TOWN OF BROOKLINE

Public Schools Classroom Expansion Program

Driscoll Neighborhood Community Forum
March 20, 2019

Jonathan Levi Architects

Tonight's Agenda

1. Tonight's Norms
2. Brookline's Three-School Solution
3. Schematic Design Phase: Work Accomplished Since December
4. School Design: Floor Plans and Flythrough
5. Costs: Estimated Construction and Project Costs
6. Safe School Access: Pedestrian, Bicycle, and Vehicle
7. Questions & Comments
8. Going Green @ Driscoll

Norms

- Diverse opinions exist among those gathered here tonight.
- **Our** job is to make sure that
  - ❖ All people who want to speak can speak
  - ❖ No one is silenced because they are afraid to speak up

Please be respectful of others by

1. Listening carefully to everyone
2. Honoring each other's experience and perspective
3. Taking turns speaking – moderator will call on people during Q&A
4. Watching your air time - **one comment or question per person** and then let others speak
5. Refraining from shouting out or interrupting
6. Respecting the Agenda – Presentation first, and then Q&A
7. No personal attacks

Driscoll School Building Committee

- **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
- **Val Frias,** Community Representative/Special Education Parent Advisory Council
- **Arjun Mande,** Community Representative
- **Lakia Rutherford,** Community Representative/METCO
- **Sara Stoutland,** Community Representative
- **Mel Kleckner,** Town Administrator
- **Andrew Bott,** Superintendent of Schools
- **Dr. Nicole Gittens,** Deputy Superintendent of Schools for Teaching and Learning
- **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

BROOKLINE'S THREE-SCHOOL SOLUTION

Addressing the Overcrowding and Substandard Learning Spaces in Brookline's Schools

TOWN OF BROOKLINE

Public Schools Classroom Expansion Program

PHASE 1	Net Added Classrooms	Classrooms Online
Driscoll School, PK - 8	10	Sept. 2022
Baldwin School, PK – 8 with RISE	27	Sept. 2022
PHASE 2		
Pierce School, PK - 8	TBD	Sept. 2024

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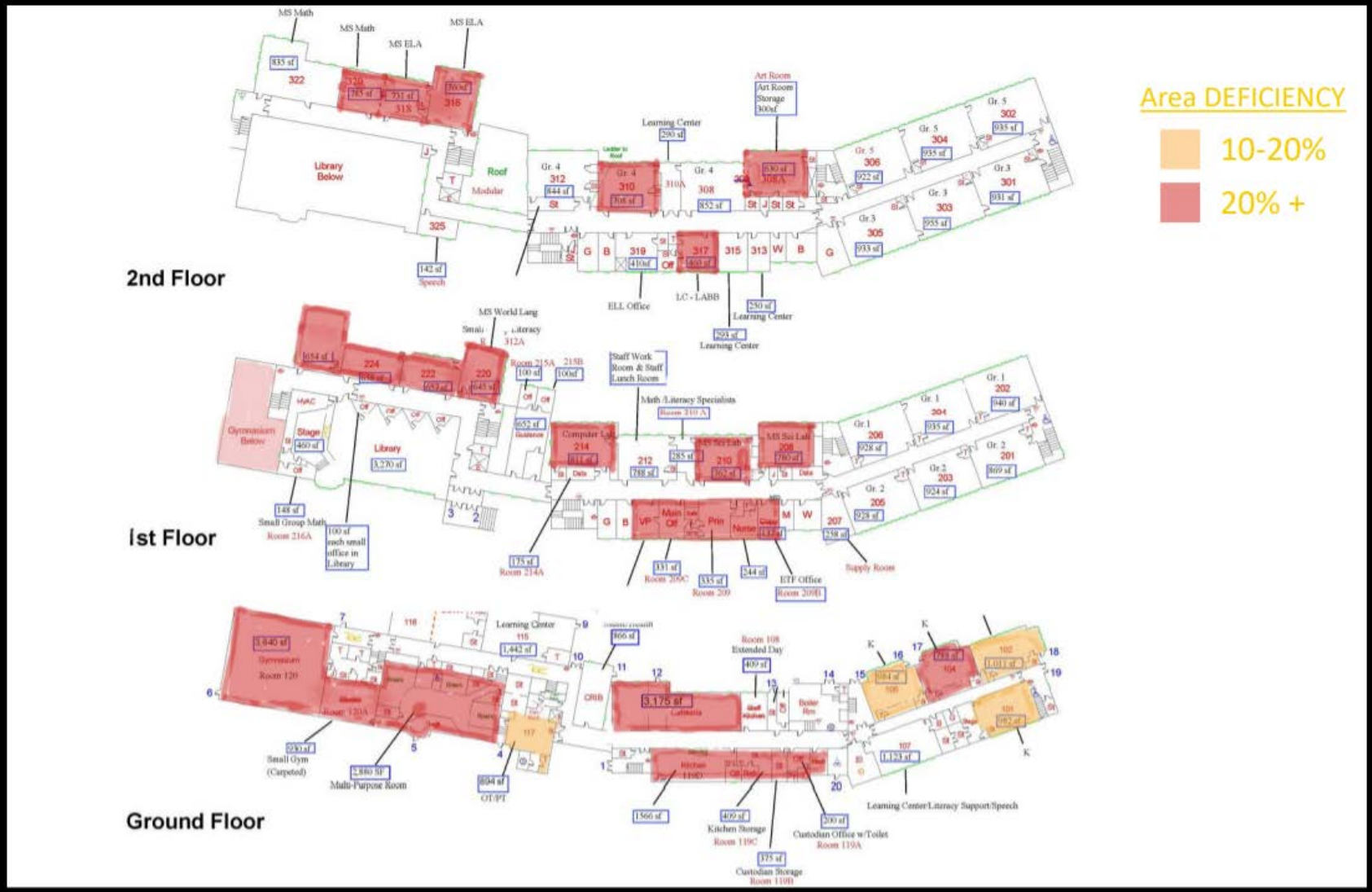
Three School Solution Timeline

Site Selection Study	2015 – 2016
Baldwin Site Chosen for 9th School	Oct 2016
9th School at Baldwin Design Feasibility Phase	1/17 – 7/17
9th School Alternative Site Study (HMFH)	11/17 – 3/18
Three School Solution Initiated (Baldwin, Driscoll, Pierce)	June 2018
Design Feasibility Phase – Baldwin & Driscoll	8/18 – 12/18
Town Meeting Approval to Initiate Schematic Design for Baldwin & Driscoll	Dec 2018
Schematic Design Phase – Baldwin & Driscoll	12/18 – 3/19
Town Ballot for Funding Baldwin & Driscoll	May 2019
Baldwin School, Pre-K – 8 & RISE Online *	Sept 2022
Driscoll School, Pre-K – 8 Online *	Sept 2022
Pierce School, Pre-K – 8 Online (projected) *	Sept 2024

