

# 9th School Alternative Site Selection Study

SITE OPTION: DRISCOLL 4	COMMENTS / OBSERVATIONS	
EVALUATION REQUIREMENTS	ADVANTAGES TO CONSIDER	CHALLENGES TO CONSIDER
<b>1. SUPPORTS EDUCATIONAL PLAN</b>		
1.1 Proposal addresses interest of avoiding large school design	Plan increases Driscoll from a 3 section school to a 4 section school	
1.2 Addresses right-sizing needs for all instructional areas within this site	Potential to right size all areas of the Driscoll with full renovation	Would not right size all in partial renovation
1.3 Design option allows K-8 grade structure to expand to a PK-8	Driscoll would continue as a PreK-8 school	
1.4 Site will allow sufficient outdoor space for physical activity	Existing field and play area remain intact	Expansion to a 4 section school may reduce play/open space area by approximately 6,400 sq. ft.
1.5 Equity of instructional learning spaces within this site (new vs. existing)	FULL renovation would achieve equity in all areas	-
<b>2. TRAFFIC, PEDESTRIAN AND PARKING CONDITIONS</b>		
2.1 Provides on-site drop-off / pick-up queuing		Current traffic plan would remain in operation with little or no increase to parent queuing capacity inspite of increased enrollment
2.2 On-site bus access		Current traffic plan would remain unchanged
2.3 Sufficient on-site parking and/or Parking plan available	On-Site parking will meet expanded staff needs with added below surface parking area for 50 cars	
2.4 Separates vehicular traffic from pedestrian traffic and play space	Current pedestrian and vehicular traffic design remains in place	
2.5 Traffic impact on neighborhood streets		Increased enrollment negatively impact drop-off/pick-up traffic and queuing on Washington Street

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<b>3. OTHER REQUIREMENTS</b>		
3.1 Site supports a positive school environment	Renovation of existing building and right sizing core facilities improves school environment	
3.2 Degree to which total expansion need is fulfilled by this option	Satisfies North Brookline's projected enrollment needs, but does not address South Brookline's need	Additional 18 South Brookline classrooms still needed
<b>4. PHYSICAL CHARACTERISTICS OF SITE</b>		
4.1 Expands or maintains community indoor and outdoor resources	Partial renovation would right size gymnasium and cafeteria providing greater community resources	
4.2 Proximity to bike-accessible infrastructure	Near several North Brookline Bike Paths	
4.3 Impact on existing playground sq. footage - current vs. projected	Creation of a play area landscape on roof of subsurface parking garage maintains and enhances existing open space	
4.4 Impact on existing passive or active open space		Minor reduction to passive open space -6,400 sq. ft.
<b>5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS</b>		
<b>ARTICLE 97</b>		
5.1 Requires "Swing Space" during construction phase	Alternate gym / cafeteria space would be needed during a phased / occupied renovation	Phasing will lengthen the construction schedule
5.2 Wetland and other environmental complexities		Need to locate/review the underground river located in culverts adjacent to staff parking area.

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5.3 Capable of completing within 4 year timeframe	This plan could be completed within a 4 year time frame	
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5.4 Permitting and Zoning complexities (Article 97 disposition)		Need to investigate underground river bed in culvert
5.5 Estimated Project Costs		
Property Acquisition Costs	No acquisition cost	
Swing space cost		Swing Space could be avoided
New construction cost	\$55 Million	Cost includes \$7 Million for underground garage
Renovation cost range with escalation	\$5 Million to \$28 Million	Minimum to moderate renovation
<b>TOTAL PROJECT COST (INCLUDING RENO W/ESCALATION)</b>	\$60 Million to \$83 Million	Minimum to moderate renovation