

# Wildwood School Study

## WILMINGTON PUBLIC SCHOOLS



## School Building Committee Update

September 20, 2022



# Agenda

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1. Introduction & Purpose
2. Scope of Work for the Study
3. Current Building Capacity Analysis
4. Options for Review
5. Selection of “Short List” Options
6. Next Steps

# Introduction & Purpose

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- Wildwood (WW) School incapacitated by oil tank leak
- WW community distributed to three other schools, in non-ideal situations
- Looking for a medium-term solution that can provide a more educationally appropriate setting for WW students for 5-7 years, while....
- **MSBA Study process happens in parallel, with WW as the subject building of the study**

# Study Scope of Work – Phase 1

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- Wildwood (WW) School Existing Conditions Survey
- Existing Conditions & Program review of other District schools, with present capacity and program analysis
- Perform enrollment projection analysis on existing schools to gauge future capacity
- Formulate options to house WW school students
- Discuss and narrow down to short list
- Truth test short list options with more detailed space, program, and construction scope analysis
- Cost estimate of final (8) Options with construction schedule estimate
- Determine Preferred Option
- Present the Study Information to the Public

# Study Scope of Work – Phase 2

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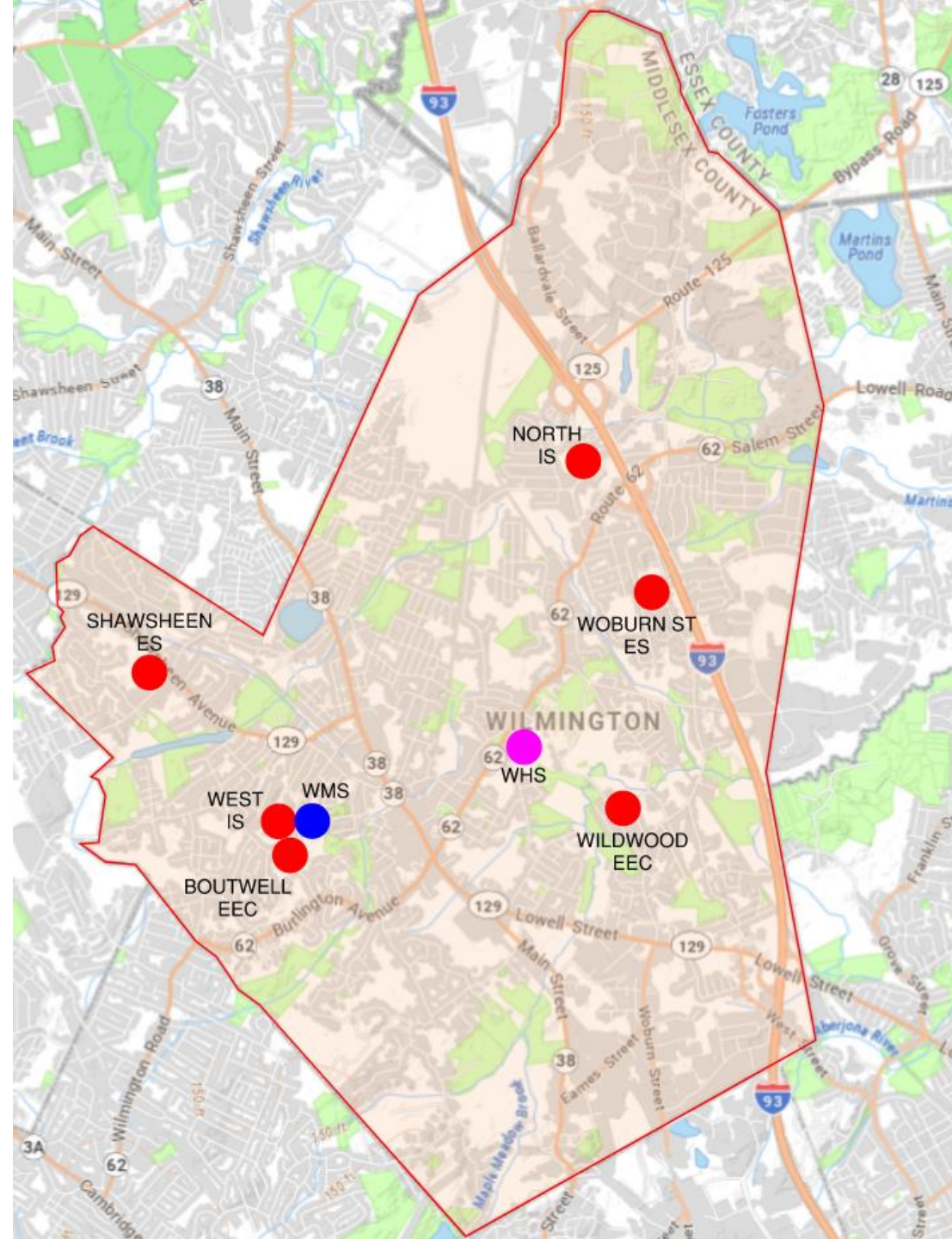
- Public Education Phase
  - *The duration of this period will depend on the Option selected*
- Decision and schedule on a funding vote

Upon a successful vote, bring the Preferred Option from concept to reality:

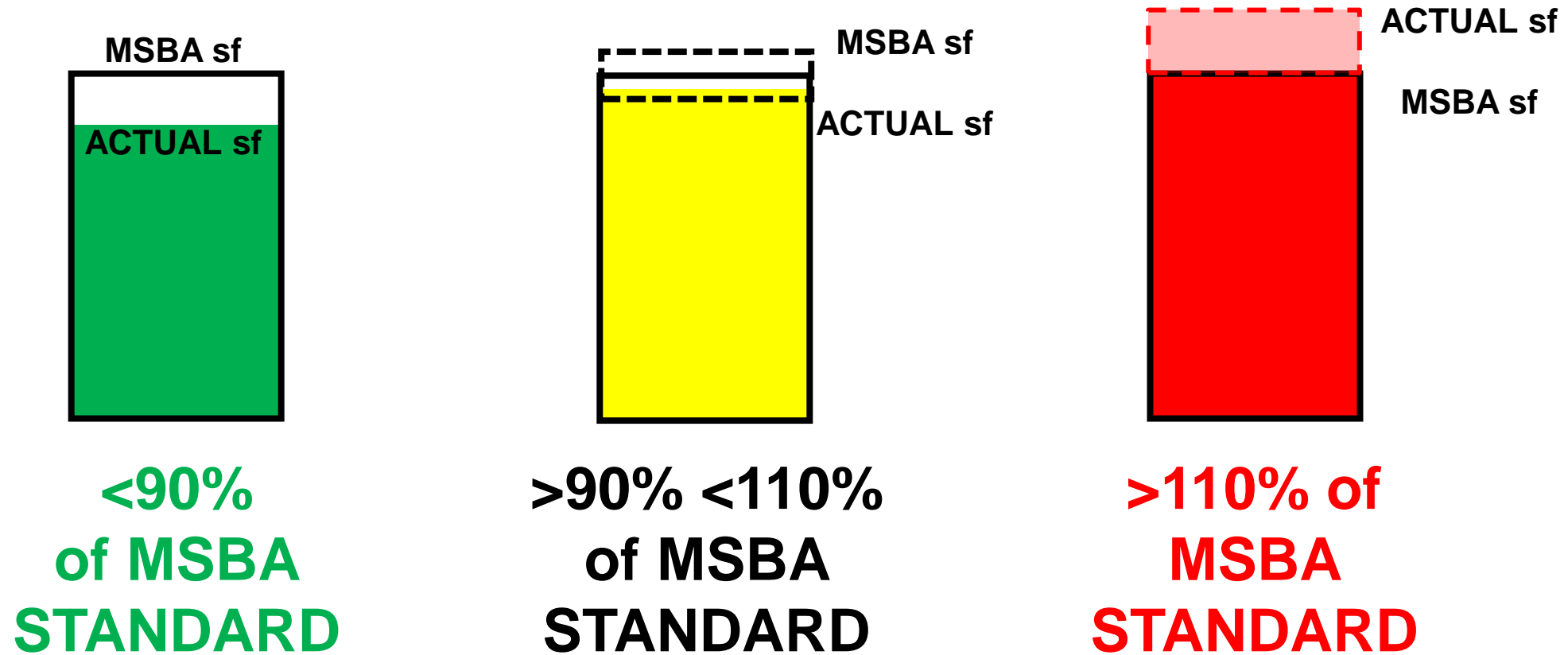
- 3-4 Month Design Process
- 5-7 Month Construction Duration



