

9th School Alternative Site Selection Study

SITE OPTION: BAKER 5	COMMENTS / OBSERVATIONS	
EVALUATION REQUIREMENTS	ADVANTAGES TO CONSIDER	CHALLENGES TO CONSIDER
1. SUPPORTS EDUCATIONAL PLAN		
1.1 Proposal addresses interest of avoiding large school design	5 Section School similar to size of New Devotion	
1.2 Addresses right-sizing needs for all instructional areas within this site	Potential to right size common core spaces in a full renovation	
1.3 Design option allows K-8 grade structure to expand to a PreK-8	School would add PreK classrooms	
1.4 Site will allow sufficient outdoor space for physical activity	Existing ball field and play area remain intact; adding 10,600 square feet to play/open space.	
1.5 Equity of instructional learning spaces within this site (new vs. existing)	Plan achieves full equity within the facility	-
2. TRAFFIC, PEDESTRIAN AND PARKING CONDITIONS		
2.1 Provides on-site drop-off / pick-up queuing	Improve current traffic conditions at Baker by creating 1000+ feet of queuing on site and off Beverly Road	-
2.2 On-site bus access	Provides dedicated bus drop off area on site and off Beverly Rd.	
2.3 Sufficient on-site parking and/or Parking plan available	50 additional parking spaces created to address additional staff parking needs.	Requires construction of a new parking structure of 50 cars
2.4 Separates vehicular traffic from pedestrian traffic and play space	Provides dedicated car and bus drop-off areas separate from pedestrian traffic	
2.5 Traffic impact on neighborhood streets	Increase of on-site parking and 1,000+ ft. queuing reduces impact on access roads	Increase of 200 students will increase neighborhood traffic

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3. OTHER REQUIREMENTS		
3.1 Site supports a positive school environment	Indoor and outdoor right size improvements enhance school environment	
3.2 Degree to which total expansion need is fulfilled by this option	Meets approximately 1/3 of town wide school capacity needs	Partially meets South Brookline's projected enrollment needs; projections call for 8 more classrooms in South and North Brookline.
4. PHYSICAL CHARACTERISTICS OF SITE		
4.1 Expands or maintains community indoor and outdoor resources	Maintains existing outdoor resources and expands Common Core areas (gym and Café)	
4.2 Proximity to bike-accessible infrastructure		No nearby bike lanes or paths
4.3 Impact on existing playground sq. footage - current vs. projected	Existing ball field and play area remain intact and additional play areas created	
4.4 Impact on existing passive or active open space	The existing active open space will remain intact	A portion of the wooded area on the site will need to be cleared to allow for the new addition/expansion.
5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS		
ARTICLE 97		
5.1 Requires "Swing Space" during construction phase		Swing space and phasing required
5.2 Wetland and other environmental complexities		Will require local/state permitting

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5.3 Capable of completing within 4 year timeframe	New upper school can be completed within 4 years	Possible litigation may cause delays; phased construction could add additional 2 - 3 years
5.4 Permitting and Zoning complexities (Article 97 disposition)		Unknown at this time; will be determined during phase 2
5.5 Estimated Project Costs		
Property Acquisition Costs	Not required	
Swing space cost	Swing Space required	
New construction cost	\$82 Million	Cost includes \$5 Million for underground parking structure
Renovation cost range with escalation	\$10 Million to \$56 Million	Minimum to full renovation
TOTAL PROJECT COST (INCLUDING RENO W/ESCALATION)	\$92 Million to \$138 Million	Minimum to full renovation