



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building
Committee
Meeting #6

January 10, 2024



SMMA

dw
DORE | WHITTIER

Massachusetts School Building Authority



Agenda

- Call to Order
- Approval of Minutes
- Approval of Invoices
- Review Preliminary Design Options
- Next Steps
- Schedule Update
- SBC Public Relations Working Group Update
- Discussion/Correspondence/New Items
- Committee Questions
- Public Comments
- Next Meeting: Thursday, January 25th
- 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?

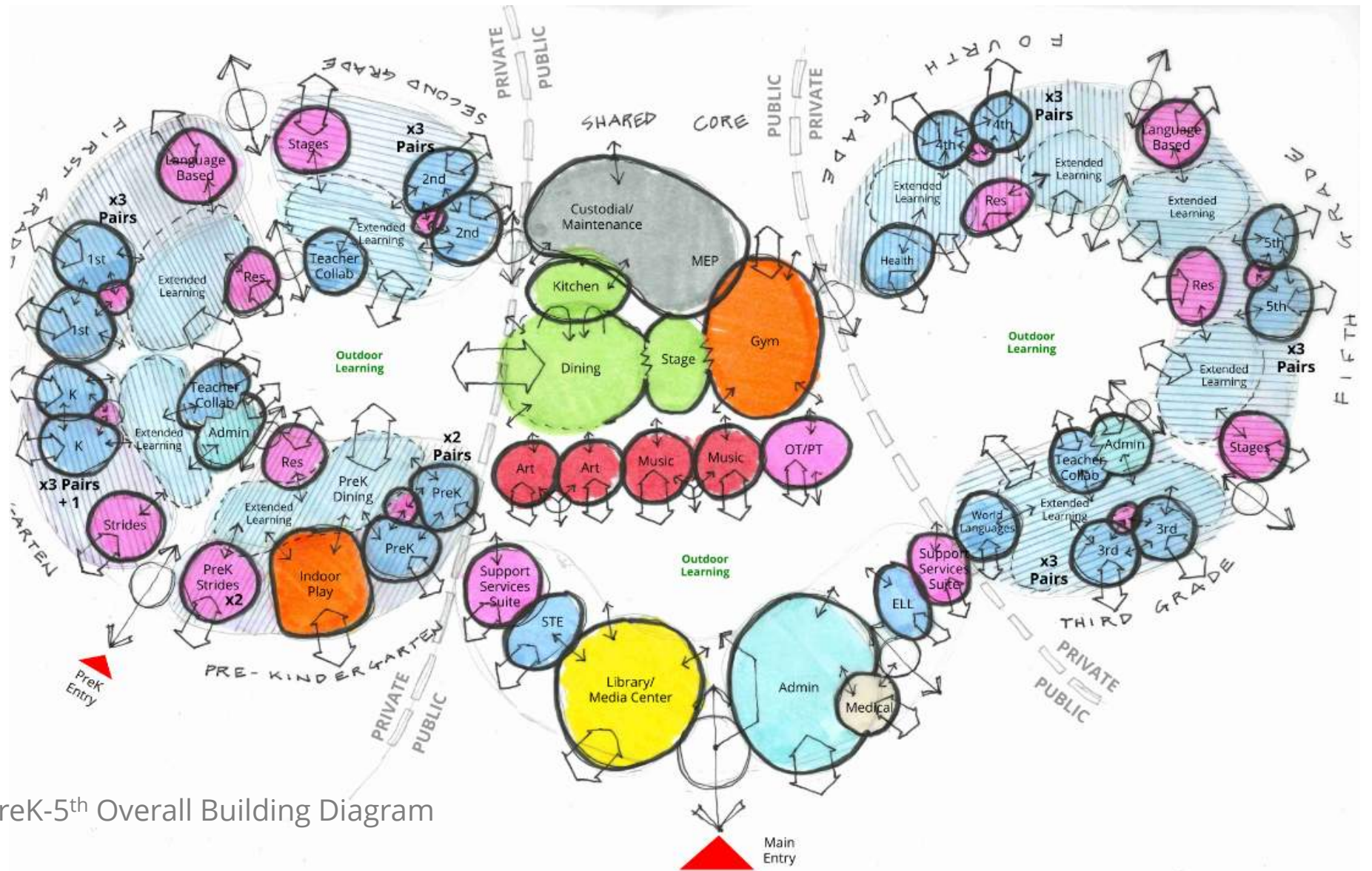
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Can we accomplish our goals?

Does it fit?

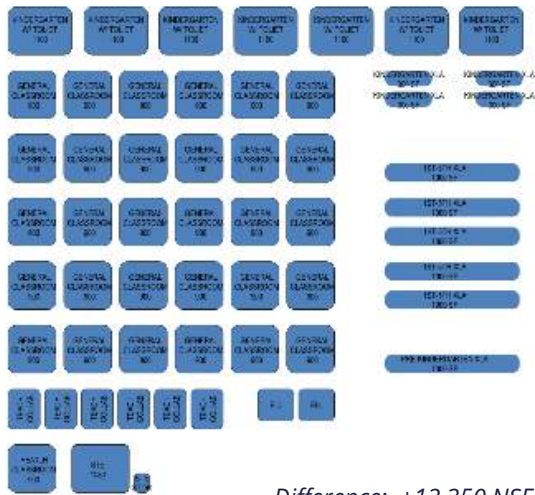
How could it be better?



PreK-5th Overall Building Diagram

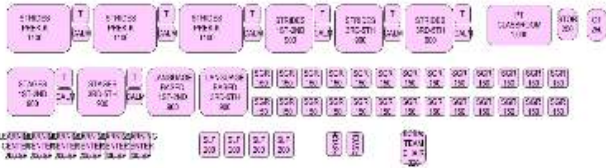
PreK – 5th (755 Students + PreK)

Core Academic Proposed MSBA 47,600
35,250



Difference: +12,350 NSF

Special Education Proposed MSBA 19,260
9,060



Difference: +10,200 NSF

Art & Music Proposed MSBA 5,075
5,075



Difference: +0 NSF

Health & PE Proposed MSBA 12,300
6,300



Difference: +6,000 NSF

Media Center Proposed MSBA 4,068
4,068



Difference: +0 NSF

Total Building Gross Square Footage: 167,855

Dining & Food Service Proposed MSBA 9,458
9,458



Difference: +0 NSF

Admin & Guidance Proposed MSBA 5,308
2,890



Difference: +2,418 NSF

Nurse Proposed MSBA 710
710



Difference: +0 NSF

Custodial / Main. Proposed MSBA 2,355
2,355



Difference: +0 NSF

Other Proposed MSBA 5,770
0



Difference: +5,770 NSF

Total MSBA Guidelines:

109,475 GSF*

Difference:

