

MINUTES
B-SPACE COMMITTEE MEETING of 5/6/13

Meeting Date: May 6, 2013 Time: 6:30 p.m.

Meeting Location: Town Hall
School Committee Room

Committee Members - present marked with "x"

Betsy DeWitt	x	Philip Kramer	x
Alan Morse	x	Bill Lupini	
George Cole	x	Michael Sandman	*
Katherine Craven	x	Rebecca Stone	x
Lisa Crossley	x	Fred Wang	x
Ken Goldstein	x	Neil Wishinsky	x
Mel Kleckner			

*Michael Sandman participated remotely until about 7:30 PM.

Staff Present: Peter Rowe, Deputy Superintendent of Schools, Hal Mason, BHS Asst. Headmaster, Ray Masik, Building Dept.

Topic: Approval of minutes of 4/29/13. Minutes approved with condition that attendance be added.

HMFH Presentation on BHS Expansion Options and Alternatives: Pip Lewis, with associates Chen Lin & Stephanie McNeil. HMFH looked at expansion options for Brookline High School to meet enrollment needs for 2100 students in 2018 and for 2500 in 2022. Using the MSBA space summary sheet calculations, then comparing the MSBA standards with the current scheduled use of spaces, HMFH concluded that these would be the additional requirements for 2500 students:

- 26 General Classrooms
- 5 Science Labs
- 1 Culinary Arts
- 3,000 sq. ft. administrative space
- 10,000 – 15,000 sq. ft. library/team space (Library space utilization is changing due to technology. More space would be made available for group study)
- 1 additional lunch period

The current BHS capacity of 2100 students used by HMFH is based on Feingold Alexander Architects designs for BHS expansion 1998. Over time, there have been 19 non-core high school programs/spaces located at BHS. Perhaps 15 could be relocated or repurposed to make classrooms available. (NOTE: Headmaster Deb Holman has not yet been able to discuss these ideas with her staff.)

- 4 BEEP classrooms
- 2 SPED classrooms (Excel)
- 5 Opportunity for Change (could be moved)
- 3 Adult Ed classrooms
- Copy Center (To the BHS basement which has space but no windows)
- Art Gallery
- Study Hall

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Alumni Room

MLK Room

There are some athletic facilities that are not required:

Schluntz full size gym

Spinning Room

Tappan Street Gym

Full size gym

Full size gym used for Climbing

Two dance studios

Wrestling Room

Fitness/Weight Room

Indoor tennis Pavilion

HMFH investigated adding capacity without additional construction, and found that spaces are very efficiently scheduled by school staff, in part, because the current enrollment of 1800 is well matched with available classrooms. Another option would be to extend the school day from 7 to 9 periods. However, because of midday overlap, there would still be 2500 students in buildings for 3 – 5 periods. If Double Sessions were implemented, the school day would run from 7 AM – 9 PM to accommodate 14 periods with no overlap to provide 990 hours of instruction and could require doubling the instructional staff. After school sports and other activities would be severely limited.

A capital plan timeline was developed to increase capacity by adding 700 students over five years, 2013- 2018, following the MSBA schedule to submit SOI in April 2014 for approvals, with schematic design in 2015. The assumptions are aggressive but doable providing there are no delays in the process. It would be more realistic to have construction completed by Fall 2019. HMFH advice is to bring on board a Construction Manager at Risk before the project goes out to bid in order to meet the deadline. Brookline would need to have a proposal to MSBA ASAP in order to meet a September 2018 school opening.

Schematic Option I

Demolish and replace the two wings facing Greenough Street resulting in the least displacement of existing classrooms and minimum disruption to school operations. Construction over 12-18 months with 18 modular classrooms in Cypress Field requiring partial loss of one baseball field for that time period.

First, the Tappan Street academic wing could be demolished and replaced with a 4-story wing containing a cluster of state of the art science labs (note, currently the high school science labs are all seriously smaller than what MSBA would require today) on the third floor and a culinary arts room on the second floor, plus additional classrooms and flexible space for team activities. Simultaneously, renovate the Tappan Street Gym, which could be modified by taking down the wall separating the two second-floor full-size gyms, to replace the lost Schluntz gym.

Assuming the Tappan Street gym provides sufficient athletic space for school and community programs, the Schluntz Gym could then be demolished and replaced with a 4-story classroom wing.

