

Minutes

Project Name:	Wilmington Wildwood Early Childhood Center	Project Number:	22127
RE:	School Building Committee	Meeting Date:	1/29/2024
Prepared by:	Sarah A. Traniello	Meeting No:	26
Location:	Hybrid: In Person at North Intermediate School, Cafeteria, 320 Salem 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 <i>Remote</i>
<i>Gregory B. Bendel</i>	<i>Absent</i>	Craig Miner	<i>Present</i>	John Cutler, Project Manager <i>Present</i>
Kate Bissell	<i>Present</i>	Christine Murray	<i>Present</i>	Sarah Traniello, Assistant Project Manager <i>Present</i>
Dr. Glenn Brand, <i>Chair</i>	<i>Present</i>	Judith O’Connell	<i>Present</i>	
<i>Kevin A. Caira</i>	<i>Remote</i>	<i>Christine Prendergast</i>	<i>Remote</i>	
Michael Camoscio	<i>Present</i>	Paul J. Melaragni	<i>Present</i>	
Justin Cusce	<i>Present</i>	David A. Ragsdale	<i>Present</i>	
<i>Marianne Gallezzo</i>	<i>Remote</i>	Paul Ruggiero	<i>Present</i>	
Nicholas Golden	<i>Present</i>	<i>Stacey Scott</i>	<i>Remote</i>	
Christine Holloran	<i>Present</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 <i>Present</i>
				Rani Philip, Project Manager <i>Present</i>
				Bryce Taft, Designer <i>Present</i>

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26.01	Record	Chair, Glenn Brand, called the meeting to order at 7:10 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.
26.02	Record	Approval of Minutes G. Brand advised that the draft minutes of the January 14, 2025 School Building Committee Meeting were distributed for review and approval. – N. Golden motioned to approve the revised meeting minutes from the January 14, 2025 School Building Committee meeting, with a second motion by M. Camoscio. – Approval of Minutes Roll Call Vote: Affirmatively responded, passed unanimously. K. Bissell abstained due to absence from meeting.

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26.03	Record	Design Update R. Philip provided Site Plan update to the School Building Committee outlining the specific areas of the Bus Loop, Parent Drop-Off and Pickup, Accessible Path/Walking Path, Open Play Areas, Active Playground, Raised Garden Beds, Sensory Garden Instruction, Outdoor Classroom, Outdoor Discovery Lab and Dining areas that have been designed to work with the staff and student needs including but not limited to the U-8 playfields and parking that is provided onsite. • With the feedback provided in the Abutters' Meeting immediately prior to this meeting there will be transitional space with turnarounds to be further developed to take into consideration the concerns of the abutters. • Particular attention will be paid at the property lines to take in the effect the acoustics of children playing on the playground or fields, school building adjacency, etc. taking into consideration where screening may need to be trees and/or fencing. • There will be some updates made to the playground space and the fields usage to make the most of the placement of the playgrounds, open field space on the site. • It is important the U-8 soccer field space is going to be utilized space. The size is geared towards the age of the school building occupants for their use. Dore+Whittier advised that with taking some of the schools offline it is important to the community to replace in kind as much as possible. Dore+Whittier is meeting with the Recreation Department to ensure the needs of the students and the community are being met and U-8 fields fit. There is potential to squeeze in another U-8 field where the tennis/pickleball courts were and this will be explored further. • K. Caira advised that there is concern by the Athletic Director about the loss of the soccer and baseball fields at North Intermediate. This feedback has come to him about these specific needs. Dore+Whittier will take this information under advisement and reach out to the Athletic Director and the Recreation Department for further discussions and input. • In addition, L. Dore acknowledges that there are some dedicated items on the North Intermediate School site that have been set in place for period of time. L. Dore advised the school project and its OPM and Design consultants will also be taking into account that within the Town there are important memorials and memorial items that have been put in place in remembrance of significant people in the community. There will be provisions put in place to make sure that these items are taken into consideration for placement and integration into the design. ○ Strategic placement of fields, dedications and monuments will be kept as a permanent part of the project.

