



Town of Reading Meeting Posting with Agenda

2018-07-16 LAG

Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2024-05-09

Time: 5:30 PM

Building: Reading Town Hall

Location: Berger 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 Berger Conference Room of Town, and remotely via Zoom:

Join Zoom Meeting

<https://us06web.zoom.us/j/85222746280>

Meeting ID: 852 2274 6280

One tap mobile

+16465189805,,85222746280# US (New York)

+16465588656,,85222746280# US (New York)

Dial by your location

• +1 646 518 9805 US (New York)

• +1 646 558 8656 US (New York)

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

AGENDA:

- Call to Order
- Public Comment
- KSBC Liaison Reports
- Review and Discuss Feedback on Draft PDP Report
- Vote to Approve PDP Submittal
- Designer Report
- OPM Report
 - Financials
- Warrant/ Invoices (possible vote)
- Approval of Prior Meeting Minutes
- Future Agenda Items and Next Meeting Dates

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.

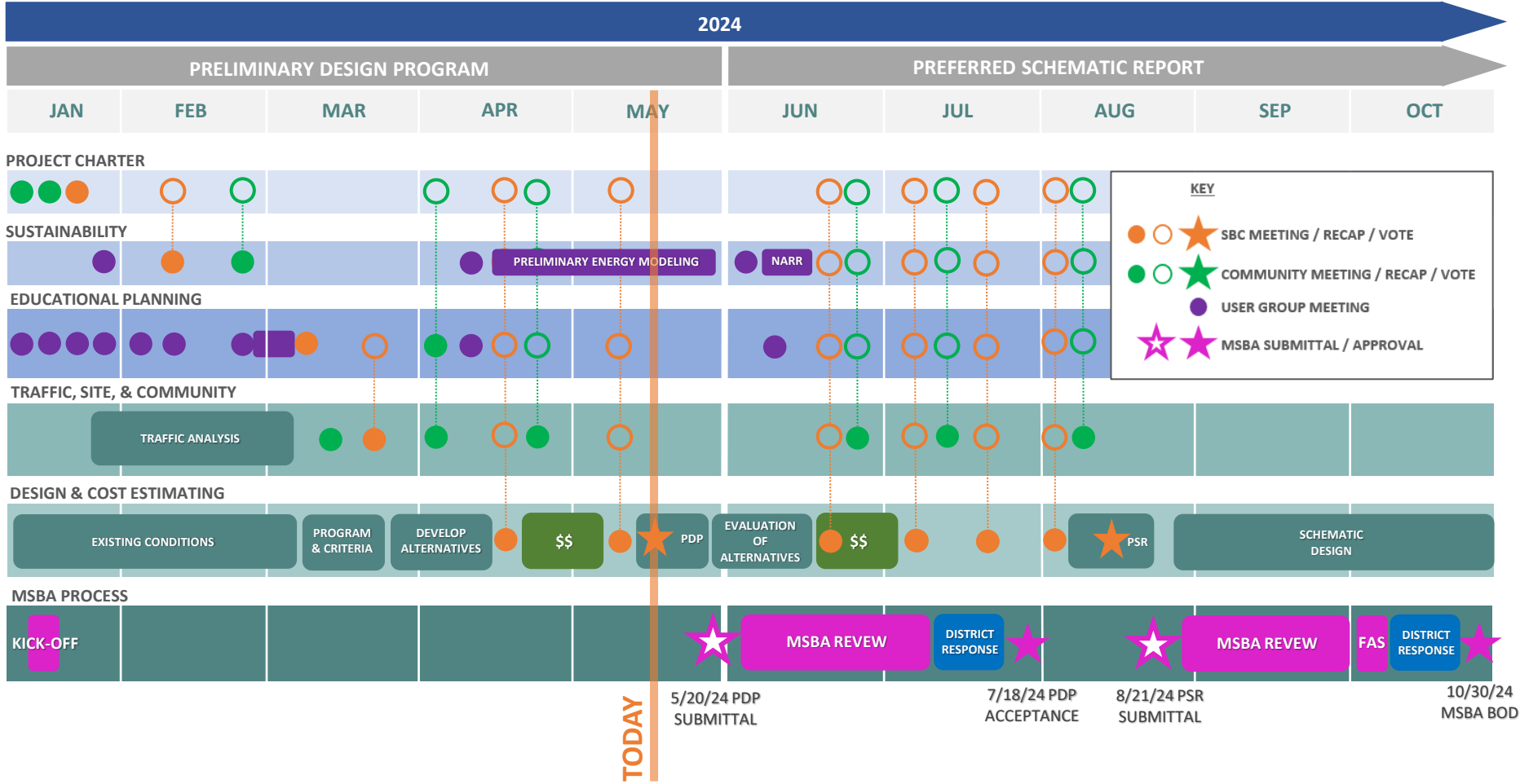
"A PLACE WHERE EVERYONE BELONGS"



