



WILMINGTON PUBLIC SCHOOLS

# Wildwood Early Childhood Center Project

## Community Forum #3

March 28, 2024



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*



SMMA

**dw**  
DORE + WHITTIER

Owner's Project  
Manager (OPM)

Designer (Architect)

# Who is the School Building Committee?

Glenn Brand, Superintendent, WPS; Chair SBC

Vivian Varbedian, Parent Representative; Vice-Chair SBC

Paul Ruggiero, Assist. Superintendent of Admin & Finance

Diane M. Allan, Permanent Building Committee

John C. Holloway, Permanent Building Committee

Gregory B. Bendel, Board of Selectmen

Kevin A. Caira, Board of Selectmen Alternate

Kate Bissell, Wildwood School Principal

Stacey Scott, Woburn School Principal

Christine Holloran, Wildwood School Teacher

Alice Brown-Legrand, Director of Student Support Services

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

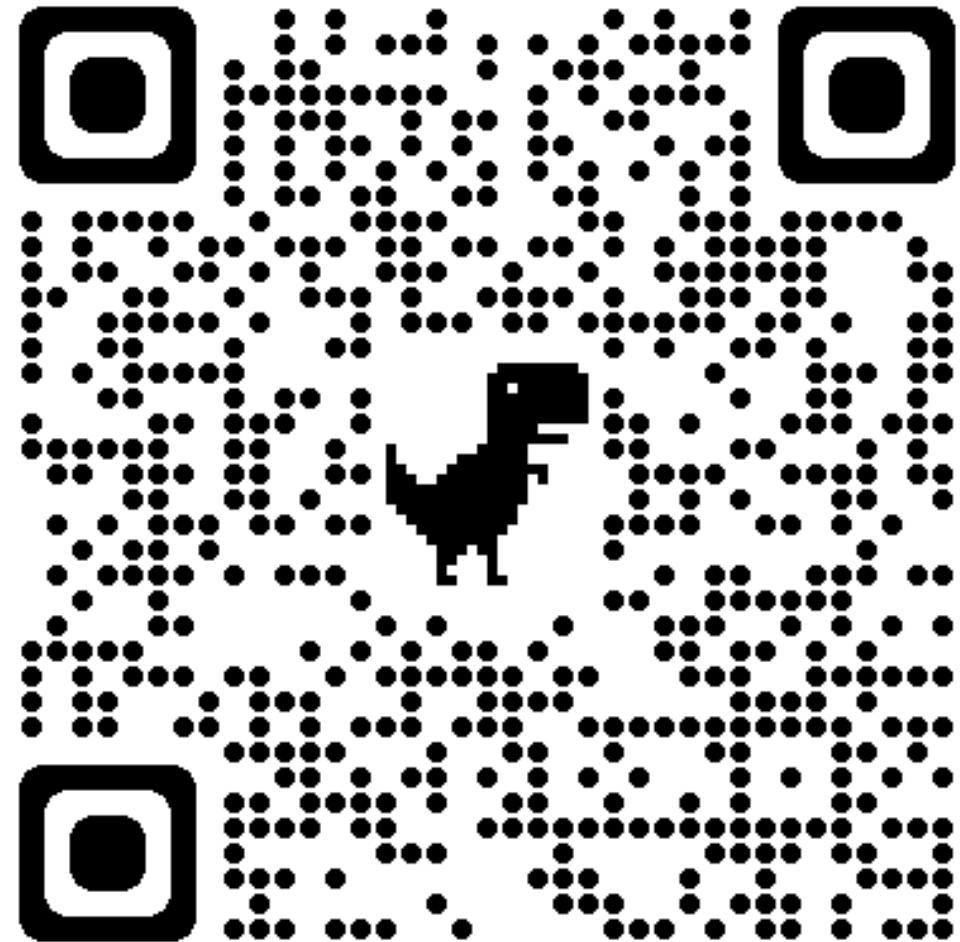
Christine Prendergast, Parent Representative

