

Project Minutes

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Prepared by:	Sarah A. Traniello	Meeting Date:	1/25/2024
Re:	School Building Committee	Meeting No:	10
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*
 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*
Present David A. Ragsdale, *School Committee Vice Chair*
 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*
Present Christine Prendergast, *North Side Parent*
Present Justin Cusce, *North Side Parent*
Present Ken Lord, *District IT Director*

Dore+Whittier Architects

Present Donald Walter, *Principal-In-Charge*
Absent 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*
Present Sarah Traniello, *Assistant Project Manager*

Item #	Action	Discussion
10.1	Record	Wilmington Public Schools Superintendent, Dr. Glenn Brand, called the meeting to order at 6:04 PM. Roll Call of the School Building Committee was performed to account for all of those who are present. Roll call present: Dr. Glenn Brand, Paul Ruggiero, Gregory Bendel, Christine Holleran, David Ragsdale, Marianne Gallezzo, Michael Camoscio, Craig Miner, Kate Bissell, Stacey Scott, Vivian Varbedian, Christine Prendergast, and Justin Cusce. Missing: <i>John C. Holloway, Diane Allan, Susan Inman, Paul Melaragni, Kevin Caira, Alice Brown-LeGrand, George W. Hooper II, Dennis Kelley, Lou Cimaglia, and Maggie Lopes.</i> <i>Note: Susan Inman arrived signed onto the meeting after Roll Call had already been performed and Approval of Minutes had been completed.</i>
10.2	Record	Approval of Minutes Motion to approve the School Building Committee Meeting Minutes of January 10, 2024 by Christine Prendergast and seconded by David Ragsdale. Voted upon unanimously with 3 abstentions: <i>Gregory Bendel, Kate Bissell, Marianne Gallezzo</i> Roll call present: Dr. Glenn Brand, Paul Ruggiero, Christine Holleran, David Ragsdale, Michael Camoscio, Craig Miner, Stacey Scott, Vivian Varbedian, Christine Prendergast, and Justin Cusce.
10.3	Record	Approval of Invoices None
10.4	Record	Preliminary Design Options Glenn Brand introduced the Preliminary Design Options that have been further developed by Dore+Whittier Architects and will be presented by Jason Boone and Rani Philip. At the January 10, 2024 meeting the PreK-5 options were presented and additional Preliminary Design Options have been explored for presentation at this meeting including that of the existing Town Hall site. The purpose of providing the green light for exploring the existing Town Hall site was couple-fold based on the discussion at the previous School Building Committee Meeting. With a general sense that to provide the Wilmington community with the exercise of full due diligence of its options, this is the only other Town site known to this Committee that could be available for construction of a new school building. If there were decisions that were made at the Town level for this Town Hall site, being identified for other Town use and plans were underway, then it would be inappropriate for this project to explore. The Town's Temporary Town Manager has advised that there are no such plans for the existing Town Hall site in the foreseeable future so it is one of the sites that is emerging here as part of the due diligence. Rani Philips reviewed the Wildwood Early Childhood Center, Woburn Street Elementary School, North Intermediate School and Town Hall sites are being explored with due diligence relating to the Potential Site Location of PreK-K, PreK-3 and PreK-5 configuration conceptual designs in the MSBA prescribed Repair, Addition/Renovation and/or New Construction options to determine viability. On the matrix, where you see a large X, it is not optimal to do any of these as the end result would be 2 buildings on 1 site. The order of presentation of these options is not by preference but more of subtraction starting with the largest configuration that needs to fit on each of the sites and the most challenging, working the site circulation and the amenities onsite while fitting the building and meeting all of the educational

Item #	Action	Discussion
		goals set out. Typically, starting out with PreK-5 and then working to the smaller grade configurations of PreK-3 and then to PreK-K. PreK-5 Iterations • Reviewing the first iteration of the PreK-5 N.1 at North Intermediate School and sharing the updates made for the second iteration. • First iteration of the AR.1 at North Intermediate School Site and sharing the updates made for the second iteration to improve and impacts the site circulation making a shorter parent drop off queue. • First iteration of N.2 at the Woburn Street School site and updates into the second iteration provides additional parking. Iteration was not able to get off of the original existing building in order to make it as smooth a transition but were able to achieve that specific goal in the PreK-3 configuration on this site. • First iteration of N.3 at the Wildwood Early Childhood Center site was very tight in the first and in the second it has a more compressed site footprint and looked at what it would be to put in a septic system for this population with leaching fields which can be modified. It shows that it makes it very challenging on this specific site with extensive retaining wall on specific sides of this site. Some areas are also in the Well Head Protection Zone. Town Hall Site Existing Conditions • 19-acre site • Zoning: R-20 Residential • Zoning Setbacks: Front 40' minimum Side and Rear 20' minimum Max. height 35' or 2.5 stories • Elevation: minimal grade change • Wetlands: Lubbers Brook buffer along the northwest property line • Parking: 70 standard parking spaces, 5 designated handicap spaces, 2 electric • Site amenities: Playground, basketball and tennis courts, athletic fields • Infrastructure: Municipal water and sewer PreK-5 Design Concept Configuration Jason Boone reviewed the PreK-5 configurations of: • N.4 New Construction option for the Town Hall Site compare against those presented at the January 10, 2024 SBC Meeting with their updates for: ○ AR.2 Addition/Renovation at Woburn Street School Site as a site plan and a 3-story building; ○ AR.1 Addition/Renovation at North Intermediate School Site as a site plan and a 3-story building; and ○ AR.3 Addition/Renovation at Wildwood Early Childhood Center Site as a site plan and a 3-story building. Each concept was displayed and shown with the amenities within the site i.e. parent dropoff/pickup, bus circulation, playgrounds, parking that were able to be provided on each of the sites with the grade configuration concept. PreK-3 Design Concept Configuration Jason Boone displaying the PreK-3 Overall Building Diagram with its adjacencies and then reviewed the PreK-3 configuration concept as:

Item #	Action	Discussion
		• N.1 New Construction at the Woburn Street Site as a site plan and a 2-story building, • AR.1 Addition/Renovation at Woburn Street Site as a site plan and a 3-story building, • AR.2 Addition/Renovation at Wildwood Early Childhood Center Site as a site plan and a 2-story building; • N.2 New Construction at Wildwood Early Childhood Center Site as a site plan and a 2-story building, • N.3 New Construction at the Town Hall Site as a site plan and a 2-story building. Each concept was displayed and shown with the amenities within the site i.e. parent dropoff/pickup, bus circulation, playgrounds, parking that were able to be provided on each of the sites with the grade configuration concept. PreK-K Design Concept Configuration Jason Boone displaying the PreK-K Overall Building Diagram with its adjacencies and then reviewed the PreK-K configuration concept as: • N.1 New Construction at the Wildwood Early Childhood Center Site as a site plan and a 1-story building, • AR.1 Addition/Renovation at Wildwood Early Childhood Center Site as a site plan and a 1-story building, • N.2 New Construction at Town Hall Site as a site plan and 1-story building; Each concept was displayed and shown with the amenities within the site i.e. parent dropoff/pickup, bus circulation, playgrounds, parking that were able to be provided on each of the sites with the grade configuration concept.
10.5	Record	Preparation for Community Forum No. 2 Rani Philip and Jason Boone reviewed the draft presentation that was provided for the Community Forum No. 2 that would review the MSBA Process and Schedule, Existing Conditions Summary, Defining Project Needs and Preliminary Design Options and Staying Connected. The Preliminary Design Options reviewed above will be reviewed and an interactive means of feedback will be implemented to glean the input from the Wilmington Community. Mentimeter will be used and the presentation materials will be placed into the platform and respondents will be able to provide their feedback in real time into the interface. It will be able to be accessed through laptop/PC, tablet/ipad, smartphone. New poster boards will be released around the time of the Community Forum and more information can be provided regarding the Design Options for the Wilmington Community to learn more about the options and become more engaged through upcoming School Building Committee Meetings and Community Forums.
10.6	Record	Matrix of Options to Consider / Under Development There will be a matrix of the options to consider / under development that will be provided to help keep them in mind and allow the Wilmington Community to see which of the options brings forth questions or thoughts for further development and feedback.
10.7	Record	Next Steps • February 2024 ○ February 1, 2024 Community Forum No. 2 – Remote Participation via Zoom. ○ Evaluation Criteria Matrix ○ February 7, 2024 School Building Committee Meeting – Remote Participation via Zoom

Item #	Action	Discussion
		○ Cost Estimating • March 2024 ○ Evaluation Criteria Matrix with Costs ○ March 6, 2024 School Building Committee Meeting ○ March 20, 2024 School Building Committee Meeting ○ Community Forum No. 3 – March 28, 2024 • April 2024 ○ Approve PDP Submission ○ April 3, 2024 School Building Committee Meeting
10.8		Working Group Updates • Public Relations ○ Vivian Varbedian had meeting with the PAWS groups regarding outreach encouraging attendance of the Community Forum on February 1, 2024. • Sustainability ○ R.Philip reviewed the desire to register the project for LEED for the March deadline to take advantage of the additional points that will be able to be attained that will be lost under the new requirements that will be in the program after March 1, 2024. ○ Motion made to approve Dore+Whittier to register the project under LEED in the amount of \$1,350 prior to March 1, 2024. ○ Approved unanimously by the Committee and confirmed with Roll Call.
10.9	Record	Committee Questions None.
10.10	Record	Discussion/Correspondence/New Items • Peer School Tours are rescheduled for Tewksbury; • Sustainable Working Group Meeting; • Undaunted K-12 Meeting with Julie Leduc and Rani Philip regarding PPA and Inflation Protection Act
10.11	Record	Public Comments None.
10.12	Record	Next Meeting: February 7, 2023 from 6:00 PM to 9:00 PM <i>Virtual Meeting via Zoom – Remote Participation</i>
10.13		Adjourn Motion to adjourn by Gregory Bendel and seconded by Paul Ruggiero. Voted upon and passed unanimously. Roll call present: Dr. Glenn Brand, Paul Ruggiero, Gregory Bendel, Christine Holleran, David Ragsdale, Marianne Gallezzo, Susan Inman, Michael Camoscio, Craig Miner, Kate Bissell, Stacey Scott, Vivian Varbedian, Christine Prendergast, and Justin Cusce.

Attachments: Wilmington Wildwood ECC Powerpoint Slides.

Project: Wilmington Wildwood Early Childhood Center

Meeting Date: 1/25/2024

Meeting No.: 9

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

1000 Massachusetts Avenue
Cambridge, MA 02138
617.547.5400

www.smma.com

Agenda

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Re:	School Building Committee Meeting	Meeting Date:	1/25/2024
Prepared by:	Julie Leduc	Meeting Time:	6:00 PM
Meeting Location:	Remote Participation via Zoom Meeting	Meeting No.	10
	https://wpsk12.zoom.us/j/89684086149?pwd=ems1WmlmVkVEQURmOUJTQi8vc1ICdz09		
	Meeting ID: 896 8408 6149		
	Passcode: WW2023		
	Dial +1 929 436 2866		
	Passcode: 407833		

Distribution: School Building Committee (MF)

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices
4. Review Preliminary Design Options
5. Prepare for Community Forum No. 2
6. Next Steps
7. Schedule Update
8. Working Group Updates
 - Public Relations Working Group
 - Sustainability Working Group
 - LEED Registration
9. Discussion/Correspondence/New Items
10. Committee Questions
11. Public Comments
12. Next Meeting: February 7, 2024
13. 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
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WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #7

January 25, 2024



SMMA **dw**
DORE | WHITTIER


Massachusetts School Building Authority



Agenda

- Call to Order
- Approval of Minutes
- Review Preliminary Design Options
- Prepare for Community Forum No. 2
- Next Steps
- Schedule Update
- SBC Public Relations Working Group Update
- SBC Sustainability Working Group Update
- Discussion/Correspondence/New Items
- Committee Questions
- Public Comments
- Next Meeting: Thursday, February 7th
- Adjourn

Preliminary Design Options



Matrix of Options to Consider / Under Development

Potential Site Location	PreK-K	PreK-3 rd	PreK-5th
Wildwood ECC	• Repair • Add/Reno • New	• Add/Reno • New	• Add/Reno • New
Woburn Street ES	X	• Repair • Add/Reno • New	• Add/Reno • New
North Intermediate	X	X	• Repair • Add/Reno • New
Town Hall	• New	• New	• New

Can we accomplish our goals?

Does it fit?

How could it be better?

2nd Iteration

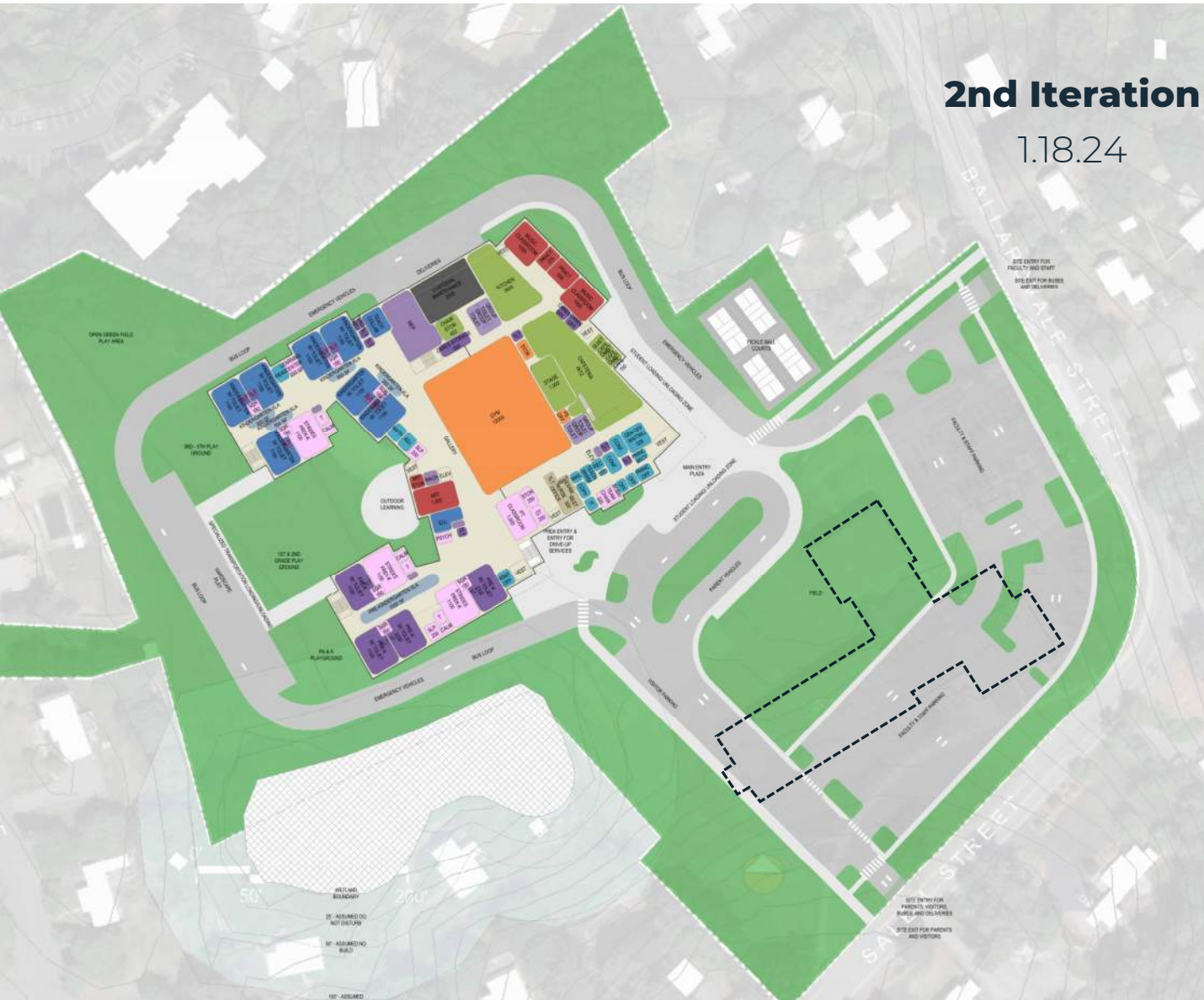
Previously Presented Concepts

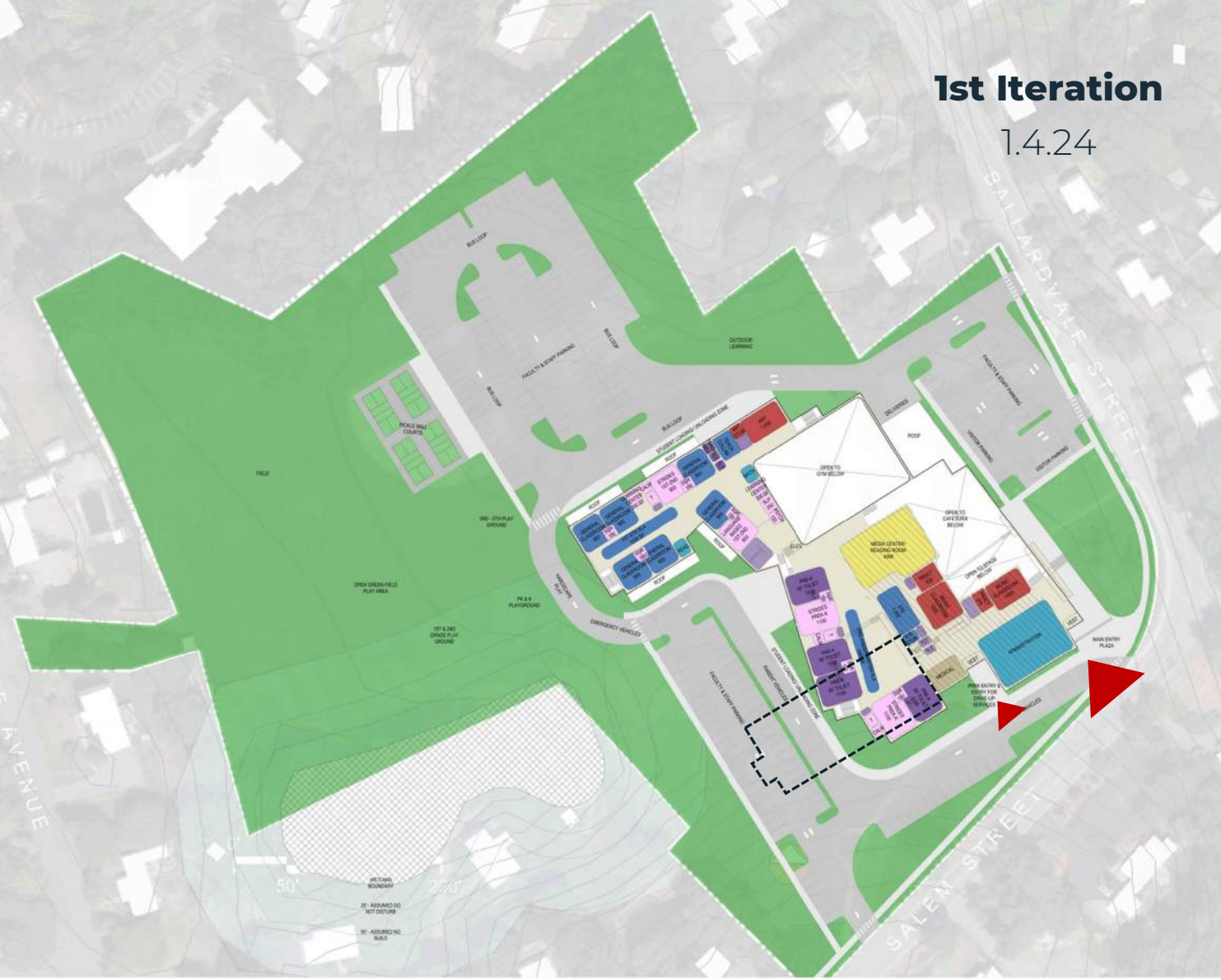
Matrix of Options to Consider / Under Development

