

Project Minutes

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Prepared by:	Sarah A. Traniello	Meeting Date:	10/18/2023
Re:	School Building Committee	Meeting No:	6
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*

Present Diane M. Allan, *Permanent Building Committee*

Absent 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*

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

Present George W. Hooper II, *Public Buildings Superintendent*

Present Jeffrey M. Hull, *Town Manager*

Present Susan Inman, *Assistant Town Manager*

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

Present Paul J. Melaragni, *Permanent Building Committee*

Absent 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*

Absent Maggie Lopes, *West Side Parent*

Present Christine Prendergast, *North Side Parent*

Present Justin Cusce, *North Side Parent*

Dore+Whittier Architects

Absent Donald Walter, *Principal-In-Charge*

Present Lee P. Dore, *Principal, Designer*

Present Rani Phillips, *Project Manager*

Absent Jason Boone, *Educational Planner*

SMMA

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

Present Sarah Traniello, *Assistant Project Manager*

Item #	Action	Discussion
6.1	Record	Wilmington Public Schools Superintendent, Dr. Glenn Brand, called the meeting to order at 6:00 PM. Motion to open the Meeting by Paul Melaragni with a second from Diane Allen. Roll Call of the School Building Committee was performed to account for all of those who are present. J.Leduc advised Dr. Glenn Brand that as of 4:25pm, the Town Clerk had sworn in all members of the School Building Committee for the exception of Kevin Caira, who is not present. Roll call present: Dr. Glenn Brand, Paul Ruggiero, Diane M. Allan, Gregory Bendel, Kevin Caira, Kate Bissell, Stacey Scott, Christine Holleran, Alice Brown-LeGrand, George W. Hooper II, Jeffrey Hull, Susan Inman, Bryan T. Perry, Paul Melaragni, M.J. Byrnes for David Ragsdale, Marianne Gallezzo, Michael Camoscio, Craig Miner, Vivian Varbedian, Christine Prendergast, and Justin Cusce. Missing: <i>John C. Holloway, Maggie Lopes, David A. Ragsdale.</i>
6.2	Record	Approval of Minutes Motion to approve the School Building Committee Meeting Minutes of August 16, 2023 by Diane M. Allan and seconded by Marianne Gallezzo. Voted upon unanimously with 6 abstentions (<i>Kate Bissell, Alice Brown-LeGrand, Kevin Caira, George W. Hooper II, Jeff Hull, Christine Prendergast, Vivian Varbedian.</i>) Roll Call vote of Voting Members: Dr. Glenn Brand, Paul Ruggiero, Diane M. Allan, Gregory Bendel, Stacey Scott, Christine Holleran, Jeffrey Hull, Susan Inman, Bryan T. Perry, Paul Melaragni, Marianne Gallezzo, Michael Camoscio, Craig Miner, and Justin Cusce. <i>Missing: John C. Holloway, Maggie Lopes, David A. Ragsdale.</i>
6.3	Record	Approval of Invoices Jeff Hull provided background regarding the approval of invoices by the Finance Subcommittee that will be reviewing the invoices and making their recommendation to the School Building Committee to approve the invoices. It was recommended by Julie Leduc that this be the process moving forward as the invoices get more numerous and it lends to the transparent process across the School Building Committee and documentation. - Diane Allan asks about Basic Services Feasibility Phase Fee of \$485,000 and Schematic Design Phase Fee of \$385,000 and what milestones are involved in these phases and their deadlines in relation to the fees invoiced. <i>Vivian Varbedian, Sarah Traniello and Rani Philip advised that during Feasibility Phase the Designer performs studies and Visioning with the students, staff and community to provide direction in the development of what is envisioned for the school project.</i> - Within Dore+Whittier's Workplan, it was shown that during this Feasibility Study phase, there will be two reports submitted, the Preliminary Design Program (PSR) and the Preferred Schematic Report (PSR). The PSR report will be the product of all of the Programming Meetings, the Visioning Sessions with members of the staff, community and students that have been happening over the

Item #	Action	Discussion
		past six weeks, assembling all of the understanding of the Architectural Design of what the Town and Community envisions the Wildwood School to be. At the culmination of it all, there will be an understanding of massing so the building will not have a distinct definition of what characteristics the building needs to have in specific detail, interior and exterior. However, there will be a good sense of where the school building will be located and on what site, as well as where on that site location what it will be size-wise in square footage and whether or not it will be a two-story, a three-story or a scrawling building or all of those components and making sure that all of the programmatic spaces are included as part of the deliverable. Once the project has moved on to Schematic Design, the start of a more detailed understanding of the complexity between the departments, adjacencies and areas that want to be closer within the building to each other. ○ Where the space summary comes into play as far as what spaces are needed for classrooms and what spaces are needed for special education, music, art, and all of the other components that make up the school. ○ A cost estimate is not only done by the Architectural team but one is also performed by the Owner Project Management team. There will be a cost reconciliation to make sure that the estimators are in alignment and looking at the same scope. This is done at the Schematic Design phase as it is still very much conceptual in design. There is just enough detail but not enough to know everything or the Architect and/or the OPM team to know everything. A cost estimate at the end of the Schematic Design phase, the cost estimate is not only taken but also a budget is developed. At this time, the Wildwood Project will meet with the MSBA to approve the Schematic Design. The budget is the overall Total Project Budget which includes the cost estimate for the Construction as well as items that will take the Owner's Project Manager forward to complete the project all the way through Construction and Closeout. <i>At this time, the project will go to Town Meeting with the estimated cost of the Wildwood School project.</i> ○ The Project Budget will also cover the Project Delivery as the Architectural team moves the Schematic Design into Design Development Documents and then Construction Documents in preparation for the Bidding Phase where the project goes out to bid with the Construction Manager or General Contractor in the Bidding Phase. At this point in time, it will be necessary to bring the project before Town Meeting for approval and then move forward towards an appropriation vote for the amount of money that will be needed for building the school. Without the appropriation of the funding,

