

District: Town of Wilmington  
 School Name: Wildwood Elementary School  
 Recommended Category: Preferred Schematic  
 Date: December 5, 2024

**Recommendation**

That the Executive Director be authorized to approve the Town of Wilmington (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design for a project that proposes to consolidate the student population of the existing Wildwood Elementary School, Woburn Street Elementary School, and North Intermediate School and construct a new facility serving Kindergarten through grade 5, plus Pre-kindergarten, on the site of the existing North Intermediate School. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

MSBA staff also recommends that the Executive Director be authorized to extend the termination date of the Feasibility Study Agreement between the MSBA and the District, as part of its Invitation to Feasibility Study for the Wildwood Elementary School project, from December 21, 2024 to October 31, 2025.

<b>District Information</b>	
District Name	Town of Wilmington
Elementary School(s)	Boutwell Early Childhood Center (PK-K) Wildwood Elementary School (PK-K) Shawsheen Elementary School (1-3) Woburn Street Elementary School (1-3) North Immediate School (4-5) West Intermediate School (4-5)
Middle School(s)	Wilmington Middle School (6-8)
High School(s)	Wilmington High School (9-12)
Priority School Name	Wildwood Elementary School
Type of School	Elementary School
Grades Served	PK-K
Year Opened	1955
Existing Square Footage	29,302
Additions	N/A
Acreage of Site	7.5-acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Building Envelope</li> <li>– Windows</li> <li>– Roof</li> <li>– Accessibility</li> </ul> In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.

<b>District Information</b>	
Original Design Capacity	Unknown
2020-2021 Enrollment	100 students (Wildwood Elementary School facility is not currently occupied.)
Agreed Upon Enrollment	Study Enrollment includes the following configurations: <ul style="list-style-type: none"> <li>• 130 students in Kindergarten at the Wildwood Elementary School, plus Pre-kindergarten.</li> <li>• 510 students in Kindergarten through grade 3 in a consolidated Wildwood Elementary School and Woburn Street Elementary School, plus Pre-kindergarten.</li> <li>• 755 students in Kindergarten through grade 5, in a consolidated Wildwood Elementary School, Woburn Street Elementary School, and North Intermediate School, plus Pre-kindergarten. (Preferred Schematic)</li> </ul>
Enrollment Specifics	Contingent upon the Board’s approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 755 students in Kindergarten through grade 5, plus Pre-kindergarten.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	June 22, 2022
Preferred Schematic Authorization	On December 13, 2024 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on June 25, 2025
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	47.84%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Symmes Maini & McKee Associates, Inc.
Designer	Dore & Whittier Architects, Inc.

## **Discussion**

The existing Wildwood Elementary School is a 29,302 square-foot facility located on a 7.5-acre site which served students in Pre-kindergarten and Kindergarten until February of 2022. The original school building was constructed in 1955 and was closed due to a fuel leak resulting in the relocation of students to other facilities within the District.

The District’s Statement of Interest (“SOI”) identified numerous deficiencies in the existing facility associated with outdated mechanical, electrical, and plumbing systems; building envelope and roofing; windows; lack of fire suppression systems and accessibility. The SOI also identified deficiencies in existing spaces that are deemed incapable of appropriately delivering the District’s educational

program, including undersized classrooms and insufficient space for collaborative group work. Furthermore, the SOI identified inadequate site circulation and insufficient parking spaces.

As part of the Feasibility Study, the MSBA accepted the District’s request to explore options that include consolidation options associated with the Wildwood Elementary School, the Woburn Street Elementary School, and the North Intermediate School.

The existing Woburn Street Elementary School is a 53,771 square-foot facility located on a 10-acre site that currently serves students in grades 1 through 3. The building was originally constructed in 1963, with additions in 1968. The District identified deficiencies in the existing Woburn Street Elementary School facility associated with the exterior envelope (windows); lack of accessibility compliance; and outdated mechanical, electrical, and plumbing systems. The District also identified deficiencies in existing spaces that are deemed incapable of appropriately delivering the District’s educational program.

