

# Agenda

1. Approval of Minutes
2. Summary of Community Feedback
3. Update on Educational Program and Space Summary
4. Traffic Report – Preliminary Findings
5. Revised Design Alternatives

# Preliminary Concept Design Options



**OPTION A.1**  
"Code Renovation with East Addition  
- Off site swing space/temporary gym"



**Option C.1**  
"Code Renovation with South 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"



**Option H**  
"Modified Star - new construction"

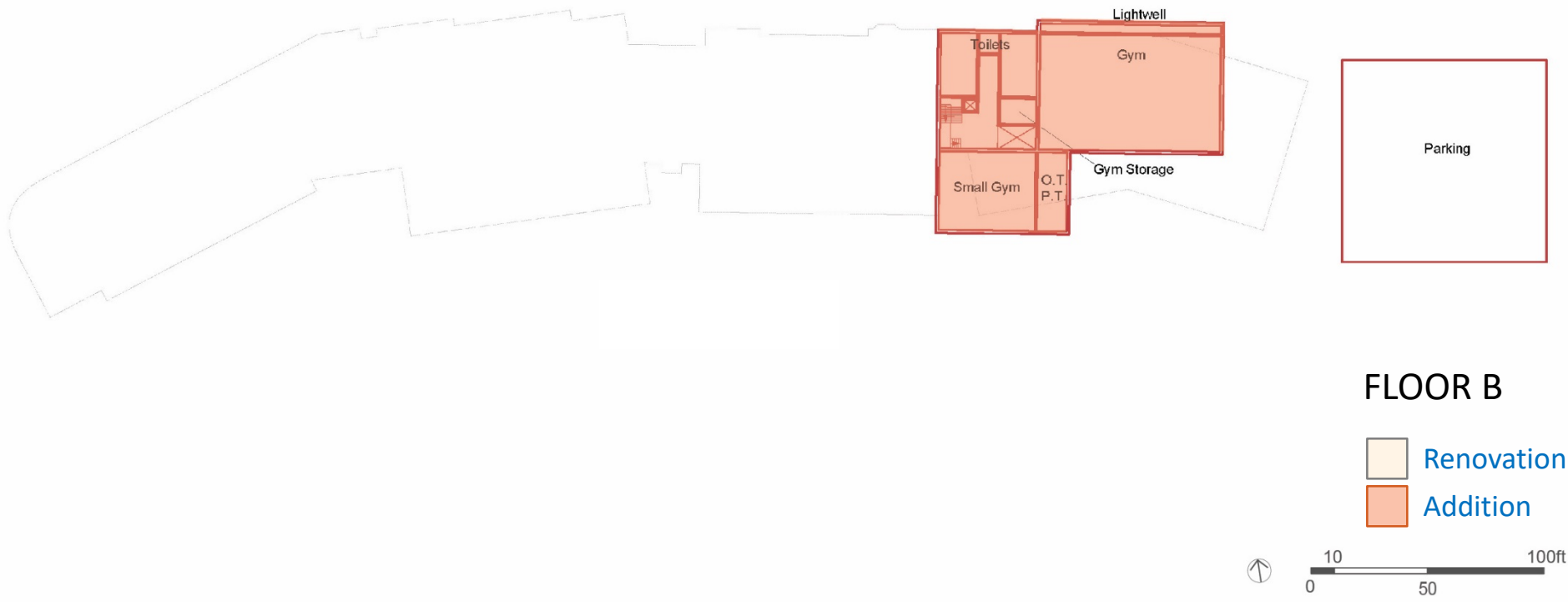


# Preliminary Concept Design Options



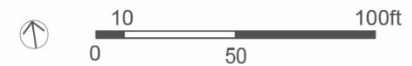
Option **A.1** – ‘Code Renovation with East Addition’

