



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #19

October 21, 2024



smma **dw**
DORE | WHITTIER



Massachusetts School Building Authority



Agenda

1. Call to Order
2. Approval of Minutes
3. Approval of Preferred Schematic Report Submission
4. Presentation of Design, Bid, Build vs. Construction Manager at Risk
5. Public Comments
6. Discussion/Committee Questions
7. Correspondence
8. New Items
9. Next Meeting: November 19, 2024
10. Adjourn

Approval of Minutes



FOR APPROVAL

smma

SMMA

1000 Massachusetts Ave.

Cambridge, MA 02138

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Minutes

Project Name:Wilmington Wildwood Early Childhood Center

Project Number:2227

RE:School Building Committee

Meeting Date:10/8/2024

Prepared By:Sarah A. Tancos

Meeting No:21

Location:Hybrid Meeting

in Person at Wilmington High School, 153 Church Street, Wilmington, MA 01887

in the Large Group Instruction Room and Remote Participation via Zoom

Document(s):School Building Project website, WCC and Facilities

School Building Committee

Dist:Ballou

Attendees:

Wildwood School Building Committee

Glenn M. Allen

Gregory B. Barend

Kate Bissell

Dr. Glenn Brand, Chair

Kash & Cara

Michael Conroy

Justin Conice

Marianne Gallezzo

Nicholas Golden

Christine Holleran

John C. Holroyd

Dennis Kelley

Craig Mizer

Christina Murray

Justin O'Connell

Christina Prudenziog

Paul J. Malarang

David A. Ragazzini

Paul Ragazzini

Steve Scott

R. Eric Sheple

Stephan Turner

Vivian Vortelotte, Vice Chair

SMMA

Julia LeDuc, Director, SMMA Services and Permitting

Barth Tancos, Assistant City Manager

Remote

Donor/Whisper Architects

Donald Winkler, Associate in Charge

Lee P. Clark, Principal Engineer

Bart Philip, Project Director

Absent

Town Counsel, KP Law

Michael O'Donnell, Esquire

Remote

Item No.

Action

Discussion

21.01

Record

10/10/2024

tion Room and through remote in, Wilmington Public Schools. Glenn Brand, in of town and joined minutes after it had started once access

ed on the roll call can be found on page 1. We were present in the Large Group the exception of John Holway who e Stacey Scott and Dr. Glenn Brand e through the Zoom website and were

ndergast made a motion to approve Amendment No. 3 with the caveat of \$145,075.70 in savings from work e performed in conjunction with the ntion Department of Public Works. The motion was seconded by N. Ben. The motion passed unanimously by Roll Call

ed to approve the meeting minutes from 124, School Building Committee ed motion by M. Gallezzo. tively responded unanimously.

h and Commitments

16.1 LeDuc presented Warrant No. 16 e monthly invoice for OPM Basic, the month of September is the amount of Doner-Whisper Architects' monthly eptember's Feasibility Study Design e amount of \$3,000. The total for 16 is \$4,750. eley made a motion to approve Warrant 16 for a total of \$5,750. Motion ended by C. Prudenziog.

- Roll Call vote of the School Building Committee was performed and the motion carried by unanimous vote.

Item No. 3 - Investigator

For Survey, Gender-neutral, Mental and Traffic: Commitment was held until after the One Preferred is taken as the Proposal provided was in decision.

was Golden moved to table the rol of the Designer Amendment No. 3. Investigatory Site Services until later in meeting. The motion to table carried mously.

endment No. 3 for the Investigatory for the PreK-5 at the North

in site was chosen with the 12,000 of in the amount of \$145,075.70 is being ed for approval by the School Building

responses favoring the PreK-5 option of consolidation, long term solutions, revent with goals, tactical financial siderations, and support for new ctures as the basis for their selection of Preferred Option.

of Gymnasium Size: Over 900 answered the question in the survey regarding Gymnasium size. 680 pmenters favored a larger gymnasium. would a cost impact graphic comparing f gym option to the 12,000 of gym difference in annual tax increase smaller and larger gymnasium to the he was \$40.

