

BROOKLINE  
NEW DRISCOLL SCHOOL

Brookline Community Forum  
February 1, 2021



# Agenda

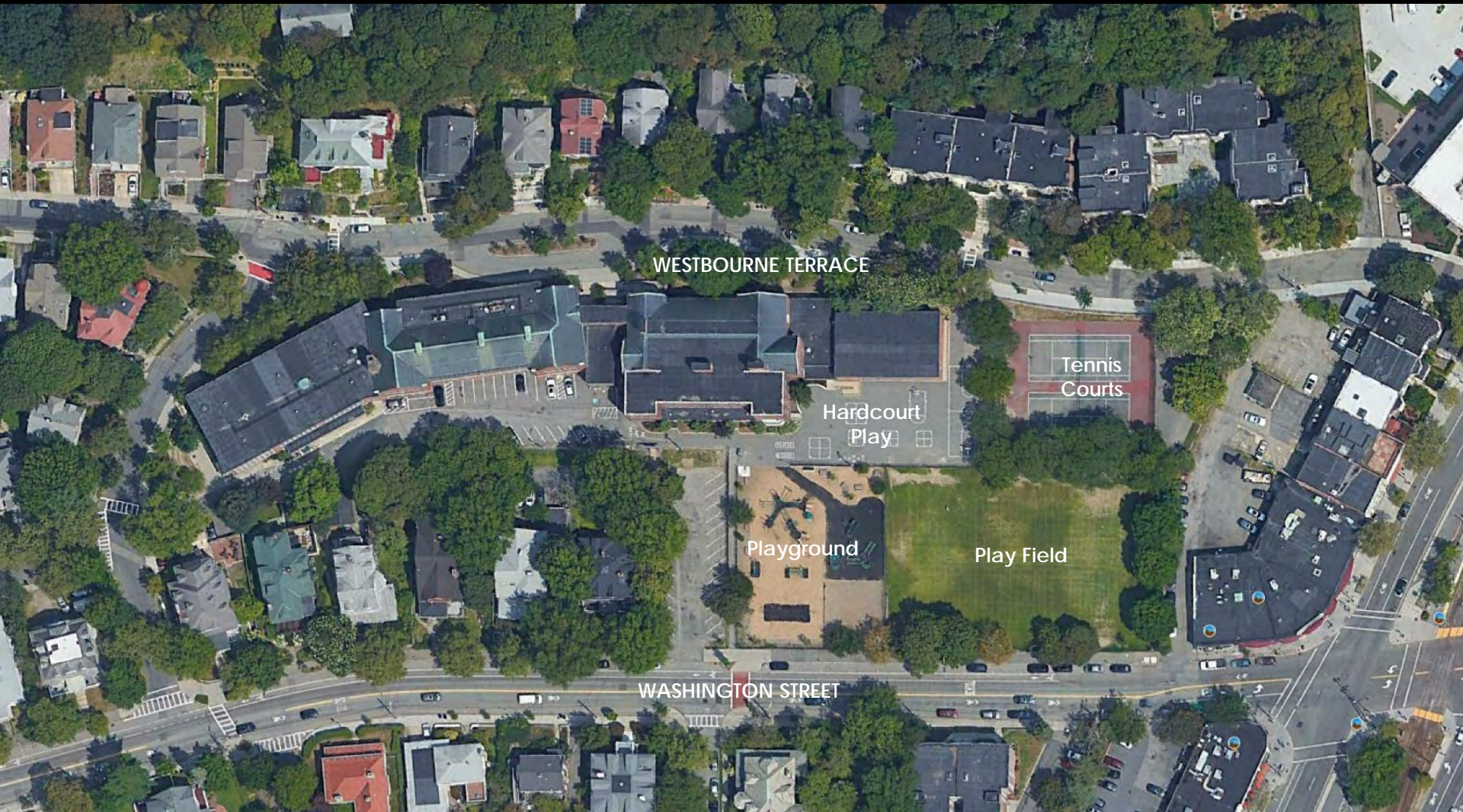
1. Design Update (JLA - 15-20 minutes)
2. Project Update (LeftField - 5-10 minutes)
  - Budget Update
  - Schedule Update
3. Construction Update (Gilbane – 45 – 60 minutes)
  - Safety
  - Air Quality Control Measures
  - Noise, Vibration Control Measures
  - Construction Management Plan
  - Teacher and Contractor Parking
  - Temporary Playground Spaces
  - Communication Plan
4. Questions and Answers

# Project Overview

On December 10, 2019 Town wide vote approved the appropriation of \$115.3M to design and build a new 4 story fossil fuel free Driscoll School. Included in the appropriation are funds to create a new Driscoll Park and Playground once the new school is built and the existing school is removed.

The new Driscoll is being designed for 800 students, Pre-K through 8th Grade. The design has been informed by over 50 formally posted public meetings

# Existing Aerial



# Site Plan

Current Site Design as reviewed and approved at the 6/8//20 Community Landscape Design Meeting

	School Building Footprint	Car / Truck Zone	Usable Open Space	Unoccupied Space	Total
Existing Site	39,500 SF	23,800 SF	80,700 SF	29,000 SF	173,000 SF
Proposed Design	38,200 SF	14,200 SF	97,800 SF	22,800 SF	173,000 SF



# Elevations in Context

NEW  
DRISCOLL  
SCHOOL

EXISTING  
DRISCOLL  
SCHOOL

HEIGHT OF BOTH EXISTING AND NEW SCHOOL:  
74'-0"



## WESTBOURNE TERRACE ELEVATION



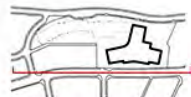
EXISTING  
DRISCOLL  
SCHOOL

NEW  
DRISCOLL  
SCHOOL

HEIGHT OF BOTH EXISTING AND NEW SCHOOL:  
74'-0"



## WASHINGTON STREET ELEVATION



# View from Washington Street



# View from Washington Street





# Entry Canopy



# View from Westbourne Terrace



Jonathan Levi Architects

DRISCOLL SCHOOL, BROOKLINE

# Park Entry from Westbourne Terrace



Michael Driscoll School: Brookline, MA

90% CD Cost Estimate Comparison - RECONCILED

1/26/2021

		GSF 157,950		GSF 157,950			
		Gilbane Building Co.		Architect Estimator (CHA)		Variance (Gilbane - CHA)	
		Total Amount	Cost/SF	Total Amount	Cost/SF	Total Amount	Cost/SF
03	Concrete	\$ 6,038,148	\$ 38.23	\$ 5,773,368	\$ 36.55	\$ 264,780	\$ 1.68
04	Masonry	\$ 2,009,052	\$ 12.72	\$ 2,048,050	\$ 12.97	\$ (38,998)	\$ (0.25)
05	Metals	\$ 6,699,025	\$ 42.41	\$ 6,715,698	\$ 42.52	\$ (16,673)	\$ (0.11)
06	Woods, Plastics, and Composites	\$ 3,228,965	\$ 20.44	\$ 3,282,504	\$ 20.78	\$ (53,539)	\$ (0.34)
07	Thermal and Moisture Protection	\$ 3,523,005	\$ 22.30	\$ 3,493,563	\$ 22.12	\$ 29,442	\$ 0.19
08	Openings	\$ 4,830,408	\$ 30.58	\$ 4,783,894	\$ 30.29	\$ 46,514	\$ 0.29
09	Finishes	\$ 10,427,120	\$ 66.02	\$ 10,438,475	\$ 66.09	\$ (11,355)	\$ (0.07)
10	Specialties	\$ 956,873	\$ 6.06	\$ 1,042,150	\$ 6.60	\$ (85,277)	\$ (0.54)
11	Equipment	\$ 746,322	\$ 4.73	\$ 801,021	\$ 5.07	\$ (54,699)	\$ (0.35)
12	Furnishings	\$ 178,318	\$ 1.13	\$ 174,632	\$ 1.11	\$ 3,686	\$ 0.02
14	Conveying Systems	\$ 320,000	\$ 2.03	\$ 355,000	\$ 2.25	\$ (35,000)	\$ (0.22)
21, 22, 23	Mechanical	\$ 13,216,503	\$ 83.68	\$ 13,189,742	\$ 83.51	\$ 26,761	\$ 0.17
26	Electrical	\$ 6,992,257	\$ 44.27	\$ 7,033,669	\$ 44.53	\$ (41,412)	\$ (0.26)
02	Existing Conditions	\$ 1,578,000	\$ 9.99	\$ 2,004,399	\$ 12.69	\$ (426,399)	\$ (2.70)
31	Earthwork	\$ 9,559,787	\$ 60.52	\$ 9,168,490	\$ 58.05	\$ 391,297	\$ 2.48
32	Exterior Improvements	\$ 4,558,922	\$ 28.86	\$ 4,437,322	\$ 28.09	\$ 121,600	\$ 0.77
33	Utilities	\$ 1,115,603	\$ 7.06	\$ 971,951	\$ 6.15	\$ 143,652	\$ 0.91
<b>TOTAL CONSTRUCTION COSTS</b>		\$ 75,978,307	\$ 481.03	\$ 75,713,928	\$ 479.35	\$ 264,379	\$ 1.67
	Design & Estimating Contingency	\$ 435,666	\$ 2.76	\$ 501,000	\$ 3.17	\$ (65,334)	\$ (0.41)
	General Conditions & General Requirements	\$ 8,960,871	\$ 56.73	\$ 8,960,871	\$ 56.73	\$ -	\$ -
	Insurances	\$ 96,230	\$ 0.61	\$ 96,230	\$ 0.61	\$ -	\$ -
	Bonds	\$ 601,680	\$ 3.81	\$ 601,680	\$ 3.81	\$ -	\$ -
	CM Fee (Overhead & Profit)	\$ 2,070,000	\$ 13.11	\$ 2,070,000	\$ 13.11	\$ -	\$ -
	CM GMP Contingency	\$ 2,058,466	\$ 13.03	\$ 2,079,000	\$ 13.16	\$ (20,534)	\$ (0.13)
	SDI / Sub Bond Pool	incl. w/ Trades		incl. w/ Trades	\$ -		
	CCIP (2.65%)	\$ 2,533,004	\$ 16.04	\$ 2,530,000	\$ 16.02	\$ 3,004	\$ 0.02
	Escalation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL ESTIMATED COSTS 0.20%</b>	\$ 92,734,224	\$ 587.11	\$ 92,552,709	\$ 585.96	\$ 181,515	\$ 1.15
	Geothermal Wells	\$ 2,717,000	\$ 17.20	\$ 2,976,100	\$ 18.84	<b>100% DD Estimate w/ Alts</b>	
	Delete GWB Bumper Rail, Provide Plam Bumper Rail	\$ 275,000	\$ 1.74	\$ 549,600	\$ 3.48	\$ 92,929,979	\$ 588.35
	Terrazzo ILO VCT Flooring at first floor public areas (ROM)	\$ 200,000	\$ 1.27	\$ 200,000	\$ 1.27	<b>100% DD Estimate w/ Alts less VM</b>	
	<b>TOTAL ESTIMATED COSTS W/ ALTERNATES</b>	\$ 95,926,224	\$ 607.32	\$ 96,278,409	\$ 609.55	\$ 92,137,012	\$ 583.33
	<b>EST'D COSTS COMPARED TO BUDGET \$92,791,890</b>	\$ (57,666)	-0.06%	\$ (239,181)	-0.26%	<b>60% CD Estimate w/ Alts</b>	
	<b>EST'D COSTS + ALTS COMPARED TO BUDGET</b>	\$ 3,134,334	3.38%	\$ 3,486,519	3.76%	\$ 93,488,672	\$ 591.89
						<b>60% CD Estimate w/o Alts</b>	
						\$ 89,963,672	\$ 569.57

