

Killam School and Reading Center for Active Living (ReCAL) Joint Community Forums



In-Person

**WED, April 2, 7pm
RMHS PAC**



Virtual

**WED, April 16, 7pm
Zoom**



TOWN OF
READING
MASSACHUSETTS

Reading Town Manager: Matt Kraunelis

FY 26

Debt Exclusion

Capital Projects



Joint Forum Handout

Killam Elementary School and Reading Center for Active Living Presentation

RMHS – Performing Arts Center
April 2, 2025

Permanent Building Committee

Permanent Building Committee

Who we are and what we do:

- Appointed Committee
- Formed in 2015
- Administer Building Projects
- Building Assessments

Permanent Building Committee

John Coote, Structural Engineer, Member

Ari Greenberg, Mech Engineer, Sustainability Expert, Associate Member

Kirk McCormick, Construction Attorney, Member

Mike Nazzaro, Construction Manager, Associate Member

Greg Stepler, Mechanical Supply Chain Business Manager, Member

Patrick Tompkins, General Contractor, Chair

Nancy Twomey, Architect, Vice Chair

KSBC and Recal Building Committees

Killam School Building Committee Voting Members

- Carla Nazzaro – Chair
- Pat Tompkins – Vice Chair (PBC)
- Shawn Brandt – School Committee Rep
- John Coote – PBC
- Christopher Haley – Selectboard
- Kirk McCormack - PBC
- Ed Ross – Fincom Rep
- Greg Stepler – PBC
- Nancy Twomey – PBC

Reading Center for Active Living Building Committee Voting Members

- Pat Tompkins – Chair (PBC)
- Nancy Twomey – Vice Chair (PBC)
- John Coote – PBC
- Mark Dockser – Selectboard Rep
- Kirk McCormack - PBC
- Greg Stepler – PBC
- Nancy Ziemplak – Council on Aging

Non-Voting / Associate Members

- Ari Greenberg – PBC
- Mike Nazzaro – PBC

Killam Elementary School and Reading Center for Active Living Presentation

Why Two
Projects?
Why Now?

Killam Elementary School and Reading Center for Active Living Presentation

8 School Buildings

- 50 Year Lifespan
- Replace Every 6 Years

7 Municipal Buildings

- 50 Year Lifespan
- Replace Every 7 Years

Killam Elementary School and Reading Center for Active Living Presentation

Most Recent School Project Completed

- RMHS Renovation – completed in 2006 (19 years ago)

Most Recent Municipal Project Completed

- Reading Public Library – completed in 2015 (10 years ago)

Killam Elementary School and Reading Center for Active Living Presentation

School Building Age

Building Name	Address	Year Built	Year of Last Major Renovation
Barrows	16 Edgemont Ave.	1963	2005
Birch Meadow	27 Arthur B. Lord Dr.	1957	1995
Coolidge	89 Birch Meadow Dr.	1959	2000
Eaton	365 Summer Ave.	1920	1994
Killam	333 Charles St.	1968	none
Parker	45 Temple St.	1925	1998
RMHS & Field House	62 Oakland Rd.	1957	2006
Wood End	85 Sunset Rock Ln.	2004	none
		Average Age of Buildings	29 Years Old

Killam Elementary School and Reading Center for Active Living Presentation

Municipal Building Age

Building Name	Address	Year Built	Year of Last Major Renovation
DPW Garage	75 New Crossing Rd.	1989	none
Fire Station 1	757 Main St.	1990	none
Fire Station 2	267 Woburn St.	1956	none
Pleasant Street Center	49 Pleasant St.	1850	1993
Police Station	15 Union St.	1998	none
Reading Public Library	64 Middlesex Ave.	1894	2015
Town Hall	16 Lowell St.	1918	1990
		Average Age of Buildings	35 Years Old



Permanent Building Committee

The PBC Fully Supports both
Projects

Our Goals for These Two Projects:

1. Highest Quality
2. Sustainable
3. On Schedule
4. Budget
 1. Budgets are Appropriate
 2. Contingencies Included
 3. Savings Give Back to Town
 4. No Cost Overruns



Killam School Building Project

Town of Reading
Community Forum
April 2, 2025



Presentation Outline

1. Why the need for a new school?
2. What is the benefit for the Reading Public Schools?
3. What is the MSBA Process?
4. How much will this project cost?
5. What happens if the vote does not pass?



Why the need for a new school?

Why is a renovation or rebuild of Killam needed?



- **Physical plant** and **programmatic** deficiencies are extensive.
- Construction to Killam Elementary School was completed in 1969. Since 1969, no major renovations have been completed.
- MSBA requires districts to explore renovating the existing building, doing a renovation/addition option and new construction options. We have gone through this process and will be building a new, three story structure.
 - Any significant renovation would reach a threshold of 20% of the building's assessed value and trigger compliance requirements currently grandfathered, like ADA.



Physical Plant Deficiencies

- Lead and copper in drinking water
- Lack of ADA compliance in Hi-Def areas, student and staff bathrooms, entrances and exits, cafeteria stage
- Classroom access requires passing through other classroom
- Original electrical system and limited electrical and data connections
- Lack of fire sprinkler system
- Large scale door and window replacement needed
- Water infiltration during heavy rain
- Need for increased sight lines for safety



Images of Killam's Deficiencies





Programmatic Deficiencies

- Lack of appropriate space needed to support complexity of student needs, including special education services, multilingual learners, and small group support.
- Some classrooms and commission spaces accessible only through other classrooms.
- Library Media is located in open crossroad space used as a corridor.
- Closets used for instructional and meeting spaces.
 - Common space (hallways, stage area) used for storage
- Limited data connections in classrooms which constricts use of instructional technology.



What is the benefit for Reading Public Schools?



Benefits of a New Building

1. Impact on Killam Elementary community
2. RISE Preschool under one roof
3. District enrollment expansion
4. RMHS program expansion



Impact on Killam Elementary community

- **Community Access to Gym:** The new school will feature a state-of-the-art gymnasium, with bleacher seating for several hundred, that will be available for community rental. This provides a valuable resource for local organizations, sports teams, and community events, promoting physical activity and bringing the community together.
- **Modern Learning Spaces:** The school will include modern, flexible learning spaces designed to foster creativity, collaboration, and hands-on learning. These spaces will be equipped with the latest technology and resources, enhancing the educational experience for students and allowing teachers to implement innovative teaching strategies.
- **Nicer Outdoor Spaces:** The school will have improved outdoor areas, including playgrounds and green spaces, providing students with a safe and enjoyable environment for recreation and physical activity. These outdoor spaces will also be available for community use, offering a relaxing area for families and neighbors to enjoy.



