

Brookline

DRISCOLL SCHOOL EXPANSION

School Building Committee
October 04, 2018



Agenda

1. Committee Charge and Overall Goals
2. District Need Overview
3. Schedule and Process Overview
4. Driscoll Needs
5. Existing Conditions Update
6. Programming Update
7. Preliminary Concept Design Alternatives
8. Discussion

1. Committee Charge and Overall Goals



Building Committee Members

- **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 Commission



Responsibilities of the Building Committee



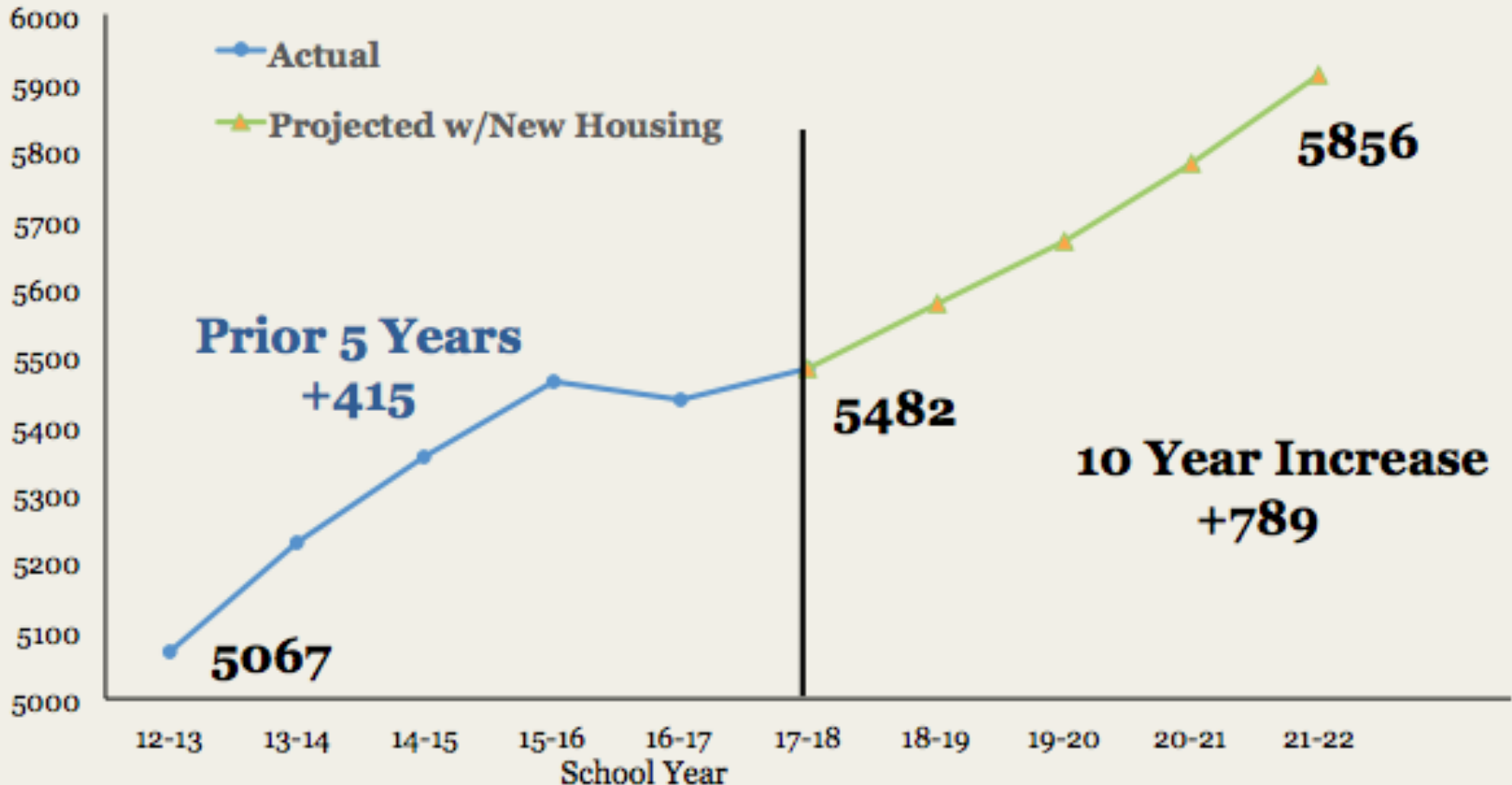
- Advise and support the Building Commission, Select Board, and School Committee
- Oversee all aspects of the project, including:
 - Budget
 - Schedules
 - Public Relations and Outreach
 - Coordination of Town Agencies
 - Contract Compliance
- Engage and inform the public

1. Committee Charge and Overall Goals
2. District Need Overview



Actual K-8 Enrollment since 2005 Projected Enrollment through FY2022

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BROOKLINE



Source: PSB 2017 Enrollment Projection Report, April 2018

Includes known Large Development Projects filed with Planning Department as of November 2017

Projection methodology does not yet include growth due to T-districts or



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%

District Wide Capacity

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

39 of 58



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

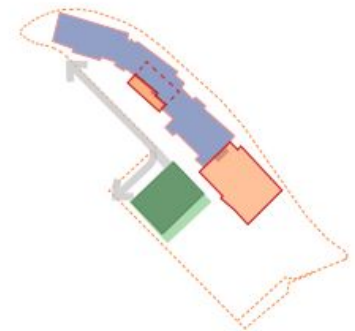
- Existing Open Space, field and tennis courts remain.
- Play Area at parking structure roof.
- Open Space/Play Area reduced by 6,400 GSF
- Possible new play area at addition roof-terrace.

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.

