

Project Minutes

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Prepared by:	Sarah A. Traniello	Meeting Date:	7/23/2024
Re:	School Building Committee	Meeting No:	18
Location:	Remote Participation via Zoom		Hybrid

Distribution: School Building Committee (MF):

Attendees:

School Building Committee

Remote	Dr. Glenn Brand, <i>School Superintendent, School Building Committee Chair</i>
Remote	Paul Ruggiero, <i>Assistant Superintendent of Administration & Finance</i>
Remote	Diane M. Allan, <i>Permanent Building Committee</i>
A	John C. Holloway, <i>Permanent Building Committee</i>
Remote	Gregory B. Bendel, <i>Board of Selectmen</i>
A	Kevin A. Caira, <i>Board of Selectmen Alternate</i>
Remote	Kate Bissell, <i>Wildwood School Principal</i>
A	Stacey Scott, <i>Woburn Street School Principal</i>
Remote	Christine Holloran, <i>Wildwood Teacher</i>
A	Alice Brown-LeGrand, <i>Director of Student Support Services</i>
Remote	Dennis Kelley, <i>Building Systems Manager, Wilmington Public Buildings Department</i>
Remote	Eric Slagel, <i>Town Manager</i>
Remote	Judith O'Connell, <i>Assistant Town Manager</i>
Remote	Nick Golden, <i>School Committee</i>
A	Paul J. Melaragni, <i>Permanent Building Committee</i>
Remote	David A. Ragsdale, <i>School Committee Vice Chair</i>
Remote	Marianne Gallezzo, <i>Finance Committee Member</i>
Remote	Michael Camoscio, <i>North Side Parent, Mechanical Engineer</i>
Remote	Craig Miner, <i>West Side Parent, Civil Engineer</i>
Remote	Vivian Varbedian, <i>North Side Parent, Project Manager, School Building Committee Co-Chair</i>
Remote	Christine Prendergast, <i>North Side Parent</i>
Remote	Justin Cusce, <i>North Side Parent</i>

Dore+Whittier Architects

A	Donald Walter, <i>Principal-In-Charge</i>
Remote	Lee P. Dore, <i>Principal, Designer</i>
Remote	Rani Philip, <i>Project Manager</i>

SMMA

Remote	Julie Leduc, <i>Director of OPM Services and Project Manager</i>
Remote	Sarah Traniello, <i>Assistant Project Manager</i>

Item #	Action	Discussion
18.1	Record	Wilmington Public Schools Superintendent, Dr. Glenn Brand, called the meeting to order at 6:38 PM. Roll Call of the School Building Committee was performed to account for all of those who are present. <i>The attendance based on the roll call can be found on page 1 of these minutes.</i>
18.2	Record	Approval of Minutes V. Varbedian motioned to approve the meeting minutes from the June 25, 2024, School Building Committee meeting, with a second motion by C. Prendergast. Roll call vote. The motion was carried by unanimous vote.
18.3	Record	Approval of Invoices J. Leduc presented Warrant No. 13 with SMMA's monthly invoice for OPM Basic Services in the amount of \$7,500 and Dore+Whittier Architect's monthly invoice for Feasibility Study Design Services in the amount of \$31,500. The total for Warrant No. 13 is \$39,000.00. D. Kelley made a motion from the Finance Working Group to approve SMMA's invoice in the amount of \$7,500 and Dore+Whittier Architect's invoice in the amount of \$31,500 for a Warrant No. 13 total of \$39,000. Motion seconded by C. Prendergast. Roll Call of the School Building Committee was performed to account for all of those who are present. The motion was carried by unanimous vote.
18.4	Record	Design Update G. Brand advised the Design Update will be provided by Dore+Whittier Architects with detail about the shortlisted alternatives from Preliminary Design (PDP) Phase and further developed during the Preferred Schematic Report (PSR) Phase leading up the August 20, 2024 Meeting for the School Building Committee to formulate its decision for the One Preferred Option for the Town of Wilmington. G. Bendel requested that the materials for the August 20, 2024 School Building Committee Meeting be provided to the Committee in advance of the meeting instead of the day of or day before the School Building Committee Meeting is to be held. This would provide the Committee with time to digest the information prior to the meeting. J. Leduc advised that it is not Dore+Whittier nor SMMA's intent to not share this important information with the Committee prior to the meeting as it was planned to have it in the Committee's hands earlier than the afternoon prior to the meeting. The results of the estimate were received by Dore+Whittier on Friday, July 19, 2024. Dore+Whittier and SMMA worked through the weekend to put documentation together to meet with Town's leadership to review with Judy O'Connell, Eric Slagle, Dr. Brand, and Paul Ruggiero to put together the financial data necessary for all of these options and then Town Manager Eric Slagle worked with the Interim Town Accountant to learn the local cost impact information. For the August 20, 2024 meeting, there will not be much more that is needed once this information has been generated and every effort will be made to get the meeting materials to the Committee 48 hours before the meeting. M. Gallezzo advised that it would be recommended to give the Committee a few days to digest the information before holding the School Building Committee. This way it will allow the Committee Members to form any questions that they have as it is really hard to ask questions since the Committee has only had the presentation to review for 3 hours. J. Leduc advised that the Leadership Working Group met earlier in the day because of the concern of the close proximity to the meeting and sending the presentation. It was recommended that the members of the Committee submit any questions that arise to the Chair, Vice Chair, and OPM who will in turn share it with the entire Committee for transparency so that all questions are brought forth to all and answered in the FAQs. R. Philip of Dore+Whittier presented the nine (9) options that were shortlisted from the original eighteen (18) options that were explored on the Wildwood Early Childhood School site, Woburn Street Site, North Intermediate Site and the Town Hall site. These nine (9) options were brought forth from the Preliminary Design Phase (PDP) Phase into the Preferred Schematic Report (PSR) Phase of the Feasibility Study for further development and exploration.

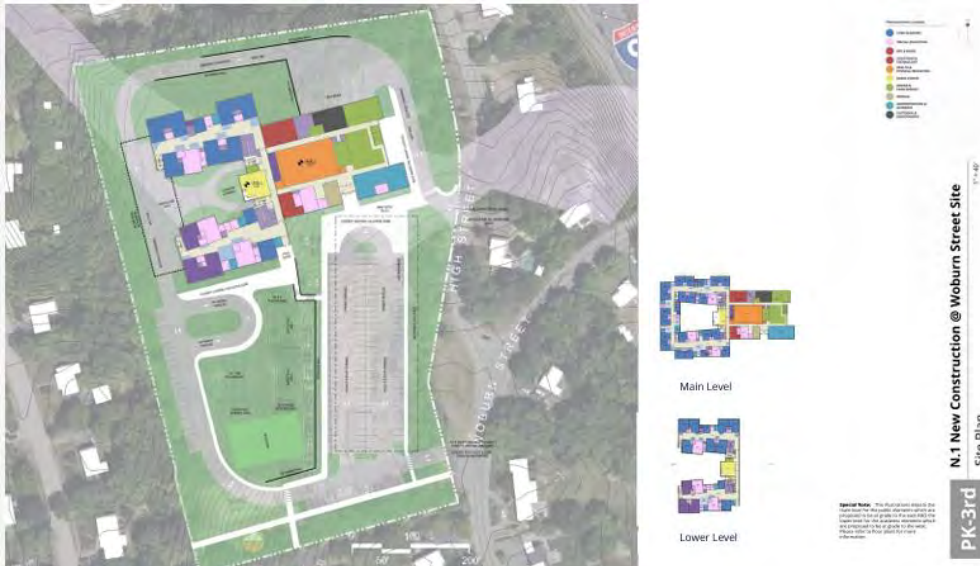
Item #	Action	Discussion																												
		<table><tr><th></th><th>Pre-K-K: 130+ Students</th><th>Pre-K-3: 510+ Students</th><th>Pre-K-5: 755+ Students</th></tr><tr><td rowspan="3">PDP Project Costs</td><td> REPAIR PK-K R.1 \$26.6 M- \$29.4 M </td><td> PK-3 R.1 (Woburn only) *Cost Comparison \$36.3 M- \$40.1 M </td><td> PK-5 R.1 (North only) *Cost Comparison \$29.5 M- \$32.6 M </td></tr><tr><td> RENO/ADD PK-K AR.1 *Cost Comparison \$78.0 M- \$86.2 M </td><td> PK-3 AR.1 *Cost Comparison \$135.0 M- \$149.2 M </td><td> PK-5 AR.1 \$193.3 M- \$213.6 M </td></tr><tr><td> NEW PK-K N.1 \$79.3 M- \$87.6 M </td><td> PK-3 N.1 \$135.7 M- \$150.0 M </td><td> PK-5 N.1 \$194.0 M- \$214.5 M </td></tr></table> - The five (5) options encircled below are those that are being further developed in the Preferred Schematic Phase as those that are not were requested to be carried forward by the MSBA in their PDP Comments for cost comparison in the PSR Phase. <table><tr><th></th><th>Pre-K-K: 130+ Students</th><th>Pre-K-3: 510+ Students</th><th>Pre-K-5: 755+ Students</th></tr><tr><td rowspan="3">PDP Project Costs</td><td> REPAIR PK-K R.1 \$26.6 M- \$29.4 M </td><td> PK-3 R.1 (Woburn only) *Cost Comparison \$36.3 M- \$40.1 M </td><td> PK-5 R.1 (North only) *Cost Comparison \$29.5 M- \$32.6 M </td></tr><tr><td> RENO/ADD PK-K AR.1 *Cost Comparison \$78.0 M- \$86.2 M </td><td> PK-3 AR.1 *Cost Comparison \$135.0 M- \$149.2 M </td><td> PK-5 AR.1 \$193.3 M- \$213.6 M </td></tr><tr><td> NEW PK-K N.1 \$79.3 M- \$87.6 M </td><td> PK-3 N.1 \$135.7 M- \$150.0 M </td><td> PK-5 N.1 \$194.0 M- \$214.5 M </td></tr></table> - The PreK-5 N.1 New Construction at the North Intermediate Site the floor plans are more refined with regards to the layout based on the programmatic changes where the public and private zones were improved upon, adjacency of spaces and their locations, travel distance from a safety and code standpoint and each of these options had these kinds of modifications. For each of the site plans, there was upgrading information that was provided from the public safety officials that enabled the improvement of circulation patterns for bus drop off and alternate pickup as well as PreK parent		Pre-K-K: 130+ Students	Pre-K-3: 510+ Students	Pre-K-5: 755+ Students	PDP Project Costs	REPAIR PK-K R.1 \$26.6 M- \$29.4 M	PK-3 R.1 (Woburn only) *Cost Comparison \$36.3 M- \$40.1 M	PK-5 R.1 (North only) *Cost Comparison \$29.5 M- \$32.6 M	RENO/ADD PK-K AR.1 *Cost Comparison \$78.0 M- \$86.2 M	PK-3 AR.1 *Cost Comparison \$135.0 M- \$149.2 M	PK-5 AR.1 \$193.3 M- \$213.6 M	NEW PK-K N.1 \$79.3 M- \$87.6 M	PK-3 N.1 \$135.7 M- \$150.0 M	PK-5 N.1 \$194.0 M- \$214.5 M		Pre-K-K: 130+ Students	Pre-K-3: 510+ Students	Pre-K-5: 755+ Students	PDP Project Costs	REPAIR PK-K R.1 \$26.6 M- \$29.4 M	PK-3 R.1 (Woburn only) *Cost Comparison \$36.3 M- \$40.1 M	PK-5 R.1 (North only) *Cost Comparison \$29.5 M- \$32.6 M	RENO/ADD PK-K AR.1 *Cost Comparison \$78.0 M- \$86.2 M	PK-3 AR.1 *Cost Comparison \$135.0 M- \$149.2 M	PK-5 AR.1 \$193.3 M- \$213.6 M	NEW PK-K N.1 \$79.3 M- \$87.6 M	PK-3 N.1 \$135.7 M- \$150.0 M	PK-5 N.1 \$194.0 M- \$214.5 M
	Pre-K-K: 130+ Students	Pre-K-3: 510+ Students	Pre-K-5: 755+ Students																											
PDP Project Costs	REPAIR PK-K R.1 \$26.6 M- \$29.4 M	PK-3 R.1 (Woburn only) *Cost Comparison \$36.3 M- \$40.1 M	PK-5 R.1 (North only) *Cost Comparison \$29.5 M- \$32.6 M																											
	RENO/ADD PK-K AR.1 *Cost Comparison \$78.0 M- \$86.2 M	PK-3 AR.1 *Cost Comparison \$135.0 M- \$149.2 M	PK-5 AR.1 \$193.3 M- \$213.6 M																											
	NEW PK-K N.1 \$79.3 M- \$87.6 M	PK-3 N.1 \$135.7 M- \$150.0 M	PK-5 N.1 \$194.0 M- \$214.5 M																											
	Pre-K-K: 130+ Students	Pre-K-3: 510+ Students	Pre-K-5: 755+ Students																											
PDP Project Costs	REPAIR PK-K R.1 \$26.6 M- \$29.4 M	PK-3 R.1 (Woburn only) *Cost Comparison \$36.3 M- \$40.1 M	PK-5 R.1 (North only) *Cost Comparison \$29.5 M- \$32.6 M																											
	RENO/ADD PK-K AR.1 *Cost Comparison \$78.0 M- \$86.2 M	PK-3 AR.1 *Cost Comparison \$135.0 M- \$149.2 M	PK-5 AR.1 \$193.3 M- \$213.6 M																											
	NEW PK-K N.1 \$79.3 M- \$87.6 M	PK-3 N.1 \$135.7 M- \$150.0 M	PK-5 N.1 \$194.0 M- \$214.5 M																											

Item #	Action	Discussion
		pickup and K-5 parent pickup circulation alternatives. This was looked at for emergency use as well as daily use. In PSR, with the alternate pickup, there was longer cueing lines provided for when it was necessary compared to the pickup cueing lines that were provided originally in the PDP phase. This was done to help better refine the option and will be done across all of the options as well that are being developed and studied. L. Dore advised that traffic studies have been discussed by several relating to the sites and the options being developed. The traffic studies will be performed during the Schematic Design phase and would be the first that is done once the One Preferred Option is selected. The traffic study shows the Designers how to get the vehicles off of the road and onto the site into cue lanes and these have been in mind through the development of each of these site options. One of the biggest concerns has been the ability of the site to handle enough of the cueing traffic to alleviate traffic concerns on the main road. All of these site options have been designed to pull the maximum number of cars in traffic off of the main roads and onto the site during drop-off and pick-up times and will also show us any off-site mitigation efforts that will need to happen to alleviate. The cost of those have been included in the cost estimates that will be presented. A proactive approach to this challenge on the development of each of these sites is how this has been handled. There will be a traffic study on the One Preferred Option site and a geotechnical investigation will be performed to there is a greater understanding of what is happening underground as well. Option PK-5 N.1 – Circulation Patterns Drop-Off Alternate Pick-Up Bus Vehicles Pre-K Vehicles

- The following is the PreK-5 Additions/Renovations Option which involves 4 levels of learning space. Both PreK-5 enrollment options have a 12,000 sf gymnasium incorporated into the program.



