2018-07-16 LAG

Town of Reading
Meeting Posting with Agenda

Board - Committee - Commission - Council:

Killam School Building Committee

Date: 2026-06-15 Time: 7:00 PM

Building: Reading Town Hall Location: Conference 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/81369529946?pwd=q8W1JPXP4FbLMa9QtIwk9GXMakZauF.1
Meeting ID: 813 6952 9946
Passcode: 549210

1. Call to Order
2. Public Comment
3. KSBC Liaison Reports
4. Update on Construction Bid Phase*
    a. Filed Sub Trade Bid Results
    b. General Contractor Trade Bid Results
    c. Vote to approve both Alternate #1 & #2 - Off Site Work*
    d. Vote to Approve General Contractor Bid & Instruct Town to issue Notice to Proceed*
5. CPL Financial Review*
    a. Invoices
        i. LBA*
        ii. CPL*
        iii. Facilities Clerk*
        iv. Daily Times Chronicle*
        v. BidDocs*
        vi. Other*
    b. Commitments
        i. Other*
6. CPL Schedule Review*
7. Approval of Prior Meeting Minutes
    a. 05/21/26*

8. Future Agenda Items and Next Meeting dates

June 22 2026 – Killam Elementary Kid Ground Breaking Event

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

9. Adjourn*

*Noted Potential vote required

J. Warren Killam Elementry School MSBA ID: 202102460017

LBA Architect PROJECT NUMBER : 23-106-00

GENERAL CONTRACTOR BID TABULATION

Colliers
Project Leaders

Contractor	Base Bid	Base Bid vs. Low Bid ∆	Alternate 1	Alternate 2	Bid with Alt 1	Total Bid With Alts 1 & 2	Base Bid Part 1 (Non-FSB Cost)	Base Bid Part 2 (FSB Cost)	Addenda 1	Addenda 2	On Time	Bid Signed	Bid Bond	DCAM Cert	DCAM Update	Indemnif-ication	Prevailing Wage	Corporate Bidder Certificate	Non-collusion	Tax Cert.	Unit Price Form
GENERAL CONTRACTOR	**$91,203,873**				**$91,948,594**	**$92,710,787**	**$54,919,044**	**$36,284,830**													
Brait Builders Corporation	$75,233,800	**$0**	**$540,313**	**$613,713**	**$75,774,113**	**$76,387,825**	**$43,201,040**	**$32,032,760**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**
WT Rich	$79,749,000	$4,515,200	$656,720	$688,265	$80,405,720	$81,093,985	$47,716,240	$32,032,760	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
J & J Contractors, Inc	$82,307,000	$7,073,200	$1,250,000	$850,000	$83,557,000	$84,407,000	$50,274,240	$32,032,760	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

	Base Bid	
	90% CD Estimate	**PFA Estimate**
Approved Project Construction Budget	$91,203,873	$101,521,394
Sum of Apparent Low Bid	$75,233,800	$75,233,800
Early Package - Switchgear	$147,800	$147,800
Difference	**-$15,822,273**	**-$26,139,794**
Approved Project Construction Budget	$91,203,873	
Sum of Apparent Low Bid with Alt 1	$75,774,113	
Early Package - Switchgear	$147,800	
Difference	**-$15,281,961**	
Approved Project Construction Budget	$91,203,873	
Sum of Apparent Low Bid with Alt 1 & 2	$76,387,825	
Early Package - Switchgear	$147,800	
Difference	**-$14,668,248**	

Base Bid W / ALT 1 & 2	
90% CD Estimate	**PFA Estimate**
$91,203,873	$101,521,394
$76,387,825	$76,387,825
$147,800	$147,800
-$14,668,248	**-$24,985,769**

Town of Reading

Killam Elementary School

June 11, 2026

Project Budget and Cost Summary

Colliers Project Leader

A	C	D	E	F	G	H	I	J	K
		(Bud. Adj. Tab)	(C+D)	(Com. Cost tab)	(E-F)	(Forecast. tab, >G	(F+G+H)	(Invoice Tab)	(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	$286,500	$0
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	$142,049	$195,965
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	$6,762,495	$4,132,505
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	$335,421	$164,579
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	$2,861	$2,139	$0	$5,000	$2,861	$2,139
Other Administrative Costs	$200,000	$251,163	$451,163	$451,163	$0	$100,000	$551,163	$10,300	$540,863
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	$6,834,213	$1,634,706	$100,000	$8,568,919	$2,594,165	$5,974,754
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	$17,654,703	$106,405,610	$150,000	$124,210,313	$9,356,660	$114,853,654
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	$17,654,703	$112,357,080	$0	$130,011,783	$9,356,660	$120,655,123

Town of Reading
Killam Elementary School
06/11/26

Project Budget Adjustments

Adjustment Item	BRR	Adjusted Amount	Date Approved	CODE	Comments
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	05/21/26	40-751	Budget Adjustments - Modular Relocation
From SC Contingency to Modular		($879.37)	05/21/26	70-500	Budget Adjustments - Modular Relocation
Total Approved Adjustments to Date		**$0.00**			**$ -**

Town of Reading
Killam Elementary School
06/11/26

Project Leaders

Committed Cost (Contracts/Pos)

VENDOR	AMOUNT	ISSUE DATE	SIGNED/ RETURN DATE	ENCUM (PO)	CODE	MSBA	Notes
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
System Contracting	$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
Daily Times Chronicle	$473.53	4/27/2026	06/15/26	PO NA	40-200	0103-0000	NewsPaper Ad - FSB and GC Bid Notice Corrections
TOTAL	**$17,654,703.23**						**$17,654,703.23**

Town of Reading
Killam Elementary School
06/11/26

Expenditures - Invoices/Requisistions

Invoice Amount	Vendor	Invoice Number	Invoice Date	Approval Date	CODE	Propay Code	Propay Subm. #	Description
$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
$879.37	Amazon Business	1YNH-H979-6YWR	09/30/25	05/21/26	40-751	0603-0000		Modular Relocation - Playground Equipment
$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
$1,800.00	David Dallaire	DDCOW04	06/01/26	06/15/26	40-300	0102-9900		David Dallaire - April 2026 Services
$1,500.00	David Dallaire	DDCOW05	06/03/26	06/15/26	40-300	0102-9900		David Dallaire - May 2026 Services
$56,333.00	Colliers Project Leaders	1183159	06/04/26	06/15/26	40-030	0102-0500		CPL Services May 2026 - CD
$143,250.00	Lavallee Brensinger Architects	23807	06/10/26	06/15/26	30-140	0201-0600		LBA Services May 2026 - Bid (Total: 146,892.32)
$751.52	Lavallee Brensinger Architects	23807	06/10/26	06/15/26	30-210	0204-0300		LBA Add Services March 2026 - Geotech
$2,890.80	Lavallee Brensinger Architects	23807	06/10/26	06/15/26	30-210	0204-0300		LBA Add Services March 2026 - Geoenvironmental
$473.53	Daily Times Chronicle	260408	04/27/26	06/15/26	40-200	0103-0000		NewsPaper Ad - FSB and GC Bid Notice Corrections
$450.00	BidDocs Online	26-GKK5-1	05/11/26	06/15/26	40-300	0199-0000		GC and FSB Online Bid Hosting
$9,356,659.66	**Total Spent to Date**							**$9,356,659.66**

Town of Reading
Killam Elementary School
06/11/26

Forecast Cost

VENDOR	AMOUNT	FORECASTED DATE	SIGNED/ RETURN DATE	ENCUM (PO)	CODE	Notes
Forecasted to Cover for Parking During Construction	$11,900.00	11/12/2025			40-400	$700/ Mpnth for approx. 17 month construction
Forecasted to Cover any issues with the new Gym floor	$50,000.00	3/10/2026			20-800	To cover any concerns related to lack of humidification
Forecast for Tax Consultant	$100,000.00	2/4/2026			40-300	Potential to Assist in filing for rebates and Credits
Forecasted PCO cost from the PCO log (Hard Cost)	$0.00	6/11/2026			20-800	Forecast pulled from the PCO Log
TOTAL	**$161,900.00**					**$161,900.00**

