SCHOOL COMMITTEE MEETING

John R. Pierce K-8 School

September 15, 2022

LEFTFIELD
THE RIGHT CHOICE IN PROJECT MANAGEMENT

TODAY'S AGENDA

01 PIERCE SCHOOL
- Opening Remarks
- Introductions
- Public Process
- Existing Conditions & Needs

02 MSBA FEASIBILITY STUDY/SCHEMATIC DESIGN
- MSBA Process Overview
- Summary of Options Studied
- Schedule

03 DESIGN UPDATE
- Revised Site Plan
- Revised Floor Plans
- Revised Renderings

04 PROJECT COSTS
- Schematic Design Estimate
- Proposed Value Engineering
- How we got to Current Budget
- Proposed Total Project Budget
- Potential Escalation
- Next Steps
- Why Pierce Now?

05 QUESTIONS & ANSWERS

PIERCE SCHOOL
OPENING REMARKS

PUBLIC SCHOOLS of BROOKLINE

PIERCE SCHOOL
SCHOOL BUILDING COMMITTEE

Bernard Greene, Co-Chair
Select Board
Janet Fierman, Co-Chair
Building Commission
Helen Charlupski, Co-Chair
School Committee
Melvin Kleckner
Town Administrator
Melissa Goff
Deputy Town Administrator
Daniel Bennett
Building Commissioner
Carol Levin
Advisory Finance Committee
Steve Heikin
Planning Board
Charlie Simmons
Director of Public Buildings
Nancy O'Connor
Parks and Recreation Commission
Tony Guigli
Building Department Project Administrator
Linus J. Guillory Jr., PhD
Superintendent of Schools
Andy Liu
School Committee
Lesley Ryan-Miller
Deputy Superintendent of Teaching & Learning
Samuel Rippin
Asst. Superintendent of Schools Admin. & Finance
Jamie Yadoff
Pierce School Principal
Matt Gillis
Director of Operations, PSB Project Manager
Aaron Williams
Pierce School Parent
Nurit Zuker
Pierce School Parent

PIERCE SCHOOL
PROJECT TEAM

LEFTFIELD

MDS ARCHITECTS

SASAKI

Better design, together.

CONSIGLI

Est. 1905

PIERCE SCHOOL
PUBLIC MEETINGS

Eligibility & Preliminary Design Program Phase Meetings – 21 Public Meetings (June 3, 2019 – June 15, 2021)

- SBC Meeting April 22, 2020
- SBC Meeting June 18, 2020
- SBC Meeting September 23, 2020
- SBC Meeting October 6, 2020
- SBC Meeting January 28, 2021
- SBC Meeting June 14, 2021

- Public Forum March 2, 2021
- Public Forum March 15, 2021
- Public Forum March 18, 2021

- Building Commission Meeting May 12, 2020
- Building Commission Meeting June 9, 2020
- Building Commission Meeting August 11, 2020
- Building Commission Meeting September 8, 2020
- Building Commission Meeting October 13, 2020
- Building Commission Meeting November 10, 2020
- Building Commission Meeting December 8, 2020
- Building Commission Meeting January 12, 2021
- Building Commission Meeting February 9, 2021
- Building Commission Meeting March 9, 2021
- Building Commission Meeting April 13, 2021
- Building Commission Meeting May 11, 2021

PIERCE SCHOOL
PUBLIC MEETINGS

Preferred Schematic Report Phase Meetings – 17 Public Meetings (June 16, 2021 – March 2, 2022)

- SBC Meeting August 4, 2021
- SBC Meeting September 9, 2021
- SBC Meeting September 30, 2021
- SBC Meeting October 14, 2021
- SBC Meeting October 21, 2021
- SBC Meeting October 28, 2021
- SBC Meeting November 8, 2021
- SBC Meeting December 6, 2021
- SBC Meeting December 13, 2021

- Public Forum October 25, 2021

- Building Commission Meeting June 15, 2021
- Building Commission Meeting July 13, 2021
- Building Commission Meeting August 10, 2021
- Building Commission Meeting September 14, 2021
- Building Commission Meeting October 12, 2021
- Building Commission Meeting November 9, 2021
- Building Commission Meeting December 14, 2021

PIERCE SCHOOL
PUBLIC MEETINGS

Schematic Design Phase Meetings To Date (Ongoing) – 22+ Public Meetings (March 3, 2022 – December 21, 2022)

- SBC Meeting January 13, 2022
- SBC Meeting February 3, 2022
- SBC Meeting February 17, 2022
- SBC Meeting March 7, 2022
- SBC Meeting April 1, 2022
- SBC Meeting April 14, 2022
- SBC Meeting April 28, 2022
- SBC Meeting May 19, 2022
- SBC Meeting June 16, 2022
- SBC Meeting July 6, 2022
- SBC Meeting July 13, 2022
- SBC Meeting July 20, 2022

- Building Commission Meeting January 11, 2022
- Building Commission Meeting February 15, 2022
- Building Commission Meeting March 15, 2022
- Building Commission Meeting April 12, 2022
- Building Commission Meeting May 10, 2022
- Building Commission Meeting June 14, 2022
- Building Commission Meeting June 29, 2022
- Building Commission Meeting July 12, 2022
- Building Commission Meeting August 9, 2022

- Public Forum June 13, 2022

PIERCE SCHOOL
PUBLIC PROCESS

PUBLIC SCHOOLS of BROOKLINE

HOME | DISTRICT | SCHOOLS | STUDENTS & FAMILIES | SCHOOL COMMITTEE | HUMAN RESOURCES | BUILDING PROJECTS | STAFF PORTAL

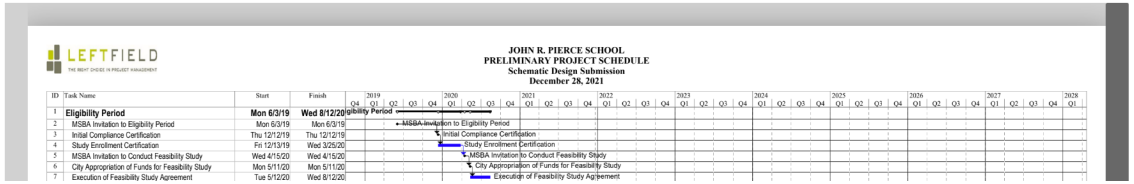
HOME / DISTRICT Building Projects

BUILDING PROJECTS

- Overview
- BHS Expansion Project
- Driscoll School Building Project
- Pierce School Building Project

Pierce School Building Project - Overview

- School Street Traffic Study (May 23, 2022)
- Community Forum Recording (June 13, 2022) Passcode: MXi!A1Vj
- Preferred Schematic Report (Published December 23, 2021)
- Preliminary Design Program (Includes Educational Plan and Space Summary)
- Project Schedule (Updated December 2021)



FAQ'S

SUBMIT A QUESTION OR COMMENT

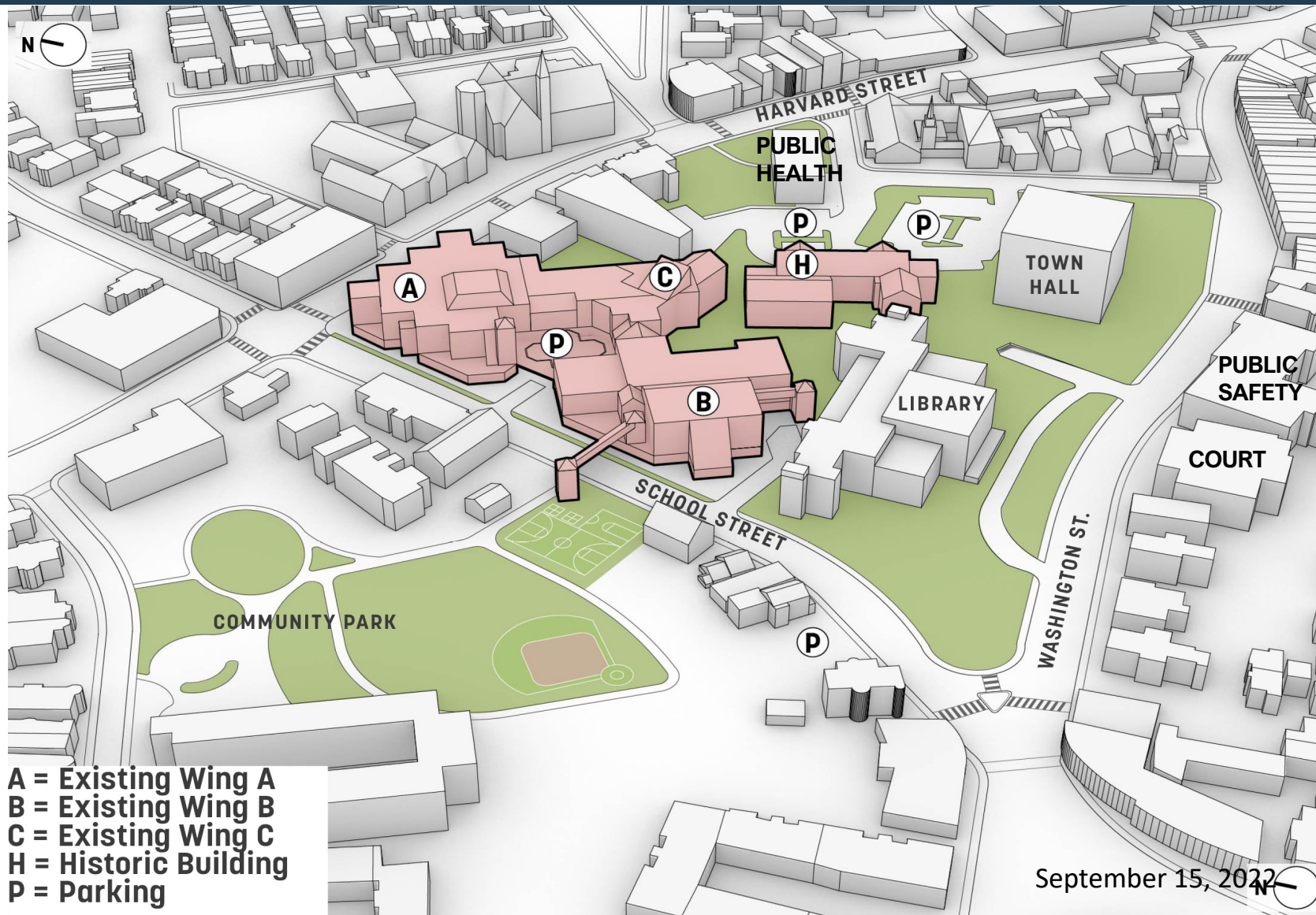
SUBSCRIBE TO EMAIL UPDATES

Most Recent Meeting

PIERCE SCHOOL
EXISTING CONDITIONS & NEEDS

Pierce School Today

- Situated in Brookline Village within Government Campus
- 2.5 Acre School Campus
- 725 Students in K-8 Currently
- 800 Students in PreK-8 Proposed
- All Parking below Building in Garage Structure
- School's Playground is a Town Park
- Pick-up/Drop-Off is Off Site
- Steep Topography

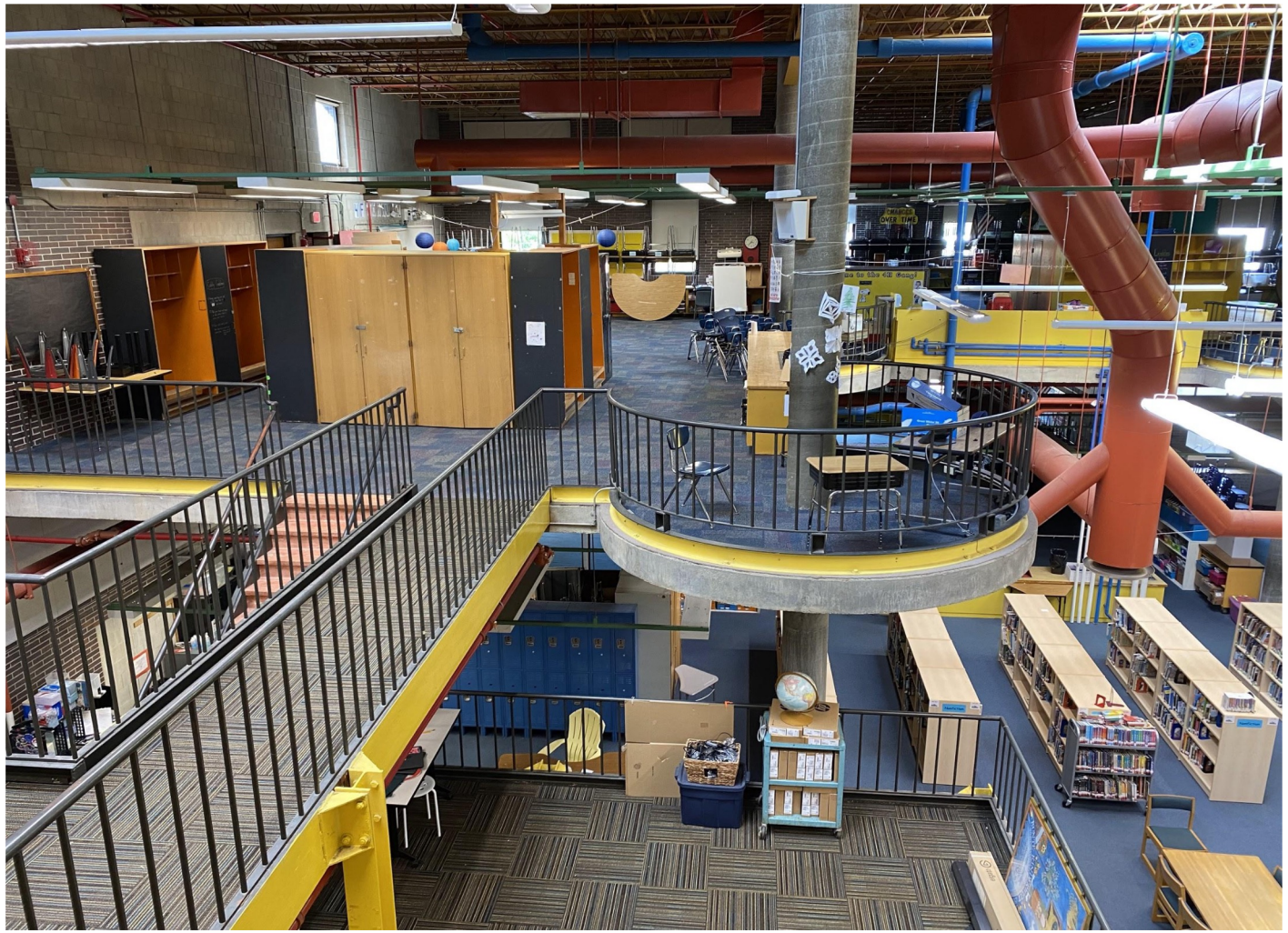


Why the Existing Pierce School Does Not Meet Educational Needs

Teaching

- Constant Distractions (noise, echoes)
- Isolation from Colleagues
- Less teaching time due to transition issues

