

Project Minutes

Project: Wilmington Wildwood Early Childhood Center
 Prepared by: Sarah A. Traniello
 Re: School Building Committee
 Location: Remote Participation via Zoom
 Distribution: School Building Committee (MF)

Project No.: 22127
 Meeting Date: 6/21/2023
 Meeting No: 4

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*
Absent Kevin A. Caira, *Board of Selectmen Alternate*
Present Kate Bissell, *Wildwood School Principal*
Absent Stacey Scott, *Woburn Street School Principal*
Present Christine Holloran, *Wildwood Teacher (Non-Voting)*
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 (Non-Voting)*
Present Bryan T. Perry, *Finance Director/Town Accountant (Non-Voting)*
Present Paul J. Melaragni, *Permanent Building Committee*
Present 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*
Present Maggie Lopes, *West Side Parent*
Present Christine Prendergast, *North Side Parent*
Present Justin Cusce, *North Side Parent*

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
4.1	Record	Wilmington Public Schools Superintendent, Dr. Glenn Brand, called the meeting to order at 6:00 PM. Motion to open the Meeting by George Hooper with a second from Jeff Hull. Introductions were made to the Dore+Whittier Architects Design Team, SMMA and Roll Call of the School Building Committee. Dore+Whittier Architects and SMMA. Dr. Brand noted that Stacey Scott was unable to attend. Members present were: Bryan T. Perry, Michael Camoscio, Marianne Gallezzo, Justin Cusce, Christine Prendergast, Craig Miner, George W. Hooper II, Dr. Glenn Brand, Diane M. Allan, Kate Bissell, Paul Ruggiero, Maggie Lopes, Christine Holleran, Alice Brown-LeGrand, Susan Inman, Vivian Varbedian, Paul Melaragni, Jeffrey Hull, Gregory Bendel, David A. Ragsdale. Missing: John C. Holloway, Kevin Caira, and Stacey Scott.
4.2	Record	Approval of Minutes Motion to approve the School Building Committee Meeting Minutes of March 15, 2023 by Superintendent Glenn Brand. Paul Melaragni motioned to approve the minutes and George Hooper seconded. Voted upon unanimously with two abstentions, Marianne Gallezzo and Bryan T. Perry. Roll Call vote of Voting Members: Bryan T. Perry, Michael Camoscio, Marianne Gallezzo, Justin Cusce, Christine Prendergast, Craig Miner, George W. Hooper II, Dr. Glenn Brand, Diane M. Allan, Kate Bissell, Paul Ruggiero, Maggie Lopes, Christine Holleran, Alice Brown-LeGrand, Susan Inman, Vivian Varbedian, Paul Melaragni, Jeffrey Hull, Gregory Bendel, David A. Ragsdale. Missing: John C. Holloway, Kevin Caira, and Stacey Scott.
4.3	Record	Expand Enrollment Options Discussion and Vote Dr. Glenn Brand reviewed the salient discussion points that arose during the Joint Committees Meeting of May 31, 2023 and the subsequent Select Board Meeting of June 12, 2023, Finance Committee Meeting of June 13, 2023 and School Committee Meeting of June 14, 2023 leading up to the School Building Committee Members gathering together again to review their meeting results and voting outcomes, and decide up whether the School Building Committee would like to hear the Expanded Enrollment Options Presentation from Dore+Whittier Architects and SMMA. The School Building Committee is presented with the option to either return to the MSBA to explore the additional expanded option or choose to stay the course similar to how the Select Board, Finance Committee and School Committee decided. Jeff Hull and Dr. Glenn Brand agreed that to proceed with the Wildwood Early Childhood Center project it is essential to have a consensus of all the boards and committees and it is not in the best interest of the project to proceed otherwise. Dr. Glenn Brand and Jeff Hull had a motion for a vote to stay the course which received a majority vote. The option to stay the course and move into the Visioning Presentation portion of the meeting was offered and passed with a majority.

