



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #17

September 17, 2024



SMMA **dw**
DORE | WHITTIER

Massachusetts School Building Authority



Agenda

- Call to Order
- Approval of Minutes
- Approval of Invoices
- Project Update
- Community Outreach Update
- Current Usage of Elementary Gym Space
- Open Discussion of Options
- Committee Questions
- Voting Logistics
- New Items
- 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 obscured by a dark blue diagonal overlay on the left side, which contains the text 'Approval of Minutes'.

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

Warrant No. 15

Project: Wildwood Early Childhood Center
Wilmington, Massachusetts
Prepared by: Julie Leduc and Sarah Traniello
Project No.: 22127
Date: 9/17/2024

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
Christine Prendergast "Fun on the Fourth" Wildwood School Project Table/Booth Banner from VistaPrint	Order #VP- Z4JH626P	06/04/2024	\$ 79.98	0004-0000	\$ 96,161.02
SMMA OPM Basic Services - Feasibility Study	61913	09/10/2024	\$ 7,500.00	0001-0000	\$ 22,500.00
Dore+Whittier Architects Design Basic Services - Feasibility Study	00015	08/31/2024	\$ 3,000.00	0002-0000	\$ 6,000.00
Total			\$ 10,579.98		

Approved on _____

Activities for the Month of August 2024:

1. Weekly leadership working group meetings to review progress
2. Prepare presentation and participate in Community Forum #4 on August 7, 2024
3. Prepare presentation and participate in School Committee Meeting on August 19, 2024
4. Prepare presentation and participate in Select Board Meeting on August 19, 2024
5. Prepare presentation and participate in School Building Committee Meeting on August 20, 2024
6. Develop Mentimeter Survey for Town-wide flyer
7. Assist with printing of informational boards for display
8. Draft PSR Submission

Project Update



REPAIR

Pre-K-K: 130+ Students

PK-K R.1
\$27.9M - \$30.8M



Pre-K-3: 510+ Students

PK-3 R.1 (Woburn only) **Cost Comparison*
\$39.3M - \$43.5M



Pre-K-5: 755+ Students

PK-5 R.1 (North only) **Cost Comparison*
\$32.4M - \$35.8M



RENO/ADD

PK-K AR.1 **Cost Comparison*
\$81.1M - \$89.7M



PK-3 AR.1 **Cost Comparison*
\$127.8M - \$141.3M



PK-5 AR.1
\$176.3M - \$194.9M



NEW

PK-K N.1
\$84.2M - \$93.1M



PK-3 N.1
\$139.3M - \$154.0M



PK-5 N.1
\$177.6M - \$196.3M



Estimated Project Cost Update

PK-K 130 students + PK			
			
Wildwood Site			
Repair	Add/Reno	New	
50.0	58.4	61.6	
Estimated Project Cost – Preferred Schematic Report (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	
\$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	
\$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		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) *full price before eligible MSBA reimbursement	\$27.9M - \$30.8M	\$84.2M - \$93.1M	\$139.3M - \$154.0M	\$176.3M - \$194.9M	\$177.6M - \$196.3M
Potential Local Share *Cost to Town 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 **Cost to Town for Repair Only:					
Woburn St.	\$39.3M - \$43.5M	\$39.3M - \$43.5M	N/A	N/A	N/A
North Int.	\$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. This is an estimate based on today's market conditions and dollars and subject to change.

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 midpoint) *full price before eligible MSBA reimbursement	\$29.3M	\$88.6M	\$146.7M		\$185.6M	\$187.0M
Estimated Local Share *Cost to Town after eligible MSBA reimbursement	\$29.3M	\$66.3M	\$106.1M		\$129.1M	\$132.1M
Annual Debt Payment	\$2.2M	\$4.9M	\$7.8M		\$9.5M	\$9.7M
Annual Tax Increase on Average SF Home	\$160	\$370	\$590		\$710	\$730
Monthly Impact	\$13	\$31	\$49		\$59	\$61

Notes and Assumptions:

All Costs are estimates; All Values are FY24 Values; 30 year Fixed Principal Debt; 4.00% Interest Rate; Av. SF Value = \$683,790

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. Refer to previous slide.

