

# Wildwood School Study

## WILMINGTON PUBLIC SCHOOLS



## School Building Committee Update

October 3, 2022



# Agenda

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- Discussion of Process
- Review of Options with Cost Estimates
- Project Schedule
- Questions and Discussion
- Discussion of “Finalist” Option(s)
- Detail review of Options if required (optional)

# Discussion of Process So Far

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- Architects/ Study Working Group generated initial Options
- Long List of (16) options evaluated and narrowed down
- Short List of (8) options further studied, and scope of work confirmed for:
  - site fit
  - enrollment vs. space
  - core spaces capacity serving increased enrollment
- Option 8 – Private Space eliminated – no suitable sites
- (7) Options cost-estimated
- Presenting and discussing today

# Discussion of Process Moving Forward

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Tonight: Discuss Options and Rank



School Building Committee/ Study Working Group to make Recommendation to the full School Committee



School Committee will consider and vote on a Preferred Option



Preferred Option incorporated into Capital Budget; funding to be determined



Vote to be held April 29, 2023 Town Meeting

# 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
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; 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**

# Cost Estimate Summary of Options

OPTION NO.	DESCRIPTION	PROJECT COST (ECC x 1.30)	DURATION* (Months)
1	Limited Renovations to Wildwood School	<b>\$5,370,720</b>	9-10
2	Better Accommodate Temp Moves	<b>\$15,545,900</b>	11-12
5	Partial Reno of Wildwood; add Modular classrooms	<b>\$16,584,440</b>	12-13
10	Relocate WW, grade reconfig North only PK-2, 3-5	<b>\$17,818,000</b>	12-13
11	Boutwell PK, grade reconfig PK, K-2, 3-4, 5-8, 9-12	<b>\$11,612,900</b>	11-12
12	Boutwell PK, grade reconfig PK, K-2, 3-4, 5-7, 8-12	<b>\$8,043,360</b>	11-12
16	Boutwell PK, grade reconfig PK, K-1, 2-4, 5-7, 8-12	<b>\$10,222,390</b>	11-12

\* Durations are estimates only at this time, due to high market volatility and unpredictability.

# Options - Cost Drivers Summary

OPTI ON NO.	DESCRIPTION	PROJECT COST	COST DRIVERS	\$/SF Est Const. Cost
1	Limited Renovations to Wildwood School	<b>\$5,370,720</b>	Code-mandated Sprinkler, Accessibility Upgrades, New heating system	<b>\$142</b>
2	Better Accommodate Temp Moves	<b>\$15,545,900</b>	(12) Mods or 20,160 SF on three different sites – multiple site costs	<b>\$593</b>
5	Partial Reno of Wildwood; add Modular classrooms	<b>\$16,584,440</b>	(12) Mods or 20,160 SF on WW site, plus partial reno costs	<b>\$394</b>
10	Relocate WW, grade reconfig North only PK-2, 3-5	<b>\$17,818,000</b>	(16) Mods or 24,160 SF on two different sites – multiple site costs	<b>\$569</b>
11	Boutwell PK, grade reconfig PK, K-2, 3-4, 5-8, 9-12	<b>\$11,612,900</b>	(8) Mods or 12,740 SF on three different sites – multiple site costs	<b>\$701</b>
12	Boutwell PK, grade reconfig PK, K-2, 3-4, 5-7, 8-12	<b>\$8,043,360</b>	(6) Mods or 10,080 SF on two different sites – multiple site costs	<b>\$614</b>
16	Boutwell PK, grade reconfig PK, K-1, 2-4, 5-7, 8-12	<b>\$10,222,390</b>	(10) Mods or 13,300 SF on two different sites – multiple site costs	<b>\$591</b>

# Cost Drivers of Modular Options

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- **Gross SF Area** – base cost is **\$325/SF** for the modular alone (includes MEPs, toilet rooms)
- **Foundations**
- **Site Costs** – hookup of Utilities, some sites have prep costs
- **Multiple Sites** – duplicative site & utility hookup costs



# Immediate Schedule (Draft)

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Oct 3-10	Discuss cost of Options and Rank
Oct 4-10	Open up to feedback from Staff and/or Community?
Oct?	Community Presentation?
Oct 10-11	School Building Committee/ Study Working Group to make recommendation to the full School Committee
Oct 12 meeting	School Committee will consider Recommendations (10/26 alt?)
Nov 16 meeting	School Committee to vote on a Preferred Option
Nov 17-30	Direction to be incorporated into Capital Budget
Dec 1- 15	Project funding source discussion, Budget finalized
April 29, 2023	Project Vote at Town Meeting

# Project Schedule – Conventional

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April 29, 2023	Project Vote at Town Meeting
2 mos	OPM procurement
1 mo	Designer procurement
~4-5 mos	Detailed Design
1 mo	Bidding/Negotiation
~4-8 mos*	Construction
12-17 mos	Time to occupancy from Town Meeting
Apr '24 - Aug '24	Occupancy range*

\* Construction Durations are estimates only at this time, due to high market volatility and unpredictability.

# Project Schedule – Fast Track

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Nov 16, '22	School Committee to vote on a Preferred Option
By Nov 30, '23	Town funds OPM/Designer up to Bid phase only
By Jan, '23	Secure OPM and Designer
Jan – May	5 Mos. – Develop Construction Documents & bid project
Spring 2023	Town Meeting – Vote based on Bid Price
July, 2023	~4-8 months* Construction
Nov '23 - Mar '24	Occupancy range*

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*\*Construction Durations are estimates only at this time, due to high market volatility and unpredictability.*

# QUESTIONS AND DISCUSSION

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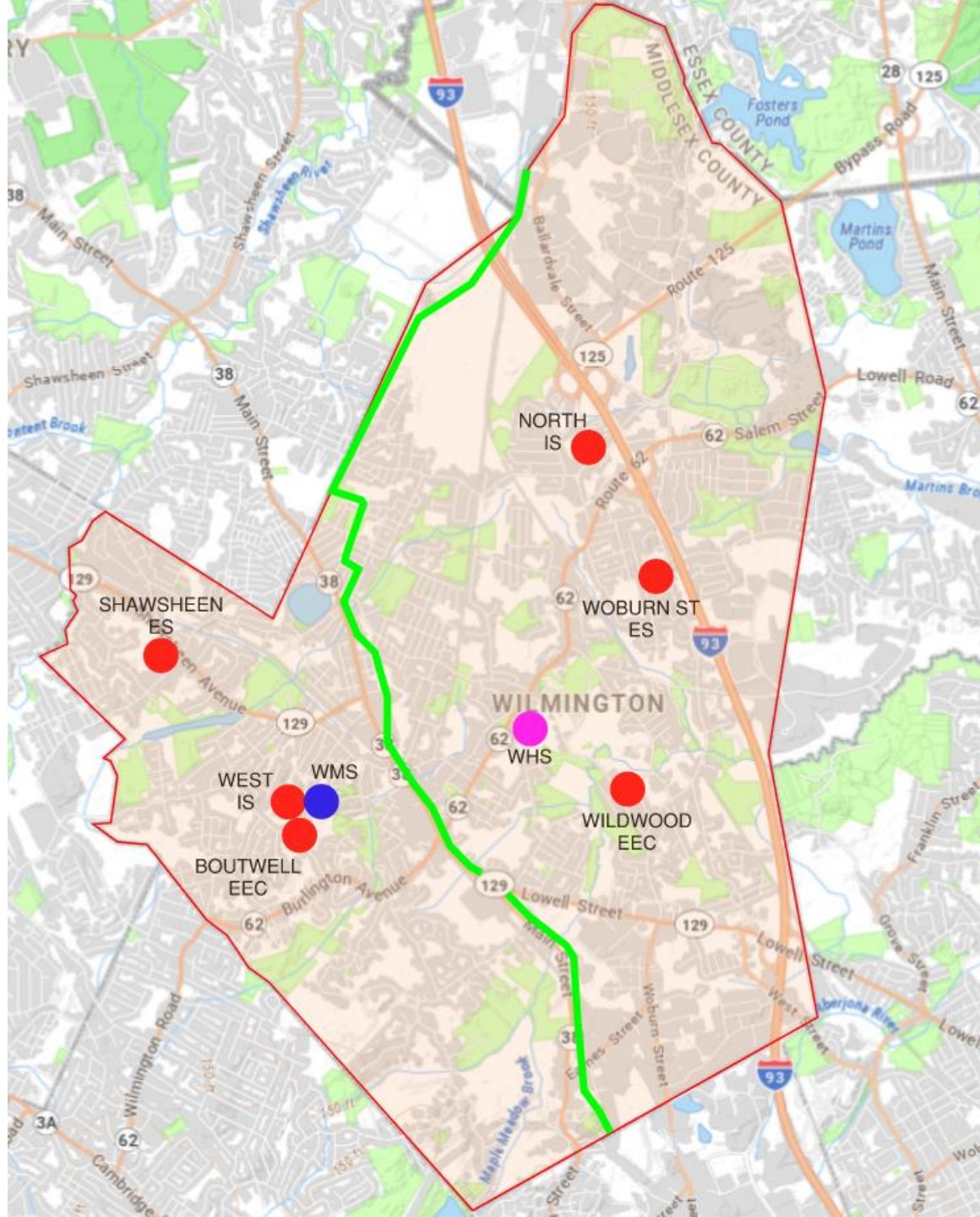
- Pros and Cons
- Cost
- Need more info?
- Need feedback from Staff or Community prior to recommendation?
- Community Presentation?
- Votes
- Schedule

