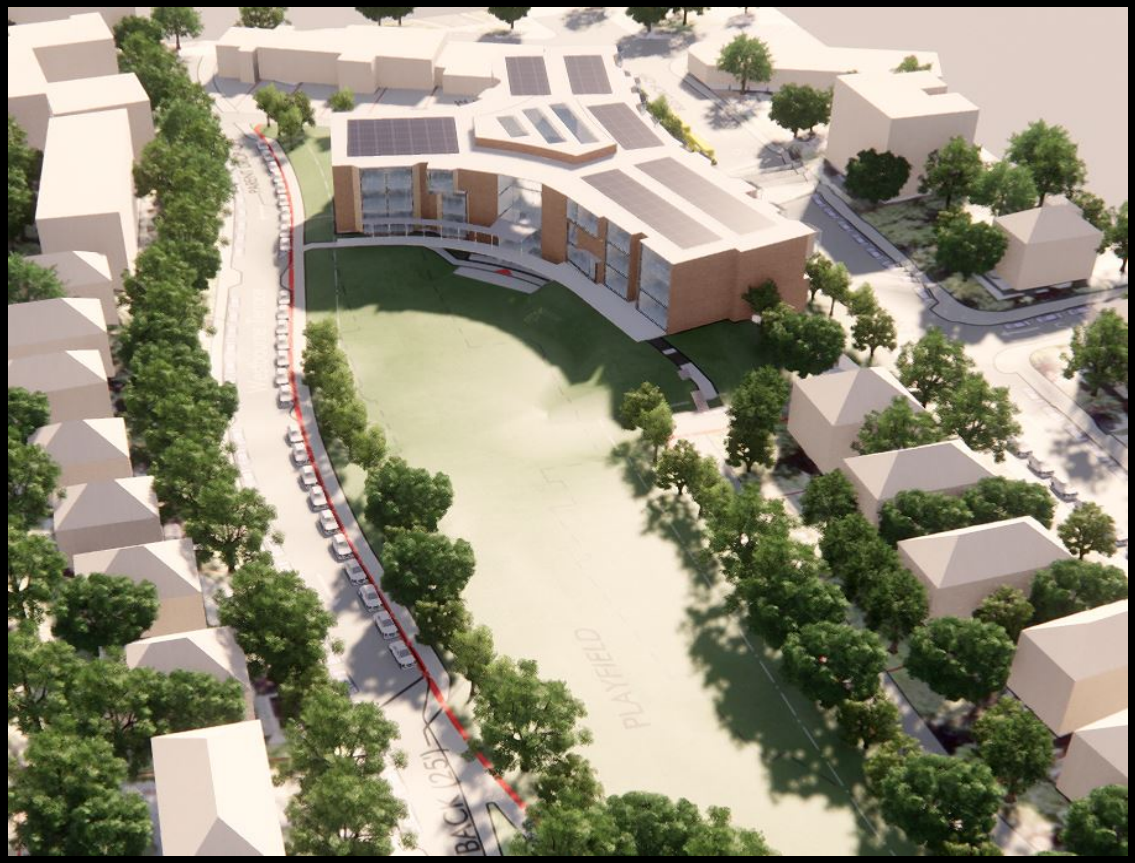
TOWN OF BROOKLINE

Driscoll School
Cost and Schedule Update

November 12, 2019



Jonathan Levi Architects

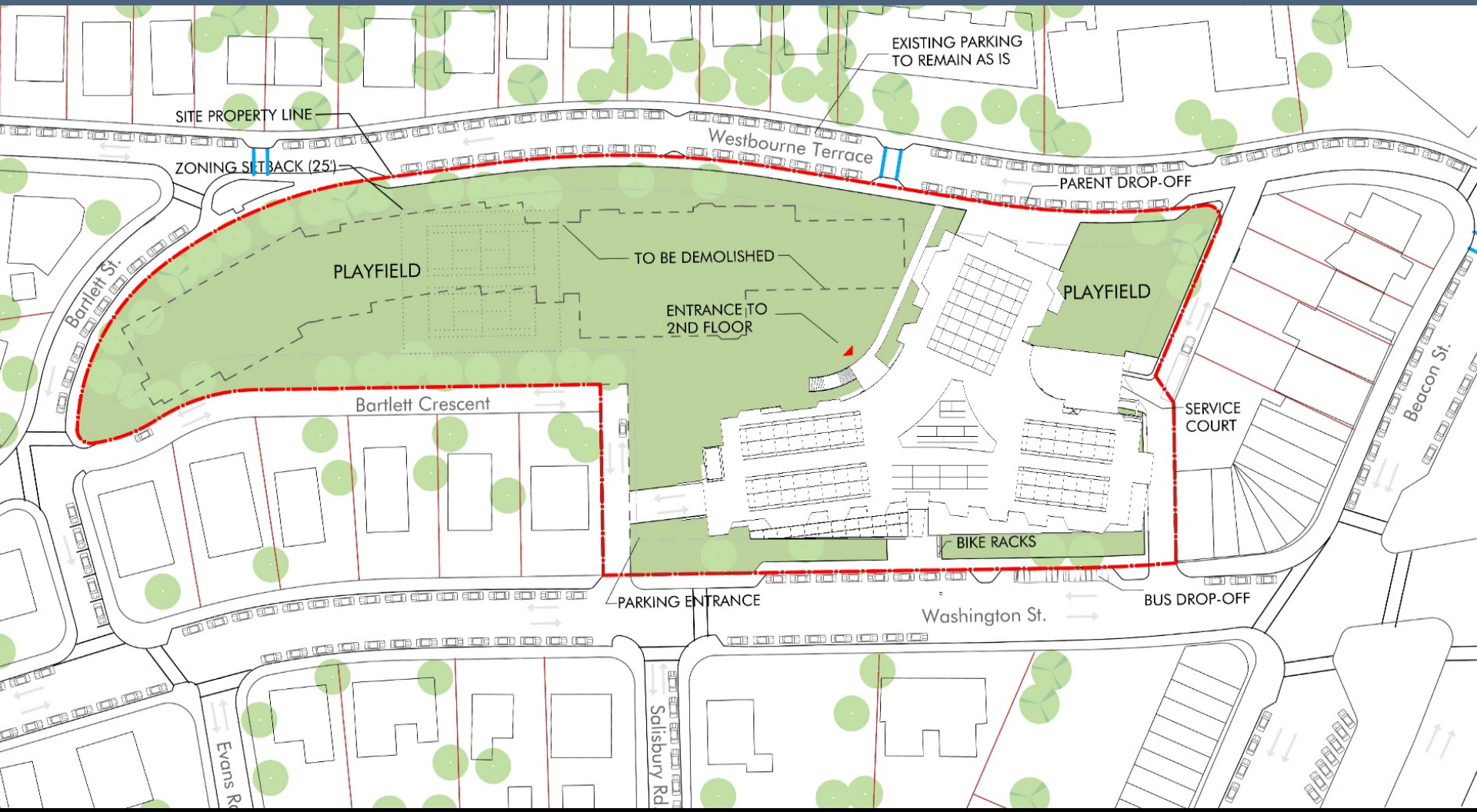
Agenda

1. Charge from Select Board
2. Updated Cost Estimate
3. Updated Schedule
4. Cost Comparison to Other Schools
5. Recently Cited School Comparisons
6. Potential Paths to Address Town-Wide Challenges
7. Future Proofing
8. Potential Cost Saving Measures
9. Further Impact of Significant Re-Design

