

TOWN OF BROOKLINE
Baldwin and Driscoll Schools
Schematic Design Update

Brookline Building Commission
March 12, 2019



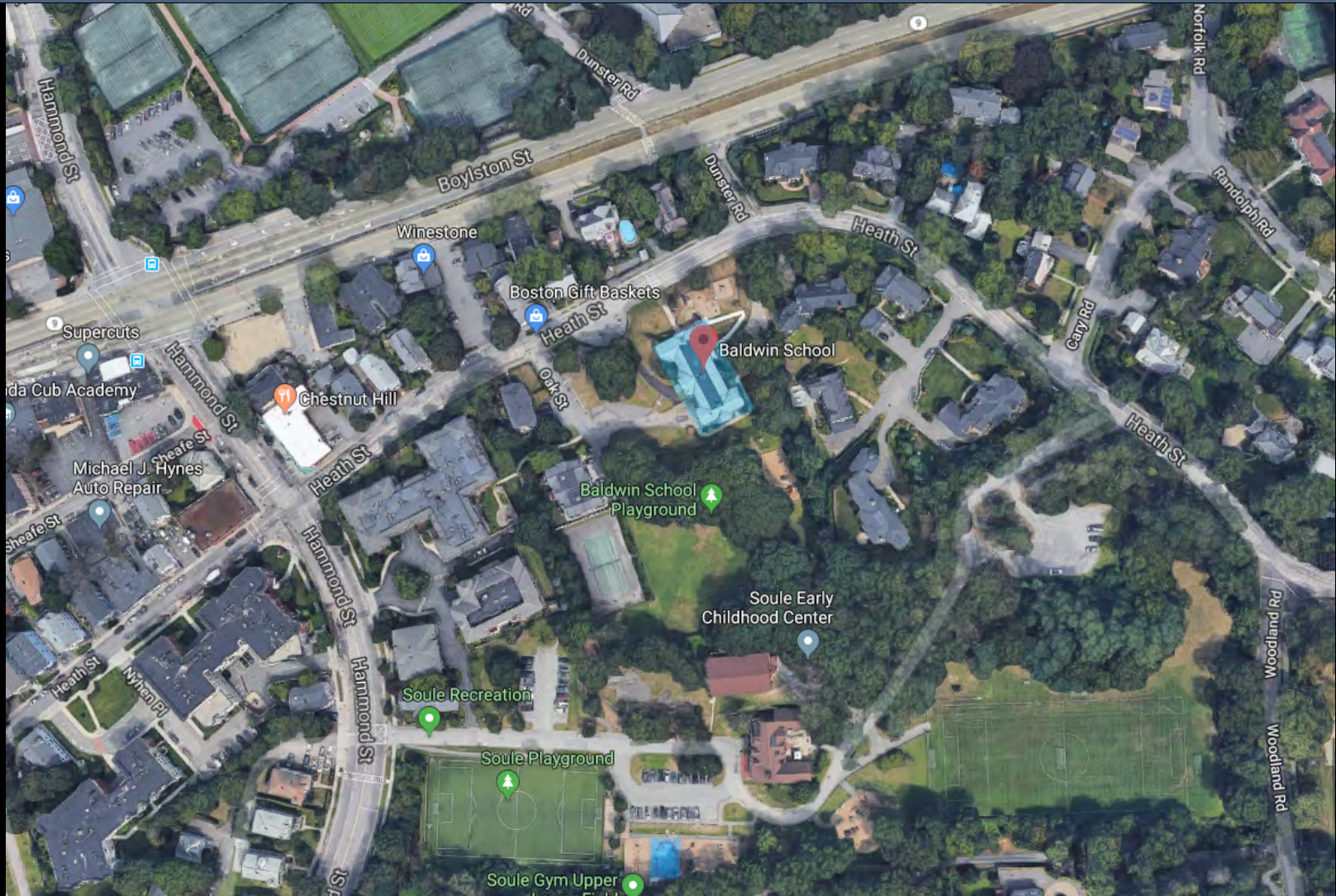
TOWN OF BROOKLINE

Public Schools Classroom Expansion Program

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



Baldwin Neighborhood



Baldwin Site Plan



Baldwin Pedestrian Safety Improvements



Baldwin Area Existing Sidewalk Locations

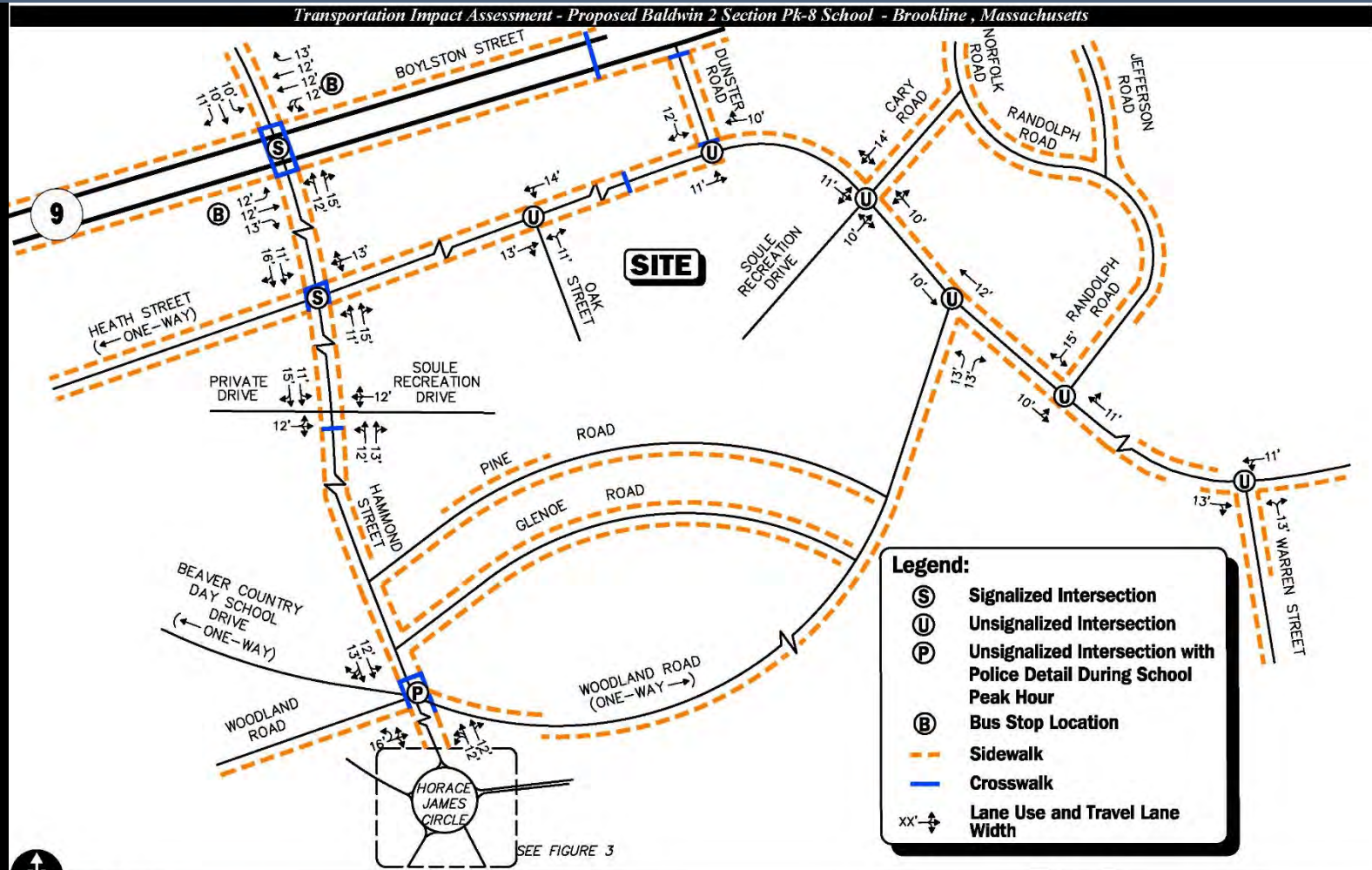


Figure 2

Existing Intersection Lane Use, Travel Lane Width and Pedestrian Facilities

Baldwin Town Traffic / Pedestrian / Bike Improvements