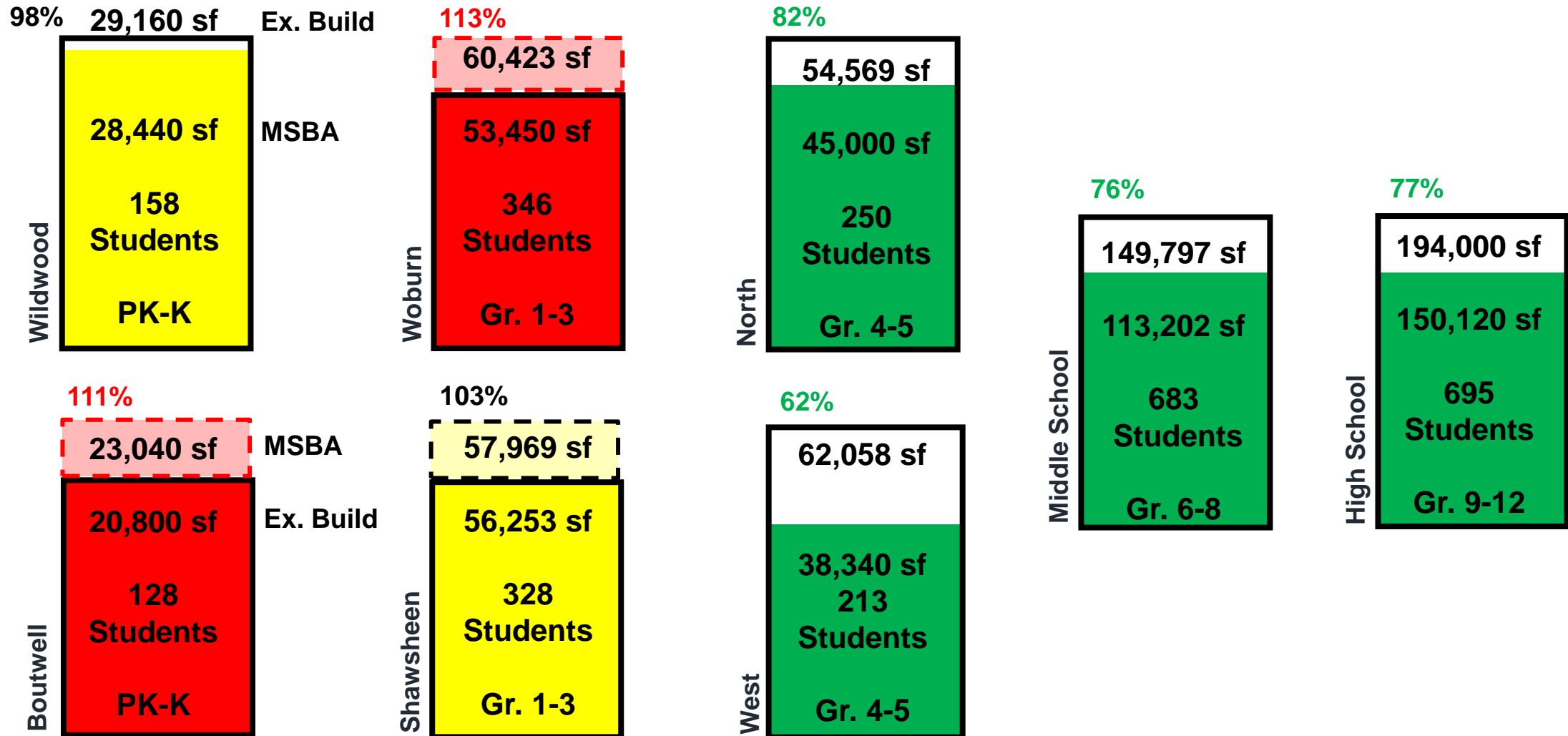
# TOWN MAP with schools shown



# Building Capacity Graphic



# Current Building Capacity Analysis



\*Capacity based on DESE 2021-2022 student enrollment period

\*\*MSBA SF/student varies based on student enrollment



# Options for Review

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1. Renovate Wildwood School
2. Better accommodate temporary moves at Woburn, Shawsheen and West Intermediate Schools
3. Boutwell as all district Pre-Kindergarten; Kindergarten relocated to Shawsheen
4. Relocate Wildwood 50/50 between Shawsheen and Woburn
5. Partial Reno of Wildwood Core Space only, add classroom modulars
6. Relocate Wildwood to Woburn site
7. Relocate Wildwood to Shawsheen site
8. Relocate Wildwood to a private site
9. Relocate Wildwood and grade reconfiguration north side of town only to PK-2, 3-4, 5-8
10. Relocate Wildwood and grade reconfiguration north side of town only to PK-2, 3-5
11. Relocate Wildwood and grade reconfiguration to PK, K-2, 3-4, 5-8, 9-12
12. Relocate Wildwood and grade reconfiguration to PK, K-2, 3-4, 5-7, 8-12
13. Boutwell as all district Pre-K; Kindergarten relocated to Woburn and Shawsheen
14. Boutwell as all district Pre-K and West-only K; North-only K relocated to Woburn
15. Relocate Wildwood and move PK-K to Middle School site
16. Relocate Wildwood and grade reconfiguration to PK, K-1, 2-4, 5-7, 8-12

# Selection Criteria Considered in First Round of Options

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- Is there enough space on the site?
- Can the existing core spaces accommodate increased population?
- Is the solution educationally and age-appropriate?
- Does the solution work with the realities of the building layout (e.g.: house program at Middle School; High School configuration)
- Does the solution create additional building transition(s)?
- Is there success at consolidating PK and/or K?
- Does the solution reduce or minimize overcrowding by making good use of existing space?