Item #	Action	Discussion
4.4	Record	Wildwood Project Visioning Rani Philips, Jason Boone and Don Walter of Dore+Whittier Architects presented the Visioning approach and plan that will start in early fall. The Feasibility Study will continue through to the middle of 2024. Schematic Design will start in mid-2024 and continue to February 2025. The Visioning Sessions will encompass studies for the PreK-K, PreK-3 and the PreK-5. There will be 3 public meetings before the PDP Submission which will be 12 weeks exploring Renovations and Additions and New Construction. The School Building Committee will be making the decision on which of the options will ultimately be the one that will be chosen. The options will be submitted to the MSBA as they have been studied and explored and further design will continue to happen. Currently the MSBA Board Calendar is pending for the upcoming year(s) so the schedule that has been presented gives you a sense of the timing but the dates will become more detailed once confirmed. Once the final design has been selected and cost estimates completed, the Town will be presented the information and will vote for funding at the Annual Town Meeting. Key staff for each of the schools will be involved in the Visioning and programming in addition to the exploring of the four geographic travel distances that are a part of the process. The Design and Educational Programming Team meet every other week with the Project Leadership Working Group. The Visioning Sessions will further define the program whether the Town is looking at a renovation, renovation/addition or new construction for the design options and these will be submitted to the MSBA in April of 2024. This sets the stage for the direction of this group to progress forward. Don Walter, Rani Philips and Jason Boone walked the Committee through their Planning and Programming Work Plan also known as Visioning. Providing the framework to where we are in the planning process, the schedule and an overview to inform of the incremental decisions that will be made along the way during the process are essential. As the Wildwood project progresses into Visioning, the project will be recruiting 30-40 participants during an open call of students, parents, members of the community, educators in formats that depending on the session will either be hybrid or in person. 4 session x potentially 2 sets for each, depending on what kind of community participation is able to be brought forth. Some will be incorporating interactive software like menti.com and some will be in person with interaction within special focus on District-wide Planning, Learning & Reading, Overall Planning and Individual Space Planning. We will be visiting schools from other towns to give the committee an opportunity to see first-hand spaces programmed for Next Generation Learning. These tours will be open to members of the School Building Committee, teaching staff and administration and additional interested participants. These tours will be arranged in fall 2023. Additional feedback will be provided to Dr. Brand and Dore+Whittier design team about what was liked, disliked, other ideas that align with what is envisioned for the new Wildwood.

Item #	Action	Discussion
4.5	Record	Committee Questions 1. Do we know why other boards and committees chose to not pursue the PreK-5 district-wide option? <i>There were several interlaced reasons namely:</i> <i>An overall feeling that there was not enough land in the Town of Wilmington that could accommodate the size of school that would be needed for a PreK-5 district-wide option and there was a concern on the part of the District and the MSBA that there would be only half of the reimbursement for the school because it would be built to support twice the amount of students approved to study by the MSBA. A scheduled approach in parallel (simultaneous) or staggered would be explored to accommodate the needs of the students on the North side and the West side for the Town to achieve equity for the whole.</i> <i>There was a measured concern that currently there are 6 independent neighborhood schools and putting “all of the eggs in 1 basket” so to speak and consolidating 1500 students into 1 school would eliminate the cost and maintenance of aging schools overhead but if there was a grave failure like what occurred at the Wildwood like an oil spill there would be no alternative location(s) to place students while a remedy is sought. This also put into questions whether or not the MSBA would approve the project.</i> <i>There was a concern that there was going to be a 6-month delay in the project by going back to the MSBA and being placed into Eligibility and then proceed at the next meeting to be readmitted into the Feasibility Study to proceed with the updated list of options. Due to the Schools not being able to initiate Visioning before the end of the school year or during the summer, it meant there was going to be a delay until the Fall months to restart with Visioning which would have been not as much loss in time as originally thought or anticipated.</i> <i>Land options with traffic concerns that could potentially place students on buses for 30-minutes to 1-hour would be studied across Wilmington.</i> <i>MSBA approved to pay for a design option up to 755 students and above and beyond that number would be on the Town of Wilmington.</i> <i>Full disclosure and full confidants in the study performed in 2018 showed a school would need 25 acres and none of the parcels available offered this acreage.</i> Paul Melaragni made a motion to stay the course and it was seconded by Greg Bendel and passed unanimously. 2. Are we expected to attend anything outside of meetings i.e. open meetings, visioning? Are there dates for the whole year to send to the Committee? <i>There will be a schedule distributed to the School Building Committee with the School Building Committee Meetings for the rest of 2023. Throughout the process we will have subcommittee meetings i.e. PR, interiors,</i>