Potential Site Location	PreK-K	PreK-3 rd	PreK-5th
Wildwood ECC	• Repair • Add/Reno • New	• Add/Reno • New	• Add/Reno • New
Woburn Street ES	X	• Repair • Add/Reno • New	• Add/Reno • New
North Intermediate	X	X	• Repair • Add/Reno • New
Town Hall	• New	• New	• New



1.18.24





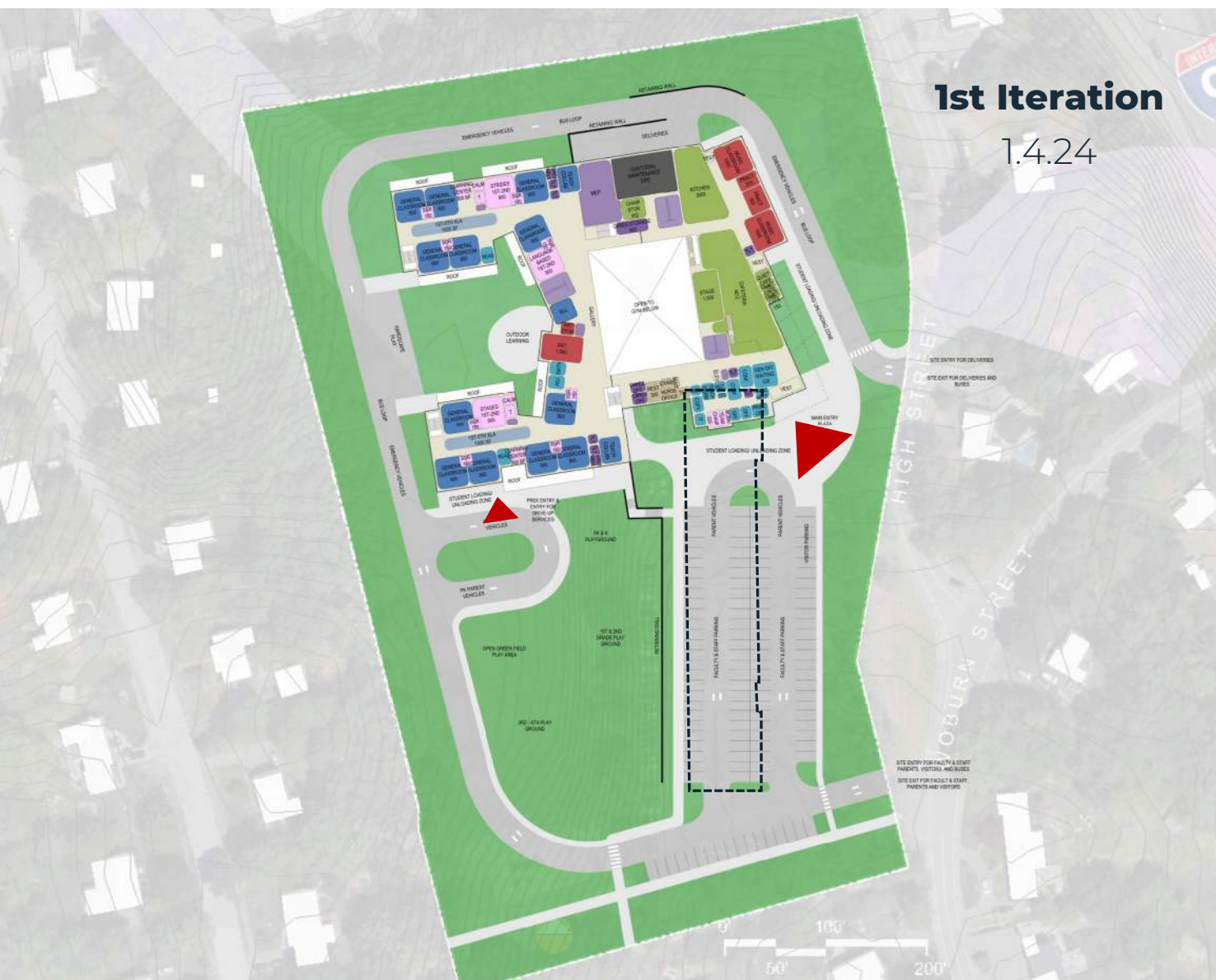
1st Iteration

1.4.24

PROGRAMMING LEGEND

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





1.4.24



Remaining Concepts

Matrix of Options to Consider / Under Development

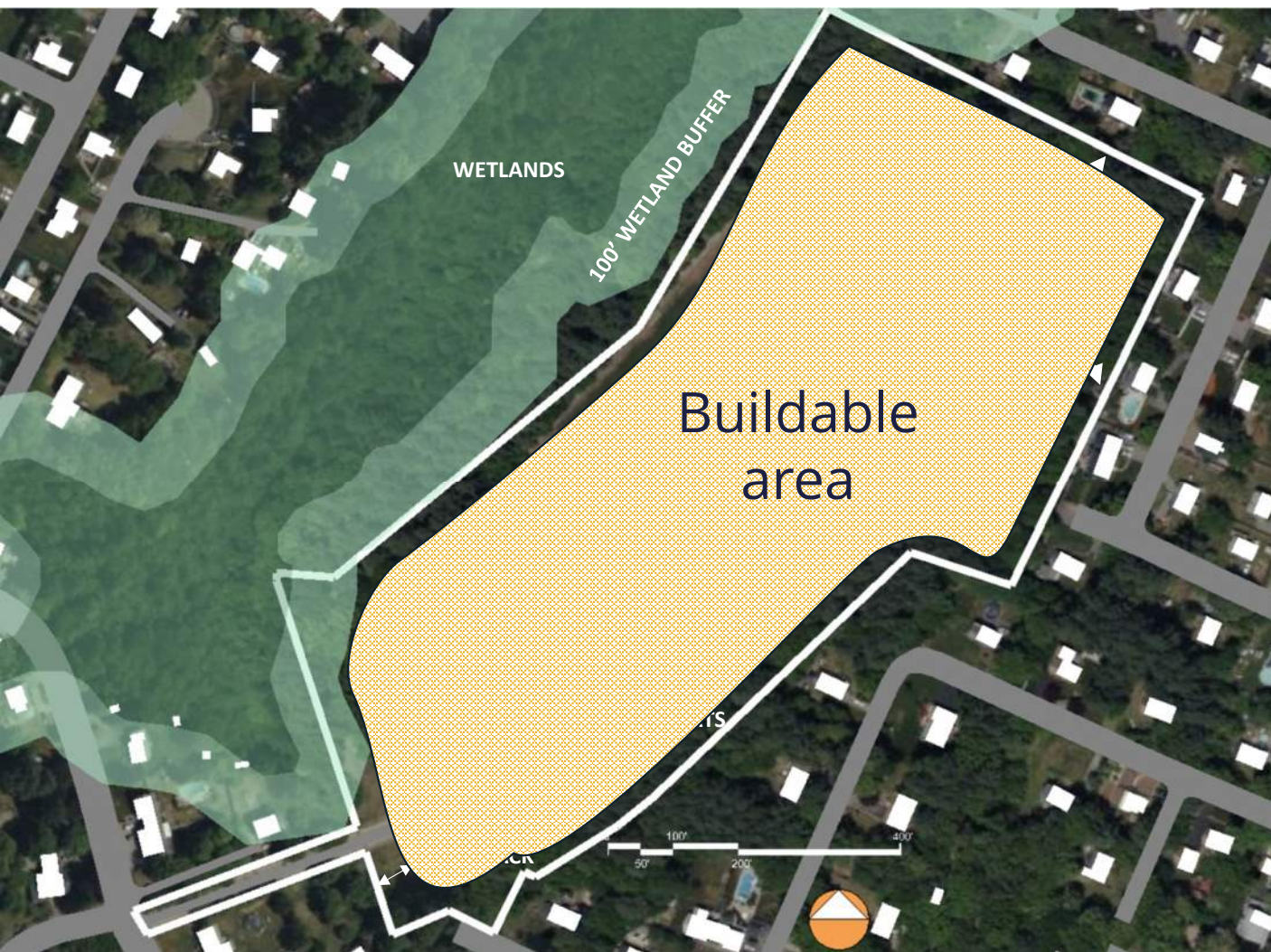
Potential Site Location	PreK-K	PreK-3 rd	PreK-5th
Wildwood ECC	• Repair • Add/Reno • New	• Add/Reno • New	• Add/Reno • New
Woburn Street ES	X	• Repair • Add/Reno • New	• Add/Reno • New
North Intermediate	X	X	• Repair • Add/Reno • New
Town Hall	• New	• New	• New



Town Hall Site

Existing Conditions

- 19-acre site
- Zoning: R-20 Residential
- Zoning Setbacks:
 - Front 40' minimum
 - Side and Rear 20' minimum
 - Max. height 35' or 2.5 stories
- Elevation: minimal grade change
- Wetlands: Lubbers Brook buffer along the northwest property line
- Parking: 70 standard parking spaces, 5 designated handicap spaces, 2 electric
- Site amenities: Playground, basketball and tennis courts, athletic fields
- Infrastructure: Municipal water and sewer



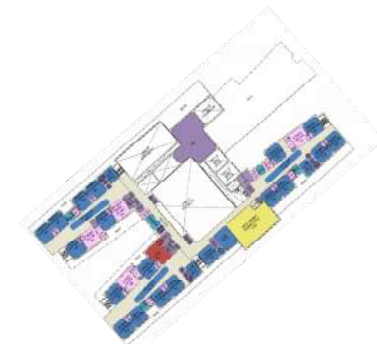
Town Hall Site

Existing Conditions

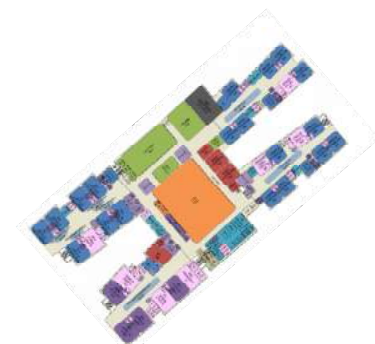
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- PROGRAMMING LEGEND
- CORE ACADEMIC
 - SPECIAL EDUCATION
 - ART & MUSIC
 - VOCATIONS & TECHNOLOGY
 - HEALTH & PHYSICAL EDUCATION
 - MEDIA CENTER
 - DINING & FOOD SERVICE
 - MEDICAL
 - ADMINISTRATION & GUIDANCE
 - CUSTODIAL & MAINTENANCE



