



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #11

April 3, 2024



SMMA **dw**
DORE | WHITTIER

Massachusetts School Building Authority



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



Approval of Minutes



Approval of Invoices

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

April 1, 2024



A Description	C BUDGET			E COST				J CASH FLOW	
	D (Bud. Adj. Tab) PFA Approved Budget	E (C+D) Authorized Changes	F (Com. Cost tab) Approved Budget	G (E-F) Committed Costs	H (Forecast. tab, >G) Uncommitted Costs	I (F+G+H) Forecast Costs	Total Project Costs	K (Invoice Tab) 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 - Supplemental Services	\$100,000	-\$35,000	\$65,000	\$18,920	\$46,080	\$0	\$65,000	\$18,920	\$46,080
Schematic Design		\$385,000	\$385,000	\$385,000	\$0	\$0	\$385,000	\$0	\$385,000
Subtotal	\$900,000	\$0	\$900,000	\$853,920	\$46,080	\$0	\$900,000	\$302,420	\$597,580
40 Administrative Costs									
OPM Feasibility Study	\$200,000	-\$35,000	\$165,000	\$150,000	\$15,000	\$0	\$165,000	\$82,500	\$82,500
OPM: Feasibility Cost Estimates		\$35,000	\$35,000	\$35,000	\$0	\$0	\$35,000	\$0	\$35,000
Other Project Costs 1	\$100,000	\$0	\$100,000	\$5,000	\$95,000	\$0	\$100,000	\$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									
Furniture, Fixtures and Equipment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Sub-Total	\$1,200,000	\$0	\$1,200,000	\$1,043,920	\$156,080	\$0	\$1,200,000	\$385,029	\$814,971
70 Project Contingency									
Construction Contingency (Hard Cost) (4%)	\$0	\$0	\$0						\$0
Owner's Contingency (Soft Cost) (4%)	\$0	\$0	\$0						\$0
Subtotal	\$0	\$0	\$0						\$0
Project Total	\$1,200,000	\$0	\$1,200,000	\$1,043,920	\$156,080	\$0	\$1,200,000	\$385,029	\$814,971
Construction Cost Estimates									
Feasibility Study- Schematic - PFA	Date	Amount	Gross Square Feet	Cost Per SF	Budget Revisions Summary			Date	Amount
Design Development				#DIV/0!					
Construction Documents (60%)				#DIV/0!					
Construction Documents (90%)				#DIV/0!					
Finalized GMP Contract				#DIV/0!					

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	Balance After Invoice
SMMA <i>OPM Basic Services - Feasibility Study</i>	60995	4/1/2024	\$ 7,500.00	0001-0000	\$ 60,500.00
Dore+Whittier Architects <i>Design Basic Services - Feasibility Study</i>	00010	3/31/2024	\$ 31,500.00	0002-0000	\$ 135,000.00
Total			\$ 39,000.00		

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
3. 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.
4. 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.

