



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #8

February 7, 2024



SMMA **dw**
DORE | WHITTIER

Massachusetts School Building Authority





Agenda

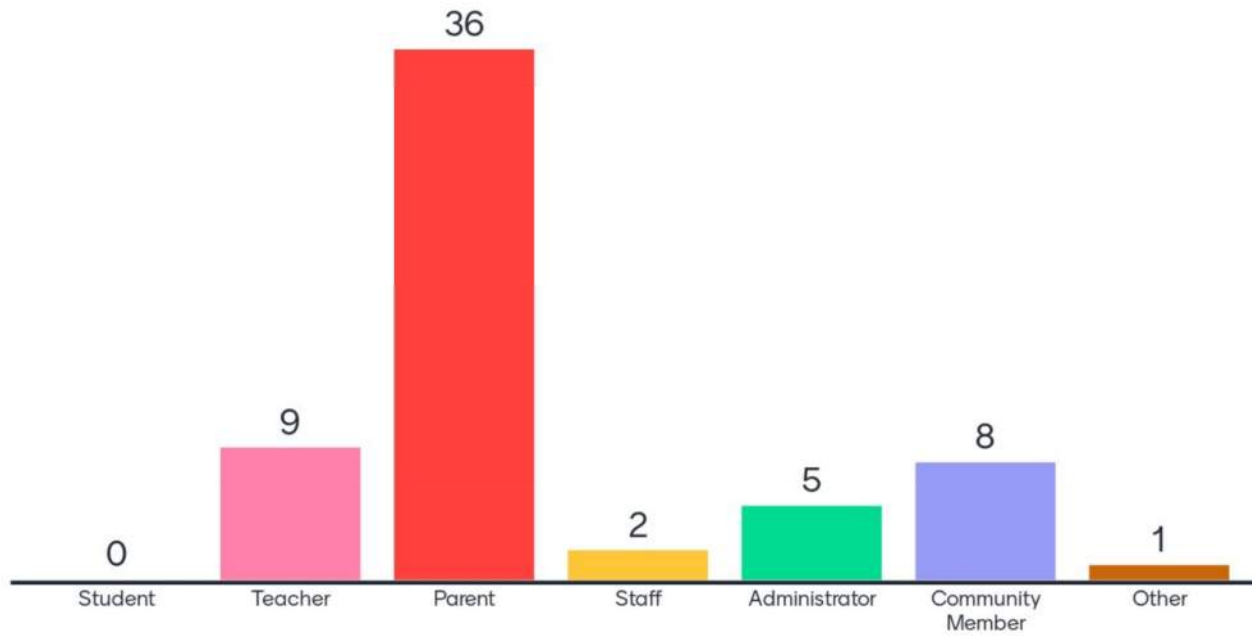
- Call to Order
- Approval of Minutes
- Approval of Invoices
- Preliminary Community Forum #2 Outcomes
- Evaluation Criteria and Matrix
- Next Steps
- Schedule Update
- SBC Public Relations Working Group Update
- Discussion/Correspondence/New Items
- Committee Questions
- Public Comments
- Next Meeting: Wednesday, March 6th
- Adjourn

Preliminary
Community
Forum #2
Outcomes



	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		

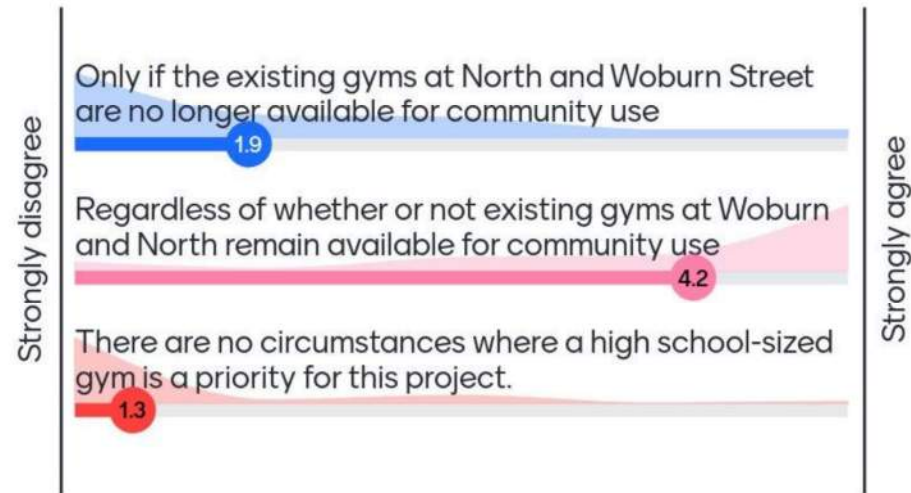
I'm responding as:



