



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #10

March 20, 2024



SMMA **dw**
DORE | WHITTIER

Massachusetts School Building Authority



Agenda

- Call to Order
- Approval of Minutes
- Evaluation Matrix with Costs
- Next Steps
- SBC Public Relations Working Group Update
- Discussion/Correspondence/New Items
- Committee Questions
- Public Comments
- Next Meeting: Wednesday, April 3rd
- Adjourn

Evaluation Matrix






PreK-5th	PreK-K		PreK-3 rd		PreK-5th	
	New	Add/Reno	New	Add/Reno	New	Add/Reno

Wildwood ECC						
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Woburn Street ES	N/A	N/A				
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North Intermediate	N/A	N/A	N/A	N/A		
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Town Hall		N/A		N/A		N/A
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Education

How well does each option embody the educational elements of the guiding principles for design?



Site

How well does each option achieve the site features and functions defined in the guiding principles for design?



Restrictions and Future Uses

Are there restrictions or limitations that preclude this site as a preferred location?



Community

How well does each option serve as a community resource?



Sustainability

How well does each option achieve the goals for energy efficiency and sustainable design features?



Construction Logistics

How well does each option limit disruption to students, staff, and neighbors during construction?



Total Time to Address All Needs

How well does each option limit the time necessary to address all elementary-aged needs



Consolidation

What is the impact to PreK-5th students, neighborhoods, and traffic as a result of consolidation?



Cost

How do costs align with the community's sense of value and affordability?

Short List Requirements

At Minimum...

1 alternative from each grade configuration

1 alternative from each of the following:

- Renovation Addition
- New Construction

1 Repair Alternative

- Wildwood ECC Base Repair
- *Woburn St. and North Int.– for comparison only*

Existing Conditions Assessment

No major red flags or dangerous safety conditions, but.....

	<i>SITE & CIVIL</i>	<i>SITE ACCESSIBILITY/ PLAY AREAS</i>	<i>EXTERIOR BUILDING ELEMENTS</i>	<i>INTERIOR ARCH ELEMENTS</i>	<i>ACCESSIBILITY</i>	<i>STRUCTURAL ELEMENTS</i>	<i>MECHANICAL SYSTEMS</i>	<i>ELECTRICAL SYSTEMS</i>	<i>PLUMBING SYSTEMS</i>	<i>FIRE PROTECTION SYSTEMS</i>	<i>HAZARDOUS MATERIALS</i>	<i>FUNCTIONAL USE OF SPACE</i>	
WECC													23
WOBURN													26
NORTH													29

1 – POOR	2 – FAIR	3 – GOOD	4 – VERY GOOD	5 – EXCELLENT

Repair Only Alternatives




Extend the life of the building 50+ years means more than finish upgrades.

Includes complying with today's code requirements

- **Accessibility guidelines**
- **Fire suppression system**
- **Efficiency - envelope and MEP system upgrades**
- **Structural - seismic upgrades**

Does not include alternations or additions to meet the District's Education Plan or space needs

PreK-K






				
130 students + PK	Repair Only @ Wildwood	Add/Reno @ Wildwood	New @ Wildwood	New @ Town Hall
Project Cost Range	\$26.6M – \$29.4M	\$78.0M - \$86.2M	\$79.3M - \$87.6M	\$80.1M - \$88.5M

■ Identified on short list for Comparison Only at 3/6/24 SBC Meeting

■ Identified as potential alternative for short list at 3/6/24 SBC Meeting

*MSBA Reimbursement of eligible expenses not included in the above costs

PreK-3





	*For Comparison Only					
510 students + PK	Repair Only @ Woburn	Add/Reno @ Woburn	Add/Reno @ Wildwood	New @ Woburn	New @ Wildwood	New @ Town Hall
Project Cost Range	\$36.3M - \$40.1M	\$135.0M - \$149.2M	\$130.2M - \$143.9M	\$135.7M - \$150.0M	\$131.2M - \$145.1M	\$132.2M - \$146.1M

