

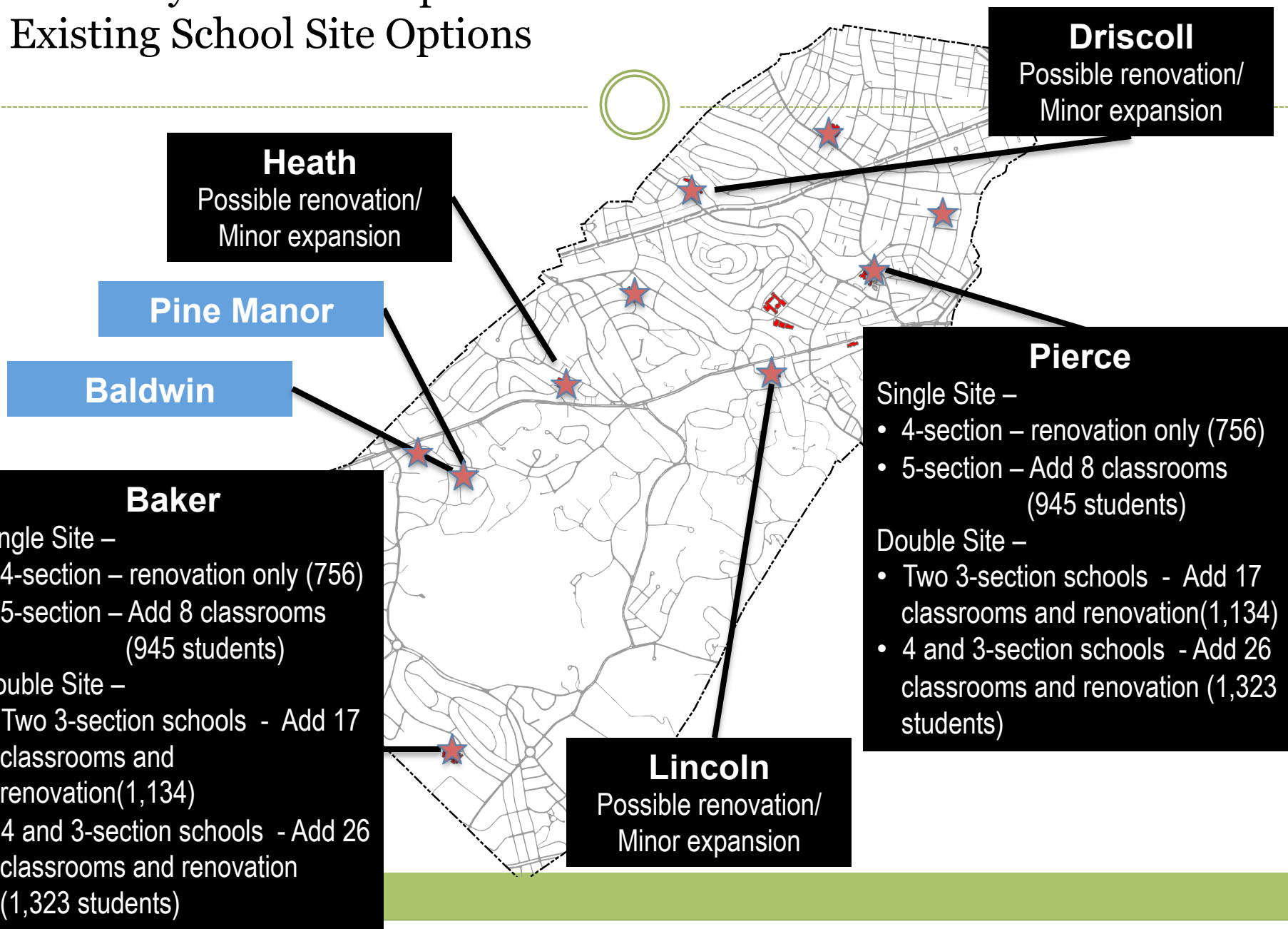
# 9<sup>th</sup> School Alternative Site Study



**SELECT BOARD**

**FEBRUARY 20, 2018**

# Summary of HMFH Update – Existing School Site Options





# Review of HMFH Site Options to Date

2

## Positive Observations

- Provides us with options that produce equity in each school that includes cost consideration for full or partial renovation.
- All options maintain K-8 grade structure
- Many options address the need to provide improved facilities for grades 6 – 8, similar to what they achieved at Devotion. 6-7-8 cluster is designed as a middle school within a K-8 structure.
- Provides choices that would maintain or expand existing open space.
- Avoids recommending school expansion options that result in more than 1200 students being located at one school or school campus.
- Have attempted to be open and transparent about potential costs of each option.
- Information provided by HMFH allows School Committee and Select Board to consider combining options into a multi-site solution that increases school capacity where needed.

# Review of HMFH Site Options to Date

3

## Concerns

- Expand in place approach produces significant renovation costs when considering multiple sites.
- If a multiple-site solution is selected with the same completion time line, there would be a need for significant construction phase “swing” space.
- On-going potential for legal challenges associated with Article 97, Westfield and environmental issues.
- Construction of a new 3+ section school on acquired land does not address existing renovation needs in some K-8 schools.

# OUTLINE OF PRESENTATION



- HMFH – Brief summary of options not recommended for further study (pink packet)
- David Pollak – Update of School Committee position on options
- HMFH – Brief review of recommended options and how estimated cost might be reduced (yellow packet)
- Neil Wishinsky - Update on Town owned and un-owned single-site options
- Select Board deliberates on status of school capacity options developed to date.

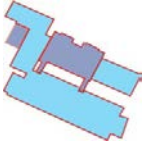
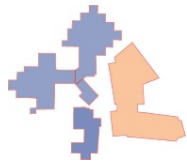
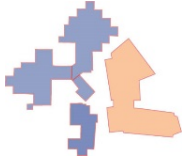
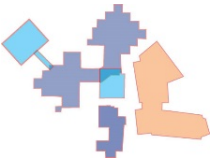


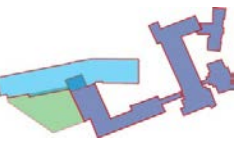


## **Options Not Recommended**

by HMFH for additional evaluation during the remainder of the Alternative Site Study

Options + Cost Matrix

NOT Recommended

				# of Classrooms			New Construction	Renovation		Demolition	Parking	Total Cost	+	Swing Space	Property Acquisition
				Existing	Option's	NET	\$ 560	Min	\$ 275	\$ 13	\$ 135,000	with 2.5 years of escalation		costs t.b.d.	\$ = One property
							/ sq ft		/ sq ft	/ sqft	/ space				
Heath	Opt. 2	Renovation Addition 4 Section School		27	36	9	\$ 78 M		\$ 6 M	\$ 1 M	\$ 7 M	\$ 102 M		\$	
Lincoln		Renovation Addition 4 Section School		27	36	9	\$ 52 M		\$ 4 M		\$ 7 M	\$ 70 M			
PIERCE OPTIONS NOT Recommended							\$ 600	Min.	\$ 575	\$ 13	\$ 160,000	with 2.5 years of escalation			
							/ sq ft		/ sq ft	/ sqft	/ space				
Pierce	3/3	Renovate 3 Section New 3 Section School Minimum Upgrades		37	54	17	\$ 84 M		\$ 5 M	\$ 1 M	\$ 13 M	\$ 114 M			Health Center \$ \$
	3/4	Renovate 3 Section New 4 Section School Minimum Upgrades		37	63	26	\$ 107 M		\$ 5 M		\$ 15 M	\$ 141 M			Health Center \$ \$
	4/3	Renovate 4 Section New 3 Section School Full Renovation		37	63	26	\$ 107 M		\$ 66 M	\$ 1 M	\$ 15 M	\$ 208 M		\$	Health Center \$ \$ \$ \$ \$
	4	Renovation Addition 4 Section School Full Renovation		37	36	-1	\$ 41 M		\$ 66 M	\$ 0.5 M		\$ 118 M		\$	\$ \$
BAKER OPTIONS NOT Recommended							\$ 600	Min.	\$ 535	\$ 13	\$ 160,000	with 2.5 years of escalation			
							/ sq ft		/ sq ft	/ sqft	/ space				
Baker	3/4	Renovate 3 Section New 4 Section School		37	63	26	\$ 137 M		\$ 43 M	\$ 0.4 M	\$ 15 M	\$ 215 M		\$	
	4/3	Renovate 4 Section New 4 Section School		37	63	26	\$ 137 M		\$ 43 M	\$ 0.4 M	\$ 15 M	\$ 215 M		\$	
	4	Renovation Addition 4 Section School Full Renovation		37	36	-1	\$ 30 M		\$ 58 M			\$ 97 M			



# Heath Opt. 2

36 CLASSROOMS - 4 SECTION

750 SEATS

+9 NET CLASSROOMS CAPACITY

## ADDITION RENOVATION

- Demolition of entire south wing
- 4+ floors of new classroom spaces
- Expansion of cafeteria/kitchen
- Demolition of existing gym
- New gym and support addition
- Reconfigure play space
- Additional Parking Structure below the new south-wing for 50 cars



