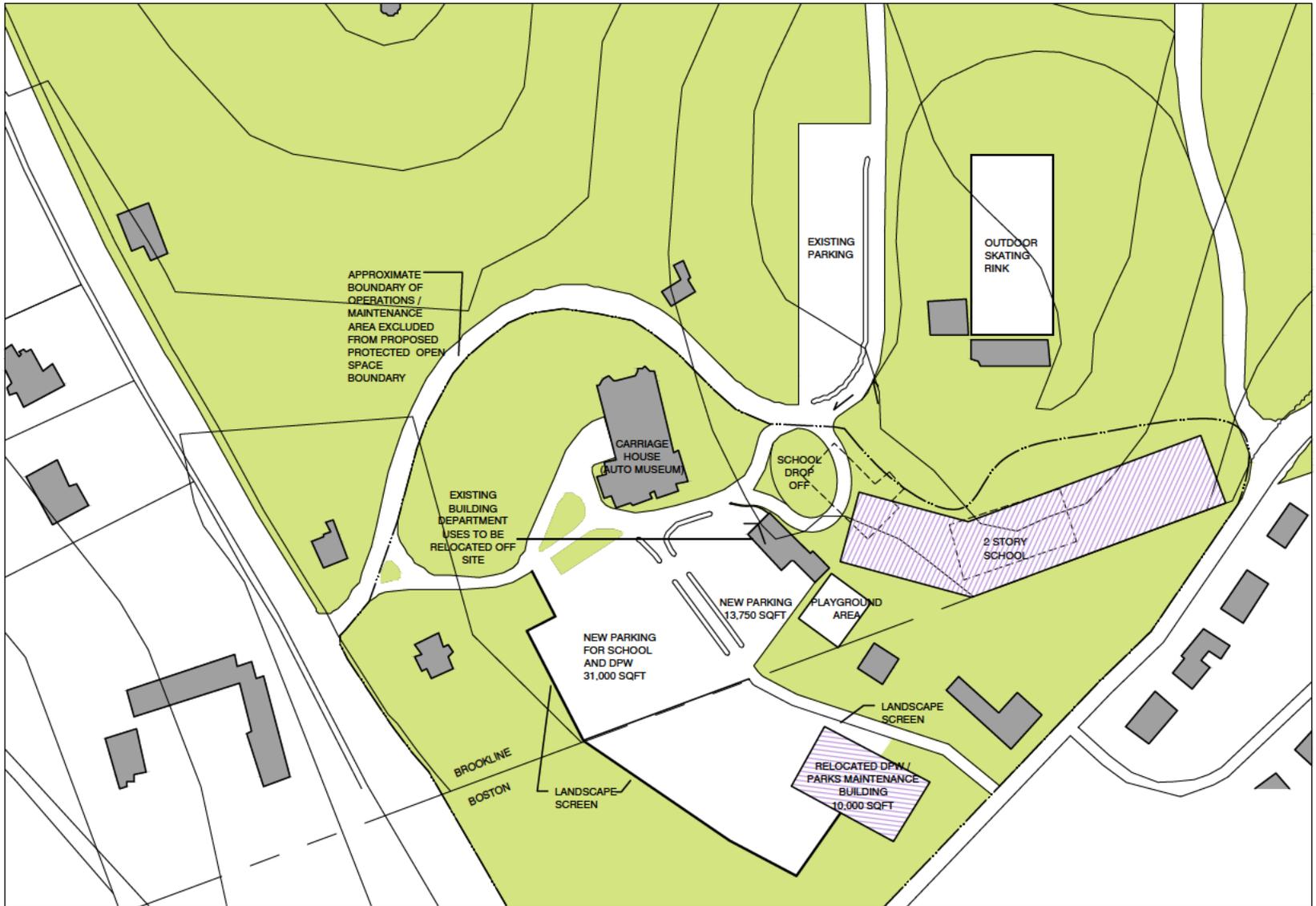


## SITE F: ISABEL SCHOOL

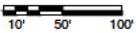
The Isabel School would be located in Larz Anderson Park and would be part of a new campus adjacent to the existing historic structures including the Auto Museum. The school would be built on land that is not part of the open space of the Town but in the existing service area occupied by two sheds used by the Department of Buildings and Department of Public Works. The current Building Department uses and associated parking would be relocated off site. The Department of Public Works building would be relocated to a new facility constructed in the Boston portion of the site. This proposed school analysis includes the costs related to the rebuilding of the maintenance buildings. This school is within an existing park/open space and decisions must be made by the Town regarding guidelines/zoning for redevelopment.



