Brookline

BALDWIN SCHOOL EXPANSION

School Building Committee
November 8, 2018

Jonathan Levi Architects

Agenda

1. Summary of Community Feedback
2. Update on Potential Purchase of Oak Street Property
3. Revised Design Alternatives and Discussion
4. Cost Estimates
5. Evaluation Matrix
6. Update on Educational program and Space Summary
7. Update on Traffic and Parking
8. Upcoming Meetings

SBC Meeting Designer Agendas

9/27/18
- Existing Conditions Progress Report
- Building Program, Space Summary Status Report

10/11/18
- Refined Building Program and Bubble Diagram
- Alternative Design Strategies

10/25/18
- Refined Alternative Design Strategies
- Traffic Report Preliminary Findings
- Cost Estimates

11/8/18
- Preliminary Evaluation of Design Alternatives

11/19/18
- Recommend Preferred Design Alternative

11/29/18
- Revised Preferred Design Alternative
- Updated Cost Estimate
- Approve Preferred Alternative to proceed to Schematic Design

1. Summary of Community Feedback

Summary of Community Feedback

Public Meetings held since the establishment of the Building Committee:

- **September 27:** Building Committee
- **October 2:** Capital and Schools Subcommittees
- **October 4:** School Committee
- **October 9:** Select Board
- **October 11:** Building Committee
- **October 15:** Transportation Board Meeting
- **October 16:** Capital and Schools Subcommittees
- **October 17:** Neighborhood Community Forum
- **October 18:** School Committee
- **November 1: Neighborhood Community Forum**
- **November 6:** Preservation Board

PUBLIC SCHOOLS of BROOKLINE

Summary of Primary Concerns -- 11/1 Public Meeting

Traffic and Parking

- Dismissing traffic analysis and study completely. Don't believe the traffic engineer. Traffic is too bad for a school and will be even worse. Parking on these streets will make it more dangerous and more crowded and create way too many back ups.

Student Safety

- It is a dangerous site to get to. Students can't cross Hammond Street or Route 9. There are no sidewalks. Cars go too fast on Heath Street.

Location and the Impact on School Community

- Too remote. Students don't live here. No students will walk. Too many students will ride the bus. There will be no school community

Process

- Continue to dispute the site selection processes. We are not listening to the neighborhood. It is not open and transparent. We are not telling them the truth.

Summary of Input from 11/1 Public Meeting

Design

- There are way too many spaces in this building. Why are you building so many classrooms? The core spaces are way too big for a 2-section school. You are just trying to sneak in a 3 section school
- The school needs to be future proofed so it doesn't grow beyond the projected enrollment of 420-450 students?
- An earlier start time is unfair and untenable for families. We shouldn't try to force or shoehorn in different elements (e.g. earlier start times) just to make aspects of the project feasible.
- Brookline has walkable schools. How can community possibly be created if the majority of students will be bused?

Summary of Input from 11/1 Public Meeting

Traffic, Parking, and Access

- Traffic Study and Parking Plan is incomplete, unviable, and founded on multiple variables and assumptions.
- You said traffic wasn't feasible in 2016. How could it be now? What changes have you made from the earlier traffic studies?
- It's not enough to meet the district/school standards of other schools. Traffic and parking changes need to improve the current conditions of the neighborhood.
- The site is unsafe for any school. Surrounding roads are unsafe to walk on to cross and to drive on because of traffic.
- Parking on streets will make them terribly unsafe and unworkable. Student safety is not being considered.

Education Plan Summary

Approved by School Committee on October 25

- The shift in teaching and learning from primarily teacher directed learning to learning that is more student directed, collaborative, project-based and interdisciplinary requires a shift in the design of physical spaces
- Physical spaces need to be varied and flexible
- Reinforces value of and commitment to PreK-8 model
- Locations of rooms and adjacencies will support communication, collaboration, flexible grouping, so teachers can easily work together to support students
- Learning areas both in and outside classrooms for small group work, individual support, and student collaboration
- Purpose built spaces designed to build community - school entrance, gathering places, multipurpose room, display of student work

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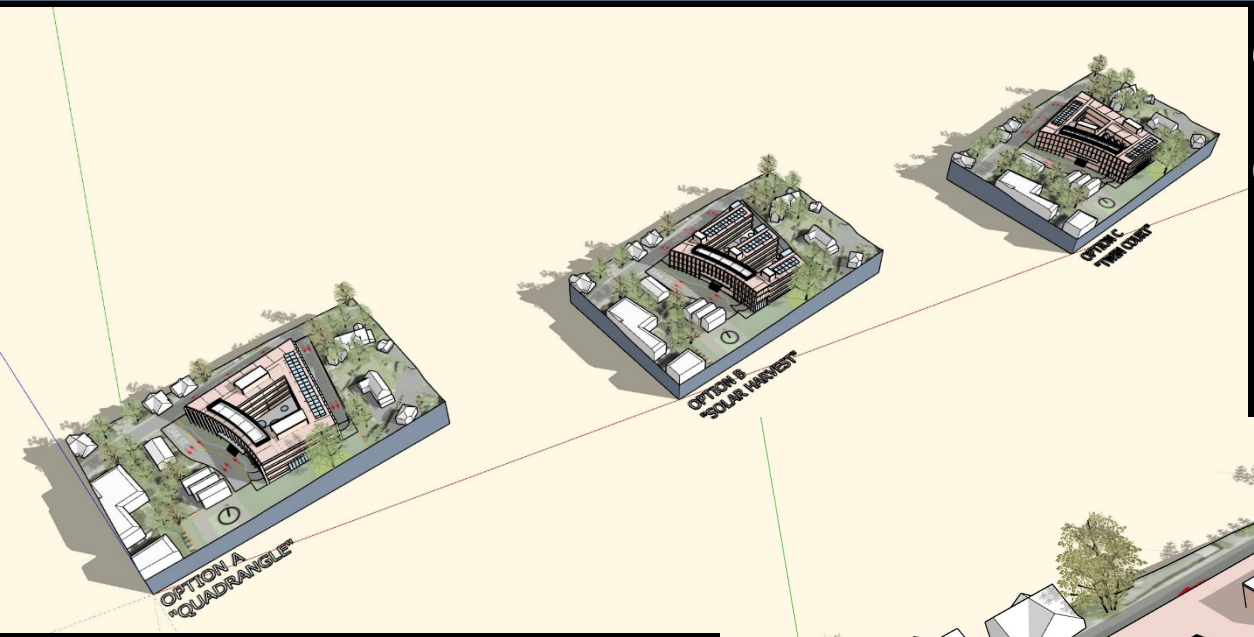
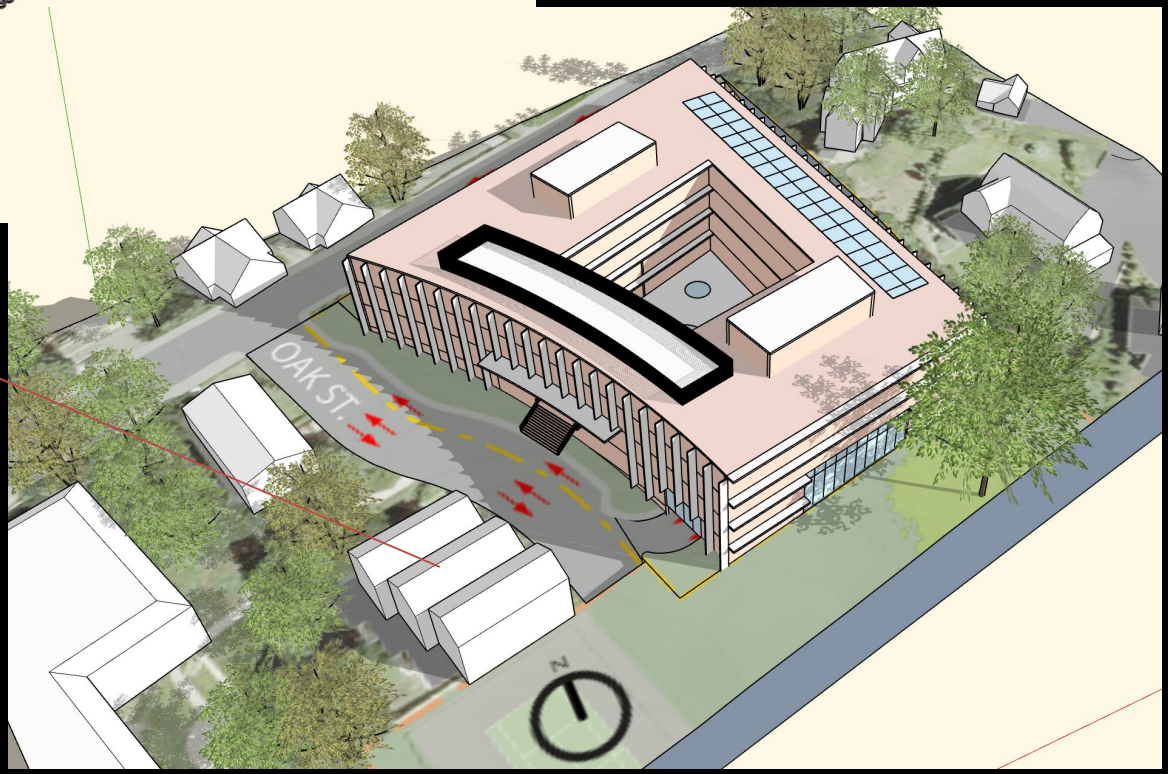
Site Addition Options – Project Status Background



