

Brookline

# BALDWIN SCHOOL EXPANSION

School Building Committee  
October 11, 2018



# Agenda

1. Schedule and Process Overview
2. Existing Conditions Update
3. Playground Update
4. Traffic Update
5. Programming Update
6. Design Background
7. Preliminary Concept Design Alternatives
8. Discussion

# Currently Projected Baldwin Overall Project Completion Milestones

October 2018	Educational Programming
December 2018	Preferred Schematic Concept Selection
March 2019	Schematic Design
May 2019	Town Meeting Vote
Spring 2019	Town Wide Referendum Vote
Spring 2020	Technical Drawings Complete
Spring 2020	Swing Space Occupancy (if required)
Summer 2020	Construction Commences
Summer 2022	Faculty and Staff Occupancy
Fall 2022	Student Occupancy

# Currently Projected Baldwin SBC Agenda Schedule

9/27/18

- Existing Conditions Progress Report
- Building Program, Space Summary Status Report

10/11/18

- Refined Building Program and Bubble Diagram
- Alternative Design Strategies

10/25/18

- Refined Alternative Design Strategies
- Traffic Report Preliminary Findings
- Cost Estimates

11/8/18

- Recommend Preferred Design Alternative

11/29/18

- Revised Preferred Design Alternative
- Updated Cost Estimate
- Approve Preferred Alternative to proceed to Schematic Design

## Upcoming Public Meetings

- **October 11** – Dearborn STEM Academy Tour for Building Committee members (Optional)
- **October 15** - Transportation Board
- **October 16** – Coolidge Corner School Tour for Building Committee members (Optional)
- **October 16** – Advisory Committee's Capital and Schools Subcommittees meeting on Warrant Articles 3e and 4
- **October 17** - Neighborhood Community Forum – 7:00 p.m., Baker School Auditorium
- **October 25** - Building Committee Meeting; 7:30 a.m.
- **November 1** – Neighborhood Community Forum; Heath School 7:00 p.m.



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# Baldwin Existing Conditions Progress Report

1 Site Survey	Complete
2 Geotechnical Engineering Data Report	Complete
3 Environmental Site Assessment -	Complete
4 Asbestos Survey Report -	Complete
5 Code Review of Existing Building -	Complete
6 Traffic Study	Update in Progress



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# Traffic Study Update

Transportation Impact Assessment - Proposed Baldwin Elementary School - Brookline, Massachusetts

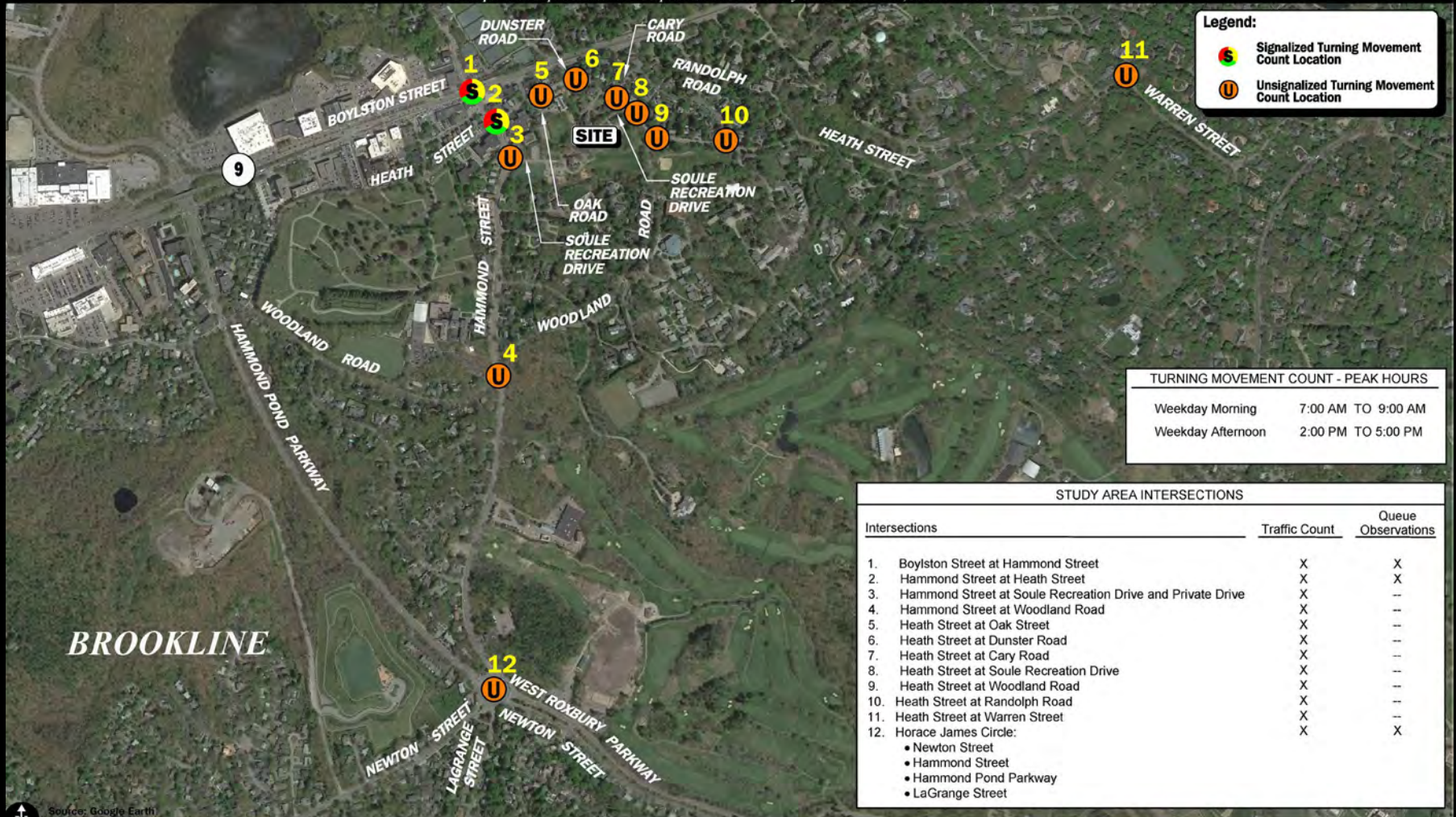


Figure 1

Site Location and Study Area Map

Traffic Count Scheduled for September 26, 2018



# PSB Parking Plans

PUBLIC SCHOOLS of  
**BROOKLINE**



## **Transportation Board Approved Staff Parking Plans currently exist for:**

1. Brookline High School neighborhood
2. Coolidge Corner School neighborhood
3. Driscoll School neighborhood
4. Lawrence School neighborhood
5. Lincoln School neighborhood
6. Pierce School neighborhood
7. Runkle School neighborhood
8. BEEP @ Putterham (Temple Emeth) neighborhood
9. BEEP @ Beacon (Temple Ohabei Shalom) neighborhood



# Existing PSB Staff Parking Plans

PUBLIC SCHOOLS of  
**BROOKLINE**



	<u>Total # of Staff Parking Spaces</u>	<u># of Staff Parking Spaces on School Property</u>	<u># of Staff Parking Spaces on Town Streets</u>	<u>Estimated Longest Walk for staff (mi)</u>	<u>% of Staff Parking on Town Streets</u>
Brookline High School	225	25	200	0.6	89%
Baker	132	64	68	0.5	52%
Coolidge Corner	175	65	110	0.5	63%
Driscoll	105	52	53	0.3	50%
Heath	68	32	36	0.3	53%
Lawrence	102	0	102	0.3	100%
Lincoln	102	69	33	0.2	32%
Pierce	135	85*	50	0.2	37%
Runkle	120	0	120	0.3	100%
BEEP @ Putterham	18	0	18	0.4	100%
BEEP @ Beacon	18	0	18	0.4	100%
BEEP @ Lynch Center	26	20	6	N/A	23%
Baldwin (Proposed)	86	0	86	0.5	100%





