

Minutes

Project Name:	Wilmington Wildwood Early Childhood Center	Project Number:	22127
RE:	School Building Committee	Meeting Date:	1/14/2024
Prepared by:	Sarah A. Traniello	Meeting No:	25
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
<i>Diane M. Allan</i>	<i>Remote</i>	Dennis Kelley	<i>Present</i>	Julie Leduc, Director, OPM Services and Project Manager Sarah Traniello, Assistant Project Manager
<i>Gregory B. Bendel</i>	<i>Absent</i>	Craig Miner	<i>Present</i>	
<i>Kate Bissell</i>	<i>Absent</i>	<i>Christine Murray</i>	<i>Absent</i>	
Dr. Glenn Brand, <i>Chair</i>	<i>Present</i>	<i>Judith O’Connell</i>	<i>Absent</i>	
<i>Kevin A. Caira</i>	<i>Absent</i>	Christine Prendergast	<i>Present</i>	
<i>Michael Camoscio</i>	<i>Remote</i>	Paul J. Melaragni	<i>Present</i>	
Justin Cusce	<i>Present</i>	David A. Ragsdale	<i>Present</i>	
Marianne Gallezzo	<i>Present</i>	Paul Ruggiero	<i>Present</i>	
Nicholas Golden	<i>Present</i>	Stacey Scott	<i>Present</i>	
<i>Christine Holloran</i>	<i>Remote</i>	R. Eric Slagel	<i>Present</i>	
<i>John C. Holloway</i>	<i>Absent</i>	Stephen Turner	<i>Present</i>	
		<i>Vivian Varbedian, Vice Chair</i>	<i>Remote</i>	
				Dore+Whittier Architects
				Lee P. Dore, Principal, Designer
				Rani Philip, Project Manager

Item No.	Action	Discussion
25.01	Record	Chair, Glenn Brand, called the meeting to order at 6:34 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.
25.02	Record	Approval of Minutes G. Brand advised that the draft minutes of the December 17, 2024 School Building Committee Meeting were distributed for review and approval. – D. Allan advised that she was not present for the December 17, 2024 School Building Committee Meeting, minutes will be corrected. V. Varbedian motioned to approve the revised meeting minutes from the December 17, 2024 School Building

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		Committee meeting, with a second motion by S. Turner. – Approval of Minutes Roll Call Vote: Affirmatively responded, passed unanimously. D. Allan, J. O’Connell and D. Ragsdale abstained due to absence from meeting.
25.03	Record	Approval of Invoices J. Leduc advised that there are two Warrants for approval, Warrant 20A in the amount of \$3,750 for SMMA’s Basic OPM Services - Schematic Design and Warrant 20B for the total of \$95,054.50 that includes invoices for Dore+Whittier Architect’s Architectural Design Services – Schematic Design in the amount of \$53,900, Site Survey Services under Designer Amendment No. 3 in the amount of \$5,087.50, Geotechnical Engineering Services under Designer Amendment No. 3 in the amount of \$22,242.00 and Traffic Study Services under Designer Amendment No. 3 in the amount of \$13,200 and Reimbursement to Michael Camoscio for Payment of Printing, Cutting and Shrink Wrapped Flyers for the Water Bill Inserts which was approved by the Town Leadership for distribution and produced in color by Shawsheen Valley Technical High School for \$625.00. – D. Kelley motioned to approve both Warrant 20A and Warrant 20B on behalf of the Finance Working Group having met prior to the meeting to review these invoices. Motion seconded by S. Turner. – P. Melaragni noted that he was not comfortable with this payment being made by a Committee Member to Shawsheen Valley Technical High School as a check should have been cut from another entity to issue payment. – Approval of Invoices Roll Call Vote: Affirmatively responded, passed unanimously.
25.04	Record	Design Update R. Philip provided Floor Plan update to the School Building Committee relating Teacher Collaboration Spaces moving to a centralized location on each floor for larger space while moving art classroom to third floor. 2 Staff additions in literacy and administrative coordination. Reduction of wellness rooms to 1 per floor due to their being non-reimbursable by the MSBA. – Floor plan and some changes to center corridor with teacher collaboration spaces and flexible art classroom near STEM classroom so Health classroom was moved adjacent to the stair. Still are making smaller changes. – D. Allan asked about staffing at Town Hall that are not moving from Town Hall to the schools. They are staying the same.

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		– R. Philip walked through the Design Aesthetics and the inspiration being to connect back to the Wilmington community through the Baldwin Apple Tree which dates back to 1740 with its sprawling branches providing shelter and shade. – Aesthetics = Stages of Growth ○ Roots = Strong Foundation ○ Trunk = Pillar of Learning ○ Branches = Canopy of Growth ○ Leaves = Individual Potential ○ Shade = A place for all to experience shade, light and unity – R. Philip walked through the massing of the building including the large gathering places for students to gather. Displayed the precedent images that were opined upon by the SBC during prior sessions reviewing the interior and exterior precedents for characteristics that appealed and were desired for the new school. ○ D. Kelley mentioned Wilmington has a more classic look and the wood did not strike as what represents Wilmington and asked Dore+Whittier if the wood will stand the test of time since the District keeps its schools for more than 50 years. L. Dore advised that the wood that has been used on prior school projects is designed to weather over time. Others mentioned that the wood appeared like construction staging. There are concerns about the wood and longevity and P. Melaragni has concerns about potential vandalism where the wood can be carved into and ruin the design intent. D. Allan does not like the wood columns. Looks too modern. A uniform brick along both is preferred with some random blue with a ribbon along the top which is the Wildcats color. ○ C. Prendergast advised that Team Timber enjoys that natural material of wood in the portico, canopy and its very functional but also is aware of the maintenance. The canopy aesthetics and on the façade of the building it needs to look like an elementary school and not like a high school or higher. ○ Canopies lowered reduces the amount of light that is brought into the school. Area over the lobby is the library which will be opened up for more use. The height of the canopy will be

