



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

Community Forum #3

March 28, 2024



SMMA **dw**
DORE & WHITTIER


Massachusetts School Building Authority



Agenda

Introductions

What is and What Can Be

Participation Tools and
Instructions

MSBA Process and Schedule

Existing Conditions Summary

Defining Project Needs

Preliminary Design Options

Evaluation Process

Stay Connected



Introductions



The Team



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities



School Committee

School Building Committee

SMMA

Owner's Project
Manager (OPM)



DORE + WHITTIER

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

Dennis Kelley, Public Buildings

Lou Cimaglia, Acting Town Administrator

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

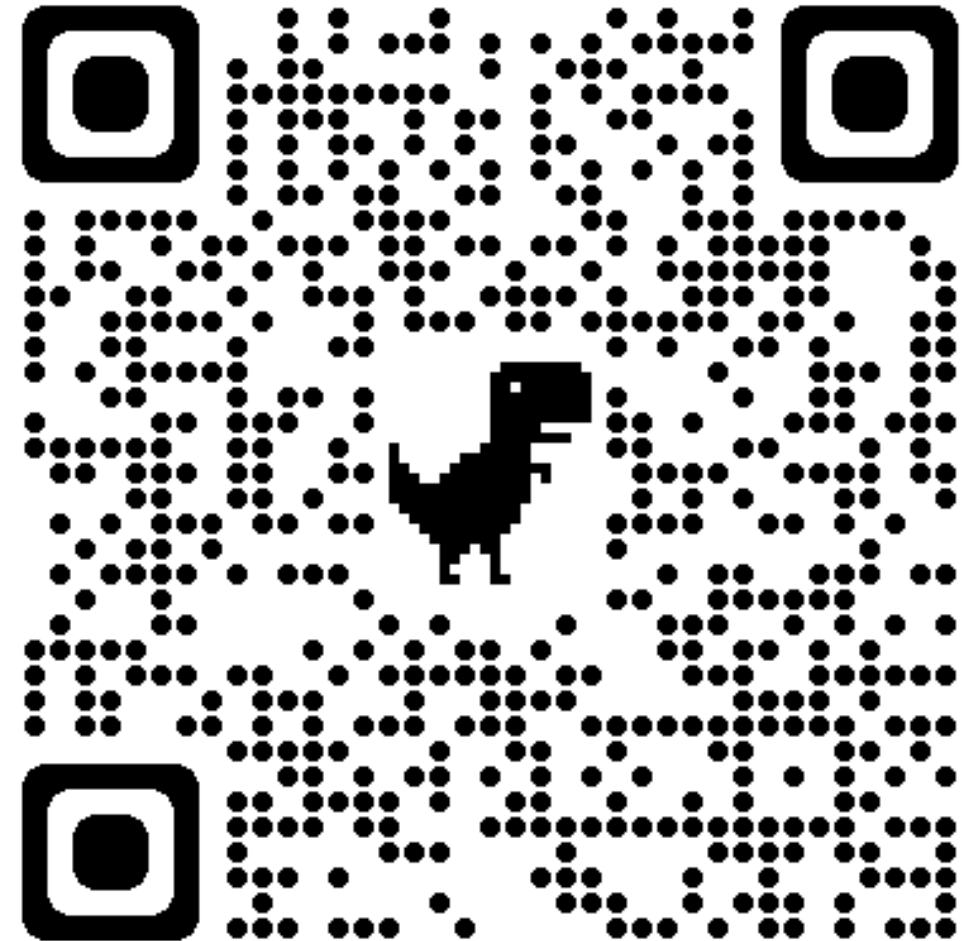
Christine Prendergast, Parent Representative

Justin Cusce, Parent Representative

What is and
What Can Be



Use the QR code to
watch the video



Participation Tools and Instructions





Mentimeter





Menti Norms

- All Responses Are Anonymous
- Comments, Reactions, and Responses are Recorded and Tallied
- Polling for information gathering, not decision-making

Instructions

Go to

www.menti.com

Enter the code

2392 4583



Or use QR code

I'm responding as:



Other Participation Opportunities



ZOOM



Q&A

and

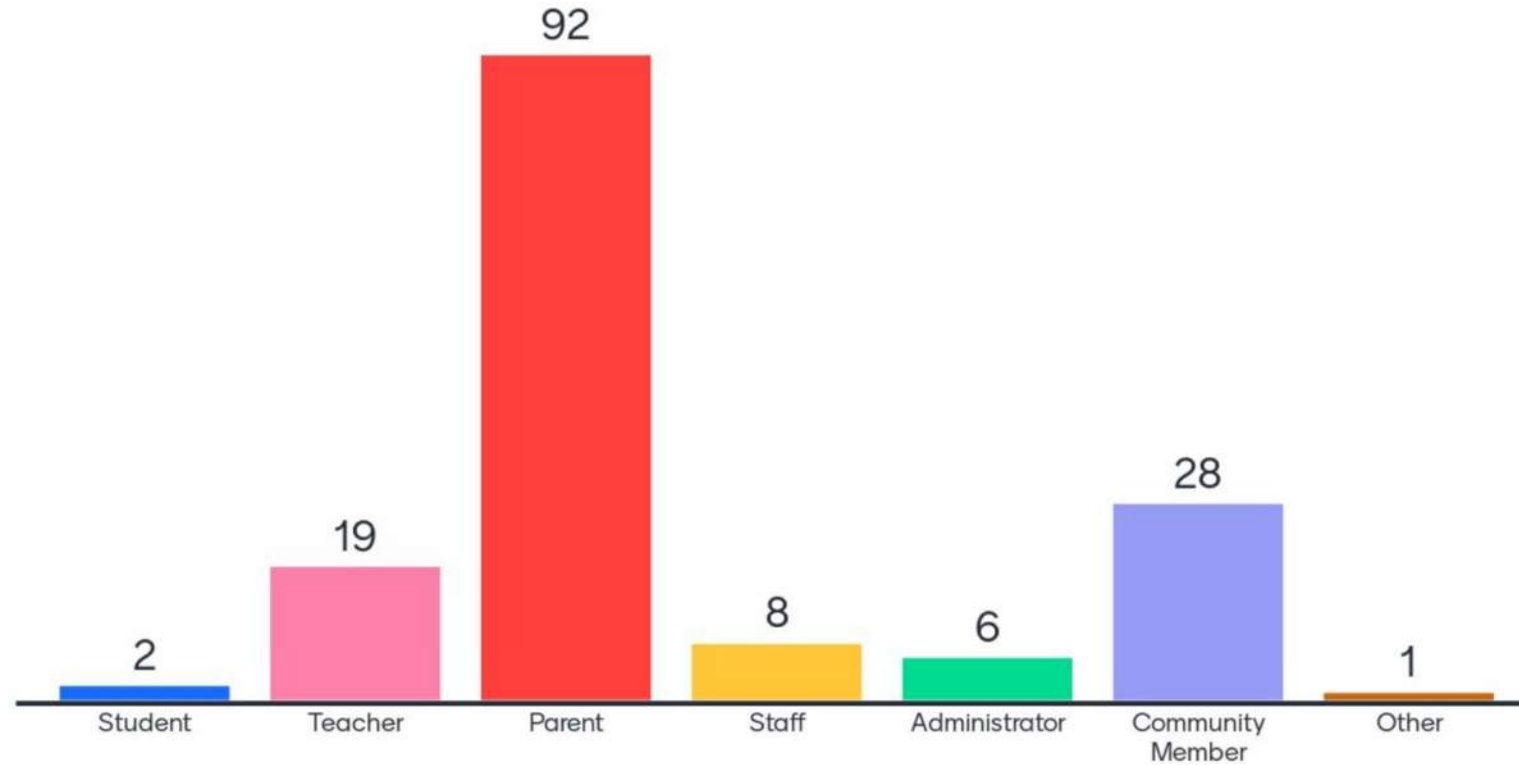
Open Q&A

Mentimeter

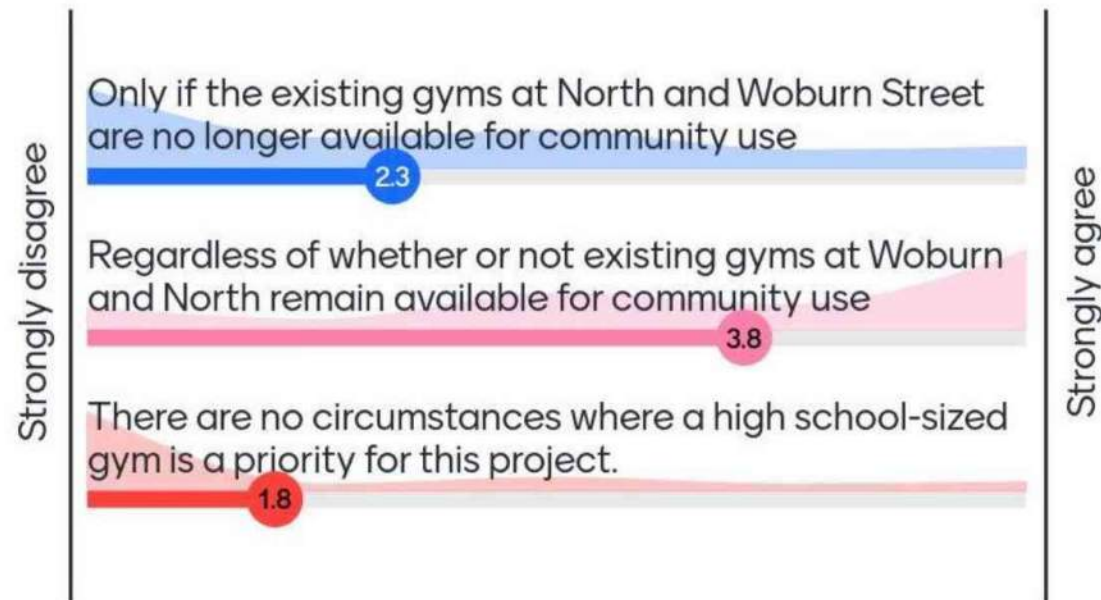
Synchronous **or** Asynchronous (7days)

Results from Community Forum #2

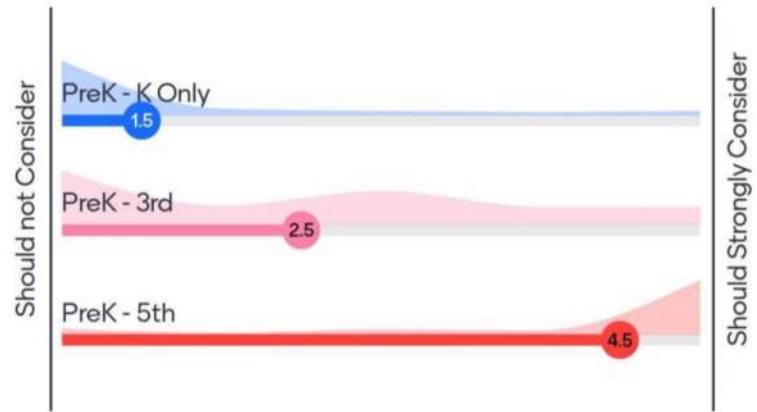
I'm responding as:



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

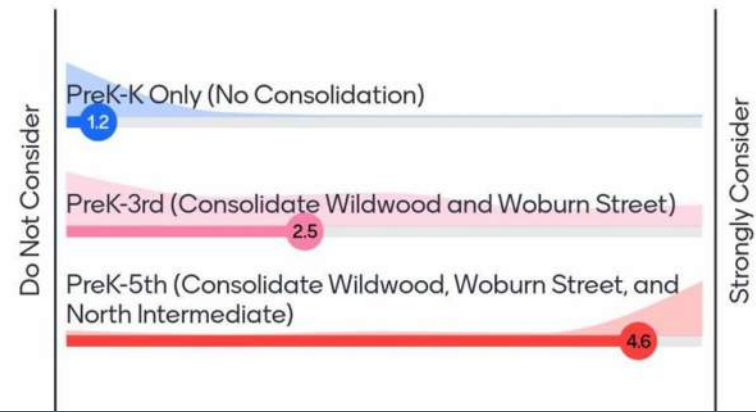


How strongly should the District consider the following grade configurations?



**Responses before options were shared*

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



**Responses after options were shared*

MSBA Process and Schedule



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.