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		- Memorial Items and Historical Items for the Project will be taken into consideration and this listing will be shared with the members of the SBC, etc. S. Turner advised that the Wildwood School site would be a good location for soccer and baseball fields due to its close proximity to all of the schools. In the loss of 2 fields there will be discussion for a future disposition. R. Philip advised that Dore+Whittier is working with faculty re: what needs to happen in the building with the Administrative Suite, Conference Rooms and Conference Space, Teacher Collaboration Space. The Teacher Collaboration Space went from 6 spaces to 3 spaces. Teaching staff will come in and use the collaboration space when meetings are not being conducted within the space. There is space in the center of the Teacher Collaboration Space for staff to gather around the table and conduct meetings. PreK Wing is space with great sight lines throughout incorporating visuals with seating and planning for the instructional wall. - Questions and concerns raised about shades on door sidelites and windows for security. Extended Learning Areas will have transparency and screening through sidelites and it is important the sightlines are present for staff to see what is going on in the classroom areas. Within the Extended Learning Areas there are different zones, i.e. lunch space, play area, spaces with furniture on casters for flexibility to move and be convertible for an ever changing and flexible space for students to learn in. Media Center / Library will have bookshelves in a central location and a lot of conversations will be taking share with Dore+Whittier to get these spaces to where they are envisioned to suit the students. <i>S. Turner likes the diagrams and how it creates identities in how they are interpreted. Teacher's Work Room and Meeting Room is open and fluid. It is a place for teachers to go and do their copying and filing.</i> Project Aesthetics Interior and exterior spaces include common themes of color with natural materials including warm tones, wood tones, green tones and blue tones as part of the theme to be used in the building and included in the wayfinding. It is important to use the color schemes/tones so that students are provided with a feeling of home. Colors associate everything for kids and allows for the perception of wayfinding and helps them know their spaces well. P. Melaragni asked if these would be part of the color palette and if there would be many tones. L.Dore advised P. Melaragni he could join the Color Committee and assist in the choices. - Cafeteria tables shown are placeholders as they are to provide a sense of what the space will look like with furniture in it. Cafeteria tables and furnishings have not been chosen yet.

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		- One of the aspects that is important is to bring the outside inside with the light provided from the floor to ceiling windows, the fixtures included in the space and there are quiet rooms off of the Cafeteria where the STRIDE students will be able to enjoy their lunch and K. Bissell advised that this will be important in the PreK-5 school as there are 30+ students that will need to use these quiet rooms as the larger spaces of the Cafeteria are intimidating to these students. Currently, lunch bunches are held 4-5 days a week. CARES can also use these spaces as shared spaces as well. Never enough meeting rooms so if there ever is a need these spaces can be used when not in use by STRIDE or CARES students. - Overhands and solar studies on the elevations will be coming. Cafeteria is facing Ballardvale abutters. Energy Code and more windows with more sun that comes in may perhaps need work done for sun shading. - View of the Library contained wood beams and reading nook under the stair and bringing the outside inside to the library. - Cafeteria Art Wall and wrap around – good real estate choices and opportunity as well above the kitchen space on the wall. - Lighting Fixtures and Attic Stock – D. Kelley asked that it be taken into consideration that lighting fixtures that are chosen are those that will have longevity and accessibility for the long run. The District keeps its schools for a long time and it would be beneficial to have the lighting fixtures be easily maintained with supplies that will be easily purchase over the long term. - Exciting preference for Terrazzo in circulation space including stairways where it can be made into different shades of color to mimic a waterfall or river on the stairway. Terrazzo is durable and a long lasting material. P. Melaragni and D. Kelley were happy with and love terrazzo. - In specification, everything specified and chosen needs to have 3 equals. Design materials need to be vetted, tested and time tested. Once these choices are made, the specifications start to get formulated from here. - Academic Wing will have sustainable material that is products that are durable, or same color theme throughout – linoleum in more features and themes to suit the students environment and their needs. - Clear Circulation Paths provided with linoleum in themes assists in wayfinding and also it does not need to be waxed and stripped and is a renewable resource. - Images of the Extended Learning Area show construction of wall seating, zones for teaching and a view towards the North and a view looking back to Extended Learning Area. - Window seats, LEGO Wall, Teaching Walls, Play Zones and Extended Learning will be present in the ELA PreK Area.

