

# 9<sup>th</sup> 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 9<sup>th</sup> School Site Study & Classroom Capacity Websites
- ❖ On-going availability to meet with interested Brookline citizens

**PUBLIC HEARING  
MONDAY, FEB. 12<sup>TH</sup>**

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

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

# **Consistent Comments and Opinions Heard Throughout Listening Sessions**



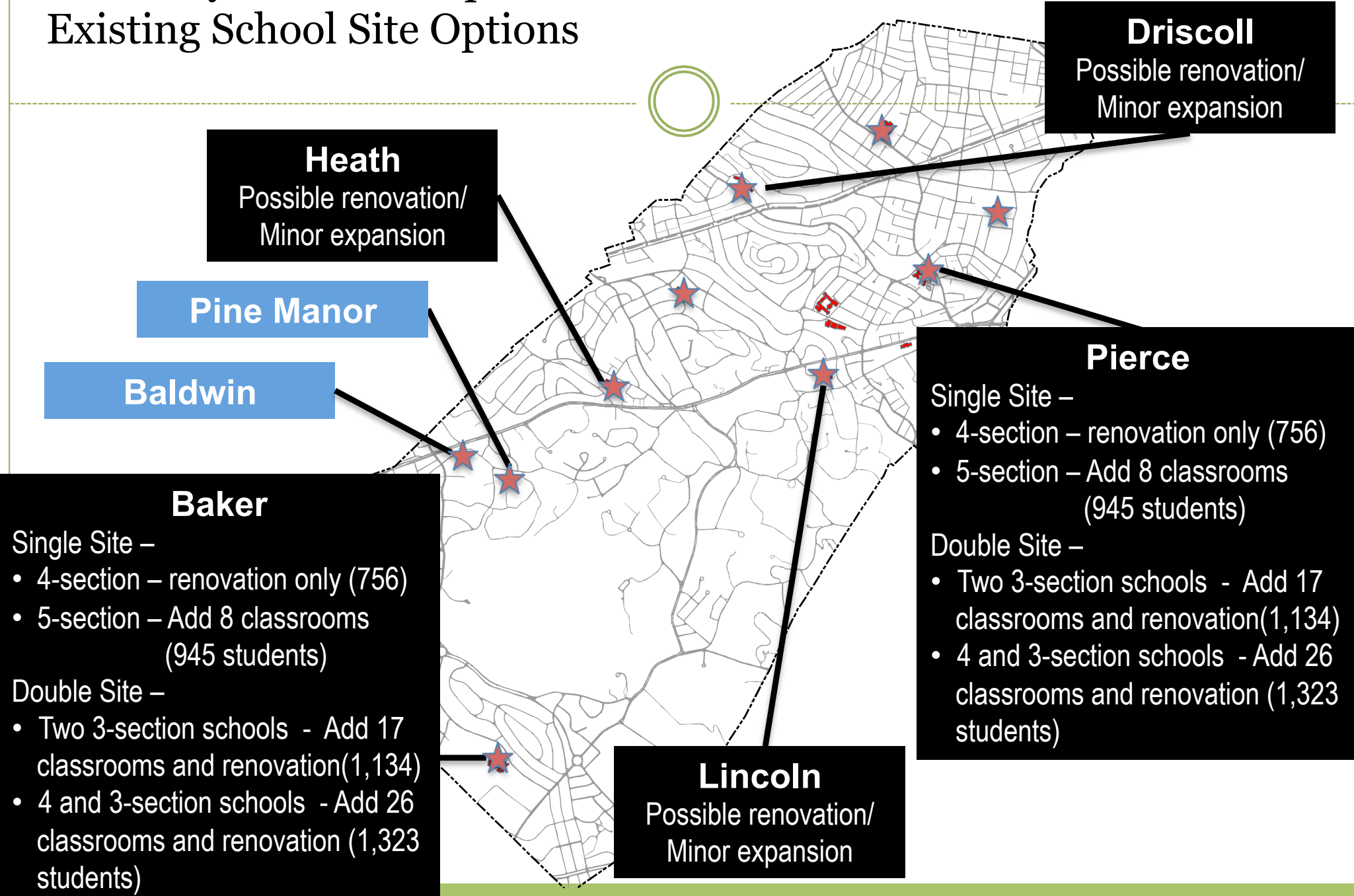
- **Need for equity in regards to facilities at all schools**
- **Strong support for maintaining K-8 grade structure**
- **Middle school grades need improved facilities**
- **Driscoll School community strongly supports school expansion and much needed renovation**
- **Strong interest from Pierce School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



**Baker**

Single Site –

- 4-section – renovation only (756)
- 5-section – Add 8 classrooms (945 students)

Double Site –

- Two 3-section schools - Add 17 classrooms and renovation(1,134)
- 4 and 3-section schools - Add 26 classrooms and renovation (1,323 students)

**Baldwin**

**Pine Manor**

**Heath**

Possible renovation/  
Minor expansion

**Driscoll**

Possible renovation/  
Minor expansion

**Pierce**

Single Site –

- 4-section – renovation only (756)
- 5-section – Add 8 classrooms (945 students)

Double Site –

- Two 3-section schools - Add 17 classrooms and renovation(1,134)
- 4 and 3-section schools - Add 26 classrooms and renovation (1,323 students)