# HEATH Opt. 2

## Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 9** classrooms gained
- Addresses substandard facilities
  - YES - expands overcrowded cafeteria
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - play areas relocated
- Traffic Impact? drop off / pick up
  - YES at Parking Structure
- Pedestrian Impact
  - IMPROVED - accessible uphill entrance added at New South-Wing

## Cost Considerations

- \$102M project cost
- Possible penalty by MSBA



**36 CLASSROOMS**  
**750 STUDENTS**



# New Lincoln

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

## ADDITION RENOVATION

- 27 existing CRs + 9 new CRs
- New below grade gym
- New cafeteria
- Reduced outdoor play area
- No additional on site parking
- Historic school campus limits development





# New Lincoln

## Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 9** classrooms gained
- Addresses substandard facilities
  - No
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - play areas significantly reduced
- Traffic Impact? drop off / pick up
  - Increased traffic
- Pedestrian Impact

## Cost Considerations

- \$70M project cost for addition



**36 CLASSROOMS**  
**750 STUDENTS**

# Pierce 3/3

54 CLASSROOMS

1,100 SEATS

+17 NET CLASSROOM CAPACITY

## 3 SECTION RENOVATION

- Minimal upgrades and acoustic improvements of classrooms
- 27 Classrooms for 550 seats
- Optional: demolish non-accessible C-wing classrooms will impact cost

## 3 SECTION NEW CONSTRUCTION

- 27 CRs for 550 seats on 4 Floors
- Expand parking structure below
- Requires purchase/demolition of:
  - 62 and 68 Harvard St
  - Relocate Health Center



# PIERCE 3/3

## Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 17** classrooms gained
- Addresses substandard facilities
  - NO - existing Pierce remains
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - reduction of sloped green area
- Traffic Impact? drop off / pick up
  - YES - added students, no added queuing
- Pedestrian Impact
  - IMPROVED - additional plaza space

## Cost Considerations

- \$114 M project cost
- Costly below grade parking
- 2 property acquisitions (not included)
- Relocate Health Center (not included)



**54 CLASSROOMS**  
**1,100 STUDENTS**



# Pierce 3/4

63 CLASSROOMS

1,300 SEATS

+26 NET CLASSROOM CAPACITY

## 3 SECTION RENOVATION

- Minimal upgrades and acoustic improvements of classrooms
- 27 Classrooms for 550 seats
- Optional: demolish non-accessible C-wing classrooms will impact cost

## 4 SECTION NEW CONSTRUCTION

- 36 CRs for 750 seats on 5 Floors
- Expand parking structure below
- Requires purchase/demolition of:
  - 62 and 68 Harvard St
  - Relocate Health Center



# PIERCE 3/4

## Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 26** classrooms gained
- Addresses substandard facilities
  - NO - existing Pierce remains
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - reduction of sloped green area
- Traffic Impact? drop off / pick up
  - YES - added students, no added queuing
- Pedestrian Impact
  - IMPROVED - Additional plaza space

## Cost Considerations

- \$141M project cost
- Costly below grade parking
- 2 property acquisitions (not included)
- Relocate Health Center (not included)



**63 CLASSROOMS**  
**1,300 STUDENTS**



# Pierce 4/3

63 CLASSROOMS

1,300 SEATS

+26 NET CLASSROOM CAPACITY

## 4 SECTION RENOVATION ADDITION

- New gym, admin, cafe and classroom facilities
- Full renovation of other spaces
- 36 + CRs for 750 seats

## 3 SECTION NEW CONSTRUCTION

- 27 CRs for 550 seats on 4 Floors
- Expand parking structure below
- Requires purchase/demolition of:
  - 62 and 68 Harvard St
  - Relocate Health Center
  - Article-97 open space and 3 properties at School St.



# PIERCE 4/3

## Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 26** classrooms gained
- Addresses substandard facilities
  - YES - full Pierce reno & additions
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - reduction of sloped green area
- Traffic Impact? drop off / pick up
  - YES - added students, no added queuing
- Pedestrian Impact
  - IMPROVED - additional plaza space

## Cost Considerations

- \$208M project cost
- Costly below grade parking
- 5 property acquisitions (not included)
- Relocate Health Center (not included)



**63 CLASSROOMS**  
**1,300 STUDENTS**



# Pierce 4

36 CLASSROOMS

750 SEATS

-1 CLASSROOM CAPACITY

## 4 SECTION ADDITION RENOVATION

- Full renovation
- New gym, admin, cafe and additional classrooms
- Demolition of C-wing
- 36 CRs for 750 seats
- Existing parking to remain
- Requires purchase/demolition of:
  - 62 Harvard St





# PIERCE 4

## Evaluation Criteria

- Addresses capacity needs?
  - NO - **Net 1** classroom less
- Addresses substandard facilities
  - YES - full Pierce reno & additions
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - reduction of sloped green area
- Traffic Impact? drop off / pick up
  - YES - added students, no added queuing
- Pedestrian Impact
  - IMPROVED - additional plaza space

## Cost Considerations

- \$118M project cost
- Costly below grade parking
- 1 property acquisition (not included)
- Swing space necessary to prevent extensive phasing (not included)



