



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #5

December 13, 2023



SMMA **dw**
DORE | WHITTIER

Massachusetts School Building Authority



Agenda

- Call to Order
- Approval of Minutes
- Approval of Invoices
- Educational Program Planning Update
- Educational Visioning Update
- Space Summary Review
- Guiding Principles for Design Review
- Next Steps
- Schedule Update
- SBC Public Relations Working Group Update
- Discussion/Correspondence/New Items
- Committee Questions
- Public Comments
- Next Meeting: Wed. January 10th
- Adjourn

Educational Program Planning Update



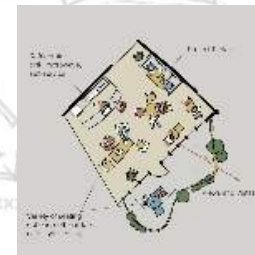
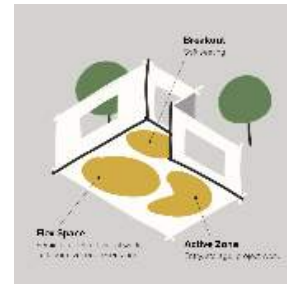
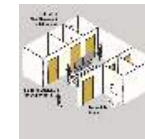
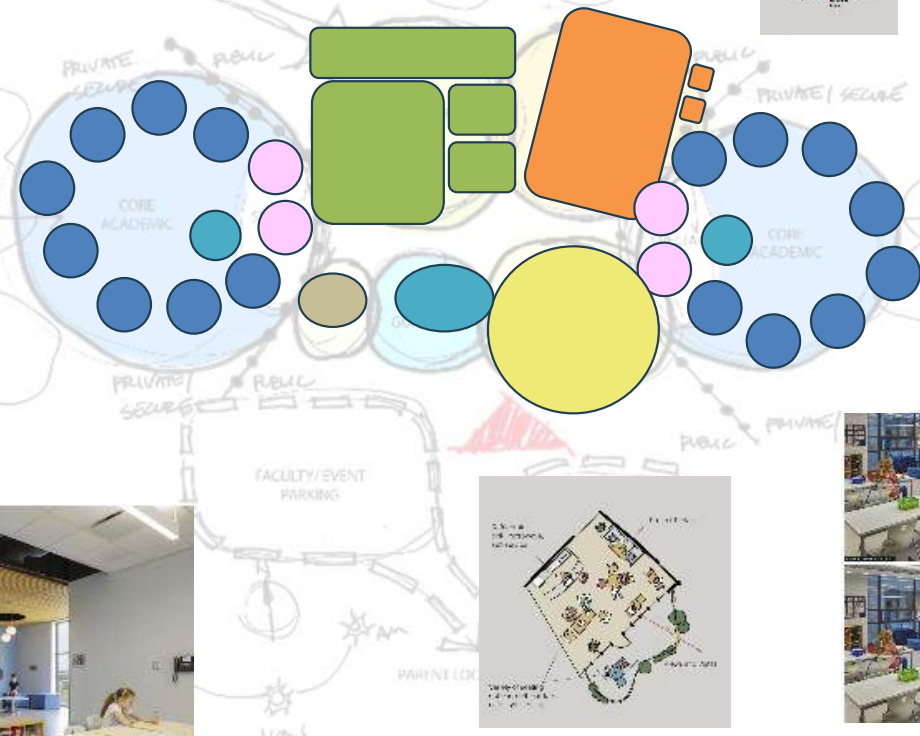
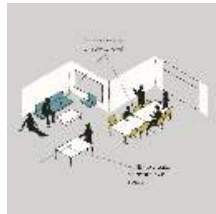
Educational Visioning Update



Overarching Guiding Principles For Design

VISION STATEMENT (SAMPLE): We envision a project unique to Scituate that gives students, professionals, and our community agency as partners; one that is flexible, durable, welcoming, and safe; and one that enables a culture of collaboration and excellence.

