

BROOKLINE
DRISCOLL SCHOOL EXPANSION

School Building Advisory Committee
Jan. 23, 2020



Agenda

1. Design Update
2. Budget Update
3. Schedule and Milestones Update



Agenda

1. Design Update



Comments and Responses What we heard:

Comment:

Response:

Cafeteria Layout

Tables for 3-seating lunch provided

Central Stairwell

Open areas reduced

Bathroom Location

Toilets moved to more central location

Media Center Location

Alternate provided to locate Media Center on other floors

MakerSpace / Fabrication
Lab Location

Alternate location provided

Music / Multi-purpose Space
Adjacency

Alternate location provided

Too Many Entrances –
Security and CC School

Alternate entry layout to be provided

Guidance to be separate
from Main Administration

Alternate location to be provided

Top Comments and Responses - Staff

Comment:

Response:

Sinks inside Classrooms not just in Bathrooms

Sinks are inside all Classrooms

Teacher Lounge for Community building – not a workroom

A 300sf Staff Lunch Room is included in the approved Space Summary and may be fit out accordingly

Distance to central toilets for First and Second Grades is too far for youngest students

Teacher Planning Rooms at First and Second Grades may be converted to toilet rooms to minimize travel distances

Open Stairs

Open to below areas at central stairs reduced/modified

Top Comments and Responses - Staff

Comment:

Cafeteria acoustics

Response:

The design team works closely with Acoustical Engineers to successfully address sound control.

Teacher Planning Rooms
K-2 vs 3-8

Teacher Planning Rooms at Grades K-2 proposed as toilet rooms for reduced travel distances for younger students.

Grades K-2 Classrooms prefer direct access doors rather than operable partitions between Classrooms.

Access doors will be provided between Classrooms instead of operable partitions.

Top Comments and Responses - Community

Comment:

Safe access for pedestrians,
bikes, sidewalks

Response:

The design team works with
Town's Transportation
department, Safe Streets, and
Traffic Consultant to provide
safe access through all phases

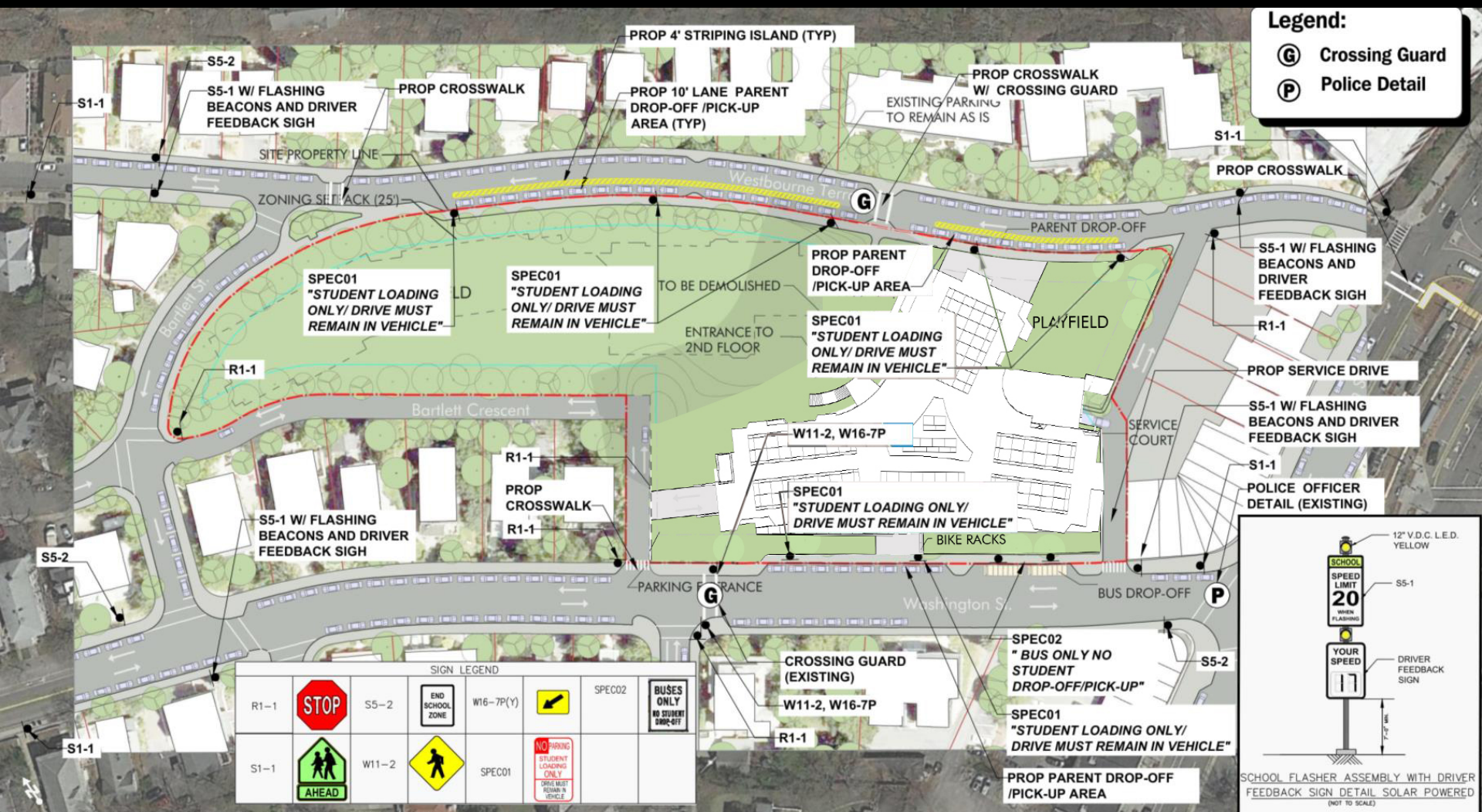
Environmentally designed,
Ecologically friendly,
Energy efficient

