



Pierce School Building Committee

1. Announcements, Updates, and Comments
2. Budget Revision Request Approval
 - Designer Contract Amendment #4
3. Meeting Minute Approvals:
 - April 28, 2022 SBC Meeting Minutes
 - May 19, 2022 SBC Meeting Minutes
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 - Pierce to Driscoll Cost Comparison
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TO: Director of Capital Planning

FROM: Linus J. Guillory Jr., Ph.D., Superintendent of Schools, Public Schools of Brookline

Brookline

John R. Pierce School

MSBA Project ID Number: 201800460040

DATE: June 29, 2022

RE: Feasibility Study Agreement (FSA) Budget Revision Request, NUMBER: 6

Pursuant to the Feasibility Study Agreement between the TOWN OF BROOKLINE (the “District”) and the MASSACHUSETTS SCHOOL BUILDING AUTHORITY (the “Authority”), the District hereby requests a revision to the Feasibility Study Budget, Exhibit A, dated August 12, 2020, for the John R. Pierce School Project. As required, the District has provided the information outlined in the table below to indicate the Feasibility Study Budget categories (line items) affected, the amounts needed and the reasons for the proposed revision.

The District acknowledges and agrees that it will not seek reimbursement from the Authority for any costs that exceed the already approved line item limits set forth in Exhibit A until after the Authority has accepted this Feasibility Study Budget Revision Request, and the Authority’s ProPay system has been adjusted accordingly.

The District further acknowledges and agrees that in accordance with Section 3.3 of the Feasibility Study Agreement, any revisions to the Feasibility Study Budget will not result in an increase to the grant amount set forth in Section 2.1 of the Feasibility Study Agreement.

The District further acknowledges and agrees that the need for these revisions to the Feasibility Study Budget has been identified in the OPM monthly report as required pursuant to the Contract for Owner’s Project Management Services between the District and the OPM.

The District further acknowledges and agrees that all of the information contained in this Feasibility Study Agreement Budget Revision Request has been reviewed and approved by the TOWN OF BROOKLINE’s School Building Committee, and it further certifies and acknowledges that the funds to pay for the costs associated with these proposed revisions are available as indicated by the signatures noted below.

The Total Budget in the Current Feasibility Study Budget, Exhibit A of the FSA dated August 12, 2020 is 2,000,000.00.

From Class’ Code	From Classification Name	To Class’ Code	To Classification Name	Budget Revision Amount	Reason for transfer (Attach all supporting documentation, e.g., executed contracts, amendments and or supporting invoices for reimbursable expenses)	Amount Remaining in Other	Ineligible/Cost/ Scope Items excluded from the Total Facilities Grant
0004-0000	Other	0002-0000	A/e Feasibility Study/Schematic Design	\$1,647.12	Transfer needed for hydrant flow test and report to determine need for fire pump.	\$45,203	