- **Horace James Circle Improvements**
 - Town Discussions with DCR

- **Woodland Road**
 - Alternatives Developed
 - Signal at Hammond Street

- **Hammond Street**
 - Road Diet under review
 - Bicycle Lanes

- **Heath Street (West)**
 - Contra flow bike lane – Concept level

- **Area sidewalks upgrades**

- **Route 9 pedestrian crossing safety upgrades**

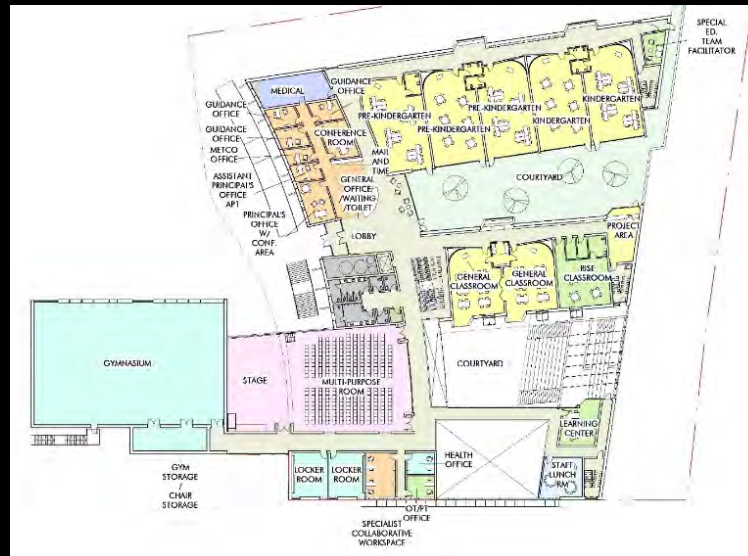
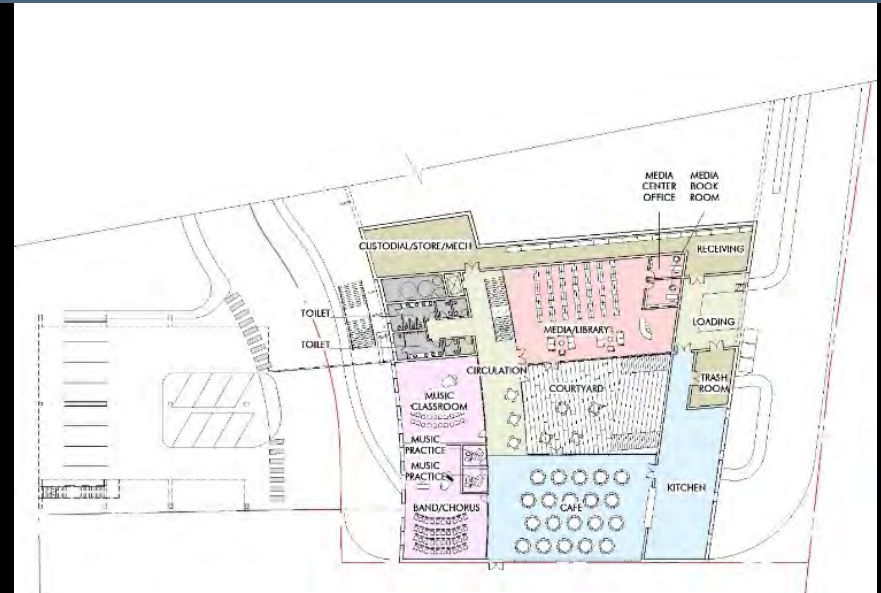
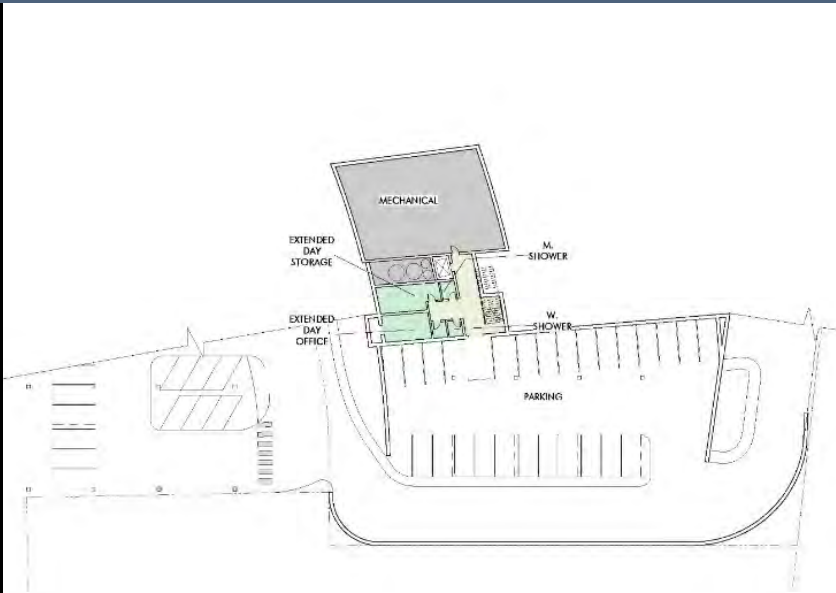
- **Hammond Street at Heath Street**
 - Signal Changes

- **Hammond Street at Route 9**
 - Consider Leading Pedestrian Interval (LPI)