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**

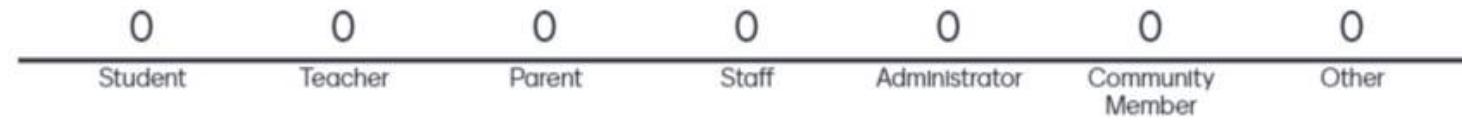
Enter the code

**2392 4583**

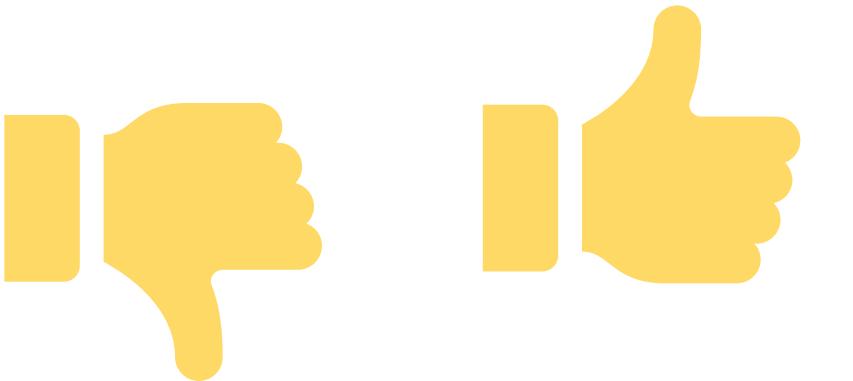


Or use QR code

# I'm responding as:



# Other Participation Opportunities



ZOOM



Q&A

and

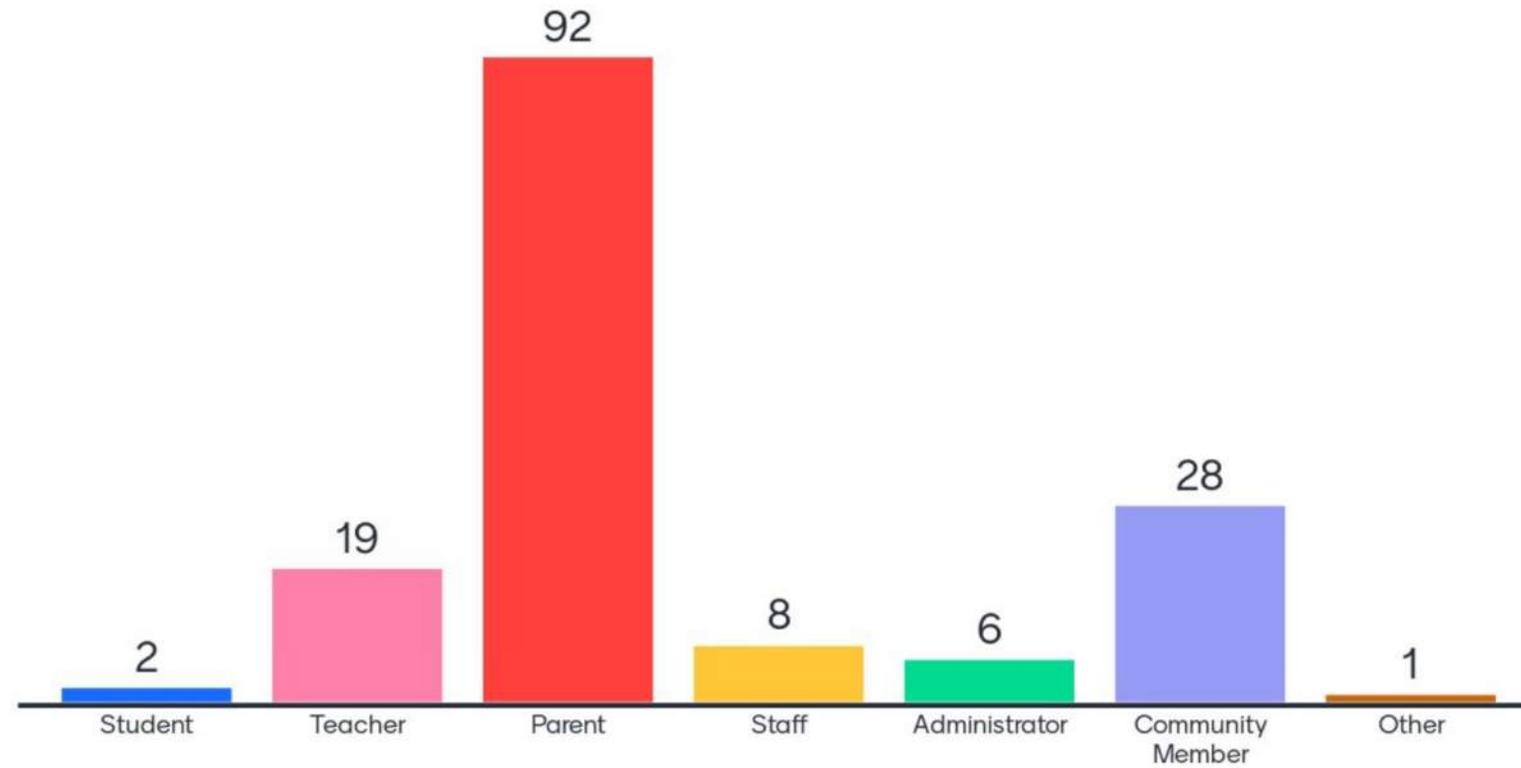
Open Q&A

Mentimeter

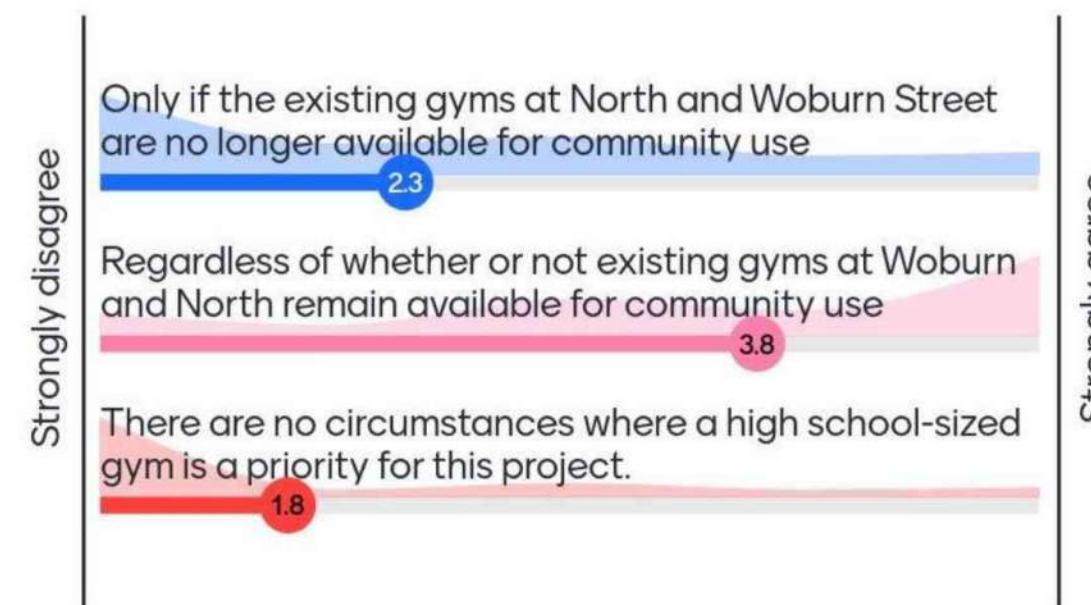
Synchronous **or** Asynchronous (7days)

# Results from Community Forum #2

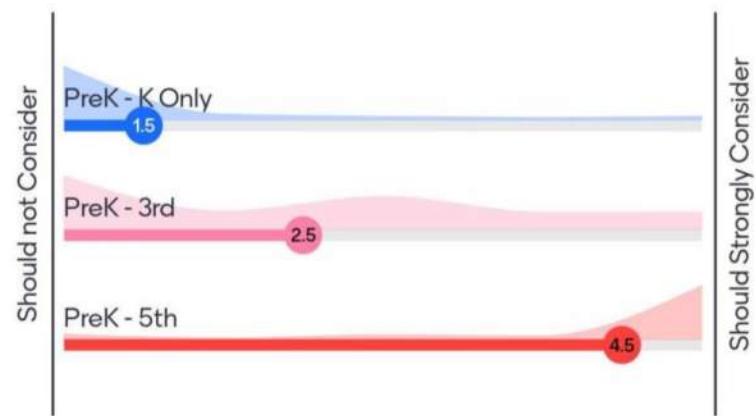
# I'm responding as:



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

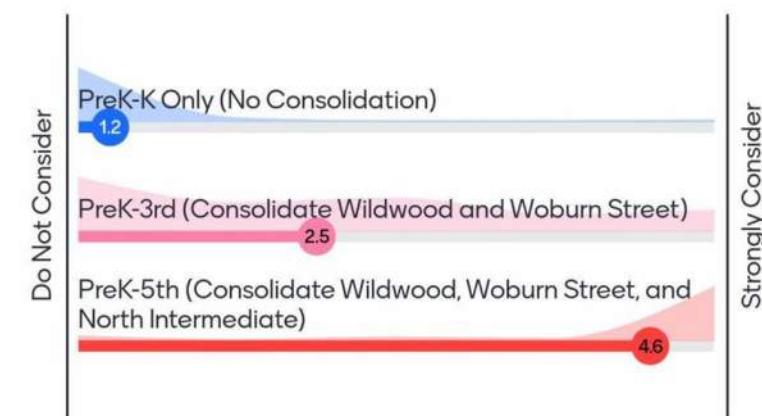


## How strongly should the District consider the following grade configurations?



*\*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

PreK-K

Wildwood Only

**130+**

PreK-3rd

Wildwood &  
Woburn St.

