

# SCHOOL BUILDING COMMITTEE MEETING

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## John R. Pierce K-8 School

September 8, 2022



# TODAY'S AGENDA

- 01 PIERCE SCHOOL
  - Opening Remarks
  - Introductions
  - Public Process
  - Existing Conditions & Needs
- 02 MSBA FEASIBILITY STUDY/SCHEMATIC DESIGN
  - MSBA Process Overview
  - Summary of Options Studied
  - Schedule
- 03 DESIGN UPDATE
  - Revised Site Plan
  - Revised Floor Plans
  - Revised Renderings
- 04 PROJECT COSTS
  - Schematic Design Estimate
  - Proposed Value Engineering
  - How we got to Current Budget
  - Proposed Total Project Budget
  - Why Now & Final Comments
  - Impact of a No Vote
  - Future Cost Risk
- 05 QUESTIONS & ANSWERS

# PIERCE SCHOOL

## OPENING REMARKS



PUBLIC SCHOOLS of  
**BROOKLINE**

# PIERCE SCHOOL

## SCHOOL BUILDING COMMITTEE



**Bernard Greene**, Co-Chair

*Select Board*

**Janet Fierman**, Co-Chair

*Building Commission*

**Helen Charlupski**, Co-Chair

*School Committee*

**Melvin Kleckner**

*Town Administrator*

**Melissa Goff**

*Deputy Town Administrator*

**Daniel Bennett**

*Building Commissioner*

**Carol Levin**

*Advisory Finance Committee*

**Steve Heikin**

*Planning Board*

**Charlie Simmons**

*Director of Public Buildings*

**Nancy O'Connor**

*Parks and Recreation Commission*

**Tony Guigli**

*Building Department Project Administrator*

**Linus J. Guillory Jr., PhD**

*Superintendent of Schools*

**Andy Liu**

*School Committee*

**Lesley Ryan-Miller**

*Deputy Superintendent of Teaching & Learning*

**Samuel Rippin**

*Asst. Superintendent of Schools Admin. & Finance*

**Jamie Yadoff**

*Pierce School Principal*

**Matt Gillis**

*Director of Operations, PSB Project Manager*

**Aaron Williams**

*Pierce School Parent*

**Nurit Zuker**

*Pierce School Parent*

# PIERCE SCHOOL

## PROJECT TEAM



Better design, together.



CONSIGLI  
*Est. 1905*



### Eligibility & Preliminary Design Program Phase Meetings – 21 Public Meetings (June 3, 2019 – June 15, 2021)

- SBC Meeting April 22, 2020
- SBC Meeting June 18, 2020
- SBC Meeting September 23, 2020
- SBC Meeting October 6, 2020
- SBC Meeting January 28, 2021
- SBC Meeting June 14, 2021
- Public Forum March 2, 2021
- Public Forum March 15, 2021
- Public Forum March 18, 2021
- Building Commission Meeting May 12, 2020
- Building Commission Meeting June 9, 2020
- Building Commission Meeting August 11, 2020
- Building Commission Meeting September 8, 2020
- Building Commission Meeting October 13, 2020
- Building Commission Meeting November 10, 2020
- Building Commission Meeting December 8, 2020
- Building Commission Meeting January 12, 2021
- Building Commission Meeting February 9, 2021
- Building Commission Meeting March 9, 2021
- Building Commission Meeting April 13, 2021
- Building Commission Meeting May 11, 2021



### Preferred Schematic Report Phase Meetings – 17 Public Meetings (June 16, 2021 – March 2, 2022)

- SBC Meeting August 4, 2021
- SBC Meeting September 9, 2021
- SBC Meeting September 30, 2021
- SBC Meeting October 14, 2021
- SBC Meeting October 21, 2021
- SBC Meeting October 28, 2021
- SBC Meeting November 8, 2021
- SBC Meeting December 6, 2021
- SBC Meeting December 13, 2021
- Public Forum October 25, 2021
- Building Commission Meeting June 15, 2021
- Building Commission Meeting July 13, 2021
- Building Commission Meeting August 10, 2021
- Building Commission Meeting September 14, 2021
- Building Commission Meeting October 12, 2021
- Building Commission Meeting November 9, 2021
- Building Commission Meeting December 14, 2021



### Schematic Design Phase Meetings To Date (Ongoing) – 22+ Public Meetings (March 3, 2022 – December 21, 2022)

- SBC Meeting January 13, 2022
- SBC Meeting February 3, 2022
- SBC Meeting February 17, 2022
- SBC Meeting March 7, 2022
- SBC Meeting April 1, 2022
- SBC Meeting April 14, 2022
- SBC Meeting April 28, 2022
- SBC Meeting May 19, 2022
- SBC Meeting June 16, 2022
- SBC Meeting July 6, 2022
- SBC Meeting July 13, 2022
- SBC Meeting July 20, 2022
- Building Commission Meeting January 11, 2022
- Building Commission Meeting February 15, 2022
- Building Commission Meeting March 15, 2022
- Building Commission Meeting April 12, 2022
- Building Commission Meeting May 10, 2022
- Building Commission Meeting June 14, 2022
- Building Commission Meeting June 29, 2022
- Building Commission Meeting July 12, 2022
- Building Commission Meeting August 9, 2022
- Public Forum June 13, 2022



# PIERCE SCHOOL

## PUBLIC PROCESS



PUBLIC SCHOOLS of  
**BROOKLINE**




HOME | DISTRICT | SCHOOLS | STUDENTS & FAMILIES | SCHOOL COMMITTEE | HUMAN RESOURCES | BUILDING PROJECTS | STAFF PORTAL

HOME / DISTRICT Building Projects

### BUILDING PROJECTS

Overview >

BHS Expansion Project v

Driscoll School Building Project v

Pierce School Building Project ^

## Pierce School Building Project - Overview

- [School Street Traffic Study \(May 23, 2022\)](#)
- [Community Forum Recording \(June 13, 2022\)](#) Passcode: MXi!A1Vj
- [Preferred Schematic Report \(Published December 23, 2021\)](#)
- [Preliminary Design Program \(Includes Educational Plan and Space Summary\)](#)
- [Project Schedule \(Updated December 2021\)](#)

| ID | Task Name   | Start        | Finish       |
|----|---|--------------|--------------|
| 1  | Eligibility Period                                | Mon 6/3/19   | Wed 8/12/20  |
| 2  | MSBA Invitation to Eligibility Period             | Mon 6/3/19   | Mon 6/3/19   |
| 3  | Initial Compliance Certification                  | Thu 12/12/19 | Thu 12/12/19 |
| 4  | Study Enrollment Certification                    | Fr 12/18/19  | Wed 3/25/20  |
| 5  | MSBA Invitation to Conduct Feasibility Study      | Wed 4/15/20  | Wed 4/15/20  |
| 6  | City Appropriation of Funds for Feasibility Study | Mon 5/11/20  | Mon 5/11/20  |
| 7  | Execution of Feasibility Study Agreement          | Tue 5/12/20  | Wed 5/12/20  |

FAQ'S

SUBMIT A QUESTION OR COMMENT

SUBSCRIBE TO EMAIL UPDATES

Most Recent Meeting

September 8, 2022

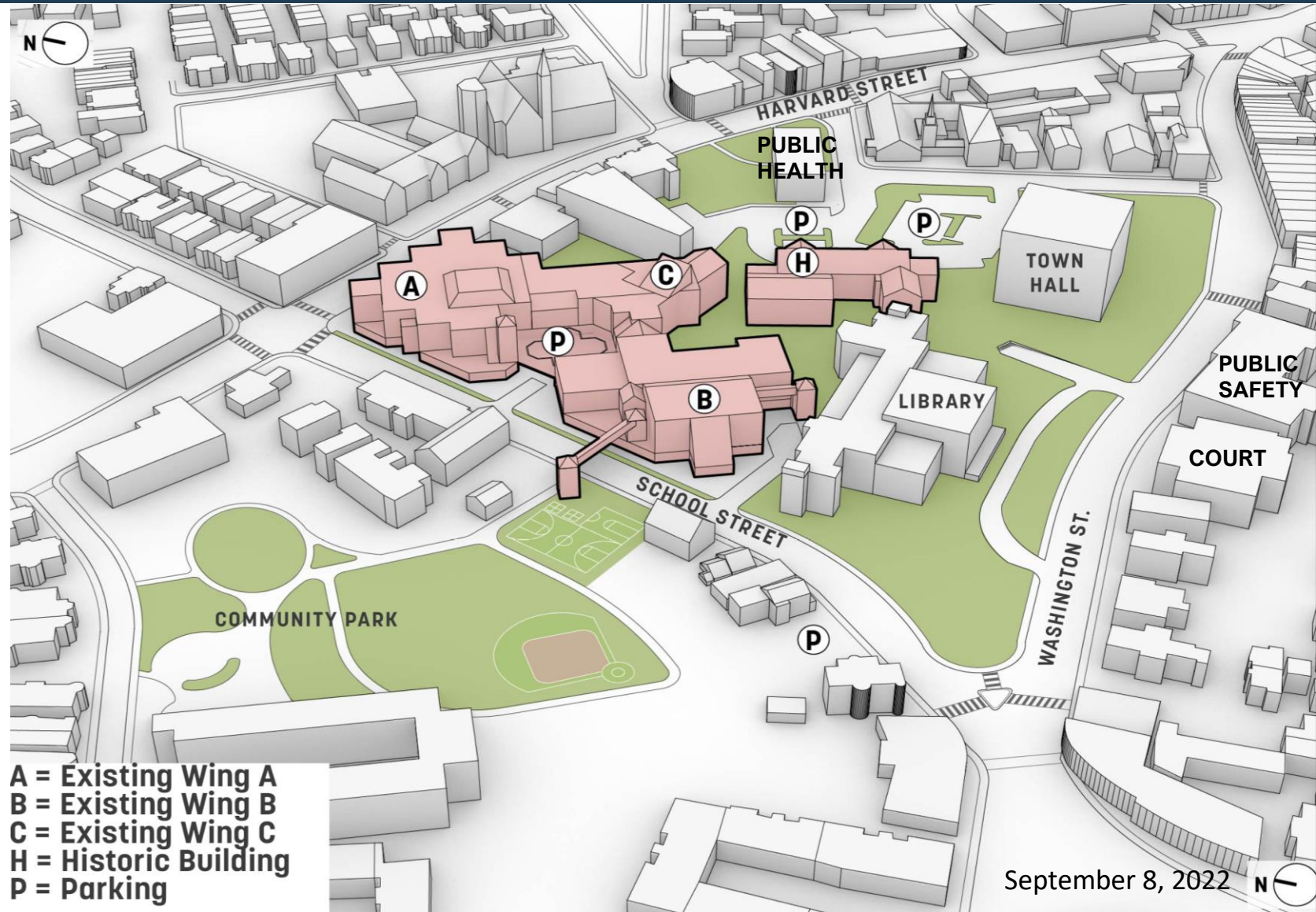
# PIERCE SCHOOL

## EXISTING CONDITIONS & NEEDS



### Pierce School Today

- Situated in Brookline Village within Government Campus
- 2.5 Acre School Campus
- 725 Students in K-8 Currently
- 800 Students in PreK-8 Proposed
- All Parking below Building in Garage Structure
- School's Playground is a Town Park
- Pick-up/Drop-Off is Off Site
- Steep Topography



A = Existing Wing A  
B = Existing Wing B  
C = Existing Wing C  
H = Historic Building  
P = Parking