June 11, 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 Developm	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
	35	Jun-26	$128,000	$150,000	$10,000	$750,000	$50,000	$1,088,000	$207,449	$11,513,500	$9,356,660
	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	
Phase	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	

June 11, 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
Construction	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	
	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**	**$9,356,660**		

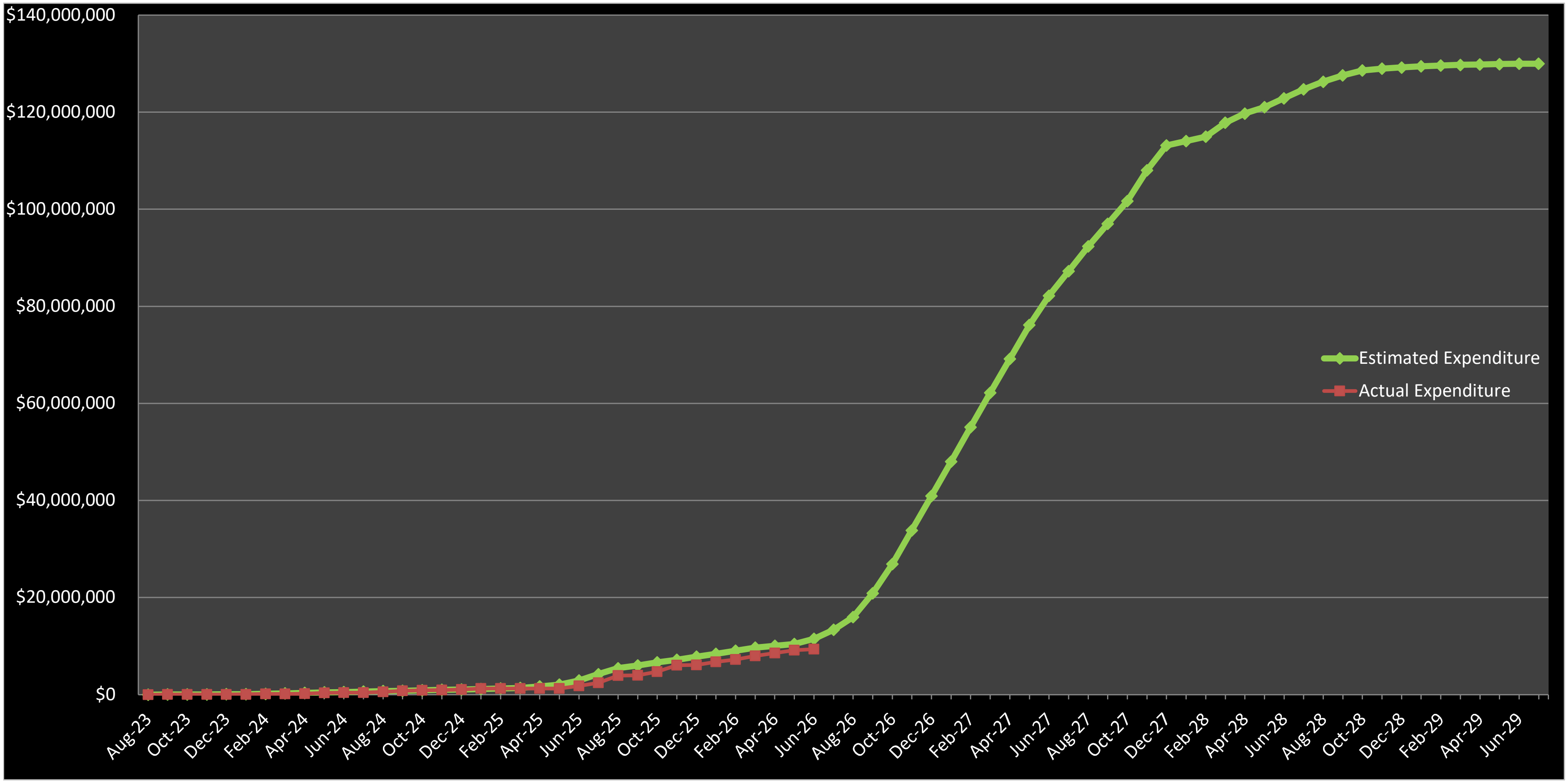
Town of Reading

Killam Elementary School

Estimated Project Cash Flow Graph

June 11, 2026

Colliers Project Leaders



100 Federal Street
Floor 13
Boston, MA 02110

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

Colliers
Project Leaders

June 11, 2026

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

Subject: ***J Warren Killam Elementary School Designer Services***
Invoice # 23807

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 #23807 for Lavallee Brensinger Architects, for the Month of May 2026. The total recommended Payment is $146,892.32

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

Invoice Number	Task	Request This Period	ProPay Code
23807	**Bidding & Negotiation**	$143,250.00	0201-0600
23807	**Geotechnical**	$751.52	0204-0300
23807	**Geoenvironmental**	$2,890.80	0204-0300

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 05 LBA Inv#23807

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

June 10, 2026
Project No: 23-106-00
Invoice No: 23807
Customer PO # 23004647-001

Invoice Total: $146,892.32

Project 23-106-00 Reading Killam Elementary School

Professional Services from May 1, 2026 to May 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	3,342,500.00	
		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	100.00	Total Earned	286,500.00	
		Previous Fee Billing	143,250.00	
		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	35,200.00	0.00
Geotechnical - 0204-0300	148,038.00	6.922	10,247.16	9,495.64	751.52
Geoenvironmental - 0204-0300	70,670.00	29.5554	20,886.80	17,996.00	2,890.80
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		88,674.24	85,031.92	3,642.32

Total Fee **3,642.32**

Total this Phase **$3,642.32**

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	77,000.00	0.00
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	171,655.40	0.00

Total Fee **0.00**

Total this Phase **0.00**

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	24,750.00	
		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		**$3,642.32**
		Total this Invoice		**$146,892.32**

	Current	Prior	Total
Billings to Date	**146,892.32**	**7,394,236.36**	**7,541,128.68**

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.:	2412-11
Invoice for Period Ending:	04/26/2026
Date:	5/20/2026

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

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 30, 2026 through April 26, 2026			
LGCI Proposal No. 25057 $126,240.00			
Amount Previously Billed $ 8,632.40			
Current LGCI Invoice No. 2412-11 $ 683.20			
Total Billed to Date $9,315.60			
Balance Remaining from Budget $116,924.40			
Task 8.3 Consultation			
Senior Geotechnical Engineer - Consultation/Conference Calls	2.3	244.00	561.20
Senior Geotechnical Staff - Consultation/Pipe Under Footing	1	122.00	122.00

Make check payable to Lahlaf Geotechnical Consulting, Inc.

Total due this invoice $683.20

Balance Due $683.20

Invoice

CDW CONSULTANTS, INC.
Terms: Due upon Receipt; (508) 875-2657
Remit: 4 California Avenue, Suite 301
Framingham, MA 01701

LAVALLEE BRENSINGER ARCHITECTS
99 BEDFORD STREET SUITE 501
BOSTON, MA 02111

May 12, 2026
Project No: 02248.00
Invoice No: 0000003

Contract Amendment No. 16

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

Project 02248.00 LBA-KILLAM ES - SOIL PRECHARACTERIZATION

Professional Services from February 1, 2026 to April 25, 2026

Task 00003 SOIL CHARACTARIZATION SUMMARY

Fee

Total Fee	17,520.00			
Percent Complete	100.00	Total Earned	17,520.00	
		Previous Fee Billing	14,892.00	
		Current Fee Billing	2,628.00	
		Total Fee		**2,628.00**

Total this Task **$2,628.00**

Total this Invoice **$2,628.00**

Outstanding Invoices

Number	Date	Balance
0000001	1/29/2026	98,204.00
0000002	2/24/2026	2,628.00
Total		**100,832.00**

