SCHOOL COMMITTEE MEETING

John R. Pierce K-8 School

September 15, 2022

LEFTFIELD
THE RIGHT CHOICE IN PROJECT MANAGEMENT

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
- Potential Escalation
- Next Steps
- Why Pierce Now?

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

LEFTFIELD

MDS ARCHITECTS

SASAKI

Better design, together.

CONSIGLI

Est. 1905

PIERCE SCHOOL
PUBLIC MEETINGS

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

PIERCE SCHOOL
PUBLIC MEETINGS

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

PIERCE SCHOOL
PUBLIC MEETINGS

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

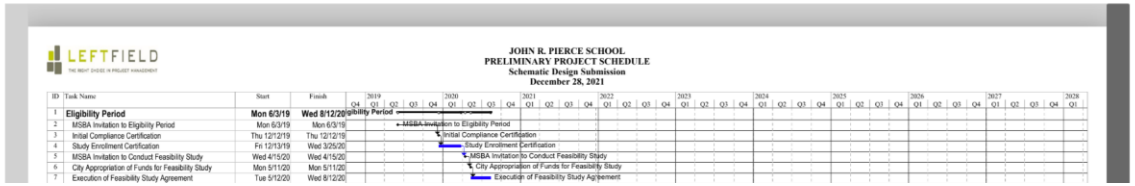
HOME / DISTRICT Building Projects

BUILDING PROJECTS

- Overview
- BHS Expansion Project
- Driscoll School Building Project
- 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)



FAQ'S

SUBMIT A QUESTION OR COMMENT

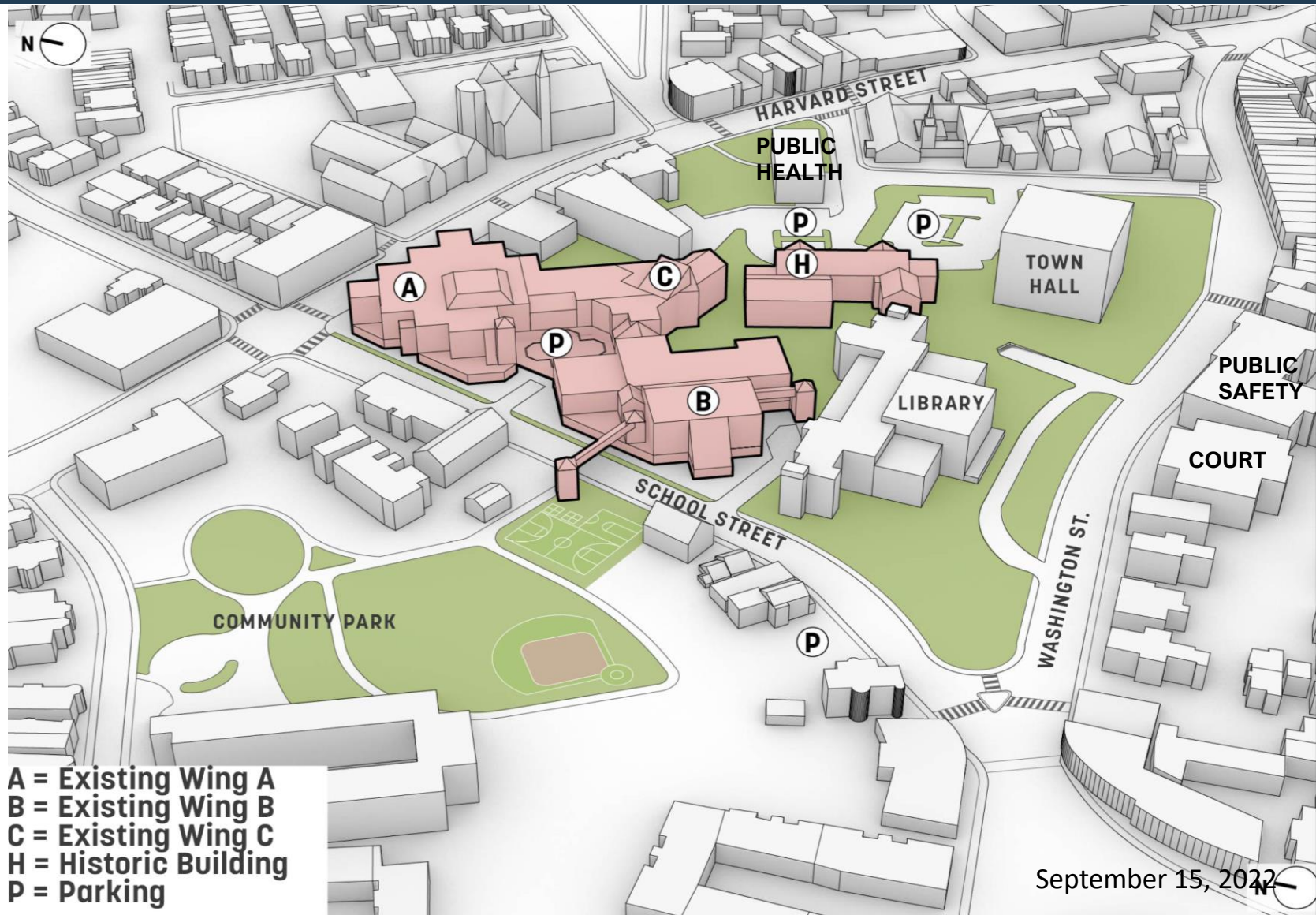
SUBSCRIBE TO EMAIL UPDATES

Most Recent Meeting

PIERCE SCHOOL
EXISTING CONDITIONS & NEEDS

Pierce School Today

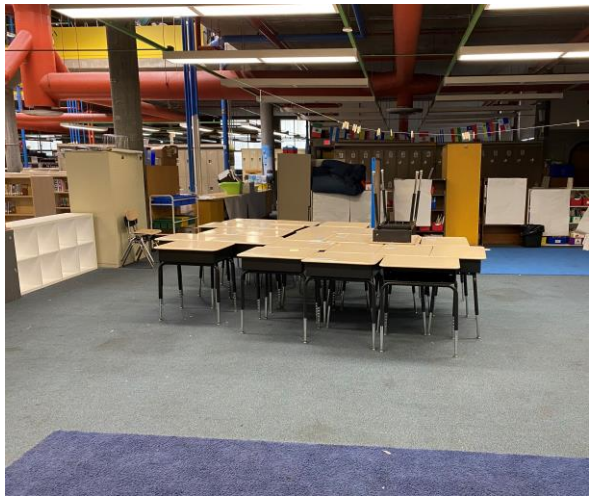
- Situated in Brookline Village within Government Campus
- 2.5 Acre School Campus
- 725 Students in K-8 Currently
- 800 Students in PreK-8 Proposed
- All Parking below Building in Garage Structure
- School's Playground is a Town Park
- Pick-up/Drop-Off is Off Site
- Steep Topography

