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2018-07-16 LAG

Town of Reading
Meeting Posting with Agenda

Board - Committee - Commission - Council:

Killam School Building Committee

Date: 2026-05-21 Time: 7:00 PM

Building: Reading Town Hall Location: Select Board Meeting Room

Address: 16 Lowell Street Agenda:

Purpose: General Business

Meeting Called By: Joshua Delaune 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:

Join Zoom Meeting
https://us06web.zoom.us/j/86529208380?pwd=I5NmUErKtAC3zfODGk62PmJyb2b13B.1
Meeting ID: 865 2920 8380
Passcode: 041913

1. Call to Order
2. Public Comment
3. KSBC Liaison Reports
4. CPL Financial Review*
    a. MSBA Budget Review Request (BRR)*
    b. Invoices
        i. LBA*
        ii. CPL*
        iii. Facilities Clerk*
        iv. Daily Times Chronicle*
        v. BidDocs*
        vi. Other*
    c. Commitments
        i. Other*
5. CPL Schedule Review*
    a. Updated Bid Timeline
6. Approval of Prior Meeting Minutes
    a. 04/22/2026*
    b. 05/11/2026*

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.

7. Future Agenda Items and Next Meeting dates

KSBC XLT	KSBC Meeting
06/08/26 – Review Subs	06/15/26 – Vote GC
07/13/26	07/20/26 – Meet GC
08/11/26	08/17/26
9/14/26	9/21/26

8. Adjourn*

*Noted Potential vote required

TO: Director of Capital Planning

FROM: Thomas Milaschewski

Town of Reading

J. Warren Killam Elementary School

MSBA Project ID Number: 202102460017

DATE: 1-May-26

RE: Project Funding Agreement Budget Revision Request, NUMBER: 1

Pursuant to Section 3.6 of the Project Funding Agreement between the Town of Reading (the "District") and the MASSACHUSETTS SCHOOL BUILDING AUTHORITY (the "Authority"), the District hereby requests a revision to the Total Project Budget, Exhibit A, dated 06/09/2025, for the J. Warren Killam Elementary School Project. As required, the District has provided the information outlined in the table below to indicate the Total Project Budget categories (line items) affected, the amounts needed and the reasons for the proposed revision.

The District acknowledges and agrees that it will not seek reimbursement from the Authority for any costs that exceed the already approved line item limits set forth in Exhibit A until after the Authority has accepted this Total Project Budget Revision Request, and the Authority's ProPay system has been adjusted accordingly.

The District further acknowledges and agrees that in accordance with Sections 3.6 and 3.7 of the Project Funding Agreement, any revisions to the Total Project Budget will not result in an increase to the Total Facilities Grant amount set forth in Section 2.1 of the Project Funding Agreement.

The District further acknowledges and agrees that the need for these revisions to the Total Project Budget [have not/have] been identified in the OPM monthly report as required pursuant to the Contract for Owner's Project Management Services between the District and the OPM.

The District further acknowledges and agrees that all of the information contained in this Total Project Budget Revision Request has been reviewed and approved by the TOWN of Reading's School Building Committee, and it further certifies and acknowledges that the funds to pay for the costs associated with these proposed revisions are available as indicated by the signatures noted below.

Table 1: Owner's Contingency Budget Revision

Use Table 1 below for identification of expenditures against the Owner's contingency. The Total Owner's Contingency in the Current Total Project Budget, Exhibit A of the PFA dated 04-23-2025 is $1,149,319. **(Please attach all supporting documentation, e.g., executed contracts, amendments and/or supporting invoices for reimbursable expenses)**

From Classification Code	From Classification Name	To Classification Code	To Classification Name	Budget Revision Amount	Reason for transfer	Amount Remaining in Owner's Contingency	MSBA USE ONLY: Ineligible/Cost/Scope Items excluded from the Total Facilities Grant — New Scope Exclusion	Transfer Scope Exclusion	Note if any
0801-0000	Owner's Contingency	0003-0000	Environmental & Site	$5,886	LBA Amd 14	$1,143,433			
0801-0000	Owner's Contingency	0603-0000	Swing Space/Modulars	$15,991	Modular Relacation	$1,127,442			
0801-0000	Owner's Contingency	0102-9900	Other Administrative Costs	$251,163	Facilities Clerk Contract	$876,279			

Table 2: Construction Contingency Budget Revision

Use Table 2 below for identification of expenditures against the Construction Contingency. The Total Construction Contingency in the Current Total Project Budget, Exhibit A of the PFA dated XX-XX-XXXX is $XXXXX. **(Please attach all supporting documentation, e.g., executed contracts, amendments and/or supporting invoices for reimbursable expenses)**

From Classification Code	From Classification Name	To Classification Code	To Classification Name	Budget Revision Amount	Reason for transfer	Amount Remaining in Construction Contingency	MSBA USE ONLY: Ineligible/Cost/Scope Items excluded from the Total Facilities Grant — New Scope Exclusion	Transfer Scope Exclusion	Note if any

Table 3: Budget Revisions not originally from Owner's or Construction Contingency

Use Table 3 below for identification of expenditures not originally from Owner's or Construction Contingency. The Current Total Project Budget, Exhibit A of the PFA dated 08-01-2025 is $130,011,783. **(Please attach all supporting documentation, e.g., executed contracts, amendments and/or supporting invoices for reimbursable expenses)**

From Classification Code	From Classification Name	To Classification Code	To Classification Name	Budget Revision Amount	Reason for transfer	Amount Remaining in Revised Budget Line	MSBA USE ONLY — Ineligible/Cost/Scope Items excluded from the Total Facilities Grant		
							New Scope Exclusion	Transfer Scope Exclusion	Note if any
0003-0000	Environmental & Site	0004-0000	Other	$79,874	LBA Amd 13	$426,012			
0004-0000	Other	0001-0000	OPM Feasibility Study	$15,500	For OPM SD Cost Estimate FS/SD Cost	$594,374			
0201-0400	A&E Design Development	0102-0500	Construction Contract Documents	$142,500	LBA Amd 15	$2,057,500			
0201-0400	A&E Design Development	0102-0700	Construction Contract Administration	$142,500	LBA Amd 15	$1,915,000			
0201-0400	A&E Design Development	0204-0300	Geotechnical	$18,708	LBA Amd 16	$1,896,292			
0201-0400	A&E Design Development	0203-9900	Other Reimbursable Costs	$8,792	LBA Amd 17	$1,887,500			
0201-0600	A&E Bidding	0204-1200	Traffic Studies	$59,450	LBA Amd 17	$290,550			
0201-0600	A&E Bidding	0203-9900	Other Reimbursable Costs	$4,050	LBA Amd 17	$286,500			
0201-0800	A&E Closeout	0203-9900	Other Reimbursable Costs	$43,858	LBA Amd 17	$231,142			
0201-0800	A&E Closeout	0204-0400	Site Survey	$5,000	LBA Amd 18	$226,142			
0201-0800	A&E Closeout	0204-0300	Geotechnical	$5,500	LBA Amd 21	$220,642			
0201-9900	A&E Other Basic/Extra Services	0204-0300	Geotechnical	$113,806	LBA Amd 19	$111,194			

Notes (applicable where marked in corresponding rows of tables above)

1.) This budget transfer has already been incorporated into the ProPay budget as accepted in PFA Bid Amendment. All items noted as N/A in excluion columns; **no** budget revision request to be entered into ProPay.

2.) The exclusions noted in this BRR are not new exclusions, but rather maintain the overall amount of excluded costs in the Total Project Budget without increase. An exclusion amount equal to the amount of the buyout savings entered in GMP contingency will be reduced in the divisions of the construction budget, offsetting the buyout savings amount, in order that the total excluded amount does not increase as a result of the transfer of buyout savings.

3.) The exclusions noted in this BRR are not new exclusions, but rather maintain the overall amount of excluded costs in the Total Project Budget without increase. An exclusion amount equal to the amount of the exclusions shown in this BRR will be reduced from the Constructon Contingency line item, offsetting the amount being added to the Construction Change Order line item shown in this BRR, in order that the total excluded amount does not increase as a result of the budget transfers included in this BRR. Therefore the 1% or 2% potentially eligible Construction Contingency amount, whichever is applicable to this project, will not be reduced by this BRR.

By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

By: Jayne Wellman

Title: Chief Executive Officer

Date:

By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

By: Dr. Henry Turner

Title: Superintendent of Schools

Date:

By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

By: Thomas Wise

Title: Chair of the School Committee

Date:

MASSACHUSETTS SCHOOL BUILDING AUTHORITY

Date: _________________

By (Please Print):

Title: Director of ____

Town of Reading

Killam Elementary School

Project Budget and Cost Summary

May 19, 2026

Colliers Project Leader

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)
	BUDGET			COST				CASH FLOW	
Description	**PFA Approved**	**Authorized Changes**	**Approved Budget**	**Committed Costs**	**Uncommitted Costs**	**Forecast Costs**	**Total Project Costs**	**Expenditures to Date**	**Balance To Spend**
20 Construction									
Construction	$101,521,394	$0	$101,521,394	$147,800	$101,373,594	$0	$101,521,394	$0	$101,521,394
Change Orders		$0	$0	$0	$0	$50,000	$50,000	$0	$50,000
Subtotal	$101,521,394	$0	$101,521,394	$147,800	$101,373,594	$50,000	$101,571,394	$0	$101,571,394
30 Architectural & Engineering									
Design Development	$2,200,000	-$312,500	$1,887,500	$1,887,500	$0	$0	$1,887,500	$1,887,500	$0
Construction Documents	$3,200,000	$142,500	$3,342,500	$3,342,500	$0	$0	$3,342,500	$3,342,500	$0
Bidding / Negotiations	$350,000	-$63,500	$286,500	$286,500	$0	$0	$286,500	$143,250	$143,250
Closeout	$275,000	-$54,358	$220,642	$191,000	$29,642	$0	$220,642	$0	$220,642
Construction Administration	$3,200,000	$142,500	$3,342,500	$3,342,500	$0	$0	$3,342,500	$0	$3,342,500
Other Basic Services	$225,000	-$113,806	$111,194	$0	$111,194	$0	$111,194	$0	$111,194
Geotechnical & GeoEnv. Engineering	$200,000	$138,014	$338,014	$328,840	$9,174	$0	$338,014	$138,407	$199,607
Site Survey	$50,000	$5,000	$55,000	$55,000	$0	$0	$55,000	$43,065	$11,935
Survey of Existing Conditions / Wetlands	$25,000	$0	$25,000	$0	$25,000	$0	$25,000	$0	$25,000
Hazardous Materials	$200,000	$0	$200,000	$172,700	$27,300	$0	$200,000	$35,200	$164,800
Traffic Studies	$50,000	$59,450	$109,450	$109,450	$0	$0	$109,450	$86,955	$22,495
Other Reimbursable Costs	$50,000	$56,700	$106,700	$106,700	$0	$0	$106,700	$88,725	$17,975
Printing (Over the Minimum)	$20,000	$0	$20,000	$0	$20,000	$0	$20,000	$0	$20,000
A&E Feasibility Study	$850,000	$0	$850,000	$850,000	$0	$0	$850,000	$850,000	$0
Subtotal	$10,895,000	$0	$10,895,000	$10,672,690	$222,310	$0	$10,895,000	$6,615,603	$4,279,397
40 Administrative Costs									
OPM Feasibility Study	$280,000	$55,500	$335,500	$335,500	$0	$0	$335,500	$335,500	$0
OPM Design Development	$500,000	$0	$500,000	$250,000	$250,000	$0	$500,000	$250,000	$250,000
OPM Construction Contract Documents	$500,000	$0	$500,000	$500,000	$0	$0	$500,000	$279,088	$220,912
OPM Bidding	$150,000	$0	$150,000	$150,000	$0	$0	$150,000	$0	$150,000
OPM Construction Contract Admin	$3,300,000	$0	$3,300,000	$3,175,000	$125,000	$0	$3,300,000	$0	$3,300,000
OPM Closeout	$500,000	$0	$500,000	$216,569	$283,431	$0	$500,000	$0	$500,000
OPM: Cost Estimates	$90,000	$0	$90,000	$54,000	$36,000	$0	$90,000	$34,000	$56,000
Advertising	$5,000	$0	$5,000	$2,388	$2,612	$0	$5,000	$2,388	$2,612
Other Administrative Costs	$200,000	$251,163	$451,163	$451,163	$0	$100,000	$551,163	$6,550	$544,613
Other Project Costs (Moving)	$150,000	$0	$150,000	$0	$150,000	$0	$150,000	$0	$150,000
Utility Fees	$200,000	$0	$200,000	$0	$200,000	$0	$200,000	$0	$200,000
Legal	$100,000	$0	$100,000	$0	$100,000	$0	$100,000	$0	$100,000
Testing Services	$400,000	$0	$400,000	$54,746	$345,254	$0	$400,000	$0	$400,000
Swing Space / Modular	$750,000	$16,870	$766,870	$766,870	$0	$0	$766,870	$759,779	$7,091
Environmental & Site (FS/SD)	$500,000	-$73,988	$426,012	$283,130	$142,882	$0	$426,012	$273,130	$152,882
Other Project Costs (FS/SD)	$570,000	$24,374	$594,374	$594,374	$0	$0	$594,374	$593,174	$1,200
Subtotal	$8,195,000	$273,919	$8,468,919	$6,833,740	$1,635,180	$100,000	$8,568,919	$2,533,608	$6,035,311
50 Furniture, Fixtures and Equipment									
Furniture, Fixtures and Equipment	$1,587,500	$0	$1,587,500	$0	$1,587,500	$0	$1,587,500	$0	$1,587,500
Equipment	$1,587,500	$0	$1,587,500	$0	$1,587,500	$0	$1,587,500	$0	$1,587,500
Technology		$0	$0	$0	$0	$0	$0	$0	$0
Subtotal	$3,175,000	$0	$3,175,000	$0	$3,175,000	$0	$3,175,000	$0	$3,175,000
Project Sub-Total	$123,786,394	$273,919	$124,060,313	$17,654,230	$106,406,084	$150,000	$124,210,313	$9,149,211	$115,061,102
70 Project Contingency					**Current Contingency**	**Potential Risk**	**Potential Contingency**		
Construction Contingency (Hard Cost)	$5,076,070	$0	$5,076,070		$5,076,070	-$50,000	$5,026,070		$5,026,070
Owner's Contingency (Soft Cost)	$1,149,319	-$273,919	$875,400		$875,400	-$100,000	$775,400		$775,400
Subtotal	$6,225,389	-$273,919	$5,951,470		$5,951,470	-$150,000	**$5,801,470**		**$5,801,470**
Project Total	$130,011,783	$0	$130,011,783	$17,654,230	$112,357,553	$0	$130,011,783	$9,149,211	$120,862,572

Town of Reading
Killam Elementary School
05/19/26
Project Budget Adjustments

Colliers
Project Leaders

Adjustment Item	BRR	Adjusted Amount	Date Approved	CODE	Comments
END OF FS-SD					
Move to Other Project Cost (FS/SD) from A&E FS	iPFA	$50,000.00	06/02/25	40-810	Moved to correct for New PFA
From A&E FS to Other Project Cost (FS/SD)	iPFA	($50,000.00)	06/02/25	30-290	Moved to correct for New PFA
Move to Owner's SC Cont from OPM FS	VOID		06/02/25	40-810	Moved to correct for New PFA (was $55,500.) Correction Not needed
From OPM FS to Owner's SC Cont	VOID		06/02/25	40-010	Moved to correct for New PFA (was -$55,500.) Correction Not needed
Move to Other Project Costs from Eviron & Site	VOID		06/02/25	40-810	Moved to correct for New PFA (was $105,500.) Correction Not needed
Move to Owner's SC Cont from Eviron & Site	VOID		06/02/25	40-810	Moved to correct for New PFA (was $8,792.) Correction Not needed
From Eviron & Site to Owner's SC Cont / Other PC	VOID		06/02/25	40-800	Moved to correct for New PFA (was -$114,292.) Correction Not needed
Start of New PFA					
Move to Environ & Site from Owner's SC Const	BRR 001	$5,886.00	06/02/25	40-800	Moved to cover Designer Amd 14
From Owner's SC Const to Eviron & Site	BRR 001	($5,886.00)	06/02/25	70-500	Moved to cover Designer Amd 14
Move to A&E Const Doc from A&E Design Development	BRR 001	$142,500.00	06/02/25	30-130	Internal Budget Adjustments - LBA Amd 15
From A&E Design Development to A&E Const Doc	BRR 001	($142,500.00)	06/02/25	30-120	Internal Budget Adjustments - LBA Amd 15
Move to A&E Const Admin from A&E Design Development	BRR 001	$142,500.00	06/02/25	30-160	Internal Budget Adjustments - LBA Amd 15
From A&E Design Development to A&E Const Admin	BRR 001	($142,500.00)	06/02/25	30-120	Internal Budget Adjustments - LBA Amd 15
Move to Geotech from A&E Design Development	BRR 001	$18,708.00	06/02/25	30-210	Internal Budget Adjustments - LBA Amd 16
From A&E Design Development to Geotech	BRR 001	($18,708.00)	06/02/25	30-120	Internal Budget Adjustments - LBA Amd 16
Move to Traffic Studies from A&E Bidding / Negotiations	BRR 001	$59,450.00	07/14/25	30-260	Internal Budget Adjustments - LBA Amd 17
From A&E Bidding / Negotiations to Traffic Studies	BRR 001	($59,450.00)	07/14/25	30-140	Internal Budget Adjustments - LBA Amd 17
Move to Other Reimbable Costs from Various	BRR 001	$56,700.00	07/14/25	30-270	Internal Budget Adjustments - LBA Amd 17
From A&E Design Development to Other Reimbable Costs	BRR 001	($8,792.00)	07/14/25	30-120	Internal Budget Adjustments - LBA Amd 17
From A&E Bidding / Negotiations to Other Reimbable Costs	BRR 001	($4,050.00)	07/14/25	30-140	Internal Budget Adjustments - LBA Amd 17
From A&E Closeout to Other Reimbable Costs	BRR 001	($43,858.00)	07/14/25	30-150	Internal Budget Adjustments - LBA Amd 17
Move to Site Survey from A&E Closeout	BRR 001	$5,000.00	08/14/25	30-230	Internal Budget Adjustments - LBA Amd 18
From A&E Closeout to Site Survey	BRR 001	($5,000.00)	08/14/25	30-150	Internal Budget Adjustments - LBA Amd 18
Move to A&E Geotech from Other Basic Services	BRR 001	$113,806.00	11/12/25	30-210	Internal Budget Adjustments - LBA Amd 19
from Other Basic Services to A&E Geotech	BRR 001	($113,806.00)	11/12/25	30-200	Internal Budget Adjustments - LBA Amd 19
Move to A&E Geotech from A&E Closeout	BRR 001	$5,500.00	11/12/25	30-210	Internal Budget Adjustments - LBA Amd 21
from A&E Closeout to A&E Geotech	BRR 001	($5,500.00)	11/12/25	30-150	Internal Budget Adjustments - LBA Amd 21
Move to Modular from SC Contingency	BRR 001	$1,624.19	11/12/25	40-751	Budget Adjustments - Modulease CO 01
From SC Contingency to Modular	BRR 001	($1,624.19)	11/12/25	70-500	Budget Adjustments - Modulease CO 01
Move to Modular from SC Contingency	BRR 001	$4,000.00	11/12/25	40-751	Budget Adjustments - Modulease CO 01
From SC Contingency to Modular	BRR 001	($4,000.00)	11/12/25	70-500	Budget Adjustments - Modulease CO 01
Move to Modular from SC Contingency	BRR 001	$8,273.74	12/15/25	40-751	Budget Adjustments - Modular Relocation
From SC Contingency to Modular	BRR 001	($8,273.74)	12/15/25	70-500	Budget Adjustments - Modular Relocation
Move to Modular from SC Contingency	BRR 001	$2,093.00	03/16/26	40-751	Budget Adjustments - Geinapp Amd 02
From SC Contingency to Modular	BRR 001	($2,093.00)	03/16/26	70-500	Budget Adjustments - Geinapp Amd 02
Move to Other Admin. Cost from SC Contingency	BRR 001	$251,163.00	03/16/26	40-300	Budget Adjustments - Reading Clerk Contract (Dave)
From SC Contingency to Other Admin. Cost	BRR 001	($251,163.00)	03/16/26	70-500	Budget Adjustments - Reading Clerk Contract (Dave)
Move to Modular from SC Contingency		$879.37		40-751	Budget Adjustments - Modular Relocation
From SC Contingency to Modular		($879.37)		70-500	Budget Adjustments - Modular Relocation
Total Approved Adjustments to Date		**$0.00**			**$ -**