# PIERCE SCHOOL

## EXISTING CONDITIONS & NEEDS



### Why the Existing Pierce School Does Not Meet Educational Needs



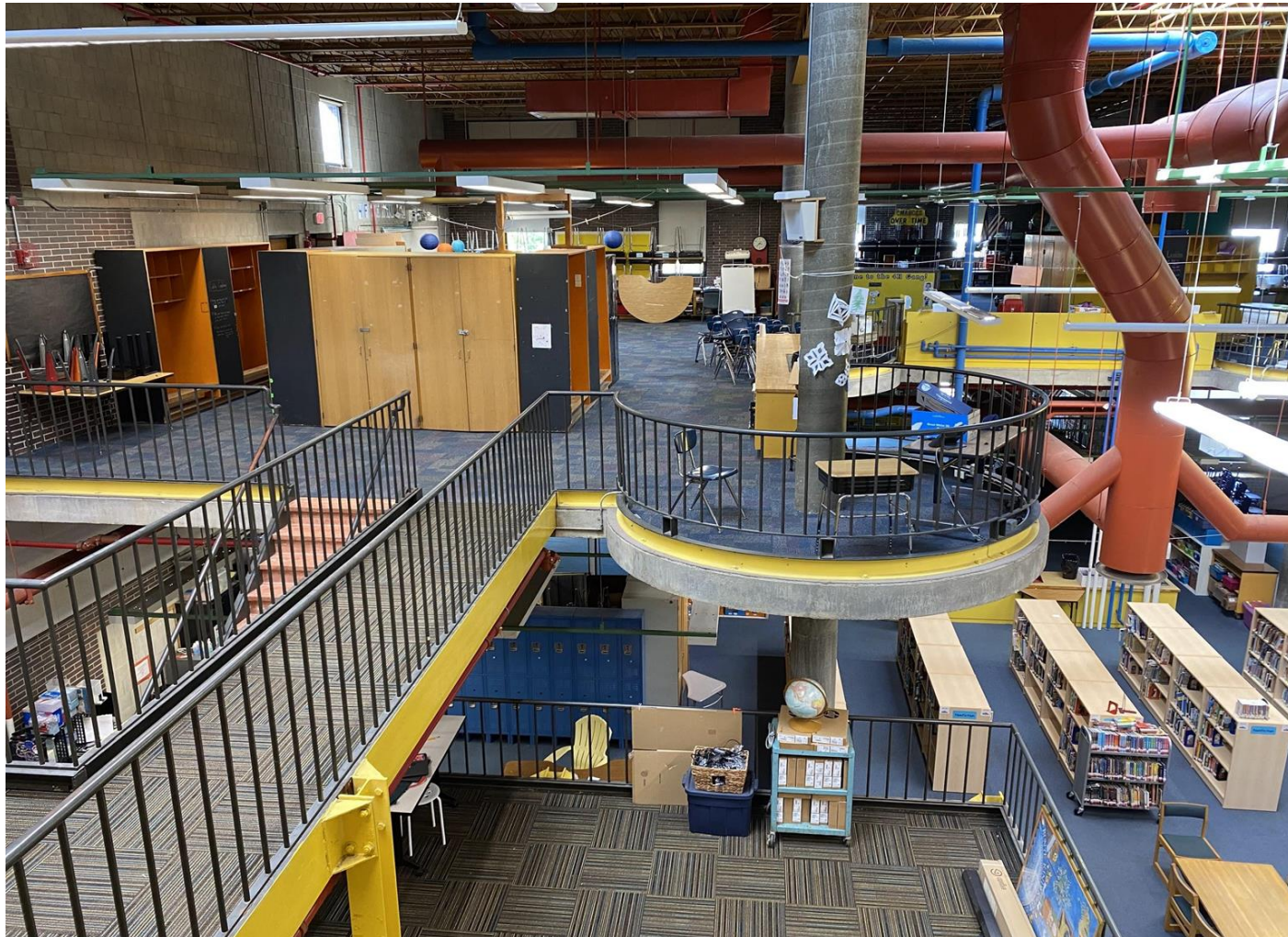
#### Teaching

- Constant Distractions (noise, echoes)
- Isolation from Colleagues
- Less teaching time due to transition issues



# PIERCE SCHOOL

## EXISTING CONDITIONS & NEEDS



### Learning

- Physical Disability Challenges
- Social/Emotional Challenges
- ADA/Civil Rights and Code Issues
- Equity
- Growth of Educational Programs (existing capacity)



