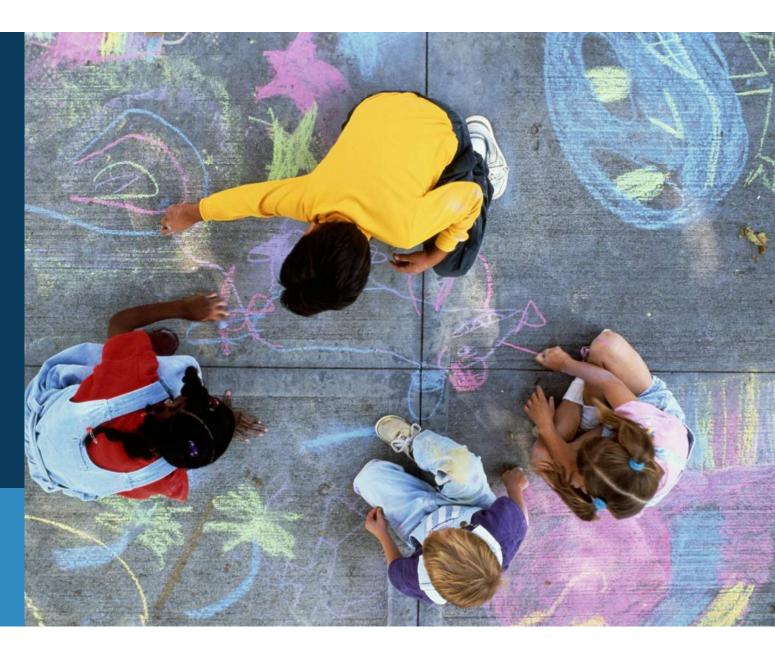


Wildwood Early Childhood Center Project

School Building Committee Meeting #11

April 3, 2024





Agenda

- Call to Order
- Approval of Minutes
- Approval of Invoices
- Review Feedback Provided in Community Forum No. 3
- Review Preliminary Short List and Approve Shortlist
- Vote to Approve Submission of the PDP Report to the MSBA
- Next Steps/Schedule Updates
- SBC Public Relations Working Group Update
- Discussion/Correspondence/New Items
- Committee Questions
- Public Comments
- Next Meeting: Wednesday, May 1st
- Adjourn



FOR APPROVAL Project: Willmington Wildwood Early Childhood Center Newton Date: 3/20/2024 |
Newton No.: 13 |
Page 4

Project Wilmington Wildwood Early Childhood Center Mexico Inc. 3/20/2024 Mexico No. 13 Page 2

vorrangen Wildwood Early Childhood Center Proper No. 22127
Sarah A. Transleti
School Bulding Conmittee Newsyste 30000004
Hybris in Purson at Wilmington High School Large Group Instruction Room and Remove Participation is 50 own

School Building Committee (MF)

Affendare: <u>School Building Committion</u>

Present: Dr. Gelon Bund, School Susking Committee Char

Present: Park Regigner, Assemble Superintender of Administration & France

A Distr M. Allan, Premisent Building Committee

A John C. Hellinowy, Premisent Building Committee

Done-William Architects
Annon Donald Water, Petropal-In-Charge
Romain Lee P. Oner, Petropal, Designer
Answer Rain Philips, Project Manager
Jason Boone, Educational Planner

SAMA
Memore Julie Leduc, Director of OPM Services and Project Manager
Memorie Saruh Transéto, Assister Project Manager

Passer Paul Micagaire, Assaured Journals and Advances and A directs
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SMMA

1000 Rhested south Avenu Centrettyn, MA 02138 617 ANT NISS

Project Minutes

Project Cost Range 5 36:3M to 5 40:1M \$135:0M to \$140:2M \$130:0M to \$140:2M \$130:0M to \$140:3M \$131:2M to \$146:1M \$132:2M to \$140:1M

reting minutes from the March 6, 2024 School motion by J. Cusce. cus yola.

aution Matrix as the District prepares to submit its t, with the first shortlist of the Design Options

mations shown for Wildwood, Wisburn Street owinestely \$100M to do only repairs to the achool recommends below satisfied by the current

the schools, Wildwood and Woburn Street. The is for comparison purposes. The Add Pleno and arrange, STOM to \$1500M, depending on the site as d to others and it correlates to site work costs that

found on page 1 of these minutes.

