

Minutes

Project Name:	Wilmington Wildwood Early Childhood Center	Project Number:	22127
RE:	School Building Committee	Meeting Date:	2/05/2025
Prepared by:	Sarah A. Traniello	Meeting No:	27
Location:	Hybrid: In Person at Wilmington High School, 159 Church Street, Wilmington, and Remote Participation via Zoom (recording posted on Wildwood Building Project website, WCTV and YouTube)		
Distribution:	School Building Committee		

Attendees

Wildwood School Building Committee				SMMA OPM
Diane M. Allan	Remote	Dennis Kelley	Present	Julie Leduc, Director, OPM Services and Project Manager Present Sarah Traniello, Assistant Project Manager Present
Gregory B. Bendel	Present	Craig Miner	Remote	
Kate Bissell	Present	Christine Murray	Absent	
Dr. Glenn Brand, Chair	Present	Judith O’Connell	Remote	
Kevin A. Caira	Remote	Christine Prendergast	Remote	
Michael Camoscio	Remote	Paul J. Melaragni	Present	
Justin Cusce	Present	David A. Ragsdale	Present	
Marianne Gallezzo	Remote	Paul Ruggiero	Present	
Nicholas Golden	Absent	Stacey Scott	Absent	
Christine Holloran	Remote	R. Eric Slagel	Present	
John C. Holloway	Absent	Stephen Turner	Absent	
		Vivian Varbedian, Vice Chair	Present	
Dore+Whittier Architects				
				Lee P. Dore, Principal, Designer Present
				Rani Philip, Project Manager Present
				Bryce Taft, Designer Present

Item No.	Action	Discussion
27.01	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.
27.02	Record	Approval of Minutes G. Brand advised that the draft minutes of the January 29, 2025 School Building Committee Meeting were distributed for review and approval. – E. Slagle motioned to approve the revised meeting minutes from the January 29, 2025 School Building Committee meeting, with a second motion by D. Ragsdale. – Approval of Minutes Roll Call Vote: Affirmatively responded, passed unanimously.

Item No.	Action	Discussion
27.03	Record	Approval of Invoices P. Ruggiero advised of the invoices reviewed by the Finance Working Group namely Warrant No. 21A and Warrant 21B. Warrant No. 21A for SMMA in the amount of \$3,750 and Warrant No. 21B for Dore+Whittier Architects in the amount of \$59,504.50. Warrant Nos. 21A and 21B were distributed for review and approval. – D. Kelley motioned to approve Warrant No. 21A based on the Finance Working Group’s recommendation. C. Prendergast seconded the motion. ○ Approval of Warrant 21A Roll Call Vote: Affirmatively responded, passed unanimously. – D. Kelley motioned to approve Warrant No. 21B based on the Finance Working Group’s recommendation. M. Gallezzo seconded the motion. ○ Approval of Warrant No. 21B Roll Call Vote: Affirmatively responded, passed unanimously.
27.03	Record	Design Update R. Philip provided Site Plan update to the School Building Committee incorporating the feedback provided from the Site and Landscape Working Group in their recent meetings as well as the Abutter’s Meeting of January 29, 2025. There have been buffer improvements made on the site plans, playgrounds have been moved to the locations where the U-8 soccer fields were before. Staff and Principals’ concern for security and safety is being taken seriously and factors are being investigated more closely. Open Green Spaces: Trees and acoustical separation is being looked at closely for the abutters to have protection, screening, and setting boundaries. • K-2 playground moved to where green space was previously to ensure that the property lines are not too close. • There will be meetings with Public Safety including Wilmington Police next Tuesday, February 11, 2025 and it has been confirmed. • The K-2 concern over crossing the bus loop lane is a concern. With the Gates in place and implemented during school hours to block traffic, K-2 students should have the protection needed to block traffic. There are 2 gates just past the delivery/loading dock and these 2 gates are what will restrict vehicles from entering the areas where students will be playing and interacting with their outdoor surroundings. • Parents visiting would use the Main Entrance and Nurse’s Suite to access the school as there is a door from the Nurse’s Suite to the outside where parents would be able to pick up their child from school. • Dore+Whittier and their consultants are exploring a fence with security around the playground areas as well to determine if they are needed in some or all cases. • All trucks accessing the site would access through the bus look and back into the loading dock and then drive out of the

