

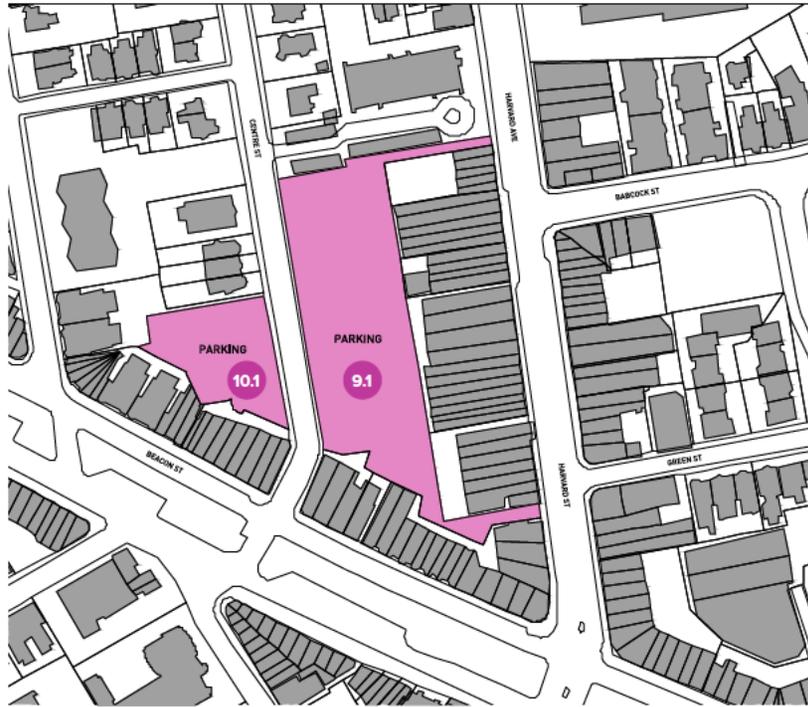
SITE B: CENTRE ST SCHOOL

This possible school site envisions a new school constructed on the existing town-owned surface parking lot east of Centre Street in the heart of Coolidge Corner. Additional parking for school-related needs and replacement of existing parking spaces lost due to the footprint of the at-grade school program would be accommodated with underground parking on the same Town-owned parcel and in an above-grade parking structure on the existing Town-owned parking lot on the west side of Centre Street. No private land would be required to complete the project. The school would be entered from Centre Street, with a limited reception area and loading/service functions located at grade, and all other school facilities on the upper floors. This project would be built in two phases. In Phase 1, the structured parking garage would be built to replace the existing public parking. In Phase 2, the school would be built. The revenue from public parking is not accounted for here as the spaces replace existing spaces to be removed for the school. This site includes a recreational area of 40,000 SF on the roof of the school building. No zoning variances would be required for this school.





<p>CENTRE ST SCHOOL</p>	<p>NEW SCHOOL BUILDING </p>	<p>3 STORY SCHOOL: SURFACE PARKING: UNDERGROUND PARKING: 3 LEVEL PARKING STRUCTURE: PROVIDED PARKING:</p>	<p>100,000 SQFT 20,000 SQFT 40,000 SQFT 54,000 SQFT 179 SPACES (REPLACEMENT) 60 SPACES (FOR SCHOOL) 40,000 SQFT</p>	<p>NOTE: - HARVARD ST RETAIL TO REMAIN - UNDERGROUND PARKING TO BE LOCATED UNDER SCHOOL FOOTPRINT</p>
<p> </p>				



Site Number	Owner	Address	Size of parcel/existing building	Existing use	Assessed value
9.1	Town of Brookline	Centre Street North Parking Lot	81,912.00	lot	\$0
10.1	Town of Brookline	Centre Street South Parking Lot	81,892.80	lot	\$0

Student-School Assignment GIS Model

The GIS mapping model predicts the addition of the Centre Street School would likely add an additional 103 students to the “walkable” category than existed in the 2014-15 school year. Similar to the Cottage Farm scenario, some students south of Route 9 but more than 1/4 miles from Lincoln School would be assigned to Pierce or Lawrence as a result of the addition of this school. Some households in or near Hancock Village whose children mostly currently attend Baker (but are more than 1/4 miles from Baker) would likely be assigned to Runkle or Lincoln. As discussed in Section One, prior to any changes to School Districts, Buffers, or assignments, the School Committee and the PSB would first go through a public process as they have prior to previous district changes.

Site Specific Assumptions

- The Centre Street School could be self-developed or turn key construction.
- If needed, the PSB would request zoning relief from the Zoning Board of Appeals to accommodate the school and structured parking garage on the identified site;
- Built entirely on town-owned land;
- Public parking to be replaced in public garage;
- Phasing required to build public structured parking lot prior to school construction.

Town of Brookline Role/Responsibilities:

- Cost of parking garage to replace Centre Street public parking lot
- Town-owned land
- Cost of school build (all hard and soft costs)
- Program manager to coordinate design, permitting, and contracting through occupancy;
- Development or program management

- fee
- Clerk of the Works to monitor design/ construction progress
- Negotiations for land acquisition and financial agreements
- Management of the public process
- Guidelines for specifications and budget expectations.

