

9th School Alternative Site Study



PUBLIC HEARING

**SELECT BOARD
AND
SCHOOL COMMITTEE**

**BROOKLINE HIGH SCHOOL
FEBRUARY 12, 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

**PUBLIC HEARING
MONDAY, FEB. 12TH**

**SCHOOL COMMITTEE
MEETING
THURSDAY, FEB. 15 -6PM**

**SELECT BOARD MEETING
TUESDAY, FEB. 20 - 7 PM**

Consistent Comments and Opinions Heard Throughout Listening Sessions



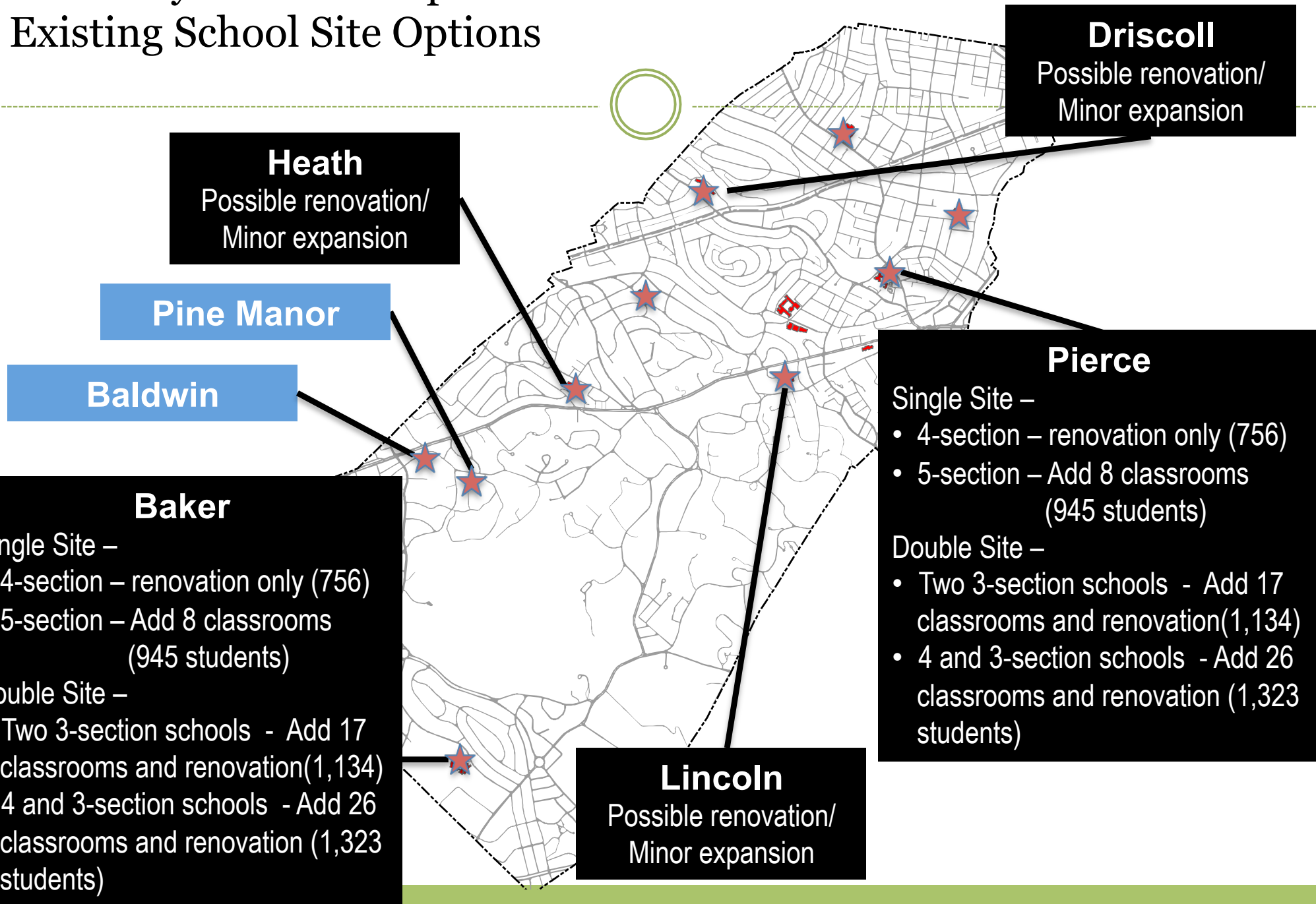
- **Need for equity in regards to facilities at all schools**
- **Strong support for maintaining K-8 grade structure**
- **Middle school grades need improved facilities**
- **Driscoll School community strongly supports school expansion and much needed renovation**
- **Strong interest from Pierce School community for Pierce to be part of the school capacity solution**
- **Will MSBA be sought to partner with 9th school options?**
- **Must include outside facility needs with school expansion/renovation efforts**

Consistent Comments and Opinions Heard Throughout Listening Sessions



- **Loss of outdoor open space and school/community play space should be avoided**
- **Concern current school/sites being studied cannot accommodate enrollments of 1300-1400 students**
- **Need to also achieve right-sizing with common core spaces (gym, café, library)**
- **Baker School traffic and student drop-off / pick-up concerns with enlarged student enrollment**
- **Single school solution does not address long standing renovation needs**
- **Need to consider financial realities and impact on tax payers; several overrides pending**
- **Need to be open and transparent about all costs associated with each option**
- **Need to build/expand where the enrollment needs dictate**
- **We need to make a decision and move forward**

