



# Pierce School Building Committee Agenda

1. Announcements, Updates, and Comments
2. Project Approvals:
  - February 3, 2022 Meeting Minutes
  - February 17, 2022 Meeting Minutes
3. Building and Site Design Progress
4. CM at Risk Update
5. Budget Update
6. Schedule Update
7. Old Business
8. New Business
9. Public Comment

# Goals + Priorities

from Feasibility to Schematic Design

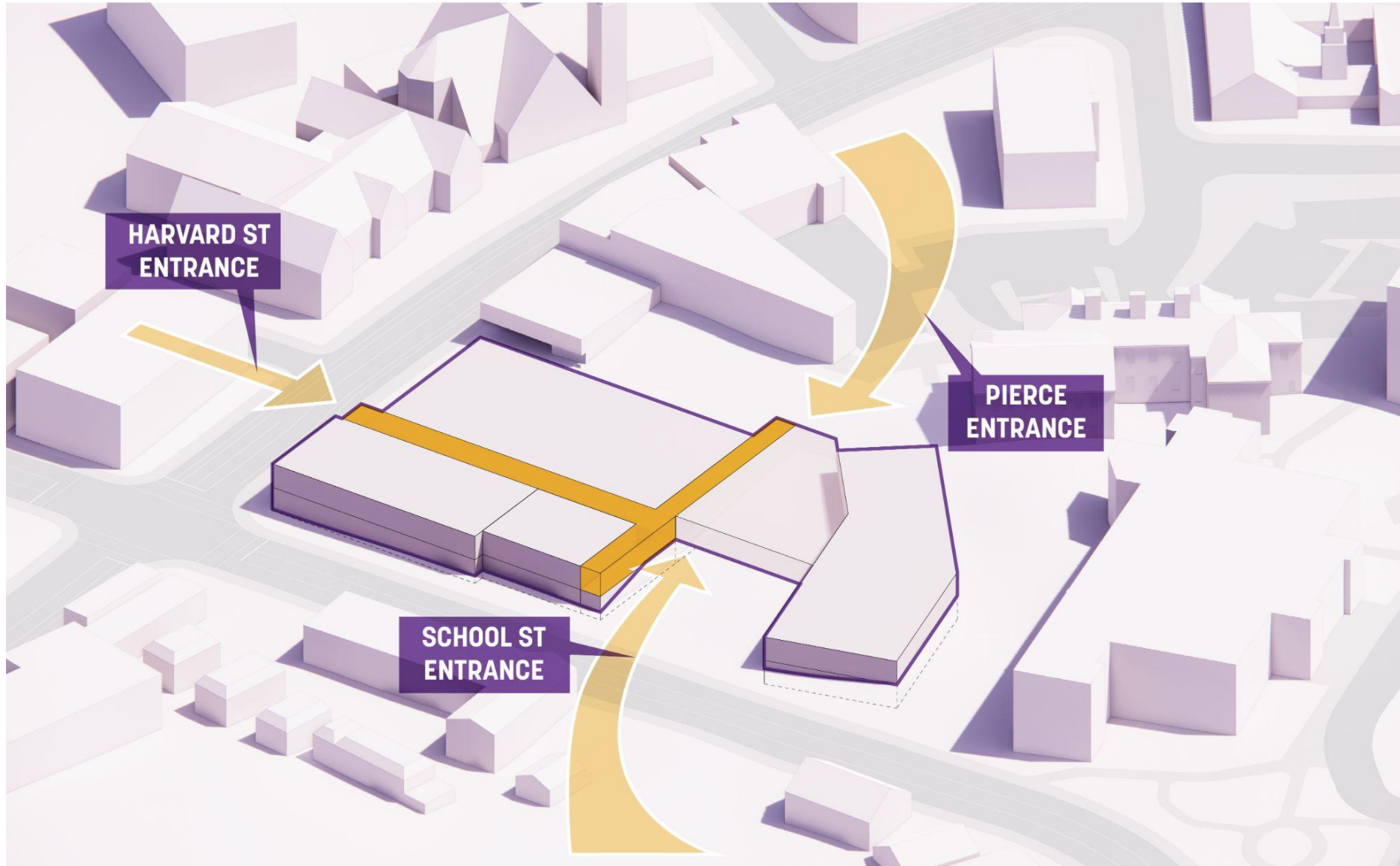
# Exterior Design Goals + Priorities

- Responds to neighborhood context
- Responds to Educational Plan
  - Facades that make learning visible
  - Outdoor learning
  - Indoor-outdoor connections + views
  - Sense of whimsy
- Welcoming site + exterior
  - Inviting, accessible entrances
  - Safe, intuitive, pleasant pedestrian flow
- Design is forward-looking and exciting, expressing sustainability
- Sustainably designed
  - More detail on this next time!

