



Town of Reading Meeting Minutes

2016-09-22 LAG

Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2024-07-08

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:**

Chair Carla Nazzaro, John Coote, Chris Haley, Kirk McCormick, Sarah McLaughlin (remote), Ed Ross, Greg Stepler, Pat Tompkins, Nancy Twomey

Members - Not Present:

Others Present:

Colliers Project Manager Shirley Ng (remote), Colliers Project Director Mike Carroll, LBA Project Manager Jenni Katajamaki, LBA Architect Leigh Sherwood, Town Manager Matt Kraunelis, Assistant Town Manager Jayne Wellman, School Superintendent Tom Milaschewski, Doctoral Resident Barbara Best, Killam Principal Lindsay Fulton, Director of Facilities Joe Huggins (remote), Assistant Director of Facilities Kevin Cabuzzi (remote), Mollie O'Keeffe -RMLD (remote);
School Committee Members: Chair Tom Wise, Vice Chair Erin Gaffen, Shawn Brandt (remote);
Meghan Young, Gena Pilyavsky, Rebecca Bailey, Angela Binda, Jeff Dietz, Karen Gately Herrick, Geoffrey Coram, Melissa Murphy (remote), Donna Brewer (remote), Eleanor Sedor (remote)

Minutes Respectfully Submitted By: Jacquelyn LaVerde

Topics of Discussion:

This meeting was held in-person in the Town Hall Select Board Meeting Room and remotely via Zoom.

Call to order

Carla Nazzaro called the meeting to order at 7:00 pm.

Roll call: Sarah McLaughlin (remote), John Coote, Kirk McCormick, Ed Ross, Greg Stepler, Pat Tompkins, Nancy Twomey, Chris Haley, Carla Nazzaro.

School Committee Chair Tom Wise called the School Committee to order at 7:00 pm.

Roll call: Sarah McLaughlin (remote), Carla Nazzaro, Shawn Brandt (remote), Tom Wise.
Erin Gaffen joined the meeting shortly after roll call.

Ms. Nazzaro introduced new member Chris Haley to the KSBC and thanked Karen Gately Herrick for all of her work on the Committee.

Public Comment

Angela Binda of 10 Orchard Park Drive shared draft meeting minutes of the School Building Appointment Committee from June 2022. She stated that she hoped a legal opinion was not formed based on draft minutes, and shared her reasons for requesting Karen Gately Herrick not be removed from the Committee.

Gena Pilyavsky of 3 Harriman Avenue shared his experience following the process of the KSBC. He expressed his disappointment at Ms. Herrick's removal by the Select Board and questioned the impact of her removal on the project and in the community.

Rebecca Bailey of 17 Forest Glen Road read a statement from her neighbor, Tara Gregory of Pleasant Street, who was unable to attend this evening's meeting, and noted that she agreed with the sentiments of the letter. Mx. Gregory's letter expressed their discontent with Ms. Herrick's removal and the removal process from the KSBC, and noted Ms. Herrick's contributions to the project.

Meghan Young addressed the Committee and expressed her disappointment with the way Ms. Herrick was removed from the Committee. She encouraged the committee to take the appropriate actions and make decisions as a committee not as individuals.

Jeffrey Dietz of 10 Orchard Park Drive expressed his disappointment with the apparent politics involved with Ms. Herrick's removal from the Committee.

Karen Gately Herrick of the Select Board, 9 Dividence Road, stated that she does not believe the action to remove her was taken correctly. She requested that the School Building Appointment Committee follow the procedure outlined in the Charter. She also noted that the MSBA says that the applicant should make a reasonable effort to ensure the continuity of membership of the School Building Committee for the life of the project.

Ms. Nazzaro stated that it has been difficult balancing the transparency to the committee and to the constituents, in addition to meeting the needs of the project, and being respectful of those involved.

KSBC Liaison Reports

No reports.

KartoonEDU Video Content Discussion

Superintendent Dr. Tom Milaschewski introduced Barbara Best who will be a doctoral resident in the district for the upcoming year.

Dr. Milaschewski explained that the intent of the videos created by KartoonEDU is to provide factual information about the project, and there is nothing in the videos that can push voters one way or another or promote a social agenda. Dave Kartunen has created such videos for several other communities, and will be producing six videos for Reading. Dr. Milaschewski reassured the Committee that the videos will not push for a vote one way or another.

Colliers Project Director Mike Carroll noted that the team working on these videos has worked with the Attorney General's Office to ensure there is no bias one way or the other in the videos.