# Further Developed Renovation Floor Plan – A.1



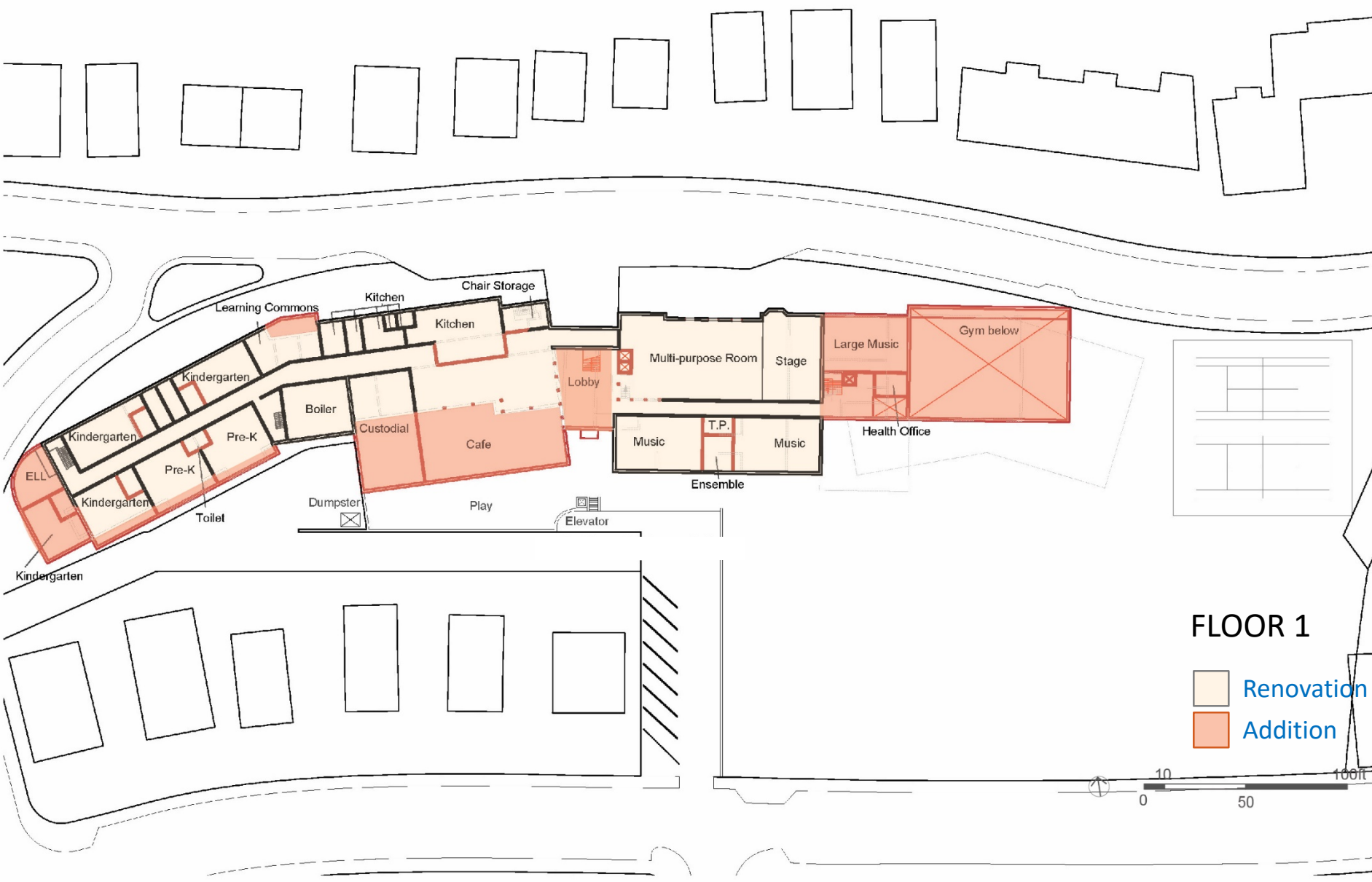
## FLOOR B

- Renovation
- Addition

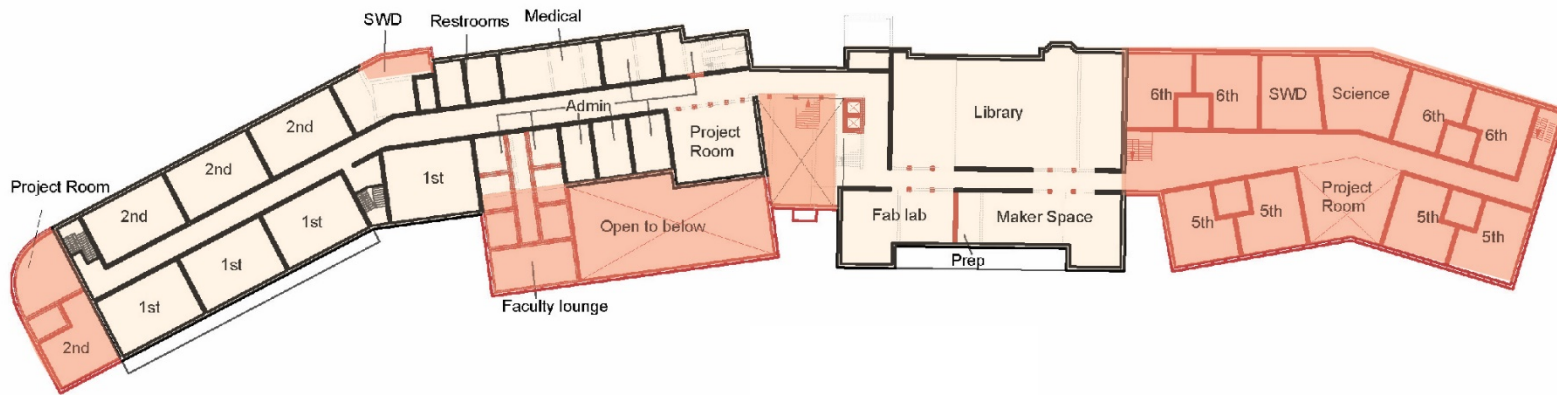




# Further Developed Renovation Floor Plan – A.1

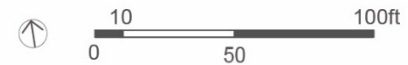


# Further Developed Renovation Floor Plan – A.1

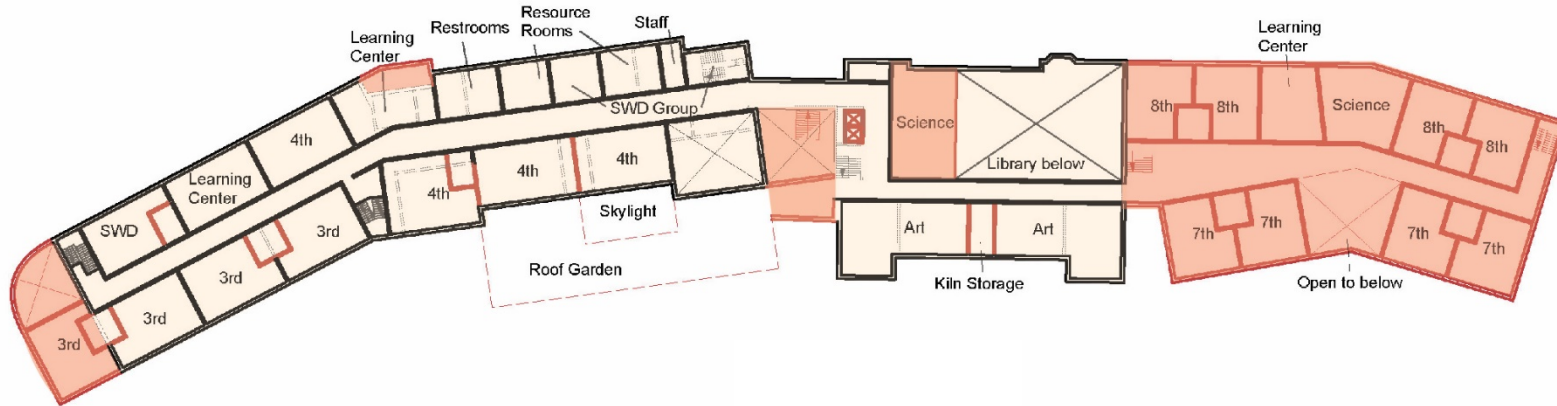