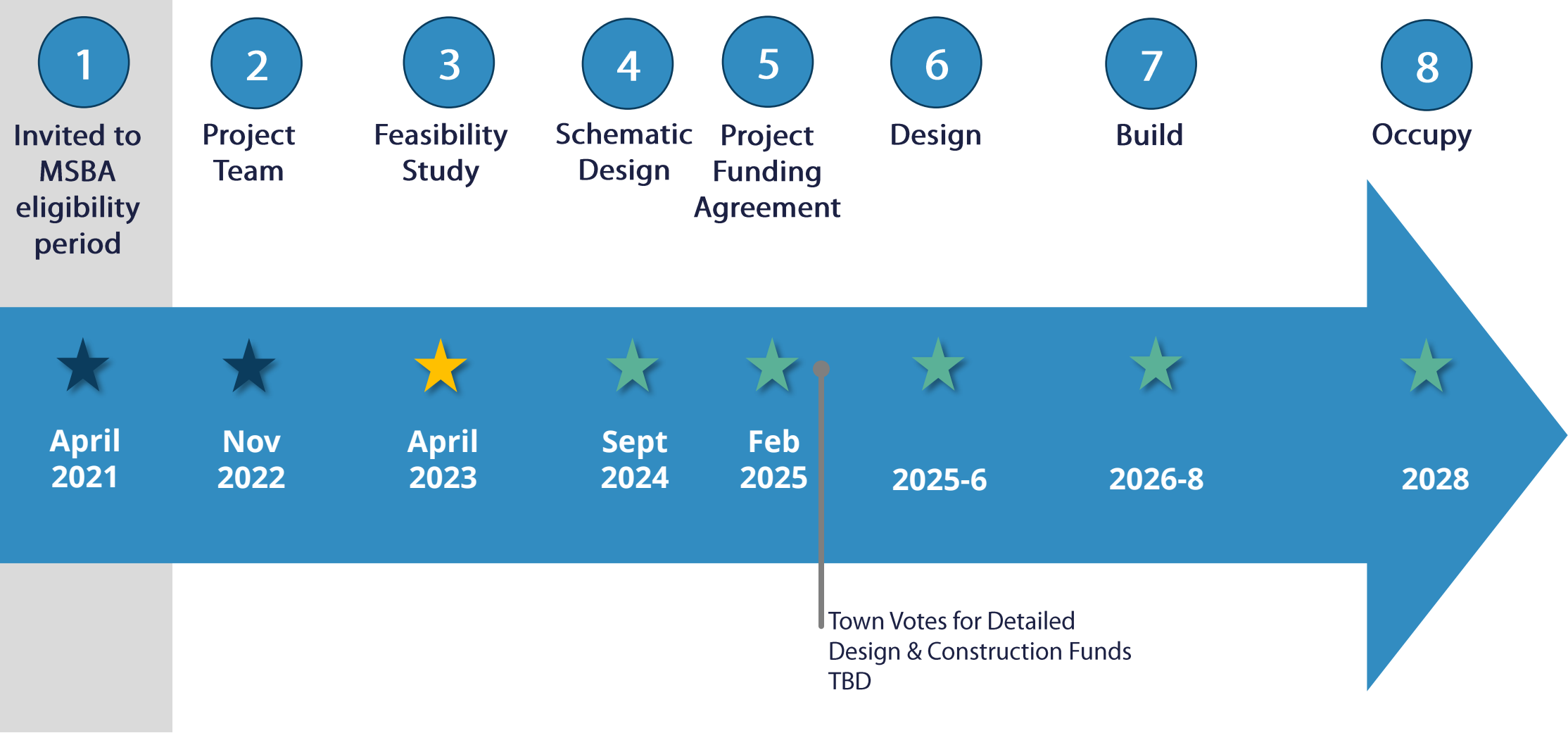
Wildwood Early Childhood Center
1955 (**68 yrs**)

