

9th School Alternative Site Selection Study

SITE OPTION: BAKER 3/3-Option 1	COMMENTS / OBSERVATIONS	
EVALUATION REQUIREMENTS	ADVANTAGES TO CONSIDER	CHALLENGES TO CONSIDER
1. SUPPORTS EDUCATIONAL PLAN		
1.1 Proposal addresses interest of avoiding large school design	Two schools maintain 3 section, small school benefits	The total site will need to address the logistics of a large school (drop-off / pick-up). Stagger starting times and other strategies to be considered.
1.2 Addresses right-sizing needs for all instructional areas within this site	Potential to right size all in a FULL renovation	Would not right size all areas in partial renovation
1.3 Design option allows K-8 grade structure to expand to a Pre K-8	Both 3 section schools would have prek classrooms	-
1.4 Site will allow sufficient outdoor space for physical activity	Outdoor play area provided	With a maximum combined enrollment of 1100 students open space per students is reduced, but continues to compare favorably to other Brookline Schools
1.5 Equity of instructional learning spaces within this site (new vs. existing)	Equity in a full renovation	-
2. TRAFFIC, PEDESTRIAN AND PARKING CONDITIONS		
2.1 Provides on-site drop-off / pick-up queuing	Betterment of current traffic condition improved by moving all queuing for drop-off on site and off Beverly Rd.	-
2.2 On-site bus access	Current traffic condition improved by moving all bus queuing on site / off Beverly Rd.	-
2.3 Sufficient on-site parking and/or Parking plan available	1000 ft. on-site queuing and 80 additional parking spaces	Requires construction of a new parking structure of 50 cars

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2.4 Separates vehicular traffic from pedestrian traffic and play space	Traffic design effectively separates traffic from open/play space	
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2.5 Traffic impact on neighborhood streets	Increases traffic on neighborhood roads; staggered starting time w/on-site queuing could address this issue	200+ increased student population increases local traffic
3. OTHER REQUIREMENTS		
3.1 Site supports a positive school environment	Two 3 section schools create small school benefits while accommodating 1100 students on one campus	
3.2 Degree to which total expansion need is fulfilled by this option	Meets South Brookline's projected enrollment need	Additional North Brookline classrooms still needed
4. PHYSICAL CHARACTERISTICS OF SITE		
4.1 Expands or maintains community indoor and outdoor resources	Indoor resources improved and expanded	Outdoor open/play maintained but reduced on a per pupil basis
4.2 Proximity to bike-accessible infrastructure		No nearby bike path
4.3 Impact on existing playground sq. footage - current vs. projected	Outdoor design provides a comparable amount of play area	Will be a reduction of overall sqft/student, but will be on par with other school sites
4.4 Impact on existing passive or active open space		A portion of the wooded area of the site will need to be removed to allow for the new addition/expansion
5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS		

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ARTICLE 97		
5.1 Requires "Swing Space" during construction phase	New 3 Section school can be constructed prior to renovation work to avoid the need for swing space	Phasing will lengthen the construction schedule
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5.2 Wetland and other environmental complexities		May require permitting pending extent of wetland boundary area needed
5.3 Capable of completing within 4 year timeframe	If swing space is available for the current Baker K-8 population for the current population	Phasing will lengthen the construction schedule
5.4 Permitting and Zoning complexities (Article 97 disposition)	NA	
5.5 Estimated Project Costs		
Property Acquisition Costs	Not required	
Swing space cost	Required for 4 year construction timeline	On-site phasing required
New construction cost	\$99 Million	Cost includes \$9 Million for underground garage
Renovation cost range with escalation	\$10 Million to \$64 Million	Minimum to full renovation
TOTAL PROJECT COST(INCLUDING RENO W/ESCALATION)	\$109 Million to \$163 Million	