



Baldwin School Expansion website

<http://www.brookline.k12.ma.us/baldwin-expansion>

Includes upcoming meeting dates, presentations and materials, and meeting summaries

Baldwin School Expansion



Building Committee Meeting

SEPTEMBER 27, 2018



Agenda



1. Welcome and Introductions
2. Charge and Purpose of Committee
3. Swearing in of Building Committee
4. Background and Context
5. Design Stages – Feasibility through Construction
6. Anticipated Schedule for Design Feasibility Phase
7. Existing Conditions and Progress Report
8. Traffic Update
9. Legal Update
10. Building Program Update



Building Committee Members

- **Bernard Greene**, Co-Chair. Select Board
- **Julie Schreiner-Oldham**, Co-Chair. Vice-Chair of the School Committee
- **Nathan Peck**, Building Commission
- **Suzanne Federspiel**, School Committee
- **Mike Sandman**, Advisory Committee
- **Clara Batchelor**, Parks and Recreation Commission
- **Blair Hines**, Planning Board/Greater Baldwin Community Representative
- **Rebecca Manor**, SEPAC/School Parent Community Representative
- **Michelle Morrissey**, Community Representative
- **Deborah Abner**, Community Representative
- **Mary Weitzel**, Community Representative
- **Mel Kleckner**, Town Administrator
- **Andrew Bott**, Superintendent of Schools
- **Casey Ngo-Miller**, Interim Deputy Superintendent of Student Services
- **Mary Ellen Dunn**, Deputy Superintendent of Schools for Administration and Finance
- **Dr. Mary Brown**, Senior Director for Teaching and Learning (former Baker School Principal)
- **Ben Lummis**, Project Manager, School Department
- **Ray Masak**, Project Manager, Building Department
- **Daniel Bennett**, Building Commission



Responsibilities of the Building Committee



- 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



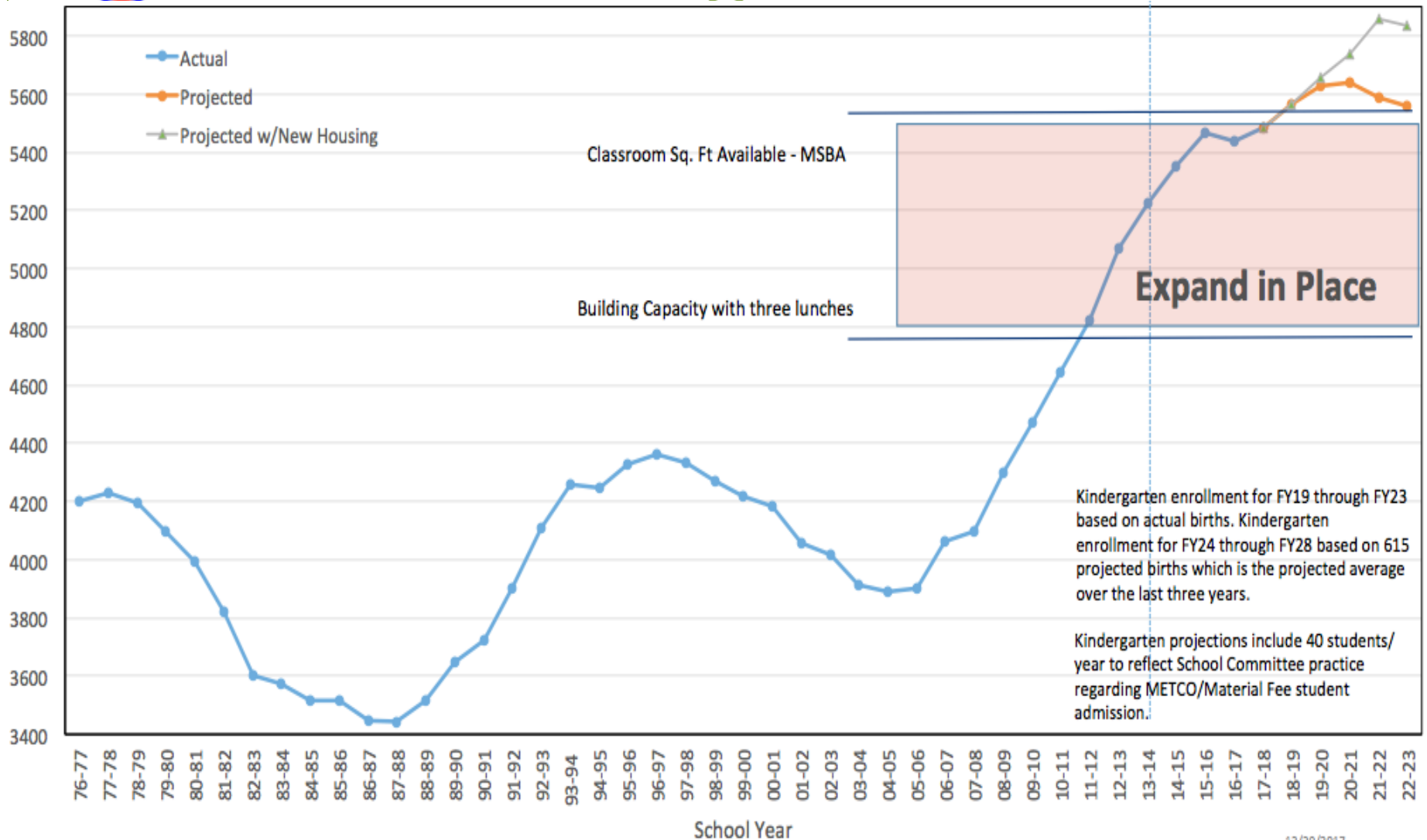
GETTING EVERYONE UP TO SPEED

Background & Context



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%
Coolidge Corner	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%

