



# Town of Reading Meeting Posting with Agenda

## Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2024-09-30

Time: 7:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Agenda:

Purpose: General Business

Meeting Called By: Jacquelyn LaVerde on behalf of Chair Carla Nazzaro

Notices and agendas are to be posted 48 hours in advance of the meetings excluding Saturdays, Sundays and Legal Holidays. Please keep in mind the Town Clerk's hours of operation and make necessary arrangements to be sure your posting is made in an adequate amount of time. A listing of topics that the chair reasonably anticipates will be discussed at the meeting must be on the agenda.

**All Meeting Postings must be submitted in typed format; handwritten notices will not be accepted.**

## Topics of Discussion:

This meeting will be held in-person in the Select Board Meeting Room at Town Hall and remotely via Zoom:

Join Zoom Meeting

<https://us06web.zoom.us/j/85624285689>

Meeting ID: 856 2428 5689

One tap mobile

+16465588656,,85624285689# US (New York)

+16465189805,,85624285689# US (New York)

Dial by your location

• +1 646 558 8656 US (New York)

• +1 646 518 9805 US (New York)

Find your local number: <https://us06web.zoom.us/u/kerbzy4Q3i>

## AGENDA:

1. Public Comment
2. Liaison Reports
3. OPM Update
  1. Financial
  2. MSBA Report
  3. Schedule
4. Sustainability Update
5. Designer Update
  1. MSBA-FAS Presentation Update
  2. Schematic Design Work Plan
6. Warrant
7. Meeting Minutes
8. Next KSBC Meeting – October 21<sup>st</sup>, 2024
9. Adjourn

This Agenda has been prepared in advance and represents a listing of topics that the chair reasonably anticipates will be discussed at the meeting. However the agenda does not necessarily include all matters which may be taken up at this meeting.



September 23, 2024

Town of Reading  
Killam Elementary School

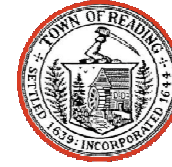
Project Budget and Cost Summary



Project Leaders

A Description	C (Bud. Adj. Tab)			E (C+D)	F (Com. Cost tab)		G (E-F)	H (Forecast. tab, >G)	I (F+G+H)	J (Invoice Tab)	K (I-J)
	BUDGET			Approved Budget	COST				CASH FLOW		
	PFA Approved	Authorized Changes			Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend	
<b>20 Construction</b>											
Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Change Orders		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>30 Architectural &amp; Engineering</b>											
Other Basic Services		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Reimbursable Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
A&E Feasibility Study	\$800,000	\$50,000	\$850,000	\$850,000	\$0	\$0	\$0	\$850,000	\$467,500	\$382,500	
Testing & Inspections		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Subtotal	\$800,000	\$50,000	\$850,000	\$850,000	\$0	\$0	\$0	\$850,000	\$467,500	\$382,500	
<b>40 Administrative Costs</b>											
OPM Feasibility Study	\$280,000	\$0	\$280,000	\$280,000	\$0	\$0	\$0	\$280,000	\$200,771	\$79,229	
Advertising		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Administrative Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Project Costs (Moving)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Utility Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Legal		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Permitting		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Environmental & Site (FS/SD)	\$500,000	\$0	\$500,000	\$227,370	\$272,630	\$0	\$500,000	\$131,075	\$368,925		
Other Project Costs (FS/SD)		\$6,620	\$6,620	\$6,620	\$0	\$0	\$6,620	\$5,420	\$1,200		
Subtotal	\$780,000	\$6,620	\$786,620	\$513,990	\$272,630	\$0	\$786,620	\$337,266	\$449,354		
<b>50 Furniture, Fixtures and Equipment</b>											
Furniture, Fixtures and Equipment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Technology		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Project Sub-Total</b>											
	\$1,580,000	\$56,620	\$1,636,620	\$1,363,990	\$272,630	\$0	\$1,636,620	\$804,766	\$831,854		
<b>70 Project Contingency</b>											
Construction Contingency (Hard Cost)		\$0	\$0							\$0	
Owner's Contingency (Soft Cost)	\$620,000	-\$56,620	\$563,380							\$563,380	
Subtotal	\$620,000	-\$56,620	\$563,380							\$563,380	
<b>Project Total</b>	\$2,200,000	\$0	\$2,200,000	\$1,363,990	\$836,010	\$0	\$2,200,000	\$804,766	\$1,395,234		

**Town of Reading**  
**Killam Elementary School**  
**09/23/24**



**Project Budget Adjustments**

Adjustment Item	BRR	Adjusted Amount	Date Approved	CODE	Comments
Move to OPM FS to SC Contingency		\$20,000.00	07/19/23	40-010	Moved \$20k to cover OPM FS/SD Cost
From SC Cont to OPM FS		(\$20,000.00)	07/19/23	70-500	Moved \$20k to cover OPM FS/SD Cost
Move to A/E FS from SC Contingency		\$110,000.00	12/12/23	30-290	Moved \$110k to Cover A/E FS/SD Cost
From SC Cont to A/E FS		(\$110,000.00)	12/12/23	70-500	Moved \$110k to Cover A/E FS/SD Cost
Move back SC Contingency form OPM FS		(\$20,000.00)	07/19/23	40-010	Moved \$20k to cover OPM FS/SD Cost
From OPM FS to SC Cont		\$20,000.00	07/19/23	70-500	Moved \$20k to cover OPM FS/SD Cost
Move back to SC Contingency from A/E FS		(\$60,000.00)	12/12/23	30-290	Moved \$110k to Cover A/E FS/SD Cost
From A/E FS to SC Cont		\$60,000.00	12/12/23	70-500	Moved \$110k to Cover A/E FS/SD Cost
Move to Other Project Costs from SC Cont		\$269.67	03/11/24	40-810	Moved to cover Design Services Advertisement
From SC Cont to Other Project Costs		(\$269.67)	03/11/24	70-500	Moved to cover Design Services Advertisement
Move to Other Project Costs from SC Cont		\$2,750.00	05/29/24	40-810	Move to cover LBA Amd 7
From SC Cont to Other Project Costs		(\$2,750.00)	05/29/24	70-500	Move to cover LBA Amd 7
Move to Other Project Costs from SC Cont		\$3,600.00	06/11/24	40-810	Move to Cover Kartoon
From SC Cont to Other Project Costs		(\$3,600.00)	06/11/24	70-500	Move to Cover Kartoon
<b>Total Approved Adjustments to Date</b>		<b>\$0.00</b>			<b>\$ -</b>

Town of Reading  
Killam Elementary School  
09/23/24



**Committed Cost (Contracts/Pos)**

VENDOR	AMOUNT	ISSUE DATE	SIGNED/ RETURN DATE	ENCUM (PO)	CODE	MSBA	Notes
Colliers Project Leaders	\$280,000.00	6/22/2023	07/19/23	CPL Contract	40-010	0001-0000	CPL Base Contract Excluding Estimating
Lavallee Brensinger Architects	\$400,000.00	12/12/2023	12/12/2023	LBA Contract	30-290	0002-0000	LBA Base Contract for FS (Excluding Extra Services)
Lavallee Brensinger Architects	\$450,000.00	12/12/2023	12/12/2023	LBA Contract	30-290	0002-0000	LBA Base Contract for SD (Excluding Extra Services)
Lavallee Brensinger Architects	\$26,400.00	12/14/2023	12/23/23	LBA Amd 01	40-800	0003-0000	LBA Amd 01 - Land Surverying (Samiotes)
Lavallee Brensinger Architects	\$120,450.00	12/14/2023	12/23/23	LBA Amd 02	40-800	0003-0000	LBA Amd 02 - Traffic Study (GPI)
Lavallee Brensinger Architects	\$4,950.00	12/18/2024	12/23/23	LBA Amd 03	40-800	0003-0000	LBA Amd 03 - Haz Mat Consulting (UEC)
Lavallee Brensinger Architects	\$14,520.00	12/18/2024	12/23/23	LBA Amd 04	40-800	0003-0000	LBA Amd 04 - Phase 1 ESA & Soil Sampling (FS Engineers)
Lavallee Brensinger Architects	\$41,800.00	1/3/2024	01/25/24	LBA Amd 05	40-800	0003-0000	LBA Amd 05 - Geotech Services (LGCI)
Daily Times Chronicle	\$269.67	9/14/2023	02/29/24	PO NA	40-810	0004-0000	District advertising for Designer Services
Lavallee Brensinger Architects	\$2,750.00	5/29/2024	06/17/24	LBA Amd 06	40-800	0003-0000	LBA Amd 6 - Soil Testing for Stormwater System Locations
Lavallee Brensinger Architects	\$2,750.00	5/29/2024	06/17/24	LBA Amd 07	40-810	0004-0000	LBA Amd 7 - Additional Cost Estimating HVAC systems
Kartoon EDU	\$3,600.00	5/7/2024	06/10/24	Contract	40-810	0004-0000	Pillars @ \$600/each - Video Information
Lavallee Brensinger Architects	\$16,500.00	8/30/2024	09/10/24	LBA Amd 08	40-800	0003-0000	LBA Amd 8 - "TED1" Energy Modeling
<b>TOTAL</b>	<b>\$1,363,989.67</b>						<b>\$1,363,989.67</b>