Item No.	Action	Discussion
		loading dock. Loading/Delivery Dock will be used to deliver kitchen, food and paper products. Deliveries would need to be made before school hours start. • The bus loop is 20-feet wide and has a sidewalk. There will be a turning radius survey performed. There will be studies of the turnarounds and parking for the food service and the custodial staff as well. • The shifting of the building south adds more circulation space on that side of the building. • D. Ingram, High School Athletic Director and B. Sawin of the Recreation Department met with Dore+Whittier Architects and shared their current use of the fields that exist at the North Intermediate School and provided their input relating to those that were in the initial draft of the fields for the shared fields and indicated that the U-8 size soccer fields work well. Dore+Whittier Architects will continue to share with them and garner their input through the process. The High School soccer field would need to locate the District's soccer program. The building is near property lines. • The goal of the locations of the playgrounds on the site was to place the playgrounds in close proximity to the grades that each one of the playgrounds serves. Some have proposed placing all of the playgrounds for all of the grades together however PreK- students may need to be closest to the building in order to run to rest rooms. In addition, all of the students on the playground at one time could be 300 students and need help to monitor the students easily. • The site plan does not show mechanical units outside of the building. Where would they be located? <i>Condensing units would be located on the roof as the units would not be installed on the ground.</i> • How long are the periods of recess and lunch for the students and how many are there? <i>Recess is 15-20 minutes and lunches are 30 minutes. There are usually 3 sets of each covering 3 hours of time with the lunches staggered. In total, it equals 1 hour of recess and 2 hours of lunch.</i> The SBC appreciated Dore+Whittier Architect's responsiveness to the concerns of the neighbors abutting the North Intermediate School in providing as many appropriate revisions that were possible in the short time frame between the last meeting on January 29, 2025 with the Abutters. Performance Space has been adjusted so that the curtain and stage lighting are squared off the stage to help provide accessibility. Dore+Whittier Architects is meeting with the Director of Music next week and will confirm the seat counts for assembly in the Performance Space/Cafetorium. What kind of bathrooms will the students have in this new school? <i>Boys and girls will have a split entry with a wet wall as boys and girls stay in their individual rooms respectively. PreKindergarten and Kindergarten students are brought to the rest rooms / bathroom by staff members.</i>

Item No.	Action	Discussion
		• <i>D. Carreiro said that they will uniformly use rooms once instructed to use which room. There are concerns about there being playtime in the restrooms causing maintenance and custodial issues for resolution.</i> ◦ <i>G. Bendel advised preference for doors on both boys' and girls' room and D. Allan is in agreement.</i> • Single stall toilet for adult or student who wants or needs? <i>Adult stall toilet is provided but student one can be put in.</i> • Outside groups using bathrooms as well so the bathroom amenities need to be looked at a bit closer as to what is suited for those populations. • What is the feeling on same sex restrooms as a community? Is there a status? Gender neutral in one stall bathroom. Dore+Whittier Architects met with M. Palen from Food Service related to the layout of the School Servery and Kitchen. • M. Palen advised that one distinctive change requested is that there be an increase from 4 serving lines from 3 serving lines to make the best use of the space provided possible to get the most students in for lunch and out for recess in the time allotted. • Kitchen staff existing door was changed so that service could be provided through Servery area by a door that goes around wall to the other side of the counter to service the floor.
27.04	Record	Project Aesthetics The project aesthetics were shared showing the view to the South with the Administration on the Lower Level and views towards the stage and tables that have been selected that are easily convertible from luncheon tables to bench seating making for an ease of set up for the custodial staff transforming the cafeteria into an auditorium for an assembly. View to look back towards curtainwall and curtains will be used to shade during performances. B. Taft advised that he went to the drawing table to incorporate the overall aesthetic and came up with a different iteration of the design for introduction of masonry stone block and cast stone and precast concrete. • Brick veneer is red and in similar perspectives to what has been seen before previously. Classroom Wing side to PreK, Grades 1 and 2 and then Grades 4, 5 on the top level. Option 4 has lighter beige color to the second floor of the classroom wing to the brick stone. Cast stone to cap off to the roof. Stair shafts have the special pop of color to break up the rhythm. South perspective and columns from blown laminate to canopy. More east with double high areas with stone block and gesture of precast column above curtainwall entry. • South Perspective, with classrooms have 3 windows per classroom and this first pass of the design left Committee wanting more outside light into the classrooms. • L. Dore advised that there will be daylighting done on the building and classrooms with larger windows being a

