



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #25

December 17, 2024



smma **dw**
DORE + WHITTIER



Massachusetts School Building Authority



Agenda

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices
4. Design Update
 - Project Aesthetics Visioning
 - User Group Update
 - Floor Plan Options
 - Site Investigation Outcomes
 - Building Systems
5. Working Group Updates
 - Public Relations WG
 - Sustainability WG
 - Site and Landscape Working Group
6. Discussion/Correspondence/New Items
7. Committee Questions
8. Public Comments
9. Next Meeting: Jan 14, 2024
10. Adjourn

Approval of Minutes



FOR APPROVAL

smma

SMMA
1000 Massachusetts Ave.
Cambridge, MA 02138

Page 01

Minutes

Project Name:Wilmington Wildwood Early Childhood Center

Project Number:22127

RE:School Building Committee

Meeting Date:12/3/2024

Prepared by:Sarah A. Triandis

Meeting No:24

Location:Hybrid In-Person at Wilmington High School,
159 Church Street, Wilmington, and
Remote Participation via Zoom

Distribution:(recording posted on Wildwood Building Project website, WCTV and YouTube)
School Building Committee

Attendees

Wildwood School Building Committee

SMMA OPM

Diane M. Altan

Gregory B. Bendel

Kate Bissell

Dr. Glenn Brand, Chair

Kevin A. Cara

Michael Camosco

Justin Cusce

Marianne Gallezzo

Nicholas Golden

Christine Holleran

John C. Holloway

Absent

Remote

Absent

Remote

Absent

Remote

Absent

Dennis Kelley

Craig Miner

Christine Murray

Judith O'Connell

Christine Prendergast

Paul J. Melaragni

David A. Ragsdale

Paul Ruggiero

Stacey Scott

R. Eric Stage

Stephen Turner

Vivian Varbedian, Vice Chair

Remote

Jane Leduc, Director, OPM Services and
Project Manager

Sarah Triandis, Assistant Project Manager

Donald Walker, Principal-In-Charge

Lee P. Dore, Principal, Designer

Rani Philip, Project Manager

Item No.

Action

Discussion

24.01

Record

Chair, Glenn Brand, called the meeting to order at 6:30 PM. Roll Call of the School Building Committee was performed to account for all of those who are present through remote participation on Zoom. The attendance based on the roll call can be found on page 1 of these minutes. The majority were present in person with a handful of members through remote access on Zoom Webinar. Remote and absent members are noted above.

24.02

Record

Approval of Minutes

An edit was made to the draft meeting minutes where it was noted that P. Melaragni instead of S. Turner with reference to outreach and communications to abutters in the near future be made.

– J. O'Connell motioned to approve the revised meeting minutes from the November 19, 2024 School Building Committee meeting, with a second motion by V. Varbedian.

smma.com

smma

Page 02

Item No.

Action

Discussion

24.03

Record

Approval of Invoices

None.

24.04

Record

Design Update

– R. Philip provided update to the School Building Committee relating to the District's Responses to the MSBA's Comments to the Preferred Schematic Report Submission of October 24, 2024. These responses will be submission to the MSBA on December 4, 2024.

– Project Aesthetic Visioning: Exterior and Landscape Imagery Boards distributed throughout the meeting room for meeting participants to interact with colored Post-Its and dots in **ORANGE, YELLOW** and **GREEN** to make notes about what they like, dislike, and features or styles that appeal to them in the precedent boards presented.

– Electronic version of the Project Aesthetic Visioning Boards for Exterior and Landscape Imagery will be shared with the entire School Building Committee electronically before the next SBC meeting to engage with and provide further feedback and return to Dore+Whittier Architects.

24.04

Record

School Building Committee Meeting Calendar *(vote required)*

– J. Leduc presented the School Building Committee Meeting Calendar that takes into consideration the schedules of other boards that members are also members to avoid any meeting conflicts, if possible.

– J. O'Connell made a recommendation for a motion to approve the schedule as it is presented with a second from E. Slagle. Roll call vote, motion passes unanimously.

24.05

Record

Construction Manager at Risk Committee Formation *(vote required)*

– J. Leduc updated the School Building Committee that the Application to the Inspector General had been submitted via email to the Inspector General that afternoon by SMMA and confirmed received. In the next sequence of events, SMMA is working with the Town Manager and Town Counsel to draft the Request for Qualifications for the Construction Manager at Risk. Once finalized, the RFQ will hit the street on December 11, 2024 and a Working Group needs to be established to qualify and select the Construction Manager at Risk for the project.

smma.com

smma

Page 03

Item No.