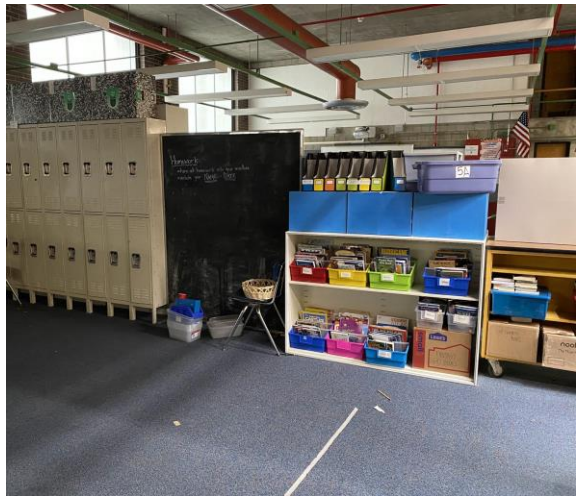


Why the Existing Pierce School Does Not Meet Educational Needs

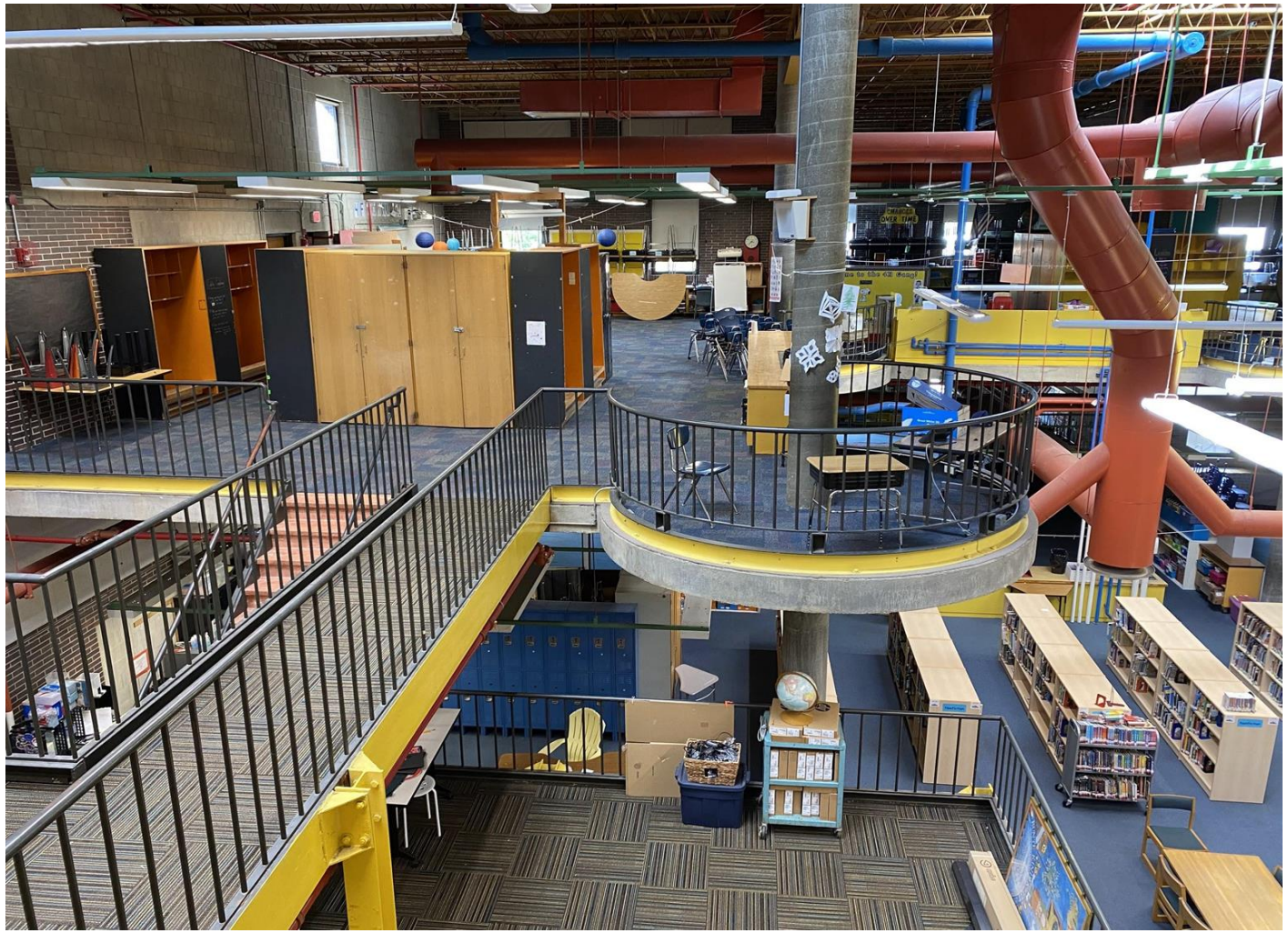
Teaching

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





PIERCE SCHOOL
EXISTING CONDITIONS & NEEDS



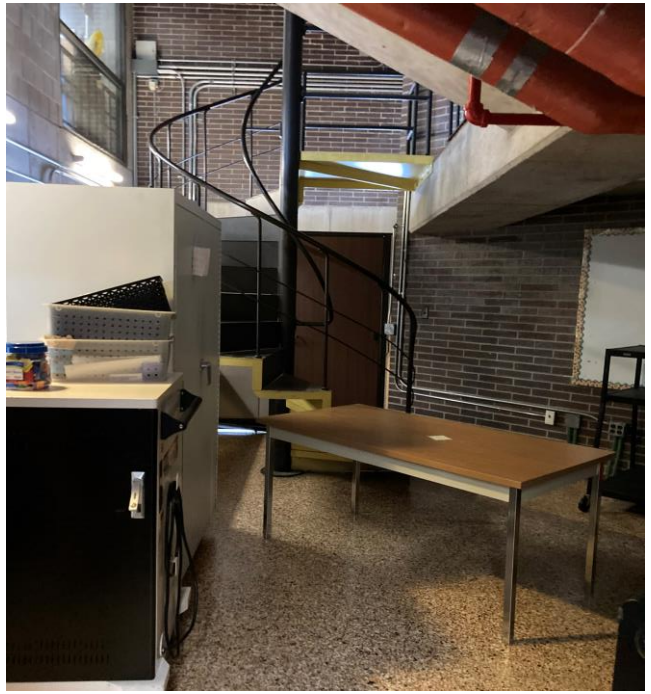
Learning

- 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

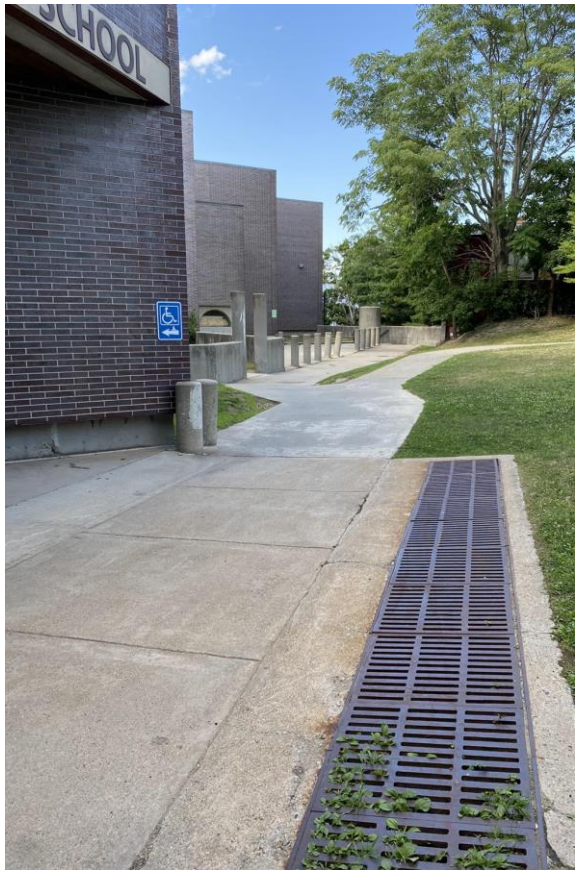
- Physical Disability Challenges
- ADA/Civil Rights and Code Issues



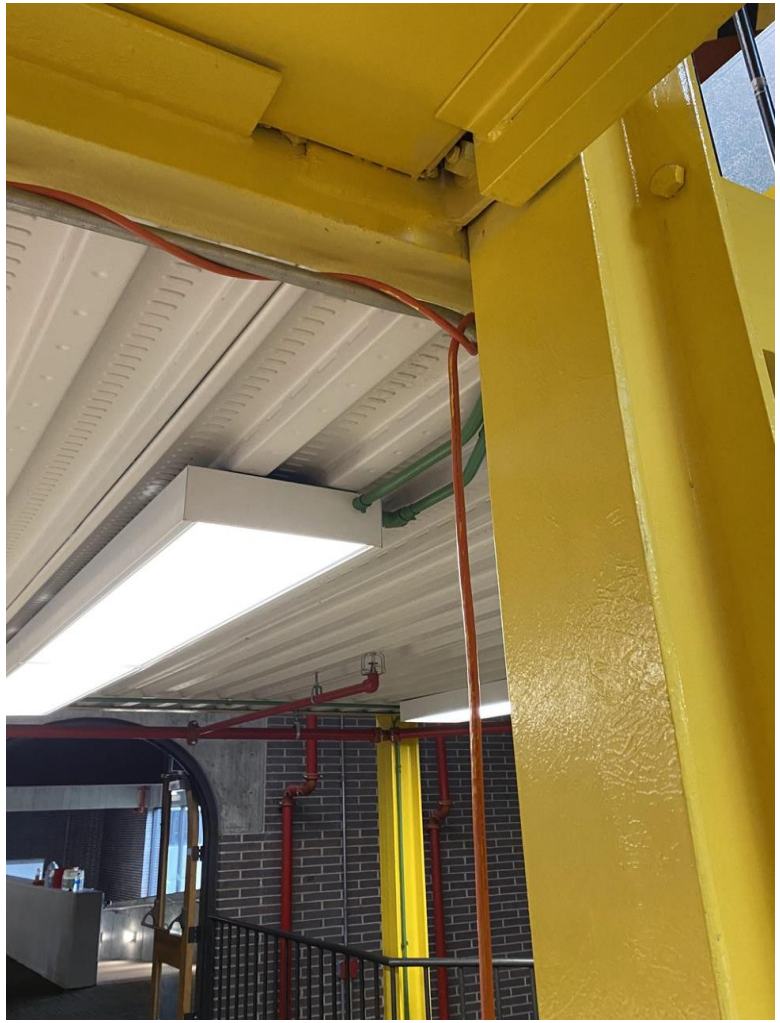
PIERCE SCHOOL
EXISTING CONDITIONS & NEEDS