+58,380 GSF*

Wilmington Elementary School Building Project

Guiding Principles for Design – DRAFT

updated 12/13/23

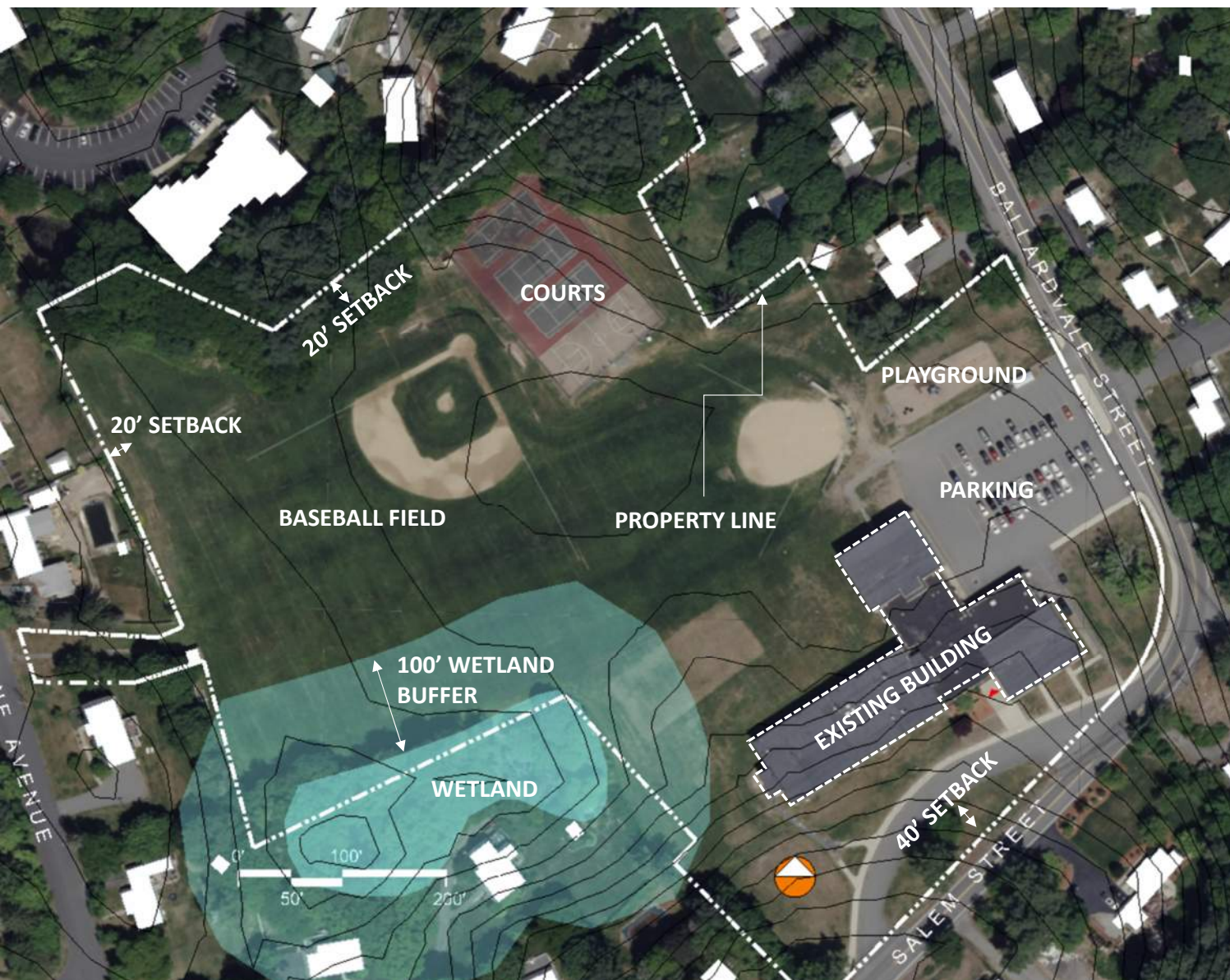
- Education methodologies will change over the life span of the building. The project should be designed flexible enough to allow the educational method to evolve without significant changes to the building, itself.
- Zone the building into Public and Private spaces
- Organize building into PreK to 2nd 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 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.