Charge from Select Board

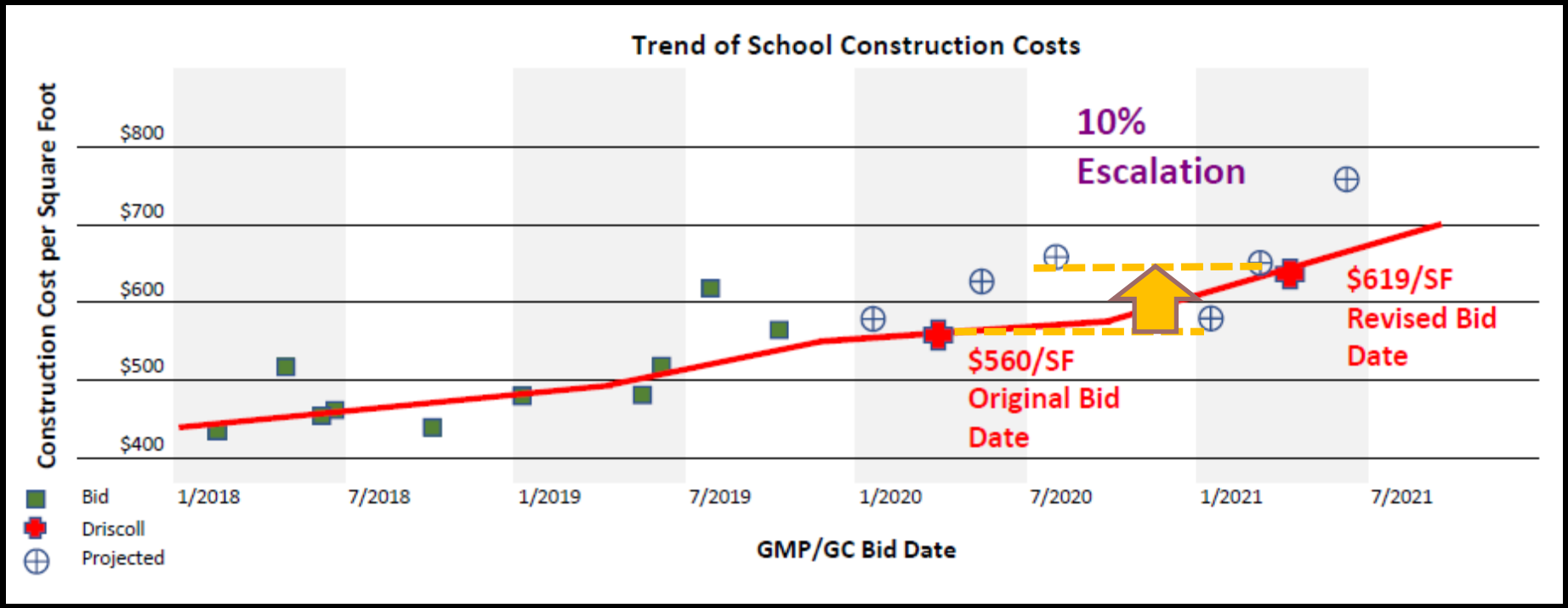
1. Can we utilize the new building to simultaneously address town-wide challenges, such as the need for additional office space?
2. Would it be appropriate to review the design and programming of the central Learning Commons going forward?
3. Is the project designed so that it can be expanded in the future?
4. Impact on timeline and cost (escalation and design changes)

Driscoll Site Plan



Updated Costs and Timeline

Market Trends in the School Construction Sector
Bid/Projected Bid Dates and Costs per Gross Square Foot
MSBA School Construction Cost Data



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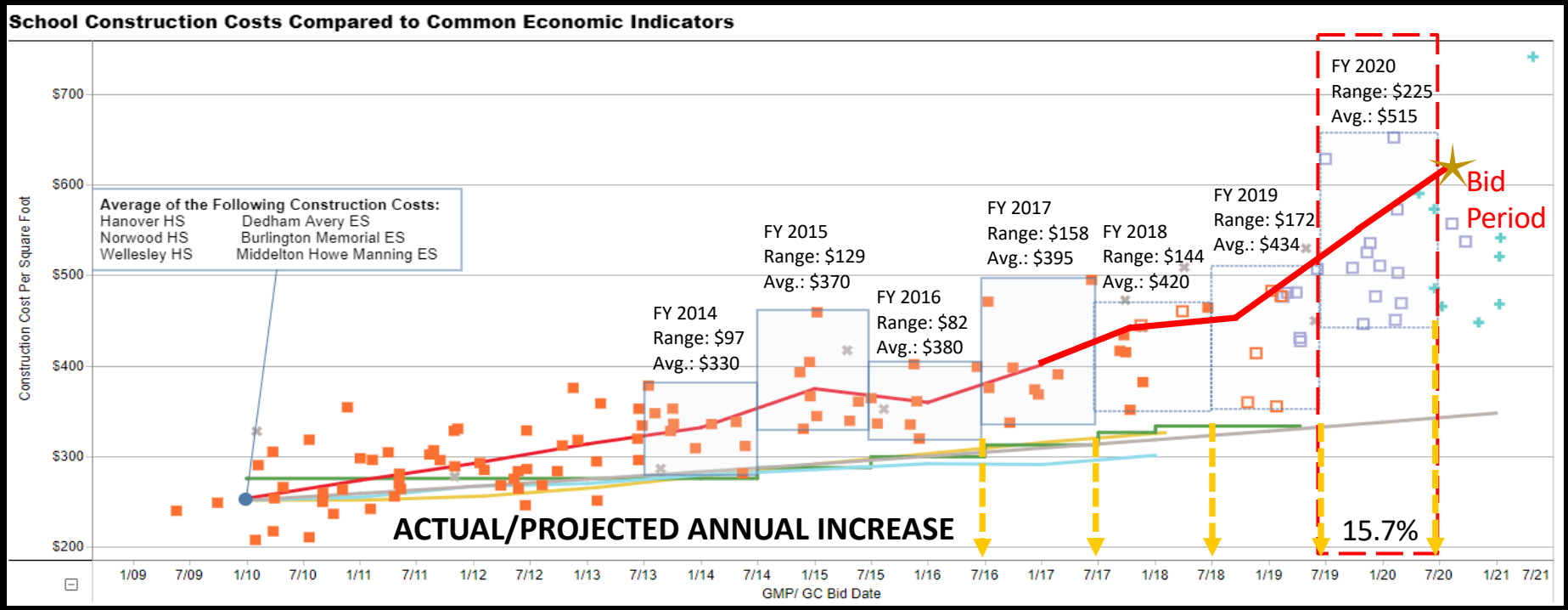


