



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #26

January 14, 2025



smma

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DORE + WHITTIER



Massachusetts School Building Authority



Agenda

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices
4. Design Update
 - Floor Plan Updates
 - Project Vision and Aesthetics
5. CM at Risk Update
6. Working Group Updates
 - Public Relations WG
 - Sustainability WG
 - Site / Landscape Working Group
7. Discussion/Correspondence/New Items
8. Committee Questions
9. Public Comments
10. Next Meeting: Jan 29, 2025
11. Adjourn

Approval of Minutes



FOR APPROVAL

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SMMA
1000 Massachusetts Ave.
Cambridge, MA 02138

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Minutes

Project Name:Wilmington Wildwood Early Childhood Center

Project Number:22127

RE:School Building Committee

Meeting Date:12/17/2024

Prepared by:Sarah A. Trianello

Meeting No:24

Location:Hybrid: In Person at Wilmington High School, 159 Church Street, Wilmington, and Remote Participation via Zoom

Distribution:Recording posted on Wildwood Building Project website, WCTV and YouTube

School Building Committee

Attendees

Wildwood School Building Committee

Diane M. AlbanPresent

Gracioso B. BendaPresent

Kate BissellPresent

Dr. Glenn Brand, ChairPresent

Kevin A. CarpiAbsent

Michael CamaricoPresent

Justin CasceRemote

Marianne GallezzoPresent

Nicholas GoldenRemote

Christine HolleranAbsent

John C. HollowayAbsent

Dennis KelleyPresent

Craig MinerPresent

Christine MurrayPresent

Judith O'ConnellAbsent

Christine PrendergastPresent

Paul J. MelaragniPresent

David A. RagsdalePresent

Paul RuggieroPresent

Stacey ScottPresent

R. Eric StaglePresent

Stephen TurnerPresent

Vivian Varbedian, Vice ChairPresent

SMMA OPM

Jake Leduc, Director, OPM Services and Project Manager

Sarah Trianello, Assistant Project Manager

Dore+Whittier Architects

Lee P. Dore, Principal Designer

Randi Philip, Project Manager

Item No.	Action	Discussion
24.01	Record	Chair, Glenn Brand, called the meeting to order at 6:35 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.
24.02	Record	Approval of Minutes G. Brand advised that the draft minutes of the December 3, 2024 School Building Committee Meeting were distributed for review and approval. - P. Melaragni motioned to approve the revised meeting minutes from the December 3, 2024 School Building Committee meeting, with a second motion by N. Golden.

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Item No.	Action	Discussion
		- Approval of Minutes Roll Call Vote: Affirmatively responded, passed unanimously. M. Gallezzo abstained due to absence from meeting. Approval of Invoices J. Leduc advised that there are two Warrants for approval, Warrant 19A in the amount of \$3,750 for SMMA's Basic OPM Services and Warrant 19B in the amount of \$95,232.58 for Dore+Whittier Architect's Architectural Design Services. - P. Ruggiero motioned to approve both Warrants on behalf of the Finance Working Group having met prior to the meeting to review these invoices. Motion seconded by C. Prendergast. - Approval of Minutes Roll Call Vote: Affirmatively responded, passed unanimously. Design Update - R. Philip provided update to the School Building Committee relating the updates that came forth from the meetings with the User Groups. - Biggest changes were prioritized with Teacher Collaboration Spaces located more centrally to serve the more than 40 staff on 1 level where 2 rooms were needed per level. - Art and Music flex class space towards Music of 1,000 sf. - MSBA asked to see the potential could be seen if living short in space could be lived within. It was determined that it did not work well. Spaces were needed for staff and services and Admin was place with Admin Staff location that allows supervision on each floor. - PreK entry use with parents bringing students into the school meeting staff at the Main Entry. - 35,000 sf portion is reimbursable with the delta of SPED being covered. 9,950 sf with potential for Art after the floor plan review with staff of what works what does not. - Medical Suite changes will be implemented. - Pink are extended learning spaces. 2 offices by the PreK entry. Art is right above the suite. - Teacher Collaboration Space, Toilet Rooms, etc. were added near the Cafeteria with 1 elevator bank (central in building). 1 Elevator is up to code. This was updated this morning since the release of the teacher Collaboration Spaces with specialists near Admin team and classroom wing. Second floor second Art classroom with closer STEM access to

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Item No.	Action	Discussion
		stem areas as desired. Admin is on the right and the Math tutor (200 sf) to meet in space. - Third Floor had greatest changes implemented with no program that needed to go back. There will be 18-22 classrooms on the third floor with 12-14 classrooms on the second and ground floors. - How many classrooms, by school building, does this compare to currently? - Small group rooms are on all floors between classrooms. There are extended learning spaces with acoustical partitions with small group in classroom areas enabling flexibility. - Areas are fitted with whiteboards in each of the spaces. - Is there a price difference between materials and aesthetics? - What are the majority desiring or envisioning? This knowledge will be helpful in the due diligence that can be performed to price in the estimates. - Dore+Whittier is interpreting and displaying based on the feedback from the SBC with the colored dots provided on the precedent images. - This effort is to assist in narrowing down the overall feeling that is trying to be achieved in the teaching environment i.e. progressive or traditional style. Currently, heading down the road of practical and utilitarian spaces is the direction that is being sought and importantly cost effective. - o P. Melaragni advised that Wilmington is not looking for the Taj Mahal, but natural light in places is preferred, natural colorings yet with some playfulness and continuity throughout the spaces in the school. - Landscape is preferred to be softer versus harder with landscape area for movement. - Shading aspect is important on hot sunny days. - Solar canopies vs. panels on roof? - Plaza entries vs. plazas? What is the sentiment? - Hallways with durable wall block with painted surfaces do not make sense. - Idea: Neighborhood aesthetic on each floor gets named by school i.e. North, Woburn, Wildwood then classification
		Site Investigation - Traffic Studies have been performed at the North Intermediate site in the morning and afternoon periods observing passenger vehicles and buses with all vehicles accommodated on the site itself

