



JOHN R. PIERCE SCHOOL

School Building Committee Meeting

AGENDA

1. Project Approvals
2. Communication Subcommittee
3. Project Cost Update
4. Possible Vote to Approve the Pierce School Total Project Budget



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School Building Committee Meeting

07/20/22	Create communication subcommittee Total Project Budget Approval
09/1 - 10/11	Community Project Roll Out (Presentations to all community groups)
TBD	Advisory Committee
09/29/22	School Committee Presentation
10/04/22	Select Board Presentation
TBD	SBC Meeting to approve submission of budget to MSBA
10/11/22	Select Board Meeting to Approve Project/Budget/Ballot
10/13/22	Submit MSBA Project Notification Form (submit full, approved budget)
10/27/22	Submit Schematic Design Report to MSBA
12/21/22	MSBA Board of Directors Meeting
TBD	Town Vote (January/February 2023?)
TBD	Team starts Design Development

Construction Completion moved from 07/30/27 to 9/30/27– School Opening pushed out



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Pierce Project

Another look at the numbers:

	<u>Current</u>	<u>Adjusted</u>	<u>If Project is Delayed</u>
Current Pierce Cost (Consigli Estimate)	\$188,688,562	\$188,688,562	
Less VE	\$15,807,942	\$15,807,942	
Plus School St. Upgrades	<u>\$1,400,000</u>	<u>\$1,400,000</u>	
Forecasted Pierce Construction Costs	\$174,280,620	\$174,280,620	\$212,039,022 \$37,758,402 Added escalation at 4% for 5 years
Pierce Construction Costs Broken Down		\$174,280,620	
Less Additional SF Due to Introduction of Historic School		\$16,452,800	
Less Impact From Garage		\$13,204,534	
Impact from School Street		\$2,400,377	
Less Impact from Geo-Thermal		<u>\$7,325,182</u>	
Adjusted Construction Cost of School		\$134,897,727	
Soft Costs	\$42,991,841	\$33,724,432	
Relocation	\$7,500,000	\$7,500,000	
Town Project Management	<u>\$1,500,000</u>	<u>\$1,500,000</u>	
Total Project Costs When Adjusted for Pierce Elements	\$226,272,461	\$177,622,159	
MSBA Contribution	\$44,908,722	\$35,524,432	\$44,908,722 Lost funding
Town Contribution	\$181,363,739	\$142,097,727	\$82,667,124 NO value to Brookline in losing \$83M
Feasibility Study			\$2,000,000
Total impact to Brookline if project is delayed			\$84,667,124

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Questions & Answers

Cost Comparison - Driscoll to Pierce

19-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	
added as Chage Order*						
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	\$ 71,703,667	\$ 501	
Historic Building	30,456	\$ 8,455,145	\$ 278	
Addition at Historic Building	6,994	\$ 2,760,307	\$ 395	
total educational GSF:	180,549	82,919,119	\$ 459.26	
New Garage	62,839	\$ 9,546,534	\$ 151.92	
Existing Garage	19,849	\$ 610,800	\$ 30.77	
total garage GSF:	82,688	10,157,334	\$ 122.84	
Site and Site Improvements		\$ 12,431,972	\$ 47.31	
total bldg GSF:	262,787	12,431,972	\$ 47.31	
Demo and Abatement		\$ 7,226,874	\$ 27.50	
Floor Tile, Ceiling Tile, UST		\$ 613,494	\$ 2.33	
total bldg GSF:	262,787	7,840,368	\$ 29.84	
Geothermal		\$ 7,325,182	\$ 27.87	
total bldg GSF:	262,787	7,325,182	\$ 27.87	
Total Direct Construction Costs		120,673,975	\$ 459.21	
Add for Contingencies, GRs, GCs, Bonds, Insurance, Fee*		\$ 40,935,878	\$ 155.78	
Total Estimated Construction Cost June '22 - Before Escalation		161,609,853	\$ 614.98	
Escalation to '24		\$ 12,670,767	\$ 48.22	
Total Estimated Construction Cost Escalated to 2024		174,280,620	\$ 663.20	

Variance
\$ (1,111,691)
\$ 8,455,145
\$ 2,760,307
10,103,761
\$ 9,546,534
\$ 610,800
10,157,334
\$ (4,128,868)
(4,128,868)
\$ 5,548,270
\$ 613,494
6,161,764
2,624,875
24,918,865
49,950,946
50,897,528

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

Significant Contributors to Cost Delta

Description	Cost of work	adders*	Total Cost
Hazardous material abatement Premium at Pierce	\$ 6,161,764.00	1.30	\$ 8,010,293.20
Cost of Pierce Garage	\$ 10,157,334.00	1.30	\$ 13,204,534.20
Additional Pierce Educational Program Area Pierce=180,549 v Driscoll=157,950 @ \$560/sf	\$ 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
School Street	\$ 1,846,444.80	1.30	\$ 2,400,378.24
Subtotal of above			\$ 44,815,253.34
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	\$ 43,462,946.80		\$ 56,501,830.84