

BROOKLINE

# BALDWIN SCHOOL

School Building Committee  
March 5, 2019



Jonathan Levi Architects

# Agenda

1. Design
2. Budget

# Agenda

## 1. Design



# Site Plan



# Anatomy of a Classroom

WRITABLE MAGNETIC SURFACE

OPENABLE ACOUSTIC WALL

SMALL GROUP ALCOVE

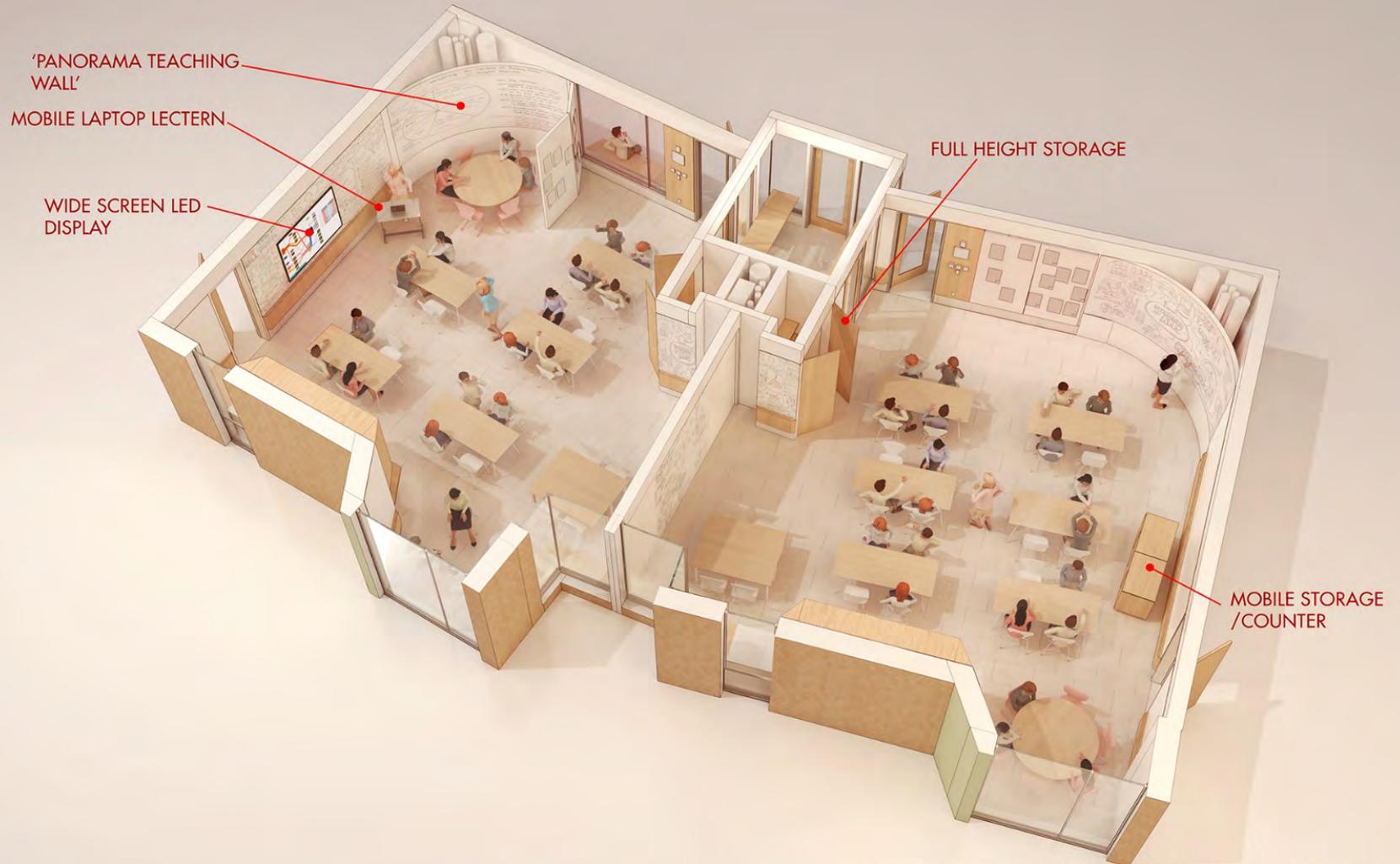
MOBILE STORAGE

TEACHER PREPARATION/  
MENTORING OFFICE

FLEXIBLE CORNER

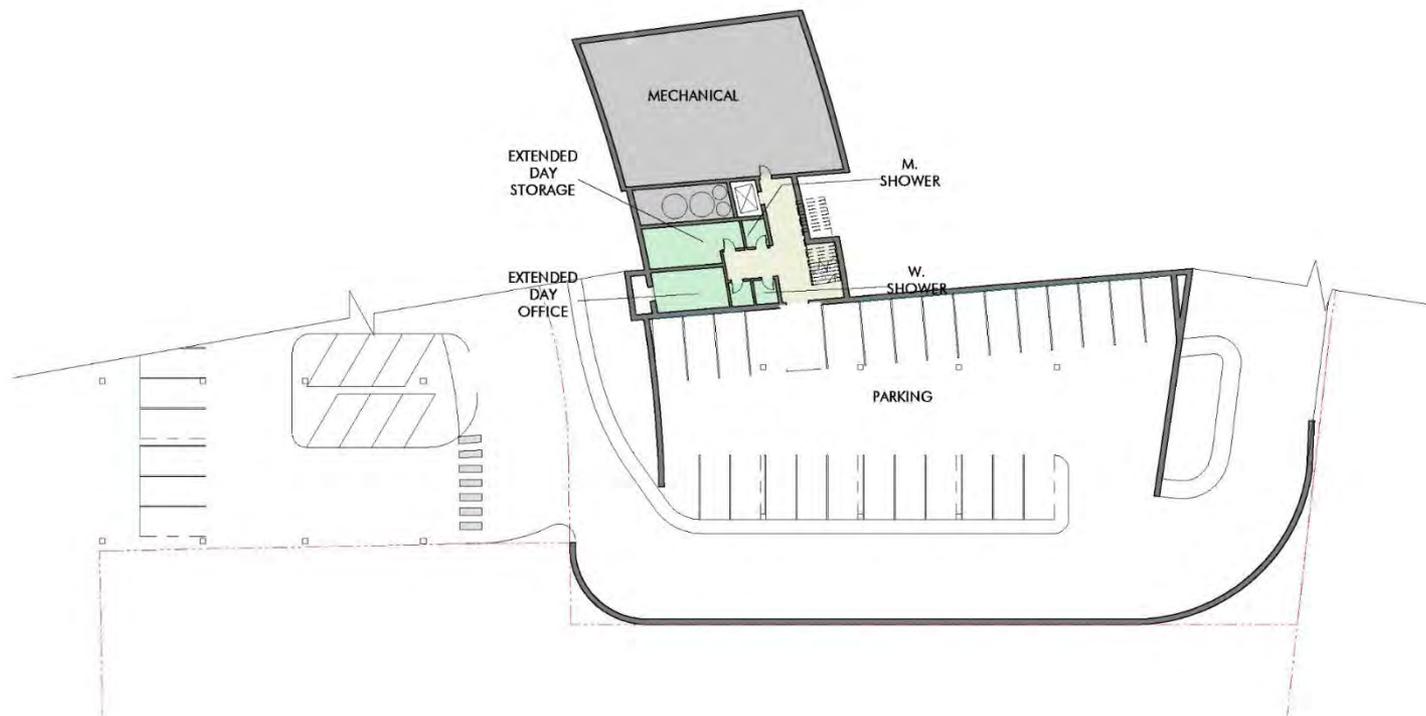
TYPICAL CLASSROOM SUITE FROM CORRIDOR

# Anatomy of a Classroom

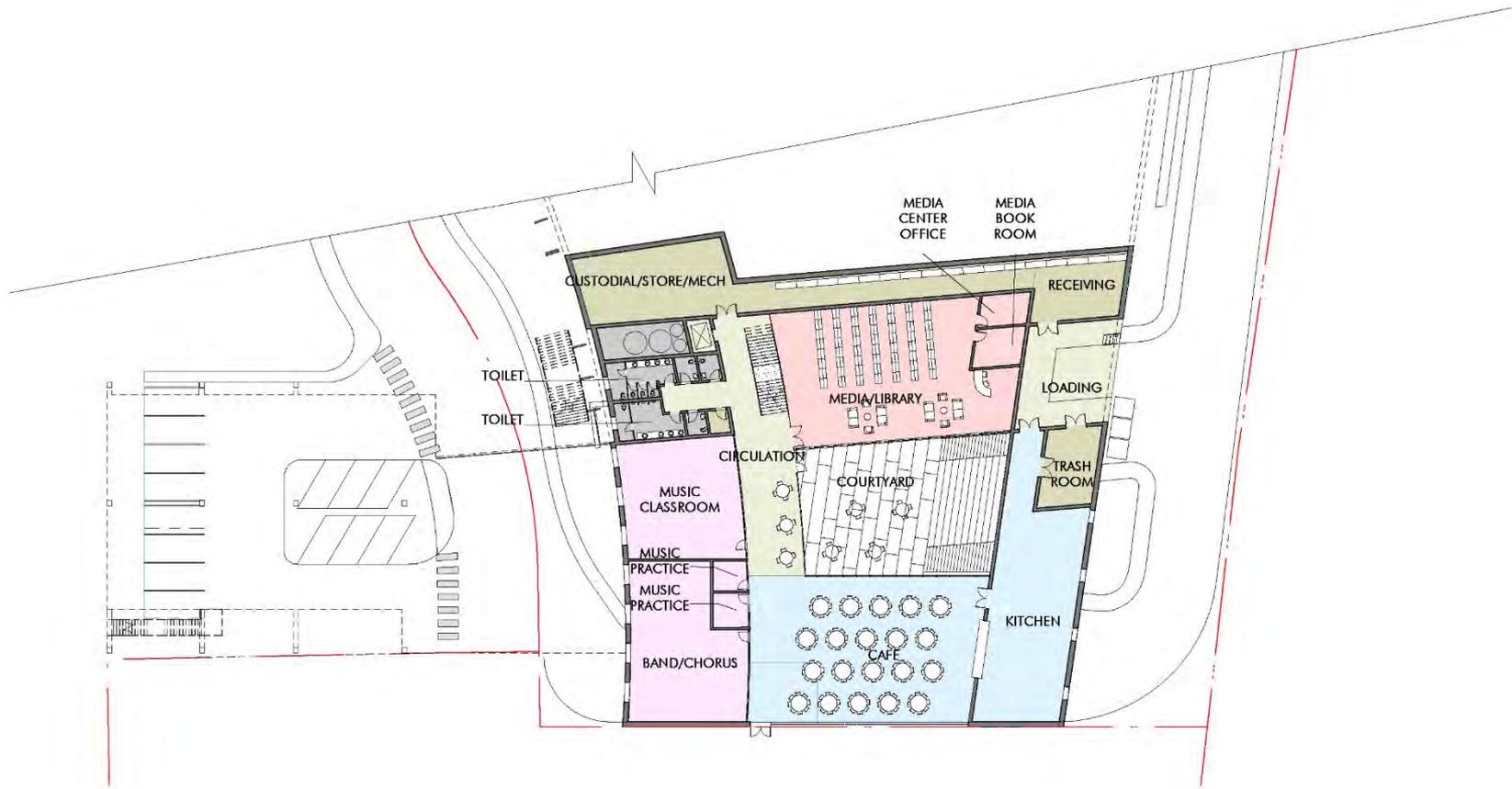