Second Floor

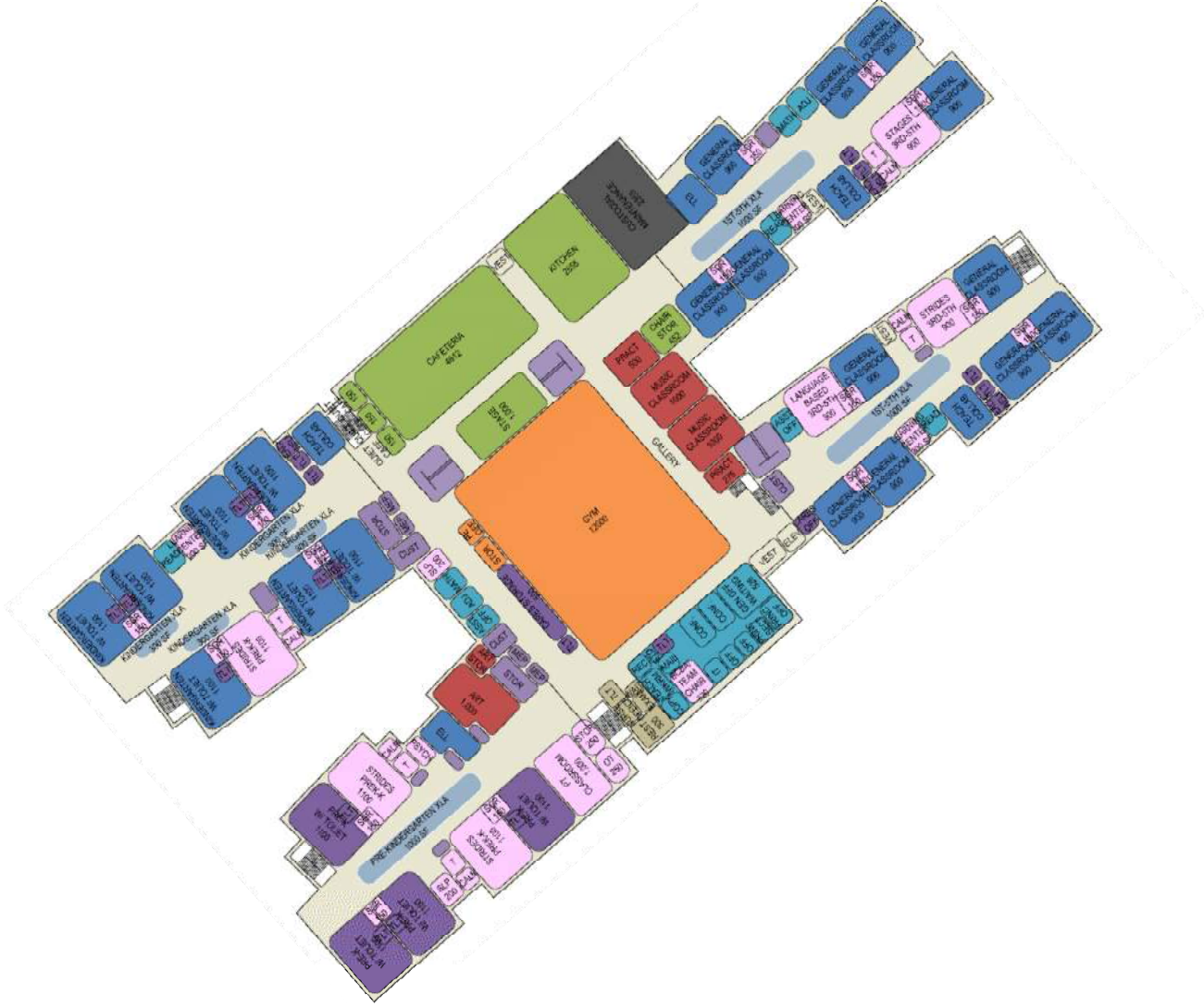


First Floor

N.4 New Construction @ Town Hall Site

Site Plan

PK-5th



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





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



N.4 New Construction @ Town Hall Site

Second Floor

PK-5th



PROGRAMMING LEGEND

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



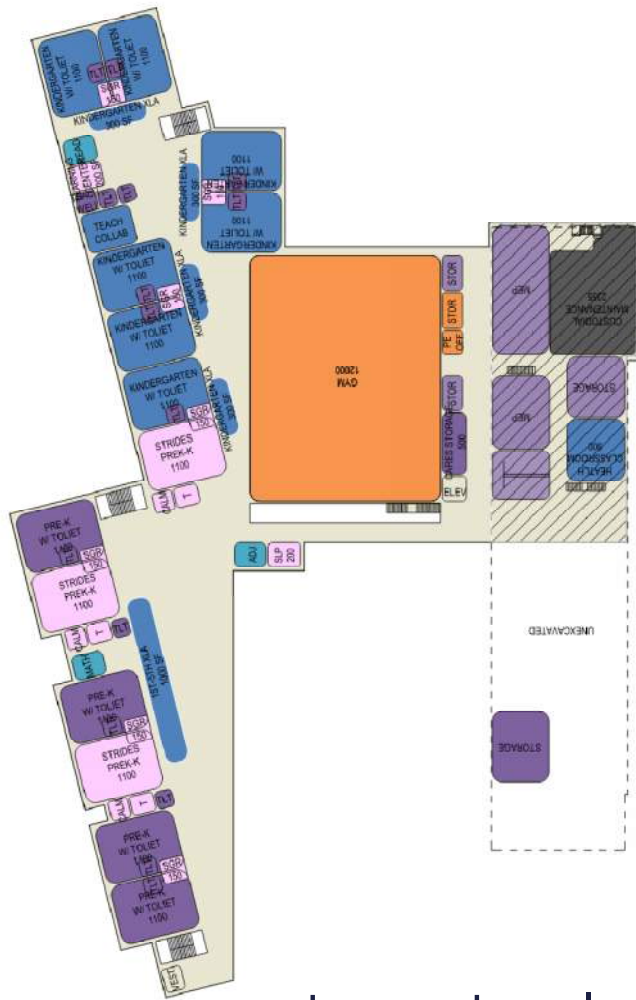
Second Floor



First Floor



Lower Level

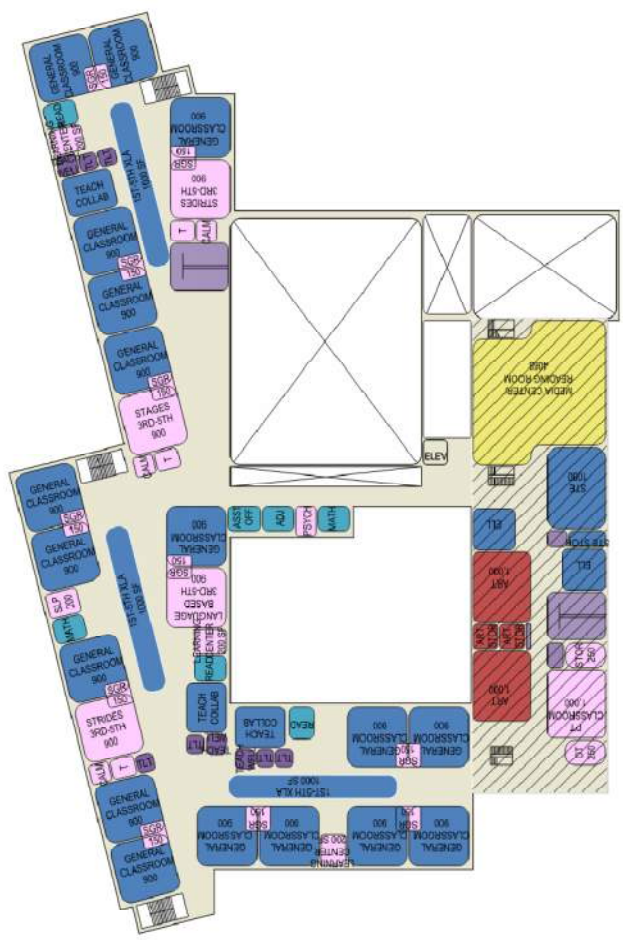


Lower Level

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

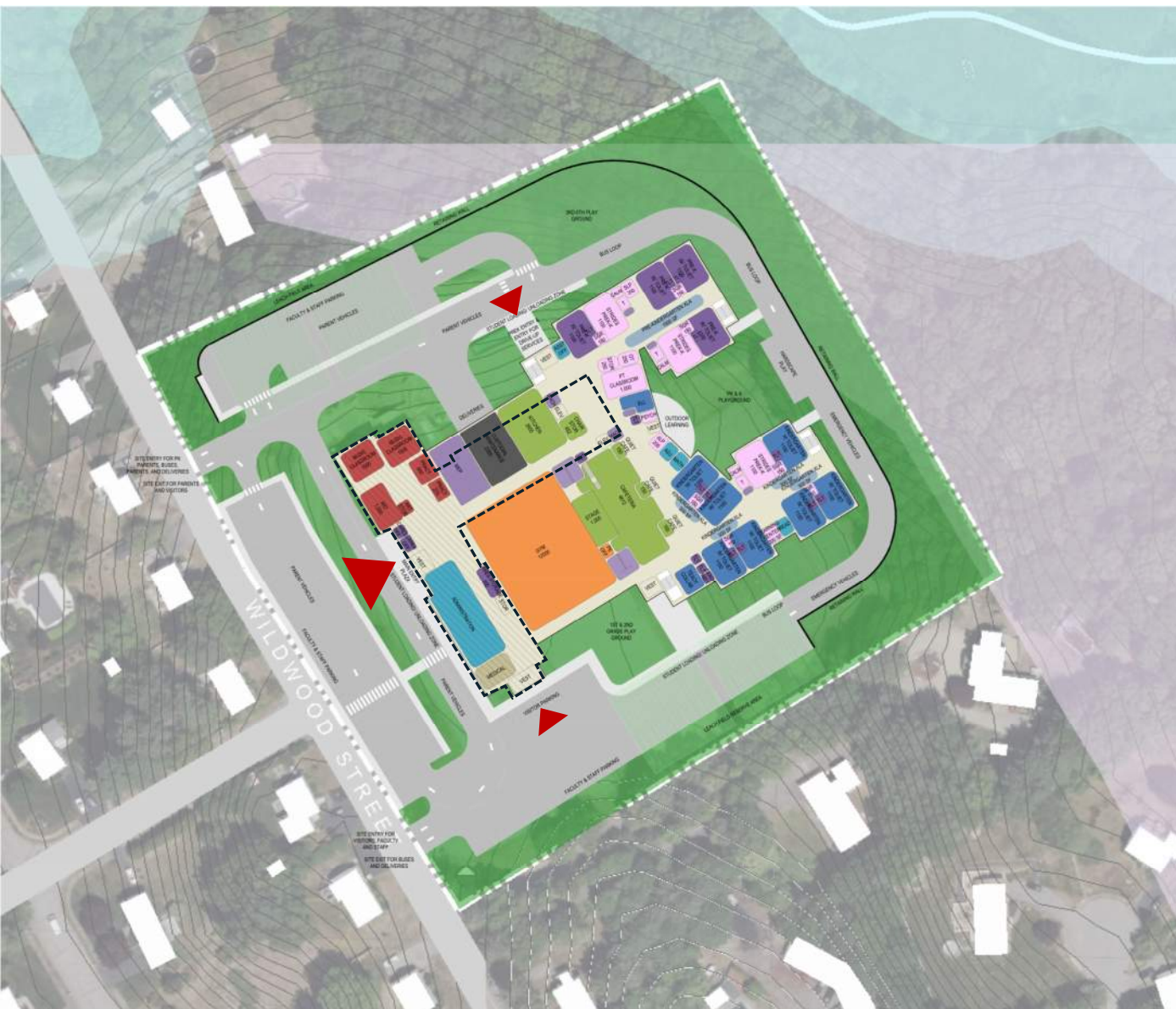




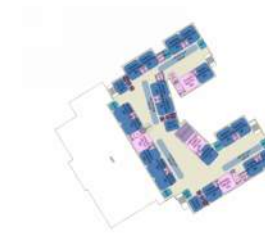


Third Floor

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



- PROGRAMMING LEGEND
- CORE ACADEMIC
 - SPECIAL EDUCATION
 - ART & MUSIC
 - VOCATIONS & TECHNOLOGY
 - HEALTH & PHYSICAL EDUCATION
 - MEDIA CENTER
 - DINING & FOOD SERVICE
 - MEDICAL
 - ADMINISTRATION & GUARDIAN
 - CUSTOMER & MAINTENANCE



Third Floor



Second Floor



First Floor



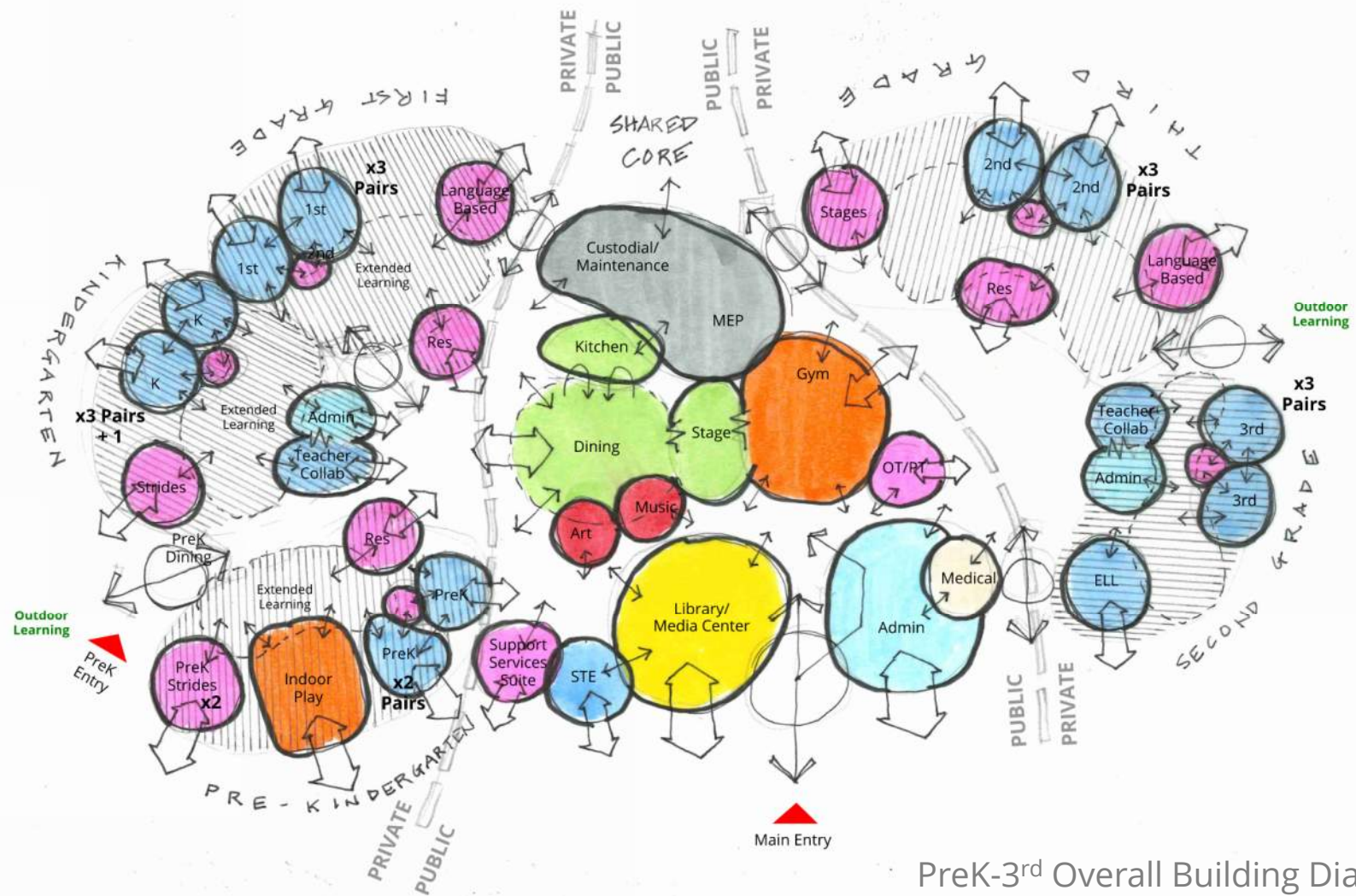


PK-5th

Second Floor



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



PreK-3rd Overall Building Diagram



Main Level



Lower Level

- PROGRAMMING LEGEND
- CORE ACADEMIC
 - SPECIAL EDUCATION
 - ART & MUSIC
 - VOCATIONS & TECHNOLOGY
 - HEALTH & PHYSICAL EDUCATION
 - MEDIA CENTER
 - DINING & FOOD SERVICE
 - WOMEN'S
 - ADMINISTRATION & GUIDANCE
 - CUSTODIAL & MAINTENANCE

N.1 New Construction @ Woburn Street Site

Site Plan

PK-3rd

1" = 40'

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.



PROGRAMMING LEGEND

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



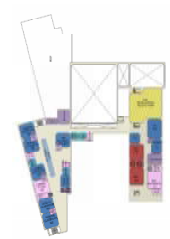
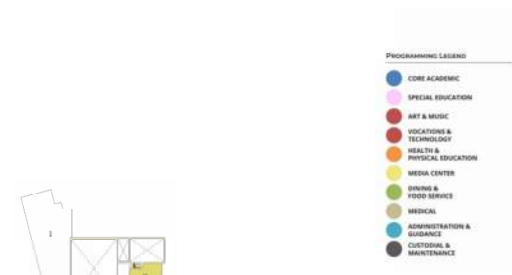
- PROGRAMMING LEGEND
- CORE ACADEMIC
 - SPECIAL EDUCATION
 - ART & MUSIC
 - VOCATIONS & TECHNOLOGY
 - HEALTH & PHYSICAL EDUCATION
 - MEDIA CENTER
 - DINING & FOOD SERVICE
 - MEDICAL
 - ADMINISTRATION & GUIDANCE
 - CUSTODIAL & MAINTENANCE



