SMMA

Project Management

Project Minutes

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Prepared by:	Sarah A. Traniello	Meeting Date:	6/25/2024
Re:	School Building Committee	Meeting No:	17
Location:	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 Ruggiero, *Assistant Superintendent of Administration & Finance*
Present	Diane M. Allan, *Permanent Building Committee*
A	John C. Holloway, *Permanent Building Committee*
Present	Gregory B. Bendel, *Board of Selectmen*
A	Kevin A. Caira, *Board of Selectmen Alternate*
Present	Kate Bissell, *Wildwood School Principal*
A	Stacey Scott, *Woburn Street School Principal*
Remote	Christine Holloran, *Wildwood Teacher*
A	Alice Brown-LeGrand, *Director of Student Support Services*
Present	Dennis Kelley, *Building Systems Manager, Wilmington Public Buildings Department*
A	Eric Slagel, *Town Manager*
Present	Judith O'Connell, *Assistant Town Manager*
Present	Nick Golden, *School Committee*
A	Paul J. Melaragni, *Permanent Building Committee*
Present	David A. Ragsdale, *School Committee Vice Chair*
Present	Marianne Gallezzo, *Finance Committee Member*
Present	Michael Camoscio, *North Side Parent, Mechanical Engineer*
Remote	Craig Miner, *West Side Parent, Civil Engineer*
Present	Vivian Varbedian, *North Side Parent, Project Manager, School Building Committee Co-Chair*
Present	Christine Prendergast, *North Side Parent*
Present	Justin Cusce, *North Side Parent*

Dore+Whittier Architects

Remote	Donald Walter, Principal-In-Charge
Remote	Lee P. Dore, Principal, Designer
Present	Rani Phillips, Project Manager
Present	Jason Boone, Educational Planner

SMMA

Remote	Julie Leduc, *Director of OPM Services and Project Manager*
Remote	Sarah Traniello, *Assistant Project Manager*

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www.smma.com

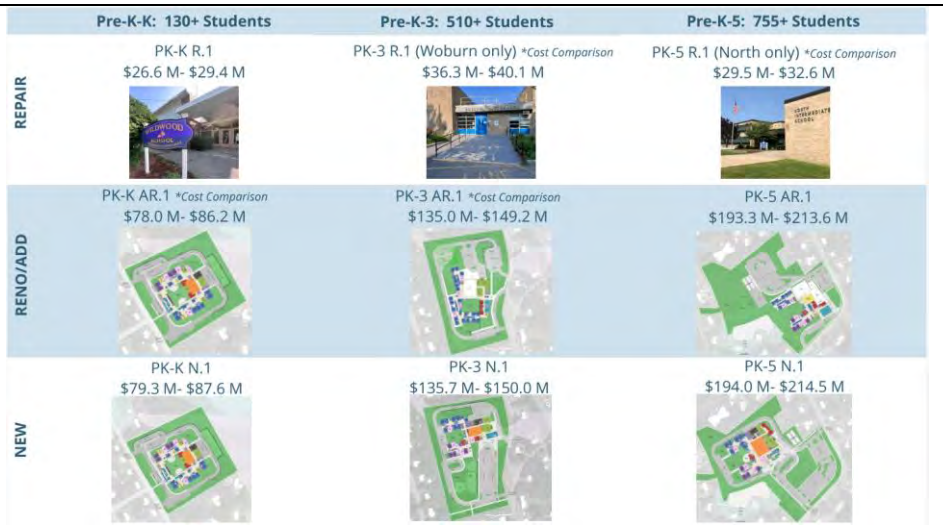
Item #	Action	Discussion
17.1	Record	Wilmington Public Schools Superintendent, Dr. Glenn Brand, called the meeting to order at 6:38 PM. Roll Call of the School Building Committee was performed to account for all of those who are present. *The attendance based on the roll call can be found on page 1 of these minutes.*
17.2	Record	**Approval of Minutes** V. Varbedian motioned to approve the meeting minutes from the May 28, 2024, School Building Committee meeting, with a second motion by D. Allan. Roll call vote. The motion was carried by unanimous vote. Greg Bendel, Kate Bissel and Marianne Gallezzo abstained from the vote.
17.3	Record	**Design Update** • R. Philip presented the shortlist alternatives being further developed in the PSR Phase. Dore+Whittier Architects reviewed the comparison of existing populations of the PreK-K of the Wildwood School only, PreK-3 of the Wildwood School and Woburn Street School and PreK-5 at Wildwood School, Woburn Street School and North Intermediate School with comparison to proposed square footage for each configuration in the PDP Phase and where it is currently in the PSR Phase, in comparison with the MSBA Guidelines and the Proposed Gross Square Footage per Student.

	Existing	PDP Proposed	PSR Proposed	MSBA Guidelines	Proposed GSF/ STUDENT
PreK-K Wildwood Only	29,302	66,810	64,935	23,400*	290
PreK-3rd Wildwood + Woburn	83,073	117,318	115,293	79,305*	192
PreK-5th Wildwood + Woburn + North	138,614	167,855	163,573	109,475*	196

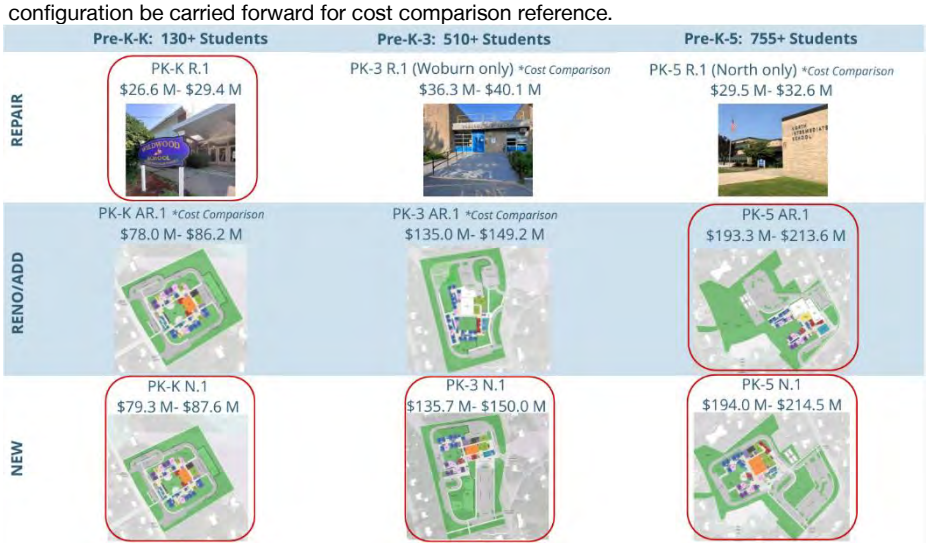
* As a result of MSBA net-to-gross multiplier other than 1.50.

- **Shortlisted Options Under Review: New, Renovation/Addition and Repair for PreK-K, PreK-3 and PreK-5**
  At the end of the PDP Phase, the PDP was submitted to the MSBA with 5 shortlisted options that were set aside as those that would be carried forward for the project into the PSR Phase. The MSBA provided their feedback and indicated their interest in seeing the Repair and Addition/Renovation options for PreK-K, PreK-3 and PreK-5 to be carried forward for Cost Comparison only. The further development would continue on the options shortlisted by the School Building Committee.