# Short List of Options for Review

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1. **Renovate Wildwood School**
2. **Better accommodate temporary moves at Woburn, Shawsheen and West Intermediate Schools**
3. Boutwell as all district Pre-Kindergarten; Kindergarten relocated to Shawsheen
4. Relocate Wildwood 50/50 between Shawsheen and Woburn
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8. **Relocate Wildwood to a private site**
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14. Boutwell as all district Pre-K and West-only K; East-only K relocated to Woburn
15. Relocate Wildwood and move PK-K to Middle School site
16. **Relocate Wildwood and grade reconfiguration to PK, K-1, 2-4, 5-7, 8-12**



# Option 1 – Limited Renovation of Wildwood

30,600 sf

MSBA  
Guideline  
S\*\*

29,160 sf

Existing  
Building

170  
Students

MSBA  
Projections  
2031-2032  
Enrollment

## "BARE-BONES" SCOPE:

- Abate & replace ceilings
  - Seal leaking windows & fix sash
  - Renovate pair of TRs - fully accessible
  - Accessible front entrance
  - Repair roof leaks
  - Replace leaking boiler
  - Repair worst piping leaks & insulation
  - Repair worst unit vents
  - Fix pipe freeze issues
  - Add missing emergency lighting
- NOTE: all of the above may trigger sprinkler, structural, and full accessibility upgrades

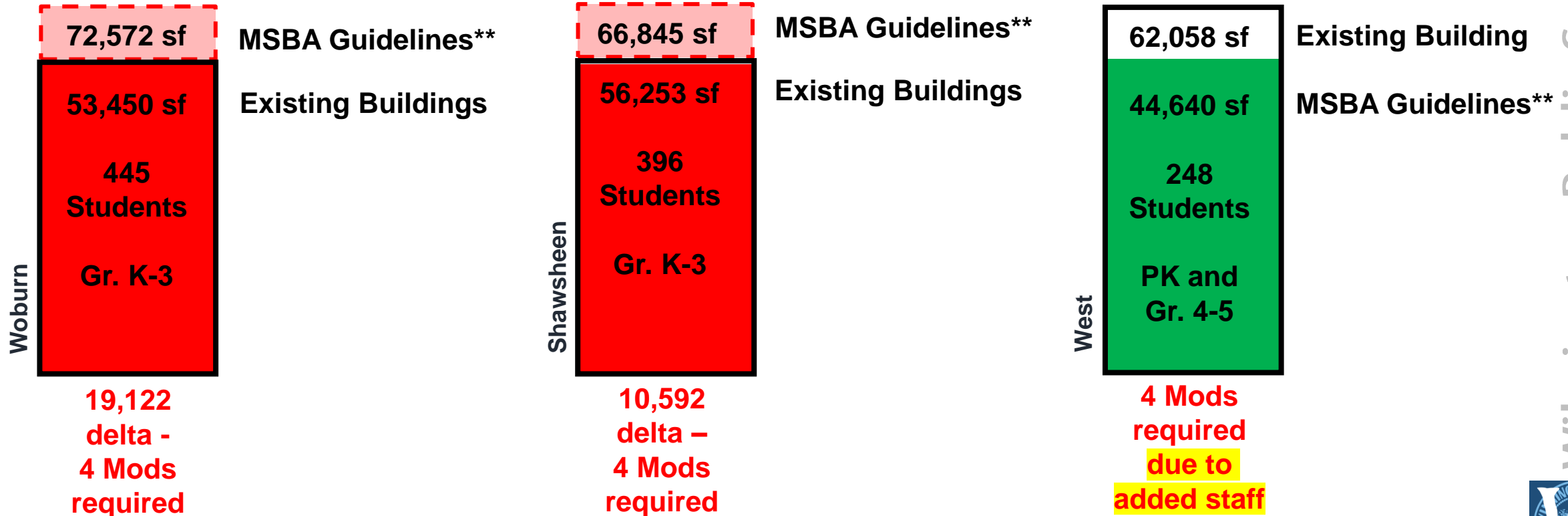


**WILDWOOD  
SCHOOL SITE**

Wilmington Public Schools



# Option 2: Better Accommodate Temp Moves



\*Capacity based on MSBA student enrollment projections

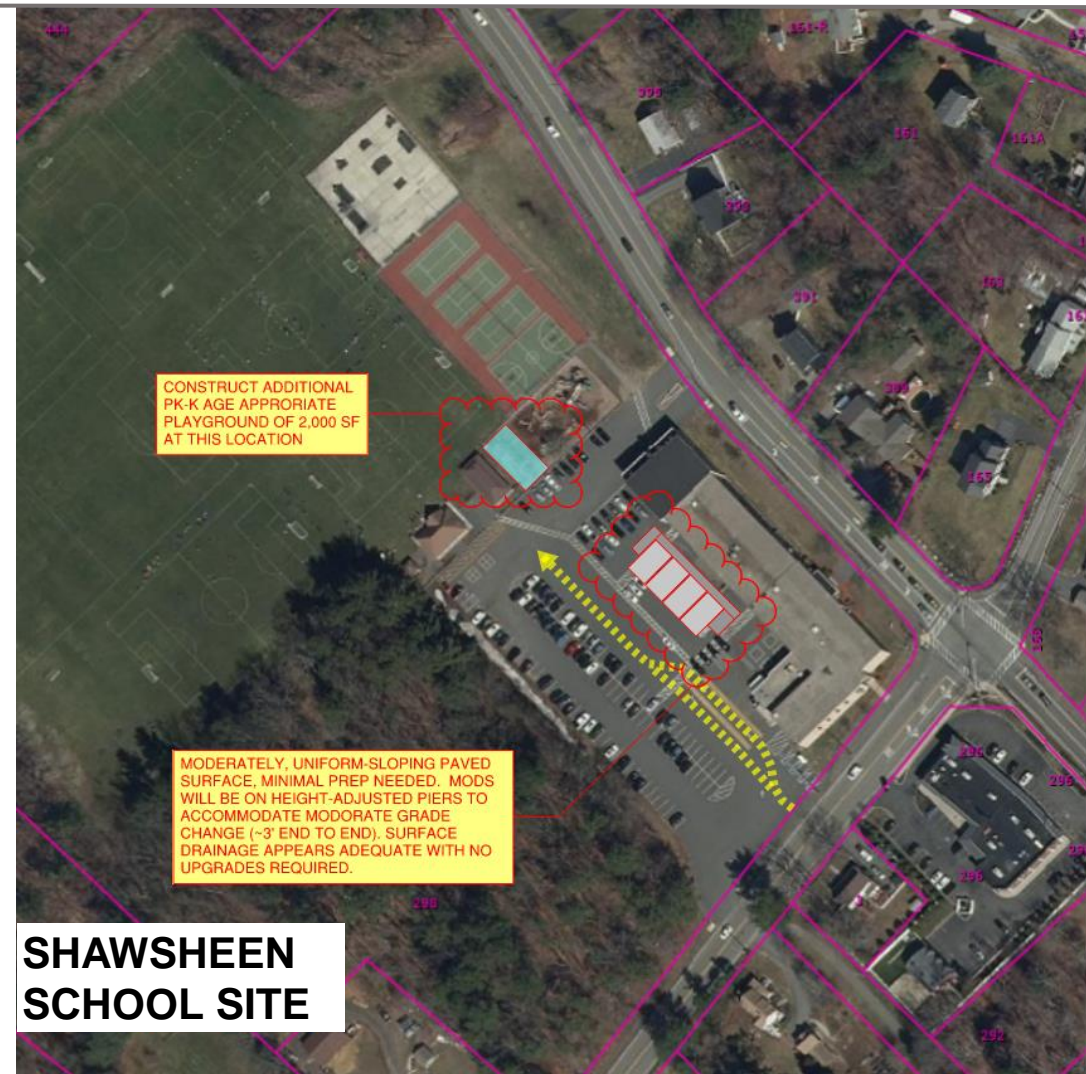
\*\*MSBA SF/student varies based on student enrollment