# PIERCE SCHOOL

## EXISTING CONDITIONS & NEEDS



### Accessibility

- Physical Disability Challenges
- ADA/Civil Rights and Code Issues



# PIERCE SCHOOL

## EXISTING CONDITIONS & NEEDS



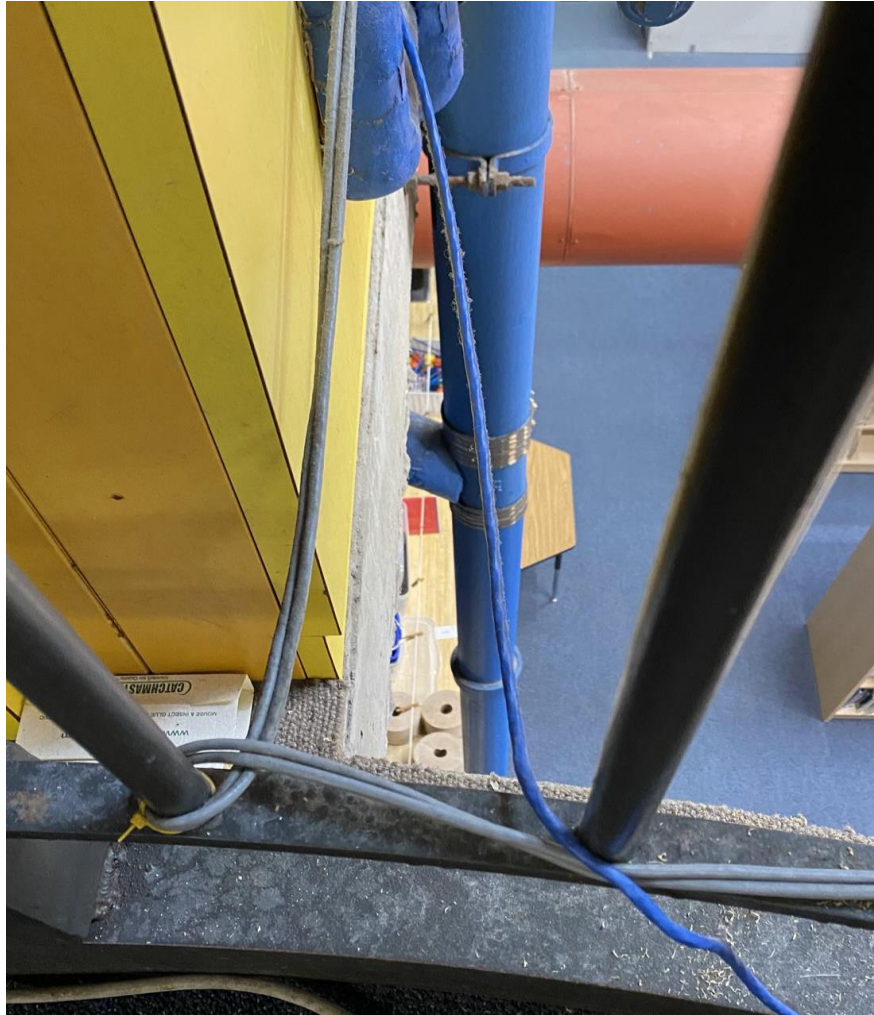
### Safety

- Significant Security Issues and Concerns



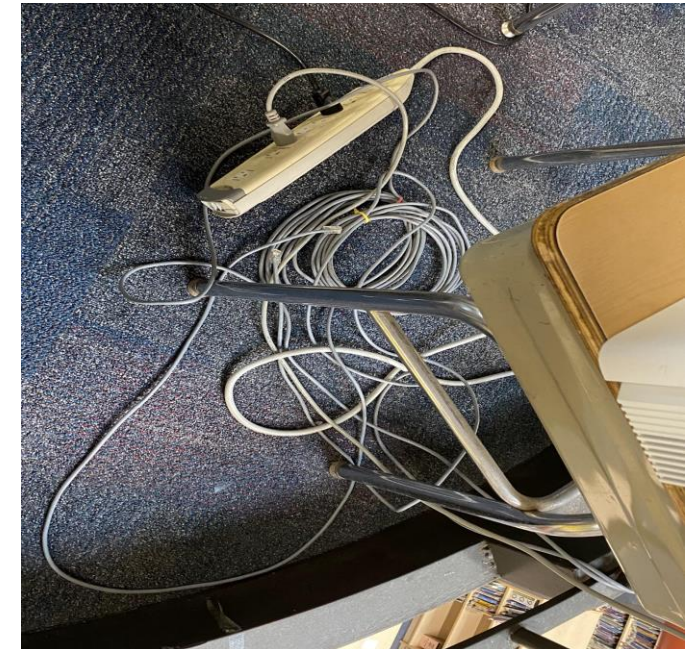
# PIERCE SCHOOL

## EXISTING CONDITIONS & NEEDS



### Code Issues

- Noncompliance Issues
- Hazardous Concerns



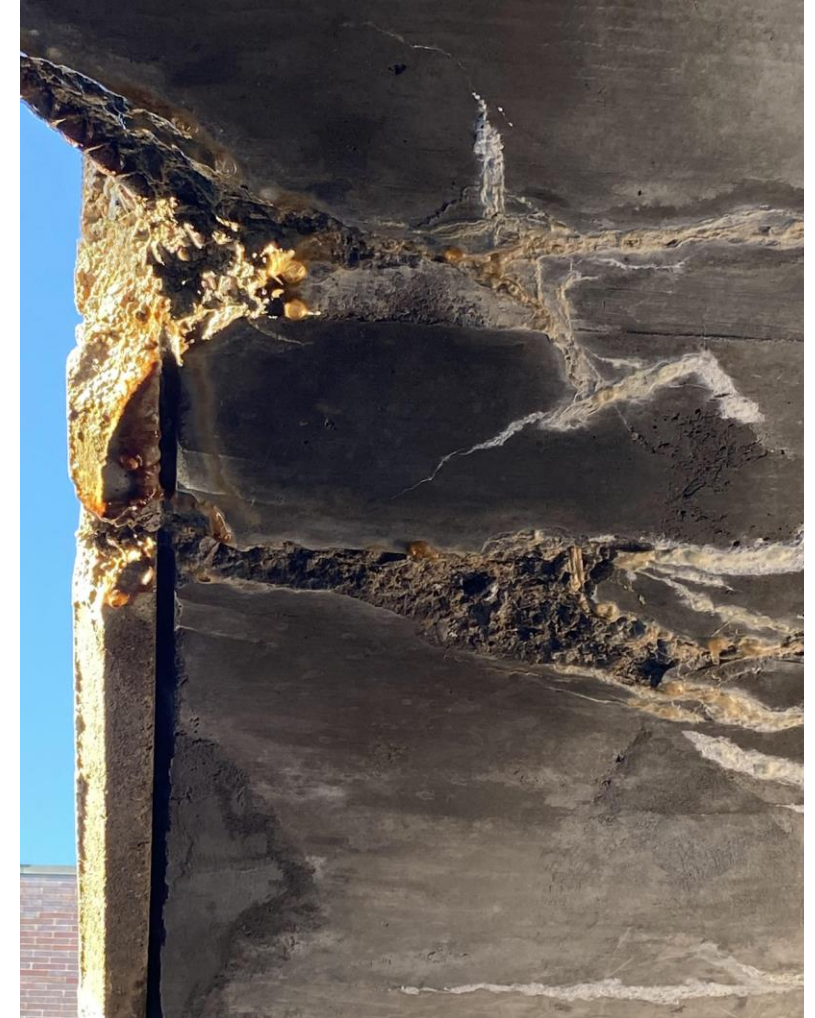
# PIERCE SCHOOL

## EXISTING CONDITIONS & NEEDS



### Maintenance, Repairs & Changes

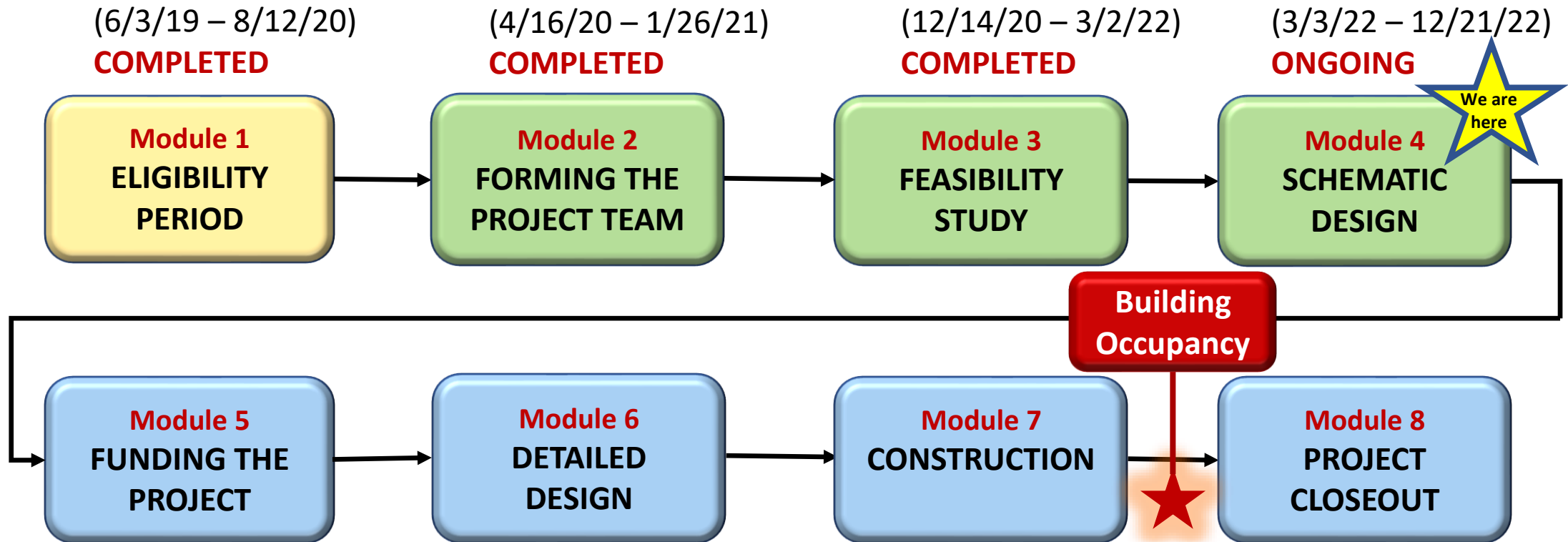
- Difficult to accomplish in an all-concrete building
- Work is costly





# MSBA PROCESS

## FEASIBILITY STUDY / SCHEMATIC DESIGN



### MSBA PROCESS

For more details about the Modules, visit:

[www.massschoolbuildings.org/building/modules\\_overview](http://www.massschoolbuildings.org/building/modules_overview)



# MSBA PROCESS

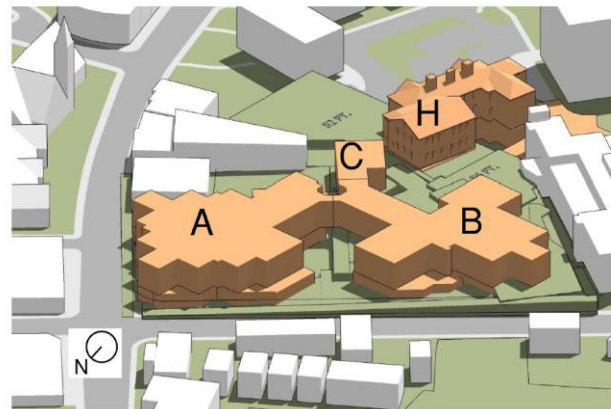
## SUMMARY OF OPTIONS STUDIED



### Summary of Preliminary Design Program (PDP) Options



Plan View (Existing School)



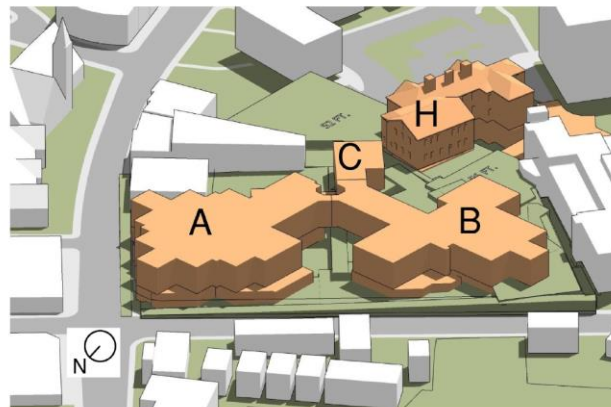
Axon View East (Existing School)

#### Option R – Code Upgrade Only

- Net Square Footage too small to fit Program



Plan View (Existing School)



Axon View East (Existing School)

#### Option R1 – Renovation Only

- Net Square Footage too small to fit Program

# MSBA PROCESS

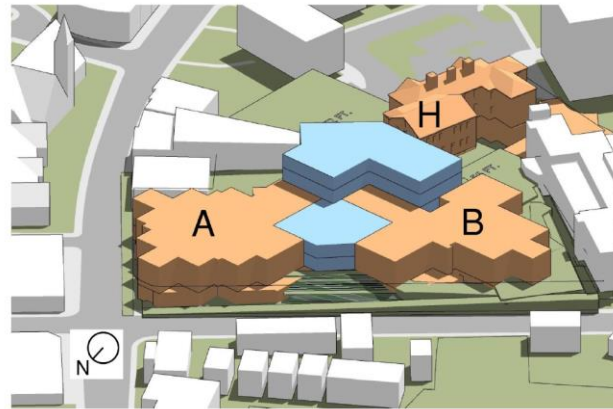
## SUMMARY OF OPTIONS STUDIED



### Summary of Preliminary Design Program (PDP) Options



Plan View (Option 1)



Axon View East (Option 1)



Plan View (Option 2b)



Axon View East (Option 2b)

#### Option 1 – Add/Reno A, B & H (Demo C)

- Given the tight site and quirky volumes of Unit B, it would not be possible to configure the spaces to the sizes, volumes, and spatial relationships required by the Educational Program and Initial Space Summary (ISS)

#### Option 2 (a&b) – Add/Reno A&H (Demo B&C)

- Due to its deep floor plate, interior daylighting would be compromised
- Increased logistical challenges
- Difficulty configuring existing building spaces to the sizes, volumes and spatial relationships required by the Educational Program and ISS

# MSBA PROCESS

## SUMMARY OF OPTIONS STUDIED



### Summary of Preliminary Design Program (PDP) Options



Plan View (Option 3c)



Axon View East (Option 3c)



Plan View (Option 4b)



Axon View West (Option 4b)

#### Option 3 – New Building on Existing Site

- Keeping the existing garage has many complexities that are costly to build, logistically difficult and incur compromises to the final design.

#### Option 4 – New Building on Existing Park

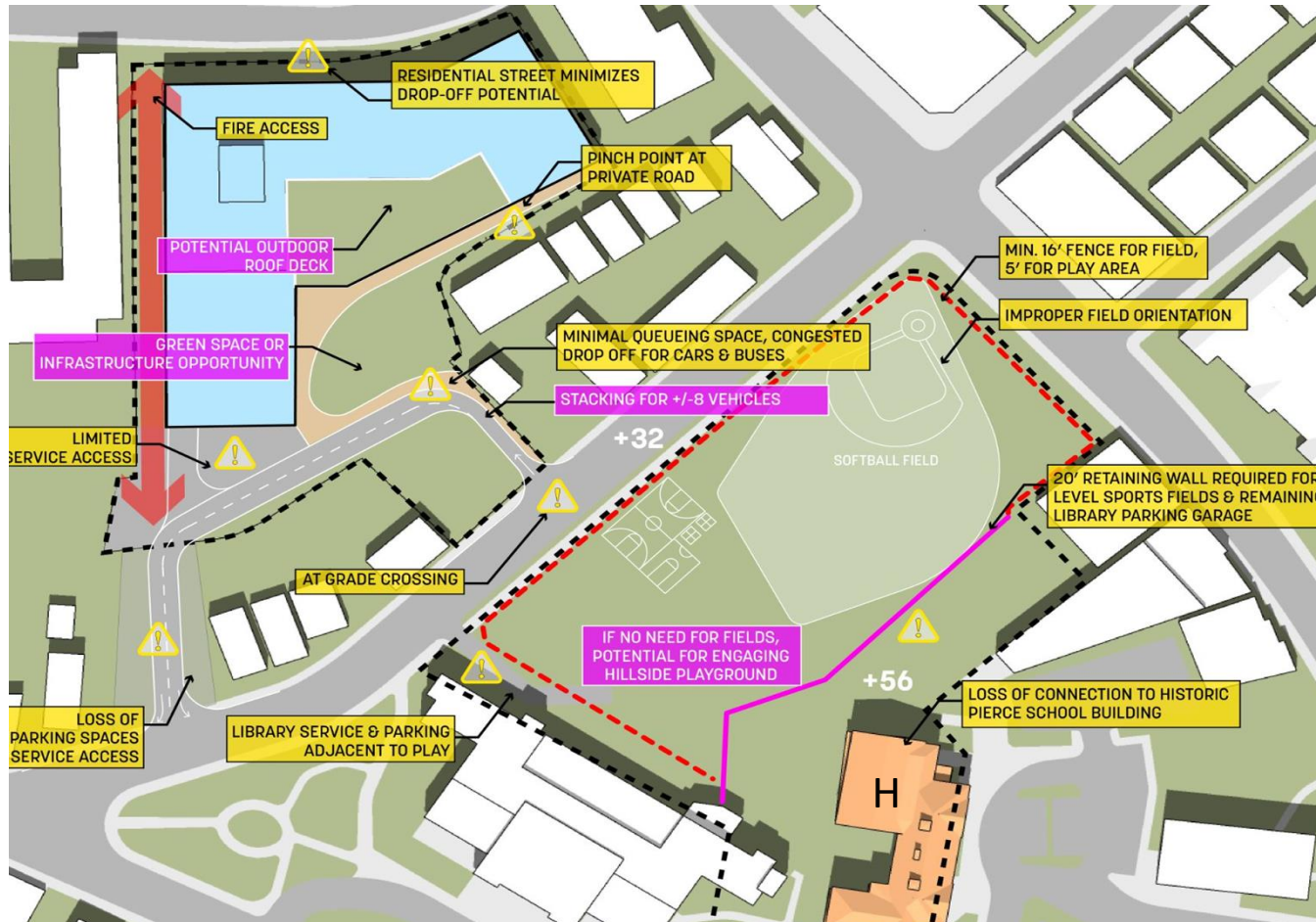
- More restrictive setbacks and less height
- Scale of new building not relative to residential neighbors
- Land Swap - Requires Article 97 process
- Loss of use of local park for 3-4 years
- Quality of new park: Grade change for existing (10') vs. proposed park (23')