# Baldwin School

10/02/2018 – Parking

Proposed for School  
Committee and  
Transportation Board

xx Parking Lots Spaces

86 Requested TBoard Parking Spaces



# Baldwin Parking Plan

PUBLIC SCHOOLS of  
**BROOKLINE**



<u>Street Name</u>	<u># of Staff Parking Spaces</u>
Jefferson Road	7
Randolph Road	17
Cary Road	4
Woodland Road	28
Pine Road	18
Glendale Road	12
<b>Total</b>	<b>86</b>

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# Baldwin School Design Enrollment History

9 <sup>th</sup> School Site Selection Target	800 students
Baldwin 9 <sup>th</sup> School Feasibility Study	660 students
Current Baldwin School Expansion	453 students



# Refined Educational Program Space Summary Template

= Change from 9th School Program

= Change from MSBA Template  
 = Renovation Space at CCS

## 2 Section School

- + Pre-K
- + District-Wide SWD Program
- + District-Wide NLS Program

Original 9TH School 3++  
(2017, For Reference)

## Baldwin School Expansion 2+++

Coolidge Corner  
(For Reference)

MSBA GUIDELINES  
(For Reference)

ROOM TYPE	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	Comments
<b>CORE ACADEMIC SPACES</b>			<b>40,020</b>			<b>29,370</b>	
Pre-Kindergarten w/ toilet	1,200	3	3,600	1,200	2	2,400	
Kindergarten w/ toilet	1,200	3	3,600	1,200	2	2,400	1,100 SF min - 1,300 SF max
General Classrooms - Grades 1-5	900	15	13,500	900	10	9,000	900 SF min - 1,000 SF max
General Classrooms - Grades 6-8	900	9	8,100	900	7	6,300	
Teacher Planning Grades 3-8	50	18	900	50	12	600	
Science Classroom / Lab	1,200	2	2,400	1,200	2	2,400	1 period / day / student
Prep room	120	1	120	120	1	120	
Small Group Room / Literacy Specialists	150	8	1,200	150	6	900	
ELL Typical Classroom	900	3	2,700	900	3	2,700	Native Language Support
Teacher Planning ELL	50	6	300	50	3	150	Native Language Support
Project Areas	400	6	2,400	400	6	2,400	Grade 3-8 Common Project Areas
World Language Classrooms							
Small Group Rooms							
Small Group Rooms - Grades K-2							
Small Group Rooms - Grades 3-5							
Small Group Rooms - Grades 6-8							
Literacy and Math Specialist							
Literacy Specialist K-2							
Literacy Specialist 3-5							
Literacy Specialist 6-8							
Small Group/ Math Specialists							
Math Specialist K-2							
Math Specialist 3-5							
Math Specialist 6-8							
Enrichment Challenge Support							
ELL Small Classroom	400	3	1,200	400	0	0	

ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
		<b>55,710</b>		<b>22</b>	<b>20,410</b>
1,225	2	2,450	1,200		-
1,174	5	5,870	1,200	3	3,600
890	25	22,250	950	11	10,450
891	15	13,370	950	4	3,800
1,193	3	3,580	1,200	2	2,400
133	3	400	80	2	160
231	9	2,080			
850	2	1,700			
157	3	470			
150	3	450			
150	3	450			
170	1	170			
155	2	310			
150	2	300			
215	2	430			
155	2	310			
0	0	0			
230	1	230			
297	3	890			



# Refined Educational Program Space Summary Template

2 Section School + Pre-K + District-Wide SWD Program + District-Wide NLS Program				Original 9TH School 3++ (2017, For Reference)			Baldwin School Expansion 2+++			Coolidge Corner (For Reference)			MSBA GUIDELINES (For Reference)		
ROOMTYPE	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	Comments	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals		
SPECIAL EDUCATION			8,780			13,220				10,980			6,040		
PK RISE - BEEP				1,200	1	1,200	RISE								
SWD Classroom PK-8 RISE	900	3	2,700	900	3	2,700	RISE - 1 per cluster					950	4	3,800	
SWD Classroom Teacher Planning	50	3	150	50	3	150						60	4	240	
SWD Classroom PK-8 toilet	60	3	180	90	3	270	Larger for Medically Fragile								
De-Escalation Room	50	3	150	50	3	150									
Learning Center	900	4	3,600	900	4	3,600	Half size - more controlled environment					500	2	1,000	
Learning Center Teacher Planning	50	4	200	50	4	200						500	1	500	
Resource Room - Grades 1-5				500	2	1,000						500	1	500	
Resource Room - Grades 6-8				500	1	500									
Small Group Room / Reading				250	6	1,500									
Speech	150	1	150	150	1	150		147	3	440					
OT / PT	950	1	950	950	1	950		1,090	1	1,090					
Special Ed Team Facilitator	150	1	150	150	1	150		150	1	150					
Special Education Conference	250	1	250	250	1	250		130	1	130					
BCBA				150	1	150		150	1	150					
Psychologist				150	1	150		150	1	150					
OT / PT Office				150	1	150									
Therapeutic Learning Center Large Group K-2								450	1	450					
Therapeutic Learning Center Small Group K-2								190	2	380					
Therapeutic Learning Center Chill Out K-2								90	1	90					
Therapeutic Learning Center Relax K-2								80	1	80					
Comprehensive Learning Center K-2								390	1	390					
Comprehensive Learning Center Chill Out K-2								70	1	70					
Shared CLC/ LC Office K-2								100	1	100					
Therapeutic Learning Center Large Group 3-5								360	1	360					
Therapeutic Learning Center Small Group 3-5								200	2	400					
Therapeutic Learning Center Chill Out 3-5								80	1	80					
Therapeutic Learning Center Relax 3-5								100	1	100					
Comprehensive Learning Center 3-5								410	1	410					
Comprehensive Learning Center Chill Out 3-5								70	1	70					
Shared CLC/ LC Office 3-5								110	1	110					
Self-Contained SWD - Grades 1-5 toilet															
Self-Contained SWD - Grades K-2 toilet								60	1	60					
Self-Contained SWD - Grades 3-5 toilet								60	1	60					
Self-Contained SWD - Grades 6-8															
Therapeutic Learning Center Large Group 6-8								360	1	360					
Therapeutic Learning Center Small Group 6-8								200	2	400					
Therapeutic Learning Center Chill Out 6-8								80	1	80					
Therapeutic Learning Center Relax 6-8								100	1	100					
Comprehensive Learning Center 6-8								400	1	400					
Comprehensive Learning Center Chill Out 6-8								70	1	70					
Shared CLC/ LC Office 6-8								110	1	110					
Self-Contained SWD - Grades 6-8 toilet								60	1	60					
Learning Center K-2								470	2	940					
Learning Center 3-4								400	1	400					
Learning Center 5-6								400	1	400					
Learning Center 7-8								450	1	450					
Special Education Team Clerk								100	1	100					
Special Education Records								60	1	60					
Special Education Waiting								390	1	390					
Special Education Conference								170	1	170					
TLC Social Worker								150	1	150					
Psychologist								170	1	170					
Psychologist / Social Worker Conference								280	1	280					
Psychologist / Social Worker Safe Room								70	1	70					
Psychologist / Social Worker Testing								80	1	80					
Psychologist / Social Worker Waiting								430	1	430					
Life Skills Store	300	1	300												