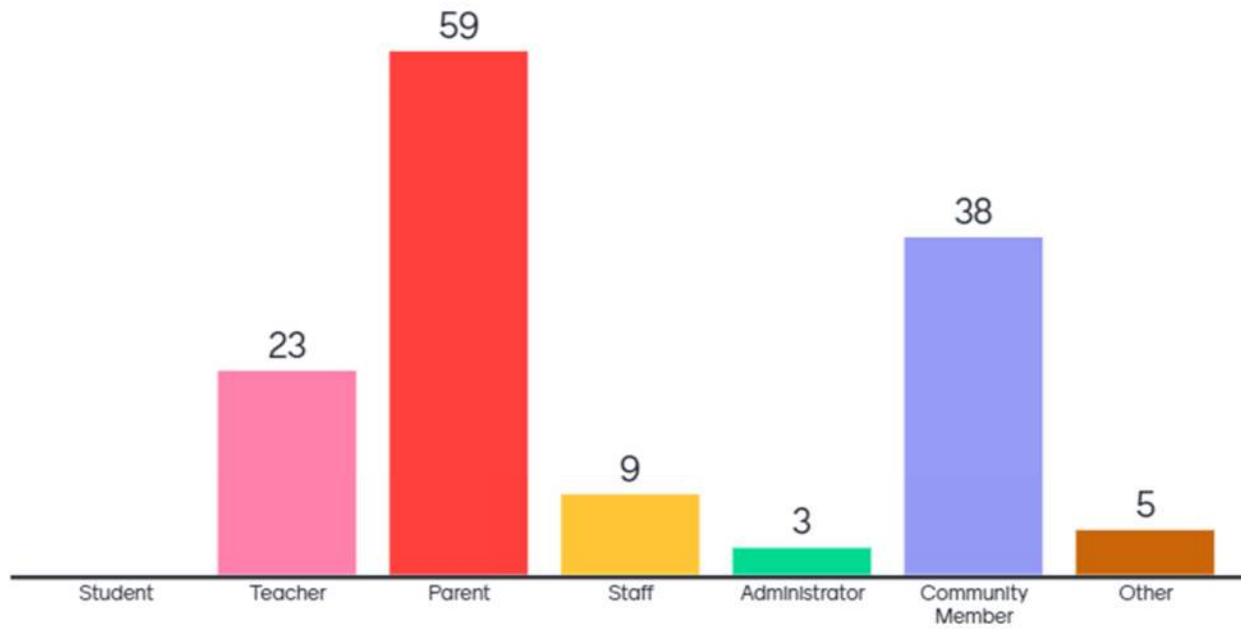
https://smma365.sharepoint.com/sites/22127/22127_projectdocs/a/administration/a3_financial_accounting/a3-02_warrant_and_articles/warrant_no_10/warrant_no_10.docx

FOR APPROVAL



Community Forum #3 Feedback

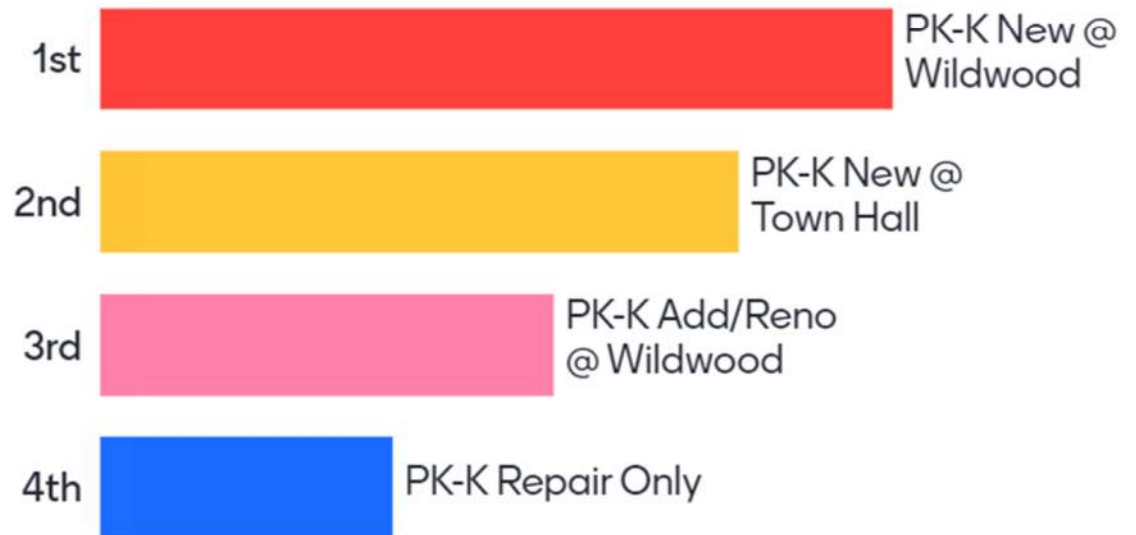
I'm responding as:



Rank these PreK-K alternatives in order of preference.

