



Town of Reading Meeting Posting with Agenda

Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2024-08-05

Time: 7:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Agenda:

Purpose: General Business

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

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

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

Topics of Discussion:

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

Join Zoom Meeting

<https://us06web.zoom.us/j/82526183311>

Meeting ID: 825 2618 3311

One tap mobile

+16465588656,,82526183311# US (New York)

+16465189805,,82526183311# US (New York)

Dial by your location

• +1 646 558 8656 US (New York)

• +1 646 518 9805 US (New York)

Find your local number: <https://us06web.zoom.us/u/kbzdWmbA6R>

AGENDA:

- Call to order
- Public Comment
- KSBC Liaison Reports
- Killam Student Introductions
- Designer Report
 - Selection of the preferred option
 - Sustainability Update
- OPM Report
 - Financials
 - Total Project Budget
- Warrants/Invoices (Possible vote)
- Approval of Prior Meeting Minutes
- Future Agenda Items and Next Meeting Dates

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

"A PLACE WHERE EVERYONE BELONGS"



TASKS COMPLETED

- **PSR Cost Estimate**
- **Refine/Develop B1 and E2 plans**
- **Advancing Geothermal Option**
 - **Initial meeting with Brightcore, Geothermal Consultant and Contractor**
 - **Ongoing investigation of logistics, cost, and schedule**

HVAC/SUSTAINABILITY UPDATE

Plant Design Options

Plant System 1

All Electric

Full Geothermal

*with centralized
water-to-water heat pumps*

Plant System 2

All Electric

Hybrid Geothermal

*with WSHP + cooling tower /
electric boiler for add'l load*

Plant System 3

All Electric

Half Geothermal / Half Air Source HP

*geothermal heating and
cooling; ASHP for ventilation*

Plant System 4

All Electric

Full Air Source

*with cooling tower, electric
boiler, HP chiller*

Plant Systems Eliminated

Plant System 3

All Electric

Air Source VRV System
And Backup Heating

- Refrigerant is flammable, best practice is to avoid refrigerant inside the building.
- Potential for refrigerant leaks inside the building. Leaks can be difficult to locate.

Plant System 4

Gas Included

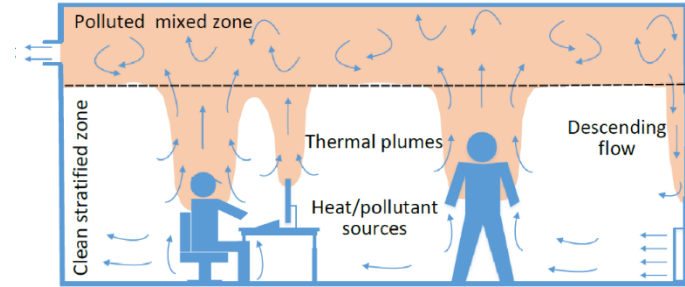
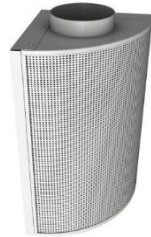
Gas-Fired Chiller and
Boiler

- First cost is higher than all-electric options
- Not eligible for MSBA or IRA incentives
- Environmental impact of a fossil-fuel burning system

Room Level Design Options

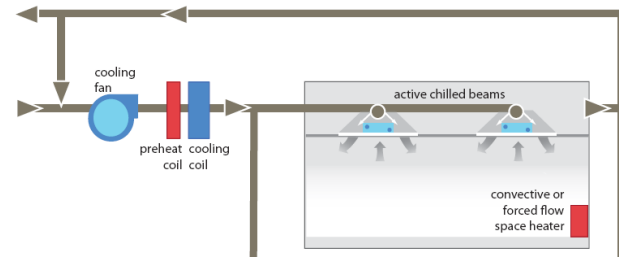
Room Level System 1

Displacement Ventilation.



Room Level System 2

Chilled Beams.



NEXT STEPS in SCHEMATIC DESIGN

- **First Cost**

- Working with Brightcore, Geothermal consultant and well driller
- Considering various options for schedule and logistics
- Potential Test Well*
- Considerations: number of wells, site area, logistics, schedule

- **Incentives**

- Geothermal options (minimum 50% of energy load) – qualifies for IRA
- All systems qualify for maximum MSBA reimbursement

- **Operational Cost**

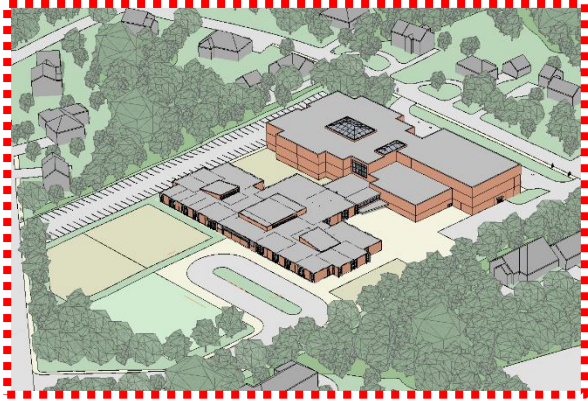
- Revise Life-Cycle Cost Analysis based on selected systems

****Test Well needed in order to understand geothermal capacity and first cost***

PREFERRED OPTION

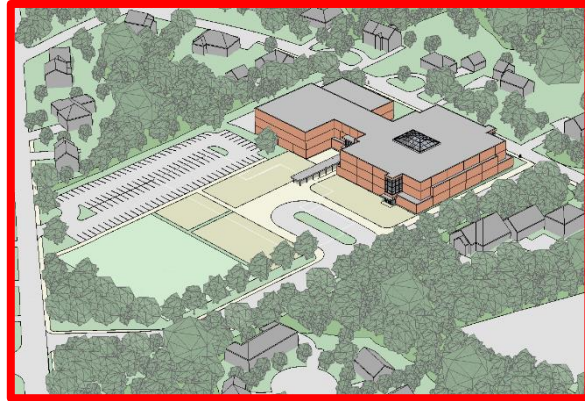
FULL PRE-K OPTIONS

***A – Code Upgrades and Repairs \$61.0 M**



A1 – 1/3 stories

\$139.2 M



B1 - 3 stories

\$135.5 M



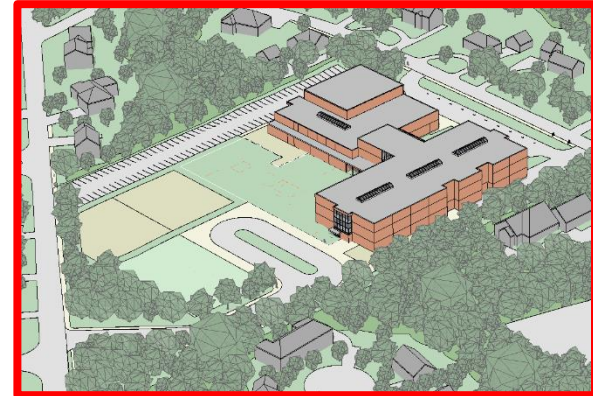
C1 - 2 stories



D1 – 2 stories



E1 – 2 stories



E2 – 3 stories

\$136.5

B1 - SITE PLAN

122,940 GSF

Full RISE / 635 students

\$135.5 million



E2 - SITE PLAN

122,940 GSF

Full RISE / 635 students

\$136.5 million



OPTION B1

122,940 GSF

Full RISE / 635 students

\$135.5 million



OPTION E2

122,940 GSF

Full RISE / 635 students

\$136.5 million



B1 – FIRST FLOOR

122,940 GSF

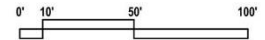
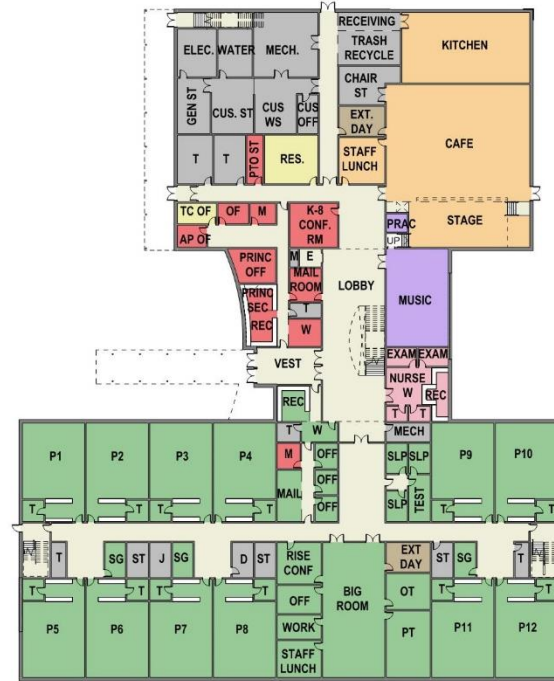
\$135.5 million



E2 – FIRST FLOOR

122,940 GSF

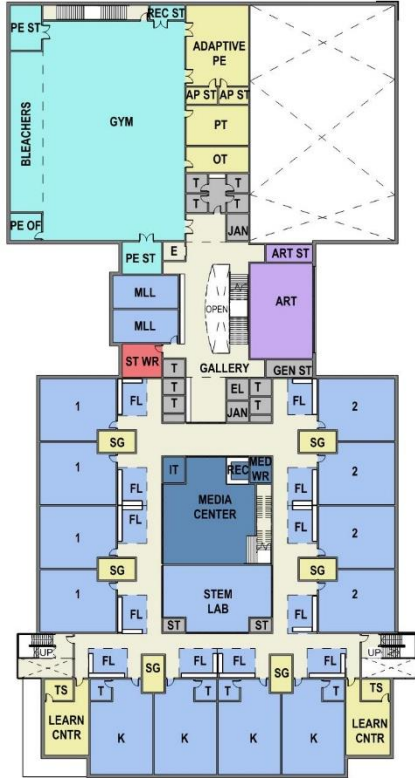
136.5 million



B1 – SECOND FLOOR

122,940 GSF

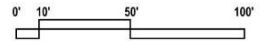
\$135.5 million



E2 – SECOND FLOOR

122,940 GSF

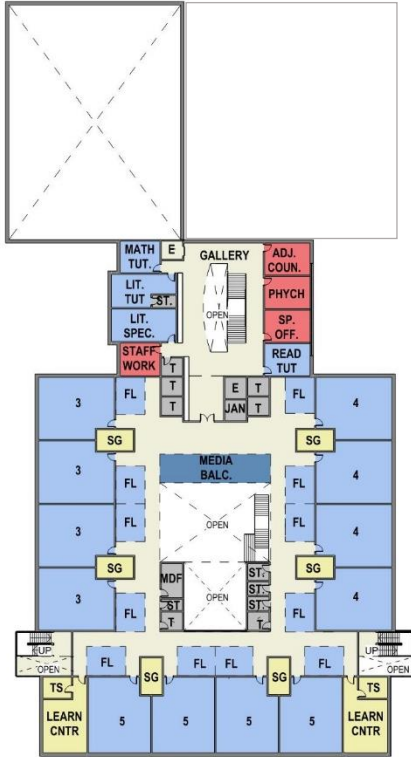
\$136.5 million



B1 – THIRD FLOOR

122,940 GSF

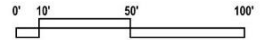
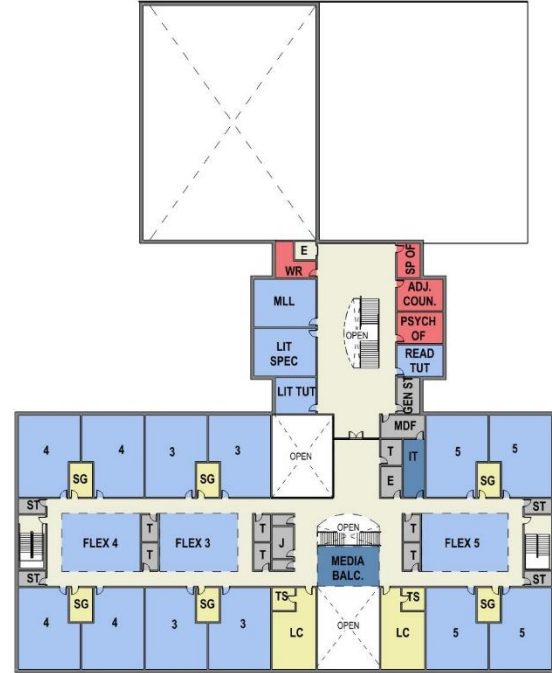
\$135.5 million