Current
Baldwin School Expansion
Overall Concept Sketch Options

Existing Townhouse Condominiums

Sample Overall Option 'A'
As Base for Pre-Concept
Alternatives for Potential
Site Addition



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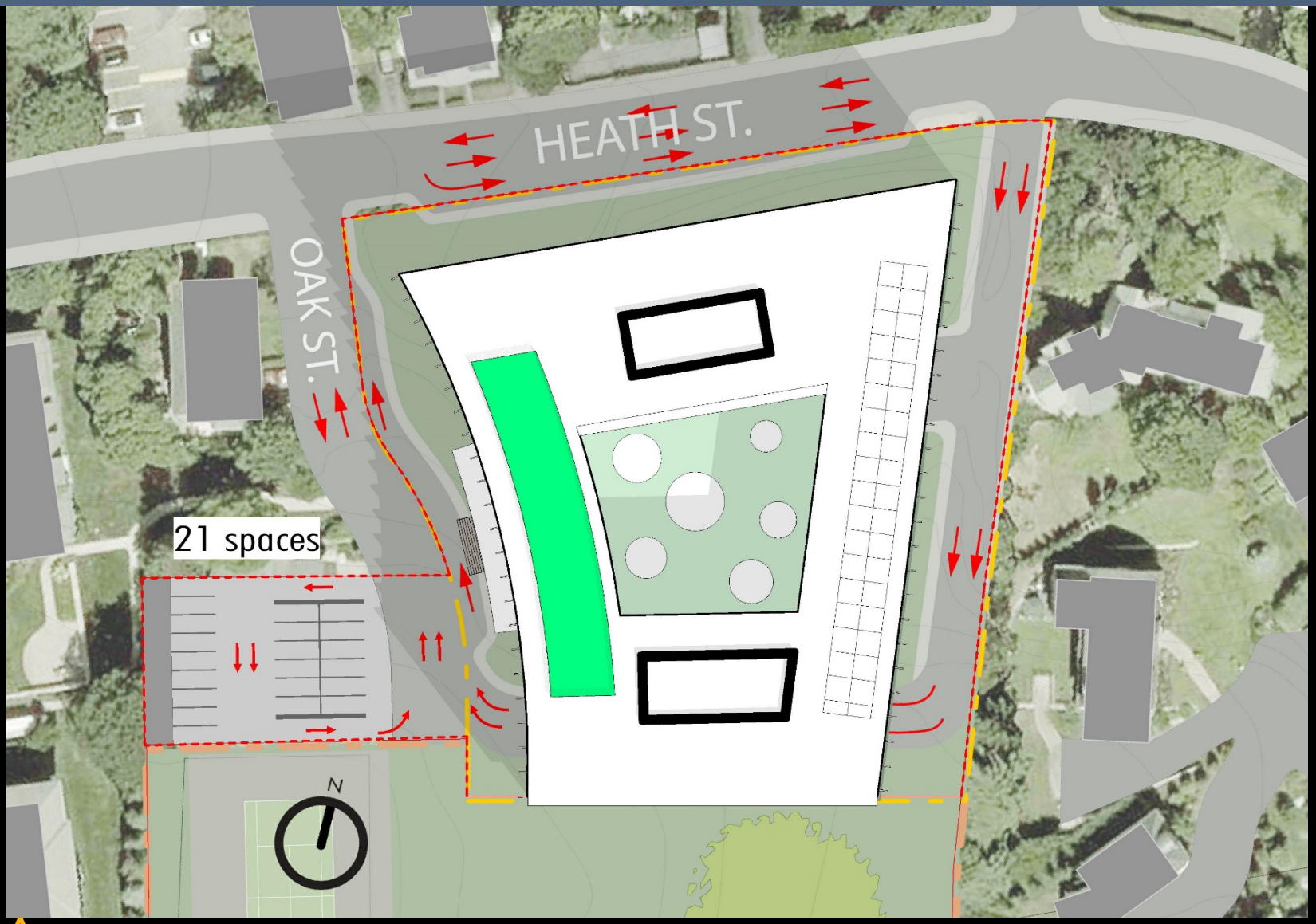
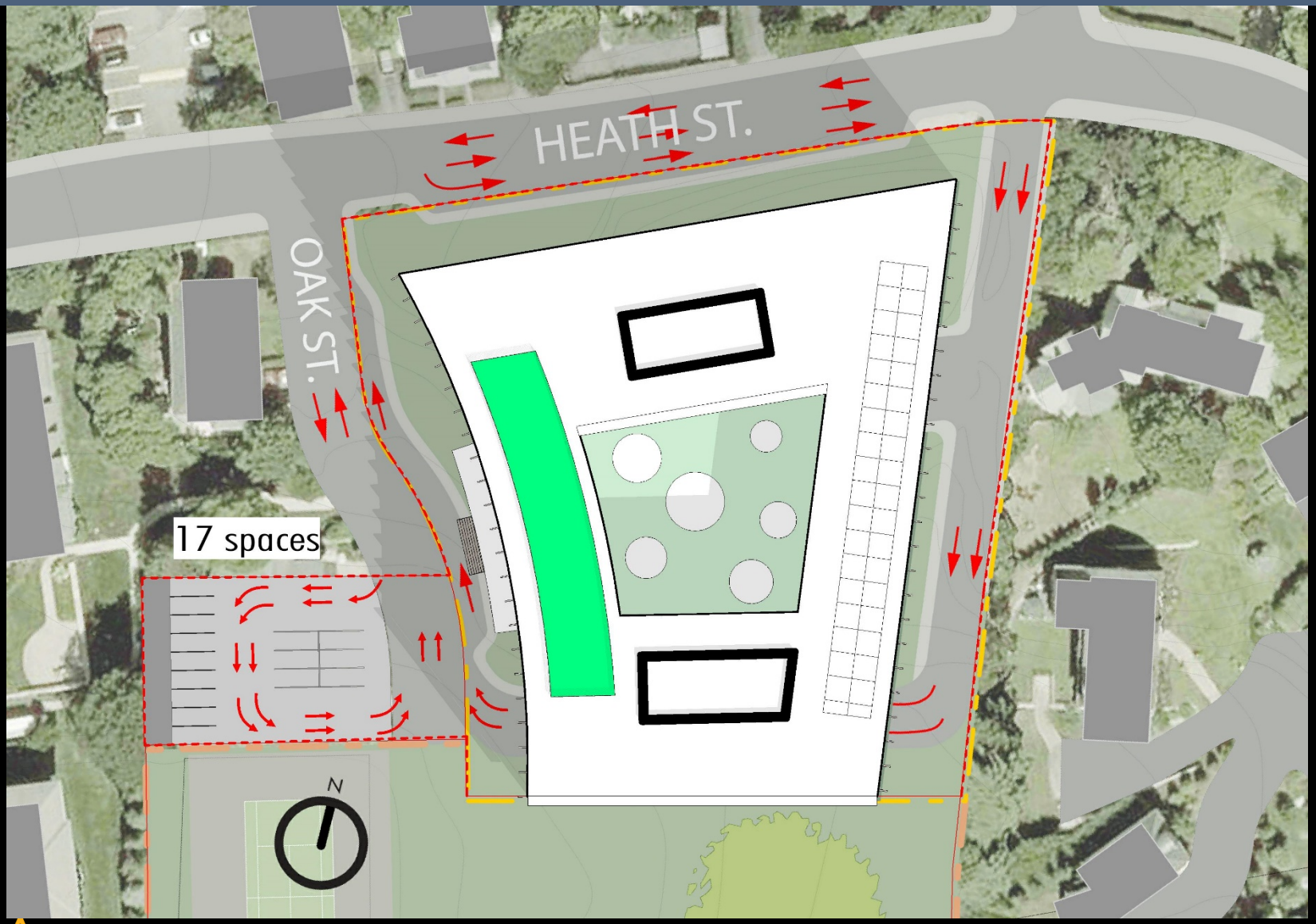
Site Addition Options – Surface Parking