**Lincoln**

Possible renovation/  
Minor expansion

Brookline Elementary Schools

Supplemental Site Study - OPTIONS

February 8, 2018

mid-review

HM  
FH

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

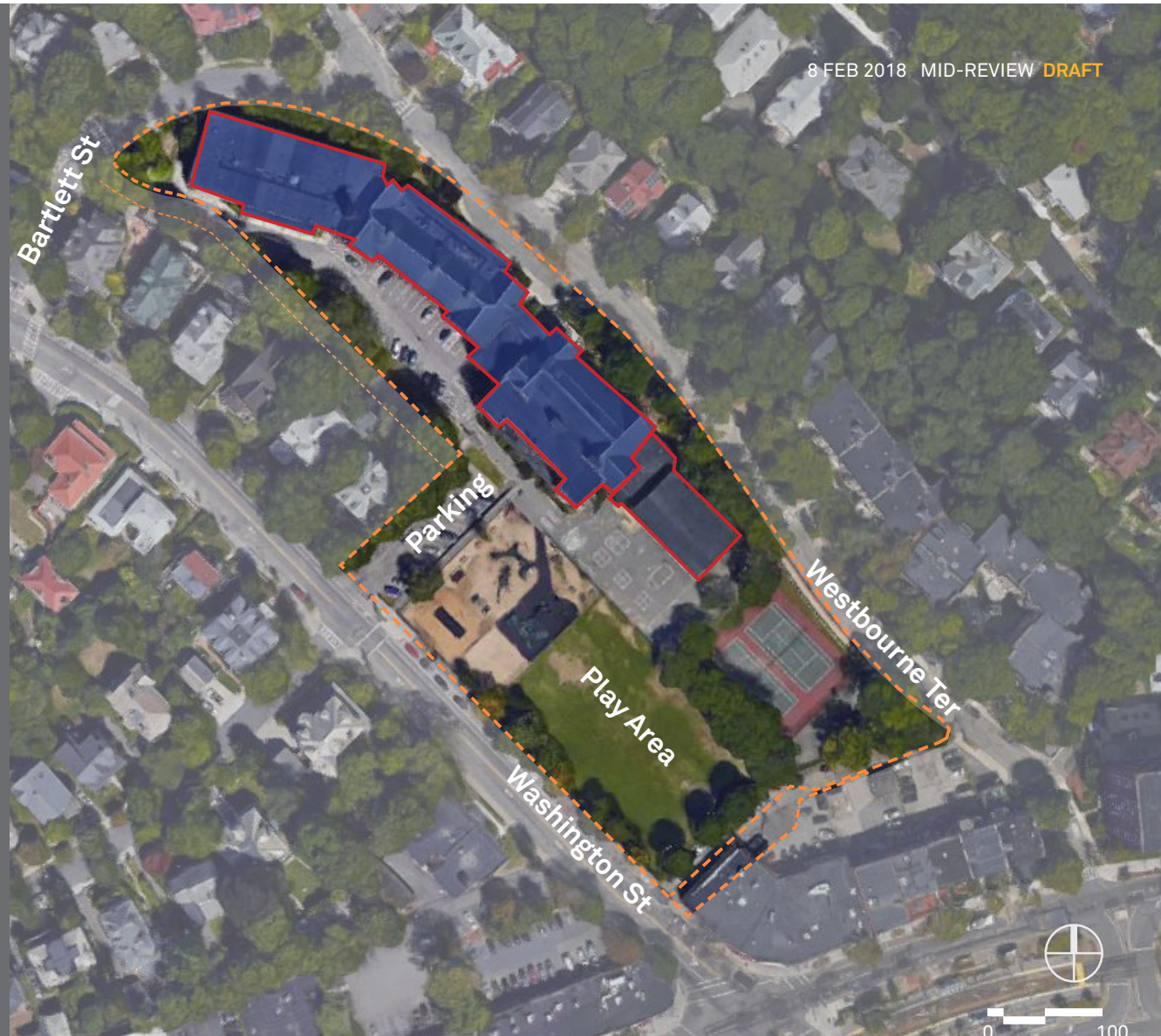
- **DRISCOLL** : Renovation Addition 4 SECTION School
- **HEATH** : Renovation Addition 4 SECTION School
- **NEW LINCOLN** : Renovation Addition 4 SECTION School