Town of Reading
Killam Elementary School
05/19/26

Committed Cost (Contracts/Pos)

VENDOR	AMOUNT	ISSUE DATE	SIGNED/ RETURN DATE	ENCUM (PO)	CODE	MSBA	Notes
Lavallee Brensinger Architects	-$28,590.00	6/17/2025	07/14/25	LBA Amd 17	40-800	0003-0000	Deduct from LBA Amd 02 - Traffic Study (GPI)
Lavallee Brensinger Architects	$50,160.00	6/17/2025	07/14/25	LBA Amd 17	30-260	0204-1200	Traffic Engineer (On-Ste)
Lavallee Brensinger Architects	$59,290.00	6/17/2025	07/14/25	LBA Amd 17	30-260	0204-1200	Traffic Engineering (off-site)
Lavallee Brensinger Architects	$77,000.00	6/17/2025	07/14/25	LBA Amd 17	30-270	0203-9900	Compliance Energy Modeling - TEDI, LEED and Backstop
Lavallee Brensinger Architects	$7,700.00	6/17/2025	07/14/25	LBA Amd 17	30-270	0203-9900	Tree Removal and Protection Plan
Lavallee Brensinger Architects	$24,750.00	8/13/2025	08/18/25	LBA Amd 18	30-230	0204-0400	Supplemental Survey - Charles & Haverhill Streets
ADF Painting Co	$3,000.00	8/6/2025	08/18/25	PO 26000411	40-751	0603-0000	Exterior Painting - Modular Relocation
Gienapp Architects	$10,447.73	8/14/2025	08/18/25	GEINAPP Amd 01	40-751	0603-0000	Amendment 01 for Reimbursable Costs
Complete Cleaning Co	$3,500.00	6/23/2025	08/18/25	MSA	40-751	0603-0000	Move contents from Classrooms to Gym
Knox Company	$535.00	8/14/2025	08/18/25	PO 26000488-001	40-751	0603-0000	Knoxbox Surface Mount Hinged Door - Modular Relocation
Lavallee Brensinger Architects	$113,806.00	9/26/2025	10/14/25	LBA Amd 19	30-210	0204-0300	Soil Pre-Characterization
Lavallee Brensinger Architects	$0.00	9/18/2025	10/14/25	LBA Amd 20	Void	Void	Tree Survey (Voided - Submitted at $7,623.00)
Complete Cleaning Co	$140.00	10/1/2025	10/14/25	MSA	40-751	0603-0000	Modular Deep Cleaning
Lavallee Brensinger Architects	$5,500.00	10/30/2025	10/31/25	LBA Amd 21	30-210	0204-0300	Additional Soil Pre-Characterization
Comm-Tract Corp	$14,129.48	8/28/2025	11/12/25	PO NA	40-751	0603-0000	Modular Relocation - Fiber optic network
Partners Technology	$2,270.88	8/19/2025	11/12/25	PO 26000521	40-751	0603-0000	Modular Relocation - Audio
Modulease	$2,499.00	8/18/2025	11/12/25	Modulease CO 01	40-751	0603-0000	Modulease CO 01
Gov Connection Inc	$8,273.74	12/8/2025	12/15/25	26000243	40-751	0603-0000	Modular Relocation - Computer Power Supply
BidDocs Online Inc	$7,650.00	12/9/2025	12/15/25	PO N/A	40-300	0199-0000	Bid Hosting
Daily Times Chronicle	$1,372.00	1/29/2026	02/09/26	PO NA	40-200	0103-0000	Newspaper Ad - Peer Review, Tax Consultant, Materials Testing, Early Bid & Prequal
Peer Review Recommndation - 4LEA	$37,513.00	12/15/2025	02/09/26	4LEAF Contract	40-300	0199-0000	Peer Review Recommndation - Structural & Code
Early Package Recommendation - Sy	$147,800.00	1/20/2026	02/09/26	Systems Contract	20-200	0502-0000	Early Package Recommendation
Materials Testing Recommendation	$54,746.00	12/10/2025	02/09/26	UTS Contract	40-700	0602-0000	Materials Testing Recommendation
Gienapp Architects	$2,093.00	12/18/2025	03/16/26	GEINAPP Amd 02	40-751	0603-0000	Gienapp Remb. Services December 2025 - Modular Relocation
Daily Times Chronicle	$190.94	3/11/2026	03/16/26	PO NA	40-200	0103-0000	Newspaper Ad - Elevator Prequal
David Dallaire - Facilities Clerk	$406,000.00	2/18/2026	03/16/26	David Dallarie Contract	40-300	0102-9900	Reading Clerk Salary
Daily Times Chronicle	$313.14	3/11/2026	04/22/26	PO NA	40-200	0103-0000	Newspaper Ad - FSB and GC Bid posting
Lavallee Brensinger Architects	-$9,174.00	4/9/2026	04/22/26	LBA Amd 22	30-210	0204-0300	LBA Amd 16 Geotech Fee Error Correction
Daily Times Chronicle	$511.71	5/18/2026	05/21/26	PO NA	40-200	0103-0000	Newspaper Ad - FSB and GC Re-Bid posting
Amazon Business	$879.37	9/30/2025	05/21/26	PO KG26000RISE	40-751	0603-0000	Modular Relocation - Playground Equipment
TOTAL	**$17,654,229.70**						**$17,654,229.70**

Town of Reading
Killam Elementary School
05/19/26

Expenditures - Invoices/Requisistions

Invoice Amount	Vendor	Invoice Number	Invoice Date	Approval Date	CODE	Propay Code	Propay Subm. #	Description
$33,733.00	Colliers Project Leaders	1132845	01/07/26	01/20/26	40-030	0102-0500		CPL Services December 2025 - CD
$350.00	BidDocs Online	25-9KRD-1	01/26/26	02/09/26	40-300	0199-0000		30B Switchgear - Online Bid Hosting
$501,375.00	Lavallee Brensinger Architects	23076	01/13/26	02/09/26	30-130	0201-0500		LBA Services December 2025 - CD
$1,783.50	Lavallee Brensinger Architects	23076	01/13/26	02/09/26	30-260	0204-1200		LBA Add Services December 2025 - Traffic Engineer
$1,925.00	Lavallee Brensinger Architects	23076	01/13/26	02/09/26	30-270	0203-9900		LBA Add Services December 2025 - Tree Removal and Protection
$221.49	Daily Times Chronicle	260087	02/04/26	02/09/26	40-200	0103-0000		NewsPaper Ad - Prequal
$501,375.00	Lavallee Brensinger Architects	23289	02/10/26	03/16/26	30-130	0201-0500	13	LBA Services January 2026 - CD
$720.72	Lavallee Brensinger Architects	23289	02/10/26	03/16/26	30-210	0204-0300	13	LBA Add Services January 2026 - Geotech
$1,155.00	Lavallee Brensinger Architects	23289	02/10/26	03/16/26	30-230	0204-0400	13	LBA Add Services January 2026 - Acoustic Survey
$1,398.53	Lavallee Brensinger Architects	23289	02/10/26	03/16/26	30-270	0203-9900	13	LBA Add Services January 2026 - Other Reimbursables
$9,959.40	Lavallee Brensinger Architects	23289	02/10/26	03/16/26	30-260	0204-1200	13	LBA Add Services January 2026 - Traffic Engineer
$6,710.00	Lavallee Brensinger Architects	23289	02/10/26	03/16/26	30-270	0203-9900	13	LBA Add Services January 2026 - Compliance Energy Modeling
$108,024.40	Lavallee Brensinger Architects	23289	02/10/26	03/16/26	30-210	0204-0300	13	LBA Add Services January 2026 - Soil Pre-Characterization
$63,340.00	Colliers Project Leaders	1143662	02/05/26	03/16/26	40-030	0102-0500	13	CPL Services January 2026 - CD
$42,122.00	Colliers Project Leaders	1153042	03/05/26	03/16/26	40-030	0102-0500	13	CPL Services February 2026 - CD
$190.94	Daily Times Chronicle	260201	03/11/26	03/16/26	40-200	0103-0000	13	NewsPaper Ad - Elevator Prequal
$313.14	Daily Times Chronicle	260329	04/07/26	04/22/26	40-200	0103-0000	13	NewsPaper Ad - FSB and GC Bid posting
$1,200.00	David Dallaire	DDCOW01	04/01/26	04/22/26	40-300	0102-9900	13	David Dallaire - January 2026 Services
$2,500.00	David Dallaire	DDCOW02	04/01/26	04/22/26	40-300	0102-9900	13	David Dallaire - February 2026 Services
$2,500.00	David Dallaire	DDCOW03	04/01/26	04/22/26	40-300	0102-9900	13	David Dallaire - March 2026 Services
$501,375.00	Lavallee Brensinger Architects	23495	03/20/26	04/22/26	30-130	0201-0500	13	LBA Services February 2026 - CD
$180.18	Lavallee Brensinger Architects	23495	03/20/26	04/22/26	30-210	0204-0300	13	LBA Add Services February 2026 - Geotech
$5,610.00	Lavallee Brensinger Architects	23495	03/20/26	04/22/26	30-270	0203-9900	13	LBA Add Services February 2026 - Compliance Energy Modeling
$2,890.80	Lavallee Brensinger Architects	23495	03/20/26	04/22/26	30-210	0204-0300	13	LBA Add Services February 2026 - Soil Pre-Characterization
$67,504.00	Colliers Project Leaders	1162442	04/07/26	04/22/26	40-030	0102-0500	13	CPL Services March 2026 - CD
$334,250.00	Lavallee Brensinger Architects	23579	04/15/26	05/21/26	30-130	0201-0500		LBA Services March 2026 - CD
$540.54	Lavallee Brensinger Architects	23579	04/15/26	05/21/26	30-210	0204-0300		LBA Add Services March 2026 - Geotech
$1,100.00	Lavallee Brensinger Architects	23579	04/15/26	05/21/26	30-270	0203-9900		LBA Add Services March 2026 - Compliance Energy Modeling
$65,656.00	Colliers Project Leaders	1173421	05/06/26	05/21/26	40-030	0102-0500		CPL Services April 2026 - CD
$16,500.00	Colliers Project Leaders	1173421	05/06/26	05/21/26	40-100	0102-1100		CPL Services April 2026 - Cost Estimation
$511.71	Daily Times Chronicle	260488	05/18/26	05/21/26	40-200	0103-0000		NewsPaper Ad - FSB and GC Re-Bid posting
$143,250.00	Lavallee Brensinger Architects	23727	05/18/26	05/21/26	30-140	0201-0600		LBA Services April 2026 - Bid
$15,400.00	Lavallee Brensinger Architects	23727	05/18/26	05/21/26	30-240	0204-0200		LBA Add Services April 2026 - Hazardous Materials
$469.70	Lavallee Brensinger Architects	23727	05/18/26	05/21/26	30-210	0204-0300		LBA Add Services April 2026 - Geotech
$2,640.00	Lavallee Brensinger Architects	23727	05/18/26	05/21/26	30-270	0203-9900		LBA Add Services April 2026 - Compliance Energy Modeling
$2,475.00	Lavallee Brensinger Architects	23727	05/18/26	05/21/26	30-230	0204-0400		LBA Add Services April 2026 - Survey
$9,149,210.81	**Total Spent to Date**							**$9,149,210.81**

May 19, 2026

Killam Elementary School
Estimated Project Cash Flow Sheet

Colliers
Project Leaders

Phase		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				$89,584	$0	$256,268	$120,763
	9	Apr-24	$14,584	$75,000				$89,584	$91,282	$345,852	$212,045
	10	May-24	$14,584	$75,000	$2,500			$92,084	$141,991	$437,936	$354,036
	11	Jun-24	$14,584	$75,000	$2,500			$92,084	$74,197	$530,020	$428,233
	12	Jul-24	$14,584	$75,000				$89,584	$0	$619,604	$428,233
	13	Aug-24	$14,584	$75,000				$89,584	$156,873	$709,188	$585,106
Schematic Design	14	Sep-24	$14,584	$75,000				$89,584	$219,660	$798,772	$804,766
	15	Oct-24	$14,584	$75,000				$89,584	$88,483	$888,356	$893,249
	16	Nov-24	$14,584	$75,000				$89,584	$23,026	$977,940	$916,275
	17	Dec-24	$14,584	$75,000				$89,584	$139,799	$1,067,524	$1,056,073
	18	Jan-25	$15,174	$75,000				$90,174	$181,969	$1,157,698	$1,238,043
	19	Feb-25	$17,245	$75,000				$92,245	$0	$1,249,943	$1,238,043
	20	Mar-25	$25,000	$75,000				$100,000	$0	$1,349,943	$1,238,043
Fun-ding	21	Apr-25	$25,000	$300,000	$25,000			$350,000	$0	$1,699,943	$1,238,043
	22	May-25	$50,557	$300,000	$25,000			$375,557	$0	$2,075,500	$1,238,043
Design Develop	23	Jun-25	$66,000	$750,000	$35,000			$851,000	$579,060	$2,926,500	$1,817,103
	24	Jul-25	$66,000	$750,000	$450,000		$25,000	$1,291,000	$609,774	$4,217,500	$2,426,877
	25	Aug-25	$102,000	$750,000	$350,000		$25,000	$1,227,000	$1,498,900	$5,444,500	$3,925,776
Construction Documents	26	Sep-25	$65,000	$475,000	$10,000		$25,000	$575,000	$52,410	$6,019,500	$3,978,186
	27	Oct-25	$95,000	$475,000	$10,000		$25,000	$605,000	$753,568	$6,624,500	$4,731,754
	28	Nov-25	$65,000	$475,000	$10,000		$25,000	$575,000	$1,345,814	$7,199,500	$6,077,568
	29	Dec-25	$122,000	$475,000	$10,000		$25,000	$632,000	$57,565	$7,831,500	$6,135,133
	30	Jan-26	$86,000	$475,000	$10,000		$25,000	$596,000	$602,438	$8,427,500	$6,737,571
	31	Feb-26	$104,000	$475,000	$10,000		$25,000	$614,000	$506,806	$9,041,500	$7,244,376
	32	Mar-26	$128,000	$475,000	$10,000		$25,000	$638,000	$737,089	$9,679,500	$7,981,465
Bid	33	Apr-26	$128,000	$185,000	$10,000		$50,000	$373,000	$584,073	$10,052,500	$8,565,538
	34	May-26	$128,000	$185,000	$10,000		$50,000	$373,000	$583,672	$10,425,500	$9,149,211
Construction Phase	35	Jun-26	$128,000	$150,000	$10,000	$750,000	$50,000	$1,088,000	$0	$11,513,500	
	36	Jul-26	$128,000	$150,000	$10,000	$1,500,000	$50,000	$1,838,000	$0	$13,351,500	
	37	Aug-26	$128,000	$150,000	$10,000	$2,250,000	$75,000	$2,613,000	$0	$15,964,500	
	38	Sep-26	$121,000	$150,000	$10,000	$4,500,000	$150,000	$4,931,000	$0	$20,895,500	
	39	Oct-26	$121,000	$150,000	$10,000	$5,500,000	$200,000	$5,981,000	$0	$26,876,500	
	40	Nov-26	$121,000	$150,000	$10,000	$6,500,000	$200,000	$6,981,000	$0	$33,857,500	
	41	Dec-26	$121,000	$150,000	$10,000	$6,500,000	$300,000	$7,081,000	$0	$40,938,500	
	42	Jan-27	$126,000	$150,000	$10,000	$6,500,000	$300,000	$7,086,000	$0	$48,024,500	
	43	Feb-27	$126,000	$150,000	$10,000	$6,500,000	$300,000	$7,086,000	$0	$55,110,500	
	44	Mar-27	$126,000	$150,000	$10,000	$6,500,000	$300,000	$7,086,000	$0	$62,196,500	
	45	Apr-27	$126,000	$150,000	$10,000	$6,500,000	$200,000	$6,986,000	$0	$69,182,500	
	46	May-27	$126,000	$150,000	$10,000	$6,500,000	$200,000	$6,986,000	$0	$76,168,500	
	47	Jun-27	$126,000	$150,000	$10,000	$5,500,000	$200,000	$5,986,000	$0	$82,154,500	
	48	Jul-27	$126,000	$150,000	$10,000	$4,500,000	$300,000	$5,086,000	$0	$87,240,500	
	49	Aug-27	$126,000	$150,000	$50,000	$4,500,000	$300,000	$5,126,000	$0	$92,366,500	
	50	Sep-27	$126,000	$150,000	$50,000	$4,000,000	$300,000	$4,626,000	$0	$96,992,500	
	51	Oct-27	$133,000	$150,000	$100,000	$4,000,000	$300,000	$4,683,000	$0	$101,675,500	
	52	Nov-27	$154,000	$150,000	$1,750,000	$4,000,000	$300,000	$6,354,000	$0	$108,029,500	