North Intermediate Site

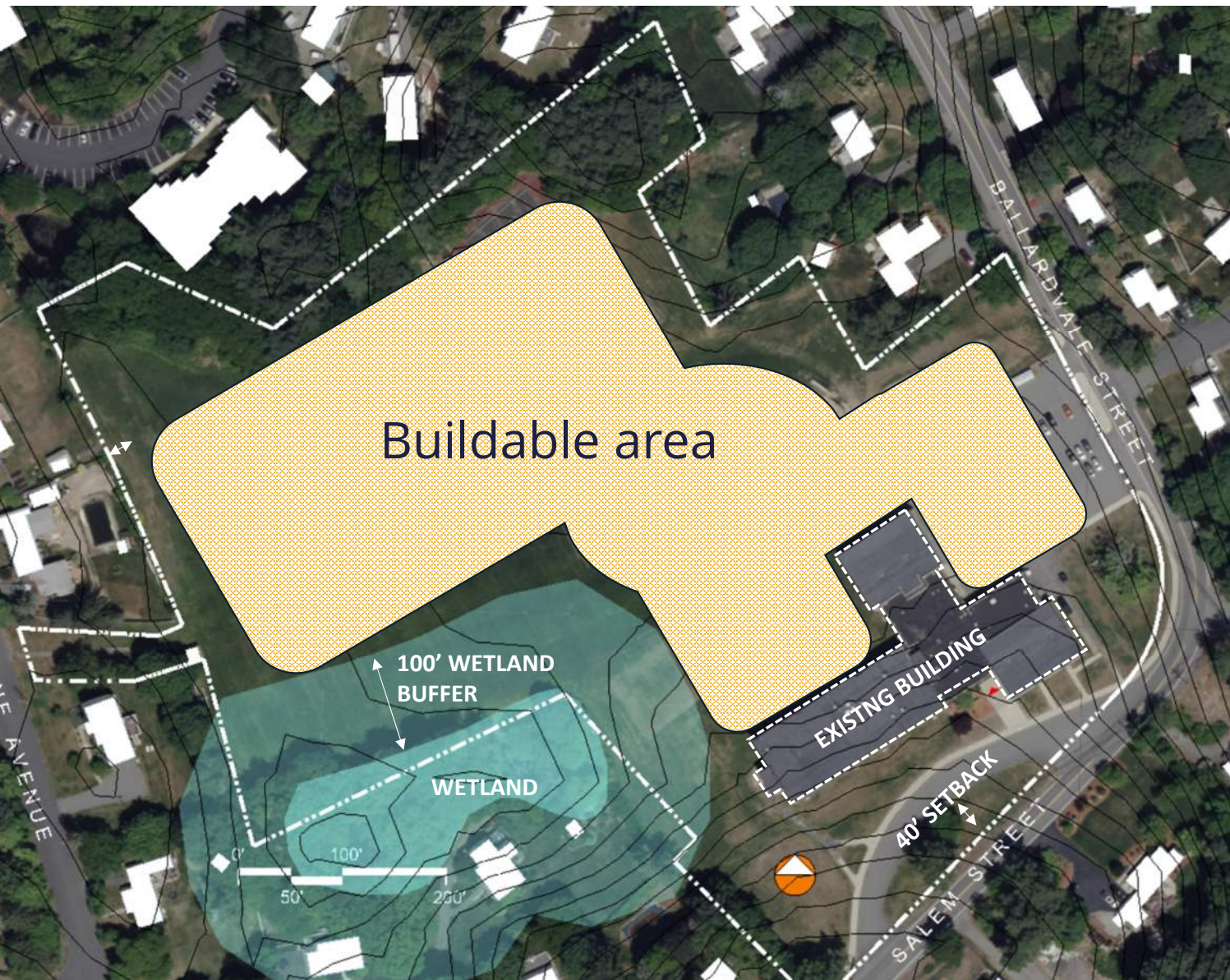
Existing Conditions

- 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



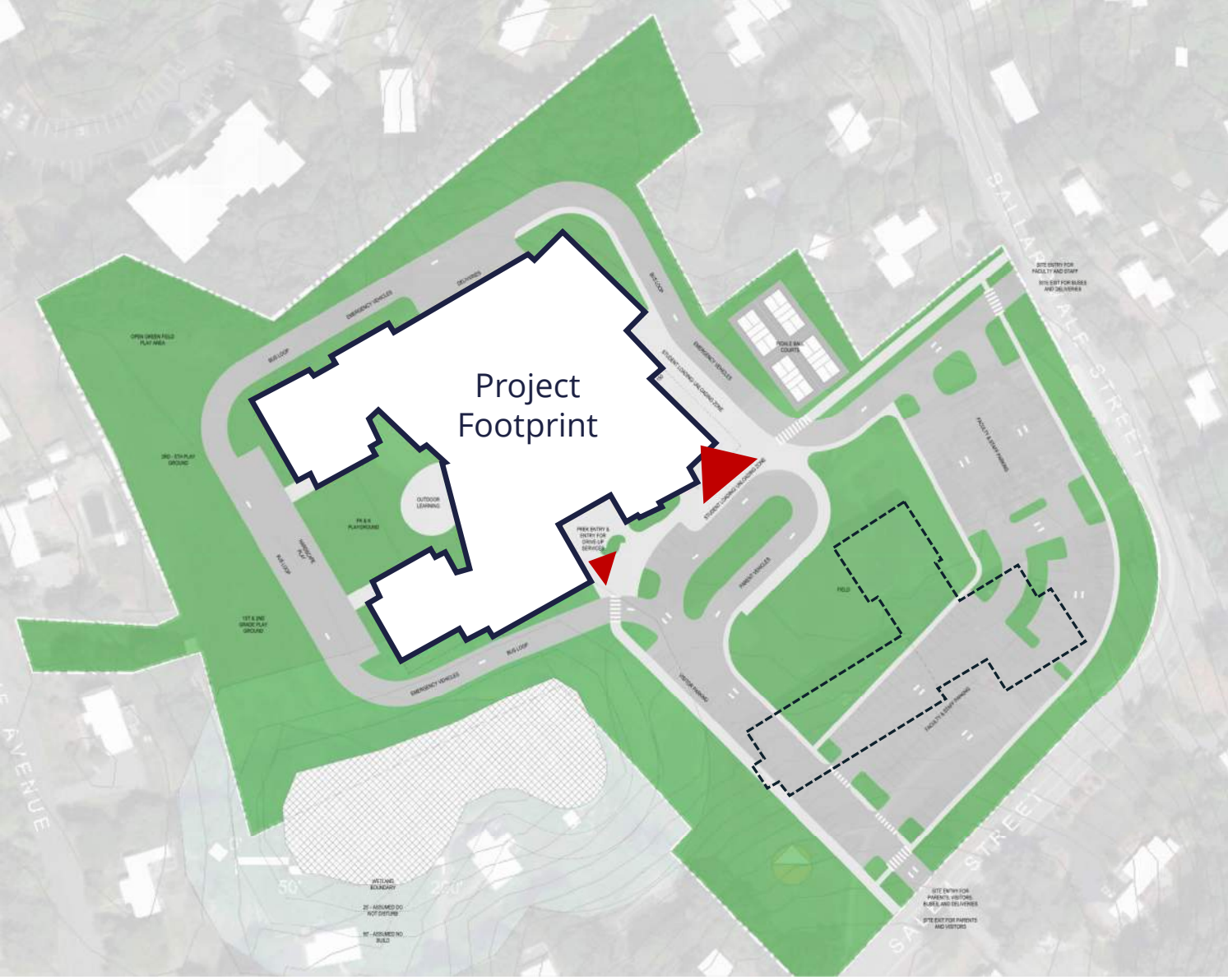
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North Intermediate Site Existing Conditions

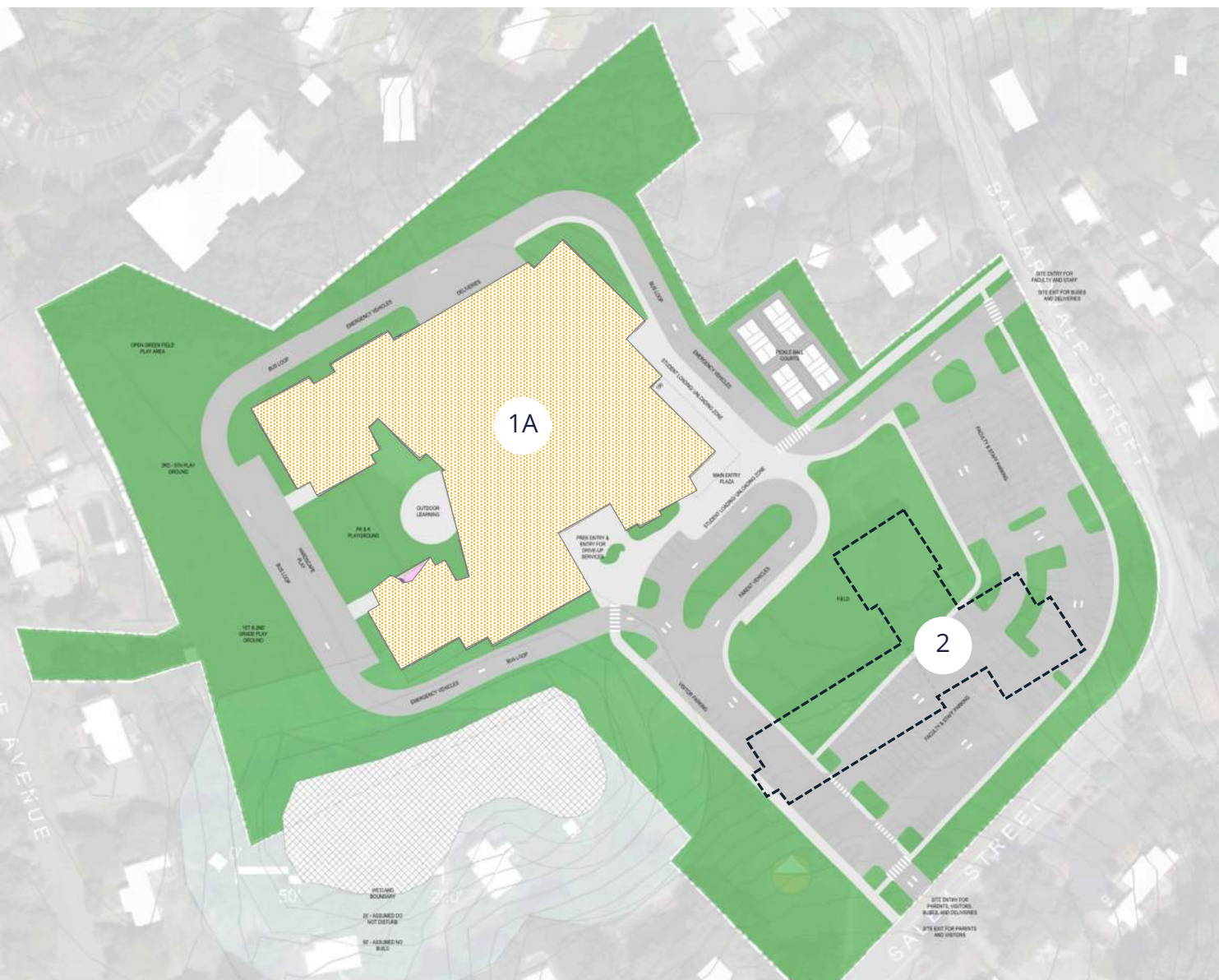
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- PROGRAMMING LEGEND
- CORE ACADEMIC
 - SPECIAL EDUCATION
 - ART & MUSIC
 - VOCATIONS & TECHNOLOGY
 - HEALTH & PHYSICAL EDUCATION
 - MEDIA CENTER
 - DINING & FOOD SERVICE
 - MEDICAL
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 - CUSTOMER &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