Anatomy of a Classroom



Floor Plans Baldwin



Floor Plans Baldwin



Schematic Elevations



SOUTH ELEVATION



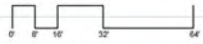
WEST ELEVATION



Schematic Elevations



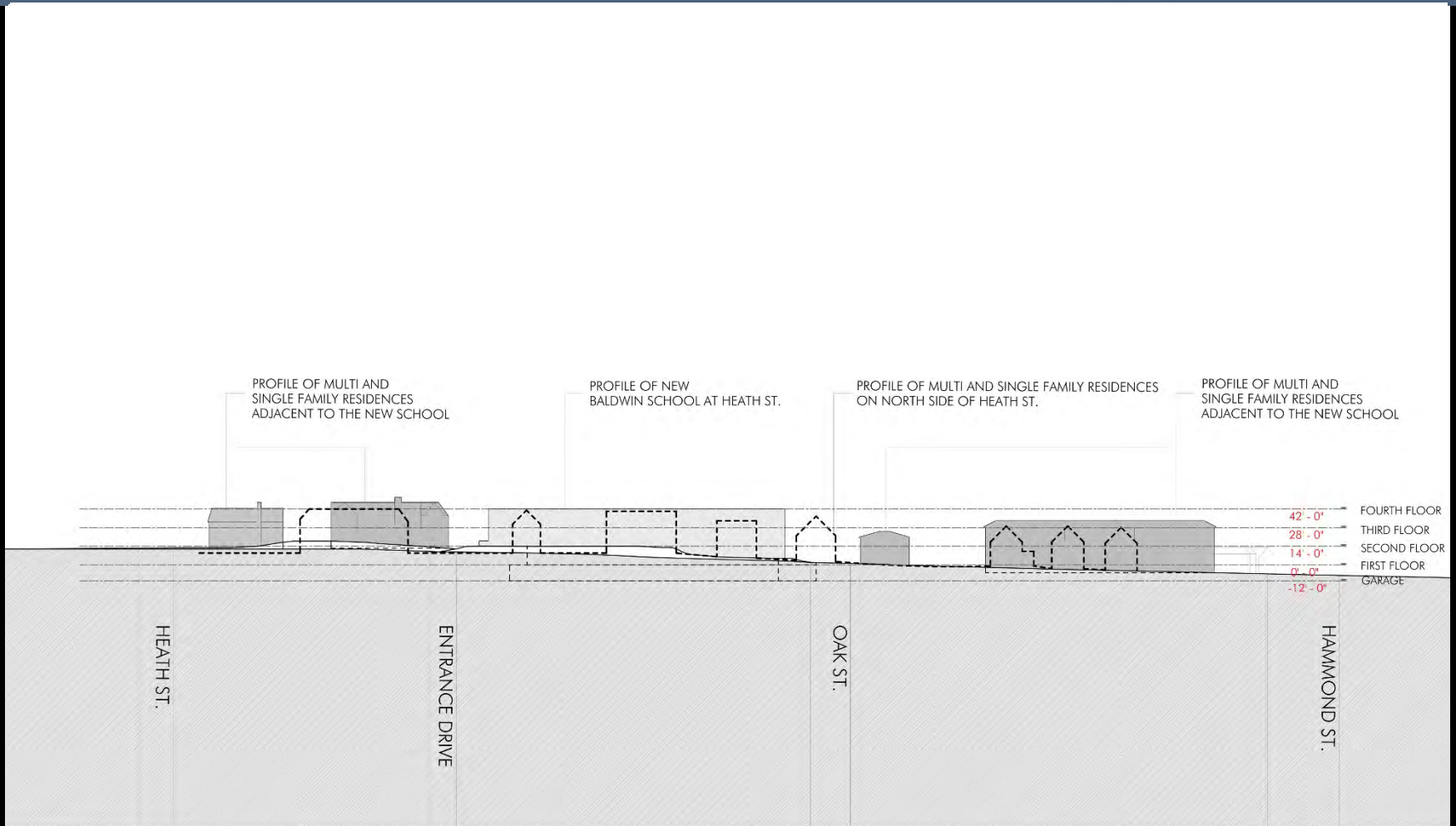
NORTH ELEVATION



EAST ELEVATION



Street Massing Diagram

