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**Wilmington High School Project**  
**High School Building Committee Meeting**

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November 17, 2011

Wilmington Town Hall Rm. 9

6:30 PM

**Agenda**

1. Approval of Meeting Minutes from 9/29/2011 HSBC Meeting
2. Approval of Comments Summary from 10/13/2011 Public Forum
3. MSBA Board Action
4. Revised Project Budget
5. Upcoming Debt Exclusion and Special Town Meeting Votes
6. Other Business
7. Public Comment
8. Upcoming Meetings/Activities:
  - HSWG Meeting, Roman House Conf. Rm., November 17, 2011, 8:30 a.m.
  - Special Town Election (Debt Exclusion Vote), Tuesday, December 6, 2011, Polling Locations, 8:00 a.m.
  - Special Town Meeting, Saturday, December 10, 2011, Wilmington HS Gym, 10:30 a.m.
  - HSBC Meeting, Wilmington Town Hall Rm. 9, December 19, 2011, 6:30 p.m. (TBC)
  - HSBC Meeting, Wilmington Town Hall Rm. 9, February 2, 2012, 6:30 p.m. (TBC)

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| <b>Wilmington High School – Wilmington, MA</b> | <b>Meeting Minutes</b> |
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| High School Building Committee | September 29, 2011             |
| Location:                      | Wilmington High School Library |
| Time:                          | 6:30 PM                        |

Attendees:

| Name                       | Assoc.     | Present | Name                            | Assoc. | Present |
|----------------------------|------------|---------|---------------------------------|--------|---------|
| <i>Building Committee:</i> | Voting     |         | <i>Public:</i>                  |        |         |
| Diane Allan                | HSBC       | Y       | David Fielding                  |        | Y       |
| Joanne Benton, Chair       | HSBC       | Y       | Maryann Donovan                 |        | Y       |
| Michael Caira              | HSBC       | Y       | Gerald O'Reilly                 |        | Y       |
| John Donahue               | HSBC       | Y       | Judy O'Connell                  |        | Y       |
| Richard Hayden             | HSBC       | N       |                                 |        |         |
| Robert Hayes               | HSBC       | Y       | <i>Gilbane Building Co.</i>     |        |         |
| Randi Holland              | HSBC       | Y       | Michael Marcella                |        | Y       |
| John Holloway              | HSBC       | Y       | Joe McCoy                       |        | Y       |
| George Hooper              | HSBC       | N       |                                 |        |         |
| Margaret Kane              | HSBC       | Y       | <i>Joslin Lesser + Assocs.:</i> |        |         |
| Paul Melaragni             | HSBC       | Y       | Lisa Matey Bergeron             | JLA    | N       |
| Michael Newhouse           | HSBC       | Y       | Jeffery Luxenberg               | JLA    | Y       |
| Joseph Parrella            | HSBC       | Y       | Stuart Lesser                   | JLA    | N       |
|                            |            |         | Jennifer Gareau                 | JLA    | Y       |
| <i>Building Committee:</i> | Non Voting |         |                                 |        |         |
| Jeffrey Hull               | HSBC       | Y       | <i>Dore &amp; Whittier:</i>     |        |         |
| Michael Morris             | HSBC       | Y       | Rani Philip                     | D&W    | N       |
| Paul Ruggiero              | HSBC       | N       | Jon Richardson                  | D&W    | Y       |
| Eric Tracy                 | HSBC       |         | Don Walter                      | D&W    | Y       |
|                            |            |         | David Wood                      | D&W    | N       |
| <i>School Committee:</i>   |            |         |                                 |        |         |
| Kathleen Carrol            |            | Y       |                                 |        |         |
| Ginny Bonish               |            | Y       |                                 |        |         |
| Quincy Vale                |            | Y       |                                 |        |         |

Joanne Benton, Chair, called the meeting to order at 6:30 p.m.

1. Meeting Minutes from September 7, 2011 HSBC Meeting:  
**MOTION** by Michael Newhouse, seconded by John Donahue, to approve the September 7, 2011 HSBC meeting minutes. The vote was unanimous.

2. Site Update:

Dore and Whittier (D&W) presented and explained the site design progress made since the September 7<sup>th</sup> meeting. The new building will be located at north side of the site, there will be bus access off of Church Street, and a parent drop-off area accessible from Adams Street. D&W explained that this approach will keep cars off of the roads during pick-up/drop-off times. There will be three main entrances that correspond with the site design; there is a main entrance in the front of the building which relates directly to administrative program, an entrance and plaza for student drop-off, as well as an entrance for events held at the school. The site layout will allow emergency vehicles to circle the school. The design offers minor renovation to the existing baseball field as well as the option to upgrade the existing football field to synthetic turf. The site will also have tennis and basketball courts, and field hockey on the Wildwood Site.

