



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #34

June 3, 2025




Massachusetts School Building Authority

smma  FONTAINE
DORE & WHITTIER



Agenda

1. Call to Order
2. School Building Committee Membership
3. Approval of Minutes
4. Approval of Invoices
5. Community Outreach Follow-up
6. Design Update
7. Feedback on KartoonEDU pillar
8. Feedback on PR Materials
9. Working Group Updates
10. Discussion/Correspondence/New Items
11. Committee Questions
12. Public Comments
13. Next Meeting: Tuesday June 10, 2025
14. Adjourn

School Building Committee Membership



Approval of Minutes



FOR APPROVAL

April 29, 2025

WILDWOOD SCHOOL BUILDING COMMITTEE MEETING

Tuesday, April 29th, 2025 @ 6:00 PM
Remote meeting via Zoom

Dr. Brand called the meeting to order at 6:00 PM.

Mr. Ragsdale called a verbal roll call Glenn Brand, Diane Allan, Kevin Cairra, Dennis Kelley, Greg Bendel, Justin Couche, Michael Camoscio, Paul Ruggiero, Paul Melaragni, Christine Holloran, Christine Murray, Greg Minor, Eric Slagle, Kate Bissel, Stacy Scott, Stephen Turner, Nick Golden, Judy O'Connell, Christine Prendergast.

Absent: Marianne Gallezzo and Vivian Varbedian.

DISCUSSION OF ADVERTISEMENT FOR REQUEST FOR SERVICES (RFS) FOR AN OWNER'S PROJECT MANAGER (OPM)

Dr. Brand noted that item #2, and the sole reason for the group being here tonight would be the discussion of the discussion of the RFS for an Owners Project Manager. Mr. Slagle reminded the committee that a vote had been taken and a new OPM would be brought on for module 5 with the MSBA. The town had been working with the MSBA to bring on a new OPM onboard as soon as possible, with a draft RFS being provided to the MSBA. The project would need to be posted with the central register by May 1st, to be published on May 7, 2025, to maintain the MSBA's proposed schedule; and it would be required that the committee authorize the submission to the central register. Once the submission is complete, two weeks later the subcommittee would review the packages received, short listing firms and then schedule interviews. After interviews, another meeting would be scheduled to decide the finalist and appoint that firm as the OPM. After this, the MSBA would approve the final selection.

Ms. Allan asked to confirm that the day of May 7th would be required of the committee to be available. Mr. Slagle confirmed that the committee would only need to vote to approve the advertisement of the RFS for OPM services to be published with the Central Register on May 7th, and the earliest the town could receive packages for review. A final OPM selection package that is needed for submission to the MSBA would be due by June 11th. Ms. O'Connell noted that advertisements would be posted with the Town Clerk, Town Crier, and COMMBUYS on May 28th. Responses are due by May 27th, and packages would be prepared for pickup by May 28th. Ms. Allan confirmed that the firms should be shortlisted by May 28th.

Dr. Brand asked if there was any further business prior to the committee voting to authorize the advertisement of the RFS for OPM Services.

VOTE TO AUTHORIZE THE TOWN MANAGER'S OFFICE TO ADVERTISE THE RFS FOR AN OPM

Mr. Kelley made a motion to authorize the town managers office to advertise the RFS for OPM services, seconded by Ms. Allan, and unanimously voted to approve the town managers office to advertise the RFS for OPM services.

Dr. Brand thanked the committee for their support of electing a new OPM.

DISCUSSION/NEW ITEMS

Ms. O'Connell offered to put together a communication capturing important dates for the OPM selection committee, working with Dr. Brand and Mr. Slagle, to provide a detailed outlook of the processes to the committee.

Mr. Ragsdale noted that the sign-up genius is active for those who are interested in signing up for slots at the fourth of July celebration.

Dr. Brand thanked Mr. Slagle, Ms. O'Connell, and Mr. Kelley for their efforts in working as part of the leadership meetings, in preparations of the upcoming Town Meeting. The group reviewed a script of Dave Kartunen, the group had reviewed and approved his script to detail pillar 5 of the project. This presentation will be shared at Town Meeting with the approval of the town moderator. Dr. Brand noted that he would share this presentation ahead of time.