Total Now Due **$103,460.00**

Construction Reform Law, Chapter 193 of the Acts of 2004

DESIGN PHASE
Reporting Form
May 2026

Massachusetts Supplier Diversity Office (MSDO)

Municipality (Name)	Design Project & Award Date (Name)	Phone Number# / E-mail	Design Firm (Name)	Design Phase Budget $	Total Billed to Date	MBE $ Total (6.6%)	MBE fee as % of total	WBE $ Total (15%)	WBE fee as % of total
Town of Reading	Killam Elementary School December 12, 2023	Jenni Katajamaki, Project Manager 857-265-7810 jenni.katajamaki@lbpa.com	Lavallee Brensinger	11,313,417	3,006,039	667,440	6%	1,770,395	16%

M/WBE Firm	Work Performed	MBE	WBE	Total $ Amount Sub-Contracted	Payments this Month	Cumulative Payments MBE ($)	MBE payments as % of total billed	Cumulative Payments WBE ($)	WBE payments as % of total billed
Samiotes	Civil Engineering		X	346,150	17,400			238,950	8%
Samiotes	Site Surveying		X	56,500	-			55,357	2%
B+AC	Structural Engineering	X		25,000	-	23,500	1%		
Lim	Structural Engineering	X	X	465,000	34,500	277,000	9%	277,000	9%
CA Crowley	Plumbing & Fire Protection Engineering		X	258,000	-			195,728	7%
3si	Telcom, Security, Technology, A/V Consulting		X	313,500	-			142,333	5%
Terraink	Landscape Architecture		X	267,000	15,000			208,000	7%
FS Engineers	Environmental Engineering	X		13,200	-	13,200	0%		
CDW	Environmental Engineering		X	64,245	16,360			16,360	1%
Lahlaf Geotechnical Consulting	Geotechnical Engineer	X		164,240	154	45,236	2%		
				Totals:	83,414	358,936	12%	1,133,728	38%

Completed by: Lavallee Brensinger Architects | **Phone# 857.265.7810** | **Date: 6/10/2026**

KILLAM ELEMENTARY SCHOOL - MBE-WBE Monthly Reporting - Through MAY 2026
Reading, MA
LBA Project #23-106-00 6/11/2026

CONSULTANT	Total Labor Hours to Date All Staff	Total Labor Hours to Date Minority Staff	Total Labor Hours to Date Minority Staff Percentage	Total Labor Hours to Date Women Staff	Total Labor Hours to Date Women Staff Percentage
Architecture - LBA	17884.95	0.00	0.00%	7104.55	39.72%
Civil, Surveying - Samiotes (WBE Firm)	1921.00	663.25	34.53%	718.00	37.38%
Geotechnical - LGCI (MBE Firm)	267.65	20.40	7.62%	4.75	1.77%
Geoenvironmental - CDW (WBE Firm)	271.50	0.50	0.18%	128.00	47.15%
Traffic - GPI	1135.50	564.00	49.67%	540.50	47.60%
Landscape - Terraink (WBE Firm)	2528.75	70.75	2.80%	2528.75	100.00%
Structural - Lim (MBE/WBE Firm)	2045.50	1708.50	83.52%	410.50	20.07%
Mech/Elect - CES	2962.00	1785.75	60.29%	601.25	20.30%
Plumb/FP - C.A. Crowley (WBE Firm)	1071.50	89.25	8.33%	117.25	10.94%
Foodservice - Crabtree McGrath	123.00	0.00	0.00%	0.00	0.00%
Sustainability - Thornton Tomasetti	641.25	438.00	68.30%	203.25	31.70%
Specifications - Kalin	163.50	0.00	0.00%	160.00	97.86%
Code/Accessibility - Hastings Consulting	45.00	0.00	0.00%	0.00	0.00%
Acoustics - Acentech	204.00	88.25	43.26%	181.75	89.09%
Security, T/D, A/V, IT - 3Si (WBE Firm)	123.50	0.00	0.00%	15.00	12.15%
Cost Estimating - PM&C	769.00	0.00	0.00%	486.00	63.20%
HazMat - UEC	42.00	22.00	52.38%	8.00	19.05%
FF+E - MoharDesign (WBE Firm)	1059.00	614.00	57.98%	926.00	87.44%
TOTALS	**33,258.60**	**6,064.65**	**18.23%**	**14,133.55**	**42.50%**

Minority Worforce Partcipation Goal
Female Workforce Participation Goal

100 Federal Street
Floor 13
Boston, MA 02110

www.cplusa.com

Colliers
Project Leaders

June 09, 2026

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

Subject: ***J Warren Killam Elementary School Project Management Services***
Invoice #0001183159

Dear Ms. Wellman:

Attached please find Colliers Project Leaders (CPL) invoice #0001183159, in the amount of $56,333.00 for Owner Project Manager services as authorized in Contract for the J Warren Killam Elementary School Project, during the month of May 2026.

In the period of May 1 - May 31, 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 Design on bid RFI responses.
- Managed project bidding process.

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 05 Colliers Invoice #1183159

ProPay Code:
$56,333.00: 0102-0500

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 : 0001183159
Invoice Date : 6/4/2026

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

For Professional Services Rendered Through 5/31/2026

				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	174,579.25	65.08	325,420.75	269,087.75	56,333.00
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	44,000.00	0.00
Subtotal:	4,681,069.00	3,726,148.25	20.40	954,920.75	898,587.75	56,333.00

Current Billings	56,333.00
Amount Due This Bill	56,333.00

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

In accordance with our business terms and conditions, acceptance of this invoice is implied unless Colliers Project Leaders USA NE, LLC is notified by 14 days from the date of this invoice.
If timely payment cannot be made due to any discrepancy, please E-mail a brief explanation to Billing@colliersengineering.com and we will reply as soon as possible.
EFT/ACH PAYMENT INFO: Colliers Engineering & Design, Inc. | JP Morgan Chase | Routing 021000021 | Account# 836759092

PM05 - Construction Documents

Labor

Rate Labor

Class	*Hours*	*Rate*	*Amount*
Assistant Project Manager	59.50	198.0000	11,781.00
Financial Specialists	2.00	177.0000	354.00
MEP/Tech Support	1.00	260.0000	260.00
Project Director	19.00	354.0000	6,726.00
Project Manager	62.00	213.0000	13,206.00
Regional Director	3.00	458.0000	1,374.00
Senior Project Manager	82.00	276.0000	22,632.00
Total Rate Labor			***56,333.00***

Total Labor **56,333.00**

Total Bill Task: PM05 - Construction Documents **56,333.00**

Total Project: 23010425A - Reading MA/ OPM - J. Warren Killam Elementary School **56,333.00**

100 Federal Street,
Floor 13
Boston, MA 02110

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

Colliers
Project Leaders

June 09, 2026

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

Subject: ***J Warren Killam Elementary School –David Dallaire Clerk of Work Services***
Invoice #DDCOW04

Dear Ms. Wellman,

Colliers Project Leaders, the Owner's Project Manager, has reviewed the attached, David Dallaire, invoice # DDCOW04, and recommend payment of $1,800.00 for construction management clerk of work services for the month of April 2026 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
DDCOW04	**David Dallaire - Clerk of Work Services**	$1,800.00	0102-9900

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: 2026 04 David Dallaire Invoice #DDCOW04 $1,800.00 - ProPay Code: 0102-9900

David R. Dallaire
Construction Management Clerk of Work
42 Margin Street
Peabody MA 01960-1930

Invoice for Facilities Clerk Labor

OK to PAY
6-2-26

Invoice Number: DDCOW04
Date: 06/01/2026
Total Time: 24 Hours
Total to be Paid: $1,800.00

Scope of Work for Pay Period

Date	Services	Total Hours Worked
04/01	Worked on Plans and Specs	5.00
04/03	Worked on Plans and Specs	5.00
04/07	Called Joe Huggins for Direction	1.00
04/08	Worked on Plans and Specs	4.00
04/13	Zoom Mtg. at 11 am	2.00
04/16	Meeting on site with Abutters	4.00
04/22	Zoom Meeting 7-9 pm	2.00
04/29	Worked on Plans and Specs	1.00

