

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



1. Program Summary



Educational Program Diagram

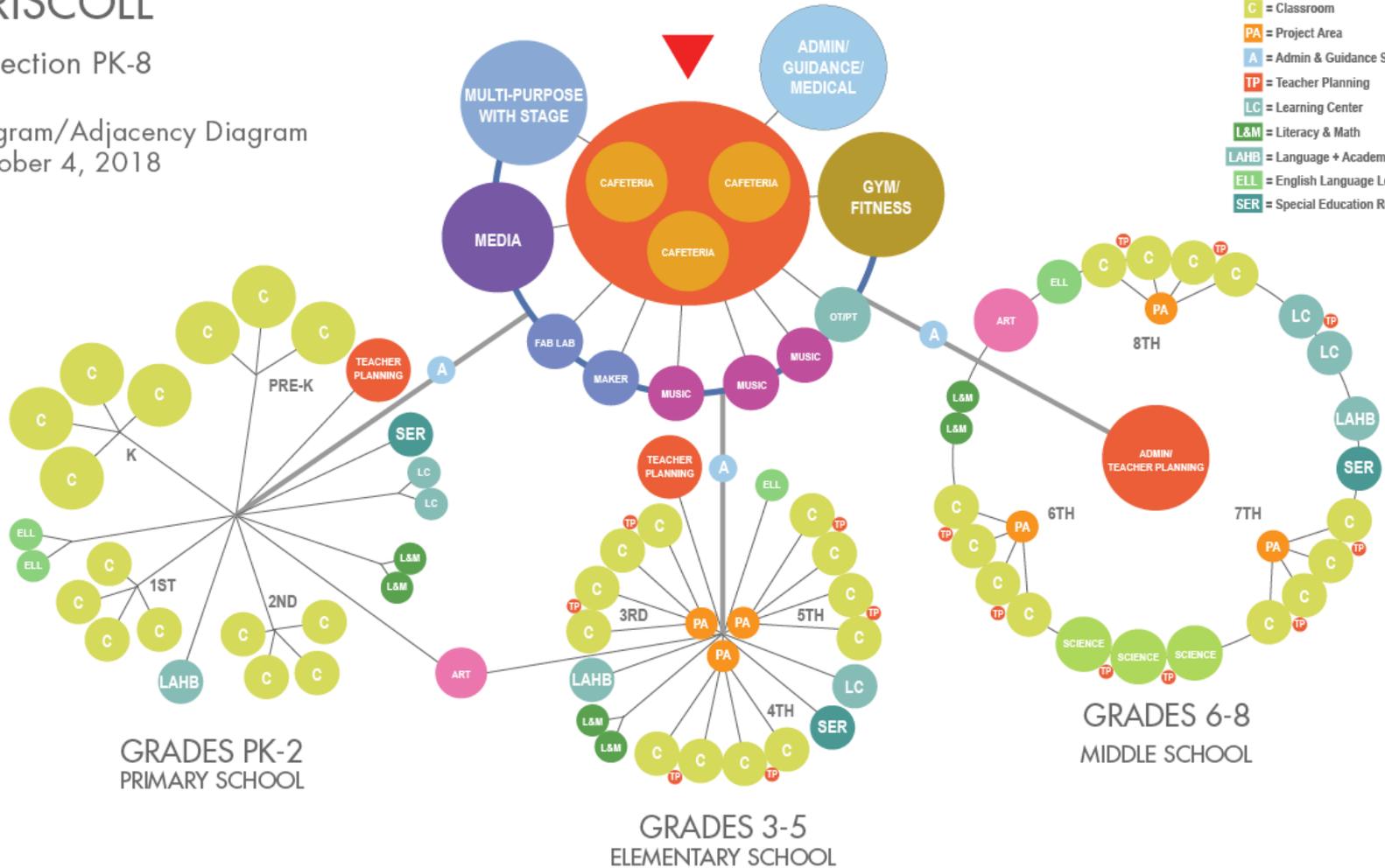
DRISCOLL

4 Section PK-8

Program/Adjacency Diagram
October 4, 2018

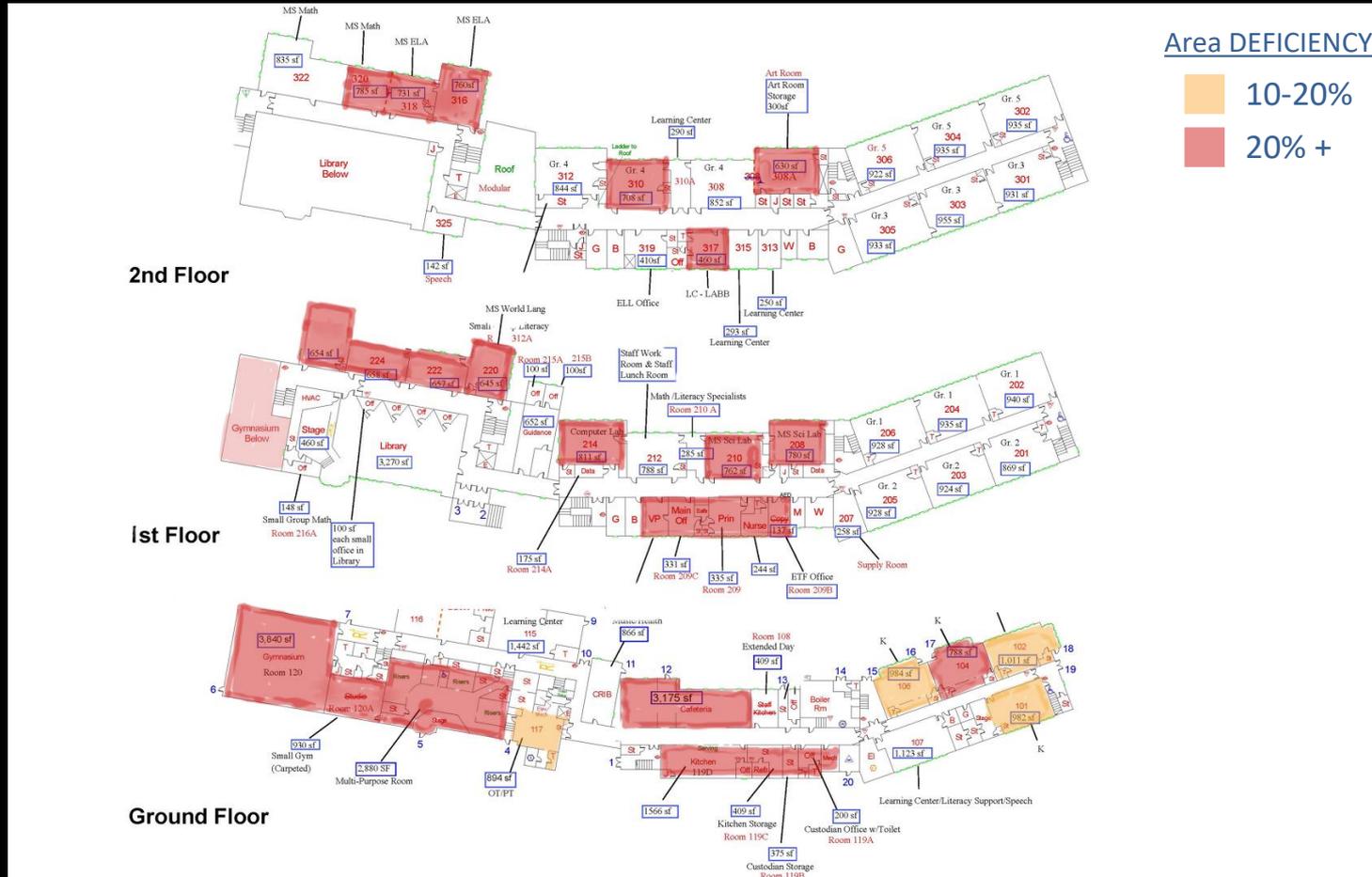
LEGEND

- 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



