BROOKLINE

DRISCOLL SCHOOL EXPANSION

School Building Committee
November 1, 2018

Jonathan Levi Architects

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
7. Upcoming Meetings

Agenda

1. Approval of Minutes

Agenda

1. Approval of Minutes
2. Summary of Community Feedback

Recap of Meetings

PUBLIC SCHOOLS of BROOKLINE

- **June 21:** Neighborhood Community Forum
- **June 22:** Neighborhood Community Forum
- **September 11:** Driscoll Staff Meeting and Presentation
- **September 18:** Focus Groups with Driscoll Staff
- **September 22:** Educational Visioning Session with Driscoll Staff and Families
- **September 25:** Neighborhood Community Forum
- **October 2:** Advisory Committee - Capital and Schools Subcommittees
- **October 4:** Building Committee
- **October 4:** School Committee
- **October 9:** Parks and Recreation Commission
- **October 9:** Select Board
- **October 16:** Advisory Committee - Capital and Schools Subcommittees
- **October 18:** Building Committee
- **October 25:** School Committee
- **October 29:** Neighborhood Community Forum

Summary - Educational Visioning

PUBLIC SCHOOLS of BROOKLINE

Priorities from Driscoll families and Driscoll Staff

- Flexible, creative spaces that invite collaboration within classrooms, within grades, across grades, and among educators
- Design a building that can serve as a dynamic community resource hub, used and appreciated by all
- Make sure it is a welcoming space that helps build community, is accessible to all, celebrates diversity and allows all students to feel safe, welcome, and recognized
- Organize school into smaller learning communities that foster belonging, curiosity, and inspiration
- Foster indoor/outdoor connections and provide areas for autonomous, age-appropriate movement and play

Summary - Staff and Community Input

PUBLIC SCHOOLS of BROOKLINE

- Keep the sense of community, class size, conservatory program, and unique programming (Art, Chinese, etc.) so Driscoll will continue to be as strong as it is today.
- Maintain or increase play space, make it better organized and more useable
- Create a stronger middle school model, with many more opportunities for hands-on, project based, and applied learning.
- Make sure educator voice are at the center of the new design. Trust that they know what is needed.
- The new Driscoll renovations should be as ecologically friendly as possible; make greater use of passive solar and other sustainable energy options.
- Make fiscally responsible decisions that addresses town-wide problems
- The Coolidge Corner School is the new standard for Brookline. Make it like Coolidge Corner, but not as big.

Educator and Staff Input

PUBLIC SCHOOLS of BROOKLINE

Educational Programming

- Classroom size restricts teaching methods
  - Cannot provide small group instruction; Some students forced to work in hallway
  - Small gym size limits Physical Education and Health curriculum
- Environment is not conducive to learning - frequent distractions and noise level is generally too loud
- School building and learning being together, not building vs. learning
  - Classroom flow and routlines disrupted with spaces carved out from storage spaces
  - Nowhere to put lab materials for science, instruments for music
- Minimal spaces for collaboration or inclusion
  - Sometimes students and groups can feel very isolated

Educator and Staff Input

PUBLIC SCHOOLS of BROOKLINE

Safety, Health, and Physical Plant

- "Second gym" space was previously a woman's showering area
- Bathrooms are unpleasant areas and create privacy challenges
- Science classrooms not meeting minimum safety guidelines
- Need dedicated Safe Spaces for students to de-escalate
- Overall humidity, lack of ventilation and air-conditioning
  - Heat is held inside the classrooms
- Entry into the building is very awkward
  - People don't know where to find the main office
- Lack of small spaces in Nurse's office for private conversations with parents
- Triangular space behind the tennis courts is awkward
- Drainage after inclement weather is a problem in some areas

Community Feedback

PUBLIC SCHOOLS of BROOKLINE

Design

- Clarify how much of the project is renovation vs. expansion
- The Coolidge Corner School is the new standard for Brookline. Make it like Coolidge Corner, but not as big.
- Building should allow opportunities for developing the school community involvement (e.g. Playspaces that invites families to hang around after school, spaces that can be used by the community)
- Make fiscally responsible decisions that addresses town-wide problems
- Design can inadvertently create longer walks within the building and disconnection

Communications and Outreach

- Need Comparisons between current Driscoll projects to other schools
- Be clearer about the problems that PSB needs to solve
- Provide greater context and background on any numbers/projections made

Community Feedback

PUBLIC SCHOOLS of BROOKLINE

Traffic

- Continues to be serious concern about how the existing traffic will be impacted by the school's renovation
- Concern about narrow existing streets and drop-off opportunities
- Experience at our other schools shows that impact of school traffic is limited to 15-20 minutes in the morning and then it's gone.

Parking and Access

- Study and recommendations need to be thorough and consider all alternatives (e.g. Underground staff parking, Designated spaces for visitors and families)
- Should be comparable or aligned with the approach at existing schools
- All crossings and sidewalks need to do be made safe and consider winter conditions

Survey Responses

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

- I hope the sense of community, class size, conservatory program, and unique programming (Art, Chinese, etc.) will continue to be as strong as it is today.
- I would love a stronger middle school model, with many more opportunities for hands-on, project based, and applied learning.
- There needs to be an increased diversity of learning options for children in the lower grade.
- There needs to be an expansion of pre-K and after-school options.
- The environment of the school needs to be designed to be more community-friendly.

Survey Responses

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

- The outdoor space needs more shading options for parents, staff, and children. The outdoor space is widely used by the community - some seating should be provided that makes socializing and face-to-face interaction more possible.
- The new Driscoll renovations should be as ecologically friendly as possible; make greater use of passive solar and other sustainable energy options.
- It should include adaptations for children with disabilities (improved speakers, graduated lighting schemes, better signage).
- It would be good to have outdoor classrooms, a roof garden, a maker space, an energy efficient building and lots of natural light.

Survey Responses

What are the three most important things Jonathan Levi Architects need to know about as they move forward with design development?

- Make sure educator voice is at the center of the new design. Trust that they know what is needed!
- Green design, handicapped accessible (not just mobility - vision, hearing, and sensory too), community-focused, with multiple options for seating and shade outdoors.
- Community ownership is essential.

Summary of Building Committee Discussions

PUBLIC SCHOOLS of BROOKLINE

Design

- Consider a 4-story design option to make the footprint smaller and create more open space.
- Recognized that a renovation option is more disruptive to students in phasing and use of modular units. Both renovation and new options would be impacted with lack of access to open space during construction.

Parking

- Consider locating structured parking underneath the building for economy of construction and to maximize open space.

Costs

- Recognized that cost estimates for renovation and new options are more than previously anticipated.
- Clarification if swing space, structured parking, and new field were included in previous projections and plans to provide more accurate comparisons.