Item #	Action	Discussion
		Construction of the project cannot proceed. After the Bidding, Construction will commence and Construction Administration will occur where the Owner's Project Management Representative will enlist the Owner's Testing and Investigative services to regularly perform testing of foundations and structural elements [soils, concrete, rebar, etc.] to ensure the quality Furniture and Fixtures and Equipment are part of this as well as Technology. All is compiled together into a Total Project Budget that is submitted to the MSBA and with that is a form that is completely filled out which is known as the 3011 Form by the MSBA which triggers your Project Funding Agreement at the end of the Schematic Design Phase. At this point in the project, everyone will have a pretty good sense of how much it is going to cost for the project as a whole to come to fruition. The amount that the MSBA will be contributing towards this project will also be known as well and what is needed for Wilmington's funding and approvals to go to Town vote. • <i>From this input provided, the Designer will further develop massing options on the sites prescribed by the MSBA for Renovation Only, Renovation and Addition, and New Construction. Once all of the options are developed on the sites, a report is submitted to the MSBA called the Preliminary Design Program Report and presented to the community and the School Building Committee for their further thoughts and feedback. The options are narrowed by the School Building Committee through examination and evaluation and the Preferred Schematic Report will further explore the options.</i> • Marianne Gallezzo asked about when electrical services are provided for example on the project and an invoice is presented, the OPM would review the invoices and advise the School Building Committee of the invoices that have been reviewed, vetted and ready for being approved for payment through a recommendation? <i>Sarah Traniello advised that all invoices are reviewed against the budget and vetted for their accuracy before being brought before the Committee for recommendation.</i> • Marianne Gallezzo advised that it is different from what is being experienced for the Town Hall, Administration Building, Senior Center project. George Hooper confirmed that all invoices for those projects are vetted through their OPM before it gets to the Committee for approval and then it is submitted for payment. Marianne Gallezzo asked if there is a reason why the School Building Committee would have to approve these invoices. Vivian Varbedian advised that the Finance Subcommittee/Working Group would review the invoices submitted against the budget provided and verify that the budget line items are not being exceeded before making its recommendation to the School Building Committee as a whole for approval of the invoices. The Wildwood School Project is an MSBA project and as such the School Building

Item #	Action	Discussion
		Committee has oversight of the payment of the invoices and expenditures for the project. The Finance Subcommittee/Working Group does not have voting power as it is the School Building Committee with the voting power to approve. Marianne Gallezzo asked that it is an MSBA requirement that the SBC approve all invoices. Vivian Varbedian confirmed that the SBC is the governing committee responsible for the project and confirming the finances are in alignment for the project. • Diane Allan asked with regards to Dore+Whittier's Feasibility Study fee of \$450,000, what is the end product, what will we have accomplished when we finish this Feasibility Study and what is the estimated date of completion? Further, when we get to the Schematic Design of which is \$385,000 what is that end product and does it include construction estimates so that after this is complete this will bring us to the future Town Meeting. • Paul Ruggiero explained that the Feasibility Study budget is \$1.2Million was broken down as follows: OPM Feasibility Study work for \$200,000; Architecture/Engineering Feasibility Study work for \$800,000; Environmental/Site Work of \$100,000 and a budget of Other of \$100,000. • Warrant No. 3 contains SMMA's August 2023 invoice in the amount of \$7,500 and Dore+Whittier's August 2023 invoice for \$36,000 for Warrant No. 3's total of \$43,500. • Warrant No. 4 contains SMMA's September 2023 invoice in the amount of \$7,500 and Dore+Whittier's September 2023 invoice for \$31,500 and their Subconsultant, Cropper's invoice for services rendered for Student Assignment & Facility Planning Services to date in the amount of \$7,000 plus 10% markup in the amount of \$7,700 for Warrant No. 4's total of \$46,700. • Vivian Varbedian advised that a memo can be attached going forward with the Warrant and Invoices relating to the activities for SMMA and Dore+Whittier for the period invoiced and consultancies.
6.4	Record	SBC Vice-Chair Voting Results Dr. Glenn Brand advised of the need for a Vice Chair for the Chair of the Wildwood School Building Committee and advised of the results of the nominations that were collected 2 months prior through surveying the Committee would be provided by Sarah Traniello who collected and counted the nomination results. Sarah Traniello read off the members of the Wildwood School Building Committee who were nominated with the leading number of nominating votes and the counts for each individual for the position of Vice Chair alongside Dr. Glenn Brand. The member with the majority of the nominations at 10 was Vivian Varbedian. Confirmation was made of her attendance at this evening's meeting. A poll nomination vote was taken to confirm this nomination to Vice Chair of the Wildwood Early Childhood School project and Vivian Varbedian was unanimously nominated.

Item #	Action	Discussion
		Gregory Bendel moved that a nomination be made for Vivian Varbedian for the position of Vice Chair of the Wildwood School Building Committee. Seconded by Marianne Gallezzo and confirmed with a Roll Call vote. Roll Call vote of Voting Members: Dr. Glenn Brand, Paul Ruggiero, Diane M. Allan, Gregory Bendel, Stacey Scott, Christine Holleran, Jeffrey Hull, Susan Inman, Bryan T. Perry, Paul Melaragni, Marianne Gallezzo, Michael Camoscio, Craig Miner, Christine Prendergast and Justin Cusce.
6.5	Record	SBC Finance Working Group Formation Sarah Traniello advised that those interested in joining the Finance Working Group submitted their interest in participating when the surveys were distributed a few months ago regarding Working Groups and Subcommittees to the School Building Committee. The Wildwood School Building Committee has added some new members to our Wildwood School Building Committee. As the project continues to grow, it is important that the Committee shows complete transparency to the community with the review of invoices, change orders and contract amendments. Currently SMMA and Dore+Whittier have been submitting invoices but before we know it there will be a Contractor on board with much more complex invoicing as well as Change Orders. Although SMMA and Dore+Whittier will be thoroughly reviewing both, the Committee would like to create a Finance Working Group in which we will present these invoices and Change Orders once the review is complete the Finance Working Group will make a recommendation to the full School Building Committee for approval. This process has worked well in all our projects and makes the process more streamlined. The Committee is looking for a handful of volunteers who will be willing to join this working group. M.J. Byrnes who represented the David Ragsdale for the School Committee at the meeting reached out to David Ragsdale to get his input on his interest in joining this working group and advised he was abstaining. Those who have volunteered are Susan Inman, Christine Prendergast, Vivian Varbedian, Paul Ruggiero, and Bryan T. Perry. Those who are nominated are Susan Inman, Christine Prendergast, Paul Ruggiero and Bryan T. Perry to the Finance Working Group. Gregory Bendel moved that these members be nominated to the Finance Working Group. Seconded by Vivian Varbedian and confirmed with a Roll Call vote. Roll Call vote of Voting Members: Dr. Glenn Brand, Paul Ruggiero, Diane M. Allan, Gregory Bendel, Stacey Scott, Christine Holleran, Jeffrey Hull, Susan Inman, Bryan T. Perry, Paul Melaragni, Marianne Gallezzo, Michael Camoscio, Craig Miner, Christine Prendergast and Justin Cusce.
6.6	Record	SBC Sustainability Working Group Formation Rani Philip introduced Eric Ruoff from The Green Engineer to review Sustainability as an integral component for planning and design for this Wildwood School project. • The Green Engineer as a part of the design team guides Dore+Whittier and its design team through that process. Eric Ruoff summarized Sustainability

