



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #18

October 8, 2024



SMMA **dw**
DORE | WHITTIER

Massachusetts School Building Authority



Agenda

- Call to Order
- Approval of Minutes
- Approval of Invoices
- Approval of Designer Amendment
- Design Update
 - Survey Results
 - Discussion of Gymnasium Size
- Public Relations Working Group Update
- Review Shortlist of Options
- Public Comments
- Discussion/Committee Questions
- Correspondence
- Vote for Preferred Option
 - Vote for Gymnasium Size (If Needed)
- Next Steps/Schedule Update
- New Items
- Adjourn

Approval of Minutes



FOR APPROVAL

SMMA

Project Management

Project Minutes

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Prepared by:	Sarah A. Tranello	Meeting Date:	9/17/2024
Location:	School Building Committee	Meeting No.:	20
	Hybrid Meeting with In Person Attendance at Wilmington High School Large Group Instruction Room and Remote Participation via Zoom	Hybrid	
Distribution:	School Building Committee (MF)		

Attendees:	School Building Committee
Present:	Dr. Glenn Brand, School Superintendent; School Building Committee Chair
Present:	Paul Ruggieri, Assistant Superintendent of Administration & Finance
Present:	Diane M. Alani, Permanent Building Committee
Present:	John C. Hobbins, Permanent Building Committee
Present:	Gregory B. Binkley, Board of Selection
Present:	Kate Bissell, Wildwood School Principal
Present:	Stacy Scott, Wildwood School Principal
Present:	Christine Kulkarni, Assistant Director of Student Support Services
Present:	Christine Murphy, Assistant Director of Student Support Services
Present:	Dennis Kelley, Building Systems Manager, Wilmington Public Buildings Department
Present:	Eric Slagter, Town Manager
Present:	Justin O'Connell, Assistant Town Manager
Present:	Michelle Dalton, School Committee
Present:	Stephen Turner, School Committee
Present:	Paul J. Malenfant, Permanent Building Committee
Present:	David A. Pegoride, School Committee Vice Chair
Present:	Marianne Galasko, Finance Committee Member
Present:	Michael Camarico, North Side Parent, Mechanical Engineer
Present:	Craig Mose, North Side Parent, Civil Engineer
Present:	Vivian Verbeiden, North Side Parent, Project Manager, School Building Committee Co-Chair
Present:	Christine Prenterger, North Side Parent
Present:	Justin Gacek, North Side Parent
Present:	Dave Whittier Architects
Present:	Donald Walter, Principal in Charge
Present:	Lee P. Dore, Principal, Designer
Present:	Ryan Philip, Project Manager
Present:	SMMA
Present:	Aime Ladd, Director of QPM Services and Project Manager
Present:	Sarah Tranello, Assistant Project Manager

1200 Main Street, Boston

Cambridge, MA 02108

978.471.1028

www.smma.com

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Pages:
permanently Forum #3 at 7:00 PM - In Person at Wilmington High School
permanently Forum #3 at 7:00 PM - In Person at Wilmington High School

Pages:
Building Committee Meeting at 6:30pm - Hybrid - Wilmington High
Large Group Instruction Room and Zoom Webinar
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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

Warrant No. 16

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

Project No.: 22127
Date: 10/8/2024

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 OPM Basic Services - Feasibility Study	62042	10/3/2024	\$ 3,750.00	0001-0000	\$ 18,750.00
Dore+Whittier Architects Design Basic Services - Feasibility Study	00016	09/30/2024	\$ 3,000.00	0002-0000	\$ 3,000.00
Total			\$ 6,750.00		

Approved on _____

Activities for the Month of September 2024:

1. Weekly Leadership Working Group meetings to review progress
2. Monitor Mentimeter townwide flyer survey and provide updates
3. Prepare presentation and participate in School Building Committee Meeting on September 17, 2024
4. Prepare presentation and participate in Community Forum #5 on September 18, 2024
5. Prepare presentation and participate in Meeting at Senior Center on September 19, 2024
6. Continue edits for draft PSR Submission

