



Driscoll Renovation & Expansion website

www.brookline.k12.ma.us/driscoll-expansion

Will include upcoming meetings,
presentations and materials, and meeting
summaries

Driscoll School Renovation and Expansion



SCHOOL COMMUNITY MEETING

JUNE 2018



Objectives

Our goal is that by the end of today, you'll walk away:

1. On the same page about the process that led to Driscoll being selected for renovation and expansion
2. With an understanding of the Feasibility Design Phase
3. Having heard others ideas, suggestions and questions
4. Knowing where we are in the process, the immediate next steps, and a very rough timeline
5. Knowing how to stay informed and engaged
6. With excitement for the possibilities ahead

“Non-Objectives”

1. Providing detailed and definite answers about the design, the plan, the timeline, what's in, what's out, and the

Quick Background

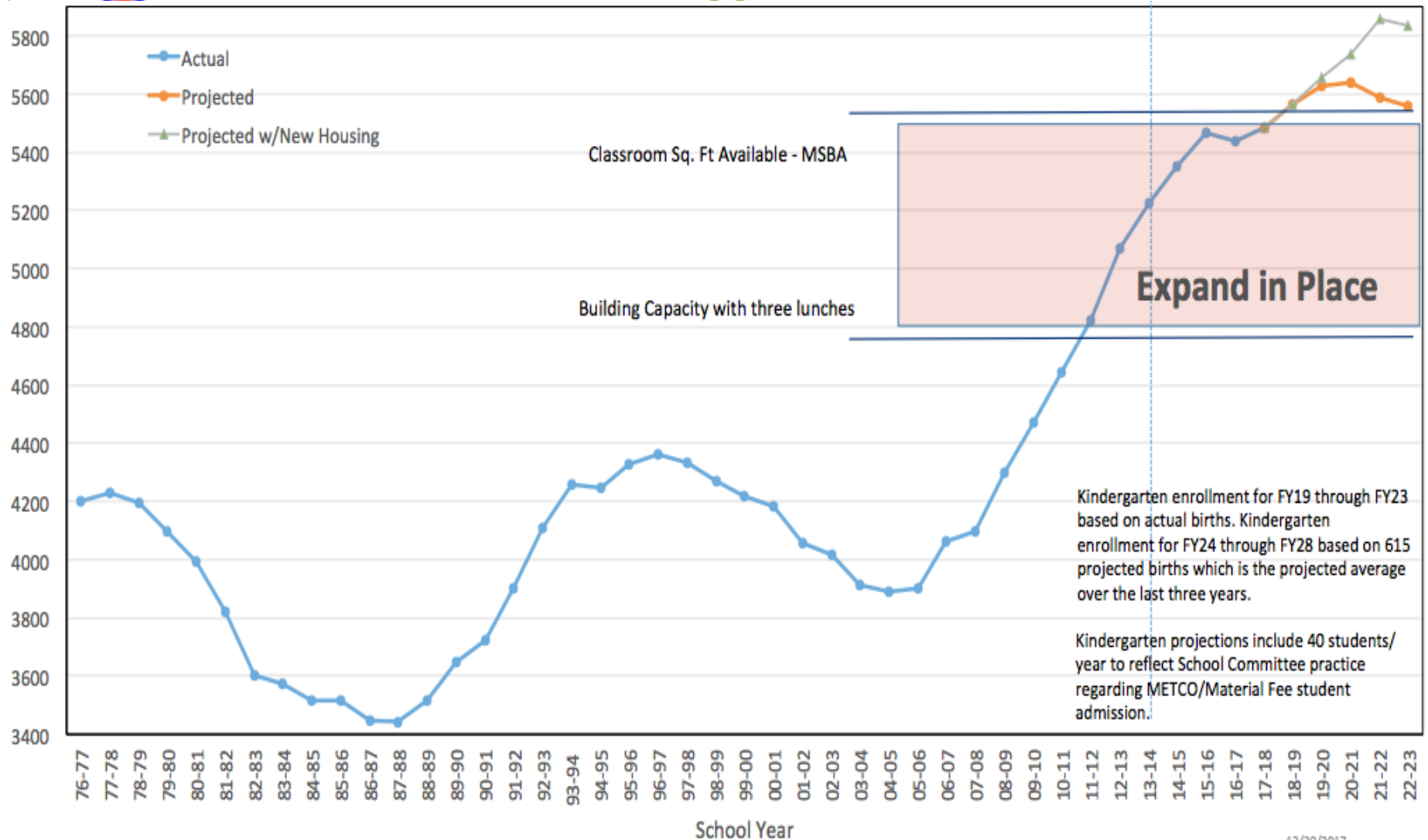


GETTING EVERYONE UP TO SPEED



Brookline's Historic K-8 Enrollment Growth

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12/20/2017



Enrollment Growth since 2005 - By School

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	2005-2006	2017-2018	# Growth since 2005	% Growth since 2005
Baker	647	763	116	18%
Devotion	670	801	131	20%
Driscoll	366	613	247	67%
Heath	360	534	174	48%
Lawrence	478	722	244	51%
Lincoln	410	578	168	41%
Pierce	546	859	313	57%
Runkle	427	612	185	43%
	3,904	5,482	1,578	40%



