



Information About the Wilmington MSBA School Project

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10/1/2024**

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Current Options & Potential Impact

Current Options Being Considered:

Estimated Project Cost and Potential
Local Share

ESTIMATED PROJECT COST (PSR) *full price before eligible MSBA reimbursement	PK-K		PK-3 510 students + PK Woburn Street Site	PK-5		
	130 students + PK Wildwood Site			755 students + PK North Intermediate Site		
	Repair 29,302 GSF	New 64,935 GSF		Add/Reno 163,573 GSF	New 163,573 GSF	
ESTIMATED PROJECT COST (PSR) *full price before eligible MSBA reimbursement	\$27.9M - \$30.8M	\$84.2M - \$93.1M	\$139.3M - \$154.0M	\$176.3M - \$194.9M	\$177.6M - \$196.3M	
POTENTIAL LOCAL SHARE *after eligible MSBA reimbursement	\$27.9M - \$30.8M	\$63.0M - \$69.7M	\$100.8M - \$111.4M	\$122.5M - \$135.4M	\$125.5M - \$138.7M	
LOCAL SHARE **Cost to Town for Repair Only:						
Woburn Street	\$39.3M - \$43.5M	\$39.3M - \$43.5M	N/A	N/A	N/A	
North Intermediate	\$32.4M - \$35.8M	\$32.4M - \$35.8M	\$32.4M - \$35.8M	N/A	N/A	
POTENTIAL TOTAL LOCAL SHARE *to address PK-5 enrollment	\$99.6M - \$110.1M	\$134.7M - \$149.0M	\$133.2M - \$147.2M	\$122.5M - \$135.4M	\$125.5M - \$138.7M	

Potential Impact: Estimated Debt and Tax Implications

Estimated Local Share (PSR estimate midpoint) *Cost to Town after eligible MSBA reimbursement	\$29.3M	\$66.3M	\$106.1M	\$129.1M	\$132.1M
Annual Debt Payment	\$2.2M	\$4.9M	\$7.8M	\$9.5M	\$9.7M
Annual Tax Increase on Average SF Home	\$160	\$370	\$590	\$710	\$730
Monthly Impact	\$13	\$31	\$49	\$59	\$61

Project Metrics:

Grade Configuration/ (type of project)	PK-K (new)	PK-3 (new)	PK-5 (new)	Comments
# students	130	510	755	MSBA/Town agreed enrollments w/o PK
#PK students	100	100	100	Est. #PK students
Total Est. Enrollment	230	610	855	Based on Total Project Costs
Est. Total Project Cost/SF	\$1,364	\$1,272	\$1,143	Based on local share portion of project costs
Est. Local Share Project Cost/SF	\$1,021	\$920	\$808	Based on total estimated enrollment
Est. Local Project Cost/Student	\$288,261	\$173,934	\$154,503	Enrollment x 30 yr bond duration
Est. # students over 30 yrs	6,900	18,300	25,650	Based on local share portion of project costs
Est. Local Share Project Cost/Student over 30 yrs	\$9,609	\$5,798	\$5,150	

Notes and Assumptions:

*The MSBA updates district reimbursement rates annually and applies the reimbursement in effect at the time the MSBA Board of Directors approves a district's proposed project scope and budget after SD Phase.

**Repair Only options assume no MSBA funding. This is an estimate based on today's market conditions and dollars and subject to change.

***All Costs are estimates; All Values are FY24 Values; 30 year Fixed Principal Debt; 4.00% Interest Rate; Av. SF Value = \$683,790

****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. Refer to previous slide.

Upcoming Key Dates:

(Note: WSBC meetings are typically scheduled monthly)

- 9/17/2024** at 6:30pm, **WSBC meeting**, In-person at WHS LGIR Room #1-062
- 9/18/2024** at 6:30pm, **Community Forum #5**, In-person at WHS Auditorium
- 9/19/2024** at 2pm, **Informational Presentation**, In-person at the Senior Center at 15 School Street
- 10/8/2024** at 6:30pm, **WSBC meeting** with project review & preferred option vote, In-person at WHS LGIR Room #1-062



Background

The Town of Wilmington has entered into the Massachusetts School Building Authority's grant program. As a result of prioritizing improvements for the Wildwood School based upon its age and current condition, the project to-date has been formally identified as the *Wildwood School Building Project*.

While the focus is on the Wildwood School community, both the Select Board and the School Committee supported in their initial application to the MSBA exploring school consolidation. This intent could bring together the **Woburn Street** and **North Intermediate School** communities in one facility along with the **Wildwood** students and staff and support the educational programming and long-term vision of the Town through consolidation efforts.

Project Partners



The Massachusetts School Building Authority (MSBA). This is the primary funding program in the state of MA to help communities with the costs of school construction projects.

SMMA

Owner's Project Manager (OPM), **SMMA** is the firm that serves to represent the interests of the Town in overseeing all aspects of the project.



Project Design Team, **Dore + Whittier** represents the firm hired by the Town to assist in developing the project design and development.

Wildwood School Building Committee

The Wildwood School Building Committee (WSBC) is comprised of a wide number of stakeholders that include community members, elected representatives, and Town and school department leaders.

The WSBC serves as the public body that holds decision making authority around aspects of the project.

All meetings are open to the community, recorded for viewing, and all of the meeting materials are available on the project website.

**Questions? Email WSBC
or Call Town Manager's Office**

Key Milestones

2020

- (May) Statements of Interest Submitted to the MSBA (for 6 elementary schools)

2021

- (April) MSBA Board of Directors invite the Wildwood Elementary School into the MSBA Eligibility Period

2022

- (3/8/2022) Special Town Meeting to Authorize Feasibility Study
- (4/30/2022) Wildwood/MSBA Project Presentation @ Town Meeting

2023

- (4/29/2023) Wildwood/MSBA Project Presentation @ Town Meeting
- (11/8/2023) Community Forum #1

2024

- (2/1/2024) Community Forum #2
- (3/28/2024) Community Forum #3
- (5/4/2024) Wildwood/MSBA Project Presentation @ Town Meeting
- (8/7/2024) Community Forum #4



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