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

Preliminary Project Estimate
from \$60M to \$ 83M



1. Committee Charge and Overall Goals
2. District Need Overview
3. Schedule and Process Overview



Currently Projected Driscoll Project Completion Milestones

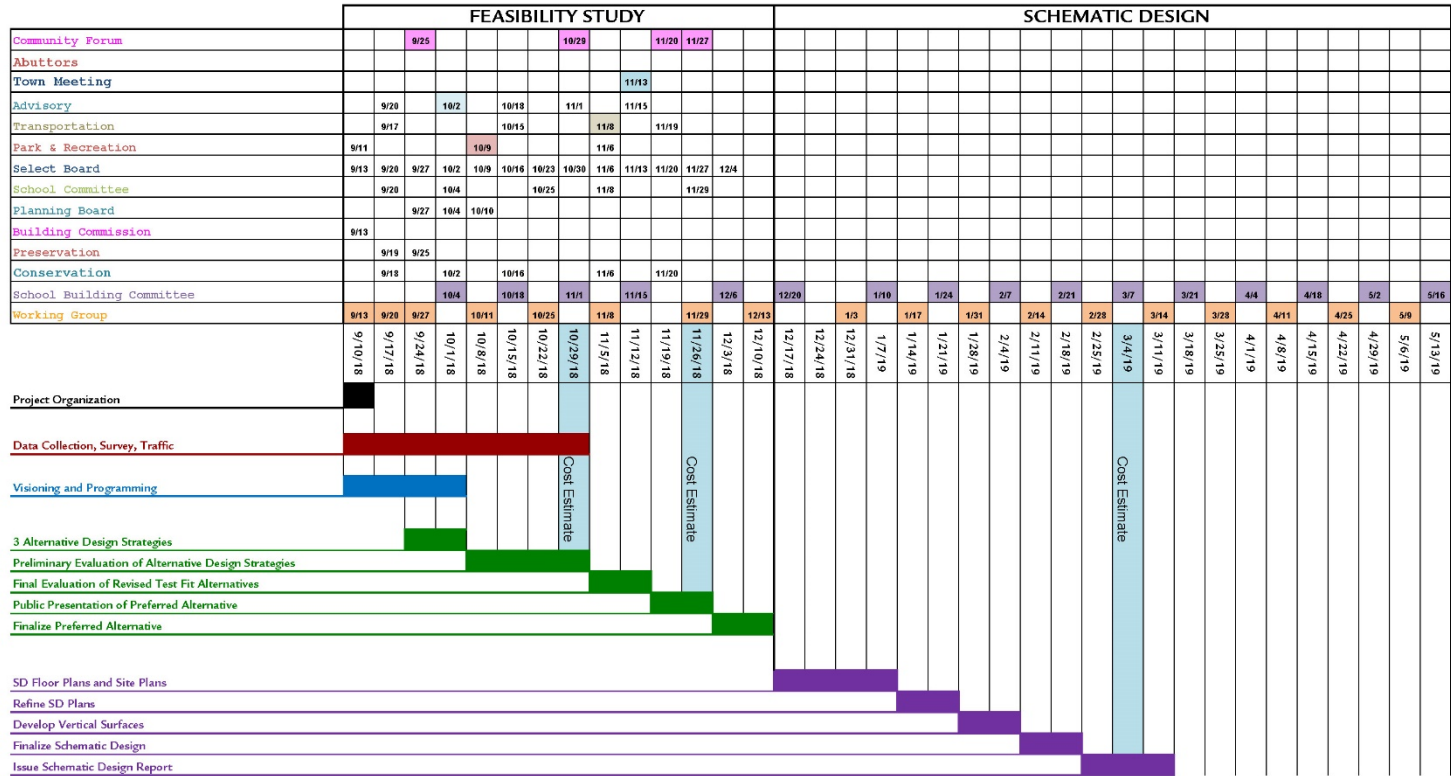
October 2018	Educational Programming and Preliminary Concepts
November 2018	Town Meeting Approval of Schematic Design Funds
December 2018	Preferred Schematic Concept Finalized
March 2019	Schematic Design
February 2019	OPM Selection
May 2019	Town Meeting Vote
Spring 2019	Town Wide Referendum Vote
Spring 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



Feasibility Phase Working Schedule

DRISCOLL SCHOOL

SCHEDULE OF MILESTONE DELIVERABLES - Working Document 9/28/18



Completed Key Events

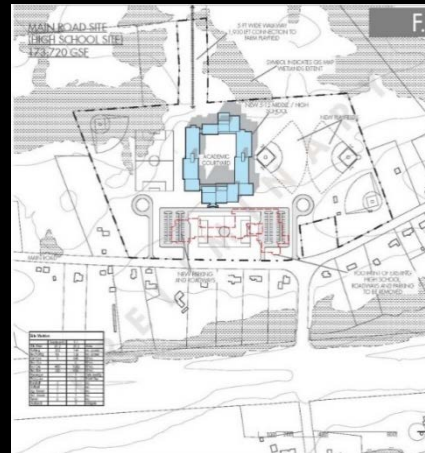
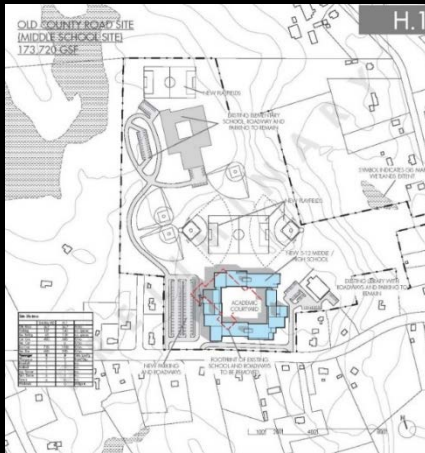
June 21 & 22, 2018	Feasibility Phase Community Introduction
September 11 & 18, 2018	Staff and Administration Program Focus Groups
September 22, 2018	Visioning Session
September 25, 2018	Community Forum No. 1
October 02, 2018	District Administration Program Review
October 02, 2018	Capital and Schools Subcommittee

