### SCHOOL COMMITTEE MEETING

### John R. Pierce K-8 School

September 15, 2022





# TODAY'S AGENDA

<i>)</i> 1	<ul> <li>Opening Remarks</li> <li>Introductions</li> <li>Public Process</li> <li>Existing Conditions &amp; Needs</li> </ul>
)2	MSBA FEASIBILITY STUDY/SCHEMATIC DESIGN  MSBA Process Overview  Summary of Options Studied  Schedule
)3	<ul> <li>DESIGN UPDATE</li> <li>Revised Site Plan</li> <li>Revised Floor Plans</li> <li>Revised Renderings</li> </ul>
)4	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?
)5	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.



# 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
- June 9, 2020
- August 11, 2020
- September 8, 2020
- October 13, 2020
- November 10, 2020
- December 8, 2020
- January 12, 2021
- February 9, 2021
- March 9, 2021
- April 13, 2021
- 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**
- Building Commission Meeting August 10, 2021
- **Building Commission Meeting**
- **Building Commission Meeting**
- **Building Commission Meeting**
- **Building Commission Meeting**

July 13, 2021

September 14, 2021

October 12, 2021

November 9, 2021

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
- **Building Commission Meeting**
- **Building Commission Meeting**
- Building Commission Meeting April 12, 2022
- **Building Commission Meeting**
- Public Forum June 13, 2022

January 11, 2022

February 15, 2022

March 15, 2022

May 10, 2022

June 14, 2022

June 29, 2022

July 12, 2022

August 9, 2022

# PIERCE SCHOOL PUBLIC PROCESS







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

#### 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

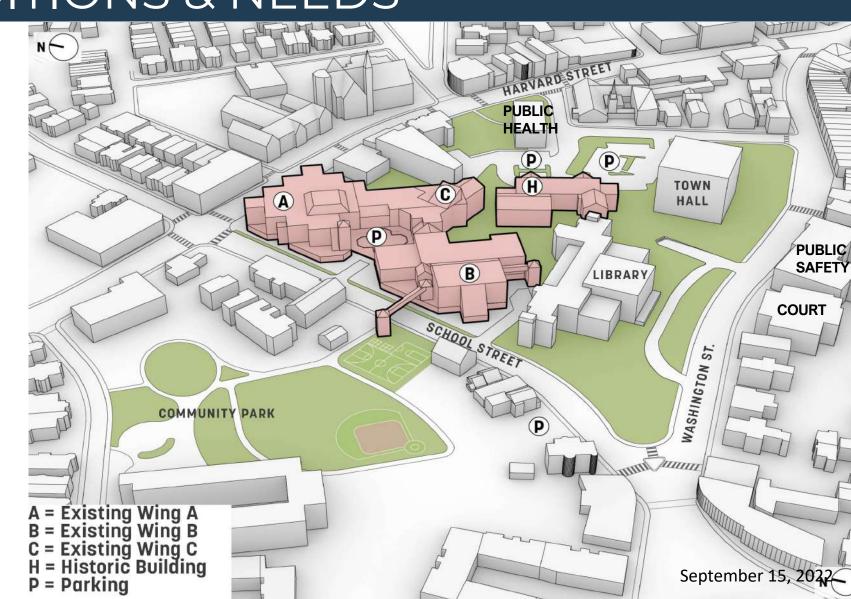
**Most Recent Meeting** 

Project



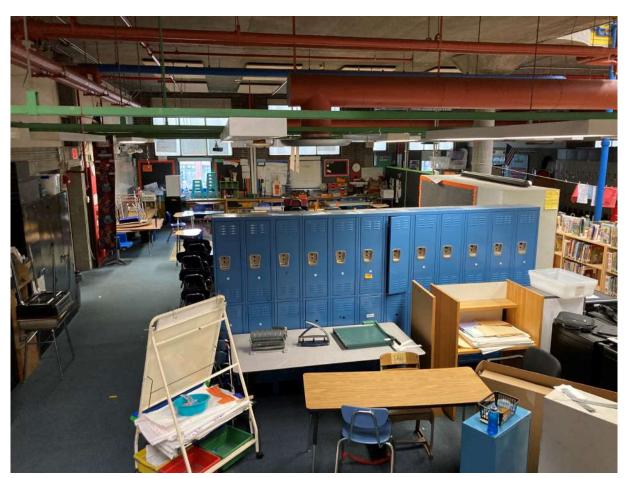
#### **Pierce School Today**

- 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



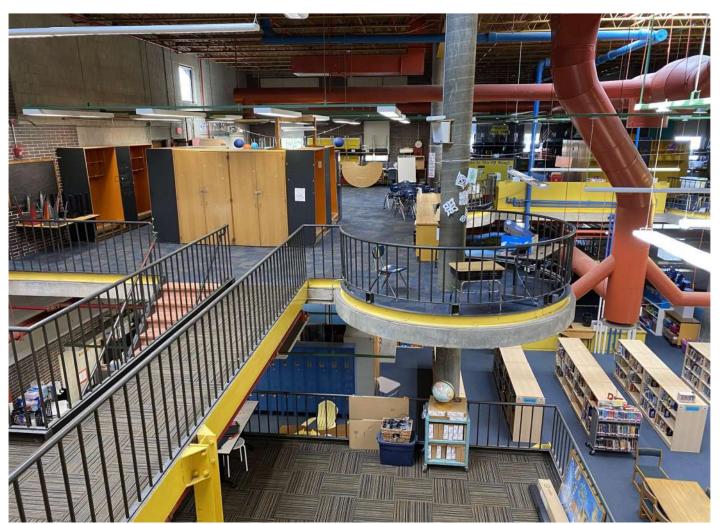
#### **Teaching**

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



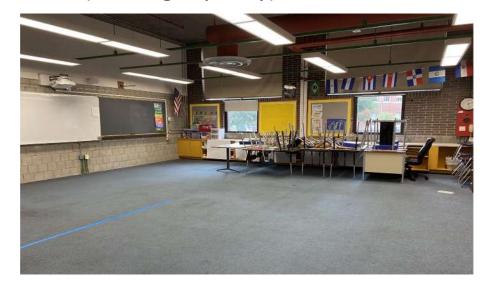






#### Learning

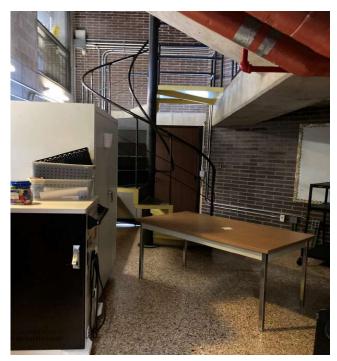
- Physical Disability Challenges
- Social/Emotional Challenges
- ADA/Civil Rights and Code Issues
- Equity
- Growth of Educational Programs (existing capacity)

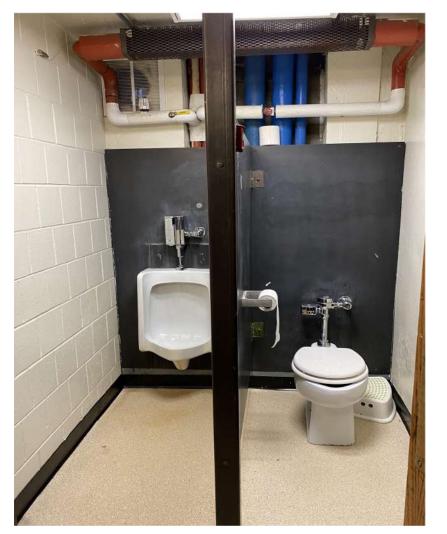




#### **Accessibility**

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







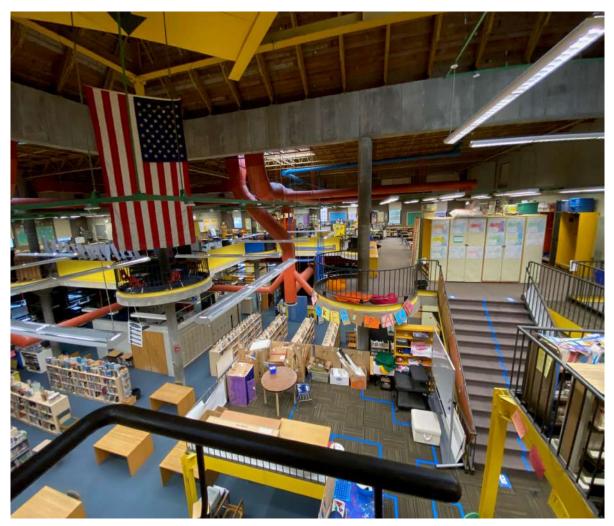


#### **Safety**

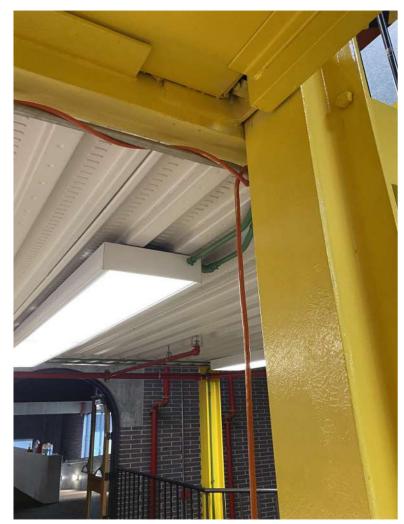
Significant Security Issues and Concerns