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**

16 classrooms built by dividing spaces within our existing K-8 schools

1 new school building for Coolidge Corner School opened on budget and on time



Studies, Plans & Site Selection Processes 2009-2018

PUBLIC SCHOOLS of
BROOKLINE



- **2009 Facilities Master Plan** - MGT; updated in 2011
- **2013 Brookline School Population and Capacity Exploration (B-SPACE) Committee**
 - Included 2013 Feasibility Study by HMFH Architects and Site Selection Process
 - Resulted in recommitment to “Expand-in-Place” Strategy
- **2014 Override Study Committee Report**
 - Included demographic projections done by MIT team
- **December 2014 - October 2015: Civic Moxie Study to identify possible locations**
- **November 2015 - October 2016: Site Selection Study and Process**
 - Considered three finalists: Stop & Shop, Baker and Baldwin
- **2017 Feasibility Study for Baldwin and Soule** - JLA
- **2017-2018: 9th School Alternative Site Selection Study** – HMFH

The Challenge



Need a Single- or Multi-site solution to address the

- **Historic and Ongoing Enrollment Growth** - Since 2005, we have absorbed the equivalent of three K-8 schools into our existing schools through expand in place. Every school is overcrowded and needs relief in some way.
- **Early Education Programs** – currently 11 BEEP classrooms in rental space. With a new BEEP building 5 BEEP classrooms will remain in rental space. 5 more remain at Lynch Center.
- **Substandard Spaces** – at each school, we have substandard classrooms because they have been created out of offices, hallways, locker rooms, etc.
- **Temporary Rentals used for K-8 Classrooms** – Pierce and Baker Schools have a total of 6 classrooms that are in rented space
- **Core Facilities** – Core facilities (gyms, libraries, cafeterias, hallways) no longer have the capacity to handle the current student population
- **Renovation and Updating of Facilities** – Driscoll and Pierce School need renovation to update facilities and address overcrowding



2017 - 2018 Alternative Site Study Site Selection Decision

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 Design Feasibility Phase
 - ❖ Prioritizes maintaining and upgrading play space
2. **Baldwin School** – move a “2-section plus” school into the Design Feasibility 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

Design Background and Process



Currently Projected Baldwin SBC Agenda Schedule

9/27/18

- Existing Conditions Progress Report
- Building Program, Space Summary Status Report

10/11/18

- Refined Building Program and Bubble Diagram
- Alternative Design Strategies

10/25/18

- Refined Alternative Design Strategies
- Traffic Report Preliminary Findings

11/8/18

- Cost Estimates
- Recommend Preferred Design Alternative

11/29/18

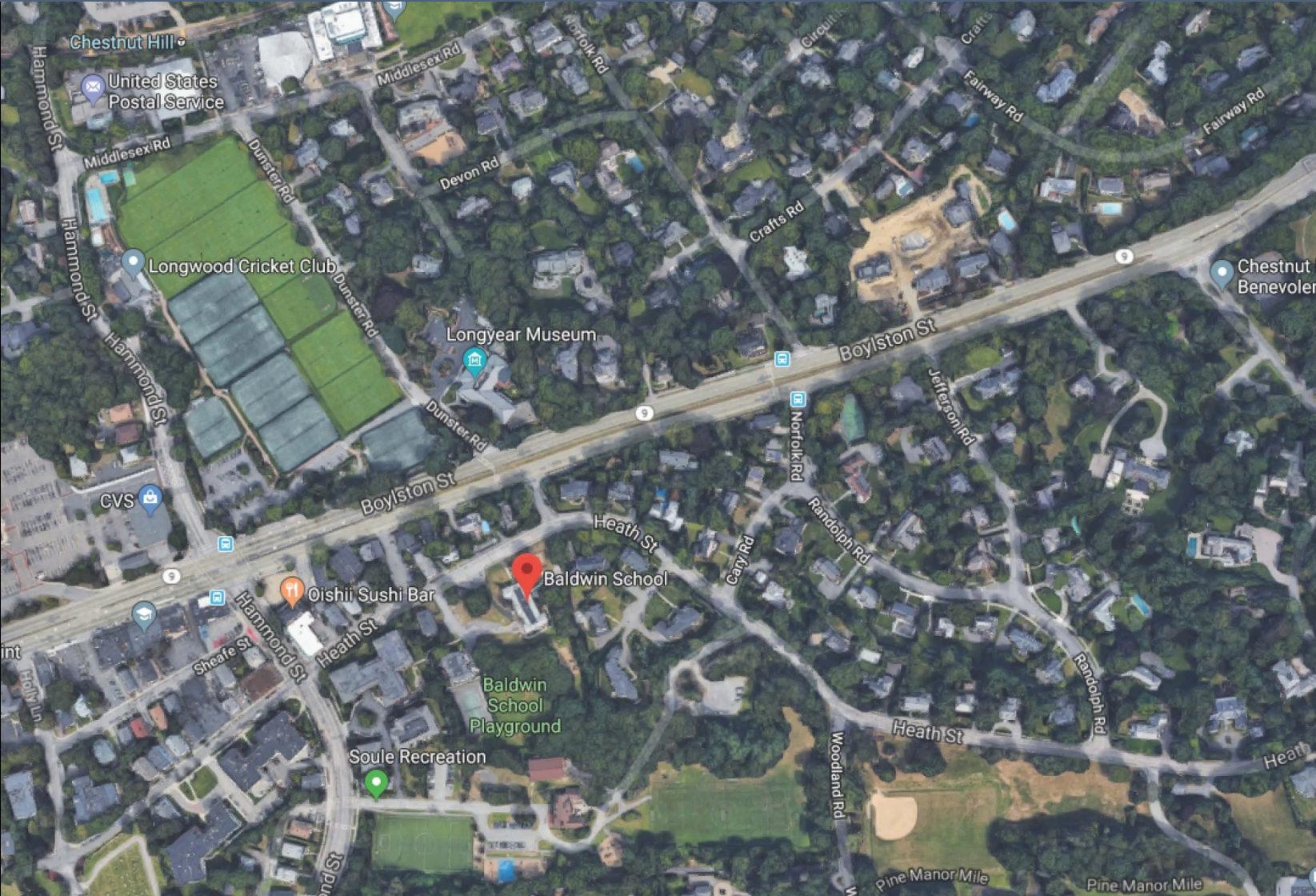
- Revised Preferred Design Alternative
- Updated Cost Estimate
- Approve Preferred Alternative to proceed to Schematic Design