Agenda

1. Approval of Minutes
2. Summary of Community Feedback
3. Update on Educational Program and Space Summary

Space Summary

FINAL DRAFT
11/2/2018

Driscoll School Project - FINAL DRAFT Space Summary

= Change from MSBA Template
= Renovation Space at CCS

4 Section School + District-Wide SWD Program + District-Wide ELL Program	Proposed DRISCOLL 800 Students			Existing DRISCOLL			COOLIDGE CORNER (For Reference) 1,010 Students			MSBA GUIDELINES (For Reference) 758 Students		
ROOM TYPE	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
CORE ACADEMIC SPACES			47,950			26,047			55,710		37	34,799
Pre-Kindergarten w/ toilet	1,200	3	3,600	1,011	1	1,011	1,225	2	2,450	1,200		-
Kindergarten w/ toilet	1,200	4	4,800	918	3	2,754	1,174	5	5,870	1,200	4	4,800
General Classrooms - Grades 1-5	840	20	16,800	903	15	13,539	890	25	22,250	950	18	17,100
General Classrooms - Grades 6-8	840	12	10,080	738	6	4,428	891	15	13,370	950	9	8,550
Teacher Planning Grades 3-8	50	24	1,200									
Science Classroom / Lab	1,200	5	3,600	771	2	1,542	1,193	3	3,580	1,200	3	3,600
Prep room	80	3	240				133	3	400	80	3	240
ELE Small Classroom	450	4	1,800	410	1	410	397	3	860			
Project Areas	400	6	2,400				231	9	2,080			
Small Group Room / Literacy & MathSpecialists	250	6	1,500	201	4	803						
Literacy and Math Specialist												
Literacy Specialist K-2							170	1	170			
Literacy Specialist 3-5							155	2	310			
Literacy Specialist 6-8							150	2	300			
Small Group/ Math Specialists												
Math Specialist K-2							215	2	430			
Math Specialist 3-5							155	2	310			
Math Specialist 6-8							0	0	0			
Enrichment Challenge Support	250	1	250				230	1	230			
ELE Typical Classroom												
Teacher Planning ELE												
World Language Classrooms	840	2	1,680	781	2	1,562	850	2	1,700			
Small Group Rooms												
Small Group Rooms - Grades K-2							157	3	470			
Small Group Rooms - Grades 3-5							150	3	450			
Small Group Rooms - Grades 6-8							150	3	450			
SPECIAL EDUCATION			7,420			5,088			10,980			7,580
SWD Classroom PK-8	450	4	1,800							950	6	5,700
SWD Classroom Teacher Planning	50	4	200									
SWD Classroom PK-8 toilet										60	6	360
De-Escalation Room	50	1	50									
Learning Center (LAHB)	840	3	2,520	675	6	4,052						
Learning Center Teacher Planning	50	3	150									
Resource Room - LAHB	450	1	450				450	1	450			
										500	3	1,500
Speech	150	2	300	142	1	142	147	3	440			
OT / PT	950	1	950	894	1	894	1,090	1	1,090			
OT / PT Office	150	1	150									
Special Ed Team Facilitator	150	1	150				150	1	150			
BCBA	150	1	150				150	1	150			
Psychologist	150	2	300				150	1	150			
Special Education Conference	250	1	250				130	1	130			
Therapeutic Learning Center Small Group K-2							190	2	380			
Therapeutic Learning Center Chill Out K-2							90	1	90			
Therapeutic Learning Center Relax K-2							80	1	80			
Comprehensive Learning Center K-2							380	1	380			
Comprehensive Learning Center Chill Out K-2							70	1	70			
Shared CLC/ LC Office K-2							100	1	100			
Therapeutic Learning Center Large Group 3-5							360	1	360			
Therapeutic Learning Center Small Group 3-5							200	2	400			
Therapeutic Learning Center Chill Out 3-5							80	1	80			
Therapeutic Learning Center Relax 3-5							100	1	100			
Comprehensive Learning Center 3-5							410	1	410			
Comprehensive Learning Center Chill Out 3-5							70	1	70			
Shared CLC/ LC Office 3-5							110	1	110			
Self-Contained SWD - Grades 1-5 toilet												
Self-Contained SWD - Grades K-2 toilet							60	1	60			
Self-Contained SWD - Grades 3-5 toilet							60	1	60			
Self-Contained SWD - Grades 6-8												
Therapeutic Learning Center Large Group 6-8							360	1	360			
Therapeutic Learning Center Small Group 6-8							200	2	400			
Therapeutic Learning Center Chill Out 6-8							80	1	80			
Therapeutic Learning Center Relax 6-8							100	1	100			
Comprehensive Learning Center 6-8							400	1	400			
Comprehensive Learning Center Chill Out 6-8							70	1	70			
Shared CLC/ LC Office 6-8							110	1	110			
Self-Contained SWD - Grades 6-8 toilet							60	1	60			
Learning Center K-2							470	2	940			
Learning Center 3-4							400	1	400			
Learning Center 5-6							400	1	400			
Learning Center 7-8							450	1	450			
Special Education Team Clerk							100	1	100			
Special Education Records							60	1	60			
Special Education Waiting							380	1	380			
Special Education Conference							170	1	170			
TLC Social Worker							150	1	150			
Psychologist							170	1	170			
Psychologist / Social Worker Conference							280	1	280			
Psychologist / Social Worker Safe Room							70	1	70			
Psychologist / Social Worker Testing							80	1	80			
Psychologist / Social Worker Waiting							430	1	430			
Life Skills Store												
ART & MUSIC			11,820			5,466			13,990			7,725
Art Classroom - Grades K-5	1,000	1	1,000	630	1	630	1,020	2	2,040	1,000	1	1,000
Art Classroom - Grades 6-8	1,200	1	1,200				1,180	1	1,180	1,200	1	1,200
Art Workroom w/ Storage & kiln	150	2	300	300	1	300	160	3	480	150	2	300
Band / Chorus - 100 seats	1,500	1	1,500	790	1	790	1,810	1	1,810	1,500	1	1,500
Music Classroom / Large Group - 25-50 seats	1,200	2	2,400	866	1	866	1,185	2	2,370	1,200	1	1,200
Music Practice / Ensemble - Small	75	0	-				80	4	320	75	3	225
Music Practice / Ensemble - Large	200	1	200				280	1	280	200	1	200
Multipurpose Room	3,500	1	3,500	2,880	1	2,880	3,780	1	3,780			
Stage	1,600	1	1,600				1,600	1	1,600	1,600	1	1,600