Action

Discussion

24.06

Record

Working Group Updates

• Public Relations Working Group

update by J. Cusce that meeting every other week and looking at opportunities like the tree lightings and other outreach opportunities to take advantage of this weekend to distribute flyers and put up the posters to keep everyone aware of the project updates. Upcoming boards and flyers will be distributed again soon and working towards getting something for the February water bill and working with Shawheen Tech to produce the end product for the first or second week. It has been requested that J. O'Connell be reached to coordinate with water bill as there are some transitions in place that are being worked through. Boards are being provided for Teacher/Parent conferences at the schools.

• Sustainability Working Group

– There is a Working Group Meeting on Wednesday, December 11, 2024 at 10am to review the LEED goals and requirements including the cost impact and incentive points.

• Site and Landscape Working Group

– R. Philip reviewed the upcoming need for membership of the Site and Landscape Working Group and requests consideration of those interested in joining and becoming involved. D. Kelley advised that Jamie Magaldi of DPW would want to be involved as he is the Tree Warden and Arborist. Principals Kate Bissell, Diane Carreiro and Stacey Scott to start the Working Group with hope of others joining.

24.07

Record

Public Comments

– None

24.08

Record

Discussion and Committee Questions

– D. Kelley advised of the interesting concept of the benefits of Geothermal with the potential of concrete maintenance and upkeeping areas that are prone to snow and ice using steam loops

smma.com

smma

Page 04

Item No.

Action

Discussion

24.09

Record

Correspondence

– None

24.10

Record

Next Meeting:

December 17, 2024 at 6:30pm
Wilmington High School, Large Group Instruction Room and Remote Participation via Zoom

24.11

Record

Adjourn

G. Brand thanked the committee for their efforts and invited a motion to adjourn.

– P. Melaragni motioned to adjourn. K. Bissell seconded the motion. Roll call vote, motion carried by unanimous vote.

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes.

smma.com

smma

Page 05

Item No.

Action

Discussion

24.12

Record

Adjourn

G. Brand thanked the committee for their efforts and invited a motion to adjourn.

– P. Melaragni motioned to adjourn. K. Bissell seconded the motion. Roll call vote, motion carried by unanimous vote.

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes.

smma.com

Approval of Invoices



FOR APPROVAL



SMMa
1000 Massachusetts Ave.
Cambridge, MA 02138

Warrant No. 19 A

Project: Wildwood Early Childhood Center, Wilmington, MA
SMMa Project No. 22127
Date: 12/17/2024
Prepared by: Julie Leduc, Sarah Traniello

Approved On: _____

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	62364	11/29/2024	\$ 3,750.00	0001-0000	\$ 11,250.00
OPM Basic Services - Feasibility Study					
			Total	\$ 3,750.00	

Activities for the Month of November 2024	
1	Weekly Leadership Working Group meetings to review progress
2	Participate in PR Working Group meetings
3	Participate in User Group Meetings over 4 days with Designer and District.
4	Working with Designer and Leadership Working Group to finalize details for the FAS presentation final
5	FAS Subcommittee Prep call on November 7, 2024
6	MSBA FAS Subcommittee Presentation Meeting on November 13, 2024
7	Refinement of Project Schedules under DBB and CMR pending decision by District.
8	Prepare meeting minutes of the October 21, 2024 School Building Committee Meeting for review and approval at the November 19, 2024 SBC Meeting.
9	Prepare presentation and participate in School Building Committee Meeting November 19, 2024
10	Prepare response and documentation in response to MSBA's PSR Comments for District's Response Submission
11	Preparation of the Inspector General Application to Proceed with Construction Management at Risk Construction Delivery Method upon District's decision.
12	Draft, review and refinement of the Request for Qualifications from Construction Managers at Risk.
13	Preparation of CM Procurement Schedule for CM Procurement and Selection Working Groups knowledge of upcoming milestone activities.
14	Preparation of Meeting Minutes of the November 19, 2024 School Building Committee Meeting for the December 3, 2024 School Building Committee Meeting.
15	Collaborating with District Office and Town Meeting Calendar to provide the upcoming 6 month of SBC Meetings to encourage the most amount of participation through avoiding meeting conflicts where possible.
16	Finalizing edits requested by MSBA and updating submission to MSBA in hard copy and electronic versions.