General Urban Cost Drivers
Cost per Square Foot Premiums

General Urban Cost Drivers ($35 - $50)

- Tight Sites
- Poor and Difficult Site Access
- No Laydown Area
- Difficult Construction Logistics
- Lower Subcontractor Participation
- Unsuitable Soils
- Specialty Foundations
- Permitting Process

Driscoll Specific Costs Drivers

In addition to the urban cost drivers, the Driscoll construction estimate includes several cost drivers not found in typical MSBA projects including:

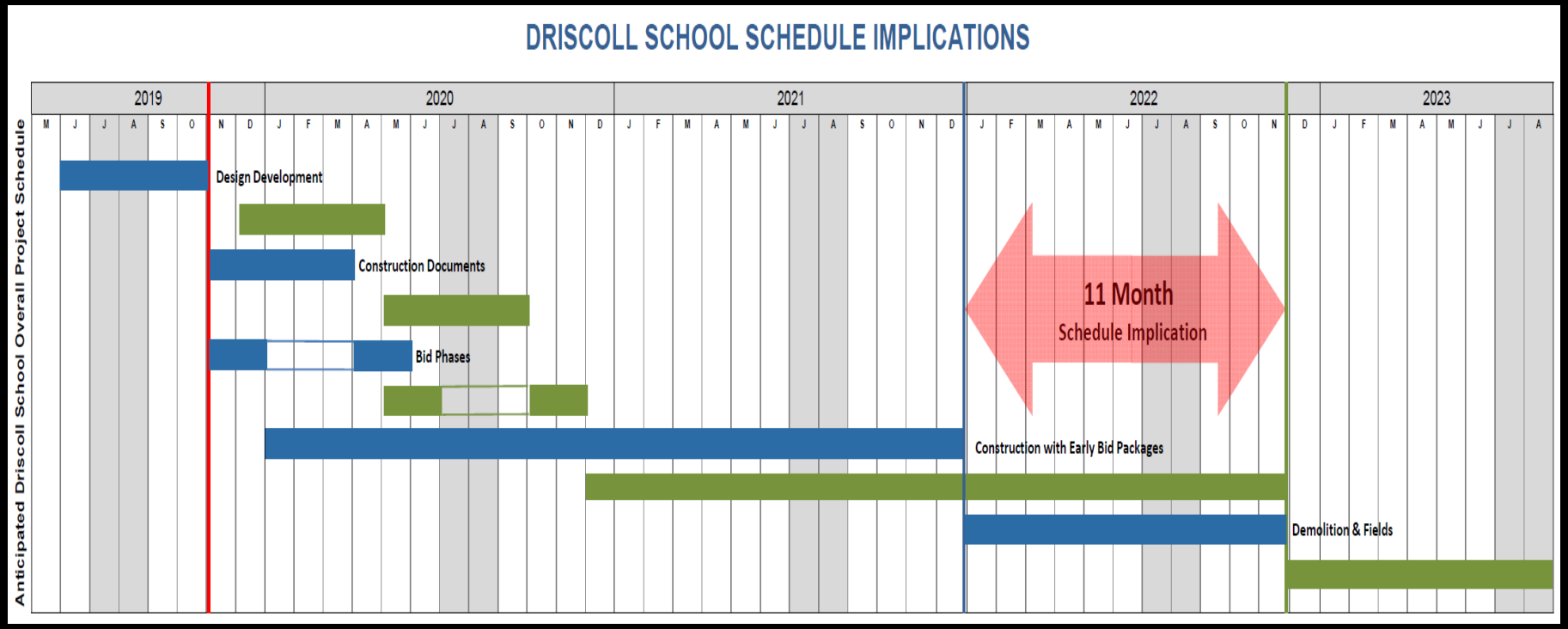
- Structured Parking
- Fossil fuel free systems
- Pre-K program – requires additional sf per student and increased staff to student ratio
- Brookline K-8 standard Multipurpose Room – adds additional sf, double height

