

Brookline

# DRISCOLL SCHOOL EXPANSION

School Building Committee  
October 04, 2018



Jonathan Levi Architects

# 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. Traffic Update
9. Discussion



# 1. Committee Charge and Overall Goals



Jonathan Levi Architects



# Building Committee Members

PUBLIC SCHOOLS of  
**BROOKLINE**

- **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

PUBLIC SCHOOLS of  
**BROOKLINE**



- 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

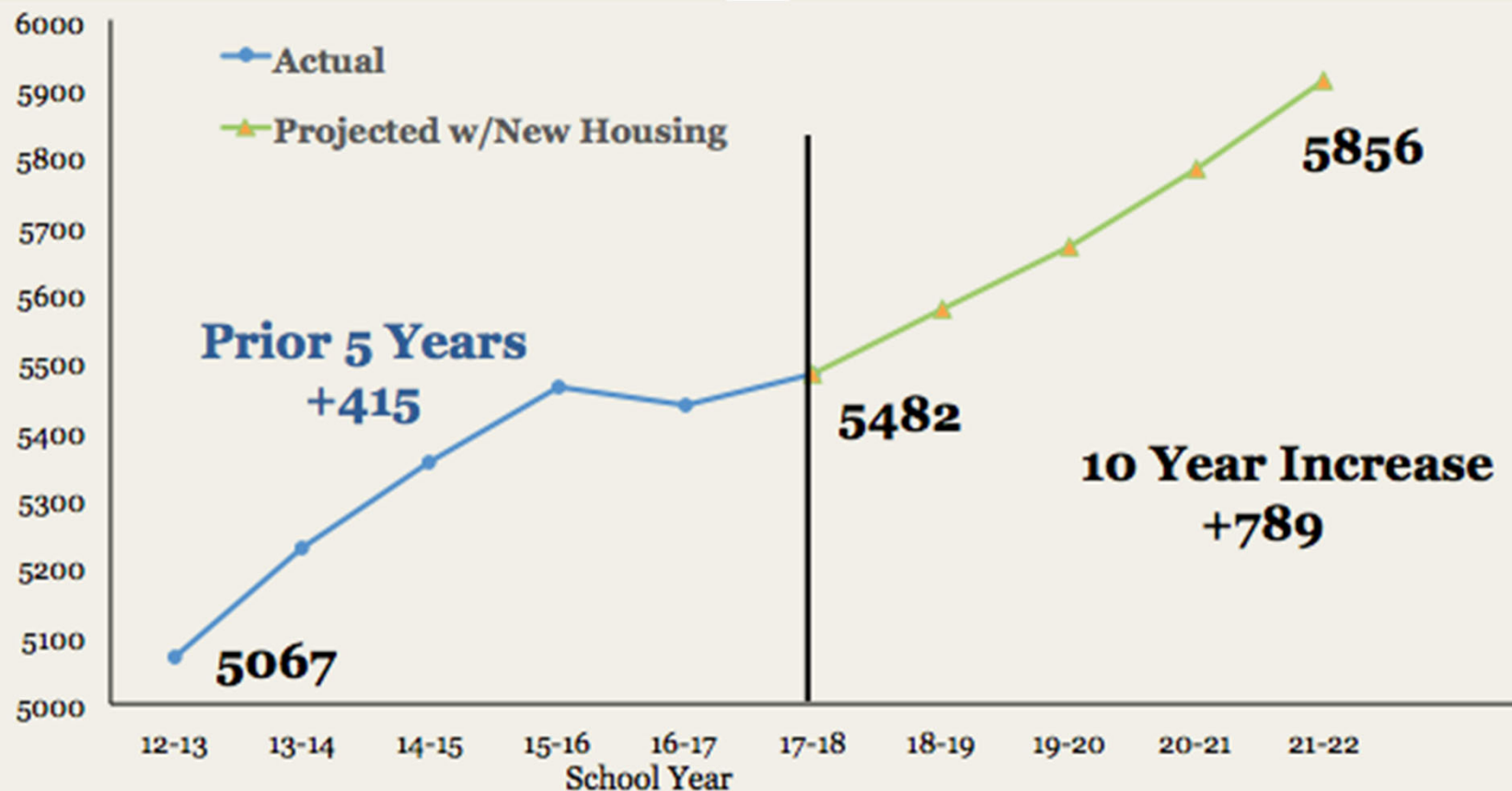
1. Committee Charge and Overall Goals
2. District Need Overview