**510+**

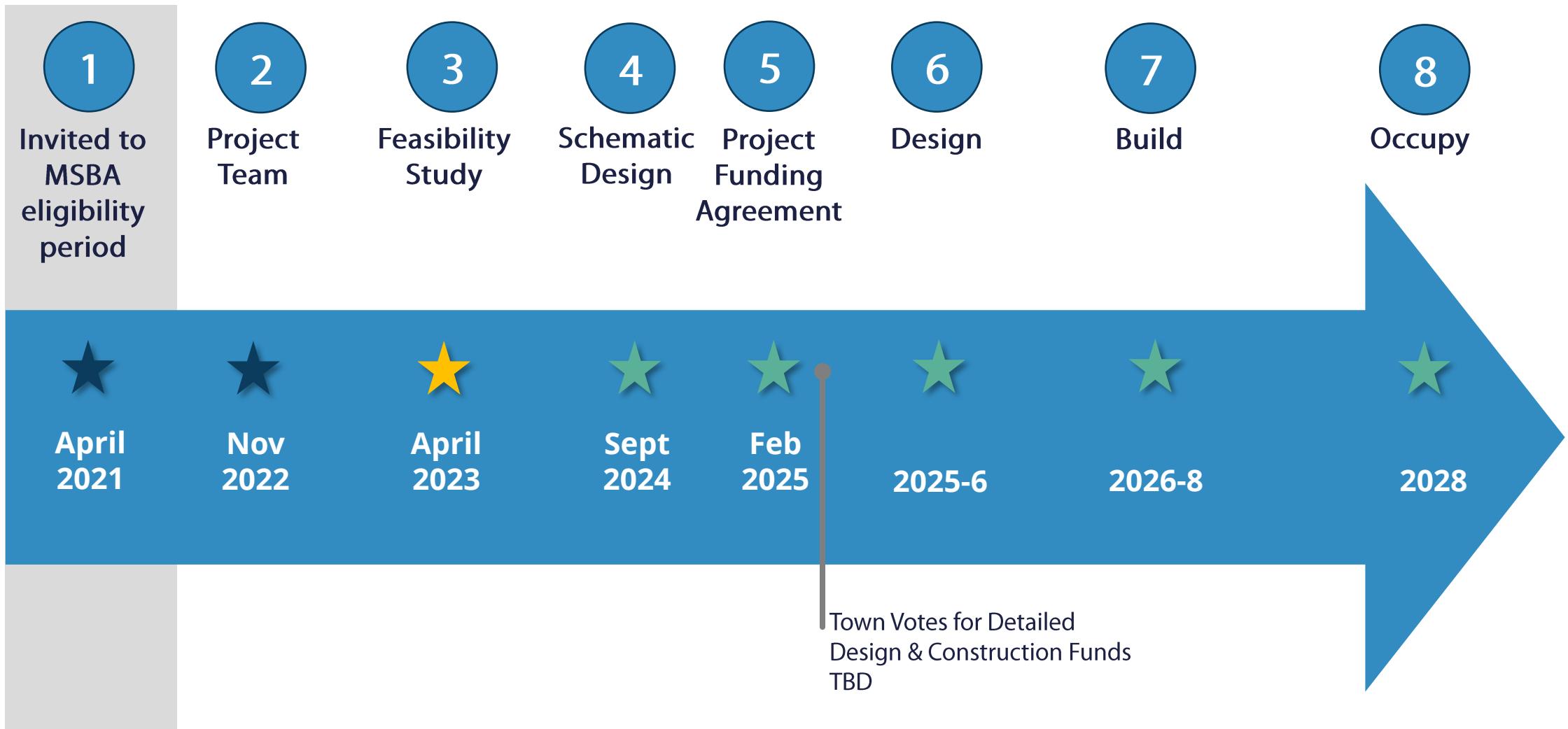
PreK-5th

Wildwood,  
Woburn St., & North

**755+**

# MSBA Process

## Step-by-Step



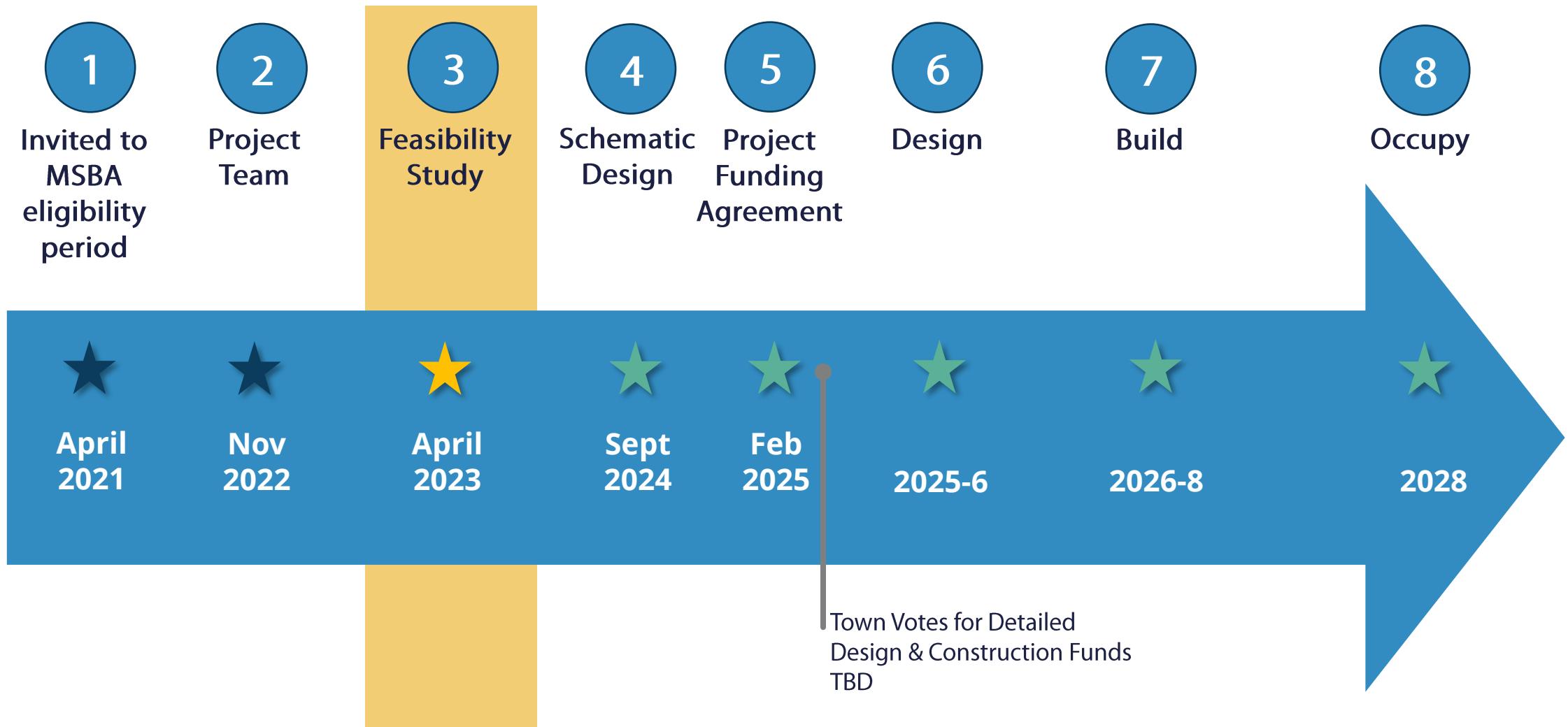
# MSBA Process

## Step-by-Step



# MSBA Process

## Step-by-Step



# MSBA Process

## Where We're Going: Schematic Design

3

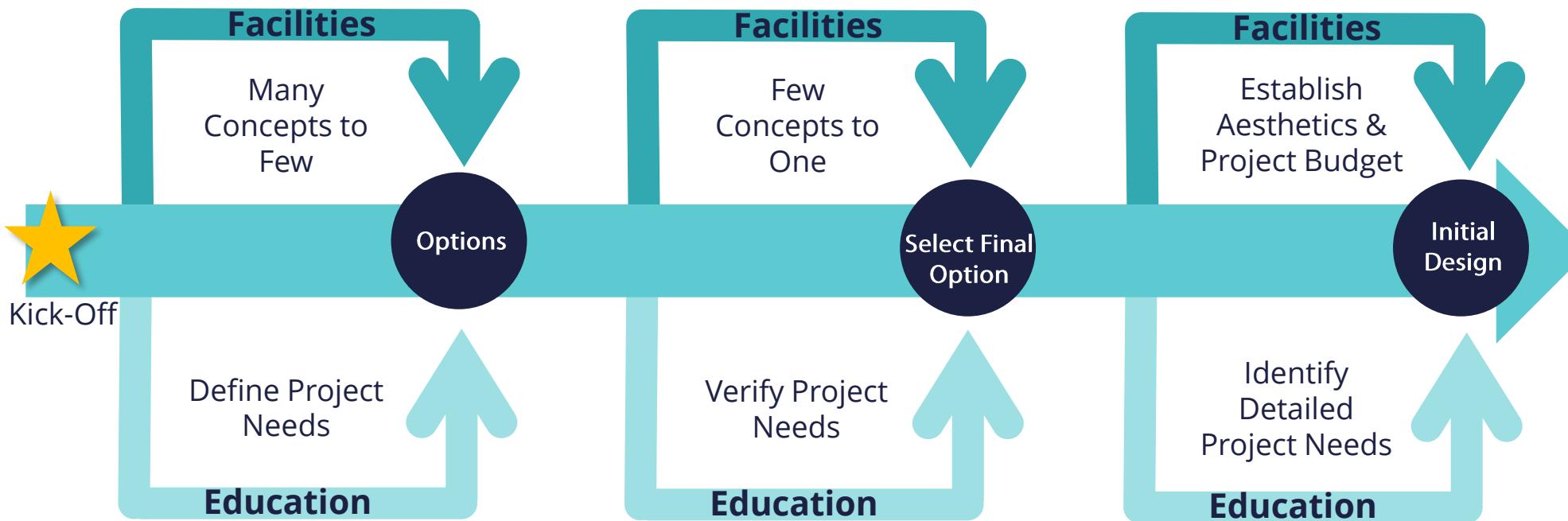
Apr 2023 – Apr 2024