TASKS COMPLETED

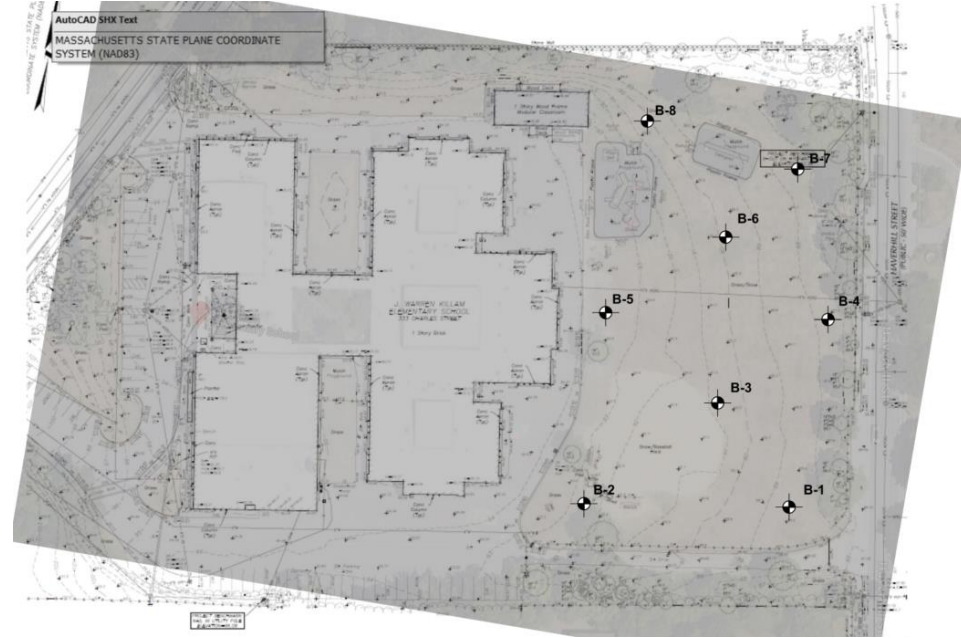
- **SBC Site Visits to Acton-Boxborough and Watertown** – Completed
- **PDP Report** – Draft completed
- **Educational Program** – Draft Completed
- **Geotechnical Investigation** – Field work completed; final report expected 5/10
- **PDP Cost Estimate** - Completed

PRELIMINARY FEASIBILITY STUDY WORK PLAN



GEOTECHNICAL INVESTIGATION PRELIMINARY FINDINGS

- Field work completed April 19 & 22
- 8 soil boring to depths of 12'-23'
- Fill and buried organic soils were found at depths between 2'-8'
- Fill & organic soil need to be removed from within the proposed building footprint
- Groundwater observed at 6' below grade
- Preliminary foundation recommendation: shallow foundation



PDP REPORT SUMMARY

SECTION 1 INTRODUCTION

1. Introduction
2. Project Directory
3. Project Schedule

SECTION 2 EDUCATIONAL PROGRAM

- 2.1 Introduction
- 2.2 Educational Program

SECTION 3 INITIAL SPACE SUMMARY

- 3.1 Introduction
- 3.2 Space Summary Narratives and District Program Variances
- 3.3 Space Summary Templates
- 3.4 Existing Facility Floor Plans