Item #	Action	Discussion



- **Shortlisted Options vs. Options Carried for Cost Comparison**
  Those options framed in red below are the shortlisted options carried forward from PDP Phase into PSR Phase. MSBA requested that Repair and Renovation/Addition options for each grade configuration be carried forward for cost comparison reference.



- **Shortlisted Design Options and Site Circulation**
  R. Philip reviewed Design Options for PreK-K, PreK-3 and PreK-5 during the PDP Phase. After having met with Wilmington Police and Fire, reviewing the plans with them changes were able to be made to the plans seeing where geothermal wells could fit within the site, explore the grading changes of the site, explore the circulation pattern on the site, make changes to the footprint of the building to make efficiencies more effective in the PSR Phase. There were also opportunities to explore Site Circulation for each of the options for buses, vehicles and PreK vehicles for pick-up and drop-off to explore options.

Item #	Action	Discussion
		For the PreK-5 option at North Intermediate, playground space was to a new location alongside the building as it availed for there to be better use of space for playfields near Ballardvale Street as a buffer to the school and parking with a pickleball court closer to Salem Street. This allows for the flexibility for use of the pickleball courts and the playground and fields during any period of time that there is an event going on at the school. There is also a hardscape play space and more green space on the other side of the building for student use. There is an emergency access from Arlene Avenue that is directly resulting from the meetings with Public Safety. The emergency access from Arlene Avenue would be protected by a gate or bollards of some kind as it would be used exclusively for emergency. There are 2 other security gates on site for safety.
17.4	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. There were 18 options explored in the PDP Phase and brought down to 5 options plus the 4 additional for cost comparison for a total of 9 options reviewed in the PSR Phase. J. Leduc walked the SBC through the evaluation steps that will be taken and when occurring for the Evaluation of the options for the July and August meetings before the final single option is decided by the SBC that will be submitted to the MSBA at the end of August with the PSR Report. J. Leduc mentioned that there will be a Community Forum on August 7, 2024 at 7pm in addition there will be opportunities to discuss the project at the Fun on the Fourth Events starting this coming week leading up to the 4th of July holiday. There will be a QR code as well as paper versions of the survey if people are no comfortable filling out the electronic version of the survey. All of the data from this survey will be reported back to the School Building Committee through the Public Relations Working Group so that it will be able to give a good sampling of what the community at large is thinking, saying and hoping to achieve with the project. D. Allan asked about the Evaluation Matrix for the July Meeting whether it would include the cost implications for the options and/or the tax implications for the individual taxpayer. The evaluation matrix currently does not show this and it would be nice to have this information for the residents of the town to

Item #	Action	Discussion
		help the Committee focus in on which of the options is the best for the town. *J. Leduc advised that with L. Dore this has been discussed and once there is a preferred option, the MSBA will allow for the data to be entered into their 3011 spreadsheet which will provide the data implications we are seeking with relation to the town's eligible costs will be and what will be the MSBA's costs. Once the 5 options are estimated again, L. Dore and J. Leduc will be taking the data and entering the information into the 3011 form to provide the latest range for each option to know where these would stand for the project. L. Dore advised that it is very different trying to select planning for a school that has a variety of grade configurations versus selecting from several different options for one single grade configuration as there will be a distinct favorite for each scenario category and this will become much clearer as the evaluation matrix is populated more completely. The PreK-K, PreK-3 and PreK-5 are all pretty clear solutions for the Town and all will have different price points for the Town. Knowing this is challenging, Dore+Whittier and SMMA are going to provide the Committee with as many tools as possible. Part of that will be finding out what will be the MSBA's reimbursement which will vary between the options, there will be a range of local share, and it will be comparative to the other options. The Repair Only options will be locally funded. There will be a clear winner for each of these categories and the biggest decision for you will be what will be the best value for the town. These are what the Committee will need to be thinking about and discussing as we move towards August.* D. Ragsdale asked if SMMA or Dore+Whittier have worked on a weighted matrix as it seems that everything on each of the categories for the survey are equally weighted versus those that would matter more to the Committee than others. For instance, if Community Use is something that is more important that Construction Impacts than it would most like be need to be altered n the survey system to appear weighted in this configuration manner. *J. Leduc advised that when originally setting out for the criteria definition and there were originally between 30 and 40 points of criterion each was equally weighted but the Committee has it within its purview to decide what is more important and further weigh the options accordingly but it may require another meeting to go through each one of these line items and categories which ones are more of a priority to the Committee.* M. Gallezzo asked if what is being stated by Dore+Whittier and SMMA is that by August, the Committee will have a good idea of the range of what the MSBA will be giving the Town back or are we not expecting that? *L. Dore advised that yes, Dore+Whittier and SMMA will provide a range of MSBA participation for August knowing that it is best assumptions and it will potentially change until MSBA weighs in on their final decision. The best that can be done is provide you, the Committee, with tools based on the previous experiences obtained with other projects and communities involvement with the MSBA and how ineligible and eligible have been interpreted for the costs associated with the project.* D. Kelley advised that as one is looking at the 3 configurations of PreK-5, PreK-3 and PreK-K it needs to be recognized that each of these is going to be a different educational experience for the other based on what is decided. Something similarly may need to be looked at soon afterward on the other side of town to make sure that the educational environments are the same for every student in that same grade configuration. It is something to be thought about further.
17.5	Record	**Budget and Schedule Update** For July, there has been the cost estimating package with more narrative to clarify scope to be considered during cost estimating. The evaluation matrix will be underway to be filled in working towards its completion where it will be shared with the SBC on July 23, 2024.
17.6	Record	**Public Relations Working Group** • Michael Camoscio advised that Fun on the Fourth Event is all set to get started with the SBC table has been setup June 26th-June 30th and many thanks to the School Committee for stepping up and volunteering their time for filling in a good number of the open spots that needed filling. M. Camoscio further advised of the need for additional volunteers to take some time slots for discussing the project with the Wilmington community during the open slots that had not been taken yet as more participation is needed. • M. Camoscio also discussed having put together a list of frequently asked questions that could be asked and answered for the Fun on the Fourth event. The answers will also be posted on the project website as well. • Community Forum No. 4 on August 7, 2024 at 7pm via Zoom Webinar. • Mailing is being put together for the Water Bill.