N.1 New Construction @ Woburn Street Site

Lower Level

PK-3rd



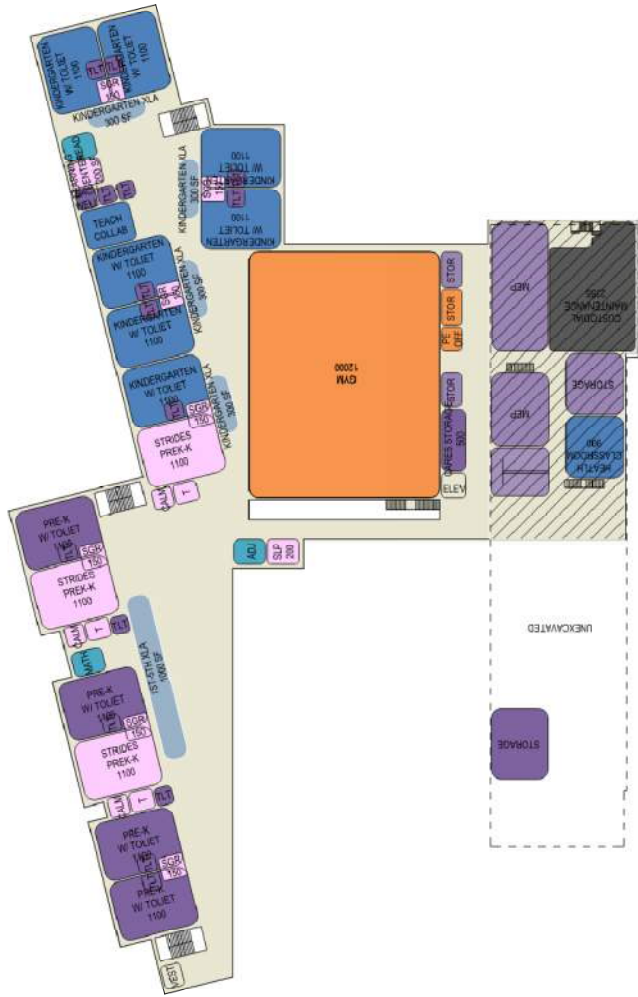
Second Floor



First Floor

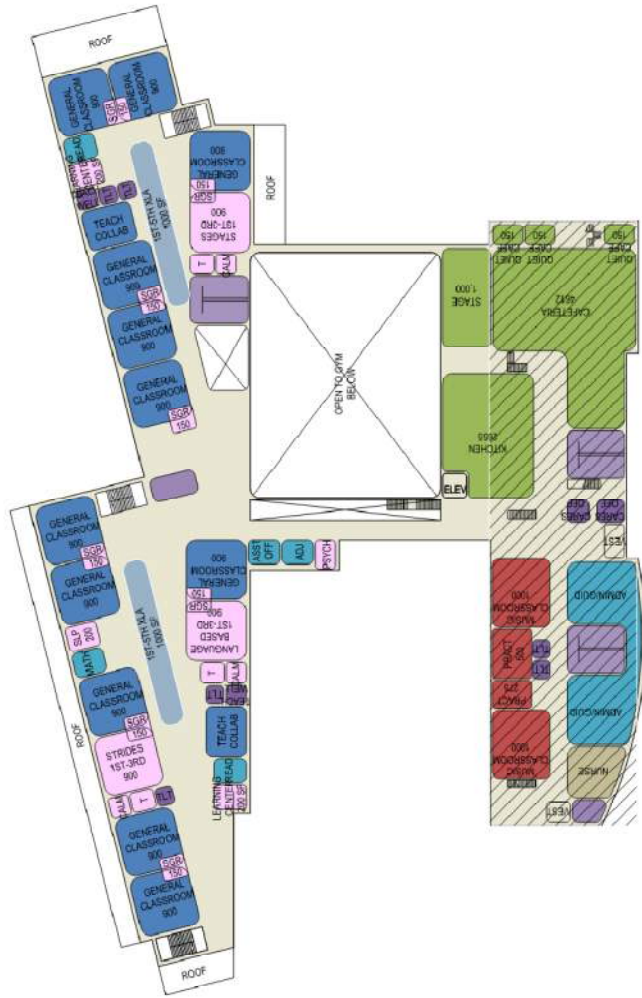


Lower Level



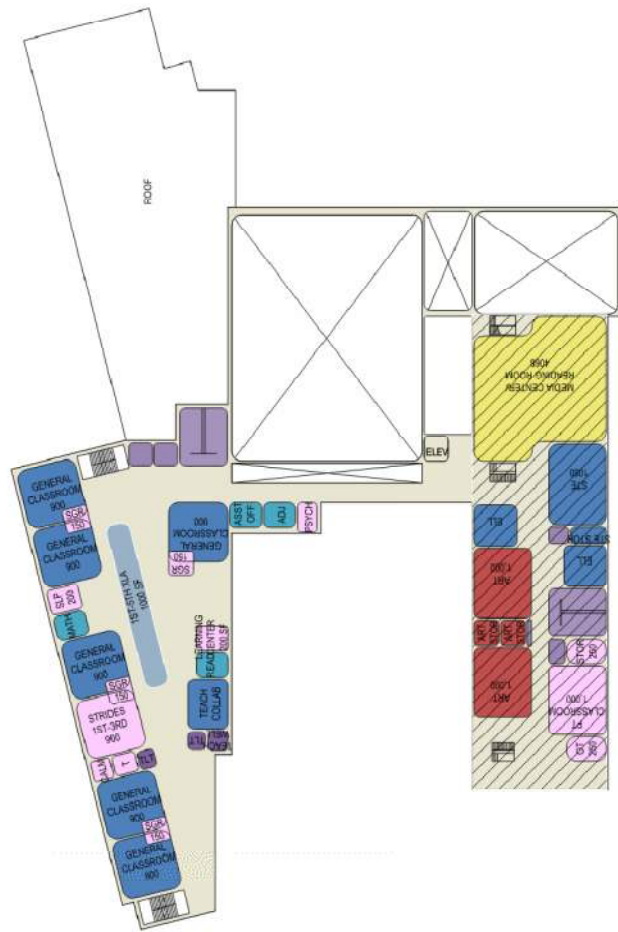
Lower Level

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



First Floor

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



Second Floor

- 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



First Floor

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



N.2 New Construction @ Wildwood ECC Site

Site Plan

PK-3



PK-3rd

First Floor



Second Floor



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



Second Floor



First Floor

N.3 New Construction @ Town Hall Site

Site Plan

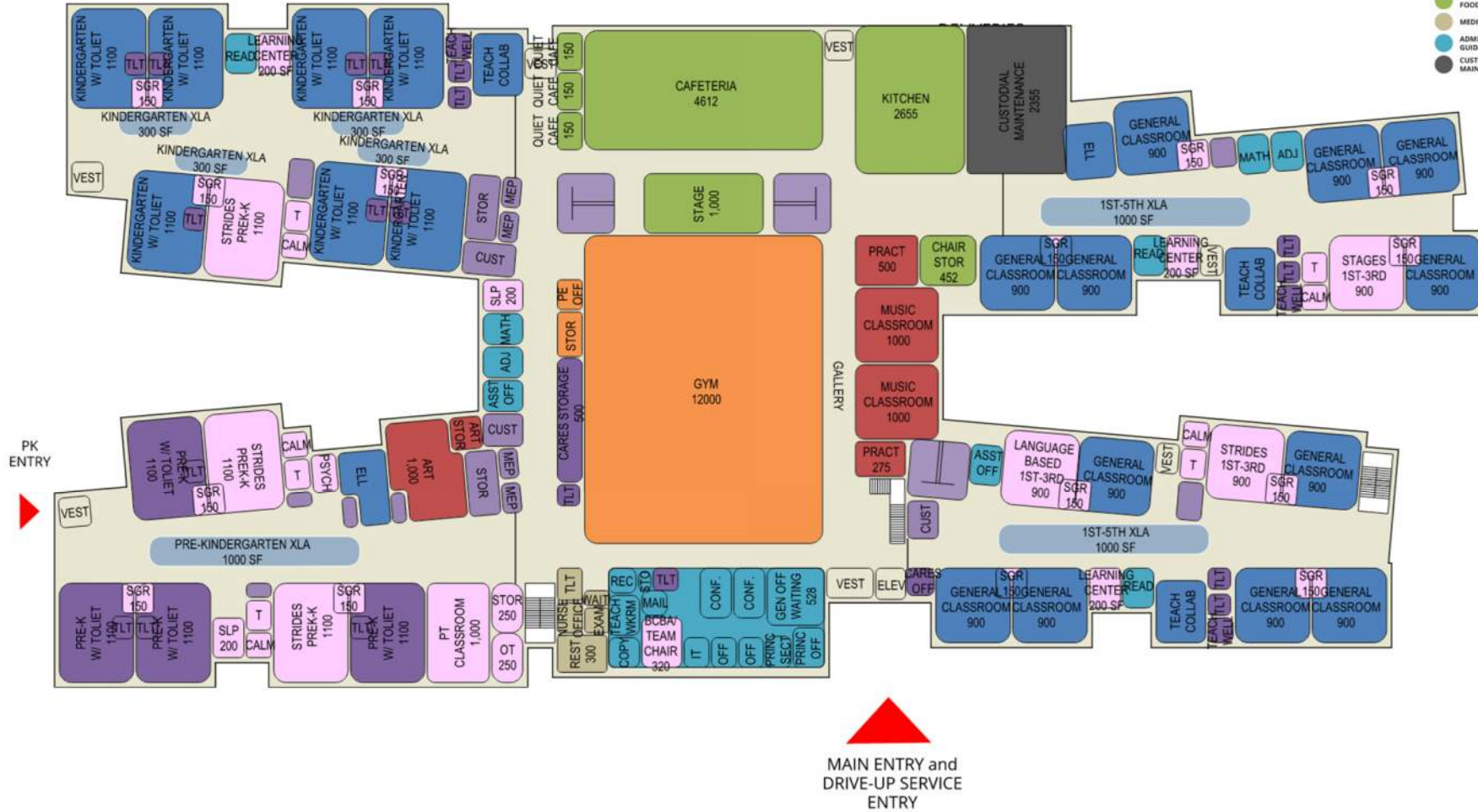
PK-3rd

N.3 New Construction @ Town Hall Site

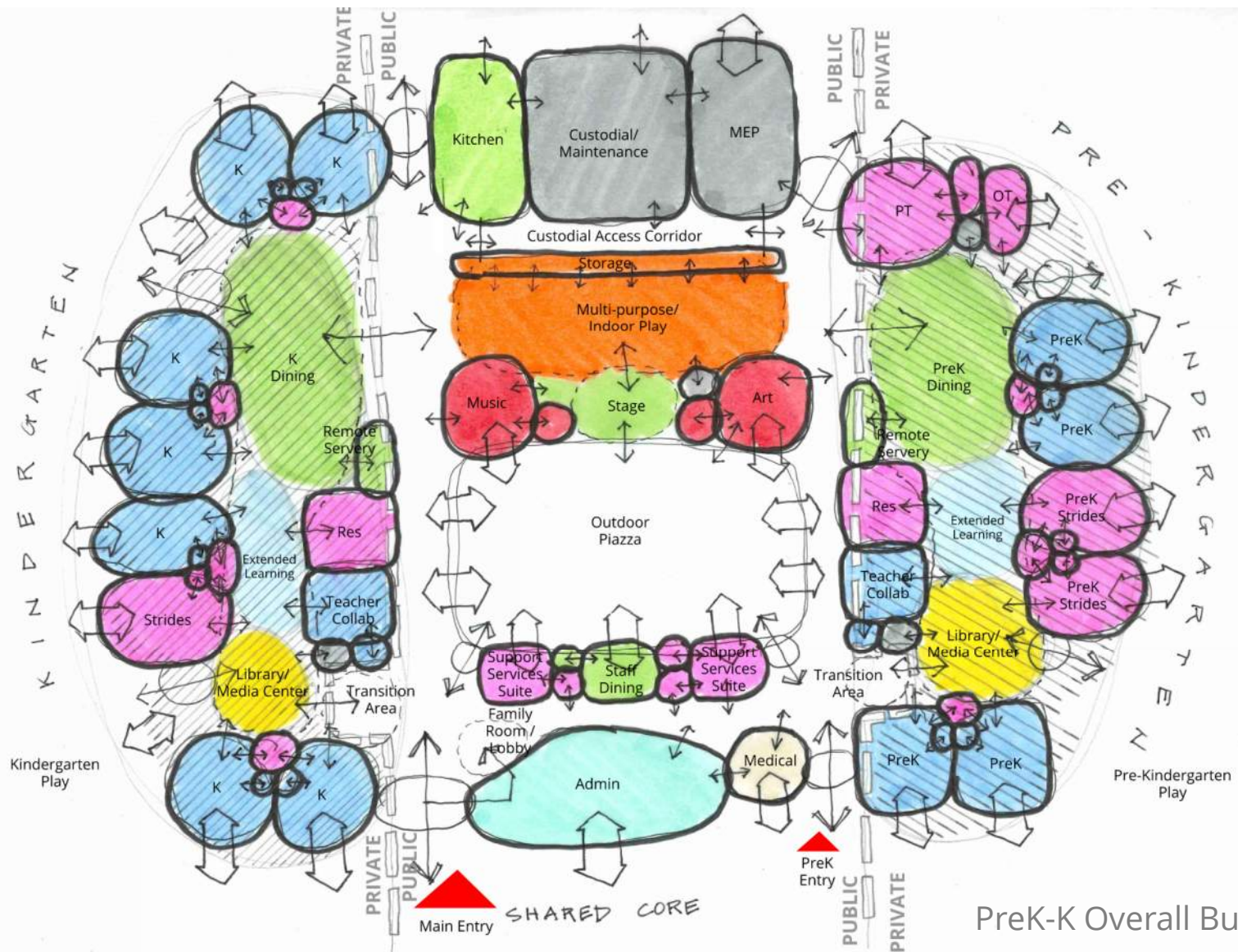
First Floor

PK-3rd

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



MAIN ENTRY and
DRIVE-UP SERVICE
ENTRY



PreK-K Overall Building Diagram



PROGRAMMING LEGEND

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





- PROGRAMMING LEGEND
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First Floor

AR.1 Add/Reno @ Wildwood ECC Site

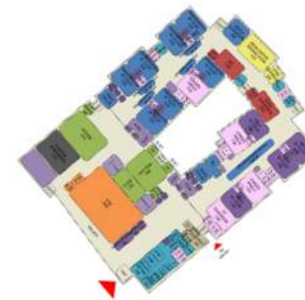
Site Plan

PK-K



First Floor

PK-K



First Floor

- PROGRAMMING LEGEND
- CORE ACADEMIC
 - SPECIAL EDUCATION
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N.2 New Construction @ Town Hall Site

Site Plan

PK-K



- PROGRAMMING LEGEND
- CORE ACADEMIC
 - SPECIAL EDUCATION
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N.2 New Construction @ Town Hall Site

First Floor

PK-K

Prepare for Community Forum #2





WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

Community Forum #2

February 1, 2024



SMMA

dw
DORE | WHITTIER

Massachusetts School Building Authority



Agenda

Introductions

MSBA Process and
Schedule

Existing Conditions
Summary

Defining Project Needs

Preliminary Design
Options

Stay Connected



Introductions

DRAFT



The Team



Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities



Owner's Project
Manager (OPM)

Designer (Architect)

Who is the School Building Committee?

Glenn Brand, Superintendent, WPS; Chair SBC

Vivian Varbedian, Parent Representative; Vice-Chair SBC

Paul Ruggiero, Assist. Superintendent of Admin & Finance

Diane M. Allan, Permanent Building Committee

John C. Holloway, Permanent Building Committee

Gregory B. Bendel, Board of Selectmen

Kevin A. Caira, Board of Selectmen Alternate

Kate Bissell, Wildwood School Principal

Stacey Scott, Woburn School Principal

Christine Holloran, Wildwood School Teacher

Alice Brown-Legrand, Director of Student Support Services

George W. Hooper II, Public Buildings Superintendant

Dennis Kelley, Public Buildings

Lou Cimaglia, Acting Town Administrator

Susan Inman, Assistant Town Manager

Bryan T. Perry, Finance Director/Town Accountant

David A. Ragsdale, School Committee Vice Chair

Marianne Gallezzo, Finance Committee Member

Paul J. Melaragni, Permanent Building Committee

Michael Camoscio, Parent Representative

Craig Miner, Parent Representative

Maggie Lopes, Parent Representative

Christine Prendergast, Parent Representative

Justin Cusce, Parent Representative

DRAFT

MSBA Process and Schedule

DRAFT



How we got here...

Wilmington Elementary Schools

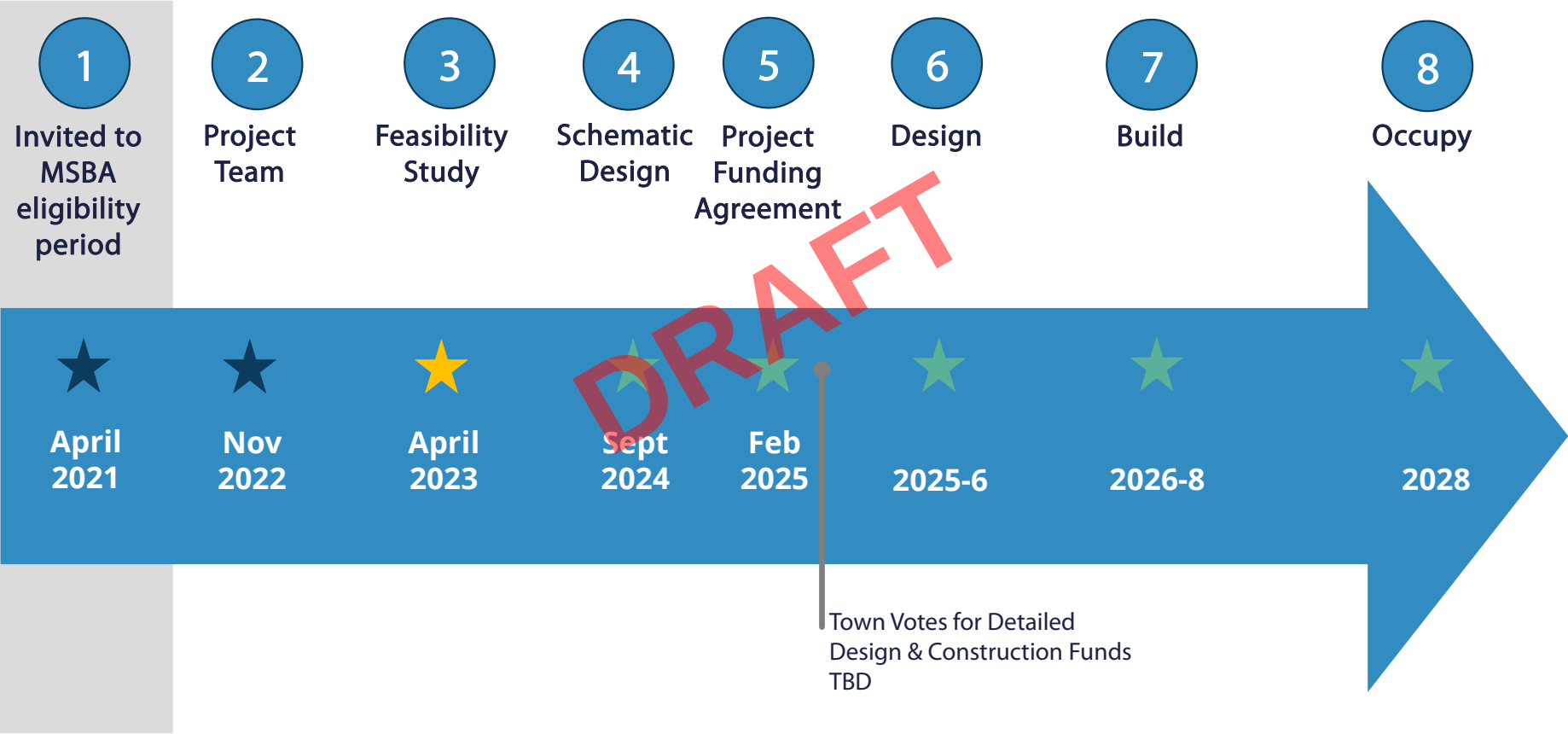
- All six elementary schools are of similar vintage 1950s/1960s and experience space deficiencies in their educational programs
- Each school needs significant upgrades, including HVAC, plumbing, electrical, exterior windows and envelope, accessibility, etc.
- **Wildwood** was determined to be in the most need of the six district elementary schools.



Wildwood Early Childhood Center
1955 (**68 yrs**)

