

SUBJECT TO APPROVAL

Academy Community Center Building Committee
Tuesday, February 28, 2023, 5:30 p.m.
Remote via Zoom - Only
Regular Meeting Minutes

Vice Chair David Speerli called the Regular Meeting of Tuesday, February 28, 2023 to order at 5:34 p.m. Board members present: Selectman Al Goldberg, Anne Kelley, Joe Paradiso, AJ Miller, Eileen Davis

Others present: Adam Levitus (Colliers), Tom Arcari (QA+M)

1. Public Comment.
None.
2. Approval of Minutes:
January 9, 2023
February 13, 2023
February 17, 2023 – correct spelling of Marc Sklenka’s last name.
Motion by Anne Kelley to approve the minutes with change noted above, seconded by AJ Miller
Vote: this motion passed unanimously.
3. Discuss and take action to decide how the Academy building project will be delivered - via a construction manager or a general contractor.
Adam Levitus from Colliers led a discussion on the pros and cons of hiring a construction manager vs. a general contractor covering topics of managing subcontractor bids, oversight of contracts, scheduling, change orders, and assumption of risks. Mr. Levitus commented that a decision did not have to be made tonight given the timeline of the project. The board will defer this decision to a future meeting.
4. Discuss and take action to bring a commissioning agent on board the project.
Adam Levitus (Colliers) noted that a commissioning agent is not mandated for this project. Should a commissioning agent be brought on board, they would be part of the design, construction, and post-construction process to oversee the mechanical requirements of the owner’s project (e.g., heat, light) meet code and the owner’s needs.

Tom Arcari of the design team recommends having a commissioning agent on board if there is money in the budget for one. The project has budgeted \$42,700 for a commissioning agent. Mr. Levitus notes that a mechanical engineer ensures that the components are installed as designed while a commissioning agent ensures that the components are functioning the way the owner needs them to – more fine tuning to

optimize the building systems. Mr. Levitus notes that if the board decides to pursue this route, they should go to rfp soon.

The board will defer this decision to a future meeting when all members are present.

5. Liaison/Committee Members Remarks.

Selectman Goldberg acknowledges that the committee is doing a good job moving the project along.

6. Public Comment.

Kevin Ovian, 317 Boston Post Road, asks about procedure around how minutes are reviewed and approved.

7. Adjourn.

Technical issues caused the zoom meeting to abruptly end at 7:00 p.m. during the public comment.

Respectfully submitted,
Jeanne Stevens