

District: Town of Brookline
 School Name: Edward Devotion School
 Recommended Category: Project Scope and Budget
 Date: May 27, 2015

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 Edward Devotion School.

District Information	
District Name	Town of Brookline
Elementary Schools	Brookline Early Education Program at Beacon (PK) Brookline Early Education Program at Putterham (PK) The Lynch Center (PK) Edith C. Baker School (K-8) Edward Devotion School (K-8) Heath School (PK-8) John D. Runkle School (PK-8) Amos A. Lawrence School (K-8) Michael Driscoll School (PK-8) Pierce School (K-8) William H. Lincoln School (PK-8)
Middle School	N/A
High School	Brookline High School (9-12)
Priority School Name	Edward Devotion School
Type of School	Elementary-Middle School
Grades Served	K-8
Year Opened	1922
Existing Square Footage	162,051
Additions	1953: Addition 1974: Renovation/Addition
Acreage of Site	7.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Severe overcrowding - Mechanical systems - Electrical systems - Plumbing systems 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
2014-2015 Enrollment	813
Agreed Upon Enrollment	1,010
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,010 students serving grades K-8.

MSBA Board Votes	
Invitation to Eligibility Period	March 28, 2012
Invitation to Feasibility Study	January 30, 2013
Preferred Schematic Authorizations	November 19, 2014
Project Scope & Budget Authorization	On June 3, 2015 Board agenda
Reimbursement Rate Before Incentives	33.10%
Incentive Points	1.58 – Maintenance 1.00 – CM @ Risk ¹ 0.62 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	38.30%

The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. The MSBA also 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 receive approval for the Construction Manager at Risk delivery method and/or does not meet the energy efficiency requirements, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate and grant amount accordingly.

Consultants	
Owner’s Project Manager	Tony Guigli, Brookline Town Employee
Designer	HMFH Architects, Inc.

Discussion

On November 19, 2014, the Board voted to authorize the District to proceed into Schematic Design. As noted in the staff recommendation, the District intended to further develop its preferred solution and, therefore, the MSBA requested that the District notify the MSBA of revisions to the preferred solution. The proposed project has changed since the November 19, 2014 Board vote including a 24,487 gross square feet increase of the building area that includes increased spaces in: Core Academic; Special Education; Art and Music; Vocational; Administration and Guidance; Custodial and Maintenance; “other” spaces including enclosed utilities and miscellaneous office spaces; and an increased area at the proposed parking garage. Changes to the floor layout include: a shift of the Stedman Street classroom wing toward Harvard Street; relocation of five kindergarten classrooms to the grades 1 and 2 classroom wing on the Harvard Street level; relocation of the larger gymnasium, health instructor’s office and locker rooms to the Stedman Street level; reconfiguration of the central stair/lobby area; relocation of the multi-purpose room and stage to the third floor; relocation of the music, art, and technology classrooms; and relocation of the outdoor classroom. The District regularly updated MSBA staff, provided a Preferred Schematic Report update in February 2015, and presented its updated project to the Facility Assessment Subcommittee (“FAS”) on March 11, 2015.

The FAS and staff and members discussed: 1) the design considerations and potential advancements as they relate to classroom and corridor locations, spaces for teacher collaboration, site constraints and impact to classroom wing organization, and access for outdoor classroom and roof maintenance; 2) the clustering of Special Education spaces throughout the building; 3) consideration of including a sink in all general classrooms; 4) the potential for integration of specialty classrooms within each grade cluster; 5) the potential for a review of floor plans that

incorporate minor adjustments to the existing plan without changing the massing; 6) the increase in project size and associated costs since approval to proceed into Schematic Design; and 7) the project schedule.

The FAS requested additional information regarding submittal of a Project Notification Form to the Massachusetts Historical Commission. The FAS also inquired about the District's readiness to submit its DESE submission to MSBA for the Edward Devotion School Project in advance of the Schematic Design Submittal, which was due on April 16, 2015. The District has submitted the Project Notification Form and the DESE submittal was received with the Schematic Design Submittal.

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 \$120,150,000, which includes an estimated construction cost of \$92,237,854 (\$406/sf). The Estimated basis of Total Facilities Grant would be \$67,775,172, which excludes legal fees, OPM fees in excess of 3.5% of total building cost, permitting fees, costs associated with rented metered parking during construction, Designer fees in excess of 10% of total building cost, ineligible costs associated with abatement of asbestos-containing floor materials and contaminated soils, site costs in excess of 8% of total building cost, costs associated with ineligible construction area, construction costs in excess of \$287/sf plus eligible demolition and abatement, costs associated with swing space, costs associated with mailing and moving, costs in excess of the MSBA Fixtures, Furniture and Equipment cost caps, and owner's and construction contingency costs.

Additionally, the proposed project includes 60,306 square feet of area that is ineligible for reimbursement, including space associated with the proposed two-story parking garage, enclosed utilities, a multi-purpose room, custodial and maintenance space in excess of MSBA standards, a greenhouse, staff showers, and other miscellaneous offices. The MSBA will be recovering the associated commissioning costs for these spaces and has calculated this recovery of funds to be \$47,039. This amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 1,010	District's Proposed Project Budget
Total Square Feet: 227,087	
Eligible Square Feet: 166,781	
Project Budget ¹	\$113,497,651
Scope Exclusions/Ineligible Costs	- \$45,722,479
Estimated Basis of Total Facilities Grant	\$67,775,172
Reimbursement Rate	38.30%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$25,957,891
Cost Recovery	-\$47,039
Estimated Maximum Total Facilities Grant ²	\$25,910,852
Potentially eligible owner's and construction contingencies	\$2,805,247
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,074,410
Total Project Budget	\$120,150,000

Maximum Total Facilities Grant ³	\$26,985,262
---	--------------

¹ Does not include owner's or construction contingencies.

² Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

³ 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.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$25,910,852; however, the District may be eligible for up to an additional \$1,074,410 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 \$26,985,262 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project to the Edward Devotion School.