Town of Reading
Meeting Minutes

2016-09-22 LAG

Board - Committee - Commission - Council:

Permanent Building Committee Killam School Building Committee

Date: 2024-06-17 Time: 7:00 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:**

Carla Nazzaro, Karen Gately Herrick, John Coote, Pat Tompkins, Nancy Twomey

Members - Not Present:

Kirk McCormick, Sarah McLaughlin, Greg Stepler, Ed Ross

Others Present:

Town Manager Matt Kraunelis, Assistant Town Manager Jayne Wellman, Mike Carroll, Shirley Ng, Jenni Katajamaki

Minutes Respectfully Submitted By: Caitlin Nocella

Topics of Discussion:

Chair Carla Nazzaro called the meeting to order shortly after 7:00 PM and reviewed the agenda.

<u>OPM Team Update</u>
Mike Carroll, Project Director of Colliers, introduced Shirley Ng as the new Project Manager. Ms. Ng gave the board a bit about herself and her background. Mr. Carroll then explained they will send a letter to the MSBA with the change and request a new organization chart. They will request the School Building Committee to also vote to accept the change.

Carla Nazzaro moved to accept Shirley Ng as the new project manager for Colliers. The motion was seconded by Karen Gately Herrick.

Ms. Herrick felt this change should have come to the full board sooner for approval.

The motion was approved with the following roll call vote:
Tompkins – yes; Herrick – yes; Coote – yes; Twomey – yes; Nazzaro – yes.

<u>Designer Report</u>
Jenni Katajamaki from Lavallee Brensinger Architects gave the board an update. She noted that the following tasks were completed since the last meeting: hydrant flow test, environmental soil testing, geotechnical investigation. The HVAC system selection process is in progress as well as the revision of site plans based on RFD access requirements.

She went over the MSBA schedule. They are currently reviewing PDP submittal; they do not know how long the review will take but they are guessing about 60 days.

She went over the PSR Process noting their goal is to select an option in early August. They will work on limiting the options further. She gave an overview of the SBC upcoming meetings and what will be on the agendas; they will meet seven times between now and the August 12th date to approve.

Mr. Coote noted one of the options is geothermal, but they don't have enough information right now to make a rational decision and he does not feel they will have all that information by August 12. It was noted this should be discussed in the next sustainability meeting. Ms. Katajamaki also noted they are early in making this decision so there is some flexibility in this.

Ms. Katajamaki explained the current criteria they are discussing to help reduce the options. Some of the criteria are the height and scale, footprint, internal organization, phasing/swing space, and pre-K options. It was noted that they met with the educational team to get their thoughts on the internal organization and those comments will be shared with the committee.

The geotechnical report came back but there was nothing in it that was different from the last update. They also got the environmental soil testing findings from 6 borings that were analyzed. The results noted no VOCs, SVOCs, TPH, PCBs, pesticides, herbicides, or MCP 14. Total metals were reported at concentrations exceeding MCP RCS-1 Reportable Concentrations.

The hydrant flow test came back adequately, and a fire pump is not required.

Ms. Katajamaki gave an update on the HVAC system selection process. On May 21 they met to review initial options with the sustainability subcommittee. The next meeting will be July 9 to review options with cost estimates and incentives and get the sustainability committee to rank the options. For Plant Design Options, they are looking into four different Plant Systems: full geothermal, hybrid geothermal, air source VRV system, and air-cooled chiller and boiler. For room level design options, they are looking into three different options: displacement ventilation, chilled beams, or air source or water source VRV system. The next steps will be to meet on July 9 with the sustainability committee and then a community meeting on July 15.

OPM Report

Mike Carroll noted there is not a lot new with the financials from last month. Currently working on an overall project budget of 2.2 million. They are going to ask for a couple of adjustments today including revising the contingency. He explained the two new items for estimating services and to cover the contract for KartoonEDU. He would like a vote of acknowledgment on these. He went through the three new commitments: LBA Amendments 6 and 7, and the KartoonEDU contract.

Ms. Nazzaro explained the KartoonEDU contract and showed the board a video of the work they did in Scituate.

Carla Nazzaro moved to approve the LBA contract Amendments 6 and 7, John Coote seconded; motion passed with a unanimous roll call vote.

Carla Nazzaro moved to acknowledge the contract with KartoonEDU, seconded by Karen Gately Herrick; motion passed with a unanimous roll call vote.

Mr. Carroll then explained three invoices from Colliers.

Mr. Carroll went into the total project budget discussion. He noted that they are very early in the process and there are still a lot of options and decisions to make. These numbers he provided are very rough based off some different options/assumptions. He explained design contingency vs. construction contingency vs. owner's contingency. One of the bigger unknowns right now is the swing space. He went on to explain how and where he got all the numbers from and what was assumed or used to come up with these numbers. The board discussed these estimates.

Approve Invoices

Carla Nazzaro moved to approve Colliers April, Colliers May, and LBA April invoices. Karen Gately Herrick seconded the motion, and it was approved with a unanimous roll call vote.

Minutes

Nancy Twomey moved to approve the May 9, 2024 meeting minutes. Karen Gately Herrick seconded the motion, and it was passed with a unanimous roll call vote.

Future Agendas

July 8th will be their next meeting.

Karen Gately Herrick moved to adjourn the meeting at 8:51 pm with a second from Nancy Twomey. Motion passed with a unanimous roll call vote.