The building is to comply with
the Town's Fossil Fuel Free
guidelines

Play Space during
construction

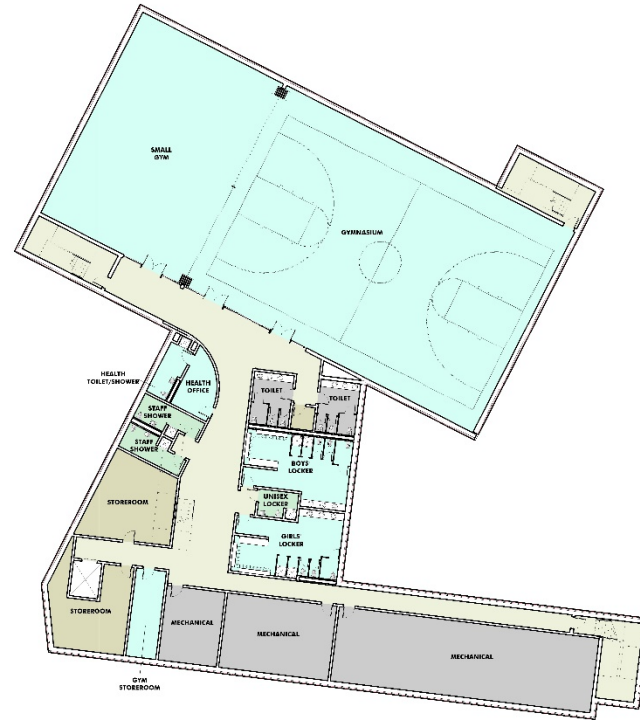
Play space to be provided
during construction

Driscoll Pedestrian Safety Improvements



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

Driscoll SD Plan - Update



- Department Legend**
- 5 HEALTH & PHYSICAL ED.
 - 10 CUSTODIAL & MAINTENANCE
 - 11 OTHER
 - 12 CIRCULATION
 - 12 MECHANICAL
 - 12 TOILET