it was reviewed during the March 6, 2024, School cost estimate information that was brought firth for a Committee in the Evaluation Mattis under the affected in this second iteration by the addition of

essential for a child's parent need to come to the An elevation installation as part of a regair project the building starts to get attend, codes start to half tracing might be required. Fire Suppression he school buildings are sprinklered and that code on within a specified emount of time. The codes on within a specified emount of time. The codes and once that limit is hit, it is expected to bring the eno and fine Construction those codes would be the alterations are grandfathered in until the ing to perticipate in funding repair projects that are

lus PreK starreediate (For Companson Cros) has a total score Flange of \$29.59t to \$52.68t vercediate with a total score of 72.6 and a Project to \$21.35t soft between

stermediate with a 78.4 and Project Cost.

sclude any work at Wodum Street or North include any work at harth intermediate School. Expenses is not facioned into these costs shown, over anto Schematic Design, a calculation would be also to advise of what the reinbursement rate

that go into making up the percentage, including chigitie and doing so at the time would be very sen what MSBA will does eightly for a at this time would be very prenature. The amount is project cost cargo is not entirely tome by the the MSBA as Wilmington's partner for this action!

20%? a cannot provide an exact number as every of it votes across the Commonwealth of manicipastly has different needs. An example is Neve go rate much higher than Wilhersglon and may have ligibility based on the commonky's notice. ArXXII and date on their residuals and the communication. the are factors that are included in the percentings after the PSR, the information will be formulated. The reindursement rate would be more known to

a. The reimbursement rate would be more income the the Town Meeting and Appropriation Vote that from the Sustainability and Green Design to gets points and R. Philips advised that it. this gett points and R. Hindpa survivor one n. I. all grate part together.

I will great but together.

I will mitting the POP. the shortfeld gets submitted to receded into the POR phase town April Brough or performed to work (presents one preferred distinguished and Schottmatic Design to got it to stop performance of the profession of the performance of the performance

ct. R. Philip confirmed that feature the Town voltage in annual exactly what the resinbursement rate social rin has 18 appear and the ASSEM will not do 18 and and document to active all a resincular resint of that 1 MISEM worth all the confirmed ments to be considered wherein only all a select has also could alone, an aper note and novel and feet out of the selection of the country of the c

In Person in the Large Group Instructional Space en Zooro

e involved as it was very informative for an No. 2 I be left open after the Community Forum No. 3 to ick from the Wilmington Community

y and will be provided to the Town for April controlline will be providing information for us to get outreach regarding the project.

leeting and members of the School Building if to volunteer to staff the table for outreach during

Project. Willmington Wildwood Early Childhood Center Mercing Date: 3/20/2024 Mercing Inc. 13 Page 8

Project: Wilmington Wildwood Early Childhood Center Methop Date: 3/20/2024 Methop Sc. 13 Page 7

Proat: Wilmington Wildwood Early Childhood Center Meeting Date: 305/2024 Meeting Nat. 13 Page 6 Project: Wilmington Wildwood Early Childhood Cernier Meeting Date: 13
Page 5

of the options for the PDP Submission at the

ince 2005 in Wilmington and worked in the

children have gone through Wilmington Land High School. as and High School. The actions having washed in the schools and has by. Advised that the schools are subwestle and if there could be reine of the orthools that are like the mixed schools and not just be report the buildings air mixed and refer passes of the Mixture Street their surface and office spaces of the Mixture Street their surface are districting for shutteric to Near and moments. For instance, there are 3 reasing menuments. For instancy, them are 3 mesting tilling other exists of theme are 6. SPED treatment, of by privacy strotters where they have each other uses to hald mentings with parents and offers the spokes and extent after meets by use her ever office, to publiship is parenting the vertices because it is to n halders and abuterts and stell feeling side at the n halders and abuterts and stell feeling side at the second abuters. region roles; it is absoluted and regional, regional selection sufficience inhaltered regional Code, and a filter in early product and the Senedby of it for the substitutes. Thinks betalasse it is exactly result in legs the inhaltered by hinter one graphs invest to the root, absolutes would along in, air condition results for a most as it is would benefit in a drawbank over the filliation of the natural so that is able to collaborate more for CTT days as

on observations of the control of th self-th a parthername, in a heart week met accep-te chars to the public for the probabilist of the see will not be another oppositively to do this for the a Middle School are conditioning was not a not on the test of rest of that Ladding if gens to the 5 teachers disserve investing Socialies that are suff-