May 19, 2026

Killam Elementary School
Estimated Project Cash Flow Sheet

Colliers Project Leaders

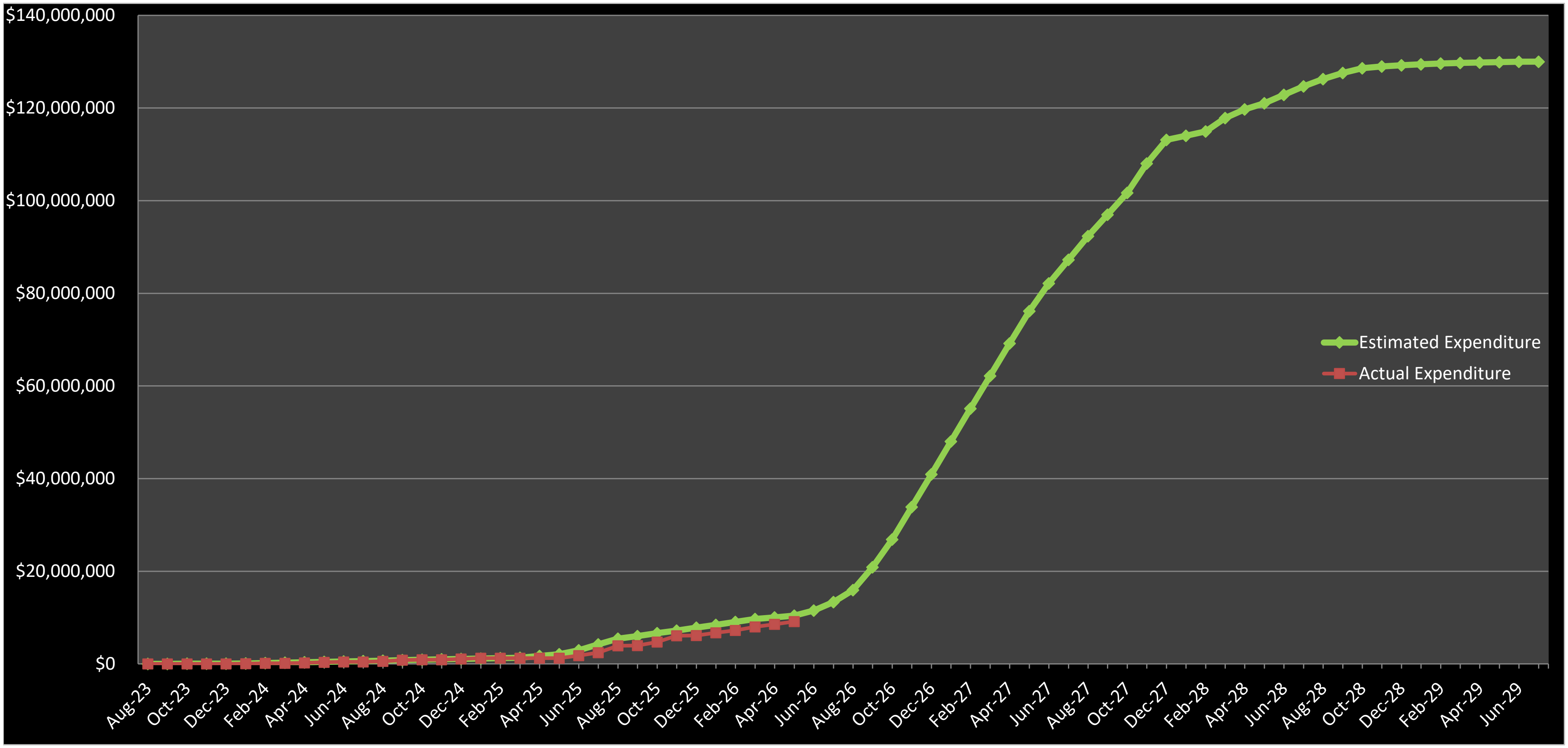
	Month		OPM	Designer & Consultants	FF&E & Misc	Construction	Contingency	Estimated Outlay	Actual outlay	Est Cum	Act Cum
	53	Dec-27	$154,000	$100,000	$1,100,000	$3,500,000	$250,000	$5,104,000	$0	$113,133,500	
	54	Jan-28	$127,000	$100,000	$250,000	$250,000	$175,000	$902,000	$0	$114,035,500	
	55	Feb-28	$127,000	$100,000	$250,000	$250,000	$175,000	$902,000	$0	$114,937,500	
	56	Mar-28	$108,000	$100,000	$25,000	$2,500,000	$175,000	$2,908,000	$0	$117,845,500	
	57	Apr-28	$100,000	$100,000	$25,000	$1,500,000	$150,000	$1,875,000	$0	$119,720,500	
	58	May-28	$100,000	$100,000	$25,000	$1,000,000	$100,000	$1,325,000	$0	$121,045,500	
	59	Jun-28	$100,000	$100,000	$25,000	$1,500,000	$100,000	$1,825,000	$0	$122,870,500	
	60	Jul-28	$100,000	$100,000	$25,000	$1,500,000	$100,000	$1,825,000	$0	$124,695,500	
	61	Aug-28	$100,000	$100,000	$25,000	$1,250,000	$100,000	$1,575,000	$0	$126,270,500	
	62	Sep-28	$82,000	$100,000	$25,000	$1,000,000	$100,000	$1,307,000	$0	$127,577,500	
	63	Oct-28	$82,000	$100,000	$25,000	$700,000	$100,000	$1,007,000	$0	$128,584,500	
	64	Nov-28	$82,000	$100,000	$25,000	$71,394	$100,000	$378,394	$0	$128,962,894	
Commissioning & Close out	65	Dec-28	$82,000	$50,000	$25,000		$100,000	$257,000	$0	$129,219,894	
	66	Jan-29	$58,000	$50,000	$25,000		$100,000	$233,000	$0	$129,452,894	
	67	Feb-29	$51,000	$40,000	$15,000		$50,000	$156,000	$0	$129,608,894	
	68	Mar-29	$51,000	$40,000	$10,000		$25,000	$126,000	$0	$129,734,894	
	69	Apr-29	$19,000	$40,000	$5,000		$25,000	$89,000	$0	$129,823,894	
	70	May-29	$15,000	$40,000	$2,500		$25,000	$82,500	$0	$129,906,394	
	71	Jun-29	$15,000	$40,000	$2,500		$25,000	$82,500	$0	$129,988,894	
	72	Jul-29	$3,000	$5,208			$14,681	$22,889	$0	$130,011,783	
		$130,011,783	**$5,375,500**	**$11,795,208**	**$4,980,000**	**$101,521,394**	**$6,339,681**	**$130,011,783**	**$9,149,211**		

Town of Reading

Killam Elementary School

Estimated Project Cash Flow Graph

May 19, 2026



100 Federal Street
Floor 13
Boston, MA 02110

Main: +1 617 330 8000
www.cplusa.com

Colliers
Project Leaders

May 19, 2026

Jayne Wellman
Town Manager
Town of Reading
16 Lowell St
Reading, MA 01867

Subject: ***J Warren Killam Elementary School Designer Services***
Invoice # 23727

Dear Ms. Wellman:

Colliers Project Leaders has reviewed the attached invoice and finds that the invoice is in compliance with the contract and the amount is appropriate for the scope of services delivered during this time period.

The referenced invoice is #23727 for Lavallee Brensinger Architects, for the Month of April 2026. The total recommended Payment is $164,234.70

We recommend payment of this amount, using the following ProPay Codes and Breakdowns.

Invoice Number	Task	Request This Period	ProPay Code
23727	**Bidding & Negotiation**	$143,250.00	0201-0600
23727	**Hazardous Materials**	$15,400.00	0204-0200
23727	**Geotechnical**	$469.70	0204-0300
23727	**Compliance Energy Modeling**	$2,640.00	0203-9900
23727	**Additional Survey Services**	$2,475.00	0204-0400

Please feel free to contact me at (508) 326 6078 if you have any questions concerning this invoice.

Sincerely,

Justin Ferdenzi,
Project Manager
Justin.ferdenzi@collierseng.com
Attachments: 2026 04 LBA Inv#23727

LAVALLEE | BRENSINGER ARCHITECTS

155 Dow Street, Suite 400
Manchester, NH 03101
603-622-5450

Jayne Wellman
Town of Reading MA
16 Lowell Street
Reading, MA 01867

May 18, 2026

Project No:	23-106-00
Invoice No:	23727
Customer PO #	23004647-001
Invoice Total:	**$164,234.70**

Project 23-106-00 Reading Killam Elementary School

Professional Services from April 1, 2026 to April 30, 2026

Task 025 Feasibility Study

Fee

Total Fee	400,000.00			
Percent Complete	100.00	Total Earned	400,000.00	
		Previous Fee Billing	400,000.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Task	**0.00**

Task 026 Reimbursable Expenses

Total this Task	**0.00**

Task 100 Basic Services

Phase 002 Schematic Design

Fee

Total Fee	450,000.00			
Percent Complete	100.00	Total Earned	450,000.00	
		Previous Fee Billing	450,000.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 003 Design Development - 0201-0400

Fee

Total Fee	1,887,500.00			
Percent Complete	100.00	Total Earned	1,887,500.00	
		Previous Fee Billing	1,887,500.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 004 Construction Documents - 0201-0500

Fee

Total Fee	3,342,500.00			
Percent Complete	100.00	Total Earned	3,342,500.00	
		Previous Fee Billing	3,342,500.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 005 Bidding & Negotiation - 0201-0600

Fee

Total Fee	286,500.00			
Percent Complete	50.00	Total Earned	143,250.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	143,250.00	
		Total Fee		**143,250.00**
			Total this Phase	**$143,250.00**

Phase 006 Construction Administration - 0201-0700

Fee

Total Fee	3,342,500.00			
Percent Complete	0.00	Total Earned	0.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 007 Closeout - 0201-0800

Fee

Total Fee	191,000.00			
Percent Complete	0.00	Total Earned	0.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**
			Total this Task	**$143,250.00**

Task 101 Reimbursable Expenses - Basic

Total this Task **0.00**

Task 200 Add Services

Phase 001 Amendment #1 - Survey

Fee

Total Fee	26,400.00			
Percent Complete	100.00	Total Earned	26,400.00	
		Previous Fee Billing	26,400.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**

Total this Phase **0.00**

Phase 002 Amendment #2 - Traffic

This phase will not be billed any further, remaining funds have been moved to phase 015.

Fee

Total Fee	120,450.00			
Percent Complete	76.2639	Total Earned	91,859.90	
		Previous Fee Billing	91,859.90	
		Current Fee Billing	0.00	
		Total Fee		**0.00**

Total this Phase **0.00**

Phase 003 Amendment #3 - HazMat

Fee

Total Fee	4,950.00			
Percent Complete	100.00	Total Earned	4,950.00	
		Previous Fee Billing	4,950.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**

Total this Phase **0.00**

Phase 004 Amendment #4 - Environmental

Fee

Total Fee	14,520.00			
Percent Complete	100.00	Total Earned	14,520.00	
		Previous Fee Billing	14,520.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**

Total this Phase **0.00**

Phase 005 Amendment #5 - GeoTech

Fee

Total Fee	41,800.00			
Percent Complete	100.00	Total Earned	41,800.00	
		Previous Fee Billing	41,800.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**

Total this Phase **0.00**

Phase 006 Amendment #6 - Soil Testing - 0003-0000

Fee

Total Fee	2,750.00			
Percent Complete	100.00	Total Earned	2,750.00	
		Previous Fee Billing	2,750.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**

Total this Phase **0.00**

Phase 007 Amendment #7 - HVAC Cost Estimate - 0004-0000

Fee

Total Fee	2,750.00			
Percent Complete	100.00	Total Earned	2,750.00	
		Previous Fee Billing	2,750.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 008 Amendment #8 - SD Energy Modeling - 0004-0000

Fee

Total Fee	16,500.00			
Percent Complete	100.00	Total Earned	16,500.00	
		Previous Fee Billing	16,500.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 009 Amendment #9 - Presentation Boards - 0004-0000

Fee

Total Fee	2,753.94			
Percent Complete	100.00	Total Earned	2,753.94	
		Previous Fee Billing	2,753.94	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 010 Amendment #13 - Continuation of Services - 0004-0000

Fee

Total Fee	500,000.00			
Percent Complete	100.00	Total Earned	500,000.00	
		Previous Fee Billing	500,000.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 011 Amendment #11 - HVAC System Comparison Estimate - 0003-0000

Fee

Total Fee	1,540.00			
Percent Complete	100.00	Total Earned	1,540.00	
		Previous Fee Billing	1,540.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 013 Amendment #14 - Geothermal Add Services - 0003-0000

Fee

Total Fee	72,810.00

Percent Complete	100.00	Total Earned	72,810.00	
		Previous Fee Billing	72,810.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**

Total this Phase **0.00**

Phase 014 Amendment #16 - DD-CL Add Services

Fee

Billing Phase	**Phase Fee**	**Percent Complete**	**Fee Earned**	**Previous Fee Billing**	**Current Fee Billing**
Hazardous Materials - 0204-0200	172,700.00	20.3822	35,200.00	19,800.00	15,400.00
Geotechnical - 0204-0300	148,038.00	6.4143	9,495.64	9,025.94	469.70
Geoenvironmental - 0204-0300	70,670.00	25.4648	17,996.00	17,996.00	0.00
Soil Testing - 0204-0400	3,300.00	0.00	0.00	0.00	0.00
Building Control Plan - 0204-0400	3,850.00	10.00	385.00	385.00	0.00
Supplemental Survey - 0204-0400	11,000.00	100.00	11,000.00	11,000.00	0.00
Certified Plot Plan - 0204-0400	4,400.00	0.00	0.00	0.00	0.00
Site Acoustic Survey - 0204-0400	7,700.00	90.00	6,930.00	6,930.00	0.00
Reimbursables - 0203-9900	22,000.00	18.2967	4,025.28	4,025.28	0.00
Total Fee	443,658.00		85,031.92	69,162.22	15,869.70

Total Fee **15,869.70**

Total this Phase **$15,869.70**

Phase 015 Amendment #17 - DD-CL Add Services #2

Remaining funds of $28,590 have been moved from phase 002 to this phase.

Fee

Billing Phase	**Phase Fee**	**Percent Complete**	**Fee Earned**	**Previous Fee Billing**	**Current Fee Billing**
Traffic Engineering 0204-1200	109,450.00	79.4476	86,955.40	86,955.40	0.00
Compliance Energy Modeling 0203-9900	77,000.00	100.00	77,000.00	74,360.00	2,640.00
Tree Removal and Protection 0203-9900	7,700.00	100.00	7,700.00	7,700.00	0.00
Total Fee	194,150.00		171,655.40	169,015.40	2,640.00

Total Fee **2,640.00**

Total this Phase **$2,640.00**

Phase 016 Amendment # 18 - Additional Survey Services - 0204-0400

Fee

Total Fee 24,750.00

Percent Complete	100.00	Total Earned	24,750.00	
		Previous Fee Billing	22,275.00	
		Current Fee Billing	2,475.00	
		Total Fee		**2,475.00**

			Total this Phase	**$2,475.00**

Phase	017	Amendment #19 - Soil Pre-characterization		
Fee				
Total Fee	113,806.00			
Percent Complete	97.4599	Total Earned	110,915.20	
		Previous Fee Billing	110,915.20	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase	019	Amendment # 21 - Add'l Soil Precharacterization		
Fee				
Total Fee	5,500.00			
Percent Complete	0.00	Total Earned	0.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**
			Total this Task	**$20,984.70**
			Total this Invoice	**$164,234.70**

Project Outstanding Invoices

Invoice Number	Invoice Date	Balance Due
23579	4/15/2026	335,890.54
Total		**335,890.54**

	Current	Prior	Total
Billings to Date	**164,234.70**	**7,230,001.66**	**7,394,236.36**

Your mission inspires us. Our creativity and knowledge empower you. Together we achieve excellence.

Thank you for your business. Our standard payment terms are thirty (30) days from invoice date. Any amounts remaining unpaid beyond thirty (30) days are subject to interest at a rate of 1.0% per month, 12% per annum or at the legal prevailing rate.

