



Town of Reading Meeting Minutes

Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2024-12-16

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 (remote), Ed Ross, Greg Stepler, Nancy Twomey, Kirk McCormick (remote)

Members - Not Present:

n/a

Others Present:

Town Manager Matt Kraunelis, Assistant Town Manager Jayne Wellman, Facilities Director Joe Huggins (remote), Assistant Facilities Director Kevin Cabuzzi (remote), om (remote), Colliers Project Manager Shirly Ng, LBA Project Manager Jenni Katajamaki, LBA Architect Leigh Sherwood (remote), CES Consultant Waseem Khoury

Minutes Respectfully Submitted By: Joshua Delaune

Topics of Discussion:

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

Call to order:

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

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

Public Comment:

Ray Porter, Commissioner from RMLD expressed support for the recommendation from the sustainability committee.

Liaison Reports:

No reports.

Designer Update:

LBA Project Manager Jenni Katajamaki provided an update focusing on proposed traffic plans, and the HVAC system.

Traffic

There was no major change in the proposed layout but a traffic time model was provided to the committee, showing what the traffic conditions would look like throughout four different times of the day. There were some concerns with the study and model, noting that some

parents may get to the school earlier than expected. LBA acknowledged this possibility and said that the improvements proposed would still make the situation safer and more manageable.

HVAC & Sustainability

Ms. Katajamaki presented a recap on the project goals, and provided a brief update and review on the cost comparison, with the first cost, life-cycle cost and incentives of the HVAC Systems continuing the conversation from November.

Ms. Katajamaki reviews the pros and cons of different geothermal, air source, and traditional boiler/chiller systems in terms of energy efficiency.

Ms. Katajamaki reviewed the potential implications of the Inflation Reduction Act (IRA) on the viability of different energy options for schools. LBA highlighted that the IRA has bipartisan support and no appropriation is required to fund it, but incoming federal administration leaders have signaled potential changes to the legislation.

The discussion then shifted to a summary of four different scenarios, each with varying funding and grant incentives.

Ms. Katajamaki noted the Sustainability Working Group's recommendation was the half geothermal system due to its simplicity, redundancy, and optimal energy performance. The Sustainability Working Group's recommendation was the option that is not the best in any scenario but is a good contender in either scenario with or without IRA funding. LBA added that the recommended system, which has fewer wells, is more pragmatic and cost-effective.

Committee Member John Coote noted roles of the committee and the mechanical engineers in the decision-making process for the building's system leading to a lengthy conversation. He emphasized that the committee's role is to accept or reject the mechanical engineers' recommendations based on their expertise. Pat Thompkins noted he was very comfortable going with the sustainability group going with the mechanical engineer's recommendation.

Joe Huggins and Kevin Cabuzzi from Town Facilities expressed their comfort with the half geothermal system due to its redundancy and fewer moving parts.

Consulting Engineering Services (CES) Mechanical Engineer Waseem Khoury clarified that the half geothermal system is more resilient than a full geothermal system, as it has two systems on board.

The committee agreed to follow the mechanical engineers' recommendations, with the understanding that they are not the designers but rather a committee providing feedback.

On a motion by Nancy Twomey, seconded by Ed Ross the Killam School Board Committee Voted 8-0-0 to accept the recommendations of the sustainability committee advisory group in collaboration with LBA Designers to proceed with the half geothermal HVAC system option.

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

OPM Update:

Financial

Colliers Project Manager Shirley Ng reviewed the project's budget and cost summary, highlighting that the budget is in good shape with one new budget adjustment for Colliers and two for LBA. The one adjustment is for SD Cost Estimating with a total of \$15,500.00. Ms. Ng also presented the two LBAs amendments, LBA Amendment 11 for \$1,540 and the

other LBA Amendment 12 totaling \$66,924. AMD 11 is for cost estimating additional HVAC options, AMD 12 is for additional services for geothermal testing well.

Ms. Ng also presented the latest invoice from Colliers in the amount of \$26,444, and three LBA invoices totaling \$113,354.70. Cash flow is still projecting in the positive

On a motion by Pat Thompkins, seconded by Nancy Twomey, the Killam School Board Committee Voted 8-0-0 to approve the three amendments (Colliers AMD 1 for \$15,500, LBA AMD 11 for \$1,540, LBA AMD 12 for \$66,924) presented by Colliers.

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

On a motion by Ed Ross, seconded by Pat Thompkins, the Killam School Board Committee Voted 8-0-0 to approve the LBA invoice 21043 totaling \$113,354.70 and Collier Invoice 1005306 totaling \$26,444.00.

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

Schedule

Ms. Ng. noted that the project is progressing well into the Schematic Design (SD) phase. No new changes. The next phase would be the Town Vote.

Chapter 149 vs 149A Follow up:

After the consensus vote on the HVAC system. 149 being the design-bid-build approach and the 149a being construction manager at risk. The committee then discussed the approach for the HVAC direction, with a majority favoring the design-bid-build approach (Chapter 149).

On a motion by John Coote, seconded by Nancy Twomey, the Killam School Building Committee voted 8-0-0 to approve the recommendation by Colliers to proceed with Chapter 149, Design-Bid-Build.

Roll Call Vote: Pat Thompkins – Yes, Shawn Brandt – Yes, John Coote – Yes, Chris Haley – Yes, Kirk – Yes, Ed Ross – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, Carla Nazzaro – Yes.

Meeting Minutes:

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 8-0-0 to approve the meeting minutes of November 20, 2024.

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

Next KSBC Meeting – January 22nd, 2025:

Carla briefly spoke about the Killam Neighborhood Open House, stating that there was the usual crowd who typically attends. Letters were sent out by the Communications Committee to residents within a thousand-foot radius of the school totaling 283 residents. The next community meeting, that was scheduled for January 15th is now canceled due to redundancy and as we move towards the vote information sessions will be held. The next Killam School Building Committee Meeting is scheduled for January 22th.

Adjourn:

On a motion by Nancy Twomey, seconded by Greg Stepler, the Killam School Building Committee voted 8-0-0 to adjourn at 8:03 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, Nancy Twomey – Yes, Carla Nazzaro – Yes.