■ Identified on short list for Comparison Only at 3/6/24 SBC Meeting

■ Identified as potential alternative for short list at 3/6/24 SBC Meeting

*MSBA Reimbursement of eligible expenses not included in the above costs

PreK-5

	*For Comparison Only							
755 students + PK	Repair Only @ North	Add/Reno @ North	Add/Reno @ Woburn	Add/Reno @ Wildwood	New @ North	New @ Woburn	New @ Wildwood	New @ Town Hall
Project Cost Range	\$29.5M - \$32.6M	\$193.3M - \$213.6M	\$188.9M - \$208.8M	\$188.2M - \$208.0M	\$194.0M - \$214.5M	\$194.7M - \$215.2M	\$188.8M - \$208.7M	\$187.6M - \$207.3M

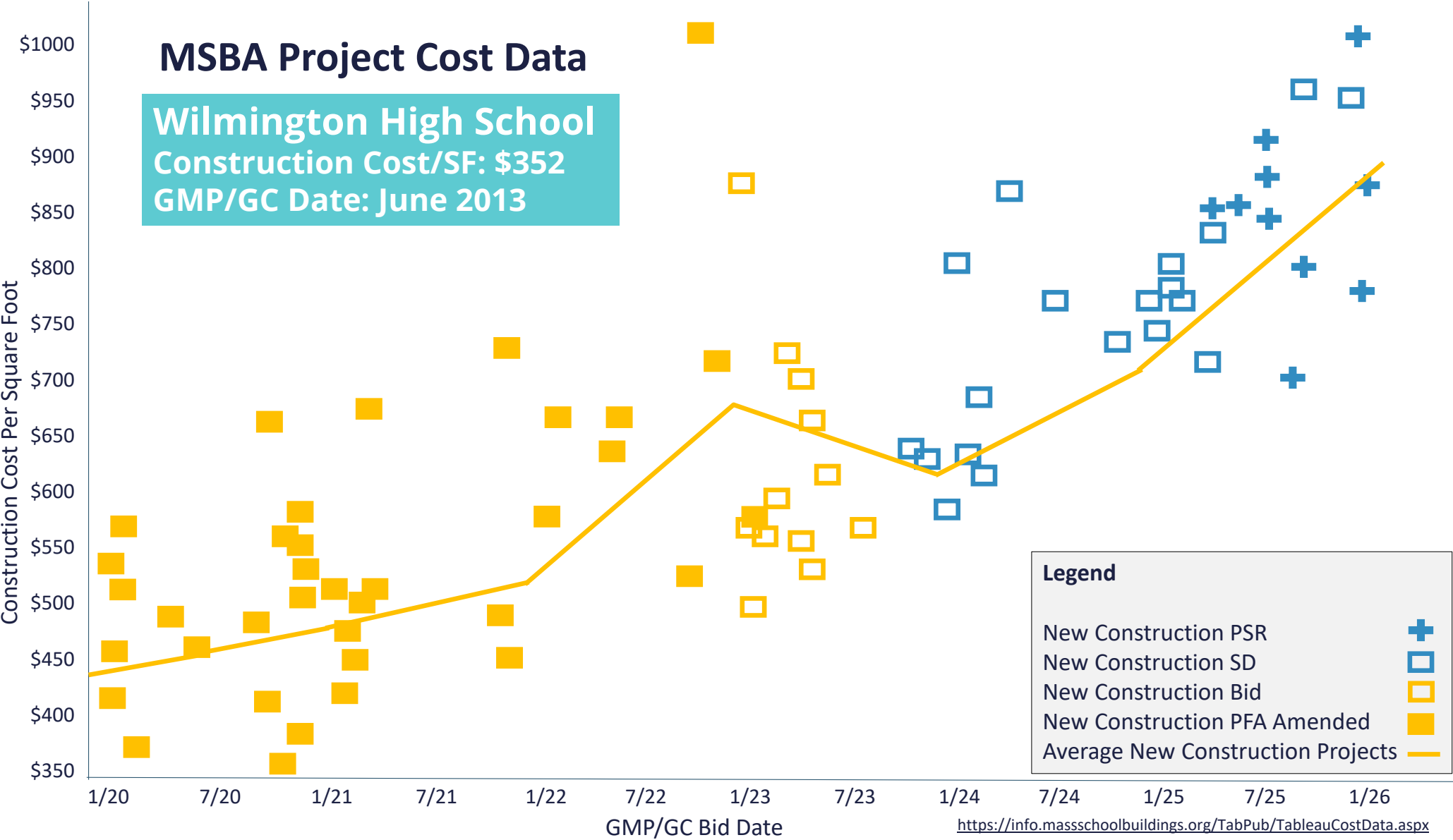
■ Identified on short list for Comparison Only at 3/6/24 SBC Meeting