Preliminary  
Design Program

4

Sept 2024 – Feb 2025

Schematic  
Design

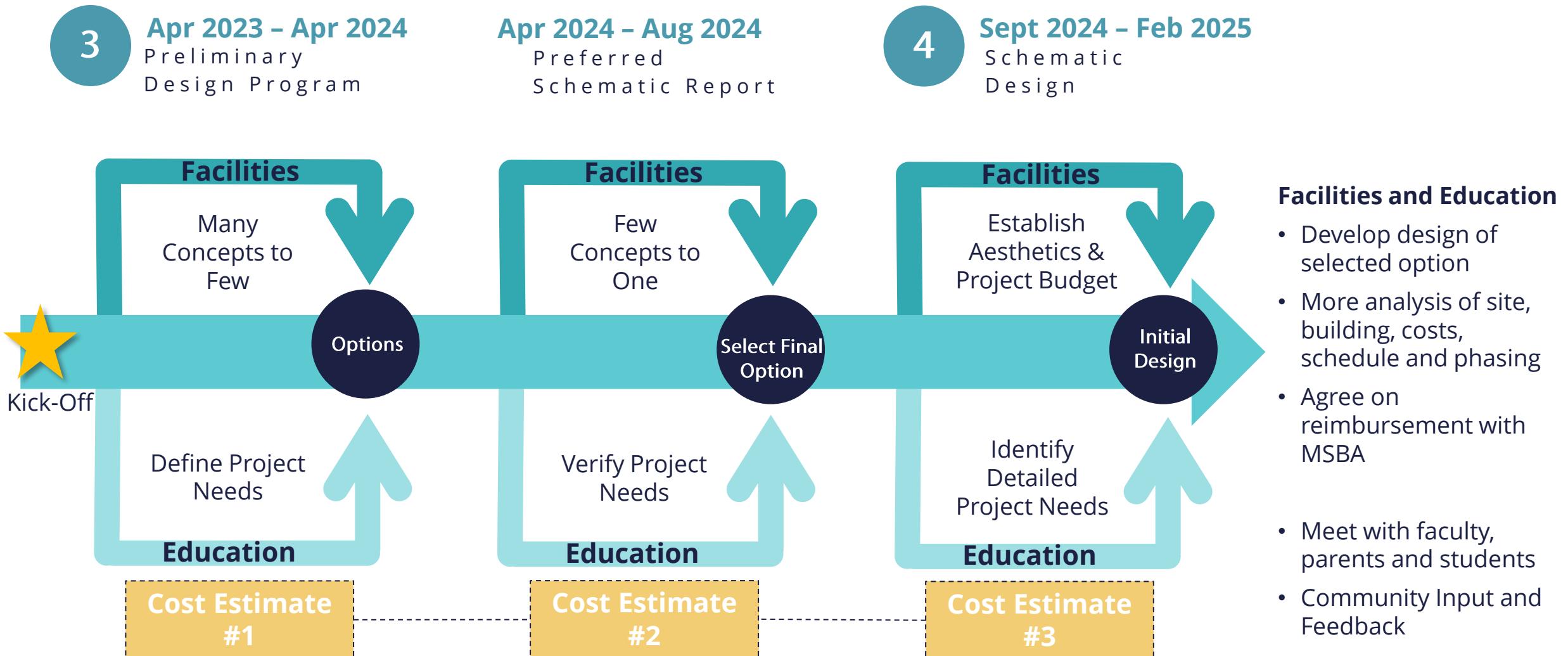


### Facilities and Education

- Develop design of selected option
- More analysis of site, building, costs, schedule and phasing
- Agree on reimbursement with MSBA
- Meet with faculty, parents and students
- Community Input and Feedback

