

BROOKLINE  
DRISCOLL SCHOOL EXPANSION

School Building Committee  
November 15, 2018





# SBC Meeting Designer Agendas

- |                    |  |
|--------------------|--|
| October 04         | Existing Conditions Progress Report<br>Program Diagram<br>Range of Pre-Schematic Alternative Design Strategies<br>Traffic update |
| October 18         | Refined Space Summary<br>Updated Designs<br>Cost Estimates<br>Traffic Status Report  |
| November 1         | Refined Alternative Design Strategies<br>Traffic Report<br>Cost Estimates  |
| <b>November 15</b> | <b>Recommend Preferred Design Alternative</b>  |
| December 6         | Revised Preferred Design Alternative<br>Updated Cost Estimate<br>Approve Preferred Alternative to proceed to Schematic Design    |

# Agenda

1. Approval of Minutes
2. Update on Educational Program and Space Summary
3. Revised Design Alternatives
4. Refined Cost Estimates and Evaluation Matrix
5. Discussion – Design Alternatives/Preferred Solution
6. Upcoming Meetings

# Agenda

## 1. Approval of Minutes





# Agenda

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



# Space Summary

FINAL DRAFT  
11/14/2018

## Driscoll School Project - FINAL DRAFT Space Summary

Change From RBSA 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			
SCHOOL TYPE				ROOM NPA	# OF KYS	AREA TOTALS		ROOM NPA	# OF KYS	AREA TOTALS		ROOM NPA	# OF KYS	AREA TOTALS		ROOM NPA	# OF KYS	AREA TOTALS	
<b>CORE ACADEMIC SERVICES</b>						<b>47,600</b>			<b>26,047</b>				<b>55,711</b>					<b>34,290</b>	
The 4 Sections of Core				1,200	3	3,900		1,611	1	1,011		1,223	2	2,403		1,200	2	2,400	
Reinforcement of Core				1,200	4	4,800		217	3	2,754		1,171	5	5,873		1,200	4	4,800	
General Classrooms - Grades K-5				840	26	16,680		869	16	13,530		960	16	11,100		840	16	11,100	
Classroom - Grades 6-8				840	12	10,080		738	8	4,476		801	15	15,312		860	5	8,500	
Teacher Planning Offices - 8				150	24	1,700													
Special Classroom Labs				1,200	2	2,400		1,183	3	3,583		1,200	3	3,600		1,200	3	3,600	
Prog. Room				80	2	240										80	2	240	
ELL Small Classrooms				480	4	1,800		470	1	410									
Project Areas				800	6	2,400													
Small Group Room / Library & Mail/Speciacls				120	6	1,500		207	4	805									
Library Specialist K-2																			
Library Specialist 3-5																			
Library Specialist 6-8																			
Small Group / Room Speciacls																			
Spec. Education																			
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# Agenda

1. Approval of Minutes
2. Update on Educational Program and Space Summary
3. Revised Design Alternatives



# Preliminary Concept Design Options



**Option 0**  
"Minimum Code Renovation/Addition"



**Option A.1**  
"Renovation with East Addition "



**Option F.1**  
"Modified Magnet - New Construction"



**Option H**  
"Modified Star - New Construction"



# Survey

### LEGEND

	SURFACE CONTOUR
	STONE WALL
	METAL GUARDRAIL
	EDGE OF PAVEMENT
	CHAIN LINK FENCE
	CORE WITH TOP AND BOTTOM CORE ELEVATION
	EDGE OF WOODED AREA
	STRUCTURE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
	MANHOLE & FIRE HYDRANT WITH PIPE SIZE, GATE VALVE & FIRE HYDRANT
	GATE VALVE
	UTILITY POLE WITH APPARATUS
	OVERHEAD WIRES AND GUY POLE
	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
	RETAINING WALL
	STONE RETAINING WALL
	EDGE OF DRIVEWAY
	RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS
	BENCH
	PAVING TABLE
	PLANI-METER

### NOTES:

- ELEVATION POINTS SHOWN REFER TO TOWN OF BROOKLINE DATUM, BASED ON THE WEST ELEVATION OF THE GRANITE MANHOLE LOCATED ON WASHINGTON STREET SOUTH OF LOCUS WHICH WAS PEGGED AND SHOWN AS HAVING AN ELEVATION IS 86.07.
- UNDERGROUND UTILITIES SHOWN HEREON ARE DERIVED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION SET FILE AT THE TOWN ENGINEERING OFFICES. TOWN SPINNAKER, BASE HIGHWAY DEPTH, AND UTILITY COMPANIES' OWNER UNDERGROUND UTILITIES MAPS, ETC., IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT THE OWNERS BY AT LEAST 14 DAYS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- FIELD PEGS LOCATED IN TOWN RECORDS WHERE THE RECORD LOCATION OF THIS GRANITE MANHOLE IS SHOWN ON INDIVIDUAL PLANS AND WAS CONSULTED TO IT HAVING BEEN PEGGED BUT DID NOT RETURN CORRESPONDENCE.
- A GATE VALVE WAS LOCATED AT THE SOUTHWEST CORNER OF LOCUS ON WASHINGTON STREET NATIONAL AND WAS CONTRACTED FOR DRILLING METHODS FOR THIS VALVE BUT DID NOT RETURN CORRESPONDENCE.
- THE UTILITY SETTING PROVIDED BY NATIONAL GRID SHOWS THE BOUNDARIES OF THE PROPERTY BEING THE OFFICIAL BOUNDARY ON WESTBOURNE TERRACE. THE GATE VALVE HAD BEEN MOUNTED OUT IN THE STREET BY AN UNKNOWN PARTY, BOTH ARE SHOWN HEREON.
- SEWER SERVICE CONNECTION CHAINS SHOWN BY THE TOWN SHOW A MANHOLE IN THIS LOCATION. IT WAS EXAMINED VIA METAL LOCATOR THAT A MANHOLE MAY EXIST, BUT IS BURIED A FEW FEET BELOW GRADE.
- NOTE THAT THE PROPOSED DRIVE IN BOOK 3009, PAGE 109 ALSO GRANTS RIGHTS OF THE PASSAGE TO TWO UNDESIGNED PROPOSED 20' WIDE PASSAGES IN LOCAL AND WASHINGTON ST. TO BE OPEN TO TRAFFIC. THE PROVISIONS ARE SHOWN ON A PLANS IN BOOK 3004, PAGE 84. THE PHYSICAL LOCATION ON LOT 11 APPEARS TO BE THE ONE OF THE PROPOSED DRIVE. CURRENTLY PLANS THROUGH THE MIDDLE OF THE PARKING LOT.