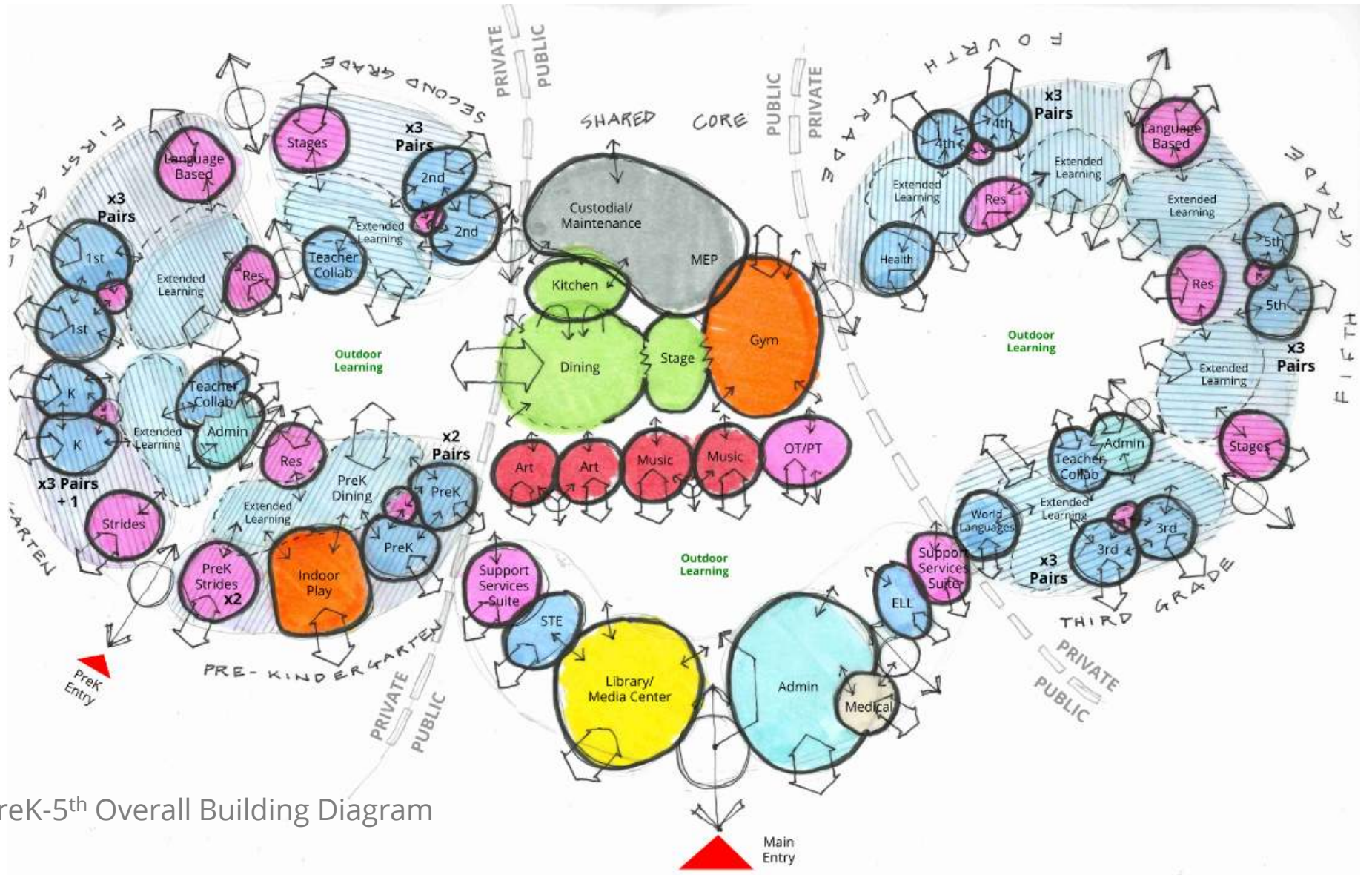
- Zone the Building into Public and Private spaces
- Separation of site circulation – cars / buses / pedestrians
- Appropriate faculty, staff, and visitor parking
- Appropriate interior spaces for PE, Health, Adaptive PE, Music, Art, and Special Education
- Provide utilities and infrastructure to anticipate changing technology, student need, and equipment
- Integrate special education spaces throughout the facility, provide pull-out spaces directly adjacent to general education classrooms
- Provide acoustically separate but visually connected dining experiences in the cafeteria
- Provide separate teacher work rooms and staff dining spaces
- Flexibility of event spaces (gym, stage, cafeteria)
- Library/Media Center as the core hub and connective element of the school; divided into multiple activity areas
- Provide dedicated OT and Adaptive PE spaces
- Provide flexibility at a wide variety of scales
- Design elements to provide for safety and security of building
- Provide 4 sections per grade + 5 sections of PreK



