



Town of Reading Meeting Minutes

2016-09-22 LAG

Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2024-09-30

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, Shawn Brandt (remote), John Coote, Chris Haley, Kirk McCormick (remote), Greg Stepler, Nancy Twomey

Members - Not Present:

Vice Chair Pat Tompkins, Ed Ross

Others Present:

Town Manager Matt Kraunelis, Assistant Town Manager Jayne Wellman (remote), Chief Financial Officer Sharon Angstrom (remote), School Superintendent Thomas Milaschewski (remote), Colliers Project Manager Shirley Ng, LBA Project Manager Jenni Katajamaki, Colliers Project Director Mike Carroll (remote), LBA Architect Leigh Sherwood, Killam Principal Lindsey Fulton (remote), Facilities Director Joe Huggins (remote), Assistant Facilities Director Kevin Cabuzzi (remote), Mollie O'Keeffe - RMLD, Wini (remote), Pay Porter (remote), Laura Stellar (remote)

Minutes Respectfully Submitted By: Jacquelyn LaVerde

Topics of Discussion:

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

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

Roll call attendance: Shawn Brandt (remote), Kirk McCormick (remote), John Coote, Chris Haley, Greg Stepler, Nancy Twomey, Carla Nazzaro.

Public Comment

Ray Porter, RMLD Commissioner, of 529 Franklin Street, recommended The Committee consider including solar in the schematic design, which can act as emergency power and serve as a battery backup for outages.

Mollie O'Keeffe, System Integration Engineer of RMLD, agreed with Mr. Porter's comments, and stated that RMLD is very interested in partnering with the Killam School Building Project and investigating sources for battery backup and sizing the solar system.

Liaison Reports

There were no liaison reports.

OPM Update **Financial**

Colliers Project Manager shared updates on the Project Budget and Cost Analysis. There were no new project budget adjustments to report.

There was a new amendment for committed costs. LBA had submitted amendment 8 for "TEDI" energy modeling to meet the stretch code in the amount of \$16,500. The funds for this consulting were anticipated and budgeted for, so there was no budget adjustment needed for this amendment.

Ms. Ng also presented a summary of Colliers and LBA invoices from July and August, and cash flows. Actual expenditures are still below estimates.

On a motion by Nancy Twomey, seconded by Greg Stepler, the Killam School Building Committee voted 7-0-0 to acknowledge \$16,500 for LBA for Amendment 8 for TEDI Energy Modeling.

Roll call vote: Shawn Brandt – Yes, Kirk McCormick – Yes, John Coote – Yes, Chris Haley – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, Carla Nazzaro – Yes.

On a motion by Nancy Twomey, seconded by Greg Stepler, the Killam School Building Committee voted 7-0-0 to approve the charges from 8/19/24 thru 9/17/24 including Lavallee Brensinger Architects and Colliers Project Leaders. Roll call vote: Shawn Brandt – Yes, Kirk McCormick – Yes, John Coote – Yes, Chris Haley – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, Carla Nazzaro – Yes.

MSBA Reports

MSBA reports are submitted every month, and there is nothing new to report at this time. The OPM is responding to questions from the MSBA on the Preliminary Design Program (PDP) submittal. The OPM and Designer presented to the Facility Assessment Subcommittee (FAS). There was also a meeting with the MSBA on the Schematic Design.

Designer Update

MSBA-FAS Presentation Update

LBA Architect Leigh Sherwood presented an overview of the Facilities Assessment Subcommittee (FAS) meeting. The feedback from the FAS was positive, and the project is now in the Schematic Design phase.

The presentation to the FAS included a 3-dimensional image to show them how the scale, distance, and height of the building could look; a map of the district and how the RISE program is dispersed; the pillars created through community engagement that were used to judge the objectives of the project; the number and types of outreach and workshops conducted; an overview of the educational visioning process; an overview of the district program and goals; a summary of realistic sustainability goals; a review of the existing site conditions; the proposed site and floor plans; a basic timeline; and preliminary cost analysis. A few days after the presentation to the FAS, the MSBA indicated the designer could move on to the schematic design phase.

Schematic Design Work Plan

LBA Project Manager Jenni Katajamaki reviewed the proposed schedule for schematic design. MSBA is still reviewing the PSR. Based on how well the FAS meeting went, it is anticipated the MSBA will vote to move the project into the schematic design phase at their board meeting on October 30th. The plan includes working with the Educational Leadership Team (ELT), reviewing the program and doing room data sheets and layouts, instructional and audio-visual technology, a look at safety and security, and cost estimating. The Schematic Design will be submitted to the MSBA on February 10th. Additional schematic design tasks include a geotechnical investigation, LEED scorecard, energy feasibility study, code review, identification of food service equipment needed, traffic analysis, meetings with town staff, and a study on generator size for emergency power.

In order for the SBC to decide whether a full geothermal system or hybrid geothermal system will be used, the energy feasibility study will assess site logistics, the number of

wells needed, the layout of wells onsite, the layout of site utilities coordinated with those wells, a cost comparison including first cost, lifecycle cost, and incentives, and information on reliability and operating costs from other geothermal projects.

Facilities Director Joe Huggins noted that he spoke with the Lexington Facilities Director about the Hastings Elementary School that was completed just as COVID started. He learned that Lexington's HVAC work is all done in-house, and Reading's Facilities department would have to grow and/or adjust service contracts. It will be more expensive to maintain a new, state-of-the-art building. But because the Hastings School is still so new, and systems are still under warranty, he was not able to obtain spending costs for mechanical breakdowns.

Next steps include the MSBA board meeting on October 30th, SBC meetings on October 21st and November 20th, and community meetings.

Meeting Minutes

On a motion by Nancy Twomey, seconded by Greg Stepler, the Killam School Building Committee voted 7-0-0 to accept the August 12, 2024 meeting minutes. Roll call vote: Shawn Brandt – Yes, Kirk McCormick – Yes, John Coote – Yes, Chris Haley – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, Carla Nazzaro – Yes.

Next KSBC Meeting – October 21st, 2024

The next meeting is scheduled for October 21st for a Schematic Design update and Project delivery method. Following that, the Committee agreed to schedule the following meeting for November 20th for the HVAC system selection, so as not to conflict with Town Meeting.

Adjourn

On a motion by Nancy Twomey, seconded by Greg Stepler, the Killam School Building Committee voted 7-0-0 to adjourn at 8:10 pm. Roll call vote: Shawn Brandt – Yes, Kirk McCormick – Yes, John Coote – Yes, Chris Haley – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, Carla Nazzaro – Yes.