

9th School Alternative Site Study



**JOINT SESSION OF THE
SELECT BOARD
AND
SCHOOL COMMITTEE**

FEBRUARY 8, 2018

STM – Article 1

Purpose and Scope of Study



Phase 1 (\$300,000)

Conduct a comprehensive Evaluation, including legal services, environmental engineering services, architectural services, traffic impact study and land appraisals on the following sites and other sites as identified during the study:

- Baldwin - 490 Heath Street
- Pine Manor College - 400 Heath Street
- Baker School - 205 Beverly Road
- Pierce School - 50 School Street
- Multiple sites including above locations
- Other locations, including - Heath School
Driscoll School
Lincoln School

Phase 2

- Feasibility Design Services on a single preferred site (\$400,000)
- Plus Feasibility Design Services on multiple sites if considered the better concept (\$300,000)

ON-GOING EFFORTS TO BE TRANSPARENT AND INCLUSIONARY



Conducting and scheduling informational meetings with school and community representatives.

- ❖ HMFH on-site evaluation/inspections – Baker (1/4/18); Pierce (1/10/18)
- ❖ Town Meeting Representatives/Meetings upon request
- ❖ School Community “Listening Sessions”
 - Baker School - 1/17/2018 at 7:00p.m.
 - Pierce School - 1/10/18 at 8:10 a.m.
 - Heath School - 1/19/18 at 8:10 a.m.
 - Driscoll School - 1/17/18 at 8:10 a.m.
 - Lincoln School – 1/12/18 at 8:10 a.m.
- ❖ System-wide evening – 1/23/18 at 7:00 p.m.
- ❖ Select Board updates – 11/30, 12/19, 1/30, 2/8
- ❖ School Committee updates – 11/30, 12/14, 2/1, 2/8
- ❖ Regular updates posted to Town & School 9th School Site Study & Classroom Capacity Websites
- ❖ On-going availability to meet with interested Brookline citizens

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ANNOUNCEMENT

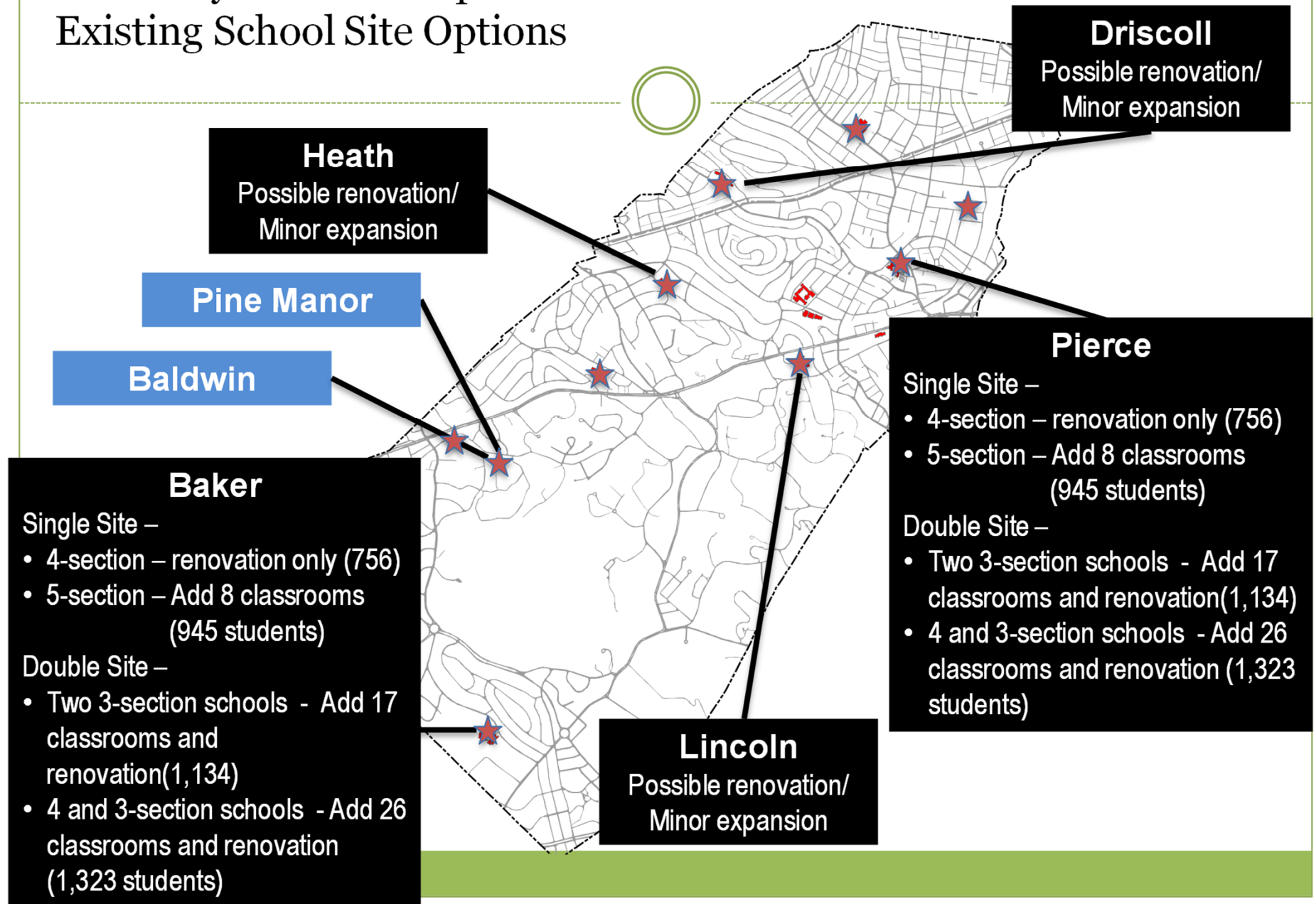
TOWN WIDE PUBLIC MEETING

MONDAY, FEB. 12TH

7:00 PM

BHS AUDITORIUM

Summary of HMFH Update – Existing School Site Options



Brookline Elementary Schools

Supplemental Site Study - OPTIONS

February 8, 2018

mid-review



HMFH ARCHITECTS

SITES

- Driscoll School Site
- Heath School Site
- New Lincoln School Site
- Pierce School Site
- Baker School Site
- Baldwin North
- Pine Manor

to be reviewed at a later date

to be reviewed at a later date

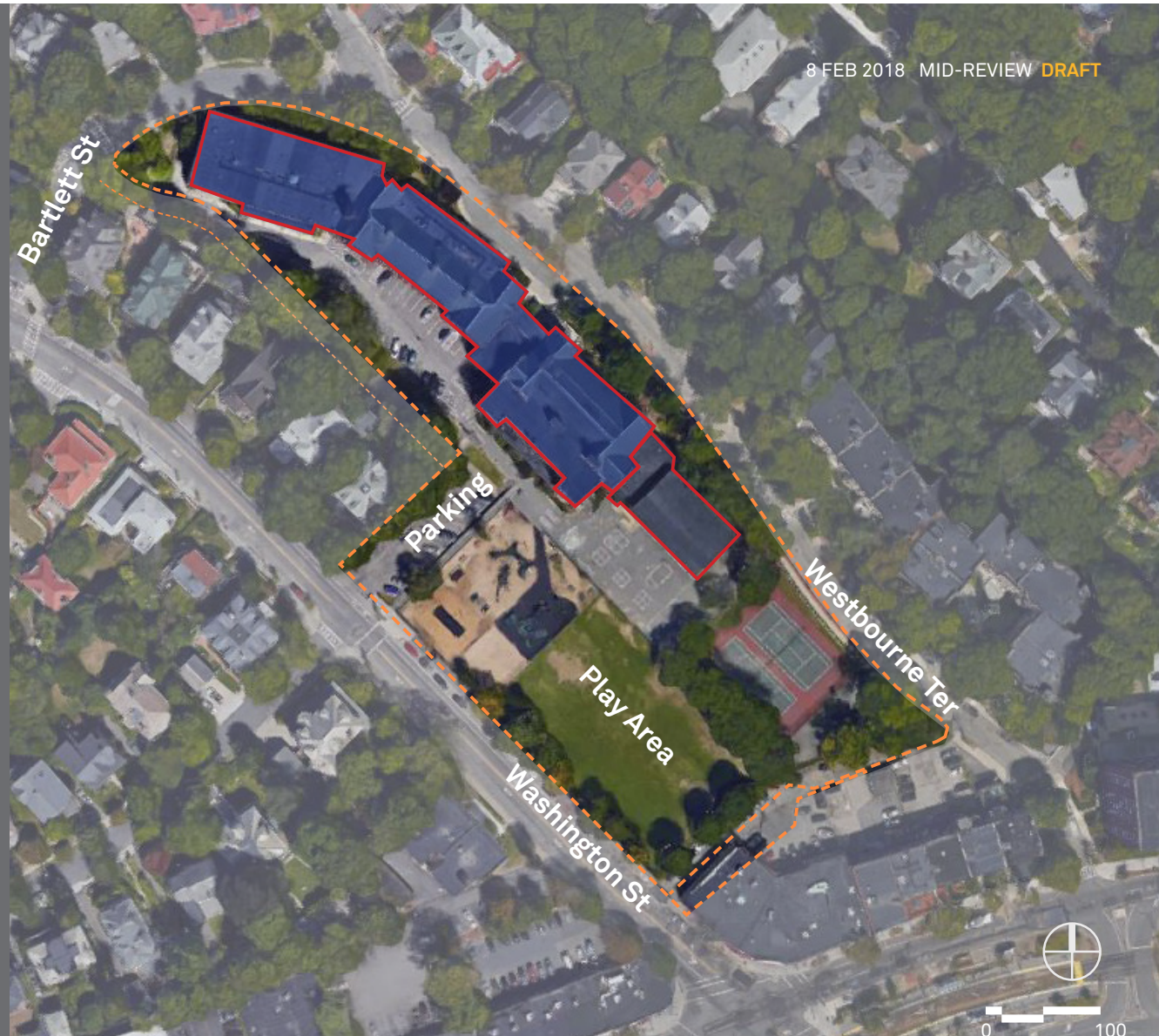
Options

- DRISCOLL : Renovation Addition 4 SECTION School
- HEATH : Renovation Addition 4 SECTION School
- NEW LINCOLN : Renovation Addition 4 SECTION School