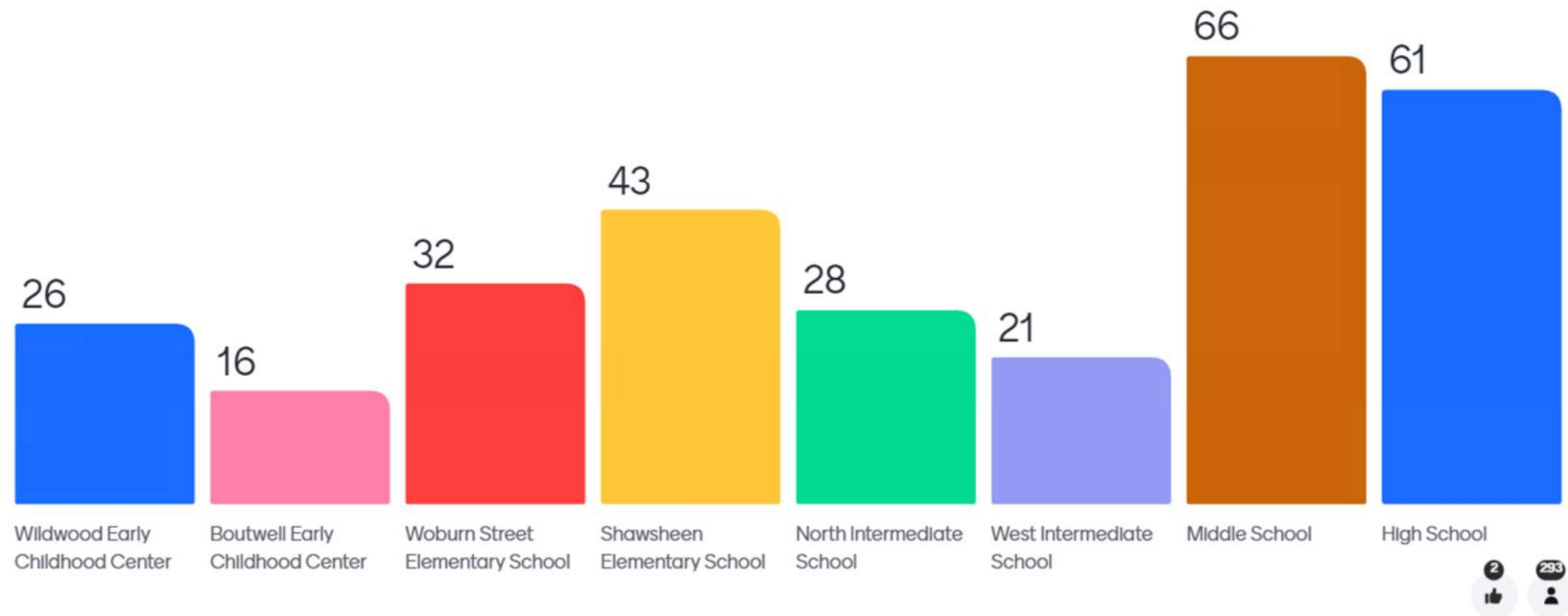
Approval of
Amendment 3
Site Investigation
for Preferred Site

Project Update



Results from Staff Survey

I'm responding as a representative of (select all that apply):



Please select your preferred option.



Staff Survey Key Themes

The general consensus from staff is that building a new Pre-K to 5 school would significantly benefit students, staff, and the overall community in multiple ways:

1. Fewer Transitions: A key theme is that fewer transitions between different schools would benefit students by providing consistency, continuity, and **stability** throughout their elementary years. This would help create a smoother learning experience and enable better collaboration among staff members who would work together for longer periods of time.

2. Modern Facilities: The current school buildings are described as outdated, with issues such as poor climate control and inadequate spaces for students, particularly those with special needs. New facilities would offer modern, **safe**, and more efficient spaces, which could foster better learning environments, integrate modern technology, and meet **accessibility** needs.