- The PreK-3 New Option at Woburn Street is a 2-story building just north of the existing building at Woburn Street site. This option has some significant retaining walls but does take advantage of the grade where from High Street to Woburn Street it looks like a single-story building and the second story is somewhat recessed into the site taking advantage of the grades.



- The PreK-3 Add Reno Option provides Additions and Renovations resulting in a 3-story building on the Woburn Street site. This building would have a view of a 2-story building from the main street but in reality it is 3 stories. In both PreK-3 options, the PreK and K grade levels are on the lower level to give them direct access to grade.



- The PreK-K New Option on the Wildwood Site is a single-story building. In the PSR phase, the public and private spaces were able to be improved to allow for any potential community use of the building.



Item #	Action	Discussion
		The PreK-K Add/Reno Option is also a single-story building on the Wildwood site. 
18.5	Record	Evaluation Matrix R. Philip reviewed the criteria on which the Evaluation Matrix will be based similar to that done in the PDP Phase. Criteria are as follows:  In the July meeting, the Evaluation Matrix that was used in the PDP Report will be used for the PSR Phase and further developed for moving forward and further defining the evaluation of the options against the criteria.

Item #	Action	Discussion																																																																																																																								
		Evaluations of the options were made utilizing the evaluation criteria and the findings were very similar to those found in the PDP phase including but not limited to those that involved the improved layout changes of the floor plans and site. The highest scoring alternative was the PreK-5 School at the North Intermediate Site, followed by the PreK-5 Add/Reno and the PreK-3 New at Woburn Street Site. N. Golden asked about the Total Time criteria and what it means. <i>R. Philip advised that Total Time relates to the amount of time it takes to address all of the needs of the PreK-5 population. For PreK-5 options, it would score higher because it is addressing the needs of PreK-5 whereas for PreK-3 options, it would score lower because it would not be addressing the needs of Grades 4-5. PreK-K scored lowest because it satisfies the PreK-K population and the Grades 1 through 5 populations would still need to have a solution to address their needs. The Repair Options also scored lower in these instances because these options only addressed the needs of that school population and leaving the remaining grade levels in need of their needs addressed.</i> D. Ragsdale asked why the Add/Reno scored a little more than 1 point higher than the New Construction option for the PreK-5, can you explain why this occurred? <i>R. Philip advised that the Add/Reno scored higher because the Library was located on the Main Level which was more easily accessible for the community as well as some other spaces similar to that like art and music that are closer to the entrance. Otherwise, both options scored exactly the same on the public and private areas separation criteria.</i> C. Prendergast asked regarding the Restrictions, why does PreK-5 have 11.1 for the Repair option compared to the Add/Reno and New Construction options? <i>R. Philip advised that the restrictions was related to the impact on the potential of accessing the wetlands. Since the Repair Option would be repairing the existing structure the score came in slightly higher than the options that were New Construction and Add/Reno because it would have little to no impact on the wetlands.</i> PSR Evaluation Matrix <table><tr><th></th><th colspan="3">PK-K 130 students + PK</th><th colspan="3">PK-3 510 students + PK</th><th colspan="3">PK-5 755 students + PK</th></tr><tr><th></th><th colspan="3">Wildwood Site</th><th colspan="3">Woburn Street Site</th><th colspan="3">North Intermediate Site</th></tr><tr><th></th><th>Repair</th><th>Add/Reno</th><th>New</th><th>Repair</th><th>Add/Reno</th><th>New</th><th>Repair</th><th>Add/Reno</th><th>New</th></tr><tr><td>Education</td><td>5.4</td><td>9.3</td><td>9.4</td><td>4.8</td><td>9.8</td><td>9.8</td><td>5.0</td><td>9.6</td><td>9.8</td></tr><tr><td>Site</td><td>6.8</td><td>8.0</td><td>8.3</td><td>7.4</td><td>8.3</td><td>9.0</td><td>7.6</td><td>8.6</td><td>9.5</td></tr><tr><td>Restrictions</td><td>8.9</td><td>8.9</td><td>8.9</td><td>10.0</td><td>8.9</td><td>8.9</td><td>11.1</td><td>10.0</td><td>10.0</td></tr><tr><td>Community</td><td>4.4</td><td>6.7</td><td>8.9</td><td>5.6</td><td>8.9</td><td>8.9</td><td>5.6</td><td>10.0</td><td>8.9</td></tr><tr><td>Sustainability</td><td>5.6</td><td>6.7</td><td>6.7</td><td>5.6</td><td>6.7</td><td>10.0</td><td>6.7</td><td>8.9</td><td>10.0</td></tr><tr><td>Logistics</td><td>10.0</td><td>10.0</td><td>10.6</td><td>2.8</td><td>6.1</td><td>8.3</td><td>2.8</td><td>6.1</td><td>9.4</td></tr><tr><td>Consolidation</td><td>6.7</td><td>6.7</td><td>6.7</td><td>6.7</td><td>6.7</td><td>7.8</td><td>6.7</td><td>7.8</td><td>8.9</td></tr><tr><td>Total Time</td><td>2.2</td><td>2.2</td><td>2.2</td><td>2.2</td><td>4.4</td><td>6.7</td><td>2.2</td><td>8.9</td><td>11.1</td></tr><tr><td>Total Score</td><td>50.0</td><td>58.4</td><td>61.6</td><td>45.0</td><td>59.8</td><td>69.4</td><td>47.6</td><td>69.9</td><td>77.6</td></tr></table> Poor Fair Good Better Best		PK-K 130 students + PK			PK-3 510 students + PK			PK-5 755 students + PK				Wildwood Site			Woburn Street Site			North Intermediate Site				Repair	Add/Reno	New	Repair	Add/Reno	New	Repair	Add/Reno	New	Education	5.4	9.3	9.4	4.8	9.8	9.8	5.0	9.6	9.8	Site	6.8	8.0	8.3	7.4	8.3	9.0	7.6	8.6	9.5	Restrictions	8.9	8.9	8.9	10.0	8.9	8.9	11.1	10.0	10.0	Community	4.4	6.7	8.9	5.6	8.9	8.9	5.6	10.0	8.9	Sustainability	5.6	6.7	6.7	5.6	6.7	10.0	6.7	8.9	10.0	Logistics	10.0	10.0	10.6	2.8	6.1	8.3	2.8	6.1	9.4	Consolidation	6.7	6.7	6.7	6.7	6.7	7.8	6.7	7.8	8.9	Total Time	2.2	2.2	2.2	2.2	4.4	6.7	2.2	8.9	11.1	Total Score	50.0	58.4	61.6	45.0	59.8	69.4	47.6	69.9	77.6
	PK-K 130 students + PK			PK-3 510 students + PK			PK-5 755 students + PK																																																																																																																			
	Wildwood Site			Woburn Street Site			North Intermediate Site																																																																																																																			
	Repair	Add/Reno	New	Repair	Add/Reno	New	Repair	Add/Reno	New																																																																																																																	
Education	5.4	9.3	9.4	4.8	9.8	9.8	5.0	9.6	9.8																																																																																																																	
Site	6.8	8.0	8.3	7.4	8.3	9.0	7.6	8.6	9.5																																																																																																																	
Restrictions	8.9	8.9	8.9	10.0	8.9	8.9	11.1	10.0	10.0																																																																																																																	
Community	4.4	6.7	8.9	5.6	8.9	8.9	5.6	10.0	8.9																																																																																																																	
Sustainability	5.6	6.7	6.7	5.6	6.7	10.0	6.7	8.9	10.0																																																																																																																	
Logistics	10.0	10.0	10.6	2.8	6.1	8.3	2.8	6.1	9.4																																																																																																																	
Consolidation	6.7	6.7	6.7	6.7	6.7	7.8	6.7	7.8	8.9																																																																																																																	
Total Time	2.2	2.2	2.2	2.2	4.4	6.7	2.2	8.9	11.1																																																																																																																	
Total Score	50.0	58.4	61.6	45.0	59.8	69.4	47.6	69.9	77.6																																																																																																																	
		D. Allan asked who did the evaluations of the site based on the criteria? <i>Dore+Whittier does the initial pass of the evaluation and then it is reviewed with the Leadership Working Group and then it is brought to the School Building Committee for review. It is still considered a draft as the SBC's feedback is still being taken into consideration and incorporated.</i> D. Allan advised that D. Ragsdale's inquired at the last meeting to have some of the criteria weighted and asked if any of the criteria has been weighted at all as suggested? <i>R. Philip advised that weighting the</i>																																																																																																																								

Item #	Action	Discussion																																																																						
		<i>criteria is something that had not yet been explored. If it is something that is desired by the SBC, Dore+Whittier could look into it further. Previously in PDP Phase, weighting had been attempted but it was not making a difference in the scoring. If it felt that certain categories should be weighted, the SBC shall advise on the path forward.</i> V.Varbedian asked if from PDP to PSR the criteria and categories have remained the same to compare apples to apples? <i>R. Philip advised yes, the same criteria and categories were used from PDP Phase to PSR Phase.</i>																																																																						
		Cost Overview R. Philip reviewed with the School Building Committee the data and changes that resulted from the Preliminary Design Program (PDP) estimating that was performed for the project in March 2024 and those from July 2024 that were performed for the Preferred Schematic Report (PSR) for the three grade configurations and sites. Some of the options went up in cost and some of the options went down between the PDP and PSR phases as the options got more developed. Those options that went up in cost were the PreK-K Repair and New Construction and PreK-3 New Construction and there was a decrease in the cost of the options for PreK-5 for the Add/Reno Option and the New Construction Option. Some of these changes in cost resulted from a more detailed site plans, some small reductions in the square footage of the building footprints, more site amenity and site grading information was available in the PSR phase that was not available in the PDP phase. The construction soft costs are a percentage of the cost of the building and the site. Overall, the options saw either an increase from PDP to PSR phase between 3% to 6% for the PreK-K and PreK-3 options and the PreK-5 option had a more significant decrease that was closer to 8%. One of the reasons for this is the North Intermediate site does not have significant grade changes to there is less need for retaining walls than at the Woburn Street or Wildwood sites. The retaining walls at the Woburn Street and Wildwood increases the site costs and since North Intermediate did not have retaining walls, the site costs actually decreased. L. Dore advised that the retaining walls that are a part of the site costs at the Woburn Street site come at a cost of \$3.8M which are significant site costs over North Intermediate's site which does not have the need for retaining walls. There is also the possibility of additional funds needed for Woburn Street site for running into large boulders and ledge that will need to be mitigated during excavation and those costs are baked into the numbers as well. Estimated Project Cost Update <table><tr><td></td><td colspan="3">PK-K 130 students + PK</td><td colspan="3">PK-3 510 students + PK</td><td colspan="3">PK-5 755 students + PK</td></tr><tr><td></td><td></td><td>*For Comparison Only</td><td></td><td></td><td>*For Comparison Only</td><td></td><td></td><td>*For Comparison Only</td><td></td></tr><tr><td></td><td colspan="3">Wildwood Site</td><td colspan="3">Woburn Street Site</td><td colspan="3">North Intermediate Site</td></tr><tr><td></td><td>Repair</td><td>Add/Reno</td><td>New</td><td>Repair</td><td>Add/Reno</td><td>New</td><td>Repair</td><td>Add/Reno</td><td>New</td></tr><tr><td>Total Score</td><td>50.0</td><td>58.4</td><td>61.6</td><td>45.0</td><td>59.8</td><td>69.4</td><td>47.6</td><td>69.9</td><td>77.6</td></tr><tr><td>Estimated Project Cost – PDP (March 2024)</td><td>\$26.6M - \$29.4M</td><td>\$78.0M - \$86.2M</td><td>\$79.3M - \$87.6M</td><td>\$36.3M - \$40.1M</td><td>\$135.0M - \$149.2M</td><td>\$135.7M - \$150.0M</td><td>\$29.5M - \$32.6M</td><td>\$193.3M - \$213.6M</td><td>\$194.0M - \$214.5M</td></tr><tr><td>Estimated Project Cost – PSR (July 2024)</td><td>\$27.9M - \$30.8M</td><td>\$81.1M - \$89.7M</td><td>\$84.2M - \$93.1M</td><td>\$39.3M - \$43.5M</td><td>\$127.8M - \$141.3M</td><td>\$139.3M - \$154.0M</td><td>\$32.4M - \$35.8M</td><td>\$176.3M - \$194.9M</td><td>\$177.6M - \$196.3M</td></tr></table> Notes: PK-K cost estimates do not include any work at Woburn St. and North Int. Schools. PK-3 cost estimates do not include any work at North Int. School. MSBA Reimbursement of eligible expenses is not included in the above costs.		PK-K 130 students + PK			PK-3 510 students + PK			PK-5 755 students + PK					*For Comparison Only			*For Comparison Only			*For Comparison Only			Wildwood Site			Woburn Street Site			North Intermediate Site				Repair	Add/Reno	New	Repair	Add/Reno	New	Repair	Add/Reno	New	Total Score	50.0	58.4	61.6	45.0	59.8	69.4	47.6	69.9	77.6	Estimated Project Cost – PDP (March 2024)	\$26.6M - \$29.4M	\$78.0M - \$86.2M	\$79.3M - \$87.6M	\$36.3M - \$40.1M	\$135.0M - \$149.2M	\$135.7M - \$150.0M	\$29.5M - \$32.6M	\$193.3M - \$213.6M	\$194.0M - \$214.5M	Estimated Project Cost – PSR (July 2024)	\$27.9M - \$30.8M	\$81.1M - \$89.7M	\$84.2M - \$93.1M	\$39.3M - \$43.5M	\$127.8M - \$141.3M	\$139.3M - \$154.0M	\$32.4M - \$35.8M	\$176.3M - \$194.9M	\$177.6M - \$196.3M
	PK-K 130 students + PK			PK-3 510 students + PK			PK-5 755 students + PK																																																																	
		*For Comparison Only			*For Comparison Only			*For Comparison Only																																																																
	Wildwood Site			Woburn Street Site			North Intermediate Site																																																																	
	Repair	Add/Reno	New	Repair	Add/Reno	New	Repair	Add/Reno	New																																																															
Total Score	50.0	58.4	61.6	45.0	59.8	69.4	47.6	69.9	77.6																																																															
Estimated Project Cost – PDP (March 2024)	\$26.6M - \$29.4M	\$78.0M - \$86.2M	\$79.3M - \$87.6M	\$36.3M - \$40.1M	\$135.0M - \$149.2M	\$135.7M - \$150.0M	\$29.5M - \$32.6M	\$193.3M - \$213.6M	\$194.0M - \$214.5M																																																															
Estimated Project Cost – PSR (July 2024)	\$27.9M - \$30.8M	\$81.1M - \$89.7M	\$84.2M - \$93.1M	\$39.3M - \$43.5M	\$127.8M - \$141.3M	\$139.3M - \$154.0M	\$32.4M - \$35.8M	\$176.3M - \$194.9M	\$177.6M - \$196.3M																																																															
		The Preliminary Design Phase (PDP) is Part 1 of the Feasibility Study. The program's development for each of the conceptual options, potential grade configurations, different enrollments, available sites, and how each building suited for the grade configurations will fit on each site. The key is to study all the options possible. At each of the sites studied, each grade configuration was test fit to see if it would be																																																																						

