

BROOKLINE
BALDWIN SCHOOL

School Building Committee
February 14, 2019



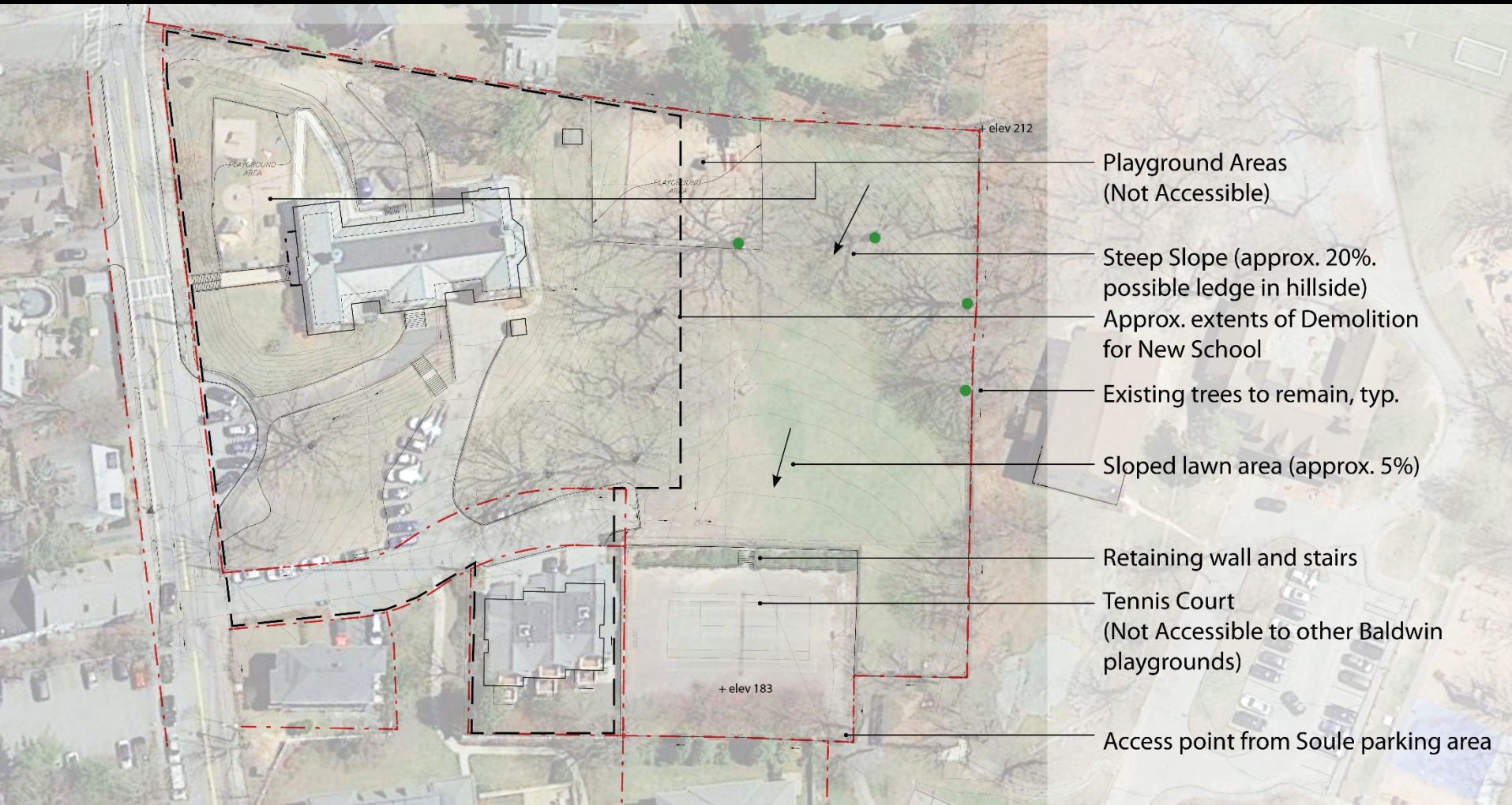
Existing Aerial



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Site Analysis



