

# 3+HS Addition - Heath School

K-8 Grade Expansion



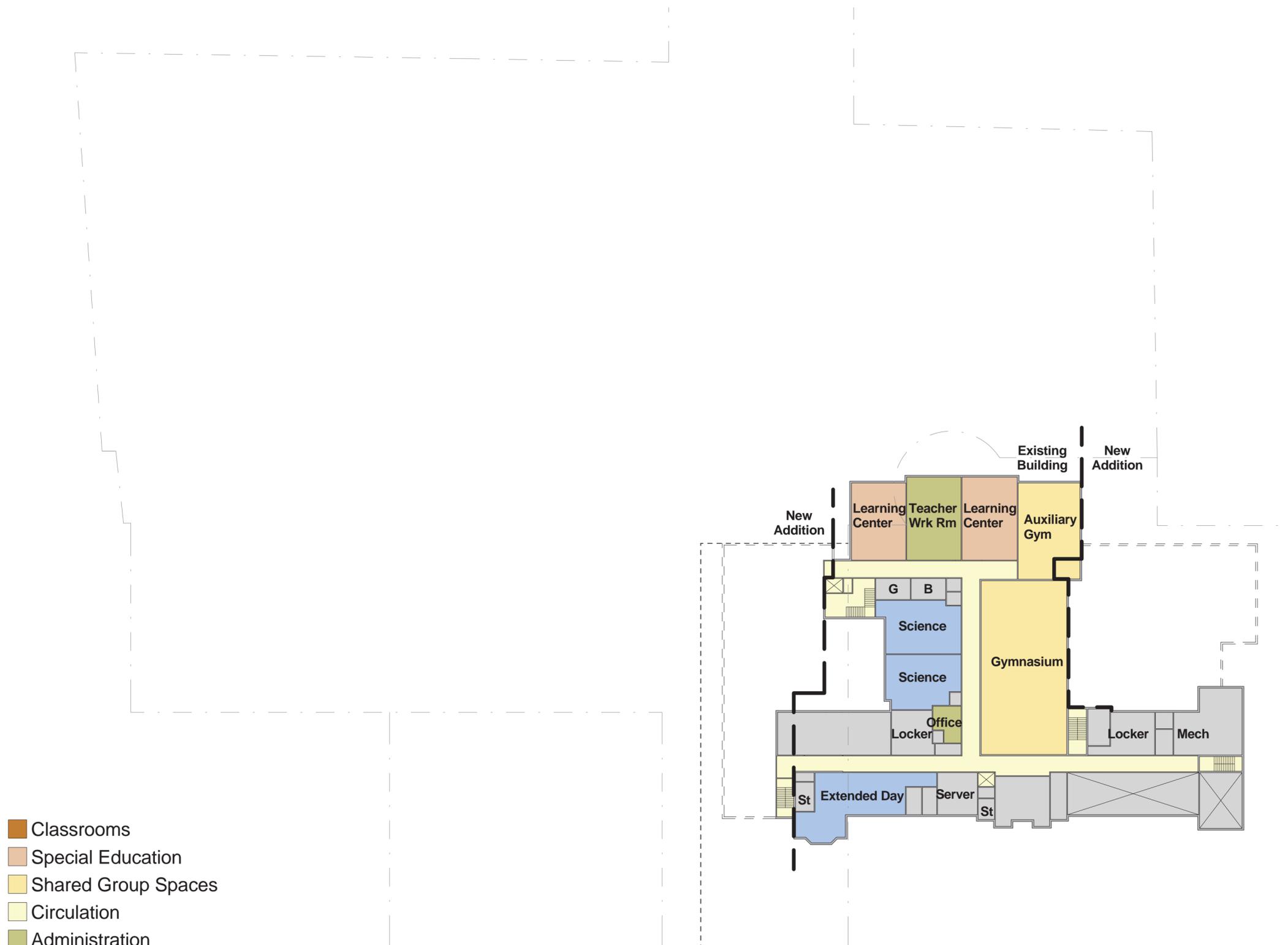
# 3+HS Existing - Lawrence School

K-8 Grade Expansion



# 3+HS Addition - Lawrence School

K-8 Grade Expansion



**B-SPACE Concept Study**

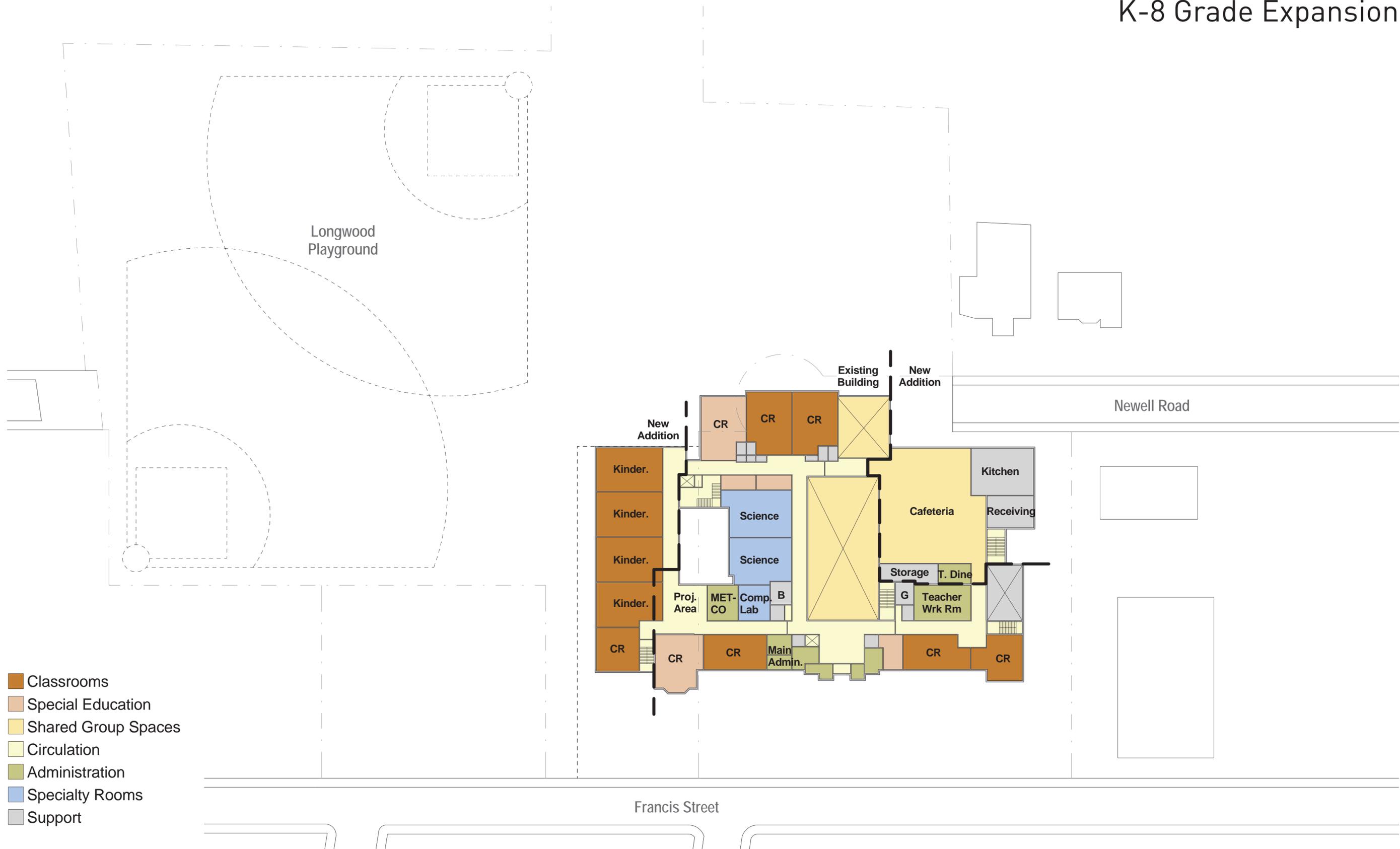
Brookline, MA

Basement



# 3+HS Addition - Lawrence School

K-8 Grade Expansion



- Classrooms
- Special Education
- Shared Group Spaces
- Circulation
- Administration
- Specialty Rooms
- Support