Notes

Issue Working Group

Amascio informed the Committee that e in the last meeting there was a munity Forum, a meeting at the Senior ter, and a table at Fall Fest. He noted e had also been postings in the local oiseers. He added the FAQs on the ect website had not yet been updated ~~changed updates would occur soon.~~

Options

oped that there were 9 options PSR phase, of which 5 were selected to ortroll for the preferred option. The 4 were not shortlisted were added for ion. R. Philip showed the cost impact n locally assuming a 12,000 of

- K-K Wildwood Site Repair: \$29.3M
- K-K Wildwood Site New: \$88.6M
- K-3 New Wilbom Street Site: \$146.7M
- K-5 North Intermediate Site Addition: \$16M
- K-5 North Intermediate Site Addition: \$17M
- Wooded site would not be supported by

members A. Jacsoni and J. Reynolds, e the North Intermediate School

representing the staff of the North Intermediate School, read a letter collectively written by the North Intermediate staff expressing support for a New PreK-5 school at the North Intermediate. Site. They cited school safety and security concerns as the basis for their advocacy of a new school on the North Intermediate Site.

- Community member L. Jones, a student in the Wilmington School District and G. Jones, parent and alumna in the Wilmington School District advocated for a PreK-5 new construction, citing that if grant funding is available, they should improve as many schools as possible for the future generation of students and teachers.
- Finance Committee member S. Neville, speaking on his own behalf as a community member and parent in the Wilmington School District noted his son's cleanliness was an uncomfortable temperature at an open house, and that reading evaluations were taking place in the hallways due to a lack of space. He noted that math and reading specialists are working out of closets to help students in need of extra support.
- School Committee member M. Mercaldi speaking on his own behalf as a community member discussed his thought process when he was charged with deciding a Preferred Option at the School Committee meeting a month ago. He expressed he put the considerations of the students above the tax impacts, and urged the Committee to explore solutions to reduce the financial implications as the project rolls out. He added that modern education requires modern facilities to best prepare students for the modern workforce.
- Community member G. Allen thanked the Committee for their hard work, walked the Committee through the history of the project's inception, stemming from an off-sit at one of the school sites. He noted the students were moved to the Middle School because there is room in the Middle School, and they have adapted to the increased students comfortably.
- Community member S. Sheehan told the Committee that her son was at the Wildwood School when it closed and noted it was a very disruptive move, and that the students deserve a space for themselves. She stated that a new space was needed in the

other incident at a school and noted that as are overwhelmingly in favor of a new school and that it would not benefit for

member J. J. Fenerty speaking on all as a community member and parent Committee for their work and ed advocated for the Committee to ew PreK-5 at the North Intermediate referred option. He cited the n operating one school as opposed to 3 schools, improvements to security, and availability to students in need. He n committee to trust the experts the Town at the feedback from the parents and g who have provided feedback the PreK-5 option.

community member educator in the School District, asked the committee to feedback of the school staff who know The children, and added challenges ctors in the current school conditions, munity member and educator at the wk. School told the Committee that the ed support and access to the best to best help the students. She added K-5 at North Intermediate Site was the to achieve those goals.

Initiative Questions

had the School Building Committee in figure of their perspectives and opinions e options before the committee for the ed Option. Asking the members of the to share the reasons supporting their eds or away from any specific option e table. The community members, heir personal opinions regarding the and their reasoning for their position are can be heard in detail in the meeting ~~see stamp 58-30-205500~~

Red the Committee that they received a correspondence that had been received not included in the packet had been e the Committee members.

tion to select the PreK-5 on the North th this 12,000 of Gymnasium. Motion Prudenziog.

e was taken and passed 16/6. e Bissell, Dr. Glenn Brand, Michael onice, Justin Conice, Nicholas Golden, istine Holleran, Craig Mizer, Christine ray, Judith O'Connell, Christine idenziog, David Ragazzini, Paul gler, Stacey Scott, Eric Slagle, Stephen er, Vivian Vortelotte voted **Yes + 16** e M. Allen, Gregory B. Barend, Kevin A. e Marianne Gallezzo, Dennis Kelley, e Malarang voted **No + 6**.

he New PreK-5 at the North Intermediate Site passed.