# Option 2: Better Accommodate Temp Moves



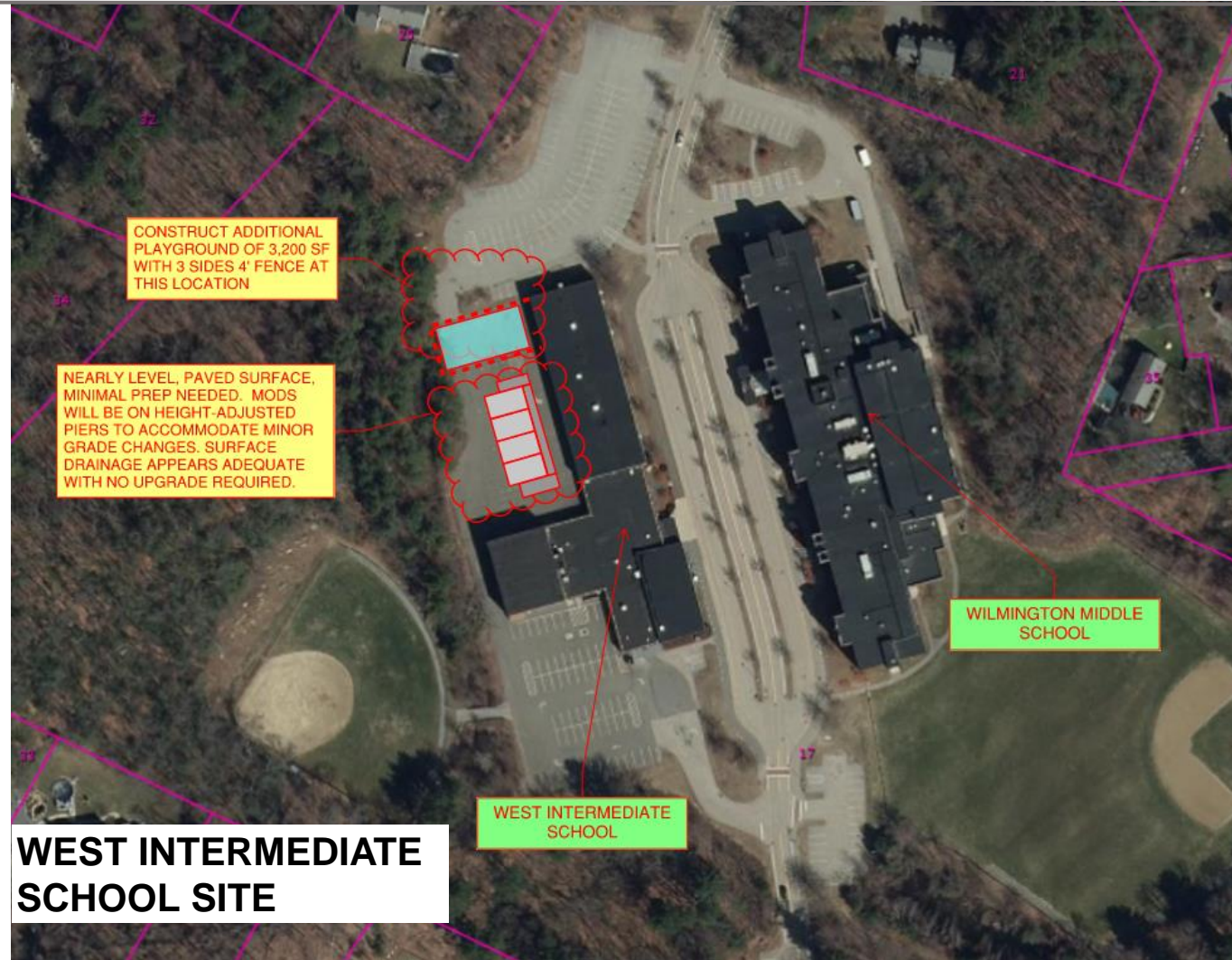
- 4 Modulares, playground required



- 4 Modulares, playground required



# Option 2: Better Accommodate Temp Moves

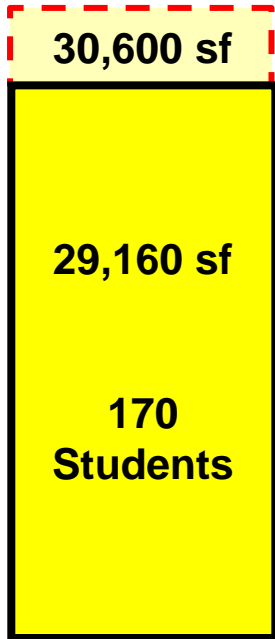


- 4 Modulares,  
Playground required



# Option 5 – Partial Reno of WW Core, add Mods

MSBA Projections  
2031-2032 Enrollment



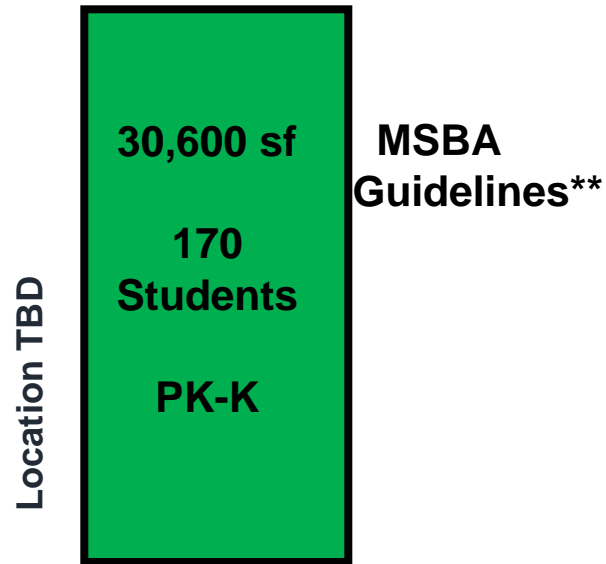
MSBA  
Guidelines\*\*

Existing  
Building

- 12 Modulares required



# Option 8: Relocate Wildwood to private site

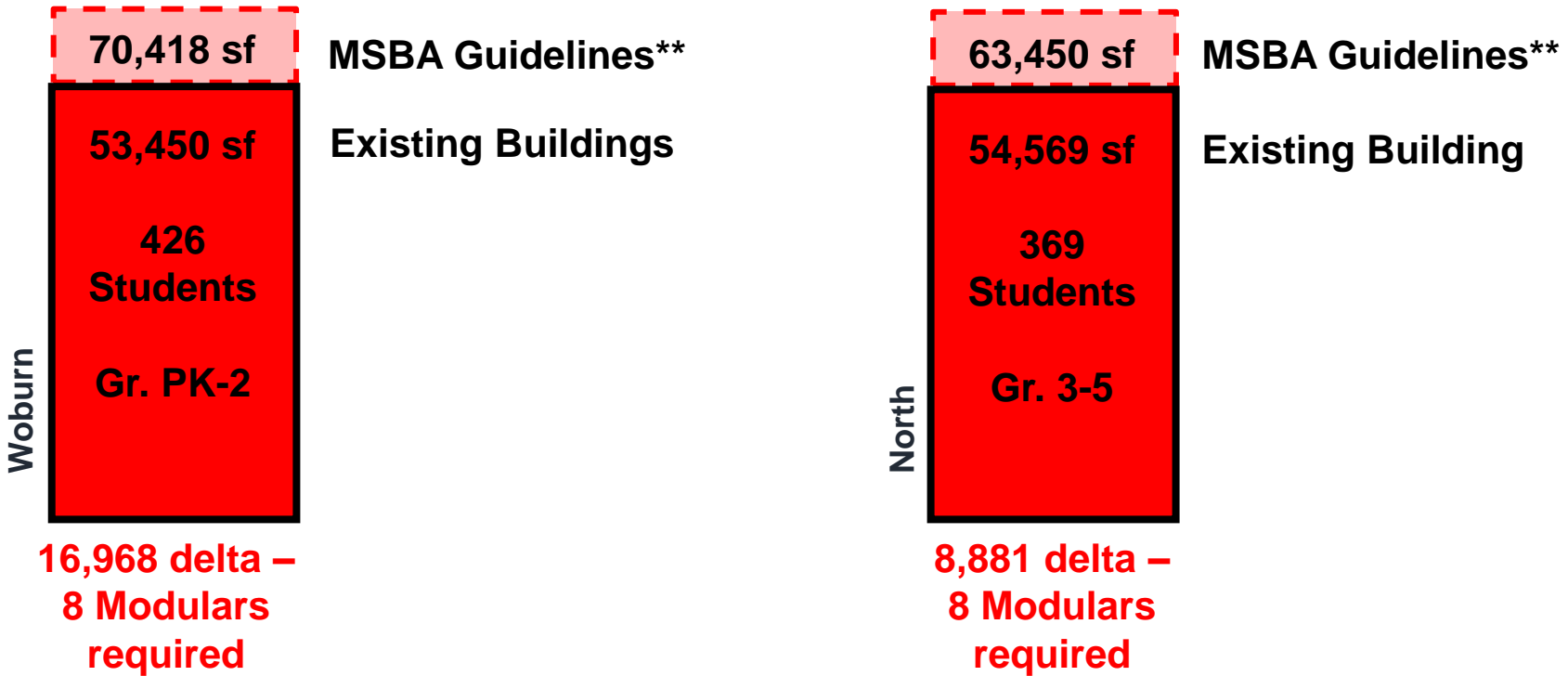


**Looking for 18,000 – 20,000 SF as a bare minimum program with no specials, no indoor gym.**

## **Properties reviewed were commercial, office or light industrial/office use:**

- 208 Main Street – Former Rite Aid Pharmacy Store - Commercial
  - 277 Main Street – Former Walgreens Pharmacy Store - Commercial
  - 200 Ballardvale Street – Class “A” office space in Office Park
  - 40 Fordham Road – Warehouse space in Office Park
  - 1 Jewel Drive – Class “A” office space in Office/ Light Industrial Park
  - 181 Ballardvale Street – Class “A” office space in Office Park
  - 230 Ballardvale Street – Light Manufacturing space in Office/ Ind Park
  - 46 Jonspin Road - Class “A” office space in Office Park
- 
- **No private school options located within or nearby District**
  - **Most of these properties do not work due to site plan issues – unsuitable open play space, poor pedestrian and vehicular circulation, or potential health/safety issues.**
  - **A few were a “maybe” but issues of larger cost (including fit-up, site costs, lease) and other logistical considerations caused their elimination.**

# Option 10: Grade Reconfigurations – North only



\*Capacity based on MSBA student enrollment projections  
\*\*MSBA SF/student varies based on student enrollment