Item No.	Action	Discussion
		possibility. The Southeast perspective has the canopy itself with additional cover and the overhang has been brought down halfway making the canopy not as tall as the prior options had presented like “scaffolding.” - Operable windows? How much public safety with operable windows? Operable windows can change and/or break the whole climate of the building. <i>There are LEED points that are associated with the operable windows or no operable windows so it is something that will definitely need to be looked at. During one of the school visits last October, the Boardwalk School in Acton-Boxborough, the discussion of operable windows arose and it was advised that opening one set of windows could throw off the entire mechanical system making it malfunction and/or work harder and result in condensation in areas that would not be preferable as it throws off the humidity of the building with windows being opened.</i> D. Allan likes the design with the lowered canopy and pillars with precast on the bottom and brick. E. Slagle agreed that he too also likes and approves the canopy drop lowers the profile of the building making it appear more suitable for the age range of the students attending. It is more in sync and makes a world of difference. - Can the middle column be cantilevered to look like a Main Entry presence? <i>B. Taft advised that this can be done and it will be incorporated.</i> B. Taft brings in the color of blue, in Option 5, using proportion and accent color with the precast stone or brick with purpose. V. Varbedian likes the punch of color. Dore+Whittier Architects will work to get the right color of blue incorporated into the concept with the right kind of material that will be agreeable to the goals of the project. D. Allan likes Option 4 as she is not sold on the blue. D. Allan advised that Option 4 does not single the school out as an elementary school and Option 4 blends in with the other schools in Wilmington. C. Prendergast like the blue and the pillars with the traditional red brick. D. Ragsdale also likes the addition of the blue as well. D. Ragsdale advised that in looking for continuity for classroom space and entries, it would be nice to have connecting canopies/overhangs by carrying the treatment around from the 2 points for cars and the bus drop-off. - North Intermediate Site is flat and missing site elements to highlight the entries and guide the buses and the passenger vehicles around the site. - The blue accent color is intended to be glazed brick, precast panels and there are many varieties of metal panel options that can be selected from. Shown is a precast with pebbles accenting in the precast with a subtle bit of color and

Item No.	Action	Discussion
		additional options for a glazed brick and different shades that can be introduced depending on what is selected. • D. Kelley likes the color that is a combination of both materials. • G. Bendel likes the blue and believes that B. Taft of Dore+Whittier Architects has another version in him to get more blue that aligns with what the SBC is learning towards. B. Taft will change the material in the next iteration. • P. Melaragni likes Option 4 and would like the blue with a lessened blue i.e. the speckled blue (subtle blue accent in precast) or brick blue with more natural, subtle muted colors. E. Slagle appreciates the design concept updates that were provided having had less than a week to turn around and respond to the feedback provided and the results are great. • M. Gallezzo reiterates E. Slagle's statement and advised that L. Dore knows that the design is appreciated as the Design Team is finding the right balance and headed in the right direction. • D. Ragsdale advised that Option 5A would be great with a few different renderings and a feel of viable options so that the SBC could potentially entertain a vote on options at an upcoming meeting. Heading in the right direction through Schematic Design. • How much or how little between Options 4 and 5? Floor to ceiling windows have been brought up and the shortened canopy. • There should be an Abutters Meeting / Community Forum at the end of March as the community input is important.
27.05	Record	Building Systems Update The Sustainable Design Working Group after thoughtful consideration has been weighing the options are leaning towards Option 1 and 3 with Options 2 and 4 not being viable to provide sufficient return on investment for the Town. All of the proposed systems include air conditioning. • BASELINE: Air Source Heat Pump Plant - Mixed-Air Overhead VAV System and High Efficiency Air- Source to Hydronic Heat Pump Chiller/Heating Plant for Chilled/Heating Hot Water (Fossil Fuel Free) • OPTION 1: Air-Source VRF (Variable Refrigerant Flow) and DOAS (Dedicated Outdoor Air Systems w/ Air Source Heat Pump) for Classrooms/Office areas & Air Source Heat Pump Rooftop Units for Gym, & Cafeteria with Supplemental electric heating for entryways, storage, and utility rooms. (Fossil Fuel Free) • OPTION 3: Air Source Heat Pump Plant - VAV Displacement System w/ Passive Radiant Cooling/Heating Panels and High Efficiency Air-Source to Hydronic Heat Pump Chiller/Heating Plant for Chilled/Heating Hot Water (Fossil Fuel Free)

