# 9<sup>th</sup> School Alternative Site Study

## **PUBLIC HEARING**

JUNE 6, 2018

# STM – Article 1 Purpose and Scope of Study

## <u>Phase 1 (\$300,000)</u>

Conduct a comprehensive Evaluation, including legal services, environmental engineering services, architectural services, traffic impact study and land appraisals on the following sites and other sites as identified during the study:

- Baldwin 490 Heath Street
- Pine Manor College 400 Heath Street
- Baker School 205 Beverly Road
- Pierce School 50 School Street
- Multiple sites including above locations
- Other locations added to the study Heath School
  - Driscoll School
  - Lincoln School
  - Putterham Woods

### Phase 2

- Feasibility Design Services on a single preferred site (\$400,000)
- Plus Feasibility Design Services on multiple sites if considered the better concept (\$300,000)

## 9<sup>th</sup> School Alternative Site Study Process Goal to be Transparent and Inclusive

Conducted several informational meetings with school and community representatives.

- School Community "Listening Sessions"
  - Baker School 1/17/2018 at 7:00p.m.
  - Pierce School 1/10/18 at 8:10 a.m.
  - Heath School 1/19/18 at 8:10 a.m.
  - Driscoll School 1/17/18 at 8:10 a.m.
  - > Lincoln School 1/12/18 at 8:10 a.m.
  - ➢ System-wide − 1/23/18 at 7:00 p.m.
- ✤ Select Board Public updates 11/30, 12/19, 1/30, 2/8, 2/20
- School Committee Public updates 11/30, 12/14, 2/1, 2/8, 3/8, 3/22

# 9<sup>th</sup> School Alternative Site Study Process Goal to be Transparent and Inclusive

- ✤ 22 Weekly Work Group Meetings November 15<sup>th</sup> to May 3<sup>rd</sup>
- ✤ 5 Work Group Meetings at HMFH Offices in Cambridge
- Several Briefing Sessions with Contracted Service Providers
  - > HMFH Lead Design Firm (5 sites)
  - Vanasse Associates Traffic Study
  - > Lynn Griffiths Associates Title Search Work
  - > The Foster Company Appraisal of Properties
  - > Beals Associates ESA work
- Phase 1 Mid-Study Update Joint Meeting of Select Board and School Committeee
- Phase 1 Mid-Study Update Public Hearing 2/12/18
- Phase 1 Mid-Study Update School Committee 2/15/18
- Phase 1 Mid-Study Update School Select Board 2/20/18
- Regular Updates and documents posted to Town & School 9<sup>th</sup> School Websites throughout the 5 month study
- Town Meeting Representatives and Interested Citizen(s) Meetings upon request (several conducted)

# **Final Report (Upcoming)**

- 1. Special Town Meeting Article 1- Scope and Purpose of Study
- 2. Summary of Phase 1 Site Study Major Steps
- 3. Summary of Projected K-8 Enrollments and School Capacity
- 4. HMFH Site Evaluations and Preliminary Project Estimates
- 5. Appendices
  - Vanasse Associates Traffic Studies
    - o Putterham
    - o Pine Manor
    - o Baldwin North
    - Baldwin Plan D
    - o Baker
    - o Pierce
  - Playground/Open Space Comparison
  - Enrollment Charts & 2017/2018 Enrollment Projection Report
  - 9<sup>th</sup> School Site Study Legal Summary
  - Expanding in Place Efforts Since 2008
  - 9<sup>th</sup> School Related Site Studies (2009 2018) and Costs

## 9<sup>th</sup> School Alternative Site Study

### Phase 1 Project Scope

Important to emphasize this Phase 1 Site Study is simply an evaluation of potential Sites to accommodate a new 9th School and/or expansion of an existing Brookline school or schools to meet projected FY2022 school capacity needs. This phase should result in one or multiple sites being selected for Phase 2.

### Phase 2 Project Scope

Once a preferred site is identified this study will move into Phase 2 which will consist of an in-depth Feasibility Study of design options that fits the site and best meets our projected enrollment driven school capacity space needs. This phase results in selecting a preferred design for the chosen site(s)

### Schematic Design (not funded)

- The scope for the project and details of the preferred design are developed.
- Space Program, room sizes and functions, specific floor plan diagrams, building massing, materials and systems are identified.
- These schematic design details result in more precise budgeting

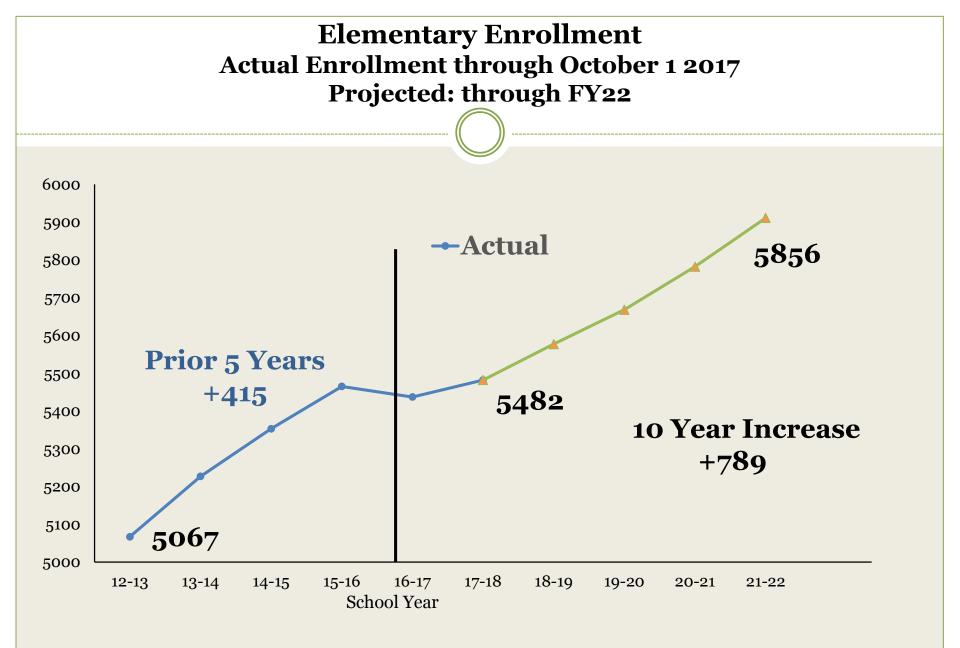
### Design Development/DD and Construction Documents/CD (not funded)

- During DD, schematic design is developed further to identify everything that will need to be detailed, specified, and budgeted for.
- All aspects of the project are developed in adequate detail to allow the project so it can go to bid.
- In the CD Phase, the design drawings and specifications are finalized for bidding and construction.

# The Challenge

Identify a Single- or Multi-site solution to address the

- **Historic and Ongoing Enrollment Growth** Since 2005, we have absorbed the equivalent of three K-8 schools into our existing schools through expand in place. Every school is overcrowded and needs relief in some way.
- **Early Education Programs** currently 11 BEEP classrooms in rental space. With new BEEP building 5 BEEP classrooms will remain in rental space. 5 more remain at Lynch Center.
- **Substandard Spaces** at each school, we have substandard classrooms because they have been created out of offices, hallways, locker rooms, etc.
- **Temporary Rentals used for K-8 Classrooms** Pierce and Baker have a total of 6 classrooms that are in rented space
- **Core Facilities** Core facilities (gyms, libraries, cafeterias, hallways) no longer have the capacity to handle the current student population
- **Renovation and Updating of Facilities** Driscoll and Pierce need renovation to update facilities



Source: 2017 Enrollment Projections Report - April 2018

# **Enrollment Growth since 2005 - By School**

	2005-2006	2017-2018	# Growth since 2005	% Growth since 2005
Baker	647	763	116	18%
Devotion	670	801	131	20%
Driscoll	366	613	247	67%
Heath	360	534	174	48%
Lawrence	478	722	244	51%
Lincoln	410	578	168	41%
Pierce	546	859	313	57%
Runkle	427	612	185	43%
	3,904	5,482	1,578	40%