Staff Survey Key Themes

3. Improved Collaboration: Staff collaboration across grade levels is highlighted as a significant benefit. Having everyone in one building would make it easier for educators to communicate, share resources, and support students more effectively, especially when it comes to social-emotional learning and special education needs.

4. Health and Safety: The comments emphasize concerns over health and safety in the current buildings, with some citing outdated infrastructure and a lack of handicapped accessibility. A new building would address these issues and create a healthier learning environment.

5. Cost Efficiency and Future Planning: There is support for consolidating resources and avoiding the costs of maintaining or renovating multiple old buildings. The comments suggest that building a new, modern facility would not only address current issues but also serve the community's needs in the future.

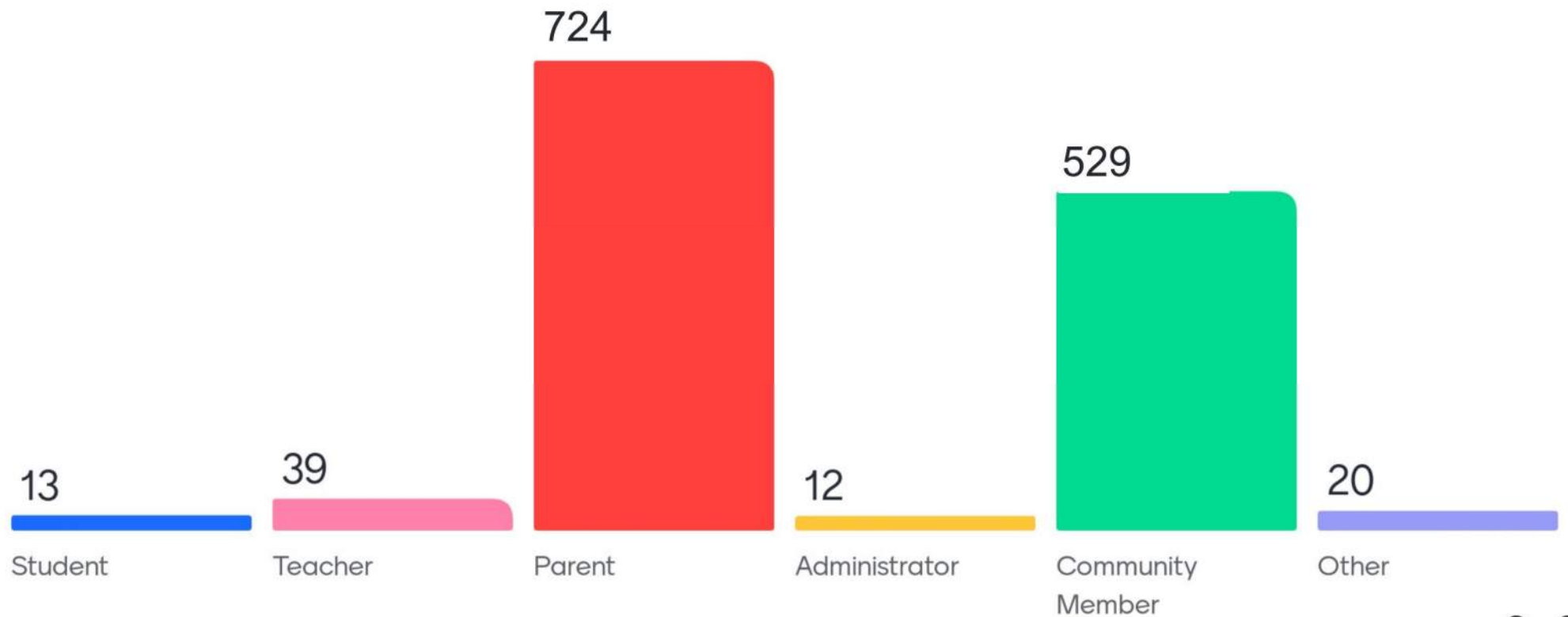
Staff Survey Key Themes

6. Community Building: Having students stay in one school from Pre-K through 5th grade is seen as beneficial for fostering a strong sense of community, both among students and between families. It also reduces disruptions and helps students build longer-term relationships with teachers and peers.