# Town of Brookline Community Meeting

## Michael Driscoll School Project

Brookline, MA

February 1, 2021



# Safety – COVID 19

- Daily Sanitary Cleaning and Disinfecting throughout project spaces
- Warm water hand washing stations
- Daily Contractor Self-Screening
- Wearing Approved Face coverings while working inside or within 6' of others
- Keep trades separated by 6' while working

**GILBANE CARES**  
**YOUR HEALTH & SAFETY IS OUR #1 PRIORITY**

Before you enter the jobsite, please read these questions:  
If you answer **YES** to any of them, please do **NOT** come to work and contact your supervisor.

-  Are you currently feeling sick?
-  Did you take your temperature before arriving at work this morning and is your temperature 100.4° F [37.8° C] or more?  
*If you do not have the means to take your temperature, discuss any current symptoms of fever with your supervisor.*
-  Are you having any breathing issues?
-  Have you traveled outside of your local government's current travel restrictions for any reason?
-  Have you been in close contact with anyone that is being tested for COVID-19 because they have symptoms consistent with COVID-19?
-  Have you tested positive or been in close contact (within 6 ft. for 10 minutes) with anyone that has tested positive for COVID-19?

If you answer **NO** to all of the above, please come to work.  
We will be maintaining social distancing and following CDC and OSHA guidelines while we manage our way through the COVID-19 outbreak. Any concerns regarding the above questions need to be brought to your supervisor's attention immediately.

**Thank You**



# Safety

- Project Planning – Planning and Execution Process
  - Job Hazard Analyses are drivers for construction operations
  - Look-a heads for school operations vs. construction related activities
  - Isolating Construction Zone from the Occupied School
  - Safety Orientation for Every Person on Site
  - Noise and Dust/Vibration Control
  - Hazardous Materials Management
  - Site Security
  - Detailed Site Logistics- Parking & Utilities
- Gilbane and our Subcontractor Partners are Guests on Your Campus
  - Respectful of School Operations and Activities
  - Gilbane Non-Negotiables – Ticket of entry for subs



Construction fencing and locked gates surrounding all construction activity



Safety compliance and auditing



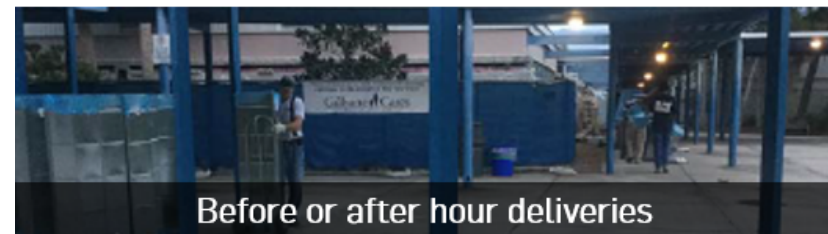
Daily meetings and constant communication



