

Project Minutes

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Prepared by:	Sarah A. Traniello	Meeting Date:	2/7/2024
Re:	School Building Committee	Meeting No:	11
Location:	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*

Diane M. Allan, *Permanent Building Committee*

John C. Holloway, *Permanent Building Committee*

Present Gregory B. Bendel, *Board of Selectmen*

Present Kevin A. Caira, *Board of Selectmen Alternate*

Present Kate Bissell, *Wildwood School Principal*

Present Stacey Scott, *Woburn Street School Principal*

Present Christine Holloran, *Wildwood Teacher*

Alice Brown-LeGrand, *Director of Student Support Services*

George W. Hooper II, *Public Buildings Superintendent*

Dennis Kelley, *Building Systems Manager, Wilmington Public Buildings Department*

Lou Cimaglia, *Interim Town Manager*

Present Susan Inman, *Assistant Town Manager*

Bryan T. Perry, *Finance Director/Town Accountant*

Paul J. Melaragni, *Permanent Building Committee*

David A. Ragsdale, *School Committee Vice Chair*

Present Marianne Gallezzo, *Finance Committee Member*

Present Michael Camoscio, *North Side Parent, Mechanical Engineer*

Present Craig Miner, *West Side Parent, Civil Engineer*

Present Vivian Varbedian, *North Side Parent, Project Manager, School Building Committee Co-Chair*

Maggie Lopes, *West Side Parent*

Christine Prendergast, *North Side Parent*

Present Justin Cusce, *North Side Parent*

Dore+Whittier Architects

Present Donald Walter, *Principal-In-Charge*

Lee P. Dore, *Principal, Designer*

Present Rani Phillips, *Project Manager*

Present Jason Boone, *Educational Planner*

SMMA

Present Julie Leduc, *Director of OPM Services and Project Manager*

Sarah Traniello, *Assistant Project Manager*

Item #	Action	Discussion
11.1	Record	Wilmington Public Schools Superintendent, Dr. Glenn Brand, called the meeting to order at 6:00 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>
11.2	Record	Approval of Minutes G. Bendel motioned to approve the meeting minutes from the January 25, 2024 School Building Committee meeting. The motion carried by unanimous vote.
11.3	Record	Approval of Invoices J. Leduc presented Warrant Article No. 8, consisting of invoices for SMMA and Dore+Whittier Architects for services provided in the month of January 2024. SMMA's fee for January consisted of two invoices: one for Basic Services amounting to \$7,500 and a second invoice for printing project boards and easels for community outreach amounting to \$108.61. Dore+Whittier Architects fee for January consisted of two invoices: one for Basic Services amounting to \$31,500 and a second invoice for student assigning and facility planning services, amounting to \$3,300. The total amount for Warrant Article No. 8 was \$42,408.61. P. Ruggiero recommended the payment for Warrant Number 8 in the amount of \$42,408.61. K. Caira asked for clarification regarding Dore+Whittier's activities, citing that their invoices are always \$31,500. J. Leduc informed the SBC that consultants traditionally take their fee for a phase of the project and spread their invoicing evenly across the duration of that phase. She further noted that Dore+Whittier report all activities to SMMA who then report those activities in the monthly report to the MSBA. S. Inman motioned to recommend Warrant No. 8 for payment in the amount of \$42,408.61. V. Varbedian seconded the motion. The motion carried by unanimous vote with one abstention.
11.4	Record	Design Update Preliminary Community Forum No. 2 Outcomes: G. Brand reported the virtual Community Forum had a strong turnout. He then introduced R. Philip to walk the SBC through the presentation shown at the Community Forum. There were four (4) potential sites tested each with various grade level configurations (PreK-K, PreK-3, PreK-5) and the option of new construction or addition/renovation presented to the community. In total 15 options were presented to the community. R. Philip reminded the SBC that these options were test fits to determine if they can meet the education, site, and infrastructure goals at each location. G. Brand noted that the options were consistent with the MSBA agreement. R. Philip added that they do not necessarily need to keep all four (4) sites when they shortlist. • Most respondents on the Mentimeter platform that was used at the community forum were parents however teachers, administrators, staff, and community members were all represented in the responses. R. Philip noted the platform was still open to the public, so the data is considered preliminary. • The most common words used in the 50 responses on Mentimeter were "consolidation", "inclusive", and "modern". • Community members were asked about the importance of a high school-sized gym on a scale of 1-5 ("1" being strongly disagree, "5" being strongly agree). They

