



WILMINGTON PUBLIC SCHOOLS

# Wildwood Early Childhood Center Project

## Community Forum #1

November 8, 2023



SMMA **dw**  
DORE | WHITTIER

Massachusetts School Building Authority



# Agenda

Introductions

MSBA Process and  
Schedule

What is + What Can Be

Stay Connected



# Introductions



# The Team



Massachusetts School Building Authority  
*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*



SMMA

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

George W. Hooper II, Public Buildings Superintendant

Dennis Kelley, Public Buildings

Lou Cimaglia, Acting Town Administrator

Susan Inman, Assistant Town Manager

Bryan T. Perry, Finance Director/Town Accountant

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

Maggie Lopes, Parent Representative

Christine Prendergast, Parent Representative

Justin Cusce, Parent Representative

# MSBA Process and Schedule



## How we got here...

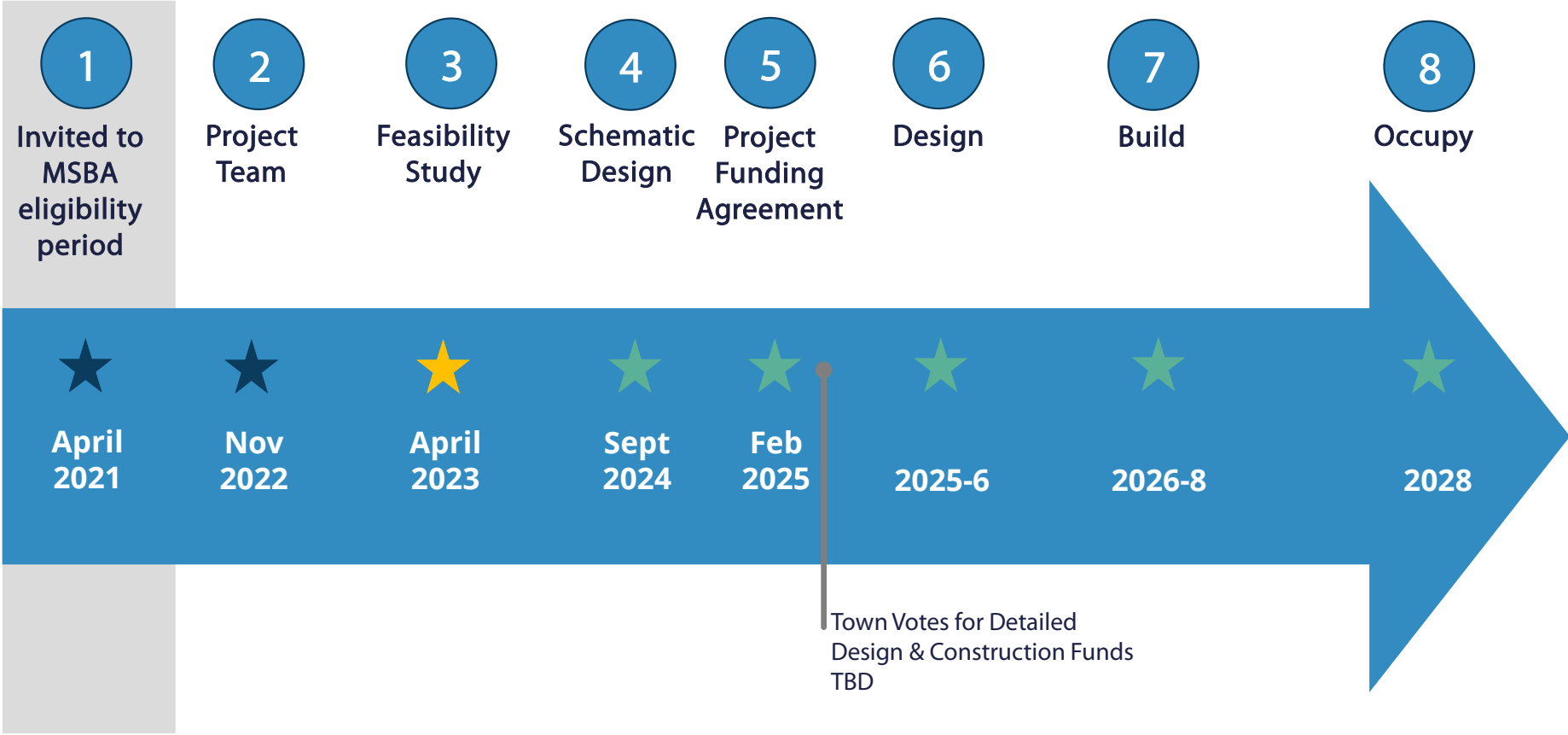
### Wilmington Elementary Schools

- 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.