**TYPICAL CLASSROOM SUITE FROM EXTERIOR**

# Basement Floor Plan



# First Floor Plan



# Second Floor Plan



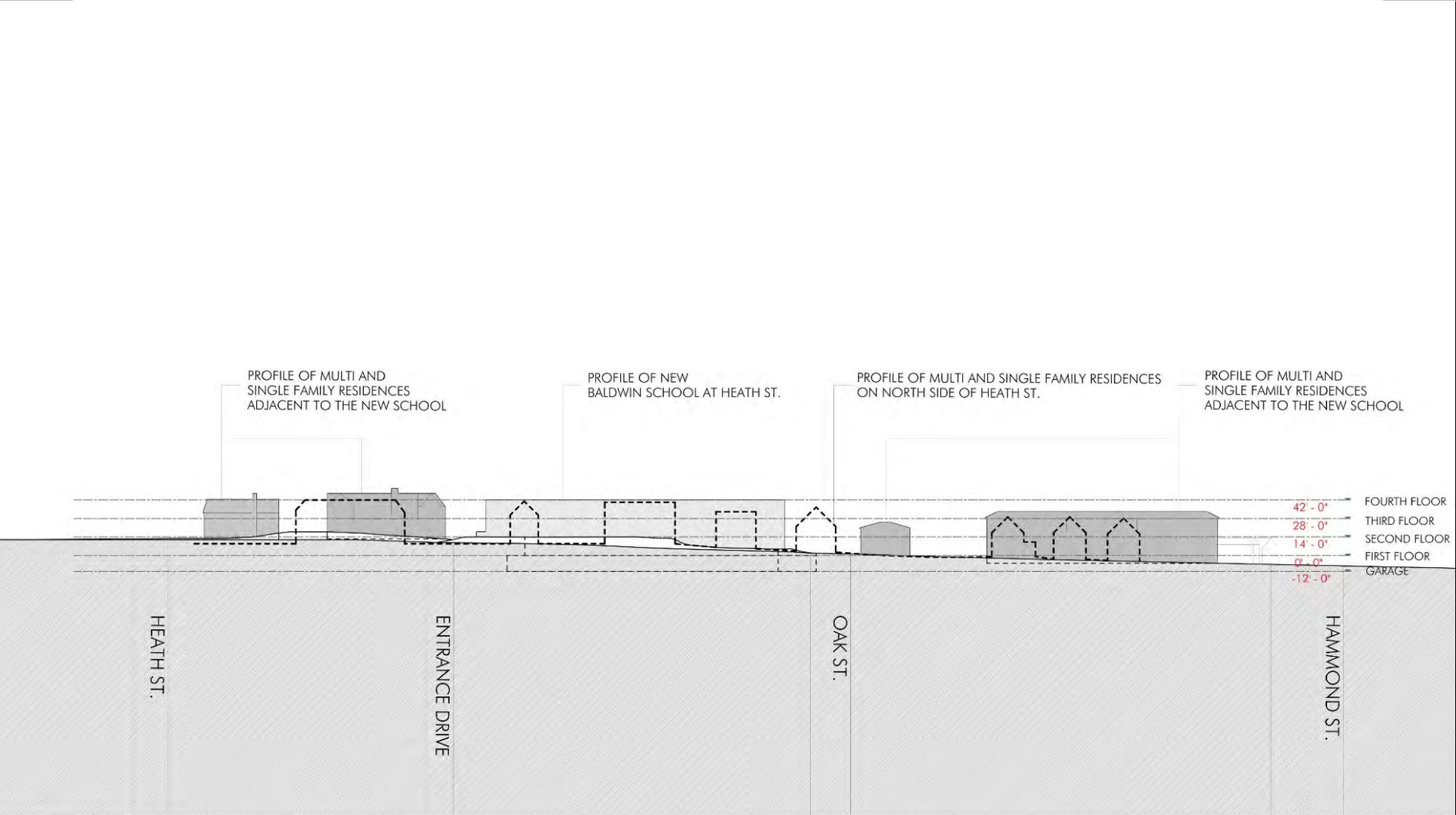
# Third Floor Plan



# Fourth Floor Plan



# Street Massing Diagram



HEATH STREET ELEVATION  
MASSING DIAGRAM  
BALDWIN SCHOOL, BROOKLINE

# Agenda

1. Design Updates
2. Budget



# Construction Costs Drivers

Construction estimate includes several cost drivers not found in typical MSBA projects including:

