

Project Minutes

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Prepared by:	Sarah A. Traniello	Meeting Date:	3/20/2024
Re:	School Building Committee	Meeting No:	13
Location:	Hybrid: In Person at Wilmington High School Large Group Instruction Room and Remote Participation via Zoom		
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*
A Diane M. Allan, *Permanent Building Committee*
A John C. Holloway, *Permanent Building Committee*
Remote Gregory B. Bendel, *Board of Selectmen*
Remote Kevin A. Caira, *Board of Selectmen Alternate*
Remote Kate Bissell, *Wildwood School Principal*
A Stacey Scott, *Woburn Street School Principal*
Present Christine Holloran, *Wildwood Teacher*
Remote Alice Brown-LeGrand, *Director of Student Support Services*
Present Dennis Kelley, *Building Systems Manager, Wilmington Public Buildings Department*
A Lou Cimaglia, *Interim Town Manager*
A , *Finance Director/Town Accountant*
A Paul J. Melaragni, *Permanent Building Committee*
A David A. Ragsdale, *School Committee Vice Chair*
Remote Marianne Gallezzo, *Finance Committee Member*
Present Michael Camoscio, *North Side Parent, Mechanical Engineer*
Remote Craig Miner, *West Side Parent, Civil Engineer*
A 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*

Item #	Action	Discussion										
13.1	Record	Wilmington Public Schools Superintendent, Dr. Glenn Brand, 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. <i>The attendance based on the roll call can be found on page 1 of these minutes.</i>										
13.2	Record	Approval of Minutes C. Prendergast motioned to approve the meeting minutes from the March 6, 2024 School Building Committee meeting, with a second motion by J. Cusce. Roll call vote. The motion carried by unanimous vote.										
13.3	Record	Evaluation Matrix Discussion G. Brand described the purpose of the Evaluation Matrix as the District prepares to submit its first submission to the MSBA, the PDP report, with the first shortlist of the Design Options narrowing the 15-18 preliminary options. R. Philip reviewed the established criteria that was reviewed during the March 6, 2024, School Building Committee Meeting and the added cost estimate information that was brought forth for all of the options analyzed for sharing with the Committee in the Evaluation Matrix under the respective options and how the criteria were affected in this second iteration by the addition of the cost criteria. <table><tr><td>PreK-K for 130 students plus PreK</td><td>Project Cost Range</td></tr><tr><td>• Repair Only at Wildwood</td><td>\$26.6M to \$29.4M</td></tr><tr><td>• Add/Reno at Wildwood</td><td>\$78.0M to \$86.2M</td></tr><tr><td>• New Construction at Wildwood</td><td>\$79.3M to \$87.6M</td></tr><tr><td>• New Construction at Town Hall</td><td>\$80.1M to \$88.5M</td></tr></table> Repair Only Alternatives extend the life of the building 50+ years and means more than finish upgrades. It includes complying with today’s code requirements with updates to accessibility, fire suppression, efficiency of the envelope and MEP systems upgrades and structure with seismic upgrades. Code only repairs/updates could be making a building ADA accessible with the installation of an elevator which would be essential for a child’s parent need to come to the school and visit their child in their classroom. An elevator installation as part of a repair project is a very big project. In addition, when 30% of the building starts to get altered, codes start to get triggered i.e. seismic and perhaps additional bracing might be required. Fire Suppression code is another that is a concern as none of the school buildings are sprinklered and that code could be triggered if enough work is undertaken within a specified amount of time. The codes are grandfathered in until a certain limit is hit and once that limit is hit, it is expected to bring the building up to the current codes. With Add/Reno and New Construction those codes would be expected to be upheld but with Repair Only the alterations are grandfathered in until the threshold is hit. In addition, MSBA is not going to participate in funding repair projects that are not going to fulfill the educational needs. Dr. Brand asked R. Philips with all the cost estimations shown for Wildwood, Woburn Street and North Intermediate, that it would take approximately \$100M to do only repairs to the school and this is without any additional educational program needs being satisfied for the current student populations. The Repair Only Alternative does not include alterations or additions to meet the District’s Education Plan or space needs. There is no additional square footage involved in the Repair	PreK-K for 130 students plus PreK	Project Cost Range	• Repair Only at Wildwood	\$26.6M to \$29.4M	• Add/Reno at Wildwood	\$78.0M to \$86.2M	• New Construction at Wildwood	\$79.3M to \$87.6M	• New Construction at Town Hall	\$80.1M to \$88.5M
PreK-K for 130 students plus PreK	Project Cost Range											
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Item #	Action	Discussion																																
		Only options. The Add/Reno and New Construction for the PreK-K are in a similar range from \$78M to \$88M. <table><tr><th>PreK-3 for 510 students plus PreK</th><th>Project Cost Range</th></tr><tr><td>• Repair Only at Woburn Street**</td><td>\$ 36.3M to \$ 40.1M</td></tr><tr><td>• Add/Reno at Woburn Street</td><td>\$135.0M to \$149.2M</td></tr><tr><td>• Add/Reno at Wildwood</td><td>\$130.0M to \$143.9M</td></tr><tr><td>• New Construction at Woburn Street</td><td>\$135.0M to \$150.0M</td></tr><tr><td>• New Construction at Wildwood</td><td>\$131.2M to \$145.1M</td></tr><tr><td>• New Construction at Town Hall</td><td>\$132.2M to \$146.1M</td></tr></table> The PreK-3 includes consolidations of 2 of the schools, Wildwood and Woburn Street. The Repair Only option is greyed out because it is for comparison purposes. The Add/Reno and New Construction are again in a very similar range, \$130M to \$150M, depending on the site as some of the site sizes are double compared to others