Item #	Action	Discussion
		• Further updated regarding the details of the Mentimeter survey that would be distributed for feedback to be obtained through QR code and in hard copy. • Working on putting together a Senior Center visit as recommended at the Fun on the Fourth that will be advertised in the July newsletter. **Senior Center Visit** • G. Brand and J. Leduc provided an update about their visit to the Senior Center to discuss the Wildwood School project with the Seniors. • D. Allan and her husband were in attendance and J. Leduc advised that it was a great opportunity to stop and listen to what was known about the Wildwood School Project and the partnership with the MSBA. • The meeting had not been in the newsletter long so there wasn't a large audience but it is hope that there will be another future visit where more attendees will be present. • It was a good opportunity to get the perspective of the Seniors in the community and their thoughts on the project. In attendance there were 4, Mr. & Mrs. Allan, Terry from the Senior Center and Audrey. **Project Naming** • J. Leduc advised that the meeting with the Seniors brought to light that there is some misunderstanding about the mission of the Wildwood School Project because it is named after the Wildwood Early Childhood Center because it was the school that was the most in need at the time of the Statements of Interest being submitted to the MSBA and being chosen to be admitted into the grant program. With it exploring 3 grade configurations on 2 additional sites other than Wildwood there is a bit of confusion and it is being taken under consideration whether the project should be rebranded but still remain the same with the MSBA. • M. Gallezzo would like for the Committee to get back in front of the Senior Center community again in August before the decision is made for the project and J. Leduc advised that discussions had already been made with Terri to get it into the newsletter and scheduled. • M. Gallezzo advised that she wanted to get the Seniors feedback before the decision is made on the single option in August to submit the PSR to the MSBA. • J. Leduc advised that it was schedule for the latter part of the month of August. D. Allan and her husband did provide a great amount of information and questions during the meeting. • E. Slagle advised that it would be beneficial to change the name of the project to get people to engage with the project especially with the disconnect from the Wildwood and have it be Elementary School Project. It would also remove the potential stigma that might still be residual from the oil spill accident at the Wildwood as well. • G. Bendel wanted to remind that this is related to the Wildwood School project and want to stay consistent with the original mission given it was G. Bendel's motion to do the feasibility study for the Wildwood School and it is not just for an Elementary School Project but one to replace the Wildwood School. • M. Camoscio advised that we need to be very explicit in detailing what the costs will be for the Town, the students, the taxpayer, and each of the schools if we do nothing. Repairs are only going to last for so long and have an accumulated cost spread out over a period of 10 years scheduled as needed. However, the space within the school still remains the same and there is no programmatic educational space that would be needed to upgrade these buildings to provide a 21st century education and the cost of construction would escalate over time making it more expensive in the future to build the same building in 5 years that you would start building next year. • M. Gallezzo asked if there was any way of putting off the decision so that it did not have to be made in August. J. Leduc advised that a submission needed to be made to the MSBA for the August deadline as the project is on a track to move along in their process to Project Scope and Budget, etc. This project has already taken a pause. • M. Gallezzo advised that there is a concern that the project could fail at Town Meeting if the numbers are too high and there may be a desire for their to be provided an option to do a different configuration that could potentially be less expensive to the taxpayer. • D. Allan viewed the poster being used for the Fun on the Fourth event and provided feedback on the board was positive with providing the detail needed to inform them in great detail. Seniors are

Item #	Action	Discussion
		concerned about the cost of the project as good value is wanted for their dollar with a good replacement for the Wildwood School.
17.7	Record	**Discussion/Correspondence/New Items** • None.
17.8	Record	**Committee Questions** • D. Ragsdale advised that a full perspective needs to be shown of the ramifications of what the costs will be once the cost estimates come through and it is determined what the MSBA will be paying as eligible costs and what the plan will be for the remainder to be picked up by the Town and how much that will look like. It is important to have it all spelled out. • K. Caira advised that it comes down to the almighty dollar and how much it will cost and it is important to know how much these options will cost before proceeding forth with a decision. Advocating right now that a PreK-3 looks like the most viable option for the land and cost because it could be something that could be duplicated on the other side of town and have equity with both PreK-3 schools costing together what it would cost to build 1 PreK-5 school. Meanwhile maintaining the other 2 schools for the fourth and fifth grade students. It is going to come down to what is going to cost to the taxpayer.
17.9	Record	**Public Comments** • **Michelle Feeney, 5 Arlene Ave.** 1. Is there one email to send my questions to in order to get them answered? Does that email go to all Committee Members? *G. Brand advised that the email address is on the Wildwood School Project website and advised that the Superintendent's office and OPM receive the emails and then they are routed to the School Building Committee.* wildwoodprojectquestions@wpsk12.com 2. What happens to the land if Option 3 is chosen for the PreK-5 at the Woburn Street and the Wildwood? *V. Varbedian advised that this is a question for the Select Board and not for this Committee to decide.* 3. At the Fun on the Fourth event what option will be pushed? Will all options be discussed? Is there one option that will be pushed? *V. Varbedian advised that the School Building Committee is staying very neutral about the options as the purpose of the event is to listen to the Wilmington community members to get their thoughts and impressions on the options provided. There is no desire to push any option specifically.* • **Stephen Turner, School Committee** 1. What is the escalation cost of waiting to do a building construction project? For instance, say we decided to build a similar school on the other side of the Town what would the projected cost escalation be to do it in 5 years or 10 years? *L. Dore advised that the percentage that has been seen is an escalation cost of 4.5%.* S. Turner advised that it is important then to advise the taxpayers that if repairs or new construction need to be put off 5 or 10 years then the estimated cost to the Town now will be escalated to be $XX in 5 years and $XX in 10 years based on that rate of escalation.
17.10	Record	**Next Meeting: July 23, 2024, from 6:30 PM to 9:30 PM** ***Virtual via Zoom for Remote Participation***
17.11		**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.

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Project Management | SMMA

Agenda

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Re:	School Building Committee Meeting	Meeting Date:	6/25/2024
Prepared by:	Julie Leduc	Meeting Time:	6:30 PM
Meeting Location:	Remote Participation – Zoom Webinar	Meeting No.	16

https://wpsk12.zoom.us/j/83577025187?pwd=cAMl4Rs4iYaPdh4DoHQTNSnWq5XMom.1

Distribution: School Building Committee (MF)

1. Call to Order
2. Approval of Minutes
3. Design Update
    - Selection Criteria Matrix
4. Budget and Schedule Update
5. Working Group Updates
    - Public Relations Working Group
6. Discussion/Correspondence/New Items
    - Senior Center Visit Update
    - Project Naming
7. Committee Questions
8. Public Comments
9. Next Meeting: July 23, 2024 *Via Zoom Webinar*
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.

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WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #14

