

NOTES OF MEETING

project **Driscoll School** project 1823
no. location Brookline Town Hall

date 11/15/18, 7:30 am

re **School Building Committee #4**
Design Alternatives

present Neil Wishinsky, Co-Chair, Select Board
Susan Wolf Dittkoff, Co-Chair, School Committee
Karen Breslawski, Building Commission
David Lescohier, Advisory Committee
Nancy O'Connor, Parks and Recreation Commission
Dan Deutsch, Community Representative
Victor Kusmin, Community Representative
Lakia Rutherford, Community Representative/METCO
Sara Stoutland, Community Representative
Mel Kleckner, Town Administrator
Andrew Bott, Superintendent of Schools
Mary Ellen Dunn, Deputy Superintendent of Schools for Administration
and Finance
Dr. Suzie Talukdar, School Principal Representative
Ben Lummis, Project Manager, School Department
Ray Masak, Project Manager, Building Department
Daniel Bennett, Building Commissioner
Heather Hamilton, alternate Select Board
Ali Tali, Public Works, Engineering and Transportation

Jonathan Levi, JLA
Carol Harris, JLA

Distribution: attendees; project file
Val Frias, Community Representative/ Special Education Parent
Advisory Council
Arjun Mande, Community Representative
Dr. Nicole Gittens, Deputy Superintendent of Schools for Teaching and
Learning

- 1) Meeting Minutes from 11/01/18 meeting were approved as revised.



- 2) Update on Educational Program and Space Summary: The Final Draft Space Summary, as previously presented at the 11/01 SBC, was distributed to the Committee for reference with no revisions. B. Lummis summarized the School Committee has not discussed nor voted on it yet. It is expected to go to vote at the next School Committee meeting.
- 3) Revised Design Alternatives: J. Levi summarized the team received the completed site survey (see attached) and has verified the Options accordingly. Features the team are investigating further are:

- “Rights of Passage”: legal access use that connects passageways from Bartlett Crescent to Washington St. and the passageway behind the retail at Beacon St. to Washington St. are to be clarified. “Rights of passage” are to be retained and graphically shown in the Options.
- Storm drain: an existing storm drain runs the length of the site. Initial findings indicate it is deep enough that the new building may be built over it, or the drain may be re-routed. Questioned if Preliminary Cost Estimates carried this work. J. Levi responded that the Cost Estimates at this stage are not that fine grained and this is not anticipated to be a major cost factor; it is included in projected cost ranges.

J. Levi reviewed site plan, floor plans, and site models of the Options, including (2) new Options: O and F.1 (see attached). Coordinating concept sketches per each option of exterior and interior section/perspective also presented:

- Option O - Minimum Code Renovation/ Addition (new option)
Option O included minimum renovation/ code upgrade to the existing building and accepted space deficient room sizes as is. An addition shown to the east, similar to A.1 but at 4 stories rather than 3 stories, made up the program area difference.
- Option A.1 - Renovation with East Addition
Right sizing ‘bump-outs’ provided to the existing building with new addition to the east. Parent drop off expanded along Westbourne, a separate bus drop-off with entry provided at passageway off of Washington Street. Side entry to existing building off of Bartlett St. eliminated as it was identified as the cause of back ups on Bartlett. Boiler Room relocated to roof to fit pre-K program at first floor.
- Option F.1 – Modified Magnet (new option)
Optimized Option F to a 4 story option from 3 stories to maximize open space by minimizing building footprint. The gymnasium and structured parking consolidated to under the building.

- Option H – Modified Star

4 story option with maximized open space and minimized building footprint. Main entry with bus drop off located at Washington St. Second entry at west side located for parent drop off from Westbourne.

Open Space Diagrams (see attached): Revised Open Space Diagrams and Table presented with comparisons to Lincoln, Runkle, and Coolidge Corner Schools. The optimized new construction options, F.1 and H, indicated significantly more open space available than renovation options.

Site Evaluation (see attached): Site Section and Site Elevation drawings presented to provide building heights of the existing school and adjacent buildings in comparison to new construction. It was noted that the residences on Westbourne Terrace are typically much higher in elevation than the school and new construction options will offer more view to open areas than existing.

4) Refined Cost Estimates and Evaluation Matrix (see attached): J. Levi reviewed the updated preliminary cost estimates, including costs for Option O and F.1. Costs provided with and without parking. Comments and Responses included:

- Parking: Questioned if providing a ‘no parking’ option. J. Levi responded that it is up to the Committee to decide how much parking to provide in the project. Community members have been open to discussions on expanded permit parking and use of Beacon St. All Options may provide on site surface parking, but comes at the expense of open space.
- Swing Space: Questioned if swing space costs were included in renovation Option costs. J. Levi responded yes, and is included as a line item in the Evaluation Matrix.

D. Deutsch questioned if new construction options overlapped with existing gym and if so, would swing space or additional costs be required for gym demolition. J. Levi responded Option F.1 would require the demolition of existing gym for construction. Option H overlaps the gym slightly. Recommended for Option H to not overlap the gym, keeping gym intact during construction.

- Sustainability: Questioned if level of sustainability varied per option. J. Levi responded targeting LEED silver minimum on new and renovation options. R. Masak clarified that the town is developing, and will vote on soon, the sustainability level requirements, including possibility of Net-Zero construction.
- Zoning: M. Kleckner asked if options meet zoning requirements. J. Levi responded yes for the set backs and that they are indicated on the site



plans; height relief will be required. D. Bennett commented the setbacks to 'passageways' is being investigated.