# Projected Classroom Need Addressed by a 3+ Section School

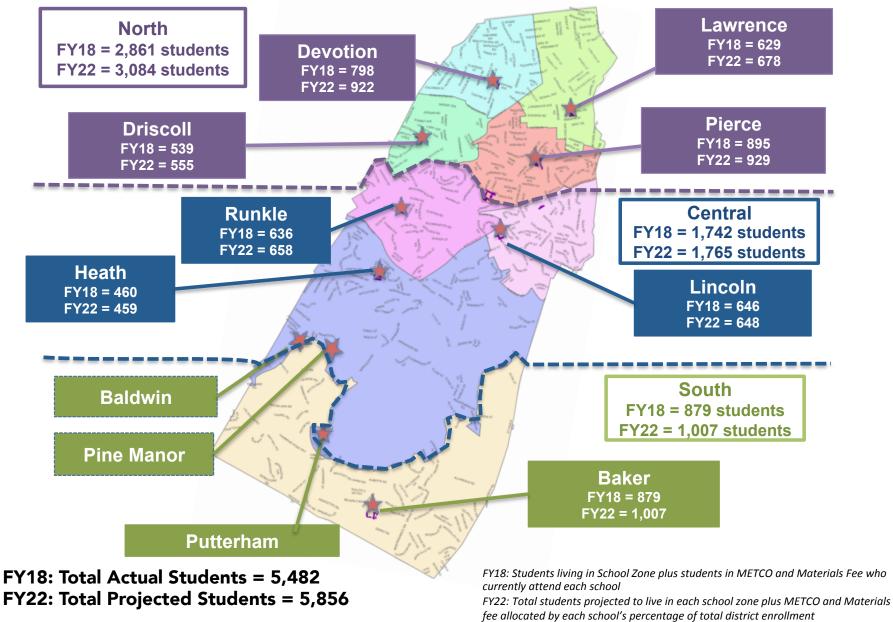
K-8 Classrooms	28				
Pre-K Classrooms	2				
ELL Classrooms	3				
RISE Programs	3				
Total Classrooms Needed	36				
Source: 2017 Enrollment Projections Report - April 2018					
otes:					
Does not eliminate any sub-optimal classrooms at existing school buildings May potentially eliminate use of rental classrooms at Pierce or portable classrooms at Baker					
depending on location 3 BEEP classrooms remain in rental space, 5 remain at Lynch Center					
Does not address undersized common and core facilities (cafeteria, gyms, nurse offices,					

No

hallways, etc.)

### Projected Enrollment Growth FY18- FY22 – By Residency

Includes METCO and Materials Fee



# Studies, Plans & Site Selection Processes 2009-2018

- 2009 Facilities Master Plan created by MGT and updated in 2011 (\$110,109)
- 2013 Brookline School Population and Capacity Exploration (B-SPACE) Committee (\$63,748)
  - Included 2013 Feasibility Study by HMFH Architects and Site Selection Process
  - Resulted in recommitment to "Expand-in-Place" Strategy

# 2014 Override Study Committee Report – Included demographic projections done by MIT team

- **December 2014 October 2015:** Civic Moxie Study to identify possible locations (\$77,794)
- November 2015 October 2016: Site Selection Study and Selection Process – (\$185,316)
  - More than 20 public meetings and site selection study of three finalist sites resulted in BOS and BSC selecting Baldwin School Site
- 2017 Feasibility Study for Baldwin and Soule (\$262,887)
- 2017-2018: 9<sup>th</sup> School Alternative Site Study HMFH (\$300,000)

**Total Cost of 9<sup>th</sup> School Plans and Studies -- \$999,854** 

EXISTING BROOKLINE K-8 OPEN SPACE COMPARISONS					
EXISTING SCHOOLS	OPEN SPACE SCHOOL PROPERTY ONLY(SQ. FT.)	OPEN SPACE INCLUDING ADJACENT PARK (SQ. FT.)	K - 8 STUDENTS	S.F. PER STUDENT SCHOOL PROPERTY ONLY	S.F. PER STUDENT INCLUDING ADJACENT PARK
BAKER	152,460		763	200	200
DEVOTION (2018)	148,404		900	165	
DRISCOLL	78,408		613	127	165 127
HEATH	74,052		534	139	139
LAWRENCE	13,046	200,354	554 722	18	139 278
LINCOLN	34,848	200,354	578	60	2/8 60
PIERCE	28,000	131,451	859	33	153
RUNKLE	47,913	131,431	612	55 78	-33 78
KUNKLE	47,913		012	/8	/8
AVERAGE	72,141	108,486	698	103	150
	AC	TUAL OPEN SPAC	CE COMPARISON	[S	
PROPOSED SITE	EXISTIN	G SQ. FT.	PROJEC	CTED SQ. FT.	Diff. +/-Sq. Ft.
PIERCE K5/678	131,451		129,048*		-2,403
PIERCE 5	131	,451	125,048*		-6,403
PIERCE 3/3 Opt. 1	131	,451	139,643*		+7,592
PIERCE 3/3 Opt. 2	131,451		159,053*		+27,592
BAKER K5/678	152	,460	163,060		+10,600
BAKER 5	152,460		163,060		+10,600
BAKER 3/3	152,460		152,460		0
DRISCOLL 4	78,	408	7	2,000	-6,408
HEATH 4	74,	052	62,000		-12,052
-	, ,			*includes land acquisition	
8 of 58				_	

### 9TH SCHOOL ALTERNATIVE SITES

PROPOSED SITES	OPEN SPACE SCHOOL PROPERTY ONLY(SQ. FT.)	OPEN SPACE INCLUDING ADJACENT PARK (SQ. FT.)	MAXIMUM K-8 ENROLLMENT	S.F. PER STUDENT SCHOOL PROPERTY ONLY	S.F. PER STUDENT INCLUDING ADJACENT PARK (PRE- CONSTRUCTION)	S.F. PER STUDENT INCLUDING ADJACENT PARK (POST- CONSTRUCTION)
PIERCE K5/678	28,000	129,048	1,100	26	153	117**
PIERCE 5	28,000	125,048	945	30	153	132**
PIERCE 3/3-Opt.1	28,000	139,043	1,100	26	153	127**
PIERCE 3/3-Opt.2	28,000	159,043	1,100	26	153	145**
<b>BAKER K5/678</b>	163,000	163,000	1,100	148	200	148
BAKER 5	163,000	163,000	945	172	200	172
BAKER 3/3	152,460	152,460	1,100	138	200	138
DRISCOLL 4	72,000	72,000	756	95	127	95
HEATH 4	62,000	62,000	756	82	139	82
PUTTERHAM 3+	90,000	90,000	645	140	140	140
PINE MANOR 3+	247,300	247,300	645	383	383	383
BALDWIN NORTH 3+	82,600	191,725*	645	128	<b>29</b> 7	<b>29</b> 7
BALDWIN PLAN D 3+	63,000	172,125*	645	98	267	267
	*Soule Park,	Upper Field		**Includes la	nd acquisition	
7 of 58						

# **Cost Assumptions**

- **Preliminary Project Estimate** includes construction, renovation, demolition, soft cost and escalation
- Escalation all costs projected forward to Fall 2020
- Swing Space Costs (not included in Preliminary Project Estimates)
  - costs related to educating students at a temporary location while an existing school or part of a school is renovated or rebuilt. (Most recent comparison is Devotion - ~\$7M for Devotion for 2 years - includes operating costs, CIP build out, site improvements, and transportation)

### • Land Acquisition (not included in Preliminary Project Estimates)

- Purchase could be used for a school site or as a land swap to allow the town to build on land that is protected. (*Most recent comparison Sears Road sale in South Brookline at \$1.46 M per acre*)
- Eminent Domain Acquisition the costs associated with taking property to build a school. (*Most recent comparison 111 Cypress Street: 39,808 Sq Ft lot; Pro Tanto amount paid: \$15.9M*)

# **Brookline Elementary Schools 9th School Alternative Site Study**

# May-June 2018

# HM HMFH ARCHITECTS FΗ



# **OPTIONS**

+27 Classrooms 9th School SITES

+8 or +17 Classrooms **Expand in Place** SITES

Baker School Site

• Pierce School Site

- Putterham
- Baldwin Plan-D
- Baldwin North
- Pine Manor

MAY/JUNE 2018

# +9 Classrooms

# Driscoll School Site Heath School Site

<b>OPTIONS</b> Expand-in-Place SITES			JUNE 2018
+8 or +17 Classrooms	Net Capacity	Preliminary Estimate	+ Swing Acquire Space Property
Baker K5/678 : Renovation Addition Lower/ New Upper School	+17	\$184 M	\$
Baker 5 : Renovation Addition as a 5 SECTION School	+8	\$92~138 M	\$
Baker 3/3 Opt.1 : Existing 3 SECTION & New 3 SECTION Schools	+17	\$ 109~163 M	tbd
Baker 3/3 Opt.2 : Renovate 3 SECTION & New 3 SECTION Schools	s <b>+17</b>	\$184 M	\$
Pierce K5/678 : Renovation Addition 6 Grades/ New 3 Grades Scho	ol <b>+17</b>	\$108~173 M	tbd <b>\$\$</b>
Pierce 5 Opt.1 : Renovation Addition as a 5 SECTION School	+8	\$142 M	\$\$
Pierce 5 Opt.2 : Reno.Addition 6 Grades/ New 3 Grades for 5 SECTIO	N <b>+8</b>	\$70~148 M	tbd <b>\$\$</b>
Pierce New 3/3 : Two New 3 SECTION Schools	+17	\$225 M	\$