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Item No.	Action	Discussion
		Instruction Room and Remote Participation via Zoom
		Adjourn G. Brand thanked the committee for their efforts and invited a motion to adjourn. - P. Melaragni motioned to adjourn. K. Bissell seconded the motion. Roll call vote, motion carried by unanimous vote.

fects the understanding reached. Please contact the author if you have any comment with these Project Minutes.

Approval of Invoices



FOR APPROVAL



SMMA
1000 Massachusetts Ave.
Cambridge, MA 02138

Warrant No. 20 A

Project: Wildwood Early Childhood Center, Wilmington, MA
SMMA Project No. 22127
Date: 1/14/2025
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
SMMA	62518	1/8/2025	\$ 3,750.00	0001-0000	\$ 7,500.00
OPM Basic Services - Feasibility Study					
			Total	\$	3,750.00

Activities for the Month of December 2024

- Weekly Leadership Working Group meetings to review progress
- Participate in PR Working Group meetings
- Preparation of the Monthly Reporting to the MSBA
- Working with Designer and Leadership Working Group to finalize details for the December 3 and December 17 Meeting Agendas and Presentations
- Participated in Meetings with the Sustainability Working Group
- Led the CM-R Procurement Process and conducted CM Prequalification Working Group Kick-Off Meeting
- Prepared meeting minutes of the December 3, 2024 School Building Committee Meeting for review and approval at the December 17, 2024 SBC Meeting.
- Prepare meeting minutes of the December 17, 2024 School Building Committee Meeting for review and approval at the January 14, 2025 SBC Meeting.
- Prepare presentation and participate in School Building Committee Meeting November 19, 2024
- Prepare response and documentation in response to MSBA's PSR Comments for District's Response Submission
- Submission of Application and answering any followup questions that were forthcoming relating to the Inspector General Application to Proceed with Construction Management at Risk Construction Delivery Method upon District's decision.
- Coordination with District Procurement Office for Advertisement Issuance
- Finalizing the Request for Qualifications for the Construction Manager at Risk and Preparing for Distribution
- Draft, review and refinement of the Request for Proposals from Construction Managers at Risk for review by Town and Town Counsel.
- Coordination with District Procurement Office for Distribution of the Request for Qualifications
- Preparing tabulation documentation for review of anticipated qualifications submissions for review for the Prequalification Working Group
- Tracking of the Response Forms for the Potential Construction Manager Respondents
- Created Presentation and Conducted Virtual Walkthrough with Potential Construction Management Firm Respondents and reviewing project details and answering questions.
- Setting the meetings in the Calendars of the 2025 School Building Committee Meetings and creating Agendas to correspond with these dates as placeholders to be set with the Town Clerk.



SMMA
1000 Massachusetts Ave.
Cambridge, MA 02138

Warrant No. 20 B

Project: Wildwood Early Childhood Center, Wilmington, MA
SMMA Project No. 22127
Date: 1/14/2025
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	19	12/31/2024	\$ 53,900.00	0002-0000	\$ 238,700.00
Architectural Basic Services - Schematic Design					
Dore+Whittier Architects	19	12/31/2024	AM-3 \$ 5,087.50	0003-0000	\$ 6,050.00
Site Services - Designer Amendment No. 3 Site Survey					
Dore+Whittier Architects	19	12/31/2024	AM-3 \$ 22,242.00	0003-0000	\$ 5,527.50
Site Services - Designer Amendment No. 3 Geotechnical Engineering					
Dore+Whittier Architects	18	12/31/2024	AM-3 \$ 13,200.00	0003-0000	\$ 11,880.00
Site Services - Designer Amendment No. 3 Traffic Study					
Michael Camoscio	Check 262	12/5/2024	\$ 625.00	0004-0000	\$ 5,435.41
Reimbursement for Printing, Cutting and Shrink Wrapped for Delivery of Water Bill Inserts in Color for Wildwood School Building Project performed by Shawsheen Valley Technical High School					
Total					\$ 95,054.50

Activities for the Month of December 2024

- Weekly Leadership Working Group meetings to review progress
- Participate in PR Working Group meetings
- Prepare presentation and participate in School Building Committee Meetings on Dec 3rd and Dec 17th
- Report out on investigation reports (Traffic Study, Site Survey, Geotech, Geoenvironmental) of preferred site.
- Floor plan refinement and associated meetings with District Leadership Team
- Exterior, interior and landscape visioning
- Meeting with Sustainability Working Group
- Building Systems Overview presentation
- Assist with CM-R procurement process