## Actual K-8 Enrollment since 2005 Projected Enrollment through FY2022

PUBLIC SCHOOLS of  
**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

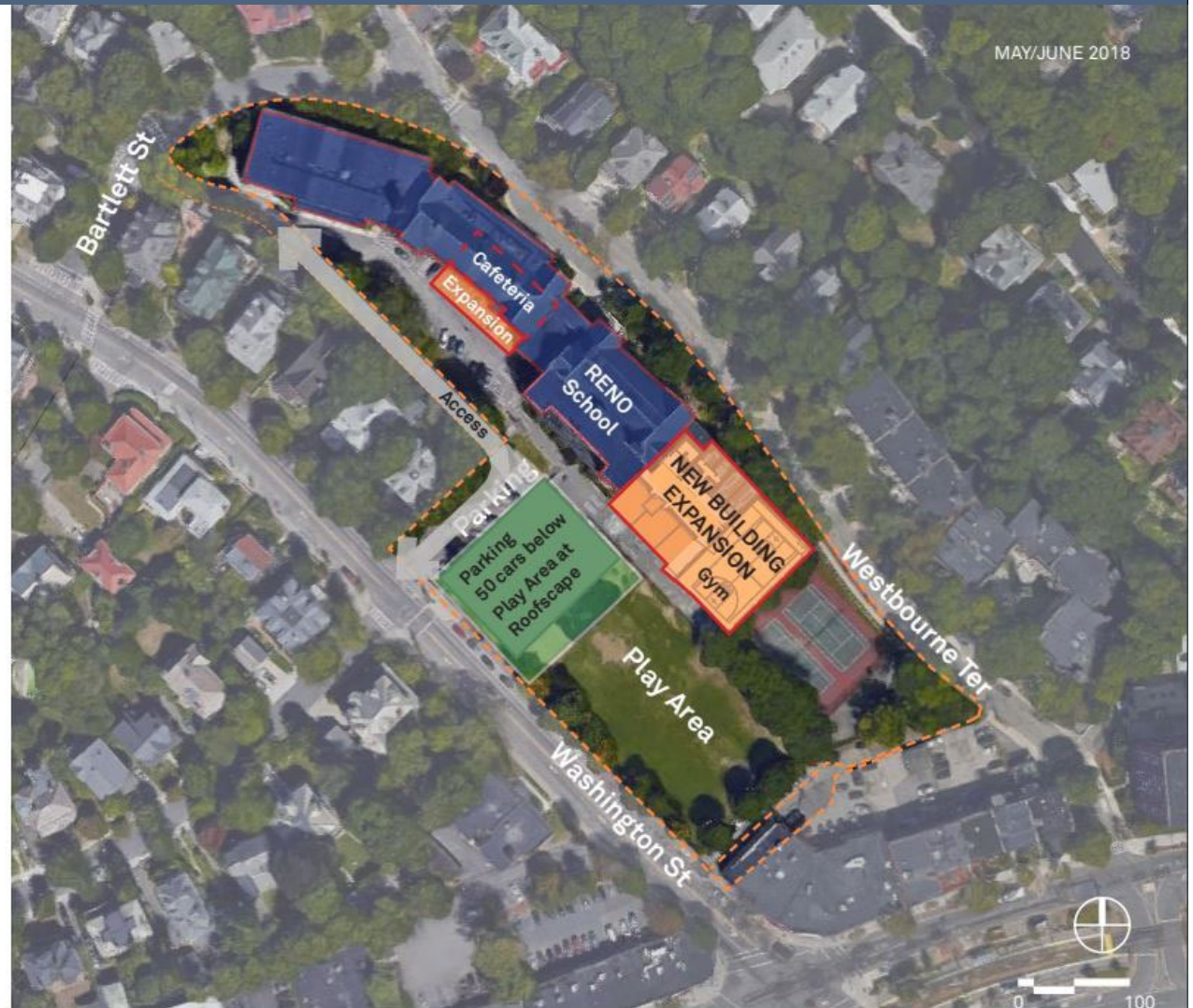
### RENOVATION & NEW ADDITION

- 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



Jonathan Levi Architects



# 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.

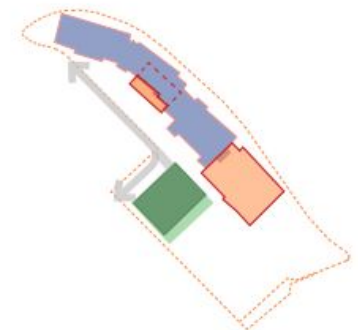
36 CLASSROOMS 4-SECTION

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

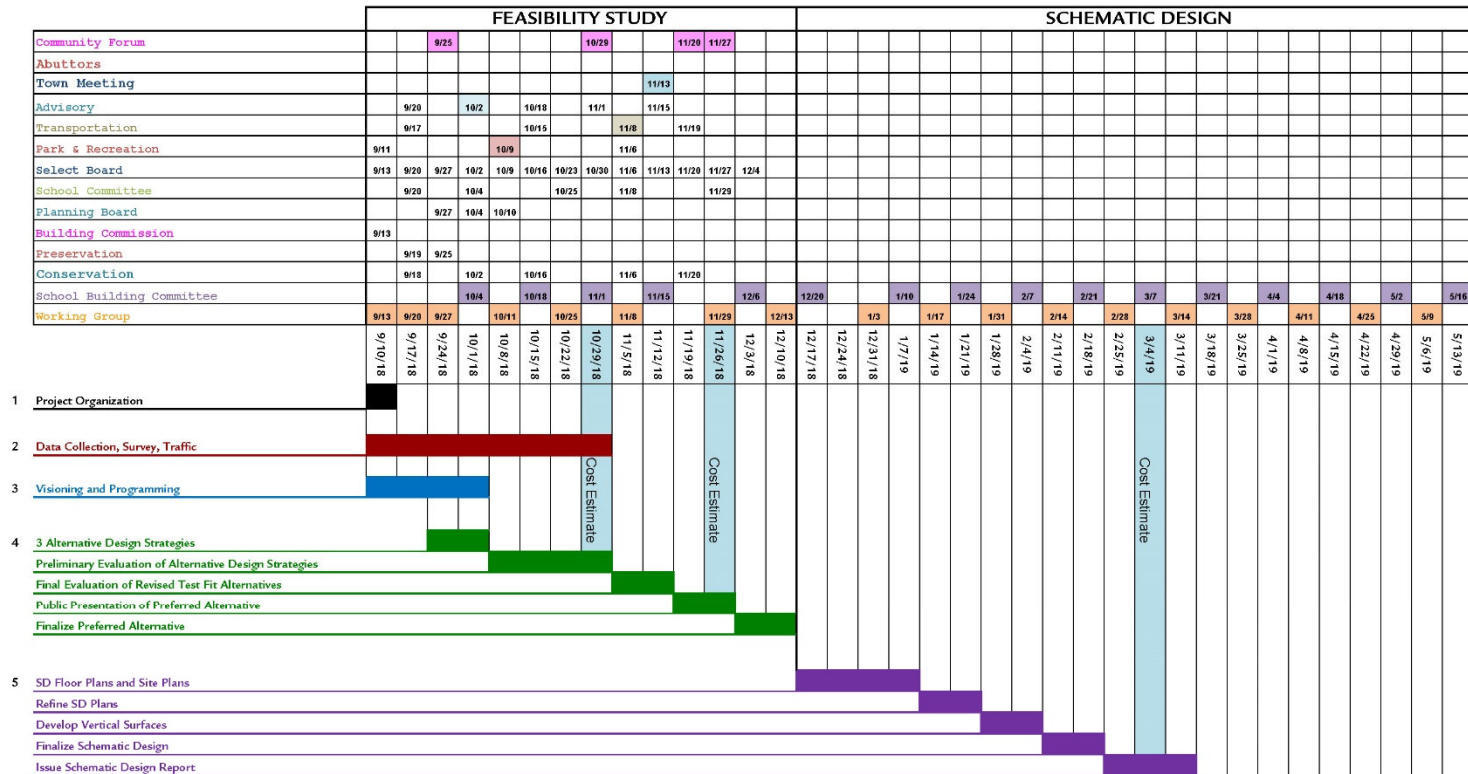
|               |  |
|---------------|--|
| October 2018  | Educational Programming and Preliminary Concepts |
| November 2018 | Town Meeting Approval of Schematic Design Funds  |
| December 2018 | Preferred Schematic Concept Finalized            |
| March 2019    | Schematic Design                 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



Jonathan Levi Architects



## 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              |



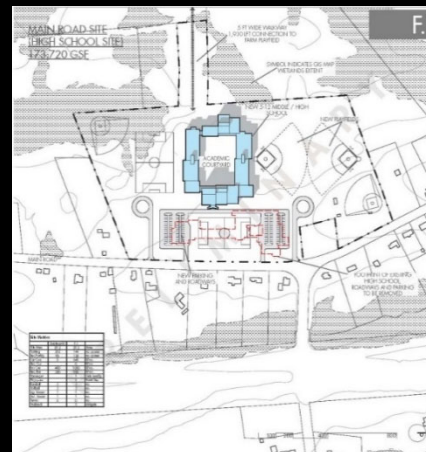
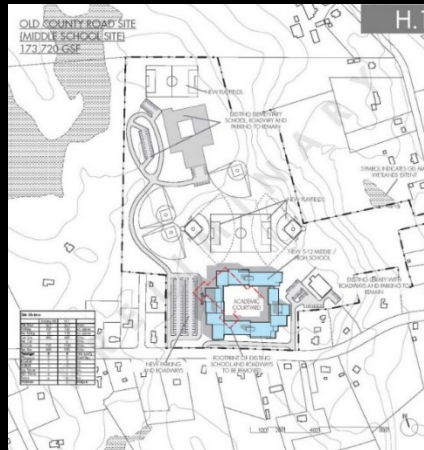
## SBC Meeting Designer Agendas

