

CONCEPT STUDY

Edward Devotion School, Brookline MA



MSBA GUIDELINES*

Proposed Program (including BEEP)

CORE ACADEMIC:	5 Kindergarten Classrooms	@ 1200 SF/ea
	32 Classrooms (4 CRs per section)	@ 950 SF/ea
	3 Science Classroom Labs + prep	@ 1280 SF/ea
SPECIAL EDUCATION:	6 SPED Classrooms + toilet	@ 1010 SF/ea
	6 Resource Rooms / SGR	@ 500 SF/ea
ART & MUSIC:	3 Art Classrooms	@ 1000 SF*/ea
	Music Classroom	@ 1200 SF/ea
	Band + Chorus	@ 1500 SF
HEALTH & PE:	Gymnasium	@ 6000 SF
	Small Gymnasium	@ 2500 SF
	2 Locker Rooms	@ 1000 SF/ea



MSBA GUIDELINES*

Proposed Program (including BEEP)

MEDIA CENTER:	Library/Media Ctr	@ 4400 SF
DINING:	Cafeteria (2 Seatings)	@ 5850 SF
	Kitchen	@ 2080 SF
	Other (Chair Stor. + Fac. Dining)	@ 700 SF
MEDICAL:	Nurse's Suite	@ 700 SF
ADMINISTRATION:	Administration + support rooms	@ 3300 SF
CUSTODIAL:	Custodial Storage + misc.	@ 2300 SF
BEEP:	6 Pre-K Classrooms + toilet	@ 1200 SF*
	Administration	@ 3000 SF
	Sensory Gym	@ 700 SF



EXISTING BUILDING REUSE

Renovation + Minor Addition

OPTION A RENOVATION

- Existing building upgrades to bathrooms and means of egress for ADA compliance
- Reorganization of spaces to include as much required program as possible

OPTION B RENOVATION / ADDITION

- Existing building upgrades to bathrooms and means of egress for ADA compliance
- Reorganization of spaces to include as much required program as possible
- New Additions to provide ONLY required classroom space for MSBA compliance

OPTION B1 RENOVATION / ADDITION

- All upgrades and additions included in Option B
- New Library & New Gymnasium
- Renovate Auditorium and Small Gym to original 1910 double height volumes



EXTENSIVE NEW CONSTRUCTION

Demolition, Renovation + Major Addition

OPTION C RENOVATION / ADDITION

- Demolition of 1950's wing and existing gym
- New Addition along Babcock Street including new Gym, Library and Classroom space
- Renovate Auditorium and Small Gym to original 1910 double height volumes

OPTION C1 RENOVATION / ADDITION

- Demolition of 1950's wing and existing gym
- New Classroom and Library wing over the existing gym footprint
- New BEEP program wing along Babcock Street

OPTION D RENOVATION / ADDITION

- Demolition of 1950's & 1970's wing and existing gym
- Renovate Auditorium and Small Gym to original 1910 double height volumes
- New three story construction wrapping around the original 1910 building

OPTION D1 RENOVATION / ADDITION

- Demolition of 1950's & 1970'S wing and existing gym
- Renovate Auditorium and Small Gym to original 1910 double height volumes
- New four story construction wrapping around the original 1910 building



NEW CONSTRUCTION

Demolition, Renovation + New Construction

OPTION E RENOVATION/NEW CONSTRUCTION

- New Elementary School Building on adjacent baseball field with connection to 1910 building
- Renovate original 1910 building
- Renovate Auditorium and Small Gym to original 1910 double height volumes
- Demolition of 1950's & 1970's building after new construction

OPTION E1 RENOVATION/NEW CONSTRUCTION

- New Elementary School Building around original 1910 building and portion of adjacent ballfield
- Renovate original 1910 building
- Renovate Auditorium and Small Gym to original 1910 double height volumes
- Demolition of 1950's & 1970's building after new construction