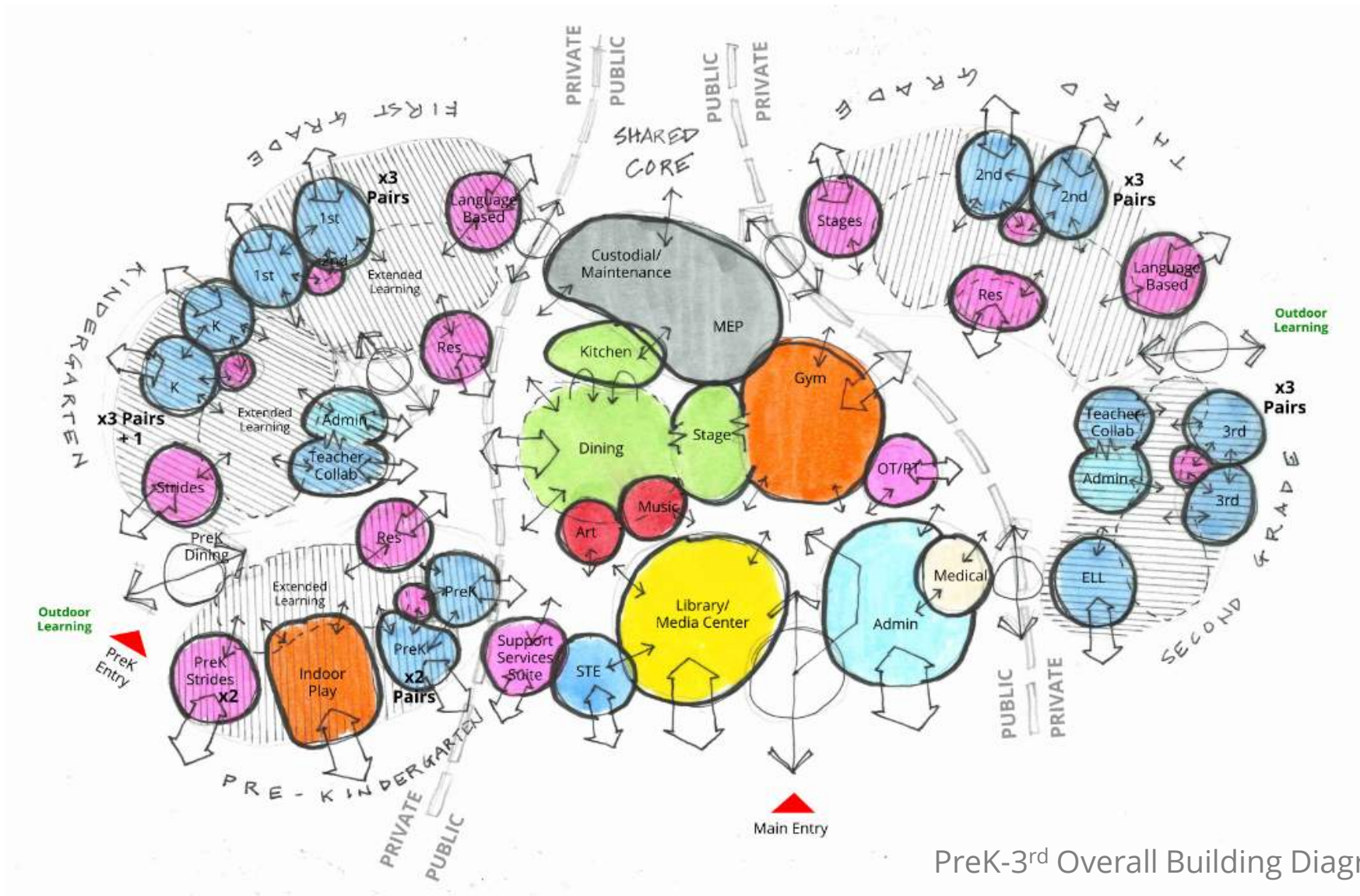
Sample: East Gloucester / Vets Elementary School