SBC Meeting Designer Agendas

October 04	Existing Conditions Progress Report Program Diagram Range of Pre-Schematic Alternative Design Strategies Traffic update
October 18	Refined Space Summary
November 1	Refined Alternative Design Strategies Traffic Report Cost Estimates
November 15	Recommend Preferred Design Alternative
December 6	Revised Preferred Design Alternative Updated Cost Estimate Approve Preferred Alternative to proceed to Schematic Design

Design Iteration and Development Process

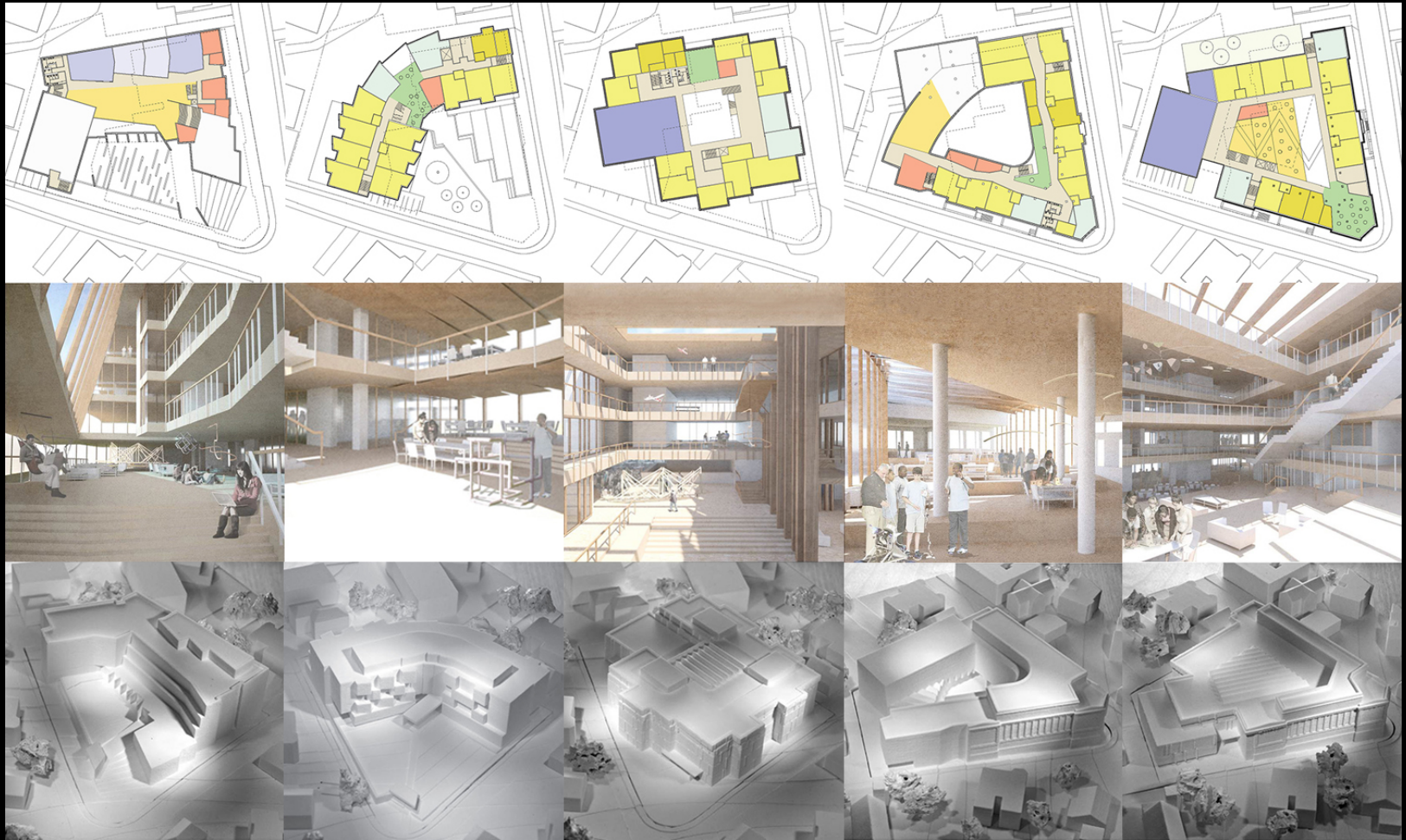
-Renovation, Add/Reno., New Construction Alternatives