June 25, 2024

SMMA dw DORE | WHITTIER

Massachusetts School Building Authority

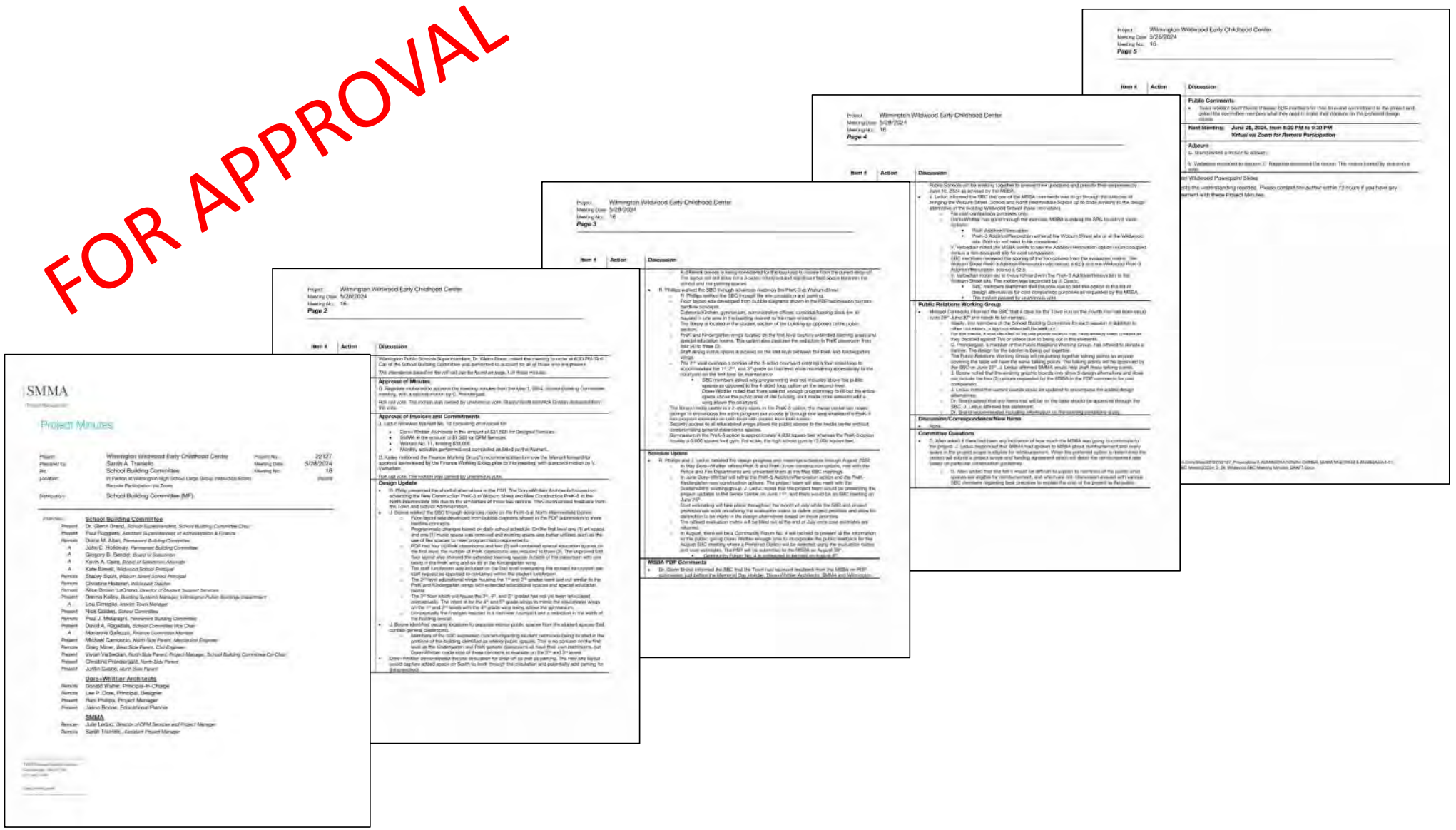


Agenda

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

Approval of Minutes




FOR APPROVAL
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Design Update



Space Summary Comparisons (GSF)

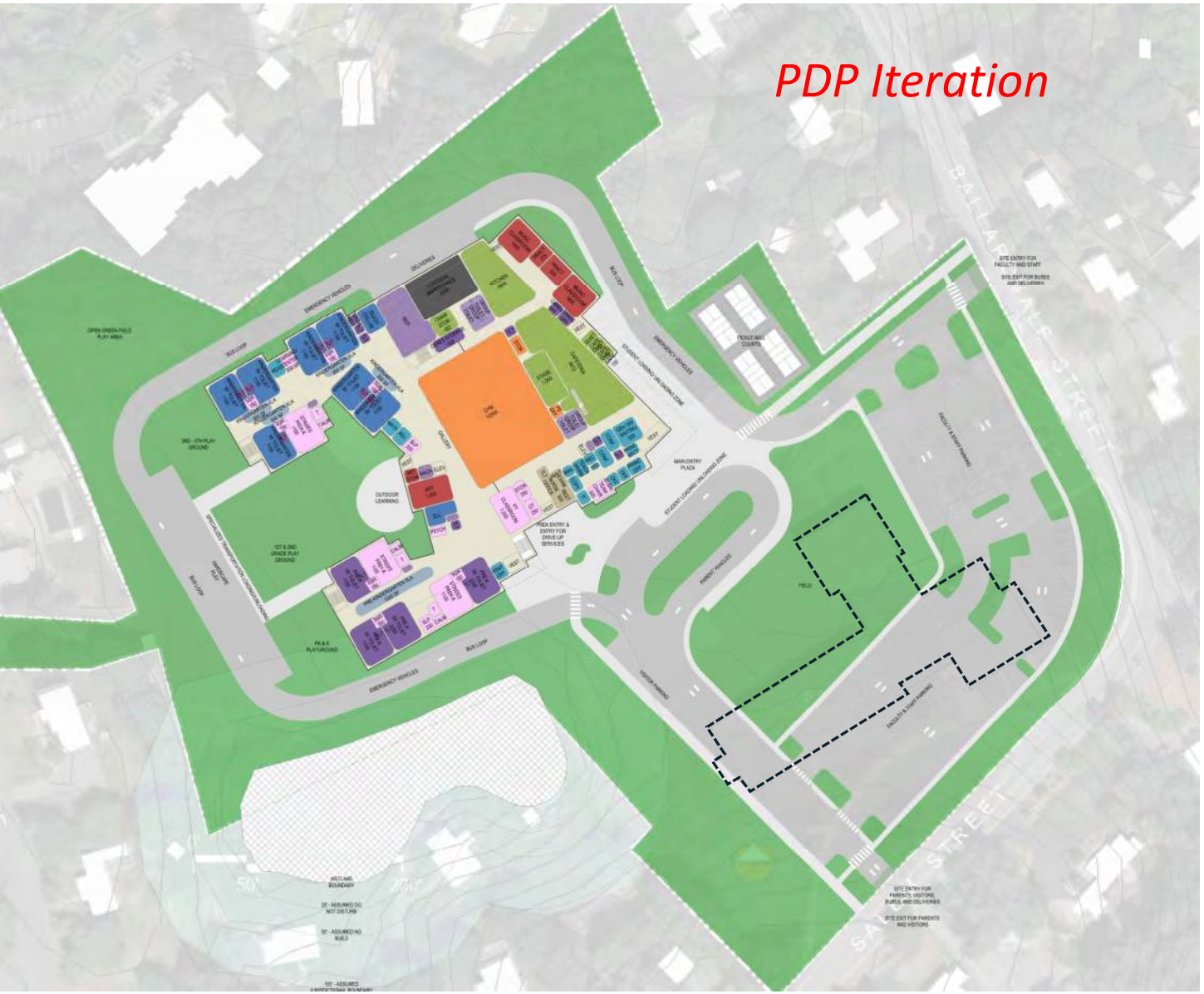
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*** As a result of MSBA net-to-gross multiplier other than 1.50.**

	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- $32.6 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
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 

PDP Iteration







Third Floor



Second Floor



First Floor

N.1 New Construction @ North Intermediate Site

PK-5th



SITE BASE CONDITIONS

WILMINGTON SCHOOLS

NORTH INTERMEDIATE - WILMINGTON MA

1" = 100' - 0"