**36 CLASSROOMS**  
**750 STUDENTS**

# Baker 3/4 or 4/3

63 CLASSROOMS 7-SECTION  
3-SECTION / 4-SECTION  
1300 SEATS  
+ 24 NET CLASSROOM CAPACITY

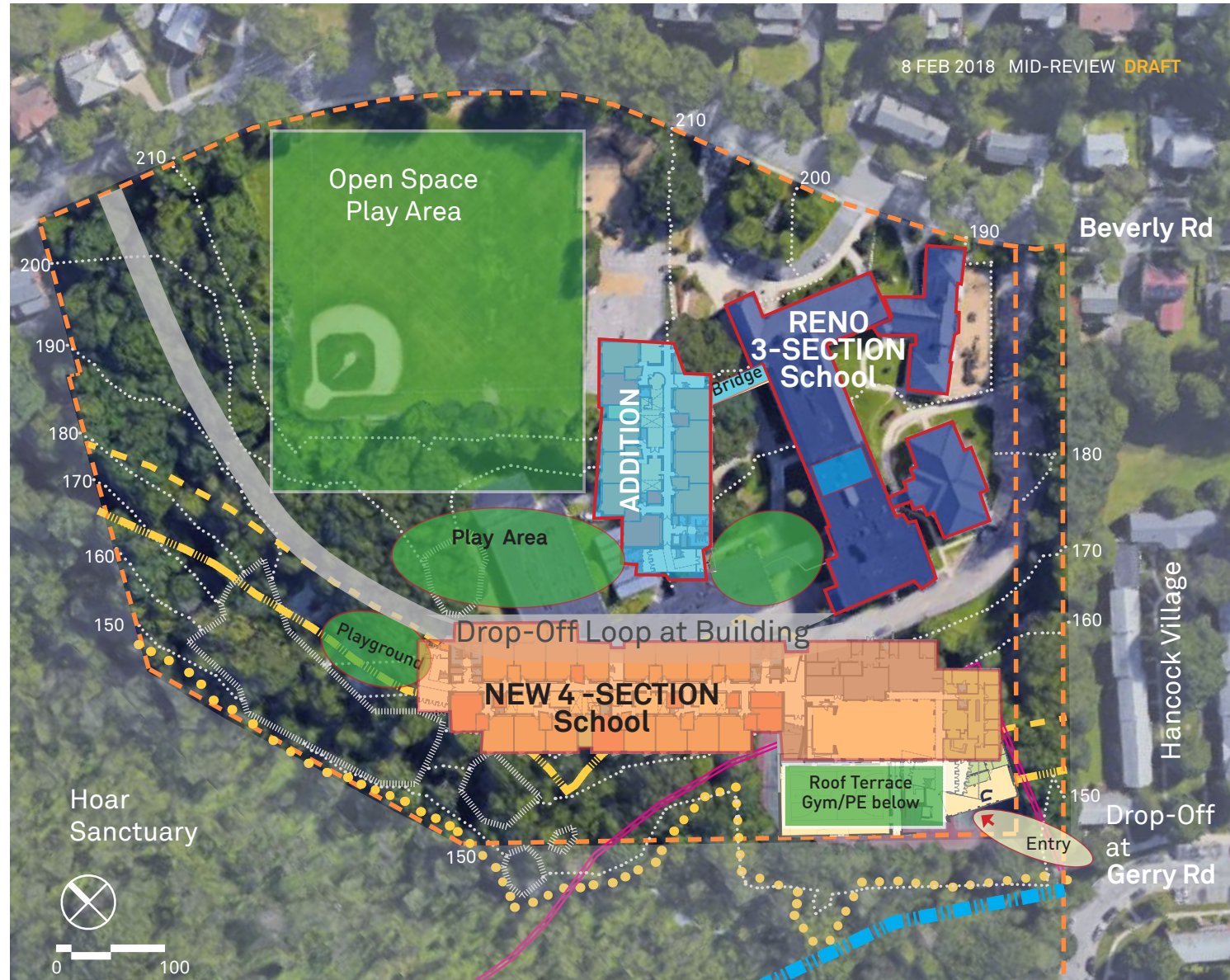
## RENO/ADDITION 3-SECTION

- 27 Classrooms
- Demo D+E wings (20 CRs)
- Addition new classrooms

## NEW 4-SECTION

- 36 Classrooms
- 4-Floors
- Parking Level 80 cars

- Requires loss of tennis courts and environmental issues





# Baker 3/4 or 4/3

63 CLASSROOMS    7-SECTION  
3-SECTION / 4-SECTION  
1300 SEATS  
+24 NET CLASSROOM CAPACITY

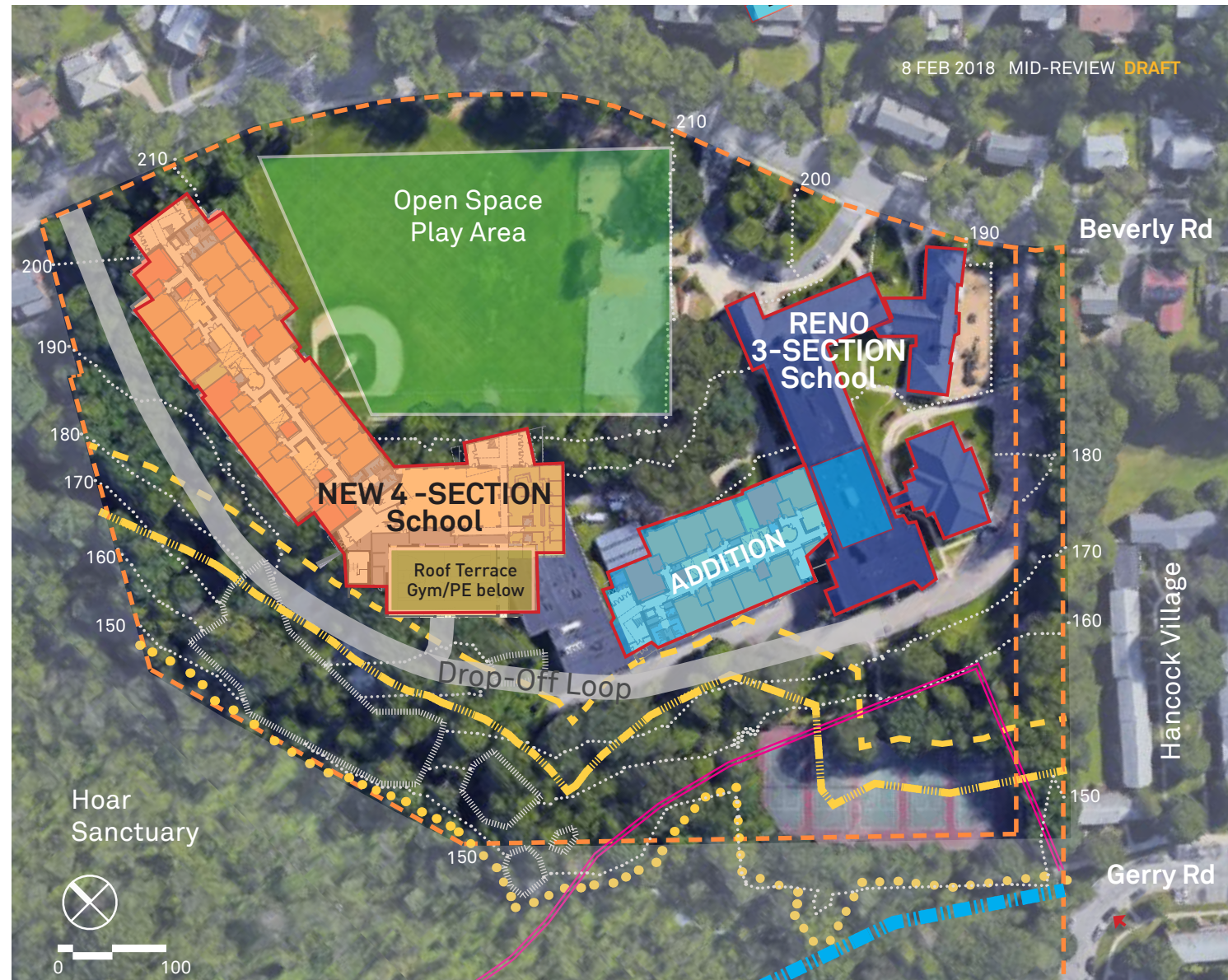
## RENO/ADDITION 3-SECTION

- 27 Classrooms
- Demo D+E wings (20 CRs)
- Addition new classrooms

## NEW 4-SECTION

- 36 Classrooms
- 4-Floors
- Parking Level 80 cars

- REDUCED Play Area



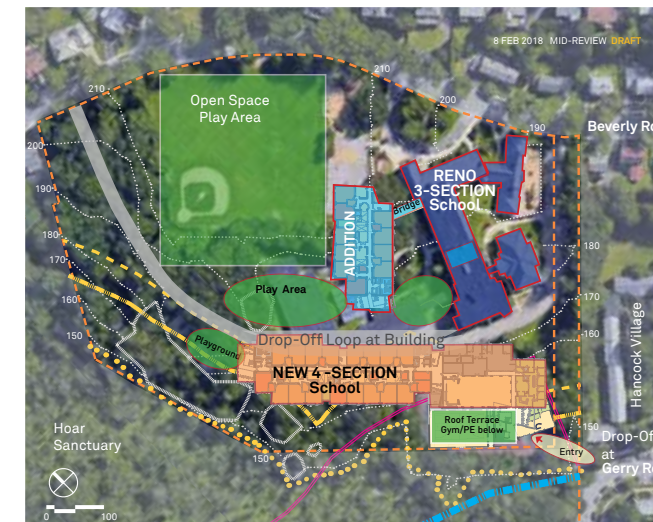
# BAKER 3/4 or 4/3

## Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 26** classrooms gained
- Addresses substandard facilities
  - YES - reno & additions
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - loss of tennis courts
- Traffic Impact? drop-off / pick-up
  - YES - increased drop-off area
- Pedestrian Impact
  - YES - Opt.1 access at Gerry Rd

## Cost Considerations

- \$215M
- Costly structured parking
- Sensitive Environmental permitting (not included)
- Long phased construction (not included)