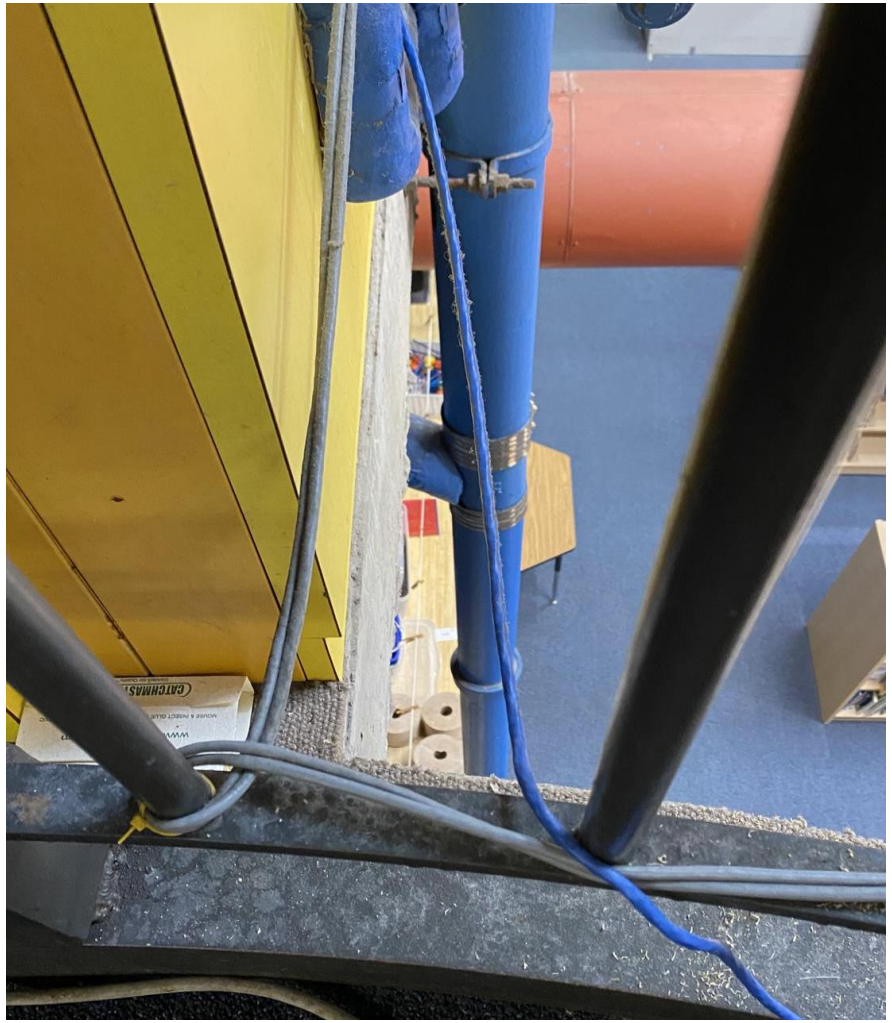
Safety

- Significant Security Issues and Concerns



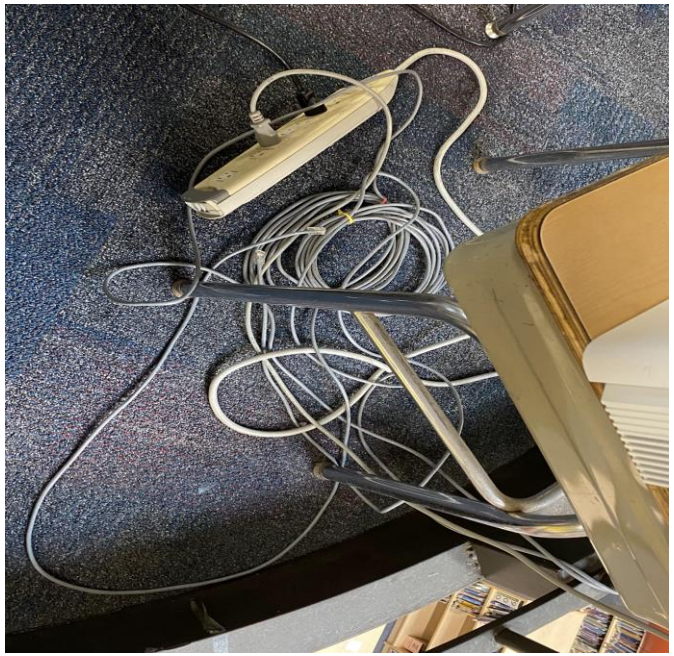
PIERCE SCHOOL
EXISTING CONDITIONS & NEEDS





Code Issues

- Noncompliance Issues
- Hazardous Concerns

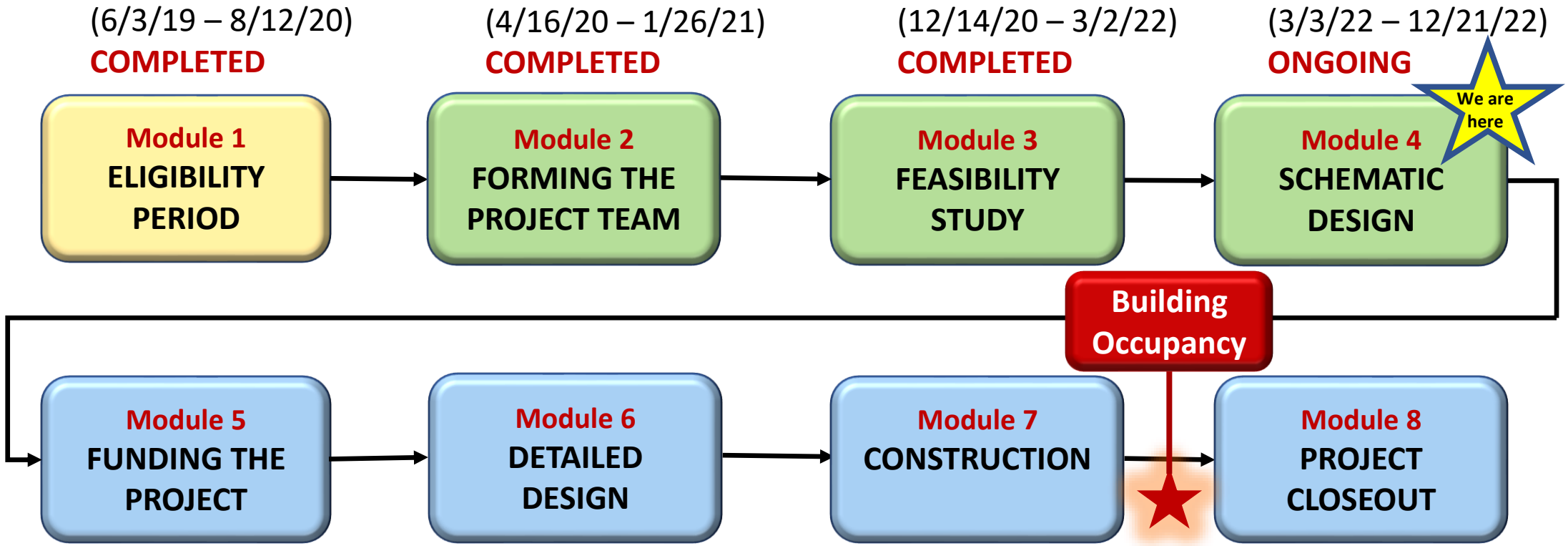


PIERCE SCHOOL
EXISTING CONDITIONS & NEEDS

Maintenance, Repairs & Changes

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

MSBA PROCESS
FEASIBILITY STUDY / SCHEMATIC DESIGN



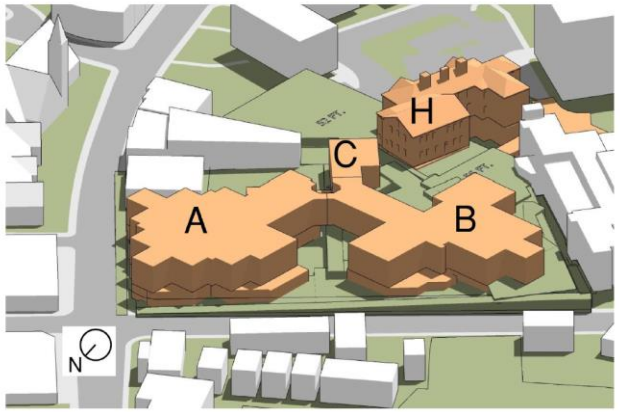
MSBA PROCESS

For more details about the Modules, visit:
www.massschoolbuildings.org/building/modules_overview

MSBA PROCESS
SUMMARY OF OPTIONS STUDIED

Summary of Preliminary Design Program (PDP) Options

Plan View (Existing School)

