

BROOKLINE
DRISCOLL SCHOOL EXPANSION

Building Commission
Jan. 14, 2020



Agenda

1. Administrative Actions
2. Design Update
3. Budget Update
4. Schedule and Milestones Update

Agenda

1. Administrative Actions



Town Meeting and Town-Wide Vote

On November 19, 2019 Brookline Town Meeting formally voted that the town appropriate \$115.3M to reconstruct the Driscoll School, subject to town vote approval. The authorized budget is to include fossil fuel free design, and exclude the addition of new central administrative space. The warrant suggests potential elimination of structured parking to accommodate budget changes due to escalation since the previous Town vote.

Town wide vote approved the appropriation on December 10, 2019



Demolition of Existing Building

Background:

In November 2018, the Brookline Preservation Planning Department confirmed that the Driscoll School is neither listed nor deemed eligible to be listed on the state or National Register of Historic Places.

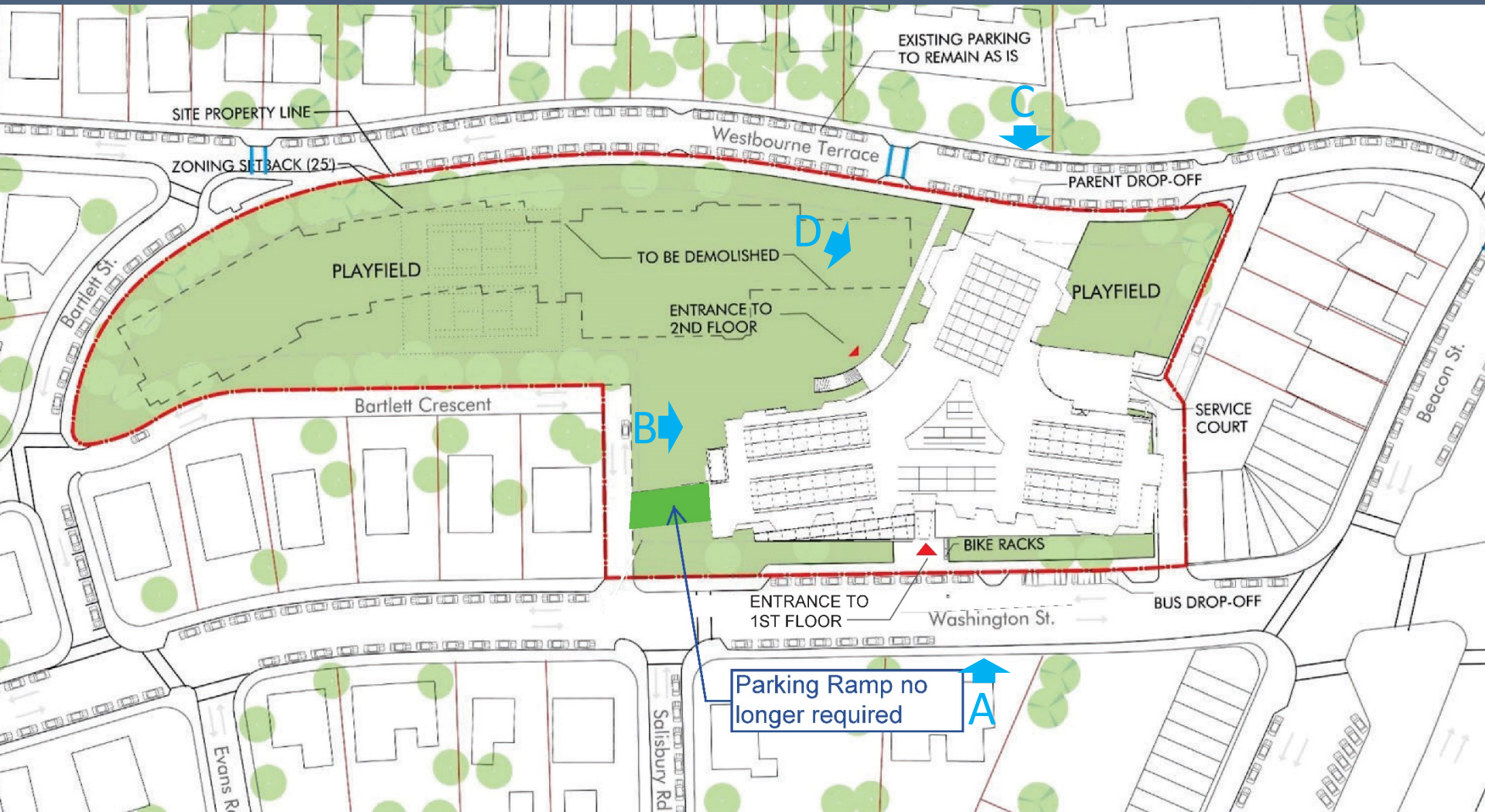
The Driscoll School received a one year stay of demolition on February 19, 2019 which expires on February 19, 2020.