## FLOOR 2



- Renovation
- Addition

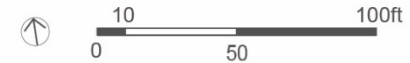


# Further Developed Renovation Floor Plan – A.1



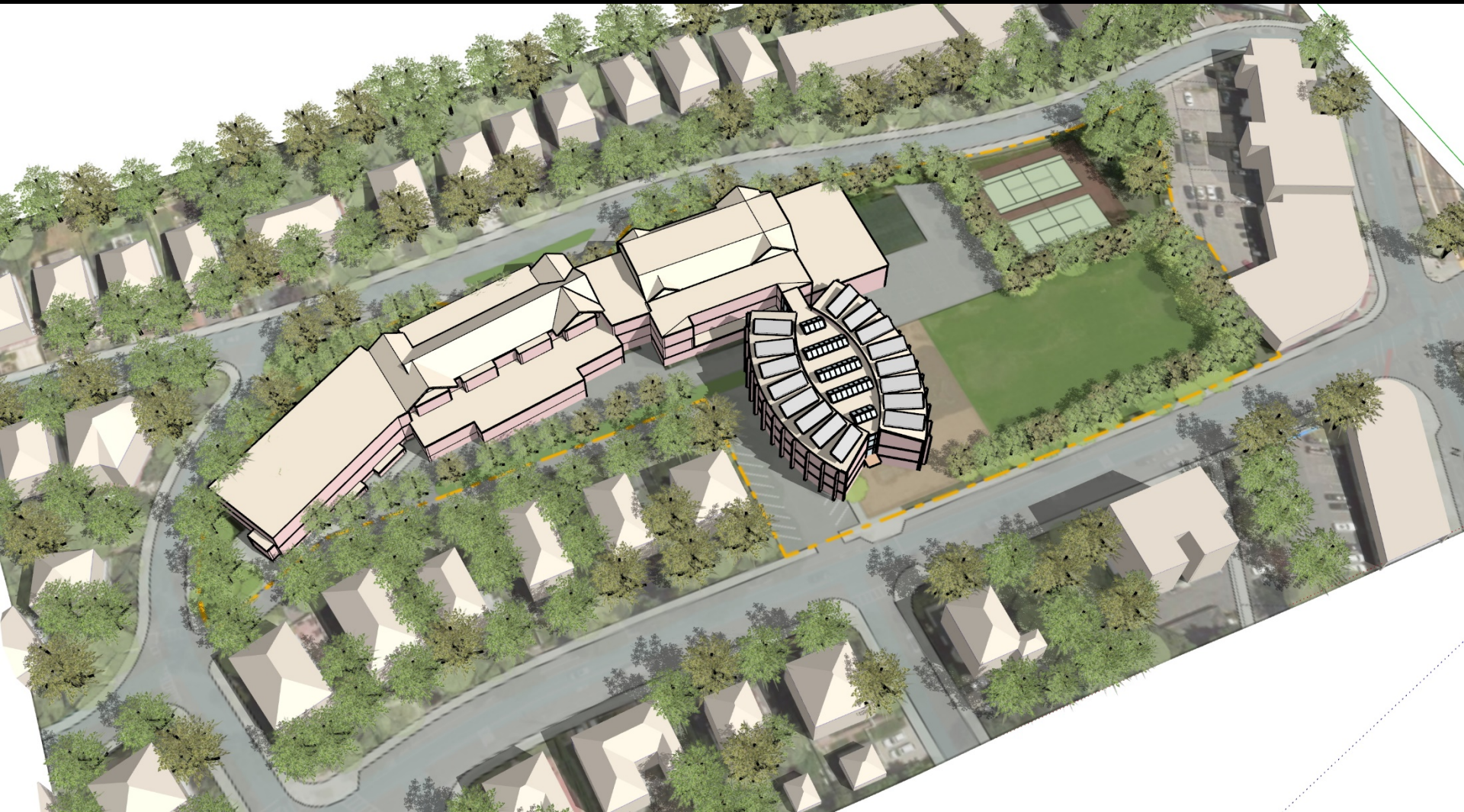
## FLOOR 3

-  Renovation
-  Addition





# Preliminary Concept Design Options



Option **C.1** – ‘Code Renovation with South Addition’



