

# 9<sup>th</sup> School Alternative Site Study



**JOINT SESSION OF THE  
SELECT BOARD,  
SCHOOL COMMITTEE,  
ADVISORY COMMITTEE AD HOC  
SUBCOMMITTEE**

**MAY 17, 2018**

# Tonight's Agenda



1. Context - Scope and Purpose of Study
2. The Challenge Brookline is Trying to Solve
3. Cost Overview and Assumptions
4. HMFH Site Evaluations and Preliminary Project Estimates
5. Q & A from the Boards
6. Upcoming Meetings

# 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 added to the study - Heath School
  - Driscoll School
  - Lincoln School
  - Putterham Woods

### • **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 )

# **9<sup>th</sup> School Alternative Site Study Process**

## **Goal to be Transparent and Inclusive**



Conducted several informational meetings with school and community representatives.

- ❖ 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 – 1/23/18 at 7:00 p.m.
- ❖ Select Board Public updates – 11/30, 12/19, 1/30, 2/8, 2/20
- ❖ School Committee Public updates – 11/30, 12/14, 2/1, 2/8, 3/8, 3/22

# 9<sup>th</sup> School Alternative Site Study Process

## Goal to be Transparent and Inclusive



- ❖ 22 Weekly Work Group Meetings – November 15<sup>th</sup> to May 3<sup>rd</sup>
- ❖ 5 Work Group Meetings at HMFH Offices in Cambridge
- ❖ Several Briefing Sessions with Contracted Service Providers
  - HMFH – Lead Design Firm (5 sites)
  - Vanasse Associates – Traffic Study
  - Lynn Griffiths Associates – Title Search Work
  - The Foster Company – Appraisal of Properties
  - Beals Associates – ESA work
- ❖ Phase 1 Mid-Study Update – Joint Meeting of Select Board and School Committee
- ❖ Phase 1 Mid-Study Update – Public Hearing 2/12/18
- ❖ Phase 1 Mid-Study Update – School Committee 2/15/18
- ❖ Phase 1 Mid-Study Update – School Select Board 2/20/18
- ❖ Regular Updates and documents posted to Town & School 9<sup>th</sup> School Websites throughout the 5 month study
- ❖ Town Meeting Representatives and Interested Citizen(s) Meetings upon request (several conducted)

# Final Report (Upcoming)



1. Special Town Meeting Article 1- Scope and Purpose of Study
2. Summary of Phase 1 Site Study Major Steps
3. Summary of Projected K-8 Enrollments and School Capacity
4. HMFH Site Evaluations and Preliminary Project Estimates
5. Appendices
  - Vanasse Associates – Traffic Studies
    - Putterham
    - Pine Manor
    - Baldwin North
    - Baldwin Plan D
    - Baker
    - Pierce
  - Playground/Open Space Comparison
  - Enrollment Charts & 2017/2018 Enrollment Projection Report
  - 9<sup>th</sup> School Site Study – Legal Summary
  - Expanding in Place Efforts Since 2008
  - 9<sup>th</sup> School Related Site Studies (2009 – 2018) and Costs

# 9<sup>th</sup> School Alternative Site Study

## ❖ **Phase 1 Project Scope**

Important to emphasize this Phase 1 Site Study is simply an evaluation of potential Sites to accommodate a new 9th School and/or expansion of an existing Brookline school or schools to meet projected FY2022 school capacity needs. This phase should result in one or multiple sites being selected for Phase 2.

## ❖ **Phase 2 Project Scope**

Once a preferred site is identified this study will move into Phase 2 which will consist of an in-depth Feasibility Study of design options that fits the site and best meets our projected enrollment driven school capacity space needs. This phase results in selecting a preferred design for the chosen site(s)

## ❖ **Schematic Design (not funded)**

- The scope for the project and details of the preferred design are developed.
- Space Program, room sizes and functions, specific floor plan diagrams, building massing, materials and systems are identified.
- These schematic design details result in more precise budgeting

## ❖ **Design Development/DD and Construction Documents/CD (not funded)**

- During DD, schematic design is developed further to identify everything that will need to be detailed, specified, and budgeted for.
- All aspects of the project are developed in adequate detail to allow the project so it can go to bid.
- In the CD Phase, the design drawings and specifications are finalized for bidding and construction.

# The Challenge



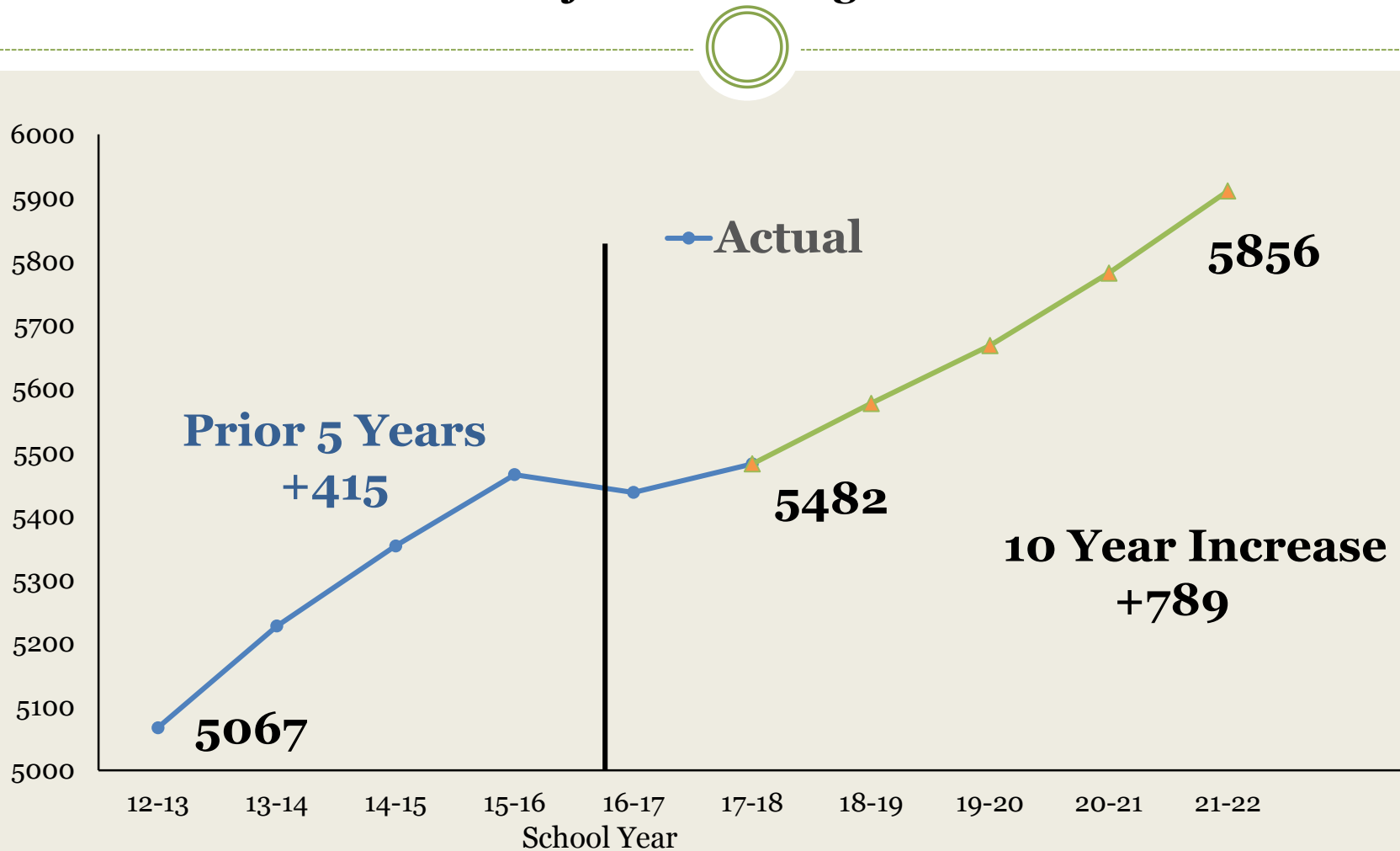
## Identify a Single- or Multi-site solution to address the

- **Historic and Ongoing Enrollment Growth** - Since 2005, we have absorbed the equivalent of three K-8 schools into our existing schools through expand in place. Every school is overcrowded and needs relief in some way.
- **Early Education Programs** - currently 11 BEEP classrooms in rental space. With new BEEP building 5 BEEP classrooms will remain in rental space. 5 more remain at Lynch Center.
- **Substandard Spaces** - at each school, we have substandard classrooms because they have been created out of offices, hallways, locker rooms, etc.
- **Temporary Rentals used for K-8 Classrooms** - Pierce and Baker have a total of 6 classrooms that are in rented space
- **Core Facilities** - Core facilities (gyms, libraries, cafeterias, hallways) no longer have the capacity to handle the current student population
- **Renovation and Updating of Facilities** - Driscoll and Pierce need renovation to update facilities

# Elementary Enrollment

## Actual Enrollment through October 1 2017

### Projected: through FY22



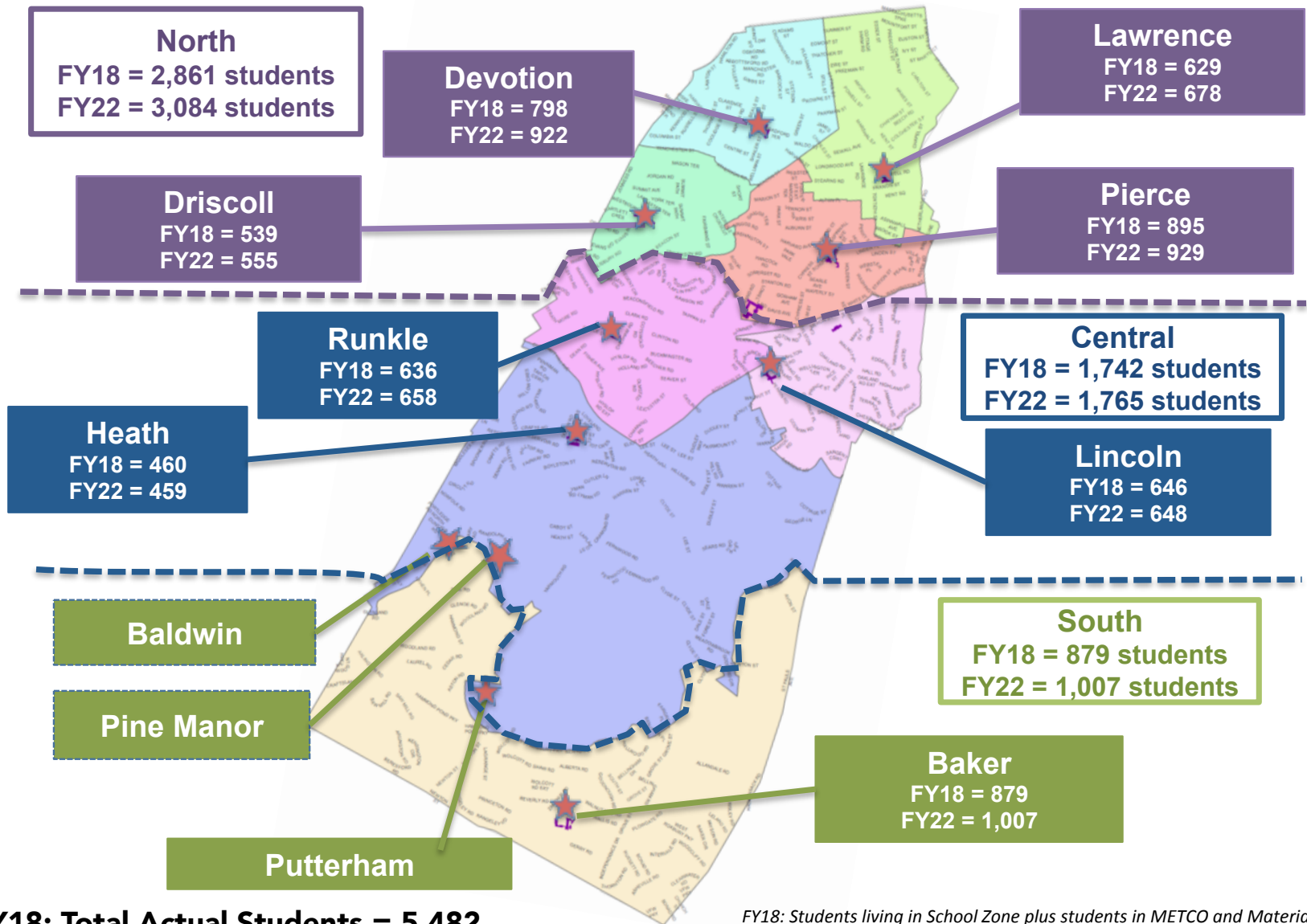
# Projected Classroom Need Addressed by a 3+ Section School