Item #	Action	Discussion
		were prompted with the following circumstances regarding the importance of the gym: ▪ Only if the existing gyms at North and Woburn Street are no longer available for community use. The average response was 1.9/5. ▪ Regardless of whether or not existing gyms at Woburn and North remain available for community use. The average response was 4.2/5. ▪ There are no circumstances where a high school-sized gym is a priority for this project. The average response was 1.3/5. • Community members were asked how strongly the district should consider the following grade configurations on a scale of 1-5 ("1" being should not consider, "5" being should strongly consider). They were prompted with the following grade configurations both before and after the options were shared: ▪ PreK-K: Before options were presented the average response was 1.3, after options were presented, the response was 1.0. ▪ PreK-3: Before options were presented average response was 2.5, after options were presented, the response was 2.4. ▪ PreK-5: Before options were presented average response was 4.5, after options were presented, the response was 4.8. Evaluation Criteria and Matrix: The SBC is tasked with establishing the evaluation criteria to differentiate between the options. R. Philip presented Dore+Whittier's draft of the evaluation categories based on the Guiding Principles for Design. The eight (8) categories were: • Education • Site • Community • Sustainability • Consolidation • Construction Logistics • Total Time to Address All Needs • Consolidation • Cost Dore+Whittier proceeded to present listed criteria for each category and asked the SBC for feedback regarding whether or not the listed criteria captured the essence of the category. <i>The specific criteria for each category can be found in the PowerPoint slides attached to these minutes.</i> • R. Phillips presented a draft matrix with all of the site and grade configurations and the evaluation criteria drafted by Dore+Whittier. ◦ K. Bissell noted that the site criteria did not include the availability of Town utilities at the various sites. R. Phillip will follow up and ensure it is reflected in the criteria. • M. Gallezzo requested to have the Town Hall site removed from consideration due to public feedback and overall challenges the site presented. R. Phillip and J. Leduc responded that the SBC voted to include that site in the study and needed to include it in the evaluation matrix. They recommended adding another site criteria which would evaluate sites for any potential restrictions which would limit the use of the site. • G. Bendel and K. Caira expressed for record that they too favored the removal of the Town Hall option from consideration.

Item #	Action	Discussion
		R. Phillip and J. Leduc reminded the SBC that there will be options that may not be favorable that they are required to move forward as part of the MSBA process.
11.5	Record	Schedule Update February 2024 - Evaluation Criteria Review - Cost Estimating – mid February March 2024 - Evaluation Criteria Matrix with Costs - March 6, 2024, School Building Committee Meeting - Evaluation Criteria Matrix with Costs - Preliminary Shortlist Options - March 20, 2024, School Building Committee Meeting - Community Forum No. 3 – March 28, 2024 April 2024 - Finalize Shortlist Options - Approve PDP Submission - April 3, 2024, School Building Committee Meeting
11.6		Working Group Updates Public Relations V. Varbedian emphasized the positive turnout from the Community Forum No. 2 and stated they will continue to do outreach to achieve that level of engagement for upcoming community engagement meetings. - The public relations working group reached out to the Senior Center to set up a presentation in conjunction with or in advance of the next community forum. M. Gallezzo asked if advertisements were taken out for the community forum. V. Varbedian responded that they had not taken out advertisements, but plan on doing so for the Town Vote. Sustainability R. Philip reviewed The Green Engineer to complete the registration of the project for LEED prior to the March deadline. There are some documents still requiring Town signature. The Town's attorney is reviewing the documents and there is still some discussion ongoing regarding whether the Town directly or The Green Engineer will be registering the project.
11.7	Record	Discussion/Correspondence/New Items J. Leduc commented on a recent school tour in Tewkesbury and expressed a positive turnout. She noted they watched the dismissal process, and it was very efficient. S. Scott added that the space was very inviting and creative. P. Ruggiero added that it was a good experience and nice to hear some things they would have done differently. J. Leduc noted that the intent is to move future SBC meetings to 6:30PM.

Project: Wilmington Wildwood Early Childhood Center

Meeting Date: 2/7/2024

Meeting No.: 11

Page 5

Item #	Action	Discussion
		G. Brand noted there had been some discussion regarding moving away from virtual meetings. J. Leduc said the next leadership working group meeting would attempt to go with a hybrid model. V. Varbedian agreed with the sentiment that in person or hybrid meetings for important votes would encourage more participation.
11.8	Record	Committee Questions None.
11.9	Record	Public Comments Community member J. Bonelli commended the SBC for its work leading up to and at Community Forum No. 2.
11.10	Record	Next Meeting: March 6, 2024 from 6:30 PM to 9:30 PM <i>Virtual Meeting via Zoom – Remote Participation</i>
11.11		Adjourn G. Brand invited a motion to adjourn at 7:26PM. V. Varbedian motioned to adjourn. M. Gallezzo seconded the motion. The motion carried by unanimous vote.