# Preliminary Concept Design Options



Option E – 'Star' with massing



# Preliminary Concept Design Options



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



# Preliminary Concept Design Options



Option **F** – ‘Magnet’ with massing



# Preliminary Concept Design Options



Option **F** – ‘Magnet’ with sketch floor plan



# Preliminary Concept Design Options



Option **G** – ‘Shoal’ with massing



# Preliminary Concept Design Options



Option **G** – ‘Shoal’ with sketch floor plan



# Preliminary Concept Design Options



Option **H** – ‘Modified Star’ with Massing



# Preliminary Concept Design Options

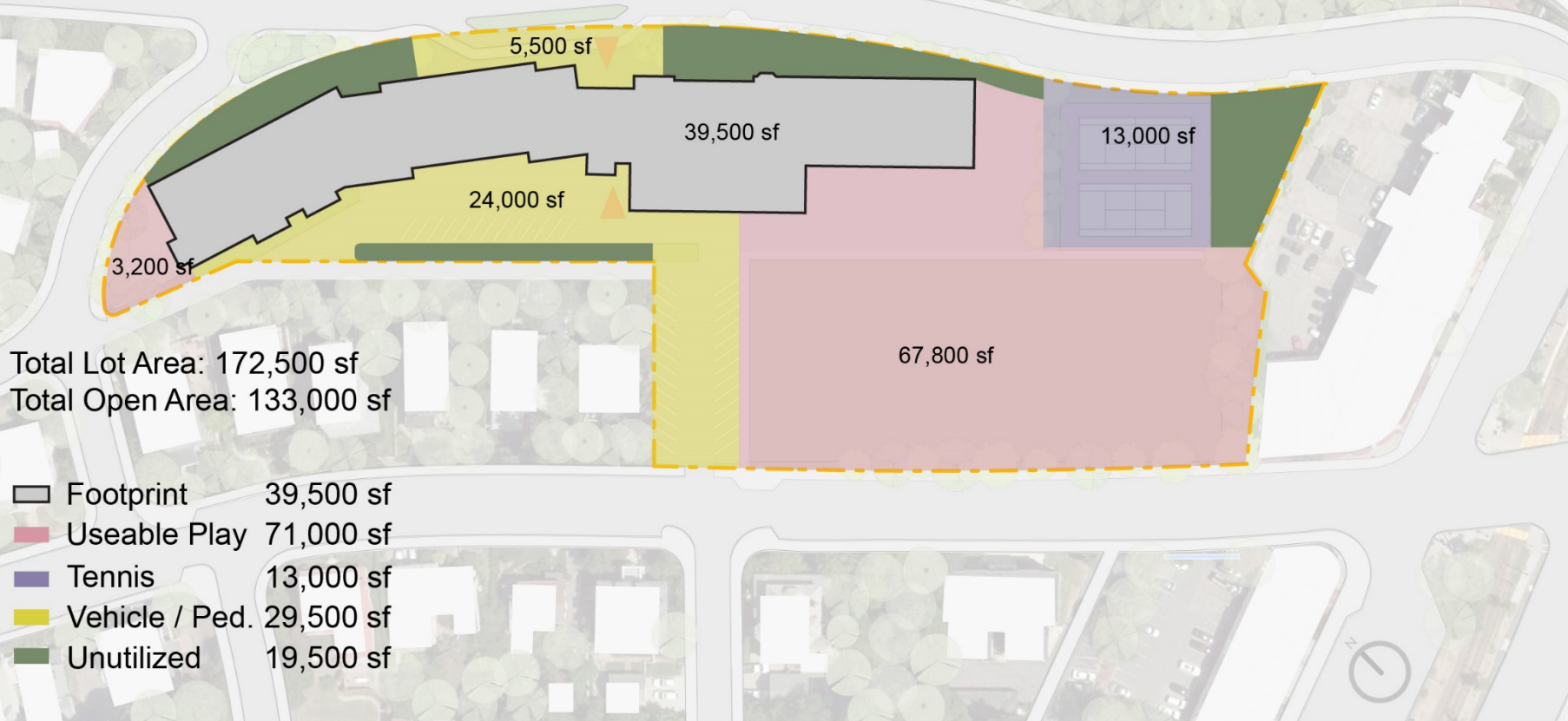


Option H – 'Modified Star' with sketch floor plan



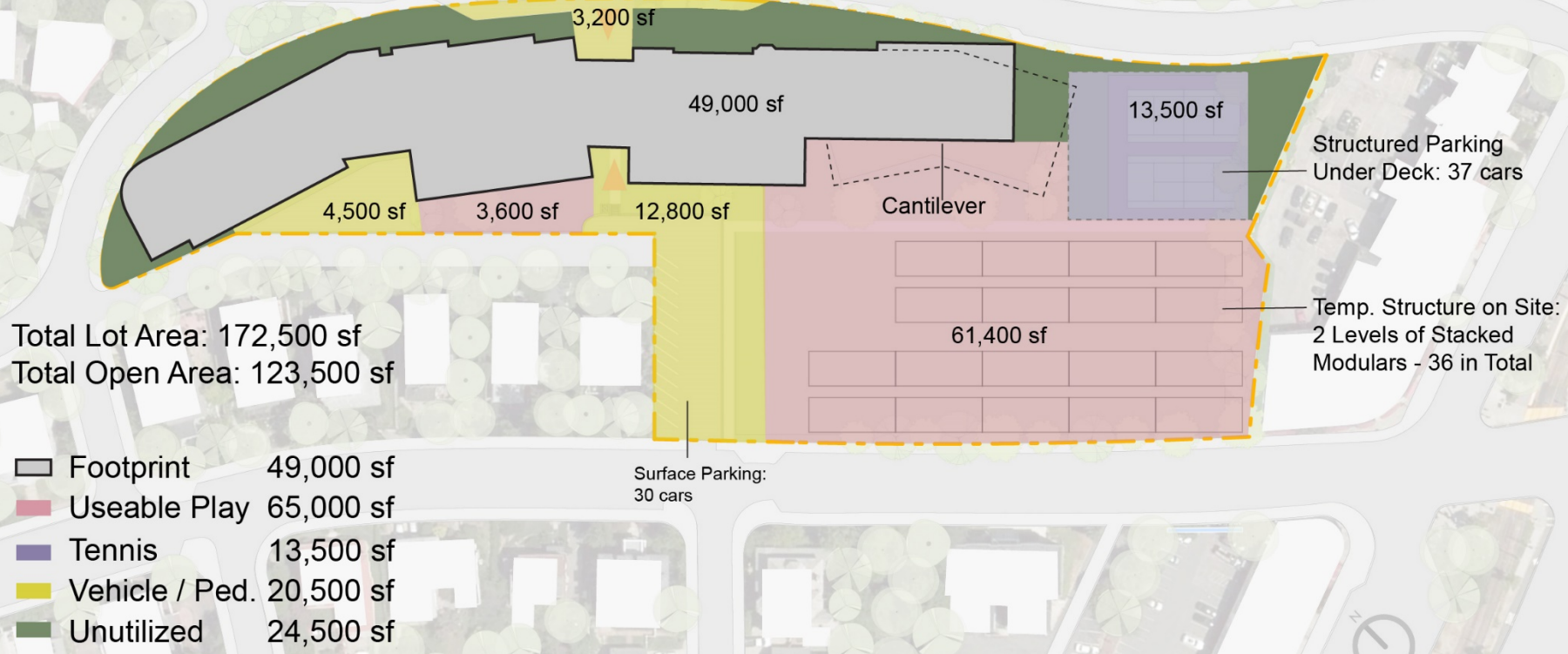
# Open Space Evaluation

## ORIGINAL



# Open Space Evaluation

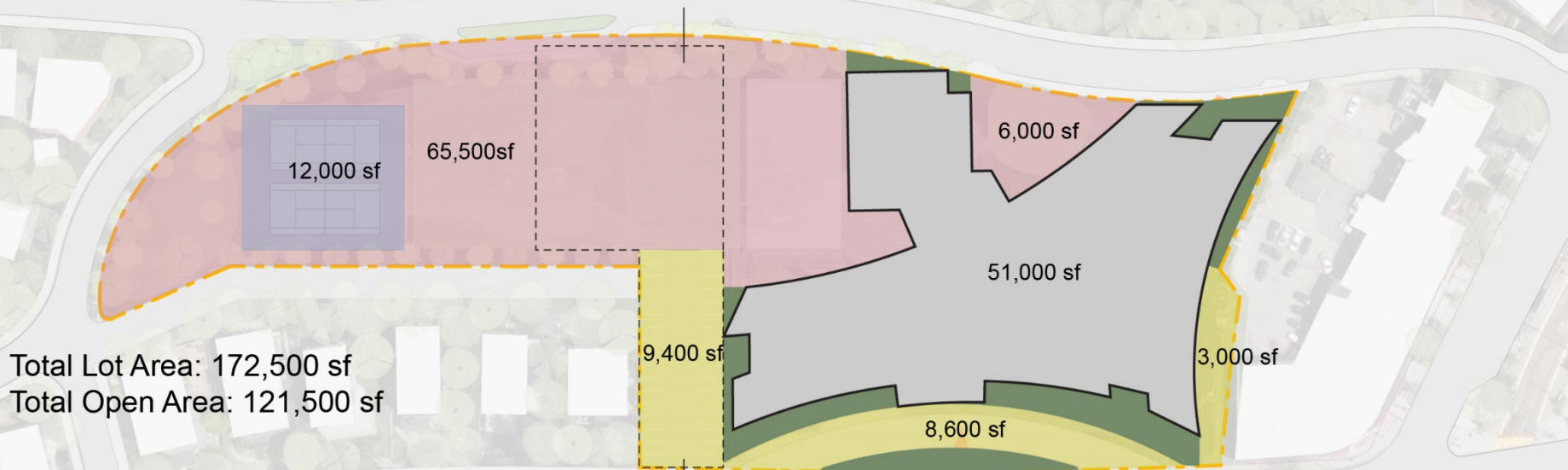
## A.1 -RENO.+EAST ADDN.