Enrollments & Grade Configurations



MSBA Process

Step-by-Step



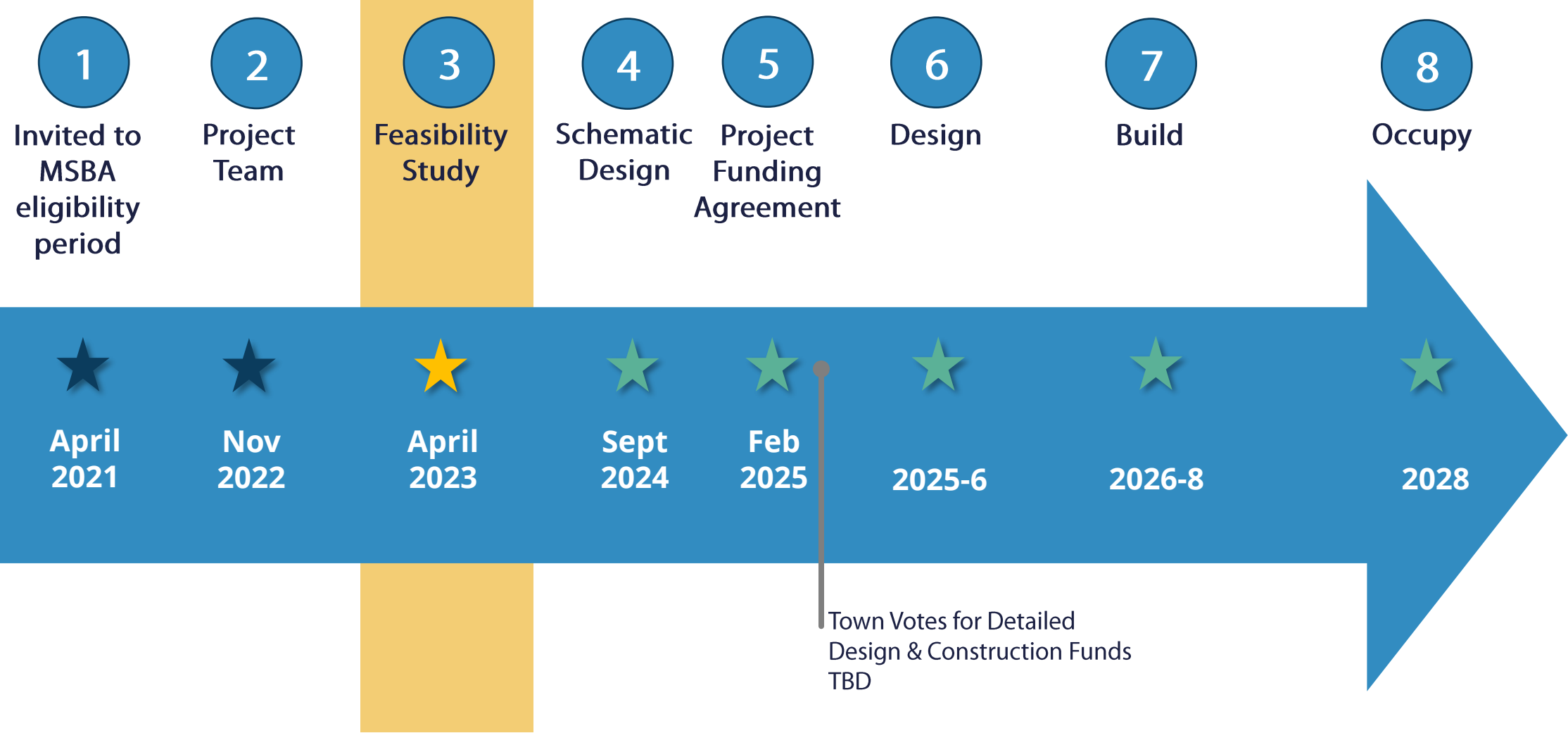
MSBA Process

Step-by-Step



MSBA Process

Step-by-Step



MSBA Process

Where We're Going: Schematic Design

3

Apr 2023 – Apr 2024

Preliminary
Design Program

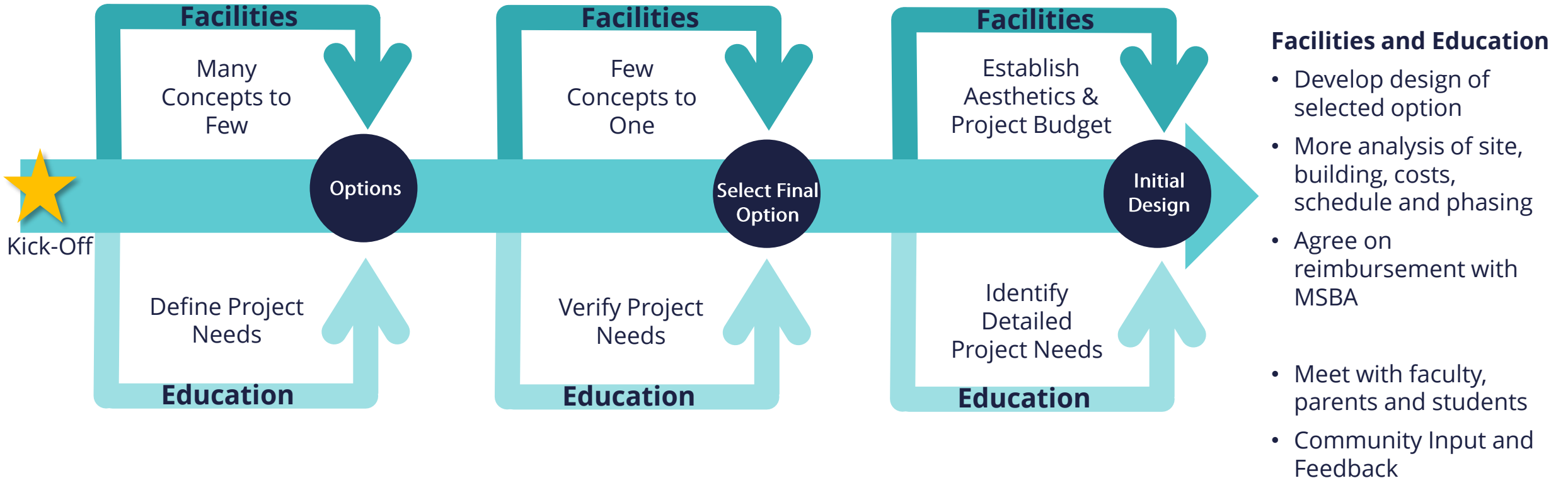
Apr 2024 – Aug 2024

Preferred
Schematic Report

4

Sept 2024 – Feb 2025

Schematic
Design



MSBA Process

Where We're Going: Schematic Design

3

Apr 2023 – Apr 2024

Preliminary
Design Program

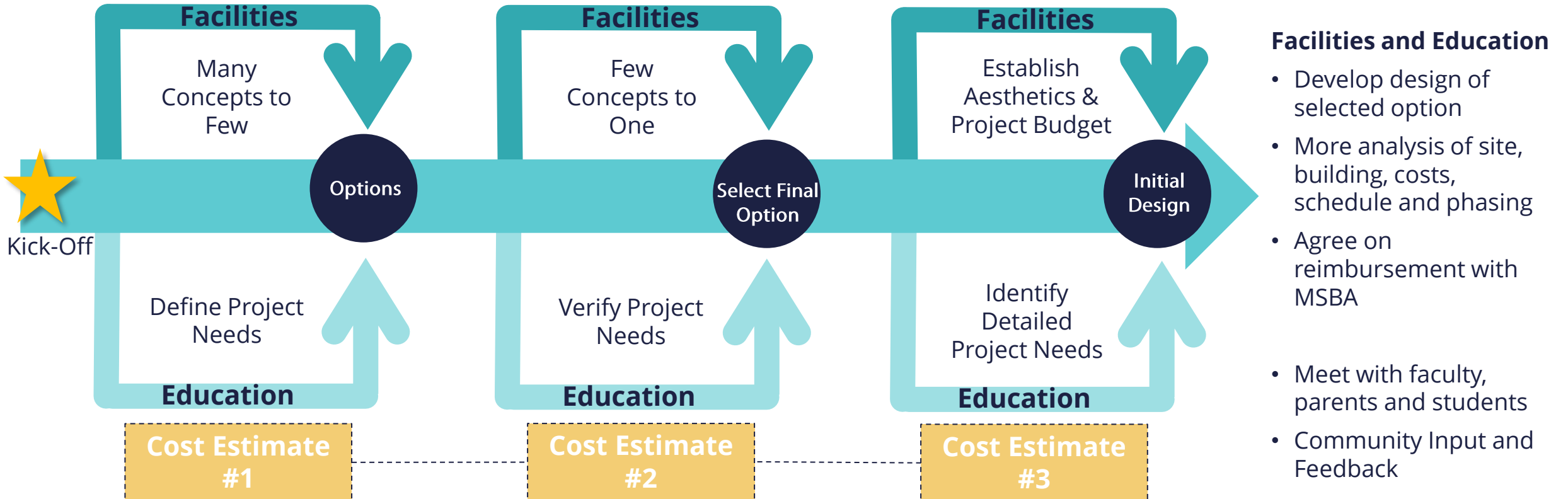
Apr 2024 – Aug 2024

Preferred
Schematic Report

4

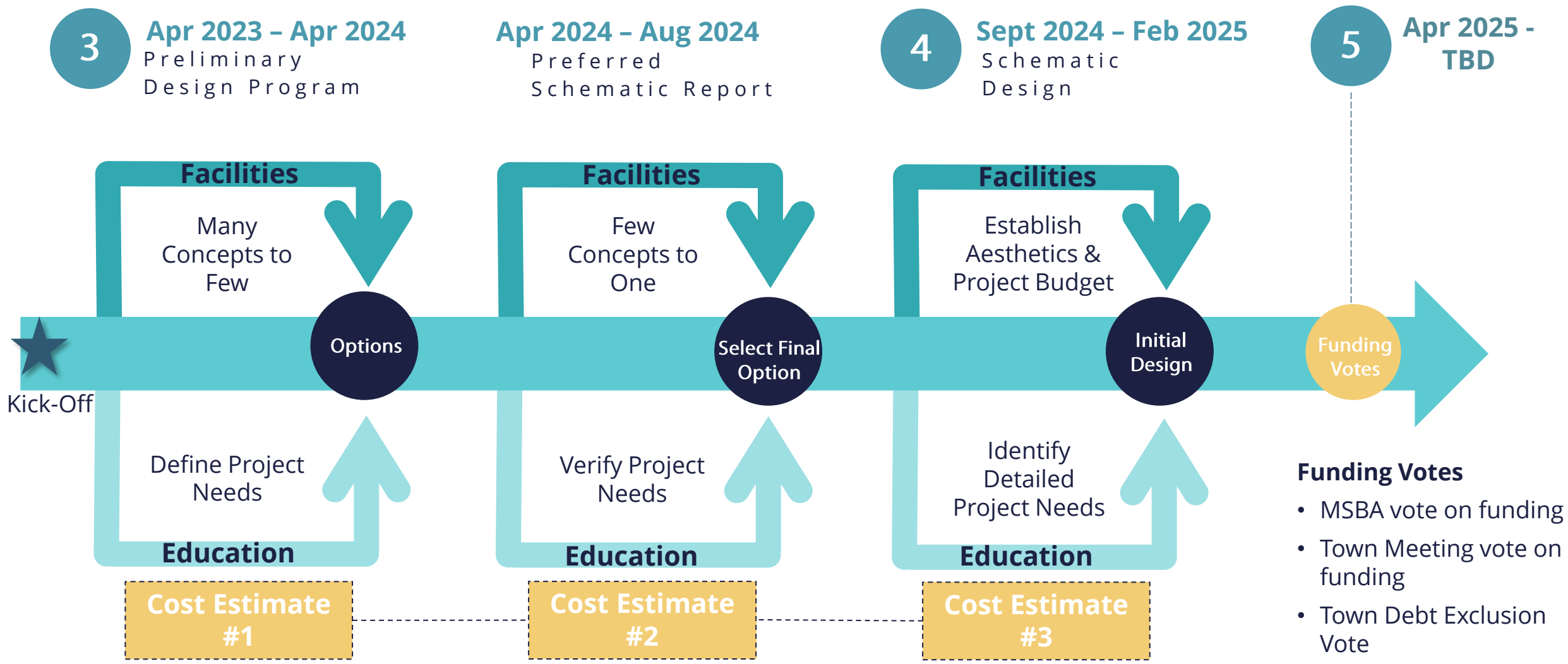
Sept 2024 – Feb 2025

Schematic
Design

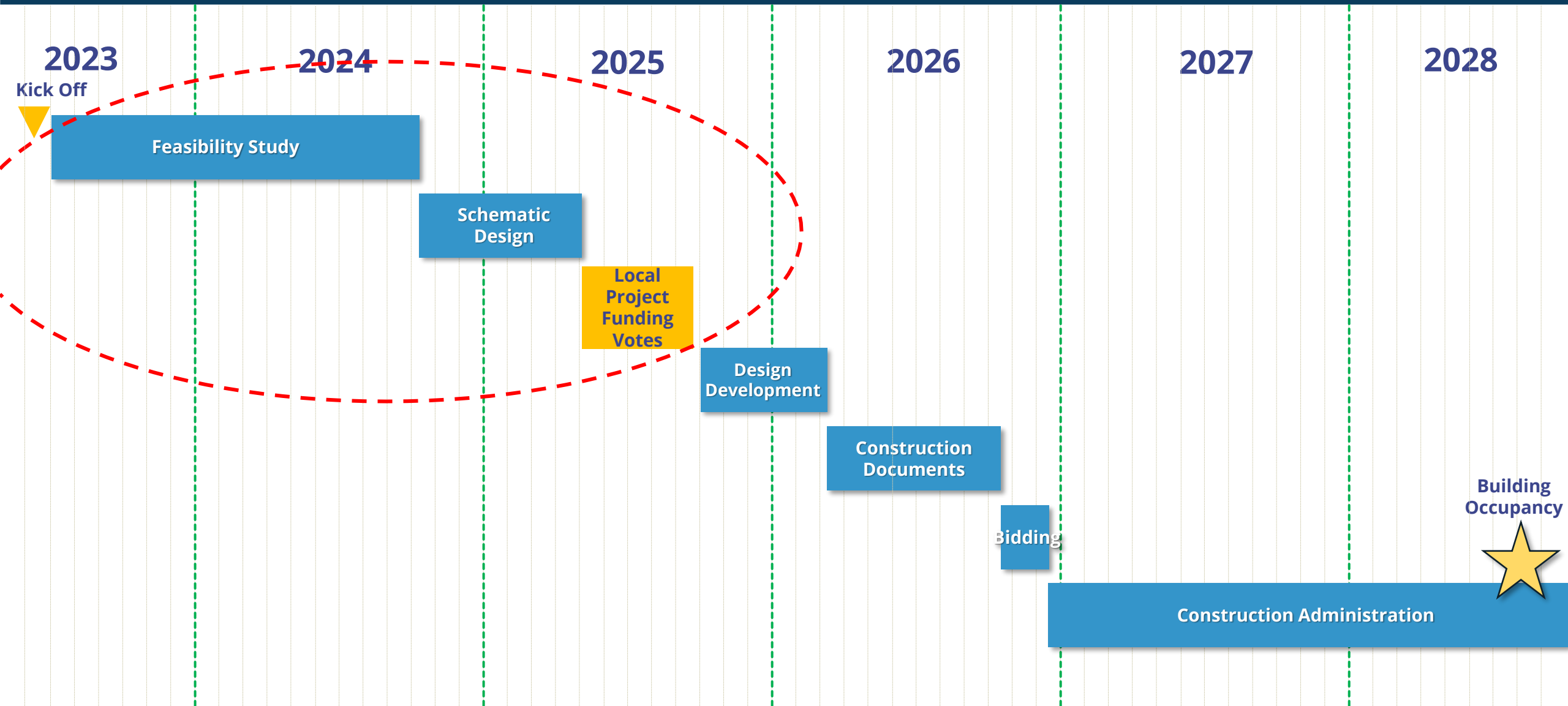


MSBA Process

Where We're Going: Schematic Design



Wilmington Wildwood EEC Overall MSBA Project Schedule



PDP Tasks and Decisions:

- Define project square footage
- Test feasibility of concepts
- Develop conceptual cost estimates
- Identify preferred alternatives
 - Must include all three grade configurations
 - Must include at least one of each: repair, renovation/addition, and new

Existing Conditions Summary





Wildwood ECC

7.5-acre site
1955 building



Woburn Street

10-acre site
1963/68 building



































North Intermediate


14-acre site
1962 building


Existing Conditions Assessment


No major red flags or dangerous safety conditions, but.....


	SITE & CIVIL	SITE ACCESSIBILITY/ PLAY AREAS	EXTERIOR BUILDING ELEMENTS	INTERIOR ARCH ELEMENTS	ACCESSIBILITY	STRUCTURAL ELEMENTS	MECHANICAL SYSTEMS	ELECTRICAL SYSTEMS	PLUMBING SYSTEMS	FIRE PROTECTION SYSTEMS	HAZARDOUS MATERIALS	FUNCTIONAL USE OF SPACE	
WECC													23
WOBURN													26
NORTH													29


 1 –
POOR


 2 –
FAIR


 3 –
GOOD


 4 –
VERY GOOD


 5 –
EXCELLENT

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



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

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.