**63 CLASSROOMS**  
**1,300 STUDENTS**



# Baker 4

**36 CLASSROOMS 4-SECTION**  
**750 SEATS**

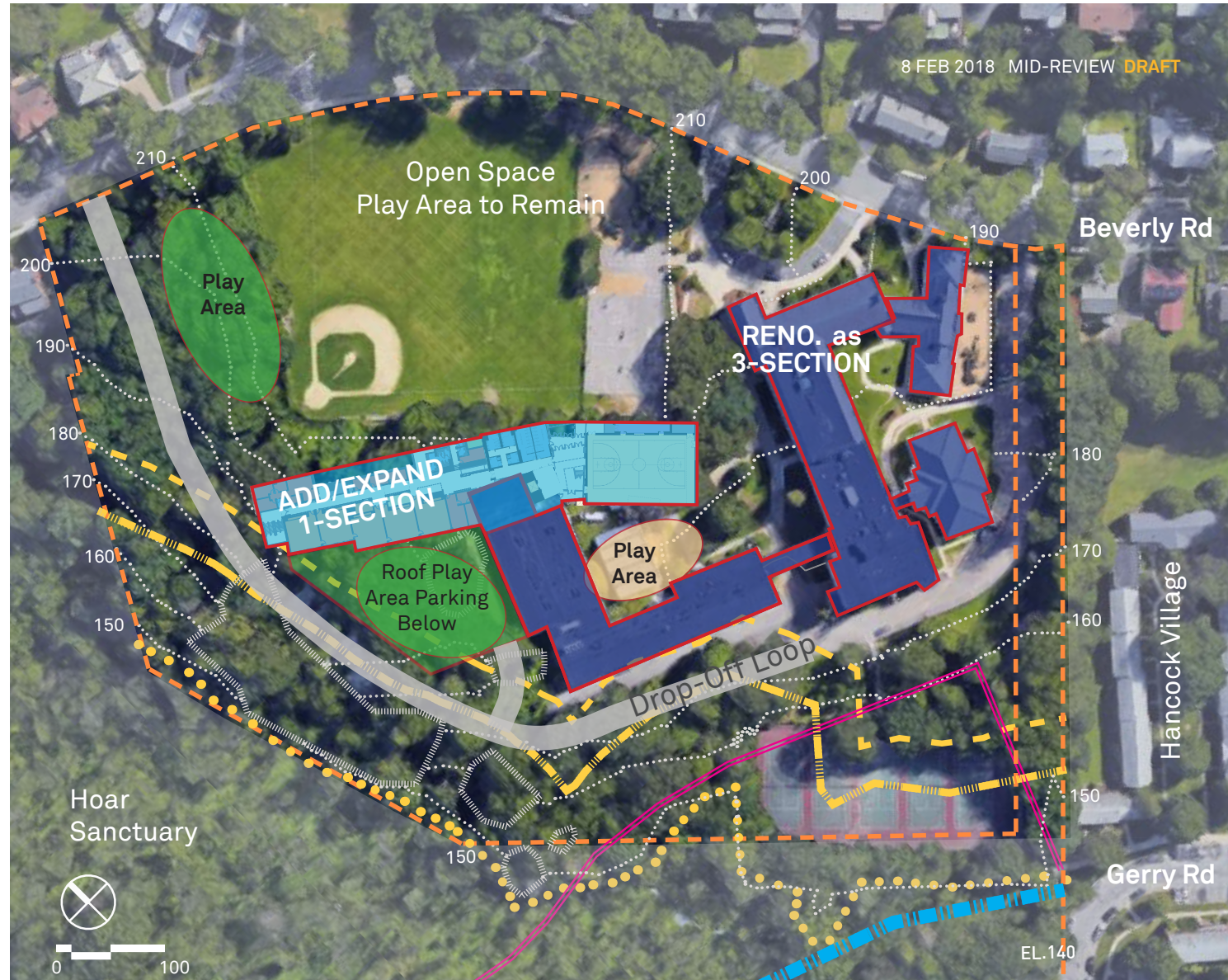
**-1 CLASSROOM CAPACITY**

## RENOVATE for 3-SECTION

Minimum Renovation OR Full  
Renovate 27 CRs for 567 stu-  
dents, and re-purpose 11 CRs  
Plus 2 Pre-K, improve Admin,  
Teaching Spaces & Cafeteria

## ADD/EXPANSION 1-SECTION

- New 2-Floors 62,000 GSF
- Adds 9 CRs for 189 students
- New Gym
- **Parking Level for 50 cars**



# BAKER 4

## Evaluation Criteria

- Addresses capacity needs?
  - No - **decreases** classrooms capacity
- Addresses substandard facilities
  - YES - reno & additions
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - Opt.1 loss of tennis courts
- Traffic Impact? drop-off / pick-up
  - YES - increased drop-off area
- Pedestrian Impact
  - YES - Opt.1 access at Gerry Rd

## Cost Considerations

- \$97M
- Sensitive Environmental permitting (not included)
- Costly structured parking



**36 CLASSROOMS**  
**750 STUDENTS**




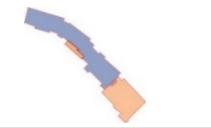
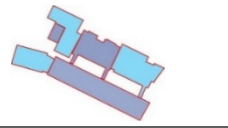
## **Options Recommended**

by HMFH for additional evaluation during the remainder of the Alternative Site Study


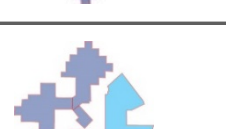
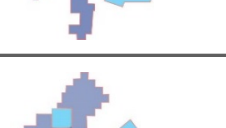


Options + Cost Matrix







RECOMMENDED OPTIONS

			# of Classrooms			New Construction	Renovation		Demolition	Parking	Total Cost	+	Swing Space	Property Acquisition
			Existing	Option's	NET	\$ 560	Min	\$ 275	\$ 13	\$ 135,000	with 2.5 years of escalation		costs t.b.d.	\$ = One property
						/ sq ft		/ sq ft	/ sqft	/ space				
Driscoll	Opt. 1	Renovation Addition 4 Section School		27	36	9	\$ 38 M		\$ 25 M	\$ 0.1 M	\$ 7 M	\$ 77 M		
	Opt. 2	Renovation Addition 4 Section School		27	36	9	\$ 43 M		\$ 25 M	\$ 0.1 M	\$ 7 M	\$ 83 M		
Heath	Opt. 1	Renovation Addition 4 Section School		27	36	9	\$ 52 M		\$ 16 M	\$ 0.1 M		\$ 75 M		

RECOMMENDED PIERCE OPTIONS

RECOMMENDED PIERCE OPTIONS							\$ 600	Min.	\$ 575	\$ 13	\$ 160,000	with 2.5 years of escalation			
							/ sq ft		/ sq ft	/ sqft	/ space				
Pierce	K5/678	Renovation Addition Lower New Upper School Minimum Upgrades		37	54	17	\$ 75 M		\$ 5 M	\$ 0.5 M	\$ 13 M	\$ 103 M			\$ \$
	K5/678	Renovation Addition Lower New Upper School Full Renovation		37	54	17	\$ 75 M		\$ 70 M	\$ 0.5 M	\$ 13 M	\$ 175 M	\$		\$ \$
	5	Renovation Addition 5 Section School Full Renovation		37	45	8	\$ 63 M		\$ 66 M	\$ 0.9 M	\$ 2 M	\$ 146 M	\$		\$
	NEW 3/3	Two 3 Section Schools at one new building		37	54	17	\$ 136 M			\$ 2.5 M	\$ 13 M	\$ 167 M	\$		

RECOMMENDED BAKER OPTIONS

RECOMMENDED BAKER OPTIONS							\$ 600	Min.	\$ 535	\$ 13	\$ 160,000	with 2.5 years of escalation			
							/ sq ft		/ sq ft	/ sqft	/ space				
Baker	3/3	Renovate 3 Section New 3 Section School Minimum Upgrades		37	54	17	\$ 130 M	\$ 9 M	\$ 0.4 M	\$ 13 M	\$ 168 M				
	3/3	Renovate 3 Section New 3 Section School Full Renovation		37	54	17	\$ 130 M	\$ 43 M	\$ 0.4 M	\$ 13 M	\$ 205 M	\$			
	K5/678 Opt.1	Renovation Addition Lower New Upper School Minimum Upgrades		37	54	17	\$ 107 M	\$ 9 M	\$ 0.02 M	\$ 13 M	\$ 143 M				
	K5/678 Opt.2	Renovation Addition Lower New Upper School Full Renovation		37	54	17	\$ 107 M	\$ 58 M	\$ 0.02 M	\$ 13 M	\$ 196 M	\$			
	5 Opt.1	Renovation Addition 5 Section School Full Renovation		37	45	8	\$ 60 M	\$ 58 M		\$ 11 M	\$ 142 M	\$			
	5 Opt.2	Renovation Addition 5 Section School Full Renovation		37	45	8	\$ 69 M	\$ 51 M	\$ 0.18 M	\$ 11 M	\$ 144 M	\$			