LGCI
Lahlaf Geotechnical Consulting, Inc.
100 Chelmsford Road
Suite 2
Billerica, MA 01862
Phone: (978) 330-5912
Fax: (978) 330-5056
E-mail: LGCI@LGCinc.net

Invoice

Invoice No.:	2412-10
Invoice for Period Ending:	03/29/2026
Date:	4/17/2026

Contract Amendment No. 16

Bill To

Lavallee Brensinger Architects
155 Dow Street, Suite 400
Manchester, NH 03101

Terms	Client No.	Project Name	Project Number	Location
Due on receipt	2090	Prop. J Warren Killam Elem. Sc	2412	Reading, MA

Description	Qty	Rate	Amount
Services Performed March 2, 2026 through March 29, 2026			
LGCI Proposal No. 25057 $126,240.00 Amount Previously Billed $ 8,205.40 Current LGCI Invoice No. 2412-10 $ 427.00 Total Billed to Date $8,632.40 Balance Remaining from Budget $117,607.60			
Task 8.3 Consultation Senior Geotechnical Staff - Consultation	3.5	122.00	427.00
Make check payable to Lahlaf Geotechnical Consulting, Inc.			
Total due this invoice			$427.00

Balance Due $427.00

UEC universal environmental consultants

RECEIVED
APR 21 2026
Lavallee/Brensinger

INVOICE #13524

April 11, 2026

Accounts Payable
Lavallee Brensinger Architects
155 Dow Street, Suite 400
Manchester, NH 03101

Reference: **<u>Hazardous Materials Consulting Services</u>**
<u>Killam School, Reading, MA</u>
<u>LBA Project Number: 23-106-00</u>

Contract Amendment No. 16

Professional Services:

Task III (Design Services):
Lump Sum Fee $ 14,000.00

Thank you for the opportunity for UEC to provide professional services.
Please reference UEC invoice number with payment.
FID#04-3573107

12 Brewster Road
Framingham, MA 01702
(508)628-5486
adieb@uec-env.com

Thornton Tomasetti

Thornton Tomasetti, Inc.
120 Broadway
New York, NY 10271

Federal Tax ID: 13-1251070

SEND PAYMENT & REMITTANCE ADVICE TO
(Include Project Number and Invoice Number)
P.O. Box 781187 Philadelphia, PA 19178-1187 USA
accountsreceivable@thorntontomasetti.com

Bank:	Wells Fargo	Routing Number:	121000248
	420 Montgomery Street	Account #:	2000039485775
	San Francisco, CA 94104	Account Name:	Thornton Tomasetti, Inc.
		Swift:	WFBIUS6S

INVOICE

Lavallee Brensinger Architects
Jenni Katajamaki
Attn: Accounts Payable
155 Dow Street, Suite 400
Manchester, NH 03101

Invoice Date: April 21, 2026
Payment Terms: Net 30 Days
Project No: P23264_00
Invoice No: ARIV0038272

Contract Amendment No. 17

Killam Elementary School - Schematic Design
LBA Project Number: 23-106-00

For professional services through April 24, 2026

Progress detail

Phase	Fee	Percent complete	Previous billing	Current billing	Remaining contract
Killam Elementary School - SD					
9300 FS-SD	25,000.00	100.00%	25,000.00	0.00	0.00
Design Assistance Energy Modeling ASR	25,000.00	100.00%	25,000.00	0.00	0.00
TEDI ASR	25,000.00	100.00%	25,000.00	0.00	0.00
Backstop ASR	30,000.00	100.00%	28,500.00	1,500.00	0.00
LEED Model	15,000.00	100.00%	14,100.00	900.00	0.00
Subtotal	**120,000.00**	**100.00%**	**117,600.00**	**2,400.00**	**0.00**

Compliance Energy Modeling

Subtotal	2,400.00
Invoice subtotal	2,400.00
	0.00
Total this Invoice	**2,400.00**
Currency	USD

Please do not accept any changes to TT's banking information without verifying. Our banking information has not changed. If our banking information were to change, it would be preceded by advance notice and will accompany your invoice or contract.

Invoice

Samiotes Consultants, Inc.
Civil Engineering + Land Surveying
20 A Street
Framingham, MA 01701
T 508.877.6688
www.samiotes.com

SAMIOTES

Contract Amendment No. 18

Lavallee Brensinger PLLC
Jenni Katajamaki, RA, LEED, AP, MCPPO
One Washington Mall
11th Floor, Suite 1101
Boston, MA 02108

April 21, 2026
Project No: 53086.01
Invoice No: 24683

Project 53086.01 J Warren Killam Elem School - Reading (survey)

Email invoice to: apcon@lbpa.com

LBA Project No. 23-106-00

Professional Services from March 01, 2026 to March 31, 2026

Fee

Task	Contract Amount	Percent Complete	Billings to Date	Previously Billed	Current Fee Billing
Right-of-Way Survey T24	22,500.00	100.00	22,500.00	20,250.00	2,250.00
Total Fee					**2,250.00**
Total this Invoice					**$2,250.00**

Outstanding Invoices

Number	Date	Balance
23826	8/12/2025	2,000.00 (Addendum #1 services)
Total		**2,000.00**

100 Federal Street
Floor 13
Boston, MA 02110

Main: +1 617 330 8000
www.cplusa.com

Colliers
Project Leaders

May 19, 2026

Jayne Wellman
Town Manager
Town of Reading
16 Lowell St
Reading, MA 01867

Subject: ***J Warren Killam Elementary School Designer Services***
Invoice # 23579

Dear Ms. Wellman:

Colliers Project Leaders has reviewed the attached invoice and finds that the invoice is in compliance with the contract and the amount is appropriate for the scope of services delivered during this time period.

The referenced invoice is #23579 for Lavallee Brensinger Architects, for the Month of March 2026. The total recommended Payment is $335,890.54

We recommend payment of this amount, using the following ProPay Codes and Breakdowns.

Invoice Number	Task	Request This Period	ProPay Code
23579	**Construction Documents**	$334,250.00	0201-0500
23579	**Geotechnical**	$540.54	0204-0300
23579	**Compliance Energy Modeling**	$1,100.00	0203-9900

Please feel free to contact me at (508) 326 6078 if you have any questions concerning this invoice.
Sincerely,

Justin Ferdenzi,
Project Manager
Justin.ferdenzi@collierseng.com
Attachments: 2026 03 LBA Inv#23579

LAVALLEE | BRENSINGER ARCHITECTS

155 Dow Street, Suite 400
Manchester, NH 03101
603-622-5450

Matthew Kraunelis		April 15, 2026	
Town of Reading MA		Project No:	23-106-00
16 Lowell Street		Invoice No:	23579
Reading, MA 01867		Customer PO #	23004647-001
		Invoice Total:	**$335,890.54**

Project 23-106-00 Reading Killam Elementary School

Professional Services from March 1, 2026 to March 31, 2026

Task 025	Feasibility Study			
Fee				
Total Fee	400,000.00			
Percent Complete	100.00	Total Earned	400,000.00	
		Previous Fee Billing	400,000.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Task	**0.00**

Task 026	Reimbursable Expenses		
		Total this Task	**0.00**

Task 100 Basic Services

Phase 002	Schematic Design			
Fee				
Total Fee	450,000.00			
Percent Complete	100.00	Total Earned	450,000.00	
		Previous Fee Billing	450,000.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 003	Design Development - 0201-0400			
Fee				
Total Fee	1,887,500.00			
Percent Complete	100.00	Total Earned	1,887,500.00	
		Previous Fee Billing	1,887,500.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 004 Construction Documents - 0201-0500
Fee

Total Fee	3,342,500.00			
Percent Complete	100.00	Total Earned	3,342,500.00	
		Previous Fee Billing	3,008,250.00	
		Current Fee Billing	334,250.00	
		Total Fee		**334,250.00**
			Total this Phase	**$334,250.00**

Phase 005 Bidding & Negotiation - 0201-0600

Fee

Total Fee	286,500.00			
Percent Complete	0.00	Total Earned	0.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 006 Construction Administration - 0201-0700

Fee

Total Fee	3,342,500.00			
Percent Complete	0.00	Total Earned	0.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 007 Closeout - 0201-0800

Fee

Total Fee	191,000.00			
Percent Complete	0.00	Total Earned	0.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**
			Total this Task	**$334,250.00**

Task 101 Reimbursable Expenses - Basic

Total this Task **0.00**

Task 200 Add Services

Phase 001 Amendment #1 - Survey

Fee

Total Fee	26,400.00			
Percent Complete	100.00	Total Earned	26,400.00	
		Previous Fee Billing	26,400.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**

		Total this Phase	**0.00**

Phase 002 Amendment #2 - Traffic

This phase will not be billed any further, remaining funds have been moved to phase 015.

Fee

Total Fee	120,450.00			
Percent Complete	76.2639	Total Earned	91,859.90	
		Previous Fee Billing	91,859.90	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
		Total this Phase		**0.00**

Phase 003 Amendment #3 - HazMat

Fee

Total Fee	4,950.00			
Percent Complete	100.00	Total Earned	4,950.00	
		Previous Fee Billing	4,950.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
		Total this Phase		**0.00**

Phase 004 Amendment #4 - Environmental

Fee

Total Fee	14,520.00			
Percent Complete	100.00	Total Earned	14,520.00	
		Previous Fee Billing	14,520.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
		Total this Phase		**0.00**

Phase 005 Amendment #5 - GeoTech

Fee

Total Fee	41,800.00			
Percent Complete	100.00	Total Earned	41,800.00	
		Previous Fee Billing	41,800.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
		Total this Phase		**0.00**

Phase 006 Amendment #6 - Soil Testing - 0003-0000

Fee

Total Fee	2,750.00			
Percent Complete	100.00	Total Earned	2,750.00	
		Previous Fee Billing	2,750.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
		Total this Phase		**0.00**

Phase 007 Amendment #7 - HVAC Cost Estimate - 0004-0000

Fee

Total Fee	2,750.00			
Percent Complete	100.00	Total Earned	2,750.00	
		Previous Fee Billing	2,750.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
		Total this Phase		**0.00**

Phase 008 Amendment #8 - SD Energy Modeling - 0004-0000

Fee

Total Fee	16,500.00			
Percent Complete	100.00	Total Earned	16,500.00	
		Previous Fee Billing	16,500.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
		Total this Phase		**0.00**

Phase 009 Amendment #9 - Presentation Boards - 0004-0000

Fee

Total Fee	2,753.94			
Percent Complete	100.00	Total Earned	2,753.94	
		Previous Fee Billing	2,753.94	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
		Total this Phase		**0.00**

Phase 010 Amendment #13 - Continuation of Services - 0004-0000

Fee

Total Fee	500,000.00			
Percent Complete	100.00	Total Earned	500,000.00	
		Previous Fee Billing	500,000.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
		Total this Phase		**0.00**

Phase 011 Amendment #11 - HVAC System Comparison Estimate - 0003-0000

Fee

Total Fee	1,540.00			
Percent Complete	100.00	Total Earned	1,540.00	
		Previous Fee Billing	1,540.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
		Total this Phase		**0.00**

Phase 013 Amendment #14 - Geothermal Add Services - 0003-0000

Fee

Total Fee	72,810.00

Percent Complete	100.00	Total Earned	72,810.00	
		Previous Fee Billing	72,810.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
		Total this Phase		**0.00**

Phase 014 Amendment #16 - DD-CL Add Services

Fee

Billing Phase	**Phase Fee**	**Percent Complete**	**Fee Earned**	**Previous Fee Billing**	**Current Fee Billing**
Hazardous Materials - 0204-0200	172,700.00	11.465	19,800.00	19,800.00	0.00
Geotechnical - 0204-0300	148,038.00	6.097	9,025.94	8,485.40	540.54
Geoenvironmental - 0204-0300	70,670.00	25.4648	17,996.00	17,996.00	0.00
Soil Testing - 0204-0400	3,300.00	0.00	0.00	0.00	0.00
Building Control Plan - 0204-0400	3,850.00	10.00	385.00	385.00	0.00
Supplemental Survey - 0204-0400	11,000.00	100.00	11,000.00	11,000.00	0.00
Certified Plot Plan - 0204-0400	4,400.00	0.00	0.00	0.00	0.00
Site Acoustic Survey - 0204-0400	7,700.00	90.00	6,930.00	6,930.00	0.00
Reimbursables - 0203-9900	22,000.00	18.2967	4,025.28	4,025.28	0.00
Total Fee	443,658.00		69,162.22	68,621.68	540.54

Total Fee	**540.54**
Total this Phase	**$540.54**

Phase 015 Amendment #17 - DD-CL Add Services #2

Remaining funds of $28,590 have been moved from phase 002 to this phase.

Fee

Billing Phase	**Phase Fee**	**Percent Complete**	**Fee Earned**	**Previous Fee Billing**	**Current Fee Billing**
Traffic Engineering 0204-1200	109,450.00	79.4476	86,955.40	86,955.40	0.00
Compliance Energy Modeling 0203-9900	77,000.00	96.5714	74,360.00	73,260.00	1,100.00
Tree Removal and Protection 0203-9900	7,700.00	100.00	7,700.00	7,700.00	0.00
Total Fee	194,150.00		169,015.40	167,915.40	1,100.00

Total Fee	**1,100.00**
Total this Phase	**$1,100.00**

Phase 016 Amendment # 18 - Additional Survey Services - 0204-0400

Fee

Total Fee	24,750.00			
Percent Complete	90.00	Total Earned	22,275.00	
		Previous Fee Billing	22,275.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**

		Total this Phase	**0.00**

Phase 017 Amendment #19 - Soil Pre-characterization

Fee

Total Fee	113,806.00			
Percent Complete	97.4599	Total Earned	110,915.20	
		Previous Fee Billing	110,915.20	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
		Total this Phase		**0.00**

Phase 019 Amendment # 21 - Add'l Soil Precharacterization

Fee

Total Fee	5,500.00			
Percent Complete	0.00	Total Earned	0.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
		Total this Phase		**0.00**
		Total this Task		**$1,640.54**
		Total this Invoice		**$335,890.54**

Project Outstanding Invoices

Invoice Number	Invoice Date	Balance Due
23495	3/20/2026	510,055.98
Total		**510,055.98**

	Current	Prior	Total
Billings to Date	**335,890.54**	**6,894,111.12**	**7,230,001.66**

Your mission inspires us. Our creativity and knowledge empower you. Together we achieve excellence.

Thank you for your business. Our standard payment terms are thirty (30) days from invoice date. Any amounts remaining unpaid beyond thirty (30) days are subject to interest at a rate of 1.0% per month, 12% per annum or at the legal prevailing rate.

Lahlaf Geotechnical Consulting, Inc.
100 Chelmsford Road
Suite 2
Billerica, MA 01862
Phone: (978) 330-5912
Fax: (978) 330-5056
E-mail: LGCI@LGCinc.net

Invoice

Invoice No.:	2412-09
Invoice for Period Ending:	03/01/2026
Date:	3/9/2026

Proj. #23-106-00
Task 200
Phase 014

Bill To

Lavallee Brensinger Architects
155 Dow Street, Suite 400
Manchester, NH 03101

Terms	Client No.	Project Name	Project Number	Location
Due on receipt	2090	Prop. J Warren Killam Elem. Sc	2412	Reading, MA

Description	Qty	Rate	Amount
Services Performed February 2, 2026 through March 1, 2026			
LGCI Proposal No. 25057 $126,240.00 Amount Previously Billed $ 7,714.00 Current LGCI Invoice No. 2412-09 $ 491.40 Total Billed to Date $8,205.40 Balance Remaining from Budget $118,034.60			
Task 8.3 Consultation Senior Geotechnical Engineer - Consultation	2.1	234.00	491.40

Make check payable to Lahlaf Geotechnical Consulting, Inc.

Total due this invoice $491.40

Balance Due $491.40

Thornton Tomasetti

Thornton Tomasetti, Inc.
120 Broadway
New York, NY 10271

Federal Tax ID: 13-1251070

Proj. #23-106-00
Task 200
Phase 015

SEND PAYMENT & REMITTANCE ADVICE TO
(Include Project Number and Invoice Number)
P.O. Box 781187 Philadelphia, PA 19178-1187 USA
accountsreceivable@thorntontomasetti.com

Bank:	Wells Fargo 420 Montgomery Street San Francisco, CA 94104	Routing Number:	121000248
		Account #:	2000039485775
		Account Name:	Thornton Tomasetti, Inc.
		Swift:	WFBIUS6S

INVOICE

Lavallee Brensinger Architects
Jenni Katajamaki
Attn: Accounts Payable
155 Dow Street, Suite 400
Manchester, NH 03101

Invoice Date: March 24, 2026
Payment Terms: Net 30 Days
Project No: P23264_00
Invoice No: ARIV0035340

Killam Elementary School - Schematic Design
LBA Project Number: 23-106-00

For professional services through March 27, 2026

Progress detail

Phase	Fee	Percent complete	Previous billing	Current billing	Remaining contract
Killam Elementary School - SD					
9300 FS-SD	25,000.00	100.00%	25,000.00	0.00	0.00
Design Assistance Energy Modeling ASR	25,000.00	100.00%	24,000.00	1,000.00	0.00
TEDI ASR	25,000.00	100.00%	24,000.00	1,000.00	0.00
Backstop ASR	30,000.00	95.00%	28,500.00	0.00	1,500.00
LEED Model	15,000.00	94.00%	14,100.00	0.00	900.00
Subtotal	**120,000.00**	**98.00%**	**115,600.00**	**2,000.00**	**2,400.00**

Compliance Energy Modeling

Subtotal	2,000.00
Invoice subtotal	2,000.00
	0.00
Total this Invoice	**2,000.00**
Currency	USD

100 Federal Street
Floor 13
Boston, MA 02110

www.cplusa.com

Colliers
Project Leaders

May 18, 2026

Jayne Wellman
Town Manager
Town of Reading
16 Lowell St
Reading, MA 01867

Subject: J Warren Killam Elementary School Project Management Services
Invoice #0001173421

Dear Ms. Wellman:

Attached please find Colliers Project Leaders (CPL) invoice #0001173421, in the amount of $82,156.00 for Owner Project Manager services as authorized in Contract for the J Warren Killam Elementary School Project, during the month of April 2026.

In the period of April 1 - April 30, 2026, the specific tasks undertaken and billed to this invoice include:

- Prepare and attend in person School Building Committee meeting.
- Attend and prepared agendas for XLT Meetings.
- Attend Design meetings.
- Review and process Architect invoice.
- Coordinate with the Town on the updated prequalification list.
- Coordinate with the design team on bid RFIs and addenda.
- Modular relocation invoices and commitment review.
- Coordinate with the Town on bidding preparation.
- Managed GC and FSB prequalification in BidDocs.
- Managed project bidding process.
- Coordained with third-party consultant for structural and code review.

Please take note of our new remit to address;101 Crawfords Corner Road Suite 3400, Holmdel, New Jersey 07733. Please feel free to contact me at (508) 215-6050 if you have any questions concerning this invoice.