Deficient Spaces in Driscoll Today



Deficient Spaces in Driscoll Today

Classrooms

- Largest middle school class sizes in the district, in some of the smallest size middle school classrooms in the district
- Overall, more than 30 classrooms below MSBA standards, not including learning spaces in hallways and multiple classes in one room

Indoor common areas

- Undersized cafeteria: 5 lunches starting at 10:30 a.m. and ending at 1:00 p.m.
- Undersized auditorium/theater and gymnasium, and other common spaces
- Nursing area dramatically too small, resulting in medical equipment in the main hallway and serious student privacy concerns

Deficient Spaces in Driscoll Today

Outdoor areas

- Outdoor play space inadequate and poorly organized
- Field regularly not usable because of wet or muddy conditions
- Inadequate playground space for Extended Day (can't get licensed)

Operations

- The building has never had a complete renovation in its history, and its long-overdue HVAC replacement was postponed
- Environmentally inefficient as a result
- Inadequate operational and custodial space (no loading dock)
- Parts of the main building are bricked-over modular

Community Space

- Inaccessible community spaces
- Traffic circulation and drop off concerns

DRISCOLL SCHOOL

Schematic Design Phase

- The Work Accomplished Since December

Schematic Design Phase Work - Summary

- Schematic Design is an iterative process of establishing the detailed layout and organization of the proposed School.
- The Driscoll School Building Committee (SBC) is responsible for providing direction, guidance, and leadership on all aspects of design and decision making process at bi-weekly publicly posted meetings.
- The SBC represents a broad range of constituencies and experiences, including Driscoll staff and parents, community members who live in the Driscoll neighborhood, elected officials, and Town and School Department Staff.

Schematic Design Phase Work - Summary

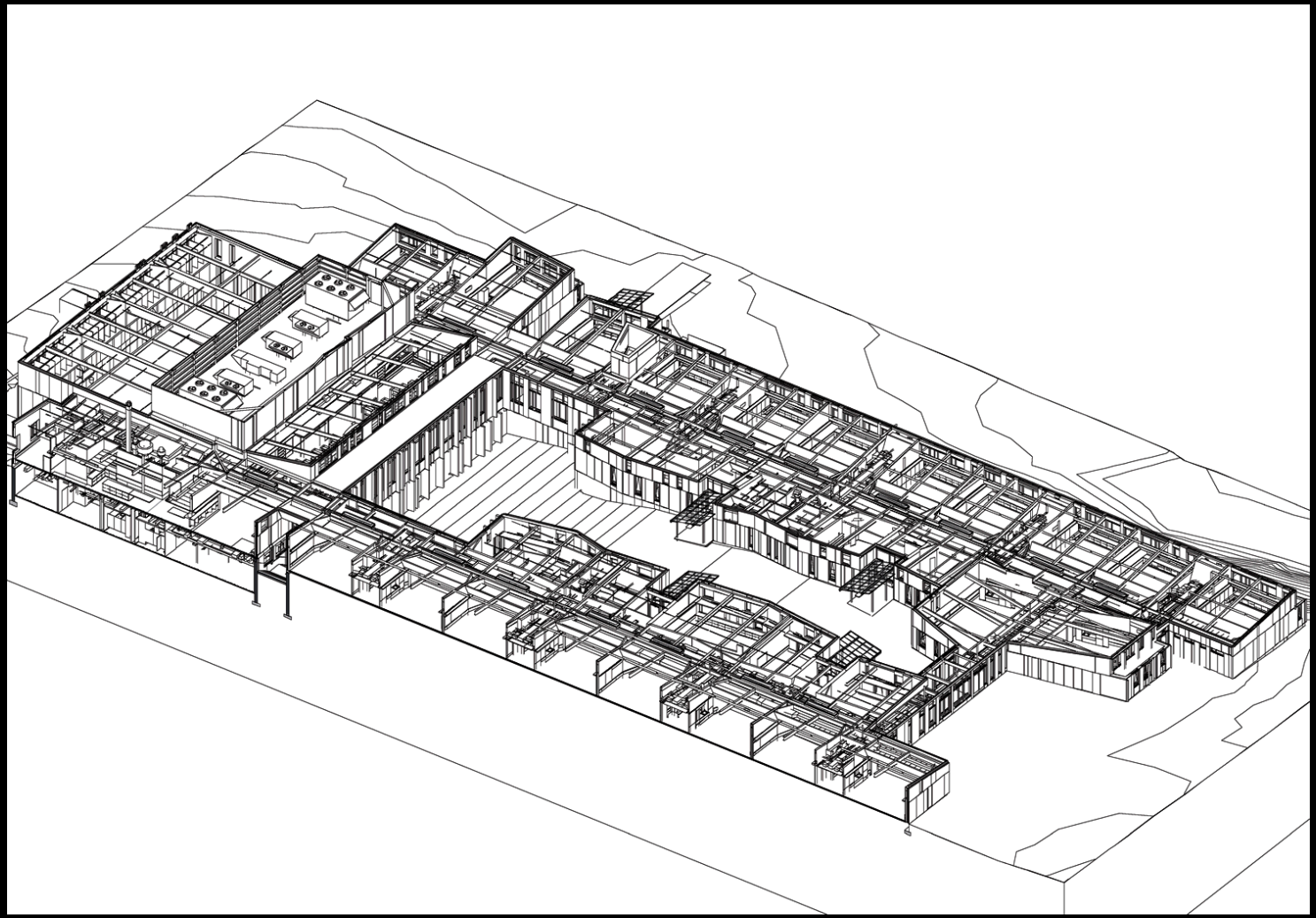
- **Educators and Parents** - Multiple meetings with Driscoll staff, parents, and Superintendent's team for detailed feedback on school design and adjacencies.
- **Town Boards** – Coordination of input from Community Forums last fall; community input at Select Board, School Committee, and Transportation Board (December, January, and February).
- **Town Departments** including Police, Fire, DPW, Parks and Recreation, Preservation.
- **Technical** - Architect's coordination with Geotechnical, Civil, Structural, Mechanical, Electrical, Plumbing, and Fire Protection engineers to develop coordinated design strategies.

Design Iteration and Development Process

Schematic Design

Design Iteration and Development Process

Sample – Design Development



Some Examples of Community Input

Comments	Responses
School should have more community-based and useable play space.	Decision to pursue with new building instead of renovation; Added 20,000+ SF in Useable Play Area.
Expand BEEP, Extended Day/After-School Options.	Added two additional BEEP Classrooms; Extended Day Storage and Office.
Invite diversity and collaboration within classrooms, within and across grades, and among teachers.	Flexible, creative spaces; Central Meeting area (learning commons) and outdoor terrace.
Renovations or a new building should be as ecologically friendly and as energy efficient as possible.	Building will have greater use of passive solar and other sustainable energy options, with lots of natural light.
Concern about narrow existing streets, Need to improve drop-off opportunities.	Widen and upgrade sidewalks on Westbourne and Washington; Separate drop-off sites for cars, buses, and deliveries.

