

9th School Alternative Site Selection Study

SITE OPTION: PIERCE 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 separate buildings on the site to minimize the number of students in each building	Exceeds the preference for school 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 PK-8	Design includes two preK classrooms	
1.4 Site will allow sufficient outdoor space for physical activity	Existing field / play areas will remain intact	Reduced open space per student with no added open space for increased enrollment
1.5 Equity of instructional learning spaces within this site (new vs. existing)		Partial renovation provides equity of instructional spaces within grades
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 possible 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-constructed; includes 150 parking spaces below ground	Expanding parking capacity not achieved without significant cost

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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
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2.5 Traffic impact on neighborhood streets		Expanded enrollment and staffing will impact traffic requires additional study
3. OTHER REQUIREMENTS		
3.1 Site supports a positive school environment	Instructional environment enhanced due to new construction and renovation	Partial renovation would not address all renovations needs including accessibility
3.2 Degree to which total expansion need is fulfilled by this option	Meets projected enrollment needs for North Brookline and provides an additional 8 classrooms to address systemwide projected enrollment growth	Only addresses North Brookline needs; Additional South Brookline classrooms needs unmet
4. PHYSICAL CHARACTERISTICS OF SITE		
4.1 Expands or maintains community indoor and outdoor resources	Renovation and new construction expands common core facilities	Reduces available open /play space
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	Increased enrollment up to 1,100 students results in per student square footage of open space being reduced
4.4 Impact on existing passive or active open space	Plan provides for more open space expansion	
5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS		
ARTICLE 97		

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5.1 Requires "Swing Space" during construction phase	New 678 Upper School can be constructed prior to renovation work to avoid the need for swing space	
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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 and 68 Harvard Street; TBD
Swing space cost		Swing Space is required
New construction cost	\$103 Million	Cost includes \$9 Million for underground garage
Renovation cost range with escalation	\$5 Million to \$70 Million	Minimum to full renovation
TOTAL PROJECT COST RENO W/ESCALATION) (INCLUDING	\$108 Million to \$173 Million	Minimum to full renovation