What one word or short phrase best describes your vision/goals for this project?
50 responses



In what circumstances is a high school-sized gym for this project a priority for the community?

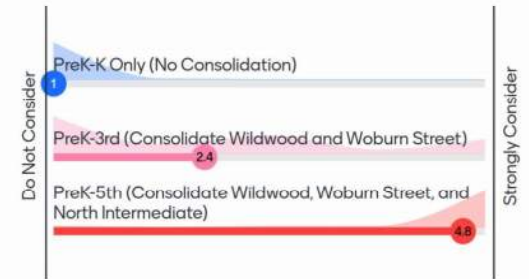


How strongly should the District consider the following grade configurations?



**Responses before options were shared*

How strongly should the District and the Town Consider each level of consolidation?



**Responses after options were shared*


What other ideas, concerns, or topics should the District and Town consider for this project?

Central air conditioning is a must	Pre-K and K building only will not solve the issues that we are having with buses and school times. We definitely need consolidation	Busing and start times	Ability to add/reno on plot 25-60 years from now	Share community spaces	You know this already, but things are getting more expensive! The time to consolidate is NOW! It's too expensive" cannot be an option!	I think it's really important to show action regarding exploration of Westside solutions (before the buildings are unusable) to garner support via town vote next year.	Adequate outdoor space/playgrounds.
Community space!	Long term cost/maintenance/repairs (retaining walls, septic)	traffic impact	Town hall site is too far west for the north side of town	The educational value and efficiency of a Pre-K to 5 building is so high. Consolidation should be the highest priority.	I'm concerned about the town hall site as an option. The wooded space there is really valuable to the community as it's one of the few wooded areas with trails in town. I'd hate to see that cleared out	Having a high school sized gym would do so much for recreation and community events.	Make the school large enough for future population projections
Staffing/classrooms - adding STEM specialist? More aides? Smaller class sizes	While building a new school, it would be great for the town to have a field house / large gym for use by the community.	How does the reno/rebuild on sites where students are present affect their learning experience?	Definitely cost is a factor but would like to see a consolidation of the schools and community spaces	Cost is definitely a factor but would like to see a consolidation of the schools with community use spaces.	The town should consider first and foremost how the new building will and can better support student learning and provide staff with an environment which allows them to effectively teach	Whether we need new septic system or can use existing sewer lines	Durability and maintenance ease
Traffic flow with the different location options should be taken into consideration	Traffic and adequate parking are concerns.	cost/speed of getting done/benefits the most amount of students	Please don't destroy another wooded peaceful area by building at town hall	Timing, please be proactive/forward thinking of future needs to ensure this project isn't outdated quickly after completion.	Heating and cooling - as well as air quality NEEDS to be priority	Site logistics (traffic, sewer, etc) are very important.	Exploring consolidation of the other schools
Athletic facilities	Active shooter & School safety systems	Be sure to consider the costs of doing nothing or of postponing addressing our school needs	Bus route consolidation	Safety and educational spaces are very important	Does the planning committee evaluation process include a comprehensive life-cycle cost budgeting approach addressing both long-term operating costs and renewal needs to prevent degradation over time?	The town hall site is already causing uproar, that one should be eliminated soon	Staffing for administration and the impact on some amazing principals
Prek and k student have 5-point harnesses that they often cannot get in and out of independently. A car line is difficult with this.	I'm very excited to see this progress. Can we also start planning for the west side-even if long term?	Location, should be central. Town hall site makes no sense	Safety for drop-off	Safety of students and staff	Good cafeteria to make healthier meals.	Many of the renovation/build plans unfortunately look like they remove outdoor playing/field space.	LEED certification
Best fit for special education.	Possibility of staff childcare	Traffic planning in town not just facility	Distance traveled from different parts of town				
Next steps if universal preK becomes a reality in the near future	There definitely is value and efficiency in consolidating the schools.	The pre-k 5 spaces lack those appealing outdoor courtyard/ learning spaces	Preservation of existing green space and trees				