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ROOM TYPE	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
Multipurpose Chair Storage	120	1	120				130	1	130			
VOCATIONS & TECHNOLOGY			2,950			811			2,070			3,200
Tech Clrm. - (E.G. Drafting, Business)	950	1	950	811	1	811	910	1	910	1,200	1	1,200
Tech Shop - (E.G. Consumer, Wood)	2,000	1	2,000				2,060	1	2,060	2,000	1	2,000
HEALTH & PHYSICAL EDUCATION			11,220			4,770			19,680			8,333
Gymnasium	6,000	1	6,000	3,840	1	3,840	6,120	1	6,120	6,000	1	6,000
Gym Storeroom	210	1	210				210	1	210	150	1	150
Gym Storeroom	80	1	80				80	1	80			
Health Instructor's Office w/ Shower & Toilet	180	1	180				220	2	440	183	1	183
Locker Rooms - Boys / Girls w/ Toilets	400	2	800				420	2	840	1,000	2	2,000
Small Gym	3,000	1	3,000	930	1	930	2,990	1	2,990			
Health/Fitness Classroom	950	1	950									
MEDIA CENTER			4,310			4,130			5,170			4,300
Media Center/Reading Room	4,000	1	4,000	1,665	2	3,730	4,860	1	4,860	4,300	1	4,300
Media Center Office	140	1	140	100	4	400	140	1	140			
Media Book Room	170	1	170				170	1	170			
DINING & FOOD SERVICE			8,787			5,938			7,850			8,485
Cafeteria / Dining (2 seatings)										5,685	1	5,685
Cafeteria / Dining (3 seatings) / Multi-Use	4,000	1	4,000	3,175	1	3,175	5,100	1	5,100			
Kitchen	1,800	1	1,800	1,566	1	1,566	1,790	1	1,790	2,058	1	2,058
Kitchen Office	70	1	70				70	1	70			
Kitchen Storage	60	1	60	409	1	409	60	2	120			
Kitchen Toilet	60	1	60				200	1	200			
Kitchen Custodial	30	1	30				30	1	30			
Chair / Table / Equipment Storage	467	1	467				540	1	540	453	1	453
Staff Lunch Room	300	1	300	788	1	788		0		290	1	290
MEDICAL			710			244			720			710
Medical Suite Toilet	60	1	60				100	1	100	60	1	60
Nurses' Office / Waiting Room	250	1	250	244	1	244	290	1	290	250	1	250
Examination Room / Resting	100	4	400				190	1	190	100	4	400
Examination Room / Resting							70	2	140			
ADMINISTRATION & GUIDANCE			5,965			1,798			4,020			3,231
Principal's Office w/ Conference Area	375	1	375	335	1	335	350	1	350	375	1	375
Principal's Secretary / Waiting	125	0	-					0	0	125	1	125
Assistant Principal's Office - AP1	130	1	130	280	1	280	140	2	280	130	1	130
Assistant Principal's Office - AP2	130	1	130				230	1	230	130	0	-
General Office / Waiting Room / Toilet	510	1	510	331	1	331	870	1	870	512	1	512
Conference room	285	1	285				300	1	300	283	1	283
Teachers' Mail and Time Room	100	1	100				370	1	370	100	1	100
Duplicating Room	165	1	165					0	0	167	1	167
Records Room	140	1	140				130	1	130	140	1	140
Supervisory / Spare Office	130	1	130				110	1	110	130	1	130
General Waiting Room	100	1	100	852	1	852	120	1	120	100	1	100
Guidance Office	150	3	450	100	2	200	305	2	610	150	4	600
Guidance Storeroom	40	0	-				40	2	80	40	1	40
Professional Learning and Teacher Planning												
Teachers' Work Room	500	3	1,500				1,010	1	1,010	529	1	529
Small Conference Room	250	3	750									
Specialist Collaborative Workspace	250	3	750									
World Language Office	150	2	300				310	1	310			
METCO Office	150	1	150				150	1	150			
CUSTODIAL & MAINTENANCE			2,955			1,408			4,920			2,315
Custodian's Office	150	1	150	200	1	200	120	1	120	150	1	150
Custodian's Toilet / Shower							90	1	90			
Custodian's Workshop	335	1	335				450	1	450	333	1	333
Custodian's Storage	375	1	375	375	1	375	470	1	470	375	1	375
Storeroom	500	2	1,000	258	1	258	968	4	2,670	505	1	505
Recycling Room / Trash	400	1	400				270	1	270	400	1	400
Receiving and General Supply	355	1	355	400	1	400	380	1	380	353	1	353
Network / Telecom Room	150	2	300	175	1	175	380	1	380	200	1	200
Outdoor Storage	80	1	80				80	1	80			
OTHER			1,100			409			13,120			9
Other (specify)												
Extended Day Storage	420	1	420	409	1	409	420	1	420			
Extended Day Office	320	1	320				320	1	320			
PTO	380	1	380				380	1	380			
Staff Showers	90	2	180				90	2	180			
Mechanical / Emer Generator							11,820	1	11,820			
Total Building Net Floor Area (NFA)			103,427			56,109	(MSBA - 104,588)		131,039			79,852
	K-5	504		K-5	400							
Proposed Student Capacity / Enrollment			800			616			1,010			758
	6-8	252		6-8	216							
Total Building Gross Floor Area (GFA)[X]			155,140			98,000	(MSBA - 156,882)		196,979			119,477
	BEEP	44										
Grossing factor (GFA/NFA)			1.50						1.50			1.50

Agenda

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

Proposed Driscoll Expansion
Brookline, Massachusetts

Preliminary
Transportation Impact Assessment

Prepared by:

Vanasse & Associates, Inc.
Transportation Engineers & Planners
35 New England Business Center Drive
Suite 140
Andover, MA 01810-1066

November 1, 2018

Traffic Agenda Items

- Area of Study
- Existing Conditions
- Traffic Generation
- Preliminary Recommendations
- Next Steps

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Site Location and Study Area Map

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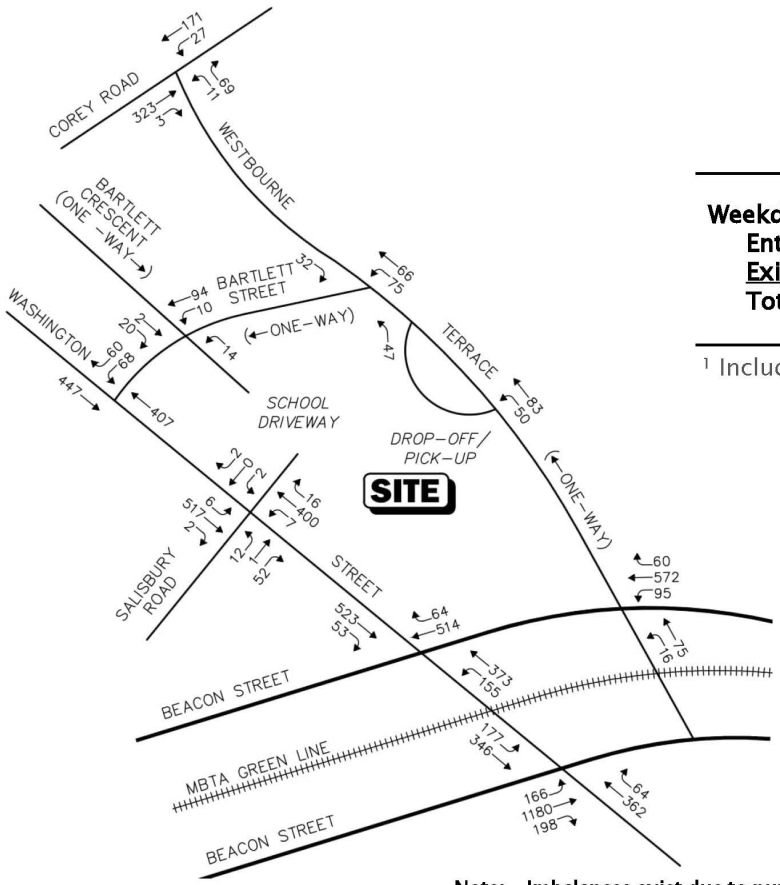
2018 Existing Conditions – Weekday Morning School Peak Hour Traffic Volumes (7:30-8:30 AM)



Time Period	School Driveways: Westbourne Terrace Driveway	School Driveways: Bartlett Street Driveway and Washington Street Driveway[1]
Weekday Morning Peak Hour:		
Entering	50	35
Exiting	47	18
Total	97	53

[1] Includes some residential traffic.

Note: – Imbalances exist due to numerous curb cuts and side street that are not shown.
– Numbers indicate vehicles at intersections during a one hour period.

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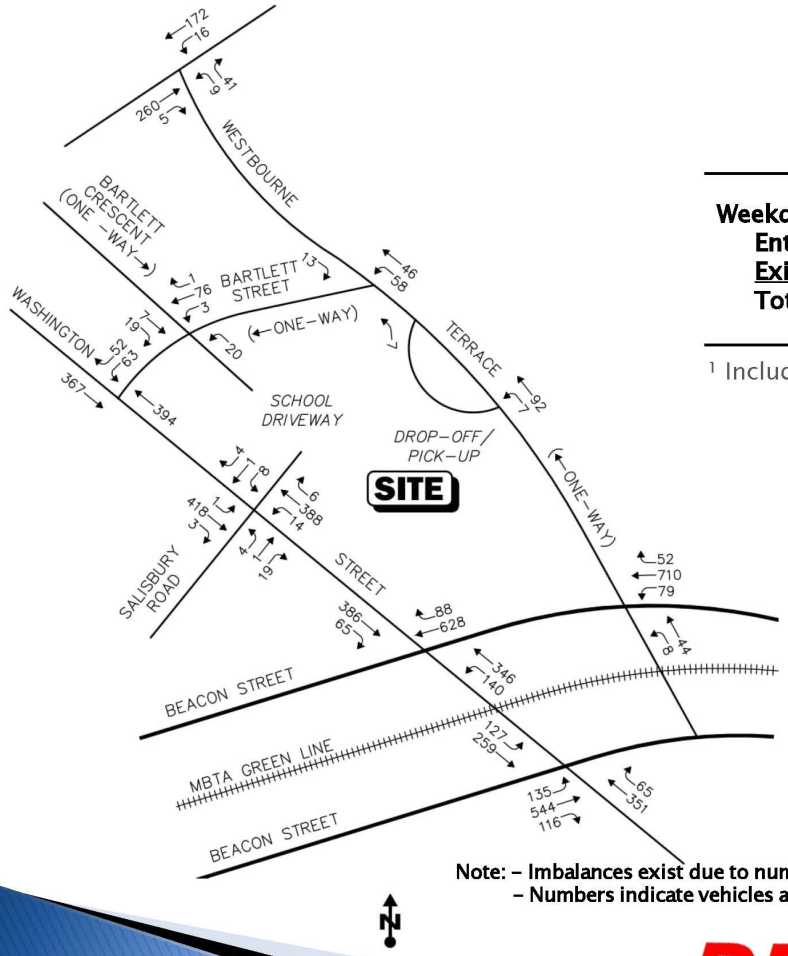
2018 Existing Conditions – Weekday Afternoon School Peak Hour Traffic Volumes (2:00-3:00 PM)



