

Academy Community Center Building Committee (Ad Hoc)

Tuesday, September 26, 2023 at 5:30 PM

Town Campus, Room A 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, Anne Kelley, Joan Walker, Dave Speerli, AJ Miller, Joe Paradiso, John Lamirande

Others present: Tom Arcari (QA+M), John Koplak (Coliers), Al Goldberg (BOS), Scott Cochran (MYFS), Bill Stableford (Academy Advisory)

2. Public comments

Bill Stableford expressed his deep appreciation of the difficult decisions the Committee was facing. He provided his reasons for keeping to the original entrance/atrium design of the project. Scott Cochran had conferred with Austin Hall (Dir. Beach and Rec) and they would endorse the original design. He also respects the challenging decisions facing the Committee.

3. Approval of minutes of [September 11, 2023](#)

Joan Walker motions to approve the minutes as submitted, seconded by Joe Paradiso; Dave Speerli abstained from the vote, otherwise the motion passed unanimously.

4. Chair's comments

Joe Ballantine reviewed his expectations on how the Committee would reach its decisions later in meeting regarding the VE and moving to the design development phase.

5. Liaison Reports

Joe Ballantine inquires about the Brownfield assessment report and would like that added to the next meeting agenda.

6. Review and approve invoice packet, if applicable.

Anne Kelley motions to approve the \$9678 Colliers invoice for services rendered through 8/31/23, seconded by Joan Walker; the motion passed unanimously.

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

None.

8. Colliers update

John Koplas provided the Committee with an updated Milestone schedule.

9. QA+M update

Tom Arcari provides the Committee with drawings of the two design concept options being considered. Both concepts meet ADA requirements and building codes. QA+M is willing to donate its services associated with drawing the alternate concept design; that said, QA+M would prefer to design the original concept as the base and the scaled-down version as the alternate, as that is easier for the architectural team. Having both versions will give the Committee a greater understanding of costs and savings at the end of the design development phase. There is a brief discussion of the pending grant application. At the end of the design development phase there will be another detailed cost reconciliation process; this is scheduled for the end of January. Scott Cochran reminded the Committee that the current \$4 million grant is contingent upon the finished project being a multipurpose building that includes mental health services. The Committee would like to understand the cost analysis of VE something out of the project versus the lifecycle/operational costs to the Town down the road - specifically the geothermal system. The Committee is polled and agrees to enter into the design development phase with the original design.

Joe Ballantine makes a motion to move into the design development phase with the original design for the entryway with the secondary design as an alternate option, seconded by Joe Paradiso; the motion passed unanimously.

The Committee went through QA+M's VE recommendations and agreed by consensus to strip the following add alternates from the design development phase: the clearstory light, the Academy Street design upgrades, remove drywall ceilings, reduce curtain wall at entry, remove penthouse, and opt for PVC piping vs. cast iron. The geothermal system, recital hall folding partitions, gymnasium bleacher seats, basketball backboards, recital stage, fit out of commercial kitchen, finish and fit out in lower level community space (fitness room), fit out of MYFS community space, and fit out of Beach and Rec community space will remain as add alternates. The cost of the septic system, repair of baseball fields, patio, and parking lot will all be designed and costs estimated; the Committee believes they are outside the scope of the project and cost should be covered by Town. The Committee will formally vote on these items at the next meeting.

NEW BUSINESS

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

See above Item 9 discussion.

11. Public comments

ADJOURNMENT

There being no objection, Joe Ballantine adjourned the meeting at 7:15 PM.