



Driscoll Renovation & Expansion website

www.brookline.k12.ma.us/driscoll-expansion

Includes upcoming meetings, presentations
and materials, and meeting summaries

Driscoll School Renovation and Expansion



NEIGHBORHOOD COMMUNITY FORUM

SEPTEMBER 25, 2018



Agenda

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1. Welcome and Introductions - Principal Talukdar and Susan Wolf Ditkoff
2. Background and Challenges - Superintendent Bott
3. Design Feasibility Phase & Site Analysis - JLA
4. Facilitated Discussion - JLA
5. Open Comments - JLA
6. Closing and Upcoming Meetings



Building Committee Members

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- **Neil Wishinsky**, Co-Chair, Select Board
- **Susan Wolf Ditkoff**, Co-Chair, School Committee
- **Karen Breslawski**, Building Commission
- **David Lescohier**, Advisory Committee
- **Nancy O'Connor**, Parks and Recreation Commission
- **Dan Deutsch**, Community Representative
- **Victor Kusmin**, Community Representative
- **Val Frias**, Community Representative/Special Education Parent Advisory Council
- **Arjun Mande**, Community Representative
- **Lakia Rutherford**, Community Representative/METCO*
- **Sara Stoutland**, Community Representative
- **Mel Kleckner**, Town Administrator
- **Andrew Bott**, Superintendent of Schools
- **Dr. Nicole Gittens**, Deputy Superintendent of Schools for Teaching and Learning
- **Mary Ellen Dunn**, Deputy Superintendent of Schools for Administration and Finance
- **Dr. Suzie Talukdar**, School Principal Representative
- **Ben Lummis**, Project Manager, School Department
- **Ray Masak**, Project Manager, Building Department
- **Daniel Bennett**, Building Commissione



Responsibilities of the Building Committee

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- Advise and support the Building Commission, Select Board, and School Committee
- Oversee all aspects of the project, including:
 - Budget
 - Schedules
 - Public Relations and Outreach
 - Coordination of Town Agencies
 - Contract Compliance
- Engage and inform the public

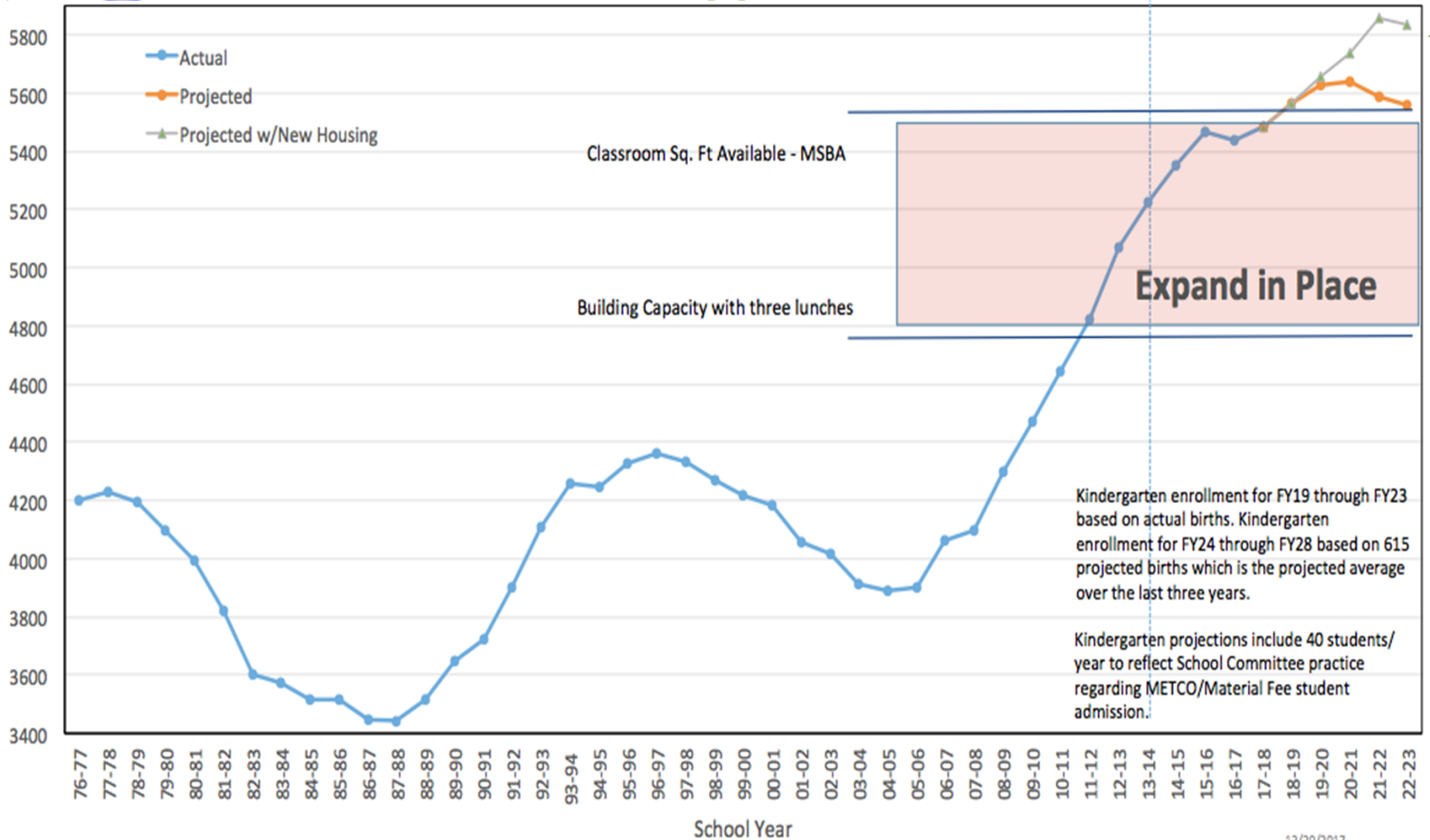
Quick Background



GETTING EVERYONE UP TO SPEED



Brookline's Historic K-8 Enrollment Growth PUBLIC SCHOOLS of **BROOKLINE**



12/20/2017



Enrollment Growth since 2005 – By School

PUBLIC SCHOOLS of
BROOKLINE



	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%



9th School Alternative Site Study Site Selection Decision

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On June 13, the Select Board, School Committee, and Ad Hoc Subcommittee of the Advisory Committee voted to:

1. **Driscoll** – move renovation and expansion into a 4-section school into the Feasibility Design Phase
 - ❖ Prioritizes maintaining the existing amount of per student play space
2. **Baldwin School** – move a “2-section plus” school into the Feasibility Design Phase
 - ❖ Includes early education, RISE, and native language support classrooms
3. **Pierce** – reaffirmed School Committee decision to request partnership with Massachusetts School Building Authority to renovate Pierce



Challenges with the Driscoll Building

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- Too small cafeteria – lunch starts before 10:30
- Auditorium/Theater
- Gymnasium
- Outdoor play space
- Lack of community space
- Middle grade classroom are too small
- Science classrooms inadequate
- Nursing area too small
- Parking and drop off challenges



Overcrowding at Driscoll

- Some of the largest classes in the district
- The following grades average 23 or more students per classroom:
 - Kindergarten
 - 3rd grade
 - 6th grade
 - 7th grade
 - 8th grade



What we have done...

- **June 21 & 22:** Introduction to the Design Feasibility Phase presentation to Driscoll community members.
- **September 11 and September 18:** Jonathan Levi Architects met with Driscoll staff to discuss project goals, designs, and get staff input on vision and inadequacies.
- **September 20:** Driscoll School Building Committee members appointed by the Select Board.
- **September 22:** Education Visioning Session with Driscoll community members to discuss project goals and design.