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

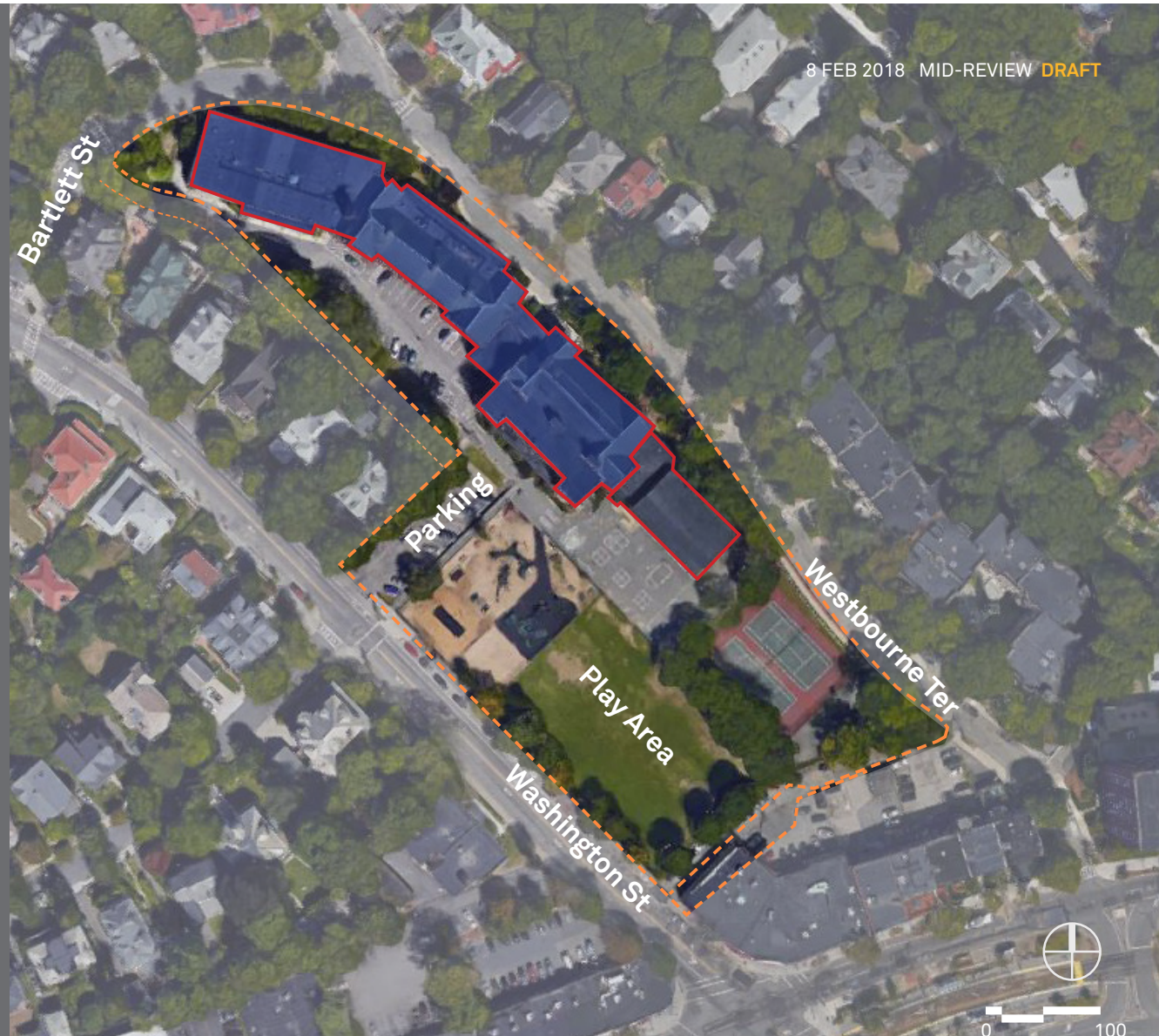
Options

- 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

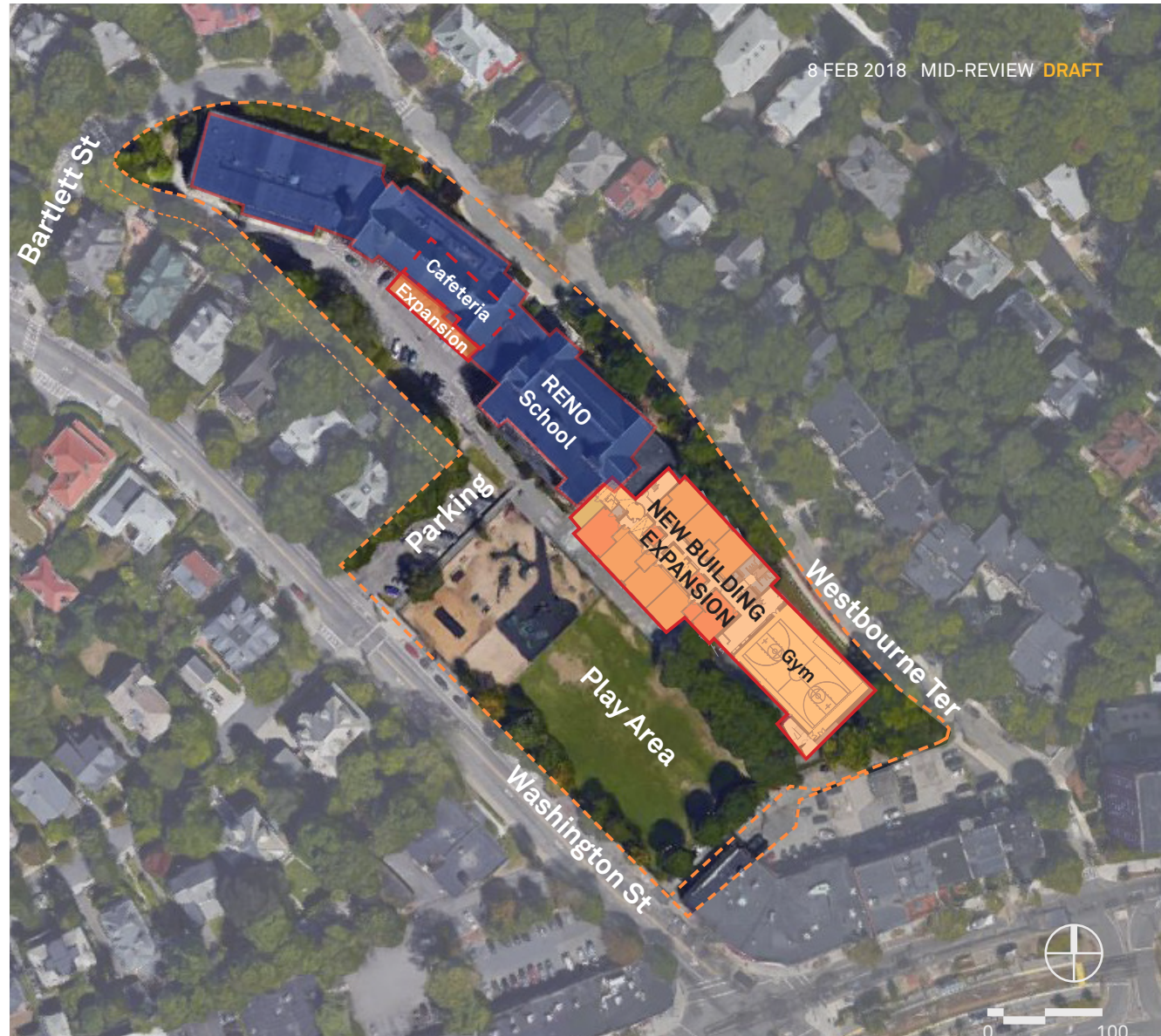


Driscoll Opt.1

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



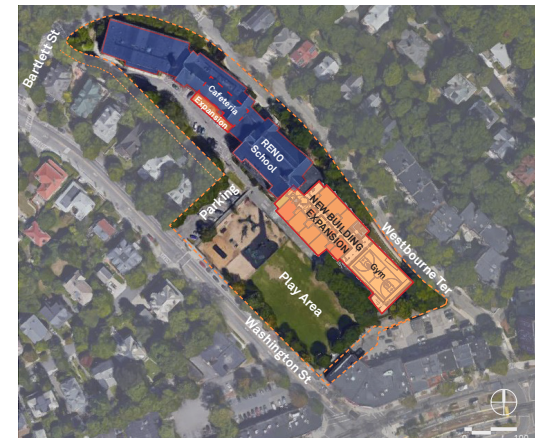
DRISCOLL Opt. 1

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

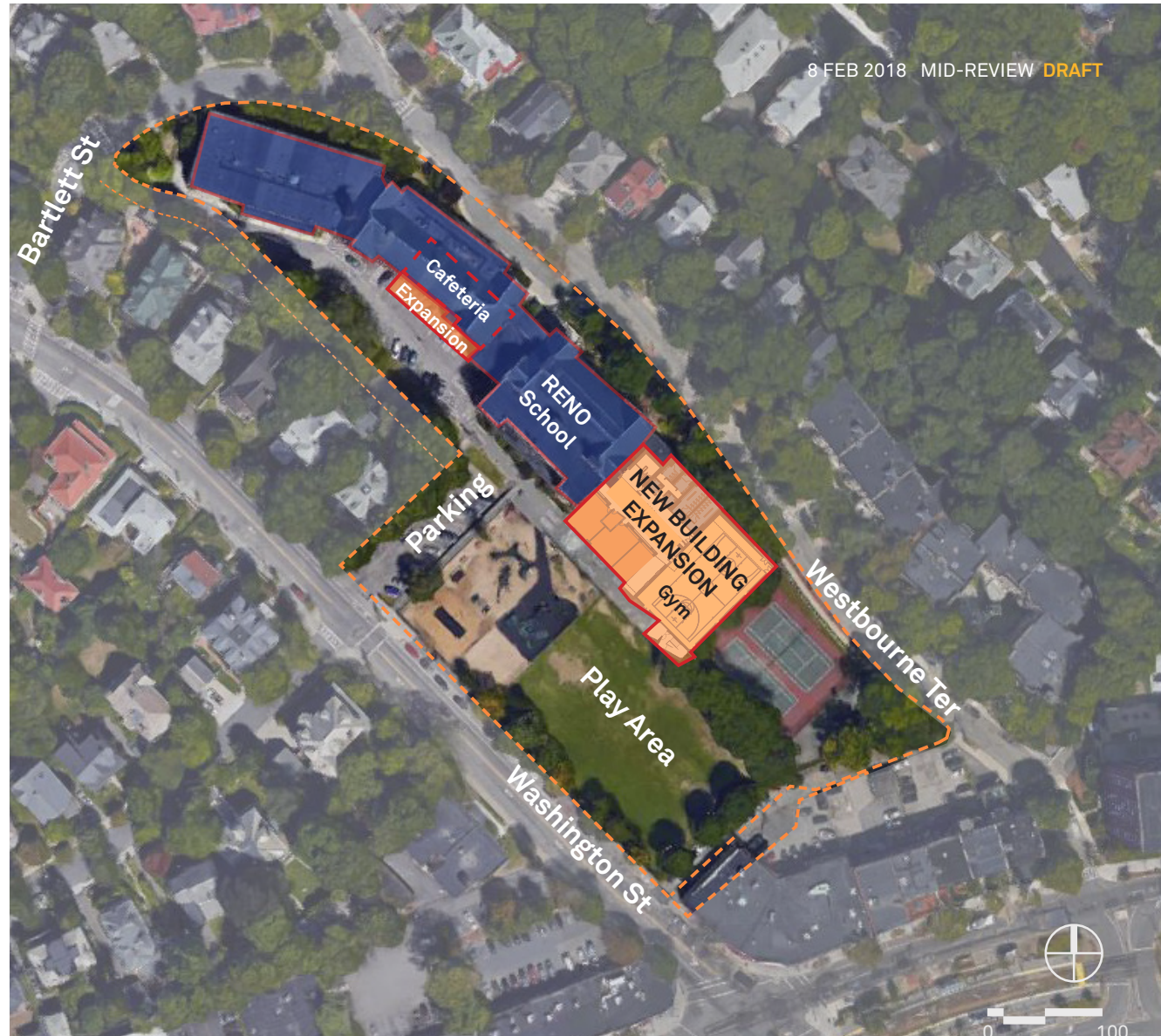
36 CLASSROOMS 4-SECTION

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

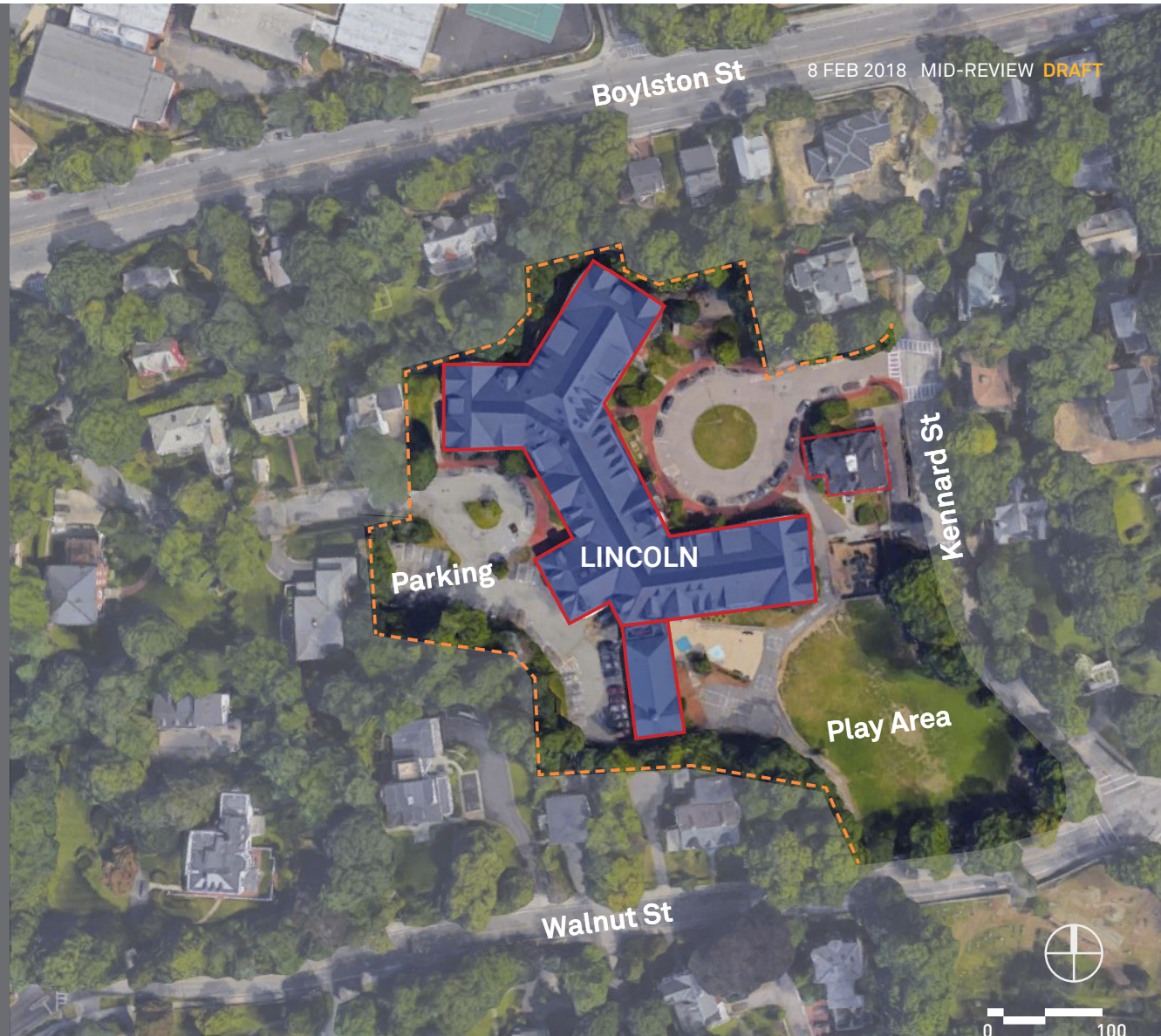


36 CLASSROOMS
750 STUDENTS

