

Minutes

Project Name:	Wilmington Wildwood Early Childhood Center	Project Number:	22127
RE:	School Building Committee	Meeting Date:	03/05/2025
Prepared by:	Sarah A. Traniello	Meeting No:	30
Location:	Hybrid Meeting , Wilmington High School, Large Group Instruction Room, 159 Church Street, Wilmington, Massachusetts and Remote Participation Meeting via Zoom Webinar (recording posted on Wildwood Building Project website, WCTV and YouTube)		
Distribution:	School Building Committee		

Attendees

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

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30.01	Record	Chair, Glenn Brand, called the meeting to order at 6:00 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. This meeting was conducted through Zoom Webinar as remote participation so those listed as Remote for this meeting were Remote, those Present in Large Group Instruction Room of Wilmington High School are listed as Present and those Absent were not Present via Remote Participation or In Person.
30.02	Record	Approval of Minutes G. Brand advised that the draft minutes of the February 5, 2025 and the February 13, 2025 School Building Committee Meeting were distributed for review and approval.

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		• V. Varbedian made a motion to approve the minutes of the February 5, 2025 meeting, motion was second by P. Melaragni. • Approval of Minutes Roll Call vote: Affirmatively responded, passed unanimously. C. Murray and S. Turner abstained. • V. Varbedian made a motion to approve the minutes of the February 13, 2025 meeting, motion was seconded by P. Melaragni. • Approval of Minutes Roll Call vote: Affirmatively responded, passed unanimously. M. Camoscio, C. Murray, S. Scott abstained.
30.03	Record	Approval of Invoices P. Ruggiero advised of the invoices reviewed by the Finance Working Group, namely Warrant No. 22A and Warrant No. 22B. Warrant No. 22A for SMMA in the amount of \$3,750 for OPM Services during Schematic Design and Warrant No. 22B for Dore+Whittier Architects in the amount of \$53,900 for Architectural Basic Services for Schematic Design Phase and \$445.50 for Site Survey Services under Designer Amendment No. 3. • P. Ruggiero made a motion to approve Warrant No. 22A in the amount of \$3,750 for SMMA, motion was second by C. Prendergast. • Approval of Warrant No. 22A Roll Call vote: Affirmatively responded, passed unanimously. K. Caira abstained. ○ V. Varbedian asked how much remained of the OPM Contract? J. Leduc advised \$0.00. • P. Ruggiero made a motion to approve Warrant No. 22B in the amount of \$54,345.50 for Dore+Whittier Architects, motion was second by C. Prendergast. • Approval of Warrant 22B Roll Call vote: Affirmatively responded, passed unanimously.
30.04	Record	Construction Manager at Risk Procurement Update Fontaine Bros., was the Construction Manager at Risk awarded the project entering into PreConstruction with Dore+Whittier Architects and SMMA OPM in the Schematic Design Phase to conduct Cost Estimates for the upcoming reports to be submitted to the MSBA and used for the Project Scope and Budget. David Fontaine Jr., Rob Day, Project Executive, and Mark Abdella, Vice President of CM Services, joined the SBC to share with the SBC their credentials and what tools and skills they would bring to the project in addition to their highly qualified team chosen by the Construction Manager at Risk Selection Working Group as a part of their 2-phase procurement process involving qualifications, proposals of non-price and price, and interviews. D. Fontaine discussed Fontaine Bros. Construction and its history of being in its 4th generation after having started in 1933. They have demonstrated their efficiencies in CM lump sum method of bidding with an accelerated schedule capability. Fontaine's eye for bringing value and proactive approach with cost management having built 130 public schools in Massachusetts and it is its only market Fontaine performs work in and specializes in. Fontaine Bros.