Design Update



User Group Meeting Update

User Group Update: Program Variations

	PSR	SD	MSBA Guidelines	Difference
Core Academic	45,700	45,700	35,250	10,450
Special Education	19,010	19,010	9,060	9,950
Art & Music	4,040	5,075	5,075	0
Health & PE	12,300	12,300	6,300	6,000
Media Center	4,068	4,068	4,068	0
Dining & Food Services	9,458	9,458	9,458	0
Medical	710	710	710	0
Administration + Guidance	5,308	5,548	2,890	2,658
Custodial & Maintenance	2,355	2,355	2,355	0
Other	6,100	5,800	0	5,800
Total Building NFA	109,049	110,024	75,165	34, 858
Total Building GFA	163,573	165,035	109,475	55,560

Feedback

Core Academic

- Teacher Collab. locate centrally, combined
- No change in Square Footage

Art & Music

- Additional Art classroom
- Change in overall Square Footage

Admin & Guidance

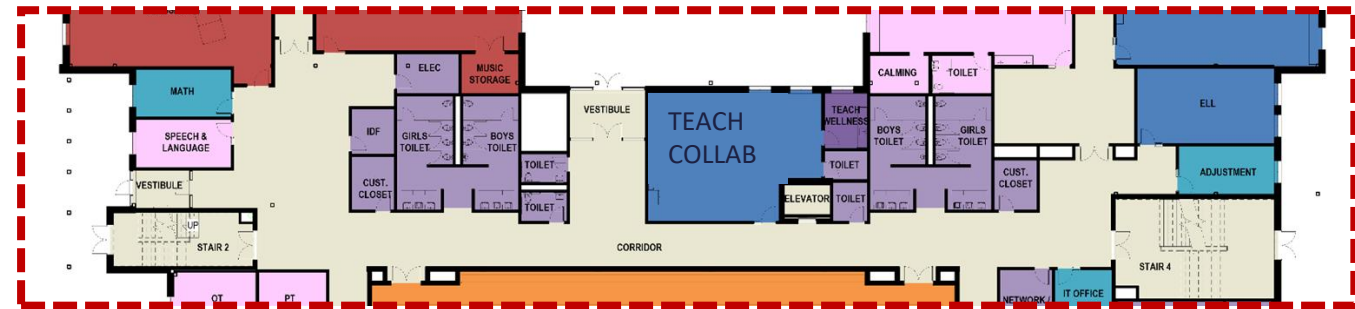
- Locating Assistant Principal on second level
- Space for Literacy Coordinator
- Space for STEM Coordinator
- Change in Square Footage

Other

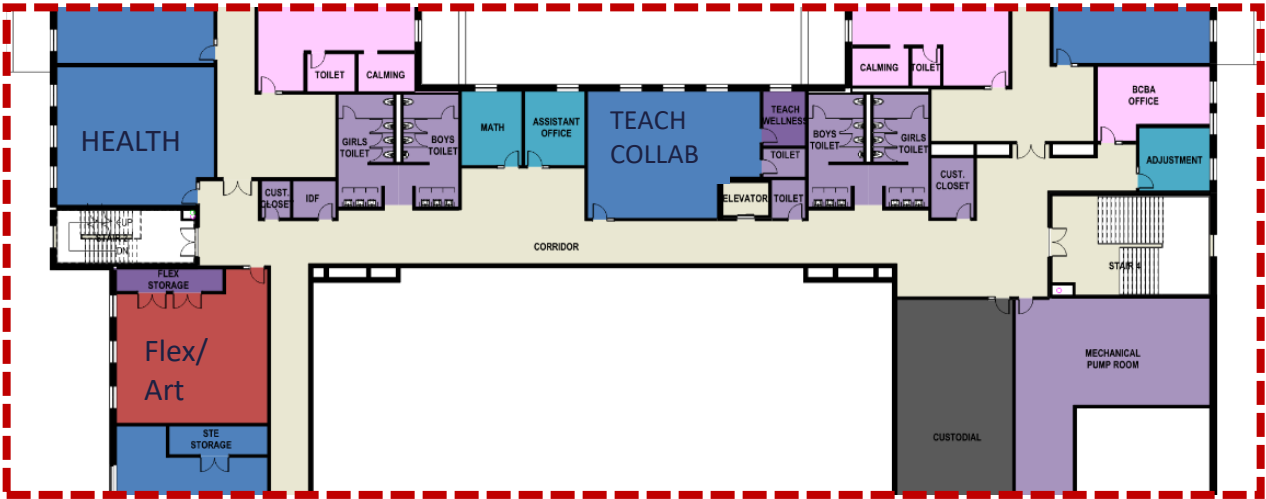
- Reduction in Wellness Rooms
- Change in overall Square Footage