# Refined Educational Program Space Summary Template

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2 Section School + Pre-K + District-Wide SWD Program + District-Wide NLS Program				Original 9TH School 3++ (2017, For Reference)			Baldwin School Expansion 2+++			Comments	Coolidge Corner (For Reference)			MSBA GUIDELINES (For Reference)		
ROOM TYPE	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals		ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
<b>ART &amp; MUSIC</b>			10,310			10,310			10,310				13,990			7,150
Art Classroom - Grades 1-5	1,000	1	1,000	1,000	1	1,000					1,020	2	2,040	1,000	1	1,000
Art Classroom - Grades 6-8	1,200	1	1,200	1,200	1	1,200					1,180	1	1,180	1,200	1	1,200
Art Workroom w/ Storage & kiln	150	2	300	150	2	300					160	3	480	150	2	300
Band / Chorus - 100 seats	1,500	1	1,500	1,500	1	1,500					1,810	1	1,810	1,500	1	1,500
Music Classroom / Large Group - 25-50 seats	1,200	1	1,200	1,200	1	1,200					1,185	2	2,370	1,200	1	1,200
Music Practice / Ensemble - Grades 1-5	75	0	0	75	0	0					80	4	320	75	2	150
Music Practice / Ensemble - Grades 6-8	200	1	200	200	1	200					280	1	280	200	1	200
Multipurpose Room	3,200	1	3,200	3,200	1	3,200					3,780	1	3,780			
Stage	1,600	1	1,600	1,600	1	1,600					1,600	1	1,600	1,600	1	1,600
Multipurpose Chair Storage	110	1	110	110	1	110					130	1	130			
<b>VOCATIONS &amp; TECHNOLOGY</b>			2,350			2,350			2,350				2,970			3,200
Tech Clrm. - (E.G. Drafting, Business)	950	1	950	950	1	950				Fab Lab	910	1	910	1,200	1	1,200
Tech Shop - (E.G. Consumer, Wood)	1,400	1	1,400	1,400	1	1,400				Maker Space	2,060	1	2,060	2,000	1	2,000
<b>HEALTH &amp; PHYSICAL EDUCATION</b>			10,420			10,420			10,420				10,680			8,330
Gymnasium	6,000	1	6,000	6,000	1	6,000			6,000	6000 SF Min. Size	6,120	1	6,120	6,000	1	6,000
Gym Storeroom	210	1	210	210	1	210			210		210	1	210	150	1	150
Gym Storeroom	80	1	80	80	1	80			80		80	1	80			
Health Instructor's Office w/ Shower & Toilet	180	1	180	180	1	180			180		220	2	440	180	1	180
Locker Rooms - Boys / Girls w/ Toilets	400	0	0	400	0	0			0		420	2	840	1,000	2	2,000
Small Gym	3,000	1	3,000	3,000	1	3,000			3,000		2,990	1	2,990			
Fitness Classroom	950	1	950	950	1	950			950							
<b>MEDIA CENTER</b>			3,815			3,310			3,310				5,170			2,791
Media Center/Reading Room	3,505	1	3,505	3,000	1	3,000			3,000		4,860	1	4,860	2,791	1	2,791
Media Center Office	140	1	140	140	1	140			140		140	1	140			
Media Book Room	170	1	170	170	1	170			170		170	1	170			
<b>DINING &amp; FOOD SERVICE</b>			6,464			5,164			5,164				7,850			5,715
Cafeteria / Dining (2 seatings)										2 seatings - 15SF per seat				3,398	1	3,398
Cafeteria / Dining (3 seatings) / Multi-Use	4,000	1	4,000	2,700	1	2,700			2,700		5,100	1	5,100			
Kitchen	1,753	1	1,753	1,753	1	1,753			1,753	1600 SF for first 300 + 1 SF/student Addtl	1,790	1	1,790	1,753	1	1,753
Kitchen Office	70	1	70	70	1	70			70		70	1	70			
Kitchen Storage	60	1	60	60	1	60			60		60	2	120			
Kitchen Toilet	200	1	200	200	1	200			200		200	1	200			
Kitchen Custodial	30	1	30	30	1	30			30		30	1	30			
Chair / Table / Equipment Storage	351	1	351	351	1	351			351	200 SF for first 300 + 333 SF/student Addtl	540	1	540	351	1	351
Staff Lunch Room	213	0	0	0	0	0			0	In Teacher's Work Room	0			213	1	213



# Refined Educational Program Space Summary Template

							= Change from MSBA Template		
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<b>2 Section School</b> + Pre-K + District-Wide SWD Program + District-Wide NLS Program				<b>Baldwin School Expansion 2+++</b>			Comments	<b>Coolidge Corner (For Reference)</b>			<b>MSBA GUIDELINES (For Reference)</b>		
Original 9TH School 3++ (2017, For Reference)				ROOM NFA	# OF RMS	area totals		ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
<b>CUSTODIAL &amp; MAINTENANCE</b>						2,065				4,920			2,015
Custodian's Office	120	1	120	120	1	120		120	1	120	150	1	150
Custodian's Toilet / Shower								90	1	90			
Custodian's Workshop	337	1	337	337	1	337		450	1	450	337	1	337
Custodian's Storage	375	1	375	375	1	375		470	1	470	375	1	375
Storeroom	302	1	302	302	1	302		668	4	2,670	302	1	302
Recycling Room / Trash	400	1	400	400	1	400		270	1	270	400	1	400
Receiving and General Supply	251	1	251	251	1	251		380	1	380	251	1	251
Network / Telecom Room	200	1	200	200	1	200		390	1	390	200	1	200
Outdoor Storage	80	1	80	80	1	80		80	1	80			
<b>OTHER</b>						5,510				13,120			0
Other (specify)													
Extended Day Storage	420	1	420	420	1	420		420	1	420			
Extended Day Office	250	1	250	250	1	250		320	1	320			
PTO	60	1	60	60	1	60		380	1	380			
Staff Showers	90	2	180	90	2	180		90	2	180			
Mechanical / Emer Generator							In Grossing Factor	11,820	1	11,820			
Soule Gym	3,800	1	3,800	0	0	0							
Soule Environmental Ed Center	800	1	800	0	0	0							
<b>Total Building Net Floor Area (NFA)</b>						95,795				(MSBA - 104,588)	131,030		58,929
<b>Proposed Student Capacity / Enrollment</b>						690					1,010	K-5	317
<b>Total Building Gross Floor Area (GFA)<sup>2</sup></b>										(MSBA - 156,882)	196,979	6-8	136
<b>Grossing factor (GFA/NFA)</b>						1.48					1.50		
													88,394
													1.50