1. Boston Metro Area cost index – Construction costs approximately 20% above less developed areas in Massachusetts
2. RISE and Pre-K programs – requires additional sf per student and increased staff to student ratio
3. Structured Parking
4. Fossil fuel free systems
5. Small School Premium
6. Brookline soil conditions – typically ledge
7. Brookline K-8 standard Multipurpose Room – adds additional sf, double height
8. Neighborhood improvements – sidewalks, crossing signals, etc.

# 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



# Total Project Costs - Baldwin

## Total Project Costs include:

- Construction Costs: \$66.9M
- Architectural / Engineering Fees \$6.7M
- Owner's Project Manager Fee: 2.3M
- CMR Pre-Construction Fee \$300K
- Legal Fees: \$100K
- Commissioning: \$87K
- Testing and Inspections: \$120k
- Utility Fees: 250K
- Furniture, Fixtures, and Equipment: \$900K
- Technology: \$630K
- Moving Expenses: \$50k
- Security: \$100k
- Advertisement and Printing: \$30k
- Hard Cost Contingency: \$3.1M
- Soft Cost Contingency: 1.3M

# Projected Total Costs - Baldwin

	<u>Construction</u> <u>Cost</u>	<u>Total Project</u> <u>Cost</u>
<u>Building and Site:</u>	\$58.2M	\$72.2M
<u>Play Area:</u>	\$2.0M	\$2.5M
<u>Structured Parking:</u>	\$2.8M	\$3.4M
Pedestrian and Bike Safety		
• Sidewalk Upgrades,		
• Crosswalks, Signage, Signals		
• Route 9 Pedestrian		
<u>Crossing Safety Upgrades</u>	\$1.4M	\$1.7M
<u>Fossil Free Allowance:</u>	\$2.5M	\$3.1M
<u>Total</u>	\$66.9M	\$82.9M