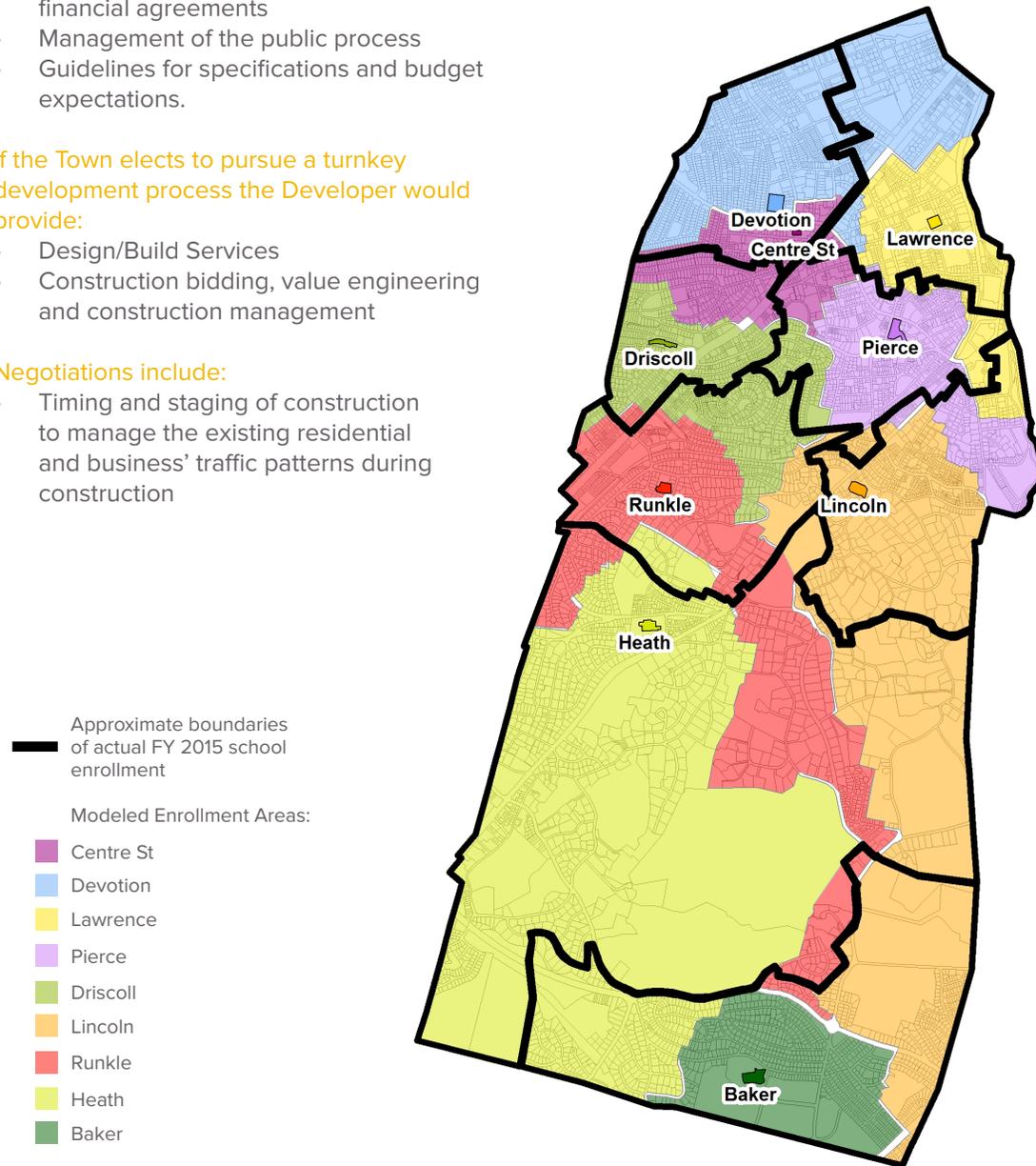
If the Town elects to pursue a turnkey development process the Developer would provide:

- Design/Build Services
- Construction bidding, value engineering and construction management

Negotiations include:

- Timing and staging of construction to manage the existing residential and business’ traffic patterns during construction

Centre Street School Student-School Assignment Model



ANALYSIS - BROOKLINE SCHOOLS			
Project Description:	Centre Street School Option B		
Project Address:	Centre Street		
Dominant Zoning Used:	G-1.75		
Resulting FAR	1.75		
	acreage	square footage	Assessed Value*
Total Lots per GIS Mapping and Assessors Data			
9.1 Centre Street E Pkg Lot			
10.1 Centre Street W Pkg Lot			
Total Lots per GIS Mapping and Assessors Data			
Demolition			
Reference Building to be removed			
Total Buildings to Be Removed			
SQUARE FOOTAGE			
New School			
New Commercial			
Renovation of Existing Structure			
Total Building Square footage			
Green Space			
Rooftop Recreation Area			
Total Recreation Square Footage			
PARKING PROVIDED			
Below Grade Parking			
Structured Parking			
Surface Parking			
DEVELOPMENT COSTS			
Acquisition			
Cost of Land and Building (FMV)			
Relocation Costs			
Acquisition Legal, Title, and Closing Costs			
Acquisition Subtotal			
Site Costs			
Site Demolition			
Building Demolition			
Site Improvements			
Direct Building Costs			
New School Building (Ch 149A projects)			
Rooftop Recreation Area			
Parking			
Below Grade Parking (per space)			
Structured Parking (per space)			
Surface Parking (per space)			
General Contractor and Logistics Costs			
General Conditions, Requirements, O&P			
Costs related to Phasing, Timing and Escalation			
Contingency			
Hard Cost Total			
Soft Costs			
A/E, Clerk of the Works, Commissioning, Legal			
FFE & Technology			
Insurance, Construction Testing			
Program Management Fees			
PRELIMINARY TOTAL PROJECT COST			
* assessed value of land and building per Brookline Assessor			

Financial information redacted in 10/19/15 public release of report