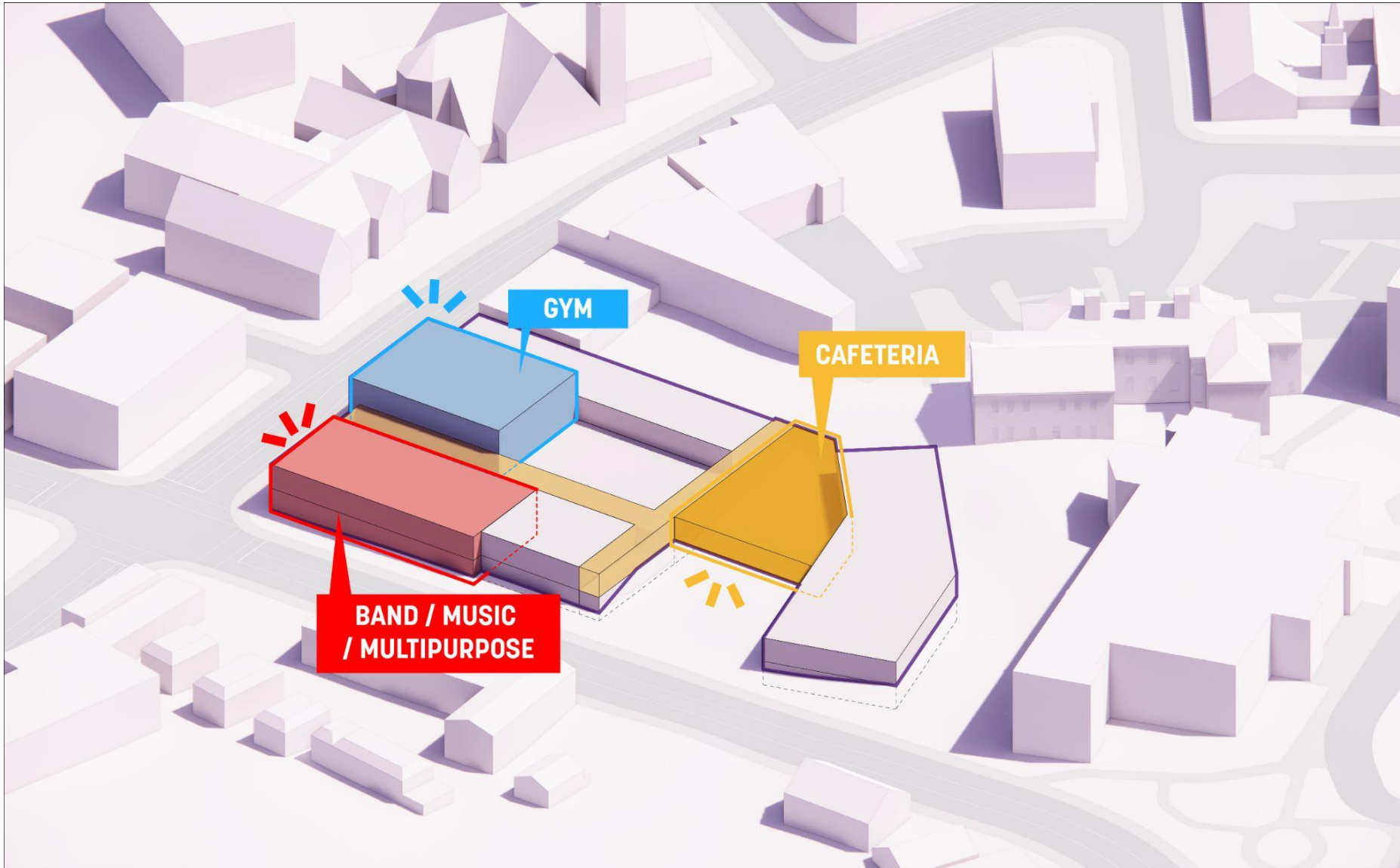
# Exterior Design Strategies

- Neighborhood context informs the massing + material palette
- “Building blocks” composed to evoke a sense of whimsy and maintain a child-appropriate scale
- Welcoming, transparent ground floor(s) and entrances
- Window strategy balances daylight, views, shading, and insulation needs
- Accessible, inviting, welcoming, safe site