Controlling the site



Clear and visible signage



Before or after hour deliveries

# Safety

## MANDATORY GILBANE NON-NEGOTIABLES



Safety Toed Footwear



Hard Hat



Reflective Vests



Drug and Alcohol Testing



100% Cut Level #4 Gloves



Safety Glasses



6' Fall Protection



Safety Briefing Prior to Any Walk



SafetyNet Inspection



New Worker Orientation



Short Service Worker Program



Stretch and Flex Daily



Safety Manager Requirement for Critical Trades

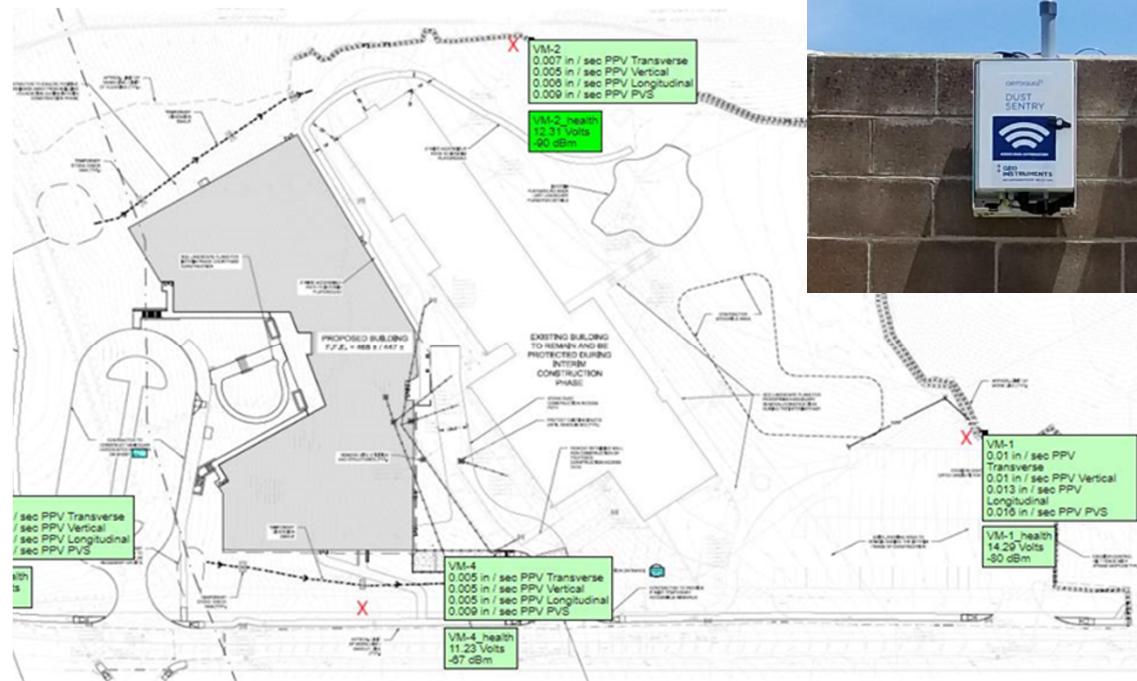


Housekeeping

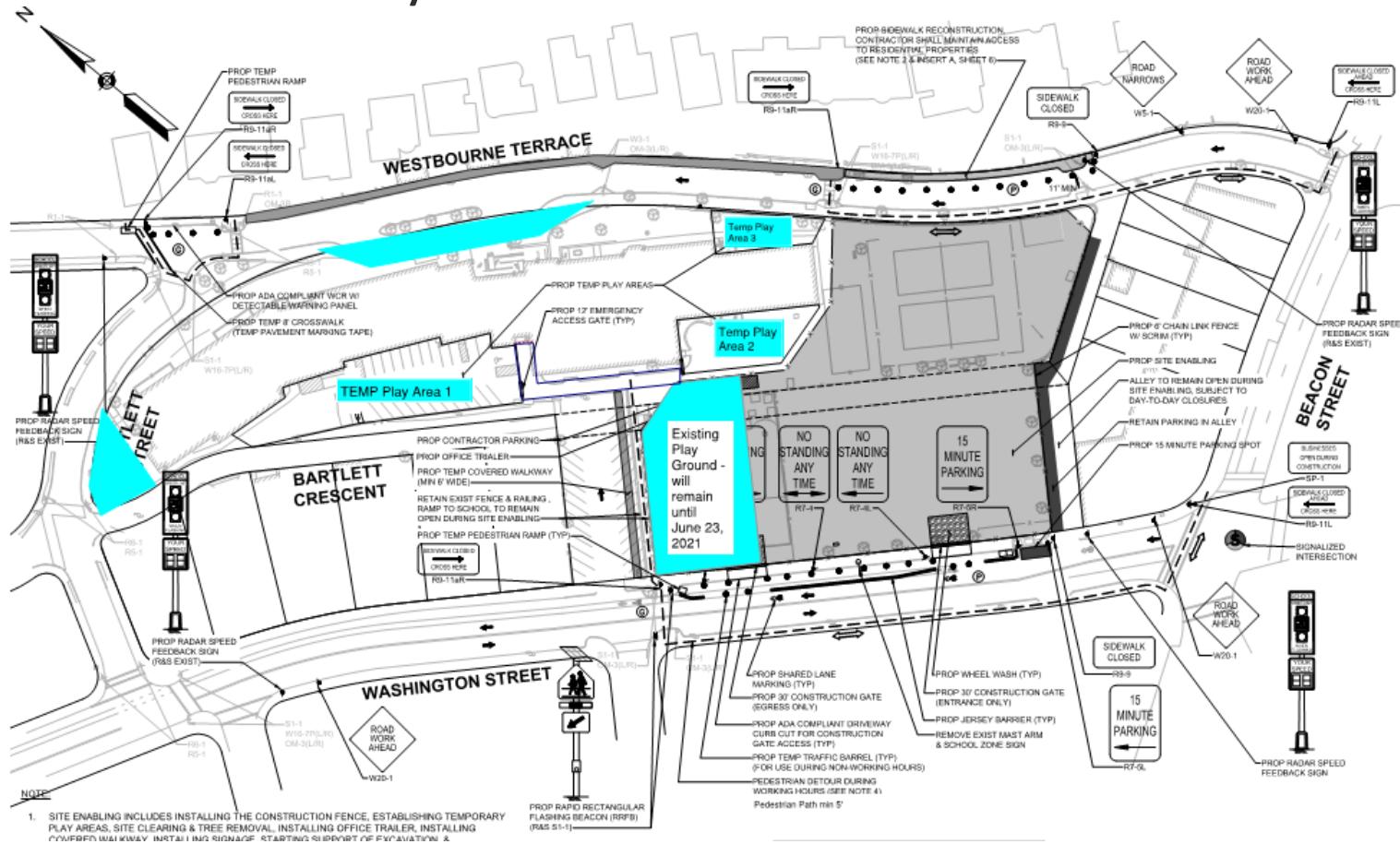


# Dust & Noise Monitoring/Mitigation

- Daily Monitoring
- Mitigation Process
- Noise Monitoring
- Portable A/C Units
- Portable HEPA Units



# Phase 1 Michael Driscoll Logistics Site Enable May 2021 – June 2021



SITE ENABLING INCLUDES INSTALLING THE CONSTRUCTION FENCE, ESTABLISHING TEMPORARY PLAY AREAS, SITE CLEARING & TREE REMOVAL, INSTALLING OFFICE TRAILER, INSTALLING COVERED WALKWAY, INSTALLING SIGNAGE, STARTING SUPPORT OF EXCAVATION, & WESTBOURNE TERRACE SIDEWALK REPAIR

WESTBOURNE TERRACE SIDEWALK RECONSTRUCTION TO BE COMPLETED BEFORE PHASE 1B - ALLEY WIDENING (SEE INSERT A, SHEET 6)

WESTBOURNE TERRACE AT BARTLETT STREET TEMPORARY WHEELCHAIR RAMP TO BE CONSTRUCTED BEFORE PHASE 1B - STREET WIDENING (SEE INSERT B, SHEET 6)

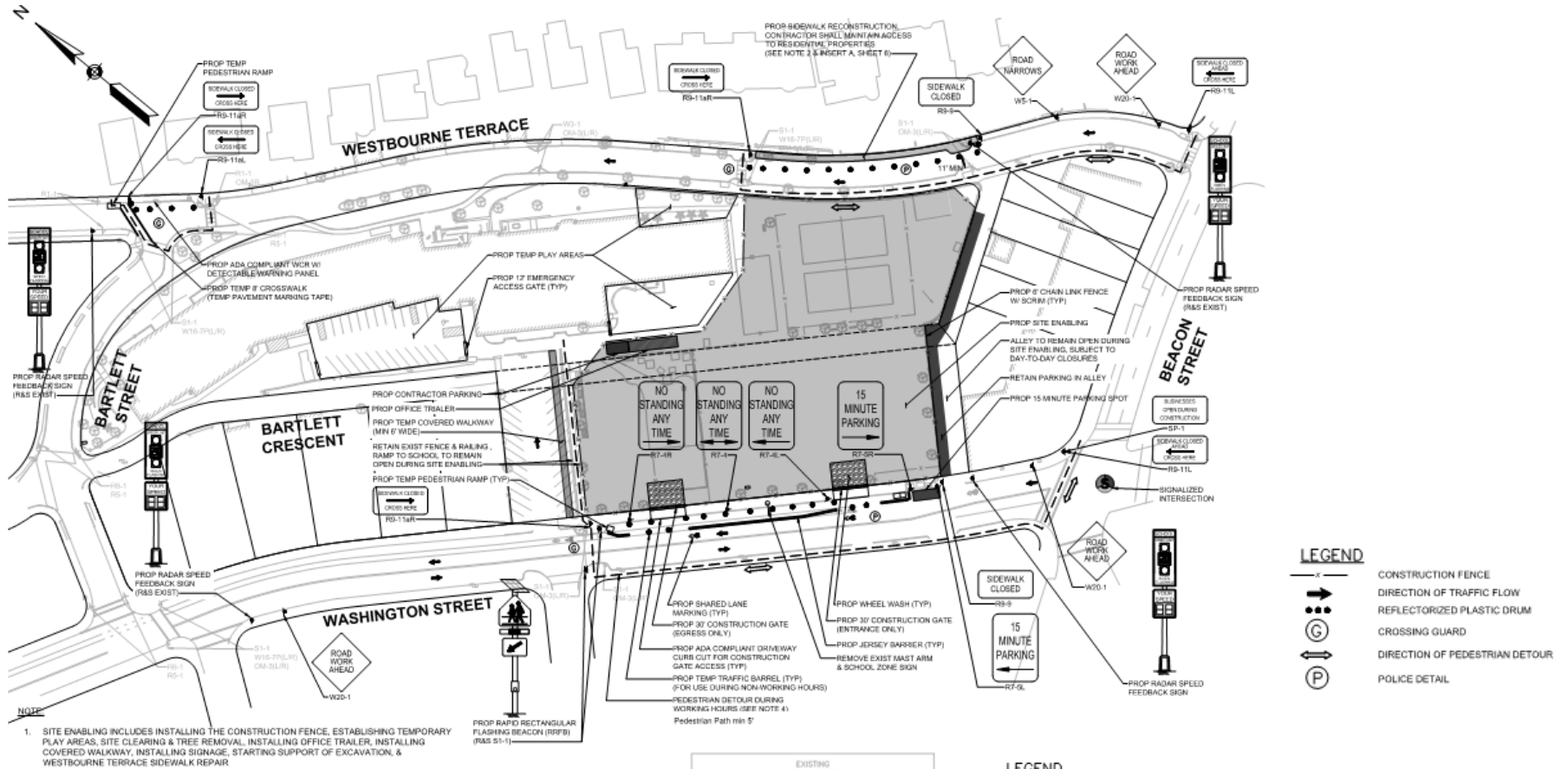
PEDESTRIAN DETOUR DURING WORK HOURS IN EFFECT FROM 6:30 AM TO 4:30 PM. PEDESTRIAN ACCESS DURING NON-WORKING HOURS TO BE MAINTAINED ON EXISTING SIDEWALK. OPEN 4:30 PM TO 6:30 AM, WEEKENDS, & HOLIDAYS

