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TOWN OF WILMINGTON, MA



Senior Center Building Committee Meeting

July 6, 2022

6:00 p.m.

Meeting Minutes

Meeting called to order at 6:01 p.m. by George Hooper, Chair. Location: Town Hall, Room 9

Members present: Diane Allan, Vice Chair, Jack Holloway, Theresa Manganelli, Finance Comm. Terri Marciello, Senior Center Director, Jeff Hull, Town Manager

Absent: Paul Melaragni

Guests: Daniel Pallotta, OPM, Lee Morrisette, Dietz & Co., Wilmington Residents.

George read a letter from Selectman Bendel indicating that Selectwoman Maselli will be replacing him on this committee. He thanked the committee for allowing his participation and looks forward to the future senior center.

- George asked for approval for the minutes of the 6/8/2022 meeting. Motion made by Diane Allan to accept. Theresa Manganelli requested that the minutes reflect the location of the meeting and that it was an open forum. Noted. Unanimously approved with change by all members present.

✚ **Reference Schematic Design Narrative and accompanying design cost estimate plans from Dietz and Co.**

Overview of Documents

Dan Pallotta clarified for the committee that the drawings are not final and are for the purpose of estimating what the cost of the senior center will be. While there will likely be changes, they are not expected to be significant changes that would greatly affect the estimation. A 5% contingency on construction has been included in the estimation. P3 uses 4 categories when determining the contingency; Value Engineering, Errors & Omissions, bona-fide unknowns, and owner directed changes which normally results in the most affect to the contingency budget. A 7.5-10% contingency is included for design and the amount will depend on the designer that is chosen. Dan also stressed that the information is a summary of what the committee has completed up to this point and this is what is being sent to the estimator. There are no decisions to be made for design at this meeting.

Diane asked if it would be possible to add a cost estimate for a total brick building with fieldstone accent and it was noted and will be included as a unit cost on masonry and stone will be part of the estimation.

Lee Morrison explained that the Design Narrative is comprised of all the designs that have been discussed at previous meetings. The schematics and designs will grow as the project progresses. The Narrative discusses architectural, structural, mechanical, electrical, fire suppression, plumbing requirements, and exterior site plan requirements with accompanying design plans.

Jeff Hull asked if there any concerns with delays in supply chain and resulting increased costs. Dan responded that costs are high and unpredictable. However, the cost of wood is declining, and steel is just starting to decline.

He stated that bar joists will not be used as they are being manufactured in Canada and taking over a year to receive. Lee said that the estimator may require a higher contingency to be carried for future supply chain issues. Dan said that his company is watching the MSBA school project budgets very closely and that they are coming in on the high side.

Jeff asked what kind of product will be used for the fire suppression system in the data room. This will be determined by the electrical inspector and the Fire Chief.

Jeff asked if the sewer capacity has been addressed with the DPW. A flow test on the nearest hydrant will be done. If there's no moratorium on adding to the system, then it should not have any restrictions to build.

George asked if there are any rebates that will be available for the VRF system. Dan felt that there should be something available. A discussion ensued about LEED (Leadership in Energy and Environmental Design). LEED is a green building certification program. Lee and Dan explained that it is a very detailed process. There is considerable tracking that would need to be done. Since the implementation of LEED, the building standards have been greatly improved so it's become unnecessary to participate in the LEED program. Lee stated that benchmarks in design can be developed to ensure the efficiency and to balance costs. A discussion ensued about whether the windows will be able to open and how it will affect the potential VRF system. Jeff made the point about proper ventilation being important since Covid. Lee ensured that some windows will be openable and may need to be monitored by management so that the VRF system is not affected negatively. The system can be "amped up" to improve fresh air to reduce airborne viruses.

Resident Comments/Questions

A resident asked for the location of the generator. This to be determined.

Will there be lighting for the pickle ball courts? To be determined in design development. A photometric will be done for all the exterior lighting.

Will the single and companion toilets have automated doors? To be determined fully in the design phase.

Will conduit be installed for the potential of electric vehicle chargers? Yes, as well as there will be conduit for future solar panels.

The flags you see at the site are the locations for boring and test pits.

A resident requested that for future meetings that the committee ensures that the screen presentations are visible to the people watching on WCTV because it is very hard to see and follow the talking points. This will be addressed as much as possible in the future. In the future, as design decisions are made, boards will be placed to show the advancement of the project but there is nothing to post right now.

Boring Update

Dan reported the boring has been completed and they are waiting for the results. Once received, it will be disseminated to the committee. The test pits are to be scheduled soon.

Next Steps

Dan gave a handout to the committee indicating his proposed next steps. Theresa brought up a concern about not having numbers available for free cash and the capital stabilization fund by the time the estimation gets to the Finance Committee. Jeff responded that he feels confident that they will have the numbers they need.

Terri asked about the process and wondered if the committee gone as far as they can go right now until the Finance Committee meeting. Dan stated that the committee has completed phase one of the process. The next phase will be the design phase which will be very detailed.

Public Comments

A resident asked if future meetings will be recorded with WCTV. WCTV representative responded that there are other meetings that take precedence, but every attempt will be made to record them. George explained that they also have the OWL to assist in recording.

- Chair Hooper entertained a motion to adjourn. Motion made by Jack Holloway to adjourn. Seconded by Diane Allan. Unanimous to adjourn. Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Rebecca Sanderson
Secretary