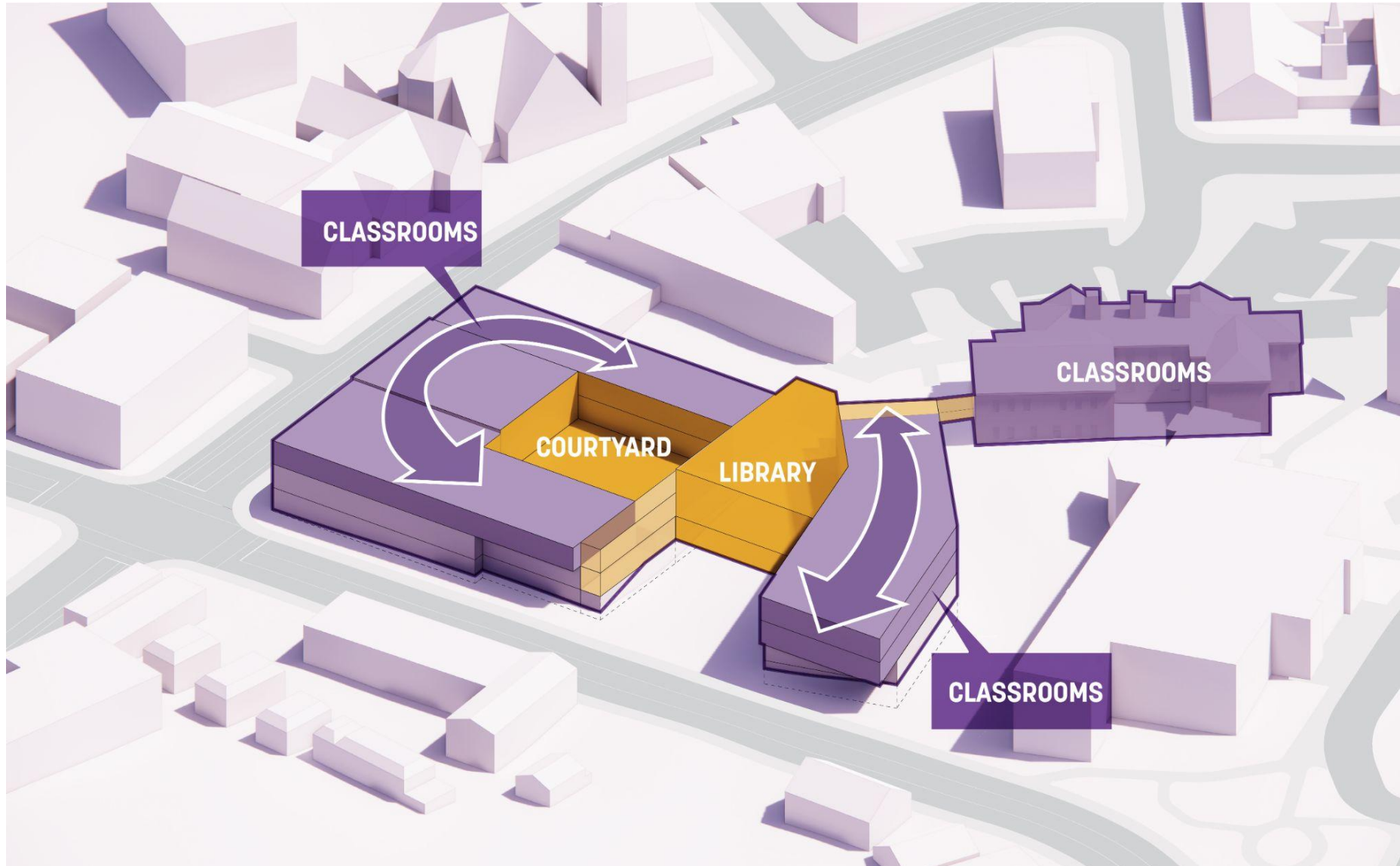
# Massing evolution



# Massing evolution



# Massing evolution



# Material Palette

Responding to Context, Sustainability, and Budget



# Architectural Context

# Pierce School



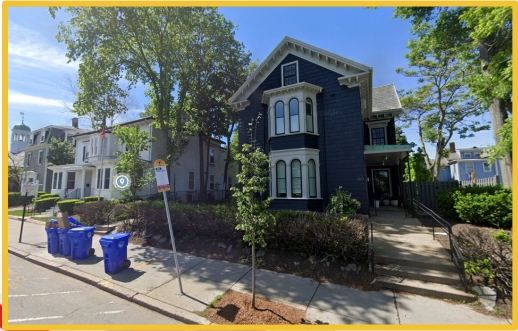
# Architectural Context

# Civic



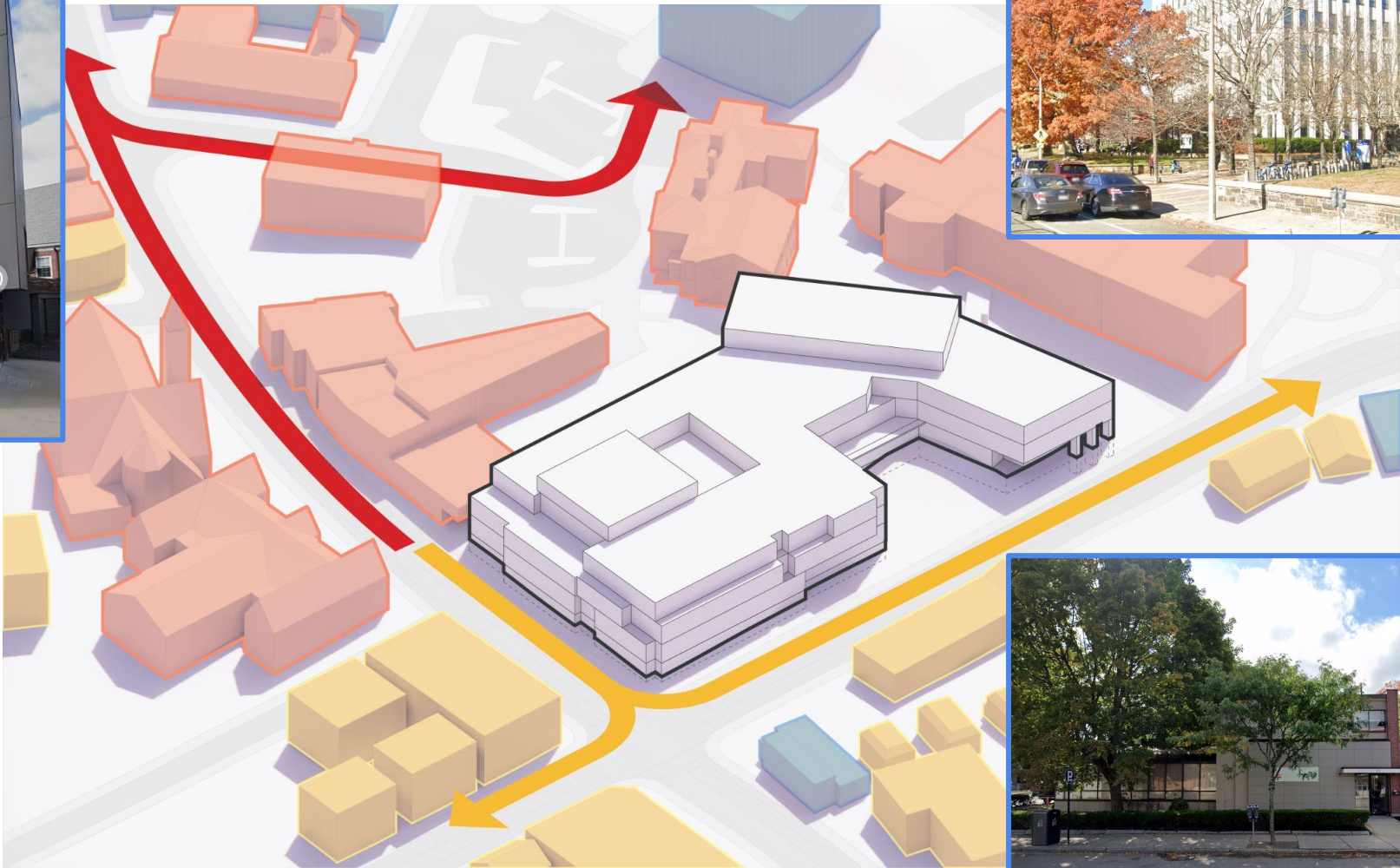
# Architectural Context

# Residential - Commercial

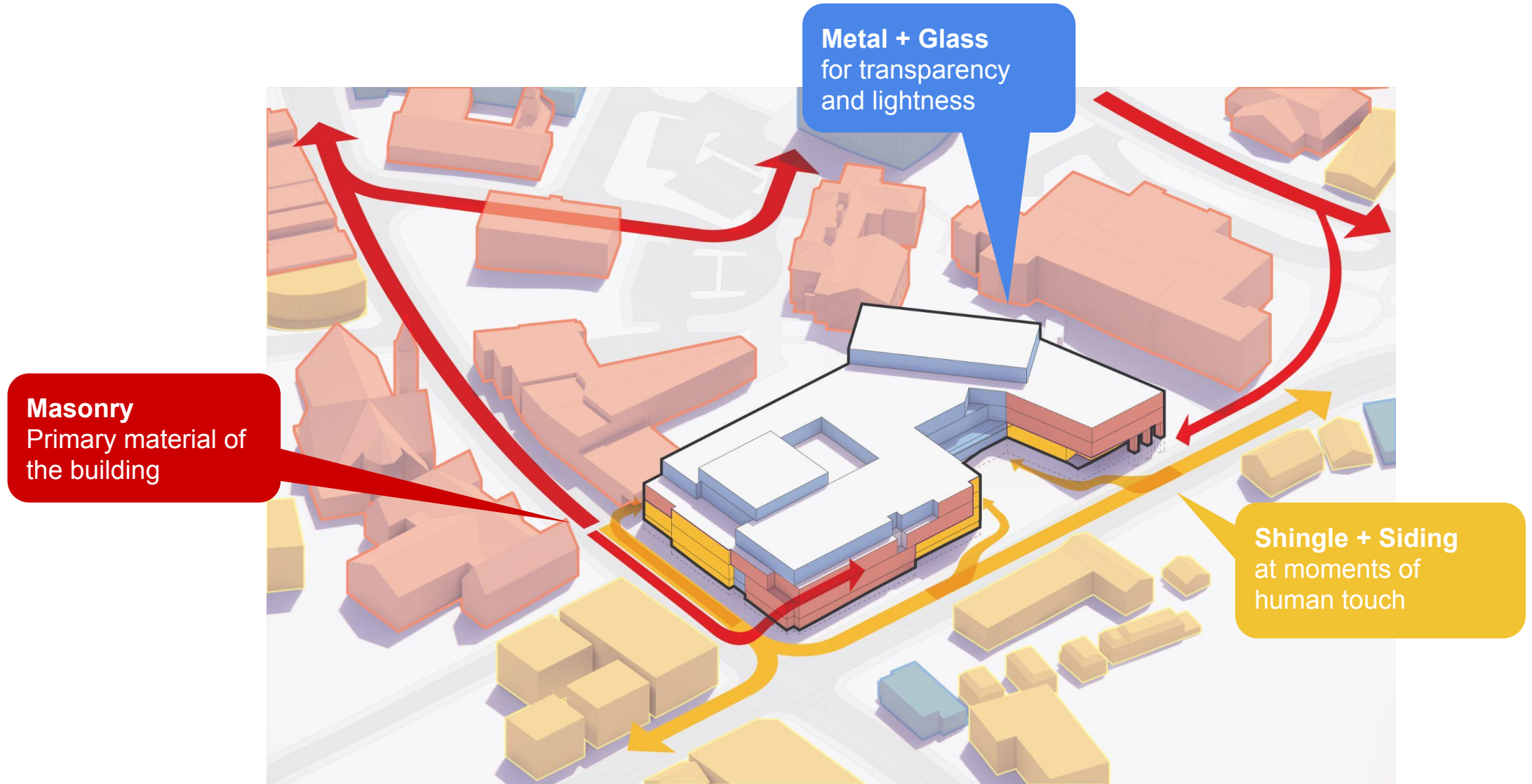


# Architectural Context

# Modern Modular

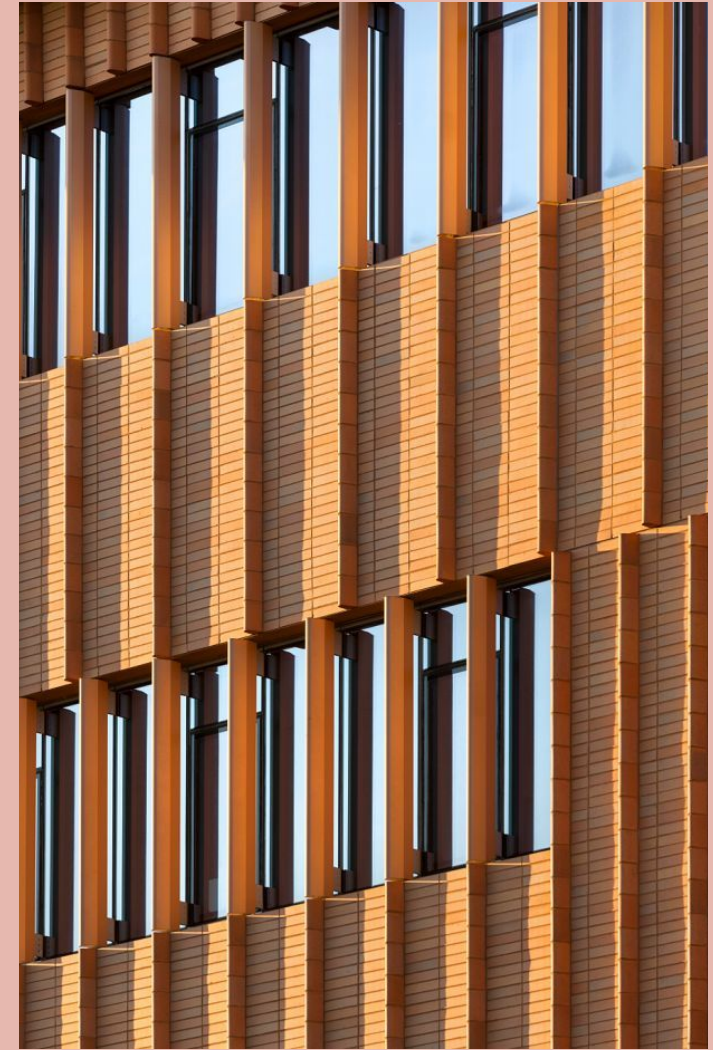


# Materials informed by Context



# Masonry

**Human Scale**  
**Visual Weight**  
**Rhythm + Order**  
**Natural Texture**  
**Color**



# Shingle + Siding

- Human Scale
- Texture
- Color
- Local Vernacular



# Metal + Glass

- Visual Lightness
- Modularity
- Texture
- Reflectivity
- Color



Painted Aluminum



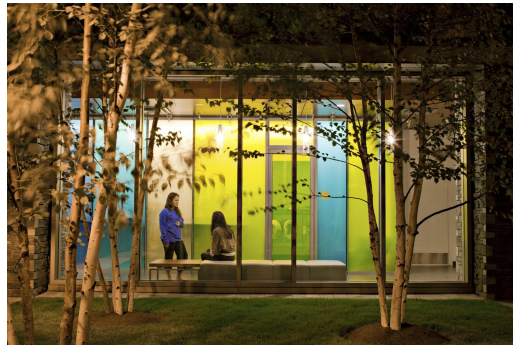
Integrated Sunshades  
Connection to Outdoors



Zinc + Aluminum



# Color Inspiration



# Exterior Design Progress

School St. aerial



School St.



School St. view without street trees



Harvard St. + School St.