Visioning and Programming



- Architectural firm Jonathan Levi Architects will conduct in-depth studies of the Driscoll School to identify the design option that fits the site and best meets projected education and enrollment needs.
- In addition, this phase will also include the selection of a preferred design and preliminary cost and timeline estimates.
- Input from Driscoll staff and community members will be included in order to develop an renovated and expanded building that supports the learning for Brookline's K-8 students.

Initial, Preliminary Conceptual Starting Point





Conceptual Starting Point

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BROOKLINE

Driscoll

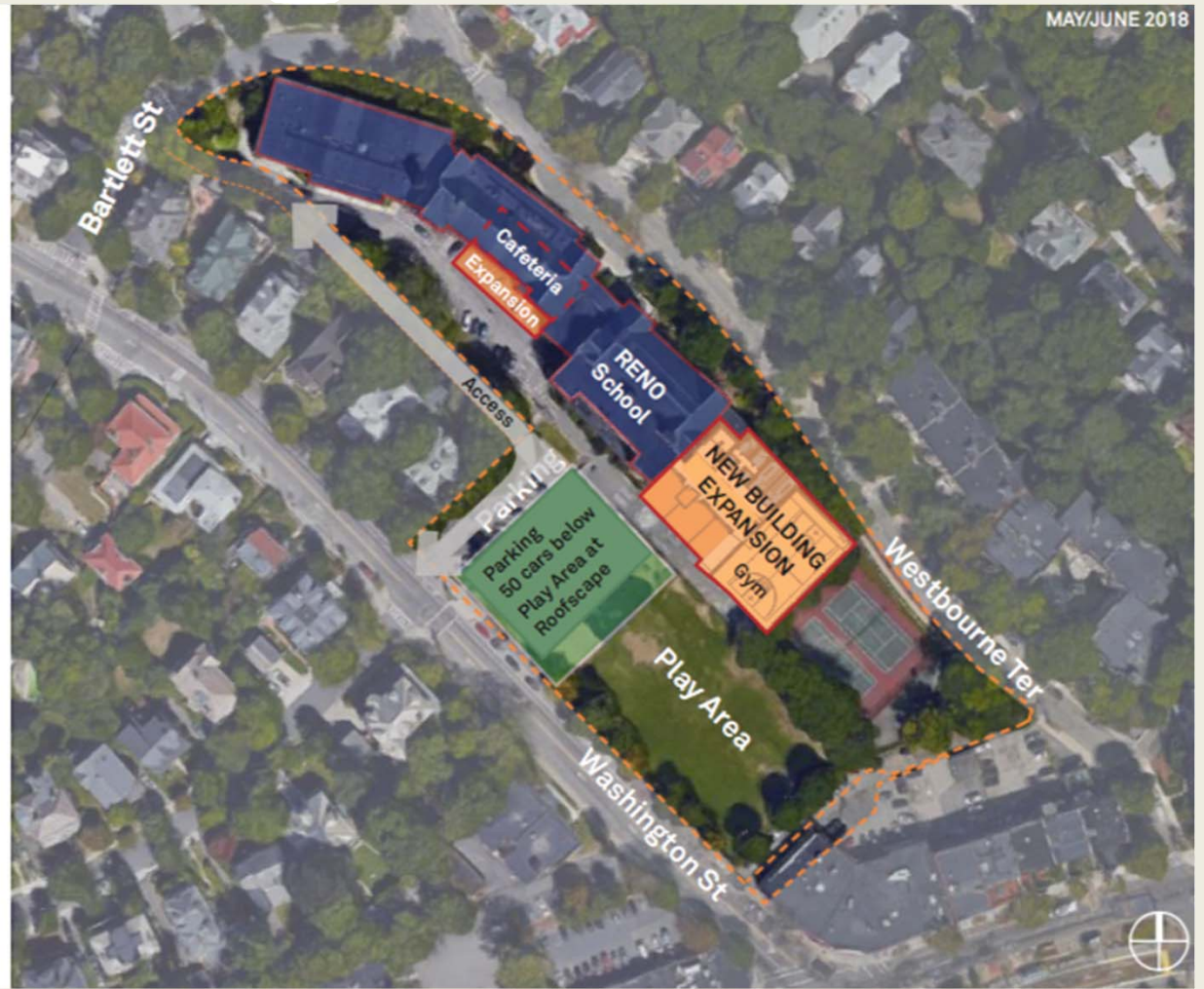
36 CLASSROOMS 4-SECTION
758 SEATS
+9 NET CLASSROOM CAPACITY

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



District Wide Capacity

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.
- Play Area at parking structure roof.
- Open Space/Play Area reduced by 6,400 GSF
- Possible new play area at addition 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.

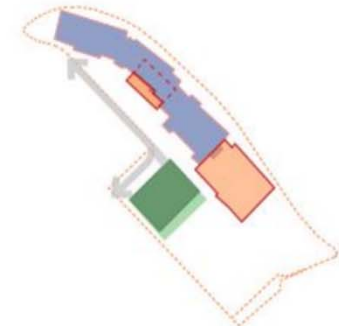
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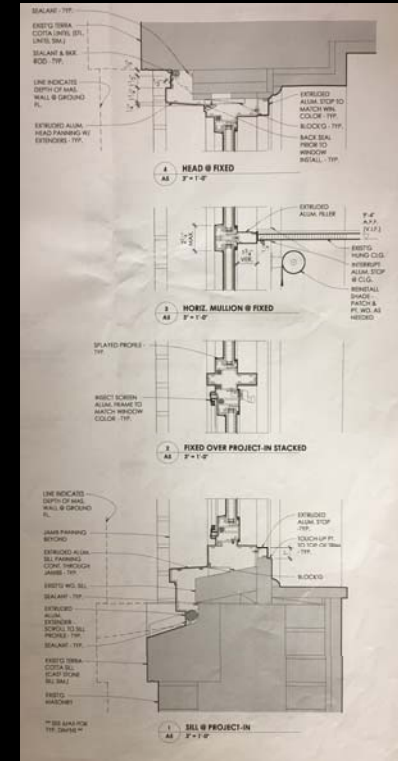
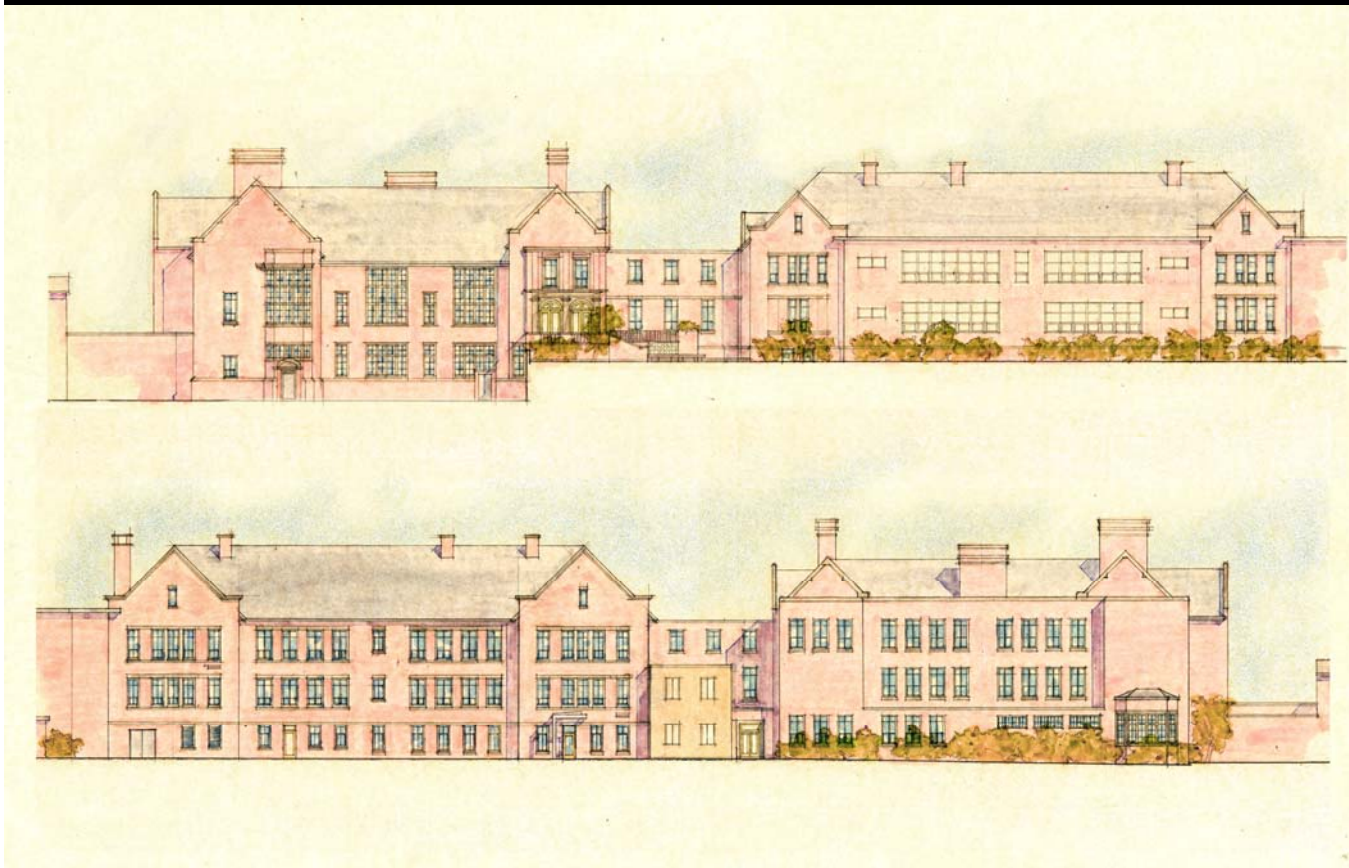
+9 NET CLASSROOM CAPACITY