DELIVERIES ARE NOT PERMITTED BETWEEN THE HOURS OF 7:30 AM - 8:30 AM & 2:00 PM - 3:00 PM

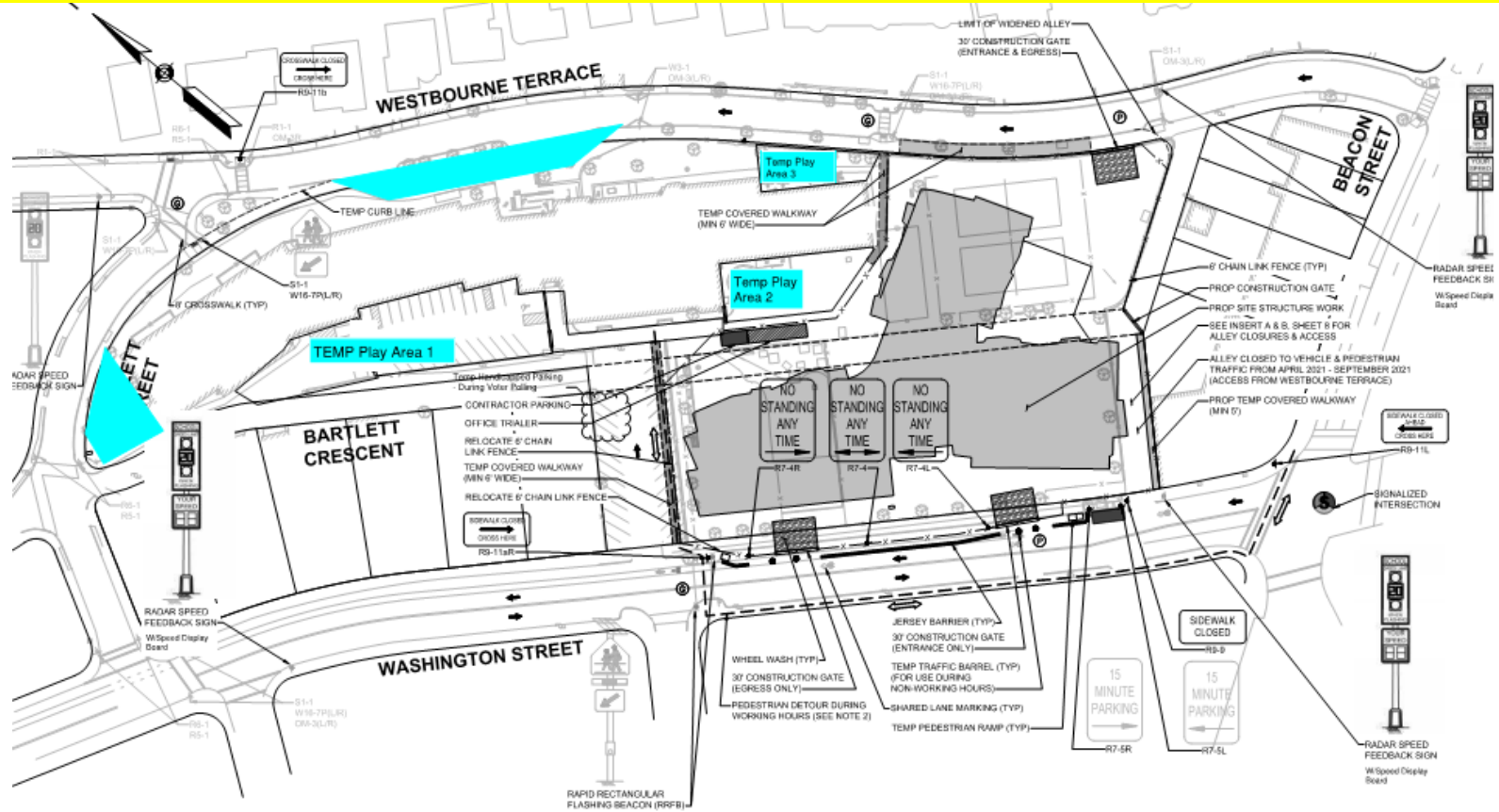
NOISE ORDINANCE:  
MON - FRI FROM 7:00 AM - 7:00 PM  
SAT - SUN & HOLIDAYS FROM 8:30 AM - 5:00 PM

PHASE DURATION: May 2021 - June 2021

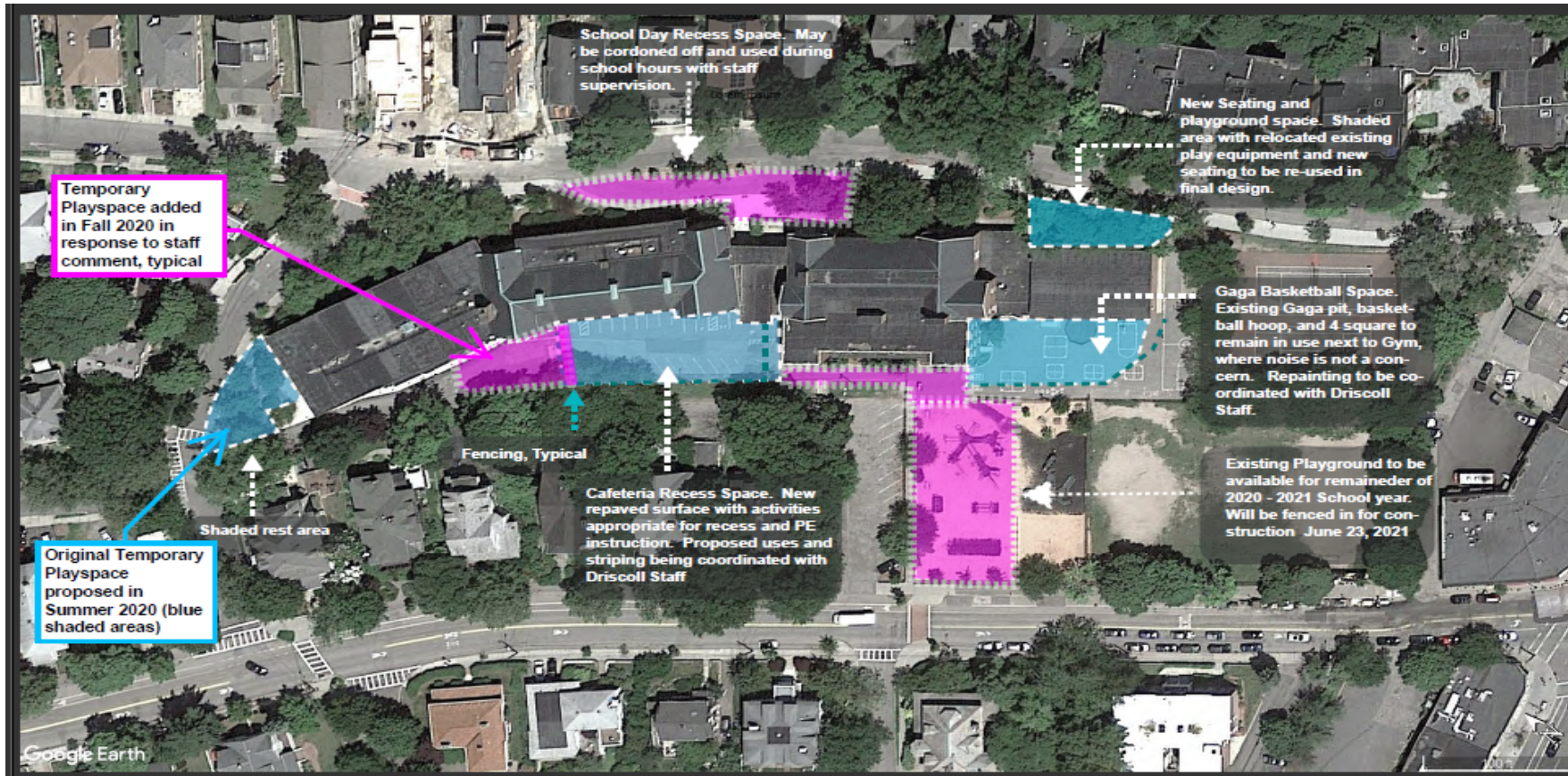
# Phase 1 Michael Driscoll Logistics Site Enable June 2021 – July 2021



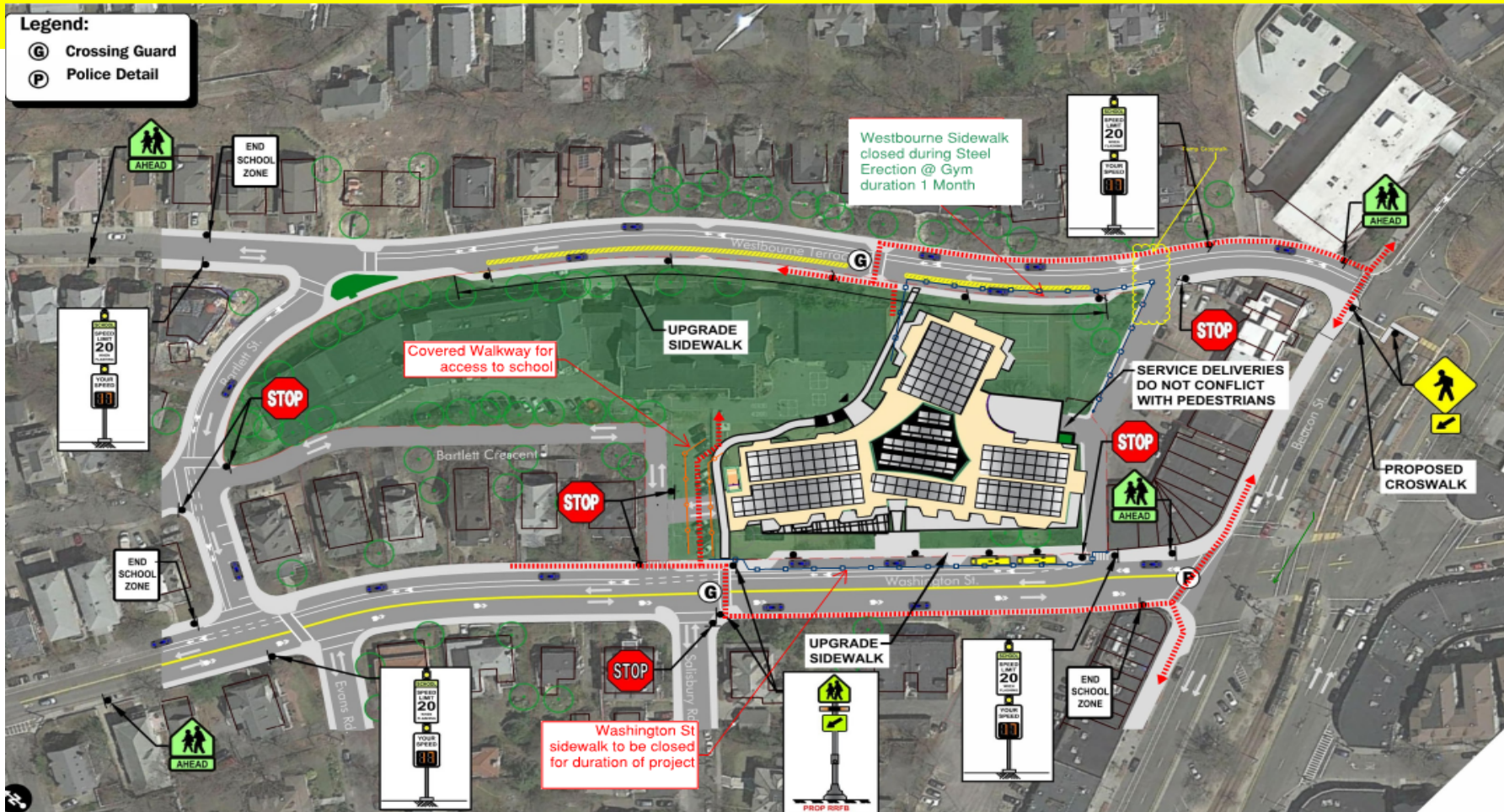
# Phase 2 Michael Driscoll Logistics Building Construction July 2021 – July 2023