Pierce entrance



Pierce entrance

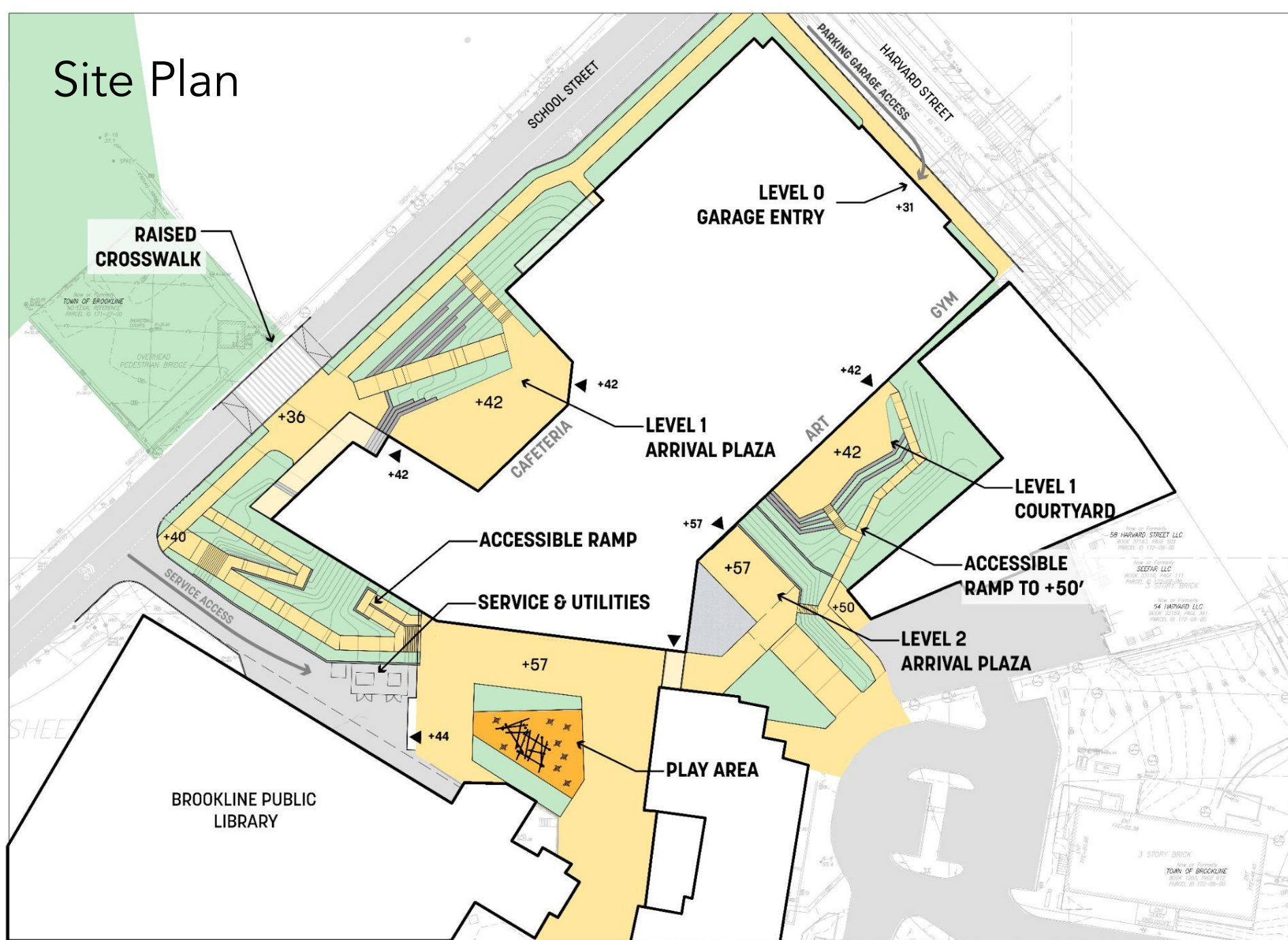




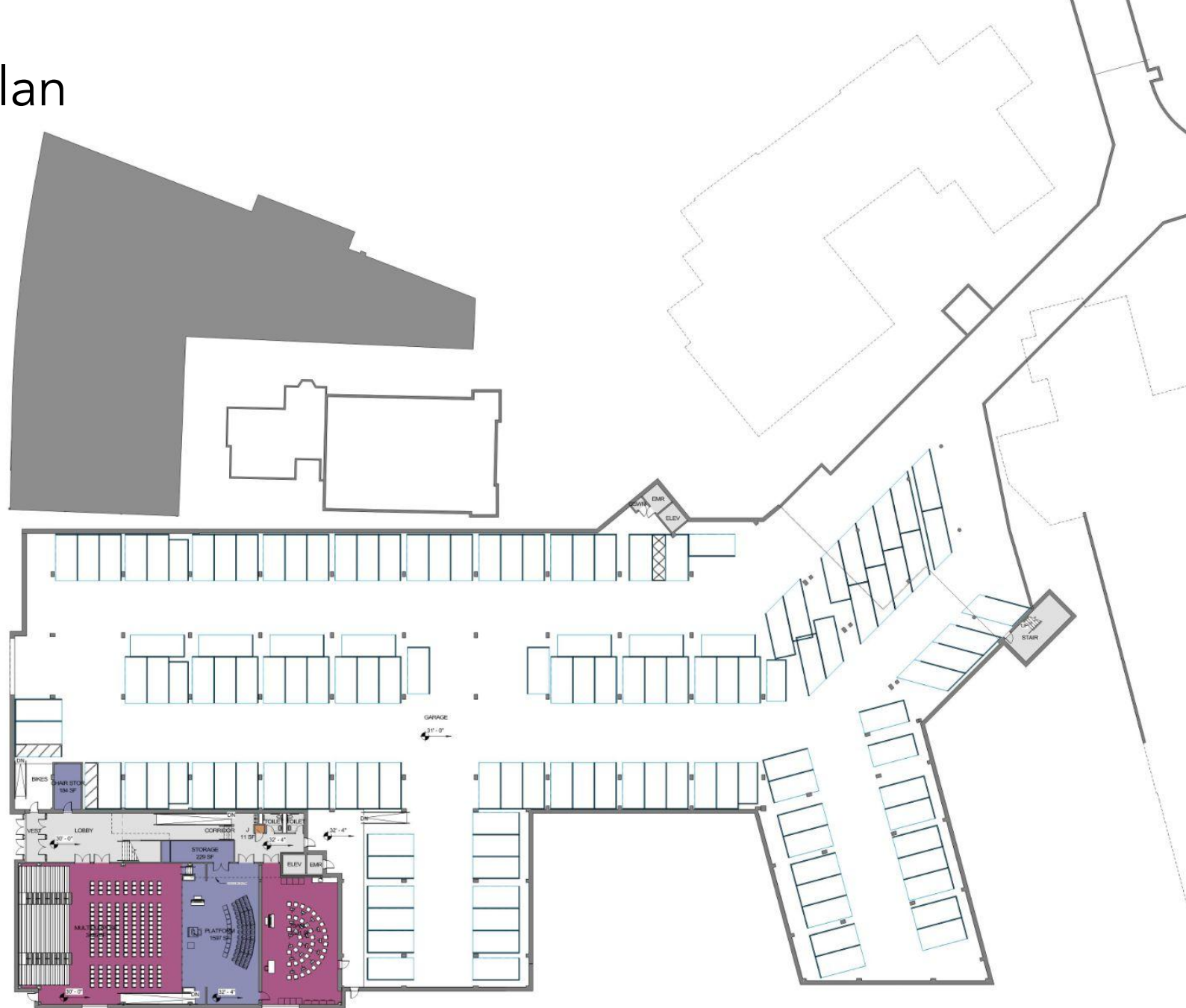
Aerial



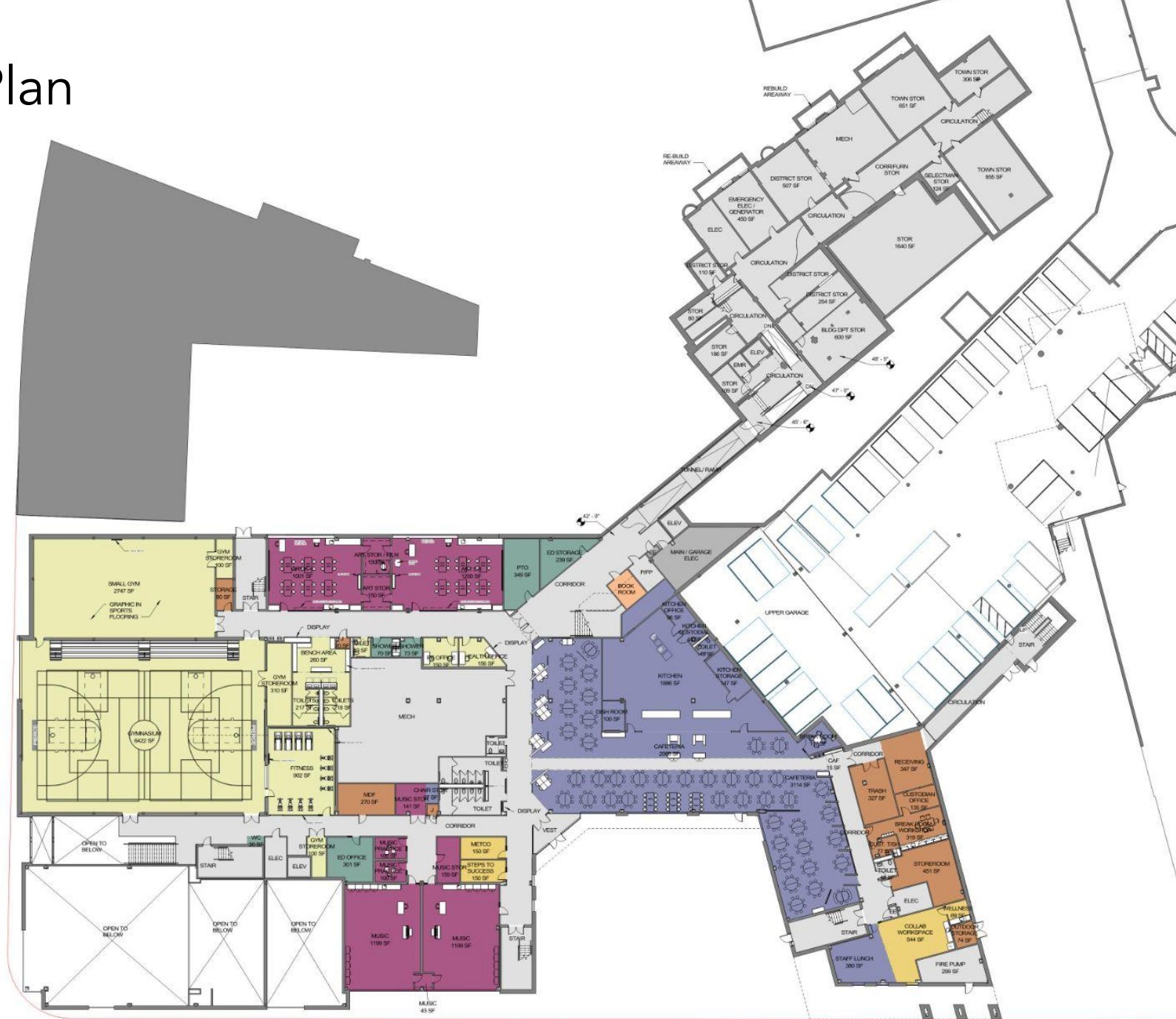
# Site Plan



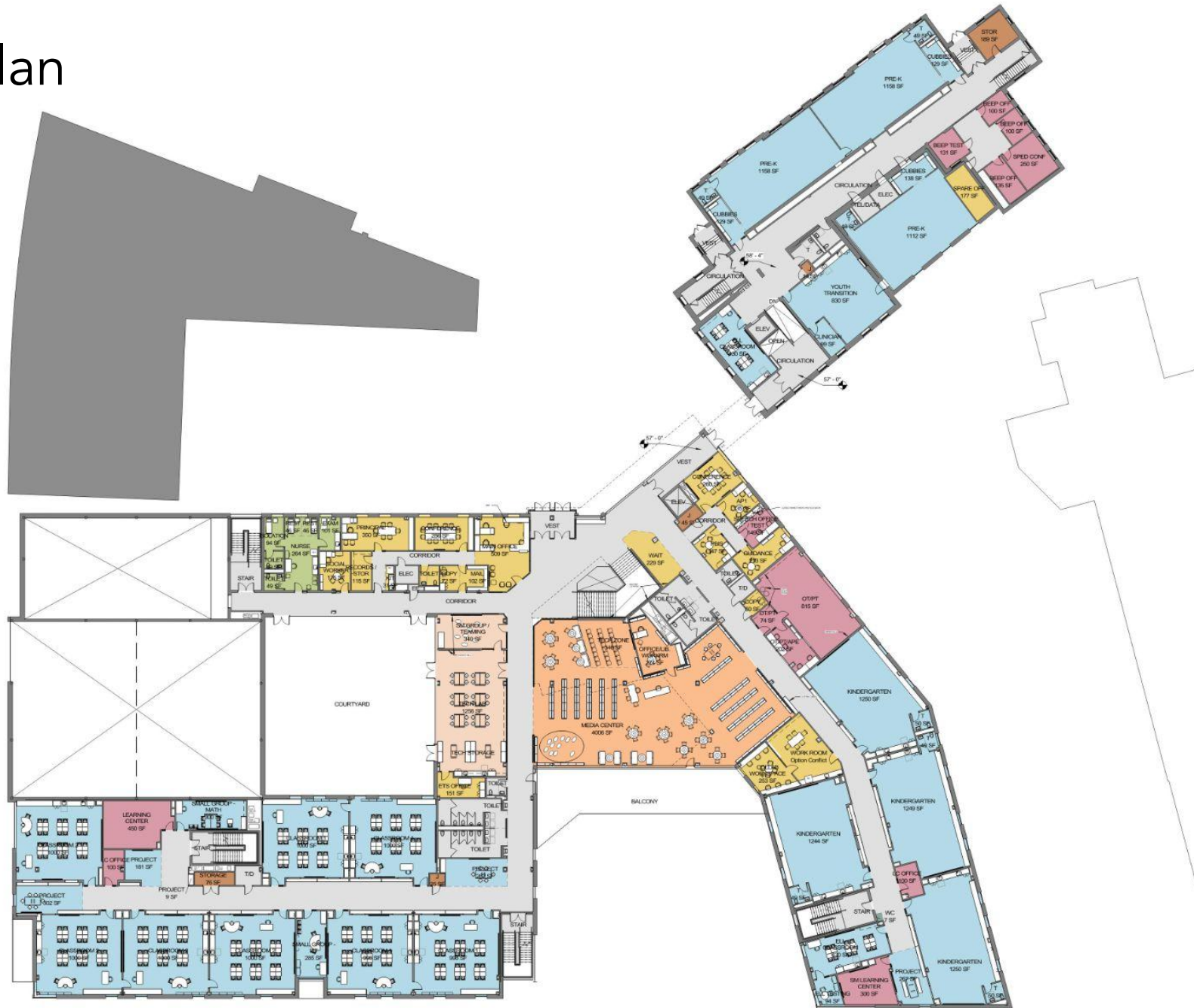
# Level 0 Plan



# Level 1 Plan



# Level 2 Plan



# Level 3 Plan

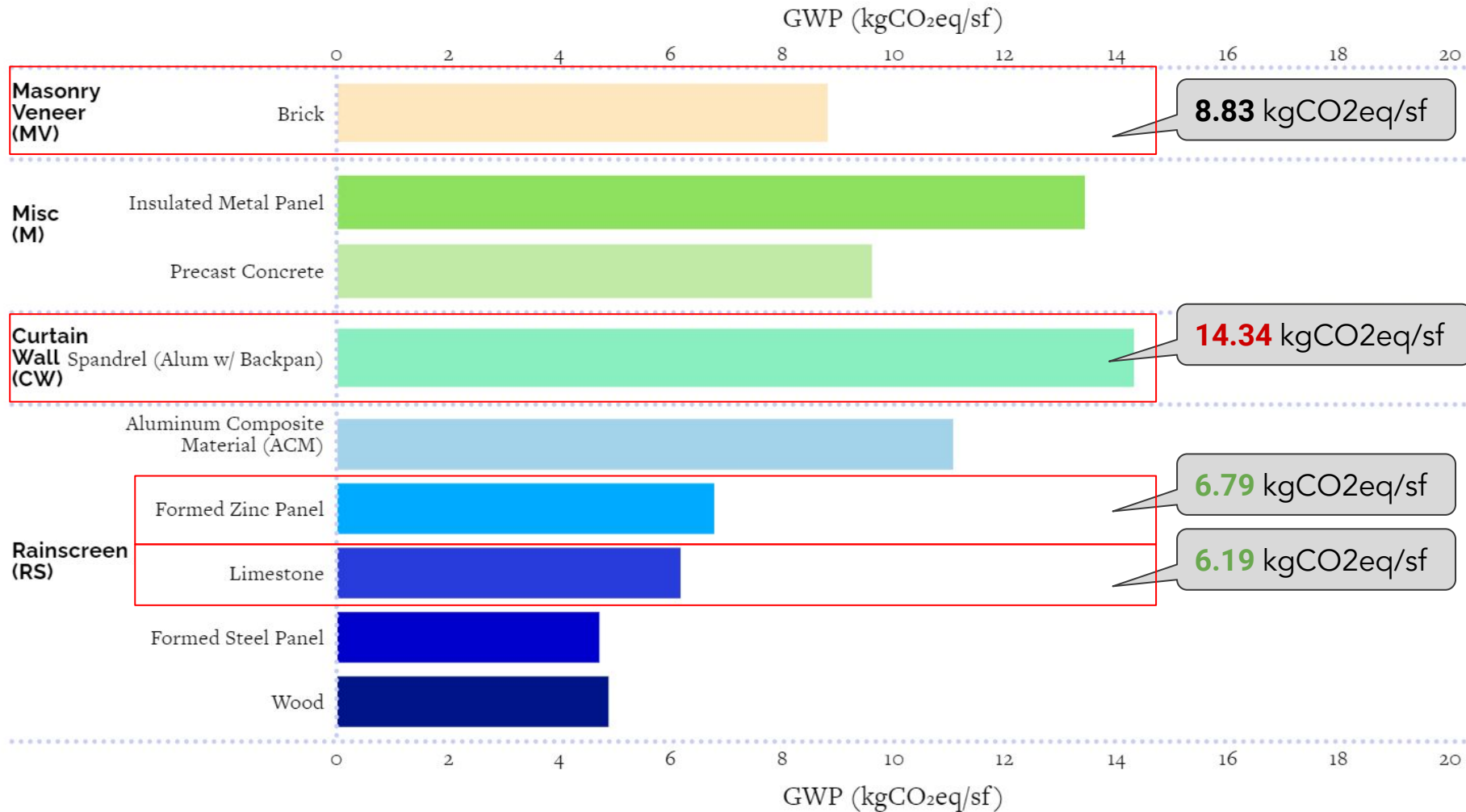


# Material Carbon Impacts

Exterior Facade Materials

# Materiality - Initial Impacts (2030 Paris Targets)

## Global Warming Potential





# Material Palette Impacts - For Further Study

- Balance masonry (brick) with lighter-weight rainscreen materials
- Minimize glazing while allowing ample daylighting
  - Glass where it's needed, not where it isn't
- Metal: explore zinc, steel, and other single-material formed panel options
  - Color + variation
  - Texture
  - Cost
  - Detailing options
- Shingle: explore stone shingle rainscreen
  - Slate is a thin alternative to limestone
  - Minimize weight