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



# Design Iteration and Development Process

## -Renovation, Add/Reno., New Construction Alternatives



Sample –  
Preferred Schematic Report Design

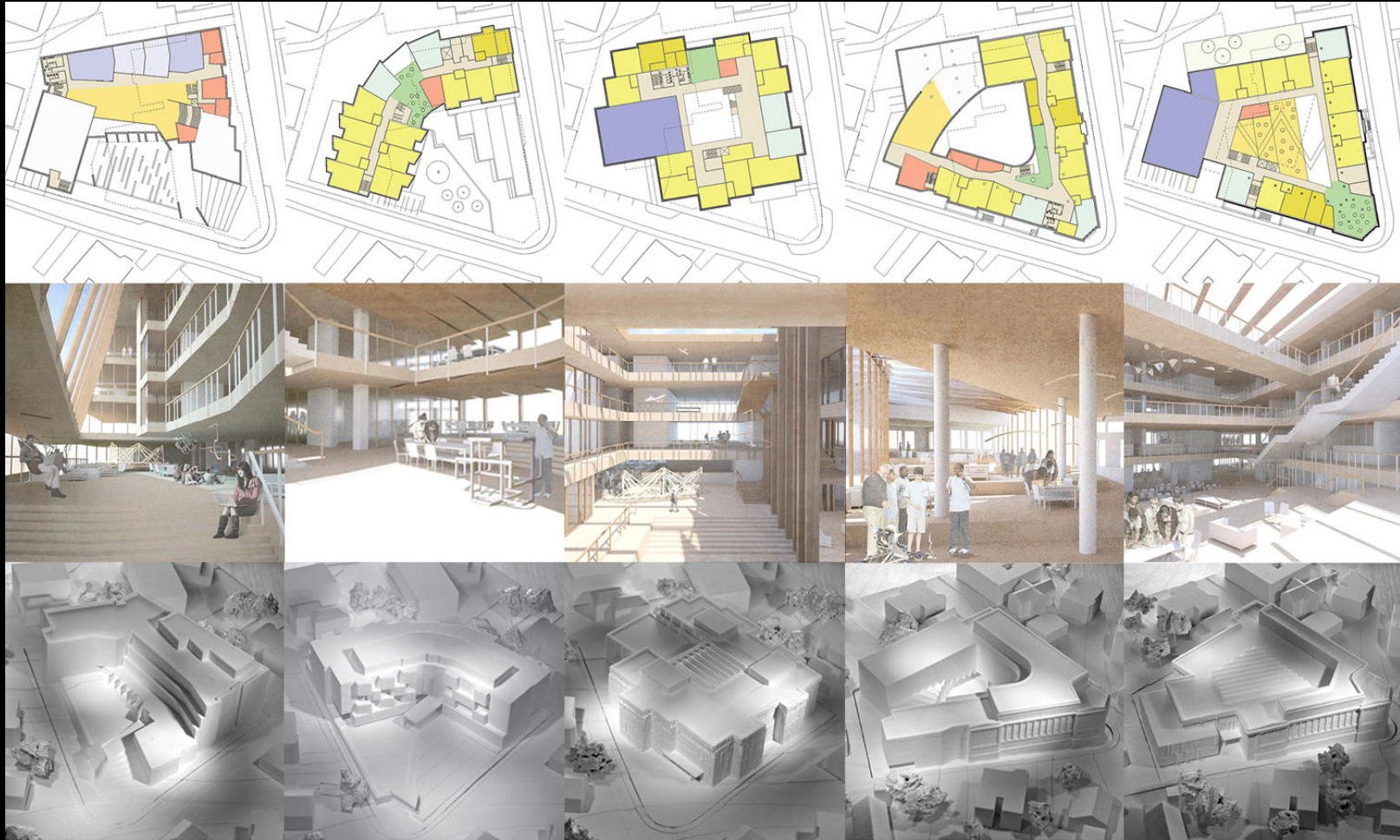


Jonathan Levi Architects



# Design Iteration and Development Process

## -Renovation, Add/Reno., New Construction Alternatives



Jonathan Levi Architects

# Design Iteration and Development Process

## -Renovation, Add/Reno., New Construction Alternatives

### EVALUATION MATRIX FOR PREFERRED SCHEMATIC ALTERNATIVES

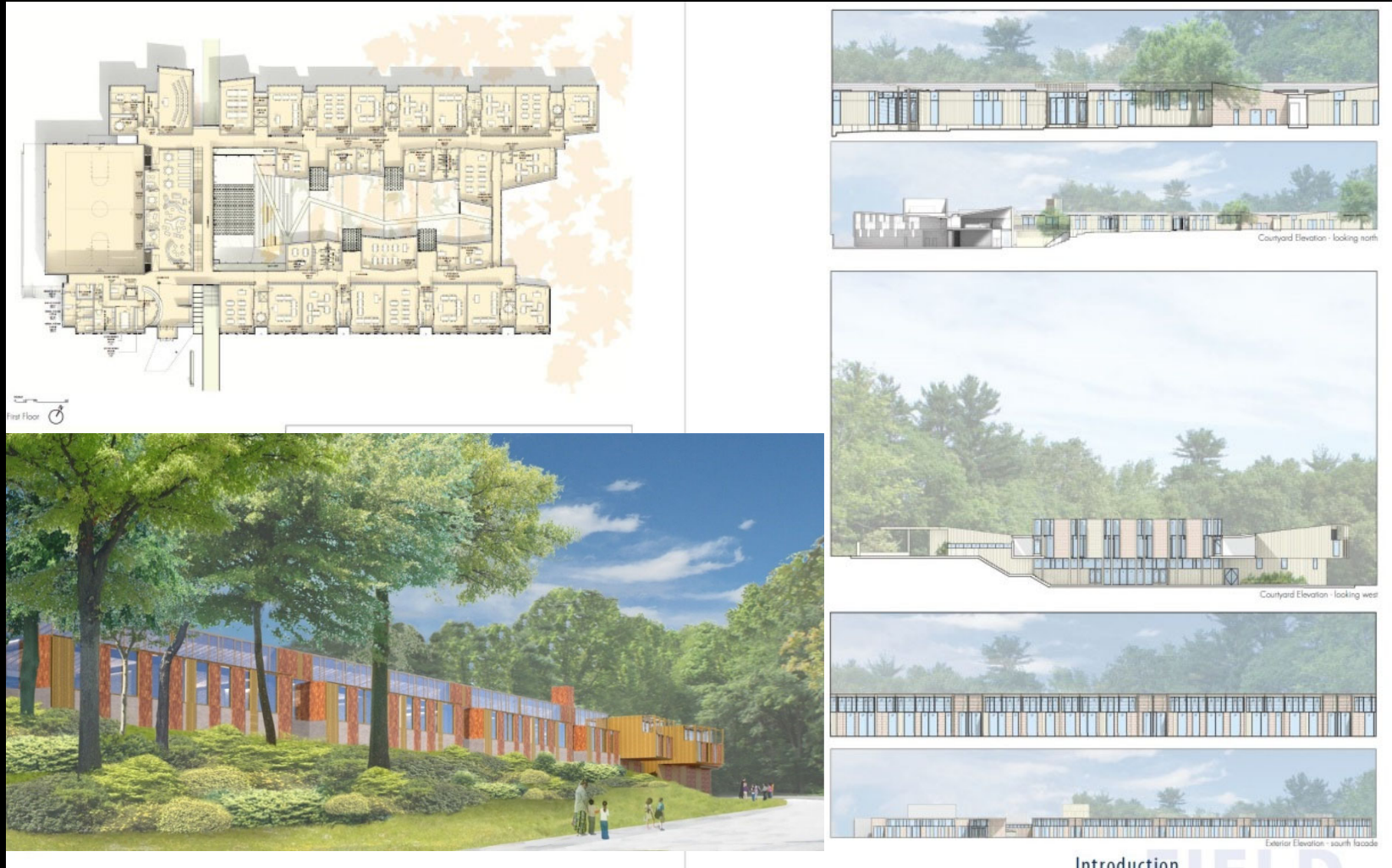
Per consensus of PFD, BPS, DPI, and JLA

|     |    |                      |
|-----|----|----------------------|
| KEY | +  | ADVANTAGEOUS         |
|     | o  | NEUTRAL              |
|     | -  | DISADVANTAGEOUS      |
|     | -- | VERY DISADVANTAGEOUS |

| PROJECT CRITERION                 | Option O<br>Base Repair | Option A     | Option B     | Option C     | Recommended<br>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 |