When voting for this project at the Shriner's

munty was out the cloor and sheet the block wading for their sum

. North Intermediate School Teacher and Assistant

were staff in difficult because of the way if is structured. The if big emorgh for 25 desirates and not require to horse that cau-erous space and Chromodook car and the valents that easily only, tradequate space because many are shoring classroom makers and there is a let of recomment and tack of spaces for invators and there is a let of incurrent and fact, of apase for yearheld commendation is as pool making. Mee wholeves at the loop, for and temperatures get any high each whealthful drawms short hances anyoning when using plantedly. There are see of amonganity and sturing the drills or ALNE shifts the at and it is not salve and orderly. These decisions are affected for a for for the first and and orderly. These decisions are offered for a for the drawn are exist inquired and the acknowledges given in for the drills are are exist inquired and the acknowledges. Some community. Plack if actional will amounte what in hear for our

Member and School Building Committee Member. ings within the District. Upsel by the comments of the shell stating stable. The hard-exciting staff skill not deserve to have the

kgrit and overflow, it is achtrosped an fast as possible, and it is

The Committee activising that he is taking note of the sent and will investigate them as needed having taken

6:30 PM to 9:30 PM

ast seconded the motion. The motion carried by

the author within 72 hours if you have any

is as follows: freK and with a total score of 47.7 and a Project Cost

so similar that it did not change how the criteria into consideration the community and educational

Project Cost Range 5 29 5M to 5 32 5M 5193 3M to 5213 8M 5185 5M to 5200 3M 5185 5M to 5200 5M 5194 5M to 5214 5M 5194 7M to 5215 2M 5187 5M to 5207 3M

personner is relative to a curum-pained ofter properties in the MBBA populine as MSBA, et shees the solid yellow line where project and several years. It doing so, Wilsingston High-DSF for a GMPNCC clothed Jame 2013. Currently raile in between 57505F to S045F. There are 7 MSBA pipeline as well and at the PSS phose their to \$1,00115F and everaging at S0415F. The a range in comparison to similar projects within the

een \$188.8M to \$215.2M.

ood with a total acces of 56.2 and Project Cost

M
as PreK
b Street (For Companion Only) with a total score of
lange of 38 3M to 40 5M
with a total score of 69.8 and a Project Cost Range



Town of Wilmington, Wilmington Public Schools Wildwood Early Childhood Center Project Budget and Cost Summary