# APPENDIX – OPTIONS DETAIL FOR REFERENCE

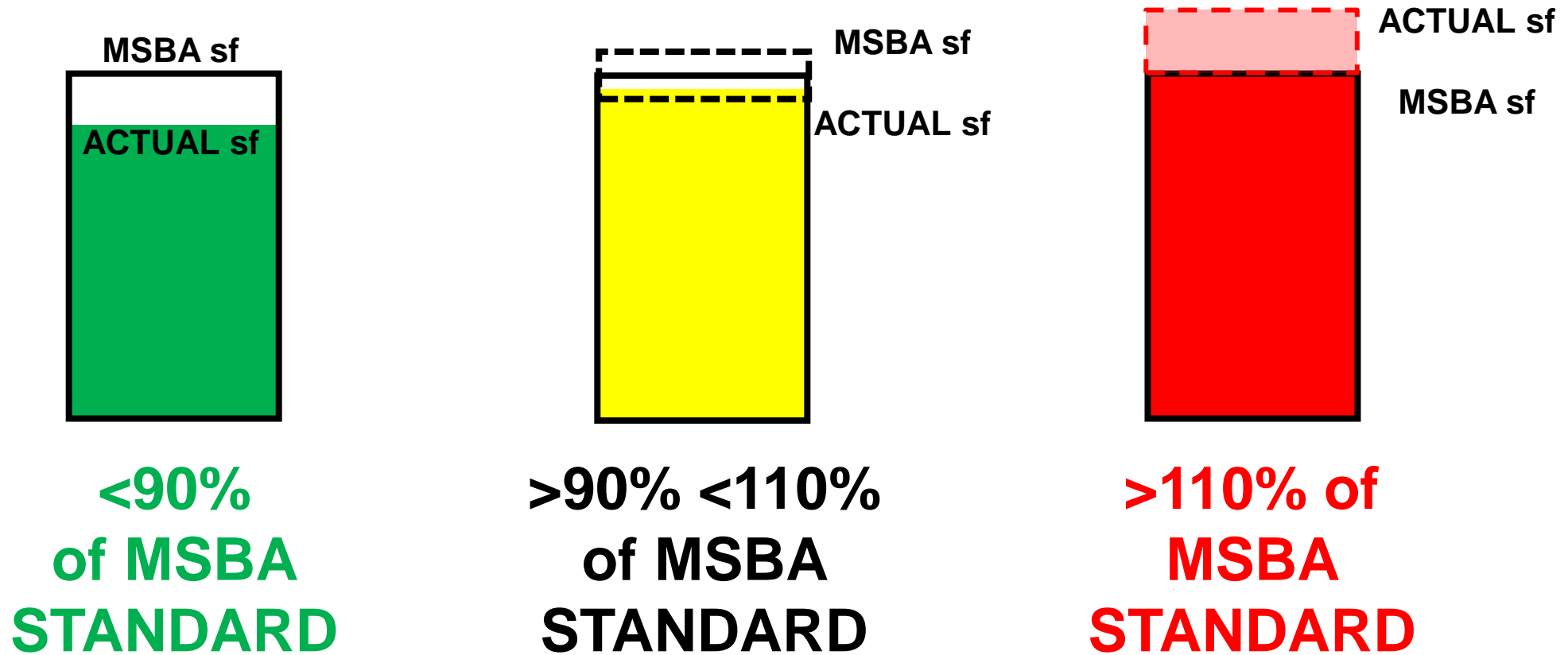




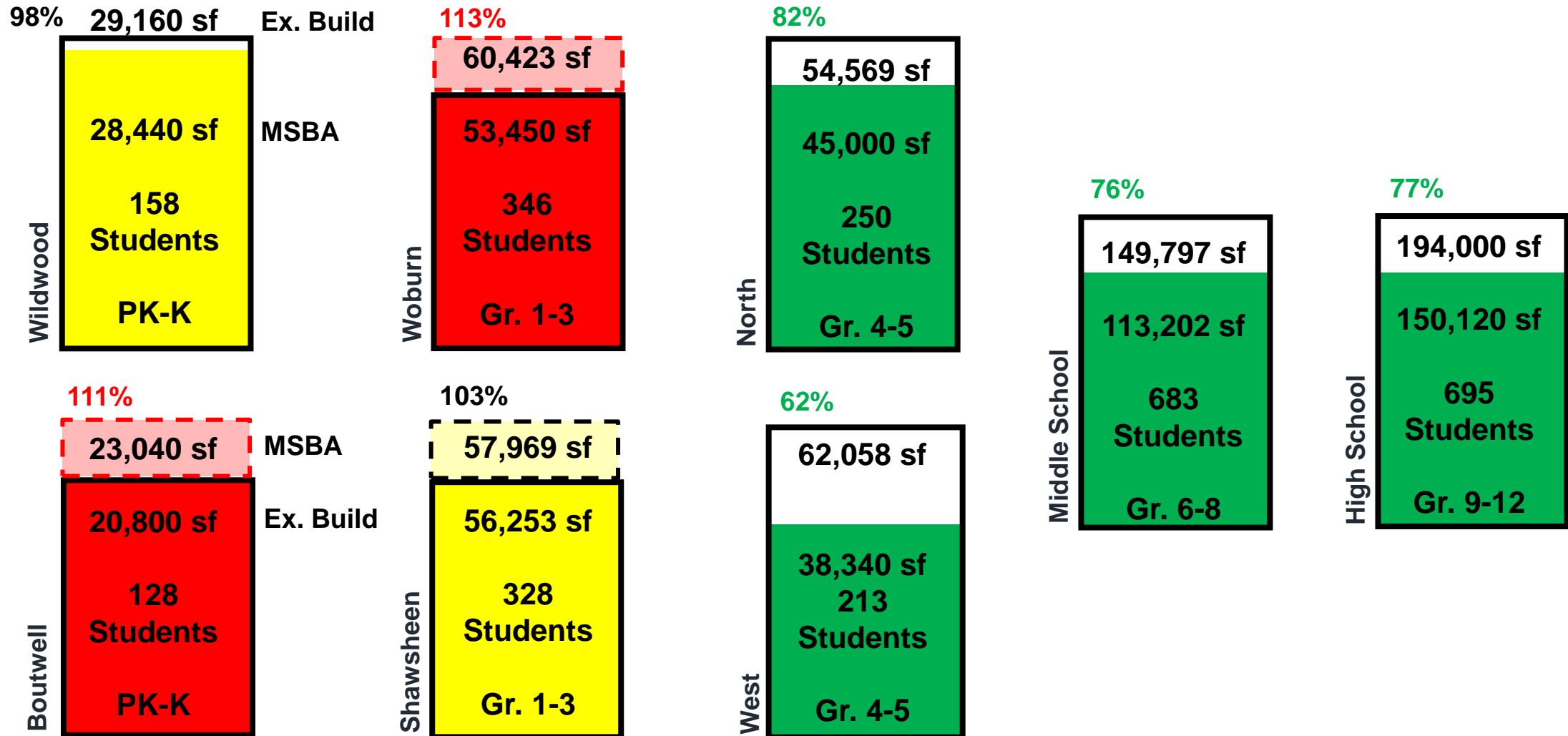
# TOWN MAP with schools and West/ North Districts shown