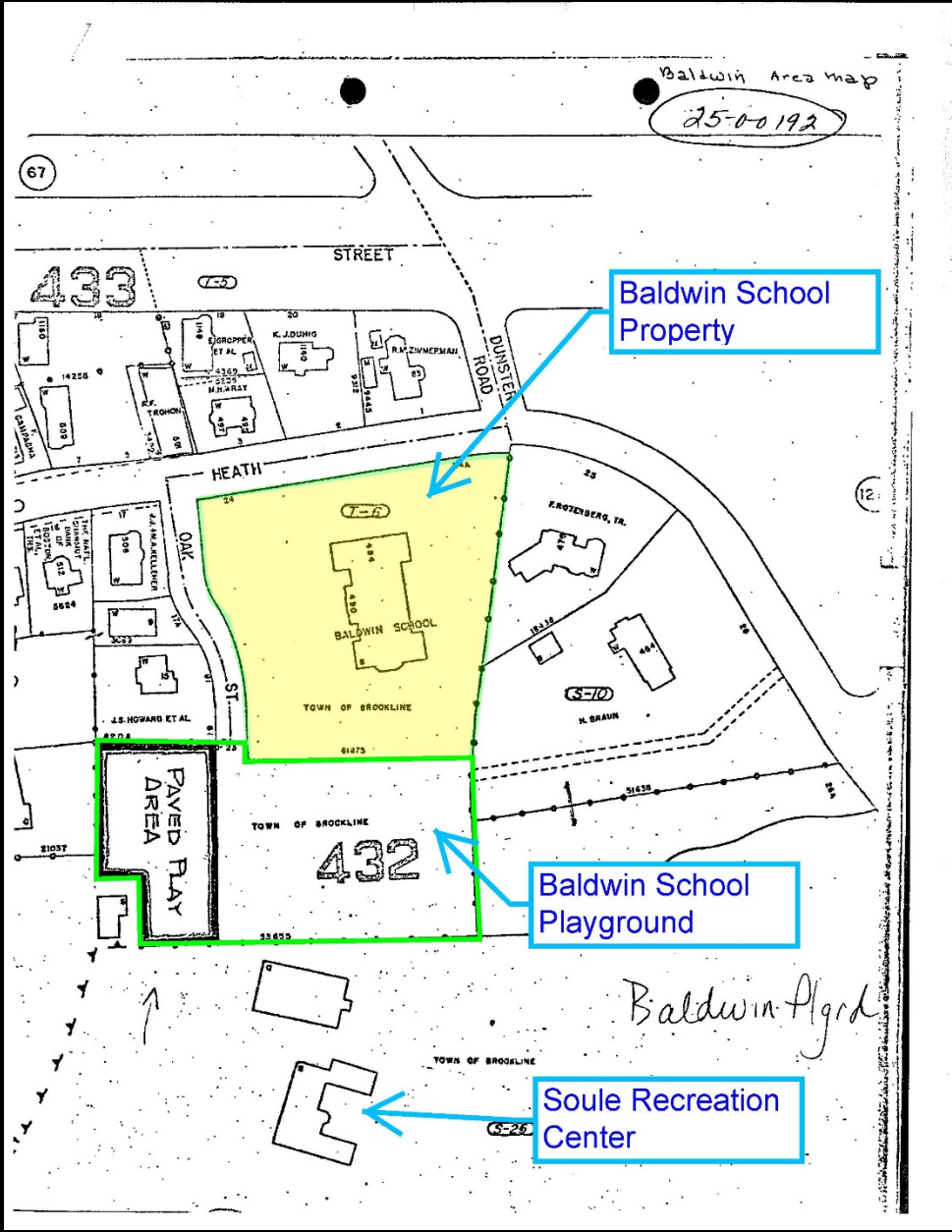
Baldwin Existing Conditions Progress Report

1 Site Survey	Complete
2 Geotechnical Engineering Data Report	Complete
3 Environmental Site Assessment -	Complete
4 Asbestos Survey Report -	Complete
5 Code Review of Existing Building -	Complete
6 Traffic Study	Update in Progress

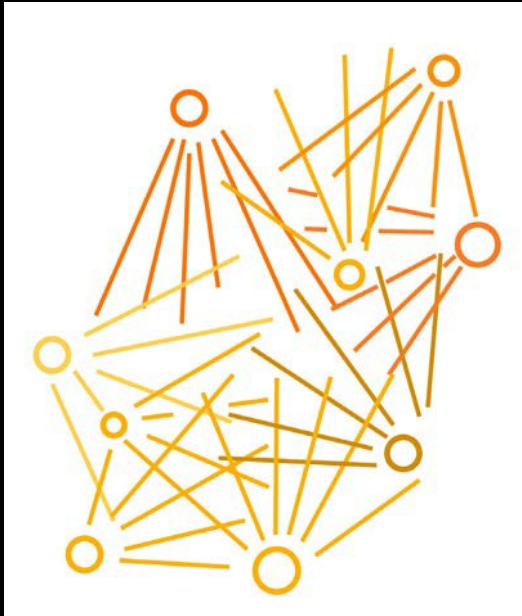
Sample Educational Program Diagram



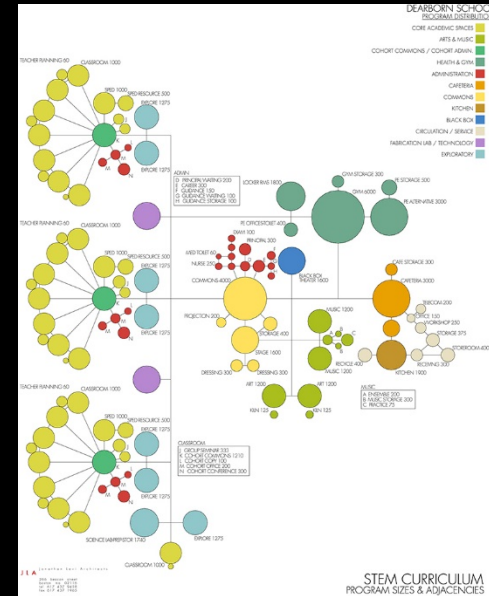
Sample Educational Program Diagram



21st Century K-12 Teaching and Learning:



Student Driven
Web Complimentary
Collaboration-Based



Pre-Preliminary Educational Program Diagram

Baldwin School Expansion

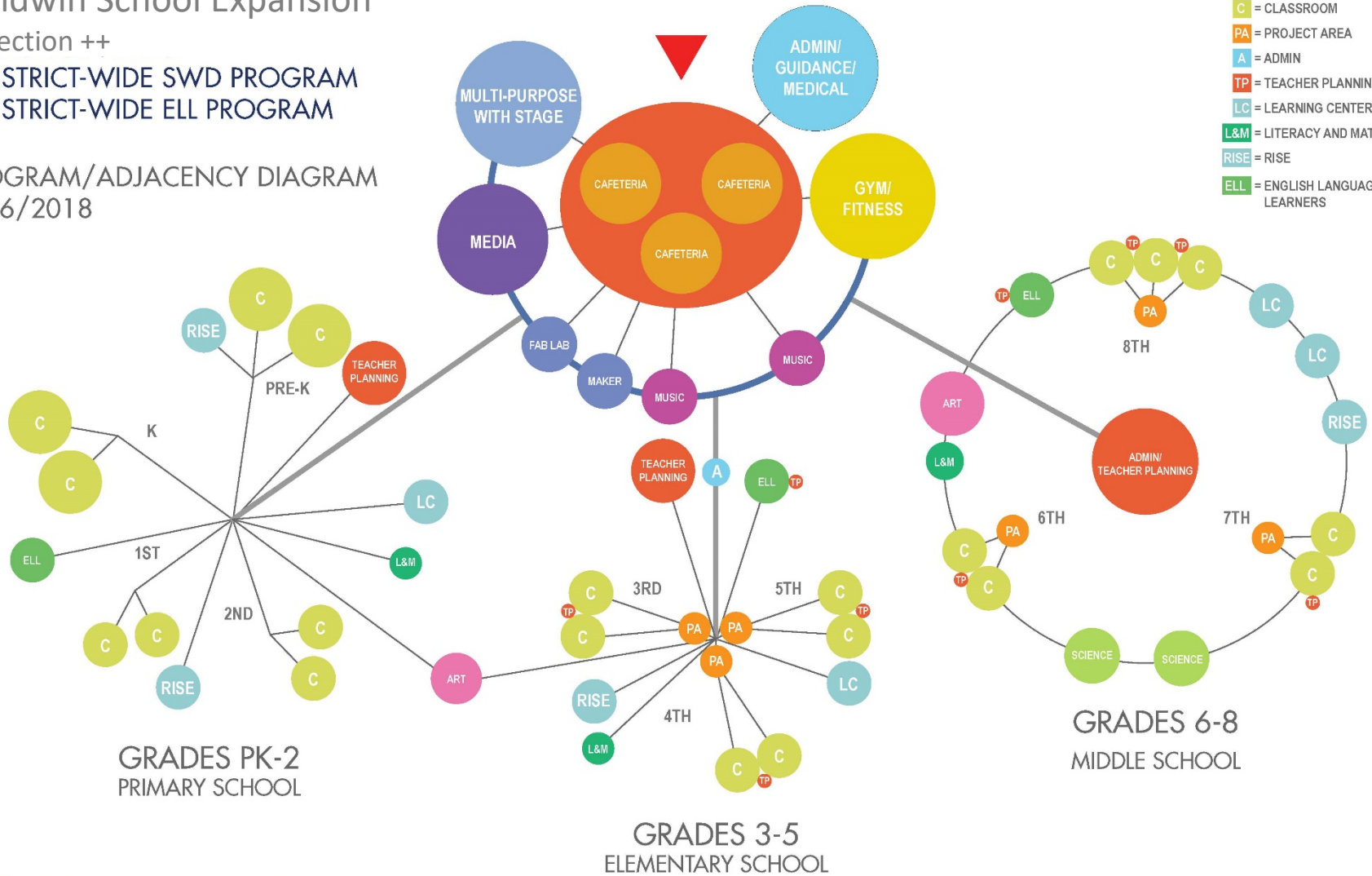
2 Section ++

- + DISTRICT-WIDE SWD PROGRAM
- + DISTRICT-WIDE ELL PROGRAM

PROGRAM/ADJACENCY DIAGRAM
9/26/2018

LEGEND

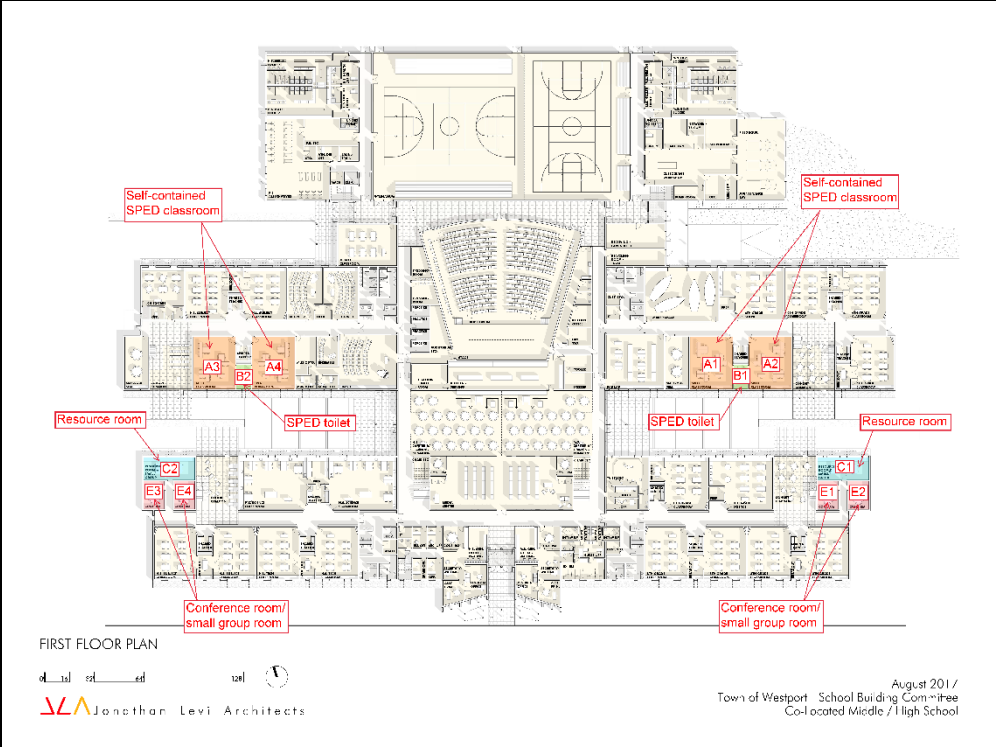
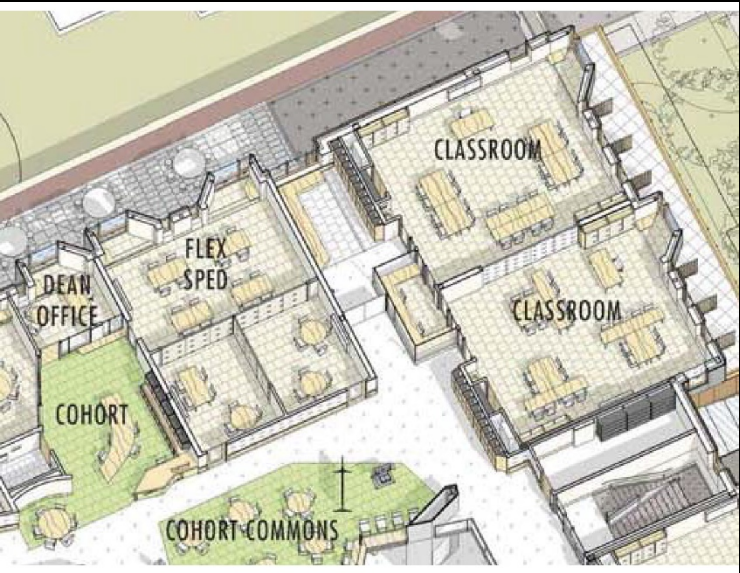
- C = CLASSROOM
- PA = PROJECT AREA
- A = ADMIN
- TP = TEACHER PLANNING
- LC = LEARNING CENTER
- L&M = LITERACY AND MATH
- RISE = RISE
- ELL = ENGLISH LANGUAGE LEARNERS