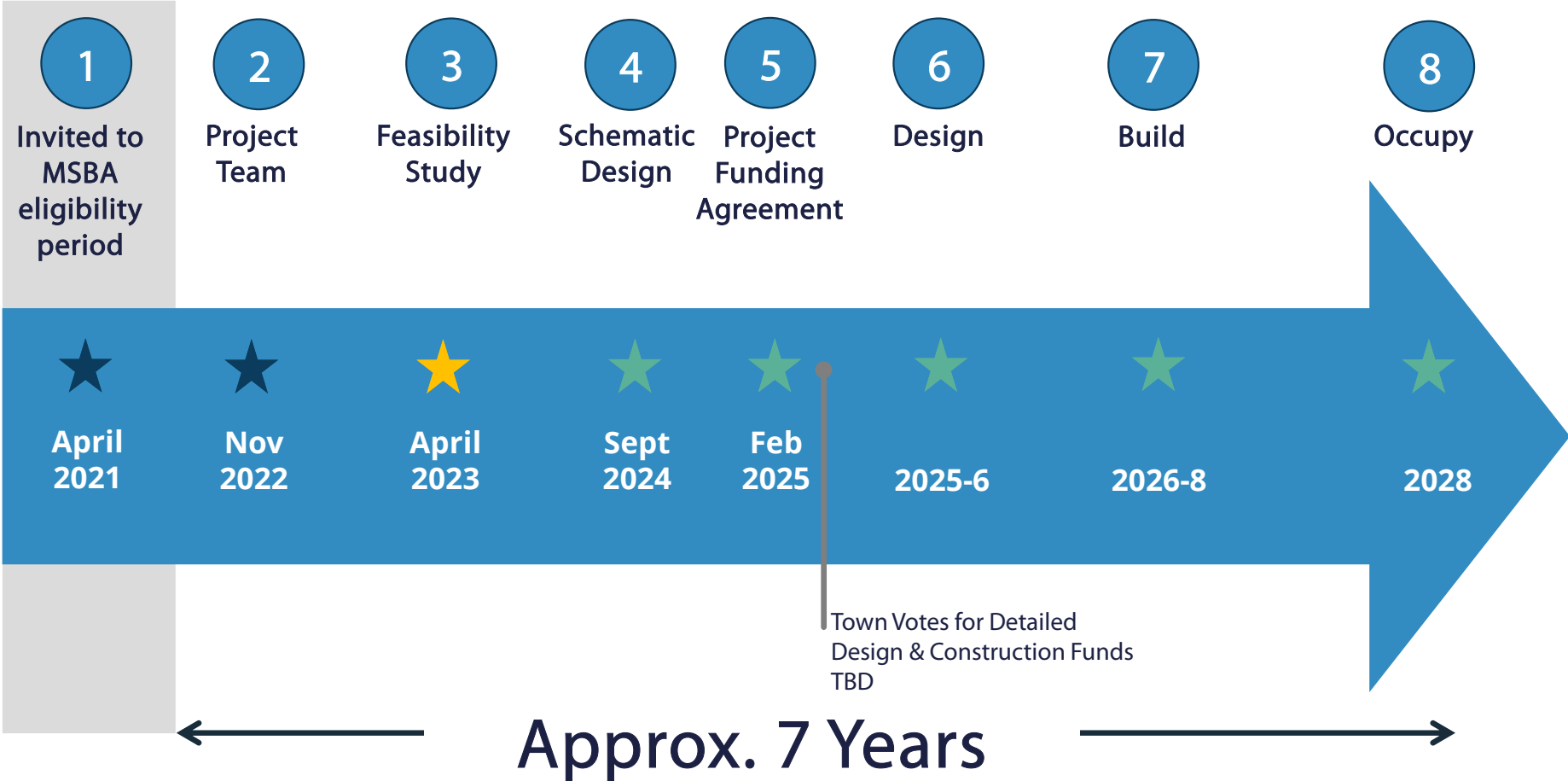
Wildwood Early Childhood Center  
1955 (**68 yrs**)

# MSBA Process Step-by-Step





# MSBA Process Step-by-Step



# MSBA Process Step-by-Step



# MSBA Process

## Where We Are: Feasibility Study

3

Apr 2023 – Apr 2024

Preliminary  
Design Program

Facilities



### Existing Sites & Buildings

- Playgrounds, site circulation
- Traffic
- Structure
- Roofs, windows, walls, floors
- HVAC, electrical, plumbing
- Code, accessibility, security
- Sustainability