# Building Capacity Graphic



# Current Building Capacity Analysis

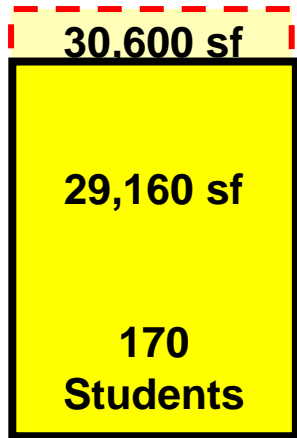


\*Capacity based on DESE 2021-2022 student enrollment period

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



# Option 1 – Limited Renovation of Wildwood



**MSBA  
Guidelines**

**Existing  
Building**

**MSBA Projections  
2031-2032  
Enrollment**

**\$5,370,720**

## **"BARE-BONES" SCOPE:**

- Abate & replace ceilings – new inexpensive suspended tile
- Renovate all TRs to be fully accessible – 945 SF total
- Accessible front entrance – motorized operator
- Other misc. accessibility items – doors, hardware, sinks, stage, etc.
- Seal leaking windows & fix sash
- Repair roof leaks\*\*
- New Boilers - (3) staged, hydronic high-efficiency
- New (17) unit vents with new insulated hydronic piping - Classrooms
- New baseboard, wall hung, or CUH space heating – other spaces
- New Controls - Basic zoned system
- New UG fuel tank – 10,000 gal #2 fuel oil\*\*
- Fix pipe freeze issues in attics
- New sprinkler system throughout building
- Add missing emergency lighting

\* triggered by code requirement

\*\* may be covered through warranty/ insurance settlement



Wilmington Public Schools



# Option 1 – Limited Renovation of Wildwood

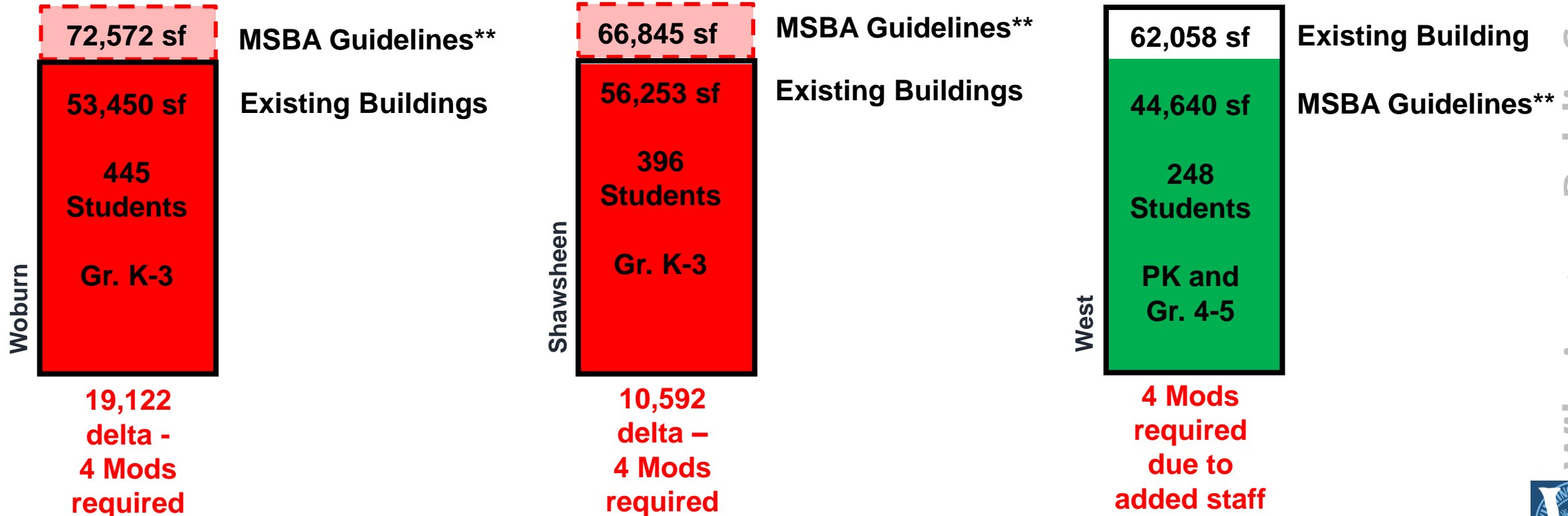
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## MITIGATING FACTORS TO BE EXPLORED:

- Can Code Requirements be tempered or waived with the Building Inspector given that this a temporary building solution?
- Fuel tank solution – lesser cost option?
- Roof leaks solved through warranty work