Item #	Action	Discussion
		traffic, sustainability. A list of these subcommittee options will be distributed to the School Building Committee via a survey. 3. Do you plan to share the Visioning on WilmingtonTV access? Jason Boone responded that planning for cable access is challenging because filming the Visioning sessions is hard to film. There will be public information sessions provided to share the information provided during the Visioning sessions that will be readily accessed over the WilmingtonTV access which will be provide detail and further explanations of the sessions and the findings. The Visioning sessions will involve staff, parents, students, community members, interested in being involved in the Visioning process in addition to representatives from Police and Fire, DPW, Board of Health, etc. The challenge may be location(s) to hold such a large gathering of 30-40 for the Visioning sessions. There are specific sessions that student involvement will be essential to get their input and it is important to have a location that is accessible without interrupting their normal daily activities. 4. How old are the students that you will be having involved in the Visioning activities? Jason Boone responds that it can vary but most likely it will be students of third, fourth or fifth grade. In the past, there also has been involvement of students as young as 2 years old. 5. What kind of committees and working groups can committee members be involved with? Julie Leduc advised that an email would be distributed to all School Building Committee members with a listing of all of the committees and working groups that involvement by members would be welcomed and essential. Post-Script: In addition, a survey was distributed to School Building Committee members seeking their thoughts on membership and involvement on such committees and working groups. 6. What are opportunities to get out the word to the Wilmington community to share information on the progress of the Wildwood project? Julie Leduc advised through ice cream socials, videos from the School Building Committee shared on Wilmington TV, SBC representation at local concerts and plays, school concerts and plays, community and neighborhood meetings, Town Day, Get Out the Vote, public relations efforts through press releases, letters to the editor and social media.
		Discussion/Correspondence/New Items 1. Michael Camoscio advised that he has a special interest in a Sustainability Subcommittee being formed. 2. Christine Prendergast addressed her fellow members advising that now that this is the start of the Wildwood project, there should be some ground rules set where there will be respect for one another and the Committee as a whole moving forward. 3. Dore+Whittier's Presentations were requested by Paul Melaragni to be sent after the meeting for their reference and use. SMMA has sent the presentations to the School Building Committee together with their Survey for

Item #	Action	Discussion
		<i>Co-Chair Nominations and preferences for Subcommittee and Working Groups Involvement.</i> 4. Julie Leduc advised that there should be a nomination of a Co-Chair of the School Building Committee to share some of committee leadership responsibilities with Dr. Brand and be included in the Leadership Working Group meetings. This will be added to the agenda for the next School Building Committee Meeting. <i>Survey sent to all members with the Dore+Whittier Presentations.</i>
4.6	Record	Public Comments None.
4.7	Record	Next Meeting: To Be Announced with Upcoming Schedule Communication <i>In Person or Remote Status will be TBD.</i> <i>Meetings will continue to be held in person to further the communication and collaboration between the committees and working groups during these important time sensitive times. During summer months there will be more flexibility with respect to virtual meeting access in order to accommodate those who may be travelling with their families.</i>
4.8		Adjourn Motion to adjourn by David A. Ragsdale and seconded by Jeffrey Hull. Voted upon and passed unanimously. Roll Call vote of Voting Members: Bryan T. Perry, Michael Camoscio, Marianne Gallezzo, Justin Cusce, Christine Prendergast, Craig Miner, George W. Hooper II, Dr. Glenn Brand, Diane M. Allan, Kate Bissell, Paul Ruggiero, Maggie Lopes, Christine Holleran, Alice Brown-LeGrand, Susan Inman, Vivian Varbedian, Paul Melaragni, Jeffrey Hull, Gregory Bendel, David A. Ragsdale. Missing: John C. Holloway, Kevin Caira, and Stacey Scott.

Attachments: Wilmington Wildwood ECC Project Schedule Powerpoint Slides; Planning and Programming Workplan Overview / Visioning 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.

Agenda

Project:	Wilmington Wildwood Early Childhood Center	Project No.:	22127
Re:	School Building Committee Meeting	Meeting Date:	6/21/2023
Prepared by:	Julie Leduc	Meeting Time:	6:00 PM
Meeting Location:	Wilmington High School, Large Group Instruction Room	Meeting No.	3
Distribution:	School Building Committee (MF)		

1. Call to Order
2. Approval of Minutes
3. Introduction to the Wildwood Project Team
4. Expand Enrollment Options Discussion and Vote
5. Wildwood Project Visioning
6. Discussion/Correspondence/New Items
7. Committee Questions
8. Public Comments
9. Next Meeting: *Meeting Schedule to Follow*
10. Adjourn

The items listed are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items may in fact be discussed and other items not anticipated may also be brought up for discussion to the extent permitted by law.

