

NOTES OF MEETING

project	Driscoll School	project no.	1823
date	2/08/19, 7:30 am	location	Brookline Town Hall
re	School Building Committee #8 design review, site design, sustainability		
present	Susan Wolf Ditkoff, Co-Chair, School Committee Karen Breslawski, Building Commission David Leschier, Advisory Committee (by phone) Nancy O'Connor, Parks and Recreation Commission Sara Stoutland, Community Representative Dan Deutsch, Community Representative Victor Kusmin, Community Representative Arjun Mande, Community Representative (by phone) Lakia Rutherford, Community Representative/METCO 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 Heather Hamilton, alternate Select Board Jonathan Levi, JLA Carol Harris, JLA Philip Gray, JLA		
Distribution:	attendees; project file Neil Wishinsky, Co-Chair, Select Board Val Frias, Community Representative/ Special Education Parent Advisory Council Mel Kleckner, Town Administrator Ali Tali, Public Works, Engineering and Transportation		

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- 1) 1/24/19 SBC meeting minutes approved.

Traffic and Parking Update - A summary of the Transportation Board meeting on 1/28/19 was provided by Ben Lummis. The Board was very divided and discussed for nearly 90 minutes. The Board approved the maximum number of parking permits in order to provide the most design flexibility. The design team will meet with Safe Routes and incorporate their comments.

Ben Lummis provided an update on the Driscoll Education Plan. Input from the many faculty and department meetings is being incorporated including comments from: Pre-K, extended day, gym, parks & rec, administration, special education, custodial & kitchen. Faculty and Department input will continue through the Design Development phase.

- 2) Site Design – Jonathan Levi introduced Bryan Jareb of Halvorson Design, the Landscape Architect. JLA and Halvorson met with Brookline Parks and Rec staff on 1/30/19 and discussed potential program features. Parks and Rec is heavily involved in the design process and acknowledged this phase is to develop designs for pricing only. Bryan reviewed the existing exterior areas and noted the site has a significant 20' grade change from one end to the other. Images were shown of potential types of outdoor features such as: splash pads, play areas, and seat walls. Three options were presented:
- Option A: Bi-Nuclear. Includes separate Pre-K play area, playspace, playfields, amphitheater with terracing, and multiple access points to the building.
 - Option B: Fountain Plaza. Includes splash pad as a central focus that can alternatively act as a paved play area when water not on.
 - Option C: Diagonal Axis. Terraced to provide more gradual grade change.

Comments included:

- Nancy O'Connor reiterated the outdoor programming is not resolved and at this time just looking to find agreement on a budget. The tennis courts are still an option and will get more input from the neighbors.
- Turf vs. grass field- Turf can be used in early spring when natural grass areas are closed (this can be about half of the time). Historically, the Driscoll community asked for a turf field to Parks & Rec. Superintendent Bott noted that turf is a good option for students on wet days as a safer option to wet playground equipment. Recommend to carry turf option as a line item in the pricing.
- Potential for community gardens.
- The outdoor space is school grounds but also a neighborhood park.



- Splash pad may be used a water feature in summer and weekends, but can also double a paved play area during the days. Recommended keep splash pad for pricing.
 - Like Pre-K play area separated from middle school student play area.
 - Basketball Court- court looks to be far away from school in Options A and B. Questioned if could swap the basketball court and soccer field. Responded that court and field locations fit best in the shape of the site. It was noted that kids will flock to the court no matter where it is and it will be supervised. The Coolidge Corner courts are further away from the school. The court location needs review with neighbors. Court size, middle school vs. high school size, to be verified.
 - All entrances will be accessible (a code requirement). Options will include ramps and sloped walkways to the entrances.
 - Perimeter walk- reduces the areas available for play space since a berm or large retaining wall needed to negotiate grade change from Westbourne Terrace. Suggested to keep perimeter walk in for pricing and design the retaining wall as a feature.
 - Number of play structures needed, 2 or 3. Superintendent Bott suggested 3 play structures as it is appropriate for the size of school. Recommended to include 3 play structures for pricing.
 - Bird Sanctuary- existing area is not a formal designation. A pocket park is not a required feature of final design.
 - Outdoor Classroom- not a part of the Education Plan. A program for this has not been defined.
 - Outdoor Storage- needed for P.E. teachers. Questioned if should be an out building or basement space. Determined separate building is not preferable.
 - Access to toilet rooms from exterior preferred.
 - Provide shade – from trees.
- 3) Budget – Philip Gray, JLA, summarized what is included in Total Construction Cost and Total Project Cost (see slide). Total Project Cost is how much the Town has to pay and includes the construction costs plus items like design fees, legal fees, furniture, technology, contingencies, etc.

Cost escalation- an 8%/year escalation is included in the pricing; this escalation number is used by the MSBA. When look at escalation graph (see slide) can see that there is a cost to delay a project - it can be estimated at 200-300K per month.

Cost Comparisons- The new Driscoll School was compared to other recent school projects by Total Project Cost, cost per student, and cost per square foot (see slides). Costs of the other schools were adjusted with the same escalation for a more accurate comparison. It is evident that larger schools in enrollment and size are less expensive per student. The new Driscoll school numbers include the Fossil Fuel Free cost, the other schools do not include this.

- Questioned if elementary schools more or less expensive. Responded that they are less because they do not include full Science Labs. Comparative schools used were middle schools because they are more expensive than elementary schools as they include Maker Space, Sciences, Multi-Purpose, and more SPED spaces.
 - Questioned if there were other K-8 schools that could be included for comparison that were non MSBA. Suggested investigating King Open in Cambridge (this is 2 schools), Lexington, and Newton.
- 4) Sustainability – The architectural model has been issued to the engineers for energy modeling. Brookline has aggressive performance requirements, including a EUI 30 (Energy Use Intensity) that affects how heavily the building is insulated and amount of glazing area. A feature of this design is that a large portion of the gymnasium is buried which helps with minimizing heat loss.
- 5) Upcoming Meetings-
- Tuesday, Feb 26, 7:30am. Review plans, project costs, safe access to site.
 - Thursday, Mar 7, 7:30am. Wrap up meeting. Clarify what/who needs to meet. Vote.

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