		GSF 262,787		GSF 262,787		GSF 262,787			
		OPM Estimator (PM&C)		ARCH Estimator (AM Fogarty)		Consigli Construction		SD Estimate Variance (high - low)	
		Total Amount	Cost/SF	Total Amount	Cost/SF	Total Amount	Cost/SF	Total Amount	Cost/SF
02	Existing Conditions	\$ 12,295,167	\$ 46.79	\$ 14,068,793	\$ 53.54	\$ 13,591,326	\$ 51.72	\$ 1,296,159	\$ 4.93
03	Concrete	\$ 11,020,562	\$ 41.94	\$ 11,329,730	\$ 43.11	\$ 11,574,428	\$ 44.04	\$ 553,866	\$ 2.11
04	Masonry	\$ 3,754,318	\$ 14.29	\$ 5,203,389	\$ 19.80	\$ 4,086,872	\$ 15.55	\$ 332,554	\$ 1.27
05	Metals	\$ 10,405,741	\$ 39.60	\$ 11,826,882	\$ 45.01	\$ 12,615,329	\$ 48.01	\$ 2,209,588	\$ 8.41
06	Woods, Plastics, and Composites	\$ 1,852,743	\$ 7.05	\$ 2,408,373	\$ 9.16	\$ 2,928,107	\$ 11.14	\$ 1,075,364	\$ 4.09
07	Thermal and Moisture Protection	\$ 8,453,471	\$ 32.17	\$ 8,486,677	\$ 32.29	\$ 7,333,582	\$ 27.91	\$ 1,119,889	\$ 4.26
08	Openings	\$ 6,747,090	\$ 25.68	\$ 6,498,726	\$ 24.73	\$ 7,041,124	\$ 26.79	\$ 294,034	\$ 1.12
09	Finishes	\$ 11,906,519	\$ 45.31	\$ 11,750,485	\$ 44.71	\$ 10,715,767	\$ 40.78	\$ 1,190,752	\$ 4.53
10	Specialties	\$ 687,986	\$ 2.62	\$ 960,160	\$ 3.65	\$ 819,142	\$ 3.12	\$ 131,156	\$ 0.50
11	Equipment	\$ 1,063,544	\$ 4.05	\$ 1,220,032	\$ 4.64	\$ 2,388,317	\$ 9.09	\$ 1,324,773	\$ 5.04
12	Furnishings	\$ 2,621,382	\$ 9.98	\$ 1,992,108	\$ 7.58	\$ 2,263,088	\$ 8.61	\$ 358,294	\$ 1.36
13	Special Construction	\$ 50,000	\$ 0.19	\$ -	\$ -	\$ 228,000	\$ 0.87	\$ 178,000	\$ 0.68
14	Conveying Systems	\$ 645,000	\$ 2.45	\$ 633,000	\$ 2.41	\$ 737,500	\$ 2.81	\$ 92,500	\$ 0.35
21, 22, 23	Mechanical	\$ 19,912,125	\$ 75.77	\$ 19,939,450	\$ 75.88	\$ 19,428,887	\$ 73.93	\$ 483,238	\$ 1.84
26	Electrical	\$ 17,394,431	\$ 66.19	\$ 15,894,378	\$ 60.48	\$ 17,037,891	\$ 64.84	\$ 356,540	\$ 1.36
31	Earthwork	\$ 8,081,768	\$ 30.75	\$ 7,395,536	\$ 28.14	\$ 7,771,069	\$ 29.57	\$ 310,699	\$ 1.18
32	Exterior Improvements	\$ 5,232,432	\$ 19.91	\$ 5,424,576	\$ 20.64	\$ 4,406,591	\$ 16.77	\$ 825,841	\$ 3.14
33	Utilities	\$ 837,548	\$ 3.19	\$ 1,296,824	\$ 4.93	\$ 1,902,114	\$ 7.24	\$ 1,064,566	\$ 4.05
INCL.	Geothermal Under Building	\$ 4,704,573	\$ 17.90	\$ 8,458,328	\$ 32.19	\$ 7,337,922	\$ 27.92	\$ 3,753,755	\$ 14.28
NOT INCL.	Geothermal In Park/Playground	\$ 3,434,128	\$ 13.07	\$ 7,687,083	\$ 29.25	\$ 6,694,087	\$ 25.47	\$ 4,252,955	\$ 16.18
TOTAL DIRECT CONSTRUCTION COSTS		\$ 130,835,775	\$ 497.88	\$ 134,787,447	\$ 512.92	\$ 134,207,056	\$ 510.71	\$ 3,371,281	\$ 12.83
	Design & Estimating Contingency	\$ 12,613,120	\$ 48.00	\$ 12,632,912	\$ 48.07	\$ 12,686,913	\$ 48.28	\$ 73,793	\$ 0.28
	General Conditions	\$ 10,478,617	\$ 39.87	\$ 10,478,617	\$ 39.87	\$ 10,478,617	\$ 39.87	\$ -	\$ -
	General Requirements	\$ 3,799,702	\$ 14.46	\$ 4,118,162	\$ 15.67	\$ 4,128,302	\$ 15.71	\$ 328,600	\$ 1.25
	Insurances	\$ 2,763,024	\$ 10.51	\$ 2,784,070	\$ 10.59	\$ 2,906,208	\$ 11.06	\$ 143,184	\$ 0.54
	Bonds	\$ 1,847,577	\$ 7.03	\$ 1,145,979	\$ 4.36	\$ 1,222,303	\$ 4.65	\$ 701,598	\$ 2.67
	CM Fee (Overhead & Profit)	\$ 3,443,634	\$ 13.10	\$ 3,566,110	\$ 13.57	\$ 3,627,013	\$ 13.80	\$ 183,379	\$ 0.70
	CM GMP Contingency	\$ 4,304,542	\$ 16.38	\$ 4,348,915	\$ 16.55	\$ 4,334,723	\$ 16.50	\$ 44,373	\$ 0.17
	SDI / Sub Bond Pool	\$ 1,304,657	\$ 4.96	\$ 1,181,912	\$ 4.50	\$ 1,776,168	\$ 6.76	\$ 594,256	\$ 2.26
	Escalation	\$ 13,243,776	\$ 50.40	\$ 15,285,823	\$ 58.17	\$ 13,321,259	\$ 50.69	\$ 2,042,047	\$ 7.77
TOTAL ESTIMATED CONSTRUCTION COSTS		\$ 184,634,424	\$ 702.60	\$ 190,329,944	\$ 724.27	\$ 188,688,562	\$ 718.03	\$ 5,695,520	\$ 21.67
	Soft Costs Calculated at 25%	\$ 46,158,606	\$ 175.65	\$ 47,582,486	\$ 181.07	\$ 47,172,141	\$ 179.51	\$ 1,423,880	\$ 5.42
	TOB Project Management Costs	\$ 1,500,000	\$ 5.71	\$ 1,500,000	\$ 5.71	\$ 1,500,000	\$ 5.71	\$ -	\$ -
	Relocation Costs	\$ 10,000,000	\$ 38.05	\$ 10,000,000	\$ 38.05	\$ 10,000,000	\$ 38.05	\$ -	\$ -
TOTAL ESTIMATED PROJECT COSTS		\$ 242,293,030	\$ 922.01	\$ 249,412,430	\$ 949.10	\$ 247,360,703	\$ 941.30	\$ 7,119,400	\$ 27.09
ESTIMATED CONSTRUCTION COSTS COMPARED TO PSR \$150,518,571		\$ 34,115,853	22.67%	\$ 39,811,373	26.45%	\$ 38,169,991	25.36%		
ESTIMATED TOTAL PROJECT COSTS COMPARED TO PSR \$220,000,000		\$ 22,293,030	10.13%	\$ 29,412,430	13.37%	\$ 27,360,703	12.44%		