**Expenditures - Invoices/Requisitions**

Invoice Amount	Vendor	Invoice Number	Invoice Date	Approval Date	CODE	Propay Code	Propay Subm. #	Description
\$13,087.00	Colliers Project Leaders	929288	03/07/24	04/08/24	40-010	0001-0000	02	CPL Services Feb 2024 - FS/SD
\$48,000.00	Lavallee Brensingher Architects	19820	03/12/24	04/08/24	30-290	0002-0000	02	LBA Services Feb 2024 - FS
\$13,200.00	Lavallee Brensingher Architects	19820	03/12/24	04/08/24	40-800	0003-0000	02	LBA Services Feb 2024 - A&E Environmental & Site - Amd 1
\$12,045.00	Lavallee Brensingher Architects	19820	03/12/24	04/08/24	40-800	0003-0000	02	LBA Services Feb 2024 - A&E Environmental & Site - Amd 2
\$4,950.00	Lavallee Brensingher Architects	19820	03/12/24	04/08/24	40-800	0003-0000	02	LBA Services Feb 2024 - A&E Environmental & Site - Amd 3
\$20,031.00	Colliers Project Leaders	937330	04/08/24	05/09/24	40-010	0001-0000	02	CPL Services Mar 2024 - FS/SD
\$52,000.00	Lavallee Brensingher Architects	19969	04/10/24	05/09/24	30-290	0002-0000	02	LBA Services Mar 2024 - FS
\$9,240.00	Lavallee Brensingher Architects	19969	04/10/24	05/09/24	40-800	0003-0000	02	LBA Services Mar 2024 - A&E Environmental & Site - Amd 1
\$57,816.00	Lavallee Brensingher Architects	19969	04/10/24	05/09/24	40-800	0003-0000	02	LBA Services Mar 2024 - A&E Environmental & Site - Amd 2
\$2,904.00	Lavallee Brensingher Architects	19969	04/10/24	05/09/24	40-800	0003-0000	02	LBA Services Mar 2024 - A&E Environmental & Site - Amd 4
\$13,964.50	Colliers Project Leaders	945141	05/07/24	06/17/24	40-010	0001-0000	03	CPL Services Apr 2024 - FS/SD
\$40,000.00	Lavallee Brensingher Architects	20157	05/22/24	06/17/24	30-290	0002-0000	03	LBA Services Apr 2024 - FS
\$20,232.50	Colliers Project Leaders	953651	06/07/24	06/17/24	40-010	0001-0000		CPL Services May 2024 - FS/SD
\$60,000.00	Lavallee Brensingher Architects	20369	06/17/24	08/05/24	30-290	0002-0000	03	LBA Services May 2024 - FS
\$3,960.00	Lavallee Brensingher Architects	20369	06/17/24	08/05/24	40-800	0003-0000	03	LBA Services May 2024 - A&E Environmental & site - Survey
\$2,409.00	Lavallee Brensingher Architects	20369	06/17/24	08/05/24	40-800	0003-0000	03	LBA Services May 2024 - A&E Environmental & site - Traffic
\$11,616.00	Lavallee Brensingher Architects	20369	06/17/24	08/05/24	40-800	0003-0000	03	LBA Services May 2024 - A&E Environmental & site - Environmental
\$18,810.00	Lavallee Brensingher Architects	20369	06/17/24	08/05/24	40-800	0003-0000	03	LBA Services May 2024 - A&E Environmental & site - Geotech
\$21,812.00	Colliers Project Leaders	961796	07/10/24	08/05/24	40-010	0001-0000	03	CPL Services June 2024 - FS/ SD
\$48,000.00	Lavallee Brensingher Architects	20516	07/18/24	08/05/24	30-290	0002-0000	03	LBA Services June 2024 - FS
(\$10,924.10)	Lavallee Brensingher Architects	20516	07/18/24	08/05/24	40-800	0003-0000	03	LBA Services June 2024 - A&E Environmental & site - Traffic
(\$1,210.00)	Lavallee Brensingher Architects	20516	07/18/24	08/05/24	40-800	0003-0000	03	LBA Services June 2024 - A&E Environmental & site - Geotech
\$2,400.00	Kartoon EDU	000072	07/25/24	08/05/24	40-810	0004-0000		Promotional Video - Pillars 4 of 6
\$52,000.00	Lavallee Brensingher Architects	20640	08/19/24		30-290	0002-0000		LBA Services July 2024 - FS
\$2,750.00	Lavallee Brensingher Architects	20640	08/19/24		40-810	0004-0000		LBA Services July 2024 - HVAC Cost Estimate
\$24,954.00	Colliers Project Leaders	969708	08/13/24		40-010	0001-0000		CPL Services July 2024 - FS/ SD
\$26,197.00	Colliers Project Leaders	978642	09/06/24		40-010	0001-0000		CPL Services August 2024 - FS/ SD
\$40,000.00	Lavallee Brensingher Architects	20830	09/17/24		30-290	0002-0000		LBA Services August 2024 - FS
\$67,500.00	Lavallee Brensingher Architects	20830	09/17/24		30-290	0002-0000		LBA Services August 2024 - SD
\$5,846.60	Lavallee Brensingher Architects	20830	09/17/24		40-800	0003-0000		LBA Services August 2024 - A&E Environmental & site - Traffic
\$412.50	Lavallee Brensingher Architects	20830	09/17/24		40-800	0003-0000		LBA Services August 2024 - A&E Environmental & site - Soil Testing

**\$804,765.92 Total Spent to Date**

**\$804,765.92**

## Killam Elementary School Estimated Project Cash Flow Sheet



Month		OPM	Designer & Consultants	FF&E & Misc	Construction	Contingency	Estimated Outlay	Actual outlay	Est Cum	Act Cum	
Feasibility Study Period	1	Aug-23	\$8,203				\$8,203	\$620	\$8,203	\$620	
	2	Sep-23	\$15,096				\$15,096	\$11,903	\$23,299	\$12,523	
	3	Oct-23	\$15,096				\$15,096	\$8,303	\$38,395	\$20,825	
	4	Nov-23	\$15,096				\$15,096	\$7,433	\$53,491	\$28,258	
	5	Dec-23	\$14,025				\$14,025	\$0	\$67,516	\$28,258	
	6	Jan-24	\$14,584	\$20,000			\$34,584	\$32,431	\$102,100	\$60,689	
	7	Feb-24	\$14,584	\$50,000			\$64,584	\$60,074	\$166,684	\$120,763	
	8	Mar-24	\$14,584	\$75,000			\$30,000	\$119,584	\$0	\$286,268	\$120,763
	9	Apr-24	\$14,584	\$75,000			\$50,000	\$139,584	\$91,282	\$425,852	\$212,045
	10	May-24	\$14,584	\$75,000			\$50,000	\$139,584	\$141,991	\$565,436	\$354,036
	11	Jun-24	\$14,584	\$75,000			\$50,000	\$139,584	\$74,197	\$705,020	\$428,233
	12	Jul-24	\$14,584	\$75,000			\$75,000	\$164,584	\$0	\$869,604	\$428,233
	13	Aug-24	\$14,584	\$75,000			\$75,000	\$164,584	\$156,873	\$1,034,188	\$585,106
Schematic Design	14	Sep-24	\$14,584	\$75,000			\$75,000	\$164,584	\$0	\$1,198,772	
	15	Oct-24	\$14,584	\$75,000			\$75,000	\$164,584	\$0	\$1,363,356	
	16	Nov-24	\$14,584	\$75,000			\$75,000	\$164,584	\$0	\$1,527,940	
	17	Dec-24	\$14,584	\$75,000			\$75,000	\$164,584	\$0	\$1,692,524	
	18	Jan-25	\$15,174	\$75,000			\$75,000	\$165,174	\$0	\$1,857,698	
	19	Feb-25	\$17,245	\$75,000			\$50,000	\$142,245	\$0	\$1,999,943	
	20	Mar-25	\$2,580	\$75,000			\$50,000	\$127,580	\$0	\$2,127,523	
	21	Apr-25	\$2,477	\$13,120			\$50,000	\$65,597	\$0	\$2,193,120	
	22	May-25	\$0				\$6,880	\$6,880	\$0	\$2,200,000	
		<b>\$2,200,000</b>	<b>\$280,000</b>	<b>\$1,058,120</b>	<b>\$0</b>	<b>\$0</b>	<b>\$861,880</b>	<b>\$2,200,000</b>	<b>\$585,106</b>		