PIERCE SCHOOL
EXISTING CONDITIONS & NEEDS



Learning

- Physical Disability Challenges
- Social/Emotional Challenges
- ADA/Civil Rights and Code Issues
- Equity
- Growth of Educational Programs (existing capacity)

PIERCE SCHOOL
EXISTING CONDITIONS & NEEDS

Accessibility

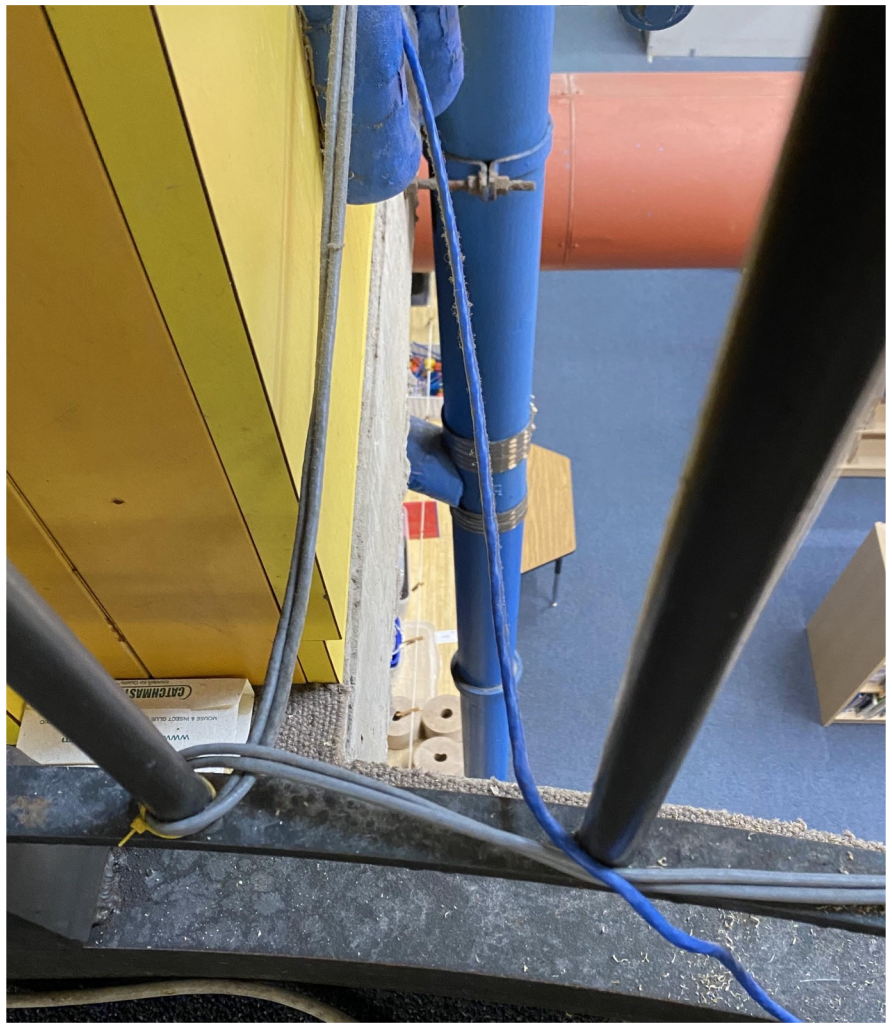
- Physical Disability Challenges
- ADA/Civil Rights and Code Issues

PIERCE SCHOOL
EXISTING CONDITIONS & NEEDS

Safety

- Significant Security Issues and Concerns

PIERCE SCHOOL
EXISTING CONDITIONS & NEEDS



Code Issues

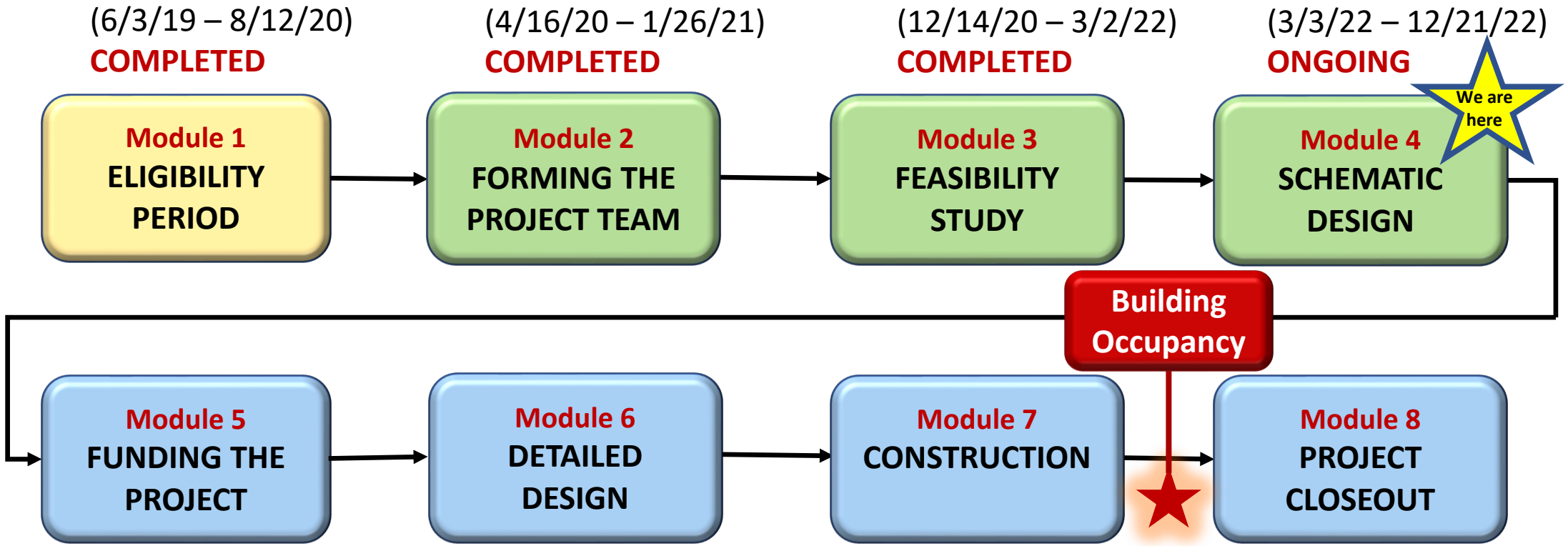
- Noncompliance Issues
- Hazardous Concerns

PIERCE SCHOOL
EXISTING CONDITIONS & NEEDS

Maintenance, Repairs & Changes

- Difficult to accomplish in an all-concrete building
- Work is costly

MSBA PROCESS
FEASIBILITY STUDY / SCHEMATIC DESIGN



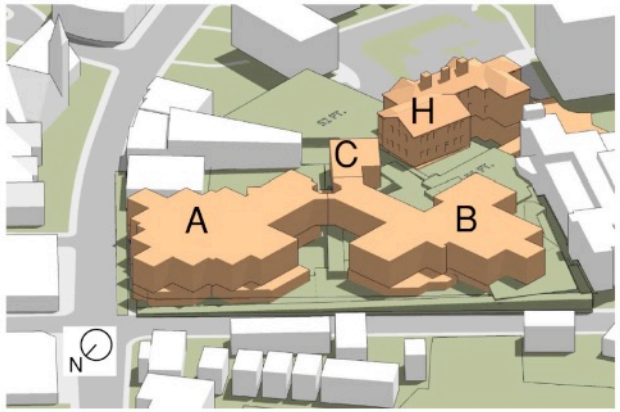
MSBA PROCESS

For more details about the Modules, visit:
www.massschoolbuildings.org/building/modules_overview

MSBA PROCESS
SUMMARY OF OPTIONS STUDIED

Summary of Preliminary Design Program (PDP) Options

Plan View (Existing School)

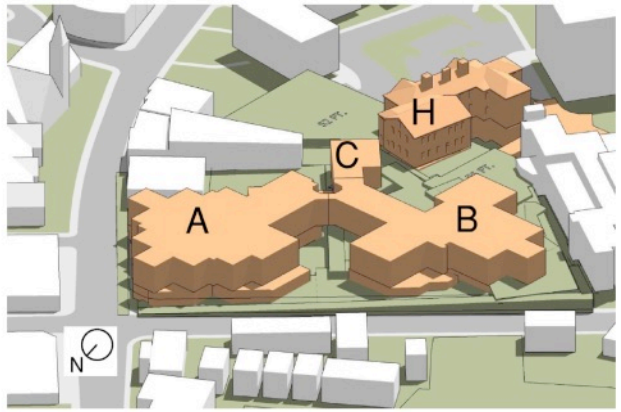


Axon View East (Existing School)

Option R – Code Upgrade Only

- Net Square Footage too small to fit Program

Plan View (Existing School)



Axon View East (Existing School)

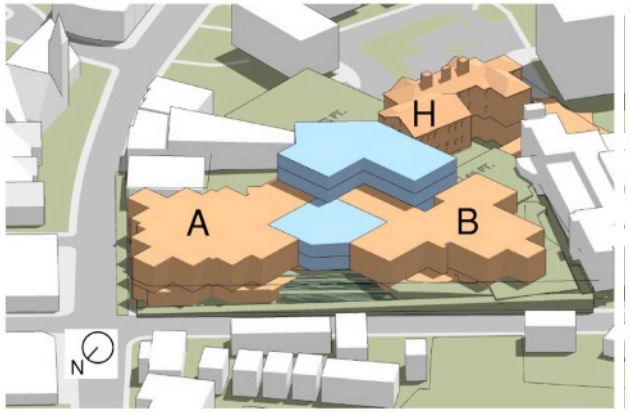
Option R1 – Renovation Only

- Net Square Footage too small to fit Program

MSBA PROCESS
SUMMARY OF OPTIONS STUDIED

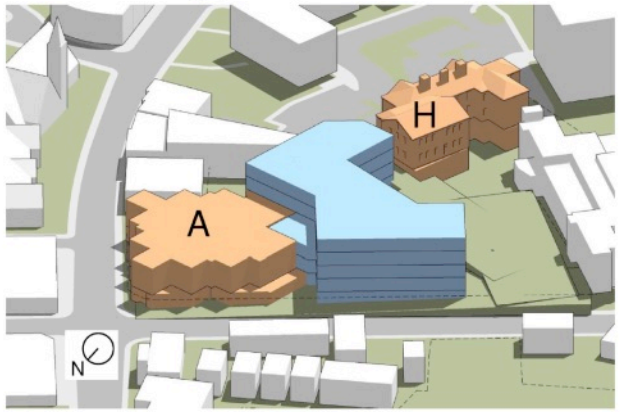
Summary of Preliminary Design Program (PDP) Options

Plan View (Option 1)



Axon View East (Option 1)

Plan View (Option 2b)



Axon View East (Option 2b)

Option 1 – Add/Reno A, B & H (Demo C)

- Given the tight site and quirky volumes of Unit B, it would not be possible to configure the spaces to the sizes, volumes, and spatial relationships required by the Educational Program and Initial Space Summary (ISS)

Option 2 (a&b) – Add/Reno A&H (Demo B&C)

- Due to its deep floor plate, interior daylighting would be compromised
- Increased logistical challenges
- Difficulty configuring existing building spaces to the sizes, volumes and spatial relationships required by the Educational Program and ISS

MSBA PROCESS
SUMMARY OF OPTIONS STUDIED

Summary of Preliminary Design Program (PDP) Options

Plan View (Option 3c)

Axon View East (Option 3c)

Plan View (Option 4b)

Axon View West (Option 4b)