### TRAFFIC OBSERVATIONS

W	WIND
G	GRAPE
C	CLOUD
Q	QUANTITY
CH	CHERRY
CL	CLIP
AS	ASH
BR	BROWN
LG	LOG
LD	LOAD
SH	SHOULDER
CP	CRAB APPLE

### TRAFFIC OBSERVATIONS

W	WIND
G	GRAPE
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### TRAFFIC OBSERVATIONS

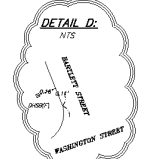
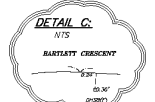
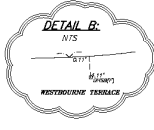
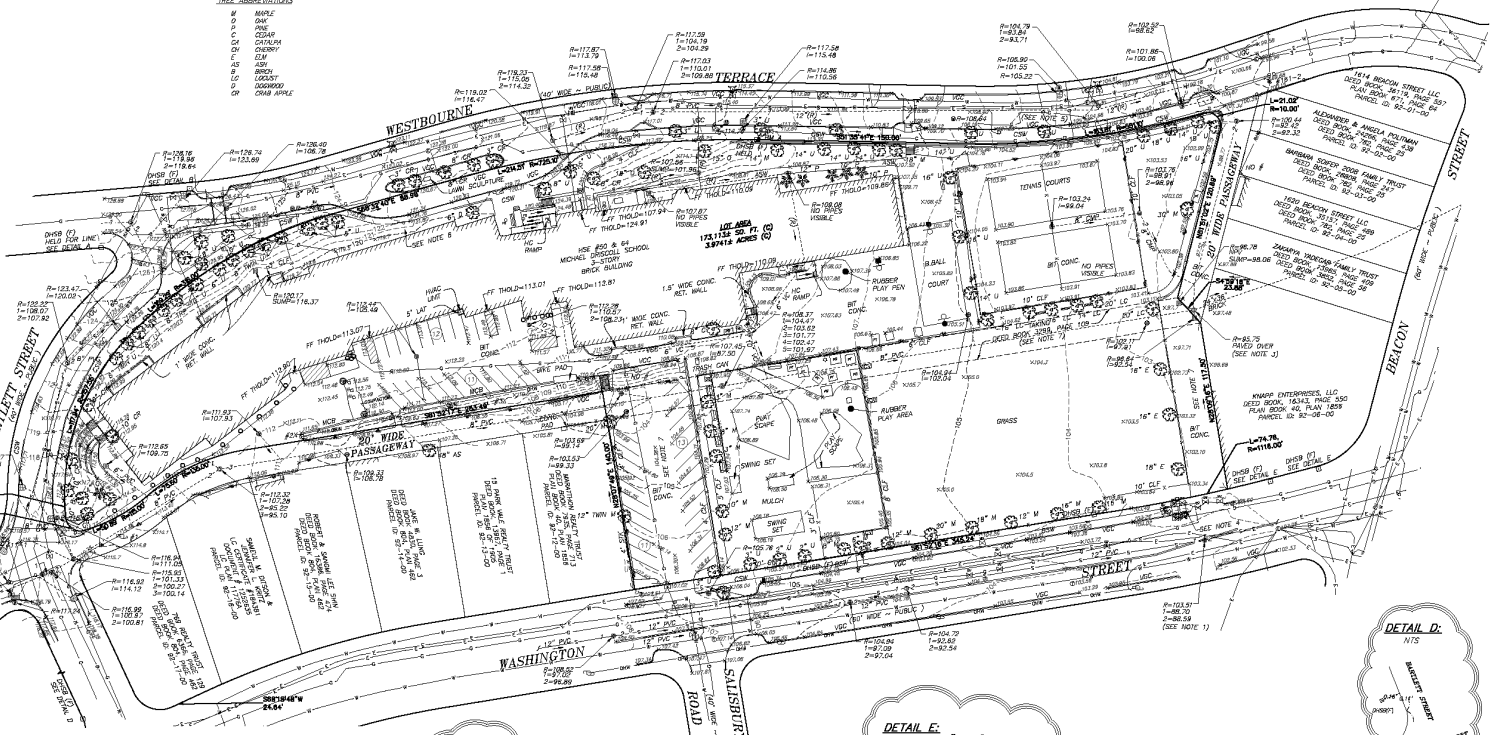
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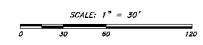
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LG	LOG
LD	LOAD
SH	SHOULDER
CP	CRAB APPLE



### ELEVATION BENCH MARKS

NO.	DESCRIPTION	ELEV.
A	STONE BOUND WITH A DRILL HOLE AT A POINT OF CURVATURE ON THE SOUTHERLY SIDELINE OF WESTBOURNE TERRACE	113.46'



### ASSESSORS:

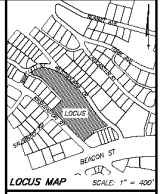
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### REFERENCES:

2022 REFERENCES  
 2022 BOOK 1153 PAGE 327  
 2022 BOOK 1153 PAGE 337  
 2022 BOOK 1153 PAGE 343  
 2022 BOOK 1153 PAGE 349  
 2022 BOOK 1153 PAGE 355  
 2022 BOOK 1153 PAGE 361  
 2022 BOOK 1153 PAGE 367  
 2022 BOOK 1153 PAGE 373  
 2022 BOOK 1153 PAGE 379  
 2022 BOOK 1153 PAGE 385  
 2022 BOOK 1153 PAGE 391  
 2022 BOOK 1153 PAGE 397  
 2022 BOOK 1153 PAGE 403  
 2022 BOOK 1153 PAGE 409  
 2022 BOOK 1153 PAGE 415  
 2022 BOOK 1153 PAGE 421  
 2022 BOOK 1153 PAGE 427  
 2022 BOOK 1153 PAGE 433  
 2022 BOOK 1153 PAGE 439  
 2022 BOOK 1153 PAGE 445  
 2022 BOOK 1153 PAGE 451  
 2022 BOOK 1153 PAGE 457  
 2022 BOOK 1153 PAGE 463  
 2022 BOOK 1153 PAGE 469

### RECORD OWNER:

TOWN OF BROOKLINE  
 333 WASHINGTON STREET  
 BROOKLINE, MA



PROJECT NAME  
**MICHAEL DRISCOLL SCHOOL**  
 50 & 60 Westbourne Terrace  
 Brookline, Massachusetts 02464

PREPARED FOR  
**JONATHAN LEVI ARCHITECTS**  
 266 Beacon Street  
 Boston, Massachusetts 01923

**HANCOCK ASSOCIATES**  
 Civil Engineers  
 Land Surveyors  
 Wetland Scientists

315 B STREET, WAREHOUSES, MA 01952  
 9502 (508) 440-1111, FAX 9502-480-1111  
 WWW.HANCOCKASSOCIATES.COM

DATE: 10/11/2024	PROJECT: MICHAEL DRISCOLL SCHOOL
DRAWN: J. LEVI	CHECKED: J. LEVI
SCALE: 1" = 30'	PROJECT NO.: 21770
SHEET: 1 OF 1	PROJECT NO.: 21770