★  
Kick-Off

# MSBA Process

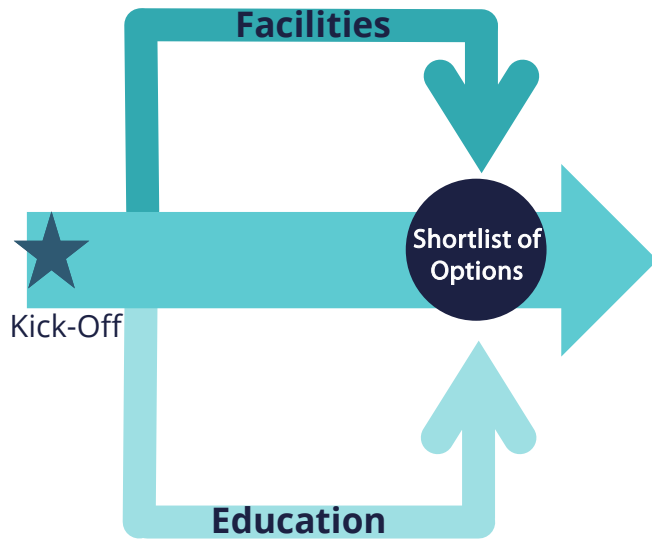
## Where We Are: Feasibility Study

3

Apr 2023 – Apr 2024

### Visioning and Community Input Begins

Preliminary  
Design Program



#### Existing Sites & Buildings

- Playgrounds, site circulation
- Traffic
- Structure
- Roofs, windows, walls, floors
- HVAC, electrical, plumbing
- Code, accessibility, security
- Sustainability

#### Space Function - Education

- How are spaces used?
- Are spaces sized and located appropriate to function?
- Listening sessions
- Visioning sessions
- Meet with principals
- Meet with faculty, parents, and students
- students
- Community feedback

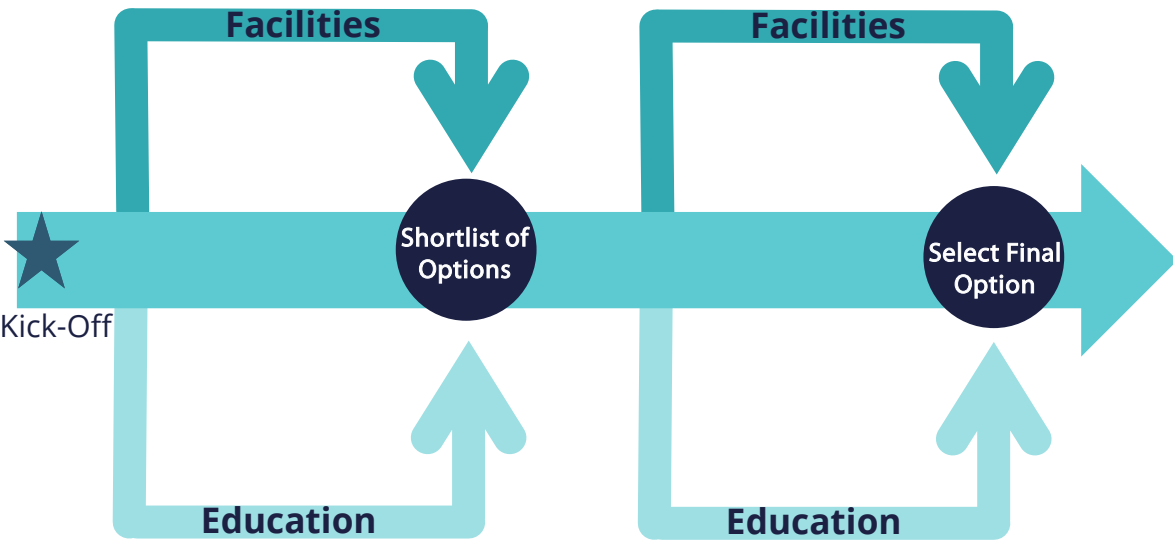
# MSBA Process

## Where We Are: Feasibility Study

3

Apr 2023 – Apr 2024  
Preliminary  
Design Program

Apr 2024 – Aug 2024  
Preferred  
Schematic Report



### Facilities and Education

- Narrow focus
- Compare each option
- Review cost estimates
- Analyze shortlist of options
- Wildwood School Building Committee to vote on final option
- Submit final option to MSBA
  