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		- There are 50 years of terrazzo in school buildings – lots of longevity. Exterior Update Project Inspiration: The Baldwin Apple Tree <i>The school would be designed to emulate the tree’s essence, where every child could feel rooted and free to grow. Here’s how the Baldwin tree is a metaphor for the architectural vision:</i> Roots: A Strong Foundation The school would be grounded in the values of curiosity and community. The foundation, like the tree’s roots, would spread wide and deep, symbolizing the knowledge and support systems that anchor children as they begin their educational journey. Trunk: The Pillar of Learning Central, multi-purpose core: Cafeteria and Gymnasium gathering spaces are the “trunk” of the school. These spaces, tall and strong, are the core where children, teachers, and families can gather for assemblies, cultural events, and celebrations. It represents strength, stability, and shared purpose. Branches: A Canopy of Growth The classrooms wings extend like branches from the central core. Each classroom is designed to be modular and adaptive, filled with natural light and airflow. Extended learning areas and small group rooms foster an environment that encourages exploration and interaction. Leaves: Individual Potential The leaves, ever-changing yet integral to the tree’s life, symbolize the children themselves. Outdoor learning spaces, art walls, and play areas are created to nurture each child’s unique creativity and curiosity. Each child can grow and flourish, much like the leaves transforming under the sun. Shade: A Place for All Like the Baldwin Tree, the school would offer shelter and inclusion. The design features communal spaces for the Town, ensuring the school is not just for children but a space for everyone to come together—celebrating life, knowledge, and unity. - Baldwin Apple Tree communicated and made into versions as cornice accents in blue. - Several SBC Members were not enthusiastic about the metal panels and requested it be looked at for a more traditional, classic look of brick or stone. This was an interpretation of 3 separate options of varying use of a blue accent color on the metal panel. Concern about the blue color fading over time and the Town keeping its schools a long time it may show its wear. <i>N. Golden wanted to know where Dore+Whittier is coming from for the metal panel, what its cost and longevity is as a material. Likes the concept of the Baldwin Apple Tree and understands what the color will be viewed like from Salem Street and color is what kids will home into as it is age</i>

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		appropriate. Inquired about there being accent colors of brick that might be suitable to explore more options. Thinks the idea of a full tree with branches and what you get as the sun hits the tree is a cool idea. • S. Turner advised that this school is an elementary school and this concept as shown has even less blue on it than the Middle School currently does and it is important for kids to want to be there at the school and that it is an inviting place to be. Color brought into it may make this what they need. Members advised that the fading of blue shows age but if it is brick, it is viewed as ageless. • Transitions and types will be further explored as this is a first pass with expressing color into the exterior of the building. • D. Kelley advised that he sees the metal panel as more maintenance as it is not as resilient to age and damage as a brick or stone product. • M. Gallezzo is not a fan of the floor to ceiling windows and wants another material on the walls. Concern about the cost to replace the window(s) if it breaks is a concern. • M. Gallezzo, D. Allan and D. Kelley are not fans of the metal panel and see the windows as potentially being more maintenance with fingerprints for custodians, etc. • P. Melaragni is not a fan of the “ponderosa” wood beams that are displayed on the exterior of the building. J. O’Connell advised they appear as scaffolding or staging. • C. Prendergast loves the design and the warmth and appreciates the attempt to find a happy medium and definitely explore options. • It was proposed that the glass start at 4 feet off of the ground as daylighting is likely to be incorporated. • S. Turner advised that he would be open to seeing examples of window walls similar to the proposed being used in school buildings and working well with PreK-5. L. Dore advised that Dore+Whittier would provide examples. • D. Ragsdale likes the brick vs. metal panel and loves the floor to ceiling windows in the Cafeteria as he likes the light for the students. Enjoys the tree connection to education but concerned about the tree connection to the building working. • J. O’Connell is struggling with the blue on the exterior of the building, concerned about the with the safety of the glass in the Cafeteria and the temperature that a window wall might cause in the Cafeteria in addition the potential injury student(s) could sustain if they walk or run into glass curtainwall in an elementary school space. There will be an analysis of glass for a full wall and partial wall vs. brick.

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		Landscape has a seating wall for students outside of the Cafeteria, bollards will also be present there and there will be security treatment as well. This will be presented with options at upcoming meeting.
24.04	Record	Building Systems Update M. Woodward of Garcia Galuska DeSousa (GGD) presented the HVAC System Options and Life Cycle Cost Analysis (LCCA) Summary. The Goals of the LCCA are: - 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 takes into account Energy Simulation of weather data, building occupancy and usage, system operating characteristics and utility rates and how these factors correlate to Energy Economics with Operating Costs, Installation Costs, Maintenance Costs, and Incentives and Tax Credits (if available) resulting in the Life Cycle Cost Analysis. There are specific Proposed Design Criteria Temperature Conditions that are taken into account: <u>Design Outdoor Temperature Data</u> Per ASHRAE Tables for Weather Station – Hanscom AFB: Heating 99.6% @ 2.6°F Heating & Cooling 0.4% @ 91°F db, 74°F wb Classrooms, Office, Cafeteria, Auditorium, Gym are proposed for all options to provide: Heating, Ventilation @ 70 °F db +/- 2°F Air Conditioning : 75°F db +/- 2°F with 55% RH +/- 5%RH Storage & Utility Room: Heating and Ventilation Only @ 70°F db for heating Unoccupied temperature setback of 55°F db Heating and 85°F db Cooling is provided for all options. All of the HVAC options are based on fossil fuel free, electrified heating systems that will be compared to a Massachusetts Opt-In Code Compliant Building and HVAC System. All of the options shall meet or