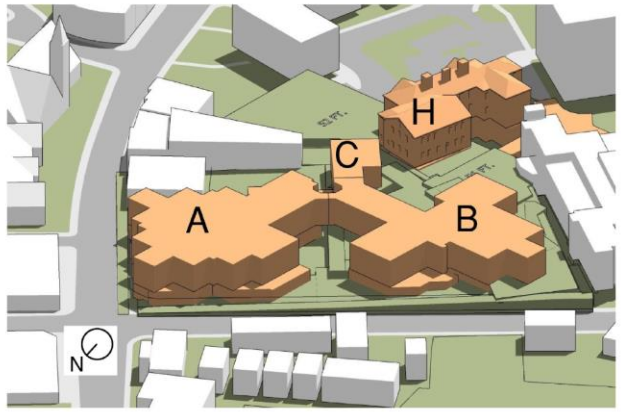


Axon View East (Existing School)

Option R – Code Upgrade Only

- Net Square Footage too small to fit Program

Plan View (Existing School)



Axon View East (Existing School)

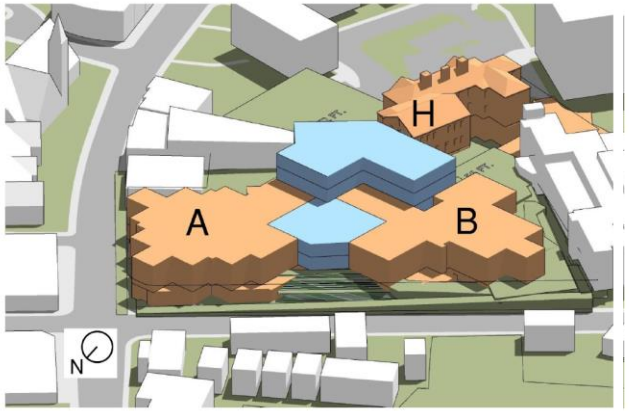
Option R1 – Renovation Only

- 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

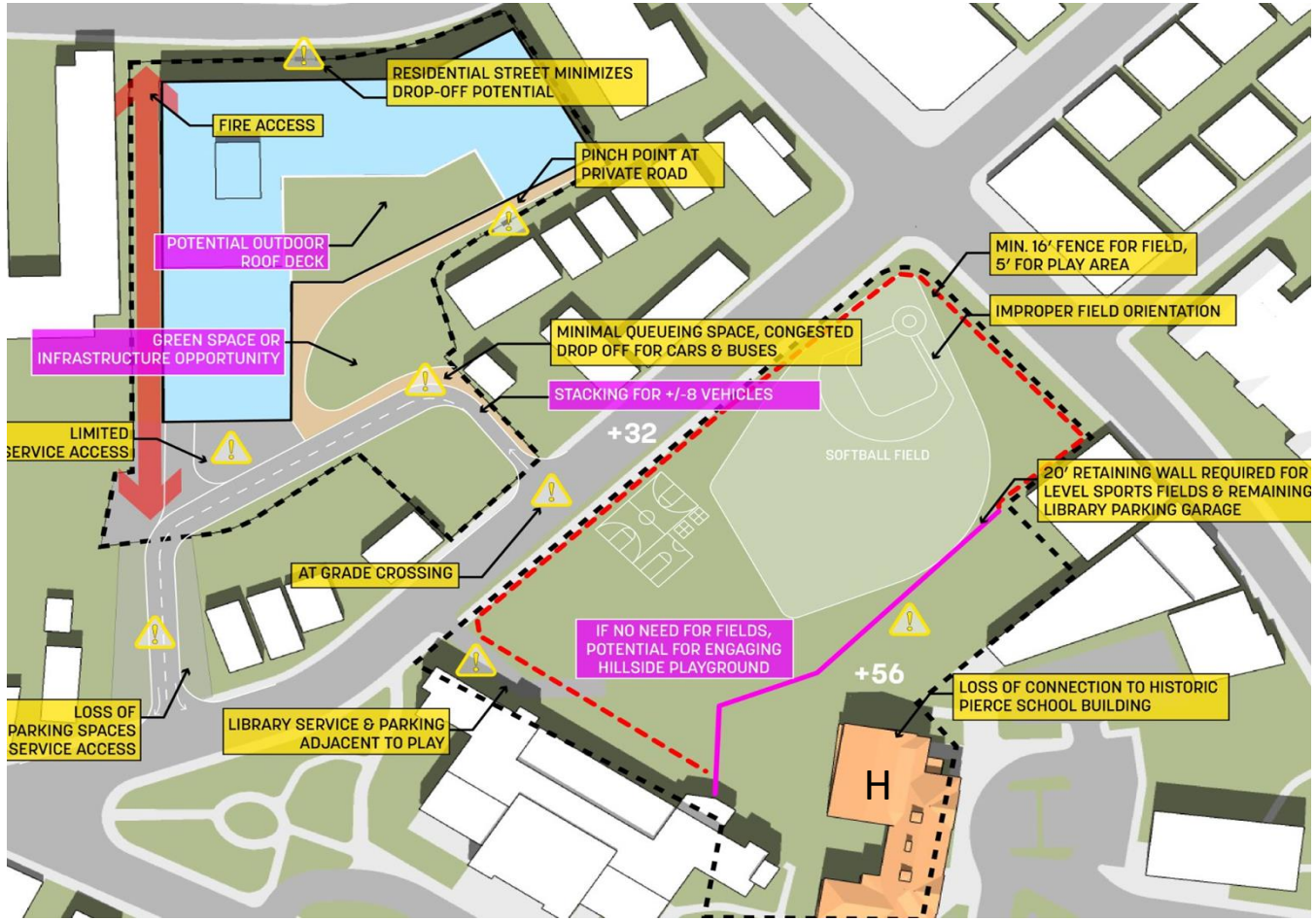
- Keeping the existing garage has many complexities that are costly to build, logistically difficult and incur compromises to the final design.

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



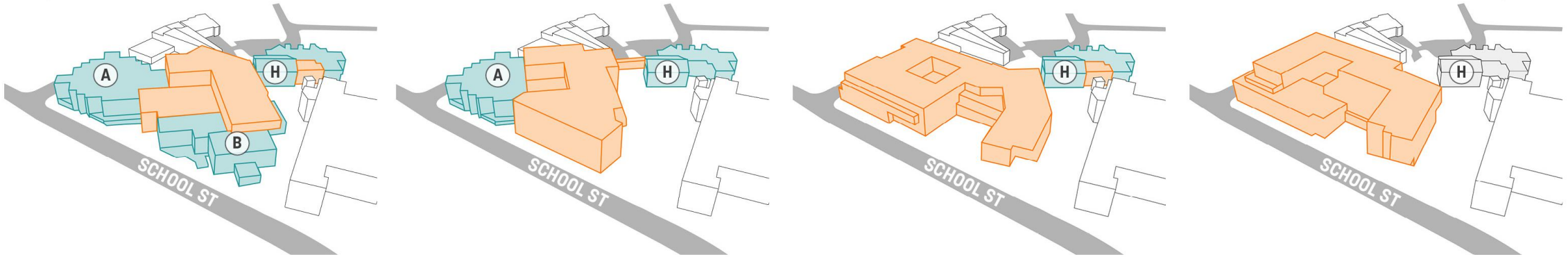
Option 4b – New Building on Existing Park

- 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

Low **RANGE OF INTERVENTION** *High*



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/ Code Only		Add/Reno Keep A & B		Add/Reno Keep A		New w/o historic		New w/ historic
Category	Criteria	Criteria Multiplier									
Pedagogy/Program	**Educational Program**	15	1		1		2		5		5
	Ability to map the bubble diagram to the building Media Commons as the Hub of the School Student Travel Time (Horizontal and Vertical Across Building)										
	Indoor/Outdoor Connections	5	1		4		4		3		5
	Secondary Public Entrances at Harvard and School Streets Pre-K Adjacency to Main Entrance and drop off loop Outdoor Early Elementary Playspace Adjacent to Classrooms										
	Outdoor Classroooms and Gardens	5	3		2		4		5		4
	Outdoor space extended from Makerspace Amphitheater										
	Flexibility and Community Use	5	1		1		2		5		5
	Future Flexibility and Growth Ability to Separate off-hours Access to Multi-purpose Room and Gym										
	Pedagogy/Program Subtotal	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/ Code Only		Add/Reno Keep A & B		Add/Reno Keep A		New w/o historic		New w/ historic
Category	Criteria	Criteria Multiplier									
Town/Neighborhood Impacts	**Costs and Risks**	**15**	2		2		2		5		5
	Total Project Costs (including historic bulding renovation) Constructibility and Risk										
	Other Town-wide Considerations	**5**	5		5		5		1		5
	Maintain historic building as part of the school										
	Urban Design and Planning	**5**	1		1		4		5		4
	Pedestrian Permeability Through Site Green Space Continuity Through Site Gathering Space at School Street Shading at Main Entry Universal Design Outdoor thermal comfort										
	Parking and Service Access	**5**	5		5		2		5		5
	Garage Parking Spaces Relative to Existing Service Access										
	Site Safety	**5**	2		2		5		5		4
	Traffic and School St. Crossing Safety Off Hours Site Security										
	Town/Neighborhood Impacts Subtotal	**35**	**95**		**95**		**110**		**155**		**165**