What other ideas, concerns, or topics should the District and Town consider for this project?

- Consolidation (schools/busses)
- Financially responsible
- Smaller classes
- Safety
- Future expansion on site / Universal Pre-K
- Traffic impact and travel distance
- Adequate parking
- Community Use/ Athletic facilities / Large Sized Gym
- Drop-off options for Pk-K
- Preserve green space and trees
- Outdoor learning, open space and playgrounds
- Healthy meals in appropriately sized cafeteria
- Heating/Cooling/Ventilation
- Durability and maintenance ease
- LEED certification

Central air conditioning is a must	Pre-K and K building only will not solve the issues that we are having with buses and school times. We definitely need consolidation.	Busing and start times	Ability to address on plot 26-60 years from now
Community space!	Long term cost/maintenance/repairs (retaining walls, septic)	traffic impact	Town hall site is too far west for the north side of town
Staffing/classrooms - adding STEM specialist? More outlets? Smaller class sizes	While building a new school, it would be great for the town to have a field house / large gym for use by the community	How does the reno/rebuild on sites where students are present affect their learning experience?	Definitely cost is a factor but would like to see a consolidation of the schools and community spaces
Traffic flow with the different location options should be taken into consideration	Traffic and adequate parking are concerns.	cost/speed of getting done/benefits the most amount of students	Please don't destroy another wooded peaceful area by building at town hall
Athletic facilities	Active shooter & School safety systems	Be sure to consider the costs of doing nothing or of postponing addressing our school needs	Bus route consolidation
Pre-k and K student have 5-point harnesses that they often cannot get in and out of independently. A car line is difficult with this.	I'm very excited to see this progress. Can we also start planning for the west side - even if long term?	Location should be central. Town hall site makes no sense	Safety for drop-off
Best fit for special education	Possibility of staff childcare	Traffic planning in town not just facility	Distance traveled from different parts of town
Next steps if universal pre-k becomes a reality in the near future	There definitely is value and efficiency in consolidating the schools	The pre-K 5 spaces lack those appealing outdoor courtyard/ learning spaces	Preservation of existing green space and trees
Share community spaces	You know this already, but things are getting more expensive! The time to consolidate is NOW! It's too expensive! cannot be on option	I think it's really important to show action regarding expectation of Wendell solutions before the buildings are unusable to game support so town enter next year	Adequate outdoor space/playgrounds
The educational value and efficiency of a Pre-K to K building is so high. Consolidation should be the highest priority	I'm concerned about the town hall site location. The wooded area there is really valuable to the community as one of the few wooded areas with trails in town. I'd like to see that preserved	Having a high school sized gym would do so much for recreation and community events	Make the school large enough for future population projections
Cost is definitely a factor but would like to see a consolidation of the schools with community use spaces	The town should consider first and foremost how the new building will and can better support student learning and provide staff with an environment which allows them to effectively teach	Whether we need new septic system or can use existing power lines	Durability and maintenance ease
Timing please be proactive/forward thinking of future needs to ensure the project isn't subverted quickly after completion	Heating and cooling - as well as air quality NEEDS to be priority	Site logistics (traffic, sewers, etc) are very important.	Exploring consolidation of the other schools
Safety and educational spaces are very important	Does the planning committee evaluation process include a comprehensive life cycle cost budgeting research addressing both long-term operating costs and needed needs to prevent degradation over time?	The town hall site is already causing issues that one should be eliminated soon	Staffing to administration and the impact on some amazing principals
Safety of students and staff	Good cafeteria to make healthier meals	Many of the renovation/build plans unfortunately look like they remove outdoor playing/field space	LEED certification

A photograph of a classroom with several students raising their hands. The image is partially obscured by a dark blue diagonal overlay on the left side. The text 'Evaluation Criteria and Matrix' is written in white on this overlay.