# Refined Educational Program Diagram

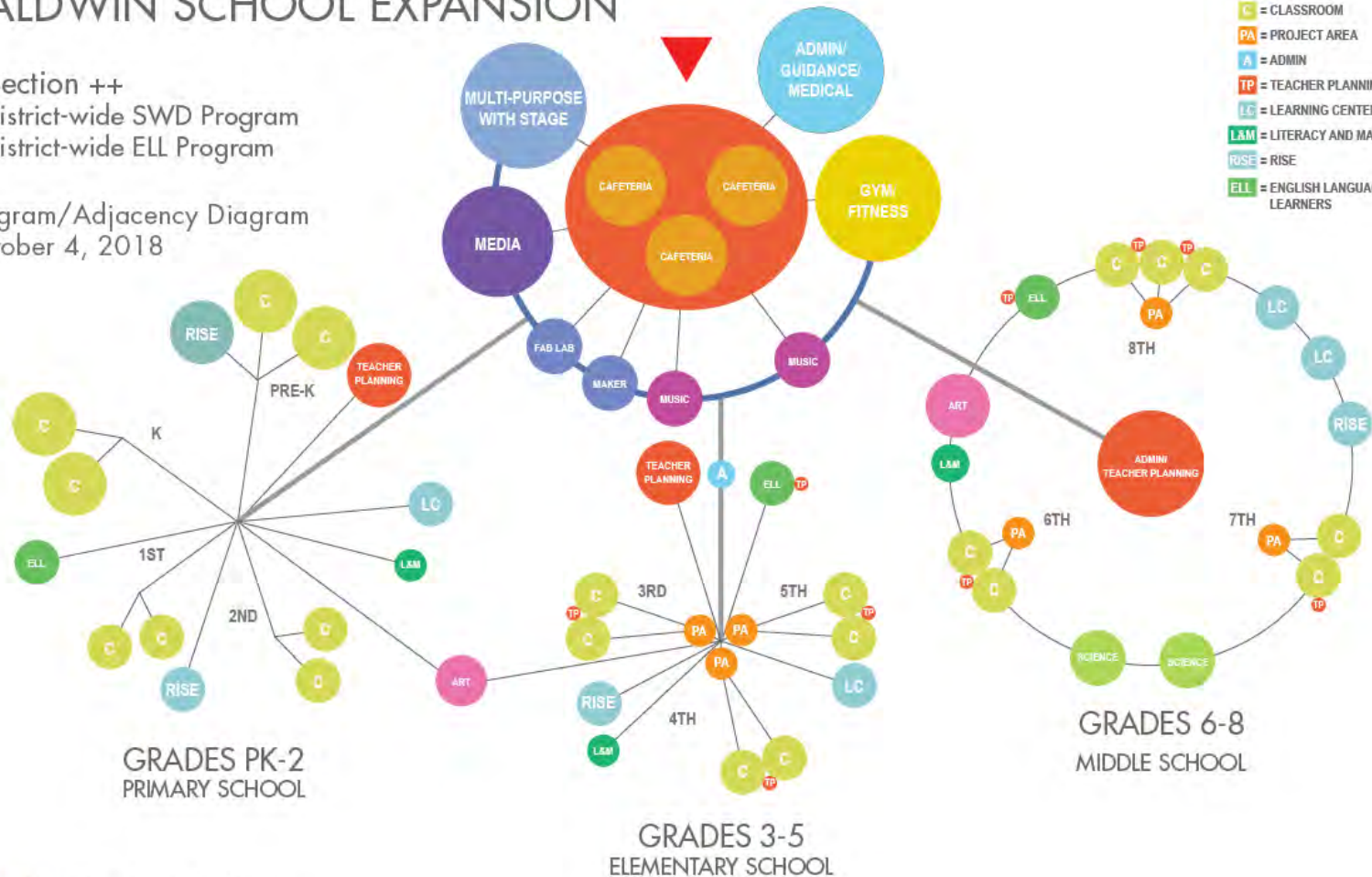
## BALDWIN SCHOOL EXPANSION

2 Section ++  
+ District-wide SWD Program  
+ District-wide ELL Program

Program/Adjacency Diagram  
October 4, 2018

### LEGEND

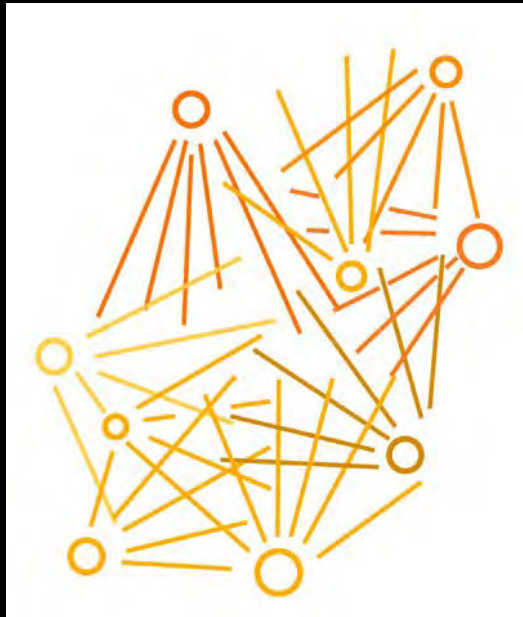
- C = CLASSROOM
- PA = PROJECT AREA
- A = ADMIN
- TP = TEACHER PLANNING
- LC = LEARNING CENTER
- LAM = LITERACY AND MATH
- RISE = RISE
- ELL = ENGLISH LANGUAGE LEARNERS



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## 21st Century K-12 Teaching and Learning:



*Student Driven*

*Web Complimentary*

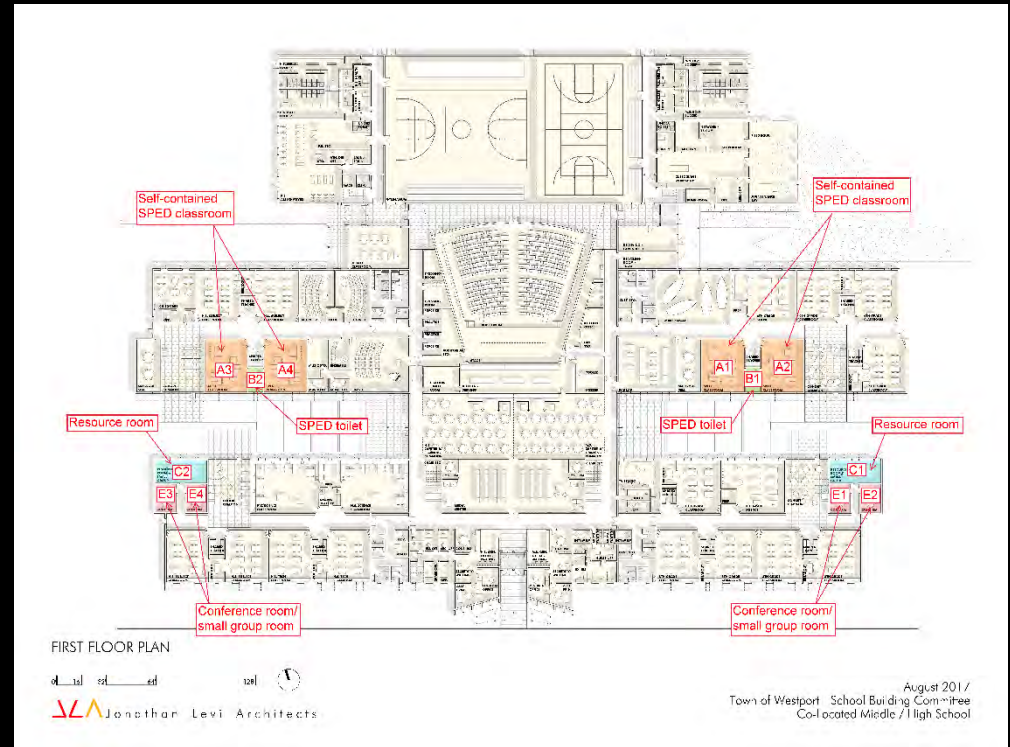
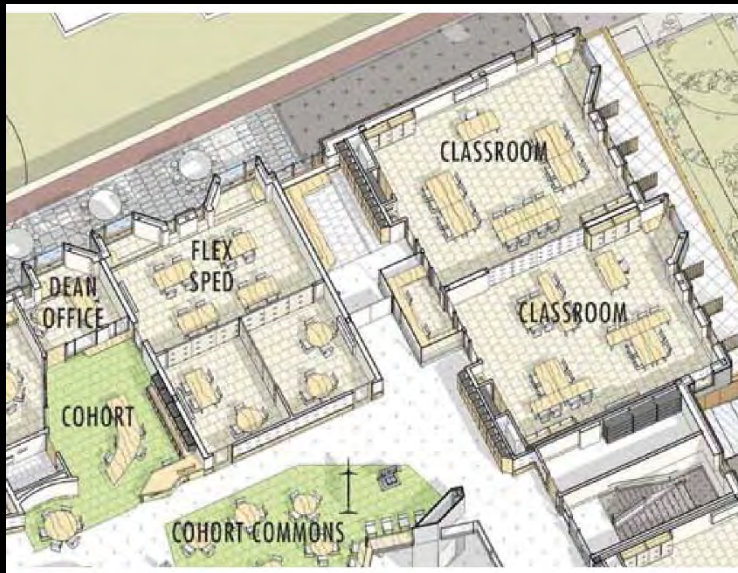
*Collaboration-Based*