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		modified so it feels like a smaller building to the students coming in. ○ N. Golden advised that the design appears comforting. – <i>S. Turner likes the proposed overhangs but perhaps there could be different materials holding up the overhang/canopy.</i>
25.05	Record	Construction Management at Risk Virtual walkthrough of the project was conducted with the Construction Management firms that were planning on submitting their qualifications. – There were 7 submissions from the firms of Commodore Builders, Consigli Construction, Dimeo Construction, Fontaine Bros., Gilbane Building Company, Shawmut Design & Construction, and W.T. Rich Company. The CM Prequalification and Selection Working Group reviewed their qualifications to formulate the shortlist that will be invited to submit proposals and interview. – Interviews will be conducted the week of February 10, 2025. ○ The shortlist has been made: Consigli Construction, Fontaine Bros., Shawmut Design & Construction, and W.T. Rich Company. This committee appreciates all of the firms and their efforts that made their firms credentials stand out. The Procurement Officer can distribute the qualifications to the SBC as requested when they are available. – Feedback will be provided and recommended to the SBC at the meeting that will be scheduled virtually for February 13, 2025. – The interviews are recorded and not open to the public. E. Slagle will consult with Town Counsel if the interviews must be a posted meeting of the SBC. A transparent process is desired. The SBC vote will be conducted and recorded by WCTV. – Videos of the interviews occurring will be provided to the SBC members for their review and reference to assist in their providing a vote. These will be shared on February 12, 2025. – The CM interviews will be conducted in Town Hall, Room 9. This CM decision is an important one as the CM needs to be onboard to understand and have knowledge of the assumed materials that will be utilized on the project to help set the budget, set in motion any advance procurement that needs to occur and ensure they get the most amount of information to this Committee, MSBA and the Town of Wilmington to set the budget for the project that will be what the Town will vote upon at Town Meeting and Ballot Vote in September 2025.

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		– N. Golden made motion to approve the 4 Construction Managers that were recommended as the shortlisted firms by the Construction Manager at Risk Prequalification and Selection Working Group and D. Ragsdale seconded the motion. – C. Miner abstained from voting. S. Turner had left the meeting and did not participate in roll call. – Approval of CM Firm Shortlist Roll Call Vote: Affirmatively responded, passed unanimously.
24.06	Record	Working Group Updates • Public Relations Working Group Flyer water bill mailers went to the Town for distribution, after approval by the Leadership Working Group. Shawsheen Valley Tech for produced, see invoice in Warrant 20B. Flyer will be further shared with outreach to school and community groups. Outreach will be initiated with PAWS and PAC to provide information and other activities to provide informational updates on the project. ○ M. Gallezzo asked that a copy of the water bill flyer be sent to the SBC after the meeting. This was sent on 12/18/2025 by S. Traniello and resent by V. Varbedian during the meeting to refresh in email. • Sustainability Working Group – Life Cost Analysis will be ready within the next 2 week and will be explained in greater detail in a conversation for this working group for boilers and building systems. D. Kelley would like to hear more and have more explained to the SBC about the options with respect to Geothermal so there is a better understanding of how it compares with the others and what will best benefit this school and the community once it is built and be able to be maintained by the Town. A lot of decisions are being made in this SD phase and within the next 4 weeks heating and cooling system will need to be selected or get closer to being nailed down once there is a greater understanding. ○ Geothermal System is most expensive and being priced to cover all systems right now as of the 4 options it costs the most. Pricing for each of the systems in the SD phase will be compared back to the pricing obtained in the PSR phase. ○ Picking the system is important. ○ How much cost upfront and how much is the Return on Investment (ROI)?

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		• Site and Landscape Working Group – Went through discussion points for the site plans and working through ideas.
25.07	Record	Public Comments – Haley Stewart attended the meeting and encouraged having childcare at Town Meeting as it would be ideal so parents can participate fully without distraction. Lots of great ideas to share and enthusiasm in support of the project and would like to join in outreach to the community. G. Brand will connect H. Stewart with the appropriate people she will need to connect with.
25.08	Record	Discussion and Committee Questions – PreConstruction Services: the CMs are going to get the estimating for the systems based on the fee set. In the interim, they will use the most expensive of the 4 heating/cooling systems as the placeholder for the cost. – PSR estimate had geothermal in it. – Abutters Meeting will be at North Intermediate School on January 29, 2025 at 6pm immediately before the SBC Meeting at 7pm in the Cafeteria and will be important to listen to the surrounding community and their concerns and thoughts regarding the new school. Mailing will be distributed to abutters inviting them to the Abutters Meeting. – Town Meeting will be held on Saturday, September 13, 2025 – Ballot Vote will be Tuesday, September 16, 2025.
25.09	Record	Correspondence – None
25.10	Record	Next Meeting: January 29, 2024 at 7:00pm North Intermediate School Cafeteria and Remote Participation via Zoom
25.11	Record	Adjourn G. Brand thanked the committee for their efforts and invited a motion to adjourn. – N. Golden motioned to adjourn. C. Prendergast 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.