Francis Street

First Floor

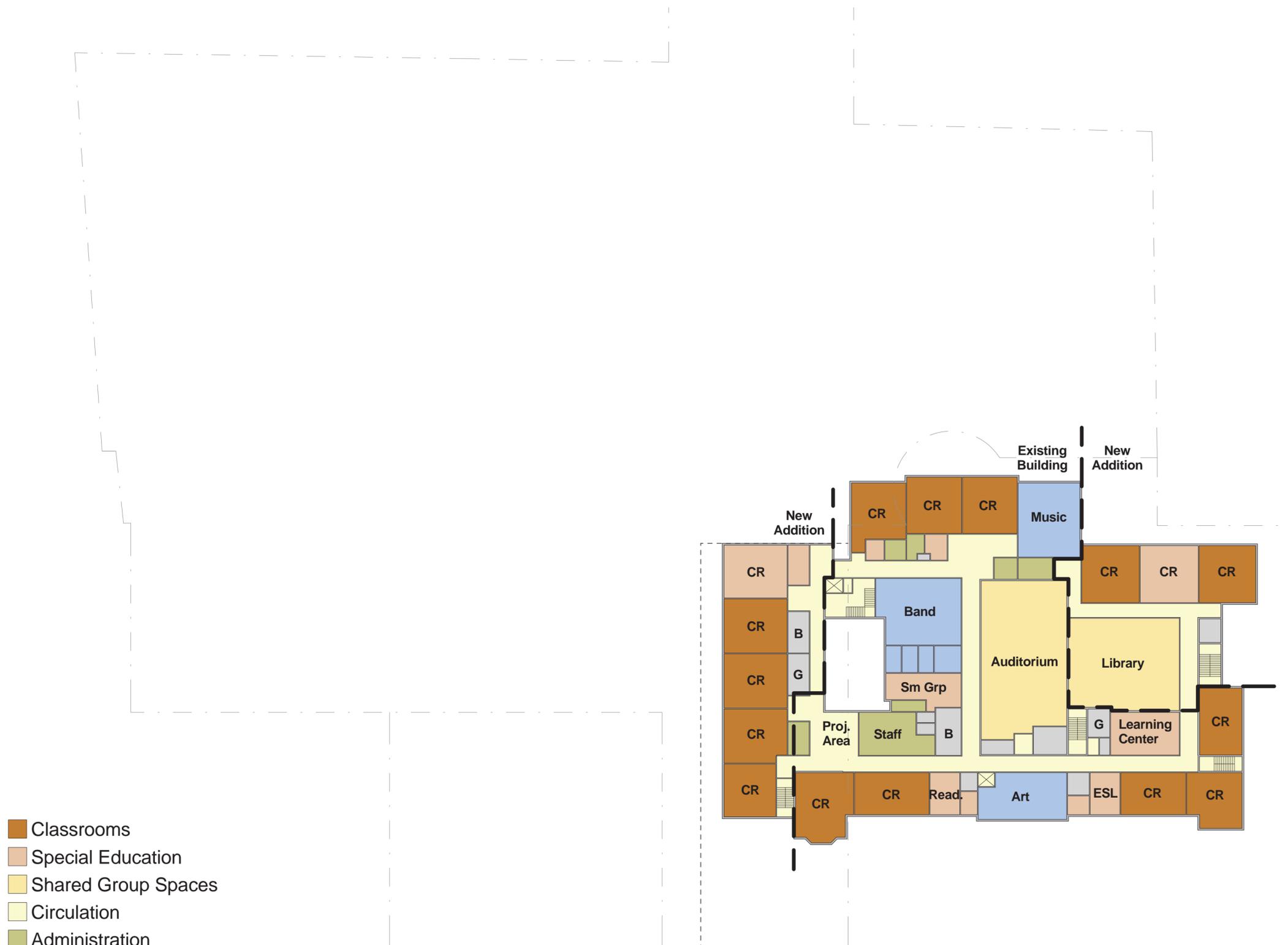
**B-SPACE Concept Study**

Brookline, MA



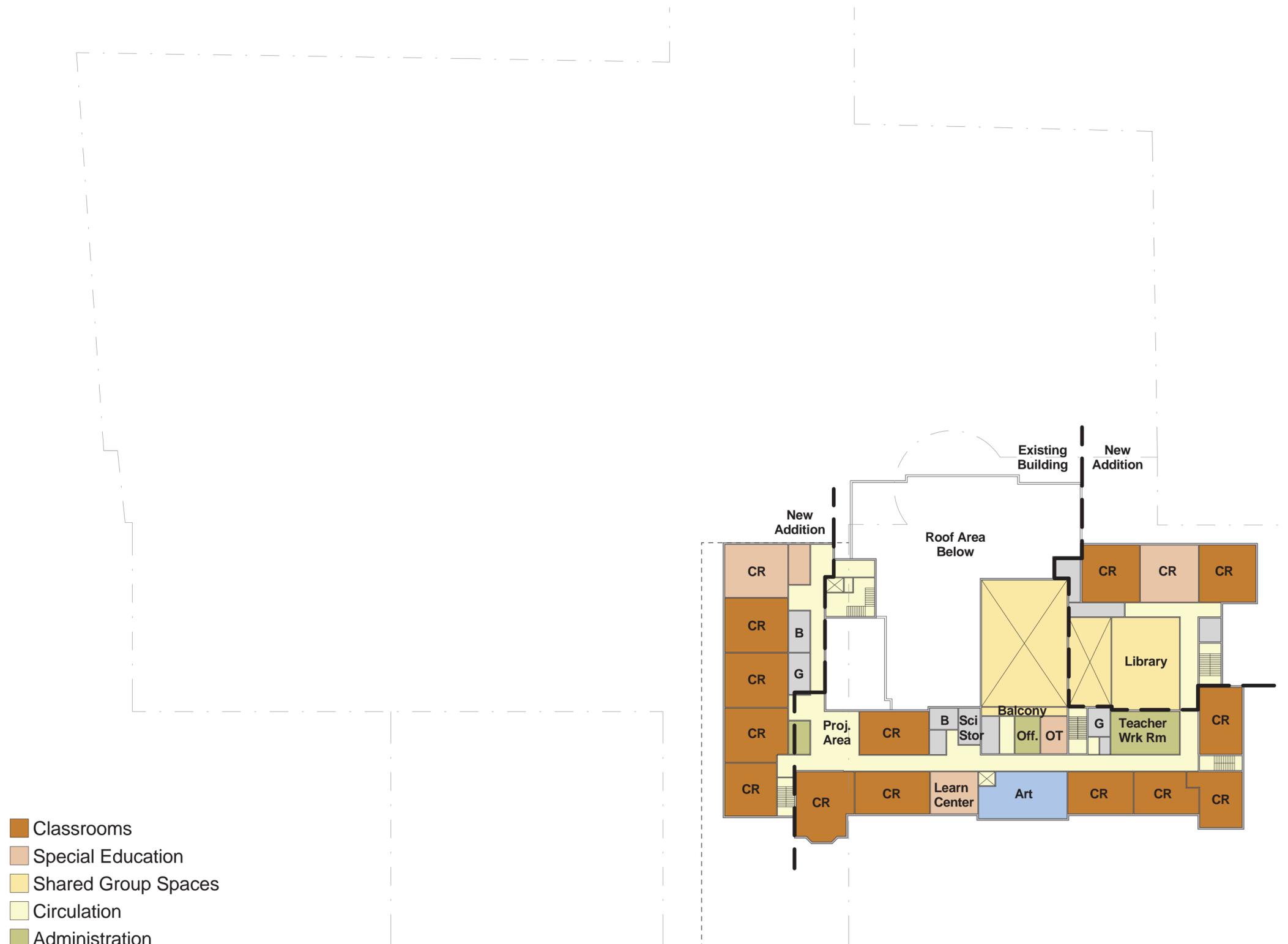
# 3+HS Addition - Lawrence School

K-8 Grade Expansion



# 3+HS Addition - Lawrence School

K-8 Grade Expansion



Third Floor



# 1+HS Ninth Elementary School

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K-8 Grade Expansion

- **ONE PROJECT FOR K-8**

- The creation of a new K-8 school will not require the disruption of any of the existing schools for construction as renovations would