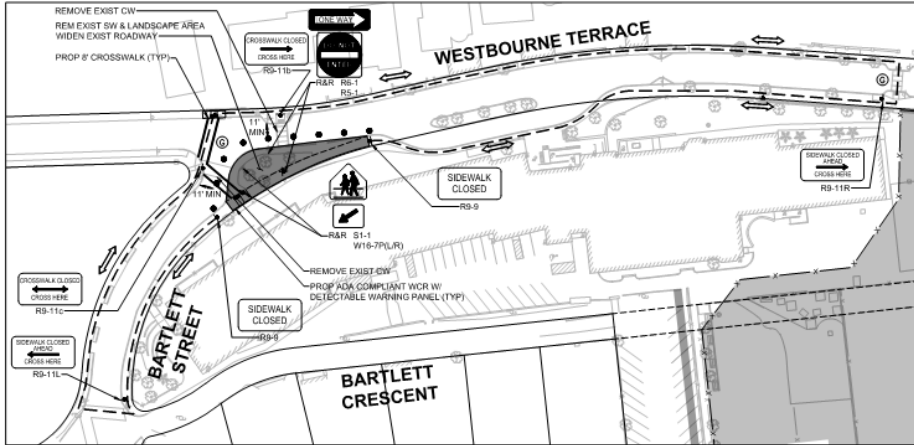
# Michael Driscoll Logistics Plan- Temp Play Areas During Construction



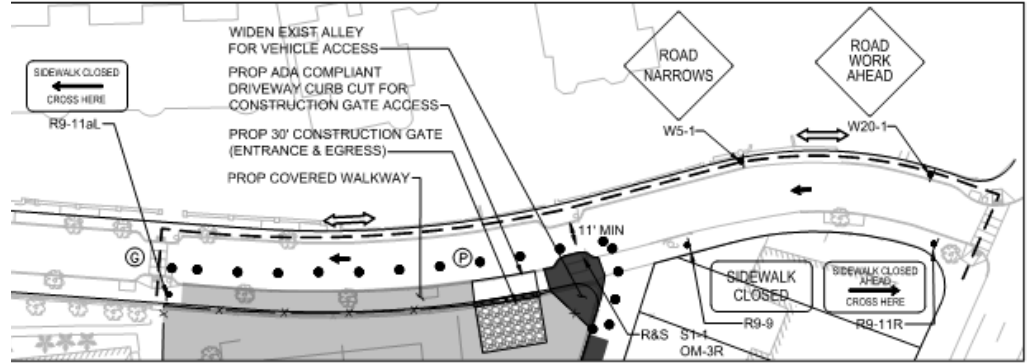
# Michael Driscoll Logistics Plan- Signage and Pedestrian Traffic



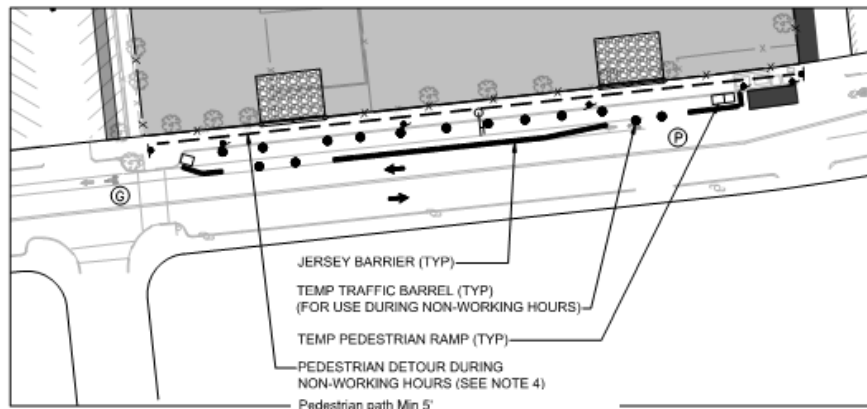
# Michael Driscoll Pedestrian Traffic & Temp Sidewalk



INSERT B - WESTBOURNE TERRACE AT BARTLETT STREET  
PHASE 1B - STREET WIDENING

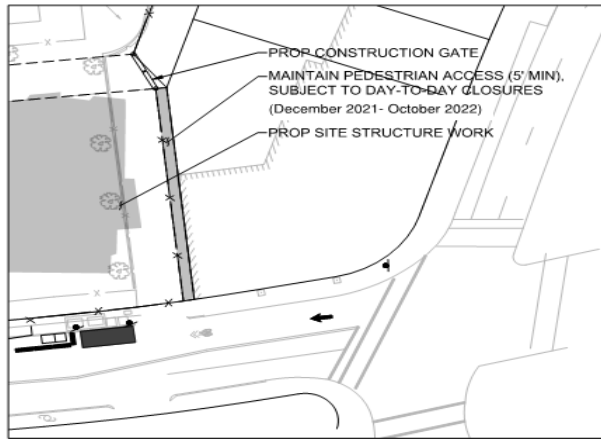


INSERT A - WESTBOURNE TERRACE  
PHASE 1B - SITE ENABLING & ALLEY WIDENING

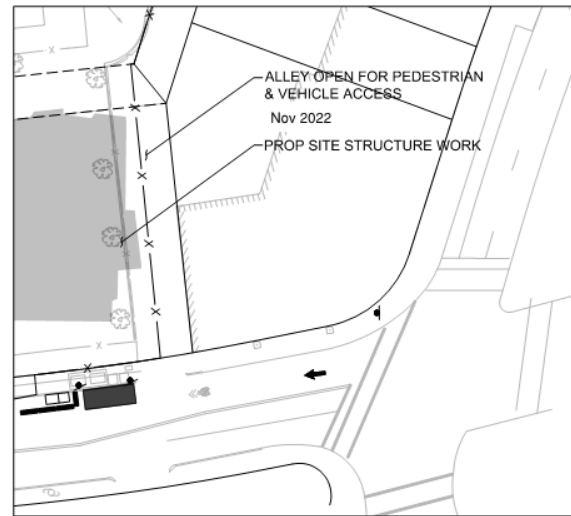


INSERT C - WASHINGTON STREET PEDESTRIAN ACCESS  
DURING NON-WORKING HOURS

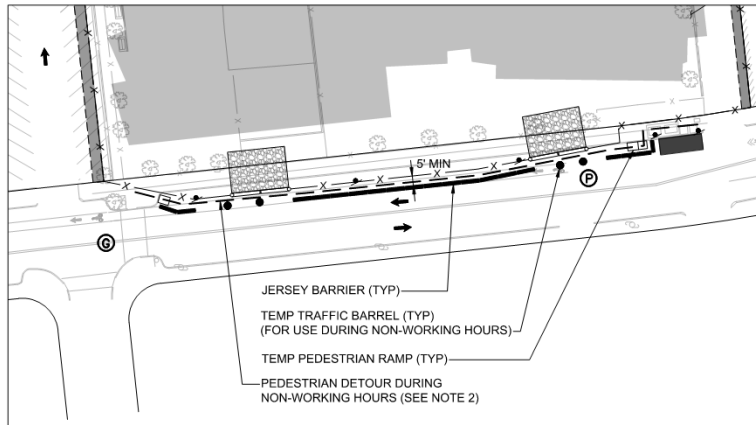
# Michael Driscoll Alley Access & Temp Sidewalk