The Preliminary Design Phase (PDP) is Part 1 of the Feasibility Study. The program's development for each of the conceptual options, potential grade configurations, different enrollments, available sites, and how each building suited for the grade configurations will fit on each site. The key is to study all the options possible. At each of the sites studied, each grade configuration was test fit to see if it would be

Item #	Action	Discussion															
		accommodated on each site with all the necessary amenities necessary for full function. There were 18 options and 4 sites [Wildwood, Woburn Street, North Intermediate, and Existing Town Hall] in this project's Preliminary Design Phase. This is very conceptual and high level like drawing with a big black Sharpie compared to when progressing the Preferred Schematic Report (PSR) Phase, Part 2 of the Feasibility Study, the very conceptual gains more definition and the details get more refined of the site and of the plan and starting to draw with a less broad marker. It is higher level, but it is starting to take shape working through a lot of details and there is a lot of information that is trying to be understood. The key in Feasibility Study is narrowing down the options so that all efforts can be put towards one option for further development in Schematic Design Phase once the One Preferred Option is chosen. It is important to develop this One Preferred Option in Schematic Design to be as strong and defined as possible to produce the most effective and efficient cost estimate providing the cost of the project enabling the MSBA to work with the Wilmington community to have the best outcome for what the project will move forward and at that point it would be like designing it with a fine tip Sharpie at its most defined. Potential Local Share <table><tr><td></td><td> PK-K 130 students + PK  Wildwood Site <tr><td></td><td> Repair 29,302 GSF New 64,935 GSF </td></tr><tr><td>Estimated Project Cost - PSR</td><td> \$27.9M - \$30.8M \$84.2M - \$93.1M </td></tr></td></tr></table><table><tr><td>POTENTIAL LOCAL SHARE *after eligible MSBA reimbursement</td><td> \$27.9M - \$30.8M \$63.0M - \$69.7M </td></tr></table> <table><tr><td> PK-3 510 students + PK  Woburn Street Site <tr><td>New 115,294 GSF</td></tr><tr><td>\$139.3M - \$154.0M</td></tr></td></tr></table> <table><tr><td> PK-5 755 students + PK  North Intermediate Site <tr><td> Add/Reno 163,573 GSF New 163,573 GSF </td></tr><tr><td> \$176.3M - \$194.9M \$177.6M - \$196.3M </td></tr></td></tr></table> <table><tr><td> \$100.8M - \$111.4M \$122.5M - \$135.4M \$125.5M - \$138.7M </td></tr></table> Notes: PK-K cost estimates do not include any work at Woburn St. and North Int. Schools. PK-3 cost estimates do not include any work at North Int. School. *The MSBA updates district reimbursement rates annually and applies the reimbursement in effect at the time the MSBA Board of Directors approves a district's proposed project scope and budget after SD Phase. **Repair Only options assume no MSBA funding. Estimates are based on today's market conditions and dollars. M. Gallezzo asked what the cost of the 12,000 sf gymnasium would be for the PreK-5 School option? L. Dore advised that through the exploration of the 3011 Form the MSBA provides, showing where the guidelines and caps are for square footage in the school building and the costs surrounding the reimbursement eligibility. The 6,000 sf of extra square footage in the gymnasium multiplied by a 1.5 multiplier which takes into account the contribution into the mechanical spaces, all thickness of the corridors, the MSBA calculates it as 9,000 sf of ineligible space within the project and calculate it at the overall project cost and take it out of what is their eligible pot of money. Their calculation has the gymnasium at \$8.3 Million for 9,000 sf but that is how they calculate it based on the incentives on that side of the ledger and bring it down. If it was calculated from a construction cost standpoint it is a little bit less than that when you are looking at the overall square footage of the building. It is not a straight-line correlation with the MSBA necessarily. We include it in the cost and MSBA takes it out based on the overall project cost and anything else that MSBA may see that it impacts i.e. Design fees, OPM fees, Commissioning for that space, it is all totaled up. This amount is entirely estimated now and does not get finalized until the Schematic Design Package is submitted to MSBA. This is a tool to help factor into the decision making for the upcoming decisions for the Town. M. Gallezzo asked if the \$8.3M would not necessarily come off the total cost. L. Dore confirmed, that is correct as it is more about the MSBA reimbursement when it comes to what is considered ineligible and eligible costs that MSBA will reimburse the Town for and it is part of their calculation and it is already baked into the estimates at this time.		PK-K 130 students + PK  Wildwood Site <tr><td></td><td> Repair 29,302 GSF New 64,935 GSF </td></tr> <tr><td>Estimated Project Cost - PSR</td><td> \$27.9M - \$30.8M \$84.2M - \$93.1M </td></tr>		Repair 29,302 GSF New 64,935 GSF	Estimated Project Cost - PSR	\$27.9M - \$30.8M \$84.2M - \$93.1M	POTENTIAL LOCAL SHARE *after eligible MSBA reimbursement	\$27.9M - \$30.8M \$63.0M - \$69.7M	PK-3 510 students + PK  Woburn Street Site <tr><td>New 115,294 GSF</td></tr> <tr><td>\$139.3M - \$154.0M</td></tr>	New 115,294 GSF	\$139.3M - \$154.0M	PK-5 755 students + PK  North Intermediate Site <tr><td> Add/Reno 163,573 GSF New 163,573 GSF </td></tr> <tr><td> \$176.3M - \$194.9M \$177.6M - \$196.3M </td></tr>	Add/Reno 163,573 GSF New 163,573 GSF	\$176.3M - \$194.9M \$177.6M - \$196.3M	\$100.8M - \$111.4M \$122.5M - \$135.4M \$125.5M - \$138.7M
	PK-K 130 students + PK  Wildwood Site <tr><td></td><td> Repair 29,302 GSF New 64,935 GSF </td></tr> <tr><td>Estimated Project Cost - PSR</td><td> \$27.9M - \$30.8M \$84.2M - \$93.1M </td></tr>		Repair 29,302 GSF New 64,935 GSF	Estimated Project Cost - PSR	\$27.9M - \$30.8M \$84.2M - \$93.1M												
	Repair 29,302 GSF New 64,935 GSF																
Estimated Project Cost - PSR	\$27.9M - \$30.8M \$84.2M - \$93.1M																
POTENTIAL LOCAL SHARE *after eligible MSBA reimbursement	\$27.9M - \$30.8M \$63.0M - \$69.7M																
PK-3 510 students + PK  Woburn Street Site <tr><td>New 115,294 GSF</td></tr> <tr><td>\$139.3M - \$154.0M</td></tr>	New 115,294 GSF	\$139.3M - \$154.0M															
New 115,294 GSF																	
\$139.3M - \$154.0M																	
PK-5 755 students + PK  North Intermediate Site <tr><td> Add/Reno 163,573 GSF New 163,573 GSF </td></tr> <tr><td> \$176.3M - \$194.9M \$177.6M - \$196.3M </td></tr>	Add/Reno 163,573 GSF New 163,573 GSF	\$176.3M - \$194.9M \$177.6M - \$196.3M															
Add/Reno 163,573 GSF New 163,573 GSF																	
\$176.3M - \$194.9M \$177.6M - \$196.3M																	
\$100.8M - \$111.4M \$122.5M - \$135.4M \$125.5M - \$138.7M																	

Item #	Action	Discussion																																																			
		M. Gallezzo asked how much it costs to build a gym? L. Dore advised that it costs a little over \$800 a square foot to build a gymnasium and you apply that to the 9,000 sf and you are in the \$5Million range when you are looking at it from that perspective. M. Gallezzo advised that the SBC may want to reconsider the 12,000 gymnasium as \$8.3M not being reimbursed by the MSBA is a big hit. G. Brand advised that feedback started back in the fall of 2023 with the interest in a 12,000 sf gymnasium as it is not necessarily just for educational programming but it is largely understood by many that if a PreK-5 school came online the likelihood that the other schools would not be operational for the same purposes in the future and gymnasium space would be needed for recreation programs would be still needed in town and this 12,000 sf gymnasium would be able to satisfy that need within the community. The SBC discussed this as a possibility of being included in the project a good time ago before awareness of the costs and it is understood that M. Gallezzo believes the SBC may want to reconsider this decision. V. Varbedian advised that the decision was made with the understanding that if the Town was losing a gymnasium with the Woburn Street School and/or with the North Intermediate School then there would be a need within the community for gymnasium space to provide recreational athletic space for community members of all ages to utilize when school is not in session. The 12,000 sf gymnasium would also be able to have a separation wall put up to allow for 2 separate after-school athletic activities, community-based events like intramural basketball events, or team sports to be used within the same gymnasium space. The larger gymnasium at the North Intermediate Site is to offset the loss of the gymnasium at the Woburn Street site. If the North Intermediate School Site was selected, the Woburn Street School site could not be maintained solely for the purpose of providing gymnasium space for the community. Losing 2 gymnasium spaces and then having one 12,000 sf gymnasium that can be split to accommodate 2 events as flex spaces for sports events provides and equitable solution. M. Gallezzo advised that it may be more costly than getting more bang for the community's buck and it will need to be revisited. D. Ragsdale advised that it would be appreciated if the Powerpoint could be updated to provide dates with the PDP and the PSR so that it is showing the Committee when each of the submissions was made to the MSBA and an idea of which deliverable came first, second, etc. R. Philip advised this would be done for the next presentation. <table><tr><td rowspan="4">Potential Local Share</td><td colspan="2">PK-K 130 students + PK</td><td>PK-3 510 students + PK</td><td colspan="2">PK-5 755 students + PK</td></tr><tr><td colspan="2"></td><td></td><td colspan="2"></td></tr><tr><td colspan="2">Wildwood Site</td><td>Woburn Street Site</td><td colspan="2">North Intermediate Site</td></tr><tr><td>Repair 29,302 GSF</td><td>New 64,935 GSF</td><td>New 115,294 GSF</td><td>Add/Reno 163,573 GSF</td><td>New 163,573 GSF</td></tr><tr><td>Estimated Project Cost - PSR</td><td>\$27.9M - \$30.8M</td><td>\$84.2M - \$93.1M</td><td>\$139.3M - \$154.0M</td><td>\$176.3M - \$194.9M</td><td>\$177.6M - \$196.3M</td></tr><tr><td>POTENTIAL LOCAL SHARE *after eligible MSBA reimbursement</td><td>\$27.9M - \$30.8M</td><td>\$63.0M - \$69.7M</td><td>\$100.8M - \$111.4M</td><td>\$122.5M - \$135.4M</td><td>\$125.5M - \$138.7M</td></tr><tr><td>Local Share Woburn St. Repair Only**</td><td>\$39.3M - \$43.5M</td><td>\$39.3M - \$43.5M</td><td>N/A</td><td>N/A</td><td>N/A</td></tr><tr><td>Local Share North Int. Repair Only**</td><td>\$32.4M - \$35.8M</td><td>\$32.4M - \$35.8M</td><td>\$32.4M - \$35.8M</td><td>N/A</td><td>N/A</td></tr><tr><td>POTENTIAL TOTAL LOCAL SHARE</td><td>\$99.6M - \$110.1M</td><td>\$134.7M - \$149.0M</td><td>\$133.2M - \$147.2M</td><td>\$122.5M - \$135.4M</td><td>\$125.5M - \$138.7M</td></tr></table> *The MSBA updates district reimbursement rates annually and applies the reimbursement in effect at the time the MSBA Board of Directors approves a district's proposed project scope and budget after SD Phase. **Repair Only options assume no MSBA funding. Estimates are based on today's market conditions and dollars. R. Philip advised that the estimated project cost for PSR Phase for the Repair Project for the existing 29,302 gsf for 130 students plus PreK was between \$27.9M to \$30.8M and \$84.2M to \$93.1M for New Construction of 64,935 gsf.	Potential Local Share	PK-K 130 students + PK		PK-3 510 students + PK	PK-5 755 students + PK		 			 		Wildwood Site		Woburn Street Site	North Intermediate Site		Repair 29,302 GSF	New 64,935 GSF	New 115,294 GSF	Add/Reno 163,573 GSF	New 163,573 GSF	Estimated Project Cost - PSR	\$27.9M - \$30.8M	\$84.2M - \$93.1M	\$139.3M - \$154.0M	\$176.3M - \$194.9M	\$177.6M - \$196.3M	POTENTIAL LOCAL SHARE *after eligible MSBA reimbursement	\$27.9M - \$30.8M	\$63.0M - \$69.7M	\$100.8M - \$111.4M	\$122.5M - \$135.4M	\$125.5M - \$138.7M	Local Share Woburn St. Repair Only**	\$39.3M - \$43.5M	\$39.3M - \$43.5M	N/A	N/A	N/A	Local Share North Int. Repair Only**	\$32.4M - \$35.8M	\$32.4M - \$35.8M	\$32.4M - \$35.8M	N/A	N/A	POTENTIAL TOTAL LOCAL SHARE	\$99.6M - \$110.1M	\$134.7M - \$149.0M	\$133.2M - \$147.2M	\$122.5M - \$135.4M	\$125.5M - \$138.7M
Potential Local Share	PK-K 130 students + PK			PK-3 510 students + PK	PK-5 755 students + PK																																																
	 				 																																																