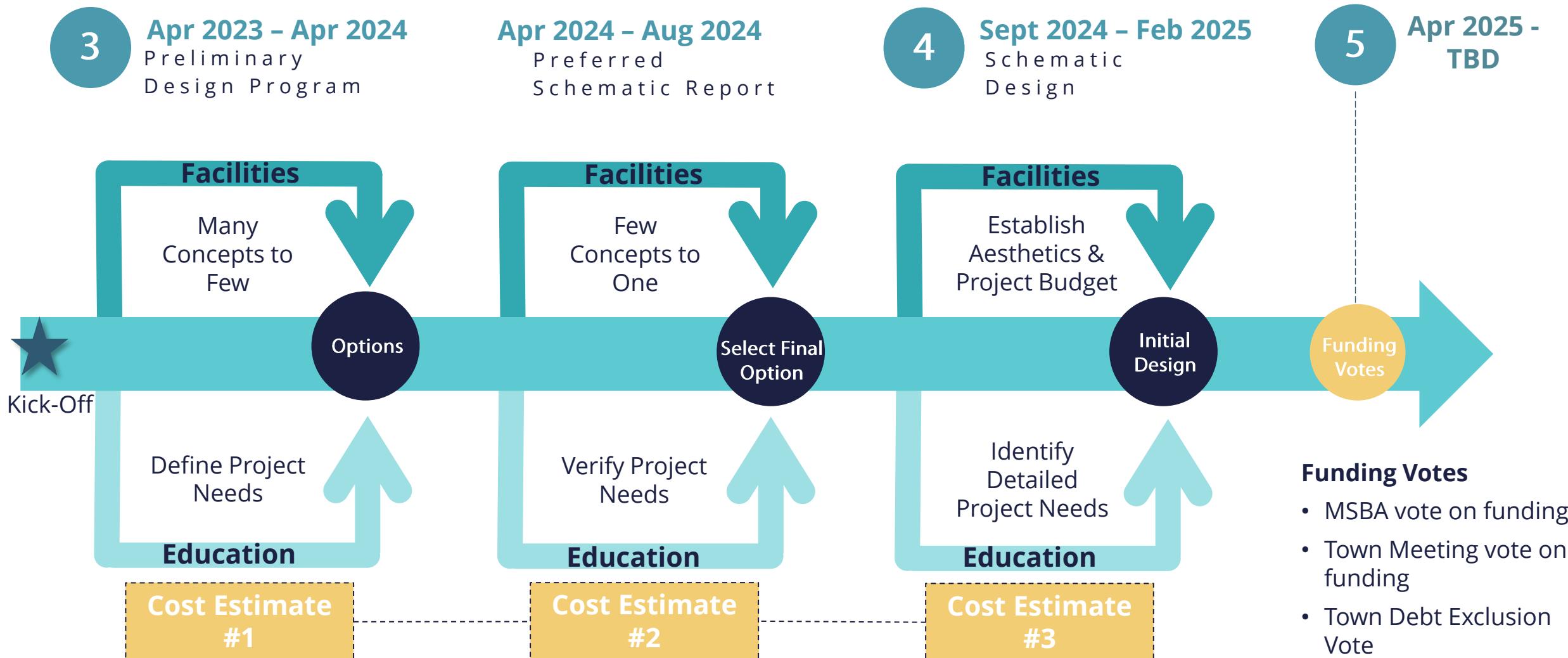
# MSBA Process

## Where We're Going: Schematic Design

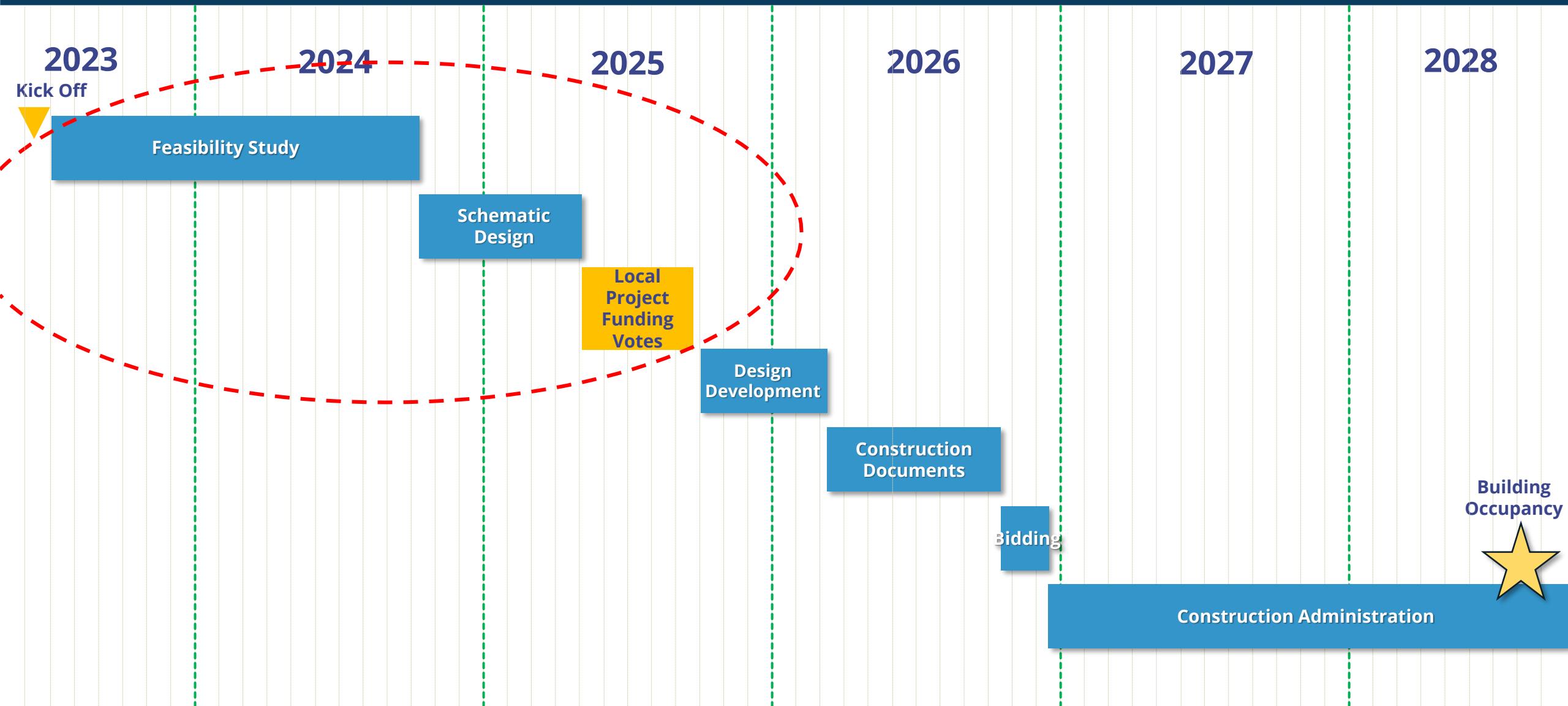


# MSBA Process

## 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



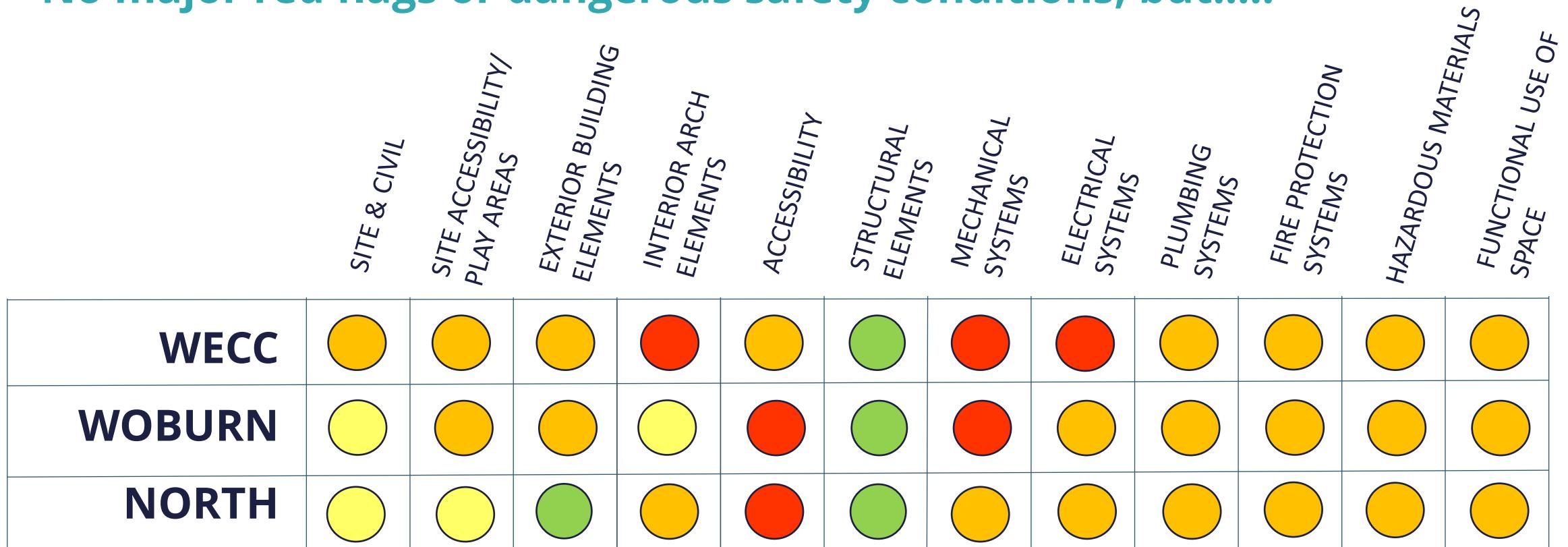
**Woburn Street**  
10-acre site  
1963/68 building



**North Intermediate**  
14-acre site  
1962 building

# Existing Conditions Assessment

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



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 5<sup>th</sup> grade learners*



## Session #1 - District-wide Topics

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

**or**

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



## Session #2 - Learning and Teaching

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

**or**

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



## Session #3 - Overall Building Planning

Oct. 17<sup>th</sup>  
1:00 PM to 3:00 PM  
Shriners Auditorium

**or**

Oct. 17<sup>th</sup>  
6:30 PM to 8:30 PM  
Shriners Auditorium



## Session #4 - Individual Space Planning

Oct. 24<sup>th</sup>  