Teacher Voice is at the center of the new design

Feasibility Phase (September 11th and 18th)

- Full Staff Meeting and Staff Small Group Meetings to provide their vision of the Driscoll School

Education Plan (January 8th)

- Faculty spent entire meeting reading specific sections of Education Plan and providing comments and suggestions

Schematic Design (January 16th – 30th)

- 25 meetings with 24 different groups of faculty, staff, and administrators to get input on classroom layout, adjacencies, learning and collaborative spaces, outdoor space, and offices

Some Examples of Staff Input (Educational Plan)

Included additional language related to growth mindset

- Defined that all students can become “well rounded, mathematical learners”.
- Personal expression and artistic voice as a primary goal of the visual arts program.

Highlighted further the collegial and collaborative culture among staff

- Added digital citizenship, media literacy, and the need to demonstrate learning across multiple disciplines.
- Play areas must be appropriate for a range of ages and be fully accessible.

Clarified need to locate centrally the maker space, fab lab, and art rooms

- Added need for tiered or angled seating for read-alouds.
- Quiet spaces nearby that can be used for one-on-one reading assessments.

Some Examples of Staff Input (Classroom Design)

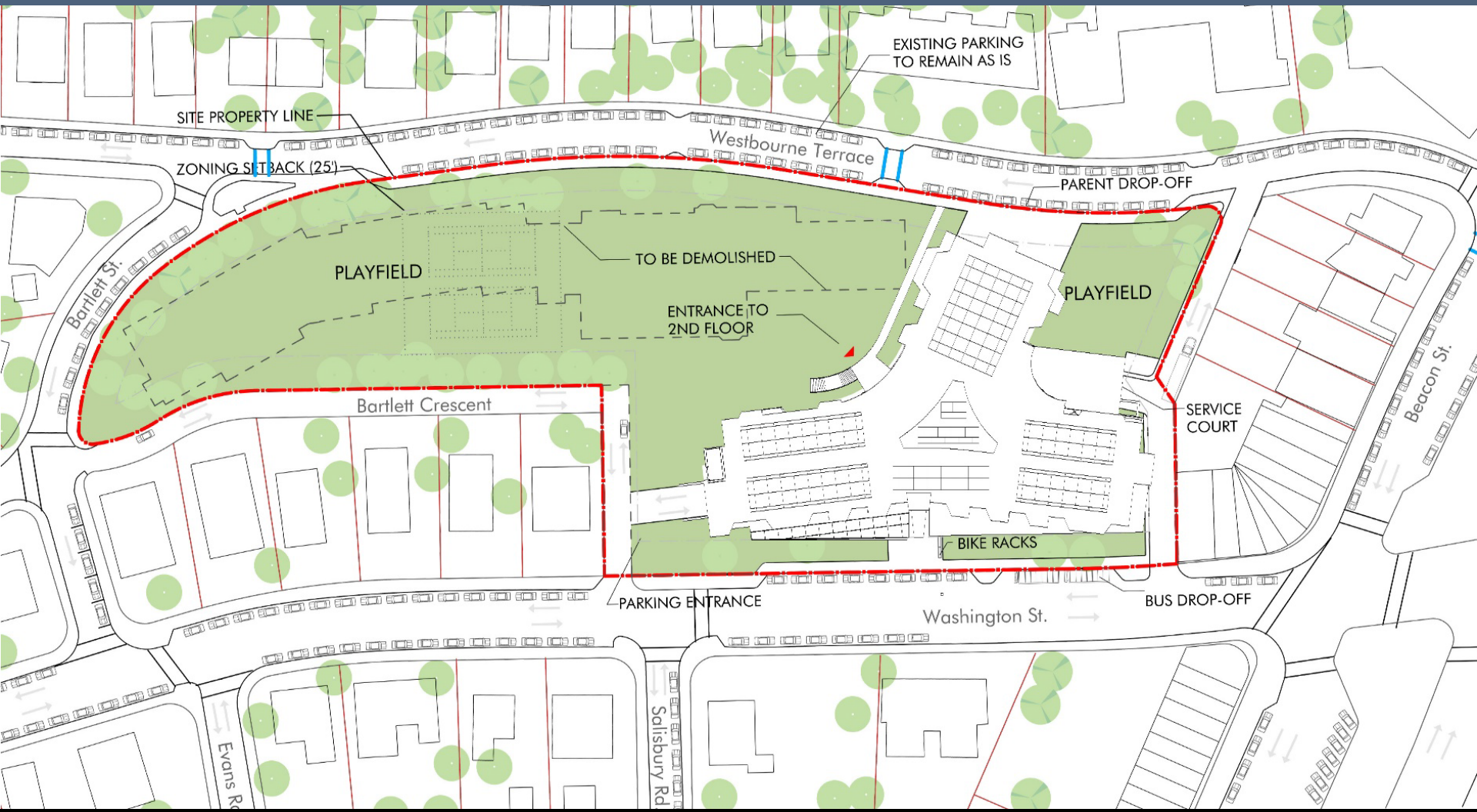
- Classrooms need to be flexible, multipurpose learning spaces
  - Very positive about basic “paired” configuration of classrooms with teacher collaboration spaces
- Add sinks, bookshelves, and storage spaces in classrooms
- Raised beds for planting
- Younger grades should have easy access to playground
- Guidance Suite , Fab Lab, Health Suite, and Art Rooms should be centrally located
- Special education, guidance, nurse need locking storage to safeguard records
- Multipurpose room – raised stage and near music rooms, stage left/right