- **COST EFFECTIVE**

- The 9th elementary would be eligible for MSBA reimbursement resulting in a more economical solution than the partially non MSBA funded multiple school options

- **REDISTRICTING**

- If the new school is located in a beneficial area, districts could become more centralized around their school, vs lopsided expanded districts with southernly located schools
- If a concept school is developed, redistricting would not be required as students would be attending from all areas of town

# 1+HS Ninth Elementary School

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K-8 Grade Expansion

- **AMORY PARK & LYNCH REC CENTER**

- Entirely in a Flood Plain
- Major neighborhood opposition to Amory Park site

- **BALDWIN / SOULE RECREATION CENTER**

- Not located in an advantageous location in town to accommodate favorable redistricting
- Construction may require an Article 97 land swap
- Location could be used for a concept school

- **OLD LINCOLN SCHOOL**

- Advantageous location in town to accommodate favorable redistricting
- No disruption to occupied schools
- Possible acquisition of U-Haul for drop-off area
- HVAC renovation would protect air-quality
- Location could be used for a concept school

# 1+HS Ninth Elementary at Baldwin / Soule

K-8 Grade Expansion



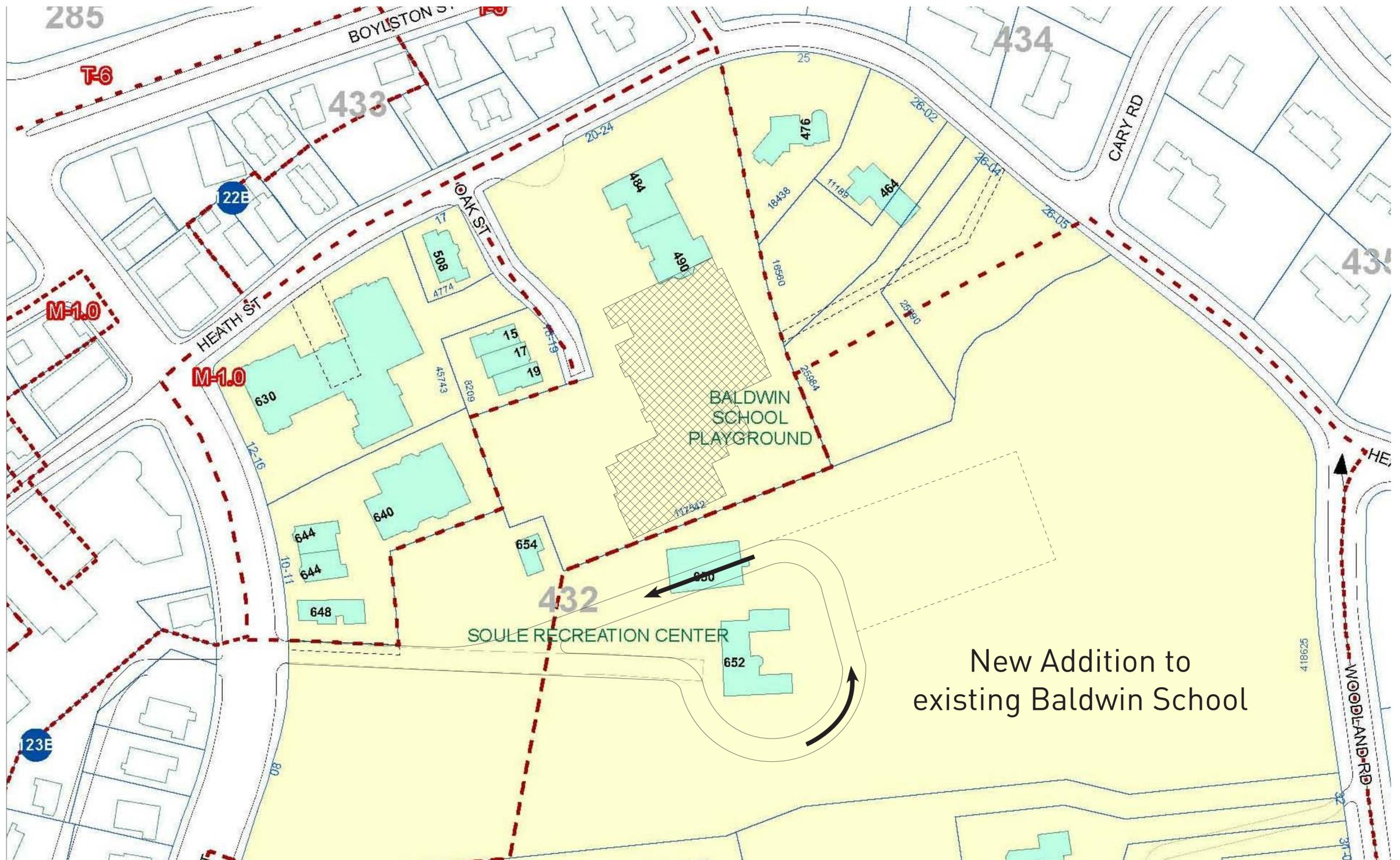
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Brookline, MA