# 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



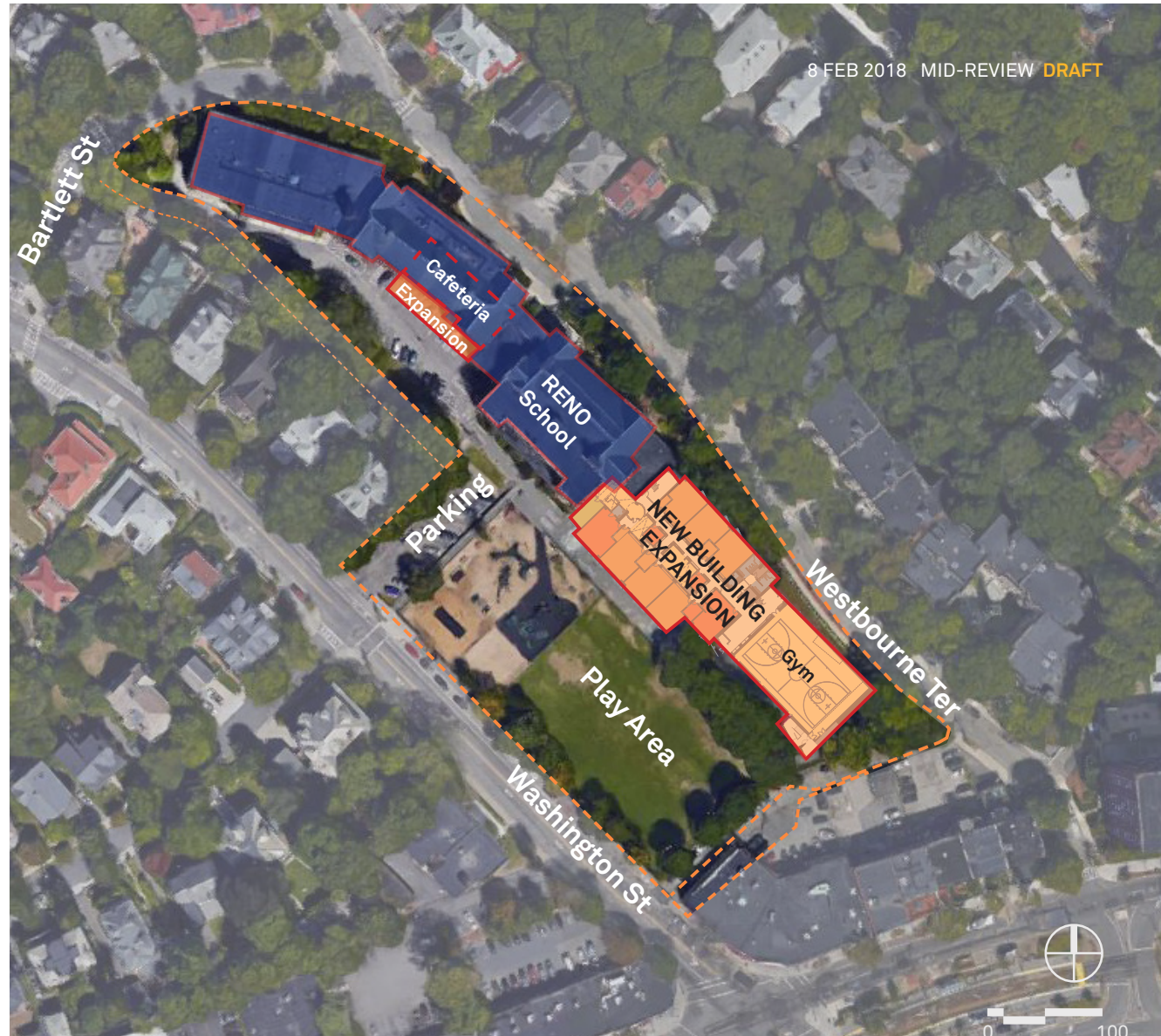


# Driscoll Opt.1

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

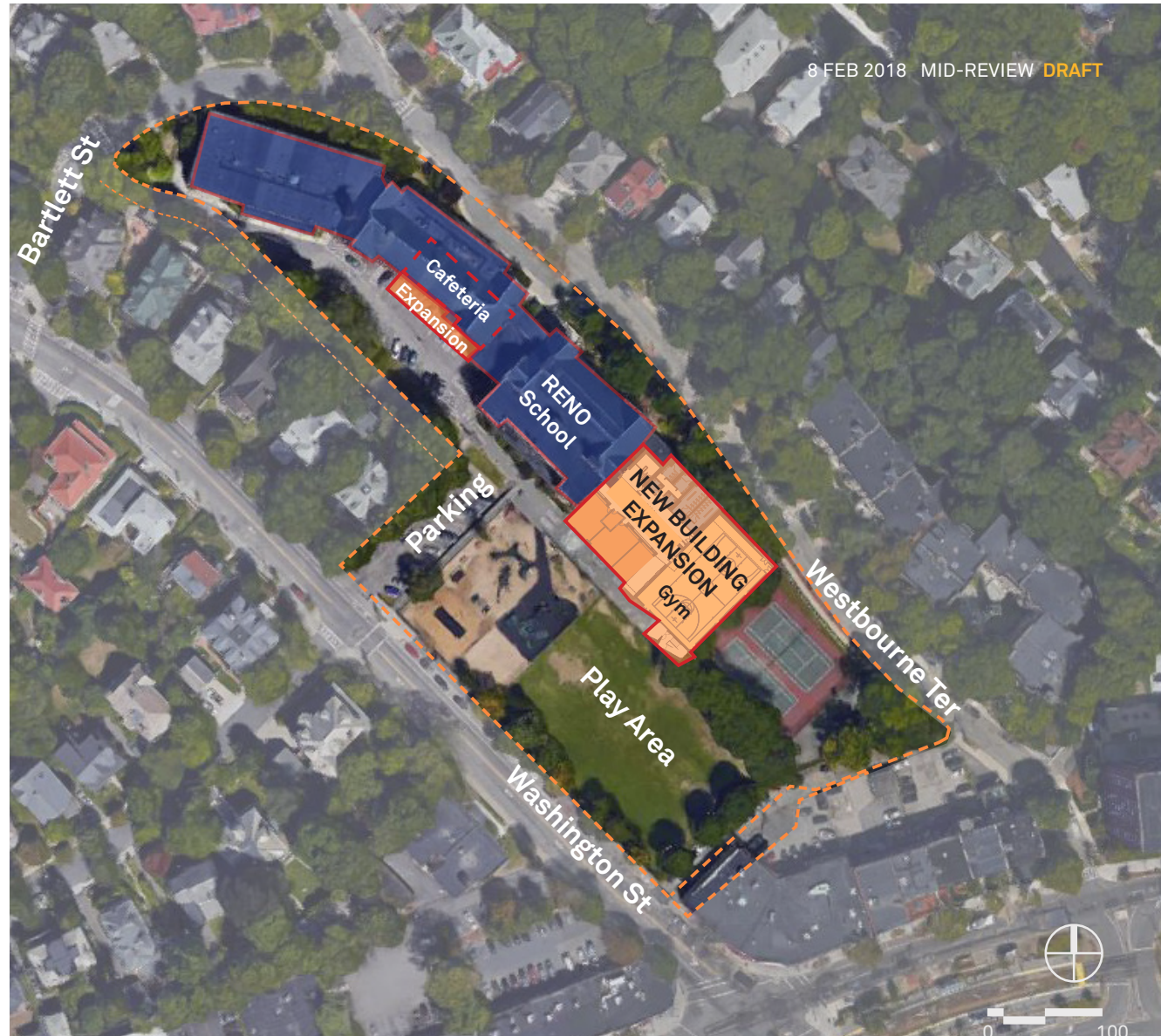
36 CLASSROOMS 4-SECTION

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



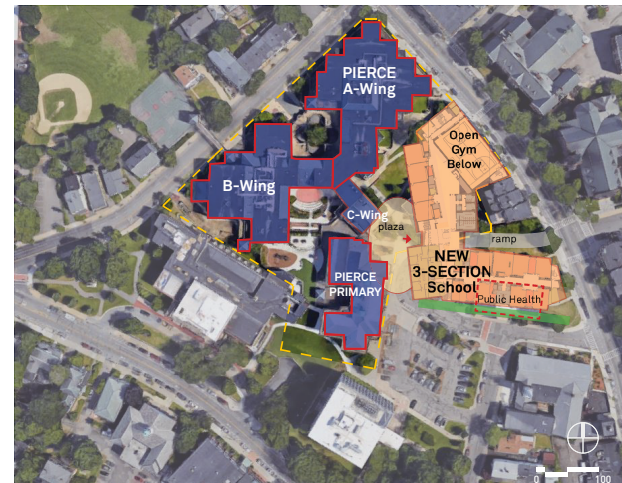