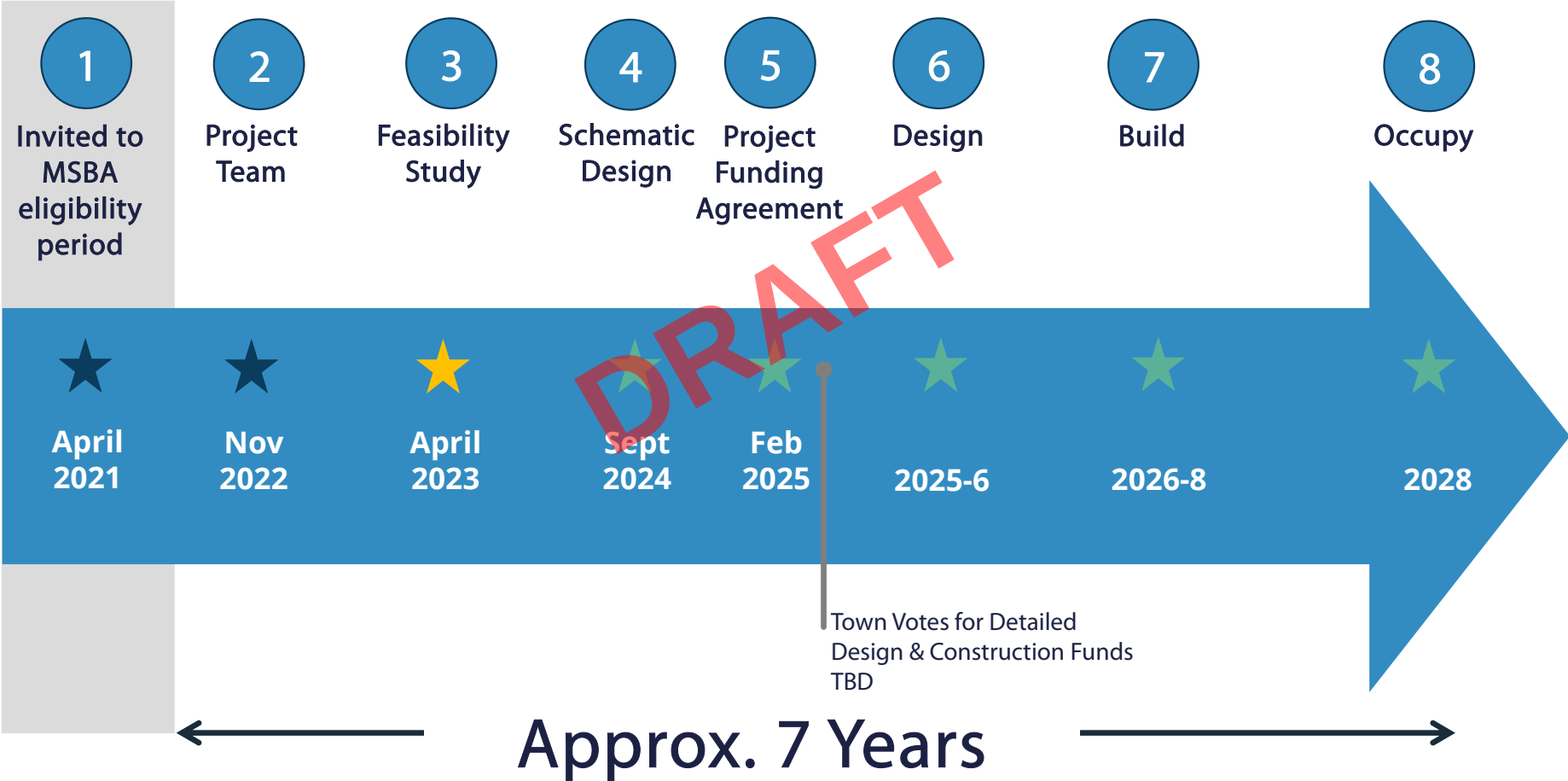
MSBA Process

Step-by-Step



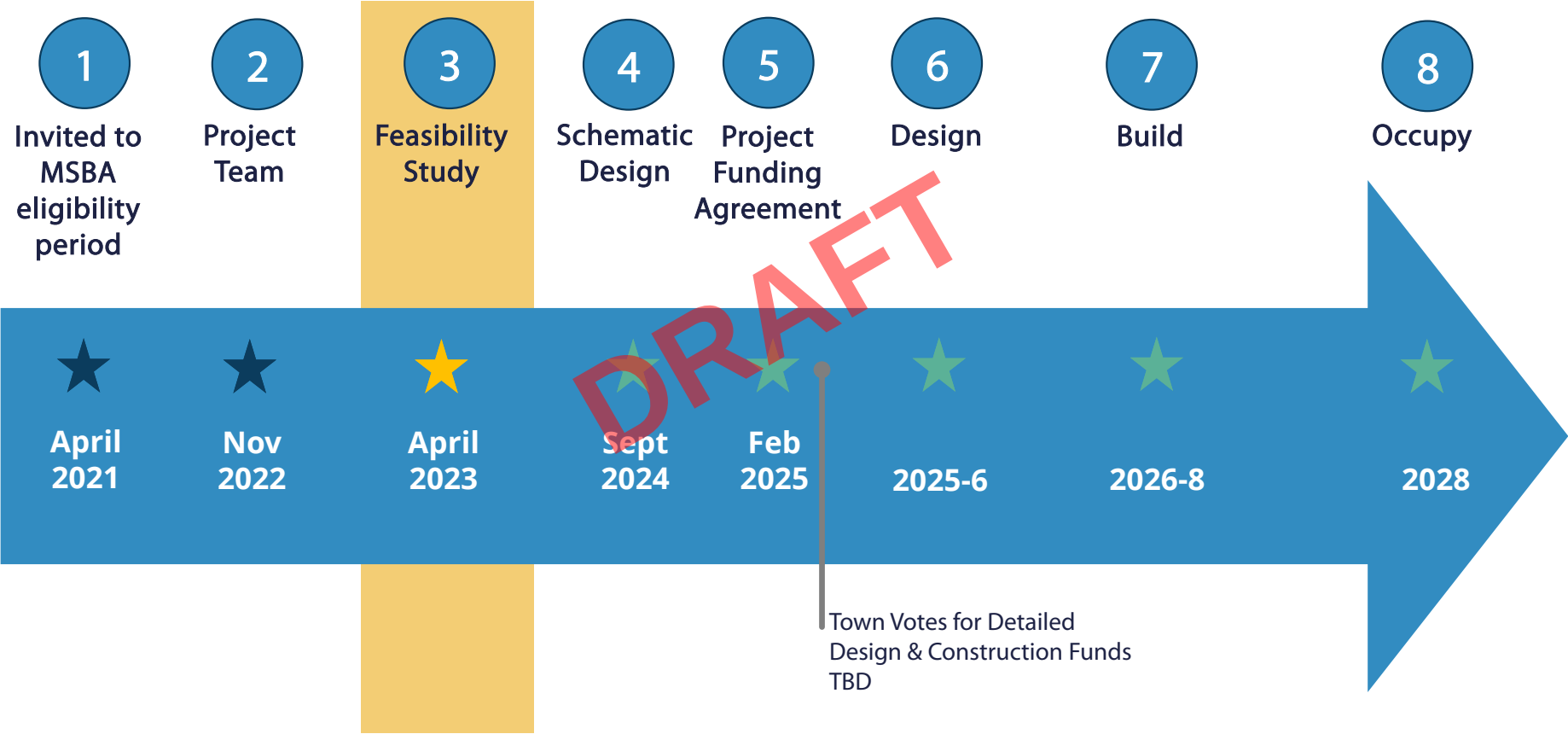
MSBA Process

Step-by-Step



MSBA Process

Step-by-Step



MSBA Process

Where We're Going: Schematic Design

3

Apr 2023 – Apr 2024

Preliminary
Design Program

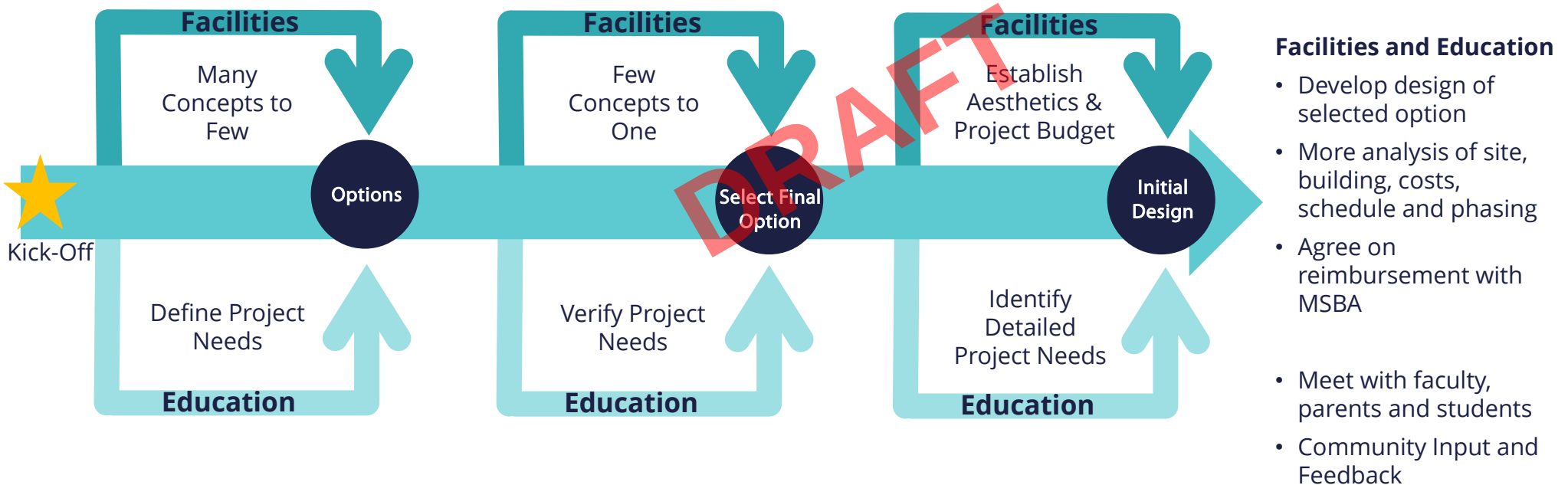
Apr 2024 – Aug 2024

Preferred
Schematic Report

4

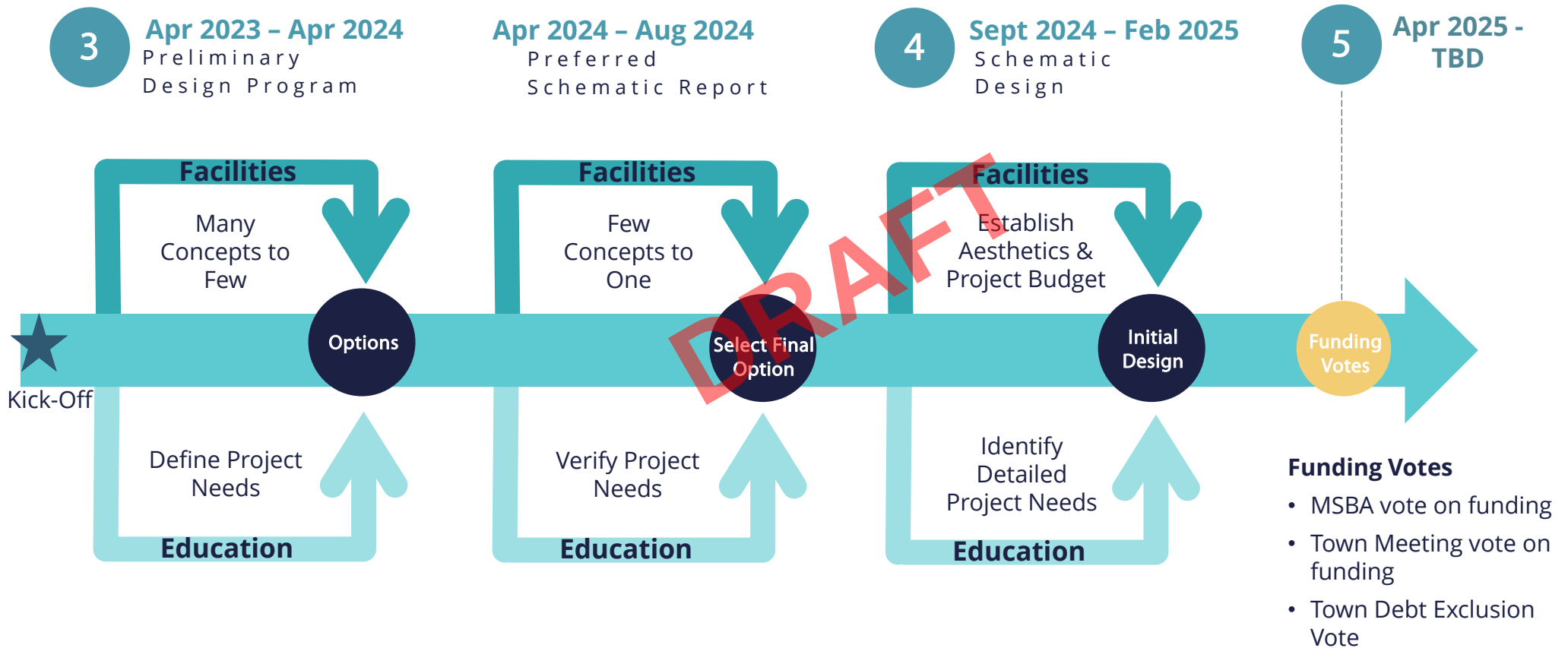
Sept 2024 – Feb 2025

Schematic
Design



MSBA Process

Where We're Going: Schematic Design

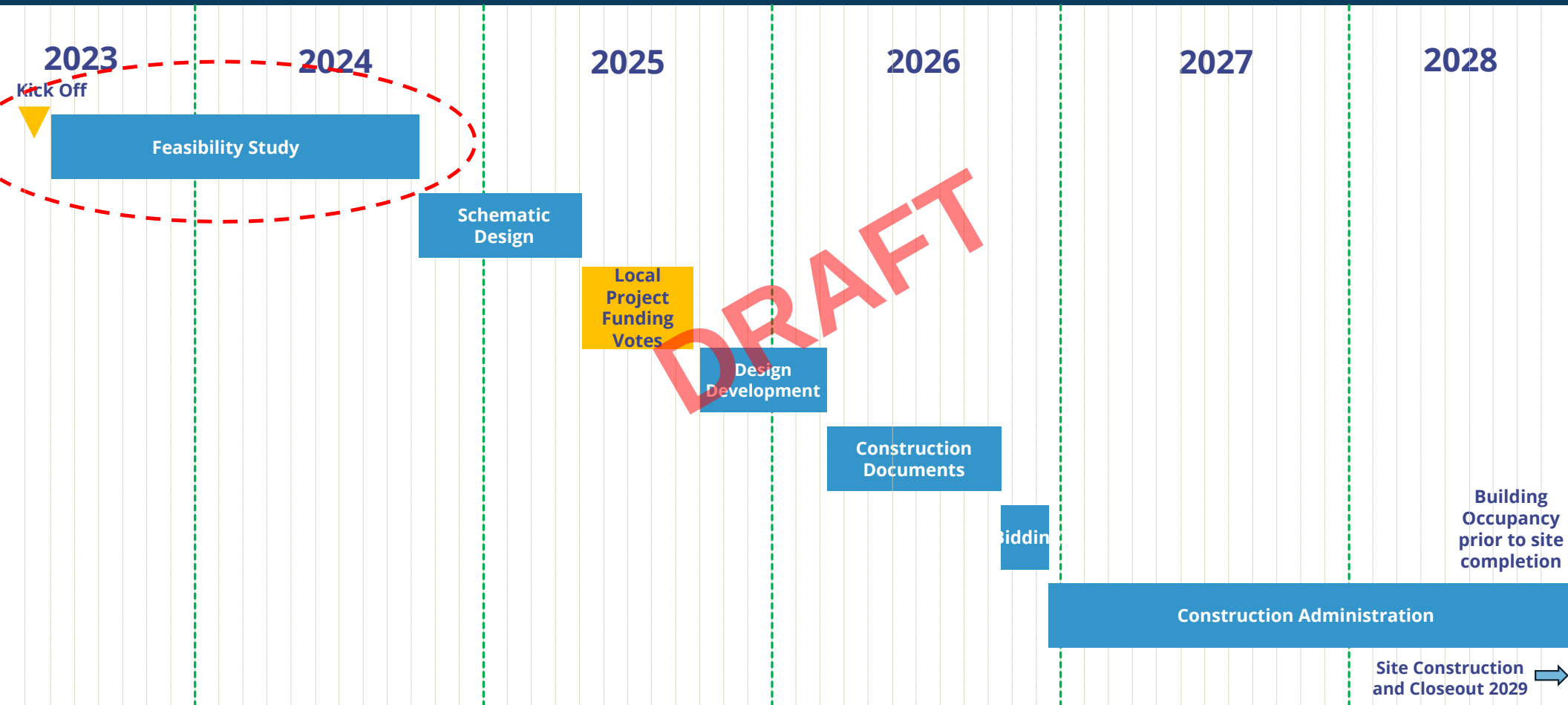


Wilmington Wildwood EEC Overall MSBA Project Schedule

Massachusetts School Building Authority



SMMA dw
DORE + WHITTIER



Existing Conditions Summary

DRAFT

A close-up photograph of a child's hand, wearing a yellow sweater, using an orange and black marker to draw on a paper template of a butterfly. The template has a black outline with white polka dots on the wings. A yellow string is tied around the body of the butterfly. The background is blurred, showing a yellow patterned surface. A large red 'DRAFT' watermark is overlaid diagonally across the center of the image.



Wildwood ECC

7.5-acre site
1955 building



Woburn Street

10-acre site
1963/68 building



North Intermediate

14-acre site
1962 building

In Summary

- Buildings are of similar vintage – similar issues
- Maintenance is staggered over the years, so some replaced components are of different ages
- Site circulation and drainage issues
- Building envelopes need upgrades/better insulation (doors, windows, exterior walls, roofs)
- Several accessibility issues both on site and in the buildings
- Tired and worn interiors and furnishings
- M-E-P equipment is outdated and inefficient, antiquated controls
- Updated fire alarm systems
- No fire protection sprinkler systems

Bottom Line: All buildings have fundamental deficiencies and facility needs.

Defining Project Needs

DRAFT



Wilmington Elementary School Building Project

Visioning - Call for Volunteers

Help us define and shape the future for our Pre-K to 5th grade learners



Session #1 - District-wide Topics

Sept. 19th
1:00 PM to 4 :00 PM
Shriners Auditorium or
Remote via Zoom

or

Sept. 19th
6:30 PM to 9:30 PM
Shriners Auditorium or
Remote via Zoom



Session #2 - Learning and Teaching

Sept. 26th
1:00 PM to 3:30 PM
Shriners Auditorium or
Remote via Zoom

or

Sept. 26th
6:30 PM to 9:00 PM
Shriners Auditorium or
Remote via Zoom



Session #3 - Overall Building Planning

Oct. 17th
1:00 PM to 3:00 PM
Shriners Auditorium

or

Oct. 17th
6:30 PM to 8:30 PM
Shriners Auditorium



Session #4 - Individual Space Planning

Oct. 24th
1:00 PM to 3:00 PM
Shriners Auditorium

or

Oct. 24th
6:30 PM to 8:30 PM
Shriners Auditorium

8 sessions

50+ participants

Wilmington Elementary School Building Project

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Microsoft Teams

Mentimeter



Milanote



Visioning #1

- Acknowledgement by the District that needs exist at all six elementary facilities. **What's the plan?**
- Advantages and disadvantages to each grade configuration, but **preference for PreK-5th.**
- Design to **allow both school within school models and single school models** with grade level sub-groups if possible

Visioning #2

- Students' and teachers' **greatest needs and greatest strengths are different today** compared to when current buildings were built.
- **Variety and flexibility** of space are key to meeting their needs and celebrating strengths.
- **Educational models will change over time.** Project should support one model on opening day but allow other models, too.

Visioning #3

- Organize into **grade level learning communities**
- Organize into **PreK-2 and 3rd-5th**, with shared core
- **Distributed and purpose-built special education spaces**
- Consider **new/expanded programs** for ELL, World Languages, and STEM
- Create a **welcoming and safe** environment that **encourages curiosity and independence.**

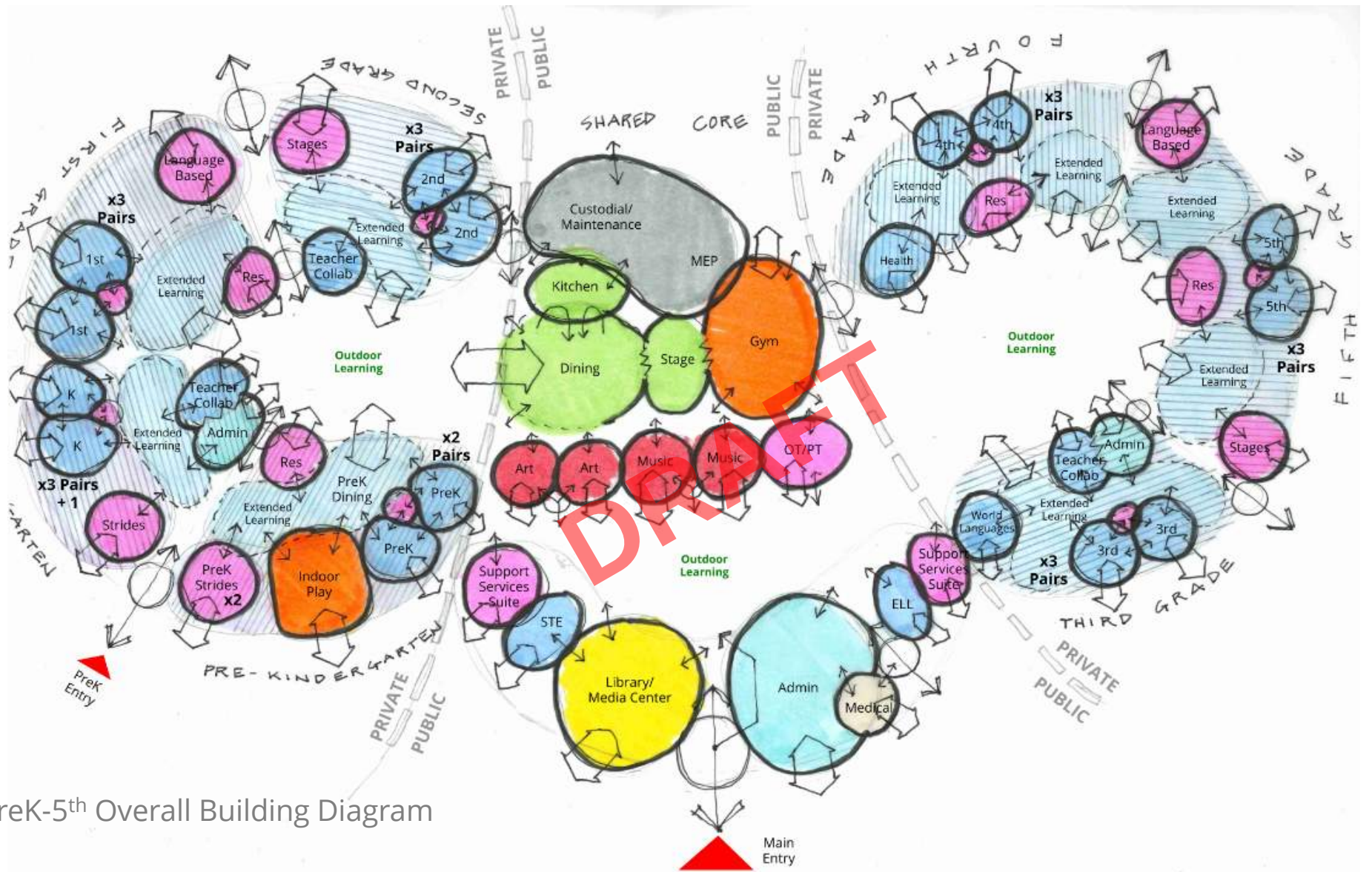
Visioning #4

- **Spatial relationships are critical**
- **Purpose-designed spaces are needed**, especially for special education programs and student support services
- **Varied learning environments are necessary**, both within single spaces and adjacent to them
- **Flexible, varied, and mobile furniture** is needed
- **Internal connections and interior views between spaces** are critical to flexibility, curiosity, and independence

Space Summary Comparisons (GSF)

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

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



PreK-5th Overall Building Diagram

Preliminary Design Options

DRAFT

A close-up photograph of a child's hand, wearing a yellow sleeve, using an orange and black marker to draw on a paper template of a butterfly. The template has a brown outline and a row of white circles along the bottom edge. A yellow string is tied around the middle of the butterfly's body. The background is blurred, showing a yellow and white patterned surface. A large red 'DRAFT' watermark is overlaid diagonally across the center of the image.