# MSBA PROCESS

## SUMMARY OF OPTIONS STUDIED



### Summary of Preliminary Design Program (PDP) Options



#### Option 4b – New Building on Existing Park

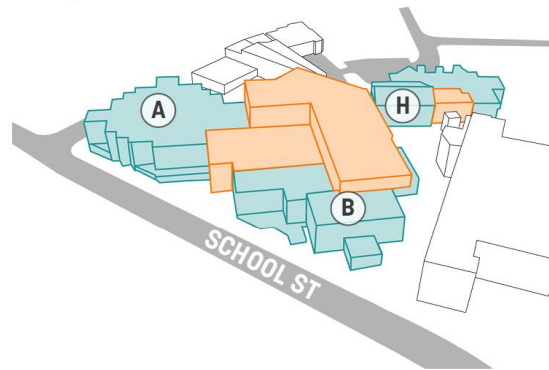
- Taller building required to fit program – not ideal for educational purposes
- Closely abuts residences – this would cause a lot of disruption during construction and would block views and sunlight after building is complete
- Article 97 Process with land swap required adding over a year to the project
- Existing 1970s building site not suitable for land swap due to grade change
- Does not provide adequate access for drop off/pick-up queuing
- Does not provide adequate service access

# MSBA PROCESS

## SUMMARY OF OPTIONS STUDIED

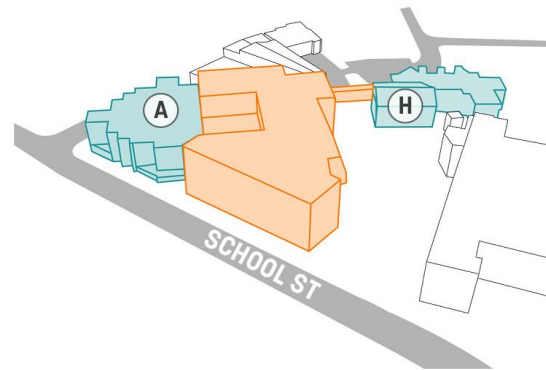


### Summary of Preferred Schematic Report (PSR) Options



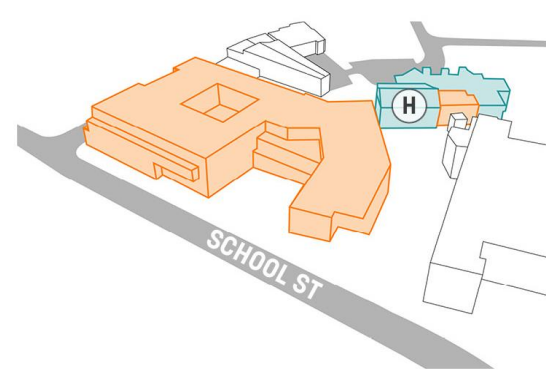
#### OPTION 1

- Renovate existing Units A + B
- Replace Unit C with a new addition
- Connect to a renovated historic 19th century school building



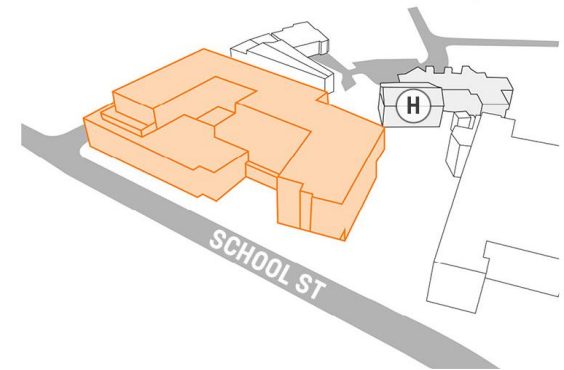
#### OPTION 2b

- Renovate existing Unit A
- Replace Units B + C with a new addition
- Connect to a renovated historic 19th century school building



#### OPTION 3b-H

- New building
- Connect to a renovated historic 19th century school building



#### OPTION 3b

- New independent building
- Historic 19th century school building would need to be renovated separately for other school uses

# MSBA PROCESS

## OPTIONS DECISION MATRIX



**Notes:**

1. Each subset of criteria is given a score from 1-5 based on the compliance of items in the subset.
2. Each subset of criteria is prioritized as a portion of 100% and that percentage is the multiplier on that subset.
3. Subtotals are provided for each overall category.
4. Category subtotals are added into a Total Score for each option.

|   |   | Best                 | Better                 | Good               | Fair                | Poor               |     |
|---|---|----------------------|------------------------|--------------------|---------------------|--------------------|-----|
|   |   | 5                    | 4                      | 3                  | 2                   | 1                  |     |
|   |   | DESIGN OPTIONS       |                        |                    |                     |                    |     |
| Type  |   | REPAIR               | ADD/RENO               |                    | NEW                 |                    |     |
| Option  |   | R                    | 1                      | 2b                 | 3b                  | 3b-H               |     |
| Description   |   | Repair/<br>Code Only | Add/Reno<br>Keep A & B | Add/Reno<br>Keep A | New<br>w/o historic | New<br>w/ historic |     |
| Criteria<br>Multiplier  |   |                      |                        |                    |                     |                    |     |
| Pedagogy/Program  | <b>Educational Program</b>  | 15                   | 1                      | 1                  | 2                   | 5                  | 5   |
|   | Ability to map the bubble diagram to the building<br>Media Commons as the Hub of the School<br>Student Travel Time (Horizontal and Vertical Across Building)                |                      |                        |                    |                     |                    |     |
|   | <b>Indoor/Outdoor Connections</b>   | 5                    | 1                      | 4                  | 4                   | 3                  | 5   |
|   | Secondary Public Entrances at Harvard and School Streets<br>Pre-K Adjacency to Main Entrance and drop off loop<br>Outdoor Early Elementary Playspace Adjacent to Classrooms |                      |                        |                    |                     |                    |     |
|   | <b>Outdoor Classrooms and Gardens</b>   | 5                    | 3                      | 2                  | 4                   | 5                  | 4   |
|   | Outdoor space extended from Makerspace<br>Amphitheater  |                      |                        |                    |                     |                    |     |
|   | <b>Flexibility and Community Use</b>  | 5                    | 1                      | 1                  | 2                   | 5                  | 5   |
| Future Flexibility and Growth<br>Ability to Separate off-hours Access to Multi-purpose Room and Gym |   |                      |                        |                    |                     |                    |     |
| <b>Pedagogy/Program Subtotal</b>  |   | 30                   | 40                     | 50                 | 80                  | 140                | 145 |

# MSBA PROCESS

## OPTIONS DECISION MATRIX



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|   |   | Best                 | Better                 | Good               | Fair                | Poor               |            |
|---|---|----------------------|------------------------|--------------------|---------------------|--------------------|------------|
|   |   | 5                    | 4                      | 3                  | 2                   | 1                  |            |
|   |   | DESIGN OPTIONS       |                        |                    |                     |                    |            |
| Type                                      |   | REPAIR               | ADD/RENO               |                    | NEW                 |                    |            |
| Option                                    |   | R                    | 1                      | 2b                 | 3b                  | 3b-H               |            |
| Description                               |   | Repair/<br>Code Only | Add/Reno<br>Keep A & B | Add/Reno<br>Keep A | New<br>w/o historic | New<br>w/ historic |            |
| Criteria                                  | Multiplier  |                      |                        |                    |                     |                    |            |
| Town/Neighborhood Impacts                 | <b>Costs and Risks</b>  | 15                   | 2                      | 2                  | 2                   | 5                  | 5          |
|   | Total Project Costs (including historic building renovation)<br>Constructibility and Risk   |                      |                        |                    |                     |                    |            |
|   | <b>Other Town-wide Considerations</b>   | 5                    | 5                      | 5                  | 5                   | 1                  | 5          |
|   | Maintain historic building as part of the school  |                      |                        |                    |                     |                    |            |
|   | <b>Urban Design and Planning</b>  | 5                    | 1                      | 1                  | 4                   | 5                  | 4          |
|   | Pedestrian Permeability Through Site<br>Green Space Continuity Through Site<br>Gathering Space at School Street<br>Shading at Main Entry<br>Universal Design<br>Outdoor thermal comfort |                      |                        |                    |                     |                    |            |
|   | <b>Parking and Service Access</b>   | 5                    | 5                      | 5                  | 2                   | 5                  | 5          |
|   | Garage Parking Spaces Relative to Existing<br>Service Access  |                      |                        |                    |                     |                    |            |
|   | <b>Site Safety</b>  | 5                    | 2                      | 2                  | 5                   | 5                  | 4          |
|   | Traffic and School St. Crossing Safety<br>Off Hours Site Security   |                      |                        |                    |                     |                    |            |
| <b>Town/Neighborhood Impacts Subtotal</b> |   | <b>35</b>            | <b>95</b>              | <b>95</b>          | <b>110</b>          | <b>155</b>         | <b>165</b> |



# MSBA PROCESS

## OPTIONS DECISION MATRIX



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|  |  | Best                 | Better                 | Good               | Fair                | Poor               |            |
|--|--|----------------------|------------------------|--------------------|---------------------|--------------------|------------|
|  |  | 5                    | 4                      | 3                  | 2                   | 1                  |            |
|  |  | DESIGN OPTIONS       |                        |                    |                     |                    |            |
| Type   |  | REPAIR               | ADD/RENO               |                    | NEW                 |                    |            |
| Option   |  | R                    | 1                      | 2b                 | 3b                  | 3b-H               |            |
| Description  |  | Repair/<br>Code Only | Add/Reno<br>Keep A & B | Add/Reno<br>Keep A | New<br>w/o historic | New<br>w/ historic |            |
| Criteria   |  |                      |                        |                    |                     |                    |            |
| Multiplier   |  |                      |                        |                    |                     |                    |            |
| Architectural Impacts  | <b>Building Interior</b>                                     | 10                   | 2                      | 1                  | 1                   | 4                  | 4          |
|  | Organizational Clarity and Wayfinding                        |                      |                        |                    |                     |                    |            |
|  | Space Efficiency   |                      |                        |                    |                     |                    |            |
|  | Universal Accessibility (All options are MAAB/ADA compliant) |                      |                        |                    |                     |                    |            |
|  | 4 Story Experience   |                      |                        |                    |                     |                    |            |
|  | <b>Building Exterior</b>                                     | 5                    | 3                      | 3                  | 3                   | 4                  | 4          |
|  | Massing Along School and Harvard Streets                     |                      |                        |                    |                     |                    |            |
|  | Improved Architectural and Street Level Experience           |                      |                        |                    |                     |                    |            |
| <b>Health and Wellness</b>   | 5  | 1                    | 1                      | 2                  | 4                   | 4                  |            |
| Indoor air quality, ventilation and filtration                               |  |                      |                        |                    |                     |                    |            |
| Healthy building materials and acoustics                                     |  |                      |                        |                    |                     |                    |            |
| Maximizes Daylighting and Views  |  |                      |                        |                    |                     |                    |            |
| <b>Sustainability - Carbon</b>   | 5  | 5                    | 5                      | 3                  | 4                   | 4                  |            |
| Life Cycle Embodied Carbon (with Historic Building included in both options) |  |                      |                        |                    |                     |                    |            |
| <b>Sustainability - Energy</b>   | 10   | 1                    | 2                      | 3                  | 5                   | 5                  |            |
| Building envelope  |  |                      |                        |                    |                     |                    |            |
| Passive strategies - orientation and massing                                 |  |                      |                        |                    |                     |                    |            |
| Ground source heat pumps/geoexchange   |  |                      |                        |                    |                     |                    |            |
| Photovoltaic Energy Generation   |  |                      |                        |                    |                     |                    |            |
| <b>Architectural Impact Subtotal</b>   |  | <b>35</b>            | <b>75</b>              | <b>75</b>          | <b>80</b>           | <b>150</b>         | <b>150</b> |