	K-8 Classrooms	28	
	Pre-K Classrooms	3	
	ELL Classrooms	3	
	RISE Programs	3	
	Total Classrooms Needed	37	
	Source: 2017 Enrollment Projections Report - April 2018		
	<b>Notes:</b> <ul style="list-style-type: none"> <li>• Does not eliminate any sub-optimal classrooms and undersized core facilities (cafeteria, gyms, nurses offices, hallways, etc.) at existing school buildings</li> <li>• Assumes elimination of rental classrooms at Pierce and portable classrooms at Baker.</li> <li>• Reduces reliance on rental space for BEEP classrooms but does not eliminate it.</li> </ul>		

# Projected Enrollment Growth FY18- FY22 – By Residency

Includes METCO and Materials Fee



**FY18: Total Actual Students = 5,482**  
**FY22: Total Projected Students = 5,856**

*FY18: Students living in School Zone plus students in METCO and Materials Fee who currently attend each school*  
*FY22: Total students projected to live in each school zone plus METCO and Materials fee allocated by each school's percentage of total district enrollment*

## EXISTING BROOKLINE K-8 OPEN SPACE COMPARISONS

EXISTING SCHOOLS	OPEN SPACE SCHOOL PROPERTY ONLY(SQ. FT.)	OPEN SPACE INCLUDING ADJACENT PARK (SQ. FT.)	K - 8 STUDENTS	S.F. PER STUDENT SCHOOL PROPERTY ONLY	S.F. PER STUDENT INCLUDING ADJACENT PARK
BAKER	152,460		763	200	200
DEVOTION (2018)	148,404		900	165	165
DRISCOLL	78,408		613	127	127
HEATH	74,052		534	139	139
LAWRENCE	13,046	200,354	722	18	278
LINCOLN	34,848		578	60	60
PIERCE	28,000	131,451	859	33	153
RUNKLE	47,913		612	78	78
AVERAGE	72,141	108,486	698	103	150

## ACTUAL OPEN SPACE COMPARISONS

PROPOSED SITE	EXISTING SQ. FT.	PROJECTED SQ. FT.	Diff. +/-Sq. Ft.
PIERCE K5/678	131,451	129,048*	-2,403
PIERCE 5	131,451	125,048*	-6,403
PIERCE 3/3 Opt. 1	131,451	139,643*	+7,592
PIERCE 3/3 Opt. 2	131,451	159,053*	+27,592
BAKER K5/678	152,460	163,060	+10,600
BAKER 5	152,460	163,060	+10,600
BAKER 3/3	152,460	152,460	0
DRISCOLL 4	78,408	72,000	-6,408
HEATH 4	74,052	62,000	-12,052

\*includes land acquisition

9TH SCHOOL ALTERNATIVE SITES						
PROPOSED SITES	OPEN SPACE SCHOOL PROPERTY ONLY(SQ. FT.)	OPEN SPACE INCLUDING ADJACENT PARK (SQ. FT.)	MAXIMUM K-8 ENROLLMENT	S.F. PER STUDENT SCHOOL PROPERTY ONLY	S.F. PER STUDENT INCLUDING ADJACENT PARK (PRE- CONSTRUCTION)	S.F. PER STUDENT INCLUDING ADJACENT PARK (POST- CONSTRUCTION)
PIERCE K5/678	28,000	129,048	1,100	26	153	117**
PIERCE 5	28,000	125,048	945	30	153	132**
PIERCE 3/3-Opt.1	28,000	139,043	1,100	26	153	127**
PIERCE 3/3-Opt.2	28,000	159,043	1,100	26	153	145**
BAKER K5/678	163,000	163,000	1,100	148	200	148
BAKER 5	163,000	163,000	945	172	200	172
BAKER 3/3	152,460	152,460	1,100	138	200	138
DRISCOLL 4	72,000	72,000	756	95	127	95
HEATH 4	62,000	62,000	756	82	139	82
PUTTERHAM 3+	90,000	90,000	645	140	140	140
PINE MANOR 3+	247,300	247,300	645	383	383	383
BALDWIN NORTH 3+	82,600	191,725*	645	128	297	297
BALDWIN PLAN D 3+	63,000	172,125*	645	98	267	267
*Soule Park, Upper Field				**Includes land acquisition		

# Cost Assumptions



- **Preliminary Project Estimate** – includes construction, renovation, demolition, soft cost and escalation
- **Escalation** – all costs projected forward to Fall 2020
- **Swing Space Costs** *(not included in Preliminary Project Estimates)*
  - costs related to educating students at a temporary location while an existing school or part of a school is renovated or rebuilt. *(Most recent comparison is Devotion - ~\$7M for Devotion for 2 years – includes operating costs, CIP build out, site improvements, and transportation)*
- **Land Acquisition** *(not included in Preliminary Project Estimates)*
  - Purchase – could be used for a school site or as a land swap to allow the town to build on land that is protected. *(Most recent comparison – Sears Road sale in South Brookline at \$1.46 M per acre)*
  - Eminent Domain Acquisition – the costs associated with taking property to build a school. *(Most recent comparison – 111 Cypress Street: 39,808 Sq Ft lot; Pro Tanto amount paid: \$15.9M)*

# Brookline Elementary Schools 9th School Alternative Site Study

May-June 2018



H M F H A R C H I T E C T S

# OPTIONS

+27 Classrooms  
9th School  
SITES

- Putterham
- Baldwin Plan-D
- Baldwin North
- Pine Manor

+8 or +17 Classrooms  
Expand in Place  
SITES

- Baker School Site
- Pierce School Site

+9 Classrooms

- Driscoll School Site
- Heath School Site

# OPTIONS 9th School SITES

## +27 Classrooms

Net  
Capacity

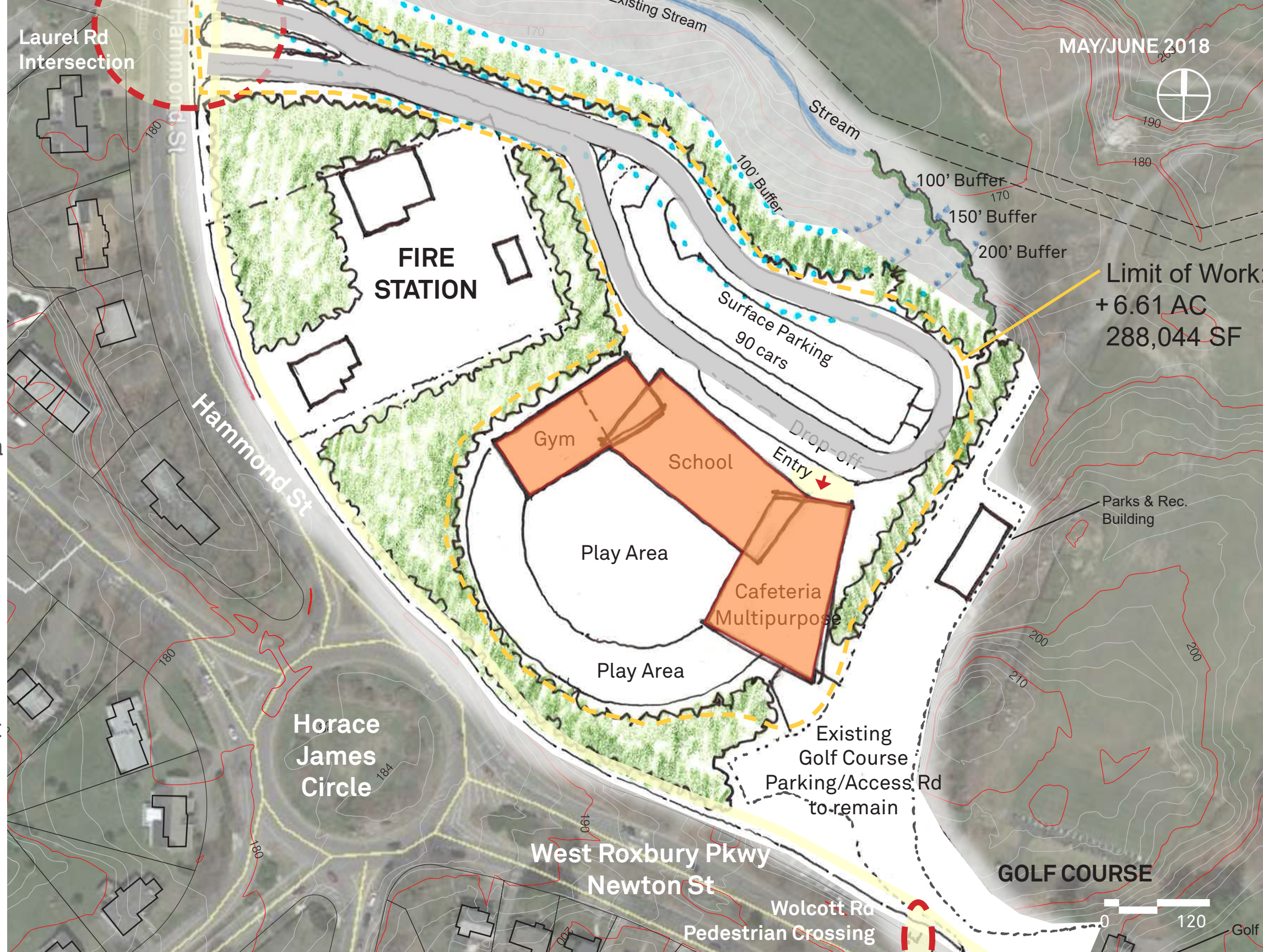
- **Putterham** : New 3+ SECTION School +27
- **Baldwin (Plan D)** : New 3+ SECTION School +27
- **Baldwin North** : New 3+ SECTION School, and Parking Garage +27
- **Pine Manor** : New 3+ SECTION School, optional Parking Garage +27

# Putterham

**27 CLASSROOMS 3+SECTION**  
**640 SEATS**  
**+ 27 NET CLASSRM CAPACITY**

## NEW 3+ SECTION School

- 27 classrooms on 3-floors
- Plus - includes 3 Pre-K classes, RISE, and native language support programs
- Double-height gym, cafeteria and multipurpose room
- approx. 142,000 GSF
- Surface parking for 90 cars requires additional site area
- New play areas
- On-site access road drop-off pick-up loop from Laurel Rd.
- Pedestrian signal crossing at Newton St. and Wolcott Rd.
- Site premium for street signalization, modifications, and existing ledge site work



# Putterham

## Evaluation Criteria

### SUPPORTING EDUCATIONAL PLAN

- A second 3+ section school in South Brookline avoids a single large school on one site.
- All spaces meet MSBA standards.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space across the school.

### TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Drop-off/Pick-up queuing is on-site.
- Dedicated bus drop-off is on-site.
- 90 cars surface parking meets staff needs.
- Traffic at 4-lanes on West Roxbury Parkway and Newton St., and design modifications requires DCR review and approval.

### SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core facilities in South Brookline.
- Separate 9th School location avoids disruption to other schools during construction.
- South Brookline projected enrollment needs are met.

### CHARACTERISTICS OF SITE

- Existing Site is wooded and nearby stream requires setbacks.
- Existing ledge and rock impacts site costs.
- Article.97 Protected requires land swap.
- Adjacent Fire Station and Training Facility.

### CONSTRUCTION SCHEDULE / RISK & COST FACTORS

- Swing Space not required
- Phasing not required
- Property Acquisition required - Article 97 land swap, added cost

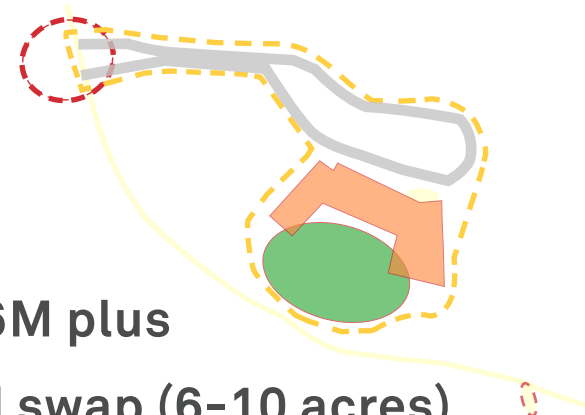
### 3+ SECTION

640 SEATS

+ 27 NET CLASSROOM CAPACITY

Preliminary Project Estimate \$ 106M plus

property acquisition costs for land swap (6-10 acres)



# Baldwin (Plan D)

(JLA YR16-17)

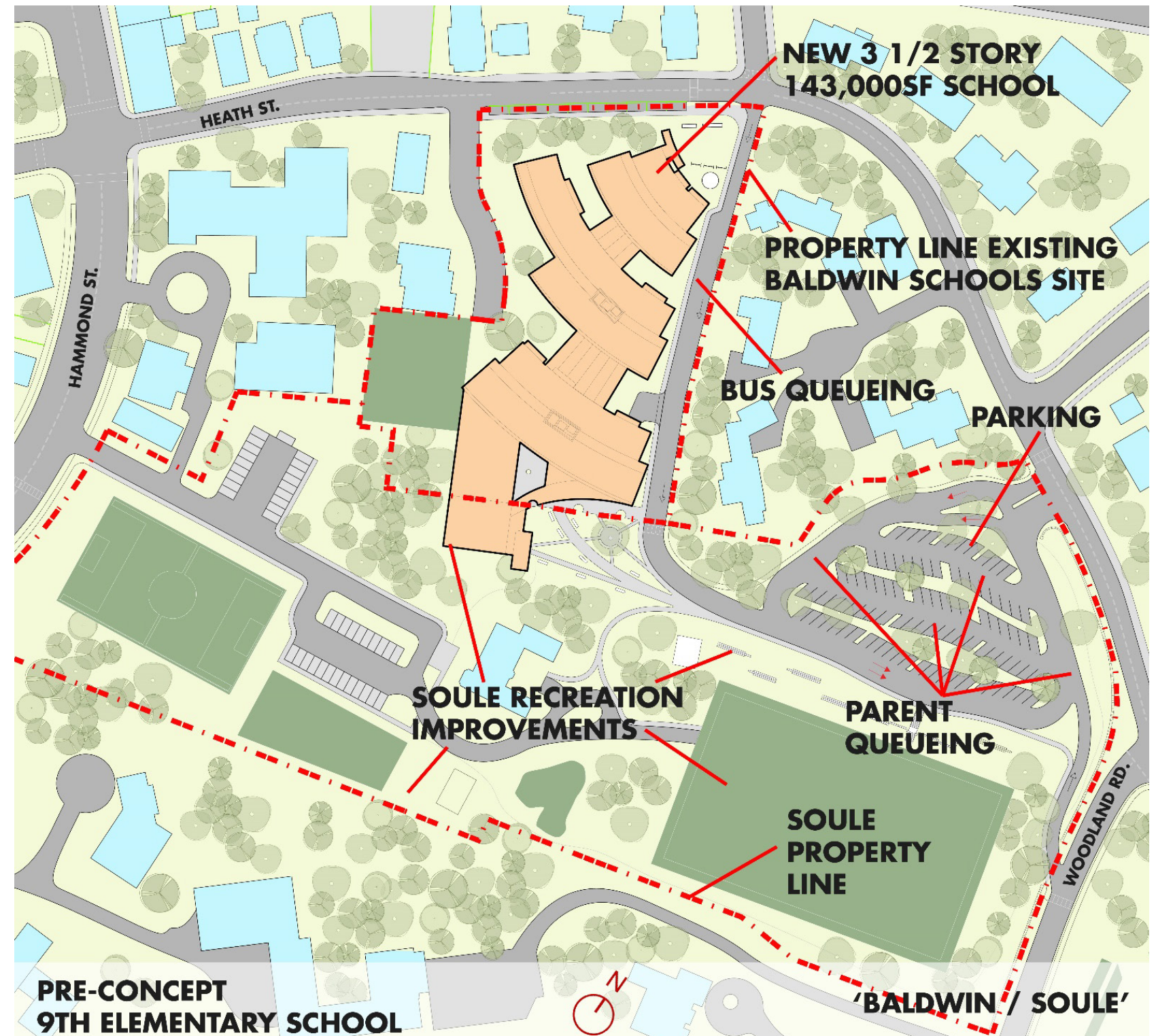
27 CLASSROOMS 3+ SECTION

640 SEATS

+27 NET CLASSROOM CAPACITY

## NEW CONSTRUCTION

- New 3+ Section School Organized into three clusters (PK-2, 3-5, and 6-8)
- 27 homerooms on 3 floors, 143,000 sq ft
- Plus includes 3 Pre-K classes, RISE and native language support program
- Two double height gyms, to be used by school and Soule Recreation Center
- Major and minor learning commons
- Dedicated collaboration and project space in each cluster
- Teacher collaboration and workspace in each cluster
- Improved and expanded parking area brings all parking and queuing on site and will be jointly used by Soule
- Includes \$7+ million of improvements to Soule Recreation Center



Baldwin (Plan D)

Evaluation Criteria

SUPPORTING EDUCATIONAL PLAN

- Two 3+ section schools in South Brookline avoids a large single school.
- All spaces meet MSBA standards.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space across the school.

TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Drop-off/Pick-up, some queuing is on site.
- Bus Drop-off/Pick-up is on site.
- 90 parking spaces meets staff needs.

SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core facilities in South Brookline.
- Separate 9th School location avoids disruption to other schools during construction.
- South Brookline projected enrollment needs are met.

CHARACTERISTICS OF SITE

- Partially developed/partially usable Open Space.
- Existing site ledge.
- Article 97 and LWCF Protected, requires land swap.

CONSTRUCTION SCHEDULE / RISK & COST FACTORS

- Swing Space and Phasing not required.
- Property Acquisition required, Article 97 land swap

27 CLASSROOMS     3+ SECTIONS

640 SEATS

+ 27 NET CLASSROOM CAPACITY

INCLUDING the Soule Recreation Project  
with Open Space and Surface Parking

Adjusted Preliminary Project Estimate \$ 103M plus  
property acquisition costs for Article 97 land swap (4+ acres)

# Baldwin (North)

(JLA YR16-17)

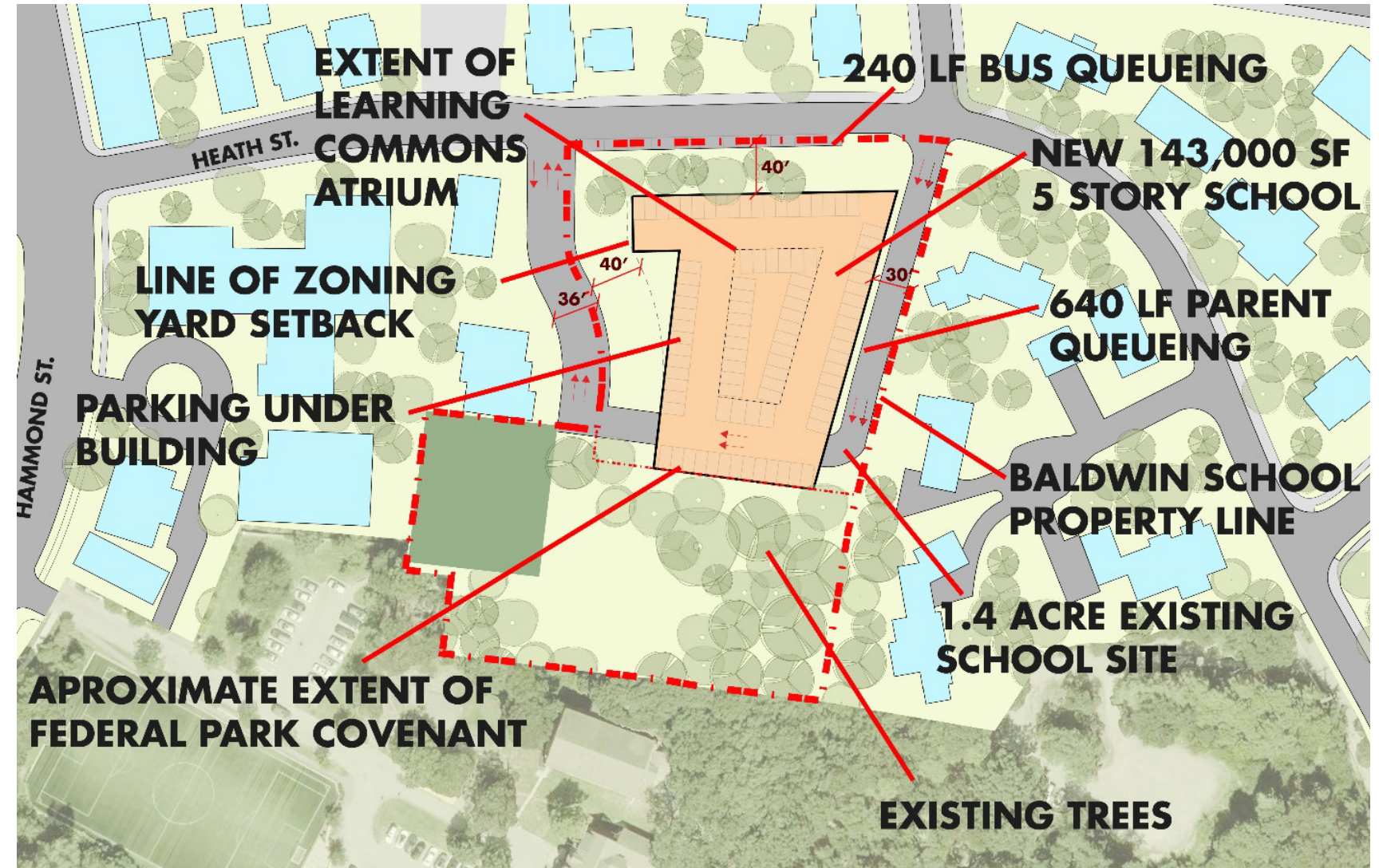
27 CLASSROOMS      3+ SECTION

640 SEATS

+27 NET CLASSROOM CAPACITY

## NEW CONSTRUCTION

- New 3+ Section School, 143,000 sq ft
- Organized into three clusters (PK-2, 3-5, and 6-8)
- Plus includes 3 Pre-K classes, RISE and native language support program
- 5 floors to fit on compact site
- Dedicated collaboration and project space in each cluster
- Teacher collaboration and workspace in each cluster
- Parent queuing on site, parking below ground
- Single learning common



Baldwin (North)

Evaluation Criteria

SUPPORTING EDUCATIONAL PLAN

- Two 3+ section schools in South Brookline avoids a large single school.
- All spaces meet MSBA standards.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space across the school.

TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Drop-off/Pick-up queuing capacity is not on-site.
- Bus Drop-off/Pick-up is not on-site.
- Lack of on-site queuing will impact Heath Street.

SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core facilities in South Brookline.
- Separate 9th School location avoids disruption to other schools during construction.
- South Brookline projected enrollment needs are met.

CHARACTERISTICS OF SITE

- Previously developed site, no loss of open space.
- Small tight site with limited space for school.

CONSTRUCTION SCHEDULE / RISK & COST FACTORS

- Swing Space and Phasing not required.
- Property Acquisition not required.
- Small tight site requires a vertical school on 5-floors, plus a below grade parking structure excavation at ledge, and impacts costs.

27 CLASSROOMS     3+ SECTIONS

640 SEATS

+ 27 NET CLASSROOM CAPACITY

EXCLUDING the Soule Recreation Project  
Open Space and Parking

Adjusted Preliminary Project Estimate \$ 117M

# Pine Manor

(JLA YR16-17)

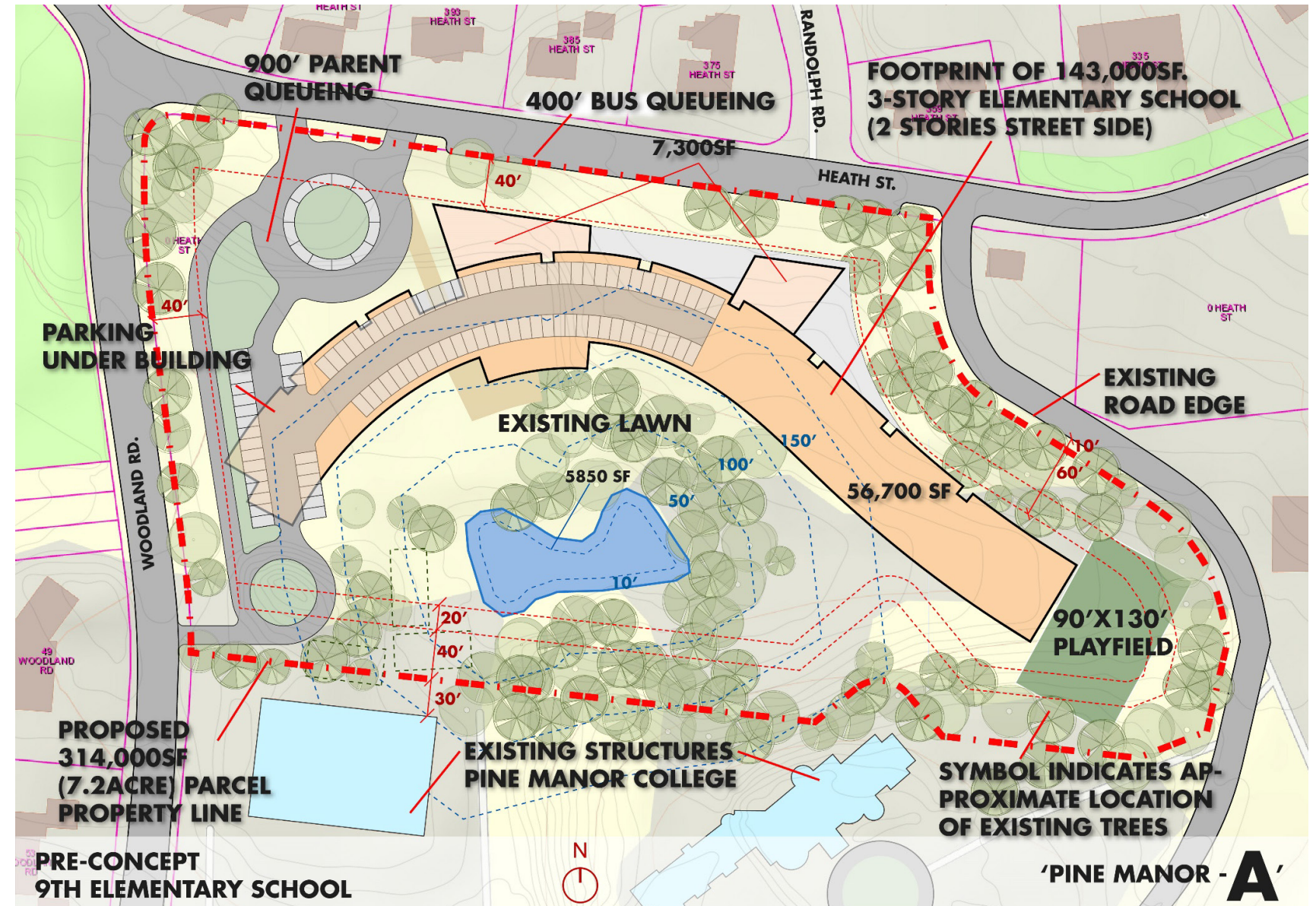
27 CLASSROOMS     3+ SECTION

640 SEATS

+27 NET CLASSROOM CAPACITY

## NEW CONSTRUCTION

- New 3+ Section School, 143,000 sq ft
- Organized into three clusters (PK-2, 3-5, and 6-8)
- 27 homerooms on 3 floors with 2 floors facing Heath St
- Plus includes 3 Pre-K classes, RISE and native language support program
- Major and minor learning commons
- Dedicated collaboration and project space in each cluster
- Teacher collaboration and workspace in each cluster
- Drop-off/Pick-up queuing is on site
- Parking or 90 spaces, 25 on-site and 65 at below ground parking structure
- Bus Drop-off queuing 400 feet at Heath St.



# Pine Manor

# Evaluation Criteria

## SUPPORTING EDUCATIONAL PLAN

- Two 3+Section Schools in South Brookline avoids a large single school.
- All spaces meet MSBA standards.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space within the school.

## TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Drop-off/Pick-up queuing capacity on site.
- Bus Drop-off/Pick-up at and along Heath Street, not on site.
- Parking for 90 cars on site meets staff needs, provides 25 cars at surface level and a parking structure for 65 cars.

## SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core facilities in South Brookline.
- South Brookline projected enrollment needs are met.

## CHARACTERISTICS OF SITE

- Developed Open Space – landscaped
- Existing pond impacts site utilization

## CONSTRUCTION SCHEDULE / RISK & COST FACTORS

- Swing Space and Phasing not required.
- Property Acquisition required.
- Sensitive open space environment and neighborhood.
- Below grade parking structure, impacts costs

**27 CLASSROOMS   3+ SECTIONS**  
**640 SEATS**  
**+ 27 NET CLASSROOM CAPACITY**

**Adjusted Preliminary Project Estimate \$ 121M plus property acquisition costs (7+ acres)**

# OPTIONS Expand-in-Place SITES

## +8 or +17 Classrooms

Net  
Capacity

- **Baker K5/678** : Renovation Addition Lower / New Upper School **+17**
- **Baker 5** : Renovation Addition as a 5 SECTION School **+8**
- **Baker 3/3 Opt.1** : Existing 3 SECTION & New 3 SECTION Schools **+17**
- **Baker 3/3 Opt.2** : Renovate 3 SECTION & New 3 SECTION Schools **+17**
- **Pierce K5/678** : Renovation Addition Lower / New Upper School **+17**
- **Pierce 5 Opt.1** : Renovation Addition as a 5 SECTION School **+8**
- **Pierce 5 Opt.2** : Renovation Addition Lower / New Upper School **+8**
- **Pierce New 3/3** : Two New 3 SECTION Schools **+17**