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

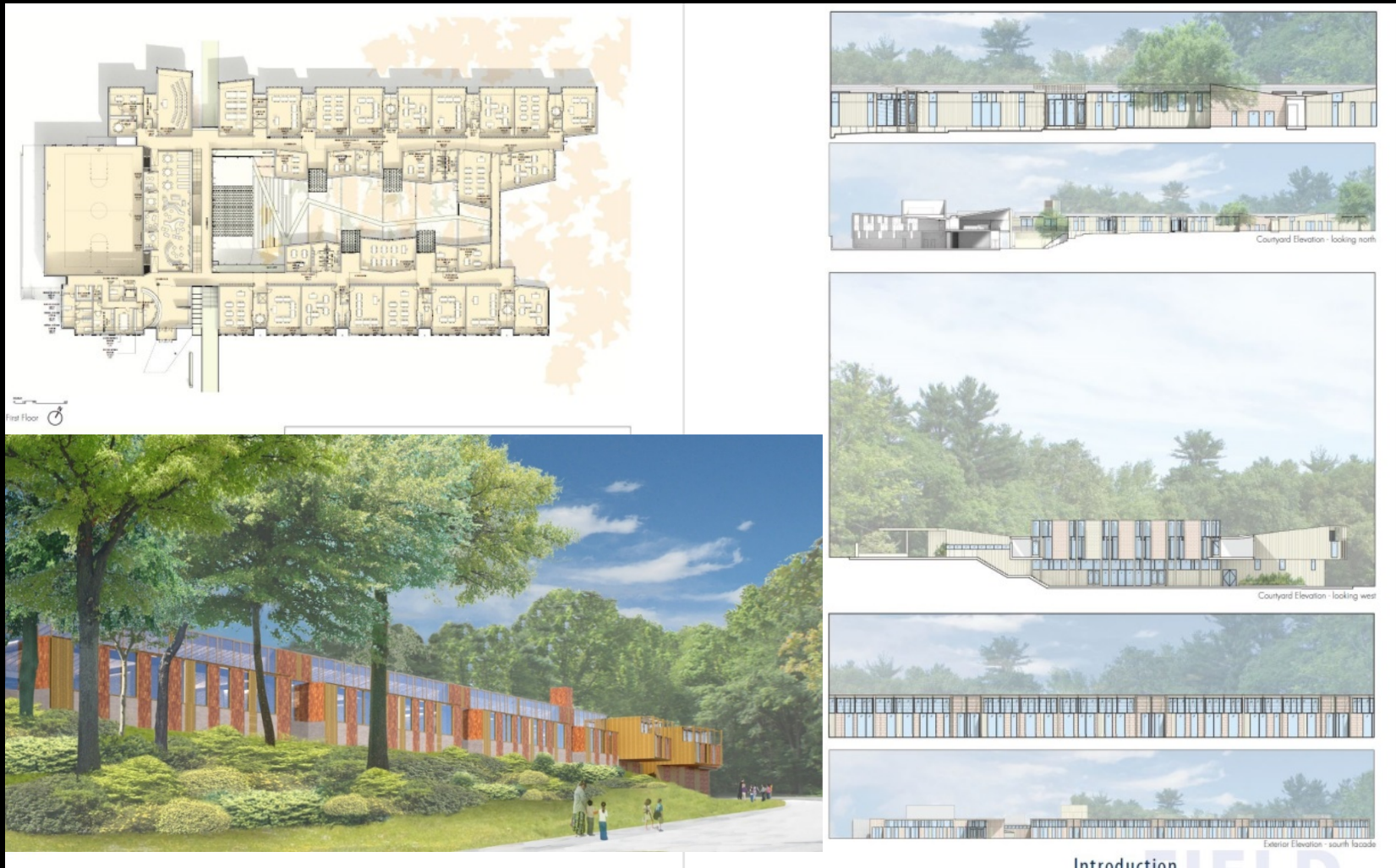
EVALUATION MATRIX FOR PREFERRED SCHEMATIC ALTERNATIVES

Per consensus of PFD, BPS, DPI, and JLA

KEY		
	+	ADVANTAGEOUS
	o	NEUTRAL
	-	DISADVANTAGEOUS
	--	VERY DISADVANTAGEOUS

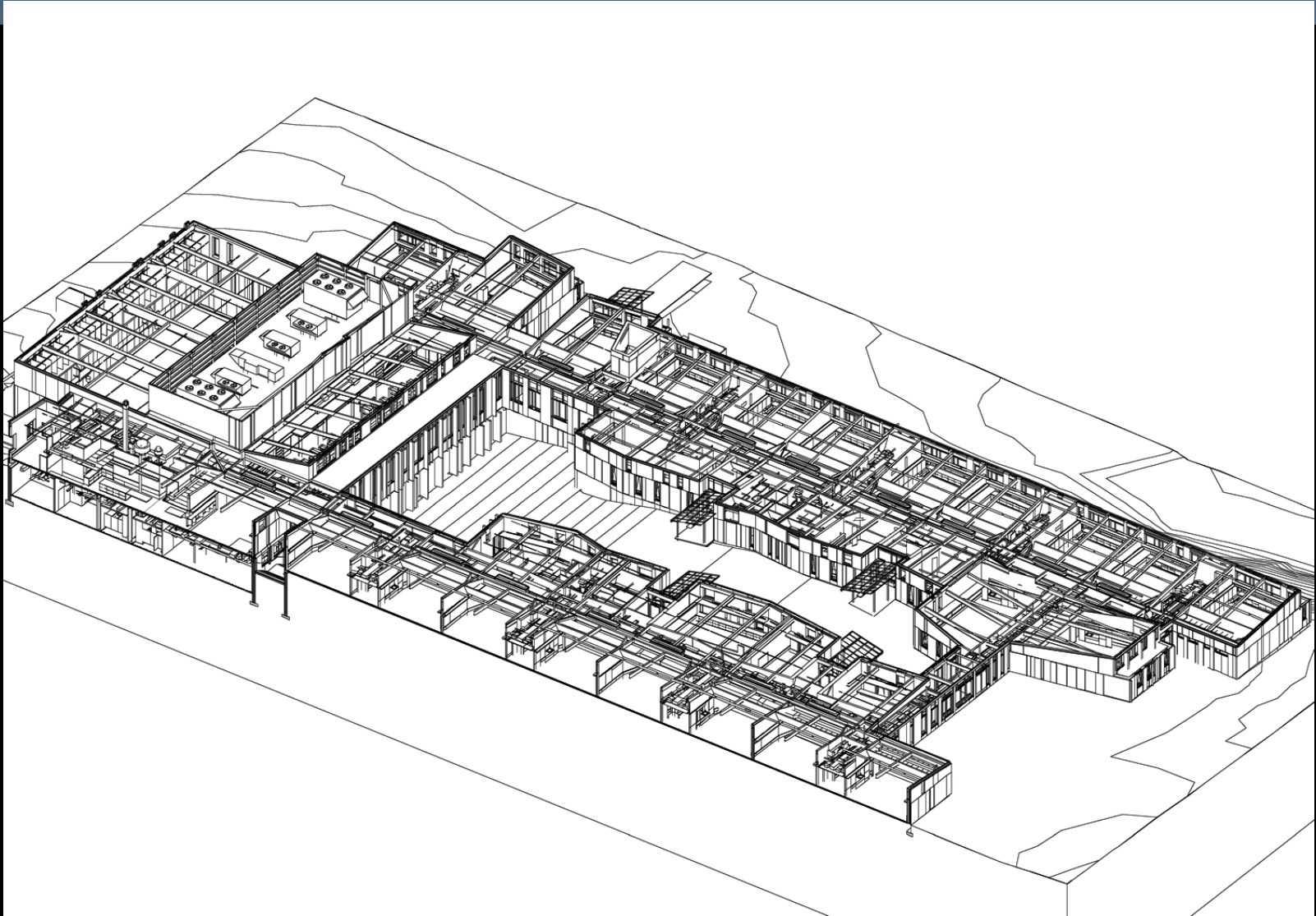
PROJECT CRITERION	Option O	Option A	Option B	Option C	Recommended	Option E	Option F
	Base Repair				Option D		
1 TOTAL PROJECT COST	+	+	-	-	+	-	-
2 SCHEDULE DURATION / RISK	o	-	-	-	+	+	+
3 STEM PEDAGOGY ENHANCEMENT	--	o	o	o	+	+	+
4 CLASSROOM SHAPES & ADJACENCIES	--	-	-	-	+	o	+
5 COHORT CONFIGURATION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