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Schematic Option II

Demolish Tappan Street gym and replace it with a five-story academic building with 6 regulation size science labs, a small phys ed space, with classrooms on third & fourth floors. No modulars would be needed in this option. However, this option would result in loss of the facilities currently in Tappan Gym: tennis, dance, wrestling, fitness, climbing and would inhibit important community use. MSBA will support a large double-size gym, plus an additional phys ed station, but would not replace other existing facilities

Renovation Option III

Build a three-story addition to Tappan St. academic wing with 6 classrooms, and infill the Schluntz gym structure with two classroom levels for a total of 20 classrooms. Combined with repurposing of 10 classrooms currently used by other programs, all needed classrooms are created. The Tappan St gym would be renovated in the same way as in Option I. This option requires modulars during construction.

Option IV

Acquire property (rented by a Partner's Healthcare medical group—owner as yet unknown) on Cypress Street next to MBTA to house one grade level. A 9th grade school solves the high school enrollment problem. An 8th grade school would solve the K-8 problem. Construct 100,000 sq ft school building for 650 students with a cafeteria, but assume shared unified arts, gym and other facilities. Could not fit a building for a combined 8/9 with 1300 students on the site.

Mr. Lewis distributed a spreadsheet with ball-park estimated costs for different options (copy enclosed with these minutes) using MSBA standards and current per square foot school costs. Costs do not include acquisition of property on Cypress Street.

Several additional options on the cost spreadsheet were briefly discussed.

- Addition of 20,000 sq ft to Old Lincoln School to increase capacity to 650.
- Build a new K-8 school with 3 sections per grade = 612 students. This option could require land acquisition if not sited on public land.

Several additional options not on the spreadsheet were dropped because of the amount of classroom displacement:

- Expanding into BHS courtyard
- Addition to BHS Lowell Street wing

Impact on neighborhood was considered in light of proposed new construction. The Schluntz gym replacement would be one story higher. The Tappan gym would be same or lower. Traffic and parking would be materially increased by additional staff and students. At OLS, the additional wings would impact adjacent houses. Question: Could a parking complex below ground under Cypress Field be constructed? It is a National Historic Site and Article 97 protected, and there is an MWRA sewerage pipe underground there.

The link to the BATV video of the HMFH presentation is:

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<http://www.youtube.com/watch?v=DG3S4EBcatI&feature=youtu.be>

Report on meeting with MSBA. Members of the Devotion School Building Committee: Town Administrator Mel Kleckner, Selectman Betsy DeWitt, School Committee members Alan Morse, Helen Charlupski and Abby Cox; and Project Manager Tony Guigli met with the Facilities Assessment Subcommittee (FAS) on May 1. Renovation of Devotion has been approved to move to feasibility design. Members of the FAS were concerned about the options being considered by B-SPACE, and that there might be changes to grade configurations, such as pulling out the 8th grade for a district-wide 8/9th grade facility. The group answered their questions, agreed to send in a description of the B-SPACE sub-committee assignments, and promised to keep MSBA informed as the committee develops recommendations.

SUBCOMMITTEE UPDATES

K-8/Redistricting reported by Neil Wishinsky. They are meeting with IT staff to discuss support for running redistricting scenarios next week and will be reviewing potential sites.

Assessment of Feasibility reported by Katherine Craven. They are getting additional information to match space with financial estimates. They also will be reviewing a "no build" scenario.

BHS Subcommittee reported by Philip Kramer. They have been waiting for the HMFH presentation and will be revisiting options in the light of what we learned tonight.

8/9 Subcommittee reported by George Cole. They are not sure where a new 8/9 school would be located, nor how they can assess what sort of educational program could be adopted.

Co-chair Morse sympathized with the many questions about how to complete tasks within what now is clearly very little time. He indicated that it might be possible to extend the contract with HMFH within procurement guidelines and asked subcommittees to compile requests for additional information for Peter Rowe, and to come to the next meeting with a rough estimate for task completion. He underlined how we are all aware of the time pressure for recommendations to School Committee to be able to move a project forward. We should focus on a Fall 2014 solution, and then how to provide space as grade levels move forward.

The Chairs will circulate the April 2012 updated MGT study post 2010 census. George Cole shared a projected timeline, acknowledging that it is much too optimistic based on the HMFH presentation.