SECTION 4 EVALUATION OF EXISTING CONDITIONS

- 4.1 Introduction
- 4.2 Methodology and Assumptions
- 4.3 Summary of Findings
- 4.4 Legal Title to Property
- 4.5 Property Development Restrictions
- 4.6 Code and Accessibility Analysis
- 4.7 Existing Building Conditions
- 4.8 Existing Structural Conditions
- 4.9 Existing Building Systems Conditions
- 4.10 Existing Technology and Security Conditions
- 4.11 Existing Site Conditions
- 4.12 Existing Landscape Conditions
- 4.13 Circulation and Traffic Analysis
- 4.14 Existing Geotechnical Conditions
- 4.15 Existing Environmental Conditions
- 4.16 Existing Hazardous Materials

PDP REPORT SUMMARY

SECTION 5 SITE DEVELOPMENT REQUIREMENTS

5.1 Site Development Narrative

5.2 Site Plans A-E

SECTION 6 PRELIMINARY EVALUATION OF ALTERNATIVES

6.1 Introduction

6.2 Sustainable Design

6.3 Preliminary Alternatives

6.4 Preliminary Construction and Project Cost Estimates

6.5 Comparison of Alternatives

6.6 Conclusion and Recommendations

SECTION 7 LOCAL ACTIONS AND APPROVALS

7.1 Local Actions and Approvals Certification Template

7.2 School Building Committee Agendas, Minutes, Meeting Dates

SECTION 8 APPENDICES

Appendix A Statement of Interest Form

Appendix B MSBA Board Action Letter

Appendix C MSBA Design Enrollment Letter

Appendix D Capital Budget Statement

Appendix E Educational Visioning Report

Appendix F Programming Meeting Notes

Appendix G Phase I ESA Report

Appendix H Hazardous Materials Report

Appendix I Construction Cost Estimate

PDP REPORT FEEDBACK

- Add to Sustainability Goals: **prefer materials that are recyclable at the end of their life**
- Is a geothermal system viable due to land area in options A-D? **requires more study in PSR phase**
- Eliminate option E because swinging the whole school offsite is not currently a viable option.
- WOW center is the “World of Wonder” outdoor environmental science area.

PDP REPORT FEEDBACK – Educational Program

H: Pre-K - I think this is well written and offers some well thought out ideas for inclusion within Killam.

J: Lunch programs. Interesting descriptive explanation Question: Is this the new standard? Does this compare with other new constructions? How much does this change the scope of the space and is this reimbursed by MSBA? Academically does changing the lunch schedule (two lunches vs three) allow for more time in class or any other scheduling changes? How much of this proposal for the cafeteria is due to Pre-K inclusion?

L: Media - Will we anticipate adding staff? How much of this is reimbursed?

M: Visual Art - what does it mean that we offer no proposed changes to the current when we list all of the technology and other bullets (furniture/tables etc). Is that additional? Is it reimbursed? *Proposed is 215 SF larger than existing but within MSBA standards*

N: Performing Art: How much different would this changes represent to what exists today both from location and size? *Proposed is 215 SF larger than existing but within MSBA standards*

P: PE programs- Size of gym compared with today? What size because too big from a reimbursement perspective? *Current – 3,700; Reimbursable – 6,000; Proposed – 7,000*