SMMa
1000 Massachusetts Ave.
Cambridge, MA 02138

Warrant No. 19 B

Project: Wildwood Early Childhood Center, Wilmington, MA
SMMa Project No. 22127
Date: 12/17/2024
Prepared by: Julie Leduc, Sarah Traniello

Approved On: _____

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
Dore+Whittier Architects	18	11/25/2024	\$ 53,900.00	0002-0000	\$292,600.00
Architectural Basic Services - Schematic Design					
Dore+Whittier Architects	18	11/25/2024	AM-3 \$ 33,412.50	0003-0000	\$ 11,137.50
Site Services - Designer Amendment No. 3					
Site Survey					
Dore+Whittier Architects	18	11/25/2024	AM-3 \$ 7,920.00	0003-0000	\$ 25,080.00
Site Services - Designer Amendment No. 3					
Traffic Study					
			Total	\$ 95,232.50	

Activities for the Month of November 2024	
1	Weekly Leadership Working Group meetings to review progress
2	Participate in PR Working Group meetings
3	User Group Meetings (over 4 days)
4	Finalize FAS presentation
5	FAS Subcommittee prep call on Nov 7th
6	FAS Subcommittee presentation meeting on Nov. 13th
7	Attend Westwood - geothermal event hosted by MSBA on Nov. 15th
8	Consultant SD Kick-off Meetings
9	Prepare presentation and participate in School Building Committee Meeting November 19th
10	Prepare response to PSR Comments
11	Continue investigation (Traffic Study, Site Survey, Geotech, Geoenvironmental) of preferred site.
12	Floor plan refinement
13	Prepare for exterior, interior and landscape visioning

Design Update



User Group Meeting Update

User Group Update: Program Variations

	PSR	SD	MSBA Guidelines	Difference
Core Academic	45,700	45,700	35,250	10,450
Special Education	19,010	19,010	9,060	9,950
Art & Music	4,040	5,075	5,075	0
Health & PE	12,300	12,300	6,300	6,000
Media Center	4,068	4,068	4,068	0
Dining & Food Services	9,458	9,458	9,458	0
Medical	710	710	710	0
Administration + Guidance	5,308	5,308	2,890	2,418
Custodial & Maintenance	2,355	2,355	2,355	0
Other	6,100	6,100	0	6,100
Total Building NFA	109,049	110,084	75,165	34,918
Total Building GFA	163,573	165,125	109,475	55,650

Feedback

Core Academic

- Teacher Collab. locate centrally
- No change in Square Footage

Art & Music

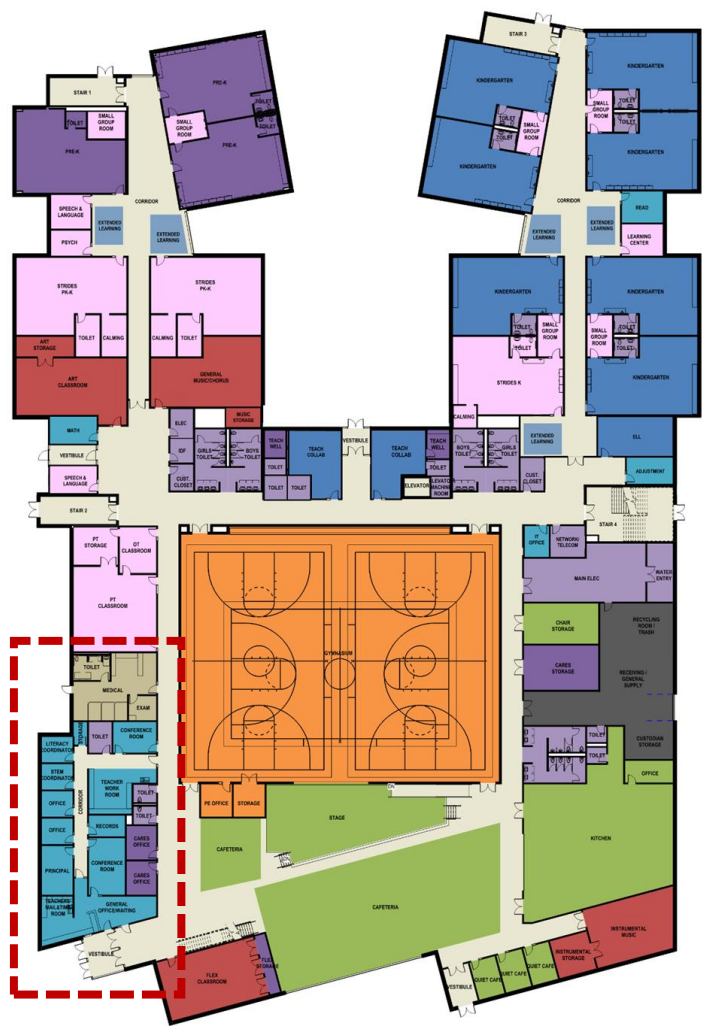
- Concerns on a shared Flex space were expressed by users
- Issues for setup and storage needs
- Resulted in an additional Art classroom
- Change in overall Square Footage