Total Hours for Month: **24 Hours**

Facilities Clerk Rate: $75.00/Hour

Notes or Progress Report:

100 Federal Street,
Floor 13
Boston, MA 02110

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

Colliers
Project Leaders

June 11, 2026

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

Subject: ***J Warren Killam Elementary School –David Dallaire Clerk of Work Services***
Invoice #DDCOW05

Dear Ms. Wellman,

Colliers Project Leaders, the Owner's Project Manager, has reviewed the attached, David Dallaire, invoice # DDCOW05, and recommend payment of $1,500.00 for construction management clerk of work services for the month of May 2026 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
DDCOW05	**David Dallaire - Clerk of Work Services**	$1,500.00	0102-9900

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: 2026 05 David Dallaire Invoice #DDCOW05 $1,500.00 - ProPay Code: 0102-9900

David R. Dallaire
Construction Management Clerk of Work
42 Margin Street
Peabody MA 01960-1930

Invoice for Facilities Clerk Labor

OK to Pay
6-3-24

Invoice Number: DDCOW05
Date: 06/03/2026
Total Time: 20 Hours
Total to be Paid: $1,500.00

Scope of Work for Pay Period

Date	Services	Total Hours Worked
05/04	Study Plans and Specs	4.00
05/07	Study Plans and Specs	4.00
05/13	Study Plans and Specs	4.00
05/15	Study Plans and Specs	4.00
05/18	Rework Data for April	2.00
05/21	Zoom Meeting with Town	2.00

Total Hours for Month: **20 Hours**

Facilities Clerk Rate: $75.00/Hour

Notes or Progress Report:

100 Federal Street,
Floor 33
Boston, MA 02110

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

Colliers
Project Leaders

June 11, 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 #260408 is subject to approval of the corresponding Commitment recommend payment of $473.53 for GC and FSB bid ad posting correction 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 Corrections	$473.53	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# 260408

Billing Key 260408 Reading IFB KS-26-07 Killam School Construction

Run 1 4/27/2026 **Run 2** **Run 3**

# of Inches 15.5 **# of Runs** 1

Cost $473.53 **Notary Fee** **Total Cost** **$473.53**

Payment Date **Payment** **Balance Due** **$473.53**

100 Federal Street,
Floor 13
Boston, MA 02110

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

Colliers
Project Leaders

June 11, 2026

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

Subject: ***J Warren Killam Elementary School - Publishing Services***
Invoice #260408

Dear Mr. Kraunelis,

Colliers Project Leaders, the Owner's Project Manager, has reviewed the attached, Daily Times Chronicle, invoice #260408, and recommend payment of $473.53 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
260408	**Publishing Services – Town of Reading: FSB and GC Re-Bid Notice Corrections**	$473.53	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 #260408 $473.53 - 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# 260408

Billing Key 260408 Reading IFB KS-26-07 Killam School Construction

Run 1 4/27/2026 **Run 2** **Run 3**

# of Inches 15.5 **# of Runs** 1

Cost $473.53 **Notary Fee** **Total Cost** **$473.53**

Payment Date **Payment** **Balance Due** **$473.53**

---

100 Federal Street,
Floor 33
Boston, MA 02110

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

Colliers
Project Leaders

June 11, 2026

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

Subject: ***J Warren Killam Elementary School – BidDocs Online***
Invoice # 26-GKK5-1

Dear Ms. Wellman:

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

The referenced invoice #26-GKK5-1, for BidDocs Online for the General Contractor and Filed Sub Bidder Bidding Services. The total recommended Payment is $450.00. We recommend payment of this amount, using the ProPay Code: 0199-0000

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

cc: Carla Nazzaro, School Building Committee Chair
Attachment: BidDocs Online Invoice #26-GKK5-1

ONE SOURCE...CONNECTING SOLUTIONS

May 11, 2026

Mr. Joshua Delaune (jdelaune@readingma.gov)
Town of Reading Permanent Building Committee
16 Lowell Street
Reading, MA 01867

cc: justin.ferdenzi@collierseng.com

Town of Reading - J. Warren Killam Elementary School - Original Project Posting (No Bidding)
BDO Invoice #26-GKK5-1

Project Posting:	*Cost*	*Per Unit*	*Quantity*		*Total*
Electronic Hosting Services (Project Cancelled ahead of Bidding):	$450.00	/ Project	X 1	=	$450.00
Sub Total					**$450.00**

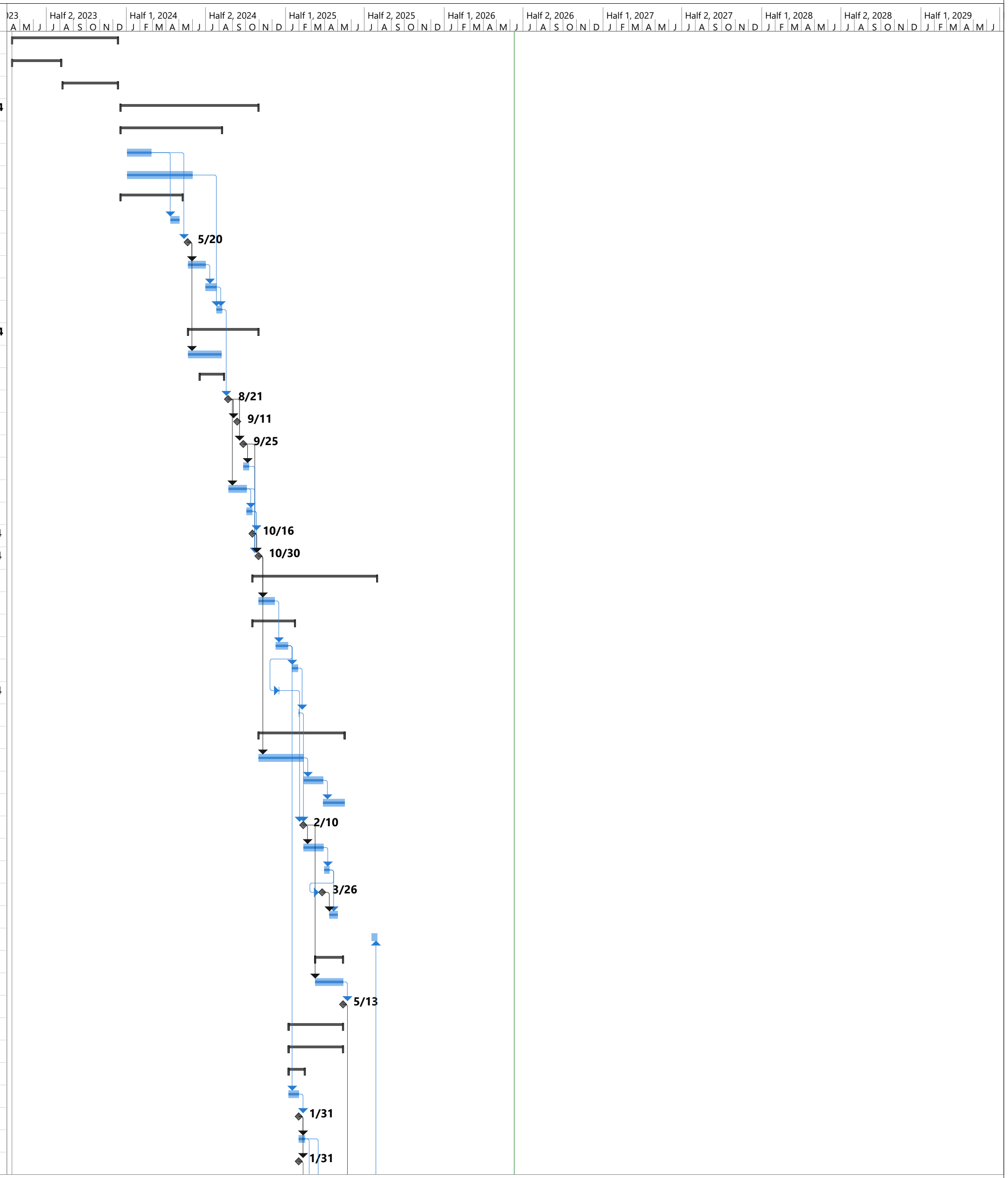
Sales Amount		$450.00
Misc. Charges		$0.00
Sales Tax	Exempt	$0.00
Grand Total		$450.00
Payment Received		$0.00
BALANCE DUE		**$450.00**