RISE Preschool under one roof

Current Model:

- Nine classrooms (including 10 class sections) in three sites (Killam, Wood End, RMHS)
- Total current capacity is 150 including 72 students in tuition based spots, 69 students with special needs, and 10 students who do not attend RISE as a program, but participate in appointment based services
- Current waitlist is 64 students for 2024-2025 school year
- With a post-COVID increase in special education referrals and requests for screenings, we anticipate needing to increase our R.I.S.E. enrollment in the years to come.

Proposed Mode:

- With a new Killam School Building, we are proposing consolidating all classrooms which are currently dispersed across three separate locations throughout the district into a single new building. As a result, this consolidation would also open up classroom space at Wood End and RMHS.
- We were thrilled to learn that the MSBA will participate in the 12 RISE classroom spaces.



Benefit for RISE

- **Efficient Resource Allocation & Streamlined Administration:** Centralizing Pre-K programs allows for better allocation of resources like teaching staff, materials, and equipment by concentrating them in one location. This also simplifies administrative tasks such as scheduling, parent communication, and staff coordination, leading to more efficient operations.
- **Consistent Curriculum Implementation & Improved Collaboration:** With all Pre-K programs in one building, ensuring consistency in curriculum and teaching standards becomes easier. Teachers can collaborate, share best practices, and align their instruction, which enhances the quality of education and professional development opportunities.
- **Enhanced Family Engagement & Better Access to Support Services:** A single location makes it more convenient for families to engage with the school, as they can drop off multiple children and attend family events. It also improves access to support services like special education, speech therapy, and counseling, ensuring timely support for students.
- **Sense of Community:** Centralizing the programs fosters a stronger sense of community among students, teachers, and families. Students interact with peers from diverse backgrounds, while teachers collaborate more closely, creating a cohesive school culture.



District Enrollment expansion

- **Expected Enrollment:** Based on demographic studies, the district anticipates a K-5 enrollment increase starting in the 2026-2027 school year. Creating space in other buildings would enable us to proactively prepare for this enrollment increase and limit the potential of having to create/purchase additional space in the future.
- **Growing Student Need:** With an increase in our multilingual learner population, an increase in the complexity of some of the needs of our students with disabilities, and the increase in the amount of students needing additional academic support, more small group/support/intervention space is needed in all buildings, and this move opens up space for these services.

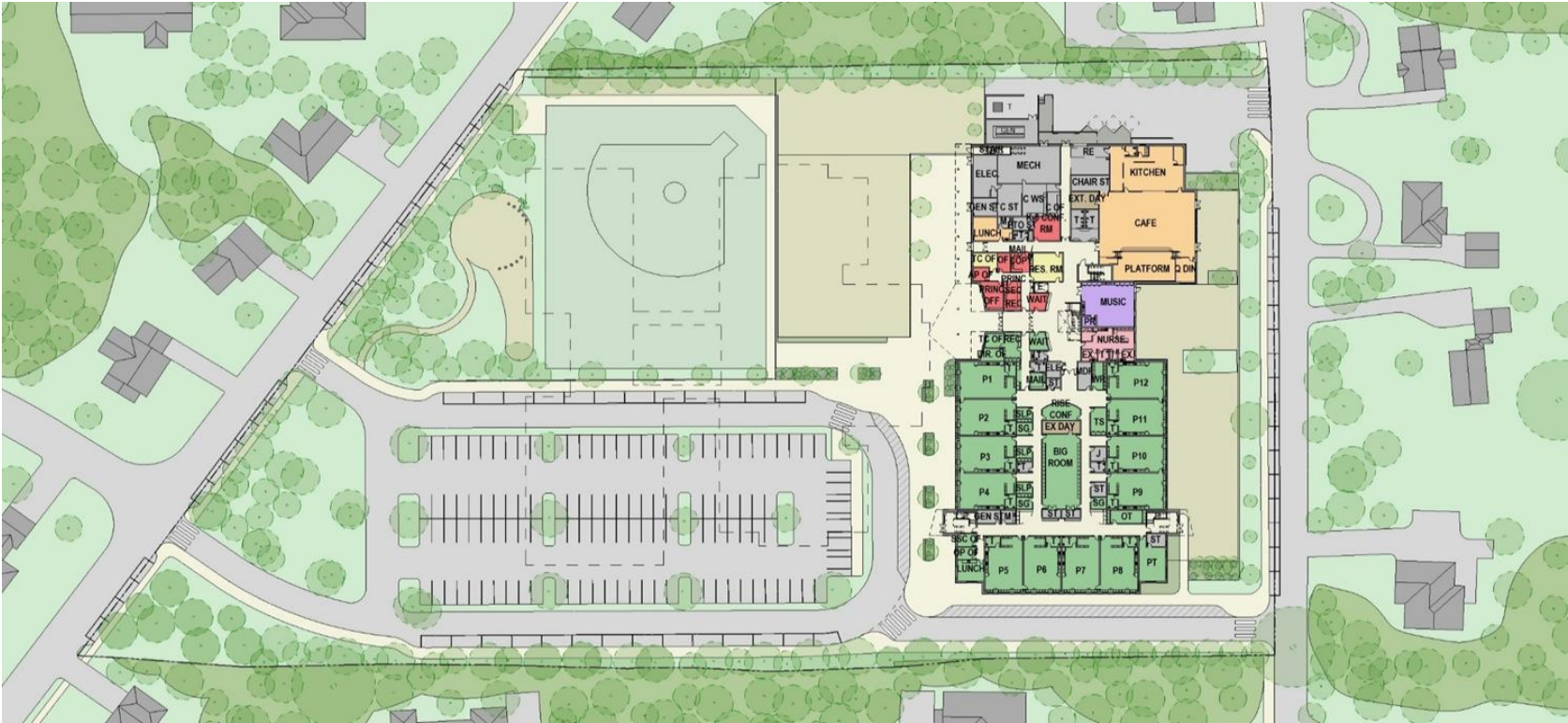


RMHS Program Expansion

- **Expand Innovation Pathway Opportunities:** RMHS recently adopted 5 Innovation Pathways - Computer Science, Engineering, Digital Media, Clean Energy and Healthcare and Social Assistance. Opening up the basement at RMHS would allow the high school to create additional labs and spaces for these programs, including the potential expansion of the robotics and computer science lab and the development of an Engineering lab to merge computer-aided design (CAD) with traditional hands-on construction. This would also allow the high school to pursue more vocational and hands-on learning opportunities.
- **Pursuit of Grant Funding:** Over the past two years, RMHS has received over \$495,000 in grant funding for innovative and hands-on learning opportunities for students. There is a significant amount of grant funding available through both DESE and the state that RMHS could pursue with additional space availability to expand programming.