# Baker K5/678

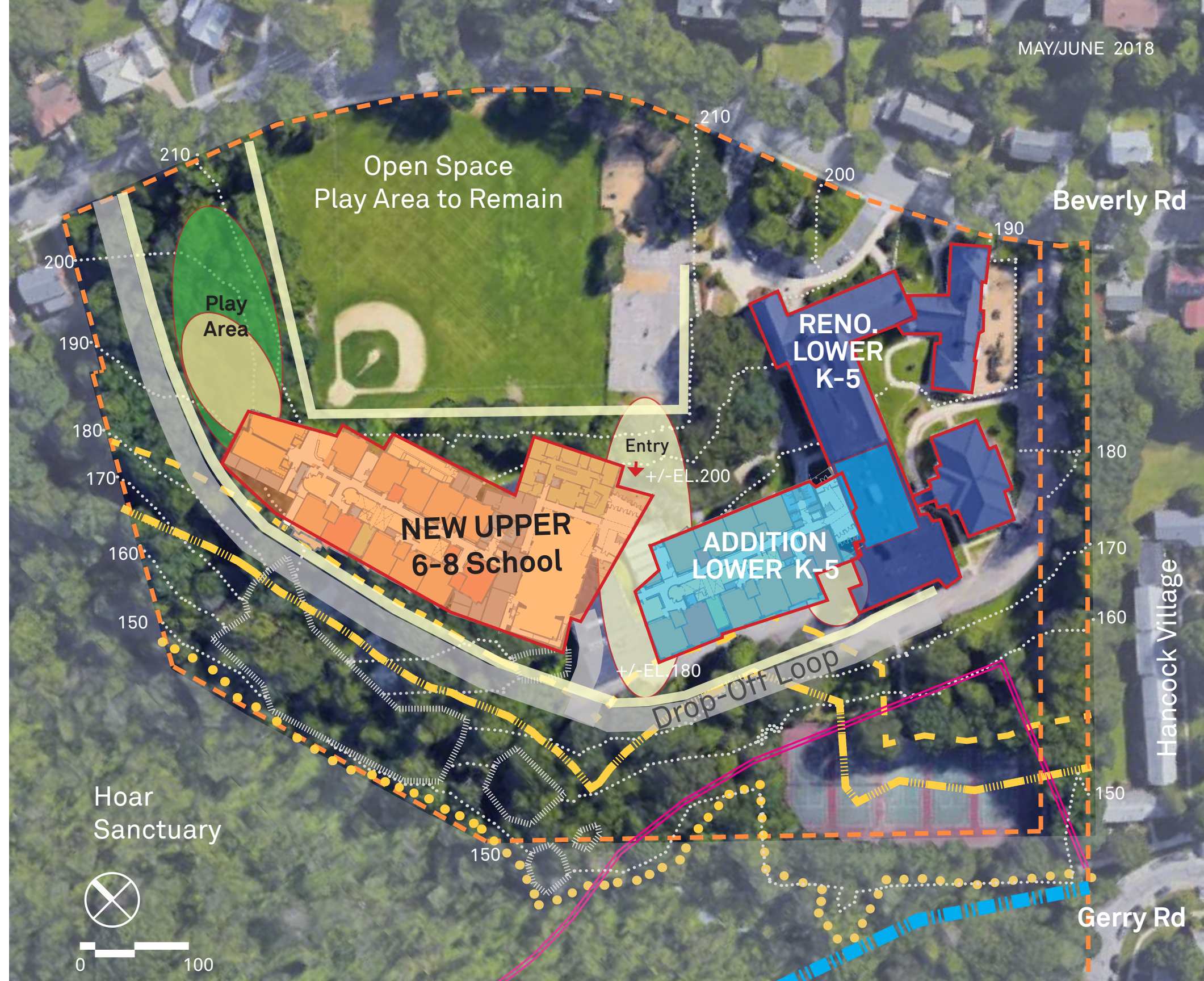
54 CLASSROOMS 6-SECTION  
1100 SEATS  
+ 17 NET CLASSROOM CAPACITY

RENOVATION /ADDITION  
as LOWER K5 School  
36 Classrooms 750 Seats

- Demolish part of D+E Wings
- Renovate 80,000 GSF for 18 classrooms, +2 Pre-K, and reallocate others plus a 70,000 GSF 18 classroom addition on 3-floors, totals 150,000 GSF

NEW UPPER 6 7 8 School  
18 Classrooms 350 Seats

- 2-floors for classrooms, administration, library, and cafeteria/kitchen service & gym double-height space 1-floor below, at 120,000 GSF
- New parking structure for 50 cars
- Existing on site parking remains
- New on-site drop-off loop



# Baker K5/678

## Evaluation Criteria

### SUPPORTING EDUCATIONAL PLAN

- 2 School Upper/Lower design avoids a single large school.
- Improves existing common core spaces to align with MSBA standards.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space within the school.

### TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Drop-off/Pick-up queuing on site.
- Bus Drop-off/Pick-up on site.
- Existing parking to remain, and add a parking garage for 50 spaces.

### SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core facilities and adds 17 classrooms .
- South Brookline projected 1000+ enrollment needs are met.
- A 6-Section school enrollment exceeds preferred size limits.

### CHARACTERISTICS OF SITE

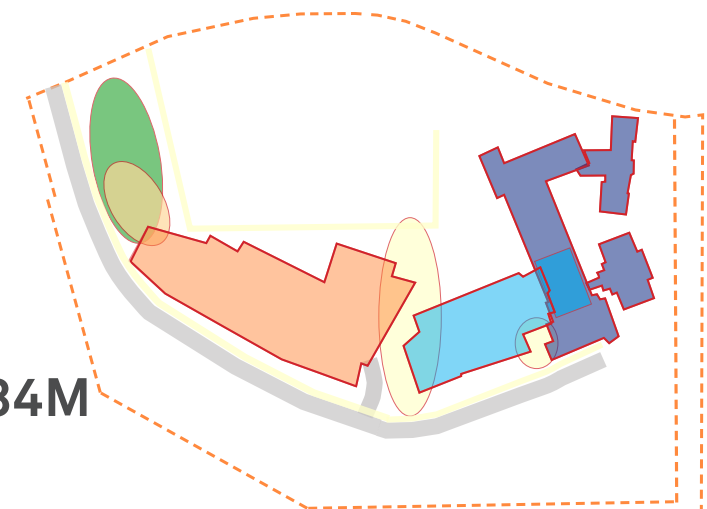
- Maintain existing Open Space, and adds 10,600 GSF Play Area/Open Space.
- Site topography requires retaining walls, impacts costs
- Lower and Upper Schools on site, share Open Space/ Play Area.
- Wooded area on site impacted by site expansion.

### CONSTRUCTION SCHEDULE / RISK & COST FACTORS

- Swing Space required during construction, added cost
- Phasing required, extends construction timeline
- Property Acquisition not required

**54 CLASSROOMS 6-SECTION  
1100 SEATS  
+ 17 NET CLASSROOM CAPACITY**

**Preliminary Project Estimate \$ 184M  
plus swing space costs**



# Baker 5

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

## RENOVATE

### as 3-SECTION School

- Demo Multi-purpose Rm, E-Wing and Modulares
- Renovate 27 classrooms, +2 Pre-K, and redesign 11 classrooms at approx. 86,000 GSF

## ADD/EXPANSION 2-SECTION

- New 115,000 GSF wing adds 18 classrooms on 3-floors,
- New gym, and specialty spaces
- New parking structure for 30 cars at 1-Lower Level
- Existing on site parking remains
- New on-site drop-off loop



# Baker 5

## Evaluation Criteria

### SUPPORTING EDUCATIONAL PLAN

- Creates 5 Section School similar to Devotion
- Right-sizes all spaces.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space.

### TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Drop-off/Pick-up queuing on site.
- Bus Drop-off/Pick-up on site.
- Provides 50 cars at additional parking garage below grade.

### SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Right Sizes Indoor Facilities.
- Increases play/open space.
- Partially addresses South Brookline projected enrollment .

### CHARACTERISTICS OF SITE

- Expansion of only +8 classrooms avoids wetland zone issues.
- Site topography requires retaining walls, impacts costs.
- Wooded area on site impacted by site expansion.

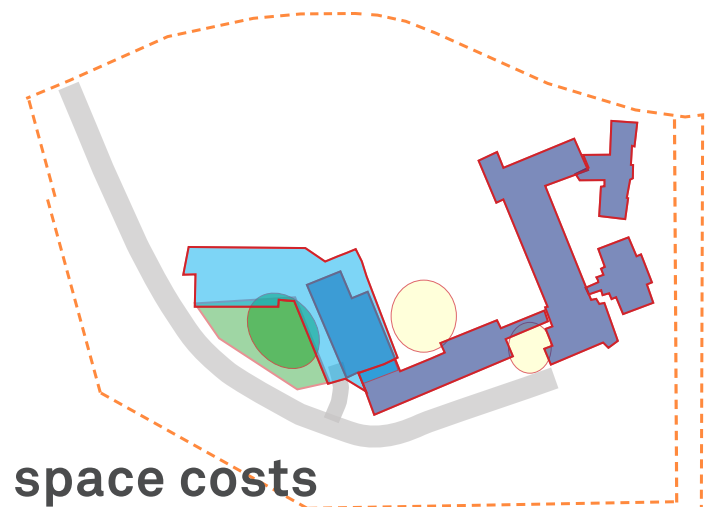
### CONSTRUCTION SCHEDULE / RISK & COST FACTORS

- Swing Space required during construction, added cost.
- Phasing may be required, lengthens construction timeline.
- Minimum Renovation is based on code thresholds.
- Property Acquisition not required

**54 CLASSROOMS 5-SECTION**  
**945 SEATS**  
**+ 9 NET CLASSROOM CAPACITY**

**Preliminary Project Estimate**

**from \$ 92M to \$ 138M, plus swing space costs**



# Baker 3/3 Opt.1

**54 CLASSROOMS (two) 3-SECTIONS**  
**1100 SEATS**

**+ 17 NET CLASSROOM CAPACITY**

**MINIMUM RENOVATION**  
**as 3-SECTION School**

- Existing Baker at 99,950 GSF
- New play area at Modulares

**NEW 3-SECTION School**

- 27 classrooms on 3-floors
- Gym cafeteria kitchen service 2-floors below
- approx. 136,000 GSF total
- Parking structure below for 80 cars
- Existing parking on site remains
- New on site drop-off loop
- New playground areas
- Reduces shared Open Space Play Area



# Baker 3/3 Opt.1

## Evaluation Criteria

### SUPPORTING EDUCATIONAL PLAN

- Two separate 3+ Schools on one site avoids large single school.
- Right-sizes common core spaces.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space varies with the extent of renovation.

### TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Drop-off/Pick-up queuing on site.
- Bus Drop-off/Pick-up on site.
- Provides new parking for 80 Cars.

### SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands and right sizes core facilities .
- South Brookline projected 1000+ enrollment needs are met.

### CHARACTERISTICS OF SITE

- Wetland buffer zone area potentially impacted.
- Existing Open Space maintained, but shared by two schools.
- Limited access road may require staggered starting times and/or other strategies.
- Wooded area on site impacted by site expansion

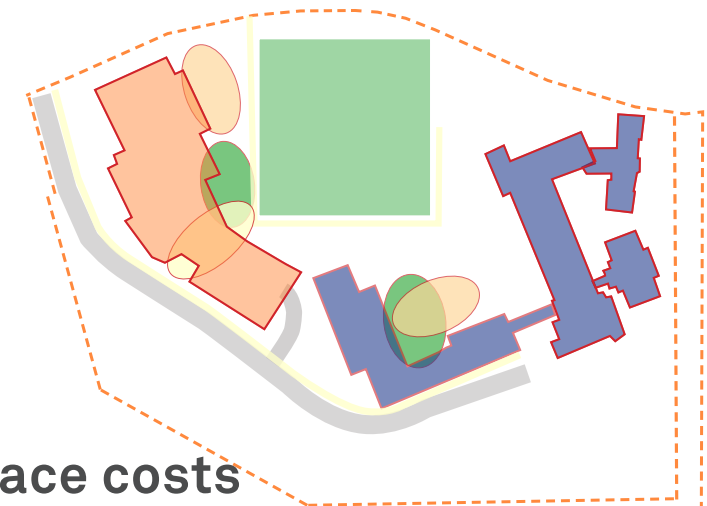
### CONSTRUCTION SCHEDULE / RISK & COST FACTORS

- Swing Space and Phasing required during construction, extends timeline, added cost
- Sloped topography requires retaining walls, added cost
- Minimum Renovation is based on code thresholds
- Property Acquisition not required

**54 CLASSROOMS (2) 3-SECTIONS**  
**1100 SEATS**  
**+ 17 NET CLASSROOM CAPACITY**

### Preliminary Project Estimate

**from \$ 109M to \$ 163M plus swing space costs**



# Baker 3/3 Opt.2

## Full Renovation

54 CLASSROOMS (two) 3-SECTIONS  
1100 SEATS  
+ 17 NET CLASSROOM CAPACITY

### RENOVATION w/ADDITION as 3-SECTION School

- 27 Classrooms
- Demo D+E wings (20 CRs)
- Reno existing 69,950 GSF
- New addition 70,000 GSF

### NEW 3-SECTION School

- 27 Classrooms on 3-Floors
- Gym & Cafeteria below
- approx. 136,000 GSF
- New Parking Garage for 80 cars at 1-Lower Level below grade
- Existing on site parking remains
- New play areas
- Reduced shared open space
- New on-site drop-off loop



# Baker 3/3 Opt.2

## Full Renovation

## Evaluation Criteria

### SUPPORTING EDUCATIONAL PLAN

- Two separate 3+ Schools on one site avoids a large single school.
- Scope of renovation and right sizes of spaces varies.
- Provides capacity for Pre-K classrooms.
- Equity of all instructional space within school.

### TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Drop-off/Pick-up queuing on site.
- Bus Drop-off/Pick-up on site.
- Provides below level parking for 80 cars meets staff needs.

### SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands core facilities and right sizes all areas.
- South Brookline projected 1000+ student enrollment needs are met.

### CHARACTERISTICS OF SITE

- Play/Open Space is maintained but shared by 2 schools.
- Limited access road may require staggered starting times and/or other strategies.
- Wooded area on site impacted by site expansion

### CONSTRUCTION SCHEDULE / RISK & COST FACTORS

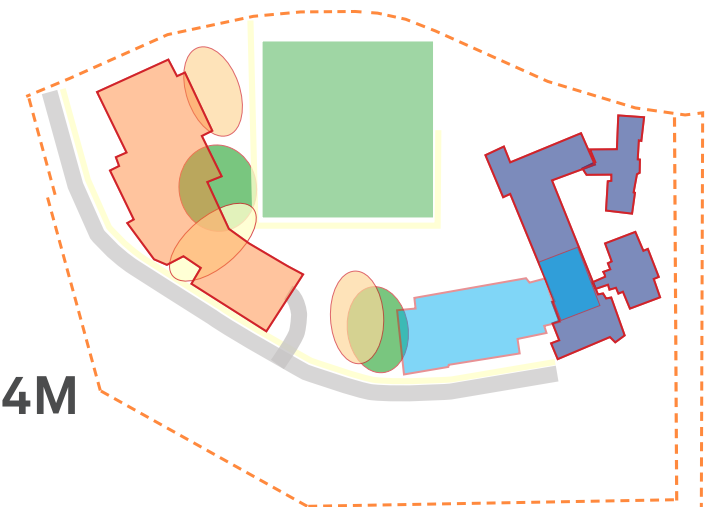
- Swing Space required, added cost.
- Phasing required, lengthens construction timeline.
- Sloped Topography requires retaining walls, added cost.
- Property Acquisition not required

**54 CLASSROOMS (2) 3-SECTIONS**

**1100 SEATS**

**+ 17 NET CLASSROOM CAPACITY**

**Preliminary Project Estimate \$184M  
plus swing space costs**



# Pierce K5/678

54 CLASSROOMS 6-SECTION

1100 SEATS Upper/Lower

+17 NET CLASSROOM CAPACITY

## RENOVATION for 6-Grades

- 36 classrooms existing for 750 seats
- 115,000 GSF, parking garage excluded
- Minimum Renovation, upgrades and acoustic improvements at classrooms
- OR Full Renovation impacts costs, and demolish non-accessible C-wing classrooms will impact cost

## NEW for 3-Grades

- 18 classrooms for 350 seats at 5.5 floors
- New 150,000 GSF, with gym, cafeteria
- Parking structure below for 50 cars
- Requires purchase/demolition of both 62 and 68 Harvard St
- Site Open Space School St. Play Area shared



# Pierce K5/678

# Evaluation Criteria

## SUPPORTING EDUCATIONAL PLAN

- 2 School buildings for Upper/Lower grades, avoids a single large school.
- Right-size spaces depend on extent of renovation.
- Minimum Renovation at the existing as a 6-Grades School, includes upgrades to classrooms and building acoustics.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space, based on grades.

## TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Car Drop-off/Pick-up queuing area reduced/reconfigure
- Bus Drop-off/Pick-up reconfigure in front of Pierce Primary
- Parking: Adds 50 parking spaces below grade structure
- Predominantly walking school.

## SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core facilities
- Meets 2/3's projected town wide classroom needs
- Pierce classroom capacity exceeds North Brookline projected enrollment.
- A 6-Section school enrollment exceeds preferred size limits.

## CHARACTERISTICS OF SITE

- Very restricted urban site. A walkable school.
- Existing Open Space is reduced by 2,000 GSF.
- Existing Pierce School St. Playground is shared .
- Existing Remembrance Garden to remain.

## CONSTRUCTION SCHEDULE / RISK & COST FACTORS

- Construction of new 3/Grades School prior to renovations, reduces the need for Swing Space. Or optional Full Renovation will require Swing Space
- Phasing will lengthen construction timeline.
- Requires Acquisition of two properties 62 & 68 Harvard St., added cost .

### 54 CLASSROOMS 6-SECTION

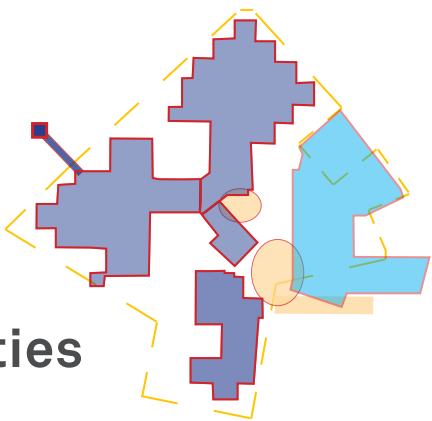
1100 SEATS at Upper/Lower Schools

+ 17 NET CLASSROOM CAPACITY

### Preliminary Project Estimate

\$ 108M to \$ 173M plus

property acquisition of two properties  
plus possible swing space costs



# Pierce 5 Opt.1

## Full Renovation

45 CLASSROOMS 5-SECTION

945 SEATS

+8 NET CLASSROOM CAPACITY

### 5 SECTION ADDITION RENOVATION

- Full renovation of 115,000 GSF
- New gym, admin, cafe and additional classrooms at 105,000 GSF
- Demolition of C-wing
- 45 CRs for 750 seats
- Existing parking to remain. Expand parking below addition.
- Requires purchase/demolition of:
  - 62 Harvard St.(Optional 68 Harvard St. for added campus environment, access and opens space)



# Pierce 5 Opt.1

## Full Renovation

# Evaluation Criteria

### SUPPORTING EDUCATIONAL PLAN

- Creates 5 section school similar to Devotion
- New construction and scope renovation right-sizes common core spaces
- Provides capacity for Pre-K classrooms
- Equity of Instructional Space

### TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Drop-off/Pick-up queuing unchanged, due to site limitations.
- Bus Drop-off/Pick-up unchanged due to site limitations.
- Parking: Adds 50 parking spaces below grade.
- Predominantly walking school.

### SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core facilities
- Pierce/North Brookline enrollment needs met

### CHARACTERISTICS OF SITE

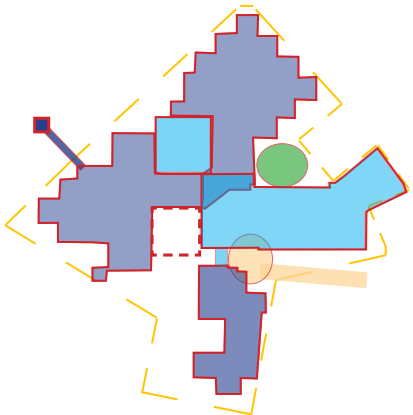
- Maintains existing Open Space, Pierce School St. Playground
- Very restricted urban site. A walkable school
- Existing Remembrance Garden to remain

### CONSTRUCTION SCHEDULE / RISK & COST FACTORS

- Swing Space and Phasing: Construction of new addition prior to renovations reduces the need for Swing Space. Full Renovation requires Swing Space and Phasing, will lengthen construction timeline
- Requires Acquisition of 62 Harvard St., added cost

**45 CLASSROOMS      5-SECTION**  
**945 SEATS**  
**+ 8 NET CLASSROOM CAPACITY**

**Preliminary Project Estimate \$ 142M**  
**plus property acquisition of one property**  
**plus possible swing space costs**



# Pierce 5 Opt.2

**45 CLASSROOMS**      **5-SECTION**  
**945 SEATS**      **Lower K5/Upper 678**  
**+8 NET CLASSROOM CAPACITY**

## **RENOVATION for 6/Grades at existing**

- 30 CRs existing for 630 seats
- 101,000 GSF, parking garage excluded
- Minimal upgrades and acoustic improvements of classrooms
- (Optional Full renovation impacts costs, and demolition of non-accessible C-wing classrooms will impact cost)

## **NEW 3/Grades Building**

- 15 CRs for 315 seats at 4 Floors
- 95,000 GSF
- Parking Structure Below 50 cars
- Requires purchase/demolition of:  
62 and 68 Harvard St



# Pierce 5 Opt.2

# Evaluation Criteria

## SUPPORTING EDUCATIONAL PLAN

- 2 School buildings for Upper/Lower grades, avoids a single large school.
- Right-sizes spaces at new school for 3-Grades
- Minimum Renovation as a 6-Grades School at the existing, includes upgrades to classrooms and building acoustics.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space, based on Grades.

## TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Car Drop-off/Pick-up queuing area reduced/reconfigure
- Bus Drop-off/Pick-up reconfigure in front of Pierce Primary
- Parking: Adds 50 parking spaces below grade.
- Predominantly walking school.

## SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core facilities.
- Pierce/North Brookline and 2/3's projected town wide classroom needs met.

## CHARACTERISTICS OF SITE

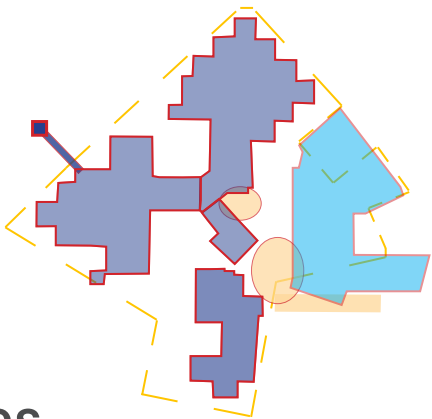
- Very restricted urban site
- Maintains existing Open Space, Pierce School St. Playground
- Existing Remembrance Garden to remain

## CONSTRUCTION SCHEDULE / RISK & COST FACTORS

- Construction of new 3-GRADE School prior to renovation, reduces need for Swing Space.
- Phasing will lengthen construction time.
- Minimum Renovation cost based on code thresholds.
- Requires Acquisition of two properties 62 & 68 Harvard St., added cost.

**45 CLASSROOMS      5-SECTION**  
**945 SEATS at Upper/Lower Schools**  
**+ 8 NET CLASSROOM CAPACITY**

**Preliminary Project Estimate**  
**from \$ 70M to \$148M plus**  
**property acquisition of two properties**



**54 CLASSROOMS**

**1,100 SEATS**

**+17 NET CLASSROOM CAPACITY**

# 1,100 SEATS

## +17 NET CLASSROOM CAPACITY

- 27 classrooms each for 550 seats each

- 5-floors at approx. 136,000 GSF each
- Demolish existing Pierce, including parking garage structure
- Historic Pierce Primary to remain.

- 5-floors at approx. 136,000 GSF each
- Demolish existing Pierce, including parking garage structure
- Historic Pierce Primary to remain.
- New Town Parking Structure, 2-levels below grade for approx. 200+ cars
- (Optional purchase of 62 & 68 Harvard St. for additional campus open space play area for two schools, added cost)

# Pierce New 3/3

# Evaluation Criteria

## SUPPORTING EDUCATIONAL PLAN

- Two separate 3+ Schools on same site avoids a large single school.
- All spaces aligned with MSBA standards.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space between new schools.

## TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Drop-Off/Pick-up queuing unchanged at limited site.
- Bus Drop-off/Pick/up unchanged at limited site.
- Parking at New 200+ town garage below grade.
- Predominantly walking school.

## SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core facilities.
- Meets 2/3’s town wide projected enrollment needs.
- Exceeds North Brookline enrollment needs.

## CHARACTERISTICS OF SITE

- Existing Open Space remains intact. Design includes access to Pierce School St. Playground.
- Tight Restricted Urban Site.
- Acquisition of 62 and or 68 Harvard St. increases the available Play Area, adds 27,500 GSF Open Space.

## CONSTRUCTION SCHEDULE / RISK & COST FACTORS

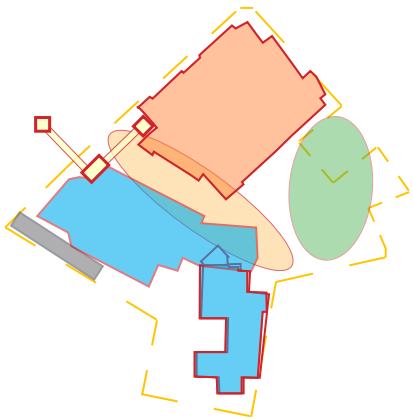
- Swing Space is required, added cost.
- Phasing will lengthen construction time.
- Complex tight urban site impacts construction time, added cost.
- Property Acquisition not required

**54 CLASSROOMS    (two) 3-SECTIONS**

**1100 SEATS**

**+ 17 NET CLASSROOM CAPACITY**

**Preliminary Project Estimate \$ 225M plus property acquisition of two properties to increase campus open space plus swing space costs**



# OPTIONS   Expand-in-Place SITES

## +9 Classrooms

- |   | Net Capacity |
|---|--------------|
| • Driscoll : Renovation Addition 4 SECTION School | +9           |
| • Heath : Renovation Addition 4 SECTION School    | +9           |

# Driscoll

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

## RENOVATION & NEW ADDITION

- 27 existing classrooms +9 new classrooms at addition
- Demolition of existing gym
- Renovation to existing 98,000 GSF on 3-floors
- Expand cafeteria/kitchen 2,000 GSF
- New addition approx. 75,000 GSF with 3-floors of classrooms, and 2-floors with double-height gym below grade
- 5-floor addition preserves tennis courts, recreation open space

Parking Garage Structure 20,000 GSF

- 1-Level 50 car Parking Structure with Play Area landscape roof-scape
- Maintains existing open space



# Driscoll

# Evaluation Criteria

## SUPPORTING EDUCATIONAL PLAN

- Expanded from 3 to 4 section school with needed Moderate Renovation.
- Renovate core spaces to align with MSBA standards.
- Maintains existing Pre-K classroom program.
- Equity of instructional space within the school.

## TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Drop-off/Pick-up queuing is unchanged.
- Bus Drop-off/Pick-up is unchanged.
- New 50 car parking structure, relieves existing deficiencies, and provides a roof-scape with a new school playground.

## SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core areas to meet enrollment demands.
- North Brookline projected enrollment needs are met.
- Renovation needs addressed.

## CHARACTERISTICS OF SITE

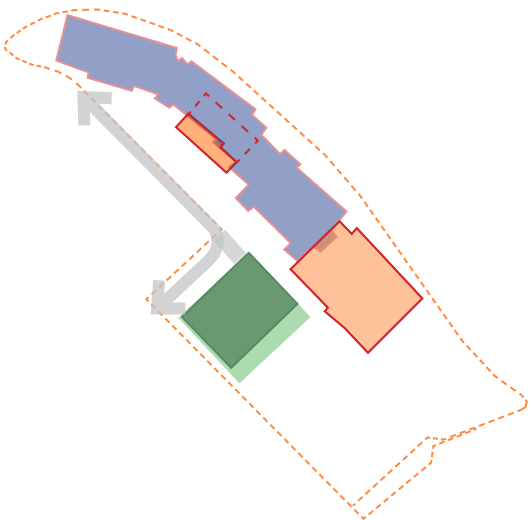
- Existing Open Space, field and tennis courts remain.
- Play Area at parking structure roof.
- Open Space/Play Area reduced by 6,400 GSF
- Possible new play area at addition roof-terrace.

## CONSTRUCTION SCHEDULE / RISK & COST FACTORS

- Swing Space not needed for added classrooms.
- Phasing could lengthen construction schedule.
- Scope of renovation impacts cost, and minimum renovation is based on code threshold.
- Property Acquisition not required.

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

Preliminary Project Estimate  
from \$60M to \$ 83M



# Heath

36 CLASSROOMS 4-SECTION

750 SEATS

+9 NET CLASSROOM CAPACITY

## ADDITION RENOVATION

- Renovate 24 existing classrooms
- 12 new classrooms
- Expand cafeteria/kitchen 5,000 GSF
- Demolish existing gym
- New 3-floors addition at 48,000 GSF
- New 2-floors gym and multi-purpose align with South Wing addition at 12,000 GSF
- Reduction of play space (to be studied further)
- (No additional parking shown, surface parking for 30 car to be studied further)



# Heath

## Evaluation Criteria

### SUPPORTING EDUCATIONAL PLAN

- Heath expands from 3 to 4 Section School .
- Core spaces to align with MSBA standards.
- Maintains existing Pre-K classroom program.
- Equity of instructional space with needed renovation.

### TRAFFIC, PEDESTRIAN & PARKING CONDITIONS

- Drop-off/Pick-up queuing unchanged due to site limitations.
- Bus Drop-off/Pick-up unchanged due to site limitations.
- Adds 30 spaces of Surface Parking for staff needs.

### SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands and right-sizes common core facilities.
- Increase of 9 Classrooms addresses North Brookline projected enrollment needs.
- Renovation needs also met.

### CHARACTERISTICS OF SITE

- Existing Open Space sledding hill remains.
- Open Space/Play Area reduced by 12,000 GSF.
- Possible new play area at addition roof-terrace.

### CONSTRUCTION SCHEDULE / RISK & COST FACTORS

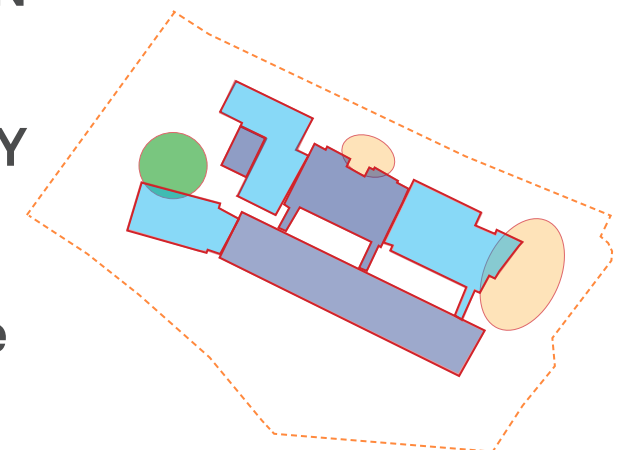
- Swing Space and Phasing required for full renovation, added cost.
- Scope of renovation impacts cost, and minimum renovation is based on code thresholds.
- Property Acquisition not required.

**36 CLASSROOMS    4 SECTION**

**750 SEATS**

**+9 NET CLASSROOM CAPACITY**

**Preliminary Project Estimate  
from \$ 63M to \$ 75M**

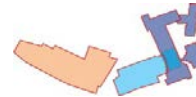


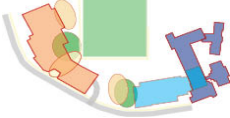


# Cost Assumptions













- **Preliminary Project Estimate** – includes construction, renovation, demolition, soft cost and escalation
- **Escalation** – all costs projected forward to Fall 2020
- **Swing Space Costs** *(not included in Preliminary Project Estimates)*
  - costs related to educating students at a temporary location while an existing school or part of a school is renovated or rebuilt. *(Most recent comparison is Devotion - ~\$7M for Devotion for 2 years – includes operating costs, CIP build out, site improvements, and transportation)*
- **Land Acquisition** *(not included in Preliminary Project Estimates)*
  - Purchase – could be used for a school site or as a land swap to allow the town to build on land that is protected. *(Most recent comparison – Sears Road sale in South Brookline at \$1.46 M per acre)*
  - Eminent Domain Acquisition – the costs associated with taking property to build a school. *(Most recent comparison – 111 Cypress Street: 39,808 Sq Ft lot; Pro Tanto amount paid: \$15.9M)*

EXPAND IN PLACE +8 or +17 OPTIONS at Baker

EXPAND IN PLACE +8 or +17 OPTIONS at Baker				CLASSROOMS		NET Gained	Estimate	New Construction	Renovation		Demolition	Parking Structure	Preliminary Project Estimate with 2.5 years of escalation		+	Swing Space	Property Acquisition		
							Today's Cost	\$ 600	Minimum	\$ 535	\$ 13	\$ 160,000				with Minimum Renovation	with Full Renovation	costs t.b.d.	\$ = One Property
				Existing	Options		Escal. Cost	\$ 662		\$ 590	\$ 14	\$ 176,517							
								/ sq ft		/ sq ft	/ sqft	/space							
Baker	K5/678 6-SECTION	Renovation 5-GRADES School New 3-GRADES School		37	54	17	\$ 127 M		\$ 47 M		\$ 0.4 M	\$ 9 M		\$ 184 M	+	\$			
	5	Renovation Addition 5 Section School and 30 car Garage		37	45	8	\$ 76 M		\$ 10 M		\$ 0.20 M	\$ 5 M	\$ 92 M		+	\$			
							\$ 76 M			\$ 56 M	\$ 0.20 M	\$ 5 M		\$ 138 M	+				
	3/3 opt.1	Renovate 3 Section New 3 Section School & 50 car Parking Structure		37	54	17	\$ 90 M		\$ 10 M		\$ 9 M		\$ 109 M		t.b.d.	+			
							\$ 90 M			\$ 64 M	\$ 9 M			\$ 163 M					
	3/3 opt.2	Renovate 3 Section New 3 Section School & 50 car Parking Structure		37	54	17	\$ 127 M		\$ 47 M		\$ 0.4 M	\$ 9 M		\$ 184 M	+	\$			


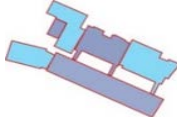
EXPAND IN PLACE +8 or +17 OPTIONS at Pierce

EXPAND IN PLACE +8 or +17 OPTIONS at Pierce				CLASSROOMS		NET Gained	Estimate		New Construction	Renovation		Demolition		Parking Structure	Preliminary Project Estimate with 2.5 years of escalation		+	Swing Space	Property Acquisition
							Today's Cost	\$ 600	Minimum	\$ 575	\$ 13	\$ 160,000			with Minimum Renovation	with Full Renovation		costs t.b.d.	= One Property
				Existing	Options		Escal. Cost	\$ 662		\$ 634	\$ 14	\$ 176,517							
								/ sq ft		/ sq ft	/ sqft	/space							
Pierce	K5/678 6-SECTION	Renovation 5-GRADES School New 3-GRADES School		37	54	17		\$ 93 M	\$ 5 M		\$ 0.5 M	\$ 9 M	\$ 108 M		+	t.b.d.	 		
								\$ 93 M		\$ 70 M	\$ 0.5 M	\$ 9 M		\$ 173 M					
	5 Opt.1	Full Renovation Addition 5 Section School	New		37	45	8		\$ 59 M	\$ 77 M		\$ 1.0 M	\$ 5 M		\$ 142 M	+	 		
									\$ 59 M	\$ 5 M		\$ 0.5 M	\$ 5 M	\$ 70 M		t.b.d.	 		
	5 Opt.2 5-SECTION	Renovation 5-GRADES School New 3-GRADES School		37	45	8		\$ 59 M		\$ 83 M	\$ 0.5 M	\$ 5 M		\$ 148 M	+				
								\$ 159 M	\$ 19 M		\$ 2.7 M	\$ 44 M		\$ 225 M	+		Optional for Open Space		



NOTE: See Cost Assumptions Slide for more thorough explanation of the assumptions used in generating cost estimates including recent comparables for swing space, land acquisition, and eminent domain takings.

