### Brookline DRISCOLL SCHOOL EXPANSION

# School Building Committee October 18, 2018





## Agenda

- 1. Program Summary
- 2. Revised Alternative Designs and Discussion of Preferred Design
- 3. Cost Estimates
- 4. Traffic Update





#### **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 Updated Designs Cost Estimates Traffic Status Report
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

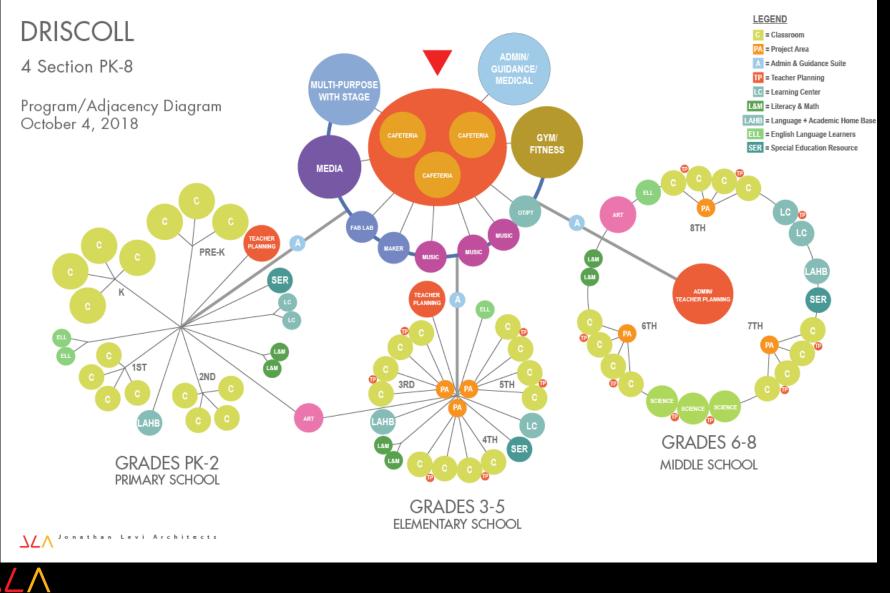
Jonathan Levi Architect

## 1. Program Summary





## **Educational Program Diagram**



Jonathan Levi Architect



#### Space Summary

DRAFT Driscoll School Project Program 10/13/2018

#### Driscoll School Project - DRAFT Space Summary = Change from INSBA Template = Renovation Space at CCS 4 Section School Proposed DRISCOLL Existing DRISCOLL COOLIDGE CORNER (For Reference) MSBA GUIDELINES (For Reference) + District-Wide SWD Program + District-Wide ELL Program NCOM # OF RES area totals NEA COFREE area tota NFA # OF FINS NEA Y DE FING area to ROOMINGE 82 87 54.201 47,940 1.01 1 101 975 3 2.755 969 15 12.539 736 6 4.829 440 200 20 600 25 22.200 ED 5 13.376 01 C% 2 CK cacher Planning, Sraded 5 Sierade Classification (1.85 Takinach 2 1502 3250 1.200 583 al Obvisioni 2.11 dMill Sos Math Specials Math Exclosed Wath Sciences Stati Strateta Uralenge Suppor 2 1.55 PECAL ECOLATION 12,00 10,950 8,068 5 4,012 575 Annormations Resource Control Control Control Resource Room - Braces 10 Resource Room - Dreams 30 Resource Room - Rooms 30 Resource Room - Room - Rooms 30 Resource Room - Room 1 Special Ed Team Featball encie do livero o giúncier deba lomanificanse o Loamine Centers 400 Shared CLC/LC Onto 310 Skill-Dollar av StdD - Groces 1-5 rolat Get Contained Stitler Grades 3 Self Contained Stitler Grades 3.8 erap sufficience and the State: D. C. C. Dies B4 MCOntainer SVD - Scitter B4, idei Notice: 144 million 13,890 2,640 1,100 4,800 2,870 2,870 2,870 2,870 2,870 2,870 2,870 2,870 RTSINUSIC 11,820 7,225 n Classicom - Graces 1.1 n: Classicom - Graces 3/ 1 1,020 2 Anderen av Skrage Sink dir Urorus - Tikroade 300 780 889 C. Marson P. (1998) C. Marson P. Harpe Courses (1998) - and -e Provides / Excernicle - Oracles (1999) C. Marson P. Harper, J. C. Carles, 1999 2.0 2.336 2.610 1 C.C 1,660 3,900 2,970 3,205 VIDINE & TECHNOLOGY 1 ch Cim. (1.3. Disting Decision) Ch Ship-IJ, G. Corlennet, Wood) 2,000 2130 1.28C 2000 200 200 TH & PHYSICAL EDUCATION 10,220 10,810 8,333 2,346 1 7,641 nicii m Scorprom 6,000 0.126 250 30 200 2 440 200 2 440 e in subsections Io alth Instituctions Office for Shower & Toillet

