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TOWN OF WILMINGTON, MA



Senior Center Building Committee Meeting

August 17, 2022

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

Meeting Minutes

Meeting called to order at 6:00 p.m. by George Hooper, Chair.

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

Absent: Lilia Maselli, Select Board

Guests: Daniel Pallotta, OPM, Lee Morrisette, Dietz & Co., Alma Crawford-Mendoza, Dietz & Co., Susan Inman, Asst. Town Manager, Wilmington Residents.

**Approval of Minutes**

- Motion to accept the minutes of the July 6, 2022, meeting was made by Theresa Manganelli. Seconded by Jack Holloway. Paul Melaragni abstained. Minutes approved.

✦ Reference: Schematic Design Estimate handout; P3 estimate spreadsheet; Dietz & Co., slide presentation

**Review and Discussion of Construction Estimates**

Dan Pallotta gave an overview of the main construction cost summary with particular attention to the design and construction contingencies that have been included. The total estimate is everything that's been agreed to by the committee to this point. Some small changes that were made to the estimate include: office cubicles moved to the furniture budget, pull down doors for the kitchen and administration are being considered to remove from the budget, and a reduction in plantings on the exterior.

Referencing slides, Lee provided an explanation of potential value engineering items which include:

- Masonry: potential changes to the amount of fieldstone proposed
- Reduce patio size by 50% and remove some planters
- Reduce Pickleball courts by 50%
- Remove Pergola and/or Bocce court

There were short discussions regarding the potential removal of the above items, and it is expected to be discussed in detail at the next meeting after the committee has had the opportunity to fully review all of the information they have been provided.

Dan explained the estimate spreadsheet. He stated that all programming has been addressed within the proposed estimates. He explained that the contingencies will likely reduce as the project moves forward and wants the committee to understand that they are heavily padded due to the current inflation issues.

Lee mentioned that he can provide the committee further cost savings at the next meeting.

Wilmington resident comments:

- It is extremely important to keep in mind the longevity of the building and that it is important to ensure the exterior items are properly addressed due to the expectation that the participation of the senior center will increase in time.
- The number of planters presented seems to be far more than what was in the original plan, and it seems that this can be reduced. There was also concern whether the size of the patio was needed. Terri explained that after lessons learned during the Covid emergency, the outside space has become extremely important and that it had been originally planned to have a large patio.

Diane Allan asked what the expected timeline for construction is. Dan explained that it is estimated to be a 12-14 month construction. Once the project is accepted presumably in November of 2022 by the Select Board, bidding would start end of June, beginning of July of 2023. There is a significant amount of work to be done between November and June. Dan explained the bidding process to the committee and residents. If all goes well, they hope that the building will be open for business by December of 2024.

Diane requested that a cost estimate be brought to the next meeting for an all-brick exterior option.

#### **Update on Borings**

Dan explained that the borings resulted in the discovery of rocky gravel and a higher ground water table. The plan has been adjusted to address the high-water table.

Theresa asked about the traffic study. It has not been started yet and will occur during design development.

#### **Next Steps**

George thanked the members of the committee that were able to come to the previous Select Board meeting. It was determined at the meeting that the Special Town Meeting will be on 11/19/2022 at 9 a.m.

#### **Public Outreach**

Dan felt that any further outreach is approximately 2-3 weeks away as it would be wise to have accurate estimates to be able to provide full disclosure. Jeff Hull explained the budgeting process which coincides with the public outreach to be put out.

- Next committee meeting will be 8/31/22 at Town Hall, Room 9. Lee may attend remotely.

No further comments.

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

Respectfully submitted,

Rebecca Sanderson  
Secretary