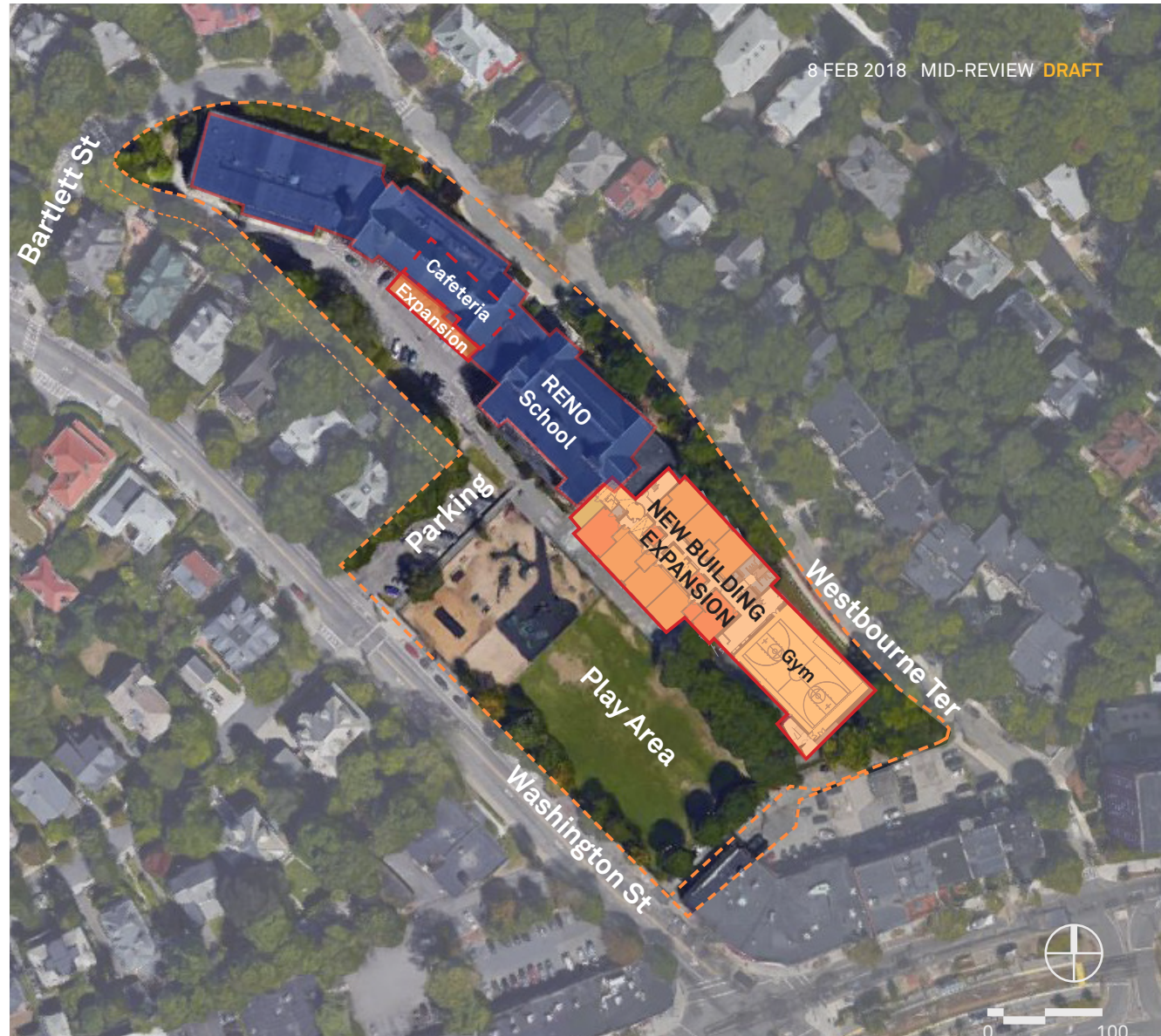


# Driscoll Opt.1

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

## ADDITION RENOVATION

- 27 existing CRs + 9 new CRs
- Demolition of existing gym
- Moderate renovation to existing
- Expansion of cafeteria/kitchen
- New 3-floors classroom addition
- New gym addition
- Requires loss of tennis courts
- See Optional parking structure



# DRISCOLL Opt. 1

## Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 9** classrooms gained
- Addresses substandard facilities
  - YES - moderate reno & additions
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - loss of tennis courts
- Traffic Impact? drop off / pick up
  - Requires further study
- Pedestrian Impact
  - New play area over parking structure

## Cost Considerations

- \$77M project cost
- Parking structure w/green roof play area open space included



**36 CLASSROOMS**  
**750 STUDENTS**



# Driscoll Opt.2

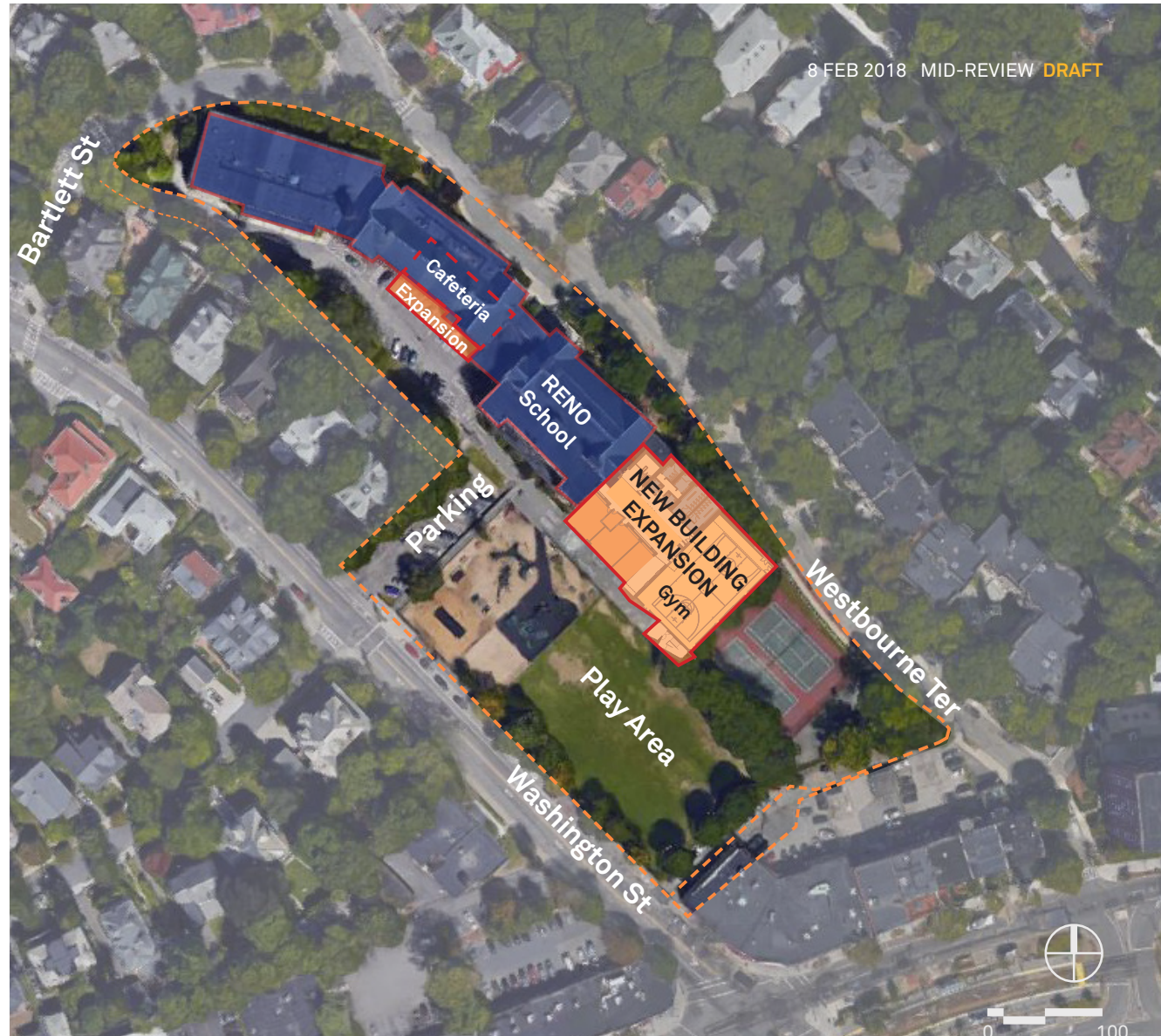
36 CLASSROOMS 4-SECTION

758 SEATS

9 CLASSROOMS ADDED CAPACITY

## ADDITION RENOVATION

- 27 existing CRs + 9 new CRs
- Demolition of existing gym
- Moderate renovation to existing
- Expansion of cafeteria/kitchen
- New 5-floors classroom addition
- New below grade gym addition
- Taller addition preserves tennis courts
- Optional parking structure



## DRISCOLL Opt. 2

### Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 9** classrooms gained
- Addresses substandard facilities
  - YES - moderate reno & additions
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - NO - tennis courts remain
- Traffic Impact? drop off / pick up
  - Requires further study
- Pedestrian Impact
  - New play area over parking structure

### Cost Considerations

- \$83M project cost
- Parking structure w/play area included
- Taller, more costly structure due to below grade construction to maintain open space



**36 CLASSROOMS**  
**750 STUDENTS**



# Heath Opt. 1

36 CLASSROOMS - 4 SECTION

750 SEATS

+9 NET CLASSROOM CAPACITY

## ADDITION RENOVATION

- Renovation of 24 existing classrooms
- New classrooms added
- Expansion of cafeteria/kitchen
- Demolition of existing gym
- New 2-floors classroom addition
- New gym addition
- Reduction of play space (to be studied further)
- No additional parking (to be studied further)



# HEATH Opt. 1

## Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 9** classrooms gained
- Addresses substandard facilities
  - YES - expands overcrowded cafeteria
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - play areas relocated
- Traffic Impact? drop off / pick up
  - No layout change
- Pedestrian Impact
  - IMPROVED - accessible uphill entrance added at New Gym

## Cost Considerations

- \$75M project cost
- Possible penalty by MSBA



**36 CLASSROOMS**  
**750 STUDENTS**



# Pierce K5/678

54 CLASSROOMS

1,100 SEATS

+17 NET CLASSROOM CAPACITY

## RENOVATION for K-5 Lower School

- Minimal upgrades and acoustic improvements of classrooms
- OR Full renovation see costs
- Optional: demolish non-accessible C-wing classrooms will impact cost
- 36 CRs existing for 750 seats

## NEW 6-7-8 Upper School

- 18 CRs for 350 seats on 5 Floors
  - Parking Structure Below 50 cars
- Requires purchase/demolition of:
    - 62 and 68 Harvard St



# PIERCE K5/678

## Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 17** classrooms gained
- Addresses substandard facilities
  - NO - existing Pierce remains
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - reduction of sloped green area
- Traffic Impact? drop off / pick up
  - YES - added students, no added queuing
- Pedestrian Impact
  - IMPROVED - Additional plaza space

## Cost Considerations

- Minimum Renovation \$103M project cost
- Full Renovation \$175M project cost
- 2 property acquisitions (not included)



**54 CLASSROOMS**  
**1,100 STUDENTS**



# Pierce 5

45 CLASSROOMS

945 SEATS

+8 NET CLASSROOM CAPACITY

## 5 SECTION ADDITION RENOVATION

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



# PIERCE 5

## Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 8** classrooms gained
- Addresses substandard facilities
  - YES - full Pierce reno & additions
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - reduction of sloped green area
- Traffic Impact? drop-off / pick-up
  - YES - added students, no added queuing
- Pedestrian Impact
  - IMPROVED - additional plaza space

