

District: Town of Brookline
 School Name: John R. Pierce School
 Recommended Category: Preferred Schematic
 Date: February 18, 2022

Recommendation

That the Executive Director be authorized to approve the Town of Brookline (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design for an addition and renovation project at the John R. Pierce School serving grades PK-8 on the existing site. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

District Information	
District Name	Town of Brookline
Elementary School(s)	3 (PK) 2 (PK-8) 6 (K-8)
Middle School(s)	N/A
High School(s)	1 (9-12)
Priority School Name	John R. Pierce School
Type of School	K-8
Grades Served	K-8
Year Opened	1855
Existing Square Footage	147,690 (not including the existing garage)
Additions	1904 classroom addition and 1974 addition
Acreage of Site	5.43
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Structural integrity – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2021-2022 Enrollment	721
Agreed Upon Enrollment	725
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 725 students in grades K-8, for a project serving grades PK-8.
Total Project Budget – Debt Exclusion Anticipated	Yes

District Information	
MSBA Board Votes	
Invitation to Eligibility Period	December 12, 2018
Invitation to Feasibility Study	April 15, 2020
Preferred Schematic Authorization	On March 2, 2022 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on August 31, 2022
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	32.26%

Consultants	
Owner's Project Manager (the "OPM")	Leftfield, LLC
Designer	Miller Dyer Spears Inc.

Discussion

The existing John R. Pierce School is a 147,690 square foot facility located on a 5.43-acre site in the center of Brookline Village, that currently serves students in grades K-8. Portions of the historic school date to 1855 and 1904; the remaining large addition was constructed in 1974. The site is located in a dense urban area, on a steeply sloping site.

The District's Statement of Interest ("SOI") identified numerous deficiencies in the existing facility associated with the following: outdated mechanical, electrical, and plumbing systems; building envelope; accessibility issues; overcrowding; and existing spaces not conducive for delivering the District's educational program.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied six preliminary options that included one code upgrade option, one renovation option, three addition/renovation configurations and one new construction option. The following is a list of the preliminary options considered.

Option	Description of Preliminary Options
R	Code/repair upgrade
R1	Renovation only
1	Renovation of 1970's wings A and B and historic building H, with an addition
2	Addition/renovation A & H (demo B&C), garage under unit A to-remain
3	Addition/renovation (mostly new construction and historic renovation)
4	New building at the existing park, re-build the park at the existing school site

Based upon the requirements of the educational program, initial space summary, evaluation of existing conditions, site development requirements, and costs, "Option R1" was eliminated for further consideration because of its limited conformance with the educational program and compromised sustainability. "Option 2" was developed into a revised "Option 2b" that addressed costs and schedule impacts of rebuilding or replacing the existing below-grade garage, and "Option 3" was further developed into two options referred to as "Options 3b-H and 3b" to

address concerns regarding the use, cost, and massing of options that would either include or not include the historic building for school use.

MSBA staff and the District agreed to explore the following six options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below, including: one code upgrade option, three addition/renovation options, one new building option that reassigns the historic building for non-school use, and one new construction option on the adjacent park site.

Option	Description
R	Code/repair upgrade
1	Renovation of 1970's wings A and B and historic building H, with an addition
2b	Addition/renovation A & H (demo B&C), garage under unit A to-remain
3b-H	New three-story building with renovated historic building H as part of the school
3b	New four-story building, re-purposing the historic building for non-school town use
4	New building at the existing park, re-build the park at the existing school site

Because of the regulatory process required in an Article 97 land swap, neighborhood impact, and costs, "Option 4" was eliminated prior to generating updated cost estimates. Upon further review, MSBA staff and the District agreed to five final options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet****	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option R: Code/repair upgrade	226,072	226,072 \$353/sq. ft.	N/A	\$6,727,467	\$86,498,489 \$383/sq. ft.	\$137,696,498
Option 1: Add/Reno	301,445	178,294 \$364/sq. ft.	123,151 \$522/sq. ft.	\$14,439,070	\$143,572,028 \$476/sq. ft.	\$210,499,587
Option 2b: Add/Reno	298,825	128,294 \$305/sq. ft.	170,531 \$540/sq. ft.	\$16,060,900	\$147,332,597 \$493/sq. ft.	\$215,618,699
Option 3b-H: Add/Reno***	255,363	55,122 \$329/sq. ft.	200,241 \$570/sq. ft.	\$18,251,936	\$150,518,572 \$589.43/sq. ft.	\$220,000,000
Option 3b: New Construction	203,181	25,911 \$156/sq. ft.	177,270 \$664/sq. ft.	\$17,553,680	\$139,269,845 \$685/sq. ft.	\$219,966,521

* Marked up construction costs

** Does not include construction contingency

*** District's Preferred Schematic

**** Each option includes square footage associated with a parking garage.

The District selected “Option 3b-H” a new three-story building with renovated historic building, as the Preferred Schematic to proceed into Schematic Design. The District selected “Option 3b-H” as its Preferred Schematic because by adding Pre-K it will align with Brookline’s other Pre-K to 8th grade schools, a 3-story building is preferable to a 4-story building for fostering collaboration between students and staff, this layout allows for better drop-off and pick up, and in response to the community's goal the historic building will be maintained as a school.

Code/repair upgrade “Option R” does not meet requirements described in the educational program, has poor indoor/outdoor connections, lacks flexibility for community use, and results in poor energy efficiency; “Option 1” does not meet requirements described in the educational program, lacks flexibility for community use, results in poor urban connection to the surrounding area, has compromised interior adjacencies, and poor daylighting/views; “Option 2b” results in poor interior organization and adjacencies, has only moderate energy efficiency, and only moderate compliance with the educational program; and the community is not in favor of a 4-story solution shown in “Option 3b”.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on February 2, 2022. At that meeting, members of the FAS discussed the following items: appreciation for the District’s Educational Program; connections between the proposed parking garage and the surrounding site, including access to adjacent Town buildings; use and maintenance of the proposed courtyard; building organization and circulation; the use of accessible ramps for school and public access; the location and use of Town storage; the World Language Program and existing Extended Day Program; location of the proposed geothermal wells; access to the building for individuals with limited mobility and opportunity to include a sheltered drop-off area; opportunities to refine indoor/outdoor connections; and, visual connection between the existing historic building and proposed new construction.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals with the District and found:

- 1) The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District’s Preferred Schematic is reasonable and cost-effective and meets the needs identified by the District.
- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 3) The District’s Special Education submission will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the Schematic Design submittal, which is prior to executing a Project Scope and Budget Agreement.
- 4) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, except for variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.
- 5) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the Town of Brookline be approved to proceed into Schematic Design for an addition and renovation project to the John R. Pierce School serving grades PK-8 on the existing site.