

Minutes

Project Name:	Wilmington Wildwood Early Childhood Center	Project Number:	22127
RE:	School Building Committee	Meeting Date:	2/13/2025
Prepared by:	Sarah A. Traniello	Meeting No:	28
Location:	Virtual Remote Participation Meeting via Zoom (recording posted on Wildwood Building Project website, WCTV and YouTube)		
Distribution:	School Building Committee		

Attendees

Wildwood School Building Committee				SMMA OPM
Diane M. Allan	Remote	Dennis Kelley	Remote	Julie LeDuc, Director, OPM Services and Project Manager Remote Sarah Traniello, Assistant Project Manager
Gregory B. Bendel	Remote	Craig Miner	Remote	
Kate Bissell	Absent	Christine Murray	Absent	
Dr. Glenn Brand, Chair	Remote	Judith O’Connell	Absent	Remote
Kevin A. Caira		Christine Prendergast	Remote	
Remote		Paul J. Melaragni	Remote	
Michael Camoscio	Remote	David A. Ragsdale	Remote	Dore+Whittier Architects Lee P. Dore, Principal, Designer Remote Rani Philip, Project Manager Remote Bryce Taft, Designer Remote
Justin Cusce	Remote	Paul Ruggiero	Remote	
Marianne Gallezzo	Remote	Stacey Scott	Absent	
Nicholas Golden	Remote	R. Eric Slagel	Remote	
Christine Holloran	Remote	Stephen Turner	Remote	
John C. Holloway	Absent	Vivian Varbedian, Vice Chair	Remote	

Item No.	Action	Discussion
28.01	Record	Chair, Glenn Brand, called the meeting to order at 6:00 PM. Roll Call of the School Building Committee was performed to account for all of those who are present through remote participation on Zoom. The attendance based on the roll call can be found on page 1 of these minutes. This meeting was conducted through Zoom Webinar as remote participation so those listed as Remote for this meeting were Present and those Absent were not. Remote and absent members are noted above.
28.02	Record	Construction Manager at Risk Procurement Update The Construction Manager at Risk Selection Working Group conducted Interviews with 4 shortlisted Construction Management Firms on Tuesday, February 11 and Wednesday, February 12, 2025. - Tuesday, February 11, 2025: Consigi Construction Co. and W.T. Rich Company Inc. - Wednesday, February 12, 2025 Shawmut Design & Construction and Fontaine Bros., Inc. E. Slagle advised that all 4 Construction Management Firms presented the qualifications, experience and capabilities very well. The members unanimously felt that Fontaine Bros. was the best fit for the project

Item No.	Action	Discussion
		based on their presentation with the important points raised that resonated with each of the members of the working group, scores and feedback, and their proposals. After thoughtful consideration and review of each of their proposals, shared with the School Building Committee, the Construction Manager at Risk Selection Working Group recommends the approval of Fontaine Bros. for the Wilmington Elementary School project. The interview videos were shared with the School Building Committee members each evening at the conclusion of the 2 interviews. • School Building Committee Members shared their feedback with the Working Group. • Some of the things that Fontaine Bros. provided in their presentation was a comfort level that the team knew the scope of the operation with hyperfocus on what the Town of Wilmington needed and what the project needed to be successful. • All of the Fontaine Bros. Principals are going to be active on the project on the day-to-day activities. • This kind of project is all Fontaine Bros. Construction does, this is their market and their specialty, everything is about getting it right in their marketplace. • Fontaine Bros. team focus is with their full team • Showed up with the phasing schedule mocked up, arranging the bidding process in such a way to cut down the costs to the Town by eliminating the layers of markup that can be incurred, arrangements made for cueing off-site deliveries nearby to the site to avoid traffic congestion issues that might plague the abutters and neighbors during parent pick-up and drop-off and working through the differences of the 2028 delivery of the new school with adjusted turnover allowing for opening earlier. • Fontaine Bros. record of being on time and on budget is excellent. • D. Ragsdale advised that Fontaine Bros. gave the most detail of their deep dive of getting to a Yes Vote with their knowledge of the project and the Town from their research. • V. Varbedian made a motion to approve the Construction Manager at Risk Selection Working Group's recommendation of Fontaine Bros. to execute a Notice to Proceed and C. Prendergast seconded the motion. ○ Roll call vote, motion carried by unanimous vote. ○ C. Miner abstained from voting. • There were a lot of great ideas that were proposed by each of the other Construction Management at Risk firms i.e. billboard on the edge of Rt. 93 advertising the project, Cx Agent on the project from earlier in the project, hiring a PR consultant when necessary to help get out the vote, etc.
28.03	Record	Public Comments – None

Item No.	Action	Discussion
28.04	Record	Discussion and Committee Questions – None.
28.05	Record	Correspondence – Questions submitted to the Wilmington Public Schools and/or Town Manager's office are shared with the SBC and will be incorporated into upcoming Frequently Asked Questions.
28.06	Record	Next Meeting: Wednesday, March 5, 2025 at 6:30pm Wilmington High School, Large Group Instruction Room
28.07	Record	Adjourn G. Brand thanked the committee for their efforts and invited a motion to adjourn. – P. Melaragni motioned to adjourn. G. Bendel seconded the motion. Roll call vote, motion carried by unanimous vote.

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes.

[https://smma365.sharepoint.com/sites/22127/22127_ProjectDocs/A ADMINISTRATION/A4 OWNER, SMMA MEETINGS & AGENDAS/A4-01 Client/A4-01.1 SBC/2025/2025_02_13 SBC Meeting/Wilmington Minutes_13February2025.docx](https://smma365.sharepoint.com/sites/22127/22127_ProjectDocs/A%20ADMINISTRATION/A4%20OWNER,%20SMMa%20MEETINGS%20&%20AGENDAS/A4-01%20Client/A4-01.1%20SBC/2025/2025_02_13%20SBC%20Meeting/Wilmington%20Minutes_13February2025.docx)