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.
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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/ Code Only		Add/Reno Keep A & B		Add/Reno Keep A		New w/o historic		New w/ historic
Category	Criteria	Criteria Multiplier									
Architectural Impacts	**Building Interior**	10	2		1		1		4		4
	Organizational Clarity and Wayfinding										
	Space Efficiency										
	Universal Accessibility (All options are MAAB/ADA compliant)										
	4 Story Experience										
	Building Exterior	5	3		3		3		4		4
	Massing Along School and Harvard Streets										
	Improved Architectural and Street Level Experience										
	Health and Wellness	5	1		1		2		4		4
	Indoor air quality, ventilation and filtration										
	Healthy building materials and acoustics										
	Maximizes Daylighting and Views										
	Sustainability - Carbon	5	5		5		3		4		4
	Life Cycle Embodied Carbon (with Historic Building included in both options)										
	Sustainability - Energy	10	1		2		3		5		5
	Building envelope										
	Passive strategies - orientation and massing										
	Ground source heat pumps/geoexchange										
	Photovoltaic Energy Generation										
	Architectural Impact Subtotal	35	75		75		80		150		150

MSBA PROCESS
OPTIONS DECISION MATRIX

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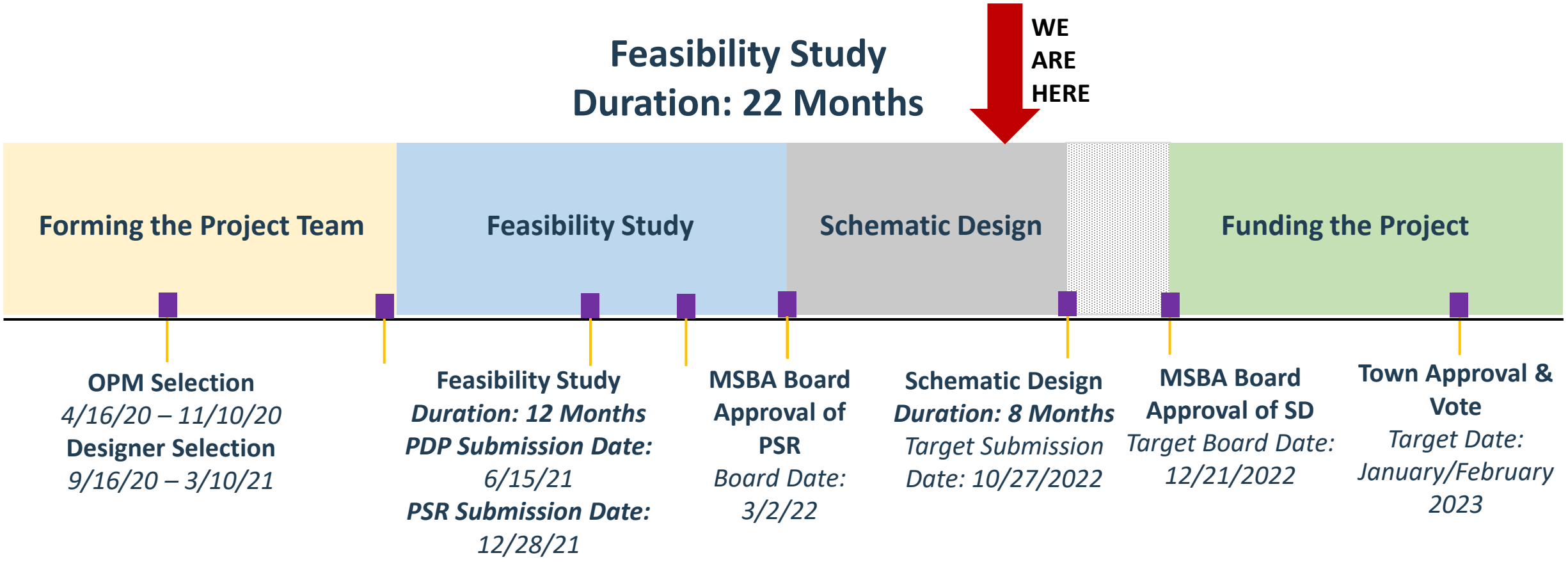
			DESIGN OPTIONS				
		Type	REPAIR	ADD/RENO		NEW	
		Option	R	1	2b	3b	3b-H
		Description	Repair/ Code Only	Add/Reno Keep A & B	Add/Reno Keep A	New w/o historic	New w/ historic
Category	Criteria	Criteria Multiplier					
	Total Score	100	210	220	270	445	460