Admin & Guidance

- Locating Assistant Principal on second level
- No change in Square Footage

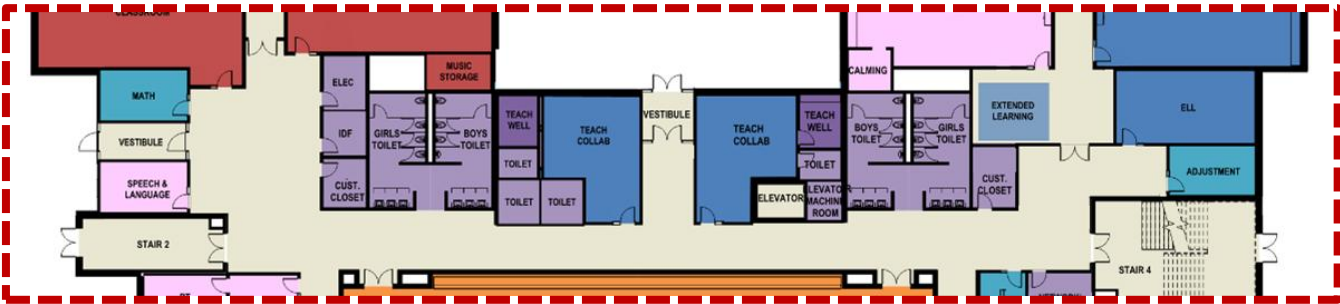
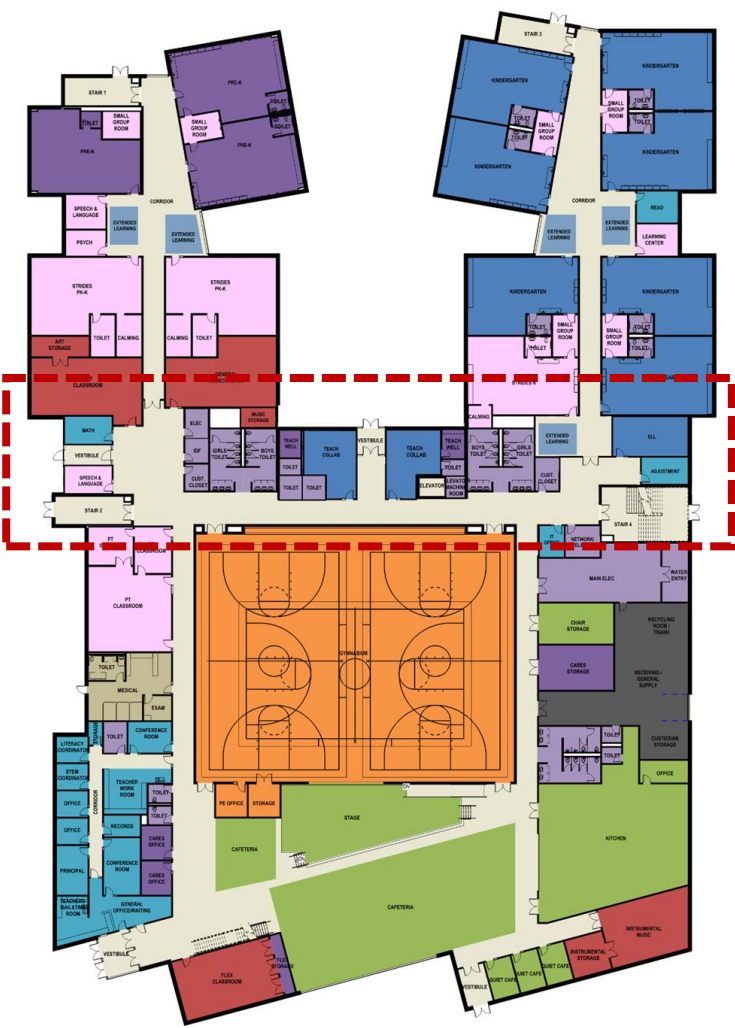
Floor Plan Update