Preliminary Design Options

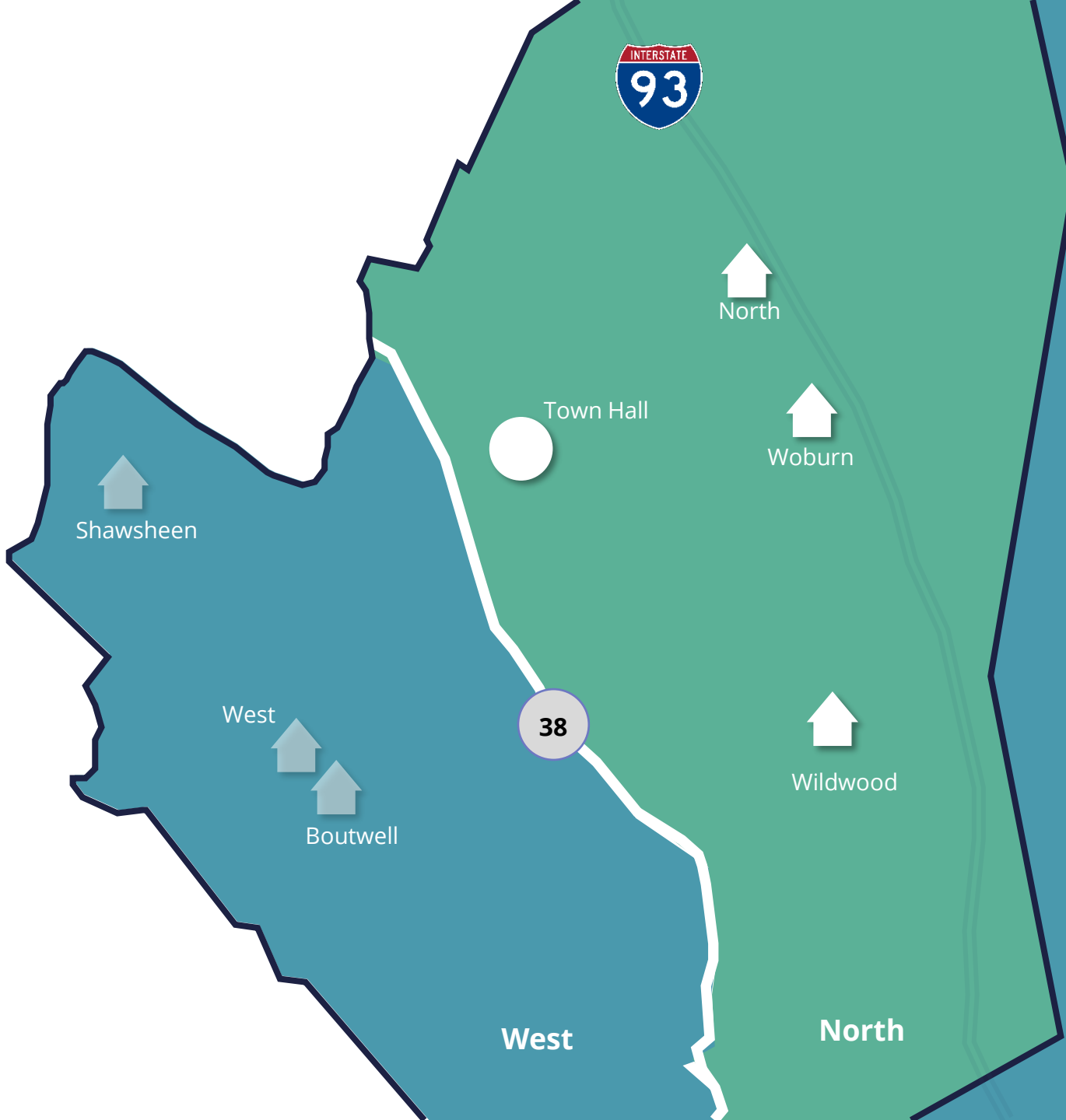


PreK-5th	PreK-K		PreK-3 rd		PreK-5th	
	New	Add/Reno	New	Add/Reno	New	Add/Reno
Wildwood ECC						
Woburn Street ES	N/A	N/A				
North Intermediate	N/A	N/A	N/A	N/A		
Town Hall		N/A		N/A		N/A

Can we accomplish our goals?

Does it fit?

How could it be better?



Sites Under Consideration



Wildwood ECC

- No Access to Municipal Sewer
- No Access to Natural Gas
- Topography Challenges
- Acreage Constraints



Woburn Street ES

- No Access to Municipal Sewer
- No Access to Natural Gas
- Topography Challenges



North Intermediate

- Access to Municipal Sewer
- Access to Natural Gas



Town Hall Site

- Access to Municipal Sewer
- Access to Natural Gas to be confirmed
- Generous Acreage
- May have Article 97 Protections
- May have other future uses

Evaluation Process





Education

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



Site

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



Restrictions and Future Uses

Are there restrictions or limitations that preclude this site as a preferred location?



Community

How well does each option serve as a community resource?



Sustainability

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



Construction Logistics

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



Total Time to Address All Needs

How well does each option limit the time necessary to address all elementary-aged needs



Consolidation

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



Cost

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

Short List Requirements

At Minimum...

1 alternative from each grade configuration

1 alternative from each of the following:

- Renovation Addition
- New Construction

1 Repair Alternative

- Wildwood ECC Base Repair
- Woburn St. and North Int.– for comparison only

Repair Only Alternatives

Extend the life of the building 50+ years means more than finish upgrades

Includes complying with today's code requirements

- **Accessibility guidelines**
- **Fire suppression system**
- **Efficiency - envelope and MEP system upgrades**
- **Structural - seismic upgrades**

Does not include alternations or additions to meet the District's Education Plan or space needs

PreK-K

				
130 students + PK	Repair Only @ Wildwood	Add/Reno @ Wildwood	New @ Wildwood	New @ Town Hall
Project Cost Range	\$26.6M – \$29.4M	\$78.0M - \$86.2M	\$79.3M - \$87.6M	\$80.1M - \$88.5M

*MSBA Reimbursement of eligible expenses not included in the above costs

Rank these PreK-K alternatives in order of preference.