Preliminary Project Estimate

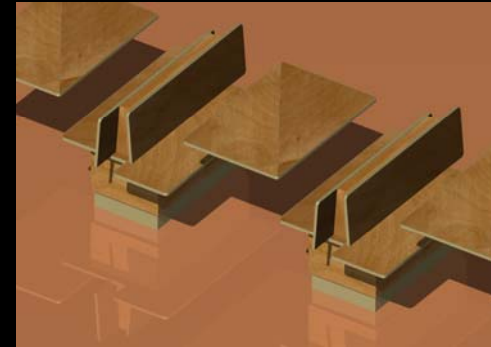
from \$60M to \$ 83M



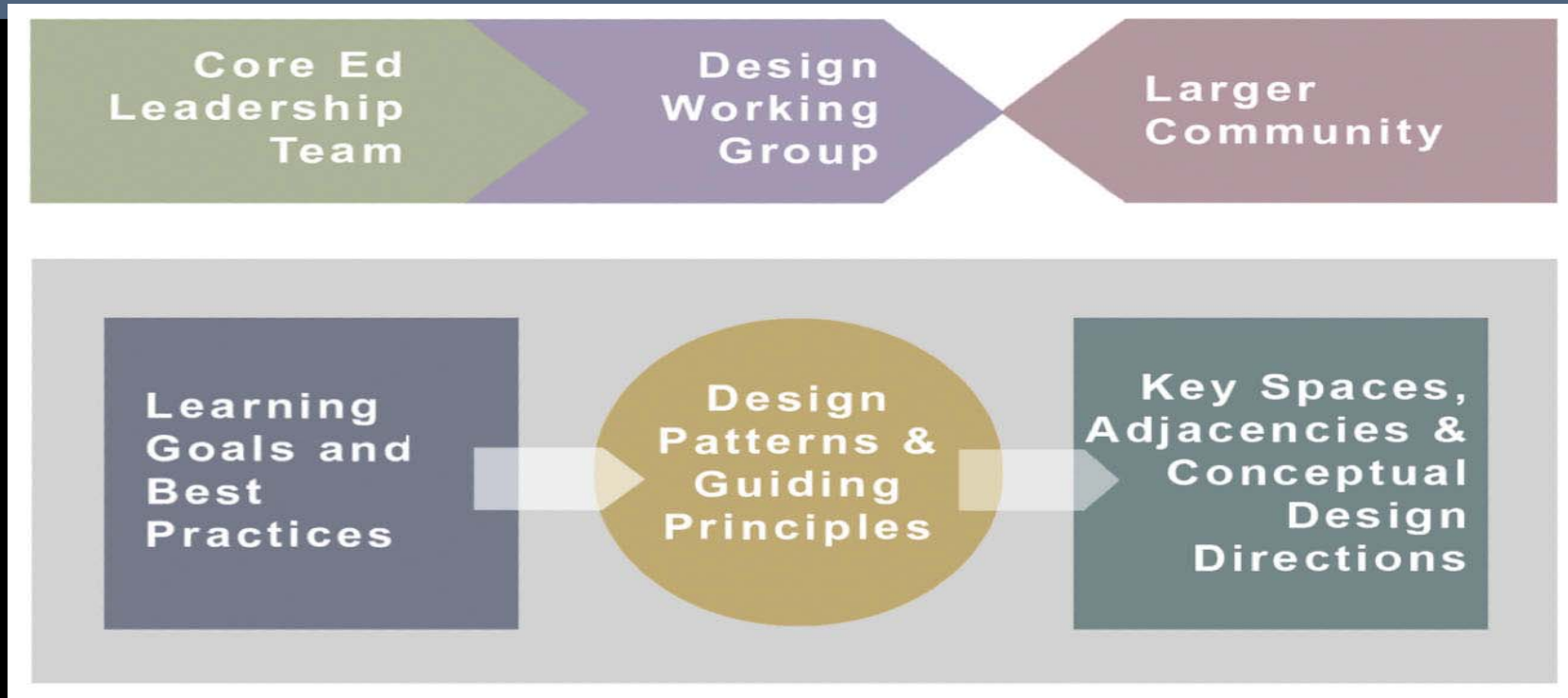
JLA Previous Work at the Driscoll School



JLA Previous Work at the Driscoll School



Educational Programming/Visioning



SCOG

What are Driscoll's Strengths,
Challenges, Opportunities and Goals
as connected to the project?