■ Identified as potential alternative for short list at 3/6/24 SBC Meeting

*MSBA Reimbursement of eligible expenses not included in the above costs

MSBA Project Cost Data

Wilmington High School
Construction Cost/SF: \$352
GMP/GC Date: June 2013

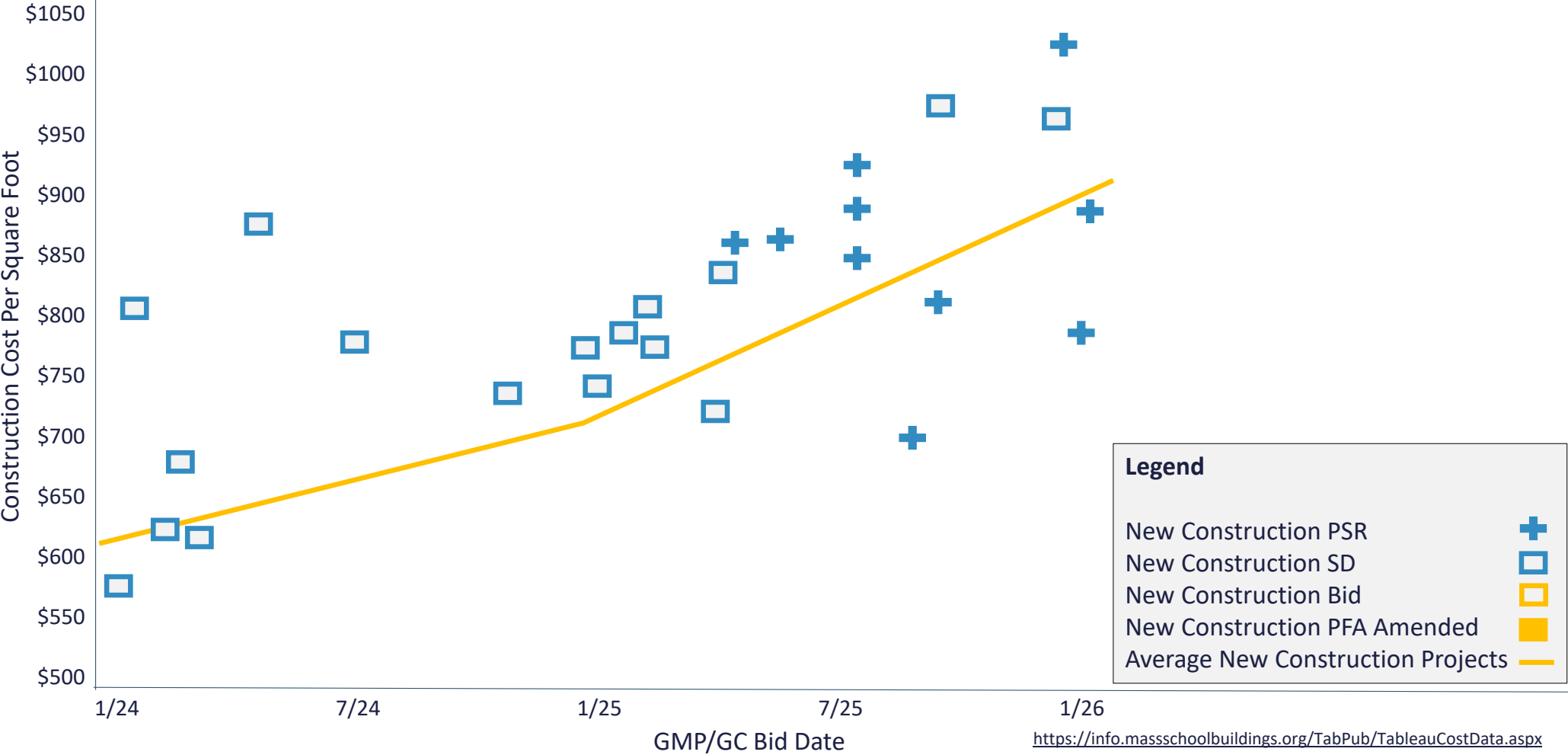


Legend

- New Construction PSR (+)
- New Construction SD (□)
- New Construction Bid (□)
- New Construction PFA Amended (■)
- Average New Construction Projects (—)

