

		Long-Range Options / Variations	Additional Considerations**	Total New Classrooms	Cost Estimates HMFH* and JLA Estimates
1	Single School (Capacity) Priority Original Plan (February 2017) • 3+++ @ Baldwin	3+++/27-classroom school @ <u>Newbury</u> (plus RISE, ELE, BEEP)	- Land acquisition costs for Newbury College - Requires continued rental spaces for 9 BEEP classes and 50 PSB Staff - Does not include Driscoll, Pierce renovations / expansions	36 Classrooms, including: 3 RISE 3 ELE 3 New BEEP	- Newbury acquisition costs TBD \$106M for new construction (<i>based on HMFH* unescalated, non-FFF estimate for Putterham Woods School</i>) - Driscoll, Pierce renovations were both TBD - BEEP, PSB staff rentals TBD
2A	Three School Solution Ballot Question (May 2019)	2+++/18-classroom school @ <u>Baldwin</u> (plus RISE, ELE, BEEP) - Renovate/Expand Driscoll (4) - Renovate/Expand Pierce (5)	- Driscoll & Baldwin rejected by voters May 7, 2019 - Requires continued rental spaces for 7 BEEP classes and 50 PSB Staff	39 Classrooms, including: 3 RISE 3 ELE 5 New BEEP	\$83M – Baldwin (Schematic Design) \$108M – Driscoll (Schematic Design) \$70-\$148M – Pierce (HMFH* unescalated, non-FFF) - Pierce land acquisition costs (unreimbursable) - BEEP, PSB staff rentals TBD
2B	Three School Solution	2+++/18-classroom school @ <u>Newbury</u> (plus RISE, ELE, BEEP) - Renovate/Expand Driscoll (4) - Renovate/Expand Pierce (5)	- Land acquisition costs for Newbury College - Land acquisition costs around Pierce - Requires continued rental spaces for 7 BEEP classes and 50 PSB Staff	39 Classrooms, including: 3 RISE 3 ELE 5 New BEEP	\$83M new build @ Newbury (based on Baldwin SD) \$108M Driscoll (SD) \$70-\$148M Pierce (HMFH* unescalated, non-FFF) - Newbury acquisition costs - Pierce land acquisition costs (unreimbursable) - BEEP, PSB staff rentals TBD
2C	Three School Solution	2++/18-classroom school @ <u>Old Lincoln</u> (plus ELE, BEEP) - Renovate/Expand Driscoll (4) - Renovate/Expand Pierce (5)	- Eliminates OLS as swing space for Pierce and other future Town projects - Swing space cost (if available) estimated at ~ \$5 million per year plus buildout costs - Requires continued rental spaces for 7 BEEP classes and 50 PSB Staff	36 Classrooms, including: 3 ELE 5 New BEEP	- OLS - nominal expense to transition from BHS \$108M Driscoll (SD) \$70-\$148M Pierce (HMFH* unescalated, non-FFF) - Pierce land acquisition costs (unreimbursable) ~\$5M <u>per year</u> for swing space - BEEP, PSB staff rentals TBD
3	Town Wide Middle School (7/8)	- Build a 7th-8th Grade School for 1,300 students at Newbury - Convert existing schools into Pre-K through 6th grade	- Community consensus needed on move from K-8 to K-6 and 7-8 middle school model - Community consensus needed to move to district-wide 7th / 8th grade busing - Land acquisition costs for Newbury College - Potentially triggers MSBA reconsideration of reimbursement: - Re-evaluation of Pierce Building Project (Entered eligibility as Pre-K through 8th grade school) - Reduction in reimbursement of funding for CCS Building Project - Reduction in reimbursement of funding for Runkle/Heath Renovations - Relocation of administrative offices and all BEEP classrooms (new and existing) in Pre-K through 6th grade schools - Does not include Driscoll, Pierce renovations	58 Classrooms 20 Science Labs Arts/Wellness Other Necessary Spaces	- Benchmark: Saugus Middle School/High School completed (1,360 students, \$186M in 2020 dollars) and \$636-\$764/sq. ft. (per JLA) - Annual district-wide busing costs are TBD - Driscoll, Pierce renovations are both TBD

4	Expand In Place (e.g., total of four 5-section schools; two 4-section; two 3-section)	Some combination of renovation/expansion at: - Baker (4 or 5) - Pierce (4 or 5) - Driscoll (4 or 5) - Heath (4 or 5)	- High Costs, per 2018 HMFH Study, of renovation and expansion at each school site - Requires continued rental spaces for BEEP classes and 50 PSB Staff	36 Classrooms, including: 3 RISE 3 ELE 3 New BEEP	- Baker 5 \$92-\$138M (HMFH*) - Pierce 5 \$70-\$148M (HMFH*) - Driscoll 4 \$108M (SD) - Heath 4 \$63-75M (HMFH*) - Pierce land acquisition costs - BEEP, PSB staff rentals TBD
5	Renovate and New Construction	- New school @ Newbury (2-section school) - Use of Old Lincoln School (2-section school) - Renovate Pierce (4) - Renovate Driscoll (3)	- High Costs, per 2018 HMFH Study, of renovation and expansion at each school site - Land acquisition costs for Newbury College - Project will be at least 6 classrooms short of target due to <i>reduced</i> capacity at Pierce and Driscoll - Swing space cost (if available) estimated at ~ \$5 million per year plus buildout cost - Requires continued rental spaces for BEEP classes and 50 PSB Staff	30 Classrooms, including: 3 RISE 3 ELE 3 New BEEP	\$83M new build - Newbury acquisition costs - OLS - nominal expense to transition from BHS ~\$5M <u>per year</u> for swing space - Driscoll, Pierce renovation costs TBD - BEEP, PSB staff rentals TBD
	*HMFH – costs are <u>not</u> escalated; does <u>not</u> include Fossil-Fuel Free building premium; etc. **All scenarios assume <u>no</u> BEEP growth to encompass district-wide special education growth (BEEP plan) All scenarios assume minimal growth to ELE (English Learner) programming				