Options + Cost Matrix

EXPAND IN PLACE +9 OPTIONS

Options + Cost Matrix			CLASSROOMS		NET Gained		Estimate	New Construction	Renovation		Demolition	Parking Structure	Preliminary Project Estimate with 2.5 years of escalation		+	Swing Space	Property Acquisition
							Today's Cost	\$ 560	Minimum	\$ 275	\$ 13	\$ 135,000				costs t.b.d.	\$ = One Property
			Existing	Options	Escal. Cost		\$ 618	\$ 303		\$ 14	\$ 148,936	with Minimum Renovation	with Full Renovation				
							/ sq ft	/ sq ft		/ sqft	/space						
EXPAND IN PLACE +9 OPTIONS																	
Driscoll	Renovation Addition 4 Section School and 50 car Parking Structure		27	36	9			\$ 48 M	\$ 5 M		\$ 0.1 M	\$ 7 M	\$ 60 M		+	t.b.d.	
								\$ 48 M		\$ 28 M	\$ 0.1 M	\$ 7 M		\$ 83 M	+	t.b.d.	
Heath	Renovation Addition 4 Section School and 30 car Surface Parking		27	36	9			\$ 57 M	\$ 6 M		\$ 0.1 M		\$ 63 M		+	\$	
								\$ 57 M		\$ 18 M	\$ 0.1 M		\$ 75 M				

9th SCHOOL +27 OPTIONS

9th SCHOOL +27 OPTIONS				CLASSROOMS		NET Gained		Estimate	New Construction	Site Premium		Const. Cost	Parking Structure		Preliminary Project Estimate	+	Swing Space	Property Acquisition
								Today's Cost	\$ 600	\$ 11,000,000								
				Existing	Options	Escal. Cost		\$ 662	\$ 12,135,552					with 2.5 years of escalation				
								/ sq ft										
Putterham	New 3+	3+ Section School 142,000 GSF			0	27	27	\$ 94 M \$ 12 M				\$ 106 M	None		\$ 106 M	+		 Article 97 6-10 acres

OTHER +27 OPTIONS JLA 2016-2017

					CLASSROOMS		NET Gained		Estimate	New Construction	Adjust Soft Costs	Today's Cost	Escalated Cost	Parking Structure		Preliminary Proj. Est.		Swing Space	Property Acquisition	
									Today's Cost					\$ 250,000			+			
					Existing	Options			Escal. Cost	OR JLA 2017 est.	Soft Cost 21% to 33%			\$ 275,808		with 2.5 years of escalation				
OTHER +27 OPTIONS JLA 2016-2017														/ space						
Baldwin (Plan D)	New 3+	JLA 3+ Section School INCLUDING Soule Rec Project	142000	0	27	27			\$ 84 M	\$ 9 M	\$ 93 M	\$ 103 M			\$ 103 M	+		\$ Article 97 4+ acres		
							/space (90)													
Baldwin North	New 3+	JLA 3+ Section School EXCLUDING Soule Rec Project	142000	0	27	27			\$ 75 M	\$ 8 M	\$ 83 M	\$ 92 M	\$ 25 M		\$ 117 M					
											/space (65)									
Pine Manor	New 3+	JLA 3+ Section School	142000	0	27	27			\$ 84 M	\$ 9 M	\$ 93 M	\$ 103 M	\$ 18 M		\$ 121 M	+		\$ 7+ acres		

NOTE: See Cost Assumptions Slide for more thorough explanation of the assumptions used in generating cost estimates including recent comparables for swing space, land acquisition, and eminent domain takings.

# PHASE 1 ALTERNATIVE 9<sup>TH</sup> SCHOOL SITE STUDY FINAL REPORT



- ❖ Thursday, May 17, 2018 -
  - Joint School Committee and Select Board Public Meeting – 7:00 p.m.
    - ✦ To hear Phase 1 Final Report
  
- ❖ June 6, 2018
  - Public Hearing to Present Final Phase 1 Report and hear Public Comment
  
- ❖ June 13, 2018
  - Joint School Committee and Select Board Public Meeting – 7:00 p.m.
    - ✦ To vote on Site Option or Options to move into Phase 2 – Feasibility Design
  
- ❖ June 20, 2018 (Tentative Date)
  - Joint School Committee and Select Board Public Meeting – 7:00 p.m.
    - ✦ To vote on Site Option or Options to move into Phase 2 – Feasibility Design

# 9<sup>th</sup> SCHOOL ALTERNATIVE SITE STUDY



- **Questions and Comments**
- For complete updates and materials and to sign up to get email updates go to:
  - **[www.brookline.k12.ma.us/school9](http://www.brookline.k12.ma.us/school9)**



# Impact of “No-Decision”



## **What will happen if we don't build a new elementary school?**

- A shortage of 28 classrooms across the district at the K-8 level
- Undersized cafeterias will result in most K-8 schools starting lunch before 10:30 a.m. (2 schools do this now, and 2 more start before 11.)
- Inadequate core facilities such as gymnasiums, libraries and instructional support areas( OT/Literacy/ELL ) will not be addressed
- Expand the use of expensive, short-term solutions such as modular classes and rental space.
- Class sizes continue to increase



NORTH BROOKLINE						
SCHOOL	Current Enrollment by Residency*	Projected Enrollment by Residency **	Classrooms Needed	Classrooms Available	Classroom Shortage	Potential Solutions
DEVOTION	798	922	45	45	~	~
DRISCOLL	539	555	29	27	-2	+8 new
LAWRENCE	629	678	34	36	+2	OR
PIERCE	895	929	45	37	-8	+17 new
<b>SUBTOTAL</b>	<b>2,861</b>	<b>3,084</b>	<b>153</b>	<b>145</b>	<b>-8</b>	
CENTRAL BROOKLINE						
LINCOLN	646	648	32	28	-4	~
RUNKLE	636	658	32	27	-5	~
HEATH	460	459	24	27	+3	+8 new
<b>SUBTOTAL</b>	<b>1,742</b>	<b>1,765</b>	<b>88</b>	<b>82</b>	<b>-6</b>	
SOUTH BROOKLINE						
BAKER	879	1,007	51	37	-14	+8 new
<b>SUBTOTAL</b>	<b>879</b>	<b>1,007</b>	<b>51</b>	<b>37</b>	<b>-14</b>	OR
						+17 new
<b>TOWN-WIDE TOTAL</b>		<b>5,856</b>	<b>292</b>	<b>264</b>	<b>-28</b>	

• Includes actual FY17 students in METCO and Materials Fee Programs

\*\* Includes METCO and Materials Fee proportionally based on school enrollment as % of total district enrollment

# Expanding in Place since 2008



**55** classrooms added through the **“Expand-in-Place”** strategy since **2008** including but not limited to:

**6** classrooms built at **Heath**

**4** classrooms built at **Lawrence**

**2** modular classrooms added at **Baker**

**11 BEEP** classes moved out of K-8 buildings into rental space

**4** classrooms in rental space for **Pierce**

**1** brand new school will be built at **Devotion** to add **12** classrooms

**16** classrooms built by dividing spaces within our existing K-8 schools



# Studies, Plans & Site Selection Processes 2009-2018

PUBLIC SCHOOLS of  
**BROOKLINE**

- **2009 Facilities Master Plan** created by MGT and updated in 2011 (\$110,109)
- **2013 Brookline School Population and Capacity Exploration (B-SPACE) Committee** (\$63,748)
  - ❖ Included 2013 Feasibility Study by HMFH Architects and Site Selection Process
  - ❖ Resulted in recommitment to “Expand-in-Place” Strategy
- **2014 Override Study Committee Report** –
  - ❖ Included demographic projections done by MIT team
- **December 2014 - October 2015: Civic Moxie Study** to identify possible locations (\$77,794)
- **November 2015 - October 2016: Site Selection Study and Selection Process** – (\$185,316)
  - ❖ More than 20 public meetings and site selection study of three finalist sites resulted in BOS and BSC selecting Baldwin School Site
- **2017 Feasibility Study for Baldwin and Soule** (\$262,887)
- **2017-2018: 9<sup>th</sup> School Alternative Site Study** – HMFH (\$300,000)

**Total Cost of 9<sup>th</sup> School Plans and Studies -- \$999,854**

# Sites That Have Been Investigated and Set Aside



## **Stop & Shop**

- Significantly more complex than Baker or Baldwin;
- Significantly more expensive than Baker or Baldwin;
- Complex operational partnerships would be required
- Disparate ownership of parcels;
- Environmental concerns relating to gas station, the car wash, and even the supermarket which had once been a manufacturing building
- Disruption and/or displacement of supermarket

## **Skyline Park ;**

- A capped solid waste landfill – no building allowed

## **Transfer Station**

- Fully utilized operational facility;
- Capped landfill;
- Soils issues;
- Wetlands area restrictions.

# Sites That Have Been Investigated and Set Aside



## **Municipal Service Center**

- Fully utilized, operational (and recently renovated) facility

## **Centre Street Parking Lot**

- Fully utilized supporting all Coolidge Corner merchants;
- Limited size, lack of open space;
- Impact on business during construction;
- Heavily congested area;
- Close proximity to recently expanded Devotion School.

## **The Kent Street and Webster Place Parking Lots**

- Less than 1/2 acre each;
- Fully utilized supporting all Brookline Village merchants
- Assembling three, four or more adjacent private parcels would approach the complexity of Stop & Shop and still result in a marginally sized site of under two acres.

# Sites That Have Been Investigated and Set Aside



## **The Old Lincoln School**

- Too small (approx. 450 capacity without assembling private property as contemplated in the Civic Moxie Report);
- Critical ongoing use as swing space facility for all Town projects;
- Needed for BHS enrollment growth as well as swing space to support BHS Expansion Project;
- After the BHS Expansion Project is complete then it will be critical as swing space to make a renovation of the Pierce School possible.

## **Amory Street/Cottage Farm**

- Local Historic District bylaw and review process would highly restrict the scale and character of what can be built and increase uncertainty;
- Highly used Amory Park might require all play space to be squeezed on the small site.

# Sites That Have Been Investigated and Set Aside



## **TJ Maxx**

- Location on the edge of Town in an area with limited projected growth was relatively undesirable in relation to the expanded capacity coming on line at Edward Devotion School.

## **30 Webster Street**

- Too small;
- Poorly configured on eight separate small floors;
- No outdoor play space other than a partially underground parking area
- Close to recently expanded Edward Devotion School

## **Parsons Field (owned by Northeastern University)**

- Located on the edge of Town and only a block from the Lawrence School
- Very high anticipated acquisition cost

## **Bournewood Hospital**

- Treatment hospital serves an essential public purpose that cannot be readily moved or replicated elsewhere;
- Safety concerns rule out co-locating a school with a hospital