Sincerely,

Justin Ferdenzi,
Project Manager
Attachement : 2026 04 Colliers Invoice #1173421

ProPay Code:
$65,656.00: 0102-0500
$16,500.00: 0102-1100

Colliers Project Leaders
A Division of Colliers Engineering & Design

101 Crawfords Corner Road, Suite 3400
Holmdel, NJ 07733
732 383 1950

Town of Reading
Attn: Jayne Wellman
16 Lowell St
Reading, MA 01867

Invoice : 0001173421
Invoice Date : 5/6/2026

Project : 23010425A
Project Manager: Osterman, Derek
Project Name : Reading MA/ OPM - J. Warren Killam Elementary School

For Professional Services Rendered Through 4/30/2026

				Billings		
	Fee	**Remaining Fee**	**% Complete**	**To Date**	**Previous**	**Current**
Feasibility Study / Schematic Design Phase	320,000.00	0.00	100.00	320,000.00	320,000.00	0.00
Cost Estimating	15,500.00	0.00	100.00	15,500.00	15,500.00	0.00
Design Development	250,000.00	0.00	100.00	250,000.00	250,000.00	0.00
Construction Documents	500,000.00	230,912.25	53.82	269,087.75	203,431.75	65,656.00
Bidding	150,000.00	150,000.00	0.00	0.00	0.00	0.00
Construction Administration	3,175,000.00	3,175,000.00	0.00	0.00	0.00	0.00
Completion / Closeout	216,569.00	216,569.00	0.00	0.00	0.00	0.00
Estimating	54,000.00	10,000.00	81.48	44,000.00	27,500.00	16,500.00
Subtotal:	4,681,069.00	3,782,481.25	19.20	898,587.75	816,431.75	82,156.00

Current Billings	82,156.00
Amount Due This Bill	82,156.00

mike.carroll@collierseng.com;
justin.ferdenzi@collierseng.com

PM05 - Construction Documents

Labor
Rate Labor

Class	*Hours*	*Rate*	*Amount*
Assistant Project Manager	69.50	198.0000	13,761.00
Financial Specialists	3.00	177.0000	531.00
Project Director	36.50	354.0000	12,921.00
Project Manager	79.00	213.0000	16,827.00
Regional Director	2.00	458.0000	916.00
Senior Project Manager	75.00	276.0000	20,700.00
Total Rate Labor			***65,656.00***
Total Labor			**65,656.00**
Total Bill Task: PM05 - Construction Documents			**65,656.00**

PM09 - Estimating

Outside Services
Expenses

Account / Vendor	*Amount*
Subcontractors - Other	
A.M. Fogarty & Associates, Inc.	16,500.00
Total Expenses	***16,500.00***
Total Outside Services	**16,500.00**

Total Project: 23010425A - Reading MA/ OPM - J. Warren Killam Elementary School **82,156.00**

100 Federal Street,
Floor 33
Boston, MA 02110

Main: +1 617 330 8000
www.cplusa.com

Colliers
Project Leaders

May 19, 2026

Jayne Wellman
Town Manager
Town of Reading
16 Lowell St
Reading, MA 01867

Subject: ***J. Warren Killam Elementary School: Modular Relocation – Playground Equipment***
PO# KG26000RISE Invoice# 1YNH-H979-6YWR

Dear Mr. Kraunelis:

Colliers Project Leaders, the Owner's Project Manager, has reviewed the attached, invoice #1YNH-H979-6YWR, and subject to approval of the corresponding Commitment recommend payment of $879.37 for modular relocation playground equipment for the J. Warren Killam Elementary School Project.

Subject to approval of the corresponding Commitment, we recommend payment of this amount, using the following ProPay Codes and Breakdowns.

Invoice Number	Task	Request This Period	ProPay Code
1YNH-H979-6YWR	**Modular Relocation - Playground Equipment**	$879.37	0603-0000

Please feel free to contact me at (774) 294-6659 if you have any questions concerning this invoice.

Sincerely,

Justin Ferdenzi,
Project Manager
Justin.ferdenzi@collierseng.com

amazon business

Credit Memo

For customer support, visit www.amazon.com/contact-us.

Credit Memo Summary

Item Subtotal	($ 64.99)
Shipping & Handling	$ 0.00
Promos & Discounts	$ 0.00
Sales Tax	$ 0.00

Amount Due **($ 64.99)** **USD**

Credit Memo Date	31-Oct-2025
Credit Memo #	1FPV-DJ1C-HX67
Invoice Date	30-Sep-2025
Invoice #	1YNH-H979-6YWR
Account #	A1ZYRRWOB9HS9H
Order #	111-2854049-0310629
Payment Terms	Net 30

Order Information

Ordered By	Kevin Gerstner
PO #	KG26000RISE
Department	Facilities

Registered Business Name
Town Of Reading

Bill To
Town Of Reading
16 Lowell Street
Reading, MA 01867

Ship To
Kevin Gerstner
62 OAKLAND RD
READING, MA 01867-1613

Applying this credit note

Email the credit memo numbers you want to use and the Amazon-provided invoice numbers you want to pay to ar-businessinvoicing@amazon.com

Credit Memo Details

Description	Qty	Unit Price	Subtotal before Tax	Tax Rate	Subtotal
Step2 Push Around Buggy Kids Push Car, Ride On Toy, Stroller Substitute, Includes Seat Belt & Horn, Made of Durable Plastic, Max Weight 50 lbs., For Toddlers 1.5-4 Years Old, Red ASIN: B004MWI0GI Sold by: Amazon.com Services, Inc	1	$64.99	($64.99)	0.000%	($64.99)

amazon business

Invoice

Invoice # **1YNH-H979-6YWR** | **September 30, 2025**

For customer support, visit www.amazon.com/contact-us.

Invoice summary

Payment due by October 30, 2025

Item subtotal before tax	$ 944.36
Shipping & handling	$ 0.00
Promos & discounts	$ 0.00
Total before tax	$ 944.36
Tax	$ 0.00
Amount due	**$ 944.36 USD**

Account #	A1ZYRRWOB9HS9H
Payment terms	Net 30
Purchase date	23-Sep-2025
Purchased by	Kevin Gerstner
PO #	KG26000RISE
Department	Facilities

Registered business name

Town Of Reading

Bill to

Town Of Reading
16 Lowell Street
Reading, MA 01867

Ship to

Kevin Gerstner
62 OAKLAND RD
READING, MA 01867-1613

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name	Amazon Capital Services, Inc
Bank name	Wells Fargo Bank
ACH routing # (ABA)	121000248
Bank account # (DDA)	41630410331335557
SWIFT code (wire transfer)	WFBIUS6S

Check

Amazon Capital Services
PO Box 035184
Seattle, WA 98124-5184

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or
Email ar-businessinvoicing@amazon.com to submit your remittance detail.

Invoice details

	Description	Qty	Unit price	Item subtotal before tax	Tax
1	MountRhino Kids Parachute,6ft Play Parachute with 9 Handles - Multicolored Parachute for Kids,Play Parachute for Indoor Outdoor Games Exercise Toy ASIN: B07W1X7N6S Sold by: Xiamenmufengxiuxianyongpinyouxiangongsi Order # 111-6069764-3776211	1	$14.24	$14.24	0.000%

	Description	Qty	Unit price	Item subtotal before tax	Tax
2	Climbing Tunnel for Kids,Multicolor Play Tunnel Tent Toy for Baby or Pet, Outdoor Indoor Climb and Crawl Through, Play Equipment for Toddler 3-10, for Daycare, Preschool, Playground (4 Sections) ASIN: B0DQPSHX8R Sold by: Amazon.com Services, Inc Order # 111-2832038-4086665	1	$214.36	$214.36	0.000%
3	Little Tikes Rocking Horse Blue, 33.00 L x 10.00 W x 17.50 H Inches ASIN: B003ICWTME Sold by: Amazon.com Services, Inc Order # 111-5178259-9000255	3	$34.99	$104.97	0.000%
4	Sratte 12 Pcs Toy Hoop for Kid Detachable Adjustable Toy Hoop Colored Hoop Exercise Ring Plastic Circle for Kid Teen Gymnastics Dog Agility Equipment, Require Self Assembly(Simple Colors, 24 Inch) ASIN: B0C58PFP2Z Sold by: HEFEI SHUNHENG WANGLUOKEJI YOUXIANGONGSI Order # 111-6069764-3776211	1	$36.99	$36.99	0.000%
5	Little Tikes Push and Ride Racer - (Amazon Exclusive), 22"L x 10"W x 17"H with screws ASIN: B00005850H Sold by: Amazon.com Services, Inc Order # 111-6069764-3776211	3	$38.90	$116.70	0.000%
6	Little Tikes Cozy Coupe 30th Anniversary Car ASIN: B001NQHN7S Sold by: Amazon.com Services, Inc Order # 111-2854049-0310629	3	$58.89	$176.67	0.000%
7	Step2 Push Around Buggy Kids Push Car, Ride On Toy, Stroller Substitute, Includes Seat Belt & Horn, Made of Durable Plastic, Max Weight 50 lbs., For Toddlers 1.5-4 Years Old, Red ASIN: B004MWI0GI Sold by: Amazon.com Services, Inc Order # 111-2854049-0310629	3	$64.99	$194.97	0.000%
8	Amazon Basics Junior BPA-Free 4-to-Score Giant Premium Plastic Games Set, 4 in A Row for Kids and Adults with Carrying Bag, Great For Gifting, Variety of Colors, Blue, Yellow, Red, Green, Large ASIN: B08J8BQN82 Sold by: Amazon.com Services, Inc Order # 111-6069764-3776211	1	$85.46	$85.46	0.000%

amazon business

Invoice

Invoice # **1YNH-H979-6YWR**

Total before tax	$944.36
Tax	$0.00
Amount due	**$944.36**

FAQs

How is tax calculated?

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190

How are digital products and services taxed?

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670

100 Federal Street,
Floor 13
Boston, MA 02110

Main: +1 617 330 8000
www.cplusa.com

Colliers
Project Leaders

May 19, 2026

Jayne Wellman
Town Manager
Town of Reading
16 Lowell St
Reading, MA 01867

Subject: ***J Warren Killam Elementary School: Modular Relocation – Playground Equipment***
Invoice #1YNH-H979-6YWR

Dear Mr. Kraunelis,

Colliers Project Leaders, the Owner's Project Manager, has reviewed the attached, Amazon Business, invoice #YNH-H979-6YWR, and recommend payment of $879.37 for modular relocation playground equipment for the J. Warren Killam Elementary School Project.

We recommend payment of this amount, using the following ProPay Codes and Breakdowns.

Invoice Number	Task	Request This Period	ProPay Code
1YNH-H979-6YWR	**Modular Relocation – Playground Equipment**	$879.37	0603-0000

Please feel free to contact me at (617) 860-2267 if you have any questions concerning this invoice.

Sincerely,

Justin Ferdenzi,
Project Manager
Justin.ferdenzi@collierseng.com

Attachment: Daily Times Chronicle Invoice #1YNH-H979-6YWR $879.37- ProPay Code: 0603-0000

amazon business

Credit Memo

For customer support, visit www.amazon.com/contact-us.

Credit Memo Date	31-Oct-2025
Credit Memo #	1FPV-DJ1C-HX67
Invoice Date	30-Sep-2025
Invoice #	1YNH-H979-6YWR
Account #	A1ZYRRWOB9HS9H
Order #	111-2854049-0310629
Payment Terms	Net 30

Credit Memo Summary

Item Subtotal	($ 64.99)
Shipping & Handling	$ 0.00
Promos & Discounts	$ 0.00
Sales Tax	$ 0.00

Amount Due **($ 64.99) USD**

Registered Business Name
Town Of Reading

Order Information

Ordered By	Kevin Gerstner
PO #	KG26000RISE
Department	Facilities

Bill To
Town Of Reading
16 Lowell Street
Reading, MA 01867

Ship To
Kevin Gerstner
62 OAKLAND RD
READING, MA 01867-1613

Applying this credit note

Email the credit memo numbers you want to use and the Amazon-provided invoice numbers you want to pay to ar-businessinvoicing@amazon.com

Credit Memo Details

Description	Qty	Unit Price	Subtotal before Tax	Tax Rate	Subtotal
Step2 Push Around Buggy Kids Push Car, Ride On Toy, Stroller Substitute, Includes Seat Belt & Horn, Made of Durable Plastic, Max Weight 50 lbs., For Toddlers 1.5-4 Years Old, Red ASIN: B004MWI0GI Sold by: Amazon.com Services, Inc	1	$64.99	($64.99)	0.000%	($64.99)

amazon business

Invoice

Invoice # **1YNH-H979-6YWR** | **September 30, 2025**

For customer support, visit www.amazon.com/contact-us.

Invoice summary

Payment due by October 30, 2025

Item subtotal before tax	$ 944.36
Shipping & handling	$ 0.00
Promos & discounts	$ 0.00
Total before tax	$ 944.36
Tax	$ 0.00
Amount due	**$ 944.36 USD**

Account #	A1ZYRRWOB9HS9H
Payment terms	Net 30
Purchase date	23-Sep-2025
Purchased by	Kevin Gerstner
PO #	KG26000RISE
Department	Facilities

Registered business name

Town Of Reading

Bill to

Town Of Reading
16 Lowell Street
Reading, MA 01867

Ship to

Kevin Gerstner
62 OAKLAND RD
READING, MA 01867-1613

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name	Amazon Capital Services, Inc
Bank name	Wells Fargo Bank
ACH routing # (ABA)	121000248
Bank account # (DDA)	41630410331335557
SWIFT code (wire transfer)	WFBIUS6S

Check

Amazon Capital Services
PO Box 035184
Seattle, WA 98124-5184

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or
Email ar-businessinvoicing@amazon.com to submit your remittance detail.

Invoice details

	Description	Qty	Unit price	Item subtotal before tax	Tax
1	MountRhino Kids Parachute,6ft Play Parachute with 9 Handles - Multicolored Parachute for Kids,Play Parachute for Indoor Outdoor Games Exercise Toy ASIN: B07W1X7N6S Sold by: Xiamenmufengxiuxianyongpinyouxiangongsi Order # 111-6069764-3776211	1	$14.24	$14.24	0.000%

amazon business

Invoice

Invoice # **1YNH-H979-6YWR**

	Description	Qty	Unit price	Item subtotal before tax	Tax
2	Climbing Tunnel for Kids,Multicolor Play Tunnel Tent Toy for Baby or Pet, Outdoor Indoor Climb and Crawl Through, Play Equipment for Toddler 3-10, for Daycare, Preschool, Playground (4 Sections) ASIN: B0DQPSHX8R Sold by: Amazon.com Services, Inc Order # 111-2832038-4086665	1	$214.36	$214.36	0.000%
3	Little Tikes Rocking Horse Blue, 33.00 L x 10.00 W x 17.50 H Inches ASIN: B003ICWTME Sold by: Amazon.com Services, Inc Order # 111-5178259-9000255	3	$34.99	$104.97	0.000%
4	Sratte 12 Pcs Toy Hoop for Kid Detachable Adjustable Toy Hoop Colored Hoop Exercise Ring Plastic Circle for Kid Teen Gymnastics Dog Agility Equipment, Require Self Assembly(Simple Colors, 24 Inch) ASIN: B0C58PFP2Z Sold by: HEFEI SHUNHENG WANGLUOKEJI YOUXIANGONGSI Order # 111-6069764-3776211	1	$36.99	$36.99	0.000%
5	Little Tikes Push and Ride Racer - (Amazon Exclusive), 22"L x 10"W x 17"H with screws ASIN: B00005850H Sold by: Amazon.com Services, Inc Order # 111-6069764-3776211	3	$38.90	$116.70	0.000%
6	Little Tikes Cozy Coupe 30th Anniversary Car ASIN: B001NQHN7S Sold by: Amazon.com Services, Inc Order # 111-2854049-0310629	3	$58.89	$176.67	0.000%
7	Step2 Push Around Buggy Kids Push Car, Ride On Toy, Stroller Substitute, Includes Seat Belt & Horn, Made of Durable Plastic, Max Weight 50 lbs., For Toddlers 1.5-4 Years Old, Red ASIN: B004MWI0GI Sold by: Amazon.com Services, Inc Order # 111-2854049-0310629	3	$64.99	$194.97	0.000%
8	Amazon Basics Junior BPA-Free 4-to-Score Giant Premium Plastic Games Set, 4 in A Row for Kids and Adults with Carrying Bag, Great For Gifting, Variety of Colors, Blue, Yellow, Red, Green, Large ASIN: B08J8BQN82 Sold by: Amazon.com Services, Inc Order # 111-6069764-3776211	1	$85.46	$85.46	0.000%

amazon business

Invoice

Invoice # **1YNH-H979-6YWR**

Total before tax	$944.36
Tax	$0.00
Amount due	**$944.36**

FAQs

How is tax calculated?

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190

How are digital products and services taxed?

Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670

100 Federal Street,
Floor 13
Boston, MA 02110

Main: +1 617 330 8000
www.cplusa.com

Colliers
Project Leaders

May 18, 2026

Jayne Wellman
Town Manager
Town of Reading
16 Lowell St
Reading, MA 01867

Subject: ***J Warren Killam Elementary School - Publishing Services***
Invoice #260488

Dear Mr. Kraunelis,

Colliers Project Leaders, the Owner's Project Manager, has reviewed the attached, Daily Times Chronicle, invoice #260488, and recommend payment of $511.71 for publishing services for the J. Warren Killam Elementary School Project.

We recommend payment of this amount, using the following ProPay Codes and Breakdowns.

Invoice Number	**Task**	**Request This Period**	**ProPay Code**
260488	**Publishing Services – Town of Reading: FSB and GC Re-Bid Notice**	$511.71	0103-0000

Please feel free to contact me at (617) 860-2267 if you have any questions concerning this invoice.