# Option 2: Better Accommodate Temp Moves

**\$15,545,900**



\*Capacity based on MSBA student enrollment projections

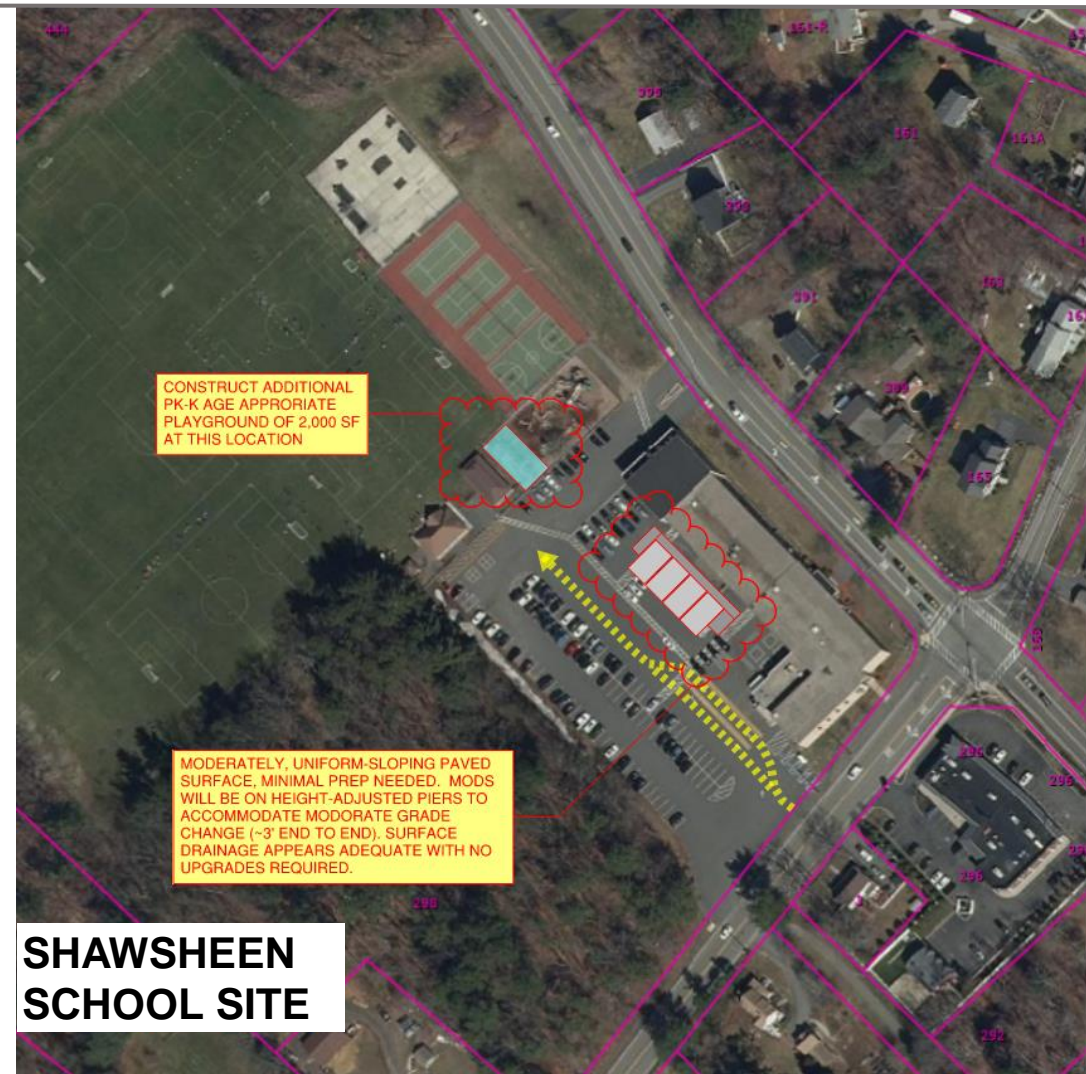
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# Option 2: Better Accommodate Temp Moves



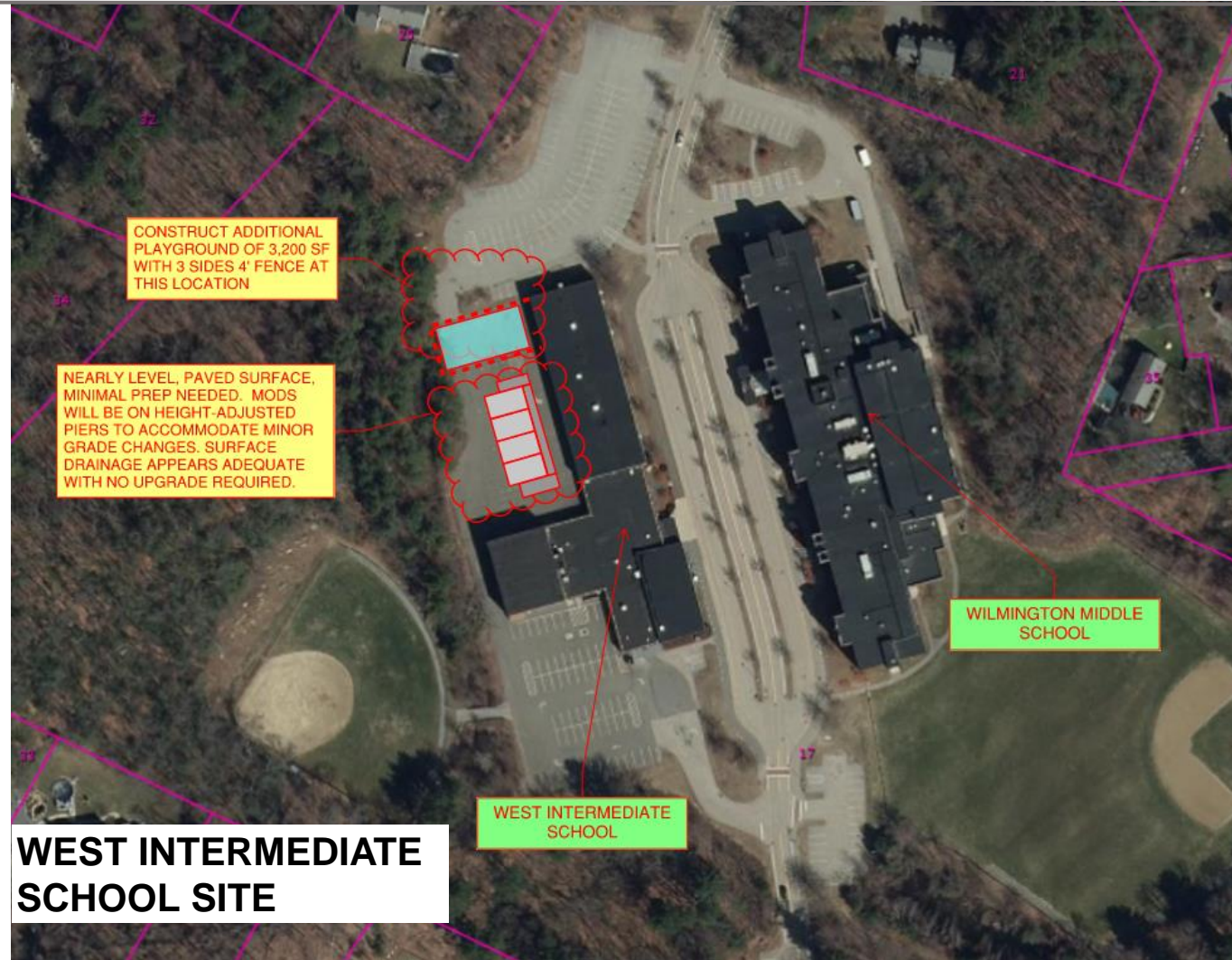
- 4 Modulares, playground required



- 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

30,600 sf

29,160 sf

170  
Students

MSBA  
Guidelines\*\*

Existing  
Building

- 12 Modulares required

## “BARE-BONES” SCOPE – CORE SPACES ONLY:

- Abate & replace ceilings – new inexpensive suspended tile
- Renovate single TRs to be fully accessible – 120 SF
- Accessible front entrance – motorized operator
- Seal leaking windows & fix sash
- Repair roof leaks\*\*
- New Boilers - (3) staged, hydronic high-efficiency
- New (4) unit vents with new insulated hydronic piping - Classrooms
- New baseboard, wall hung, or CUH space heating – other spaces
- New Controls - Basic zoned system
- New UG fuel tank – 10,000 gal #2 fuel oil\*\*
- New sprinkler system in core only
- Add missing emergency lighting