	Wildwood Site			Woburn Street Site	North Intermediate Site																																																
	Repair 29,302 GSF	New 64,935 GSF	New 115,294 GSF	Add/Reno 163,573 GSF	New 163,573 GSF																																																
Estimated Project Cost - PSR	\$27.9M - \$30.8M	\$84.2M - \$93.1M	\$139.3M - \$154.0M	\$176.3M - \$194.9M	\$177.6M - \$196.3M																																																
POTENTIAL LOCAL SHARE *after eligible MSBA reimbursement	\$27.9M - \$30.8M	\$63.0M - \$69.7M	\$100.8M - \$111.4M	\$122.5M - \$135.4M	\$125.5M - \$138.7M																																																
Local Share Woburn St. Repair Only**	\$39.3M - \$43.5M	\$39.3M - \$43.5M	N/A	N/A	N/A																																																
Local Share North Int. Repair Only**	\$32.4M - \$35.8M	\$32.4M - \$35.8M	\$32.4M - \$35.8M	N/A	N/A																																																
POTENTIAL TOTAL LOCAL SHARE	\$99.6M - \$110.1M	\$134.7M - \$149.0M	\$133.2M - \$147.2M	\$122.5M - \$135.4M	\$125.5M - \$138.7M																																																

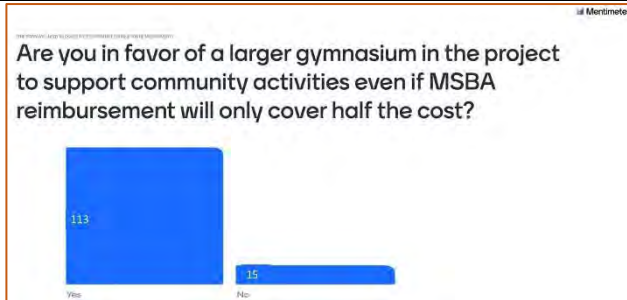
Item #	Action	Discussion
		- The Potential Local Share for the Wildwood Site after eligible MSBA reimbursement would be between \$27.9M to \$30.8M for the Repair Only and \$63M to \$69.7M for the New Construction Option. - The Local Share for Woburn Street Repair Only would assume that there was no MSBA funding with estimates based on today's market conditions and dollars and would be \$39.3M to \$43.5M. - The Local Share for North Intermediate Repair Only would assume that there was no MSBA funding with estimates based on today's market conditions and dollars and would be \$32.4M to \$35.8M. - The PreK-K Repair Only project has Potential Total Local Share of \$99.6M-110.1M and for New Construction it is \$134.7M to \$149M. - The Repairs Only Option brings each of the buildings up to Building Code standards only and does not satisfy any of the programmatic or educational needs of the Wilmington schools and the students and the cost is anticipating the repairs are being performed all at one time not over a period of time. For PreK-3, it would be a New Construction of a 115,294 gsf building for 510 students was: - estimated in PSR as being \$139.3M to \$154M - with a Potential Total Local Share of \$133.2M to \$147.2M - with the potential local share after eligible MSBA reimbursement being \$100.8M to \$111.4M - with North Intermediate Repairs Only being \$32.4 to \$35.8M. For PreK-5, it would be an - Add/Reno Option of 163,573 gsf building for 755 students - was estimated at \$176.3M to \$194.9M - with a Potential Local Share after eligible MSBA reimbursement of \$122.5M to \$135.4M - New Construction Option of 163,573 gsf building for 755 students - was estimated in PSR at \$177.6M to \$196.3M - with a Potential Local Share after eligible MSBA reimbursement of \$125.5M to \$138.7M. - In this perspective, to summarize, the long-term analysis of the data above, the PreK-K and PreK-3 Options end up costing the Town of Wilmington more in the long term than the PreK-5 Options. - The Repair Only Options take into account only the existing conditions of each of the buildings, for instance those that are within the Capital Plan that Dore+Whittier Architects reviewed with the SBC and made a part of the PDP in the earlier part of the project displaying areas of improvement like roofing, windows, boilers, plumbing, and other infrastructural needs that are needed to bring the building up to Code. However, it does not address any of the District's educational and programmatic needs with respect to the STEM, ESL, Special Education spaces or aesthetics that might be necessary to make the building accommodate and perform better for the students and staff that occupy it on a daily basis for learning activities. - Repair Only is also in a single phase, performed all at once, based on today's dollars in synchrony with this project's estimate and there is no escalation costs accounted for in the amounts if the projects were spread out over a period of time. - These costs will get more expensive over time the more time that passes incrementally, and these would be impacted by escalation which is unknown as it would depend on how and when it is phased to be performed. For this reason, it was all done in comparison to one specific point in time to provide these costs for the Repair Only.

Item #	Action	Discussion																																				
		Local Tax Impact Wilmington Elementary School Project ESTIMATED Debt and Tax Implications <table><thead><tr><th>Option</th><th>Estimated Total Project Cost - midpoint</th><th>Estimated Local Share - midpoint</th><th>Annual Debt Payment</th><th>Annual Tax Increase on Average SF Home</th><th>Monthly Impact</th></tr></thead><tbody><tr><td>PK-K - Repair Only</td><td>\$ 29,346,000.00</td><td>\$ 29,346,000.00</td><td>\$ 2,152,000.00</td><td>\$ 160.00</td><td>\$ 13.00</td></tr><tr><td>PK-K - New @ Wildwood Site</td><td>\$ 88,647,000.00</td><td>\$ 66,335,000.00</td><td>\$ 4,668,000.00</td><td>\$ 370.00</td><td>\$ 31.00</td></tr><tr><td>PK-3 - New @ Woburn Site</td><td>\$ 146,660,000.00</td><td>\$ 106,099,000.00</td><td>\$ 7,781,000.00</td><td>\$ 590.00</td><td>\$ 49.00</td></tr><tr><td>PK-5 - Add/Reno @ North Site</td><td>\$ 185,609,000.00</td><td>\$ 129,059,000.00</td><td>\$ 9,464,000.00</td><td>\$ 710.00</td><td>\$ 59.00</td></tr><tr><td>PK-5 - New @ North Site</td><td>\$ 186,984,000.00</td><td>\$ 132,128,000.00</td><td>\$ 9,689,000.00</td><td>\$ 730.00</td><td>\$ 61.00</td></tr></tbody></table> *Assumptions: All Costs are Estimates; All Values are FY24 Values; 30 Year Fixed Principal Debt; 4.00% Interest Rate; Av. SF Value = \$683,790 Town Manager E. Slagle provides the Local Tax Impact based on the PSR Estimates provided by Dore+Whittier Architects. For the Wilmington Elementary School, starting with the for the PreK – Repair Only at the mid-point of the range would be estimated at \$29.3M with a similar Local Share and advising that the Annual Borrowing (Annual Debt Payment) would be slightly over \$2.15M and would result in an Annual Tax Increase of \$160 on Average Square Foot Wilmington home of \$683,790 with a 30-Year Fixed Principal Debt, 4% Interest Rate which would result to \$13 per month increase. It is important to note that these debt payments are on a declining scale which means the highest debt payment is in Year 1 over 30-years. The least expensive payment will be on Year 30. M. Gallezzo asked if this data includes the commercial base? E. Slagle advised No, this is only the residential impact. For the PreK-K New Construction at Wildwood Site, the Annual Borrowing (Annual Debt Payment) would be \$4.86M and the Annual Tax Increase would be \$370 on Average Square Foot Wilmington home of \$683,790 with a 30-Year Fixed Principal Debt, 4% Interest Rate which would result to \$31 per month increase. For the PreK-3 New Construction at Woburn Street Site, the Annual Borrowing (Annual Debt Payment) would be \$7.78M and the Annual Tax Increase would be \$590 on Average Square Foot Wilmington home of \$683,790 with a 30-Year Fixed Principal Debt, 4% Interest Rate which would result to \$49 per month increase. For the PreK-5 Add/Reno at North Intermediate Site, the Annual Borrowing (Annual Debt Payment) would be \$9.46M and the Annual Tax Increase would be \$710 on Average Square Foot Wilmington home of \$683,790 with a 30-Year Fixed Principal Debt, 4% Interest Rate which would result to \$59 per month increase. For the PreK-5 New Construction at North Intermediate Site, the Annual Borrowing (Annual Debt Payment) would be \$9.69M and the Annual Tax Increase would be \$730 on Average Square Foot Wilmington home of \$683,790 with a 30-Year Fixed Principal Debt, 4% Interest Rate which would result to \$61 per month increase. These are all based on current tax rates as discussed with the Town's Tax Director and the tax rate at the Town's last borrowing was 3.75%. M. Gallezzo asked if the amount that was taken was the midline construction amount to base the tax implications on? E. Slagle advised yes, the midpoint amount was the amount that was chosen to base it on	Option	Estimated Total Project Cost - midpoint	Estimated Local Share - midpoint	Annual Debt Payment	Annual Tax Increase on Average SF Home	Monthly Impact	PK-K - Repair Only	\$ 29,346,000.00	\$ 29,346,000.00	\$ 2,152,000.00	\$ 160.00	\$ 13.00	PK-K - New @ Wildwood Site	\$ 88,647,000.00	\$ 66,335,000.00	\$ 4,668,000.00	\$ 370.00	\$ 31.00	PK-3 - New @ Woburn Site	\$ 146,660,000.00	\$ 106,099,000.00	\$ 7,781,000.00	\$ 590.00	\$ 49.00	PK-5 - Add/Reno @ North Site	\$ 185,609,000.00	\$ 129,059,000.00	\$ 9,464,000.00	\$ 710.00	\$ 59.00	PK-5 - New @ North Site	\$ 186,984,000.00	\$ 132,128,000.00	\$ 9,689,000.00	\$ 730.00	\$ 61.00
Option	Estimated Total Project Cost - midpoint	Estimated Local Share - midpoint	Annual Debt Payment	Annual Tax Increase on Average SF Home	Monthly Impact																																	
PK-K - Repair Only	\$ 29,346,000.00	\$ 29,346,000.00	\$ 2,152,000.00	\$ 160.00	\$ 13.00																																	
PK-K - New @ Wildwood Site	\$ 88,647,000.00	\$ 66,335,000.00	\$ 4,668,000.00	\$ 370.00	\$ 31.00																																	
PK-3 - New @ Woburn Site	\$ 146,660,000.00	\$ 106,099,000.00	\$ 7,781,000.00	\$ 590.00	\$ 49.00																																	
PK-5 - Add/Reno @ North Site	\$ 185,609,000.00	\$ 129,059,000.00	\$ 9,464,000.00	\$ 710.00	\$ 59.00																																	
PK-5 - New @ North Site	\$ 186,984,000.00	\$ 132,128,000.00	\$ 9,689,000.00	\$ 730.00	\$ 61.00																																	

Item #	Action	Discussion
		as it is estimated and it will be estimated again and it could change and the amount will not fluctuate too much from what is reimbursement from MSBA. Project costs could go down and reimbursement costs could also go down so the midpoint seemed to be appropriate as the same impact would be involved. It was meant to be more easily digestible. V. Varbedian agreed that the midpoint is a good place to be working from as it allows to compare apples to apples and it is easily digestible illustrating the monthly impact to the taxpayer on all of the options. There does not seem to be a huge difference between doing an Add/Reno at the North Intermediate site or a New Construction at the North Intermediate site. D. Allan asked E. Slagle if the tax impact information will be shared at a public forum? E. Slagle advised that yes, the tax impact information will be shared at the upcoming Community Forum and it is key to make it more digestible to the taxpayers who are concerned about their mortgage bill. The focus is to show each constituent what will be monthly impact in the real world. R. Philip showed progress imagery drawings of the Conceptual Options in Building Massing that will be presented at the upcoming MSBA Board of Directors Meeting for Schematic Design. Building Massing – PK-5 New @ North In Progress...  Building Massing – PK-5 New @ North In Progress... 