# 1+HS Ninth Elementary at Baldwin / Soule

K-8 Grade Expansion

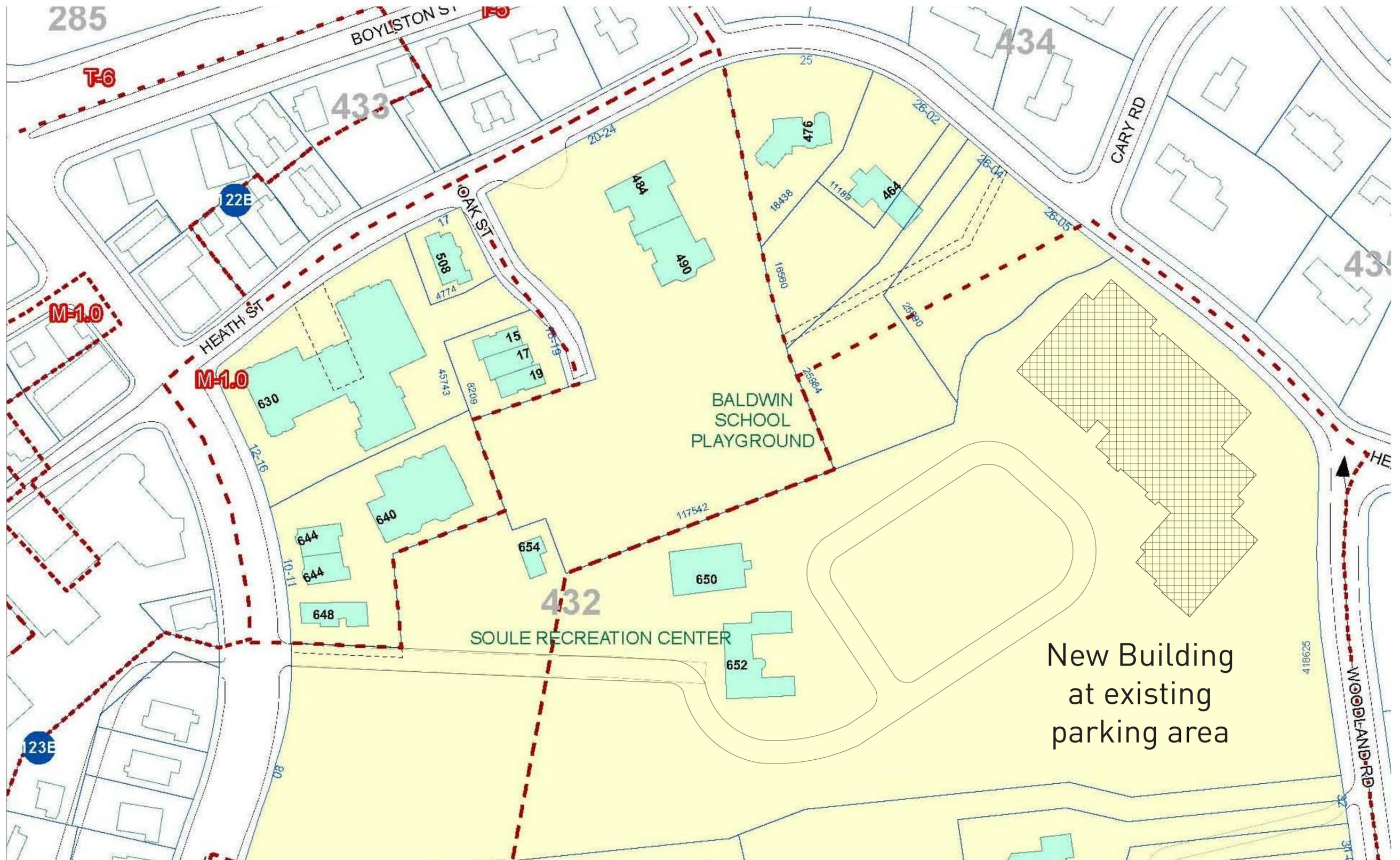


New Addition to existing Baldwin School



# 1+HS Ninth Elementary at Baldwin / Soule

K-8 Grade Expansion



# 1+HS Existing - Old Lincoln School

K-8 Grade Expansion



# 1+HS Ninth Elementary at Old Lincoln

K-8 Grade Expansion



**B-SPACE Concept Study**

Brookline, MA

Ground Floor



# 1+HS Ninth Elementary at Old Lincoln

K-8 Grade Expansion



- Classrooms
- Special Education
- Shared Group Spaces
- Circulation
- Administration
- Specialty Rooms
- Support