SCALE

2023-07-12

DATE

DORE + WHITTIER

Option PK-5 N.1 – Circulation Patterns

Drop-Off



Bus

Alternate Pick-Up



Vehicles

Pre-K Vehicles

Option PK-5 N.1



Level 1 - progress

Option PK-5 N.1



Level 2 - progress

Option PK-5 N.1

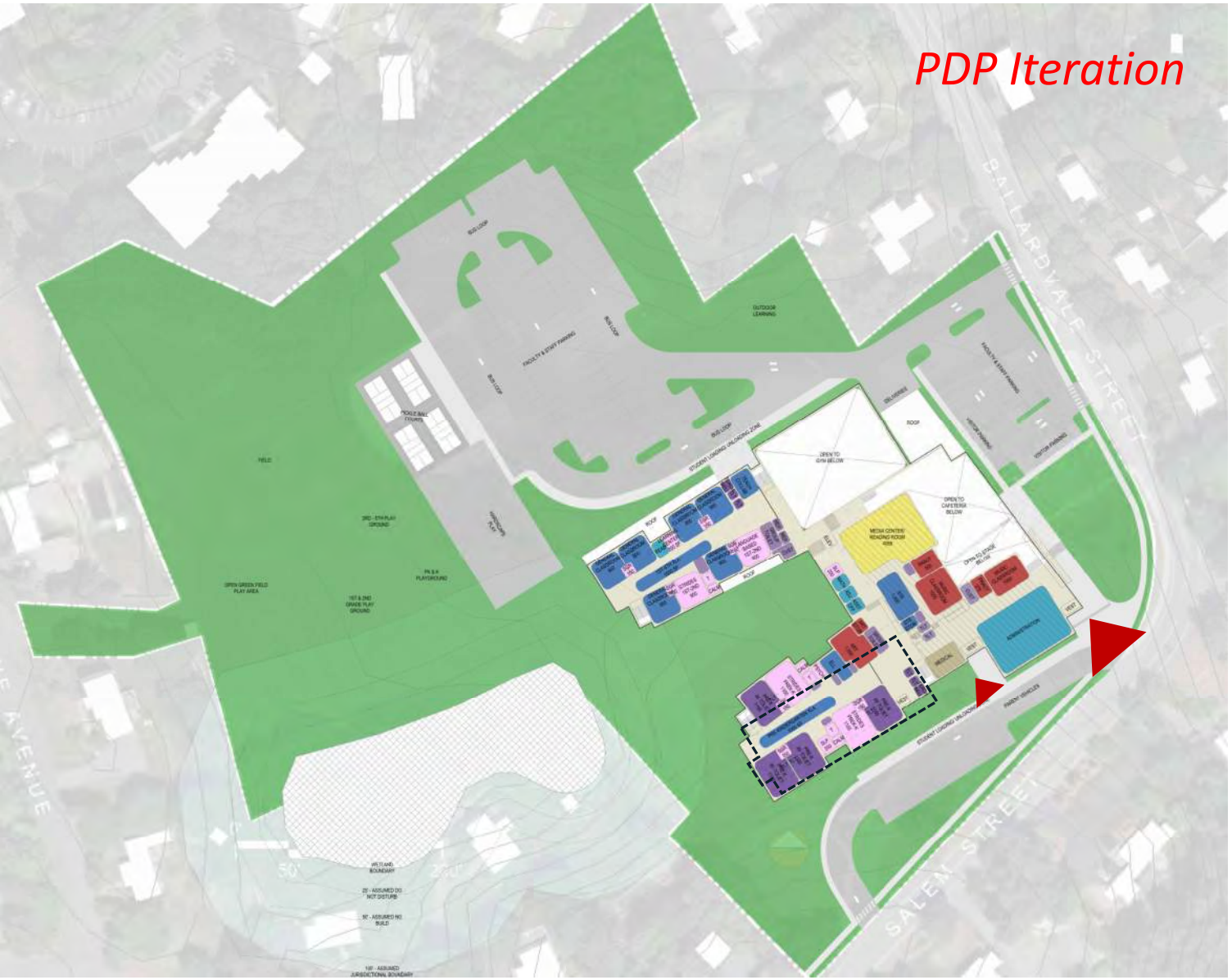


Level 3 - progress

AR.1 Add/ Reno @ North Intermediate Site

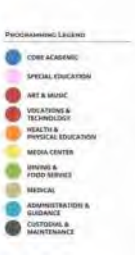
PK-5th

Site Plan





Third Floor





Second Floor



First Floor



Lower Level



SITE BASE CONDITIONS

WILMINGTON SCHOOLS

NORTH INTERMEDIATE - WILMINGTON MA

1" = 100' - 0"

SCALE

2023-07-12

DATE

DORE + WHITTIER

Option PK-5 AR.1 – Circulation Patterns

Drop-Off



Bus

Pick-Up



Vehicles

Pre-K Vehicles

Option PK-5 AR.1



Level 1 - progress

Option PK-5 AR.1



Level 2 - progress

Option PK-5 AR.1



Level 3 - progress

Option PK-5 AR.1



Level 4 - progress



PDP Iteration



Main Level



Lower Level



N.1 New Construction @ Woburn Street Site

Site Plan

1" = 40'

PK-3rd

Special Note: This illustration depicts the main level for the public elements which are proposed to be at grade to the east AND the lower level for the academic elements which are proposed to be at grade to the west. Please refer to floor plans for more information.



SITE BASE CONDITIONS

WILMINGTON SCHOOLS

WOBURN ELEMENTARY - WILMINGTON MA

1" = 100' - 0"