and it correlates to site work costs that would be involved. <table><tr><th>PreK-5 for 755 students plus PreK</th><th>Project Cost Range</th></tr><tr><td>• Repair Only at North Intermediate**</td><td>\$ 29.5M to \$ 32.6M</td></tr><tr><td>• Add/Reno at North Intermediate</td><td>\$193.3M to \$213.6M</td></tr><tr><td>• Add/Reno at Woburn Street</td><td>\$188.9M to \$208.8M</td></tr><tr><td>• Add/Reno at Wildwood</td><td>\$188.2M to \$208.0M</td></tr><tr><td>• New Construction at North Intermediate</td><td>\$194.0M to \$214.5M</td></tr><tr><td>• New Construction at Woburn Street</td><td>\$194.7M to \$215.2M</td></tr><tr><td>• New Construction at Wildwood</td><td>\$188.8M to \$208.7M</td></tr><tr><td>• New Construction at Town Hall</td><td>\$187.6M to \$207.3M</td></tr></table> A full consolidation of all 3 schools ranges between \$188.8M to \$215.2M. Dore+Whittier has checked these costs against other projects in the MSBA pipeline as MSBA shares cost data on their website. The chart shows the solid yellow line where project escalation has impacted projects over the last several years. In doing so, Wilmington High School's data of Construction Cost of \$352/SF for a GMP/GC dated June 2013. Currently Wilmington's PDP Construction Cost Estimate is between \$735/SF to 936/SF. There are 7 other Elementary Schools currently in the MSBA pipeline as well and at the PSR phase their estimates are coming in between \$699/SF to \$1,001/SF and averaging at \$844/SF. The Wilmington Wildwood Project is right in the range in comparison to similar projects within the Commonwealth currently. Overall, the takeaway is that the costs were so similar that it did not change how the criteria would be viewed as the non-cost criteria took into consideration the community and educational needs of the students defining the alternatives. The second iteration of shortlist of options is as follows: • PreK-K for 130 students plus PreK ○ Repair Only at Wildwood with a total score of 47.7 and a Project Cost Range of \$26.6M to 29.4M ○ New Construction at Wildwood with a total score of 56.2 and Project Cost Range of \$79.3 to \$87.6M • For PreK-3 for 510 students plus PreK	PreK-3 for 510 students plus PreK	Project Cost Range	• Repair Only at Woburn Street**	\$ 36.3M to \$ 40.1M	• Add/Reno at Woburn Street	\$135.0M to \$149.2M	• Add/Reno at Wildwood	\$130.0M to \$143.9M	• New Construction at Woburn Street	\$135.0M to \$150.0M	• New Construction at Wildwood	\$131.2M to \$145.1M	• New Construction at Town Hall	\$132.2M to \$146.1M	PreK-5 for 755 students plus PreK	Project Cost Range	• Repair Only at North Intermediate**	\$ 29.5M to \$ 32.6M	• Add/Reno at North Intermediate	\$193.3M to \$213.6M	• Add/Reno at Woburn Street	\$188.9M to \$208.8M	• Add/Reno at Wildwood	\$188.2M to \$208.0M	• New Construction at North Intermediate	\$194.0M to \$214.5M	• New Construction at Woburn Street	\$194.7M to \$215.2M	• New Construction at Wildwood	\$188.8M to \$208.7M	• New Construction at Town Hall	\$187.6M to \$207.3M
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		○ Repair Only at Woburn Street (For Comparison Only) with a total score of 43.9 and Project Cost Range of 36.3M to 40.1M ○ New at Woburn Street with a total score of 69.8 and a Project Cost Range of \$135.7M to \$150M • For PreK-5 with 755 students plus PreK ○ Repair Only at North Intermediate (For Comparison Only) has a total score of 46.4 and Project Cost Range of \$29.5M to \$32.6M ○ Add/Reno at North Intermediate with a total score of 72.8 and a Project Cost Range of \$193.3M to \$213.6M ○ New Construction at North Intermediate with a 78.4 and Project Cost Range of \$194.0M to \$214.5M Important Notes • The PreK-K cost estimates do not include any work at Woburn Street or North Intermediate Schools. • The PreK-3 cost estimates do not include any work at North Intermediate School. • MSBA Reimbursement for Eligible Expenses is not factored into these costs shown. ○ Once a selected option moves into Schematic Design, a calculation would be able to be done on that option to advise of what the reimbursement rate would be with the MSBA. ○ There are many factors that go into making up the percentage, including some factors that are not eligible and doing so at this time would be very preliminary as it is unknown what MSBA will deem eligible for reimbursement. To do so at this time would be very premature. The amount that you are seeing as the project cost range is not entirely borne by the Town as it is shared with the MSBA as Wilmington's partner for this school building project. Committee Questions • K. Caira asked about what the percentage average reimbursement is from the MSBA for eligible costs, 20%, 25%, 28, 30%? ○ J.Leduc advised that she cannot provide an exact number as every community is different and it varies across the Commonwealth of Massachusetts as every municipality has different needs. An example is New Bedford, has a percentage rate much higher than Wilmington and may have different percentage of eligibility based on the community's needs. MSBA provides documentation and data on their website and the communities affluence, bond rating, etc. ○ J. Boone advised that there are factors that are included in the percentage. Meetings with the MSBA after the PSR, the information will be formulated into eligible and ineligible. The reimbursement rate would be more known by the time Wilmington reaches the Town Meeting and Appropriation Vote. ○ C. Prendergast advised that from the Sustainability and Green Design perspective the project also gets points and R. Philips advised that it becomes complex when it all gets put together. ○ R. Philips advised that in submitting the PDP, the shortlist gets submitted to MSBA and the project proceeds into the PSR phase from April through August 2024, work will be performed to work towards one preferred design that will move with the project into Schematic Design. ○ In the fall of 2024, Dore+Whittier will work on Schematic Design to get it to more detailed cost estimate performed with SMMA and Dore+Whittier so