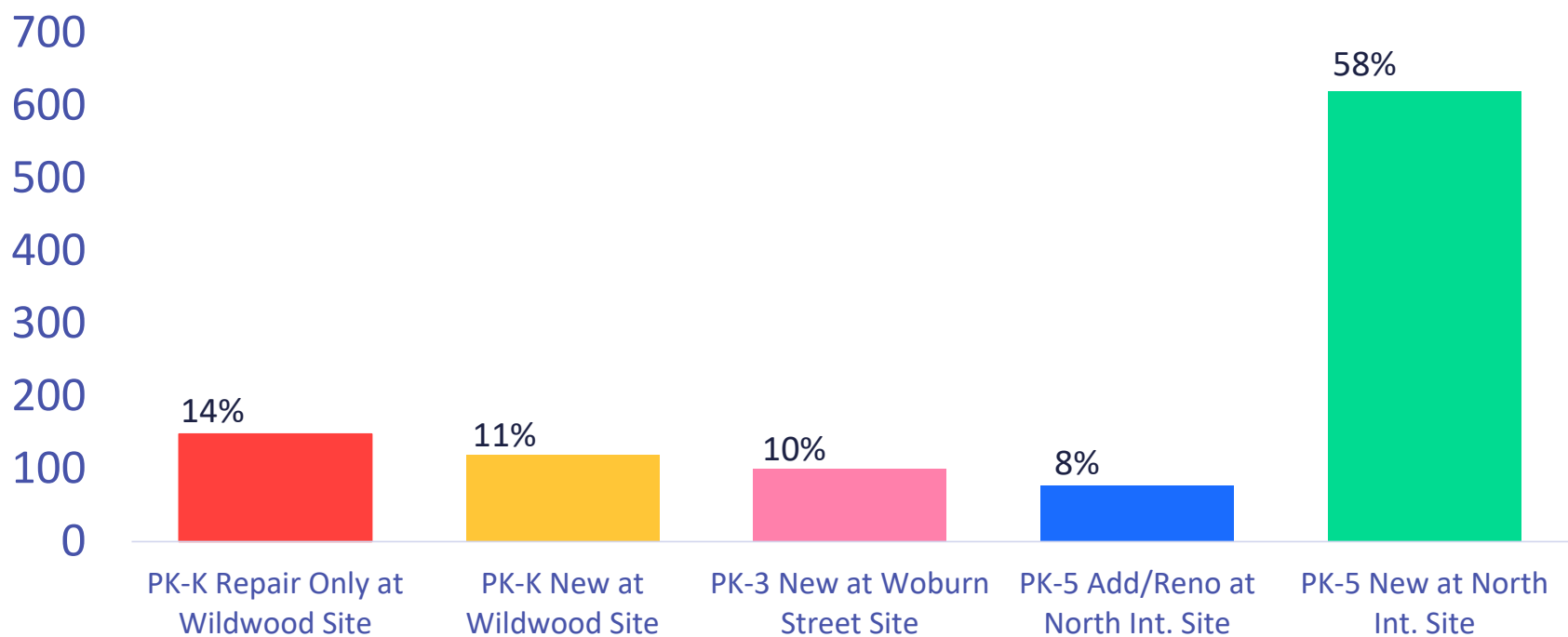
In summary, the overwhelming sentiment is that a new, modern Pre-K to 5 school would be a valuable investment that offers educational, social, and economic benefits through fewer transitions, better collaboration, and improved facilities for both students and staff.

Results from Community Flyer Survey

I'm responding as:



Please select your preferred option.