# Agile, Varied Scale Classrooms

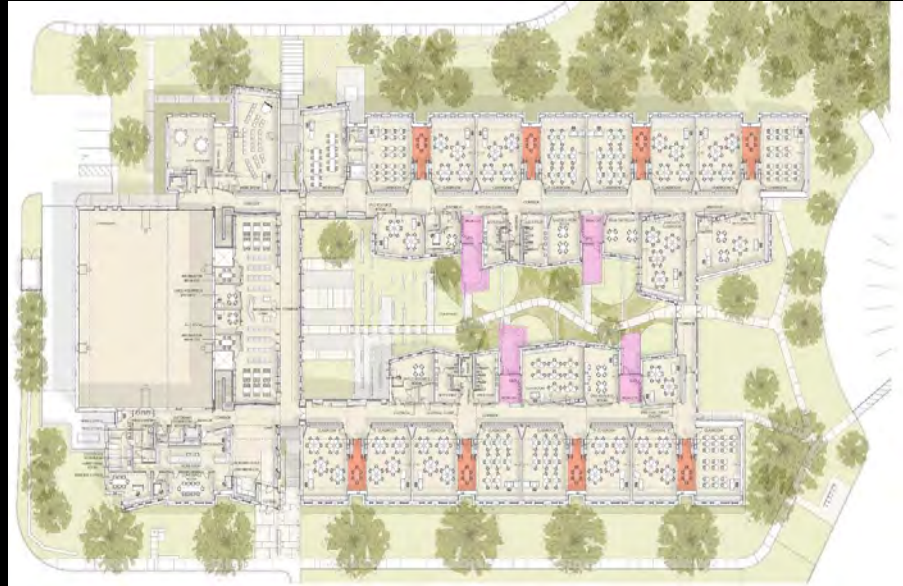




# Specialized Learning Spaces



# Small Group Collaboration Space

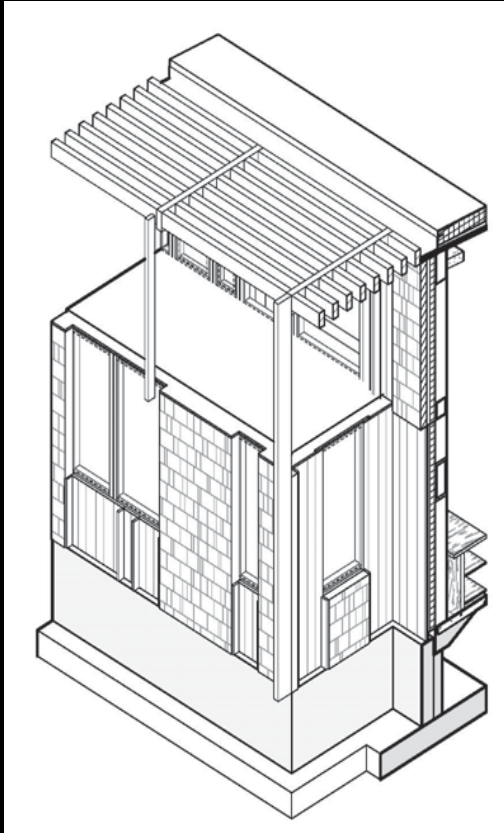




# Community Collaboration Space



# Daylighting



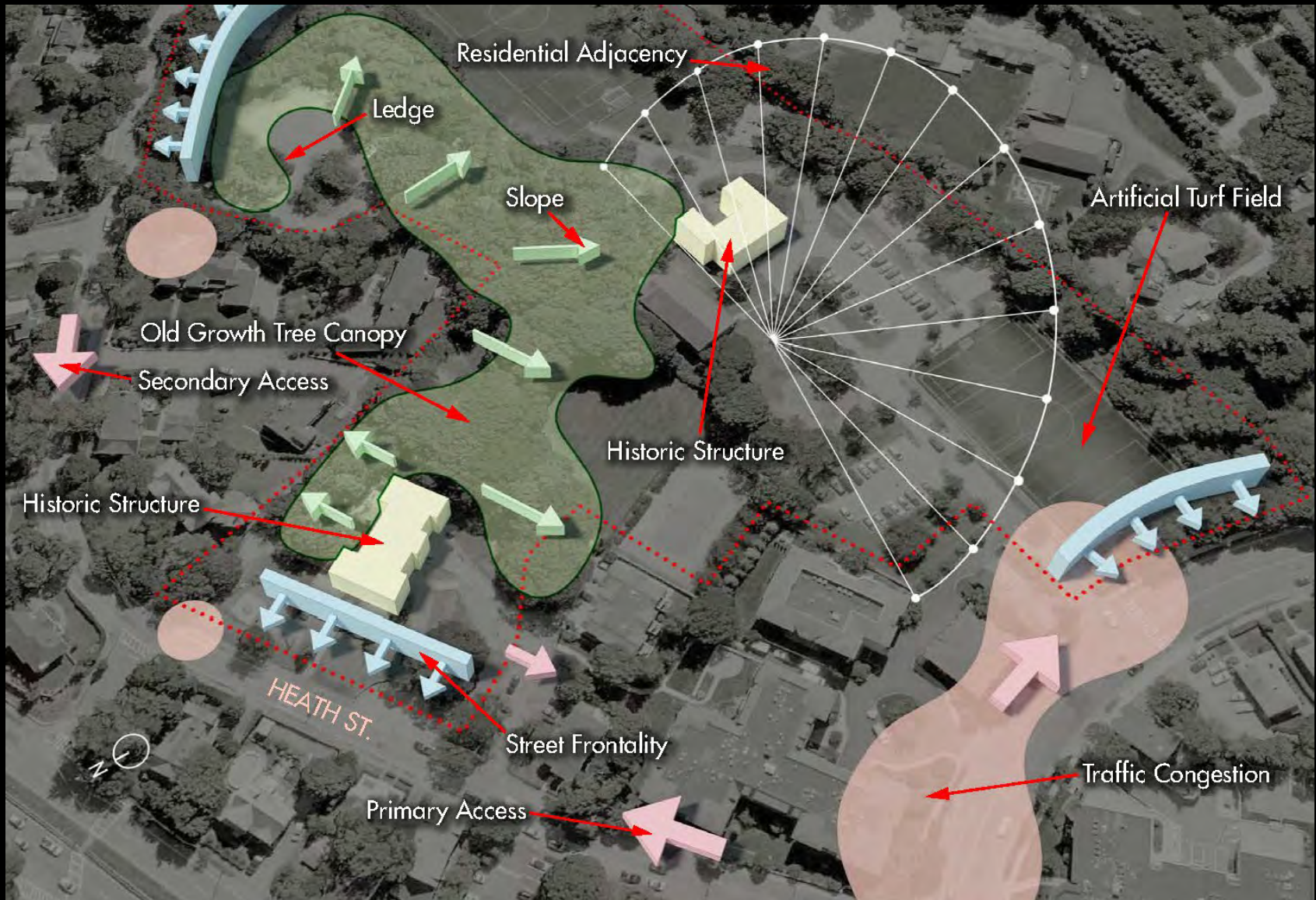


# Rooftop Play Space





# Site Analysis – Natural and Urban Influences

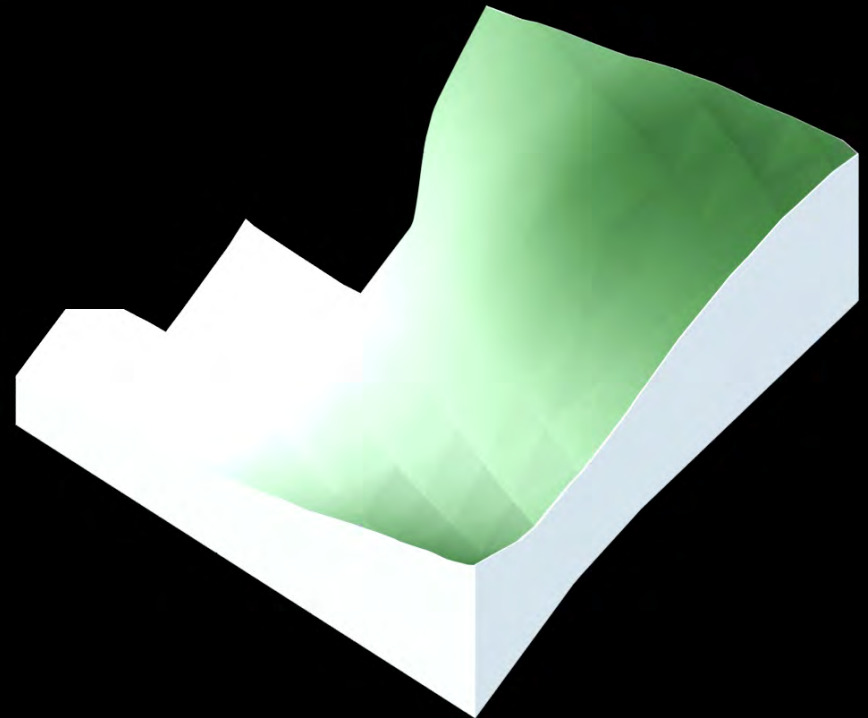