PreK-K

				
130 students + PK	Repair Only @ Wildwood	Add/Reno @ Wildwood	New @ Wildwood	New @ Town Hall
Project Cost Range	\$26.6M – \$29.4M	\$78.0M - \$86.2M	\$79.3M - \$87.6M	\$80.1M - \$88.5M

*MSBA Reimbursement of eligible expenses not included in the above costs

1st PK-K Repair Only

2nd PK-K Add/Reno @ Wildwood

3rd PK-K New @ Wildwood

4th PK-K New @ Town Hall

PreK-3

	*For Comparison Only					
510 students + PK	Repair Only @ Woburn	Add/Reno @ Woburn	Add/Reno @ Wildwood	New @ Woburn	New @ Wildwood	New @ Town Hall
Project Cost Range	\$36.3M - \$40.1M	\$135.0M - \$149.2M	\$130.2M - \$143.9M	\$135.7M - \$150.0M	\$131.2M - \$145.1M	\$132.2M - \$146.1M

*MSBA Reimbursement of eligible expenses not included in the above costs






Rank these PreK-3rd alternatives in order of preference.

PreK-3						
	*For Comparison Only					
510 students + PK	Repair Only @ Woburn	Add/Reno @ Woburn	Add/Reno @ Wildwood	New @ Woburn	New @ Wildwood	New @ Town Hall
Project Cost Range	\$36.3M - \$40.1M	\$135.0M - \$149.2M	\$130.2M - \$143.9M	\$135.7M - \$150.0M	\$131.2M - \$145.1M	\$132.2M - \$146.1M

*MSBA Reimbursement of eligible expenses not included in the above costs

- 1st PK-3rd Repair Only
- 2nd PK-3rd Add/Reno @ Woburn
- 3rd PK-3rd Add/Reno @ Wildwood
- 4th PK-3rd New @ Woburn
- 5th PK-3rd New @ Wildwood
- 6th PK-3rd New @ Town Hall

PreK-5

	*For Comparison Only							
755 students + PK	Repair Only @ North	Add/ Reno @ North	Add/ Reno @ Woburn	Add/ Reno @ Wildwood	New @ North	New @ Woburn	New @ Wildwood	New @ Town Hall
Project Cost Range	\$29.5M - \$32.6M	\$193.3M - \$213.6M	\$188.9M - \$208.8M	\$188.2M - \$208.0M	\$194.0M - \$214.5M	\$194.7M - \$215.2M	\$188.8M - \$208.7M	\$187.6M - \$207.3M

*MSBA Reimbursement of eligible expenses not included in the above costs

Rank these PreK-5th alternatives in order of preference.

PreK-3

	*For Comparison Only					
510 students + PK	Repair Only @ Woburn	Add/Reno @ Woburn	Add/Reno @ Wildwood	New @ Woburn	New @ Wildwood	New @ Town Hall
Project Cost Range	\$36.3M - \$40.1M	\$135.0M - \$149.2M	\$130.2M - \$143.9M	\$135.7M - \$150.0M	\$131.2M - \$145.1M	\$132.2M - \$146.1M

*MSBA Reimbursement of eligible expenses not included in the above costs

- 1st PK-5th Repair Only
- 2nd PK-5th Add/Reno @ North
- 3rd PK-5th Add/Reno @ Woburn
- 4th PK-5th Add/Reno @ Wildwood
- 5th PK-5th New @ North
- 6th PK-5th New @ Woburn
- 7th PK-5th New @ Wildwood
- 8th PK-5th New @ Town Hall


Rank these **NEW CONSTRUCTION** alternatives in order of preference.

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

- 1st PK-K New @ Wildwood
- 2nd PK-K New @ Town Hall
- 3rd PK-3rd New @ Woburn
- 4th PK-3rd New @ Wildwood
- 5th PK-3rd New @ Town Hall
- 6th PK-5th New @ North
- 7th PK-5th New @ Woburn
- 8th PK-5th New @ Wildwood
- 9th PK-5th New @ Town Hall

Rank these ADDITION/RENOVATION alternatives in order of preference.

- 1st PK-K Add/Reno @ Wildwood
- 2nd PK-3rd Add/Reno @ Wildwood
- 3rd PK-3rd Add/Reno @ Woburn
- 4th PK-5th Add/Reno @ Wildwood
- 5th PK-5th Add/Reno @ Woburn
- 6th PK-5th Add/Reno @ North

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

Now that the first round of conceptual estimates haven been prepared, how strongly should the Town and the District consider each of the following?






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

Should not Consider

- PK-K Grade Configuration
- PK-3rd Grade Configuration
- PK-5th Grade Configuration
- Repair Only Alternatives
- Add/Reno Alternatives
- New Construction Alternatives
- Town Hall Site for a School Construction Project

Strongly Consider

Preliminary Results

	PK-K* 130 students + PK		PK-3** 510 students + PK		PK-5 755 students + PK		
			*For Comparison Only		*For Comparison Only		
	Repair Only @ Wildwood	New @ Wildwood	Repair Only @ Woburn	New @ Woburn	Repair Only @ North	Add/Reno @ North	New @ North
Total Score	47.7	56.2	43.9	69.8	46.4	72.8	78.4
Project Cost Range	\$26.6M - \$29.4M	\$79.3M - \$87.6M	\$36.3M - \$40.1M	\$135.7M - \$150.0M	\$29.5M - \$32.6M	\$193.3M - \$213.6M	\$194.0M - \$214.5M

Notes:

*PK-K cost estimates do not include any work at Woburn St. and North Int. Schools.

**PK-3 cost estimates do not include any work at North Int. School.

MSBA Reimbursement of eligible expenses not included in the above costs.