OPTION F NEW CONSTRUCTION

- New Elementary School Building on adjacent baseball field
- Demolition of all existing buildings
- New Play fields to be installed over existing building footprints



OPTION A

Renovation

Baseline Upgrades

Pros

All SPED and Pre-K classrooms provided

Cons

12 classrooms short of the 32 required

Only 4 kindergarten classrooms provided

No science labs or vocational technology rooms

Size of many teaching spaces smaller than MSBA guidelines due to re-use of existing spaces

Only half of required main Admin space provided

Only half of the requested Pre-K Admin space provided

Existing gym smaller than MSBA guidelines

No locker rooms

Existing Library and Auditorium to remain





OPTION B

Renovation + Addition

Construction

Renovation to all existing structures

Minor additions to 1950 and 1970 wing

Phasing

2-Phase Renovation over 2 Academic Years (+ summer)

Swing Space needed for 50% of students



OPTION B

Renovation + Addition

Pros

- All general, SPED and Pre-K classrooms provided
- Science labs and vocational technology rooms provided

Cons

- Size of many teaching spaces smaller than MSBA guidelines due to re-use of existing spaces
- Existing gym smaller than MSBA guidelines
- No locker rooms
- Existing Library and Auditorium to remain





OPTION B1

Renovation + Addition

Construction

Renovation to all existing structures
Minor additions to 1950 and 1970 wing

Phasing

3-Phase Renovation over 3+ Academic Years
Completion **Fall 2018**
No swing space needed





OPTION B1

Renovation + Addition

Pros

- All general, SPED and Pre-K classrooms provided
- Science labs and vocational technology rooms provided
- New library and gymnasium
- Auditorium and small gym renovated and restored to original larger sizes

Cons

- Size of some teaching spaces smaller than MSBA guidelines due to re-use of existing spaces
- No locker rooms
- Temporary facilities needed for gymnasium space during construction



OPTION C

Renovation + Addition

Construction

Renovation of 1910 and 1970 building

Demolition of 1950 building and gym

New major addition over footprint of 1950 building

Phasing

2-Phase Renovation over 2 Academic Years (+ summer)

Completion **January 2018**

Swing Space needed for 50% of students





OPTION C

Renovation + Addition

Pros

- All general, SPED and Pre-K classrooms provided
- Majority of teaching spaces are appropriately sized
- Science labs and vocational technology rooms provided
- New library and gymnasium
- Auditorium and small gym renovated and restored to original larger sizes

Cons

- Size of some teaching spaces smaller than MSBA guidelines due to re-use of existing spaces
- Reduced outdoor playground spaces
- Temporary facilities needed for approximately half of the classroom spaces and gymnasium space during construction



OPTION C1

Renovation + Addition

Construction

Renovation of 1910 and 1970 building

Demolition of 1950 building and gym

New major addition over footprint of 1950 building and original gym

Phasing

3-Phase Renovation over 3 Academic Years (+ summer)

Completion **Fall 2018**

Temporary gym required





OPTION C1

Renovation + Addition

Pros

- All general, SPED and Pre-K classrooms provided
- Majority of teaching spaces are appropriately sized
- Science labs and vocational technology rooms provided
- New library and gymnasium
- Auditorium and small gym renovated and restored to original larger sizes

Cons

- Size of some teaching spaces smaller than MSBA guidelines due to re-use of existing spaces
- Reduced outdoor playground spaces
- Temporary gymnasium space needed during construction