EVALUATION OF ALTERNATIVES



A-1/A-2
Add-Reno



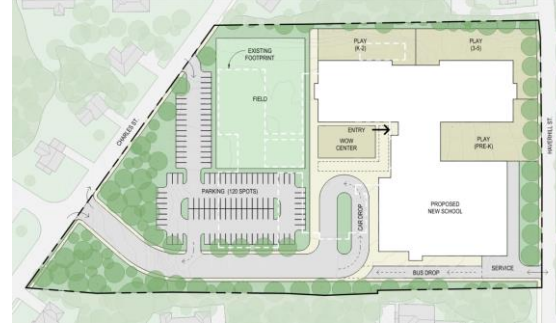
B-1/B-2
Compact/3-story



C-1/C-2
No demo 2-story



D-1/D-2
Some Demo 2-story



E
Extensive Demo

EVALUATION OF ALTERNATIVES

	A-1	A-2	B-1	B-2	C-1	C-2	D-1	D-2	E-1
Built Around the Student									
Classroom Neighborhoods	O	O	O	O	O	O	+	+	+
Educational Spaces	O	O	-	-	-	-	O	O	O
Community Centered									
Cost/Value	-	-	+	+	+	+	O	O	O
Neighborhood Context	-	O	-	O	O	O	+	+	+
Outdoor Space	-	-	+	+	O	O	+	+	+
Responsible Sustainability									
Energy Efficient	-	-	+	+	+	+	+	+	+
Ease of Maintenance and Life Cycle Cost	O	O	O	O	O	O	O	O	O
Safe and Healthy									
Traffic and Access	-	-	+	+	O	O	+	+	+
Safe and Secure	O	O	O	O	O	O	O	O	O
Phasing/Disruption	-	-	+	+	O	O	-	-	-
A Sense of Belonging									
Warm and Welcoming	-	-	O	O	O	O	+	+	+
Scale and Character	-	O	-	O	O	O	+	+	O

NEXT STEPS

- **PDP Submittal to MSBA:** May 20
- **Select Board Meeting :** May 21
- **Sustainability Committee:** May 21 and July 9 – initial system selection
- **Next SBC Meetings:** June 17 – Evaluation of Alternatives
July 8 – Final Evaluation of Alternatives
July 22 – Joint Meeting with Town Committees
August 5 – Preferred Solution
- **Next Community Meetings:** July 15 – Evaluation of Alternatives

Executive Leadership Team (XLT) Meetings Weekly unless SBC meeting



May 2, 2024

Town of Reading Killam Elementary School Project Budget and Cost Summary



Project Leaders

A	C	D (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)
Description	BUDGET			COST				CASH FLOW	
	PFA Approved	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
30 Architectural & Engineering									
A&E Feasibility Study	\$800,000	\$50,000	\$850,000	\$850,000	\$0	\$0	\$850,000	\$160,000	\$690,000
Subtotal	\$800,000	\$50,000	\$850,000	\$850,000	\$0	\$0	\$850,000	\$160,000	\$690,000
40 Administrative Costs									
OPM Feasibility Study	\$280,000	\$0	\$280,000	\$280,000	\$0	\$0	\$280,000	\$93,611	\$186,389
Environmental & Site (FS/SD)	\$500,000	\$0	\$500,000	\$208,120	\$291,880	\$0	\$500,000	\$100,155	\$399,845
Other Project Costs (FS/SD)		\$270	\$270	\$270	\$0	\$0	\$270	\$270	\$0
Subtotal	\$780,000	\$270	\$780,270	\$488,390	\$291,880	\$0	\$780,270	\$194,036	\$586,234
Project Sub-Total	\$1,580,000	\$50,270	\$1,630,270	\$1,338,390	\$291,880	\$0	\$1,630,270	\$354,036	\$1,276,234
70 Project Contingency									
Construction Contingency (Hard Cost)		\$0	\$0		Current Contingency	Potential Risk	Potential Contingency		\$0
Owner's Contingency (Soft Cost)	\$620,000	-\$50,270	\$569,730		\$0	\$0	\$0		\$569,730
Subtotal	\$620,000	-\$50,270	\$569,730		\$569,730	\$0	\$569,730		\$569,730
Project Total	\$2,200,000	\$0	\$2,200,000	\$1,338,390	\$861,610	\$0	\$2,200,000	\$354,036	\$1,845,964