Option 3b-H

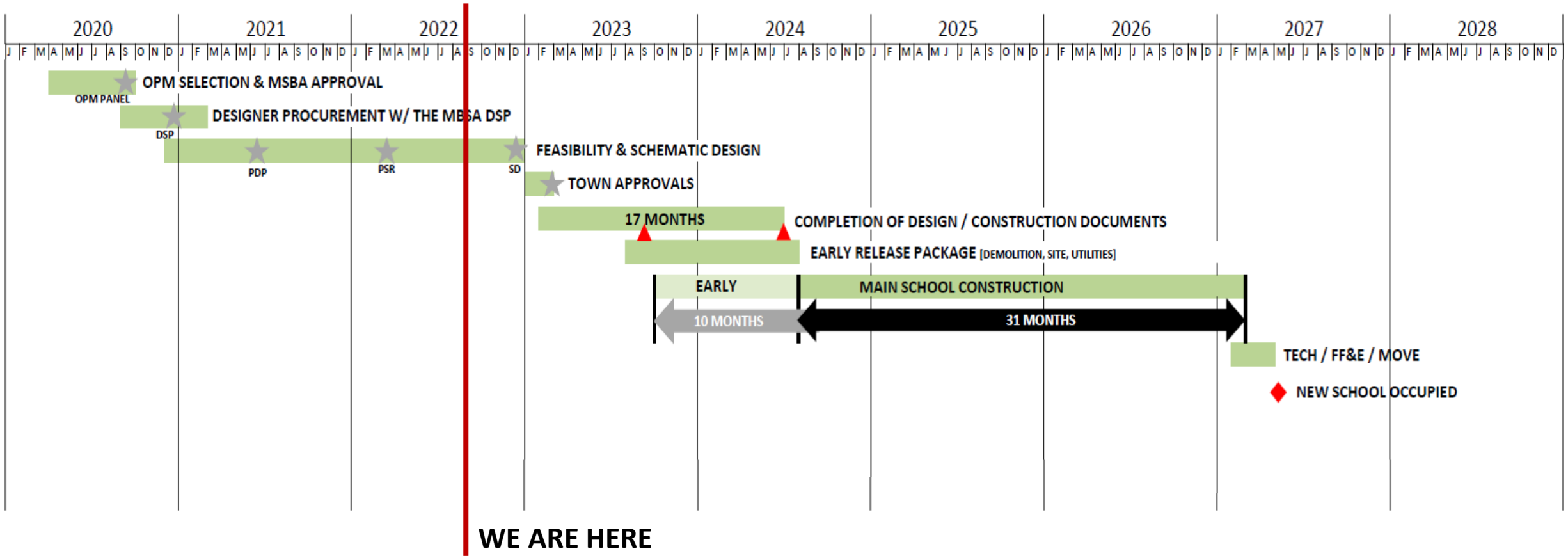
MSBA PROCESS
PRICING MATRIX AT PREFERRED SCHEMATIC

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

MSBA PROCESS
CURRENT SCHEDULE



MSBA PROCESS
CURRENT & PROPOSED SCHEDULE



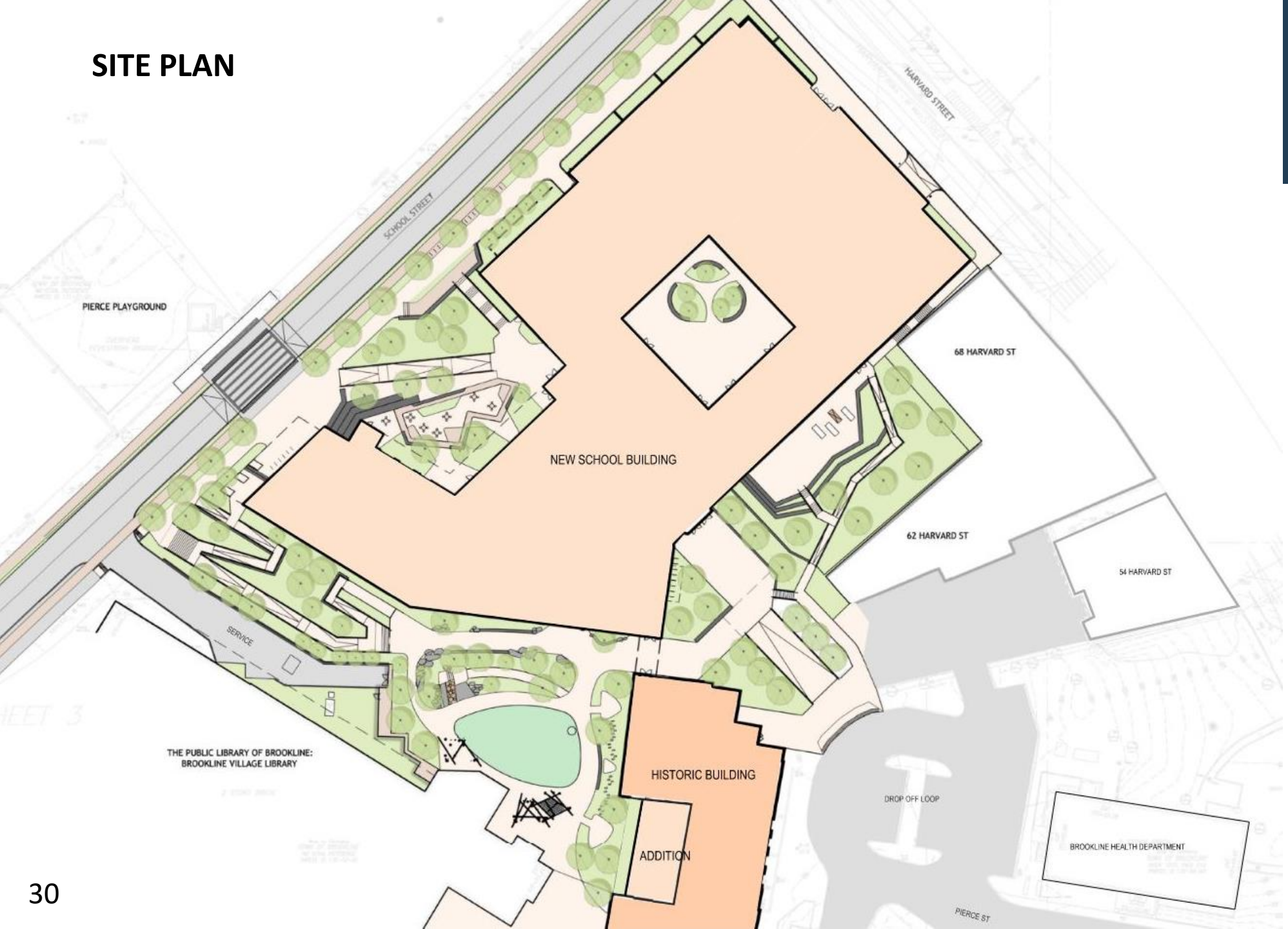
DESIGN UPDATE
REVISED FLOOR PLANS

MDS ARCHITECTS

SASAKI

Better design, together.

SITE PLAN



SASAKI
Better design, together.

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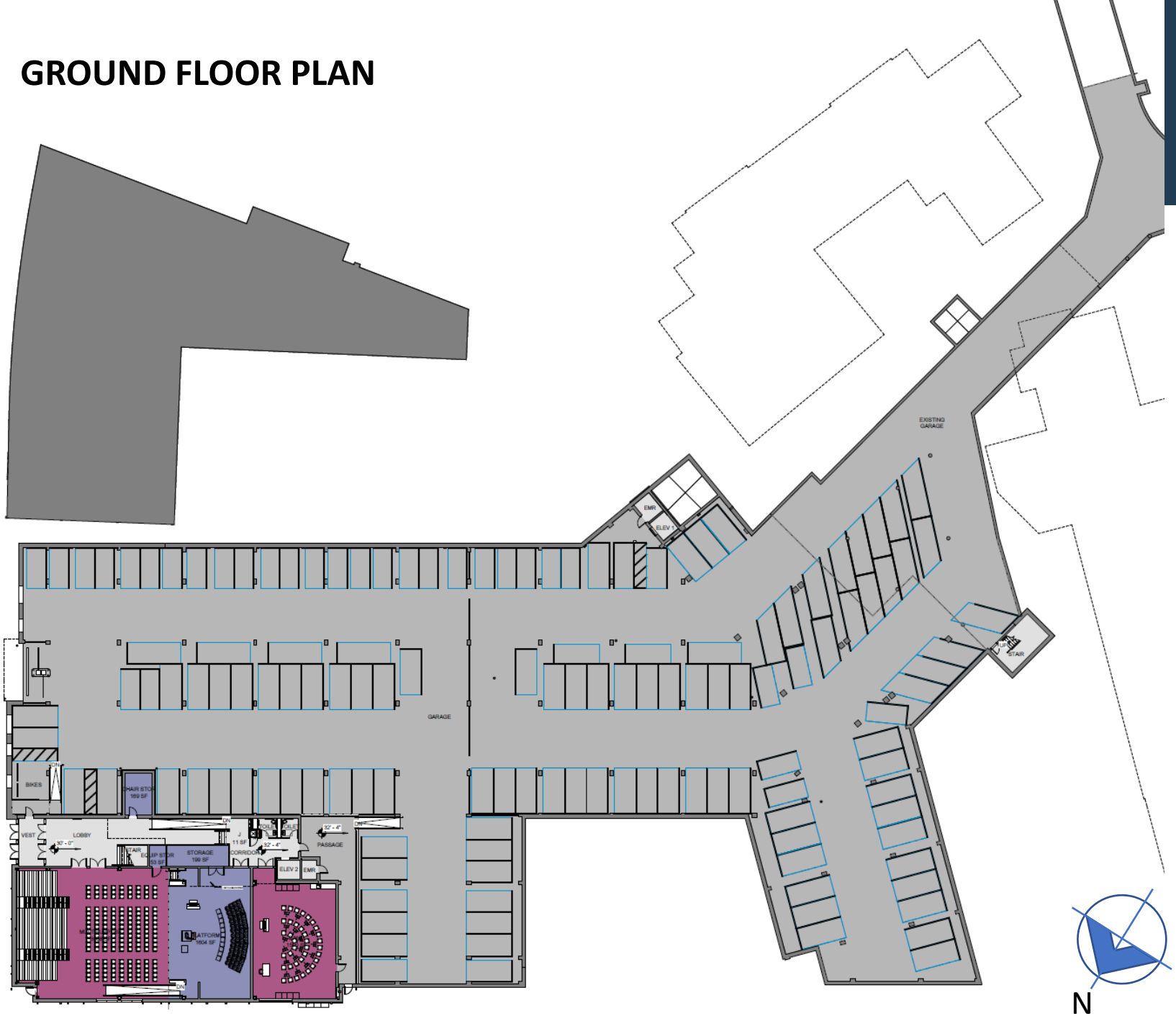
GROUND FLOOR PLAN