OPTION D

Renovation + Addition

Construction

Renovation of 1910 building

Demolition of 1950 & 1970 building and gym

New major addition wrapped around 1910 building

Phasing - 1 phase

1-Phase Renovation over 2+ Academic Years

Move-in **January 2017 w/typical low bid constr.**

Move-in **Fall 2016 w/CM@R (149A)**

Swing space required for 100% of students

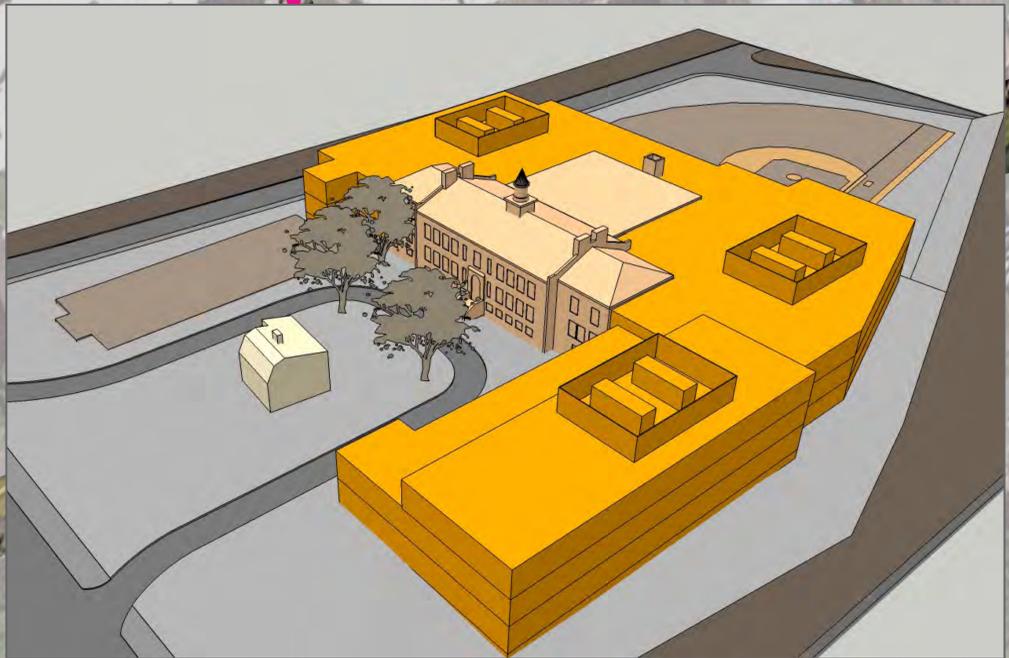
Phasing - 2 phase

2-Phase Renovation over 2+ Academic Years

Completion **Fall 2017 w/CM@R (149A)**

Swing space required for 50% of students





OPTION D

Renovation + Addition

Pros

All general, SPED and Pre-K classrooms provided

All teaching spaces are appropriately sized

Classrooms are “clustered” in groups of four rooms per grade

Science labs and vocational technology rooms provided

New library and gymnasium

Auditorium and small gym renovated and restored to original larger sizes

Cons

Temporary facilities needed for at least half of the classroom spaces and gymnasium space during construction

Reduced outdoor playground spaces



OPTION D1

Renovation + Addition

Construction

Renovation of 1910 building

Demolition of 1950 & 1970 building and gym

New major addition wrapped around 1910 building

Phasing - 1 phase

1-Phase Renovation over 2+ Academic Years

Move-in **January 2017 w/typical low bid constr.**

Move-in **Fall 2016 w/CM@R (149A)**

Swing space required for 100% of students

Phasing - 2 phase

2-Phase Renovation over 2+ Academic Years

Completion **Fall 2017 w/CM@R (149A)**

Swing space required for 50% of students





OPTION D1

Renovation + Addition

Pros

All general, SPED and Pre-K classrooms provided

All teaching spaces are appropriately sized

Classrooms are “clustered” in groups of four rooms per grade

Science labs and vocational technology rooms provided

New library and gymnasium

Auditorium and small gym renovated and restored to original larger sizes

Large Pre-K outdoor play area provided

Cons

Temporary facilities needed for at least half of the classroom spaces and gymnasium space during construction