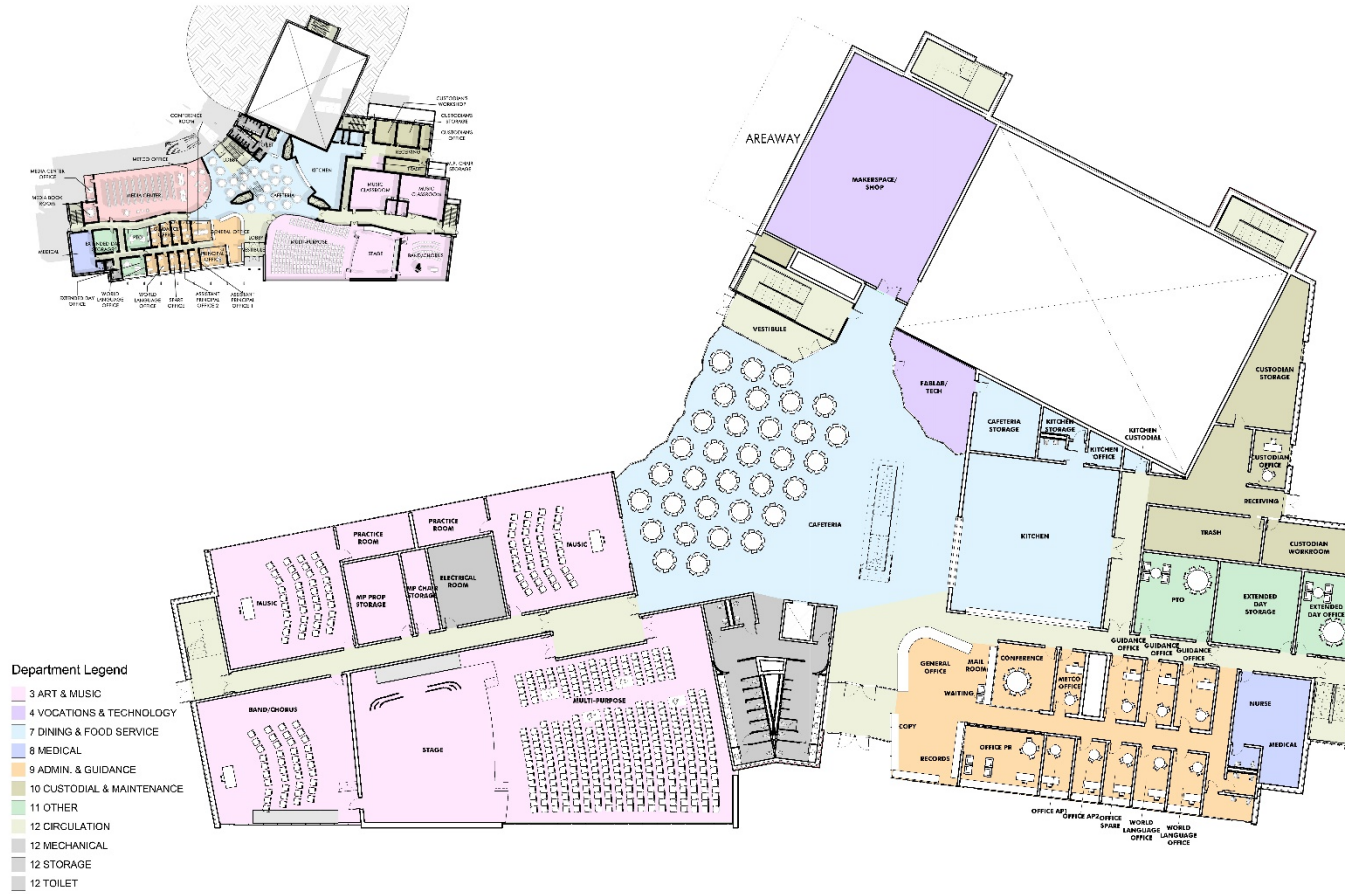
BASE FLOOR PLAN

1" = 10'-0"



 Jonathan Levi Architects

Driscoll SD Plan - Update



FIRST FLOOR PLAN



 Jonathan Levi Architects

Driscoll SD Plan - Update



SECOND FLOOR PLAN

1/4" = 1'-0"



 Jonathan Levi Architects

Driscoll SD Plan - Update



THIRD FLOOR PLAN

1" = 10'-0"