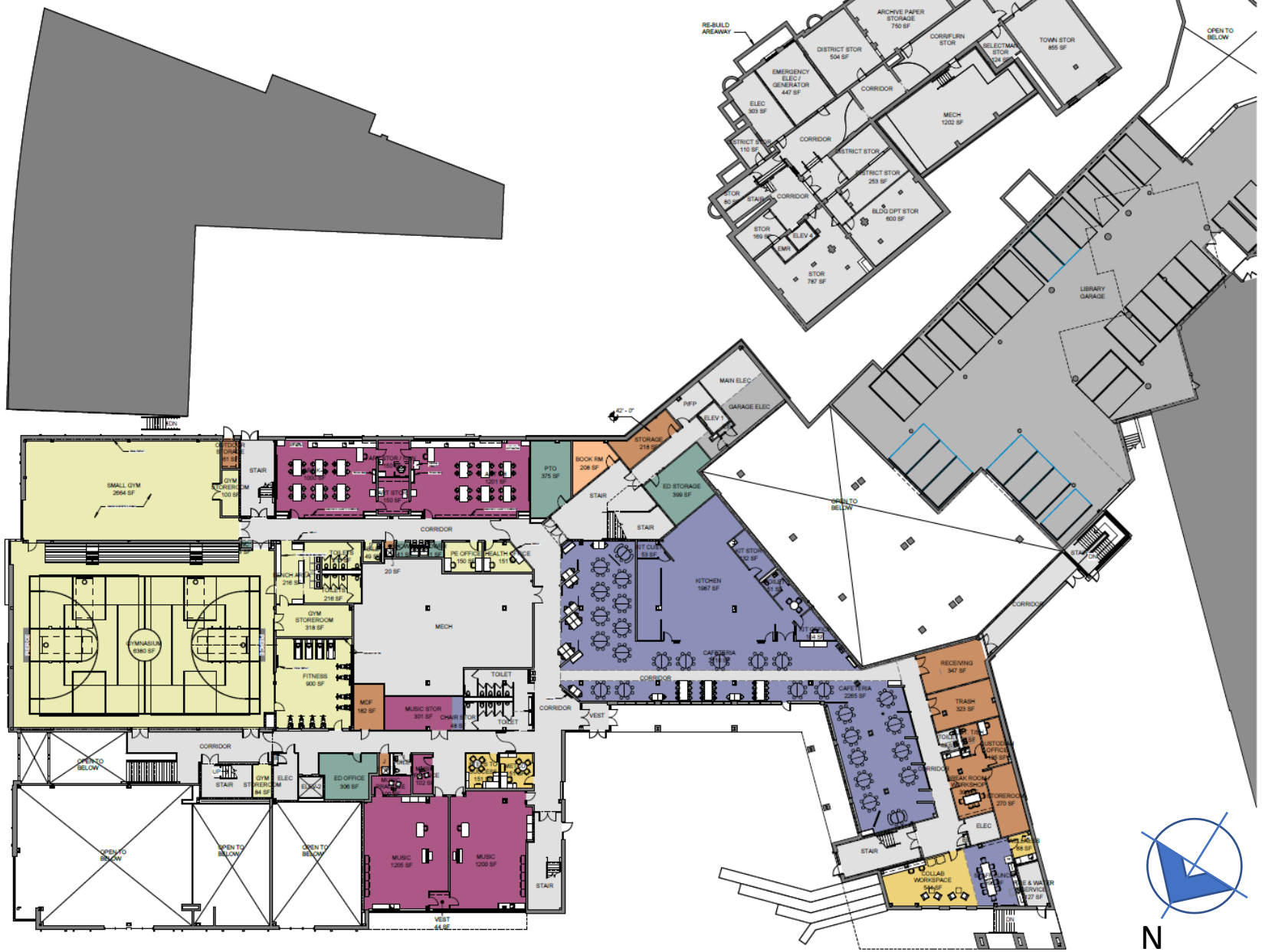


PIERCE SCHOOL

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



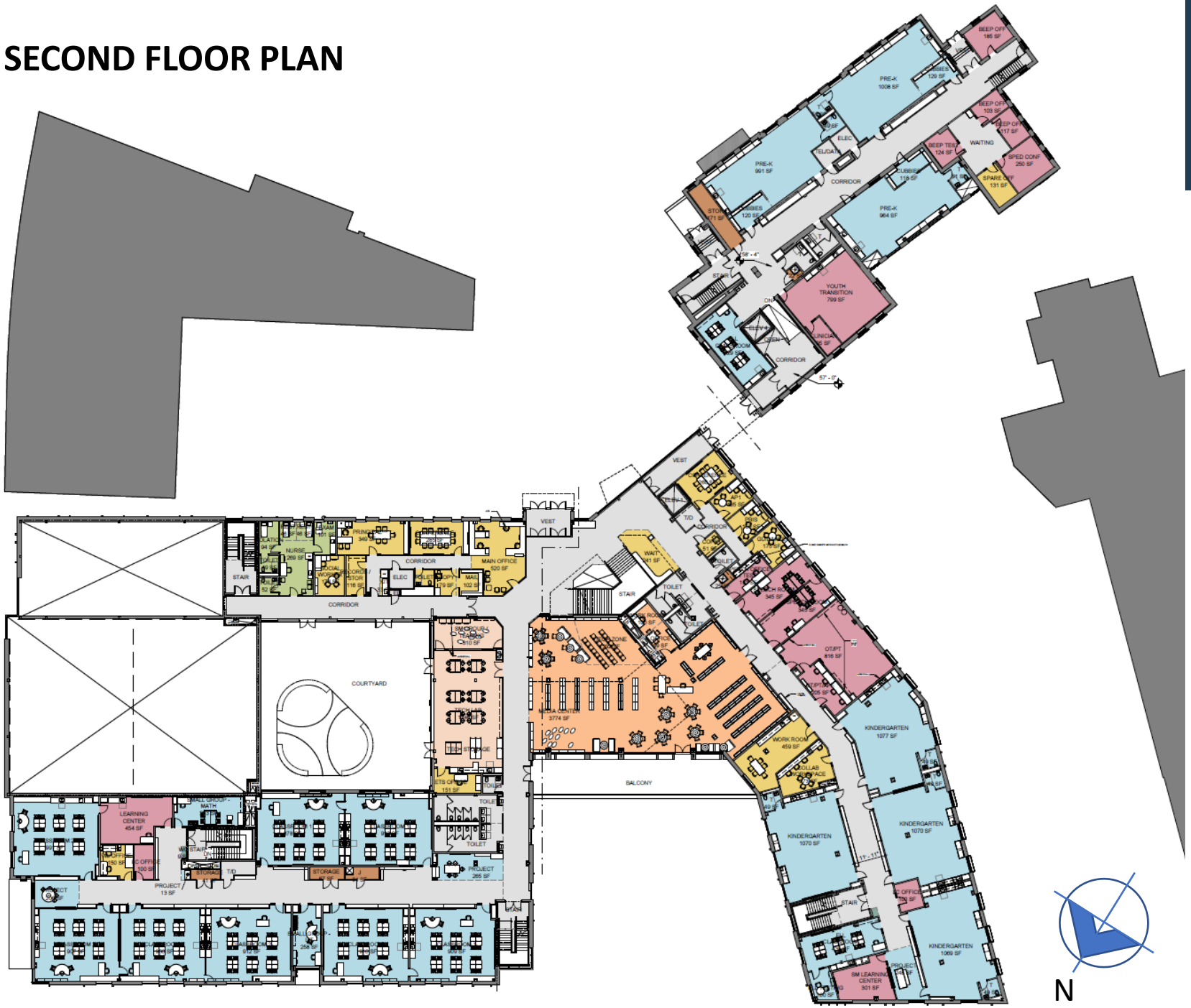
PIERCE SCHOOL

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

N

SECOND FLOOR PLAN



PIERCE SCHOOL

50 SCHOOL STREET
BROOKLINE, MA 02445

1. CORE ACADEMIC
2. SPECIAL EDUCATION
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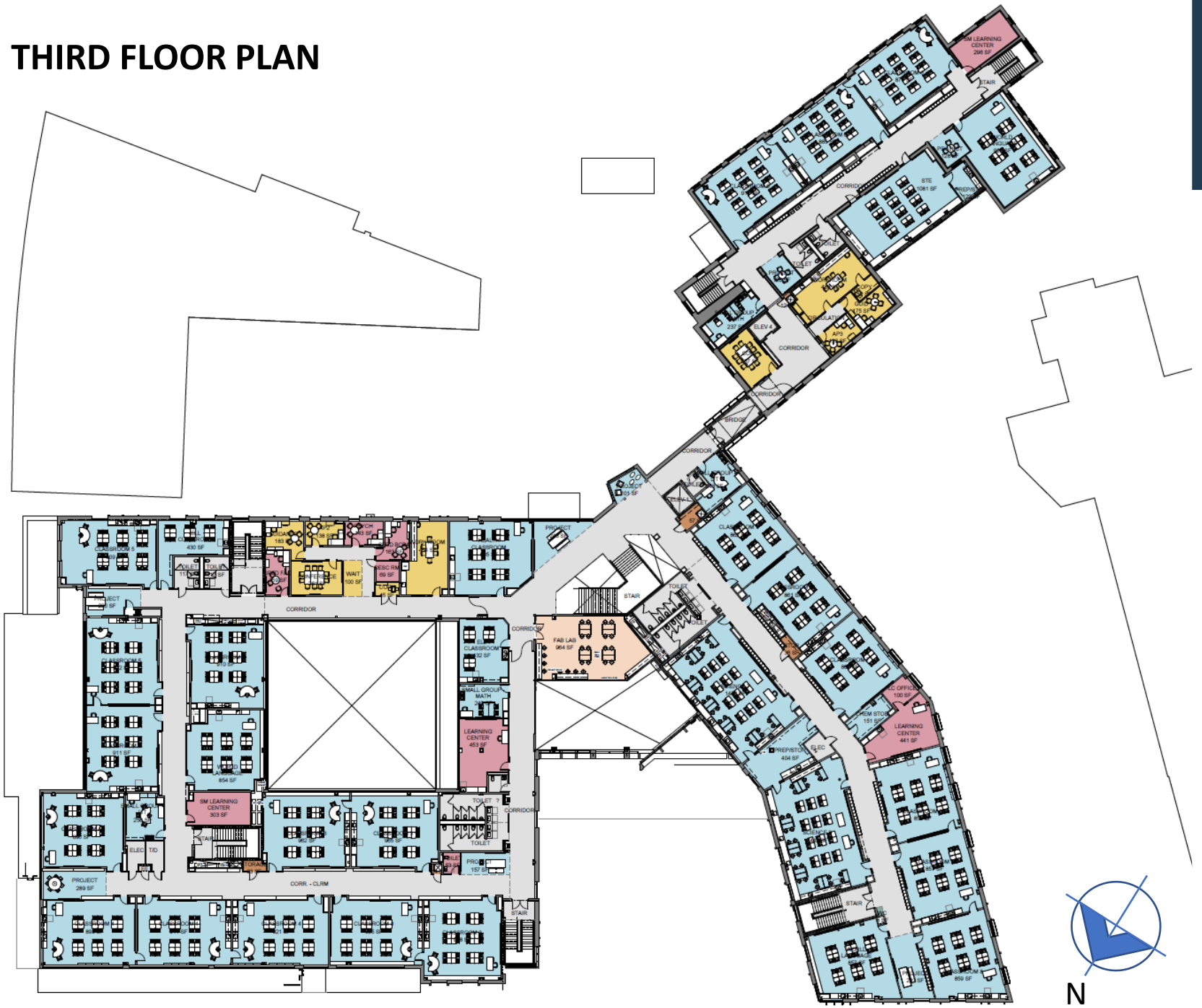
6. MEDIA CENTER
7. DINING & FOOD SERVICE
8. MEDICAL
9. ADMINISTRATION & GUIDANCE
10. CUSTODIAL & MAINTENANCE
11. OTHER
13. PARKING EXCLUDED
14. NON-PROGRAMED SPACE