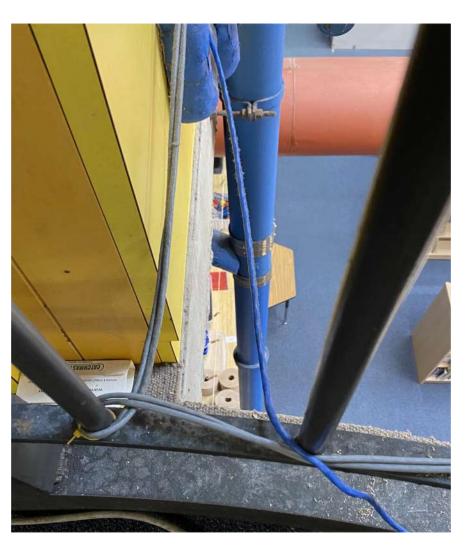










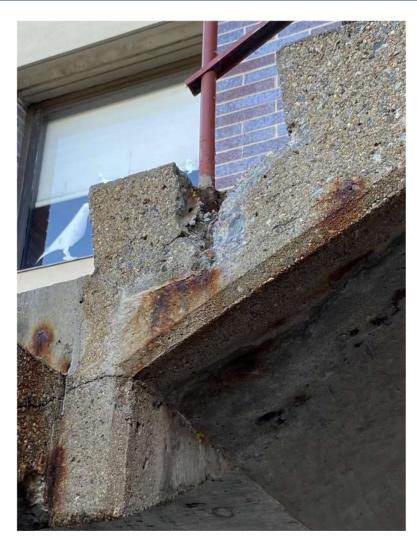


#### **Code Issues**

- Noncompliance Issues
- Hazardous Concerns



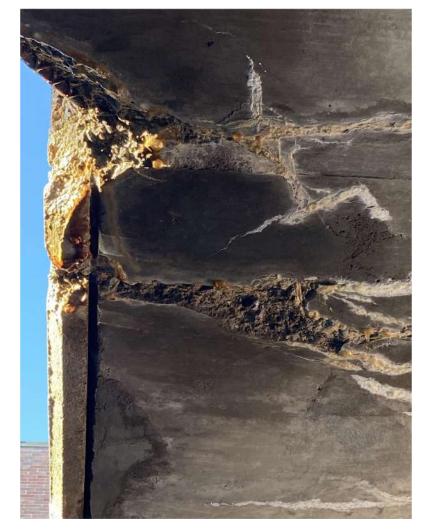




#### **Maintenance, Repairs & Changes**

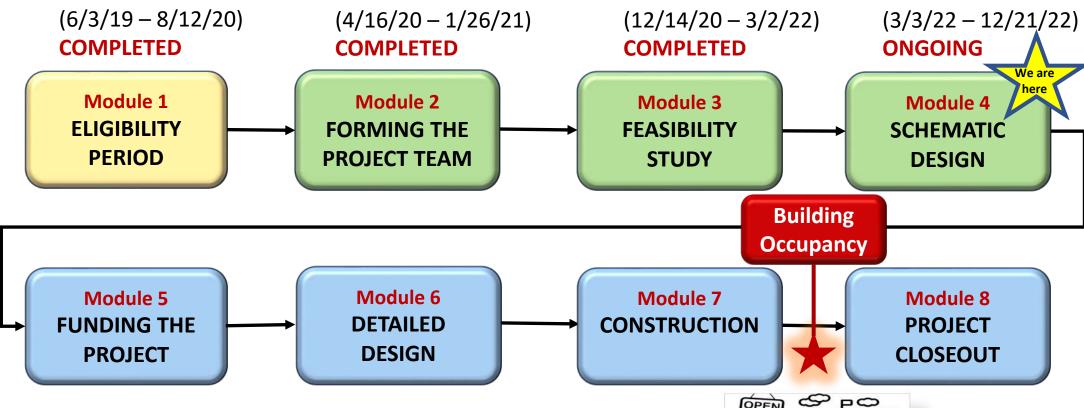
- Difficult to accomplish in an all-concrete building
- Work is costly





### MSBA PROCESS FEASIBILITY STUDY / SCHEMATIC DESIGN





#### **MSBA PROCESS**

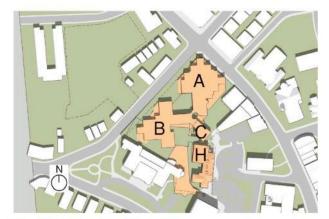
For more details about the Modules, visit:

www.massschoolbuildings.org/building/modules\_overview

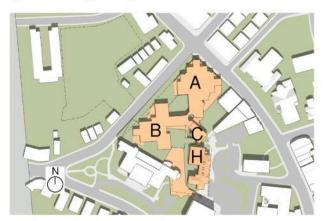




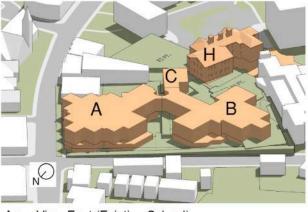
#### **Summary of Preliminary Design Program (PDP) Options**



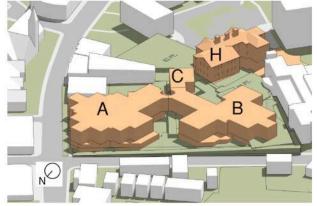
Plan View (Existing School)



Plan View (Existing School)



Axon View East (Existing School)



Axon View East (Existing School)

#### **Option R – Code Upgrade Only**

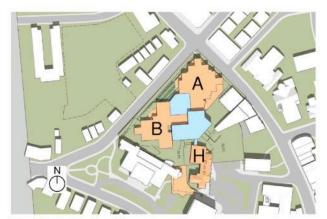
Net Square Footage too small to fit Program

#### **Option R1 – Renovation Only**

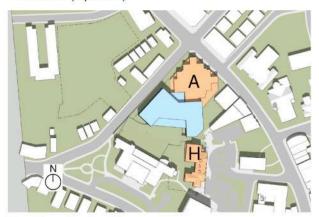
Net Square Footage too small to fit Program



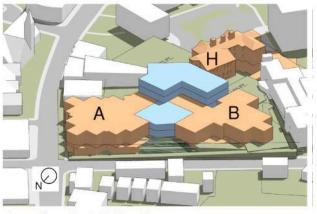
#### **Summary of Preliminary Design Program (PDP) Options**



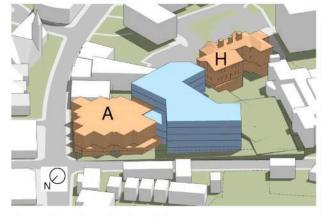
Plan View (Option 1)



Plan View (Option 2b)



Axon View East (Option 1)



Axon View East (Option 2b)

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

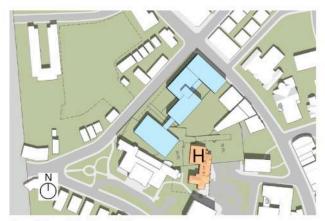
Given the tight site and quirky volumes of Unit B, it would not be possible to configure the spaces to the sizes, volumes, and spatial relationships required by the Educational Program and Initial Space Summary (ISS)

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

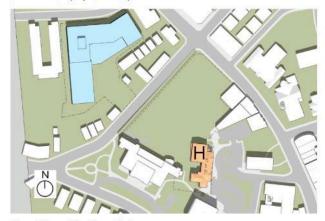
- Due to its deep floor plate, interior daylighting would be compromised
- Increased logistical challenges
- Difficulty configuring existing building spaces to the sizes, volumes and spatial relationships required by the Educational Program and ISS



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



Plan View (Option 3c)



19 Plan View (Option 4b)



Axon View East (Option 3c)



Axon View West (Option 4b)

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

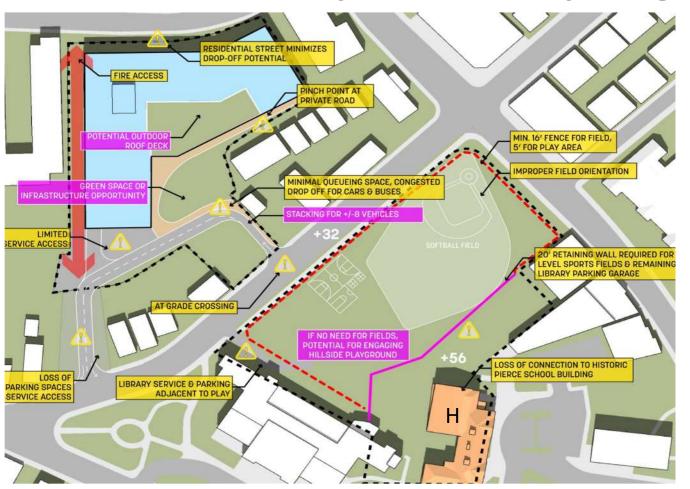
Keeping the existing garage has many complexities that are costly to build, logistically difficult and incur compromises to the final design.

#### **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')



#### **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

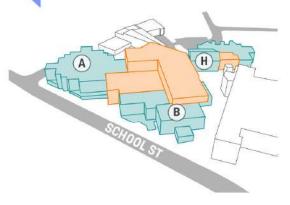


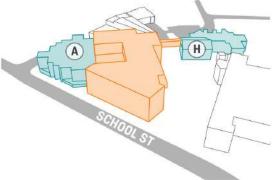
**Summary of Preferred Schematic Report (PSR) Options** 

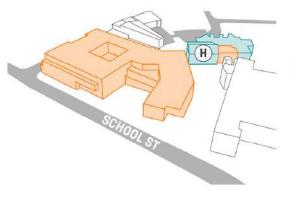
Low

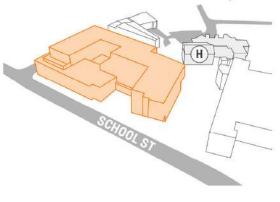
#### RANGE OF INTERVENTION

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



			Best	Better	Good	Fair	Poor					
Notes:		77	5	4	3	2	1					
l. Each su	Each subset of criteria is given a score from 1-5 based on the compliance of items in the subset. Each subset of criteria is prioritized as a portion of 100% and that percentage is the multiplier on that subset.			DESIGN OPTIONS								
	als are provided for each overall category.	Type	REPAIR	ADD	)/RENO		NEW					
I. Categor	ry subtotals are added into a Total Score for each option.	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										
	Educational Program	15	- 1	4	2	5	5					
200	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)											
ran	Indoor/Outdoor Connections	5	1	4	4	3	5					
Pedagogy/Program	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											
ago	Outdoor Classroooms and Gardens	5	3	2	4	5	4					
Ped	Outdoor space extended from Makerspace Amphitheater											
	Flexibility and Community Use	5	1	3	2	5	5					
	Future Flexibility and Growth											
	Ability to Separate off-hours Access to Multi-purpose Room and Gym		0			- A						