Driscoll

Current YR17-18

- 28 Classrooms (CRs)
- 610 Students
- 3 Sections
- 3 floors
- 98,000 GSF
- Cafeteria/Kitchen inadequate layout
- Gym and Art spaces undersized
- Areas need renovation and right-size classrooms and instructional areas

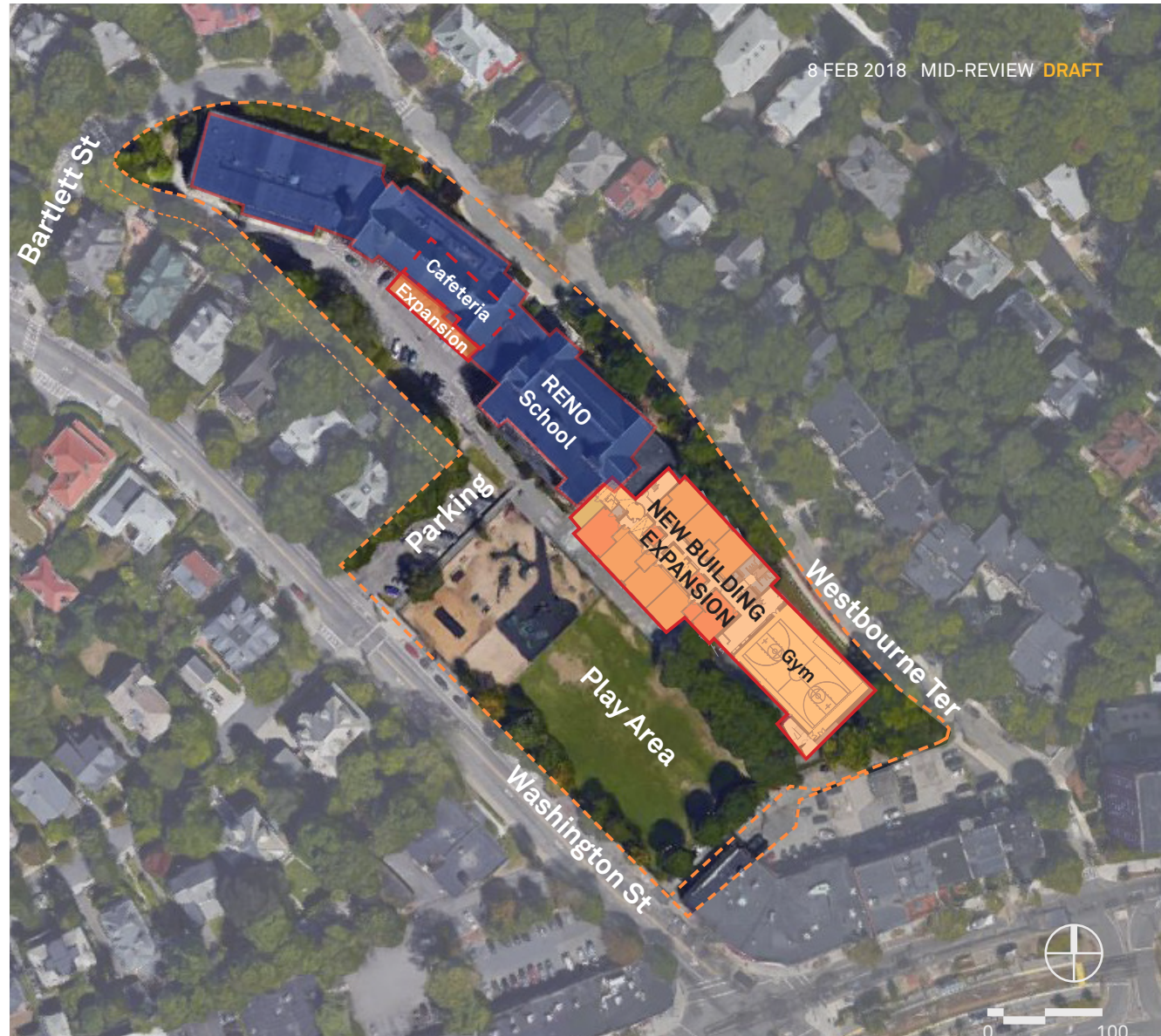


Driscoll Opt.1

36 CLASSROOMS 4-SECTION
750 SEATS
+9 NET CLASSROOM CAPACITY

ADDITION RENOVATION

- 27 existing CRs + 9 new CRs
- Demolition of existing gym
- Moderate renovation to existing
- Expansion of cafeteria/kitchen
- New 3-floors classroom addition
- New gym addition
- Requires loss of tennis courts
- See Optional parking structure



DRISCOLL Opt. 1

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 9** classrooms gained
- Addresses substandard facilities
 - YES - moderate reno & additions
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - loss of tennis courts
- Traffic Impact? drop off / pick up
 - Requires further study
- Pedestrian Impact
 - New play area over parking structure

Cost Considerations

- \$77M project cost
- Parking structure w/green roof play area open space included



36 CLASSROOMS
750 STUDENTS

Driscoll Opt.2

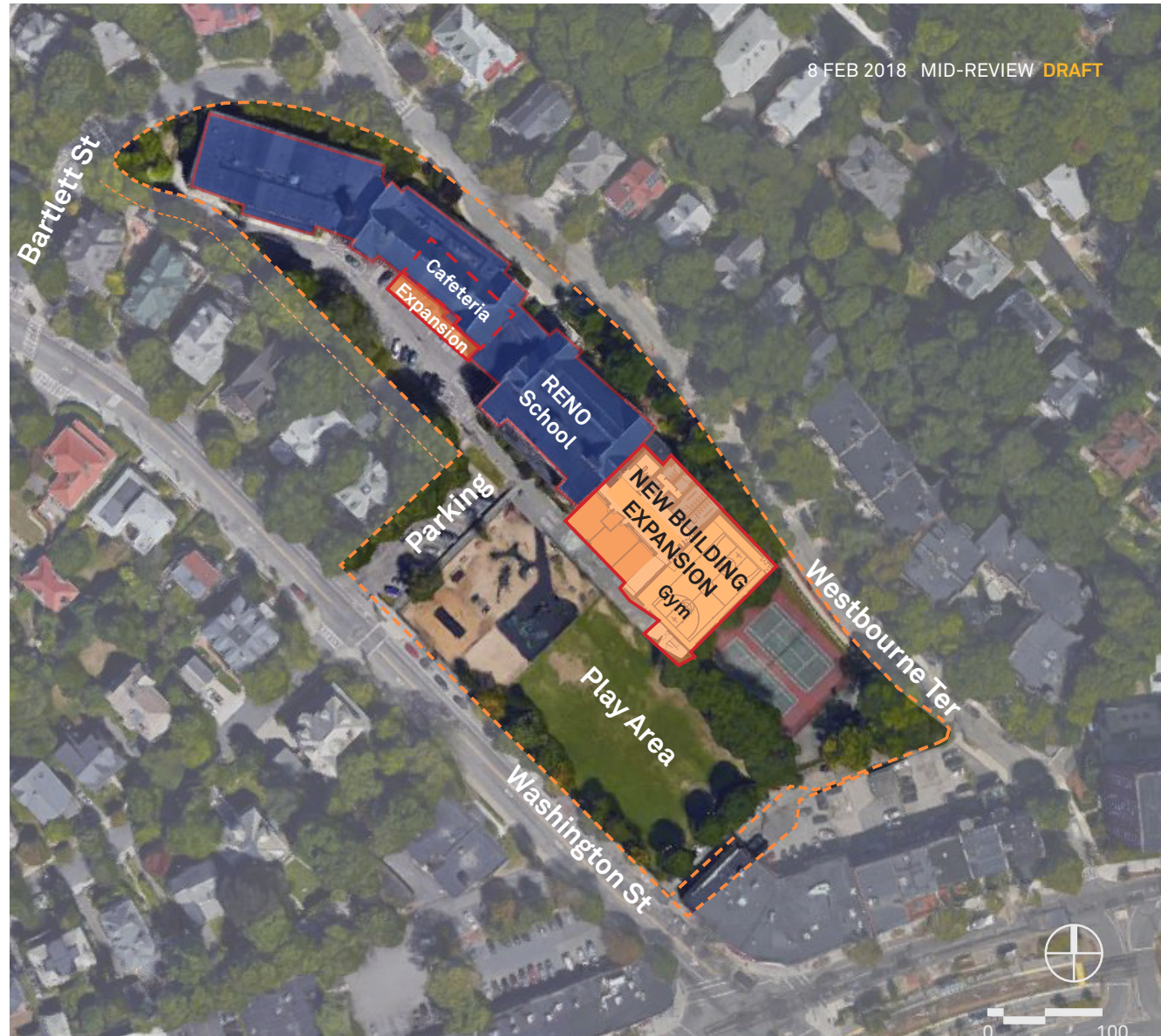
36 CLASSROOMS 4-SECTION

758 SEATS

9 CLASSROOMS ADDED CAPACITY

ADDITION RENOVATION

- 27 existing CRs + 9 new CRs
- Demolition of existing gym
- Moderate renovation to existing
- Expansion of cafeteria/kitchen
- New 5-floors classroom addition
- New below grade gym addition
- Taller addition preserves tennis courts
- Optional parking structure