Identified on short list for Comparison Only at 3/20/24 SBC Meeting



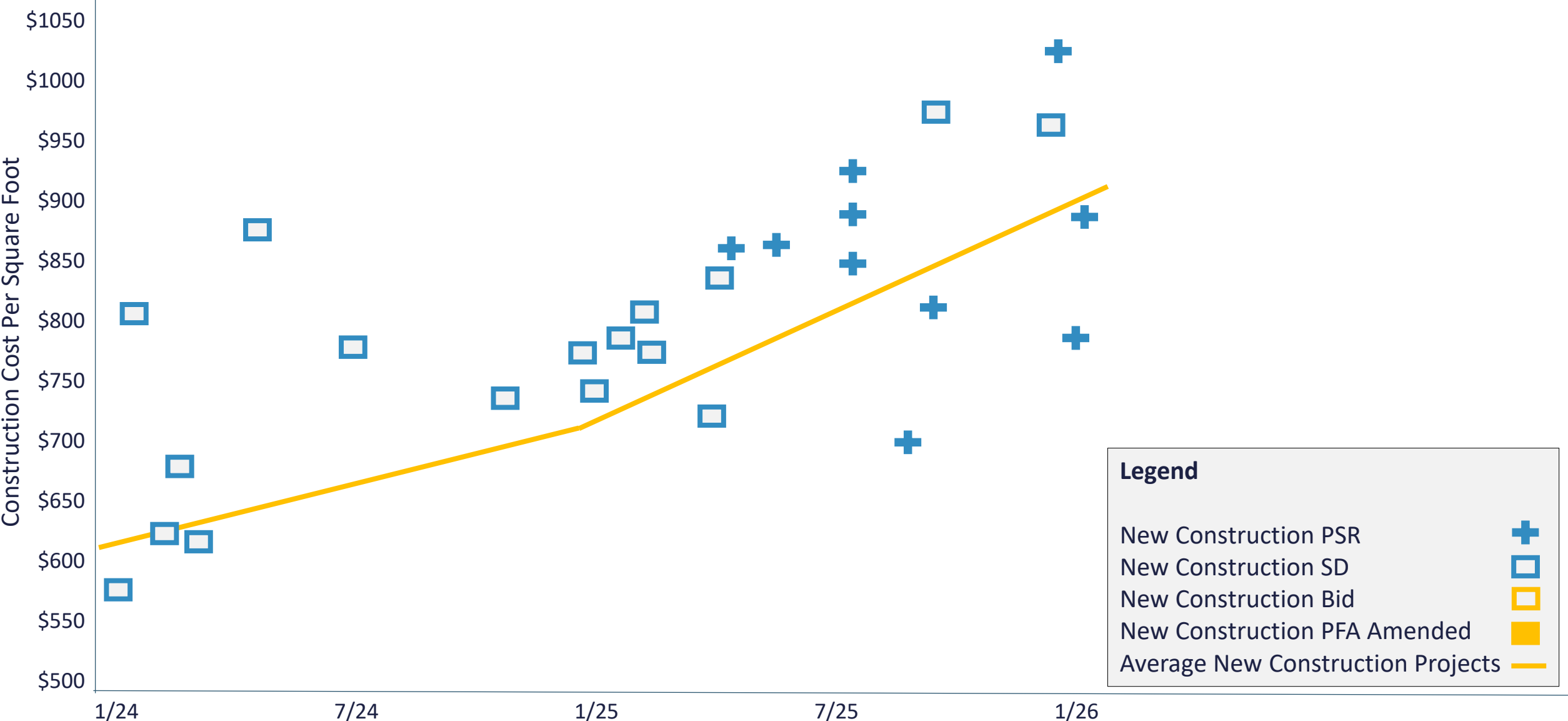
Identified as potential alternative for short list at 3/20/24 SBC Meeting

Wilmington High School
Construction Cost/SF: \$352
GMP/GC Date: June 2013



MSBA Project Cost Data

Phase: PSR and SD

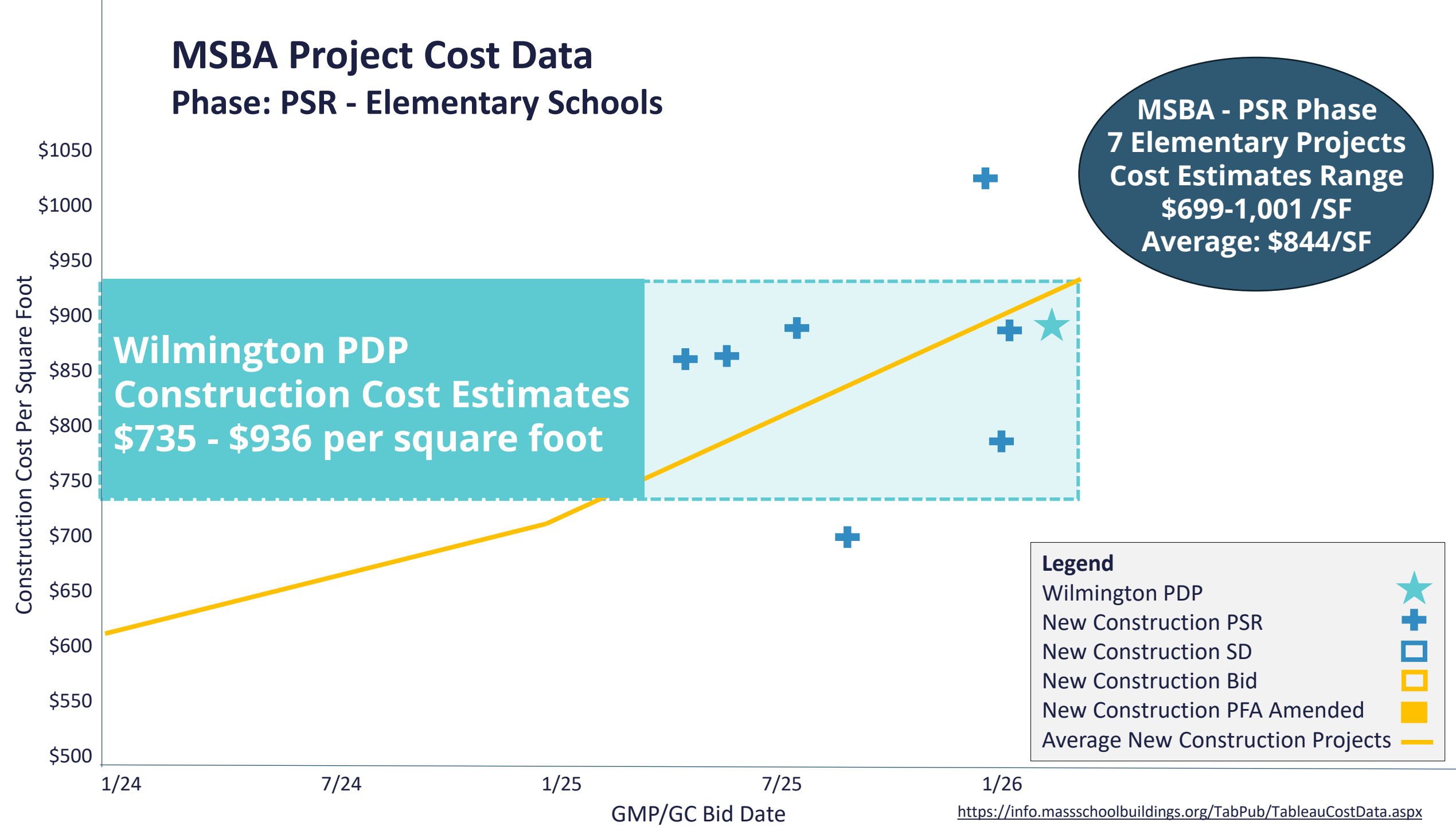


MSBA Project Cost Data

Phase: PSR - Elementary Schools

MSBA - PSR Phase
7 Elementary Projects
Cost Estimates Range
\$699-1,001 /SF
Average: \$844/SF

Wilmington PDP
Construction Cost Estimates
\$735 - \$936 per square foot



Stay
Connected



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](#)

What is the best way for the Wildwood School Building Committee to share information and upcoming meeting dates with you?

What additional/new information
would be helpful in the next
phase of the project?

School Building Committee Meeting

April 3 at 6:00 PM – Final Shortlist of Options and Authorization
to Submit PDP to MSBA

Questions & Answers

Thank

You