MSBA Project Cost Data

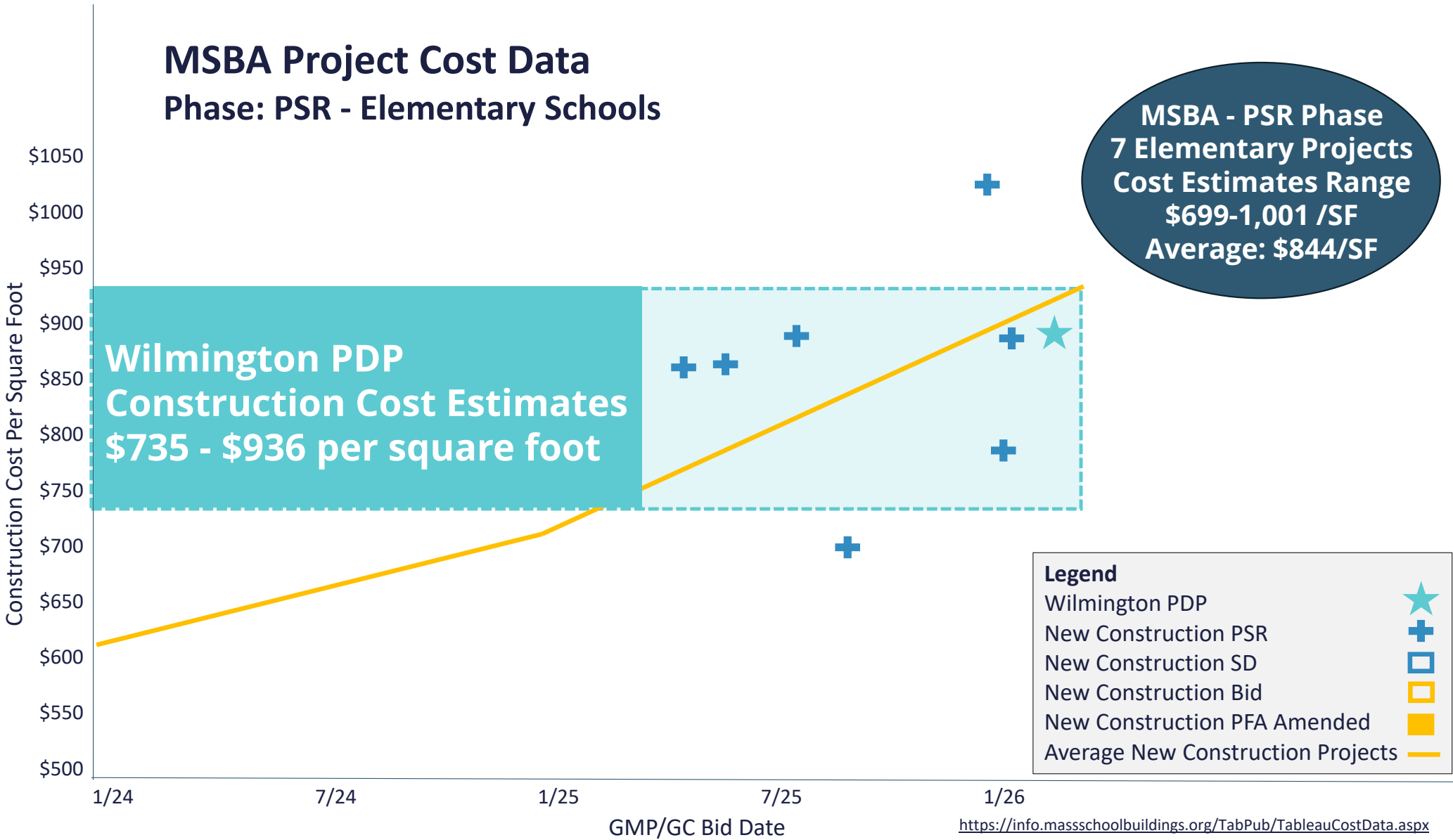
Phase: PSR and SD



MSBA Project Cost Data

Phase: PSR - Elementary Schools

**MSBA - PSR Phase
7 Elementary Projects
Cost Estimates Range
\$699-1,001 /SF
Average: \$844/SF**





Cost


How do costs align with the community's sense of value and affordability?


Takeaway:



Cost within each enrollment configuration are similar and scoring would not differentiate between alternatives.

Cost Category was not scored.

First Iteration






	PK-K 130 students + PK	
		
	Repair Only @ Wildwood	New @ Wildwood
Education 	5.4	9.1
Site 	6.8	7.9
Restrictions 	8.9	8.9
Community 	4.4	6.7
Sustainability 	5.6	6.7
Logistics 	10.0	10.6
Consolidation 	4.4	4.4
Total Time 	2.2	2.2
Cost 		
Total Score 	47.7	56.2

	PK-3 510 students + PK	
	*For Comparison Only	
	Repair Only @ Woburn	New @ Woburn
	4.8	9.1
	7.4	9.0
	10.0	10.0
	5.6	8.9
	5.6	10.0
	2.8	8.3
	5.6	7.8
	2.2	6.7
	43.9	69.8

	PK-5 755 students + PK		
	*For Comparison Only		
	Repair Only @ North	Add/Reno @ North	New @ North
	5.0	9.1	9.1
	7.6	8.1	8.7
	11.1	11.1	11.1
	5.6	10.0	8.9
	6.7	8.9	10.0
	2.8	6.7	9.4
	5.6	10.0	10.0
	2.2	8.9	11.1