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

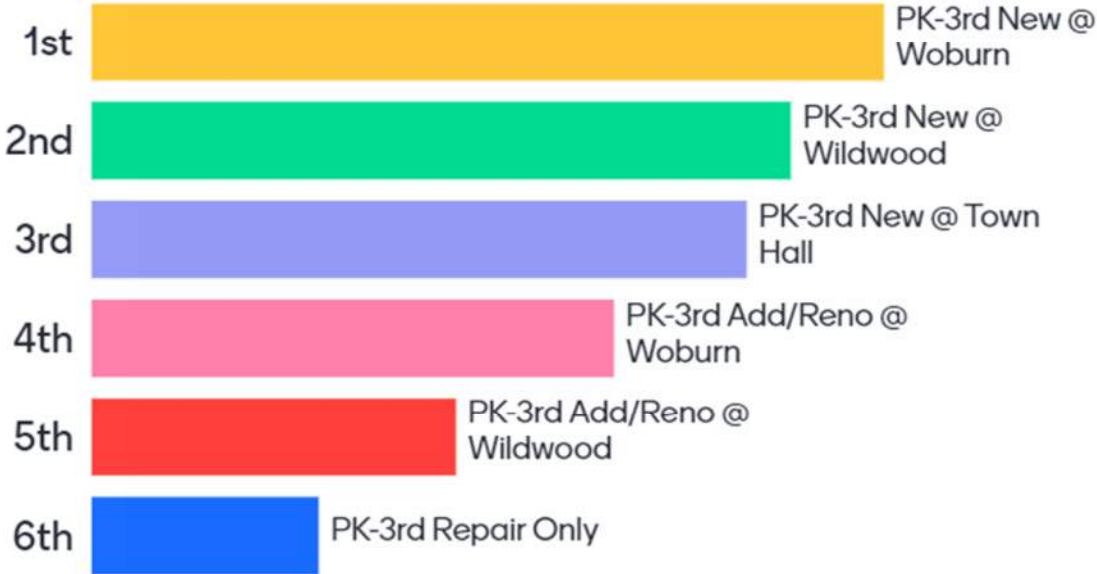
*NGLS reimbursement of eligible expenses not included in the above costs



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

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

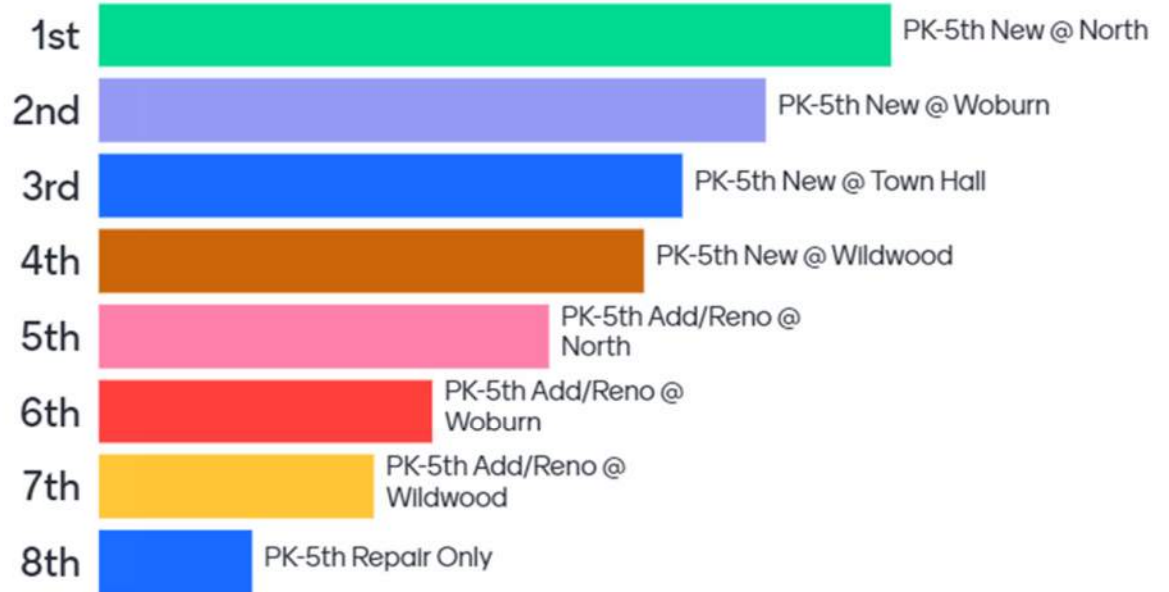
*Full reimbursement of right-of-way expenses not included in the above costs.



