

9th School Alternative Site Selection Study

SITE OPTION: PIERCE 5-Option 2	COMMENTS / OBSERVATIONS	
EVALUATION REQUIREMENTS	ADVANTAGES TO CONSIDER	CHALLENGES TO CONSIDER
1. SUPPORTS EDUCATIONAL PLAN		
1.1 Proposal addresses interest of avoiding large school design	2 school buildings for Upper/Lower design avoids large school	
1.2 Addresses right-sizing needs for all instructional areas within this site	Right-sizes spaces at New Upper School; Minimum renovation at the existing lower school includes updates to classrooms and aacoustics	-
1.3 Design option allows K-8 grade structure to expand to a PK-8	Provides capacity for PreK classrooms	
1.4 Site will allow sufficient outdoor space for physical activity	With land acquisition, increases open space by 10,600 sq. ft.	Potential increase in enrollment up to a maximum of 945 students on site reduces existing open space from 153 sq ft to 132 sq ft per student.
1.5 Equity of instructional learning spaces within this site (new vs. existing)	Equity of Instructional Space, based on Grades	
2. TRAFFIC, PEDESTRIAN AND PARKING CONDITIONS		
2.1 Provides on-site drop-off / pick-up queuing	Car drop-off/pick-up Queuing - Status Quo	Limited drop off/pick up area; Increase of 100 students on site; no available area to increase drop-off / pick-up queuing
2.2 On-site bus access	Bus drop-off/pick-up Status Quo	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	Parking: Adds 50 parking spaces below grade	Expanding parking capacity not achieved without significant cost
2.4 Separates vehicular traffic from pedestrian traffic and play space		Primary playspace accessed via pedestrian bridge

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2.5 Traffic impact on neighborhood streets	Predominantly walking school	Expanded enrollment and staffing will impact traffic.
3. OTHER REQUIREMENTS		
3.1 Site supports a positive school environment	Expands Common Core Facilities	Minimum renovation would not address all renovations needs, including accessibility
3.2 Degree to which total expansion need is fulfilled by this option	Meets North Brookline projected classroom needs	South Brookline classroom need unmet.
4. PHYSICAL CHARACTERISTICS OF SITE		
4.1 Expands or maintains community indoor and outdoor resources	Outdoor resources maintained with continued access to Pierce playground	
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	Maintains existing Open Space Play Area	Existing open space per student reduced with increased enrollment.
4.4 Impact on existing passive or active open space	Existing Remembrance Garden remains	
5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS		
5.1 Requires "Swing Space" during construction phase	Construction of new Upper School prior to renovations, reduces the need for Swing Space	Phasing will lengthen the construction schedule

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5.2 Wetland and other environmental complexities	N/A	
5.3 Capable of completing within 4 year timeframe		Necessary phasing could potentially lengthen the construction time
5.4 Permitting and Zoning complexities (Article 97 disposition)		Property acquisition required
5.5 Estimated Project Costs		
Property Acquisition Costs		Requires purchase of 62 & 68 Harvard Street, adds cost
Swing space cost		Swing Space could be avoided
New construction cost	\$65 Million	Cost includes \$5 Million for parking garage
Renovation cost range with escalation	\$5 Million to \$83 Million	Minimal to full renovation
TOTAL PROJECT COST (INCLUDING RENO W/ESCALATION)	\$70 Million to \$148 Million	Does not include land acquisition costs