**INSERT A - ALLEY CLOSURE W/ PEDESTRIAN ACCESS**  
 December 2021 - October 2022



**INSERT B - ALLEY RE-OPENING**  
 November 2022 - July 2023



**INSERT C - WASHINGTON STREET PEDESTRIAN DETOUR  
 DURING NON-WORKING HOURS**



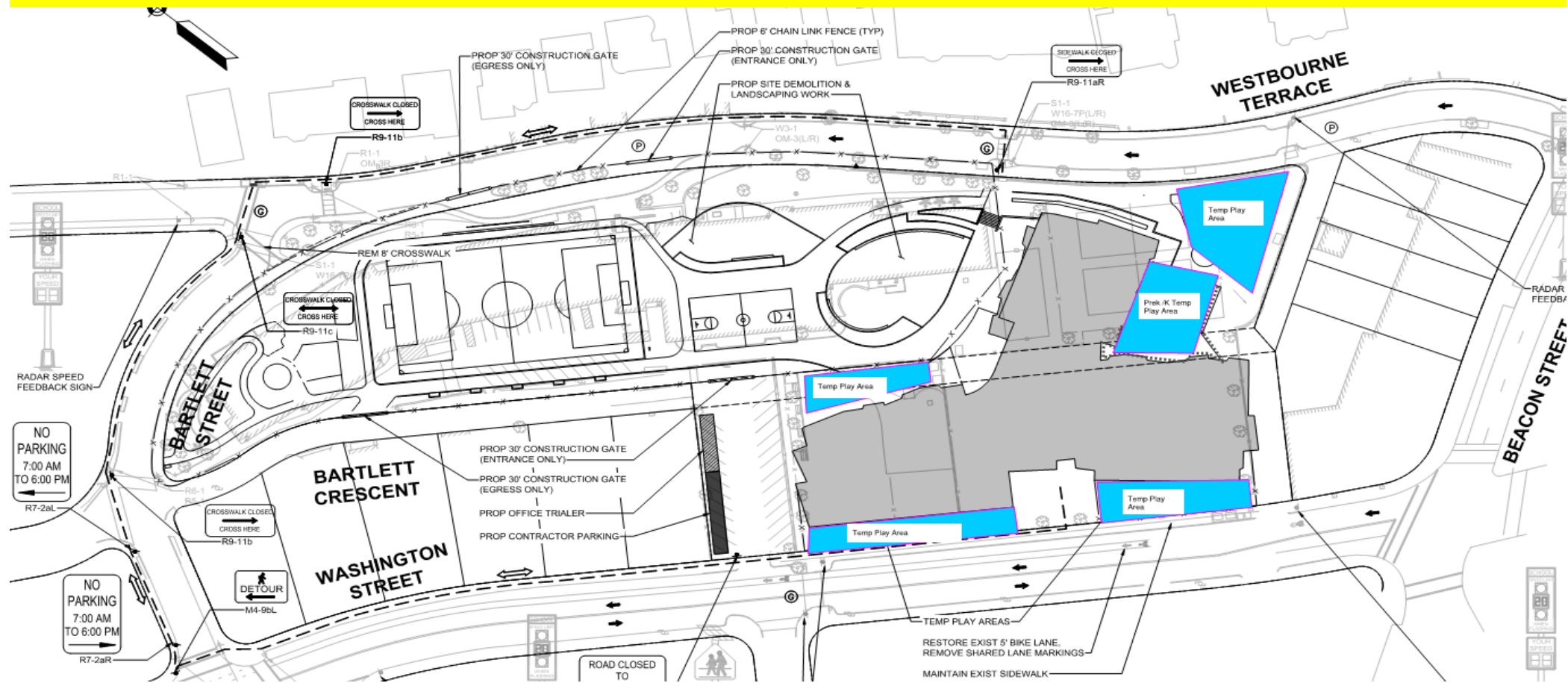


**Michael Driscoll School Project Logistics**  
Construction May 2021 – September 2023

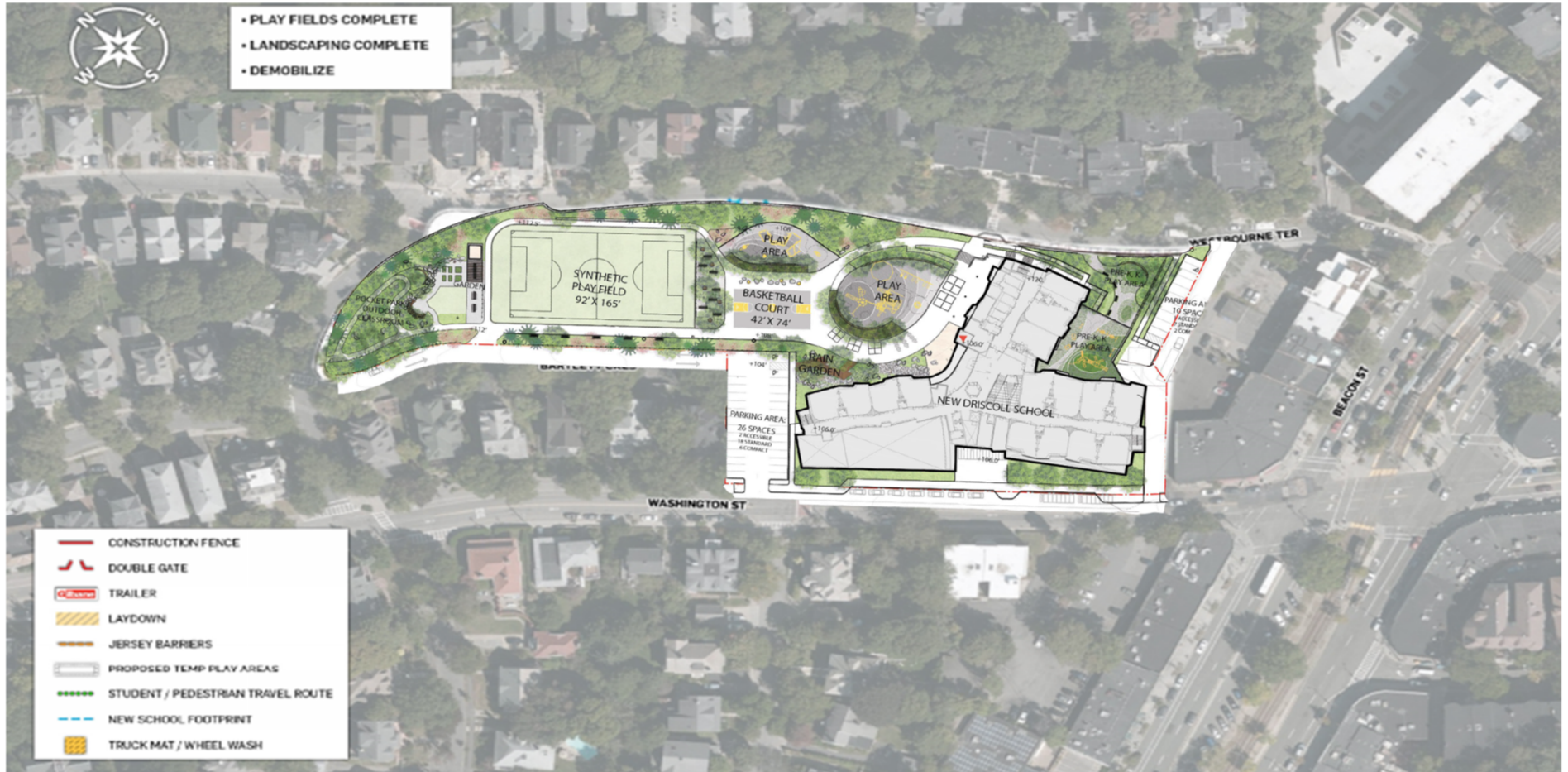


# Michael Driscoll School Project Logistics

## Demolition, Construction of Fields September 2023 – May 2024



# Michael Driscoll School Project



Demobilize May 2024

