

District: Brookline
School Name: John D. Runkle K-8 School
Recommended Category: Project Scope and Budget Agreement
Date: September 30, 2009

Recommendation:

That the Executive Director is authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Brookline for the addition/renovation of the existing John D. Runkle Elementary School.

Background

The John D. Runkle Elementary School, the District's prioritized Statement of Interest, was built in 1962, with a renovation/addition built in 1989. The current enrollment is 487 students. The facility totals approximately 133,000 gross square feet. The District identified outdated building systems and programmatic deficiencies including severe overcrowding and ADA compliant issues throughout the entire building, in particular on the third floor.

On November 28, 2007, the MSBA Board of Directors approved staff's recommendation to issue an invitation to the Town of Brookline to conduct a feasibility study to identify and study possible solutions to the problems identified at the John D. Runkle K-8 Elementary School.

Project Description

The MSBA Board voted on April 2, 2008 to allow the Town of Brookline to proceed into schematic design for the addition/renovation of the John D. Runkle Elementary School on the existing site. The design enrollment for the proposed addition/renovation project is 560 students for grades Pre-K to 8. The completed facility will include 53,100 square feet of renovated space and 51,700 square feet in a new addition, totaling 104,800 square feet.

Discussion

MSBA staff have reviewed the schematic drawings and specifications provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$29,840,131 which includes an estimated construction cost of \$22,525,241. Based upon a construction cost of \$213 per square foot, which includes the costs associated with demolition and eligible building abatement, the basis of the Total Facilities Grant would be \$28,515,877. The basis of the Total Facilities Grant excludes the cost of the modulares, any sitework costs over 8% of the building construction costs and any FF&E costs over the allowance of \$2,400 per student.

John D. Runkle Elementary School 560 Students 104,800 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
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John D. Runkle Elementary School 560 Students 104,800 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$29,840,131	\$28,515,877
Project Cost per square foot	\$285/sf	\$272/sf
Total Construction Budget	\$22,525,241	\$22,320,988
Construction Cost per square foot	\$215/gsf	\$213/gsf
Reimbursement Rate		41.58%
Maximum Total Facilities Grant		\$11,856,902

MSBA staff recommends that \$28,515,877 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the construction of the addition/renovation to the John D. Runkle Elementary School in Brookline.