OPTIONS	Expand-in-Place SITES
+9 Classroom	IS

Driscoll : Renovation Addition 4 SECTION School	+9	\$60
Heath : Renovation Addition 4 SECTION School	+9	\$63

<b>OPTIONS</b> 9th School SITES	NIst
+27 Classrooms	Net Capacity
Putterham : New 3+ SECTION School	+27
Baldwin (Plan D) : New 3+ SECTION School	+27
Baldwin North : New 3+ SECTION School, and Parking Garage	+27
Pine Manor : New 3+ SECTION School, and Parking Garage	+27

JUNE 2018



Net

Capacity

Preliminary Estimate	+	Swing Space	Acquire Property
\$106 M			\$
\$103 M			\$
\$117 M			
\$121 M			\$

# **OPTIONS 9th School SITES** +27 Classrooms

- Putterham : New 3+ SECTION School
- Baldwin (Plan D) : New 3+ SECTION School
- Baldwin North : New 3+ SECTION School, and Parking Garage
- Pine Manor : New 3+ SECTION School, optional Parking Garage

MAY/JUNE 2018

Net Capacity

+27 +27 Garage +27 g Garage +27

# **Putterham**

## 27 CLASSROOMS 3+SECTION 640 SEATS + 27 NET CLASSRM CAPACITY

### **NEW 3+ SECTION School**

- 27 classrooms on 3-floors
- Plus includes 3 Pre-K classes, RISE, and native language support programs
- Double-height gym, cafeteria and multipurpose room
- approx. 142,000 GSF
- Surface parking for 90 cars requires additional site area
- New play areas
- On-site access road drop-off pick-up loop from Laurel Rd.
- Pedestrian signal crossing at Newton St. and Wolcott Rd.
- Site premium for street signalization, modifications, and existing ledge site work



### **MAY/JUNE 2018**

Limit of Work +6.61 AC 288,044 SF

Parks & Rec. Building

120

Gol

# Putterham

# **Evaluation Criteria**

# SUPPORTING EDUCATIONAL PLAN

- A second 3+ section school in South Brookline avoids a single large school on one site.
- All spaces meet MSBA standards.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space across the school.

## **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Drop-off/Pick-up queuing is on-site.
- Dedicated bus drop-off is on-site.
- 90 cars surface parking meets staff needs.
- Traffic at 4-lanes on West Roxbury Parkway and Newton St., and design modifications requires DCR review and approval.

# **SCHOOL ENVIRONMENT / EXPANSION NEEDS**

- Expands common core facilities in South Brookline.
- Separate 9th School location avoids disruption to other schools during construction.
- South Brookline projected enrollment needs are met.

# CHARACTERISTICS OF SITE

- Existing Site is wooded and nearby stream requires setbacks.
- Existing ledge and rock impacts site costs.
- Article.97 Protected requires land swap.
- Adjacent Fire Station and Training Facility.

# **CONSTRUCTION SCHEDULE / RISK & COST FACTORS**

- Swing Space not required
- Phasing not required
- Property Acquisition required Article 97 land swap, added cost

3+ SECTION **640 SEATS** + 27 NET CLASSROOM CAPACITY

**Preliminary Project Estimate \$ 106M plus** property acquisition costs for land swap (6-10 acres)

1



# Baldwin (Plan D)

(JLA YR16-17) 27 CLASSROOMS 3+ SECTION 640 SEATS +27 NET CLASSROOM CAPACITY

# NEW CONSTRUCTION

- New 3+ Section School Organized into three clusters (PK-2, 3-5, and 6-8)
- 27 homerooms on 3 floors, 143,000 sq ft
- Plus includes 3 Pre-K classes, RISE and native language support program
- Two double height gyms, to be used by school and Soule Recreation Center
- Major and minor learning commons
- Dedicated collaboration and project space in each cluster
- Teacher collaboration and workspace in each cluster
- Improved and expanded parking area brings all parking and queuing on site and will be jointly used by Soule
- Includes \$7+ million of improvements to Soule Recreation Center



### MAY/JUNE 2018

## Baldwin (Plan D) **Evaluation Criteria**

# SUPPORTING EDUCATIONAL PLAN

- Two 3+ section schools in South Brookline avoids a large single school.
- All spaces meet MSBA standards.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space across the school.

## **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Drop-off/Pick-up, some queuing is on site.
- Bus Drop-off/Pick-up is on site.
- 90 parking spaces meets staff needs.

## SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core facilities in South Brookline.
- Separate 9th School location avoids disruption to other schools during construction.
- South Brookline projected enrollment needs are met.

## CHARACTERISTICS OF SITE

- Partially developed/partially usable Open Space.
- Existing site ledge.

# • Article 97 and LWCF Protected, requires land swap. **CONSTRUCTION SCHEDULE / RISK & COST FACTORS** • Swing Space and Phasing not required. • Property Acquisition required, Article 97 land swap

27 CLASSROOMS 3+ SECTIONS 640 SEATS + 27 NET CLASSROOM CAPACITY

**INCLUDING the Soule Recreation Project** with Open Space and Surface Parking

Adjusted Preliminary Project Estimate \$ 103M plus property acquisition costs for Article 97 land swap (4+ acres)

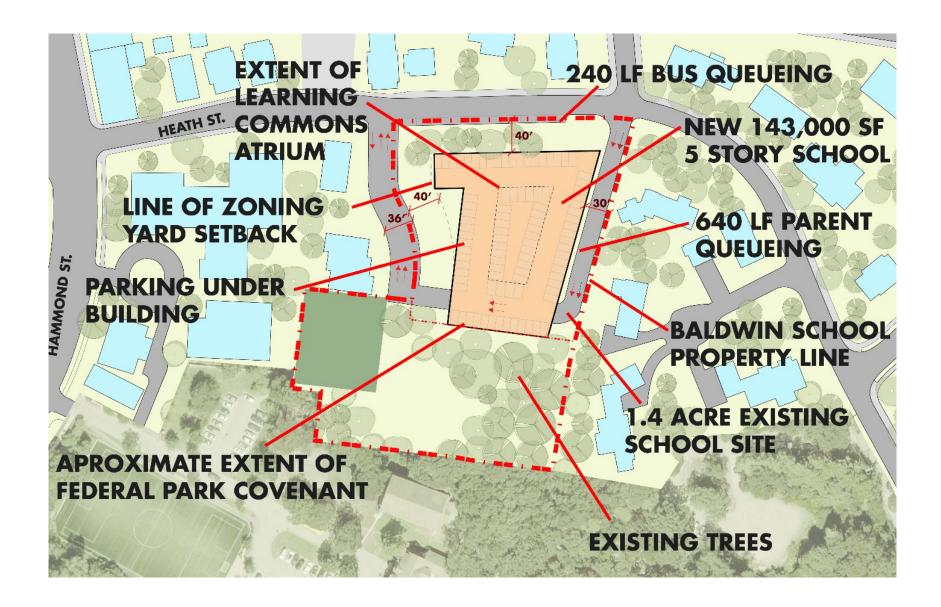
### MAY/JUNE 2018

# Baldwin (North)

(JLA YR16-17) 27 CLASSROOMS 3+ SECTION 640 SEATS +27 NET CLASSROOM CAPACITY

# NEW CONSTRUCTION

- New 3+ Section School, 143,000 sq ft
- Organized into three clusters (PK-2, 3-5, and 6-8)
- Plus includes 3 Pre-K classes, RISE and native language support program
- 5 floors to fit on compact site
- Dedicated collaboration and project space in each cluster
- Teacher collaboration and workspace in each cluster
- Parent queuing on site, parking below ground
- Single learning common



MAY/JUNE 2018

## **Baldwin** (North) **Evaluation Criteria**

# SUPPORTING EDUCATIONAL PLAN

- Two 3+ section schools in South Brookline avoids a large single school.
- All spaces meet MSBA standards.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space across the school.

# **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Drop-off/Pick-up queuing capacity is not on-site.
- Bus Drop-off/Pick-up is not on-site.
- Lack of on-site queuing will impact Heath Street.

## **SCHOOL ENVIRONMENT / EXPANSION NEEDS**

- Expands common core facilities in South Brookline.
- Separate 9th School location avoids disruption to other schools during construction.
- South Brookline projected enrollment needs are met.

## CHARACTERISTICS OF SITE

- Previously developed site, no loss of open space.
- Small tight site with limited space for school.

## **CONSTRUCTION SCHEDULE / RISK & COST FACTORS**

- Swing Space and Phasing not required.
- Property Acquisition not required.
- Small tight site requires a vertical school on 5-floors, plus a below grade parking structure excavation at ledge, and impacts costs.

