District: Brookline
School Name: Heath School
Recommended Category: Project Scope and Budget
Date: March 30, 2011

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 to construct additions and renovations at the existing Heath School.

District Information	
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:	66,544 sf (including additions)
Additions:	1994 (renovation/addition); Renovated to add office wing with Music, Art, Library, Science and Administrative Offices. 1995/1996 (Addition); 7th and 8th 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 two-section K-8 School (~375)
2010-2011 Enrollment:	501
Agreed Upon Enrollment:	560 (includes Pre-K Students)
Enrollment Specifics:	A mutually agreed upon design enrollment of 560 students serving three sections per grade for grades PK-8.

MSBA Board Votes	
Invitation to Feasibility Study:	March 31, 2010
Preferred Schematic Authorization:	February 9, 2011
Project Scope & Budget Authorization:	March 30, 2011

Consultants	
Owners Project Manager:	Town Employee – Raymond Masak
Designer:	Miller Dyer Spears Inc.

Discussion:

MSBA staff has reviewed the schematic drawings, specifications, and cost estimates provided by the District and has met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of $8,800,000 which includes an estimated construction cost of $7,016,849. The basis of the Total Facilities Grant would be $8,466,287, which excludes site costs in excess of 8% of the building construction costs and ineligible costs associated with abatement of asbestos-containing floor materials and mailing and moving costs.

The District is proposing two alternates associated with play area equipment with a total estimated budget of $553,000. As the District does not intend to pursue this alternate unless it can be done within the existing budget, the estimated cost for this alternate is not included in either the Total Project Budget or the Estimated Basis of Total Facilities Grant. All costs associated with the proposed alternates are categorically ineligible for reimbursement by the MSBA and would be 100% borne by the District.

Project Scope & Budget Agreement		
Design Enrollment: 560 Total Gross Square Feet: 80,952 Renovated Gross Square Feet: 66,544 New Gross Square Feet: 14,408	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	$8,800,000	$8,466,287
Project Cost per square foot:	$109	$105
Total Construction Budget:	$7,016,849	$6,723,136
Construction Cost per square foot:*	$87	$83
Reimbursement Rate:		39.93%
Maximum Total Facilities Grant:		$3,380,588

*Does not include Construction Contingency

MSBA staff recommends a maximum Total Facilities Grant of $3,380,588 for the Project Scope and Budget Agreement and Project Funding Agreement for additions and renovations at the existing Heath School.