Site Plan





Neighborhood View - West Side





Main Entry View





Charles Street View





Haverhill Street View



Classroom Neighborhood





Community Cafetorium





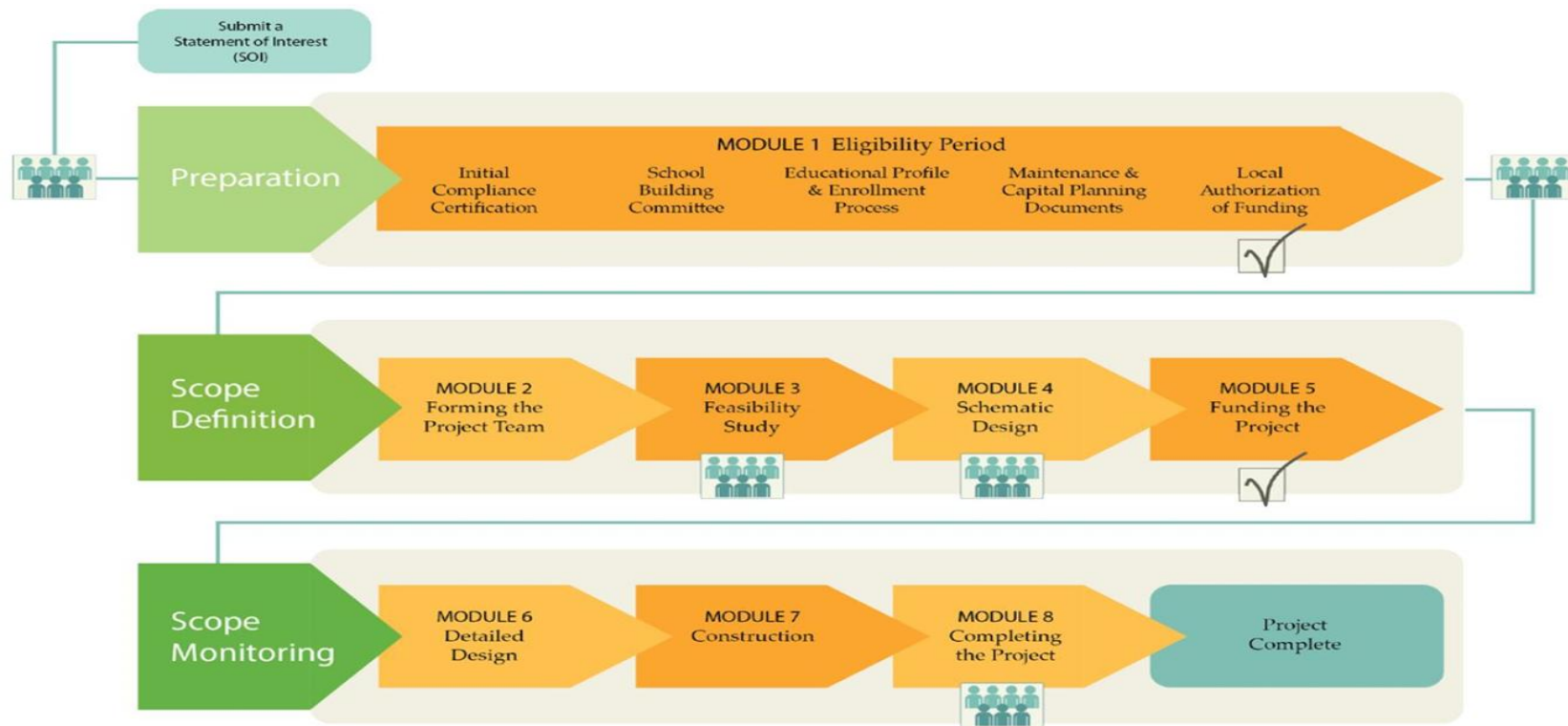
What is the MSBA Process?



What is the MSBA?

- The Massachusetts School Building Authority ("MSBA") is a quasi-independent government authority created to reform the process of funding capital improvement projects in the Commonwealth's public schools.
- The MSBA works with local communities to create affordable, sustainable, and energy efficient schools across Massachusetts.
- MSBA provides reimbursements to communities based on a predetermined percentage of eligible school construction costs.
- Since 2004, \$16.1 billion in payments were made to cities, towns, and regional school districts.
- MSBA's dedicated revenue stream consists of one penny of the State's 6.25% sales tax.

In 2021, 58 Statements of Interest were submitted to the MSBA by municipalities for funding consideration through the Core School Building Project program. Of this total, 11 districts were invited into the Senior Study phase. Following Senior Study, MSBA voted to advance Reading into the Phase 1 Preparation/Eligibility Phase.





Overall Project Schedule

PRELIMINARY OVERALL PROJECT SCHEDULE*



*Assumes New Construction and Chapter 149 Procurement



Community Feedback Opportunities

- Educational Visioning Sessions
- Community Meetings
 - Site Survey
 - Traffic Study
 - Sustainability Workgroup



Educational Visioning

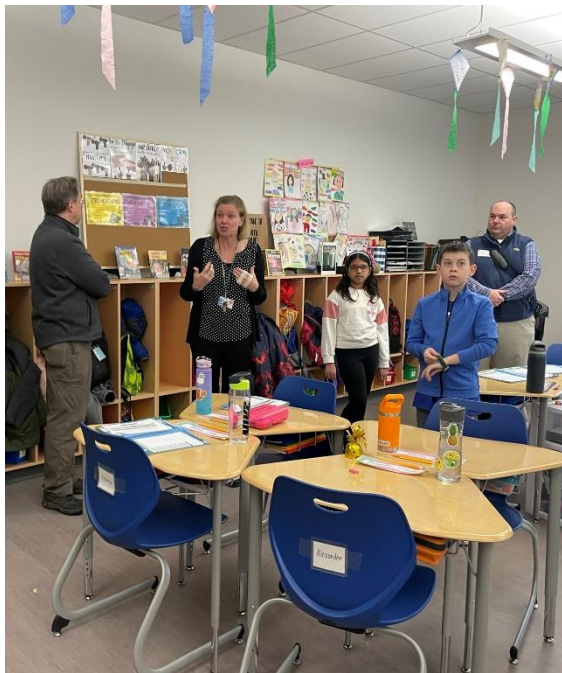
What Makes Killam, Killam?