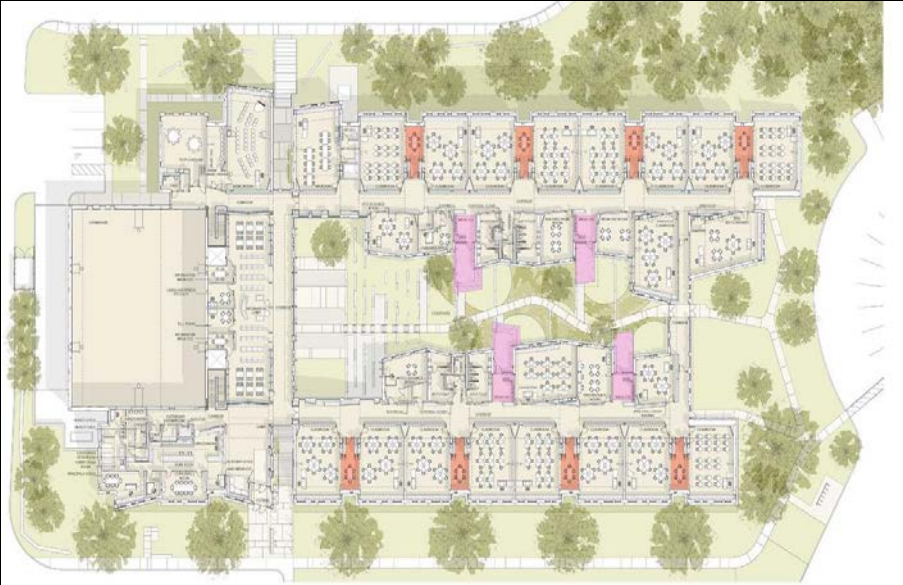
Agile, Varied Scale Classrooms



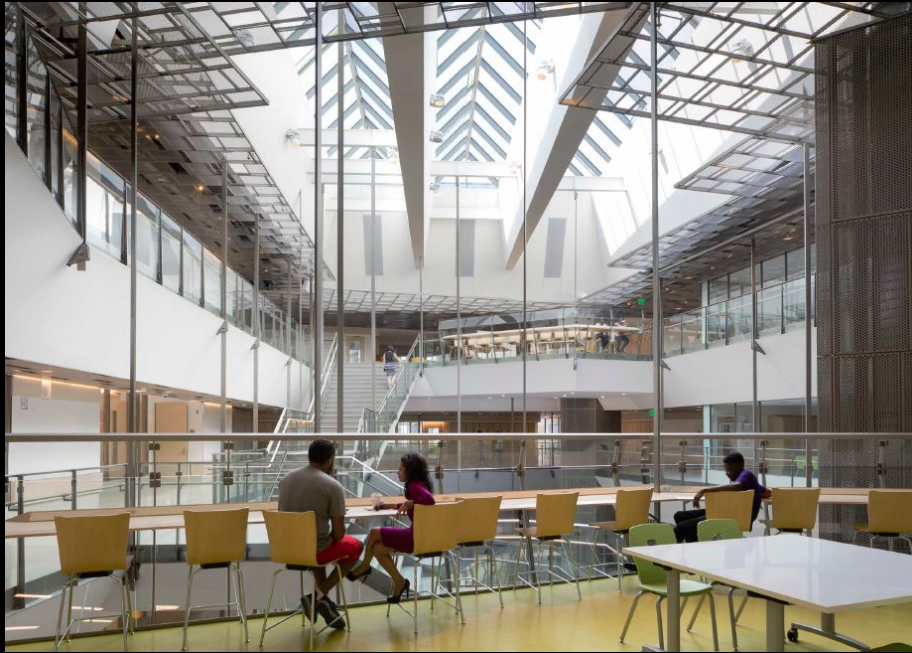
Specialized Learning Spaces



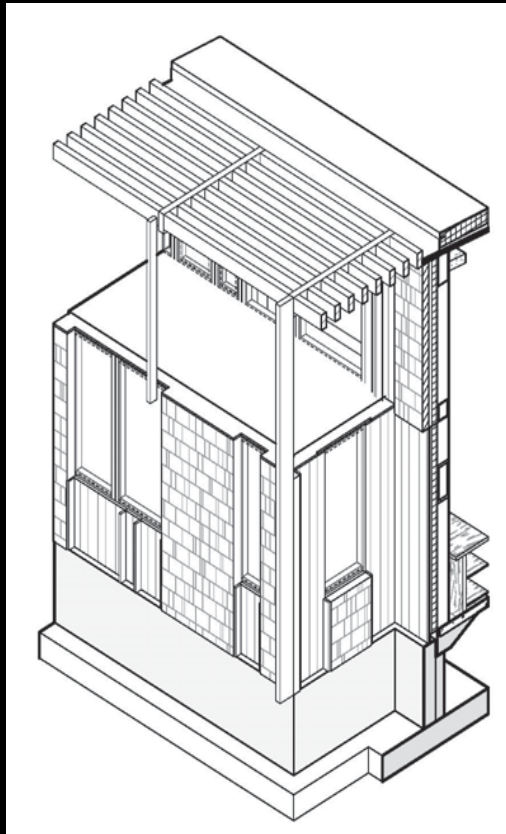
Small Group Collaboration Space



Community Collaboration Space

