

NOTES OF MEETING

project	Driscoll School	project no.	1823
date	11/26/18, 7:30 am	location	Brookline Town Hall
re	School Building Committee #5 Preferred Alternative design		
present	Neil Wishinsky, Co-Chair, Select Board Susan Wolf Ditkoff, 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 Jonathan Levi, 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 Ali Tali, Public Works, Engineering and Transportation Carol Harris, JLA		

- 1) Net-Zero design. Jonathan Levi described 2 alternative approaches to achieving Net Zero Carbon (see attached). There is not room on site to generate enough renewable energy to fully serve the building, so both options would rely on the purchase of green electricity. Green electricity is typically more expensive, so would likely increase operation costs for the building. The first option assumes no photovoltaics (PV) on the roof for an additional construction cost of approximately \$1.5M, and the second assumes rooftop PV to supply half of the building's needs, with additional construction cost of approximately to \$2.75M. JLA will refine these estimates, which are not carried in the current project cost estimates. A renovation would be expected to have higher operating costs due to a less energy efficient envelope. Ray Masak noted that based on recent experience with the High School, these investigations need to be conducted very early in the design process, including an analysis of third party PV installation and relevant tax incentives. A full analysis and costs need to be determined before May town meeting.
- 2) LEED certification. RM noted the project will be LEED silver minimum.
- 3) Emergency Shelter. The Town Emergency Management Team will provide direction on what level of shelter the project is to provide. This will affect the size of the emergency generator.
- 4) Design refinements. JL provided a description of the developed Option H preferred design alternative floor plans (see attached). Site plans have also been developed for improved vehicular drop-off and pick-up, with visibility from vehicles to school entry. A separate service entrance is located along the east alleyway – Mel Kleckner confirmed that the school has reached out to abutters and has legal right of way. Enhancements include Pre-K and K access to play area from classrooms. 2 primary entries – one at Washington Street level and one at Westbourne Terrace level. Student with disabilities classrooms will be full size, not residual spaces. Suzie Talukdar noted her support for the space summary program and floor plans, noting in particular that they support Driscoll's teaching and learning goals, particularly collaboration, with larger and more efficient classrooms.

Topics for further consideration include:

- Enlarge Gym slightly to allow bleachers?
- Clarify where guidance areas are
- Provide shower for Health instructor?
- Is it possible to reduce size of HVAC rooftop enclosure?
- Maybe downsize to 1 tennis court for more flexible open area? Tennis is not a school districtwide issue because not all schools have tennis courts.



- Add rooftop garden area for Primary School cohort?
 - 1 elevator sufficient, as rarely used in a PK-8 school.
 - Possibly add clerestory windows to Media Center for additional natural light
 - Vertical and horizontal cohort groupings to be developed and reviewed with the School Department for recommended direction.
- 5) Construction phasing. JLA to provide conceptual construction phasing drawings. It is assumed that a Driscoll outdoor community fair will not be possible during construction.
 - 6) Park and Rec. A minimum of 3 Meetings should be anticipated with the Park and Recreation Department for their review process.
 - 7) Additional teacher meetings. To be scheduled.
 - 8) Section Views. JLA to develop new drawings to help describe how the new building fits in the neighborhood.
 - 9) Legal issues. The existing building is not listed as historic, so the demolition permit will have a delay, but should be attainable on schedule. A title search and Article 97 analysis is in progress as part of standard due diligence, with no apparent concerns.
 - 10) Zoning. It is anticipated that zoning relief will be requested for height, and a zoning analysis would be expected to be performed after SD with the planning department and neighbors. The Dover Amendment effectively shields the project from normal zoning restrictions, if needed.
 - 11) Traffic and Parking. A meeting with the transportation board should be anticipated for January. This would include the proposed parking and drop-off design, as well as any considered removal of parking meters for school use.
 - 12) Meetings. Ben Lummis provided an overview of past and upcoming meetings. See attached.