# Open Space Evaluation

## G - SHOAL

Structured Parking :  
44 cars



Total Lot Area: 172,500 sf  
Total Open Area: 121,500 sf

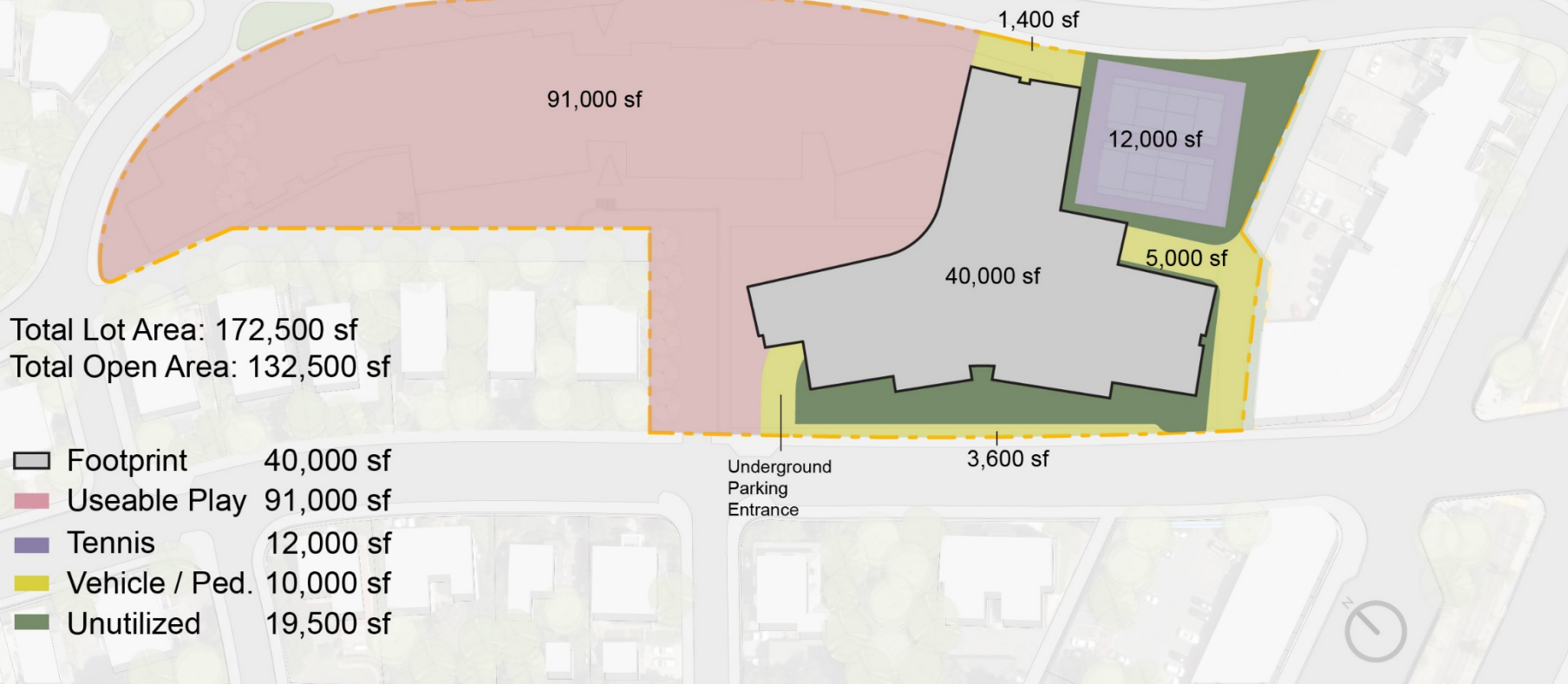
Surface Parking:  
34 cars

- Footprint 51,000 sf
- Useable Play 71,500 sf
- Tennis 12,000 sf
- Vehicle / Ped. 21,000 sf
- Unutilized 17,000 sf



