

9th School Alternative Site Selection Study

SITE OPTION: PIERCE New 3/3	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 design minimizes the number of students in each building	
1.2 Addresses right-sizing needs for all instructional areas within this site	Yes, all new construction plus the renovation of Pierce Primary	-
1.3 Design option allows K-8 grade structure to expand to a Pre K-8	Yes, both schools will be designed with PreK classrooms.	
1.4 Site will allow sufficient outdoor space for physical activity	Existing field / play area along School Street will remain; Potential for additional play space with acquisition of property on Harvard St.	Potential increase in enrollment up to a maximum of 1,100 students on site reduces the per student open space.
1.5 Equity of instructional learning spaces within this site (new vs. existing)	All new construction creates equity between the two schools	-
2. TRAFFIC, PEDESTRIAN AND PARKING CONDITIONS		
2.1 Provides on-site drop-off / pick-up queuing	Need for drop off and pick up queuing minimized due to high percentage of walkers	Limited drop off/pick up area; Increase of 250 students on site; no available area to increase drop-off / pick-up queuing
2.2 On-site bus access		No expansion with increased student capacity; buses continue to use existing drop off/pick up area
2.3 Sufficient on-site parking and/or Parking plan available	Current capacity to be re-constructe; includes 150 parking spaces below ground	Expanding parking capacity not achevied without significant cost
2.4 Separates vehicular traffic from pedestrian traffic and play space	Separate sidewalks / driveways. Play areas separated from vehicular traffic	Primary playspace accessed via pedestrian bridge
2.5 Traffic impact on neighborhood streets		Expanded enrollment and staffing wil impact traffic requires additional study

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3. OTHER REQUIREMENTS		
3.1 Site supports a positive school environment	2 separate 3 section schools provides advantages of small school	High density, small site results in 5 story structures
3.2 Degree to which total expansion need is fulfilled by this option	Meets projected enrollment needs for North Brookline and provides an additional 9 classrooms to address systemwide projected enrollment growth	Not all South Brookline classrooms needs met; need 9 additional classrooms
4. PHYSICAL CHARACTERISTICS OF SITE		
4.1 Expands or maintains community indoor and outdoor resources	Addition of 2nd Gym, cafeteria and multi-purpose area expands school district resources	
4.2 Proximity to bike-accessible infrastructure		Congested urban area limits bike path use by all students
4.3 Impact on existing playground sq. footage - current vs. projected	Existing ball field and play area remain intact	No separate additional area added for increased students; expanded play area dependent on acquisition of adjacent properties
4.4 Impact on existing passive or active open space	The existing active open space will remain intact, with addition of new plaza between buildings	

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5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS		
ARTICLE 97		
5.1 Requires "Swing Space" during construction phase		Additional swing space for entire current population is required without phasing. Phasing could reduce the need for some swing space
5.2 Wetland and other environmental complexities	N/A	
5.3 Capable of completing within 4 year timeframe		Four year time frame is only possible with access to swing space for entire school population
5.4 Permitting and Zoning complexities (Article 97 disposition)	N/A	
5.5 Estimated Project Costs		
Property Acquisition Costs		Requires acquisition of two adjacent properties
Swing space cost		Swing Space needed
New construction cost	\$206 Million	Cost includes large municipal underground garage at a cost of \$44 Million
Renovation cost range with escalation	\$19 Million	Renovation of historic Pierce building
TOTAL PROJECT COST (INCLUDING RENO W/ESCALATION)	\$225 Million	Does not include acquisition and Swing Space costs