*Pre-Concept only - pending further study and zoning review

Site Addition Options – Surface Parking/Cul de Sac



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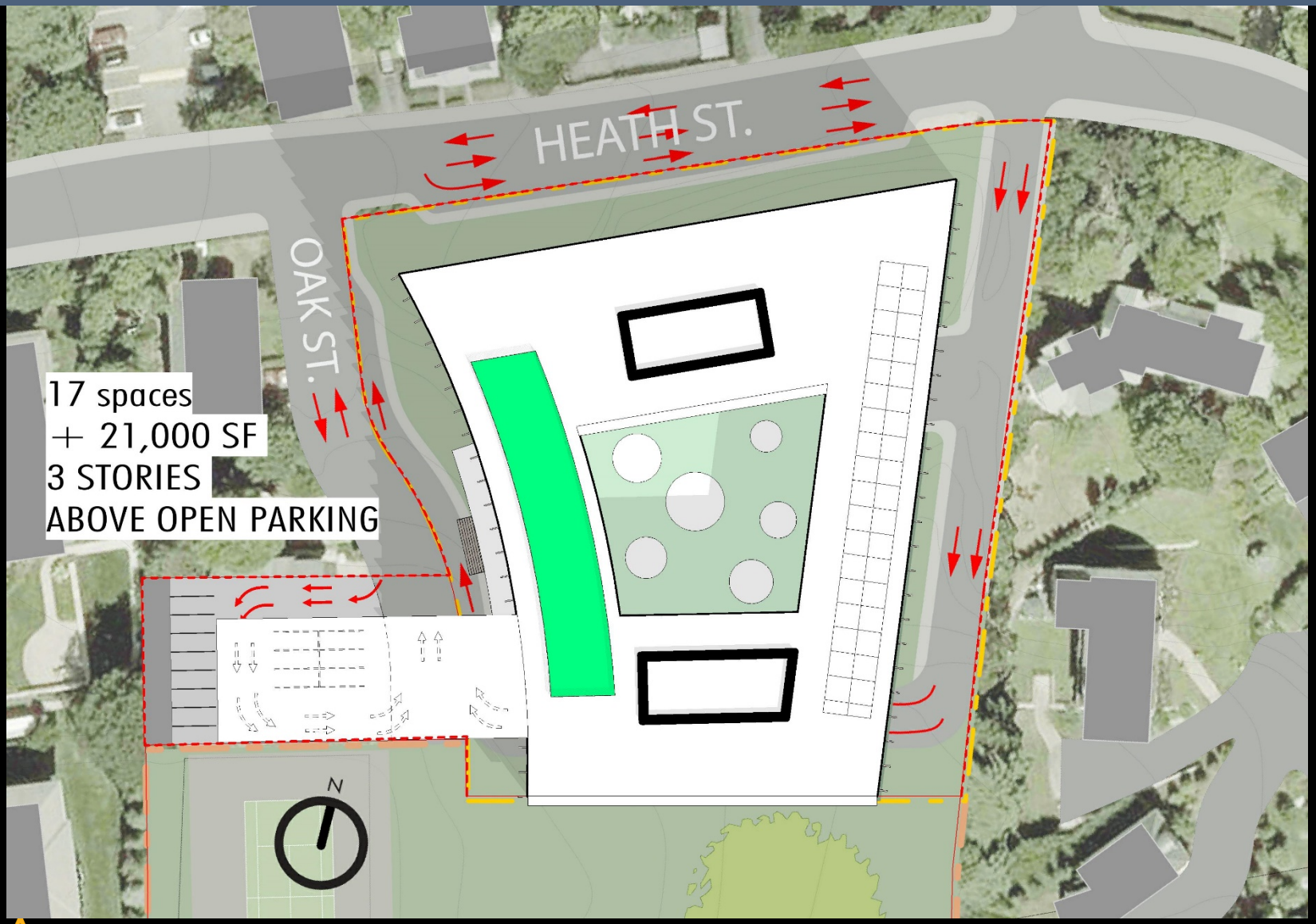
Site Addition Options – Surface Parking with Building