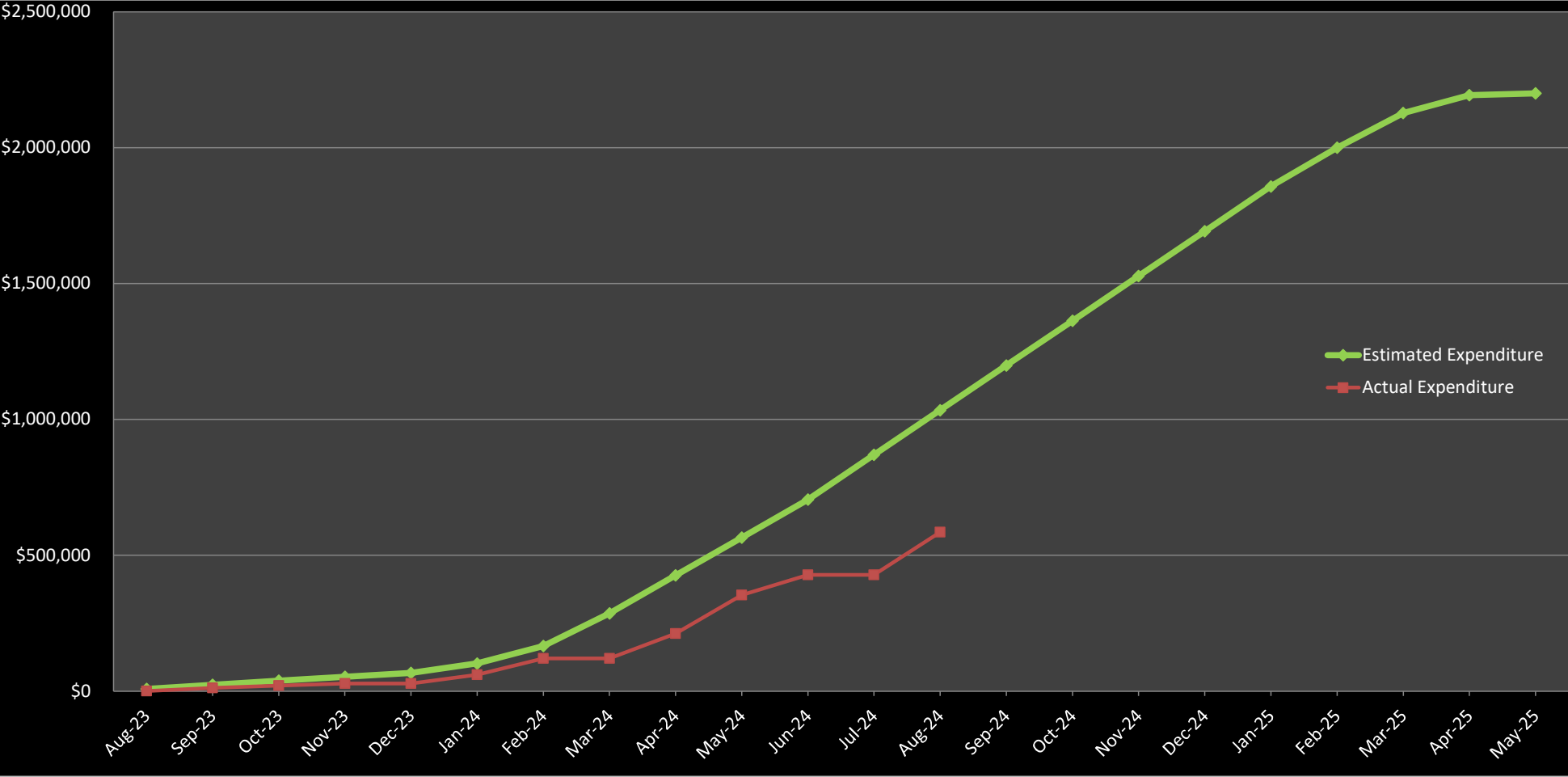


Town of Reading  
 Killam Elementary School  
 Estimated Project Cash Flow Graph



Project Leaders

September 23, 2024



# "A PLACE WHERE EVERYONE BELONGS"



# FAS presentation

# "A PLACE WHERE EVERYONE BELONGS"



## Facilities Assessment Subcommittee Meeting:

J. WARREN KILLAM ELEMENTARY SCHOOL

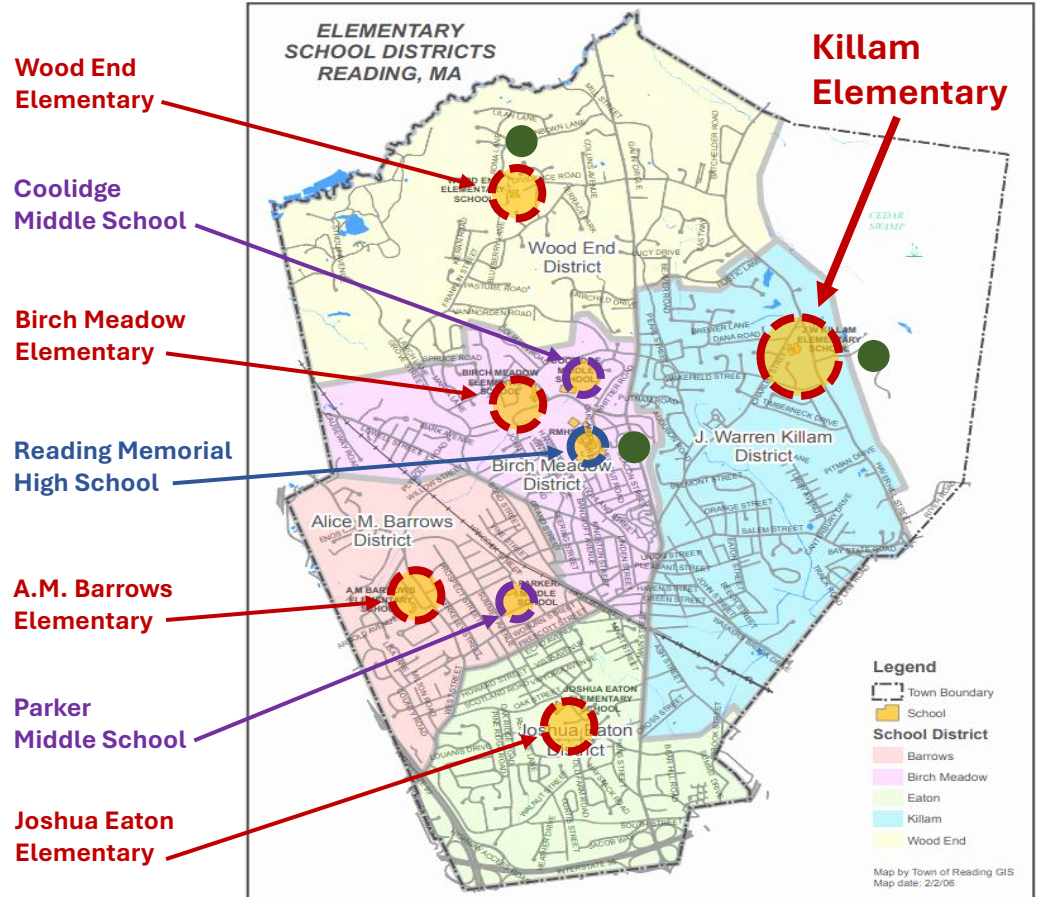
September 11, 2024



LAVALLEE | BRENSINGER ARCHITECTS

## ABOUT READING...

- 25,518 Residents
- 9.9 Square Miles
- 5 Elementary Schools
- 2 Middle Schools
- 1 High School
- Dispersed RISE Pre-K Program ●