Floor Plan Update

 First Floor

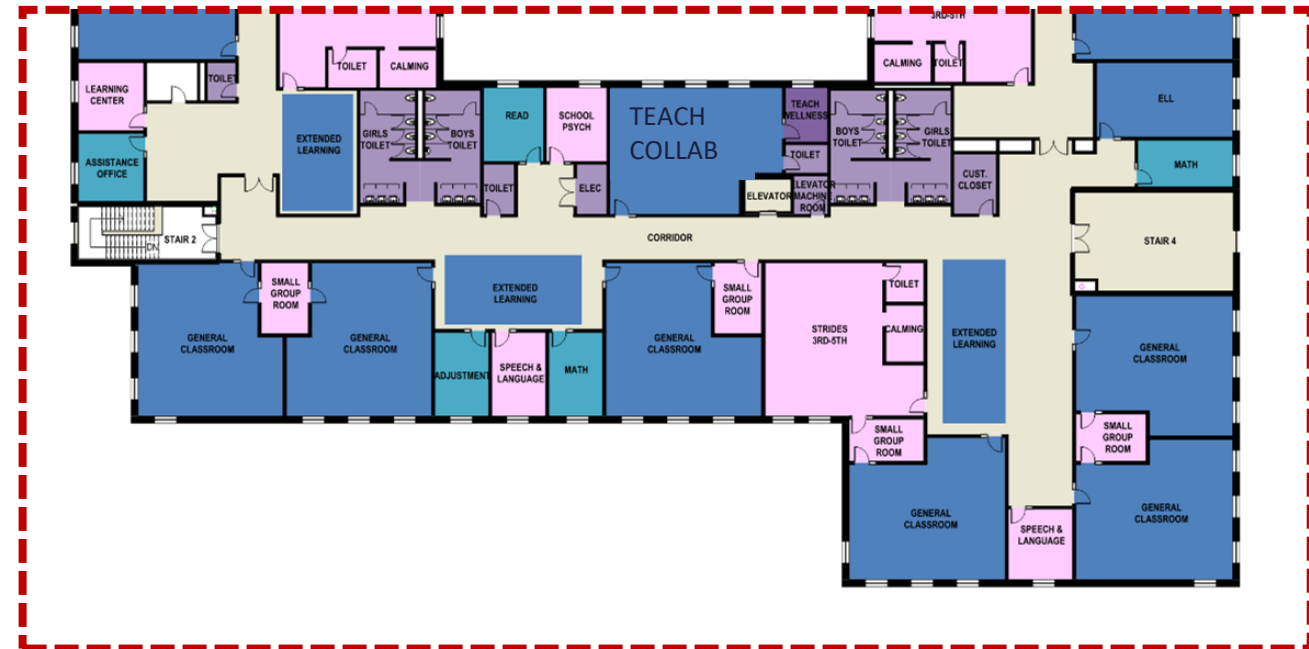
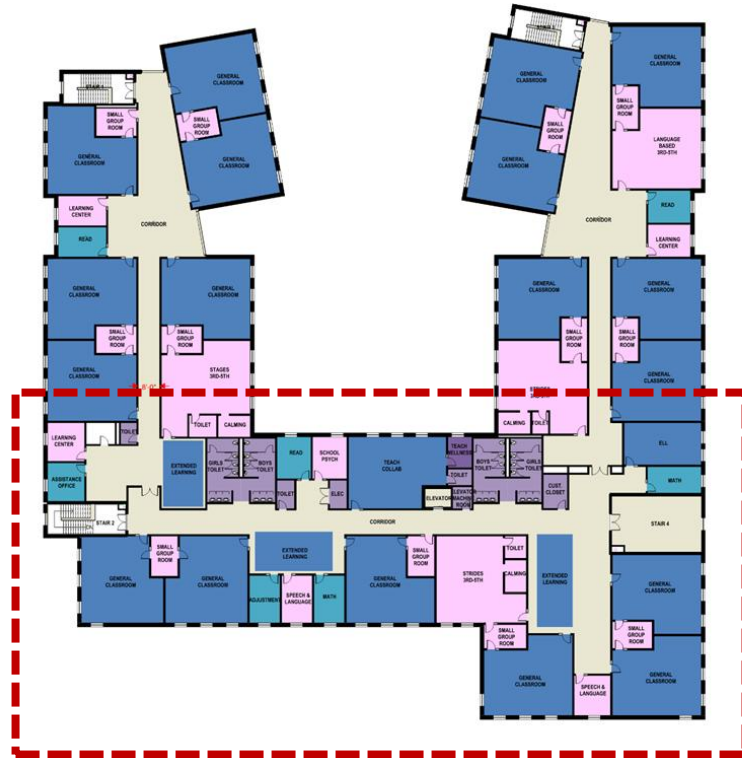