Item #	Action	Discussion
		and how it will impact the project and as part of the team managing the sustainability process providing a very high level understanding of some of the requirements that the project may have. This will be the first of many sessions that The Green Engineer will have with design disciplines and different groups within the community to ensure that not only the requirements of MSBA are satisfied but those of the Community as a whole. The presentation showed a table that outlines what were the previous MSBA requirements that were updated with their most recent updated requirements at the end of June. Walking through those new minimum requirements, there are some mandatory elements and then some optional elements that have some financial benefit associated with them. The Green Engineer walked through each of these individual items here a minimum requirement for all MSBA projects are outlined. The column on the right has the new requirements with the previous requirements on the left. As the MSBA has raised the bar with these new requirements as has the State energy code and which is linked to these MSBA requirements has changed. Eric Ruoff further explained the minimum requirements recognize in a Green Building community as designated by the State and how they relate to the MSBA requirements that will layer upon it relating to the whole building system for LEED for Schools version of Silver Certification. Outlining the different point strategies regarding mandatory elements around the site and water, energy, materials, indoor environment and some other holistic Green Building strategies. • The Green Engineer will work with Dore+Whittier to achieve the maximum credits possible that work with the Design and the Community's sustainability goals while in alignment with MSBA goals. While MSBA encourages a Silver LEED Certification, it is up to the District and the Wilmington community whether it is desired to push for achieving an even higher certification to obtain more reimbursement. The Green Engineer and Dore+Whittier Architect will work together closely to align the goals of the MSBA, the Wilmington Public Schools and the Wilmington Community to provide the options throughout the design process especially where it comes to providing detail on the certification levels and how much payback it will provide the Community based on the energy efficiency of the project. As the SBC gets closer to narrowing down the design options, it will need to revisit and factor in the sustainability facet of the project and more specifically what its goals are for this project. It will be advantageous to know the community's thoughts and standing on what the goals should be for this project as it commences. • Some of these in-depth discussions for Sustainability will be had with the Sustainability Working Group as they will engage in a lot of the discussions that will be had with the design team very early on. If it is known that the project is trying to aim to get those additional three and or four points for this project for additional funding then there is a need to start selecting systems whether it's electric or geothermal. It will really be the impact of these

Item #	Action	Discussion
		systems as we start selecting for the project and start pricing out in early phases that will help us know better where the project stands. To achieve this, creating a working group who would be working with The Green Engineer and the Dore+Whittier design team to have a lot of the information in place and generate this information to share with the group will be essential. Sarah Traniello advised that those interested in joining the Sustainability Working Group submitted their interest in participating when the surveys were distributed a few months ago regarding Working Groups and Subcommittees to the School Building Committee. Those that have volunteered are Michael Camoscio, Craig Miner, and Christine Prendergast. Gregory Bendel moved that these members be nominated to the Sustainability Working Group. Seconded by Paul Melaragni and confirmed with a Roll Call vote. Roll Call vote of Voting Members: Dr. Glenn Brand, Paul Ruggiero, Diane M. Allan, Gregory Bendel, Stacey Scott, Christine Holleran, Jeffrey Hull, Susan Inman, Bryan T. Perry, Paul Melaragni, Marianne Gallezzo, Michael Camoscio, Craig Miner, Christine Prendergast and Justin Cusce.
6.7	Record	Existing Conditions Summary Part of the requirements that MSBA outlines for communities such as Wilmington is to evaluate at a deeper level the state of the community's existing buildings. In this case, the buildings that are for consideration as part of the school consolidation. Prior to starting the existing conditions, Rani Philips shared a quick workplan update. To provide a quick recap of some of the tasks that were completed in the last eight months or so, Dore+Whittier have documented the findings from the site visits to the individual school buildings and will generate a report that will be shared with all of the School Building Committee and the Community. Cropper, the demographer, created and completed their data analysis that will be a part of their report that Dore+Whittier recently received. As Rani Philips mentioned, the results will be reviewed and shared as well as be finalized with the coordination for Peer School Visits. Dore+Whittier has completed the Peer School Visits with representative of the teaching staff and student parents two weeks ago, and then commenced with the remaining 2 sessions of Visioning Sessions. Dore+Whittier has completed three of the four Visioning Sessions to date. Regarding the existing conditions, these were performed over the summer as our design team evaluated the existing school buildings and the sites that were part of the project. These slides are intended to summarize Dore+Whittier's observations for each of the buildings and sites that were visited. Dore+Whittier is finalizing this report and the detailed document will give all of the observations in much greater detail and will eventually become part of the Preliminary Design Program (PDP) document that will be submitted to the MSBA in the spring of 2024. The Preliminary Design Program will be the first half of the Feasibility Study in which reviewed the three School

Item #	Action	Discussion
		locations: Wildwood, Woburn Street and North Intermediate Schools and then also visited the Town Hall site as it was identified as a possible site location. Ideally Dore+Whittier wants to understand the potential limitations as well as the opportunities that each of the locations provides. In general, the buildings are of similar vintage. The sizes are varied and this will impact what happens later in design. Rani Philips presented the Existing Condition Summary of the existing Wildwood Early Childhood Center, North Intermediate School, Woburn Street School and the Town Hall Sites with specific details related to each site's site conditions, exterior and interior architectural elements, and infrastructure. For Wildwood, the site is located in a wooded area and residential area. There are wetlands to the North and the East which will be part of the consideration when the site is analyzed for design impact. There is a wetland protected area that's part of the site where there are significant grade changes that present challenging drainage and accessibility. See PowerPoint for more detail, attached.
6.8	Record	Educational Visioning Update Dore+Whittier is embarking on the fourth session of the Educational Visioning with those members of the SBC, community, teaching staff and parents. Dore+Whittier is in the midst of documenting all the outcomes from these Educational Visioning Sessions and the Peer School Visits and preparing those to present to you in more depth over the next month. Then what comes out of those Visioning Sessions is an idea of what spaces will need to be programmed into a new building or a renovated building and Dore+Whittier will begin that process to create the Space Summary and working with the District on the Educational Plan for the future of Wilmington's education. Those are all components of what Dore+Whittier will be working on in the future so I just wanted to add that in there for next steps.
6.9	Record	Peer School Visits Five schools recently built were visited over two days by teaching staff, parents and members of this committee. Those who attended were able to take pictures and notes of what was witnessed and share and carry it forward to the remaining 2 sets of Educational Visioning Sessions that were designed to get their input on bringing it to the next step for the students of Wilmington. As participants in these sessions those who participated in the Peer School Visits definitely had some strong opinions and insights on things that had seen during the Peer School Visits. Those participants provided input to Dore+Whittier ensuring specific elements are incorporated in the project as the project moves forward. This will definitely be part of the process and unfortunately not all of it is developed. As it is being developed it will be shared with the Committee and the Community and it will be part of the process of sharing continuously throughout.