# Preliminary Concept Design Options

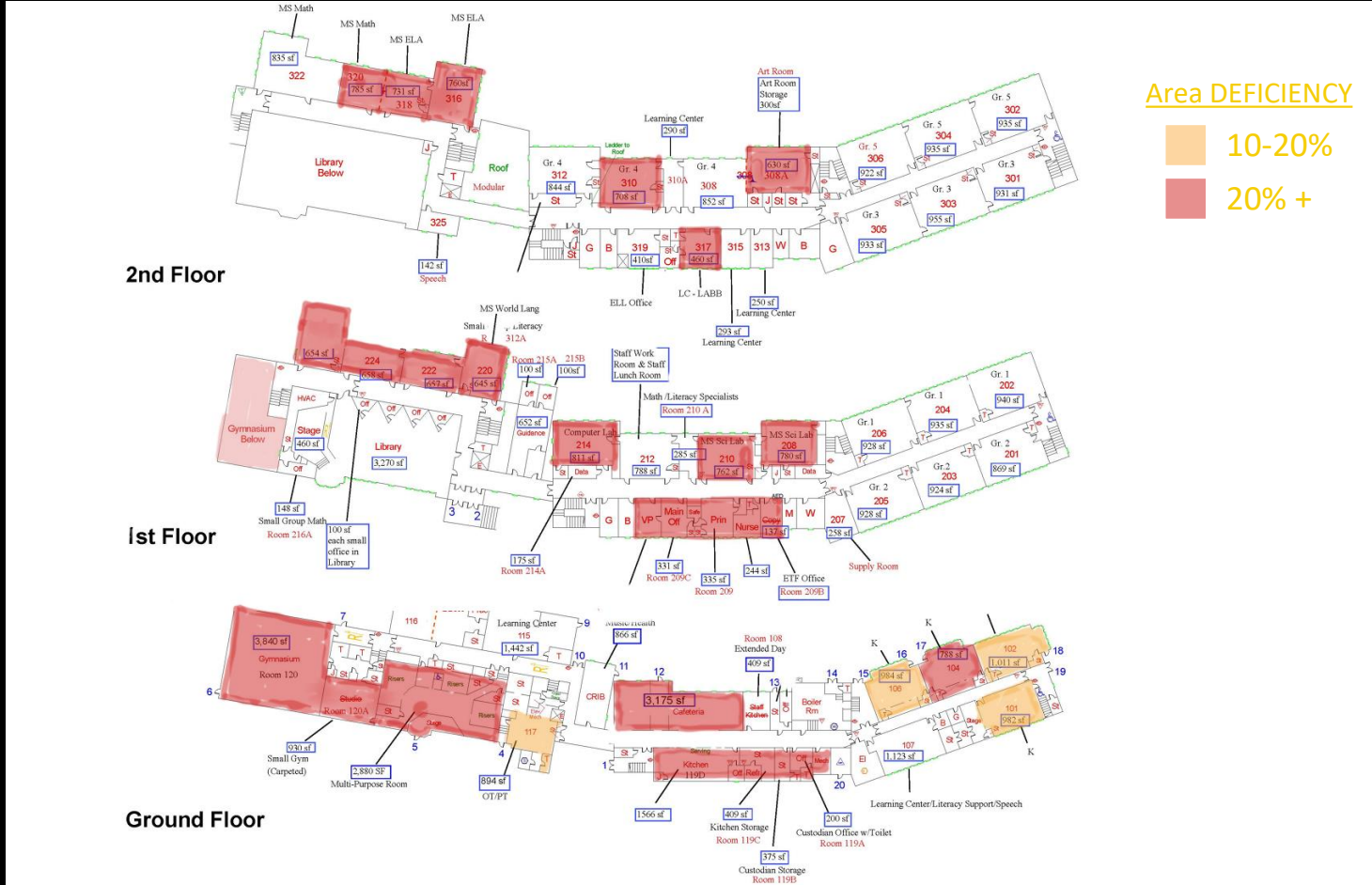




# Preliminary Concept Design Options



# Preliminary Concept Design Options



Plans

Option 0 – ‘Minimum Code Addition/Renovation’