# MSBA PROCESS

## OPTIONS DECISION MATRIX



Notes:

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4. Category subtotals are added into a Total Score for each option.

|             |                    | DESIGN OPTIONS         |                        |                    |                     |                    |     |
|-------------|--------------------|------------------------|------------------------|--------------------|---------------------|--------------------|-----|
|             |                    | REPAIR                 | ADD/RENO               |                    |                     | NEW                |     |
| Type        | Option             | R                      | 1                      | 2b                 | 3b                  | 3b-H               |     |
| Description |                    | Repair/<br>Code Only   | Add/Reno<br>Keep A & B | Add/Reno<br>Keep A | New<br>w/o historic | New<br>w/ historic |     |
| Category    | Criteria           | Criteria<br>Multiplier |                        |                    |                     |                    |     |
|             | <b>Total Score</b> | 100                    | 210                    | 220                | 270                 | 445                | 460 |



**Option 3b-H**

# MSBA PROCESS

## PRICING MATRIX AT PREFERRED SCHEMATIC



| Option<br>(Description)  | Total Gross<br>Square Feet | Square Feet of<br>Renovated Space<br>(\$*/SF) | Square Feet of New<br>Construction<br>(\$*/SF) | Site, Building<br>Takedown, Haz Mat<br>Etc.<br>(\$*) | Estimated Total<br>Construction**<br>(\$*) | Estimated Total<br>Project Costs<br>(\$) |
|--|----------------------------|---|--|--|--|--|
| <b>Option R - Code Upgrade</b><br><i>Garage Reno Only:</i><br><i>78,277sf / \$3,592,349*</i>                                     | 226,072 sf                 | 226,072 sf<br>\$ 352.86 /sf                   | - sf<br>\$ - /sf                               | \$ 6,727,467   | \$ 86,498,489<br>\$ 382.61 /sf             | \$ 137,696,498                           |
| <b>Option 1 - Add / Reno</b><br><i>Garage Reno: 66,004sf / \$4,080,384*</i><br><i>New Garage: 27,387sf / \$5,281,263*</i>        | 301,445 sf                 | 178,294 sf<br>\$ 363.51 /sf                   | 123,151 sf<br>\$522.29 /sf                     | \$ 14,439,070  | \$ 143,572,028<br>\$ 476.28 /sf            | \$ 210,499,587                           |
| <b>Option 2b - Add / Reno</b><br><i>Garage Reno: 48,893sf / \$3,022,566*</i><br><i>New Garage: 32,378sf / \$6,243,779*</i>       | 298,825 sf                 | 128,294 sf<br>\$ 304.78 /sf                   | 170,531 sf<br>\$540.49 /sf                     | \$ 16,060,900  | \$ 147,332,597<br>\$ 493.04 /sf            | \$ 215,618,699                           |
| <b>Option 3b-H*** - Add / Reno</b><br><i>Garage Reno: 24,646sf / \$1,523,622*</i><br><i>New Garage: 47,228sf / \$8,340,771*</i>  | 255,363 sf                 | 55,122 sf<br>\$ 329.39 /sf                    | 200,241 sf<br>\$ 569.86 /sf                    | \$ 18,251,936  | \$ 150,518,572<br>\$ 589.43 /sf            | \$ 220,000,000                           |
| <b>Option 3b - New Construction</b><br><i>Garage Reno: 25,911sf / \$1,601,825*</i><br><i>New Garage: 46,912sf / \$9,071,778*</i> | 203,181 sf                 | 25,911 sf<br>\$ 156.43 /sf                    | 177,270 sf<br>\$ 663.75 /sf                    | 17,553,680   | \$ 139,269,845<br>\$ 685.45 /sf            | \$ 219,966,521                           |

# MSBA PROCESS

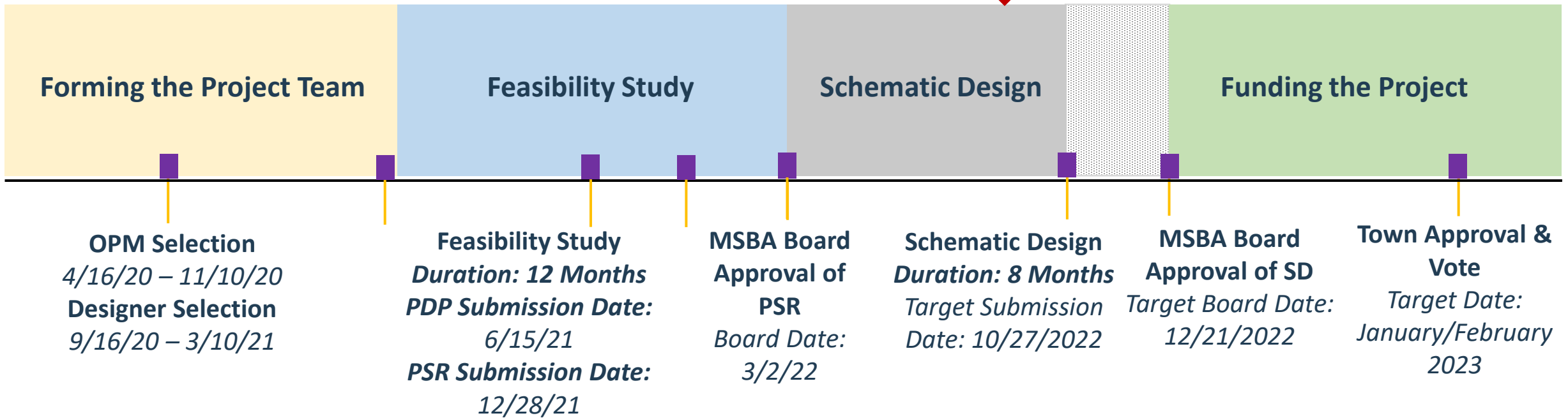
## CURRENT SCHEDULE



**Feasibility Study**  
**Duration: 22 Months**

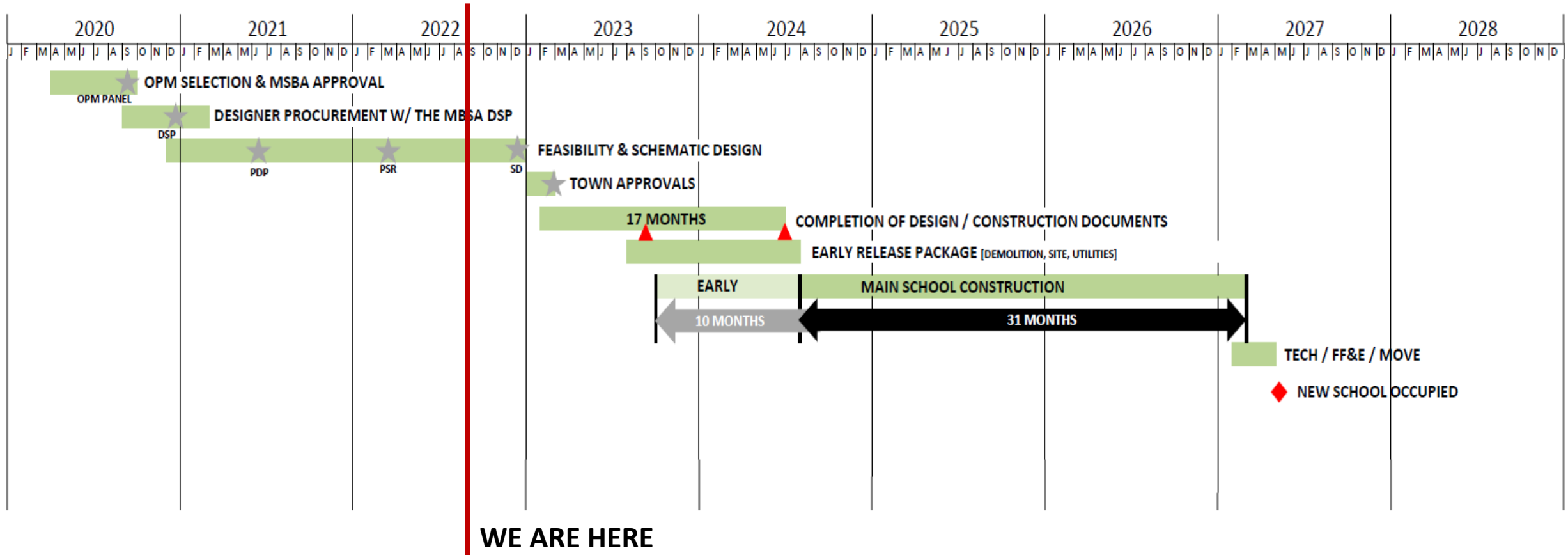


**WE  
ARE  
HERE**



# MSBA PROCESS

## CURRENT & PROPOSED SCHEDULE



# DESIGN UPDATE

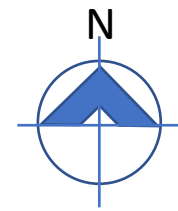
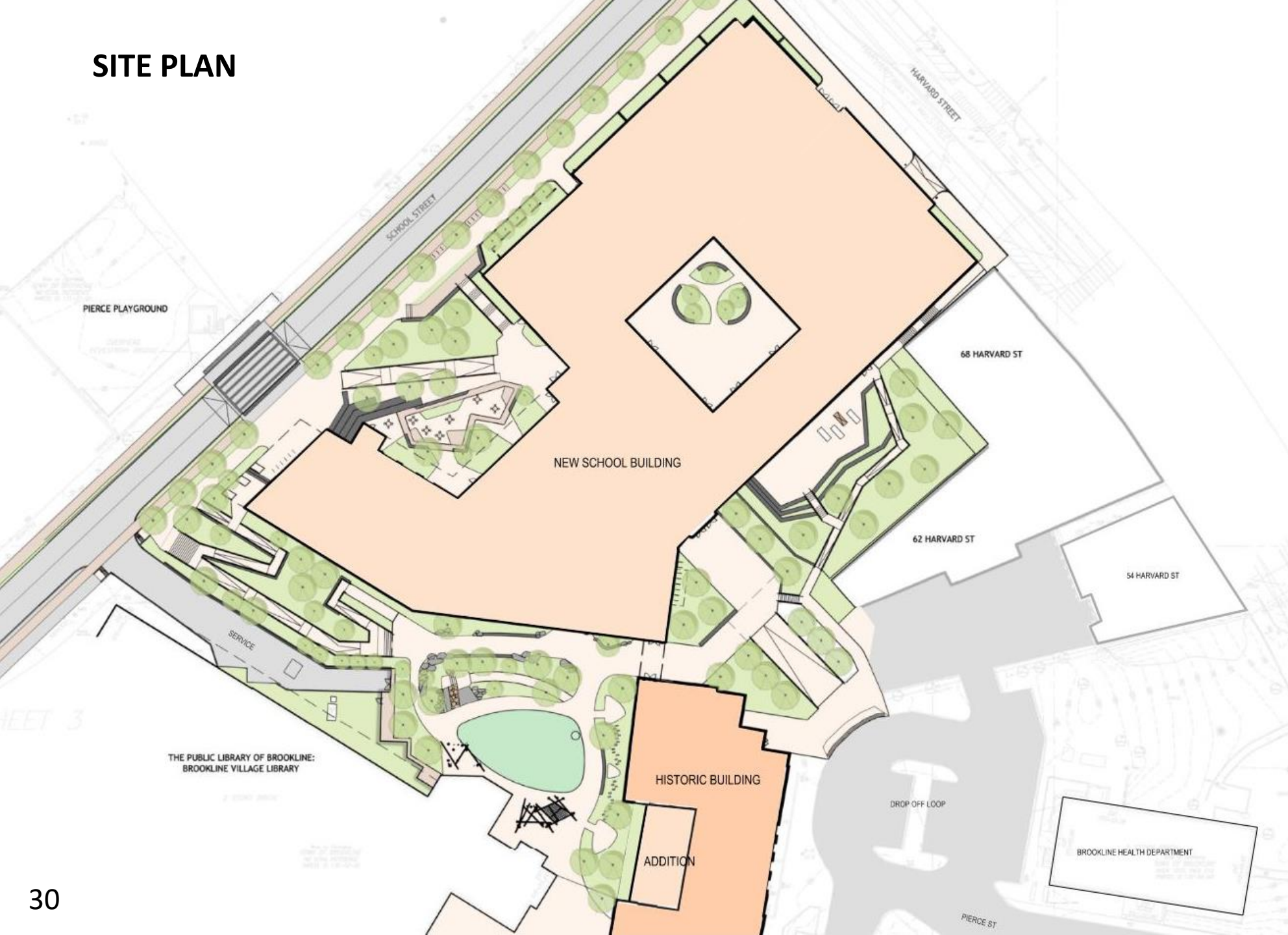
## REVISED FLOOR PLANS



SASA SAKI

Better design, together.