Goals

1. Accessibility
2. Safety
3. Community Access
4. Modernized Facility
5. Addressing Deferred Maintenance

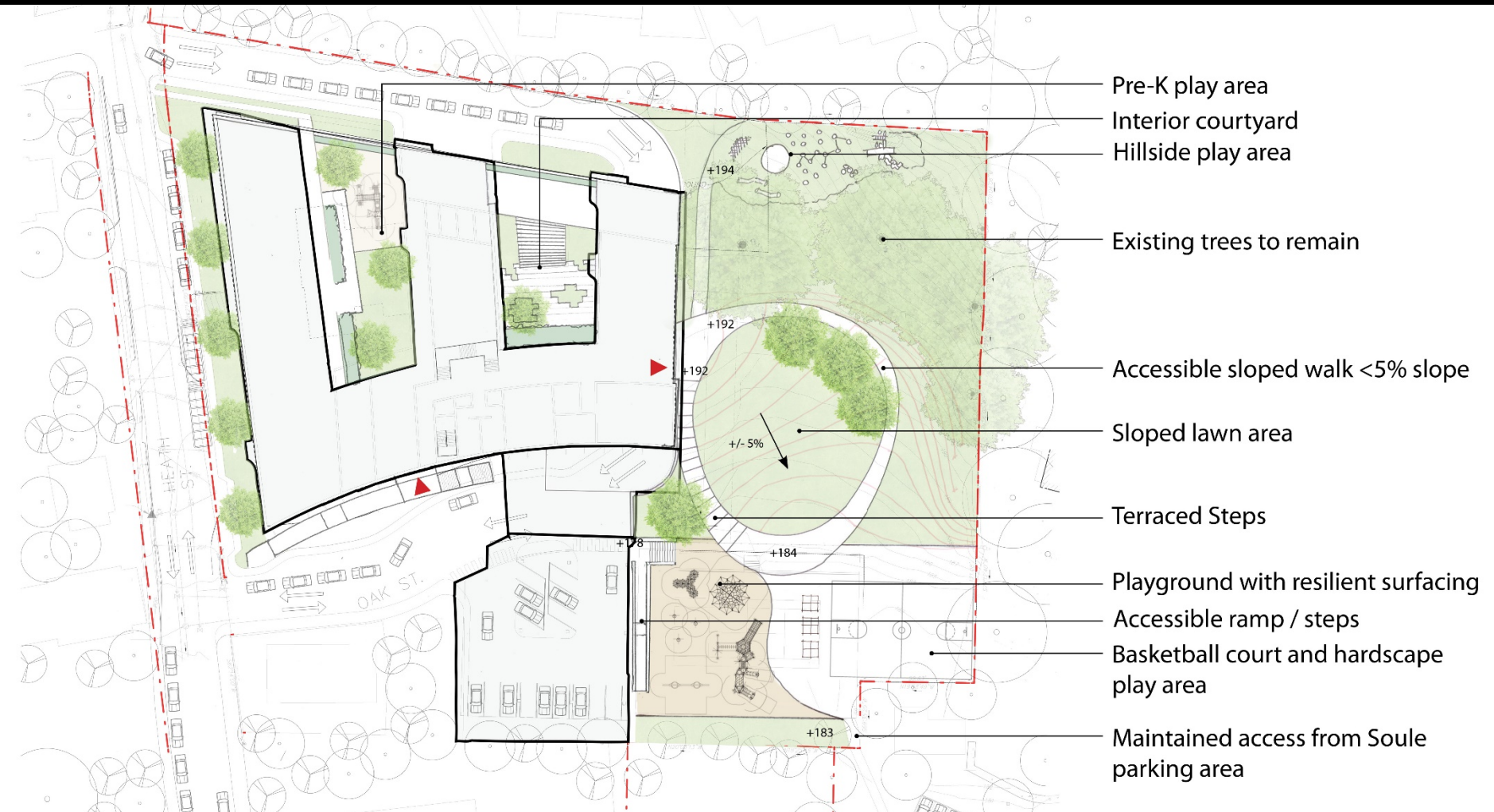
Precedent Images



