

District: Wilmington  
 School Name: Wilmington High School  
 Recommended Category: Preferred Schematic  
 Date: July 27, 2011

Recommendation:

That the Executive Director be authorized to approve the Town of Wilmington, as part of its Invitation for Feasibility Study, to proceed into schematic design for the replacement of Wilmington High School. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred solution to construct a new high school on the existing site.

<b>District Information</b>	
District Name:	Town of Wilmington
Elementary Schools:	6 - Boutwell ECC (PK-K) - Wildwood ECC (PK-K) - Shawsheen Elementary School (1-3) - Woburn Street Elementary School (1-3) - North Intermediate School (3-5) - West Intermediate School (3-5)
Middle School:	Wilmington Middle School (6-8)
High School:	Wilmington High School (9-12)
Priority School Name:	Wilmington High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1950
Total Square Footage:	154,000
Additions:	The building was originally constructed in 1950 with several addition and renovation projects in 1954, 1958, 1986, 1990 and 2002.
Acreage of Site:	27.9 acres
Building Issues:	The District noted deficiencies with the following: - Exterior Envelope; - Roofing; - HVAC; - Plumbing; - Electrical; and - Accessibility  In addition to the physical plant issues, the District reported that undersized programmatic spaces inhibit delivery of its educational program.
Original Design Capacity:	Unknown
2010-2011 Enrollment:	980
Agreed Upon Enrollment:	960
Enrollment Specifics:	The District and MSBA have reached a mutually agreed upon design enrollment of 960 students serving grades 9-12.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study:	September 30, 2009
Preferred Schematic Authorization:	July 27, 2011
Project Scope & Budget Authorization:	District is targeting Board Authorization on November 16, 2011.
Reimbursement Rate Before Incentives:	48.47%

<b>Consultants</b>	
Owner's Project Manager:	Joslin, Lesser & Associates
Designer:	Dore & Whittier Architects, Inc.

## **Discussion**

The existing Wilmington High School, the District's prioritized Statement of Interest, is a 154,000 square-foot, two-story structure originally built in 1950. The District identified numerous deficiencies in the Statement of Interest. Renovation of the existing facility presumably would require complete system upgrades and extensive structural and architectural upgrades to meet the requirements of both the current building code and the District's educational program. The existing building is located on a site that would allow for the construction of a new school adjacent to the existing school while minimizing any disturbance of the current high school programs or the need for substantial swing space.

The District's study, which notes that the existing building falls short of the MSBA's guidelines for a 960-student facility by approximately 35,000 gross square feet, initially studied a total of eight options: three addition/renovation options and five new construction options that included four potential alternative sites. An evaluation of the four alternative sites concluded that three are too small, and the fourth is a privately-owned sight that the owner is not interested in selling.

The three renovation options ranged from a modest renovation to a renovation with a substantial amount of new construction. The District and its Designer eliminated the modest renovation option from further consideration after determining that it would not provide the space required for the District to meet its educational goals. The District and its Designer also eliminated a renovation option that retained the existing gymnasium due to the high cost of construction, the increased complexity of phasing, and the need for the District to provide swing space during construction.

In the final evaluation of options, the District advanced two options for further development: a renovation and new construction on the existing site. The renovation option includes a major addition and relocation of the existing Roman House, which houses administrative services. Although the new construction option does require the demolition of the existing gym in order to construct the new facility, as compared to the renovation options studied, this option eliminates the need for modular swing space, minimizes the complexity of phasing associated with a renovation project, and reduces the construction phase duration. Preliminary pricing of the options is illustrated in Table 1 below.

**Table 1 – Summary of Preliminary Design Pricing**

Option (Description)	Enrollment (Grades)	Total Gross SF	SF of Renovated Space (Cost/SF)	SF of New* Construction (Cost/SF)	Estimated** Total Construction (Cost/SF)
<b>***Option 2A-15 (New Construction)</b>	<b>960 (9-12)</b>	<b>192,443 sf</b>	<b>N/A</b>	<b>192,443 sf \$330/sf</b>	<b>\$63,477,467 \$330/sf</b>
Option 4B (Addition/renovation)	960 (9-12)	195,000 sf	108,000 sf \$283/sf	87,000 sf \$396/sf	\$65,039,781 \$334/sf

\* Includes site and demolition as applicable

\*\* Includes alternates

\*\*\* **District's preferred option**

Based on the amount of additional square footage that would be required to enable the District to successfully deliver its educational program in a renovated facility and the cost associated with the renovation of the existing facility, the District's preferred option proposes to replace the existing facility with a new high school on the existing site.

MSBA staff reviewed and discussed the options and corresponding space summaries with the District and its Designer to better understand which option would be most beneficial and efficient for Wilmington while complying with MSBA guidelines. MSBA staff accepts the Designer's Feasibility Study submission that summarizes the options and the preferred solution selected by the District.

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

- 1) All initial paperwork required has been processed, including an executed Initial Compliance Certification, the composition of the School Building Committee, and the enrollment information.
- 2) MSBA has completed an enrollment projection and has reached a mutual agreement with the District for a design enrollment of 960 students for Wilmington High School.
- 3) MSBA reviewed the Feasibility Study and subsequent material and finds that the options investigated were sufficiently comprehensive in scope; the approach undertaken in this study was appropriate; and the District's preferred solution is reasonable and cost effective and meets the needs identified by the District.
- 4) An operational budget for educational objectives and a capital budget have been submitted to the MSBA for review.
- 5) The District's schematic design submittal will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the schematic design submittal prior to a Project Scope and Budget Agreement.

- 6) The MSBA understands that the District's proposal for its preferred option for new construction does not include any work on the Roman House, which is adjacent to the existing High School. If the District were to propose any work on the Roman House, which currently houses the District's administrative offices, please note that the MSBA would not participate in any costs associated with such work.

Based on the review outlined above, staff recommends that the Town of Wilmington be approved to proceed into schematic design for the construction of a new high school facility that meets the MSBA's guidelines, on the existing site.