Sincerely,

Justin Ferdenzi,
Project Manager
Justin.ferdenzi@collierseng.com

Attachment: Daily Times Chronicle Invoice #260488 $511.71 - ProPay Code: 0103-0000

Daily Times Chronicle

Reading -- Wakefield

Woburn Daily Times, Inc., PO Box 2433, Woburn MA 01888
781-933-3700

INVOICE

Bill To Town of Reading

Attn: Joshua Delaune, MPA

Address 1 16 Lowell Street

Address 2

City Reading State MA ZIP 01867

PO#

Legal Ad# **260488**

Billing Key 260488 Reading IFB KS-26-08 Killam School Construction

Run 1 5/20/2026 **Run 2** **Run 3**

# of Inches 16.8 **# of Runs** 1

Cost $511.71 **Notary Fee** **Total Cost** **$511.71**

Payment Date **Payment** **Balance Due** **$511.71**

---

100 Federal Street,
Floor 33
Boston, MA 02110

Main: +1 617 330 8000
www.cplusa.com

Colliers
Project Leaders

May 18, 2026

Jayne Wellman
Town Manager
Town of Reading
16 Lowell St
Reading, MA 01867

Subject: ***J. Warren Killam Elementary School – Daily Times Chronicle: Advertising Services***

Dear Ms. Wellman:

Colliers Project Leaders, the Owner's Project Manager, has reviewed the attached, invoice #260488 is subject to approval of the corresponding Commitment recommend payment of $511.71 for GC and FSB re-bid ad posting service for the J. Warren Killam Elementary School Project.

Subject to approval of the corresponding Commitment, we recommend payment of this amount, using the following ProPay Codes and Breakdowns.

Task	Request This Period	ProPay Code
Advertising Services – GC and FSB Re-Bid Posting	$511.71	0103-0000

Please feel free to contact me at (774) 294-6659 if you have any questions concerning this invoice.

Sincerely,

Justin Ferdenzi,
Project Manager
Justin.ferdenzi@collierseng.com

Daily Times Chronicle

Reading -- Wakefield

Woburn Daily Times, Inc., PO Box 2433, Woburn MA 01888
781-933-3700

INVOICE

Bill To Town of Reading

Attn: Joshua Delaune, MPA

Address 1 16 Lowell Street

Address 2

City Reading State MA ZIP 01867

PO#

Legal Ad# **260488**

Billing Key 260488 Reading IFB KS-26-08 Killam School Construction

Run 1 5/20/2026 **Run 2** **Run 3**

# of Inches 16.8 **# of Runs** 1

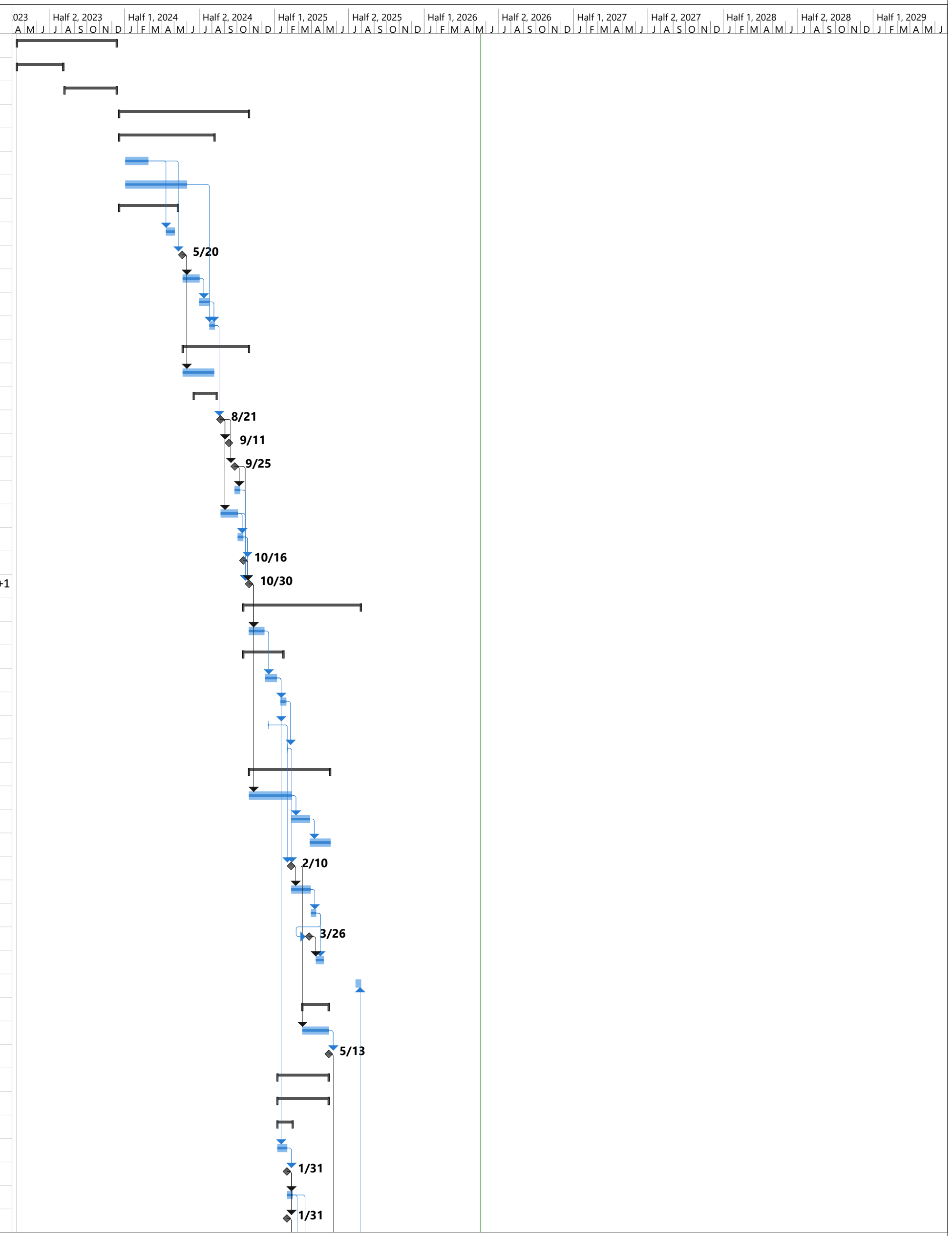
Cost $511.71 **Notary Fee** **Total Cost** **$511.71**

Payment Date **Payment** **Balance Due** **$511.71**

Killiam Elementary School

Colliers
Project Leaders

ID	Task Name	Duration	Start	Finish	Predecessors
1	**Forming the Team (MSBA MOD 02)**	**187 days**	**Thu 4/13/23**	**Tue 12/12/23**	
2	**OPM Selection**	**86.5 days**	**Thu 4/13/23**	**Thu 8/3/23**	
10	**Design Team Selection**	**99.25 days**	**Mon 8/7/23**	**Tue 12/12/23**	
28	**Feasibility (MSBA MOD 03)**	**244 days**	**Mon 12/18/23**	**Wed 10/30/24**	
29	**Preliminary Design Program Initiative (PDP)**	**179 days**	**Mon 12/18/23**	**Wed 8/7/24**	
30	Existing Conditions Assessment	42 days	Tue 1/2/24	Mon 2/26/24	27FS+15 days
31	Design Process	117 days	Tue 1/2/24	Fri 5/31/24	27FS+15 days
32	**Meetings - Community, SBC, User Groups**	**110 days**	**Mon 12/18/23**	**Thu 5/9/24**	
42	Cost Estimating - Preliminary Alternatives	15 days	Thu 4/11/24	Wed 5/1/24	39FS+3 days,30
43	**Preliminary Design Program Submission (PDP)**	**0 days**	**Mon 5/20/24**	**Mon 5/20/24**	**41FS+8 days,30**
44	MSBA PDP Review	30 days	Tue 5/21/24	Mon 7/1/24	43FS+1 day
45	District Response to MSBA PDP Review Comments	20 days	Mon 7/1/24	Thu 7/25/24	44
46	MSBA Acceptance of PDP	10 days	Fri 7/26/24	Wed 8/7/24	45,31
47	**Preferred Schematic Report (PSR)**	**125 days**	**Tue 5/21/24**	**Wed 10/30/24**	
48	Design Process (PSR)	57.88 days	Tue 5/21/24	Mon 8/5/24	43FS+1 day
49	**Meetings - Community, SBC, User Groups**	**43 days**	**Mon 6/17/24**	**Mon 8/12/24**	
55	**Preferred Schematic Report Submission (PSR)**	**0 days**	**Wed 8/21/24**	**Wed 8/21/24**	**54FS+8 days,46**
56	MSBA Facilities Assessment Subcommittee (FAS)	0 days	Wed 9/11/24	Wed 9/11/24	55FS+15 days
57	MSBA Facilities Assessment Subcommittee (FAS)	0 days	Wed 9/25/24	Wed 9/25/24	55FS+27 days
58	District Response to FAS Comments	10 days	Wed 9/25/24	Tue 10/8/24	57
59	MSBA PSR Review	32 days	Thu 8/22/24	Wed 10/2/24	55FS+1 day
60	District Response to MSBA PSR Review Comments	9 days	Thu 10/3/24	Tue 10/15/24	59
61	MSBA Conference Call to Review PSR	0 days	Wed 10/16/24	Wed 10/16/24	60FS+1 day
62	MSBA Board Approval of Preferred Solution	0 days	Wed 10/30/24	Wed 10/30/24	57,58,59,60,61FS+1
63	**Schematic Design (MSBA MOD 04)**	**219 days**	**Wed 10/16/24**	**Wed 7/30/25**	
64	Schematic Design	28 days	Wed 10/30/24	Fri 12/6/24	62
65	**Meetings - SBC**	**73 days**	**Wed 10/16/24**	**Wed 1/22/25**	
71	SD Cost Estimates	20 days	Mon 12/9/24	Mon 1/6/25	64FS+1 day
72	Establish Project Scope & Budget	10 days	Wed 1/15/25	Wed 1/29/25	71,69,70FF
73	Establish CM@R or ch149	0.88 days	Mon 12/16/24	Mon 12/16/24	71,69,70FF
74	OPM Informational email to MSBA	0.88 days	Fri 1/31/25	Fri 1/31/25	72FS+5 days,70
75	**DESE Submittal**	**152 days**	**Wed 10/30/24**	**Fri 5/16/25**	
76	Prepare DESE Submittal	77 days	Wed 10/30/24	Tue 2/11/25	62
77	MSBA Review of DESE Submittal	36 days	Tue 2/11/25	Fri 3/28/25	76
78	DESE Review & Approve	39 days	Fri 3/28/25	Fri 5/16/25	77
79	**Schematic Design Report Submission**	**0 days**	**Mon 2/10/25**	**Mon 2/10/25**	**74FS+6 days,73**
80	MSBA SD Review	36.88 days	Tue 2/11/25	Fri 3/28/25	79FS+1 day
81	District Response to MSBA SD Review Comments	11 days	Mon 3/31/25	Fri 4/11/25	80
82	Project Scope and Budget Conference	0 days	Wed 3/26/25	Wed 3/26/25	81
83	MSBA Board Approval Schematic Design	13 days	Fri 4/11/25	Wed 4/30/25	81,82
84	50% DCAMM Designer Evaluation Submission	10 days	Thu 7/17/25	Wed 7/30/25	115
85	**Extended Design Prior to the Start of DD**	**46 days**	**Mon 3/10/25**	**Tue 5/13/25**	
86	Extendend Design	46 days	Mon 3/10/25	Tue 5/13/25	79
87	Owner release into DD	0 days	Tue 5/13/25	Tue 5/13/25	86
88	**Funding the Project (MSBA MOD 05)**	**96.75 days**	**Wed 1/8/25**	**Tue 5/13/25**	
89	**Reading Funding Process**	**96.75 days**	**Wed 1/8/25**	**Tue 5/13/25**	
90	**Develop Meeting & Vote Language**	**26.88 days**	**Wed 1/8/25**	**Thu 2/13/25**	
91	Secure MSBA Vote & Specical Town Meeting Language	18 days	Wed 1/8/25	Fri 1/31/25	71
92	Finalize Language with Town Council & MSBA	0 days	Fri 1/31/25	Fri 1/31/25	91
93	Submit Language to Matt to Write Article	11 days	Fri 1/31/25	Thu 2/13/25	92
94	Submit Language to Laura (Min 35 days before election)	0 days	Fri 1/31/25	Fri 1/31/25	92



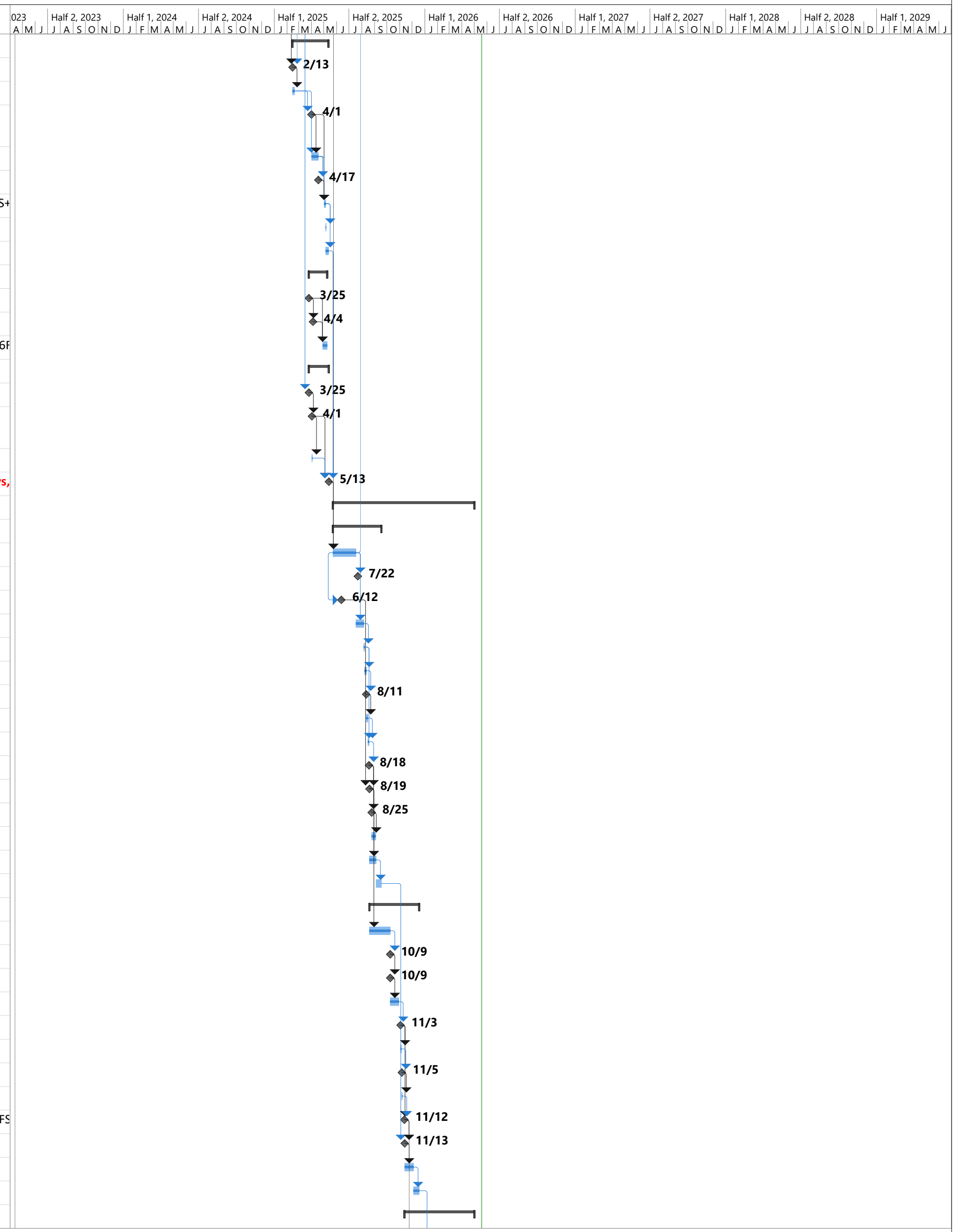
Project: 2023 09-18 Reading Ki
Date: Tue 5/19/26