Option 3 – New Building on Existing Site

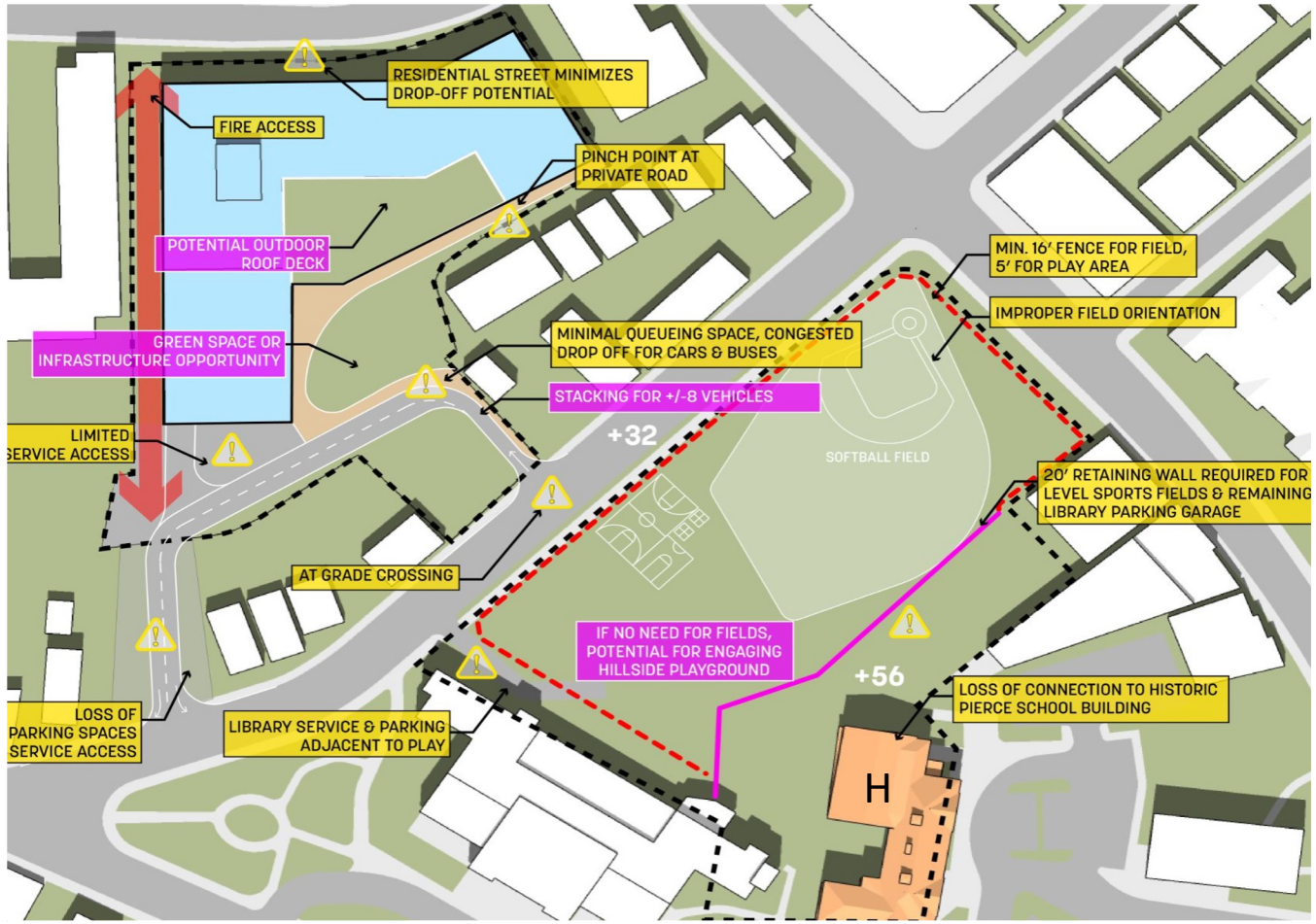
- Keeping the existing garage has many complexities that are costly to build, logistically difficult and incur compromises to the final design.

Option 4 – New Building on Existing Park

- More restrictive setbacks and less height
- Scale of new building not relative to residential neighbors
- Land Swap - Requires Article 97 process
- Loss of use of local park for 3-4 years
- Quality of new park: Grade change for existing (10’) vs. proposed park (23’)

MSBA PROCESS
SUMMARY OF OPTIONS STUDIED

Summary of Preliminary Design Program (PDP) Options



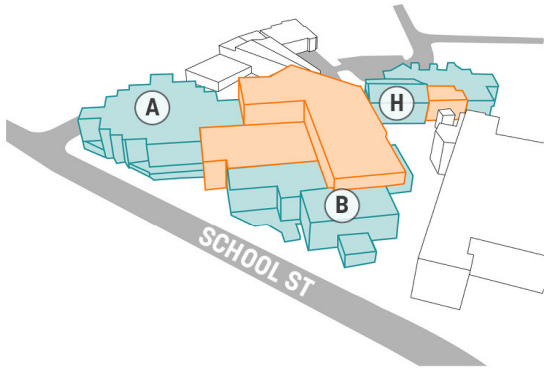
Option 4b – New Building on Existing Park

- Taller building required to fit program – not ideal for educational purposes
- Closely abuts residences – this would cause a lot of disruption during construction and would block views and sunlight after building is complete
- Article 97 Process with land swap required adding over a year to the project
- Existing 1970s building site not suitable for land swap due to grade change
- Does not provide adequate access for drop off/pick-up queuing
- Does not provide adequate service access

MSBA PROCESS
SUMMARY OF OPTIONS STUDIED

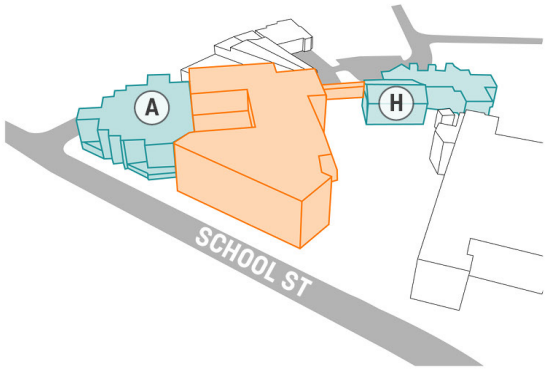
Summary of Preferred Schematic Report (PSR) Options

Low **RANGE OF INTERVENTION** *High*



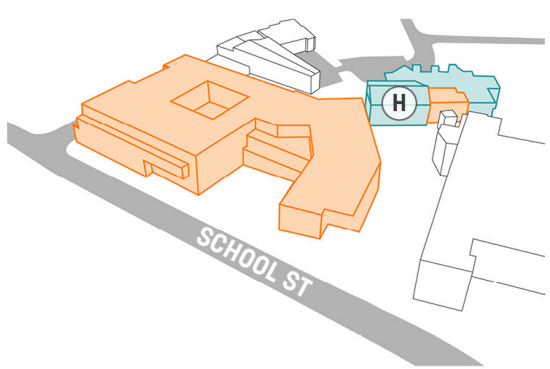
OPTION 1

- Renovate existing Units A + B
- Replace Unit C with a new addition
- Connect to a renovated historic 19th century school building



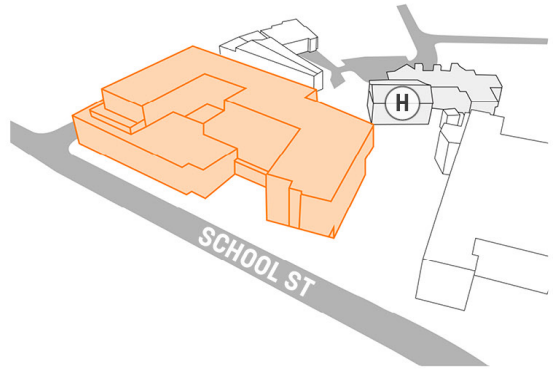
OPTION 2b

- Renovate existing Unit A
- Replace Units B + C with a new addition
- Connect to a renovated historic 19th century school building



OPTION 3b-H

- New building
- Connect to a renovated historic 19th century school building



OPTION 3b

- New independent building
- Historic 19th century school building would need to be renovated separately for other school uses

MSBA PROCESS
OPTIONS DECISION MATRIX

Notes:
1. Each subset of criteria is given a score from 1-5 based on the compliance of items in the subset.
2. Each subset of criteria is prioritized as a portion of 100% and that percentage is the multiplier on that subset.
3. Subtotals are provided for each overall category.
4. Category subtotals are added into a Total Score for each option.

			Best		Better		Good		Fair		Poor
			5		4		3		2		1
			DESIGN OPTIONS								
		Type	REPAIR		ADD/RENO				NEW		
		Option	R		1		2b		3b		3b-H
		Description	Repair/ Code Only		Add/Reno Keep A & B		Add/Reno Keep A		New w/o historic		New w/ historic
Category	Criteria	Criteria Multiplier									
Pedagogy/Program	**Educational Program**	15	1		1		2		5		5
	Ability to map the bubble diagram to the building Media Commons as the Hub of the School Student Travel Time (Horizontal and Vertical Across Building)										
	Indoor/Outdoor Connections	5	1		4		4		3		5
	Secondary Public Entrances at Harvard and School Streets Pre-K Adjacency to Main Entrance and drop off loop Outdoor Early Elementary Playspace Adjacent to Classrooms										
	Outdoor Classroooms and Gardens	5	3		2		4		5		4
	Outdoor space extended from Makerspace Amphitheater										
	Flexibility and Community Use	5	1		1		2		5		5
	Future Flexibility and Growth Ability to Separate off-hours Access to Multi-purpose Room and Gym										
	Pedagogy/Program Subtotal	30	40		50		80		140		145

MSBA PROCESS
OPTIONS DECISION MATRIX

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			Best		Better		Good		Fair		Poor
			5		4		3		2		1
			DESIGN OPTIONS								
		Type	REPAIR		ADD/RENO				NEW		
		Option	R		1		2b		3b		3b-H
		Description	Repair/ Code Only		Add/Reno Keep A & B		Add/Reno Keep A		New w/o historic		New w/ historic
Category	Criteria	Criteria Multiplier									
Town/Neighborhood Impacts	**Costs and Risks**	15	2		2		2		5		5
	Total Project Costs (including historic bulding renovation)										
	Constructibility and Risk										
	Other Town-wide Considerations	5	5		5		5		1		5
	Maintain historic building as part of the school										
	Urban Design and Planning	5	1		1		4		5		4
	Pedestrian Permeability Through Site										
	Green Space Continuity Through Site										
	Gathering Space at School Street										
	Shading at Main Entry										
	Universal Design										
	Outdoor thermal comfort										
	Parking and Service Access	5	5		5		2		5		5
	Garage Parking Spaces Relative to Existing										
	Service Access										
	Site Safety	5	2		2		5		5		4
	Traffic and School St. Crossing Safety										
	Off Hours Site Security										
	Town/Neighborhood Impacts Subtotal	**35**	**95**		**95**		**110**		**155**		**165**

MSBA PROCESS
OPTIONS DECISION MATRIX

Notes:
1. Each subset of criteria is given a score from 1-5 based on the compliance of items in the subset.
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			Best		Better		Good		Fair		Poor
			5		4		3		2		1
			DESIGN OPTIONS								
		Type	REPAIR		ADD/RENO				NEW		
		Option	R		1		2b		3b		3b-H
		Description	Repair/ Code Only		Add/Reno Keep A & B		Add/Reno Keep A		New w/o historic		New w/ historic
Category	Criteria	Criteria Multiplier									
Architectural Impacts	**Building Interior**	10	2		1		1		4		4
	Organizational Clarity and Wayfinding										
	Space Efficiency										
	Universal Accessibility (All options are MAAB/ADA compliant)										
	4 Story Experience										
	Building Exterior	5	3		3		3		4		4
	Massing Along School and Harvard Streets										
	Improved Architectural and Street Level Experience										
	Health and Wellness	5	1		1		2		4		4
	Indoor air quality, ventilation and filtration										
	Healthy building materials and acoustics										
	Maximizes Daylighting and Views										
	Sustainability - Carbon	5	5		5		3		4		4
	Life Cycle Embodied Carbon (with Historic Building included in both options)										
	Sustainability - Energy	10	1		2		3		5		5
	Building envelope										
	Passive strategies - orientation and massing										
	Ground source heat pumps/geoexchange										
	Photovoltaic Energy Generation										
	Architectural Impact Subtotal	35	75		75		80		150		150

