

9th School Alternative Site Selection Study

SITE OPTION: BAKER 3/3-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	Two 3+ separate schools on one site avoids large school	The total site will need to address the logistics of a large school (drop-off / pick-up). Stagger starting times and other strategies to be considered.
1.2 Addresses right-sizing needs for all instructional areas within this site	New constructions and scope of renovation right sizes all areas	Would not right size all areas in partial renovation
1.3 Design option allows K-8 grade structure to expand to a Pre K-8	Provides capacity for PreK classrooms	
1.4 Site will allow sufficient outdoor space for physical activity	Outdoor play area maintained	With a maximum combined enrollment of 1100 students open space per students is reduced, but continues to compare favorably to other Brookline Schools
1.5 Equity of instructional learning spaces within this site (new vs. existing)	Equity of all instructional space	-
2. TRAFFIC, PEDESTRIAN AND PARKING CONDITIONS		
2.1 Provides on-site drop-off / pick-up queuing	Drop-off/Pick-up Queuing on site	-
2.2 On-site bus access	Bus Drop-off/Pick-up on site	-
2.3 Sufficient on-site parking and/or Parking plan available	Provides below level parking for 80 cars meeting expanded staff needs	Requires construction of a new parking structure of 80 cars, added cost

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2.4 Separates vehicular traffic from pedestrian traffic and play space	Traffic design effectively separates traffic from open/play space	
2.5 Traffic impact on neighborhood streets	Increases traffic on neighborhood roads; staggered starting time w/on-site queuing could address this issue	200+ increased student population increases local traffic
3. OTHER REQUIREMENTS		
3.1 Site supports a positive school environment	Expands Core facilities and right-sizes all areas	
3.2 Degree to which total expansion need is fulfilled by this option	South Brookline projected 1000+ student enrollment needs are met	Additional North Brookline classrooms unmet by this option
4. PHYSICAL CHARACTERISTICS OF SITE		
4.1 Expands or maintains community indoor and outdoor resources	Indoor resources improved and expanded	Outdoor open/play maintained but reduced on a per pupil basis
4.2 Proximity to bike-accessible infrastructure		No nearby bike path
4.3 Impact on existing playground sq. footage - current vs. projected	Play/Open Space maintained but now shared by 2 schools	Will be a reduction of overall sqft/student open space, but will be on par with other school sites
4.4 Impact on existing passive or active open space	Limited access road may require staggered starting times and/or other strategies	A portion of the wooded area of the site will need to be removed to allow for school expansion

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5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS		
ARTICLE 97		Article 97 not a factor
5.1 Requires "Swing Space" during construction phase	New 3 Section school can be constructed prior to renovation work to avoid the need for swing space	Phasing will lengthen the construction schedule
5.2 Wetland and other environmental complexities		May require permitting pending extent of wetland boundary area needed
5.3 Capable of completing within 4 year timeframe	If swing space is available for the current Baker K-8 population	Phasing will lengthen the construction schedule
5.4 Permitting and Zoning complexities		Sloped topography requires retaining walls- added cost
5.5 Estimated Project Costs		
Property Acquisition Costs	Not required	
Swing space cost	Required for 4 year construction timeline	Cost of Swing Space TBD
New construction cost	\$137 Million	Cost includes \$9 Million for underground parking structure
Renovation cost range with escalation	\$47 Million	Full renovation
TOTAL PROJECT COST(INCLUDING RENO W/ESCALATION)	\$184 Million	