



Town of Wilmington

Wilmington School Building Committee
121 Glen Road Wilmington, 01887

Meeting Minutes Thursday, April 3, 2025

Dr. Glenn Brand called the meeting to order at 6:00 PM.

Ms. Vivian Varbedian proceeded to make a roll call of attendance.

Present: Diane Allan, Greg Bendel, Glenn Brand, Kevin Caira, Michael Camoscio, Maryanne Gallezzo, Nicholas Golden, Dennis Kelley, Paul Melaragni, Greg Minor, Judy O'Connell, Paul Ruggiero, and Eric Slagle.

Absent: Kate Bissel, Justin Cusce, Christine Holloran, John Holloway, Christine Murray, Christine Prendergast, David Ragsdale, Stephen Turner, and Stacey Scott.

DISCUSSION OF CONSULTANT CONTRACTS

Dr. Brand turned the room over to Mr. Slagle. Mr. Slagle made committee members and viewers at home that the contract for OPM and Design Services are structured by MSBA to expire at the end of Schematic Design Phase. For purposes of the OPM contract, after multiple meetings with the Leadership Teams, SMMA, MSBA, Town Counsel, and various Committee Members, it has been determined that the Town will not be moving forward with SMMA acting as the OPM for the construction phase of the project. Mr. Slagle added that the town had chosen not to exercise the option to make a change in key personnel, rather SMMA has indicated that they would amicably part ways.

Mr. Slagle explained that the town would need to go out to bid for OPM services and that MSBA has provided an outline of how that process would look. A request for services will need to be submitted by April 17th, 2025. Mr. Slagle provided an overview of the required advertising requirements and timeline, resulting in the approval of a new OPM in early July. Mr. Slagle clarified that the Schematic Design Phase would not end on May 1st in conjunction with the submission of the Schematic Design but would end after the June 25th MSBA hearing; SMMA would be assigned to the project until then.

Mr. Slagle explained that Dore and Whittier, as well as the Construction Manager At-Risk firm, Fontaine Bros., Inc., had been notified of the Town's standpoint. Mr. Slagle added that despite parting ways with SMMA, the town still has two excellent firms assigned to the project. Mr. Slagle added that the two firms would be responsible for establishing preliminary estimates, and that SMMA offered \$35,000 from their contract for Fontaine Bros., Inc., and Dore and Whittier to do so.

Mr. Slagle informed the Committee that the new OPM will be hired within the budget that was submitted with the 30-11 form. Mr. Slagle explained that most OPMs are aware of similar situations happening, and that he was aware of multiple firms looking forward to bidding on this project.

Mr. Slagle stated that he is fully prepared to execute an amendment with Dore and Whittier for them to continue their services through the construction phase of the project. From his perspective, he was impressed with their flexibility and ability to listen to what the town is saying and bring the design closer to what the town wants. Mr. Ruggiero agreed with Mr. Slagle. Mr. Golden expressed that he was impressed with how they handled the abutters meeting. Mr. Bendel stated that he had been impressed with Rani Phillips of Dore and Whittier, specifically her thoroughness and ability to answer questions. Dr. Brand added that behind the scenes communication has been excellent, and that they have been wonderful to work with. Ms. Allan agreed, stating that she was pleased with their performance so far.

Dr. Brand asked Mr. Slagle if the committee would need to take any action at tonight's meeting with respect to either contract. Mr. Slagle clarified that the committee would be voting on an extension of the Dore and Whittier contract later in the summer.

Ms. O'Connell stated that Mr. Slagle had taken a very methodical approach as a new manager, not rushing any decisions, reaching major milestones in the process, and reaching a collective decision. Ms. O'Connell also added that MSBA had reassured the town that changing OPMs would not negatively affect the project. Mr. Bendel added that the Yentile Farm Project had seen a change in management, and the project had turned out quite well.

VOTE TO ESTABLISH AN OPM REVIEW COMMITTEE (VOTES MAY BE TAKEN)

Mr. Slagle noted that he had asked folks to participate as members of the OPM Review Committee, and that the committee will have a window of May 21st through June 11th, to shortlist firms, interview, have a meeting to select an OPM and to prepare a selection package to provide MSBA. Mr. Slagle stated it would be beneficial to have Mr. Kelley on the Committee, along with Paul Melaragni, Paul Ruggiero, and Judy O'Connell; given their experience and involvement with the project. Mr. Slagle stated that one more member is needed. Ms. Allan volunteered, explaining that she had been involved in a similar process for the Senior Center.

Mr. Slagle made a motion to appoint Mr. Kelley, Paul Melaragni, Paul Ruggiero, Judy O'Connell, and Diane Allan to the OPM Review Committee, seconded by Craig Minor and voted unanimously:

VOTED: To appoint Mr. Kelley, Paul Melaragni, Paul Ruggiero, Judy O'Connell, and Diane Allan to the OPM Review Committee.

DISCUSSION/NEW ITEMS

Ms. O'Connell advised that the water bill inserts had been completed by Shawsheen Tech, and had come out great. These will be delivered to the Treasurer/Collector's Office by April 17th. Ms. O'Connell thanked Mr. Camoscio for establishing a working relationship with Shawsheen Tech, as he had handled the prior water bill insert order. Dr. Brand also thanked Mr. Camoscio for bringing up the Fourth of July Celebration and how to incorporate advertisement materials into the event.

ADJOURNMENT

At the conclusion of the discussion, being no further business, a motion was made by Ms. Varbedian for the Wilmington School Building Committee to adjourn, seconded by Mr. Craig and voted unanimously:

VOTED: That the Wilmington School Building Committee adjourn.

The meeting adjourned at 6:27 pm.

Respectfully submitted,

Thomas F. Donahue