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 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 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 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~~ +17 CRs \$114M
 - requires relocation of Health Center & property acquisitions
- PIERCE K5/678 : Renovation Addition Lower / New Upper School +17 CRs \$103M
\$175M
- ~~PIERCE 3/4: Renovate 4 SECTION / New 3 SECTION School~~ +26 CRs \$141M
 - requires relocation of Health Center & property acquisitions;
significant addition to school with no added open space
- ~~PIERCE 4/3: Renovate 3 SECTION / New 4 SECTION School~~ +26 CRs \$208M
 - requires relocation of Health Center & property acquisitions;
significant addition to school with no added open space
- ~~PIERCE 4: Renovation Addition 4 SECTION School~~ -1 CRs \$118M
 - does not add capacity
- PIERCE 5 : Renovation Addition 5 SECTION School +8 CRs \$146M
- 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

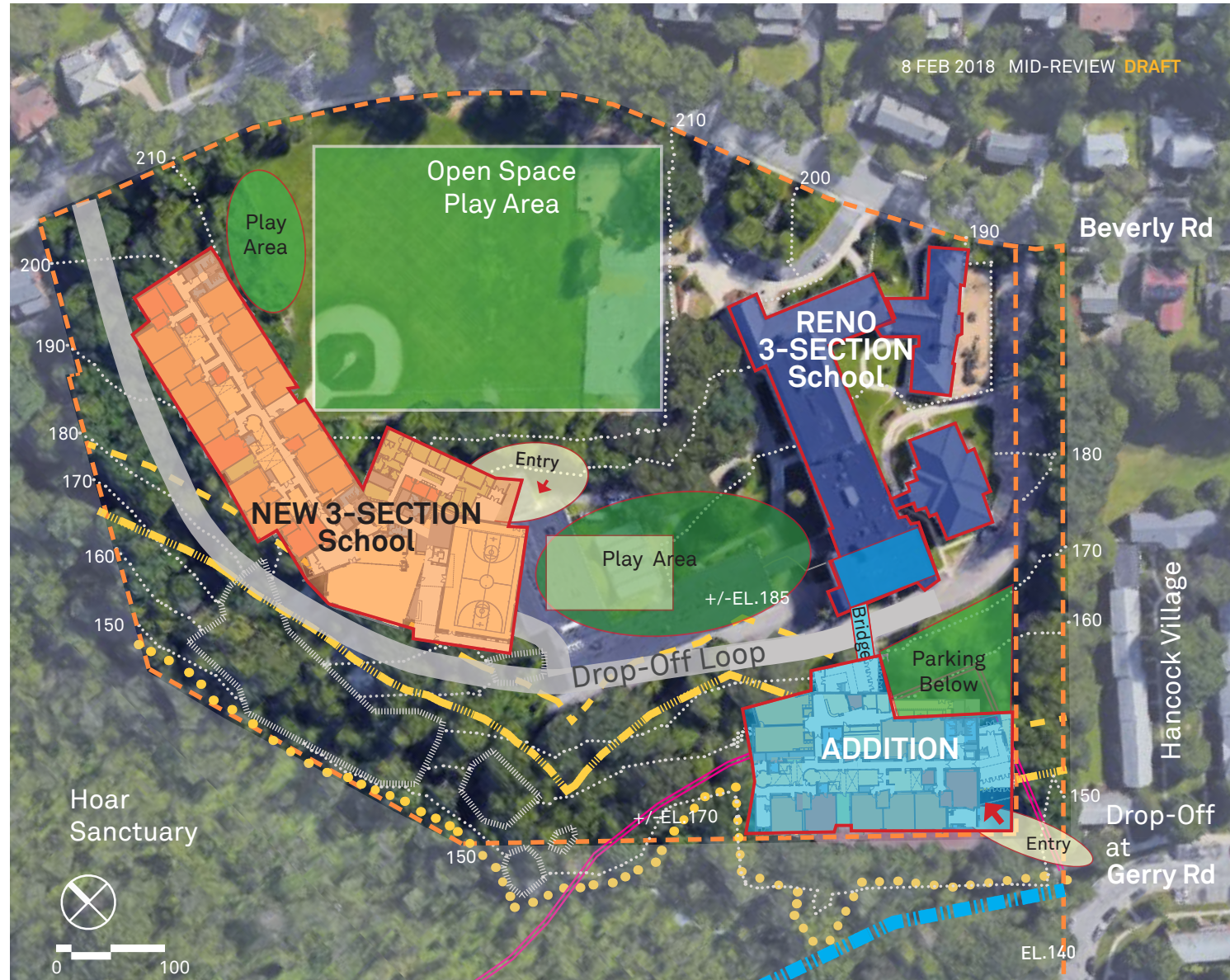
54 CLASSROOMS 6-SECTION
1100 SEATS
+15 NET CLASSROOM CAPACITY

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



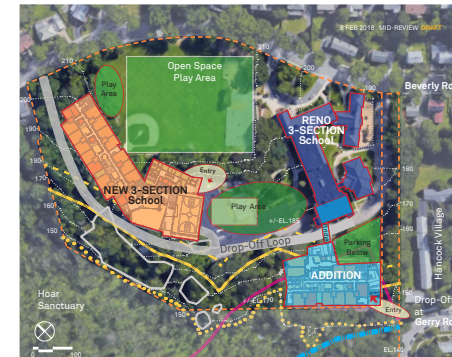
BAKER 3/3

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 construction, 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