# SITE PLAN



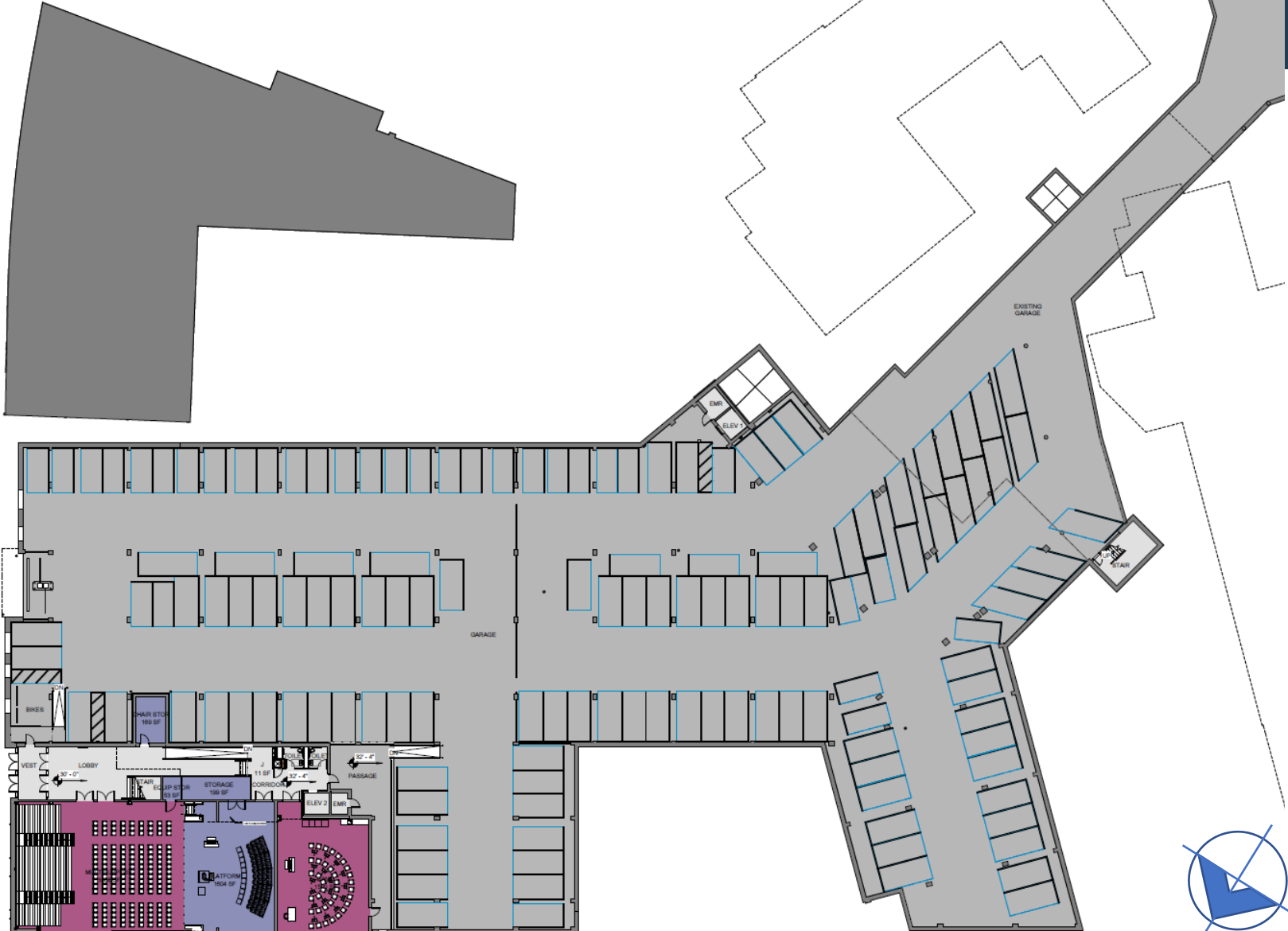
September 8, 2022

# GROUND FLOOR PLAN



## PIERCE SCHOOL

50 SCHOOL STREET  
BROOKLINE, MA 02445

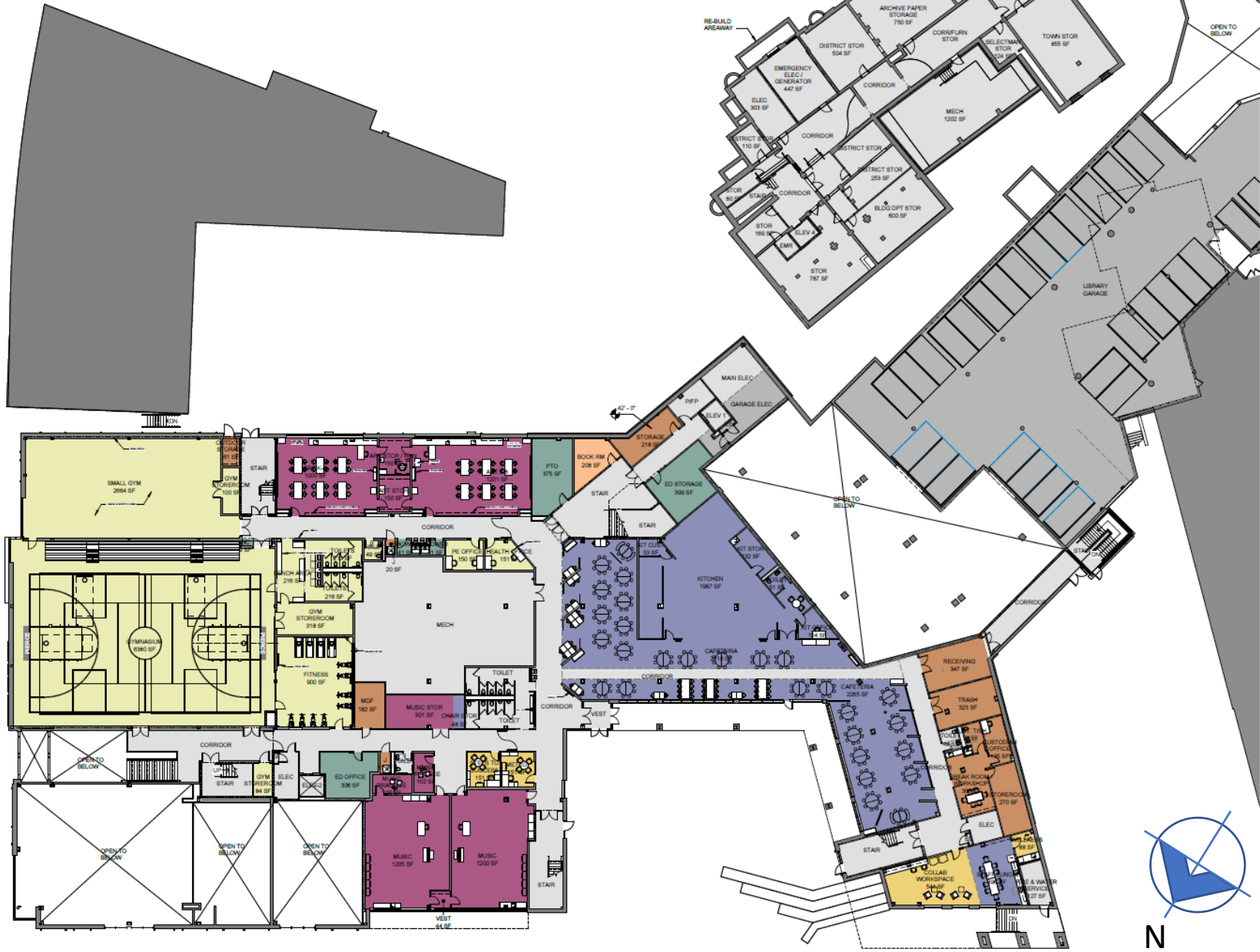


- 1. CORE ACADEMIC
- 2. SPECIAL EDUCATION
- 3. ART & MUSIC
- 4. VOCATIONS & TECHNOLOGY
- 5. HEALTH & PHYSICAL EDUCATION
- 6. MEDIA CENTER
- 7. DINING & FOOD SERVICE
- 8. MEDICAL
- 9. ADMINISTRATION & GUIDANCE
- 10. CUSTODIAL & MAINTENANCE
- 11. OTHER
- 13. PARKING EXCLUDED
- 14. NON-PROGRAMED SPACE





# FIRST FLOOR PLAN



## PIERCE SCHOOL

50 SCHOOL STREET  
BROOKLINE, MA 02445

- 1. CORE ACADEMIC
- 2. SPECIAL EDUCATION
- 3. ART & MUSIC
- 4. VOCATIONS & TECHNOLOGY
- 5. HEALTH & PHYSICAL EDUCATION
- 6. MEDIA CENTER
- 7. DINING & FOOD SERVICE
- 8. MEDICAL
- 9. ADMINISTRATION & GUIDANCE
- 10. CUSTODIAL & MAINTENANCE
- 11. OTHER
- 13. PARKING EXCLUDED
- 14. NON-PROGRAMED SPACE