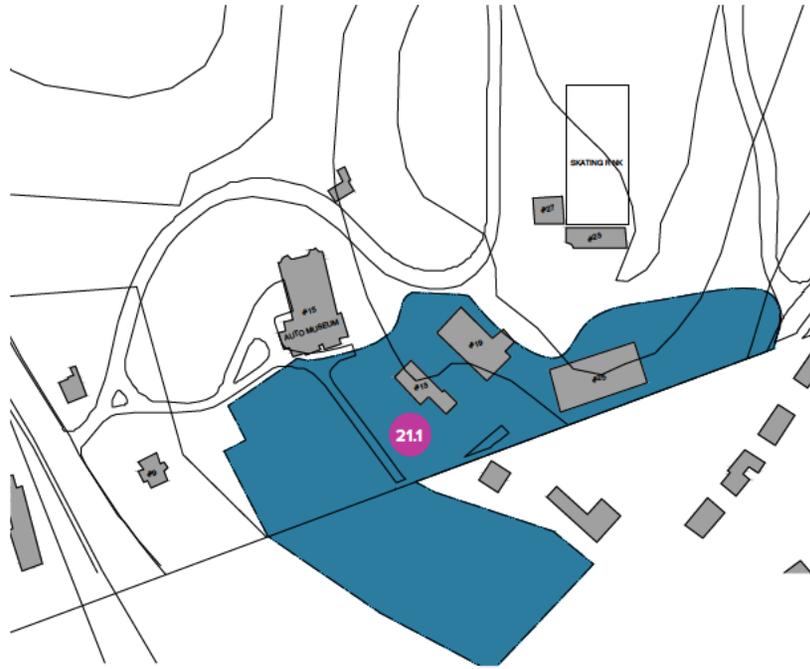


ISABEL SCHOOL

NEW BUILDING 

NEW 2 STORY BUILDING:	100,000 SQFT	- DPW BUILDING WILL BE DEMOLISHED AND RELOCATED ON SITE.
SURFACE PARKING:	44,750 SQFT	- BUILDING DEPARTMENT MAINTENANCE FACILITY OF 10,000 SF MUST BE IDENTIFIED OFF-SITE.
SCHOOL PARKING:	60 SPACES	
DPW PARKING:	39 SPACES	



Site Number	Owner	Address	Size of parcel/existing building	Existing use	Assessed value
21.1	Town of Brookline	Newton Street	2,656,288.80	Larz Anderson Park	\$0

**Student-School Assignment GIS Model**

The addition of the Isabel School is predicted by the GIS model to have a slightly lower percentage of K-8 children within a walkable distance from a school, where walkable is defined as 1/4 mile from a school. However, a significant neighborhood of Buttonwood Village children would be within 1/2 mile of the school. This site's location, in juxtaposition to existing schools, is such that it might draw students from southeast Brookline as well as near Harry Downes Field. Lincoln might draw some students north of Route 9 just outside the 1/4 mile radius, and Pierce might draw students from the Griggs Park neighborhood. Similar to the Walnut School modeled scenario, Driscoll is likely to draw students from well north of the Corey Hill ridge. 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 Isabel School will be self-developed or turn key construction.
- The DPW building will be demolished and relocated on site as shown;
- The location for an alternative Building Department Maintenance facility of 10,000 SF must be identified off-site (cost of building is included in development cost estimate).

**Town of Brookline Role/Responsibilities:**

- 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.

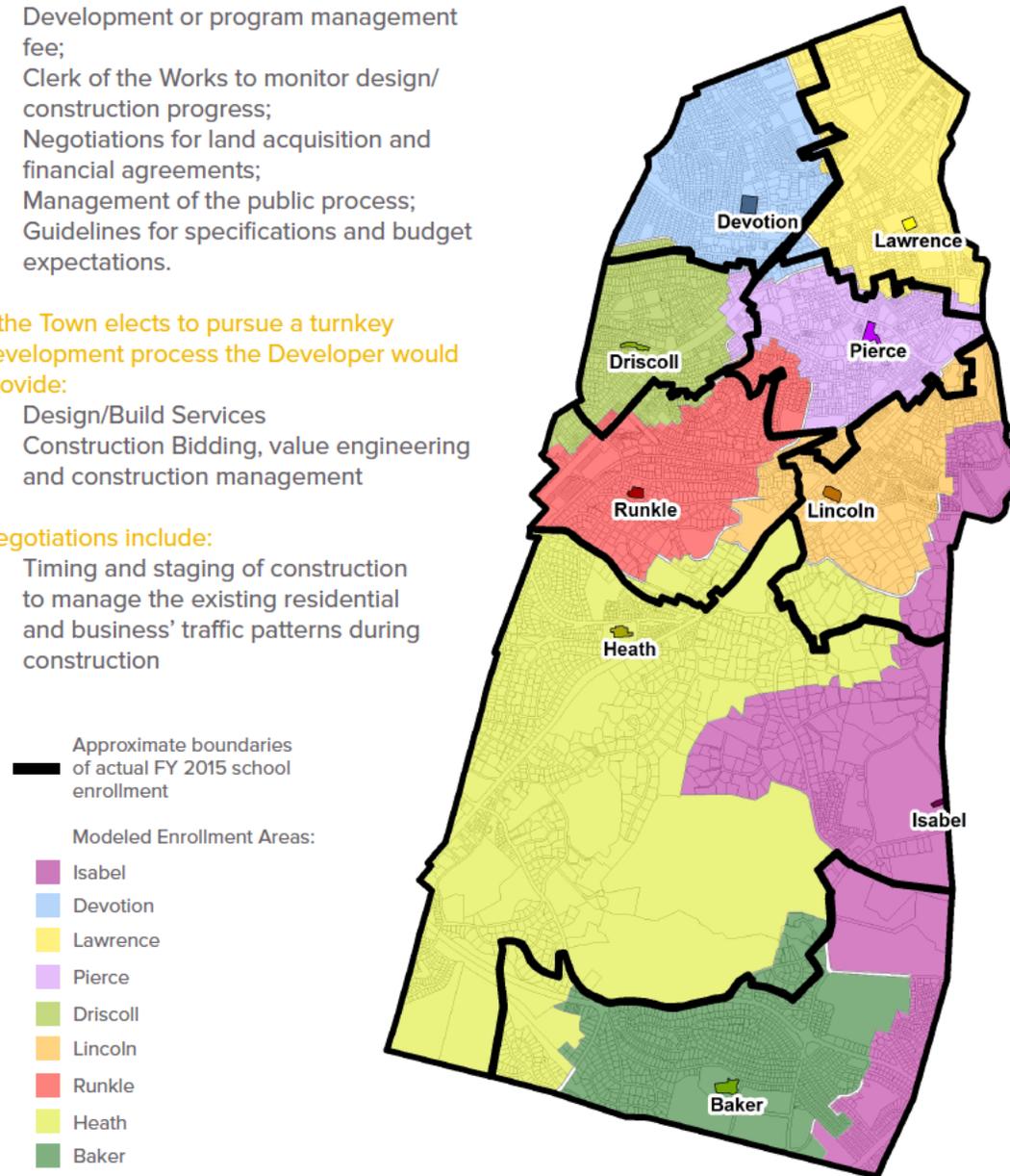
**If the Town elects to pursue a turnkey development process the Developer would provide:**