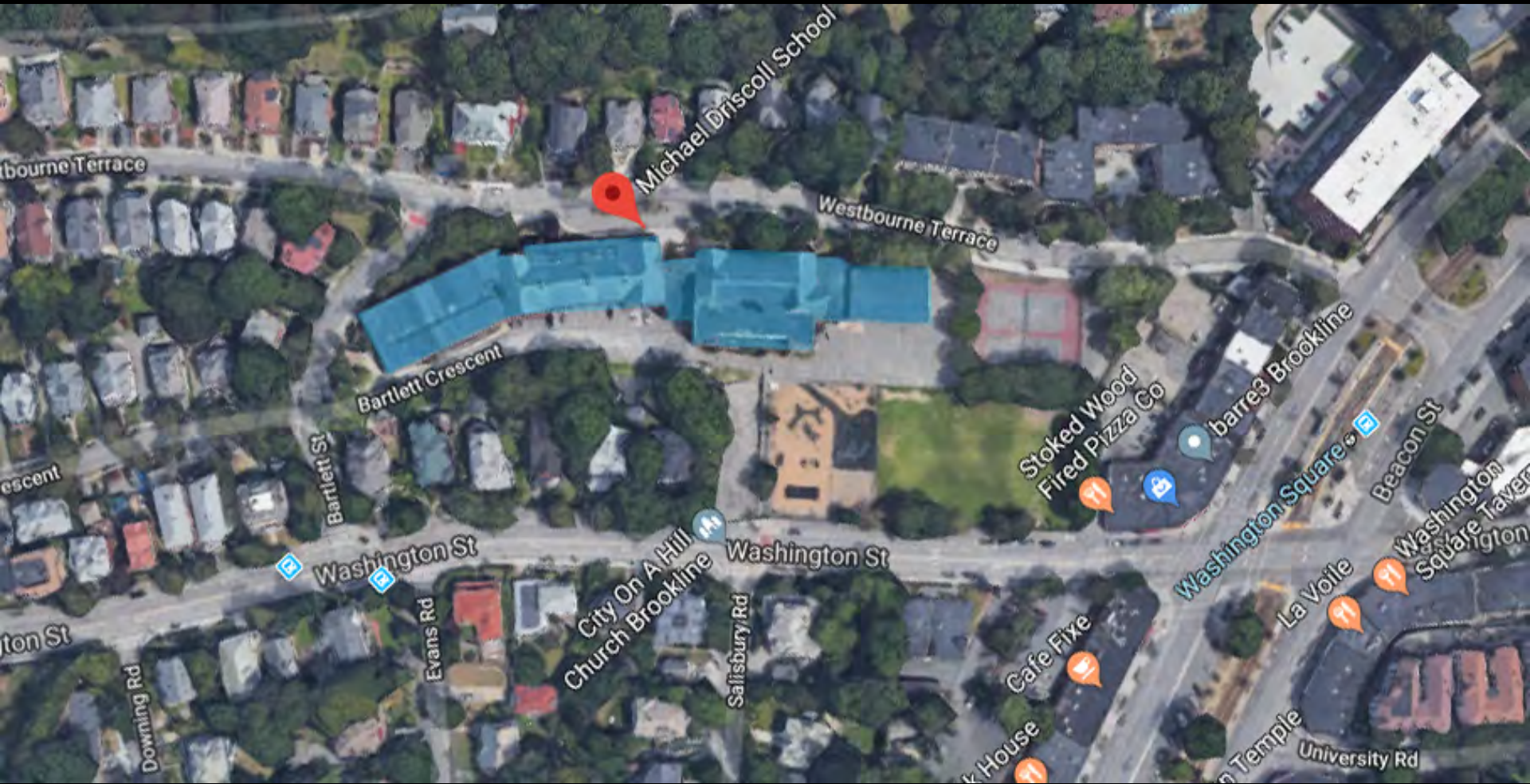


HEATH STREET ELEVATION
MASSING DIAGRAM
BALDWIN SCHOOL, BROOKLINE

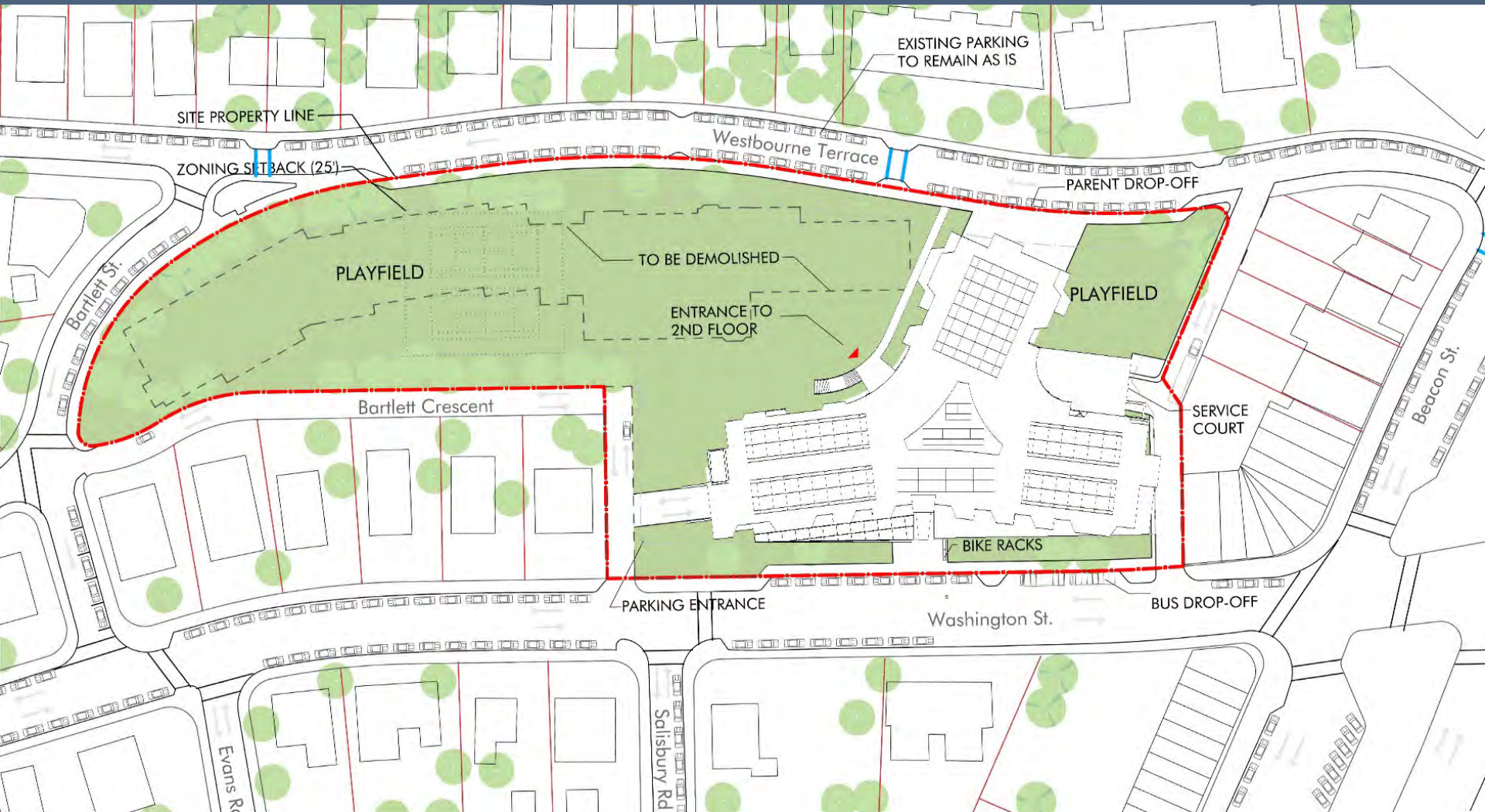
Baldwin Video Tour



Driscoll Neighborhood



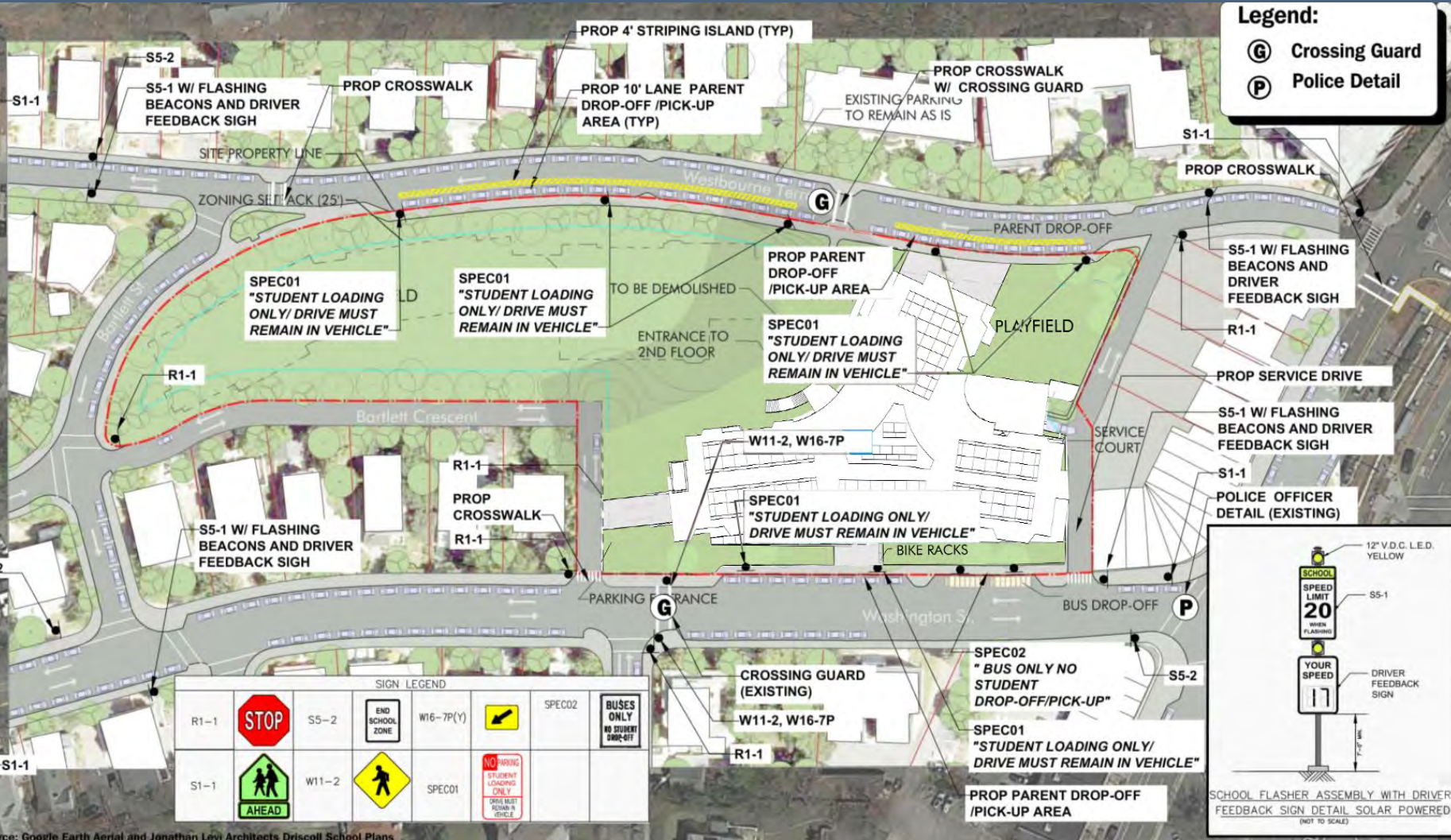
Driscoll Site Plan