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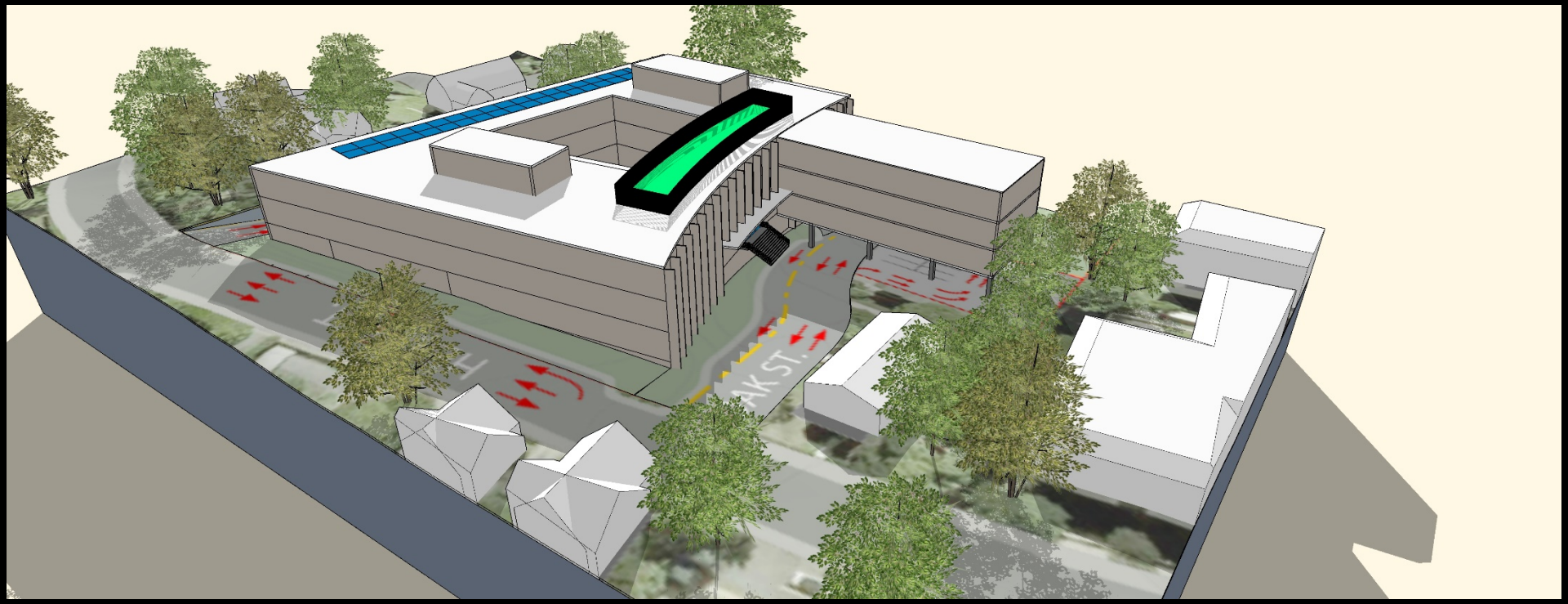
Site Addition Options – Parking Loggia View



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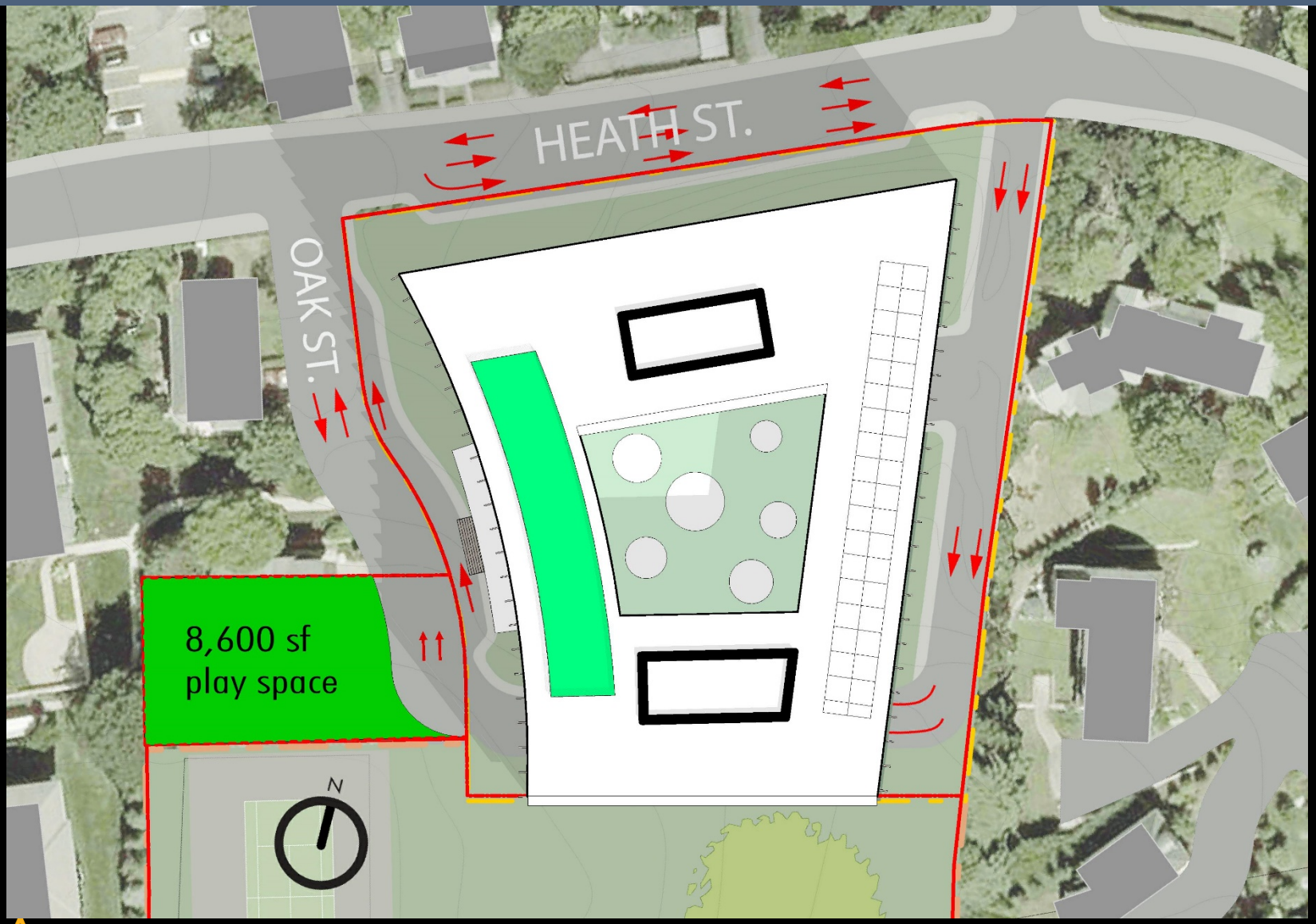
Site Addition Options – Play Space