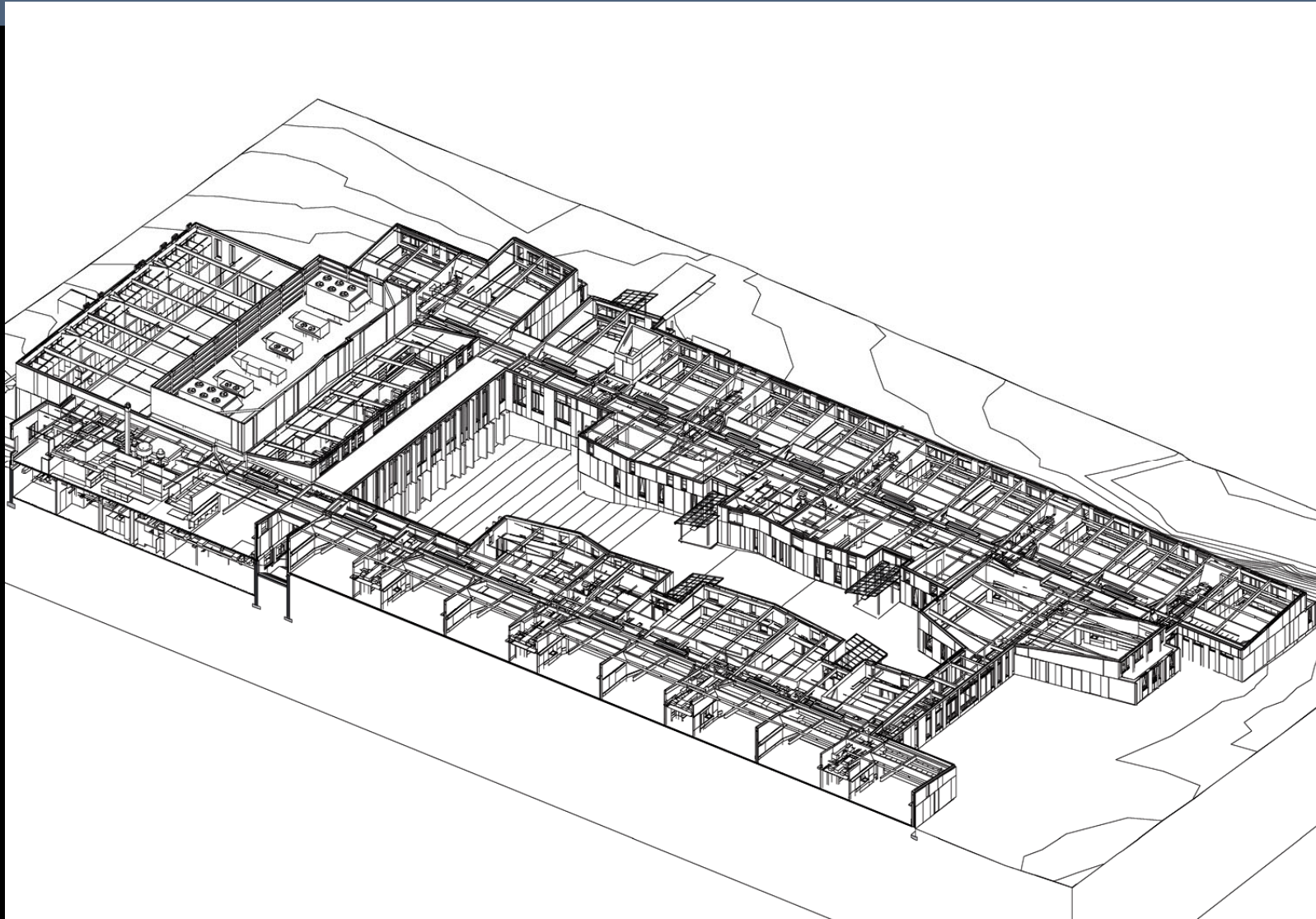


# Design Iteration and Development Process



## Sample – Schematic Design

# Design Iteration and Development Process



Jonathan Levi Architects

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





## Challenges with the Driscoll Building

PUBLIC SCHOOLS of  
**BROOKLINE**



- 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

PUBLIC SCHOOLS of  
**BROOKLINE**

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



## Graphic Comparison to MSBA Space Template Guidelines



1. Committee Charge and Overall Goals
2. District Need Overview
3. Schedule and Process Overview
4. Driscoll Needs
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 |

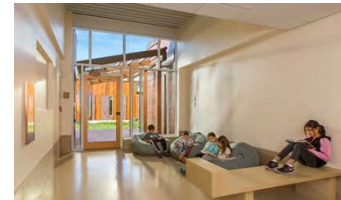


# Visioning

## Design Patterns 1.0

The following set of priority “21<sup>st</sup> 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



27 | Page



# 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 Talukdar/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 6<sup>th</sup> 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?

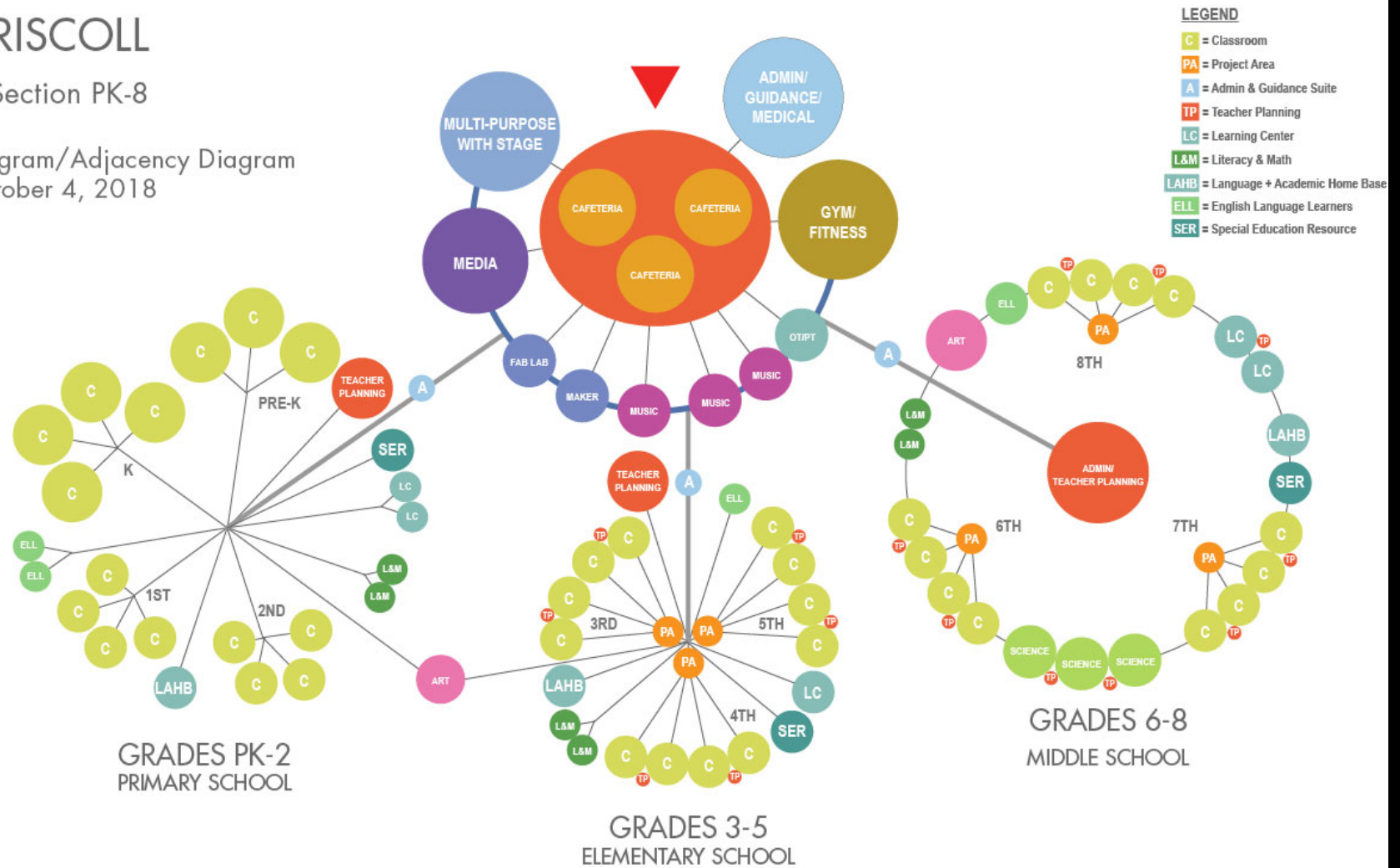


# Current Educational Program Diagram

## DRISCOLL

4 Section PK-8

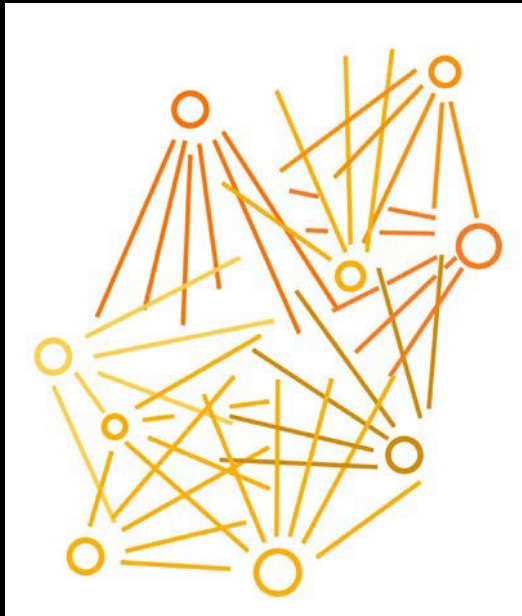
Program/Adjacency Diagram  
October 4, 2018