Town of Reading
Killam Elementary School
05/02/24
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 Advertisment
From SC Cont to Other Project Costs		(\$269.67)	03/11/24	70-500	Moved to cover Design Services Advertisment
Total Approved Adjustments to Date		\$0.00		\$	-

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 Surveying (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
TOTAL		\$1,338,389.67					\$1,338,389.67



Expenditures - Invoices/Requisitions

Invoice Amount	Vendor	Invoice Number	Invoice Date	Approval Date	CODE	Propay Code	Propay Subm. #	Description
\$620.00	Colliers Project Leaders	871662	08/08/23	08/08/23	40-010	0001-0000	01	CPL Services July 2023 - FS/SD
\$11,902.50	Colliers Project Leaders	880248	09/08/23	09/08/23	40-010	0001-0000	01	CPL Services Aug 2023 - FS/SD
\$8,302.50	Colliers Project Leaders	887682	10/05/23	10/05/23	40-010	0001-0000	01	CPL Services Sept 2023 - FS/SD
\$7,432.50	Colliers Project Leaders	897597	11/06/23	11/17/23	40-010	0001-0000	01	CPL Services Oct 2023 - FS/SD
\$6,343.75	Colliers Project Leaders	905846	12/08/23	01/17/24	40-010	0001-0000		CPL Services Nov 2023 - FS/SD
\$6,087.50	Colliers Project Leaders	913392	01/08/24	01/17/24	40-010	0001-0000		CPL Services Dec 2023 - FS/SD
\$20,000.00	Lavallee Brensinger Archi	19643	01/18/24	01/26/24	30-290	0002-0000	01	LBA Services December 2023 - FS
\$19,804.50	Colliers Project Leaders	921005	02/07/24	02/12/24	40-010	0001-0000	01	CPL Services Jan 2024 - FS/SD
\$40,000.00	Lavallee Brensinger Archi	19690	02/12/24	02/12/24	30-290	0002-0000	01	LBA Services Jan 2024 - FS
\$269.67	Daily Times Chronicle	231075	09/14/23	02/29/24	40-810	0004-0000	01	District advertising for Designer Services
\$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 Brensinger Archi	19820	03/12/24	04/08/24	30-290	0002-0000	02	LBA Services Feb 2024 - FS
\$13,200.00	Lavallee Brensinger Archi	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 Brensinger Archi	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 Brensinger Archi	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		40-010	0001-0000	03	CPL Services Mar 2024 - FS/SD
\$52,000.00	Lavallee Brensinger Archi	19969	04/10/24		30-290	0002-0000	03	LBA Services Mar 2024 - FS
\$9,240.00	Lavallee Brensinger Archi	19969	04/10/24		40-800	0003-0000	03	LBA Services Mar 2024 - A&E Environmental & Site - Amd 1
\$57,816.00	Lavallee Brensinger Archi	19969	04/10/24		40-800	0003-0000	03	LBA Services Mar 2024 - A&E Environmental & Site - Amd 2
\$2,904.00	Lavallee Brensinger Archi	19969	04/10/24		40-800	0003-0000	03	LBA Services Mar 2024 - A&E Environmental & Site - Amd 4
\$354,035.92 Total Spent to Date								\$354,035.92

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	
	9	Apr-24	\$14,584	\$75,000		\$50,000	\$139,584	\$91,282	\$425,852	
	10	May-24	\$14,584	\$75,000		\$50,000	\$139,584	\$0	\$565,436	
	11	Jun-24	\$14,584	\$75,000		\$50,000	\$139,584	\$0	\$705,020	
	12	Jul-24	\$14,584	\$75,000		\$75,000	\$164,584	\$0	\$869,604	
	13	Aug-24	\$14,584	\$75,000		\$75,000	\$164,584	\$0	\$1,034,188	
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	
		\$2,200,000	\$280,000	\$1,058,120	\$0	\$0	\$861,880	\$2,200,000	\$212,045	