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www.smma.com



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting

June 21, 2023



SMMA

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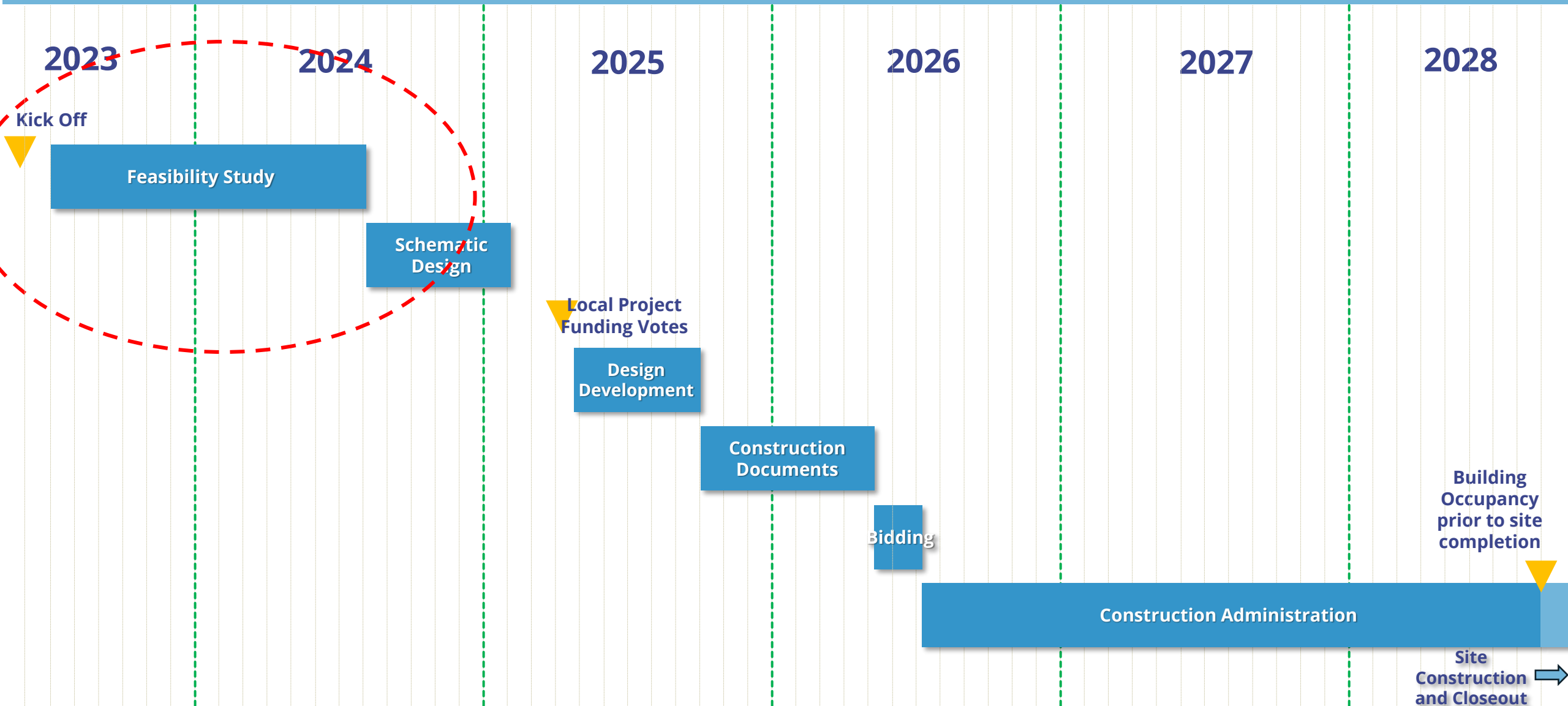