22



			Best	Better	Good	Fair	Poor
Notes:		772	5	4	3	2	1
1. Each su	I. Each subset of criteria is given a score from 1-5 based on the compliance of items in the subset.  Each subset of criteria is prioritized as a portion of 100% and that percentage is the multiplier on that subset.						
3. Subtot	als are provided for each overall category.	Type	REPAIR	ADI	O/RENO		NEW
4. Catego	ry subtotals are added into a Total Score for each option.	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	_				
V-	Costs and Risks	15	2	2	2	S	5
	Total Project Costs (including historic building renovation) Constructibility and Risk						
1/2	Other Town-wide Considerations	5	5	5	5	1	5
acts	Maintain historic building as part of the school						
du	Urban Design and Planning	5	1	1.	4	5	4
Town/Neighborhood Impacts	Pedestrian Permeability Through Site Green Space Continuity Through Site Gathering Space at School Street Shading at Main Entry Universal Design Outdoor thermal comfort						
/uw	Parking and Service Access	5	. 5	5	2	5	5
To	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 Subtota	35	95	95	110	155	165



			Best	Better	Good	Fair	Poor
Notes:		772	5	4	3	2	1
1. Each se	tes: Each subset of criteria is given a score from 1-5 based on the compliance of items in the subset. Each subset of criteria is prioritized as a portion of 100% and that percentage is the multiplier on that subset, subtotals are provided for each overall category. Category subtotals are added into a Total Score for each option.  tegory Criteria  Building Interior  Organizational Clarity and Wayfinding Space Efficiency			× 9/	DESIGN OPTIO	NS	
		Type	REPAIR	ADD	/RENO		NEW
4. Catego	ory subtotals are added into a Total Score for each option.	Option	R	1	2b	3b	3b-H
100		Description	Repair/ Code Only	Add/Reno Keep A & B	Add/Reno Keep A	New w/o historic	New w/ historic
Category	Criteria	Criteria Multiplier	,				
	Building Interior	10	2	1	1	4	4
	Universal Accessibility (All options are MAAB/ADA compliant) 4 Story Experience Building Exterior	5	3	3	3	1	
pacts	Massing Along School and Harvard Streets Improved Architectural and Street Level Experience	5	3	] 3	3	1 4	4
트	Health and Wellness	5	1	1	2	4	4
Architectural Impacts	Indoor air quality, ventilation and filtration Healthy building materials and acoustics Maximizes Daylighting and Views				es d		
Arc	Sustainability - Carbon	5	5	5	3	4	4
	Life Cycle Embodied Carbon (with Historic Building included in both options)				te for the last	Control of the Contro	
	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 Subtota	35	75	75	80	150	150



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.		DESIGN OPTIONS							
3. Subtotals are provided for each overall category.	Type	REPAIR	ADI	/RENO	NEW				
4. Category subtotals are added into a Total Score for each option.	Option	R	1	2b	3b	3b-H			
		Repair/	Add/Reno	Add/Reno	New	New			
	Description	Code Only	Keep A & B	Keep A	w/o historic	w/ historic			
	Criteria					337			
Category Criteria	Multiplier								
Total Score	100	210	220	270	445	460			



# 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	226,072	sf		226,072	sf		(:-)	sf	\$	6,727,467	\$ 8	6,498,489		\$	137,696,498
Garage Reno Only: 78,277sf / \$3,592,349*			\$	352.86		\$	19#3	\$/sf			\$	382.61	\$/sf		
Option 1 - Add / Reno Garage Reno: 66,004sf / \$4,080,384*	301,445	sf	Γ	178,294	sf		123,151	sf	\$	14,439,070	\$14	3,572,028		\$	210,499,587
New Garage: 27,387sf / \$5,281,263*			\$	363.51	/sf	W	\$522.29	\$/sf			\$	476.28	\$/sf		
Option 2b - Add / Reno Garage Reno: 48,893sf / \$3,022,566*	298,825	sf		128,294	sf		170,531	sf	\$	16,060,900	\$14	7,332,597		\$	215,618,699
New Garage: 32,378sf / \$6,243,779*			\$	304.78	/sf	ļ.	\$540.49	\$/sf			\$	493.04	\$/sf		
Option 3b-H*** - Add / Reno Garage Reno: 24,646sf / \$1,523,622*	255,363	sf		55,122	sf	io	200,241	sf	\$	18,251,936	\$15	0,518,572		\$	220,000,000
New Garage: 47,228sf / \$8,340,771*			\$	329.39	/sf	\$	569.86	\$/sf			\$	589.43	\$/sf		
Option 3b - New Construction Garage Reno: 25,911sf/\$1,601,825*	203,181	sf		25,911	sf	19	177,270	sf		17,553,680	\$13	9,269,845		\$	219,966,521
New Garage: 46,912sf / \$9,071,778*			\$	156.43	/sf	\$	663.75	\$/sf			\$	685.45	\$/sf		

# MSBA PROCESS CURRENT SCHEDULE







Forming the Project Team

**Feasibility Study** 

**Schematic Design** 

**Funding the Project** 

**OPM Selection** 4/16/20 - 11/10/20 **Designer Selection** 9/16/20 - 3/10/21

Feasibility Study
Duration: 12 Months
PDP Submission Date:

6/15/21 **PSR Submission Date:** 

12/28/21

MSBA Board Approval of PSR

Board Date: 3/2/22

Schematic Design
Duration: 8 Months
Target Submission

Date: 10/27/2022

MSBA Board Approval of SD

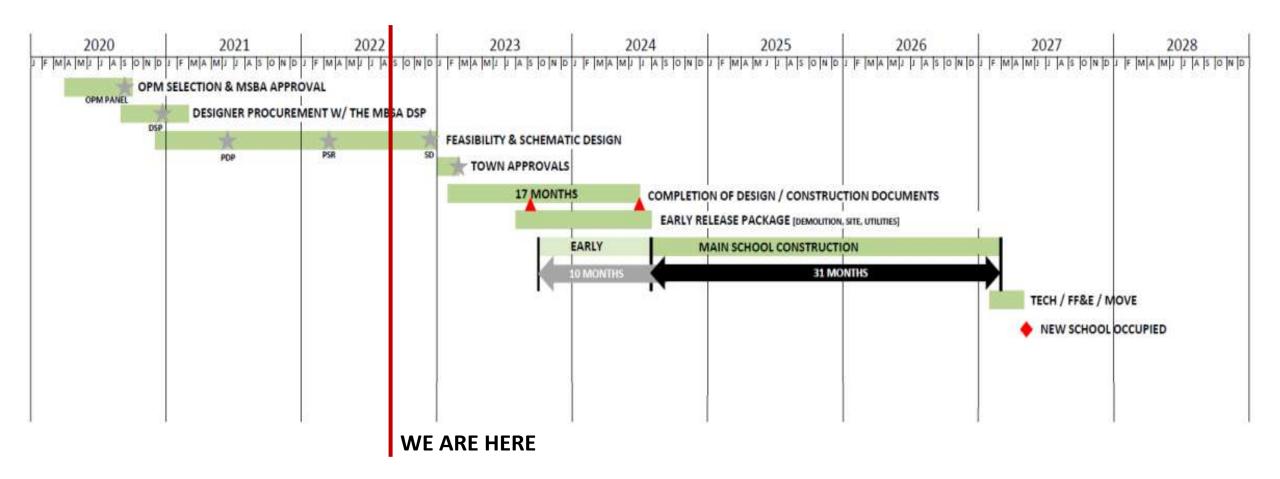
Target Board Date: 12/21/2022

**Town Approval & Vote** *Target Date:* 

January/February
2023

# MSBA PROCESS CURRENT & PROPOSED SCHEDULE





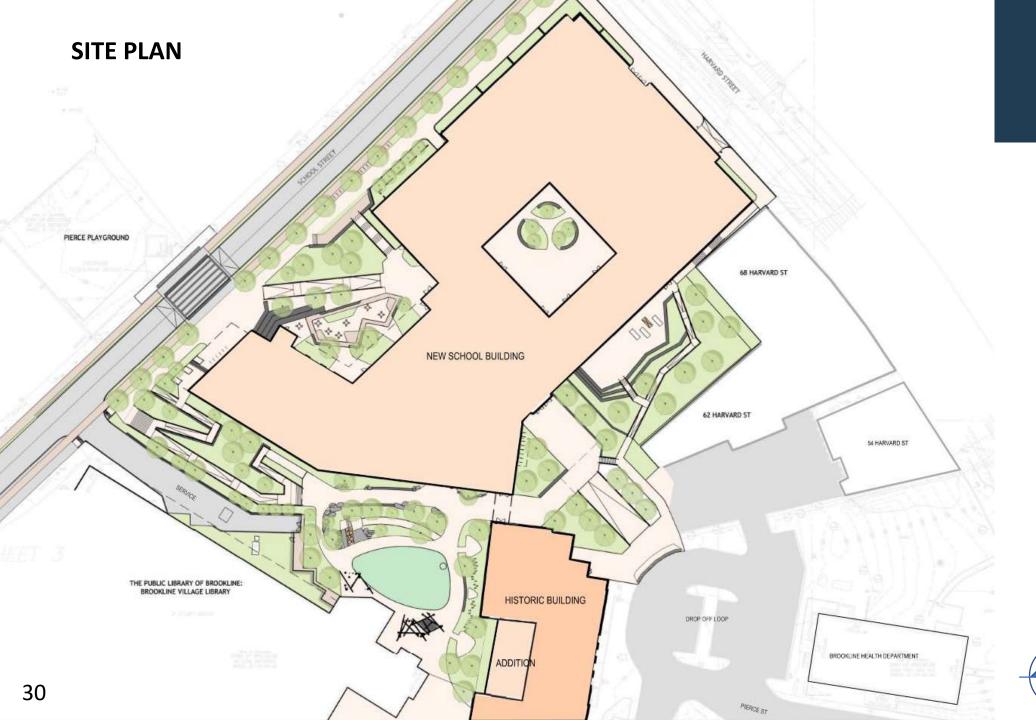
## DESIGN UPDATE REVISED FLOOR PLANS





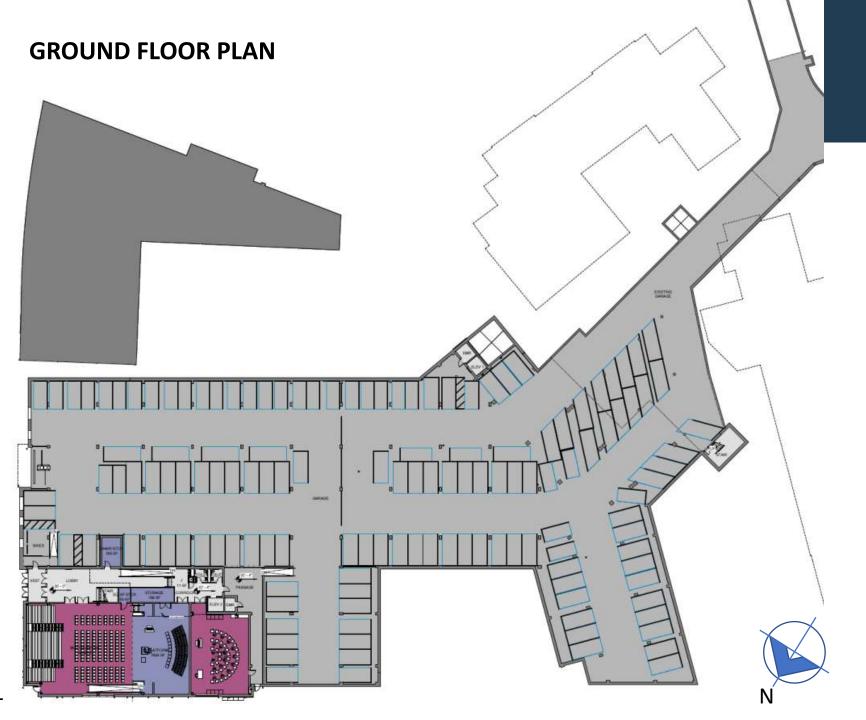


Better design, together.

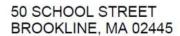




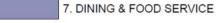










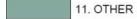






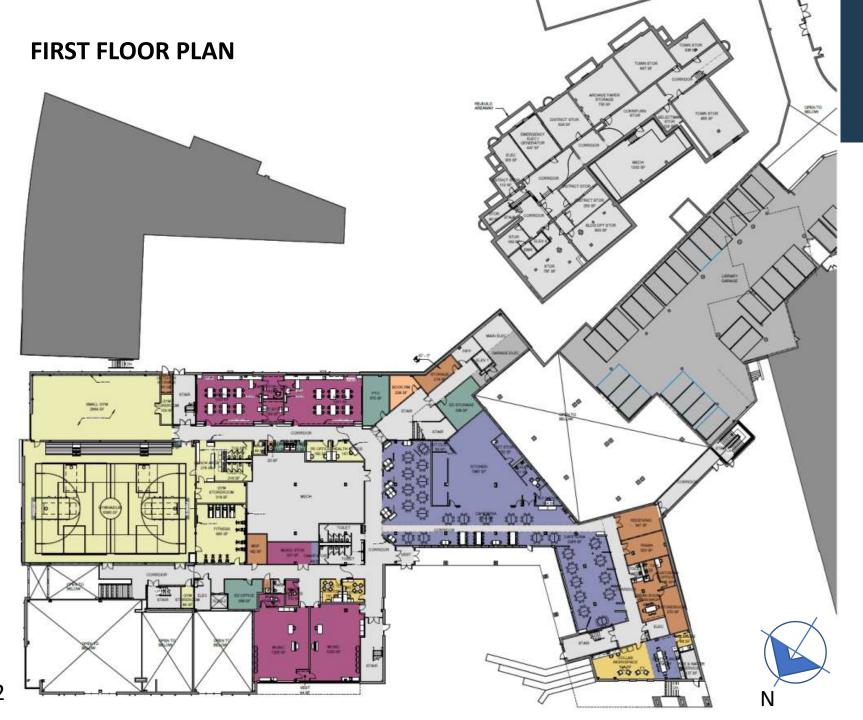




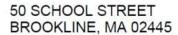


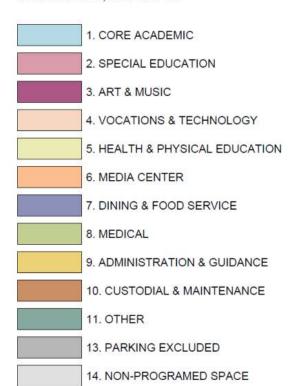


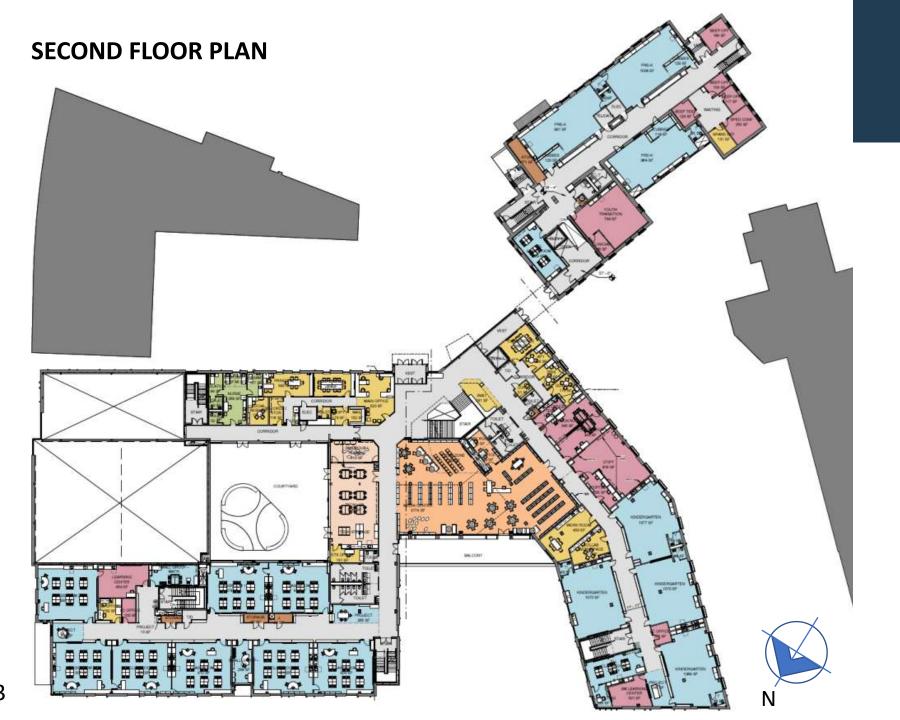
14. NON-PROGRAMED SPACE



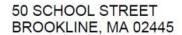






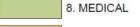












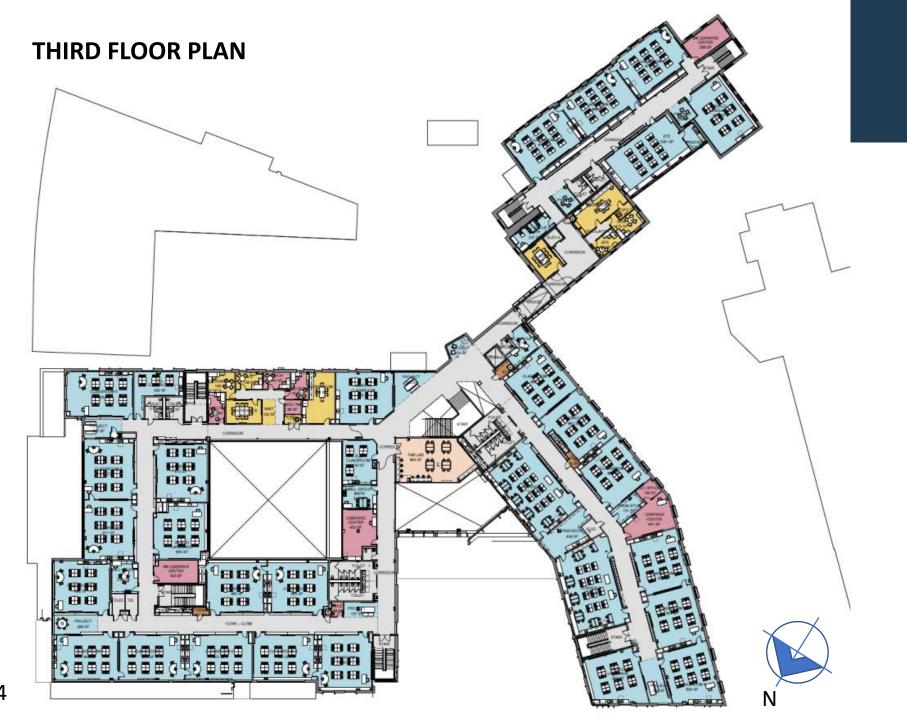




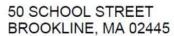




14. NON-PROGRAMED SPACE









11. OTHER

13. PARKING EXCLUDED

14. NON-PROGRAMED SPACE

## DESIGN UPDATE REVISED RENDERINGS







Better design, together.



