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		is geared towards PreConstruction currently to work with Dore+Whittier Architects and SMMA OPM on the upcoming Cost Estimate for Schematic Design. There will be a Cost Reconciliation Meeting in mid-March for Fontaine and Dore+Whittier Architects' estimator, PM&C, to check their estimates against one another in preparation for the MSBA Schematic Design deliverable at the end of April. - Fontaine Bros. has worked before with Dore+Whittier Architects and SMMA OPM on Northbridge Elementary School in Whitinsville, Massachusetts. As school builders there is a strong familiarity with building on active campuses shared with students, teachers and community members. Fontaine's team strives to lessen the impact of noise to the kids learning within the existing school building while managing to make it safe, secure, uphold respect for black-out times and ensuring that construction deliveries and traffic patterns of circulation are planned, communicated and utilized to ensure that students, teacher and staff, community and abutters have a minimized impact during essential times. M. Abdella of Fontaine Bros. advised that he will start attending the Public Relations Working Group meetings and work together with the working group to help get the information delivery to the Wilmington community to learn more about the project. M. Abdella will plug-in and add ideas to what already seems like a very well-organized working group. M. Abdella advised that it would be great to have student engagement and district engagement as they take ownership of the project and the school through the duration of the construction process with the mapping of curriculum ideas to incorporate the building functions including job fairs. M. Abdella expressed Fontaine's eagerness to work to facilitate community awareness for the project and wanted to know what had been done successfully for prior projects. Advised that Fontaine has had good luck engaging social media pages and spring, summer and fall sports, community and family activities will bring captive audiences. M. Abdella wanted to know who has already been doing these activities and advised that one can never post enough. - There is an interest in seeing how to engage the marketplace with the quotes and estimates through the project with material increases and tariffs and how interest rates will be impacted and Fontaine will put forward the most economical estimate that is no overly conservative and work to get accuracy with cost savings. P. Melaragni advised that with the Town of Wilmington with its Vocational Tech School and Fire Substation to be built there are a lot of eyes on costs to value engineer. D. Allan echoed P. Melaragni's sentiments advising further that there are a large number of senior citizens within the Wilmington community that are struggling as a population and will need to see that this project is not a lot of fluff and it is conservative.

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		Reimbursement rate is based on MSBA driven factors and will be explored by MSBA and is hard to define as it is based on a multitude of average based community factors. There will be equity for the Wilmington schools with a PreK-5 school built for the other side of the Town projected for 2055, once this project is completed and finalized. It is important to stay factual in responses
30.05		Design Update Site Plan Update R. Philip presented the latest updates in the site plan working with their consultants to move the playgrounds so that the students do not have to cross the road in order to access the playgrounds and also respecting all of the side property line buffers with respect to abutters property lines and roadways, sidewalks, and the buffers go all around the site. There are 2 vehicular gates that will block any trucks and vehicles from accessing portions of the circulation driveway during the school day when school is in session and acts as a security access point blocking access in and out. It is intended for emergencies vehicle use only and allows for the playgrounds to remain secure behind the building as well as where the bus loop exists. - There were changes made to the turnaround in response to abutters concerns and outside of one of the playgrounds on Playground 2B there is an annotation of 10'5" from the drive to the property line over the berm and above it there is 16'-10" from the driveway over the berm with trees to the property line as noted by Town Manager E. Slagle to highlight it is highlighting the area of concern for the abutter where also there is another annotation for 34'-9" from the roadway to the property line over the berm as well. It was asked if Dore+Whittier could look at swinging the playgrounds into the courtyard further and R. Philip advised that it would be looked at further and will need to consult with Public Safety as they will want to gain access into the Courtyard space and the design has remained flexible to accommodate entry. One of the concerns is that these are the youngest learners in the building that are utilizing these playgrounds and their safety and security is important to keep them close to the building as possible for bathroom use as there also will be a large number of students on the playgrounds at one time. K. Caira asked if both baseball fields were being lost at the North Intermediate School. <i>R. Philip advised that the baseball diamonds have not been able to be fit back onto the site as the focus has been on the playgrounds and playfields amenities for the PreK-5 students.</i> K. Caira asked if even a Little League diamond would fit on the site? <i>R. Philip advised the baseball fields were not able to be placed onto the site and there was no demand for the PreK-5 for a Little League diamond, even in the upper quadrant of the site. The baseball and softball fields were going to need to be relocated to another location within Wilmington.</i> E. Slagle advised that he has had conversations