April 1, 2024

SMMA

A	С	D (Bud. Adj. Tab)	E (C+D)	F (Com. Cost tab)	G (E-F)	H (Forecast. tab, >G)	I (F+G+H)	J (Invoice Tab)	K (I-J)
		BUDGET			СО	-		CASH	
Description	PFA Approved Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
30 Architectural & Engineering Designer - Basic Services	\$800,000	-\$350,000	\$450,000	\$450,000	\$0	\$0	\$450,000	\$283,500	\$166,500
Designer - Basic Services Designer - Supplemental Services	\$100,000	-\$350,000	\$65,000	\$450,000		\$0 \$0		\$283,500	\$46,080
Schematic Design	\$100,000	\$385,000	\$385,000	\$385,000		\$0		\$10,920	\$385,000
Subtotal	\$900,000		\$900,000	\$853,920		\$0		\$302,420	\$597,580
Subtotal	φυσυμού	ΨΟΙ	\$300,000	\$000,520	ψ+0,000	ΨΟ	ψυσυ,σου	9002,420	Ψ007,000
40 Administrative Costs									
OPM Feasibility Study	\$200,000	-\$35,000	\$165,000	\$150,000	\$15,000	\$0		\$82,500	\$82,500
OPM: Feasibility Cost Estimates		\$35,000	\$35,000	\$35,000		\$0	\$35,000	\$0	\$35,000
Other Project Costs 1	\$100,000	\$0	\$100,000	\$5,000		\$0		\$109	\$99,891
Subtotal	\$300,000	\$0	\$300,000	\$190,000	\$110,000	\$0	\$300,000	\$82,609	\$217,391
50 Furniture, Fixtures and Equipment		201	***			40	0.0		
Furniture, Fixtures and Equipment		\$0	\$0	\$0		\$0 \$0	\$0	\$0	\$0
Technology Subtotal	\$0	\$0 \$0	\$0 \$0	\$0 \$0		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
Subtotal	30	\$0	\$0	- 30	30	φυ	\$0	\$0	30
Project Sub-Total	\$1,200,000	\$0	\$1,200,000	\$1,043,920	\$156,080	\$0	\$1,200,000	\$385,029	\$814,971
					Current		Potential		
70 Project Contingency					Contingency	Potential Risk	Contingency		
Construction Contingency (Hard Cost) (4%)	\$0	\$0	\$0		\$0	\$0	\$0		SO
Owner's Contingency (Soft Cost) (4%)	40	\$0	\$0		\$0	\$0	\$0		SC
Subtotal	\$0	\$0	\$0		\$0	\$0	\$0		\$0
Project Total	\$1,200,000	\$0	\$1,200,000	\$1,043,920	\$156,080	\$0	\$1,200,([No	Title] \$385,029	\$814,971
Construction Cost Estimates	Date	Amount	Gross Square Feet	Cost Per SF		Budget Revision	s Summary	Date	Amount
Feasibility Study- Schematic - PFA				#DIV/0!					
Design Development				#DIV/0!					
Construction Documents (60%)				#DIV/0!					
Construction Documents (90%)				#DIV/0!					
Finalized GMP Contract				#DIV/0!					

FOR APPROVAL



Warrant No. 10

Project: Wildwood Early Childhood Center Project No.: 22127
Wilmington, Massachusetts
Prepared by: Julie Leduc and Sarah Traniello Date: 4/3/2024

The School Building Committee for the Wilmington Early Childhood Center hereby authorizes the payment for the obligations incurred for the value received in services and for materials shown below:

Vendor	Invoice No.	Invoice Date	Invoice Amount	ProPay Code	lance After Invoice
SMMA	60995	4/1/2024	\$ 7,500.00	0001-0000	\$ 60,500.00
OPM Basic Services - Feasibility	y Study				
Dore+Whittier Architects	00010	3/31/2024	\$ 31,500.00	0002-0000	\$ 135,000.00
Design Basic Services - Feasibility	y Study				
		Total	\$ 39,000.00		

Approved on	
Approved on	

Activities for the Month of March 2024:

- 1. Review Education Plan developed by the District
- 2. Weekly meetings to review progress with Extended Leadership Working Group
- Develop presentation materials for and attend SBC on March 6, 2024 and March 20, 2024 to review the Evaluation Matrix, cost estimates and preliminary shortlist of options.
- Develop presentation materials for and attend Community Forum #3 with update on the evaluation matrix and preliminary shortlist
- 5. Draft PDP submission materials for review.

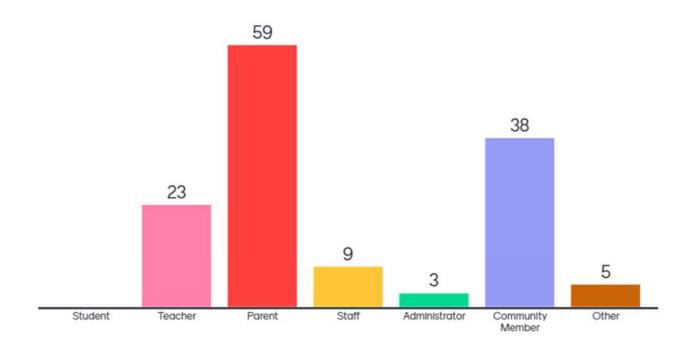
https://smma365.sharepoint.com/sites/22127/22127_projectioos/a administration/a3_financial_accounting/a3-02 warrant and articles/warrant no. 10/warrant no. 10

1000 Massachusetts Avenue Cambridge, MA 02138 617.547.5400

www.smma.com



I'm responding as:

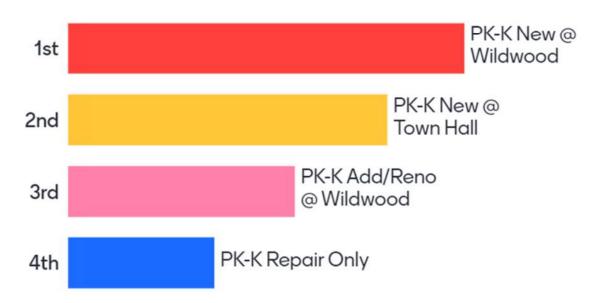






Rank these PreK-K alternatives in order of preference.













Rank these PreK-3rd alternatives in order of preference.



*MISSS Skrimbursement of eligible expenses not included in the above cost



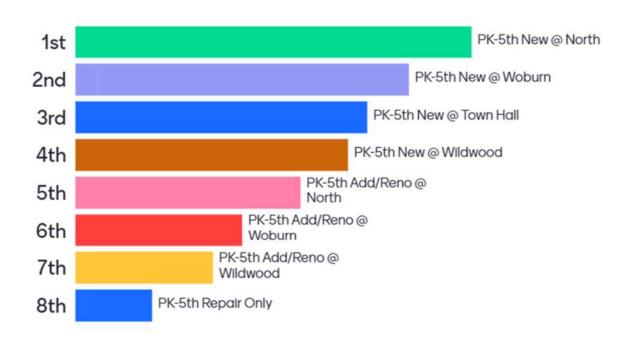




Rank these PreK-5th alternatives in order of preference.

PreK-3						
	"For Comparison Only		53	1	FEE	1
510 students +	Repair Only	Add/Reno	Add/Reno	New ₽	New @	New @
PK	@ Woburn	Woburn	Wildwood	Woburn	Wildwood	Town Hall
Project	\$36.3M -	\$135.0M -	\$130.2M -	\$135.7M -	\$131.2M-	\$132.2M
Cost Range	\$40.1M	\$149.2M	\$143.9M	\$150.0M	\$145.1M	\$146.1M

*MMASS Strimburgement of eligible expenses not included in the above costs

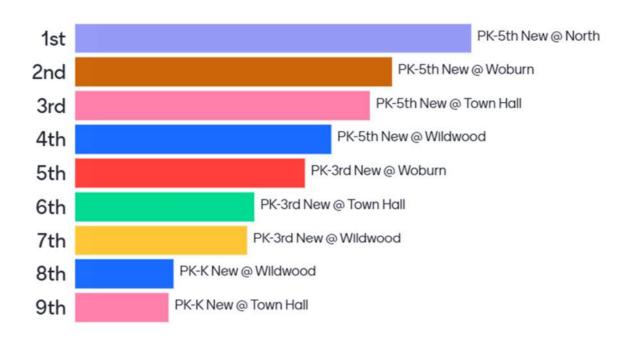






Rank these NEW CONSTRUCTION alternatives in order of preference.

PreK-5th	P. New	reK-K Add/Reno	Pre New	K-3 rd Add/Reno	Prek New	-Sth Add/Reno
Wildwood ECC	1		Til.	1		
Woburn Street ES	N/A	N/A				
North intermediate	N/A	N/A	N/A	N/A	TO S	
Town Hall		N/A	A	N/A		N/A

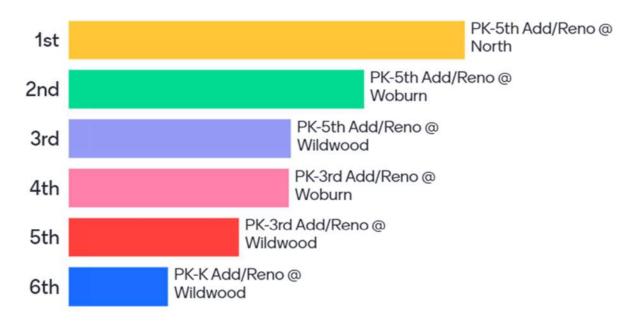






Rank these ADDITION/RENOVATION alternatives in order of preference.











