

Subject to Approval

Academy Community Center Building Committee (Ad Hoc)

Monday, September 11, 2023 at 5:30 PM

Town Campus, Hammo Room and remote via Zoom

## MINUTES

### VIRTUAL MEETING INFORMATION

[Join on Zoom](#)

Phone: 1-646-558-8656    Webinar ID: 835 9416 0102    Passcode: 916168

### REGULAR MEETING

1. Call to Order / Attendance

Members Present: Joe Ballantine, Joan Walker, Anne Kelley, AJ Miller, John Lamirande, Joe Paradiso

Others Present: John Koplas (Colliers), Tom Arcari (QA+M), Scott Cochran (Dir. MY&FS), Austin Hall (Dir. Beach & Rec), Al Goldberg (BOS), Bill Stableford (Academy Advisory)

2. Observe a moment of silence to honor those souls lost on September 11, 2001

Solemnly observed.

3. Public comments

None.

4. Approval of minutes from [August 22, 2023](#)

Joan Walker motions to approve the minutes as submitted, seconded by Anne Kelley; the motion passed unanimously.

5. Chair's comments

Joe Ballantine contacted the Eversource rep assigned to this project regarding the design work for the HVAC system and possible updates to electrical service. The broken Academy windows continue to be an issue. Joe Ballantine has spoken with Bill McMinn (Facilities); it is an expensive proposition to cover the gym windows with plywood. Joan Walker requests that Al Goldberg and the BOS follow up with Facilities as windows should be protected before winter; Joe Ballantine will send an email to the BOS. Joe Ballantine expressed the wish that the committee reach an agreement regarding how to move into the Design Development phase.

6. Liaison Reports

Al Goldberg reported that the BOS is eager to see the project move forward and appreciates the committee deliberating and not rushing challenging decisions. The BOS also hopes that the committee members will be comfortable with their decisions and prepared to support and explain those decisions to the BOS and the public.

7. Review and approve invoice packet, if applicable.

None.

8. Review and approve budget line item transfers, if applicable.

None.

9. Colliers Update

John Koplas distributed an updated Milestone schedule that contains tentative dates should the committee vote to move into the DD phase.

10. QA+M Update

Will be addressed in New Business. Tom Arcari states that architectural services are on hold until value engineering decisions are made.

**NEW BUSINESS**

11. Report on group visit to The Ivoryton Theater.

Joe Ballantine thanks John Lamirande for taking notes during the Ivoryton Theater visit. Storage is an issue at the theater and most of it is off site. The committee discussed possible sources of income, dedicated dressing rooms, lighting needs, rigging infrastructure, electrical needs, and the difference between equity and non-equity theaters.

12. Further discussion, review, and possible vote on the proposed value engineering savings to the Schematic Design.

Tom Arcari proposed that the committee find a significant reduction to the gap between the original project estimate and the current estimate before moving into the DD phase; he suggested finding \$1.5 million in value engineering. His team has identified almost \$2 million in potential savings and cannot identify anything further without compromising the project. He noted that the estimator was, in his opinion, conservative and the committee may find further savings at the end of the DD phase when there will be two estimators and the projected numbers will be stronger/more accurate to evaluate. Some of the proposed VE could be made "add alternates", e.g., the geothermal system.

The committee debated the pros and cons of the building's functionality/programming vs. design/architecture/aesthetics. The committee identified two potential paths: 1) proceed to DD phase with earlier design and have estimators break it out into base cost (sealing the building, ADA

compliance, and MEP), and then a la carte costs for each floor and phased fit outs, and 2) proceed to DD phase with QA+M's most recent redesign (which narrowed the gap between the two project estimates). Tom Arcari noted that the DD phase will take about 3 months and be complete by end of January 2024, and the estimators would then need approximately a month to create their estimates. Both designs meet the demands of the ADA and building codes. Tom Arcari likes the originally-designed building, but notes that option 2 is a good, responsible choice if there will be no guarantee of additional funding. Tom Arcari further noted that it is easier to pare back the project from design 1 to design 2 than it would be to go from design 2 to design 1.

13. Discussion and possible vote to have QA+M proceed to the Design Development phase.

The committee did not come to a consensus on which design to go forward with. The vote was postponed until the next meeting.

14. Public comments

Scott Cochran and Austin Hall thank the committee for their work.

## **ADJOURNMENT**