ADJOURNMENT

Mr. Melaragni made a motion to adjourn, seconded by Mr. Kelley, it was unanimously voted to adjourn. 6:20 pm.

Respectfully Submitted,

Thomas F. Donahue
Recording Secretary

Approval of Invoices



smma

SMMA
1000 Massachusetts Ave.
Cambridge, MA 02138

Warrant No. 24

Project: Wildwood Early Childhood Center, Wilmington, MA
SMMA Project No. 22127
Date: 6/3/2025
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 Architectural Basic Services - Schematic Design	23	4/30/2025		\$ 53,900.00	0002-0000	\$ 23,100.00
Dore+Whittier Architects Architectural Basic Services - Schematic Design	24	5/29/2025		\$ 23,100.00	0002-0000	\$ -
Dore+Whittier Architects Site Services - Designer Amendment No. 3 Traffic Study	23	4/30/2025	AM-3	\$ 8,250.00	0003-0000	\$ 2,310.00
Dore+Whittier Architects Site Services - Designer Amendment No. 3 Traffic Study	24	5/29/2025	AM-3	\$ 660.00	0003-0000	\$ 1,650.00
Fontaine Bros., Inc. PreConstruction Services - Schematic Design Phase	1	5/31/2025		\$ 50,000.00	0004-0000	\$ 320,000.00
KartunEDU Video Production Services for Community Outreach	INV-000150	5/6/2025		\$ 540.00	0004-0000	\$ 660.00
			Total	\$ 136,450.00		

Activities for the Month of April 2025

- | | |
|---|---|
| 1 | Weekly Leadership Working Group meetings to review progress. |
| 2 | Team Coordination |
| 3 | Prepare presentation and participate in School Building Committee Meetings on April 15th – review/approval of MSBA SD |
| 4 | Meetings with PR working group |
| 5 | Prepare DESE Submission Draft for SBC review by April 11th |
| 6 | Prepare SD Submission Draft for SBC review by April 11th |
| 7 | Prepare presentation and participate in School Building Committee Meetings – April 15th |
| 8 | Meeting with MSBA to discuss SD progress on April 17th |
| 9 | Prepare and submit final Schematic Design Submission to MSBA for April 24th |

Activities for the Month of May 2025

- 1 Weekly Leadership Working Group meetings to review progress.
- 2 Team Coordination – Prepare calendar invites for SBC meetings
- 3 Prepare presentation and boards, and participate in Abutters Meeting on May 13th
- 4 Meetings with PR working group – Flyer development
- 5 Develop video and physical model
- 6 Address preliminary MSBA comments with updated documents
- 7 Meeting with MSBA Project Scope and Budget and Project Transition Meeting May 21st
- 8 Prepare presentations for Community Forum on June 3rd
- 9 Prepare presentation for School Building Committee Meeting – June 3rd

Community Outreach



Community Outreach Efforts

SBC Meetings

Community Forums

Water Bill Inserts

District Superintendent's Newsletter

WCTV Wildcat Corner

Senior Center

Fun on the Fourth

School District Website

Project Specific Website with FAQs

Display Boards around Town

Town-Wide Communication of all
project Information

Design Update



A solid dark blue vertical bar on the left side of the slide.

MSBA

Comments

Update

Schematic Design Submission Comments

Module 4

4.1.1 DESE Submission

4.1.2 Schematic Design Binder

4.1.3 Schematic Design Project Manual

4.1.4 Schematic Design Drawings

Submitted on April 24th

Comments received May 28th

Response due by June 11th

PSR Variations From MSBA Guidelines

	PSR	MSBA Guidelines	Difference
Core Academic	45,700	35,250	10,450
Special Education	19,010	9,060	9,950
Art & Music	4,040	5,075	-1,035
Health & PE	12,300	6,300	6,000
Media Center	4,068	4,068	0
Dining & Food Services	9,458	9,458	0
Medical	710	710	0
Administration + Guidance	5,308	2,890	2,418
Custodial & Maintenance	2,355	2,355	0
Other	6,100	0	6,100
Total Building NFA	109,049	75,165	33,883
Total Building GFA	163,573	109,475	54,098

Areas Ineligible for Reimbursement

Core Academic

- Teacher Collaboration Spaces = **2,700**
- Portion of Extended Learning Areas (XLAs) = **2,000**

Health & Physical Ed.