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

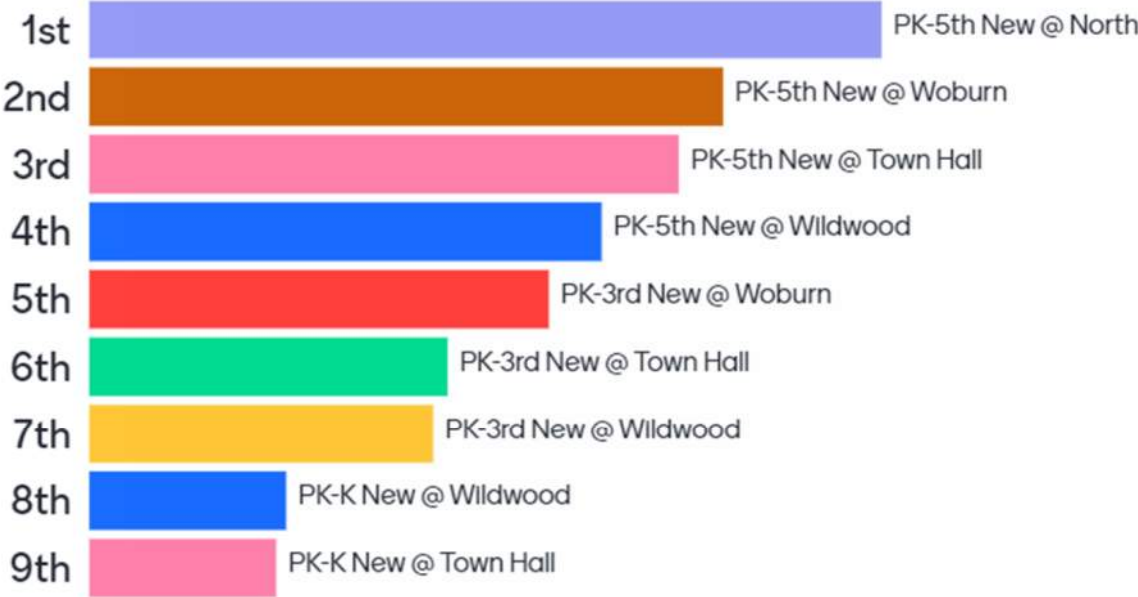
PreK-3						
	*For Comparison Only					
510 students + PK	Repair Only @ Woburn	Add/Reno @ Woburn	Add/Reno @ Wildwood	New @ Woburn	New @ Wildwood	New @ Town Hall
Project Cost Range	\$36.3M - \$40.1M	\$135.0M - \$149.2M	\$130.2M - \$143.9M	\$135.7M - \$150.0M	\$131.2M - \$145.1M	\$132.2M - \$146.1M

*ALL reimbursement of rights expenses not included in the above costs.



Rank these NEW CONSTRUCTION alternatives in order of preference.