The meeting ended and subcommittee groups met to discuss tasks and plans.

**DRAFT PROJECT BUDGET
for OPTIONS 1 - 6**

April 26, 2013

	1	2	3
Description	New Science and Academic Wing	New Academic Bldg. replaces Tappan Gym	Schluntz Gym Infill w/ Modest Additions for CR's
Renovation Area	28,300	-	-
Tappan St. Gym Reconstruction	22,653	-	22,653
Schluntz Gym Infill			51,465
Renovations to Old Lincoln			
Additions to Old Lincoln			
New Construction Area	141,784	79,255	13,311
Total Area	192,737	79,255	87,429
Construction Cost	\$ 64,108,421	\$ 31,483,250	\$ 24,737,579
Construction Cost per sqft	\$ 333	\$ 397	\$ 283
Construction Contingency 10%	\$ 6,410,842	\$ 3,148,325	\$ 2,473,758
Phasing Approach	18 Temp CR's	No Swing Space Needed	18 Temp CR's
Temp. Classroom Costs	\$ 3,600,000	\$ -	\$ 3,600,000
A/E Fees at 10%	\$ 7,051,926	\$ 3,463,158	\$ 2,721,134
OPM and Other Professional Services at 5%	\$ 3,525,963	\$ 1,731,579	\$ 1,360,567
F&E w/ Tech - 700 students x \$3,000	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000
Project Contingency 5%	4,339,858	2,096,316	1,849,652
Total Project Cost	\$ 91,137,010	\$ 44,022,627	\$ 38,842,689
Project Cost per sqft	\$ 473	\$ 555	\$ 444
Allowance for Cost of K-8 Expansion	54,000,000	54,000,000	54,000,000
Total Project Cost	\$ 145,137,010	\$ 98,022,627	\$ 92,842,689
MSBA 40% (+-)	56,614,804	39,209,051	35,697,076
Town of Brookline Share	\$ 88,522,206	\$ 58,610,576	\$ 57,145,614

NOTES:

1. Estimated costs based on PM&C cost estimate dated April 26, 2013.
2. All Estimates include a 11% escalation cost with construction beginning in Jan. 2017.
3. Other professional fees include Testing, Survey, Traffic Consult, HazMat, Clerk of the Work, etc.
4. K-8 costs based on MSBA Space Summary for 612 students at \$373/SF.

DRAFT PROJECT BUDGET for OPTIONS 1 - 6

April 26, 2013

	4	5	6
Description	New 8 & 9th Grade School on Alt. Site	9th Grade in Old Lincoln	Option 3 w/ Super Elementary
Renovation Area	-		-
Tappan St. Gym Reconstruction	-	-	22,653
Schluntz Gym Infill	-		51,465
Renovations to Old Lincoln		83,000	
Additions to Old Lincoln		26,000	
New Construction Area	208,000	-	13,311
Total Area	208,000	109,000	87,429
Construction Cost	\$ 77,676,318	\$ 13,433,000	\$ 24,737,579
Construction Cost per sqft	\$ 373	\$ 123	\$ 283
Construction Contingency 10%	\$ 7,767,632	\$ 1,343,300	\$ 2,473,758
Phasing Approach	No Swing Space Needed	No Swing Space Needed	18 Temp CR's
Temp. Classroom Costs	\$ -	\$ -	\$ 3,600,000
A/E Fees at 10%	\$ 8,544,395	\$ 1,477,630	\$ 2,721,134
OPM and Other Professional Services at 5%	\$ 4,272,197	\$ 738,815	\$ 1,360,567
F&E w/ Tech - 700 students x \$3,000	\$ 2,100,000	\$ 2,100,000	\$ 2,100,000
Project Contingency 5%	5,018,027	954,637	1,849,652
Total Project Cost	\$ 105,378,569	\$ 20,047,382	\$ 38,842,689
Project Cost per sqft	\$ 507	\$ 184	\$ 444
Allowance for Cost of K-8 Expansion	-	54,000,000	5,000,000
Total Project Cost	\$ 105,378,569	\$ 74,047,382	\$ 43,842,689
MSBA 40% (+/-)	42,151,428	29,618,953	16,097,076
Town of Brookline Share	\$ 63,227,142	\$ 44,428,429	\$ 27,745,614

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