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 Philip Gray, JLA



BROOKLINE
DRISCOLL SCHOOL EXPANSION

School Building Committee
November 26, 2018



SBC Meeting Designer Agendas

October 04	Existing Conditions Progress Report Program Diagram Range of Pre-Schematic Alternative Design Strategies Traffic update
October 18	Refined Space Summary Updated Designs Cost Estimates Traffic Status Report
November 1	Refined Alternative Design Strategies Traffic Report Cost Estimates
November 15	Recommend Preferred Design Alternative
November 26	Revised Preferred Design Alternative
December 6	Updated Cost Estimate Approve Preferred Alternative to proceed to Schematic Design

Agenda

1. Approval of Minutes
2. Net Zero Carbon
3. Revised Floor Plans
4. Upcoming Meetings

Net Zero Carbon

Option 1:

All Electric 'VRF' HVAC Heating and Cooling

- Assumes purchase of Green Energy
- Order of Magnitude Cost = \$1.55M

Option 2:

All Electric 'VRF' HVAC Heating and Cooling with
Roof -Mounted Photovoltaics

- Assumes PV's provide 50% Heating and Cooling Energy Needs with Balance from Green Energy
- Order of Magnitude Cost = \$2.75M

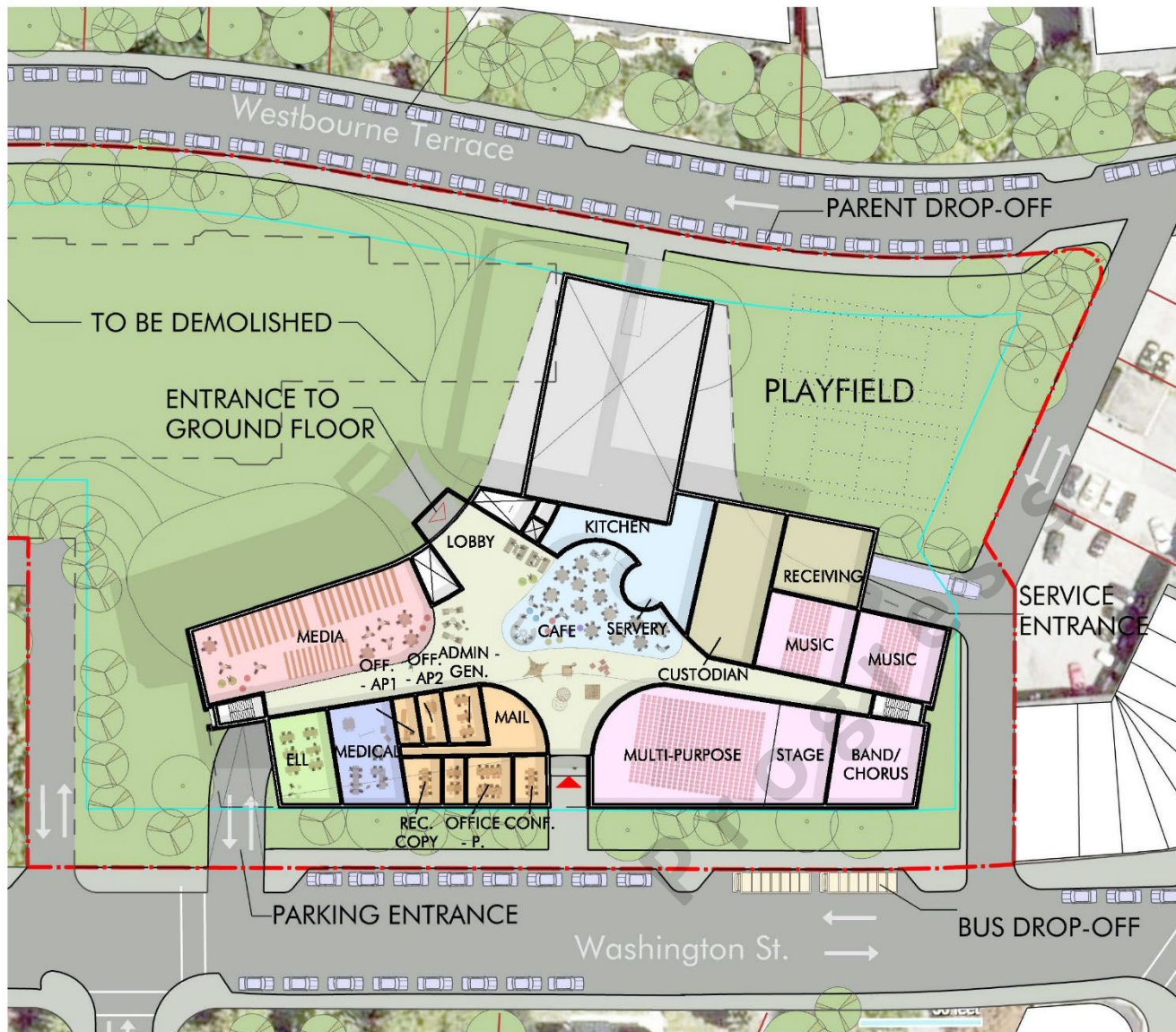
Revised Preferred Option Floor Plans



OPTION H - BASE FLOOR PLAN - SPACE USE

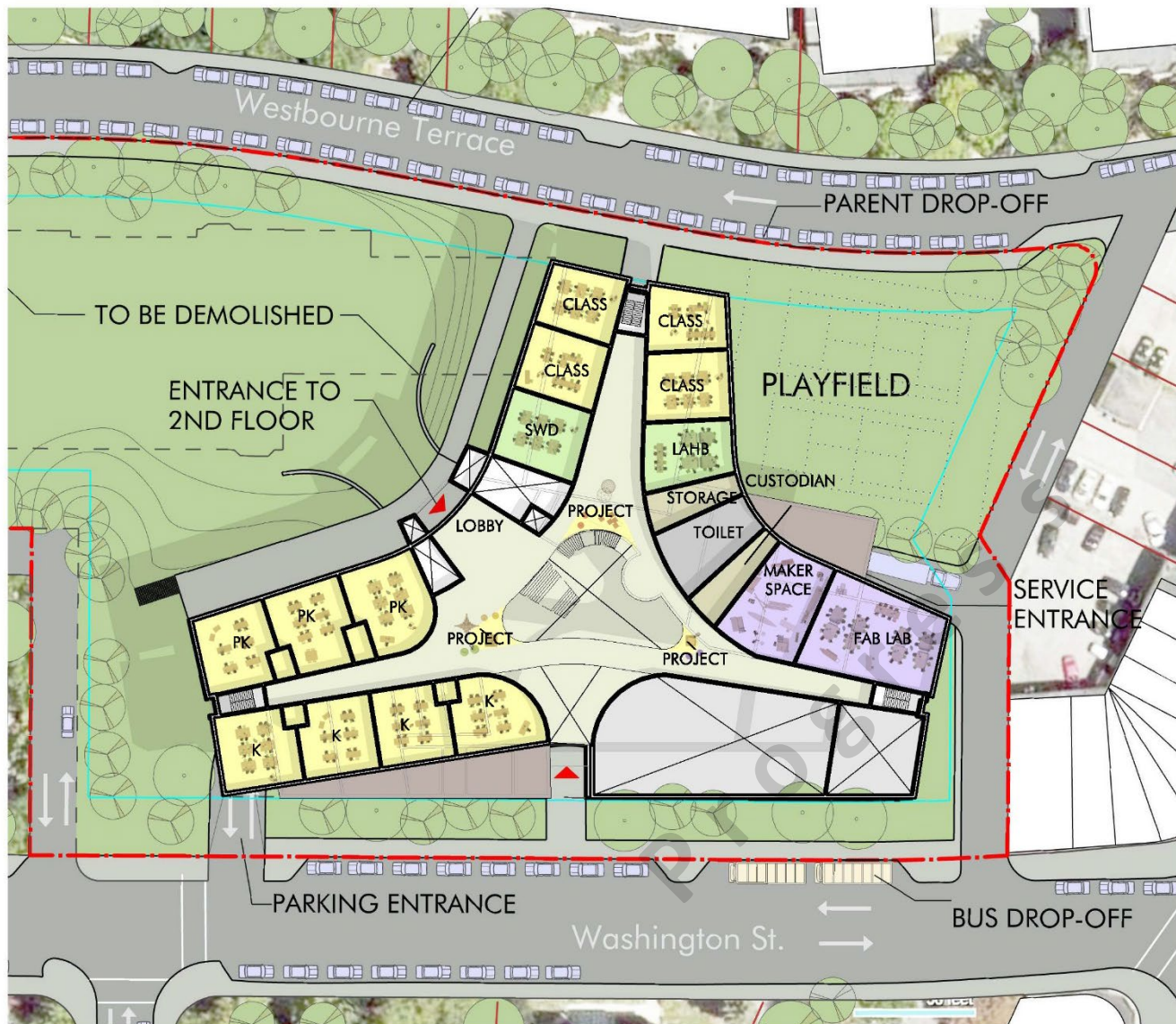
1/64" = 1'-0" Progress 11/26/18

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OPTION H - FIRST FLOOR PLAN - SPACE USE