E2 – THIRD FLOOR

122,940 GSF

\$136.5 million



OPTION B1

122,940 GSF

\$135.5 million



OPTION E2

122,940 GSF

\$136.5 million



- ← Efficient 2-3 story footprint. →
- ← Maximizes site area w/ safe outdoor play space. →
- ← Good traffic patterns w/ separate car & bus drop-offs. →
- ← Meets fire, emergency, & service requirements. →
- ← Adequate onsite parking. →
- ← Public spaces separate from academic. →
- ← Optimal solar orientation. →
- ← Good distance from existing school. →
- ← Maximum site area during construction period. →
- ← Windows in all occupied spaces. →

NEXT STEPS

Task Name	Start Date	Durati...	Aug							Sep				Oct			No	
			5	Aug 12	Aug 19	Aug 26	Sep 2	Sep 9	Sep 16	Sep 23	Sep 30	Oct 7	Oct 14	Oct 21	Oct 28			
SBC Meeting - Preferred Solution, PSR Approval	08/12/24	0	◆	08/12/24														
Community Meeting - Preferred Solution	08/14/24	0	◆	08/14/24														
SUBMIT PSR	08/21/24	0	◆		08/21/24													
MSBA PSR Review Period	08/22/24	30d											10/02/24					
District Response to PSR Report Comments	10/02/24	10d																
MSBA CONFERENCE CALL TO REVIEW PSR	10/16/24	0																
MSBA FACILITIES ASSESSMENT SUBCMTE. (FAS)	09/11/24	0							◆	09/11/24								
MSBA FACILITIES ASSESSMENT SUBCMTE. (FAS)	09/25/24	0											◆	09/25/24				
District Response to FAS Meeting Comments	09/25/24	10d																
MSBA BOD APPROVAL OF PSR - PROCEED TO SD	10/30/24	0																



August 2, 2024

Town of Reading
Killam Elementary School

Project Budget and Cost Summary



Project Leaders

A Description	C (Bud. Adj. Tab)			E (C+D)				F (Com. Cost tab)		G (E-F)		H (Forecast. tab, >G)		I (F+G+H)		J (Invoice Tab)		K (I-J)	
	BUDGET			COST				CASH FLOW											
	PFA Approved	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend										
20 Construction																			
Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Change Orders		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30 Architectural & Engineering																			
Other Basic Services		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Reimbursable Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
A&E Feasibility Study	\$800,000	\$50,000	\$850,000	\$850,000	\$0	\$0	\$850,000	\$308,000	\$542,000										
Testing & Inspections		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$800,000	\$50,000	\$850,000	\$850,000	\$0	\$0	\$850,000	\$308,000	\$542,000										
40 Administrative Costs																			
OPM Feasibility Study	\$280,000	\$0	\$280,000	\$280,000	\$0	\$0	\$280,000	\$149,620	\$130,380										
Advertising		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Administrative Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Project Costs (Moving)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permitting		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Environmental & Site (FS/SD)	\$500,000	\$0	\$500,000	\$210,870	\$289,130	\$0	\$500,000	\$124,816	\$375,184										
Other Project Costs (FS/SD)		\$6,620	\$6,620	\$6,620	\$0	\$0	\$6,620	\$2,670	\$3,950										
Subtotal	\$780,000	\$6,620	\$786,620	\$497,490	\$289,130	\$0	\$786,620	\$277,106	\$509,514										
50 Furniture, Fixtures and Equipment																			
Furniture, Fixtures and Equipment		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Sub-Total																			
	\$1,580,000	\$56,620	\$1,636,620	\$1,347,490	\$289,130	\$0	\$1,636,620	\$585,106	\$1,051,514										
70 Project Contingency																			
Construction Contingency (Hard Cost)		\$0	\$0																
Owner's Contingency (Soft Cost)	\$620,000	-\$56,620	\$563,380	\$563,380	\$0	\$0	\$563,380	\$563,380	\$563,380										
Subtotal	\$620,000	-\$56,620	\$563,380	\$563,380	\$0	\$0	\$563,380	\$563,380	\$563,380										
Project Total																			
	\$2,200,000	\$0	\$2,200,000	\$1,347,490	\$852,510	\$0	\$2,200,000	\$585,106	\$1,614,894										

Town of Reading
Killam Elementary School
08/02/24



Project Budget Adjustments

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

Town of Reading
 Killam Elementary School
 08/02/24



Committed Cost (Contracts/Pos)

VENDOR	AMOUNT	ISSUE DATE	SIGNED/ RETURN DATE	ENCUM (PO)	CODE	MSBA	Notes
Colliers Project Leaders	\$280,000.00	6/22/2023	07/19/23	CPL Contract	40-010	0001-0000	CPL Base Contract Excluding Estimating
Lavallee Brensinger Architects	\$400,000.00	12/12/2023	12/12/2023	LBA Contract	30-290	0002-0000	LBA Base Contract for FS (Excluding Extra Services)
Lavallee Brensinger Architects	\$450,000.00	12/12/2023	12/12/2023	LBA Contract	30-290	0002-0000	LBA Base Contract for SD (Excluding Extra Services)
Lavallee Brensinger Architects	\$26,400.00	12/14/2023	12/23/23	LBA Amd 01	40-800	0003-0000	LBA Amd 01 - Land Surverying (Samioties)
Lavallee Brensinger Architects	\$120,450.00	12/14/2023	12/23/23	LBA Amd 02	40-800	0003-0000	LBA Amd 02 - Traffic Study (GPI)
Lavallee Brensinger Architects	\$4,950.00	12/18/2024	12/23/23	LBA Amd 03	40-800	0003-0000	LBA Amd 03 - Haz Mat Consulting (UEC)
Lavallee Brensinger Architects	\$14,520.00	12/18/2024	12/23/23	LBA Amd 04	40-800	0003-0000	LBA Amd 04 - Phase 1 ESA & Soil Sampling (FS Engineers)
Lavallee Brensinger Architects	\$41,800.00	1/3/2024	01/25/24	LBA Amd 05	40-800	0003-0000	LBA Amd 05 - Geotech Services (LGCI)
Daily Times Chronicle	\$269.67	9/14/2023	02/29/24	PO NA	40-810	0004-0000	District advertising for Designer Services
Lavallee Brensinger Architects	\$2,750.00	5/29/2024	06/17/24	LBA Amd 06	40-800	0003-0000	LBA Amd 6 - Soil Testing for Stormwater System Locations
Lavallee Brensinger Architects	\$2,750.00	5/29/2024	06/17/24	LBA Amd 07	40-810	0004-0000	LBA Amd 7 - Additional Cost Estimating HVAC systems
Kartoon EDU	\$3,600.00	5/7/2024	06/10/24	Contract	40-810	0004-0000	Pillars @ \$600/each - Video Information
TOTAL	\$1,347,489.67						\$1,347,489.67



Expenditures - Invoices/Requisitions

Invoice Amount	Vendor	Invoice Number	Invoice Date	Approval Date	CODE	Propay Code	Propay Subm. #	Description
\$620.00	Colliers Project Leaders	871662	08/08/23	08/08/23	40-010	0001-0000	01	CPL Services July 2023 - FS/SD
\$11,902.50	Colliers Project Leaders	880248	09/08/23	09/08/23	40-010	0001-0000	01	CPL Services Aug 2023 - FS/SD
\$8,302.50	Colliers Project Leaders	887682	10/05/23	10/05/23	40-010	0001-0000	01	CPL Services Sept 2023 - FS/SD
\$7,432.50	Colliers Project Leaders	897597	11/06/23	11/17/23	40-010	0001-0000	01	CPL Services Oct 2023 - FS/SD
\$6,343.75	Colliers Project Leaders	905846	12/08/23	01/17/24	40-010	0001-0000	02	CPL Services Nov 2023 - FS/SD
\$6,087.50	Colliers Project Leaders	913392	01/08/24	01/17/24	40-010	0001-0000	02	CPL Services Dec 2023 - FS/SD
\$20,000.00	Lavallee Brensinger Architects	19643	01/18/24	01/26/24	30-290	0002-0000	01	LBA Services December 2023 - FS
\$19,804.50	Colliers Project Leaders	921005	02/07/24	02/12/24	40-010	0001-0000	01	CPL Services Jan 2024 - FS/SD
\$40,000.00	Lavallee Brensinger Architects	19690	02/12/24	02/12/24	30-290	0002-0000	01	LBA Services Jan 2024 - FS
\$269.67	Daily Times Chronicle	231075	09/14/23	02/29/24	40-810	0004-0000	01	District advertising for Designer Services
\$13,087.00	Colliers Project Leaders	929288	03/07/24	04/08/24	40-010	0001-0000	02	CPL Services Feb 2024 - FS/SD
\$48,000.00	Lavallee Brensinger Architects	19820	03/12/24	04/08/24	30-290	0002-0000	02	LBA Services Feb 2024 - FS
\$13,200.00	Lavallee Brensinger Architects	19820	03/12/24	04/08/24	40-800	0003-0000	02	LBA Services Feb 2024 - A&E Environmental & Site - Amd 1
\$12,045.00	Lavallee Brensinger Architects	19820	03/12/24	04/08/24	40-800	0003-0000	02	LBA Services Feb 2024 - A&E Environmental & Site - Amd 2
\$4,950.00	Lavallee Brensinger Architects	19820	03/12/24	04/08/24	40-800	0003-0000	02	LBA Services Feb 2024 - A&E Environmental & Site - Amd 3
\$20,031.00	Colliers Project Leaders	937330	04/08/24	05/09/24	40-010	0001-0000	02	CPL Services Mar 2024 - FS/SD
\$52,000.00	Lavallee Brensinger Architects	19969	04/10/24	05/09/24	30-290	0002-0000	02	LBA Services Mar 2024 - FS
\$9,240.00	Lavallee Brensinger Architects	19969	04/10/24	05/09/24	40-800	0003-0000	02	LBA Services Mar 2024 - A&E Environmental & Site - Amd 1
\$57,816.00	Lavallee Brensinger Architects	19969	04/10/24	05/09/24	40-800	0003-0000	02	LBA Services Mar 2024 - A&E Environmental & Site - Amd 2
\$2,904.00	Lavallee Brensinger Architects	19969	04/10/24	05/09/24	40-800	0003-0000	02	LBA Services Mar 2024 - A&E Environmental & Site - Amd 4
\$13,964.50	Colliers Project Leaders	945141	05/07/24	06/17/24	40-010	0001-0000	01	CPL Services Apr 2024 - FS/SD
\$40,000.00	Lavallee Brensinger Architects	20157	05/22/24	06/17/24	30-290	0002-0000	01	LBA Services Apr 2024 - FS
\$20,232.50	Colliers Project Leaders	953651	06/07/24	06/17/24	40-010	0001-0000	01	CPL Services May 2024 - FS/SD
\$60,000.00	Lavallee Brensinger Architects	20369	06/17/24	08/05/24	30-290	0002-0000	01	LBA Services May 2024 - FS
\$3,960.00	Lavallee Brensinger Architects	20369	06/17/24	08/05/24	40-800	0003-0000	01	LBA Services May 2024 - A&E Environmental & site - Survey
\$2,409.00	Lavallee Brensinger Architects	20369	06/17/24	08/05/24	40-800	0003-0000	01	LBA Services May 2024 - A&E Environmental & site - Traffic
\$11,616.00	Lavallee Brensinger Architects	20369	06/17/24	08/05/24	40-800	0003-0000	01	LBA Services May 2024 - A&E Environmental & site - Environmental
\$18,810.00	Lavallee Brensinger Architects	20369	06/17/24	08/05/24	40-800	0003-0000	01	LBA Services May 2024 - A&E Environmental & site - Geotech
\$21,812.00	Colliers Project Leaders	961796	07/10/24	08/05/24	40-010	0001-0000	01	CPL Services June 2024 - FS/ SD
\$48,000.00	Lavallee Brensinger Architects	20516	07/18/24	08/05/24	30-290	0002-0000	01	LBA Services June 2024 - FS
(\$10,924.10)	Lavallee Brensinger Architects	20516	07/18/24	08/05/24	40-800	0003-0000	01	LBA Services June 2024 - A&E Environmental & site - Traffic
(\$1,210.00)	Lavallee Brensinger Architects	20516	07/18/24	08/05/24	40-800	0003-0000	01	LBA Services June 2024 - A&E Environmental & site - Geotech
\$2,400.00	Kartoon EDU	000072	07/25/24	08/05/24	40-810	0004-0000	01	Promotional Video - Pillars 4 of 6
\$585,105.82	Total Spent to Date							\$585,105.82