- Warm and welcoming community
- People like one another
- TRRFCC values





Education Visioning - School Tours



Mindess Elementary
Ashland, MA



Center Elementary
Tewksbury, MA



Smith Elementary
Danvers, MA



Community Engagement





Community Priorities

Focus on Education	Community Centered	Realistic Sustainability	Safe and Healthy	'A Sense of Belonging'
<ul style="list-style-type: none"> Grade Level Classroom Pods with Dedicated SPED Spaces Sensory and Calm-Down Space Adequate Storage at Building, Grade and Classroom Levels Educational Technology that is Versatile, Wireless and Efficient Large, Flexible Classrooms Spaces for Grade-level Gathering Common Teacher Planning Offices and Conference Space Spaces that Support Interdisciplinary Programs Maker Space for Hands-on Learning and Science 	<ul style="list-style-type: none"> Ability to Pass Town Vote AC and systems that Support Year-Round Use Community Use is Secondary to Elementary Programs A Balanced Approach that Considers Cost and Value A Building that Fits and Feels Like a Neighborhood School Large Multipurpose Gym with Bleachers A Cafetorium (possible Auditorium) with AV Systems and Room Darkening Appropriate Parking for Faculty, School, and Events Supports Community Sports and Recreation 	<ul style="list-style-type: none"> All Electric Facility that Aligns with Reading's Initiatives A Climate Resilient Design with Reduced Carbon Footprint Outdoor Learning Spaces for Environmental Science Greenhouse, Nature-Based Playground, WOW Center Dimmable, Warm Lighting with Occupancy Sensors Provide Thermal Comfort and Temperature Control Materials and Products Selected for Ease of Maintenance Building as Model and Teaching Tool for Sustainable Design 	<ul style="list-style-type: none"> Separate Access Routes for Pedestrians, Cars, and Buses Improved Traffic Flow and Student Safety During and After Construction Safe Student Neighborhood Routes for Walking and Biking Explore Site Access from Charles Street and Onsite Queueing Developmentally Appropriate Shaded Play Areas – Separated from Parking A Safe and Secure Environment with Card Key and Cameras Walking/Activity Path Around the Site with Distance Markers Sufficient ADA Bathrooms 	<ul style="list-style-type: none"> Retain the Welcoming Killam School and Entrance Feeling Support the View - "Everybody Here likes Each Other" An Open, Colorful, Connected and Universally Accessible Environment A Plan Organization that is Easy to Understand and Navigate Embrace the Core Values framework (TRRFCC) of Trustworthiness, Responsibility, Respect, Fairness, Citizenship and Caring Welcome Space for Boston Resident Students and MLL Multilingual Families and Visitors Student Display and



How much will this project cost?



Project Costs

- Total Project Cost = **\$130,011,783** (this is the number that will appear on the Debt Exclusion Ballot)
- MSBA contribution = **\$44,182,227**
- Town Cost = **\$85,829,556** (this is the amount of the debt the town will incur)
- Total cost per household: \$80.50 per \$100,000 of assessed home value. Leaning towards a 20-year loan.
- Reading Memorial High School and the Wood End School project came off of the tax rolls in fiscal year 2024. \$27.15 per \$100,000
- The Reading Public Library is coming off of the tax rolls in 2026. \$16.31 per \$100,000



Project Costs (cont.)

Average home value in Reading is \$890,000

The Killam School project will add \$716.45 (\$59.70/month). If we subtract the three most recent debt exclusions (RMHS, Wood End and the RPL) of \$43.46/\$100,000 (\$386.80), **the average homeowner will end up paying \$716.45 - \$386.80 = \$329.65 tax increase.**



What happens if the vote fails?



What if the project vote fails?

- We would be out of the MSBA process and our \$44+Million grant would be directed to other communities.
- We would continue to occupy the Killam School building with all of its limitations.
- Maintain and repair systems as they fail.
- Minimum estimated costs to bring the existing building up to code is approximately \$61M.
- We would have to find temporary learning space for students during building upgrade.
- Repair costs paid 100% by Town of Reading.
- No programmatic or educational benefit.
 - Per State guidelines, the Killam School building would be about half of the size that it should be.
- We can re-apply to get into the MSBA process at a later date if we choose to.
 - The \$2.2M spent to date would have to be spent again without MSBA participation.



Reading Center for Active Living (ReCAL)

Public Forum

April 2, 2025

<https://readingma.gov/recal>



Overview

1. Why do we need the ReCAL facility?
2. How will the ReCAL facility benefit the community?
3. How does the design address our current needs?
4. How has the design been shaped by public input?
5. How much does the project cost?
6. What will happen to the old Pleasant Street Center?



Why do we need the ReCAL facility?



Reading Center for Active Living Committee update

Pleasant Street Center:

Unable to Meet the Growing Age 60+ Community Needs



Tight Kitchen



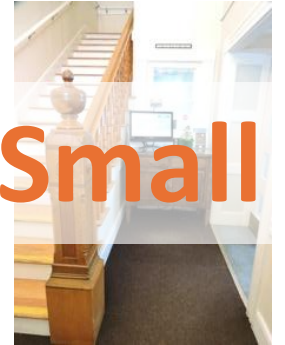
Non-Dividable Multi-Purpose Room (700 Sq. ft.)



Art/Lunch/Meeting Room (no dedicated storage)



Office in the Hallway



Registration in Stairwell

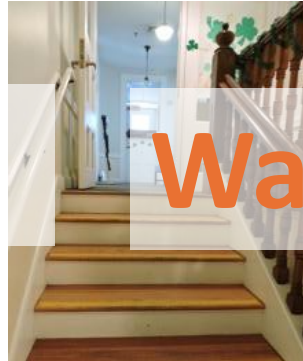
Old Building Flooding Problems Too Small



Nurse & Senior Case Worker Office (no privacy or one-on-one space)