Item #	Action	Discussion
		<i>that a similar line can be provided regarding what will be cost to the project. It is at this time that the Effective Reimbursement Rate will be known by Wilmington.</i> ○ <i>D. Ragsdale confirmed that the Wilmington community needs to decide what the project will be before it will be known what the Effective Reimbursement Rate will be for the project. R. Philip confirmed that before the Town voting in early 2024 it would be learned exactly what the reimbursement rate would be. Right now, Wilmington has 18 options and the MSBA will not do 18 versions of this complicated document to arrive at a reimbursement rate that is suitable for the project. MSBA wants all the criteria merits to be considered in the choosing of the preferred not just a select few like cost alone.</i> ○ <i>As the conceptual designs get more and more defined with every deliverable to the MSBA, the cost estimates will become more and more clarified and accurate.</i>
13.4	Record	Next Steps and Schedule Update • March 28, 2024 ○ Community Forum No. 3 – In Person in the Large Group Instructional Space and Remote Participation via Zoom ▪ Mentimeter will be involved as it was very informative for Community Forum No. 2 ▪ Mentimeter will be left open after the Community Forum No. 3 to get more feedback from the Wilmington Community • April 3, 2024 ○ School Building Committee Meeting ▪ Finalize Shortlist of Options ▪ Approve PDP Submission
13.5		Working Group Updates • Public Relations ○ V. Varbedian will continue to do outreach to achieve that level of engagement for upcoming community engagement for the Wildwood Project for the Community Forum No. 3. ○ Water Bill Flyer is underway and will be provided to the Town for April distribution. ○ July 4, 2024 Celebration Committee will be providing information for us to get a booth for the community outreach regarding the project. ○ Farmer's Market ○ May 4, 2024 is the Town Meeting and members of the School Building Committee are being asked to volunteer to staff the table for outreach during Town Meeting • Sustainability ○ No updates.
13.6	Record	Discussion/Correspondence/New Items • Educational Plan has been presented in draft format for review and comments.