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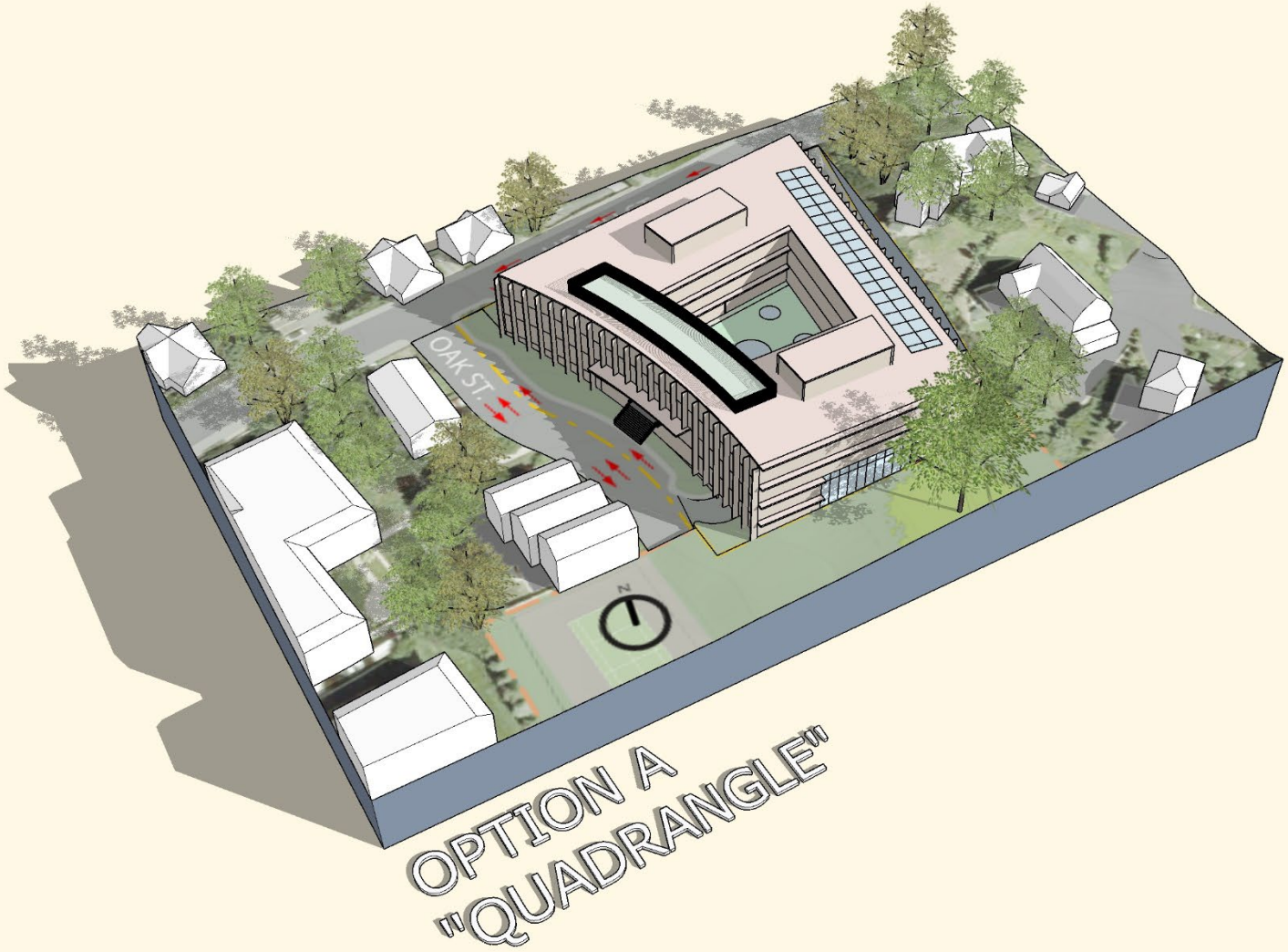
Preliminary Concept Design Alternatives



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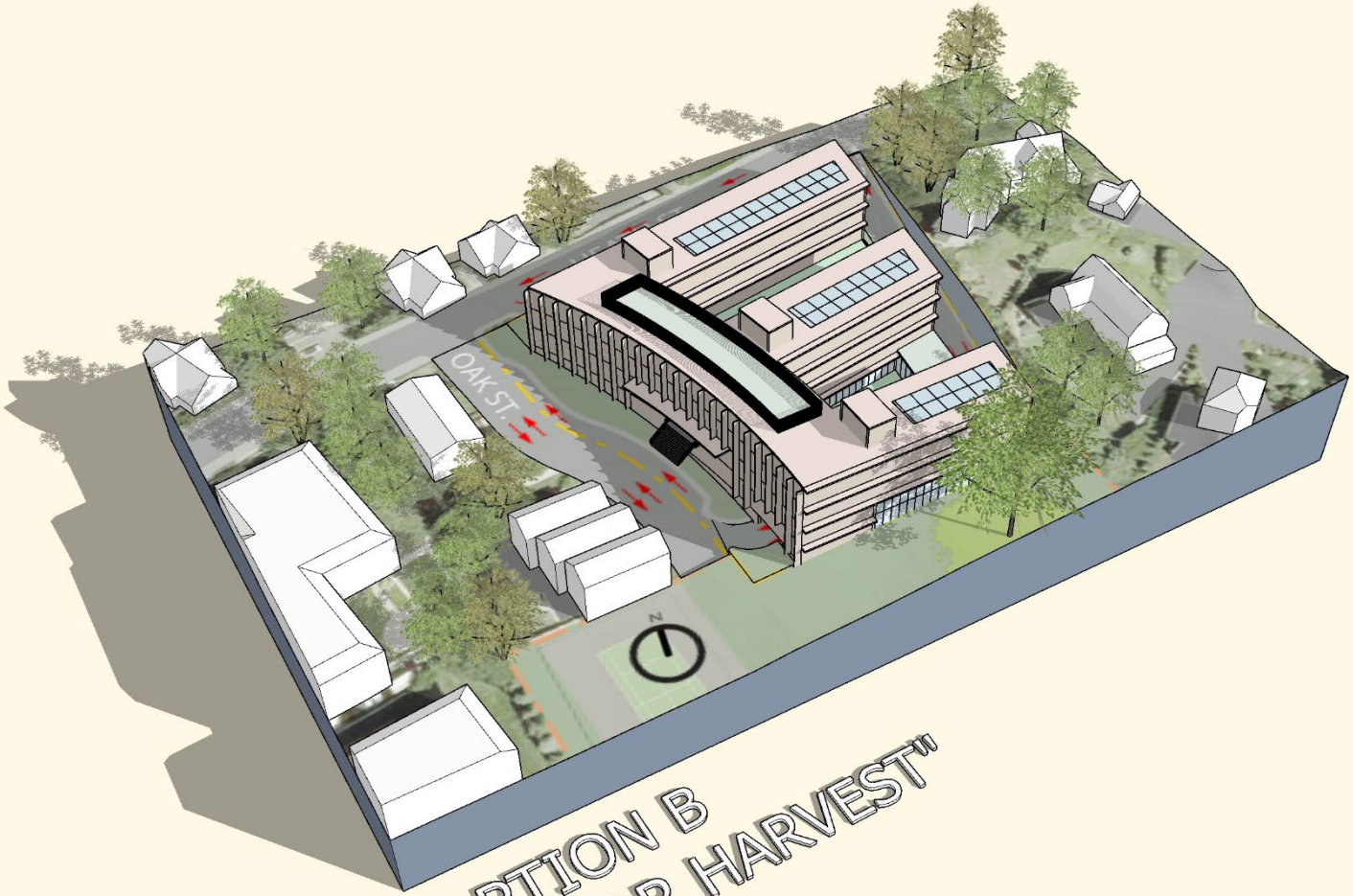