# Parking Study – Along Beacon Street

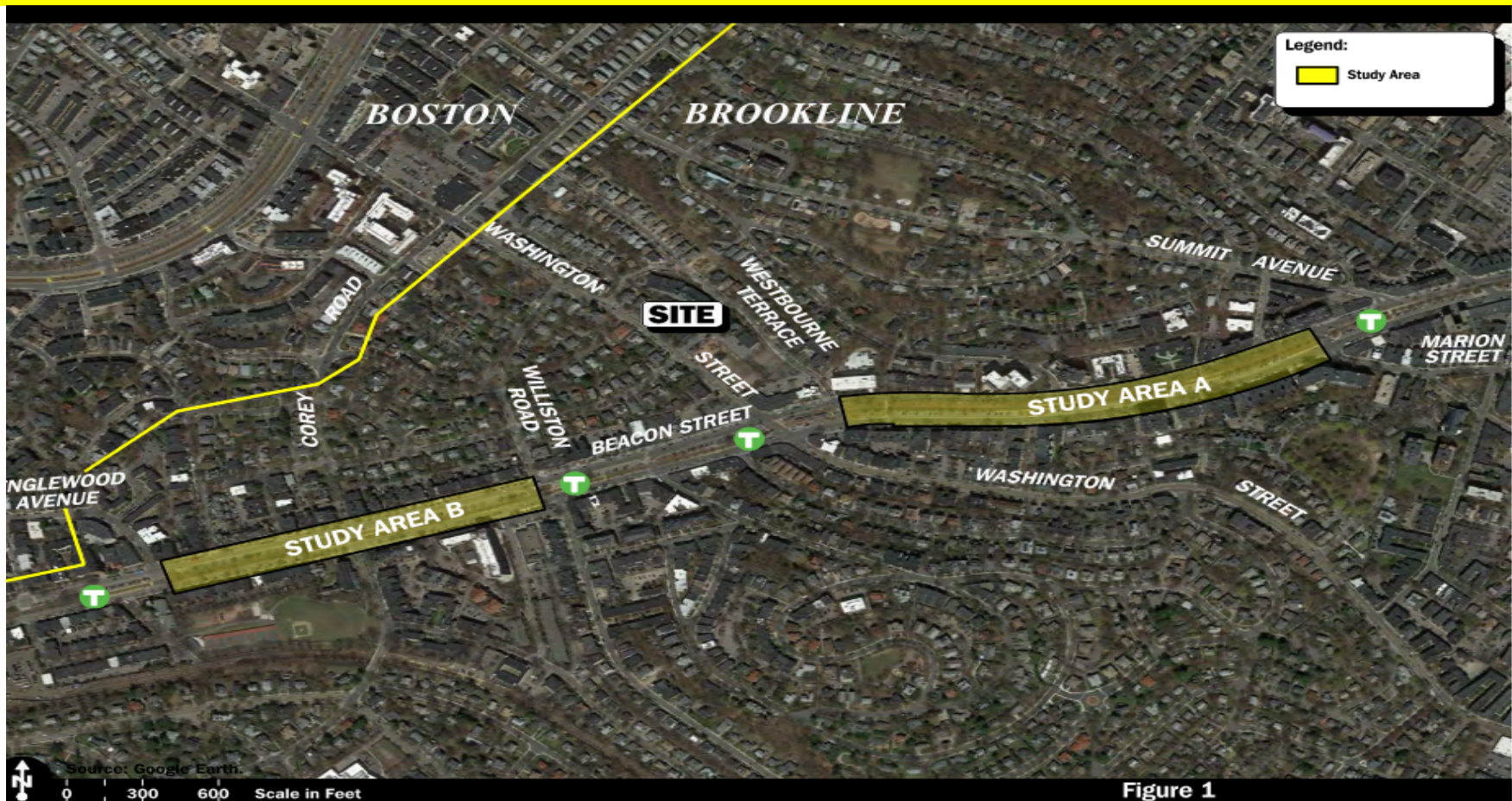


Figure 1

# Teacher Parking



**Driscoll School**  
7/19/2018 - Parking

Approve by  
Transportation Board

52 Parking Lot Spaces  
53 Approved TBoard Parking Spaces



## Parking Plan Distribution

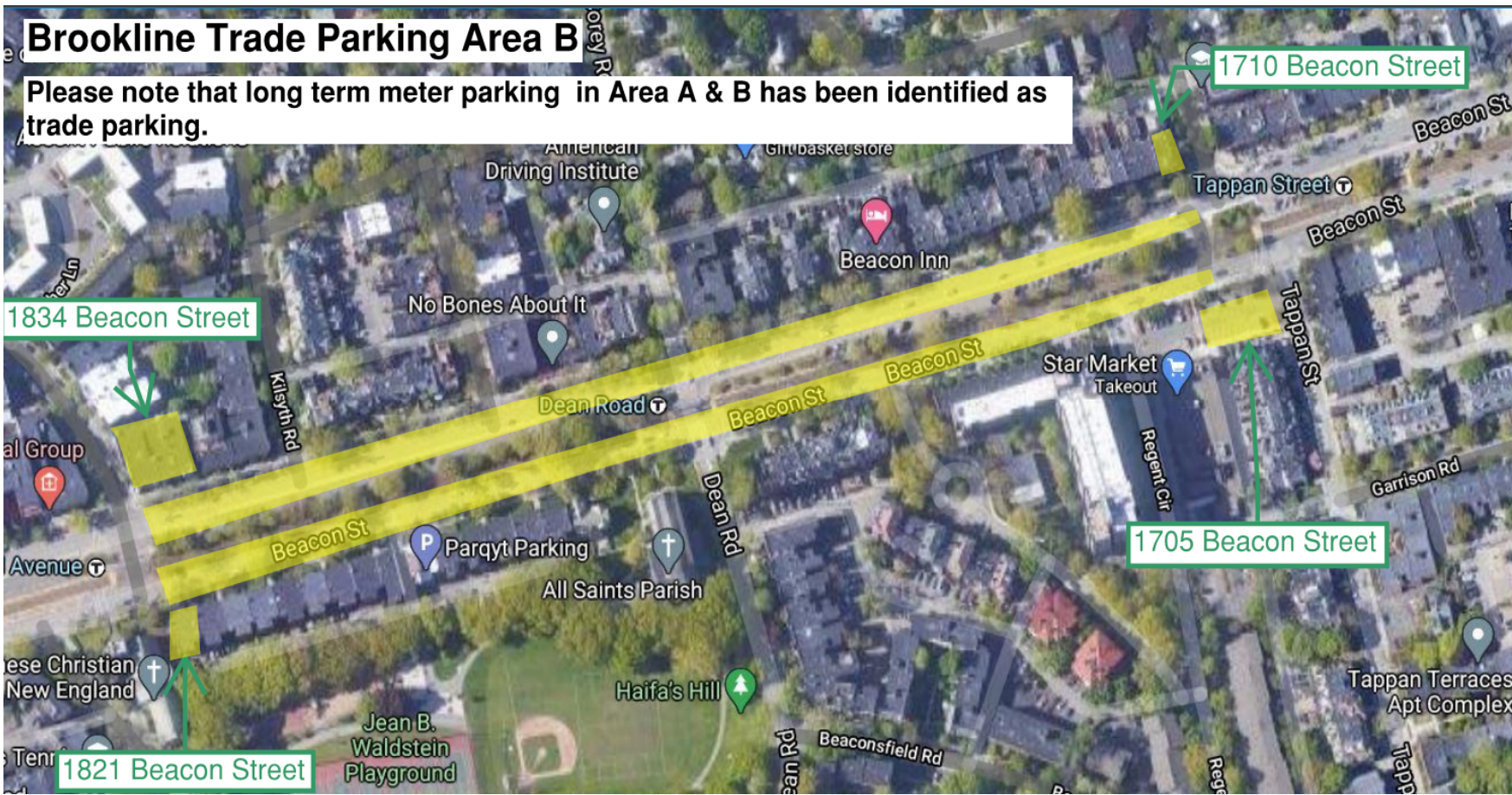
<b>Potential Driscoll Staff Spaces - Construction</b>	
Neighborhood	47
Beacon Street Spaces	58
Expanded Neighborhood (If Needed)	15
<b>Subtotal ( Details to be Reviewed)</b>	<b>120</b>

Note: Spaces could change slightly with detailed review by Town Transportation Department