Evaluation Criteria and Matrix

Wilmington Elementary School Building Project

Guiding Principles for Design – DRAFT

updated 12/13/23

- Education methodologies will change over the life span of the building. The project should be designed **flexible** 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 12/13/23

- 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.
- Cafeteria should be designed to maximize site lines and minimize adult supervision.
- Create a **new STEM** (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.
- **Maximize open green space** in addition to playgrounds on site.
- **Maximize queue length** in site circulation design.
- Balance location of administrators with building security needs.

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?

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 across the three subject schools?

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?

Education

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

Criteria

1	Provides flexible and adaptable spaces
2	Addresses adjacencies of programs to support educational model: grade level learning communities that limit isolation of any one grade and provides options to expand grade level communities in bubble years
3	Reduces travel distances between classrooms and shared core spaces
4	Retains small school feel - some administration offices within classroom groupings
5	Integrates outdoor learning spaces
6	Seamlessly integrated spaces for special education, student support services and specials
7	Cafeteria design maximizes site line and minimizes need for adult supervision
8	Creates a variety of student dining experiences and smaller zones/quieter spaces
9	Promotes a sense of community and collaboration for teachers and students
10	Provides access to natural daylight and views for all spaces
11	Wide variety of spaces (small group, movement, extended learning)
12	Includes adaptable spaces for professional development

Site

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

Criteria

1	Proximity of parking to main entrance
2	Provides a dedicated Pre-Kindergarten Entry
3	Site supports appropriate number of parking spaces
4	Positions grade-level specific playground adjacent to grade-level classroom areas
5	Having a safe, clear and easily understood circulation route - Separation of bus, car and pedestrians.
6	Adequate queuing space for buses and cars
7	Ability to expand building for future growth
8	Maximizes open green space in addition to playgrounds on site
9	Student access to play areas without crossing parking or roadways
10	Scale of building to site
11	Minimizes steep slopes and retaining walls
12	Minimizes impacts to wetlands
13	Maximizes distance from abutters and property line

Community

How well does each option serve as a community resource?

Criteria

1	Public/Private Separation
2	Quality community spaces and ease of access to these spaces without compromising building security

Sustainability

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

Criteria

1	Meets Town and school district goals for Sustainability and Energy Efficiency and Meets MSBA Requirements for Additional 3%+ Point
2	Solar Orientation; classrooms oriented along east-west axis for best control of north/south light
3	Prioritize durability and ease of maintenance for materials and systems over lowest first cost

Construction Logistics

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

Criteria

1	Simple construction phasing
2	Minimizes construction phase disturbance to students/teachers
3	Construction phasing impact to neighbors
4	Temporary facilities not required

Total Time to Address All Needs

How well does each option limit the time necessary to address all elementary-aged needs across the three subject schools?

Criteria

1	How well does the alternative limit the time necessary to address all elementary-aged needs across the three subject schools?
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Consolidation

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

Criteria

1	Traffic impact to neighborhoods and intersections
2	Benefits all PK-5 students at three schools (Wildwood, Woburn Street, North Intermediante)
3	Has the most benefits: financially and educationally, and fits into neighborhood