Lorna X. Yamtenko

Killiam Elementary School

Colliers
Project Leaders

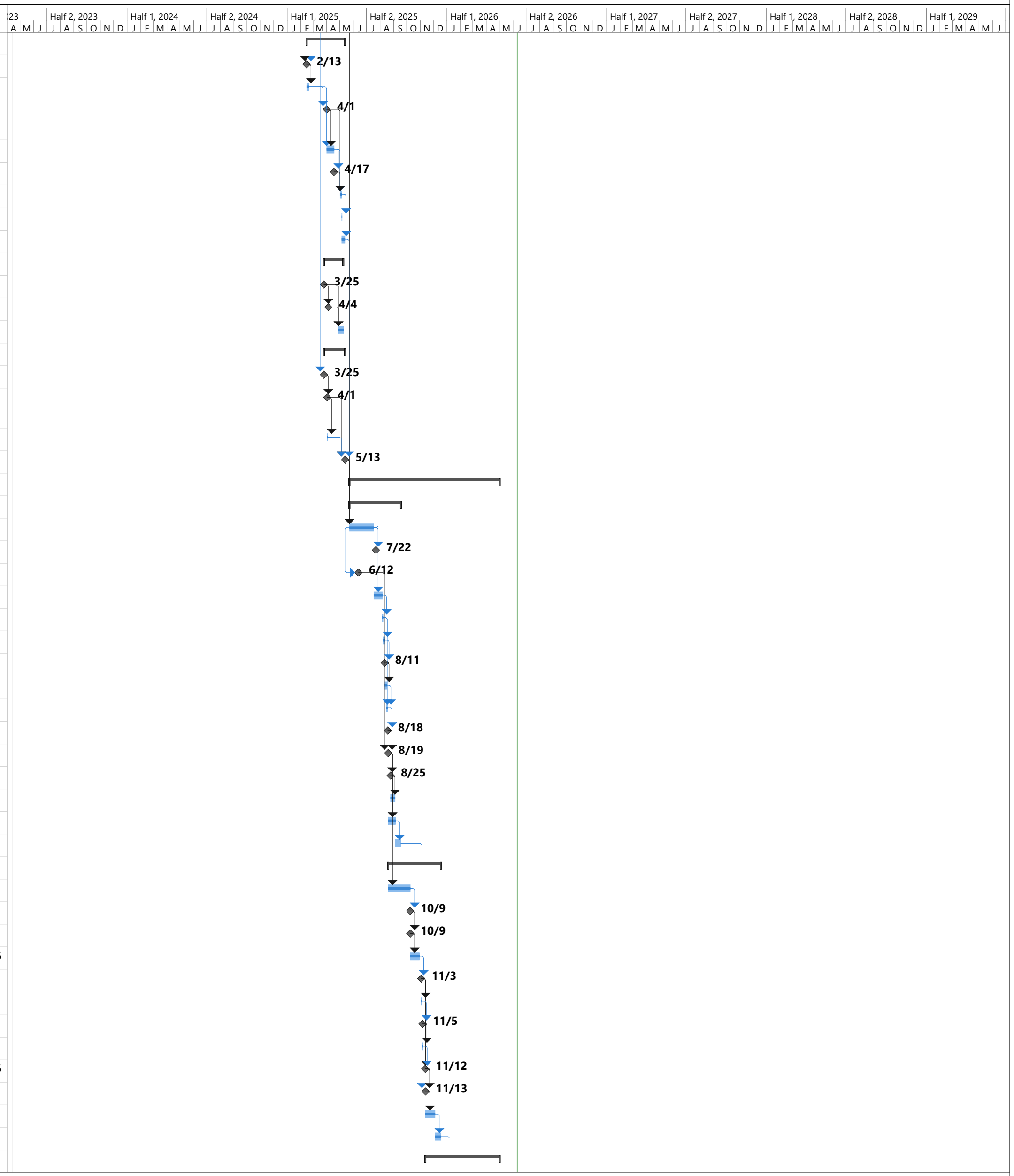
ID	Task Mode	Task Name	Duration	Start	Finish
1		**Forming the Team (MSBA MOD 02)**	**187 days**	**Thu 4/13/23**	**Tue 12/12/23**
2		**OPM Selection**	**86.5 days**	**Thu 4/13/23**	**Thu 8/3/23**
10		**Design Team Selection**	**99.25 days**	**Mon 8/7/23**	**Tue 12/12/23**
28		**Feasibility (MSBA MOD 03)**	**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
31		Design Process	117 days	Tue 1/2/24	Fri 5/31/24
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
43		Preliminary Design Program Submission (PDP)	0 days	Mon 5/20/24	Mon 5/20/24
44		MSBA PDP Review	30 days	Tue 5/21/24	Mon 7/1/24
45		District Response to MSBA PDP Review Comments	20 days	Mon 7/1/24	Thu 7/25/24
46		MSBA Acceptance of PDP	10 days	Fri 7/26/24	Wed 8/7/24
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
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
56		MSBA Facilities Assessment Subcommittee (FAS)	0 days	Wed 9/11/24	Wed 9/11/24
57		MSBA Facilities Assessment Subcommittee (FAS)	0 days	Wed 9/25/24	Wed 9/25/24
58		District Response to FAS Comments	10 days	Wed 9/25/24	Tue 10/8/24
59		MSBA PSR Review	32 days	Thu 8/22/24	Wed 10/2/24
60		District Response to MSBA PSR Review Comments	9 days	Thu 10/3/24	Tue 10/15/24
61		MSBA Conference Call to Review PSR	0 days	Wed 10/16/24	Wed 10/16/24
62		MSBA Board Approval of Preferred Solution	0 days	Wed 10/30/24	Wed 10/30/24
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
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
72		Establish Project Scope & Budget	10 days	Wed 1/15/25	Wed 1/29/25
73		Establish CM@R or ch149	0.88 days	Mon 12/16/24	Mon 12/16/24
74		OPM Informational email to MSBA	0.88 days	Fri 1/31/25	Fri 1/31/25
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
77		MSBA Review of DESE Submittal	36 days	Tue 2/11/25	Fri 3/28/25
78		DESE Review & Approve	39 days	Fri 3/28/25	Fri 5/16/25
79		**Schematic Design Report Submission**	**0 days**	**Mon 2/10/25**	**Mon 2/10/25**
80		MSBA SD Review	36.88 days	Tue 2/11/25	Fri 3/28/25
81		District Response to MSBA SD Review Comments	11 days	Mon 3/31/25	Fri 4/11/25
82		Project Scope and Budget Conference	0 days	Wed 3/26/25	Wed 3/26/25
83		MSBA Board Approval Schematic Design	13 days	Fri 4/11/25	Wed 4/30/25
84		50% DCAMM Designer Evaluation Submission	10 days	Thu 7/17/25	Wed 7/30/25
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
87		Owner release into DD	0 days	Tue 5/13/25	Tue 5/13/25
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
92		Finalize Language with Town Council & MSBA	0 days	Fri 1/31/25	Fri 1/31/25
93		Submit Language to Matt to Write Article	11 days	Fri 1/31/25	Thu 2/13/25
94		Submit Language to Laura (Min 35 days before election)	0 days	Fri 1/31/25	Fri 1/31/25