DRISCOLL SCHOOL

School Design

- Floor Plans and Flythrough

Driscoll Site Plan

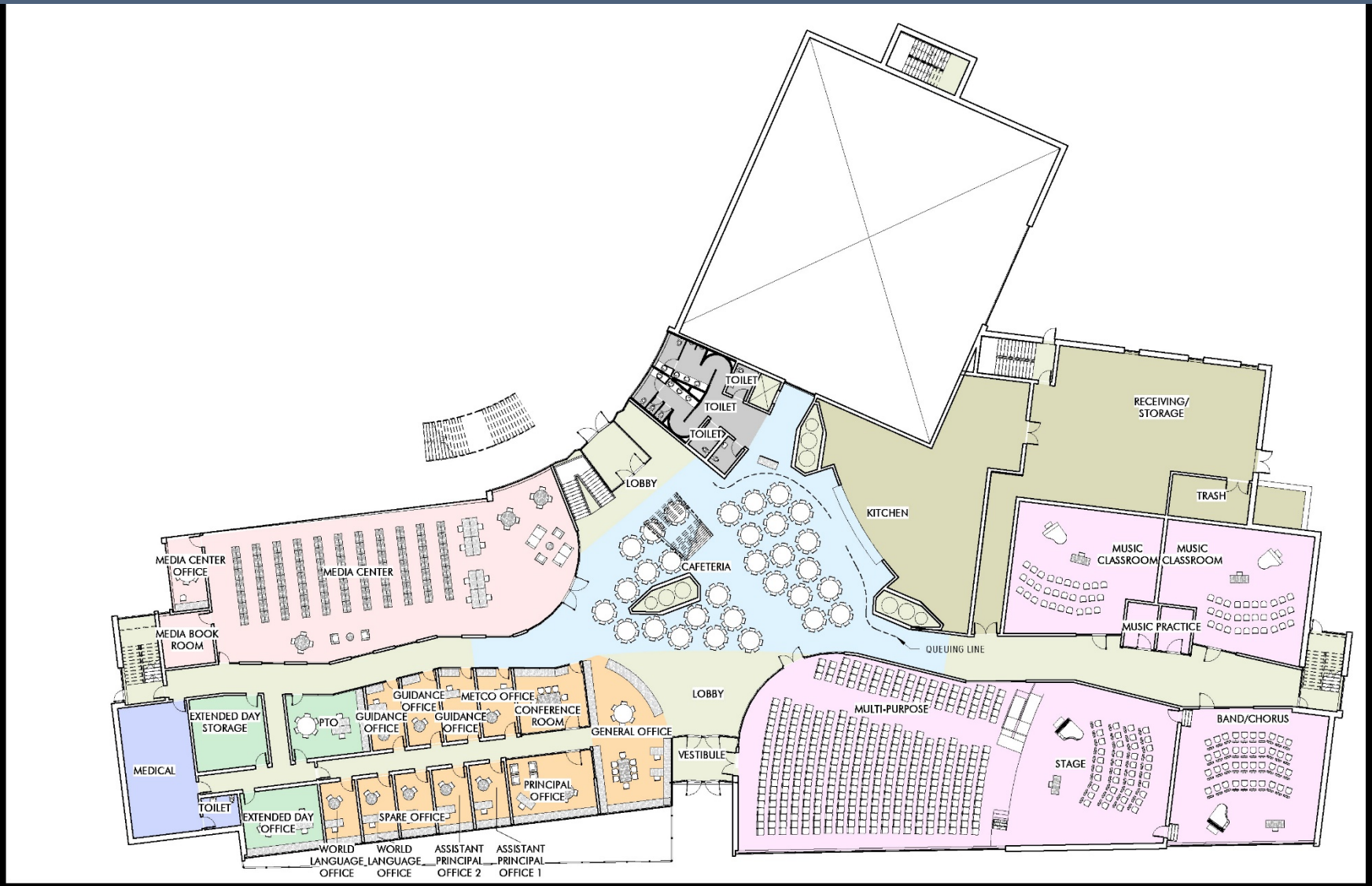


Driscoll Open Space Metrics

	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
H Modified Star	173,000 SF	155,500 SF	42,000 SF	97,000 SF	21,500 SF	12,500 SF	131,000 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

Anatomy of a Classroom

First Floor – Driscoll School



Second Floor – Driscoll School

3rd Floor – Driscoll School

4th Floor – Driscoll School

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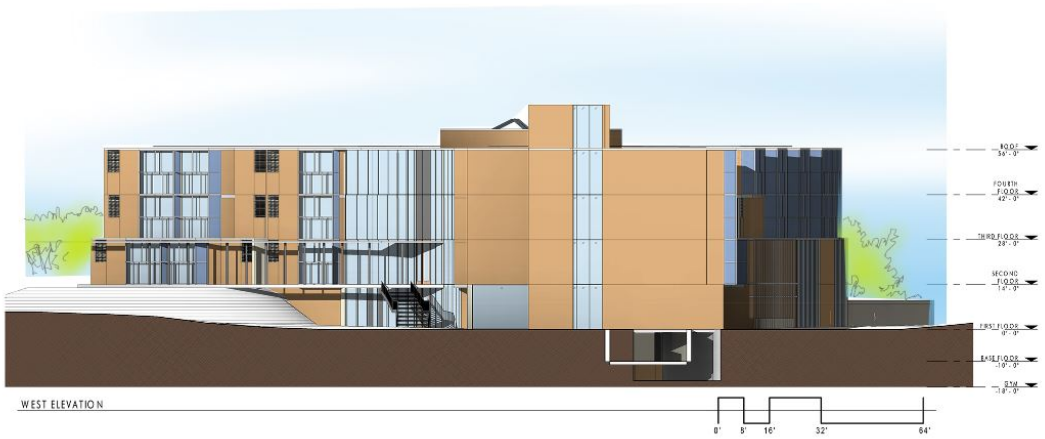
Basement Level – Driscoll School