Agenda

Schedule Update

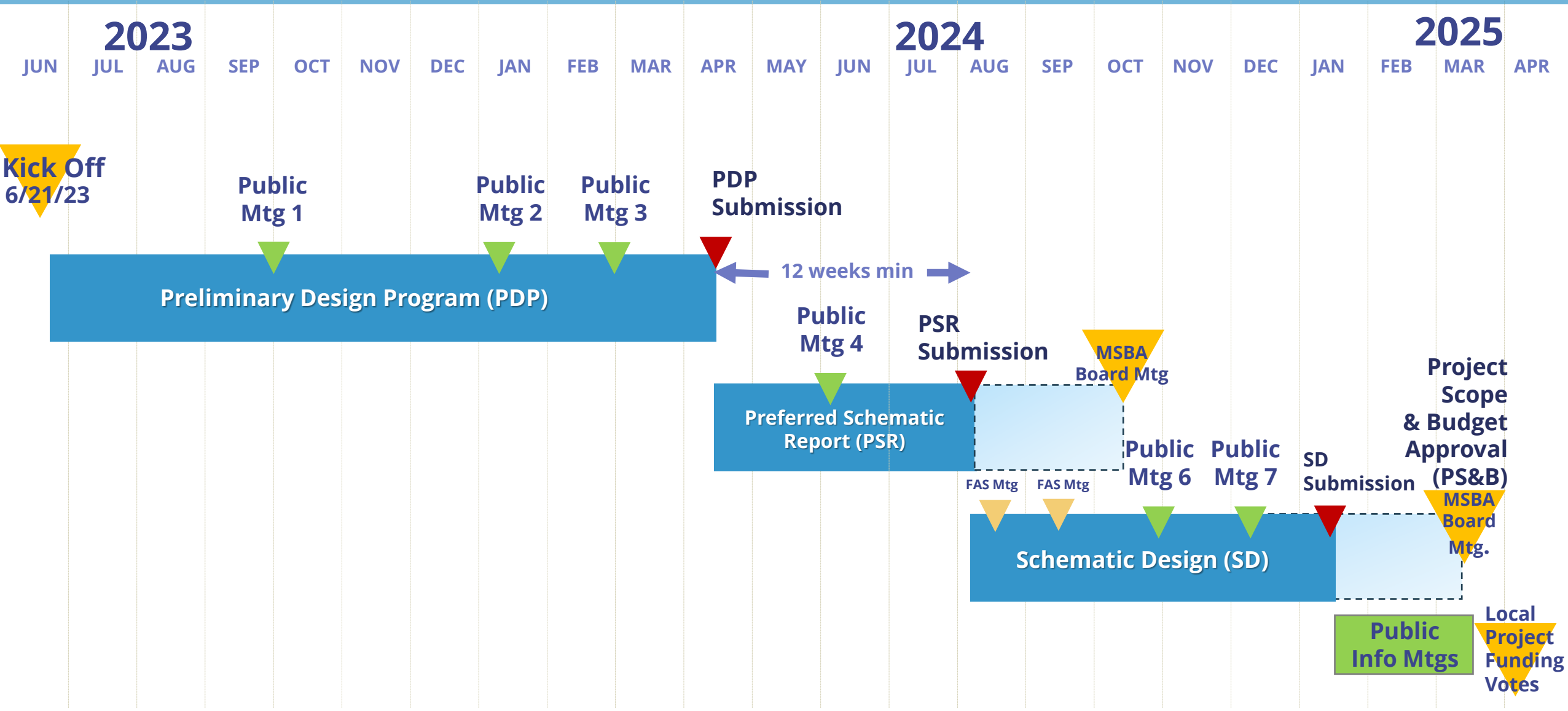


Wilmington Wildwood EEC Overall MSBA Project Schedule

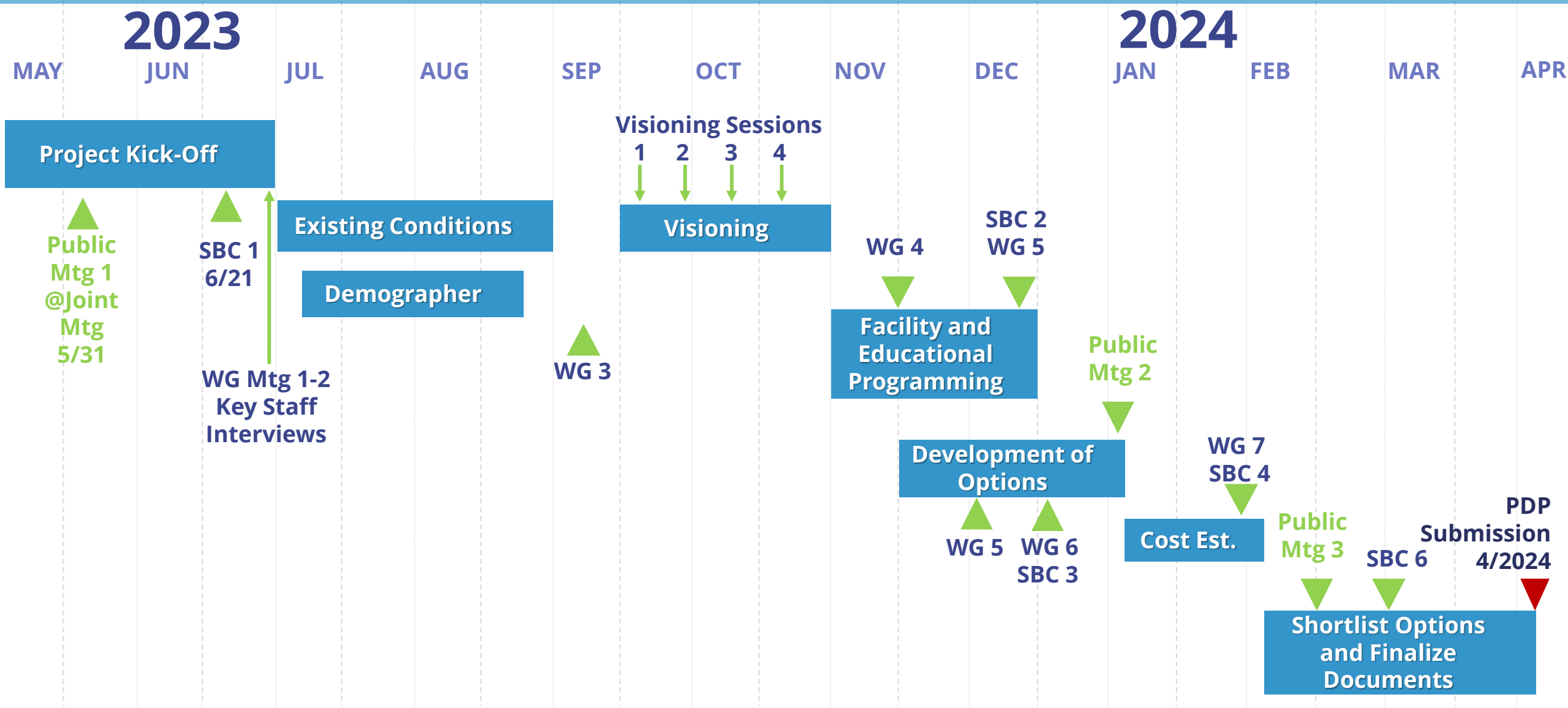


Wilmington Wildwood EEC

PDP – Schematic Design Schedule



Wilmington Wildwood EEC PDP Schedule



Wilmington Public Schools

Elementary School
Building Project

Planning & Programming Workplan

SMMA

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June 21, 2023



Overview

Participants

Participation Platforms

Events

Outcomes

Participants

- **Students**
- **Parents**
- **Faculty (representatives of all disciplines and specialties)**
- **Staff**
- **Building Administrators**
- **District Administrators**