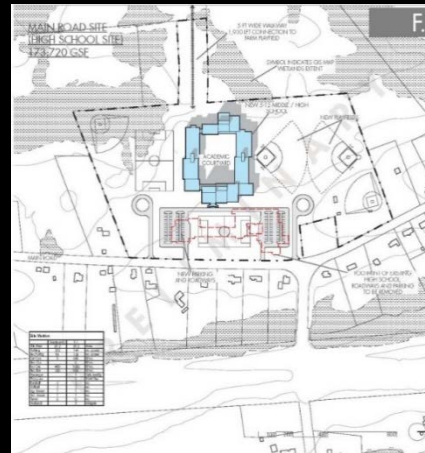
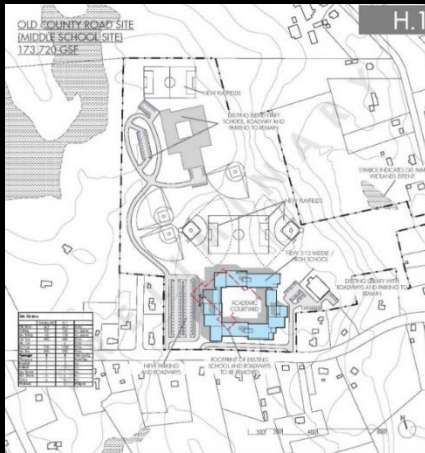


Daylighting



Design Iteration and Development Process

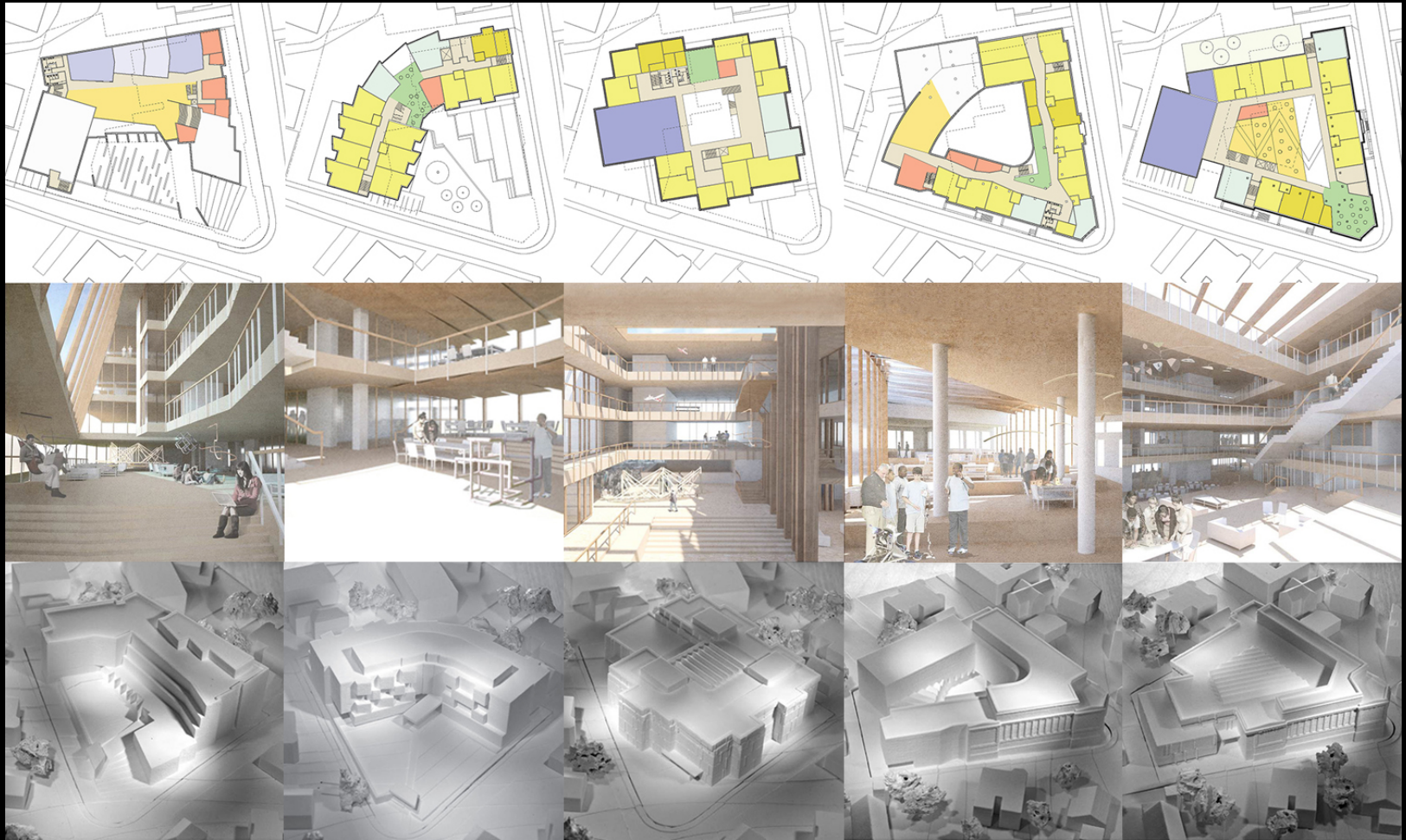
-Renovation, Add/Reno., New Construction Alternatives



