2016-09-22 LAG

Town of Reading
Meeting Minutes

Board - Committee - Commission - Council:

Permanent Building Committee | Killam School Building Committee

Date: 2025-01-22 | Time: 7:00 PM

Building: Reading Town Hall | Location: Select Board Meeting Room

Address: 16 Lowell Street | Session: Open Session

Purpose: General Business | Version: Draft

Attendees: **Members - Present:**

Chair Carla Nazzaro, Vice Chair Pat Tompkins, Shawn Brandt (remote), John Coote, Chris Haley, Ed Ross, Greg Stepler (Remote), Nancy Twomey

Members - Not Present:

Kirk McCormick

Others Present:

Town Manager Matt Kraunelis, Assistant Town Manager Jayne Wellman, Facilities Director Joe Huggins (remote), Assistant Facilities Director Kevin Cabuzzi (remote), Colliers Project Manager Shirly Ng, Colliers Project Manager Mike Carroll, LBA Project Manager Jenni Katajamaki, LBA Architect Leigh Sherwood, Sharon Angstrom (remote), Lindsey Fulton (remote), Thomas Milaschewski

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 7:04 pm.

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

Public Comment:
No reports.

Liaison Reports:
Chair Carla Nazzaro provided an update on moving the modular buildings off the Killam site. There have been talks with OPM Mike Carroll about the best time to take them off and it was determined it would be the beginning of the 2025-2026 school year. Reading Facilities Director and Assistant Director Joe Huggins and Kevin Cabuzzi have been working to figure out the process. Dr. Milaschewski has signed off on a change order to begin that process. There were some meetings to determine to a permanent place and use them. They will be moved to the high school right outside the Rise portion. There will be required site work for that.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Board Committee Voted 7-0-0 to take out of order the designer update.

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

Designer Update:
LBA Architects provided an update on the design and provide a run through on the steps of the MSBA Submission Process.

Design Update
LBA Architect Leigh Sherwood provided a general update on the refinement of the design. They have met with the site civil engineer and faculty to ensure that everything is in the right space. This week they have shown layouts of rooms to some of those faculty. He noted that the specs and designs were sent to two cost estimators one through LBA and CPL, after reconciliation they compiled a comprehensive list. Every spot designed is appropriate for the MSBA.

As of this meeting the KSBC had not received the full cost estimation reconciliation list, those documents will be sent out before the next meeting and then discussed.

MSBA Schematic Design Submission Process
LBA Architect Jenni Katajamaki provided an update on the submittal process and there was a discussion on how feedback will be received from the committee. The period for comments and feedback from KSBC is January 23 – January 30, on the February 3 KSBC meeting their will be a discussion on the schematic design with a potential vote to approve and send off to the MSBA. The MSBA review period will be February 10 – March 15, once the review period is over the district (Reading) will have 14 days to provide a response to the MSBA. The Town will know by April 30 if the MSBA Board approves the SD scope and budget.

The feedback from KSBC will be sent over to town staff (Joshua) by January 30, Joshua will compile all feedback for the OPM and design team.

OPM Update

Financial
Colliers Project Manager Shirley Ng reviewed the project's budget and cost summary, highlighting that the budget is in good shape. There was no update and no new committed cost.

Ms. Ng also presented the latest December invoice from Colliers in the amount of $9,798.50, and two LBA invoices one for November services ($97,862.34) and the other for December services ($74,308.40) totaling $172,170.74.

Cash Flow is good and still projecting in the positive.

On a motion by Ed Ross, seconded by Pat Tompkins, the Killam School Board Committee Voted 7-0-0 to approve the LBA invoice 21241 totaling $97,862.34, LBA Invoice 21321 totaling $74,308.40, and Collier Invoice 1013101 totaling $9,798.50.

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

Schedule
Ms. Ng. and Mr. Carroll noted that the project is progressing well into the Schematic Design (SD) review phase. Mr. Carroll did talk about a meeting they had with the Town Clerk to discuss all the details to get the vote into Town Meeting.

CPL has been in contact with MSBA to get standard vote language, the language will go to the Town Manager to review with town counsel then there is back and forth with MSBA counsel to ensure language is correct for the Town Meeting warrant.

Carla Nazzaro noted that both Killam and ReCAL will be on the same ballot. Mr. Carroll reviewed and discussed the timeline for town meeting and a special town meeting that would benefit the timeline for this project.

Recommended by Nancy Twomey, seconded by Pat Tompkins, an informal straw poll was taken to show the committees desire for the Town Manager to have a special town meeting within the upcoming town meeting leading to a May 13th town wide debt exclusion election.

Straw Poll Vote: Pat Tompkins – Yes, Shawn Brandt – Yes, John Coote – Yes, Chris Haley – Yes, Ed Ross – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, Carla Nazzaro – Yes.

Total Project Budget
Mr. Carroll provided an overview of the total budget, noting that there is no vote needed tonight, the next meeting will be a vote for the total project.

The two estimating teams worked together and created three categories of items, Cat 1 include items that do not affect program, operations or maintenance. Cat 2 include items that could potentially effect programs, operations or maintenance. Cat 3 will impact programs, operations and maintenance. The only recommendation from the OPM was the addition of Roof Top Solar for an additional $773,600. The committee has previously expressed wanting an efficient building and building that is building for the future, the current building will be solar ready with infrastructure available. CPL recommended moving roof solar and including it within the base bid that would move the total construction cost to around 105 million. There will be a continuous evaluation throughout the period.

A short discussion was had on reimbursement from the MSBA. If roof top solar was to be included in the total budget that portion would not be reimbursable to do the total square footage of the building.

RMLD Commissioner provided some comments stating how solar is a need and high value item for them, there is an incentive to have roof top solar for the whole community.

A short discussion on the bid process and alternatives. The clearer and simpler the initial bid is the easier and fair it will be to all potential bidders.

John Coots brought up the testing of the wells, and when they will be occurring. LBA Architect Jenni Katajamaki brought up the fact that even though a proposal was received from the vendor they do not want to do a test well, they do not want to do a job piecemeal they would prefer if they did the whole job. She then noted there will need to be a solicitation of a new geothermal well digger.

The conversation ended by another informal straw poll.

Recommended by Nancy Twomey, seconded by Ed Ross, an informal straw poll was taken to show the committees desire to add roof top solar panels to the base bid with the inclusion of them in the VE list.

Straw Poll Vote: Pat Tompkins – Yes, Shawn Brandt – Yes, John Coote – Yes, Chris Haley – Yes, Ed Ross – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, Carla Nazzaro – Yes.

Mike Carroll then provided an overview of the MSBA 3011 form, which shows a complete overview of the total project cost. All costs and fees are included in this document. As of 01/22/25 the total project cost is $129,127,279, and the total MSBA reimbursement is $42,856,341 which includes the change order and contingency reimbursement. As of 01/22/25 the projected total town cost is $87,138,855. The reimbursement rate is %51.45 of the eligible cost.

The KSBC will have a vote next meeting (02/3/25) on the total project cost.

<u>Meeting Minutes:</u>

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to approve the meeting minutes of January 22 2025.

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

<u>Next KSBC Meeting – February 3 2025</u>

<u>Adjourn:</u>

On a motion by Ed Ross, seconded by Pat Tompkins, 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, Ed Ross – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, Carla Nazzaro – Yes.