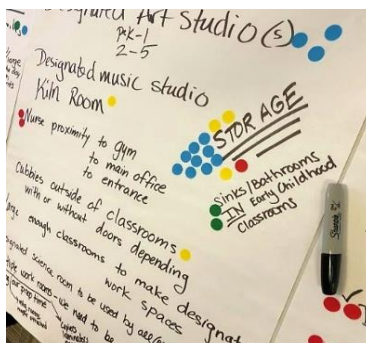




1. FOCUS ON EDUCATION
2. COMMUNITY CENTERED
3. REALISTIC SUSTAINABILITY
4. SAFE AND HEALTHY
5. A SENSE OF BELONGING

## COMMUNITY ENGAGEMENT:

- Project Charter Workshops
- Neighborhood Site and Traffic!
- Sustainability/Energy Workshops
- Joint Meetings with Fire, Police, Emergency and Planning
- Updates with Select Board, Finance and School Committee
- Design Alternatives and Selection
- Extensive Project Website



Documenting Priorities



Interactive Community Forums

<b>Built Around the Student</b>									
Classroom Neighborhoods	0	0	0	0	0	0	+	+	+
Educational Spaces	0	0	-	-	-	-	0	0	0
<b>Community Centered</b>									
Cost/Value	-	-	+	+	+	+	-	0	-
Neighborhood Context	-	0	-	0	0	0	+	+	+
Outdoor Space	-	-	+	+	0	0	0	0	0
<b>Responsible Sustainability</b>									
Energy Efficient	-	-	+	+	+	+	+	+	+
Ease of Maintenance and Life Cycle Cost	-	-	0	0	0	0	0	0	0
<b>Safe and Healthy</b>									
Traffic and Access	-	-	+	+	-	-	+	+	+
Safe and Secure	0	0	0	0	0	0	0	0	0
Phasing/Disruption	-	-	+	+	0	0	-	-	-
<b>A Sense of Belonging</b>									
Warm and Welcoming	-	-	0	0	0	0	+	+	+
Scale and Character	-	0	0	0	0	0	+	+	0

Community Evaluations

## LEARNING GOALS & VALUES:

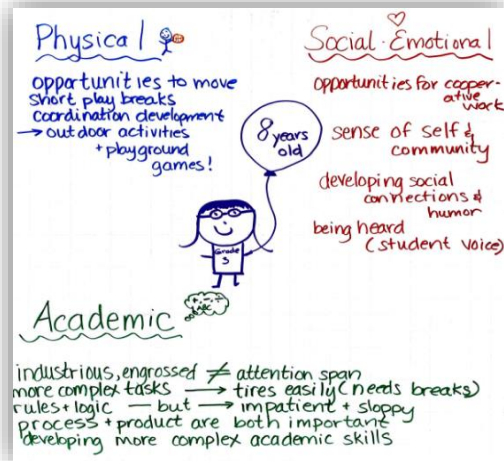
- ✓ An **Inclusive, Welcoming Environment** that supports **Social Emotional Wellness**
- ✓ A **Sense of Belonging, Innovation, Collaboration** honoring **Student Work**
- ✓ **Distinct Learning Neighborhoods** with Appropriate **Developmental Groupings**
- ✓ Learning Spaces that Encourage **Flexibility** in **Content, Activity** and **Group Size**
- ✓ Spaces for **Professional Development, Family Support** and **Community Use**

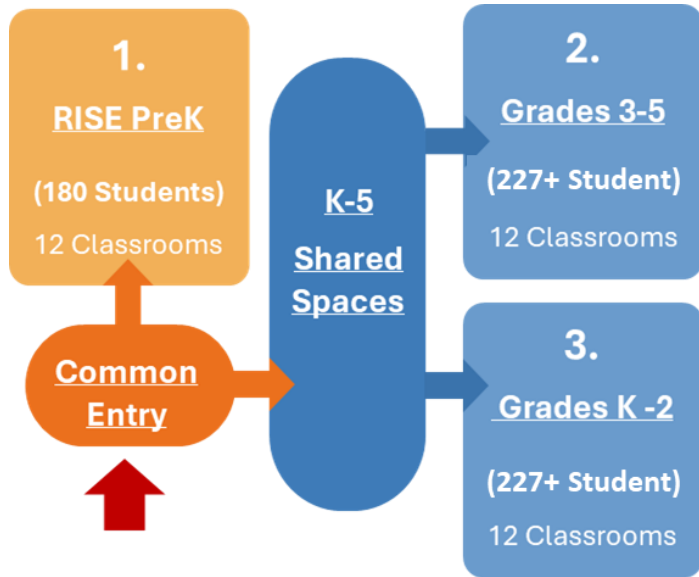
Shadow  
Days

School  
Tours

Program  
Workshop

Visioning  
Sessions





## **3 LEARNING COMMUNITIES:** *(MSBA Enrollment = 455 Students K-5)*

### ***KILLAM PROGRAM GOALS:***

- **Welcoming Entry with Simple Wayfinding**
- **Separation of Shared and Academic Areas**
- **Grade-Based Pods with 'Front Yard' Flex**
- **Classrooms Surrounding a Central Media**
- **4<sup>th</sup> Classroom for Enrollment 'Bubbles'**
- **Inclusive SPED and Small Group Rooms**
- **A Distinct, Independent RISE Pre-K Center**
- **Community Connected Gym/Cafetorium**