#### DRAFT Driscoll School Project Program 10/13/2018

#### Driscoll School Project - DRAFT Space Summary

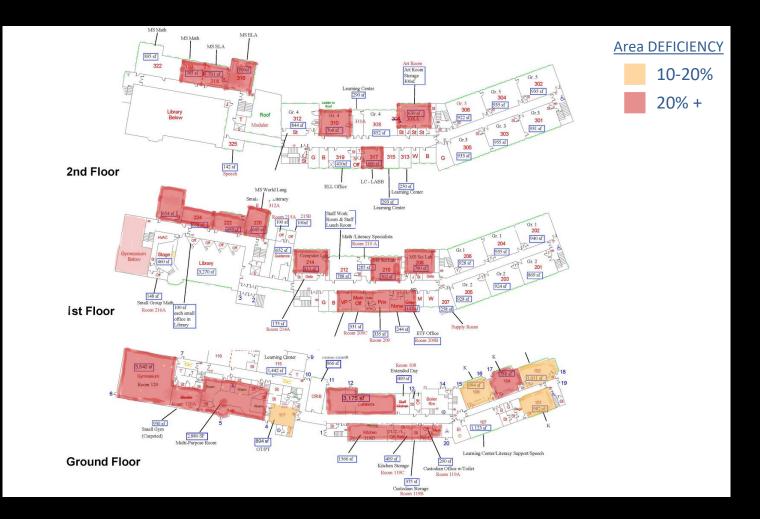
#### = Change from #38# 7emplate = Renovation Space at CCS

4 Section School + District-Wide SWD Program + District-Wide ELL Program	Proposed DRISCOLL			Existing DRISCOLL			COOLIDGE CORNER (For Reference)			MSBA GUIDELINES (For Reference)		
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Total Building Not Floor Area (NFA)			105,149				(7/554	104.500)	101,088			01,15
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Proposed Barderit Capacity / Brindment	0.0	27	167,721	61	7	632	-	165,892)	1.010			121
						39.007	WIRS -	-46.862)	110,717			
Grossing factor (SEADEA)	-	-	1.10		_			-	1,50		-	



### **Driscoll Room Size Analysis**

#### Graphic Comparison to MSBA Space Template Guidelines





- 1. Program Summary
- 2. Revised Alternative Designs and Discussion of Preferred Design





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

• 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"



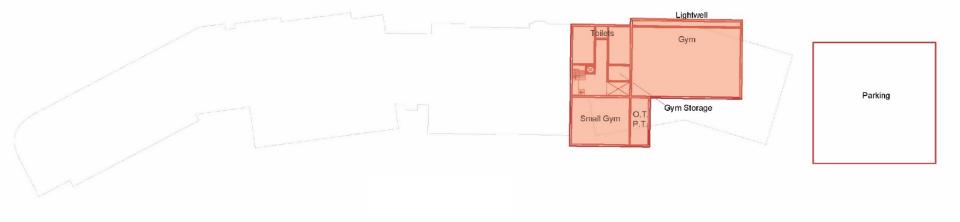
**Option F** "Magnet - New construction/occupied site/temporary gym"

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

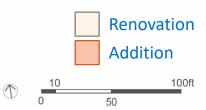


"Star - New construction/occupied site/temporary gym"

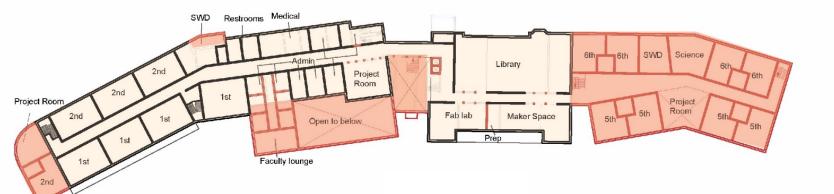
## **CONCEPT DESIGN THUMBNAIL SITE PLAN**



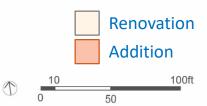


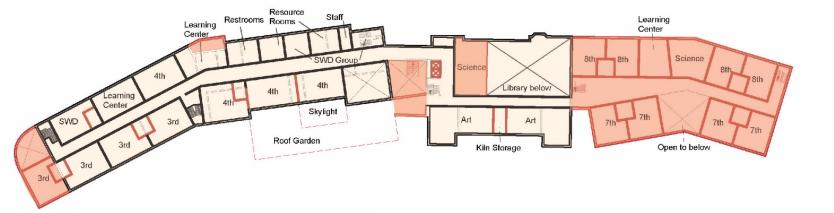




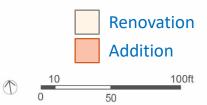








FLOOR 3





Option A.1 – 'Code Renovation with East Addition'