Schematic Elevations

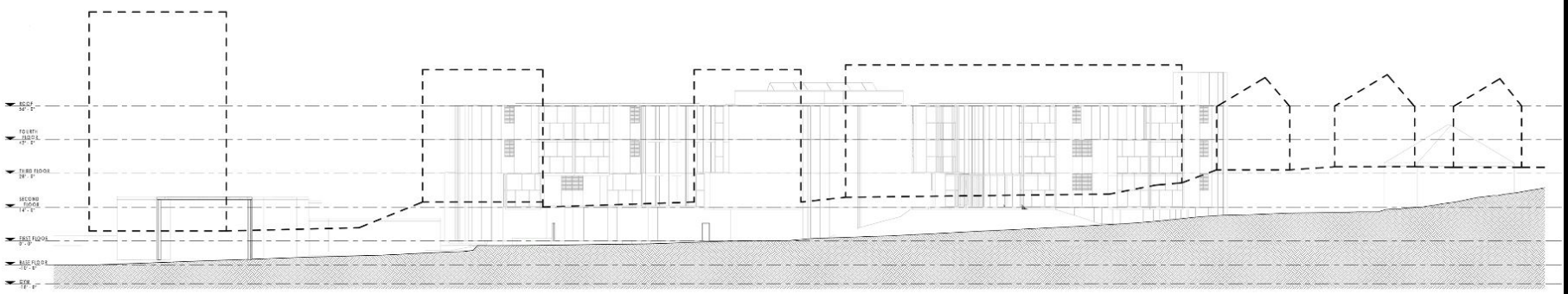


Schematic Elevations

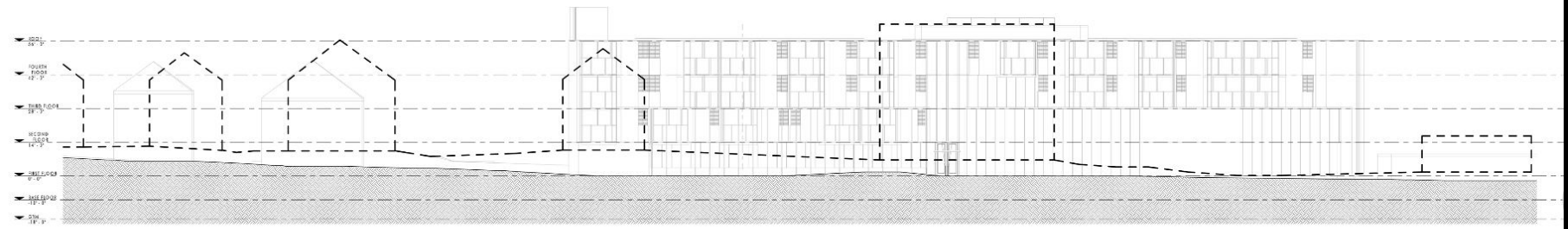
NORTH ELEVATION

NORTH-WEST ELEVATION

Driscoll Street Massing Diagram

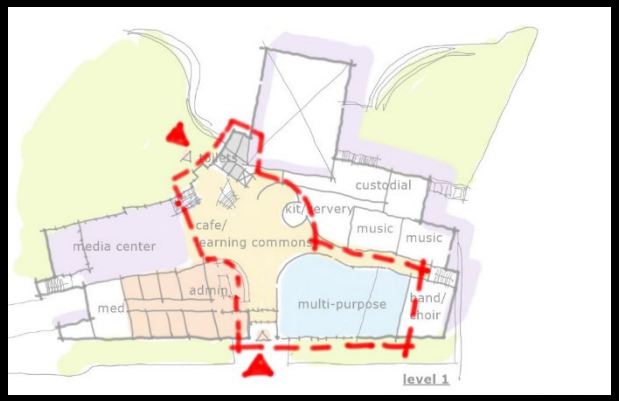


WESTBOURNE TERRACE ELEVATION

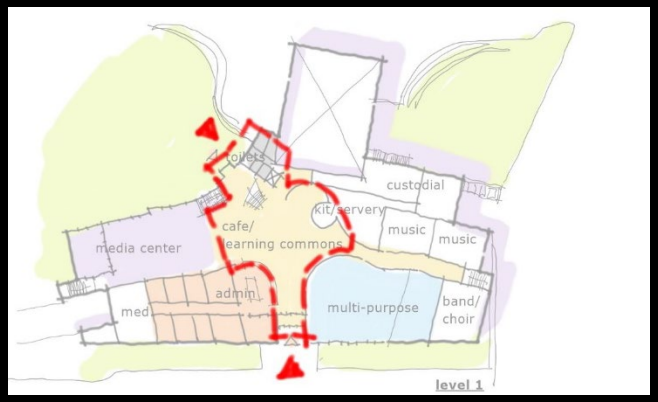


WASHINGTON STREET ELEVATION

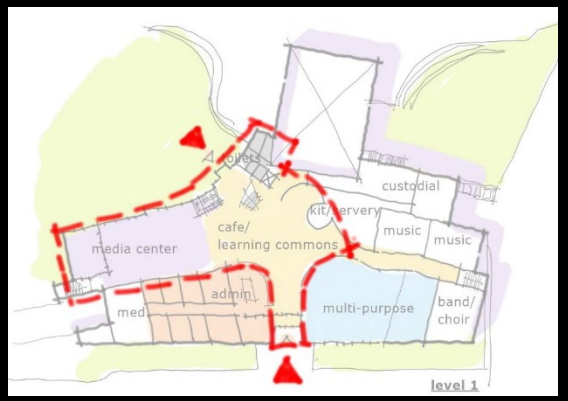
Modes of Operation



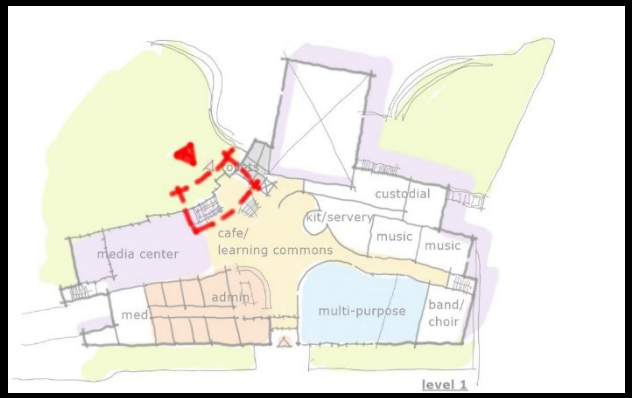
MULTI-PURPOSE ROOM/PERFORMANCE



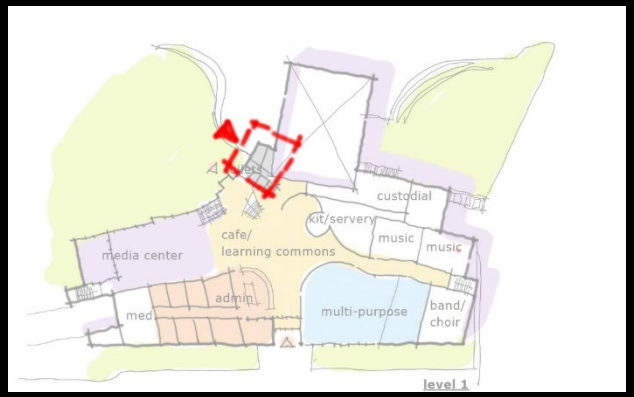
LEARNING COMMONS/CAFE



MEDIA CENTER/LEARNING COMMONS



ATHLETICS



PLAYFIELD/TOILETS

Driscoll Video Tour

Driscoll Video Tour

Driscoll Video Tour

Driscoll Video Tour

DRISCOLL SCHOOL

Construction & Project Cost Estimates

Construction Costs Drivers - Driscoll

Construction estimate includes several cost drivers not found in typical MSBA projects including:

- Boston Metro Area cost index – Construction costs approximately 20% above less developed areas in Massachusetts
- Structured Parking
- Fossil fuel free systems
- Pre-K program – requires additional sf per student and increased staff to student ratio
- Brookline K-8 standard Multipurpose Room – adds additional sf, double height

Construction Costs

Total Construction Cost

Estimated Bid or Guaranteed Maximum Price (GMP)
Includes:

Trade Costs:

- Hazmat Abatement
- Demolition
- Earthwork
- Utilities
- Landscaping
- Road and Sidewalk
- The Building

Markups:

- Design Contingency (% reduces over time during design)
- General Conditions
- Bonds and Insurance
- Escalation (% reduces over time during design)
- CMR

Total Project Costs - Driscoll

Total Project Costs include:

- Construction Costs: $87.2M
- Architectural / Engineering Fees: $8.7M
- Owner's Project Manager Fee: $3M
- CMR Pre-Construction Fee: $300k
- Legal Fees: $100k
- Commissioning: $125k
- Testing and Inspections: $120k
- Utility Fees: $100k
- Furniture, Fixtures, and Equipment: $1.6M
- Technology: $1.1M
- Moving Expenses: $90k
- Security: $100k
- Advertisement and Printing: $30k
- Construction Contingency (Hard Cost): $4.2M
- Owner's Contingency (Soft Cost): $2.0M

Projected Total Costs - Driscoll

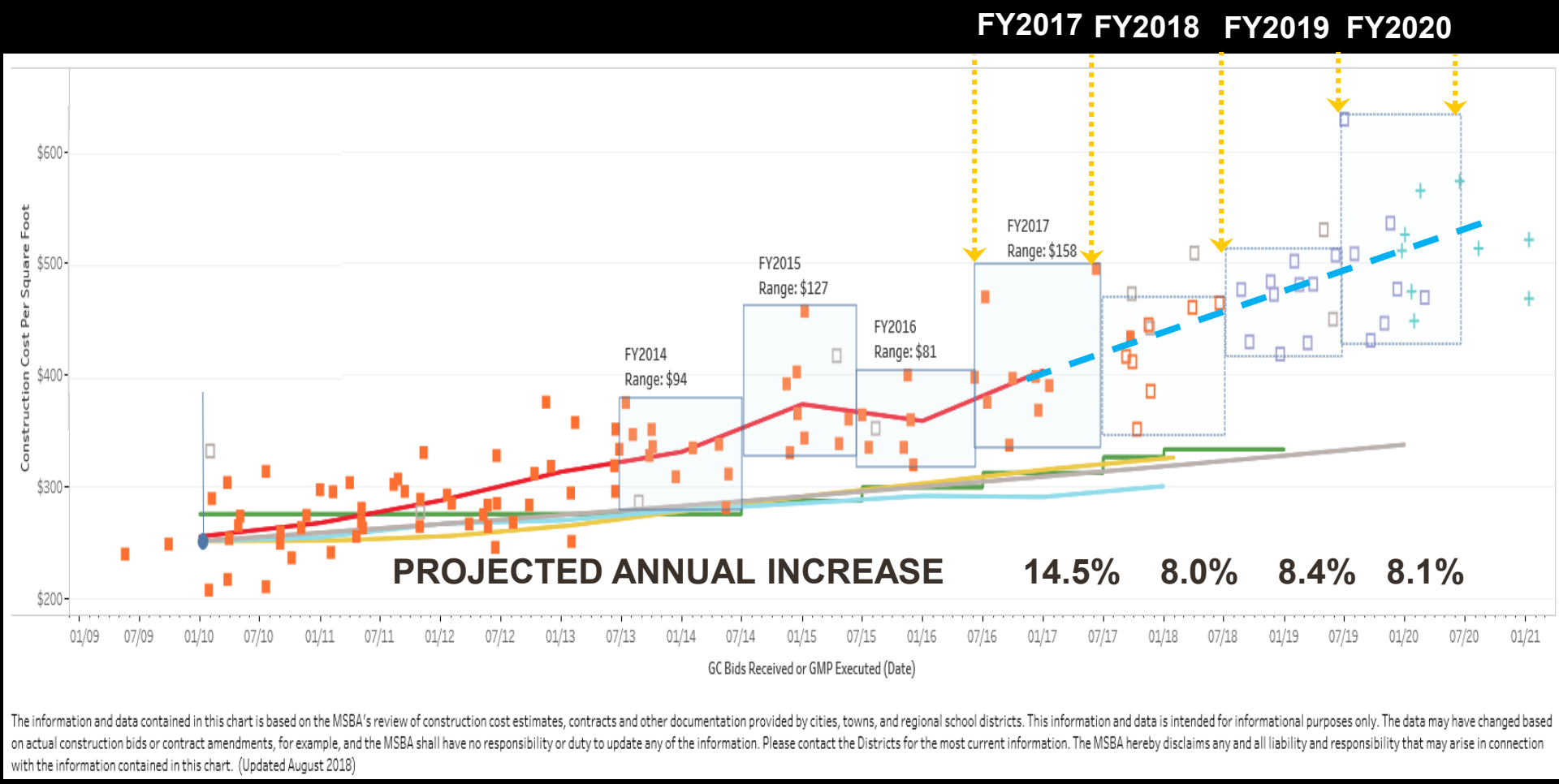
Project Cost	Construction Cost	Total Cost
Building and Site:	$77.4M	$96.6M
Play Area:	$2.0M	$2.5M
Structured Parking:	$2.8M	$3.4M
Fossil Free Allowance:	$5.0M	$6.3M
Total	$87.2M	$108.8M

Cost Comparison to Feasibility Study - Driscoll

	Construction Cost	Total Project Cost
Feasibility Study:	$84.3M - $89M	$104.5M - $110.3M
Schematic Design:	$87.2M	$108.8M

ESCALATION - RECENT MSBA SCHOOL PROJECTS

= Projected average school cost increase based on MSBA pipeline



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)

RECENT MIDDLE SCHOOL PROJECTS

(Sorted by Total Project Cost, adjusted for escalation)

Project Name	Students	Cost Escalated to 2020 Start ($M)
Lynn Middle Schools	1,660	$213
Saugus Middle/High School	1,360	$186
Coolidge Corner School	1,010	$154
Beverly Middle School	1,395	$136
Holyoke Lawrence Middle School	1,100	$132
Abington Middle/High School	1,115	$129
Natick Kennedy Middle School	1,000	$116
Dennis-Yarmouth Mattacheese Middle School	940	$113
Westport Middle/High School	860	$112
New Driscoll	800	$109
Boston Dearborn STEM Academy	600	$94
New Baldwin	450	$83
Quincy Sterling Middle School	430	$70

RECENT MIDDLE SCHOOL PROJECTS

(Sorted by Cost per Square Feet, adjusted for escalation)