Attachments: Warrant No. 8; 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.

Agenda

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Re:	School Building Committee Meeting	Meeting Date:	2/7/2024
Prepared by:	Julie Leduc	Meeting Time:	6:00 PM
Meeting Location:	Remote Participation via Zoom	Meeting No.	11
	https://wpsk12.zoom.us/j/89684086149?pwd=ems1WmlmVkVEQURmOUJtQ8vc1ICdz09		
	Dial: +1 929 436 2866 US		
	Meeting ID: 896 8408 6149	Passcode: WW2023	

Distribution: School Building Committee (MF)

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices
 - Warrant No. 8
4. Design Update
 - Preliminary Public Forum #2 Outcomes
 - Evaluation Criteria and Matrix
5. Schedule Update
6. SBC Working Group Updates
 - Public Relations
 - Sustainability
7. Discussion/Correspondence/New Items
8. Committee Questions
9. Public Comments
10. Next Meeting: March 6, 2024
11. Adjourn



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building
Committee
Meeting #8

February 7, 2024



SMMA

dw
DORE | WHITTIER

Massachusetts School Building Authority



Agenda

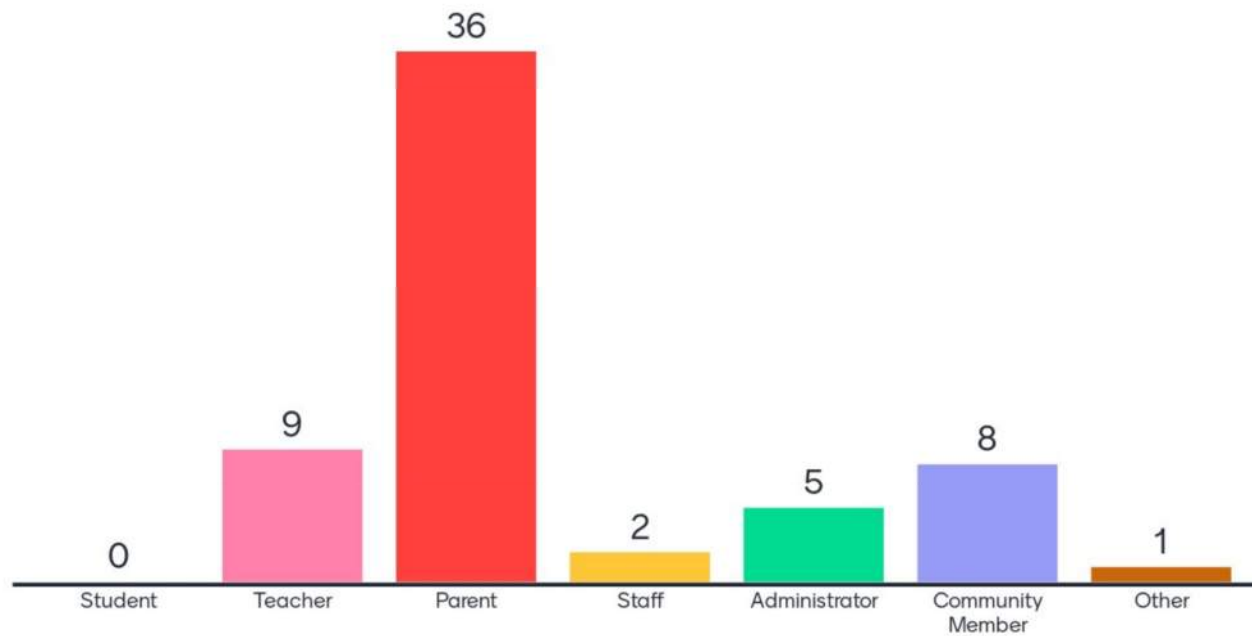
- Call to Order
- Approval of Minutes
- Approval of Invoices
- Preliminary Community Forum #2 Outcomes
- Evaluation Criteria and Matrix
- Next Steps
- Schedule Update
- SBC Public Relations Working Group Update
- Discussion/Correspondence/New Items
- Committee Questions
- Public Comments
- Next Meeting: Wednesday, March 6th
- Adjourn

Preliminary
Community
Forum #2
Outcomes



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

I'm responding as:

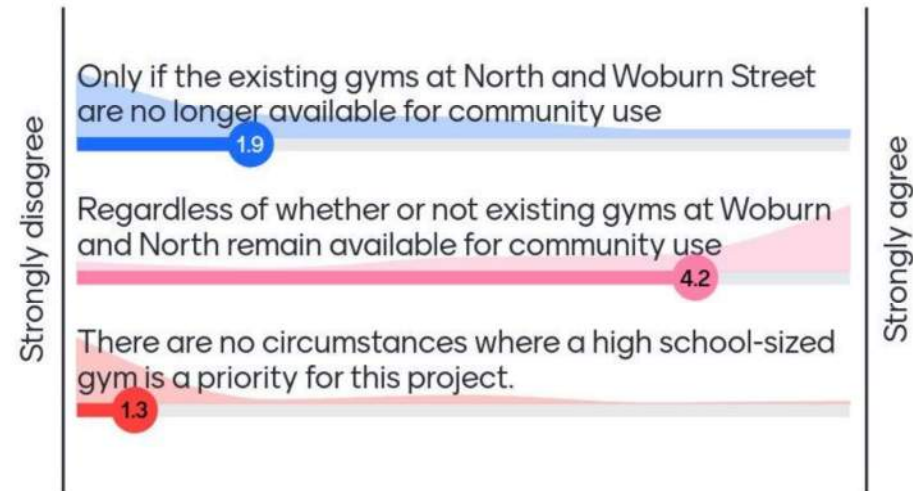


What one word or short phrase best describes your vision/goals for this project?

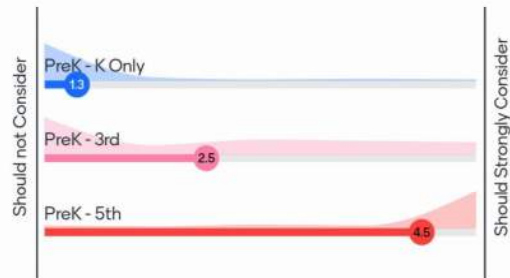
50 responses



In what circumstances is a high school-sized gym for this project a priority for the community?

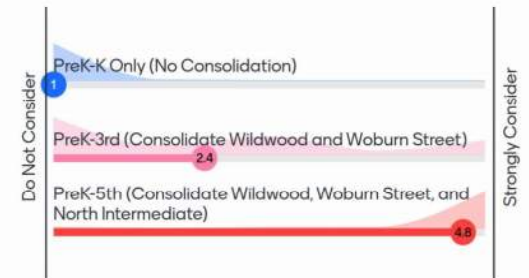


How strongly should the District consider the following grade configurations?



**Responses before options were shared*

How strongly should the District and the Town Consider each level of consolidation?



**Responses after options were shared*

What other ideas, concerns, or topics should the District and Town consider for this project?

Central air conditioning is a must	Pre-K and K building only will not solve the issues that we are having with buses and school times. We definitely need consolidation	Busing and start times	Ability to add/reno on plot 25-60 years from now	Share community spaces	You know this already, but things are getting more expensive! The time to consolidate is NOW! It's too expensive" cannot be an option!	I think it's really important to show action regarding exploration of Westside solutions (before the buildings are unusable) to garner support via town vote next year.	Adequate outdoor space/playgrounds.
Community space!	Long term cost/maintenance/repairs (retaining walls, septic)	traffic impact	Town hall site is too far west for the north side of town	The educational value and efficiency of a Pre-K to 5 building is so high. Consolidation should be the highest priority.	I'm concerned about the town hall site as an option. The wooded space there is really valuable to the community as its one of the few wooded areas with trails in town. I'd hate to see that cleared out	Having a high school sized gym would do so much for recreation and community events.	Make the school large enough for future population projections
Staffing/classrooms - adding STEM specialist? More aides? Smaller class sizes	While building a new school, it would be great for the town to have a field house / large gym for use by the community.	How does the reno/rebuild on sites where students are present affect their learning experience?	Definitely cost is a factor but would like to see a consolidation of the schools and community spaces	Cost is definitely a factor but would like to see a consolidation of the schools with community use spaces.	The town should consider first and foremost how the new building will and can better support student learning and provide staff with an environment which allows them to effectively teach	Whether we need new septic system or can use existing sewer lines	Durability and maintenance ease
Traffic flow with the different location options should be taken into consideration	Traffic and adequate parking are concerns.	cost/speed of getting done/benefits the most amount of students	Please don't destroy another wooded peaceful area by building at town hall	Timing, please be proactive/forward thinking of future needs to ensure this project isn't outdated quickly after completion.	Heating and cooling - as well as air quality NEEDS to be priority	Site logistics (traffic, sewer, etc) are very important.	Exploring consolidation of the other schools
Athletic facilities	Active shooter & School safety systems	Be sure to consider the costs of doing nothing or of postponing addressing our school needs	Bus route consolidation	Safety and educational spaces are very important	Does the planning committee evaluation process include a comprehensive life-cycle cost budgeting approach addressing both long-term operating costs and renewal needs to prevent degradation over time?	The town hall site is already causing uproar, that one should be eliminated soon	Staffing for administration and the impact on some amazing principals
Prek and k student have 5-point harnesses that they often cannot get in and out of independently. A car line is difficult with this.	I'm very excited to see this progress. Can we also start planning for the west side-even if long term?	Location, should be central. Town hall site makes no sense	Safety for drop-off	Safety of students and staff	Good cafeteria to make healthier meals.	Many of the renovation/build plans unfortunately look like they remove outdoor playing/field space.	LEED certification
Best fit for special education.	Possibility of staff childcare	Traffic planning in town not just facility	Distance traveled from different parts of town				
Next steps if universal preK becomes a reality in the near future	There definitely is value and Efficiency in consolidating the schools.	The pre-k 5 spaces lack those appealing outdoor courtyard/ learning spaces	Preservation of existing green space and trees				