Projected Total Costs

	Previous Total Project Cost	Revised Total Project Cost
Building and Site:	$96.6M	$106.3M
Play Area:	$2.5M	$2.7M
Structured Parking:	$3.4M	$3.8M
Fossil Free Allowance:	$6.3M	$6.9M
Total	$108.8M	$119.7M

10% escalation due to project delay and construction market realities currently being experienced in the High School Project and in urban areas around the state.

Updated Schedule



RECENT MIDDLE SCHOOL PROJECTS

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

Project Name	Students	Cost/SF
Boston Dearborn STEM Academy	600	$803
Quincy Sterling Middle School	430	$800
Saugus Middle/High School	1,360	$762
Coolidge Corner School	1,010	$753
Lynn Middle Schools	1,660	$741
New Driscoll Including Parking and Fossil Free	800	$731
Natick Kennedy Middle School	1,000	$702
New Driscoll - Base Building and Landscape	800	$700
Holyoke Lawrence Middle School	1,100	$679
Dennis-Yarmouth Mattacheese Middle School	940	$675
Westport Middle/High School	860	$657
Beverly Middle School	1,395	$645

Recently Cited School Comparisons

	Boston Prep Charter (Source: Studio G Architects)	Newton Angier (Source: MSBA website)	Coolidge Corner
Students	400 Students	465 Students	1,010 Students
GSF	49,205 GSF (Phase 1)	74,960 GSF	227,087 GSF
Escalated **Construction** Cost	$27,066,928 5 yr escalation	$51,179,690 6 yr escalation	$134,253,258 5 yr escalation
Cost / SF	**$550 / SF**	**$683 / SF**	**$591 / SF**

	Driscoll Base Building and Site	Driscoll-with Underground Parking, Fossil Fuel Free, and Playfields
Students	800 Students	800 Students
GSF	155,897 GSF	163,752 GSF
Escalated **Construction** Cost	$85,195,279	$95,920,279
Cost / SF	**$546 / SF**	**$586 / SF**

Cost Differences Between Comparison Schools

Brookline K-8 schools strive for programmatic equity between all of it's K-8s. Scope reductions found in cheaper comparison schools typically include several of the following:

- Minimized Special Education Space
- Minimized ESL Space
- Smaller, More Crowded Classrooms
- No Pre-K Classrooms
- Limited gym facilities
- No Multipurpose Room (auditorium)
- No Full Service Kitchen (warming only)
- No Music or Art Rooms