OPTION E

Renovation + New Construction

Construction

Renovation of 1910 building

Demolition of 1950 & 1970 building and gym

New major addition behind 1910 building, on adjacent ballfield

Phasing - Typical Low Bid

1-Phase Renovation over 1 1/2 Academic Years

Move-in **January 2017**

No swing space required

Phasing - CM at Risk

1-Phase Renovation over 1+ Academic Years

Move-in **Fall 2016**

No swing space required





OPTION E

Renovation + New Construction

Pros

All general, SPED and Pre-K classrooms provided

All teaching spaces are appropriately sized

Classrooms are “clustered” in groups of four rooms per grade

Science labs and vocational technology rooms provided

New library and gymnasium

Auditorium and small gym renovated and restored to original larger sizes

Large Pre-K outdoor play area provided

Temporary classroom space not required during construction

Cons

New construction on adjacent baseball field property

No baseball field provided

Temporary facilities needed for gymnasium space during construction



OPTION E1

Renovation + New Construction

Construction

Renovation of 1910 building

Demolition of 1950 & 1970 building and gym

New major addition behind 1910 building, partially on adjacent ballfield

Phasing - CM at Risk Option 1

2-Phase Renovation over 3+ Academic Years

Move-in **Summer 2018**

No swing space required

Phasing - CM at Risk Option 2

1-Phase Renovation over 1 1/2 Academic Years

Move-in **January 2017**

Swing space required for 1 grade of students and temporary gym





OPTION E1

Renovation + New Construction

Pros

All general, SPED and Pre-K classrooms provided

All teaching spaces are appropriately sized

Classrooms are “clustered” in groups of four rooms per grade

Science labs and vocational technology rooms provided

New library and gymnasium

Auditorium and small gym renovated and restored to original larger sizes

Large Pre-K outdoor play area provided

Temporary classroom space not required during construction

Baseball field provided

Cons

New construction on portion of adjacent baseball field property

Potential need for classroom swing space and gym in Phasing Option 2



OPTION F

New Construction

Construction

Demolition of ALL existing buildings

New construction on adjacent ballfield

Phasing - Typical Low Bid

1-Phase Construction over 1 1/2+ Academic Years

Move-in **January 2017**

No swing space required

Phasing - CM at Risk

1-Phase Renovation over 1 1/2 Academic Years

Move-in **Fall 2016**

No swing space required





OPTION F

New Construction

Pros

- All general, SPED and Pre-K classrooms provided
- All teaching spaces are appropriately sized
- Classrooms are “clustered” in groups of four rooms per grade
- Science labs and vocational technology rooms provided
- New library and gymnasium
- Auditorium and small gym renovated and restored to original larger sizes
- Possibility for large play field area (baseball and/or soccer field)

Cons

- New construction on adjacent baseball field property
- Demolition of existing historical 1913 building
- Fields in close proximity to existing Devotion House
- Close proximity to large number of units in adjacent high rise building