What other ideas, concerns, or topics should the District and Town consider for this project?

Consolidation (schools/busses)

Financially responsible

Smaller classes

Safety

Future expansion on site / Universal Pre-K

Traffic impact and travel distance

Adequate parking

Community Use/ Athletic facilities / Large Sized Gym

Drop-off options for Pk-K

Preserve green space and trees

Outdoor learning, open space and playgrounds

Healthy meals in appropriately sized cafeteria

Heating/Cooling/Ventilation

Durability and maintenance ease

LEED certification

Central air conditioning is a must	Pre-K and K building only will not solve the issues that we are having with buses and school times. We definitely need consolidation.	Busing and start times	Ability to address on plot 25-60 years from now
Community space!	Long term cost/maintenance/repairs (retaining walls, septic)	traffic impact	Town hall site is too far west for the north side of town
Staffing/classrooms - adding STEM specialist? More classes? Smaller class sizes	While building a new school, it would be great for the town to have a field house / large gym for use by the community	How does the reno/rebuild on when where students are present affect their learning experience?	Definitely cost is a factor but would like to see a consolidation of the schools and community spaces
Traffic flow with the different location options should be taken into consideration	Traffic and adequate parking are concerns.	cost/speed of getting done/benefits the most amount of students	Please don't destroy another wooded peaceful area by building at town hall
Athletic facilities	Active shooter & School safety systems	Be sure to consider the costs of doing nothing or of postponing addressing our school needs	Bus route consolidation
Peak and's student have 5-point harnesses that they often cannot get in and out of independently. A car line is difficult with this.	I'm very excited to see this progress. Can we also start planning for the west side even if long term?	Location, should be central. Town hall site makes no sense	Safety for drop-off
Best fit for special education	Possibility of staff childcare	Traffic planning in town not just facility	Distance traveled from different parts of town
Next steps if universal pre-k becomes a reality in the near future	There definitely is value and efficiency in consolidating the schools	The pre-K 5 spaces lack those appealing outdoor courtyard/ learning spaces	Preservation of existing green space and trees
Share community spaces	You know this already, but things are getting more expensive! The time to consolidate is NOW! "It's too expensive" cannot be an option	I think it's really important to show action regarding excavation of Westside solutions before the buildings are unusable to general support as town enters next year	Adequate outdoor spaces/playgrounds
The educational value and efficiency of a Pre-K to K building is so high. Consolidation should be the highest priority	I'm concerned about the town hall site as an option. The wooded space there is really valuable to the community as some of the few wooded areas with trails in town. I'd hate to see that cleared out	Having a high school sized gym would do so much for recreation and community events	Make the school large enough for future population projections
Cost is definitely a factor but would like to see a consolidation of the schools with community use spaces	The town should consider first and foremost how the new building will and can better support student learning and provide staff with an environment which allows them to effectively teach	Whether we need new septic system or can use existing sewer lines	Durability and maintenance ease
Timing, please be proactive/forward thinking of future needs to ensure this project isn't outlived quickly after completion	Heating and cooling - as well as air quality NEEDS to be priority	Site logistics (traffic, sewer, etc) are very important	Exploring consolidation of the other schools
Safety and educational spaces are very important	Does the planning committee evaluation process include a comprehensive life cycle cost budgeting research addressing both long-term operating costs and needed needs to prevent degradation over time?	The town hall site is already causing issues that one should be eliminated soon	Staffing for administration and the impact on some amazing principals
Safety of students and staff	Good cafeteria to make healthier meals	Many of the renovation/build plans unfortunately look like they remove outdoor playing/field space	LEED certification

A photograph of a classroom with several students raising their hands. The image is partially obscured by a dark blue diagonal overlay on the left side, which contains the title text. The background shows a chalkboard and students at desks.