MSBA PROCESS
OPTIONS DECISION MATRIX

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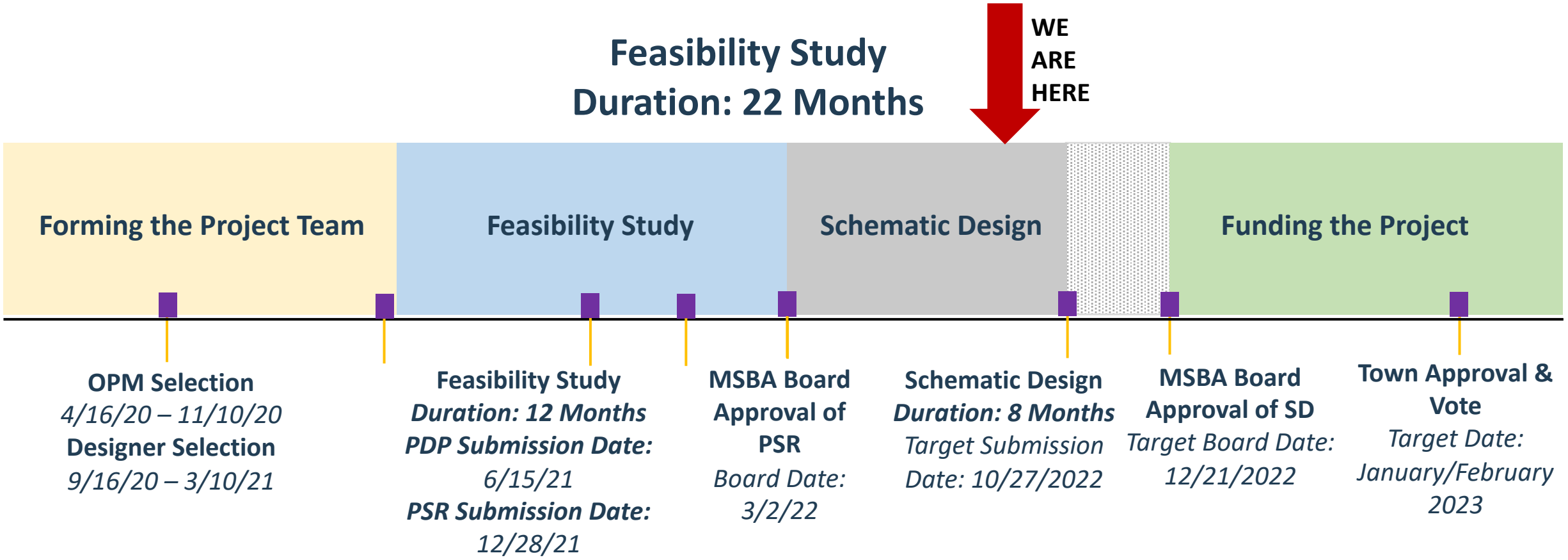
			DESIGN OPTIONS				
		Type	REPAIR	ADD/RENO		NEW	
		Option	R	1	2b	3b	3b-H
		Description	Repair/ Code Only	Add/Reno Keep A & B	Add/Reno Keep A	New w/o historic	New w/ historic
Category	Criteria	Criteria Multiplier					
	Total Score	100	210	220	270	445	460

Option 3b-H

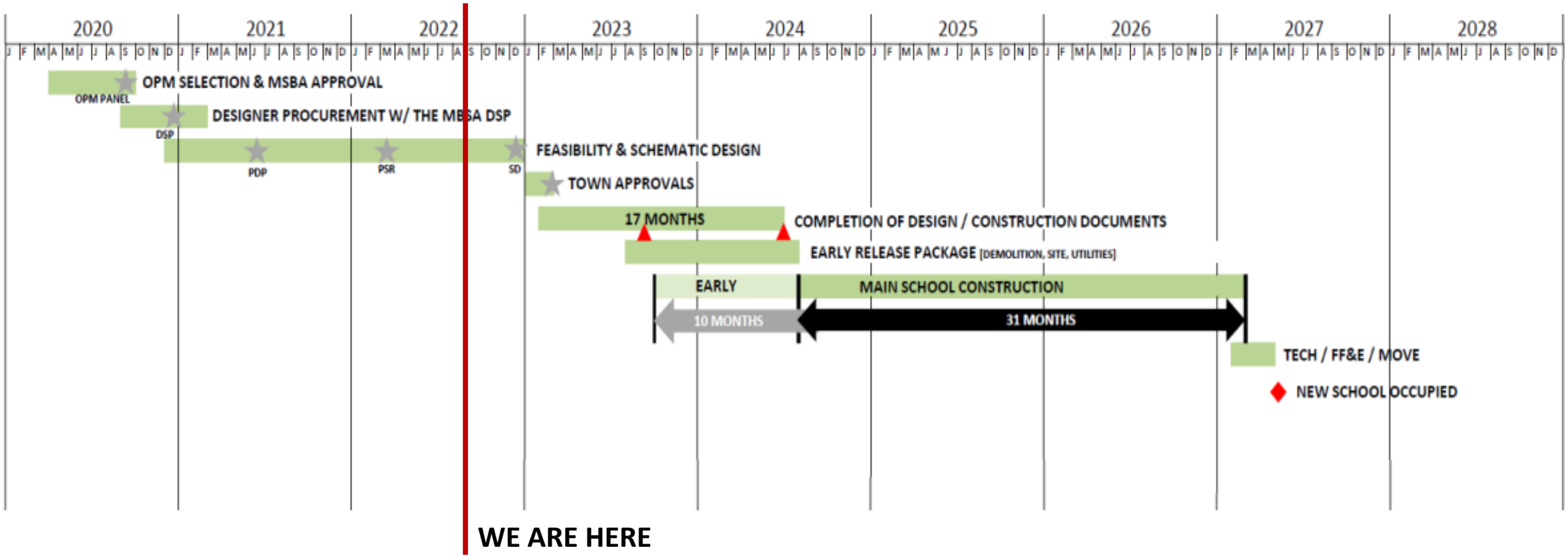
MSBA PROCESS
PRICING MATRIX AT PREFERRED SCHEMATIC

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space ($*/SF)	Square Feet of New Construction ($*/SF)	Site, Building Takedown, Haz Mat Etc. ($*)	Estimated Total Construction** ($*)	Estimated Total Project Costs ($)
Option R - Code Upgrade *Garage Reno Only:* *78,277sf / $3,592,349**	226,072 sf	226,072 sf $ 352.86 $/sf	- sf $ - $/sf	$ 6,727,467	$ 86,498,489 $ 382.61 $/sf	$ 137,696,498
Option 1 - Add / Reno *Garage Reno: 66,004sf / $4,080,384** *New Garage: 27,387sf / $5,281,263**	301,445 sf	178,294 sf $ 363.51 /sf	123,151 sf $522.29 $/sf	$ 14,439,070	$143,572,028 $ 476.28 $/sf	$ 210,499,587
Option 2b - Add / Reno *Garage Reno: 48,893sf / $3,022,566** *New Garage: 32,378sf / $6,243,779**	298,825 sf	128,294 sf $ 304.78 /sf	170,531 sf $540.49 $/sf	$ 16,060,900	$147,332,597 $ 493.04 $/sf	$ 215,618,699
Option 3b-H* - Add / Reno** ***Garage Reno: 24,646sf / $1,523,622**** ***New Garage: 47,228sf / $8,340,771****	**255,363 sf**	**55,122 sf** **$ 329.39 /sf**	**200,241 sf** **$ 569.86 $/sf**	**$ 18,251,936**	**$150,518,572** **$ 589.43 $/sf**	**$ 220,000,000**
Option 3b - New Construction *Garage Reno: 25,911sf / $1,601,825** *New Garage: 46,912sf / $9,071,778**	203,181 sf	25,911 sf $ 156.43 /sf	177,270 sf $ 663.75 $/sf	17,553,680	$139,269,845 $ 685.45 $/sf	$ 219,966,521

MSBA PROCESS
CURRENT SCHEDULE



MSBA PROCESS
CURRENT & PROPOSED SCHEDULE



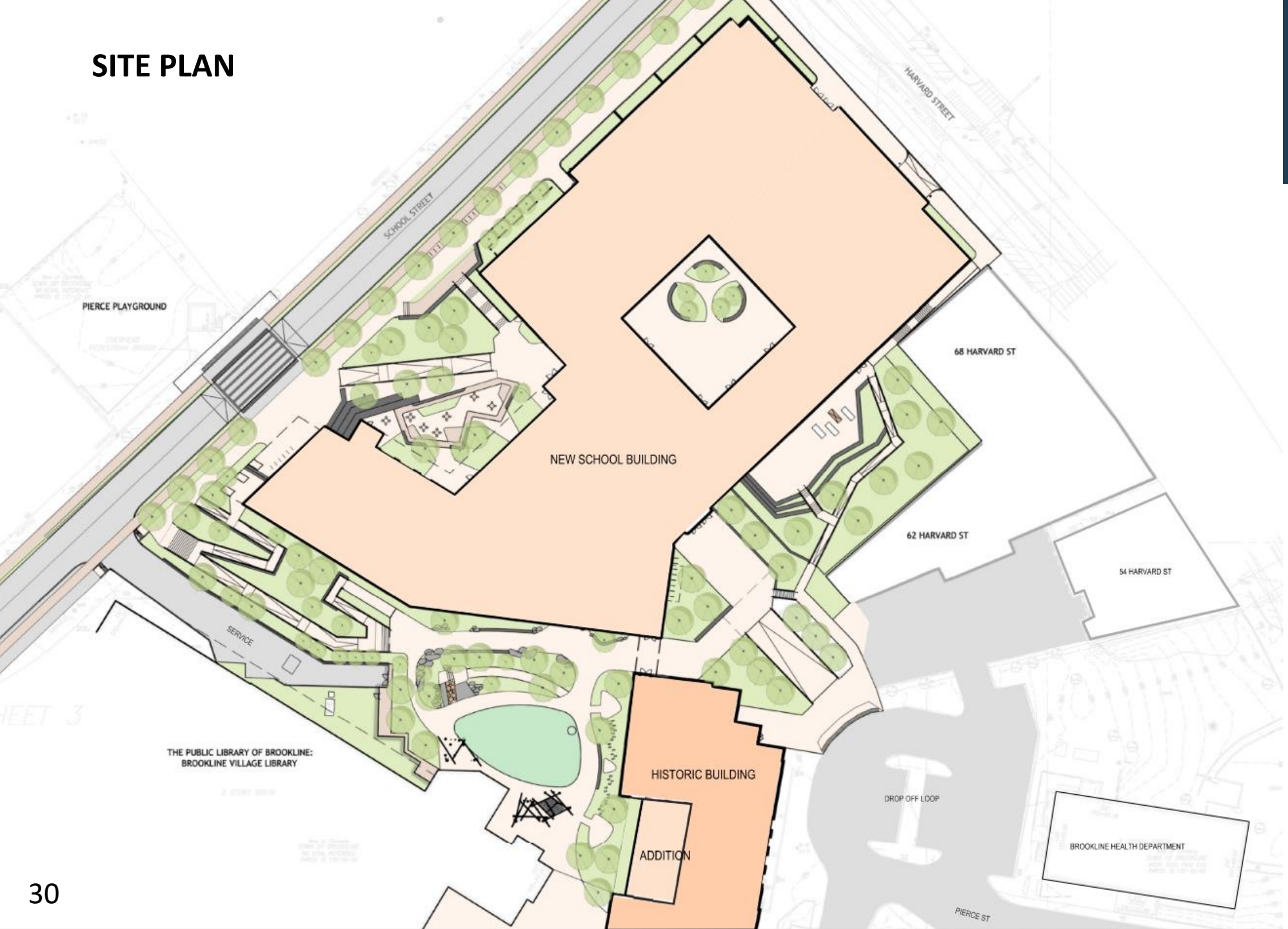
DESIGN UPDATE
REVISED FLOOR PLANS

MDS ARCHITECTS

SASAKI

Better design, together.

SITE PLAN



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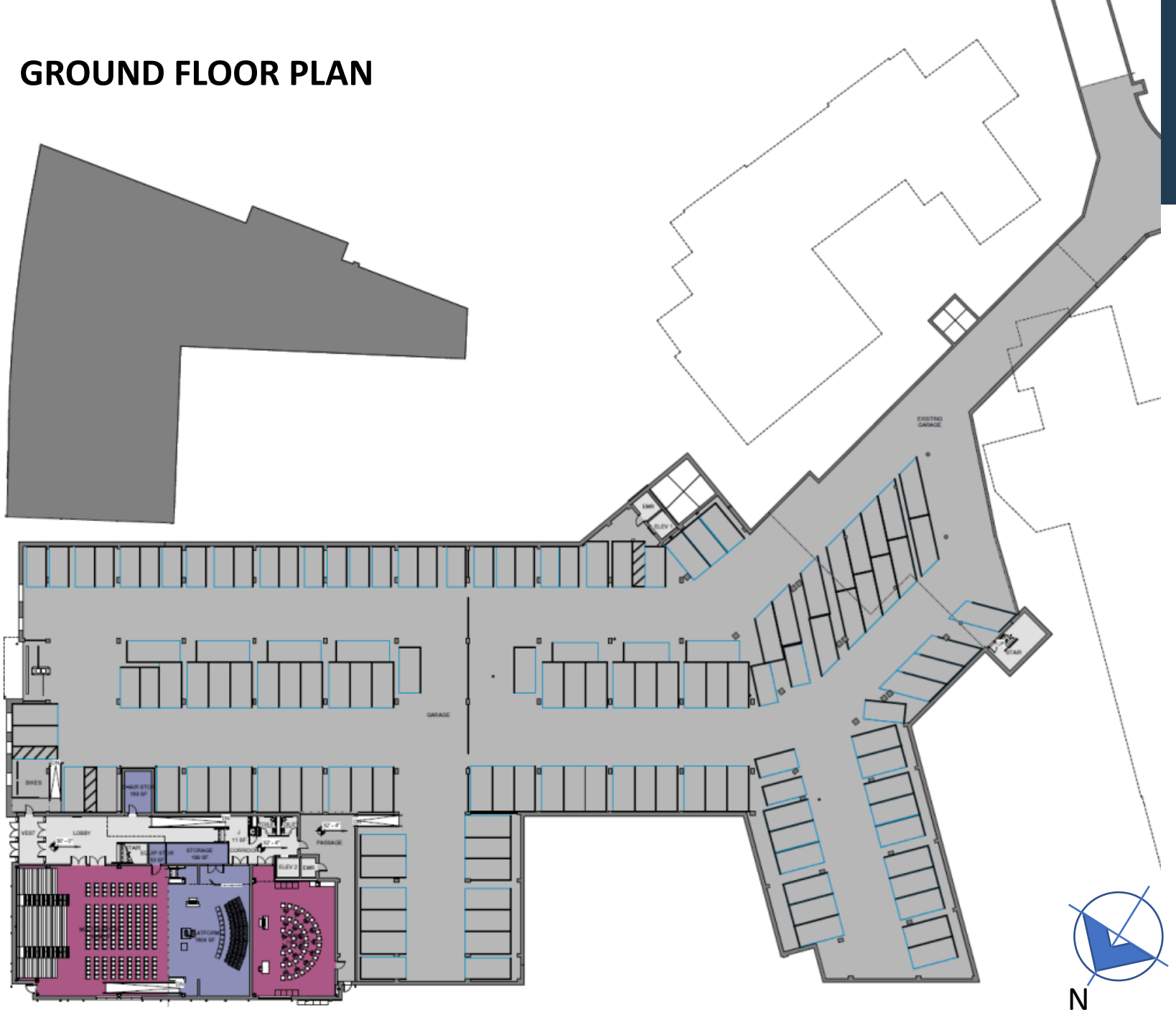
GROUND FLOOR PLAN