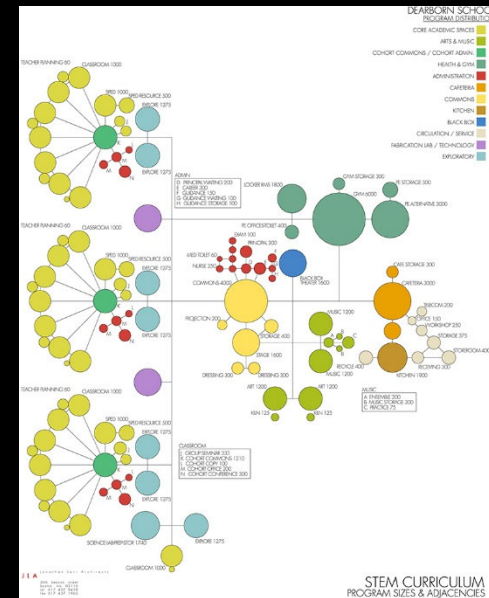
1. Committee Charge and Overall Goals
2. District Need Overview
3. Schedule and Process Overview
4. Driscoll Needs
5. Existing Conditions Update
6. Programming Update
7. Preliminary Concept Design Alternatives



# Spaces for 21<sup>st</sup> Century Teaching and Learning



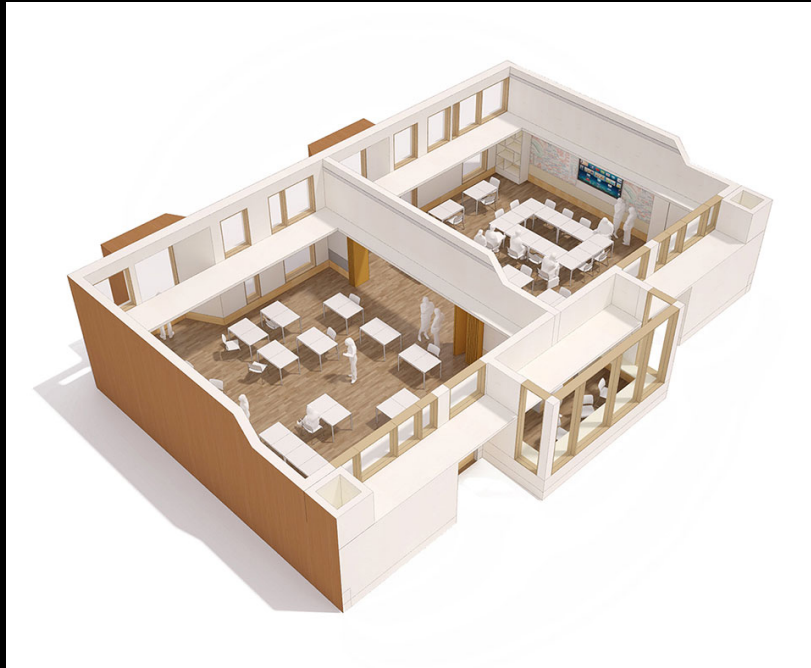
*Student Driven*  
*Web Complimentary*  
*Collaboration-Based*



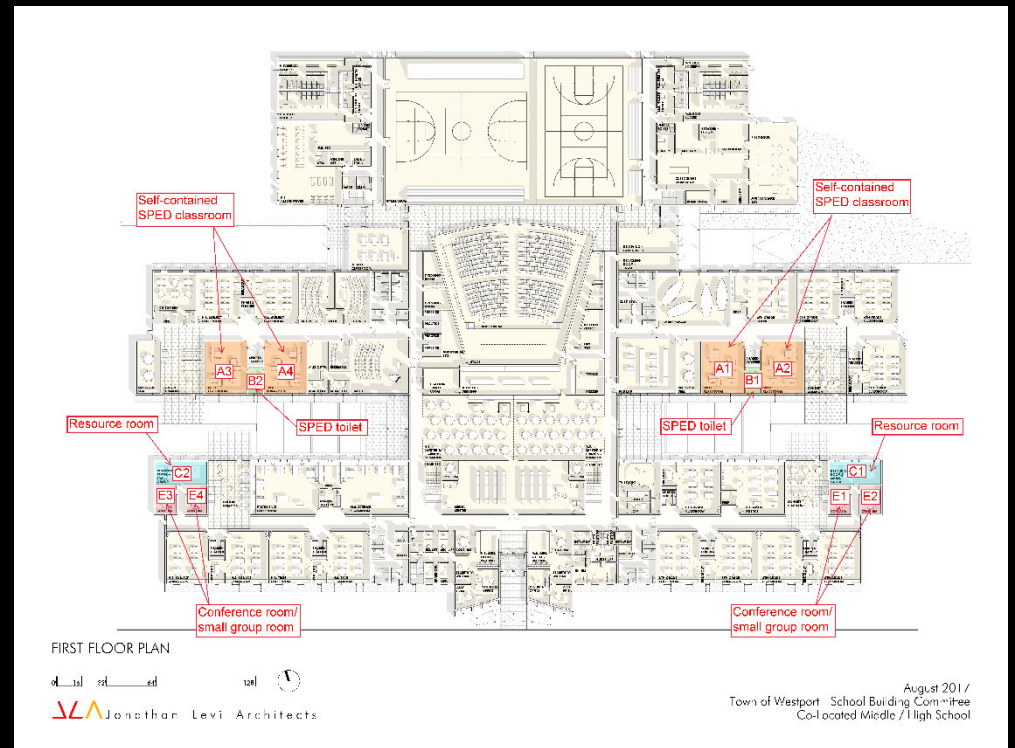
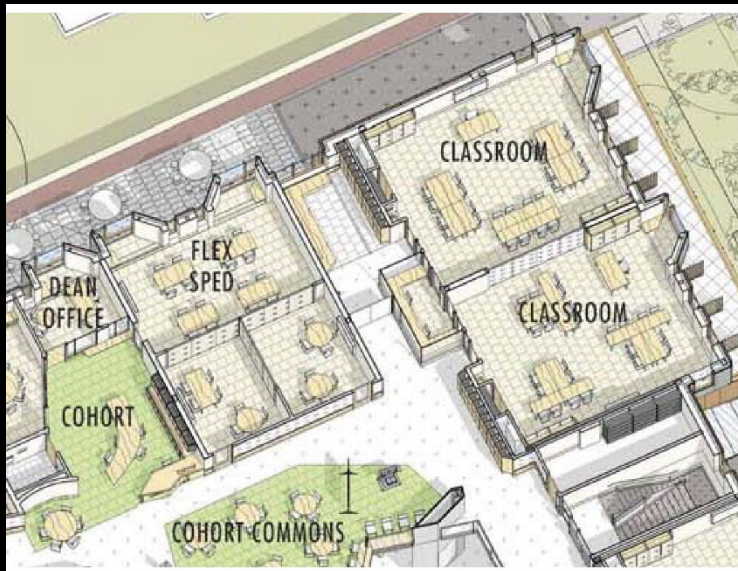
Jonathan Levi Architects