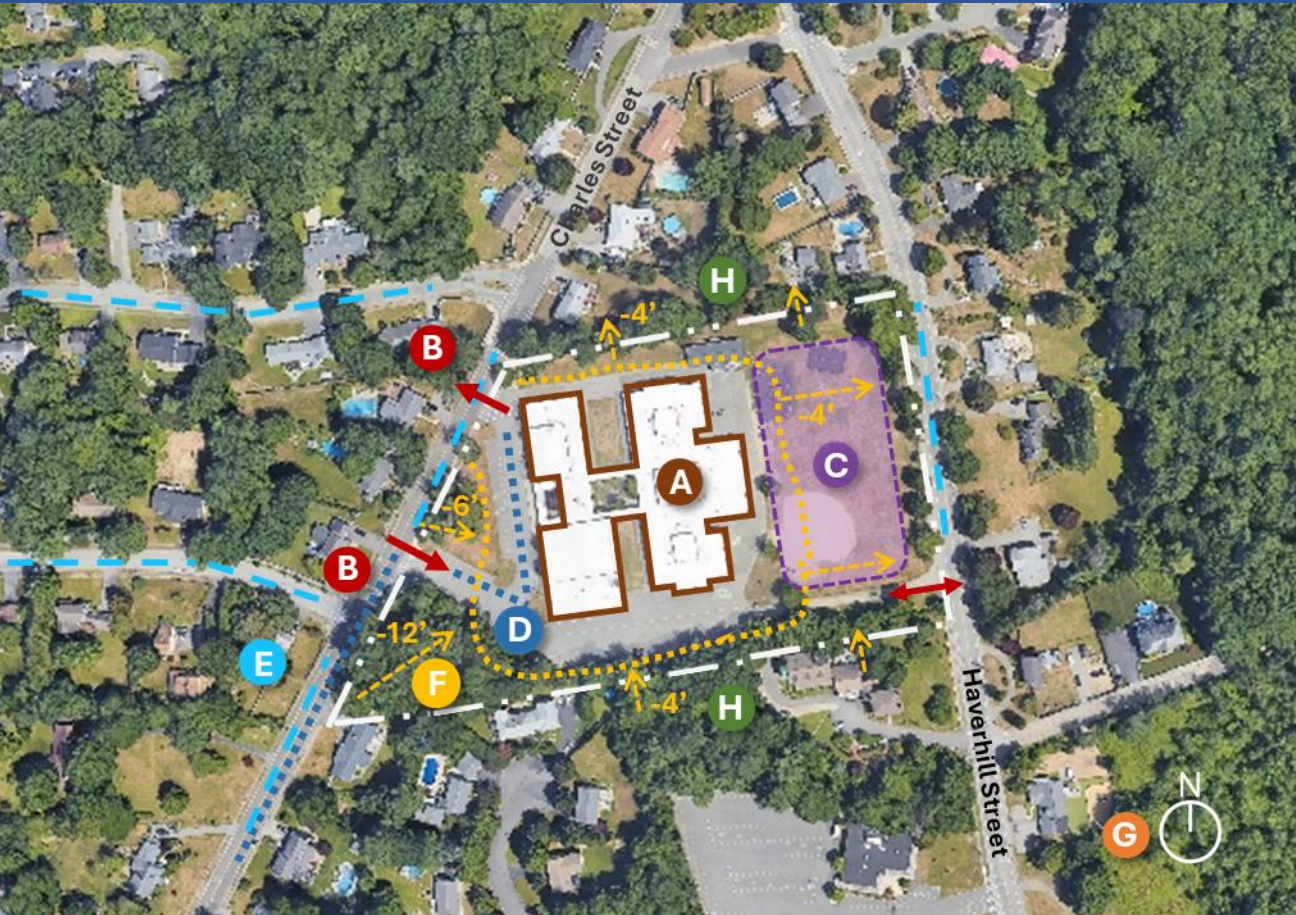
## REALISTIC SUSTAINABILITY:

- ✓ **All-Electric Facility** that aligns with Reading’s Energy Initiatives
- ✓ **A Climate Resilient Design** with **Reduced Carbon Footprint**
- ✓ **Outdoor Learning Spaces, Nature Based Play** and re-envisioned **WOW Center**
- ✓ **Building** as a **‘Model’** and a **Teaching Tool** for **Sustainable Design**
- ✓ **Consider all Incentive Programs, MSBA Reimbursements, IRA Rebates**

*A ‘Balanced’ Approach:*

# EXISTING SITE & CONDITIONS

8

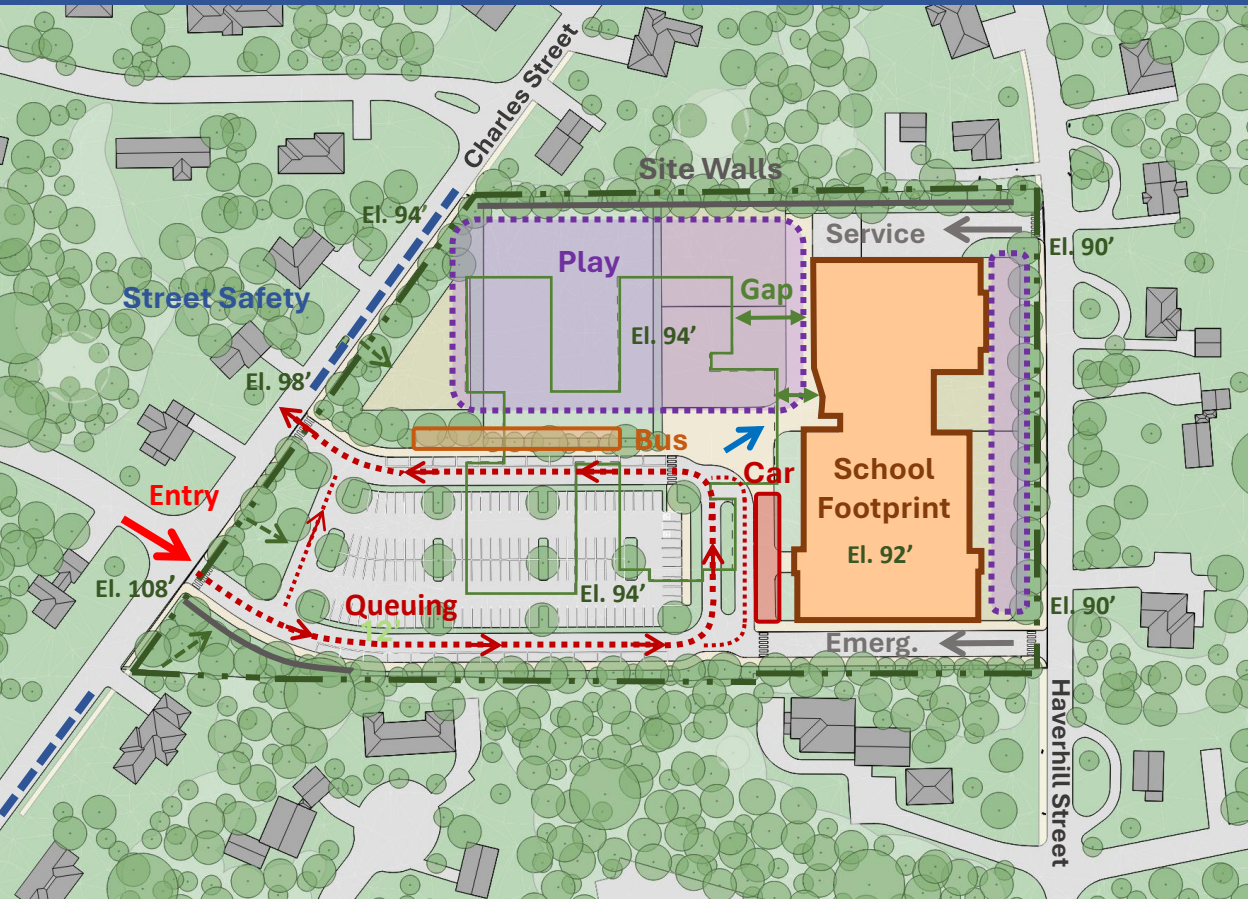


- 1-Story Footprint
- 7-Acre, Limited Site
- Neighborhood Scale
- Charles Street Access
- No Wetlands or Ledge
- Traffic/Parking Issues

## SITE ANALYSIS:

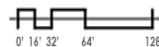
- A. Existing Killam School
- B. Charles Street Access
- C. Likely Building Location
- D. Unsafe Dropoff/Queueing
- E. Extensive Street Parking
- F. Perimeter Sloped Berms
- G. Solar Orientation
- H. Mature Tree Buffers