August 2, 2024

Killam Elementary School Estimated Project Cash Flow Sheet



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

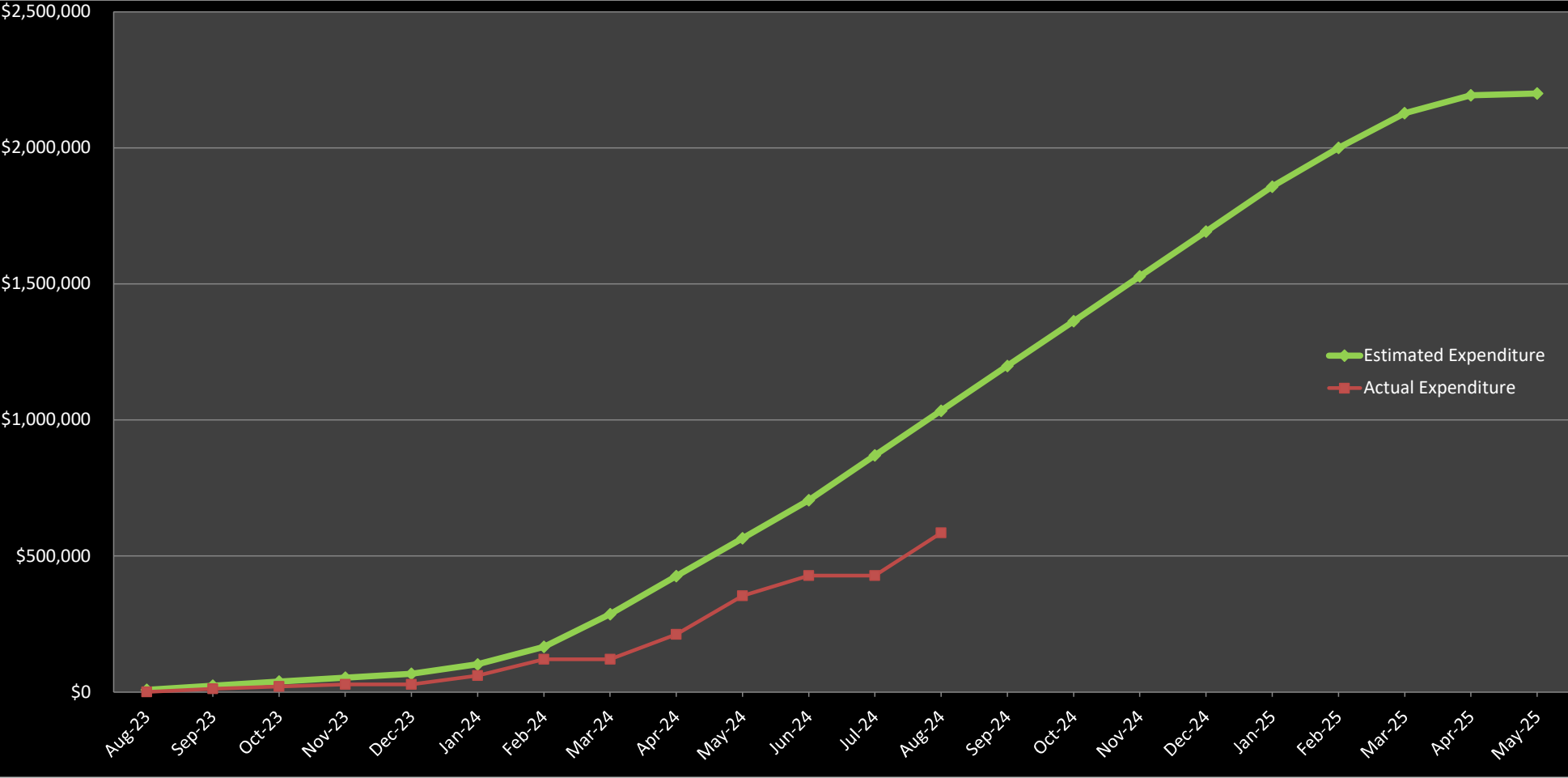


Town of Reading
Killam Elementary School
Estimated Project Cash Flow Graph



Project Leaders

August 2, 2024





Reading Killam Elementary School

LAVALLEE | BRENSINGER



A	B		D	E	F	G	H	I	J	K	L
Options	Description	Building Area (gsf)	Duration	VE (%)	Construction Cost * ¹	Soft Cost	Contingency	Total Project Cost	Reimb (% of Eligible)	Reimb (% of Actual)	Town Share
A.	Code Updates and repairs	60,558 gsf	40 months		\$39,187,861	\$21,604,000	\$248,986	\$61,040,847	56.45%	34.43%	\$40,027,131
A1.	Addition/Renovation	122,941 gsf	42 months		\$110,087,326	\$22,479,000	\$6,632,683	\$139,199,009	53.91%	28.69%	\$99,261,575
B1.	New Construction (3 stories - donut)	122,941 gsf	40 months		\$107,745,038	\$21,429,000	\$6,345,954	\$135,519,992	51.45%	28.71%	\$96,616,915
E2.	New Construction (3 stories - wing)	122,941 gsf	40 months		\$108,613,673	\$21,479,000	\$6,435,317	\$136,527,990	51.45%	28.49%	\$97,625,139

Alternates not included above to be considered*⁴

Hybrid Geothermal (50 wells, Electric boiler ILO Full Geothermal)* ^{2,3}	(\$1,931,857)
Heat pump Chiller and electric boiler ILO Full Geothermal System	(\$7,271,638)
Air Source HP VRF HVAC System ILO Full Geothermal System	(\$6,447,936)
Gas Fired Chiller - Boiler HVAC System	(\$6,547,200)
3,000A Switchboard ILO 2500A Switchboard	\$198,000
4,000A Switchboard ILO 2500A Switchboard	\$330,000
1,000 kw Diesel Generator ILO 600 kw Diesel Generator	\$363,000

Notes:

- * Enrollment 455 for k-5 and 180 for pre-k for all options
- * Current pricing includes chapter 149 (Design Bid Build) procurement
- * Current pricing assumes 5% Contingency
- * Swing Space costs are assumed, but need to be confirmed
- * Assumes \$2200/student (enrollment only) for FFE and Technology
- * These calculations do not account for rebates, incentives, etc..
- *¹ Base pricing includes the Cost of a Full Geothermal System. *^{2,3}

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)		Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant¹	Estimated Maximum Total Facilities Grant¹	Template Revised: December 2023 Incorporates revisions to MSBA's project funding limits policy, which was approved at the October 25, 2023 MSBA Board of Directors Meeting.			
Feasibility Study Agreement						Soft Cost Reimbursement			
OPM Feasibility Study	\$280,000	\$0	\$280,000			Category	Estimated Budget	Excluded Costs	Eligible Soft Costs
A&E Feasibility Study	\$850,000	\$0	\$850,000			Administration:	\$6,195,000	\$4,164,258	\$2,030,742
Environmental & Site	\$500,000	\$0	\$500,000			A/E Services:	\$11,465,000	\$7,169,310	\$4,295,690
Other	\$570,000	\$0	\$570,000			Site Acquisition:	Ineligible, therefore not included in calculation		
Feasibility Study Agreement Subtotal	\$2,200,000	\$0	\$2,200,000		\$1,241,900	Miscellaneous Project Costs:	\$1,150,000	\$650,000	\$500,000
Administration						FFE:	\$2,794,000	\$1,702,000	\$1,092,000
Legal Fees	\$100,000	\$100,000	\$0		\$0	Owners Contingency:	Not included in this calculation		
Owner's Project Manager						Total Eligible Soft Costs = \$7,918,432			
Design Development	\$500,000	\$0	\$500,000			Construction Costs associated with Soft Cost Cap Calculation			
Construction Contract Documents	\$500,000	\$164,745	\$335,255			Category	Estimated Budget		
Bidding	\$150,000	\$0	\$150,000			CM Pre-Construction Services:	\$0		
Construction Contract Administration	\$3,300,000	\$3,899,513	-\$599,513			Construction Cost:	\$39,187,861		
Closeout	\$500,000	\$0	\$500,000			Construction Contingency:	Not included in this calculation		
Extra Services	\$0	\$0	\$0			Total Construction Cost:	\$39,187,861		
Reimbursable & Other Services	\$0	\$0	\$0			Soft Cost Allowance:	20%		
Cost Estimates	\$90,000	\$0	\$90,000			Reimbursable Soft Cost:	\$7,837,572		
Advertising	\$5,000	\$0	\$5,000			Eligible minus Reimbursable =	\$80,860	If >0 enter into Cell C116	
Permitting	\$0	\$0	\$0			-If Eligible minus Reimbursable is negative; OK.			
Owner's Insurance	\$0	\$0	\$0			-If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost" below in the Ineligible column.			
Other Administrative Costs	\$200,000	\$0	\$200,000			Scope Excluded OPM & Designer Costs associated with Scope Excluded Building Costs			
Administration Subtotal	\$5,345,000	\$4,164,258	\$1,180,742		\$666,529	Scope Excluded Aud/PE (GSF):	1,905	(3.1500%)	
Architecture and Engineering						Total (GSF):	60,558		
Basic Services						OPM Basic Services:	\$5,230,000	3.1500%	\$164,745
Design Development	\$2,800,000	\$0	\$2,800,000			Designer Basic Services:	\$10,500,000	3.1500%	\$330,750
Construction Contract Documents	\$2,800,000	\$330,750	\$2,469,250			Scope Excluded OPM & Designer Costs associated with Scope Excluded Site Work			
Bidding	\$350,000	\$0	\$350,000			Scope Excluded Direct Construction Cost (\$):	\$0	(0.0000%)	
Construction Contract Administration	\$3,200,000	\$6,838,560	-\$3,638,560			Total Direct Construction Costs (\$):	\$23,307,808		
Closeout	\$275,000	\$0	\$275,000			OPM Basic Services:	\$5,230,000	0.0000%	\$0
Other Basic Services	\$225,000	\$0	\$225,000			Designer Basic Services:	\$10,500,000	0.0000%	\$0
Basic Services Subtotal	\$9,650,000	\$7,169,310	\$2,480,690			Total Scope Excluded OPM Fees (\$): \$0 Enter in Cell C13			
Reimbursable Services						Total Scope Excluded Designer Fees (\$): \$0 Enter in Cell C28			
Construction Testing	\$0	\$0	\$0			Ineligible Fees associated with OPM (3.5%) & Designer (10%) Fee Caps			
Printing (over minimum)	\$20,000	\$0	\$20,000			Upper Limit:	\$33,306,900	60,558	\$550 /sf
Other Reimbursable Costs	\$20,000	\$0	\$20,000			Construction Budget:	\$39,187,861		
Hazardous Materials	\$200,000	\$0	\$200,000			Basis of OPM & Designer Fee Caps:	\$33,306,900		
Geotechnical & Geo-Environmental	\$100,000	\$0	\$100,000			OPM Services Estimated Budget		Eligible Costs	OPM Value @ 3.50%
Site Survey	\$50,000	\$0	\$50,000			Basic Services:	\$5,230,000	\$1,165,742	\$1,165,742
Wetlands	\$25,000	\$0	\$25,000			Extra Services:	\$660,000	\$660,000	\$0
Traffic Studies	\$50,000	\$0	\$50,000			If >0 enter into Cell C15			
Architectural / Engineering Subtotal	\$10,115,000	\$7,169,310	\$2,945,690		\$1,662,842	Designer Services Estimated Budget		Eligible Costs	Designer Value @ 10.00%
CM at Risk Pre-Construction Services						Basic Services:	\$10,500,000	\$7,169,310	\$3,330,690
Pre-Construction Services	\$0	\$0	\$0		\$0	Extra Services:	\$965,000	\$965,000	\$0
Site Acquisition						If >0 enter into Cell C30			
Land / Building Purchase	\$0	\$0	\$0			Ineligible Building Area			
Appraisal Fees	\$0	\$0	\$0			Ineligible NSF	Ineligible Aud/PE GSF	Other Ineligible GSF	Estimated District Cost
Recording fees	\$0	\$0	\$0			Core Academic:	5,175	7,763	\$5,023,515
Site Acquisition Subtotal	\$0	\$0	\$0		\$0	Special Education:	320	480	\$310,613
Construction Costs						Art & Music:	-	-	\$0
SUBSTRUCTURE						Vocations & Technology:	-	-	\$0
Foundations	\$18,646,428					Chapter 74 CTE:	-	-	\$0
Basement Construction	\$0					Health & Physical Education:	1,270	1,905	\$1,232,745
SHELL						Media Center:	-	-	\$0
Super Structure	\$0					Auditorium / Drama:	-	-	\$0
Exterior Closure	\$0					Dining & Food Service:	187	281	\$181,838
Exterior Walls	\$0					Medical:	-	-	\$0
Exterior Windows	\$0					Administration & Guidance:	538	807	\$522,218
Exterior Doors	\$0					Custodial & Maintenance:	-	-	\$0
Roofing	\$0					Other:	550	825	\$533,866
INTERIORS						Total:	1,905	10,156	\$7,804,795
Interior Construction	\$0					Grossing Factor:	1.50		
Staircases	\$0					Mark Up Ratio			
Interior Finishes	\$0					Construction Budget	\$39,187,861	1.681319024	= Mark Up Ratio
SERVICES						Construction Trades Subtotal	\$23,307,808		
Conveying Systems	\$0					Demolition and Abatement Costs			
Plumbing	\$0					Total Demolition and Abatement Costs:	\$1,350,000		
HVAC	\$0					Ineligible Demolition and Abatement Costs:	-\$1,350,000		
Fire Protection	\$0					Eligible Demolition and Abatement Costs:	\$0		
Electrical	\$0					Marked Up Eligible Costs:	\$0		
EQUIPMENT & FURNISHINGS						Eligible Site Work Cost			
Equipment	\$0								
Furnishings	\$0								
SPECIAL CONSTRUCTION & DEMOLITION									
Special Construction	\$0								
Existing Building Demolition	\$0								
In-Building Hazardous Material Abatement	\$0								
Asbestos Containing Floor Material / Ceiling Tile Abatement	\$1,350,000	\$1,350,000							
Other Hazardous Material Abatement	\$0								
BUILDING SITE WORK									
Site Preparation	\$3,311,380	\$0							
Site Improvements	\$0	\$0							