Boylston Street  
Playground

**B-SPACE Concept Study**

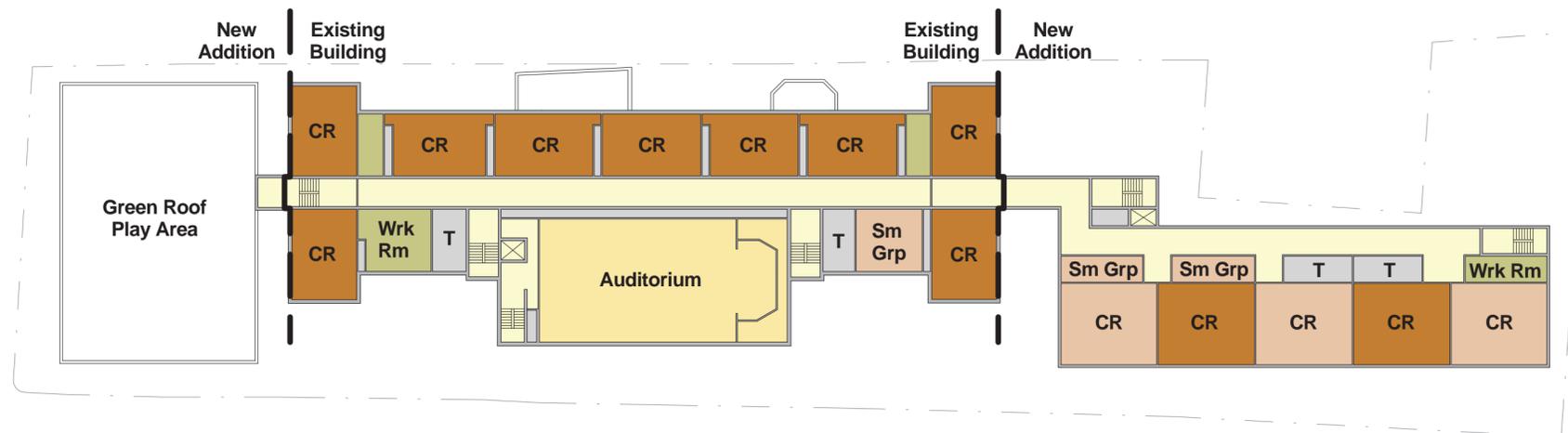
Brookline, MA

First Floor



# 1+HS Ninth Elementary at Old Lincoln

K-8 Grade Expansion



- Classrooms
- Special Education
- Shared Group Spaces
- Circulation
- Administration
- Specialty Rooms
- Support

**B-SPACE Concept Study**

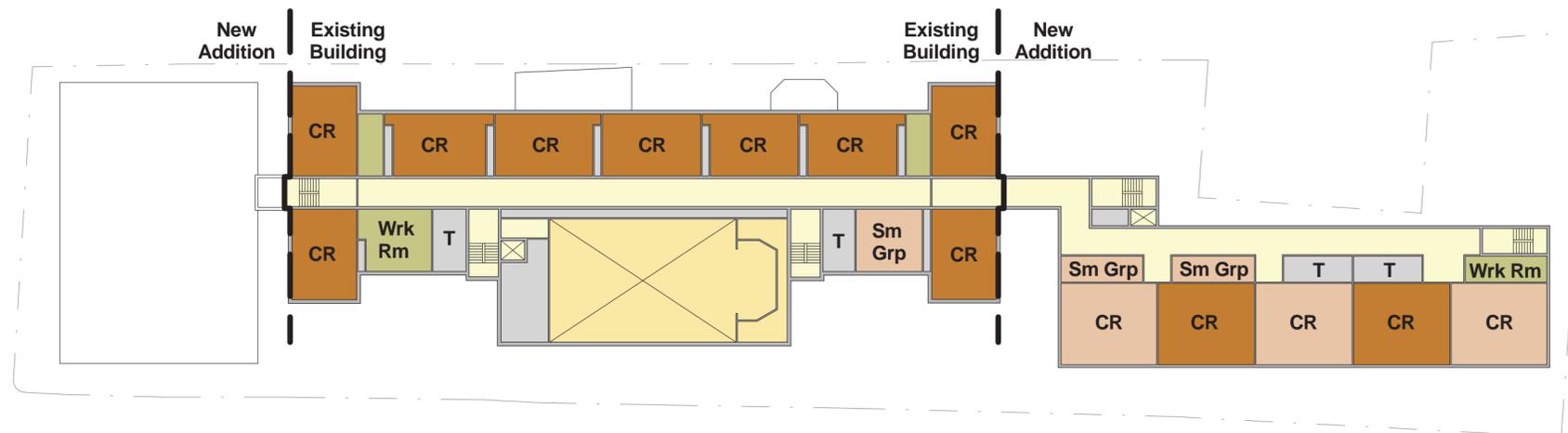
Brookline, MA

Second Floor



# 1+HS Ninth Elementary at Old Lincoln

K-8 Grade Expansion



- Classrooms
- Special Education
- Shared Group Spaces
- Circulation
- Administration
- Specialty Rooms
- Support

**B-SPACE Concept Study**

Brookline, MA

Third Floor



# NEW HIGH SCHOOL Second High School

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HS Expansion 7-12

- **ONE PROJECT SOLUTION**

- One new 7th-12th grade HS for a population of 1880 could be constructed
- Relieves overcrowding in all elementary schools by moving the 7th and 8th Grade to the High School
- Consolidates Elementary and High School expansion into one project

- **COST EFFECTIVE**

- A second high school would be eligible for MSBA reimbursement resulting in a more economical solution than the partially non MSBA funded multiple school options

- **SITE CHALLENGES**

- There are some potential difficulties with finding a location to accommodate a 1,880 student / 300,000sf school.

# NEW HIGH SCHOOL Second High School

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HS Expansion 7-12

- **BALDWIN / SOULE RECREATION CENTER**

- Construction may require an Article 97 land swap
- Location may accommodate an 800 to 900 student school
- Larger schools to accommodate the 1,880 student population would overwhelm the site and abutters

- **LARZ ANDERSON**

- Placement of a building along Avon Street hides the bulk of the building
- Placement along Avon Street has the fewest neighbors of any of the options
- Both Avon Street and the drive through the park could be used for car queuing - drop-off / pick-up