Sample Wilmington Work Product: PreK-3rd Overall Building Diagram

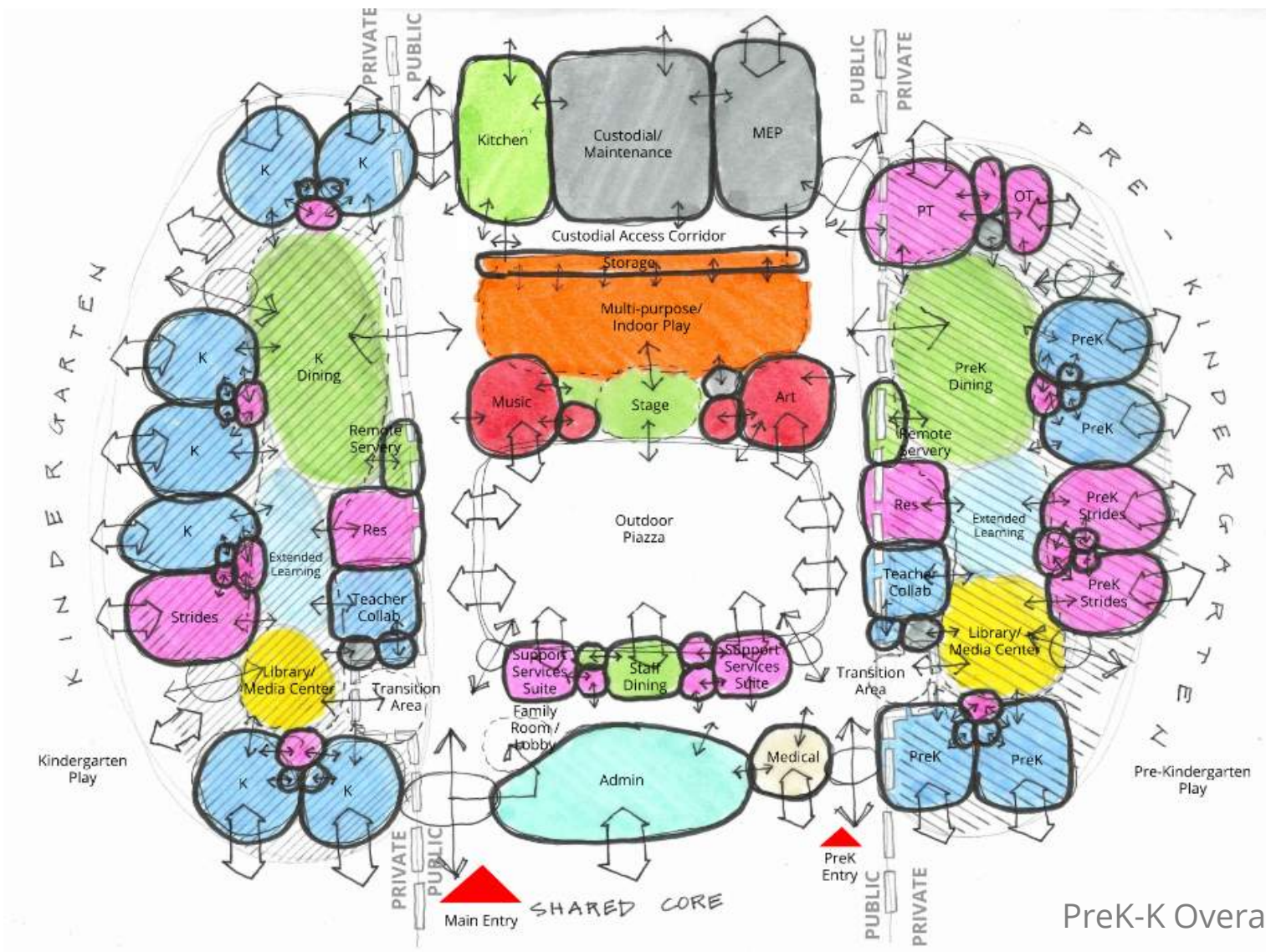




PreK-5th Overall Building Diagram



PreK-3rd Overall Building Diagram



PreK-K Overall Building Diagram

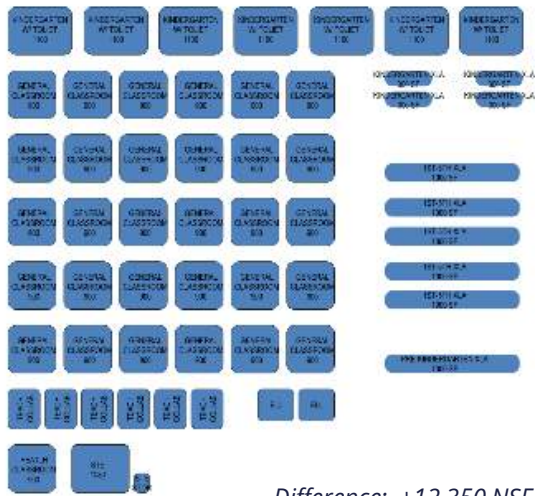
Space Summary Review



PreK - 5th (755 Students + PreK)