### PROJECT COSTS SCHEMATIC DESIGN ESTIMATE



chematic Design	Cost Estimate Comparison										6/10/20
		GSF	26	52,787	GSF	262,787	30 30 1	GSF	262,787	1/2	
lased on Cost Estimate:	s from 6/9/22		OPM Estimato	r (PM&C)	ARCH Estimat	or (AM Fogart	(y)	Consigli Co	nstruction	SD Estimate Var	iance (high - low)
		_1	otal Amount	Cost/SF	Total Amount	Cost/S	SF	Total Amount	Cost/SF	Total Amount	Cost/SF
02 Existing Cor	nditions	\$	12,295,167 \$	46.79	\$ 14,068,79	\$	53.54	\$ 13,591,326	\$ 51.72	\$ 1,296,159	\$ 4.9
03 Concrete		\$	11,020,562 \$	and the second s	\$ 11,329,73	\$	43.11	\$ 11,574,428	\$ 44.04	\$ 553,866	\$ 2.1
04 Masonry		\$	3,754,318 \$	CALL CONTROL OF THE PARTY OF TH	\$ 5,203,389		19.80	\$ 4,086,872	\$ 15.55	\$ 332,554	
05 Metals		\$	10,405,741 \$		\$ 11,826,883		45.01	\$ 12,615,329	\$ 48.01	\$ 2,209,588	
06 Woods, Pla	stics, and Composites	\$	1,852,743 \$		\$ 2,408,37		9.16	\$ 2,928,107	\$ 11.14	\$ 1,075,364	
07 Thermal an	d Moisture Protection	\$	8,453,471 \$		\$ 8,486,67	\$	32.29	\$ 7,333,582	\$ 27.91	\$ 1,119,889	1000
08 Openings		\$	6,747,090 \$	and the second second	\$ 6,498,72		24.73	\$ 7,041,124	\$ 26.79	\$ 294,034	12.00
09 Finishes		\$	11,906,519 \$	510,024,077	\$ 11,750,48		44.71	\$ 10,715,767	\$ 40.78	\$ 1,190,752	1.70
10 Specialties		\$	687,986 \$	2.62	\$ 960,160		3.65	\$ 819,142	\$ 3.12	\$ 131,156	100000
11 Equipment	i de la companya de	\$	1,063,544 \$	4.05	\$ 1,220,03		4.64	\$ 2,388,317	\$ 9.09	\$ 1,324,773	1000
12 Furnishings		\$	2,621,382 \$		\$ 1,992,100		7.58	\$ 2,263,088	\$ 8.61	\$ 358,294	
13 Special Con	struction	\$	50,000 \$		\$ -	\$		\$ 228,000	\$ 0.87	\$ 178,000	100
14 Conveying	Systems	\$	645,000 \$	2.45	\$ 633,000	\$	2.41	\$ 737,500	\$ 2.81	\$ 92,500	\$ 0.3
1, 22, 23 Mechanical		\$	19,912,125 \$	75.77	\$ 19,939,450	\$	75.88	\$ 19,428,887	\$ 73.93	\$ 483,238	\$ 1.8
26 Electrical		\$	17,394,431 \$	66.19	\$ 15,894,37	\$	60.48	\$ 17,037,891	\$ 64.84	\$ 356,540	\$ 1.3
31 Earthwork		\$	8,081,768 \$		\$ 7,395,536	- 1	28.14	\$ 7,771,069	\$ 29.57	\$ 310,699	
32 Exterior Im	provements	\$	5,232,432 \$		\$ 5,424,57	11.00	20.64	\$ 4,406,591	\$ 16.77	\$ 825,841	
33 Utilities		\$	837,548 \$	3.19	\$ 1,296,824		4.93	\$ 1,902,114	\$ 7.24	\$ 1,064,566	\$ 4.0
NCL. Geotherma	l Under Building	\$	4,704,573 \$	17.90	\$ 8,458,32	\$	32.19	\$ 7,337,922	\$ 27.92	\$ 3,753,755	
IOT INCL. Geotherma	l In Park/Playground	\$	3,434,128 \$	13.07	\$ 7,687,08	\$	29.25	\$ 6,694,087	\$ 25.47	\$ 4,252,955	\$ 16.1
OTAL DIRECT CONSTR	UCTION COSTS	\$	130,835,775 \$	497.88	\$ 134,787,44	\$	512.92	\$ 134,207,056	\$ 510.71	\$ 3,371,281	\$ 12.8
Design & Es	timating Contingency	\$	12,613,120 \$	48.00	\$ 12,632,91	\$	48.07	\$ 12,686,913	\$ 48.28	\$ 73,793	\$ 0.2
General Cor	nditions	\$	10,478,617 \$	39.87	\$ 10,478,61	\$	39.87	\$ 10,478,617	\$ 39.87	\$ -	\$ -
General Re	quirements	\$	3,799,702 \$	14.46	\$ 4,118,16	\$	15.67	\$ 4,128,302	\$ 15.71	\$ 328,600	\$ 1.2
Insurances	3	\$	2,763,024 \$	10.51	\$ 2,784,070	\$	10.59	\$ 2,906,208	\$ 11.06	\$ 143,184	\$ 0.5
Bonds		\$	1,847,577 \$	7.03	\$ 1,145,97	\$	4.36	\$ 1,222,303	\$ 4.65	\$ 701,598	\$ 2.6
CM Fee (Ov	erhead & Profit)	\$	3,443,634 \$	13.10	\$ 3,566,110	\$	13.57	\$ 3,627,013	\$ 13.80	\$ 183,379	\$ 0.7
CM GMP C	ontingency	\$	4,304,542 \$	16.38	\$ 4,348,91	\$	16.55	\$ 4,334,723	\$ 16.50	\$ 44,373	\$ 0.1
SDI / Sub Bo	ond Pool	\$	1,304,657 \$	4.96	\$ 1,181,91	\$	4.50	\$ 1,776,168	\$ 6.76	\$ 594,256	\$ 2.2
Escalation		\$	13,243,776 \$	50.40	\$ 15,285,82	\$	58.17	\$ 13,321,259	\$ 50.69	\$ 2,042,047	\$ 7.7
OTAL ESTIMATED CON	STRUCTION COSTS	\$	184,634,424 \$	702.60	\$ 190,329,94	\$	724.27	\$ 188,688,562	\$ 718.03	\$ 5,695,520	\$ 21.6
oft Costs Calculated at	25%	\$	46,158,606 \$	175.65	\$ 47,582,48	\$	181.07	\$ 47,172,141	\$ 179.51	\$ 1,423,880	\$ 5.4
OB Project Manageme	nt Costs	\$	1,500,000 \$	5.71	\$ 1,500,000	\$	5.71	\$ 1,500,000	\$ 5.71	\$ -	
elocation Costs		\$	10,000,000 \$	38.05	\$ 10,000,000	\$	38.05	\$ 10,000,000	\$ 38.05	\$ -	
elocation costs											

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

## PROJECT COSTS PROPOSED VALUE ENGINEERING



#### **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

to the state		0 1= . 1 .	
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
LO2 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)	
		, , , , , , ,	

