

# 9th School Alternative Site Selection Study

SITE OPTION: PIERCE 5-Option 1	COMMENTS / OBSERVATIONS	
EVALUATION REQUIREMENTS	ADVANTAGES TO CONSIDER	CHALLENGES TO CONSIDER
<b>1. SUPPORTS EDUCATIONAL PLAN</b>		
1.1 Proposal addresses interest of avoiding large school design	Similar to Devotion in size with upper and lower school design that offers small school feel	
1.2 Addresses right-sizing needs for all instructional areas within this site	Full renovation option right-sizes all core spaces and instructional areas	-
1.3 Design option allows K-8 grade structure to expand to a PK-8	2 PreK classrooms included in design	
1.4 Site will allow sufficient outdoor space for physical activity	Existing field / play area increased with acquisition of adjacent properties	Potential increase in enrollment up to a maximum of 945 students on site reduces existing open space from 91 sq ft to 76 sq ft per student.
1.5 Equity of instructional learning spaces within this site (new vs. existing)	Full renovation creates equity in instructional spaces	
<b>2. TRAFFIC, PEDESTRIAN AND PARKING CONDITIONS</b>		
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 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
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.
<b>3. OTHER REQUIREMENTS</b>		
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	Satisfies North Brookline's projected enrollment needs	South Brookline classroom need unmet.
<b>4. PHYSICAL CHARACTERISTICS OF SITE</b>		
4.1 Expands or maintains community indoor and outdoor resources	Renovation addresses core facilities including gymnasium and cafeteria for community use	
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	Existing open space per student reduced with increased enrollment.
4.4 Impact on existing passive or active open space	The existing active open space will remain intact	
<b>5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS</b>		
5.1 Requires "Swing Space" during construction phase	New addition could be constructed prior to renovation work to avoid 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 Harvard Street
Swing space cost		Requires Swing Space
New construction cost	\$65 Million	Includes \$5 Million for underground garage
Renovation cost range with escalation	\$77 Million	Pierce full renovation plan
<b>TOTAL PROJECT COST (INCLUDING RENO W/ESCALATION)</b>	<b>\$142 Million</b>	Does not include acquisition costs and Swing Space costs