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		with J. Magaldi and P. Alunni regarding the loss of the full-size soccer fields and it appears that those will be able to replicated at the Textron fields. Meetings with J. Magaldi are happening this week. - The School Building is 70' away from the property lines. Abutters will be able to see what the school view will be from their property. L. Dore advised at the Abutter's Meeting that he will be able to meet with the Abutters individually and show them what it will be like for them and work with them so that it can be a conversation and working together. - Soccer field is a U-8 at this site due to the age of the students. Traffic Study Update Option A Circulation from Salem Street will be able to have 24 vehicles enter in from Salem Street onto the site into the queueing line for parent drop-off/ pick-up and buses will be able to fit 15 from Ballardvale Street which will come in and line up to drop off and pick up students. - There is possibility of using the parking lot to make more queueing space with more cars to fit onto the site during times when it is needed. - There may be a need to be a switch between the car and the bus loops as an alternative and it has been designed to work as such as a back up alternative. - Currently there are about 155 Pickup / Dropoff by family. Grandparents show up earlier. - HC Spaces are by the curb cuts by the entries to PreK and the Main Entrance allowing for the acceptable paths into the school. In Option B Kids would enter where they choose. Ballardvale queueing and ripple effect with the Rt. 93 highway corridor. How will it be impacted? Traffic Consultant from Nitsch is on the phone and will provide more insight. Net increase in trips = 3 cars/minute. Net significant backup? 24 walking trips vs. 24 bus trips vs. 243 car trips How many participate in CARES? 50% to CARES this number is important to know so that it is known how much space will be used. - Numbers seem underestimated. Middle school is a 200 with 600 by comparison to what will be present with 855 students plus CARES and includes staff and present dropoff. Need to know: % of students will journey by car vs. bus? - Can we remove one playground to alleviate the queue? No. E. Slagle advised that he is in conversation with Google / Waze.com to have the algorithm altered so that Salem Street and Ballardvale are no longer used as a cut through for others using the Rt. 93 corridor to get to other locations they are trying to reach in adjacent communities. This is one of the stressors that bring a great amount of the traffic to these

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		roadways in Wilmington that result in added stress to the roadways leading to the schools. 2 Major Intersections: – How do we rate these intersections and take a look at pre-existing efficiencies to combine 3 schools? Goal: Accelerate engineering the intersections with lines, timing of lights, etc. Mitigation at the beginning and on the radar. <i>P. Melaragni advised that there is a historical house that is likely protected under the Preservation Act at one of the intersections that awareness should be brought to as it would not be able to be adjusted without a lot of red tape.</i> Interiors Update R. Philip discussed updates to the cafeteria, auditorium, gymnasium, library, classroom and corridor spaces that are comfortable, versatile and flexible for student programs and learning with wayfinding and materials like linoleum (low maintenance for D. Kelley's crew.) - It was asked if there would be air curtains in place for the entries? Particularly at the Cafeteria and the Main Entry door? These will be needed with nearly 800 kids going into school at one time.
30.06		Working Group Updates Public Relations Working Group has signed up for the Fun on the Fourth event in June. The School Building Committee is able to be present providing the Design Concept Development updates and latest Schematic Design information from the MSBA to the Wilmington community. The School Building Committee is able to be present for this event as it will be providing an unbiased, fact based and information only perspective on the project. Water Bill – will be drafted by Dore+Whittier Architect as a 1 page document of facts that will be provided to the be distributed to through Shawsheen Tech printing, cutting and packaging and providing to the Town to be placed into the water bill mailing. **D. Allan and M. Gallezzo requested that the School Building Committee get a copy of the water bill before it goes out to provide any feedback that may be necessary.** J. O'Connell advised that she will handle the water bill and billing with Shawsheen Tech with coordination with Dore+Whittier Architects on the content for the water bill itself. - The 'Vote Yes for Wilmington Schools' is completely separate entity from the School Building Committee. The School Building Committee supplies factual information through the

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		PR Working Group to the Wilmington public. Any material that is generated by the Vote Yes for Wilmington Schools should be vetted for accuracy before information is released and in cases where information needs to be referenced it should be obtained from the Wildwood School Project site, question asked of the Town Manager, or the Wilmington Superintendent's Office.
30.05	Record	Public Comments – None
30.06	Record	Discussion and Committee Questions – D. Allan asked that an agenda item be placed on the March 25, 2025 meeting to "Reorganize the Committee's Chair". – Revised Meeting Dates were provided for review by the SBC for consideration and approval for future meetings. Once approved they will be placed into everyone's calendar with meeting invitations. – Cost Estimate updates will be provided at the meeting on March 25, 2025. – There is a meeting on March 31, 2025 as there will be a need to populate the Project Scope and Budget for approval by the School Building Committee on March 31, 2025 that will be submitted for approval by the MSBA.
30.07	Record	Correspondence – Questions submitted to the Wilmington Public Schools and/or Town Manager's office are shared with the SBC and will be incorporated into upcoming Frequently Asked Questions.
30.08	Record	Next Meeting: Tuesday, March 25, 2025 at 6:30pm Wilmington High School, Large Group Instruction Room
30.09	Record	Adjourn G. Brand thanked the committee for their efforts and invited a motion to adjourn. – N. Golden 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.