# Preliminary Concept Design Options



Option 0



# Preliminary Concept Design Options

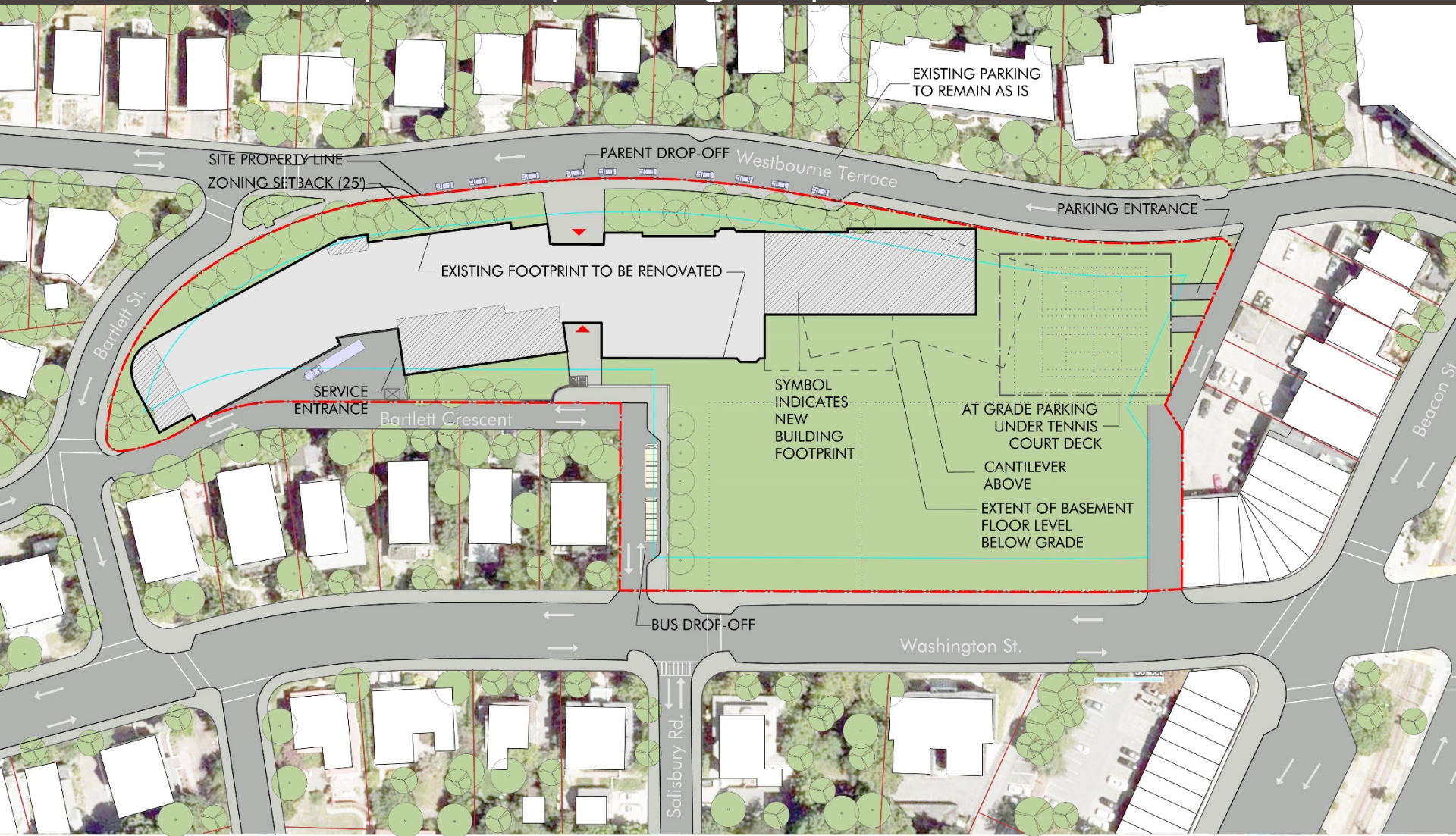


Option 0

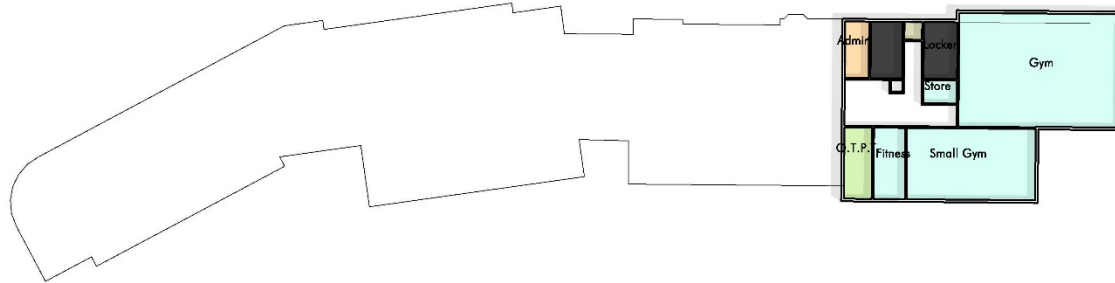




# Preliminary Concept Design Options



# Preliminary Concept Design Options



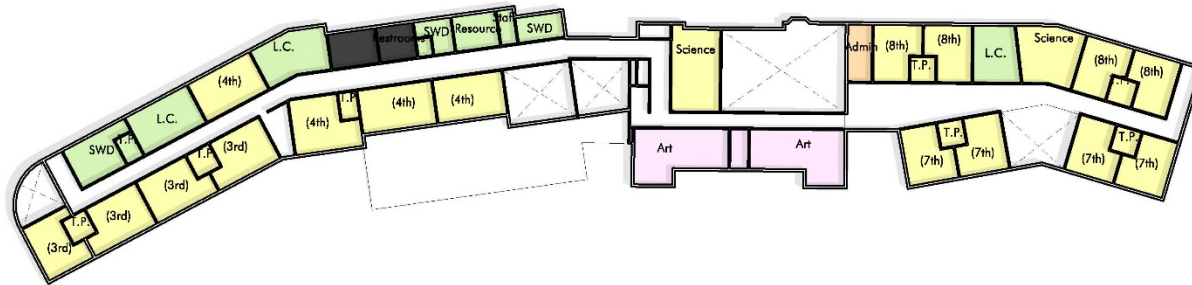


# Preliminary Concept Design Options





# Preliminary Concept Design Options





# Preliminary Concept Design Options



Option A.1



# Preliminary Concept Design Options



Option A.1

# Preliminary Concept Design Options





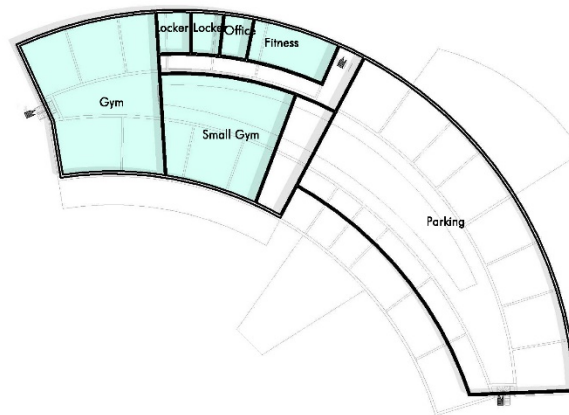
# Preliminary Concept Design Options



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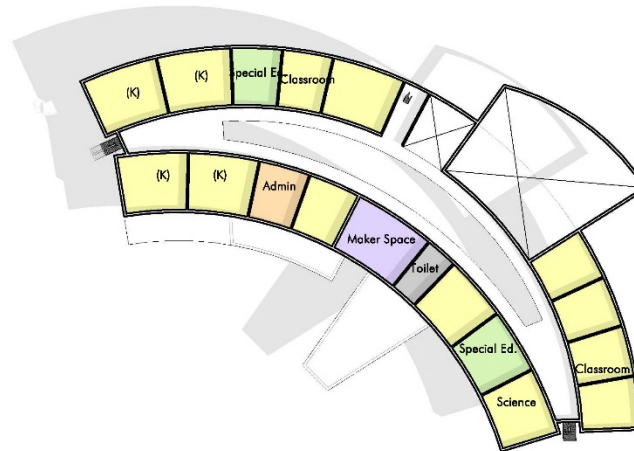




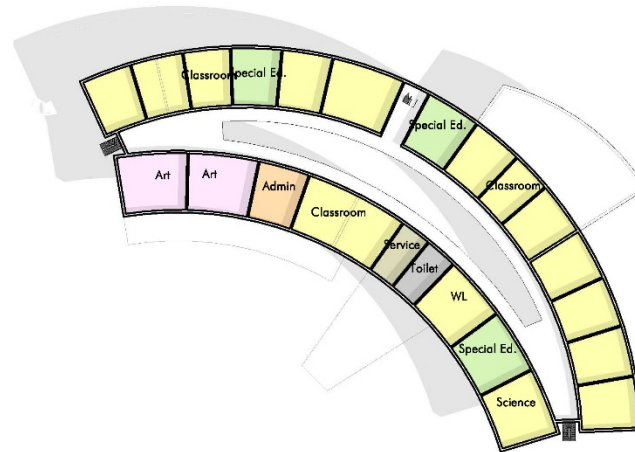
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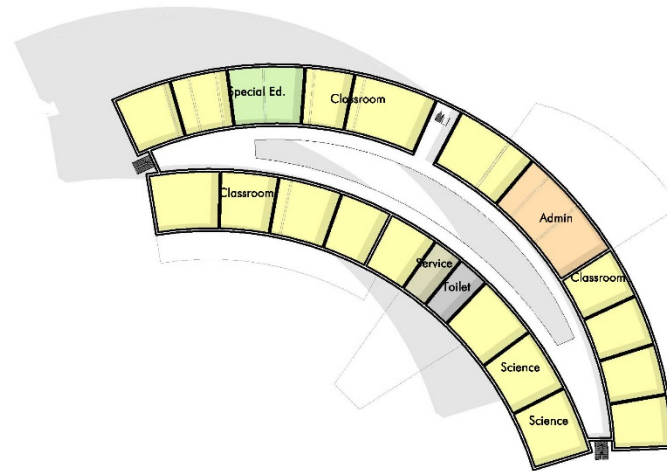