MDS ARCHITECTS

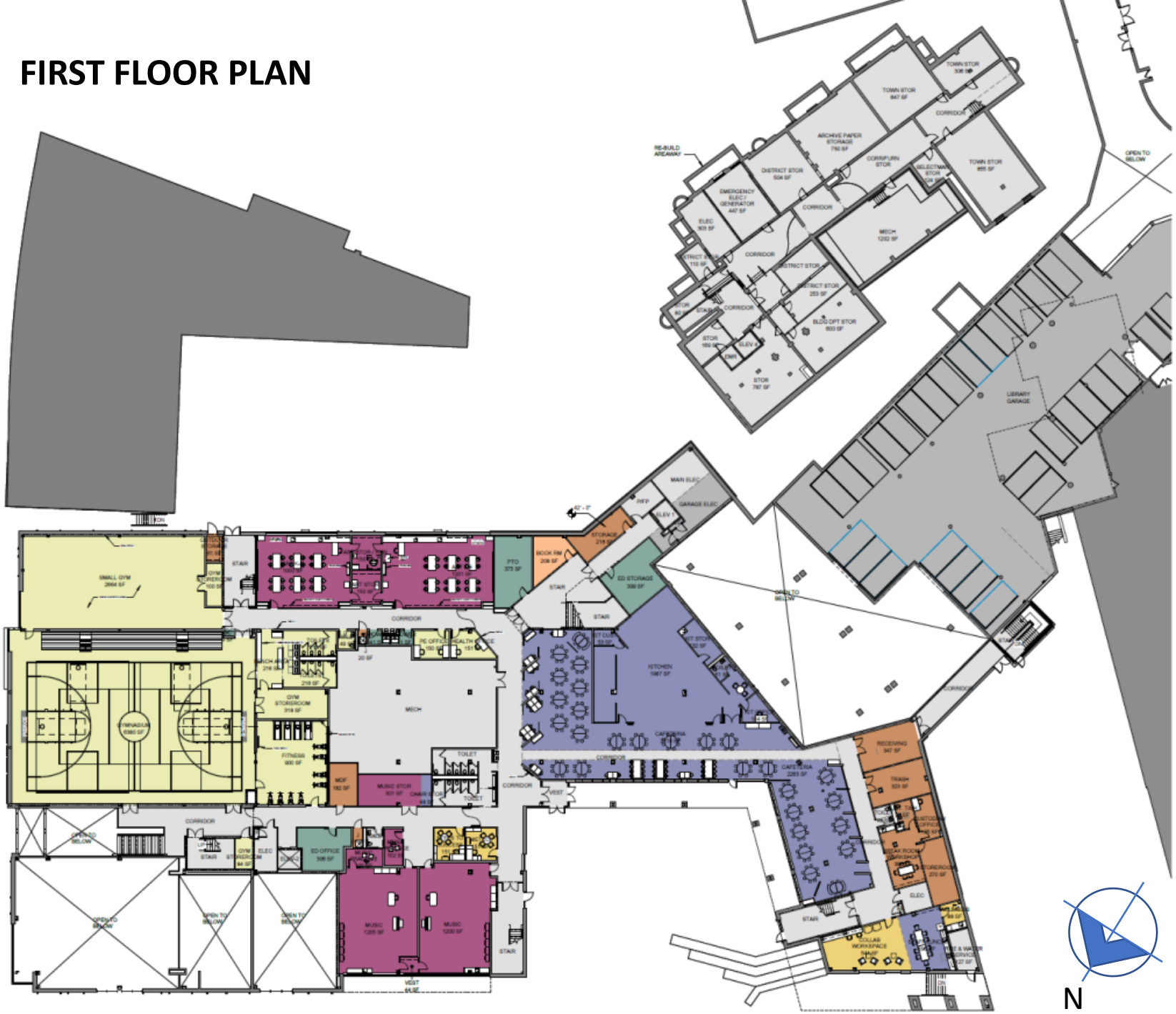
PIERCE SCHOOL

50 SCHOOL STREET
BROOKLINE, MA 02445

- 1. CORE ACADEMIC
- 2. SPECIAL EDUCATION
- 3. ART & MUSIC
- 4. VOCATIONS & TECHNOLOGY
- 5. HEALTH & PHYSICAL EDUCATION
- 6. MEDIA CENTER
- 7. DINING & FOOD SERVICE
- 8. MEDICAL
- 9. ADMINISTRATION & GUIDANCE
- 10. CUSTODIAL & MAINTENANCE
- 11. OTHER
- 13. PARKING EXCLUDED
- 14. NON-PROGRAMED SPACE

N

FIRST FLOOR PLAN



MDS ARCHITECTS

PIERCE SCHOOL

50 SCHOOL STREET
BROOKLINE, MA 02445

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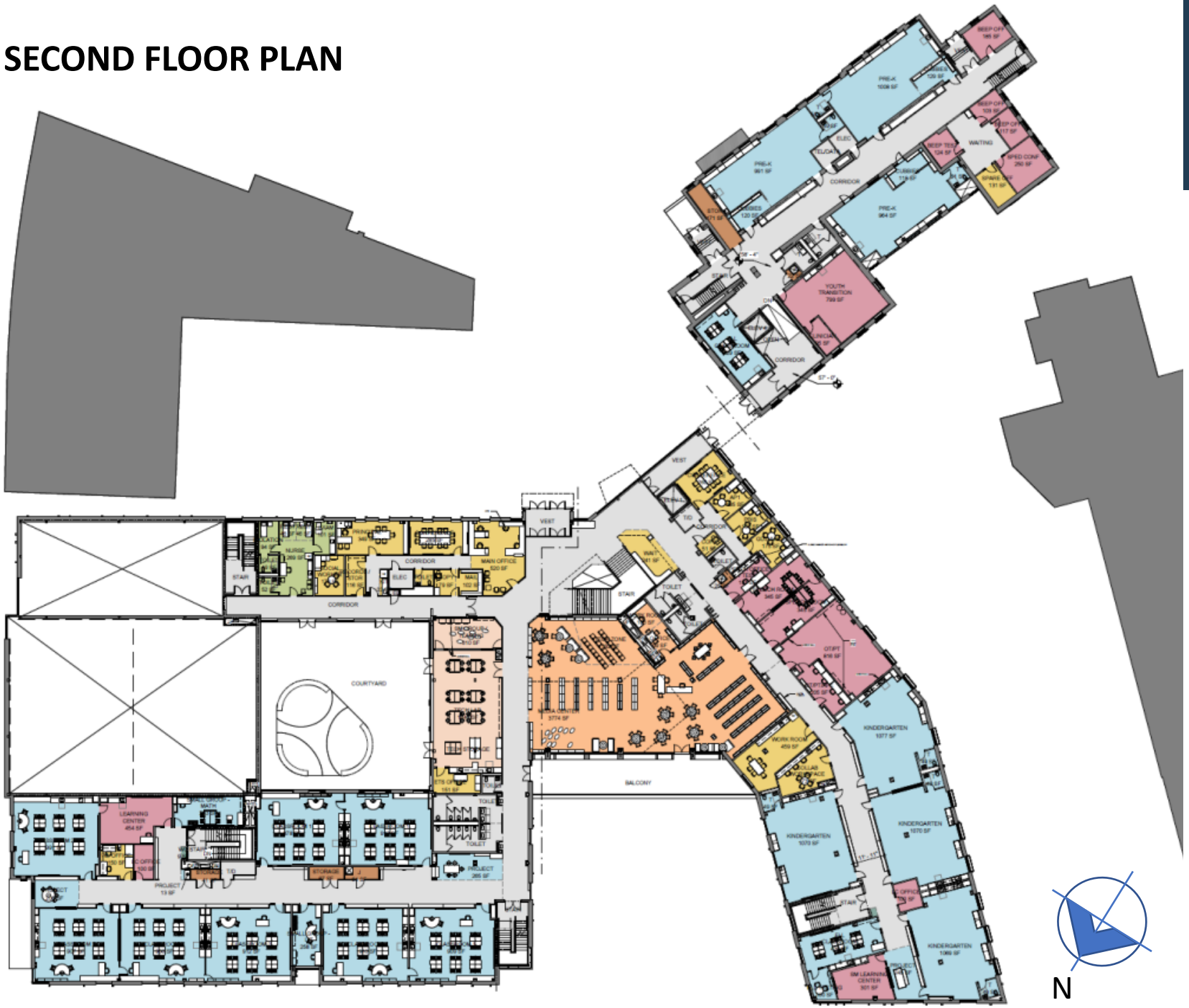
- 14. NON-PROGRAMED SPACE

N

SECOND FLOOR PLAN



MDS ARCHITECTS

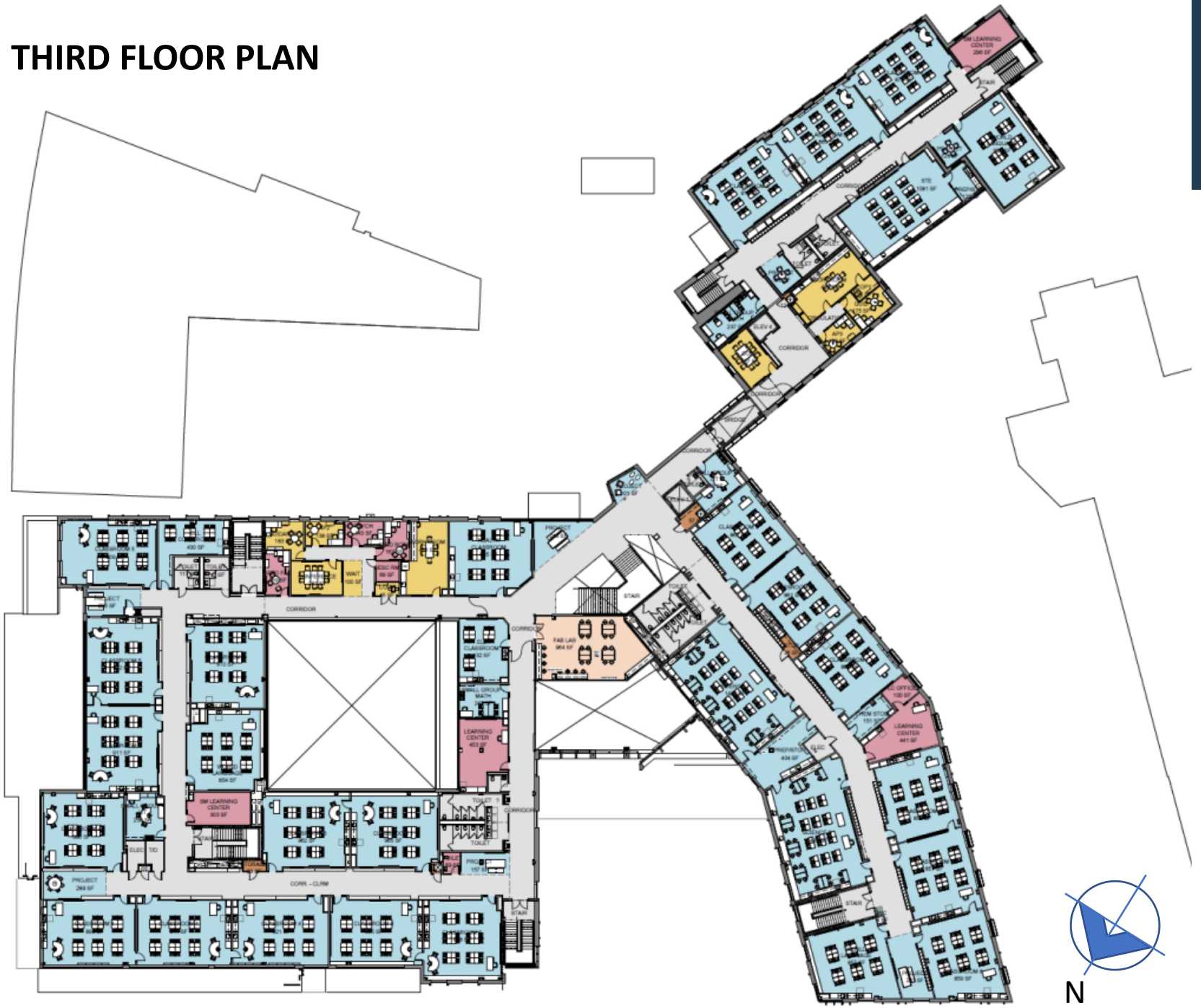
PIERCE SCHOOL

50 SCHOOL STREET
BROOKLINE, MA 02445

- 1. CORE ACADEMIC
- 2. SPECIAL EDUCATION
- 3. ART & MUSIC
- 4. VOCATIONS & TECHNOLOGY
- 5. HEALTH & PHYSICAL EDUCATION
- 6. MEDIA CENTER
- 7. DINING & FOOD SERVICE
- 8. MEDICAL
- 9. ADMINISTRATION & GUIDANCE
- 10. CUSTODIAL & MAINTENANCE
- 11. OTHER
- 13. PARKING EXCLUDED
- 14. NON-PROGRAMED SPACE

N

THIRD FLOOR PLAN



MDS ARCHITECTS

PIERCE SCHOOL

50 SCHOOL STREET
BROOKLINE, MA 02445

- 1. CORE ACADEMIC
- 2. SPECIAL EDUCATION
- 3. ART & MUSIC
- 4. VOCATIONS & TECHNOLOGY
- 5. HEALTH & PHYSICAL EDUCATION
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- 10. CUSTODIAL & MAINTENANCE
- 11. OTHER
- 13. PARKING EXCLUDED
- 14. NON-PROGRAMED SPACE

N

DESIGN UPDATE
REVISED RENDERINGS

MDS ARCHITECTS

SASAKI

Better design, together.