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4. Driscoll Needs



Challenges with the Driscoll Building



- 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

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5. Existing Conditions Update

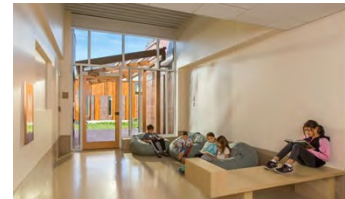
Existing Conditions Update

- | | |
|-----------------------------------|-------------|
| 1. Legal (title search) | In Progress |
| 2. Historic Review | Complete |
| 3. Building Code Assessment | In Progress |
| 4. Building Structure Assessment | In Progress |
| 5. MEP Assessment | Complete |
| 6. Conservation | Complete |
| 7. Geo-environmental (Haz mat) | In Progress |
| 8. Survey / Utility documentation | In Progress |
| 9. Traffic Study | In Progress |

Design Patterns 1.0

The following set of priority “21st Century Design Patterns” for the design of the Driscoll School Renovation and Expansion Project in Brookline, MA was recorded during the Educational Visioning Workshop that took place on September 22, 2018. Three team of four-five participants each worked to create their own set of priority Design Patterns, after which each team presented to the larger group. These are listed below in order of the frequency with which each pattern appeared on a team list, with each pattern receiving 5 votes for appearing on a team list, and like patterns grouped together.

- **Clusters of Learning** (30 votes)
 - Learning Communities
 - Differentiated Cohorts
 - Classroom Neighborhoods
 - Spaces for Differentiated Delivery
 - Possibility of Different Groupings of Kids in Grade Levels
 - Hallway Learning
- **Child Scaled** (15 votes)
 - Little Kids Like to Feel Big
 - Different “Feel” for Students as They Grow
 - School Changes with Them
 - But with Flexibility
- **Welcome Zone** (15 votes)
 - Main Entry is Symbol of School’s Identity
 - Inclusive and Welcoming
 - Welcoming Entryway
 - Gathering Space for Parents and Community
 - Workspace for Parent/Teacher Projects
- **STEAM and Maker Spaces** (15 votes)
 - Maker Space on Roof
 - Overlap Between Computer Room and Library
 - Connections to Robotics and Art Room
- **Outdoor Connections** (15 votes)
 - Outdoor Gardens
 - Rooftop Gardens
 - All Weather Covered Outdoor Spaces
 - More Natural Shade Trees



Faculty and Administration Focus Groups

PUBLIC SCHOOLS of BROOKLINE

Driscoll School Renovation and Expansion Project Faculty/Teacher Meeting Notes 9.18.18

The following notes were taken during drop-in meetings with Driscoll School teachers and administrators that took place on September 18, 2018.

Suzie Talukdor/Driscoll School Principal

- This is Suzie's second year as principal. She has been with district since 2006, originally as director of METCO
- Driscoll is a PK-8 school with 639 students presently
- The student design enrollment for the expansion project is 760, which assumes a four section school
- The school has approximately 110 teachers and staff including Para-Professionals
- Presently there are three classrooms per grade
- Certain grade levels present concerns:
 - Kindergarten hovering around 22-23
 - Have the physical capacity in elementary school grades for more students
 - Middle school classrooms are not as big, but kids are bigger
 - Almost at 25 students per section
 - Spaces feel really tight
 - Particularly the science rooms
- A full-inclusion school
 - Presently have a student who is wheelchair bound with two aides
- There has been a 67% increase in student enrollment since 2005

David Youkils -Assistant Principal

- We should think about multi-purpose rooms
 - The school now does winter concerts and band concerts in the evening
 - Very high participation
- The library here has the highest circulation by far of any of the K-8 libraries. Speaks to the quality of the librarian and the importance of that space
- At the new Coolidge Elementary, each learning center has two half-rooms
 - A bit of a larger office which serves as a "U" of flexibility
 - This is very useful
- Programs that are central to the Driscoll identity and traditions include:
 - **Arts Equinox Event**
 - Two days where school focuses on arts
 - **Science Solstice Event**
 - Event in December that focuses on science
 - **Mandarin Language Program**
 - Starts in Kindergarten
 - Lunar year celebration
 - **Advisory Group**
 - District-wide 6th grade guidance program



Faculty and Administration Questionnaire

1

In what ways would you like to see the Driscoll academic program and school community grow and evolve over the next 10 years?

2

How do you see the design of a renovated and/or new Driscoll facility supporting the school's growth and evolution?