Item #	Action	Discussion
		Anticipate Town Meeting Process Discussions with Select Board, Finance Board, School Committee and get onto Agendas to present, discuss, decisions and get all boards up to speed on the Wildwood Project.
13.7	Record	Committee Questions M. Gallezzo advised that there will be approvals of the options for the PDP Submission at the April 3, 2024 School Building Committee Meeting.
13.8	Record	Public Comments Suzanne Cruell, Blueberry Lane, SLP since 2005 in Wilmington and worked in the majority of the elementary schools, her children have gone through Wilmington Schools and now are in the Middle School and High School. Expressed her concern about the condition of the schools having worked in the schools and has toured the new elementary school in Tewksbury. Advised that the schools are vulnerable and if something is not done with the schools now, there could be more of the schools that are like the Wildwood right now. Wilmington needs modernized schools and not just to repair the buildings as they are right now. There is a lack of classroom space and office space at the Woburn Street school. Many classrooms house multiple teachers which are distracting for students to learn and especially challenging for SPED staff to do assessments. For instance, there are 3 reading teachers sharing one office space. In the building she works in there are 5 SPED teachers, including herself, sharing one space separated by privacy dividers where they hear each other but do not see one another. There are not spaces to hold meetings with parents and often the Assistant Principal's office is used for this purpose and when she needs to use her own office, she has no place to go. Climate control in the building is opening the windows because it is 85 degrees all year and in the summer, it is even hotter and students and staff feeling sick at the end of each day from the heat. The windows can no longer be looked through to see what the weather is outside because the glass is no longer clear, it is discolored and fogged, replaced with plexiglass and deteriorated. There isn't much difference between Repair Only and a New Construction cost when you are looking at the end product and the benefits of it for the students. Thinks the consolidation of schools is a good idea because it would result in less transitions for students, teachers would be able to consult from one grade level to the next, students would stay with the community for a longer period of time, air condition would be a must as it would benefit hundreds of students in 1 year and thousands of students over the lifetime of the school so that more focus can be on learning, staff would be able to collaborate more for CIT days as schedules would align, may resolve some transportation issues with busses going to one school instead of two. Mentioned that Tewksbury school had a lot of concerns about transportation circulation and in the end, it was solved by creating circulation loopings that worked beneficially for the safety of the students and staff. Tewksbury school had security with 2 buzzers to get access to the building and it was an observed safety measure that was great that is not present currently. Tewksbury school had climate controlled, clean, modern technology in each classroom and a cafeteria that had a stage that is used for presentations with cafeteria tables to transform into benches so students could easily sit and watch a performance. If there were after hours programs going on, the doors locked closing the doors to the public for the protection of the students. If Wilmington doesn't do this now, there will not be another

Item #	Action	Discussion
		opportunity to do this for the students of Wilmington. It was noted that at the Middle School air conditioning was not implemented in the construction of that school and on the third level of that building it gets to the 90 degrees F and is unhealthy. Students and teachers deserve learning facilities that are safe, clean, comfortable, modern, and welcoming. When voting for this project at the Shriner's Auditorium the Wilmington Community was out the door and down the block waiting for their turn to vote for this project to start. Education is important to this community and the children of this community. Let's keep working to make this school a reality. Amy Iascone, Woburn Street, North Intermediate School Teacher and Assistant Principal, over 20 years. Professional development between staff is difficult because of the way it is structured. The challenges that are faced are not big enough for 25 students and not made to house that number of children. Not equipped for science space and Chromebook cart and the outlets that supply them with energy. Tiles are chipping. Inadequate space because many are sharing classrooms with multiple students and no elevators and there is a lot of movement and lack of space for servicing students. No space for private conversations to support students. New windows at the North are not able to be opened very far and temperatures get very high and unhealthy. Lockers are falling apart, and bathrooms don't function properly when using plumbing. There are not enough doors to exit in the case of emergency and during fire drills or ALICE drills the number of doors were decreased and it is not safe and orderly. These decisions are difficult for a Town because the costs are high, but the children are most important and the educational space is not being provided with just a Code upgrade. PreK-5 school will provide what is best for our students that is healthy and safe for our students. Kevin Caira, Select Board Member and School Building Committee Member, advised that the Facilities Department and their staff are hardworking and do their best to appropriately maintain the buildings within the District. Upset by the comments of the staff stating conditions were less than comfortable. The hard-working staff did not deserve to have the maintenance of the aging schools placed on them as a lack of performing their roles within the District. Christine Holleran advised as a teacher in the community for 30 years she too has experienced what the 2 prior educators have described, and everything stated and described by them is true. Dennis Kelley, School Building Committee Member, as 10-year employee of the Facilities Department and now the head of the department was not happy to hear the conditions described. Advising that the windows that open only 4 inches is an attribute of the window design for the safety of the students. All issues that have been submitted to the Facilities Department have been addressed to the best of their abilities as fast as possible. There are times when items to repair are not immediately accessible and need to be ordered and some time passes but otherwise everything is addressed with the warranted urgency. Including the students who put their sweatshirts in the toilet to plug it and overflow, it is addressed as fast as possible, and it is often something that is out of the department's control.

Project: Wilmington Wildwood Early Childhood Center

Meeting Date: 3/20/2024

Meeting No.: 13

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Item #	Action	Discussion
		<i>Dr. Glenn Brand addressed the Committee advising that he is taking note of the items that have been addressed and will investigate them as needed having taken them under advisement.</i>
13.9	Record	Next Meeting: April 3, 2024, from 6:30 PM to 9:30 PM <i>Virtual Meeting via Zoom – Remote Participation</i>
13.10		Adjourn G. Brand invited a motion to adjourn at 7:57PM. D. Ragsdale motioned to adjourn. C. Prendergast seconded the motion. The motion carried by unanimous vote.