Floor Plan Review: Admin & Guidance



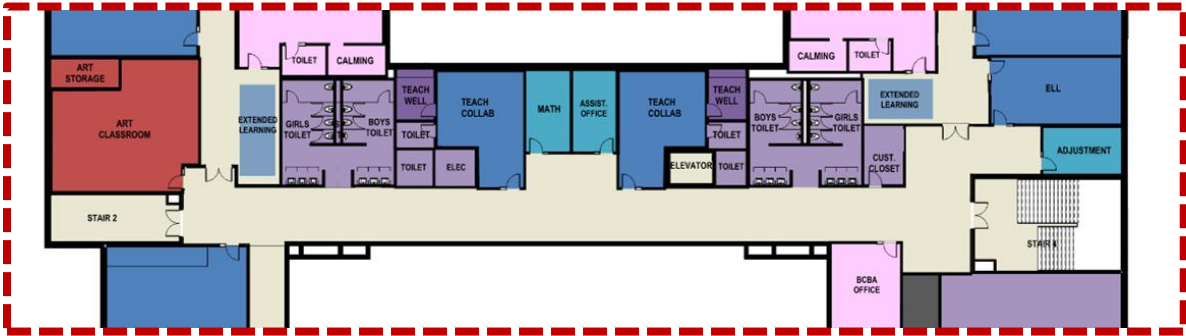
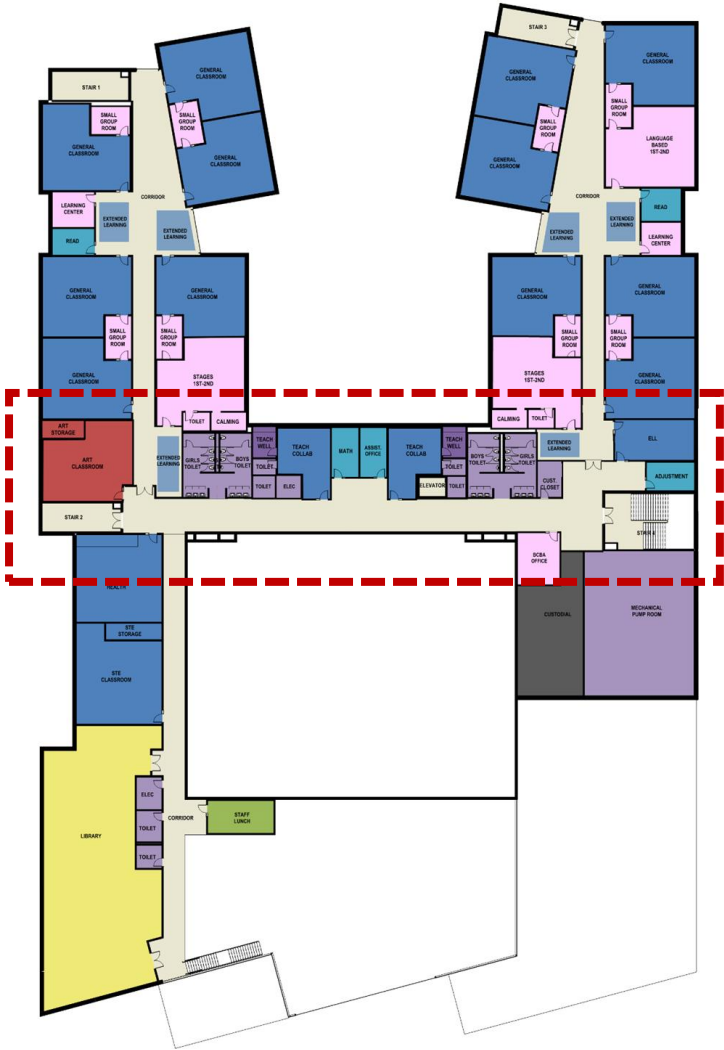
➡ First Floor