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

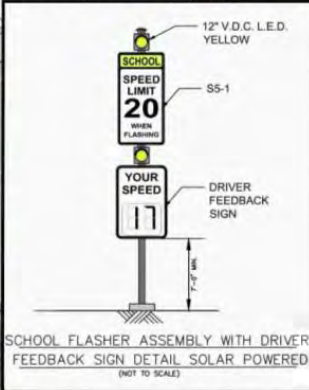
Driscoll Pedestrian Safety Improvements



Legend:

- G** Crossing Guard
- P** Police Detail

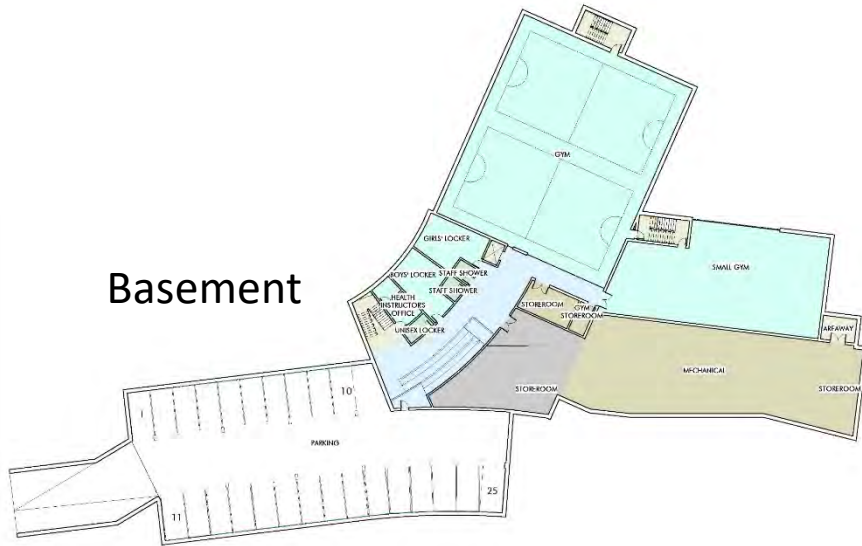
SIGN LEGEND							
R1-1		S5-2		W16-7P(Y)		SPEC02	
S1-1		W11-2		SPEC01			