\* triggered by code requirement

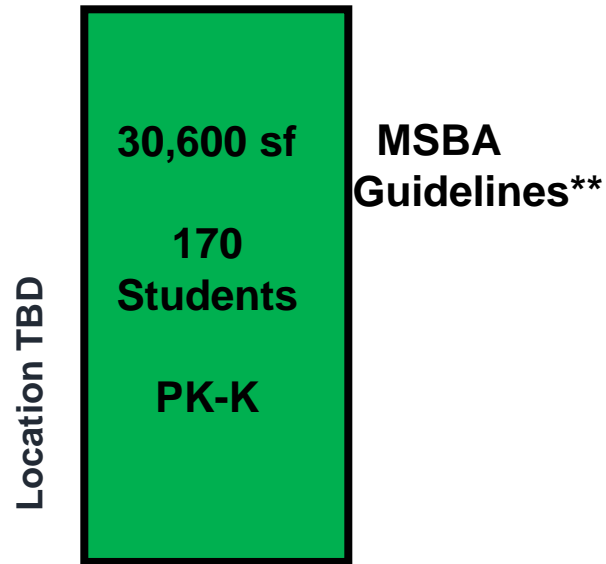
\*\* may be covered through warranty/ insurance settlement

**\$16,584,440**





# Option 8: Relocate Wildwood to private site



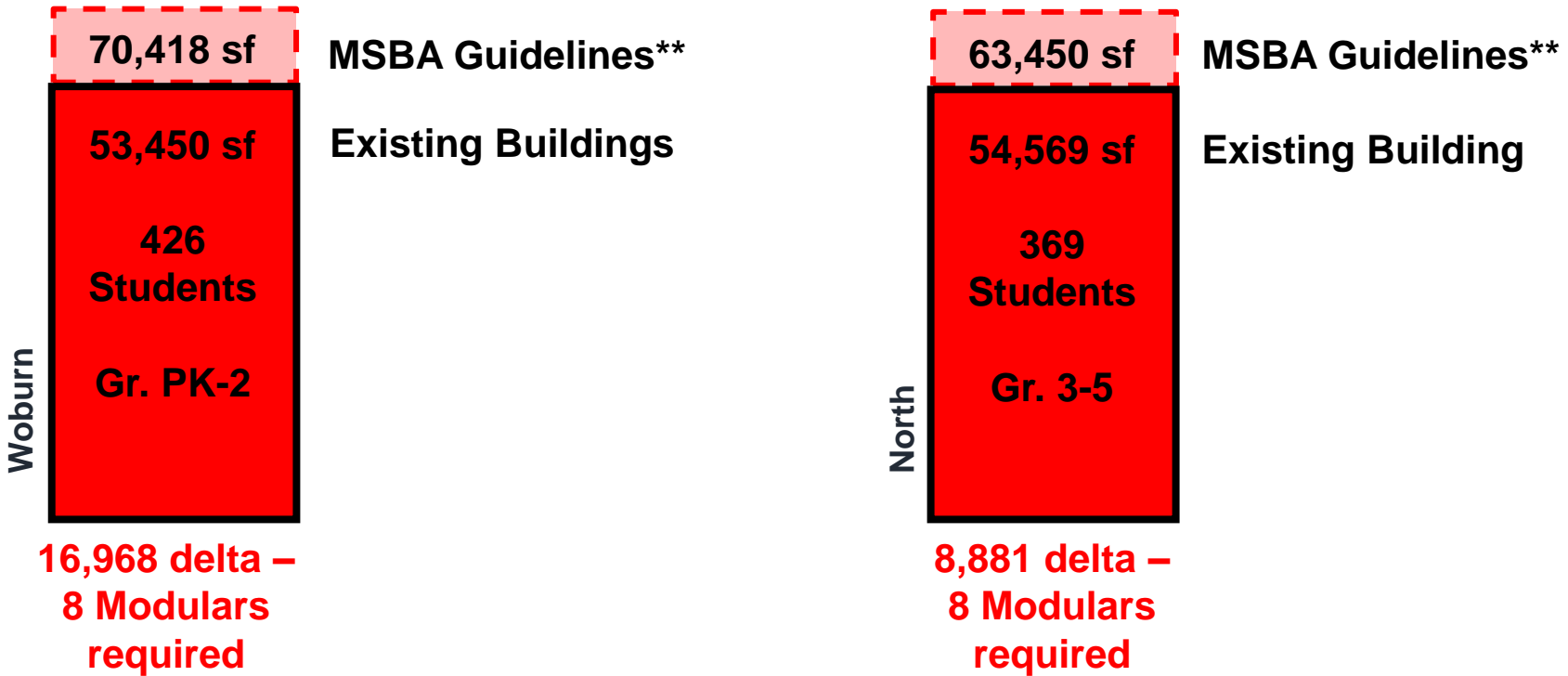
**Looking for 18,000 – 20,000 SF as a bare minimum program with no specials, no indoor gym.**