# Agile, Varied Scale Classrooms

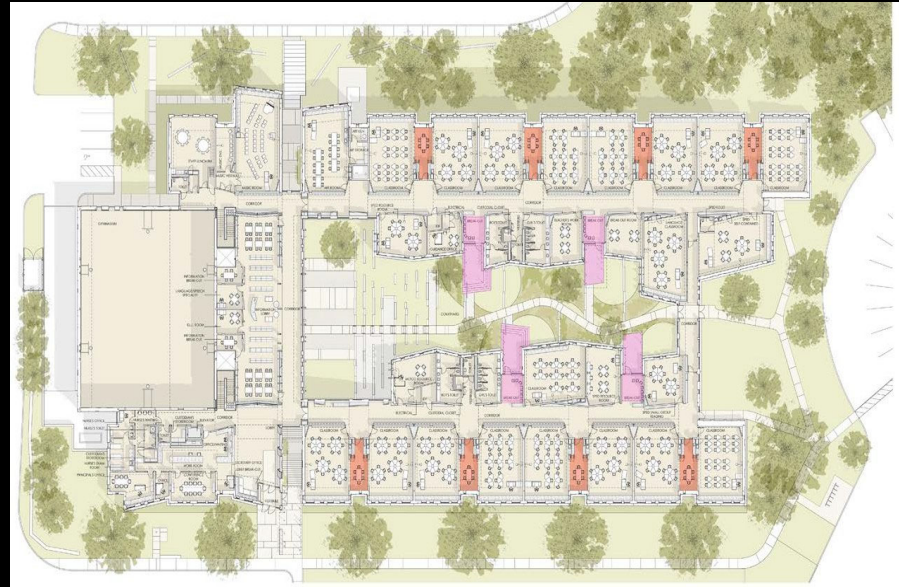


# Specialized Learning Spaces



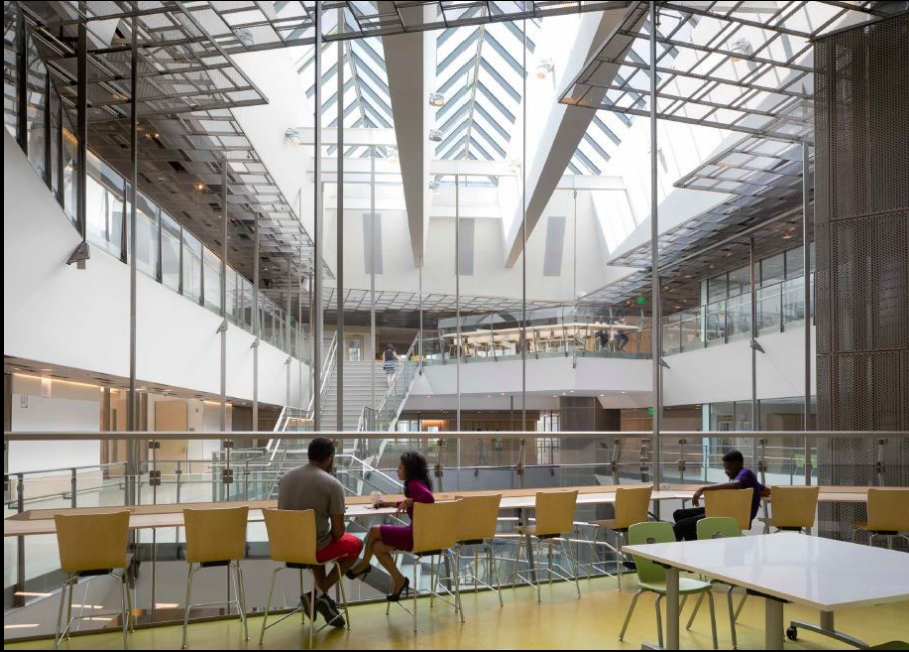


# Small Group Collaboration Space

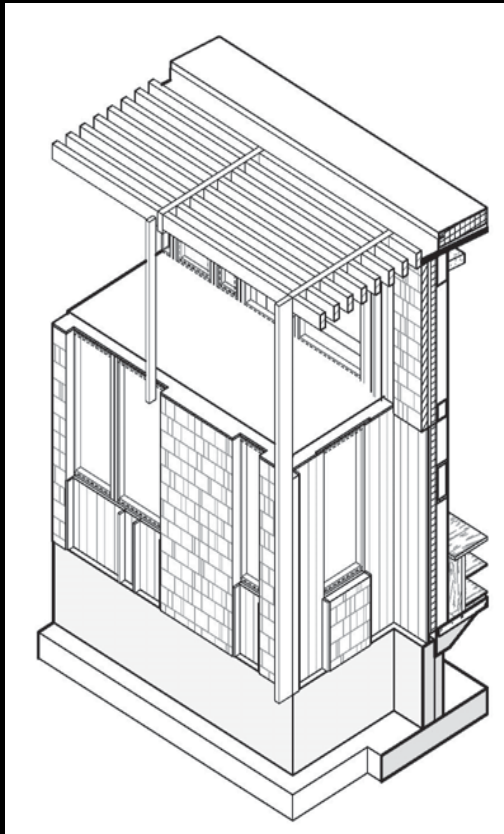




# Community Collaboration Space



# Daylighting





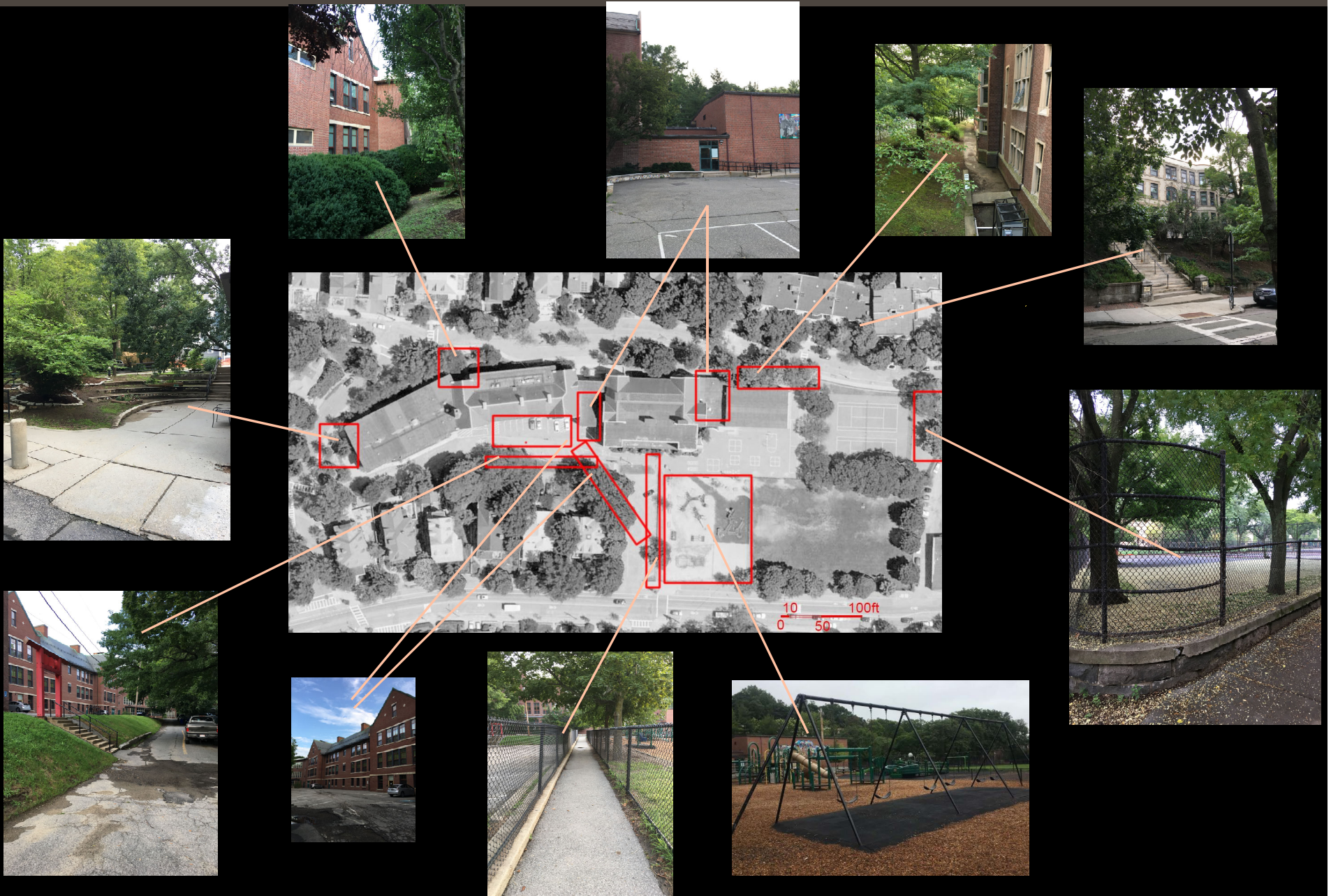
# Facility and Site Needs



Jonathan Levi Architects



# 'Top Ten' Site and Landscape Opportunities





# Open Space Concepts

## Vehicular Circulation

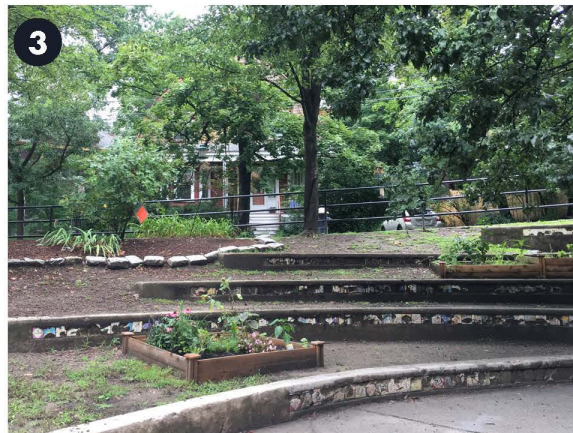
- 1 Improve Washington St. Entrance
- 2 Enhance Arrival Experience
- 3 Simplify Directionality
- 4 Connect Upper/Lower