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

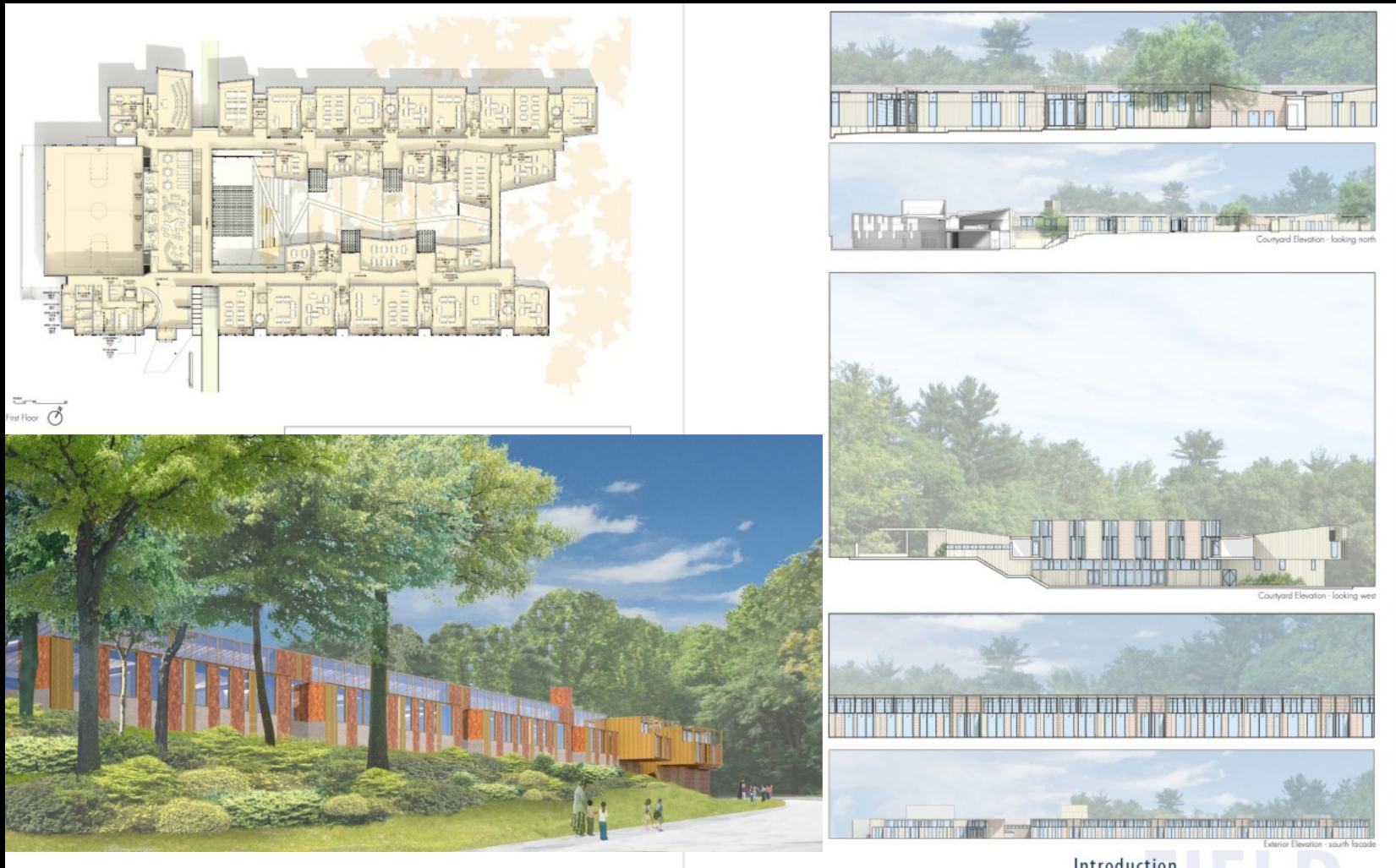
EVALUATION MATRIX FOR PREFERRED SCHEMATIC ALTERNATIVES

Per consensus of PFD, BPS, DPI, and JLA

KEY		
	+	ADVANTAGEOUS
	o	NEUTRAL
	-	DISADVANTAGEOUS
	--	VERY DISADVANTAGEOUS

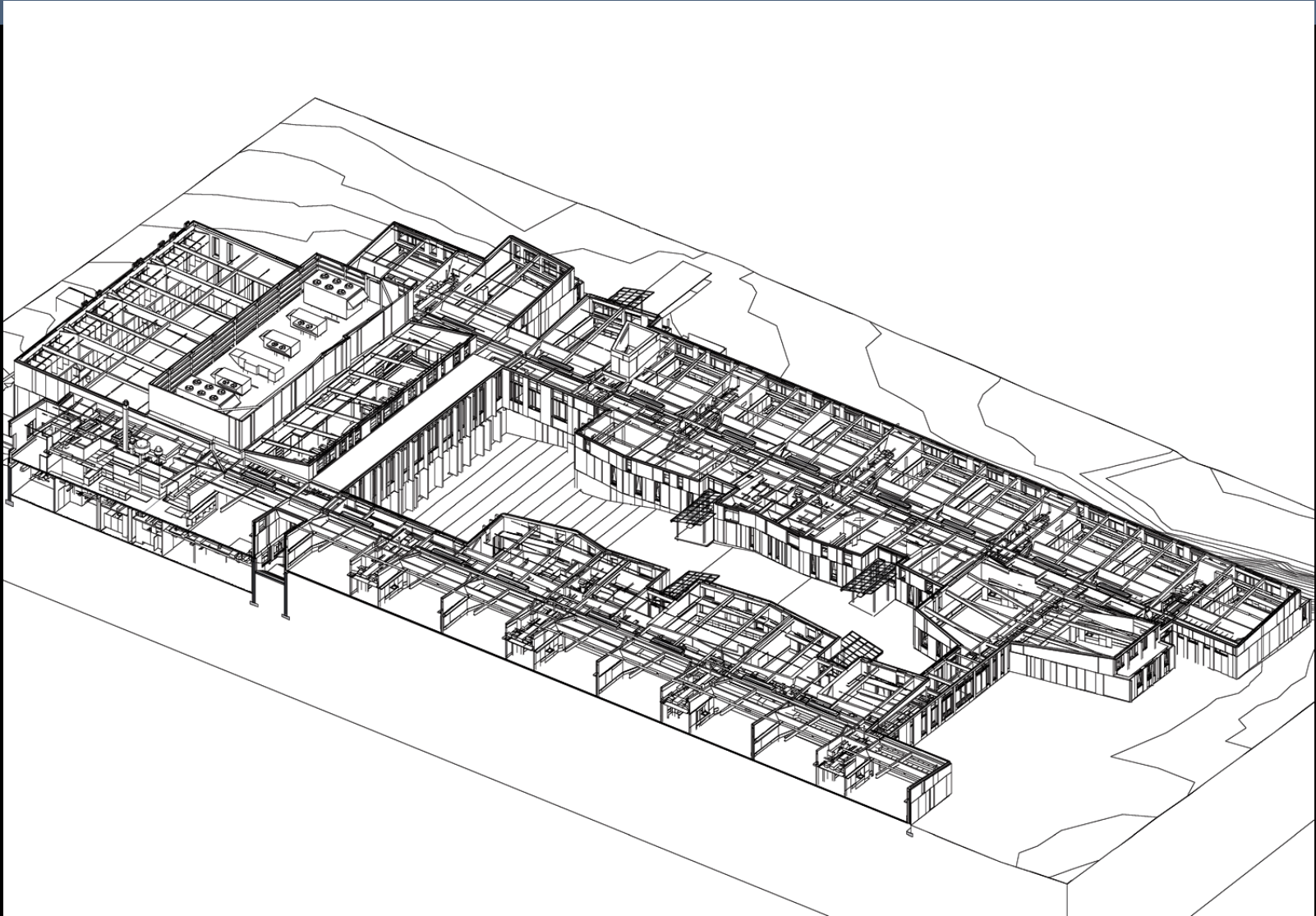
PROJECT CRITERION	Option O	Option A	Option B	Option C	Recommended	Option E	Option F
	Base Repair				Option D		
1 TOTAL PROJECT COST	+	+	-	-	+	-	-
2 SCHEDULE DURATION / RISK	o	-	-	-	+	+	+
3 STEM PEDAGOGY ENHANCEMENT	--	o	o	o	+	+	+
4 CLASSROOM SHAPES & ADJACENCIES	--	-	-	-	+	o	+
5 COHORT CONFIGURATION	--	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



Sample – Schematic Design

Design Iteration and Development Process



Currently Projected Baldwin 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



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 Baldwin 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 PUBLIC SCHOOLS of **BROOKLINE**



Getting the Word Out

- District and Town websites
- Social Media (Facebook and Twitter)
- Building Committee Member outreach
- Email lists (Notify Me) – Sign up on Town/Schools website
- Online and print newspapers
- Town Meeting Member listserve
- Principal Newsletters
- Occasional mailings to abutters - Community Forums and Public Hearings



Project Website



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

- Meeting Announcements and Agendas
- Meeting Summaries
- Materials – Such as presentations, design alternatives, timeline
- Building Committee members
- Summary of Design Feasibility Phase
- Background Materials - prior reports, prior processes, etc
- Public Comment and Questions can be submitted electronically



Upcoming Schedule



- **October 2** - Capital and Schools Subcommittees Joint Hearing on Warrant Articles 3e and 4 – 6:30 p.m. at Town Hall, Room 103
- **October 11** - Building Committee Meeting; 7:30 a.m.
- **October 15** - Transportation Board
- **October 17** - Neighborhood Community Forum – 7:00 p.m., Location TBD
- **October 18** - Building Committee Meeting; 7:30 a.m.

Project Website



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

Email Updates

Sign up to receive updates www.brooklinema.gov/list.aspx
(look for Baldwin School Building Committee)