- Meet with faculty, parents and students
- Community Input and Feedback

# MSBA Process

## Where We're Going: Schematic Design

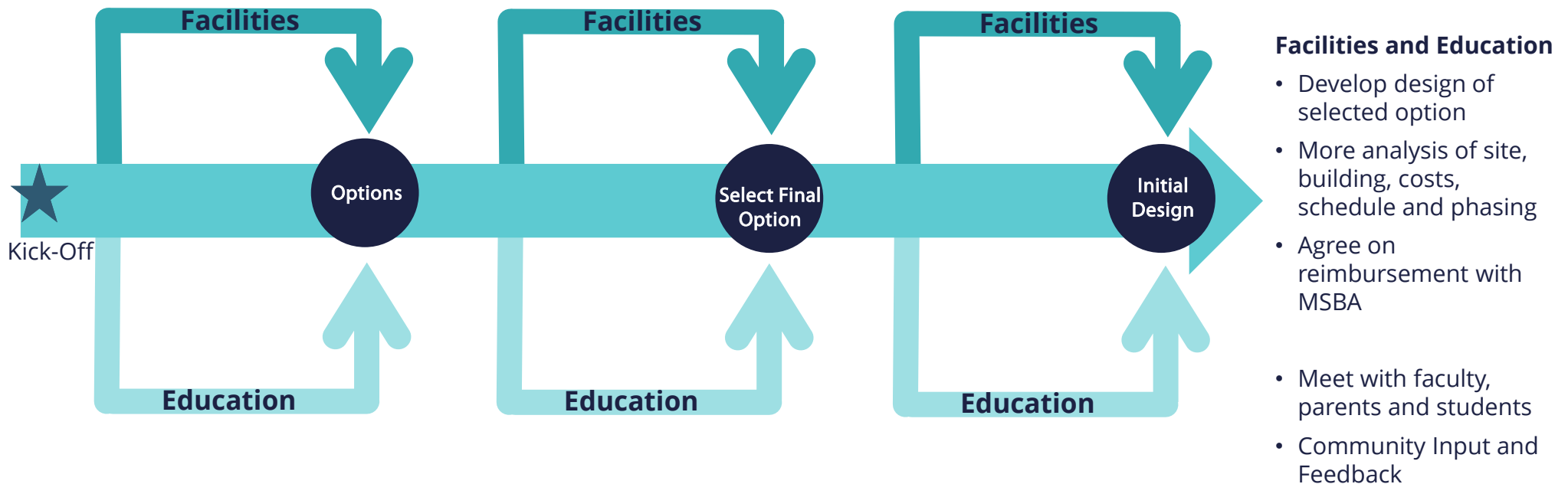
3

Apr 2023 – Apr 2024  
Preliminary  
Design Program

Apr 2024 – Aug 2024  
Preferred  
Schematic Report

4

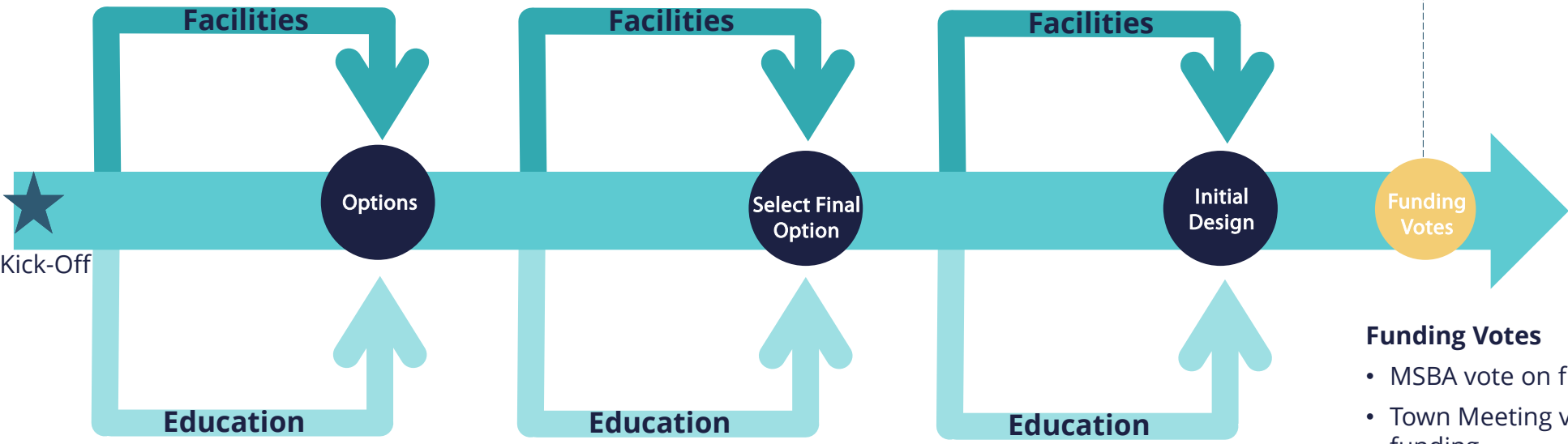
Sept 2024 – Feb 2025  
Schematic  
Design