DRISCOLL Opt. 2

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 9** classrooms gained
- Addresses substandard facilities
 - YES - moderate reno & additions
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - NO - tennis courts remain
- Traffic Impact? drop off / pick up
 - Requires further study
- Pedestrian Impact
 - New play area over parking structure

Cost Considerations

- \$83M project cost
- Parking structure w/play area included
- Taller, more costly structure due to below grade construction to maintain open space



36 CLASSROOMS
750 STUDENTS

Driscoll

OPTIONAL PARKING STRUCTURE

- 1 Lower Level Parking for 40 cars
- 20,000 GSF
- Play Area Landscape Roof Structure



Heath School

Current YR17-18

- 27 CRs +2 Pre-K = 29 CR
- 534-550 Students
- 3 Sections
- 2 floors
- 1959; Renovation in 1995
- MSBA Addition in 2011
- 81,000 GSF
- Cafeteria is undersized results in 4 lunch periods
- Gym is undersized as 1-teaching station
- Media Library
- Renovation Expansion with the MSBA



Heath Opt. 1

36 CLASSROOMS - 4 SECTION

750 SEATS

+9 NET CLASSROOM CAPACITY

ADDITION RENOVATION

- Renovation of 24 existing classrooms
- New classrooms added
- Expansion of cafeteria/kitchen
- Demolition of existing gym
- New 2-floors classroom addition
- New gym addition
- Reduction of play space (to be studied further)
- No additional parking (to be studied further)



HEATH Opt. 1

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 9** classrooms gained
- Addresses substandard facilities
 - YES - expands overcrowded cafeteria
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - play areas relocated
- Traffic Impact? drop off / pick up
 - No layout change
- Pedestrian Impact
 - IMPROVED - accessible uphill entrance added at New Gym

Cost Considerations

- \$75M project cost
- Possible penalty by MSBA



36 CLASSROOMS
750 STUDENTS

Heath Opt. 2

36 CLASSROOMS - 4 SECTION

750 SEATS

+9 NET CLASSROOMS CAPACITY

ADDITION RENOVATION

- Demolition of entire south wing
- 4+ floors of new classroom spaces
- Expansion of cafeteria/kitchen
- Demolition of existing gym
- New gym and support addition
- Reconfigure play space
- Additional Parking Structure below the new south-wing for 50 cars



HEATH Opt. 2

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 9** classrooms gained
- Addresses substandard facilities
 - YES - expands overcrowded cafeteria
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - play areas relocated
- Traffic Impact? drop off / pick up
 - YES at Parking Structure
- Pedestrian Impact
 - IMPROVED - accessible uphill entrance added at New South-Wing

Cost Considerations

- \$102M project cost
- Possible penalty by MSBA



36 CLASSROOMS
750 STUDENTS

New Lincoln School

Current YR17-18

- 28 CRs
- 578 Students
- 3 Sections
- 2 and 3 Floors
- Built in 1990's
- 87,500 GSF



New Lincoln

36 CLASSROOMS 4-SECTION
758 SEATS
+9 NET CLASSROOM CAPACITY

ADDITION RENOVATION

- 27 existing CRs + 9 new CRs
- New below grade gym
- New cafeteria
- Reduced outdoor play area
- No additional on site parking
- Historic school campus limits development



New Lincoln

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 9** classrooms gained
- Addresses substandard facilities
 - No
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - play areas significantly reduced
- Traffic Impact? drop off / pick up
 - Increased traffic
- Pedestrian Impact

Cost Considerations

- \$70M project cost for addition



36 CLASSROOMS
750 STUDENTS

Options

- DRISCOLL Opt.1 : Renovation Addition 4 SECTION School +9 CRs \$77M
- DRISCOLL Opt.2 : Renovation Addition 4 SECTION School +9 CRs \$83M
- HEATH Opt.1 : Renovation Addition 4 SECTION School +9 CRs \$75M
 - review potential loss of play area and open space; no increased parking
- ~~HEATH Opt.2 : Renovation Addition 4 SECTION School~~ +9 CRs \$102M
 - disruptive and expensive for small net gain
- ~~NEW LINCOLN : Renovation Addition 4 SECTION School~~ +9 CRs \$70M
 - loss of play area and open space; no increase parking

PIERCE Options

- **PIERCE 3/3** : Renovate 3 SECTION / New 3 SECTION School
 - 27 Classrooms / 27 classrooms = 54
- **PIERCE K5/678** : Renovation Addition Lower / New Upper School
 - 36 Classrooms / 18 classrooms = 54
- **PIERCE 3/4** : Renovate 4 SECTION / New 3 SECTION School
 - 36 Classrooms / 27 classrooms = 63
- **PIERCE 4/3** : Renovate 3 SECTION / New 4 SECTION School
 - 27 Classrooms / 36 classrooms = 63
- **PIERCE 4** : Renovation Addition 4 SECTION School
 - 36 Classrooms
- **PIERCE 5** : Renovation Addition 5 SECTION School
 - 45 Classrooms
- **PIERCE NEW** : New Construction Two 3 SECTION Schools

Pierce

Current YR17-18

4.5-SECTION at 41 CRs

- 37 Total w/25 CRs at A/B/C Wings +12 CRs at Pierce Primary
- 4 CRs leased space at 62 Harvard St
- A B C Wings at Multilevel-Floors where Classrooms are within contiguous open-space lacking acoustic separation, a highly disruptive environment
- Undersized Administration, Gym, Cafe/Kitchen & Specialist space



Pierce 3/3

54 CLASSROOMS

1,100 SEATS

+17 NET CLASSROOM CAPACITY

3 SECTION RENOVATION

- Minimal upgrades and acoustic improvements of classrooms
- 27 Classrooms for 550 seats
- Optional: demolish non-accessible C-wing classrooms will impact cost

3 SECTION NEW CONSTRUCTION

- 27 CRs for 550 seats on 4 Floors
- Expand parking structure below
- Requires purchase/demolition of:
 - 62 and 68 Harvard St
 - Relocate Health Center



PIERCE 3/3

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 17** classrooms gained
- Addresses substandard facilities
 - NO - existing Pierce remains
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - reduction of sloped green area
- Traffic Impact? drop off / pick up
 - YES - added students, no added queuing
- Pedestrian Impact
 - IMPROVED - additional plaza space

Cost Considerations

- \$114 M project cost
- Costly below grade parking
- 2 property acquisitions (not included)
- Relocate Health Center (not included)



54 CLASSROOMS
1,100 STUDENTS

Pierce K5/678

54 CLASSROOMS

1,100 SEATS

+17 NET CLASSROOM CAPACITY

RENOVATION for K-5 Lower School

- Minimal upgrades and acoustic improvements of classrooms
- OR Full renovation see costs
- Optional: demolish non-accessible C-wing classrooms will impact cost
- 36 CRs existing for 750 seats

NEW 6-7-8 Upper School

- 18 CRs for 350 seats on 5 Floors
 - Parking Structure Below 50 cars
- Requires purchase/demolition of:
 - 62 and 68 Harvard St



PIERCE K5/678

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 17** classrooms gained
- Addresses substandard facilities
 - NO - existing Pierce remains
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - reduction of sloped green area
- Traffic Impact? drop off / pick up
 - YES - added students, no added queuing
- Pedestrian Impact
 - IMPROVED - Additional plaza space

Cost Considerations

- Minimum Renovation \$103M project cost
- Full Renovation \$175M project cost
- 2 property acquisitions (not included)



54 CLASSROOMS
1,100 STUDENTS

Pierce 3/4

63 CLASSROOMS

1,300 SEATS

+26 NET CLASSROOM CAPACITY

3 SECTION RENOVATION

- Minimal upgrades and acoustic improvements of classrooms
- 27 Classrooms for 550 seats
- Optional: demolish non-accessible C-wing classrooms will impact cost

4 SECTION NEW CONSTRUCTION

- 36 CRs for 750 seats on 5 Floors
- Expand parking structure below
- Requires purchase/demolition of:
 - 62 and 68 Harvard St
 - Relocate Health Center



PIERCE 3/4

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 26** classrooms gained
- Addresses substandard facilities
 - NO - existing Pierce remains
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - reduction of sloped green area
- Traffic Impact? drop off / pick up
 - YES - added students, no added queuing
- Pedestrian Impact
 - IMPROVED - Additional plaza space

Cost Considerations

- \$141M project cost
- Costly below grade parking
- 2 property acquisitions (not included)
- Relocate Health Center (not included)



63 CLASSROOMS
1,300 STUDENTS

Pierce 4/3

63 CLASSROOMS

1,300 SEATS

+26 NET CLASSROOM CAPACITY

4 SECTION RENOVATION ADDITION

- New gym, admin, cafe and classroom facilities
- Full renovation of other spaces
- 36 + CRs for 750 seats

3 SECTION NEW CONSTRUCTION

- 27 CRs for 550 seats on 4 Floors
- Expand parking structure below
- Requires purchase/demolition of:
 - 62 and 68 Harvard St
 - Relocate Health Center
 - Article-97 open space and 3 properties at School St.