Floor Plan Review: Art and Teacher Collaboration



⌚ Second Floor

Floor Plan Review: Teacher Collaboration

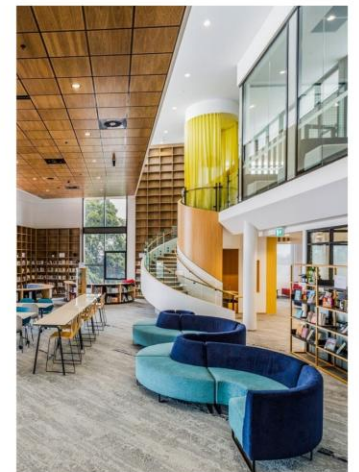
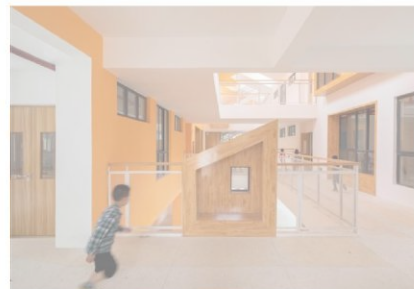
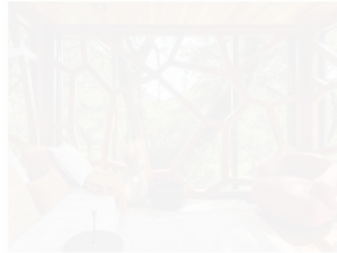
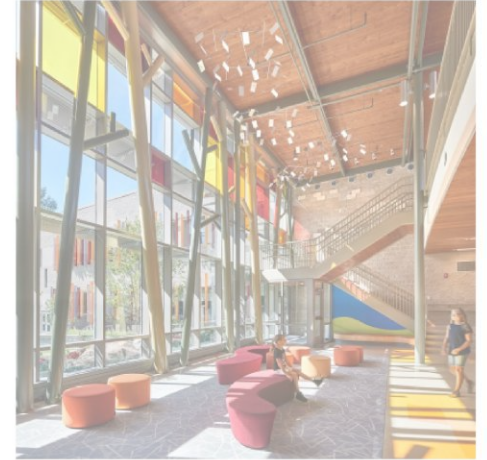


Third Floor

Aesthetic Imagery Visioning: Interiors

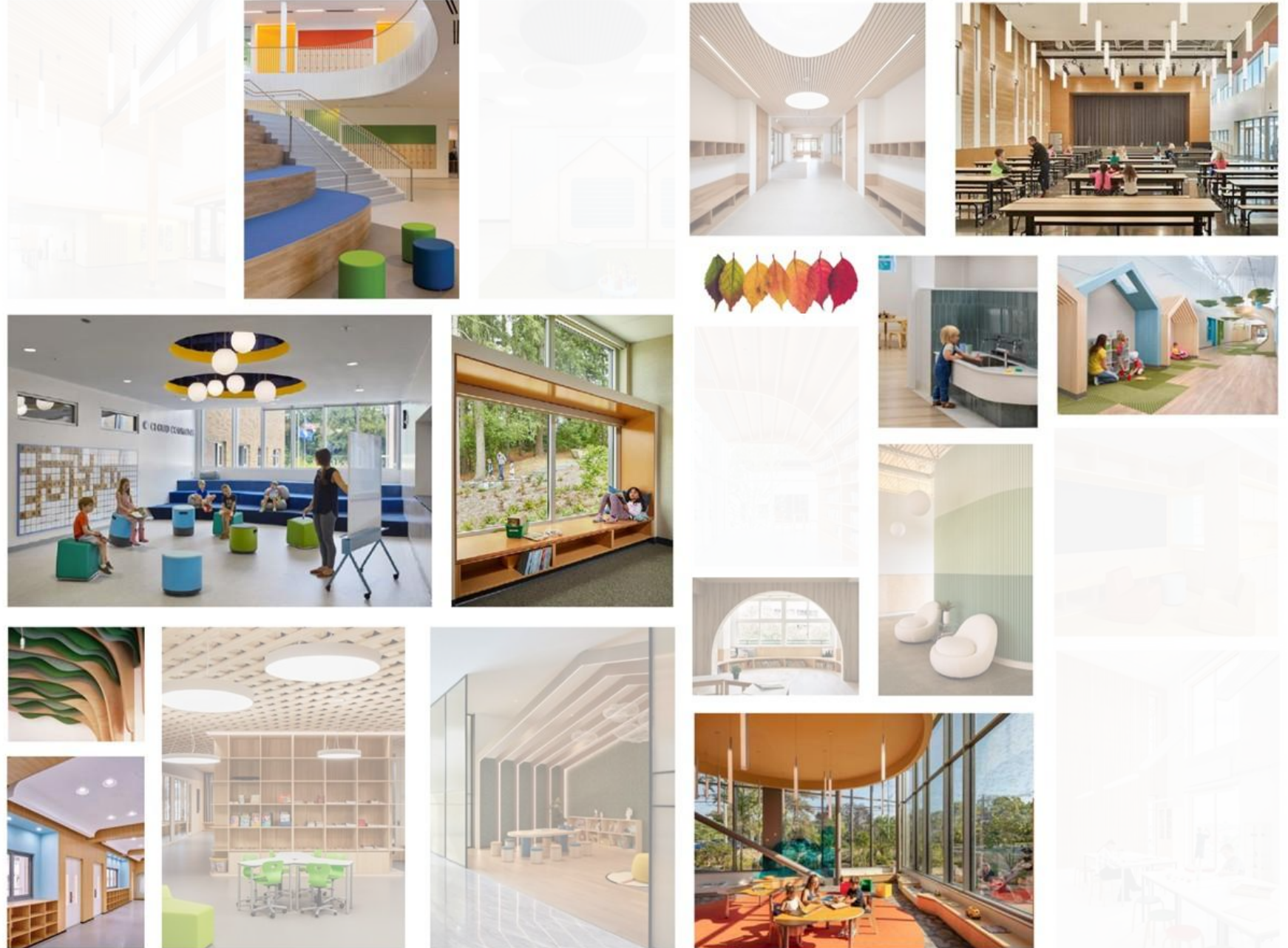
Aesthetic Imagery Visioning: Interior

Common Themes:



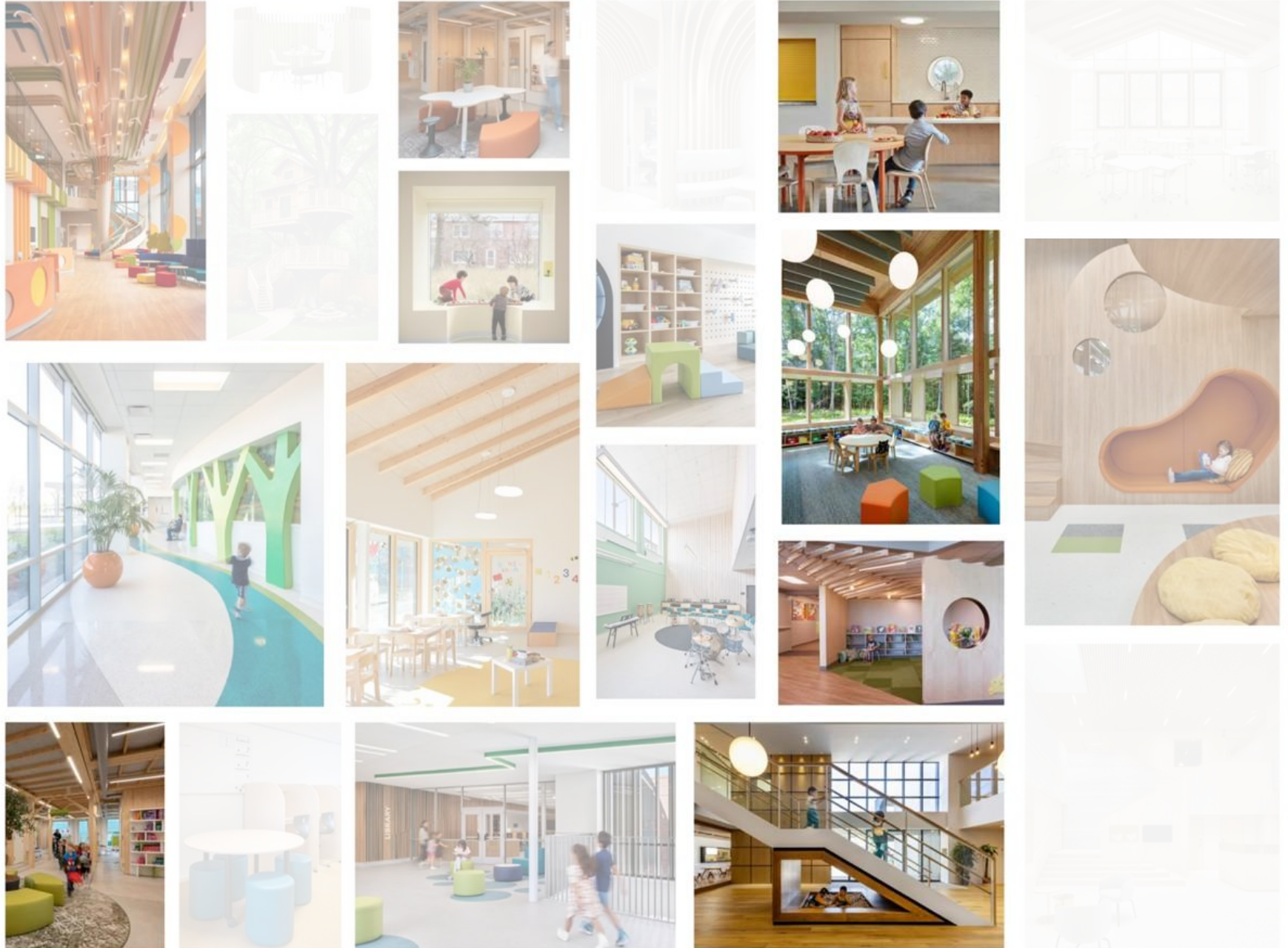
Aesthetic Imagery Visioning: Interior

Common Themes:



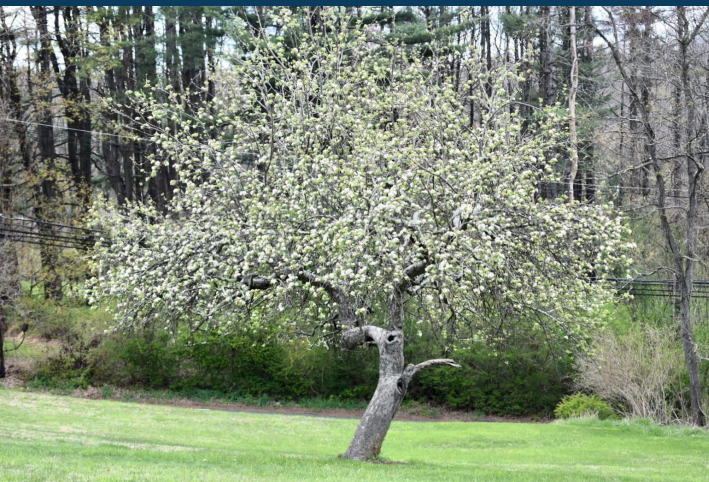
Aesthetic Imagery Visioning: Interior

Common Themes:



Aesthetic
Imagery
Visioning:
Inspiration

Inspiration from Wilmington's History



The Baldwin Tree

The Baldwin apple, a once-popular variety in New England, has deep roots in Wilmington, Massachusetts. Around 1740, a chance seedling was discovered on the farm of John Ball in Wilmington. The farm later came into the possession of a Mr. Butters, who named the apple "Woodpecker" because the tree was frequented by woodpeckers.