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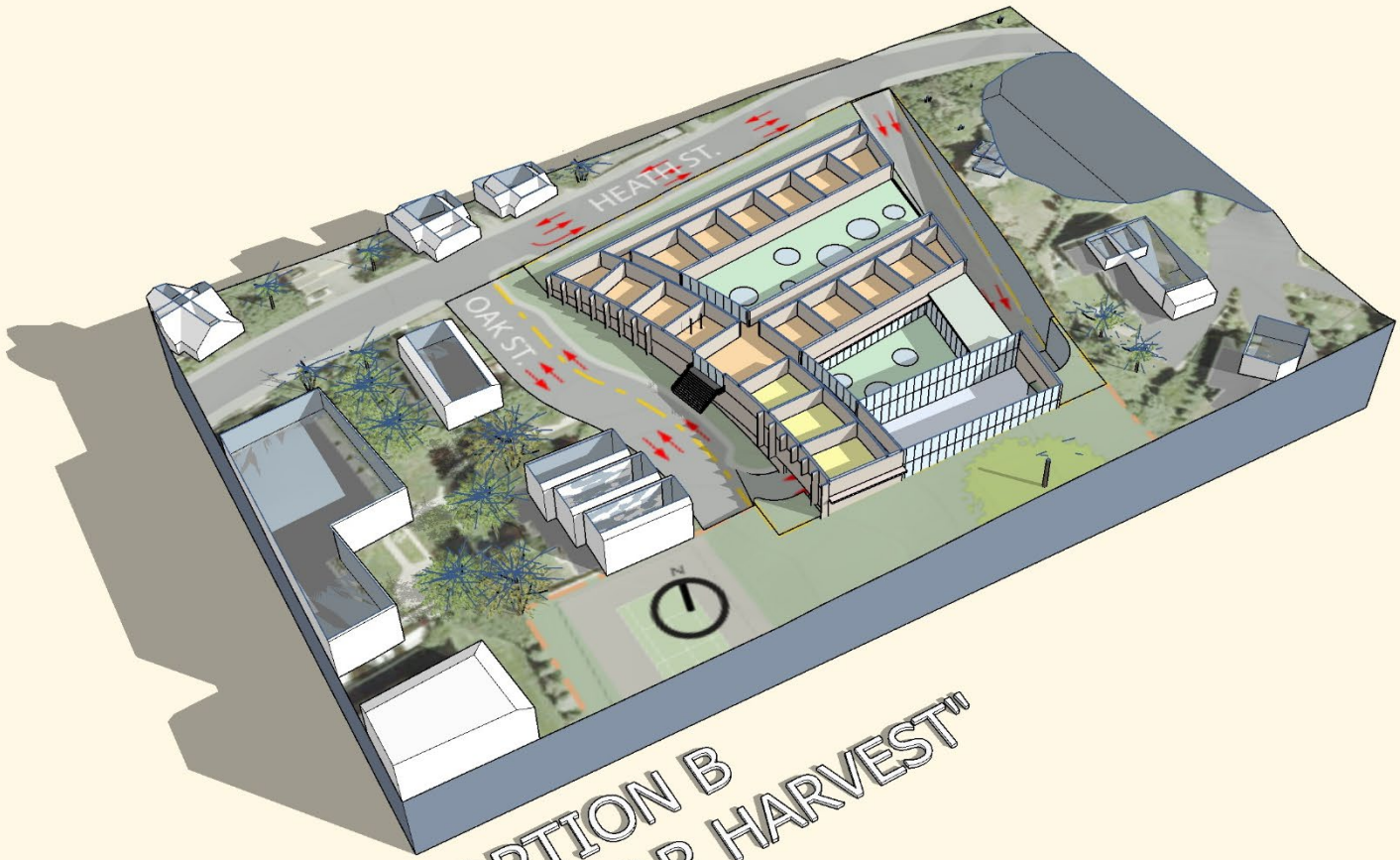
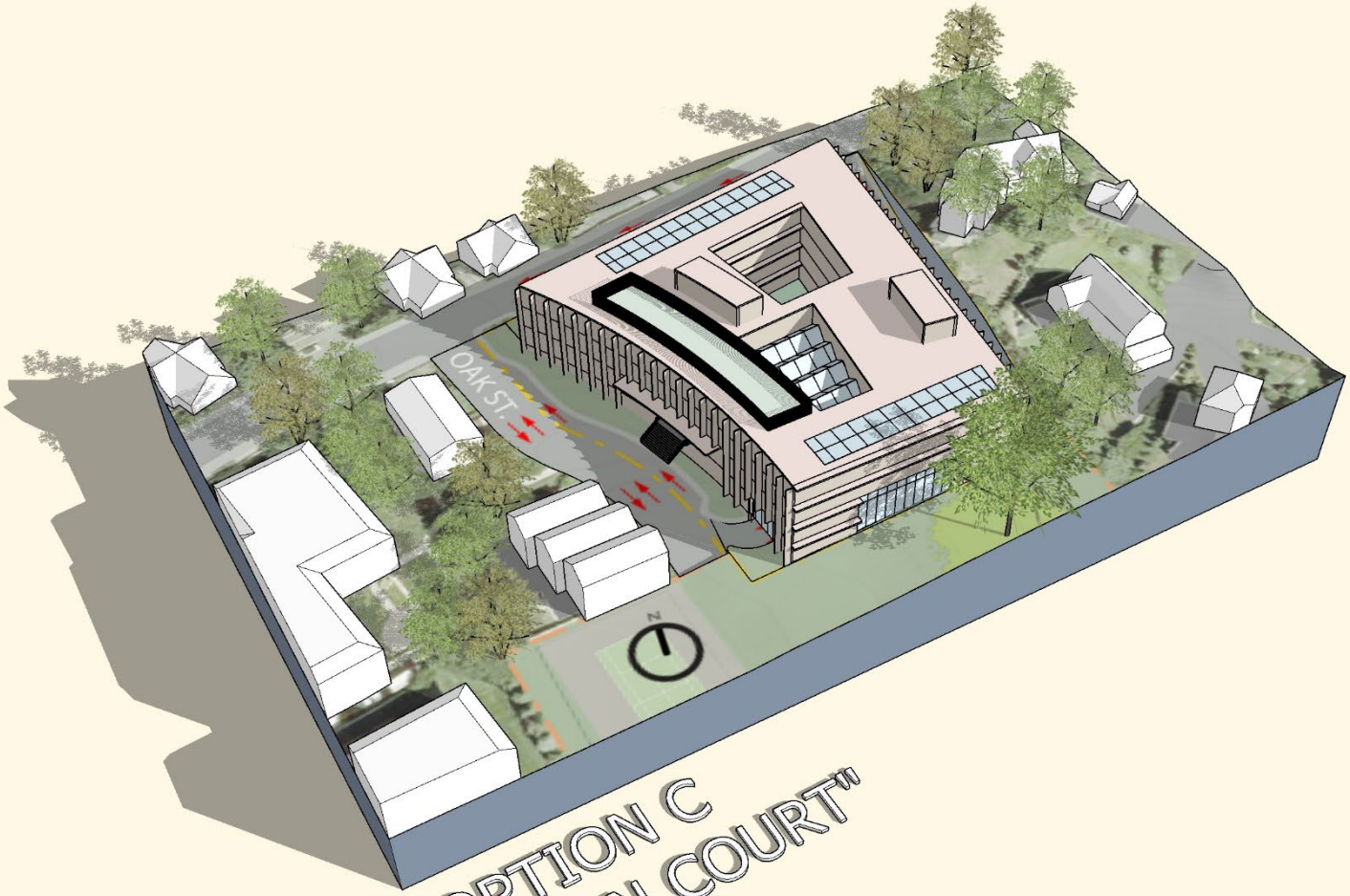