SCALE

2023-07-12

DATE

DORE + WHITTIER

Option PK-3 N.1 – Circulation Patterns

Drop-off and Pick-Up



Bus

Drop-off and Pick-Up



Vehicles

Pre-K Vehicles

Option PK-3 N.1



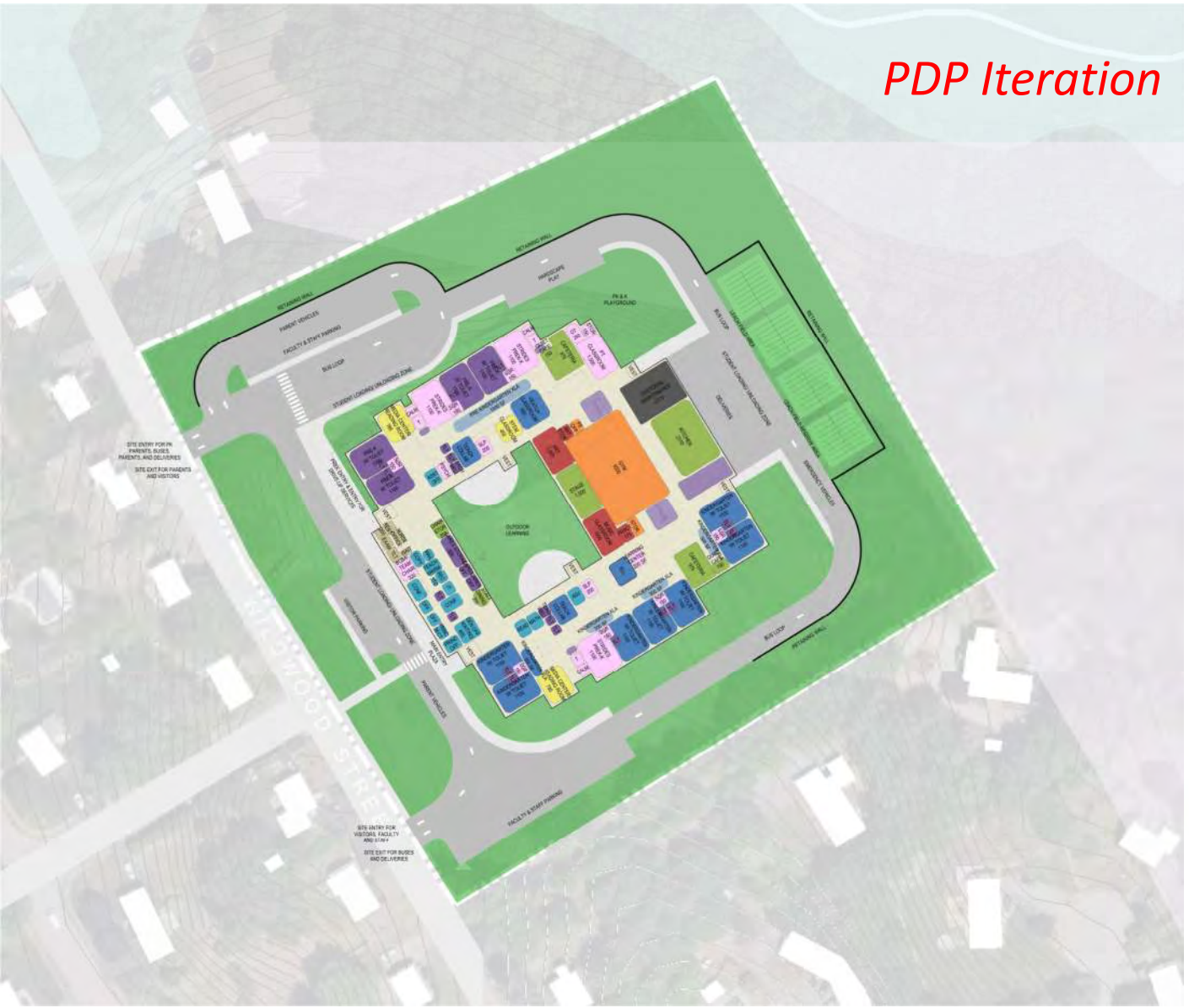
Level 2 - progress

Option PK-3 N.1



Level 1 - progress

PDP Iteration



PROGRAMMING LEGEND

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

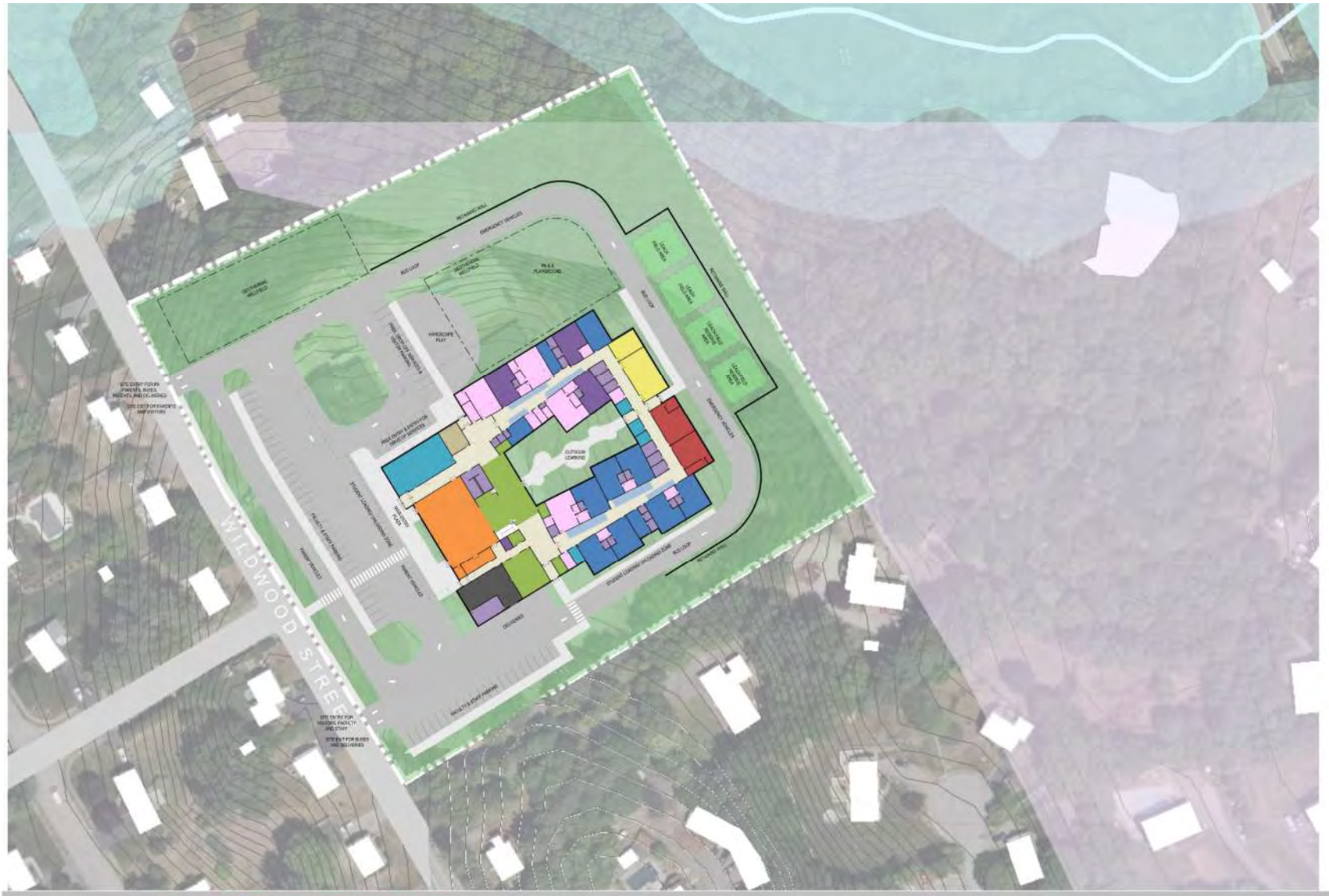


First Floor

N.1 New Construction @ Wildwood ECC Site

PK-K

Site Plan



SITE BASE CONDITIONS

WILMINGTON SCHOOLS

WILDWOOD EE - WILMINGTON MA

1" = 100' - 0"