Driscoll Room Size Analysis

Graphic Comparison to MSBA Space Template Guidelines



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

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"

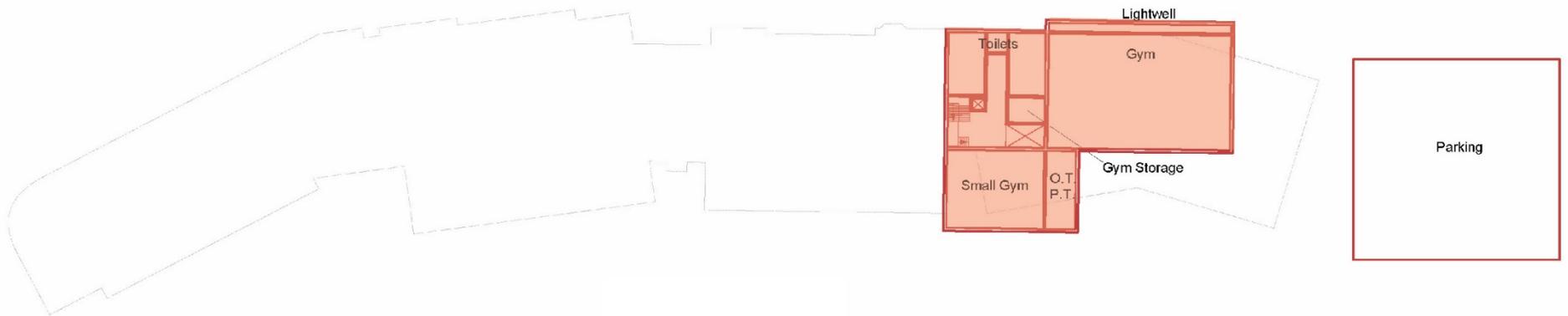


Option F
"Magnet - New construction/occupied site/temporary gym"