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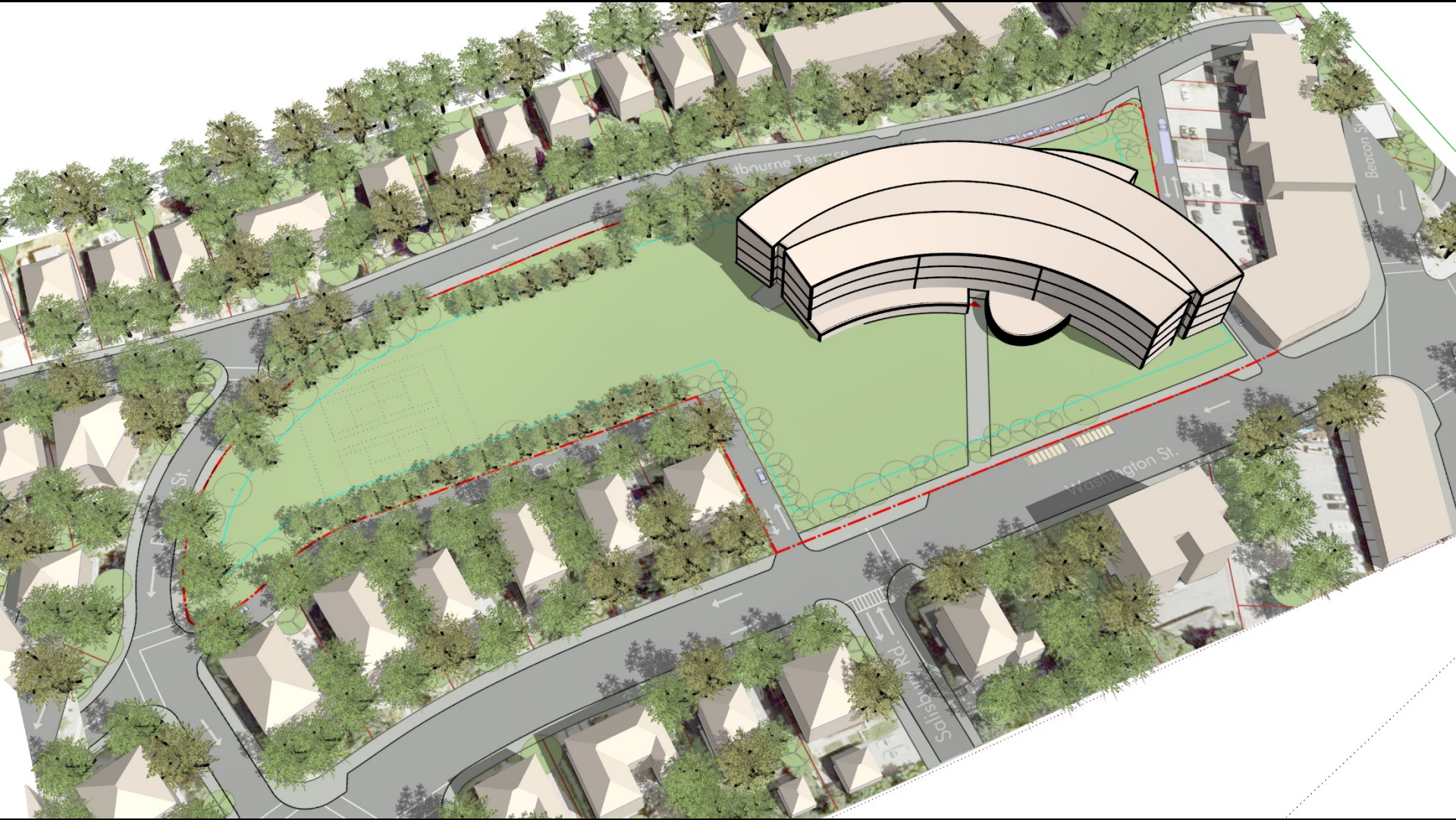




# Preliminary Concept Design Options



# Preliminary Concept Design Options



Option **F.1**



# Preliminary Concept Design Options



Option F.1

# Preliminary Concept Design Options





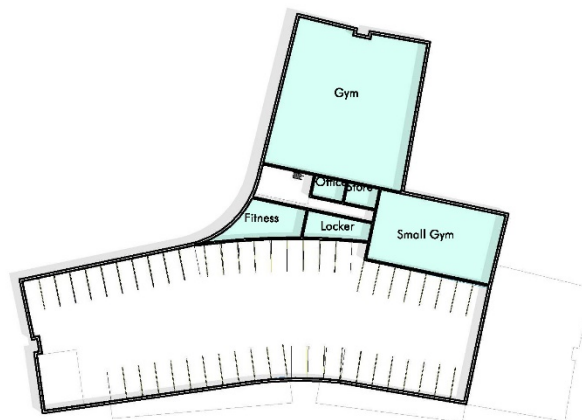
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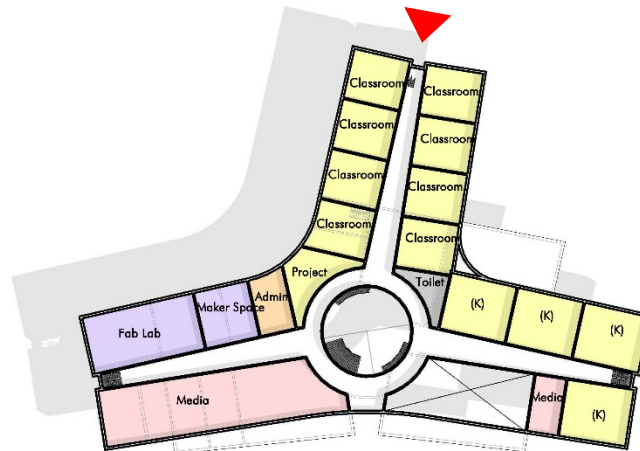


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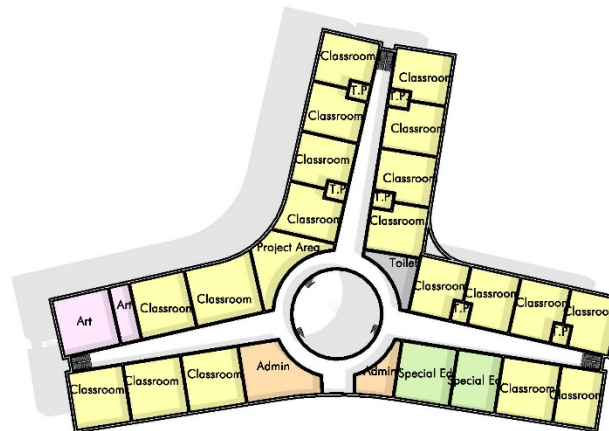