School Street at Library

School Street Aerial

School Street Entrance

Harvard Street + School Street

Harvard Street

Pierce Main Entrance

Pierce Main Entrance

Art Courtyard

Art Courtyard

PROJECT COSTS
SCHEMATIC DESIGN ESTIMATE

John R. Pierce School: Brookline, MA

Schematic Design Cost Estimate Comparison 6/10/2022

Based on Cost Estimates from 6/9/22		GSF 262,787 OPM Estimator (PM&C)		GSF 262,787 ARCH Estimator (AM Fogarty)		GSF 262,787 Consigli Construction		SD Estimate Variance (high - low)	
		Total Amount	Cost/SF	Total Amount	Cost/SF	Total Amount	Cost/SF	Total Amount	Cost/SF
02	Existing Conditions	$ 12,295,167	$ 46.79	$ 14,068,793	$ 53.54	$ 13,591,326	$ 51.72	*$ 1,296,159*	$ 4.93
03	Concrete	$ 11,020,562	$ 41.94	$ 11,329,730	$ 43.11	$ 11,574,428	$ 44.04	*$ 553,866*	$ 2.11
04	Masonry	$ 3,754,318	$ 14.29	$ 5,203,389	$ 19.80	$ 4,086,872	$ 15.55	*$ 332,554*	$ 1.27
05	Metals	$ 10,405,741	$ 39.60	$ 11,826,882	$ 45.01	$ 12,615,329	$ 48.01	*$ 2,209,588*	$ 8.41
06	Woods, Plastics, and Composites	$ 1,852,743	$ 7.05	$ 2,408,373	$ 9.16	$ 2,928,107	$ 11.14	*$ 1,075,364*	$ 4.09
07	Thermal and Moisture Protection	$ 8,453,471	$ 32.17	$ 8,486,677	$ 32.29	$ 7,333,582	$ 27.91	*$ 1,119,889*	$ 4.26
08	Openings	$ 6,747,090	$ 25.68	$ 6,498,726	$ 24.73	$ 7,041,124	$ 26.79	*$ 294,034*	$ 1.12
09	Finishes	$ 11,906,519	$ 45.31	$ 11,750,485	$ 44.71	$ 10,715,767	$ 40.78	*$ 1,190,752*	$ 4.53
10	Specialties	$ 687,986	$ 2.62	$ 960,160	$ 3.65	$ 819,142	$ 3.12	*$ 131,156*	$ 0.50
11	Equipment	$ 1,063,544	$ 4.05	$ 1,220,032	$ 4.64	$ 2,388,317	$ 9.09	*$ 1,324,773*	$ 5.04
12	Furnishings	$ 2,621,382	$ 9.98	$ 1,992,108	$ 7.58	$ 2,263,088	$ 8.61	*$ 358,294*	$ 1.36
13	Special Construction	$ 50,000	$ 0.19	$ -	$ -	$ 228,000	$ 0.87	*$ 178,000*	$ 0.68
14	Conveying Systems	$ 645,000	$ 2.45	$ 633,000	$ 2.41	$ 737,500	$ 2.81	*$ 92,500*	$ 0.35
21, 22, 23	Mechanical	$ 19,912,125	$ 75.77	$ 19,939,450	$ 75.88	$ 19,428,887	$ 73.93	*$ 483,238*	$ 1.84
26	Electrical	$ 17,394,431	$ 66.19	$ 15,894,378	$ 60.48	$ 17,037,891	$ 64.84	*$ 356,540*	$ 1.36
31	Earthwork	$ 8,081,768	$ 30.75	$ 7,395,536	$ 28.14	$ 7,771,069	$ 29.57	*$ 310,699*	$ 1.18
32	Exterior Improvements	$ 5,232,432	$ 19.91	$ 5,424,576	$ 20.64	$ 4,406,591	$ 16.77	*$ 825,841*	$ 3.14
33	Utilities	$ 837,548	$ 3.19	$ 1,296,824	$ 4.93	$ 1,902,114	$ 7.24	*$ 1,064,566*	$ 4.05
INCL.	Geothermal Under Building	$ 4,704,573	$ 17.90	$ 8,458,328	$ 32.19	$ 7,337,922	$ 27.92	*$ 3,753,755*	$ 14.28
NOT INCL.	Geothermal In Park/Playground	$ 3,434,128	$ 13.07	$ 7,687,083	$ 29.25	$ 6,694,087	$ 25.47	*$ 4,252,955*	$ 16.18
TOTAL DIRECT CONSTRUCTION COSTS		$ 130,835,775	$ 497.88	$ 134,787,447	$ 512.92	$ 134,207,056	$ 510.71	*$ 3,371,281*	$ 12.83
	Design & Estimating Contingency	$ 12,613,120	$ 48.00	$ 12,632,912	$ 48.07	$ 12,686,913	$ 48.28	*$ 73,793*	$ 0.28
	General Conditions	$ 10,478,617	$ 39.87	$ 10,478,617	$ 39.87	$ 10,478,617	$ 39.87	*$ -*	$ -
	General Requirements	$ 3,799,702	$ 14.46	$ 4,118,162	$ 15.67	$ 4,128,302	$ 15.71	*$ 328,600*	$ 1.25
	Insurances	$ 2,763,024	$ 10.51	$ 2,784,070	$ 10.59	$ 2,906,208	$ 11.06	*$ 143,184*	$ 0.54
	Bonds	$ 1,847,577	$ 7.03	$ 1,145,979	$ 4.36	$ 1,222,303	$ 4.65	*$ 701,598*	$ 2.67
	CM Fee (Overhead & Profit)	$ 3,443,634	$ 13.10	$ 3,566,110	$ 13.57	$ 3,627,013	$ 13.80	*$ 183,379*	$ 0.70
	CM GMP Contingency	$ 4,304,542	$ 16.38	$ 4,348,915	$ 16.55	$ 4,334,723	$ 16.50	*$ 44,373*	$ 0.17
	SDI / Sub Bond Pool	$ 1,304,657	$ 4.96	$ 1,181,912	$ 4.50	$ 1,776,168	$ 6.76	*$ 594,256*	$ 2.26
	Escalation	$ 13,243,776	$ 50.40	$ 15,285,823	$ 58.17	$ 13,321,259	$ 50.69	*$ 2,042,047*	$ 7.77
TOTAL ESTIMATED CONSTRUCTION COSTS		$ 184,634,424	$ 702.60	$ 190,329,944	$ 724.27	$ 188,688,562	$ 718.03	*$ 5,695,520*	$ 21.67
Soft Costs Calculated at 25%		$ 46,158,606	$ 175.65	$ 47,582,486	$ 181.07	$ 47,172,141	$ 179.51	*$ 1,423,880*	$ 5.42
TOB Project Management Costs		$ 1,500,000	$ 5.71	$ 1,500,000	$ 5.71	$ 1,500,000	$ 5.71	*$ -*	
Relocation Costs		$ 10,000,000	$ 38.05	$ 10,000,000	$ 38.05	$ 10,000,000	$ 38.05	*$ -*	
TOTAL ESTIMATED PROJECT COSTS		$ 242,293,030	$ 922.01	$ 249,412,430	$ 949.10	$ 247,360,703	$ 941.30	*$ 7,119,400*	$ 27.09

SCHEMATIC DESIGN ESTIMATE THAT PROMPTED VALUE ENGINEERING:

$247,360,703

Factors for Increase in Cost

- *More information on site and logistics of construction raised costs*
- *Significantly higher than typical HAZMAT costs estimated*
- *Higher than expected inflation since Preferred Schematic Report estimate*

Criteria for Accepting Value Engineering (VE)

VE was only accepted if it met the following criteria:

- No Impact to the Educational Plan for the School
- No Compromise to the Fossil Fuel Free Status and Sustainability of the School
- No Decrease in Durability or Maintainability of Building Materials and Finishes
- Maintained the Function, Quality and Aesthetics of the School

PROJECT COSTS
PROPOSED VALUE ENGINEERING

Pierce School
Brookline, MA
Schematic Estimate - Value Management

Item/Description	Total Amount	Grand Total Amount	Category
56 Reduce Lighting Allowance at School to $10.00/sf	(143,099)	(190,748)	Allowance
A33 Reduce Wall Covering Allowance from $200,000 to $100,000	(100,000)	(133,298)	Allowance
HZ01 Reduce Asbestos Unit Cost to Subcontractor Pricing	(5,215,990)	(6,952,788)	Allowance
L04 Reduce play equipment allowance by 20%.	(337,500)	(449,879)	Allowance
AVM09 Reduce Playground Equipment Allowance to $300k	(487,500)	(649,826)	Allowance
Subtotal Allowance Reduction	(6,284,089)	(8,376,539)	
03 Staging at Brick Only	(360,500)	(480,538)	Façade
A10 Changes to Stair 7 Enclosure	(32,297)	(43,051)	Façade
A24 Replace metal soffits ESA-01 and ESA-02 with exterior stucco	(129,505)	(172,627)	Façade
Subtotal Façade	(522,302)	(696,216)	
05 Reduce fireproofing and painting at existing garage	(139,170)	(185,510)	Garage
09 Leave Garage Walls, Columns and Ceiling Unpainted	(170,730)	(227,579)	Garage
13 Eliminate Tunnel to Historic Building	(750,090)	(999,852)	Garage
A02 Eliminate waterproofing of existing garage roof	(150,400)	(200,480)	Garage
A13 Delete concrete openings and exterior metal grilles at existing garage	(76,500)	(101,973)	Garage
AVM10A Reduce New Concrete Parking Structure by Moving Demo Line	(226,327)	(301,689)	Garage
AVM10B Eliminate Extension to Library Parking	(412,691)	(550,107)	Garage
AVM10C Eliminate Scope at Existing Library Parking	(283,014)	(377,251)	Garage
Subtotal Garage	(2,208,922)	(2,944,441)	
11 Eliminate Precast Benches at Courtyard	(76,750)	(102,306)	Landscape
Subtotal Landscape	(76,750)	(102,306)	
A05 Substitute special sprinklers at rated interior glass in lieu of 90 minute	(344,500)	(459,210)	Material
A25 Change 67% of Interior Storefront to Hollow Metal with Wood Doors	(104,175)	(138,863)	Material
A32b Reduce terrazzo flooring area by 4,525sf, replace with linoleum	(147,517)	(196,636)	Material
A40 Security Film in Lieu of Security Glass	(60,000)	(79,979)	Material
L02 Change all impermiable pavers	(197,400)	(263,129)	Material
A15 Replace intumescent paint at exposed beams with hd spray fireproofing	(46,000)	(61,317)	Material
AVM02 Double Glazed CW in Lieu of Triple	(209,300)	(278,992)	Material
AVM03 Change 52% of CW to Storefront and Panels	(377,993)	(503,855)	Material
AVM03A Change 2,623 sf of CW to Metal Panel	(82,739)	(110,289)	Material
AVM08 Change ACP-1 and ACP-2 to 2x2 ACT	(171,541)	(228,660)	Material
Subtotal Material Change	(1,741,165)	(2,320,930)	