# NEW HIGH SCHOOL Second HS at Larz Anderson

HS Expansion 7-12



**B-SPACE Concept Study**

Brookline, MA



# NEW HIGH SCHOOL Second HS at Larz Anderson

HS Expansion 7-12



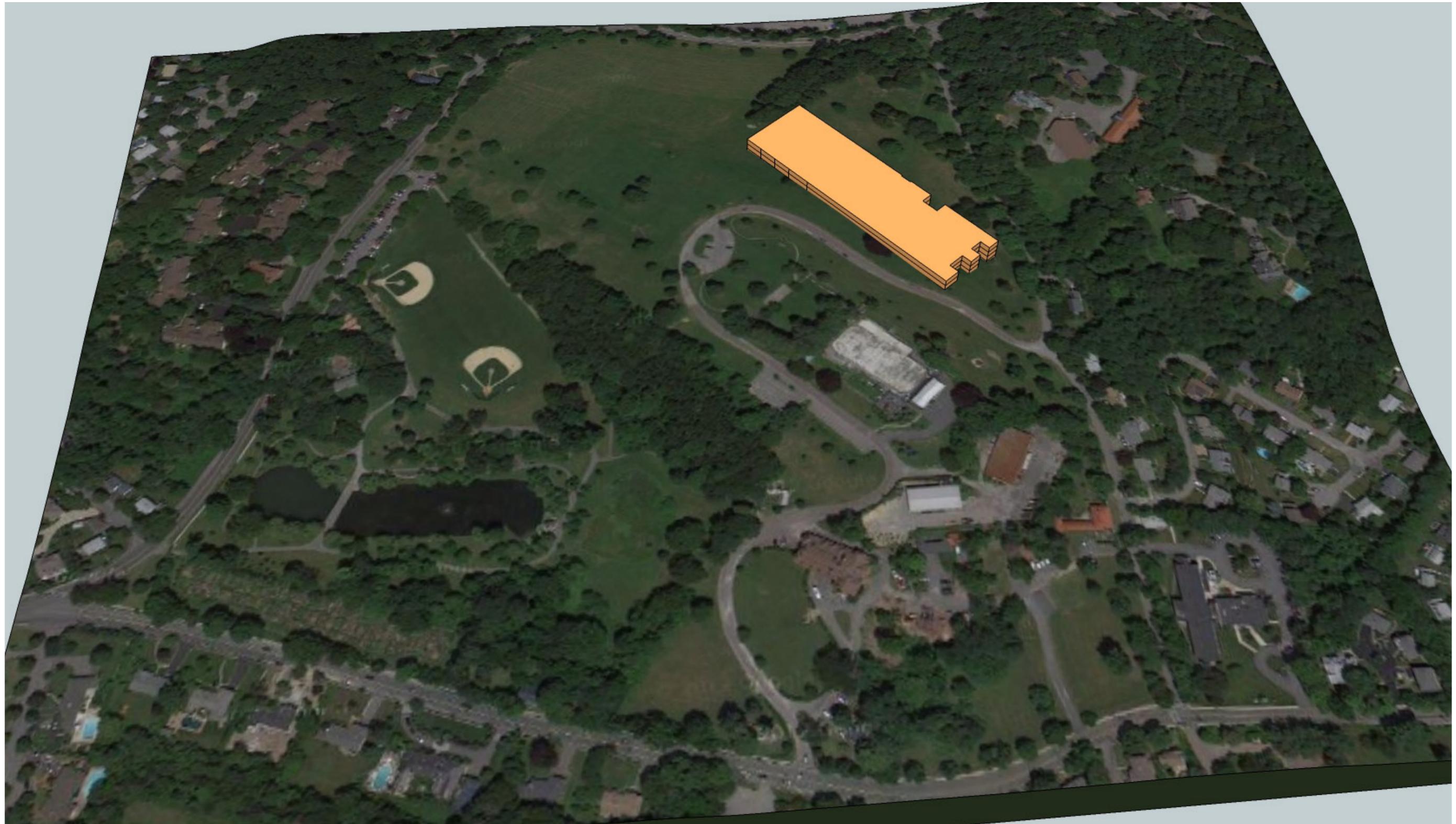
**B-SPACE Concept Study**

Brookline, MA



# NEW HIGH SCHOOL Second HS at Larz Anderson

HS Expansion 7-12



**B-SPACE Concept Study**

Brookline, MA



# Overall Cost Summary 4 + HS

K-8 & HS Expansion

Brookline Public School Sites	Cost for Modulares	Total Exist. sf	Renovated sf	Cost for Renovation	Demolition sf	Cost for Demolition	Addition sf	Cost for New Construction	Total Constr. Cost
Costs per sq ft	\$280			\$120 - \$250		\$10		\$360	
Baker School	\$2,793,000			-		-		-	\$2,793,000
Driscoll School	\$2,793,000			-		-		-	\$2,793,000
Heath School	\$2,793,000			-		-		-	\$2,793,000
Lawrence School	\$2,394,000			-		-		-	\$2,394,000
Old Lincoln School	-			-		-		-	
<b>Total Elementary Schools</b>									<b>\$10,773,000</b>
Current High School *cost carried in 4, 3, 1 Sub Totals	-	474,000	50,950	\$12,737,500	130,000	\$1,300,000	141,800	\$51,048,000	\$65,085,500
New 7 - 12 High School	-			-		-		-	
4 + HS Construction Cost Sub Total:	\$10,773,280		50,950	\$12,737,500	130,000	\$1,300,000	141,800	\$51,048,000	\$75,858,780