- Gymnasium = **6,000**

Admin. + Guidance

- Reading, Math, Offices = **2,418**

"Other"

- Pre-K Extended Learning Area = **1,000**
- Teacher Wellness = **600**
- CARES offices = **300**

Total Area Ineligible for Reimbursement = 15,018 NSF

Variations From MSBA Guidelines

	SD	MSBA Guidelines	Difference
Core Academic	47,700	35,250	12,450
Special Education	19,010	9,060	9,950
Art & Music	5,075	5,075	0
Health & PE	12,300	6,300	6,000
Media Center	4,068	4,068	0
Dining & Food Services	10,058	9,458	600
Medical	710	710	0
Administration + Guidance	3,548	2,890	658
Custodial & Maintenance	2,355	2,355	0
Other	5,500	0	5,500
Total Building NFA	110,324	75,165	35,158
Total Building GFA	165,035	109,475	55,560

Areas Ineligible for Reimbursement

Core Academic

- Teacher Collaboration Spaces = **2,700**
- Portion of Extended Learning Areas (XLAs) = **2,000**

Health & Physical Ed.

- Gymnasium = **6,000**

Dining & Food Service

- Kitchen = **600**

Admin. + Guidance

- Offices = **658**

"Other"

- Pre-K Extended Learning Area = **790**
- CARES offices = **300**

Total Area Ineligible for Reimbursement = 13,048 NSF

KartoonEDU

W Elementary School
Schematic Design



A New PK-5 School
Built on Site of Existing
North Intermediate School

WILMINGTON PUBLIC SCHOOLS

Public Relations Materials

VOTE ON SEPT. 13TH & 16TH

What will it cost?

Wilmington has worked to develop a fiscally responsible school project aligned with state-wide standards. The Massachusetts School Building Authority (MSBA) has voted to contribute **approximately \$173.3 million** toward the total \$173.3 million project cost.

The project will require approval at the **Town Meeting on 9/13/2025** and a **Ballot Vote for debt exclusion on 9/16/2025**.

This is a rare opportunity to secure significant state funding while investing wisely in Wilmington's future.

Project Questions

For questions regarding the School Building Project, please email wildwoodprojectquestions@wpsk12.com.

Project website

<https://tinyurl.com/Wildwood-Building-Project>

Or simply scan the QR code below.



VOTE AT BOTH!

Town Meeting 9/13, Saturday
Debt Exclusion 9/16, Tuesday

WILMINGTON SCHOOL BUILDING PROJECT



UNIQUE OPPORTUNITY FOR WILMINGTON

Partnership

Wilmington has a rare opportunity to partner with the Massachusetts School Building Authority (MSBA) to build a new elementary school—at a fraction of the cost to local taxpayers.

Need

The need is clear! All six of our elementary schools are outdated—most built before 1965. This project will begin replacing three of the schools with a safe, modern, and effective learning environment for our elementary students.

Support

With MSBA support, Wilmington could receive **tens of millions in state funding**, significantly reducing the cost for residents. We've seen the benefits of working with MSBA through our new high school. And now, with MSBA support, a new PreK-5 school on the North Intermediate site could be the next step toward a better future for our children—and long-term savings for our town.

OVERALL SCHEDULE



WHY A COMBINED SCHOOL?

• Lower Costs. Smarter Investment.

Replacing three aging schools with one new building means **millions in state funding** and long-term savings on maintenance, energy, and staffing.

• Streamlined Operations. Stronger Community.

One modern school simplifies daily life for families and staff, centralizes before- and after-school care, and offers shared spaces like a gym, cafeteria, and outdoor play areas.

• Better Learning. Better Outcomes.

Fewer transitions mean more stability for students. The new school keeps a small-school feel with dedicated wings for PreK-2 and Grades 3-5, plus shared access to support services and enrichment.



LEGEND

- ① Bus entry
- ② Vehicle entry
- ③ Parking
- ④ Main Entry Plaza
- ⑤ PreK Entry
- ⑥ Playgrounds

Working Group Updates



Discussion/
Correspondence/
New Items



Committee Questions



Public Comment



**Thank
You**