	46.4	72.8	78.4



Second Iteration

	PK-K* 130 students + PK		PK-3** 510 students + PK		PK-5 755 students + PK		
			*For Comparison Only		*For Comparison Only		
	Repair Only @ Wildwood	New @ Wildwood	Repair Only @ Woburn	New @ Woburn	Repair Only @ North	Add/Reno @ North	New @ North
Total Score	47.7	56.2	43.9	69.8	46.4	72.8	78.4
Project Cost Range	\$26.6M - \$29.4M	\$79.3M - \$87.6M	\$36.3M - \$40.1M	\$135.7M - \$150.0M	\$29.5M - \$32.6M	\$193.3M - \$213.6M	\$194.0M - \$214.5M

Notes:

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.

MSBA Reimbursement of eligible expenses is not included in the above costs.

Next Steps



March 2024

Community Forum #3 – March 28th

April 2024

SBC Meeting – April 3rd

- Finalize Shortlist of Options
- Approve PDP Submission

Submit PDP to MSBA – April 18th



A group of diverse children and a man are smiling and looking up at the camera. The man is wearing a blue shirt. The children are wearing various colorful clothing, including a pink shirt, an orange patterned shirt, and a teal shirt. The background is bright and outdoors.

SBC Public Relations Working Group Update

Thank

You