Task | Milestone ◆ | Summary

Killiam Elementary School

Project Leaders

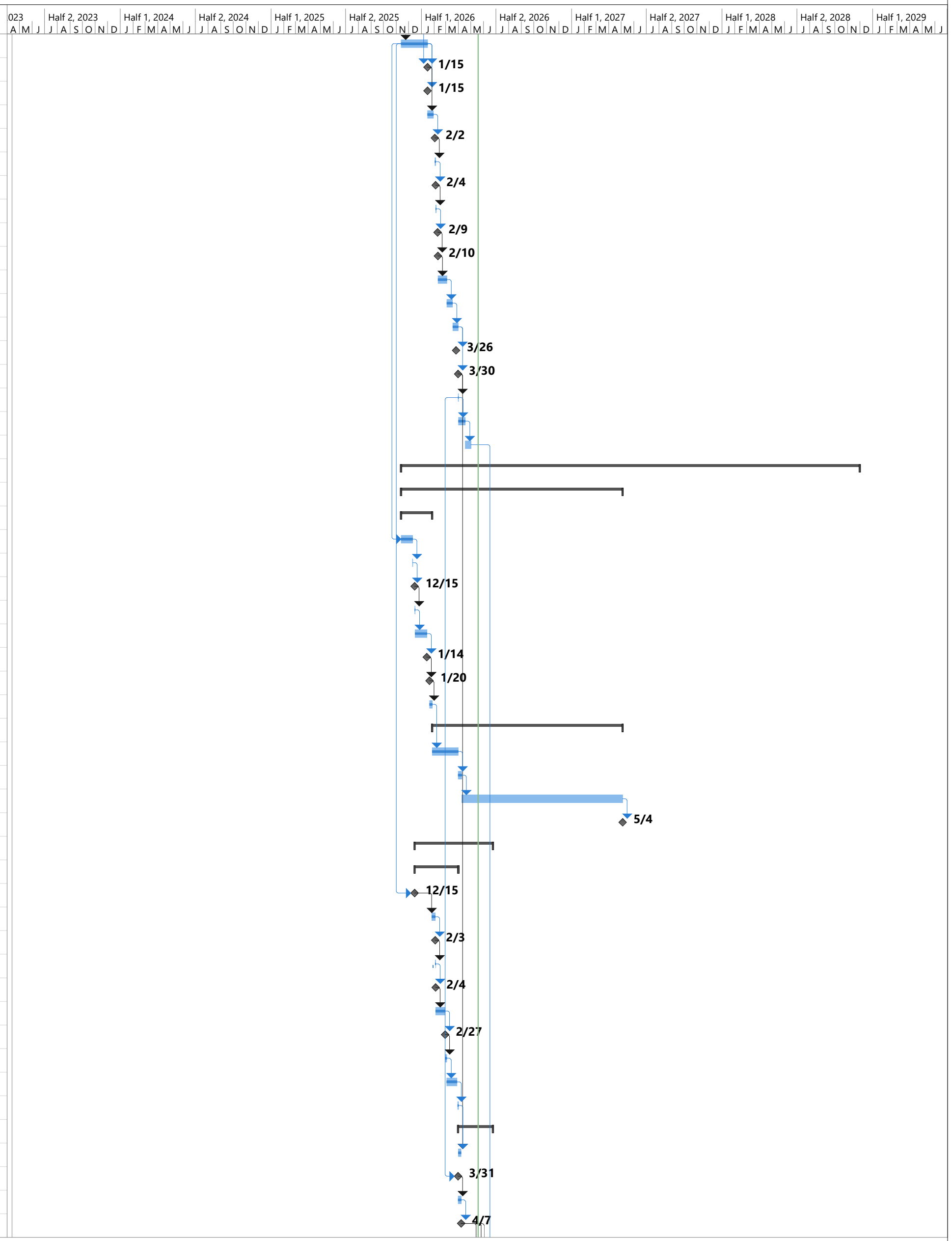
ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors
95			**Special Town Meeting**	**61.25 days**	**Thu 2/13/25**	**Mon 5/12/25**	
96			Information to Select Board for Special Town Meeting	0 days	Thu 2/13/25	Thu 2/13/25	94,93
97			Select Board Meeting - Vote to Close Warrant for Special Town Meeting	2 days	Fri 2/14/25	Tue 2/18/25	96
98			Select Board Meeting - Vote for Special Town Meeting (14 days before Town Meeting and no meeting on 04/08/25 or 04/15/25)	0 days	Tue 4/1/25	Tue 4/1/25	97
99			Special Town Meeting Warrant Published	14 days	Tue 4/1/25	Thu 4/17/25	98,97
100			Special Town Meeting Warrant Report Published	0 days	Thu 4/17/25	Thu 4/17/25	99
101			Special Town Meeting (05/01-05/05)	2 days	Thu 5/1/25	Mon 5/5/25	98FS+10 days,99FS+
102			Post Warrant for Election	1 day	Mon 5/5/25	Tue 5/6/25	101
103			Waiting Period after Special Town Meeting	5 days	Mon 5/5/25	Mon 5/12/25	101
104			**Town Meeting**	**32.13 days**	**Tue 3/25/25**	**Thu 5/8/25**	
105			Town Meeting Warrant Published	0 days	Tue 3/25/25	Tue 3/25/25	
106			Town Meeting Warrant Report Published	0 days	Fri 4/4/25	Fri 4/4/25	105FS+9 days
107			Town Meeting (04/28, 05/01, 05/05 & 05/08)	10 days	Mon 4/28/25	Thu 5/8/25	105FS+25 days,106F
108			**Popular Election**	**34.5 days**	**Tue 3/25/25**	**Tue 5/13/25**	
109			Information to Select Board for Elections	0 days	Tue 3/25/25	Tue 3/25/25	93FS+30 days
110			Select Board Meeting - Vote for Election to happen (35 days before election and no meeting on 04/08 or 04/15)	0 days	Tue 4/1/25	Tue 4/1/25	109FS+6 days
111			Select Board must notify the Town Clerk of Election	1 day	Wed 4/2/25	Wed 4/2/25	110
112			**Vote (Special Elecation - Has to be 7 days after closing and Historically on a Tue**	**0 days**	**Tue 5/13/25**	**Tue 5/13/25**	**103,110FS+25 days,**
113			**Design Development (MODULE 6)**	**262.25 days**	**Fri 5/23/25**	**Fri 5/1/26**	
114			**Design Development (DD)**	**89.38 days**	**Fri 5/23/25**	**Wed 9/17/25**	
115			Design Development Drawings	41 days	Fri 5/23/25	Thu 7/17/25	112,87
116			MHC - Project Notification Form Filing	0 days	Tue 7/22/25	Tue 7/22/25	115FS+3 days
117			Register Project with USBGC	0 days	Thu 6/12/25	Thu 6/12/25	115SS+15 days
118			DD Cost Estimating	15 days	Thu 7/17/25	Tue 8/5/25	115
119			DD Estimate Reconciliation Meeting	2 days	Wed 8/6/25	Thu 8/7/25	118
120			Finalize VE log and Reconciled Budget	2 days	Thu 8/7/25	Mon 8/11/25	119
121			Review Budget with XLT	0 days	Mon 8/11/25	Mon 8/11/25	120
122			Issue SBC Documents	4 days	Mon 8/11/25	Fri 8/15/25	121
123			SBC Meeting	1 day	Fri 8/15/25	Mon 8/18/25	119FS+6 days,122
124			SBC Meeting - Approve DD Submission	0 days	Mon 8/18/25	Mon 8/18/25	123
125			Submit DD Pacakge to MSBA	0 days	Tue 8/19/25	Tue 8/19/25	124FS+1 day,117
126			Site Plan Review and Stormwater Permit Special Hearing	0 days	Mon 8/25/25	Mon 8/25/25	124FS+5 days
127			Site Plan Review and Stormwater Permit Approval	8 days	Mon 8/25/25	Wed 9/3/25	126
128			MSBA Review and Comments (Business Days)	13 days	Tue 8/19/25	Thu 9/4/25	125
129			Respond to MSBA DD comments (Business Days)	10 days	Thu 9/4/25	Wed 9/17/25	128
130			**60% Construction Documents Phase (60% CD)**	**93 days**	**Tue 8/19/25**	**Thu 12/18/25**	
131			60% Construction Drawings	40 days	Tue 8/19/25	Thu 10/9/25	125
132			SBC Meeting	0 days	Thu 10/9/25	Thu 10/9/25	131
133			60% CDs for Pricing	0 days	Thu 10/9/25	Thu 10/9/25	132
134			60% CD Cost Estimating	15 days	Thu 10/9/25	Wed 10/29/25	133
135			60% CD Reconciliation Meeting	0 days	Mon 11/3/25	Mon 11/3/25	134FS+3 days
136			Finalize VE log and Reconciled Budget	2 days	Mon 11/3/25	Tue 11/4/25	135
137			Review Budget with XLT	0 days	Wed 11/5/25	Wed 11/5/25	136FS+1 day
138			Issue SBC Documents	1 day	Thu 11/6/25	Thu 11/6/25	137
139			SBC Meeting - Approve 60% Submission	0 days	Wed 11/12/25	Wed 11/12/25	135FS+7 days,138FS
140			Submit 60% CD Package to MSBA	0 days	Thu 11/13/25	Thu 11/13/25	139FS+1 day,129
141			MSBA Review and Comments (Business Days)	16 days	Thu 11/13/25	Thu 12/4/25	140
142			Respond to MSBA 60% comments (Business Days)	11 days	Thu 12/4/25	Thu 12/18/25	141
143			**90% Construction Documents Phase (90% CD)**	**130.5 days**	**Wed 11/12/25**	**Fri 5/1/26**	



Project: 2023 09-18 Reading Ki
Date: Tue 5/19/26

Task | Milestone | Summary

ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors
144			90% Construction Documents	49 days	Wed 11/12/25	Thu 1/15/26	139
145			90% CDs Issued for Cost Estimating	0 days	Thu 1/15/26	Thu 1/15/26	142,144
146			90% CDs Issued for Code Review	0 days	Thu 1/15/26	Thu 1/15/26	144
147			90% CD Cost Estimating	10 days	Thu 1/15/26	Thu 1/29/26	145
148			90% CD Reconciliation Meeting	0 days	Mon 2/2/26	Mon 2/2/26	147FS+2 days
149			Finalize VE log and Reconciled Budget	2 days	Mon 2/2/26	Wed 2/4/26	148
150			Review Budget with XLT	0 days	Wed 2/4/26	Wed 2/4/26	149
151			Issue SBC Documents	1 day	Wed 2/4/26	Thu 2/5/26	150
152			SBC Meeting - Approve 90% CD Submission	0 days	Mon 2/9/26	Mon 2/9/26	151FS+2 days
153			Submit 90% CD Package to MSBA	0 days	Tue 2/10/26	Tue 2/10/26	152FS+1 day
154			MSBA review of 90% Package (Business Days)	16 days	Tue 2/10/26	Tue 3/3/26	153
155			District Team's Response to MSBA Review of 90% package (Business Days)	11 days	Tue 3/3/26	Tue 3/17/26	154
156			Completion of the Bid Documents	10 days	Wed 3/18/26	Mon 3/30/26	155
157			Issue SBC Documents	0 days	Thu 3/26/26	Thu 3/26/26	156FS-3 days
158			SBC Meeting - Approve Bid Document Submission	0 days	Mon 3/30/26	Mon 3/30/26	156
159			100% CD Package MSBA Submission	1 day	Tue 3/31/26	Tue 3/31/26	158
160			100% CD Package to MSBA review	14 days	Wed 4/1/26	Fri 4/17/26	159
161			100% CD DCAMM Designer Evaluation	10 days	Fri 4/17/26	Fri 5/1/26	160
162			**Construction Phase (MODULE 7)**	**860.88 days**	**Wed 11/12/25**	**Thu 11/30/28**	
163			**Early Package #01 Switchgear**	**384.38 days**	**Wed 11/12/25**	**Tue 5/4/27**	
164			**Bid Package for Switchgear & Generator**	**56 days**	**Wed 11/12/25**	**Tue 1/27/26**	
165			Completion of the Early Bid documents	21 days	Wed 11/12/25	Tue 12/9/25	144SS
166			Submit Advertisement for Early Bids	1 day	Wed 12/10/25	Wed 12/10/25	165
167			SBC Meeting - Approve Early Package-Invitation For Bid	0 days	Mon 12/15/25	Mon 12/15/25	166FS+3 days
168			Advertise for Early bid package	1 day	Mon 12/15/25	Tue 12/16/25	167
169			Early Bid Package Submission Period	21 days	Tue 12/16/25	Wed 1/14/26	168
170			Early Package Bids Due	0 days	Wed 1/14/26	Wed 1/14/26	169
171			SBC Meeting - Review results/ Vote to Award	0 days	Tue 1/20/26	Tue 1/20/26	170FS+4 days
172			Issue Notice of Award	5 days	Tue 1/20/26	Tue 1/27/26	171
173			**Construction for Switchgear**	**330.63 days**	**Tue 1/27/26**	**Tue 5/4/27**	
174			Execute Contract	45 days	Tue 1/27/26	Mon 3/30/26	172
175			Shop Drawings	7 days	Tue 3/31/26	Wed 4/8/26	174
176			Fabriation and Delivery	300 days	Thu 4/9/26	Tue 5/4/27	175
177			GC To take Delivery of Switchgear	0 days	Tue 5/4/27	Tue 5/4/27	176
178			**Base Contract**	**136.38 days**	**Mon 12/15/25**	**Tue 6/23/26**	
179			**Prequalification Base Contract**	**81.25 days**	**Mon 12/15/25**	**Tue 3/31/26**	
180			SBC Meeting - Approve Prequal Sub Committee (PQC)	0 days	Mon 12/15/25	Mon 12/15/25	144SS+25 days
181			PQC - Kick-Off	7 days	Mon 1/26/26	Tue 2/3/26	180
182			PQC - Approve RFQ	0 days	Tue 2/3/26	Tue 2/3/26	181
183			PQC - Submit Ad for Qualifications	6 days	Wed 1/28/26	Wed 2/4/26	182
184			PQC - Advertise for Qualifications (GCs/FSB) online	0 days	Wed 2/4/26	Wed 2/4/26	183
185			PQC - Qualifications Submission Period	18 days	Wed 2/4/26	Fri 2/27/26	184
186			Qualifications Due	0 days	Fri 2/27/26	Fri 2/27/26	185
187			PQC - Distribute & Review SOQs	2 days	Fri 2/27/26	Tue 3/3/26	186
188			PQC - Review PreQuals	21 days	Tue 3/3/26	Fri 3/27/26	187
189			PQC - Complete SOQ Review and Approve List of Contractors	2 days	Mon 3/30/26	Tue 3/31/26	188
190			**Bidding Base Contract**	**65 days**	**Tue 3/31/26**	**Tue 6/23/26**	
191			Advertise for bids (Central Reg, New Paper, City Hall)	5 days	Tue 3/31/26	Tue 4/7/26	189,158
192			Issue Bid Docs to Project Dog for Clerical Review	0 days	Tue 3/31/26	Tue 3/31/26	159SS
193			Bid Documents Published Online	6 days	Tue 3/31/26	Tue 4/7/26	192
194			Contractor Pre-Bid Briefing Session/Conference	0 days	Tue 4/7/26	Tue 4/7/26	193



Project: 2023 09-18 Reading Ki
Date: Tue 5/19/26

Task | Milestone | Summary

Killiam Elementary School

Colliers
Project Leaders

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
195		Advertise for Re-bids (Central Reg, New Paper, City Hall)	5 days	Thu 5/14/26	Wed 5/20/26	194FS+29 days
196		Bid Documents Published Online for Re-bid	6 days	Tue 5/12/26	Wed 5/20/26	195FF
197		Filed Sub-Bid time	11 days	Wed 5/20/26	Thu 6/4/26	196
198		Filed Sub-Bids Due	0 days	Thu 6/4/26	Thu 6/4/26	197,194
199		GC Bid Time	17 days	Wed 5/20/26	Thu 6/11/26	196
200		General Contractor Bids Due	0 days	Thu 6/11/26	Thu 6/11/26	199,194,198
201		Review Results of GC Bids with SBC	2 days	Thu 6/11/26	Mon 6/15/26	200
202		Vote to Approve GC Bid	0 days	Mon 6/15/26	Mon 6/15/26	201
203		Issue Notice of Award	1 day	Mon 6/15/26	Tue 6/16/26	202
204		Execute Contract	5 days	Tue 6/16/26	Tue 6/23/26	203,161
205		**Phase 1 - New Building Construction**	**475.38 days**	**Tue 6/23/26**	**Mon 2/28/28**	
206		Notice to Proceed	1 day	Tue 6/23/26	Wed 6/24/26	203,204
207		Construction	438 days	Tue 6/23/26	Mon 1/10/28	204
208		EPA - NPDES Notice of Intent and Approval	65 days	Wed 6/24/26	Tue 9/15/26	206
209		Substantial Completion of New School Building	0 days	Mon 1/10/28	Mon 1/10/28	207
210		Receive Temporary Certificate of Occupancy (TCO)	0 days	Mon 1/10/28	Mon 1/10/28	209
211		Student/Staff Tours of New Building	10 days	Mon 1/10/28	Mon 1/24/28	210
212		Move from Existing Building to New	36 days	Mon 1/10/28	Fri 2/25/28	209
213		Occupy	5 days	Sun 2/20/28	Mon 2/28/28	207,212
214		50% DCAMM Rating (Contractor)	10 days	Mon 1/10/28	Mon 1/24/28	207
215		**Phase 2 - Demo and Site**	**210 days**	**Fri 3/3/28**	**Thu 11/30/28**	**213FS+5 days**
216		Construction	200 days	Fri 3/3/28	Thu 11/16/28	213,210,209
217		Substantial conpletion	0 days	Thu 11/16/28	Thu 11/16/28	216
218		100% DCAMM Rating (Contractor)	10 days	Thu 11/16/28	Thu 11/30/28	226
219		**Project Closeout (MODULE 8)**	**384.38 days**	**Mon 1/10/28**	**Tue 5/15/29**	**207**
220		**Punchlist**	**262.38 days**	**Mon 1/10/28**	**Wed 12/13/28**	
221		Contractor Punch List for Designer	14 days	Mon 1/10/28	Thu 1/27/28	207FF
222		Design Team Punch List	1.5 mons	Mon 1/10/28	Wed 2/16/28	207FF
223		Punch List - Phase 1 Contractor to Perform Punch	33 days	Thu 1/27/28	Thu 3/9/28	221
224		FF&E Punchlist	15 days	Mon 1/10/28	Fri 1/28/28	211FF
225		FF&E Closeout	20 days	Thu 11/16/28	Wed 12/13/28	216
226		Punch List - Phase 2	33 days	Thu 10/5/28	Thu 11/16/28	216FF
227		**Cx**	**257.38 days**	**Mon 1/10/28**	**Wed 12/6/28**	
228		Commissioning New Building	4 mons	Mon 1/10/28	Fri 4/21/28	208FF
229		Commissioning + 10 month	11 mons	Mon 1/10/28	Thu 10/19/28	210
230		Final Commissioning Report to MSBA	10 days	Thu 11/16/28	Thu 11/30/28	226,229
231		Commissioning Certificate of Completion to MSBA	5 days	Thu 11/30/28	Wed 12/6/28	229,230
232		**USGBC**	**76 days**	**Fri 2/9/29**	**Tue 5/15/29**	
233		Final Construction Package to USGBC	66 days	Fri 2/9/29	Wed 5/2/29	225,226,236
234		LEED-S Construction Application & Final Review	10 days	Thu 5/3/29	Tue 5/15/29	233
235		USGBC issue Green School Program Certification letter	0 days	Tue 5/15/29	Tue 5/15/29	234
236		Closeout GC - Final Change Order	66 days	Thu 11/16/28	Fri 2/9/29	226,217
237		GC Request for Final Payment	15 days	Fri 2/9/29	Wed 2/28/29	236
238		Submission of As-Builts and O&M	44 days	Thu 11/16/28	Fri 1/12/29	226,216
239		DCAMM Evaluation Form following GC Final Payment	10 days	Wed 2/28/29	Tue 3/13/29	237
240		Final Reimbursement Request Submittal to MSBA	3.4 mons	Tue 5/15/29	Wed 8/8/29	235,229,238
241		Corrective actions by GC	22 days	Tue 3/13/29	Tue 4/10/29	239
242		MSBA Closeout	33 days	Tue 5/15/29	Tue 6/26/29	234,229,231
243		Project Complete	0 days	Wed 8/8/29	Wed 8/8/29	240,242

Project: 2023 09-18 Reading Ki
Date: Tue 5/19/26

Task | Milestone | Summary

Town of Reading
Meeting Minutes

2016-09-22 LAG

Board - Committee - Commission - Council:

Permanent Building Committee　　Killam School Building Committee

Date: 2026-04-22　　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:**

Pat Tompkins, John Coote, Chris Haley, Ed Ross, Greg Stepler, Nancy Twomey, and Carla Nazzaro.