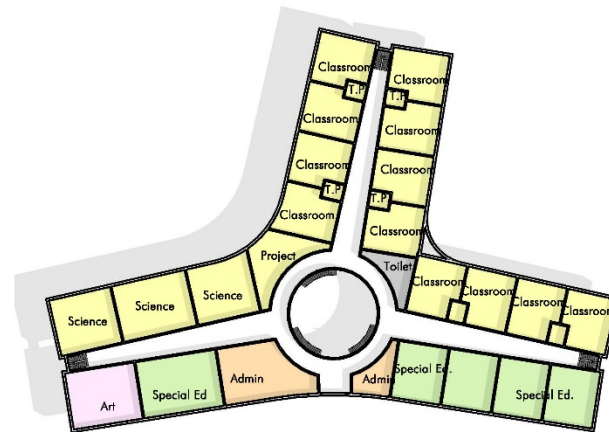
# Preliminary Concept Design Options



# Preliminary Concept Design Options



# Preliminary Concept Design Options





# Preliminary Concept Design Options



Option H



# Preliminary Concept Design Options



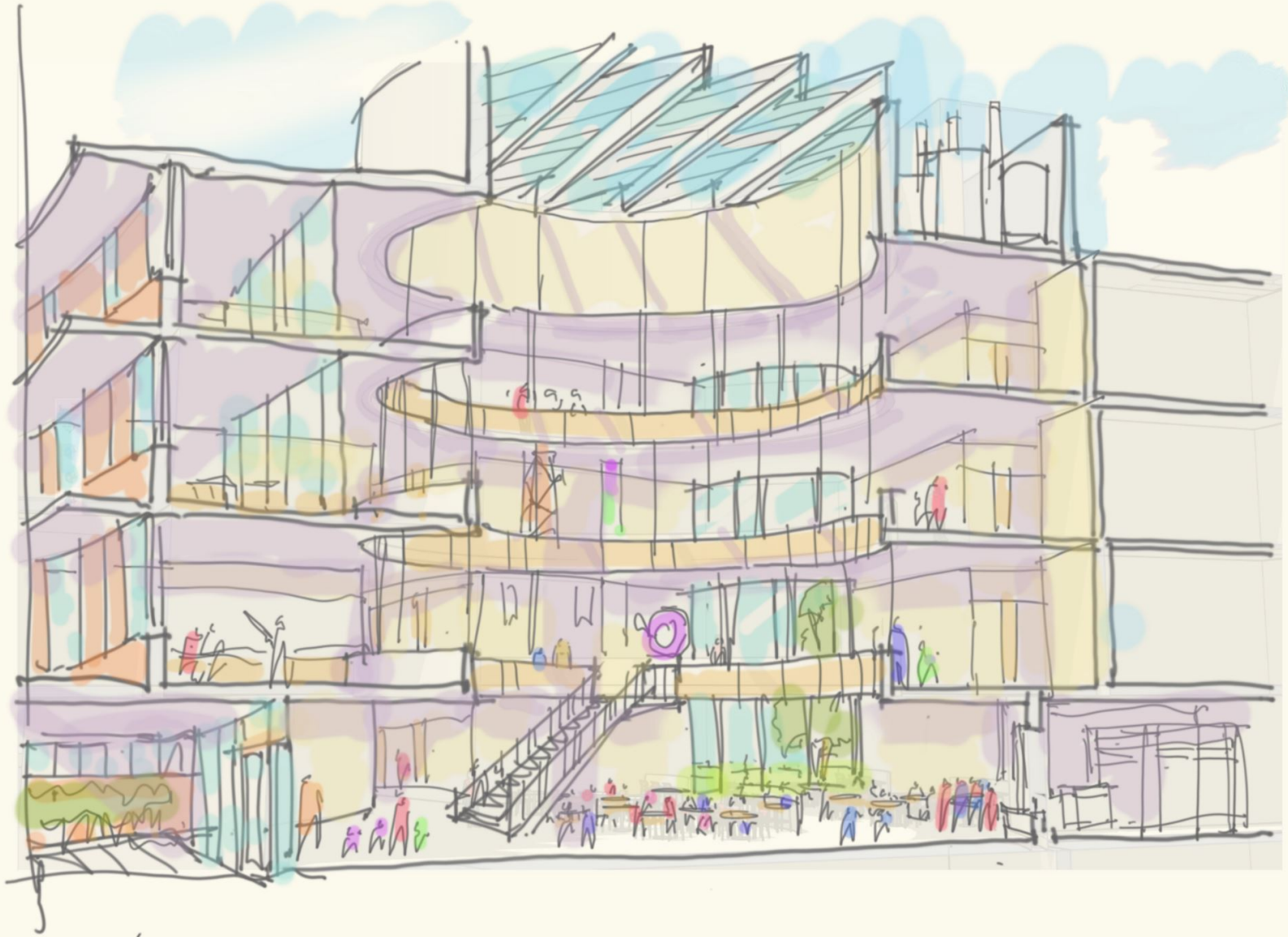
Option H

# Preliminary Concept Design Options

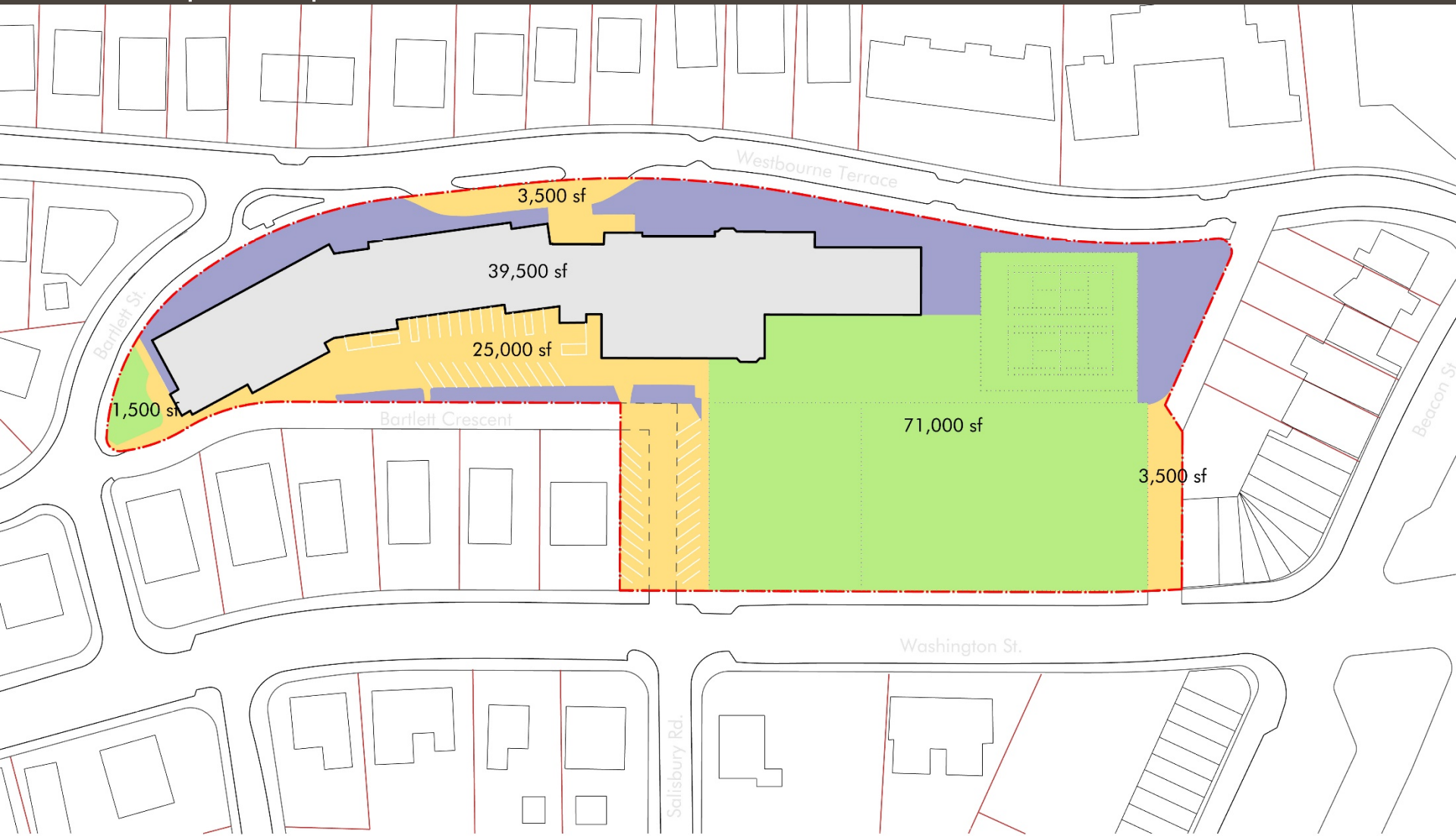




# Preliminary Concept Design Options



# Open Space Evaluation



**EXISTING**

**JLA** Jonathan Levi Architects

Total Lot Area	Building Footprint	Usable Play Area (with Tennis)	Vehicle / Pedestrian	Unused Area	Total Open Area
173,000 sf	39,500 sf	72,500 sf	32,000 sf	29,000 sf	133,500 sf



OPEN SPACE DIAGRAM  
DRISCOLL SCHOOL, BROOKLINE

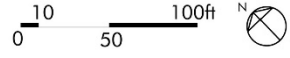


# Open Space Evaluation



## OPTION A.1

Total Lot Area	Building Footprint	Usable Play Area (with Tennis)	Vehicle / Pedestrian	Unused Area	Total Open Area
173,000 sf	50,000 sf	77,000 sf	26,500 sf	19,500 sf	123,000 sf





# Open Space Evaluation



## OPTION F.1

Jonathan Levi Architects

Total Lot Area	Building Footprint	Usable Play Area (with Tennis)	Vehicle / Pedestrian	Unutilized Area	Total Open Area