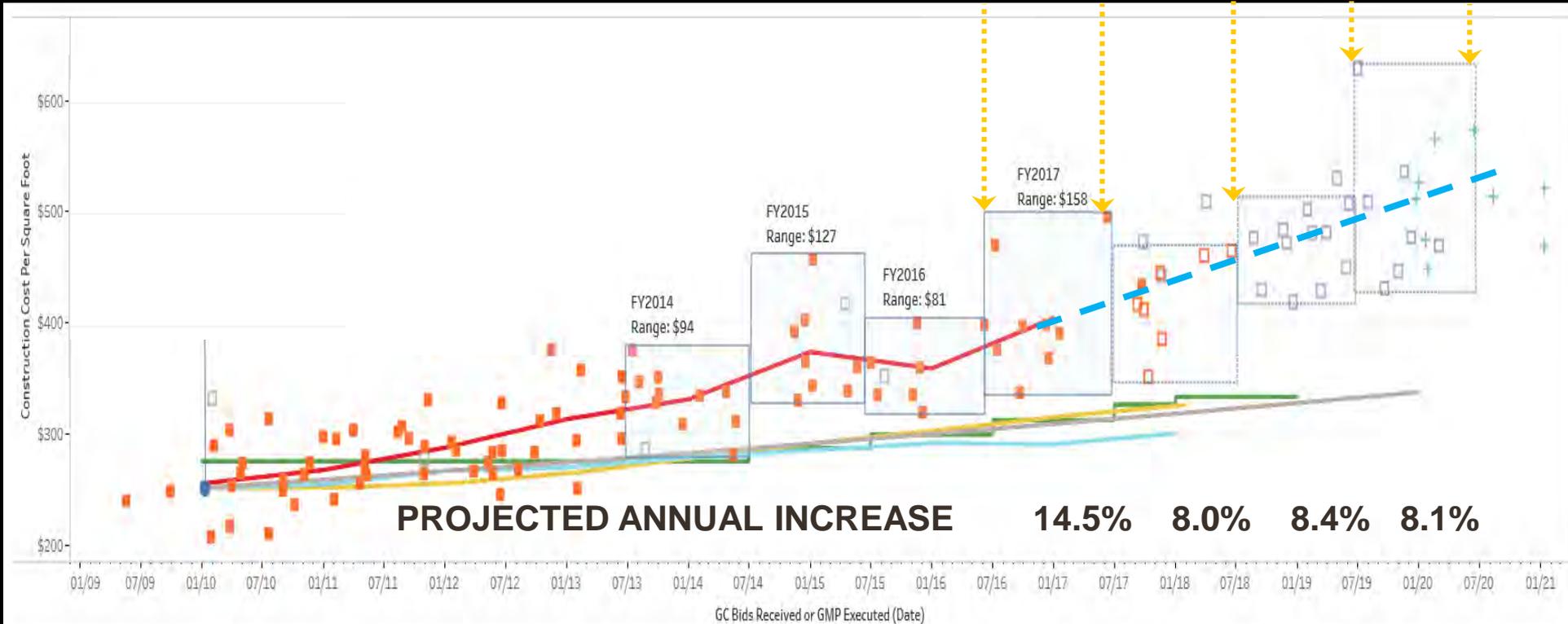
# Cost Comparison to Feasibility Study - Baldwin

	Construction Cost	Total Project Cost
<u>Feasibility Study:</u>	\$62.6M - \$67M	\$77.6M - \$83M
<u>Schematic Design:</u>	\$66.9M	\$82.9M

# ESCALATION - RECENT MSBA SCHOOL PROJECTS

 = Projected average school cost increase based on MSBA pipeline

**FY2017 FY2018 FY2019 FY2020**



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, adjusted for escalation)*

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
Boston Dearborn STEM Academy	600	\$94
Baldwin	450	\$83
Quincy Sterling Middle School	430	\$70

# RECENT MIDDLE SCHOOL PROJECTS

*(Sorted by Cost per Square Feet, adjusted for escalation)*

Project Name	Students	Cost/SF
Baldwin Including Parking and Fossil Free	450	\$763
Boston Dearborn STEM Academy	600	\$730
Quincy Sterling Middle School	430	\$727
Baldwin Base Building, Landscape, and Pedestrian Improvements	450	\$703
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

# Brookline Schools Additional Seat Options Comparisons

*(Sorted by Cost per Added Seat)*

Lowest Cost Options	Cost	Added Seats	Cost/Seat
Baker 5	\$184M	160	\$1.15M
Baker 3/3	\$163M	340	\$.47M
Heath	\$75M	180	\$.42M
Pierce 5/678	\$173M	430	\$.40M
Pierce 5 Opt. 1	\$142M	430	\$.33M
Pine Manor	\$121M	540	\$.22M
Putterham	\$106M	540	\$.20M
Baldwin (Plan D)	\$103M	540	\$.19M
<b>Baldwin North (SD w Fossil Free)</b>	<b>\$83M</b>	<b>450</b>	<b>\$.18M</b>

Notes: 1) Previous options based on 6/6/18 HMFH Study,  
 2) Blended number of seats/classroom,  
 3) Escalation, fossil free and swing space costs are not included for previous options.