# PIERCE 3/3

## 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

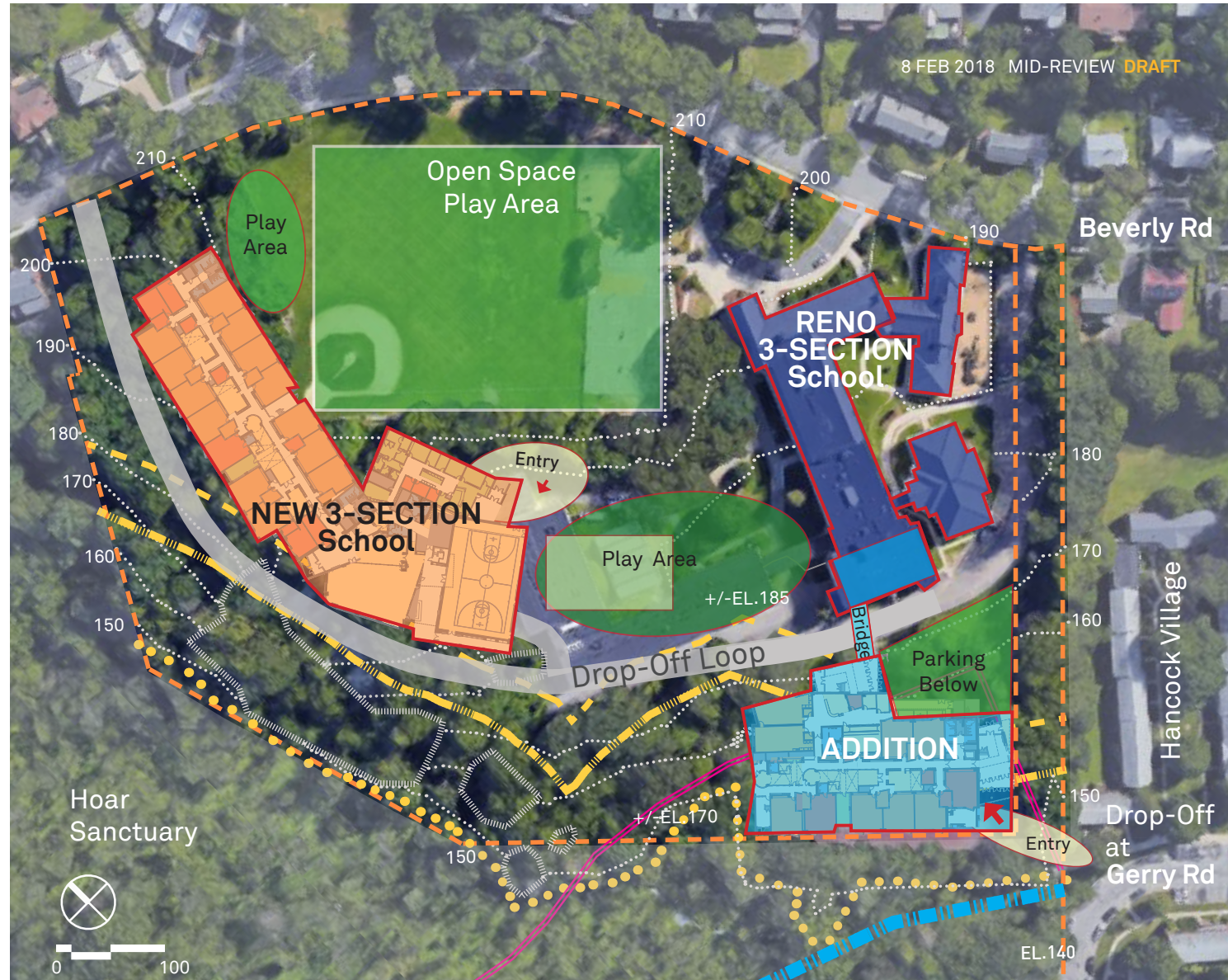
54 CLASSROOMS 6-SECTION  
1100 SEATS  
+15 NET CLASSROOM CAPACITY

## 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

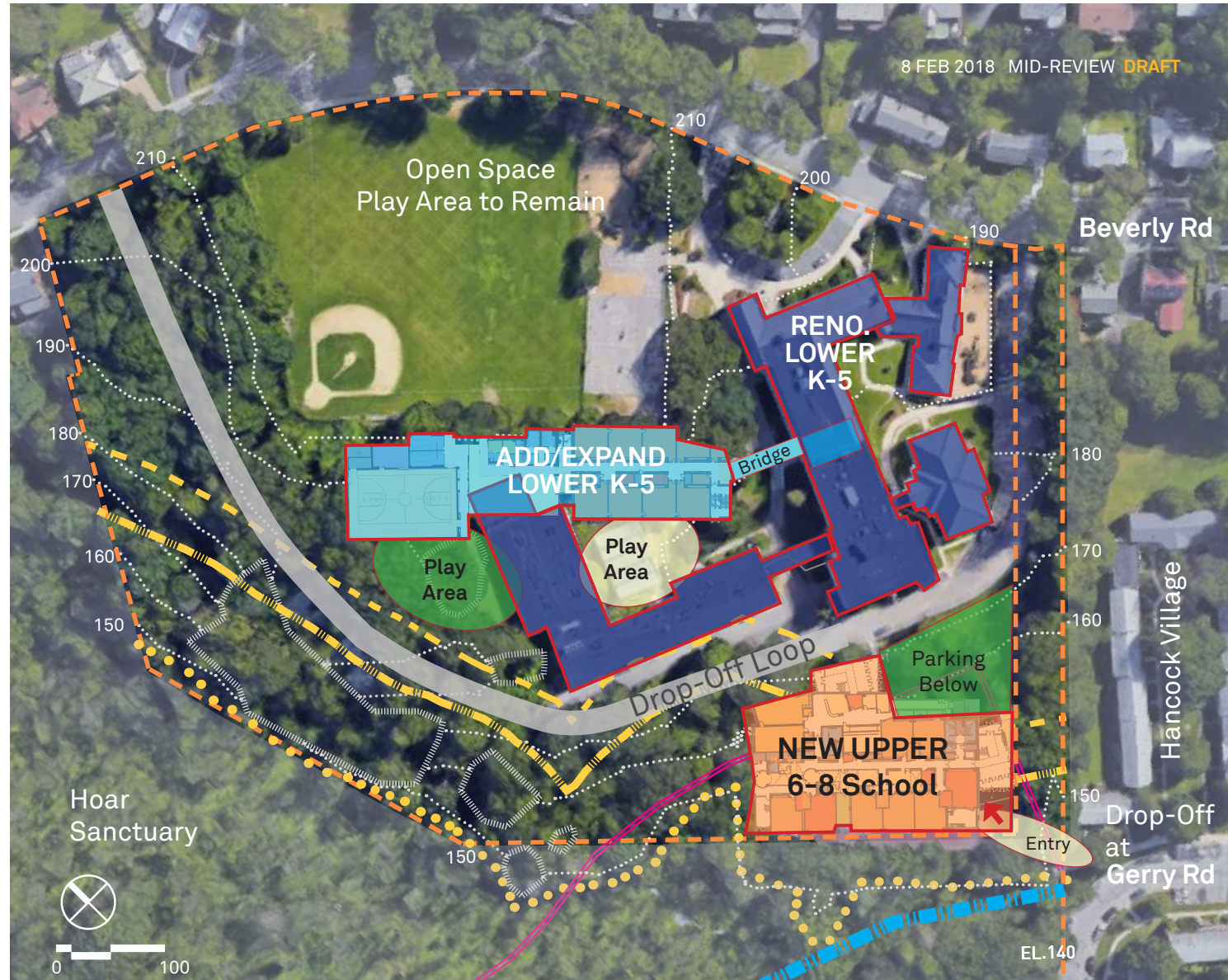
- Demolish Multipurpose Rm
- Renovate 24 Classrooms and reallocate others, +2 Pre-K,
- Add 12 Classrooms & Gym