Project: 2023 09-18 Reading Ki
Date: Thu 6/11/26

Task | Milestone | Summary

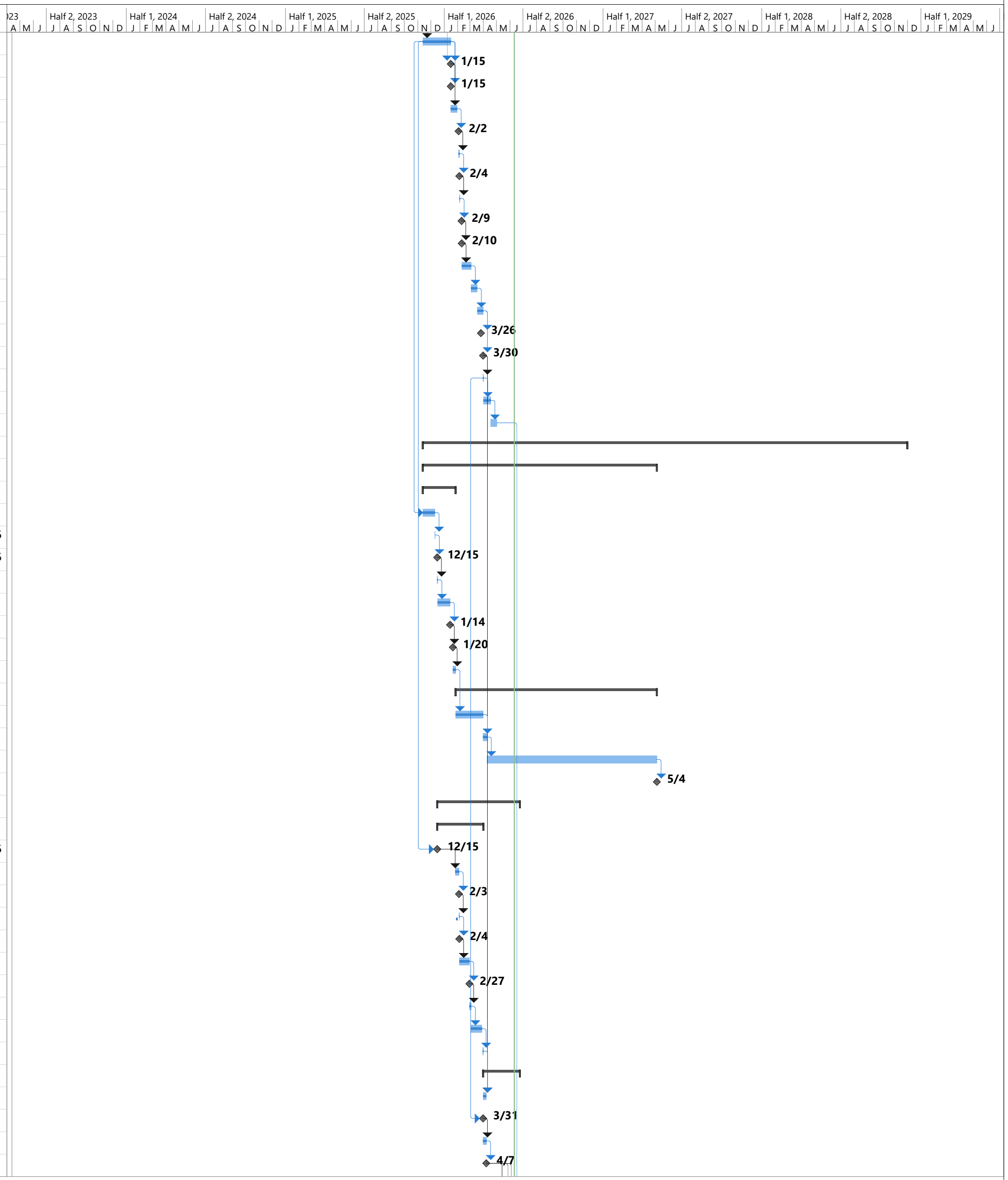
ID	Task Name	Duration	Start	Finish
95	**Special Town Meeting**	**61.25 days**	**Thu 2/13/25**	**Mon 5/12/25**
96	Information to Select Board for Special Town Meeting	0 days	Thu 2/13/25	Thu 2/13/25
97	Select Board Meeting - Vote to Close Warrant for Special Town Meeting	2 days	Fri 2/14/25	Tue 2/18/25
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
99	Special Town Meeting Warrant Published	14 days	Tue 4/1/25	Thu 4/17/25
100	Special Town Meeting Warrant Report Published	0 days	Thu 4/17/25	Thu 4/17/25
101	Special Town Meeting (05/01-05/05)	2 days	Thu 5/1/25	Mon 5/5/25
102	Post Warrant for Election	1 day	Mon 5/5/25	Tue 5/6/25
103	Waiting Period after Special Town Meeting	5 days	Mon 5/5/25	Mon 5/12/25
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
107	Town Meeting (04/28, 05/01, 05/05 & 05/08)	10 days	Mon 4/28/25	Thu 5/8/25
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
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
111	Select Board must notify the Town Clerk of Election	1 day	Wed 4/2/25	Wed 4/2/25
112	**Vote (Special Elecation - Has to be 7 days after closing and Historically on a Tu**	**0 days**	**Tue 5/13/25**	**Tue 5/13/25**
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
116	MHC - Project Notification Form Filing	0 days	Tue 7/22/25	Tue 7/22/25
117	Register Project with USBGC	0 days	Thu 6/12/25	Thu 6/12/25
118	DD Cost Estimating	15 days	Thu 7/17/25	Tue 8/5/25
119	DD Estimate Reconciliation Meeting	2 days	Wed 8/6/25	Thu 8/7/25
120	Finalize VE log and Reconciled Budget	2 days	Thu 8/7/25	Mon 8/11/25
121	Review Budget with XLT	0 days	Mon 8/11/25	Mon 8/11/25
122	Issue SBC Documents	4 days	Mon 8/11/25	Fri 8/15/25
123	SBC Meeting	1 day	Fri 8/15/25	Mon 8/18/25
124	SBC Meeting - Approve DD Submission	0 days	Mon 8/18/25	Mon 8/18/25
125	Submit DD Pacakge to MSBA	0 days	Tue 8/19/25	Tue 8/19/25
126	Site Plan Review and Stormwater Permit Special Hearing	0 days	Mon 8/25/25	Mon 8/25/25
127	Site Plan Review and Stormwater Permit Approval	8 days	Mon 8/25/25	Wed 9/3/25
128	MSBA Review and Comments (Business Days)	13 days	Tue 8/19/25	Thu 9/4/25
129	Respond to MSBA DD comments (Business Days)	10 days	Thu 9/4/25	Wed 9/17/25
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
132	SBC Meeting	0 days	Thu 10/9/25	Thu 10/9/25
133	60% CDs for Pricing	0 days	Thu 10/9/25	Thu 10/9/25
134	60% CD Cost Estimating	15 days	Thu 10/9/25	Wed 10/29/25
135	60% CD Reconciliation Meeting	0 days	Mon 11/3/25	Mon 11/3/25
136	Finalize VE log and Reconciled Budget	2 days	Mon 11/3/25	Tue 11/4/25
137	Review Budget with XLT	0 days	Wed 11/5/25	Wed 11/5/25
138	Issue SBC Documents	1 day	Thu 11/6/25	Thu 11/6/25
139	SBC Meeting - Approve 60% Submission	0 days	Wed 11/12/25	Wed 11/12/25
140	Submit 60% CD Package to MSBA	0 days	Thu 11/13/25	Thu 11/13/25
141	MSBA Review and Comments (Business Days)	16 days	Thu 11/13/25	Thu 12/4/25
142	Respond to MSBA 60% comments (Business Days)	11 days	Thu 12/4/25	Thu 12/18/25
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: Thu 6/11/26

