

MEMORANDUM

To: Mel Kleckner
Town Administrator

Andrew Bott
Superintendent of Schools

From: Joe Connelly, Project Manager
9th School Alternative Site Study

Date: December 8, 2017

RE: Summary of Budget Items Phase 1 Site Selection Study

ITEM

PROJECTED COSTS

I. HMFH Architects

\$190,000

HMFH Architects has been proposed to be the design firm that performs the site evaluation and conceptual design work on identified alternative sites for a 9th school. The Select Board and School Committee will be asked to approve this contract per the language in the Special Appropriation vote which requires both Select Board and School Committee approval of contracts in excess of \$100,000. HMFH will evaluate and review design options for each identified site. Their study will be an essential component to identify a preferred option or concept with associated costs that can then be utilized for a more in-depth feasibility study and schematic design phase.

II. Project Manager (Phase 1 – December 2017 – March 2018) \$ 37,000

Joseph J. Connelly has been contracted to serve as Project Manager overseeing the management of the 9th School Alternative Site Study. He will facilitate all aspects of the study working closely with Town and School staff, and contracted service providers to identify the best site location(s) for the ninth elementary school. His assignment is expected to be temporary (up to six months).

III. Wetland Analysis

\$ 9,000

Epsilon Associates, Inc. will conduct a wetlands and cultural resources analysis of potential sites being considered for the 9th school. Their work will include the following tasks:

1. Wetland resources area delineation for Baker School and site reconnaissance.

2. Wetland delineation memorandum and site summary
3. Archaeological and historical due diligence for the Baker School.

IV. Environmental Site Assessments (ESA) Phase 1 \$ 18,000

Working closely with the Town of Brookline, environmental engineers from Beals Associates will identify Recognized Environmental Conditions, potential or existing environmental contamination liabilities to be considered when evaluating the Pierce School and Baker School sites.

V. Title Search \$ 5,500

Lynn Griffith will conduct a full title search on each of these lots:

- 1) Pierce School - [50 School Street](#) Brookline, MA
- 2) Brookline Town Hall – [333 Washington St. Brookline, MA](#)
- 3) Brookline Health Department – [11 Pierce Street](#) Deed 2/5/1912 Book 1203/612
- 4) Main Library – [361 Washington Street](#) (We don't have information regarding the deed for this. If you need me to, I will try and dig for this.)
- 5) Sperber Education Building (may be part of the Pierce School Title) [88 Harvard Street](#)
- 6) (60?) [62 Harvard Street](#) – Legal reference is 32843/201. Last purchased 1/16/15

VI. Pine Manor Appraisal (Phase 1) \$ 40,000

The Foster Company has commenced work which will provide consulting, and appraisal services for the Town of Brookline in connection with the potential eminent domain taking of 7.2 +/- acres of land currently owned by Pine Manor College. Phase 1 will provide the Town with a range of damage figures for decision making purposes. Phase 1 will require 90 days to complete.

VII. Pine Manor Appraisal (Phase 2) (The Foster Company)

Phase 2 of this appraisal process will include completion of all remaining work to fully understand impacts and valuation issues, completion of detailed market and comparable sales research. Phase 2 will provide a written report with final opinion of the resulting damages.

VIII. Site Development (\$4,500 has been authorized) \$42,000

Beals Associates will evaluate the development potential of the 7.2 +/- acres of land to be taken from Pine Manor College, as well as the impact that taking would have on the development potential of the remaining Pine Manor property. This work will provide the appraisal firm with necessary information that can be used to determine the fair market value of the land prior to proposed taking by the Town of Brookline. Funding for this item is recommended under Town Counsel's budget and will likely trigger a reserve fund

transfer request before proceeding. These additional appraisal-related costs was not known when the appropriation for the 9th School was constructed.

DRAFT