

# 9th School Alternative Site Selection Study

<b>SITE OPTION: HEATH 4</b>	<b>COMMENTS / OBSERVATIONS</b>	
<b>EVALUATION REQUIREMENTS</b>	<b>ADVANTAGES TO CONSIDER</b>	<b>CHALLENGES TO CONSIDER</b>
<b>1. SUPPORTS EDUCATIONAL PLAN</b>		
1.1 Proposal addresses interest of avoiding large school design	Plan increases Heath from a 3 section school to a 4 section school	
1.2 Addresses right-sizing needs for all instructional areas within this site	Potential to right size Heath with full renovation	Would not right size all areas of school with partial renovation
1.3 Design option allows K-8 grade structure to expand to a PK-8	Heath continues to be designed for a PreK-8 School	
1.4 Site will allow sufficient outdoor space for physical activity		Expansion to a four section school will reduce play/open space area by approximately 12,000sq. ft.
1.5 Equity of instructional learning spaces within this site (new vs. existing)	The majority of the building's learning spaces will be renovated and would provide equity with instructional areas.	-
<b>2. TRAFFIC, PEDESTRIAN AND PARKING CONDITIONS</b>		
2.1 Provides on-site drop-off / pick-up queuing	Current on site configuration would be maintained	As a four section school maximum enrollment would increase by almost 200 students with little or no increase to queuing capacity
2.2 On-site bus access	Current on site configuration would be maintained	Potential numberof busses could increase
2.3 Sufficient on-site parking and/or Parking plan available	On-site parking will meet expanded staff needs with under surface parking.	As a four section school staffing would increase by 33% with little or no increase to staff on-site parking
2.4 Separates vehicular traffic from pedestrian traffic and play space	Current pedestrian and traffic design effective and continues to operate without modification	Potential for 33% more students as a four section school will increase neighborhood traffic

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2.5 Traffic impact on neighborhood streets		Increased enrollment could increase demand for drop-off/pick-up traffic and queuing on Eliot Street
<b>3. OTHER REQUIREMENTS</b>		
3.1 Site supports a positive school environment	Renovation of existing building and right sizing core facilities improves school environment.	
3.2 Degree to which total expansion need is fulfilled by this option	Addition of 9 classrooms only partially meets Townwide projected needs	Additional North and South Brookline classrooms still needed
<b>4. PHYSICAL CHARACTERISTICS OF SITE</b>		
4.1 Expands or maintains community indoor and outdoor resources	Renovation would right size gymnasium and cafeteria providing greater community resources	
4.2 Proximity to bike-accessible infrastructure		No Bike Path
4.3 Impact on existing playground sq. footage - current vs. projected		Existing Play/open space would be reduced by approximately 12,000 sq. ft. while also increasing K-8 enrollment.
4.4 Impact on existing passive or active open space		Slight impact to on-sight Sledding Hill
<b>5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS</b>		
<b>ARTICLE 97</b>		
5.1 Requires "Swing Space" during construction phase	Alternate gym / cafeteria space would be needed during a phased / occupied renovation	
5.2 Wetland and other environmental complexities	No environmental impact	

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5.3 Capable of completing within 4 year timeframe	This plan could be completed within a 4 year time frame	
5.4 Permitting and Zoning complexities (Article 97 disposition)		
5.5 Estimated Project Costs		
Property Acquisition Costs	No acquisition cost	
Swing space cost		Swing Space needed
New construction cost	\$57 Million	
Renovation cost range with escalation	\$6 Million to \$18 Million	Minimum to moderate renovation
TOTAL PROJECT COST (INCLUDING RENO W/ESCALATION)	\$63 Million to \$75 Million	Minimum to full renovation