## Cost Considerations

- \$146M project cost
- Costly below grade parking
- 1 property acquisition (not included)
- Swing space necessary to prevent extensive phasing (not included)



**45 CLASSROOMS**  
**945 STUDENTS**



# Pierce New 3/3

54 CLASSROOMS

1,100 SEATS

+17 NET CLASSROOM CAPACITY

TWO 3 SECTION Schools

- 27 CRs for 550 seats Each

TOTAL 6 SECTION

## NEW CONSTRUCTION

- 4 Floors plus lower level parking
- Demolish existing Pierce.
- Historic Pierce Primary to remain.
- Parking Structure approx. 150 cars
- Optional purchase of 62 Harvard St for additional open space play area for two schools





# Baker 3/3

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

## RENOVATE 3-SECTION School

- 27 Classrooms; Reno 9 CRs
- Demolish D+E Wings
- +New 18 Classroom wing at 2-Floors
- Expand Cafe/Kitchen
- New Gym, Multi-purpose Rm, Service at 2-Lower Levels
- Parking Level for 50 cars

- Requires loss of tennis courts and environmental issues

## NEW 3-SECTION School

- 27 Classrooms on 3-Floors
- Gym Cafeteria Kitchen Service 2 Floors below
- Parking Level for 50 cars





# BAKER 3/3

## Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 17** classrooms gained
- Addresses substandard facilities
  - YES - reno & additions
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - loss of tennis courts
- Traffic Impact? drop-off / pick-up
  - YES - increased drop-off area
- Pedestrian Impact
  - YES - improved access at Gerry Rd

## Cost Considerations

- \$168M to \$205M
- Costly structured parking
- Long phased construction, new sections not online until ~4 yrs construction
- Sensitive Environmental permitting (not included in cost / schedule)



**54 CLASSROOMS**  
**1,100 STUDENTS**



# Baker K5/678 Opt.1

54 CLASSROOMS 6-SECTION

1100 SEATS

+17 NET CLASSROOM CAPACITY

## LOWER K5 RENO/ADDITION

36 Classrooms 756 Seats

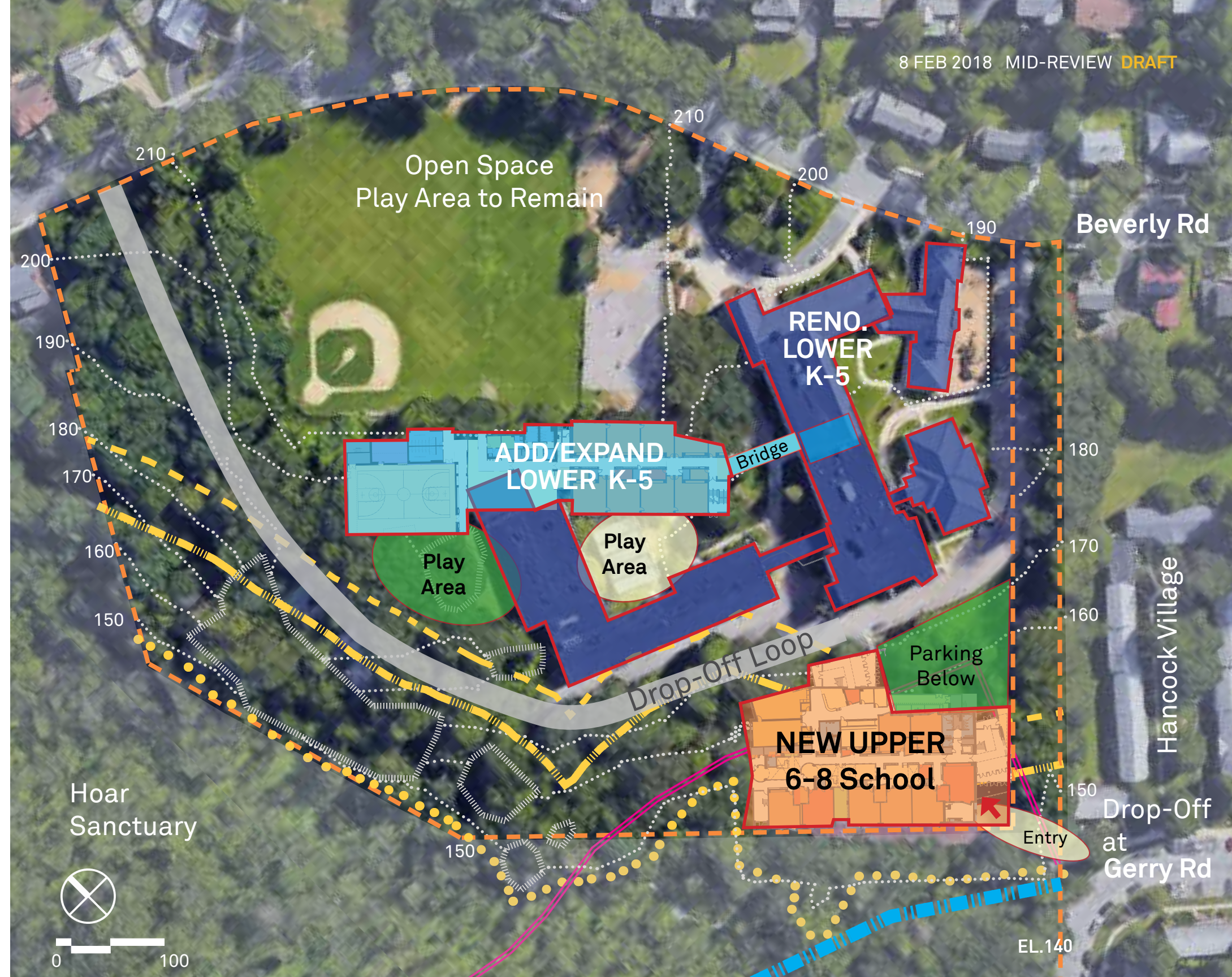
- Demolish Multipurpose Rm
- Renovate 24 Classrooms and reallocate others, +2 Pre-K,
- Add 12 Classrooms & Gym

## NEW UPPER 6 7 8

18 Classrooms 378 Seats

- Classrooms on 2-Floors plus
- Admin and Library on 1-Floor
- Cafeteria/Kitchen Service and Gym 2-Floors below
- Parking Level for 50 cars

- Requires loss of tennis courts and environmental issues





# Baker K5/678 Opt.2

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

## LOWER K5 RENO/ADDITION

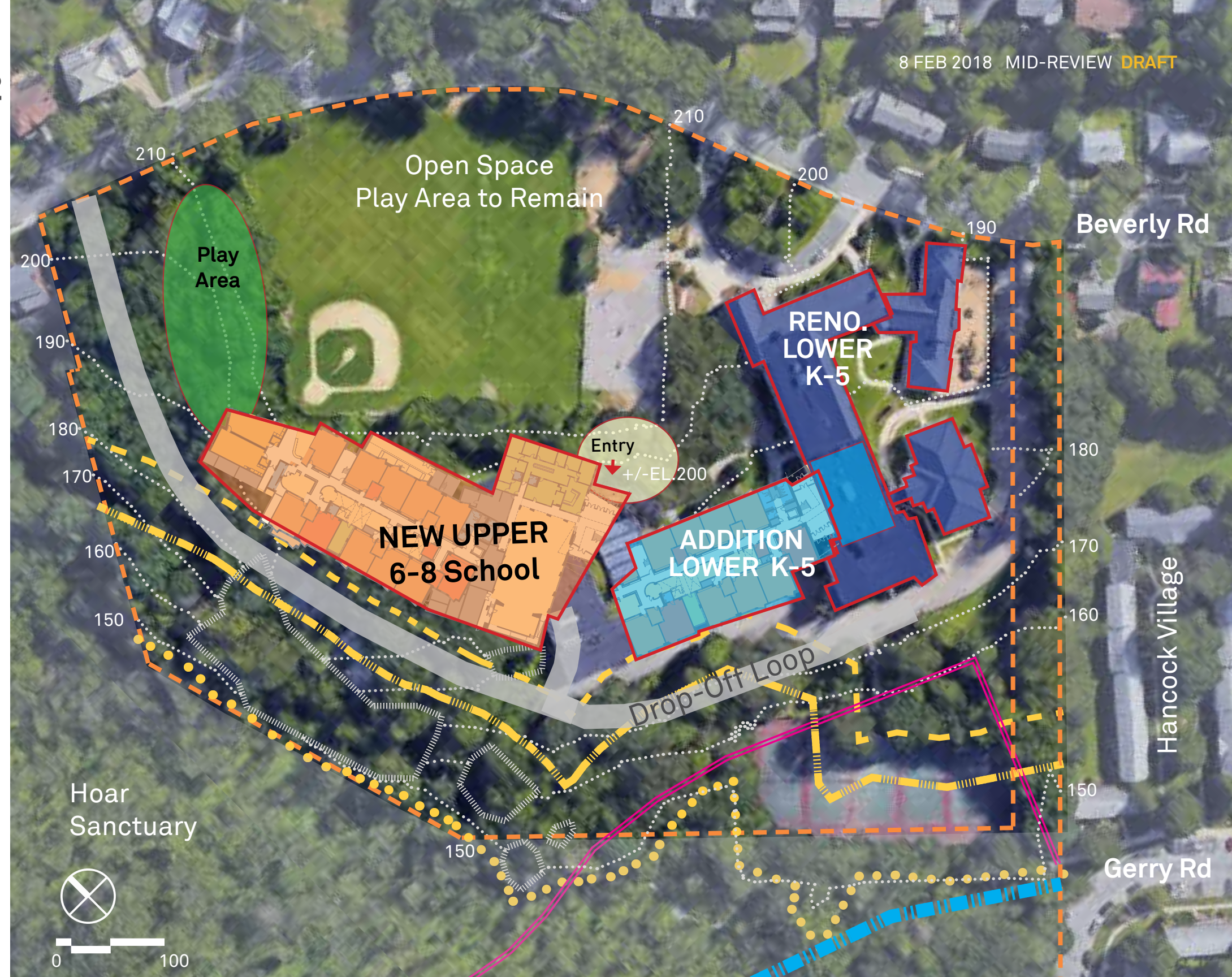
**36 Classrooms 756 Seats**

- Demolish Part D+E Wings
- Renovate 18 Classrooms and reallocate others, +2 Pre-K,
- Add 18 Classrooms on 3-Floors