# SECOND FLOOR PLAN



## PIERCE SCHOOL

50 SCHOOL STREET  
BROOKLINE, MA 02445



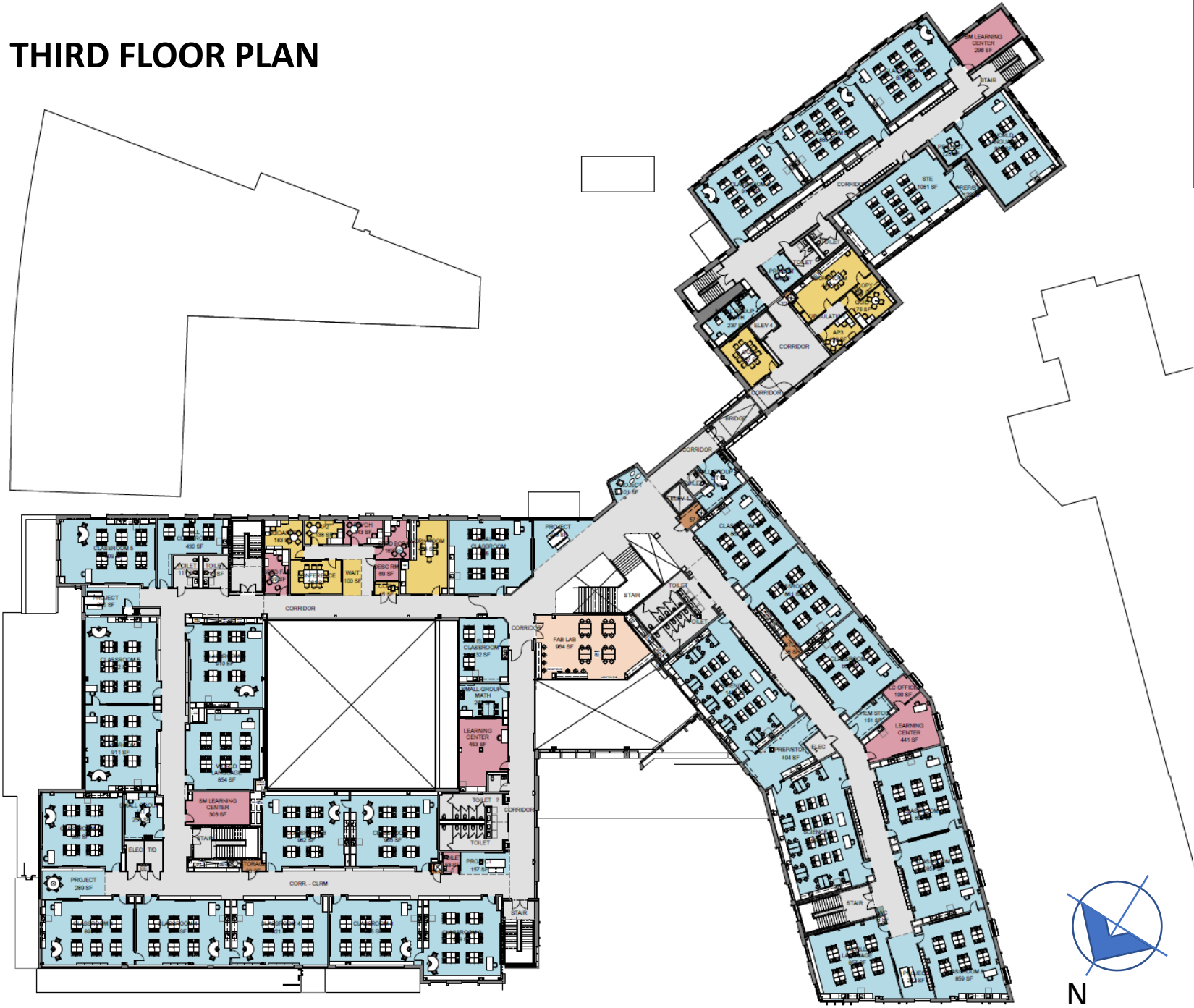
- 1. CORE ACADEMIC
- 2. SPECIAL EDUCATION
- 3. ART & MUSIC
- 4. VOCATIONS & TECHNOLOGY
- 5. HEALTH & PHYSICAL EDUCATION
- 6. MEDIA CENTER
- 7. DINING & FOOD SERVICE
- 8. MEDICAL
- 9. ADMINISTRATION & GUIDANCE
- 10. CUSTODIAL & MAINTENANCE
- 11. OTHER
- 13. PARKING EXCLUDED
- 14. NON-PROGRAMED SPACE

# THIRD FLOOR PLAN



## PIERCE SCHOOL

50 SCHOOL STREET  
BROOKLINE, MA 02445



- 1. CORE ACADEMIC
- 2. SPECIAL EDUCATION
- 3. ART & MUSIC
- 4. VOCATIONS & TECHNOLOGY
- 5. HEALTH & PHYSICAL EDUCATION
- 6. MEDIA CENTER
- 7. DINING & FOOD SERVICE
- 8. MEDICAL
- 9. ADMINISTRATION & GUIDANCE
- 10. CUSTODIAL & MAINTENANCE
- 11. OTHER
- 13. PARKING EXCLUDED
- 14. NON-PROGRAMED SPACE

# DESIGN UPDATE

## REVISED RENDERINGS



SASA SAKI

Better design, together.

# School Street at Library



# School Street Aerial



# School Street Entrance



# Harvard Street + School Street





# Harvard Street



# Pierce Main Entrance



# Pierce Main Entrance



# Art Courtyard



# Art Courtyard



# PROJECT COSTS

## SCHEMATIC DESIGN ESTIMATE



John R. Pierce School: Brookline, MA

Schematic Design Cost Estimate Comparison

6/10/2022

Based on Cost Estimates from 6/9/22

|   | GSF 262,787           |                  | GSF 262,787                 |                  | GSF 262,787           |                  | SD Estimate Variance (high - low) |                 |
|---|-----------------------|------------------|-----------------------------|------------------|-----------------------|------------------|-----------------------------------|-----------------|
|   | OPM Estimator (PM&C)  |                  | ARCH Estimator (AM Fogarty) |                  | Consigli Construction |                  |                                   |                 |
|   | 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        |
| <b>TOTAL DIRECT CONSTRUCTION COSTS</b>    | <b>\$ 130,835,775</b> | <b>\$ 497.88</b> | <b>\$ 134,787,447</b>       | <b>\$ 512.92</b> | <b>\$ 134,207,056</b> | <b>\$ 510.71</b> | <b>\$ 3,371,281</b>               | <b>\$ 12.83</b> |
| 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         |
| <b>TOTAL ESTIMATED CONSTRUCTION COSTS</b> | <b>\$ 184,634,424</b> | <b>\$ 702.60</b> | <b>\$ 190,329,944</b>       | <b>\$ 724.27</b> | <b>\$ 188,688,562</b> | <b>\$ 718.03</b> | <b>\$ 5,695,520</b>               | <b>\$ 21.67</b> |
| 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         | \$ -                              | \$ -            |
| <b>TOTAL ESTIMATED PROJECT COSTS</b>      | <b>\$ 242,293,030</b> | <b>\$ 922.01</b> | <b>\$ 249,412,430</b>       | <b>\$ 949.10</b> | <b>\$ 247,360,703</b> | <b>\$ 941.30</b> | <b>\$ 7,119,400</b>               | <b>\$ 27.09</b> |

**SCHEMATIC DESIGN ESTIMATE THAT PROMPTED VALUE ENGINEERING: \$247,360,703**

**Factors for Increase in Cost**

- More information on site and logistics of construction raised costs
- Significantly higher than typical HAZMAT costs estimated
- Higher than expected inflation since Preferred Schematic Report estimate



### Criteria for Accepting Value Engineering (VE)

VE was only accepted if it met the following criteria:

- No Impact to the Educational Plan for the School
- No Compromise to the Fossil Fuel Free Status and Sustainability of the School
- No Decrease in Durability or Maintainability of Building Materials and Finishes
- Maintained the Function, Quality and Aesthetics of the School

# PROJECT COSTS

## PROPOSED VALUE ENGINEERING



| Spreadsheet Level  | Takeoff Quantity | Total Amount        | Grand Total Amount  |
|--|------------------|---------------------|---------------------|
| <b>A Accepted</b>  |                  |                     |                     |
| 03 Staging at Brick Only   |                  | (360,500)           | (480,538)           |
| 05 Reduce fireproofing and painting at existing garage   |                  | (139,170)           | (185,510)           |
| 09 Leave Garage Walls, Columns and Ceiling Unpainted   |                  | (170,730)           | (227,579)           |
| 11 Eliminate Precast Benches at Courtyard  |                  | (76,750)            | (102,306)           |
| 13 Eliminate Tunnel to Historic Building   |                  | (750,090)           | (999,852)           |
| 20 Eliminate Concrete Under Play Surface   |                  | (103,528)           | (138,001)           |
| 56 Reduce Lighting Allowance at School to \$10.00/sf   |                  | (143,099)           | (190,748)           |
| 58 Use WAP with Minimal Hardwired Tel-Data Outlets   |                  | (180,549)           | (240,667)           |
| 59 Wireless Clock System   |                  | (117,357)           | (156,434)           |
| A02 Eliminate waterproofing of existing garage roof  |                  | (150,400)           | (200,480)           |
| A03 Substitute ERA-01R metal deck with fireproofing, except under mechanical                               |                  | (276,644)           | (368,759)           |
| A05 Substitute special sprinklers at rated interior glass in lieu of 90 minute Firelite ceramc glass 4,500 |                  |                     | (459,210)           |
| A10 Changes to Stair 7 Enclosure   |                  | (32,297)            | (43,051)            |
| A12 Changes to Service Corridor  |                  | (15,380)            | (20,501)            |
| A13 Delete concrete openings and exterior metal grilles at existing garage                                 |                  | (76,500)            | (101,973)           |
| A18 Reduce 6' snow barrier from 524sf to 344 sf  |                  | (26,780)            | (35,697)            |
| A24 Replace metal soffits ESA-01 and ESA-02 with exterior stucco   |                  | (129,505)           | (172,627)           |
| A25 Change 67% of Interior Storefront to Hollow Metal with Wood Doors                                      |                  | (104,175)           | (138,863)           |
| A29 Reduce wall tile in toilet rooms to 6'   |                  | (131,805)           | (175,693)           |
| A32b Reduce terrazzo flooring area by 4,525sf, replace with linoleum                                       |                  | (147,517)           | (196,636)           |
| A33 Reduce Wall Covering Allowance from \$200,000 to \$100,000   |                  | (100,000)           | (133,298)           |
| A40 Security Film in Lieu of Security Glass  |                  | (60,000)            | (79,979)            |
| AV01 Delete Speech Reinforcement in Classroom  |                  | (175,000)           | (233,271)           |
| E01 Change all PV panels to PPA by others or add alternate   |                  | (2,000,000)         | (2,665,952)         |
| H04 Eliminate Return/Exhaust Insulation within Building. With exception of 20' from RTU and AHU16          |                  |                     | (326,507)           |
| HZ01 Reduce Asbestos Unit Cost to Subcontractor Pricing  |                  | (5,215,990)         | (6,952,788)         |
| HZ02 Remove library oil tank through other Town budget   |                  | (120,000)           | (159,957)           |
| L02 Change all impermeable pavers  |                  | (197,400)           | (263,129)           |
| L04 Reduce play equipment allowance by 20%.  |                  | (337,500)           | (449,879)           |
| T0 Additional Work at School Street  |                  | 1,100,685           | 1,467,186           |
| <b>A Accepted</b>  |                  | <b>(10,827,425)</b> | <b>(14,432,696)</b> |