THIRD FLOOR PLAN



MDS ARCHITECTS

PIERCE SCHOOL

50 SCHOOL STREET
BROOKLINE, MA 02445

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

N

DESIGN UPDATE
REVISED RENDERINGS

MDS ARCHITECTS

SASAKI

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 OPM Estimator (PM&C)		GSF 262,787 ARCH Estimator (AM Fogarty)		GSF 262,787 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

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

Pierce School
Brookline, MA
Schematic Estimate - Value Management

Item/Description	Total Amount	Grand Total Amount	Category
56 Reduce Lighting Allowance at School to $10.00/sf	(143,099)	(190,748)	Allowance
A33 Reduce Wall Covering Allowance from $200,000 to $100,000	(100,000)	(133,298)	Allowance
HZ01 Reduce Asbestos Unit Cost to Subcontractor Pricing	(5,215,990)	(6,952,788)	Allowance
L04 Reduce play equipment allowance by 20%.	(337,500)	(449,879)	Allowance
AVM09 Reduce Playground Equipment Allowance to $300k	(487,500)	(649,826)	Allowance
Subtotal Allowance Reduction	(6,284,089)	(8,376,539)	
03 Staging at Brick Only	(360,500)	(480,538)	Façade
A10 Changes to Stair 7 Enclosure	(32,297)	(43,051)	Façade
A24 Replace metal soffits ESA-01 and ESA-02 with exterior stucco	(129,505)	(172,627)	Façade
Subtotal Façade	(522,302)	(696,216)	
05 Reduce fireproofing and painting at existing garage	(139,170)	(185,510)	Garage
09 Leave Garage Walls, Columns and Ceiling Unpainted	(170,730)	(227,579)	Garage
13 Eliminate Tunnel to Historic Building	(750,090)	(999,852)	Garage
A02 Eliminate waterproofing of existing garage roof	(150,400)	(200,480)	Garage
A13 Delete concrete openings and exterior metal grilles at existing garage	(76,500)	(101,973)	Garage
AVM10A Reduce New Concrete Parking Structure by Moving Demo Line	(226,327)	(301,689)	Garage
AVM10B Eliminate Extension to Library Parking	(412,691)	(550,107)	Garage
AVM10C Eliminate Scope at Existing Library Parking	(283,014)	(377,251)	Garage
Subtotal Garage	(2,208,922)	(2,944,441)	
11 Eliminate Precast Benches at Courtyard	(76,750)	(102,306)	Landscape
Subtotal Landscape	(76,750)	(102,306)	
A05 Substitute special sprinklers at rated interior glass in lieu of 90 minute	(344,500)	(459,210)	Material
A25 Change 67% of Interior Storefront to Hollow Metal with Wood Doors	(104,175)	(138,863)	Material
A32b Reduce terrazzo flooring area by 4,525sf, replace with linoleum	(147,517)	(196,636)	Material
A40 Security Film in Lieu of Security Glass	(60,000)	(79,979)	Material
L02 Change all impermiable pavers	(197,400)	(263,129)	Material
A15 Replace intumescent paint at exposed beams with hd spray fireproofing	(46,000)	(61,317)	Material
AVM02 Double Glazed CW in Lieu of Triple	(209,300)	(278,992)	Material
AVM03 Change 52% of CW to Storefront and Panels	(377,993)	(503,855)	Material
AVM03A Change 2,623 sf of CW to Metal Panel	(82,739)	(110,289)	Material
AVM08 Change ACP-1 and ACP-2 to 2x2 ACT	(171,541)	(228,660)	Material
Subtotal Material Change	(1,741,165)	(2,320,930)	

Item/Description	Total Amount	Grand Total Amount	Category
A12 Changes to Service Corridor	(15,380)	(20,501)	Scope Reduction
A18 Reduce 6' snow barrier from 524sf to 344 sf	(26,780)	(35,697)	Scope Reduction
A29 Reduce wall tile in toilet rooms to 6'	(131,805)	(175,693)	Scope Reduction
E01 Change all PV panels to PPA by others or add alternate	(2,000,000)	(2,665,952)	Scope Reduction
H04 Eliminate Return/Exhaust Insulation within Building. With exception of	(244,946)	(326,507)	Scope Reduction
T0 Additional Work at School Street	1,100,685	1,467,186	Scope Reduction
A16 Delete fencing and automatic vehicle barriers at middle of upper garage.	(24,450)	(32,591)	Scope Reduction
A20 Reduce layers of GWB at walls from 3 to 2 at 50% of type 1E walls	(128,142)	(170,811)	Scope Reduction
A21 Reduce Sinks at Pre-K, 7th and 8th Grade Classrooms (16 sinks)	(49,556)	(66,057)	Scope Reduction
AVM01 Reduce Overall GSF	(2,524,574)	(3,365,196)	Scope Reduction
AVM06 Eliminate Millwork Benches at Project Spaces	(181,800)	(242,335)	Scope Reduction
AVM07 Eliminate 41 Wardrobe Units	(54,796)	(73,042)	Scope Reduction
EV01 Reduce to 30 EV spaces (15 units of dual port)	(75,424)	(100,538)	Scope Reduction
	(63,875)	(85,144)	Scope Reduction
Subtotal Scope Reduction	(4,420,843)	(5,892,878)	
20 Eliminate Concrete Under Play Surface	(103,528)	(138,001)	Structure
A03 Substitute ERA-01R metal deck with fireproofing, except under	(276,644)	(368,759)	Structure
Subtotal Structure	(380,172)	(506,760)	
58 Use WAP with Minimal Hardwired Tel-Data Outlets	(180,549)	(240,667)	Telcom/AV
59 Wireless Clock System	(117,357)	(156,434)	Telcom/AV
AV01 Delete Speech Reinforcement in Classroom	(175,000)	(233,271)	Telcom/AV
AVM14 Reduction in AV	(1,938,594)	(2,584,099)	Telcom/AV
Subtotal Telcom/AV	(2,411,500)	(3,214,471)	
HZ02 Remove library oil tank through other Town budget	(120,000)	(159,957)	Town
55 Lightning Preventor (single mast) vs UL Master System	(34,637)	(46,170)	Town
AVM05 Eliminate Fire Pump	(130,633)	(174,130)	Town
Subtotal Town Decision	(285,270)	-380,257	
Total	(18,331,013)	(24,434,798)	

TOTAL APPROVED CONSTRUCTION VE:
$24,434,794

CONSIGLI
Est. 1905

Schematic Design Estimate to Current Budget

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.

Schematic Design Estimate:	**$247,360,703**
SD Construction VE Approved:	**($ 24,434,794)**
Construction VE Added Back: *(Highlighted on VE List)*	$ 782,847
Feasibility Study Budget: *(Previously Funded Costs)*	**($ 2,000,000)**
Soft Cost Reductions: *(Reflective of Going from a % of ECC to Actual Costs)*	**($ 6,198,284)**
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**

PIERCE SCHOOL
PROPOSED TOTAL PROJECT BUDGET

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

Project Costs Subtotal:	**$190,210,629**
Contingencies: *(Used Only as Needed to Fund Changes)*	**$ 9,461,921**
Total Project Costs:	**$199,672,550**
Less MSBA Funding:	**($ 44,816,070)**
Cost to Town:	**$154,856,480**

COST TO TOWN

$ 154,856,480

PROJECT COSTS
POTENTIAL ESCALATION

	BUILD NOW	BUILD LATER
Cost of Construction *(Escalation at 4% for 5 Years)*	$157,698,691	$191,864,570
Soft Costs	$ 41,973,859	$ 47,966,142
Project Costs	**$199,672,550**	**$239,830,712**
MSBA Funding	($44,622,411)	($ 0)
Town Costs	**$154,856,480**	**$239,830,712**

COST DIFFERENCE: $84,974,232

If a decision is made to build beyond the current timeline, the Town could spend nearly $85M more for the exact same scope 5 years later. Including the construction timeframe, the school would not be completed until 2032.

Next Steps Timeline

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

PIERCE SCHOOL

WHY PIERCE NOW?

PIERCE SCHOOL
QUESTIONS AND ANSWERS