3. Building Design Update:

D&W presented and explained the current building design to the Committee. The presentation focused on programmatic layout and the relationship between functions and program within the building. Dore and Whittier explained that the majority of classroom space would be located on the second and third floors of the building, and would be broken down into flexible Learning Communities. The Learning Communities can be broken down into small group classrooms, or opened up to become space for larger group learning. Classrooms within learning communities are designed to be flexible, encouraging collaboration between classrooms. Even science rooms are flexible; tables are moveable in order to reflect whatever activity might be taking place. Teachers are portable (and therefore more flexible) as they have their own planning space elsewhere in the building. As designed, the building's upper level will have access to the indoor track, which overlooks the gymnasium.

The design features a courtyard that will make visual connections between the indoors and outdoors, act as spill out space from the cafeteria during the nicer months, and could be used for educational purposes as well school event space. The space is designed to be low maintenance.

A member of the Committee asked whether there were two doorways in each science room. D&W stated that one door per classroom is all that the code requires. It was also asked whether there would be access directly to the hallway from the science lab prep rooms that are located between science classrooms. D&W indicated that the only doors into the lab prep room were from the classrooms to which the prep rooms are adjacent.

D&W then presented perspectives that show site design conditions and elevations.

A member of the Committee asked why there was an additional 10,000 square feet listed in the cost estimate. D&W explained that the MSBA number was 10,000 square feet lower than the actual square footage because of extras like the press box and stadium bathrooms.

Another member of the Committee asked whether D&W had considered specific materials for the benches in the courtyard space yet. D&W stated that such details have not yet been decided and that the next stage would allow for further analysis of materials.

4. Construction Cost Estimate/Project Budget Update:

Joslin, Lesser + Associates (JLA) explained the cost estimation process. D&W's cost estimator, PM&C, along with Gilbane's cost estimating department sat down to reconcile cost estimates. The MSBA requires D&W's cost estimate to be submitted, but it is very helpful to have Gilbane on board for this process. The total project budget has been determined to be \$83,722,292, with 52.47% covered by the MSBA. Included in the estimate are extra items which include the synthetic turf field, contaminated soil removal, and off site sewer and gas. VAT tile removal is excluded by the MSBA, and site improvements capped at 8%. At the moment, the local share is approximately \$44 million.

Tonight's vote is to submit the Schematic Design package based on the dollar amounts of PM&C. Once the package is submitted to the MSBA, they will review and respond. The MSBA will meet in November to decide whether Wilmington moves into the next stage of the project.

A member of the Committee asked about the \$14 million in equipment and fees. JLA explained the breakdown by percentage and stated that the overall cost of construction includes Gilbane's fee, their preconstruction cost, as well as their general condition cost. JLA also explained that the total project budget reflects the number it will take to build the entire project.

A member of the Committee asked if the MSBA reimbursement rate of 52.47% is the percentage of the total construction minus exclusions and alternates. JLA answered that this was correct.

A member of the Committee asked if the total project cost includes interest. JLA's response was no, and that the local share is bonded locally. JLA and the Town Manager both explained that there would be a debt exclusion vote later in the process. The Town will appropriate the total project budget, but only bond their share. The State's interest cost is handled by the state. This is a recent change that came along when the new MSBA was formed.

A member of the Committee asked how in depth the analysis of the building's life cycle costs. D&W explained that an in depth analysis of the building's life cycle costs would take place during the next phase of the project. D&W also explained that the Wilmington High School project was being designed to be a sustainable building which will allow for more sustainable add-ons in the future (after the project is built), for example, photovoltaic panels on the roof.

The question was then asked how the cost estimators could estimate the cost of the project without knowing exactly which systems and materials were going to be used in the final product. D&W and JLA explained that further development of design will happen in the next phase of the project, but that the current estimates are based on D&W, Gilbane, PM&C and JLA's combined extensive knowledge of the current construction climate.

JLA went on to explain that the strict MSBA procedures mandate that the project must follow specific steps and deadlines in order to receive any funding from the State. If these procedures are not followed, the Town is responsible to pay 100% of the project. While further analysis will be done in the next phase of the project, it is important to get a budget established first, before determining specific details of the project. Further discussion followed.

A member of the Committee asked why the building is designed to have a modified Mansard roof when that space could be used to house photovoltaic panel systems if it were a typical flat roof. D&W responded that there is plenty of room available for the future possibility of a photovoltaic system on the Auditorium and Gym roofs. In fact 1/3 of the roof area will be able to house photovoltaic panels in the future. If the project were to commit to a photovoltaic panel system now, the Town would pay the upfront cost for them; the MSBA does not pay for such systems. Discussion on the possibility of using photovoltaics on the roof followed.

Utility rebates were brought up by a member of the Committee. JLA as well as the Town Manager confirmed that utility rebates will be considered going forward in the project. Discussion on utility rebates followed.

A member of the Committee asked whether air conditioning is included in the costs. JLA answered that yes, air conditioning is included. The inclusion of air conditioning may change over time, but is a recognized priority for the project.