Item #	Action	Discussion
6.10	Record	Prepare for Community Forum The topic of a future Community Forum coming up. It is going to be dedicated specifically to what kind of educational programs currently exist and what kind of vision there is for the project. This is a big topic and there is a lot to cover. Trying to do both kinds: of infrastructure and next steps might be much for the first meeting. Historically the Design Team likes to dedicate a full Community Forum to kind of vet that out.
6.11	Record	Committee Questions None.
6.12		Discussion/Correspondence/New Items None.
6.13	Record	Public Comments Jen Banelli, 17 Jacob Street Rani Philips touched on at the very end the conditions of the schools and it is the next step to talk about the conditions in terms of providing modern education like how well is that building set up to provide the education for top-notch education. Is it possible to see that in the November 8th session as today's existing conditions report was very focused on physical systems and when community members think about the conditions of the school it is not just about the physical system like the AC system or the ventilation system works or the surfaces of the floor but is it able to give the student the ultimate education. As Christine pointed out, is it up to the most modern way that Wilmington would account for safety today. <i>Rani Philip advised that the presentations on November 8, 2023 for the Community Forum and the School Building Committee will provide more detail as needed regarding this subject. Part of that presentation has the intent as you specified and further comparison will be available showing the Wilmington space and then an image of one of the newer spaces visited providing what specific elements were inspiring ideas for the new Wilmington School of what some of the feedback provided by people on the school tours.</i>
6.13	Record	Next Meeting: November 8, 2023 from 7:00 PM to 9:00 PM <i>Remote Participation via Zoom after the Community Forum No. 1 from 6:00 PM to 7:00 PM</i>
6.14		Adjourn Motion to adjourn by Gregory Bendel and seconded by Paul Meleragni. Voted upon and passed unanimously. Roll Call vote of Voting Members: Dr. Glenn Brand, Paul Ruggiero, Diane M. Allan, Gregory Bendel, Stacey Scott, Christine Holleran, Jeffrey Hull, Susan Inman, Bryan T. Perry, Paul Meleragni, Marianne Gallezzo, Michael Camoscio, Craig Miner, Christine Prendergast and Justin Cusce.

Project: Wilmington Wildwood Early Childhood Center

Meeting Date: 10/18/2023

Meeting No.: 6

Page 11

Attachments: Warrant No. 3, Warrant No. 4, Wilmington Wildwood ECC Powerpoint Slides.

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

RECEIVED
TOWN CLERK

2023 OCT 13 PM 4:28

TOWN OF WILMINGTON, MA

Agenda

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Re:	School Building Committee Meeting	Meeting Date:	10/18/2023
Prepared by:	Julie Leduc	Meeting Time:	6:00 PM
Meeting Location:	Remote Participation (Zoom as follows)	Meeting No.	5
	https://wpsk12.zoom.us/j/89684086149?pwd=ems1WmlmVkVEQURmOUJtQj8vc1lCdz09		
	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. 3 and Warrant No. 4
4. SBC Vice Chair Nomination Results
5. SBC Finance Working Group Formation
6. SBC Sustainability Introduction and Working Group Formation
7. Existing Conditions Summary
8. Educational Visioning Update
9. Peer School Visits
10. Prepare for Community Forum
11. Next Steps
12. Discussion/Correspondence/New Items
13. Committee Questions
14. Public Comments
15. Next Meeting: Wednesday, November 8, 2023;
Remote Participation via Zoom after the 6pm Community Forum
16. Adjourn



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building
Committee
Meeting #3

October 18, 2023



SMMA **dw**
DORE | WHITTIER


Massachusetts School Building Authority



Agenda

SBC Vice-Chair Discussion

SBC Finance Working Group
Formation

SBC Sustainability Intro and
Working Group Formation

Workplan Update

Existing Conditions Summary

Educational
Visioning

Peer School Visits

Next Steps



SBC Vice-Chair Discussion



SBC
Finance
Working
Group



Sustainability



NEW MSBA Green Schools Requirements

Previous vs. NEW

1

(Assumes LEED compliance path)

Previous 2022 Policy MSBA Green Schools Requirements Minimum requirements for ALL MSBA projects <i>(no additional reimbursement)</i>	NEW Approved on 6/21/23 MSBA Board mtg: MSBA Green Schools Requirements Minimum requirements for ALL MSBA projects <i>(no additional reimbursement)</i>
Achieve a minimum of LEED-Schools v4 “Certified” certification (40 points)	Achieve a minimum of LEED-Schools v4 “Silver” certification (50 points)
Exceed the MA Energy Code by 10% (IECC 2018)	Meet the minimum energy efficiency requirements described in the MA DOER “Stretch Code Green Community” standards.
Earn minimum three points (of seven available) from LEED-Schools v4 categories: - MR Building Product Disclosure and Optimization – Material Ingredients - IEQ – Low Emitting Materials - IEQ – Indoor Air Quality Assessment	Earn minimum three points (of seven available) from LEED-Schools v4 categories: - MR Building Product Disclosure and Optimization – Material Ingredients - IEQ – Low Emitting Materials - IEQ – Indoor Air Quality Assessment
Achieve Enhanced Commissioning credit Paid for by MSBA	Achieve Enhanced Commissioning credit Paid for by MSBA

NEW MSBA Green Schools Requirements Previous vs. NEW

2

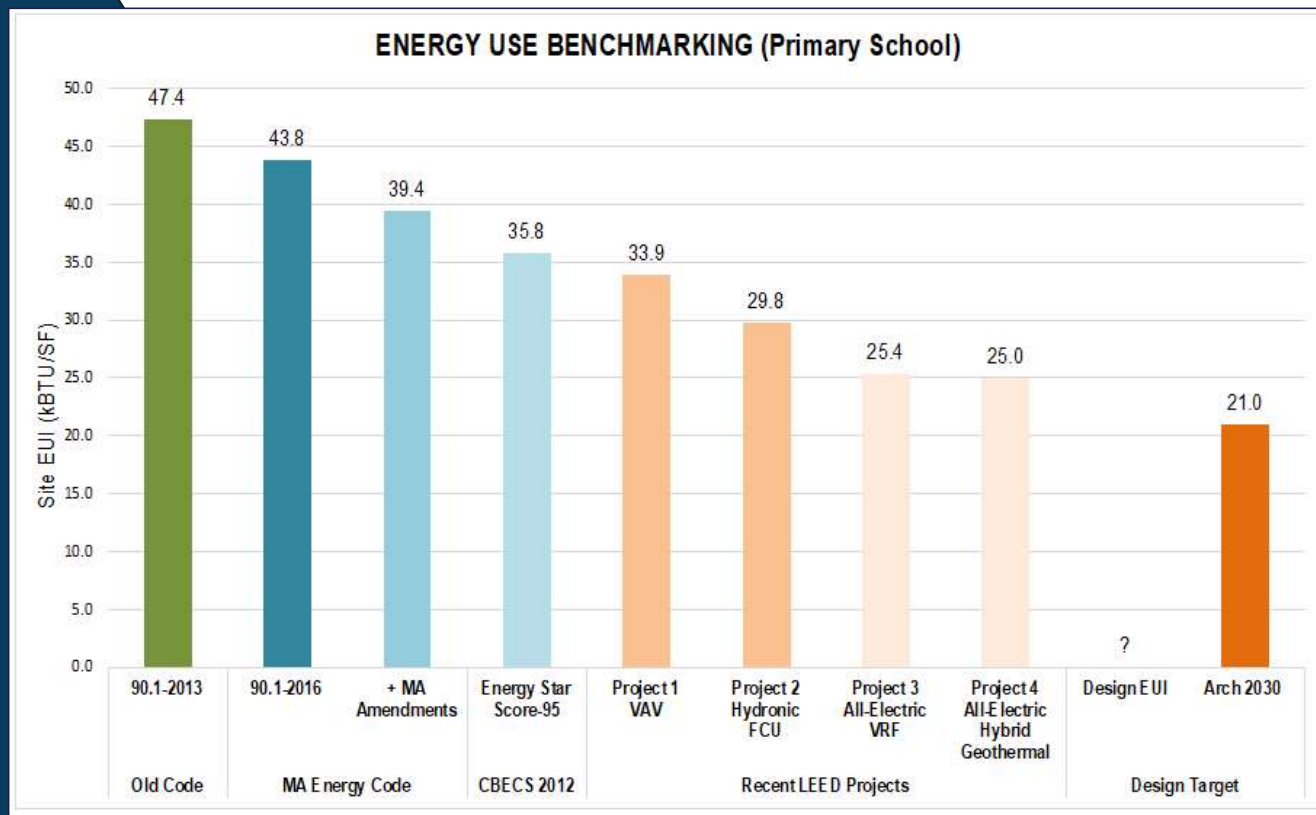
cont.