PIERCE 4/3

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 26** classrooms gained
- Addresses substandard facilities
 - YES - full Pierce reno & additions
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - reduction of sloped green area
- Traffic Impact? drop off / pick up
 - YES - added students, no added queuing
- Pedestrian Impact
 - IMPROVED - additional plaza space

Cost Considerations

- \$208M project cost
- Costly below grade parking
- 5 property acquisitions (not included)
- Relocate Health Center (not included)



63 CLASSROOMS
1,300 STUDENTS

Pierce 4

36 CLASSROOMS

750 SEATS

-1 CLASSROOM CAPACITY

4 SECTION ADDITION RENOVATION

- Full renovation
- New gym, admin, cafe and additional classrooms
- Demolition of C-wing
- 36 CRs for 750 seats
- Existing parking to remain
- Requires purchase/demolition of:
 - 62 Harvard St



PIERCE 4

Evaluation Criteria

- Addresses capacity needs?
 - NO - **Net 1** classroom less
- Addresses substandard facilities
 - YES - full Pierce reno & additions
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - reduction of sloped green area
- Traffic Impact? drop off / pick up
 - YES - added students, no added queuing
- Pedestrian Impact
 - IMPROVED - additional plaza space

Cost Considerations

- \$118M project cost
- Costly below grade parking
- 1 property acquisition (not included)
- Swing space necessary to prevent extensive phasing (not included)



36 CLASSROOMS
750 STUDENTS

Pierce 5

45 CLASSROOMS

945 SEATS

+8 NET CLASSROOM CAPACITY

5 SECTION ADDITION RENOVATION

- Full renovation
- New gym, admin, cafe and additional classrooms
- Demolition of C-wing
- 45 CRs for 750 seats
- Existing parking to remain. Expand parking below addition.
- Requires purchase/demolition of:
 - 62 Harvard St



PIERCE 5

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 8** classrooms gained
- Addresses substandard facilities
 - YES - full Pierce reno & additions
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - reduction of sloped green area
- Traffic Impact? drop-off / pick-up
 - YES - added students, no added queuing
- Pedestrian Impact
 - IMPROVED - additional plaza space

Cost Considerations

- \$146M project cost
- Costly below grade parking
- 1 property acquisition (not included)
- Swing space necessary to prevent extensive phasing (not included)



45 CLASSROOMS
945 STUDENTS

Pierce New 3/3

54 CLASSROOMS

1,100 SEATS

+17 NET CLASSROOM CAPACITY

TWO 3 SECTION Schools

- 27 CRs for 550 seats Each

TOTAL 6 SECTION

NEW CONSTRUCTION

- 4 Floors plus lower level parking
- Demolish existing Pierce.
- Historic Pierce Primary to remain.
- Parking Structure approx. 150 cars
- Optional purchase of 62 Harvard St for additional open space play area for two schools



PIERCE Options

- ~~PIERCE 3/3 : Renovate 3 SECTION / New 3 SECTION School~~
 - requires relocation of Health Center & property acquisitions
 +17 CRs \$114M
- PIERCE K5/678 : Renovation Addition Lower / New Upper School
 +17 CRs \$103M
- ~~PIERCE 3/4 : Renovate 4 SECTION / New 3 SECTION School~~
 - requires relocation of Health Center & property acquisitions; significant addition to school with no added open space
 +17 CRs \$175M
- ~~PIERCE 4/3 : Renovate 3 SECTION / New 4 SECTION School~~
 - requires relocation of Health Center & property acquisitions; significant addition to school with no added open space
 +26 CRs \$141M
- ~~PIERCE 4 : Renovation Addition 4 SECTION School~~
 - does not add capacity
 +26 CRs \$208M
- PIERCE 5 : Renovation Addition 5 SECTION School
 -1 CRs \$118M
- PIERCE new : Two New 3 SECTION Schools
 +17 CRs \$167M

BAKER Options

- **BAKER 3/3** : Renovate 3 SECTION / New 3 SECTION School
 - 27 Classrooms / 27 Classrooms = 54
- **BAKER K5/678** : Renovation Addition Lower / New Upper School
 - 36 Classrooms / 18 Classrooms = 54
- **BAKER 3/4** : Renovate 4 SECTION / New 3 SECTION School
- **BAKER 4/3** : Renovate 3 SECTION / New 4 SECTION School
- **BAKER 4** : Renovation Addition 4 SECTION School
- **BAKER 5** : Renovation Addition 5 SECTION School

Baker

Current YR17-18

- 37 Classrooms (CRs)
- 763 students
- 4-Section
- 99,950 GSF

- Property Line
- Assessor Map
- 1997 Survey
- ||||| Ledge
- 10ft contours
- Survey Edge of Wetland
- 100ft setback
- 150ft setback
- 2017 JLA - Aerial Maps
- 200' Riverfront Area
- ||||| Stream Channel



Baker 3/3

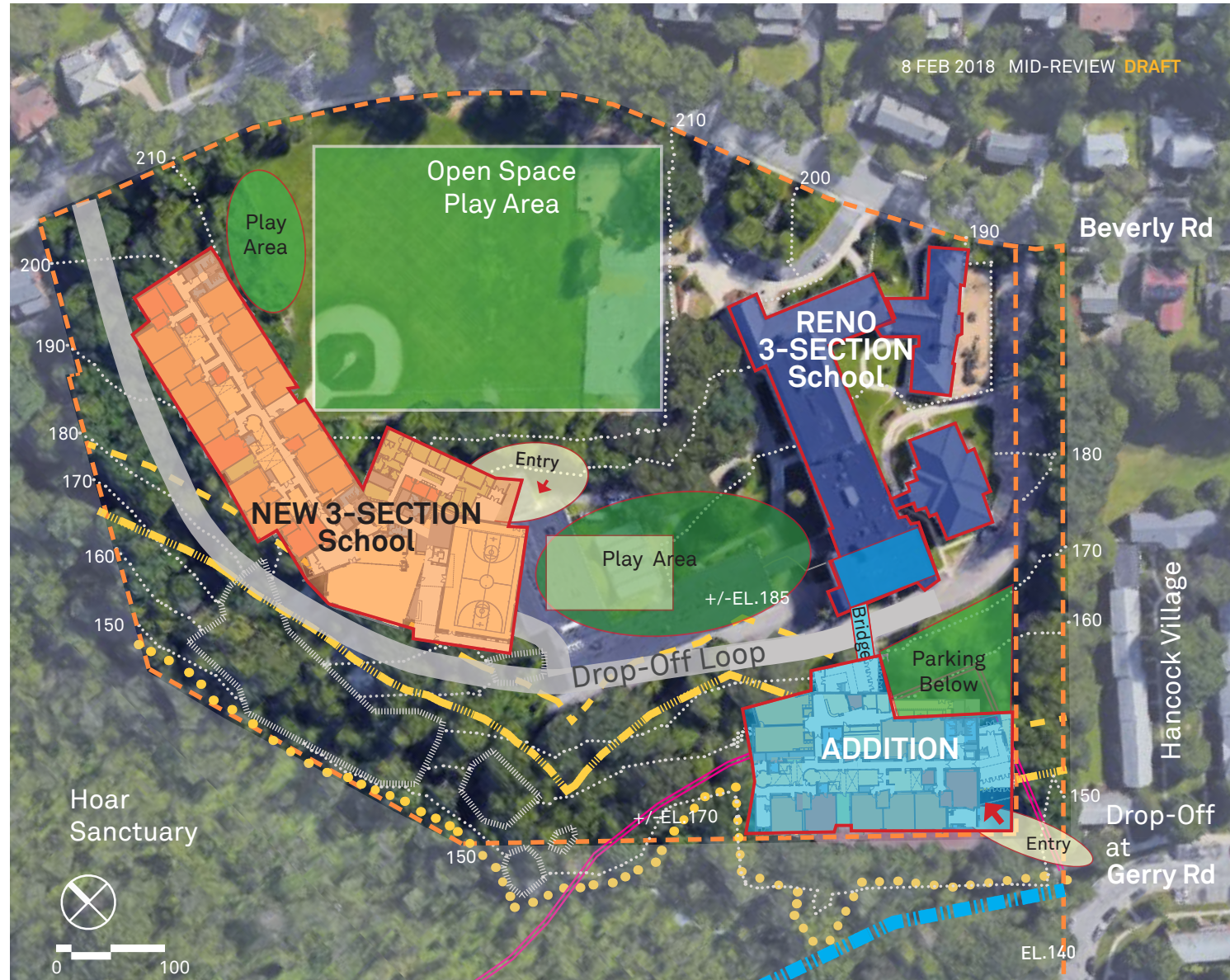
54 CLASSROOMS 6-SECTION
1100 SEATS
+15 NET CLASSROOM CAPACITY

RENOVATE 3-SECTION School

- 27 Classrooms; Reno 9 CRs
 - Demolish D+E Wings
 - +New 18 Classroom wing at 2-Floors
 - Expand Cafe/Kitchen
 - New Gym, Multi-purpose Rm, Service at 2-Lower Levels
 - Parking Level for 50 cars
- Requires loss of tennis courts and environmental issues