- **Members of the School Committee**
- **Members of the Select Board**
- **Members of the Finance Committee**
- **Members of the School Building Committee**
- **Senior Citizens**
- **Citizens in the local business community**
- **Members of Parks and Recreation**



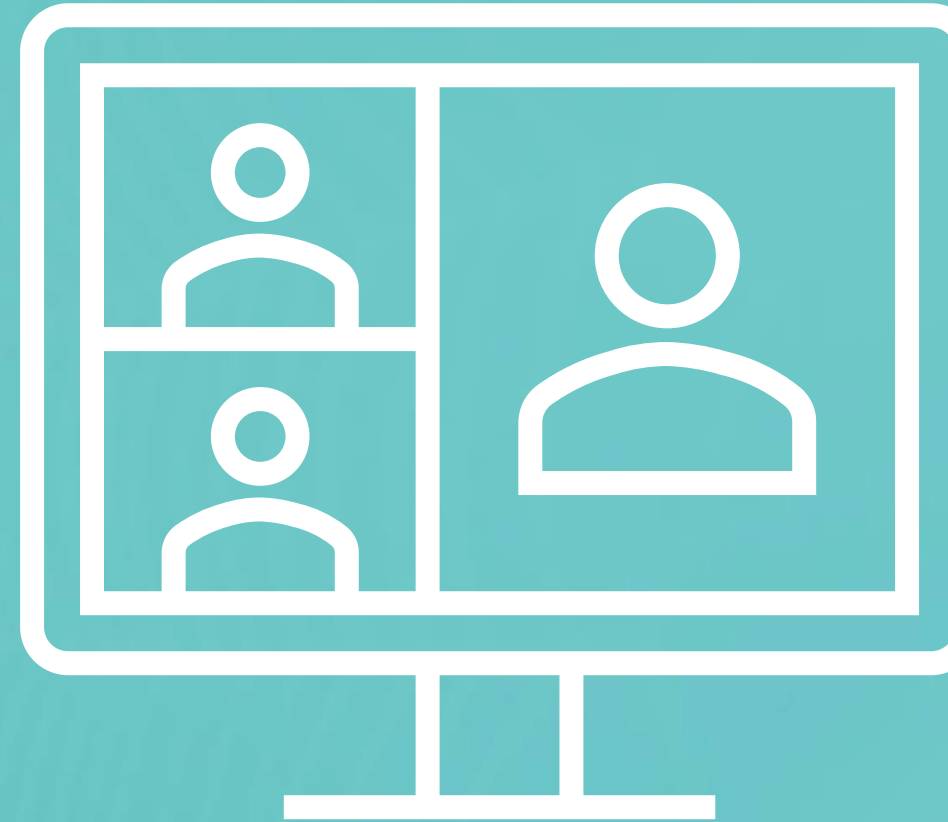
Participants

30 to 40



Participation Platforms

- In-person
- Hybrid (Synchronous)
- Dual Session (AM & PM)
- Remote (Asynchronous)



Participation Platforms



Go to www.menti.com and use the code 35 62 36

What does playful learning look like?

Joyful, unobstructed thinking

Kids working together collaboratively and cooperatively

Hands on exploring

Engaging

engaging in meaningful experiences.