 Jonathan Levi Architects


Driscoll SD Plan - Update



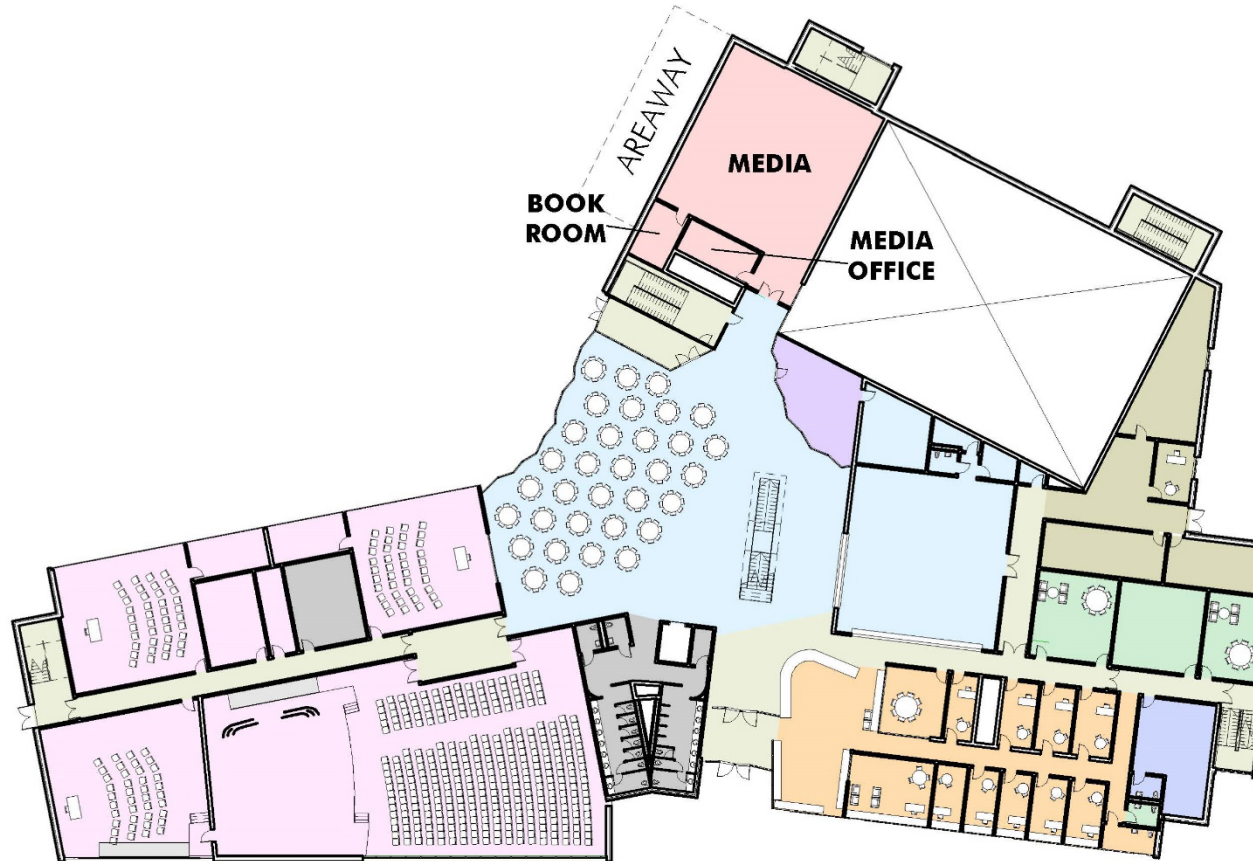
- Department Legend
- 1 CORE ACADEMIC SPACES
 - 2 SPECIAL EDUCATION
 - 9 ADMIN. & GUIDANCE
 - 12 CIRCULATION
 - 12 TOILET