	GSF 277,192		GSF 262,787		SD Estimate Variance (SD - PSR) Total Amount
	PSR Estimate Average (estimate dated 9.22.21)		SD Consigli Construction (estimate dated 6.9.22)		
	Total Amount	Cost/SF	Total Amount	Cost/SF	
02 Existing Conditions	\$ 4,753,068	\$ 17.15	\$ 13,591,326	\$ 51.72	\$ 8,838,259
03 Concrete	\$ 3,663,474	\$ 13.94	\$ 11,574,428	\$ 44.04	\$ 7,910,954
04 Masonry	\$ 3,295,102	\$ 12.54	\$ 4,086,872	\$ 15.55	\$ 791,770
05 Metals	\$ 8,708,663	\$ 33.14	\$ 12,615,329	\$ 48.01	\$ 3,906,667
06 Woods, Plastics, and Composites	\$ 596,082	\$ 2.27	\$ 2,928,107	\$ 11.14	\$ 2,332,026
07 Thermal and Moisture Protection	\$ 5,929,937	\$ 22.57	\$ 7,333,582	\$ 27.91	\$ 1,403,645
08 Openings	\$ 11,488,123	\$ 43.72	\$ 7,041,124	\$ 26.79	\$ (4,446,999)
09 Finishes	\$ 8,182,161	\$ 31.14	\$ 10,715,767	\$ 40.78	\$ 2,533,606
10 Specialties	\$ 442,551	\$ 1.68	\$ 819,142	\$ 3.12	\$ 376,592
11 Equipment	\$ 966,010	\$ 3.68	\$ 2,388,317	\$ 9.09	\$ 1,422,307
12 Furnishings	\$ 1,719,938	\$ 6.54	\$ 2,263,088	\$ 8.61	\$ 543,151
13 Special Construction	\$ 43,738	\$ 0.17	\$ 228,000	\$ 0.87	\$ 184,263
14 Conveying Systems	\$ 1,142,500	\$ 4.35	\$ 737,500	\$ 2.81	\$ (405,000)
21, 22, 23 Mechanical	\$ 19,392,560	\$ 73.80	\$ 19,428,887	\$ 73.93	\$ 36,327
26 Electrical	\$ 11,822,289	\$ 44.99	\$ 17,037,891	\$ 64.84	\$ 5,215,602
31 Earthwork	\$ 11,915,880	\$ 45.34	\$ 7,771,069	\$ 29.57	\$ (4,144,811)
32 Exterior Improvements	\$ 2,914,961	\$ 11.09	\$ 4,406,591	\$ 16.77	\$ 1,491,630
33 Utilities	\$ 372,238	\$ 1.42	\$ 1,902,114	\$ 7.24	\$ 1,529,877
INCL. Geothermal Under Building	\$ 4,130,265	\$ 15.72	\$ 7,337,922	\$ 27.92	\$ 3,207,658
NOT INCL. Geothermal In Park/Playground	\$ -	\$ -	\$ 6,694,087	\$ 25.47	\$ 6,694,087
TOTAL DIRECT CONSTRUCTION COSTS	\$ 101,479,536	\$ 366.10	\$ 134,207,056	\$ 510.71	\$ 32,727,521
Design & Estimating Contingency	\$ 14,602,391	\$ 52.68	\$ 12,686,913	\$ 48.28	\$ (1,915,478)
General Conditions	\$ 7,325,079	\$ 26.43	\$ 10,478,617	\$ 39.87	\$ 3,153,538
General Requirements	\$ 3,893,941	\$ 14.05	\$ 4,128,302	\$ 15.71	\$ 234,362
Insurances	\$ 2,655,821	\$ 9.58	\$ 2,906,208	\$ 11.06	\$ 250,387
Bonds	\$ 1,317,762	\$ 4.75	\$ 1,222,303	\$ 4.65	\$ (95,459)
CM Fee (Overhead & Profit)	\$ 3,517,639	\$ 12.69	\$ 3,627,013	\$ 13.80	\$ 109,375
CM GMP Contingency	\$ 3,678,277	\$ 13.27	\$ 4,334,723	\$ 16.50	\$ 656,447
SDI / Sub Bond Pool	\$ -	\$ -	\$ 1,776,168	\$ 6.76	\$ 1,776,168
Escalation	\$ 12,048,126	\$ 43.46	\$ 13,321,259	\$ 50.69	\$ 1,273,133
TOTAL ESTIMATED CONSTRUCTION COSTS	\$ 150,518,570	\$ 543.01	\$ 188,688,562	\$ 718.03	\$ 38,169,992
Soft Costs	\$ 34,943,569	\$ 126.06	\$ 47,172,141	\$ 179.51	\$ 12,228,572
TOB Project Management Costs	\$ 1,500,000	\$ 5.41	\$ 1,500,000	\$ 5.71	\$ -
Relocation Costs	\$ 25,000,000	\$ 90.19	\$ 10,000,000	\$ 38.05	\$ (15,000,000)
Roadway Rework	\$ 3,159,016	\$ 11.40	\$ -	\$ -	\$ (3,159,016)
ESTIMATED TOTAL PROJECT COSTS	\$ 215,121,155	\$ 776.07	\$ 247,360,703	\$ 941.30	\$ 32,239,548
Mass Timber (PSR Alternate Only)	\$ 4,878,845	\$ 216,207.51	\$ -	\$ -	\$ (4,878,845)
ESTIMATED TOTAL PROJECT COSTS W/ PSR MASS TIMBER ALTERNATE	\$ 220,000,000	\$ 793.67	\$ 247,360,703	\$ 941.30	\$ 27,360,703