Project Name	Students	Cost/SF
Coolidge Corner School	1,010	$783
Baldwin Including Parking and Fossil Free	450	$764
Boston Dearborn STEM Academy	600	$730
Quincy Sterling Middle School	430	$727
Baldwin Base Building, Landscape, and Pedestrian Improvements	450	$703
New Driscoll Including Parking and Fossil Free	800	$698
Saugus Middle/High School	1,360	$693
Lynn Middle Schools	1,660	$674
Natick Kennedy Middle School	1,000	$638
New Driscoll - Base Building and Landscape	800	$636
Holyoke Lawrence Middle School	1,100	$617
Dennis-Yarmouth Mattacheese Middle School	940	$614
Westport Middle/High School	860	$597
Beverly Middle School	1,395	$586

Three-School Solution – Phase 1

	Net Added Classrooms	Total Project Cost	Projected % Tax Impact
Baldwin School, PK – 8 w RISE	27	$87,600,000	2.8%
Driscoll School, PK - 8	**10**	**$108,800,000**	**3.4%**
Projects Combined	37	$196,400,000	6.2%

Projected Tax Impact of Debt Exclusion - Combined

Total Project Cost: $196,400,000

Interest Rate: 5.00% Term 25 Years

Annual Debt Service: $13,935,063

Projected Tax Impact on Median

	FY2019 Median Assessment	Projected Yearly $ Tax Impact	Projected % Tax Impact
Single Family Home	$1,622,350	$782	6.2%
Condo	$707,500	$250	6.2%
Commercial	$2,003,300	$1,913	6.2%

DRISCOLL SCHOOL

Safe School Access: Pedestrian, Bicycle, and Vehicle

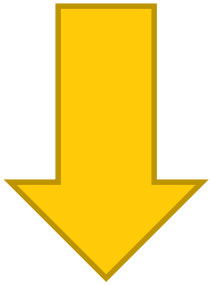
Driscoll School - Today

Two primary entrances –

1. Front Door –
    - Accessed by narrow sidewalks on Westbourne
    - No bike lanes on Westbourne
    - Car and bus drop off, bikers, and walkers all compete for limited sidewalk area and drop off space
    - 1 Bike Rack – not covered
2. Rear Door
    - Accessed by walkers and bikers going through active parking lots.
    - No dedicated sidewalks lead to doorway
    - Deliveries also happen in this lot
    - 1 Bike Rack – not covered

The New Driscoll School

- Students increase from 631 to 800
- Because of density in surrounding neighborhood, School Assignment Zone will not increase significantly
- All students will continue to live within walking distance
- The vast majority of students will continue to get to school by walking



Necessary to improve walkability and bike-ability and to increase safety for pedestrians and cyclists

The New Driscoll School

Improving Safety for Walkers

- Widen and upgrade sidewalks on Westbourne (south side), and Washington (north side)
- Improve crosswalks at: Salisbury Road, Westbourne, Beacon, and at service delivery right of way
- Improve signage on Westbourne, Beacon, Bartlett, and Washington including “Your Speed Is” electronic warning signs, and a RRFB on Washington
- Organize vehicle traffic so cars, deliveries, and buses/vans have separate and distinct drop off areas with sufficient space that does not interfere with pedestrians
- Add stops signs on Bartlett Crescent (both ends), school driveway, service delivery right of way

The New Driscoll School
Improving Safety for Walkers

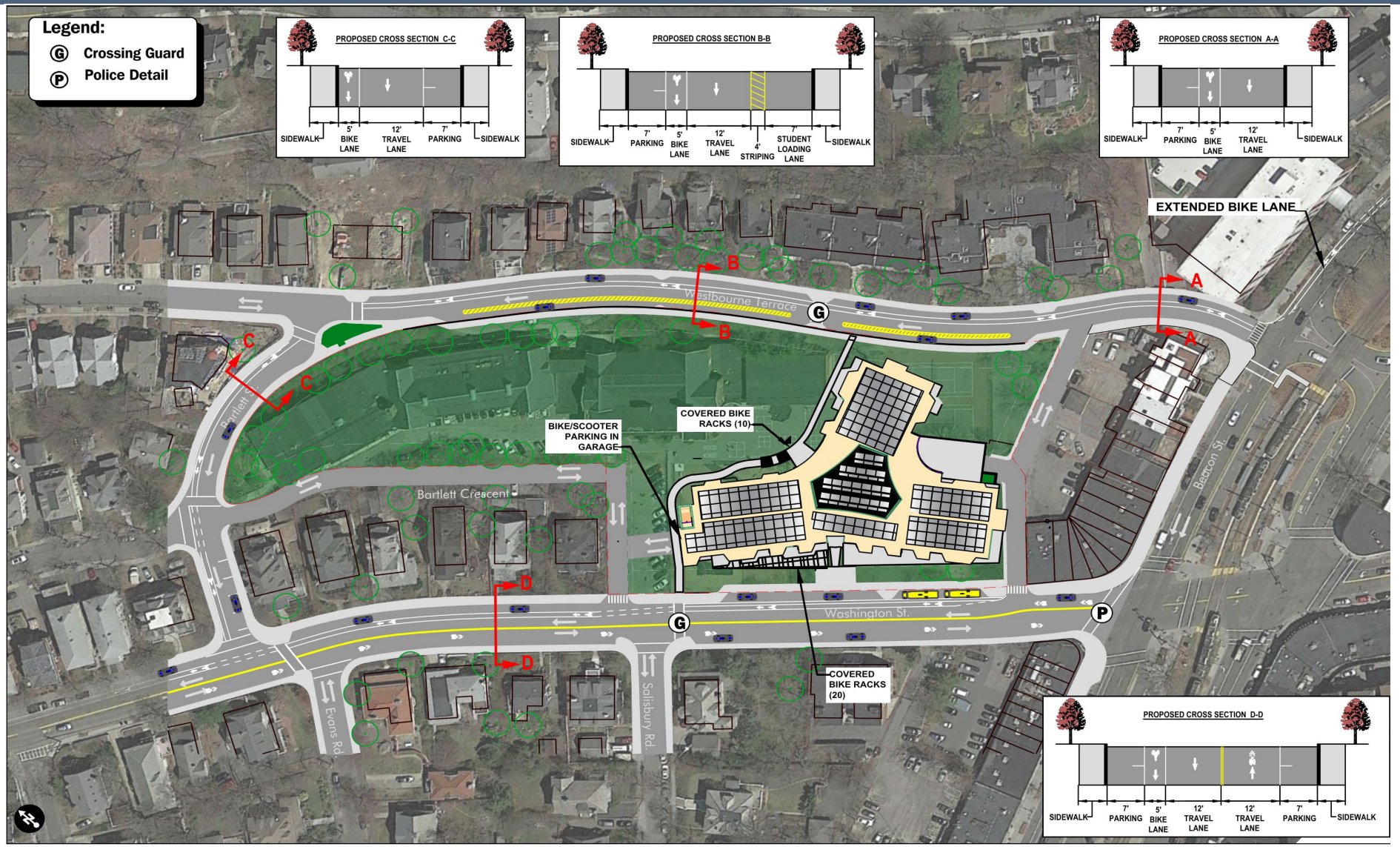
The New Driscoll School

Encouraging Biking and Improving Safety for Cyclists

All of the improvements for walkers PLUS

- Covered bike racks at both entrances *(will confirm how many during Design Development)*
- Staff will have bike and scooter parking underneath building
- Two staff showers
- Designated bike lanes