Building, exploring, creating

Joyful

Imaginative/Inventing

activities that allow students come

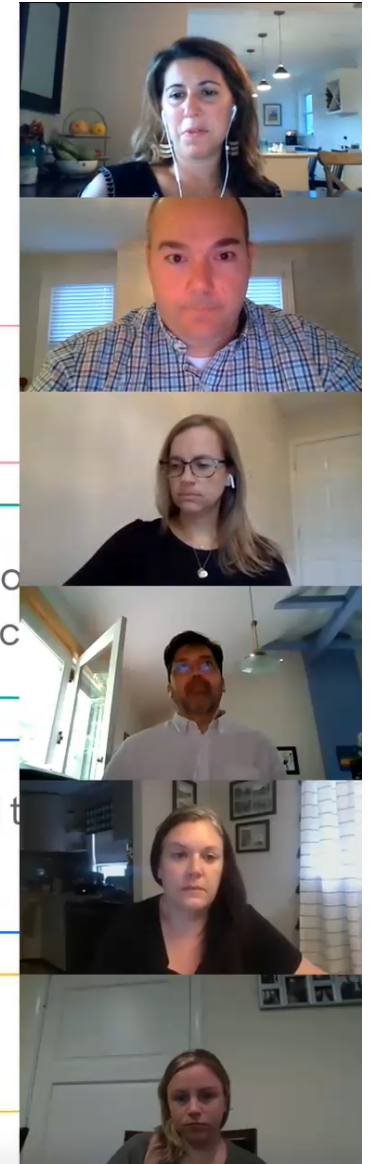
Movement

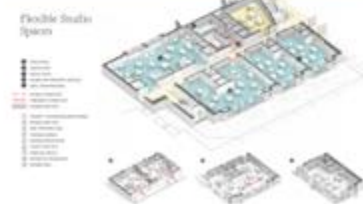
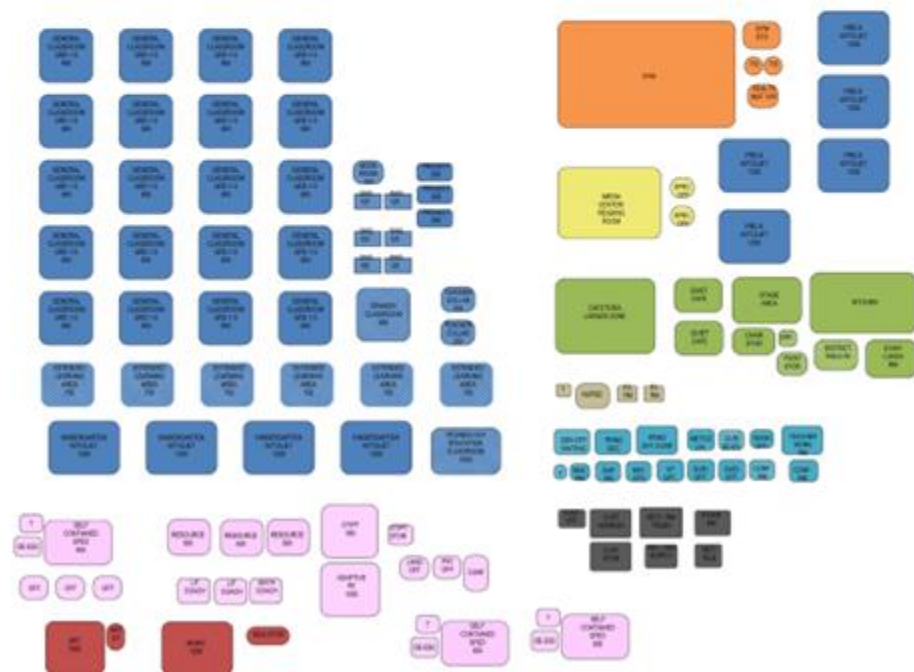
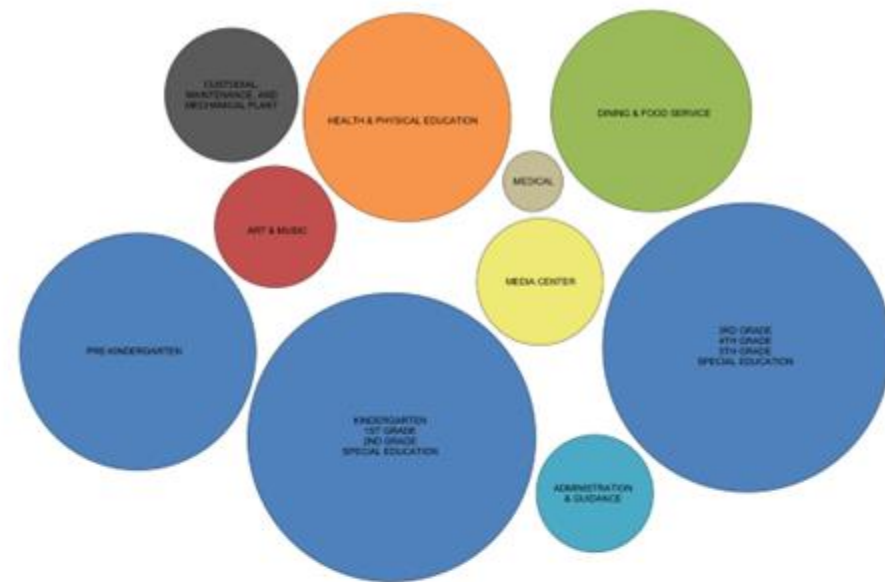
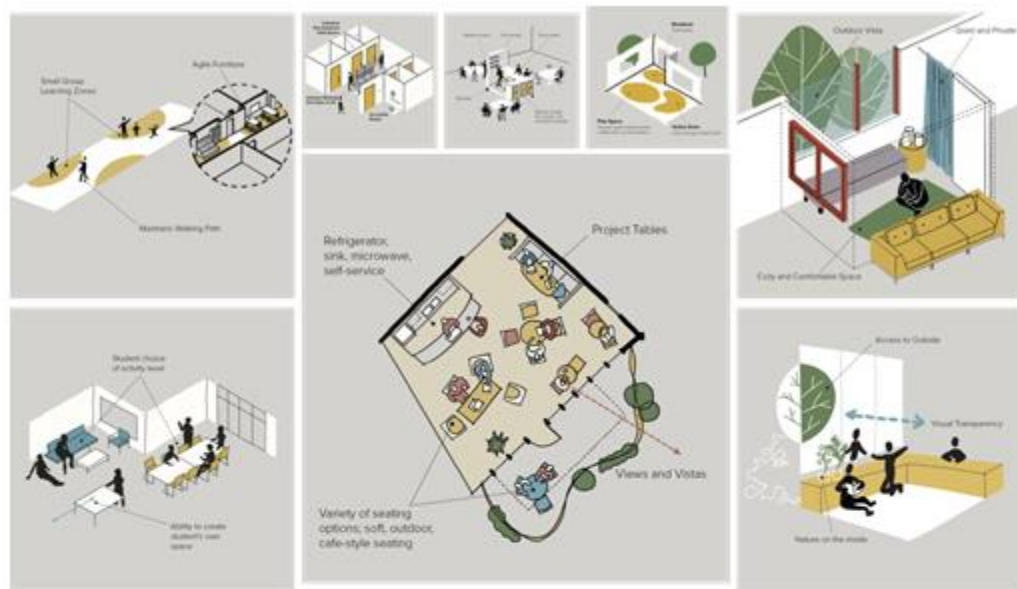
Engaged creative, thoughtful learning that invokes curiosity