MSBA Green Schools Requirements (current): Requirements for additional reimbursement of the Estimated Basis of Total Facilities Grant:	MSBA Green Schools Requirements (approved 6/21/23): Requirements for additional reimbursement of the Estimated Basis of Total Facilities Grant:
For an add'l 2% additional funding Meet minimum requirements <u>and</u> exceed MA Energy Code by 20% (IECC 2018) (14 pts) against the LEED v4 baseline (ASHRAE 90.1-2010) for Optimize Energy Performance credit	For an add'l 3% additional funding Meet minimum requirements <u>and</u> meet the minimum energy efficiency requirements described in the MA DOER "Opt-in Specialized Code" standards
	For an add'l 1% additional funding Earn a minimum of five points (from seven points available) from the following three LEED-Schools v4 categories listed at item 3 above

Project Goals to Consider

- LEED certification level
 - Silver is required by MSBA—Do we want to push for Gold?
- Energy Use Target
 - Setting an EUI target early in design with help keep energy efficiency goals on track

EUI Target Setting



SBC
Sustainability
Working
Group



Workplan Update



September/October 2023 Update

- ✓ Documented findings from site visits
- ✓ Demographer Data Analysis
- ✓ Finalized coordination for Peer Schools visits
- ✓ Visited 5 peer schools over 2 days
- ✓ Visioning Sessions – 3 of 4 completed



Existing Conditions Summary



Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Locations



Wildwood ECC

7.5-acre site
1955 building



Woburn Street

10-acre site
1963/68 building



North Intermediate

14-acre site
1962 building

Town Hall Site

19-acre site
1958 building*



**Town Hall building was not assessed as part of this study.*

Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Site

Wooded buffer at perimeter within a residential area
Wetlands to the north and east edge of site
Site within Wellhead Protection Area
Grade change is a challenge for drainage and accessibility
Wellhead Protection Area
Municipal Open Space status
Asphalt paving and curbs damaged/poor condition
Municipal water service
On-site Septic
Limited storm drainage infrastructure
Insufficient accessible parking and paths around site
Playground surface is not ADA complaint
Sports courts are in poor condition
No fire protection service; 2 hydrants on site



Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Arch. Exterior

Masonry brick veneer and wall elements overall in fair to poor condition with no insulation
Original single pane steel frame windows
Damaged glass block at Gym
Plexiglas replaced glazing – clouded/discolored
Door systems have numerous deficiencies
1980 asphalt/stone-ballasted roof warrants replacement
1990s sloped asphalt roof warrants replacement
2012 asphalt roof under warranty



Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Arch. Interior

Floor finishes maintained – terrazzo, VCT, carpet
VCT in Gym not ideal for sports flooring
CMU w/ glazed terra cotta masonry walls - good
Ceiling in poor condition - cellulose-based finish coating is friable, collected particles and uncleanable
Room signage not code complaint
Wired glass no longer permitted as “safety glass”
Doors/hardware – most do not meet current codes
Built-in Furnishes are worn and dated



Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Infrastructure

Mechanical Systems:

Oil-fired steam boilers (1998)

Fuel-tank removed during remediation

Piping system - some corrosion and insulation missing

Fin tube radiation exceeded expected service life

Systems are inefficient and costly to operate and maintain

Piping system - some corrosion and insulation missing

Antiquated pneumatic control system, compressor inoperable

Limited digital control thermostats

CR unit ventilators exceeded life expectancy but operational

Window air conditioning units

Gym heating and ventilation units exceeded service life



Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Infrastructure

Electrical Systems:

- Original systems have exceeded serviceable life
- Electrical service would be inadequate for load demand
- Older lighting is inefficient and provides poor light levels
- No occupancy sensors and daylight/dimming sensors
- No Generator
- Emergency lighting – wall mounted battery units
- Lack of lighting at exterior paths and parking lot
- Fire alarm system (2012) addressable and code complaint
- Insufficient receptacles in spaces
- No lightning protection system
- No emergency shutdown for kitchen equipment



Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Infrastructure

Plumbing and Fire Protection Systems:

Systems and equipment mostly original to the building

Domestic hot water system components at or near useful life

No backflow preventor and water meter

Lacks thermostatic mixing valve

Sanitary, waste and storm piping nearing life expectancy

Plumbing fixtures non-ADA compliant

Fixtures lack water-saving features

Kitchen equipment in fair condition

No exterior Grease trap

No fire suppression system



Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Infrastructure

Technology and Communication Systems:

Ages range from original to current

Building not designed to adequately support newer systems

Network equipment lacks dedicated and conditioned spaces

Old wireless network across the building

Antiquated communications systems (public address system, master clock)

Telephone system does not extend into classrooms

Classrooms had ultra-short throw projectors

Video surveillance is limited to front door



Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Site

Residential Neighborhood

Steep grade change – limits accessible travel on site

Hillside - erosion control and drainage challenges

Wellhead Protection Area - northern portion of site

Municipal Open space status

Septic/Leach field

Accessible parking but limited paths/entrances

Fields are in good condition

Playground surface is not ADA complaint

Tennis courts are in poor condition

No fire protection service; 1 hydrant on site



Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Arch. Exterior

Masonry in good condition overall

Brick walls have no insulation

Original single pane steel frame windows; sill damage

Plexiglas replaced glazing – clouded/discolored

Door systems are worn - compliant hardware

Front entry ramp not compliant

Ballasted roof near membrane replacement

Mod. Bitumen (2015) at Gym under warranty



Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Arch. Interior

- Floor finishes maintained – terrazzo, VCT (2012)
- Gym wood flooring needs to be refinished
- Provide curtain in lieu of folding partition in gym
- Ceiling tiles replaced (2020)
- Floor levels not accessible by elevator
- Room signage not code complaint