Item #	Action	Discussion
		Building Massing – PK-3 New @ Woburn In Progress...  Building Massing – PK-3 New @ Woburn In Progress... 
18.5	Record	Schedule Update August Meetings and Milestones: • August 7: Community Forum #4 at 7:00 PM – Virtual on Zoom • August 19: School Committee at 5:00 PM - Ed. Plan and Grade Configuration - Virtual on Zoom • August 19: Select Board with Finance Committee and School Committee at 7:00 PM – Hybrid at Town Hall & Zoom • August 20: School Building Committee Meeting at 7:00 PM with School Committee – Vote for One Preferred Alternative – Hybrid at Wilmington High School LGIR & Zoom • August 29: PSR Submission to MSBA
18.6	Record	Public Relations Working Group • M. Camoscio, J. Cusce and V. Varbedian provided their impressions from the Fun on the Fourth event at which there were several volunteers in addition to D. Ragsdale with great feedback relating to those who were just learning of the project considering the diligent efforts and great amount time, outreach and discussion of the project that have been ongoing and engaged over the life of this project. The results of the Mentimeter Survey that was provided during the Fun on the Fourth events in Wilmington with specific questions asked in electronic survey and hard copy survey format. The results of this survey are below.

Item #	Action	Discussion
		Are you a resident of Wilmington? 99% 1% YesNo Do you currently have any school-aged children/relatives in the school system? 89 23 10 YesNoIn the future/Not old enough yet. Are you in favor of school consolidation? 110 17 YesNo Please rank the following options in order of preference. 1st PreK-5 New or North Intermediate Site (PreK-5/N/I) 2nd PreK-5 Add/Reno of North Intermediate Site (PreK-5 AR/I) 3rd PreK-5 New or Wolcott Street Site (PreK-5/N/I) 4th PreK-5 Add/Reno of Wolcott Street Site (PreK-5 AR/I) 5th PreK-5 New or Wildwood Site (PreK-5/N/I) 6th Pre-K Add/Reno of Wildwood Site (PreK-5 AR/I) 7th PreK-5 Repair of Wildwood Site (PreK-5 R/I)

Item #	Action	Discussion
		 Assembly of Frequently Asked Questions assembled from questions asked and answered by the Wilmington Public Schools, Wilmington School Building Committee and Wilmington Town Officials will be posted on the Wildwood School Building Project Site as shown below. 
18.7	Record	Discussion/Correspondence/New Items None.
18.8	Record	Committee Questions D. Allan asked about the size of the Wilmington High School gymnasium? <i>L. Dore advised that the size gymnasium at the high school is the size of gymnasium, 12,000 sf, that would be programmed into the PreK-5 Option at the North Intermediate site.</i> G. Bendel asked if there is a place on the website that can be allocated to listing where efforts have been made over the life of the project to communicate the information and updates relating to this project. There are meetings going on with the School Committee, Select Board, School Building Committee, Finance Committee relating to this project and it would be great if it all could be located in that one spot on the website. A running list of all of the efforts of the volunteer efforts of those who sat outside at the Fun on the Fourth event, meetings, newsletters, water bill mailers, flyers, community forums, public meetings, etc. and have it right out there displayed so that the efforts can be seen. <i>J. Leduc advised that the MSBA has 2 forms that are a part of the upcoming PSR documentation that will need to be submitted that lists these events and requires the attachment of the minutes and presentations that are associated with them. In addition, there will be a water bill mailer going out in August.</i>

Item #	Action	Discussion
		• M. Camoscio has additional outreach that is occurring with relation to the Community Forum No. 4 with delivery of flyers to strategic locations throughout the Town, Wilmington Apple has already posted, District offices have already distributed emails through the District and working over the next 2 weeks to get more flyers in the right locations. The library already has a good number of them. PAWS is looking to do some events between August and September and other tables and events are being looked at come the fall timeframe. • M. Gallezzo asked if there is a meeting scheduled yet for a presentation at the Senior Center? <i>G. Brand advised that the Director of the Senior Center has been contacted and shown preference for a September meeting. J. Leduc advised that a posting was submitted July 22 in the Senior Center newsletter letting them know that a meeting will be schedule for September with them to attend to learn about the Wildwood School project.</i>
18.9	Record	Public Comments o None
18.10	Record	Next Meeting: August 20, 2024, from 6:30 PM to 9:30 PM Virtual via Zoom for Remote Participation
18.11		Adjourn G. Brand invited a motion to adjourn. V. Varbedian motioned to adjourn. D. Ragsdale seconded the motion. The motion carried by unanimous vote.

Attachments: Wilmington Wildwood Powerpoint Slides.

The information herein reflects the understanding reached. Please contact the author within 72 hours if you have any questions or are not in agreement with these Project Minutes.

Agenda

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Re:	School Building Committee Meeting	Meeting Date:	7/23/2024
Prepared by:	Julie Leduc	Meeting Time:	6:30 PM
Meeting Location:	Remote Participation – Zoom Webinar	Meeting No.	17

<https://wpsk12.zoom.us/j/83577025187?pwd=cAMl4Rs4iYaPdh4DoHQTNsnWq5XMom.1>

The meetings will also be viewable on Comcast 22, Verizon 38 and wctv.org under the MEETINGS channel.

Distribution: School Building Committee (MF)

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices
 - Warrant No. 14
4. Design Update
 - Evaluation Matrix
 - Schedule Update
5. Working Group Updates
 - Public Relations Working Group
6. Discussion/Correspondence/New Items
7. Committee Questions
8. Public Comments
9. Next Meeting: August 20, 2024
Community Forum – August 7, 2024 @ 7:00 PM
10. Adjourn

The items listed are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items may in fact be discussed and other items not anticipated may also be brought up for discussion to the extent permitted by law.

1000 Massachusetts Avenue
Cambridge, MA 02138
617.547.5400

www.smma.com

Warrant No. 13

Project: Wildwood Early Childhood Center
Wilmington, Massachusetts

Project No.: 22127

Prepared by: Julie Leduc and Sarah Traniello

Date: 7/15/2024

The 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 <i>OPM Basic Services – Feasibility Study</i>	61546	7/11/2024	\$ 7,500.00	0001-0000	\$ 37,500.00
Dore+Whittier Architects <i>Design Basic Services – Feasibility Study</i>	00013	6/26/2024	\$ 31,500.00	0002-0000	\$ 40,500.00
Total			\$ 39,000.00		

Approved on _____

Activities for the Month of June 2024:

1. Update site and floor plans for Shortlisted options.
2. Prepared PSR cost estimating package, including updated site and floor plans, architectural and engineering narratives and updated sustainability goals.
3. Leadership working group meetings to review progress, outreach and PSR evaluation matrix.
4. Presentation preparation and participate in Senior Center visit on June 11, 2025.
5. Develop Mentimeter survey for use during Wilmington July 4th Celebration, Fun on the Fourth.
6. Prepare presentation and participate in School Building Committee Meeting on June 25, 2025.



DORE + WHITTIER
Dore & Whittier Architects, Inc.
212 Battery Street
Burlington, VT 05401

Wilmington Public Schools
161 Church Street
Wilmington, MA 01887

Invoice number 00013
Date 06/26/2024

Project 23-0847 Wilmington Wildwood Early
Childhood Center

For Date Range: June 1 to June 30, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Current Billed	Remaining
BASIC SERVICES					
Feasibility Study	450,000.00	91.00	378,000.00	31,500.00	40,500.00
Schematic Design	385,000.00	0.00	0.00	0.00	385,000.00
Subtotal	835,000.00	49.04	378,000.00	31,500.00	425,500.00
ADDITIONAL SERVICES					
HazMat Services Feasibility Study - ASR-1	7,920.00	100.00	7,920.00	0.00	0.00
Student Assignment and Facility Planning Services - ASR-2	11,000.00	100.00	11,000.00	0.00	0.00
Subtotal	18,920.00	100.00	18,920.00	0.00	0.00
REIMBURSABLES					
GBCI Invoice LEED for Schools Registration	1,350.00	100.00	1,350.00	0.00	0.00
Subtotal	1,350.00	100.00	1,350.00	0.00	0.00
Total	855,270.00	50.25	398,270.00	31,500.00	425,500.00

Invoice total 31,500.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00013	06/26/2024	31,500.00	31,500.00				
	Total	31,500.00	31,500.00	0.00	0.00	0.00	0.00



Wilmington Public Schools
121 Glen Rd
Wilmington, MA 01887

July 11, 2024
Project No: 22127.00
Invoice No: 0061546

Project 22127.00 Wilmington Wildwood ECC
Reimbursable Consultant (Cost Estimate) NTE \$35,000

Professional Services from June 8, 2024 to July 5, 2024

Fee

Total Fee	150,000.00			
Percent Complete	75.00	Total Earned	112,500.00	
		Previous Fee Billing	105,000.00	
		Current Fee Billing	7,500.00	
		Total Fee		7,500.00
		Total this Invoice		\$7,500.00

Outstanding Invoices

Number	Date	Balance
0061337	5/23/2024	7,500.00
Total		7,500.00

Billings to Date

	Current	Prior	Total
Fee	7,500.00	105,000.00	112,500.00
Additional Fees	0.00	108.61	108.61
Totals	7,500.00	105,108.61	112,608.61

Authorized By: Julie Leduc

Town of Wilmington, Wilmington Public Schools

Wildwood Early Childhood Center

Project Budget and Cost Summary

July 18, 2024



A	C	D (Bud. Adj. Tab)	E (C+D)	F (Com. Cost tab)	G (E-F)	H (Forecast. tab, >G)	I (F+G+H)	J (Invoice Tab)	K (I-J)
Description	BUDGET			COST				CASH FLOW	
	PFA Approved Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
30 Architectural & Engineering									
Designer - Basic Services	\$800,000	-\$350,000	\$450,000	\$450,000	\$0	\$0	\$450,000	\$378,000	\$72,000
Designer - Supplemental Services	\$100,000	-\$35,000	\$65,000	\$18,920	\$46,080	\$0	\$65,000	\$18,920	\$46,080
Schematic Design		\$385,000	\$385,000	\$385,000	\$0	\$0	\$385,000	\$0	\$385,000
Subtotal	\$900,000	\$0	\$900,000	\$853,920	\$46,080	\$0	\$900,000	\$396,920	\$503,080
40 Administrative Costs									
OPM Feasibility Study	\$200,000	-\$35,000	\$165,000	\$150,000	\$15,000	\$0	\$165,000	\$105,000	\$60,000
OPM: Feasibility Cost Estimates		\$35,000	\$35,000	\$35,000	\$0	\$0	\$35,000	\$0	\$35,000
Other Project Costs 1	\$100,000	\$0	\$100,000	\$9,950	\$90,050	\$0	\$100,000	\$3,859	\$96,141
Subtotal	\$300,000	\$0	\$300,000	\$194,950	\$105,050	\$0	\$300,000	\$108,859	\$191,141
50 Furniture, Fixtures and Equipment									
Furniture, Fixtures and Equipment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Sub-Total	\$1,200,000	\$0	\$1,200,000	\$1,048,870	\$151,130	\$0	\$1,200,000	\$505,779	\$694,221
70 Project Contingency									
Construction Contingency (Hard Cost) (4%)	\$0	\$0	\$0						\$0
Owner's Contingency (Soft Cost) (4%)		\$0	\$0						\$0
Subtotal	\$0	\$0	\$0						\$0
Project Total	\$1,200,000	\$0	\$1,200,000	\$1,048,870	\$151,130	\$0	\$1,200,000	\$505,779	\$694,221
Construction Cost Estimates	Date	Amount	Gross Square Feet	Cost Per SF		Budget Revisions Summary		Date	Amount
Feasibility Study- Schematic - PFA				#DIV/0!					
Design Development				#DIV/0!					
Construction Documents (60%)				#DIV/0!					
Construction Documents (90%)				#DIV/0!					
Finalized GMP Contract				#DIV/0!					



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #15

July 23, 2024



SMMA **dw**
DORE | WHITTIER

Massachusetts School Building Authority



Agenda

- Call to Order
- Approval of Minutes
- Approval of Invoices
- Design Update
- SBC Public Relations Working Group Update
- Discussion/Correspondence/New Items
- Committee Questions
- Public Comments
- Adjourn

A photograph of a classroom scene where several students are raising their hands, indicating participation or a vote. The image is partially covered by a dark blue diagonal overlay on the left side, which contains the text 'Approval of Minutes'.