Time Period	School Driveways: Westbourne Terrace Driveway	School Driveways: Bartlett Street Driveway and Washington Street Driveway[1]
Weekday Afternoon Peak Hour:		
Entering	7	18
Exiting	7	33
Total	14	51

[1] Includes some residential traffic.

Note: – Imbalances exist due to numerous curb cuts and side street that are not shown.
– Numbers indicate vehicles at intersections during a one hour period.

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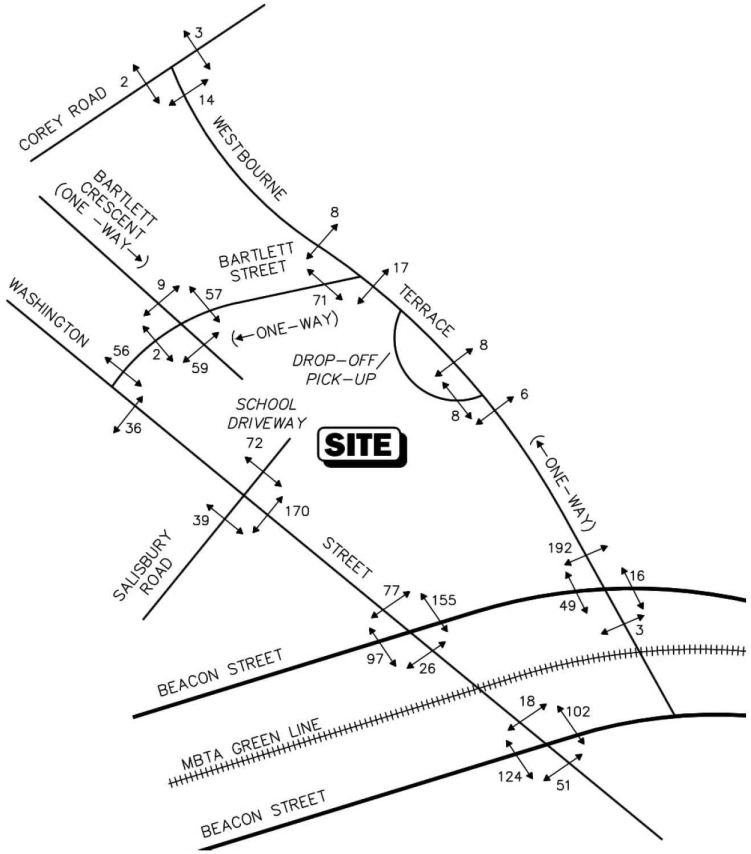
2018 Existing Conditions – Weekday Morning School Peak Hour Pedestrian Volumes (7:30-8:30 AM)



Note: Numbers indicate both school and non school pedestrians during a one hour period.

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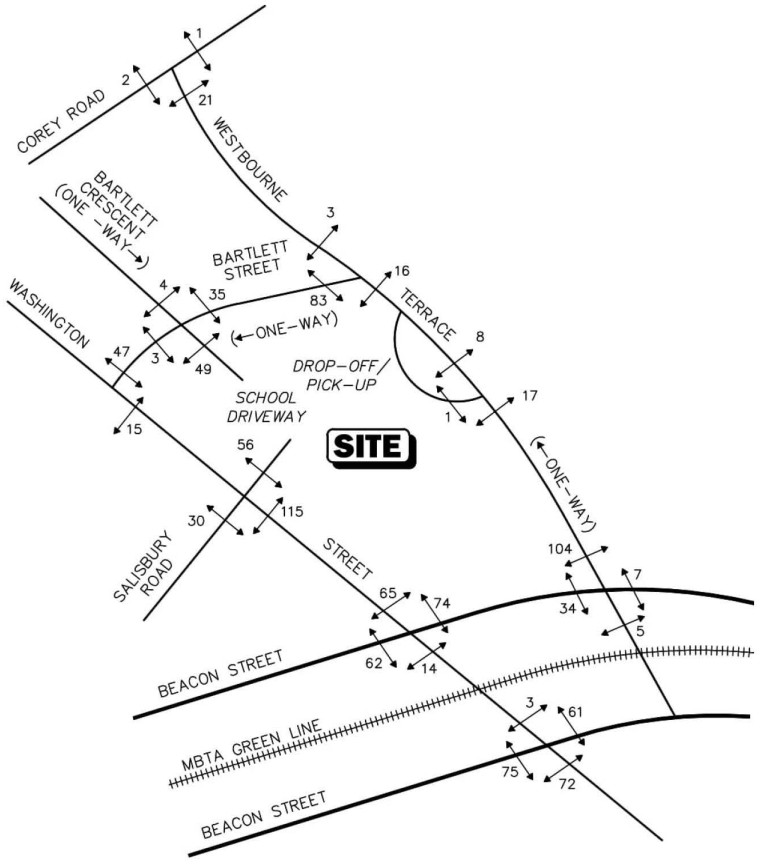
2018 Existing Conditions – Weekday Afternoon School Peak Hour Pedestrian Volumes (2:00-3:00 PM)



Note: Numbers indicate both school and non school pedestrians during a one hour period.

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Trip Generation Summary

Time Period	Existing Condition: School Driveways: Westbourne Terrace Driveway	Existing Condition: School Driveways: Bartlett Street Driveway and Washington Street Driveway	Existing Condition: On-Street Parking Drop-Off/ Pick-Up: Washington Street	Existing Condition: On-Street Parking Drop-Off/ Pick-Up: Bartlett Street	Existing Condition: On-Street Parking Drop-Off/ Pick-Up: Westbourne Terrace	Existing Condition: Staff	Total Trips (632 Students) [1]	New Trips 800 Students [2]	Increase [3]
Weekday Morning Peak Hour:									
Entering	50	35	25	21	15	45	**191**	248	57
Exiting	47	18	25	21	15	0	**126**	164	38
Total	97	53	50	42	30	45	**317**	412	95
Weekday Afternoon Peak Hour:									
Entering	7	18	11	13	26	0	**75**	98	23
Exiting	7	33	11	13	26	10	**100**	130	30
Total	14	51	22	26	52	10	**175**	228	53

[1] Numbers Represent – Staff, Buses and Parent Vehicles.
[2] Note: 26% increase in Students. Assume 30% increase in Traffic.
[3] Increase includes staff and student drop-off/pick up.