OPTION B
"SOLAR HARVEST"

Preliminary Concept Design Alternatives



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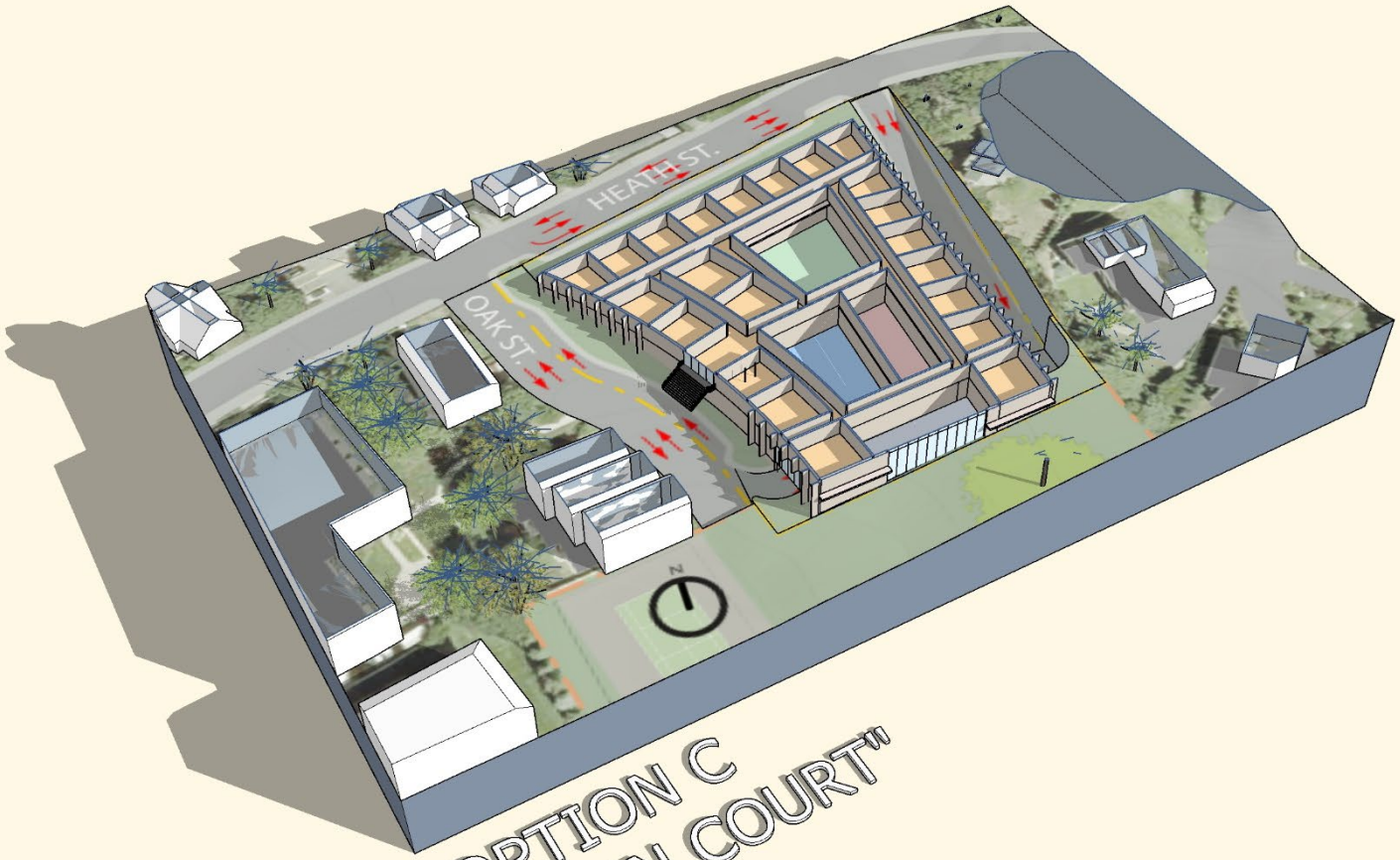

Preliminary Concept Design Alternatives

Option A from Heath Street

Preliminary Concept Design Alternatives

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Option A from Baldwin Playground

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Options A, B, C from Oak Street

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Section through Option A Courtyard

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Option B Courtyard

Preliminary Concept Design Alternatives

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Section through Option C Atrium

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Preliminary Project Cost Comparison
Includes 10 Parking Spaces under Building ($2M)

Includes $1M for sidewalk improvements

Option A
Quadrangle

$70M – 74M

Option B
Solar Harvest

$72M – 76M

Option C
Twin Court

$73M – 77M

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Evaluation Topic Categories

Project Viability Issues

- **Total Project Cost**
- **Schedule**
- **Traffic**
- **Risk**

Site

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

Teaching and Learning

- **Educational Program Accommodation**
- **Flexibility-Fixed Classroom Count per Cohort**
- **Collaborative / Project Based Learning**
- **RISE**