# Open Space Evaluation

## H - MODIFIED STAR

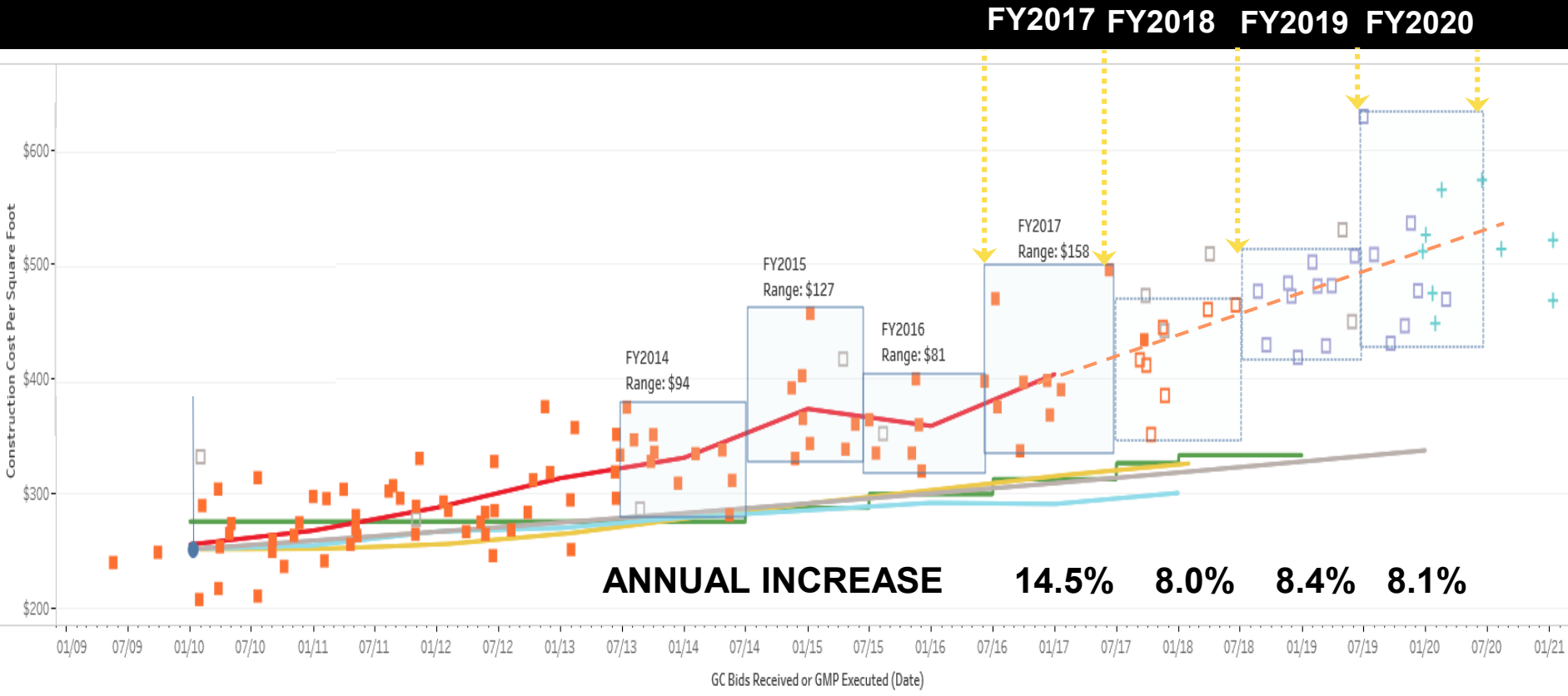




# Open Space Comparison

Concept Alternative	LOT	BUILDING		OPEN SPACE				
	Total Lot Area	Building GSF	Building Footprint	Total Open Area	Usable Play Area	Vehicle / Pedestrian	Tennis Courts	Unutilized Area
Existing	172,500 SF	97,000 SF	39,500 SF	133,000 SF	71,000 SF	29,500 SF	13,000 SF	19,500 SF
A.1 - Reno + East Add'n	172,500 SF	154,500 SF	49,000 SF	123,500 SF	65,000 SF	20,500 SF	13,500 SF	24,500 SF
C.1 - Reno + South Add'n	172,500 SF	154,500 SF	49,000 SF	123,500 SF	65,000 SF	20,500 SF	13,500 SF	24,500 SF
E - Star	172,500 SF	154,500 SF	51,000 SF	121,500 SF	71,500 SF	21,000 SF	12,000 SF	17,000 SF
F - Magnet	172,500 SF	154,500 SF	51,000 SF	121,500 SF	71,500 SF	21,000 SF	12,000 SF	17,000 SF
G - Shoal	172,500 SF	154,500 SF	51,000 SF	121,500 SF	71,500 SF	21,000 SF	12,000 SF	17,000 SF
H - Modified Star	172,500 SF	154,500 SF	40,000 SF	132,500 SF	91,000 SF	10,000 SF	12,000 SF	19,500 SF

# Cost Escalation of Recent Middle School Projects



The information and data contained in this chart is based on the MSBA's review of construction cost estimates, contracts and other documentation provided by cities, towns, and regional school districts. This information and data is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information. Please contact the Districts for the most current information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this chart. (Updated August 2018)



# 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



Option H

Modified Star – New Construction

\$91M – 96M

# Agenda

1. Approval of Minutes
2. Summary of Community Feedback
3. Update on Educational Program and Space Summary
4. Traffic Report – Preliminary Findings
5. Revised Design Alternatives
6. Evaluation Matrix and Discussion



# Evaluation Matrix Topics

## Project Viability Issues

- Total Project Cost
- Schedule
- Traffic
- Risk

## Site

- Construction Impact to Education
- Construction Impact to Neighbors
- Open Space/Building Massing/Footprint
- Community Use

## Long-Term Costs

- Long-Term Maintenance and Repair Costs
- Operating Costs

## Teaching and Learning

- Educational Program Accommodation
- Flexibility-Fixed Classroom Count per Cohort
- STEM Enhancement-Visible learning

## Building Environment

- Flexibility-Building Systems
- Security
- Natural Light and Views
- LEED / Sustainability

## Other Topics Recommended by the Building Committee

- Pedestrian and Vehicular Circulation
- Disruption to Families

# Evaluation Matrix

**DRISCOLL SCHOOL**  
Concept Options Evaluation Matrix

# DRAFT

RATINGS:



Very Disadvantageous



Disadvantageous



Neutral