# Overall Cost Summary 3 + HS

K-8 & HS Expansion

Brookline Public School Sites	Cost for Modulars	Total Exist. sf	Renovated sf	Cost for Renovation	Demolition sf	Cost for Demolition	Addition sf	Cost for New Construction	Total Constr. Cost
Costs per sq ft	\$280			\$120 - \$250		\$10		\$360	
Baker School	-								
Driscoll School	-	99,500	13,650	\$1,638,000	9,200	\$92,000	45,800	\$16,488,000	\$18,218,000
Heath School	-	79,050	-	\$0	8,350	\$83,500	30,700	\$11,052,000	\$11,135,500
Lawrence School	-	99,950	18,650	\$2,238,000	2,000	\$20,000	48,350	\$17,406,000	\$19,664,000
Old Lincoln School	-								
<b>Total Elementary Schools</b>									<b>\$49,017,500</b>
Current High School *cost carried in 4, 3, 1 Sub Totals	-	474,000	50,950	\$12,737,500	130,000	\$1,300,000	141,800	\$51,048,000	\$65,085,500
New 7 - 12 High School	-			-		-		-	
<b>3 + HS Construction Cost Sub Total:</b>	<b>-</b>	<b>752,500</b>	<b>83,250</b>	<b>\$16,613,500</b>	<b>149,550</b>	<b>\$1,495,500</b>	<b>266,650</b>	<b>\$95,994,000</b>	<b>\$114,103,000</b>



# Overall Cost Summary 1 + HS

K-8 & HS Expansion

Brookline Public School Sites	Cost for Modulares	Total Exist. sf	Renovated sf	Cost for Renovation	Demolition sf	Cost for Demolition	Addition sf	Cost for New Construction	Total Constr. Cost
Costs per sq ft	\$280			\$120 - \$250		\$10		\$360	
Baker School	-			-		-		-	-
Driscoll School	-			-		-		-	-
Heath School	-			-		-		-	-
Lawrence School	-			-		-		-	-
Old Lincoln School	-	69,900	69,900	\$17,475,000	7,000	\$70,000	44,250	\$15,930,000	\$33,475,000
<b>Total Elementary Schools</b>									<b>\$33,475,000</b>
Current High School *cost carried in 4, 3, 1 Sub Totals	-	474,000	50,950	\$12,737,500	130,000	\$1,300,000	141,800	\$51,048,000	\$65,085,500
New 7 - 12 High School	-			-		-		-	
<b>1 + HS Construction Cost Sub Total:</b>		<b>543,900</b>	<b>120,850</b>	<b>\$30,212,500</b>	<b>137,000</b>	<b>\$1,370,000</b>	<b>186,050</b>	<b>\$66,978,000</b>	<b>\$98,560,500</b>



# Overall Cost Summary New 7-12 HS

HS Expansion

Brookline Public School Sites	Cost for Modulars	Total Exist. sf	Renovated sf	Cost for Renovation	Demolition sf	Cost for Demolition	Addition sf	Cost for New Construction	Total Constr. Cost
Costs per sq ft	\$280			\$120 - \$250		\$10		\$360	
Baker School	-			-		-		-	-
Driscoll School	-			-		-		-	-
Heath School	-			-		-		-	-
Lawrence School	-			-		-		-	-
Old Lincoln School	-			-		-		-	-
<b>Total Elementary Schools</b>									<b>\$0</b>
Current High School *cost carried in 4, 3, 1 Sub Totals	-	474,000	50,950	\$12,737,500	130,000	\$1,300,000	141,800	\$51,048,000	\$65,085,500
New 7 - 12 High School	-			\$0		\$0	298,920	\$107,611,200	\$107,611,200
<b>NEW HIGH SCHOOL Construction Cost Sub Total:</b>	-	-	-	\$0	-	\$0	298,920	\$107,611,200	<b>\$107,611,200</b>



# Overall Cost Summaries - w/ MSBA Funding

K-8 & HS Expansion

Brookline Public School Sites	4 + HS	3 + HS	1 + HS	NEW HIGH SCHOOL
Description	Modulars & HS Add/Reno	(3) K-8 Add & HS Add/Reno	New K-8 & HS Add/Reno	New 7 - 12 HS
<b>Construction Cost</b>	<b>\$75,858,780</b>	<b>\$114,103,000</b>	<b>\$98,560,500</b>	<b>\$107,611,200</b>
Construction Contingency 10%	\$7,585,878	\$11,410,300	\$9,856,050	\$10,761,120
Temp. Classroom Costs (HS)	\$3,600,000	\$3,600,000	\$3,600,000	\$0
A/E Fees at 10%	\$8,344,466	\$12,551,330	\$10,841,655	\$11,837,232
OPM and Other Professional Services at 5%	\$4,172,233	\$6,275,665	\$5,420,828	\$5,918,616
F&E w/ Technology 630 k-8 + 700 hs @ \$3,000/stu.	\$3,990,000	\$3,990,000	\$3,990,000	\$3,990,000
Project Contingency 5%	\$5,177,568	\$7,596,515	\$6,613,452	\$7,005,908
<b>Total Project Cost</b>	<b>\$108,728,925</b>	<b>\$159,526,810</b>	<b>\$138,882,484</b>	<b>\$147,124,076</b>
MSBA Hard Cost Reimbursement (40% up to 275/sf)	\$21,213,000	\$33,164,700	\$33,098,500	\$32,881,200
MSBA Soft Cost Reimbursement (40%)	\$11,708,058	\$16,729,524	\$14,688,794	\$15,805,151
<b>Town of Brookline Share</b>	<b>\$75,807,867</b>	<b>\$109,632,586</b>	<b>\$91,095,190</b>	<b>\$98,437,726</b>