A member of the Committee asked whether the debt exclusion vote at the polls will only require simple majority. The Town Manager responded that this was correct. The Town Manager then explained how the Town is going to borrow money for the project. It has been determined that based on a 30 year borrow, and the estimate that the Town will be paying \$44

million of the total project budget, the average impact per family is \$152.96 a year over the course of 30 years. This number could fluctuate, but will stay in the \$150-\$160 per year per family range. Further cost analysis and projection will help us better understand how the Town will be affected. Wilmington currently has the highest bond rating the Town has ever had, a double A+ rating. A member of the Committee suggested that the Town look into shorter loan terms, which would result in a smaller amount of interest accrued over time.

A member of the Committee asked whether the Town starts paying the loans right away or if the MSBA does. The Town Manager explained that the MSBA is paying at the same time, the Town pays for it all along, but the MSBA reimburses the Town for 52.47%.

A member of the Committee asked if there will be a physical model of the school design for the debt exclusion vote. D&W stated that there will be a 3D version that will be projected, which will include a 3D walk through. D&W said they would be open to further discussion about a physical model.

5. Other Business:

The Building Committee Chair mentioned a future Workshop for 21<sup>st</sup> century learning.

6. Public Comment:

Selectman Judy O'Connell asked about the Special Education spaces with regard to windows and glass. She stated that students can become easily distracted by being able to see into the hallway. D&W explained that there would be self-contained space in a different area of the building, and that the rooms dedicated to this program are designed for the needs of the program. The visual connections made between general classroom space and hall space is to encourage the use of the break out space for class projects. The hope is that teachers will be able to have students working in smaller groups on different projects using the same space. Committee Chair Joanne Benton also pointed out that the design includes smaller lunch rooms that would be available for those that are overwhelmed by the noise and excitement of the main cafeteria.

A member of the Committee asked whether there needed to be more solid wall space for the teachers that like to use digital projection for presentations during class. D&W as well as the Committee Chair explained that the classrooms are designed to be flexible enough to allow many different types of presentations. The partition walls between classrooms, specifically, would be a good place to project digital presentations.

It was then asked whether the partitions would provide some acoustical insulation between rooms. D&W explained that there are materials and systems designed for exactly this purpose and that there would be further analysis of these types of systems as well as the use of acoustical ceiling tiles before anything is specified. The Committee Chair also explained that the small group learning centers work well as presentation space.

7. VOTE to Approve Schematic Design, Project Scope and Budget Submittal to the MSBA:

**MOTION** by Jack Holloway, seconded by John Donahue, to approve the schematic design, project scope and budget submittal to the MSBA. The vote was unanimous.

8. Upcoming Meetings:

- Public Forum, 10/13/11, Wilmington High School Auditorium, 6:30 p.m.
- HSBC Meeting, 10/19/11, Wilmington Town Hall Rm. 9, 6:30 p.m. (to be confirmed)

**MOTION** by Michael Morris, seconded by John Donahue, to adjourn the meeting. The vote was unanimous.

Prepared by: Jennifer Gareau, Joslin, Lesser + Associates, October 4, 2011

-End of Minutes-

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| <b>Wilmington High School – Wilmington, MA</b> | <b>Public Forum<br/>Summary</b> |
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|   |                          |
|---|--------------------------|
| High School Building Committee Public Forum | October 13, 2011         |
| Location:                                   | Wilmington HS Auditorium |
| Time:                                       | 6:30 PM                  |

Presentation: See Dore & Whittier Presentation, October 13, 2011 (posted on the project website).

Public Comment/Response Summary:

Kevin MacDonald – Mr. MacDonald explained that he has written a petition against the demolition of the existing Wilmington High School building. He stated that he has obtained over 100 signatures. The petition is written to request a vote by the Town to save the existing Wilmington High School building. Mr. MacDonald also noted that Dore & Whittier had previously stated that the building is still structurally sound, which is one reason the existing building should not be demolished. He estimated that the existing building is worth \$30 million dollars in its current state. He suggested a plan to rent out the existing building, which he estimated would generate at least \$75,000 a month. Mr. MacDonald explained that the MSBA uses 1 cent of Massachusetts sales tax to fund building schools. He stated that the MSBA has provided over \$8 Billion dollars to building and renovating schools around Massachusetts over the past 7 years. Mr. MacDonald questioned the ability of the HSBC to understand and properly assess what can and should be considered in the new project. He incorrectly stated that none of the HSBC members had any experience in the construction field.

*[Mr. MacDonald began to conduct himself in a disorderly manner and was asked to leave.]*

Representative James Miceli – Representative Miceli disagreed that Kevin MacDonald should have been asked to leave the Public Forum. He stated that Mr. MacDonald had the right to be heard as this is a public gathering.

Response – The Town Manager responded to Representative Miceli’s statement by explaining that Mr. MacDonald’s behavior was inappropriate and uncivil. He further explained that the purpose of this Public Forum is to discuss the Wilmington High School building project, and that for Mr. MacDonald to use his time at the microphone to verbally attack individuals and discredit the hard work of the Committee and others involved in the planning of this project was not acceptable.

Daniel Bamberg – Mr. Bamberg asked how much debt was affected by the debt exclusion vote taken for the Wilmington Middle School and Public Safety Building projects.