Matrix of Options to Consider / Under Development

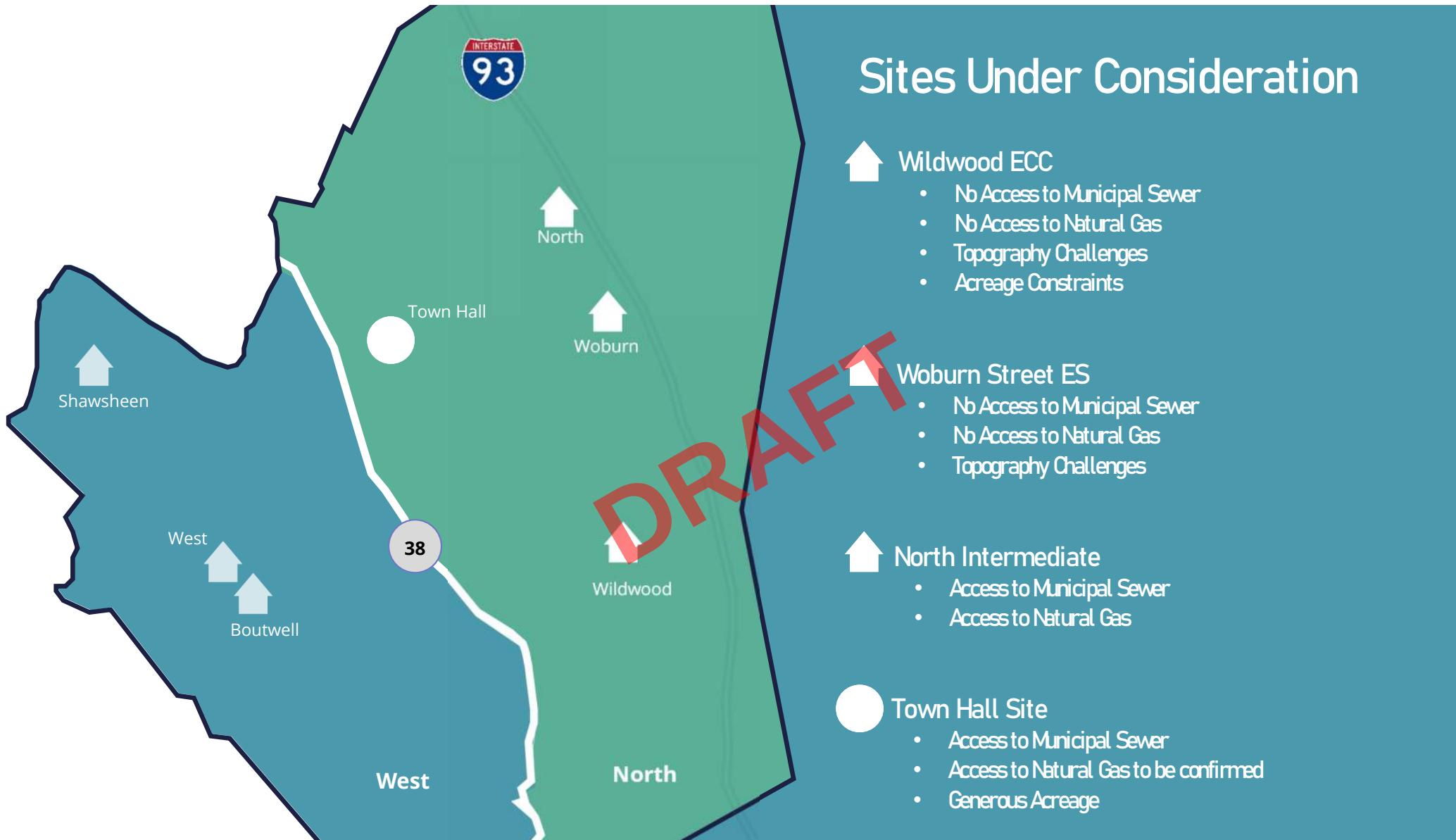
Potential Site Location	PreK-K	PreK-3 rd	PreK-5th
Wildwood ECC	• Repair • Add/Reno • New	• Add/Reno • New	• Add/Reno • New
Woburn Street ES	N/A	• Repair • Add/Reno • New	• Add/Reno • New
North Intermediate	N/A	N/A	• Repair • Add/Reno • New
Town Hall	• New	• New	• New

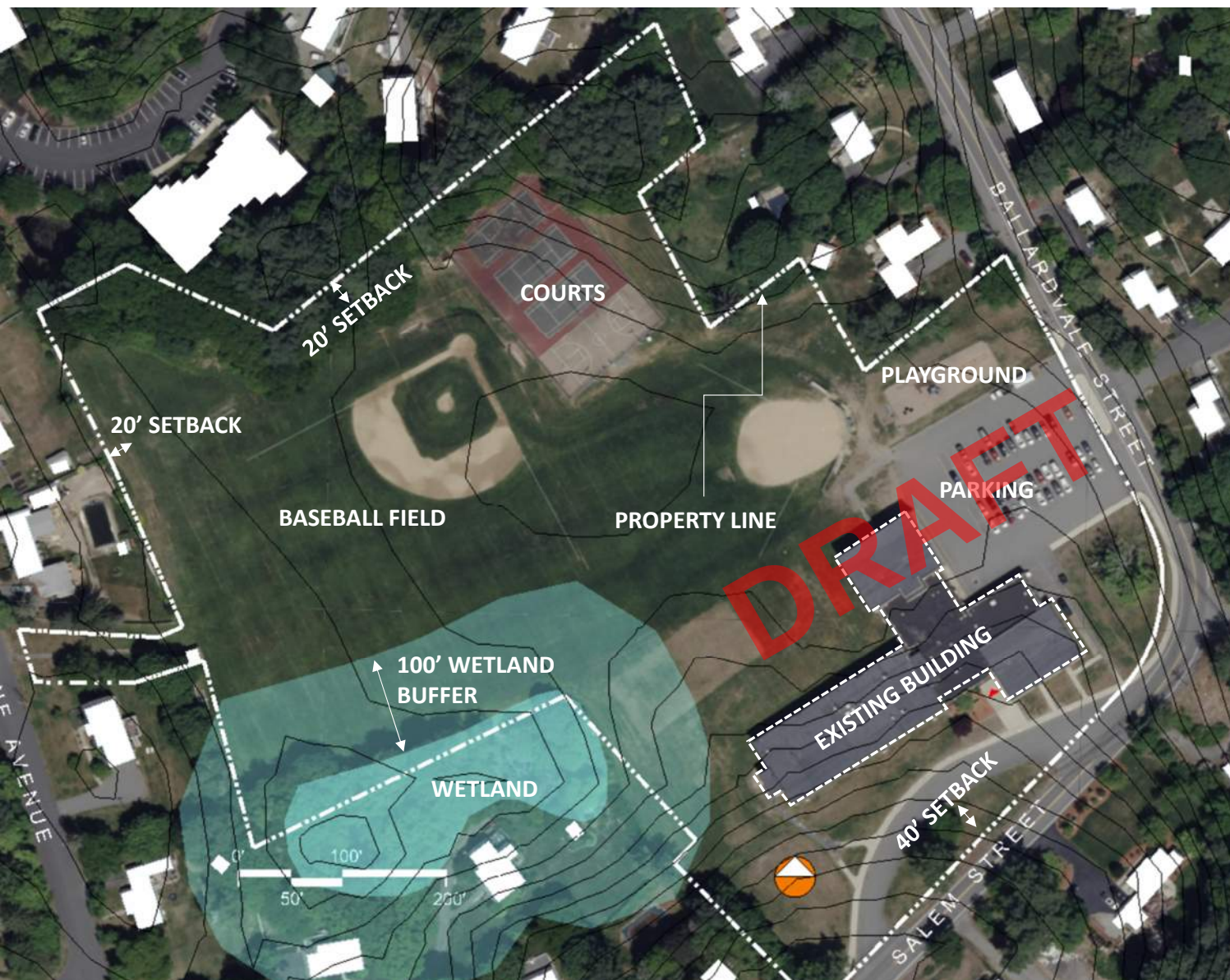
Can we accomplish our goals?

Does it fit?

DRAFT

How could it be better?

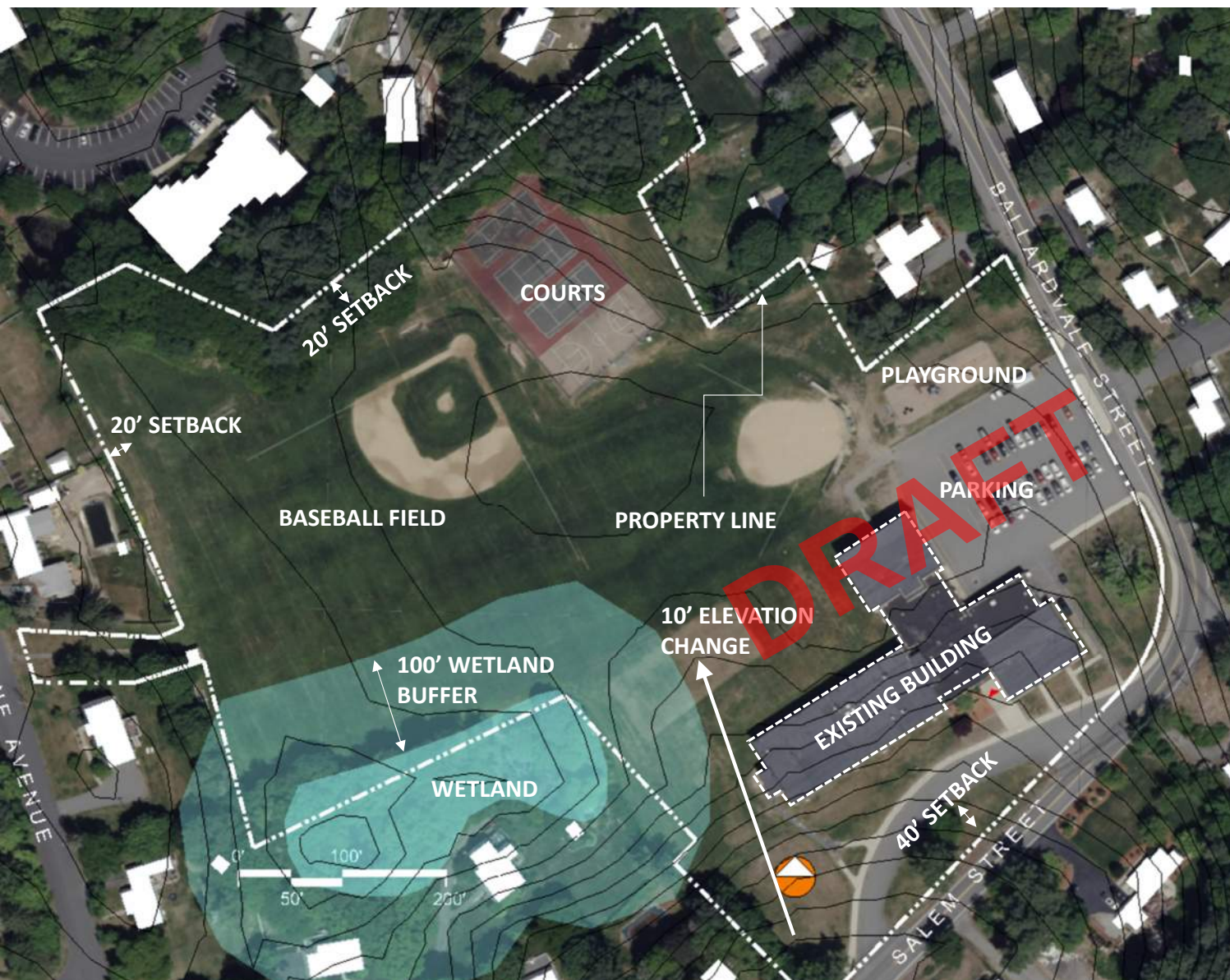




North Intermediate Site

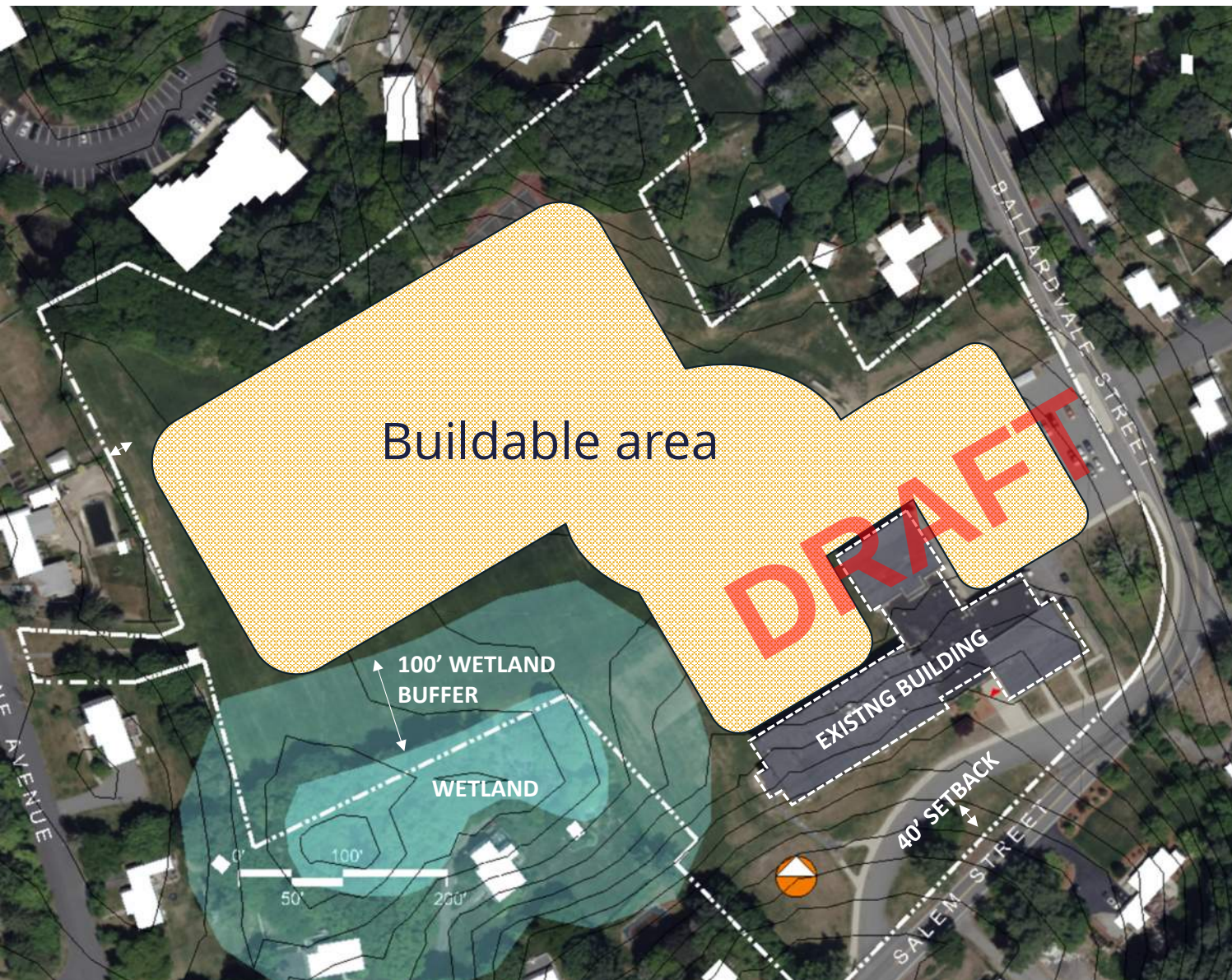
Existing Conditions

- 14-acre site
- Zoning Setbacks:
 - Front 40' minimum
 - Side and Rear 20' minimum
 - Max. height 35' or 2.5 stories
- Wetlands southwest area of the site – 100-foot buffer zone
- Elevation: Approx. 10' grade change
- Parking: 60 standard parking spaces, no designated handicap spaces
- Site amenities:
 - Playground (north edge of parking lot), basketball and tennis courts, baseball field
- Infrastructure: Municipal water and sewer; natural gas
- Zoning: R-20 Residential



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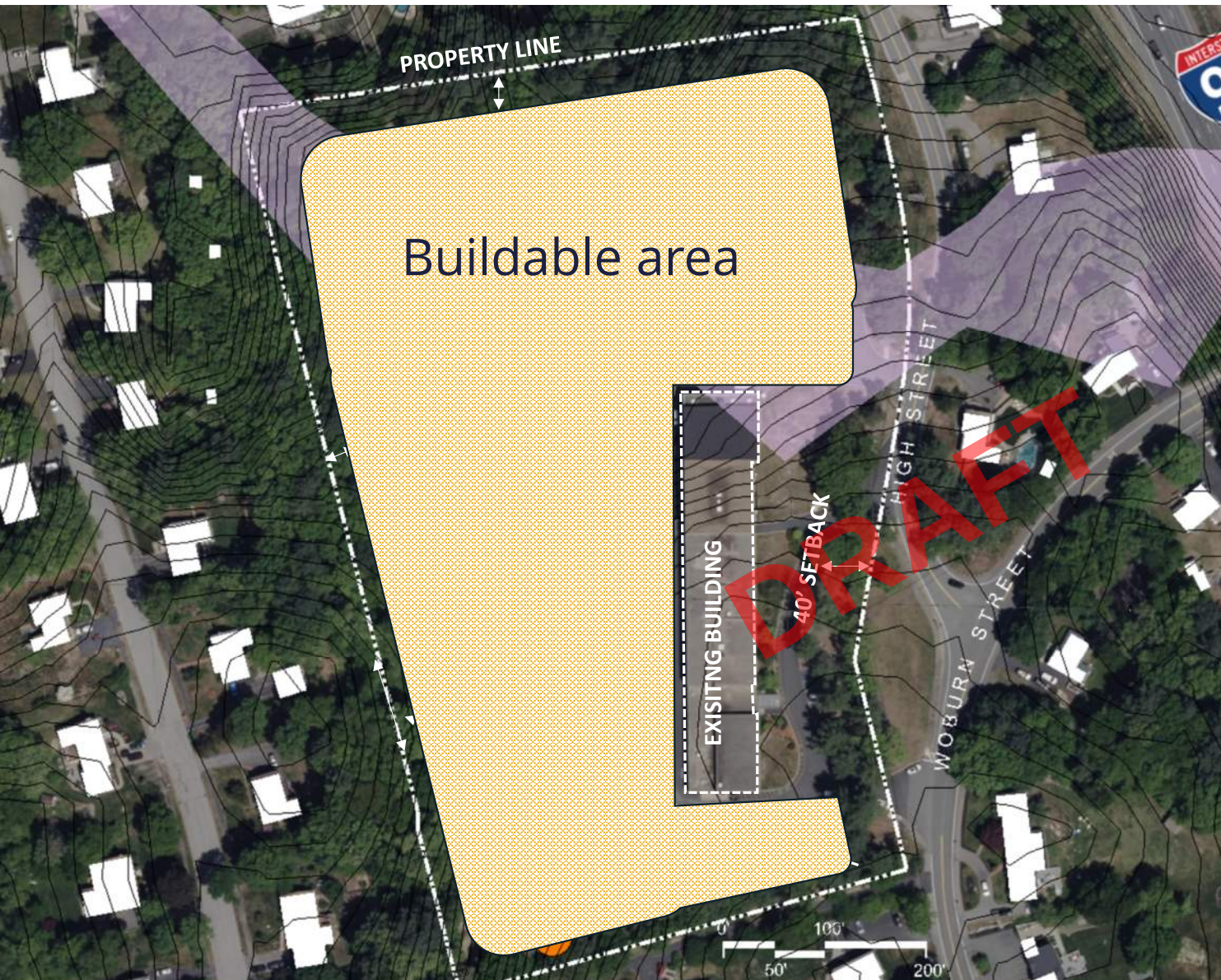
Woburn Street Site Existing Conditions