Educational Programming/Visioning



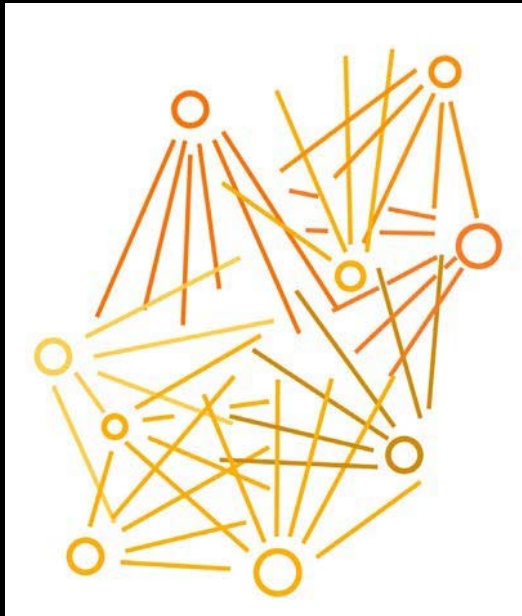
PRIORITIES FOR THE DRISCOLL SCHOOL RENOVATION & EXPANSION PROJECT

- SAFER ROUTES TO SCHOOL
- FOSTER RELATIONSHIPS
 - STUDENT/STUDENT
 - TEACHERS
- A BUILDING THAT DRAWS IN COMMUNITY — FAMILIES FEEL WELCOME
 - OLDER KIDS — K-5 INTERACTIONS
- A WELCOMING ENVIRONMENT (TRANSIENT/NEESETS FAMILIES & STUDENTS) CELEBRATE COMMUNITY
- ENVIRONMENTALLY FRIENDLY — TEACH KIDS ABOUT ENVIRONMENT
- SUPPORT / ATTRACT / RETAIN TEACHER
- PROJECT PLACES FOR STUDENTS — MAKER CREATIVE ARTS GARDENING
- KEEP IN MIND STAFF SPACES (DON'T LOSE STAFF CONNECTIONS IN CONTACTS) CENTRALIZED WORK & COLLABORATIVE SPACES
- CONSIDER PARAPROFESSIONALS
- THINK ABOUT DEVELOPING CIVIC SKILLS — MIDDLE SCHOOL — DEVELOPING LEADERSHIP SKILLS
- QUIET SPACES / BREAK —
- PLACE FOR KIDS TO GO — FOR SUPPORT / BREAK

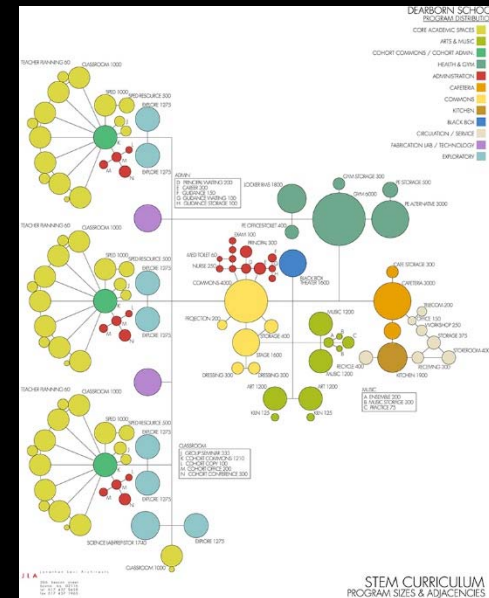


Educational Program / Visioning

21st Century K-12 Teaching and Learning:



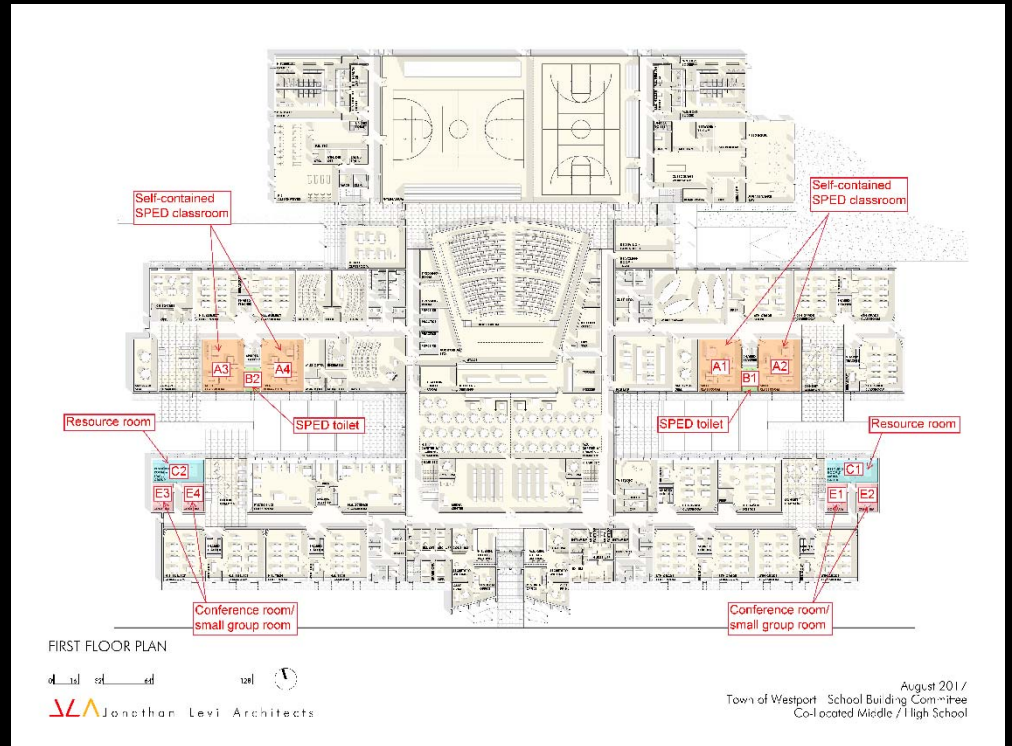
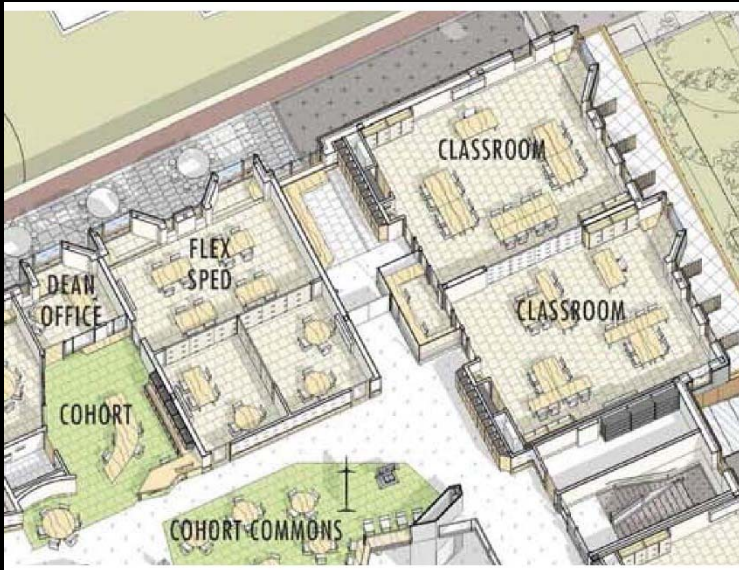
Student Driven
Web Complimentary
Collaboration-Based



