

SMMA
1000 Massachusetts Ave.
Cambridge, MA 02138

Minutes

Project Name:

Wilmington Wildwood Early Childhood Center

Project Number:

22127

RE:

School Building Committee

Meeting Date:

10/8/2024

Prepared by:

Sarah A. Traniello

Meeting No:

21

Location:

Hybrid Meeting:
In Person at Wilmington High School, 159 Church Street, Wilmington, MA 01887
in the Large Group Instruction Room and Remote Participation via Zoom
(recording posted on Wildwood Building Project website, WCTV and YouTube)

Distribution:

School Building Committee

Attendees

Wildwood School Building Committee	SMMA	Dore+Whittier Architects
Diane M. Allan	Julie Leduc, Director, OPM Services and Project Manager	Donald Walter, Principal-In-Charge
Gregory B. Bendel	Sarah Traniello, Assistant Project Manager	Lee P. Dore, Principal, Designer
Kate Bissell		Rani Philip, Project Manager
Dr. Glenn Brand, Chair Remote		
Kevin A. Caira		
Michael Camoscio		
Justin Cusce		
Marianne Gallezzo		
Nicholas Golden		
Christine Holloran		
John C. Holloway Absent		Town Counsel, KP Law
Dennis Kelley		Michael D'Ortenzio, Esquire
Craig Miner		
Christine Murray		
Judith O'Connell		
Christine Prendergast		
Paul J. Melaragni		
David A. Ragsdale		
Paul Ruggiero		
Stacey Scott Remote		
R. Eric Slagel		
Stephen Turner		
Vivian Varbedian, Vice Chair		

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21.01	Record	Vice Chair, Vivian Varbedian, called the meeting to order at 6:30 PM. Roll Call of the School Building Committee was performed to account for all of those who are present in the

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		Large Group Instruction Room and through remote participation on Zoom. Wilmington Public Schools Superintendent, Dr. Glenn Brand, is out of town and joined the meeting a few minutes after it had started once access was provided. The attendance based on the roll call can be found on page 1 of these minutes. All were present in the Large Group Instruction Room for the exception of John Holloway who was not in attendance. Stacey Scott and Dr. Glenn Brand accessed the meeting through the Zoom webinar and were present.
21.2	Record	Approval of Minutes G. Bendel motioned to approve the meeting minutes from the September 17, 2024, School Building Committee meeting, with a second motion by M. Gallezzo. Roll Call Vote: Affirmatively responded unanimously.
21.3	Record	Approval of Invoices and Commitments – Warrant No. 16: J. Leduc presented Warrant No. 16 with SMMA's monthly invoice for OPM Basic Services for the month of September in the amount of \$3,750 and Dore+Whittier Architects' monthly invoice for September's Feasibility Study Design Services in the amount of \$3,000. The total for Warrant No. 16 is \$6,750. ○ D. Kelley made a motion to approve Warrant No. 16 for a total of \$6,750. Motion seconded by C. Prendergast. ▪ Roll Call vote of the School Building Committee was performed and the motion carried by unanimous vote. – Designer Amendment No. 3 – Investigatory Services [Site Survey, Geotechnical, Geoenvironmental and Traffic]: Commitment Discussion was held until after the One Preferred Option Vote is taken as the Proposal provided was subject to the decision. ○ Nicholas Golden moved to table the approval of the Designer Amendment No. 3 for Investigatory Site Services until later in the meeting. The motion to table carried unanimously. – Designer Amendment No. 3 for the Investigatory Site Services for the PreK-5 at the North

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		Intermediate site was chosen with the 12,000 sf Gymnasium in the amount of \$145,075.70 is being moved forward for approval by the School Building Committee. ○ C. Prendergast made a motion to approve Designer Amendment No. 3 with the caveat of potentially \$5,000 in savings from work to be performed in conjunction with the Wilmington Department of Public Works (DPW). The motion was seconded by N. Golden. ○ The motion passed unanimously by Roll Call vote.
21.4	Record	Design Update – Mentimeter Survey Results Performed to Date: R. Philip presented the results of the Mentimeter survey which saw participation from 293 staff members across 8 schools in the Wilmington School District. R. Philip explained how the responses from participants were cumulated into the survey ranking for the preferred options. – There is a typo in the survey which saw the New PreK-K at the Wildwood site not included correctly in the survey. Co-Chair Brand noted that the primary intent of the survey was to understand the grade consolidation preferences of the staff and as a PreK-K option was included in the survey, it was felt the survey still served to provide understanding of the preferences of the Wilmington staff. ○ The PreK-5 option at the North Intermediate Site was the top selected option amongst the 293 respondents. ○ The responses favoring the PreK-5 option cited fewer transitions providing stability, modernized safe and accessible facilities, improved collaboration. Health and safety, cost efficiency, and community building as the basis for their selection of the preferred option. – R. Philip added that the survey was also sent to the community (including handwritten surveys to the Senior Center) which saw over 1,300 respondents participate. The overwhelming majority were parents and community members. Almost 60% of respondents selected the New PreK-5 option at the North Intermediate site as their Preferred Option.