Attachments: Wilmington Wildwood ECM 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.

1000 Massachusetts Avenue
Cambridge, MA 02138
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2024 MAR 15 PM 1:54

TOWN OF WILMINGTON, MA

Agenda

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Re:	School Building Committee Meeting	Meeting Date:	3/20/2024
Prepared by:	Julie Leduc	Meeting Time:	6:30 PM
Meeting Location:	Wilmington High School, Large Group Instruction Room	Meeting No.	13
Distribution:	School Building Committee (MF)		

1. Call to Order
2. Approval of Minutes
3. Evaluation Matrix Discussion with Costs
4. Next Steps
 - Community Forum – March 28, 2024 at 7 p.m.
5. SBC Public Relations Working Group Update
6. Discussion/Correspondence/New Items
 - Approval Vote of the Preliminary Design Program (PDP) Submission to the MSBA – Proposed Meeting before April 18, 2024 via Zoom
7. Committee Questions
8. Public Comments
9. Next Meeting: April 3, 2024
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

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WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building
Committee
Meeting #10

March 20, 2024



SMMA

dw
DORE | WHITTIER

Massachusetts School Building Authority



Agenda

- Call to Order
- Approval of Minutes
- Evaluation Matrix with Costs
- Next Steps
- SBC Public Relations Working Group Update
- Discussion/Correspondence/New Items
- Committee Questions
- Public Comments
- Next Meeting: Wednesday, April 3rd
- Adjourn

Evaluation Matrix



PreK-5th	PreK-K		PreK-3 rd		PreK-5th	
	New	Add/Reno	New	Add/Reno	New	Add/Reno
Wildwood ECC						
Woburn Street ES	N/A	N/A				
North Intermediate	N/A	N/A	N/A	N/A		
Town Hall		N/A		N/A		N/A



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?



Cost

How do costs align with the community's sense of value and affordability?

Short List Requirements

At Minimum...

1 alternative from each grade configuration

1 alternative from each of the following:

- Renovation Addition
- New Construction

1 Repair Alternative

- Wildwood ECC Base Repair
- *Woburn St. and North Int. – for comparison only*

No major red flags or dangerous safety conditions, but.....

	SITE & CIVIL	SITE ACCESSIBILITY/ PLAY AREAS	EXTERIOR BUILDING ELEMENTS	INTERIOR ARCH ELEMENTS	ACCESSIBILITY	STRUCTURAL ELEMENTS	MECHANICAL SYSTEMS	ELECTRICAL SYSTEMS	PLUMBING SYSTEMS	FIRE PROTECTION SYSTEMS	HAZARDOUS MATERIALS	FUNCTIONAL USE OF SPACE	
WECC													23
WOBURN													26
NORTH													29


 1 –
POOR


 2 –
FAIR


 3 –
GOOD


 4 –
VERY GOOD


 5 –
EXCELLENT

Repair Only Alternatives

Extend the life of the building 50+ years means more than finish upgrades.

Includes complying with today's code requirements

- **Accessibility guidelines**
- **Fire suppression system**
- **Efficiency - envelope and MEP system upgrades**
- **Structural - seismic upgrades**

Does not include alternations or additions to meet the District's Education Plan or space needs

PreK-K

				
130 students + PK	Repair Only @ Wildwood	Add/Reno @ Wildwood	New @ Wildwood	New @ Town Hall
Project Cost Range	\$26.6M – \$29.4M	\$78.0M - \$86.2M	\$79.3M - \$87.6M	\$80.1M - \$88.5M

Identified on short list for Comparison Only at 3/6/24 SBC Meeting

Identified as potential alternative for short list at 3/6/24 SBC Meeting

*MSBA Reimbursement of eligible expenses not included in the above costs

PreK-3

	*For Comparison Only					
510 students + PK	Repair Only @ Woburn	Add/Reno @ Woburn	Add/Reno @ Wildwood	New @ Woburn	New @ Wildwood	New @ Town Hall
Project Cost Range	\$36.3M - \$40.1M	\$135.0M - \$149.2M	\$130.2M - \$143.9M	\$135.7M - \$150.0M	\$131.2M - \$145.1M	\$132.2M - \$146.1M

Identified on short list for Comparison Only at 3/6/24 SBC Meeting

Identified as potential alternative for short list at 3/6/24 SBC Meeting

*MSBA Reimbursement of eligible expenses not included in the above costs

PreK-5

	*For Comparison Only							
755 students + PK	Repair Only @ North	Add/Reno @ North	Add/Reno @ Woburn	Add/Reno @ Wildwood	New @ North	New @ Woburn	New @ Wildwood	New @ Town Hall
Project Cost Range	\$29.5M - \$32.6M	\$193.3M - \$213.6M	\$188.9M - \$208.8M	\$188.2M - \$208.0M	\$194.0M - \$214.5M	\$194.7M - \$215.2M	\$188.8M - \$208.7M	\$187.6M - \$207.3M