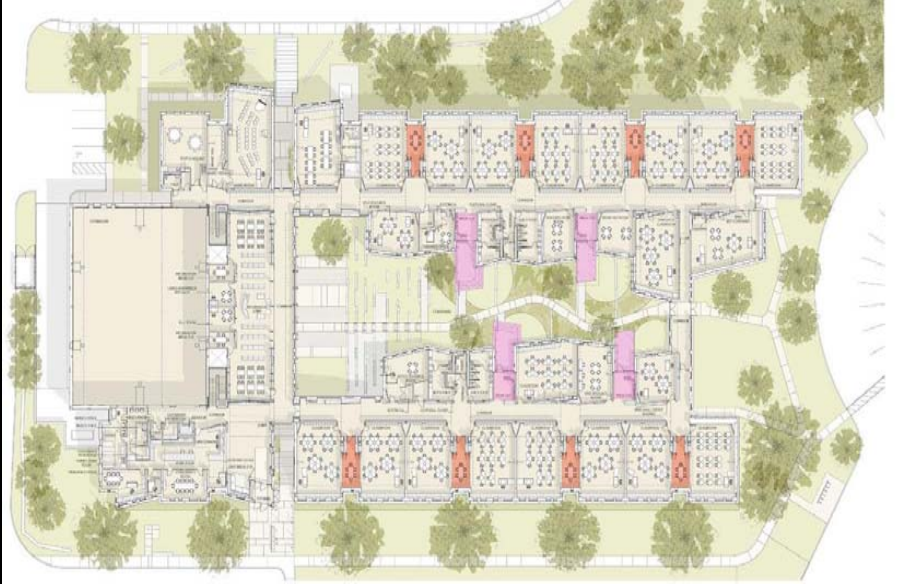
Agile, Varied Scale Classrooms



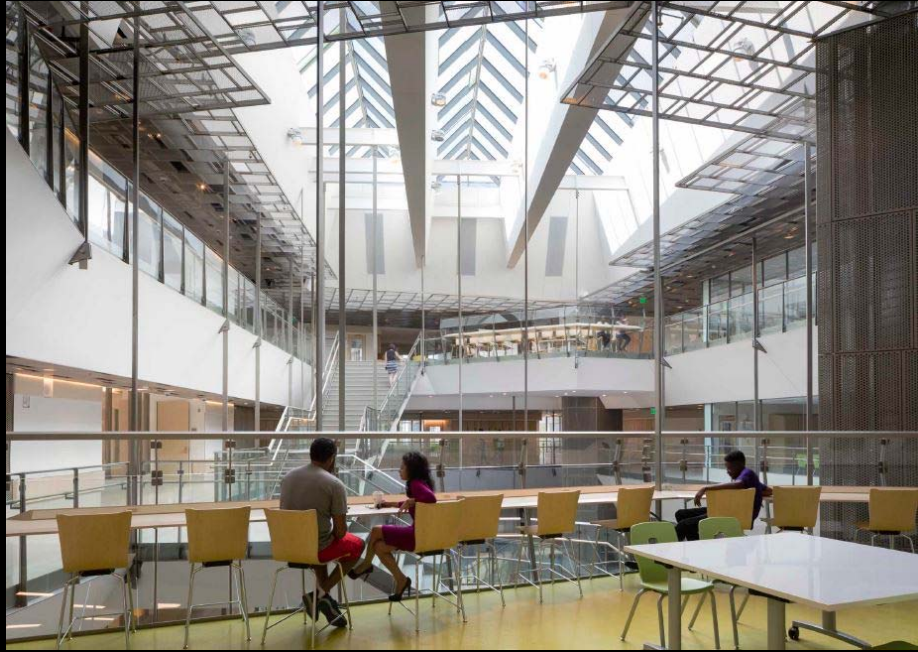
Specialized Learning Spaces



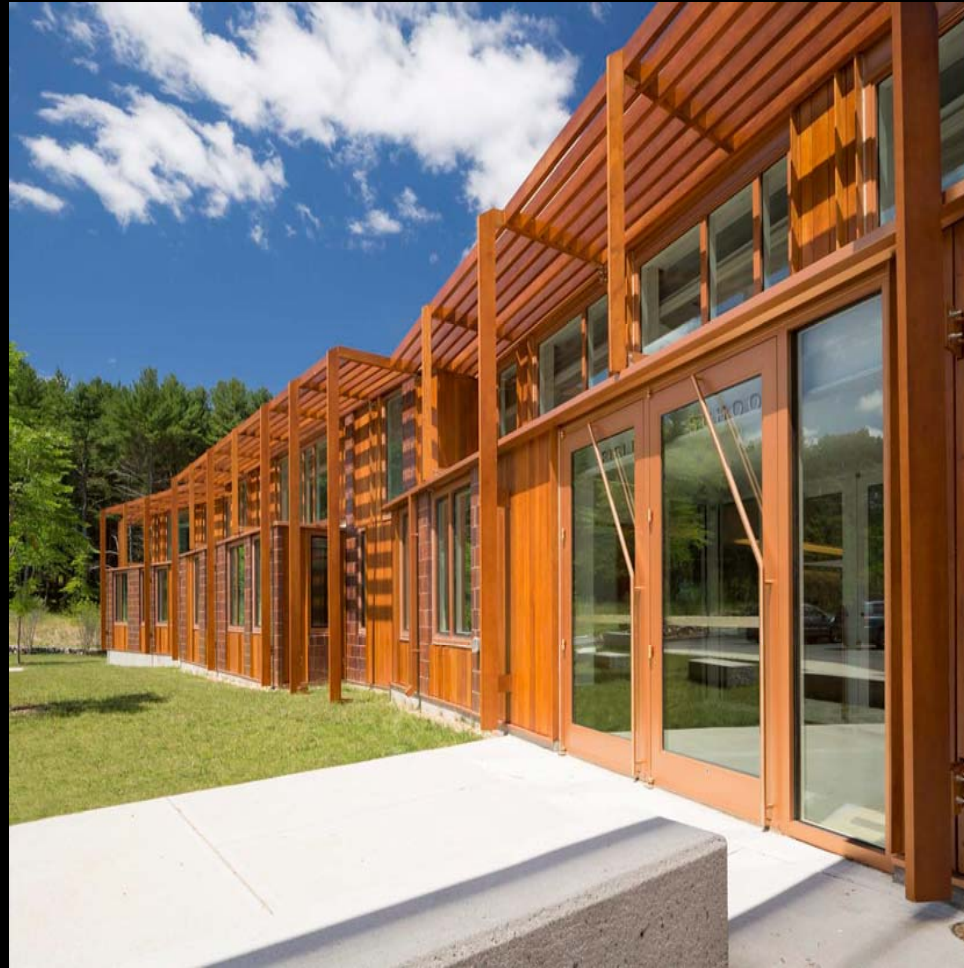
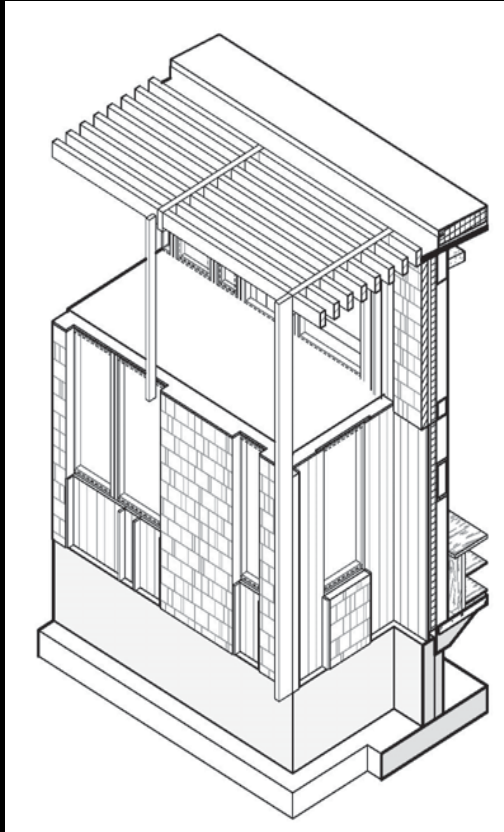
Small Group Collaboration Space