## NEW UPPER 6 7 8

**18 Classrooms 378 Seats**

- 2-Floors classrooms, Administration and Library
- Cafeteria/Kitchen Service and Gym 2-Floors below
- Parking Level for 50 cars





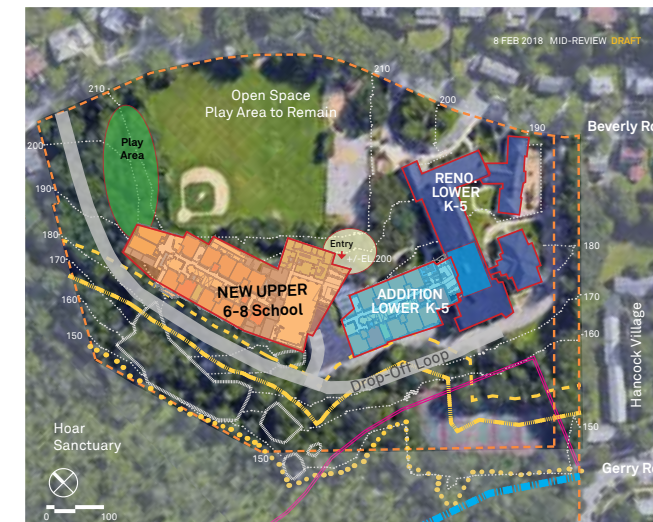
# BAKER K5/678

## Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 17** classrooms gained
- Addresses substandard facilities
  - YES - reno & additions
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - Opt.1 loss of tennis courts
- Traffic Impact? drop-off / pick-up
  - YES - increased drop-off area
- Pedestrian Impact
  - YES - Opt.1 access at Gerry Rd

## Cost Considerations

- \$143M to \$196M
- Costly structured parking
- Sensitive Environmental permitting
- Long phased construction (not included)



**54 CLASSROOMS**  
**1,100 STUDENTS**

# Baker 5 Opt.1

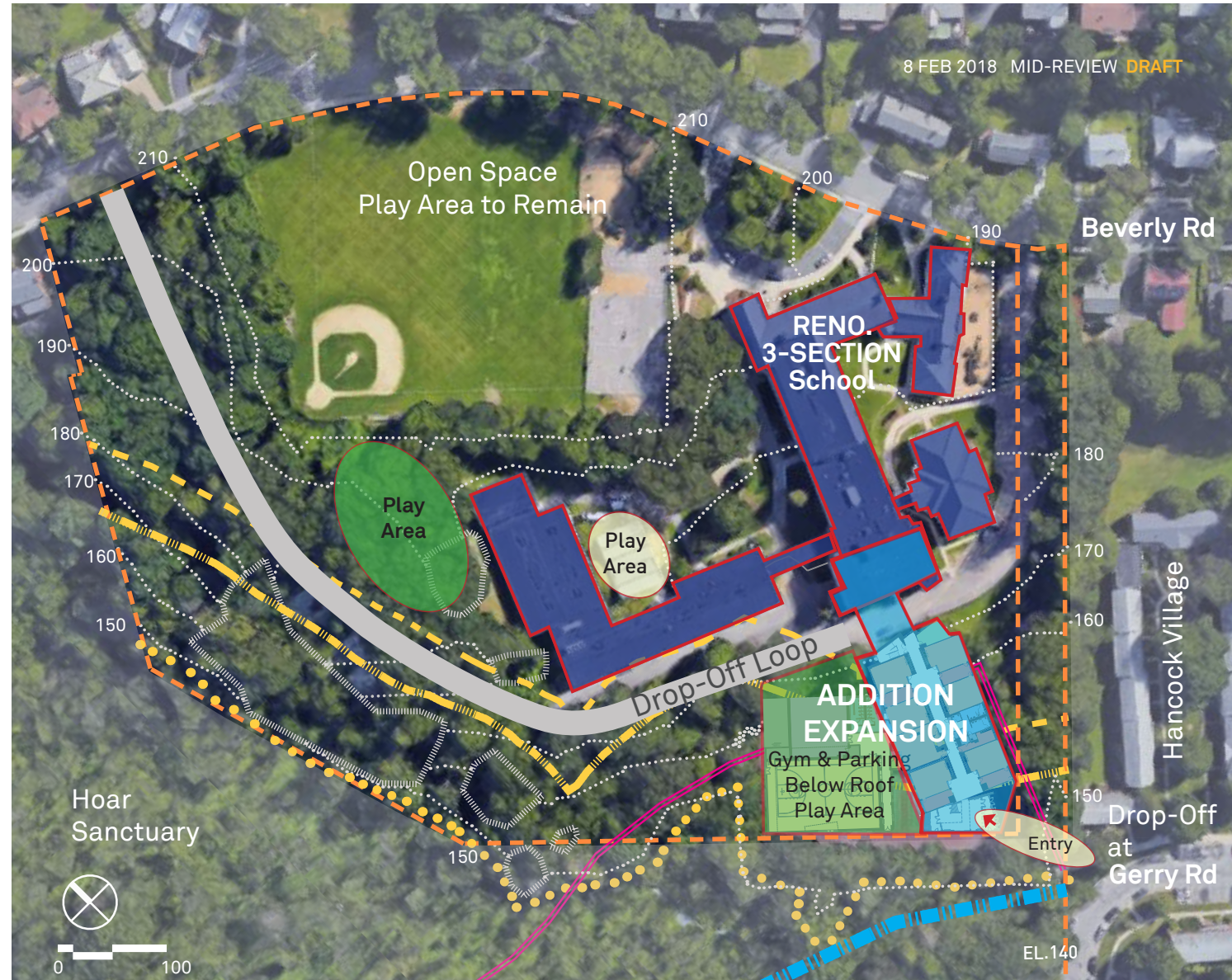
**45 CLASSROOMS 5-SECTION**  
**940 SEATS**  
**+8 NET CLASSROOM CAPACITY**

## RENOVATE for 3-SECTION

- Minimum OR Full Renovation
- Renovate 27 Classrooms, and reallocate 11 Classrooms
- +2 Pre-K

## ADDITION 2-SECTION

- New 70,000 GSF
- Adds 18 CRs on 3-Floors, New Gym, Specialty spaces
- Parking Level for 50 cars
- Requires loss of tennis courts and environmental concerns