# MSBA Process

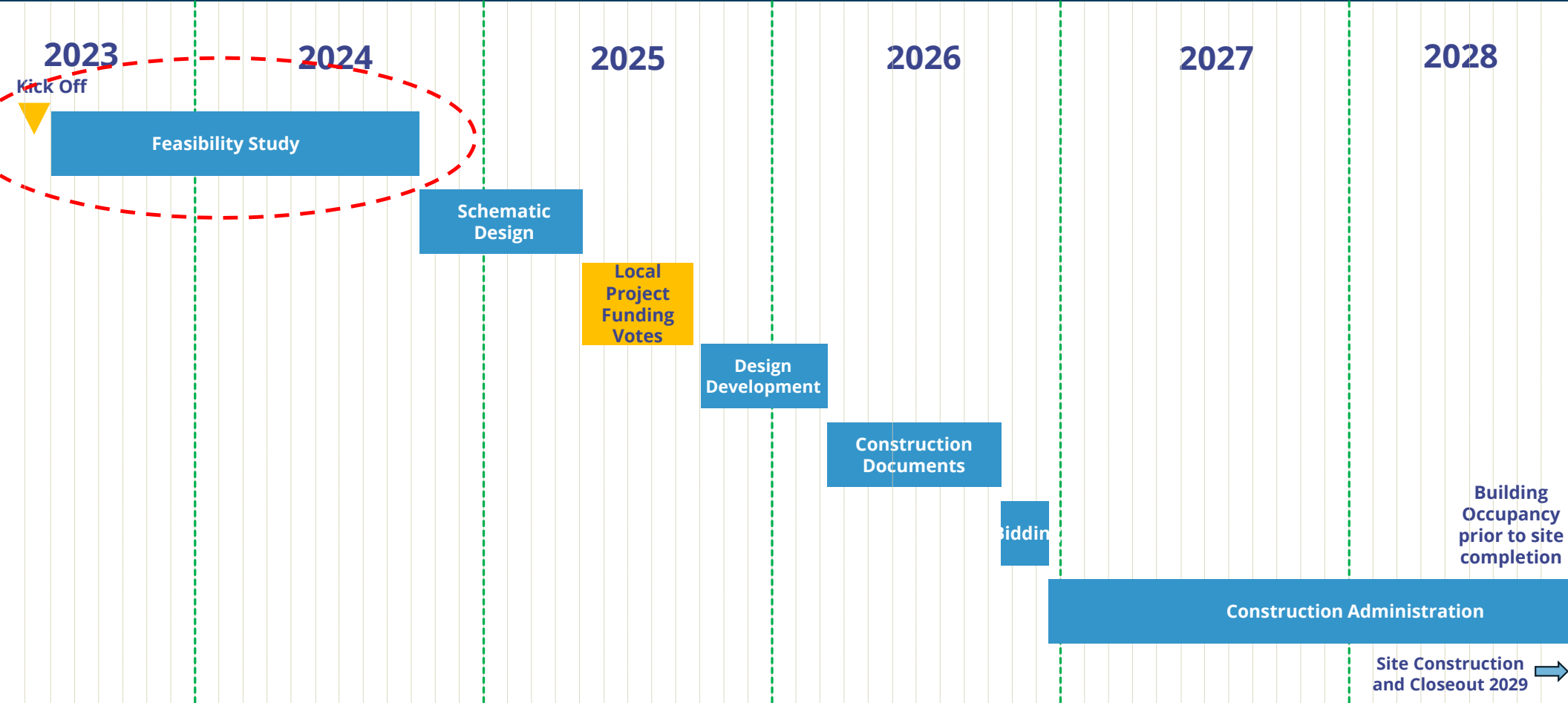
## Where We're Going: Schematic Design

- 3 Apr 2023 – Apr 2024  
Preliminary Design Program
- Apr 2024 – Aug 2024  
Preferred Schematic Report
- 4 Sept 2024 – Feb 2025  
Schematic Design
- 5 Apr 2025 - TBD



- Funding Votes**
- MSBA vote on funding
  - Town Meeting vote on funding
  - Town Debt Exclusion Vote

# Wilmington Wildwood EEC Overall MSBA Project Schedule





# 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

SITE

ARCHITECTURAL

MECHANICAL

ELECTRICAL

PLUMBING

FIRE PROTECTION

TECH/COMM



# SITE

Located in residential areas  
Overhead utility lines  
No gas service onsite  
No fire protection service



Wildwood Early Childhood Center

# SITE

Wellhead Protection Areas  
Municipal Open Space status  
Wetlands  
Available Utilities