Community Collaboration Space



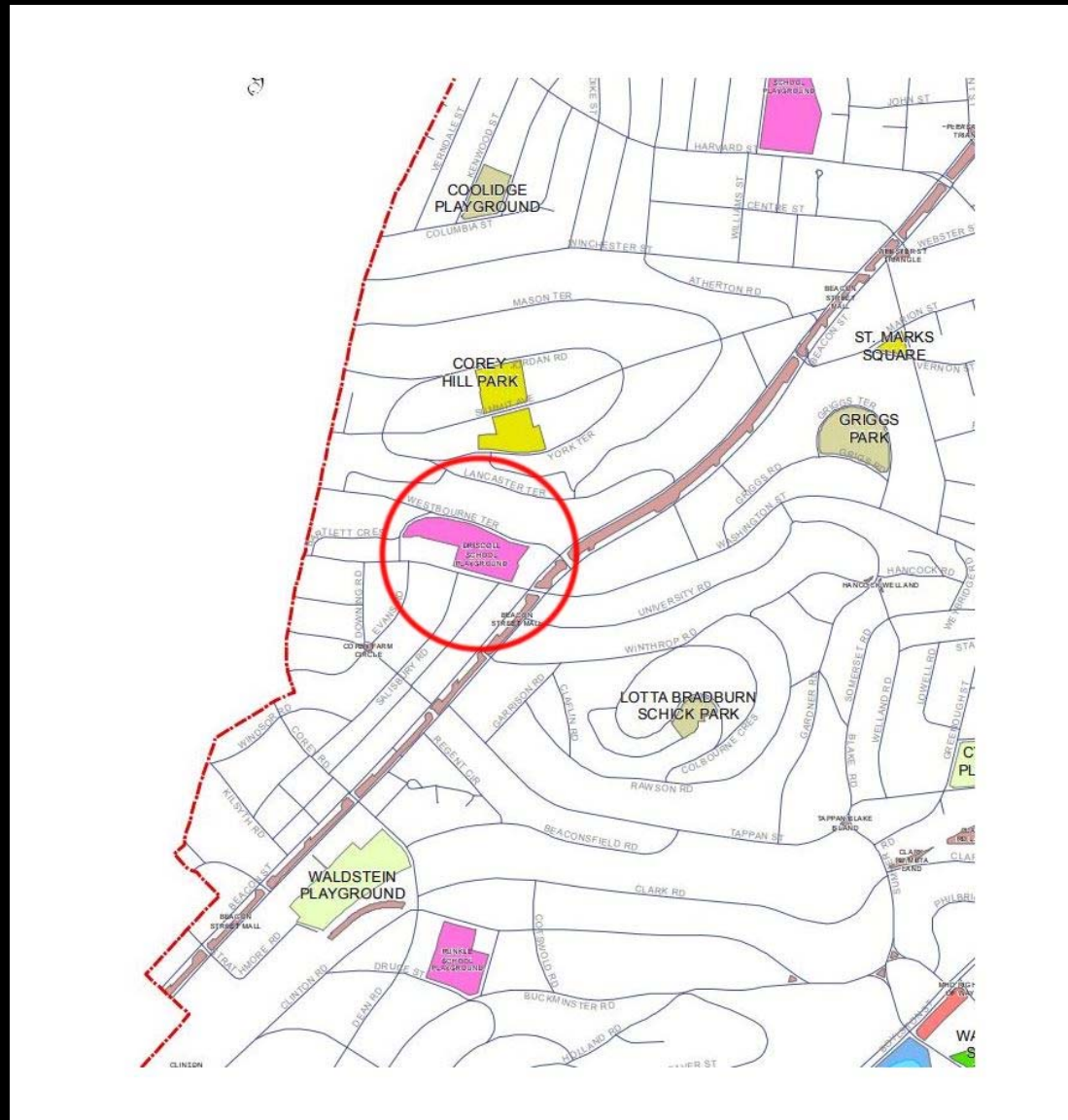
Daylighting



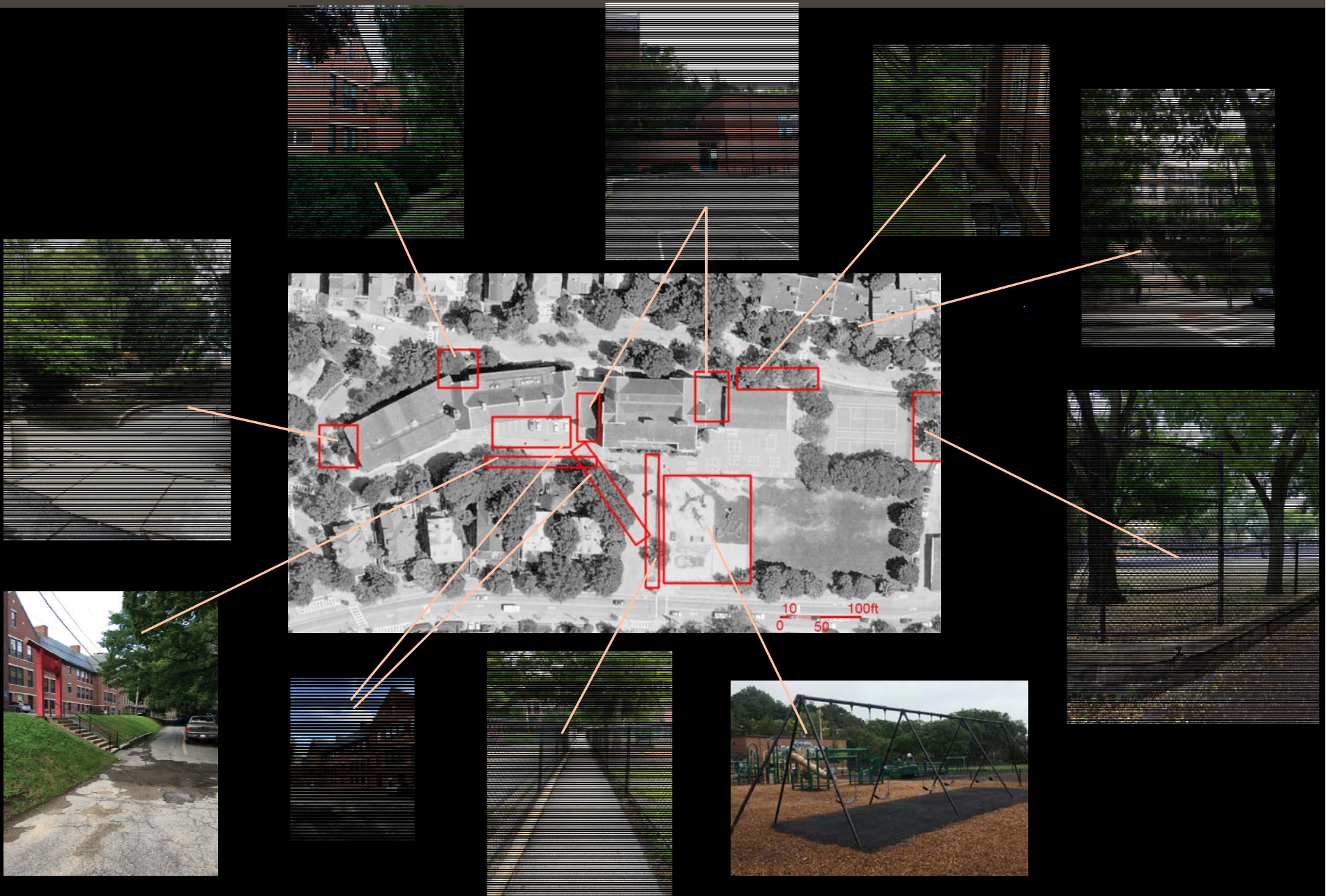
Facility and Site Needs



Open Space Concepts



'Top Ten' Site and Landscape Opportunities



Open Space Concepts

Vehicular Circulation

- 1 Improve Washington St. Entrance
- 2 Enhance Arrival Experience
- 3 Simplify Directionality
- 4 Connect Upper/Lower