SCALE

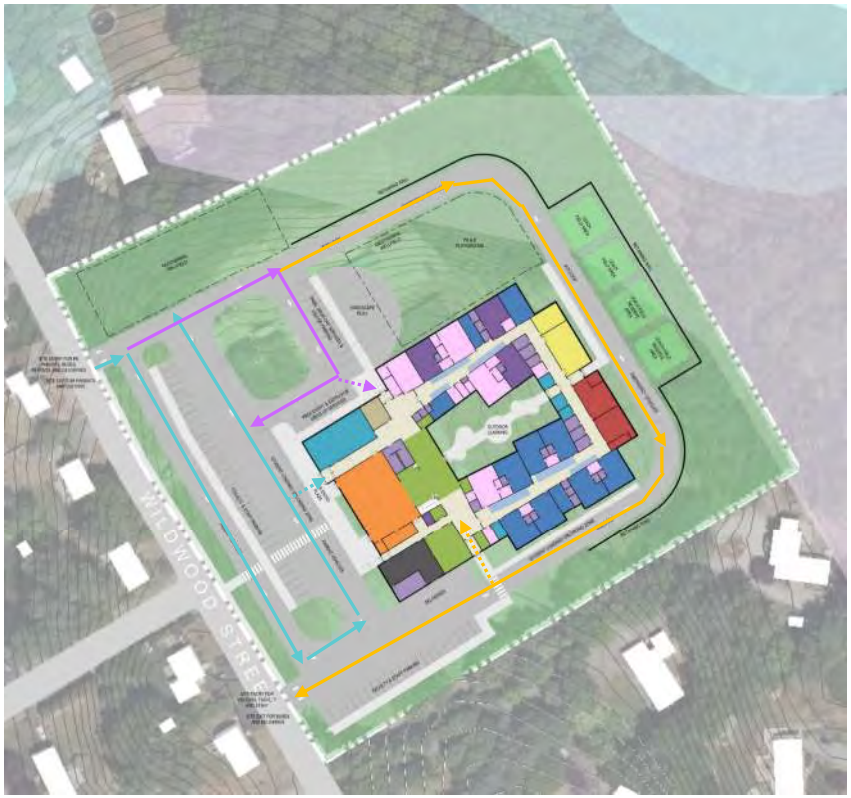
2023-07-12

DATE

DORE + WHITTIER

Option PK-K N.1 – Circulation Pattern

Drop-off and Pick-Up



Vehicles

Pre-K Vehicles

Bus

Option PK-K N.1



Level 1 - progress

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

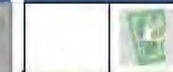
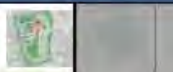
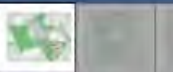
How well does each option limit the time necessary to address all elementary-aged needs

Consolidation

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

Wilmington Wildwood School Project - Evaluation Criteria

The major categories are scored 0 - 5, with 5 being best, to reflect how well each option addresses the criteria. The total at bottom is the sum of these scores.


		PK-K R.1	PK-K AR.1	PK-K N.1		PK-3 R.1	PK-3 AR.1		PK-3 N.1			PK-5 R.1	PK-5 AR.1			PK-5 N.1			
		330 students + PK	330 students + PK	330 students + PK		510 students + PK	510 students + PK		510 students + PK			755 students + PK	755 students + PK			755 students + PK			
		Repair Wildwood Only No educational or space revisions	Add/Renov Wildwood PK-K	New School PK-K		Repair Wildwood Or Only No educational or space revisions	Add/Renov Wildwood PK-3		New School PK-3			Repair North Only No educational or space revisions	Add/Renov North PK-5			New School PK-5			
		At Wildwood site	At Wildwood site	At Wildwood site		At Wildwood site	At Wildwood site		At Wildwood site			At North site	At North site			At North site			
	Education	**5.4**	**9.1**	**9.1**		**4.8**	**9.1**		**9.1**			**5.0**	**9.1**			**9.1**			
	Provides flexible and adaptable spaces	1	5	5		1	5		5			1	5			5			
	Addresses adjacencies of programs to support educational model: grade level learning communities that limit isolation of key one grade and provides options to expand grade level communities in future years	2	4	4		2	4		4			2	4			4			
	Reduces travel distances between classrooms and shared core spaces	5	5	5		5	5		5			5	5			5			
	Retains small school feel - some administration offices within classroom environs	5	5	5		3	5		5			4	5			5			
	Integrates outdoor learning spaces	1	4	4		1	4		4			1	4			4			
	Seamlessly integrated spaces for special education, student support services and specials	5	5	5		5	5		5			5	5			5			
	Cafeteria design minimizes size and maximizes need for adult supervision	3	3	3		3	3		3			3	3			3			
	Creates a variety of student dining experiences and smaller scale spaces	4	4	4		4	4		4			4	4			4			
	Promotes a sense of community and collaboration for teachers and students	5	5	5		5	5		5			5	5			5			
	Provides access to abundant daylight and views for all spaces	4	5	5		4	5		5			4	5			5			
	Wide variety of spaces (small group, movement, unstructured spaces)	5	5	5		5	5		5			5	5			5			
	Includes adaptable spaces for anticipated development	1	5	5		1	5		5			1	5			5			
	Site	**6.8**	**7.9**	**7.7**		**7.4**	**8.1**		**9.0**			**7.6**	**8.1**			**8.7**			
	Proximity of parents to main entrance	3	4	4		3	4		5			3	4			4			
	Provides a dedicated Pre-Kindergarten Entry	5	5	5		5	5		5			5	5			5			
	Site supports appropriate number of parking spaces	4	5	5		4	5		5			4	5			5			
	Positions grade-level specific playground adjacent to grade-level classroom areas	3	3	3		3	3		3			3	3			3			
	Having a safe, clear and easily understood circulation route - Separation of bus, car and pedestrians	2	2	2		2	4		4			2	4			4			
	Adequate parking space for buses and cars	3	3	3		3	3		3			3	3			4			
	Ability to expand to adding for future growth	3	3	3		3	3		3			3	3			3			
	Maximizes open green space in addition to playgrounds on site	4	4	4		4	4		4			4	4			4			
	Student access to play areas without crossing parking or roadways	5	5	5		5	5		5			5	5			5			
	Size of building to site	4	4	4		4	5		5			4	5			5			
	Minimizes steep slopes and retaining walls	3	3	3		4	5		5			3	5			5			
	Minimizes impacts to wetlands	4	4	4		5	5		5			4	5			5			
	Maximizes distance from abutters and property line	5	5	5		5	5		5			5	5			5			
	Access to municipal infrastructure (sewer, water, natural gas)	5	5	5		5	5		5			5	5			5			
	Proximity of location to students - minimize travel time	4	4	4		5	5		5			5	5			5			
	Restrictions & Future Uses	**8.9**	**8.9**	**8.9**		**10.0**	**10.0**		**10.0**			**11.1**	**11.1**			**11.1**			
	Minimal restrictions for development (Wetlands, Municipal Open Space designation, Wetlands, Wellhead Protection Zones)	3	3	3		4	4		4			5	5			5			
	Limits future use as school based functions in a constrained location	5	5	5		5	5		5			5	5			5			
	Community	**4.4**	**6.7**	**6.7**		**5.6**	**8.9**		**8.9**			**5.6**	**10.0**			**8.9**			
	Public/Private Separation	1	3	3		2	4		4			2	4			4			
	Quality community spaces and ease of access to these spaces without compromising building security	3	3	3		3	4		4			3	5			4			
	Sustainability	**5.6**	**6.7**	**6.7**		**5.6**	**6.7**		**10.0**			**6.7**	**8.9**			**10.0**			
	Meets Town and Local district goals for sustainability and energy Efficiency and Meets MSBA Requirements for Additional Title Points	3	3	3		3	4		4			3	5			5			
	Solar Orientation: maximizes orientation along east-west axis for best control of north/south light	3	3	3		2	2		5			3	3			5			
	Logistics / Construction Impact	**10.0**	**10.0**	**10.0**		**2.8**	**6.7**		**8.3**			**2.8**	**6.7**			**9.4**			
	Simple construction phasing	4	4	5		1	3		3			1	2			4			
	Minimizes construction noise disturbance to students/teachers	5	5	5		1	3		5			1	2			4			
	Construction phasing impact to neighbors	4	4	4		2	3		4			2	3			4			
	Temporary facilities not required	5	5	5		1	5		5			1	5			5			
	Consolidation	**4.4**	**4.4**	**4.4**		**5.6**	**7.8**		**7.8**			**5.6**	**10.0**			**10.0**			
	Traffic impact to neighborhoods and intersections	3	3	3		4	4		4			4	4			4			
	Benefits all PK-3 students at three schools (Wildwood, William Street, North if renovated)	1	1	1		1	3		3			1	5			5			
	Total Time to Address All Needs	**2.2**	**2.2**	**2.2**		**2.2**	**5.6**		**6.7**			**2.2**	**8.9**			**11.1**			
	How well does the alternative limit the time necessary to address or remediate aged needs across the three subject schools?	1	1	1		1	4		5			1	4			5			
	Cost	**0**	**0**	**0**		**0**	**0**		**0**			**0**	**0**			**0**			
	Total Project Cost																		
	Phasing Costs																		
	Cost impact with CIP for schools not addressed by Project																		
	TOTAL SCORE	**47.7**	**55.8**	**56.2**		**43.9**	**62.8**		**69.8**			**46.4**	**72.8**			**78.4**			