27 CLASSROOMS 3+ SECTIONS 640 SEATS + 27 NET CLASSROOM CAPACITY

**EXCLUDING the Soule Recreation Project Open Space and Parking** 

Adjusted Preliminary Project Estimate \$ 117M

# **Pine Manor**

(JLA YR16-17)

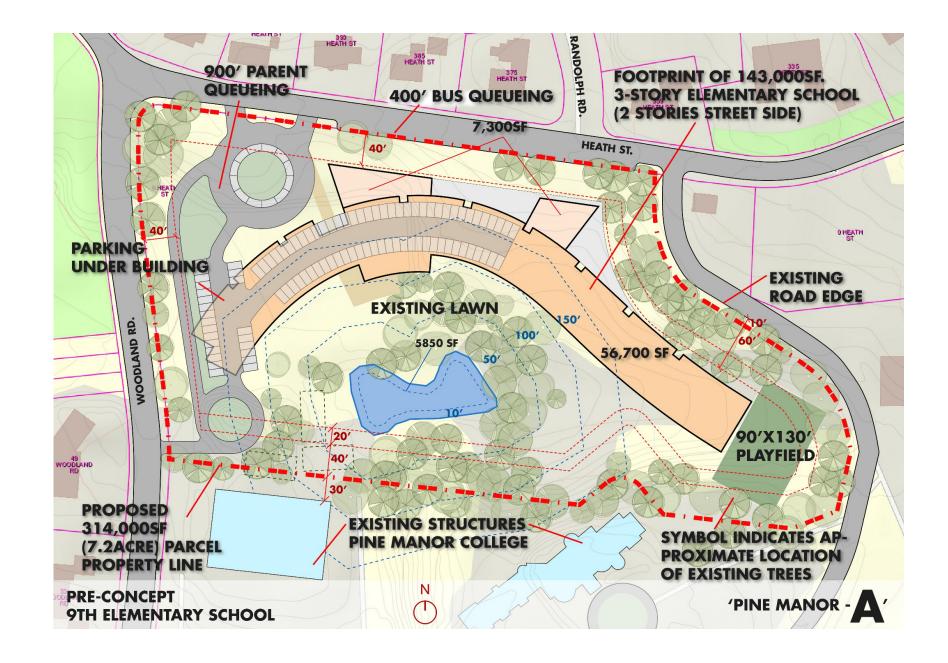
27 CLASSROOMS 3+ SECTION

640 SEATS

+27 NET CLASSROOM CAPACITY

NEW CONSTRUCTION

- New 3+ Section School, 143,000 sq ft
- Organized into three clusters (PK-2, 3-5, and 6-8)
- 27 homerooms on 3 floors with 2 floors facing Heath St
- Plus includes 3 Pre-K classes, RISE and native language support program
- Major and minor learning commons
- Dedicated collaboration and project space in each cluster
- Teacher collaboration and workspace in each cluster
- Drop-off/Pick-up queuing is on site
- Parking or 90 spaces, 25 on-site and 65 at below ground parking structure
- Bus Drop-off queuing 400 feet at Heath St.



# **Pine Manor**

# **Evaluation Criteria**

# SUPPORTING EDUCATIONAL PLAN

- Two 3+Section Schools in South Brookline avoids a large single school.
- All spaces meet MSBA standards.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space within the school.

## **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Drop-off/Pick-up queuing capacity on site.
- Bus Drop-off/Pick-up at and along Heath Street, not on site.
- Parking for 90 cars on site meets staff needs, provides 25 cars at surface level and a parking structure for 65 cars.

## **SCHOOL ENVIRONMENT / EXPANSION NEEDS**

- Expands common core facilities in South Brookline.
- South Brookline projected enrollment needs are met.

## CHARACTERISTICS OF SITE

# Developed Open Space – landscaped • Existing pond impacts site utilization **CONSTRUCTION SCHEDULE / RISK & COST FACTORS** • Swing Space and Phasing not required.

- Property Acquisition required.
- Sensitive open space environment and neighborhood.
- Below grade parking structure, impacts costs

27 CLASSROOMS 3+ SECTIONS 640 SEATS

+ 27 NET CLASSROOM CAPACITY

Adjusted Preliminary Project Estimate \$ 121M plus property acquisition costs (7+ acres)

# Baker K5/678

54 CLASSROOMS 6-SECTION 1100 SEATS + 17 NET CLASSROOM CAPACITY

### RENOVATION /ADDITION as LOWER K5 School 36 Classrooms 750 Seats

- Demolish part of D+E Wings
- Renovate 80,000 GSF for 18 classrooms, +2 Pre-K, and reallocate others plus a 70,000 GSF 18 classroom addition on 3-floors, totals 150,000 GSF

### NEW UPPER 678 School 18 Classrooms 350 Seats

- 2-floors for classrooms, administration, library, and cafeteria/kitchen service & gym double-height space 1-floor below, at 120,000 GSF
- New parking structure for 50 cars
- Existing on site parking remains
- New on-site drop-off loop



### MAY/JUNE 2018

**Beverly Rd** 

180

ock Village

Gerry Rd

### **Evaluation Criteria Baker K5/678**

# SUPPORTING EDUCATIONAL PLAN

- 2 School Upper/Lower design avoids a single large school.
- Improves existing common core spaces to align with MSBA standards.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space within the school.

# **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Drop-off/Pick-up queuing on site.
- Bus Drop-off/Pick-up on site.
- Existing parking to remain, and add a parking garage for 50 spaces.

# **SCHOOL ENVIRONMENT / EXPANSION NEEDS**

- Expands common core facilities and adds 17 classrooms.
- South Brookline projected 1000+ enrollment needs are met.
- A 6-Section school enrollment exceeds preferred size limits.

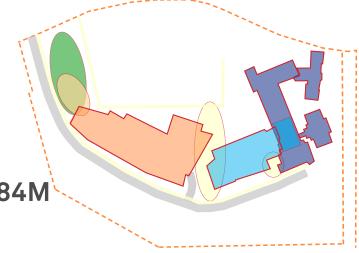
# CHARACTERISTICS OF SITE

- Maintain existing Open Space, and adds 10,600 GSF Play Area/Open Space.
- Site topography requires retaining walls, impacts costs
- Lower and Upper Schools on site, share Open Space/ Play Area.

## • Wooded area on site impacted by site expansion. **CONSTRUCTION SCHEDULE / RISK & COST FACTORS** • Swing Space required during construction, added cost • Phasing required, extends construction timeline

- Property Acquisition not required

### **54 CLASSROOMS 6-SECTION 1100 SEATS** + 17 NET CLASSROOM CAPACITY



Preliminary Project Estimate \$ 184M plus swing space costs

# Baker 5

45 CLASSROOMS5-SECTION945 SEATS+ 8 NET CLASSROOM CAPACITY

## RENOVATE as 3-SECTION School

- Demo Multi-purpose Rm, E-Wing and Modulars
- Renovate 27 classrooms, +2 Pre-K, and redesign 11 classrooms at approx. 86,000 GSF

# ADD/EXPANSION 2-SECTION

- New 115,000 GSF wing adds 18 classrooms on 3-floors,
- New gym, and specialty spaces
- New parking structure for 30 cars at 1-Lower Level
- Existing on site parking remains
- New on-site drop-off loop



### MAY/JUNE 2018

**Beverly Rd** 

180

Village

У С

Gerry Rd

EL.140

# Baker 5

# **Evaluation Criteria**

# SUPPORTING EDUCATIONAL PLAN

- Creates 5 Section School similar to Devotion
- Right-sizes all spaces.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space.

## **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Drop-off/Pick-up queuing on site.
- Bus Drop-off/Pick-up on site.
- Provides 30 cars at additional parking garage below grade.

## **SCHOOL ENVIRONMENT / EXPANSION NEEDS**

- Right Sizes Indoor Facilities.
- Increases play/open space.
- Partially addresses South Brookline projected enrollment.

# CHARACTERISTICS OF SITE

- Expansion of only +8 classrooms avoids wetland zone issues.
- Site topography requires retaining walls, impacts costs.
- Wooded area on site impacted by site expansion.

