

JOHN R. PIERCE SCHOOL – BROOKLINE, MA	MEETING MINUTES Approved 12/06/21
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PIERCE SCHOOL BUILDING COMMITTEE		November 8, 2021
Location:		Online Zoom Meeting
Time:		4:00 PM
Name	Assoc.	Present
Bernard Greene	Voting Member – Committee Co-Chair, Select Board	Y
Helen Charlupski	Voting Member – Committee Co-Chair, School Committee	Y
Melvin Kleckner	Voting Member – Town Administrator	Y
Andy Liu	Voting Member – School Committee	Y
Dr. Linus Guillory	Voting Member – Superintendent of Schools	Y
Charlie Simmons	Voting Member – Director of Public Buildings	N
Daniel Bennett	Voting Member – Building Commissioner	Y
Lesley Ryan-Miller	Voting Member – Deputy Superintendent of Teaching and Learning	Y
Carol Levin	Voting Member – Advisory Finance Committee	Y
Steve Heikin	Voting Member – Planning Board	Y
Ken Kaplan	Voting Member – Building Commission	Y
Aaron Williams	Voting Member – Pierce School Parent	Y
Nurit Zuker	Voting Member – Pierce School Parent	Y
Nancy O'Connor	Voting Member – Parks and Recreation Commission	Y
Sam Rippin	Voting Member – Assistant Superintendent of School Administration & Finance	Y
Jamie Yadoff	Voting Member – Pierce School Principal	Y
Melissa Goff	Non-Voting Member – Deputy Town Administrator	N
Michelle Herman	Non-Voting Member – Deputy Superintendent	N
Tony Guigli	Non-Voting Member – Building Department Project Manager	Y
Matt Gillis	Non-Voting Member – School Department Director of Operations	Y
Jim Rogers	LEFTFIELD	Y
Lynn Stapleton	LEFTFIELD	Y
Jen Carlson	LEFTFIELD	Y
Will Spears	MDS Architects	Y
Amy Mackrell	MDS Architects	N
Margaret Clarke	MDS Architects	Y
Vinicius Gorgati	Sasaki	Y
Carla Ceruzzi	Sasaki	Y
Kate Tooke	Sasaki	Y
Tamar Warburg	Sasaki	Y

The meeting was called to order at 4:00 PM.

1. Project Approvals:

A member of the Committee noted a correction to the October 21, 2021 minutes to update a note made about a pedestrian connection to Washington Street, the street should be Harvard Street. Leftfield received this comment ahead of the meeting and has made the change to the minutes.

Nancy O'Connor made a motion to approve meeting minutes from the October 21, 2021, and October 28, 2021 SBAC Meetings. The motion was seconded by Ken Kaplan. Roll was called and the motion passed 13-0-2.

2. Options Cost Comparison Update

Leftfield presented a total project budget cost comparison of options 3b and 3b-H noting that project costs shown are a percentage of the construction costs at this stage and the team will further develop actual project costs as the project moves into Schematic Design. Leftfield explained that any costs not identified specifically here, relocation costs, temporary parking costs, etc. will be the same across options and therefore are not a differentiator.

John R. Pierce School
Options Comparison

11/8/2021

	3b	3b-H	Delta (3b-H - 3b)
Design Enrollment	725	725	
Total Building Gross Floor Area (GSF)	172,867	187,228	14,361*
Base Reimbursement Rate	32.26%	32.26%	
ESTIMATED Reimbursement Rate	35.84%	36.58%	
ESTIMATED Total Facilities Grant	\$ 30,655,098	\$ 33,011,087	\$ 2,355,989
ESTIMATED Town Share	\$ 150,718,868	\$ 162,515,121	\$ 11,796,253
ESTIMATED Total Project Budget	\$ 181,373,966	\$ 195,526,208	\$ 14,152,242
Historic Building as Separate Project	\$ 12,500,000	N/A	\$ 12,500,000
ESTIMATED Total Amount Under Consideration	\$ 193,873,966	\$ 195,526,208	\$ 1,652,242

*10,000sf of the difference is because of the Historic Building basement which is non-programmed space

Leftfield clarified that the estimated reimbursement rate does not account for the caps that MSBA places on various parts of the project or the items MSBA will likely deem ineligible. Therefore, the estimated total facilities grant from the MSBA will likely be far less than the reimbursement rate. In the options above, the MSBA's share is estimated to be approximately 16% while the Town share is estimated at 84%.

A member of the committee noted that 3b-H would result in an additional \$2.3 million from the State that the Town would not have if the Historic Building was renovated separately. While the 3b-H option comes with an additional \$12 million for the Town share, 3b would include roughly \$12 million to renovate the Historic Building for a new use. For this reason, the costs are so similar that cost is not a differentiator between options.

Leftfield presented a chart showing what has been included in the estimate for the Historic Building as a separate project. It was clarified that in 3b-H the Historic Building would include new construction infill, though that cost is being carried in the new construction cost. The Building Commissioner noted that a cost for separating the Historic Building and renovating it for a new use

has not been included in any other Town capital costs, so where those funds would come from might take some time.