Potential Design Modifications and Impact on Cost and Timeline

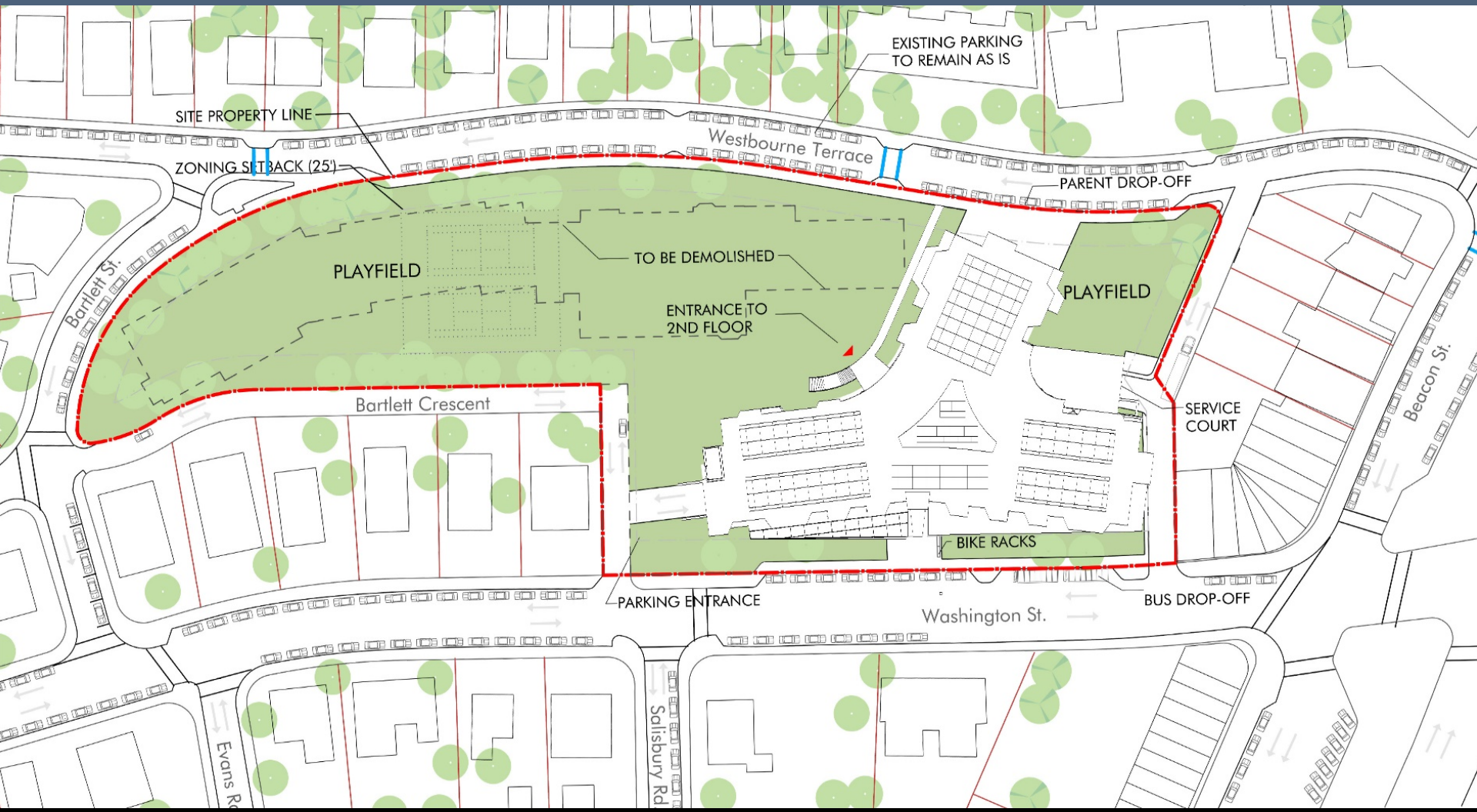
Addressing Town-Wide Challenges

Administrative office space could be added to the existing building design along Washington Street (west side, adjacent to the garage entry) without requiring a restart of Schematic Design.

Alternative office space configurations:

Height	Added SF	Added Total Cost	Further Revised Total Cost
2 Story Addition	4,000 SF	$2.4M	$122.1M
3 Story Addition	6,300 SF	$3.5M	$123.2M
4 Story Addition	8,600 SF	$4.6M	$124.3M

Driscoll Site Plan



Future Proofing

In order to make the design as flexible as possible for possible future changes in use, the design allows for:

- The additional office space square footage already described.
- The gym and multi-purpose space are sized to fit planned operational needs and are unlikely to need to grow with a potential future use.
- It may be worth considering marginally enlarging the cafeteria to accommodate unforeseen future changes.

Potential Cost Saving Measures

Going forward, significant cost saving measures from a "MSBA standard school" perspective involve changes in project scope such as:

- Removal of underground parking (Transportation Board approval required). $3.8M Total Cost savings
- Reduction or removal of fossil fuel free requirements (Town Meeting approval required). $6.9M Total Cost savings
- Reduction of educational program area such as the multi-purpose room. $TBD

Note: Filling in floor area in the central open stair would likely increase costs because the cost of adding square footage exceeds the cost of the relatively small opening (approx 900 sq. ft.)

Learning Commons and Open Central Stair Design

Driscoll Learning Commons Central Open Stair Plan

Learning Commons Educational Programming and Operational Goals:

- Connect learning community across 4 story building and 9 grades
- Make learning visible school-wide
- Bring light into center of efficient 'three spoke' plan
- Promote use of cafeteria as multi-use learning space
- Allow for single point security and safety supervision
- Minimize cafeteria noise with absorptive materials
- Serve as the primary stairwell and access between floors

Further Impact of Significant Re-Design

Significant Re-Design would require:

- Repeating the Schematic Design process, including formal review process by the School Building Committee.
- Addition of 3 months to the schedule.
- Additional escalation costs of approximately $4M
- Schematic Design costs to date = $1.18M

Note: Minor design changes could be incorporated in the Design Development phase, without affecting schedule or design costs.