Studies, Plans & Site Selection Processes 2009-2018

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- **2009 Facilities Master Plan** created by MGT and updated in 2011
- **2013 Brookline School Population and Capacity Exploration (B-SPACE) Committee**
 - ❖ Included 2013 Feasibility Study by HMFH Architects and Site Selection Process
 - ❖ Resulted in recommitment to “Expand-in-Place” Strategy
- **2014 Override Study Committee Report –**
 - ❖ Included demographic projections done by MIT team
- **December 2014 - October 2015:** Civic Moxie Study to identify possible locations
- **November 2015 - October 2016: Site Selection Study and Selection Process**
 - ❖ More than 20 public meetings and site selection study of three finalist sites resulted in BOS and BSC selecting Baldwin School Site
- **2017 Feasibility Study for Baldwin and Soule - JLA**
- **2017-2018: 9th School Alternative Site Study - HMFH**



November 2017 - Special Town Meeting Alternative Site Study

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Phase 1 (\$300,000)

Conduct a comprehensive Evaluation, including legal services, environmental engineering services, architectural services, traffic impact study and land appraisals on the following sites and other sites as identified during the study:

- Baldwin - 490 Heath Street
- Pine Manor College - 400 Heath Street
- Baker School - 205 Beverly Road
- Pierce School - 50 School Street
- Multiple sites including above locations
- Other locations added to the study - Heath School
 - Driscoll School
 - Lincoln School
 - Putterham Woods
- **Phase 2**
- Feasibility Design Services on a single preferred site (\$400,000)
- Plus Feasibility Design Services on multiple sites if considered the better concept (\$300,000)



9th School Alternative Site Study Transparent and Inclusive Process

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- ❖ 22 Weekly Staff Work Sessions – November 15th to May 3rd
- ❖ 5 Work Sessions at HMFH Offices in Cambridge
- ❖ Several Briefing Sessions with Contracted Service Providers
 - HMFH – Lead Design Firm (5 sites)
 - Vanasse Associates – Traffic Study
 - Lynn Griffiths Associates – Title Search Work
 - The Foster Company – Appraisal of Properties
 - Beals Associates – ESA work
- ❖ Phase 1 Mid-Study Update – Joint Meeting of Select Board and School Committee 2/8/18
- ❖ Phase 1 Mid-Study Update – Public Hearing 2/12/18
- ❖ Phase 1 Mid-Study Update – School Committee 2/15/18
- ❖ Phase 1 Mid-Study Update – Select Board 2/20/18
- ❖ Regular Updates and documents posted to Town & School 9th School Websites throughout the 5 month study
- ❖ Town Meeting Representatives and Interested Citizen(s) Meetings upon request (many conducted)



9th School Alternative Site Study Process

Goal to be Transparent and Inclusive

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Conducted many informational meetings with and public updates for school and community representatives.

- ❖ School Community “Listening Sessions”
 - Baker School - 1/17/2018 at 7:00p.m.
 - Pierce School - 1/10/18 at 8:10 a.m.
 - Heath School - 1/19/18 at 8:10 a.m.
 - Driscoll School - 1/17/18 at 8:10 a.m.
 - Lincoln School – 1/12/18 at 8:10 a.m.
 - System-wide – 1/23/18 at 7:00 p.m.
- ❖ Select Board Public updates – 11/30, 12/19, 1/30, 2/8, 2/20
- ❖ School Committee Public updates – 11/30, 12/14, 2/1, 2/8, 3/8, 3/22
- ❖ Joint Board Meetings – 5/17, 6/13
- ❖ Public Hearing 6/6



9th School Alternative Site Study Site Selection Decision

On June 13, the Select Board, School Committee, and Ad Hoc Subcommittee of the Advisory Committee voted to:

1. **Driscoll** – move renovation and expansion into a 4-section school into the Feasibility Design Phase
 - ❖ Prioritizes maintaining the existing amount of per student play space
2. **Baldwin North (aka Small Baldwin)** – move a “2-section plus” school into the Feasibility Design Phase
 - ❖ Includes early education, RISE, and native language support classrooms
3. **Pierce** – reaffirmed School Committee decision to request partnership with Massachusetts School Building Authority to renovate Pierce

Initial, Preliminary Conceptual Starting Point





Conceptual Starting Point

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13

Driscoll

36 CLASSROOMS 4-SECTION
758 SEATS
+9 NET CLASSROOM CAPACITY

RENOVATION & NEW ADDITION

- 27 existing classrooms +9 new classrooms at addition
- Demolition of existing gym
- Renovation to existing 98,000 GSF on 3-floors
- Expand cafeteria/kitchen 2,000 GSF
- New addition approx. 75,000 GSF with 3-floors of classrooms, and 2-floors with double-height gym below grade
- 5-floor addition preserves tennis courts, recreation open space

Parking Garage Structure 20,000 GSF

- 1-Level 50 car Parking Structure with Play Area landscape roof-scape
- Maintains existing open space



Feasibility Study Overview





Four Design Phases

Alternative Site Selection Study

- Further evaluation of potential sites to address overcrowding and historic enrollment growth. Resulted in decision to move forward on Driscoll, Small Baldwin, and Pierce.