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Teachers On-Street Parking - Existing

Driscoll School

7/19/2018 - Parking

Approve by
Transportation Board

52 Parking Lot Spaces

53 Approved TBoard Parking Spaces

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35 New England Business Center Drive
Suite 140
Andover, MA 01810-1066

Preliminary Recommendations

Site Plan

- Washington Street Bus Drop-Off Area.
- Designated Student Drop-Off/ Pick-Up Area between Westbourne Terrace and Washington Street.
- Westbourne Terrace Parent Drop-Off / Pick-Up Area.

Vanasse & Associates, Inc.
Transportation Engineers & Planners
35 New England Business Center Drive
Suite 140
Andover, MA 01810-1066

Next Steps

Finalize Traffic Study

- Existing Conditions
- Projected Conditions
- Recommendations
  - Project Access
  - Pedestrian Improvements
  - School Drop-Off/ Pick-Up Plan
  - School Signage
  - Traffic Monitoring

Vanasse & Associates, Inc.
Transportation Engineers & Planners
35 New England Business Center Drive
Suite 140
Andover, MA 01810-1066

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"

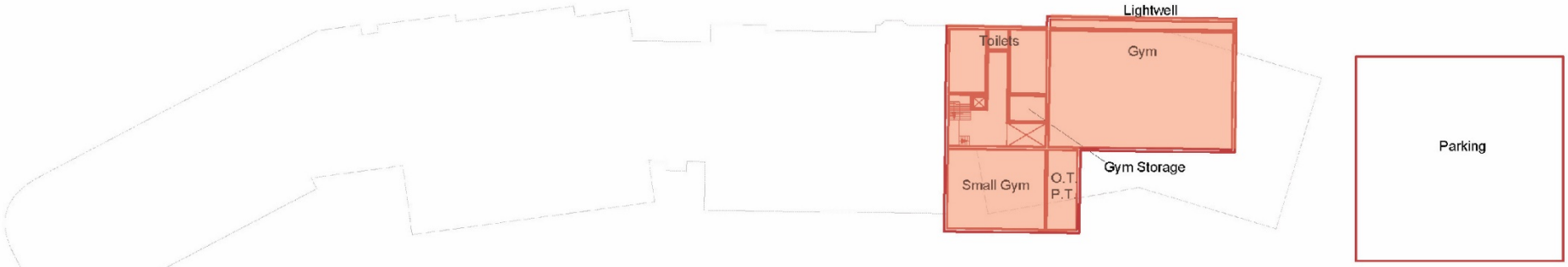
Jonathan Levi Architects

CONCEPT DESIGN THUMBNAIL SITE PLAN

Preliminary Concept Design Options

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

Further Developed Renovation Floor Plan – A.1



FLOOR B

Renovation

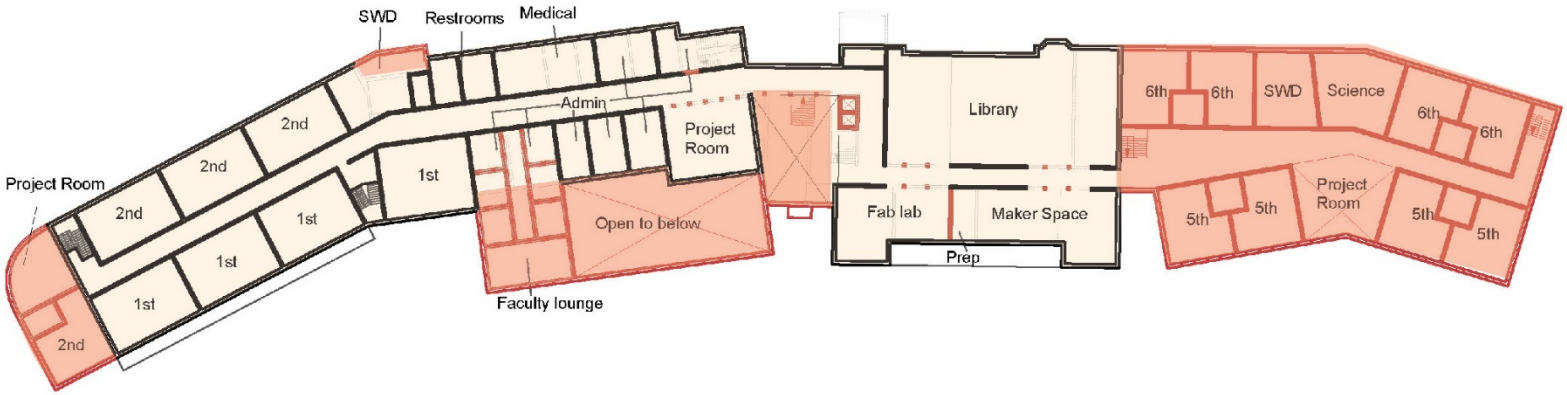
Addition

10 100ft

0 50

Further Developed Renovation Floor Plan – A.1

Further Developed Renovation Floor Plan – A.1



FLOOR 2

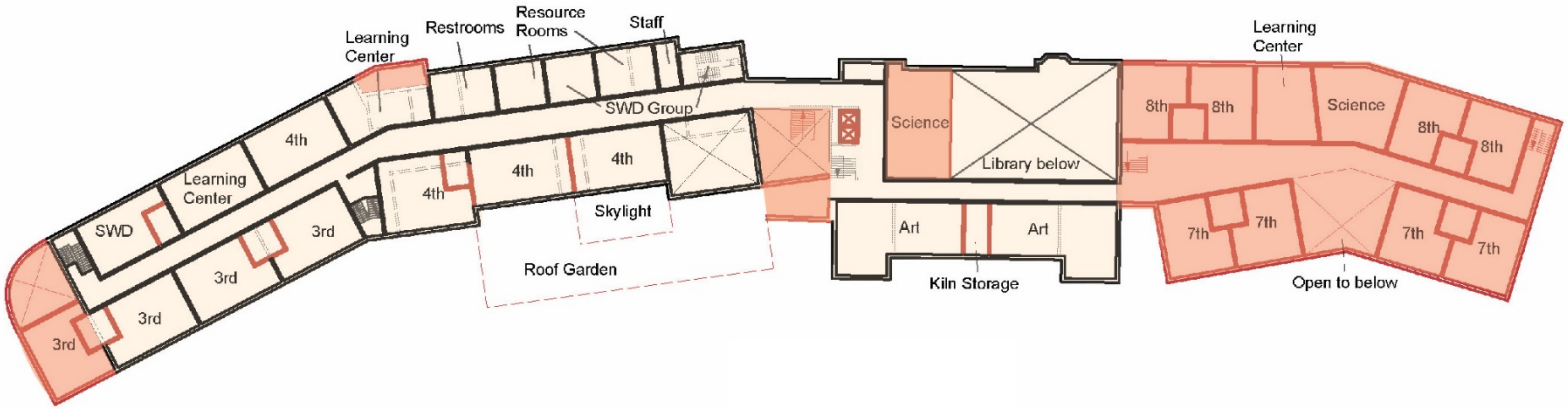