Option C.1 – 'Code Renovation with South Addition'







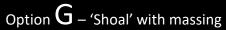
Option E – 'Star' with sketch floor plan





Option  $\mathbf{F}$  – 'Magnet' with sketch floor plan







Option G – 'Shoal' with sketch floor plan

### **Evaluation Matrix**

#### **EVALUATION MATRIX FOR PREFERRED SCHEMATIC ALTERNATIVES**

Per consensus of PFD, BPS, DPI, and JLA

KEY	+	ADVANTAGEOUS
	0	NEUTRAL
	-	DISADVANTAGEOUS
		VERY DISADVANTAGEOUS

	Option O				Recommended		
PROJECT CRITERION	Base Repair	Option A	Option B	Option C	Option D	Option E	Option F
1 TOTAL PROJECT COST	+	+	-	-	+	-	-
2 SCHEDULE DURATION / RISK	0	-	-	-	+	+	+
3 STEM PEDAGOGY ENHANCEMENT		О	0	0	+	+	+
4 CLASSROOM SHAPES & ADJACENCIES		-	-	-	+	0	+
5 COHORT CONFIGURATION		0	0	0	+	+	+
6 NON-STEM PROGRAM FIT		-	0	0	0	0	0
7 FLEXIBILITY OF USE - FUTURE USE	-	-	0	-	+	+	+
8 BUILDING MASSING/SITE COVERAGE	+	0	0	0	0	0	0
9 EXTERIOR DESIGN	+	+	+	+	+	+	+
10 MEP ACCOMMODATION	-	-	-	-	+	+	+
11 ATHLETIC USE		0	0	-	0	0	0
12 CONSTRUCTION STAGING	+	0	-	-	-	0	0
13 COMMUNITY USE	-	0	0	0	+	+	+
14 DELIVERIES	-	+	+	+	+	+	+
15 IMPACT TO NEIGHBORS	+	0	0	0	0	0	0
16 OPEN SPACE	+	+	0	+	+	+	+
17 CONTINGENCY RISK	-	-	-	-	+	+	+
18 MSBA BONUS POINTS	+	+	+	+	-	-	-
19 SITE REMEDIATION	0	0	0	0	-	-	-
20 LEED SILVER	0	0	0	0	+	+	+
21 TRAFFIC	-	-	-	-	0	0	0
22 LONG TERM MAINTENANCE / REPAIR	-	0	0	0	+	+	+
23 HAZARDOUS MATERIAL REMOVAL	0	0	0	0	0	0	0
24 BIDDING AND PROCUREMENT	0	0	0	0	+	+	+
25 SECURITY	-	-	+	0	+	+	0
Construction Cost							
Construction Cost							

## **Evaluation Topics – Project Viability Issues**

- 1. Total Project Cost
- 2. Schedule
- 3. Traffic
- 4. Risk



## **Evaluation Matrix Topics - Site**

- 1. Construction Impact to Education
- 2. Construction Impact to Neighbors
- 3. Open Space /Building Massing / Footprint
- 4. Community Use



## **Evaluation Matrix Topics – Teaching and Learning**

- 1. Educational Program Accommodation
- 2. Flexibility-Fixed Classroom Count per Cohort
- 3. STEM Enhancement-Visible learning



## **Evaluation Matrix Topics – Building Environment**

- 1. Flexibility-Building Systems
- 2. Security
- 3. Natural Light and Views
- 4. LEED / Sustainability



## Evaluation Matrix Topics – Long Term Costs

- 1. Long Term Maintenance and Repair Costs
- 2. Operating Costs



- 1. Program Summary
- 2. Revised Alternative Designs and Discussion of Preferred Design
- 3. Preliminary Cost Estimates



### **Project Cost Comparison**



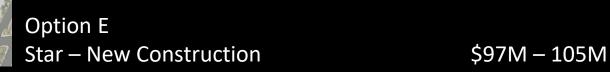
Option A.1 Code Renovation with East Addition

\$95M – 105M



Option C.1 Code Renovation with South Addition \$95M – 105M







Option F Magnet – New Construction

\$101M - 109M

Option G Shoal – New Construction

\$103M - 111M

onathan Levi Architect

- 1. Program Summary
- 2. Revised Alternative Designs and Discussion of Preferred Design
- 3. Cost Estimates
- 4. Traffic Update



## Traffic Count Intersections – Car, Bike, and Pedestrian