173,000 sf	40,000 sf	100,000 sf	15,500 sf	17,500 sf	133,000 sf








OPEN SPACE DIAGRAM  
DRISCOLL SCHOOL, BROOKLINE



# Open Space Evaluation



**OPTION H**  
 Jonathan Levi Architects

 Total Lot Area	 Building Footprint	 Usable Play Area (with Tennis)	 Vehicle / Pedestrian	 Unutilized Area	Total Open Area
173,000 sf	40,000 sf	109,500 sf	19,000 sf	4,500 sf	133,000 sf



OPEN SPACE DIAGRAM  
 DRISCOLL SCHOOL, BROOKLINE

# Open Space Comparison

	LOT	BUILDING		OPEN SPACE			
Concept Alternative	Total Lot Area	Building GSF	Building Footprint	Usable Play Area (with tennis)	Vehicle / Pedestrian	Unutilized Area	Total Open Area
Existing	173,000 SF	97,000 SF	39,500 SF	72,500 SF	32,000 SF	29,000 SF	133,500 SF
A.1 Reno/Add-East	173,000 SF	155,500 SF	50,000 SF	77,000 SF	26,500 SF	19,500 SF	123,000 SF
F.1 Modified Magnet	173,000 SF	155,500 SF	40,000 SF	100,000 SF	15,500 SF	17,500 SF	133,000 SF
H Modified Star	173,000 SF	155,500 SF	40,000 SF	109,500 SF	19,000 SF	4,500 SF	133,000 SF
Lincoln	187,308 SF	87,500 SF	44,369 SF	61,851 SF	13,633 SF	67,455 SF	142,939 SF
Runkle	132,858 SF	104,800 SF	52,609 SF	40,446 SF	0 SF	39,802 SF	80,248 SF
Coolidge Corner	292,723 SF	200,000+ SF	88,880 SF	143,211 SF	6,982 SF	53,650 SF	203,843 SF