NEW 3-SECTION School

- 27 Classrooms on 3-Floors
- Gym Cafeteria Kitchen Service 2 Floors below
- Parking Level for 50 cars



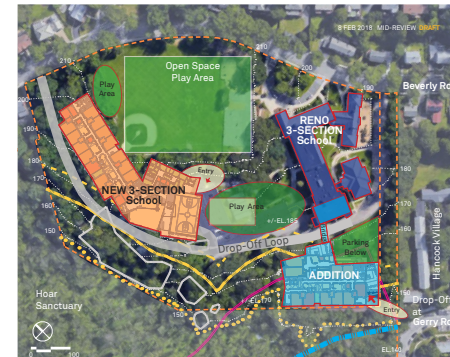
BAKER 3/3

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 15** classrooms gained
- Addresses substandard facilities
 - YES - reno & additions
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - loss of tennis courts
- Traffic Impact? drop-off / pick-up
 - YES - increased drop-off area
- Pedestrian Impact
 - YES - improved access at Gerry Rd

Cost Considerations

- \$168M to \$205M
- Costly structured parking
- Long phased construcion, new sections not online until ~4 yrs construction
- Sensitive Environmental permitting (not included in cost / schedule)



54 CLASSROOMS
1,100 STUDENTS

Baker K5/678 opt.1

54 CLASSROOMS 6-SECTION
1100 SEATS
+15 NET CLASSROOM CAPACITY

LOWER K5 RENO/ADDITION

36 Classrooms 756 Seats

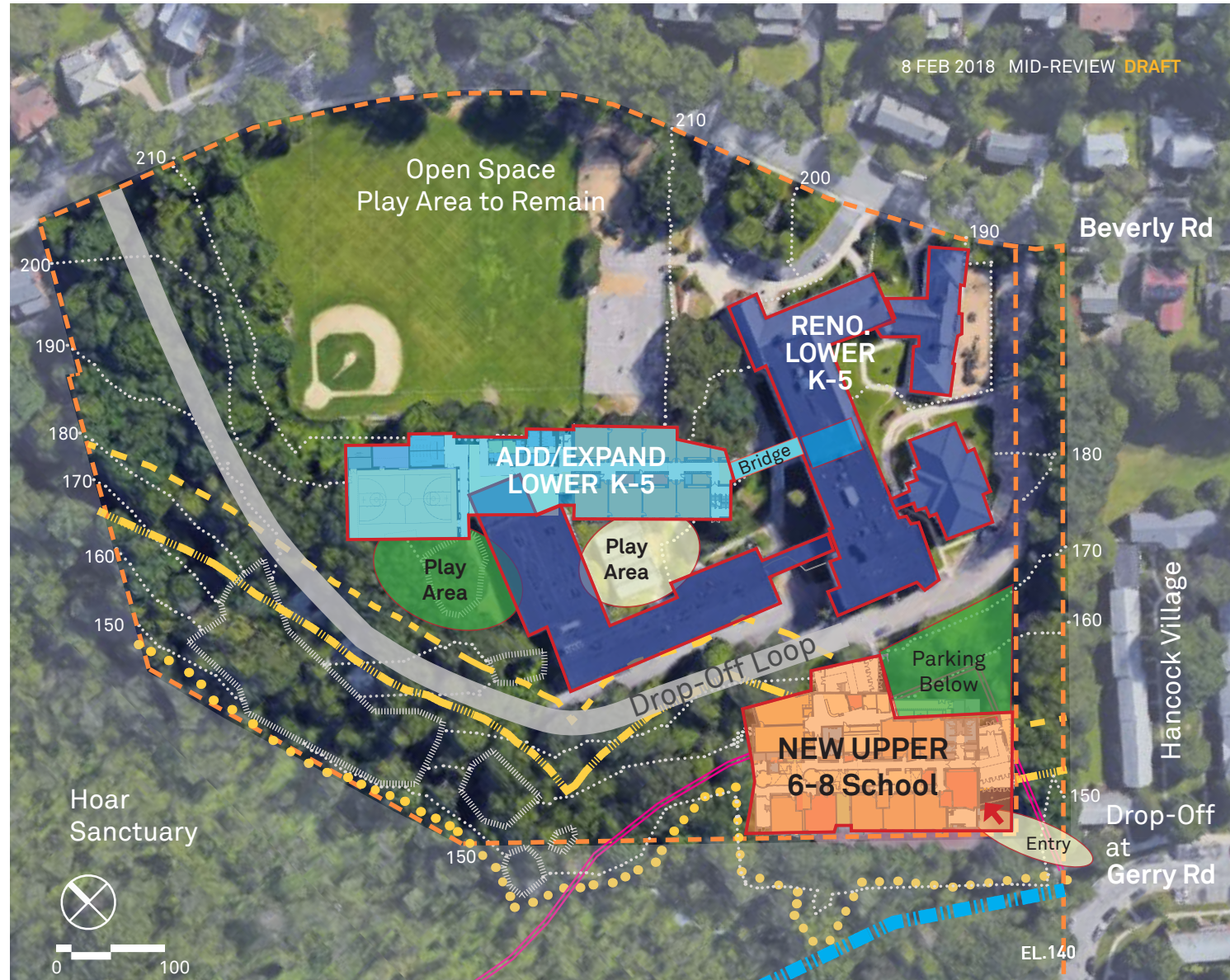
- Demolish Multipurpose Rm
- Renovate 24 Classrooms and reallocate others, +2 Pre-K,
- Add 12 Classrooms & Gym

NEW UPPER 6 7 8

18 Classrooms 378 Seats

- Classrooms on 2-Floors plus
- Admin and Library on 1-Floor
- Cafeteria/Kitchen Service and Gym 2-Floors below
- Parking Level for 50 cars

- Requires loss of tennis courts and environmental issues



Baker K5/678 opt.2

54 CLASSROOMS 6-SECTION
1100 SEATS
+ 15 NET CLASSROOM CAPACITY

LOWER K5 RENO/ADDITION

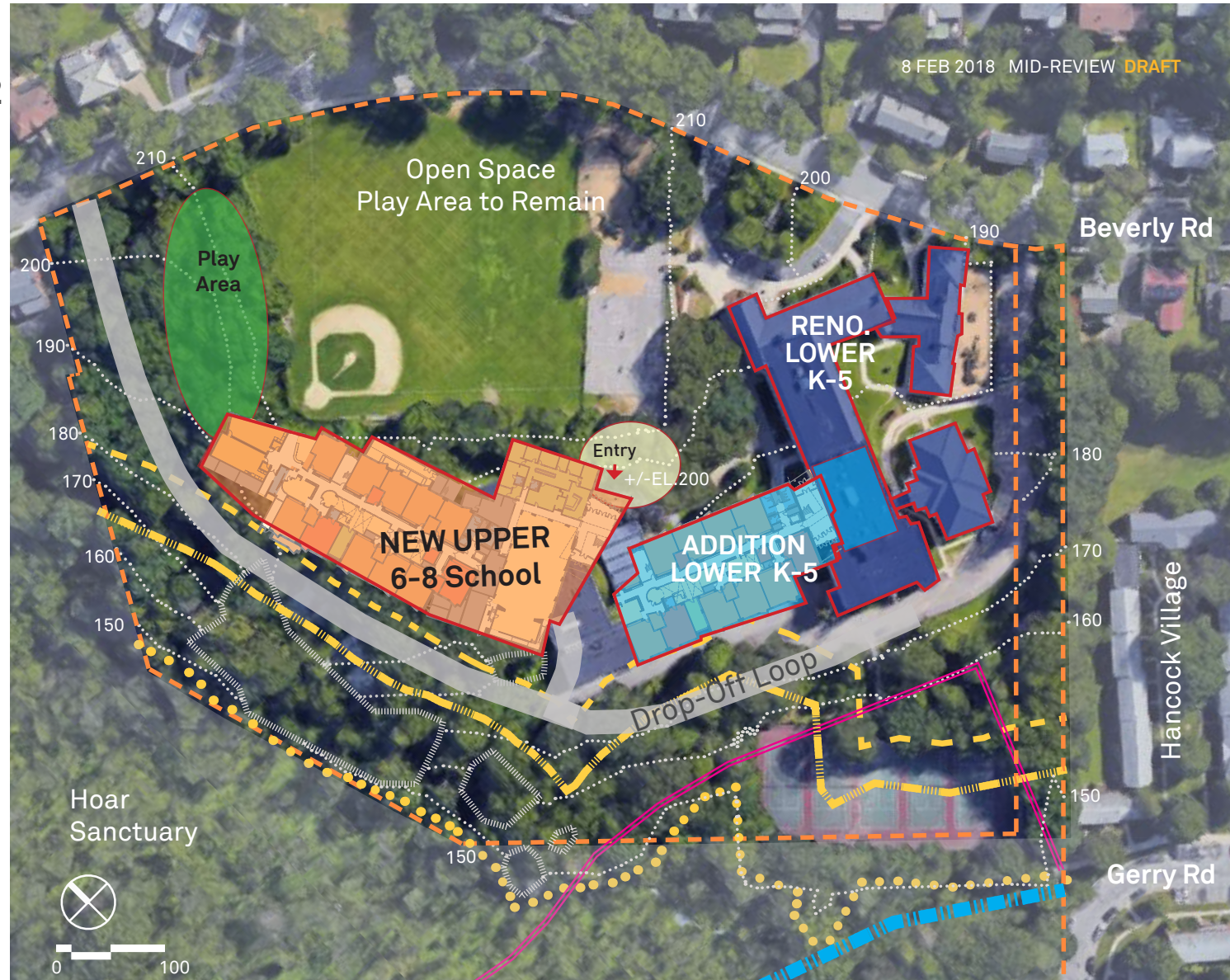
36 Classrooms 756 Seats

- Demolish Part D+E Wings
- Renovate 18 Classrooms and reallocate others, +2 Pre-K,
- Add 18 Classrooms on 3-Floors