OPTION F1

New Construction

Construction

Demolition of ALL existing buildings

New construction on adjacent ballfield

Phasing - Typical Low Bid

1-Phase Construction over 1 1/2+ Academic Years

Move-in **January 2017**

No swing space required

Phasing - CM at Risk

1-Phase Renovation over 1 1/2 Academic Years

Move-in **Fall 2016**

No swing space required





OPTION F1

New Construction

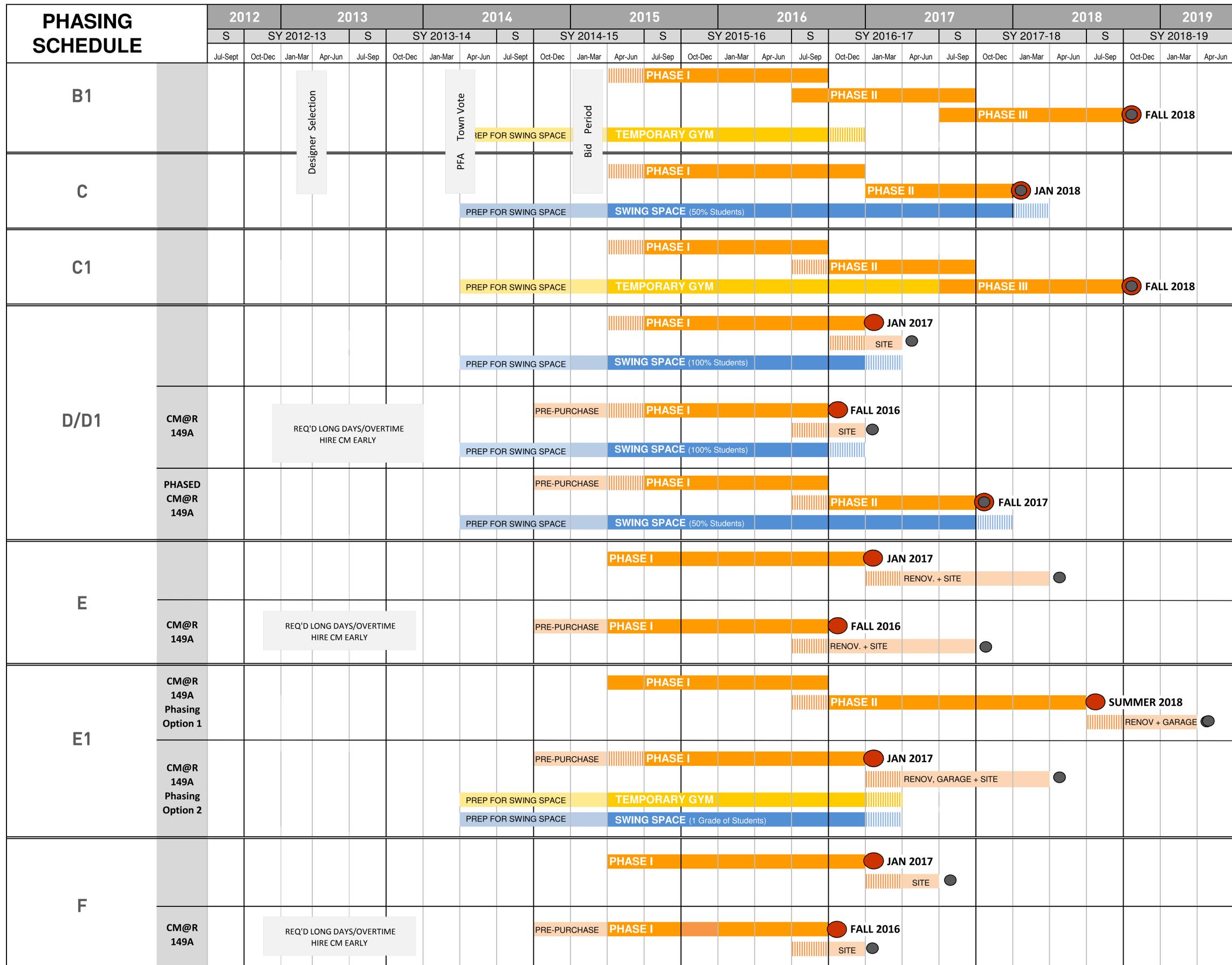
Pros

- All general, SPED and Pre-K classrooms provided
- All teaching spaces are appropriately sized
- Classrooms are “clustered” in groups of four rooms per grade
- Science labs and vocational technology rooms provided
- New library and gymnasium
- Auditorium and small gym renovated and restored to original larger sizes
- Possibility for large play field area (baseball and/or soccer field)

Cons

- New construction on adjacent baseball field property
- Demolition of existing historical 1913 building
- Close proximity to large number of units in adjacent high rise building