Site Civil / Mechanical Utilities	\$0	\$0		
Site Electrical Utilities	\$0	\$0		
Scope Excluded Site Work	\$0	\$0		
Construction Trades Subtotal	\$23,307,808	\$1,350,000		
Contingencies (Design and Pricing)	\$3,496,171	\$202,500		
Sub-Contractor Bonds	\$212,392	\$12,302		
D/B/B Insurance	\$566,380	\$32,805		
General Conditions	\$8,948,708	\$518,314		
D/B/B Overhead & Profit	\$1,141,394	\$66,110		
GMP Insurance	\$0	\$0		
GMP Fee	\$0	\$0		
GMP Contingency	\$0	\$0		
Escalation to Mid-Point of Construction	\$1,515,008	\$87,750		
Construction Cost over Funding Cap		\$7,577,395		
Construction Budget	\$39,187,861	\$9,847,176	\$29,340,685	\$16,562,817
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	\$0
Alternates Included in the Total Project Budget	\$0	\$0	\$0	\$0
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	\$0
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$200,000	\$0	\$200,000	
Testing Services	\$300,000	\$0	\$300,000	
Swing Space / Modulares	\$500,000	\$500,000	\$0	
Other Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
Miscellaneous Project Costs Subtotal	\$1,150,000	\$650,000	\$500,000	\$282,250
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,397,000	\$851,000	\$546,000	
Technology	\$1,397,000	\$851,000	\$546,000	
FF&E Subtotal	\$2,794,000	\$1,702,000	\$1,092,000	\$616,434
Soft Costs that exceed 20% of Construction Cost		\$0	\$0	
Project Budget	\$60,791,861	\$23,532,744	\$37,259,117	\$21,032,772

Total Direct Site Work Costs:	\$3,311,380	
Ineligible Site Work Costs:	\$0	48,497 Eligible Building GSF
Potentially Eligible Direct Site Work Costs:	\$3,311,380	\$55 Site Work Cost Limit (\$/sf) includes Mark Up
Potentially Eligible Marked Up Site Work Costs:	\$5,567,486	\$2,667,335 Site Work Cost Allowance includes Mark Up
Marked Up Eligible Site Work Costs:	\$2,667,335	

Construction Costs and Funding Cap		Ineligible Cost Breakdown	
Total Building Area (GSF):	60,558	Scope Excluded Site Work:	\$0
Ineligible Excess Auditorium/PE Areas (GSF):	-1,905	Site Work Cost beyond Funding Limit:	\$2,900,151
Other Ineligible Building Areas (GSF):	-10,156	Ineligible Demo & Abatement:	\$2,269,781
Eligible Building GSF:	48,497	Scope Excluded Aud/PE Areas:	\$1,232,745
Building Cost Funding Limit (\$/sf):	\$550	Other Ineligible Building Areas:	\$6,572,050
Eligible Building Costs:	\$26,673,350	Construction Cost over Funding Cap:	\$0
Eligible Site Work Costs:	\$2,667,335		
Eligible Demolition & Abatement Costs:	+\$0		
Basis of Construction Costs:	\$29,340,685	Construction Cost Breakdown	
Construction Budget:	\$39,187,861	Total Construction Cost (\$/sf):	\$647
Basis of Construction Costs:	-\$29,340,685	Reimbursable Construction Cost (\$/sf):	\$605
Ineligible Construction Costs:	\$9,847,176	Marked Up Building Costs (\$/sf):	\$518
Construction Cost over Funding Cap:	\$0	Marked Up Site, Building Takedown & Haz Mat (\$/sf):	\$129
	If > 0 enter value into Cell C98	Direct Building Cost (\$/sf):	\$354

FF&E Reimbursement				
Eligible Enrollment:	455	Enter Eligible Enrollment		
	Funding Limit	Estimated Budget	Eligible Costs	Ineligible Costs
Furniture, Fixtures & Equipment:	\$1,200/student	\$1,397,000	\$546,000	\$0 If >0 enter in Cell C112
Technology:	\$1,200/student	\$1,397,000	\$546,000	\$0 If >0 enter in Cell C113

Incentive Points				
1.50	(0-2) Maintenance			
0.00	(0-6) Newly Formed Regional School District			
5.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places			
5.00		60,558 gsf	Renovated or Existing to Remain	If Cell G117 > 0 enter value into Cell F116
60,558 gsf		60,558 gsf	Total at Conclusion of Project	
0.00	(0-1) Overly Zoning 40R and 40S			
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1, 2, or 3 family structures			
4.00	(0-4) Energy Efficiency - "Green Schools"			
10.50	Total Incentive Points			Owner's Contingency Cap: 1.00% Construction Contingency Cap: 2.00%

Board Authorization	
Design Enrollment	455
Total Building Gross Floor Area (GSF)	60,558
Total Project Budget (excluding Contingencies)	\$60,791,861
Scope Items Excluded or Otherwise Ineligible	-\$23,532,744
Third Party Funding (Ineligible)	-\$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$37,259,117
Reimbursement Rate ¹	56.45%
Est. Max. Total Facilities Grant (before recovery) ¹	\$21,032,772
Cx Costs associated with Ineligible Building Area ²	-\$19,056
Cost Recovery associated with Prior Projects ²	-\$0
Estimated Maximum Total Facilities Grant ¹	\$21,013,716

45.95 Reimbursement Rate Before Incentive Points
10.50 Total Incentive Points
56.45% MSBA Reimbursement Rate

NOTES
This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

2 - Costs associated with the commissioning of ineligible building area is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be \$ _____. The proposed demolition of the _____ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the _____ project at the existing facilities completed in _____. The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

Commissioning (Cx) Costs associated with Ineligible Building Area	
Building GSF:	60,558
Cx Fee per GSF:	\$1.58
Ineligible GSF:	12,061
Ineligible Cx Costs:	\$19,056 If >0 enter in Cell B128
<u>Commissioning Fee Schedule</u>	

Cost Recovery associated with Prior Projects	
Prior Project ID Number:	
Prior Project Total Grant:	
Propose School Opens:	
Prior Project Substantial Completion:	
Beneficial use (years):	0.00
Unused Years:	20.00
Unused Years as % of 20:	100.00%
Prior Project Cost Recovery:	\$0 If >0 enter in Cell B128

Construction Contingency ³	\$1,959,393
Ineligible Construction Contingency ³	\$1,175,636
"Potentially Eligible" Construction Contingency ³	\$783,757
Owner's Contingency ³	-\$1,710,407
Ineligible Owner's Contingency ³	\$0
"Potentially Eligible" Owner's Contingency ³	-\$1,710,407
Total Potentially Eligible Contingency ³	-\$926,650
Reimbursement Rate	56.45%
Potential Additional Contingency Grant Funds ³	-\$523,094
Maximum Total Facilities Grant	\$20,490,622
Total Project Budget	\$61,040,847
1007.9733	\$40,027,131

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

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By: _____
Title: Chair of School Building Committee
Date: _____

By: _____
Title: Chief Executive Officer
Date: _____

By: _____
Title: Superintendent of Schools
Date: _____

By: _____
Title: Chair of the School Committee
Date: _____

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant¹	Estimated Maximum Total Facilities Grant¹
Feasibility Study Agreement				
OPM Feasibility Study	\$280,000	\$0	\$280,000	
A&E Feasibility Study	\$850,000	\$0	\$850,000	
Environmental & Site	\$500,000	\$0	\$500,000	
Other	\$570,000	\$0	\$570,000	
Feasibility Study Agreement Subtotal	\$2,200,000	\$0	\$2,200,000	\$1,186,020
Administration				
Legal Fees	\$100,000	\$100,000	\$0	\$0
Owner's Project Manager				
Design Development	\$475,000	\$0	\$475,000	
Construction Contract Documents	\$475,000	\$76,415	\$398,585	
Bidding	\$100,000	\$0	\$100,000	
Construction Contract Administration	\$3,300,000	\$2,486,971	\$813,029	
Closeout	\$300,000	\$0	\$300,000	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services	\$0	\$0	\$0	
Cost Estimates	\$90,000	\$0	\$90,000	
Advertising	\$5,000	\$0	\$5,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$0	\$0	\$0	
Other Administrative Costs	\$200,000	\$0	\$200,000	
Administration Subtotal	\$5,045,000	\$2,663,386	\$2,381,614	\$1,283,928
Architecture and Engineering				
Basic Services				
Design Development	\$3,000,000	\$0	\$3,000,000	
Construction Contract Documents	\$3,000,000	\$182,125	\$2,817,875	
Bidding	\$400,000	\$0	\$400,000	
Construction Contract Administration	\$3,750,000	\$4,806,120	-\$1,056,120	
Closeout	\$500,000	\$0	\$500,000	
Other Basic Services	\$250,000	\$0	\$250,000	
Basic Services Subtotal	\$10,900,000	\$4,988,245	\$5,911,755	
Reimbursable Services				
Construction Testing	\$0	\$0	\$0	
Printing (over minimum)	\$20,000	\$0	\$20,000	
Other Reimbursable Costs	\$20,000	\$0	\$20,000	
Hazardous Materials	\$200,000	\$0	\$200,000	
Geotechnical & Geo-Environmental	\$100,000	\$0	\$100,000	
Site Survey	\$50,000	\$0	\$50,000	
Wetlands	\$0	\$0	\$0	
Traffic Studies	\$50,000	\$0	\$50,000	
Architectural / Engineering Subtotal	\$11,340,000	\$4,988,245	\$6,351,755	\$3,424,231
CM at Risk Pre-Construction Services				
Pre-Construction Services	\$0	\$0	\$0	\$0
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$50,419,706			
Basement Construction	\$15,745,562			
SHELL				
Super Structure	\$0			
Exterior Closure	\$0			
Exterior Walls	\$0			
Exterior Windows	\$0			
Exterior Doors	\$0			
Roofing	\$0			
INTERIORS				
Interior Construction	\$0			
Staircases	\$0			
Interior Finishes	\$0			
SERVICES				
Conveying Systems	\$0			
Plumbing	\$0			
HVAC	\$0			
Fire Protection	\$0			
Electrical	\$0			
EQUIPMENT & FURNISHINGS				
Equipment	\$0			
Furnishings	\$0			
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction	\$0	\$0		
Existing Building Demolition	\$330,696	\$0		
In-Building Hazardous Material Abatement	\$0	\$0		
Asbestos Containing Floor Material / Ceiling Tile Abatement	\$1,350,000	\$1,350,000		
Other Hazardous Material Abatement	\$0	\$0		
BUILDING SITE WORK				
Site Preparation	\$10,598,551	\$0		

Template Revised: December 2023
 Incorporates revisions to MSBA's project funding limits policy, which was approved at the October 25, 2023 MSBA Board of Directors Meeting.