North Intermediate School

# SITE

On-site Septic

Municipal Sewer – North only

No fire protection service

Municipal water service

Grade changes – Wildwood, Woburn



Woburn Street School

# SITE

Asphalt paving and curbs conditions

Parking

Storm drainage infrastructure



Wildwood Early Childhood Center

# SITE

Accessibility issues

Playgrounds

Sports courts



Wildwood Early Childhood Center



# ARCHITECTURAL



Wildwood Early  
Childhood Center

# ARCHITECTURAL

Masonry brick veneer  
Envelope lacks  
insulation  
Fascia/Soffits



Wildwood Early  
Childhood Center

# ARCHITECTURAL

Concrete  
deterioration



North Intermediate School

# ARCHITECTURAL

Wildwood, Woburn

Windows inefficient

Single pane steel frame

Plexiglas glazing replacement

Caulking cracked

Sill damage



Woburn Street School

# ARCHITECTURAL

North

Windows

Aluminum framed (2017)



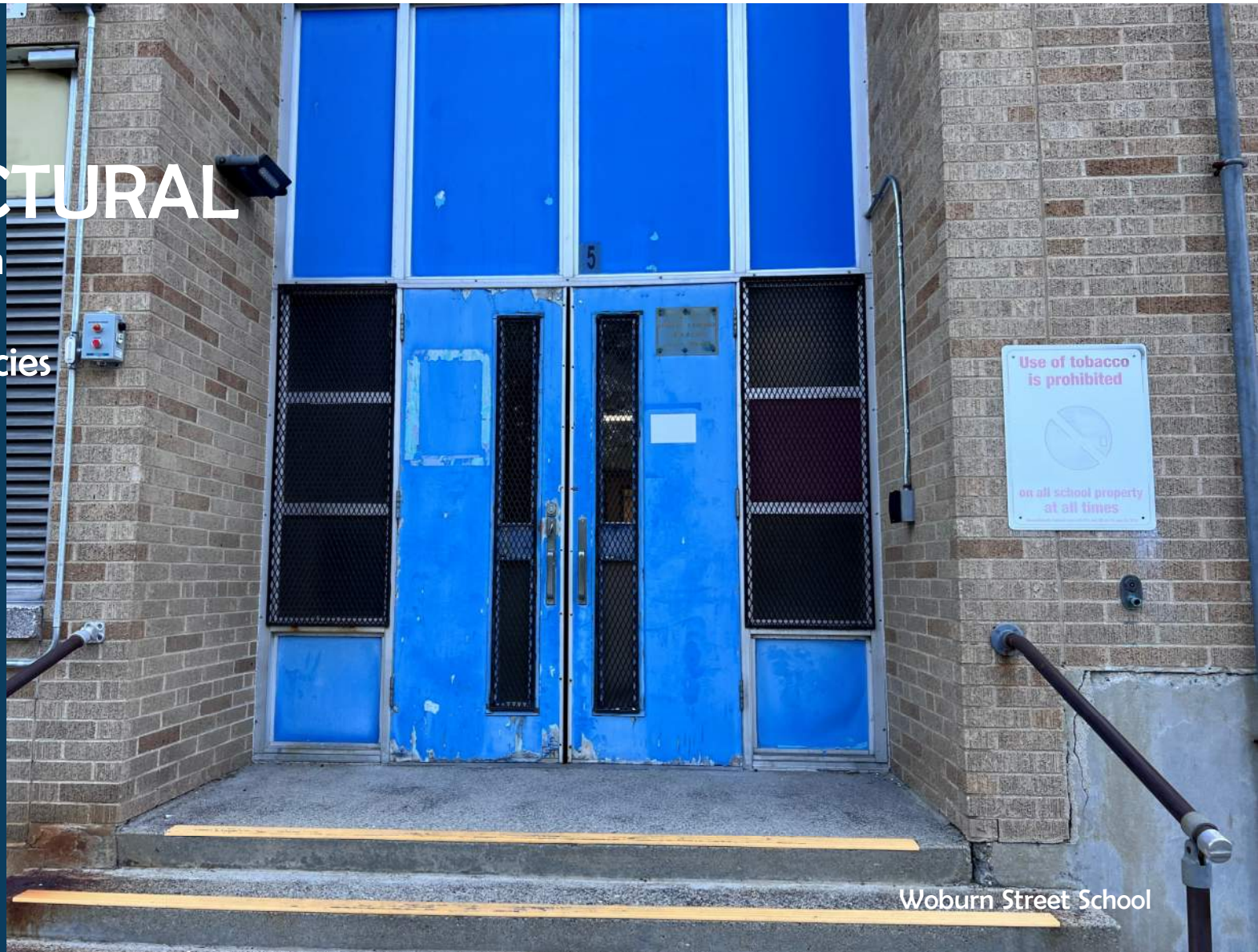
North Intermediate School

# ARCHITECTURAL

Wildwood, Woburn

Door Systems

Numerous deficiencies



Woburn Street School

# ARCHITECTURAL

Accessibility issues  
Entry doors and ramp  
not compliant



Woburn Street School

# ARCHITECTURAL

North  
Door Systems  
Upgrades in 2017  
Aluminum framed  
entryway  
Hollow metal frames w/  
insulated doors