Total Building Gross Square Footage: 167,855

Core Academic Proposed 47,600
MSBA 35,250



Difference: +12,350 NSF

Art & Music Proposed 5,075
MSBA 5,075



Difference: +0 NSF

Dining & Food Service Proposed 9,458
MSBA 9,458



Difference: +0 NSF

Health & PE Proposed 12,300
MSBA 6,300



Difference: +6,000 NSF

Admin & Guidance Proposed 5,308
MSBA 2,890



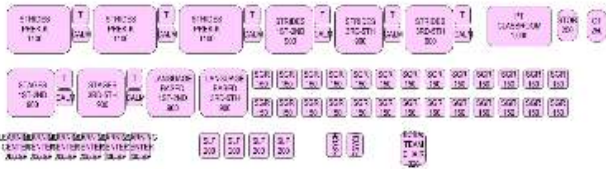
Difference: +2,418 NSF

Nurse Proposed 710
MSBA 710



Difference: +0 NSF

Special Education Proposed 19,260
MSBA 9,060



Difference: +10,200 NSF

Media Center Proposed 4,068
MSBA 4,068



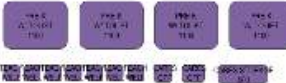
Difference: +0 NSF

Custodial / Main. Proposed 2,355
MSBA 2,355



Difference: +0 NSF

Other Proposed 5,770
MSBA 0



Difference: +5,770 NSF

Total MSBA Guidelines:

109,475 GSF*

Difference:

+58,380 GSF*

Variations From MSBA Guidelines: PreK-5th

	Existing	PDP Proposed	MSBA Guidelines	Difference
Core Academic	37,004	47,600	35,250	+12,350
Special Education	10,449	19,260	9,060	+10,200
Art & Music	6,315	5,075	5,075	+0
Health & PE	9,772	12,300	6,300	+6,000
Media Center	2,265	4,068	4,068	+0
Dining & Food Service	13,620	9,458	9,458	+0
Medical	603	710	710	+0
Admin & Guidance	6,433	5,308	5,308	+2,418
Custodial & Main	2,654	2,355	2,355	+0
Other	1,857	5,770	0	+5,770
Total NSF	90,972	111,904	75,165	+36,738
Total GSF	138,614	167,855	109,475*	+58,380*

Core Academic Total Deviation = +12,350

- 3 Additional Classrooms, Same Sections per Grade
- STE Classroom & Storage = +1,200
- Teacher Collaboration Spaces = +2,700
- ELL Classrooms = +450
- Health Classroom = +900
- Extended Learning Areas = +7,200

Special Education Total deviation = +10,200

- Wilmington-specific programs
- SGRs, OT/PT, Service Provider Spaces

Health & PE = +6,000

- High School Gymnasium (community use)

Admin & Guidance Total deviation = +2,418

- Support Service Provider Spaces

“Other” - Total deviation = +5,770

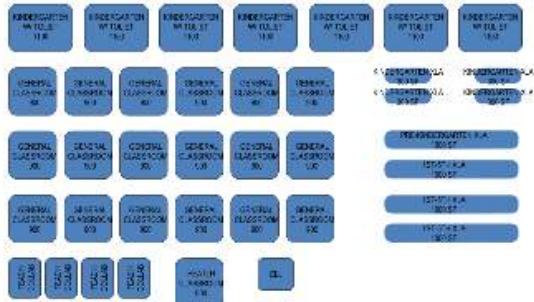
- (4) Pre-K Classrooms
- Dedicated Cares Program Offices & Storage

* As a result of MSBA net-to-gross multiplier at 1.46.

PreK – 3rd (510 Students + PreK)

Total Building Gross Square Footage: 117,318

Core Academic Proposed MSBA 32,475
24,550



Difference: +7,925 NSF

Art & Music Proposed MSBA 2,575
2,575



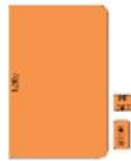
Difference: +0 NSF

Dining & Food Service Proposed MSBA 7,232
7,232



Difference: +0 NSF

Health & PE Proposed MSBA 6,300
6,300



Difference: +0 NSF

Admin & Guidance Proposed MSBA 4,085
2,375



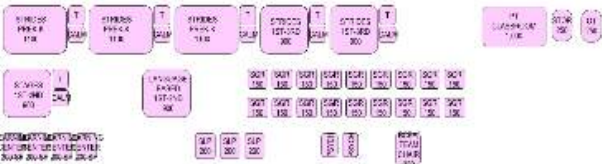
Difference: +1,710 NSF

Nurse Proposed MSBA 610
610



Difference: +0 NSF

Special Education Proposed MSBA 14,440
6,040



Difference: +8,400 NSF

Media Center Proposed MSBA 2,965
2,965



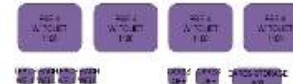
Difference: +0 NSF

Custodial / Main. Proposed MSBA 2,110
2,110



Difference: +0 NSF

Other Proposed MSBA 5,820
0



Difference: +5,820 NSF

Total MSBA Guidelines:

79,305 NSF*

Difference:

+38,013 NSF*

Variations From MSBA Guidelines: PreK-3rd

	Existing	PDP Proposed	MSBA Guidelines	Difference
Core Academic	26,014	32,475	24,550	+7,925
Special Education	6,827	14,440	6,040	+8,400
Art & Music	2,520	2,575	2,575	+0
Health & PE	4,707	6,300	6,300	+0
Media Center	1,248	2,965	2,965	+0
Dining & Food Service	7,347	7,232	7,232	+0
Medical	425	610	610	+0
Admin & Guidance	3,614	4,085	2,375	+1,710
Custodial & Main	1,281	2,110	2,110	+0
Other	1,857	5,420	0	+5,420
Total NSF	55,840	78,212	54,757	+23,455
Total GSF	83,073	117,318	79,305*	+38,013*

Core Academic Total Deviation = +7,925

- 1 Additional Classrooms, Same Sections per Grade
- Teacher Collaboration Spaces = +2,000
- ELL Classrooms = +475
- Health Classroom = +900
- Extended Learning Areas = +5,200

Special Education Total deviation = +8,400

- Wilmington-specific programs
- SGRs, OT/PT, Service Provider Spaces

Admin & Guidance Total deviation = +1,710

- Support Service Provider Spaces

“Other” - Total deviation = +5,420

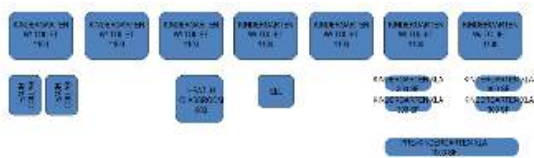
- (4) Pre-K Classrooms
- Dedicated Cares Program Offices & Storage

* As a result of MSBA net-to-gross multiplier at 1.45.

PreK - K (130 Students + PreK)

Total Building Gross Square Footage: 66,810

Core Academic Proposed MSBA 12,175
8,400



Difference: +3,775 NSF

Art & Music Proposed MSBA 2,575
75



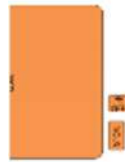
Difference: +2,500 NSF

Dining & Food Service Proposed MSBA 5,250
3,975



Difference: +1,275 NSF

Health & PE Proposed MSBA 5,620
6,300



Difference: -680 NSF

Admin & Guidance Proposed MSBA 2,290
1,865



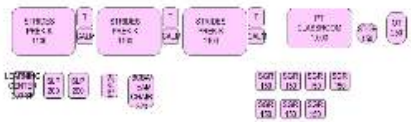
Difference: +425 NSF

Nurse Proposed MSBA 510
410



Difference: +100 NSF

Special Education Proposed MSBA 7,480
2,010



Difference: +5,470 NSF

Media Center Proposed MSBA 2,020
2,020



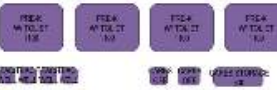
Difference: +0 NSF

Custodial / Main. Proposed MSBA 1,900
1,900



Difference: +0 NSF

Other Proposed MSBA 4,720
0



Difference: +4,720 NSF

Total MSBA Guidelines:

23,400 NSF*

Difference:

+43,410 NSF*

Variations From MSBA Guidelines: PreK-K

	Existing	PDP Proposed	MSBA Guidelines	Difference
Core Academic	6,182	12,175	8,400	+3,775
Special Education	3,769	7,480	2,010	+5,470
Art & Music	660	2,575	75	+2,500
Health & PE	779	5,620	6,300	-680
Media Center	0	2,020	2,020	+0
Dining & Food Service	3,476	5,250	3,975	+1,275
Medical	187	510	410	+100
Admin & Guidance	1,876	2,290	1,865	+425
Custodial & Main	215	1,900	1,900	+0
Other	1,742	4,720	0	+4,720
Total NSF	18,886	44,540	26,955	+17,585
Total GSF	29,302	66,810	23,400*	+43,410*

Core Academic Total Deviation = +3,775

- Teacher Collaboration Spaces = +900
- ELL Classrooms = +475
- Health Classroom = +900
- Extended Learning Areas = +2,200

Special Education Total deviation = +5,470

- Wilmington-specific programs
- SGRs, OT/PT, Service Provider Spaces

Art & Music = +2,500

- MSBA guidelines assume zero Art & Music

Health & PE = -680

- Less than full sized gym

Dining & Food Service = +1,275

- MSBA assumes two seatings not one

Admin & Guidance Total deviation = +425

- Support Service Provider Spaces

“Other” - Total deviation = +4,720

- (4) Pre-K Classrooms
- Dedicated Cares Program Office

* As a result of MSBA net-to-gross multiplier at 0.87.

Space Summary Comparisons (GSF)

	Existing	PDP Proposed	MSBA Guidelines	Proposed GSF/ STUDENT
PreK-K Wildwood Only	29,302	66,810	23,400*	290
PreK-3rd Wildwood + Woburn	83,073	117,318	79,305*	192
PreK-5th Wildwood + Woburn + North	138,614	167,855	109,475*	196

* As a result of MSBA net-to-gross multiplier other than 1.50.