1:00 PM to 3:00 PM  
Shriners Auditorium

**or**

Oct. 24<sup>th</sup>  
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 3<sup>rd</sup>-5<sup>th</sup>**, 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<br>Proposed | MSBA<br>Guidelines | Proposed<br>GSF/<br>STUDENT |
|--|----------|-----------------|--------------------|-----------------------------|
| <b>PreK-K</b><br>Wildwood Only               | 29,302   | 66,810          | 23,400*            | 290                         |
| <b>PreK-3rd</b><br>Wildwood + Woburn         | 83,073   | 117,318         | 79,305*            | 192                         |
| <b>PreK-5th</b><br>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<sup>rd</sup>

## 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

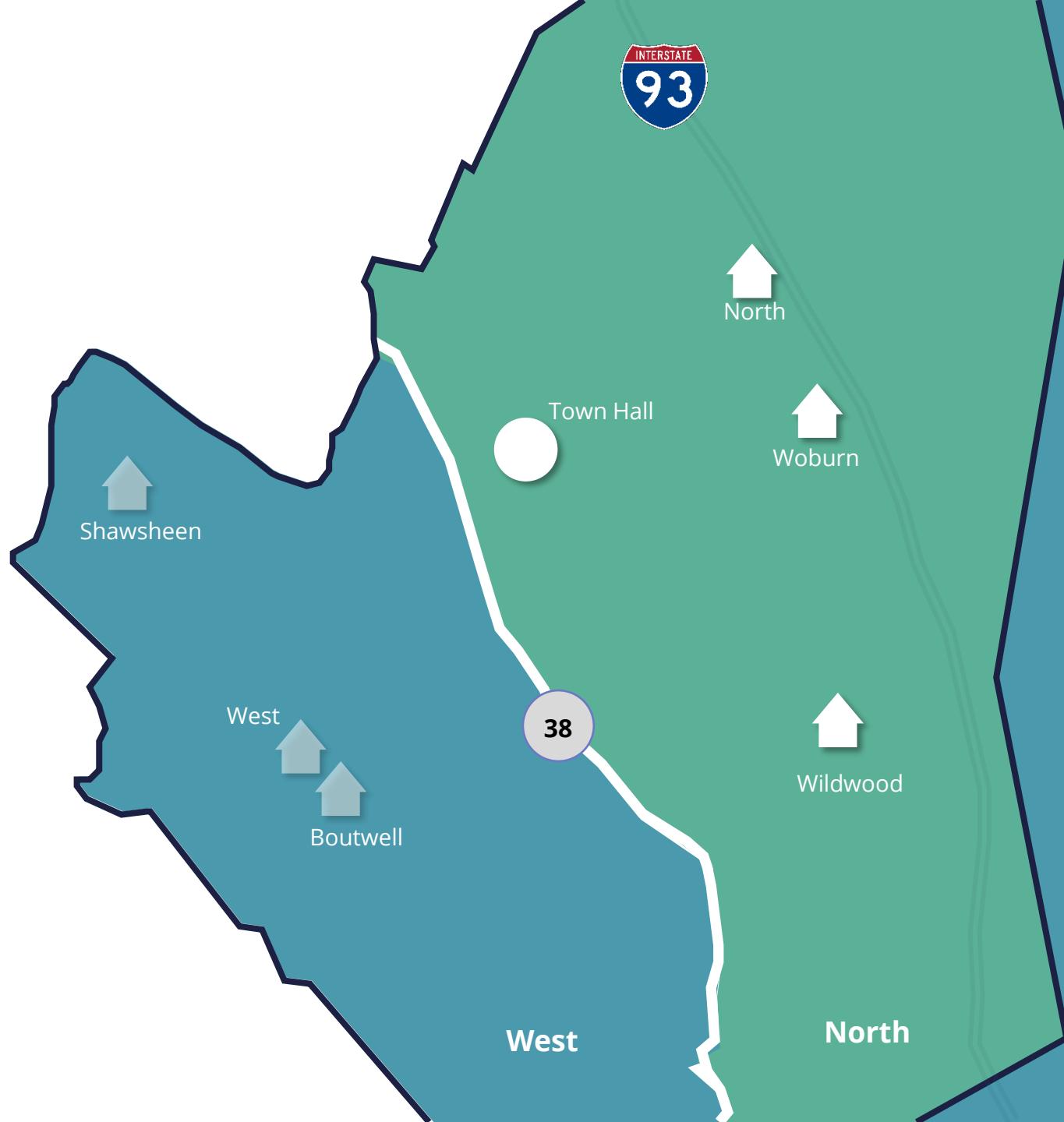


N/A

**Can we accomplish our goals?**

**Does it fit?**

**How could it be better?**



# Sites Under Consideration



## Wildwood ECC

- Nb Access to Municipal Sewer
- Nb Access to Natural Gas
- Topography Challenges
- Acreage Constraints



