



Town of Reading Meeting Minutes

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Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2023-06-21

Time: 6:00 PM

Building: Virtual

Location: Zoom

Address:

Session: Open Session

Purpose: General Business

Version: Final

Attendees: **Members - Present:**

Vice Chair Carla Nazzaro, John Coote, Karen Gately Herrick, Kirk McCormick, Ed Ross, Greg Stepler, Nancy Twomey

Members - Not Present:

Chair Pat Tompkins, Sarah McLaughlin

Others Present:

Town Manager Fidel Maltez, Facilities Director Joe Huggins, Business Administrator Jayne Wellman, Town Accountant Sharon Angstrom, Mark Dockser, Craig DiCarlo

Minutes Respectfully Submitted By: Jacquelyn LaVerde

Topics of Discussion:

This meeting was held remotely via Zoom.

Call to Order:

Vice Chair Carla Nazzaro called the meeting to order at 6:02 pm.

Roll call attendance: Kirk McCormick, Greg Stepler, Nancy Twomey, John Coote, Karen Gately Herrick, Ed Ross, Carla Nazzaro.

Not present: Sarah McLaughlin and Chair Pat Tompkins.

Discussion and Update on Owner's Project Manager:

Carla Nazzaro explained that while negotiating with TERVA, two other firms contacted Town Manager Fidel Maltez and the MSBA, indicating that TERVA could have better represented their work. As a result, TERVA has withdrawn from the process.

Mr. Maltez noted that TERVA made some errors in their process, though not related to Reading. He stated that after he spoke with the MSBA and to Town Counsel, the Town and TERVA amicably parted ways. MSBA asked Mr. Maltez to convene the Killam School Building Committee as quickly as possible to decide on how to move forward and still make it on the July 10th MSBA meeting agenda.

The Committee discussed the second ranked firm, Colliers Project Leaders. Nancy Twomey recalled concerns the Committee had with not knowing who the construction manager would be. Mr. Maltez stated that he, Facilities Director Joe Huggins, and Business Administrator Jayne Wellman spoke with Colliers earlier today, and they clarified that Mike Carroll would be the Project Director and would see the project throughout the design, construction, and close out phases. When Colliers was not selected at first, the Construction Manager they had planned on was assigned to another project. They are in the process of lining up

another individual, and Mr. Huggins stated that Colliers said that they could meet with the prospective Project Manager, and if that person is not a good fit, they will make a change.

Following discussion, members of the Committee agreed that while disappointed to not be working with TERVA, they were still comfortable and excited to be working with Colliers.

Vote to Direct Town Manager to Execute Contract with OPM:

On a motion by Karen Gately Herrick, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to direct the Town Manager to execute a contract with Colliers Projects Managers.

Roll call vote: Kirk McCormick – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, John Coote – Yes, Karen Gately Herrick – Yes, Ed Ross – Yes, Carla Nazzaro – Yes.

Approve Minutes from Previous Meeting:

On a motion by Nancy Twomey, seconded by Kirk McCormick, the Killam School Building Committee voted 7-0-0 to approve the meeting minutes of May 22, 2023, as amended.

Roll call vote: Kirk McCormick – Yes, Nancy Twomey – Yes, John Coote – Yes, Karen Gately Herrick – Yes, Ed Ross – Yes, Carla Nazzaro – Yes, Greg Stepler – Yes.

On a motion by Ed Ross, seconded by Carla Nazzaro, the Killam School Building Committee voted 7-0-0 to adjourn at 6:24 pm.

Roll call vote: Kirk McCormick – Yes, Greg Stepler – Yes, Nancy Twomey – Yes, John Coote – Yes, Karen Gately Herrick – Yes, Ed Ross – Yes, Carla Nazzaro – Yes.