NEW UPPER 6 7 8

18 Classrooms 378 Seats

- 2-Floors classrooms, Administration and Library
- Cafeteria/Kitchen Service and Gym 2-Floors below
- Parking Level for 50 cars



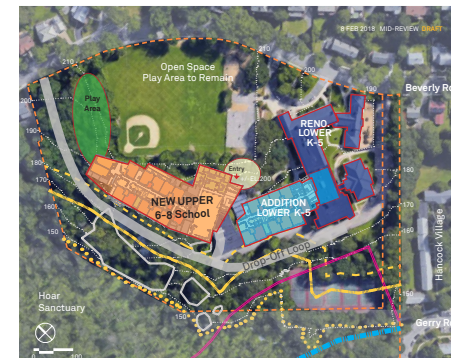
BAKER K5/678

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 15** classrooms gained
- Addresses substandard facilities
 - YES - reno & additions
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - Opt.1 loss of tennis courts
- Traffic Impact? drop-off / pick-up
 - YES - increased drop-off area
- Pedestrian Impact
 - YES - Opt.1 access at Gerry Rd

Cost Considerations

- \$143M to \$196M
- Costly structured parking
- Sensitive Environmental permitting
- Long phased construction (not included)



54 CLASSROOMS
1,100 STUDENTS

Baker 3/4 or 4/3

63 CLASSROOMS 7-SECTION
3-SECTION / 4-SECTION
1300 SEATS
+ 24 NET CLASSROOM CAPACITY

RENO/ADDITION 3-SECTION

- 27 Classrooms
- Demo D+E wings (20 CRs)
- Addition new classrooms

NEW 4-SECTION

- 36 Classrooms
- 4-Floors
- Parking Level 80 cars

- Requires loss of tennis courts and environmental issues



Baker 3/4 or 4/3

63 CLASSROOMS 7-SECTION
3-SECTION / 4-SECTION
1300 SEATS
+24 NET CLASSROOM CAPACITY

RENO/ADDITION 3-SECTION

- 27 Classrooms
- Demo D+E wings (20 CRs)
- Addition new classrooms

NEW 4-SECTION

- 36 Classrooms
- 4-Floors
- Parking Level 80 cars

- REDUCED Play Area



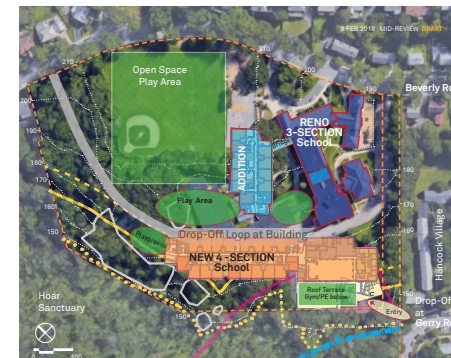
BAKER 3/4 or 4/3

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 24** classrooms gained
- Addresses substandard facilities
 - YES - reno & additions
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - loss of tennis courts
- Traffic Impact? drop-off / pick-up
 - YES - increased drop-off area
- Pedestrian Impact
 - YES - Opt.1 access at Gerry Rd

Cost Considerations

- \$215M
- Costly structured parking
- Sensitive Environmental permitting (not included)
- Long phased construction (not included)



63 CLASSROOMS
1,300 STUDENTS

Baker 4

36 CLASSROOMS 4-SECTION
750 SEATS

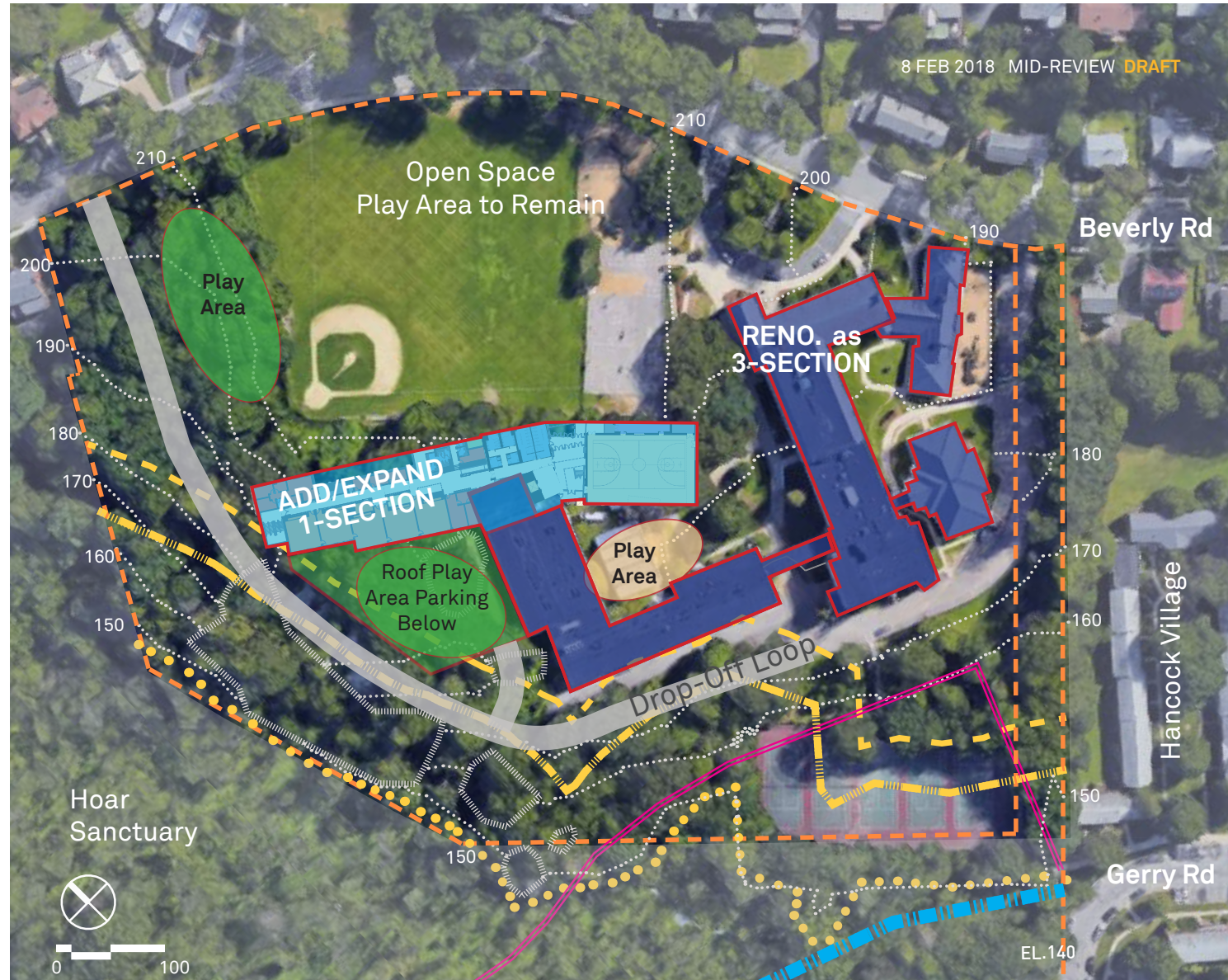
-1 CLASSROOM CAPACITY

RENOVATE for 3-SECTION

Minimum Renovation OR Full
Renovate 27 CRs for 567 stu-
dents, and re-purpose 11 CRs
Plus 2 Pre-K, improve Admin,
Teaching Spaces & Cafeteria

ADD/EXPANSION 1-SECTION

- New 2-Floors 62,000 GSF
- Adds 9 CRs for 189 students
- New Gym
- **Parking Level for 50 cars**