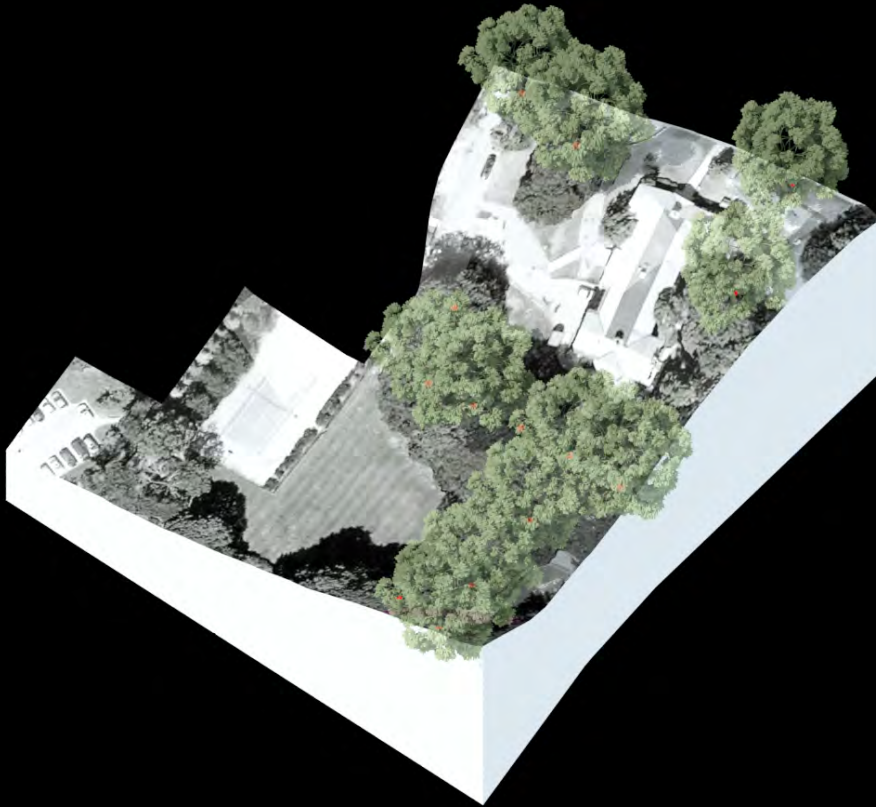




# Site Analysis - Topography



# Site Analysis - Topography





# Site Analysis – Footprint Comparison



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# Preliminary Concept Design Alternatives



**Option A**  
"Quadrangle"



**Option B**  
"Solar Harvest"



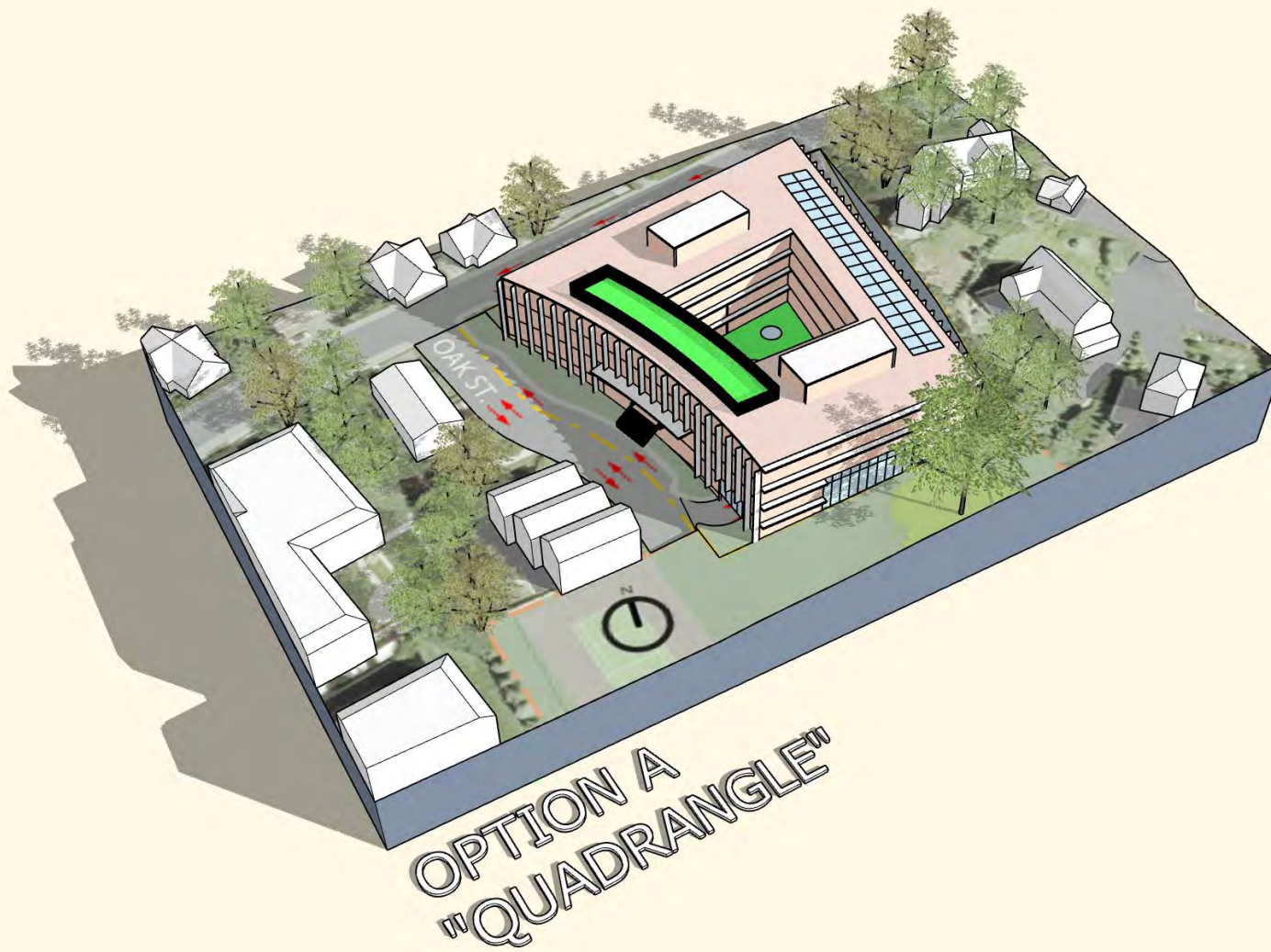
**Option C**  
"Twin Court"