# Discussion + Next Steps



# Pierce School Project

## Budget Update

John R. Pierce School - Brookline, MA

February 28, 2022

### Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmt'd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
<b>FEASIBILITY STUDY AGREEMENT</b>										
0001-0000	OPM Feasibility Study/Schematic Design	\$ 100,000	\$ 245,884	\$ 345,884	\$ 345,884	100%	\$ 272,904	79%	\$ 72,980	*FSA 1, 4, 5
0002-0000	A&E Feasibility Study/Schematic Design	\$ 950,000	\$ 507,266	\$ 1,457,266	\$ 1,457,266	100%	\$ 798,131	55%	\$ 659,135	*FSA 1, 2, 3, 5
0003-0000	Environmental & Site	\$ 150,000		\$ 150,000	\$ 8,192	5%	\$ 8,192	5%	\$ 141,808	
0004-0000	Other	\$ 800,000	\$ (753,150)	\$ 46,850	\$ -	0%	\$ -	0%	\$ 46,850	*FSA 1, 2, 3, 4, 5
	<b>SUB-TOTAL</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>	<b>\$ 1,811,342</b>	<b>91%</b>	<b>\$ 1,079,227</b>	<b>54%</b>	<b>\$ 920,773</b>	

### Anticipated Uses:

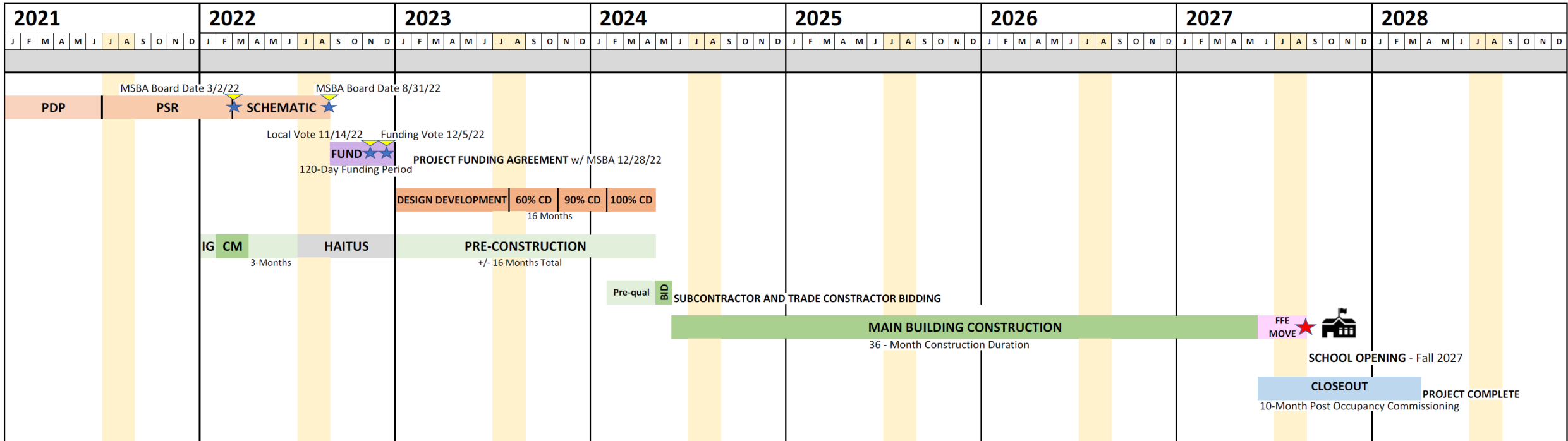
Brookline Bldg Dept. Admin	\$100,000	Total projected
Property Due Diligence	\$10,000	Town Counsel conducting research
Additional Site Survey	\$15,230	only req'd if internal block property lines not established
CM Precon/SD Estimate	<u>\$60,000</u>	

**Total Anticipated**                      **\$185,230**  
**Remaining Budget**                    **\$188,658**  
**Delta**                                        **\$3,428**



# Pierce School Project Schedule Update

PIERCE SCHOOL (LINEAR SCHEDULE)  
OPTION 3B-H BASELINE SCHEDULE - One Bid Package

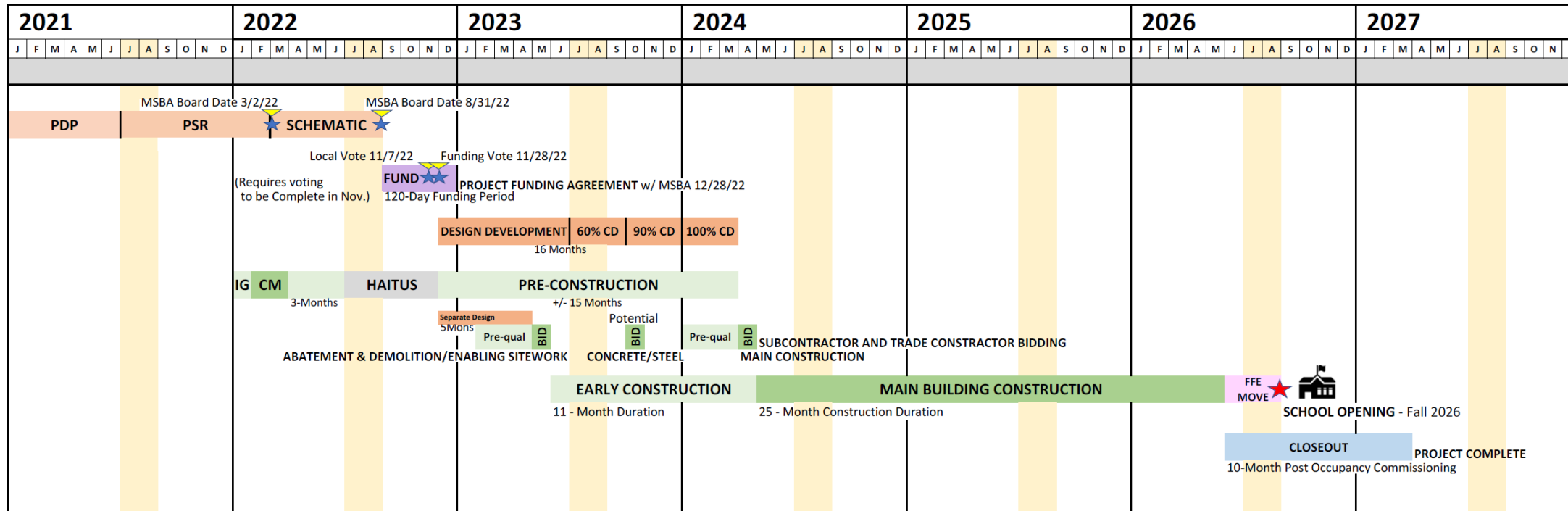


**Baseline Linear Schedule – 1 Bid Package**



# Pierce School Project Schedule Update

PIERCE SCHOOL (STACKED SCHEDULE)  
OPTION 3B-H ALTERNATIVE SCHEDULE - Two Bid Packages



## Alternative Linear Schedule – 2 Bid Packages