Floor Plan Review: Teacher Collaboration



First Floor

Floor Plan Review: Art and Teacher Collaboration



➡ Second Floor

Aesthetic Imagery

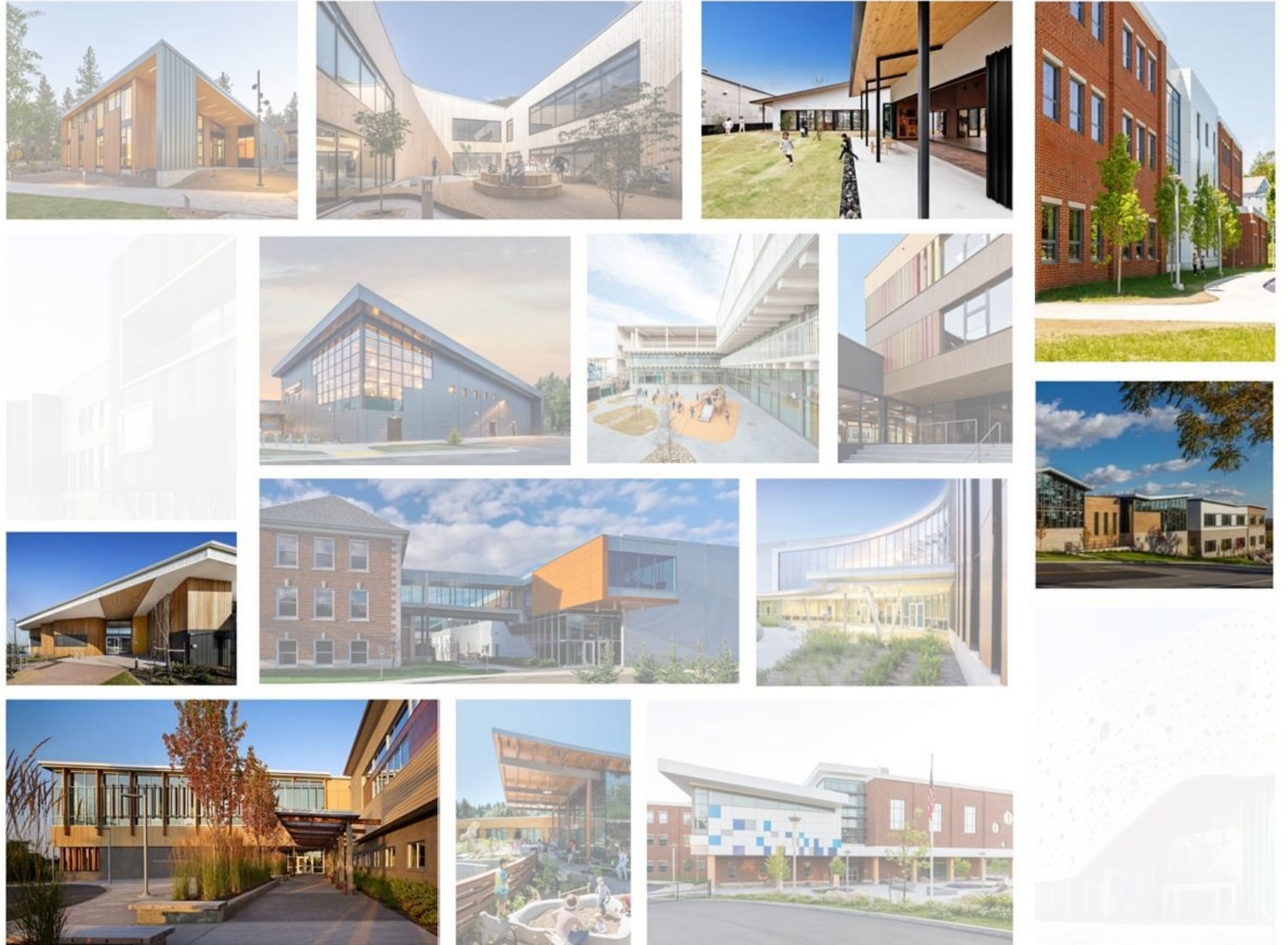
Visioning:

Exterior

Landscape

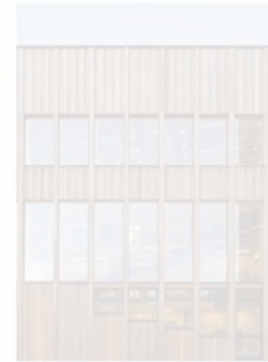
Aesthetic Imagery Visioning: Exterior

Common Themes:



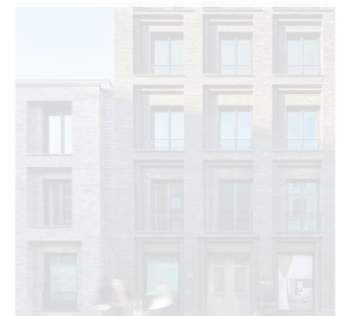
Aesthetic Imagery Visioning: Exterior

Common Themes:



Aesthetic Imagery Visioning: Exterior

Common Themes:



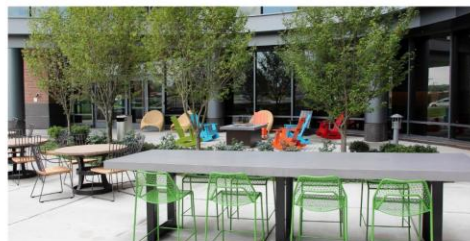
Aesthetic Imagery Visioning: Landscape

Common Themes:



Aesthetic Imagery Visioning: Landscape

Common Themes:



Aesthetic Imagery Visioning: Interiors

Aesthetic Imagery Visioning: Interiors

Criteria to Think About:

- Materials
- Colors
- Dramatic or Serene
- Simplistic or Intricate
- Curves versus Angular
- Patterns versus fields
- Window size and patterns:
 - Larger versus smaller
 - Regular rhythm versus irregular variety
- Utility – what is usable versus just for looks
- Authentic – does it feel like it belongs here?
- Mood

Aesthetic Imagery Visioning: Game Plan

School Building Committee – Image Review

- Assortment of boards around the room
- Invite members to view and comment on them in groups of 3-5 people
 - Five minutes per board, then rotate (15 minutes total)
 - Red, yellow, green stickers
 - Post-it sticky notes
 - Comment sheets
 - Discussion!
- Reassemble and review comments
- Look for common themes – Dec 17th
- Look for consensus on direction – Dec 17th

Site Investigation

Site Investigation Outcomes

Traffic Study

Reviewed AM/PM trips for existing conditions, 2031 no build conditions and 2031 build conditions

- Passengers Cars
- Bus

Recommendations:

- Further review of existing operational issues at Middlesex Ave at Salem Street (long term reconfiguration)
- Retime signal at Route 62 at Middlesex Ave/High Street

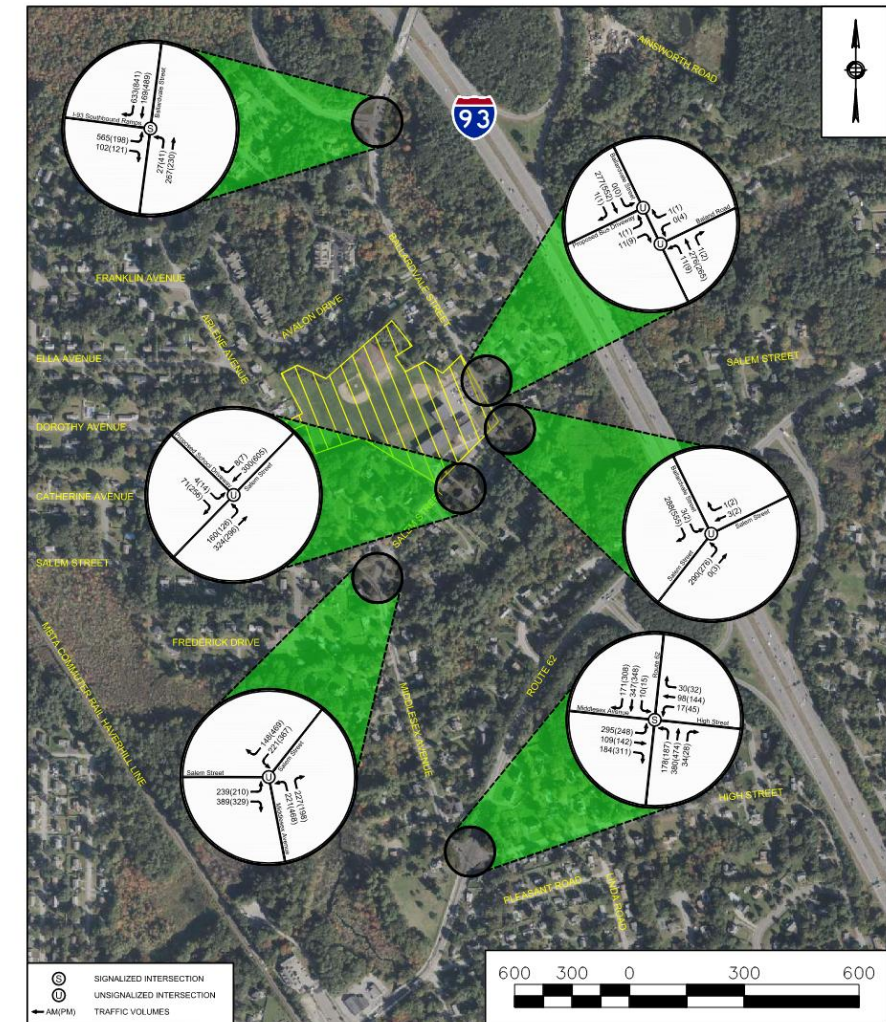
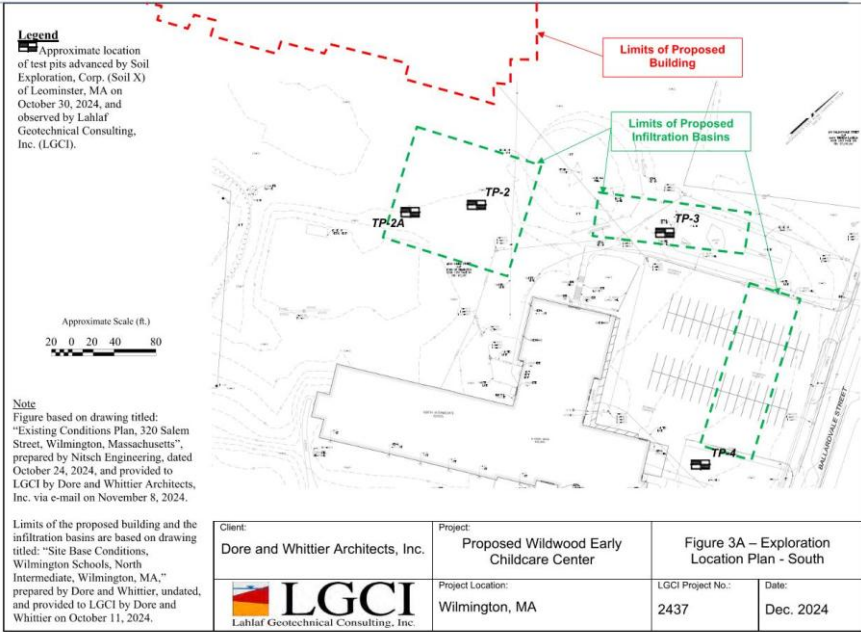
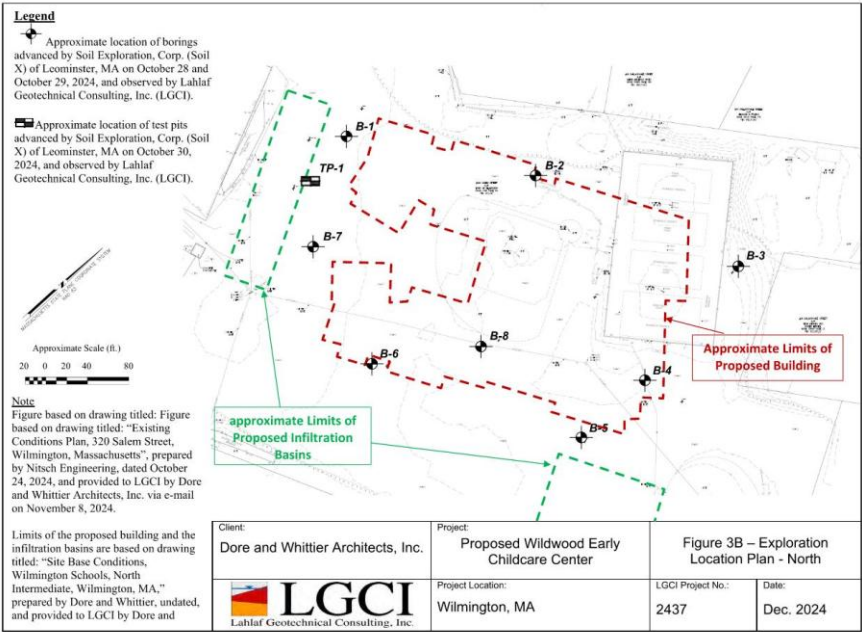


