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TOWN OF WILMINGTON, MA



Senior Center Building Committee Meeting

May 24, 2023

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

Meeting Minutes

Meeting called to order at 6:00 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., Jeff Hull, Town Manager.

Guests: Susan Inman, Asst. Town Manager, Daniel Pallotta, OPM, Lee Morrisette, Dietz & Co., residents of Wilmington.

Via Zoom/Telephone: Lilia Maselli, Select Board.

- George Hooper asked for approval of the minutes of the March 8, 2023 meeting. Roll Call all approved except for Theresa Manganelli who abstained due to being absent from that meeting. March 8 minutes approved. Minutes of the March 22, 2023 meeting were approved by unanimous roll call vote.

Presentation of Estimates

Dan Pallotta provided the committee with two handouts: a project budget report and the estimate for the site work. The recent estimates were higher than expected therefore, a few changes have already been made to the plan to offset the overage: switching to asphalt on the pickleball courts, switching to asphalt on the walking path surrounding the parking area (walk path in front of and surrounding the building will remain concrete), and changing the stone wainscot inside the lobby area to wood wainscot.

Dan explained that the pre-qualification statements are in process and due by June 2. There will be 5 bids and the middle bid estimate will be awarded.

In addition to the above changes there are other areas that need to be reviewed by the committee as alternatives for removal from the project to reduce costs should the bids come in over-budget as expected.

Presentation and Discussion of Bid Alternates

Lee Morrisette conducted a slide presentation of four possible project alternates for the committee's review and determine order of importance:

- Alt 1: Replace metal roof with asphalt shingles and remove snow guards. Potential savings = \$78,786.00
- Alt 3: Reduce height of the stone at the main entry. Potential savings = \$17,850.00
- Alt 2: Install foundations but delete pergola and obtain via donation or VOC project. Potential savings = \$40,000.00

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- Alt 4: Delete stone base at kitchen exterior. Potential savings = \$11,390.00
- Alt 5: Delete emergency generator but provide conduit and electrical. Potential savings = \$163,049.00. Add in later with capital funds.

In addition to the alternates being presented, Lee presented slides showing what the change from stone to wood wainscot in the interior lobby would potentially look like as well as adding the wainscot in the hall by the exercise and crafts rooms. The committee liked the wood wainscot better than the stone but felt that now something decorative needs to be done around the fireplace. Lee will review and report back.

Lee also informed the committee that at this time \$35,000.00 has been removed from the landscaping budget. This reduction includes most of the plants surrounding the building. Trees remain in the current budget. The committee was very disappointed with this decision and feels that it should be added back to the budget. Dan suggested that it be added as "alt-add" but advised this can complicate the bidding process, so the other option is to add it back into the base.

After much discussion the committee agreed to the following being in kept in the base price:

- Reduce the stone to half-height at the entrance.
- Keep the stone at the back of the kitchen.
- Add the \$35000.00 landscaping.

➤ A motion was made by Theresa Manganelli to accept the alternate priorities suggested by the OPM, Dan Pallotta as follows:

1. Remove Generator
2. Delete metal roof and replace with asphalt shingles
3. Delete the pergola

Paul Melaragni seconded the motion. A roll call vote was obtained, and the result was unanimously approved.

Further discussion:

A resident asked if there would be safety bollards around the building. Lee confirmed that there are more than 30 in the plan. Another resident asked for clarification if a company or person committed to a donation for the pergola that it would have to be done now and Jeff confirmed that it would have to be in before commitment and would require a vote from the Select Board. Susan Inman asked how they would test the generator if there's not one there. A temporary generator will be brought in to ensure that all hookups are functioning prior to completion.

Diane asked if the pickle ball courts could be orientated east to west. Lee explained that the civil engineer had extensive knowledge regarding design of pickleball courts and that the current design maximizes "sun fairness" when the courts are in use.

Dan told the committee that the presentation to the Select Board went very well. Selectman Caira had brought up some concerns and asked the committee to review: Handicap spaces for the pickleball courts, placement of a

call box near the pickleball courts, and moving the dumpster area to the far corner of the property. Lee indicated that if they moved the dumpster area to where Selectman Caira is recommending then it would put it closer to the property line. It is currently designed to be 77 feet from the property line; moving it would put it 30 feet from the property line. The committee agreed the current design is best for the abutters and for access to the dumpsters. The call box and handicap spaces are in the current design.

Next Steps and Future Meetings

Dan reiterated that the pre-qualification is in progress and is due June 2nd. Approximately July 15 the bidding packages will go out to the qualified bidders and should be back by Labor Day. It will take one week to award the contract and it is expected that construction will begin the second to third week of September, 2023. Expected completion will be December, 2024.

Lee told the committee that they would like to bring in a professional kitchen designer to ensure proper design. This would mean an additional cost of \$14,000.00. He would also like to bring in an acoustics specialist to review the current design for proper acoustics and this would be an additional \$2500.00. These costs would need to come out of the contingency fund.

- Theresa made a motion to approve up to \$16,500 to be appropriated for a professional kitchen designer and acoustician. Seconded by Jack Holloway. The motion passed with unanimous approval.

George announced that the next meeting is tentatively scheduled for June 14, 2023. Lee will bring exterior samples for the committee's review. Additionally, upon Terri's request, he will bring room data sheets so that she may review placement of outlets, charging stations, etc.

- George asked for a motion to adjourn. Motion made by Theresa Manganelli. Seconded by Paul Melaragni. Unanimous to adjourn. The meeting adjourned at 7:45 p.m.

Public Comments

No additional comments.

Respectfully submitted,

Rebecca Sanderson
Secretary