# **CONSTRUCTION SCHEDULE / RISK & COST FACTORS**

- Swing Space required during construction, added cost.
- Minimum Renovation is based on code thresholds.
- Phasing may be required, lengthens construction timeline.
- Property Acquisition not required

### 54 CLASSROOMS 5-SECTION 945 SEATS + 9 NET CLASSROOM CAPACITY



**Preliminary Project Estimate** 

from \$92M to \$138M, plus swing space costs

# Baker 3/3 Opt.1

54 CLASSROOMS (two) 3-SECTIONS 1100 SEATS + 17 NET CLASSROOM CAPACITY

# MINIMUM RENOVATION as 3-SECTION School

- Existing Baker at 99,950 GSF
- New play area at Modulars

# NEW 3-SECTION School

- 27 classrooms on 3-floors
- Gym cafeteria kitchen service 2-floors below
- approx. 136,000 GSF total
- Parking structure below for 80 cars
- Existing parking on site remains
- New on site drop-off loop
- New playground areas
- Reduces shared Open Space Play Area



### MAY/JUNE 2018

**Beverly Rd** 

RENO 3-SECTION School

170

180

ncock Village

Gerry Rd EL.140

### **Evaluation Criteria** Baker 3/3 Opt.1

# SUPPORTING EDUCATIONAL PLAN

- Two separate 3+ Schools on one site avoids large single school.
- Right-sizes common core spaces.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space varies with the extent of renovation.

## **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Drop-off/Pick-up queuing on site.
- Bus Drop-off/Pick-up on site.
- Provides new parking for 80 Cars.

# SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands and right sizes core facilities .
- South Brookline projected 1000+ enrollment needs are met.

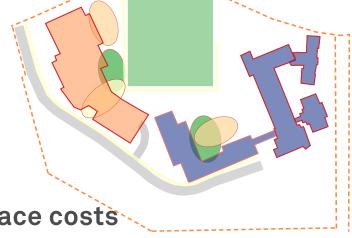
# CHARACTERISTICS OF SITE

- Wetland buffer zone area potentially impacted.
- Existing Open Space maintained, but shared by two schools.
- Limited access road may require staggered starting times and/or other strategies.
- Wooded area on site impacted by site expansion

# **CONSTRUCTION SCHEDULE / RISK & COST FACTORS** • Swing Space and Phasing required during construction,

- extends timeline, added cost
- Sloped topography requires retaining walls, added cost
- Minimum Renovation is based on code thresholds.
- Property Acquisition not required

54 CLASSROOMS (2) 3-SECTIONS **1100 SEATS** + 17 NET CLASSROOM CAPACITY



**Preliminary Project Estimate** 

from \$109M to \$163M plus swing space costs

# Baker 3/3 Opt.2 Full Renovation

54 CLASSROOMS (two) 3-SECTIONS 1100 SEATS + 17 NET CLASSROOM CAPACITY

# RENOVATION w/ADDITION as 3-SECTION School

- 27 Classrooms
- Demo D+E wings (20 CRs)
- Reno existing 69,950 GSF
- New addition 70,000 GSF

# NEW 3-SECTION School

- 27 Classrooms on 3-Floors
- Gym & Cafeteria below
- approx. 136,000 GSF
- New Parking Garage for 80 cars at 1-Lower Level below grade
- Existing on site parking remains
- New play areas
- Reduced shared open space
- New on-site drop-off loop



### MAY/JUNE 2018

**Beverly Rd** 

170

180

ncock Village

Gerry Rd

# Baker 3/3 Opt.2 **Full Renovation**

# SUPPORTING EDUCATIONAL PLAN

- Two separate 3+ Schools on one site avoids a large single school.
- Scope of renovation and right sizes of spaces varies.
- Provides capacity for Pre-K classrooms.
- Equity of all instructional space within school.

## **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Drop-off/Pick-up queuing on site.
- Bus Drop-off/Pick-up on site.
- Provides below level parking for 80 cars meets staff needs.

# **SCHOOL ENVIRONMENT / EXPANSION NEEDS**

- Expands core facilities and right sizes all areas.
- South Brookline projected 1000+ student enrollment needs are met.

# **Evaluation Criteria**

# CHARACTERISTICS OF SITE

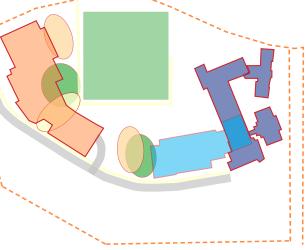
- Play/Open Space is maintained but shared by 2 schools.
- Limited access road may require staggered starting times and/or other strategies.
- Wooded area on site impacted by site expansion

# **CONSTRUCTION SCHEDULE / RISK & COST FACTORS**

- Swing Space required, added cost.
- Phasing required, lengthens construction timeline.
- Sloped Topography requires retaining walls, added cost.
- Property Acquisition not required

54 CLASSROOMS (2) 3-SECTIONS **1100 SEATS** + 17 NET CLASSROOM CAPACITY

Preliminary Project Estimate \$184M plus swing space costs



# Pierce K5/678

### 54 CLASSROOMS 6-SECTION 1100 SEATS Upper/Lower +17 NET CLASSROOM CAPACITY RENOVATION for 6-Grades

- 36 classrooms existing for 750 seats
- 115,000 GSF, parking garage excluded
- Minimum Renovation, upgrades and acoustic improvements at classrooms
- OR Full Renovation impacts costs, and demolish non-accessible C-wing class-rooms will impact cost

#### **NEW for 3-Grades**

- 18 classrooms for 350 seats at 5.5 floors
- New 150,000 GSF, with gym, cafeteria
- Parking structure below for 50 cars
- Requires purchase/demolition of both 62 and 68 Harvard St
- Site Open Space School St. Play Area shared

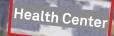


#### MAY/JUNE 2018

Cafe below Gym above

PIERCE

**3-Grades** 



100

#### **Evaluation Criteria** Pierce K5/678

#### SUPPORTING EDUCATIONAL PLAN

- 2 School buildings for Upper/Lower grades, avoids a single large school.
- Right-size spaces depend on extent of renovation.
- Minimum Renovation at the existing as a 6-Grades School, includes upgrades to classrooms and building acoustics.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space, based on grades.

### **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Car Drop-off/Pick-up queuing area reduced/reconfigure
- Bus Drop-off/Pick-up reconfigure in front of Pierce Primary
- Parking: Adds 50 parking spaces below grade structure
- Predominantly walking school.

### **SCHOOL ENVIRONMENT / EXPANSION NEEDS**

- Expands common core facilities
- Meets 2/3's projected town wide classroom needs
- Pierce classroom capacity exceeds North Brookline projected enrollment.
- A 6-Section school enrollment exceeds preferred size limits.

### CHARACTERISTICS OF SITE

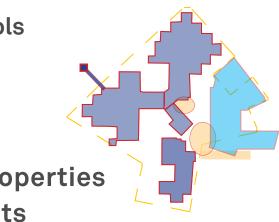
- Very restricted urban site. A walkable school.
- Existing Open Space is reduced by 2,000 GSF.
- Existing Pierce School St. Playground is shared.
- Existing Remembrance Garden to remain.

### **CONSTRUCTION SCHEDULE / RISK & COST FACTORS**

- Construction of new 3/Grades School prior to renovations, reduces the need for Swing Space. Or optional Full Renovation will require Swing Space
- Phasing will lengthen construction timeline.
- Requires Acquisition of two properties 62 & 68 Harvard St., added cost.

54 CLASSROOMS 6-SECTION 1100 SEATS at Upper/Lower Schools + 17 NET CLASSROOM CAPACITY

**Preliminary Project Estimate** \$ 108M to \$ 173M plus property acquisition of two properties plus possible swing space costs



## **Pierce 5** Opt.1 Full Renovation 45 CLASSROOMS 5-SECTION 945 SEATS +8 NET CLASSROOM CAPACITY 5 SECTION ADDITION RENOVATION

- Full renovation of 115,000 GSF
- New gym, admin, cafe and additional classrooms at 105,000 GSF
- Demolition of C-wing
- 45 CRs for 750 seats
- Existing parking to remain. Expand parking below addition.
- Requires purchase/demolition of:
  - 62 Harvard St.

(Optional 68 Harvard St. for added campus environment, access and opens space)



#### MAY/JUNE 2018

68 Harvard

Health Center

100

## Pierce 5 Opt.1 **Full Renovation**

#### SUPPORTING EDUCATIONAL PLAN

- Creates 5 section school similar to Devotion
- New construction and scope renovation rightsizes common core spaces
- Provides capacity for Pre-K classrooms
- Equity of Instructional Space

#### **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Drop-off/Pick-up queuing unchanged, due to site limitations.
- Bus Drop-off/Pick-up unchanged due to site limitations.
- Parking: Adds 50 parking spaces below grade.
- Predominantly walking school.

#### SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core facilities
- Pierce/North Brookline enrollment needs met

# **Evaluation Criteria**

#### CHARACTERISTICS OF SITE

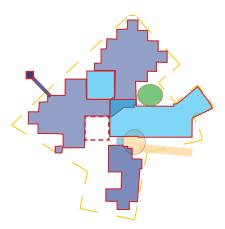
- Maintains existing Open Space, Pierce School St. Playground
- Very restricted urban site. A walkable school
- Existing Remembrance Garden to remain

#### **CONSTRUCTION SCHEDULE / RISK & COST FACTORS**

- Swing Space and Phasing: Construction of new addition prior to renovations reduces the need for Swing Space. Full Renovation requires Swing Space and Phasing, will lengthen construction timeline
- Requires Acquisition of 62 Harvard St., added cost

**45 CLASSROOMS** 5-SECTION **945 SEATS** + 8 NET CLASSROOM CAPACITY

Preliminary Project Estimate \$ 142M plus property acquisition of one property plus possible swing space costs





# Pierce 5 Opt.2

45 CLASSROOMS5-SECTION945 SEATSLower K5/Upper 678+8 NET CLASSROOM CAPACITYRENOVATION for 6/Grades at existing

- 30 CRs existing for 630 seats
- 101,000 GSF, parking garage excluded
- Minimal upgrades and acoustic improvements of classrooms
- (Optional Full renovation impacts costs, and demolition of non-accessible C-wing classrooms will impact cost)

#### **NEW 3/Grades Building**

- 15 CRs for 315 seats at 4 Floors
- 95,000 GSF
- Parking Structure Below 50 cars
- Requires purchase/demolition of: 62 and 68 Harvard St



#### MAY/JUNE 2018

Cafe below Gym above

PERCE

**3-Grades** 



100

# Pierce 5 Opt.2

# **Evaluation Criteria**

### SUPPORTING EDUCATIONAL PLAN

- 2 School buildings for Upper/Lower grades, avoids a single large school.
- Right-sizes spaces at new school for 3-Grades
- Minimum Renovation as a 6-Grades School at the existing, includes upgrades to classrooms and building acoustics.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space, based on Grades.

### **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Car Drop-off/Pick-up queuing area reduced/reconfigure
- Bus Drop-off/Pick-up reconfigure in front of Pierce Primary
- Parking: Adds 50 parking spaces below grade.
- Predominantly walking school.

### SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core facilities.
- Pierce/North Brookline enrollment needs met.

#### **CHARACTERISTICS OF SITE**

- Very restricted urban site
- Maintains existing Open Space, Pierce School St. Playground
- Existing Remembrance Garden to remain

### **CONSTRUCTION SCHEDULE / RISK & COST FACTORS**

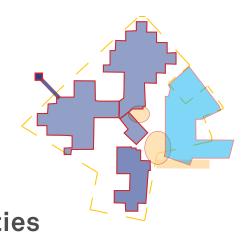
- Construction of new 3-GRADE School prior to renovation, reduces need for Swing Space.
- Phasing will lengthen construction time.
- Minimum Renovation cost based on code thresholds.
- Requires Acquisition of two properties 62 & 68 Harvard St., added cost.

45 CLASSROOMS5-SECTION945 SEATS at Upper/Lower Schools+ 8 NET CLASSROOM CAPACITY

Preliminary Project Estimate from \$ 70M to \$148M plus property acquisition of two properties

erce School St. Playground n to remain

School prior to Swing Space. ction time. sed on code thresholds. operties 62 & 68 Harvard



# Pierce New 3/3

### 54 CLASSROOMS 1,100 SEATS +17 NET CLASSROOM CAPACITY

### **TWO 3 SECTION Schools**

- 27 classrooms each for 550 seats each **NEW CONSTRUCTION**
- 5-floors at approx. 136,000 GSF each
- Demolish existing Pierce, including parking garage structure
- Historic Pierce Primary to remain.
- New Town Parking Structure, 2-levels below grade for approx. 200+ cars
- (Optional purchase of 62 & 68 Harvard St. for additional campus open space play area for two schools, added cost)



#### MAY/JUNE 2018

Optional Additional Play Area Open Space

Health Center

100

#### Pierce New 3/3 **Evaluation Criteria**

#### SUPPORTING EDUCATIONAL PLAN

- Two separate 3+ Schools on same site avoids a large single school.
- All spaces aligned with MSBA standards.
- Provides capacity for Pre-K classrooms.
- Equity of instructional space between new schools.

#### **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Drop-Off/Pick-up queuing unchanged at limited site.
- Bus Drop-off/Pick/up unchanged at limited site.
- Parking at New 200+ town garage below grade.
- Predominantly walking school.

#### SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands common core facilities.
- Meets 2/3's town wide projected enrollment needs.
- Exceeds North Brookline enrollment needs.

### CHARACTERISTICS OF SITE

- Existing Open Space remains intact. Design includes access to Pierce School St. Playground.
- Tight Restricted Urban Site.
- Acquisition of 62 and or 68 Harvard St. increases the available Play Area, adds 27,500 GSF Open Space.

### **CONSTRUCTION SCHEDULE / RISK & COST FACTORS**

- Swing Space is required, added cost.
- Phasing will lengthen construction time.
- Complex tight urban site impacts construction time, added cost.
- Property Acquisition not required

#### (two) 3-SECTIONS 54 CLASSROOMS **1100 SEATS** + 17 NET CLASSROOM CAPACITY

Preliminary Project Estimate \$ 225M plus property acquisition of two properties to increase campus open space plus swing space costs

MAY/JUNE 2018



# Driscoll

36 CLASSROOMS4-SECTION758 SEATS+9 NET CLASSROOM CAPACITY

### **RENOVATION & NEW ADDITION**

- 27 existing classrooms +9 new classrooms at addition
- Demolition of existing gym
- Renovation to existing 98,000 GSF on 3-floors
- Expand cafeteria/kitchen 2,000 GSF
- New addition approx. 75,000 GSF with 3-floors of classrooms, and 2-floors with double-height gym below grade
- 5-floor addition preserves tennis courts, recreation open space
- Parking Garage Structure 20,000 GSF
- 1-Level 50 car Parking Structure with Play Area landscape roof-scape
- Maintains existing open space



#### MAY/JUNE 2018

# Driscoll

# **Evaluation Criteria**

### SUPPORTING EDUCATIONAL PLAN

- Expanded from 3 to 4 section school with needed Moderate Renovation.
- Renovate core spaces to align with MSBA standards.
- Maintains existing Pre-K classroom program.
- Equity of instructional space within the school.

### **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Drop-off/Pick-up queuing is unchanged.
- Bus Drop-off/Pick-up is unchanged.
- New 50 car parking structure, relieves existing. deficiencies, and provides a roof-scape with a new school playground.

### **SCHOOL ENVIRONMENT / EXPANSION NEEDS**

- Expands common core areas to meet enrollment demands.
- North Brookline projected enrollment needs are met.
- Renovation needs addressed.

### CHARACTERISTICS OF SITE

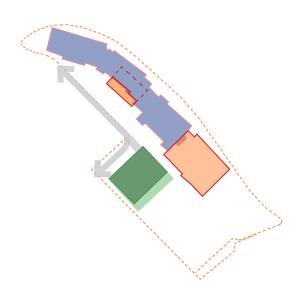
- Existing Open Space, field and tennis courts remain.
- Open Space/Play Area reduced by 6,400 GSF
- Play Area at Parking Structure roof-terrace

#### **CONSTRUCTION SCHEDULE / RISK & COST FACTORS** • Swing Space not needed for added classrooms.

- Phasing could lengthen construction schedule.
- Scope of renovation impacts cost, and minimum renovation is based on code threshold.
- Property Acquisition not required.

36 CLASSROOMS 4-SECTION **758 SEATS** +9 NET CLASSROOM CAPACITY

**Preliminary Project Estimate** from \$60M to \$83M



# Heath

### 36 CLASSROOMS 4-SECTION 750 SEATS +9 NET CLASSROOM CAPACITY ADDITION RENOVATION

- Renovate 24 existing classrooms
- 12 new classrooms
- Expand cafeteria/kitchen 5,000 GSF
- Demolish existing gym
- New 3-floors addition at 48,000 GSF
- New 2-floors gym and multi-purpose align with South Wing addition at 12,000 GSF
- Reduction of play space (to be studied further)
- (No additional parking shown, surface parking for 30 car to be studied further)



#### MAY/JUNE 2018

Play Area

# Heath

# **Evaluation Criteria**

### SUPPORTING EDUCATIONAL PLAN

- Heath expands from 3 to 4 Section School.
- Core spaces to align with MSBA standards.
- Maintains existing Pre-K classroom program.
- Equity of instructional space with needed renovation.

### **TRAFFIC, PEDESTRIAN & PARKING CONDITIONS**

- Drop-off/Pick-up queuing unchanged due to site limitations.
- Bus Drop-off/Pick-up unchanged due to site limitations.
- Adds 30 spaces of Surface Parking for staff needs.

### SCHOOL ENVIRONMENT / EXPANSION NEEDS

- Expands and right-sizes common core facilities.
- Increase of 9 Classrooms partially addresses the projected enrollment needs.
- Renovation needs also met.