Category	Estimated Budget	Excluded Costs	Eligible Soft Costs
Administration:	\$5,895,000	\$2,663,386	\$3,231,614
A/E Services:	\$12,690,000	\$4,988,245	\$7,701,755
Site Acquisition: Ineligible, therefore not included in calculation			
Miscellaneous Project Costs:	\$1,100,000	\$650,000	\$450,000
FFE:	\$2,794,000	\$1,702,000	\$1,092,000
Owners Contingency: Not included in this calculation			
Total Eligible Soft Costs =			\$12,475,369

Category	Estimated Budget
CM Pre-Construction Services:	\$0
Construction Cost:	\$110,087,326
Construction Contingency: Not included in this calculation	
Total Construction Cost:	\$110,087,326
Soft Cost Allowance: 20%	
Reimbursable Soft Cost:	\$22,017,465
Eligible minus Reimbursable =	-\$9,542,096 If >0 enter into Cell C116
-If Eligible minus Reimbursable is negative; OK.	
-If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost" below in the Ineligible column.	

Scope Excluded OPM & Designer Costs associated with Scope Excluded Building Costs			
Scope Excluded Aud/PE (GSF):	1,905	(1.5500%)	
Total (GSF):	122,941		
Estimated Budget	Excluded (%)	Scope Excluded Costs	
OPM Basic Services:	\$4,930,000	1.5500%	\$76,415
Designer Basic Services:	\$11,750,000	1.5500%	\$182,125

Scope Excluded OPM & Designer Costs associated with Scope Excluded Site Work			
Scope Excluded Direct Construction Cost (\$):	\$0	(0.0000%)	
Total Direct Construction Costs (\$):	\$78,444,515		
Estimated Budget	Excluded (%)	Scope Excluded Costs	
OPM Basic Services:	\$4,930,000	0.0000%	\$0
Designer Basic Services:	\$11,750,000	0.0000%	\$0
Total Scope Excluded OPM Fees (\$): \$0 Enter in Cell C13			
Total Scope Excluded Designer Fees (\$): \$0 Enter in Cell C28			

Ineligible Fees associated with OPM (3.5%) & Designer (10%) Fee Caps					
Upper Limit:	\$67,617,550	122,941		\$550 /sf	
Construction Budget:	\$110,087,326				
Basis of OPM & Designer Fee Caps: \$67,617,550					
OPM Services Estimated Budget		Ineligible Costs	Eligible Costs	OPM Value @ 3.50%	Value > 3.5%
Basic Services:	\$4,930,000	\$2,563,386	\$2,366,614	\$2,366,614	\$0
Extra Services:	\$660,000	\$0	\$660,000		If >0 enter into Cell C15
Designer Services Estimated Budget		Ineligible Costs	Eligible Costs	Designer Value @ 10.00%	Value > 10%
Basic Services:	\$11,750,000	\$4,988,245	\$6,761,755	\$6,761,755	\$0
Extra Services:	\$940,000	\$0	\$940,000		If >0 enter into Cell C30

Ineligible Building Area	Ineligible NSF	Ineligible Aud/PE GSF	Other Ineligible GSF	Estimated District Cost
Core Academic:	5,175		7,763	\$6,951,378
Special Education:	2,000		3,000	\$2,686,350
Art & Music:	-		-	\$0
Vocations & Technology:	-		-	\$0
Chapter 74 CTE:	-		-	\$0
Health & Physical Education:	1,270	1,905	1,905	\$1,705,832
Media Center:	-		-	\$0
Auditorium / Drama:	-		-	\$0
Dining & Food Service:	187		281	\$251,621
Medical:	-		-	\$0
Administration & Guidance:	538		807	\$722,628
Custodial & Maintenance:	-		-	\$0
Other:	4,075		6,113	\$5,473,886
Total:		1,905	19,869	\$17,791,695
Grossing Factor:	1.50			

Mark Up Ratio			
Construction Budget	\$110,087,326	1.403378248	= Mark Up Ratio
Construction Trades Subtotal	\$78,444,515		

Demolition and Abatement Costs	
Total Demolition and Abatement Costs:	\$1,680,696
Ineligible Demolition and Abatement Costs:	-\$1,350,000
Eligible Demolition and Abatement Costs:	\$330,696
Marked Up Eligible Costs:	\$464,092

Site Improvements	\$0	\$0		
Site Civil / Mechanical Utilities	\$0	\$0		
Site Electrical Utilities	\$0	\$0		
Scope Excluded Site Work	\$0	\$0		
Construction Trades Subtotal	\$78,444,515	\$1,350,000		
Contingencies (Design and Pricing)	\$9,413,342	\$162,000		
Sub-Contractor Bonds	\$697,176	\$11,998		
D/B/B Insurance	\$1,859,135	\$31,995		
General Conditions	\$11,367,838	\$195,636		
D/B/B Overhead & Profit	\$3,206,427	\$55,181		
GMP Insurance		\$0		
GMP Fee		\$0		
GMP Contingency		\$0		
Escalation to Mid-Point of Construction	\$5,098,893	\$87,750		
Construction Cost over Funding Cap		\$46,522,638		
Construction Budget	\$110,087,326	\$48,417,199	\$61,670,127	\$33,246,365
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	\$0
Alternates Included in the Total Project Budget	\$0	\$0	\$0	\$0
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	\$0
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$150,000	\$0	\$150,000	
Testing Services	\$300,000	\$0	\$300,000	
Swing Space / Modulares	\$500,000	\$500,000	\$0	
Other Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
Miscellaneous Project Costs Subtotal	\$1,100,000	\$650,000	\$450,000	\$242,595
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,397,000	\$851,000	\$546,000	
Technology	\$1,397,000	\$851,000	\$546,000	
FF&E Subtotal	\$2,794,000	\$1,702,000	\$1,092,000	\$588,697
Soft Costs that exceed 20% of Construction Cost		\$0	\$0	
Project Budget	\$132,566,326	\$58,420,830	\$74,145,496	\$39,971,837

Eligible Site Work Cost			
Total Direct Site Work Costs:	\$10,598,551		
Ineligible Site Work Costs:	\$0	101,167 Eligible Building GSF	
Potentially Eligible Direct Site Work Costs:	\$10,598,551	\$55 Site Work Cost Limit (\$/sf) includes Mark Up	
Potentially Eligible Marked Up Site Work Costs:	\$14,873,776	\$5,564,185 Site Work Cost Allowance includes Mark Up	
Marked Up Eligible Site Work Costs:		\$5,564,185	

Construction Costs and Funding Cap		Ineligible Cost Breakdown	
Total Building Area (GSF):	122,941	Scope Excluded Site Work:	\$0
Ineligible Excess Auditorium/PE Areas (GSF):	-1,905	Site Work Cost beyond Funding Limit:	\$9,309,591
Other Ineligible Building Areas (GSF):	-19,869	Ineligible Demo & Abatement:	\$1,894,561
Eligible Building GSF:	101,167	Scope Excluded Aud/PE Areas:	\$1,705,832
Building Cost Funding Limit (\$/sf):	\$550	Other Ineligible Building Areas:	\$16,085,863
Eligible Building Costs:	\$55,641,850	Construction Cost over Funding Cap:	\$19,421,352
Eligible Site Work Costs:	\$5,564,185		
Eligible Demolition & Abatement Costs:	+ \$464,092		
Basis of Construction Costs:	\$61,670,127	Construction Cost Breakdown	
Construction Budget:	\$110,087,326	Total Construction Cost (\$/sf):	\$895
Basis of Construction Costs:	-\$61,670,127	Reimbursable Construction Cost (\$/sf):	\$610
Ineligible Construction Costs:	\$48,417,199	Marked Up Building Costs (\$/sf):	\$755
Construction Cost over Funding Cap:	\$0	Marked Up Site, Building Takedown & Haz Mat (\$/sf):	\$140
If > 0 enter value into Cell C98		Direct Building Cost (\$/sf):	\$603

FF&E Reimbursement				
Eligible Enrollment:	455	Enter Eligible Enrollment		
Furniture, Fixtures & Equipment:	\$1,200/student	Estimated Budget	\$1,397,000	\$546,000
Technology:	\$1,200/student	Estimated Budget	\$1,397,000	\$546,000
				\$0 If >0 enter in Cell C112
				\$0 If >0 enter in Cell C113

Incentive Points			
1.50	(0-2) Maintenance		
0.00	(0-6) Newly Formed Regional School District		
2.46	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places		
2.46		60,558 gsf Renovated or Existing to Remain	If Cell G117 > 0 enter value into Cell F116
		122,941 gsf Total at Conclusion of Project	
0.00	(0-1) Overly Zoning 40R and 40S		
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1,2, or 3 family structures		
4.00	(0-4) Energy Efficiency - "Green Schools"		
7.96	Total Incentive Points		Owner's Contingency Cap: 1.00% Construction Contingency Cap: 2.00%

Board Authorization		45.95 Reimbursement Rate Before Incentive Points
Design Enrollment	455	7.96 Total Incentive Points
Total Building Gross Floor Area (GSF)	122,941	53.91% MSBA Reimbursement Rate
Total Project Budget (excluding Contingencies)	\$132,566,326	
Scope Items Excluded or Otherwise Ineligible	-\$58,420,830	
Third Party Funding (Ineligible)	-\$0	
Estimated Basis of Maximum Total Facilities Grant ¹	\$74,145,496	
Reimbursement Rate ¹	53.91%	
Est. Max. Total Facilities Grant (before recovery) ¹	\$39,971,837	
Cx Costs associated with Ineligible Building Area ²	-\$34,403	
Cost Recovery associated with Prior Projects ²	-\$0	
Estimated Maximum Total Facilities Grant ¹	\$39,937,434	

NOTES
This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

2 - Costs associated with the commissioning of ineligible building area is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be \$. The proposed demolition of the School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the project at the existing facilities completed in . The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

Commissioning (Cx) Costs associated with Ineligible Building Area	
Building GSF:	122,941
Cx Fee per GSF:	\$1.58
Ineligible GSF:	21,774
Ineligible Cx Costs:	\$34,403 If >0 enter in Cell B128
<u>Commissioning Fee Schedule</u>	

Construction Contingency ³	\$5,504,366
Ineligible Construction Contingency ³	\$3,302,619
"Potentially Eligible" Construction Contingency ³	\$2,201,747
Owner's Contingency ³	\$1,128,316
Ineligible Owner's Contingency ³	\$27,443
"Potentially Eligible" Owner's Contingency ³	\$1,100,873
Total Potentially Eligible Contingency ³	\$3,302,620
Reimbursement Rate	53.91%
Potential Additional Contingency Grant Funds ³	\$1,780,442
Maximum Total Facilities Grant	\$41,717,876
Total Project Budget	\$139,199,009
	\$1,132.24
	\$99,261,575

167038810.3

111359206.9

Cost Recovery associated with Prior Projects	
Prior Project ID Number:	
Prior Project Total Grant:	
Propose School Opens:	
Prior Project Substantial Completion:	
Beneficial use (years):	0.00
Unused Years:	20.00
Unused Years as % of 20:	100.00%
Prior Project Cost Recovery:	\$0 If >0 enter in Cell B128