- Three Stories built on existing fields

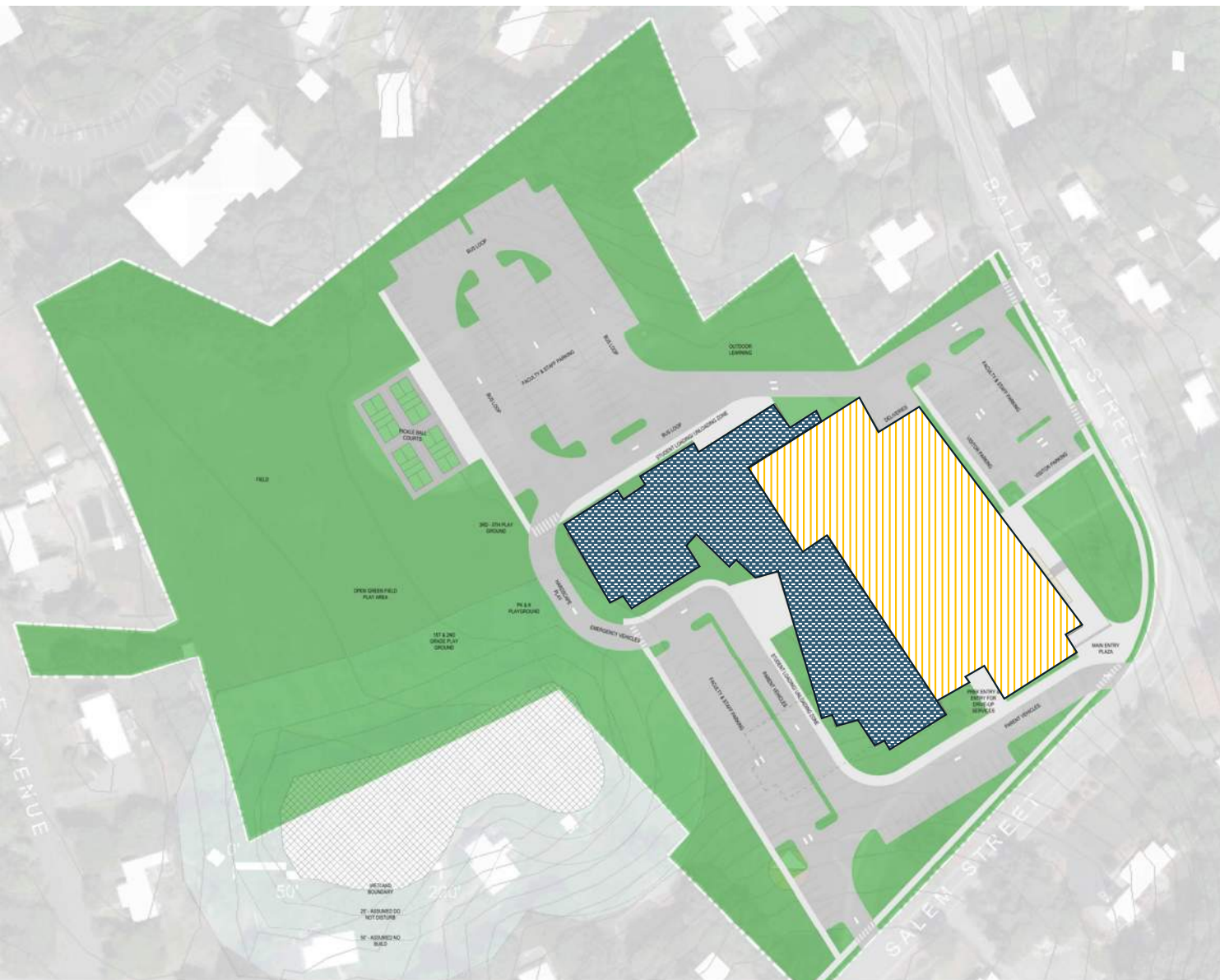


Construction Phasing

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







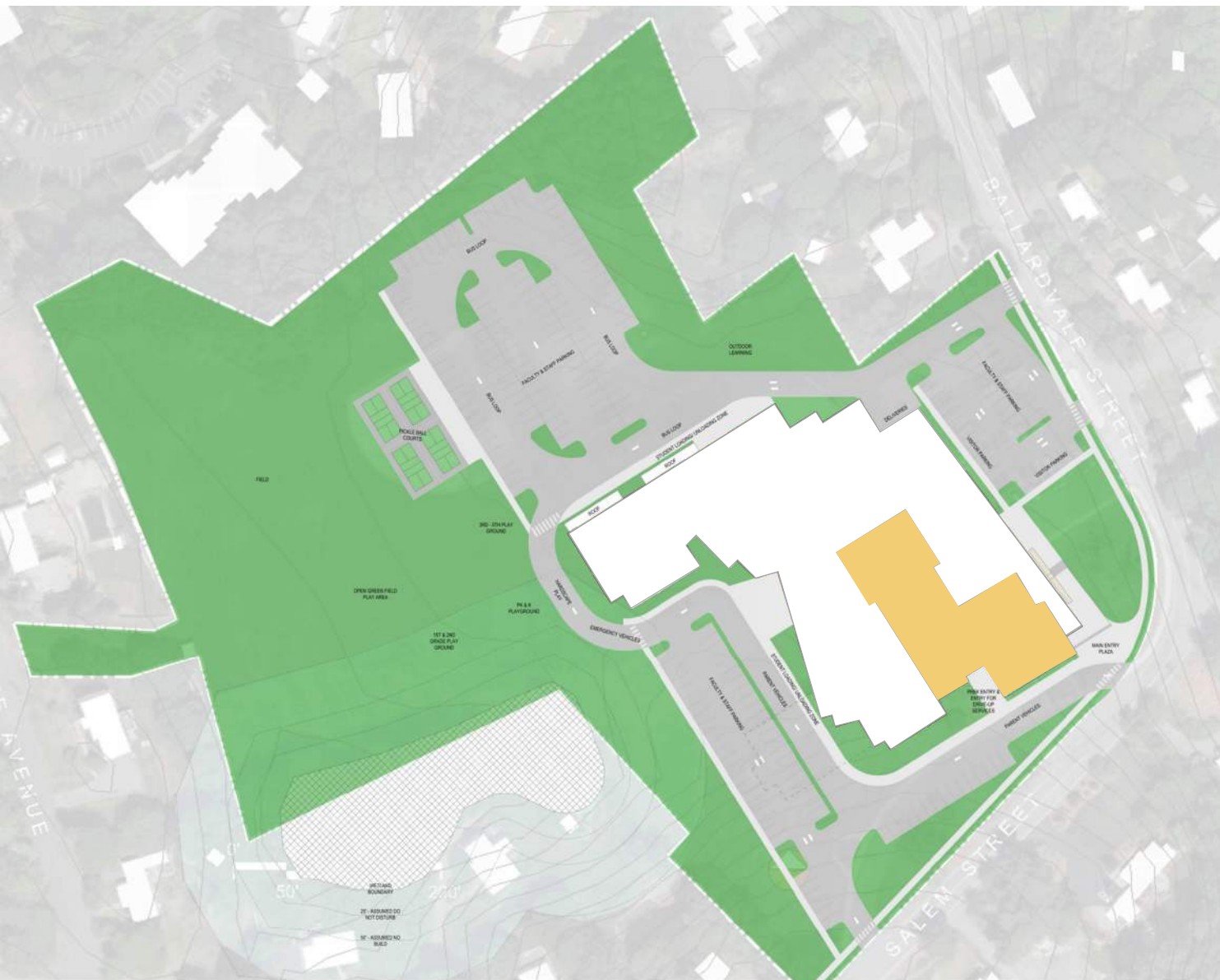
Overall Building Organization



Public Elements

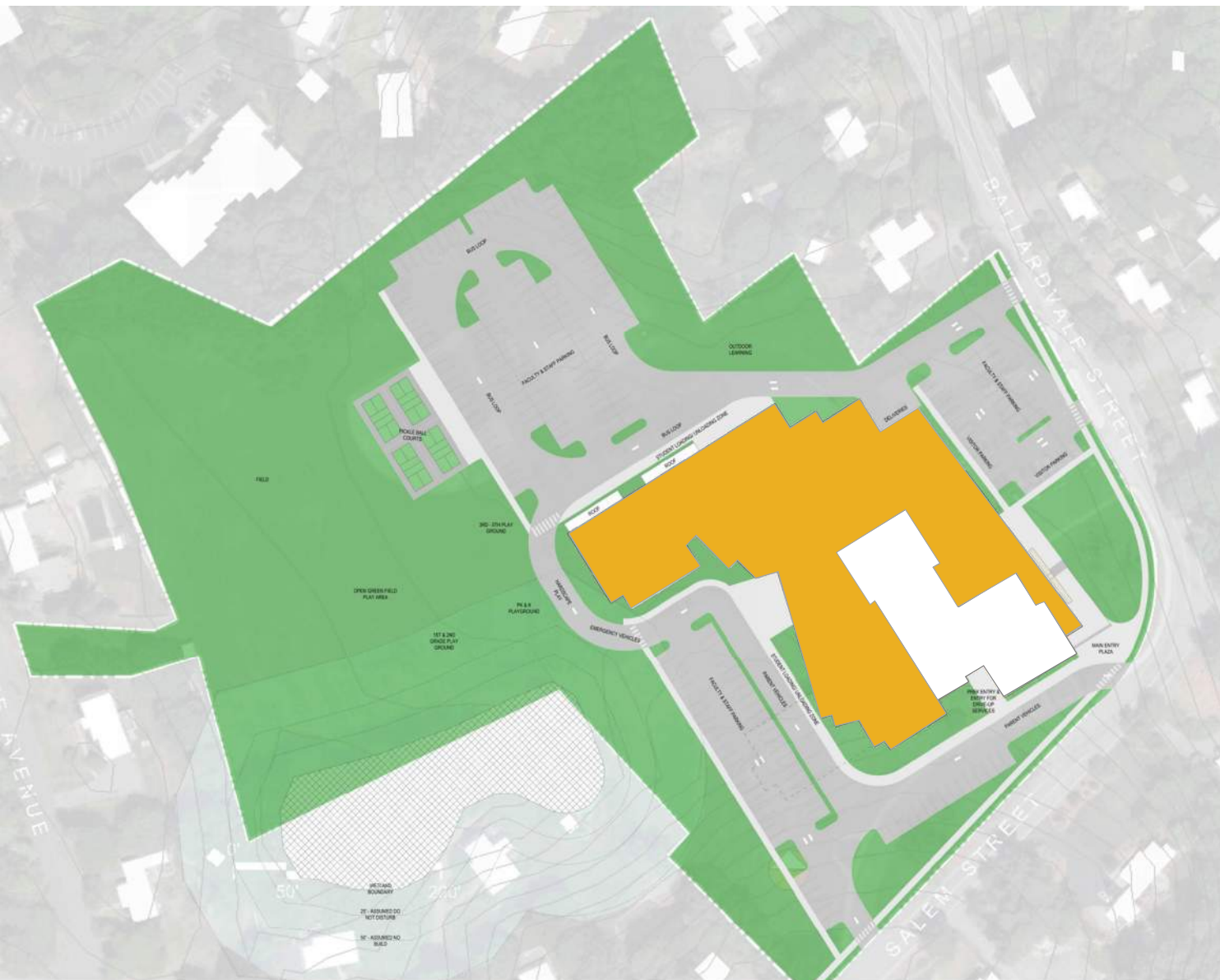


Private Elements



Renovated

- Two stories currently
- Two stories proposed