# ARCHITECTURAL

## Wildwood Roofs

No warranties:

1980s asphalt/stone-ballasted

1990s sloped asphalt (gym)

Under warranty:

2012 asphalt

2012 asphalt with aggregate



Wildwood Early Childhood Center

# ARCHITECTURAL

Woburn Roofs

No warranty:  
Ballasted Membrane

Under warranty:  
2015 Mod. Bitumen



Woburn Street School

# ARCHITECTURAL

North Roofs

Under warranty:  
2017 EPDM



North Intermediate School

# ARCHITECTURAL

Multiple floor finishes

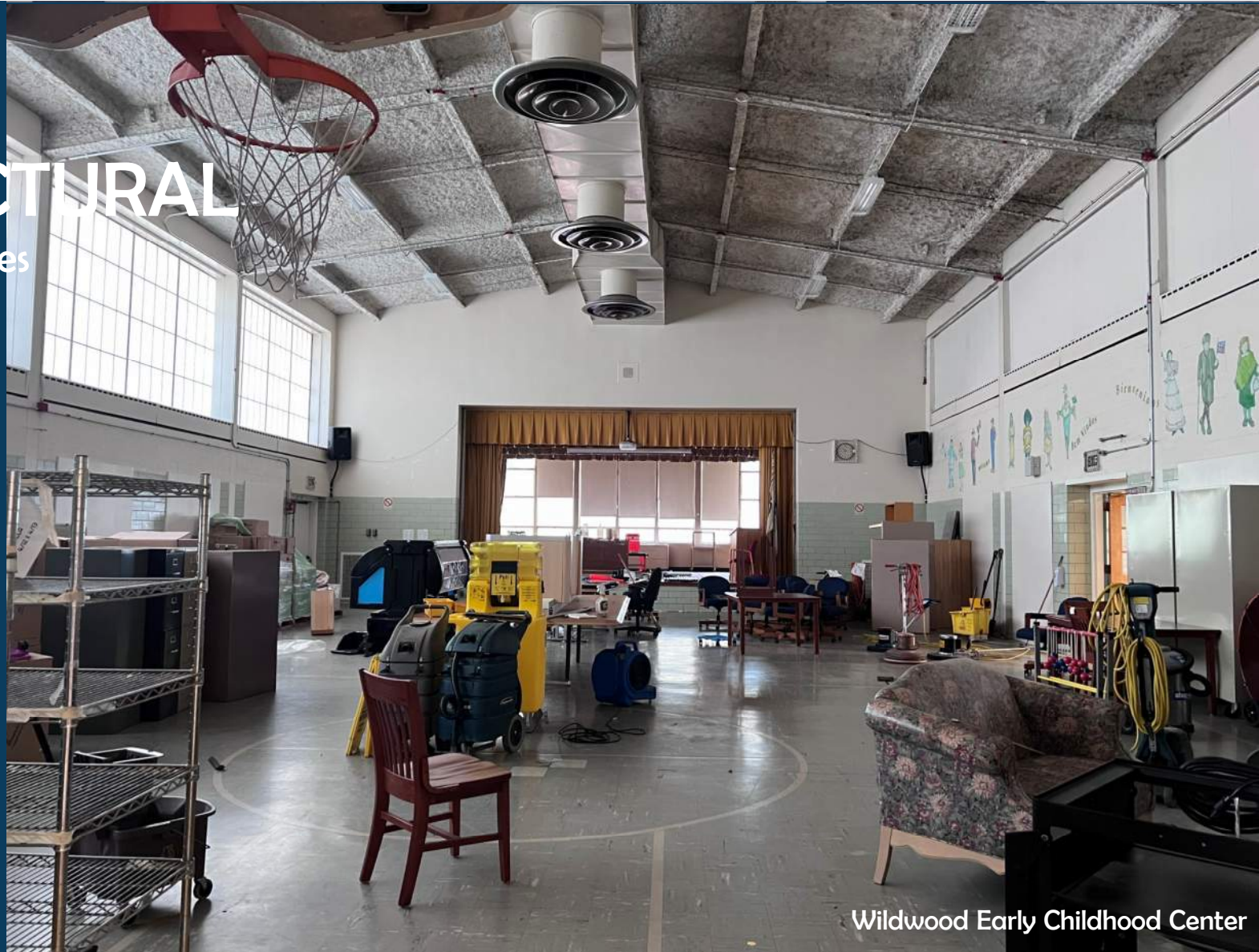
Terrazzo

VCT

VAT

Carpet

Wood



Wildwood Early Childhood Center

# ARCHITECTURAL

Wildwood

Ceiling – dingy, uncleanable

Tired/worn finishes

Accessibility Issues

Plexiglas clouded



Wildwood Early Childhood Center

# ARCHITECTURAL

Woburn

VCT (2012)