Project Metrics

Grade Configuration/ (type of project)	PK-K (new)	PK-3 (new)	PK-5 (new)	Comments
# students	130	510	755	MSBA/Town agreed enrollments w/o PK
#PK students	100	100	100	Est. #PK students
Total Est. Enrollment	230	610	855	
Program SF	64,935	115,294	163,573	PSR Program Totals
Est. Project Cost (mid point PSR est.)	\$ 88,600,000	\$ 146,700,000	\$ 187,000,000	Mid point of PSR Estimate
Est. Local Share (mid point PSR est.)	\$ 66,300,000	\$ 106,100,000	\$ 132,100,000	Mid point of PSR Estimates for Local Share Estimate
Est. Local Share % Cost	74.83%	72.32%	70.64%	based upon estimates of eligible/ineligible MSBA costs
Anticipated Bond duration	30	30	30	
Min. Bldg Design life	50	50	50	
Est. Total Project Cost/SF	\$ 1,364	\$ 1,272	\$ 1,143	Based on Total Project Costs
Est. Local Share Project Cost/SF	\$ 1,021	\$ 920	\$ 808	Based on local share portion of project costs
Est. Local Project Cost/Student	\$ 288,261	\$ 173,934	\$ 154,503	Based on total estimated enrollment
Est. # students over 30 yrs	6,900	18,300	25,650	Enrollment x 30 yr bond duration
Est. Local Share Project Cost/Student over 30 yrs	\$ 9,609	\$ 5,798	\$ 5,150	Based on local share portion of project costs
Tax Impact on Avg. Home Value	\$ 370	\$ 590	\$ 730	estimated tax impacts based on avg assessed value of \$683,790
Tax Impact per month on avg. home value	\$ 31	\$ 49	\$ 61	