Waiting Areas in Hallways



Waitlist for Programs



Game Rooms (in basement) Too small

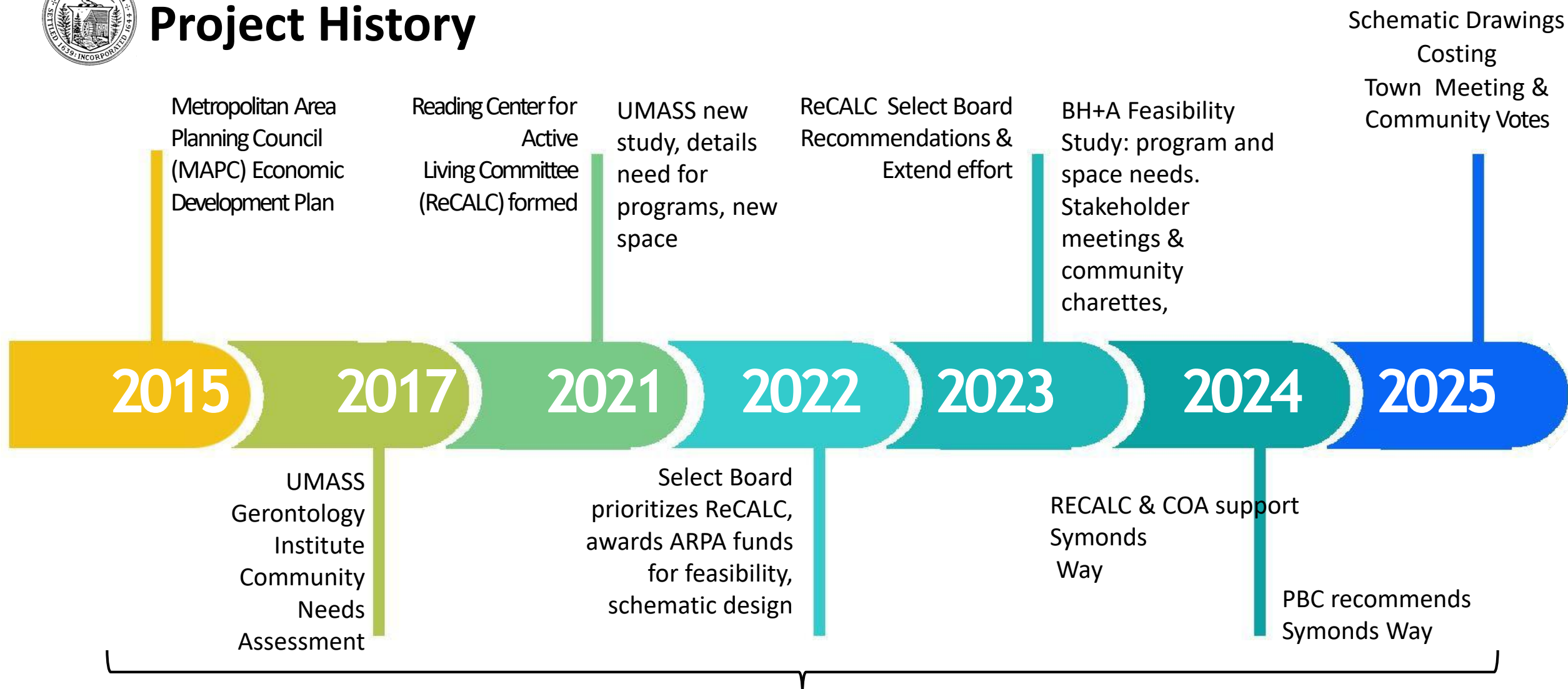


Computer Room (in basement)

Noxious Odors



Project History



10 Years of Planning & Need Identification



Reading Center for Active Living Committee Summary

Prioritizing a Vulnerable Population Age 60+

- **NEED:** The Reading Center for Active Living **is a NEED** supported by data provided by professional consultants and 10+ years of exploration.
- **IMPACT¹:** Serve the growing 60+ population: 20% in 2010, 26% 2020, 28.6% 2024, **30% 2030**.
- **SPACE:** Reaching more members of our 60+ population requires we create **better accessible and inclusive spaces** acknowledging that individuals will have a varying degree of interests and physical capabilities.
- **SPACE:** **Waitlists** for many popular programs. **Inadequate office and program spaces**. Many programs simply can't be offered.



¹ Community Engagement and Planning Report, ReCal, December 2022



Reading Center for Active Living Committee Summary

Diverse needs of the 60+ Population

- There is a wide range in our 60+ population **spanning over 40+ years**
- Not reaching the whole 60+ population due to **lack space and lack of flexible as well as recreational spaces that cater to various needs, interests and abilities**
- **Ages 60 - 69 are 46% of the Reading 60+ community.** (CAL centers note a **drastic increase in participation** of this age range upon opening due to the more active spaces in the building and the inclusive/modernized design.)





How will the ReCAL facility benefit the community?



Reading Center for Active Living

SOMETHING FOR EVERYONE





Reading Center for Active Living

- To promote health, wellness, and community engagement, particularly for residents aged 60 and over.
- ReCAL will replace the Pleasant Street Center...adding new capabilities for programming to the 60+ community and the entire community
- A welcoming space that supports social interaction, recreational activities, and access to various programs and services for individuals of all ages.



Elder & Human Services



Veterans Services



Recreation

Senior Space with Shared Community Resources

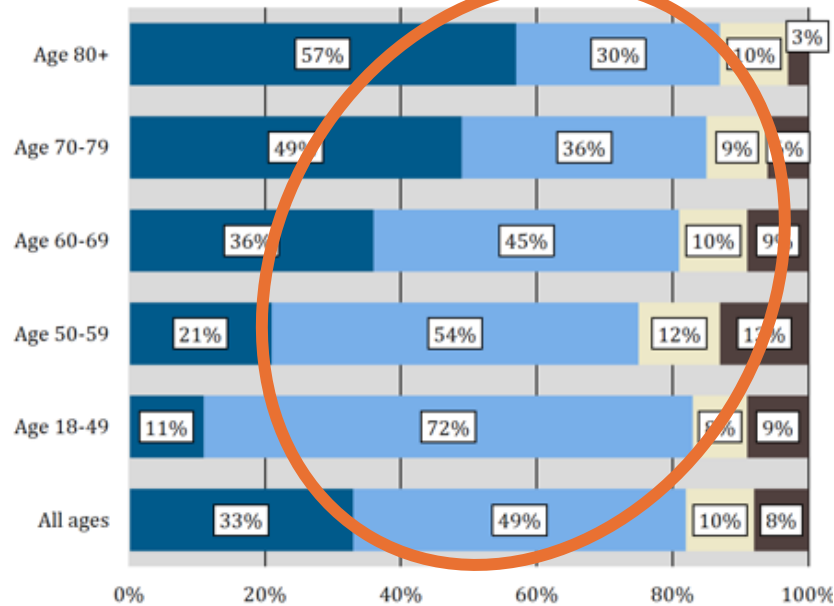


Reading Center for Active Living Committee update

Programming a Solution

2022 Survey Results

Figure 6. Most preferred scenario, by age



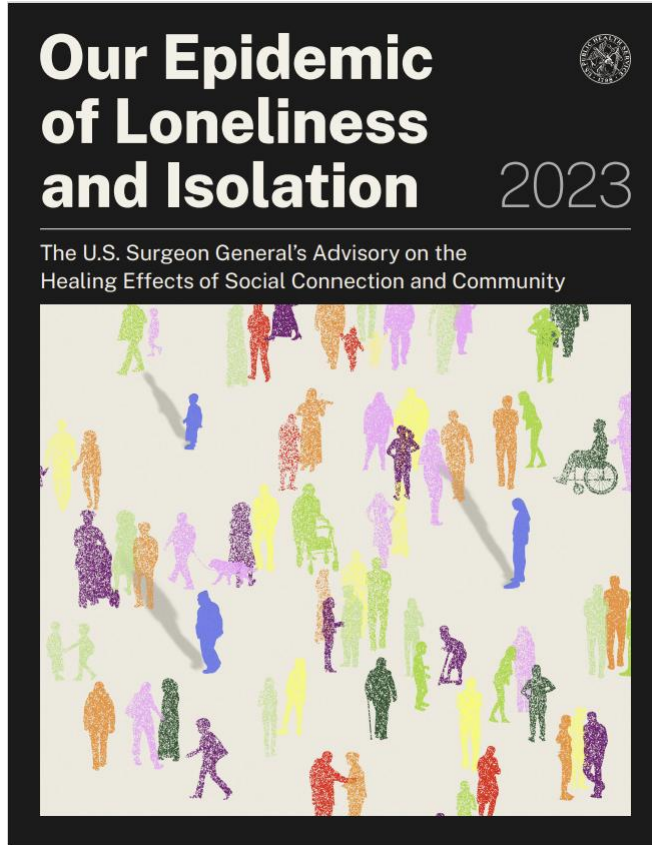
- A Senior Center for residents age 60+
- An all-ages Community Center including designated space and programming for residents age 60+
- I have no preference
- Other (please specify):