Option

started discussion regarding the a gymnasium site. asked if the gymnasium could be placed as well as opposed to the middle of the e event later in design the committee bony to reduce the gymnasium size. pre noted that moving the gymnasium e external wall was a feasible design on if the design team were directed by committee. He added that the impact of arge in design becomes more ificant as the design progresses. Red that the eligible square footage for e surmount for a gymnasium in an school is 6,000 sq ft, meaning 12,000 sq ft ave 6,000 sq ft approximately 5,000 sq ft loss square footage) non-reimbursable.

mittee members noted that the ent has stated 6,000 sq ft would be accommodate the educational ntively. Other committee members he Community would have access to um and a large gymnasium would e the community at large beyond the eas of the new school.

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On Cost estimating and reconciliation
I Submit Final Project Scope and
get to MSBA, Submit Schematic Design
page to MSBA.

iber 21, 2024 at 6:30pm
note Participation via Zoom

id the committee for their efforts and
thpoun.

To inform, M. Camacho seconded the
carried by unanimous vote.

Dear contact the author if you have any

Connell made a motion to approve the
100 of gymnasium but have the Designer
e the gymnasium on the outside wall of
building. K. Cara seconded the motion.

- J. O'Connell commented, if in the
event that value engineering is
needed, she feels more
comfortable designing the gym in a
location where it can be more easily
modified.

**Call vote was taken and passed
unanimously.**

To Update

R. Philip provided updates regarding
and schedule with upcoming meetings
needed to occur over the next 2.

It versions of the PSR for Review
being meeting on October 21, 2024 or
over 22, 2024 needed to approve the
revision of the Preferred Schematic:

- That meeting will also include a
presentation for the Construction
Manager at Risk or Design-Bid-Build
construction/delivery method.

- J. LeDuc added that CM-At-Risk
delivery method is a qualifications
and fee based procurement as
opposed to strictly fee based
procurement with Design-Bid-Build.

BA FAS Meetings in November and
open to dates for November meetings
member SBC Meetings to be 2 per month
ing forward and meetings.

Red the Schematic Design Phase

member MSBA FAS Meetings, User
to meetings, Site Investigation, Design
Notes

Member Monthly Design and
Feasibility Updates
very Monthly Design and Sustainability
Notes

very DESE Submission and finalizing
estimating package

Preferred Schematic Report to MSBA



**Preferred Schematic
Report (PSR)
Submission Contents**

3.3.1 Introduction

3.3.2 Evaluation of Existing Conditions

3.3.3 Final Evaluation of Alternatives

3.3.4 Preferred Solution

3.3.5 Local Actions and Approvals

Preferred Schematic Report (PSR) Phase Outcomes

- **3 Design Enrollments Under Consideration**
 - PK-K: 130+ PreK
 - PK-3: 510+ PreK
 - PK-5: 755+ PreK
- **Existing Conditions Update**
- **Documentation of Programs and Services**
 - PreK
 - Art/Music
- **Space Necessary to Deliver Educational Program Update**
 - PK-K: 64,935 GSF
 - PK-3: 115,293 GSF
 - PK-5: 163,573 GSF
- **Evaluation of Alternatives**
 - 9 Alternatives: Repair Only, Reno/Addition, New Construction
 - Pros and Cons
- **Total Project Costs Ranges**
 - \$27.9 M - \$196.3 M
- **Preferred Solution**
 - PK-5 New Construction at North Int. Site

Approval of Preferred Schematic Submission



**DBB
vs.
CM@Risk**



Wilmington Wildwood School Project

Construction Delivery Methods

Design-Bid-Build

MGL Chapter 149

CM at Risk

MGL Chapter 149a



Wildwood School Building Committee
Presentation/Town of Wilmington

10/21/2024



DESIGN-BID-BUILD/ CONTRACTING STRUCTURE

- DBB is a Single Phase “Fixed Price” Construction Method.
 - OPM and Designer conduct prequalification to determine eligible bidders.
- When the Design is complete, the Owner openly solicits Public Bids from prequalified General Contractors.
 - The Bid Solicitation requires a single Lump Sum Bid Price to complete all the Work included in the Design.
- The Owner must award the Construction Contract to the Lowest Responsible Eligible Bidder.



CONSTRUCTION MANAGEMENT AT RISK / CONTRACTING STRUCTURE

- CMR is a Two Phase "Cost Plus" Construction Contracting Method.
 - Construction Manager is retained during design through a systematic Qualifications-based Procurement Process.
- This allows the Construction Manager to provides input during the Design Phase regarding constructability and budget.
 - When the Design is at least 60% complete, the Owner and the Construction Manager will agree upon a Guaranteed Maximum Price ("GMP") as a cap for the Contract Price.
- The GMP carries assumptions and allowances; additional reimbursements for unforeseen issues.