# Option 10 – Grade Reconfigurations – North

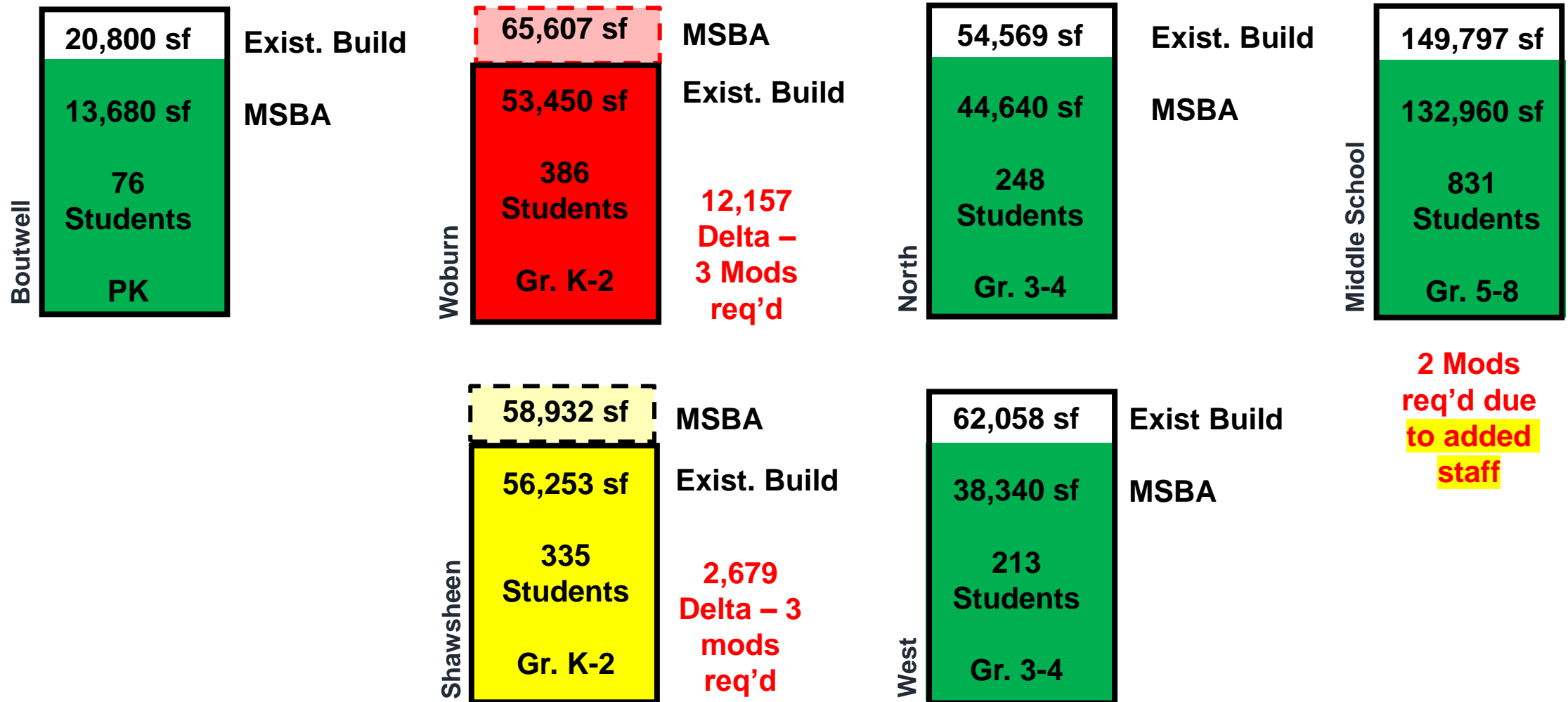


- 8 Modulares, Playground required



- 8 Modulares required

# Option 11: Grade Reconfigurations



\*Capacity based on MSBA student enrollment projections

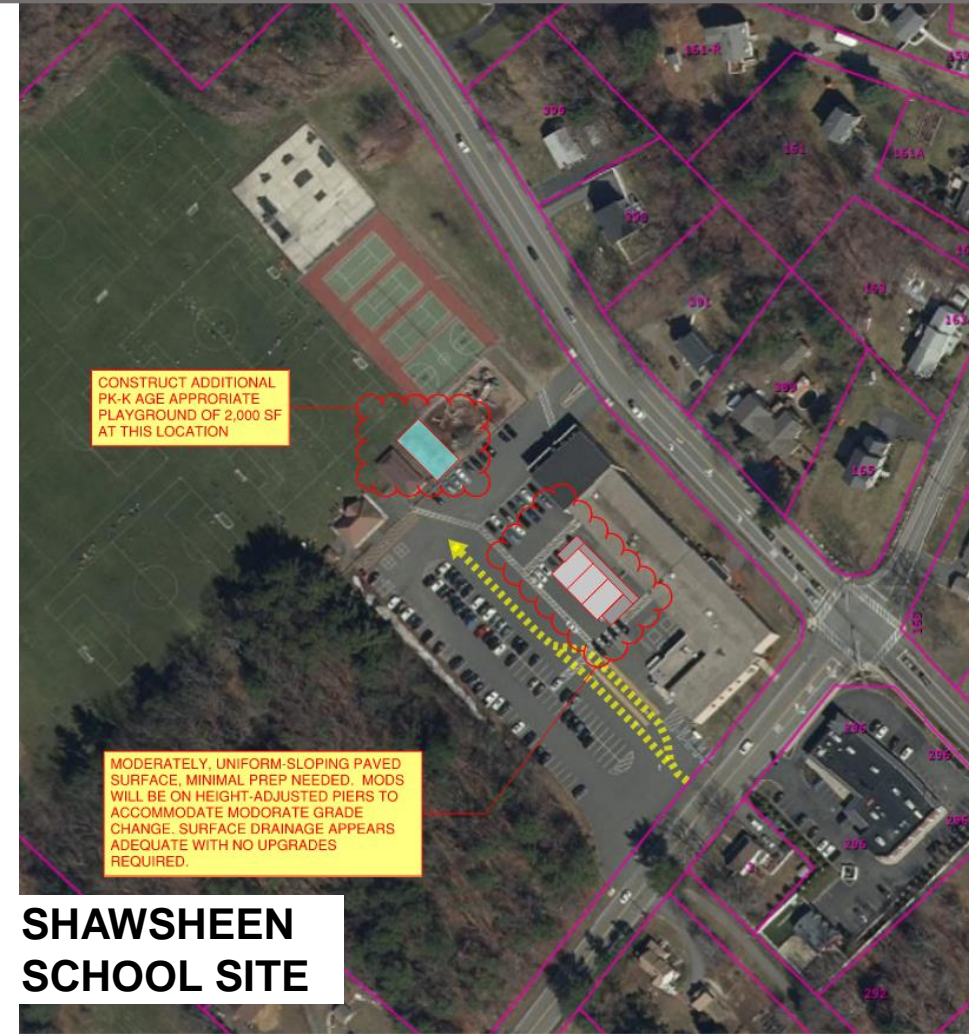
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# Option 11 – Grade Reconfigurations