Task | Milestone | Summary

ID	Task Mode	Task Name	Duration	Start	Finish
144		90% Construction Documents	49 days	Wed 11/12/25	Thu 1/15/26
145		90% CDs Issued for Cost Estimating	0 days	Thu 1/15/26	Thu 1/15/26
146		90% CDs Issued for Code Review	0 days	Thu 1/15/26	Thu 1/15/26
147		90% CD Cost Estimating	10 days	Thu 1/15/26	Thu 1/29/26
148		90% CD Reconciliation Meeting	0 days	Mon 2/2/26	Mon 2/2/26
149		Finalize VE log and Reconciled Budget	2 days	Mon 2/2/26	Wed 2/4/26
150		Review Budget with XLT	0 days	Wed 2/4/26	Wed 2/4/26
151		Issue SBC Documents	1 day	Wed 2/4/26	Thu 2/5/26
152		SBC Meeting - Approve 90% CD Submission	0 days	Mon 2/9/26	Mon 2/9/26
153		Submit 90% CD Package to MSBA	0 days	Tue 2/10/26	Tue 2/10/26
154		MSBA review of 90% Package (Business Days)	16 days	Tue 2/10/26	Tue 3/3/26
155		District Team's Response to MSBA Review of 90% package (Business Days)	11 days	Tue 3/3/26	Tue 3/17/26
156		Completion of the Bid Documents	10 days	Wed 3/18/26	Mon 3/30/26
157		Issue SBC Documents	0 days	Thu 3/26/26	Thu 3/26/26
158		SBC Meeting - Approve Bid Document Submission	0 days	Mon 3/30/26	Mon 3/30/26
159		100% CD Package MSBA Submission	1 day	Tue 3/31/26	Tue 3/31/26
160		100% CD Package to MSBA review	14 days	Wed 4/1/26	Fri 4/17/26
161		100% CD DCAMM Designer Evaluation	10 days	Fri 4/17/26	Fri 5/1/26
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
166		Submit Advertisement for Early Bids	1 day	Wed 12/10/25	Wed 12/10/25
167		SBC Meeting - Approve Early Package-Invitation For Bid	0 days	Mon 12/15/25	Mon 12/15/25
168		Advertise for Early bid package	1 day	Mon 12/15/25	Tue 12/16/25
169		Early Bid Package Submission Period	21 days	Tue 12/16/25	Wed 1/14/26
170		Early Package Bids Due	0 days	Wed 1/14/26	Wed 1/14/26
171		SBC Meeting - Review results/ Vote to Award	0 days	Tue 1/20/26	Tue 1/20/26
172		Issue Notice of Award	5 days	Tue 1/20/26	Tue 1/27/26
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
175		Shop Drawings	7 days	Tue 3/31/26	Wed 4/8/26
176		Fabriation and Delivery	300 days	Thu 4/9/26	Tue 5/4/27
177		GC To take Delivery of Switchgear	0 days	Tue 5/4/27	Tue 5/4/27
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
181		PQC - Kick-Off	7 days	Mon 1/26/26	Tue 2/3/26
182		PQC - Approve RFQ	0 days	Tue 2/3/26	Tue 2/3/26
183		PQC - Submit Ad for Qualifications	6 days	Wed 1/28/26	Wed 2/4/26
184		PQC - Advertise for Qualifications (GCs/FSB) online	0 days	Wed 2/4/26	Wed 2/4/26
185		PQC - Qualifications Submission Period	18 days	Wed 2/4/26	Fri 2/27/26
186		Qualifications Due	0 days	Fri 2/27/26	Fri 2/27/26
187		PQC - Distribute & Review SOQs	2 days	Fri 2/27/26	Tue 3/3/26
188		PQC - Review PreQuals	21 days	Tue 3/3/26	Fri 3/27/26
189		PQC - Complete SOQ Review and Approve List of Contractors	2 days	Mon 3/30/26	Tue 3/31/26
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
192		Issue Bid Docs to Project Dog for Clerical Review	0 days	Tue 3/31/26	Tue 3/31/26
193		Bid Documents Published Online	6 days	Tue 3/31/26	Tue 4/7/26
194		Contractor Pre-Bid Briefing Session/Conference	0 days	Tue 4/7/26	Tue 4/7/26



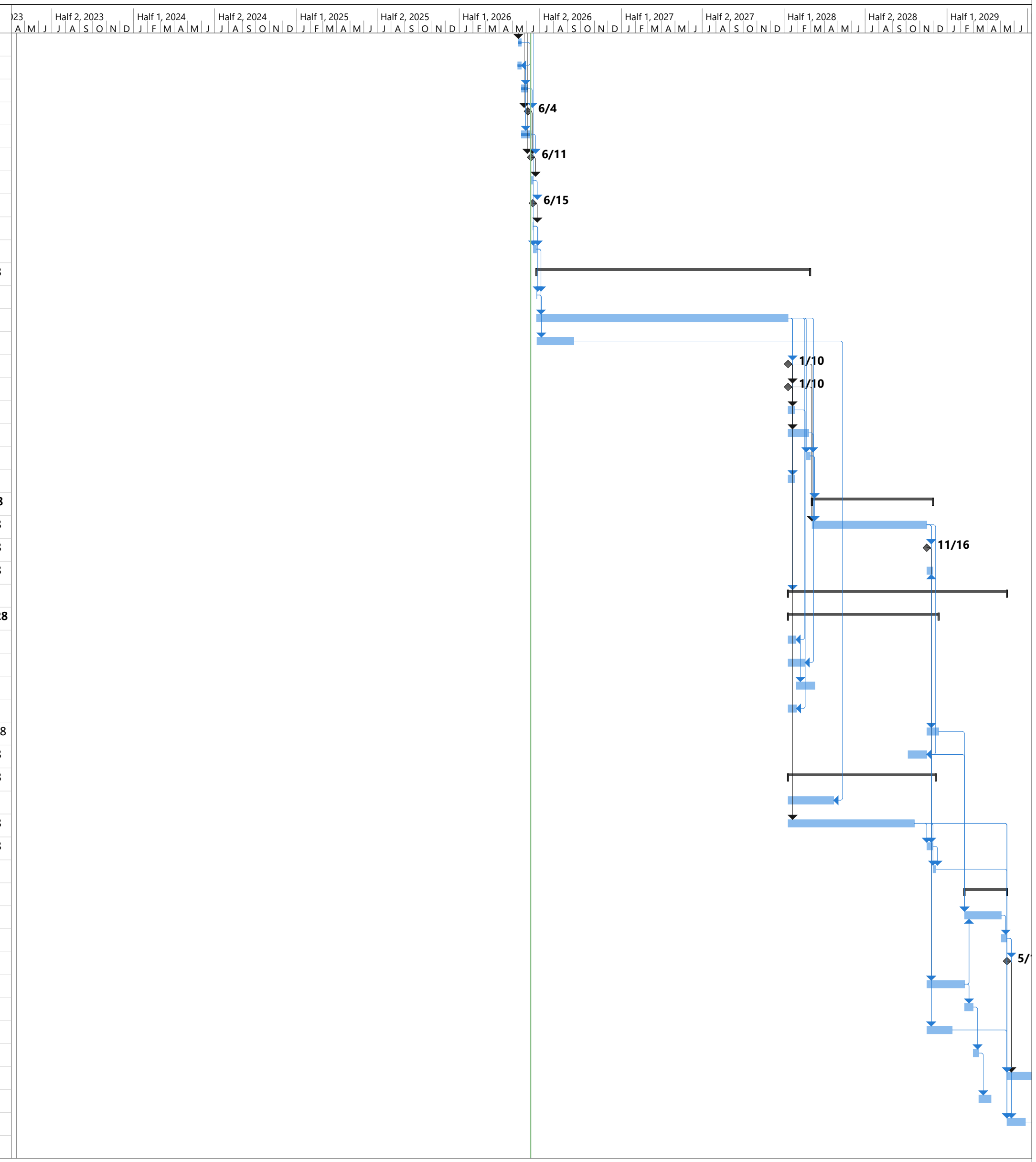
Project: 2023 09-18 Reading Ki
Date: Thu 6/11/26

Task | Milestone | Summary

Killiam Elementary School

Colliers
Project Leaders

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



Project: 2023 09-18 Reading Ki
Date: Thu 6/11/26

Task | Milestone | Summary

Town of Reading
Meeting Minutes

2016-09-22 LAG

Board - Committee - Commission - Council:

Permanent Building Committee Killam School Building Committee

Date: 2026-05-21 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:**

Shawn Brandt, John Coote, Chris Haley, Kirk McCormick, Greg Stepler, Nancy Twomey, and Pat Tompkins

Members - Not Present:

Carla Nazzaro and Ed Ross.