The existing North Intermediate School is a 55,541 square-foot facility located on a 14-acre site, that currently serves students in grades 4 and 5 and was originally constructed in 1962. The District identified deficiencies in the existing North Intermediate School facility associated with the exterior envelope (windows); lack of accessibility compliance and outdated mechanical, electrical, and plumbing systems. The District also identified deficiencies in existing spaces that are deemed incapable of appropriately delivering the District’s educational program.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions of all three (3) facilities as well as the educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied eighteen (18) preliminary options that included three (3) base repair options, six (6) addition/renovation options, and nine (9) new construction options, as presented below.

Option	Description of Preliminary Options
Option PK-K R.1	Base Repair for grades PK-K with an enrollment of 130 students at the existing Wildwood Elementary School; with an estimated total project cost range of \$ 27.7 to \$ 30.6 million.
Option PK-K AR.1	Addition / Renovation for grades PK-K with an enrollment of 130 students at the existing Wildwood Elementary School; with an estimated project cost of \$78.0 to \$86.2 million.
Option PK-K N.1	New Construction for grades PK-K with an enrollment of 130 students at the existing Wildwood Elementary School site; with an estimated project cost of \$79.3 to \$87.6 million.
Option PK-K N.2	New Construction for grades PK-K with an enrollment of 130 students at the Town Hall site; with an estimated project cost of \$80.0 to \$88.5 million.
Option PK-3 R.1	Base Repair for grades PK-3 with an enrollment of 510 students at the existing Woburn Street Elementary School; with an estimated project cost of \$30.3 to \$40.1 million.
Option PK-3 AR.1	Addition / Renovation for grades PK-3 with an enrollment of 510 students at the existing Woburn Street Elementary School; with an estimated project cost of \$135.0 to \$149.2 million.

Option PK-3 AR.2	Addition / Renovation for grades PK-3 with an enrollment of 510 students at the existing Wildwood Elementary School; with an estimated project cost of \$135.1 to \$143.9 million.
Option PK-3 N.1	New Construction for grades PK-3 with an enrollment of 510 students at the existing Woburn Street Elementary School site; with an estimated project cost of \$135.7 to \$150.0 million.
Option PK-3 N.2	New Construction for grades PK-3 with an enrollment of 510 students at the existing Wildwood Elementary School site; with an estimated project cost of \$131.2 to \$145.1 million.
Option PK-3 N.3	New Construction for grades PK-3 with an enrollment of 510 students at the Town Hall site; with an estimated project cost of \$132.2 to \$146.1 million.
Option PK-5 R.1	Base Repair for grades PK-5 with an enrollment of 755 students at the existing North Intermediate School; with an estimated project cost of \$29.5 to \$32.6 million.
Option PK-5 AR.1	Addition / Renovation for grades PK-5 with an enrollment of 755 students at the existing North Intermediate School; with an estimated project cost of \$193.5 to \$213.6 million.
Option PK-5 AR.2	Addition / Renovation for grades PK-5 with an enrollment of 755 students at the existing Woburn Street Elementary School; with an estimated project cost of \$188.9 to \$208.8 million.
Option PK-5 AR.3	Addition / Renovation for grades PK-5 with an enrollment of 755 students at the existing Wildwood Elementary School; with an estimated project cost of \$188.2 to \$208.0 million.
Option PK-5 N.1	New Construction for grades PK-5 with an enrollment of 755 students at the existing North Intermediate School site; with an estimated project cost of \$194.1 to \$214.5 million.
Option PK-5 N.2	New Construction for grades PK-5 with an enrollment of 755 students at the existing Woburn Street Elementary School site; with an estimated project cost of \$188.1 to \$208.0 million.
Option PK-5 N.3	New Construction for grades PK-5 with an enrollment of 755 students at the existing Wildwood Elementary School site; with an estimated project cost of \$188.8 to \$208.7 million.
Option PK-5 N.4	New Construction for grades PK-5 with an enrollment of 755 students at the Town Hall site; with an estimated project cost of \$187.6 to \$207.3 million.

As a result of this analysis, the District determined that “Option PK-3 R.1” and “Option PK-5 R.1” were not considered viable options because these options do not meet the needs of the District’s educational program. However, both options were included as part of the final evaluation of options for cost comparison purposes only.