Community Survey Key Themes

1. Consolidation Importance

Several responses mention that consolidation is **essential** or crucial. This suggests that a number of participants believe that merging or consolidating services, resources, or initiatives is important for the future, possibly to increase **efficiency** or improve outcomes.

2. Long-term Solutions

Responses mention the need for solutions that are sustainable in the long run. This indicates a preference for approaches that may require more cost or effort now but are seen as providing more stable or **lasting benefits**.

3. Alignment with Goals

A notable theme is the idea that certain solutions, particularly consolidation, are seen as aligning well with the overall goals for education and the community. These goals might include efficiency, cost savings, or better service delivery.

Community Survey Key Themes

4. Tax and Financial Considerations

There are several mentions of **tax implications** and the impact on **taxpayers**. Participants seem concerned about how changes will affect the financial burden on the public or organization. Some respondents express support for new projects or structures, but only if the costs are manageable.

5. Support for New Structures

While there is some caution around tax and costs, there is also support for new structures or initiatives that could improve long-term prospects, provided they are well-aligned with the broader goals and come with an acceptable financial impact.

Community Survey Key Themes

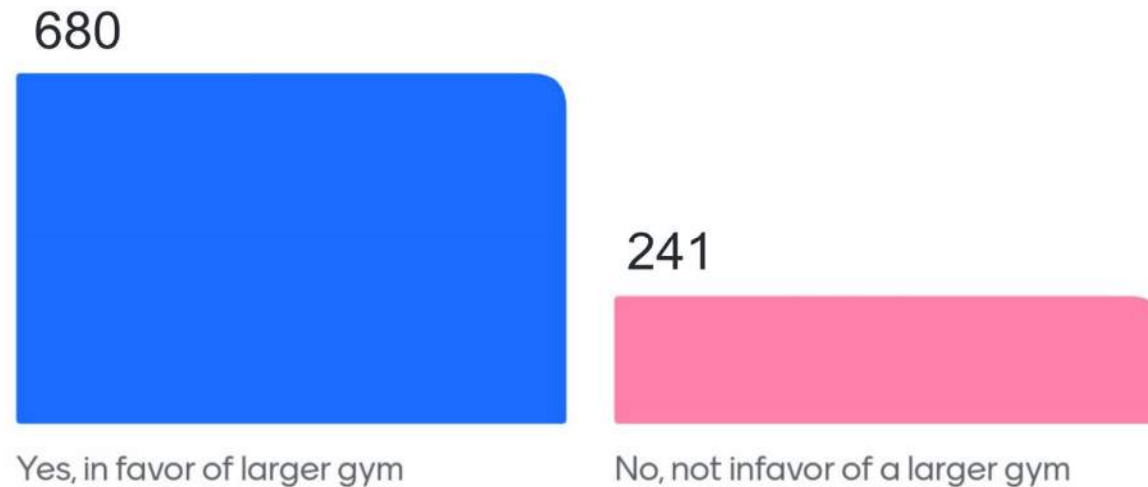
In Summary:

Consolidation is viewed positively by many, seen as necessary for future success.

Long-term thinking is emphasized, with respondents looking for sustainable, goal-aligned solutions.

Financial and tax implications are significant concerns, and there is a general willingness to support new projects if they lead to greater efficiency or stability.

Are you in favor of a 12,000SF gymnasium with partial reimbursement from MSBA for 6,000SF? The Town would cover the cost for the remaining 6,000SF.