Community Outreach Update

SBC Meetings

Community Forum #5 – Sept 18th

Flyer with Mentimeter Survey link

District Superintendent's Newsletter

WCTV Wildcat Corner

Senior Center – Sept 19th

School District Website

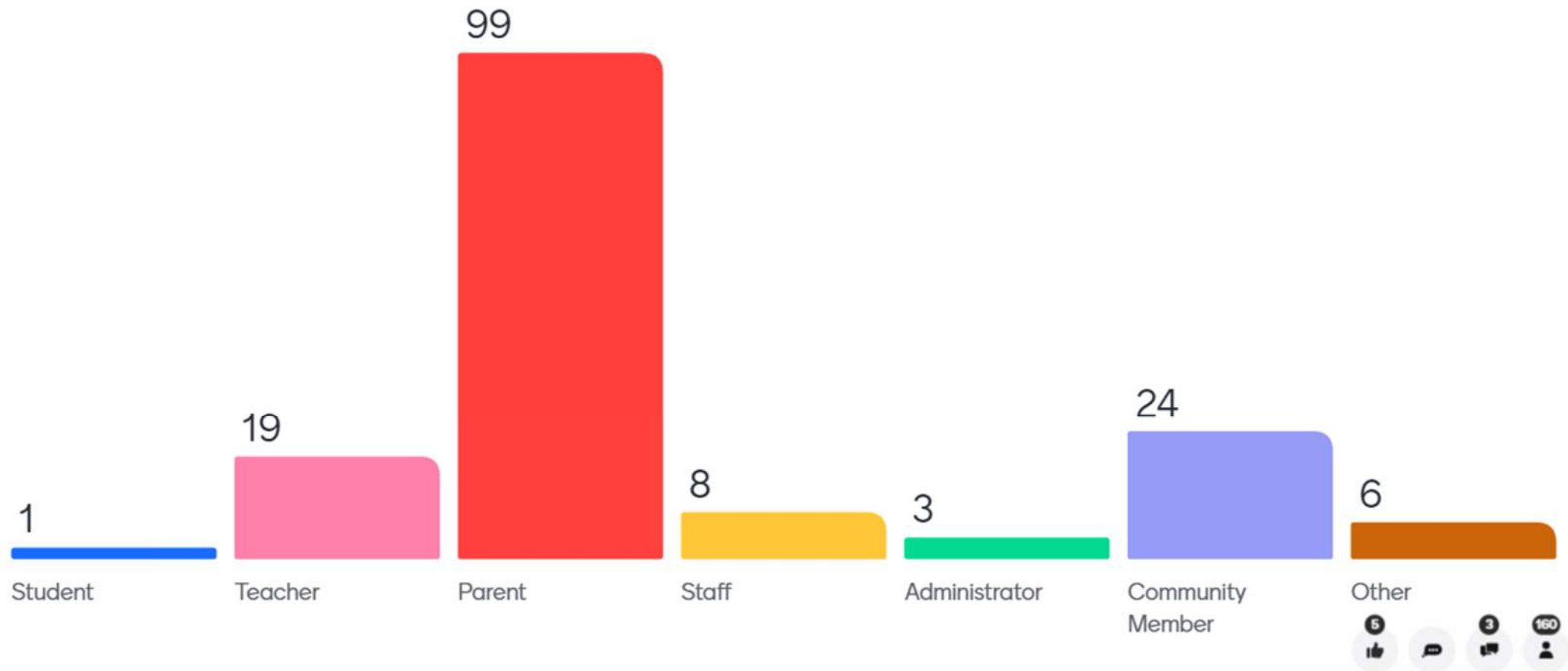
Project Specific Website with FAQs

Display Boards around Town

Town-Wide Communication of all
project Information

Results from Community Forum #4

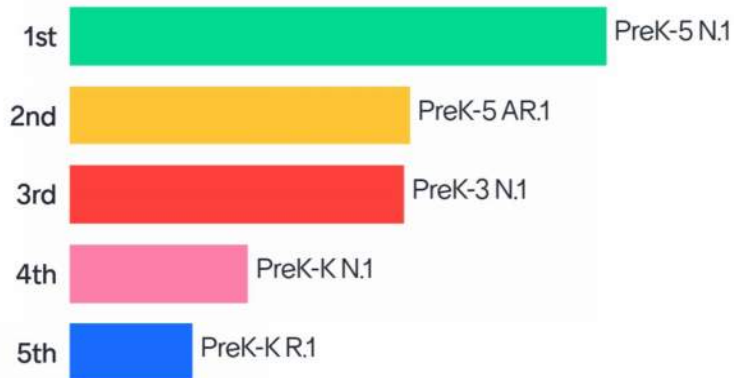
I'm responding as:



After Updated Project Costs:

Mentimeter

Please rank the following options in order of preference.



After Local Share Impact:

Mentimeter

Please rank the following options in order of preference.



The PreK-5 alternatives currently include a 12,000 SF gymnasium.

If a PreK-5 alternative is selected as the preferred option, are you in favor of the larger gymnasium to support community activities even if MSBA reimbursement would be less? The Town will need to cover the portion not eligible for reimbursement.