Full Pre-K: Under One Roof

Dr. Milaschewski explained that RISE is the integrated preschool program in the community that serves students with and without disabilities. It is tuition-based, though it is free of cost for students with disabilities. There are ten class sections across three sites: two at Wood End, three classes at Killam, and the rest in the basement of the High School. There are 150 students and a waitlist of 64 tuition-based students. The need is expected to increase in the coming years.

Consolidating all RISE classes at the new Killam would benefit the community in several ways. Having RISE under one roof would bring appropriate oversight, ensure consistency in curriculum, enable and encourage collaboration across staff, allow staff to more effectively allocate resources, streamline administration and support, enhance family engagement, and provide easier and better access to support and services that are currently stretched across three sites. It will also benefit the district by opening up two classrooms at Wood End, which will help anticipated future enrollment increases and growing student needs; and freeing up space at the High School that can be used to expand, and open grant funding opportunities for, the Innovative Pathways program.

If consolidated, there will be two additional RISE classrooms at the Killam, which will not eliminate the waitlist, but will provide spaces for about 20 to 30 more students.

Designer Report

LBA Project Manager Jenni Katajamaki stated that the goal for this evening is to reduce the number of options. Tasks completed since the Committee last met include: HVAC system selection in process, met with Reading Fire Department on access requirements, and work to reduce options to continue to advance the design. LBA anticipated that the MSBA would have completed their review of the PDP a week ago, so the OPM contacted MSBA for an update. Cost estimates are coming up, which is why it is important to reduce the options.

Pre-K Cost Analysis

Ms. Katajamaki reviewed the total project budget and focused on reimbursable portions of the RISE spaces. Using the compact three-story scheme B1 with full pre-k and scheme B2 with partial pre-k for comparison the total project cost for B1 is estimated at \$117 million to \$136 million, with the Town share estimated between \$79 million and \$98 million. The estimated Pre-K cost is between \$13.2 million and \$16.8 million, with the Town share being \$8.8 million to \$12 million.

Options Reduction Strategy

Ms. Katajamaki and LBA Architect Leigh Sherwood reviewed the revision criteria for the Committee including building height and scale, footprint, internal organization, phasing and swing space and Pre-K enrollments. They also reviewed the floor plans, site plans of the six Pre-K options and four partial Pre-K options and asked the Committee to advise which options to investigate further. The Committee discussed and the consensus was to pursue options with full Pre-K.

Nancy Twomey made a guidance motion for the designer to further explore new school options B1 and E2, with full pre-k enrollment. Both will utilize the new E2 site design. The motion was seconded by Ed Ross.

Roll call vote: Chris Haley – Yes, Kirk McCormick – Yes, Nancy Twomey – Yes, John Coote – Yes, Pat Tompkins – Yes, Ed Ross – Yes, Greg Stepler – Yes, Sarah McLaughlin – Yes, Carla Nazzaro – Yes.

Approval of Prior Meeting Minutes

On a motion by Nancy Twomey, seconded by Pat Tompkins, the Killam School Building Committee voted 6-0-3 to approve the meeting minutes of June 17, 2024 as submitted, with Kirk McCormick, Sarah McLaughlin, and Chris Haley abstaining, as they were not present at that meeting.

Roll call vote: Kirk McCormick – Abstain, Sarah McLaughlin – Abstain, John Coote – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Abstain, Carla Nazzaro – Yes.

Future Agenda Items and Next Meeting Dates

Members requested a discussion on the removal of member Karen Herrick, a discussion on reorganizing, a discussion on the roles and responsibilities of the Committee members and the Chair, and discussion on the Appointment Committee, nomination process, and MSBA requirements. The OPM will also be discussing the PSR at upcoming meetings, and will seek

guidance on whether to pursue the CM At-Risk or Design-Build-Build process for construction.

On a motion by Erin Gaffen, seconded by Carla Nazzaro, the School Committee voted 5-0-0 to adjourn at 9:18 pm.

Roll call vote: Sarah McLaughlin – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes, Tom Wise – Yes, Erin Gaffen – Yes.

On a motion by Ed Ross, seconded by Greg Stepler, the Killam School Building Committee voted 9-0-0 to adjourn at 9:18 pm.

Roll call vote: John Coote – Yes, Kirk McCormick – Yes, Sarah McLaughlin – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Yes, Carla Nazzaro – Yes.