5

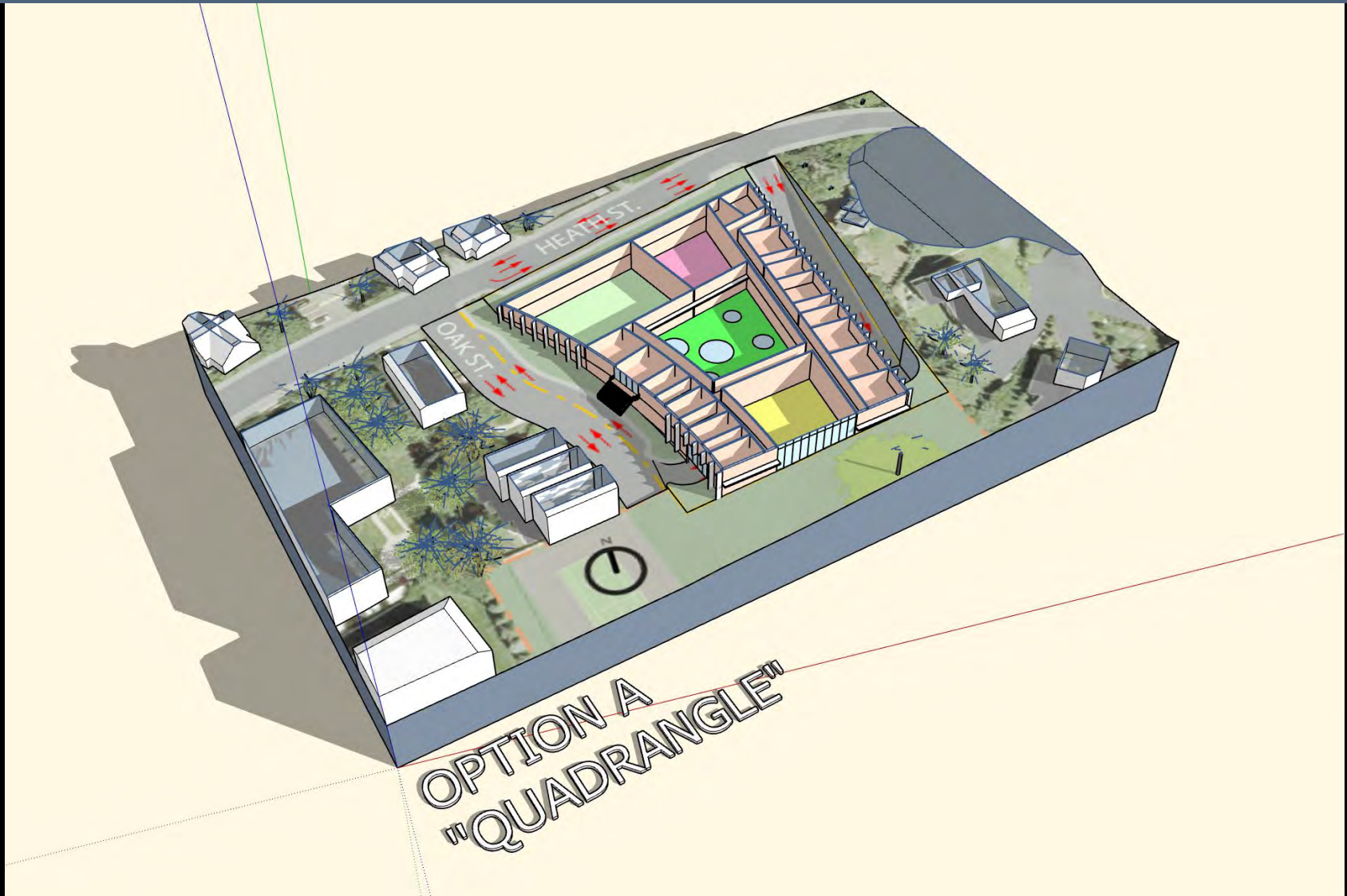
## CONCEPT DESIGN THUMBNAIL SITE PLAN



# Preliminary Concept Design Alternatives

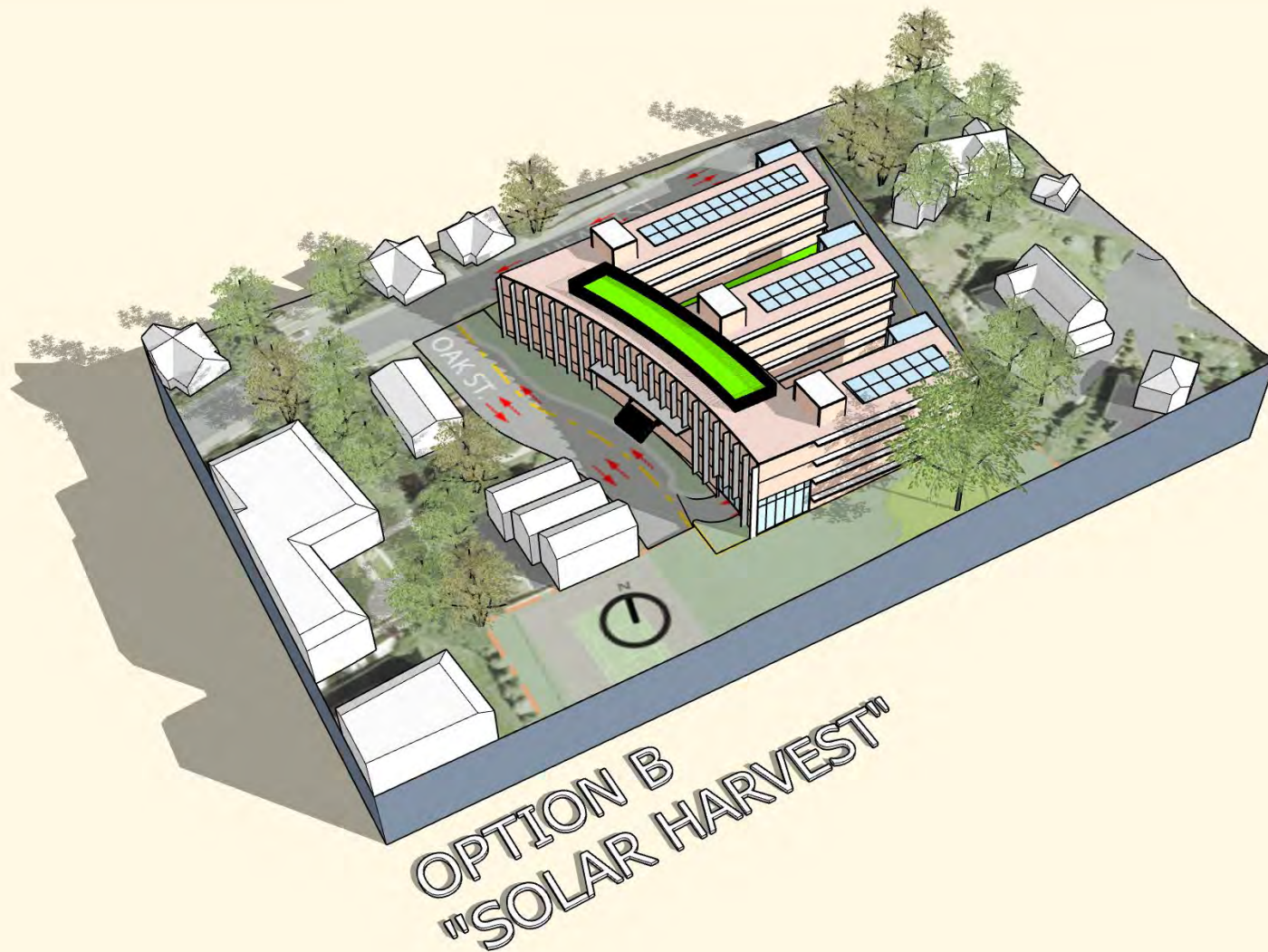


# Preliminary Concept Design Alternatives





# Preliminary Concept Design Alternatives

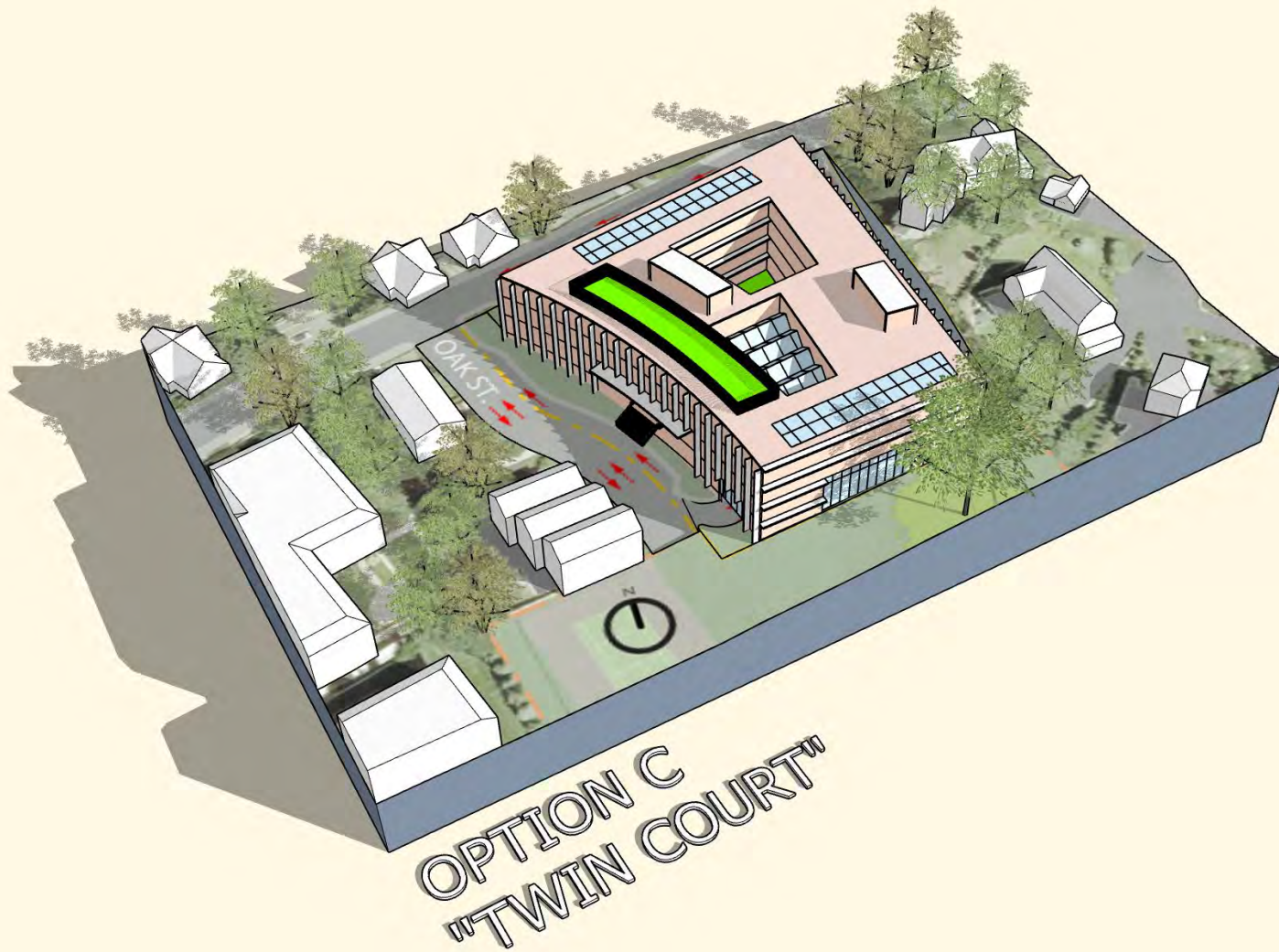