Cost

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

Criteria

1	Total Cost
2	Phasing Costs
3	Annual Operating Cost - (all 3 schools)
4	Cost to Benefit Analysis

Criteria

Wilmington Wildwood School Project - Evaluation Criteria																		
The major categories are scored 0-10, with 10 being best, to reflect how well each option addresses the criteria. The total at bottom is the sum of these scores.																		
Criteria	PK-K R.1 130 students + PK Walden/Woodmont No educational or space reviews	PK-K AR.1 Add/Reno Wildwood PK-K	PK-K N.1 New School PK-K	PK-K N.2 New School PK-K	PK-3 R.1 130 students + PK Walden/Woodmont No educational or space reviews	PK-3 AR.1 Add/Reno Wildwood PK-3	PK-3 AR.2 Add/Reno Wildwood PK-3	PK-3 N.1 New School PK-3	PK-3 N.2 New School PK-3	PK-3 N.3 New School PK-3	PK-5 R.1 150 students + PK Walden/Woodmont No educational or space reviews	PK-5 AR.1 Add/Reno North PK-5	PK-5 AR.2 Add/Reno Wildwood PK-5	PK-5 AR.3 Add/Reno Wildwood PK-5	PK-5 N.1 New School PK-5	PK-5 N.2 New School PK-5	PK-5 N.3 New School PK-5	PK-5 N.4 New School PK-5
	At Wildwood site	At Wildwood site	At Wildwood site	At Town Hall site	At Wildwood site	At Wildwood site	At Wildwood site	At Wildwood site	At Wildwood site	At Town Hall site	At North site	At North site	At Wildwood site	At Wildwood site	At North site	At Wildwood site	At Wildwood site	At Town Hall site
Education																		
1. Provides flexible and adaptable spaces																		
2. Addresses adjustments of programs to support educational model, grade level learning communities that meet solutions of any one grade and provides options to expand grade level communities in both years																		
3. Reduces travel distances between classrooms and shared core spaces																		
4. Reduces travel distances between classrooms and shared core spaces																		
5. Integrates outdoor learning spaces																		
6. Seamlessly integrated spaces for social education, student support services and specials																		
7. Calibrates design materials site line and minimizes need for adult supervision																		
8. Creates a variety of student dining experiences and smaller "casual" spaces																		
9. Promotes a sense of community and collaboration for teachers and students																		
10. Provides access to natural daylight and views for all spaces																		
11. Wide variety of spaces (small group, movement, unadorned learning)																		
12. Includes adaptable spaces for professional development																		
Site																		
1. Proximity of parking to main entrance																		
2. Provides a dedicated fire escape/garden entry																		
3. Site supports appropriate number of parking spaces																		
4. Provides grade level specific playground adjacent to grade level classroom area																		
5. Having a safe, clear and easily understood circulation route - Separation of bus, car and pedestrians																		
6. Addressing outdoor spaces for both and cars																		
7. Ability to expand building for future growth																		
8. Maintains open green space in addition to playgrounds on site																		
9. Scale of building to site																		
10. Minimizes steep slopes and retaining walls																		
11. Minimizes impacts to wetlands																		
Community																		
1. Public/Private Partnership																		
2. Quality community spaces and ease of access to these spaces without compromising building security																		
Sustainability																		
1. Meets Town and school district goals for Sustainability and Energy Efficiency and Meets MEPS Requirements for Additional Blue Stars																		
2. Solar Orientation - classrooms oriented along east-west axis for best control of north/south light																		
3. Prioritize durability and ease of maintenance for materials and systems over lower first cost																		
Logistics / Construction Impact																		
1. Single construction phasing																		
2. Minimizes construction phase disruption to students/teachers																		
3. Construction phasing impacts to neighbors																		
4. Temporary facilities not required																		
Consolidation																		
1. Traffic impact to neighborhoods and intersections																		
2. Access to all PK-5 students at three schools (Wildwood, Wildwood North, Wildwood North)																		
3. Has the most benefits: financially and educationally, and fits into neighborhood																		
Total Time to Address All Needs																		
1. How well does the alternative meet the time necessary to address all elementary aged needs across the three school schools?																		
Cost																		
1. Total Cost																		
2. Phasing Costs																		
3. Annual Operating Costs - (all 3 schools)																		
4. Cost to Benefit Analysis																		
TOTAL SCORE																		