Potential Local Share

Estimated Project Cost (PSR midpoint)

*full price before eligible MSBA
reimbursement

Estimated Local Share

*Cost to Town after eligible MSBA
reimbursement

Annual Debt Payment

Annual Tax Increase on Average SF Home

Monthly Impact

PK-5 755 students + PK



PK-5 New with
6,000 SF
Gymnasium

North Intermediate Site

Add/Reno
163,573 GSF

New
163,573 GSF

New
154,573 GSF

\$185.6M

\$187.0M

\$180.2M

\$129.1M

\$132.1M

\$125.7M

\$9.5M

\$9.7M

\$9.2M

\$710

\$730

\$690

\$59

\$61

\$58

Notes and Assumptions:

All Costs are estimates; All Values are FY24 Values; 30 year Fixed Principal Debt; 4.00% Interest Rate; Av. SF Value = \$683,790

Public Relations Working Group Update



REPAIR

Pre-K-K: 130+ Students

PK-K R.1
\$27.9M - \$30.8M



Pre-K-3: 510+ Students

PK-3 R.1 (Woburn only) *Cost Comparison
\$39.3M - \$43.5M



Pre-K-5: 755+ Students

PK-5 R.1 (North only) *Cost Comparison
\$32.4M - \$35.8M



RENO/ADD

PK-K AR.1 *Cost Comparison
\$81.1M - \$89.7M



PK-3 AR.1 *Cost Comparison
\$127.8M - \$141.3M



PK-5 AR.1
\$176.3M - \$194.9M



NEW

PK-K N.1
\$84.2M - \$93.1M



PK-3 N.1
\$139.3M - \$154.0M



PK-5 N.1
\$177.6M - \$196.3M



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 midpoint) *full price before eligible MSBA reimbursement	\$29.3M	\$88.6M	\$146.7M		\$185.6M	\$187.0M
Estimated Local Share *Cost to Town after eligible MSBA reimbursement	\$29.3M	\$66.3M	\$106.1M		\$129.1M	\$132.1M
Annual Debt Payment	\$2.2M	\$4.9M	\$7.8M		\$9.5M	\$9.7M
Annual Tax Increase on Average SF Home	\$160	\$370	\$590		\$710	\$730
Monthly Impact	\$13	\$31	\$49		\$59	\$61

Notes and Assumptions:

All Costs are estimates; All Values are FY24 Values; 30 year Fixed Principal Debt; 4.00% Interest Rate; Av. SF Value = \$683,790

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. Refer to previous slide.

Public Comment



Discussion/ Committee Questions



Correspondence



**Vote for
Preferred
Option**



REPAIR

Pre-K-K: 130+ Students

PK-K R.1
\$27.9M - \$30.8M



Pre-K-3: 510+ Students

PK-3 R.1 (Woburn only) **Cost Comparison*
\$39.3M - \$43.5M



Pre-K-5: 755+ Students

PK-5 R.1 (North only) **Cost Comparison*
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RENO/ADD

PK-K AR.1 **Cost Comparison*
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PK-3 AR.1 **Cost Comparison*
\$127.8M - \$141.3M



PK-5 AR.1
\$176.3M - \$194.9M



NEW

PK-K N.1
\$84.2M - \$93.1M



PK-3 N.1
\$139.3M - \$154.0M



PK-5 N.1
\$177.6M - \$196.3M



Next Steps





October:

- ☐ Authorize site investigation:
 - Site Survey
 - Traffic Study
 - Geotechnical
 - Geo-environmental
- ☐ SBC Meeting – Oct 21st or 22nd (proposed - virtual only)
- ☐ PSR Submission to MSBA – Oct 24th

November:

- ☐ MSBA FAS Meeting – Nov 6th or 13th
- ☐ SBC Meeting – Nov 12th (scheduled)
- ☐ SBC Meeting – Nov 19th (proposed)
- ☐ User Group Meetings - TBD

Schematic Design Phase Overview

NOVEMBER:

MSBA FAS Meeting; User Group Meetings; Site investigation; Design updates (massing, elevations, sections, room data, interior design)

DECEMBER

Monthly Design and Sustainability updates
12/13/24 – MSBA Board Meeting to approve PSR

JANUARY

Monthly Design and Sustainability updates

FEBRUARY

DESE Submission

Finalizing Cost Estimating Package

MARCH

Cost Estimating and Reconciliation

APRIL

Submit Final Project Scope and Budget to MSBA

Schematic Design Package to MSBA

**Thank
You**