- Four levels currently
- Three levels proposed
- New elevators and ramps to make fully accessible



Addition

- Four stories proposed
- Multiple levels proposed to manage floor to floor heights



AR.1 Add/ Reno @ North Intermediate Site

- PK-5th



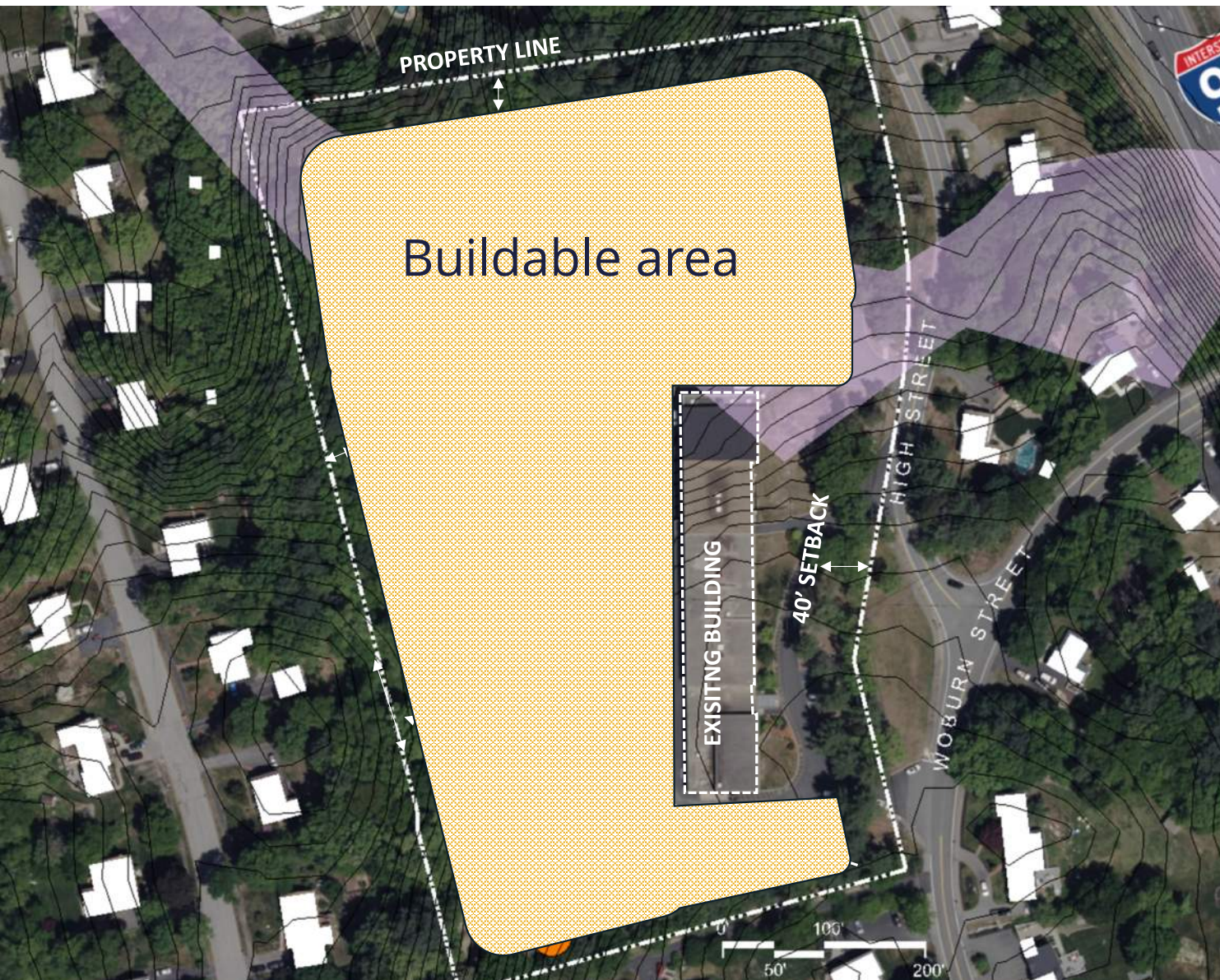
Woburn Street Site Existing Conditions

- 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)