Response – The Town Manager answered approximately \$32 million. He further explained that when Wilmington residents receive their tax bills this year, none of it is attributable to the Wilmington Middle School and Public Safety Building projects.

Daniel Bamberg – Mr. Bamberg asked for a rough estimate of the net tax increase for this school versus the Wilmington Middle School and Public Safety Building projects.

Response – The Town Manager responded that the tax change for the new school will be voted on in November, and then go to Department of Revenue to be approved. This year, residents will pay less than 1% more than they were paying before the Wilmington Middle School and Public Safety Building projects. This 1% is simply the cost of maintaining those buildings.

Bill Walsh – Mr. Walsh thanked everyone for the information provided on the new Wilmington High School project. He asked whether the contaminated soil caused by the oil spill in 1984 would be mitigated or completely eliminated.

Response – Dore & Whittier stated that there is no need to completely eliminate the contaminated soil as the contamination has been found to be 11 to 13 feet below the surface, and is in a location where there will be a paved parking lot.

Bill Walsh – Mr. Walsh asked about the wetlands buffer zones and whether the new design would violate them.

Response – Dore & Whittier explained that the new school will be built outside of the wetlands buffer zone.

Karl Sagal – Mr. Sagal asked if the Town had previously held a vote regarding the switch to turf on the football field.

Response – The Town Manager responded that a private group had raised the money to do a study regarding the switch to turf on the football field.

Karl Sagal – Mr. Sagal stated that he remembered a discussion several years ago about switching the field to turf, and he recalls the switch to have been estimated at \$1 million at that time. He asked if the entire cost of a turf field will be paid by Town because it exceeds 8% site cap set by the MSBA. He asked why switching to a turf field is necessary at this time.

Response – The Town Manager clarified that he didn't recall a debate regarding switching the Wilmington High School football field to turf in the past. He stated that the turf option for the field could be removed from the project, but that the Town has received a great deal of feedback on field space. An artificial turf field would be able to be used regularly without the danger of damaging the field. The Town Manager went on to note that the Town likely would not be reimbursed by the MSBA for the field, but would like to include it in the current project because the Town would benefit greatly. He explained that he has spoken with youth sports organizations, and says that it is currently very difficult to find space for them to play. An artificial turf football field could be the answer to this issue. Operationally, the switch will save money. There is no need for chemical treatment or irrigation; therefore it will not require nearly as much manpower to maintain the field in the long run. An artificial turf field also will mean fewer weather related issues, and the field will be able to be used earlier in the season. The Town Manager added that the High School Building Committee voted unanimously to include the turf field in project.

Karl Sagal – Mr. Sagal asked whether the artificial turf field is actually a part of the Wilmington High School project, as it is not a part of the high school building.

Response – The Town Manager restated that there has never been a presentation or vote at Town Meeting about a turf field at the Wilmington High School. He explained that the fields are part of the athletics program, which is a major part of the high school experience and is important to maintain. He said that the school will be losing a practice field as a result of the new project, and that the turf field would allow the field to be used for more than just football. The field space also will be used for soccer or field hockey.

The Superintendent stated that the artificial turf field should be seen as part of the Wilmington High School project because it will benefit the physical education program at the high school. The first thing that needs to happen during the construction of the new high school is the gymnasium will be demolished. The turf field would allow students to use the outdoor space as a replacement for the physical education program that usually takes place in the gymnasium.

Mike Newhouse – Mr. Newhouse reiterated that there has never been a vote regarding a turf field at Wilmington High School. He explained that when undertaking a project of this magnitude, it is important to include projects that make sense to do at the same time. It makes sense to make improvements to the

field while everything needed to do the job is already on site. The discussion of whether or not there should be a turf field has been ongoing, once it had been decided that the Town was going to build a new high school, it became clear that it would be easiest and most cost effective to switch to a turf field during the process, as opposed to switching as a separate project.

Manny Mulas – Mr. Mulas asked if there were possible consequences regarding the Wilmington High School's accreditation if the Town does not build a new high school.

Response – The Superintendent stated that the school recently underwent inspection by the accreditation board. The board accredited Wilmington High School based on the fact that upgrades to the school were being planned. She explained how the school has had to show evidence of the ongoing project through submitting meeting minutes and design progress. She further explained that if the school does not go forward with the project, the Wilmington High School is in jeopardy of losing accreditation.

Robert Hayes – Mr. Hayes asked why, if it was good enough for someone in the past, is the building not good for future students. He then read an excerpt from the 2008 Master Plans Study.

Response – The Superintendent stated that educationally, the way students learn has changed and more flexible spaces are required for this new way of teaching. She explained that many parts of the existing building still are unable to access technology, and that renovating in order to fix that problem alone would be expensive. 30 years ago the Town of Wilmington sent students out of the District for schooling. Wilmington students weren't being educated in Wilmington. Today, spaces are needed that will allow the Town to educate more of the community. The new building will provide much needed spaces for life skills, spaces that accommodate all of the students' needs. She concluded that if the Town merely renovates the existing Wilmington High School, it will cost about the same as building a new building, with none of the benefits of building life expectancy and efficiency.