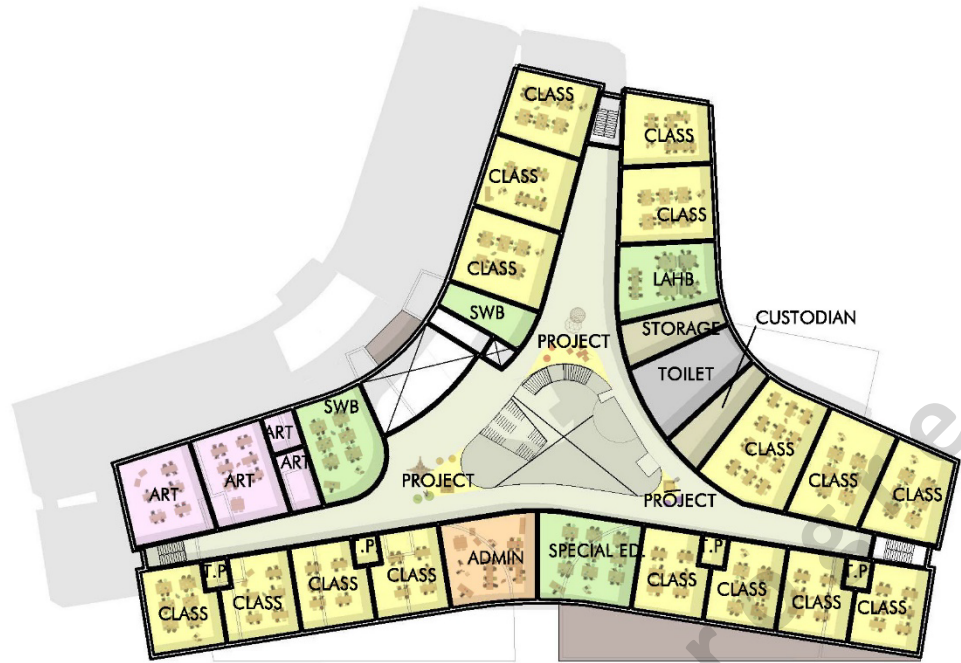
1/64" = 1'-0" Progress 11/26/18



OPTION H - SECOND FLOOR PLAN - SPACE USE

1/64" = 1'-0" Progress 11/26/18

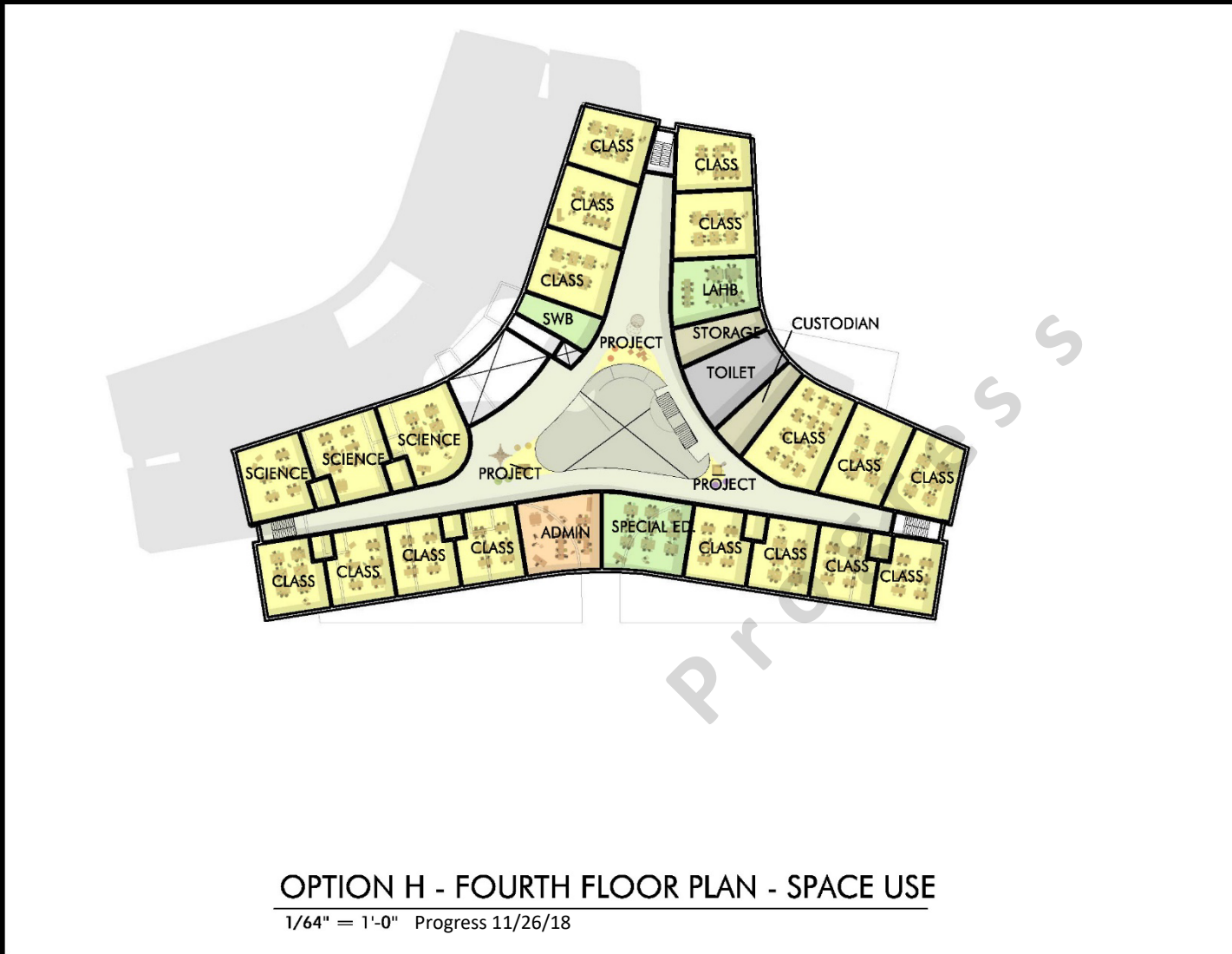
Revised Preferred Option Floor Plans



OPTION H - THIRD FLOOR PLAN - SPACE USE

1/64" = 1'-0" Progress 11/26/18

Revised Preferred Option Floor Plans





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