- Stair balusters are not code complaint
- Wired glass no longer permitted as “safety glass”
- Operable partitions in classrooms – acoustical issues
- Doors/hardware – most do not meet current codes
- Kitchen hood is not code compliant
- Built-ins vary are worn and dated



Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Infrastructure

Mechanical Systems:

Original boilers

10,000 Underground Storage Tank for #2 fuel oil (1988)

Fin tube, heating and venting systems exceeded expected life

Systems are inefficient and costly to operate and maintain

Piping system - some corrosion and insulation missing

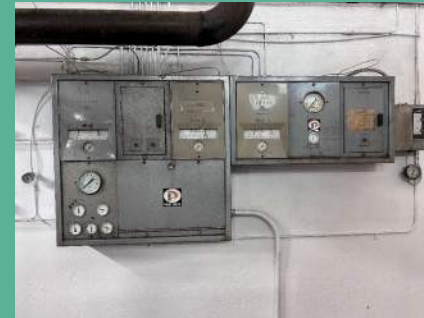
Antiquated pneumatic control system, compressor updated

CR unit ventilators exceeded life expectancy but operational

Limited cooling via ductless (mini-split) or window units

Administrative areas rely on natural ventilation (windows)

Gym heating and ventilation units exceeded service life



Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Infrastructure

Electrical Systems:

Original systems have exceeded serviceable life

Electrical service is adequate for present load demand

LED lighting upgrade (2019)

Some occupancy sensors and no daylight/dimming sensors

No Generator

Emergency lighting – wall mounted batter units

Lack of lighting at exterior paths and parking lot

Fire alarm system (2012) addressable and code complaint

Insufficient receptacles in spaces

No lightning protection system

No emergency shutdown for kitchen equipment



Wildwood ECC

Woburn Street

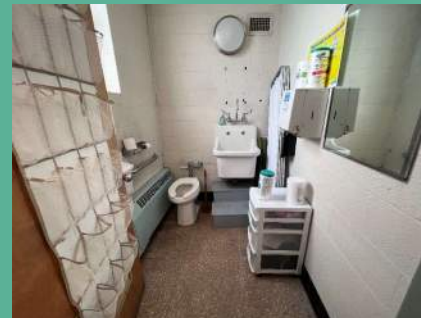
North Intermediate

Town Hall

Infrastructure

Plumbing and Fire Protection Systems:

- Systems and equipment mostly original to the building
- Domestic hot water system components outlived useful life
- No backflow preventor and water meter
- Lacks thermostatic mixing valve
- Sanitary and storm piping nearing life expectancy
- Plumbing fixtures non-ADA compliant
- Fixtures lack water-saving features
- Kitchen equipment in fair condition
- Grease trap in poor condition
- No fire suppression system



Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Infrastructure

Technology and Communication Systems:

Ages range from original to current

Building not designed to adequately support newer systems

Network equipment lacks dedicated and conditioned spaces

Wireless network access insufficient across the building

Antiquated communications systems (public address system, master clock)

Telephone system does not extend into classrooms

Classrooms equipped with ultra-short throw projectors

Video surveillance is limited to front door



Wildwood ECC

Woburn Street

North Intermediate

Town Hall



Site

Residential Neighborhood

Wetlands at southwest edge of site

Site within Wellhead Protection Area

Municipal Open space status

Municipal sewer (2015)

Limited storm drainage infrastructure

Lack of accessible parking and paths around site

Weathered site furnishings

Fields are in good condition

Playground surface is not ADA complaint

Tennis and Basketball courts are in poor condition

No fire protection service; 1 hydrant on site

Wildwood ECC

Woburn Street

North Intermediate

Town Hall



Arch. Exterior

Brick Veneer overall in good condition
Precast shelf at gym has deterioration
Concrete stairs at gym in poor condition
Aluminum framed windows, entryway (2017)
Hollow metal frames w/ insulated doors (2017)
EPDM Roof (2017) in good condition

Wildwood ECC

Woburn Street

North Intermediate

Town Hall



Arch. Interior

Multiple level changes – accessibility concerns
Finishes vary in type and condition; dated
Terrazzo and VCT in good condition
VAT maintained but worn down
Gym wood flooring is worn and
Provide curtain in lieu of folding partition in gym
Older ceiling systems warrant replacement
Wired glass no longer permitted as “safety glass”
Doors/frames/hardware do not meet current codes
Kitchen hood is not code compliant

Wildwood ECC

Woburn Street

North Intermediate

Town Hall

Infrastructure

Mechanical Systems:

Natural gas-fired hot water plant – boilers (2015)

Most other systems at the end of useful life; need replacement

Systems are inefficient and costly to operate and maintain

Piping system - some corrosion and insulation missing

Pneumatic control system is antiquated

CR unit ventilators exceeded life expectancy but operational

Limited classrooms have ductless (mini-split) units for cooling

Administrative areas rely on natural ventilation (windows)

Gym heating and ventilation units exceeded life expectancy



Wildwood ECC

Woburn Street

North Intermediate

Town Hall



Infrastructure

Electrical Systems:

Original systems have exceeded serviceable life

Electrical service is adequate for present load demand

LED lighting upgrade (2017)

Lacks occupancy sensors and daylight/dimming sensors

No Generator

Emergency lighting – wall mounted batter units

Lack of lighting at exterior paths and parking lot

Fire alarm system (2012) addressable and code complaint

Insufficient receptacles in spaces

No lightning protection system

No emergency shutdown for kitchen equipment

Wildwood ECC

Woburn Street

North Intermediate

Town Hall



Infrastructure

Plumbing and Fire Protection:

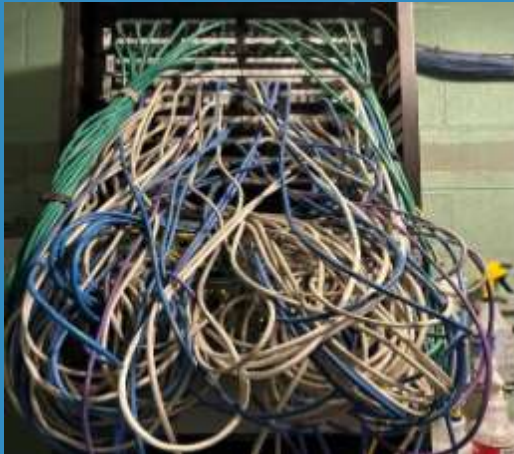
- Systems and equipment mostly original to the building
- Domestic hot water components have outlived service life
- Missing backflow preventor
- Lacks thermostatic mixing valve
- Sanitary and storm piping nearing life expectancy
- Plumbing fixtures non-ADA compliant
- Fixtures lack water-saving features
- Kitchen equipment in fair condition
- Grease trap in poor condition
- No dishwasher
- No active fire suppression system