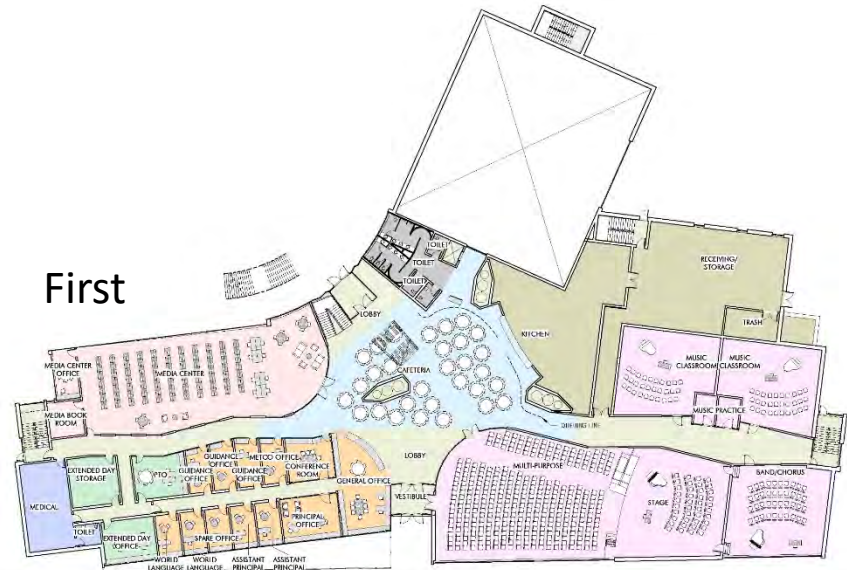
Source: Google Earth Aerial and Jonathan Levi Architects Driscoll School Plans