- M. Kleckner asked if surface parking may be included at 'right of passage' to Bartlett Crescent as is today. J. Levi responded parking may be included at the expense of open space. New construction options offer the flexibility and the decision may be made in Schematic Design.
- Faculty Visioning Session: D. Deutsch requested comments from the 11/9 Driscoll Faculty Visioning Session and Design Review be shared. J. Levi responded it was inspiring and was impressed by how the faculty comes together as a community. A faculty room, like the one they have now and used for faculty breakfasts, is important to the Driscoll faculty culture. S. Talukdar added the need and desire to collaborate and the continued commitment to the arts were emphasized.

S. Talukdar highlighted that the faculty was concerned about the impact of the construction process on teaching and learning. S. Wolf Ditzkoff responded that in all options the site would not operate same as today. The students would either stay the building with no outdoor space (new construction options) or the students would move to on site modulars or to Lincoln with modulars, both with no outdoor space or gym (renovation options). J. Levi responded phasing plans will be refined for clarification. M.E. Dunn noted that other schools have gone through the construction process with no access to a gym.

- Phasing: S. Wolf Ditzkoff clarified that if old Lincoln was available the 2nd year of construction there would be a possibility to co-locate with on site modulars for 1 year then move for 1 year. R. Masak noted the modulars at Lincoln may not be enough for amount of Driscoll students.
- Open Space: V. Kusmin questioned if the duration of demolition and subsequent site improvements in new construction options were included in the 2 year construction time or if open space would not be available until later. J. Levi responded that on other projects, it takes about 4 months for the demo and site work. P. Gray, JLA, followed up that natural turf needs 2 growing cycles (fall and spring) for grass to fill in before use.
- Security: D. Deutsch asked about a security review of a 4 story building. J. Levi responded the security is considered in all options and a security consultant would participate in a later design phase. A. Bott followed up that evacuation requirements are required in all schools.
- Program D. Lescohier asked about the cohort allocation in new construction options. J. Levi responded Option F.1 most suitable to



divide the cohorts by floor. Option H offers the most flexibility as it could also be cohort by floor or by wing.

- D. Bennet commented that Baldwin had some additional costs identified for site improvements and asked if that was needed here. J. Levi responded site improvements included in the estimates.
- N. Wishinsky identified that Option 0 is the minimum option proposed last June. S. Wolf Ditkoff requested more information on what the previous estimate covered.
- A. Tali asked if adjacencies of Cafeteria to Classroom affected the acoustics in the options. J. Levi responded all the options include a large multi-story space adjoining the school. Noise control is carefully engineered and JLA has done so successfully at other schools.
- Questioned if should be a contingency for unknown site conditions, such as buried structure or soil remediation. J. Levi responded borings were taken, awaiting their report. Phase 1 Site Assessment underway.
- A. Tali questioned if bicycle storage provided. J. Levi responded will incorporate in preferred option.
- S. Stoutland asked if parking for contractors and staff will be provided during construction. M.E. Dunn responded this is an issue on all construction projects and a parking plan will be developed.

Community comments and responses included:

- Parking: suggested the potential use of Beacon St. for day parking.
- Play area: suggested tenting the existing parking lot for temporary gym or play space. Investigate bussing students to Griggs, Summit, or Corey play areas during construction.
- Q & A forum status: B. Lummis responded the Town is working on developing and scheduling. Preference stated for questions to be posted for acknowledgement with a response pending.
- Historic: Options have been brought before Brookline Preservation group and have been notified there will likely be a 1 yr stay. Existing building not identified on historic registers.
- Swing space: Temporary/modular schools often do not include cafeteria, gym, or multi-purpose spaces.
- Construction Staging: Questioned if enough room available for staging. Responded the Construction Manager devises plan for staging.

- Open space: Community wants clarity on open space and do not want to search for diagrams or charts. The Nov. 26 Community Forum identified as a good time to clarify questions. S. Wolf Ditkoff requested any other questions to be submitted beforehand so can have answers prepared. B. Lummis clarified there was a link on the Driscoll Reonvation & Expansion website to post such questions.
- D. Lesochier the Advisory group can distribute information through committee members.

Evaluation Matrix (see attached): A blank Evaluation Matrix was sent out prior to the meeting and blank handout provided here for reference with the intent to fill out together. Committee reviewed and J. Levi modified the matrix line by line during the discussion.

- Agreed to change some formatting and move costs to the top.

S. Wolf Ditkoff requested any overall points of view. Comments included:

- N. O'Connor started with liking F, but likes H in end. Likes entry on Washington and play access over in residential area. Suggested taking O off list as it did not provide features needed.
- D. Lesochier suggested taking off A.1.
- N. Wishihsky suggested taking off F if H reconfigured away from gym.
- A. Bott liked F.1, but H offers the most flexibility.
- A. Tali noted F.1 is hardest to expand, H offers more options for expansion.
- Committee unanimously agreed to recommend Option H as the Preferred Option.

5) The additional SBC meeting will take place on Nov. 26 at 7:30am.

END OF MEETING NOTES

Addressees believing these notes are in error or are inaccurate should contact the writer within five business days, otherwise these notes will be considered accurate.

by Carol Harris, JLA