	PreK-5th		PreK-K		PreK-3 rd		PreK-5th	
	New	Add/Reno	New	Add/Reno	New	Add/Reno	New	Add/Reno
Wildwood ECC								
Woburn Street ES	N/A	N/A						
North Intermediate	N/A	N/A	N/A	N/A				
Town Hall		N/A		N/A				N/A



Rank these ADDITION/RENOVATION alternatives in order of preference.

	PreK-5th		PreK-K		PreK-3rd		PreK-5th	
	New	Add/Reno	New	Add/Reno	New	Add/Reno	New	Add/Reno
Wildwood ECC								
Woburn Street ES	N/A	N/A						
North Intermediate	N/A	N/A	N/A	N/A				
Town Hall		N/A		N/A		N/A		N/A

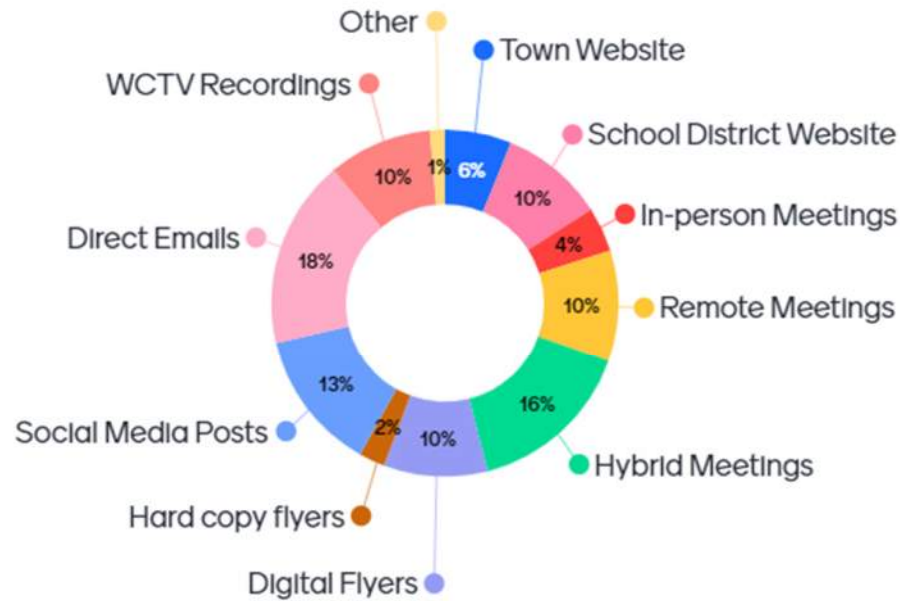


Now that the first round of conceptual estimates haven't been prepared, how strongly should the Town and the District consider each of the following?

	PreK-5th		PreK-K		PreK-3 rd		PreK-5th	
	New	Add/Reno	New	Add/Reno	New	Add/Reno	New	Add/Reno
Wildwood ECC								
Woburn Street ES	N/A	N/A						
North Intermediate	N/A	N/A	N/A	N/A				
Town Hall		N/A		N/A				N/A



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 accommodate 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.

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

A photograph of three young women in a laboratory or classroom setting. They are all wearing clear safety goggles. The woman on the left is wearing a light blue shirt and has her hair in a ponytail. The woman in the middle is wearing a light pink long-sleeved shirt. The woman on the right is wearing a pink shirt. They appear to be looking at something off-camera with interest. The background is bright and slightly out of focus.

Review and Approve Short List

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*

Preliminary Short List

	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.

Vote to Approve Shortlist
of Alternatives for Further
Evaluation in PSR



A photograph of three young girls in a classroom, all wearing clear safety goggles. They are looking towards the right side of the frame. The girl on the left is wearing a light blue shirt, the middle girl is wearing a light pink long-sleeved shirt, and the girl on the right is wearing a pink shirt. The background is bright and slightly out of focus, suggesting a window or a well-lit room. A dark blue diagonal shape is overlaid on the left side of the image, containing white text.