Driscoll Floor Plans

Basement



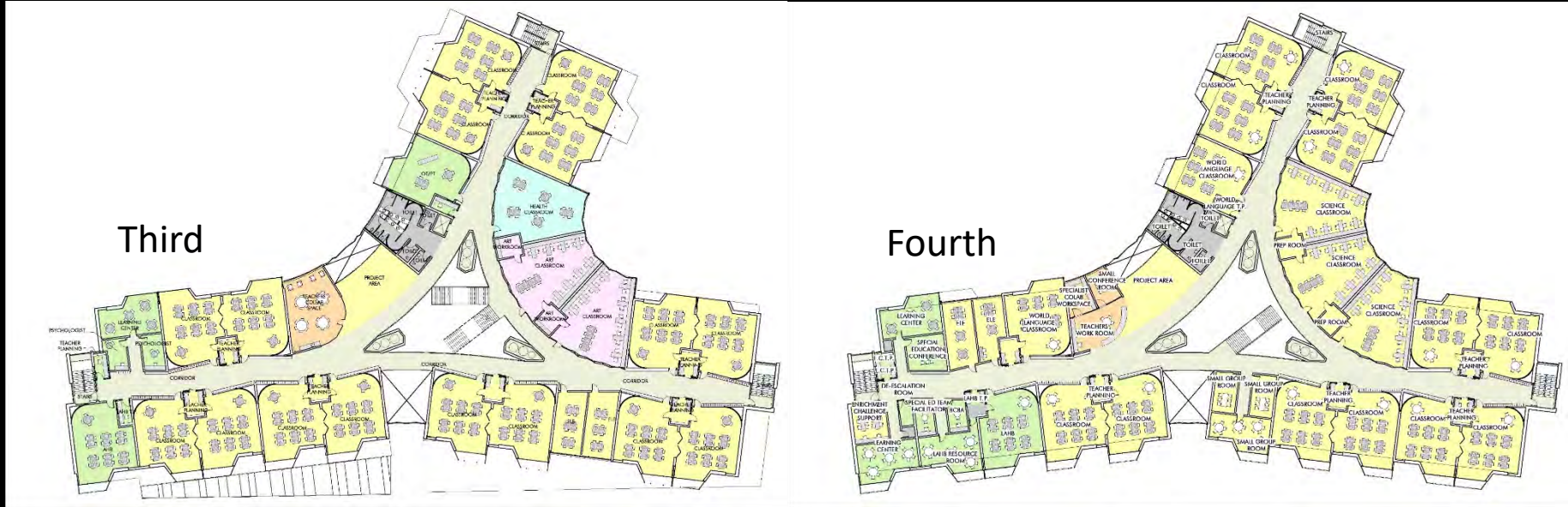
First



Second



Floor Plans Driscoll



Schematic Elevations



SOUTH ELEVATION



WEST ELEVATION



Schematic Elevations



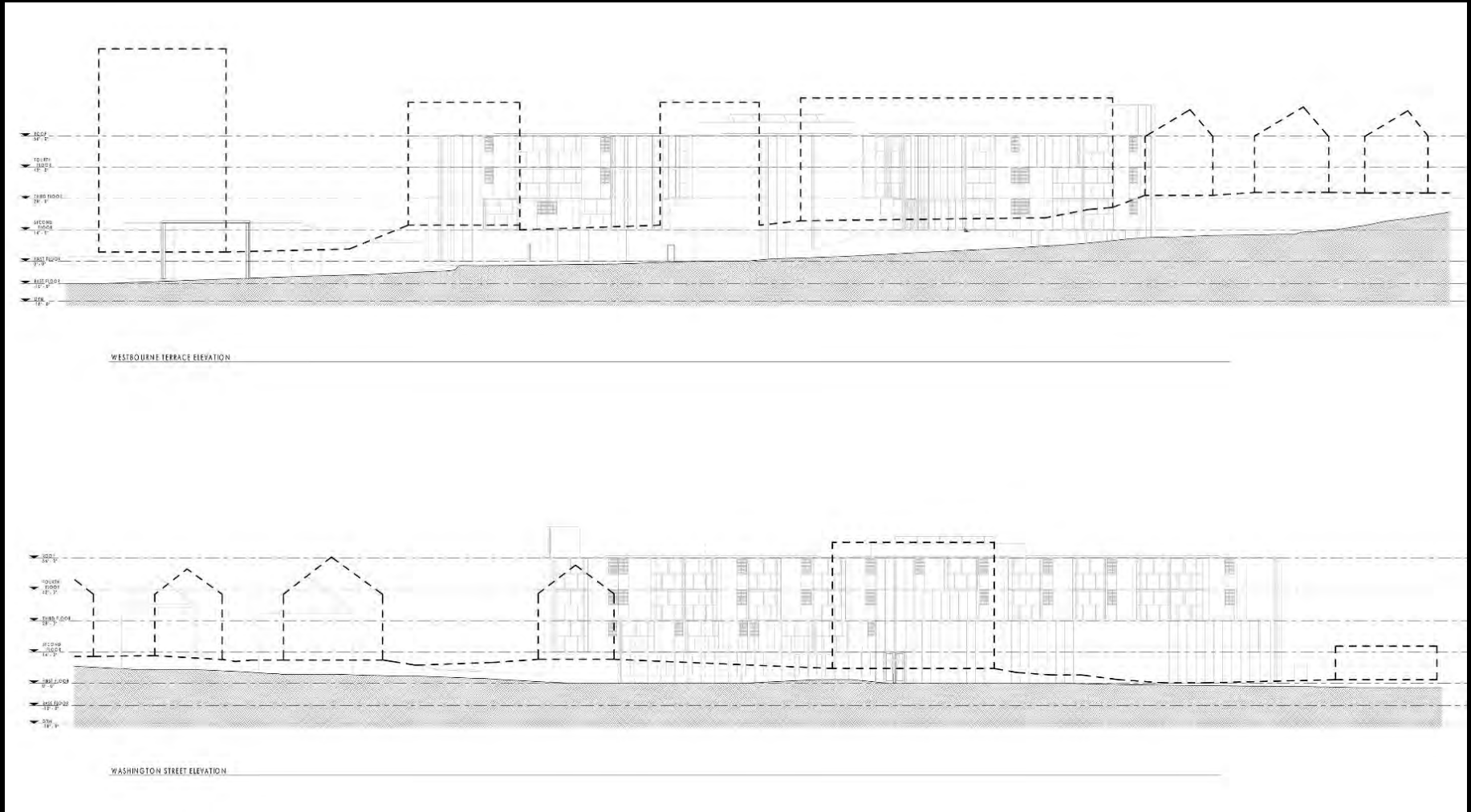
NORTH ELEVATION



NORTH-WEST ELEVATION



Driscoll Street Massing Diagram



Driscoll Video Tour



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

Additional Construction Costs Drivers - Baldwin

1. RISE program – requires additional sf per student and increased staff to student ratio
2. Small School Premium
3. Brookline soil conditions – typically ledge
4. Neighborhood improvements – sidewalks, crossing signals, etc.

Total Project Costs - Baldwin

Total Project Costs include:

- Construction Costs: \$66.9M
- Architectural / Engineering Fees: \$6.7M
- Owner's Project Manager Fee: \$2.3M
- CMR Pre-Construction Fee: \$300K
- Legal Fees: \$100K
- Commissioning: \$87K
- Testing and Inspections: \$120k
- Utility Fees: \$250K
- Furniture, Fixtures, and Equipment: \$900K
- Technology: \$630K
- Moving Expenses: \$50k