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

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Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹	Template Revised: December 2023 Incorporates revisions to MSBA's project funding limits policy, which was approved at the October 25, 2023 MSBA Board of Directors Meeting.
Feasibility Study Agreement					Soft Cost Reimbursement
OPM Feasibility Study	\$280,000	\$0	\$280,000		Category
A&E Feasibility Study	\$850,000	\$0	\$850,000		Administration: \$5,895,000
Environmental & Site	\$500,000	\$0	\$500,000		A/E Services: \$11,640,000
Other	\$570,000	\$0	\$570,000		Site Acquisition: Ineligible, therefore not included in calculation
Feasibility Study Agreement Subtotal	\$2,200,000	\$0	\$2,200,000	\$1,131,900	Miscellaneous Project Costs: \$1,100,000
Administration					FFE: \$2,794,000
Legal Fees	\$100,000	\$100,000	\$0	\$0	Owners Contingency: Not included in this calculation
Owner's Project Manager					Total Eligible Soft Costs = \$12,475,369
Design Development	\$475,000	\$0	\$475,000		
Construction Contract Documents	\$475,000	\$76,415	\$398,585		Construction Costs associated with Soft Cost Cap Calculation
Bidding	\$100,000	\$0	\$100,000		Category
Construction Contract Administration	\$3,300,000	\$2,486,971	\$813,029		CM Pre-Construction Services: \$0
Closeout	\$300,000	\$0	\$300,000		Construction Cost: \$107,745,038
Extra Services	\$0	\$0	\$0		Construction Contingency: Not included in this calculation
Reimbursable & Other Services	\$0	\$0	\$0		Total Construction Cost: \$107,745,038
Cost Estimates	\$90,000	\$0	\$90,000		Soft Cost Allowance: 20%
Advertising	\$5,000	\$0	\$5,000		Reimbursable Soft Cost: \$21,549,008
Permitting	\$0	\$0	\$0		Eligible minus Reimbursable = -\$9,073,639 If >0 enter into Cell C116
Owner's Insurance	\$0	\$0	\$0		-If Eligible minus Reimbursable is negative; OK.
Other Administrative Costs	\$200,000	\$0	\$200,000		-If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost" below in the Ineligible column.
Administration Subtotal	\$5,045,000	\$2,663,386	\$2,381,614	\$1,225,340	
Architecture and Engineering					
Basic Services					Scope Excluded OPM & Designer Costs associated with Scope Excluded Building Costs
Design Development	\$2,750,000	\$0	\$2,750,000		Scope Excluded Aud/PE (GSF): 1,905 (1.5500%)
Construction Contract Documents	\$2,750,000	\$165,850	\$2,584,150		Total (GSF): 122,941
Bidding	\$350,000	\$0	\$350,000		Estimated Budget
Construction Contract Administration	\$3,300,000	\$3,772,395	-\$472,395		OPM Basic Services: \$4,930,000
Closeout	\$450,000	\$0	\$450,000		Designer Basic Services: \$10,700,000
Other Basic Services	\$250,000	\$0	\$250,000		Scope Excluded Costs
Basic Services Subtotal	\$9,850,000	\$3,938,245	\$5,911,755		OPM Basic Services: \$4,930,000
Reimbursable Services					Designer Basic Services: \$10,700,000
Construction Testing	\$0	\$0	\$0		Scope Excluded OPM & Designer Costs associated with Scope Excluded Site Work
Printing (over minimum)	\$20,000	\$0	\$20,000		Scope Excluded Direct Construction Cost (\$): \$0
Other Reimbursable Costs	\$20,000	\$0	\$20,000		Total Direct Construction Costs (\$): \$77,634,626
Hazardous Materials	\$200,000	\$0	\$200,000		Estimated Budget
Geotechnical & Geo-Environmental	\$100,000	\$0	\$100,000		OPM Basic Services: \$4,930,000
Site Survey	\$50,000	\$0	\$50,000		Designer Basic Services: \$10,700,000
Wetlands	\$0	\$0	\$0		Scope Excluded Costs
Traffic Studies	\$50,000	\$0	\$50,000		OPM Basic Services: \$4,930,000
Architectural / Engineering Subtotal	\$10,290,000	\$3,938,245	\$6,351,755	\$3,267,978	Designer Basic Services: \$10,700,000
CM at Risk Pre-Construction Services					Extra Services: \$940,000
Pre-Construction Services	\$0	\$0	\$0	\$0	Total Scope Excluded OPM Fees (\$): \$0 Enter in Cell C13
Site Acquisition					Total Scope Excluded Designer Fees (\$): \$0 Enter in Cell C28
Land / Building Purchase	\$0	\$0	\$0		
Appraisal Fees	\$0	\$0	\$0		Ineligible Fees associated with OPM (3.5%) & Designer (10%) Fee Caps
Recording fees	\$0	\$0	\$0		Upper Limit: \$67,617,550
Site Acquisition Subtotal	\$0	\$0	\$0	\$0	Construction Budget: \$107,745,038
Construction Costs					Basis of OPM & Designer Fee Caps: \$67,617,550
SUBSTRUCTURE					OPM Services Estimated Budget
Foundations	\$65,332,282				Basic Services: \$4,930,000
Basement Construction	\$0				Extra Services: \$660,000
SHELL					Ineligible Costs
Super Structure	\$0				Eligible Costs
Exterior Closure	\$0				OPM Value @ 3.50%
Exterior Walls	\$0				Value > 3.5%
Exterior Windows	\$0				\$0
Exterior Doors	\$0				If >0 enter into Cell C15
Roofing	\$0				
INTERIORS					Designer Services Estimated Budget
Interior Construction	\$0				Basic Services: \$10,700,000
Staircases	\$0				Ineligible Costs
Interior Finishes	\$0				Eligible Costs
SERVICES					Designer Value @ 10.00%
Conveying Systems	\$0				Value > 10%
Plumbing	\$0				\$0
HVAC	\$0				If >0 enter into Cell C30
Fire Protection	\$0				
Electrical	\$0				
EQUIPMENT & FURNISHINGS					Ineligible Building Area
Equipment	\$0				Ineligible NSF
Furnishings	\$0				Ineligible Aud/PE GSF
SPECIAL CONSTRUCTION & DEMOLITION					Other Ineligible GSF
Special Construction	\$0	\$0			Estimated District Cost
Existing Building Demolition	\$605,580	\$0			Core Academic: 5,175
In-Building Hazardous Material Abatement	\$0	\$0			Special Education: 2,000
Asbestos Containing Floor Material / Ceiling Tile Abatement	\$1,350,000	\$1,350,000			Art & Music: -
Other Hazardous Material Abatement	\$0	\$0			Vocations & Technology: -
BUILDING SITE WORK					Chapter 74 CTE: -
Site Preparation	\$10,346,764	\$0			Health & Physical Education: 1,270
					Media Center: -
					Auditorium / Drama: -
					Dining & Food Service: 187
					Medical: -
					Administration & Guidance: 538
					Custodial & Maintenance: -
					Other: 4,075
					Total: 1,905
					Grossing Factor: 1.50
					Mark Up Ratio
					Construction Budget: \$107,745,038
					Construction Trades Subtotal: \$77,634,626
					1.387847711 = Mark Up Ratio
					Demolition and Abatement Costs
					Total Demolition and Abatement Costs: \$1,955,580
					Ineligible Demolition and Abatement Costs: -\$1,350,000
					Eligible Demolition and Abatement Costs: \$605,580
					Marked Up Eligible Costs: \$840,453

Site Improvements	\$0	\$0		
Site Civil / Mechanical Utilities	\$0	\$0		
Site Electrical Utilities	\$0	\$0		
Scope Excluded Site Work	\$0	\$0		
Construction Trades Subtotal	\$77,634,626	\$1,350,000		
Contingencies (Design and Pricing)	\$9,316,155	\$162,000		
Sub-Contractor Bonds	\$689,978	\$11,998		
D/B/B Insurance	\$1,839,941	\$31,995		
General Conditions	\$10,079,882	\$175,281		
D/B/B Overhead & Profit	\$3,138,205	\$54,571		
GMP Insurance	\$0	\$0		
GMP Fee	\$0	\$0		
GMP Contingency	\$0	\$0		
Escalation to Mid-Point of Construction	\$5,046,251	\$87,750		
Construction Cost over Funding Cap		\$42,672,431		
Construction Budget	\$107,745,038	\$44,546,025	\$63,199,013	\$32,515,892
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	\$0
Alternates Included in the Total Project Budget	\$0	\$0	\$0	\$0
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	\$0
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$150,000	\$0	\$150,000	
Testing Services	\$300,000	\$0	\$300,000	
Swing Space / Modulares	\$500,000	\$500,000	\$0	
Other Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
Miscellaneous Project Costs Subtotal	\$1,100,000	\$650,000	\$450,000	\$231,525
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,397,000	\$851,000	\$546,000	
Technology	\$1,397,000	\$851,000	\$546,000	
FF&E Subtotal	\$2,794,000	\$1,702,000	\$1,092,000	\$561,834
Soft Costs that exceed 20% of Construction Cost		\$0	\$0	
Project Budget	\$129,174,038	\$53,499,656	\$75,674,382	\$38,934,470

Eligible Site Work Cost			
Total Direct Site Work Costs:	\$10,346,764		
Ineligible Site Work Costs:	\$0	103,072 Eligible Building GSF	
Potentially Eligible Direct Site Work Costs:	\$10,346,764	\$55 Site Work Cost Limit (\$/sf) includes Mark Up	
Potentially Eligible Marked Up Site Work Costs:	\$14,359,733	\$5,668,960 Site Work Cost Allowance includes Mark Up	
Marked Up Eligible Site Work Costs:		\$5,668,960	

Construction Costs and Funding Cap		Ineligible Cost Breakdown	
Total Building Area (GSF):	122,941	Scope Excluded Site Work:	\$0
Ineligible Excess Auditorium/PE Areas (GSF):	-1,905	Site Work Cost beyond Funding Limit:	\$8,690,773
Other Ineligible Building Areas (GSF):	-17,964	Ineligible Demo & Abatement:	\$1,873,594
Eligible Building GSF:	103,072	Scope Excluded Aud/PE Areas:	\$1,669,542
Building Cost Funding Limit (\$/sf):	\$550	Other Ineligible Building Areas:	\$15,743,649
Eligible Building Costs:	\$56,689,600	Construction Cost over Funding Cap:	\$16,568,467
Eligible Site Work Costs:	\$5,668,960		
Eligible Demolition & Abatement Costs:	+ \$840,453		
Basis of Construction Costs:	\$63,199,013	Construction Cost Breakdown	
Construction Budget:	\$107,745,038	Total Construction Cost (\$/sf):	\$876
Basis of Construction Costs:	-\$63,199,013	Reimbursable Construction Cost (\$/sf):	\$613
Ineligible Construction Costs:	\$44,546,025	Marked Up Building Costs (\$/sf):	\$738
Construction Cost over Funding Cap:	\$0	Marked Up Site, Building Takedown & Haz Mat (\$/sf):	\$139
If > 0 enter value into Cell C98		Direct Building Cost (\$/sf):	\$595

FF&E Reimbursement				
Eligible Enrollment:	455	Enter Eligible Enrollment		
Furniture, Fixtures & Equipment:	\$1,200/student	Estimated Budget	\$1,397,000	\$546,000
Technology:	\$1,200/student	Estimated Budget	\$1,397,000	\$546,000
				\$0 If >0 enter in Cell C112
				\$0 If >0 enter in Cell C113

Incentive Points			
1.50	(0-2) Maintenance		
0.00	(0-6) Newly Formed Regional School District		
0.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places		
0.00	Renovated or Existing to Remain	0 gsf	If Cell G117 > 0 enter value into Cell F116
122,941 gsf	Total at Conclusion of Project		
0.00	(0-1) Overly Zoning 40R and 40S		
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1,2, or 3 family structures		
4.00	(0-4) Energy Efficiency - "Green Schools"		
5.50 Total Incentive Points			Owner's Contingency Cap: 0.50% Construction Contingency Cap: 1.00%

Commissioning (Cx) Costs associated with Ineligible Building Area	
Building GSF:	122,941
Cx Fee per GSF:	\$1.58
Ineligible GSF:	19,869
Ineligible Cx Costs:	\$31,393 If >0 enter in Cell B128
<u>Commissioning Fee Schedule</u>	

Cost Recovery associated with Prior Projects	
Prior Project ID Number:	
Prior Project Total Grant:	
Propose School Opens:	
Prior Project Substantial Completion:	
Beneficial use (years):	0.00
Unused Years:	20.00
Unused Years as % of 20:	100.00%
Prior Project Cost Recovery:	\$0 If >0 enter in Cell B128

Board Authorization	
Design Enrollment	455
Total Building Gross Floor Area (GSF)	122,941
Total Project Budget (excluding Contingencies)	\$129,174,038
Scope Items Excluded or Otherwise Ineligible	-\$5,499,656
Third Party Funding (Ineligible)	-\$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$75,674,382
Reimbursement Rate ¹	51.45%
Est. Max. Total Facilities Grant (before recovery) ¹	\$38,934,470
Cx Costs associated with Ineligible Building Area ²	-\$31,393
Cost Recovery associated with Prior Projects ²	-\$0
Estimated Maximum Total Facilities Grant ¹	\$38,903,077

45.95 Reimbursement Rate Before Incentive Points
5.50 Total Incentive Points
51.45% MSBA Reimbursement Rate

NOTES
This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

2 - Costs associated with the commissioning of ineligible building area is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be \$. The proposed demolition of the School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the project at the existing facilities completed in . The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

Construction Contingency ³	\$5,387,252
Ineligible Construction Contingency ³	\$4,309,802
"Potentially Eligible" Construction Contingency ³	\$1,077,450
Owner's Contingency ³	\$958,702
Ineligible Owner's Contingency ³	\$419,977
"Potentially Eligible" Owner's Contingency ³	\$538,725
Total Potentially Eligible Contingency ³	\$1,616,175
Reimbursement Rate	51.45%
Potential Additional Contingency Grant Funds ³	\$831,522
Maximum Total Facilities Grant	\$39,734,599
Total Project Budget	\$135,519,992
\$1,102.32	\$96,616,915