## **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 ELIMINATED FROM CONSIDERATION**

# Option 10: Grade Reconfigurations – North only

\$17,818,000



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



# Option 10 – Grade Reconfigurations – North

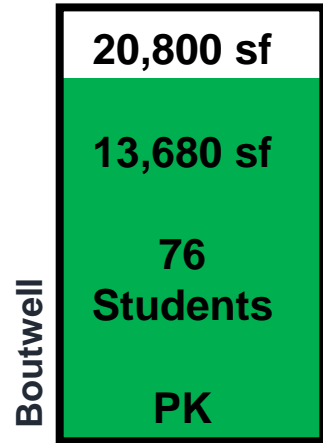


- 8 Modulares, Playground required



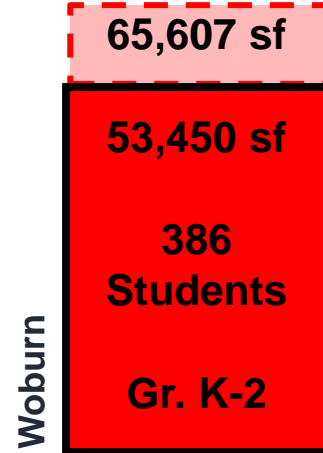
- 8 Modulares required

# Option 11: Grade Reconfigurations



Exist. Build

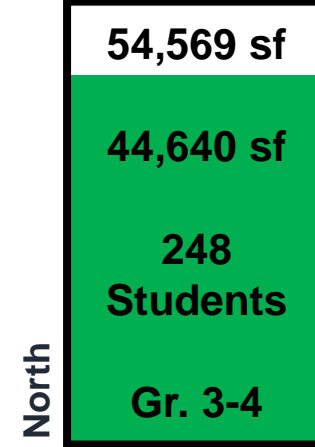
MSBA



MSBA

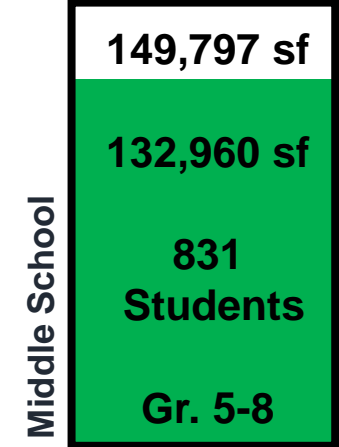
Exist. Build

12,157  
Delta –  
3 Mods  
req'd

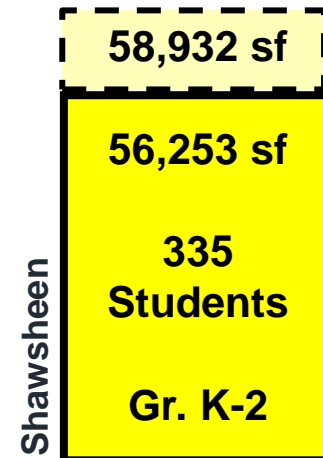


Exist. Build

MSBA



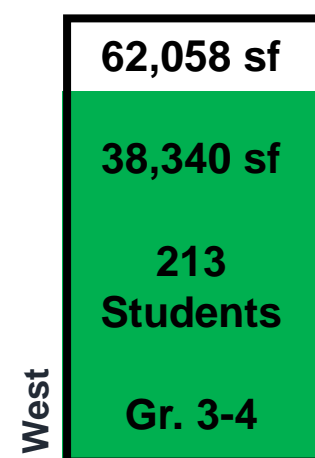
2 Mods  
req'd due  
to added  
staff



MSBA

Exist. Build

2,679  
Delta – 3  
mods  
req'd



Exist Build

MSBA

**\$11,612,900**

\*Capacity based on MSBA student enrollment projections

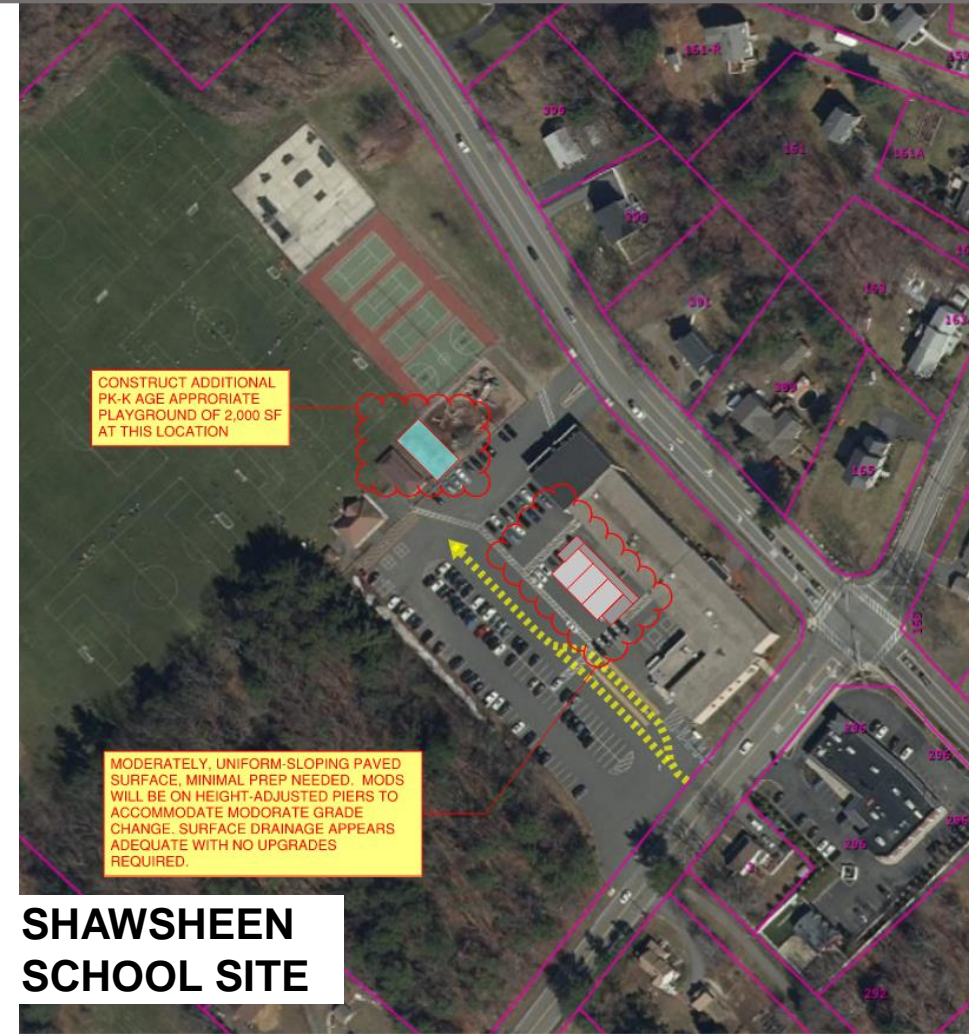
\*\*SF/student varies based on student enrollment