DESIGN-BID-BUILD / ADVANTAGES

- Competitive Bidding
- Lower cost resulting from single phase and pricing based on a complete design absent allowances and assumptions.
- Risk for the cost of completing the work included in the Design entirely on the General Contractor.
- Simplified management of the project as scope and schedule are narrowly defined.



DESIGN-BID-BUILD/ DISADVANTAGES

- General Contractor does not participate in design.
 - Cannot support OPM, Designer, and Owner in identifying constructability issues or omissions.
 - Potentially greater change orders during construction as a result.
 - Potential for increased claims and schedule extensions.
- Less restrictive procurement process.
 - Qualified does not necessarily imply best fit.
- Construction costs are not fully realized until after design is complete.
 - Risk of receiving bids above estimate/budget requiring re-design/re-bid.

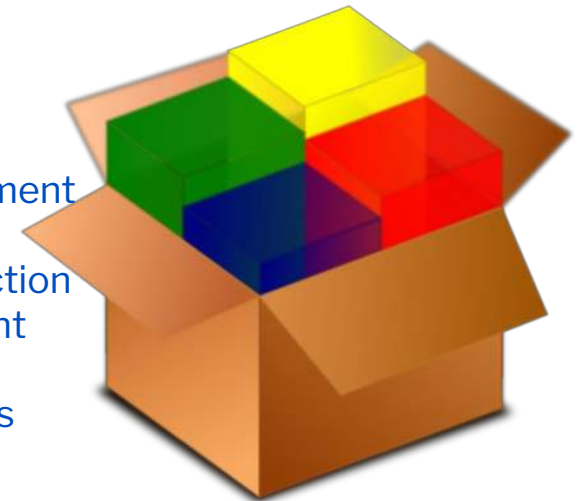


CONSTRUCTION MANAGEMENT AT RISK / ADVANTAGES

- Qualifications based procurement.
- Construction Manager participates during design.
 - Potential to identify constructability issues and omissions.
 - Assists with identifying phasing/sequencing concerns on logistically challenging sites.
 - More time with drawings allows for the development of improved sequencing and potentially shorter construction duration.
- Budget set prior to MSBA PFA
- Allows for Early Release Packages (ERP) which fast tracks the construction schedule.
- Reduced likelihood of claims or schedule extensions.



Early
Procurement
and
Construction
Document
Release
Packages

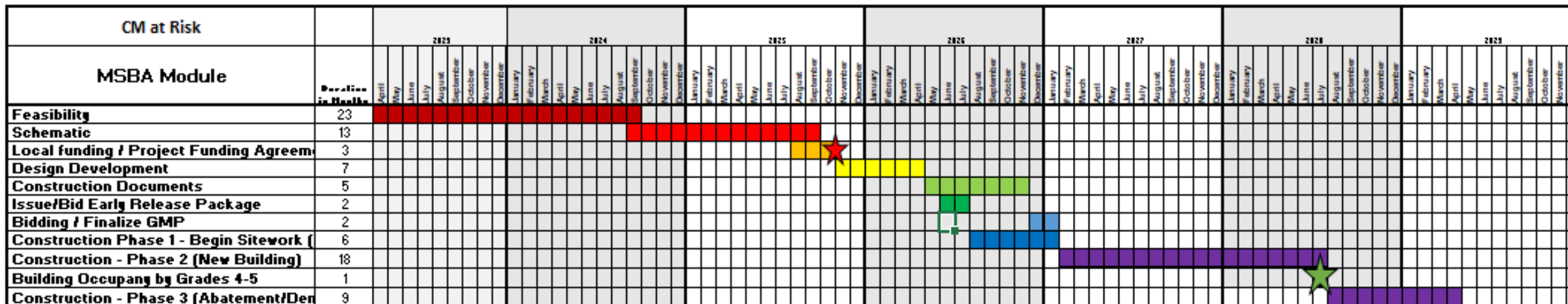


CONSTRUCTION MANAGEMENT AT RISK / DISADVANTAGES

- More expensive
 - Cost of Construction Manager Pre-Construction (Design Phase) services.
 - Cost reductions associated with competition.
- Owner takes on the risk for the cost of completing work up to the amount of the GMP.
 - Construction Manager is reimbursed for the Cost of Work and paid a fee as compensation.
 - Potential for GMP not to be set until Design is complete.
- Subcontractor procurement can prolong GMP execution creating risk to the Owner that would not be realized in a competitive bid.
 - GMP can carry costs in excess of actual buyouts for subcontractors.



