District: Town of Reading
School Name: J. Warren Killam Elementary School
Recommended Category: Project Scope and Budget
Date: April 23, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Reading (the "District") to replace the existing J. Warren Killam Elementary School and construct a new facility serving students in kindergarten through grade 5, plus pre-kindergarten on the site of the existing facility.

District Information	
District Name	Town of Reading
Elementary School(s)	RISE Preschool (PK) Alice M. Barrows Elementary (K-5) Birch Meadow Elementary (K-5) J. Warren Killam Elementary (K-5) Joshua Eaton Elementary (K-5) Wood End Elementary (K-5)
Middle School(s)	Arthur W. Coolidge Middle (6-8) Walter S. Parker Middle (6-8)
High School(s)	Reading Memorial High (9-12)
Priority School Name	J. Warren Killam Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1969
Existing Square Footage	60,558
Additions	2016: (2) 1,100 sq ft modular units added for Kindergarten
Acreage of Site	7.28 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	368 students
2024-2025 Enrollment	406 students
Agreed Upon Enrollment	455 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 455 students serving grades K-5, plus pre-

District Information	
	kindergarten
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	March 1, 2023
Preferred Schematic Authorization	October 30, 2024
Project Scope & Budget Authorization	On April 30, 2025 Board agenda
Reimbursement Rate Before Incentives	46.58%
Incentive Points	1.61 – Maintenance 3.00 – Energy Efficiency – "Green Schools" [1] 1.00 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1]	52.19%

[1]The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner's Project Manager (the "OPM")	Colliers Project Leaders NE, LLC
Designer	LaVallee Brensinger Architects

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a Total Project Budget of $130,011,783, which includes an estimated construction cost of $101,521,394 ($826/sq. ft.). The Estimated Basis of Total Facilities Grant would be $84,873,353, which excludes the following: legal fees; OPM and Designer fees associated with excluded scope; OPM and Designer fees beyond MSBA funding limits; costs associated with asbestos-containing floor material and ceiling tile abatement; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with swing space; costs associated with mailing and moving; costs exceeding the $1,200 per student allowance for furniture, fixtures, and equipment; costs exceeding the $1,200 per student allowance for technology; costs associated with the commissioning of ineligible building area; and, owner's and construction contingency costs.

Additionally, the proposed demolition of the J. Warren Killam Elementary School will result in the MSBA recovering a portion of state funds previously paid to the District for the 201102460017G Green Repair Roof replacement project at the existing facility completed on January 31, 2012. The MSBA has calculated this recovery of funds to be $97,544 and this amount has been deducted from the Estimated Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 455 Proposed Total Square Feet: 122,941	District's Proposed Project Budget
Project Budget[1]	$123,786,394

Scope Exclusions/Ineligible Costs	-$38,913,041
Third Party Funding	$0
Estimated Basis of Total Facilities Grant	$84,873,353
Reimbursement Rate	52.19 %
Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$44,295,403
Commissioning Costs Associated with Ineligible Building Area	-$15,632
Cost Recovery Associated with Prior Projects	-$97,544
Estimated Maximum Total Facilities Grant[2]	$44,182,227
Owner's and Construction Contingencies	$6,225,389
Ineligible Owner's and Construction Contingencies	-$4,702,568
Potentially Eligible Owner's and Construction Contingencies	$1,522,821
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$794,760
Total Project Budget	$130,011,783
Maximum Total Facilities Grant[3,4]	$44,976,987

[1]*Does not include Owner's or Construction Contingencies.*
[2]*Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.*
[3]*Includes maximum possible Owner's and Construction Contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.*
[4]*Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.*

MSBA staff recommends an Estimated Maximum Total Facilities Grant of $44,182,227; however, the District may be eligible for up to an additional $794,760 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of $44,976,987 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing J. Warren Killam Elementary School and construct a new facility serving students in kindergarten through grade 5, plus pre-kindergarten on the site of the existing facility.