Option 3b

Historic Building as Separate Project

<i>Historic Building Total SF</i>	<i>30,000sf</i>
<i>Total Renovated Space</i>	<i>20,000sf</i>
<i>Basement (no program)</i>	<i>10,000sf</i>

Trade Costs in Base Project Cost	\$ 1,500,000
<i>> new heating system</i>	
<i>> new electrical service</i>	
Trade Costs as Separate Project	\$ 10,000,000
<i>> ADA upgrades</i>	
<i>> finishes (20k sf only)</i>	
<i>> new plumbing</i>	
<i>> remaining electrical</i>	
Project Soft Costs	\$ 2,500,000
Total Project Cost (incl. base costs)	\$ 14,000,000
Total Separate Project Cost Only	\$ 12,500,000
Construction Cost / SF	\$ 575
Project Cost / SF	\$ 700
ESTIMATED Additional Funding by MSBA for including Historic Building in Project	\$ 2,355,989

A member of the Committee asked if the Pre-K program could move into the Historic Building as a separate building from the new Pierce School. In the Town’s Strategic Asset Plan there is 5,000sf of space required for estimated growth in Town Employees over the next 5-10 years, and 10,000sf for 45 School Dept staff that are currently housed in rented space. He asked if it would be possible to get partial funding from the MSBA if the Pre-K program was moved to the first floor of the building with the additional 5,000sf of space for growth in number of Town Employees, and the 10,000sf required for School Dept staff could move to the 2nd floor of the building.

MDS noted that any square footage that is not associated with the Pierce School educational program would be excluded from the MSBA grant at the net square footage multiplied by a factor of 1.5. MSBA would likely participate in the Pre-K space if it is moved to the Historic Building, as long as it is the Pre-K associated with the Pierce School and not additional classes moved from elsewhere in town. Co-chair Charlupski noted that the Town is looking to move Pre-K into schools going forward. The \$1 million identified in the Strategic Asset Plan for the rented space includes the 45 School Dept. staff and 6 Pre-K classrooms.

Co-chair Charlupski encouraged the architects to push the square footage of the building down to be more in line with the square footage of the Driscoll School adding that this would likely bring costs down as well. MDS noted that they will be tightening up the building and are required by the MSBA to make the area as efficient as possible. They added that some of the difference in square footage will remain as the Pierce site is a much more challenging sloped site and the need to connect to existing conditions like the Library loading dock and possibly the Historic Building will add square footage through circulation.

3. Discussion of Options with Possible Vote on Preferred Option

Co-chair Charlupski noted that MDS and Leftfield met with Town and Pierce School leadership to identify a few changes that would make options 3b-H and 3b more comparable to one another in terms of educational programming.

The Pierce School principal noted that the meeting was very productive and that she is confident that the program of both options are similar and that teachers and staff can make either option work. She added that through discussion at the meeting the importance of keeping the Historic Building in the project as well as the need to keep the building design to 3 stories instead of 4 suggested that option 3b-H would be the better option for the Town. MDS reviewed the updates made to the building layouts.

A member of the committee noted that BFAC has wanted to make it clear that planning and decision making needs to consider other information and planning going on in and around the Town of Brookline to ensure the best outcome for the Town. She noted the importance of including what will happen to School Street as a result of changes happening at Rt. 9. She asked if either option would allow for more flexibility to take time to explore options beyond just a grade level crossing.

A member of the Committee noted that closing School Street would benefit the neighborhood for the better given how busy the street is. He noted that he thought a pedestrian overpass might benefit the cars, but a different approach might benefit pedestrians more. Other members of the committee noted that an impact to neighborhoods beyond needs to be considered as well to ensure the project does not push School Street's current issues into another area of town.

The project team has been working with the Town of Brookline and the Transportation Dept to develop scope for a traffic study that will be conducted by the traffic consultant. The study scope will be presented to the SBC at a later date.

Discussion followed on how to connect the school and greater civic campus to the Pierce playground and park and the potential traffic study scope.

Leftfield and MDS explained that the traffic study and connection across School Street is not a differentiator between the options as this particular issue will need to be explored further during Schematic Design no matter which option is chosen.

A member of the committee asked that the Design Team confirm that Warrant Article #5, which confirms access to a private company through the Pierce parking loop, does not affect the project. It was clarified that the article only confirms paperwork for construction that has been in place since 1997 and would not impact the new design.

Helen Charlupski made a motion to approve Option 3b-H as the Preferred Option to submit to the MSBA in the Preferred Schematic Report. The motion was seconded by Carol Levin.

Discussion: A member of the committee asked if school leadership has a preference between options. The principal noted a slight preference for Option 3b, but added that she has heard the community strongly oppose a 4 story school. She said that there has been strong community and Town support to include the Historic Building. She concluded that Option 3b-H is the only option that addresses those two priorities and added that Option 3b-H will work well programmatically for the Pierce School.

A member of the committee asked if the decision matrix could be updated to show that the two options are similar enough to be considered a wash. The Project Team confirmed the matrix will be updated and distributed to the SBC.

Roll was called and the motion passed 14-1-0.

The Project Team will now work to assemble the Preferred Schematic Report (PSR) and will target getting a draft out to the SBC at the next SBC meeting in order to take everyone through an overview of the report before giving everyone a week to review prior to approval to submit the document to the MSBA. The agenda for the next SBC meeting will also include a broader discussion on the traffic study and conditions at School Street.

The meeting adjourned at 5:45 PM.