SCHEDULE LEGEND DEMO PREP CONSTRUCTION MOVE-IN DATE PROJECT COMPLETION



	A	B	B1	C	C1	D		
							CMQR	CMQR PHASED
Description	Renovation w/ No Additions	Renovation w/ Modest Additions for CR's	Renovation w/ Modest Additions for CR's	Renovations and Additions				
Renovation Area	162,051	162,051	148,301	113,180	113,180	38,278	38,278	38,278
New Construction Area	-	36,702	42,949	81,105	80,191	142,826	142,826	142,826
Structured Parking Area	-	8,000	8,000	-	-	19,261	19,261	19,261
Total Area	162,051	206,753	199,250	194,285	193,371	200,365	200,365	200,365
Construction Cost	\$ 42,760,474	\$ 56,683,692	\$ 57,272,179	\$ 53,892,007	\$ 58,643,293	\$ 61,803,062	\$ 66,426,215	\$ 63,216,158
Construction Cost per sqft	\$ 264	\$ 274	\$ 287	\$ 277	\$ 303	\$ 308	\$ 332	\$ 316
Construction Contingency 10%	\$ 4,276,047	\$ 5,668,369	\$ 5,727,218	\$ 5,389,201	\$ 5,864,329	\$ 6,180,306	\$ 6,642,622	\$ 6,321,616
Phasing Approach	Temp CR's for 400			Temp CR's for 400	Temporary Gym	Temp CR's for 800	Temp CR's for 800	Temp CR's for 400
Temp. Classroom Costs	\$ 3,650,000	\$ -	\$ -	\$ 2,450,000	\$ 900,000	\$ 5,110,000	\$ 3,650,000	\$ 3,650,000
A/E Fees at 10%	\$ 4,703,652	\$ 6,235,206	\$ 6,299,940	\$ 5,928,121	\$ 6,450,762	\$ 6,798,337	\$ 7,306,884	\$ 6,953,777
OPM and Other Professional Services at 5%	\$ 2,351,826	\$ 3,117,603	\$ 3,149,970	\$ 2,964,060	\$ 3,225,381	\$ 3,399,168	\$ 3,653,442	\$ 3,476,889
F&E w/ Tech - 780 students + 90 BEEP x \$2,400	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000
Project Contingency 5%	\$ 2,991,500	\$ 3,689,644	\$ 3,726,865	\$ 3,635,569	\$ 3,858,588	\$ 4,268,944	\$ 4,488,358	\$ 4,285,322
Total Project Cost	\$ 62,821,500	\$ 77,482,514	\$ 78,264,172	\$ 76,346,958	\$ 81,030,354	\$ 89,647,817	\$ 94,255,520	\$ 89,991,762
Project Cost per sqft	\$ 388	\$ 375	\$ 393	\$ 393	\$ 419	\$ 447	\$ 470	\$ 449
MSBA 40% (+-)	23,668,600	30,993,006	31,305,669	29,558,783	32,052,142	33,815,127	36,242,208	34,536,705
MSBA 5% Bonus for Renov.	2,958,575	3,036,502	2,912,586	2,152,420	2,345,014	807,511	865,470	824,742
Total MSBA Reimbursement	26,627,175	34,029,508	34,218,255	31,711,203	34,397,155	34,622,638	37,107,678	35,361,447
Town of Brookline Share	\$ 36,194,325	\$ 43,453,006	\$ 44,045,917	\$ 44,635,755	\$ 46,633,199	\$ 55,025,179	\$ 57,147,842	\$ 54,630,315

NOTES:

1. Estimated costs based on PM&C cost estimate dated October, 2012.
2. All Estimates include a 6% escalation cost.
3. Professional fees include OPM, Architecture and Engineering Fees, Testing, Clerk of the Work.
4. Total Square Feet for Options A & B is not inclusive of all program requirements due to site constraints
5. MSBA may not fund all parts of the above projects such as structured parking and/or roof plazas