## Woburn Street ES

- Nb Access to Municipal Sewer
- Nb 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-5<sup>th</sup> 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<br>@ Wildwood   | Add/Reno<br>@ Wildwood  | New<br>@ Wildwood   | New<br>@ Town Hall  |
| Project Cost Range | <b>\$26.6M –<br/>\$29.4M</b>  | <b>\$78.0M -<br/>\$86.2M</b>  | <b>\$79.3M -<br/>\$87.6M</b>  | <b>\$80.1M -<br/>\$88.5M</b>  |

\*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    | <b>\$135.0M - \$149.2M</b> | \$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 <sup>rd</sup> |          | 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.

| PreK-5th           | PreK-K |          | PreK-3 <sup>rd</sup> |          | 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 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

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 <sup>rd</sup> |          | 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*   |  | PK-3**  |   | PK-5  |                          |                            |
|---|--|---|---|---|--------------------------|----------------------------|
| 130 students + PK   |  | 510 students + PK   |   | 755 students + PK   |                          |                            |
|  |  |  |  |  |                          |                            |
| Repair Only<br>@ Wildwood   | New<br>@ Wildwood  | Repair Only<br>@ Woburn   | New<br>@ Woburn   | Repair Only<br>@ North  | Add/Reno<br>@ North      | New<br>@ North             |
| <b>Total Score</b>  | <b>47.7</b>  | <b>56.2</b>   | <b>43.9</b>   | <b>69.8</b>   | <b>46.4</b>              | <b>72.8</b>                |
| <b>Project Cost Range</b>   | <b>\$26.6M - \$29.4M</b>   | <b>\$79.3M - \$87.6M</b>  | <b>\$36.3M - \$40.1M</b>  | <b>\$135.7M - \$150.0M</b>  | <b>\$29.5M - \$32.6M</b> | <b>\$193.3M - \$213.6M</b> |

## 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.

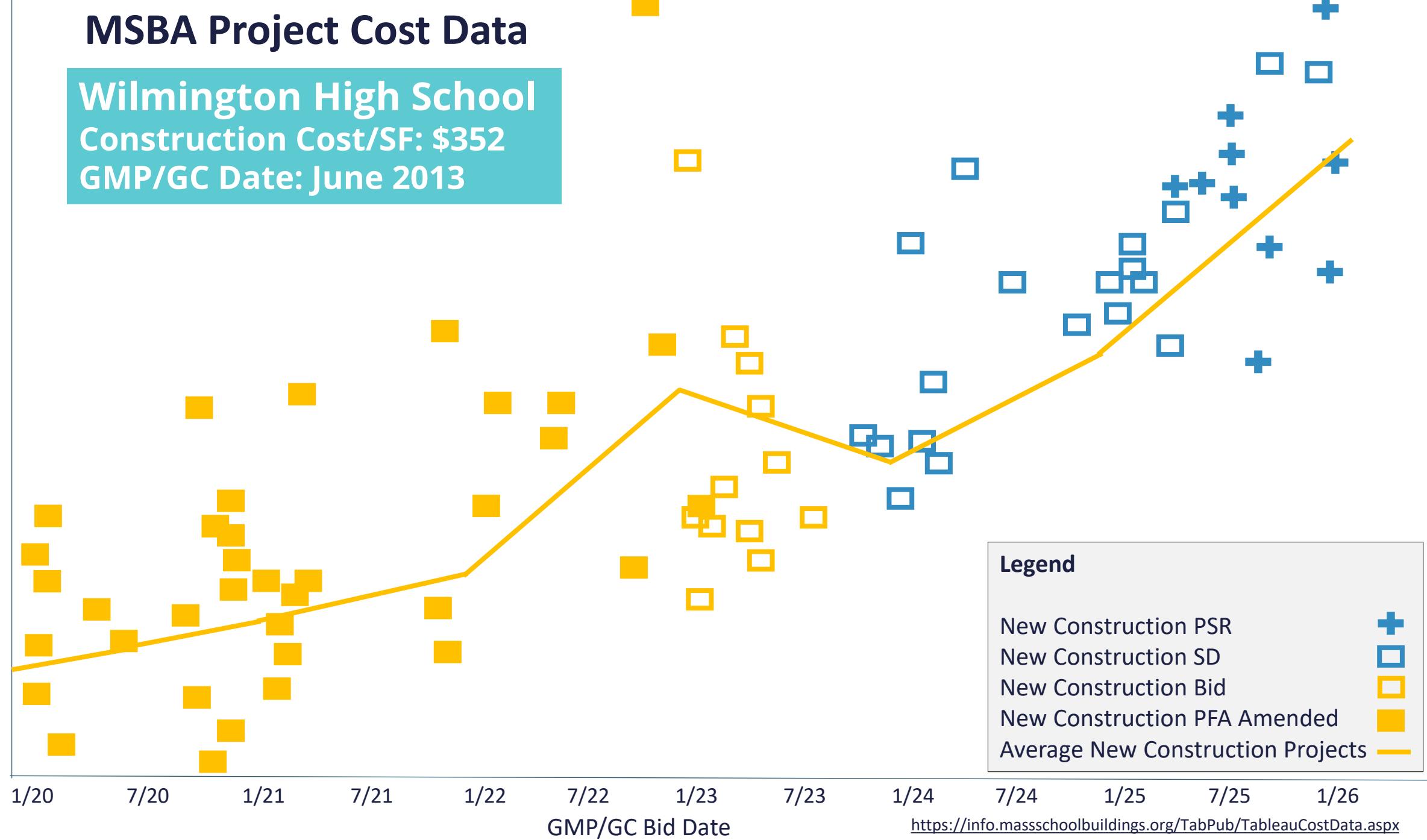
 Identified on short list for Comparison Only at 3/20/24 SBC Meeting

