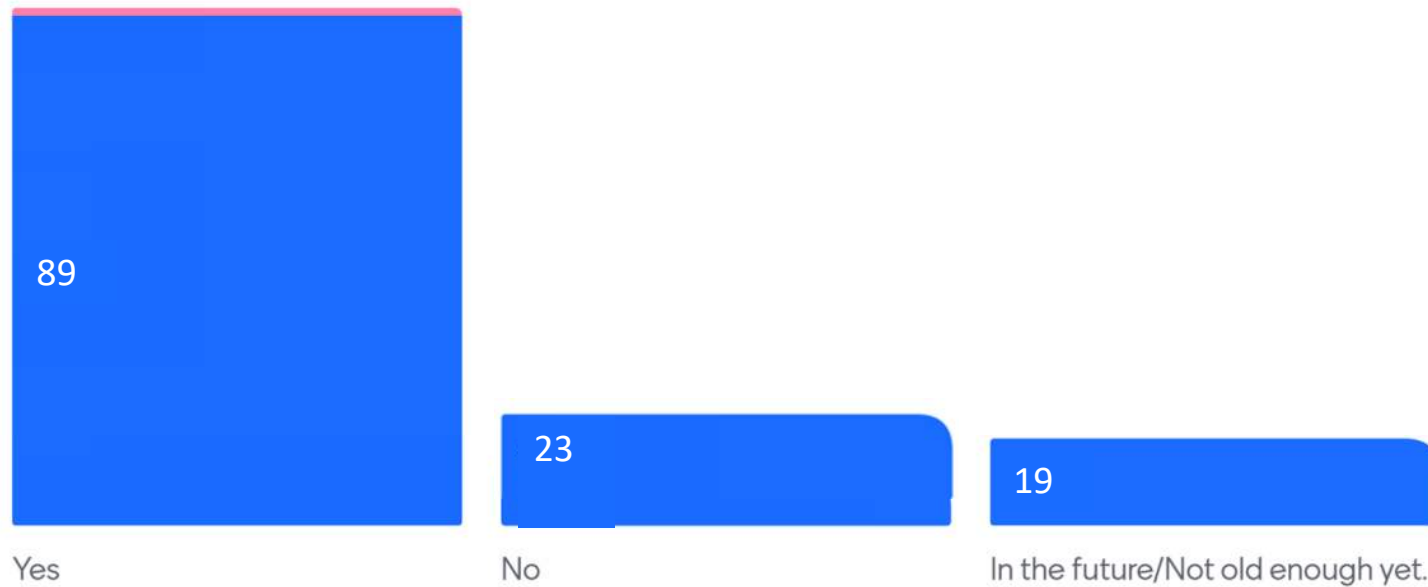
Fun on the Fourth Survey Feedback



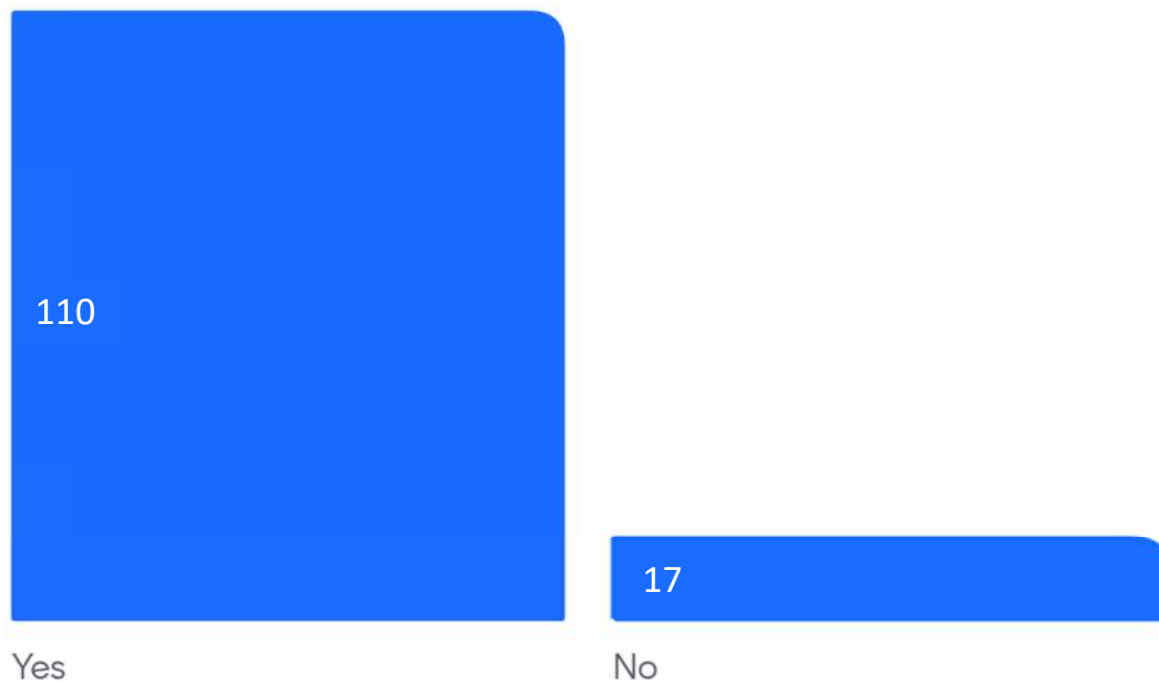
Are you a resident of Wilmington?