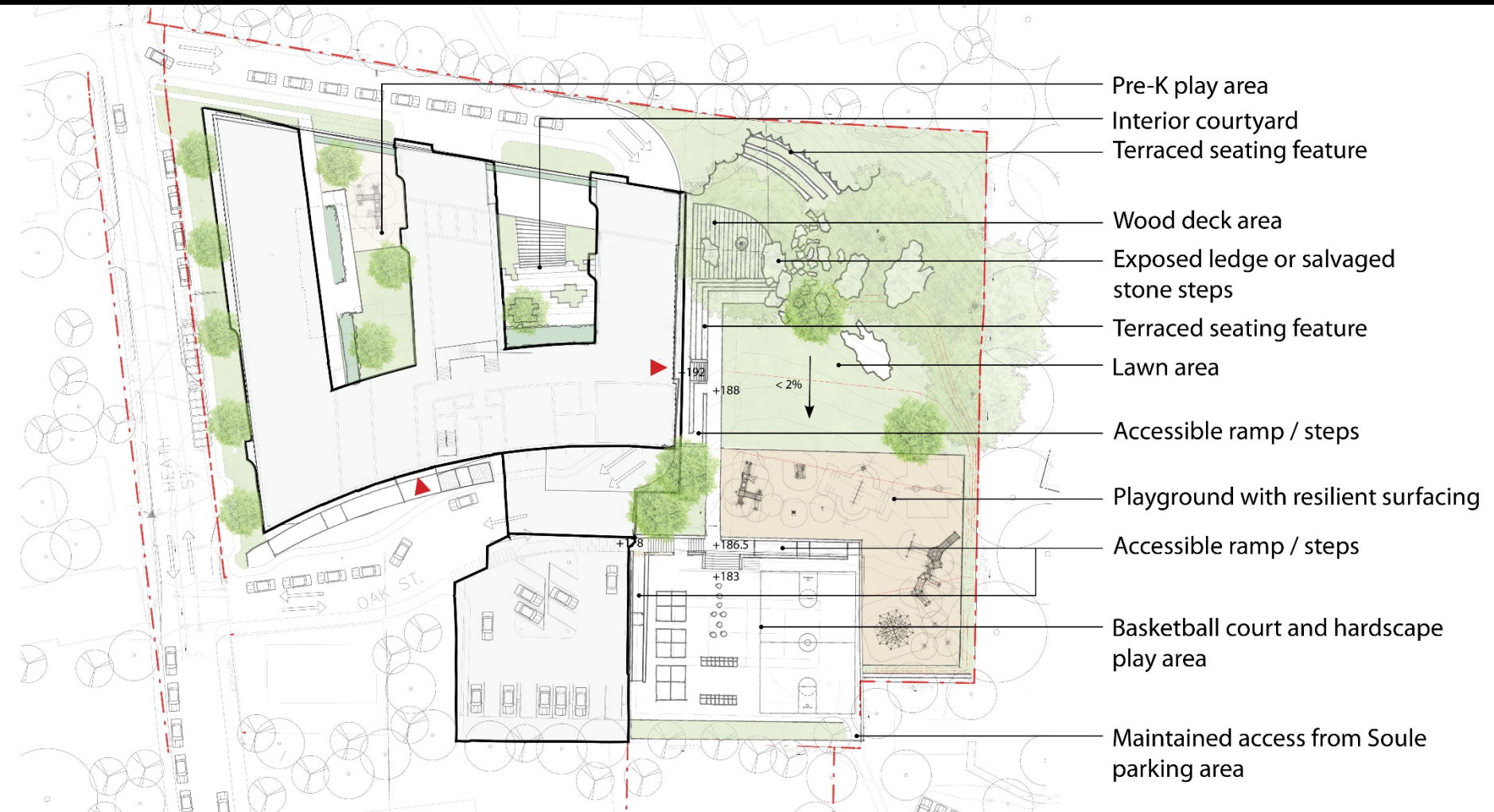
Precedent Images



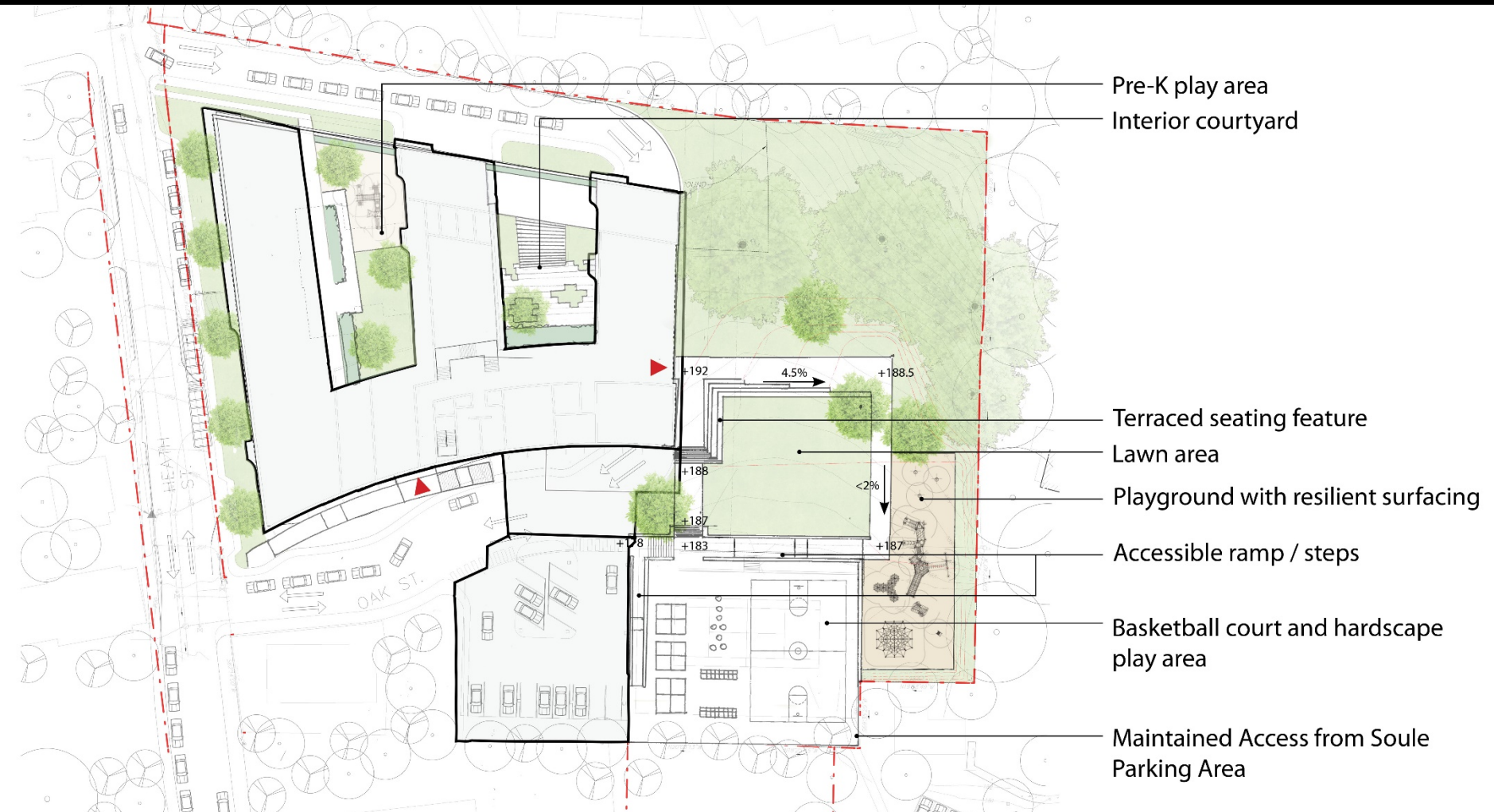
Option A - Meandering Path



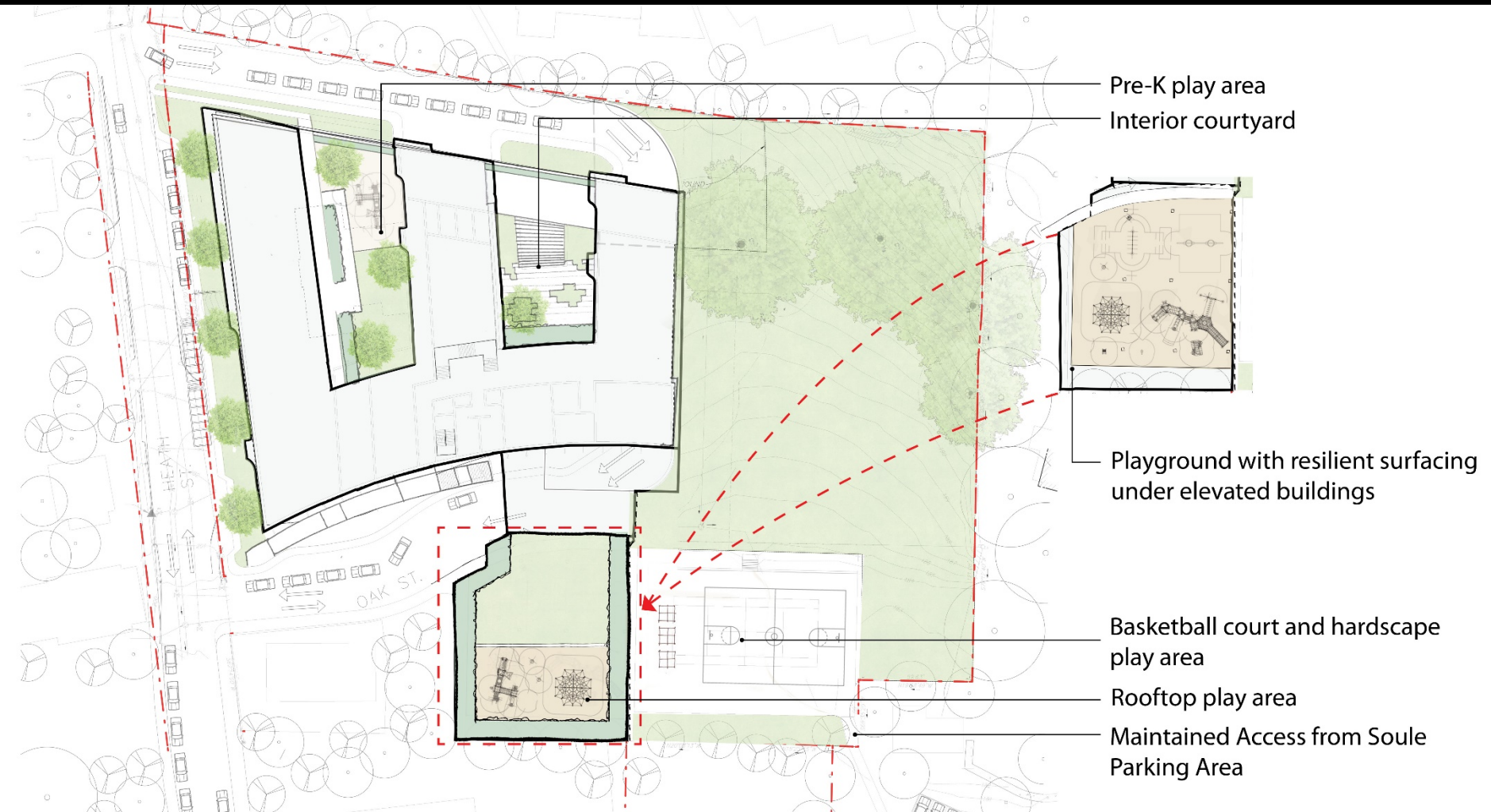
Option B – Terraced Landscape