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

# MSBA Project Cost Data

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

Construction Cost Per Square Foot

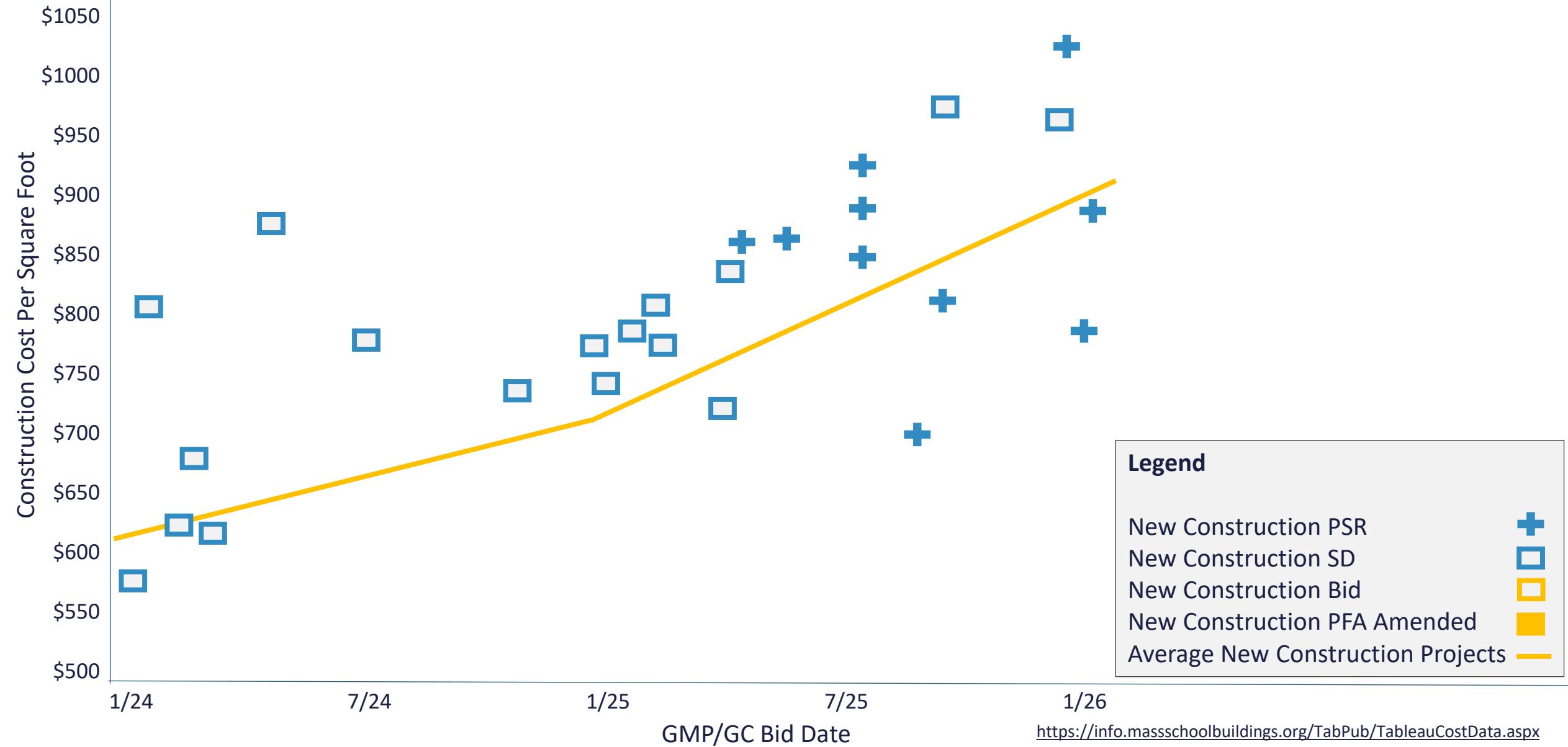


## Legend

- New Construction PSR
- New Construction SD
- New Construction Bid
- New Construction PFA Amended
- Average New Construction Projects

# MSBA Project Cost Data

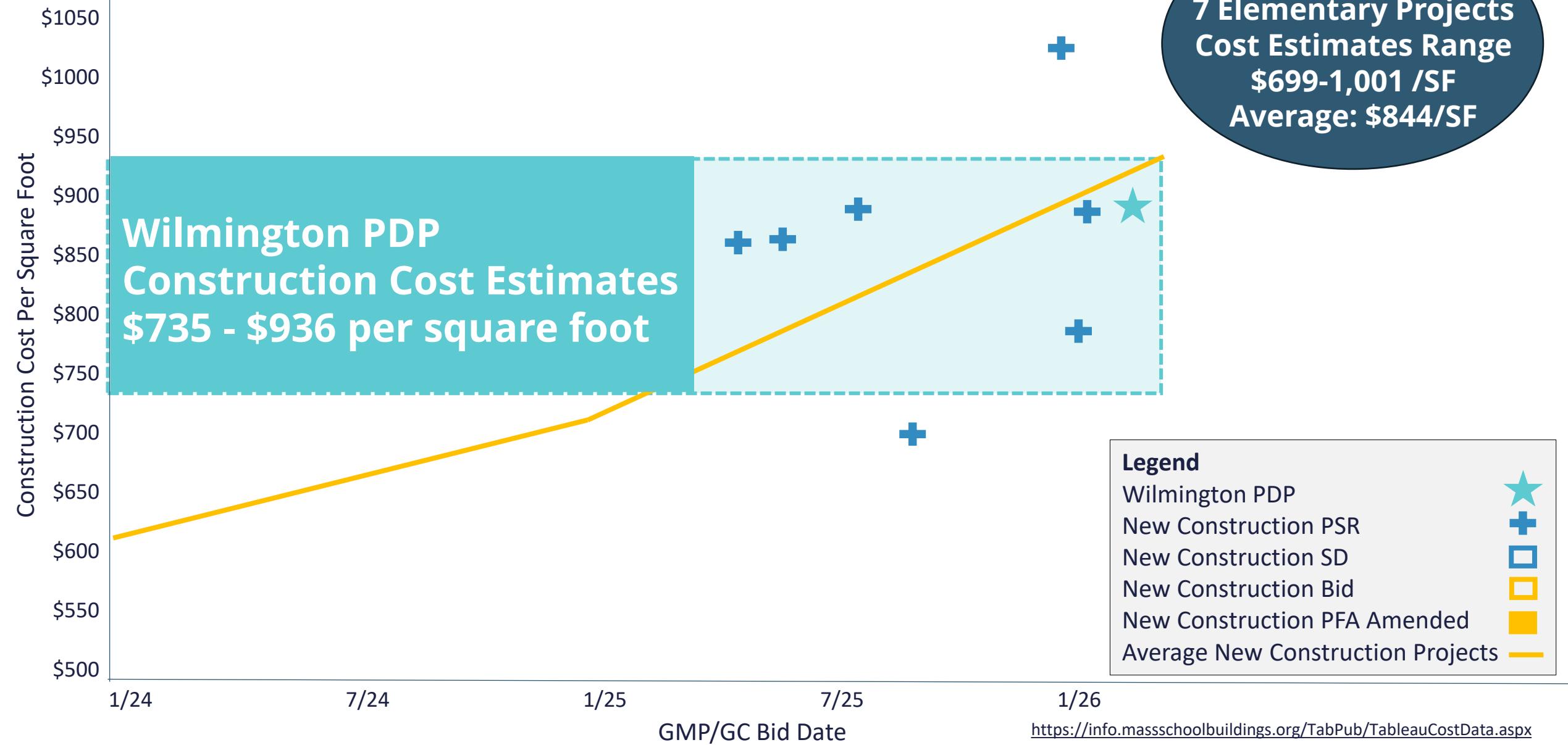
## Phase: PSR and SD



# MSBA Project Cost Data

## Phase: PSR - Elementary Schools

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



# Stay Connected



# Stay Connected

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

**Email questions/comments:**  
[wildwoodprojectquestions@wpsk12.com](mailto:wildwoodprojectquestions@wpsk12.com)



WILMINGTON PUBLIC SCHOOLS

Wilmington Public Schools  
161 Church Street, Wilmington, MA 01887

f

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](#)

**News and Announcements** [See All](#)



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

  
[PLEASE JOIN US](#)  
[COMMUNITY FORUM](#)  
[WILWOOD/MSBA PROJECT](#)  
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