### CHARACTERISTICS OF SITE

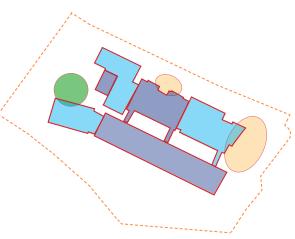
- Existing Open Space sledding hill remains.
- Open Space/Play Area reduced by 12,000 GSF.
- Possible new play area at addition roof-terrace.

### **CONSTRUCTION SCHEDULE / RISK & COST FACTORS** • Swing Space and Phasing required for full

- renovation, added cost.
- Scope of renovation impacts cost, and minimum renovation is based on code thresholds.
- Property Acquisition not required.

**36 CLASSROOMS 4 SECTION 750 SEATS** +9 NET CLASSROOM CAPACITY

**Preliminary Project Estimate** from \$ 63M to \$ 75M



## **Cost Assumptions**

- **Preliminary Project Estimate** includes construction, renovation, demolition, soft cost and escalation
- Escalation all costs projected forward to Fall 2020
- Swing Space Costs (not included in Preliminary Project Estimates)
  - costs related to educating students at a temporary location while an existing school or part of a school is renovated or rebuilt. (Most recent comparison is Devotion - ~\$7M for Devotion for 2 years - includes operating costs, CIP build out, site improvements, and transportation)

#### • Land Acquisition (not included in Preliminary Project Estimates)

- Purchase could be used for a school site or as a land swap to allow the town to build on land that is protected. (*Most recent comparison Sears Road sale in South Brookline at \$1.46 M per acre*)
- Eminent Domain Acquisition the costs associated with taking property to build a school. (*Most recent comparison 111 Cypress Street: 39,808 Sq Ft lot; Pro Tanto amount paid: \$15.9M*)

#### Brookline Elementary School Site Selection Feasibility Study MAY/JUNE 2018

				CLASSROOMS	NET Gained	Estimate	New Construction	Rend	ovation	Demolition	Parking Structure		roject Estimate s of escalation	Sw Spa	
EXPAND IN	NPLACE +80	or +17 OPTIONS at Baker		Existing Option	6	Today's Cost Escal. Cost	\$         600           \$         662           / sq ft	Minimum	\$ 535 \$ 590 / sq ft		\$ 160,000	with Minimum Renovation	with Full Renovation	+ co: t.b	
Baker	K5/678 6-SECTION	Renovation 5-GRADES School New 3-GRADES School		37 54	17		\$ 127 M		\$ 47 M	\$0.4 M	\$9 M		\$ 184 M	+	
	5	Renovation Addition 5 Section School and 30 car Garage	T	37 45	8		\$ 76 M	\$ 10 M		\$ 0.20 M	\$ 5 M	\$ 92 M		+	5
							\$ 76 M		\$ 56 M	\$ 0.20 M	\$5 M		\$ 138 M	+	
	3/3 opt.1	Renovate 3 Section New 3 Section School & 50 car Parking Structure	1 - S	37 54	17		\$ 90 M	\$ 10 M			\$9 M	\$ 109 M		t.b	d
							\$ 90 M		\$ 64 M		\$9M		\$ 163 M	+	
	3/3 opt.2	Renovate 3 Section New 3 Section School & 50 car Parking Structure	Contraction of the second seco	37 54	17		\$ 127 M		\$ 47 M	\$ 0.4 M	\$9 M		\$ 184 M	+	
								1							
				CLASSROOMS	NET Gained	Estimate	New Construction	Reno	ovation	Demolition	Parking Structure		roject Estimate s of escalation	Sw Spa	
EXPAND IN	VPLACE +80	or +17 OPTIONS at Pierce		CLASSROOMS Existing Option	Gained	Estimate Today's Cost Escal. Cost		Reno	\$ 575 \$ 634 / sq ft	\$ 13	Structure \$ 160,000		s of escalation		sts
EXPAND IN Pierce	N PLACE +8 ( K5/678 6-SECTION	Renovation 5-GRADES School	<b>.</b>		Gained	Today's Cost	Construction           \$         600           \$         662		\$ 575 \$ 634	\$ 13 S \$ 14 S	Structure           \$ 160,000           \$ 176,517	with 2.5 years	s of escalation with Full	+	Acquisition sts = One .d. Property
	K5/678	Renovation 5-GRADES School	- <b>†</b>	Existing Option	Gained	Today's Cost	Construction           \$         600           \$         662           / sq ft	Minimum	\$ 575 \$ 634	\$ 13 5 \$ 14 5 / sqft	Structure           \$ 160,000           \$ 176,517           /space	with 2.5 years with Minimum Renovation	s of escalation with Full	+ co: t.b	Acquisition sts = One .d. Property
	K5/678	Renovation 5-GRADES School		Existing Option	Gained	Today's Cost	Construction           \$         600           \$         662           / sq ft         / sq ft	Minimum	\$ 575 \$ 634 / sq ft	\$ 13 5 \$ 14 5 / sqft 5 \$ 0.5 M	Structure 160,000 176,517 /space \$ 9 M	with 2.5 years with Minimum Renovation	with Full Renovation \$ 173 M	+ co: t.b	Acquisition ests = One roperty .d.
	K5/678 6-SECTION	Renovation 5-GRADES School New 3-GRADES School Full Renovation New Addition 5 Section School Renovation 5-GRADES School		Existing Option 37 54	Gained Gained	Today's Cost	Construction \$ 600 \$ 662 / sq ft \$ 93 M \$ 93 M	Minimum	\$ 575 \$ 634 /sqft \$ 70 M	\$ 13 5 \$ 14 5 / sqft 5 \$ 0.5 M \$ 0.5 M	Structure 160,000 176,517 /space \$ 9 M \$ 9 M	with 2.5 years with Minimum Renovation	with Full Renovation	+ 	Acquisition ests = One Property .d. 5 5 .d. 5 .d. 5 .d. 5 .d. 6 .d. 7 .d. 6 .d. 7 .d. 7
	K5/678 6-SECTION 5 Opt.1 5 Opt.2	Renovation 5-GRADES School New 3-GRADES School Full Renovation New Addition 5 Section School Renovation 5-GRADES School		Existing Option 37 54 37 45	Gained Gained	Today's Cost	Construction \$ 600 \$ 662 / sq ft \$ 93 M \$ 93 M \$ 93 M	Minimum \$5M	\$ 575 \$ 634 /sqft \$ 70 M	\$ 13 9 \$ 14 9 / sqft 9 \$ 0.5 M \$ 0.5 M \$ 0.5 M \$ 1.0 M	Structure 160,000 176,517 /space \$ 9 M \$ 9 M \$ 5 M	with 2.5 years with Minimum Renovation \$ 108 M	s of escalation with Full Renovation \$ 173 M \$ 142 M	+ 	Acquisition ests = One roperty .d.

NOTE: See Cost Assumptions Slide for more thorough explanation of the assumptions used in generating cost estimates including recent comparables for swing space, land acquisition, and eminent domain takings.

#### **HMFH** Architects

Brookline Elementary School Site Selection Feasibility Study MAY/JUNE 2018

Options + Cost Ma	atrix	CLASSF	ROOMS	NET Gained	Estimate		ew ruction	Reno	vation		Demolition	Parking Structure		roject Estimate s of escalation		Swing Space	Property Acquisition
					Today's Cost	\$	560		\$	275	\$ 13	\$ 135,000			]+		
		Existing	Ontions		Escal. Cost	\$	618	Minimum	\$	303	\$ 14	\$ 148,936	with Minimum	with Full		costs	🕐 = One
EXPAND IN PLACE	E +9 OPTIONS	LAISting	options			/ s	sq ft		/ sq f	t	/ sqft	/space	Renovation	Renovation		t.b.d.	👻 Property
Driscoll	Renovation Addition 4 Section School and 50 car Parking Structure	27	36	9		\$4	8 M	\$ 5 M			\$ 0.1 M	\$ 7 M	\$ 60 M		+	t.b.d.	
						\$4	8 M		\$ 28	М	\$0.1 M	\$7 M		\$ 83 M	+	t.b.d.	
Heath	Renovation Addition 4 Section School and 30 car Surface Parking	27	36	9		\$ 5	57 M	\$6 M			\$ 0.1 M		\$ 63 M		+	Ś	
						\$ 5	57 M		\$ 18	М	\$0.1 M			\$ 75 M		*	

	CLASSROOMS	NET Gained	Estimate	New Construction	Site Premium	Const. Cost	Parking Structure	Preliminary Project Estimate	Swin Spac	
			Today's Cost	\$ 600	\$ 11,000,000				+	
9th SCHOOL +27 OPTIONS	Existing Options		Escal. Cost	\$ 662 / sq ft	\$ 12,135,552			with 2.5 years of escalation		= One Property
Putterham New 3+ 3+ Section School 142,000 GSF	0 27	27		\$ 94 M	\$ 12 M	\$ 106 M	None	\$ 106 M	+	SArticle 97 6-10 acres