## 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

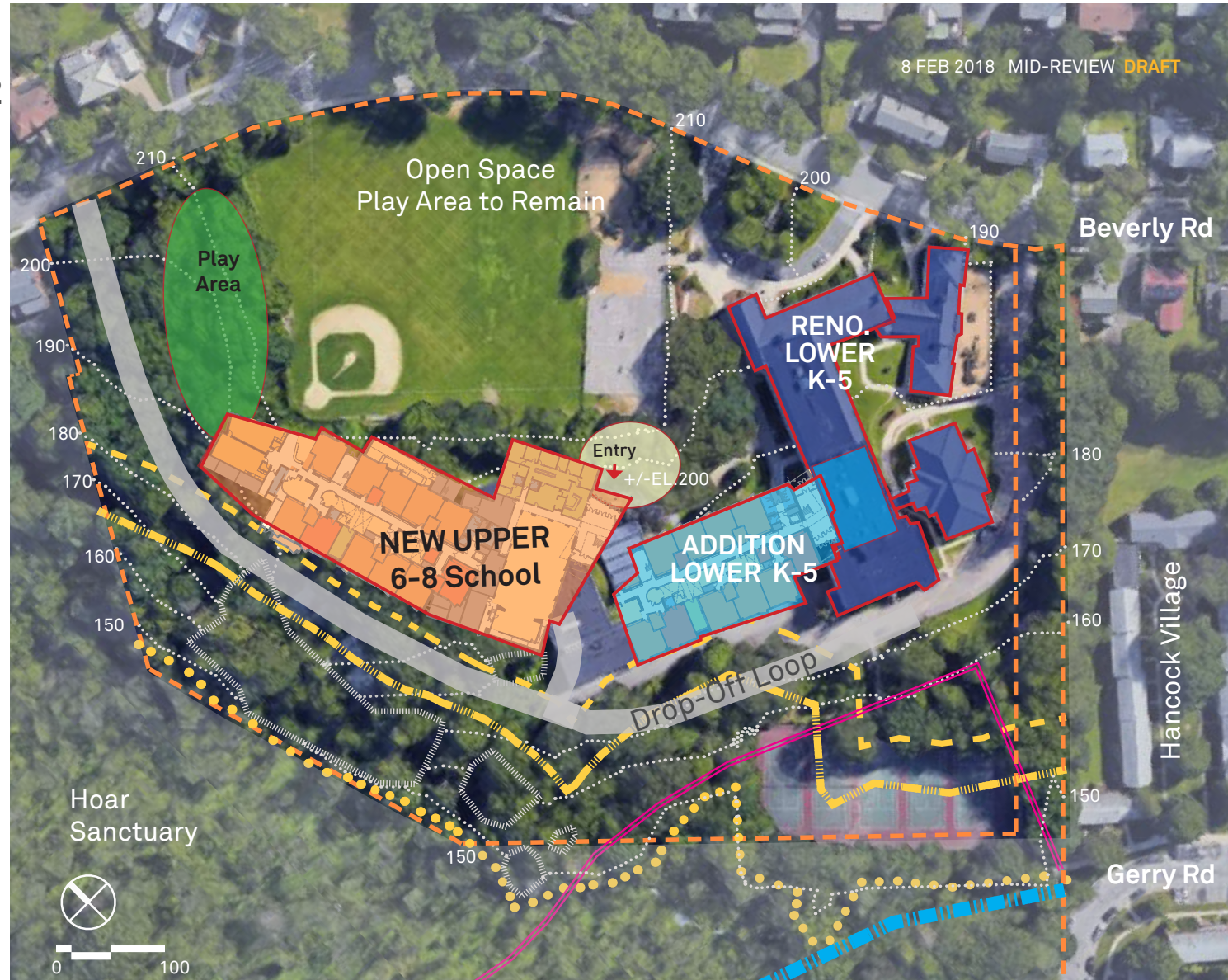
36 Classrooms 756 Seats

- 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



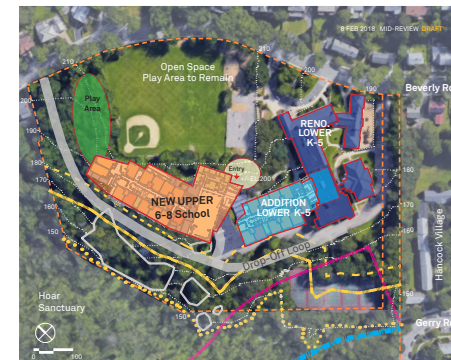
# BAKER K5/678

## 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

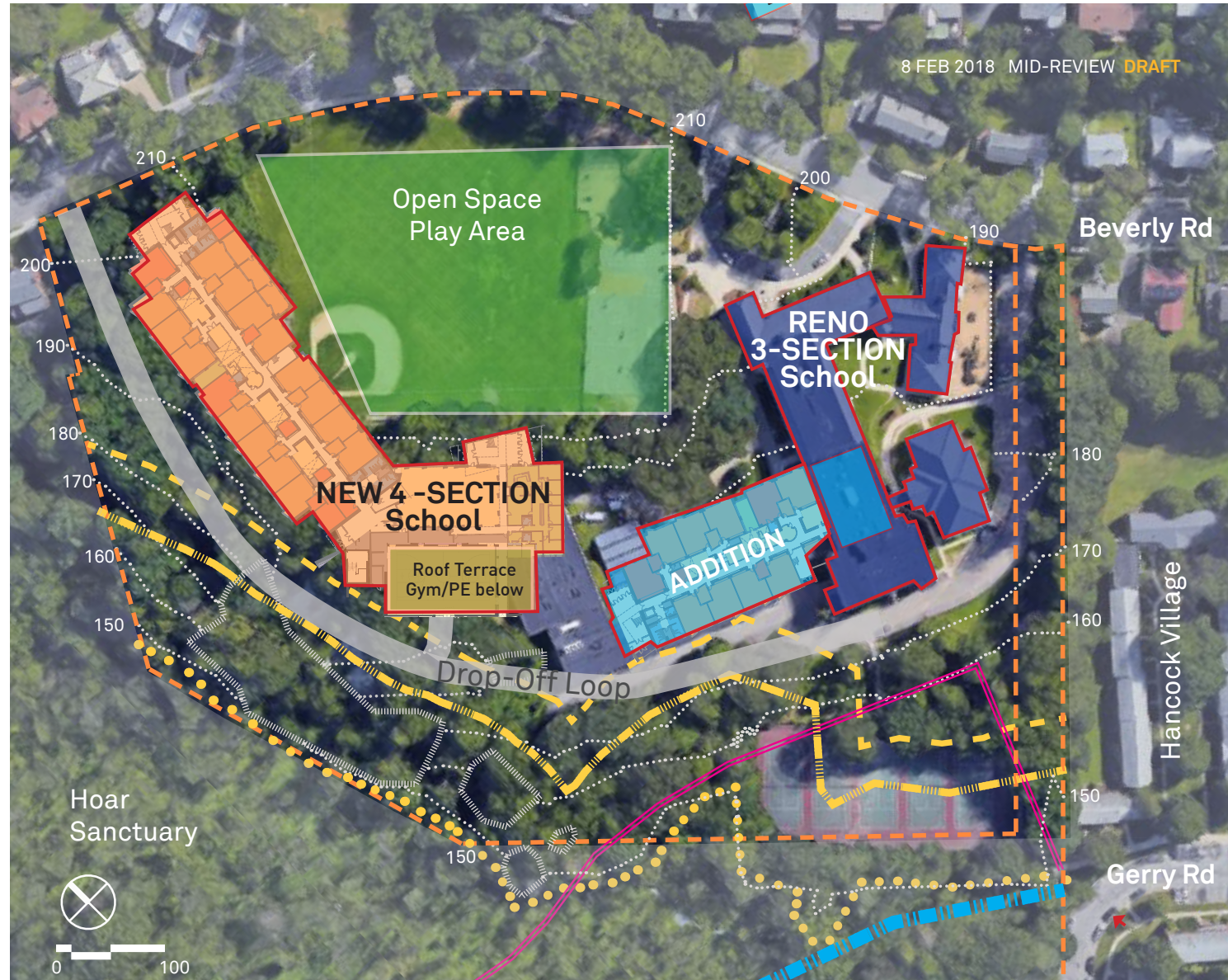
## RENO/ADDITION 3-SECTION

- 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



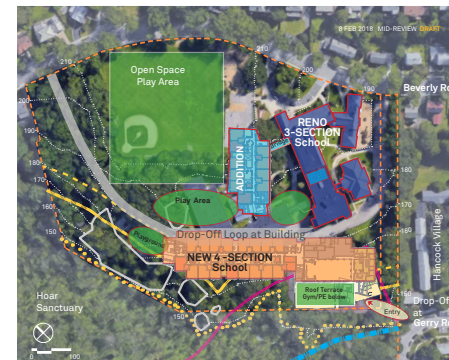
# BAKER 3/4 or 4/3

## 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**

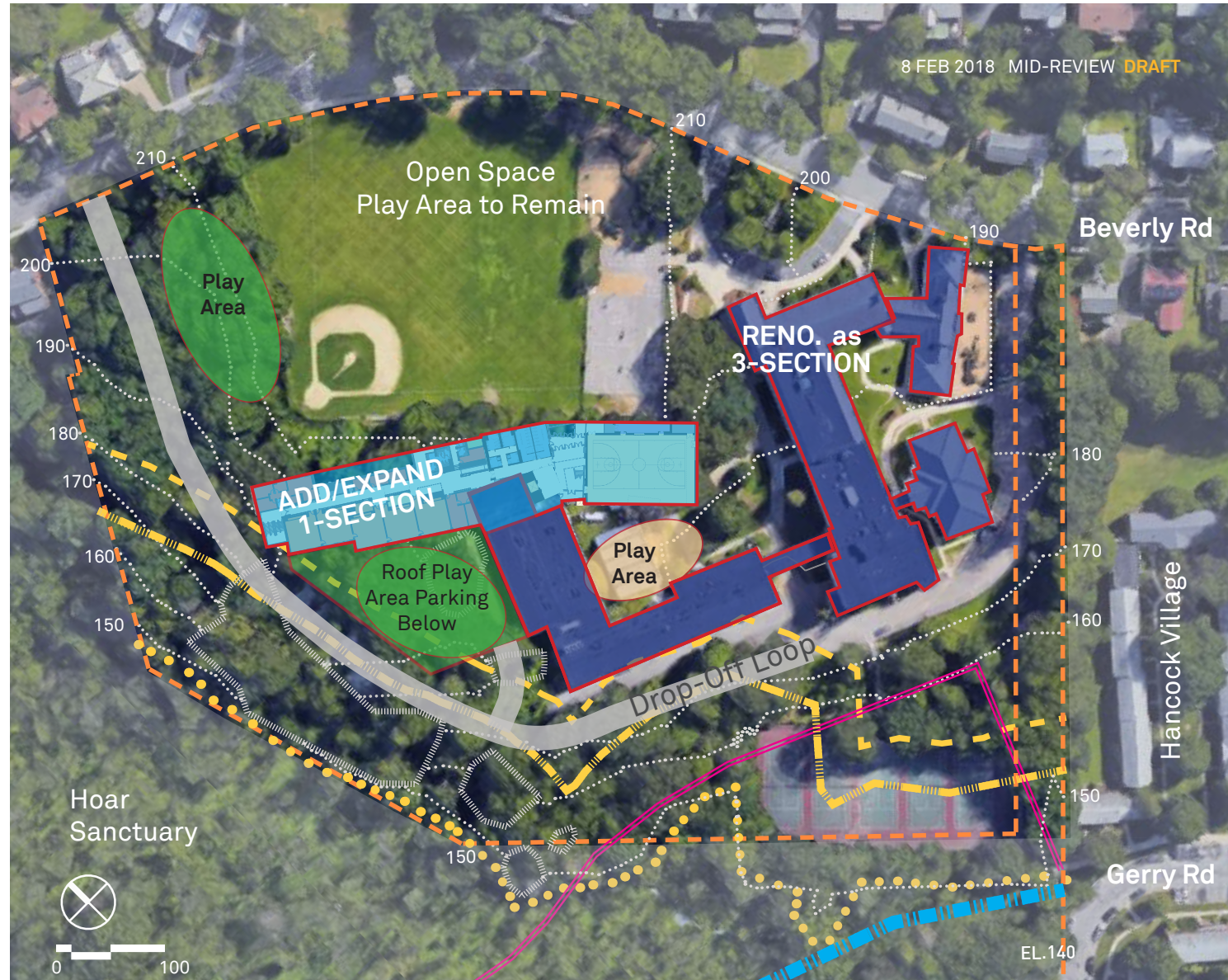
**-1 CLASSROOM CAPACITY**

## RENOVATE for 3-SECTION

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