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YES, in favor of larger Gym

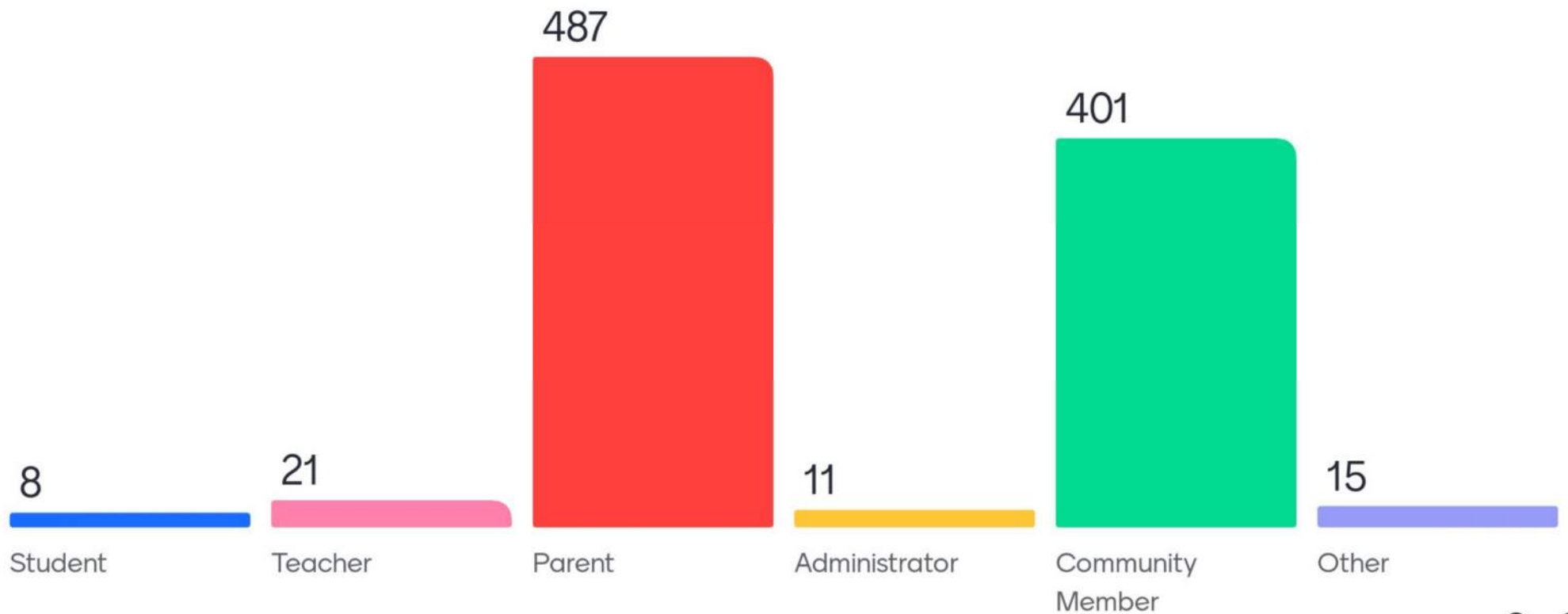
17



NO, not in favor of larger Gym

Preliminary Survey Results as of 9/17/24

I'm responding as:



Please select your preferred option.



Please tell us why you selected your preferred option.

Building a new Pre-K to 5 building on the North site is the best option for students' academic experience and SEL development. It is also the most fiscally responsible decision.

I think the consolidation is the best choice financially. It does not address the pressing concerns on the West side of town.

Our elementary schools are in dire need of updates and additional office spaces for teaching students who require special education services as well as small group instruction. Consolidation is key.

Having comfortable heating and air conditioning is needed for students to be able to concentrate on learning so that they don't get headaches and feel sick on 80 degree days when the building is in 90s.

Refer to attachment in Packet

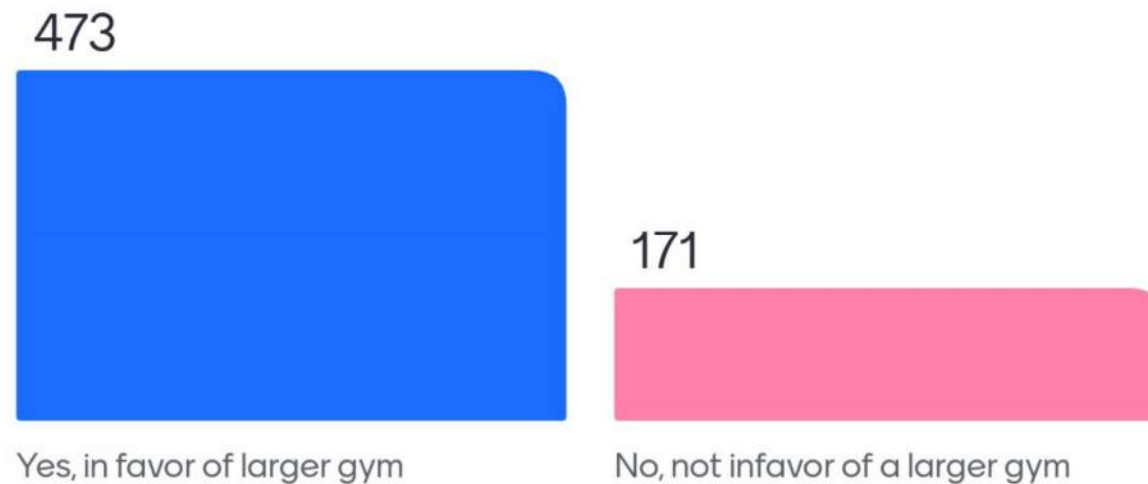
The cost of building and renovating is only going to rise with each passing year so we should take advantage of the MSBA funding now.

I think it is important to have a PreK-5 building - less transition for the students, builds a strong school community, resources, materials and information can be shared easier.

All of the elementary schools are falling apart and very unhealthy. Unfortunately, the people in charge of the school buildings upkeep never put time and effort into it, until it was too late.

The old way the town utilized a PreK-5th grade at Shawshen, Wildwood and Woburn St was the most effective strategy. Having two PreK-5 is ideal and MOST of the town is considered North side.

Are you in favor of a 12,000SF gymnasium with partial reimbursement from MSBA for 6,000SF? The Town would cover the cost for the remaining 6,000SF.



Community Correspondence

Current Usage of Elementary Gym Space





Procedure to Vote for a Preferred Option on Oct. 8, 2024

Discussion

Next Steps



September:

- ❑ Community Forum #5 - Sept 18th
- ❑ Senior Center - Sept 19th

October:

- ❑ Survey Closes – October 1st
- ❑ SBC Meeting - October 8th
- ❑ PSR Submission to MSBA – Oct 24th



**Thank
You**