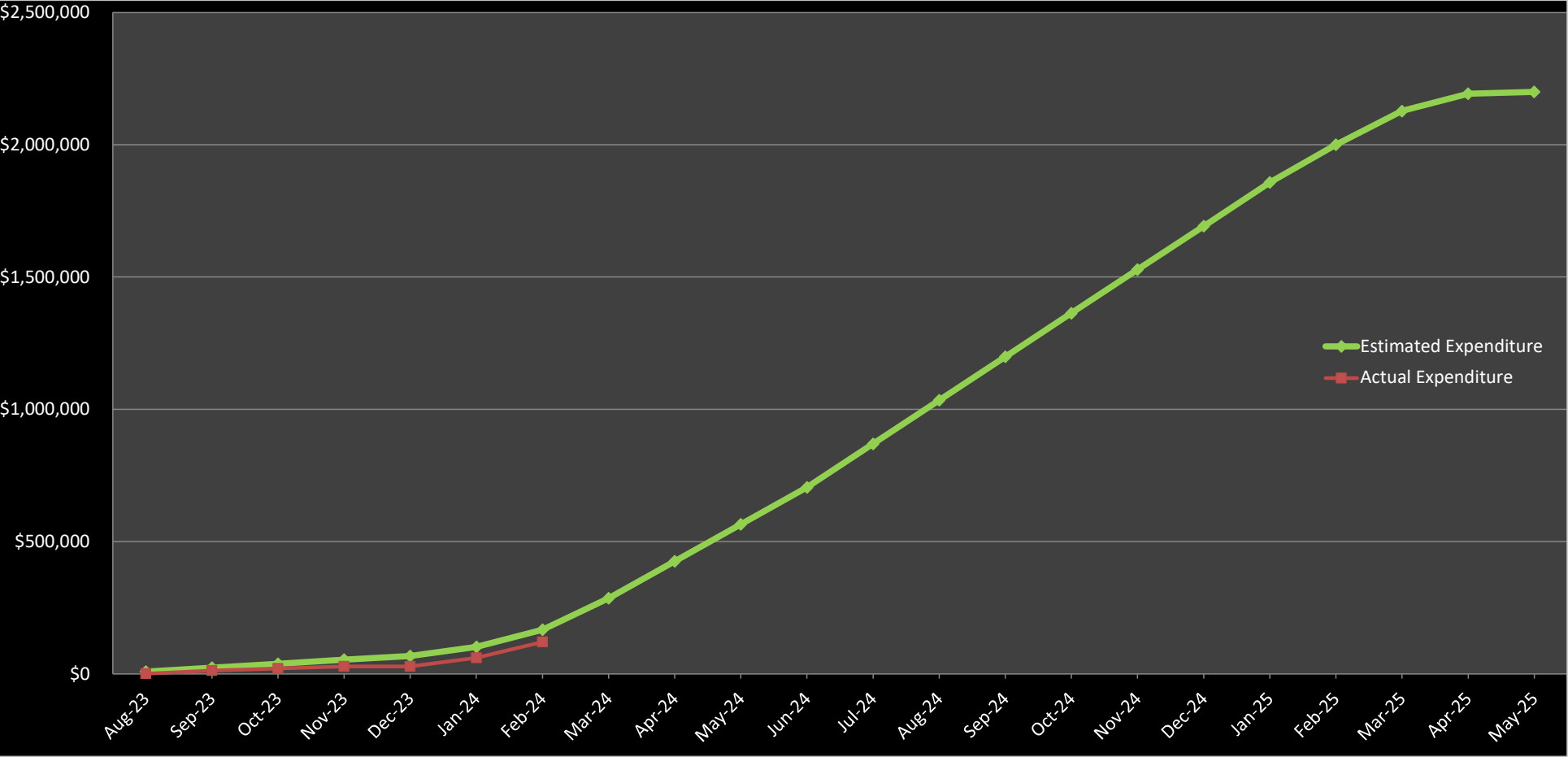


Town of Reading
Killam Elementary School
Estimated Project Cash Flow Graph



Project Leaders

May 2, 2024





Town of Reading Meeting Minutes

Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2024-04-08

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:**

Chair Carla Nazzaro, Vice Chair Karen Gately Herrick, John Coote, Ed Ross (remote), Greg Stepler (remote), Pat Tompkins, Nancy Twomey