Advantageous

PROJECT EVALUATION CRITERIA	Option A.1 Renovation with East Addition	Option C.1 Renovation with South Addition	Option E 'Star' - New Const.	Option F 'Magnet' - New Const.	Option G 'Shoal' - New Const.	Option H 'Modified Star' - New Const.	Comments
<b>Project Viability Issues</b>							
1 Total Project Cost							See costs below.
2 Schedule							Multi proj. areas/phasing=add. construction time. Swing space req. additional time
3 Traffic							New allows untangling of drop off/bus/service. Reno. may need use of Bartlett Cresc.
4 Risk							Unforeseen conditions. Phasing conflicts
<b>Site</b>							
5 Construction Impact to Education							Swing space will be disruptive. Loss of gym, cafeteria, library. Reno. constr. near kids
6 Construction Impact to Neighbors							New construction separated from residences.
7 Open Space /Building Massing / Footprint							Greater open space quant. and adjacencies for H
8 Community Use							Clearer zoning of public use portions of building for new.
<b>Long-Term Costs</b>							
9 Long Term Maintenance and Repair Costs							Unforeseen future issues with remaining 90 year old construction
10 Energy Costs							Reno. building envelope inherently underperforming.
<b>Teaching and Learning</b>							
11 Educational Program Accommodation							Reno. does not fit program sizes or adjacencies.
12 Flexibility-Fixed Classroom Count per Cohort							
13 STEM Enhancement-Visible Learning							New affords planned connectivity.
<b>Building Environment</b>							
14 Flexibility-Building Systems							
15 Security							Long travel distances and sight lines for reno.
16 Natural Light and Views							
17 LEED / Sustainability							New construction configured for sustainability. Existing roof incompatible with PV
<b>Other</b>							
18 Pedestrian and Vehicular circulation							Safety improved with newly separated circulation systems.
19 Disruption to Families							Phasing and limited access potential for reno. with impacted site.
Total GSF	154,500	154,500	154,500	154,500	154,500	154,500	
Swing Space Cost							
Order of Magnitude Project Cost (\$Million)	\$95-105	\$95-105	\$97-105	\$101-109	\$103-111	\$91-96	





# Upcoming Public Meetings

PUBLIC SCHOOLS of  
**BROOKLINE**



- **November 15:** Building Committee Meeting at Town Hall, 7:30 a.m.
- **November 26:** Neighborhood Community Forum at Driscoll School Library, 6:30 p.m.
- **December 6:** Building Committee Meeting at Town Hall, 7:30 a.m.
- **December 13:** Town Meeting at Brookline High School, 7:00 p.m.

Additional meetings will be added with various Town Boards and Commissions throughout the process and leading up to the December Town Meeting