

District: Town of Wilmington
School Name: Wildwood Elementary School
Recommended Category: Project Scope and Budget
Date: June 11, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Wilmington (the “District”) to consolidate the student population of the existing Wildwood Elementary School, Woburn Street Elementary School, and North Intermediate Elementary School and construct a new facility serving Kindergarten through grade 5, plus Pre-kindergarten, on the site of the existing North Intermediate School.

District Information	
District Name	Town of Wilmington
Elementary Schools	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 Schools	Wilmington Middle School (6-8)
High Schools	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: Mechanical systems – Electrical systems – Plumbing systems – Building envelope – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2024-2025 Enrollment	100 students (Wildwood Elementary School facility is not currently occupied.)
Agreed Upon Enrollment	755 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 755 students for grades K-5, for a project that will serve grades PK-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	June 22, 2022
Preferred Schematic Authorization	December 13, 2024
Project Scope & Budget Authorization	On June 18, 2025 Board agenda
Reimbursement Rate Before Incentives	49.11%
Incentive Points	1.67 – Maintenance 3.00 – Energy Efficiency – “Green Schools” ¹ 1.00 – Indoor Air Quality – “Green Schools” ¹
Total Reimbursement Rate ¹	54.78%

¹The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

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

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a Total Project Budget of \$173,265,626, which includes an estimated construction cost of \$137,743,666 (\$835/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$113,843,327 which excludes the following: legal fees; OPM and Designer fees associated with excluded scope associated with the gymnasium; OPM and Designer fees beyond MSBA funding limits; costs associated with asbestos-containing floor material and ceiling tile abatement; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with mailing and moving; costs exceeding the \$1,200 per student allowance for furniture, fixtures, and equipment; and costs exceeding the \$1,200 per student allowance for technology. The Total Project Budget also excludes costs associated with the commissioning of ineligible building area as well as owner’s and construction contingency costs beyond MSBA funding limits.

Additionally, the proposed demolition of the North Intermediate School will result in the MSBA recovering a portion of state funds previously paid to the District for the Accelerated Repair Windows/Doors replacement project at the existing North Intermediate School completed in September 2014. The MSBA has calculated this recovery of funds to be \$209,597 and this amount has been deducted from the Estimated Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 755 students	District’s Proposed Project Budget
Proposed Total Square Feet: 165,035	
Project Budget ¹	\$164,312,288
Scope Exclusions/Ineligible Costs	-\$50,468,961
Third Party Funding	-\$0
Estimated Basis of Total Facilities Grant	\$113,843,327

Reimbursement Rate	54.78%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$62,363,375
Commissioning Costs Associated with Ineligible Building Area	-\$18,985
Cost Recovery Associated with Prior Projects	-\$209,597
Estimated Maximum Total Facilities Grant ²	\$62,134,793
Owner's and Construction Contingencies	\$8,953,338
Ineligible Owner's and Construction Contingencies	-\$6,887,183
Potentially Eligible Owner's and Construction Contingencies	\$2,066,155
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,131,840
Total Project Budget	\$173,265,626
Maximum Total Facilities Grant ^{3,4}	\$63,266,633

¹Does not include Owner's or Construction Contingencies.

²Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

³Includes maximum possible Owner's and Construction Contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.

⁴Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$62,134,793; however, the District may be eligible for up to an additional \$1,131,840 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of \$63,266,633 for the Project Scope and Budget Agreement and Project Funding Agreement to consolidate the student population of the existing Wildwood Elementary School, Woburn Street Elementary School, and North Intermediate Elementary School and construct a new facility serving Kindergarten through grade 5, plus Pre-kindergarten, on the site of the existing North Intermediate School.