Agenda

1. Administrative Actions
2. Design Update



Site Plan

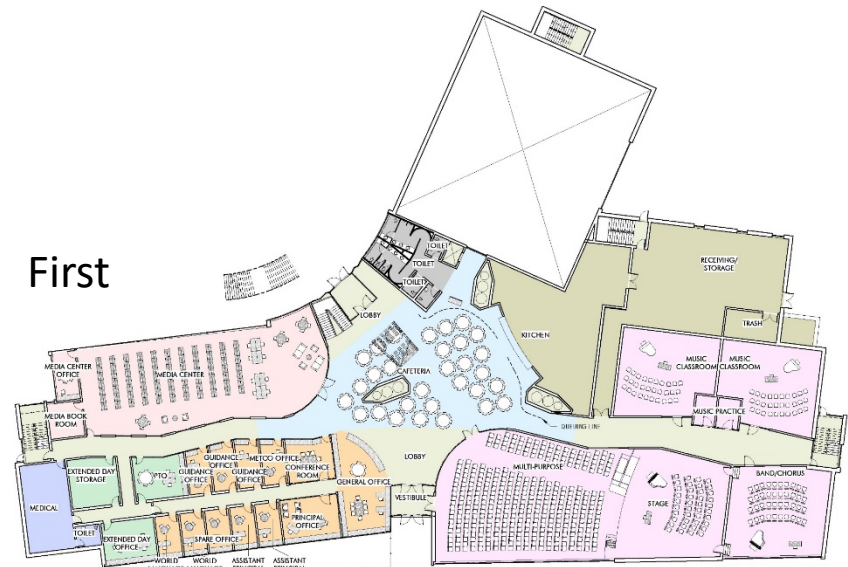


Driscoll Schematic Design Floor Plans

Basement



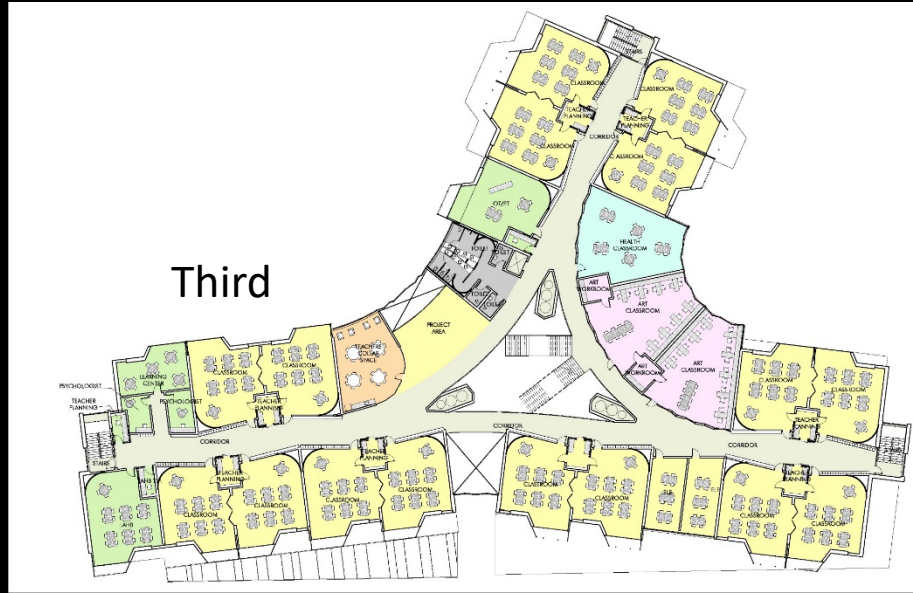
First



Second



Driscoll Schematic Design Floor Plans



Schematic Elevations



SOUTH ELEVATION

ELEVATION A



WEST ELEVATION

ELEVATION B