162623990.2 108415993.4

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

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Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)		Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹	Template Revised: December 2023 Incorporates revisions to MSBA's project funding limits policy, which was approved at the October 25, 2023 MSBA Board of Directors Meeting.
Feasibility Study Agreement	Estimated Budget				Soft Cost Reimbursement
OPM Feasibility Study	\$280,000	\$0	\$280,000		Category Estimated Budget Excluded Costs Eligible Soft Costs
A&E Feasibility Study	\$850,000	\$0	\$850,000		Administration: \$5,895,000 \$2,663,386 \$3,231,614
Environmental & Site	\$500,000	\$0	\$500,000		A/E Services: \$11,690,000 \$3,988,245 \$7,701,755
Other	\$570,000	\$0	\$570,000		Site Acquisition: Ineligible, therefore not included in calculation
Feasibility Study Agreement Subtotal	\$2,200,000	\$0	\$2,200,000	\$1,131,900	Miscellaneous Project Costs: \$1,100,000 \$650,000 \$450,000
Administration					FFE: \$2,794,000 \$1,702,000 \$1,092,000
Legal Fees	\$100,000	\$100,000	\$0	\$0	Owners Contingency: Not included in this calculation
Owner's Project Manager					Total Eligible Soft Costs = \$12,475,369
Design Development	\$475,000	\$0	\$475,000		Construction Costs associated with Soft Cost Cap Calculation
Construction Contract Documents	\$475,000	\$76,415	\$398,585		Category Estimated Budget
Bidding	\$100,000	\$0	\$100,000		CM Pre-Construction Services: \$0
Construction Contract Administration	\$3,300,000	\$2,486,971	\$813,029		Construction Cost: \$108,613,673
Closeout	\$300,000	\$0	\$300,000		Construction Contingency: Not included in this calculation
Extra Services	\$0	\$0	\$0		Total Construction Cost: \$108,613,673
Reimbursable & Other Services	\$0	\$0	\$0		Soft Cost Allowance: 20%
Cost Estimates	\$90,000	\$0	\$90,000		Reimbursable Soft Cost: \$21,722,735
Advertising	\$5,000	\$0	\$5,000		Eligible minus Reimbursable = -\$9,247,366 If >0 enter into Cell C116
Permitting	\$0	\$0	\$0		-If Eligible minus Reimbursable is negative; OK.
Owner's Insurance	\$0	\$0	\$0		-If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost" below in the Ineligible column.
Other Administrative Costs	\$200,000	\$0	\$200,000		
Administration Subtotal	\$5,045,000	\$2,663,386	\$2,381,614	\$1,225,340	
Architecture and Engineering					Scope Excluded OPM & Designer Costs associated with Scope Excluded Building Costs
Basic Services					Scope Excluded Aud/PE (GSF): 1,905 (1.5500%)
Design Development	\$3,000,000	\$0	\$3,000,000		Total (GSF): 122,941
Construction Contract Documents	\$3,000,000	\$166,625	\$2,833,375		Estimated Budget Excluded (%) Scope Excluded Costs
Bidding	\$400,000	\$0	\$400,000		OPM Basic Services: \$4,930,000 1.5500% \$76,415
Construction Contract Administration	\$2,750,000	\$3,821,620	-\$1,071,620		Designer Basic Services: \$10,750,000 1.5500% \$166,625
Closeout	\$500,000	\$0	\$500,000		
Other Basic Services	\$250,000	\$0	\$250,000		
Basic Services Subtotal	\$9,900,000	\$3,988,245	\$5,911,755		Scope Excluded OPM & Designer Costs associated with Scope Excluded Site Work
Reimbursable Services					Scope Excluded Direct Construction Cost (\$): \$0 (0.0000%)
Construction Testing	\$0	\$0	\$0		Total Direct Construction Costs (\$): \$78,301,301
Printing (over minimum)	\$20,000	\$0	\$20,000		Estimated Budget Excluded (%) Scope Excluded Costs
Other Reimbursable Costs	\$20,000	\$0	\$20,000		OPM Basic Services: \$4,930,000 0.0000% \$0
Hazardous Materials	\$200,000	\$0	\$200,000		Designer Basic Services: \$10,750,000 0.0000% \$0
Geotechnical & Geo-Environmental	\$100,000	\$0	\$100,000		Total Scope Excluded OPM Fees (\$): \$0 Enter in Cell C13
Site Survey	\$50,000	\$0	\$50,000		Total Scope Excluded Designer Fees (\$): \$0 Enter in Cell C28
Wetlands	\$0	\$0	\$0		
Traffic Studies	\$50,000	\$0	\$50,000		
Architectural / Engineering Subtotal	\$10,340,000	\$3,988,245	\$6,351,755	\$3,267,978	Ineligible Fees associated with OPM (3.5%) & Designer (10%) Fee Caps
CM at Risk Pre-Construction Services					Upper Limit: \$67,617,550 122,941 \$550 /sf
Pre-Construction Services	\$0	\$0	\$0	\$0	Construction Budget: \$108,613,673
Site Acquisition					Basis of OPM & Designer Fee Caps: \$67,617,550
Land / Building Purchase	\$0	\$0	\$0		OPM Services Estimated Budget Ineligible Costs Eligible Costs OPM Value @ 3.50% Value > 3.5%
Appraisal Fees	\$0	\$0	\$0		Basic Services: \$4,930,000 \$2,366,614 \$2,366,614 \$0
Recording fees	\$0	\$0	\$0		Extra Services: \$660,000 \$0 \$660,000 If >0 enter into Cell C15
Site Acquisition Subtotal	\$0	\$0	\$0	\$0	Designer Services Estimated Budget Ineligible Costs Eligible Costs Designer Value @ 10.00% Value > 10%
Construction Costs					Basic Services: \$10,750,000 \$3,988,245 \$6,761,755 \$6,761,755 \$0
SUBSTRUCTURE					Extra Services: \$940,000 \$0 \$940,000 If >0 enter into Cell C30
Foundations	\$65,883,651				
Basement Construction					Ineligible Building Area
SHELL					Ineligible NSF Ineligible Aud/PE GSF Other Ineligible GSF Estimated District Cost
Super Structure	\$0				Core Academic: 5,175 7,763 \$6,858,300
Exterior Closure	\$0				Special Education: 2,000 3,000 \$2,650,380
Exterior Walls	\$0				Art & Music: - - \$0
Exterior Windows	\$0				Vocations & Technology: - - \$0
Exterior Doors	\$0				Chapter 74 CTE: - - \$0
Roofing	\$0				Health & Physical Education: 1,270 1,905 \$1,682,991
INTERIORS					Media Center: - - \$0
Interior Construction	\$0				Auditorium / Drama: - - \$0
Staircases	\$0				Dining & Food Service: 187 281 \$248,252
Interior Finishes	\$0				Medical: - - \$0
SERVICES					Administration & Guidance: 538 807 \$712,952
Conveying Systems	\$0				Custodial & Maintenance: - - \$0
Plumbing	\$0				Other: 4,075 6,113 \$5,400,591
HVAC	\$0				Total: 1,905 17,964 \$17,553,466
Fire Protection	\$0				
Electrical	\$0				Grossing Factor: 1.50
EQUIPMENT & FURNISHINGS					Mark Up Ratio
Equipment	\$0				Construction Budget: \$108,613,673 1.387124755 = Mark Up Ratio
Furnishings	\$0				Construction Trades Subtotal: \$78,301,301
SPECIAL CONSTRUCTION & DEMOLITION					Demolition and Abatement Costs
Special Construction	\$0	\$0	\$0		Total Demolition and Abatement Costs: \$1,955,580
Existing Building Demolition	\$605,580	\$0	\$0		Ineligible Demolition and Abatement Costs: -\$1,350,000
In-Building Hazardous Material Abatement	\$0	\$0	\$0		Eligible Demolition and Abatement Costs: \$605,580
Asbestos Containing Floor Material / Ceiling Tile Abatement	\$1,350,000	\$1,350,000	\$0		Marked Up Eligible Costs: \$840,015
Other Hazardous Material Abatement	\$0	\$0	\$0		
BUILDING SITE WORK					Eligible Site Work Cost
Site Preparation	\$10,462,070	\$0	\$0		
Site Improvements	\$0	\$0	\$0		

Site Civil / Mechanical Utilities	\$0	\$0		
Site Electrical Utilities	\$0	\$0		
Scope Excluded Site Work	\$0	\$0		
Construction Trades Subtotal	\$78,301,301	\$1,350,000		
Contingencies (Design and Pricing)	\$9,396,156	\$162,000		
Sub-Contractor Bonds	\$695,903	\$11,998		
D/B/B Insurance	\$1,855,741	\$31,995		
General Conditions	\$10,111,482	\$174,333		
D/B/B Overhead & Profit	\$3,163,505	\$54,542		
GMP Insurance	\$0	\$0		
GMP Fee	\$0	\$0		
GMP Contingency	\$0	\$0		
Escalation to Mid-Point of Construction	\$5,089,585	\$87,750		
Construction Cost over Funding Cap		\$43,542,480		
Construction Budget	\$108,613,673	\$45,415,098	\$63,198,575	\$32,515,667
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	\$0
Alternates Included in the Total Project Budget	\$0	\$0	\$0	\$0
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	\$0
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$150,000	\$0	\$150,000	
Testing Services	\$300,000	\$0	\$300,000	
Swing Space / Modulares	\$500,000	\$500,000	\$0	
Other Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
Miscellaneous Project Costs Subtotal	\$1,100,000	\$650,000	\$450,000	\$231,525
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,397,000	\$851,000	\$546,000	
Technology	\$1,397,000	\$851,000	\$546,000	
FF&E Subtotal	\$2,794,000	\$1,702,000	\$1,092,000	\$561,834
Soft Costs that exceed 20% of Construction Cost		\$0	\$0	
Project Budget	\$130,092,673	\$54,418,729	\$75,673,944	\$38,934,244

Total Direct Site Work Costs:	\$10,462,070	
Ineligible Site Work Costs:	\$0	103,072 Eligible Building GSF
Potentially Eligible Direct Site Work Costs:	\$10,462,070	\$55 Site Work Cost Limit (\$/sf) includes Mark Up
Potentially Eligible Marked Up Site Work Costs:	\$14,512,196	\$5,668,960 Site Work Cost Allowance includes Mark Up
Marked Up Eligible Site Work Costs:		\$5,668,960

Construction Costs and Funding Cap		Ineligible Cost Breakdown	
Total Building Area (GSF):	122,941	Scope Excluded Site Work:	\$0
Ineligible Excess Auditorium/PE Areas (GSF):	-1,905	Site Work Cost beyond Funding Limit:	\$8,843,236
Other Ineligible Building Areas (GSF):	-17,964	Ineligible Demo & Abatement:	\$1,872,618
Eligible Building GSF:	103,072	Scope Excluded Aud/PE Areas:	\$1,682,991
Building Cost Funding Limit (\$/sf):	\$550	Other Ineligible Building Areas:	\$15,870,475
Eligible Building Costs:	\$56,689,600	Construction Cost over Funding Cap:	\$17,145,778
Eligible Site Work Costs:	\$5,668,960		
Eligible Demolition & Abatement Costs:	+ \$840,015		
Basis of Construction Costs:	\$63,198,575	Construction Cost Breakdown	
Construction Budget:	\$108,613,673	Total Construction Cost (\$/sf):	\$883
Basis of Construction Costs:	-\$63,198,575	Reimbursable Construction Cost (\$/sf):	\$613
Ineligible Construction Costs:	\$45,415,098	Marked Up Building Costs (\$/sf):	\$743
Construction Cost over Funding Cap:	\$0	Marked Up Site, Building Takedown & Haz Mat (\$/sf):	\$140
	If > 0 enter value into Cell C98	Direct Building Cost (\$/sf):	\$600

FF&E Reimbursement				
Eligible Enrollment:	455	Enter Eligible Enrollment		
		Funding Limit	Estimated Budget	Eligible Costs
Furniture, Fixtures & Equipment:	\$1,200/student	\$1,397,000	\$546,000	\$0 If >0 enter in Cell C112
Technology:	\$1,200/student	\$1,397,000	\$546,000	\$0 If >0 enter in Cell C113

Incentive Points	
1.50	(0-2) Maintenance
0.00	(0-6) Newly Formed Regional School District
0.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places
0.00	Renovated or Existing to Remain
122,941 gsf	Total at Conclusion of Project
0.00	(0-1) Overly Zoning 40R and 40S
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1, 2, or 3 family structures
4.00	(0-4) Energy Efficiency - "Green Schools"
5.50	Total Incentive Points
	Owner's Contingency Cap: 0.50%
	Construction Contingency Cap: 1.00%

Commissioning (Cx) Costs associated with Ineligible Building Area	
Building GSF:	122,941
Cx Fee per GSF:	\$1.58
Ineligible GSF:	19,869
Ineligible Cx Costs:	\$31,393 If >0 enter in Cell B128
Commissioning Fee Schedule	