Guiding Principles for Design Review



Wilmington Elementary School Building Project

Guiding Principles for Design – DRAFT,

updated 12/7/23

- Education methodologies will change over the life span of the building. The project should be designed flexibly enough to allow the educational method to evolve without significant changes to the building, itself.
- Zone the building into Public and Private spaces
- Organize building into PreK to 2nd grade and 3rd grade to 5th grade with shared core spaces in between
- Organize building into grade level learning communities, but in such a way that limits isolation of any one grade level and allows grade level learning communities to expand in bubble years
- Reduce travel distances between classrooms and shared core space to the greatest extent possible
- Position Pre-Kindergarten and Kindergarten on the ground level
- Separation of site circulation – cars, buses, pedestrians – to the greatest extent possible
- Create a dedicated PreK entry
- Appropriate faculty, staff, and visitor parking
- Integrate special education spaces throughout the facility
- Position stage between Gymnasium and Cafeteria to maximize the flexibility to create performance/event experiences
- Position some of the administration offices within classroom groupings
- Remainder of administrative spaces adjacent to the main entry of the building
- Provide a wide variety of instructional spaces including traditional classrooms, small group rooms, and extended learning spaces (XLAs) with strong visual and physical connections between these experiences to facilitate a wide variety of instructional practices, varying group sizes, and opportunities for inclusionary practices for student support services.
- Provide lower grades with access to calming areas with sensory options; upper grades access XLAs/outside classroom areas
- Create teacher collaboration spaces capable of supporting day to day planning activities, diagnostic student data meetings, and professional development experiences

Wilmington Elementary School Building Project

Guiding Principles for Design – DRAFT,

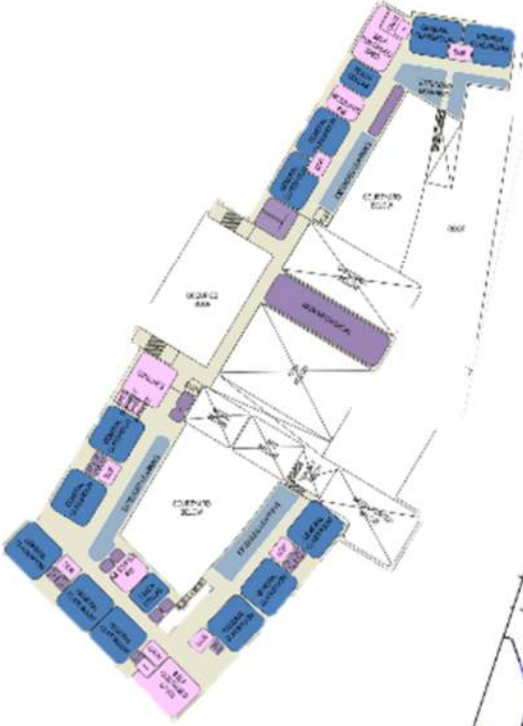
updated 12/7/23

- Create an environment that positions office and service-delivery spaces for student support services near and distributed amongst grade level classrooms
- Position grade-level specific playgrounds adjacent to grade-level classroom areas
- Provide all instructional spaces, offices, and extended learning spaces with direct access to natural daylight and exterior views to the greatest extent possible
- Provide a small group room between every pair of grade level classrooms to support general classroom instructional activities and as a place for student support services when appropriate.
- Create an environment where PreK students can dine in close proximity to their classrooms
- Zone the cafeteria in such a way to create a variety of dining experiences and smaller zones to reduce student anxiety
- Create a new Science, Technology, Engineering, and Mathematics program and support it with purpose-built and dedicated instructional space.
- Prioritize durability and ease of maintenance for materials and systems over lowest first cost.
- Position custodial closets with consideration for operational practicalities of daily cleaning activities.
- Position general receiving close to the kitchen, gymnasium, and with the ability to move materials, equipment, and supplies throughout the project.