Do you currently have any school-aged children/relatives in the school system?



Are you in favor of school consolidation?



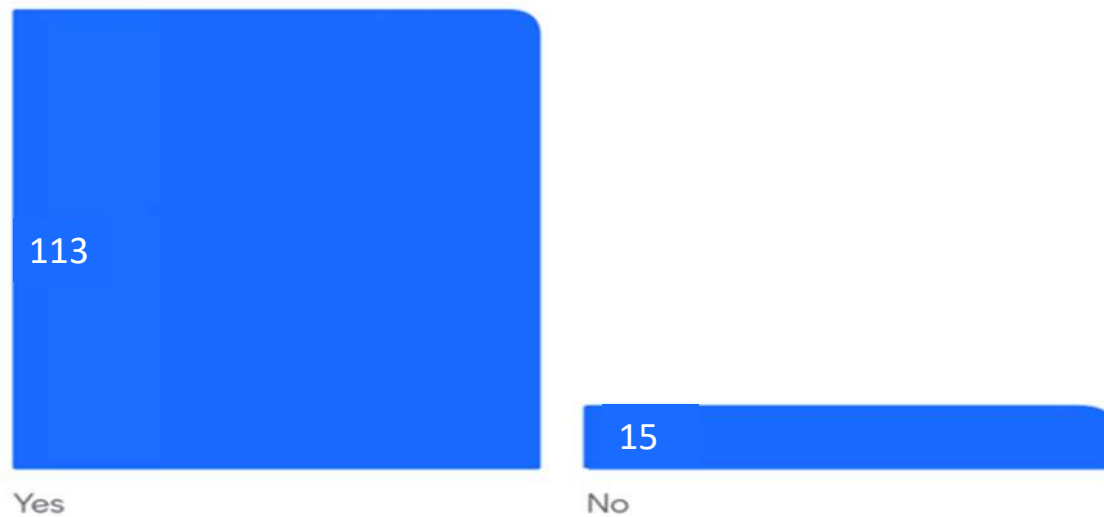
Please rank the following options in order of preference.

	Pre-K-K: 130+ Students	Pre-K-3: 510+ Students	Pre-K-5: 755+ Students
REPAIR	PK-K R.1 \$26.6 M- \$29.4 M 	PK-3 R.1 (Woburn only) *Cost Comparison \$36.3 M- \$40.1 M	PK-5 R.1 (North only) *Cost Comparison \$29.5 M- \$32.6 M
RENO/ADD	PK-K AR.1 *Cost Comparison \$78.0 M- \$86.2 M 	PK-3 AR.1 *Cost Comparison \$135.0 M- \$149.2 M 	PK-5 AR.1 \$193.3 M- \$213.6 M 
NEW	PK-K N.1 \$79.3 M- \$87.6 M 	PK-3 N.1 \$135.7 M- \$150.0 M 	PK-5 N.1 \$194.0 M- \$214.5 M 



(THE TOWN WILL NEED TO COVER THE PORTION NOT ELIGIBLE FOR REIMBURSEMENT)

Are you in favor of a larger gymnasium in the project to support community activities even if MSBA reimbursement will only cover half the cost?





Wilmington Public Schools
161 Church Street, Wilmington, MA 01887



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WILDWOOD BUILDING PROJECT

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[Frequently Asked Questions](#)
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[Town of Wilmington Facilities Master Plan](#)
[Documents Submitted to MSBA](#)
[Archived Meeting Agendas & Minutes](#)

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Frequently Asked Questions

WHAT

1. What are the options? What are the current options? Who will go to this new school?

- The enrollment options which we were allowed to study are PreK-K, PreK-3 and PreK-5.
- Options other than just rebuilding the Wildwood will merge 2 or 3 current school populations into a single school. Those schools include Wildwood, Woburn Street, and North Intermediate School.
- The selected option to move forward must include the Wildwood population.

2. How many options have been studied so far?

- The Design Team presented 18 options which included renovation, addition, and new construction of the Wildwood, Woburn Street, North Intermediate and Town Hall sites
- The committee created a rating matrix which reviewed education, site, restrictions, community, sustainability, logistics, consolidation, time to complete, and cost.

3. High school sized gym?

- Currently two schools have operational gyms: Woburn Street and the North Intermediate. Consolidation of 3 schools to 2 or 1 will potentially reduce Town gymnasium spaces.
- A high school sized gym is being explored for the consolidation of the 3 schools. As this gym would be larger than the MSBA will participate in, the districts share will be more.
- This one gym would be larger and allow for 2 courts to be used simultaneously.

4. Will there be access to the Gym, Cafeteria, and/or Auditorium for use by others? What other benefits are there for the community from this project?

- The School will be defined by Administrative, Academic, and Public spaces. As part of the design, the intent is to separate PUBLIC spaces with locking doors to prevent people from accessing ACADEMIC spaces during off-hours.
- The gym would be available off-hours for indoor athletics.
- The stage, which would be located in the Cafeteria, could be used as an Auditorium during off-hours.

5. Is parking and traffic being studied?

- Yes, traffic planning and parking are being studied as part of this project.

6. What is the environmental impact of this project?

- The MSBA has a minimum requirement we must meet for the environment.
- The Committee would like environmental input on this and other aspects of the project. There is a Working Group that will be collaborating with the Design Team to determine the sustainability goals of the project.

WHY

**Thank
You**