

District: Brookline  
 School Name: Heath School  
 Recommended Category: Preferred Schematic  
 Date: January 12, 2011

Recommendation:

That the Executive Director be authorized to approve the Town of Brookline, as part of its Invitation for Feasibility Study, to proceed into schematic design for the addition and renovation of the Heath School. MSBA staff has reviewed the feasibility study and accepts the District's preferred addition and renovation solution at the existing Heath School.

<b>District Information</b>	
District Name:	Town of Brookline
Elementary/Middle Schools:	1 – The Lynch Center (PK) 8 – Edith C. Baker (PK-8) – Edward Devotion (PK-8) – Heath (PK-8) – John D. Runkle (PK-8) – Lawrence (PK-8) – Michael Driscoll (PK-8) – Pierce (PK-8) – William H. Lincoln (PK-8)
High School:	1 – Brookline High School (PK; 9-12)
Priority School Name:	Heath School
Type of School:	Elementary/Middle School
Grades Served:	PK-8
Year Opened:	1959
Total Square Footage:	66, 324 sf (including additions)
Additions:	1994 (renovation/addition); Renovated to add office wing with Music, Art, Library, Science and Administrative Offices. 1995/1996 (Addition); 7 <sup>th</sup> and 8 <sup>th</sup> Grade Science Room and the Library/Media Center.
Acreage of Site:	6.6 acres
Building Issues:	The District noted deficiencies in the following areas: - Severe overcrowding - Significantly undersized core spaces and Pre-K and K Classrooms - Accessibility
Original Design Capacity:	Designed as a 2 section K-8 School (~375)
2009-2010 Enrollment:	458
Agreed Upon Enrollment:	560
Enrollment Specifics:	A mutually agreed upon design enrollment of 560 students serving 3 sections per grade for grades PreK-8.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study:	March 31, 2010
Preferred Schematic Authorization:	January 12, 2011
Project Scope & Budget Authorization:	District is targeting a March 2011 Board Meeting.

<b>Consultants</b>	
Owner's Project Manager:	Town Employee – Raymond Masak
Designer:	Miller Dyer Spears Inc.

## **Discussion**

The District has filed three SOIs for the Runkle, Heath and Devotion Elementary Schools to address building deficiencies as well as the additional growth in the school age population, a trend that MSBA staff has confirmed through our design enrollment process. As part of both the Runkle feasibility study and this one, the District considered student assignments within the District, potential opportunities for tuition agreements with adjacent districts, and the use of existing educational space through leasing or acquisition, and has determined that these options are not viable due to crowded school facilities and increasing enrollment throughout the District.

The District is looking to mitigate existing and projected overcrowding by increasing capacity at the following three schools: the Runkle K-8 school (an addition and renovation project, previously approved by the MSBA Board of Directors, is currently under construction); Heath K-8 School (current addition and renovation project under design, preferred schematic for Board's consideration); and, through an anticipated future project at the Devotion school, for which the District's Capital Improvement Program calls for a feasibility study in 2014. In addition, the District also has an ongoing program of limited remodeling and renovation of existing internal spaces within each school to convert specialized spaces such as music rooms, office and learning spaces into general classrooms as needed to mitigate short-term overcrowding. The old Lincoln School is currently being used to house Runkle School students, but does not provide a long term solution that addresses the District's educational needs.

Because the District determined that the Heath School is a good candidate for renovation and expected the anticipated scope to be far less than construction of a new K-8 school for 560 students, the feasibility study focused on itemized improvements and priorities rather than a comparison of discrete options to determine the most cost effective solution. The District and its designer collaborated to create a list of needs to be addressed and potential improvements to meet these needs, determine relative priorities, and generate construction cost estimates, in order to create a menu of options from which they could define a scope of work that would best meet the District's educational needs and be financially supported at this time.

Initially the District was anticipating and planning for a project budget of \$6 million. Following initial design efforts and community outreach, however, the District and its design team determined that, in addition to the proposed increase in the number of classrooms, and expanded cafeteria and library space, the project needed to include a multi-purpose room to meet the

physical education needs for the larger population (which could not be met with the existing undersized gymnasium) and some additional work associated with science classrooms, Pre-K classrooms and the kitchen. The Town of Brookline has reviewed the estimated project costs and determined that it will be able to support a larger budget currently estimated to be about \$9 million. A summary of the “Menu of Options” is presented below. This summary includes menu options associated with both the initial and final options that were considered.

Scope of Work	Menu Options	Estimated Construction Cost
Classroom additions (unexcavated basement)	\$3,479,920	--
Classroom Additions (partial excavated basement)	\$3,685,120	--
*Classroom Additions w/ Multi-purpose room (partial excavated basement)	\$4,553,660	\$4,553,660
*Cafeteria Additions and renovations	\$1,502,800	\$1,502,800
Cafetorium (add to the Cafeteria)	\$858,125	--
*Library Addition	\$295,000	\$295,000
Auditorium addition & renovation	\$1,176,000	--
Gymnasium & Multi-purpose Reno	\$1,896,575	--
*Accessibility (required)	\$345,925	\$345,925
*Mechanical, Electrical, Plumbing & Fire Protection Upgrades (required)	\$350,000	\$350,000
*Hazardous Material Abatement (required)	\$50,000	\$50,000

Preliminary Design Pricing of Proposed Project	\$7,097,385
--	-------------

\* Options that are included in the Proposed Scope of Work.

Based upon the evaluation of the menu options summarized above, the District and its Designer have determined that the most cost effective solution that meets the District’s educational needs and priorities includes an addition of approximately 15,500 gsf to the existing 66,324 gsf building for a total of 81,585 gsf, which has an estimated construction cost of about \$7.1 million and includes the following:

- Two new PreK/K classrooms;
- Three new general classrooms;
- One new science classroom/lab and associated preparation room;
- Three additional support spaces (Special Education and Guidance);
- A Multipurpose Room/Small Gym;
- An Expanded Media Center;
- An Expanded Cafeteria and Kitchen; and
- A Custodial space/storeroom and 2 staff offices.

The District generated a more detailed cost estimate for the preferred scope of work that identified a construction cost estimate of \$7.27 million and an estimated total project budget of \$9.0 million. The District and its Designer will continue to refine the menu options during the schematic design process to maximize design and cost efficiencies.

MSBA staff has reviewed and discussed the options and corresponding space summaries with the District and the designer to better understand which educational program is most beneficial and efficient for the Town of Brookline in accordance with MSBA guidelines. MSBA staff has received, reviewed and accepts the designer's feasibility study submission that identifies the options that have been explored on behalf of the District and the preferred option selected by the District.

MSBA has reviewed the conclusions of the feasibility study, all subsequent submittals, and the enrollment data with the District and found:

- 1) All initial paperwork required has been processed including an executed Initial Certificate of Compliance, the composition of the School Building committee and the enrollment information.
- 2) MSBA has completed an enrollment projection and has reached a mutual agreement with the District of a design enrollment of 560 students for the Heath School.
- 3) MSBA reviewed the feasibility study and subsequent material and finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's preferred option is reasonable and cost effective and meets the needs identified by the District.
- 4) An operational budget for educational objectives, a capital budget and maintenance data forms have been submitted to the MSBA for review.
- 5) The District's schematic design submittal will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the schematic design submittal prior to a project scope and budget agreement.

Based on the review outlined above, staff recommends that the Town of Brookline be approved to proceed into schematic design for additions to and the renovation of the existing Heath School.