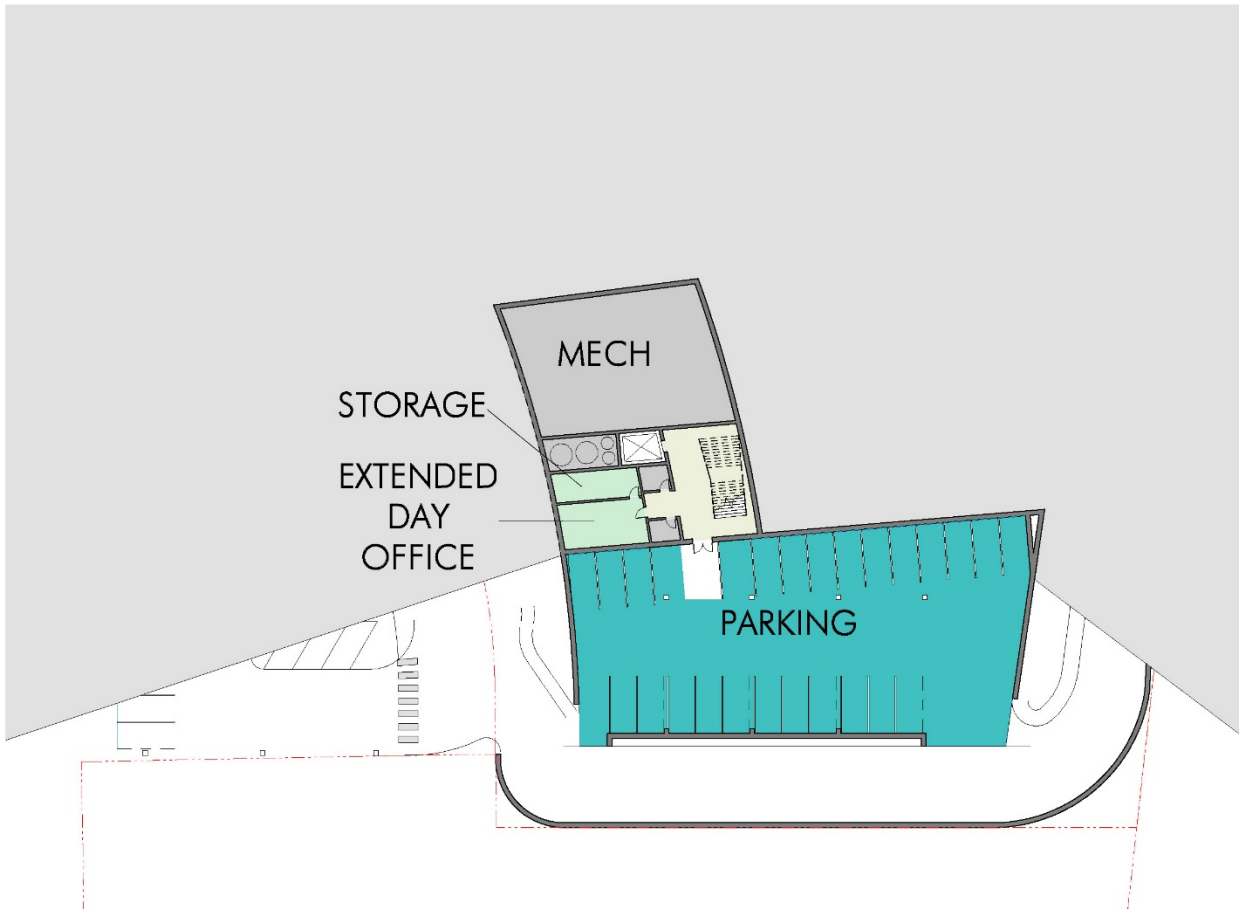
Option C – Park Land



Option D – Baldwin Site Solution



Refined Schematic Floor Plans

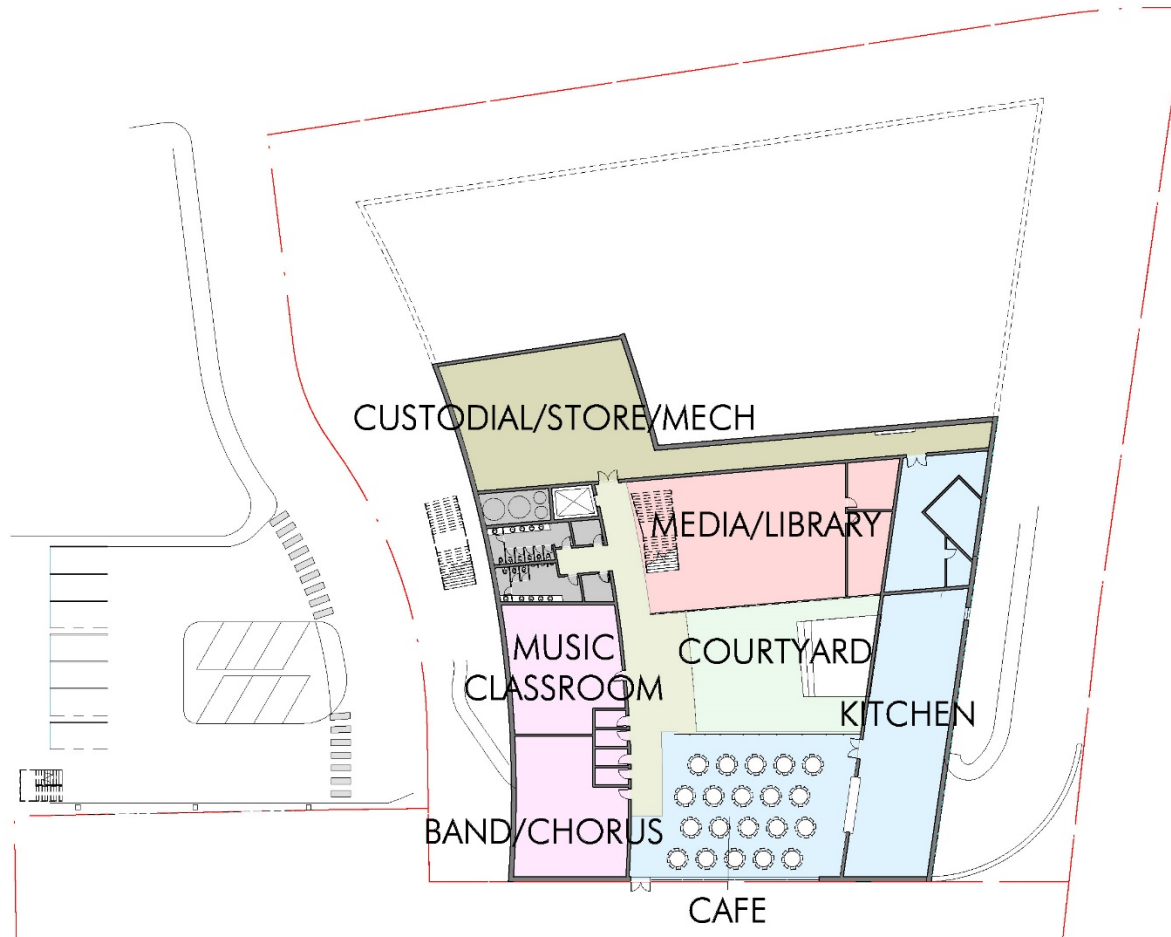


GARAGE

32'