- 10-acre site
- Zoning: R-20 Residential
- Zoning Setbacks:
 - Front 40' minimum
 - Side and Rear 20' minimum
 - Max. height 35' or 2.5 stories
- Elevation: approx. 15'-25' grade change
- No known wetlands
- Parking: 35 standard parking spaces, 2 designated handicap spaces
- Site amenities:
 - Playground, basketball and tennis courts, athletic fields
- Infrastructure: Municipal water; on-site-septic system
- Groundwater Protection District (Zone II Wellhead Protection Area)



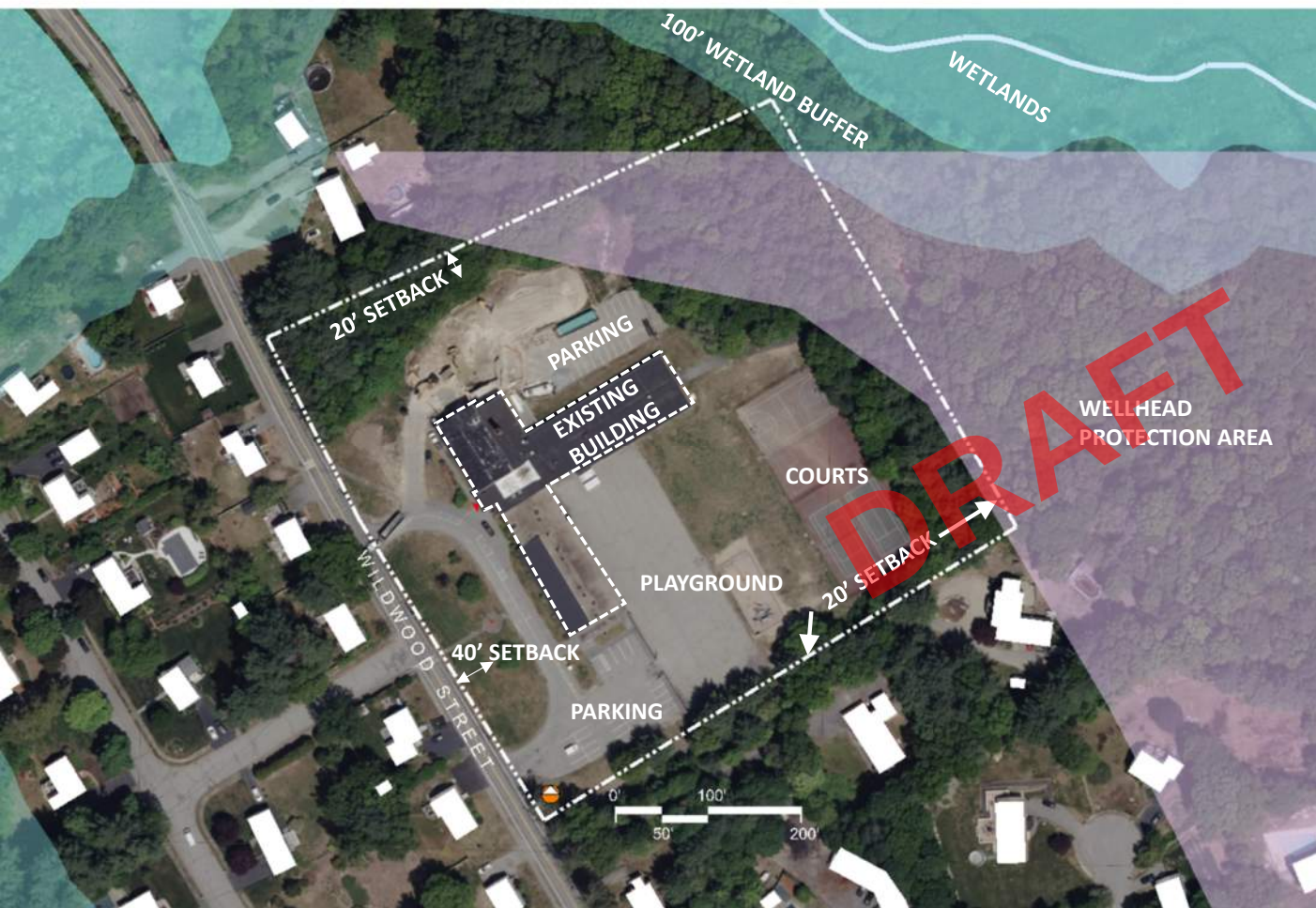
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Woburn Street Site Existing Conditions

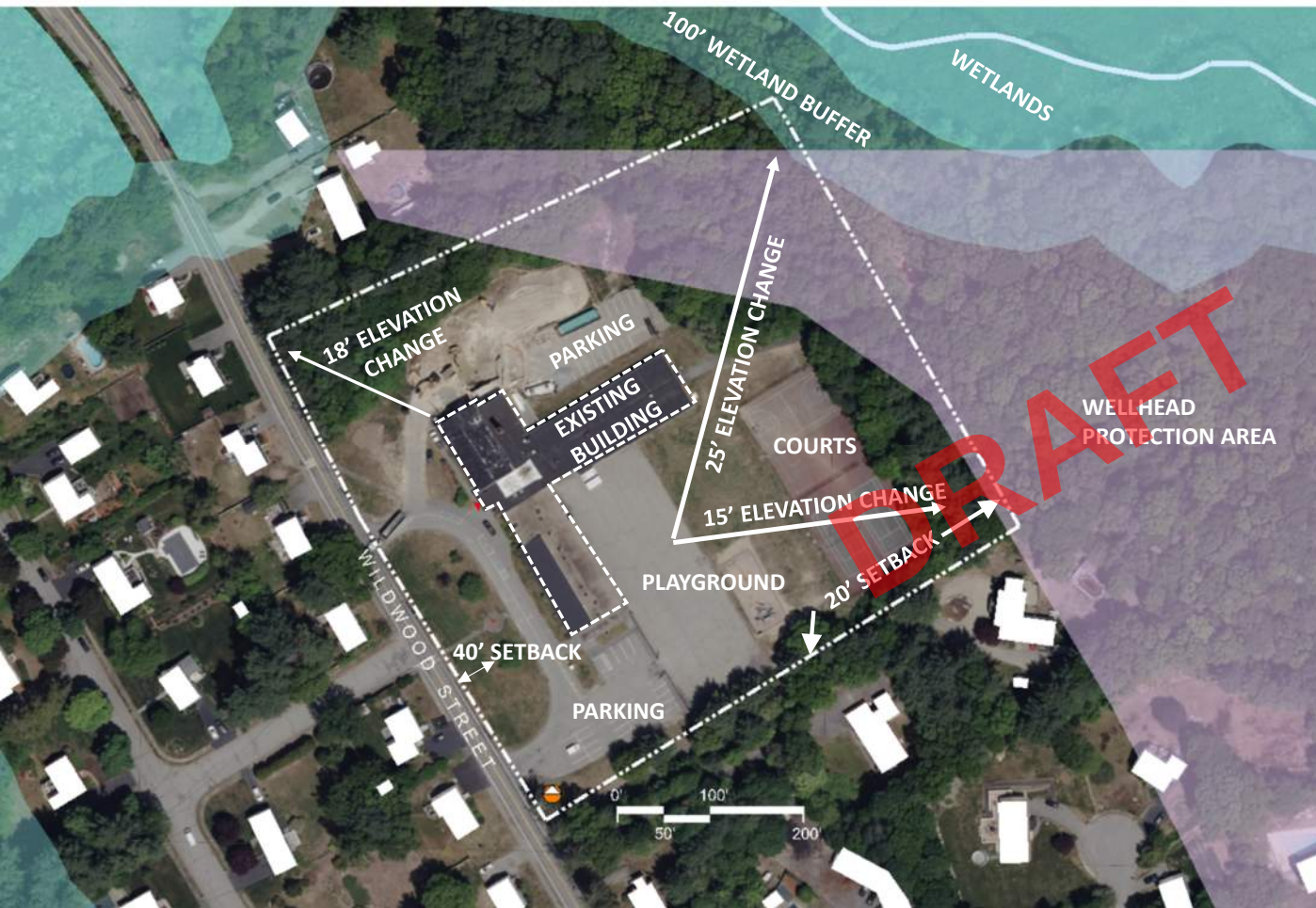
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Wildwood Site

Existing Conditions

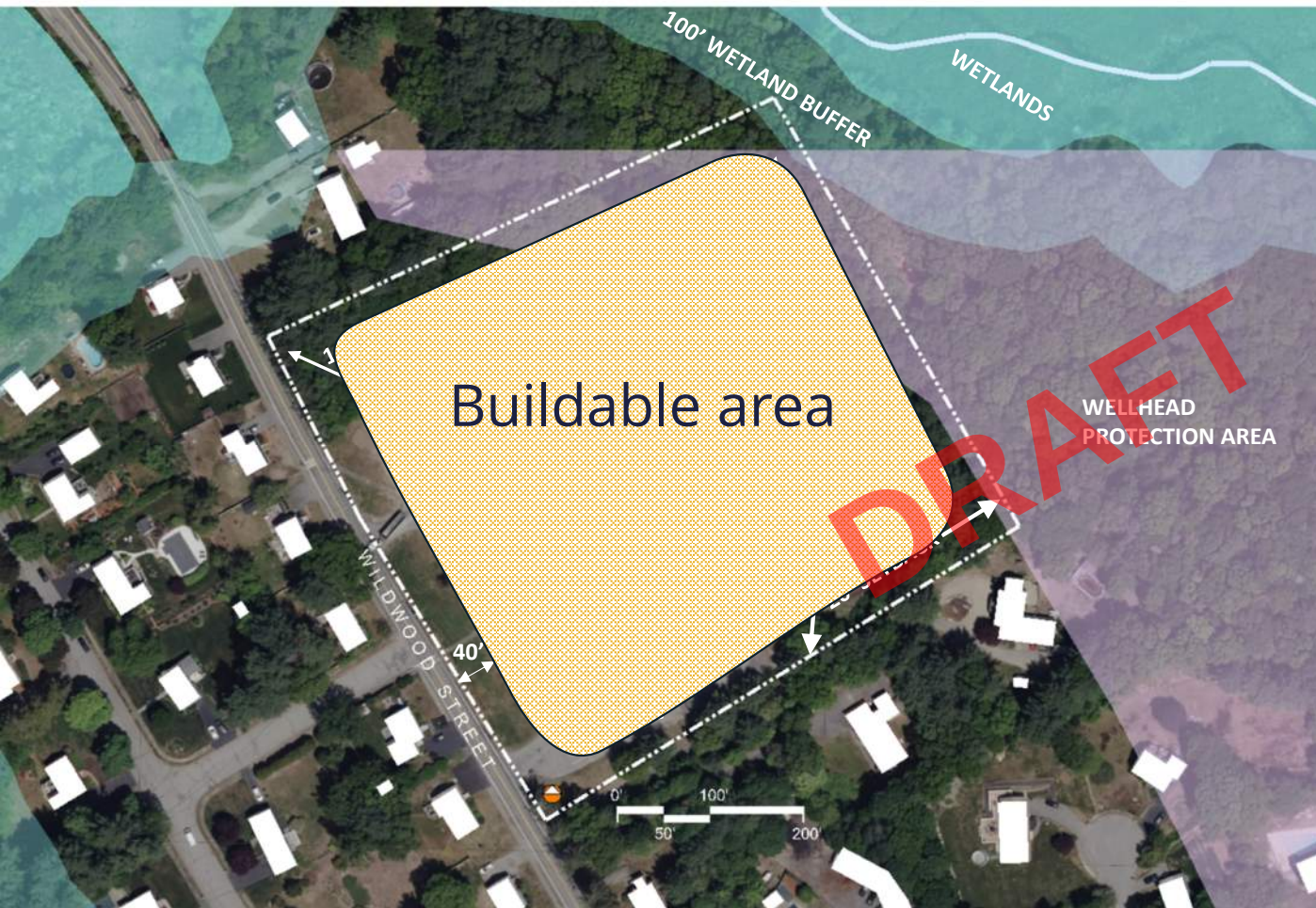
- 7.5-acre site
- Zoning: R-20 Residential
- Zoning Setbacks:
 - Front 40' minimum
 - Side and Rear 20' minimum
 - Max. height 35' or 2.5 stories
- Elevation: approx. 15'-25' grade change
- No known wetlands
- Parking: 49 standard parking spaces, 6 designated handicap spaces
- Site amenities: Playground, basketball and tennis courts
- Infrastructure: Municipal water; on-site-septic system
- Groundwater Protection District (Zone II Wellhead Protection Area)



Wildwood Site

Existing Conditions

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Wildwood Site

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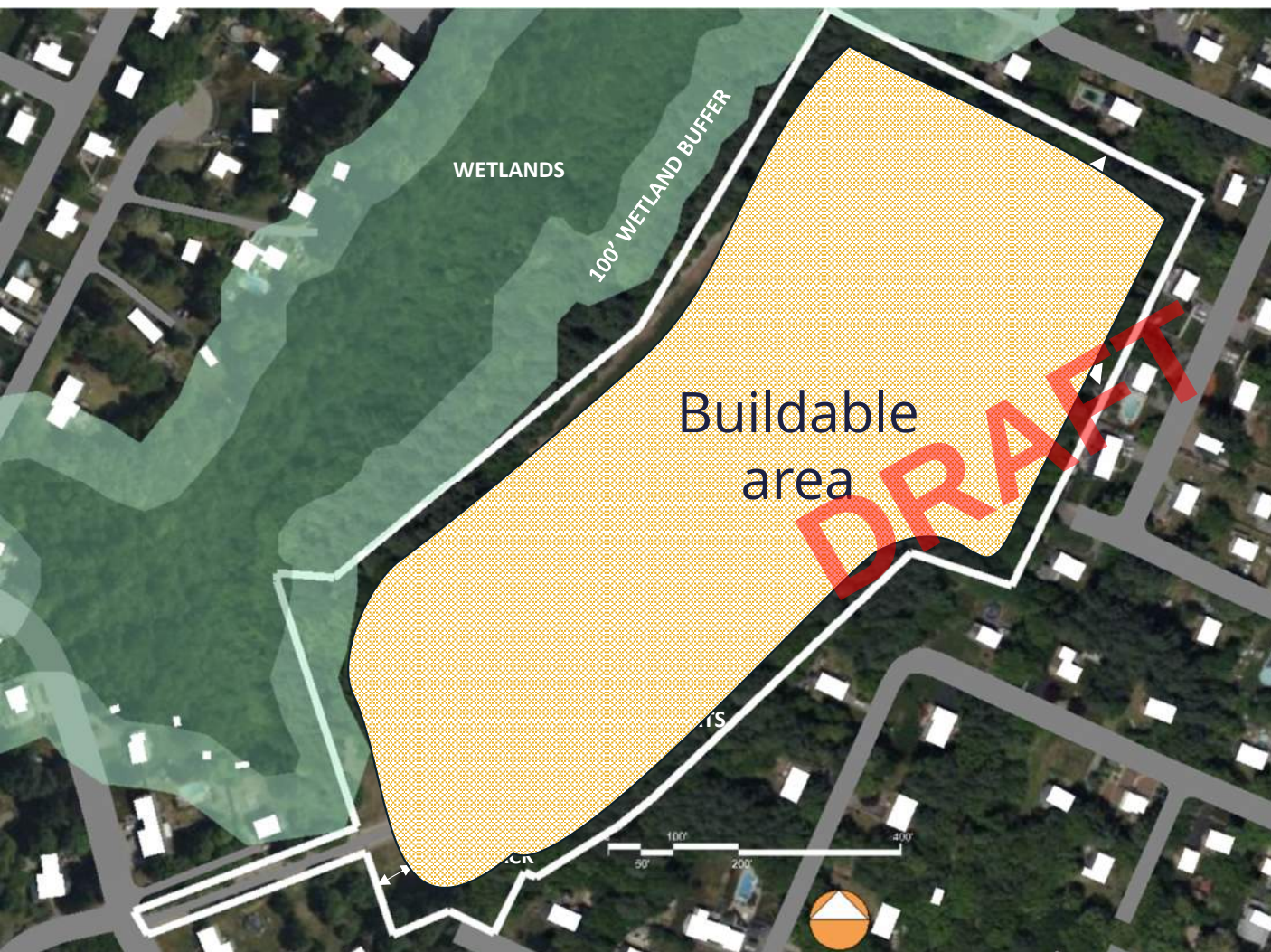
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Town Hall Site

Existing Conditions

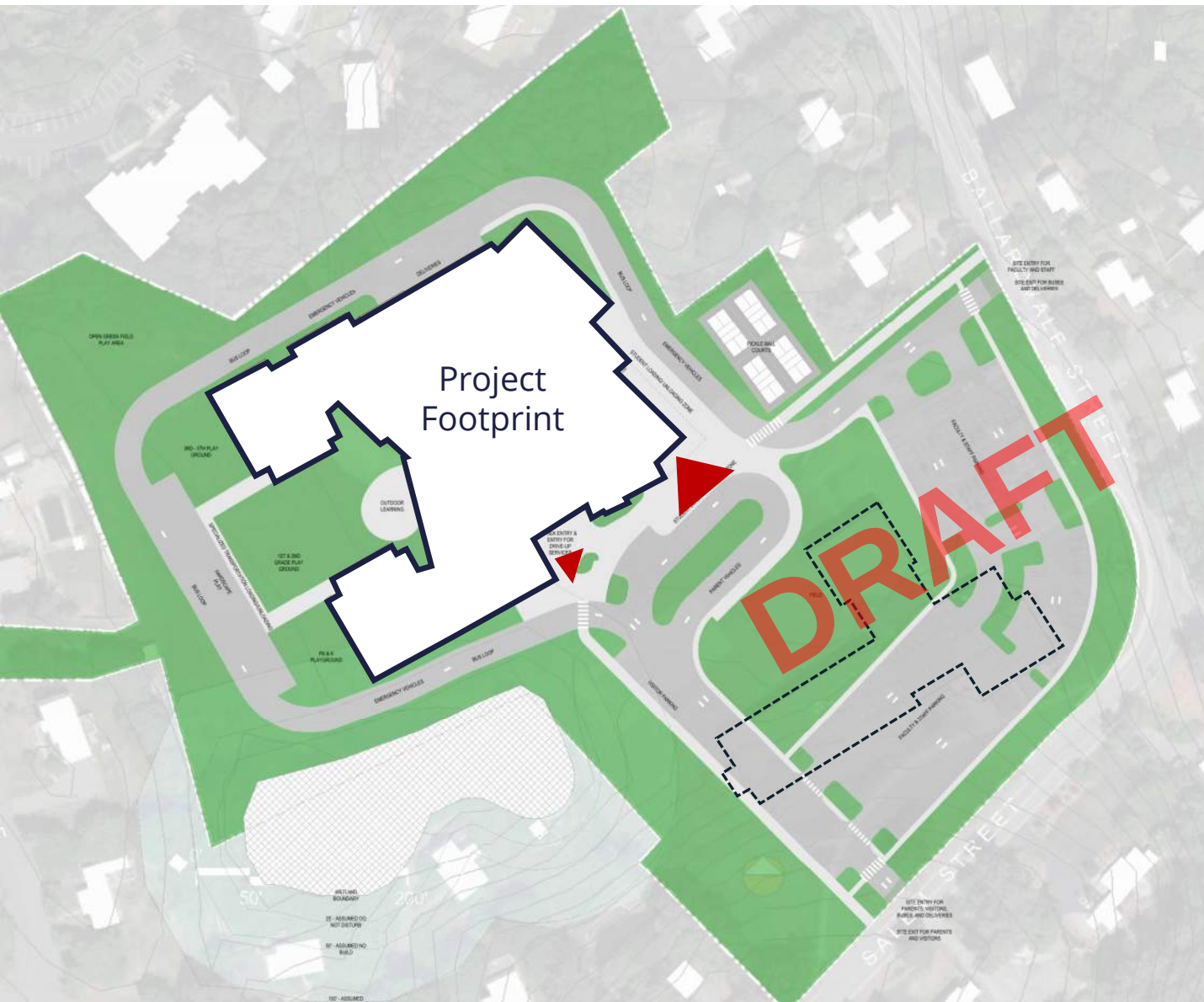
- 19-acre site
- Zoning: R-20 Residential
- Zoning Setbacks:
 - Front 40' minimum
 - Side and Rear 20' minimum
 - Max. height 35' or 2.5 stories
- Elevation: minimal grade change
- Wetlands: Lubbers Brook buffer along the northwest property line
- Parking: 70 standard parking spaces, 5 designated handicap spaces, 2 electric
- Site amenities: Playground, basketball and tennis courts, athletic fields
- Infrastructure: Municipal water and sewer