- Security: \$100k
- Advertisement and Printing: \$30k
- Construction Contingency (Hard Cost): \$3.1M
- Owner's Contingency (Soft Cost): \$1.3M



Total Costs - Baldwin

	<u>Construction</u> <u>Cost</u>	<u>Total Project</u> <u>Cost</u>
<u>Building and Site:</u>	\$58.2M	\$72.2M
<u>Play Area:</u>	\$2.0M	\$2.5M
<u>Structured Parking:</u>	\$2.8M	\$3.4M
<u>Pedestrian and Bike Safety</u>		
• Sidewalk Upgrades,		
• Crosswalks, Signage, Signals		
• Route 9 Pedestrian		
<u>Crossing Safety Upgrades</u>	\$1.4M	\$1.7M
<u>Fossil Free Allowance:</u>	\$2.5M	\$3.1M
<u>Total</u>	\$66.9M	\$82.9M

Cost Comparison to Feasibility Study - Baldwin

	Construction Cost	Total Project Cost
<u>Feasibility Study:</u>	\$62.6M - \$67M	\$77.6M - \$83M
<u>Schematic Design:</u>	\$66.9M	\$82.9M

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

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

Cost Comparison to Feasibility Study - Driscoll

	Construction Cost	Total Project Cost
<u>Feasibility Study:</u>	\$84.3M - \$89M	\$104.5M - \$110.3M
<u>Schematic Design:</u>	\$87.2M	\$108.8M