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

Further Developed Renovation Floor Plan – A.1

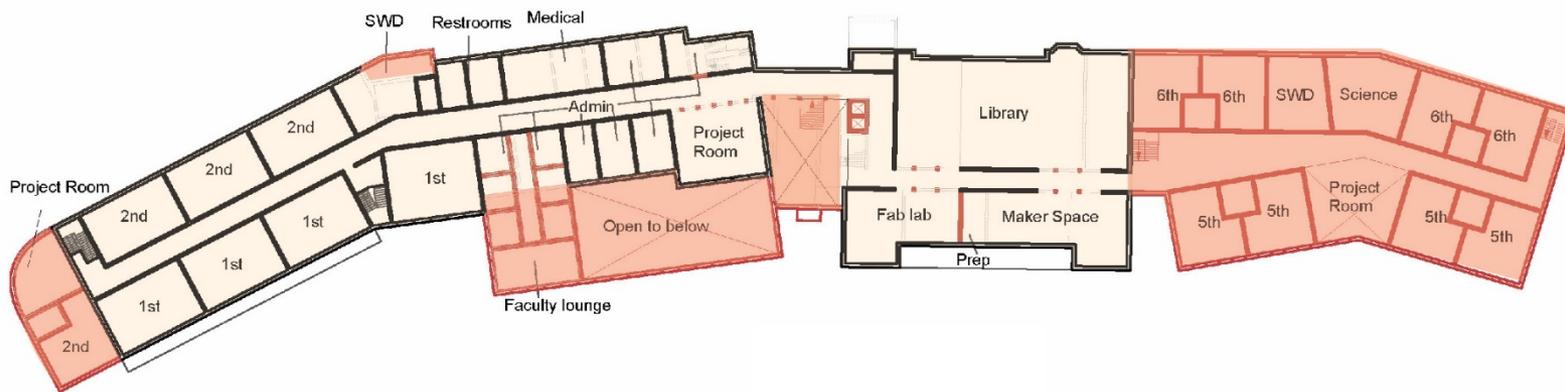


FLOOR B

-  Renovation
-  Addition

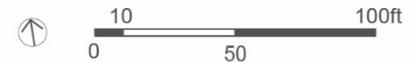


Further Developed Renovation Floor Plan – A.1

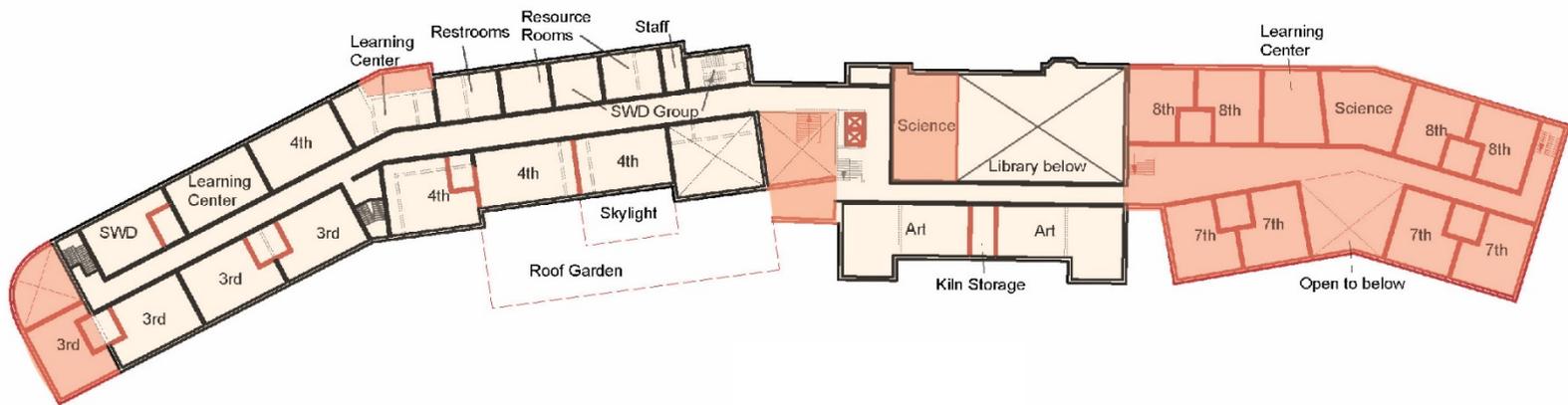


FLOOR 2

- Renovation
- Addition

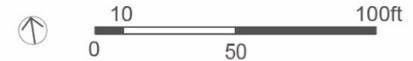


Further Developed Renovation Floor Plan – A.1



FLOOR 3

-  Renovation
-  Addition



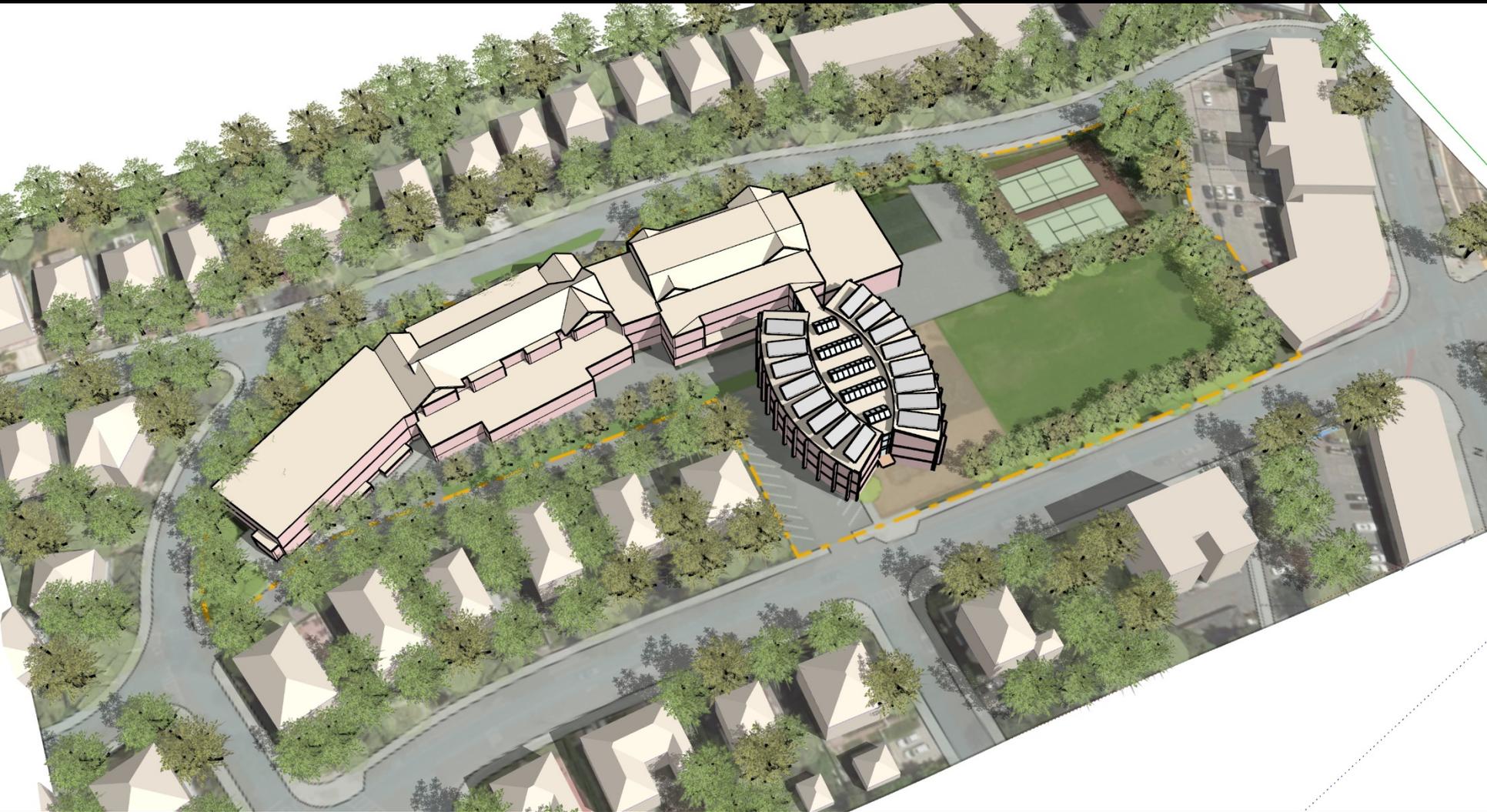
Preliminary Concept Design Alternatives

Bired's Eye



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

Preliminary Concept Design Alternatives



Option **C.1** – ‘Code 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

Evaluation Matrix

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							

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 E
Star – New Construction

\$97M – 105M



Option F
Magnet – New Construction

\$101M – 109M



Option G
Shoal – New Construction

\$103M – 111M

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

Transportation Impact Assessment - Proposed Driscoll School - Brookline, Massachusetts



Figure 1

Site Location Map