The District determined that “Option PK-K N.2”, “Option PK-3 N.3”, and “Option PK-5 N.4” would not be considered for further evaluation because new construction alternatives proposed on the Town Hall site would require Article 97 mitigation, which could potentially lengthen the project completion schedule and result in an adverse impact associated with traffic following construction as the site is centrally located along a main artery within the town. Additionally, the Town Hall site is limited to one access point, and a second emergency access point is located along the eastern property line connecting

through a residential neighborhood, that could adversely affect the immediate neighboring areas. Also, the existing site is a community resource with recreational fields and trails that could not be replicated without significant tree removal.

The District determined that “Option PK-3 AR.2” and “Option PK-3 N.2” located on the existing Wildwood Elementary School site would not be considered for further evaluation due to the significant topographic grade changes towards the rear property line and would require constructing a substantial retaining wall to accommodate the larger footprint and emergency access drive around the perimeter. Furthermore, open space on the site is limited, relying on the playgrounds for outdoor play and any future growth would potentially compromise the site design and amenities if future building expansion was warranted.

The District determined that “Option PK-5 AR.2” and “Option PK-5 N.2” at the existing Woburn Street Elementary School site would not be considered for further evaluation because the existing Woburn Street Elementary School site would require undesirable phasing, relocation, and disruption of students during construction. Also, the site consists of significant topographic grade changes creating circulation and accessibility challenges, requiring retaining walls, and any future growth would compromise site design and amenities if future building expansion was warranted.

The District determined that “Option PK-5 AR.3” and “Option PK-5 N.3” located on the existing Wildwood Elementary School site would not be considered for further evaluation due to the limited developable open space, site limitations that would not allow for adequate separation of bus and vehicle circulation, and lack of flexibility for future expansion that could potentially compromise the site design and amenities if future building expansion was warranted.

MSBA staff and the District agreed to explore the following nine (9) final options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: three (3) base repair options, three (3) addition/renovation options, and three (3) new construction options.

**Summary of Preliminary Design Pricing for Final Evaluation of Options**

<b>Option (Description)</b>	<b>Total Gross Square Feet</b>	<b>Square Feet of Renovated Space (cost*/sq. ft.)</b>	<b>Square Feet of New Construction (cost*/sq. ft.)</b>	<b>Site, Building Takedown, Haz Mat. Cost*</b>	<b>Estimated Total Construction ** (cost*/sq. ft.)</b>	<b>Estimated Total Project Costs</b>
<b>Option PK-K R.1</b> (Base Repair at the Wildwood ES)	29,302	29,302 \$566/sq. ft.	N/A	\$5,177,119	\$21,752,455 \$742/sq. ft.	\$28,278,192
<b>Option PK-K AR.1</b> (Addition/Renovation for 130 students at Wildwood ES)	64,935	18,709 \$677/sq. ft.	46,226 \$742/sq. ft.	\$18,719,709	\$65,692,003 \$1,012/sq. ft.	\$85,399,604
<b>Option PK-K N.1</b> (New Construction for 130 students at Wildwood ES site)	64,935	N/A	64,935 \$797/sq. ft.	\$19,002,628	\$70,752,576 \$1,090/sq. ft.	\$91,978,349

<b>Option PK-3 R.1</b> (Base Repair at the Woburn ES)	53,771	53,771 \$457	N/A	\$7,246,762	\$31,833,390 \$592/sq. ft.	\$41,383,407
<b>Option PK-3 AR.1</b> (Addition/Renovation for 510 students at Woburn ES)	115,293	47,352 \$570/sq. ft.	67,941 \$741/sq. ft.	\$26,109,841	\$103,490,873 \$898/sq. ft.	\$134,538,135
<b>Option PK-3 N.1</b> (New Construction for 510 students at Woburn ES site)	115,293	N/A	115,293 \$774/sq. ft.	\$26,208,350	\$115,443,610 \$1001/sq. ft.	\$150,076,693
<b>Option PK-5 R.1</b> (Base Repair at North Intermediate School)	55,541	55,541 \$355/sf. ft.	N/A	\$6,527,756	\$26,262,884 \$473/sq. ft.	\$34,141,749
<b>Option PK-5 AR.1</b> (Addition/Renovation for 755 students at North Intermediate School)	163,573	29,201 \$562/sq. ft.	134,372 \$721/sq. ft.	\$23,805,229	\$137,070,588 \$838/sq. ft.	\$178,191,764
<b>Option PK-5 N.1</b> (New Construction for 755 students at North Intermediate School site)***	163,573	N/A	163,573 \$730/sf. ft.	\$24,169,287	\$143,553,344 \$878/sf. ft.	\$186,619,347

