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TOWN OF WILMINGTON, MA



Senior Center Building Committee Meeting

August 31, 2022

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

Meeting Minutes

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

Members present: Jack Holloway, Paul Melaragni, Theresa Manganelli, Finance Comm. Terri Marciello, Senior Center Director, Jeff Hull, Town Manager

Absent: Diane Allan, Vice Chair, Lilia Maselli, Select Board

Guests: Daniel Pallotta, OPM, Susan Inman, Asst. Town Manager, Wilmington Residents

Via Zoom: Lee Morrissette, Dietz & Co., Alma Crawford-Mendoza, Dietz & Co., John Hammer, SLR

Approval of Minutes

- Motion to accept the minutes of the August 17, 2022 meeting was made by Theresa Manganelli. Seconded by Terri Marciello. Minutes approved.

Project Budget

Dan Pallotta explained that due to some addition errors the appropriate amount has been updated and sent to Jeff Hull and to Dietz and Co.

Discussion on Value Engineering

✦ Reference: Dietz & Co., slide presentation on value engineering items.

Alma began the presentation discussing the difference between “add alternates” and “deduct alternates” but Dan stated that the Committee is not ready to discuss alternates yet. He felt it was best to determine what was staying in the budget now and discuss alternates through design development.

The following items were presented as cost savings by Dietz and Co. with the decision of the Committee stated below each item. Please note numbering system below reflects numbering system on presentation:

- **BDA/DAS System – Remove**
Committee consensus is to leave out the BDA and wait for the test result but add conduit during construction.
- 2. **Emergency Generator – Remove**
Committee consensus is to leave in the emergency generator cost as currently estimated. However, after much discussion it was agreed that the Committee needs to determine what the use of the building will be in emergency situations; a cooling and warming center; or an emergency shelter, to determine the proper sized generator and cost. The minimum cost will remain in the budget for now until the committee has more options to review.

3. & 4. Windows: Replace aluminum windows with uPVC or Fiberglass

George stated it is his opinion that the aluminum windows stay, and the consensus of the Committee was agreement. Aluminum window option remains.

5. Pergola: Remove from project and address later

The consensus of the Committee is to leave in the pergola.

At this point in time George Hooper read a letter from Vice Chair Diane Allan which indicates that her opinions align with the Committee's for the items discussed to this point.

6. Replace mineral wood insulation and plywood with R12 Zip Sheathing

After discussion it was decided that Dietz and Co. would come back with more information including a hybrid version of the products in question.

7. Replace Dense Pack Cellulose insulation inside wood exterior studs with Mineral Wool

Committee consensus to leave in budget.

8. Replace stone base with fiber cement panels and cellular PVC trim on building

Committee consensus to leave in stone base due to upkeep and durability concerns with the proposed PVC and aesthetic of cement.

9. Replace stone base at columns with precast concrete base

Committee consensus to leave in stone base on columns due to upkeep, durability, and aesthetic concerns.

10. Replace stamped concrete with brushed concrete on the patio

Committee consensus is to allow the deduct and install the brushed concrete; the design of such to be determined during design development.

12A. & 12 B. Replace post-tensioned Pickleball court with concrete or asphalt

Committee consensus is to continue with the post-tension court due to it providing a 25-year warranty.

14. Replace ceramic tile wainscot in bathrooms with fiberglass reinforced panels

Committee consensus is leaning towards keeping the tile but would like to see a sample of the fiberglass during design development. Option left open.

15. Replace wood gym floor with rubber flooring

Committee consensus is to continue with the wood floor due to the potential cost savings gained from a change to rubber flooring would increase life cycle costs. It was stressed that if it is maintained well the value of spending the money now on the wood floor is fully justified.

Dietz presented two additional cost saving suggestions:

Replace concrete walkway surrounding the site with asphalt.

Committee will determine during design development.

Reduce parking lot size

Committee did not agree with this and elected to have the parking lot size remain as currently designed.

John Hammer from SLR added input regarding the cost of the grass that has been quoted includes \$1/Sq.Ft. due to the requirement of watering to establish the grass. He stressed that this is very important and is there to ensure the contractor provides irrigation for the grass. It was noted that there is no underground irrigation planned here nor is there any at other town buildings.

Next Steps/Public Outreach

There will be a THSA zoom meeting on 9/7 to discuss public outreach. The next committee meeting is Sept. 14 and public outreach will be discussed. The design team is excused from the 9/14 meeting. The Finance Committee public hearing is October 18. It is expected that Lee and his team will be required to attend.

Display boards for the project are currently at Town Hall and will be a voting locations, senior center, and Library.

- Chair Hooper entertained a motion to adjourn. Motion made by Paul Melaragni to adjourn. Seconded by Jack Holloway. Unanimous to adjourn. Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Rebecca Sanderson
Secretary