Robert Hayes – Mr. Hayes said that he had met with school committee members from Tewksbury. They had voted 6 to 1 in support of building a new high school. They were successful in convincing voters of the value of the school to the community. He then asked why, fiscally, now is the right time to build a new high school.

Response – The Town Manager explained that the reason it is being built currently is because it is needed right now. He further explained that bidding conditions are currently quite competitive, which makes for an optimal financial climate for building the Wilmington High School project. Now, he says, is the right time to do this for the children. He noted that the essence of society is to create something for your children that was not there for you.

Robert Hayes – Mr. Hayes emphasized that the current favorable bidding conditions could lead to circumstances like those in Tewksbury, where the building came in under budget.

Representative Miceli – Mr. Miceli stated that he absolutely supports the new Wilmington High School project and that he applauded the effort of everyone involved with the project.

Lisa Johnson – Ms. Johnson thanked the Committee Chair, the Town Manager, Dore & Whittier, and Joslin, Lesser + Associates for a wonderful presentation. She also asked about the important dates for this project.

Response – The Town Manager reviewed the important dates for the project.

Randi Holland – Ms. Holland explained that she is on the HSBC and that she is a registered architect with over 30 years of experience. She says the project team (Wilmington HSBC, Dore & Whittier and Joslin, Lesser and Associates) have spent an enormous amount of time planning and designing the new Wilmington High School project. If the Town chose to renovate the existing high school building, everything in the 61 year old building would need to be brought up to today's codes (accessibility codes, plumbing codes, electrical codes, etc). The cost of a renovation is astronomical with fewer benefits or results. She outlined several examples of pricing on renovation versus building new. She stated that a

new high school will benefit the town and its children. Ms. Holland added that her monthly cable bill is over \$152.00 dollars per month. She thinks that for approximately \$152.00 per year, a school is a wise investment.

Response – The Town Manager said that the Town has offered many Public Forums for residents to voice their ideas and opinions on the project. The Town wants the most input from as many residents as possible. He explained that the makeup of the Building Committee is mandated by law. It needs to be a mix of people, not every member of the committee needs to have construction knowledge, but many members of the Wilmington High School Building Committee do have a background in construction. Those with knowledge of construction are not the only important people involved with the project, everyone's input is needed.

Richard Hayden – Mr. Hayden stated that he still remembers putting the first computers in the Wilmington schools. He has seen technology evolve over time, and explains that it is a natural transition. To conclude his comment, he said, "If we don't take this opportunity to move forward, we are not giving our children everything we can."

Judy Dankese – Ms. Dankese asked if the tax increase numbers shown in the presentation earlier represent the average increase over the course of the payback period, or the tax increase per family, per year.

Response – The Town Manager explained that the numbers represent an average of over time of what a household will pay, not an increase per year. If the Town borrows at 25 years, the rate would be 3.2%. If you add up the 25 years, the average tax payer would pay \$3,092.00 over the course of that 25 years. Fortunately for the average resident, the bulk of the tax increase will go to the commercial/industrial taxpayer.

Diane Allen – Ms. Allen asked when the tax increase will show up on residents' tax bills.

Response – The Town Manager explained that if the Wilmington High School project is funded for 2013, residents will see small tax increases on a preliminary basis. The full tax increase will be in effect by the January 2013 bill, which is due in February 2013.

The Superintendent reminded everyone to spread the word about the Wilmington High School project and reminded everyone of several important dates discussed during the presentation. She said the goal for beginning construction is June 2012 with completion in September 2014. She thanked everyone for coming and for their input. She stated that she is confident that the Wilmington High School project is planned to be fiscally prudent while meeting educational needs of today and tomorrow.