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		exceed MSBA Requirement for Additional Reimbursement, LEED Requirements, MA Opt-in Stretch Energy Code Requirements. 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 2: Geothermal Water-Source VRF (Variable Refrigerant Flow) and DOAS (Dedicated Outdoor Air Systems w/ Air Source Heat Pump) for Classrooms/Office areas & Water-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) • OPTION 4: Geothermal Heat Pump Plant - VAV Displacement System w/ Passive Radiant Cooling/Heating Panels and Geothermal Hydronic Heat Pump Chiller/Heating Plant for Chilled/Heating Hot Water (Fossil Fuel Free) The Sustainable Design Working Group after thoughtful consideration has been weighing the options and 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 are fossil fuel free systems and over an electrified heating grid that complies with Municipal Buildings in Massachusetts for reimbursement. All of the options shall meet or exceed the MSBA requirement for additional reimbursement as they are incentivized, LEED requirements, and MA Opt-in Stretch Energy Code Requirements. • <i>D. Kelley asked M. Woodward about the systems maintaining 70 degrees in Summer and Winter extreme temperatures. Extreme temperatures in Summer of 90 degrees and Winter of 0 degrees will make the heating and cooling systems struggle a little and work a little harder to maintain the 70 degree temperatures in Summer and Winter which would result in the 2 degree differential that is seen in the above chart.</i> • <i>N. Golden asked about whether with climate change if there will need to be provisions or adjustments to the heating and</i>

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		<i>cooling systems 30 years in the future when the temperatures may be different. M. Woodward advised that there are adjustments that can be made to the systems and the systems have an average 30 year life cycle where by 30 years from now most of the equipment will be aged out. So with that life cycle in 30 years the system may need to be replaced.</i> All of the proposed options have heating and cooling options built into them. The Sustainable Design Working Group evaluated the ground source versus air source of the Heating and Cooling Systems proposed. - It was found there were more benefits to those that are being considered in Options 1 and 3. - Option 1 is an Air-Source VRF which is very similar to a residential heating and cooling system with Dedicated Outdoor Air Systems with Air Source Heat Pump and Option 3 being similar to what is existing currently in school buildings with an Air Source Heat Pump with VAV Displacement System with Passive Radiant Cooling/Heating Panels and High Efficiency Air Source to Hydronic Heat Pump Chiller/Heating Plant for Chilled/Heating of Hot Water. - Option 3 is a system that involves moving water throughout the system compared to Option 1 which is moving refrigerant fluid throughout the system. - Options 2 and 4 involve similar systems but instead are using ground sourced well fields similar in nature to Geothermal (Option 4) utilizing the ground temperature to regulate the system by pumping water through the system utilizing the differential in the ground compared to that of the air temperature to the advantage and pulling heat and rejecting heat to those well fields. - LCCA Study Options without Federal Tax Credits was presented by M. Woodward of G-G-D showing the costs, data and what would potentially be the Town's return on investment for each of the options that could potentially be chosen for the new elementary school. - Followed by the Federal Tax Credits available as part of the Inflation Reduction Act (IRA) through the use of Geothermal in comparison to the other options available. The cost of drilling wells is very expensive and is an upfront cost to the project and it is necessary for a geothermal system.

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		○ There is a preference at this time for the Town not wanting to rely on federal tax credits due to the uncertainty of the credits existence when pursuing due to governmental changes that are currently occurring that might result in a system like geothermal incentives of tax credits that may or may not be viable or come to fruition after a considerable upfront investment by the Town. • Without Federal Tax Credits, the only options of Options 1 through 4 are Options 1 and 3. If the project is going to invest more on the Federal Tax Credits, then Options 2 and 4 make more sense for the project. • Option 3 without tax credits is Displacement Ventilation with an Air Source Heat Pump Plant and has the lowest life cycle cost of the system options studied as it yields approximately \$5.6M savings over the 50 year study period with an instant payback by having a lower capital investment than the baseline system. • Option 4 has the advantages of a geothermal system is that it yields an approximate \$8.7M savings over the 50 year study period with an instant payback, has the second lowest EUI of all the options, its system longevity, reduced maintenance, reduced downtime and improved controllability of equipment and the best acoustics as it does not require exterior mounted condensing equipment. • C. Prendergast asked what the lock-in point to be able to take advantage of the Utility Federal Tax Credit. M. Woodward advised that it is a very good question and it is very much in flux right now and it is something the SBC should discuss relating to their comfort with the direction of the Federal government currently and how it may impact the availability of the Federal Tax Credits. R. Philip advised that that portion of the incentive is not something the Town will see when the new elementary school project is completed as the return on the investment. ○ E. Slagle advised that the Town and the Project either go forward with the geothermal system because it is felt to be a better product and pay more for it and take the windfall later on when or if the Federal Tax Credit is available or the Town and Community goes forward with Option 3 which balances the efficient system with the return on investment. ○ N. Golden advised that he agrees with Town Manager, E. Slagle, as it seems that the Federal picture is too hard to predict at this time. It may be very difficult to state the words geothermal at Town Meeting and be able to convince the community of