1472
Responses to
24 Questions

Light Blue: All-ages Community Center



Project Impact



*“The lack of social connection **can have significant economic costs to individuals, communities, and society.** Social isolation among older adults alone accounts for an estimated \$6.7 billion in excess Medicare spending annually...”*

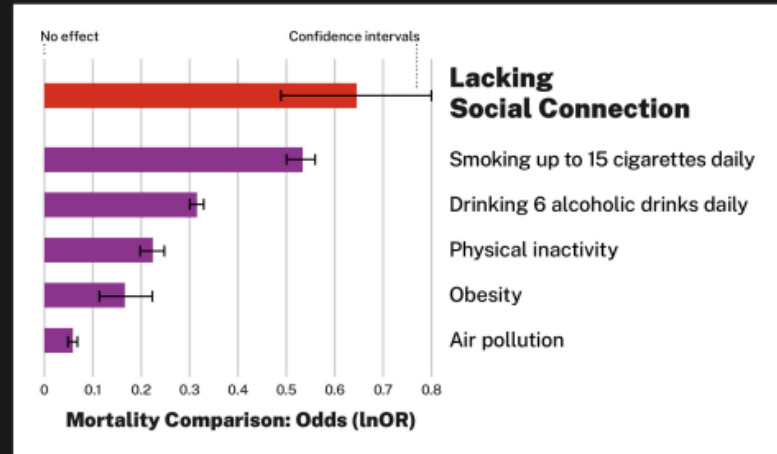
*“The impact of social **connection not only affects individuals, but also the communities they live in.**”*

Social Connection for a Healthy and Productive Society



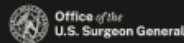
Project Impact

Lacking social connection is as dangerous as smoking up to 15 cigarettes a day.



Comparison groups: Complex measures of social integration: high v. low; not smoking v. smoking \leq 15 cigarettes daily; alcohol abstinence v. drinking $>$ 6 alcoholic drinks daily; physical activity v. inactivity; low BMI v. high BMI; low air pollution v. high air pollution.

Source: Holt-Lunstad J, Robles TF, Sbarra DA. Advancing Social Connection as a Public Health Priority in the United States. *American Psychology*. 2017;72(6):517-530. doi:10.1037/amp0001103. This graph is a visual approximation.



The Six Pillars to Advance Social Connection

Pillar 1

Strengthen Social Infrastructure in Local Communities

- Design the built environment to promote social connection
- Establish and scale community connection programs
- Invest in local institutions that bring people together

Build Environment for Social Connection



Turner & Townsend
Heery



Reading Center for Active Living

SOMETHING FOR EVERYONE



Ages 60+

+ Senior hub space with lounge, café area with coffee, card/game room, program room, and fitness room on first floor
+ Priority programming in the rest of the spaces throughout the day to ensure needs of the 60+ population are being met (policy to follow)



Adults 18+

+ Organized Enrichment and Sports Programming



Middle School & High School

+ Organized After School Programming and/or evening programming for socialization, recreation and/or enrichment



Elementary Aged

+ Organized Enrichment and Sports Programming



Infants and Toddlers

+ Parent/Grandparent/Guardian & Me Programming



Reading Center for Active Living

SOMETHING FOR EVERYONE



All members of the community

- + Access to walking track and fitness equipment room (there will be relevant age and supervisory policies)
- + Drop-in times for gym use
- + Recreational and enrichment programming for all ages
- + Access to our public health and social services resources who serve all ages
- + Outdoor patio on the 2nd floor to enjoy a meal, a coffee, socialize
- + Opportunity to rent spaces for birthday parties, baby showers, wedding receptions, banquets, meetings, sports practices
- + A place for Town Community Events such as the FORR Daddy/Daughter Dance, Memorial and Veterans Day receptions, plays and performances
- + An emergency shelter for the Town
- + A voting location for the Town



How has the design been shaped by public input?



Public Engagement Since Oct 2023

- **60** Public Meetings during Study and Design phases
 - More than **12** additional design input meetings with Town departments & Community Organizations
- **15+** Site Visits to other Centers
- **1472** Survey Responses
- **3** Project Working Groups – meeting weekly or biweekly
 - Communications
 - Stakeholder (design)
 - Sustainability
- **12** Public Forums



Public Engagement

Community Television

Email Input

Email us at RECAL@readingma.gov.

Website with FAQ



Social Media



Automatic Updates



Notifications



Town News Flash



Newsletters

Reading's Newsletter for Adults 60+ January 2025

PLEASANTRIES

49 Pleasant Street Reading, MA 01867 (781) 942-6794
Hours: M-Th: 8:30am - 4:00pm Fr: 8:30am - 12:00pm
www.readingma.gov/205/Elder-Human-Services

Clerk
Linda Antinoro
lantinoro@readingma.gov
781-942-6794
Administrator
Chris Kowaleski 781-942-6796
ckowaleski@readingma.gov
Senior Center Coordinator

RECAL PUBLIC FORUMS

Please join the next two Reading Center for Active Living (ReCAL) public forums on Tuesday, January 28th and Tuesday, March 5th. Both forums will start at 7:00pm at the Pleasant Street Center. Do you have feedback or thoughts to share on the project? Email them to ReCAL@readingma.gov.

NEW YEAR LUNCHEON

Press Articles

Daily Times Chronicle

The Reading Post

Video



Suggestion box



Flyers



Forums



Turner & Townsend Heery



Public Engagement Led to Spaces That...

- **Right-sized** to serve Reading well into the future.
 - Not too big, but plenty of room to grow.
- Fosters **wellness**, both physical and mental health
 - Access to indoor fitness, yoga, walking, and more
 - Access to outdoor spaces with a wooded setting
 - Many activities to promote mental stimulation including games, crafts, maker space, and lifelong learning
- Provides Emotional Support and **Socialization**
 - Lounges, cafes, and casual spaces to gather, relax, and create new friendships
 - Large multipurpose space that ends wait lists for large gatherings, celebrations and also offers rental opportunities
- Offers Cultural and **Community Opportunities**
 - Multi-departmental offerings with shared activities and programs expands options
 - Building respect across generations
- Improves Access to **Services**
 - Private access to health, social & financial services
 - Fully accessible building and spaces to meet the needs of all residents and all abilities



How does the design address our current needs?