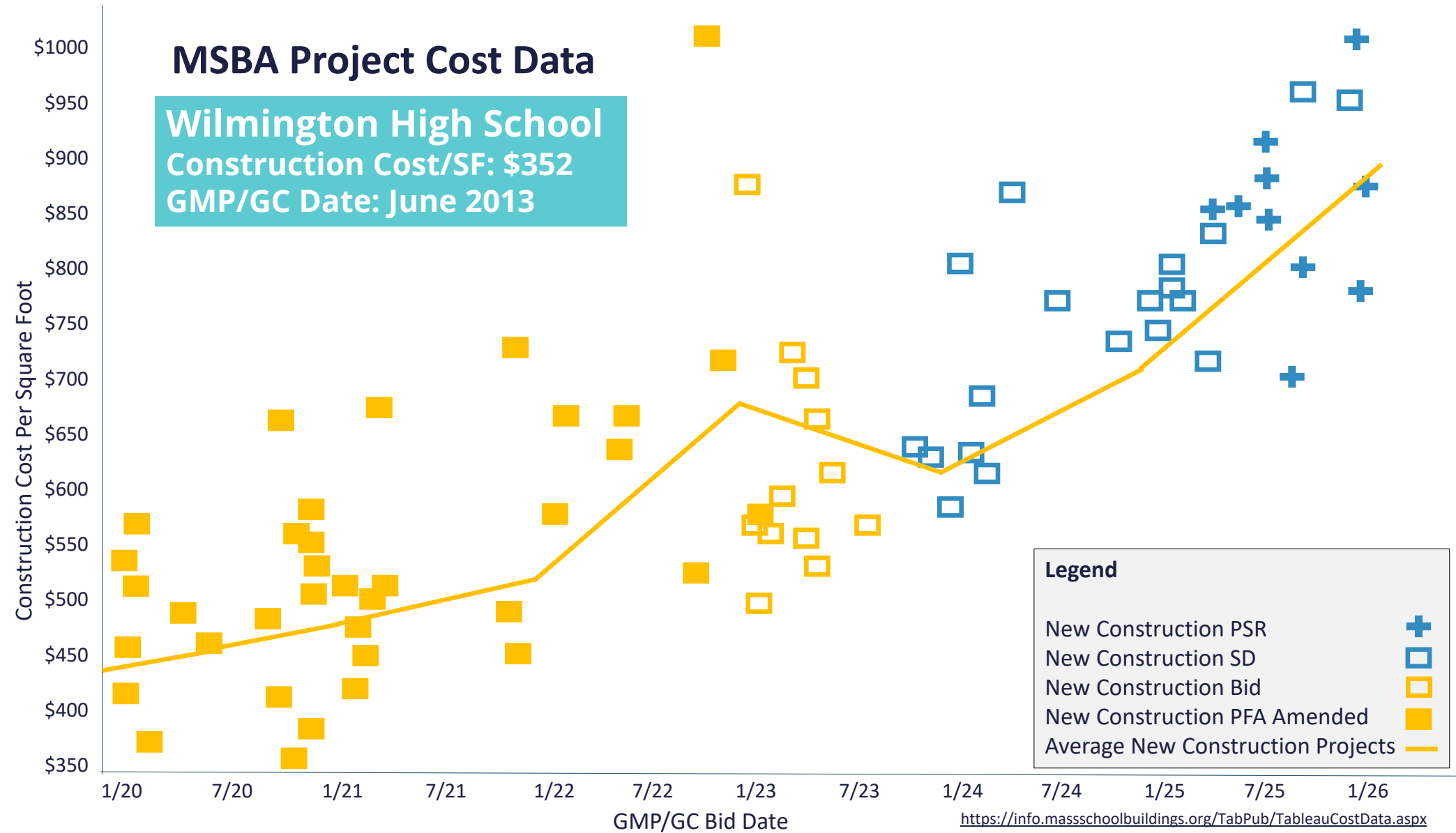
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