# 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





# Preliminary Concept Design Alternatives



**Option A** "Code Renovation with East Addition  
- Off site swing space/temporary gym"  
&

**Option B** "Right Size Renovation with East Addition  
- Off site swing space/temporary gym"



**Option C** "Code Renovation with South Addition  
- Off site swing space/temporary gym"  
&

**Option D** "Right Size Renovation with East Addition  
- Off site swing space/temporary gym"



**Option E**  
"Star - New construction/occupied site/temporary gym"

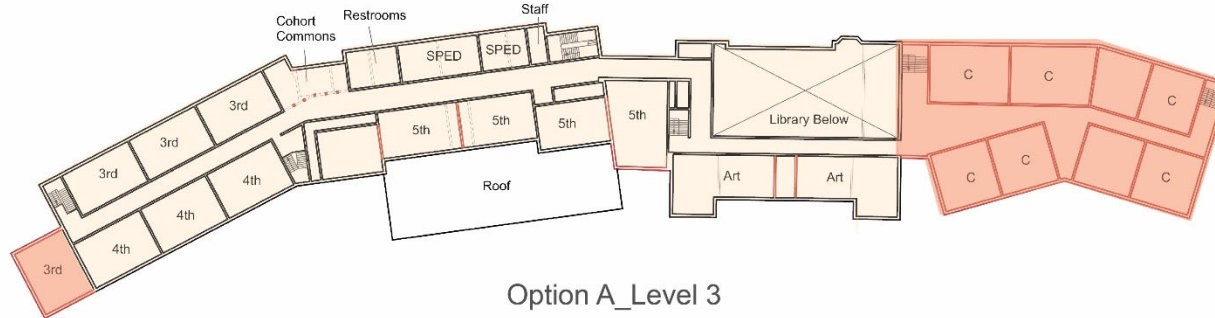


**Option F**  
"Magnet - New construction/occupied site/temporary gym"

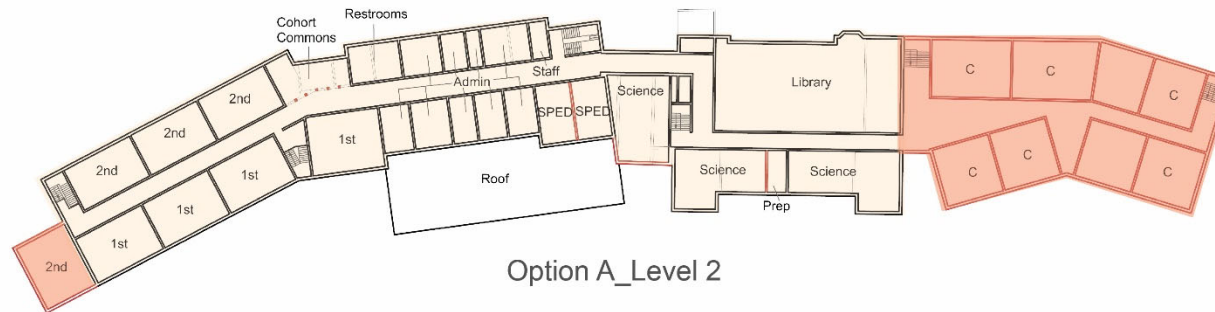


**Option G**  
"Shoal - new construction/occupied site/temporary gym"

# Sketch Renovation Floor Plans



Option A\_Level 3



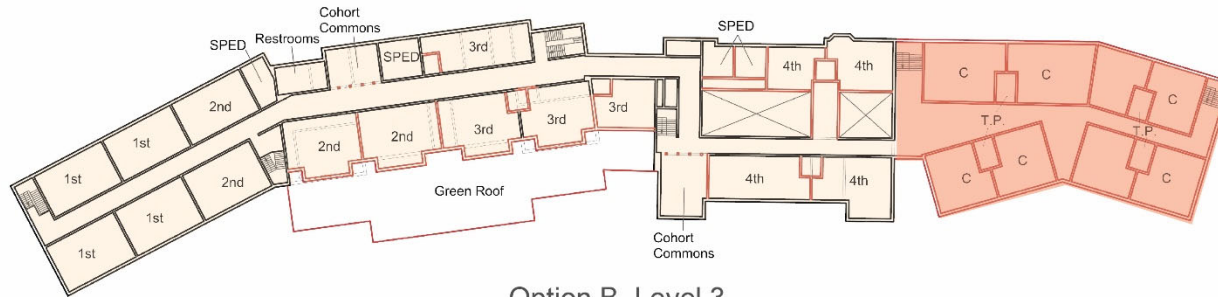
Option A\_Level 2



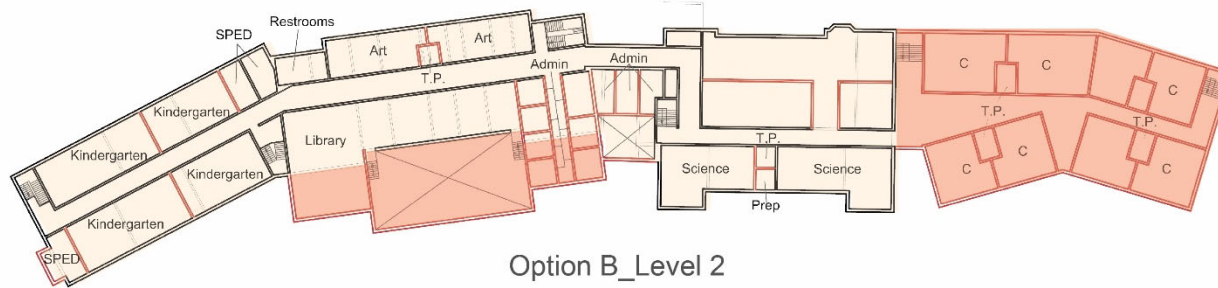
Option A\_Level 1



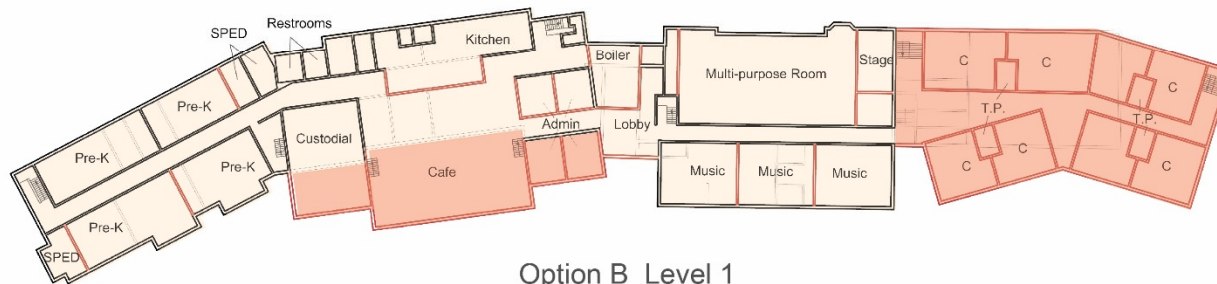
# Sketch Renovation Floor Plans



Option B\_Level 3



Option B\_Level 2

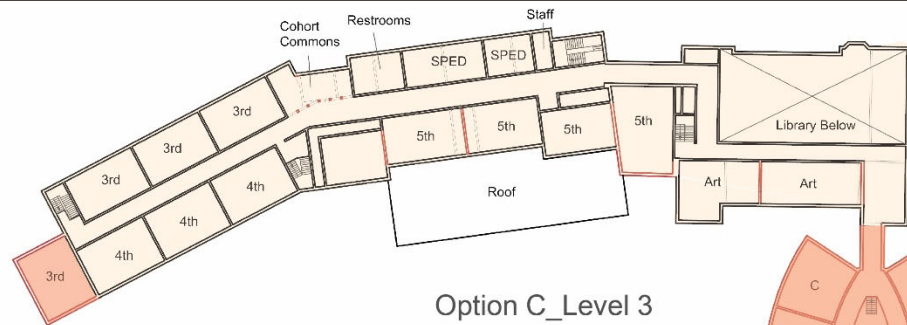


Option B\_Level 1





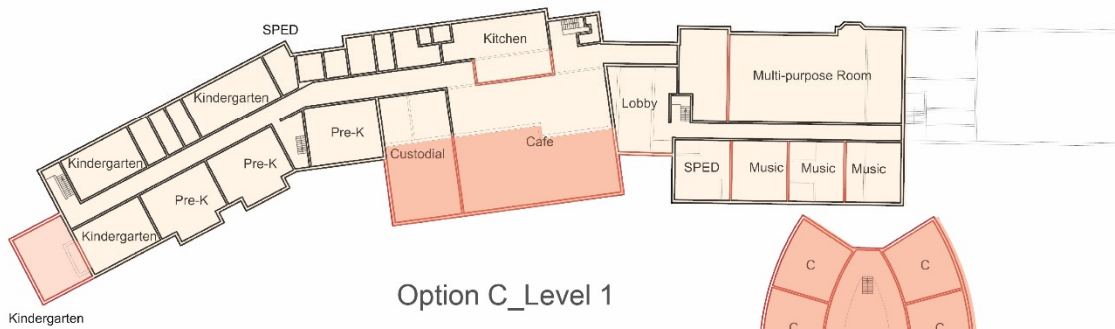
# Sketch Renovation Floor Plans



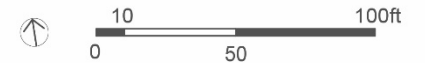
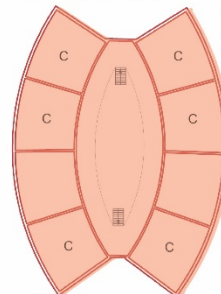
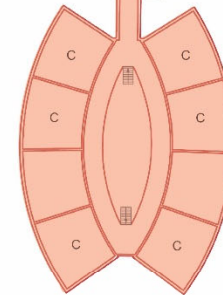