Approve
Submission of
PDP Report to
MSBA

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

Pre-K-K: 130+ Students

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



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



Pre-K-3: 510+ Students

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



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



Pre-K-5: 755+ Students

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



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



Vote to Approve Submission of PDP Report to MSBA



Next Steps



April 2024

Submit PDP to MSBA – April 18th

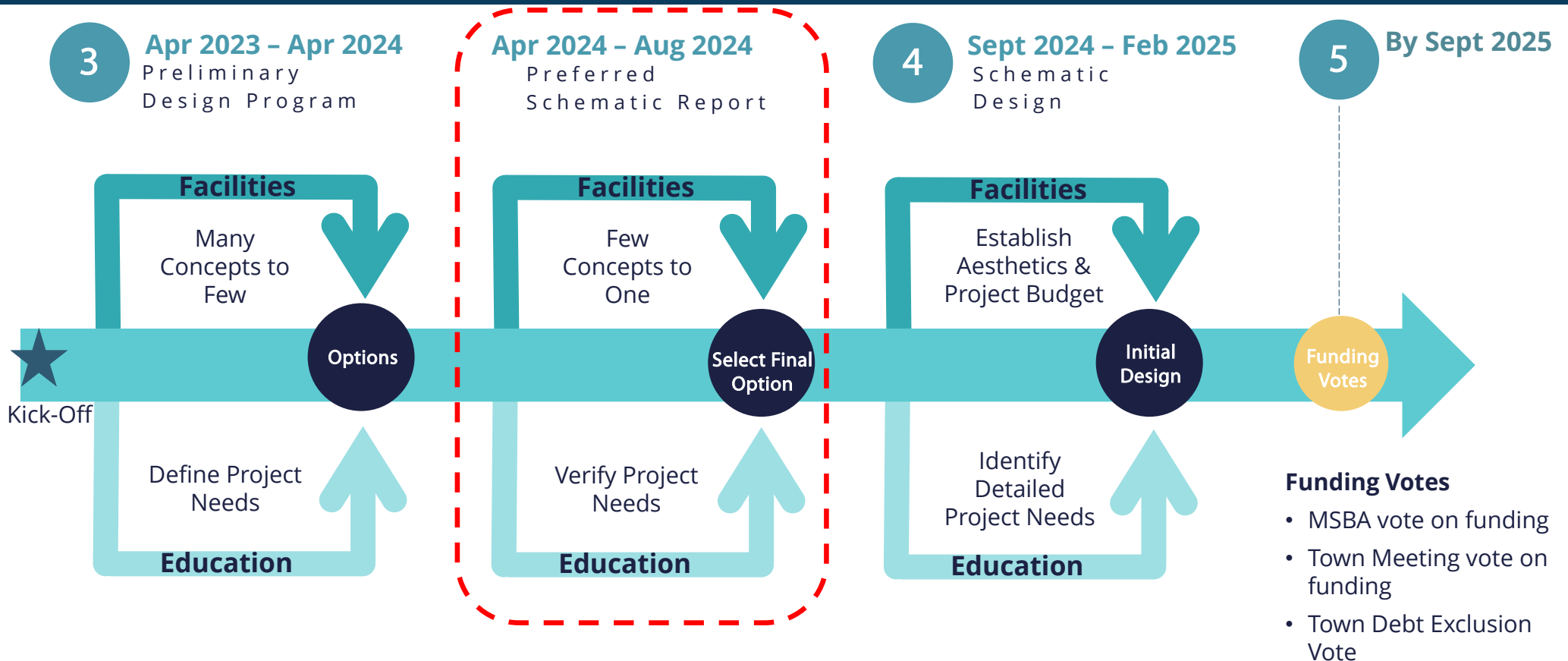
Continue into PSR Phase

- April – August 2024



MSBA Process

Where We're Going: Preferred Schematic Design



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



THE MSBA TIMELINE



Feasibility



<https://vimeo.com/910606707>

Thank

You