# PROPOSED SITE DEVELOPMENT

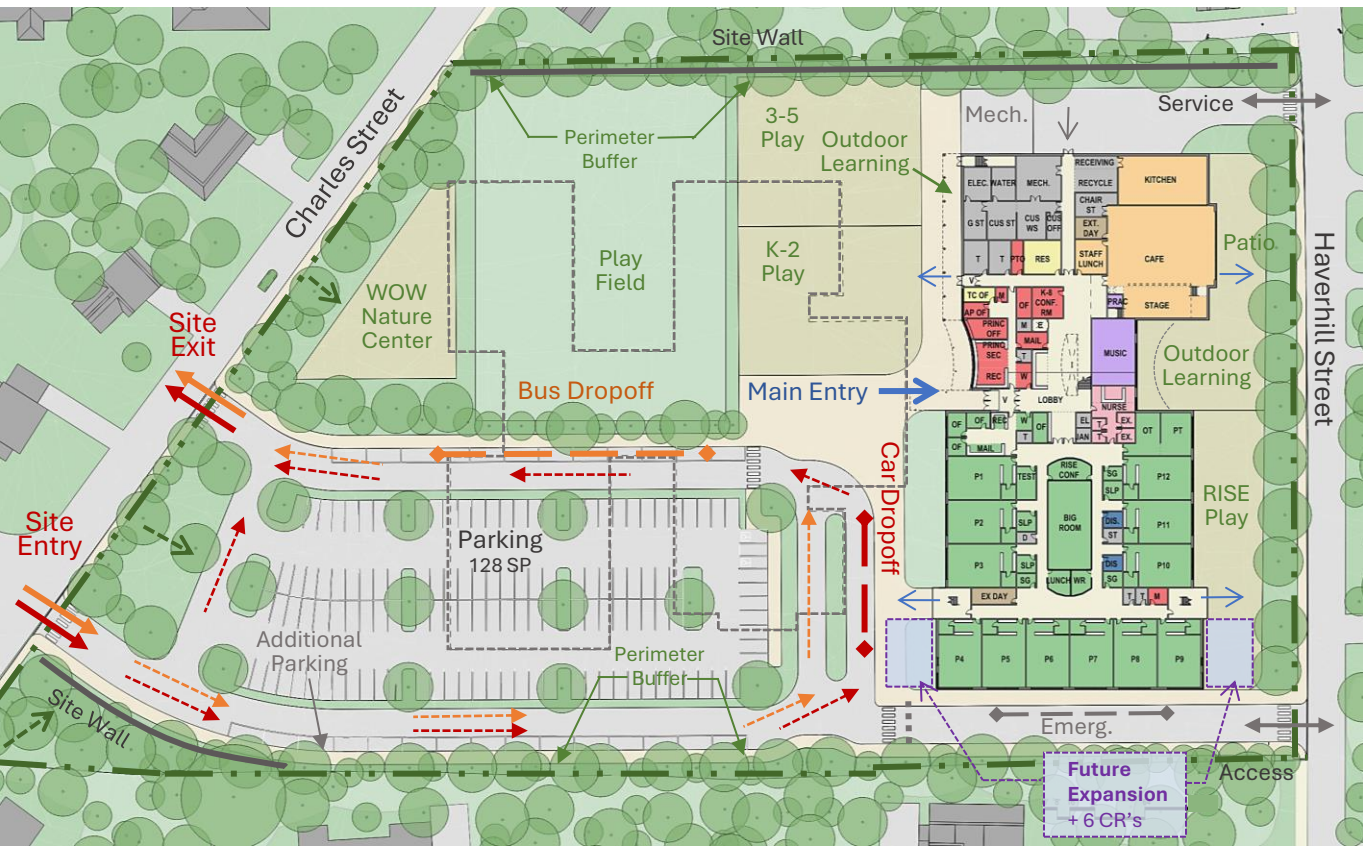


## PLANNING STEPS...

1. 3-Story Footprint on Field
2. Minimize School Disruption
3. Safe/Connected Play Areas
4. Service from Haverhill St.
5. Students from Charles St.
6. Resolve Site Grading
7. Loop Drive with Queueing
8. Improve Car/Bus Dropoff
9. Street Traffic and Safety



# PROPOSED SITE PLAN



- ✓ Most Efficient Footprint
- ✓ Maximizes Site Area
- ✓ On-Site Queuing/Traffic
- ✓ Minimizes Disruption



Outdoor Classrooms - OMR Architects

■ ADMINISTRATION & GUIDANCE	■ EXTENDED DAY
■ ART & MUSIC	■ HEALTH & PHYS ED
■ CIRCULATION	■ MEDIA CENTER
■ CORE ACADEMIC	■ MEDICAL
■ CUSTODIAL & MAINTENANCE	■ RISE PRE-K
■ DINING & FOOD SERVICE	■ SPED



# PLAN ORGANIZATION – FIRST FLOOR



Flexible Cafetorium - OMR Architects



Welcoming Entry - OMR Architects

- ✓ Learning Neighborhoods
- ✓ Community-Centered
- ✓ Intuitive Wayfinding

Flexible Community Cafetorium

Access to Outdoor Learning

Common Entry for RISE and K-5

RISE Admin. & Secure Access

Central Gathering & Support Spaces



Adaptable Classroom - OMR Architects



Shared Flex Area - Tappe Architects

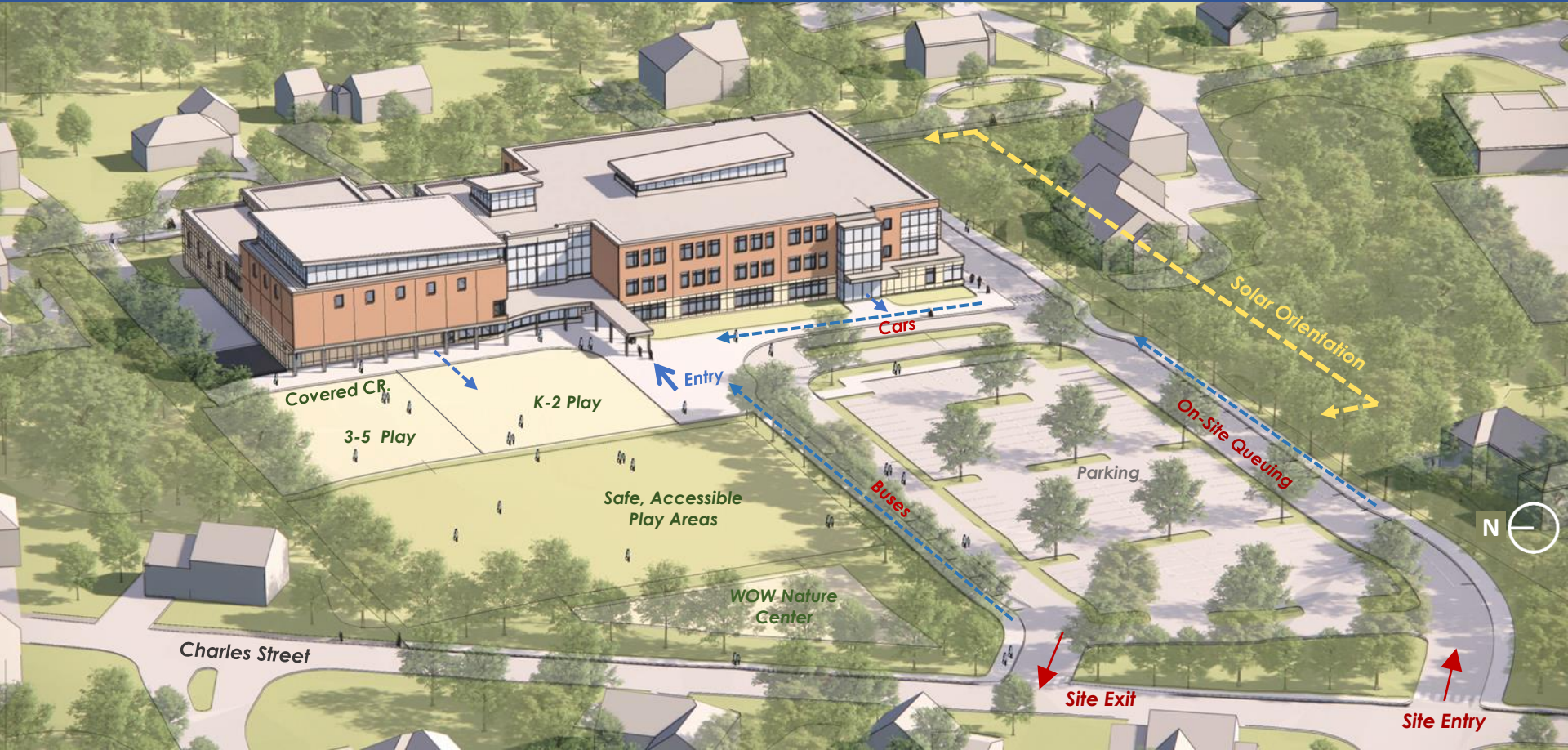
ADMINISTRATION & GUIDANCE	EXTENDED DAY
ART & MUSIC	HEALTH & PHYS ED
CIRCULATION	MEDIA CENTER
CORE ACADEMIC	MEDICAL
CUSTODIAL & MAINTENANCE	RISE PRE-K
DINING & FOOD SERVICE	SPED



First Floor:

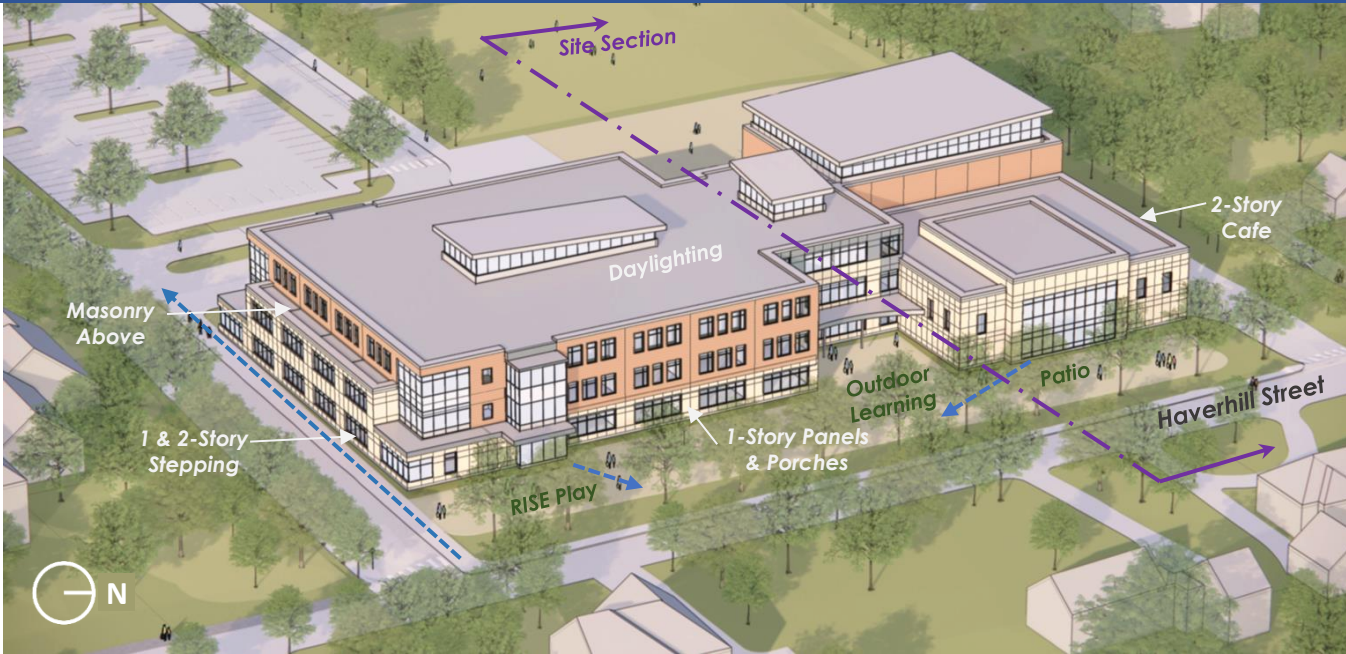


# EXTERIOR RELATIONSHIPS AND CONNECTIONS

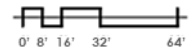


# BUILDING MASSING AND SCALE

- ✓ Simple Massing/Scale
- ✓ Warm/Durable Materials
- ✓ Stepping to Neighbors
- ✓ Varied Outdoor Spaces
- ✓ Connections to Exterior
- ✓ Daylight Roof Monitors



Site Section:



# MSBA SPACE GUIDELINE VARIANCES

## Core Academic: + 10,350 SF

- 4 Classrooms for Grade Equity
- STE Room and Storage
- Shared Classroom Flex per Grade
- Academic Support (MLL / Tier 2)

## Special Education: +360 SF

- Required Variations In SPED Spaces

## Health / PE: + 1,150 SF

- Area for Bleacher Seating
- Recreational Storage

## Dining / Food Service: + 187 SF

- Larger Staff Lunch (80 staff @ 2 Seatings)

## Administration / Guidance: + 388 SF

- Assistant Principal's Office
- Principal Office Space moved to Conference
- Larger Guidance Offices for Lunch Groups
- Mother's Room per Affordable Care Act

## Other: + 20,775 SF

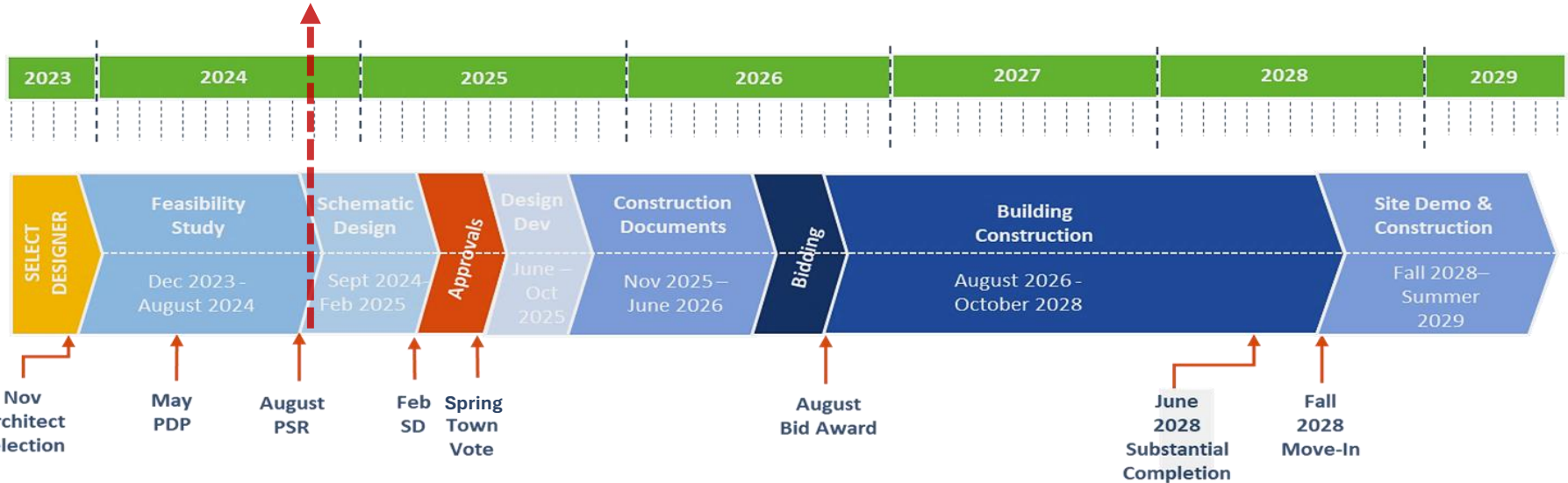
- 12 RISE Pre-K Classrooms with Toilets to accommodate 180 District Students
- RISE Pre-K Central Administration, SPED, Multi-Purpose and Support

## Extended Day: + 500 SF

- Program Space each for K-5 and RISE Pre-K

# PROPOSED PROJECT TIMELINE

**FAS Presentation**



# PRELIMINARY DESIGN PRICING

## Preliminary Design Pricing Table

= Formula do not edit

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (\$*/SF)	Square Feet of New Construction (\$*/SF)	Site, Building Takedown, Haz Mat Etc. (\$*)	Estimated Total Construction** (\$*)	Estimated Total Project Costs (\$)
Option A (Code Upgrades and Repairs)	60,558 sf	60,558 sf \$ 517.70 \$/sf	- sf \$ - \$/sf	\$ 7,837,178	\$ 39,188,055 \$ 647.12 \$/sf	\$ 61,040,847
Option A-1 (Renovation/Addition)	122,941 sf	33,000 sf \$ 669.61 \$/sf	89,941 sf \$ 786.71 \$/sf	\$ 17,232,424	\$110,087,038 \$ 895.45 \$/sf	\$ 139,199,009
Option B-1 (New Construction "Donut")	122,941 sf	- sf \$ - \$/sf	122,941 sf \$ 737.52 \$/sf	\$ 17,073,784	\$107,745,230 \$ 876.40 \$/sf	\$ 135,519,992
Option E-2 (New Construction "Wing")	122,941 sf	- sf \$ - \$/sf	122,941 sf \$ 743.36 \$/sf	\$ 17,224,833	\$108,614,255 \$ 883.47 \$/sf	\$ 136,527,990