# Option 11 – Grade Reconfigurations



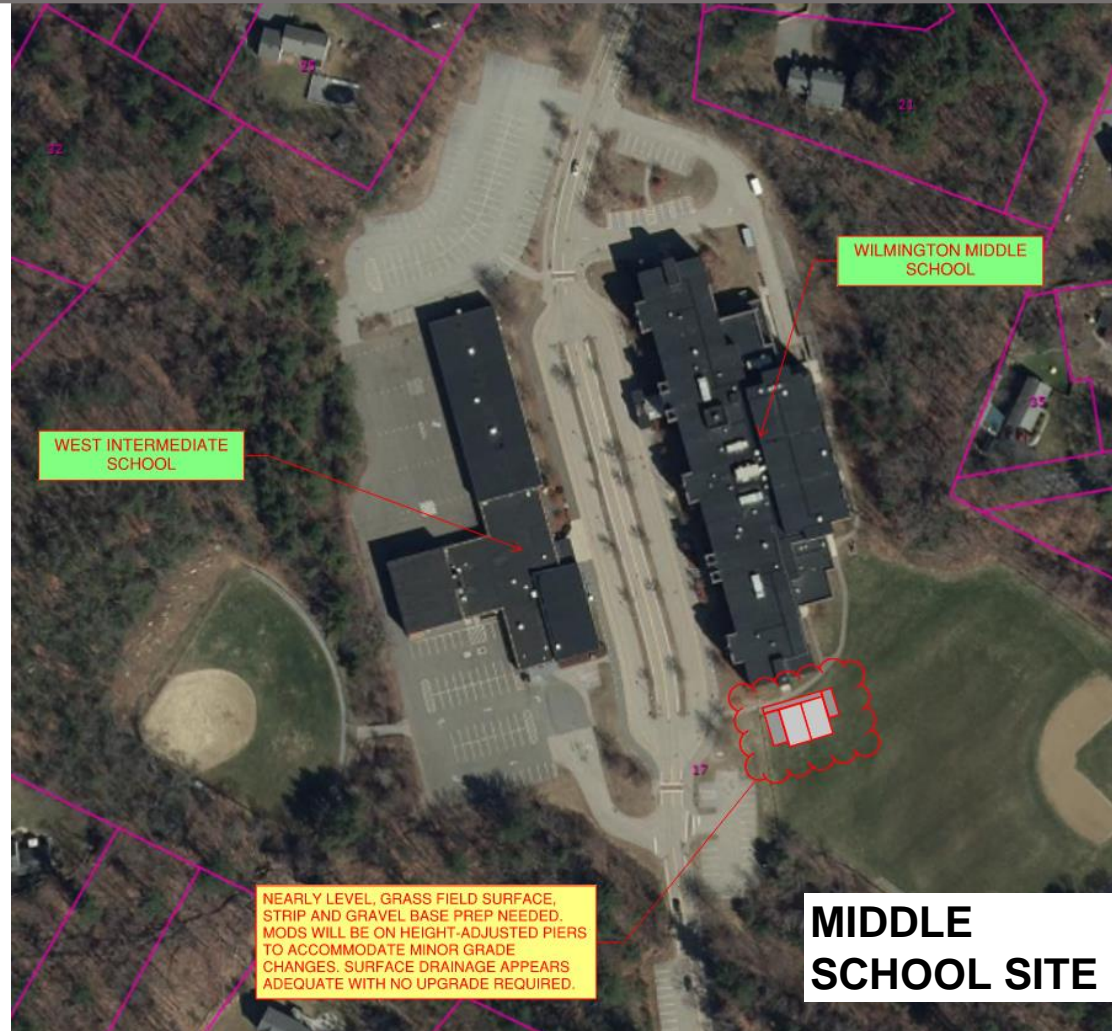
- 3 Modulares, Playground required



- 3 Modulares, playground required

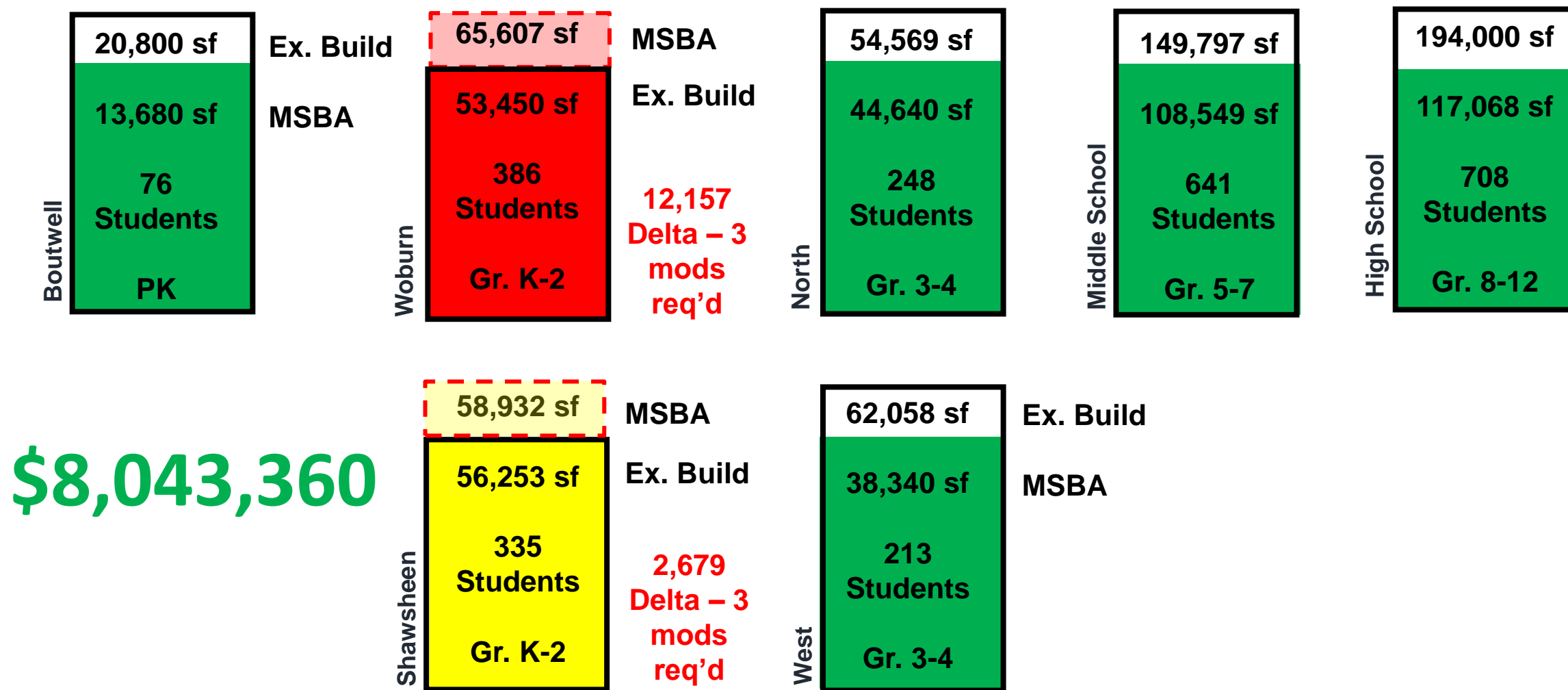


# Option 11 – Grade Reconfigurations



- 2 Modulares required

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



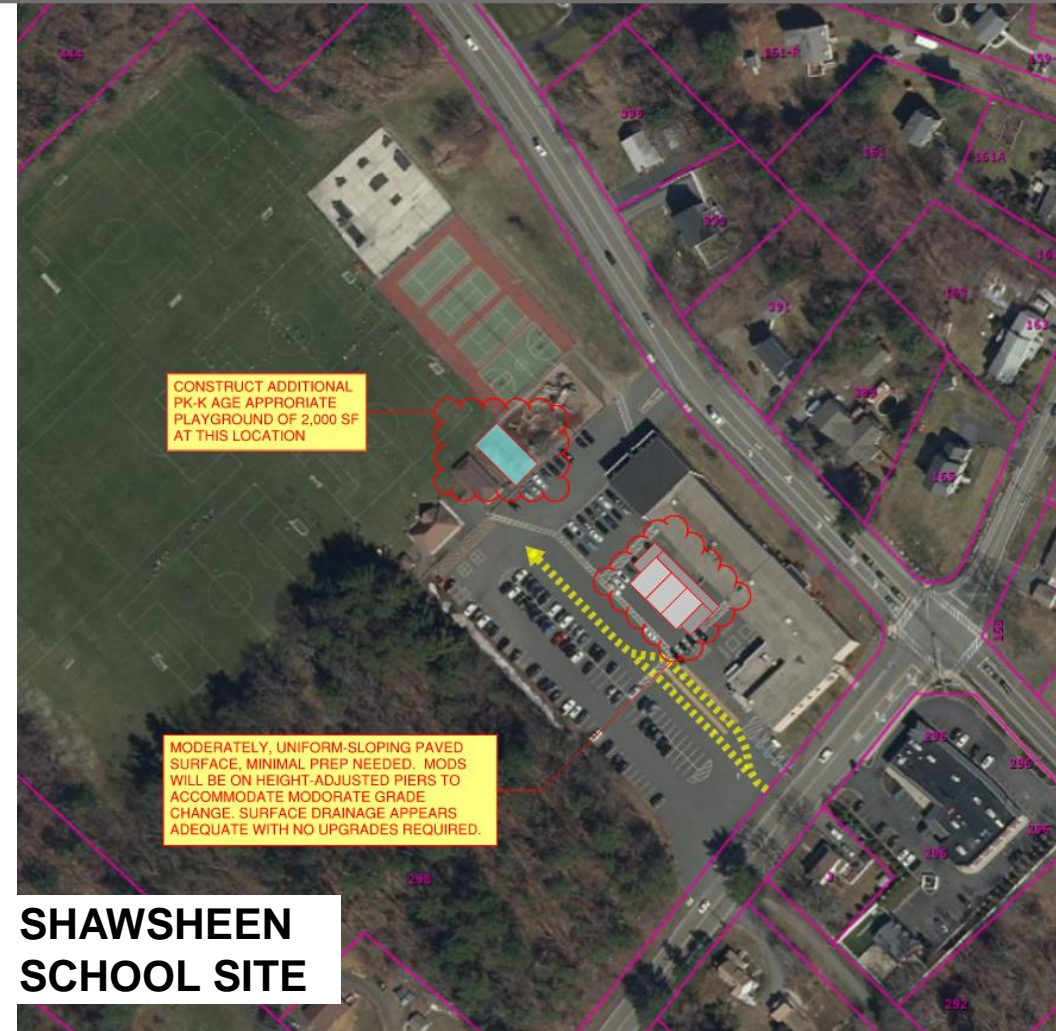
\*Capacity based on MSBA student enrollment projections  
\*\*SF/student varies based on student enrollment