3

What are the three most important things for our designers to know about what you do and what you need?



Current Educational Program Diagram

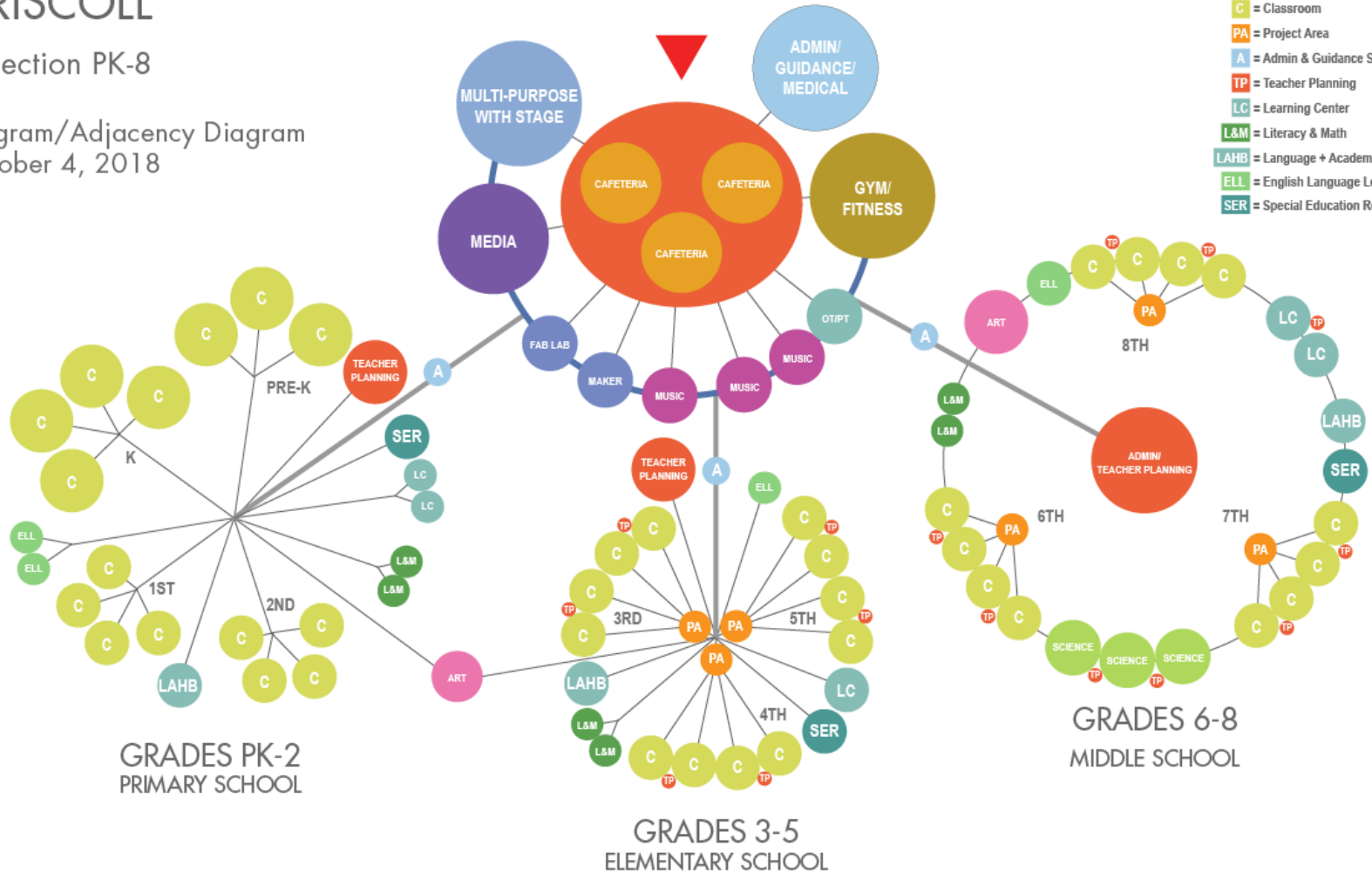
DRISCOLL

4 Section PK-8

Program/Adjacency Diagram
October 4, 2018

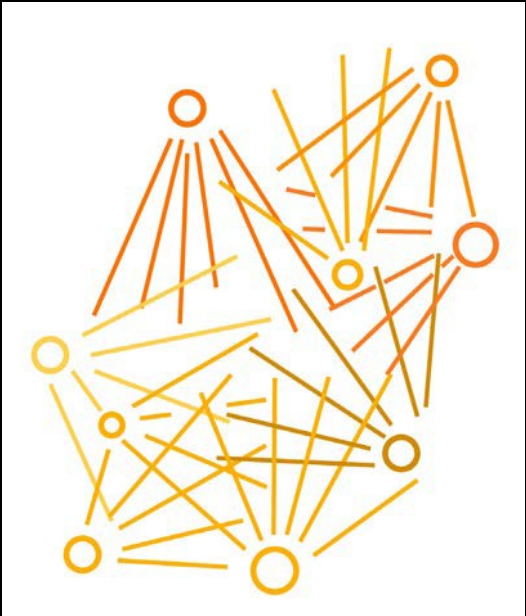
LEGEND

- C = Classroom
- PA = Project Area
- A = Admin & Guidance Suite
- TP = Teacher Planning
- LC = Learning Center
- L&M = Literacy & Math
- LAHB = Language + Academic Home Base
- ELL = English Language Learners
- SER = Special Education Resource

