

9th School Alternative Site Selection Study

SITE OPTION: BAKER K5 / 678	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 school designs minimizes the number of students in each building	Exceeds the preference for school being no larger than 5 sections
1.2 Addresses right-sizing needs for all instructional areas within this site	Potential to right size all common spaces in a FULL renovation including building new appropriately sized gymnasium and cafeteria.	Partial renovation would not right size all instructional areas and common spaces
1.3 Design option allows K-8 grade structure to expand to a Pre K-8	Plan would include PreK classrooms	-
1.4 Site will allow sufficient outdoor space for physical activity	Yes. Existing ball field and play area remain intact; additional open space created; Per student square footage of open space would be third highest in the district (148 sq ft per student)	Adding the new play areas for upper students will be challenging due to site topography
1.5 Equity of instructional learning spaces within this site (new vs. existing)	Equity achieved in a full renovation	-
2. TRAFFIC, PEDESTRIAN AND PARKING CONDITIONS		
2.1 Provides on-site drop-off / pick-up queuing	Improvement of current traffic condition at existing Baker by creating 1000+feet of queuing on site and off Beverly Rd.	-
2.2 On-site bus access	Provides dedicated bus drop off areas on site and off Beverly Rd.	
2.3 Sufficient on-site parking and/or Parking plan available	50 additional parking spaces created to address additional staff parking needs.	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	Provides dedicated car and bus drop separated from pedestrian traffic	
2.5 Traffic impact on neighborhood streets	Increased on-site parking and 1,000 ft. queuing reduces impact on access roads	Increase of 300 students will increase neighborhood traffic
3. OTHER REQUIREMENTS		
3.1 Site supports a positive school environment		Enrollment of 1100 students exceeds preferred max 5 section school
3.2 Degree to which total expansion need is fulfilled by this option	Meets South Brookline's projected enrollment needs and 2/3's of Town-wide capacity needs	Additional North Brookline school capacity needs unmet
4. PHYSICAL CHARACTERISTICS OF SITE		
4.1 Expands or maintains community indoor and outdoor resources	Increases indoor and outdoor spaces available to the community	
4.2 Proximity to bike-accessible infrastructure		No nearby bike lanes or path
4.3 Impact on existing playground sq. footage - current vs. projected	Increases existing open space/play areas	Adding the new play areas for upper students will be challenging due to site topography
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 678 Upper School and expanded play area

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5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS		
ARTICLE 97		
5.1 Requires "Swing Space" during construction phase		Swing space and phasing required
5.2 Wetland and other environmental complexities		Will require local/state permitting
5.3 Capable of completing within 4 year timeframe	New upper school can be completed within 4 years	Possible litigation may cause delays; phased construction could add additional 2 - 3 years
5.4 Permitting and Zoning complexities		Unknown at this time; Will be determined during Phase 2
5.5 Estimated Project Costs		
Property Acquisition Costs	Not required	
Swing space cost		Required for 4 year construction timeline
New construction cost	\$137 Million	Cost includes \$9 Million for underground garage
Renovation cost range with escalation	\$47 Million	Full renovation plan
TOTAL PROJECT COST (INCLUDING RENO W/ESCALATION)	\$184 Million	