Improving Safety for Cyclists
Westbound bike lanes on Westbourne and Washington

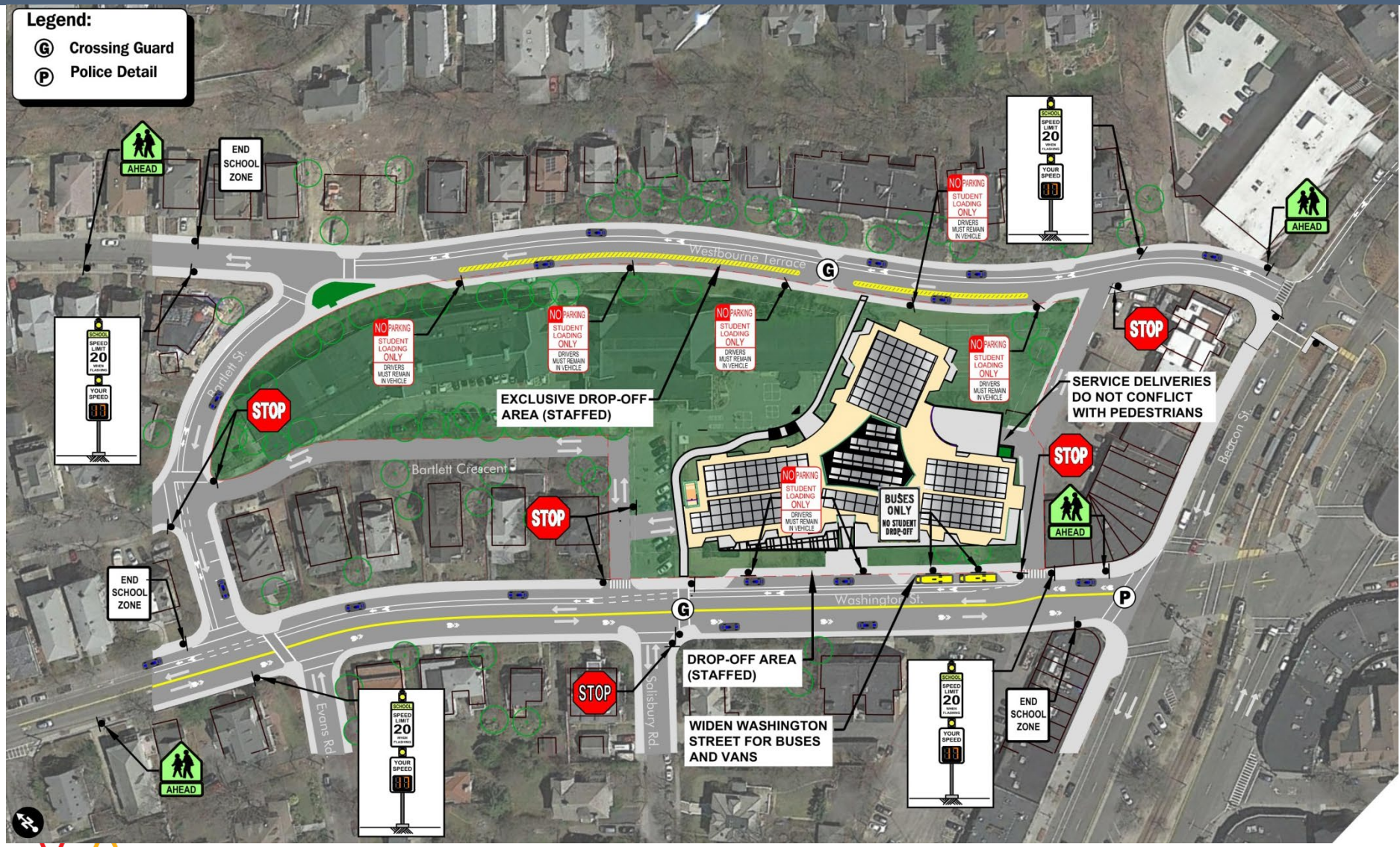


The New Driscoll School

Improving Vehicle Safety

- Separate, designated areas for car drop off (Westbourne), bus drop off (Washington) and deliveries (Service Road Right of Way)
- Designated staff stationed at drop off areas to support safety for those exiting cars and pedestrians
- Parents and caregivers will be given explicit instruction and information about how drop off and pick up will work
- Staff will help enforce these guidelines
- Westbourne widened to have a full parking lane that will used for drop off and pick up. Includes 4’ lined safety buffer separating cars dropping off/picking up students from travel lane
- Washington St widened to for bus, van, and handicapped parking that is separate from the westbound travel lane

The New Driscoll School
Improving Vehicle Safety



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- Diverse opinions exist among those gathered here tonight.
- **Our** job is to make sure that
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  - ❖ No one is silenced because they are afraid to speak up

Please be respectful of others by

1. Listening carefully to everyone
2. Honoring each other's experience and perspective
3. Taking turns speaking – moderator will call on people during Q&A
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DRISCOLL SCHOOL

Questions & Comments

Next Steps

1. Further detail of design upon Transportation Board approval during Design Development Phase *(July 2019 – June 2020)*
2. Construction Management plan developed *(July 2019 – June 2020)*
3. Development of Procedures and Guidance for families for walking, biking, and drop off *(Fall 2022)*

DRISCOLL SCHOOL

Going Green @ Driscoll

Sustainability and Environmental Features

1. Site:

- Improve Storm Water Runoff
- Assess Potential Hazards in the Soil
- Reduce Heat Island Solar Absorption
- Reduce Light Pollution
- Provide Community Use

2. Reduce Energy Use:

- "Fossil Free" Systems
- Photovoltaics on Roof
- 3rd Party Verification of Mechanical Systems and Envelope Performance
- High Efficiency Heat and Hot Water Systems
- Excellent Thermal Insulation

3. Reduce Water Consumption:

- Low Flow Fixtures
- Minimize Irrigation
- Meter Usage

4. Materials and Resources:

- Design for Reduced Life / Cycle Costs
- Use Environmentally Friendly Materials
- Recycle Demolition and Construction Waste

5. Indoor Environmental Quality :

- Excellent Indoor Air Quality
- Use Low -Emitting Materials
- Enhanced Acoustic Performance
- Incorporate Daylighting
- Provide Access to Outdoor Views