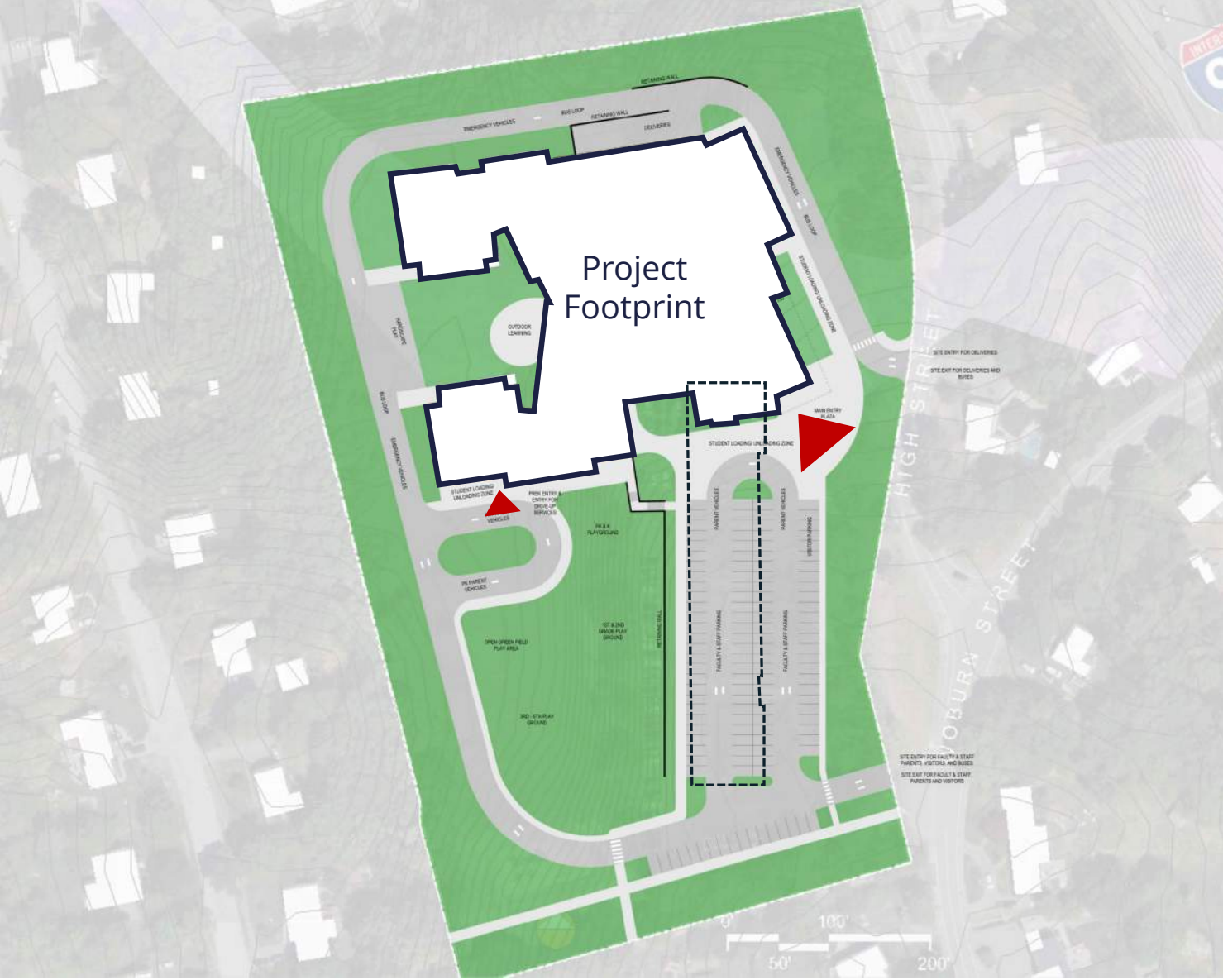
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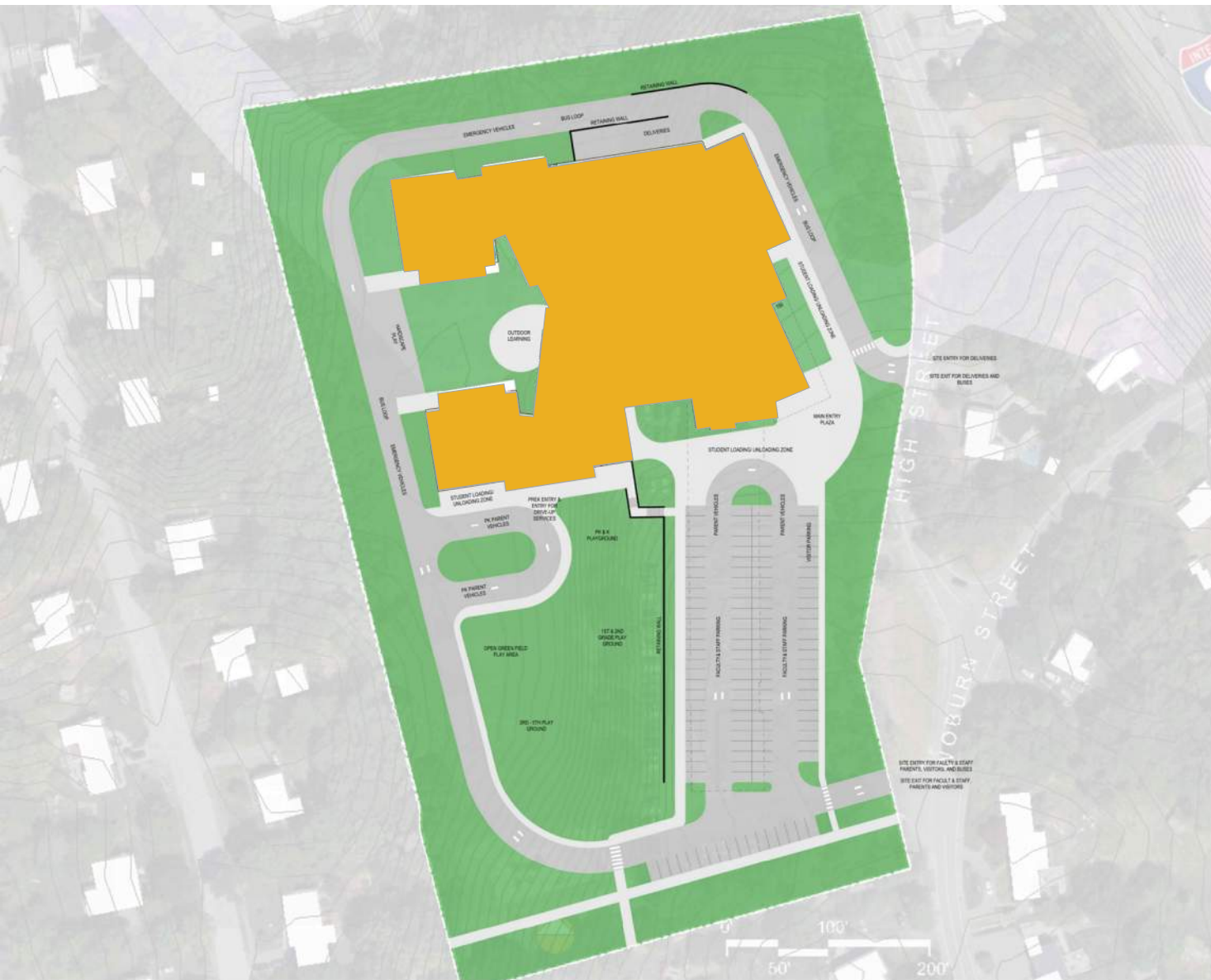


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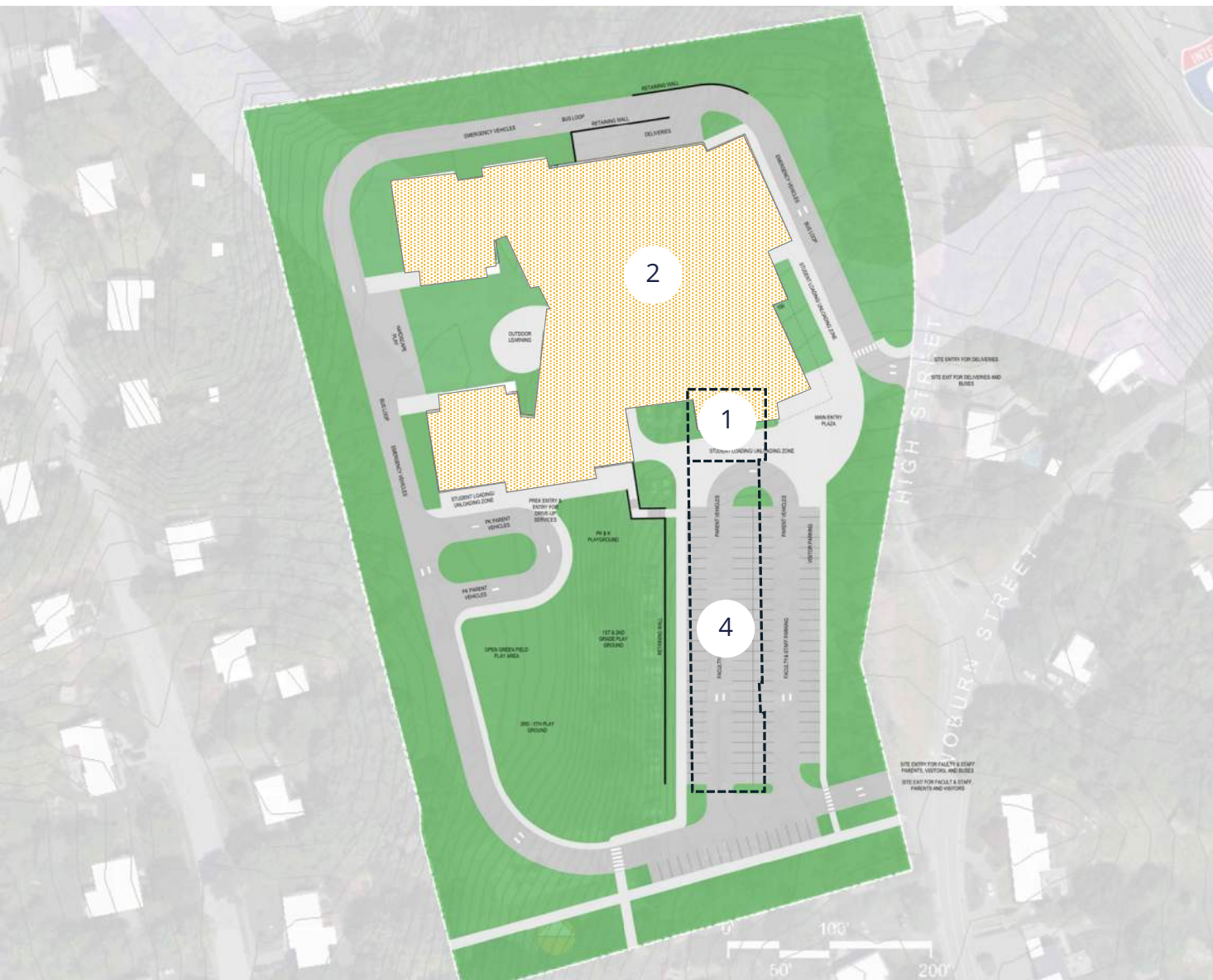


