



Town of Reading Meeting Minutes

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READING, MA.
2023 JUN 22 AM 7:28

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Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2023-05-22

Time: 6:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Session: Open Session

Purpose: General Business

Version: Final

Attendees: **Members - Present:**

Chair Pat Tompkins, Vice Chair Carla Nazzaro, John Coote, Karen Gately Herrick, Kirk McCormick, Ed Ross, Greg Stepler, Nancy Twomey

Members - Not Present:

Sarah McLaughlin

Others Present:

Town Manager Fidel Maltez, Business Administrator Jayne Wellman (remote), Facilities Director Joe Huggins, Assistant Facilities Director Kevin Cabuzzi, Sarah Leveque (remote), Vivian Varbedian (remote), Michael Carroll (remote), Deborah Marai (remote), Joseph Naughton (remote, 6:14 pm)

Minutes Respectfully Submitted By: Jacquelyn LaVerde

Topics of Discussion:

Call to order:

Chair Pat Tompkins called the meeting to order at 6:01 pm.

Roll Call Attendance: Karen Gately Herrick, Nancy Twomey, John Coote, Kirk McCormick, Carla Nazzaro, Ed Ross, Greg Stepler, Pat Tompkins.

Discussion on OPM Interviews and Process / Discussion and Vote on Top 3

Respondents:

Chair Pat Tompkins thanked the Interview Subcommittee members for a job well done on the four back-to-back OPM interviews. John Coote noted that the subcommittee unanimously ranked the firms interviewed in the same order. The top ranked was TERVA Corporation, second was Colliers, then Anser and Hill International. Carla Nazzaro noted that the subcommittee was most comfortable with TERVA, as their group seemed to mesh well together, seemed knowledgeable and excited about the project, and made it clear they would be accessible.

The Committee discussed and agreed on the recommendations and order of the rankings: TERVA, Colliers, Anser, and Hill. There was some concern about Colliers contracting out some services, and some references did not give the strongest "we love them" impression. Anser seemed to have only one person in charge of the project, and references seemed to only refer to that one person. Though Committee members agreed that they would be comfortable with any of the four firms that were interviewed. Karen Gately Herrick asked for input for the KSBC into the selection of the daily construction manager from Colliers. Town Manager Fidel Maltez confirmed that if it got to that point, they could ask the question. He also suggested that one member of the Committee be appointed to aid in contract negotiations. Kirk McCormick agreed to be the representative.

On a motion by Carla Nazzaro, seconded by Ed Ross, the Killam School Building Committee voted 8-0-0 to rank the top three respondents as: #1 TERVA Corporation, #2 Colliers Project Managers, and #3 Anser Advisory.

Roll call vote: Karen Gately Herrick – Yes, Nancy Twomey – Yes, John Coote – Yes, Kirk McCormick – Yes, Carla Nazzaro – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes.

Vote to Direct Town Manager to Execute Contract with OPM:

On a motion by Carla Nazzaro, seconded by Karen Gately Herrick, the Killam School Building Committee voted 8-0-0 to direct the Town Manager to execute a contract with TERVA Corporation and include Kirk McCormick as the Killam School Building Committee Representative.

Roll call vote: Karen Gately Herrick – Yes, Nancy Twomey – Yes, John Coote – Yes, Kirk McCormick – Yes, Carla Nazzaro – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes.

Next Meeting Dates/Future Agenda Items:

Mr. Maltez stated that he will contact TERVA immediately. The MSBA submittal will need to be submitted by June 14th for MSBA to be able to review and vote at their meeting on July 10th. Once approved by the MSBA, Reading can proceed with officially executing the contract, and decide on a designer shortly thereafter. The next meeting is scheduled for July 17th following the decision by the MSBA. An additional meeting can be scheduled in the interim if needed.

Approve Minutes from Previous Meeting:

On a motion by Nancy Twomey, seconded by Karen Gately Herrick, the Killam School Building Committee voted 8-0-0 to approve the meeting minutes of May 15, 2023, as submitted.

Roll call vote: Karen Gately Herrick – Yes, Nancy Twomey – Yes, John Coote – Yes, Kirk McCormick – Yes, Carla Nazzaro – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes.

On a motion by Karen Gately Herrick, seconded by Kirk McCormick, the Killam School Building Committee voted 8-0 to adjourn at 6:34 pm.