A12 Changes to Service Corridor A18 Reduce 6' snow barrier from 524sf to 344 sf (26,780) (35,697) Scope Reduction A18 Reduce 6' snow barrier from 524sf to 344 sf (26,780) (313,697) 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 D 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. (24,496) (326,507) 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) (66,075) Scope Reduction AVM01 Reduce Overall GSF (2,524,574) (3,365,196) Scope Reduction AVM01 Reduce Overall GSF (2,524,574) (3,365,196) Scope Reduction AVM07 Eliminate 41 Wardrobe Units (54,796) (73,042) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (54,796) (73,042) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (54,424) (100,538) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (63,875) (85,144) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (75,424) (100,538) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (75,424) (100,538) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (75,424) (100,538) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (75,424) (100,538) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (75,424) (100,538) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (75,424) (100,538) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (75,424) (100,538) Scope Reduction EV01 Reduce to 30 EV spaces (	Item/Description	Total Amount	Grand Total Amount	Category
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 T0 Additional Work at School Street 1,100,685 1,467,186 Scope Reduction T0 Additional Work at School Street 1,100,685 1,467,186 Scope Reduction T0 Additional Work at School Street 1,100,685 1,467,186 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 AVM01 Reduce Overall GSF (2,524,574) (3,365,196) Scope Reduction AVM07 Eliminate 41 Wardrobe Units (54,796) (73,042) Scope Reduction AVM07 Eliminate 41 Wardrobe Units (54,796) (75,424) (100,538) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (57,424) (100,538) Scope Reduction (63,875) (85,144) Scope Reduction (63,875) (85,144) Scope Reduction Subtotal Scope Reduction (4,420,843) (5,892,878) Scope Reduction Subtotal Structure (103,528) (138,001) Structure A03 Substitute ERA-01R metal deck with fireproofing, except under (276,644) (368,759) Structure Subtotal Structure (117,357) (506,760) Subtotal Structure (117,357) (156,434) Telcom/AV AV01 Delete Speech Reinforcement in Classroom (175,000) (233,271) Telcom/AV AV01 Delete Speech Reinforcement in Classroom (175,000) (233,271) Telcom/AV AVM14 Reduction in AV (19,38,594) (2,584,099) Telcom/AV AVM14 Reduction in AV (19,38,594) (2,584,099) Telcom/AV AVM14 Reduction in AV (19,38,594) (19,363) (19,363) (174,130) Town AVM05 Eliminate Fire Pump	A12 Changes to Service Corridor	(15,380)	(20,501)	Scope Reduction
EO1 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 AVM01 Reduce Overall GSF (2,524,574) (3,365,196) Scope Reduction AVM07 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) (54,796) (85,144) Scope Reduction (63,875) (85,144) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (75,424) (100,538) Scope Reduction (83,875) (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) S8 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 AV01 Delete Speech Reinforcement in Classroom (175,000) (233,271) Telcom/AV AV01 Delete Speech Reinforcement in Classroom (175,000) (33,214,471) Telcom/AV 51 Lightning Preventor (single mast) vs UL Master System (34,637) (46,170) Town AVM05 Eliminate Fire Pump (130,633) (174,130) Town	A18 Reduce 6' snow barrier from 524sf to 344 sf	(26,780)	(35,697)	Scope Reduction
H04 Eliminate Return/Exhaust Insulation within Building, With exception of T0 Additional Work at School Street 1,100,685 1,467,186 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 AVM01 Reduce Overall GSF (181,800) (242,331) Scope Reduction AVM07 Eliminate Millwork Benches at Project Spaces (181,800) (242,331) 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) Scope Reduction AVM03 Substitute ERA-01R metal deck with fire proofing, except under (276,644) (368,759) Structure Subtotal Structure (380,172) (506,760) Structure Subtotal Structure (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 AVM14 Reduction in AV (1,938,594) (2,584,099) Telcom/AV AVM14 Reduction in AV (1,938,594) (2,584,099) Telcom/AV Subtotal Structure (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	A29 Reduce wall tile in toilet rooms to 6'	(131,805)	(175,693)	Scope Reduction
TO Additional Work at School Street  A1,100,685  1,467,186  Scope Reduction A16 Delete fencing and automatic vehicle barriers at middle of upper garage.  A20 Reduce layers of GWB at walls from 3 to 2 at 50% of type 1E walls  A21 Reduce Sinks at Pre-K, 7th and 8th Grade Classrooms (16 sinks)  AVMO1 Reduce Overall GSF  AVMO1 Reduce Overall GSF  AVMO1 Reduce Millwork Benches at Project Spaces  AVMO2 Eliminate Millwork Benches at Project Spaces  AVMO7 Eliminate 41 Wardrobe Units  (54,796)  (73,042)  Scope Reduction AVMO7 Eliminate 41 Wardrobe Units  (63,875)  (85,144)  Scope Reduction  Comparison  Subtotal Scope Reduction  (63,875)  (85,144)  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)  AVMO2 Eliminate ERA-01R metal deck with fireproofing, except under  Subtotal Structure  Subtotal Structure  (380,172)  Subtotal Structure  (380,172)  (506,760)  S8 Use WAP with Minimal Hardwired Tel-Data Outlets  (117,357)  (156,434)  Telcom/AV  AVM10 Delete Speech Reinforcement in Classroom  (175,000)  AVM14 Reduction in AV  (1,938,594)  Subtotal Telcom/AV  AVM14 Reduction in AV  Subtotal Telcom/AV  Subtotal Telcom/AV  (2,411,500)  (159,957)  Town  55 Lightning Preventor (single mast) vs UL Master System  (34,637)  (46,170)  Town  AVM05 Eliminate Fire Pump	E01 Change all PV panels to PPA by others or add alternate	(2,000,000)	(2,665,952)	Scope Reduction
A16 Delete fencing and automatic vehicle barriers at middle of upper garage.  A20 Reduce layers of GWB at walls from 3 to 2 at 50% of type 1E walls  A21 Reduce Sinks at Pre-K, 7th and 8th Grade Classrooms (16 sinks)  AVM01 Reduce Overall GSF  AVM06 Eliminate Millwork Benches at Project Spaces  AVM07 Eliminate 41 Wardrobe Units  EV01 Reduce to 30 EV spaces (15 units of dual port)  Subtotal Scope Reduction  AUM01 Reduce Correte Under Play Surface  AUM01 Substitute ERA-01R metal deck with fireproofing, except under  Subtotal Structure  Subtota	H04 Eliminate Return/Exhaust Insulation within Building. With exception of	(244,946)	(326,507)	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 (63,875) (85,144) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (63,875) (85,144) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (75,424) (100,538) Scope Reduction (83,875) (85,144) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (100,538) Scope Reduction (100,538) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (100,538) Scope Reduction (100,538) Scope Reduction EV01 Reduce to 30 EV spaces (15 units of dual port) (100,538) Scope Reduction (100,538) Scope Reduction (100,538) Eliminate Concrete Under Play Surface (103,528) (138,001) Structure (103,528) (138,001) Structure Substitute ERA-01R metal deck with fireproofing, except under (1276,644) (368,759) Structure Substitute ERA-01R metal deck with fireproofing, except under (180,549) (200,667) Structure (180,549) (180,549) (180,549) Structure (180,549) (180,549) (180,549) (180,549) Structure (180,549) (190,544) Telcom/AV (190,548) (190,549) Telcom/AV (190,548) (190,548) (190,549) Telcom/AV (190,548) (190,548) (190,548) (190,548) (190,548) (190,548) (190,548) (190,548) (190,548) (190,548) (190,548) (190,548) (190,548) (1	TO Additional Work at School Street	1,100,685	1,467,186	Scope Reduction
A21 Reduce Sinks at Pre-K, 7th and 8th Grade Classrooms (16 sinks)  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)  (63,875)  (85,144)  Scope Reduction  (63,875)  (85,144)  Scope Reduction  (63,875)  (85,144)  Scope Reduction  (63,875)  (85,144)  Scope Reduction  (63,875)  AVM07 Eliminate Concrete Under Play Surface  Subtotal Scope Reduction  (4,420,843)  (5,892,878)  20 Eliminate Concrete Under Play Surface  (103,528)  A03 Substitute ERA-01R metal deck with fireproofing, except under  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	A16 Delete fencing and automatic vehicle barriers at middle of upper garage.	(24,450)	(32,591)	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 (63,875) Structure (103,528) (138,001) Structure (103,528) (138,001) Structure (103,528) Substitute ERA-01R metal deck with fireproofing, except under (276,644) (368,759) Structure (103,528) Substitute ERA-01R metal deck with fireproofing, except under (117,528) (117,357	A20 Reduce layers of GWB at walls from 3 to 2 at 50% of type 1E walls	(128,142)	(170,811)	Scope Reduction
AVM06 Eliminate Millwork Benches at Project Spaces  AVM07 Eliminate 41 Wardrobe Units  EV01 Reduce to 30 EV spaces (15 units of dual port)  Subtotal Scope Reduction  (63,875)  (85,144)  Scope Reduction  (103,528)  (138,001)  Structure  A03 Substitute ERA-01R metal deck with fireproofing, except under  Subtotal Structure  (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	A21 Reduce Sinks at Pre-K, 7th and 8th Grade Classrooms (16 sinks)	(49,556)	(66,057)	Scope Reduction
AVM07 Eliminate 41 Wardrobe Units  EV01 Reduce to 30 EV spaces (15 units of dual port)  (75,424) (100,538) Scope Reduction (63,875) (85,144) 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 fire proofing, 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	AVM01 Reduce Overall GSF	(2,524,574)	(3,365,196)	Scope Reduction
EV01 Reduce to 30 EV spaces (15 units of dual port)  (75,424) (63,875) (85,144) Scope Reduction (63,875) (85,144) Scope Reduction (63,875) (85,144) 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 fire proofing, 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	AVM06 Eliminate Millwork Benches at Project Spaces	(181,800)	(242,335)	Scope Reduction
Subtotal Scope Reduction	AVM07 Eliminate 41 Wardrobe Units	(54,796)	(73,042)	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)         (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           WLO2 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	EV01 Reduce to 30 EV spaces (15 units of dual port)	(75,424)	(100,538)	Scope Reduction
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		(63,875)	(85,144)	Scope Reduction
A03 Substitute ERA-01R metal deck with fireproofing, except under  Subtotal 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)	Subtotal Scope Reduction	(4,420,843)	(5,892,878)	
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	20 Eliminate Concrete Under Play Surface	(103,528)	(138,001)	Structure
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	A03 Substitute ERA-01R metal deck with fireproofing, except under	(276,644)	(368,759)	Structure
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 Structure	(380,172)	(506,760)	
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	58 Use WAP with Minimal Hardwired Tel-Data Outlets	(180,549)	(240,667)	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	59 Wireless Clock System	(117,357)	(156,434)	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	AV01 Delete Speech Reinforcement in Classroom	(175,000)	(233,271)	Telcom/AV
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	AVM14 Reduction in AV	(1,938,594)	(2,584,099)	Telcom/AV
55 Lightning Preventor (single mast) vs UL Master System (34,637) (46,170) Town AVM05 Eliminate Fire Pump (130,633) (174,130) Town	Subtotal Telcom/AV	(2,411,500)	(3,214,471)	
AVM05 Eliminate Fire Pump (130,633) (174,130) Town	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
Subtotal Town Decision (285,270) -380,257	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



### PROJECT COSTS HOW WE GOT TO BUDGET



#### **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 following 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: \$ 0

(Previously Funded, Allocated and Expended Costs)

Administrative Costs: \$ 7,555,000

(Includes OPM Costs)

A/E Costs: \$ 18,289,869

(Includes Reimbursable A/E Consultants Costs)

Preconstruction Costs: \$ 300,000

Construction Costs: \$157,698,691

Miscellaneous Project Costs: \$ 3,000,000

(Includes Utility Company Fee, Construction

Testing & Inspections, Moving, TOB Management)

FFE: \$ 1,850,000

<u>Technology:</u> \$ 1,517,069

Project Costs Subtotal: \$190,210,629

Project Costs Subtotal: \$190,210,629

Contingencies: \$ 9,461,921

(Used Only as Needed to Fund Changes)

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



	<b>BUILD NOW</b>	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.