| Spreadsheet Level  | Takeoff Quantity | Total Amount       | Grand Total Amount  |
|--|------------------|--------------------|---------------------|
| <b>A Accepted</b>  |                  |                    |                     |
| <b>AVM Addition VM 8/10/22</b>   |                  |                    |                     |
| 55 Lightning Preventor (single mast) vs UL Master System                     |                  | (34,637)           | (46,170)            |
| A15 Replace intumescent paint at exposed beams with hd spray fireproofing    |                  | (46,000)           | (61,317)            |
| A16 Delete fencing and automatic vehicle barriers at middle of upper garage. |                  | (24,450)           | (32,591)            |
| A20 Reduce layers of GWB at walls from 3 to 2 at 50% of type 1E walls        |                  | (128,142)          | (170,811)           |
| A21 Reduce Sinks at Pre-K, 7th and 8th Grade Classrooms (16 sinks)           |                  | (49,556)           | (66,057)            |
| AVM01 Reduce Overall GSF   |                  | (2,524,574)        | (3,365,196)         |
| AVM02 Double Glazed CW in Lieu of Triple                                     |                  | (209,300)          | (278,992)           |
| AVM03 Change 52% of CW to Storefront and Panels                              |                  | (377,993)          | (503,855)           |
| AVM03A Change 2,623 sf of CW to Metal Panel                                  |                  | (82,739)           | (110,289)           |
| AVM05 Eliminate Fire Pump  |                  | (130,633)          | (174,130)           |
| AVM06 Eliminate Millwork Benches at Project Spaces                           |                  | (181,800)          | (242,335)           |
| AVM07 Eliminate 41 Wardrobe Units  |                  | (54,796)           | (73,042)            |
| AVM08 Change ACP-1 and ACP-2 to 2x2 ACT                                      |                  | (171,541)          | (228,660)           |
| AVM09 Reduce Playground Equipment Allowance to \$300k                        |                  | (487,500)          | (649,826)           |
| AVM10A Reduce New Concrete Parking Structure by Moving Demo Line             |                  | (226,327)          | (301,689)           |
| AVM10B Eliminate Extension to Library Parking                                |                  | (412,691)          | (550,107)           |
| AVM10C Eliminate Scope at Existing Library Parking                           |                  | (283,014)          | (377,251)           |
| AVM14 Reduction in AV  |                  | (1,938,594)        | (2,584,099)         |
| EV01 Reduce to 30 EV spaces (15 units of dual port)                          |                  | (75,424)           | (100,538)           |
| L09 20% reduction in plants and soils costs                                  |                  | (63,875)           | (85,144)            |
| <b>AVM Addition VM 8/10/22</b>   |                  | <b>(7,503,585)</b> | <b>(10,002,098)</b> |

**TOTAL APPROVED CONSTRUCTION VE:**  
**\$24,434,794**



**CONSIGLI**  
 Est. 1905



# PROJECT COSTS

## HOW WE GOT TO BUDGET



### Schematic Design Estimate to Current Budget

Schematic Design Estimate: **\$247,360,703**

SD Construction VE Approved: **(\$ 24,434,794)**

Construction VE Added Back: **\$ 782,847**  
*(Highlighted on following VE List)*

Feasibility Study Budget: **(\$ 2,000,000)**  
*(Previously Funded Costs)*

Soft Cost Reductions: **(\$ 6,198,284)**  
*(Reflective of Going from a % of ECC to Actual Costs)*

Relocation, Moving &  
 Town of Brookline Costs Reductions: **(\$ 8,500,000)**

Move Geothermal to an Add Alternate: **(\$ 7,337,922)**

**Current Total Project Budget: \$199,672,550**

#### ABBREVIATIONS

**VE:** Value Engineering

**ECC:** Estimated Construction Cost

**Hard Costs:** Construction Costs

**Soft Costs:** All costs required to facilitate a project such as management, design, furnishings, technology, testing, inspections, utility costs, moving, contingencies, etc.

# PIERCE SCHOOL

## PROPOSED TOTAL PROJECT BUDGET



|   |    |               |
|---|----|---------------|
| <b>Feasibility Study/Schematic Design:</b>  | \$ | 0             |
| <i>(Previously Funded, Allocated and Expended Costs)</i>  |    |               |
| <b>Administrative Costs:</b>  | \$ | 7,555,000     |
| <i>(Includes OPM Costs)</i>   |    |               |
| <b>A/E Costs:</b>   | \$ | 18,289,869    |
| <i>(Includes Reimbursable A/E Consultants Costs)</i>  |    |               |
| <b>Preconstruction Costs:</b>   | \$ | 300,000       |
| <b>Construction Costs:</b>  |    | \$157,698,691 |
| <b>Miscellaneous Project Costs:</b>   | \$ | 3,000,000     |
| <i>(Includes Utility Company Fee, Construction Testing &amp; Inspections, Moving, TOB Management)</i> |    |               |
| <b>FFE:</b>   | \$ | 1,850,000     |
| <b>Technology:</b>  | \$ | 1,517,069     |
| <b>Project Costs Subtotal:</b>  |    | \$190,210,629 |

|  |                               |
|--|-------------------------------|
| <b>Project Costs Subtotal:</b>               | \$190,210,629                 |
| <b>Contingencies:</b>                        | \$ 9,461,921                  |
| <i>(Used Only as Needed to Fund Changes)</i> |                               |
| <b>Total Project Costs:</b>                  | \$199,672,550                 |
| <b>Less MSBA Funding:</b>                    | <b><u>(\$ 44,816,070)</u></b> |
| <b>Cost to Town:</b>                         | <b>\$154,856,480</b>          |

|   |
|---|
| <p><b>COST TO TOWN</b></p> <p><b>\$ 154,856,480</b></p> |
|---|



## WHY PIERCE NOW?

# PIERCE SCHOOL

## FINAL COMMENTS



PUBLIC SCHOOLS of  
**BROOKLINE**

# PROJECT COSTS

## IMPACT OF A NO VOTE



### What a Yes vs. No Vote Means

|   | YES VOTE             | NO VOTE              |
|---|----------------------|----------------------|
| Cost of Construction<br><i>(Escalation at 4% for 5 Years)</i> | \$157,698,691        | \$191,864,570        |
| Soft Costs  | \$ 41,973,859        | \$ 47,966,142        |
| <b>Project Costs</b>  | <b>\$199,672,550</b> | <b>\$239,830,712</b> |
| MSBA Funding  | (\$44,622,411)       | (\$ 0)               |
| <b>Town Costs</b>   | <b>\$154,856,480</b> | <b>\$239,830,712</b> |

**IMPACT OF A NO VOTE TO TOWN:**

**\$84,974,232**

In a No vote, the Town will spend nearly \$85M more for the exact same scope 5 years later. Including the construction timeframe, the school would not be completed until 2032.

# PROJECT COSTS

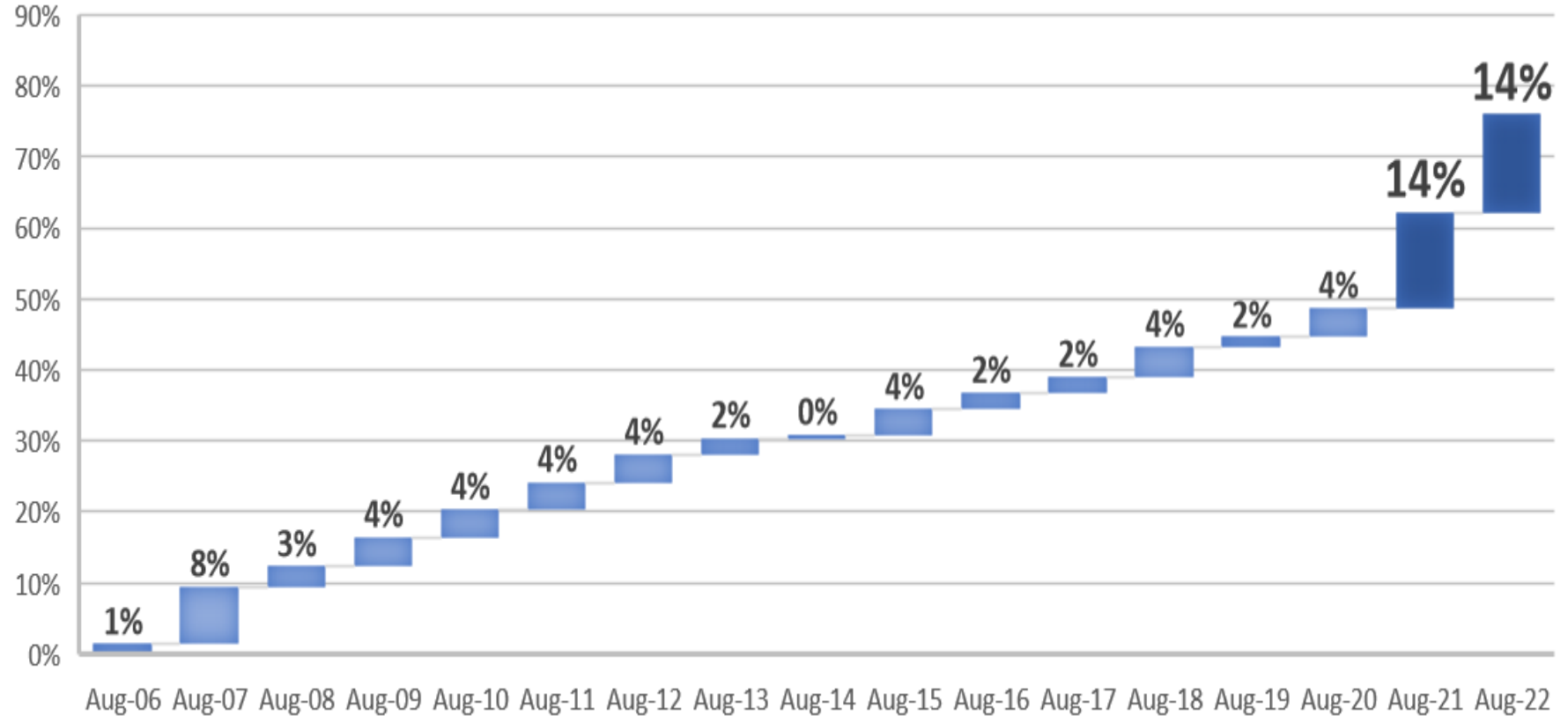
## FUTURE COST RISK



### Boston Annual Building Cost Index - Percentage Increase/Decrease

| YEAR   | BCI      | % CHG |
|--------|----------|-------|
| Aug-22 | 10224.80 | 14%   |
| Aug-21 | 8987.25  | 14%   |
| Aug-20 | 7911.09  | 4%    |
| Aug-19 | 7611.46  | 2%    |
| Aug-18 | 7497.18  | 4%    |
| Aug-17 | 7193.92  | 2%    |
| Aug-16 | 7048.01  | 2%    |
| Aug-15 | 6889.45  | 4%    |
| Aug-14 | 6643.82  | 0%    |
| Aug-13 | 6612.82  | 2%    |
| Aug-12 | 6458.49  | 4%    |
| Aug-11 | 6216.79  | 4%    |
| Aug-10 | 5985.89  | 4%    |
| Aug-09 | 5762.82  | 4%    |
| Aug-08 | 5541.41  | 3%    |
| Aug-07 | 5382.44  | 8%    |
| Aug-06 | 4980.16  | 1%    |
| Aug-05 | 4912.38  |       |

↕ **2-year increase 27.37%**  
↕ **15-year average 3.24%**





### Next Steps Timeline

|               |   |
|---------------|---|
| 09/08/22      | SBC Meeting to Review and Approve Cost                                      |
| 09/15/22      | School Committee Presentation and Vote                                      |
| 09/20/22      | Select Board Presentation and Vote on Budget and to Place Project on Ballot |
| 10/13/22      | Deadline to Submit Budget Information to MSBA                               |
| TBD           | SBC Meeting to Approve Submission of Schematic Design Report to MSBA        |
| 10/27/22      | Deadline to Submit Schematic Design Report to MSBA                          |
| 12/21/22      | MSBA Board of Directors Meeting   |
| January 2023  | Debt Exclusion Vote   |
| February 2023 | Special Town Meeting to Authorize Bonding                                   |

# PIERCE SCHOOL

## QUESTIONS & ANSWERS