Approval of Minutes

			
Project:	Wilmington Westwood Early Childhood Center	Project No.	20177
Presented To:	Sarah A. Transelle	Meeting Date:	6/25/2014
Re:	School Building Committee	Meeting No.	17
Location:	Remote Participation via Zoom	Phone:	
Subject(s):	School Building Committee (MF)		
Chairman:	School Building Committee		
Present:	Dr. Glenn Brand, School Superintendent, School Building Committee Chair		
Present:	Paul Flanagan, Assistant Superintendent of Administration & Finance		
A:	Diane M. Allen, Personnel Building Committee		
A:	John C. Kalkbush, Personnel Building Committee		
Present:	Gregory B. Senechal, Board of School Commissioners		
A:	Kevin A. Clark, Board of School Commissioners		
A:	Kate Baswell, Westwood School Principal		
A:	Shelley South, Wilson School School Principal		
Review:	Christine Hahnenfeld, Millbrook Teacher		
A:	Alexa Brown, LeChemin, Director of Student Support Services		
Present:	Deanna Kelley, Housing Systems Manager, Wilmington Public Buildings Department		
A:	Erik Siegel, Fleet Manager		
Present:	Justin O'Connell, Assistant Team Manager		
Present:	NICA Galbraith, School Committee		
A:	Paul J. McKinlay, Personnel Building Committee		
Present:	David A. Rogalski, School Committee Vice Chair		
Present:	Marianne Gidyczek, Finance Committee Member		
Present:	Michael Carmichael, North Side Plant, Mechanical Engineer		
Present:	Craig Maw, West Side Plant, Civil Engineer		
Present:	Vickie Vorklavsky, North Side Plant, Project Manager, School Building Committee Co-Chair		
Present:	Christina Pridemore, North Side Plant		
Present:	Justin Cooper, North Side Plant		
	Care-Whitler Architects		
Remarks:	Donald Walker, Principal-in-Charge		
Remarks:	Lisa P. Shaw, Principal, Designer		
Remarks:	Rishi Palanis, Project Manager		
Remarks:	Jason Bronte, Educational Planner		
	SMMA		
Remarks:	Julia Lottig, Director of CPM Services and Project Manager		
Remarks:	Sarah Tranter, Assistant Project Manager		
© 1998 School Authority - Boston All Rights Reserved. 2014-2015 www.smma.org			

A photograph of a classroom with several students raising their hands. The image is partially covered by a dark blue diagonal overlay on the left side. The text 'Approval of Invoices' is written in white on this overlay.

Approval of Invoices

FOR APPROVAL

Project Management

SMMA

Warrant No. 13

Project: Wildwood Early Childhood Center
Wilmington, Massachusetts
Prepared by: Julie Leduc and Sarah Traniello

Project No.: 22127
Date: 7/15/2024

The 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 (P/M Basic Services) – Feasibility Study	61546	7/11/2024	\$ 7,500.00	0001-0000	\$ 37,500.00
Dore+Whittier Architects Design Basic Services – Feasibility Study	00013	6/26/2024	\$ 31,500.00	0002-0000	\$ 40,500.00
Total			\$ 39,000.00		

Approved on _____

Activities for the Month of June 2024:

1. Update site and floor plans for Shortlisted options.
2. Prepared PSR cost estimating package, including updated site and floor plans, architectural and engineering narratives and updated sustainability goals.
3. Leadership working group meetings to review progress, outreach and PSR evaluation matrix.
4. Presentation preparation and participate in Senior Center visit on June 11, 2025.
5. Develop Mentimeter survey for use during Wilmington July 4th Celebration, Fun on the Fourth.
6. Prepare presentation and participate in School Building Committee Meeting on June 25, 2025.

11001 Atlantic Highway, Suite 200
Camden, MA 02145
W12-844-8400

www.smma.com

Design Update



REPAIR

Pre-K-K: 130+ Students

PK-K R.1
\$26.6 M- \$29.4 M



Pre-K-3: 510+ Students

PK-3 R.1 (Woburn only) **Cost Comparison*
\$36.3 M- \$40.1 M



Pre-K-5: 755+ Students

PK-5 R.1 (North only) **Cost Comparison*
\$29.5 M- \$32.6 M



RENO/ADD

PK-K AR.1 **Cost Comparison*
\$78.0 M- \$86.2 M



PK-3 AR.1 **Cost Comparison*
\$135.0 M- \$149.2 M



PK-5 AR.1
\$193.3 M- \$213.6 M



NEW

PK-K N.1
\$79.3 M- \$87.6 M



PK-3 N.1
\$135.7 M- \$150.0 M



PK-5 N.1
\$194.0 M- \$214.5 M



REPAIR

Pre-K-K: 130+ Students

PK-K R.1
\$26.6 M- \$29.4 M



Pre-K-3: 510+ Students

PK-3 R.1 (Woburn only) *Cost Comparison
\$36.3 M- \$40.1 M



Pre-K-5: 755+ Students

PK-5 R.1 (North only) *Cost Comparison
\$29.5 M- \$32.6 M



RENO/ADD

PK-K AR.1 *Cost Comparison
\$78.0 M- \$86.2 M



PK-3 AR.1 *Cost Comparison
\$135.0 M- \$149.2 M



PK-5 AR.1
\$193.3 M- \$213.6 M



NEW

PK-K N.1
\$79.3 M- \$87.6 M



PK-3 N.1
\$135.7 M- \$150.0 M



PK-5 N.1
\$194.0 M- \$214.5 M





Option PK-5 N.1 – Circulation Patterns

Drop-Off



Bus 

Alternate Pick-Up



Vehicles 
Pre-K Vehicles 



Second Floor



First Floor



Lower Level

- PROGRAMMING LEGEND
- CORE ACADEMIC
 - SPECIAL EDUCATION
 - ART & MUSIC
 - VOCATIONAL & TECHNOLOGY
 - HEALTH & PHYSICAL EDUCATION
 - MEDIA CENTER
 - GYMNASIUM & FITNESS CENTER
 - NURSERY
 - ADMINISTRATION & GUIDANCE
 - CUSTODIAL & MAINTENANCE



PROGRAMMING LEGEND

- CORE ACADEMIC
- SPECIAL EDUCATION
- ART & MUSIC
- VOCATIONS & TECHNOLOGY
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- DINING & FOOD SERVICE
- MEDICAL
- ADMINISTRATION & GUIDANCE
- CUSTODIAL & MAINTENANCE



PK-K

Site Plan



First Floor

Evaluation Matrix





Education

How well does each option embody the educational elements of the guiding principles for design?



Site

How well does each option achieve the site features and functions defined in the guiding principles for design?



Restrictions and Future Uses

Are there restrictions or limitations that preclude this site as a preferred location?



Community

How well does each option serve as a community resource?



Sustainability

How well does each option achieve the goals for energy efficiency and sustainable design features?



Construction Logistics

How well does each option limit disruption to students, staff, and neighbors during construction?



Total Time to Address All Needs

How well does each option limit the time necessary to address all elementary-aged needs



Consolidation

What is the impact to PreK-5th students, neighborhoods, and traffic as a result of consolidation?

PSR Evaluation Matrix

PK-K 130 students + PK			
  			
Wildwood Site			
	Repair	Add/Reno	New
Education 	5.4	9.3	9.4
Site 	6.8	8.0	8.3
Restrictions 	8.9	8.9	8.9
Community 	4.4	6.7	8.9
Sustainability 	5.6	6.7	6.7
Logistics 	10.0	10.0	10.6
Consolidation 	6.7	6.7	6.7
Total Time 	2.2	2.2	2.2
Total Score 	50.0	58.4	61.6

PK-3 510 students + PK			
 			
Woburn Street Site			
	Repair	Add/Reno	New
*For Comparison Only	4.8	9.8	9.8
	7.4	8.3	9.0
	10.0	8.9	8.9
	5.6	8.9	8.9
	5.6	6.7	10.0
	2.8	6.1	8.3
	6.7	6.7	7.8
	2.2	4.4	6.7
	45.0	59.8	69.4

PK-5 755 students + PK			
 			
North Intermediate Site			
	Repair	Add/Reno	New
*For Comparison Only	5.0	9.6	9.8
	7.6	8.6	9.5
	11.1	10.0	10.0
	5.6	10.0	8.9
	6.7	8.9	10.0
	2.8	6.1	9.4
	6.7	7.8	8.9
	2.2	8.9	11.1
	47.6	69.9	77.6

Poor	Fair	Good	Better	Best
------	------	------	--------	------

PSR Evaluation Matrix

PK-K 130 students + PK			
			
Wildwood Site			
Repair	Add/Reno	New	
Education 	5.4	9.3	9.4
Site 	6.8	8.0	8.3
Restrictions 	8.9	8.9	8.9
Community 	4.4	6.7	8.9
Sustainability 	5.6	6.7	6.7
Logistics 	10.0	10.0	10.6
Consolidation 	6.7	6.7	6.7
Total Time 	2.2	2.2	2.2
Total Score 	50.0	58.4	61.6

PK-3 510 students + PK			
*For Comparison Only			
Woburn Street Site			
Repair	Add/Reno	New	
4.8	9.8	9.8	
7.4	8.3	9.0	
10.0	8.9	8.9	
5.6	8.9	8.9	
5.6	6.7	10.0	
2.8	6.1	8.3	
6.7	6.7	7.8	
2.2	4.4	6.7	
45.0	59.8	69.4	

PK-5 755 students + PK			
*For Comparison Only			
North Intermediate Site			
Repair	Add/Reno	New	
5.0	9.6	9.8	
7.6	8.6	9.5	
11.1	10.0	10.0	
5.6	10.0	8.9	
6.7	8.9	10.0	
2.8	6.1	9.4	
6.7	7.8	8.9	
2.2	8.9	11.1	
47.6	69.9	77.6	

Poor	Fair	Good	Better	Best
------	------	------	--------	------

Cost Overview



Estimated Project Cost Update

	PK-K 130 students + PK			PK-3 510 students + PK			PK-5 755 students + PK		
									
	Wildwood Site			Woburn Street Site			North Intermediate Site		
	Repair	Add/Reno	New	Repair	Add/Reno	New	Repair	Add/Reno	New
Total Score	50.0	58.4	61.6	45.0	59.8	69.4	47.6	69.9	77.6
Estimated Project Cost – PDP (March 2024)	\$26.6M - \$29.4M	\$78.0M - \$86.2M	\$79.3M - \$87.6M	\$36.3M - \$40.1M	\$135.0M - \$149.2M	135.7M - \$150.0M	\$29.5M - \$32.6M	\$193.3M - \$213.6M	\$194.0M - \$214.5M
Estimated Project Cost – PSR (July 2024)	\$27.9M - \$30.8M	\$81.1M - \$89.7M	\$84.2M - \$93.1M	\$39.3M - \$43.5M	\$127.8M - \$141.3M	\$139.3M - \$154.0M	\$32.4M - \$35.8M	\$176.3M - \$194.9M	\$177.6M - \$196.3M

Notes:

PK-K cost estimates do not include any work at Woburn St. and North Int. Schools.

PK-3 cost estimates do not include any work at North Int. School.

MSBA Reimbursement of eligible expenses is not included in the above costs.

Estimated Project Cost Update

PK-K 130 students + PK		
	*For Comparison Only	
Wildwood Site		
Repair	Add/Reno	New
50.0	58.4	61.6
Estimated Project Cost – PDP (March 2024)	\$26.6M - \$29.4M	\$78.0M - \$86.2M
Estimated Project Cost – PSR (July 2024)	\$27.9M - \$30.8M	\$81.1M - \$89.7M

PK-3 510 students + PK		
*For Comparison Only	*For Comparison Only	
Woburn Street Site		
Repair	Add/Reno	New
45.0	59.8	69.4
\$36.3M - \$40.1M	\$135.0M - \$149.2M	135.7M - \$150.0M
\$39.3M - \$43.5M	\$127.8M - \$141.3M	\$139.3M - \$154.0M

PK-5 755 students + PK		
*For Comparison Only		
North Intermediate Site		
Repair	Add/Reno	New
47.6	69.9	77.6
\$29.5M - \$32.6M	\$193.3M - \$213.6M	\$194.0M - \$214.5M
\$32.4M - \$35.8M	\$176.3M - \$194.9M	\$177.6M - \$196.3M

Notes:

PK-K cost estimates do not include any work at Woburn St. and North Int. Schools.

PK-3 cost estimates do not include any work at North Int. School.

MSBA Reimbursement of eligible expenses is not included in the above costs.

Potential Local Share

	PK-K 130 students + PK		PK-3 510 students + PK	PK-5 755 students + PK	
					
	Wildwood Site		Woburn Street Site	North Intermediate Site	
	Repair 29,302 GSF	New 64,935 GSF	New 115,294 GSF	Add/Reno 163,573 GSF	New 163,573 GSF
Estimated Project Cost - PSR	\$27.9M - \$30.8M	\$84.2M - \$93.1M	\$139.3M - \$154.0M	\$176.3M - \$194.9M	\$177.6M - \$196.3M
POTENTIAL LOCAL SHARE *after eligible MSBA reimbursement	\$27.9M - \$30.8M	\$63.0M - \$69.7M	\$100.8M - \$111.4M	\$122.5M - \$135.4M	\$125.5M - \$138.7M

Notes:

PK-K cost estimates do not include any work at Woburn St. and North Int. Schools.

PK-3 cost estimates do not include any work at North Int. School.