Members - Not Present:

Kirk McCormick, Sarah McLaughlin

Others Present:

Town Manager Matt Kraunelis, School Superintendent Tom Milaschewski, Killam Principal Lindsay Fulton (remote), LBA Project Manager Jenni Katajamaki, LBA Architect Leigh Sherwood, Scott Reynolds - LBA (remote) Colliers Project Director Mike Carroll, Colliers Project Manager Suzanna Yeung

Minutes Respectfully Submitted By: Jacquelyn LaVerde

Topics of Discussion:

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

Call to Order

Chair Carla Nazzaro called the meeting to order at 7:02 pm.

Roll call attendance: Karen Gately Herrick, John Coote, Greg Stepler (remote), Nancy Twomey, Carla Nazzaro. Pat Tompkins arrived at 7:03 pm. Ed Ross arrived remotely at 7:04 pm.

Not present: Kirk McCormick, Sarah McLaughlin.

Public Comment

There was no comment from the public.

KSBC Liaison Reports

Chair Carla Nazzaro noted that the Communications subgroup meets regularly, has robust, productive meetings, and uses every avenue of communication the Town and Schools have available.

MBTA Communities/MSBA funding discussion

Ms. Nazzaro noted that the Town is not yet in compliance with MBTA Communities, and the question was raised as to whether that could impact MSBA funding. MSBA initially responded to Colliers Project Director Mike Carroll stating that it should not affect funding, as MSBA is a separate entity. A later response from MSBA indicated that they were asking the question to senior staff and would respond with an answer as soon as possible. Town Manager Matt Kraunelis also posed the question to the state delegation. They could not say

for certain that it would impact funding, though it might be unlikely, but it is a risk. The Committee will continue to keep the issue on the radar.

Pre-K element of the project discussion

Ms. Nazzaro stated that the district was under the impression that Pre-K was not part of the process. After speaking with the MSBA, they indicated that if the district can successfully prove through the education plan that it is beneficial to have all Pre-K under one roof, then the classrooms will be reimbursed. However, administrative space and play space for Pre-K will not be included in reimbursement. School Superintendent Tom Milaschewski stated that they are working on the education plan that explains having Pre-K under one roof is what is best educationally for the community.

Designer Report

Preliminary Alternatives Progress Review

LBA Architect Leigh Sherwood presented site plan options, and their variations with partial Pre-K, and full Pre-K. Option A is an addition/renovation proposal, keeping the existing one-story classroom wing and adding a new part of the building for the other programming. Option B is a new vertical three-story building. Option C is a two-story scheme. Option D is a more sprawling two-story scheme with wings. The existing building is 44,000 net square feet, and 63,000 gross square feet. For a partial Pre-K option with four Pre-K classrooms, would need over 67,000 net square feet, and 102,000 gross square feet. For a full Pre-K option with twelve Pre-K classrooms, 82,000 net square feet and 122,000 gross square feet is needed.

Option A is a full renovation exercise, so the MSBA knows what the baseline is. Option A reuses the existing classroom wing, would include an addition up to three stories with full Pre-K, or two stories for partial Pre-K, has good edge distance from Haverhill Street and from neighbors, has limited queuing space, has insufficient play space, and will have extended and more complicated phasing. For full Pre-K, the existing one-story would house all the Pre-K, and all the other programming would be in the new section of the building on three floors. For partial Pre-K, Pre-K, Kindergarten, and first grade would occupy the existing building, while grades two through five, along with all the other programming, would be in the new section of the building on two floors.

Option B is an idea for an efficient three-story building. It is buildable, while being close to the street, has the smallest footprint, is three stories, has good edge spacing, has a nice long queuing space, has simplified phasing, has a 160-foot x 220-foot J12 soccer field, as requested by the Recreation Department, and includes a 127-space parking lot on the site. It will be three stories if it houses full Pre-K, or two stories for partial Pre-K. The gym would be located on the second floor.