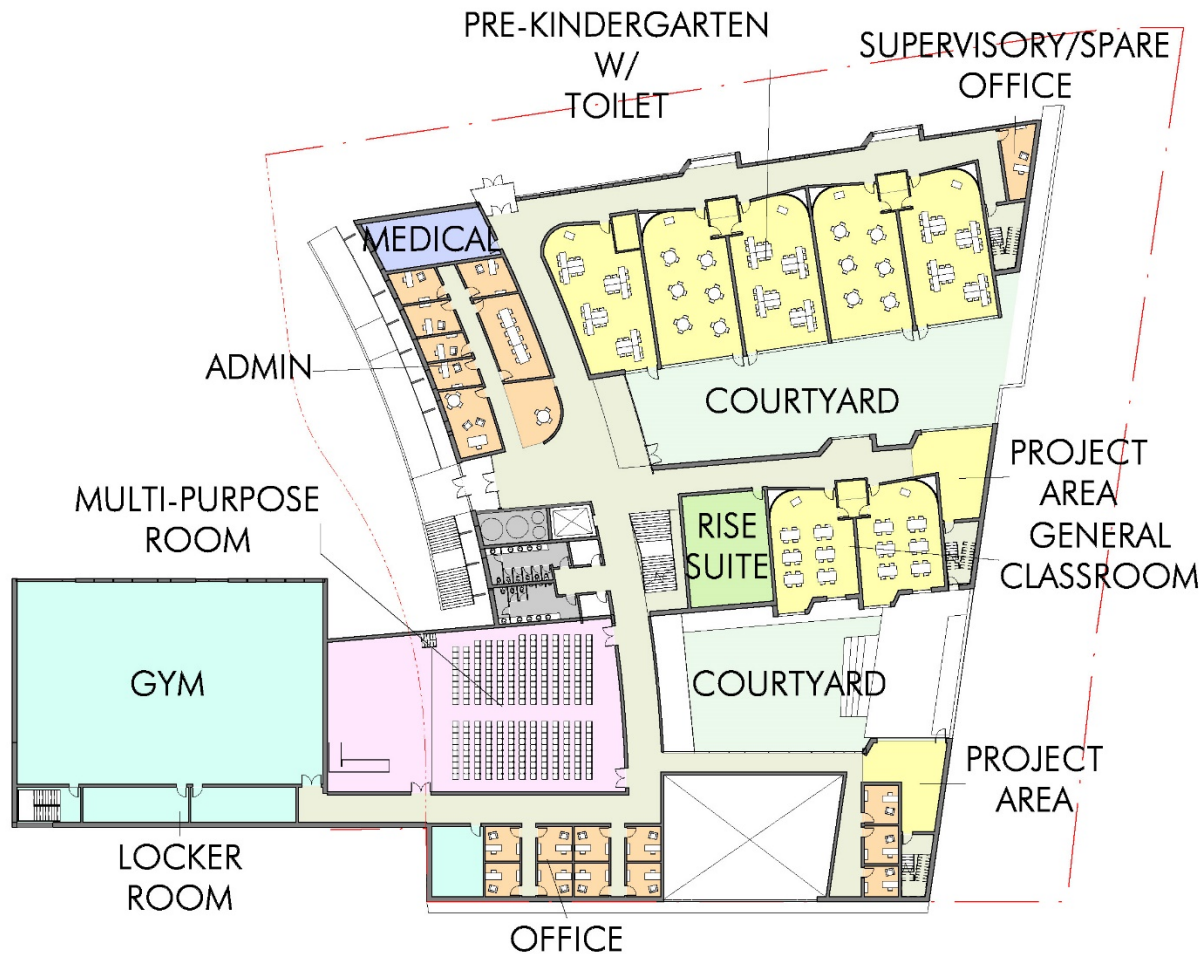
Refined Schematic Floor Plans



FIRST FLOOR



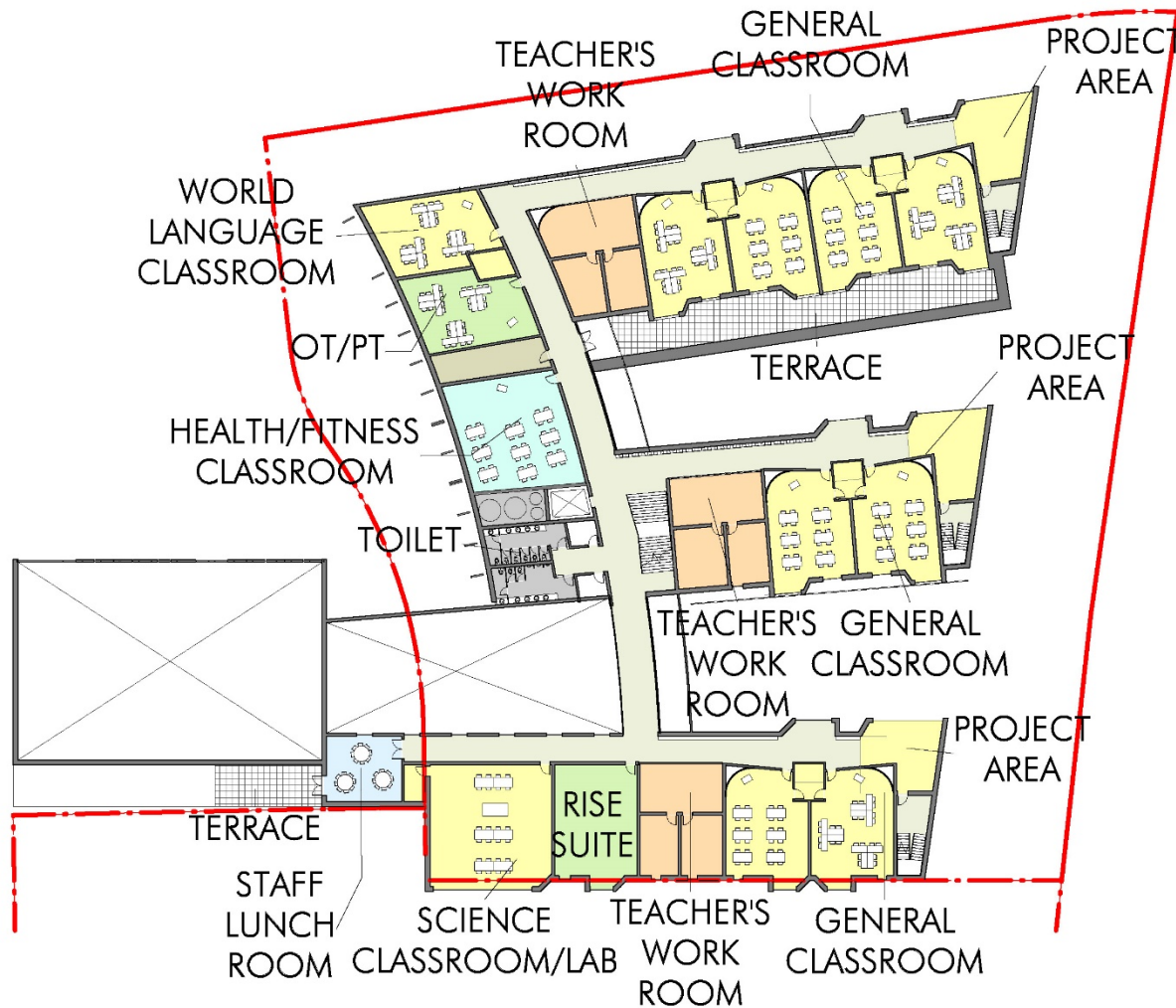
Refined Schematic Floor Plans



SECOND FLOOR



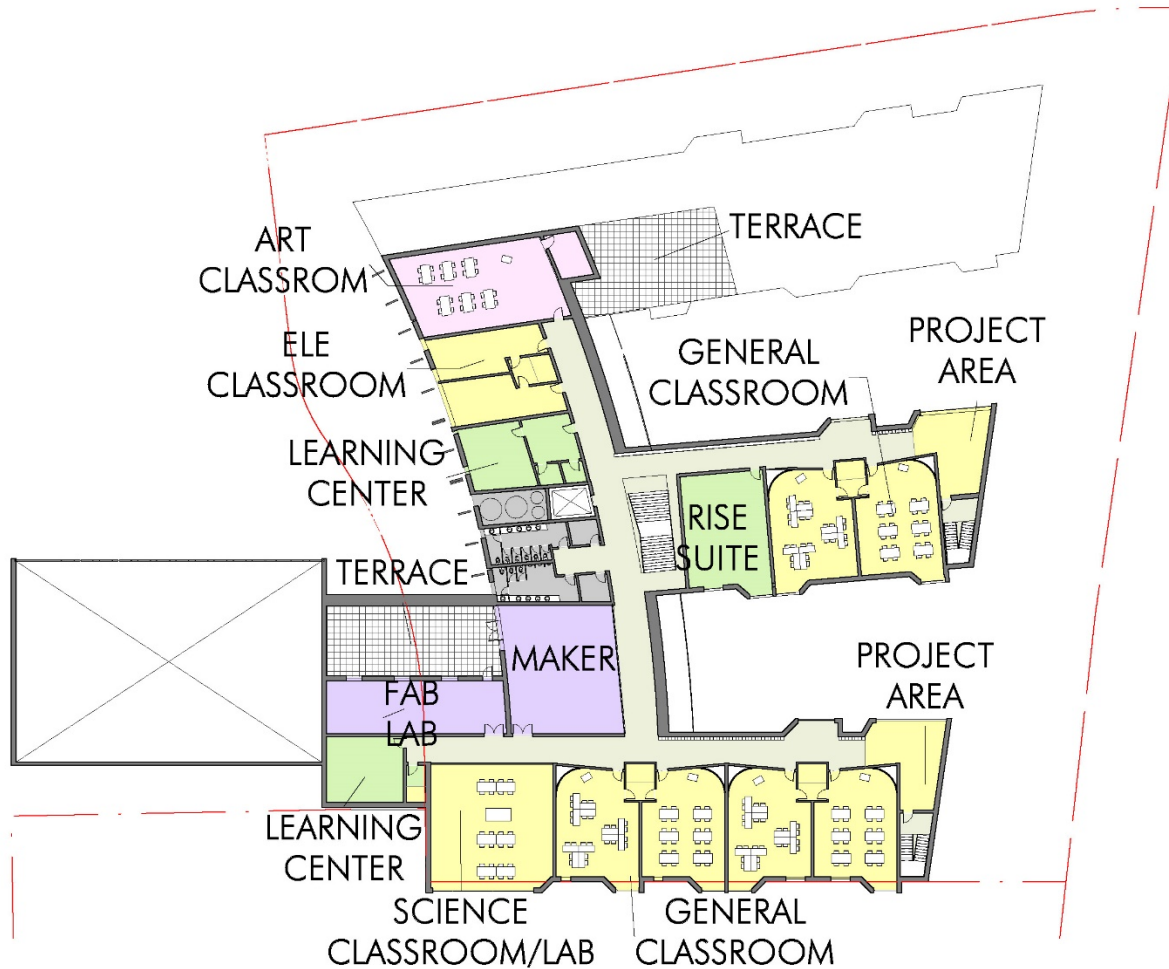
Refined Schematic Floor Plans



THIRD FLOOR



Refined Schematic Floor Plans