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		the Federal Credit incentive when the Option 3 provides the benefits needed for the school project and the Town. ○ <i>D. Allan advised that Wilmington should not rely upon Federal Tax Credits and advised that the heating and cooling system is the most expensive and important components of the school building and it needs to be the right decision. This information should be digested a little bit more and wait until the next meeting on February 5, 2025 before pursuing a vote on the choice of system with the full SBC to take a vote on the system to pursue. D. Kelley will have this on his shoulders in the future and his input is valuable as to what will be successfully maintained by the Town going forward.</i> • <i>S. Turner asked how it is reconciled that there is the \$1M to \$2M delta between the options when the life cycle is less than half of the building especially when it is almost one-third of the duration the Town keeps its schools active.</i> ○ <i>How was that evaluated by the Working Group?</i> ○ <i>How do we evaluate less maintenance time and how does it translate to salary cost for maintaining the system?</i> • <i>D. Kelley advised that the Sustainability Working Group met today and is not taking into account the amount of site costs that would be incurred also as a result of the geothermal in the need to drill the wells which is potentially a high cost that the project may not get back.</i> ○ <i>In comparison to Option 3 which does not need such invasive site costs as it is moving water through the system, there is a greater amount of flexibility and the current maintenance staff and mechanical contractors have more experience with than with geothermal systems.</i> ○ <i>D. Kelley advised that the Working Group wanted to see Options 1 and 3 side by side so that an educated decision could be made as to which option is the best Option for this project by seeing the pros and cons of each option side-by-side.</i> ○ <i>D. Kelley advised that geothermal does not seem to be the option. M. Camoscio advised that the maintenance costs for Options 3 is nearly as much as Option 4. With Option 4, the investment of \$4M more per year would yield more electric savings by going ground source. M. Camoscio advised that with every year, the technology is improving and you can see with the electricity savings being a lot closer</i>

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		than it used to be. M. Camoscio further advised that without the Federal Tax Credit, the benefits of the ground source option of geothermal does not seem like the best path to pursue considering Option 3 is more flexible with the movement of water through the system and is a bit more certain with realizing the benefits of the system. ○ C. Prendergast asked if any of the options provide more LEED points than others? M. Woodward advised that Option 1 is projected to get 11 LEED points; Options 3 is projected to be worth 16 LEED points as are Options 2 and 4 both each 16 LEED points. ○ S. Turner advised that the matrix states that Option 3 says that it has the highest outdoor noise. Is it possible to make sure that the system is far away from any of the abutters? L. Dore advised that there are several ways that can be used to mitigate the outdoor noise that will be produced by the system and the project will work with the abutters to make sure their concerns are heard and mitigate the amount of disruption that could be potentially present with location, acoustical treatments, etc. ○ D. Kelley advised that sound attenuation fences and tree screening were discussed at the Abutters Meeting held earlier at 6pm and this is something can be further discussed with the Abutters and the SBC. • The Sustainable Design Working Group is leaning towards Option 3 as the most advantageous LCCA and interested in more input from others at the February 5, 2025 meeting before making a decision on a system. This Option will be further reviewed for a decision at the February 5, 2025 School Building Committee Meeting.
26.05	Record	Public Comments – None
26.06	Record	Discussion and Committee Questions • PR Working Group has met twice and discussions have been 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.
26.07	Record	Correspondence – None

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26.08	Record	Next Meeting: Wednesday, February 5, 2024 at 6:30pm Wilmington High School Large Group Instruction Room
26.09	Record	Adjourn G. Brand thanked the committee for their efforts and invited a motion to adjourn. – D. Ragsdale motioned to adjourn. V. Varbedian 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.