## PIERCE SCHOOL NEXT STEPS



#### **Next Steps Timeline**

, ,	
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

School Committee Presentation and Vote

12/21/22 MSBA Board of Directors Meeting

January 2023 Debt Exclusion Vote

09/15/22

# PIERCE SCHOOL WHY PIERCE NOW?





### PIERCE SCHOOL QUESTIONS AND ANSWERS



### PIERCE SCHOOL



(BACKUP SLIDES)

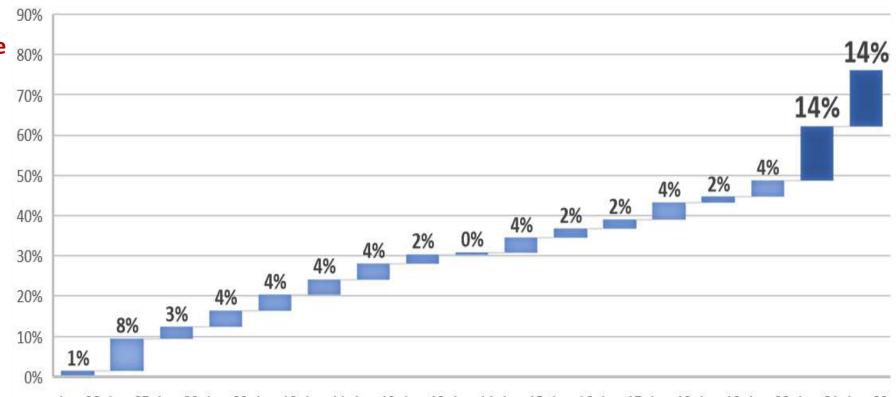
### PROJECT COSTS FUTURE COST RISK



#### **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	

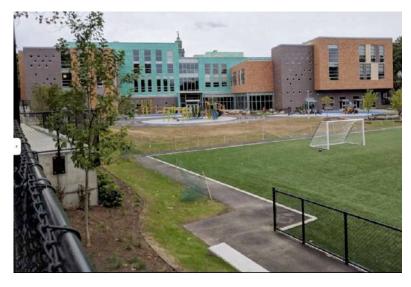




Aug-06 Aug-07 Aug-08 Aug-09 Aug-10 Aug-11 Aug-12 Aug-13 Aug-14 Aug-15 Aug-16 Aug-17 Aug-18 Aug-19 Aug-20 Aug-21 Aug-22

### PIERCE SCHOOL NEEDS





#### What Does Pierce Need?

- Educational Program Space Adequacy
- ADA Compliance
- Code Compliance
- Expense of Needed Changes & Repair
- Equity with Other District Schools







September 15, 2022

### MSBA PROCESS PRICING DECISION MATRIX



Student Enrollment Pre-K - 8: 773 Students		Option 2B	Option 3B	3	Option 3B-H	Option R		Option 1
Renovation - Existing 1970s Building	5	15,630,992	\$	\$	-	\$ 39,931,099		\$ 29,967,336
Renovation - Existing Historic Building	5	7,800,383	\$ 	\$	10,837,267	\$ 7,792,977	10	\$ 9,676,016
Renovation - Existing Parking Garage	\$	2,174,508	\$ 1,152,392	\$	1,096,131	\$ 2,584,424		\$ 2,935,528
Disconnecting from Historic Building	\$	-	\$ 1,500,000	\$		\$ 		\$ -
New Construction - School Building	5	49,868,515	\$ 65,190,199	\$	63,644,431	\$		\$ 33,058,183
New Construction - Connector Bridge to Historic	5	900,000	\$	\$	-	\$		\$ -
New Construction - Parking Garage	\$	4,491,927	\$ 6,526,459	\$	6,000,555	\$ -		\$ 3,799,470
Demolition - Building	\$	1,093,213	\$ 1,700,314	\$	1,700,314	\$ 	18	\$ 514,823
Demolition - Garage	\$	293,840	\$ 523,510	\$	536,310	\$ -		\$ 122,730
Demolition - Structural Slab	\$	448,726	\$ 678,315	5	678,315	\$ - 2		\$ 101,442
HAZMAT Removal Allowance - Existing Buildings	\$	2,720,580	\$ 2,345,260	\$	2,650,580	\$ 2,650,580		\$ 2,650,580
HAZMAT Removal Allowance - Existing Garage	\$	1,047,786	\$ 1,047,786	\$	1,173,240	\$ 939,324		\$ 1,047,786
Sitework	\$	5,950,459	\$ 6,333,362	\$	6,392,130	\$ 1,250,000		\$ 5,950,459
PV Panels (800KW)	\$	2,640,000	\$	\$	2,640,000	\$ 	_	\$ 2,640,000
HVAC Option 2 - Ground Source Heat Pump Chiller	\$	4,233,044	\$ 3,981,014	\$	4,130,265	\$ -	100	\$ 4,217,635
TOTAL CONSTRUCTION COSTS	\$	99,293,972	\$ 93,618,609	\$	101,479,536	\$ 55,148,404		\$ 96,681,986
Design & Estimating Contingency	\$	14,259,139	\$ 13,445,640	\$	14,502,391	\$ 8,272,261	9	\$ 13,869,639
General Conditions (32 mos)	\$	5,840,000	\$ 5,840,000	\$	5,840,000	\$ 5,482,131	185	\$ 5,840,000
General Requirements	\$	3,805,242	\$ 3,592,181	\$	3,893,941	\$ 2,279,175		\$ 3,702,275
Insurances + Bonds	\$	3,897,370	\$ 3,667,679	\$	3,973,583	\$ 2,355,046		\$ 3,770,940
CM Fee (Overhead & Profit)	\$	3,439,600	\$ 3,250,981	\$	3,517,639	\$ 2,080,286		\$ 3,348,059
CM GMP Contingency	\$	3,584,122	\$ 3,393,719	\$	3,678,277	\$ 2,099,423		\$ 3,503,938
Escalation	\$	13,213,152	\$ 12,461,037	\$	13,533,205	\$ 8,781,764		\$ 12,855,191
TOTAL ESTIMATED COSTS	\$	147,332,597	\$ 139,269,845	\$	150,518,571	\$ 86,498,489		\$ 143,572,028
Soft Costs Calculated at 22%	\$	32,943,569	\$ 31,140,737	\$	32,745,639	\$ 19,341,062		\$ 32,102,705
TOB Project Management Costs	\$		\$	\$	1,500,000	\$ 1,500,000	100	\$ 1,500,000
Feasibility Study Cost	\$	2,000,000	\$ 2,000,000	\$	2,000,000	\$ 2,000,000		\$ 2,000,000
Relocation Costs	\$	25,000,000	\$ 25,000,000	\$	25,000,000	\$ 25,000,000		\$ 25,000,000
Roadway Rework	\$	3,356,947	\$ 3,356,947	\$	3,356,946	\$ 3,356,947	III.	\$ 3,356,947
TOTAL ESTIMATED PROJECT COSTS	\$	212,133,112	\$ 202,267,529	\$	215,121,156	\$ 137,696,498		\$ 207,531,680
HVAC Option 3 - VRF System	\$	F. 1970 C. 100 C	\$ And the second of the second o	\$	(3,508,908)	\$ -		\$ (3,666,125)
Mass Timber	5	3,485,587	\$ 5,198,992	\$	4,878,845	\$ *	25	\$ 2,967,907
TOTAL ESTIMATED PROJECT COSTS W/ ALTERNATES**	\$	215,618,699	\$ 207,466,521	\$	220,000,000	\$ 137,696,498	100	\$ 210,499,587

<sup>\*</sup> Does not include cost to disconnect from Historic Building

Alternate Use Reno

Construction Costs Project Soft Costs

Estimated Project Cost Cost of 3B + Historic Building Reno

\$ 10,000,000 \$ 2,500,000 \$ 12,500,000 \$ 219,966,521

ESTIMATED COSTS AT PSR \$220,000,000

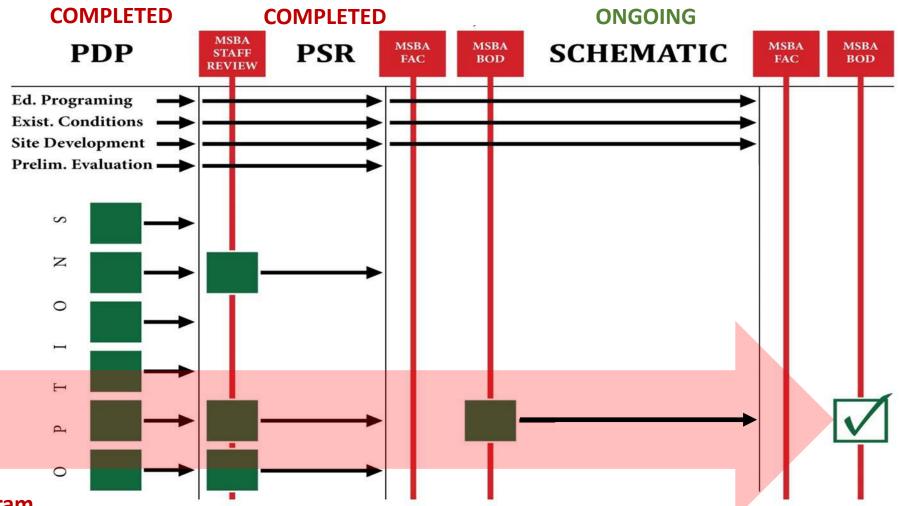
September 15, 2022

<sup>\*\*</sup>HVAC Option 3 not carried in this cost, only one HVAC option can be chosen

### MSBA PROCESS FEASIBILITY STUDY/SCHEMATIC DESIGN



The Feasibility
Study/Schematic
Design Process is
intended to ensure
the best solution
for the Town



PDP = Preliminary Design Program

**PSR = Preferred Schematic Report** 

**ROAD MAP to the BEST SOLUTION** 

## DESIGN UPDATE OVERVIEW OF VE CHANGES



#### **VE Changes to Plans and Elevations**

Of the 50 VE Items Accepted, the Following had Significant Savings or had an Aesthetic Change:

- Reduced Overall Square Footage by 7,000 SF while Still Aligned with Educational Plan
- Changed 52% of Curtainwall to Storefront and Metal Panels and 2,623 SF of Curtainwall to Metal Panels
- Eliminated Tunnel to Historic Building
- Reduced New Garage Construction while Maintaining Required Parking Quantity
- Reduced Audio/Visual Scope to Align with Other Town Schools
- Aligned Asbestos Unit Costs to Market Pricing and Reduced Scope after Destructive Testing Results
- Changed All PV Panels to PPA