FOURTH FLOOR



Schematic Elevations



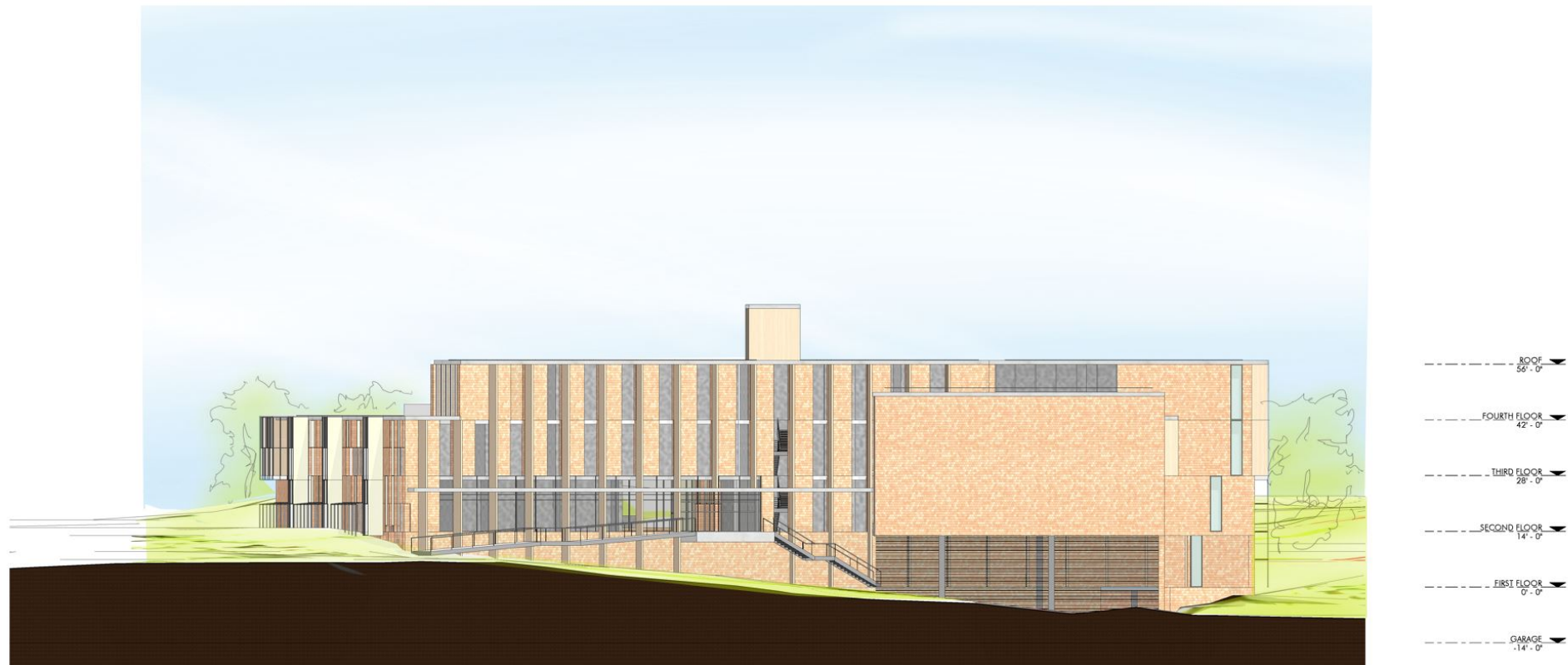
SOUTH ELEVATION



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Schematic Elevations



WEST ELEVATION



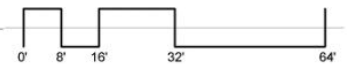
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Schematic Elevations



NORTH ELEVATION



Schematic Elevations



Construction Costs

Total Construction Cost

Estimated Bid or Guaranteed Maximum Price (GMP)

Includes:

Trade Costs:

- Hazmat Abatement
- Demolition
- Earthwork
- Utilities
- Landscaping
- Road and Sidewalk
- The Building

Markups:

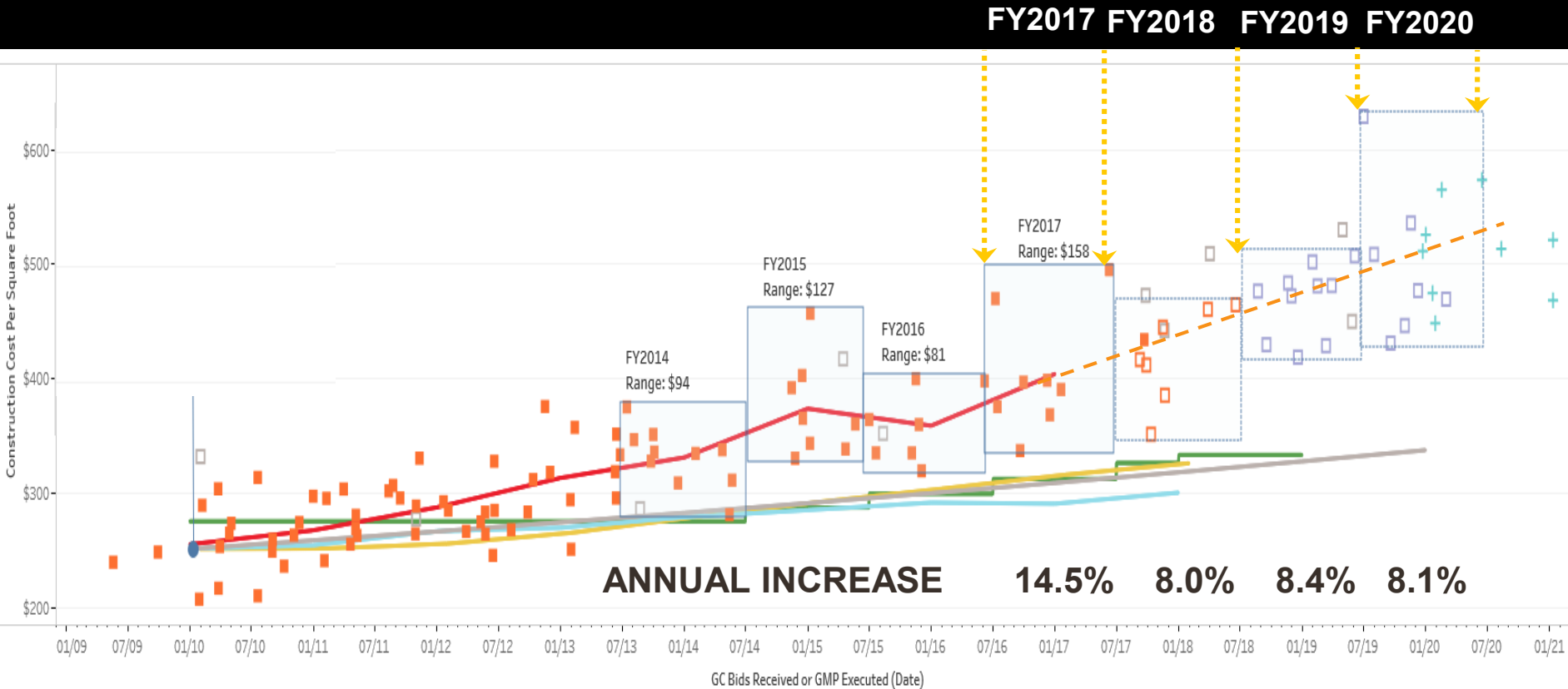
- Design Contingency (reduces over time during design)
- General Conditions
- Bonds and Insurance
- Escalation (reduces over time during design)
- CMR (if applicable)

Total Project Costs

Total Project Costs include:

- Construction Costs
- Architectural / Engineering Fees
- Owner's Project Manager Fee
- CMR Pre-Construction Fee (if applicable)
- Legal Fees
- Commissioning
- Testing and Inspections
- Utility Fees
- Furniture, Fixtures, and Equipment
- Technology
- Moving Expenses
- Hard Cost Contingency
- Soft Cost Contingency

ESCALATION - RECENT SCHOOL PROJECTS



The information and data contained in this chart is based on the MSBA's review of construction cost estimates, contracts and other documentation provided by cities, towns, and regional school districts. This information and data is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information. Please contact the Districts for the most current information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this chart. (Updated August 2018)

RECENT MIDDLE SCHOOL PROJECTS?

(Sorted by Total Project Cost)

Project Name	Students	Cost Escalated to Baldwin (\$M)
Lynn Middle Schools	1,660	\$213
Saugus Middle/High School	1,360	\$186
Beverly Middle School	1,395	\$136
Holyoke Lawrence Middle School	1,100	\$132
Abington Middle/High School	1,115	\$129
Natick Kennedy Middle School	1,000	\$116
Dennis-Yarmouth Mattacheese Middle School	940	\$113
Westport Middle/High School	860	\$112
Framingham Fuller Middle School	630	\$98
Boston Dearborn STEM Academy	600	\$94
Quincy Sterling Middle School	430	\$70

RECENT MIDDLE SCHOOL PROJECTS

(Sorted by Cost per Student)

Project Name	Students	Cost/Student (\$K)
Quincy Sterling Middle School	430	\$162
Boston Dearborn STEM Academy	600	\$156
Framingham Fuller Middle School	630	\$156
Saugus Middle/High School	1,360	\$137
Westport Middle/High School	860	\$130
Lynn Middle Schools	1,660	\$129
Dennis-Yarmouth Mattacheese Middle School	940	\$120
Holyoke Lawrence Middle School	1,100	\$120
Natick Kennedy Middle School	1,000	\$116
Abington Middle/High School	1,115	\$115
Beverly Middle School	1,395	\$97

RECENT MIDDLE SCHOOL PROJECTS

(Sorted by Cost per Square Feet)

Project Name	Students	Cost/SF
Boston Dearborn STEM Academy	600	\$730
Quincy Sterling Middle School	430	\$727
Framingham Fuller Middle School	630	\$718
Saugus Middle/High School	1,360	\$693
Lynn Middle Schools	1,660	\$674
Natick Kennedy Middle School	1,000	\$638
Holyoke Lawrence Middle School	1,100	\$617
Dennis-Yarmouth Mattacheese Middle School	940	\$614
Westport Middle/High School	860	\$597
Beverly Middle School	1,395	\$586
Abington Middle/High School	1,115	\$546