Evaluation Criteria and Matrix

Wilmington Elementary School Building Project

Guiding Principles for Design – DRAFT

updated 12/13/23

- Education methodologies will change over the life span of the building. The project should be designed **flexible** enough to allow the educational method to evolve without significant changes to the building, itself.
- Zone the building into **public and private** spaces
- Organize building into PreK to 2nd grade and 3rd grade to 5th grade with shared core spaces in between
- Organize building into **grade level learning communities**, but in such a way that limits isolation of any one grade level and allows grade level learning communities to expand in bubble years
- **Reduce travel distances** between classrooms and shared core space to the greatest extent possible
- Position Pre-Kindergarten and Kindergarten on the ground level
- **Separation of site circulation** – cars, buses, pedestrians – to the greatest extent possible
- Create a dedicated PreK entry
- **Appropriate faculty, staff, and visitor parking**
- **Integrate special education spaces** throughout the facility
- Position stage between Gymnasium and Cafeteria to maximize the flexibility to create performance/event experiences
- Position some of the administration offices within classroom groupings
- Remainder of administrative spaces adjacent to the main entry of the building
- Provide a wide **variety of instructional spaces** including traditional classrooms, small group rooms, and extended learning spaces (XLAs) with strong visual and physical connections between these experiences to facilitate a wide variety of instructional practices, varying group sizes, and opportunities for inclusionary practices for student support services.
- Provide lower grades with access to calming areas with sensory options; upper grades access XLAs/outside classroom areas
- Create **teacher collaboration spaces** capable of supporting day to day planning activities, diagnostic student data meetings, and professional development experiences

Wilmington Elementary School Building Project

Guiding Principles for Design – DRAFT,

updated 12/13/23

- Create an environment that positions office and service-delivery spaces for student support services near and distributed amongst grade level classrooms
- Position grade-level specific playgrounds adjacent to grade-level classroom areas
- Provide all instructional spaces, offices, and extended learning spaces with **direct access to natural daylight** and **exterior views** to the greatest extent possible
- Provide a small group room between every pair of grade level classrooms to support general classroom instructional activities and as a place for student support services when appropriate.
- Create an environment where PreK students can dine in close proximity to their classrooms.
- Zone the cafeteria in such a way to create a variety of dining experiences and smaller zones to reduce student anxiety.
- Cafeteria should be designed to maximize site lines and minimize adult supervision.
- Create a **new STEM** (Science, Technology, Engineering, and Mathematics) program and support it with purpose-built and dedicated instructional space.
- **Prioritize durability and ease of maintenance for materials and systems over lowest first cost.**
- Position custodial closets with consideration for operational practicalities of daily cleaning activities.
- Position general receiving close to the kitchen, gymnasium, and with the ability to move materials, equipment, and supplies throughout the project.
- **Maximize open green space** in addition to playgrounds on site.
- **Maximize queue length** in site circulation design.
- Balance location of administrators with building security needs.

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?

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 across the three subject schools?

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?

Education

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

Criteria

1	Provides flexible and adaptable spaces
2	Addresses adjacencies of programs to support educational model: grade level learning communities that limit isolation of any one grade and provides options to expand grade level communities in bubble years
3	Reduces travel distances between classrooms and shared core spaces
4	Retains small school feel - some administration offices within classroom groupings
5	Integrates outdoor learning spaces
6	Seamlessly integrated spaces for special education, student support services and specials
7	Cafeteria design maximizes site line and minimizes need for adult supervision
8	Creates a variety of student dining experiences and smaller zones/quieter spaces
9	Promotes a sense of community and collaboration for teachers and students
10	Provides access to natural daylight and views for all spaces
11	Wide variety of spaces (small group, movement, extended learning)
12	Includes adaptable spaces for professional development

Site

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

Criteria

1	Proximity of parking to main entrance
2	Provides a dedicated Pre-Kindergarten Entry
3	Site supports appropriate number of parking spaces
4	Positions grade-level specific playground adjacent to grade-level classroom areas
5	Having a safe, clear and easily understood circulation route - Separation of bus, car and pedestrians.
6	Adequate queuing space for buses and cars
7	Ability to expand building for future growth
8	Maximizes open green space in addition to playgrounds on site
9	Student access to play areas without crossing parking or roadways
10	Scale of building to site
11	Minimizes steep slopes and retaining walls
12	Minimizes impacts to wetlands
13	Maximizes distance from abutters and property line

Community

How well does each option serve as a community resource?