Cost Comparison - Driscoll to Pierce

12-Jul-22

DRISCOLL						157,950 Total GSF
	GSF	GMP	Escalation	Escalated to Jun '22	Cost/SF	
New School	157,950	\$ 63,873,121	14%	\$ 72,815,358	\$ 461.00	
New School Subtotal	157,950			\$ 72,815,358	\$ 461.00	
Garage (N/A)		\$ -	14%	\$ -		
Garage Subtotal	157,950			\$ -		
Site and Site Improvements		\$ 14,527,053	14%	\$ 16,560,840	\$ 104.85	
Site Subtotal	157,950			\$ 16,560,840	\$ 104.85	
Demo and Abatement		\$ 1,472,460	14%	\$ 1,678,604	\$ 10.63	
Demo/Abatement Subtotal	157,950			\$ 1,678,604	\$ 10.63	
Geothermal		\$ 4,700,307	N/A	\$ 4,700,307	\$ 29.76	
Geothermal Subtotal	157,950			\$ 4,700,307	\$ 29.76	
Total Direct Construction Costs		\$ 84,572,941		\$ 95,755,110	\$ 606.24	
Add for Contingencies, GRs, GCs, Bonds, Insurance, Fee		\$ 13,950,699		\$ 15,903,797	\$ 100.69	
Total Estimated Construction Cost June '22 - Before Escalation		\$ 98,523,640		\$ 111,658,907	\$ 706.93	
Escalation to '24				\$ 11,724,185	\$ 74.23	
Total Estimated Construction Cost Escalated to 2024				\$ 123,383,092	\$ 781.15	