Option C is a full two story with the gym on the first floor. It has the largest footprint, is two stories, gets closer to the edges, still has the wonderful queuing length, still has the field, has a 124-space parking lot, and has play space adjacent to the building. The partial Pre-K scenario just has a slightly smaller footprint.

Option D reimagines the wings. Both full Pre-K, and partial Pre-K is two stories. But it would require tearing down a small portion of the existing building, displacing a small number of students in the interim, or creating swing space. It is a less compact building and more spread out. For partial Pre-K, the wing would be shorter with fewer classrooms.

All the scenarios presented are currently being priced. Mr. Sherwood noted that they represent what could be the exterior and interior program that is required for this elementary school. He opined that the only one that likely will not work on the site is Option A, the addition/renovation, as it has insufficient queuing, odd parking, and insufficient play space. Mr. Carroll noted that a renovation-only option will also be priced.

The Committee discussed square footage estimates, and clarified that gross square footage includes thickness of the walls, corridors, bathrooms, and mechanical space, and net square footage is the program space.

Next Steps

Ms. Katajamaki stated that LBA will be working on cost estimating the nine options presented over the next two weeks.

The next KSBC meeting was scheduled for May 6th to present the PDP and cost estimates to the Committee, followed by a meeting on May 9th for the Committee to vote on the PDP. However, May 6th might be the fourth night of Town Meeting due to the change in Town Meeting start date. The Committee discussed and agreed to cancel the May 6th meeting, move the presentations to the meeting on the 9th, provided the Committee receives drafts by May 3rd, to give members a week to review the submission. If members have questions, they should send them to staff by May 7th for Colliers and LBA to address at their presentation on the 9th. There is a School Committee meeting scheduled for May 9th as well. The KSBC will meet at 5:30 on May 9th at the High School, and the School Committee meeting will be moved to 7:30 pm.

Karen Gately Herrick expressed concern about upcoming cost discussions and the Select Board not yet being engaged, as there are other building projects going on that may be going to Town Meeting at the same time, and potentially on the same ballot. Mr. Sherwood recommended reviewing the numbers with the KSBC before presenting to the Select Board. Following discussion, the designer and OPM agreed that they could present to the Select Board at their meeting on May 21st.

OPM Update ***Financials***

Colliers Project Manager Suzanna Yeung and Project Director Mike Carroll provided the monthly budget update. There were no changes or budget adjustments, and everything was previously reviewed.

Warrant/ Invoices

The LBA invoice was broken into four parts to account for different MSBA pay codes.

Cost Estimator

The cash flow projections are trending below expectations. All invoices are within budgets and within commitments.

School Tours

Colliers Project Director Mike Carroll stated that he scheduled a school visit to Acton-Boxborough for May 1st at 1:30 pm. He is working with Watertown to confirm dates to tour their new schools as well.

Approval of Prior Meeting Minutes

On a motion by Nancy Twomey, seconded by John Coote, the Killam School Building Committee voted 5-0-2 to approve the meeting minutes of March 25, 2024, with Greg Stepler and Carla Nazzaro abstaining, as they were not present at that meeting.

Roll call vote: Karen Gately Herrick - Yes, John Coote – Yes, Ed Ross – Yes, Greg Stepler – Abstain, Pat Tompkins – Yes, Nancy Twomey – Yes, Carla Nazzaro – Abstain.

Future Agenda Items and Next Meeting Dates

The next community meeting is scheduled for this Thursday, April 11th at Killam to present the preliminary alternatives to the community. Dr. Milaschewski noted that Director of Facilities, Joe Huggins, will lead a tour at 6:30 pm in advance of the Community Meeting, to provide a high-level overview of the building's issues.

On a motion by Karen Gately Herrick seconded by Pat Tompkins, the Killam School Building Committee voted 7-0-0 to adjourn at 8:26 pm.

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