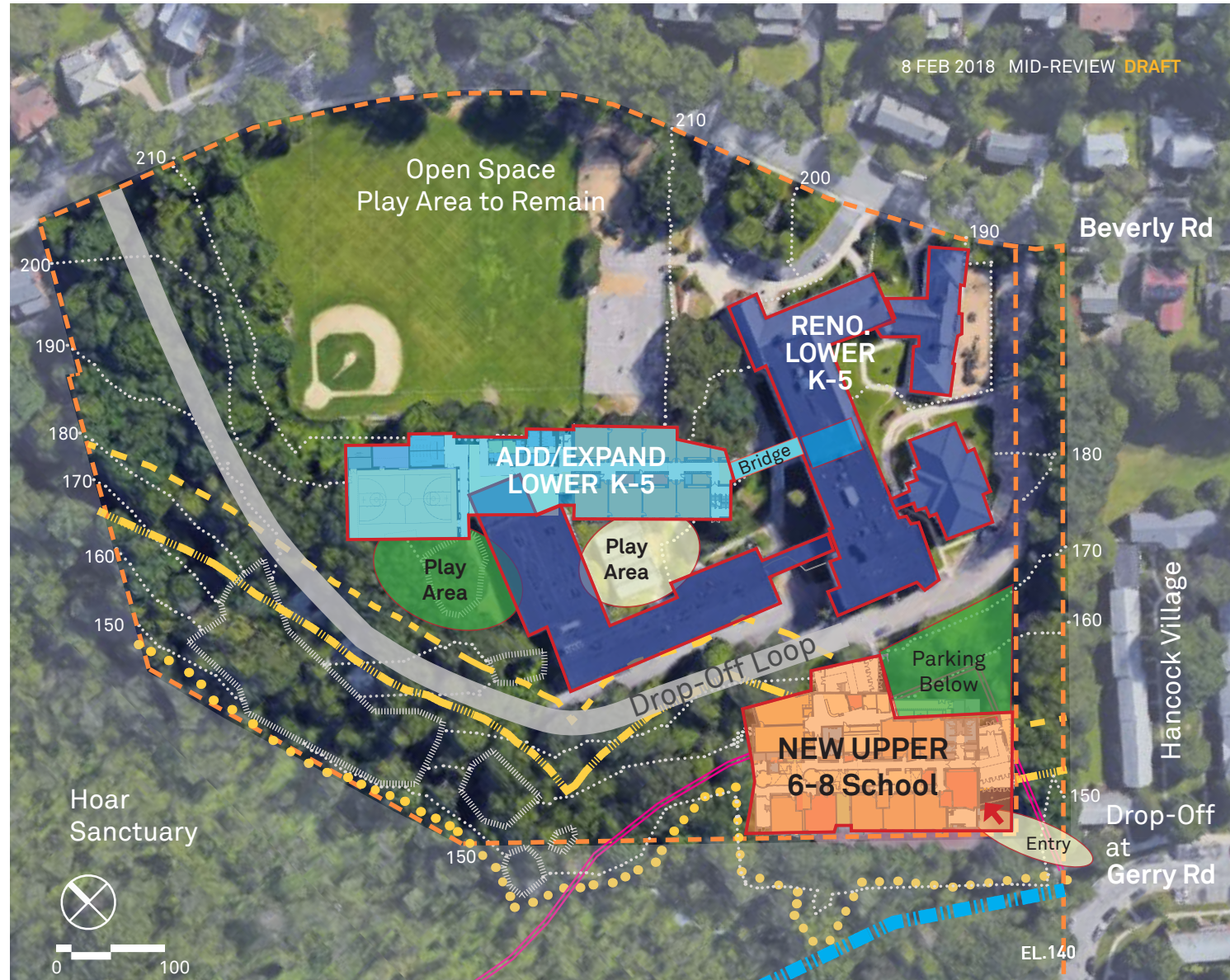
- Demolish Multipurpose Rm
- Renovate 24 Classrooms and reallocate others, +2 Pre-K,
- Add 12 Classrooms & Gym