Option

SAMPLE

Westwood Hanlon Elementary School Evaluation Criteria

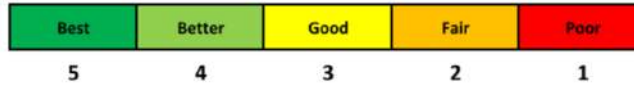
2/10/2020		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	RO-H.1	AR-HO-H.1	AR-HD-H.2	AR-HS-H.3	AR-HS-S.1	NHO-H.1	NHD-H.1	NHD-H.2	NHD-H.3	NHD-H.4	NHS-H.1	NHS-H.2	NHS-S.1	NHS-S.2	NHS-S.3	
type	Reno	Add-Reno	Add-Reno	Add-Reno	Add-Reno	New	New	New	New	New	New	New	New	New	New	
size	Hanlon Only 315	Hanlon Only 315	Hanlon-Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685	
location	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan	Sheehan	Sheehan	
A	Education	1	2	2	4	4	4	5	4	4	5	5	5	4	4	5
B	Site	1	4	4	4	2	5	5	5	5	5	5	5	2	3	3
C	Traffic	2	4	4	2	1	5	4	4	4	4	2	2	1	1	1
D	Community	1	3	3	4	2	5	5	5	5	5	5	5	2	2	2
E	Sustainability	1	3	3	4	4	5	5	5	5	5	5	5	5	5	5
F	Logistics / Construction Impact	1	1	2	2	1	4	4	4	4	4	4	4	2	2	2



SAMPLE

Westwood Hanlon Elementary School Evaluation Criteria

2/10/2020	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	RO-H.1	AR-HO-H.1	AR-HO-H.2	AR-HS-H.3	AR-HS-S.1	NHO-H.1	NHD-H.1	NHD-H.2	NHD-H.3	NHD-H.4	NHS-H.1	NHS-H.2	NHS-S.1	NHS-S.2	NHS-S.3
Type	Reno	Add/Reno	Add/Reno	Add/Reno	Add/Reno	New	New	New	New	New	New	New	New	New	New
Site	Hanlon Only 315	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Only 315	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Deerfield 560	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685	Hanlon Sheehan 685
Location	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Hanlon	Sheehan	Sheehan	Sheehan
A Education	1	2	2	4	4	4	5	4	4	5	5	5	4	4	5
B Site	1	4	4	4	2	5	5	5	5	5	5	5	2	3	3
C Traffic	2	4	4	2	1	5	4	4	4	4	2	2	1	1	1
D Community	1	3	3	4	2	5	5	5	5	5	5	5	2	2	2
E Sustainability	1	3	3	4	4	5	5	5	5	5	5	5	5	5	5
F Logistics / Construction Impact	1	1	2	2	1	4	4	4	4	4	4	4	2	2	2



Recommended Short-Listed Options*

* Includes Base Repair, Option #1 - \$25 M

4

Add/Reno @ Hanlon
685 Students

\$84.7 M
(NZE) ± 5.1 M
\$89.8 M



6

All New @ Hanlon
315 Students

\$59.5 M
(NZE) ± 3.5 M
\$63.0 M



7

All New @ Hanlon
560 Students

\$78.8 M
(NZE) ± 4.6 M
\$83.4 M



10

All New @ Hanlon
560 Students

\$78.8 M
(NZE) ± 4.6 M
\$83.4 M



11

All New @ Hanlon
685 Students

\$86.6 M
(NZE) ± 5.1 M
\$91.7 M



15

All New @ Sheehan
685 Students

\$87.1 M
(NZE) ± 5.0 M
\$92.1 M



Next Steps and Schedule Update



February 2024

- Evaluation Criteria Review
- Cost Estimating – mid February

March 2024

- Evaluation Criteria Matrix
- SBC Meeting - March 6th
- Evaluation Criteria Matrix with Costs
- Preliminary Shortlist of Options
- SBC Meeting – March 20th*
- Community Forum #3 – March 28th

April 2024

- Finalize Shortlist of Options
- Approve PDP Submission
- SBC Meeting – April 3rd



SBC Public Relations
Working Group
Update



Thank

You