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		○ The responses favoring the PreK-5 option cited consolidation, long term solutions, alignment with goals, tax/financial considerations, and support for new structures as the basis for their selection of the Preferred Option. – Discussion of Gymnasium Size: Over 900 respondents answered the question in the Mentimeter survey regarding Gymnasium size. 680 of those respondents favored a larger gymnasium. R. Philip presented a cost impact graphic comparing the 6,000 sf gym option to the 12,000 sf gym option. The difference in annual tax increase between the smaller and larger gymnasium to the average home was \$40.
21.5	Record	Working Group Updates – Public Relations Working Group ○ M. Camascio informed the Committee that since the last meeting there was a Community Forum, a meeting at the Senior Center, and a table at Fall Fest. He noted there had also been postings in the local newspapers. He added the FAQs on the project website had not yet been updated but hoped updates would occur soon.
21.6	Record	Review of Shortlist Options – R. Philip recapped that there were 9 options entering the PSR phase, of which 5 were selected to be on the shortlist for the preferred option. The 4 options that were not shortlisted were added for cost comparison. R. Philip showed the cost impact of each option (costs assuming a 12,000 sf gymnasium): ○ PreK-K Wildwood Site Repair: \$29.3M ○ PreK-K Wildwood Site New: \$88.6M ○ PreK-3 New Woburn Street Site: \$146.7M ○ PreK-5 North Intermediate Site Add/Reno: \$185.6M ○ PreK-5 North Intermediate Site Add/Reno: \$187.0M – Repair at Wildwood site would not be supported by the MSBA.
21.7	Record	Public Comments – Community members A. Iasconi and J. Reynolds, educators at the North Intermediate School

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		representing the staff of the North Intermediate School, read a letter collectively written by the North Intermediate staff expressing support for a New PreK-5 school at the North Intermediate. Site. They cited school safety and security concerns as the basis for their advocacy of a new school on the North Intermediate Site. – Community member L. Jones, a student in the Wilmington School District and G. Jones, parent and alumnus in the Wilmington School District advocated for a PreK-5 new construction, citing that if grant funding is available, they should improve as many schools as possible for the future generation of students and teachers. – Finance Committee member S. Neville, speaking on his own behalf as a community member and parents in the Wilmington School District noted his son's classroom was an uncomfortable temperature at an open house, and that reading evaluations were taking place in the hallways due to a lack of space. He noted that math and reading specialists are working out of closets to help students in need of extra support. – School Committee member M. Mercaldi speaking on his own behalf as a community member discussed his thought process when he was charged with deciding a Preferred Option at the School Committee meeting a month ago. He expressed he put the considerations of the students above the tax impacts, and urged the Committee to explore solutions to reduce the financial implications as the project rolls out. He added that modern education requires modern facilities to best prepare students for the modern workforce. – Community member G. Allan thanked the Committee for their hard work, walked the Committee through the history of the project's inception, stemming from an oil spill at one of the school sites. He noted the students were moved to the Middle School because there is room in the Middle School, and they have adapted to the increased students comfortably. – Community member S. Sheehan told the Committee that her son was at the Wildwood School when it closed and noted it was a very disruptive move, and that the students deserve a space for themselves. She stated that a new space was needed in the