Reading Center for Active Living

View from Parking Area





Reading Center for Active Living

SOMETHING FOR EVERYONE



Senior Lounge



Senior Cafe



Reading Center for Active Living

SOMETHING FOR EVERYONE





Reading Center for Active Living

SOMETHING FOR EVERYONE



Variety of program rooms



Reading Center for Active Living

SOMETHING FOR EVERYONE



Gymnasium with
Elevated Walking Track



Community Resource Area

↑ Athletic Fields existing.

Site Plan

MASTER PLAN LEGEND

- 1 NEW CENTER FOR ACTIVE LIVING BUILDING
- 2 NEW PICKLEBALL COURTS - 7 TOTAL COURTS
6 RECREATION SIZED COURTS
1 ACCESSIBLE SIZED COURT
- 3 NEW PARKING LOT AT CAL BUILDING
TOTAL NEW SPACES = ± 90 SPACES
- 4 PICKLEBALL WAITING/VIEWING AREA
- 5 NEW WETLAND BOARDWALK
- 6 RANGE ROAD EXPANSION TO FUTURE PICKLEBALL COURTS PROJECT
- 7 NEW OUTDOOR FITNESS AREA
- 8 NEW OUTDOOR PATIO AREAS
ACOUSTIC FENCE AT SOUTHERN PATIO AREA
- 9 NEW ROAD CONNECTION AT BURBANK ICE ARENA PARKING



PICKLEBALL COURTS are separate project.

Wilderness Walkway proposed

15 Acres of Town Owned Land

1/21/25



Turner & Townsend Heery



Reading Center for Active Living SOMETHING FOR EVERYONE – HIGHLY DESIRABLE

Documented increases in participation when opening → 170-360%

Sudbury Community Center

completed 2024 (new build) Population 19,000, 62,000 sq ft

Newton Center for Active Living

completed 2024 (new build) Population 88,000, 37,000 sq ft

Sandwich Center for Active Living

completed 2023 (new build) Population 20,000, 26,000 sq ft.

Pembroke Community Center

completed in 2023 (new build) Population 18,000, 33,240 sq ft

Randolph Intergenerational Community Center

completed in 2017 (new build) Population 35,000, 30,000 sq ft

Lexington Community Center

completed in 2015 (bought existing building and renovated) Population 34,000, 32,600 sq ft building



How much does the project cost?



Project Costs

- Total Project Cost = **\$27,900,000** (this is the number that will appear on the Debt Exclusion Ballot)
- Total Project Cost inclusive of all project costs and contingencies
- Total cost per household: \$29.78 per \$100,000 of assessed home value. Based on a 15-year loan at 3% interest.
- Reading Memorial High School and the Wood End School project came off of the tax rolls in fiscal year 2024. \$27.15 per \$100,000
- The Reading Public Library is coming off of the tax rolls in 2026. \$16.31 per \$100,000



Project Costs (cont.)

Average home value in Reading is \$890,000

The ReCAL project will add \$265.04 (\$22.08/month). If we subtract the three most recent debt exclusions (RMHS, Wood End and the RPL) of \$43.46/\$100,000 (\$386.80), **the average homeowner will end up paying \$265.04 - \$386.80 = \$121.76 tax decrease.**



Tax Impacts



Combined Potential Impact of Killam & ReCAL Projects:

Killam: \$80.5/yr/\$100k home value after MSBA grant

ReCAL: \$29.8/ yr/\$100k home value

Retiring Debt Payments: \$43.5/yr/\$100k home value

Combined impact: \$66.8/yr/\$100k home value

Example 1: \$600k home **\$400/yr, \$33/mo**, max. tax increase for both projects

Example 2: \$800k home **\$534/yr, \$45/mo** max. tax increase for both projects

Example 3: \$1M home **\$669/yr, \$56/mo**, max. tax increase for both projects

(Estimate a gradual tax increase between 2026 and 2029 for this amount)

(Estimate 25% 2026, 40% 2027, 29% 2028, 6% 2029)

(\$800k home: \$134 tax increase in 2026. Full amount of increase hits 2029)



Tax Impacts



Tax Impact Calculator

Calculate your tax impact for next year if the Town approves the projects below.

The Town anticipates putting forward two debt exclusions for major building projects:

- The Reading Center for Active Living (ReCAL) project involves building a new senior-focused community center on Symonds Way, with space for Town-wide recreation, and elder & veterans services.
- The Killam School Building Project is a replacement for the current Killam School, which has never been improved or renovated. It is part of the Massachusetts School Building Authority (MSBA) program, which will contribute over \$44,000,000 to the cost of the new school.

You can get your assessed property value from Patriot Property's Assessment Database for the Town of Reading by entering your street name and number in the search bar at the top of the page and clicking "Go". Click the "Parcel ID" for your property, then locate the "Current Property Assessment" section towards the middle of the page. The "Total Value" number is your property's assessed value.

FIND YOUR ASSESSED VALUE HERE

Home Value

Enter your home value i.e. 1200000

Choose at least one of the projects below to calculate your tax increase.

The tax rate impact values below are estimates only. Values may vary based on when debt for any given project is added to the tax base.

Select All / Unselect All

Select All / Unselect All

- Killam School Building Project
- Reading Center for Active Living (ReCAL)

Project	Type	Amount	Tax Increase
Killam School Building Project \$80.50 per \$100,000	Debt Exclusion	\$85,829,556*	
Reading Center for Active Living (ReCAL) \$29.78 per \$100,000	Debt Exclusion	\$27,900,000	
RETIRED DEBT (below here)			
RMHS & Wood End School debt retired in FY24 \$27.15 per \$100,000	Note: this reduction was seen in your FY25 tax bill		
Reading Public Library debt retiring in FY26 \$16.31 per \$100,000	Note: this reduction will be seen in your upcoming FY26 tax bill		
	TOTAL		

*This number represents the debt the Town will incur *after* MSBA funding is applied. The project total is \$130,011,783, with the MSBA contributing \$44,182,227 towards the project via reimbursement.

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Tax assistance programs available for those in need

<https://taxcalculator.readingma.gov/>



Turner & Townsend
Heery



What will happen to the old Pleasant Street Center?



Pleasant Street Center

Quick Facts

- Finished Living Area is 4,320 square feet.
- Currently assessed at \$869,100 but a commercial appraisal is now being conducted and will be done in time for Town Meeting.
- Site located in a Multi-Family A40 Zone, but at 22,512 square feet, falls short of the 40,000 square foot minimum requirement.
- On the Massachusetts Historic Registry (of local importance), which may be a hurdle to redevelopment possibilities.