Ceiling tiles (2020)

Operable partitions

Tired furnishings

Accessibility Issues

Plexiglas clouded



Woburn Street School

# ARCHITECTURAL

North

Terrazzo

VAT - worn

VCT

Dated finishes

Accessibility Issues



North Intermediate School

# ARCHITECTURAL

Woburn and North  
Multi-level  
Accessibility/Code issues



Woburn Street School



SITE

ARCHITECTURAL

MECHANICAL

ELECTRICAL

PLUMBING

FIRE PROTECTION

TECH/COMM



Wildwood Early Childhood Center

# MECHANICAL

Wildwood  
Oil-fired steam boilers  
(1998)

Woburn  
Oil-fired hot water  
plant – Original

North  
Natural gas-fired hot  
water plant, boilers  
(2015)



Wildwood Early Childhood Center

# MECHANICAL

Antiquated pneumatic controls

Limited digital controls

Newer compressors at  
Woburn and North



North Intermediate

# MECHANICAL

Original Unit Ventilators  
exceeded expected service  
life but are operational



# MECHANICAL

Window cooling units  
Some mini-split units



Woburn Street School

SITE

ARCHITECTURAL

MECHANICAL

**ELECTRICAL**

PLUMBING

FIRE PROTECTION

TECH/COMM



Woburn Street School



North Intermediate



North Intermediate

# ELECTRICAL

Original systems have exceeded serviceable life



Woburn Street School



North Intermediate



North Intermediate

# ELECTRICAL

Wildwood

Older lighting is inefficient

LED lighting upgrade

Woburn 2019

North 2017

Lacks lighting controls



North Intermediate School



# ELECTRICAL

Emergency lighting -  
battery units  
Limited exterior  
emergency lighting  
No emergency  
generators



# ELECTRICAL

Fire alarm system (2012)  
addressable and code  
compliant

No emergency shutdown  
for kitchen equipment



Wildwood Early Childhood Center

SITE

ARCHITECTURAL

MECHANICAL

ELECTRICAL

**PLUMBING**

FIRE PROTECTION

TECH/COMM



North Intermediate

# PLUMBING

Equipment mostly original  
with some upgrades  
Domestic hot water  
components (piping, valves,  
insulation) are in poor  
condition  
Missing backflow preventors



# PLUMBING

Kitchen infrastructure is outdated

Lack thermostatic mixing valves

Grease traps in poor condition

No dishwashers

No active fire suppression system



Wildwood Early Childhood Center

# PLUMBING

Fixtures non-ADA compliant

Lack water-saving features



SITE

ARCHITECTURAL

MECHANICAL

ELECTRICAL

PLUMBING

**FIRE PROTECTION**

TECH/COMM



# FIRE PROTECTION

No active fire suppression system



Woburn Street School



SITE

ARCHITECTURAL

MECHANICAL

ELECTRICAL

PLUMBING

FIRE PROTECTION

**TECH/COMM**



Woburn Street School

# TECH/COMM

Equipment ages range

Building not designed to adequately support newer systems

Network equipment lacks dedicated and conditioned spaces

*Post Assessment Update:  
Network wireless access points installed August 2023*



# TECH/COMM

Video surveillance is limited to front door



# TECH/COMM

Classrooms equipped with ultra-short throw projectors

Antiquated communications systems (public address system, master clock)

*Post Assessment Update:  
New zoom phone system with Yealink devices extends into classrooms*



# 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.***

What is



**Woburn Street School - Library**

What can be



**Maria Hastings Elementary School - Library**

What is



**Wildwood Early Childhood Center  
Corridor**

What can be



**Northbridge Elementary School,  
Extended Learning Corridor**

What is



**Wildwood Early Childhood Center – Cafeteria**

What can be



**Northbridge Elementary School - Cafeteria**



What is



**Woburn Street School - Classroom**

What can be



**West Parish Elementary School - Classroom**

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**  
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 >

**Stay**

Connected

## **School Building Committee**

December 13 at 6:00 PM

## **School Building Committee**

January 10 at 6:00 PM

## **Community Forum 2**

January 2024

**Thank**

**You**