				CLASS	ROOMS	NET Gained	Estimate	New Construction	Adjust Soft Costs	Today's Cost	Escalated Cost	Parking Structure	Preliminary Proj. Est.	Swing Space	Property Acquisition
							Today's Cost					\$ 250,000		F	
	ODTIONS	JLA 2016-2017		Existing	Options		Escal. Cost	OR JLA 2017 est.	Soft Cost 21% to 33%			\$ 275,808 / space	with 2.5 years of escalation		= One Property
	OPTIONS	JLA 2010-2017										/ space			
Baldwin (Plan D)	New 3+	JLA 3+ Section School INCLUDING Soule Rec Project	142000	0	27	27		\$ 84 M	\$9 M	\$ 93 M	\$ 103 M		\$ 103 M	F	Sarticle 97 4+ acres
												/space (90)		-	
Baldwin North	New 3+	JLA 3+ Section School EXCLUDING Soule Rec Project	142000	0	27	27		\$ 75 M	\$8 M	\$ 83 M	\$92 M	\$ 25 M	\$ 117 M		
										•		/space (65)			
Pine Manor	New 3+	JLA 3+ Section School	142000	0	27	27		\$ 84 M	\$9 M	\$ 93 M	\$ 103 M	\$ 18 M	\$121 M	F	7+ acres

NOTE: See Cost Assumptions Slide for more thorough explanation of the assumptions used in generating cost estimates including recent comparables for swing space, land acquisition, and eminent domain takings.

#### **HMFH Architects**

<b>OPTIONS</b> Expand-in-Place SITES			JUNE 2018
+8 or +17 Classrooms	Net Capacity	Preliminary Estimate	+ Swing Acquire Space Property
Baker K5/678 : Renovation Addition Lower/ New Upper School	+17	\$184 M	\$
Baker 5 : Renovation Addition as a 5 SECTION School	+8	\$92~138 M	\$
Baker 3/3 Opt.1 : Existing 3 SECTION & New 3 SECTION Schools	+17	\$ 109~163 M	tbd
Baker 3/3 Opt.2 : Renovate 3 SECTION & New 3 SECTION Schools	5 +17	\$184 M	\$
Pierce K5/678 : Renovation Addition 6 Grades/ New 3 Grades Scho	ol <b>+17</b>	\$108~173 M	tbd <b>\$\$</b>
Pierce 5 Opt.1 : Renovation Addition as a 5 SECTION School	+8	\$142 M	\$\$
Pierce 5 Opt.2 : Reno.Addition 6 Grades/ New 3 Grades for 5 SECTIO	N <b>+8</b>	\$70~148 M	tbd <b>\$\$</b>
Pierce New 3/3 : Two New 3 SECTION Schools	+17	\$225 M	\$

OPTIONS	Expand-in-Place SITES
+9 Classroom	IS

Driscoll : Renovation Addition 4 SECTION School	+9	\$60
Heath : Renovation Addition 4 SECTION School	+9	\$63

<b>OPTIONS</b> 9th School SITES	NIst
+27 Classrooms	Net Capacity
Putterham : New 3+ SECTION School	+27
Baldwin (Plan D) : New 3+ SECTION School	+27
Baldwin North : New 3+ SECTION School, and Parking Garage	+27
Pine Manor : New 3+ SECTION School, and Parking Garage	+27

JUNE 2018



Net

Capacity

Preliminary Estimate	+	Swing Space	Acquire Property
\$106 M			\$
\$103 M			\$
\$117 M			
\$121 M			\$

#### PHASE 1 ALTERNATIVE 9<sup>TH</sup> SCHOOL SITE STUDY FINAL REPORT

- Thursday, May 17, 2018 -
  - > Joint School Committee and Select Board Public Meeting 7:00 p.m.
    - ▼ To hear Phase 1 Final Report
- ✤ June 6, 2018
  - > Public Hearing to Present Final Phase 1 Report and hear Public Comment

#### ✤ June 13, 2018

- ▶ Joint School Committee and Select Board Public Meeting 7:00 p.m.
  - **\*** To vote on Site Option or Options to move into Phase 2 Feasibility Design

#### June 20, 2018 (Tentative Date)

- ▶ Joint School Committee and Select Board Public Meeting 7:00 p.m.
  - ★ To vote on Site Option or Options to move into Phase 2 Feasibility Design

# Impact of "No-Decision"

#### What will happen if we don't build a new elementary school?

- A shortage of 28 classrooms across the district at the K-8 level
- Undersized cafeterias will result in most K-8 schools starting lunch before 10:30 a.m. (2 schools do this now, and 2 more start before 11.)
- Inadequate core facilities such as gymnasiums, libraries and instructional support areas( OT/Literacy/ELL ) will not be addressed
- Expand the use of expensive, short-term solutions such as modular classes and rental space.
- Class sizes continue to increase

### Projected FY22 Enrollment Needs By Student Residency

SCHOOL	Current SCHOOL Enrollment by Residency*		Classrooms Needed	Classrooms Available	Classroom Shortage	Potential Solutions
DEVOTION	798	922	45	45	~	~
DRISCOLL	539	555	29	27	-2	+8 new
LAWRENCE	629	678	34	36	+2	OR
PIERCE	895	929	45	37	-8	+17 new
SUBTOTAL	2,861	3,084	153	145	-8	
LINCOLN RUNKLE	646 636	648 658	32 32	28 27	-4 -5	~
HEATH Subtotal	460 1,742	459 <b>1,765</b>	24 88	27 <b>82</b>	+3 -6	+8 new
	1 1		SOUTH BROO	KLINE	ļ	
BAKER	879	1,007	51	37	-14	+8 new
SUBTOTAL	879	1,007	51	37	-14	OR
						+17 new
TOWN-WIDE TOTAL		5,856	292	264	-28	

## **Expanding in Place since 2008**

55 classrooms added through the "Expand-in-Place" strategy since 2008 including but not limited to:

- 6 classrooms built at **Heath**
- **4** classrooms built at **Lawrence**
- 2 modular classrooms added at **Baker**
- **11 BEEP** classes moved out of K-8 buildings into rental space
- **4** classrooms in rental space for **Pierce**

**1** brand new school will be built at **Devotion** to add **12** classrooms

**16** classrooms built by dividing spaces within our existing K-8 schools

#### Stop & Shop

- Significantly more complex than Baker or Baldwin;
- Significantly more expensive than Baker or Baldwin;
- Complex operational partnerships would be required
- Disparate ownership of parcels;
- Environmental concerns relating to gas station, the car wash, and even the supermarket which had once been a manufacturing building
- Disruption and/or displacement of supermarket

#### Skyline Park ;

• A capped solid waste landfill – no building allowed

#### **Transfer Station**

- Fully utilized operational facility;
- Capped landfill;
- Soils issues;
- Wetlands area restrictions.

#### **Municipal Service Center**

• Fully utilized, operational (and recently renovated) facility

#### **Centre Street Parking Lot**

- Fully utilized supporting all Coolidge Corner merchants;
- Limited size, lack of open space;
- Impact on business during construction;
- Heavily congested area;
- Close proximity to recently expanded Devotion School.

#### The Kent Street and Webster Place Parking Lots

- Less than 1/2 acre each;
- Fully utilized supporting all Brookline Village merchants
- Assembling three, four or more adjacent private parcels would approach the complexity of Stop & Shop and still result in a marginally sized site of under two acres.

#### The Old Lincoln School

- Too small (approx. 450 capacity without assembling private property as contemplated in the Civic Moxie Report);
- Critical ongoing use as swing space facility for all Town projects;
- Needed for BHS enrollment growth as well as swing space to support BHS Expansion Project;
- After the BHS Expansion Project is complete then it will be critical as swing space to make a renovation of the Pierce School possible.

#### **Amory Street/Cottage Farm**

- Local Historic District bylaw and review process would highly restrict the scale and character of what can be built and increase uncertainty;
- Highly used Amory Park might require all play space to be squeezed on the small site.

#### <u>TJ Maxx</u>

• Location on the edge of Town in an area with limited projected growth was relatively undesirable in relation to the expanded capacity coming on line at Edward Devotion School.

#### 30 Webster Street

- Too small;
- Poorly configured on eight separate small floors;
- No outdoor play space other than a partially underground parking area
- Close to recently expanded Edward Devotion School

#### Parsons Field (owned by Northeastern University)

- Located on the edge of Town and only a block from the Lawrence School
- Very high anticipated acquisition cost

#### **Bournewood Hospital**

- Treatment hospital serves an essential public purpose that cannot be readily moved or replicated elsewhere;
- Safety concerns rule out co-locating a school with a hospital