# Preliminary Concept Design Alternatives



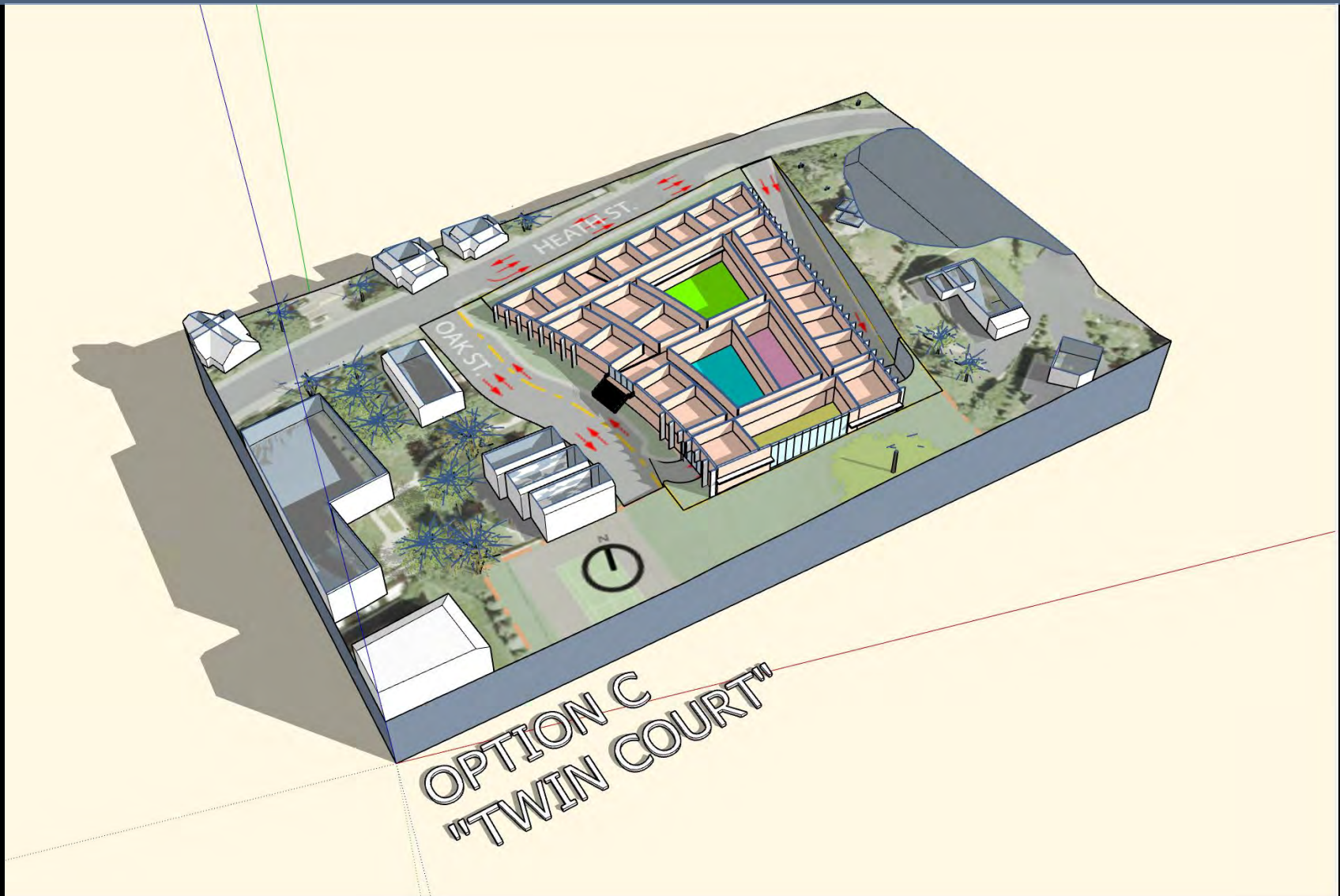


# Preliminary Concept Design Alternatives





# Preliminary Concept Design Alternatives



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