Members - Not Present:

Shawn Brandt and Kirk McCormick.

Others Present:

Reading Town Manager Jayne Wellman, Reading Fecilities Clerk David Dallaire, Colliers Project Director Mike Carroll, Colliers Project Manager Justin Ferdenzi, LBA Project Manager Jenni Katajamaki, LBA Architect David Harris

Minutes Respectfully Submitted By: Harani Kumaresh

Topics of Discussion:

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

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

Roll call attendance: Pat Tompkins, John Coote, Chris Haley, Ed Ross, Greg Stepler, Nancy Twomey, and Carla Nazzaro

Public Comment:
No reports.

Liaison Reports:

Sawtelle House / Noise Mitigation:
Jayne Wellman provided an update on the Sawtelle tell House noise mitigation plan. Mike Carroll reported that the project team and the Sawtelle House have reached agreement on noise mitigation measures. The plan includes a temporary wood fence on the property line, a public walkway between the construction zone and the Sawtelle House, and a construction fence with scrim to provide visual screening and dust mitigation. The wood fence is over and above what would typically be required of the contractor. Additionally, all construction equipment will be required to have mufflers and comply with sound requirements. Standard work hours are 7:00 AM to 3:30 PM on weekdays and reduced hours on Saturdays, consistent with town ordinances. Any work outside of standard hours, including nights, weekends, or Sundays, requires prior written authorization from the Town Manager and coordination with the Police Department. The project team anticipates two or three nights of

extended work, primarily for concrete slab finishing operations. The Sawtelle House was invited to the abutters meeting but did not attend or respond.

Abutters Meeting:
Mike Carroll reported that the project team held an abutters meeting the previous Thursday. Approximately 20 to 25 people were invited, including immediate abutters and abutters of abutters. Approximately half attended, and the meeting was well received with no significant pushback. The project team had one-on-one conversations with abutters to provide updated information. LBA brought drawings showing property lines and project boundaries for attendees to take home. Mike Carroll will send a follow-up email to attendees with contact information for the owner's project manager as the first point of contact for construction-related concerns. The abutters meeting presentation will be posted to the project website, and Justin Ferdenzi's contact information will be added to the website contact page by Friday. During construction, the site representative's contact information will replace Justin's.

Committee members raised several additional items during liaison reports:

- Plante Moran Tax Consultant: Carla Nazzaro reported attending a Plante Moran seminar regarding potential reimbursements under the Inflation Reduction Act. A contract has been sent to Plante Moran, who responded with two proposed changes currently under review by legal counsel.
- RMLD Letter: The committee received a letter from Reading Municipal Light Department (RMLD) regarding an increase in their reimbursement with requirements related to Renewable Energy Certificates (RECs). A meeting will be scheduled to review the requirements.
- New Superintendent: Dr. Henry Turner will begin as the new superintendent on July 1st. A meeting has been scheduled at Killam School to provide him with a project update.
- Federal Road Safety Grants: Mike Carroll noted a potential federal grant opportunity for road safety improvements. The project team will coordinate with the town engineer to evaluate eligibility, as the project already includes road safety improvements along the school corridor based on a prior traffic study.

<u>Builder's Risk Policy*</u>

Jayne Wellman presented a recommendation for the Town of Reading to own the builder's risk insurance policy for the project. Connor Powers of Maya Insurance joined the meeting to answer questions. The premium quote is $140,000 to $145,000 for the entire project period, which is comparable to the cost if carried by the general contractor.

The policy includes $25,000 deductibles for all perils, including water, lightning, theft, hail, windstorm, and named windstorm, with coverage up to the full construction hard cost limit of approximately $100 million. Flood and earthquake coverage carries a $25,000 deductible with a $25 million coverage limit for each, which is consistent with industry standards. Several other Massachusetts municipalities carry owner-controlled builder's risk policies, including Hopkinton, Woburn, Boxford, Tewksbury, Billerica, Maynard, Stoughton, Medway, and Lexington

Jayne outlined the benefits of owner-controlled builder's risk coverage: the Town controls the cost, claims, and timing of the policy; coverage extends through the entire project until the building comes onto the Town's schedule of locations, eliminating potential gaps between substantial completion and certificate of occupancy; the policy includes protection for delays and soft costs; and the Town avoids hidden markups with direct pricing negotiated with Maya Insurance.

John Coote asked about the difference between the flood and earthquake coverage limit ($25 million) and the full project limit. Connor Powers explained that this is standard industry practice, with flood and earthquake coverage typically set at approximately one quarter of the construction cost. He noted that catastrophic flood or earthquake events typically also trigger FEMA or MEMA assistance.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to approve the Town of Reading owning the builder's risk policy for the J. Warren Killam Elementary School Project.

Roll call vote: Pat Tompkins – Yes; John Coote – Yes; Chris Haley – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Yes.

<u>Updated Pre-Qualified Vendors List*</u>

Justin Ferdenzi reported that a bid protest was received after the original pre-qualified contractor and subcontractor list was approved. The protesting party claimed they were unfairly disqualified. Town counsel reviewed the matter and determined that disqualification for administrative paperwork issues, specifically failure to acknowledge addenda issued during the pre-qualification process, was not sufficient grounds for disqualification.

The pre-qualification committee's original decision to disqualify was consistent and applied fairly across all applicants. However, town counsel advised that the addenda in question were administrative in nature and did not materially affect the scoring criteria. All affected vendors had scored above the 70-point minimum threshold, with some scoring in the 90s. Legal counsel recommended adding approximately 15 additional subcontractors and contractors to the pre-qualified list.

Mike Carroll noted that the OPM had already issued an addendum including the revised list to maintain the bid schedule, subject to committee approval. Justin Ferdenzi and David concurred that the additional contractors are well-qualified and would benefit the project by expanding the competitive pool.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to accept the revised pre-qualified contractor and subcontractor bid list for the J. Warren Killam Elementary School Project.

Roll call vote: Pat Tompkins – Yes; John Coote – Yes; Chris Haley – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Yes.

<u>Property Perimeter Fence Discussion</u>

Carla Nazzaro raised the topic of the permanent perimeter fence planned for the project site. The fence, as currently specified, is an all-wood fence composed of northern white cedar with oil-based stain (two coats).

Mike Carroll noted that the wood fence is specified on the two sides of the site facing neighboring properties, not the street-facing sides. The Haverhill Street side has a cable guardrail and decorative fence, and the Charles Street side is mostly open with a seat wall, trees, and shrubbery. He recommended keeping the current fence specification for bidding purposes, with the option to adjust later if needed. The first permanent fencing would not be installed for approximately 18 months.

David from LBA reported that northern white cedar has a typical lifespan of 15 to 20 years untreated and 20 to 40 years with oil or stain treatment. The fence is designed as a high-quality commercial-grade installation. The design team had also evaluated composite wood as an alternative but noted it carries a significant cost premium. The posts are set into concrete footings with stainless steel sleeves to prevent ground contact and rot.

John Coote raised a question about graffiti resistance of the treated wood surface. The committee discussed that the oil-based stain provides good protection, and composite material could be considered if graffiti resistance becomes a priority. No vote was required on this item.

CPL Financial Review*

Justin Ferdenzi presented the financial status of the project. The construction budget remains at $101,521,394, which will be updated once trade bids and general contractor bids are received and approved. Administrative costs expended to date total $2,450,061, with a remaining balance of $6,117,979. The total project budget, including technology, furniture, fixtures, and equipment, stands at approximately $130,011,783.

Justin Ferdenzi and Mike Carroll explained corrections to the budget revision request (BRR) process with the MSBA. During the transition from feasibility to the Project Funding Agreement (PFA), a second BRR submitted during feasibility was never processed by the MSBA. The project team has corrected the initial budget values to align with the MSBA's records. The current budget figures remain unchanged; only the initial budget baseline values were adjusted. The project team is preparing BRR #1 for the main project phase, which will be submitted for formal committee approval at the next meeting.

Mike Carroll explained the MSBA's BRR process for the benefit of the committee. Soft cost BRRs can be submitted as needed, but the MSBA now requires a single hard cost BRR at the end of construction. Change orders are submitted to the MSBA monthly and reviewed quarterly, but are not formally entered into the MSBA's accounting system until construction closeout. The Town pays the contractor for approved change orders as work is completed, and the MSBA reimburses the Town's eligible portion at the end of the project.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to approve a commitment to Daily Times Chronicle in the amount of $313.14 for advertisement for the J. Warren Killam Elementary School Project.

Roll call vote: Pat Tompkins – Yes; John Coote – Yes; Chris Haley – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Yes.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to accept LBA Amendment 22, a credit of $9,174.00, correcting a geotech scope double-count from Amendment 16 for the J. Warren Killam Elementary School Project.

Roll call vote: Pat Tompkins – Yes; John Coote – Yes; Chris Haley – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Yes.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to accept Daily Times Chronicle Invoice No. 260329 in the amount of $313.14 for the J. Warren Killam Elementary School Project.

Roll call vote: Pat Tompkins – Yes; John Coote – Yes; Chris Haley – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Yes.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to approve David Delair, Clerk of the Works, Invoices DDC OW01, DDCOW02, and DDCOW03 in the total amount of $6,200.00 for the J. Warren Killam Elementary School Project.

Roll call vote: Pat Tompkins – Yes; John Coote – Yes; Chris Haley – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Yes.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to accept LBA Invoice No. 23495 in the amount of $510,555.98 for the J. Warren Killam Elementary School Project.

Roll call vote: Pat Tompkins – Yes; John Coote – Yes; Chris Haley – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Yes.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to accept Colliers Invoice No. 001162442 in the amount of $67,504.00 for the J. Warren Killam Elementary School Project.

Roll call vote: Pat Tompkins – Yes; John Coote – Yes; Chris Haley – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Yes.

Project cash flow is trending in line with projections, approximately $1 to $2 million under the estimated cash flow, which is favorable. The cash flow projection will be updated once the contractor is on board and provides their estimated billing schedule.

CPL Schedule Update

Justin Ferdenzi provided an update on the project schedule. The bid is currently live on BidDocs with significant interest, including numerous downloads and RFI submissions. Filed Sub Bids are due May 6, 2026, and General Contractor bids are due May 19, 2026. The committee will review bid results on May 22, 2026.

Following contractor selection and committee approval, the project team anticipates issuing a Notice to Award and Notice to Proceed around the end of May or beginning of June 2026. A kickoff meeting with the selected contractor will be held to coordinate mobilization after the school year concludes.

Mike Carroll noted that the RFI deadline is April 23, 2026, at 3:00 PM. The project team has received reasonable RFI requests indicating strong bidder engagement with the documents. The design team is working through responses, including updates to the site logistics plan. One vendor requested a deadline extension, which is not anticipated to be granted.

Approval of Prior Meeting Minutes (02/09/26) *

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 6-0-1 to approve the meeting minutes of March 16, 2026. Chair Carla Nazzaro abstained as she was not present at the March 16th meeting.

Roll call vote: Pat Tompkins – Yes; John Coote – Yes; Chris Haley – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Abstain.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to approve the meeting minutes of March 30, 2026.

Roll call vote: Pat Tompkins – Yes; John Coote – Yes; Chris Haley – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Yes.

Church Parking Lot Update

Mike Carroll reported that the church parking lot license agreement has not yet been finalized, as the church is not ready to proceed at this time. The project team has developed a backup plan that includes temporary parking on site in the area of the future driveway, which will be cleared this summer. Other parking options for future construction phases have also been identified. The church parking lot remains the preferred option (Plan A), with the on-site temporary parking service as Plan B. The parking arrangement also affects the sequence of add alternate roadway work and safe student access during construction phases.

Future Agenda Items & Next Meeting Dates

The next XLT meetings will be held on May 11th, May 18th, and June 8th. The next KSBC meeting will be held on Thursday, May 21st (note the day change from the regular Monday schedule), specifically to review and approve the general contractor selection. The following KSBC meeting will be on Monday, June 15th, which is expected to include an introduction of the selected general contractor and a playground area design update. The parent playground committee members will be invited to the June 15th meeting to review the playground design.

Adjourn*

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to adjourn the meeting.

Roll call vote: Pat Tompkins – Yes; John Coote – Yes; Chris Haley – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Yes.

Town of Reading
Meeting Minutes

2016-09-22 LAG

Board - Committee - Commission - Council:

Permanent Building Committee Killam School Building Committee

Date: 2026-05-11 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:**

John Coote, Chris Haley, Kirk McCormick, Ed Ross, Greg Stepler, Nancy Twomey, and Carla Nazzaro.

Members - Not Present:

Shawn Brandt and Pat Tompkins.

Others Present:

Reading Town Manager Jayne Wellman, Reading Fecilities Clerk David Dallaire, Colliers Project Director Mike Carroll, Colliers Project Manager Justin Ferdenzi, LBA Project Manager Jenni Katajamaki, LBA Architect David Harris

Minutes Respectfully Submitted By: Harani Kumaresh

Topics of Discussion:

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

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

Roll call attendance: John Coote, Chris Haley, Kirk McCormick, Ed Ross, Greg Stepler, Nancy Twomey, and Carla Nazzaro.

Public Comment:
No reports.

Liaison Reports:
No reports.

Review of Current Bid Status and Issues
Mike Carroll and Jayne Wellman provided an update on the current bid status. The original timeline anticipated filed sub bids this week with general contractor bids due approximately one week later. However, several weeks prior, a second-tier bidder (paragraph E sub-bidder) raised a concern regarding what they believed was a proprietary specification related to HVAC controls.

The project team met with town counsel to review the concern and informed the complainant that the specification was intentionally proprietary, as the Killam School Building Committee had reviewed and voted to approve six proprietary specification items at its March meeting. The project team believed the matter was resolved.

However, the day before filed sub bids were due, the Attorney General's (AG) Office Bid Unit contacted the Town and directed that the HVAC work must be rebid. The specific objection was to language in the specifications that stated, "substitutions not accepted." The AG's Office determined that this language created a "chilling effect" on potential bidders, even though a substitution request procedure existed within the bid documents (Division 0, Section 1300).

Jayne noted that the paragraph E sub-bidder had not filed a formal bid protest, but the AG's Bid Unit issued direction to rebid the HVAC portion. Town counsel reviewed the matter and confirmed that the committee's proprietary vote process was proper; the issue was limited to the specific "substitutions not accepted" language.

The project team initially proposed correcting the language through an addendum, which is standard practice. However, the AG's Office rejected this approach, stating that an addendum was not acceptable, and also declined a meeting request from the project team.

Mike Carroll noted that while the AG's specific direction addressed only HVAC, the same "no substitutions" language existed for electrical and potentially other items among the six proprietary specifications. The OPM and Jayne recommended rebidding the entire project rather than just HVAC to avoid potential bid protests on the other proprietary items afterward. This approach would minimize overall schedule impact.

<u>Review Re-bid Timeline:</u>
Mike Carroll presented the proposed rebid timeline:

- Cancel current bid by addendum (completed)
- Submit advertisement to Central Register by May 14, 2026
- Issue letter to all pre-qualified bidders explaining the cancellation and rebid
- Advertisements published and bid documents available through BidDocs on May 20, 2026
- RFIs due by May 28, 2026
- Addenda issued by June 1, 2026
- Filed Sub Bids due June 4, 2026 (two weeks plus one day, accounting for Memorial Day)
- General Contractor Bids due June 11, 2026
- KSBC meeting on June 15, 2026 for recommendation and approval
- Notice to Proceed issued June 16, 2026

The rebid documents will consist of a conformed set incorporating the original bid documents and five previously issued addenda, with clarifications on the six proprietary specification items. The two-week bid period for filed sub bids was deemed sufficient, as the documents have already been on the street and all pre-qualified bidders are familiar with the project.

Mike Carroll noted that the school department's request that the contractor not mobilize to the site until students are out of school remains achievable under this timeline. Physical site mobilization timing is not expected to change. The rebid results in approximately three weeks of lost time for contractor pre-construction activities (paperwork, shop drawings, submittals, and equipment orders).

Discussion on Proprietary Specifications and Substitutions:
The revised specification language will indicate that items such as Honeywell controls are "intended to be proprietary specifications" while referencing the substitution request procedure in Section 1300. Under Massachusetts General Law, even proprietary specifications must allow for substitution requests. Bidders submitting substitution requests must demonstrate that their proposed product is equal to the specified product.

John Coote raised concerns about potential disputes regarding substitution determinations, noting that the process involves judgment calls that could be challenged. Mike Carroll confirmed that the architect serves as the ultimate interpreter of the documents and would review substitution requests in consultation with the district's facilities team. Substitution requests could potentially be brought to the committee for review.

Greg Stepler, noting his familiarity with control systems, cautioned the design team to ensure the specification language is very specific about the functionality and requirements of the control system rather than using boilerplate language. This specificity would better support the proprietary designation if substitution requests were received. David Harris confirmed that this communication had already been sent to the design team.

The committee discussed whether to hold a special KSBC meeting on Friday, June 12 or the regularly scheduled Monday, June 15 meeting. Greg Stepler recommended the Monday meeting to allow the OPM and design team additional time for bid review and leveling. The committee agreed to maintain the June 15 meeting date.

Cancel Current Bid*

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to cancel the current bid for the J. Warren Killam Elementary School Project.

Roll call vote: John Coote – Yes; Chris Haley – Yes; Kirk McCormick – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Yes.

Approve Proposed Re-bid Timeline*

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 7-0-0 to approve the proposed rebid timeline as specified in the agenda for the J. Warren Killam Elementary School Project.

Roll call vote: John Coote – Yes; Chris Haley – Yes; Kirk McCormick – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Yes.

Future Agenda Items & Next Meeting Dates

The next XLT meetings will be held on Monday, May 18th and June 8th. The next KSBC meetings will be held on Thursday, May 21st and Monday, June 15th.

Adjourn*

On a motion by Ed Ross, seconded by Nancy Twomey, the Killam School Building Committee voted 7-0-0 to adjourn the meeting.

Roll call vote: John Coote – Yes; Chris Haley – Yes; Kirk McCormick – Yes; Ed Ross – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Carla Nazzaro – Yes.