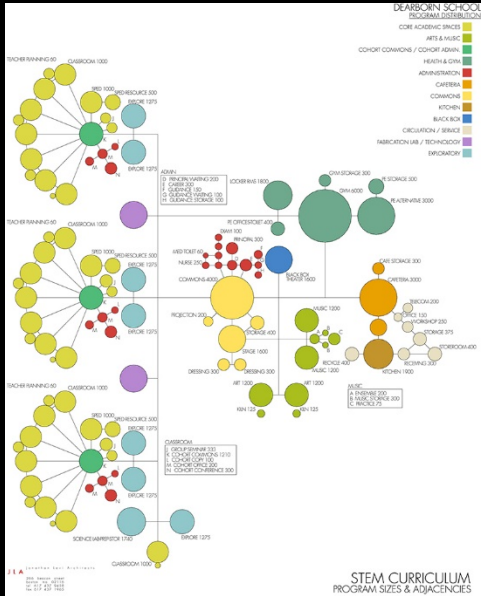


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Spaces for 21st Century Teaching and Learning



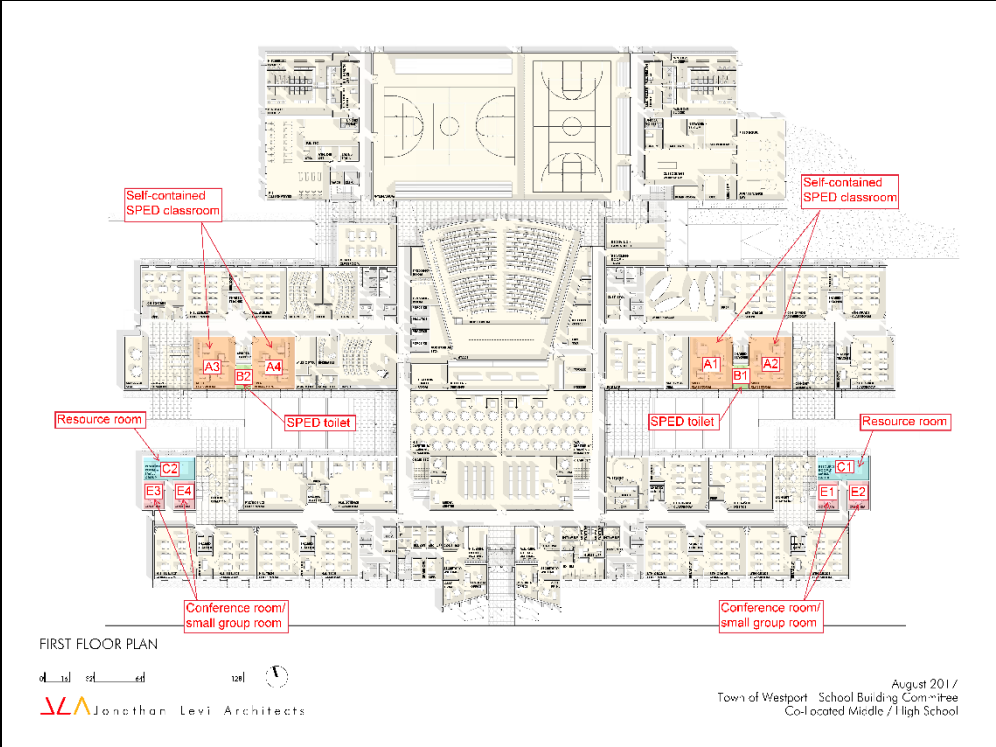
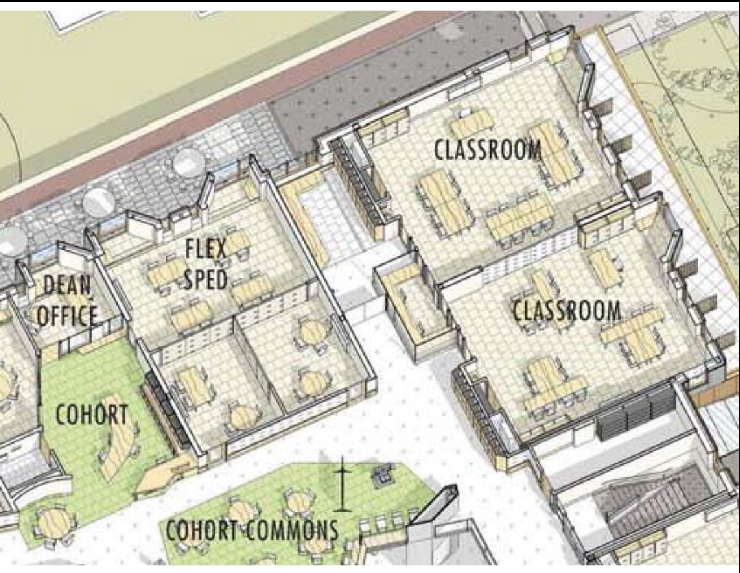
Student Driven
Web Complimentary
Collaboration-Based