### PROJECT COSTS ELIMINATE SENSITIVE VE



#### **Consider Eliminating Sensitive VE Previously Taken**

VE Taken that was Sensitive and Could be Bought Cheaper Initially than Added as a Change Later:

- Change from Curtainwall to Storefront and Metal Panels \$503,992
- Triple Pane Glazing \$278,847
- Additional Design Fee \$125,254

Cost to Add Two VE Items Back in \$908,101

## PROJECT COSTS PROPOSED TOTAL PROJECT BUDGET



Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5) Feasibility Study Agreement	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>
Service Control of the Control of th		to.	\$0	
OPM Feasibility Study		\$0		
A&E Feasibility Study		\$0		
Environmental & Site		\$0		
Other		\$0		
Feasibility Study Agreement Subtotal		\$0	\$0	\$0
Administration				
Legal Fees	\$0	\$0	\$0	\$0
Owner's Project Manager				
Design Development	\$700,000		\$700,000	
Construction Contract Documents	\$1,045,000	\$148,390	\$896,610	
Bidding	\$175,000	\$0	\$175,000	
Construction Contract Administration	\$5,000,000	\$2,617,840	\$2,382,160	
Closeout	\$180,000			
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services	\$35,000	\$0	\$35,000	
Cost Estimates	\$60,000	\$0	\$60,000	
Advertising	\$35,000	\$0	\$35,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$175,000	\$0	\$175,000	
Other Administrative Costs	\$150,000	\$0	\$150,000	
Administration Subtotal	\$7,555,000		\$4,788,770	\$1,766,098
Architecture and Engineering				1.100.00
Basic Services				
Design Development	\$3,705,919	\$0	\$3,705,919	
Construction Contract Documents	\$6,229,098			
Bidding	\$394.247			
Construction Contract Administration	\$5,046,358			
Closeout	\$394.247		\$394.247	
Other Basic Services	\$3394,247		\$334,247	
Basic Services Subtotal	\$15,769,869			
Reimbursable Services	7.0,100,000	70,501,100	7.2,002,200	
	\$0	do.	\$0	
Construction Testing Printing (over minimum)	\$75,000		\$75,000	
Other Reimbursable Costs	\$850,000		\$850,000	
Hazardous Materials	\$750,000			
Common de de Arrigon de Common de Co			\$750,000	
Geotechnical & Geo-Environmental Site Survey	\$750,000 \$75,000			
Wetlands				
	\$0			
Traffic Studies	\$20,000			
Architectural/Engineering Subtotal	\$18,289,869	\$3,387,669	\$14,902,200	\$5,495,931
CM at Risk Preconstruction Services		Ti and the second secon		
Pre-Construction Services	\$300,000	\$0	\$300,000	\$110,640
Site Acquisition				
Land / Building Purchase	\$0			
Appraisal Fees	\$0			
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0

Construction Costs				
SUBSTRUCTURE				
Foundations	\$8,781,496			
Lowest Floor Construction				
SHELL				
Super Structure	\$15,040,881			
Exterior Closure	\$782.847			
Exterior Walls	\$8,886,205	-		
Exterior Windows	\$3,170,964			
Exterior Doors	\$313.522			
	\$3,348,850			
Roofing	33,340,000			
INTERIORS	£8.027.222			
Interior Construction	\$8,937,322			
Staircases	\$1,096,416			
Interior Finishes	\$4,342,260			
SERVICES		i i		
Conveying Systems	\$669,000	1	3) (	
Plumbing	\$3,496,580			
HVAC	\$13,911,366			
Fire Protection	\$1,541,561			
Electrical	\$11,664,222	8	2	
EQUIPMENT & FURNISHINGS				
Equipment	\$1,218,896			
Furnishings	\$2,083,161			
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction				
Existing Building Demolition	\$3,267,836	\$0		
In-Building Hazardous Material Abatement	\$5,050,000	\$0		
Asbestos Containing Floor Material Abatement	30,000,000	\$0		-
Other Hazardous Material Abatement		\$0		
BUILDING SITEWORK				
Site Preparation	\$4,638,988	\$0	-	
Site Improvements	\$5,263,264	\$0		3
Site Civil / Mechanical Utilities	\$820,288	\$0		
Site Electrical Utilities	\$995,044	\$0		
Other Site Construction		\$0	-	
Site Cost over Allowance		\$4,574,740		
Construction Trades Subtotal	\$109.320.969	\$4,574,740		
	\$10,853,812		*	
Contingencies (Design and Pricing) Sub-Contractor Bonds	\$10,853,812	\$454,198 \$107,846		
A DESCRIPTION OF THE PROPERTY	75,711,121			
D/B/B Insurance	\$14.048.282	\$0		
General Conditions & General Requirements	\$14,048,282	\$587,877		
D/B/B Overhead & Profit	62.642.000	\$0		
GMP Insurance	\$2,612,990	\$109,345		
GMP Fee	\$3,138,317	\$131,329		
GMP Contingency Escalation to Mid-Point of Construction	\$3,750,671	\$156,954		
Escalation to mid-Point of Construction	\$11,396,503	\$476,908	1	
Construction Cost over Funding Cap		\$57,024,734		
	\$157.000.001		204.074.704	************
Construction Budget	\$157,698,691	\$63,623,930	\$94,074,761	\$34,694,772
Allemates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates Included in the Total Project Budget	\$0	\$0	\$0	
Alternates Excluded from the Total Project Budget	\$0		\$0	
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0

## PROJECT COSTS PROPOSED TOTAL PROJECT BUDGET



	1	3400		100
Miscellaneous Project Costs	i constant	100	100000000000000000000000000000000000000	
Utility Company Fees	\$200,000	\$0	\$200,000	
Testing Services	\$300,000	\$0	\$300,000	
Swing Space / Modulars	\$1,500,000	\$1,500,000	\$0	
Other Project Costs (TOB & Moving)	\$1,000,000	\$1,000,000	\$0	
Misc. Project Costs Subtotal	\$3,000,000	\$2,500,000	\$500,000	\$184,400
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$1,850,000	\$980,000	\$870,000	
Technology	\$1,517,069	\$647,069	\$870,000	
FF&E Subtotal	\$3,367,069	\$1,627,069	\$1,740,000	\$641,712
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget	\$190,210,629	\$73,904,898	\$116,305,731	\$42,893,554

Board Authorization	
Design Enrollment	725
Total Building Gross Floor Area (GSF)	247,644
Total Project Budget (excluding Contingencies)	\$190,210,629
Scope Items Excluded or Otherwise Ineligible	- \$73,904,898
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant 1	\$116,305,731
Reimbursement Rate <sup>1</sup>	36.88%
Est. Max. Total Facilities Grant (before recovery) <sup>1</sup>	\$42,893,554
Cost Recovery 2	- \$15,921
Estimated Maximum Total Facilities Grant 1	\$42,877,633

\$7,884,935	Construction Contingency <sup>3</sup>
\$4,730,961	Ineligible Construction Contingency <sup>3</sup>
\$3,153,974	"Potentially Eligible" Construction Contingency <sup>3</sup>
\$1,576,987	Owner's Contingency <sup>3</sup>
\$0	Ineligible Owner's Contingency <sup>3</sup>
\$1,576,987	"Potentially Eligible" Owner's Contingency <sup>3</sup>
\$4,730,961	Total Potentially Eligible Contingency <sup>3</sup>
36.88%	Reimbursement Rate
\$1,744,778	Potential Additional Contingency Grant Funds <sup>3</sup>
\$44,622,411	Maximum Total Facilities Grant
\$199,672,550	Total Project Budget

32.26 Reimbursement Rate Before Incentive Points 4.62 Total Incentive Points

36.88% MSBA Reimbursement Rate

NOTES

This template was prepared by the MSBA as a tool to assist Districts and consolitants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

2. Costs associated with the commissioning of ingelipible square footige is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be \$\frac{1}{2}\$. The proposed demolition of the \$\frac{1}{2}\$-School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the \$\frac{1}{2}\$-School is expected to the existing facilities completed in \$\frac{1}{2}\$. The MSBA will perform an independent analysis based on a releve of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for rembursement by the Authority. All costs are subject to review and sudt by the MSBA. Proposed Total Project Budget with Reduced VE Items:

\$199,672,550

# PIERCE SCHOOL EXISTING CONDITIONS





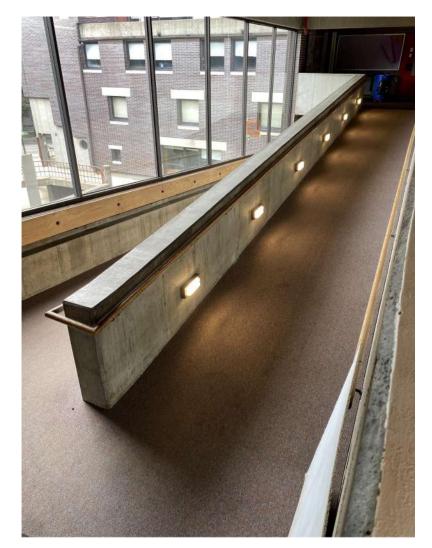


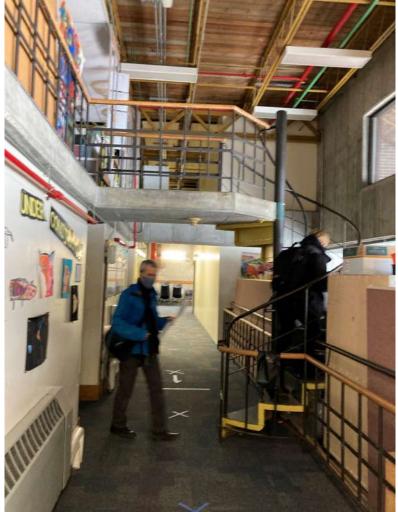


September 15, 2022

# PIERCE SCHOOL EXISTING CONDITIONS









September 15, 2022