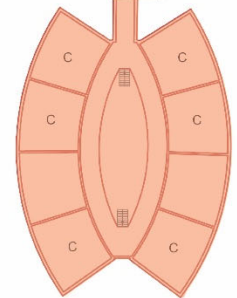
Option C\_Level 3



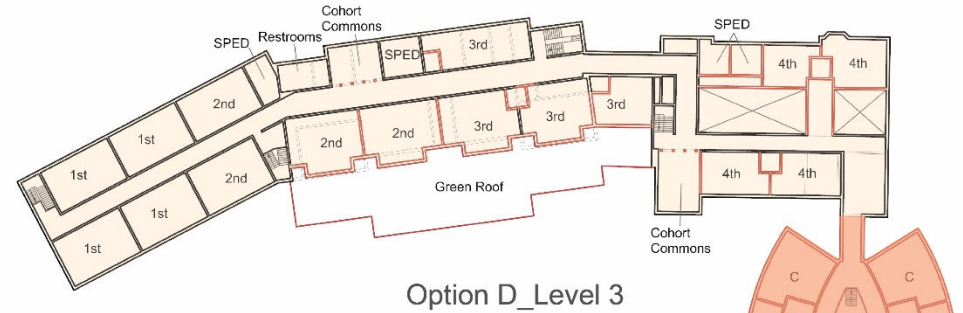
Option C\_Level 2



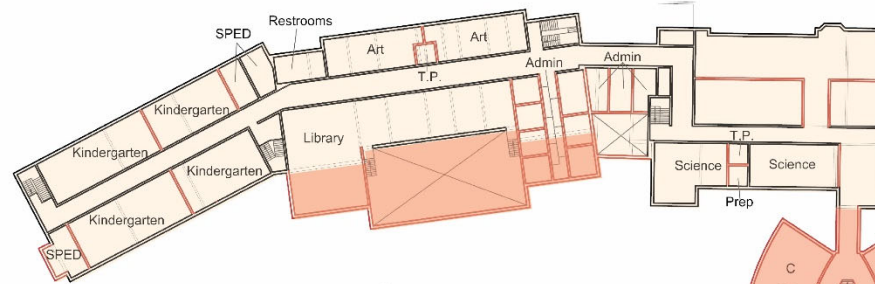
Option C\_Level 1



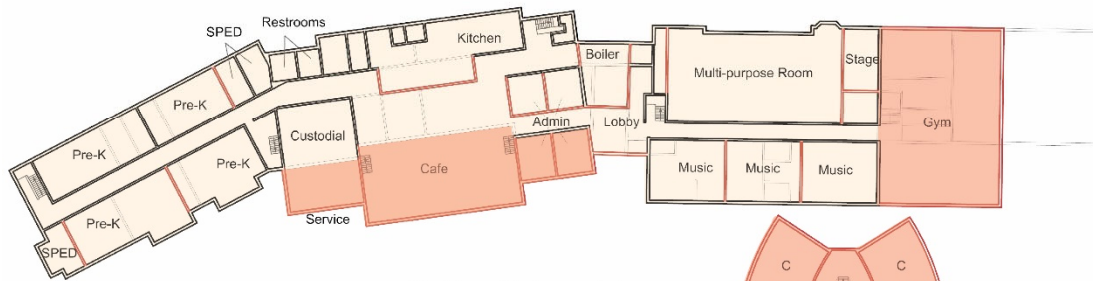
# Sketch Renovation Floor Plans



Option D\_Level 3



Option D\_Level 2



Option D\_Level 1





## Preliminary Concept Design Alternatives



### Option A – ‘Code Renovation with East Addition’

### Option B – ‘Right Size Renovation with East Addition’





# Preliminary Concept Design Alternatives



Option **C** – ‘Code Renovation with South Addition’

Option **D** – ‘Right Size Renovation with South Addition’



# Preliminary Concept Design Alternatives



Option **E** – 'Star' with massing



# Preliminary Concept Design Alternatives



Option **E** – ‘Star’ with sketch floor plan



# Preliminary Concept Design Alternatives



Option F – 'Magnet' with massing



# Preliminary Concept Design Alternatives



Option F – 'Magnet' with sketch floor plan



# Preliminary Concept Design Alternatives



Option **G** – ‘Shoal’ with massing



# Preliminary Concept Design Alternatives



Option **G** – 'Shoal' with sketch floor plan

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. Traffic Update



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. Traffic Update
9. Discussion