**The MSBA updates district reimbursement rates annually and applies the reimbursement in effect at the time the MSBA Board of Directors approves a district's proposed project scope and budget after SD Phase.*

***Repair Only options assume no MSBA funding. Estimates are based on today's market conditions and dollars.*

Potential Local Share

	PK-K 130 students + PK		PK-3 510 students + PK	PK-5 755 students + PK	
					
	Wildwood Site		Woburn Street Site	North Intermediate Site	
	Repair 29,302 GSF	New 64,935 GSF	New 115,294 GSF	Add/Reno 163,573 GSF	New 163,573 GSF
Estimated Project Cost - PSR	\$27.9M - \$30.8M	\$84.2M - \$93.1M	\$139.3M - \$154.0M	\$176.3M - \$194.9M	\$177.6M - \$196.3M
POTENTIAL LOCAL SHARE *after eligible MSBA reimbursement	\$27.9M - \$30.8M	\$63.0M - \$69.7M	\$100.8M - \$111.4M	\$122.5M - \$135.4M	\$125.5M - \$138.7M
Local Share Woburn St. Repair Only**	\$39.3M - \$43.5M	\$39.3M - \$43.5M	N/A	N/A	N/A
Local Share North Int. Repair Only**	\$32.4M - \$35.8M	\$32.4M - \$35.8M	\$32.4M - \$35.8M	N/A	N/A
POTENTIAL TOTAL LOCAL SHARE	\$99.6M - \$110.1M	\$134.7M - \$149.0M	\$133.2M - \$147.2M	\$122.5M - \$135.4M	\$125.5M - \$138.7M

*The MSBA updates district reimbursement rates annually and applies the reimbursement in effect at the time the MSBA Board of Directors approves a district's proposed project scope and budget after SD Phase.

**Repair Only options assume no MSBA funding. Estimates are based on today's market conditions and dollars.

Local Tax Impact

Wilmington Elementary School Project

ESTIMATED Debt and Tax Implications

Option	Estimated Total Project Cost - midpoint	Estimated Local Share - midpoint	Annual Debt Payment	Annual Tax Increase on Average SF Home	Monthly Impact
PK-K - Repair Only	\$ 29,346,000.00	\$ 29,346,000.00	\$ 2,152,000.00	\$ 160.00	\$ 13.00
PK-K - New @ Wildwood Site	\$ 88,647,000.00	\$ 66,335,000.00	\$ 4,865,000.00	\$ 370.00	\$ 31.00
PK-3 - New @ Woburn Site	\$ 146,660,000.00	\$ 106,099,000.00	\$ 7,781,000.00	\$ 590.00	\$ 49.00
PK-5 - Add/Reno @ North Site	\$ 185,609,000.00	\$ 129,059,000.00	\$ 9,464,000.00	\$ 710.00	\$ 59.00
PK-5 - New @ North Site	\$ 186,984,000.00	\$ 132,128,000.00	\$ 9,689,000.00	\$ 730.00	\$ 61.00

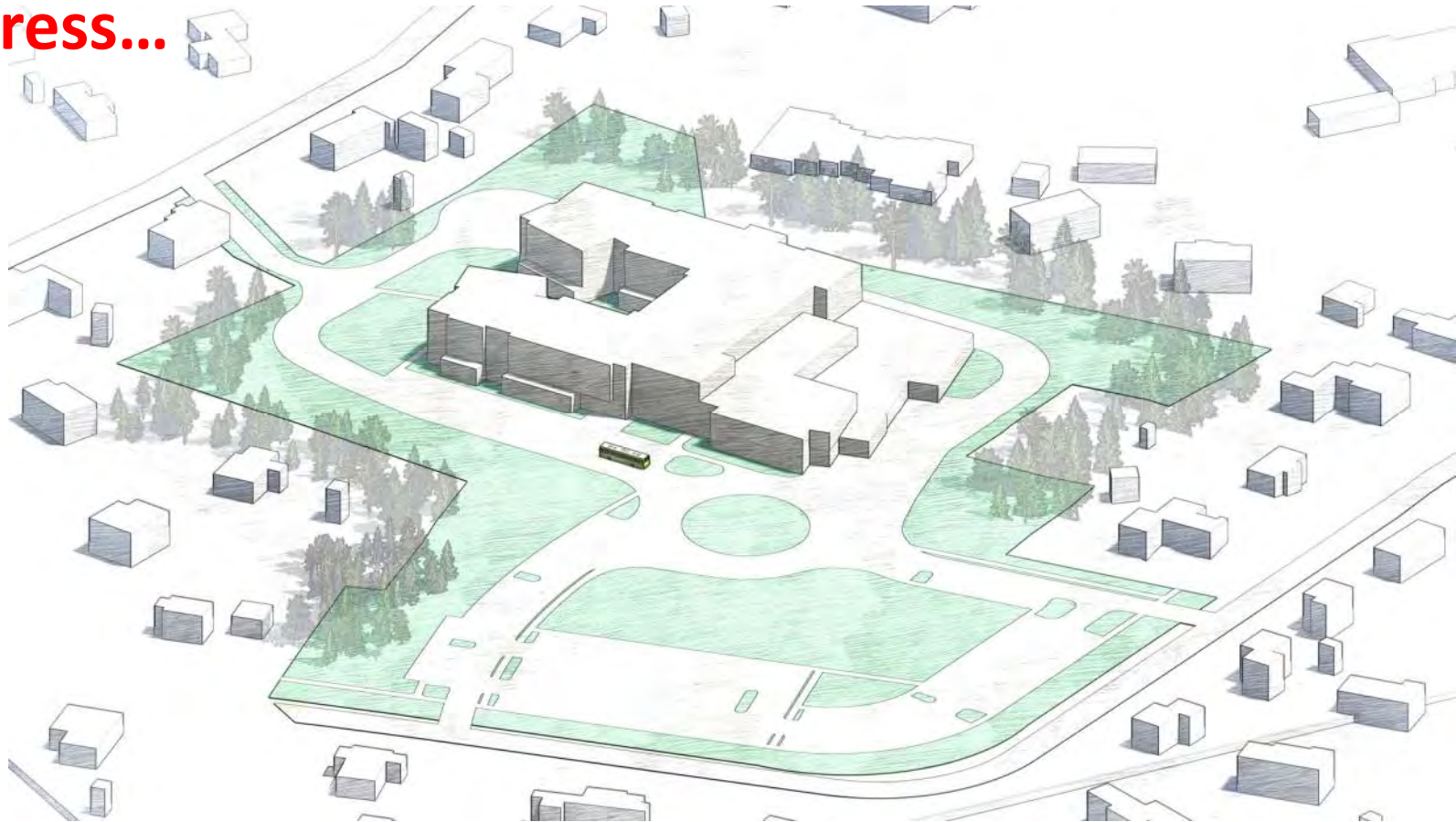
*Assumptions: All Costs are Estimates; All Values are FY24 Values; 30 Year Fixed Principal Debt; 4.00% Interest Rate; Av. SF Value = \$683,790

Imagery



Building Massing – PK-5 New @ North

In Progress...



Building Massing – PK-5 New @ North

In Progress...



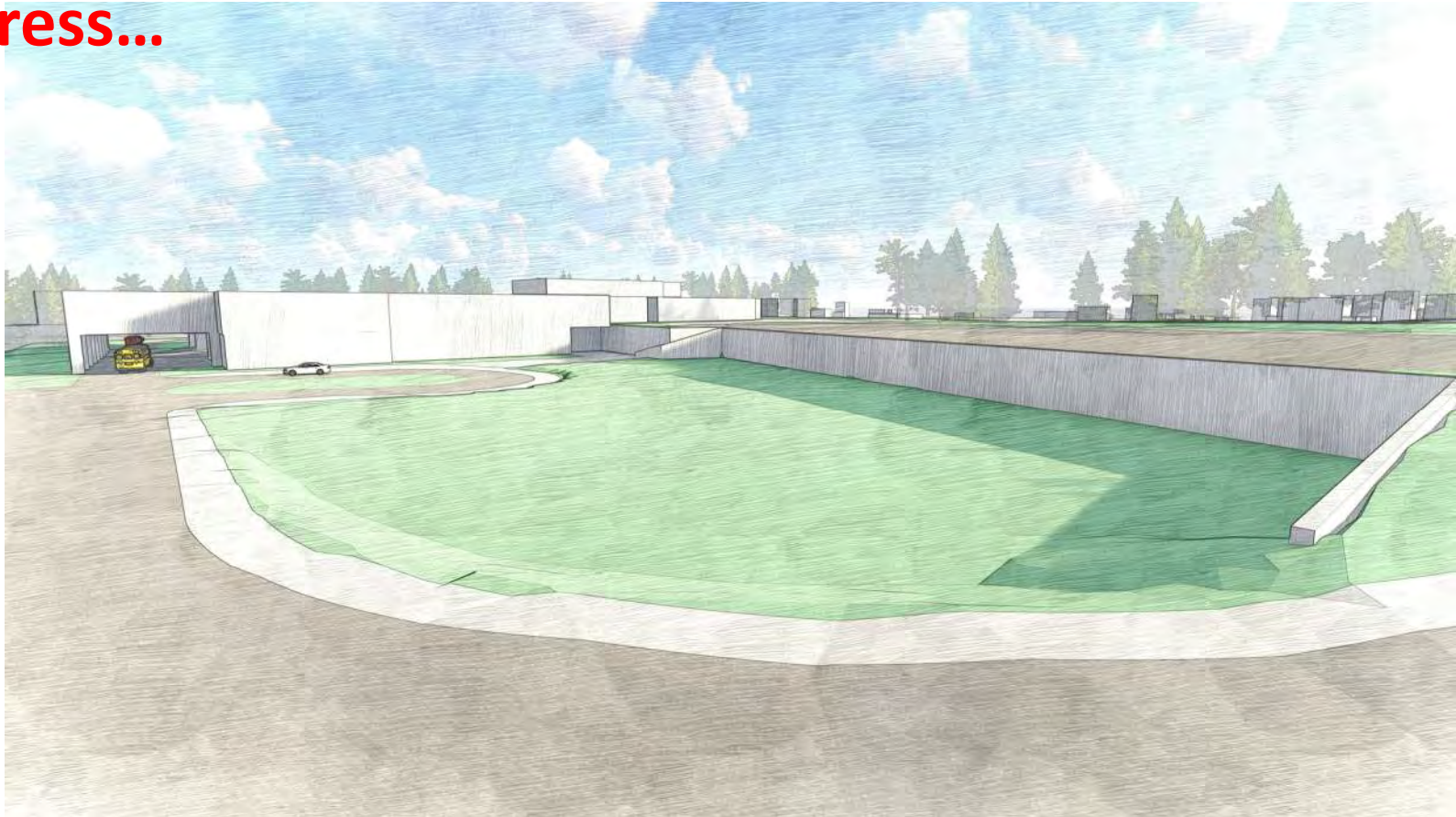
Building Massing – PK-3 New @ Woburn

In Progress...



Building Massing – PK-3 New @ Woburn

In Progress...



Schedule



August:

- ☐ Community Forum #4 – Aug 7th
- ☐ School Committee - Aug 14th
 - Ed. Plan and Grade Configuration
- ☐ Select Board – Aug 19th *TBC*
- ☐ SBC Meeting – Aug 20th
 - Vote for Preferred Alternative
- ☐ *School Committee – Aug TBC*
- ☐ PSR Submission to MSBA – Aug 29th