Item No.	Action	Discussion
		○ Option 1's maintenance of filters would be in all spaces vs. Option 3's maintenance is on roof and mechanical space. ○ Acoustical treatment to balance the noise would need to be implemented for Option 3 and Option 3 has \$435k additional cost however it also has a \$5.6M additional life cycle savings and you are married to all systems for parts maintenance. ○ D. Kelley advised that the Working Group is learning toward Option 3 and staff is comfortable and familiar with the system in Option 3. The type of VRF system in Option 1 is for a building sized 50,000 sf or less and is not as efficient as the displacement air system of Option 3. There are an additional 5-points benefit if operable windows are used. Water-based systems works well vs. refrigerant. • D. Kelley makes motion for selection of Option 3: Air Source Heat Pump Plant - VAV Displacement System w/ Passive Radiant Cooling/Heating Panels and High Efficiency Air-Source to Hydronic Heat Pump Chiller/Heating Plant for Chilled/Heating Hot Water (Fossil Fuel Free). • E. Slagle seconds the motion. Roll call vote, affirmatively unanimous. • Approval of Building Systems Roll Call Vote: Affirmatively responded, passed unanimously.
27.06	Record	Construction Manager at Risk Procurement Update • Interviews with 4 shortlisted Construction Management Firms will be conducted on Tuesday, February 11 and Wednesday, February 12, 2025. • Tuesday, February 11, 2025 ○ 5pm Consigi Construction Co. ○ 6pm W.T. Rich Company Inc. • Wednesday, February 12, 2025 ○ 5pm Shawmut Design & Construction ○ 6pm Fontaine Bros., Inc. • Interview video replays will be shared with the School Building Committee each evening after the 2 hours of interviews have concluded. • School Building Committee Meeting will be held on Thursday, February 13, 2025 at 6pm to approve the recommendation of the CM-R Selection Working Group. This will be a virtually held meeting over Zoom. K. Lord will send the login information for the meeting.
27.07	Record	Public Comments – None

Item No.	Action	Discussion
27.08	Record	Discussion and Committee Questions • Project Renaming to Wilmington Elementary School: V. Varbedian asked about the renaming of the Wildwood School Project to the Wilmington Elementary School project for the sake of marketing with the PR Working Group. ◦ <i>This will be an agenda item for the next meeting for a vote. It ultimately sets the tone also for the next project for the Town.</i> ◦ <i>It will be needed for the Fun on the Fourth signage.</i> ◦ <i>It will be unifying the Town as a whole instead of pitting sides against one another.</i> ◦ <i>D. Ragsdale advised that it is a good idea and all ideas for the new project name should be sent to E. Slagle and J. O'Connell.</i> ◦ <i>Needs to be generic enough so people do not confuse it with the actual name of the school.</i> ◦ <i>D. Allan advised that this should be clarified for a vote for a name on March 5, 2025.</i> • PR Working Group having discussions with list of events to track community outreach for 2025 building up to the September Town Meeting and Ballot Vote. • Upcoming Community Forum will be scheduled and targeting March 31, 2025 before the School Building Committee Meeting. • Notification that there is creation of a new “Yes for Wilmington Schools” Committee in Town and application has been submitted. PR Working Group will be responsible for providing updates on an ongoing basis to this group of the factual and informational content that is ongoing for the project for sharing with the public. • Upcoming Events in Wilmington provided to the PR Working Group for 2025 to initiate with the coverage across Town. • Senior Center: February 14, 2025 – Important to initiate presentations about the project to Seniors population and get the momentum going for the project. • Discussing scheduling of community outreach opportunities, approach to get out the vote and coordinate for babysitting for the Town Meeting in September, 2025. ◦ Town Meeting: Saturday, September 13, 2025 ◦ Ballot Vote: Tuesday, September 16, 2025.
27.07	Record	Correspondence – Abutters Meeting Questions / FAQs – Placed into matrix by S. Traniello of SMMA and will be incorporated with email by another abutter's questions and then distributed for answering into an updated version of the Frequently Asked Questions (FAQs)

Item No.	Action	Discussion
		– Additional Questions submitted to School Department by email will also be made into FAQs for responses as well. Distributed to the SBC through T. Ingersoll from WPS.
27.08	Record	Next Meeting: Thursday, February 13, 2025 at 6:00pm Virtual Remote Participation Only via Zoom Webinar
27.09	Record	Adjourn G. Brand thanked the committee for their efforts and invited a motion to adjourn. – V. Varbedian motioned to adjourn. D. Kelley 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.

https://smma365.sharepoint.com/sites/22127/22127_ProjectDocs/A ADMINISTRATION/A4 OWNER, SMMA MEETINGS & AGENDAS/A4-01 Client/A4-011 SBC/2025/2025_02_05 SBC Meeting/Wilmington Minutes_5February2025.docx