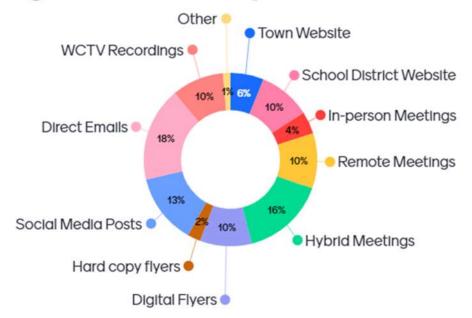








What is the best way for the Wildwood School Building Committee to share information and upcoming meeting dates with you?













What additional/new information would helpful in the next phase of the project?

36 of 104 responded • 36 responses

Estimated tax impact

What will impact be on students as construction is underway

Details about the school site beyond the building itself and how that would impact future activities that currently take place there

A short, informative video that people can review asynchronously that will help spread the word and provide context Tax impact, impact on the community in terms of use for the community

Current maintenance and energy costs

Estimated town share...tax impact

Continued/additional cost comparisons for all 6 schools so community members can see how much various renovations would be in comparison to the bulk cost of building a new consolidated school Impact on students attending the school(s) during construction

You got most of mine in your idea list!

Town's funding plan for the project. How much will be debt funded?

Preliminary plans for "west side"

Ways to get everyone on board, even those that won't have children attend the new school The cost estimates along with the diagrams would be great so people can view in detail on their own time.

The MSBA contribution - even estimates of it - are very important. Also, keeping a line of sight to the consequences of not building a Pre K - 5 should always be highlighted.

Quantify long term value to the town - folks here are always worried about taxes, how can value to the next generation of students be quantified and communicated in the town.

Why put off the inevitable? In the very near future, most schools in Wilmington will be inhabitable. We should provide minimal building disruptions for students so they can LEARN!

Matching from MSBA

Projected cost for addressing all 3 schools if we do not proceed with pk-5 taking into account projected increases in construction costs

Costs of building 3 new schools vs. 1 pre k-5, including economic benefits of maintaining less buildings

Estimated tax impact.

I think the buildings should be toured by committee members to see the physical state they are in and the poor learning spaces. Also new schools mean better property values. Please research this

Estimated tax impact understanding that we have already spent way too much on schools. Repair what we have and move on.

What are the long term cost savings?

Would like to understand the \$ amount to resident taxes b4 final decision.

Impact on residential taxes, estimated total costs for all schools if plan is to replicate whatever is done for other sides of town and/or grades.

New construction! Please focus on building a safe building rather than an aesthetic one like WHS!

No

How are the proposals impacting students' learning environments, classroom sizes, and space necessary for our students to learn. We need to keep our students in mind while planning.

Cost impact to residents.

Feedback from other

communities that may have

consolidated (both positive and
negative). How would students
be impacted during

construction?

What the town plans to do to accomodate the children that will come with building of new condos and apartments if they choose to only repair the wildwood site.

Remind the town that anything other than a new K-5 school is simply pushing the problem down the road.

Hard numbers on maintenance cost. 2. Traffic and busing impact. 3. Town budget - hard numbers - how the town budget will impacted

Building designs that show "no frills/bare bones" options and not luxurious ones.impacts to traffic flow in the area: Specifically Glen Rd with all the needed buses to transport 755+ students 2x daily

Comparison of cost savings for having 1 building to maintain vs 3 (with 2 aging ones that may need to be updated as well). Think that would help get people on board with the final cost.

Estimated tax impact per family



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

PK-K* 130 students + PK **Preliminary Short List Repair Only** New @ Wildwood @ Wildwood **Total Score** 56.2 47.7 **Project Cost** \$26.6M -\$79.3M -\$29.4M \$87.6M Range

PK-3** 510 students + PK				
*For Comparison Only				
Repair Only @ Woburn	New @ Woburn			
43.9	69.8			
\$36.3M - \$40.1M	\$135.7M - \$150.0M			