DESIGN-BID-BUILD VS CONSTRUCTION MANAGEMENT AT RISK / WILDWOOD SCHEDULE COMPARISON



Schedule assumptions:

Project team does not continue design while awaiting local funding

CM joins team January 2025

Total Project Budget for Project Funding Agreement developed with CM involvement (Phasing, logistics, Schedule, etc..)

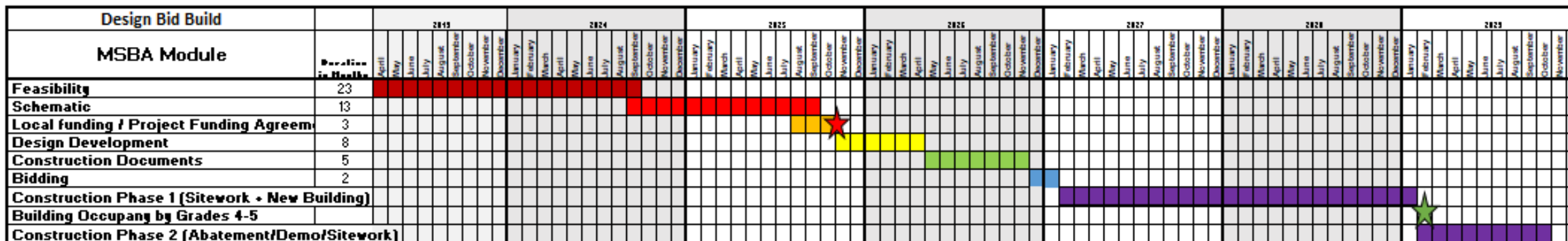
Construction Phase 1 - Early release package to enable work starting summer 2026

Construction Phase 2 start February 2027 complete July 2028

Building Occupancy Grades 4-5 Summer 2028

Construction Phase 3 start August 2028 complete April 2029

Construction duration simply an estimate that will likely change as design progresses and swing space ideas are vetted.



Schedule assumptions:

Project team does not continue design while awaiting local funding

Lump sum bidding December 2026-January 2027

Construction Phase 1 start February 2027 complete July 2028

Building Occupancy Grades 4-5 February 2029

Construction Phase 2 start February 2029 complete October 2029

Construction duration simply an estimate that will likely change as design progresses and swing space ideas are vetted.

DESIGN BID BUILD vs. CONSTRUCTION MANAGEMENT AT RISK / CONCLUSIONS

- DESIGN-BID-BUILD is the process that is best suited to projects with straightforward designs.
- CONSTRUCTION MANAGEMENT AT RISK is the contracting process that is best suited to projects with complicated designs and/or strict schedule limitations.



DESIGN-BID-BUILD vs. CONSTRUCTION MANAGEMENT AT RISK / CONCLUSIONS

	DBB	CM-R
Fast track scheduling available		✓
Lowest theoretical cost	✓	
Flexibility to deal with unforeseen conditions		✓
Flexibility in occupied, multi-phased renovations	✓	✓
Flexibility in Schedule driven, non-negotiable occupancy		✓
Builder selected on cost only	✓	
Builder selected on qualifications and cost		✓
Traditional, simple procurement	✓	
Requires no State pre-approval	✓	

Public Comment



Discussion/ Committee Questions



Correspondence



New Items



Next Steps



October:

- ☐ Site investigation:
 - Site Survey – Oct 19th (2 weeks)
 - Traffic Data collection – Oct 21st – Nov 6th
 - Geotechnical – Oct 28th-31st
 - Geo-environmental – Oct 28th-29th

- ☐ PSR Submission to MSBA – Oct 24th

November:

- ☐ MSBA FAS Meeting – Nov 6th or 13th
- ☐ SBC Meeting – Nov 19th
- ☐ User Group Meetings - TBD



**Thank
You**