Open Space Concepts

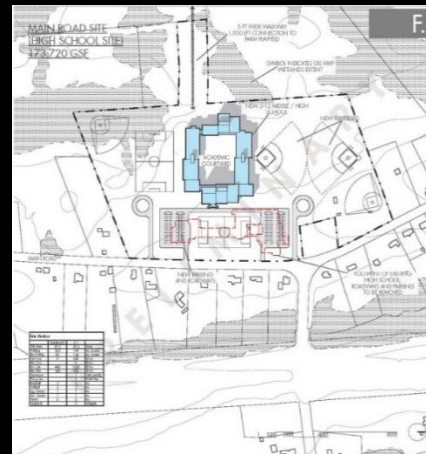
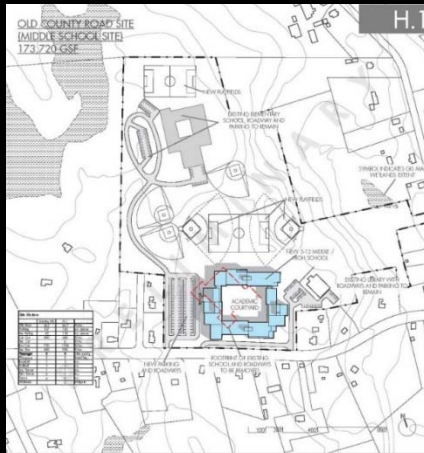
Outdoor Spaces

- 1 Diversify Types of Play
- 2 Establish Reliable Playing Fields
- 3 Leverage Character and Expand Outdoor Programming
- 4 Maximize Utilization of Space



Design Iteration and Development Process

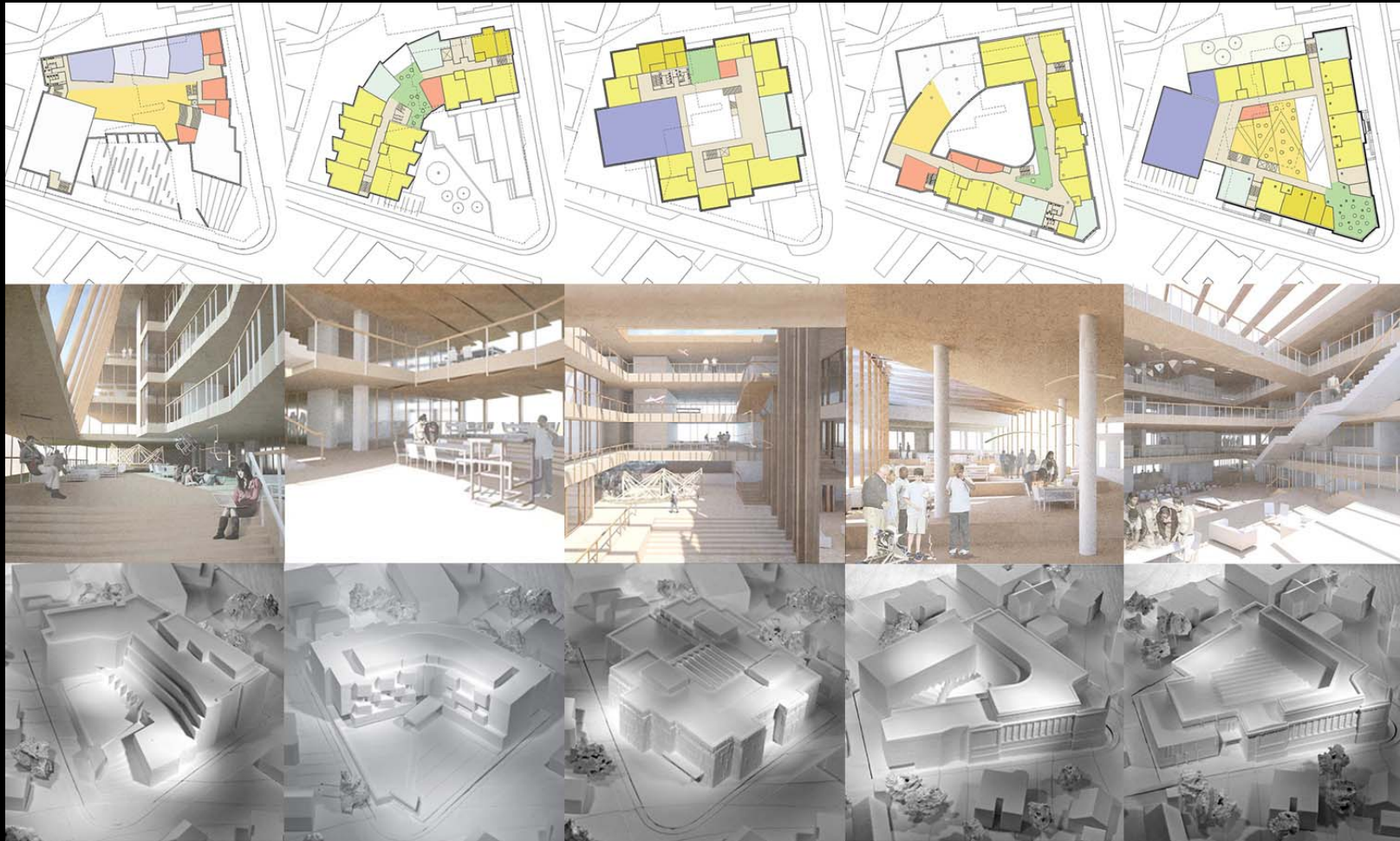
-Renovation, Add/Reno., New Construction Alternatives



Sample –
Preferred Schematic Report Design

Design Iteration and Development Process

-Renovation, Add/Reno., New Construction Alternatives



Design Iteration and Development Process

-Renovation, Add/Reno., New Construction Alternatives

EVALUATION MATRIX FOR PREFERRED SCHEMATIC ALTERNATIVES

Per consensus of PFD, BPS, DPI, and JLA

KEY		
	+	ADVANTAGEOUS
	o	NEUTRAL
	-	DISADVANTAGEOUS
	--	VERY DISADVANTAGEOUS

PROJECT CRITERION	Option O Base Repair	Option A	Option B	Option C	Recommended Option D	Option E	Option F
1 TOTAL PROJECT COST	+	+	-	-	+	-	-
2 SCHEDULE DURATION / RISK	o	-	-	-	+	+	+
3 STEM PEDAGOGY ENHANCEMENT	--	o	o	o	+	+	+
4 CLASSROOM SHAPES & ADJACENCIES	--	-	-	-	+	o	+
5 COHORT CONFIGURATION	--	o	o	o	+	+	+
6 NON-STEM PROGRAM FIT	--	-	o	o	o	o	o
7 FLEXIBILITY OF USE - FUTURE USE	-	-	o	-	+	+	+
8 BUILDING MASSING/SITE COVERAGE	+	o	o	o	o	o	o
9 EXTERIOR DESIGN	+	+	+	+	+	+	+
10 MEP ACCOMMODATION	-	-	-	-	+	+	+
11 ATHLETIC USE	--	o	o	-	o	o	o
12 CONSTRUCTION STAGING	+	o	-	-	-	o	o
13 COMMUNITY USE	-	o	o	o	+	+	+
14 DELIVERIES	-	+	+	+	+	+	+
15 IMPACT TO NEIGHBORS	+	o	o	o	o	o	o
16 OPEN SPACE	+	+	o	+	+	+	+
17 CONTINGENCY RISK	-	-	-	-	+	+	+
18 MSBA BONUS POINTS	+	+	+	+	-	-	-
19 SITE REMEDIATION	o	o	o	o	-	-	-
20 LEED SILVER	o	o	o	o	+	+	+
21 TRAFFIC	-	-	-	-	o	o	o
22 LONG TERM MAINTENANCE / REPAIR	-	o	o	o	+	+	+
23 HAZARDOUS MATERIAL REMOVAL	o	o	o	o	o	o	o
24 BIDDING AND PROCUREMENT	o	o	o	o	+	+	+
25 SECURITY	-	-	+	o	+	+	o
Construction Cost	\$39,430,000	\$54,048,000	\$54,216,000	\$54,300,264	\$53,571,000	\$55,508,000	\$56,923,000