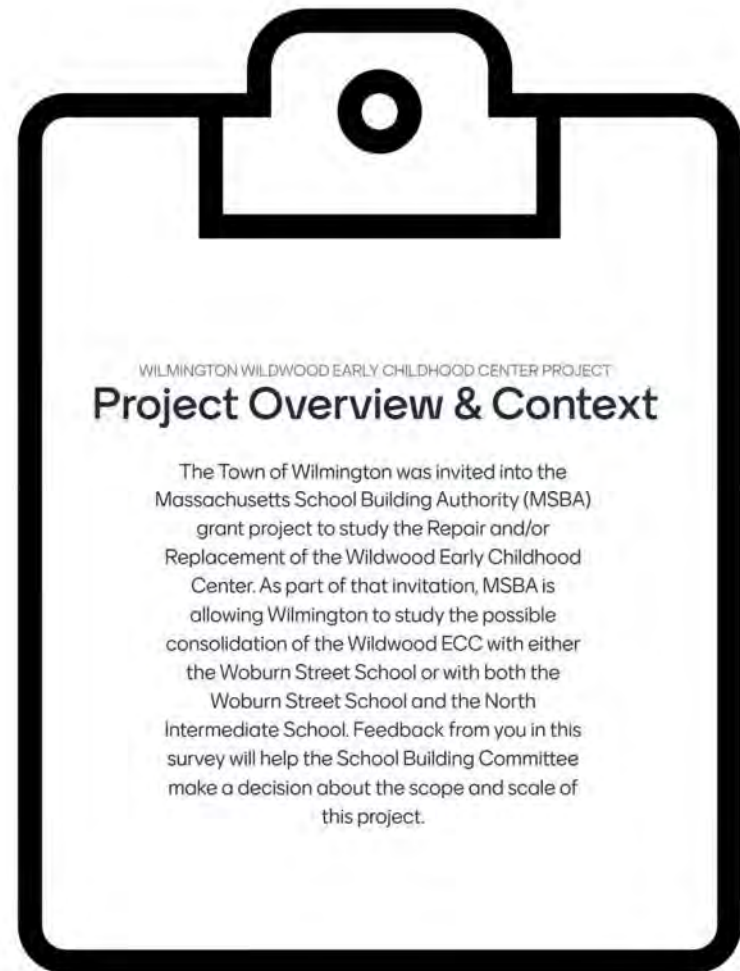
Next SBC Meeting: August 20th



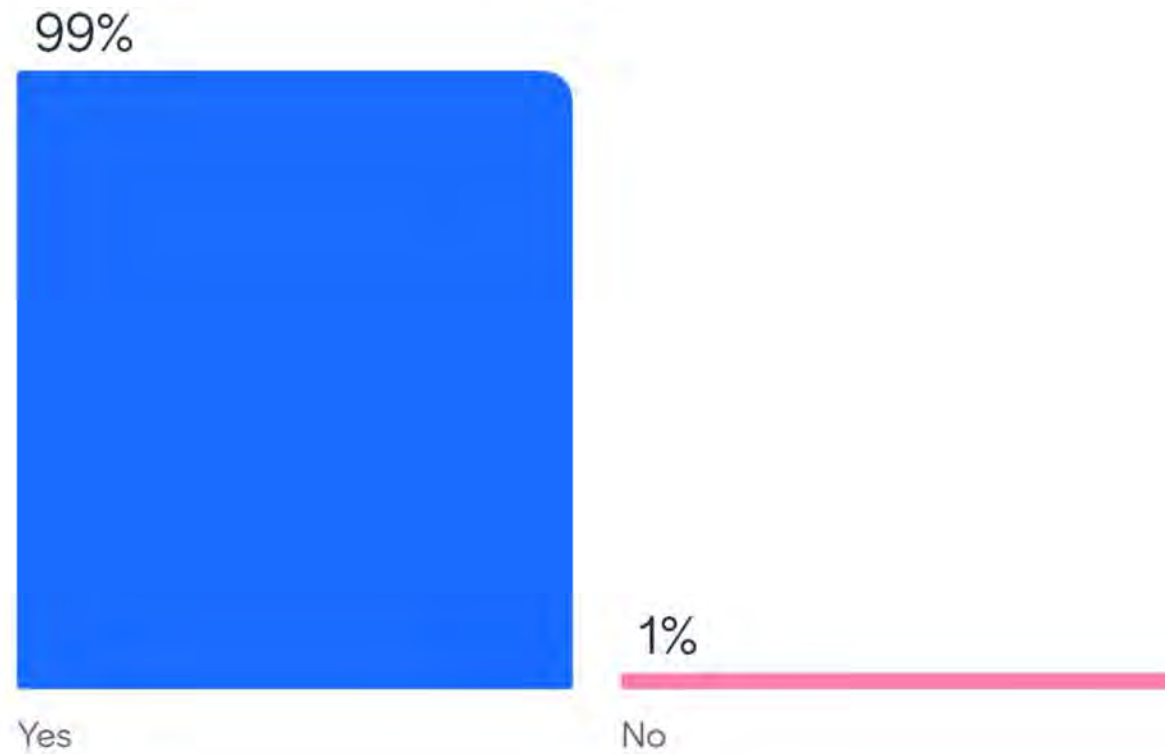


SBC Public Relations Working Group Update

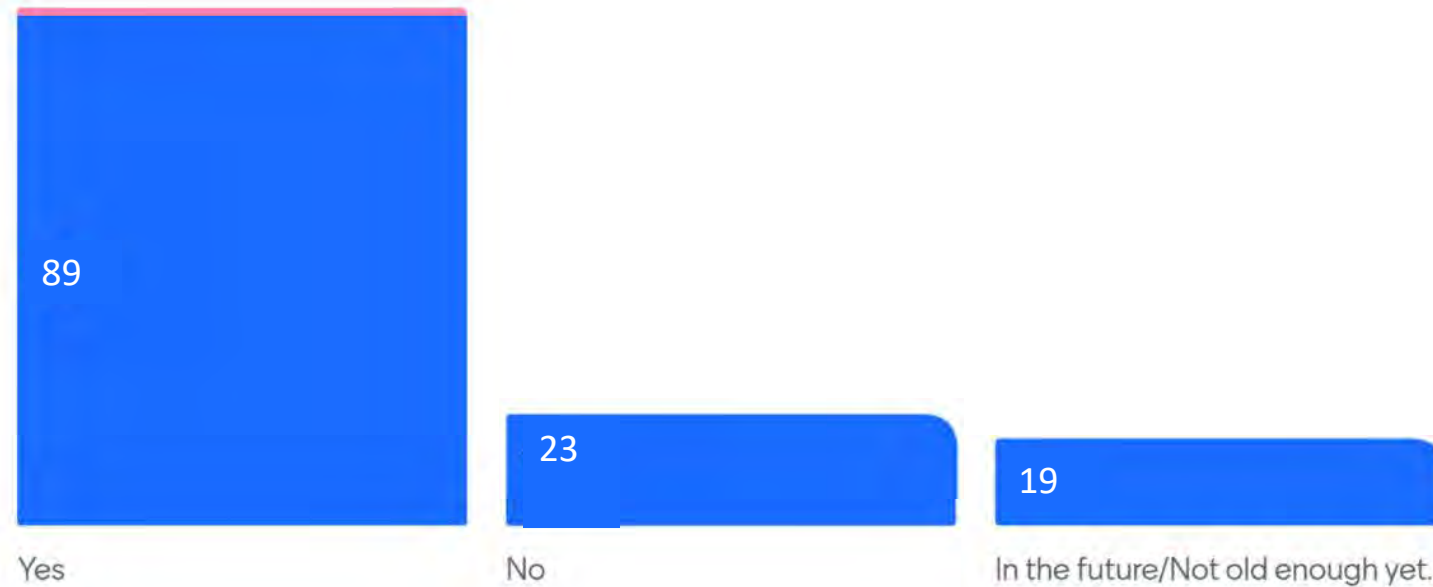
Fun on the Fourth Survey Feedback



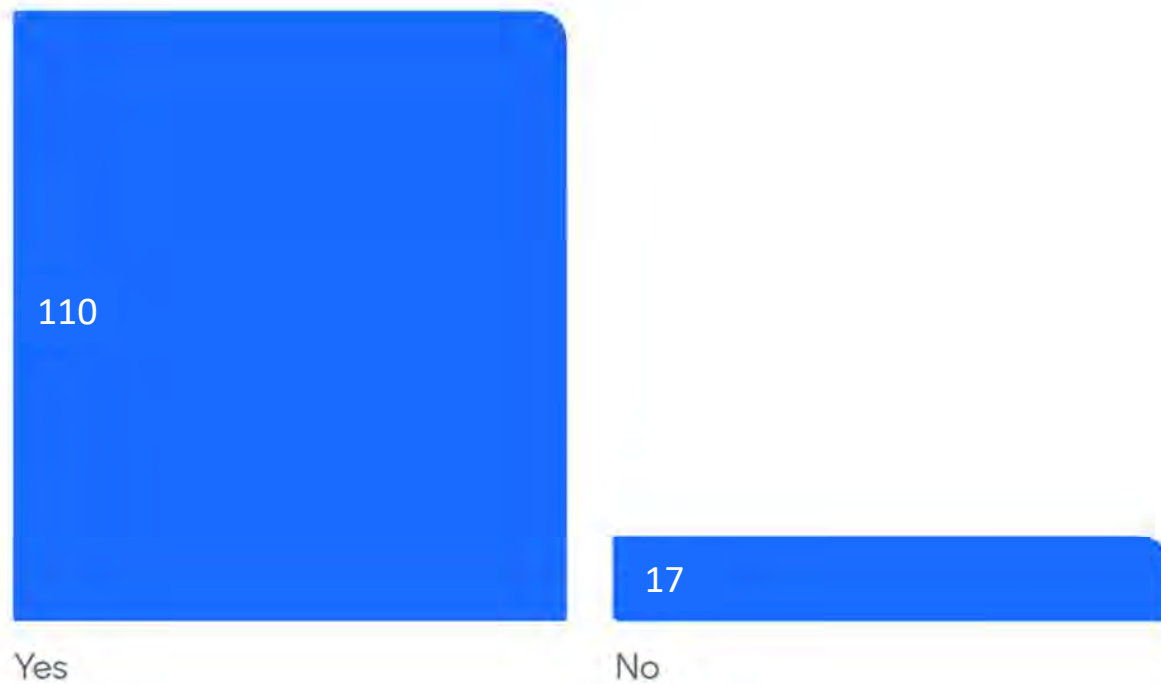
Are you a resident of Wilmington?



Do you currently have any school-aged children/relatives in the school system?



Are you in favor of school consolidation?



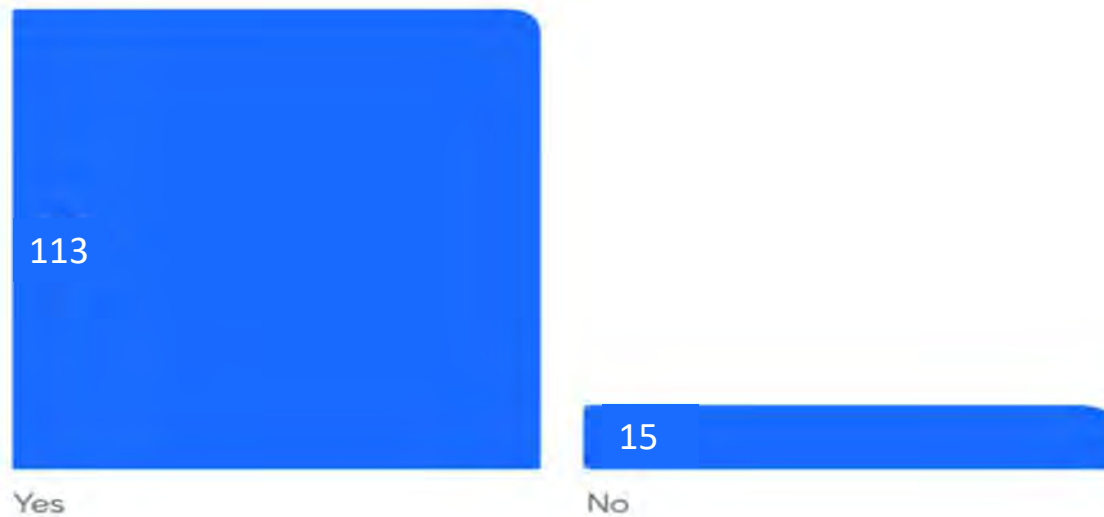
Please rank the following options in order of preference.

	Pre-K-K: 130+ Students	Pre-K-3: 510+ Students	Pre-K-5: 755+ Students
REPAIR	PK-K R.1 \$26.6 M- \$29.4 M 	PK-3 R.1 (Woburn only) *Cost Comparison \$36.3 M- \$40.1 M 	PK-5 R.1 (North only) *Cost Comparison \$29.5 M- \$32.8 M 
RENO/ADD	PK-K AR.1 *Cost Comparison \$78.0 M- \$86.2 M 	PK-3 AR.1 *Cost Comparison \$135.0 M- \$149.2 M 	PK-5 AR.1 \$193.3 M- \$213.6 M 
NEW	PK-K N.1 \$79.3 M- \$87.6 M 	PK-3 N.1 \$135.7 M- \$150.0 M 	PK-5 N.1 \$194.0 M- \$214.5 M 



(THE TOWN WILL NEED TO COVER THE PORTION NOT ELIGIBLE FOR REIMBURSEMENT)

Are you in favor of a larger gymnasium in the project to support community activities even if MSBA reimbursement will only cover half the cost?





Wilmington Public Schools
161 Church Street, Wilmington, MA 01887



[Home](#) [Our District](#) [Our Schools](#) [Families and Community](#) [Staff Resources](#)

WILDWOOD BUILDING PROJECT

[Meeting Dates & Documents](#)

[Frequently Asked Questions](#)

[Archived Presentations](#)

[Committee Members](#)

[Town of Wilmington Facilities Master Plan](#)

[Documents Submitted to MSBA](#)

[Archived Meeting Agendas & Minutes](#)

[Wilmington Public Schools](#) / [Our District](#) / [Facilities](#) / [School Building Projects](#) / [Wildwood Building Project](#) / [Frequently Asked Questions](#)

Frequently Asked Questions

WHAT

1. What are the options? What are the current options? Who will go to this new school?

- The enrollment options which we were allowed to study are PreK-K, PreK-3 and PreK-5.
- Options other than just rebuilding the Wildwood will merge 2 or 3 current school populations into a single school. Those schools include Wildwood, Woburn Street, and North Intermediate School.
- The selected option to move forward must include the Wildwood population.

2. How many options have been studied so far?

- The Design Team presented 18 options which included renovation, addition, and new construction of the Wildwood, Woburn Street, North Intermediate and Town Hall sites
- The committee created a rating matrix which reviewed education, site, restrictions, community, sustainability, logistics, consolidation, time to complete, and cost.

3. High school sized gym?

- Currently two schools have operational gyms: Woburn Street and the North Intermediate. Consolidation of 3 schools to 2 or 1 will potentially reduce Town gymnasium spaces.
- A high school sized gym is being explored for the consolidation of the 3 schools. As this gym would be larger than the MSBA will participate in, the districts share will be more.
- This one gym would be larger and allow for 2 courts to be used simultaneously.

4. Will there be access to the Gym, Cafeteria, and/or Auditorium for use by others? What other benefits are there for the community from this project?

- The School will be defined by Administrative, Academic, and Public spaces. As part of the design, the intent is to separate PUBLIC spaces with locking doors to prevent people from accessing ACADEMIC spaces during off-hours.
- The gym would be available off-hours for indoor athletics.
- The stage, which would be located in the Cafeteria, could be used as an Auditorium during off-hours.

5. Is parking and traffic being studied?

- Yes, traffic planning and parking are being studied as part of this project.

6. What is the environmental impact of this project?

- The MSBA has a minimum requirement we must meet for the environment.
- The Committee would like environmental input on this and other aspects of the project. There is a Working Group that will be collaborating with the Design Team to determine the sustainability goals of the project.

WHY

**Thank
You**