FOURTH FLOOR PLAN



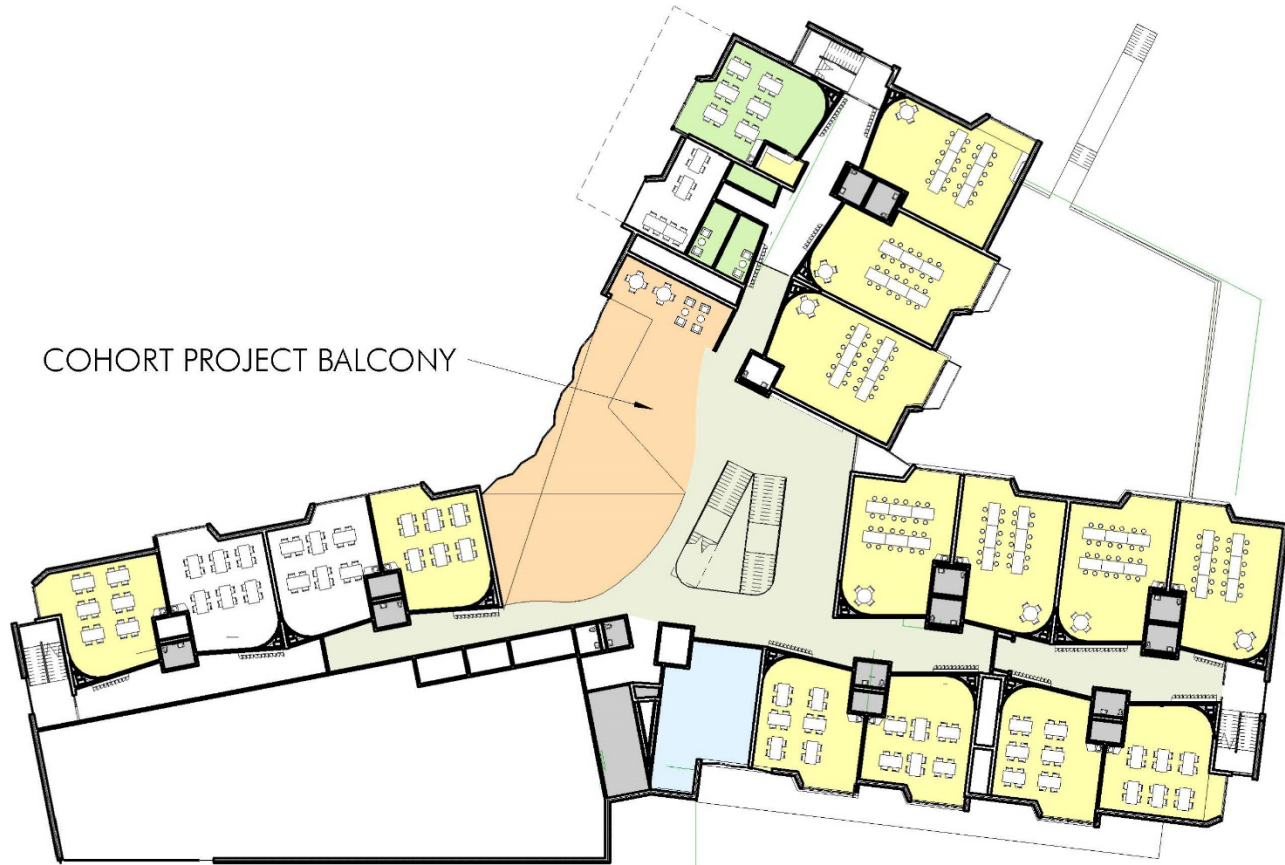
 Jonathan Levi Architects

Driscoll SD Plan – Alternate – Media Center



1 FIRST FLOOR PLAN OPTION B
1" = 40'-0"

Driscoll SD Plan – Alternate – Project Area



