

		Long-Range Options / Variations	Additional Considerations**	Total New Classrooms	Cost Estimates HMFH* and JLA Estimates
1	Single School (Capacity) Priority Original Plan (February 2017) • 3+++ @ Baldwin	<ul style="list-style-type: none"> • 3+++/27-classroom school @ <u>Newbury</u> (plus RISE, ELE, BEEP) 	<ul style="list-style-type: none"> • Land acquisition costs for Newbury College • Requires continued rental spaces for 9 BEEP classes and 50 PSB Staff • Does not include Driscoll, Pierce renovations / expansions 	36 Classrooms, including: <ul style="list-style-type: none"> • 3 RISE • 3 ELE • 3 New BEEP 	<ul style="list-style-type: none"> • Newbury acquisition costs TBD • \$106M for new construction (based on HMFH* unescalated, non-FFF estimate for Putterham Woods School) • Driscoll, Pierce renovations were both TBD • BEEP, PSB staff rentals TBD
2A	Three School Solution Ballot Question (May 2019)	<ul style="list-style-type: none"> • 2+++/18-classroom school @ <u>Baldwin</u> (plus RISE, ELE, BEEP) • Renovate/Expand Driscoll (4) • Renovate/Expand Pierce (5) 	<ul style="list-style-type: none"> • Driscoll & Baldwin rejected by voters May 7, 2019 • Requires continued rental spaces for 7 BEEP classes and 50 PSB Staff 	39 Classrooms, including: <ul style="list-style-type: none"> • 3 RISE • 3 ELE • 5 New BEEP 	<ul style="list-style-type: none"> • \$83M – Baldwin (Schematic Design) • \$108M – Driscoll (Schematic Design) • \$70-\$148M – Pierce (HMFH* unescalated, non-FFF) • Pierce land acquisition costs (unreimbursable) • BEEP, PSB staff rentals TBD
2B	Three School Solution	<ul style="list-style-type: none"> • 2+++/18-classroom school @ <u>Newbury</u> (plus RISE, ELE, BEEP) • Renovate/Expand Driscoll (4) • Renovate/Expand Pierce (5) 	<ul style="list-style-type: none"> • Land acquisition costs for Newbury College • Land acquisition costs around Pierce • Requires continued rental spaces for 7 BEEP classes and 50 PSB Staff 	39 Classrooms, including: <ul style="list-style-type: none"> • 3 RISE • 3 ELE • 5 New BEEP 	<ul style="list-style-type: none"> • \$83M new build @ Newbury (based on Baldwin SD) • \$108M Driscoll (SD) • \$70-\$148M Pierce (HMFH* unescalated, non-FFF) • Newbury acquisition costs • Pierce land acquisition costs (unreimbursable) • BEEP, PSB staff rentals TBD
2C	Three School Solution	<ul style="list-style-type: none"> • 2++/18-classroom school @ <u>Old Lincoln</u> (plus ELE, BEEP) • Renovate/Expand Driscoll (4) • Renovate/Expand Pierce (5) 	<ul style="list-style-type: none"> • Eliminates OLS as swing space for Pierce and other future Town projects • Swing space cost (if available) estimated at ~ \$5 million per year plus buildout costs • Requires continued rental spaces for 7 BEEP classes and 50 PSB Staff 	36 Classrooms, including: <ul style="list-style-type: none"> • 3 ELE • 5 New BEEP 	<ul style="list-style-type: none"> • OLS - nominal expense to transition from BHS • \$108M Driscoll (SD) • \$70-\$148M Pierce (HMFH* unescalated, non-FFF) • Pierce land acquisition costs (unreimbursable) • ~\$5M per year for swing space • BEEP, PSB staff rentals TBD
3	Town Wide Middle School (7/8)	<ul style="list-style-type: none"> • Build a 7th-8th Grade School for 1,300 students at Newbury • Convert existing schools into Pre-K through 6th grade 	<ul style="list-style-type: none"> • Community consensus needed on move from K-8 to K-6 and 7-8 middle school model • Community consensus needed to move to district-wide 7th / 8th grade busing • Land acquisition costs for Newbury College • Potentially triggers MSBA reconsideration of reimbursement: <ul style="list-style-type: none"> ○ Re-evaluation of Pierce Building Project (Entered eligibility as Pre-K through 8th grade school) ○ Reduction in reimbursement of funding for CCS Building Project ○ Reduction in reimbursement of funding for Runkle/Heath Renovations • Relocation of administrative offices and all BEEP classrooms (new and existing) in Pre-K through 6th grade schools • Does not include Driscoll, Pierce renovations 	58 Classrooms 20 Science Labs Arts/Wellness Other Necessary Spaces	<ul style="list-style-type: none"> • Benchmark: Saugus Middle School/High School completed (1,360 students, \$186M in 2020 dollars) and \$636-\$764/sq. ft. (per JLA) • Annual district-wide busing costs are TBD • Driscoll, Pierce renovations are both TBD

4	Expand In Place (e.g., total of four 5-section schools; two 4-section; two 3-section)	Some combination of renovation/expansion at: <ul style="list-style-type: none"> Baker (4 or 5) Pierce (4 or 5) Driscoll (4 or 5) Heath (4 or 5) 	<ul style="list-style-type: none"> High Costs, per 2018 HMFH Study, of renovation and expansion at each school site Requires continued rental spaces for BEEP classes and 50 PSB Staff 	36 Classrooms, including: <ul style="list-style-type: none"> 3 RISE 3 ELE 3 New BEEP 	<ul style="list-style-type: none"> Baker 5 \$92-\$138M (HMFH*) Pierce 5 \$70-\$148M (HMFH*) Driscoll 4 \$108M (SD) Heath 4 \$63-75M (HMFH*) Pierce land acquisition costs BEEP, PSB staff rentals TBD
5	Renovate and New Construction	<ul style="list-style-type: none"> New school @ Newbury (2-section school) Use of Old Lincoln School (2-section school) Renovate Pierce (4) Renovate Driscoll (3) 	<ul style="list-style-type: none"> High Costs, per 2018 HMFH Study, of renovation and expansion at each school site Land acquisition costs for Newbury College Project will be at least 6 classrooms short of target due to <u>reduced</u> capacity at Pierce and Driscoll Swing space cost (if available) estimated at ~ \$5 million per year plus buildout cost Requires continued rental spaces for BEEP classes and 50 PSB Staff 	30 Classrooms, including: <ul style="list-style-type: none"> 3 RISE 3 ELE 3 New BEEP 	<ul style="list-style-type: none"> \$83M new build Newbury acquisition costs OLS - nominal expense to transition from BHS ~\$5M per year for swing space Driscoll, Pierce renovation costs TBD BEEP, PSB staff rentals TBD
<p>*HMFH – costs are <u>not</u> escalated; does <u>not</u> include Fossil-Fuel Free building premium; etc.</p> <p>**All scenarios assume <u>no</u> BEEP growth to encompass district-wide special education growth (BEEP plan)</p> <p>All scenarios assume minimal growth to ELE (English Learner) programming</p>					