Cost Recovery associated with Prior Projects	
Prior Project ID Number:	
Prior Project Total Grant:	
Propose School Opens:	
Prior Project Substantial Completion:	
Beneficial use (years):	0.00
Unused Years:	20.00
Unused Years as % of 20:	100.00%
Prior Project Cost Recovery:	\$0 If >0 enter in Cell B128

Board Authorization	
Design Enrollment	455
Total Building Gross Floor Area (GSF)	122,941
Total Project Budget (excluding Contingencies)	\$130,092,673
Scope Items Excluded or Otherwise Ineligible	-\$54,418,729
Third Party Funding (Ineligible)	-\$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$75,673,944
Reimbursement Rate ¹	51.45%
Est. Max. Total Facilities Grant (before recovery) ¹	\$38,934,244
Cx Costs associated with Ineligible Building Area ²	-\$31,393
Cost Recovery associated with Prior Projects ²	-\$0
Estimated Maximum Total Facilities Grant ¹	\$38,902,851

45.95 Reimbursement Rate Before Incentive Points
5.50 Total Incentive Points
51.45% MSBA Reimbursement Rate

NOTES
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1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

2 - Costs associated with the commissioning of ineligible building area is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be \$ _____. The proposed demolition of the _____ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the _____ project at the existing facilities completed in _____. The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

Construction Contingency ³	\$5,430,684
Ineligible Construction Contingency ³	\$4,344,547
"Potentially Eligible" Construction Contingency ³	\$1,086,137
Owner's Contingency ³	\$1,004,634
Ineligible Owner's Contingency ³	\$461,566
"Potentially Eligible" Owner's Contingency ³	\$543,068
Total Potentially Eligible Contingency ³	\$1,629,205
Reimbursement Rate	51.45%
Potential Additional Contingency Grant Funds ³	\$838,226
Maximum Total Facilities Grant	\$39,741,077
Total Project Budget	\$136,527,990
\$1,110.52	\$97,625,139
	\$38,902,851 ^{28.5%}

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By:
Title: Chair of School Building Committee

By:
Title: Chief Executive Officer

By:
Title: Superintendent of Schools

By:
Title: Chair of the School Committee

Date: _____

Date: _____

Date: _____

Date: _____

Reading School District - Killam Elementary
School

DRAFT

	Proposed Budget	Total Construction Cost at Schematic Design
Construction Mark-ups Costs		
Contingencies (Design and Pricing) ¹	\$3,496,171	
Escalation to Mid-Point of Construction ¹	\$1,515,008	
Subtotal	\$5,011,179	
Construction Costs		
GMP Fee ¹	\$0	\$0
GMP Insurance ¹	\$0	\$0
GMP Contingency ¹	\$0	\$0
Division 1 - General Requirements ¹	\$10,868,874	\$10,868,874
Division 2 - Existing Conditions	\$0	#DIV/0!
Division 3 - Concrete	\$0	#DIV/0!
Division 4 - Masonry	\$0	#DIV/0!
Division 5 - Metals	\$0	#DIV/0!
Division 6 - Woods, Plastics and Composites	\$0	#DIV/0!
Division 7 - Thermal and Moisture Protection	\$0	#DIV/0!
Division 8 - Openings	\$0	#DIV/0!
Division 9 - Finishes	\$0	#DIV/0!
Division 10 - Specialties	\$0	#DIV/0!
Division 11 - Equipment	\$0	#DIV/0!
Division 12 - Furnishings	\$0	#DIV/0!
Division 13 - Special Construction	\$0	#DIV/0!
Division 14 - Conveying Systems	\$0	#DIV/0!
Division 21 - Fire Suppression	\$0	#DIV/0!
Division 22 - Plumbing	\$0	#DIV/0!
Division 23 - HVAC	\$0	#DIV/0!
Division 25 - Integrated Automation	\$0	#DIV/0!
Division 26 - Electrical	\$0	#DIV/0!
Division 27 - Communications	\$0	#DIV/0!
Division 28 - Electronic Safety and Security	\$0	#DIV/0!
Division 31 - Earthwork	\$0	#DIV/0!
Division 32 - Exterior Improvements	\$0	#DIV/0!
Division 33 - Utilities	\$0	#DIV/0!
Construction Trades Subtotal	\$0	
CSI Construction Budget {w/ mark-ups}²	\$10,868,874	#DIV/0!
Uniformat Construction Budget²		\$39,187,861

¹ Markup based on Construction Cost Estimates at the conclusion of Schematic Design

² Provide Reconciled CSI Construction Cost Estimates that align with the Uniformat Estimates



Town of Reading Meeting Minutes

Board - Committee - Commission - Council:

Permanent Building Committee

Killam School Building Committee

Date: 2024-07-22

Time: 7:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Session: Open Session

Purpose: General Business

Version: Draft

Attendees: **Members - Present:**

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

Members - Not Present:

Others Present:

School Superintendent Tom Milaschewski, School Committee Chair Tom Wise, Assistant Town Manager Jayne Wellman, Facilities Director Joe Huggins (remote), Assistant Facilities Director Kevin Cabuzzi (remote), Killam Principal Lindsay Fulton (remote), Chief Financial Officer Sharon Angstrom (remote), Mollie O'Keefe - RMLD (remote), LBA Project Manager Jenni Katajamaki (remote), LBA Architect Leigh Sherwood, Colliers Project Director Mike Carroll (remote), Colliers Project Manager Shirley Ng (remote), Karen Gately Herrick (remote), Laura Stella (remote), Jack (remote 7:40 pm), Angela Binda (remote 7:44 pm)

Minutes Respectfully Submitted By: Jacquelyn LaVerde

Topics of Discussion:

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

Call to Order

Chair Carla Nazzaro called the meeting to order at 7:01 pm. She stated that Sarah McLaughlin is no longer on the School Building Committee due to time commitments and thanked her for her time on the Committee. Ms. McLaughlin is being replaced by School Committee member Shawn Brandt.

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

Public Comment

There was no comment from the public.

KSBC Liaison Reports

John Coote stated that the Sustainability subgroup had a meeting but felt it was a very confusing meeting. They were presented with a variety of energy capture systems, but it seemed that each energy supply system was only compatible with one distribution system. But Mr. Coote argued that any energy supply system should be able to work with any distribution system. Leigh Sherwood and Jenni Katajamaki of LBA clarified what the cost estimator was trying to accomplish by presenting all the options, and assured Mr. Coote

that they will communicate with the energy consultant to make it clearer at the next sustainability meeting. The Committee briefly discussed energy systems and incentives.

Killam Student Introductions

Dr. Milaschewski explained that Killam Principal Lindsey Fulton will be coordinating Killam students to attend KSBC meetings to talk about their hopes for the new school, and what makes their school special. They hoped to have a few students attend this evening, but they were unable to make it. The Committee can expect student visits in future meetings.

Designer Update:

Review MSBA PDP Comments and Responses

LBA Project Manager Jenni Katajamaki reviewed the changes and comments on the PDP received from the MSBA including: clarification that except for the classrooms, every other RISE Preschool space is ineligible for MSBA funding; confirmation that the extra 1,000 square feet in the gym would be ineligible; asking for clarification on the STEM classroom and the adaptive PE space; questioning several small storage rooms that might not be eligible; and questioning an extra 87 square feet of cafeteria space to make the staff lunchroom large enough. Dr. Milaschewski noted that they also provided answers to programming questions, though they did not quite understand the connection with the building project. There were no additional comments from the Committee

Vote on Preferred Enrollment Scenario (Full Pre-K or Partial Pre-K)

Ms. Nazzaro explained that the vote was to formalize the guidance motion from the last meeting and confirm the will of the Committee.

On a motion by Nancy Twomey, seconded by Ed Ross, the Killam School Building Committee voted 9-0-0 to approve the full Pre-K program as the preferred schematic design option.

Roll call vote: John Coote – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.

On a motion by Pat Tompkins, seconded by Ed Ross, the Killam School Building Committee voted 9-0-0 to approve the following four design options to be evaluated by LBA: code update option, A1 (renovation/addition), B1 (three-story donut scheme wrapped around a central media center), and E2 (three-story with a wing).

Roll call vote: John Coote – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.

Review and Discuss Recent Appointments to KSBC along with Committee Member Formation and Role of the Chair and Committee

Ms. Nazzaro reviewed documents in response to the request made by Ms. Twomey, Mr. Tompkins, and Mr. Ross at the previous meeting. The first was a letter written by Tom Wise, the Chair of the School Committee in 2022 when the KSBC was established, that outlined how the Killam School Building Committee was formulated to comply with MGL, MSBA, and the Reading bylaws and Home Rule Charter. It was vetted by legal counsel and the School Committee.

The next document is provided to the MSBA, which lists each member of the School Building Committee and their roles. It must be updated within twenty days of any changes to the Committee.

The next document from Town Counsel and School Committee Counsel explains the process that the Select Board went through to appoint their representative on the SBC.

The last document is from the Massachusetts Association of School Committees that outlines the role and responsibility of the School Committee Chair. Ms. Nazzaro stated that

while it is not specific to School Building Committees, it is what she uses to guide her on this Committee.

Ms. Nazzaro explained that this committee is unique, consisting of voting members from elected bodies and appointed committees, and non-voting staff members and consultants. There are a number of subgroups conducting work between meetings and reporting back to the SBC, and there are a lot of interactions outside of SBC meetings.

Dr. Milaschewski stated that he and the other staff leaders on the project stand behind Ms. Nazzaro and her leadership, and shared his perspective on all Ms. Nazzaro's work behind the scenes.

Ms. Twomey expressed her appreciation for Ms. Nazzaro's work as Chair of the Committee. She also expressed her disappointment in the perception recent events have had on the Committee due to a dysfunctional Select Board. She noted that this Committee needs to stay focused and above the outside noise.

Mr. Tompkins echoed Ms. Twomey's sentiments. He stated that he did not want the KSBC to become part of the political Select Board drama and is ready to move on.

Mr. Ross agreed with Ms. Twomey and Mr. Tompkins. He expressed his appreciation for the clarification brought by this discussion.

Mr. Haley stated that he is here to put the best project forward for Killam.

Vote of Acknowledgement of New Appointees by the PBC Appointment Committee
On a motion by Ed Ross, seconded by Greg Stepler, the Killam School Building Committee voted 9-0-0 to acknowledge Chris Haley as the local Chief Executive Officer designee and Shawn Brandt as a School Committee member designee on the Killam School Building Committee.

Roll call vote: John Coote – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.

Approval of Prior Meeting Minutes

Ed Ross moved to approve the meeting minutes of July 8, 2024, which was seconded by Pat Tompkins. Carla Nazzaro corrected the language of the guidance motion for the designer to "further explore new school options B1 and E2, with full pre-k enrollment. Both will utilize the new E2 site design."

On a motion by Pat Tompkins, seconded by Nancy Twomey, the Killam School Building Committee voted unanimously 9-0-0 to approve the meeting minutes of July 8, 2024 as amended.

Roll call vote: John Coote – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.

Future Agenda Items and Next Meeting Dates

The next meeting date is August 5th at 7:00 pm, when the Committee will vote on the selected option, and receive an update on sustainability and mechanical systems. Dr. Milaschewski stated that he has arranged for Committee members to tour Uxbridge High School on August 6th at 1:00 pm, and he will try to record videos of the tour for those who are unable to attend.

KSBC Reorganization

Ms. Nazzaro handed the gavel to Assistant Town Manager Jayne Wellman to open nominations for Chair. Nancy Twomey nominated Carla Nazzaro for Chair, which was seconded by Ed Ross. There were no other nominations.

By a vote of 9-0-0, the Killam School Building Committee unanimously elected Carla Nazzaro as Chair.

Roll call vote: Chris Haley – Yes, Greg Stepler – Yes, Ed Ross – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, John Coote – Yes, Kirk McCormick – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.

Ms. Nazzaro then opened nominations for Vice Chair. Nancy Twomey nominated Patrick Tompkins for Vice Chair, which was seconded by Chris Haley. There were no other nominations.

By a vote of 9-0-0, the Killam School Building Committee unanimously elected Pat Tompkins as Vice Chair.

Roll call vote: John Coote – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.

Ms. Nazzaro asked the members if they were interested in joining any of the working groups. Pat Tompkins stated that he would like to be added to the Sustainability Working Group.

Adjourn

On a motion by Ed Ross, seconded by Greg Stepler, the Killam School Building Committee voted unanimously 9-0-0 to adjourn at 8:07 pm.

Roll call vote: John Coote – Yes, Kirk McCormick – Yes, Ed Ross – Yes, Greg Stepler – Yes, Pat Tompkins – Yes, Nancy Twomey – Yes, Chris Haley – Yes, Shawn Brandt – Yes, Carla Nazzaro – Yes.