# Trade Parking – Area A Beacon Street- Long Term Parking Meters

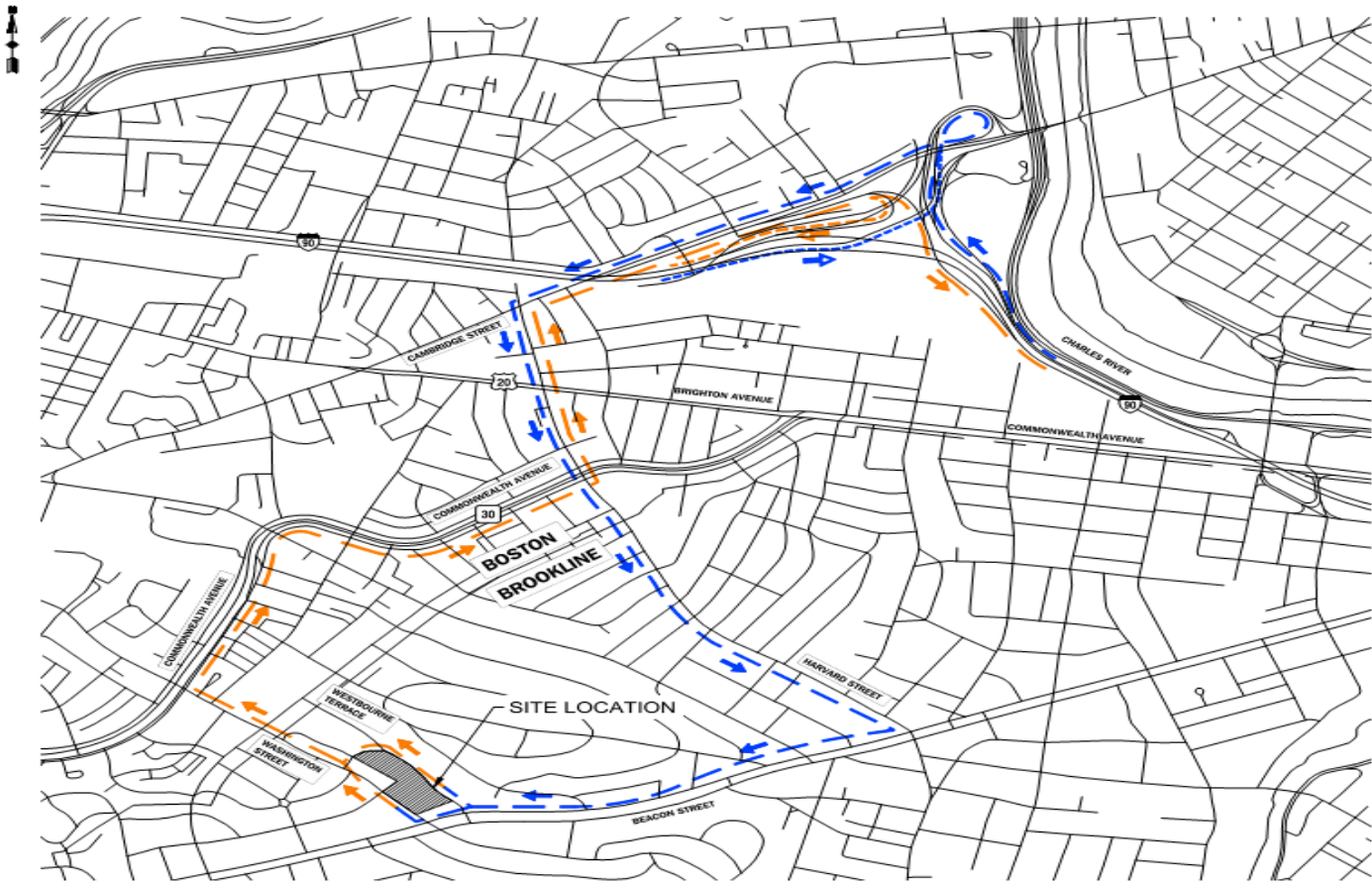


# Trade Parking – Area B Beacon St– Long Term Parking Meters





# Traffic Routing Plan

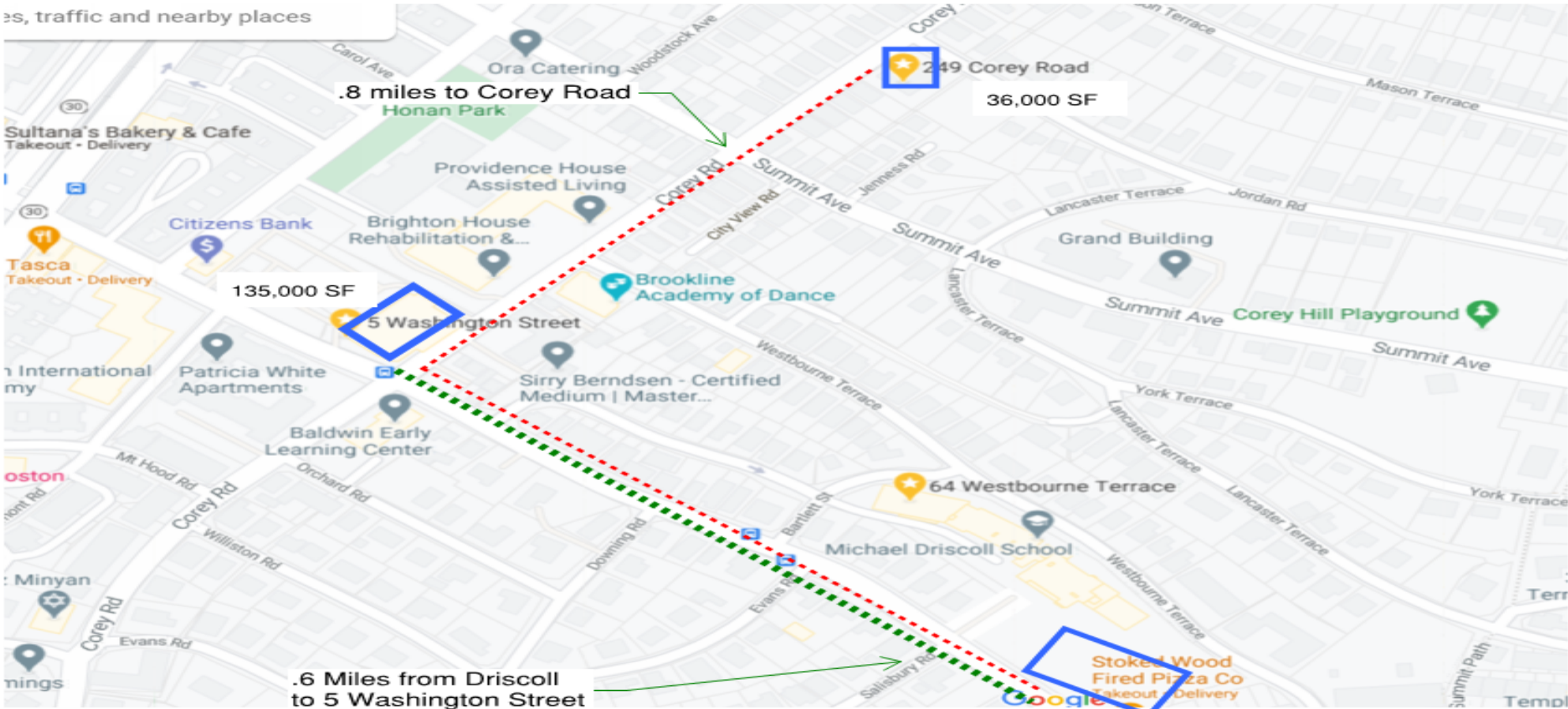


**LEGEND**

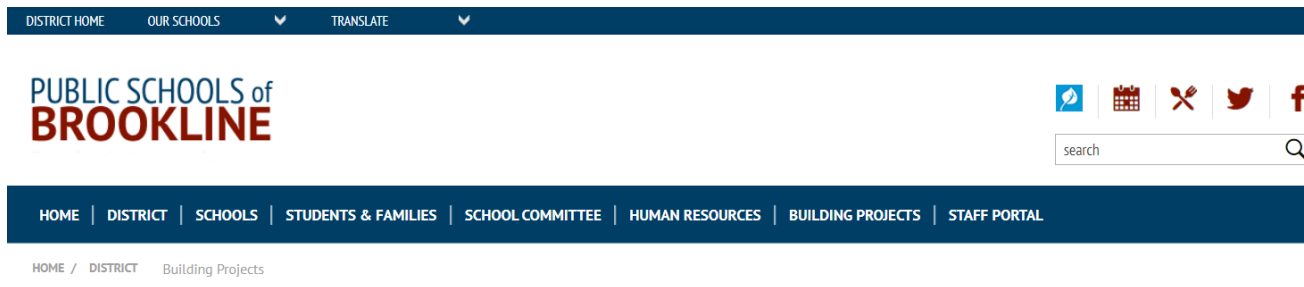
	TRUCKS EXITING TO INTERSTATE 90 EB
	TRUCKS ENTERING FROM INTERSTATE 93 WB
	TRUCKS EXITING TO INTERSTATE 90 WB
	TRUCKS ENTERING FROM INTERSTATE 90 EB

- NOTES**
1. TRUCK ROUTE - TRUCKS SHALL ACCESS THE SITE VIA WASHINGTON STREET AND WESTBOURNE TERRACE FROM BEACON STREET. TRUCKS SHALL EGRESS THE SITE VIA WASHINGTON STREET.
  2. SMALL VEHICLE ROUTE - SMALL VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE TRUCK ROUTE IDENTIFIED ABOVE.
  3. A WB-67 IS THE LARGEST TRUCK EXPECTED TO BE ENTERING AND EXITING THE SITE.
  4. THERE IS AN EXPECTED 50 TRUCKS ENTERING THE SITE PER DAY.
  5. CONSTRUCTION WORKERS ARE NOT PERMITTED TO PARK ON RESIDENTIAL SIDE STREETS

# Near By Construction Projects



# Community Engagement: Up-to-Date Communications



Visit:

<https://www.brookline.k12.ma.us/Page/2353>

## BUILDING PROJECTS

- Long-Term Capital Plan >
- BHS Expansion Project >
- Driscoll School Building Project >
- Upcoming Public Meetings - Driscoll >
- Presentations and Materials - Driscoll >
- Summaries of Meetings - Driscoll >

## Driscoll School Building Project



## Overview

FAQ'S

SUBMIT A QUESTION OR COMMENT

SUBSCRIBE TO EMAIL UPDATES

## Upcoming Meetings



Submit a question or comment

Subscribe to email or text updates

# Community Engagement: Project Newsletters

- Project Updates
- Photos
- Look Aheads
- Milestone Achievements
- Community Impacts



**Questions  
&  
Answers**



# Comments and Responses What we heard:

## Comment:

## Response:

---

Clarify Cafeteria Layout

Table layout for 3-seating lunch has been provided

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Bathroom Location

Toilets have been moved to more central location

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Media Center Location

Media Center has been moved to 3<sup>rd</sup> floor

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MakerSpace / Fabrication  
Lab Location

Alternate location has been provided

---

Music / Multi-purpose Space  
Adjacency

Alternate location has been provided

---

Too Many Entrances –  
Security Issue at Ridley  
School

Entry layout has been revised to have fewer entrances

# Top Comments and Responses - Staff

## Comment:

## Response:

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Sinks inside Classrooms not just in Bathrooms

---

Sinks will be provided inside all Classrooms

---

Teacher Lounge for Community building – not a workroom

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A 300 sf Staff Lunch Room is included and will be fit out appropriately

---

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

---

Teacher Planning Rooms at First and Second Grades have been converted to toilet rooms to minimize travel distances

---

Open Stairs

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Open to below areas at central stairs have been substantially reduced

# Top Comments and Responses - Staff

## Comment:

Cafeteria acoustics

## Response:

Acoustical Engineers have analyzed the space, and their recommended sound control measures have been included.

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

Access doors now provided between Classrooms instead of operable partitions.

Guidance to be separate from Main Administration

Guidance has been separated from Main Administration

Increase Window Area in Science Rooms

Science room "window walls" provided, floor to ceiling and wall to wall



# Top Comments and Responses - Community

## Comment:

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Safe access for pedestrians,  
bikes, sidewalks

## Response:

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

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Environmentally designed,  
Ecologically friendly,  
Energy efficient

The building will fully comply with the Town's Fossil Fuel Free guidelines

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Play Space during  
construction

Play space will be provided during construction