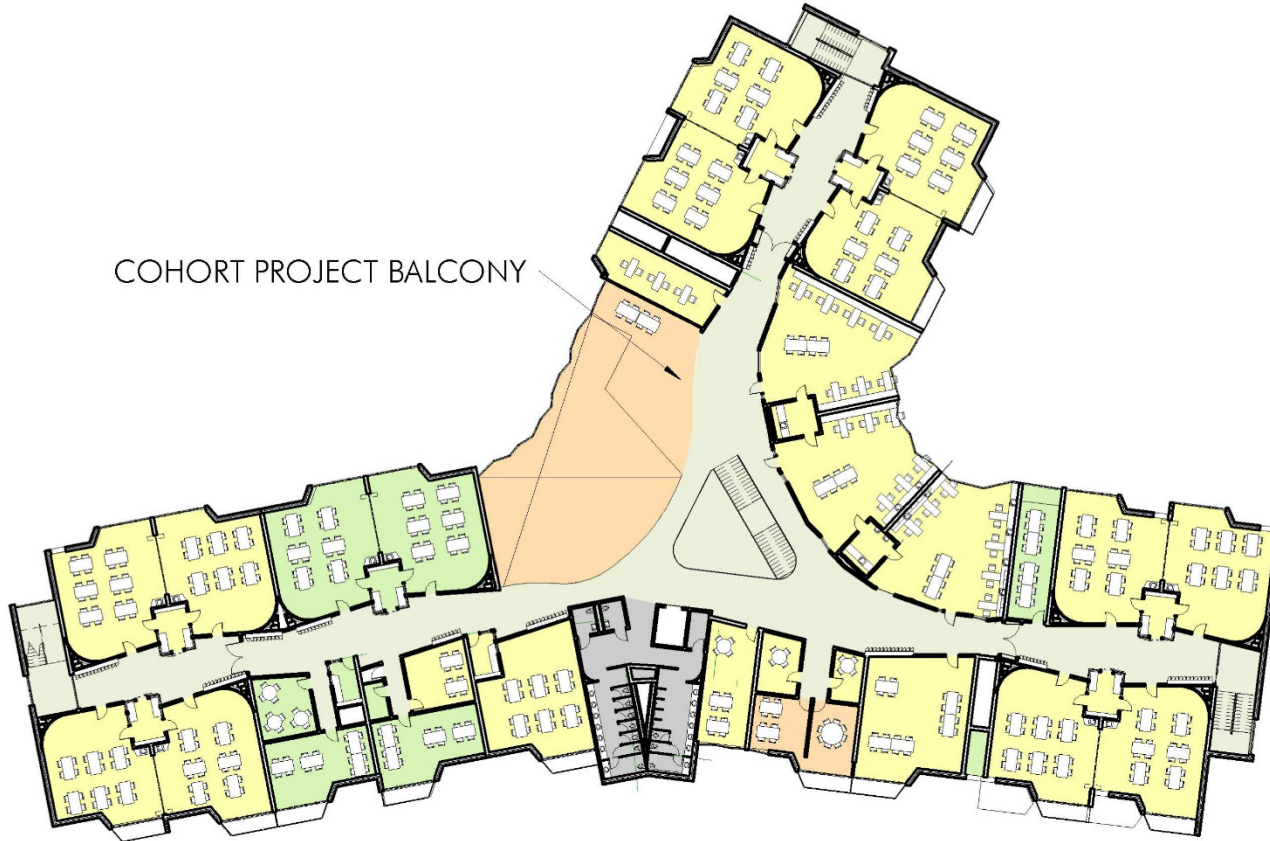
2 SECOND FLOOR PLAN OPTION B
1" = 40'-0"

Driscoll SD Plan – Alternate – Project Area



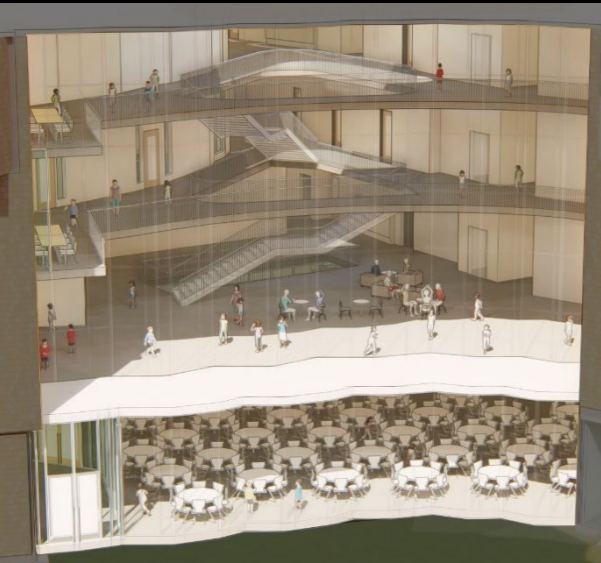
3 THIRD FLOOR PLAN OPTION B
1" = 40'-0"