Item/Description	Total Amount	Grand Total Amount	Category
A12 Changes to Service Corridor	(15,380)	(20,501)	Scope Reduction
A18 Reduce 6' snow barrier from 524sf to 344 sf	(26,780)	(35,697)	Scope Reduction
A29 Reduce wall tile in toilet rooms to 6'	(131,805)	(175,693)	Scope Reduction
E01 Change all PV panels to PPA by others or add alternate	(2,000,000)	(2,665,952)	Scope Reduction
H04 Eliminate Return/Exhaust Insulation within Building. With exception of	(244,946)	(326,507)	Scope Reduction
T0 Additional Work at School Street	1,100,685	1,467,186	Scope Reduction
A16 Delete fencing and automatic vehicle barriers at middle of upper garage.	(24,450)	(32,591)	Scope Reduction
A20 Reduce layers of GWB at walls from 3 to 2 at 50% of type 1E walls	(128,142)	(170,811)	Scope Reduction
A21 Reduce Sinks at Pre-K, 7th and 8th Grade Classrooms (16 sinks)	(49,556)	(66,057)	Scope Reduction
AVM01 Reduce Overall GSF	(2,524,574)	(3,365,196)	Scope Reduction
AVM06 Eliminate Millwork Benches at Project Spaces	(181,800)	(242,335)	Scope Reduction
AVM07 Eliminate 41 Wardrobe Units	(54,796)	(73,042)	Scope Reduction
EV01 Reduce to 30 EV spaces (15 units of dual port)	(75,424)	(100,538)	Scope Reduction
	(63,875)	(85,144)	Scope Reduction
Subtotal Scope Reduction	(4,420,843)	(5,892,878)	
20 Eliminate Concrete Under Play Surface	(103,528)	(138,001)	Structure
A03 Substitute ERA-01R metal deck with fireproofing, except under	(276,644)	(368,759)	Structure
Subtotal Structure	(380,172)	(506,760)	
58 Use WAP with Minimal Hardwired Tel-Data Outlets	(180,549)	(240,667)	Telcom/AV
59 Wireless Clock System	(117,357)	(156,434)	Telcom/AV
AV01 Delete Speech Reinforcement in Classroom	(175,000)	(233,271)	Telcom/AV
AVM14 Reduction in AV	(1,938,594)	(2,584,099)	Telcom/AV
Subtotal Telcom/AV	(2,411,500)	(3,214,471)	
HZ02 Remove library oil tank through other Town budget	(120,000)	(159,957)	Town
55 Lightning Preventor (single mast) vs UL Master System	(34,637)	(46,170)	Town
AVM05 Eliminate Fire Pump	(130,633)	(174,130)	Town
Subtotal Town Decision	(285,270)	-380,257	
Total	(18,331,013)	(24,434,798)	

TOTAL APPROVED CONSTRUCTION VE:
$24,434,794

CONSIGLI
Est. 1905

PROJECT COSTS
HOW WE GOT TO BUDGET

Schematic Design Estimate to Current Budget

ABBREVIATIONS	
VE:	Value Engineering
ECC:	Estimated Construction Cost
Hard Costs:	Construction Costs
Soft Costs:	All costs required to facilitate a project such as management, design, furnishings, technology, testing, inspections, utility costs, moving, contingencies, etc.

Schematic Design Estimate:	**$247,360,703**
SD Construction VE Approved:	**($ 24,434,794)**
Construction VE Added Back: *(Highlighted on following VE List)*	$ 782,847
Feasibility Study Budget: *(Previously Funded Costs)*	**($ 2,000,000)**
Soft Cost Reductions: *(Reflective of Going from a % of ECC to Actual Costs)*	**($ 6,198,284)**
Relocation, Moving & Town of Brookline Costs Reductions:	**($ 8,500,000)**
Move Geothermal to an Add Alternate:	**($ 7,337,922)**
Current Total Project Budget:	**$199,672,550**

PIERCE SCHOOL
PROPOSED TOTAL PROJECT BUDGET

Feasibility Study/Schematic Design: *(Previously Funded, Allocated and Expended Costs)*	**$ 0**
Administrative Costs: *(Includes OPM Costs)*	**$ 7,555,000**
A/E Costs: *(Includes Reimbursable A/E Consultants Costs)*	**$ 18,289,869**
Preconstruction Costs:	**$ 300,000**
Construction Costs:	**$157,698,691**
Miscellaneous Project Costs: *(Includes Utility Company Fee, Construction Testing & Inspections, Moving, TOB Management)*	**$ 3,000,000**
FFE:	**$ 1,850,000**
Technology:	**$ 1,517,069**
Project Costs Subtotal:	**$190,210,629**

Project Costs Subtotal:	**$190,210,629**
Contingencies: *(Used Only as Needed to Fund Changes)*	**$ 9,461,921**
Total Project Costs:	**$199,672,550**
Less MSBA Funding:	**($ 44,816,070)**
Cost to Town:	**$154,856,480**

COST TO TOWN

$ 154,856,480

PROJECT COSTS
POTENTIAL ESCALATION

	BUILD NOW	BUILD LATER
Cost of Construction *(Escalation at 4% for 5 Years)*	$157,698,691	$191,864,570
Soft Costs	$ 41,973,859	$ 47,966,142
Project Costs	**$199,672,550**	**$239,830,712**
MSBA Funding	($44,622,411)	($ 0)
Town Costs	**$154,856,480**	**$239,830,712**

COST DIFFERENCE: $84,974,232

If a decision is made to build beyond the current timeline, the Town could spend nearly $85M more for the exact same scope 5 years later. Including the construction timeframe, the school would not be completed until 2032.

Next Steps Timeline

09/15/22	School Committee Presentation and Vote
09/20/22	Select Board Presentation and Vote on Budget and to Place Project on Ballot
10/13/22	Deadline to Submit Budget Information to MSBA
TBD	SBC Meeting to Approve Submission of Schematic Design Report to MSBA
10/27/22	Deadline to Submit Schematic Design Report to MSBA
12/21/22	MSBA Board of Directors Meeting
January 2023	Debt Exclusion Vote

PIERCE SCHOOL

WHY PIERCE NOW?

PIERCE SCHOOL
QUESTIONS AND ANSWERS

(BACKUP SLIDES)

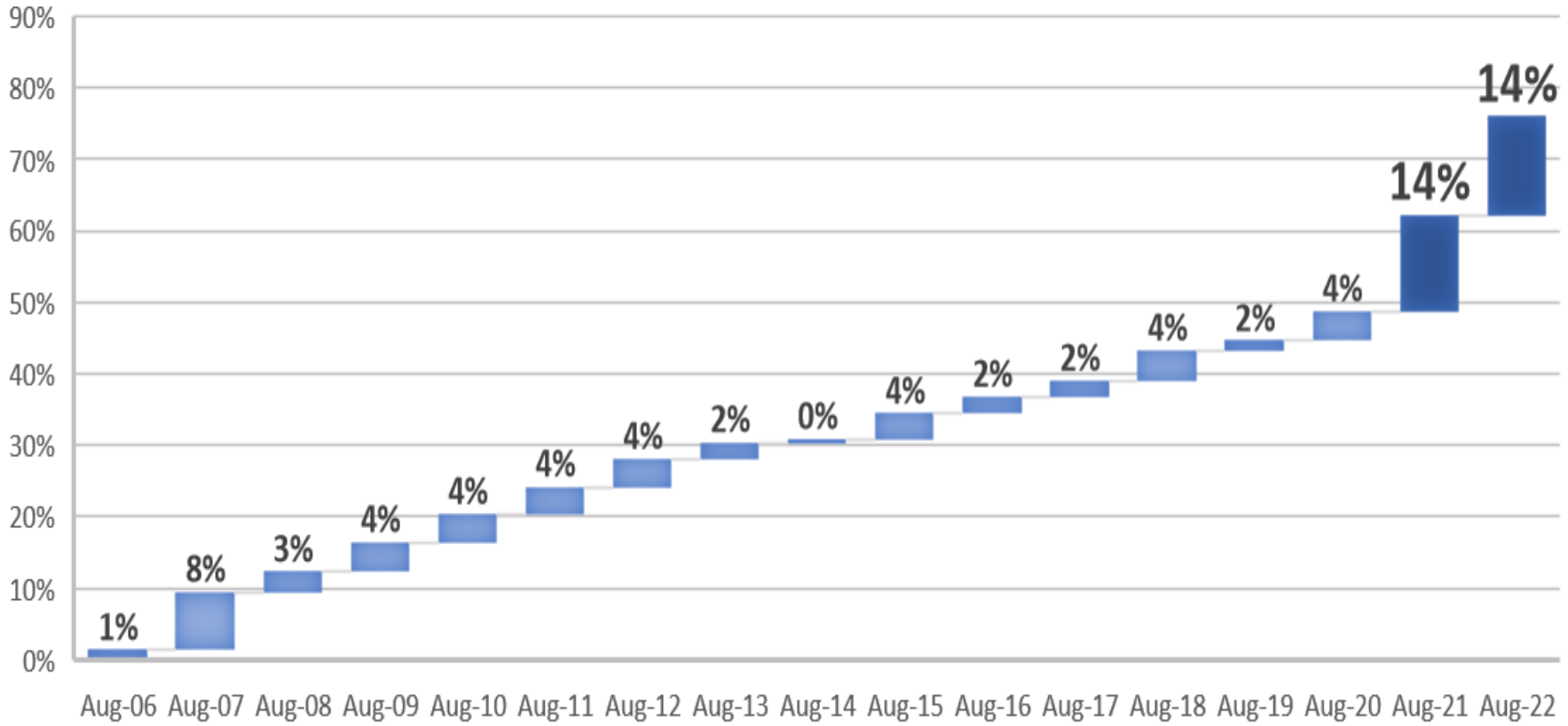
PROJECT COSTS
FUTURE COST RISK

Boston Annual Building Cost Index - Percentage Increase/Decrease

YEAR	BCI	% CHG
Aug-22	10224.80	14%
Aug-21	8987.25	14%
Aug-20	7911.09	4%
Aug-19	7611.46	2%
Aug-18	7497.18	4%
Aug-17	7193.92	2%
Aug-16	7048.01	2%
Aug-15	6889.45	4%
Aug-14	6643.82	0%
Aug-13	6612.82	2%
Aug-12	6458.49	4%
Aug-11	6216.79	4%
Aug-10	5985.89	4%
Aug-09	5762.82	4%
Aug-08	5541.41	3%
Aug-07	5382.44	8%
Aug-06	4980.16	1%
Aug-05	4912.38	

2-year increase 27.37%

15-year average 3.24%



PIERCE SCHOOL
NEEDS

What Does Pierce Need?

- Educational Program Space Adequacy
- ADA Compliance
- Code Compliance
- Expense of Needed Changes & Repair
- Equity with Other District Schools

MSBA PROCESS
PRICING DECISION MATRIX

Student Enrollment Pre-K - 8: 773 Students	Option 2B	Option 3B	Option 3B-H	Option R	Option 1
Renovation - Existing 1970s Building	$ 15,630,992	$ -	$ -	$ 39,931,099	$ 29,967,336
Renovation - Existing Historic Building	$ 7,800,383	$ -	$ 10,837,267	$ 7,792,977	$ 9,676,016
Renovation - Existing Parking Garage	$ 2,174,508	$ 1,152,392	$ 1,096,131	$ 2,584,424	$ 2,935,528
Disconnecting from Historic Building	$ -	$ 1,500,000	$ -	$ -	$ -
New Construction - School Building	$ 49,868,515	$ 65,190,199	$ 63,644,431	$ -	$ 33,058,183
New Construction - Connector Bridge to Historic	$ 900,000	$ -	$ -	$ -	$ -
New Construction - Parking Garage	$ 4,491,927	$ 6,526,459	$ 6,000,555	$ -	$ 3,799,470
Demolition - Building	$ 1,093,213	$ 1,700,314	$ 1,700,314	$ -	$ 514,823
Demolition - Garage	$ 293,840	$ 523,510	$ 536,310	$ -	$ 122,730
Demolition - Structural Slab	$ 448,726	$ 678,315	$ 678,315	$ -	$ 101,442
HAZMAT Removal Allowance - Existing Buildings	$ 2,720,580	$ 2,345,260	$ 2,650,580	$ 2,650,580	$ 2,650,580
HAZMAT Removal Allowance - Existing Garage	$ 1,047,786	$ 1,047,786	$ 1,173,240	$ 939,324	$ 1,047,786
Sitework	$ 5,950,459	$ 6,333,362	$ 6,392,130	$ 1,250,000	$ 5,950,459
PV Panels (800KW)	$ 2,640,000	$ 2,640,000	$ 2,640,000	$ -	$ 2,640,000
HVAC Option 2 - Ground Source Heat Pump Chiller	$ 4,233,044	$ 3,981,014	$ 4,130,265	$ -	$ 4,217,635
TOTAL CONSTRUCTION COSTS	**$ 99,293,972**	**$ 93,618,609**	**$ 101,479,536**	**$ 55,148,404**	**$ 96,681,986**
Design & Estimating Contingency	$ 14,259,139	$ 13,445,640	$ 14,602,391	$ 8,272,261	$ 13,869,639
General Conditions (32 mos)	$ 5,840,000	$ 5,840,000	$ 5,840,000	$ 5,482,131	$ 5,840,000
General Requirements	$ 3,805,242	$ 3,592,181	$ 3,893,941	$ 2,279,175	$ 3,702,275
Insurances + Bonds	$ 3,897,370	$ 3,667,679	$ 3,973,583	$ 2,355,046	$ 3,770,940
CM Fee (Overhead & Profit)	$ 3,439,600	$ 3,250,981	$ 3,517,639	$ 2,080,286	$ 3,348,059
CM GMP Contingency	$ 3,584,122	$ 3,393,719	$ 3,678,277	$ 2,099,423	$ 3,503,938
Escalation	$ 13,213,152	$ 12,461,037	$ 13,533,205	$ 8,781,764	$ 12,855,191
TOTAL ESTIMATED COSTS	**$ 147,332,597**	**$ 139,269,845**	**$ 150,518,571**	**$ 86,498,489**	**$ 143,572,028**
Soft Costs Calculated at 22%	$ 32,943,569	$ 31,140,737	$ 32,745,639	$ 19,341,062	$ 32,102,705
TOB Project Management Costs	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000
Feasibility Study Cost	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000
Relocation Costs	$ 25,000,000	$ 25,000,000	$ 25,000,000	$ 25,000,000	$ 25,000,000
Roadway Rework	$ 3,356,947	$ 3,356,947	$ 3,356,946	$ 3,356,947	$ 3,356,947
TOTAL ESTIMATED PROJECT COSTS	**$ 212,133,112**	**$ 202,267,529**	**$ 215,121,156**	**$ 137,696,498**	**$ 207,531,680**
HVAC Option 3 - VRF System	$ (3,561,646)	$ (3,264,848)	$ (3,508,908)	$ -	$ (3,666,125)
Mass Timber	$ 3,485,587	$ 5,198,992	$ 4,878,845	$ -	$ 2,967,907
TOTAL ESTIMATED PROJECT COSTS W/ ALTERNATES**	**$ 215,618,699**	**$ 207,466,521**	**$ 220,000,000**	**$ 137,696,498**	**$ 210,499,587**