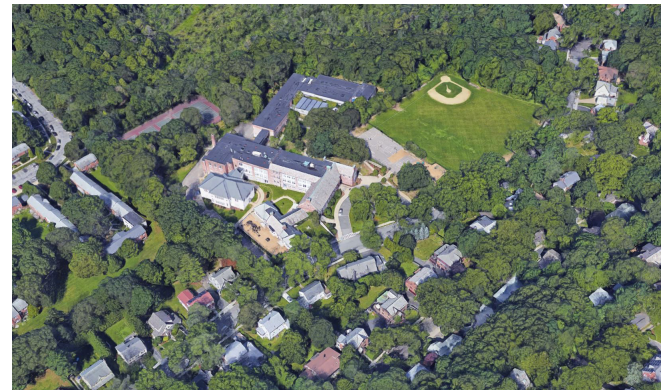
BAKER 4

Evaluation Criteria

- Addresses capacity needs?
 - No - **decreases** classrooms capacity
- Addresses substandard facilities
 - YES - reno & additions
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - Opt.1 loss of tennis courts
- Traffic Impact? drop-off / pick-up
 - YES - increased drop-off area
- Pedestrian Impact
 - YES - Opt.1 access at Gerry Rd

Cost Considerations

- \$97M
- Sensitive Environmental permitting (not included)
- Costly structured parking



36 CLASSROOMS
750 STUDENTS

Baker 5 Opt.1

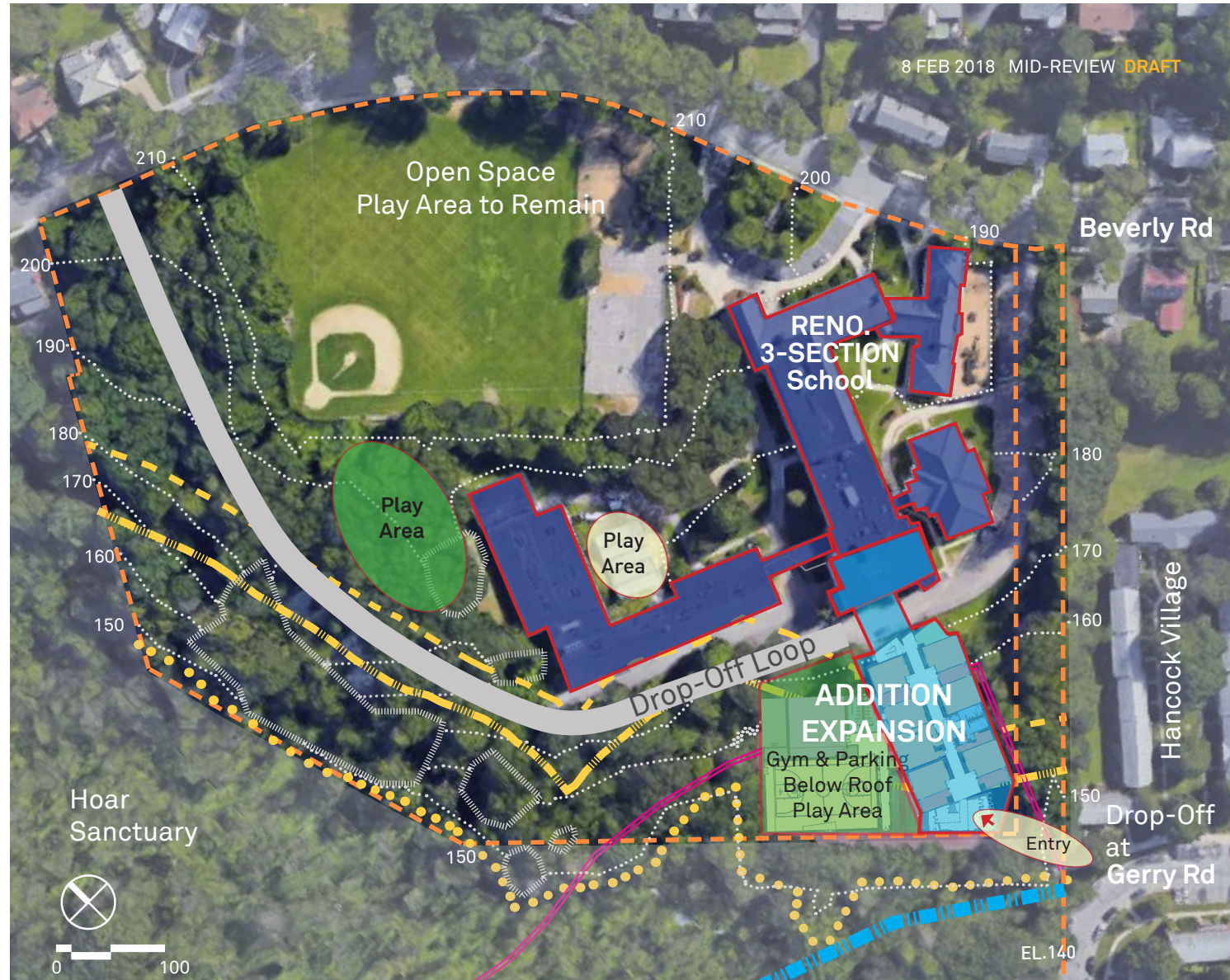
45 CLASSROOMS 5-SECTION
940 SEATS
+8 NET CLASSROOM CAPACITY

RENOVATE for 3-SECTION

- Minimum OR Full Renovation
- Renovate 27 Classrooms, and reallocate 11 Classrooms
- +2 Pre-K

ADDITION 2-SECTION

- New 70,000 GSF
- Adds 18 CRs on 3-Floors, New Gym, Specialty spaces
- Parking Level for 50 cars
- Requires loss of tennis courts and environmental concerns



Baker 5 Opt.2

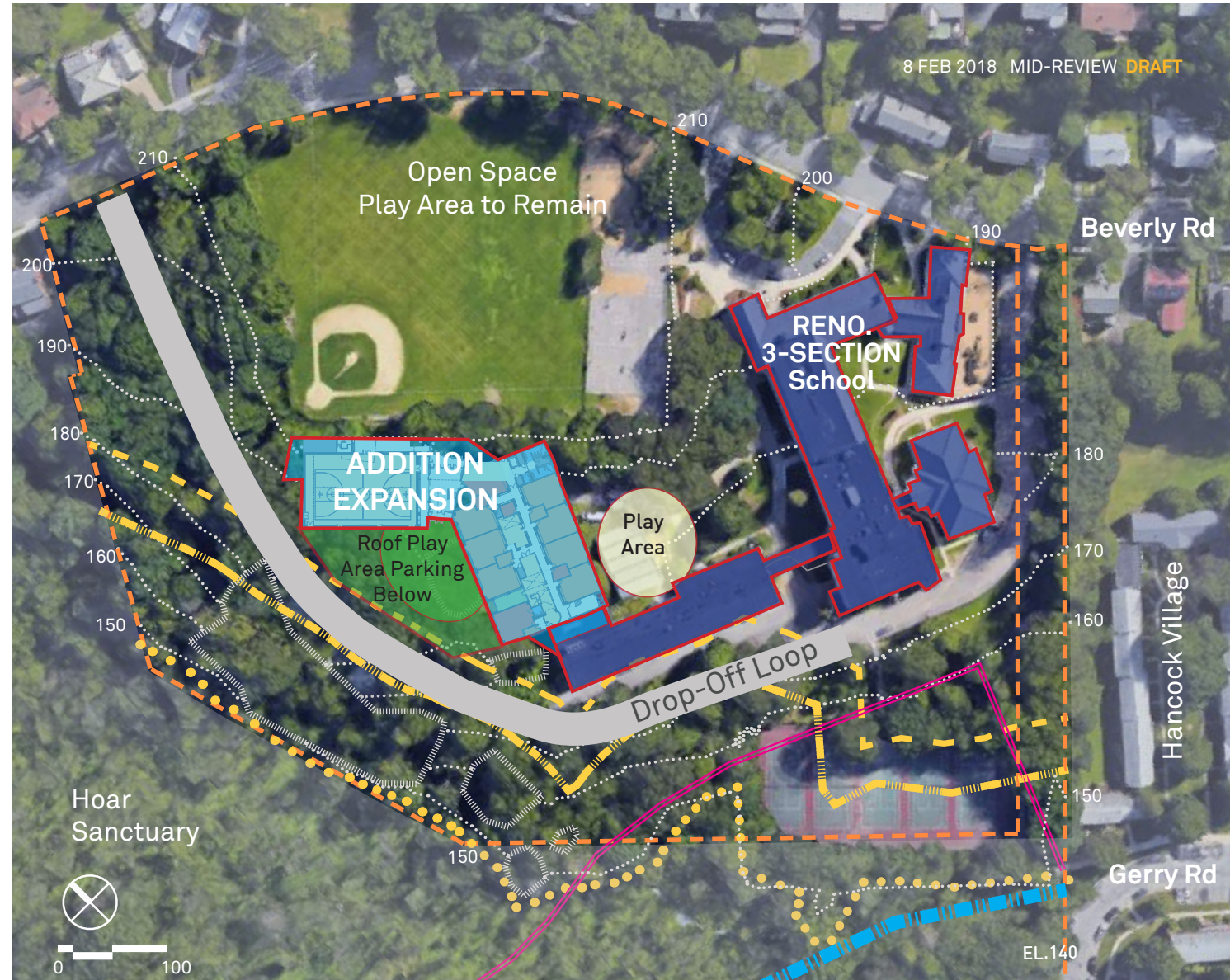
45 CLASSROOMS 5-SECTION
940 SEATS
+8 NET CLASSROOM CAPACITY

RENOVATE for 3-SECTION

- Demo Multi-purpose Rm, E-Wing and Modulars
- Renovate 27 CRs +2 Pre-K, and redesign 11 CRs