Driscoll SD Plan – Alternate - Project Area

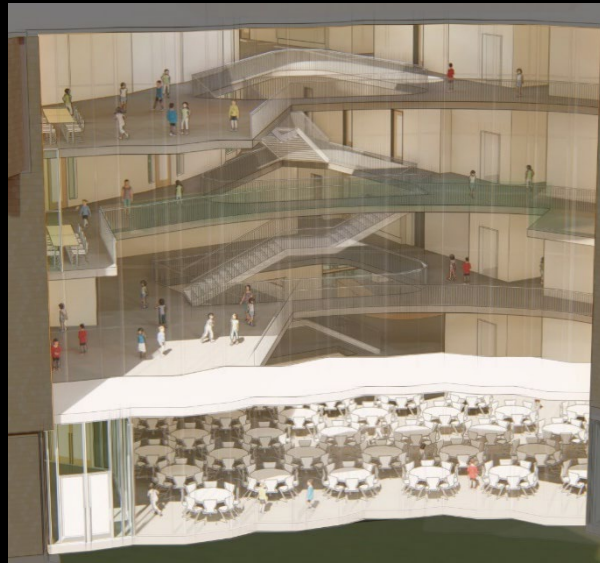


4 FOURTH FLOOR PLAN OPTION B
1" = 40'-0"

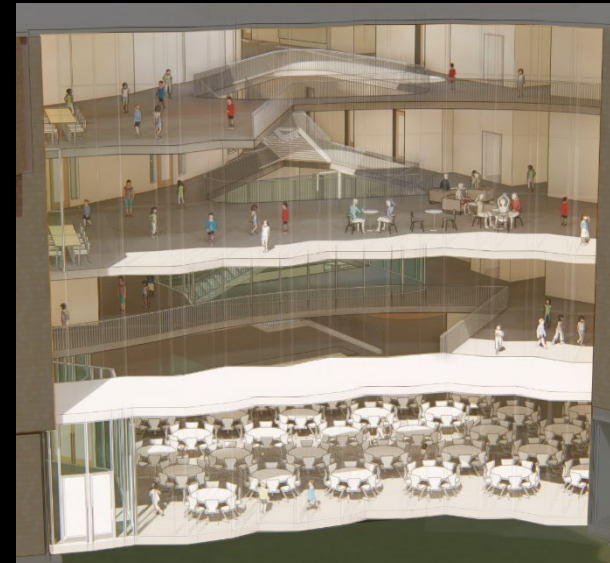
Driscoll SD Plan – Alternate – Project Areas



