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TOWN OF WILMINGTON, MA



Senior Center Building Committee Meeting

September 20, 2023

6:00 p.m. Room 9, Town Hall

Meeting Minutes

Meeting called to order at 6:01 p.m. by George Hooper, Chair.

Members present via Roll Call: Diane Allan, Vice-Chair, Jack Holloway, Paul Melaragni, Terri Marciello, Senior Center Director, Theresa Manganelli, Finance Comm., Lilia Maselli, Select Board.

Guests: Susan Inman, Asst. Town Manager, Lee Morrissette, Dietz & Co., Gary DePalma, Chair, Select Board, residents of Wilmington.

Absent: Jeff Hull, Town Manager

- George Hooper asked for approval of the minutes of the June 14, 2023 meeting. Motion to accept made by Theresa Manganelli. Seconded by Diane Allan. Unanimous. June 14, 2023 minutes approved.

✦ **Reference handout presentation from P3 regarding Post Bid Finances.**

**Discussion on Bid Results with OPM**

Dan Pallotta, OPM, presented the bid results to the Committee. Due to inflation and rising construction costs the lowest bid is \$1.8 Million over the budgeted amount for construction. The Town has 30 days from bid receipt to award the contract or the entire process must start over. At this point George mentioned the following possibilities:

- Go out for a rebid; but the project will likely come in at a higher cost.
- Redesign the project to possibly make it more affordable but will probably come back with relatively same price.

In both instances there are no indications that there will be improvements in the economy to make a difference.

**Discussion:**

Lil stated that the amount put aside for the alternatives does not make sense to remove from the project. It is not enough to make a difference. Diane asked about the original appropriation being over 17 Million so why the overage? Dan explained what costs were taken from the appropriation and the amount left for the construction, therefore resulting in the overage. George asked whether the scope can be changed now. Dan stated by law it is not allowed to change the scope once bids are finalized. You can, however, meet with the

contractor after award for value engineering. Paul feels that the project needs to move forward given the state of the economy and no relief in sight.

George presented two solutions for the committee's consideration to move the project forward:

1. Request a special Town Meeting to appropriate the \$1.8 million. Susan explained that the time frame to do this is extremely tight; it would have to be announced this coming Monday and the low bidder and subs would have to agree to the meeting.
2. The Town was awarded American Rescue Plan Act (ARPA) funds from the State and there are funds available that could be transferred to this project. It would need Select Board approval. While some of this money has been accounted for there are projects that can be done in a phased approach to offset the transfer of funds.

Discussion: George asked if \$1.8 million would be enough and Dan stated that the bond will cover any overages but he does not anticipate any increases. He also stated that the general contractor is responsible for adhering to the established timeline for performance or else they are subject to a \$1000/day fine.

George asked for a motion from the committee regarding the two options.

- Motion by Lilia Maselli: The Senior Center Committee moves to ask the Town Manager to award the contract for general construction to J&J Construction, lowest responsible bidder, pending available funds. Motion seconded by Theresa Manganelli. Unanimously approved. Motion passed.

### **Next Steps and Upcoming Meetings**

The next meeting is tentatively scheduled for October 11, 2023. Mobilization of construction will occur two weeks after award of contract, approximately October 10.

### **Public Comments**

Gary DePalma commended the committee for a job well done even with the overage in the budget. He is impressed with the committee's actions and thanked them for their service.

- George entertained a motion to adjourn the meeting. Motion made by Paul Melaragni. Seconded by Diane Allan. Unanimously approved. The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Rebecca Sanderson  
Secretary

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