



Town of Reading Meeting Minutes

Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2024-10-21

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, Vice Chair Pat Tompkins, Shawn Brandt (remote), John Coote, Chris Haley, Kirk McCormick (remote), Ed Ross, Greg Stepler (remote)

Members - Not Present:

Nancy Twomey

Others Present:

Town Manager Matt Kraunelis, Chief Financial Officer Sharon Angstrom (remote), Assistant Town Manager Jayne Wellman (remote), Killam Principal Lindsay Fulton (remote), Facilities Director Joe Huggins (remote), Colliers Project Director Mike Carroll, LBA Project Manager Jenni Katajamaki, LBA Architect Leigh Sherwood (remote), Karen Herrick (remote), Jack (remote 7:58 pm), Laura Stella (remote 8:11 pm)

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: Pat Tompkins, Shawn Brandt (remote), John Coote, Chris Haley, Kirk McCormick (remote), Ed Ross, Greg Stepler (remote), Carla Nazzaro. Not present: Nancy Twomey.

Public Comment

There was no comment from the public.

Liaison Reports

John Coote requested a response from LBA on comments on the geotechnical report. LBA Project Manager Jenni Katajamaki stated that she will follow up.

OPM Update

Financial

Colliers Project Director Mike Carroll stated that they have been working with the Massachusetts School Building Authority (MSBA) on budget revision requests. The MSBA advised shifting items that were allocated under the "Contingency" line item to the "Other Project Costs" line item to be consistent with MSBA paperwork.

Expenditures this month include an invoice from LBA and an invoice from Colliers.

LBA also invoiced for Amendment #9 for \$2,753.94 for reimbursable presentation boards.

On a motion by Pat Tompkins, seconded by Chris Haley, the Killam School Building Committee voted 8-0-0 to approve Colliers invoice number 988260 in the amount of \$16,870, LBA invoice number 20910 in the amount of \$71,612.80, and LBA Amendment number 9 in the amount of \$2,753.94.

Roll call vote: Pat Tompkins – Yes, Shawn Brandt – Yes, John Coote – Yes, Chris Haley – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Carla Nazzaro – Yes.

MSBA Report

Mr. Carroll shared Colliers's monthly report to the MSBA, which included the financials he just reviewed, as well as the master schedule provided to the MSBA.

Discuss and potential vote on Chapter 149 vs. 149A

Mr. Carroll provided an explanation and comparison of construction delivery methods. Chapter 149 is also known as General Contractor (GC), or Design, Bid, Build (DBB). Chapter 149A, is also known as Construction Management At-Risk (CM@R).

The traditional GC/DBB method requires documents to be 100% complete before going to bid, and is awarded to the lowest, responsible, eligible, and pre-qualified bidder. Contractors and subcontractors must be prequalified on projects estimated at \$10 million or over. The contract is based on a lumpsum amount, and work not shown in the bid documents will require a change order.

The CM@R process will require approval from the Office of the Inspector General in advance for projects over \$5 million. Having the Construction Manager retained early in the process provides additional expertise on budget, schedule, logistics, and constructability. CM@R is selected based on qualifications, then fees can be negotiated. The prequalification of subcontractors still applies. CM@R has greater ability to have early packages and allow construction to begin prior to the full completion of design. Mr. Carroll further reviewed the differences between the two methods, and recent MSBA projects and costs done using both methods. MSBA no longer gives additional reimbursement for CM@R. The Committee discussed at length the benefits and drawbacks of both processes.

Designer Update

Review MSBA PSR comments

LBA Project Manager Jenni Katajamaki shared which spaces MSBA will reimburse including: all 20 classrooms for grades one through five; the science, technology, and engineering space and storage room; specialist offices for literacy, math, and reading; multi-language learner classrooms; adaptive physical education space; and the twelve RISE pre-k classrooms. MSBA will not participate in funding: the extra 1,150 square feet of gym space and storage room for the Recreation Department, 187 square feet for a larger staff lunchroom (to keep the same size as the current lunchroom), increases in the administrative and guidance offices, all non-classroom associated space with RISE, and extended day office and storage. MSBA will partially fund 2,000 square feet of 4,800 square feet of flax areas outside classrooms adjacent to the corridors.

Community Meeting - Site and Community Use

The next Community meeting will focus on site and community use. Ms. Katajamaki shared the current proposed site plan, and how the site areas are programmed with the WOW center, U12 soccer field, 3-5 play area K-2 play area, outdoor dining patio, RISE playground, and drop off/arrival courtyard. She also shared a proposed site plan with a softball field, though Recreation seemed to indicate that it would not be a big need. The cafeteria and gym spaces will also be accessible to the public.

Sustainability Update

Ms. Katajamaki explained the five HVAC systems that are being considered for the project: full geothermal, hybrid geothermal, half geothermal, air source heat pump, and conventional gas boiler. Options one through four are all electric and eligible for additional reimbursement. Option five may be eligible if it includes solar. She reviewed the energy use intensity of each system, and noted that option one, full geothermal, uses the least amount of energy per year, and is close in efficiency to option three, half geothermal. Option five, the conventional system, is the least efficient. Mr. Carroll noted that operation and maintenance will cost more as the building will be bigger, fully ventilated, and will require filter changes and other equipment maintenance. Ms. Katajamaki provided an overview of potential geothermal well layouts and construction schedule.

The goals of the energy feasibility study include: a site logistics plan during construction (which needs more planning), established the number of wells based on energy models, a layout of site utilities, cost comparison, and gathering information on reliability and operating costs on geothermal systems.

Next steps include the MSBA board meeting on October 30th, where they will vote to accept the PSR submission and advance the project to the Schematic Design phase. The next KSBC meetings will be on November 20th to select the HVAC system, and December 2nd for a Schematic Design update. The next Community Meetings are October 23rd to discuss site and community use, and November 4th to discuss traffic.

The Committee will continue to discuss Chapter 149 vs. 149A at a future meeting.

Discuss and potential vote on the Warrant

The warrant was tabled to a future meeting.

Approval of prior meeting minutes

On a motion by Pat Tompkins, seconded by Ed Ross, the Killam School Building Committee voted 8-0-0 to accept the meeting minutes of September 30, 2024. Roll call vote: Pat Tompkins – Yes, Shawn Brandt – Yes, John Coote – Yes, Chris Haley – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Carla Nazzaro – Yes.

Karen Herrick expressed her appreciation for the work done on the sustainability update and addressed concerns about geothermal system implementation and maintenance.

Adjourn

On a motion by Chris Haley, seconded by Ed Ross, the Killam School Building Committee voted 8-0-0 to adjourn at 9:30 pm. Roll call vote: Pat Tompkins – Yes, Shawn Brandt – Yes, John Coote – Yes, Chris Haley – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Carla Nazzaro – Yes.