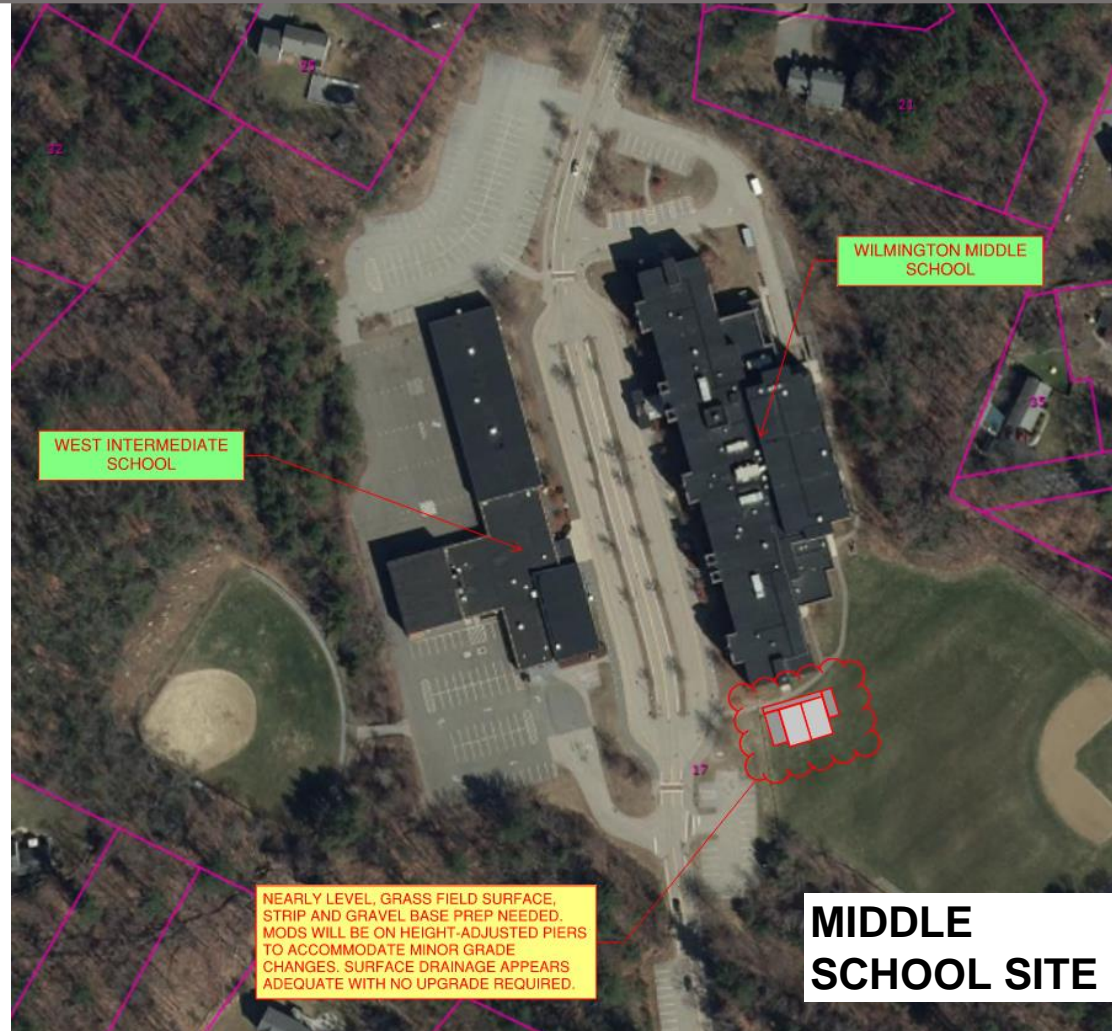
- 3 Modulares, Playground required



- 3 Modulares, playground required

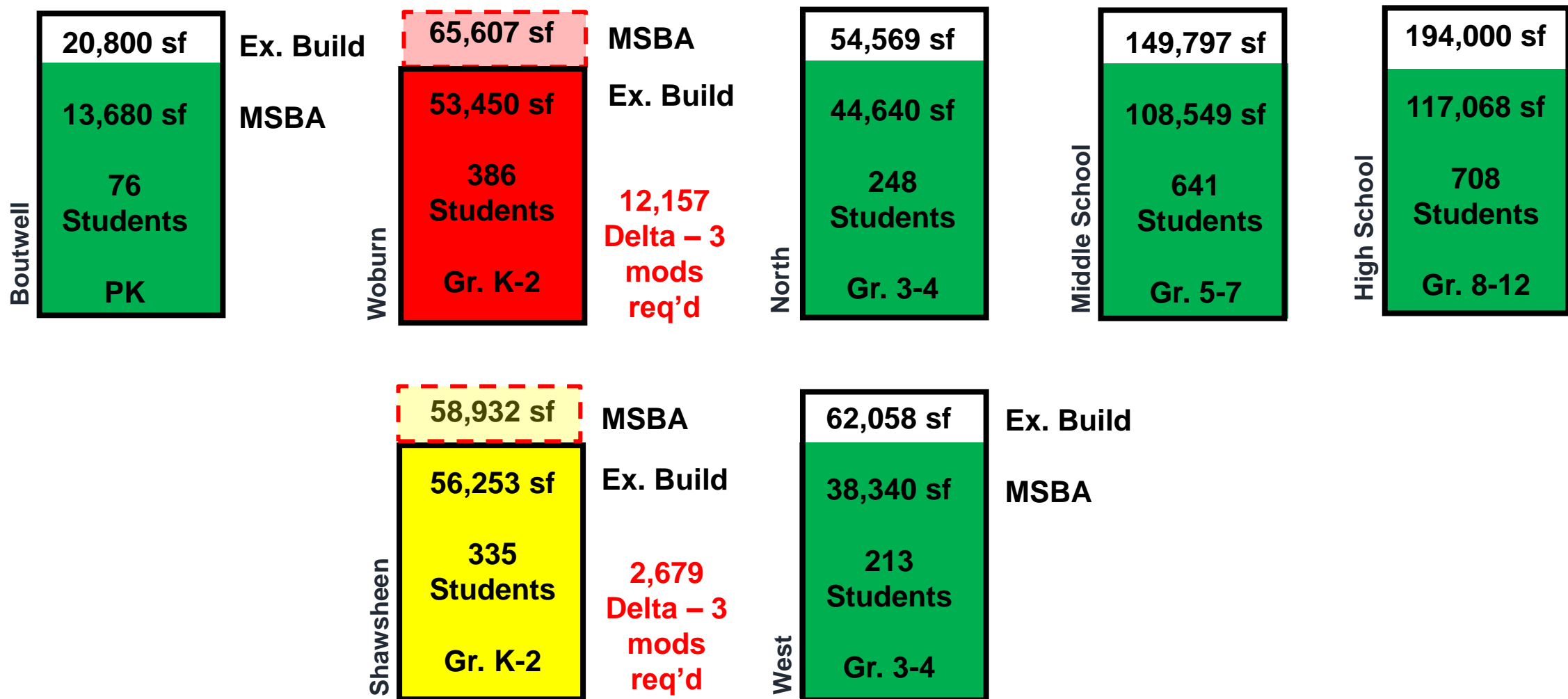


# Option 11 – Grade Reconfigurations



- 2 Modulares required