DRAFT

Schedule



July:

- ❑ Cost estimating
- ❑ Evaluation Matrix

Next SBC Meeting: July 23rd



SBC Public Relations Working Group Update



MSBA Talking Points - FOR COMMITTEE USE ONLY – DO NOT DISTRIBUTE

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?

1. **Why are we doing any project? Why are we doing this now?**
   - The age of Wilmington's 6 elementary schools each exceed 50+ years old.
   - When the 2018 Town Facilities Master Plan was completed, it promoted consolidation.
   - Current elementary school facilities do not meet modern educational programming or space needs.
   - The Town submitted a Statement of Interest with the MSBA in 2020 which partners with Cities and Towns in the Commonwealth to help fund school projects. The Wildwood School was accepted into the program with the understanding that as part of the Statement of Interest, the Town requested the ability to look at 3 different enrollment options, PK-K (130 students plus PK), PK-3 (550 students plus PK), and PK-5 (755 student plus PK).
   - With the partnership of the MSBA, the Wilmington taxpayers would not be burdened with the full amount of the project. Through the MSBA's grant process, the District will pay a portion of the costs and the MSBA shares in the cost.
2. **What if we do nothing? What if we just fix the existing schools?**
   - The existing conditions studies estimated each school needs $26M to $40M in repairs just to continue to operate. This does not fix the educational programming or space needs. It only brings the buildings up to Building Code. Although not all the repairs would need to be done at once, the cost of construction continues to escalate every year.
   - The potential for systems and/or components of the buildings to fail increases greatly as they age, as the buildings are over 50 years old.
3. **Why was the Wildwood School chosen? What other schools are under consideration?**
   - Statements of Interest were submitted for all 6 schools in 2020. The Wildwood School was determined to be the most in need.
   - The Wildwood School was accepted into the program and as part of the Statement of Interest, the Town requested they be able to look at 3 different enrollment options, PK-K (130 students plus PK), PK-3 (550 students plus PK), and PK-5 (755 student plus PK) The additional schools that were included in the Statement of Interest are Woburn St., and North Intermediate Schools.
   - The Statement of Interests that were submitted to the MSBA were approved by the school department, school committee and select board.

WHO?

1. **What/Who is the OPM?**
   - The Owner's Project Manager (OPM) provides project management services to an Owner throughout the life of the Project. Consequently, an Owner will work closely with its OPM from the earliest stages of the project through the project's completion. The selection of a qualified OPM is one of the most important decisions an Owner will make to the project as the OPM has extensive experience on MSBA projects. In the fall of 2022, the School Building Committee began the process to select the OPM as set forth by the MSBA. In November of 2022, the School Building Committee voted to recommend SMMA to the MSBA's Owner's Project Manager Selection Panel for approval. On December 5, 2022, the MSBA approved our selection of SMMA as our Owner's Project Manager.
2. **What/Who is the Designer?**
   - The Designer is primarily responsible for working with the District to complete all the objectives outlined in the Feasibility and Schematic Design phase of the project. The selection of a Designer must follow a specific process as outlined by the MSBA. The MSBA Designer Selection Panel (DSP) has jurisdiction over the procurement of Designers. The DSP includes 13 representatives appointed by the MSBA and 3 representatives from the Town. At the MSBA's Designer Selection Panel meeting on March 28, 2023, Dore + Whittier were selected as the Designer for the Town of Wilmington.
3. **What is the School Building Committee?**
   - The School Building Committee was formed for the purpose of generally monitoring the application process to the MSBA and to advise the Town during construction of an approved project. (963 CMR 2.00)
   - The School Building Committee includes representatives from the Select Board, Finance Committee, Permanent Building Committee, School Committee, School Faculty, and Town parents.
4. **What is the MSBA?**
   - From the MSBA website: "The Massachusetts School Building Authority ("MSBA") is a quasi-independent government authority created to reform the process of funding capital improvement projects in the Commonwealth's public schools. The MSBA strives to work with local communities to create affordable, sustainable, and energy efficient schools across Massachusetts."
   - The MSBA, which has a dedicated revenue stream to support its work, collaborates with municipalities to "equitably invest in finding the right-sized, most fiscally responsible and educationally appropriate solutions to create safe, sound, and sustainable learning environments."
   - In its ten-year history, the MSBA has funded more than $12.8 billion in reimbursements to cities, towns, and regional school districts for school construction projects. Instead of waiting years for reimbursement, districts now receive payments from the MSBA as costs are incurred, usually within 15 days of submission.

WHEN?

1. **What is the timeline for approvals? When will this happen?**
   - We will be taking the short-listed options which include renovation, addition / renovation, and new construction and present them to the School Building Committee in August. The one preferred option will be selected in August 2024. Once that is done, Dore+Whittier will continue to design the one preferred option. In April of 2025, the project team will work with the MSBA to finalize the Project Scope and Budget Agreement which will confirm the MSBA and Town's share of the selected project. The Town will vote on this in Spring of 2025.

WHERE?

1. **How many options have been studied so far?**
   - Started with 18 options based on renovation, addition, and new construction at Wildwood, Woburn Street, North and Town Hall sites..

HOW?

1. **How much will the school cost us? How will this impact my taxes?**
   - MSBA will contribute tens of millions of dollars.
   - The estimated cost ranges from $29M to $215M based on the school size.
   - In April of 2025, the project team will work with the MSBA to finalize the Project Scope and Budget Agreement which will confirm the MSBA and Town's share of the selected project.
2. **What will be the ongoing process for addressing community concerns?**
   - We welcome your feedback through email, attending the School Building Committee meetings, and upcoming Community Forums.

Thank You