

District: Town of Brookline  
 School Name: John R. Pierce School  
 Recommended Category: Project Scope and Budget  
 Date: December 14, 2022

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Brookline for an addition and renovation project at the John R. Pierce School serving grades PK-8 on the existing site.

MSBA staff also recommends that the Executive Director be authorized to allow the District 160 days to appropriate funds, effectively extending the typical 120-day target date of April 20, 2023 to May 30, 2023.

<b>District Information</b>	
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 existing garage)
Additions	1904 classroom addition and 1974 renovation
Acreage of Site	5.43 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Structural integrity</li> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Envelope</li> <li>- Windows</li> <li>- Roof</li> <li>- Accessibility</li> </ul> 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 serving grades K-8, for a project serving grades PK-8.

<b>District Information</b>	
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	December 12, 2018
Invitation to Feasibility Study	April 15, 2020
Preferred Schematic Authorization	March 2, 2022
Project Scope & Budget Authorization	On December 21, 2022 Board agenda
Reimbursement Rate Before Incentives	31.00%
Incentive Points	1.66 – Maintenance 0.89 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	35.55%

<sup>1</sup>The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Leftfield, LLC
Designer	Miller Dyer Spears, Inc.

**Discussion**

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a Total Project Budget of \$211,915,958, which includes an estimated construction cost of \$168,022,660 (\$683/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$88,678,312, which excludes scope excluded OPM and Designer fees associated with ineligible gymnasium square footage, OPM and Designer fees in excess of MSBA funding limits, costs associated with other administrative costs, costs associated with abatement of asbestos-containing floor and ceiling materials, site costs in excess of 8% of total building cost, construction costs in excess of \$360/sq. ft. plus eligible demolition and abatement which includes ineligible scope associated with the building and parking garage, costs associated with swing space/modulars, costs associated with mailing and moving, costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment, costs in excess of the \$1,200 per student allowance for technology, costs associated with the commissioning of ineligible square footage, and owner’s and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 725	
Proposed Total Square Feet: 246,123 (includes 73,816 sf parking garage)	District’s Proposed Project Budget
Project Budget <sup>1</sup>	\$202,534,598
Scope Exclusions/Ineligible Costs	-\$113,856,286
Estimated Basis of Total Facilities Grant	\$88,678,312
Reimbursement Rate	35.55%

Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$31,525,140
Cost Recovery	-\$72,637
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$31,452,503
Potentially Eligible Owner's and Construction Contingencies	\$5,040,680
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,791,962
Total Project Budget	\$211,915,958
Maximum Total Facilities Grant <sup>3,4</sup>	\$33,244,465

<sup>1</sup>Does not include Owner's or Construction Contingencies.

<sup>2</sup>Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

<sup>3</sup>Includes maximum possible Owner's and Construction Contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.

<sup>4</sup>Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$31,452,503; however, the District may be eligible for up to an additional \$1,791,962 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of \$33,244,465 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the John R. Pierce School serving grades PK-8 on the existing site.