- 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

**Isabel School Student-School Assignment Model**



### Historic Preservation Considerations <sup>7</sup>

The location for the Isabel School is on the southeastern corner of Larz Anderson Park. Larz Anderson is not in a Local Historic District, but is in the NR/SR. The two corrugated maintenance workshop buildings behind the skating rink would most likely not be considered significant, although the small bump-out and wall directly in front of 19 Newton Street is historic. Additionally, the smaller outbuildings at 11 and 13 Newton Street would also most likely be considered historically significant. The Preservation staff has requested that the proposed concept site plan for this option be carefully sited and that restoration/ adaptive reuse of some of the single family homes along Avon Street and Newton Streets owned by the Town should be considered. Preservation review would be triggered through the Massachusetts Historic Commission's review related to state funding for a new school building.

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<sup>7</sup> Adapted from Brookline Preservation Commission memo dated 8/12/15 (Appendix 2).

ANALYSIS - BROOKLINE SCHOOLS			
Project Description:	Isabel School Option F		
Project Address:	Larz Anderson Park		
Dominant Zoning Used:	S-40		
Resulting FAR	0.15		
	acreage	square footage	assessed value*
<b>Total Lots per GIS Mapping and Assessors Data</b>			
21.1 Larz Anderson Park (portion impacted)			
<b>Total Lots per GIS Mapping and Assessors Data</b>			
<b>Demolition</b>			
Maintenance Buildings			
<b>Total Buildings to Be Removed</b>			
<b>SQUARE FOOTAGE</b>			
New School			
New Maintenance Buildings (2)			
Renovation of Existing Structure			
<b>Total Building Square Footage</b>			
Green Space			
Rooftop Recreation Area			
<b>Total Recreation Square Footage</b>			
<b>PARKING PROVIDED</b>			
Below Grade Parking			
Structured Parking			
Surface Parking			
<b>DEVELOPMENT COSTS</b>			
<b>Acquisition</b>			
Cost of Land and Building (FMV)			
Acquisition Legal Title and Closing Costs			
<b>Acquisition Subtotal</b>			
<b>Site Costs</b>			
Site Demolition (limited site demo)			
Building Demolition			
Site Improvements (non bldg/pkg site area)			
<b>Direct Building Costs</b>			
New School Building (Ch 149A projects)			
New DPW Maintenance Building (onsite)			
New Building Dept Maintenance Building (offsite)			
Rooftop Recreation Area			
<b>Parking</b>			
Below Grade Parking (per space)			
Structured Parking (per space)			
Surface Parking (per space)			
<b>General Contractor and Logistics Costs</b>			
General Conditions, Requirements, O&P			
Costs related to Phasing, Timing and Escalation			
<b>Contingency</b>			
<b>Hard Cost Total</b>			
<b>Soft Costs</b>			
A/E, Clerk of the Works, Commissioning, Legal			
FFE & Technology			
Insurance, Construction Testing			
Program Management Fees			
<b>PRELIMINARY TOTAL PROJECT COST</b>			
* assessed value of land and building per Brookline Assessor			

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