PIERCE				262,787 Total GSF
	GSF		Cost/SF	
New School	143,099	\$ 79,268,865	\$ 554	
Historic Building	30,456	\$ 8,963,297	\$ 294	
Addition at Historic Building	6,994	\$ 2,944,179	\$ 421	
total educational GSF:	180,549	91,176,341	\$ 504.99	
New Garage	62,839	\$ 9,732,861	\$ 154.89	
Existing Garage	19,849	\$ 976,870	\$ 49.22	
total garage GSF:	82,688	10,709,731	\$ 129.52	
Site and Site Improvements		\$ 11,806,704	\$ 44.93	
total bldg GSF:	262,787	11,806,704	\$ 44.93	
Demo and Abatement		\$ 11,654,338	\$ 44.35	
Floor Tile, Ceiling Tile, UST		\$ 1,522,020	\$ 5.79	
total bldg GSF:	262,787	13,176,358	\$ 50.14	
Geothermal		\$ 7,337,922	\$ 27.92	
total bldg GSF:	262,787	7,337,922	\$ 27.92	
Total Direct Construction Costs		134,207,056	\$ 510.71	
Add for Contingencies, GRs, GCs, Bonds, Insurance, Fee*		\$ 41,160,247	\$ 156.63	
Total Estimated Construction Cost June '22 - Before Escalation		175,367,303	\$ 667.34	
Escalation to '24		\$ 13,321,259	\$ 50.69	
Total Estimated Construction Cost Escalated to 2024		188,688,562	\$ 718.03	

Variance	
\$	6,453,507
\$	8,963,297
\$	2,944,179
	18,360,983
\$	9,732,861
\$	976,870
	10,709,731
\$	(4,754,136)
	(4,754,136)
\$	9,975,734
\$	1,522,020
	11,497,754
	2,637,615
	38,451,946
	63,708,396
	65,305,470

*Pierce higher % than Driscoll because design contingencies become 0% at GMP

07/13/22

Significant Contributors to Cost Delta

Description	Cost of work	adders*	Total Cost
Hazardous material abatement Premium at Pierce	\$ 11,500,000.00	1.30	\$ 14,950,000.00
Cost of Pierce Garage	\$ 10,700,000.00	1.30	\$ 13,910,000.00
Additional Pierce Educational Program Area Pierce=180,549 v Driscoll=157,950	\$ 12,656,000.00	1.30	\$ 16,452,800.00
Longer Pierce Construction Duration (+12 months)	\$ 3,651,729.00	1.30	\$ 4,747,247.70
Other Scope/ Cost Items			
Structural Steel pricing	\$ 1,000,000.00	1.30	\$ 1,300,000.00
Roofing pricing	\$ 564,000.00	1.30	\$ 733,200.00
AV Equipment scope	\$ 1,898,341.00	1.30	\$ 2,467,843.30
Electrical Service pricing/scope	\$ 1,170,741.00	1.30	\$ 1,521,963.30
Distribution			
Access/ Intrusion Alarm pricing/scope	\$ 188,150.00	1.30	\$ 244,595.00
Tie Back and scope	\$ 175,371.00	1.30	\$ 227,982.30
Lifeline Anchors			
Vegetated Roof scope	\$ 300,000.00	1.30	\$ 390,000.00
Terrazzo Stairs scope	\$ 128,000.00	1.30	\$ 166,400.00
Terrazzo Floor scope	\$ 827,000.00	1.30	\$ 1,075,100.00
Exterior Scaffolding scope	\$ 202,500.00	1.30	\$ 263,250.00
Exterior - Slate scope	\$ 181,500.00	1.30	\$ 235,950.00
Exterior - ACM scope	\$ 906,172.00	1.30	\$ 1,178,023.60
CW Premium to scope	\$ 1,447,900.00	1.30	\$ 1,882,270.00
Storefront framing			
* 30% is markup excluding escalation	\$ 47,497,404.00		\$ 61,746,625.20



Pierce School Building Committee

Next Steps

- | | |
|----------|--|
| 07/06/22 | SBC Meeting to Review Cost |
| 07/07/22 | Value Engineering (VE) Meeting |
| 07/13/22 | SBC Meeting to Review and Approve VE List
and to Approve Budget |
| 07/20/22 | Possible SBC Meeting if Needed |
| 07/22/22 | Submit Ballot Language and Budget to Select Board |
| 07/26/22 | Select Board Meeting to Review and Approve Adding
Pierce Project to November Ballot
(Select Board to confirm what exactly is required from the
Project Team at and before 7/26 meeting) |