Building Environment

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

Long Term Costs

- **Long Term Maintenance and Repair Costs**
- **Operating Costs**

Evaluation Matrix

BALDWIN SCHOOL EXPANSION

Concept Options Evaluation Matrix

DRAFT

RATINGS:
- Advantageous
- Neutral
- Disadvantageous
- Very Disadvantageous

PROJECT EVALUATION CRITERIA	OPTION A QUADRANGLE	OPTION B SOLAR HARVEST	OPTION C TWIN COURT	COMMENTS
Project Viability Issues				
1 Total Project Cost				All relatively similar
2 Schedule				Option B open courtyards are best lay-down area for construction
3 Traffic				All similar and conform with traffic recommendations
4 Risk				All similar
Site				
5 Construction Impact to Neighbors				All similar
6 Open Space /Building Massing				Option B has more contextual massing and accessible open space
7 Community Use				All allow convenient community use
Teaching and Learning				
8 Educational Program Accommodation				All accommodate program
9 Flexibility-Fixed Classroom Count per Cohort				Option B slightly less flexible due to courtyards along east side
10 Collaborative / Project Based Learning				All accommodate collaborative learning
11 Cohort Configuration, With Student Support				Option B has most successful cohort configuration with more defined wings
12 Core Space Location (Library/Cafeteria/Gym)				All have successful core space location
13 RISE				All can successfully include RISE
Building Environment				
14 Flexibility-Building Systems				All similar
15 Provides Logical, Clear Interior Circulation				Option B has clearest circulation, Option C would be least intuitive
16 Security				Option C would be least open visually due to more convoluted circulation
17 Natural Light				Option B has best solar orientation for daylighting
18 Connects Interior with Natural Outdoors				Option B has all classrooms relating to outdoor play areas, Option C has fewest
19 LEED / Sustainability				Option B most energy efficient due to solar orientation
20 Potential for Future Building Expansion				Option B would allow future expansion if desired by enclosing open courtyards
Long Term Costs				
21 Annual Maintenance Costs				All similar
22 Annual Energy Costs				Option B most energy efficient due to solar orientation

Total GSF	108,250	108,250	108,250	

Sidewalk Improvement Cost	$1M	$1M	$1M	
Parking Cost (10 Spaces)	$2M	$2M	$2M	
Order of Magnitude Project Cost	$70M - $74M	$72M - $76M	$73M - $77M	

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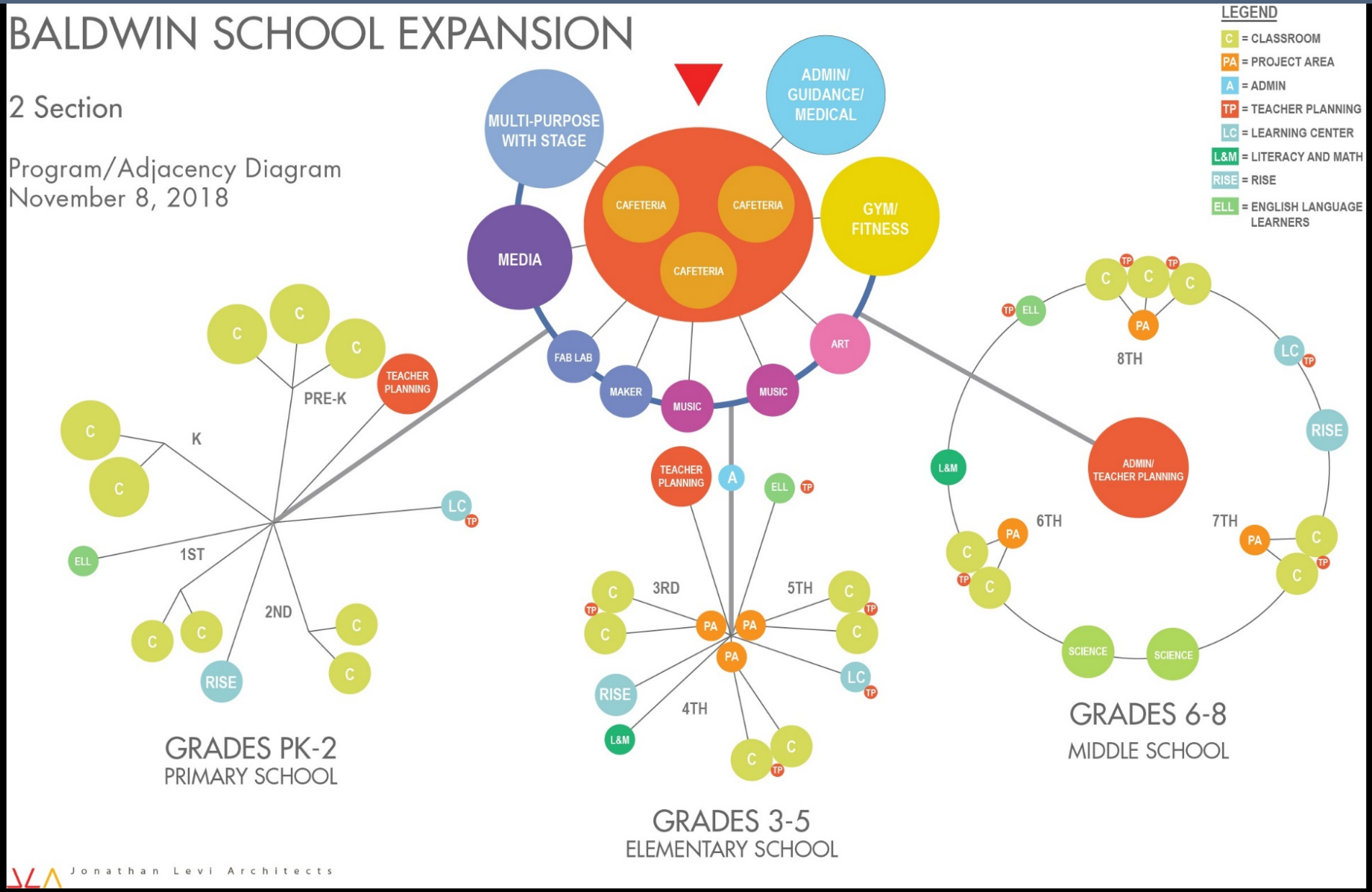
Educational Program Diagram



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Upcoming Meetings

Date	Meeting/Event	Time and Location
11/19	Building Committee	Town Hall – Room 103 7:30 a.m. – 9:30 a.m.
11/27	Neighborhood Community Forum to share preferred design (TENTATIVE)	Location TBD 7:00 p.m. – 8:30 p.m.
11/29	Building Committee	Town Hall – SC Room 7:30 a.m. – 9:30 a.m.
12/13	Special Town Meeting on Warrant Articles 3e and 4	Brookline High School 7:00 p.m.