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

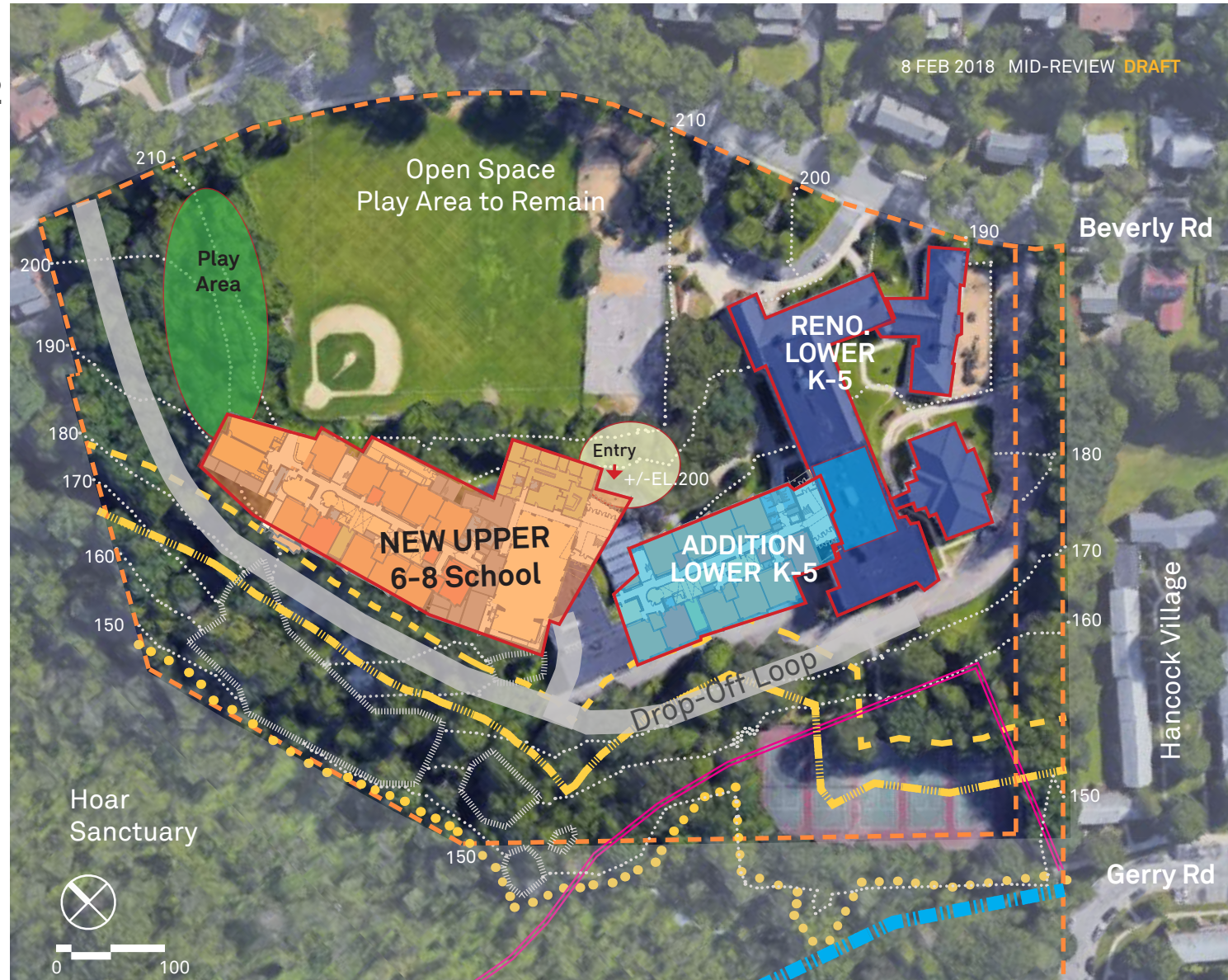
36 Classrooms 756 Seats

- 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



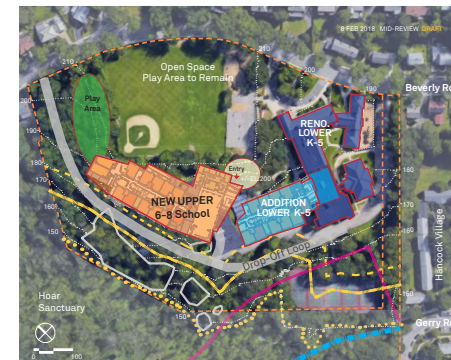
BAKER K5/678

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



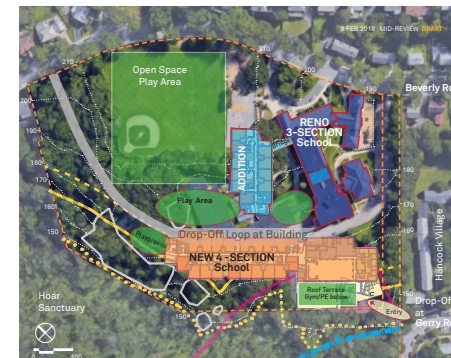
BAKER 3/4 or 4/3

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

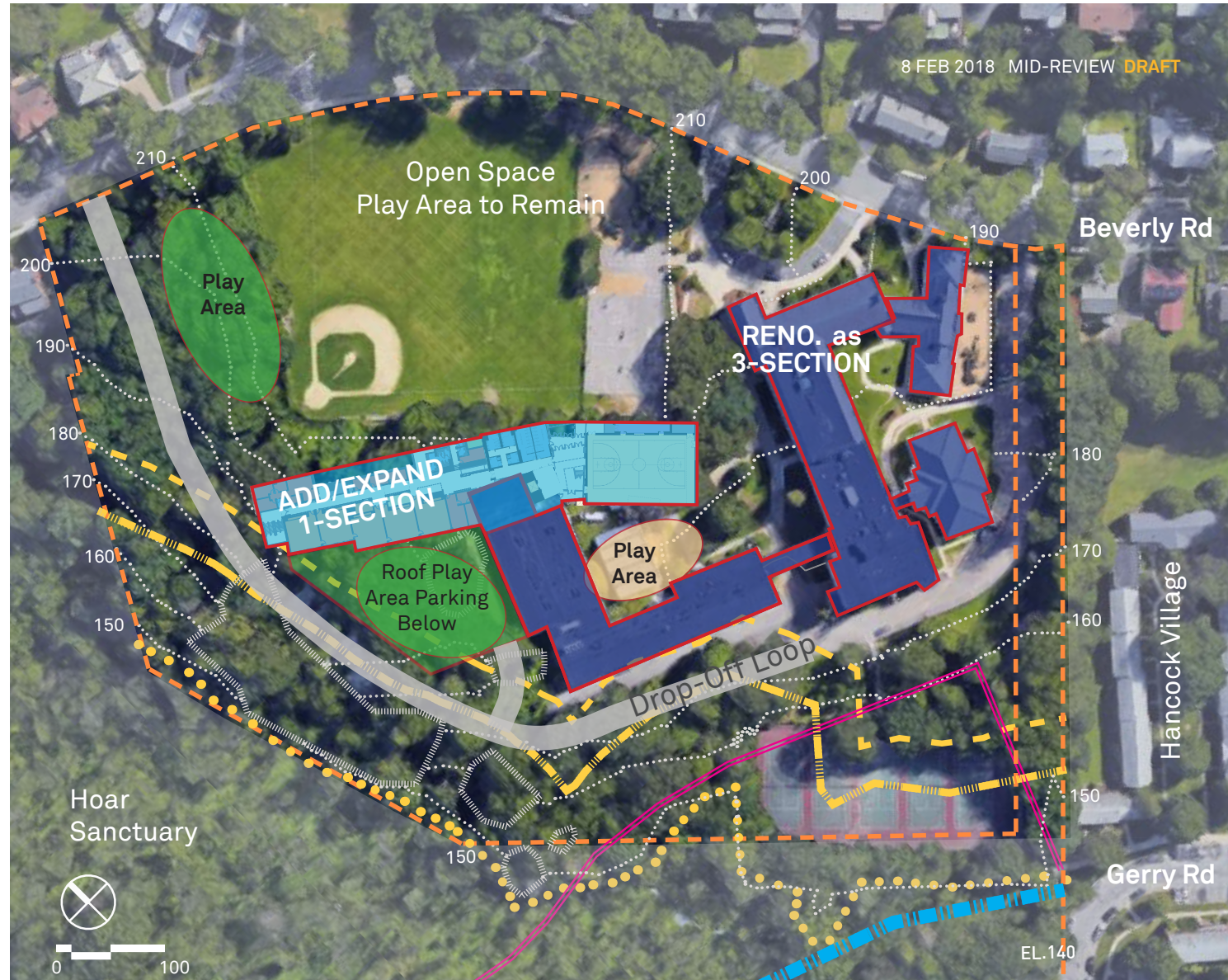
-1 CLASSROOM CAPACITY

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**



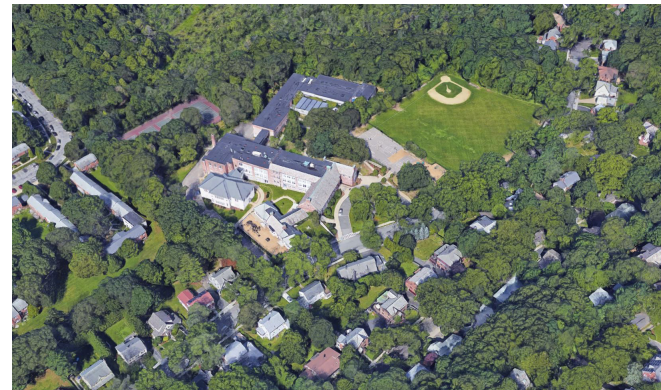
BAKER 4

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

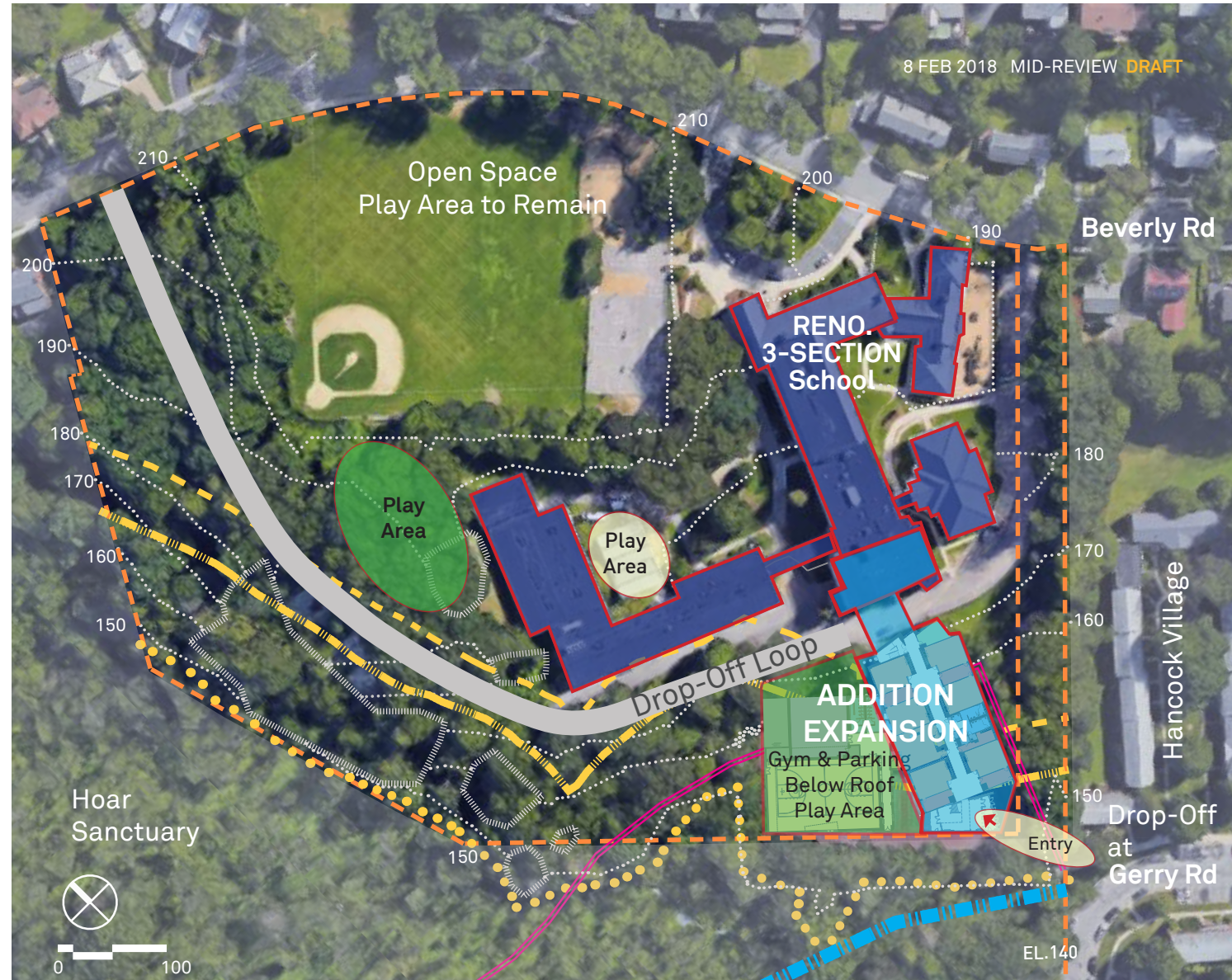
45 CLASSROOMS 5-SECTION
940 SEATS
+8 NET CLASSROOM CAPACITY

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

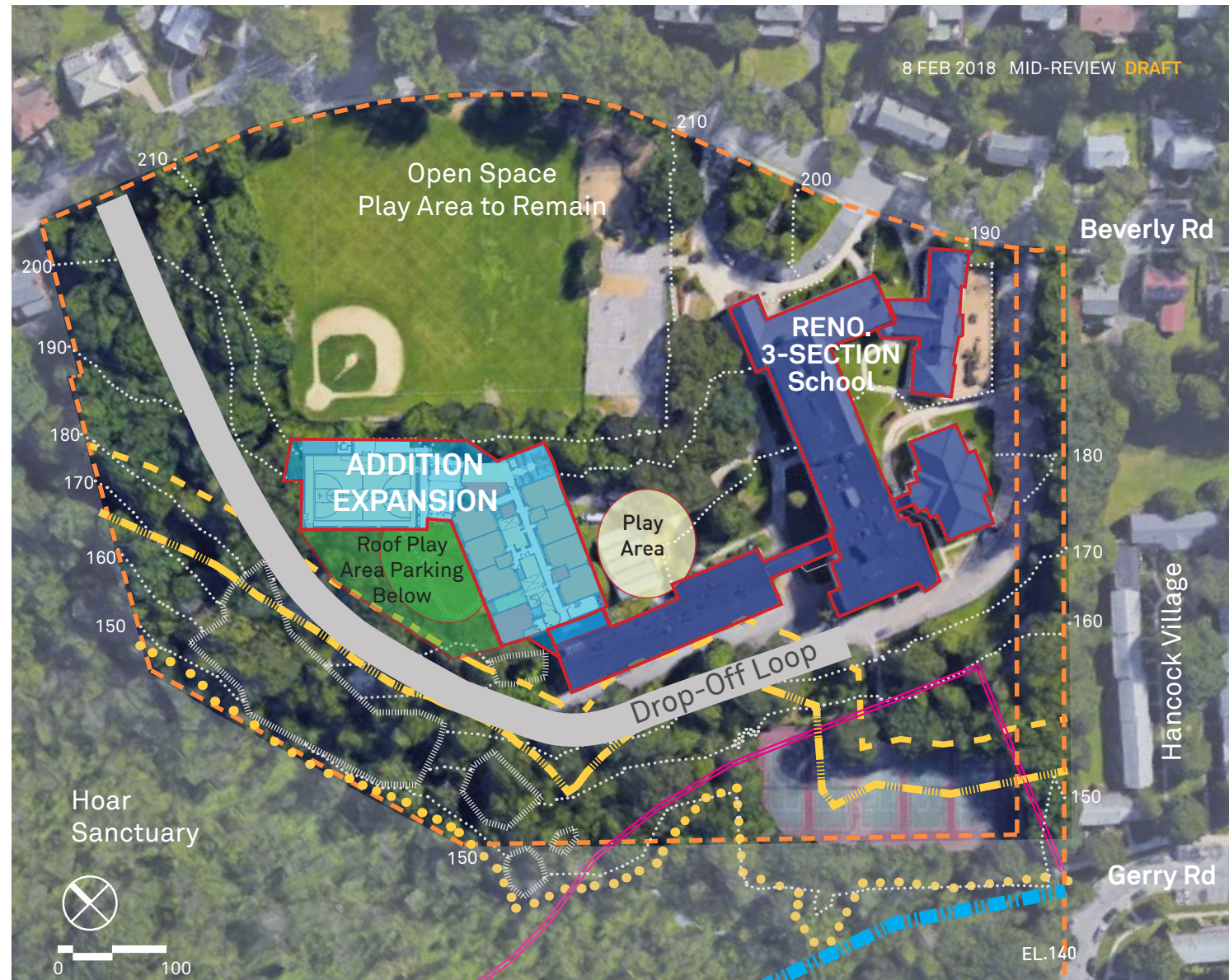
45 CLASSROOMS 5-SECTION
940 SEATS
+8 NET CLASSROOM CAPACITY

RENOVATE for 3-SECTION

- Demo Multi-purpose Rm, E-Wing and Modulares
- 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



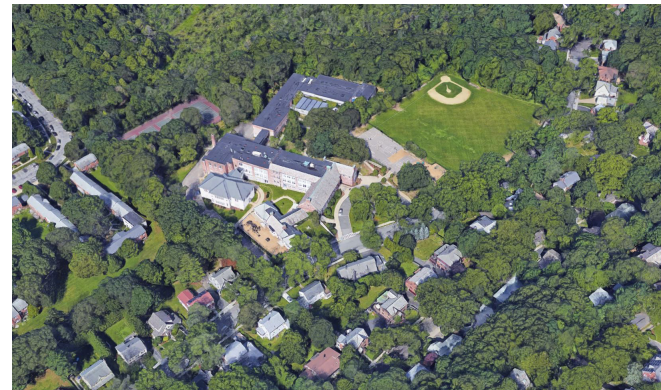
BAKER 5

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

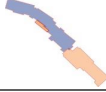






- **HEATH Opt.1** : Renovation Addition 4 SECTION School
- **DRISCOLL Opt.1** : Renovation Addition 4 SECTION School
- **DRISCOLL Opt.2** : Renovation Addition 4 SECTION School
- **PIERCE K5/678** : Renovation Addition Lower / New Upper School
- **PIERCE 5** : Renovation Addition 5 SECTION School
- **PIERCE 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








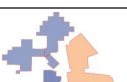











Options + Cost Matrix

				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

For complete updates and materials and to sign up
to get email updates go to:

www.brookline.k12.ma.us/school9

K – 8 School Capacity Projections



EXISTING 2017 - 2018			PROJECTED 2022 - 2023			