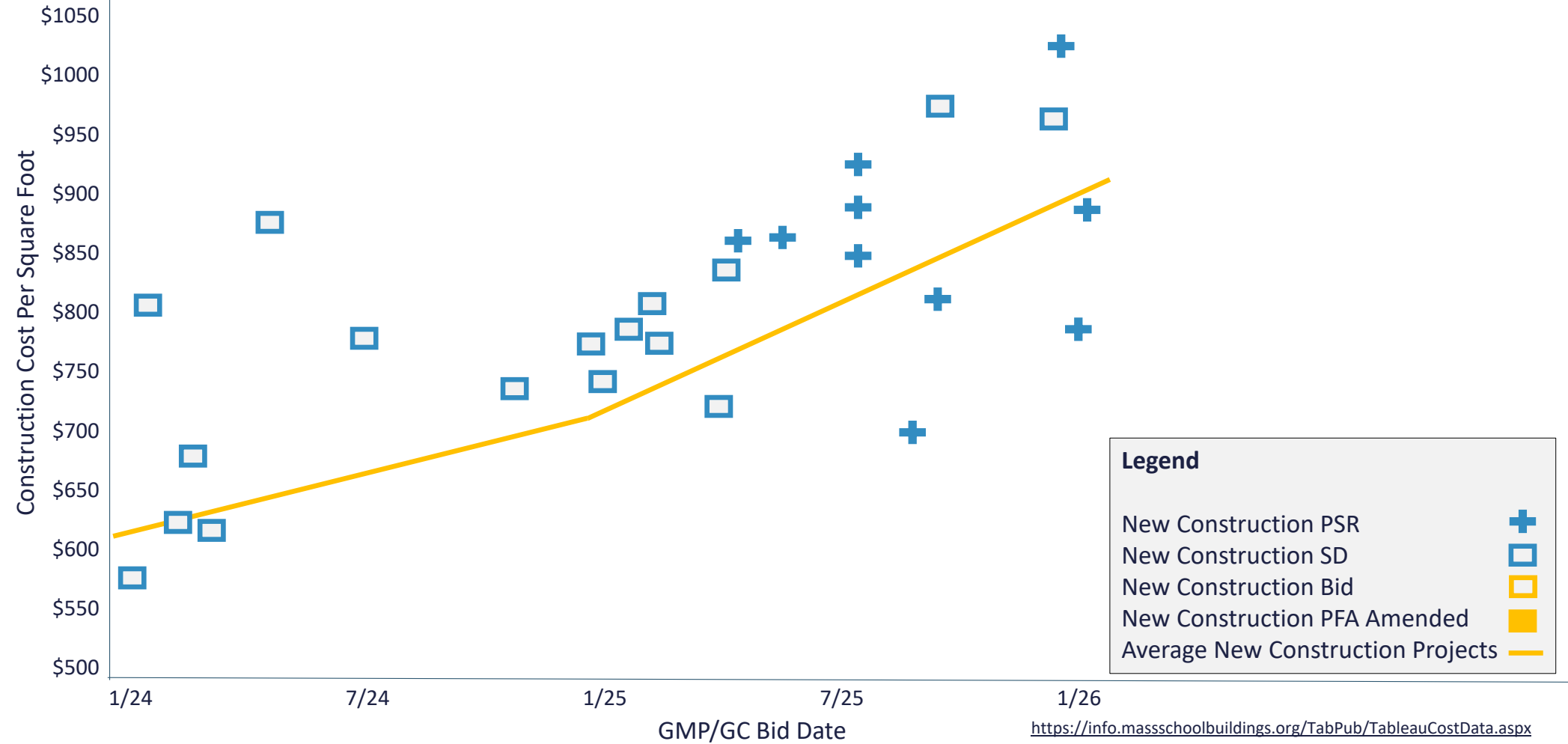
MSBA Project Cost Data