	D1			E		E1			F / F1	
		CM@R	CM@R PHASED		CM@R		CM@R	CM@R PHASED		CM@R
Description	Renovations and Additions	Renovations and Additions	Renovations and Additions	Renovated 1910 Bldg w/ New Addition in Ball Field	Renovated 1910 Bldg w/ New Addition in Ball Field	Renovated 1910 Bldg w/ New Addition in Ball Field	Renovated 1910 Bldg w/ New Wing Behind OPTION 2	Renovated 1910 Bldg w/ New Wing Behind OPTION 1	New Building in Ball Field	New Building in Ball Field
Renovation Area	38,278	38,278	38,278	38,278	38,278	38,278	38,278	38,278	-	-
New Construction Area	144,675	144,675	144,675	152,563	152,563	161,366	158,324	158,324	168,052	168,052
Structured Parking Area	10,566	10,566	10,566	18,422	18,422	18,342	18,342	18,342	16,067	16,067
Total Area	193,519	193,519	193,519	209,263	209,263	217,986	214,944	214,944	184,119	184,119
Construction Cost	\$ 59,023,677	\$ 63,507,850	\$ 59,305,208	\$ 65,547,088	\$ 68,824,442	\$ 68,825,460	\$ 73,439,074	\$ 76,183,910	\$ 64,551,761	\$ 67,779,349
Construction Cost per sqft	\$ 305	\$ 328	\$ 306	\$ 313	\$ 329	\$ 316	\$ 342	\$ 354	\$ 351	\$ 368
Construction Contingency 10%	\$ 5,902,368	\$ 6,350,785	\$ 5,930,521	\$ 6,554,709	\$ 6,882,444	\$ 6,882,546	\$ 7,343,907	\$ 7,618,391	\$ 6,455,176	\$ 6,777,935
Phasing Approach	Temp CR's for 800	Temp CR's for 800	Temp CR's for 400				Temp CR's for 138			
Temp. Classroom Costs	\$ 5,110,000	\$ 3,650,000	\$ 3,650,000	\$ -	\$ -	\$ -	\$ 1,140,000	\$ -	\$ -	\$ -
A/E Fees at 10%	\$ 6,492,604	\$ 6,985,864	\$ 6,523,573	\$ 7,210,180	\$ 7,570,689	\$ 7,570,801	\$ 8,078,298	\$ 8,380,230	\$ 7,100,694	\$ 7,455,728
OPM and Other Professional Services at 5%	\$ 3,246,302	\$ 3,492,932	\$ 3,261,786	\$ 3,605,090	\$ 3,785,344	\$ 3,785,400	\$ 4,039,149	\$ 4,190,115	\$ 3,550,347	\$ 3,727,864
F&E w/ Tech - 780 students + 90 BEEP x \$2,400	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000	\$ 2,088,000
Project Contingency 5%	\$ 4,093,148	\$ 4,303,772	\$ 4,037,954	\$ 4,250,253	\$ 4,457,546	\$ 4,457,610	\$ 4,806,421	\$ 4,923,032	\$ 4,187,299	\$ 4,391,444
Total Project Cost	\$ 85,956,099	\$ 90,379,202	\$ 84,797,043	\$ 89,255,320	\$ 93,608,466	\$ 93,609,817	\$ 100,934,850	\$ 103,383,679	\$ 87,933,277	\$ 92,220,320
Project Cost per sqft	\$ 444	\$ 467	\$ 438	\$ 427	\$ 447	\$ 429	\$ 470	\$ 481	\$ 478	\$ 501
MSBA 40% (+-)	32,338,440	34,691,681	32,458,817	35,702,128	37,443,386	37,443,927	39,917,940	41,353,472	35,173,311	36,888,128
MSBA 5% Bonus for Renov.	799,567	857,751	802,543	816,321	856,134	821,887	888,591	920,547	-	-
Total MSBA Reimbursement	33,138,006	35,549,431	33,261,360	36,518,449	38,299,521	38,265,814	40,806,531	42,274,018	35,173,311	36,888,128
Town of Brookline Share	\$ 52,818,093	\$ 54,829,771	\$ 51,535,683	\$ 52,736,871	\$ 55,308,945	\$ 55,344,003	\$ 60,128,319	\$ 61,109,660	\$ 52,759,966	\$ 55,332,192

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