Pleasant Street Center

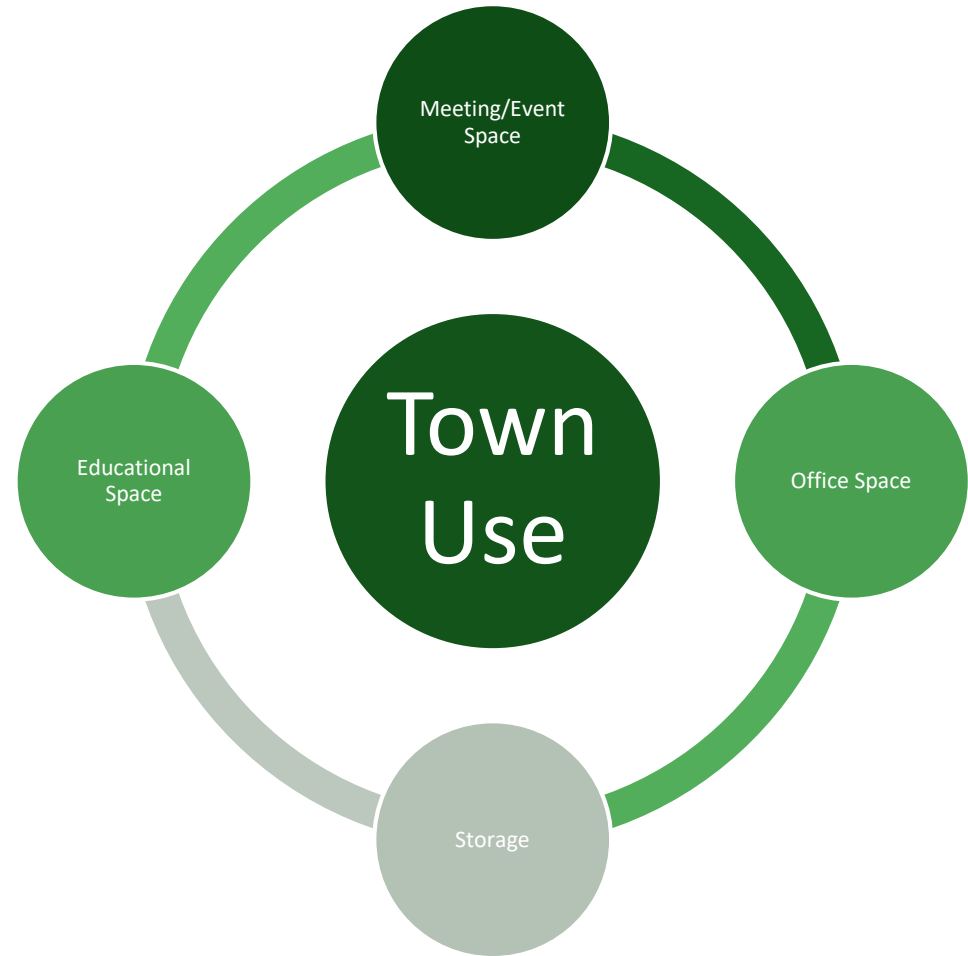
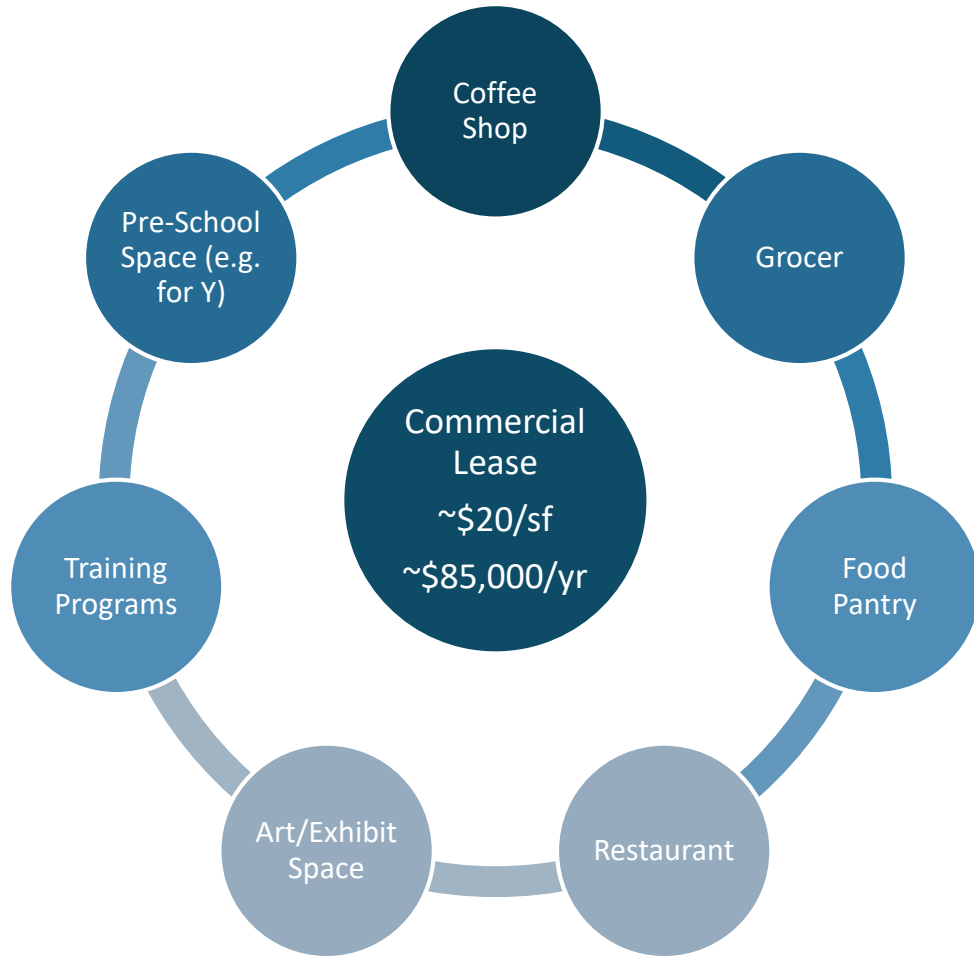
A New Life

- Keep for future Town Use.
- Lease to a for-profit or non-profit.
- Sell the property.
- Gift to Reading Housing Authority (RHA), who could leverage grants and subsidies to create 3+ affordable units to be managed by the RHA (RHA may be exempt from Multi-Family zoning limitations).



Pleasant Street Center

Potential Uses





Pleasant Street Center

Non-Profit Examples in Other Communities



INSpire Café, Wakefield

- Sponsored by the Boys & Girls Club.
- Provides meaningful employment opportunities for individuals with diverse abilities.

Breaking Grounds Café, Peabody

- Created by Northeast Arc to support local restaurants in need of employees.
- Provides employment training to people with disabilities or autism.





Pleasant Street Center

Repurposing Examples in Other Communities



The Center for the Arts, Natick

- Performance Venue
- Screenings
- Community Events
- Education



Firehouse Center for the Arts, Newburyport

- Theater
- Music
- Gallery
- Education

Q & A

<https://readingma.gov/recal>