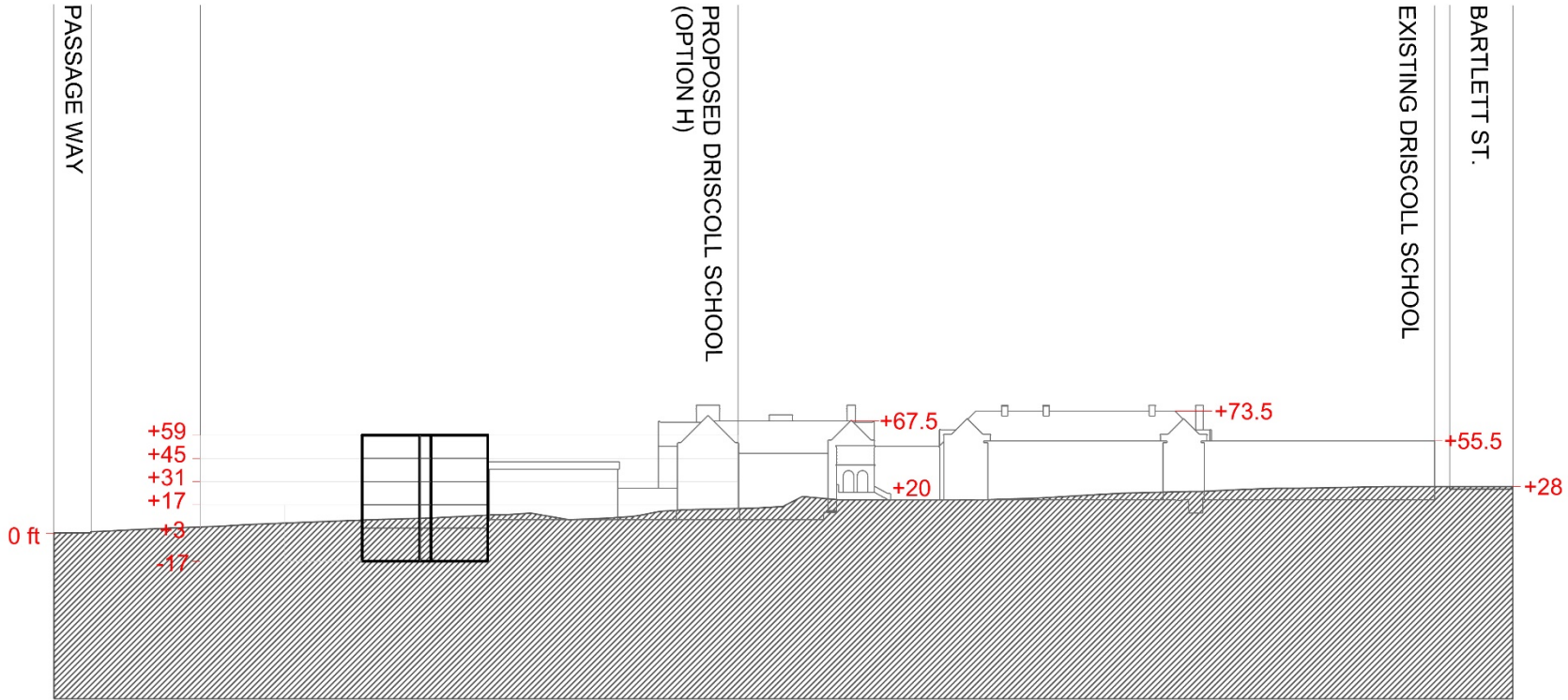


# Site Evaluation

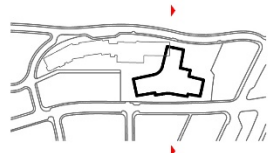
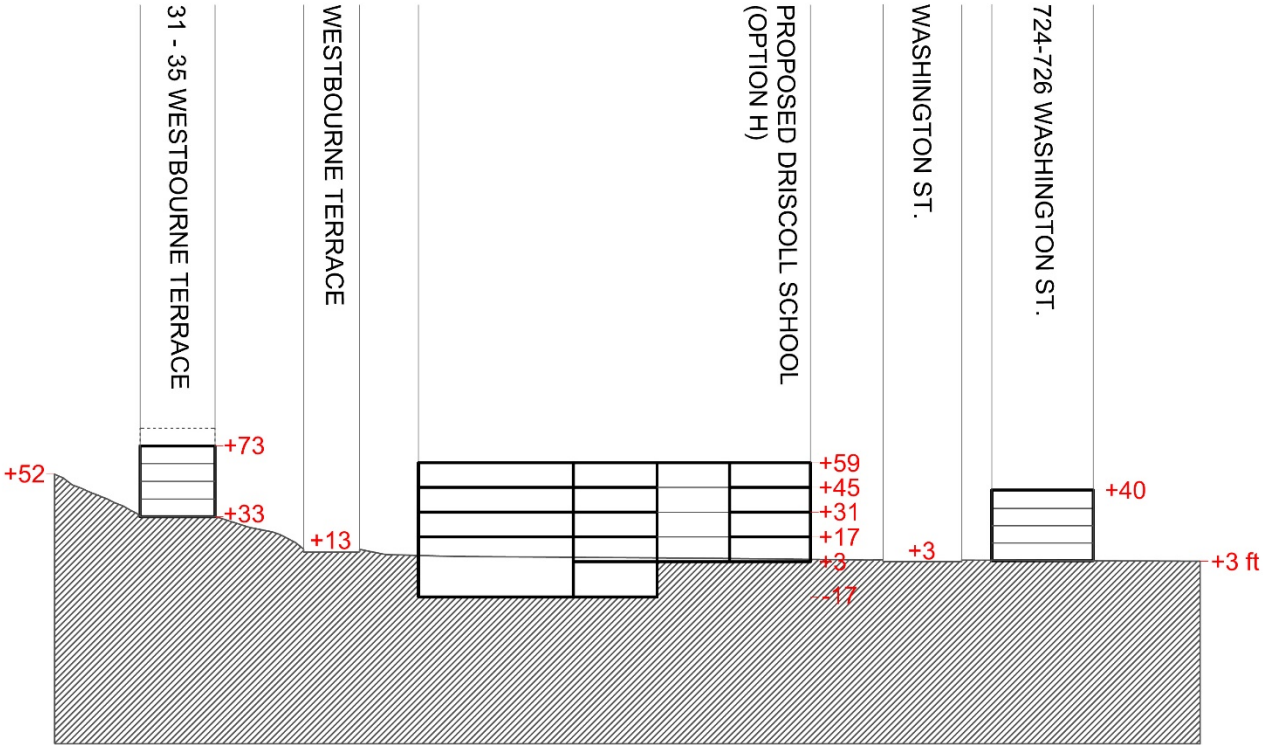




# Site Evaluation



# Site Evaluation



## OPTION H

SITE ELEVATION  
DRISCOLL SCHOOL, BROOKLINE



# Agenda

1. Approval of Minutes
2. Update on Educational Program and Space Summary
3. Revised Design Alternatives
4. Refined Cost Estimates and Evaluation Matrix

# Project Cost Comparison



Option 0- Minimum Code Addition/ Renovation  
with Structured Parking \$85M – 89M  
without Structured Parking \$76M – 80M



Option A.1 - Code Renovation with East Addition  
with Structured Parking \$105M – 110M  
without Structured Parking \$96M – 101M



Option F.1 – Modified Magnet – new construction  
with Structured Parking \$101M – 105M  
without Structured Parking \$93M-97M



Option H– Modified Star – new construction  
with Structured Parking \$101M – 105M  
without Structured Parking \$93M - 97M

# 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 0 Minimum Code Addition/ Renovation	Option A.1 Renovation with East Addition	Option F.1 'Modified Magne' - New Construction	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.
<b>Total GSF</b>					
	155,140	155,140	155,140	155,140	
<b>Swing Space Cost</b>					
	\$4	\$4	\$0	\$0	
<b>Order of Magnitude Project Cost (\$Million) without parking</b>					
	\$76-80	\$96-101	\$93-97	\$93-97	
<b>Order of Magnitude Project Cost (\$Million) with parking</b>					
	\$85-89	\$105-110	\$101-105	\$101-105	

# Agenda

1. Approval of Minutes
2. Update on Educational Program and Space Summary
3. Revised Design Alternatives
4. Refined Cost Estimates and Evaluation Matrix
5. Discussion – Design Alternatives/Preferred Solution



# Preliminary Concept Design Options



**Option 0**  
"Minimum Code Renovation/Addition"



**Option A.1**  
"Code Renovation with East Addition "



**Option F.1**  
"Modified Magnet - New Construction"



**Option H**  
"Modified Star - New Construction"



# Agenda

1. Approval of Minutes
2. Update on Educational Program and Space Summary
3. Revised Design Alternatives
4. Refined Cost Estimates and Evaluation Matrix
5. Discussion – Design Alternatives/Preferred Solution
6. Upcoming Meetings



# Recap of Meetings



- **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, School Committee
- **October 9:** Parks and Recreation Commission, Select Board
- **October 16:** Advisory Committee - Capital and Schools Subcommittees
- **October 18:** Building Committee
- **October 25:** School Committee
- **October 29:** Neighborhood Community Forum
- **November 1:** Building Committee
- **November 13:** Building Commission



# Upcoming Public Meetings

PUBLIC SCHOOLS of  
**BROOKLINE**



- **November 26:** Neighborhood Community Forum at Driscoll School Auditorium, 6:30 p.m.
- **November 27:** Select Board Public Hearing at Town Hall, Time TBD
- **November 28 - November 29:** Advisory Committee - Capital Subcommittee & Schools Subcommittee Joint Hearing at Town Hall, 5:30 p.m.
- **November 29:** School Committee Public Hearing at Town Hall, 6:00 p.m.
- **December 4:** Advisory Committee Meeting at Town Hall, Time TBD
- **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