Student directed and teacher supported

Student choice

Press ENTER to pause scroll





Events

- Principals' Interviews and Educational Walk-thru
- Visioning Session #1, #2, #3, and #4
- Preparation of the Space Summaries
- Preparation of the Educational Program Narrative(s)

Visioning #1

Fall 2023

**District-wide
Planning**

Visioning #2

Fall 2023

**Learning &
Teaching**

Visioning #3

Fall 2023

**Overall
Planning**

Visioning #4

Fall 2023

**Individual
Space Planning**

Visioning #1

Fall 2023

District-wide Planning

- 4 Hours
- Hybrid (Synchronous)
- Dual Sessions

Visioning #2

Fall 2023

Learning & Teaching

- 3 Hours
- Hybrid (Synchronous)
- Dual Sessions

Visioning #3

Fall 2023

Overall Planning

- 2 Hours
- In-person
- Remote (Asynchronous)

Visioning #4

Fall 2023

Individual Space Planning

- 2 ½ Hours
- In-person
- Remote (Asynchronous)

Visioning #1

Fall 2023

District-wide Planning

-  Issues
-  Grade Configuration
-  School Count & School Size

Visioning #2

Fall 2023

Learning & Teaching

-  Process
-  Educational Intent
-  Learning Experiences

Visioning #3

Fall 2023

Overall Planning

-  Overall Site & Building Planning
-  Guiding Principles

Visioning #4

Fall 2023

Individual Space Planning

-  Precedents
-  Space Features

Visioning #1

Fall 2023

District-wide Planning

- ☒ Issues
- ☒ Grade Configuration
- ☒ School Count & School Size

Visioning #2

Fall 2023

Learning & Teaching

- ☒ Process
- ☒ Educational Intent
- ☒ Learning Experiences

Visioning #3

Fall 2023

Overall Planning

- ☒ Key Spaces
- ☒ Overall Site & Building Planning
- ☒ Guiding Principles

Visioning #4

Fall 2023

Individual Space Planning

- ☒ Precedents
- ☒ Space Features

① Educational Narrative

② Overall Planning Diagrams

③ Space Summary



Wilmington Public Schools
Elementary School
Building Project

Thank you

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June 14, 2023