Feasibility Design Phase - *(Starting this phase now)*

- More in-depth study of selected site(s) to identify the design option that fits the site and best meets projected education and enrollment needs. Selection of a preferred design and more detailed, but still preliminary, cost and timeline estimates

Schematic Design - *(not funded yet)*

- The scope for the project and details of the preferred design are developed. Program, room sizes and functions, specific floor plan diagrams, building massing, materials and systems are identified. Design details result in more precise budgeting

Design Development and Construction Documents - *(requires override)*

- All aspects of the project are developed in adequate detail to allow the project so it can go to bid. In the CD Phase, the design drawings and specifications are finalized for bidding and construction.



Feasibility Design Phase

Purpose of this Phase

- Identify the preferred design and scope for the expansion and renovation, and preliminary costs and construction timeline

Areas of Work

- ***Discovery and Data Collection*** - identify site constraints, complexity and cost factors, hazardous materials, utility analysis, necessary geotechnical study, parking/traffic/drop off and pick up, site assessment
- ***Visioning and Programming*** – development of space summary and educational plan summary
- ***Design Alternatives*** – development and review of preliminary concepts, further development of design concepts, evaluation of design alternatives, preferred design selection and cost estimate



Immediate Next Steps

Designer Selection

- Select architect through Town's Committee of Seven Process
- Develop contract with selected architect before work can begin

Appoint Building Committee

- Select Board appoints Building Committee according to Town by laws
- Includes elected and appointed board members, parent representatives, principal, superintendents, school and town staff

Development of Feasibility Design Phase Timeline

- Designer Selection and development of contract – 2 to 3 months
- Feasibility Design Phase – 4 to 6 months



Building Committee

Charge of the Committee

- The Building Committee shall advise and support the Building Commission, Board of Selectmen and School Committee in connection with their authority and responsibilities for the construction and alteration of town buildings and structures under Article 3.7 of the General By-Laws of the Town of Brookline.
- The Building Committee shall be concerned with all aspects of the project including budget, schedule, safety, public relations, coordination of town agencies, logistics, and contract compliance.
- The Building Committee shall also be the main body responsible for engaging and informing the public on the project.
- The Building Committee shall work with the Project Manager and consultants in support of the project.

Questions and Ideas



WHAT ARE YOU EXCITED ABOUT?

WHAT DO YOU HOPE FOR?

**WHAT SHOULD WE KEEP IN MIND
THROUGHOUT THIS PROCESS?**

Public Process & Community Engagement



**DRISCOLL SCHOOL
FEASIBILITY DESIGN PHASE**



Our Approach to Outreach & Engagement

INFORM, INCLUDE, ENGAGE

Inform -- make sure stakeholders have access to information, materials, plans, and are aware of meetings, decision, and deadlines

Include -- make sure stakeholders are aware of and attend community meetings, building committee meetings, and other board meetings when Driscoll renovation and expansion is being discussed

Engage -- at defined stages, seek input from stakeholders in a variety of ways and at a variety of venues (public hearings, in person meetings, small groups, large groups, electronically, etc.)



Primary Vehicles for Outreach

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Getting the Word Out

- ❖ Direct emails to all Driscoll Staff and Families
- ❖ District and Town websites
- ❖ Social Media (Facebook and Twitter)
- ❖ Email lists (Notify Me) – Sign up on Town/Schools website
- ❖ Building Committee Member outreach
- ❖ Town Meeting Member listserve
- ❖ Principal Newsletters
- ❖ PTO newsletters
- ❖ Occasional mailings to abutters



Our Website is your Main Source for Information



What information will we have on the Town and School District websites?

- ❖ Meeting Announcements and Agendas
- ❖ Meeting Summaries
- ❖ Materials – Such as presentations, design alternatives, timeline
- ❖ Building Committee members
- ❖ Summary of Feasibility Study process
- ❖ Background Materials - prior reports, prior processes, etc

Project Website



www.brookline.k12.ma.us/driscoll-expansion

Email Updates

**If you are not a Driscoll Family or Staff member,
sign up to receive updates**

www.brooklinema.gov/list.aspx

(look for Driscoll Expansion and Renovation Project)