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		event of another incident at a school and noted that the responses are overwhelmingly in favor of a new PreK-5 School and that it would not benefit her children. – School Committee member J. Fennelly speaking on his own behalf as a community member and parent thanked the Committee for their work and dedication and advocated for the Committee to select the New PreK-5 at the North Intermediate Site as the preferred option. He cited the efficiencies in operating one school as opposed to 3 separate schools, improvements to security, and increased accessibility to students in need. He urged the Committee to trust the experts the Town hired and hear the feedback from the parents and staff members who have provided feedback supporting the PreK-5 option. – S. Krull, community member educator in the Wilmington School District, asked the committee to consider the feedback of the school staff who know the needs of the children, and added challenges facing educators in the current school conditions. – S. Benoit, community member and educator at the Woburn Street. School told the Committee that the educators need support and access to the best technology to best help the students. She added the New PreK-5 at North Intermediate Site was the best option to achieve those goals.
21.8	Record	Discussion and Committee Questions – V. Varbedian led the School Building Committee in an open dialogue of their perspectives and opinions relating to the options before the committee for the One Preferred Option. Asking the members of the Committee to share the reasons supporting their leaning towards or away from any specific option that is on the table. The community members expressed their personal opinions regarding the best options and their reasoning for their position. These opinions can be heard in detail in the meeting recording (time stamp 58:30-2:05:00)
21.9	Record	Correspondence – J. Leduc notified the Committee that they received a packet of correspondence that had been received and an email not included in the packet had been forwarded to the Committee members.

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21.10	Record	Vote One Preferred Option N. Golden made a motion to select the PreK-5 on the North Intermediate Site with the 12,000 sf Gymnasium. Motion was seconded by C. Prendergast. – Roll Call vote was taken and passed 16:6. ○ Kate Bissell, Dr. Glenn Brand, Michael Camoscio, Justin Cusce, Nicholas Golden, Christine Holloran, Craig Miner, Christine Murray, Judith O’Connell, Christine Prendergast, David Ragsdale, Paul Ruggiero, Stacey Scott, Eric Slagle, Stephen Turner, Vivian Varbedian voted Yes = 16 ○ Diane M. Allan, Gregory B. Bendel, Kevin A. Caira, Marianne Gallezzo, Dennis Kelley, Paul Melaragni voted No = 6. ○ With a majority vote the Preferred Option of the New PreK-5 at the North Intermediate Site passed. Vote Gymnasium Size – V. Varbedian started discussion regarding the selection of a gymnasium size. – M. Gallezzo asked if the gymnasium could be placed on an external wall as opposed to the middle of the building in the event later in design the committee feels it necessary to reduce the gymnasium size. ○ L. Dore noted that moving the gymnasium to an external wall was a feasible design option if the design team were directed by the committee. He added that the impact of a change in design becomes more significant as the design progresses. – L. Dore clarified that the eligible square footage for MSBA reimbursement for a gymnasium in an elementary school is 6,000 sf, meaning 12,000 sf gym would have 6,000 sf (approximately 9,000 sf in multiplied gross square footage) non-reimbursable to the MSBA. – Multiple committee members noted that the Superintendent has stated 6,000 sf would be sufficient to accommodate the educational curriculum entirely. Other committee members added that the Community would have access to the gymnasium and a larger gymnasium would better service the community at large beyond the student populus of the new school.

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		○ J. O'Connell made a motion to approve the 12,000 sf gymnasium but have the Designer place the gymnasium on the outside wall of the building. K. Caira seconded the motion. ▪ J. O'Connell commented, if in the event that value engineering is needed, she feels more comfortable designing the gym in a location where it can be more easily modified. ○ Roll Call vote was taken and passed unanimously.
21.11	Record	Budget and Schedule Update – J. Leduc and R. Philip provided updates regarding the budget and schedule with upcoming meetings and actions needed to occur over the next 2-months. ○ Draft versions of the PSR for Review ○ Upcoming meeting on October 21, 2024 or October 22, 2024 needed to approve the submission of the Preferred Schematic Report. ▪ That meeting will also include a presentation for the Construction Manager at Risk or Design Bid Build construction delivery method. ▪ J. Leduc added that CM-At-Risk delivery method is a qualifications and fee based procurement as opposed to strictly fee based procurement with Design Bid Build. ○ MSBA FAS Meeting(s) in November and changes to dates for November meetings ○ December SBC Meetings to be 2 per month moving forward and meetings. – R. Philip shared the Schematic Design Phase Overview: ○ November: MSBA FAS Meeting(s), User Group meetings, Site Investigation, Design Updates ○ December: Monthly Design and Sustainability Updates ○ January: Monthly Design and Sustainability Updates ○ February: DESE Submission and finalizing cost estimating package

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		- o March: Cost estimating and reconciliation - o April: Submit Final Project Scope and Budget to MSBA; Submit Schematic Design Package to MSBA.
21.12	Record	Next Meeting: October 21, 2024 at 6:30pm Remote Participation via Zoom
21.13	Record	Adjourn V. Varbedian thanked the committee for their efforts and invited a motion to adjourn. N. Golden motioned to adjourn. M. Camoscio seconded the motion. The motion carried by unanimous vote.

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