## ADD/EXPANSION 1-SECTION

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





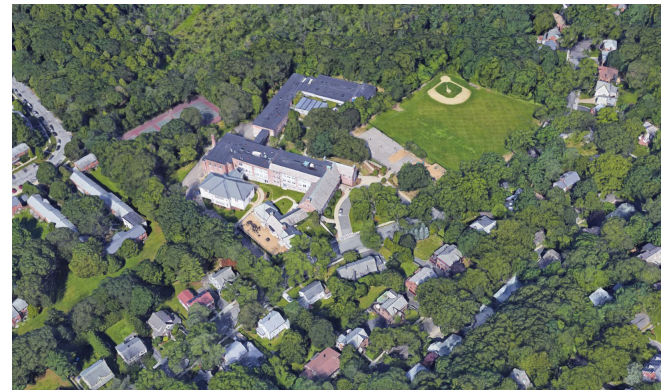
# BAKER 4

## Evaluation Criteria

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

## Cost Considerations

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



**36 CLASSROOMS**  
**750 STUDENTS**

# Baker 5 Opt.1

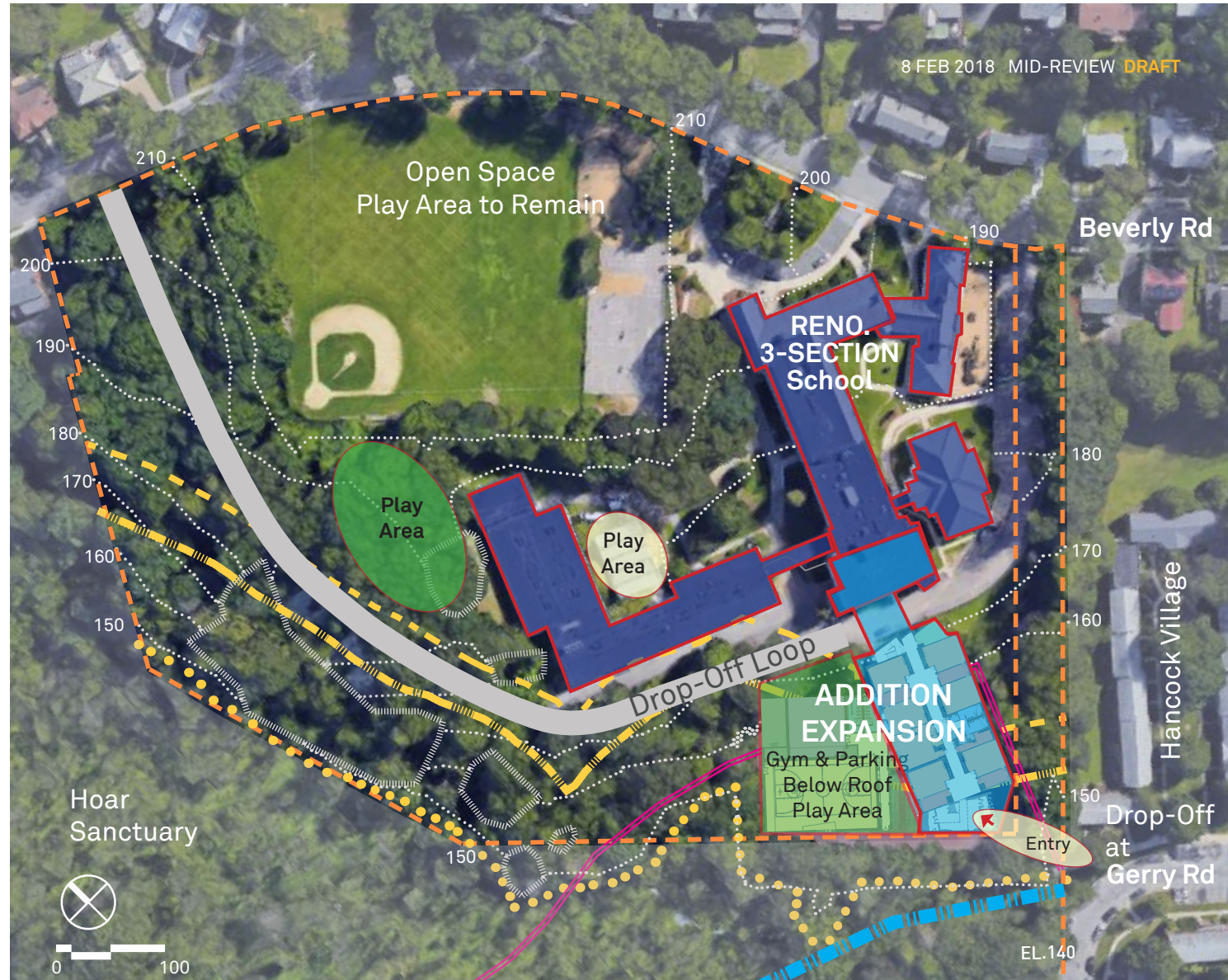
45 CLASSROOMS 5-SECTION  
940 SEATS  
+8 NET CLASSROOM CAPACITY

## RENOVATE for 3-SECTION

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

## ADDITION 2-SECTION

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





# Baker 5 Opt.2

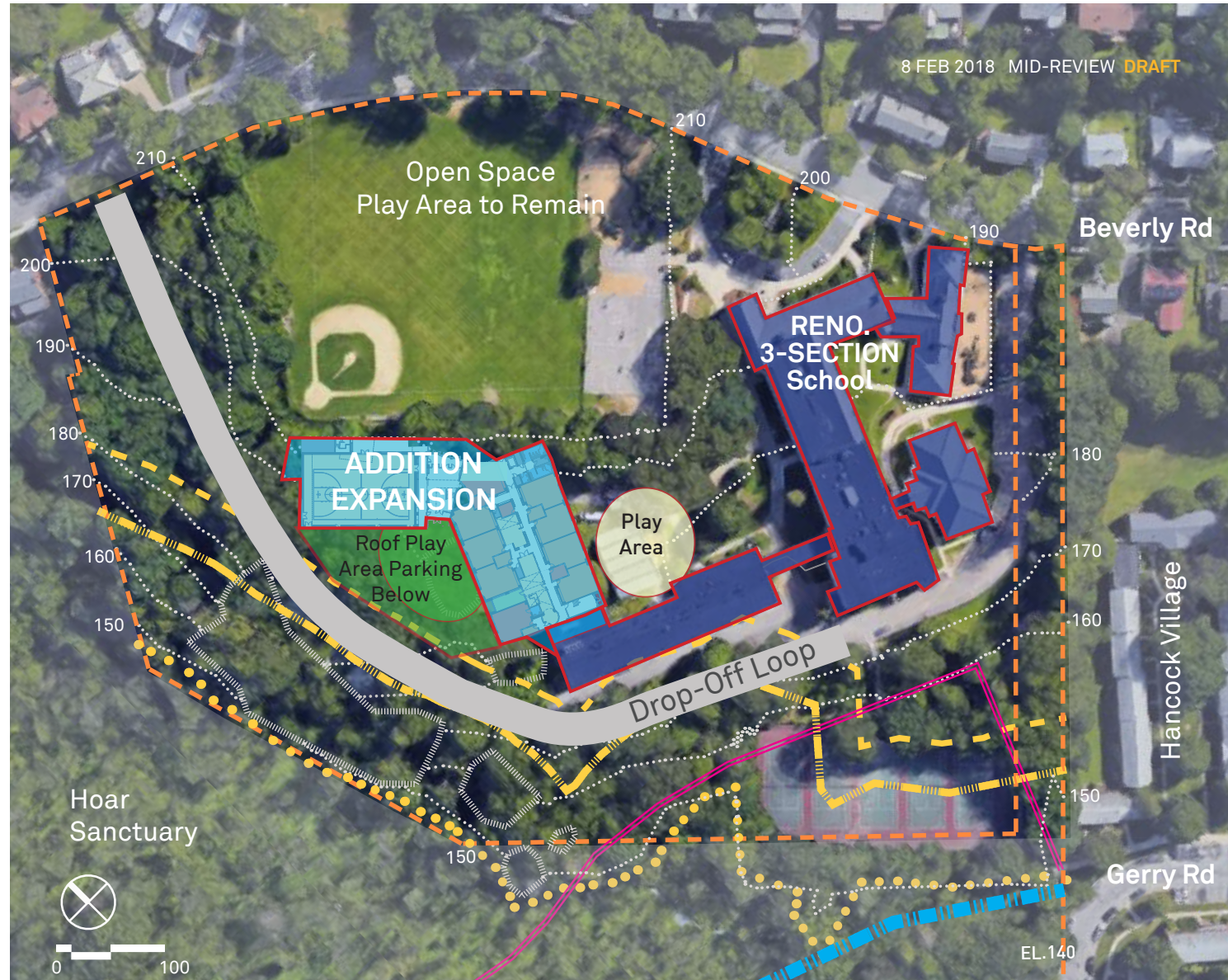
45 CLASSROOMS 5-SECTION  
940 SEATS  