Wilmington High School
Construction Cost/SF: \$352
GMP/GC Date: June 2013



MSBA Project Cost Data

Phase: PSR and SD

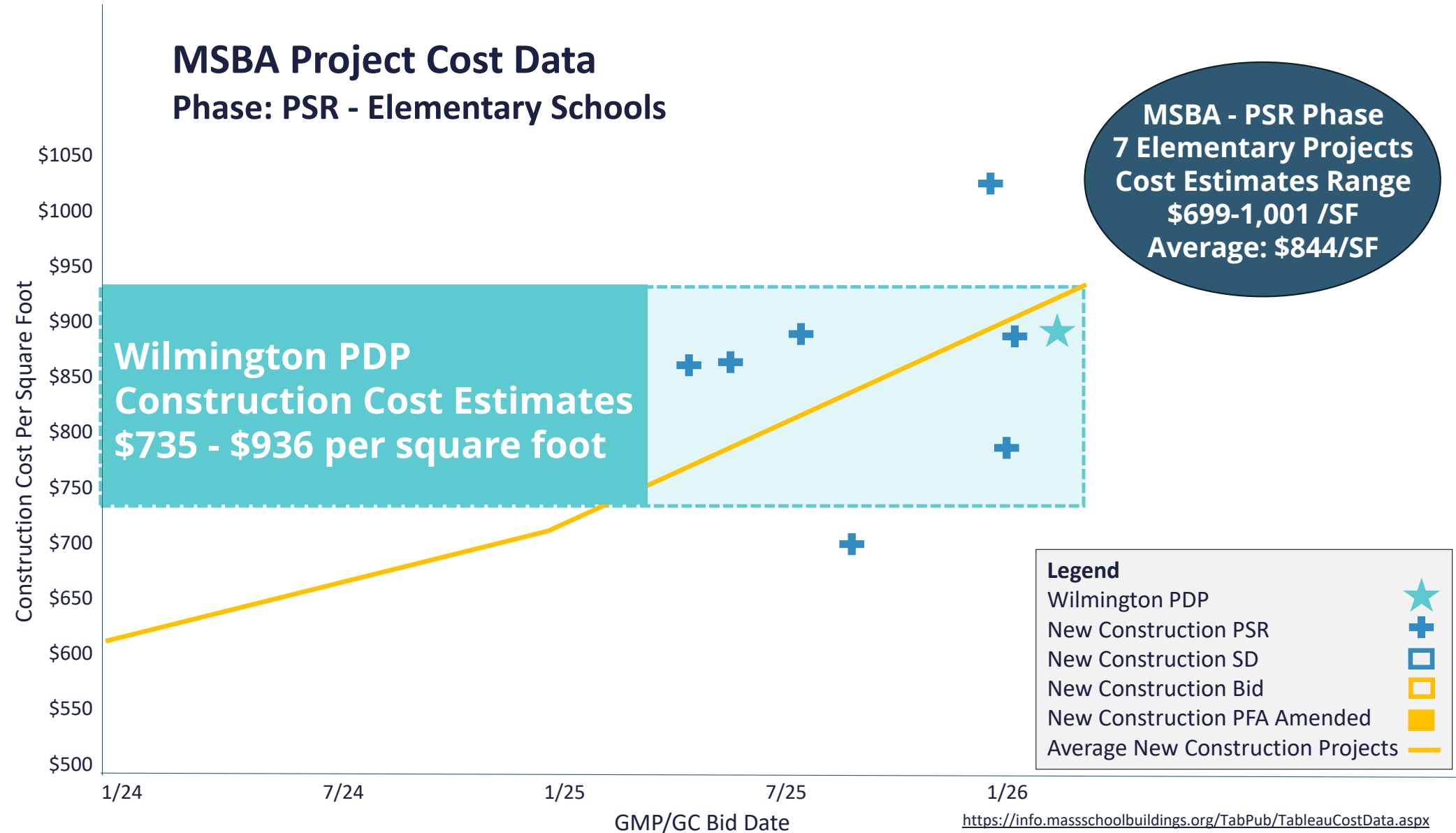


MSBA Project Cost Data

Phase: PSR - Elementary Schools

MSBA - PSR Phase
7 Elementary Projects
Cost Estimates Range
\$699-1,001 /SF
Average: \$844/SF

Wilmington PDP
Construction Cost Estimates
\$735 - \$936 per square foot





Cost

How do costs align with the community's sense of value and affordability?

Takeaway:

Cost within each enrollment configuration are similar and scoring would not differentiate between alternatives.

Cost Category was not scored.

First Iteration

PK-K 130 students + PK	
	
Repair Only @ Wildwood	New @ Wildwood
5.4	9.1
6.8	7.9
8.9	8.9
4.4	6.7
5.6	6.7
10.0	10.6
4.4	4.4
2.2	2.2
47.7	56.2

PK-3 510 students + PK	
*For Comparison Only	
Repair Only @ Woburn	New @ Woburn
4.8	9.1
7.4	9.0
10.0	10.0
5.6	8.9
5.6	10.0
2.8	8.3
5.6	7.8
2.2	6.7
43.9	69.8

PK-5 755 students + PK		
*For Comparison Only		
Repair Only @ North	Add/Reno @ North	New @ North
5.0	9.1	9.1
7.6	8.1	8.7
11.1	11.1	11.1
5.6	10.0	8.9
6.7	8.9	10.0
2.8	6.7	9.4
5.6	10.0	10.0
2.2	8.9	11.1
46.4	72.8	78.4

Poor	Fair	Good	Better	Best
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Second Iteration

	PK-K* 130 students + PK		PK-3** 510 students + PK		PK-5 755 students + PK		
			*For Comparison Only		*For Comparison Only		
	Repair Only @ Wildwood	New @ Wildwood	Repair Only @ Woburn	New @ Woburn	Repair Only @ North	Add/Reno @ North	New @ North
Total Score	47.7	56.2	43.9	69.8	46.4	72.8	78.4
Project Cost Range	\$26.6M - \$29.4M	\$79.3M - \$87.6M	\$36.3M - \$40.1M	\$135.7M - \$150.0M	\$29.5M - \$32.6M	\$193.3M - \$213.6M	\$194.0M - \$214.5M

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.

Next Steps



March 2024

Community Forum #3 – March 28th

April 2024

SBC Meeting – April 3rd

- ☐ Finalize Shortlist of Options
- ☐ Approve PDP Submission

Submit PDP to MSBA – April 18th





SBC Public Relations Working Group Update

**Thank
You**