

9th School Alternative Site Selection Study

SITE OPTION: Pine Manor 3+	COMMENTS / OBSERVATIONS	
EVALUATION REQUIREMENTS	ADVANTAGES TO CONSIDER	CHALLENGES TO CONSIDER
1. SUPPORTS EDUCATIONAL PLAN		
1.1 Proposal addresses interest of avoiding large school design	New 3+ section school mitigates need for expanding existing school into a large school	
1.2 Addresses right-sizing needs for all instructional areas within this site	New construction creates appropriately sized learning spaces; Creates possibility for right-sizing Baker	
1.3 Design option allows K-8 grade structure to expand to a PreK-8	New school designed as a PreK-8 school	
1.4 Site will allow sufficient outdoor space for physical activity	Would have at 300+ sq. ft. of open space per student. Greater than existing schools	
1.5 Equity of instructional learning spaces within this site (new vs. existing)	New school construction creates equity of all instructional space within the school	
2. TRAFFIC, PEDESTRIAN AND PARKING CONDITIONS		
2.1 Provides on-site drop-off / pick-up queuing	Traffic plan provides up-to 900 ft. of queuing on site	
2.2 On-site bus access	400 feet of bus queuing and drop-off on-site	
2.3 Sufficient on-site parking and/or Parking plan available	90 cars split between surface and below ground lots	
2.4 Separates vehicular traffic from pedestrian traffic and play space	Traffic lanes separated from play/open space	
2.5 Traffic impact on neighborhood streets	Distance from Hammond Street/Heath Street intersection reduces impact. Possible access from Woodland Road mitigates impact on Heath Street.	Heath Street impacted if Woodland Road access is not available; Requires further development of sidewalks

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3. OTHER REQUIREMENTS		
3.1 Site supports a positive school environment	Expands core facilities; provides ample open space; size of site allows for 3+ section school	
3.2 Degree to which total expansion need is fulfilled by this option	Fully addresses South Brookline space capacity needs	
4. PHYSICAL CHARACTERISTICS OF SITE		
4.1 Expands or maintains community indoor and outdoor resources	Creates new gymnasium, auditorium, classroom, and meeting spaces in South Brookline; Expands public outdoor resources in South Brookline	
4.2 Proximity to bike-accessible infrastructure		Does not exist
4.3 Impact on existing playground sq. footage - current vs. projected	Adds full size playing field to Town inventory plus additional open space on school grounds	
4.4 Impact on existing passive or active open space		Existing pond impacts site utilization and conservation restrictions
5. CONSTRUCTION SCHEDULING RISK AND COST FACTORS		
ARTICLE 97		
5.1 Requires "Swing Space" during construction phase	No Swing Space needed	
5.2 Wetland and other environmental complexities		
5.3 Capable of completing within 4 year timeframe		Property acquisition could delay timeline

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5.4 Permitting and Zoning complexities (Article 97 disposition)		
5.5 Estimated Project Costs		
Property Acquisition Costs		Property Acquisition Required
Swing space cost	No swing space costs	
New construction cost	\$121 Million	Cost includes \$18 Million for underground garage
Renovation cost range with escalation		
TOTAL PROJECT COST (INCLUDING RENO W/ESCALATION)	\$121 Million	Plus land acquisition costs