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New Construction

- Three Stories built into existing topography
- Overlaps the existing gymnasium
- Extensive retaining walls and site regrading



Construction Phasing

- 1: Demolish existing gymnasium
- 2: Construct new building
- 3: Move-in Pk-5th grade
- 4: Demolish remainder of existing building
- 5: Complete Site Work



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Upper Level



Main Level



Lower Level

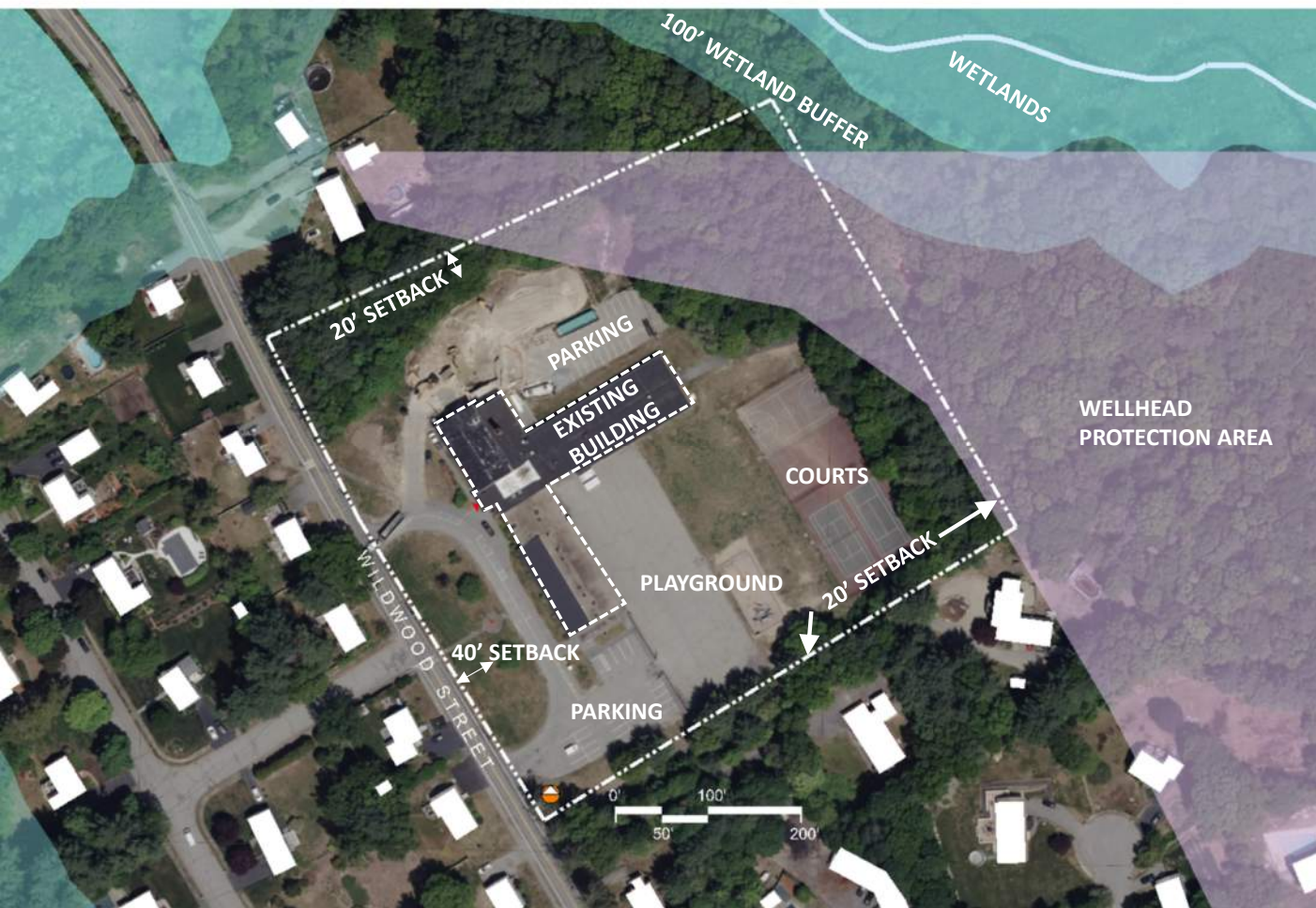


PROGRAMMING LEGEND

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Overall Building Organization