\* Marked up construction costs

\*\* Does not include construction contingency

\*\*\***District's Preferred Schematic**

The District has selected “Option PK-5 N.1” as the Preferred Schematic to proceed into Schematic Design because the District determined that consolidating the student population of the existing Wildwood Elementary School, Woburn Street Elementary School, and North Intermediate School best meets the needs of the District as well as their educational program and reduces the number of building transitions the students will experience in Pre-kindergarten through grade 5. Specifically, this option will allow a distinct separation of “public” and “private” wings of the building and spatial relationships to support flexibility. Furthermore, this option allows for outdoor learning spaces and landscape features that enhance and support learning and playing as integral site facilities.

“Options PK-K R.1, PK-3 R.1, and PK-5 R.1” were not selected because the District determined that the existing square footage of these buildings do not accommodate the spatial needs and adjacencies outlined in the District’s educational program, nor do these options accommodate an increase of student population or allow for consolidation.

“Options PK-K AR.1 and PK-K N.1” were not selected by the District because these options do not accommodate the District’s desire to consolidate the student population of the Wildwood Elementary School, Woburn Street Elementary School, and North Intermediate School into a singular building, and do not adequately allow for grade-level neighborhoods or flexibility for change in differing enrollment years. Additionally, the District did not select “Option PK-K AR.1” due to the significant topographic grade changes that are anticipated to make the building design and access to utilities more challenging when compared to other options. Furthermore, the District did not select “Option PK-K N.1” due to limited site area for play spaces and the significant topographic grade changes that are anticipated to make the design and utility access more challenging when compared to other options.

“Options PK-3 AR.1 and PK-3 N.1” were not selected by the District because these options do not accommodate the District’s desire to consolidate the student population of the Wildwood Elementary School, Woburn Street Elementary School, and North Intermediate School into a singular building. Additionally, the topographic grade changes that are anticipated make the building design and access to utilities more challenging when compared to other options. In addition, the District determined that these options do not result in an ideal north-south orientation of the proposed classrooms.

“Option PK-5 AR.1” was not selected by the District because this option does not adequately allow for grade-level neighborhoods or flexibility for change in differing enrollment years. Additionally, site constraints specific to existing play spaces do not achieve desired separation of bus from vehicular traffic. Furthermore, construction within the existing facility with the building occupied would be very disruptive.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on Wednesday, November 13, 2024. At that meeting, members of the FAS discussed the following items: the importance of professional development for staff in preparation for the transition to a new facility; appreciation for the goals expressed in the District’s Educational Program; benefits of providing a minimum of two sinks in each general classroom to facilitate project-based learning and STE exploration; distribution of special education spaces and DESE review process; further development of the building massing and envisioned character as the design progresses; further refinement of outdoor spaces; consideration of adjacencies of spaces and intention of design; location of the proposed instrumental music room; proposed location of electrical and storage closets within the academic corridors; consideration of approach to main entrance access; estimated project cost; potential schedule impacts associated with the project delivery method, regulatory and stretch code requirements, as well as enabling packages and permitting associated with a potential geothermal system; and, communication and collaboration with Town utilities to confirm capacity for a potential all electric building.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals with the District and found:

- 1) The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District’s Preferred Schematic is reasonable and cost-effective and meets the needs identified by the District.
- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 3) The District’s Special Education submission will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the Schematic Design submittal, which is prior to executing a Project Scope and Budget Agreement.
- 4) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, except for variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.
- 5) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the Town of Wilmington be approved to proceed into Schematic Design to consolidate the student population of the existing Wildwood Elementary School, Woburn Street Elementary School, and North Intermediate School and construct a new facility designed for 755 students in Kindergarten through grade 5, plus Pre-kindergarten, on the site of the existing North Intermediate School. MSBA staff also recommends that the Executive Director be authorized to extend the termination date of the Feasibility Study Agreement between the MSBA and the District, as part of its Invitation to Feasibility Study for the Wildwood Elementary School project, from December 21, 2024 to October 31, 2025.