Prepared by: Jennifer Gareau, Joslin, Lesser + Associates, October 25, 2011

End of Minutes

**Total Project Budget**

**Wilmington  
Wilmington High School**

10/26/2011

| <b>TOTAL PROJECT BUDGET - ALL COSTS<br/>ASSOCIATED WITH THE PROJECT ARE SUBJECT<br/>TO 963 CMR 2.16(5)</b> | <b>Estimated Budget</b> | <b>*Cost/Scope Items<br/>Excluded from the<br/>Total Facilities Grant</b> | <b>*Ineligible Costs</b> |
|--|-------------------------|---|--------------------------|
| <b>Feasibility Study Agreement</b>   |                         |   |                          |
| <i>OPM Feasibility Study</i>   | \$225,000               |   |                          |
| <i>A&amp;E Feasibility Study</i>   | \$750,000               |   |                          |
| <i>Env. &amp; Site</i>   | \$100,000               |   |                          |
| <i>Other</i>   | \$50,000                |   |                          |
| <b>Feasibility Study Agreement Subtotal</b>  | <b>\$1,125,000</b>      | <b>\$0</b>  | <b>\$0</b>               |
| <b>Administration</b>  |                         |   |                          |
| <b>Legal Fees</b>  |                         |   |                          |
| <b>Owner's Project Manager</b>   |                         |   |                          |
| <i>Design Development</i>  | \$120,000               | \$5,790   |                          |
| <i>Construction Contract Documents</i>   | \$290,000               | \$13,992  |                          |
| <i>Bidding</i>   | \$40,000                | \$1,931   |                          |
| <i>Construction Contract Administration</i>  | \$1,300,000             | \$62,720  |                          |
| <i>Closeout</i>  | \$60,000                | \$2,896   |                          |
| <i>Extra Services</i>  |                         |   |                          |
| <i>Reimbursable &amp; Other Services</i>   |                         |   |                          |
| <i>Cost Estimates</i>  |                         |   |                          |
| <b>Advertising</b>   | \$75,000                |   |                          |
| <b>Permitting</b>  | \$100,000               |   |                          |
| <b>Owner's Insurance</b>   |                         |   |                          |
| <b>Other Administrative Costs</b>  | \$10,000                |   |                          |
| <b>Administration Subtotal</b>   | <b>\$1,995,000</b>      | <b>\$87,329</b>   | <b>\$0</b>               |
| <b>Architecture and Engineering</b>  |                         |   |                          |
| <b>Basic Services</b>  |                         |   |                          |
| <i>Design Development</i>  | \$1,064,800             | \$51,372  |                          |
| <i>Construction Contract Documents</i>   | \$1,936,000             | \$93,403  |                          |
| <i>Bidding</i>   | \$145,200               | \$7,006   |                          |
| <i>Construction Contract Administration</i>  | \$1,452,000             | \$70,053  |                          |
| <i>Closeout</i>  | \$242,000               | \$11,676  |                          |
| <i>Other Basic Services</i>  |                         |   |                          |
| <b>Reimbursable Services</b>   |                         |   |                          |
| <i>Construction testing</i>  |                         |   |                          |
| <i>Printing (over minimum)</i>   |                         |   |                          |
| <i>Other Reimbursable Costs</i>  | \$81,500                |   |                          |
| <i>Hazardous Materials</i>   | \$110,000               |   |                          |
| <i>Geotech &amp; Geo-Env.</i>  | \$150,000               |   |                          |
| <i>Site Survey</i>   | \$10,000                |   |                          |
| <i>Wetlands</i>  |                         |   |                          |
| <i>Traffic Studies</i>   | \$8,500                 |   |                          |
| <b>Architectural/Engineering Subtotal</b>  | <b>\$5,200,000</b>      | <b>\$233,510</b>  | <b>\$0</b>               |
| <b>CM &amp; Risk Preconstruction Services</b>  |                         |   |                          |
| <i>Pre-Construction Services</i>   | \$160,000               |   |                          |
| <b>Site Acquisition</b>  |                         |   |                          |
| <i>Land/Building Purchase</i>  |                         |   |                          |
| <i>Appraisal Fees</i>  |                         |   |                          |
| <i>Recording fees</i>  |                         |   |                          |
| <b>Site Acquisition Subtotal</b>   | <b>\$0</b>              | <b>\$0</b>  | <b>\$0</b>               |
| <b>Construction Costs</b>  |                         |   |                          |
| <b>SUBSTRUCTURE</b>  |                         |   |                          |
| <i>Foundations</i>   | \$2,042,118             |   |                          |
| <i>Basement Construction</i>   | \$541,263               |   |                          |
| <b>SHELL</b>   |                         |   |                          |
| <i>SuperStructure</i>  | \$6,261,350             |   |                          |
| <i>Exterior Closure</i>  | \$6,251,414             |   |                          |
| <i>Exterior Walls</i>  |                         |   |                          |
| <i>Exterior Windows</i>  |                         |   |                          |
| <i>Exterior Doors</i>  |                         |   |                          |
| <i>Roofing</i>   | \$2,702,312             |   |                          |
| <b>INTERIORS</b>   |                         |   |                          |
| <i>Interior Construction</i>   | \$6,156,879             |   |                          |
| <i>Staircases</i>  | \$225,750               |   |                          |
| <i>Interior Finishes</i>   | \$3,535,260             |   |                          |
| <b>SERVICES</b>  |                         |   |                          |
| <i>Conveying Systems</i>   | \$192,100               |   |                          |
| <i>Plumbing</i>  | \$2,360,975             |   |                          |
| <i>HVAC</i>  | \$7,195,473             |   |                          |
| <i>Fire Protection</i>   | \$846,069               |   |                          |
| <i>Electrical</i>  | \$5,062,066             |   |                          |
| <b>EQUIPMENT &amp; FURNISHINGS</b>   |                         |   |                          |
| <i>Equipment</i>   | \$1,488,200             |   |                          |
| <i>Furnishings</i>   | \$1,664,053             |   |                          |