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:
In the absence of Chair Carla Nazzaro, Vice Chair Pat Tompkins called the meeting to order.

Roll call attendance: Shawn Brandt, John Coote, Chris Haley, Kirk McCormick, Greg Stepler, Nancy Twomey, and Pat Tompkins.

Public Comment:
No reports.

Liaison Reports:

MSBA Budget Revision Request (BRR)*:
Justin Ferdenzi reported that the MSBA has approved the final version of Budget Revision Request (BRR) #1. The BRR adjusts the project budget for all soft cost changes incurred to date by reconciling the owner's contingency and all budget adjustments. As previously discussed, the BRR addresses only soft cost adjustments, and construction hard cost change orders will be reconciled in a single BRR at the end of the project.
Mike Carroll clarified that the BRR confirms all items previously voted on by the committee and reconciles the MSBA budget with the project budget. There is no positive or negative effect on the total reimbursement, the funds are being moved between budget line items (cost codes) to reflect actual expenditures.

Greg Stepler noted several items in the MSBA template letter that require correction before execution, including placeholder dates marked with "X's," an unselected "have/have not" bracketed selection, and incomplete dollar amounts in exhibits. Additionally, Pat Tompkins noted that the signatory names on the letter need to be updated to reflect the current superintendent of schools and the current chair of the school committee, as the names listed on the template are no longer accurate. The Town Manager confirmed the letter will not be signed until all corrections are made.

On a motion by John Coote, seconded by Nancy Twomey, the Killam School Building Committee voted 7-0-0 to authorize the Town Manager, the current Superintendent of Schools, and the current Chair of the School Committee to execute the amended MSBA Budget Revision Request for the J. Warren Killam Elementary School Project.

Roll call vote: John Coote – Yes; Chris Haley – Yes; Kirk McCormick – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Shawn Brandt – Yes; Pat Tompkins – Yes.

<u>CPL Financial Review*</u>

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. Architectural and engineering costs expended to date total $6,615,063, with a remaining balance of $4,279,397. Administrative costs expended to date total $2,533,068, with a remaining balance of $6,035,311. The FFE, equipment, and technology budget remains at $3,175,000 with no expenditures to date. The construction contingency stands at $5,260,000 and the soft cost/owner contingency at $775,400. The total project budget remains at $130,011,783.

A budget adjustment was presented for the modular relocation line item, reflecting an Amazon Business purchase by the facilities department for temporary playground equipment.

The committee reviewed and voted on the following commitments and invoices:

On a motion by Nancy Twomey, seconded by John Coote, the Killam School Building Committee voted 7-0-0 to approve commitment costs for Daily Times Chronicle in the amount of $511.71 and Amazon Business in the amount of $879.37 for the J. Warren Killam Elementary School Project.

Roll call vote: John Coote – Yes; Chris Haley – Yes; Kirk McCormick – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Shawn Brandt – Yes; Pat Tompkins – Yes.

On a motion by Nancy Twomey, seconded by John Coote, the Killam School Building Committee voted 7-0-0 to accept and recommend for payment to LBA Invoice No. 23579 in the amount of $335,890.54 for work performed in April 2026 for the J. Warren Killam Elementary School Project.

Roll call vote: John Coote – Yes; Chris Haley – Yes; Kirk McCormick – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Shawn Brandt – Yes; Pat Tompkins – Yes.

On a motion by Nancy Twomey, seconded by John Coote, the Killam School Building Committee voted 7-0-0 to accept and recommend for payment to LBA Invoice No. 23727 in the amount of $164,234.70 for work performed in May 2026 for the J. Warren Killam Elementary School Project.

Roll call vote: John Coote – Yes; Chris Haley – Yes; Kirk McCormick – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Shawn Brandt – Yes; Pat Tompkins – Yes.

On a motion by Nancy Twomey, seconded by John Coote, the Killam School Building Committee voted 7-0-0 to accept and recommend for payment to Colliers Invoice No. 00001173421, dated May 6, 2026, in the amount of $82,156.00 for the J. Warren Killam Elementary School Project.

Roll call vote: John Coote – Yes; Chris Haley – Yes; Kirk McCormick – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Shawn Brandt – Yes; Pat Tompkins – Yes.

On a motion by Nancy Twomey, seconded by John Coote, the Killam School Building Committee voted 7-0-0 to accept and recommend for payment to Amazon Business Invoice No. 1YNH-H979-6YWR, in the amount of $879.37 for modular relocation playground equipment for the J. Warren Killam Elementary School Project.

Roll call vote: John Coote – Yes; Chris Haley – Yes; Kirk McCormick – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Shawn Brandt – Yes; Pat Tompkins – Yes.

On a motion by Nancy Twomey, seconded by John Coote, the Killam School Building Committee voted 7-0-0 to accept and recommend for payment to Daily Times Chronicle Invoice No. 260488, in the amount of $511.71 for the J. Warren Killam Elementary School Project.

Roll call vote: John Coote – Yes; Chris Haley – Yes; Kirk McCormick – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Shawn Brandt – Yes; Pat Tompkins – Yes.

Project cash flow actuals are at approximately $1.88 million versus the projected $2 million at this time, trending slightly below projections. Cash flow will increase as construction begins. The cash flow projection will be updated once the contractor is on board and provides their anticipated billing schedule.

<u>CPL Schedule Update</u>

Justin Ferdenzi provided an update on the project schedule. As discussed at the previous meeting, the project has been rebid. The bid documents were re-released on BidDocs on May 20, 2026, at 3:00 PM. Filed Sub Bids are now due June 4, 2026, and General Contractor bids are due June 11, 2026. The committee will review bid results and vote to approve the general contractor selection at the June 15, 2026 KSBC meeting.

The project team anticipates issuing a Notice to Proceed to the selected general contractor on June 16, 2026, with contract execution targeted by June 23, 2026. Pat Tompkins and Justin Ferdenzi noted that while the rebid timeline is tight, the physical site mobilization timing remains largely unchanged, as the contractor was not planned to mobilize until after the last day of school (June 23, 2026).

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

On a motion by Nancy Twomey, seconded by John Coote, the Killam School Building Committee voted 7-0-0 to approve the meeting minutes of April 22, 2026, as presented.

Roll call vote: John Coote – Yes; Chris Haley – Yes; Kirk McCormick – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Shawn Brandt – Yes; Pat Tompkins – Yes.

On a motion by Nancy Twomey, seconded by John Coote, the Killam School Building Committee voted 7-0-0 to approve the meeting minutes of May 11, 2026, as amended.

Greg Stepler noted that the location description should be corrected to reflect that the May 11th meeting was held remotely via Zoom only, not in-person at the Town Hall Conference Meeting Room**.**

Roll call vote: John Coote – Yes; Chris Haley – Yes; Kirk McCormick – Yes; Greg Stepler – Yes; Nancy Twomey – Yes; Shawn Brandt – Yes; Pat Tompkins – Yes.

Future Agenda Items & Next Meeting Dates

No additional future agenda items were raised. The next KSBC meeting is scheduled for June 15, 2026.

David Harris from LBA provided an update. The design team has worked through all remaining coordination issues for the rebid documents and released them on schedule. New RFIs are being monitored, with a few already received. Items from the prior bid period are being incorporated into an addendum, which is targeted for release by June 1, 2026. The team is hoping to issue only one addendum for this rebid. Additionally, a meeting has been scheduled with RMLD for the following Tuesday at 2:00 PM to discuss the photovoltaic (PV) incentive program and understand the full ramifications of acceptance for both the Killam and RECAL projects.

Adjourn*

On a motion by Nancy Twomey, seconded by John Coote, 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; Greg Stepler – Yes; Nancy Twomey – Yes; Shawn Brandt – Yes; Pat Tompkins – Yes.