Wildwood ECC

Woburn Street

North Intermediate

Town Hall



Infrastructure

Technology and Communication Systems:

Ages range from original to current

Building not designed to adequately support newer systems

Network equipment needs dedicated and conditioned spaces

Wireless network access equipment is older

Antiquated communications systems (public address system, master clock)

Telephone system does not extend into classrooms

Classrooms equipped with ultra-short throw projectors

Video surveillance is limited to front door

North Intermediate

Woburn Street

Wildwood ECC

Town Hall

Site

Relatively flat site slopes at northwest corner towards wetlands

Municipal Open Space status

Article 97 protected open space (Cranberry bog) to the west

Asphalt paving and curbs are in poor condition

Singular vehicular access point

Accessible pedestrian routes lacking to navigate site

Limited storm drainage infrastructure

Playground surface is not ADA complaint

Municipal water service

On-site Septic

No fire protection service; 2 hydrants on site



North Intermediate

Woburn Street

Wildwood ECC

Town Hall

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.

Educational Visioning





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



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



Peer School Visits



Why visit peer schools?

Inspiration!

- Site design
- Building layout
- Spatial relationships
- Desirable features
- Lessons learned



Roadtrip

2 days (Oct 3rd and 4th)

5 districts

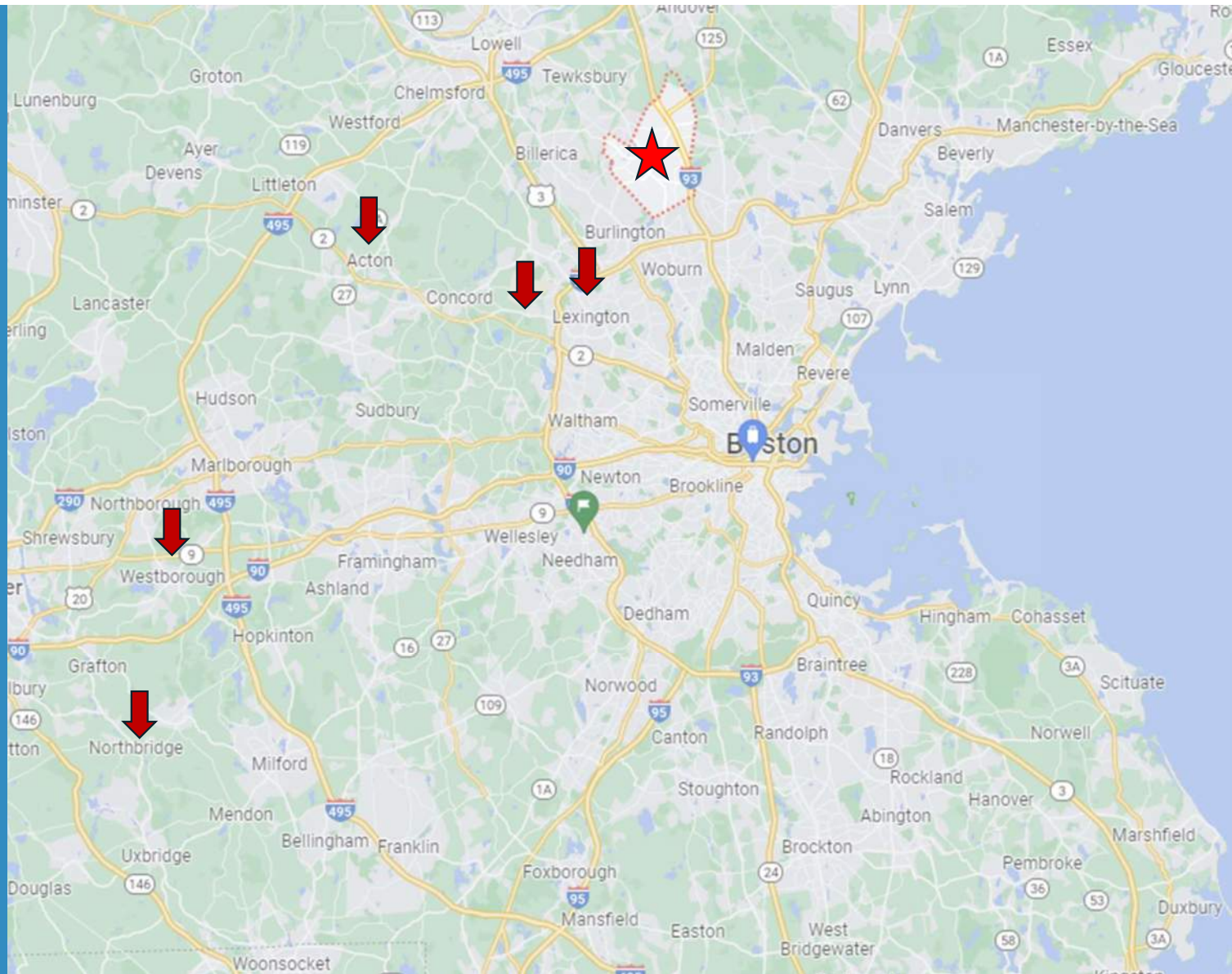
1.5 hours per site

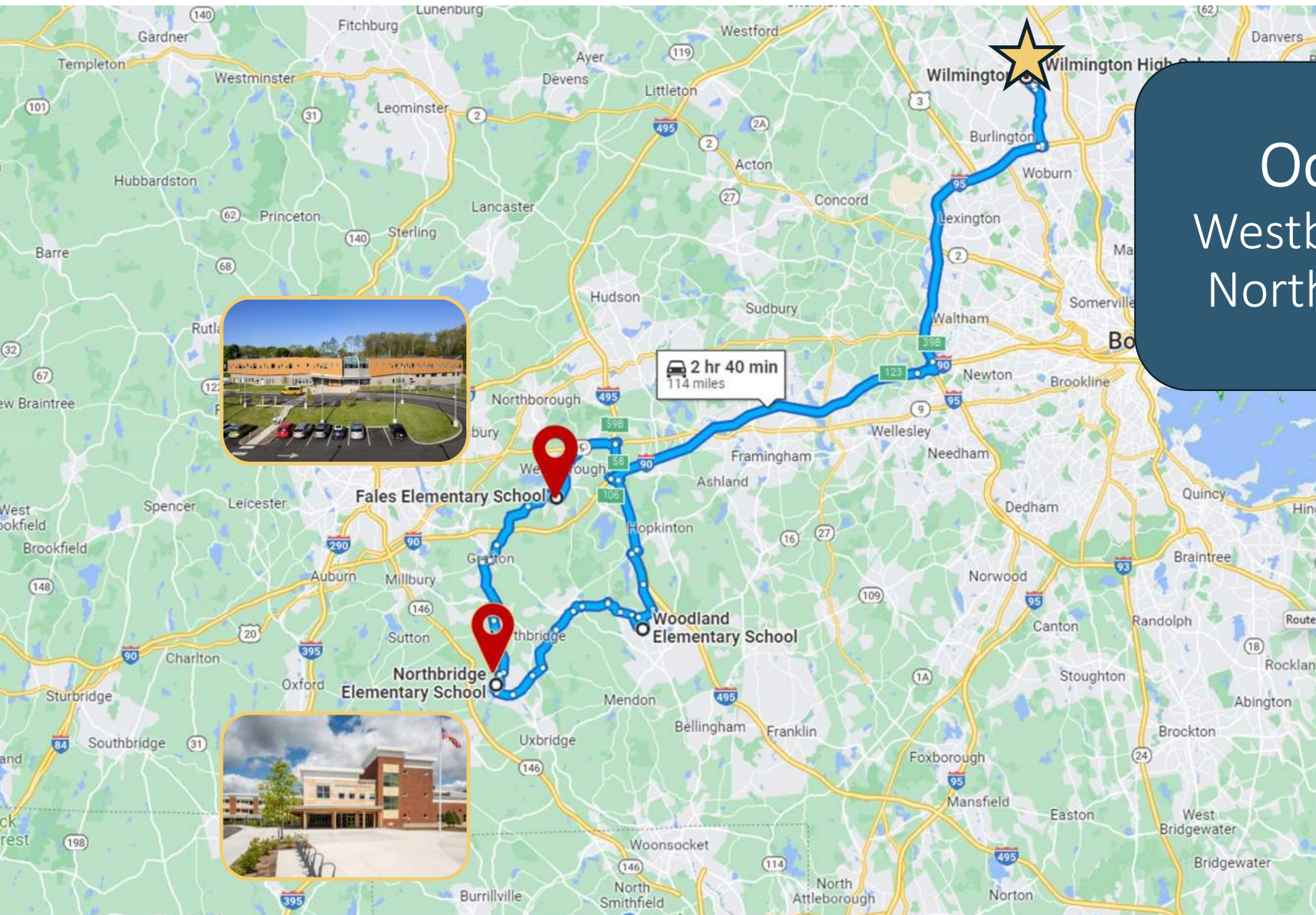
Attendees:

Leadership team

School Administration

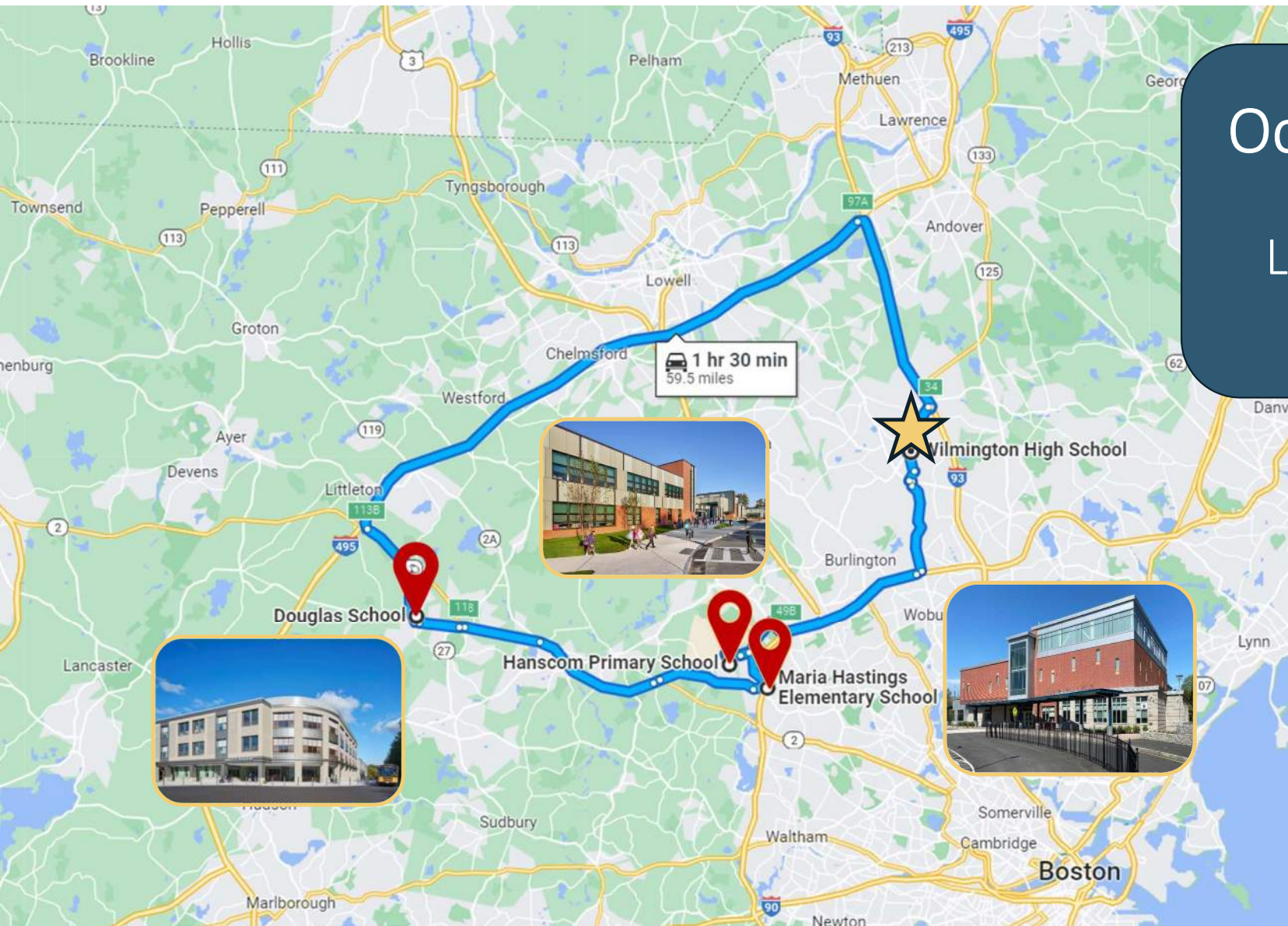
Parents





Oct 3:
Westborough
Northbridge

October 4:
Acton
Lexington
Lincoln



Next Steps



October 2023 Look Ahead

- ☐ Visioning Session #4 on October 24th
- ☐ Document Visioning Outcomes
- ☐ Begin Initial Space Programming
- ☐ Sustainability Direction
- ☐ Develop Baseline Recommendations
- ☐ Prep for Community Forum on Nov. 8th at 6pm

Next SBC Meeting: November 8th at 7pm



Q & A