SCHOOL	CLASSROOM SECTIONS	ENROLLMENT	ENROLLMENT	CLASSROOM SECTIONS NEEDED	CLASSROOM EXISTING SECTIONS	SHORTAGE
BAKER	39	763	912	46	37	-9
DEVOTION	43	801	898	45	45	
DRISCOLL	28	613	620	32	27	-5
HEATH	27	534	520	27	28	1
LAWRENCE	35	722	757	38	36	-2
LINCOLN	28	578	567	29	28	-1
PIERCE	41	859	946	45	36	-9
RUNKLE	27	612	649	34	27	-7
K-8 TOTALS	268	5482	5869	296	264	-32

Additional Classroom Space to be Included in a 9th School Design

K-8 Classrooms	32	
Pre-K Classrooms	3	
Science Labs	2	
RISE Programs	3	
Total Classrooms Needed	40	(3 to 4 sections needed overall)

Note: Projected enrollment in each school based on 2017 enrollment patterns and use of existing buffer zones.

Source: 2017 Preliminary Enrollment Projections Report - Document under Review 12-22-17

Alternative Site Selection Study – Evaluation of Sites

9

DRAFT

EVALUATION CRITERIA

UNDER CONSIDERATION

HOW DOES EACH SITE SOLUTION

- **Support an effective educational plan?**
- **Provide for student safety during, before and after the school day?**
- **Impact cost, including costs to acquire, build and long term operating costs?**
- **Minimize environmental impact?**
- **Address traffic, including drop off/pick up and pedestrian concerns?**
- **Address town-wide school capacity needs and substandard core facility needs?**
- **Protect or expand open-space and outdoor play opportunities for school and community use?**
- **Comply with a 4/5 year completion timeline?**

Impact of “No-Decision”

10

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

- A shortage of 32 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

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

9th School Related Studies and Plans – 2009 to present



- **2009** Facilities Master Plan created by MGT
 - Updated in 2011 with by MGT
- **2013** Brookline School Population and Capacity Exploration (B-SPACE) Committee