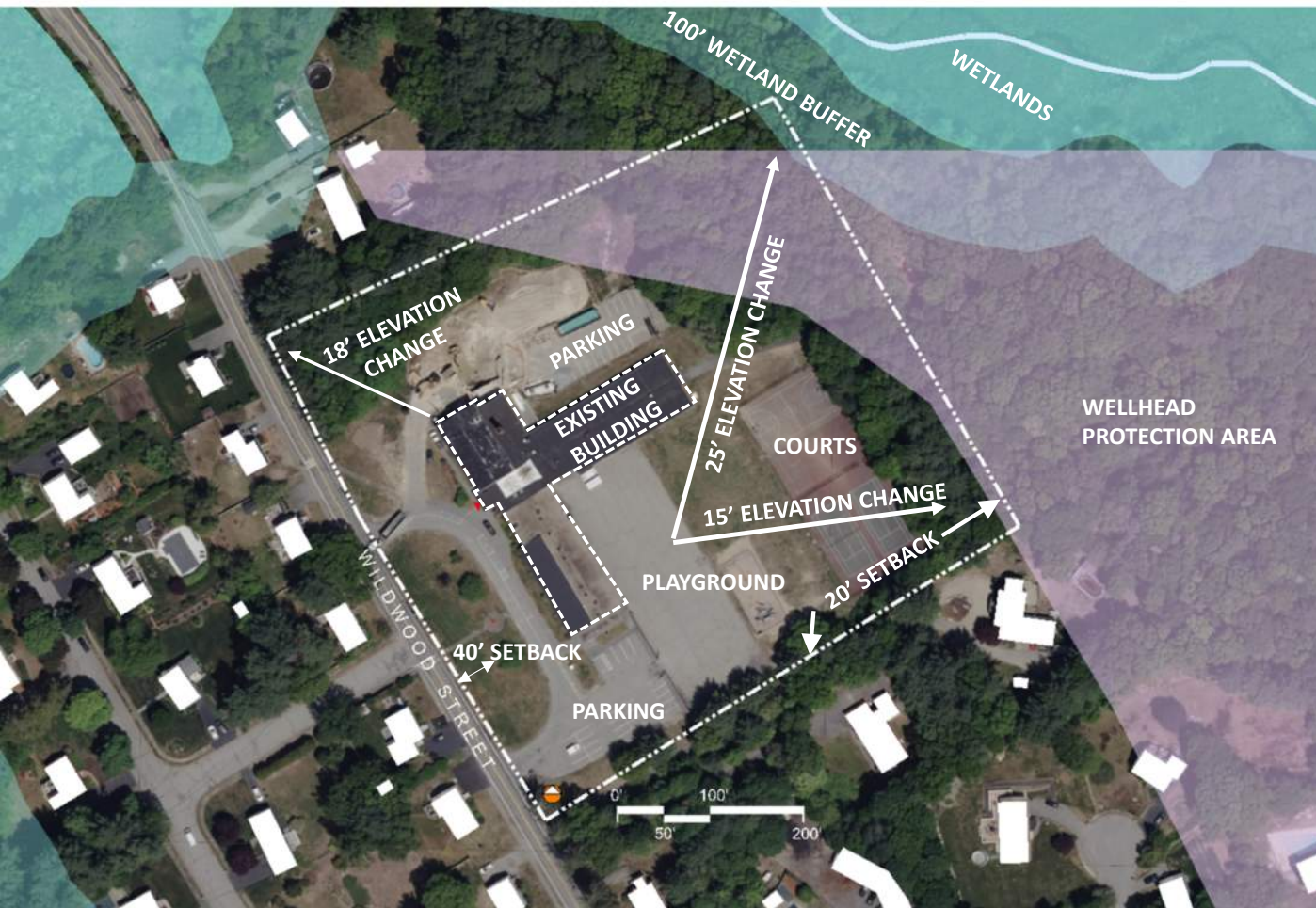
- Public Elements
- Private Elements



Wildwood Site

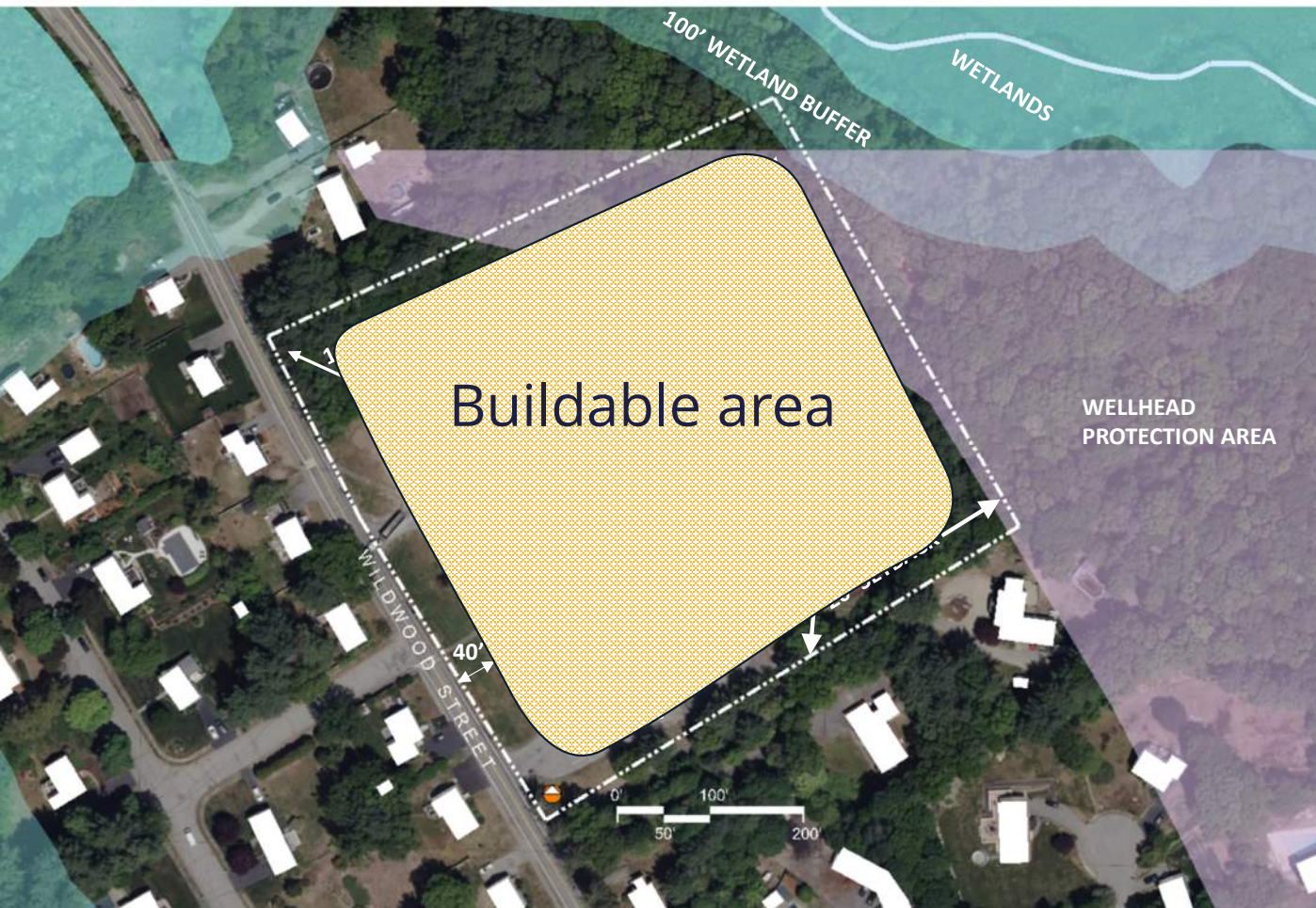
Existing Conditions

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- Three Stories



Construction Phasing

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- 2: Construct new building and complete site work
- 3: Move-in PK-5th Grade



Next Steps



Matrix of Options to Consider / Under Development

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Town Hall?	• New?	• New?	• New?

How do we evaluate options?

Selection Criteria Matrix: K-5 Options

Options		GRADE K-5	GRADE K-5 CONFIGURATION - (460 enrollment)											
		1	2	3	4	5	6	7	8	9	10	11	12	
	SITE CRITERIA	REPAIR ONLY (CIP) EXISTING HATHERLY + CUSHING	PHASED ADD-RENO K-5 HATHERLY	NEW CONSTRUCTION K-5 HATHERLY L NORTH CONCEPT	NEW CONSTRUCTION K-5 HATHERLY C NORTH CONCEPT	PHASED NEW CONSTRUCTION K-5 HATHERLY C WEST CONCEPT	PHASED NEW CONSTRUCTION K-5 HATHERLY E-W COURTYARD CONCEPT	NEW CONSTRUCTION K-5 HATHERLY N-S COURTYARD CONCEPT	NEW CONSTRUCTION K-5 HATHERLY CUSHING	PHASED ADD-RENO K-5 CUSHING	NEW CONSTRUCTION K-5 CUSHING E CONCEPT	NEW CONSTRUCTION K-5 CUSHING L CONCEPT	NEW CONSTRUCTION K-5 CUSHING COURTYARD CONCEPT	
1	Minimizes site topography impacts	5	4	3	1	1	1	4	3	2	1	1	1	
2	Minimizes Wetlands, Drainage, and Coastal Resiliency impacts	2	3	4	4	1	1	3	3	3	4	4	4	
3	Minimizes Traffic Impacts on Neighborhood	1	1	5	1	1	1	1	4	1	1	1	1	
4	Building Location best supports Site Safety, Scale, and Planning impacts	3	3	3	3	2	2	3	3	4	5	4	4	
5	Best access to outdoor learning, sport fields, and playgrounds	2	3	3	3	2	2	5	4	3	4	3	3	
6	Best option for Flannery Field	5	3	3	3	3	3	4	3	2	3	2	2	
7	Best supports Site Circulation, Queues, Parking & Drop-off/Pick-up	1	1	3	3	2	2	5	5	3	3	5	4	
8	Least disruptive to Students and Staff	1	1	3	1	1	1	5	4	1	5	4	4	
	BUILDING CRITERIA													
1	Best supports District's Educational Vision and Guiding Principles for Design	1	3	5	5	5	5	5	5	3	5	5	5	
2	Best public gathering space configuration - "Education on Display"	1	3	4	4	4	5	5	5	3	4	4	5	
3	Best supports Community Use of Building	1	3	5	5	5	5	5	5	3	5	5	5	
4	Best supports Safety & Security Goals	1	3	4	4	3	5	5	3	3	4	4	5	
5	Best supports Outdoor Learning and Access Goals	1	4	2	2	2	5	5	2	4	2	2	4	
6	Best supports Sustainability Goals	1	2	5	3	3	4	4	2	3	5	4	5	
	TOTALS	26	40	55	45	42	46	63	54	38	49	51	52	

**Thank
You**