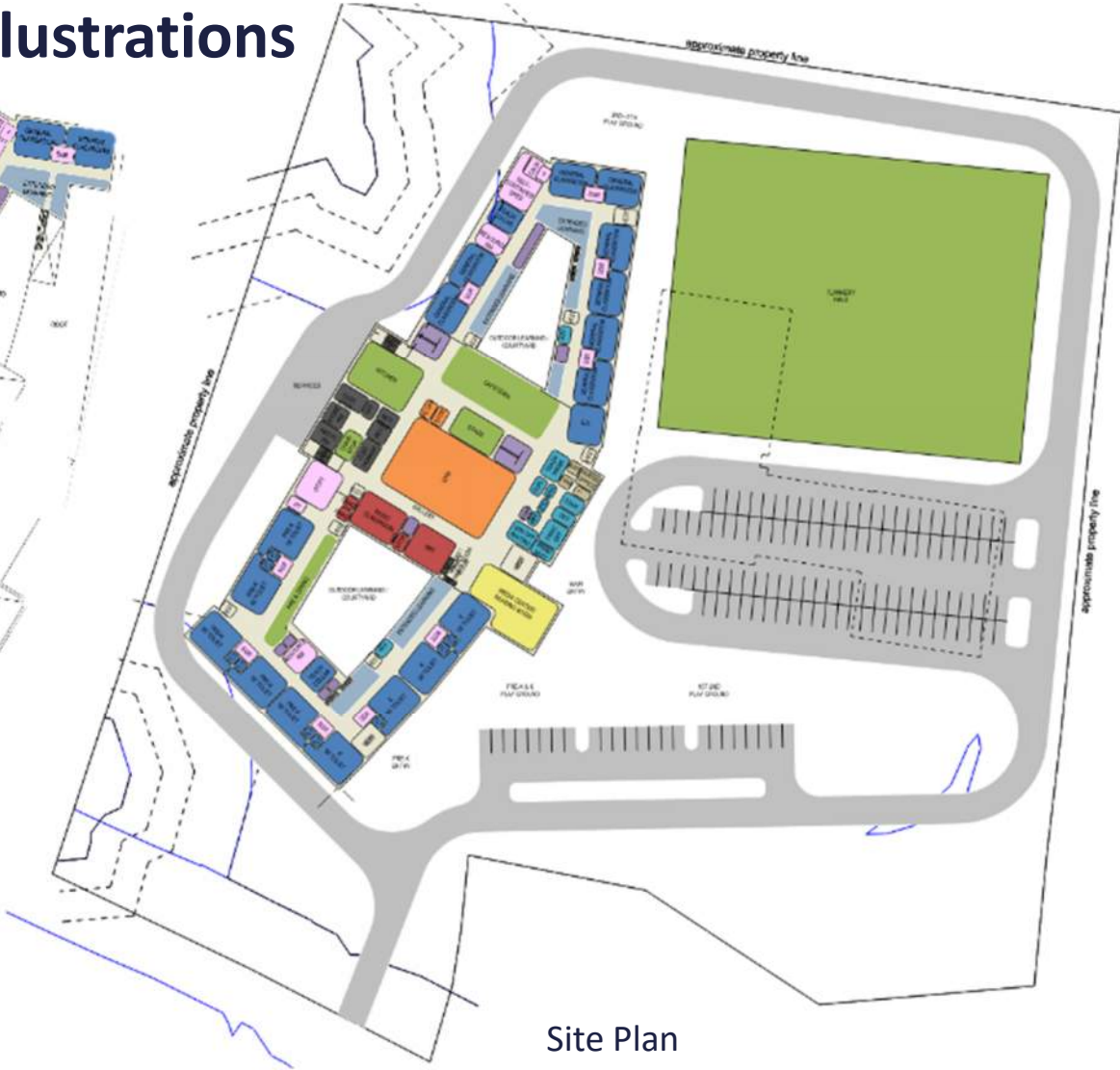
Next Steps



Sample PDP Illustrations



Second Floor



Site Plan

- PROGRAMMING LEGEND**
- CORE ACADEMIC
 - SPECIAL EDUCATION
 - ART & MUSIC
 - VOCATIONS & TECHNOLOGY
 - HEALTH & PHYSICAL EDUCATION
 - MEDIA CENTER
 - DINING & FOOD SERVICE
 - MEDICAL
 - ADMINISTRATION & GUIDANCE
 - CUSTODIAL & MAINTENANCE

Matrix of Options to Consider / Under Development

Potential Site Location	PreK-K	PreK-3 rd	PreK-5th
Wildwood ECC	<ul style="list-style-type: none"> • Repair • Add/Reno • New 	<ul style="list-style-type: none"> • Add/Reno • New 	<ul style="list-style-type: none"> • Add/Reno • New
Woburn Street ES	X	<ul style="list-style-type: none"> • Repair • Add/Reno • New 	<ul style="list-style-type: none"> • Add/Reno • New
North Intermediate	X	X	<ul style="list-style-type: none"> • Repair • Add/Reno • New
Town Hall?	<ul style="list-style-type: none"> • New? 	<ul style="list-style-type: none"> • New? 	<ul style="list-style-type: none"> • New?

Thank

You