Figure 14 - 2031 Build Weekday Peak Hour Traffic Volumes
 North Intermediate School
 320 Salem Street
 Wilmington, MA
 Data Source: BingMaps
 Nitsch Project #: 15428

Geotechnical and Geo-Environmental Investigations

Site Investigation Outcomes



Building Systems Overview

Goal of Life Cycle Cost Analysis (LCCA)

- The goal of the mechanical lifecycle engineering economic analysis is to assess the performance of **various mechanical system options** in comparison to a baseline mechanical system.
- Each option is compared to the baseline system over a 50-year cycle to determine the most advantageous system considering **utility costs, maintenance costs, replacement costs, and initial construction costs**.
- By comparison of each option to the baseline system, the option with the **greatest total life-cycle savings** is generally recommended.
- LCCA ready for review January/February 2025

LCCA: Building System Options

Four Systems for Analysis

OPTION 1 (baseline):

Air Source to Hydronic (HW/CHW) Heat Pump & VAV Displacement System

OPTION 2:

Air-Source Electric VRF (Variable Refrigerant Flow) and DOEAS (Dedicated Outdoor Air Systems w/ Air Source Heat Pumps)

OPTION 3:

Geothermal Heat Pump & VAV Displacement System

OPTION 4:

Geothermal Water Source VRF (Variable Refrigerant Flow) and DOEAS (Dedicated Outdoor Air Systems w/ Air Source Heat Pumps)

Working Group Updates



Discussion,
Correspondence,
New Items



Committee Questions



Public Comment



**Thank
You**