+8 NET CLASSROOM CAPACITY

## RENOVATE for 3-SECTION

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

## ADD/EXPANSION 2-SECTION

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





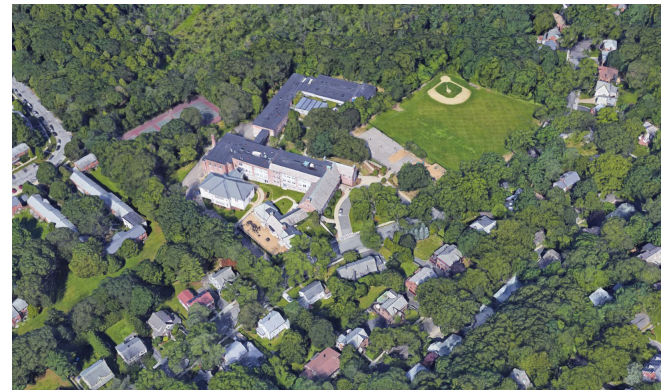
# BAKER 5

## Evaluation Criteria

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

## Cost Considerations

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



**45 CLASSROOMS**  
**950 STUDENTS**

# BAKER Options

- **BAKER 3/3** : Renovate 3 SECTION / New 3 SECTION School +17 CRs  
\$168M-\$205M
- **BAKER K5/678** : Renovation Addition Lower / New Upper School +17 CRs  
\$143M-\$196M
- ~~• **BAKER 3/4** : Renovate 4 SECTION / New 3 SECTION School +26 CRs  
\$215M~~