Design Iteration and Development Process



Courtyard Elevation - looking north



Courtyard Elevation - looking west



Exterior Elevation - south facade



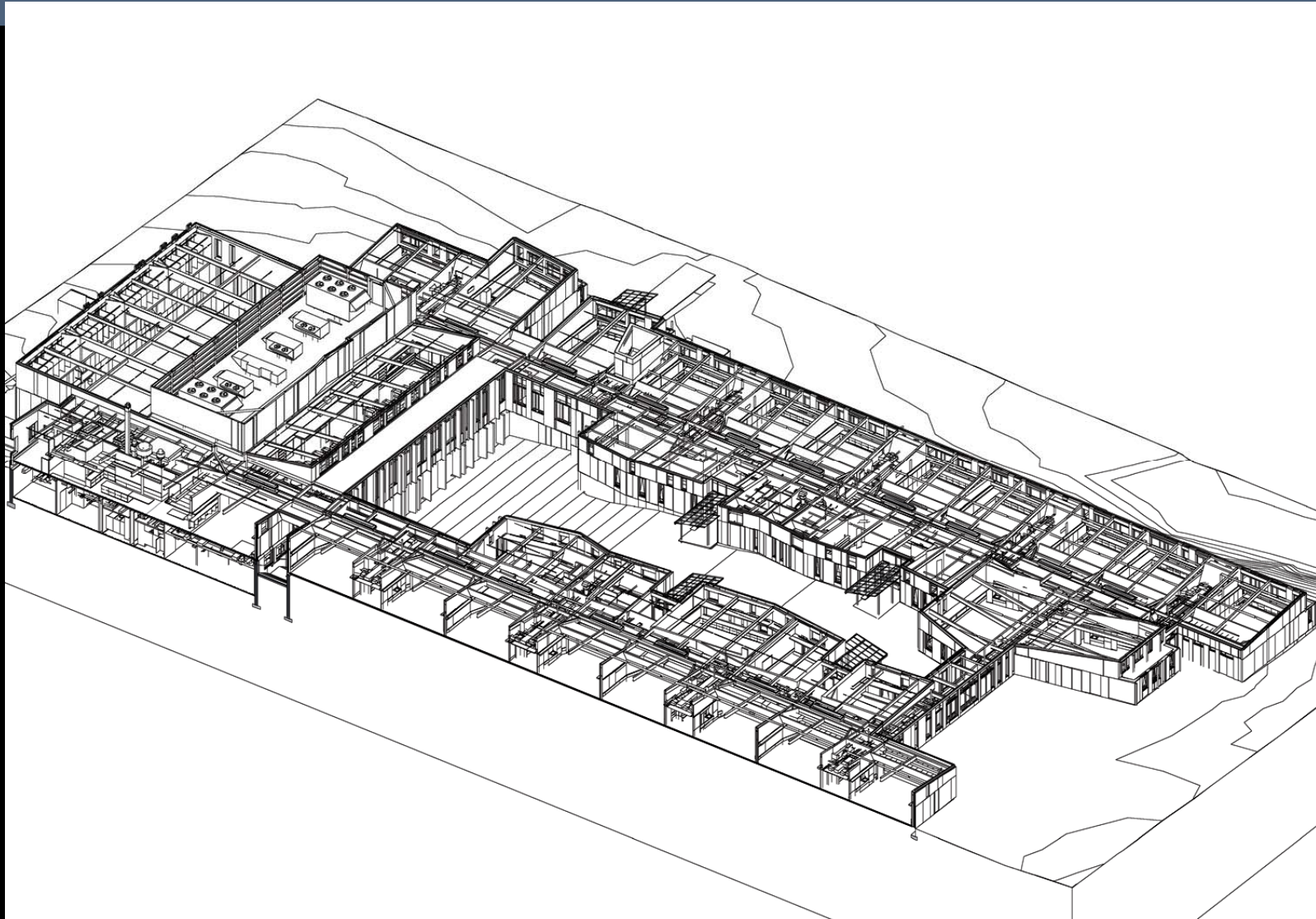
Introduction

Sample – Schematic Design



Jonathan Levi Architects

Design Iteration and Development Process



Currently Projected Driscoll Project Completion Milestones

October 2018	Educational Programming
December 2018	Preferred Schematic Concept Selection
March 2019	Schematic Design
May 2019	Town Meeting Vote
Spring 2019	Town Wide Referendum Vote
Spring 2020	Technical Drawings Complete
Spring 2020	Swing Space Occupancy (if required)
Summer 2020	Construction Commences
Summer 2022	Faculty and Staff Occupancy
Fall 2022	Student Occupancy





1

What do you see as the most important opportunities for creating a new educational environment at the Driscoll School?

2

What are you most concerned about in terms of the neighborhood impact of any changes to the Driscoll School and its site?

3

How could any changes to the Driscoll School and its site benefit the neighborhood and the Town?

Questions and Ideas



Public Process & Community Engagement





Our Approach to Outreach & Engagement



INFORM, INCLUDE, ENGAGE

Inform -- make sure stakeholders have access to information, materials, plans, and are aware of meetings, decision, and deadlines

Include -- make sure stakeholders are aware of and attend community meetings, building committee meetings, and other board meetings when Driscoll renovation and expansion is being discussed

Engage -- at defined stages, seek input from stakeholders in a variety of ways and at a variety of venues (public hearings, in person meetings, small groups, large groups, electronically, etc.)



Primary Vehicles for Outreach

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Getting the Word Out

- ❖ Direct emails to all Driscoll Staff and Families
- ❖ District and Town websites
- ❖ Social Media (Facebook and Twitter)
- ❖ Email lists (Notify Me) – Sign up on Town/Schools website
- ❖ Building Committee Member outreach
- ❖ Town Meeting Member listserve
- ❖ Principal Newsletters
- ❖ PTO newsletters
- ❖ Occasional mailings to abutters



Almost everything is our website!

- ❖ Meeting Announcements and Agendas
- ❖ Meeting Summaries
- ❖ Materials – Such as presentations, design alternatives, timeline
- ❖ Building Committee members
- ❖ Summary of Feasibility Study process
- ❖ Background Materials - prior reports, prior processes, etc
- ❖ Public Comment form (TBA)



Upcoming Schedule

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- **October 2** – Capital and Schools Subcommittees Joint Hearing on Warrant Articles 3e and 4 – 6:30 p.m. at Town Hall, Room 103
- **October 4** – Building Committee Meeting – 7:30 a.m. at Town Hall, School Committee Room, 5th Floor
- **October 18** – Building Committee Meeting – 7:30 a.m. at Town Hall, School Committee Room, 5th Floor

Project Website



www.brookline.k12.ma.us/driscoll-expansion

Email Updates

If you are not a Driscoll Family or Staff member, sign up to receive updates www.brooklinema.gov/list.aspx
(look for Driscoll Expansion and Renovation Project)