Renovation

Addition

10 100ft

0 50

Further Developed Renovation Floor Plan – A.1



FLOOR 3

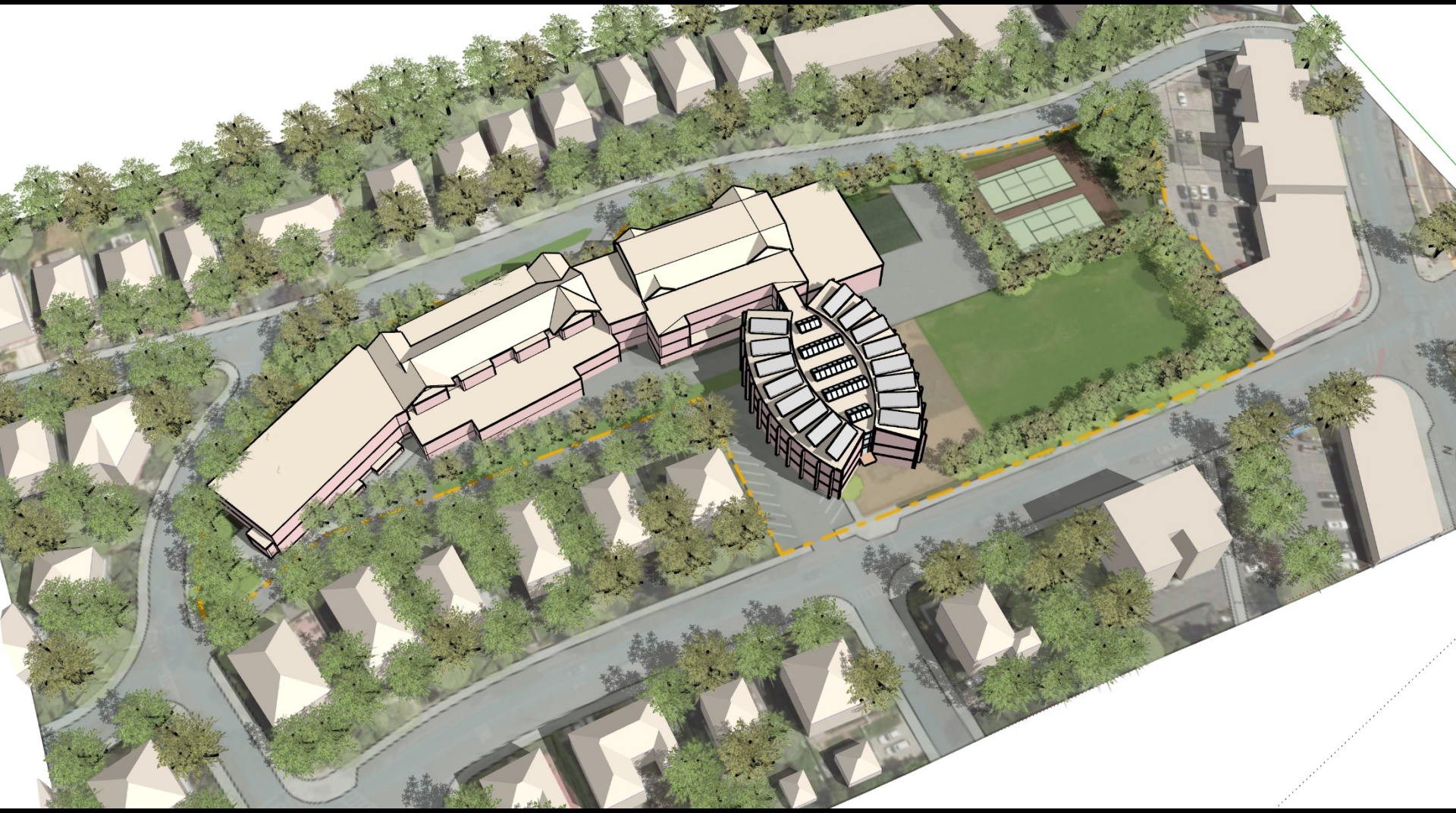
Renovation

Addition

10 100ft

0 50

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

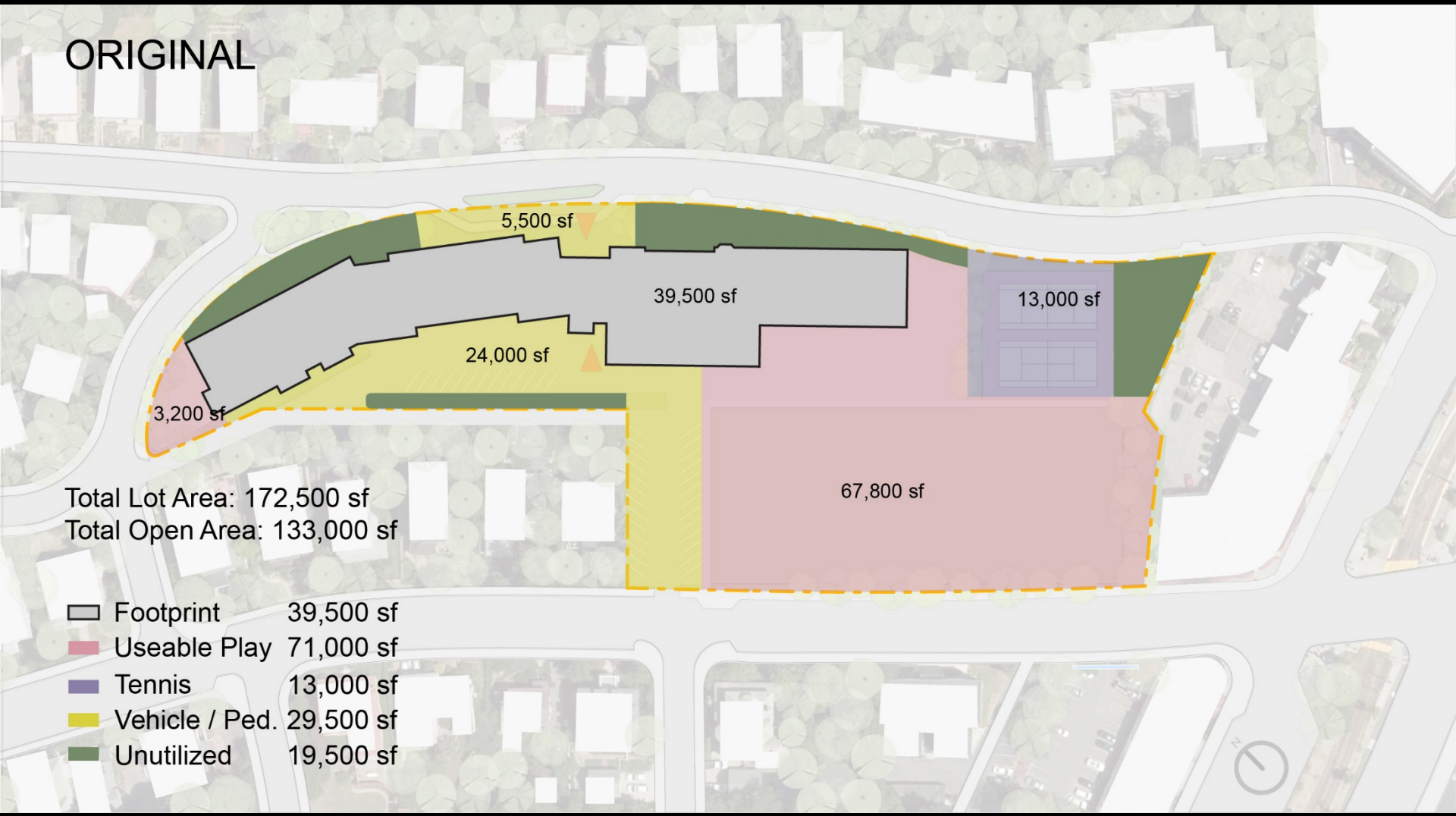
Preliminary Concept Design Options

Option H – ‘Modified Star’ with Massing

Preliminary Concept Design Options

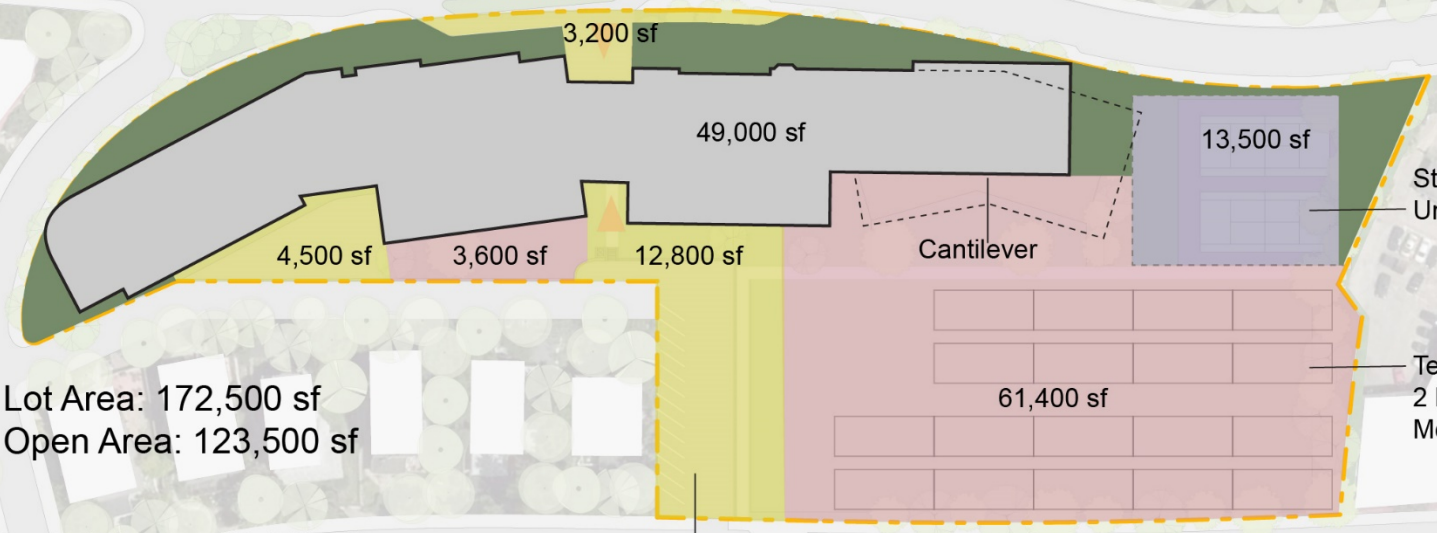
Option H – ‘Modified Star’ with sketch floor plan

Open Space Evaluation



Open Space Evaluation

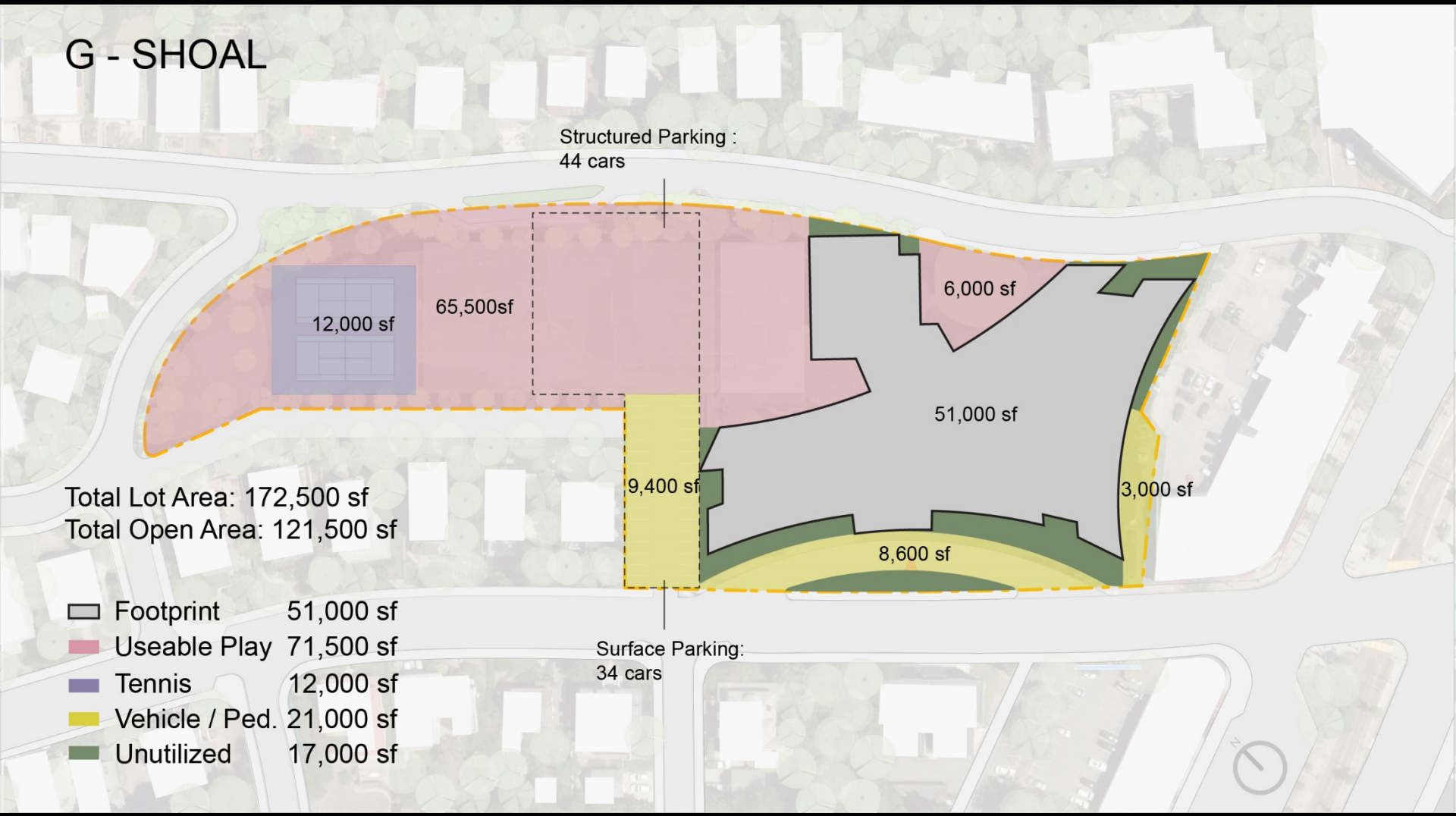
A.1 -RENO.+EAST ADDN.



Total Lot Area: 172,500 sf
Total Open Area: 123,500 sf

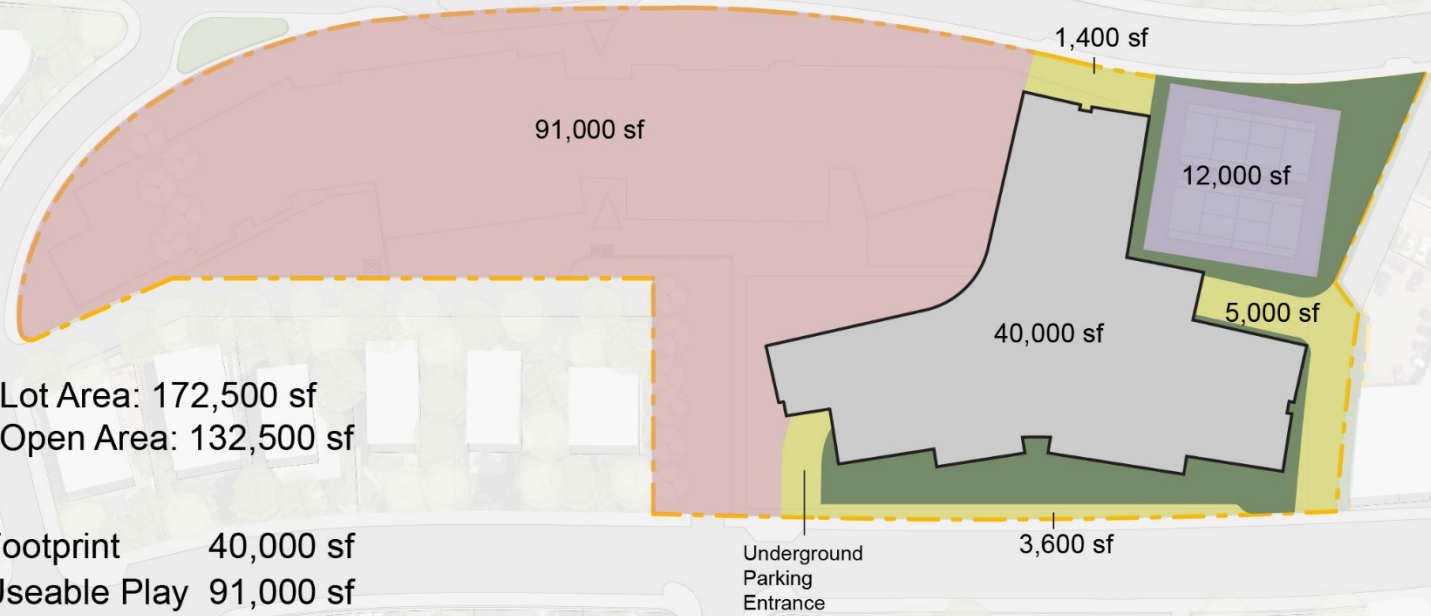
Footprint	49,000 sf
Useable Play	65,000 sf
Tennis	13,500 sf
Vehicle / Ped.	20,500 sf
Unutilized	24,500 sf