**Total Project Budget**

**Wilmington  
Wilmington High School**

**10/26/2011**

| <b>TOTAL PROJECT BUDGET - ALL COSTS<br/>ASSOCIATED WITH THE PROJECT ARE SUBJECT<br/>TO 963 CMR 2.16(5)</b> | <b>Estimated Budget</b> | <b>*Cost/Scope Items<br/>Excluded from the<br/>Total Facilities Grant</b> | <b>*Ineligible Costs</b> |
|--|-------------------------|---|--------------------------|
| <b>SPECIAL CONSTRUCTION &amp; DEMOLITION</b>   |                         |   |                          |
| Special Construction   |                         |   |                          |
| Existing Building Demolition   | \$0                     |   |                          |
| In-Bldg Hazardous Material Abatement   | \$939,000               |   | \$35,000                 |
| Asbestos Cont'g Floor Mat'l Abatement  | \$241,000               |   | \$241,000                |
| Other Hazardous Material Abatement   | \$120,000               | \$120,000   |                          |
| <b>BUILDING SITEWORK</b>   |                         |   |                          |
| Site Preparation   | \$1,499,910             |   |                          |
| Site Improvements  | \$2,060,601             | \$204,105   |                          |
| Site Civil/ Mechanical Utilities   | \$1,395,147             | \$60,000  |                          |
| Site Electrical Utilities  | \$282,850               |   |                          |
| Other Site Construction  |                         |   |                          |
| Scope Excluded Site Cost   |                         | \$1,251,880   |                          |
|  |                         |   |                          |
| <b>Construction Trades Subtotal</b>  | <b>\$53,063,790</b>     | <b>\$1,635,985</b>  | <b>\$276,000</b>         |
| Contingencies (Design and Pricing)   | \$4,245,103             | \$130,879   | \$22,080                 |
| D/B/B Sub-Contractor Bonds   | \$392,672               | \$12,106  | \$2,042                  |
| D/B/B Insurance  | \$526,393               | \$16,229  | \$2,738                  |
| D/B/B General Conditions   | \$4,674,665             | \$144,122   | \$24,314                 |
| D/B/B Overhead & Profit  | \$975,000               | \$30,060  | \$5,071                  |
| GMP Insurance  |                         | \$0   | \$0                      |
| GMP Fee  |                         | \$0   | \$0                      |
| GMP Contingency  |                         | \$0   | \$0                      |
| Escalation to Mid-Point of Construction  | \$530,638               | \$16,360  | \$2,760                  |
| Overall Excluded Construction Cost   |                         | \$8,077,464   |                          |
| <b>Construction Budget</b>   | <b>\$64,408,261</b>     | <b>\$10,063,205</b>   | <b>\$335,006</b>         |
| <b>Alternates</b>  |                         |   |                          |
| Artificial Turf on Existing Football Field   | \$1,200,000             |   |                          |
| Stadium Toilets  | \$289,517               |   |                          |
| Field Observation  | \$288,811               |   |                          |
| Running Track  | \$824,924               |   |                          |
| <b>Contaminated Soil Removal</b>   |                         |   |                          |
| Offset Sewer Connection  | \$400,000               |   |                          |
| Offset Gas Connection  | \$125,000               |   |                          |
| <b>Alternates Subtotal</b>   | <b>\$3,128,252</b>      | <b>\$0</b>  | <b>\$0</b>               |
|  |                         |   |                          |
| <i>Const. Contingency</i>  | \$3,419,535             |   |                          |
| Miscellaneous Project Costs  |                         |   |                          |
| <i>Utility company Fees</i>  | \$100,000               |   |                          |
| <i>Testing Services</i>  | \$200,000               |   |                          |
| <i>Swing Space/Modulars</i>  |                         |   |                          |
| <i>Other Project Costs (Mailing &amp; Moving)</i>  |                         |   |                          |
| <b>Misc. Project Costs Subtotal</b>  | <b>\$300,000</b>        | <b>\$0</b>  | <b>\$0</b>               |
| <i>Furnishings and Equipment</i>   |                         |   |                          |
| <i>Furnishings</i>   | \$1,152,000             |   |                          |
| <i>Equipment</i>   |                         |   |                          |
| <i>Computer Equipment</i>  | \$1,152,000             |   |                          |
| <i>Scope Excluded FFE Costs</i>  |                         |   |                          |
| <b>FF&amp;E Subtotal</b>   | <b>\$2,304,000</b>      | <b>\$0</b>  | <b>\$0</b>               |
| Owner's Contingency  |                         |   |                          |
| Owner's Contingency  | \$648,067               |   |                          |
| Soft Costs that exceed 20% of Const'n Cost   |                         |   |                          |
| <b>Total Project Budget</b>  | <b>\$82,688,115</b>     | <b>\$10,384,044</b>   | <b>\$335,006</b>         |

|   |                     |
|---|---------------------|
| Alternates                                | <b>\$3,128,252</b>  |
| Ineligible cost                           | \$335,006           |
| Scope items excluded                      | \$10,384,044        |
| Estimated Basis of Total Facilities Grant | <b>\$68,840,813</b> |
| Reimbursement Rate                        | 55.19%              |

**Estimated Total Maximum Facilities Grant \$37,993,245**

\*NOTE: This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Town of Wilmington for the Wilmington High School project. Based on this preliminary review, certain budget, cost and scope items have been determined to be ineligible for reimbursement, however, this document does not contain a final, exhaustive list of all budget, cost and scope items which may be ineligible for reimbursement by the MSBA. Nor is it intended to be a final determination of which budget, cost and scope items may be eligible for reimbursement by the MSBA. All project budget, cost and scope items shall be subject to review and audit by the Authority, and the Authority shall determine, in its sole discretion whether any such budget, cost and scope items are eligible for reimbursement. The MSBA may determine that certain additional budget, cost and scope items are ineligible for reimbursement.