  - ~~• nearly 1,300 students overburdens site~~
- ~~• **BAKER 4/3** : Renovate 3 SECTION / New 4 SECTION School +26 CRs  
\$215M~~

  - ~~• nearly 1,300 students overburdens site~~
- ~~• **BAKER 4** : Renovation Addition 4 SECTION School -1 CRs  
\$208M~~

  - ~~• does not expand capacity~~
- **BAKER 5** : Renovation Addition 5 SECTION School +8 CRs  
\$142M-\$144M



## RECOMMENDED OPTIONS

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








## RECOMMENDED OPTIONS

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

Swing Space & Multiple Project Phasing Cost Not Included



Options + Cost Matrix










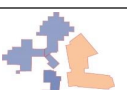





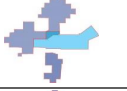


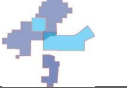




			Existing Classrooms	Option's Classrooms	Classrooms Gained	New Construction	Renovation		Demolition	Parking	Swing Space	Property Acquisition	Total Cost
						\$ 560 / sq ft	Min	\$ 275 / sq ft	\$ 13 / sqft	\$ 135,000 / space			with 2.5 years of escalation
<b>Driscoll</b>	Opt. 1	Renovation Addition 4 Section 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
<b>Heath</b>	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
<b>Lincoln</b>		Renovation Addition 4 Section School		27	36	9	\$ 52 M	\$ 4 M		\$ 7 M			\$ 70 M
<b>9th School</b>		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. / sq ft	\$ 535 / sq ft	\$ 13 / sqft	\$ 160,000 / space			with 2.5 years of escalation
<b>Baker</b>	<b>3/3</b>	Renovate 3 Section / New 3 Section School <b>Minimum Upgrades</b>	37	54	<b>17</b>	\$ 130 M	\$ 9 M		\$ 0.4 M	\$ 13 M			<b>\$ 168 M</b>
	<b>3/3</b>	Renovate 3 Section / New 3 Section School <b>Full Renovation</b>	37	54	<b>17</b>	\$ 130 M		\$ 43 M	\$ 0.4 M	\$ 13 M			<b>\$ 205 M</b>
	<b>K5/678</b>	Renovation Addition Lower School / New Upper School <b>Minimum Upgrades</b>	37	54	<b>17</b>	\$ 107 M	\$ 9 M		\$ 0.02 M	\$ 13 M			<b>\$ 143 M</b>
	<b>K5/678</b>	Renovation Addition Lower School / New Upper School <b>Full Renovation</b>	37	54	<b>17</b>	\$ 107 M		\$ 58 M	\$ 0.02 M	\$ 13 M			<b>\$ 196 M</b>
	<b>3/4</b>	Renovate 3 Section / New 4 Section School	37	63	<b>26</b>	\$ 137 M		\$ 43 M	\$ 0.4 M	\$ 15 M			<b>\$ 215 M</b>
	<b>4/3</b>	Renovate 4 Section / New 4 Section School	37	63	<b>26</b>	\$ 137 M		\$ 43 M	\$ 0.4 M	\$ 15 M			<b>\$ 215 M</b>
	<b>4</b>	Renovation Addition 4 Section School <b>Full Renovation</b>	37	36	<b>-1</b>	\$ 30 M		\$ 58 M					<b>\$ 97 M</b>
	<b>5 Opt.1</b>	Renovation Addition 5 Section School <b>Full Renovation</b>	37	45	<b>8</b>	\$ 60 M		\$ 58 M		\$ 11 M			<b>\$ 142 M</b>
	<b>5 Opt.2</b>	Renovation Addition 5 Section School <b>Full Renovation</b>	37	45	<b>8</b>	\$ 69 M		\$ 51 M	\$ 0.18 M	\$ 11 M			<b>\$ 144 M</b>

With Gerry Rd access

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. / sq ft	\$ 13 / sqft	\$ 160,000 / space			with 2.5 years of escalation	
<b>Pierce</b>	<b>3/3</b>	Renovate 3 Section / New 3 Section School <b>Minimum Upgrades</b>		37	54	<b>17</b>	\$ 84 M	\$ 5 M	\$ 1 M	\$ 13 M			<b>\$ 114 M</b>
	<b>K5/678</b>	Renovation Addition Lower School / New Upper School <b>Minimum Upgrades</b>		37	54	<b>17</b>	\$ 75 M	\$ 5 M	\$ 0.5 M	\$ 13 M			<b>\$ 103 M</b>
	<b>K5/678</b>	Renovation Addition Lower School / New Upper School <b>Full Renovation</b>		37	54	<b>17</b>	\$ 75 M	\$ 70 M	\$ 0.5 M	\$ 13 M			<b>\$ 175 M</b>
	<b>3/4</b>	Renovate 3 Section / New 4 Section School <b>Minimum Upgrades</b>		37	63	<b>26</b>	\$ 107 M	\$ 5 M		\$ 15 M			<b>\$ 141 M</b>
	<b>4/3</b>	Renovate 4 Section / New 3 Section School <b>Full Renovation</b>		37	63	<b>26</b>	\$ 107 M	\$ 66 M	\$ 1 M	\$ 15 M			<b>\$ 208 M</b>
	<b>4</b>	Renovation Addition 4 Section School <b>Full Renovation</b>		37	36	<b>-1</b>	\$ 41 M	\$ 66 M	\$ 0.5 M				<b>\$ 118 M</b>
	<b>5</b>	Renovation Addition 5 Section School <b>Full Renovation</b>		37	45	<b>8</b>	\$ 63 M	\$ 66 M	\$ 0.9 M	\$ 2 M			<b>\$ 146 M</b>
	<b>3/3 new</b>	Two 3 section schools sharing one building		37	54	<b>17</b>	\$ 136 M		\$ 2.5 M	\$ 13 M			<b>\$ 167 M</b>





# 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)**

# 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
<b>K-8 TOTALS</b>	<b>268</b>	<b>5482</b>	<b>5869</b>	<b>296</b>	<b>264</b>	<b>-32</b>

## 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	
<b>Total Classrooms Needed</b>	<b>40</b>	<b>(3 to 4 sections needed overall)</b>

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

# 9<sup>th</sup> 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 9<sup>th</sup> elementary school
- **November 2015 – October 2016:** 9<sup>th</sup> 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 9<sup>th</sup> 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