Schematic Elevations



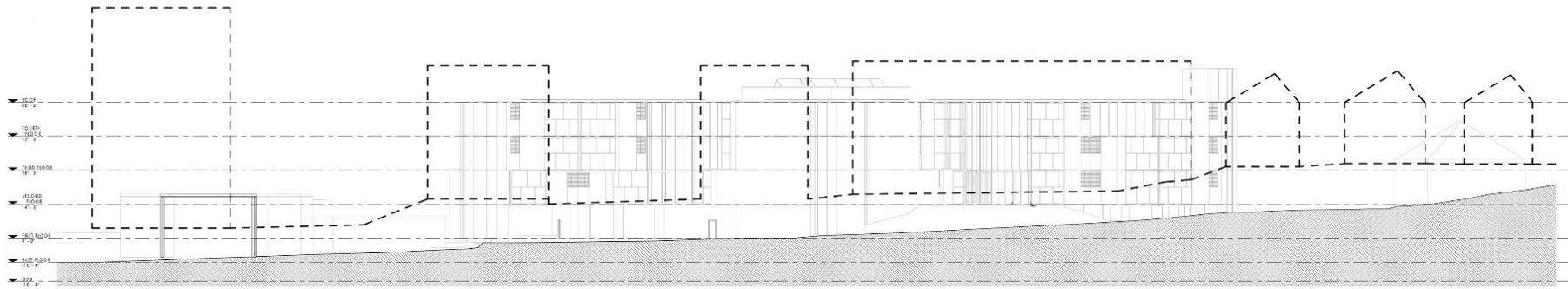
NORTH ELEVATION
ELEVATION C



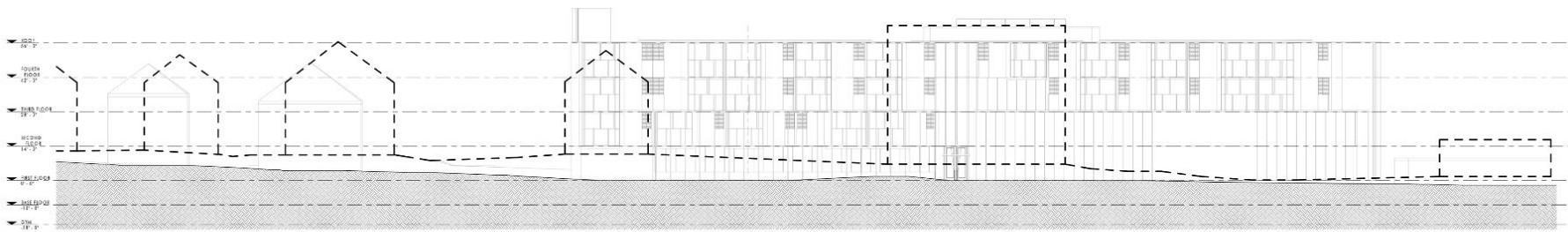
ELEVATION D
NORTH-WEST ELEVATION



Driscoll Street Massing Diagram



WESTBOURNE TERRACE ELEVATION



WASHINGTON STREET ELEVATION



Schematic Design Review

Issues for potential further SD study or revision:

- Cafeteria Layout
- Central Stairwell
- Bathroom Location
- Media Center Location
- Maker Space / Fabrication Laboratory



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Budget Update

Proposed Total Project Budget January 14, 2020	Original Budget	Escalation	Revised Budget	\$ Changes	Reduced Budget
		To \$119.7M	\$119.7M	To \$115.3M	\$115.3M
	[A]	[B]	[C]=[A]+[B]	[D]	[E]= [C]+[D]
CAPITAL COSTS	\$108,864,608	\$10,828,811	\$119,693,419	(\$4,393,419)	\$115,300,000
Construction	\$87,600,254	\$8,760,025	\$96,360,279	(\$3,024,466)	\$93,335,813
Construction	\$87,200,254	\$8,720,025	\$95,920,279	(\$3,010,716)	\$92,909,563
Change Orders	\$0	\$0	\$0	\$0	\$0
Construction Budget Reduction	\$0	\$0	\$0	\$0	\$0
Preconstruction	\$300,000	\$30,000	\$330,000	(\$10,313)	\$319,688
Utility Fees	\$100,000	\$10,000	\$110,000	(\$3,438)	\$106,563
Design Services	\$8,720,025	\$872,003	\$9,592,028	(\$1,480,831)	\$8,111,196
A/E Base Contract	\$8,720,025	\$872,003	\$9,592,028	(\$1,480,831)	\$8,111,196
A/E Design Development (incl above)	\$0	\$0	\$0	\$0	\$0
A/E Construction Documents (incl above)	\$0	\$0	\$0	\$0	\$0
A/E Construction Administration (incl above)	\$0	\$0	\$0	\$0	\$0
Additional Services	\$0	\$0	\$0	\$0	\$0
Project Management	\$3,644,899	\$306,840	\$3,951,739	\$32,136	\$3,983,875
Owner's Project Management Services	\$3,068,399	\$306,840	\$3,375,239	(\$192,864)	\$3,182,375
Town of Brookline Project Management Services	\$576,500	\$0	\$576,500	\$0	\$576,500
PSB Project Management Services	\$0	\$0	\$0	\$225,000	\$225,000
Miscellaneous Project Costs	\$564,712	\$56,471	\$621,183	(\$19,412)	\$601,771
Legal Fees	\$100,000	\$10,000	\$110,000	(\$3,438)	\$106,563
Commissioning	\$124,712	\$12,471	\$137,183	(\$4,287)	\$132,896
Testing and Inspections	\$120,000	\$12,000	\$132,000	(\$4,125)	\$127,875
Moving	\$90,000	\$9,000	\$99,000	(\$3,094)	\$95,906
Security	\$100,000	\$10,000	\$110,000	(\$3,438)	\$106,563
Advertisement	\$30,000	\$3,000	\$33,000	(\$1,031)	\$31,969
Furnishings & Equipment	\$2,720,000	\$272,000	\$2,992,000	(\$217,600)	\$2,774,400
Technology	\$1,120,000	\$112,000	\$1,232,000	(\$112,000)	\$1,120,000
Furniture Fixtures & Equipment	\$1,600,000	\$160,000	\$1,760,000	(\$105,600)	\$1,654,400
Contingency	\$5,614,718	\$561,472	\$6,176,190	\$316,755	\$6,492,944
Construction Contingency	\$4,185,612	\$418,561	\$4,604,173	\$41,305	\$4,645,478
Owner's Contingency	\$1,429,106	\$142,911	\$1,572,017	\$275,450	\$1,847,466
TOTAL PROJECT BUDGET	\$108,864,608	\$10,828,811	\$119,693,419	(\$4,393,419)	\$115,300,000

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Driscoll Overall Schedule