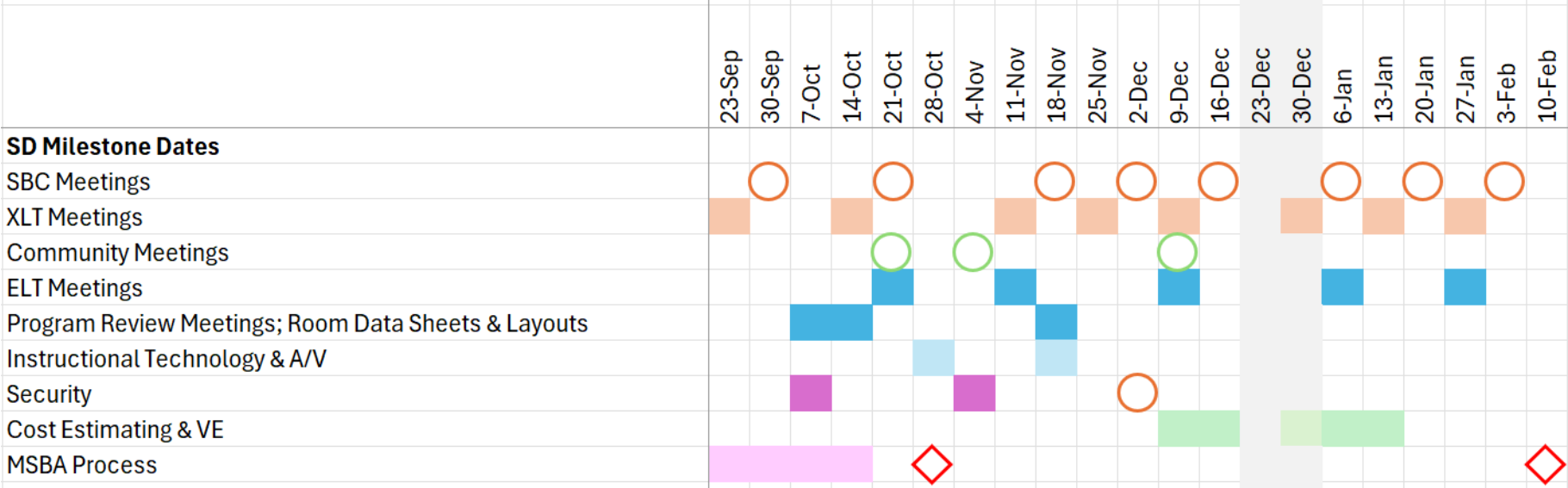
\* Marked Up Construction Costs

\*\* Does not include Construction Contingency

\*\*\* **District's Preferred Schematic**

# SCHEMATIC DESIGN

# KEY SD MILESTONES



# ADDITIONAL SD TASKS

- Additional Geotechnical Investigation
- Review LEED Scorecard
- Energy Feasibility Study
- Code Review
- Identify Food Service Equipment
- Traffic Analysis
- Meet with Town Engineer, Town Planner
- Meet with Fire, Police, EMS
- Generator Size Study (Shelter-in-place)

# ENERGY FEASIBILITY STUDY - GOALS

- Site logistics plan during construction.
- Number of wells needed based on energy model.
- Layout of wells on the site.
- Layout of site utilities coordinated with well field.
- Cost comparison, with first cost, life-cycle cost, and incentives.
- Information on reliability and operating cost from districts who have had a geothermal system installed and operational for several years.

# NEXT STEPS

- **MSBA Board Meeting:** October 30
- **Next SBC Meetings:** Oct. 21 – SD Update; Project Delivery Method  
Nov. 18 – HVAC system selection
- **Next Community Meetings:** Oct. 23 – Site and Community Use  
Nov. 4 – Traffic



# Town of Reading Meeting Minutes

## Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2024-08-12

Time: 7:00 PM

Building: Reading Town Hall

Location: Conference Room

Address: 16 Lowell Street

Session: Open Session

Purpose: General Business

Version: Draft

### Attendees: **Members - Present:**

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

### **Members - Not Present:**

### **Others Present:**

Colliers Project Manager Shirley Ng, Colliers Project Director Mike Carroll, LBA Project Manager Jenni Katajamaki, LBA Architect Leigh Sherwood, Town Manager Matt Kraunelis, Assistant Town Manager Jayne Wellman, School Superintendent Tom Milaschewski, Director of Facilities Joe Huggins, Assistant Director of Facilities Kevin Cabuzzi, Mollie O'Keefe -RMLD, Donna Brewer, Karen Herrick, Derek Pinto, Ray Porter, Lindsey Fulton

**Minutes Respectfully Submitted By:** Caitlin Nocella

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### **Topics of Discussion:**

This meeting was held in-person in the Town Hall Select Board Meeting Room and remotely via Zoom.

### **Call to order**

Carla Nazzaro called the meeting to order at 7:00 pm.

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

### **Public Comment**

Ray Porter of 525 Franklin Street, also RMLD Board of Commissioner member. He is in support of the electric options 1 or 3 for full geothermal or partial geothermal with air pump heat support. He feels they should engage with RMLD about solar panels to make sure they are included in the design upfront and not an afterthought.

Karen Herrick noted Mollie O'Keefe is here from RMLD.

### **Liaison Reports**

No Reports.

### **Public Employee Political Activity Review with Town Counsel**

Donna Brewer from Town Counsel's office was present to explain the limitations of board members when engaging in political activity surrounding this project. Town Counsel

provided a memo to the board prior to this meeting and is the packet outlining common questions surrounding this topic.

Ms. Brewer noted there are two laws the board needs to keep in mind; Chapter 26A the standard ethics law and Chapter 55, the campaigns and political finance law. She went on to explain the difference between staff and board members and whether they fall under the "appointed non policy making" category or the "appointed policy making" category. She noted for the purposes of this project, being on this board would put you under the 'appointed policy making' category even though some members are elected. Staff will fall under the "appointed non-policy making' category. She noted members can advocate for the project and vote as a committee to support the project. She noted they cannot use their official title on any email blasts or materials being circulated in support of the project. There are restrictions when using public resources as well.

She urged anyone that may have questions surrounding this topic or specific scenarios they are unsure of, to please reach out any time to get a clear answer.

### **Designer Report**

Jenni Katajamaki shared the updated B1 Site plan to show the changes they discussed in last weeks meeting.

Leigh Sherwood noted they took the B1 option and shifted it over 20 feet to the left, away from Haverhill Street. In order to do that, they did shift the floor plan a little bit; he noted they shifted the gym over 10 feet and it fit well.

**Pat Tompkins moved to authorize the OPM and design team to complete the PSR document and submit to the MSBA prior to August 21, 2024. The motion was seconded by Ed Ross. The motion was approved with the following roll call vote: Pat Tompkins – yes; Shawn Brandt -yes; John Coote – yes; Chris Haley – yes; Kirk McCormick – yes; Ed Ross- yes; Greg Stepler – yes; Nancy Twomey – yes; Carla Nazzaro – yes.**

### **Approval of Meeting Minutes**

The board edited the minutes from August 5, 2024.

**Ed Ross moved to approve the meeting minutes from August 5, 2024 as amended. The motion was seconded by Nancy Twomey and approved with the following roll call vote:**

**Pat Tompkins – yes; Shawn Brandt -yes; John Coote – yes; Chris Haley – yes; Kirk McCormick – yes; Ed Ross- yes; Greg Stepler – yes; Nancy Twomey – yes; Carla Nazzaro – yes.**

### **Future Agenda Items and Next Meeting Dates**

The board is holding a community meeting on Wednesday evening. Shirley noted the next meeting date is September 30.

**Ed Ross motioned to adjourn at 7:40 PM. The motion was seconded by Nancy Twomey and approved with the following roll call vote:**

**Pat Tompkins – yes; Shawn Brandt -yes; John Coote – yes; Chris Haley – yes; Kirk McCormick – yes; Ed Ross- yes; Greg Stepler – yes; Nancy Twomey – yes; Carla Nazzaro – yes.**