Open Space Evaluation



Open Space Evaluation

H - MODIFIED STAR



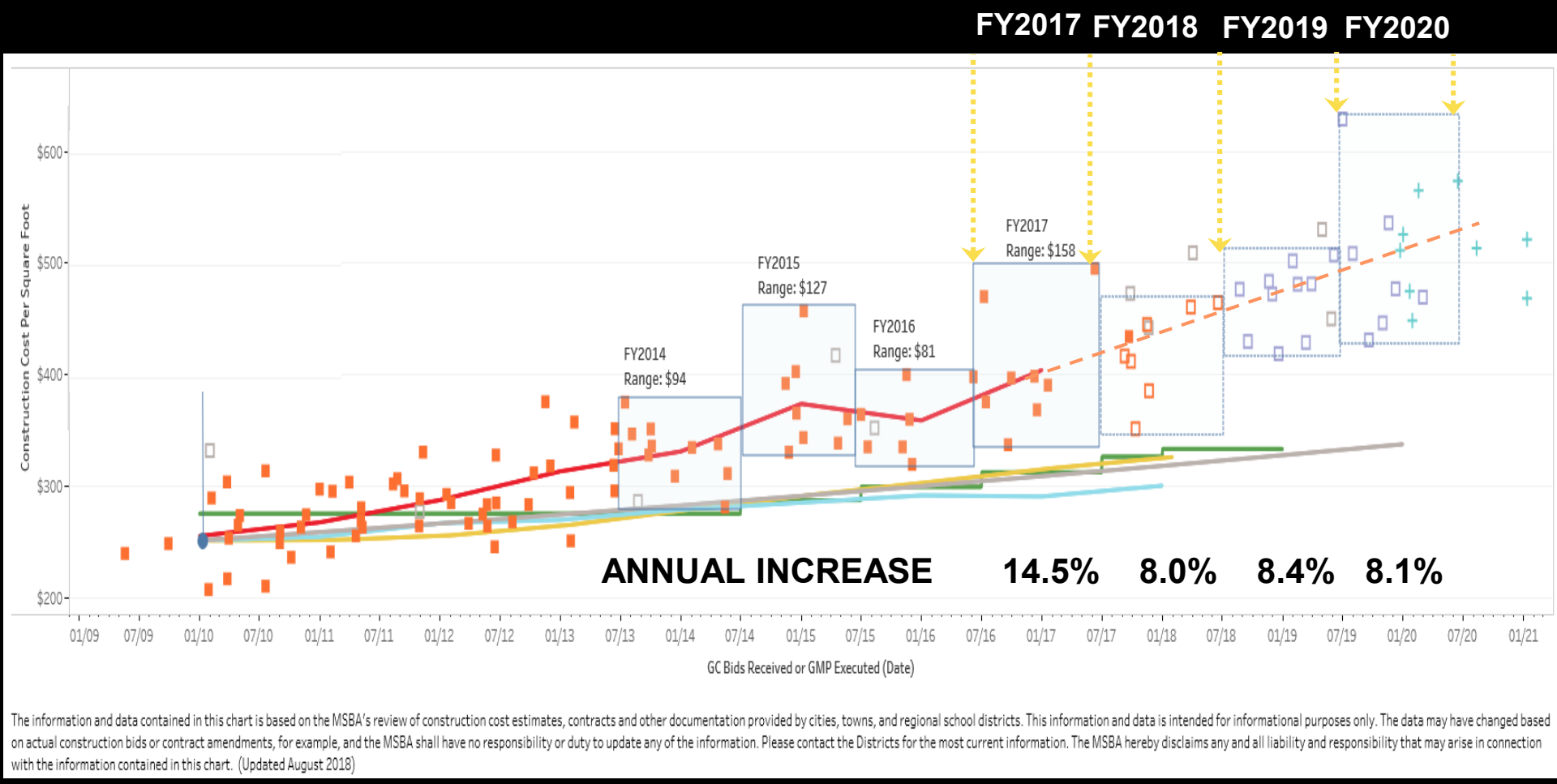
Total Lot Area: 172,500 sf
Total Open Area: 132,500 sf

Footprint	40,000 sf
Useable Play	91,000 sf
Tennis	12,000 sf
Vehicle / Ped.	10,000 sf
Unutilized	19,500 sf

Open Space Comparison

	LOT	BUILDING		OPEN SPACE				
Concept Alternative	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
Project Viability Issues							
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
Site							
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.
Long-Term Costs							
9 Long Term Maintenance and Repair Costs							Unforeseen future issues with remaining 90 year old construction
10 Energy Costs							Reno. building envelope inherently underperforming.
Teaching and Learning							
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.
Building Environment							
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 incompativle with PV
Other							
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	

Jonathan Levi Architects

Agenda

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7. Upcoming Meetings

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

Appendix

On-site Parking at PSB Schools

PUBLIC SCHOOLS of BROOKLINE

	Staff	Families	Visitors
Baker	On Site + Street	None	Limited to Circle
Coolidge Corner	On Site + Street	None	Limited to Circle
Driscoll	On Site + Street	None	None
Heath	On Site + Street	None	Limited to small off street lot
Lawrence	Street	None	None
Lincoln	On Site + Street	None	Limited to Circle
Pierce	On Site + Street	None	None
Runkle	Street	None	None

Existing PSB Staff Parking Plans

PUBLIC SCHOOLS of BROOKLINE

	Total # of Staff Parking Spaces	# of Staff Parking Spaces on School Property	# of Staff Parking Spaces on Town Streets	Estimated Longest Walk for staff (mi)	% of Staff Parking On-Site	% of Staff Parking on Town Streets
Baker	132	64	68	0.5	48%	52%
Coolidge Corner	175	65	110	0.5	37%	63%
Driscoll	105	52	53	0.3	50%	50%
Heath	68	32	36	0.3	47%	53%
Lawrence	102	0	102	0.3	**0%**	**100%**
Lincoln	102	69	33	0.2	68%	32%
Pierce	135	85*	50	0.2	63%	37%
Runkle	120	0	120	0.3	**0%**	**100%**

Size of K-8 General Education (Core) Classrooms

	Largest Room (in Square Feet)	Smallest Room (in Square Feet)
Baker	1090	630
Coolidge Corner	1174	800
Driscoll	955	630
Heath	900	748
Lawrence	935	751
Lincoln	1119	815
Pierce	1400	625
Runkle	850	850