# Option 12: Grade Reconfiguration, move 8<sup>th</sup> to HS



\*Capacity based on MSBA student enrollment projections

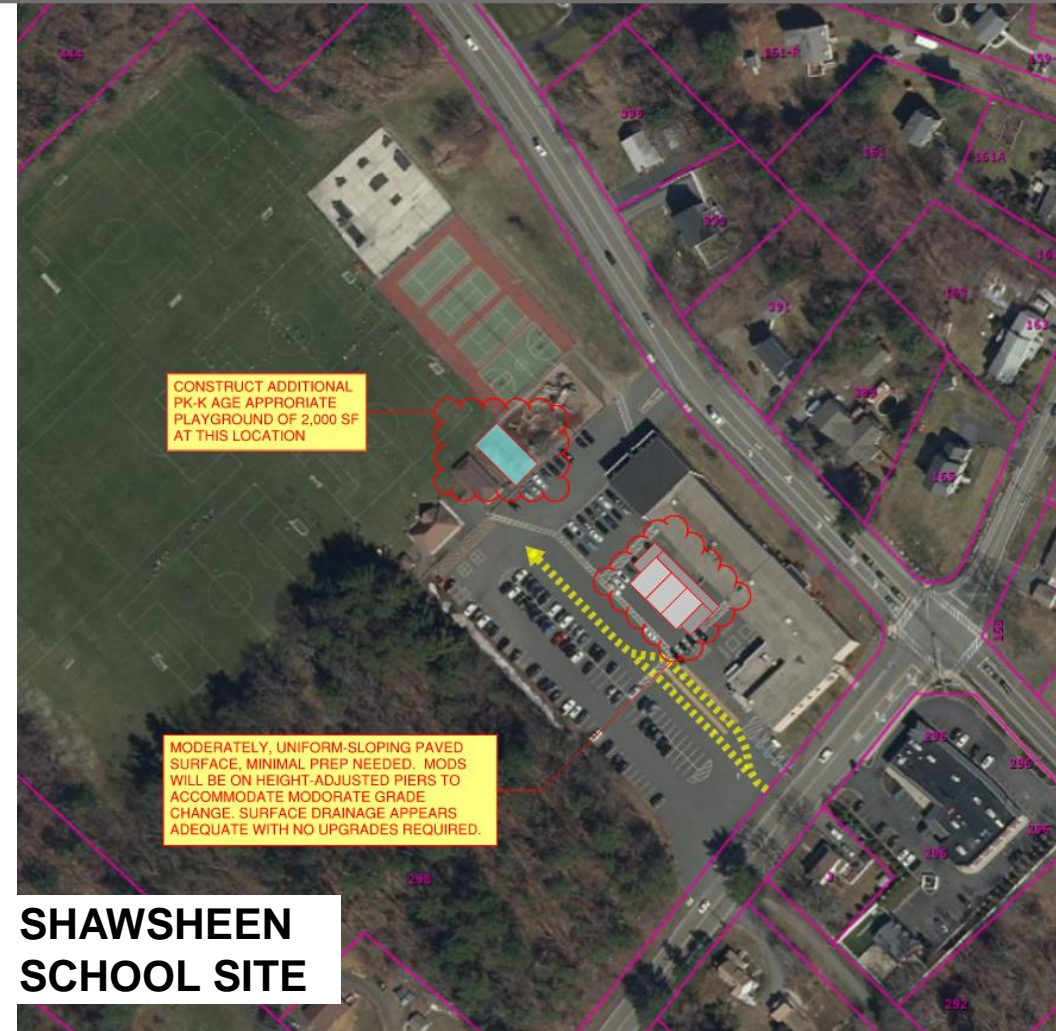
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# Option 12 – Grade Reconfigurations, 8th to HS