# Option 12 – Grade Reconfigurations, 8th to HS

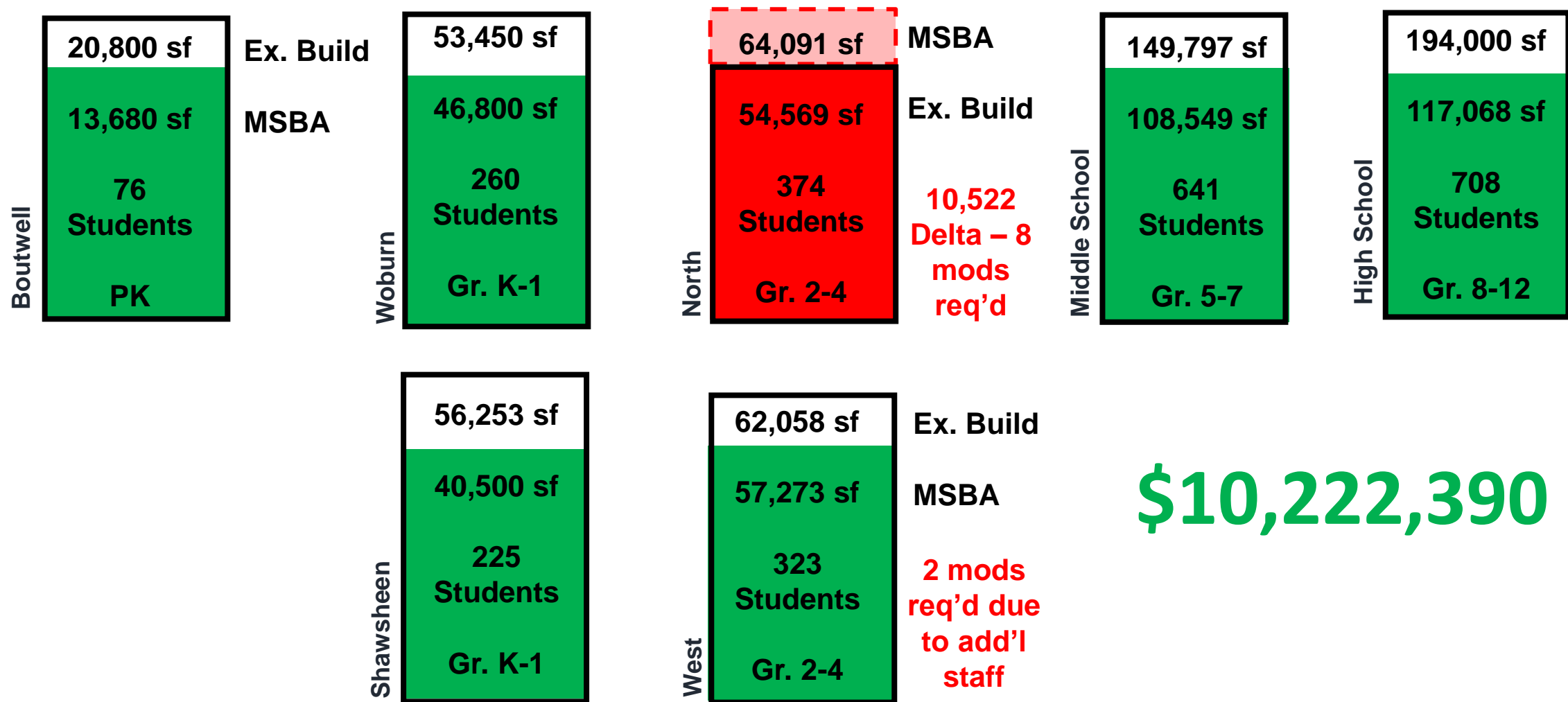


- 3 Modulares, Playground required



- 3 Modulares, playground required

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

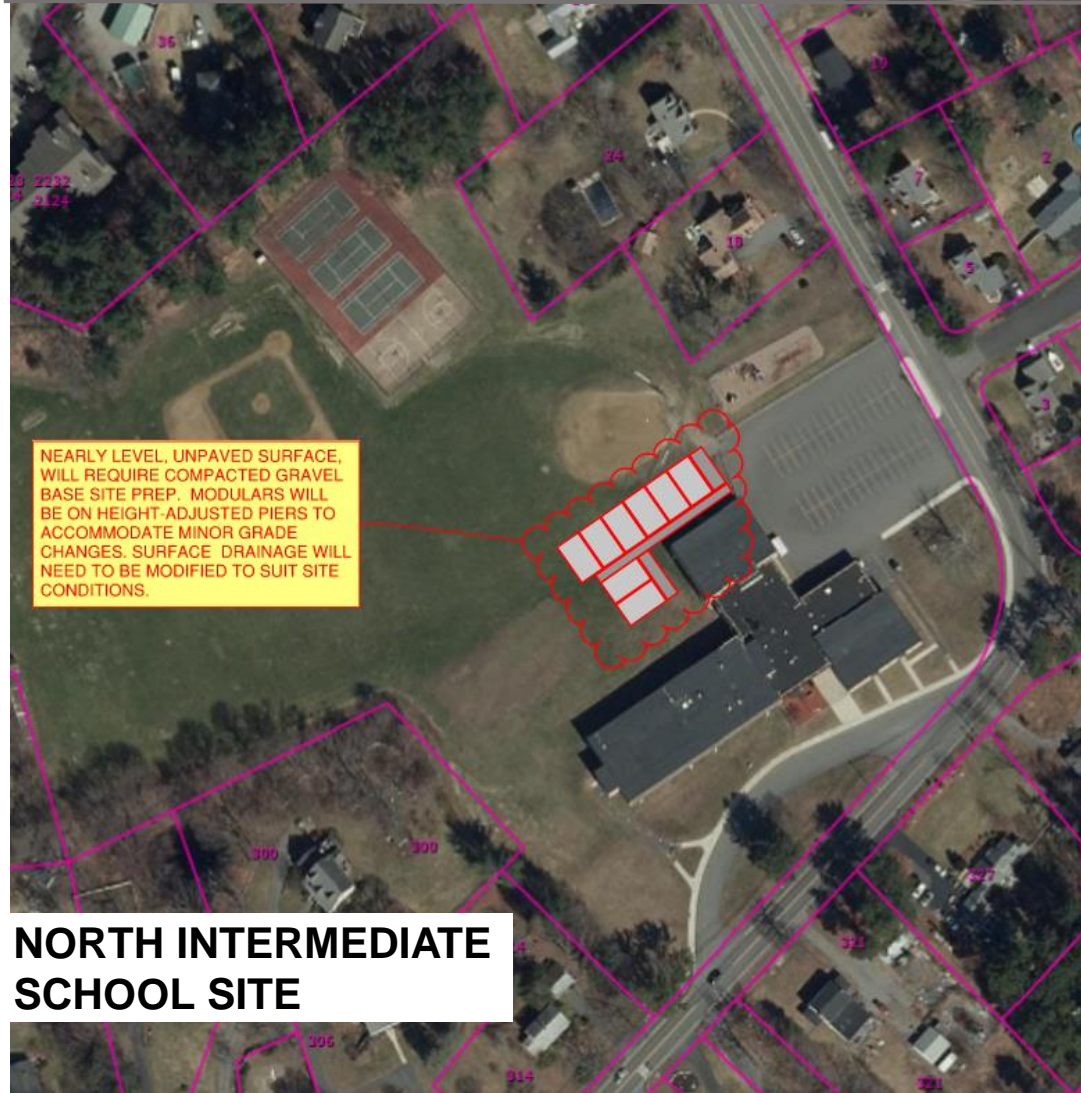


\*Capacity based on MSBA student enrollment projections

\*\*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