* Does not include cost to disconnect from Historic Building

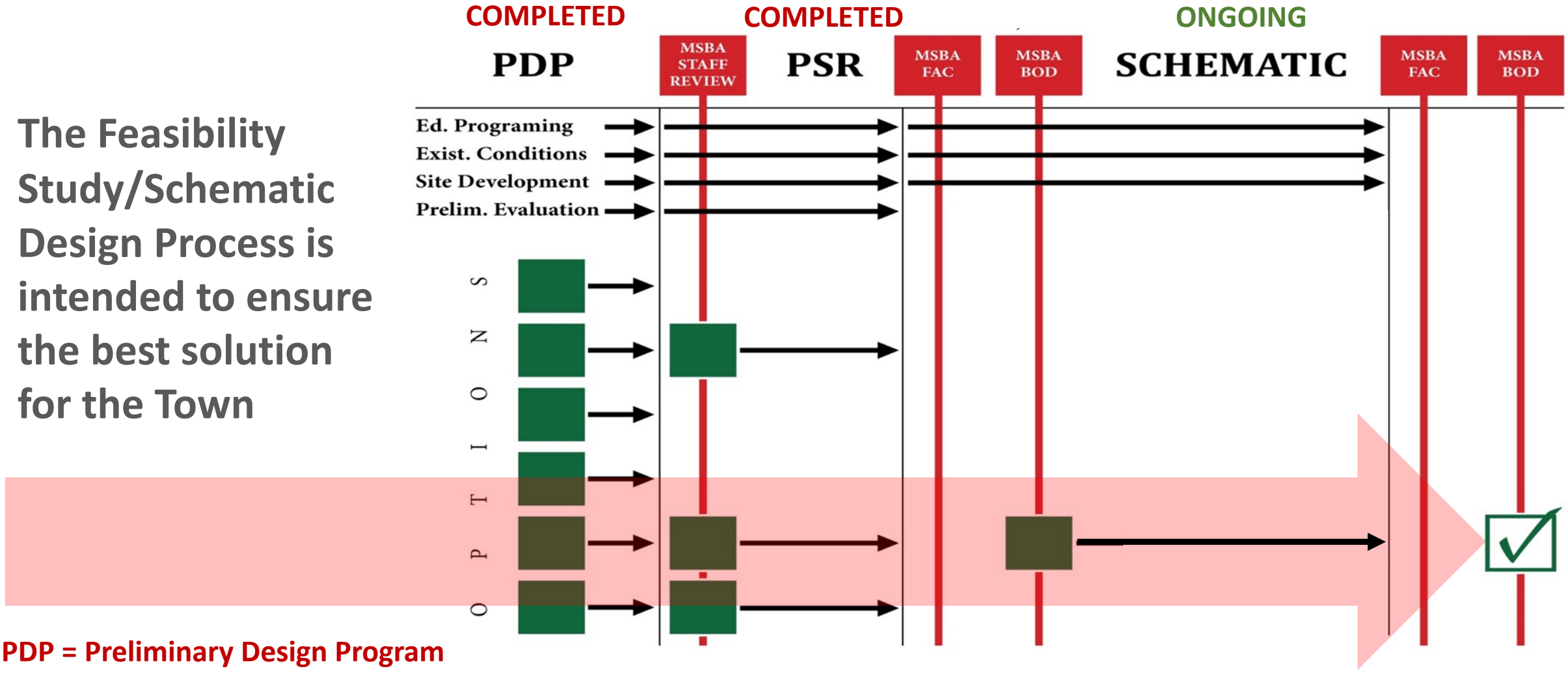
**HVAC Option 3 not carried in this cost, only one HVAC option can be chosen

Alternate Use Reno	Historic Bldg $
Construction Costs	$ 10,000,000
Project Soft Costs	$ 2,500,000
Estimated Project Cost	**$ 12,500,000**
Cost of 3B + Historic Building Reno	**$ 219,966,521**

ESTIMATED COSTS AT PSR $220,000,000

MSBA PROCESS
FEASIBILITY STUDY/SCHEMATIC DESIGN

The Feasibility Study/Schematic Design Process is intended to ensure the best solution for the Town



PDP = Preliminary Design Program
PSR = Preferred Schematic Report

DESIGN UPDATE
OVERVIEW OF VE CHANGES

VE Changes to Plans and Elevations

Of the 50 VE Items Accepted, the Following had Significant Savings or had an Aesthetic Change:

- Reduced Overall Square Footage by 7,000 SF while Still Aligned with Educational Plan
- Changed 52% of Curtainwall to Storefront and Metal Panels and 2,623 SF of Curtainwall to Metal Panels
- Eliminated Tunnel to Historic Building
- Reduced New Garage Construction while Maintaining Required Parking Quantity
- Reduced Audio/Visual Scope to Align with Other Town Schools
- Aligned Asbestos Unit Costs to Market Pricing and Reduced Scope after Destructive Testing Results
- Changed All PV Panels to PPA

Consider Eliminating Sensitive VE Previously Taken

VE Taken that was Sensitive and Could be Bought Cheaper Initially than Added as a Change Later:

- Change from Curtainwall to Storefront and Metal Panels - $503,992
- Triple Pane Glazing - $278,847
- Additional Design Fee - $125,254

Cost to Add Two VE Items Back in $908,101

PROJECT COSTS
PROPOSED TOTAL PROJECT BUDGET

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]
Feasibility Study Agreement				
OPM Feasibility Study		$0	$0	
A&E Feasibility Study		$0	$0	
Environmental & Site		$0	$0	
Other		$0	$0	
Feasibility Study Agreement Subtotal		**$0**	**$0**	**$0**
Administration				
Legal Fees	$0	$0	$0	$0
Owner's Project Manager				
Design Development	$700,000	$0	$700,000	
Construction Contract Documents	$1,045,000	$148,390	$896,610	
Bidding	$175,000	$0	$175,000	
Construction Contract Administration	$5,000,000	$2,617,840	$2,382,160	
Closeout	$180,000	$0	$180,000	
Extra Services	$0	$0	$0	
Reimbursable & Other Services	$35,000	$0	$35,000	
Cost Estimates	$60,000	$0	$60,000	
Advertising	$35,000	$0	$35,000	
Permitting	$0	$0	$0	
Owner's Insurance	$175,000	$0	$175,000	
Other Administrative Costs	$150,000	$0	$150,000	
Administration Subtotal	**$7,555,000**	**$2,766,230**	**$4,788,770**	**$1,766,098**
Architecture and Engineering				
Basic Services				
Design Development	$3,705,919	$0	$3,705,919	
Construction Contract Documents	$6,229,098	$329,590	$5,899,508	
Bidding	$394,247	$0	$394,247	
Construction Contract Administration	$5,046,358	$3,058,079	$1,988,279	
Closeout	$394,247	$0	$394,247	
Other Basic Services	$0	$0	$0	
Basic Services Subtotal	**$15,769,869**	**$3,387,669**	**$12,382,200**	
Reimbursable Services				
Construction Testing	$0	$0	$0	
Printing (over minimum)	$75,000	$0	$75,000	
Other Reimbursable Costs	$850,000	$0	$850,000	
Hazardous Materials	$750,000	$0	$750,000	
Geotechnical & Geo-Environmental	$750,000	$0	$750,000	
Site Survey	$75,000	$0	$75,000	
Wetlands	$0	$0	$0	
Traffic Studies	$20,000	$0	$20,000	
Architectural/Engineering Subtotal	**$18,289,869**	**$3,387,669**	**$14,902,200**	**$5,495,931**
CM at Risk Preconstruction Services				
Pre-Construction Services	$300,000	$0	$300,000	$110,640
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	$8,781,496			
Lowest Floor Construction				
SHELL				
Super Structure	$15,040,881			
Exterior Closure	$782,847			
Exterior Walls	$8,886,205			
Exterior Windows	$3,170,964			
Exterior Doors	$313,522			
Roofing	$3,348,850			
INTERIORS				
Interior Construction	$8,937,322			
Staircases	$1,096,416			
Interior Finishes	$4,342,260			
SERVICES				
Conveying Systems	$669,000			
Plumbing	$3,496,580			
HVAC	$13,911,366			
Fire Protection	$1,541,561			
Electrical	$11,664,222			
EQUIPMENT & FURNISHINGS				
Equipment	$1,218,896			
Furnishings	$2,083,161			
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction				
Existing Building Demolition	$3,267,836	$0		
In-Building Hazardous Material Abatement	$5,050,000	$0		
Asbestos Containing Floor Material Abatement		$0		
Other Hazardous Material Abatement		$0		
BUILDING SITEWORK				
Site Preparation	$4,638,988	$0		
Site Improvements	$5,263,264	$0		
Site Civil / Mechanical Utilities	$820,288	$0		
Site Electrical Utilities	$995,044	$0		
Other Site Construction		$0		
Site Cost over Allowance		$4,574,740		
Construction Trades Subtotal	$109,320,969	$4,574,740		
Contingencies (Design and Pricing)	$10,853,812	$454,198		
Sub-Contractor Bonds	$2,577,147	$107,846		
D/B/B Insurance		$0		
General Conditions & General Requirements	$14,048,282	$587,877		
D/B/B Overhead & Profit		$0		
GMP Insurance	$2,612,990	$109,345		
GMP Fee	$3,138,317	$131,329		
GMP Contingency	$3,750,671	$156,954		
Escalation to Mid-Point of Construction	$11,396,503	$476,908		
Construction Cost over Funding Cap		$57,024,734		
Construction Budget	**$157,698,691**	**$63,623,930**	**$94,074,761**	**$34,694,772**
Alternates				
Ineligible Work Included in the Base Project	$0	$0	$0	
Alternates Included in the Total Project Budget	$0	$0	$0	
Alternates Excluded from the Total Project Budget	$0		$0	
Subtotal to be Included in Total Project Budget	**$0**	**$0**	**$0**	**$0**

PROJECT COSTS
PROPOSED TOTAL PROJECT BUDGET

Miscellaneous Project Costs				
Utility Company Fees	$200,000	$0	$200,000	
Testing Services	$300,000	$0	$300,000	
Swing Space / Modulars	$1,500,000	$1,500,000	$0	
Other Project Costs (TOB & Moving)	$1,000,000	$1,000,000	$0	
Misc. Project Costs Subtotal	**$3,000,000**	**$2,500,000**	**$500,000**	**$184,400**
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	$1,850,000	$980,000	$870,000	
Technology	$1,517,069	$647,069	$870,000	
FF&E Subtotal	**$3,367,069**	**$1,627,069**	**$1,740,000**	**$641,712**
Soft Costs that exceed 20% of Construction Cost			$0	
Project Budget	**$190,210,629**	**$73,904,898**	**$116,305,731**	**$42,893,554**

Board Authorization	
Design Enrollment	725
Total Building Gross Floor Area (GSF)	247,644
Total Project Budget (excluding Contingencies)	$190,210,629
Scope Items Excluded or Otherwise Ineligible	- $73,904,898
Third Party Funding (Ineligible)	- $0
Estimated Basis of Maximum Total Facilities Grant[1]	$116,305,731
Reimbursement Rate[1]	36.88%
Est. Max. Total Facilities Grant (before recovery)[1]	$42,893,554
Cost Recovery[2]	- $15,921
Estimated Maximum Total Facilities Grant[1]	$42,877,633

Construction Contingency[3]	$7,884,935
Ineligible Construction Contingency[3]	$4,730,961
"Potentially Eligible" Construction Contingency[3]	$3,153,974
Owner's Contingency[3]	$1,576,987
Ineligible Owner's Contingency[3]	$0
"Potentially Eligible" Owner's Contingency[3]	$1,576,987
Total Potentially Eligible Contingency[3]	$4,730,961
Reimbursement Rate	36.88%
Potential Additional Contingency Grant Funds[3]	$1,744,778
Maximum Total Facilities Grant	$44,622,411
Total Project Budget	$199,672,550

32.26	Reimbursement Rate Before Incentive Points
4.62	Total Incentive Points
36.88%	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 square footge 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.

Proposed Total Project Budget with Reduced VE Items:

$199,672,550

PIERCE SCHOOL
EXISTING CONDITIONS

PIERCE SCHOOL
EXISTING CONDITIONS

September 15, 2022