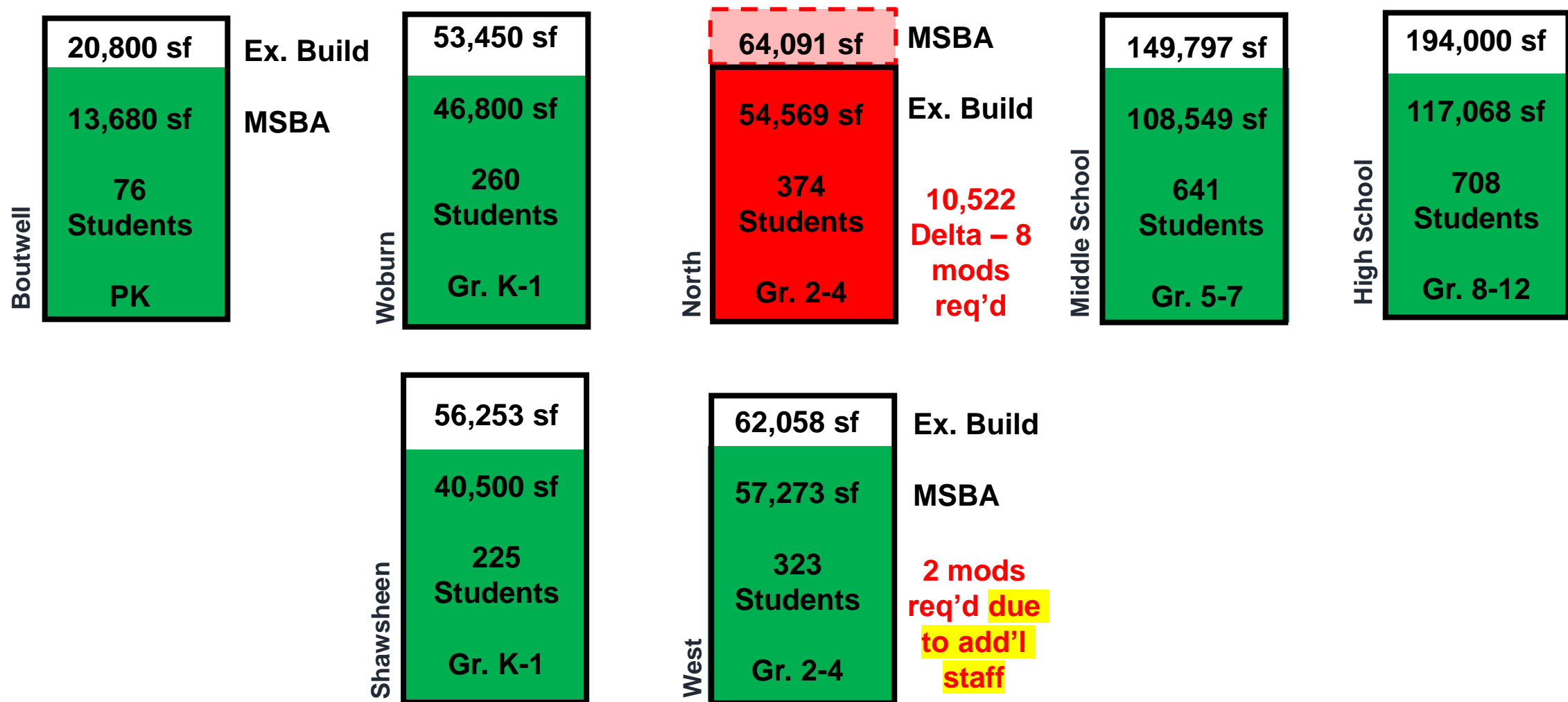


- 3 Modulares, Playground required



- 3 Modulares, playground required

# Option 16: Grade Reconfiguration, move 8<sup>th</sup> to HS

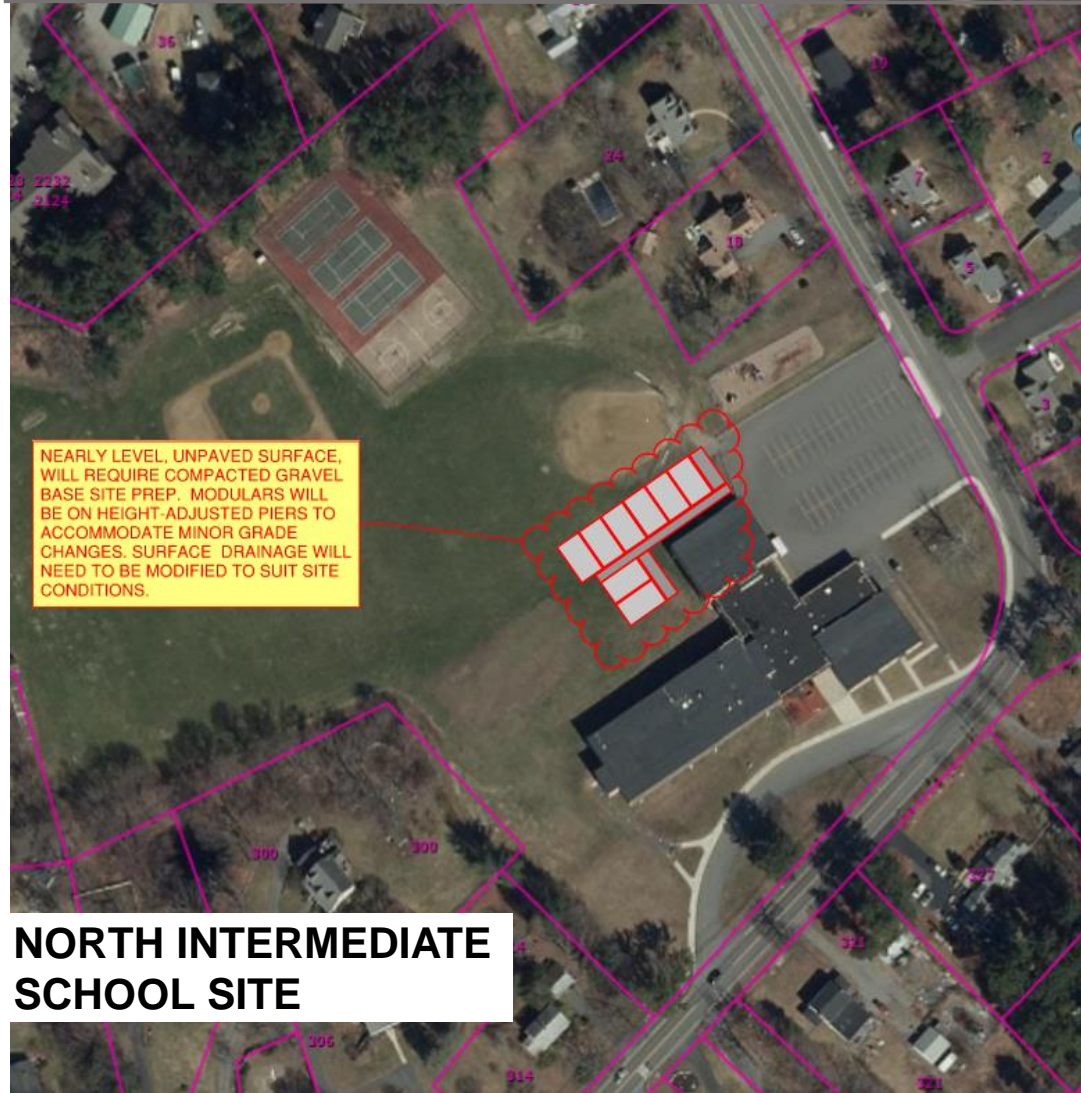


\*Capacity based on MSBA student enrollment projections

\*\*SF/student varies based on student enrollment



# Option 16 – Grade Reconfigurations – 8<sup>th</sup> to HS



- 8 Modulars, site prep required



- 2 Modulars required



# Next Steps – Phase 1

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- Wildwood (WW) School Existing Conditions Survey
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# QUESTIONS?