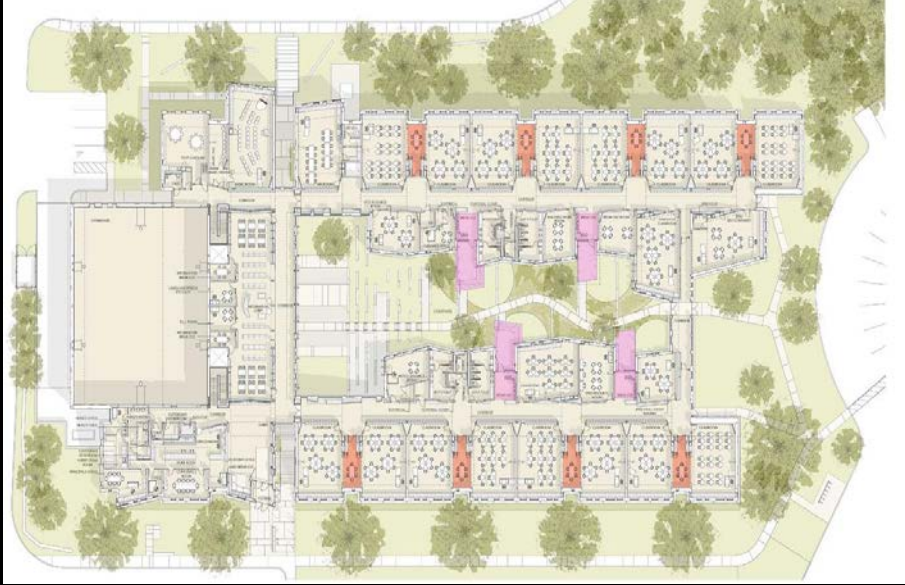
Agile, Varied Scale Classrooms



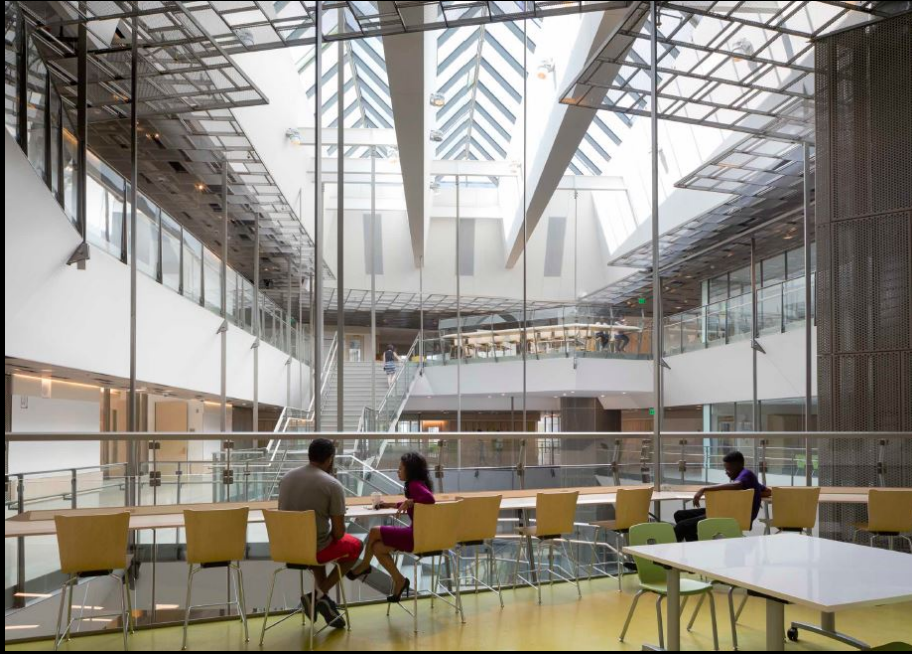
Specialized Learning Spaces



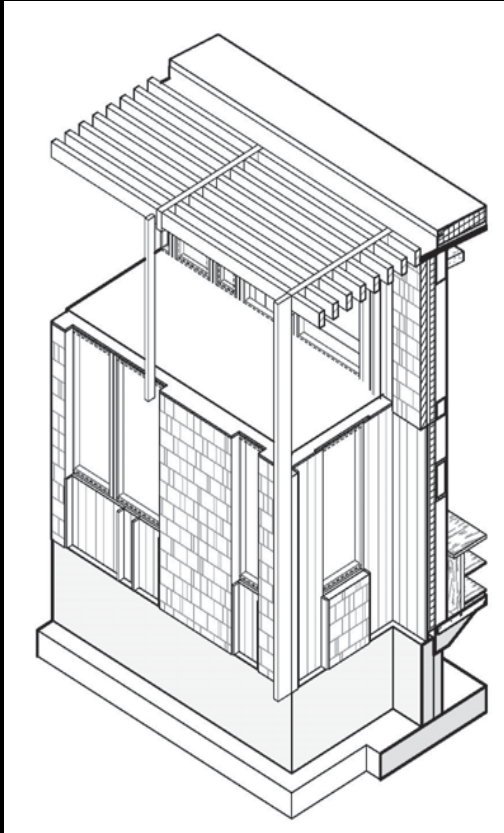
Small Group Collaboration Space



Community Collaboration Space



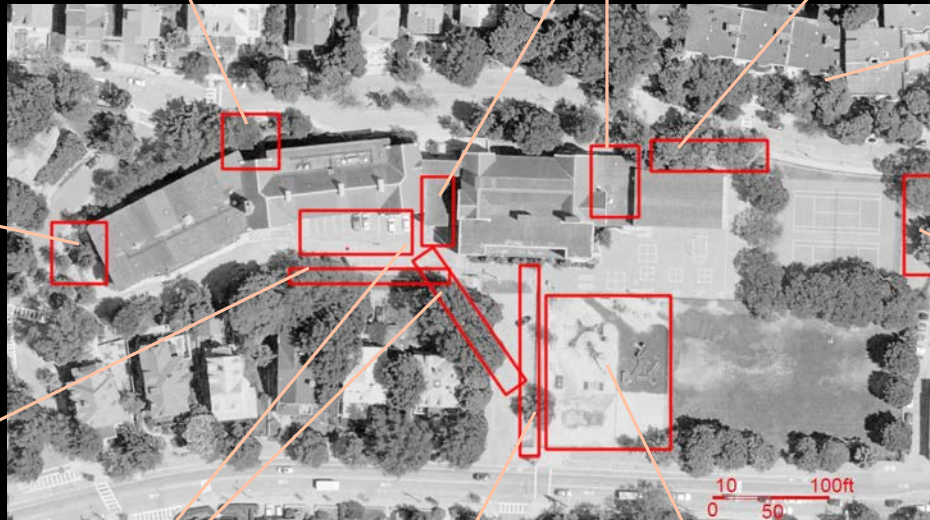
Daylighting



Facility and Site Needs



'Top Ten' Site and Landscape Opportunities



Vehicular Circulation

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



Outdoor Spaces

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



Preliminary Concept Design Alternatives

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