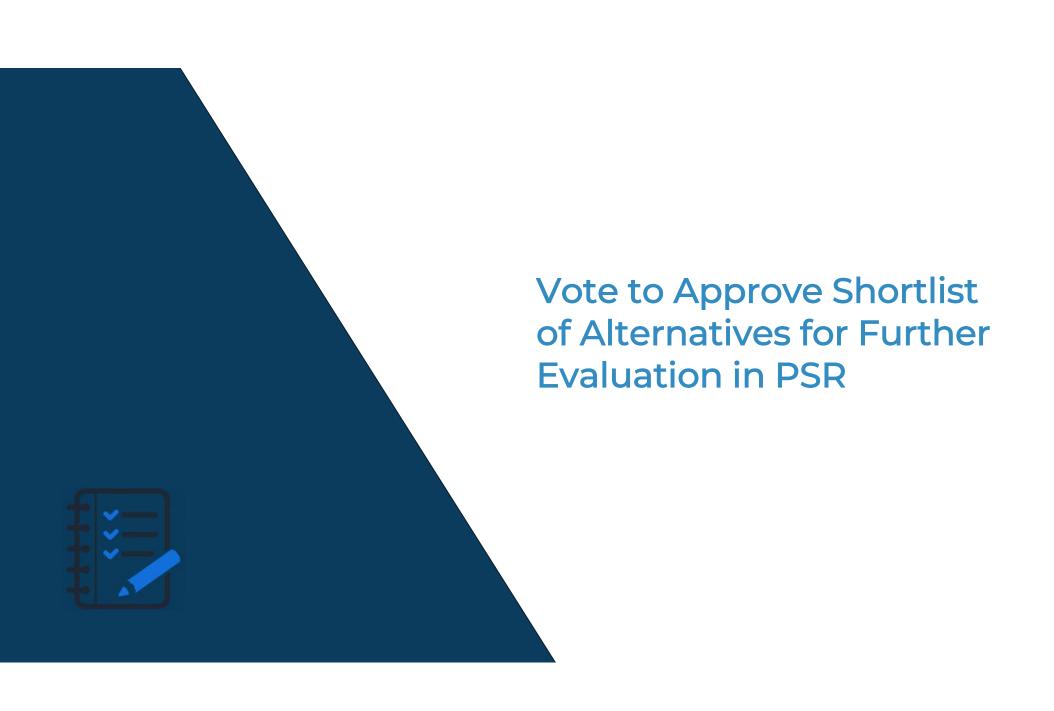
PK-5						
755 students + PK						
*For Comparison Only						
Repair Only @ North	Add/Reno @ North	New @ North				
46.4	72.8	78.4				
\$29.5M - \$32.6M	\$193.3M - \$213.6M	\$194.0M - \$214.5M				

Notes:

 $\hbox{PK-K cost estimates do not include any work at Woburn St. and North Int. Schools.}$

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.





PDP Submission Contents

- 3.1.1 Introduction
- 3.1.2 Education Program
- 3.1.3 Initial Space Summaries
- **3.1.4 Existing Conditions Assessments**
- **3.1.5 Site Development Requirements**
- 3.1.6 Preliminary Evaluation of Alternatives
- 3.1.7 Local Actions and Approvals

Outcomes

- 3 Design Enrollments Under Consideration
 - PK-K: 130+ PreK
 - PK-3: 510+ PreK
 - PK-5: 755+ PreK
- Documentation of Programs, Services, and Guiding Principles
 - Extended PreK
 - STEM
- Space Necessary to Deliver Educational Program
 - PK-K: 66,810 GSF
 - PK-3: 117,318 GSF
 - PK-5: 167,755 GSF
- 18 Alternatives Explored:
 - Repair Only, Renovation/Addition, New Construction
- 5 Alternatives Identified for Further Development and Evaluation
 - +2 Base Repair (Woburn, North) for Comparison
- Total Project Costs Range for Short List
 - \$26.6 M \$214.5 M

Short List of Alternatives for Further Exploration in PSR

REPAIR: PK-K R.1 \$26.6 M- \$29.4 M



New: PK-K N.1 \$79.3 M- \$87.6 M



REPAIR: PK-3 R.1 (Woburn only) \$36.3 M- \$40.1 M



New: PK-3 N.1 \$135.7 M- \$150.0 M

510+ Students

Pre-K-3:



REPAIR: PK-5 R.1 (North only) \$29.5 M- \$32.6 M



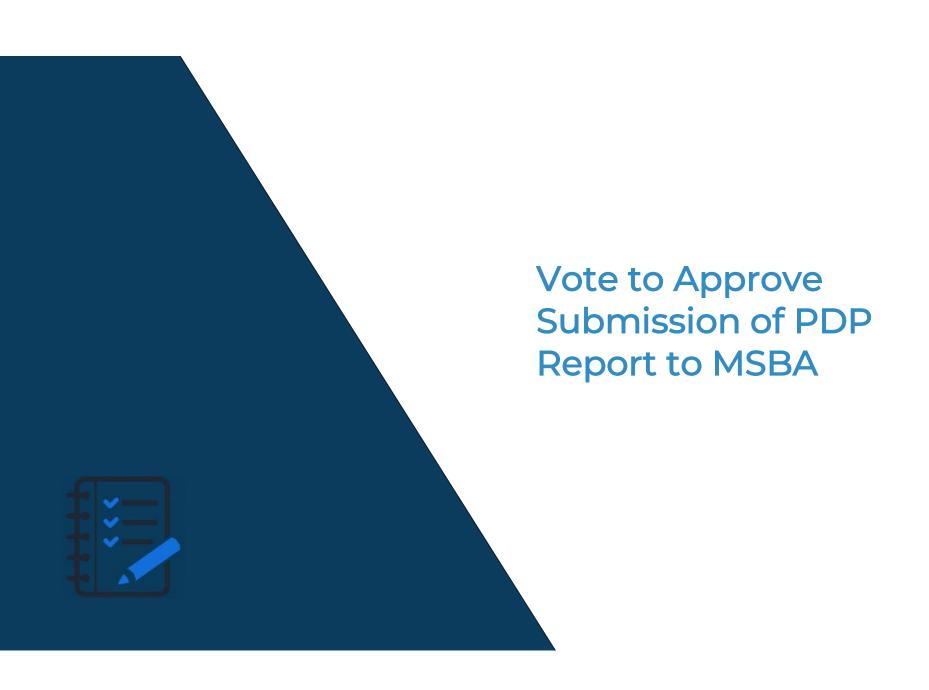
RENO/ADD: PK-5 AR.1 \$193.3 M- \$213.6 M

Pre-K-5: 755+ Students



New: PK-5 N.1 \$194.0 M- \$214.5 M







April 2024

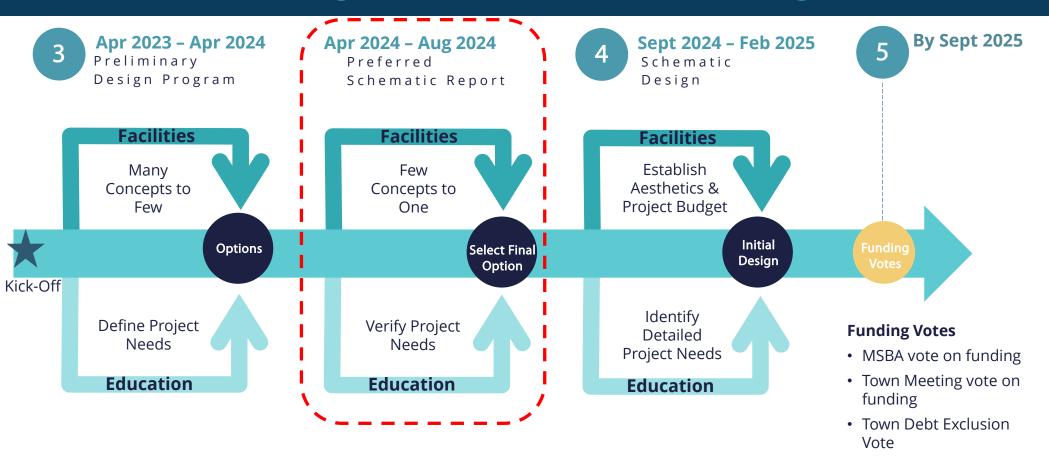
Submit PDP to MSBA – April 18th

Continue into PSR Phase

April – August 2024

MSBA Process

Where We're Going: Preferred Schematic Design







https://vimeo.com/910606707

Thank You