Criteria

1	Public/Private Separation
2	Quality community spaces and ease of access to these spaces without compromising building security

Sustainability

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

Criteria

1	Meets Town and school district goals for Sustainability and Energy Efficiency and Meets MSBA Requirements for Additional 3%+ Point
2	Solar Orientation; classrooms oriented along east-west axis for best control of north/south light
3	Prioritize durability and ease of maintenance for materials and systems over lowest first cost

Construction Logistics

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

Criteria

1	Simple construction phasing
2	Minimizes construction phase disturbance to students/teachers
3	Construction phasing impact to neighbors
4	Temporary facilities not required

Total Time to Address All Needs

How well does each option limit the time necessary to address all elementary-aged needs across the three subject schools?

Criteria

1	How well does the alternative limit the time necessary to address all elementary-aged needs across the three subject schools?
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Consolidation

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

Criteria

1	Traffic impact to neighborhoods and intersections
2	Benefits all PK-5 students at three schools (Wildwood, Woburn Street, North Intermediate)
3	Has the most benefits: financially and educationally, and fits into neighborhood

Cost

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

Criteria

1	Total Cost
2	Phasing Costs
3	Annual Operating Cost - (all 3 schools)
4	Cost to Benefit Analysis

Criteria

Wilmington Wildwood School Project - Evaluation Criteria																		
The major categories are scored 0- 10, with 10 being best, to reflect how well each option addresses the criteria. The total at bottom is the sum of these scores.																		
Criteria	PK-K R.1 130 students + PK No educational or space revisions	PK-K AR.1 130 students + PK Add/Reno Wildwood PK-R	PK-K N.1 130 students + PK New School PK-R	PK-K N.2 130 students + PK New School PK-R	PK-3 R.1 510 students + PK No educational or space revisions	PK-3 AR.1 510 students + PK Add/Reno Wildwood PK-R	PK-3 AR.2 510 students + PK Add/Reno Wildwood PK-R	PK-3 N.1 510 students + PK New School PK-R	PK-3 N.2 510 students + PK New School PK-R	PK-3 N.3 510 students + PK New School PK-R	PK-5 R.1 750 students + PK No educational or space revisions	PK-5 AR.1 750 students + PK Add/Reno North PK-R	PK-5 AR.2 750 students + PK Add/Reno Woburn PK-R	PK-5 AR.3 750 students + PK Add/Reno Wildwood PK-R	PK-5 N.1 750 students + PK New School PK-R	PK-5 N.2 750 students + PK New School PK-R	PK-5 N.3 750 students + PK New School PK-R	PK-5 N.4 750 students + PK New School PK-R
	At Wildwood site	At Wildwood site	At Wildwood site	At Town Hall site	At Woburn site	At Woburn St site	At Wildwood site	At Woburn St site	At Wildwood site	At Town Hall site	At North site	At North site	At Woburn St site	At Wildwood site	At North site	At Woburn St site	At Wildwood site	At Town Hall site
Education																		
1. Provides flexible and adaptable spaces																		
2. Addresses adjacencies of programs to support educational model, grade level learning communities that best address all of our grade and provides options to expand grade level communities in buildable years																		
3. Reduces travel distances between classrooms and shared core spaces																		
4. Reduces travel distances between classrooms and shared core spaces																		
5. Integrates outdoor learning spaces																		
6. Seamlessly integrated spaces for social education, student support services and special																		
7. Outdoor design maximizes site line and minimizes need for adult supervision																		
8. Creates a variety of student dining experiences and smaller casual/guest spaces																		
9. Promotes a sense of community and collaboration for teachers and students																		
10. Provides access to natural daylight and views for all spaces																		
11. Wide variety of access (small groups, movement, extended learning)																		
12. Includes adaptable spaces for professional development																		
Site																		
1. Proximity of parking to main entrance																		
2. Provides a dedicated fire escape/egress entry																		
3. Site supports appropriate number of parking spaces																		
4. Provides grade level specific playground adjacent to grade level classroom areas																		
5. Having a safe, clear and easily understood circulation route - Separation of bus, car and pedestrian																		
6. Includes outdoor spaces for sports and play																		
7. Ability to expand/building for future growth																		
8. Maintains open green space in addition to playgrounds on site																		
9. Scale of building to site																		
10. Minimizes steep slopes and existing walls																		
11. Minimizes impact to wetlands																		
Community																		
1. Public/Private Partnership																		
2. Quality community spaces and ease of access to these spaces without compromising building security																		
Sustainability																		
1. Meets Town and school district goals for Sustainability and Energy Efficiency and Meets MEAP Requirements for Additional Row-Rent																		
2. Solar Orientation: classrooms oriented along east-west axis for best control of north/south light																		
3. Prioritizes durability and ease of maintenance for materials and systems over lowest first cost																		
Logistics / Construction Impact																		
1. Simple construction phasing																		
2. Minimizes construction phase disruption to students/teachers																		
3. Construction phasing impact to neighbors																		
4. Temporary facilities not required																		
Consolidation																		
1. Traffic impact to neighborhoods and intersections																		
2. Access to all PK-5 students at three schools (Wildwood, Woburn Street/North intersection)																		
3. Has the most benefits financially and educationally, and fits into neighborhood																		
Total Time to Address All Needs																		
How well does the alternative limit the time necessary to address all elementary aged needs across the three subject schools?																		
Cost																		
1. Total Cost																		
2. Phasing Costs																		
3. Annual Operating Costs (all 3 schools)																		
4. Cost to Benefit Analysis																		
TOTAL SCORE																		