-Wikipedia

The apple gained prominence through Colonel Loammi Baldwin, a Revolutionary War veteran and engineer from nearby Woburn. After being introduced to the apple by Deacon Samuel Thompson, Baldwin recognized its potential and propagated it throughout eastern Massachusetts. In honor of his efforts, the apple was named the Baldwin.

-New England Historical Society

To commemorate the origin of the Baldwin apple, a monument was erected in 1895 by the Rumford Historical Association at the corner of Chestnut Street and Emery Lane in Wilmington. The inscription reads:

"This monument marks the site of the first Baldwin Apple Tree found growing wild near here. It fell in the gale of 1815. The apple first known as the Butters, Woodpecker or Pecker apple was named after Col. Loammi Baldwin of Woburn."

-Patch

Inspiration from Wilmington's History



Inspiration from Wilmington's History



Inspiration

Stages of Growth



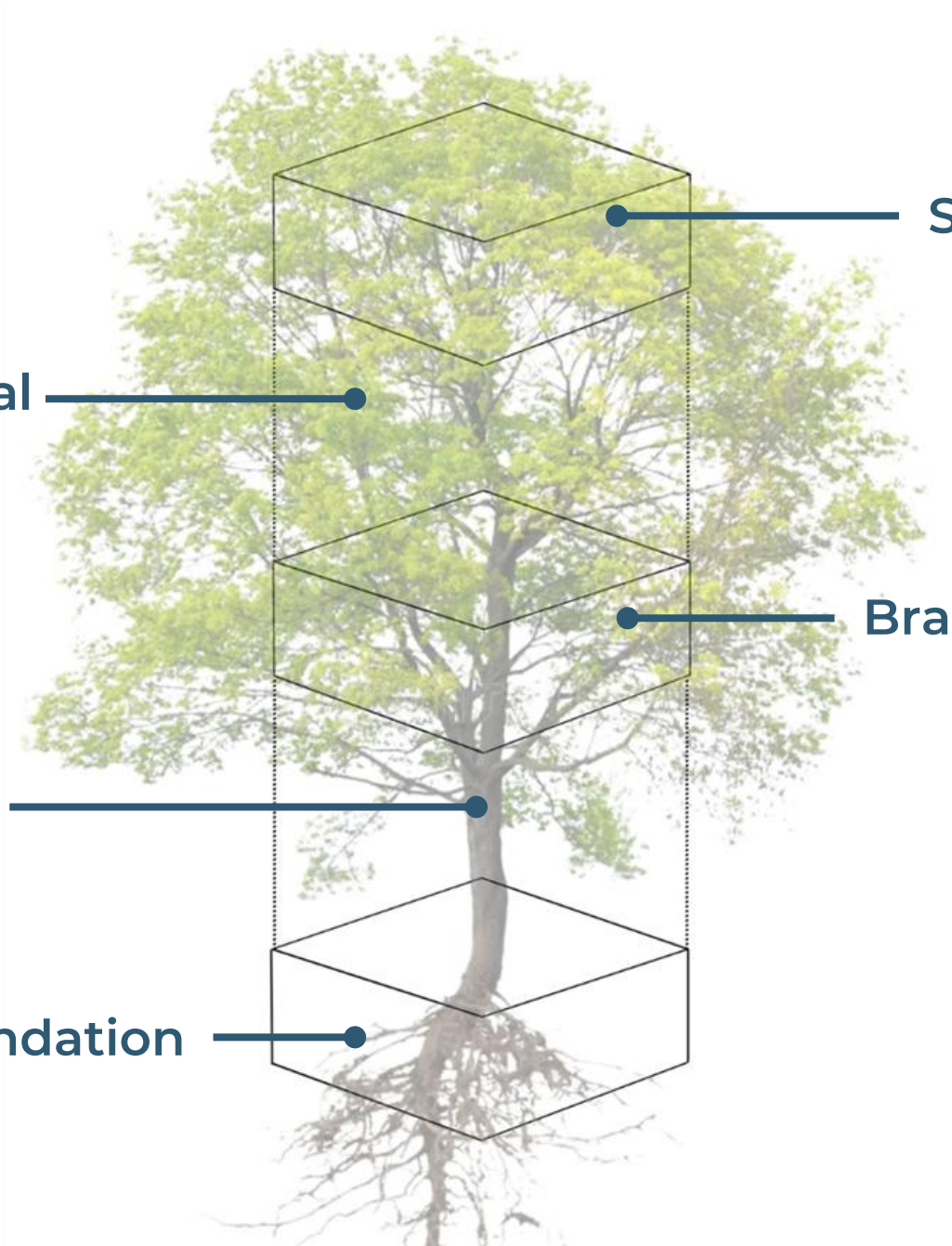
Leaves = Individual Potential

Trunk = Pillar of Learning

Roots = A Strong Foundation

Shade = A Place for All

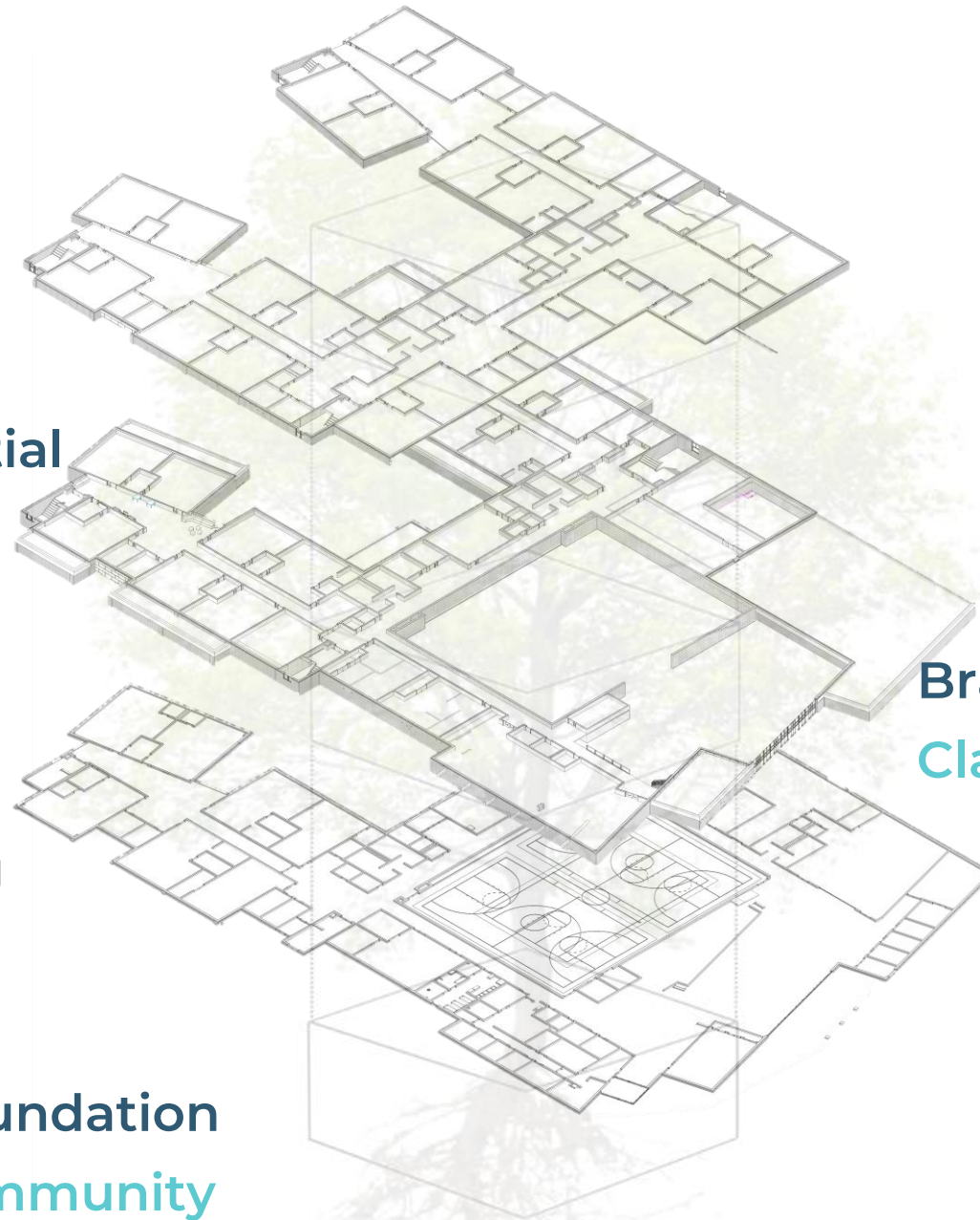
Branches = Canopy of Growth



Leaves = Individual Potential
The Children

Trunk = Pillar of Learning
Gathering Spaces

Roots = A Strong Foundation
The Wilmington Community



Shade = A Place for All
Community Spaces

Branches = Canopy of Growth
Classroom Wings

Aesthetic
Imagery
Visioning:
Exteriors

Common Themes:



Aesthetic Imagery Visioning: Exterior

- Masonry
- Natural light
- Shading/Canopy
- Natural Materials



Southeast View of Main Entry





Southeast Perspective





East Perspective

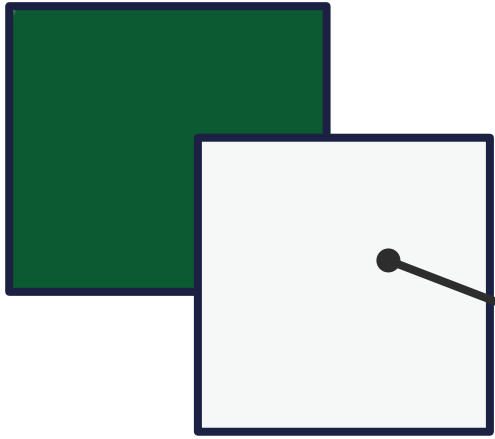




Southwest Perspective

Aesthetic Imagery Visioning: Exterior Materials





Construction Manager at Risk



Working Group Updates



Discussion,
Correspondence,
New Items



Committee Questions



Public Comment



**Thank
You**