2016-09-22 LAG

Town of Reading
Meeting Minutes

Board - Committee - Commission - Council:

Permanent Building Committee Killam School Building Committee

Date: 2025-03-10 Time: 7:00 PM

Building: Reading Town Hall Location: Berger Room

Address: 16 Lowell Street Session: Open Session

Purpose: General Business Version: Final

Attendees: **Members - Present:**

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

Members - Not Present:

N/A

Others Present:

Town Manager Matt Kraunelis, Assistant Town Manager Jayne Wellman (Remote), Sharon Angstrom, Colliers Project Manager Mike Carroll (Remote), LBA Project Manager Jenni Katajamaki, LBA Architect Leigh Sherwood

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, Nancy Twomey, John Coote, Chris Haley, Shawn Brandt (remote), Ed Ross (remote), Greg Stepler (remote), Kirk McCormick (remote), Carla Nazzaro.

Public Comment:
No reports.

Liaison Reports:
No reports.

On a motion by Nancy Twomey, seconded by Shawn Brant the Killam School Board Committee voted 7-0-0 to take agenda items 6 & 7 out of order.

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

Review Proposal for Additional Services (Amd13) for March to May 2025*

Mike Carroll provided a proposal on the continuation of services for the design team (LBA). This proposal from the LBA design team to extend their design work through May 13 for 500,000. This would shorten the post-vote design timeline by about a month. Mike explained that by moving forward now, the team can use existing funds and staff availability, which could help avoid $300,000 to $400,000 in monthly cost increases due to construction escalation, estimated at 3% per month on a $100 million project. The MSBA is on board with this plan, as long as it lines up with the local vote.

LBA Architect Leigh Sherwood provided an update on the work that they would be doing during this time period between now and the vote on May 13. The work would consist of architectural design (exterior and interior) over the next few months. This amendment would avoid heavy consultant involvement now (due to vote uncertainty) and allow LBA to prepares plans for consultant's post-vote. These tasks and the work would include material selections, elevations, and interior design development.

Carla Nazzaro provides feedback saying that she has reviewed this proposal with the MSBA, Town Manager, Assistant Town Manager, Town Counsel, and Town CFO and it is a good plan. However, the work that would be done during this time is not reimbursable by the MSBA. She also stated that if the committee voted for this it would provide an accelerates schedule, there would be less risk by having an earlier start take to build.

Assistant Town Manager Jayne Wellman states that the feasibility study and schematic design came in early and under budget, because of that and all the work that has been done this is very advantageous to move forward with this despite the risk.

John Coote expressed concern about the risk of spending $500,000 before the vote, noting there would be no immediate return if the vote fails. He questioned who would ultimately be responsible for the decision, the building committee, the Select Board, or the School Committee. Pat and Ed responded that the move is strategic, intended to keep the project on track, and has been reviewed with town officials. They emphasized that it's in line with how similar decisions have been made in the past. John agreed there's a clear economic advantage to moving forward now rather than later, given the impact of inflation.

On a motion by Nancy Twomey, seconded by Ed Ross the Killam School Board Committee voted 7-0-0 to approve LBA Amendment 13 for the J. Warren Killam Elementary School Project for the continuation of services by Lavallee Brensinger to advance the design, in the lump sum of $500,000.

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

There was a discussion on setting up logistics of setting up an XLT meeting to discuss subcommittees. Emails will be sent by LBA to the committee for volunteers. There would be five members on each subcommittee.

Review Latest Request from MSBA

The MSBA has requested three main questions. Square footage clarification in DESE submission, timeline for MHC notification, certified vote for SD submission.

Jenny from LBA addressed 1 and 2; 3 awaits the previous minutes approval. There are no immediate concerns for the committee. Mike states we are in good shape.

Major Board Updated and Communications Update

Carla provided an update on the project communications. KSBC provided a presentation to the Finance Committee on March 5 where there was a healthy discussion and good feedback on the project status. On April 2 there will be a Joint Public Forum at 7:00PM at the RMHS Performing Arts Center. On April 16 there will be a Zoom Forum at 7:00PM.

The communications subcommittee has resumed as we get closer to the vote. There is a "Yes For" Killam group, they will be having putting out signs to increase awareness. The Killam project website has been updated with new pictures, new information on the vote and a one pager for the public.

Assistant Town Manager provided an update on an upcoming Dave Kartunen video. The Town is also working on a Tax Impact Calculator, it will be live in a few weeks.

Update on CPL Team

Mike Carroll stated that Shirley Ng left the Collier team; a replacement resume is forthcoming. There will be an internal meeting to have an introduction to potential new project managers from the CPL team. In the mean time Harani has stepped up to fill the gap until a new PM is selected.

Approval of Prior Meeting Minutes (02/03/25 & 02/12/25) *

On a motion by Shawn Brant, seconded by Ed Ross, the Killam School Building Committee voted 6-0-1 to approve the meeting minutes of February 03 2025.

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

On a motion by Shawn Brant, seconded by Ed Ross, the Killam School Building Committee voted 5-0-2 to approve the meeting minutes of February 12 2025.

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

Future Agenda Items & Next Meeting Dates

Currently there are no meeting dates on the books.

Once the design team has an update they can reach out to the KSBC.

John Coote recommends that there be an update on the test wells at a future meeting.

Adjourn*

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 6-0-1 to adjourn at 7:58 pm.

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