Option

SAMPLE

Westwood Hanlon Elementary School Evaluation Criteria

	2/10/2020	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		RO-H.1	AR-HO-H.1	AR-HD-H.2	AR-HS-H.3	AR-HS-S.1	NHO-H.1	NHD-H.1	NHD-H.2	NHD-H.3	NHD-H.4	NHS-H.1	NHS-H.2	NHS-S.1	NHS-S.2	NHS-S.3
	type	Reno	Add-Reno	Add-Reno	Add-Reno	Add-Reno	New	New	New	New	New	New	New	New	New	New
	size	Hanlon Only 315	Hanlon Only 315	Hanlon-Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685
	location	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan	Sheehan	Sheehan
A	Education	1	2	2	4	4	4	5	4	4	5	5	5	4	4	5
B	Site	1	4	4	4	2	5	5	5	5	5	5	5	2	3	3
C	Traffic	2	4	4	2	1	5	4	4	4	4	2	2	1	1	1
D	Community	1	3	3	4	2	5	5	5	5	5	5	5	2	2	2
E	Sustainability	1	3	3	4	4	5	5	5	5	5	5	5	5	5	5
F	Logistics / Construction Impact	1	1	2	2	1	4	4	4	4	4	4	4	2	2	2

Best	Better	Good	Fair	Poor
5	4	3	2	1

SAMPLE

Westwood Hanlon Elementary School Evaluation Criteria

2/10/2020	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	RO-H.1	AR-HO-H.1	AR-HO-H.2	AR-HS-H.3	AR-HS-S.1	NHO-H.1	NHO-H.1	NHO-H.2	NHO-H.3	NHO-H.4	NHS-H.1	NHS-H.2	NHS-S.1	NHS-S.2	NHS-S.3
Type	Reno	Add/Reno	Add/Reno	Add/Reno	Add/Reno	New	New	New	New	New	New	New	New	New	New
Size	Hanlon Only 315	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685
Location	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan	Sheehan	Sheehan
A Education	5	2	2	4	4	4	5	4	4	5	5	5	4	4	5
B Site	5	4	4	4	2	5	5	5	5	5	5	5	2	3	3
C Traffic	2	4	4	2	2	5	4	4	4	4	2	2	5	5	5
D Community	5	3	3	4	2	5	5	5	5	5	5	5	2	2	2
E Sustainability	5	3	3	4	4	5	5	5	5	5	5	5	5	5	5
F Logistics / Construction Impact	5	5	2	2	5	4	4	4	4	4	4	4	2	2	2



Recommended Short-Listed Options*

* Includes Base Repair, Option #1 - \$25 M



Next Steps and Schedule Update



February 2024

- ☐ Evaluation Criteria Review
- ☐ Cost Estimating – mid February

March 2024

- ☐ Evaluation Criteria Matrix
- ☐ SBC Meeting - March 6th
- ☐ Evaluation Criteria Matrix with Costs
- ☐ Preliminary Shortlist of Options
- ☐ *SBC Meeting – March 20th*
- ☐ Community Forum #3 – March 28th

April 2024

- ☐ Finalize Shortlist of Options
- ☐ Approve PDP Submission
- ☐ SBC Meeting – April 3rd



SBC Public Relations Working Group Update



**Thank
You**