# Baker 5 Opt.2

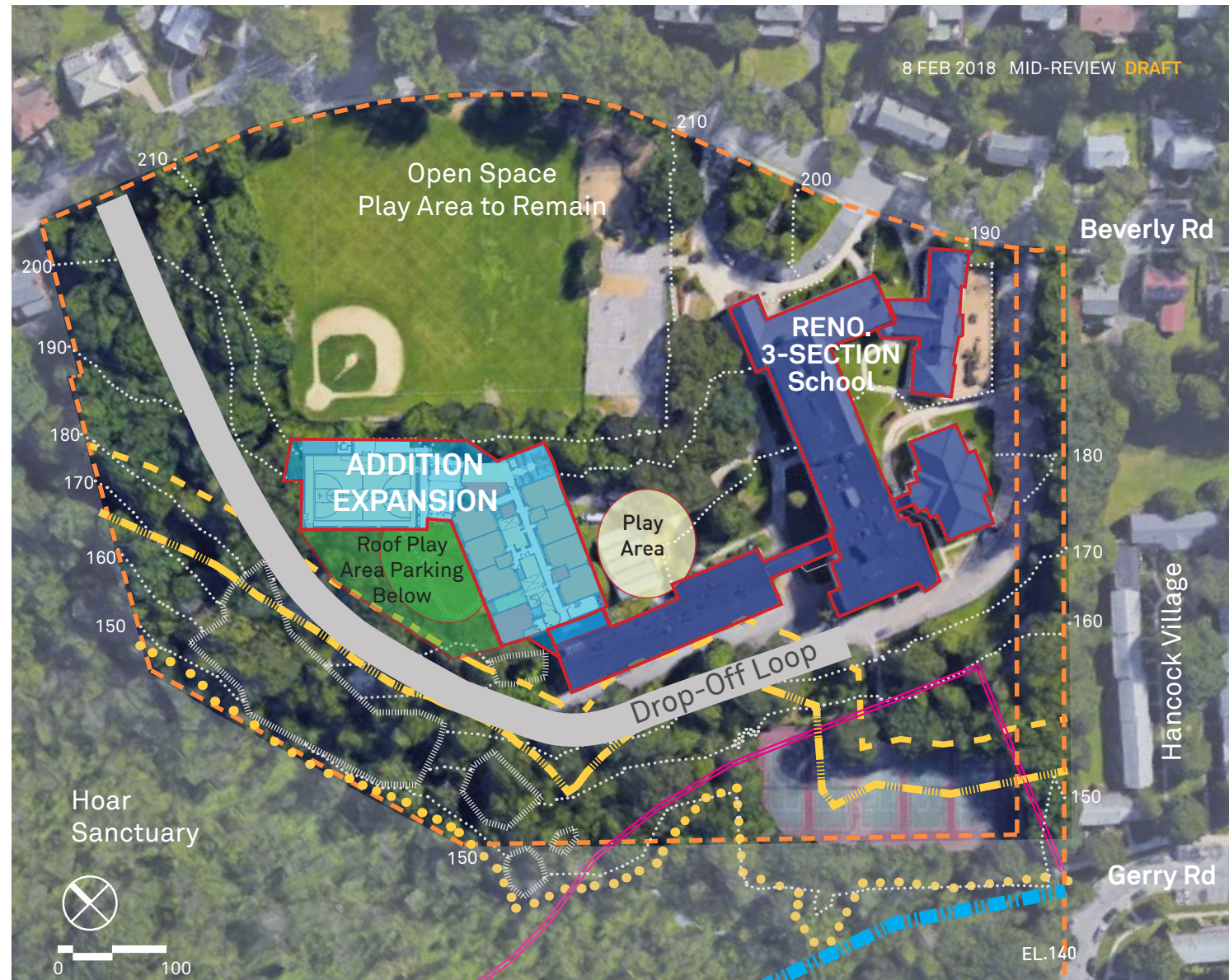
**45 CLASSROOMS 5-SECTION**  
**940 SEATS**  
**+8 NET CLASSROOM CAPACITY**

## RENOVATE for 3-SECTION

- Demo Multi-purpose Rm, E-Wing and Modulars
- Renovate 27 CRs +2 Pre-K, and redesign 11 CRs

## ADD/EXPANSION 2-SECTION

- New 70,000 GSF
- Adds 18 CRs on 3-Floors,
- New Gym, Specialty spaces
- Parking Level for 50 cars
- Drop-off Loop



# BAKER 5

## Evaluation Criteria

- Addresses capacity needs?
  - YES - **Net 8** classrooms gained
- Addresses substandard facilities
  - YES - reno & additions
- Supports the school's ed plan?
  - YES
- Impact to open / play space?
  - YES - Opt.1 loss of tennis courts
- Traffic Impact? drop-off / pick-up
  - YES - increased drop-off area
- Pedestrian Impact
  - YES - Opt.1 access at Gerry Rd

## Cost Considerations

- \$142M to \$144M
- Sensitive Environmental permitting
- Long phased construction
- Costly structured parking



**45 CLASSROOMS**  
**950 STUDENTS**



# 4.5 Acre Town-Owned Putterham Parcel





Brookline Fire  
Station No. 6

Horace James Circle

Newton St



# Questions and Comments

For complete updates and materials and to sign up  
to get email updates go to:

**[www.brookline.k12.ma.us/school9](http://www.brookline.k12.ma.us/school9)**





# K – 8 School Capacity Projections



EXISTING 2017 - 2018			PROJECTED 2022 - 2023			
SCHOOL	CLASSROOM SECTIONS	ENROLLMENT	ENROLLMENT	CLASSROOM SECTIONS NEEDED	CLASSROOM EXISTING SECTIONS	SHORTAGE
BAKER	39	763	912	46	37	-9
DEVOTION	43	801	898	45	45	
DRISCOLL	28	613	620	32	27	-5
HEATH	27	534	520	27	28	1
LAWRENCE	35	722	757	38	36	-2
LINCOLN	28	578	567	29	28	-1
PIERCE	41	859	946	45	36	-9
RUNKLE	27	612	649	34	27	-7
<b>K-8 TOTALS</b>	<b>268</b>	<b>5482</b>	<b>5869</b>	<b>296</b>	<b>264</b>	<b>-32</b>

Additional Classroom Space to be Included in a 9th School Design

K-8 Classrooms	32	
Pre-K Classrooms	3	
Science Labs	2	
RISE Programs	3	
<b>Total Classrooms Needed</b>	<b>40</b>	<b>(3 to 4 sections needed overall)</b>

Note: Projected enrollment in each school based on 2017 enrollment patterns and use of existing buffer zones.

Source: 2017 Preliminary Enrollment Projections Report - Document under Review 12-22-17

# **Consistent Comments and Opinions Heard Throughout Listening Sessions**



- **Need for equity in regards to facilities at all schools**
- **Strong support for maintaining K-8 grade structure**
- **Middle school grades need improved facilities**
- **Driscoll School community strongly supports school expansion and much needed renovation**
- **Strong interest from Pierce School community for Pierce to be part of the school capacity solution**
- **Will MSBA be sought to partner with 9<sup>th</sup> school options?**
- **Must include outside facility needs with school expansion/renovation efforts**

# **Consistent Comments and Opinions Heard Throughout Listening Sessions**



- **Loss of outdoor open space and school/community play space should be avoided**
- **Concern current school/sites being studied cannot accommodate enrollments of 1300-1400 students**
- **Need to also achieve right-sizing with common core spaces (gym, café, library)**
- **Baker School traffic and student drop-off / pick-up concerns with enlarged student enrollment**
- **Single school solution does not address long standing renovation needs**
- **Need to consider financial realities and impact on tax payers; several overrides pending**
- **Need to be open and transparent about all costs associated with each option**
- **Need to build/expand where the enrollment needs dictate**
- **We need to make a decision and move forward**



# Alternative Site Selection Study – Evaluation of Sites

9

**DRAFT**

**EVALUATION CRITERIA**

**UNDER CONSIDERATION**

## HOW DOES EACH SITE SOLUTION

- Support an effective educational plan?
- Provide for student safety during, before and after the school day?
- Impact cost, including costs to acquire, build and long term operating costs?
- Minimize environmental impact?
- Address traffic, including drop off/pick up and pedestrian concerns?
- Address town-wide school capacity needs and substandard core facility needs?
- Protect or expand open-space and outdoor play opportunities for school and community use?
- Comply with a 4/5 year completion timeline?

# Impact of “No-Decision”

10

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

- A shortage of 32 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



# 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

# 9<sup>th</sup> School Related Studies and Plans – 2009 to present



- **2009** Facilities Master Plan created by MGT
  - Updated in 2011 with by MGT
- **2013** Brookline School Population and Capacity Exploration (B-SPACE) Committee
  - Included 2013 Feasibility Study by HMFH Architects
  - Resulted in recommitment to “Expand-in-Place” Strategy
- **2014** Override Study Committee Report – included demographic projections done by MIT team
- **December 2014** – Civic Moxie commissioned reviewed 26 possible locations for 9<sup>th</sup> elementary school
- **November 2015 – October 2016:** 9<sup>th</sup> School Site Selection Study – coming out of Civic Moxie report, Baldwin, Baker, and Stop & Shop studied by JLA. Select Board and School Committee selected Baldwin site
- **December 2016 – May 2017:** Baldwin Feasibility Study done by JLA and managed by 9<sup>th</sup> Elementary School Building Committee
- **November 2017** – Town Meeting votes to extend site selection and do Alternative Site Study



# Sites That Have Been Investigated and Set Aside



## **Stop & Shop**

- Significantly more complex than Baker or Baldwin;
- Significantly more expensive than Baker or Baldwin;
- Disparate ownership of parcels;
- Environmental concerns relating to gas station, the car wash, and even the supermarket which had once been a manufacturing building

## **Skyline Park**

- Protected under Article 97;
- A capped solid waste landfill.

## **Transfer Station**

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

# Sites That Have Been Investigated and Set Aside



## **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;
- Very 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.



# Sites That Have Been Investigated and Set Aside



## **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;
- Would have required purchase/lease from an unwilling private owner;
- Due to concerns of the already overused Amory Park, would need for all of the play space to also be squeezed on the small site.

# Sites That Have Been Investigated and Set Aside



## **TJ Maxx**

- Location on the edge of Town in an area without 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 floorplates;
- No outdoor play space other than a partially underground parking area
- Close to recently expanded Edward Devotion School

## **Parsons Filed (owned by Northeastern University)**

- Located on the edge of Town and only a block from the Lawrence School

## **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