\*\*NOTE: Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority.

# ESTIMATED TOTAL PROJECT COSTS and IMPACT ON RESIDENTIAL TAX PAYER

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\* Estimated Total Project Cost: \$81,563,115

Estimated Local Share: \$44,190,758

Average Cost to Homeowner:

25 year (3.20%)

\$ 164.14

Annual Residential Tax Impact

Based on average residential  
property value of \$357,066 and  
yearly tax bill \$4,242

\* Excluding Feasibility Study :

\$1,125,000

MSBA Share:

\$620,888

Local Share:

\$504,112

MSBA Project Reimbursement Rate:

55.19%



Proposed Wilmington High School, Exterior Perspective

## PROJECT OVERVIEW

In 2010, the Town of Wilmington engaged Joslin, Lesser + Associates (JLA) as the Owner's Project Manager and Dore & Whittier Architects (DWA) as Architect and Engineer, to undertake a Feasibility Study and Schematic Design for the Wilmington High School. The Massachusetts School Building Authority (MSBA) approved the Feasibility Study at their March 2011 Board meeting, paving the way for the construction of a new Wilmington High School located on the current high school site and on adjacent Town property on Wildwood Street.

The new, three story building will be constructed in one phase after the gymnasium in the existing building is demolished. The entire existing building will be demolished upon completion of the new construction.

Core facilities such as the gymnasium, auditorium, cafeteria, administrative suite and music and art rooms are located on the first floor. General classrooms, which will be grouped into eight learning communities, will be located on the 2nd and 3rd floors. A central courtyard will allow natural light into all classrooms, as well as provide outdoor seating for the cafeteria in the nicer weather.



Existing Wilmington High School, Exterior Photo



## FOR MORE INFORMATION

Visit

<http://www.wilmington.k12.ma.us/>

The Town has proposed this project because it believes the project will benefit the children of Wilmington and the Community as a whole.

To participate in this important decision, please vote in the Special Town Election (Referendum) on December 6, 2011 and attend the Special Town meeting on December 10, at 10:30 AM in the Wilmington High School Gymnasium.



Project Management



# PROPOSED WILMINGTON HIGH SCHOOL



Existing Wilmington High School, Aerial Site Photo

## WHAT ARE THE EXISTING DEFICIENCIES ?

- Capacity constraints
- Substandard special education classrooms
- Inadequate school library and media center
- Undersized school auditorium
- Insufficient number of classrooms
- Inadequate and undersized science rooms and laboratories
- Inability to offer 21<sup>st</sup> Century education
- Outdated mechanical systems



## WHAT ARE FEATURES OF THE NEW SCHOOL ?

- Three story, 192,443 SF educational facility designed for 960 students with room for population growth
- Flexible classrooms that promote 21<sup>st</sup> Century learning
- Classrooms divided into eight small learning communities intended to promote deeper connection between students and teachers as well as students of different grade levels
- Modern gymnasium including improved locker facilities and an elevated track
- Site access separates bus traffic from automobile traffic with 174 on-site parking spaces
- A courtyard that will allow substantial daylight to reach all classrooms
- Sustainable design will achieve energy efficiency and LEED® Silver rating
- A new auditorium and music room will accommodate larger performing arts programs



Proposed Wilmington High School, Exterior Perspective

## HOW CAN THE RESIDENTS BENEFIT ?

- A new school is an investment in the future of the children of Wilmington and the community at large.
- A new school would increase the property values in town.
- A new school would save taxpayer dollars by allowing more special education students to be educated in Wilmington rather than out of district.
- Construction of a new school would provide for job creation and serve as a stimulus to the local economy.
- The new gymnasium, library and media center, and auditorium will be available for community use.



Proposed Wilmington High School, Learning Communities

## WHEN WILL THE NEW SCHOOL OPEN ?

- November 2011 MSBA Board Scope and Budget Approval
- December 6, 2011 **Special Election Debt Exclusion Vote**
- December 10, 2011 **Special Town Meeting**
- December 2011 MSBA Project Funding Agreement
- Summer 2012 Bidding and Permitting
- June 2012 Construction begins
- August 2014 New school building opens**
- Fall 2014 Demolition of the existing building and site work completion

## IF WE DON'T BUILD NOW...

- The Town of Wilmington would lose approximately \$38 million of state funding that is currently available.
- Wilmington High School would be at greater risk of losing accreditation due to existing building conditions.
- The project will be removed from the State list of approved projects.

## HOW WILL THIS PROJECT BE PAID FOR ?

- The State will reimburse 55.19% of the eligible project costs.
- Based on average residential property values, the cost per residence is estimated to be \$164 per year.