Option A

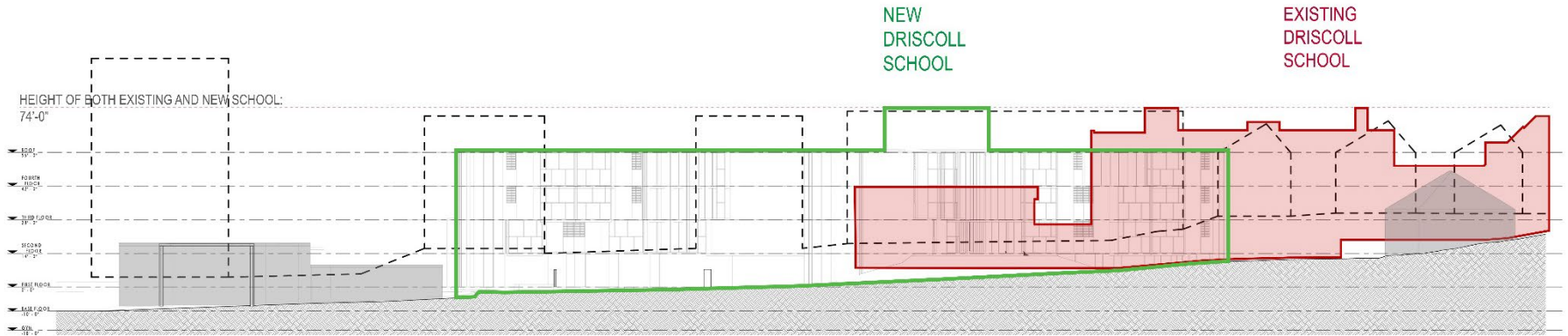


Option B

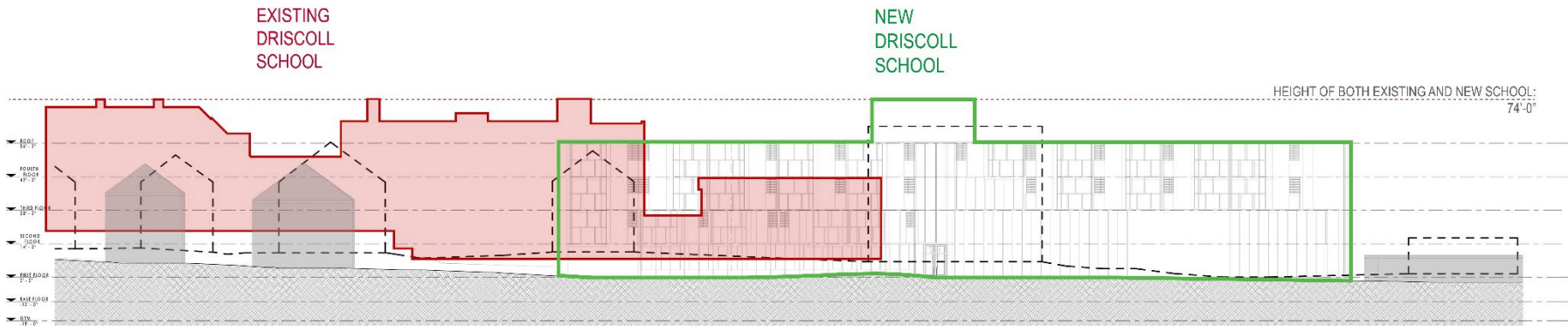


Option C

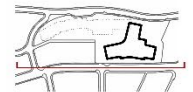
Driscoll Street Massing Diagram



WESTBOURNE TERRACE ELEVATION



WASHINGTON STREET ELEVATION



Driscoll Phasing Diagram - Phase 1

Driscoll Pre-Preliminary Phasing Drawing
Pending CMR input

Phase 1 - New Building Construction



Driscoll Phasing Diagram – Phase 2

Driscoll Pre-Preliminary Phasing Drawing
Pending CMR input

Phase 2 - Existing Building Demo



Driscoll - Alternates – Parking

Option 1:

25 Spaces of below grade structured parking.

Note: As \$4.4M was eliminated from the budget as a part of the Town vote, if the structured parking is kept in the project, \$4.4M of savings must come from elsewhere within the project.



Pros:

- Parking count already approved by Transportation Board
- No additional impact on adjacent streets

Cons:

- Potential scope reduction items:
 - Lowering the quality of finishes
 - Modifying the envelope, including utilizing more masonry and less glass.
 - This might affect the visual impact from the neighborhood.
 - The landscaping and quality of outdoor space could be impacted.
 - The program square footage would need to be reduced.
 - The BEEP program might need to be reduced or deleted.
 - Potential reduction of library, cafeteria, and/or Fab Lab.
 - Geothermal wells might need to be reduced or deleted.
 - This would impact operating costs.
- Program change within the building would require additional design time thus pushing out the schedule.

Driscoll – Alternates – Parking

Option 2:

Replace the 25 spaces of structured parking with 25 surface parking spaces

Pros:

- Parking count already approved by Transportation Board
- No additional impact on adjacent streets
- Would not impact program or schedule

Cons:

- Reduced open space between drive and building



Driscoll – Alternates - Parking

Option 3:

Replace the 25 spaces of structured parking with 12 spaces of surface parking and additional parking on existing streets

Pros:

- Would not impact program or schedule (assuming T Board approval)

Cons:

- Would require Transportation Board approval.
- Reduced open space between drive and building
- Would have additional impact on street parking



Agenda

1. Design Update
2. Budget Update



Budget Update

Construction Costs:	\$ 93,335,813
Design Services:	\$ 8,111,196
Project Management Services:	\$ 3,983,875
Miscellaneous Project Costs:	\$ 601,771
Furnishings, Fixtures & Equipment:	\$ 2,774,400
Contingency:	<u>\$ 6,492,944</u>
TOTAL PROJECT BUDGET:	\$115,300,000

Agenda

1. Design Update
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3. Schedule and Milestones Update

Driscoll Overall Schedule