 - Included 2013 Feasibility Study by HMFH Architects
 - Resulted in recommitment to “Expand-in-Place” Strategy
- **2014** Override Study Committee Report – included demographic projections done by MIT team
- **December 2014** – Civic Moxie commissioned reviewed 26 possible locations for 9th elementary school
- **November 2015 – October 2016:** 9th School Site Selection Study – coming out of Civic Moxie report, Baldwin, Baker, and Stop & Shop studied by JLA. Select Board and School Committee selected Baldwin site
- **December 2016 – May 2017:** Baldwin Feasibility Study done by JLA and managed by 9th Elementary School Building Committee
- **November 2017** – Town Meeting votes to extend site selection and do Alternative Site Study

Sites That Have Been Investigated and Set Aside



Stop & Shop

- Significantly more complex than Baker or Baldwin;
- Significantly more expensive than Baker or Baldwin;
- Disparate ownership of parcels;
- Environmental concerns relating to gas station, the car wash, and even the supermarket which had once been a manufacturing building

Skyline Park

- Protected under Article 97;
- A capped solid waste landfill.

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;
- Very 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;
- Would have required purchase/lease from an unwilling private owner;
- Due to concerns of the already overused Amory Park, would need for all of the play space to also 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 without 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 floorplates;
- No outdoor play space other than a partially underground parking area
- Close to recently expanded Edward Devotion School

Parsons Filed (owned by Northeastern University)

- Located on the edge of Town and only a block from the Lawrence School

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