ADD/EXPANSION 2-SECTION

- New 70,000 GSF
- Adds 18 CRs on 3-Floors,
- New Gym, Specialty spaces
- Parking Level for 50 cars
- Drop-off Loop



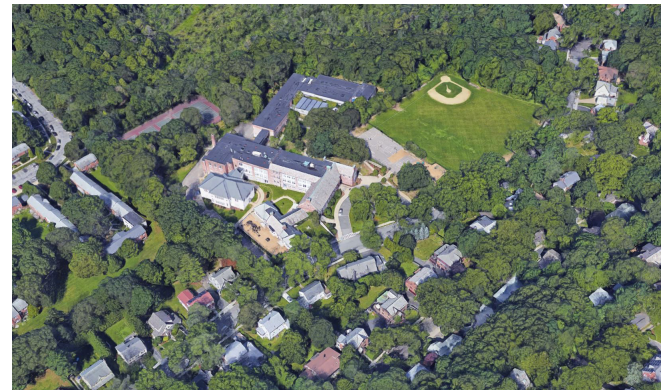
BAKER 5

Evaluation Criteria

- Addresses capacity needs?
 - YES - **Net 6** classrooms gained
- Addresses substandard facilities
 - YES - reno & additions
- Supports the school's ed plan?
 - YES
- Impact to open / play space?
 - YES - Opt.1 loss of tennis courts
- Traffic Impact? drop-off / pick-up
 - YES - increased drop-off area
- Pedestrian Impact
 - YES - Opt.1 access at Gerry Rd

Cost Considerations

- \$142M to \$144M
- Sensitive Environmental permitting
- Long phased construction
- Costly structured parking



45 CLASSROOMS
950 STUDENTS

BAKER Options

- **BAKER 3/3** : Renovate 3 SECTION / New 3 SECTION School +17 CRs
\$168M-\$205M
- **BAKER K5/678** : Renovation Addition Lower / New Upper School +17 CRs
\$143M-\$196M
- ~~BAKER 3/4 : Renovate 4 SECTION / New 3 SECTION School~~ +26 CRs
\$215M
 - nearly 1,300 students overburdens site
- ~~BAKER 4/3 : Renovate 3 SECTION / New 4 SECTION School~~ +26 CRs
\$215M
 - nearly 1,300 students overburdens site
- ~~BAKER 4 : Renovation Addition 4 SECTION School~~ -1 CRs
\$208M
 - does not expand capacity
- **BAKER 5** : Renovation Addition 5 SECTION School +8 CRs
\$142M-\$144M

RECOMMENDED OPTIONS

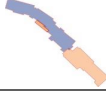






- **HEATH Opt.1** : Renovation Addition 4 SECTION School
- **DRISCOLL Opt.1** : Renovation Addition 4 SECTION School
- **DRISCOLL Opt.2** : Renovation Addition 4 SECTION School
- **PIERCE K5/678** : Renovation Addition Lower / New Upper School
- **PIERCE 5** : Renovation Addition 5 SECTION School
- **PIERCE new** : Two New 3 SECTION Schools
- **BAKER 3/3** : Renovate 3 SECTION / New 3 SECTION School
- **BAKER K5/678** : Renovation Addition Lower / New Upper School
- **BAKER 5** : Renovation Addition 5 SECTION School

RECOMMENDED OPTIONS







	NET CRs	COST
• HEATH Opt.1 : 4 SECTION School	9	\$75 M
• DRISCOLL Opt.1 : 4 SECTION School	9	\$77 M
• DRISCOLL Opt.2 : 4 SECTION School	9	\$83 M
• PIERCE K5/678 : Lower / Upper	17	\$103-\$175 M <small>+PROPERTY COST</small>
• PIERCE 5 : 5 SECTION School	8	\$146 M <small>+PROPERTY COST</small>
• PIERCE new : Two - 3 SECTION Schools	17	\$167 M
• BAKER 3/3 : Two - 3 SECTION Schools	17	\$168-\$205 M
• BAKER K5/678 : Lower / Upper	17	\$143-\$196 M
• BAKER 5 : 5 SECTION School	8	\$144 M

Swing Space & Multiple Project Phasing Cost Not Included








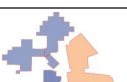











Options + Cost Matrix

				Existing Classrooms	Option's Classrooms	Classrooms Gained	New Construction	Renovation		Demolition	Parking	Swing Space	Property Acquisition	Total Cost
							\$ 560 / sq ft	Min	\$ 275 / sq ft	\$ 13 / sqft	\$ 135,000 / space			with 2.5 years of escalation
Driscoll	Opt. 1	Renovation Addition 4 Section School		27	36	9	\$ 38 M		\$ 25 M	\$ 0.1 M	\$ 7 M			\$ 77 M
	Opt. 2	Renovation Addition 4 Section School		27	36	9	\$ 43 M		\$ 25 M	\$ 0.1 M	\$ 7 M			\$ 83 M
Heath	Opt. 1	Renovation Addition 4 Section School		27	36	9	\$ 52 M		\$ 16 M	\$ 0.1 M				\$ 75 M
	Opt. 2	Renovation Addition 4 Section School		27	36	9	\$ 78 M		\$ 6 M	\$ 1 M	\$ 7 M			\$ 102 M
Lincoln		Renovation Addition 4 Section School		27	36	9	\$ 52 M	\$ 4 M			\$ 7 M			\$ 70 M
9th School		New 4 Section School		0	36	36	\$ 88 M				\$ 7 M			\$ 106 M

Options + Cost Matrix

			Existing Classrooms	Option's Classrooms	Classrooms Gained	New Construction	Renovation		Demolition	Parking	Swing Space	Property Acquisition	Total Cost
						\$ 600 / sq ft	Min.	\$ 535 / sq ft	\$ 13 / sqft	\$ 160,000 / space			with 2.5 years of escalation
Baker	3/3	Renovate 3 Section / New 3 Section School Minimum Upgrades	37	54	17	\$ 130 M	\$ 9 M		\$ 0.4 M	\$ 13 M			\$ 168 M
	3/3	Renovate 3 Section / New 3 Section School Full Renovation	37	54	17	\$ 130 M		\$ 43 M	\$ 0.4 M	\$ 13 M			\$ 205 M
	K5/678	Renovation Addition Lower School / New Upper School Minimum Upgrades	37	54	17	\$ 107 M	\$ 9 M		\$ 0.02 M	\$ 13 M			\$ 143 M
	K5/678	Renovation Addition Lower School / New Upper School Full Renovation	37	54	17	\$ 107 M		\$ 58 M	\$ 0.02 M	\$ 13 M			\$ 196 M
	3/4	Renovate 3 Section / New 4 Section School	37	63	26	\$ 137 M		\$ 43 M	\$ 0.4 M	\$ 15 M			\$ 215 M
	4/3	Renovate 4 Section / New 4 Section School	37	63	26	\$ 137 M		\$ 43 M	\$ 0.4 M	\$ 15 M			\$ 215 M
	4	Renovation Addition 4 Section School Full Renovation	37	36	-1	\$ 30 M		\$ 58 M					\$ 97 M
	5 Opt.1	Renovation Addition 5 Section School Full Renovation	37	45	8	\$ 60 M		\$ 58 M		\$ 11 M			\$ 142 M
	5 Opt.2	Renovation Addition 5 Section School Full Renovation	37	45	8	\$ 69 M		\$ 51 M	\$ 0.18 M	\$ 11 M			\$ 144 M

Options + Cost Matrix

			Existing Classrooms	Option's Classrooms	Classrooms Gained	New Construction	Renovation		Demolition	Parking	Swing Space	Property Acquisition	Total Cost
						\$ 600 / sq ft	Min.	\$ 575 / sq ft	\$ 13 / sqft	\$ 160,000 / space			with 2.5 years of escalation
Pierce	3/3	Renovate 3 Section / New 3 Section School Minimum Upgrades		37	54	17	\$ 84 M	\$ 5 M	\$ 1 M	\$ 13 M			\$ 114 M
	K5/678	Renovation Addition Lower School / New Upper School Minimum Upgrades		37	54	17	\$ 75 M	\$ 5 M	\$ 0.5 M	\$ 13 M			\$ 103 M
	K5/678	Renovation Addition Lower School / New Upper School Full Renovation		37	54	17	\$ 75 M	\$ 70 M	\$ 0.5 M	\$ 13 M			\$ 175 M
	3/4	Renovate 3 Section / New 4 Section School Minimum Upgrades		37	63	26	\$ 107 M	\$ 5 M		\$ 15 M			\$ 141 M
	4/3	Renovate 4 Section / New 3 Section School Full Renovation		37	63	26	\$ 107 M	\$ 66 M	\$ 1 M	\$ 15 M			\$ 208 M
	4	Renovation Addition 4 Section School Full Renovation		37	36	-1	\$ 41 M	\$ 66 M	\$ 0.5 M				\$ 118 M
	5	Renovation Addition 5 Section School Full Renovation		37	45	8	\$ 63 M	\$ 66 M	\$ 0.9 M	\$ 2 M			\$ 146 M
	3/3 new	Two 3 section schools sharing one building		37	54	17	\$ 136 M		\$ 2.5 M	\$ 13 M			\$ 167 M



Questions and Comments

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