Town Hall Site

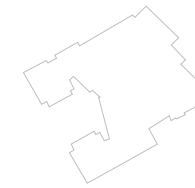
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Construction Phasing

- 1A: Construct new building
- 1B: Move-in PK-5th Grade
- 2: Demolish Existing Building
- 3: Complete Site Work



- Renovation
- New Construction

Reno/Add Diagram



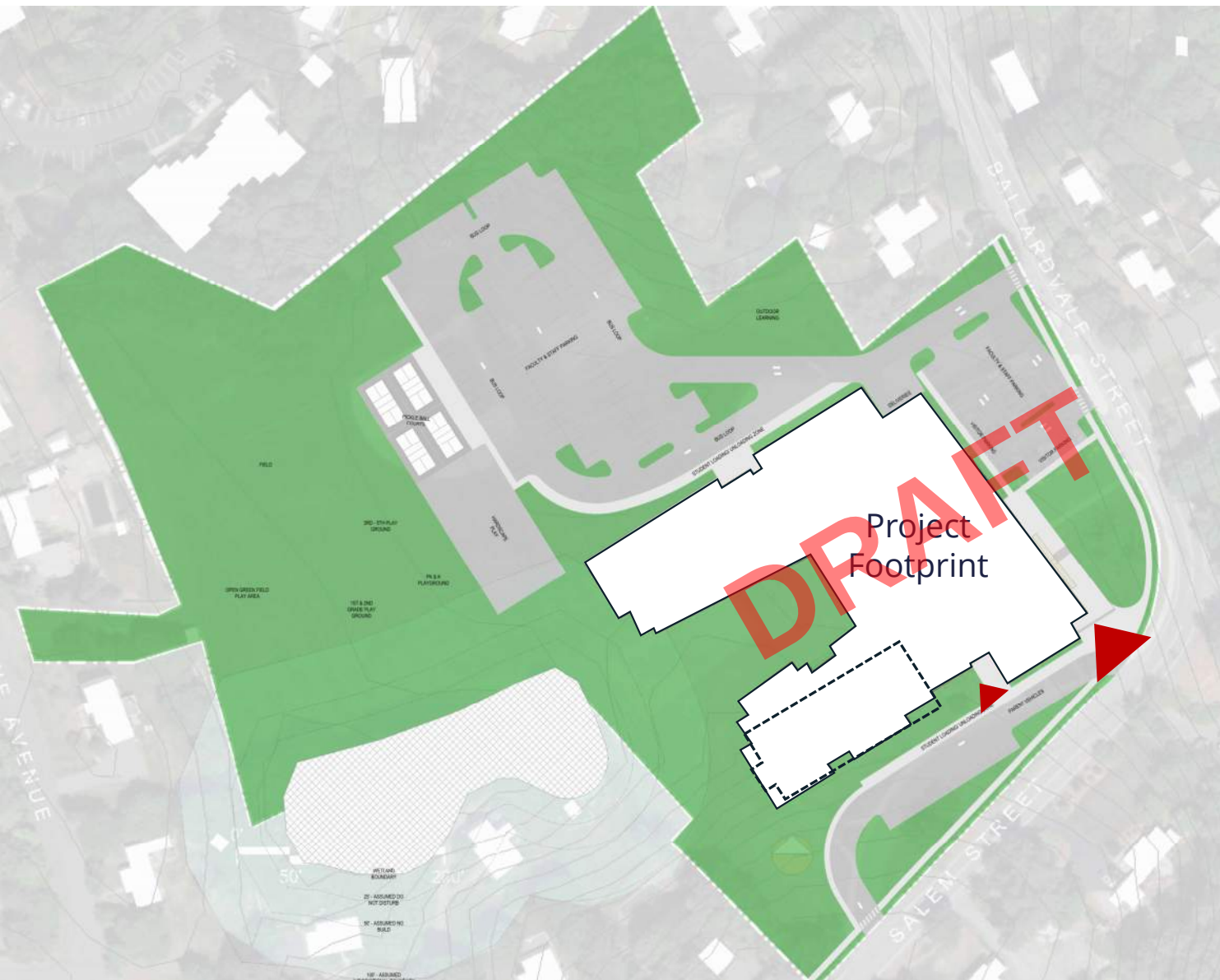
Third Floor



First Floor

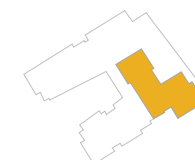


Second Floor



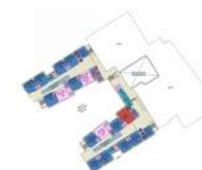
Construction Phasing

- 1A: 2/3rd of New Addition
- 1B: Move 4th and 5th Grade into Addition
- 2: Demolition of Existing Academic Wing
- 3: 1/3rd of New Addition and Renovate Existing Building to Remain
- 4: Move-in PK-3rd Grade
- 5: Complete Site Work



- Renovation
- New Construction

Reno/Add Diagram



Second Floor



Third Floor



Lower Level



First Floor

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

Stay
Connected

DRAFT



Stay Connected

Find updates on the District website - click on Wildwood Building Project Updates

*Email questions/comments:
wildwoodprojectquestions@wpsk12.com*



Wilmington Public Schools
161 Church Street, Wilmington, MA 01887

Home Our District Our Schools **Families and Community** Staff Resources

Upcoming Events

02 NOV	Blue 4
02 NOV	BLUE
02 NOV	WHS Dept. Meeting
03 NOV	White 4

Full Calendar

Aspen Athletics Building Projects Bus Routes CARES Contact Us Menus Performing Arts Registration Visual Arts

News and Announcements [See All](#)

Wildwood Building Project Updates
Looking for updates on the Wildwood building project?
[Read More](#)

Wildwood/MSBA Community Forum Nov. 8th
Join us for a virtual community forum to discuss the Wildwood/MSBA Project. Click for full details....
[Read More](#)

Transportation Updates
Click on Our District then Transportation for transportation updates....
[Read More](#)

Stay
Connected

School Building Committee

February 7 at 6:00 PM

School Building Committee

March 6 at 6:00 PM

March 20 at 6:00 PM

Community Forum 3

March 2024

February 2024

- ☐ Community Forum #2 – Feb. 1
- ☐ Evaluation Criteria Matrix
- ☐ SBC Meeting - Feb. 7th
- ☐ Cost Estimating

March 2024

- ☐ Evaluation Criteria Matrix with Costs
- ☐ SBC Meeting - March 6th
- ☐ Shortlist Options
- ☐ *SBC Meeting in March – Date To Be Confirmed*
- ☐ Community Forum #3 – Date to be confirmed

April 2024

- ☐ Approve PDP Submission
- ☐ SBC Meeting – April 3rd



**Thank
You**

DRAFT

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

38 responses



I'm responding as:



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

65 responses

Space for a physical building or buildings

2 votes

Equity

2 votes

Community -- a space that fosters community for teachers, students, family and the broader Wilmington community

2 votes

Inclusivity

1 vote

The safety of the students, teachers, and faculty

1 vote

Safety

1 vote

Physical location and related traffic

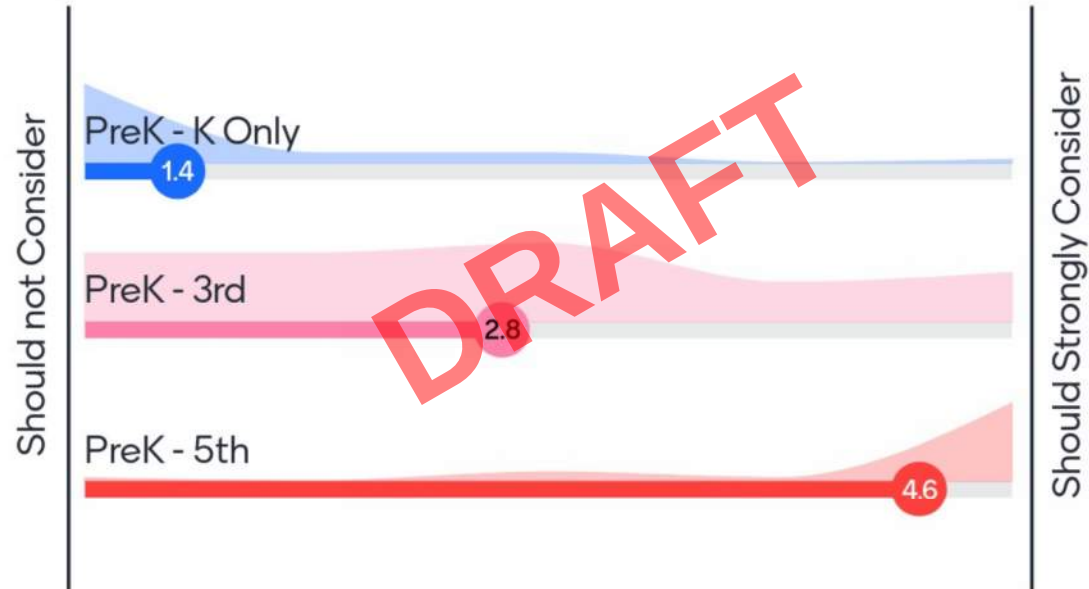
1 vote

Inclusion

Sustainability/green schools

DRAFT

How strongly should the District consider the following grade configurations?



How strongly should the District consider each of the following?

Should Not Consider

Properties that lack access to Town sewer and natural gas?

Properties that have access to Town sewer and natural gas?

Town Hall site for a PreK-5 school project?

Town Hall site for a PreK-3 school project?

Town Hall site for a PreK-K school project?

Should Consider

DRAFT

Next Steps and Schedule Update



February 2024

- ☐ Community Forum #2 – Feb. 1
- ☐ Evaluation Criteria Matrix
- ☐ SBC Meeting - Feb. 7th
- ☐ Cost Estimating

March 2024

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April 2024

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SBC Public Relations Working Group Update



SBC Sustainability Working Group Update





LEEDv4 BD+C: Schools (LEEDv4 SC)

Project Scorecard

Project: Wilmington Wildwood

Date: 1/19/2024

Y	?	N		
1	0	0	INTEGRATIVE PROCESS	1
1			IPc1 Integrative Process	1
3	3	9	LOCATION & TRANSPORTATION	15
		N	LTc1 LEED for Neighborhood Development Location	15
1			LTc2 Sensitive Land Protection	1
1	1		LTc3 High Priority Site	1-2
1	4		LTc4 Surrounding Density and Diverse Uses	1-5
	4		LTc5 Access to Quality Transit	1-4
1			LTc6 Bicycle Facilities	1
1			LTc7 Reduced Parking Footprint	1
1			LTc8 Green Vehicles	1
5	6	1	SUSTAINABLE SITES	12
Y			SSpr1 Construction Activity Pollution Prevention	Required
Y			SSpr2 Environmental Site Assessment	Required
1			SSc1 Site Assessment	1
	2		SSc2 Site Development - Protect or Restore Habitat	1-2
1			SSc3 Open Space	1
2	1		SSc4 Rainwater Management	2-3
2			SSc5 Heat Island Reduction	1-2
1			SSc6 Light Pollution Reduction	1
	1		SSc7 Site Master Plan	1
1			SSc8 Joint Use of Facilities	1
6	6	0	WATER EFFICIENCY	12
Y			WEpr1 Outdoor Water Use Reduction	Required
Y			WEpr2 Indoor Water Use Reduction	Required
Y			WEpr3 Building-Level Water Metering	Required
1	1		WEc1 Outdoor Water Use Reduction	1-2
4	3		WEc2 Indoor Water Use Reduction	1-7
	2		WEc3 Cooling Tower Water Use	2
1			WEc4 Water Metering	1
21	10	0	ENERGY & ATMOSPHERE	31
Y			EApr1 Fundamental Commissioning and Verification	Required
Y			EApr2 Minimum Energy Performance	Required
Y			EApr3 Building-Level Energy Metering	Required
Y			EApr4 Fundamental Refrigerant Management	Required
6			EAc1 Enhanced Commissioning	2-6
14	2		EAc2 Optimize Energy Performance	1-16
1			EAc3 Advanced Energy Metering	1
	2		EAc4 Demand Response	1-2
5			EAc5 Renewable Energy Production	1-5
1			EAc6 Enhanced Refrigerant Management	1
	X		EAc7 Green Power and Carbon Offsets	1-2

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Y	?	N		
3	7	3	MATERIALS & RESOURCES	13
Y			MRpr1 Storage and Collection of Recyclables	Required
Y			MRpr2 Construction and Demolition Waste Management Planning	Required
	3	2	MRc1 Building Life-Cycle Impact Reduction	2-5
1	1		MRc2 Building Product Disclosure and Optimization - EPD	1-2
1	1		MRc3 Building Product Disclosure and Optimization - Sourcing of Raw Materials	1-2
1	1		MRc4 Building Product Disclosure and Optimization - Material Ingredients	1-2
1	1		MRc5 Construction and Demolition Waste Management	1-2
8	8	0	INDOOR ENVIRONMENTAL QUALITY	16
Y			IEQpr1 Minimum Indoor Air Quality Performance	Required
Y			IEQpr2 Environmental Tobacco Smoke Control	Required
Y			IEQpr3 Minimum Acoustic Performance	Required
2			IEQc1 Enhanced Indoor Air Quality Strategies	2
2	1		IEQc2 Low-Emitting Materials	3
1			IEQc3 Construction Indoor Air Quality Management Plan	1
1	1		IEQc4 IAQ Assessment	2
1			IEQc5 Thermal Comfort	1
1	1		IEQc6 Interior Lighting	2
	3		IEQc7 Daylight	3
	1		IEQc8 Quality Mews	1
1			IEQc9 Acoustic Performance	1
6	0	0	INNOVATION	6
1			INc1.1 Innovation: TBD	1
1			INc1.2 Innovation: TBD	1
1			INc1.3 Innovation: TBD	1
1			INc1.4 Innovation: TBD	1
1			INc1.5 Pilot Credit: TBD	1
1			INc2 LEED Accredited Professional	1
1	3	0	REGIONAL PRIORITY (underlined)	0
	1		RPc1 <u>Regional: Renewable Energy (2 pts)</u>	
	1		RPc2 <u>Regional: Building Lifecycle Impact Reduction (2 pts)</u>	
1			RPc3 <u>Regional: Protect or Restore Habitat (2 pts)</u>	
	1		RPc4 <u>Regional: Optimize Energy Performance (8 pts)</u>	

54 43 13 PROJECT TOTALS (Certification Estimates) 110

Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points

Optimize Energy Performance

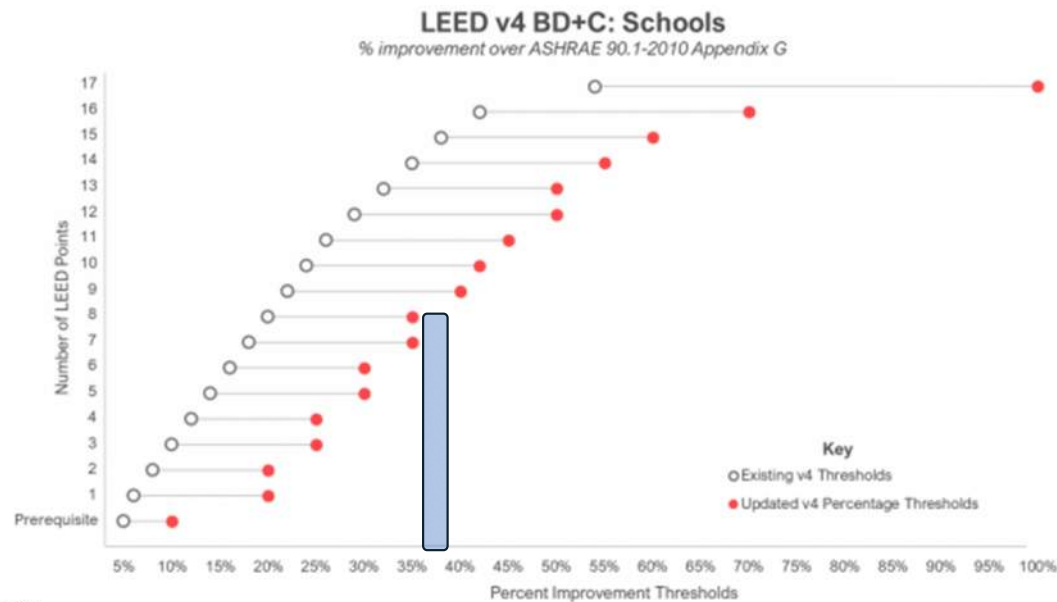
Recent all-electric school showed improvement of 38% over ASHRAE 90.1-2010 baseline—resulting in 15 LEED points earned

- › Geothermal heating and cooling
- › ERVs
- › Electric water heaters
- › High-performance insulated walls, roof, and floors
- › High-performance double-glazing

Optimize Energy Performance

- › Updates to LEED coming March 1, 2024, will increase energy performance thresholds for Optimize Energy Performance credit
- › TGE is urging projects to register LEED v4 projects prior to the date to lock into current thresholds

A project that currently shows a 38% improvement earns **15 points**.



Under March 1, 2024, LEED update, that same project would earn only **8 points**.

**Thank
You**