



Informational Update on the
Baldwin and Driscoll Building
Projects: A K-8 Solution



Actual K-8 Enrollment since 2005 Projected Enrollment through FY2022

PUBLIC SCHOOLS of
BROOKLINE



Source: PSB 2017 Enrollment Projection Report, April 2018

Includes known Large Development Projects filed with Planning Department as of November 2017

Projection methodology does not yet include growth due to T-districts or generational shifts



Enrollment Growth since 2005 – By School

PUBLIC SCHOOLS of
BROOKLINE



	2005-2006	2017-2018	# Growth since 2005	% Growth since 2005
Baker	647	763	116	18%
Coolidge Corner	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%

2005 - 2017 growth is equivalent to combined 2005 enrollment of Driscoll, Heath, Lincoln, and Runkle



Townwide Challenges



- **Historic and Ongoing Enrollment Growth** - Since 2005, we have absorbed the equivalent of three K-8 schools into our existing schools through expand in place. Every school is overcrowded and needs relief in some way.
- **Overdue Renovation and Updating of Facilities** – Driscoll and Pierce School need renovation to update facilities and address overcrowding. Driscoll has never completed a full renovation.
- **Core Facilities are Inadequate**– Core facilities in 7 of 8 K-8 schools (gyms, libraries, cafeterias, hallways) no longer have the capacity to handle the current student population.
- **Substandard Spaces** – at each school, we have substandard classrooms because they have been created out of offices, hallways, locker rooms, etc.
- **Temporary Rentals used for K-8 Classrooms** – Pierce and Baker Schools have a total of 6 classrooms that are in rented space
- **Early Education Programs** – currently 11 BEEP classrooms in rental space. With a new BEEP building 5 BEEP classrooms will remain in rental space. 5 more remain at Lynch Center.



Driscoll-Specific Challenges



- Overdue HVAC replacement postponed
- Undersized Auditorium/Theater, Gymnasium, and Cafeteria
- Overcrowded Classrooms and Learning Spaces
- Outdoor play space inadequate and poorly organized
- Field regularly not usable because of wet or muddy conditions
- Inadequate operational and custodial space (No Loading Dock)
- Nursing area too small
- Lack of Community Space



Children are Learning in Substandard Spaces

A Sampling of the Substandard Spaces in Our Schools

- K-8 Schools are 16,000 to 27,000 square feet below Massachusetts School Building Authority (MSBA) guidelines
- Elementary and middle grades classrooms typically between 100 sq. ft. and 300 sq. ft. below MSBA guidelines
- Special education and resource room areas typically 25%-50% below guidelines for recommended size.
- Undersized cafeterias are 1,500 square feet below MSBA guidelines
- Gyms typically undersized by 2,000 square feet
- Classrooms and learning support areas created out of storage rooms that have no windows



A Sampling of Substandard Spaces

- **Baker** –
 - ❖ Music room and two art rooms directly beneath the gym
 - ❖ Cafeteria is overcrowded
 - ❖ Gym is too small
 - ❖ Principal/Vice Principals sharing office space eliminating their ability to have confidential meetings with parents or about students.
 - ❖ Hallways are too crowded for students to walk through
- **Driscoll** -- 5 lunches, starting at 10:15 and going until 12:50.
- **Pierce** -- A second grade classroom is in a tunnel between two buildings; 200 students from the Pierce Historic Building need to walk through that classroom to get to lunch and specials every day.
- **Heath** -- Students must walk through an active Spanish class to get to French class.



Townwide Solution



After the 6-month Alternative Site Study, which include more than 20 public meetings, the consideration of 20 initial options and 14 final options, six public listening sessions, public hearings, and the work of five town departments and HMFH Architects, the Select Board, School Committee, and Ad Hoc Subcommittee of the Advisory Committee voted on **June 13** to:

1. **Pierce** – reaffirmed School Committee decision to request partnership with Massachusetts School Building Authority to renovate Pierce
2. **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
3. **Baldwin School** – move a “2-section plus” school into the Feasibility Design Phase
 - ❖ Includes early education, RISE, and native language support classrooms



Our Three-Pronged Approach

PUBLIC SCHOOLS of
BROOKLINE



Baldwin School Expansion

+ 18 classrooms

Addresses ongoing and future growth in South Brookline and Townwide. Provides additional capacity for two of our fastest growing programs (RISE and English Language Education) and re-balances special education demand at Runkle.

Driscoll Renovation and Expansion

+ 8 classrooms

Updates and modernizes outdated facility with overdue renovation. Adds classroom capacity to school with highest growth since 2005 (67%), and reduces largest class sizes in the district

Pierce Renovation and Expansion

+ 4 classrooms

Updates and modernizes outdated facility with overdue renovation. Adds classroom capacity to school with second highest growth since 2005 (57%) and further addresses growth in North Brookline. 4 classrooms moved out of rental space



What impact will the Baldwin and Driscoll Projects have on our current schools?

PUBLIC SCHOOLS of
BROOKLINE



- **Baker, Heath:** Reduces overcrowding and class sizes within the South Brookline population.
- **Runkle:** Frees up learning spaces through the creation of a second RISE program at Baldwin.
- **Pierce, Lincoln, or Lawrence:** Opens classrooms by developing another town-wide English Learner Education (ELE) program.
- **Helps to Address District-wide Issues** including:
 - Overcrowding
 - Students learning in sub-standard classrooms and learning centers
 - Reliance on rental space for K-8 and BEEP classrooms



Benefits of Expanding Baldwin School

PUBLIC SCHOOLS of
BROOKLINE



- Build a modern and expanded PK - 8 Elementary School to serve South Brookline
- 3 classrooms for a district-wide special education program (RISE)
- 3 classrooms for a district-wide English language learners program
- Community meeting and performing arts space
- Community access to gymnasium
- Refurbished school playground with improved accessibility

Design Feasibility Phase





What we have done since June



- **June 21 & 22:** Introduction to the Design Feasibility Phase presentation to Driscoll community members.
- **July - August** - Designer Selection Process; Committee of Seven selected Jonathan Levi Architects for Driscoll Building Project
- **September 11 and September 18:** Jonathan Levi Architects met with Driscoll staff to discuss project goals, designs, and get staff input on vision and inadequacies.
- **Mid-September** - Initiated review of Baldwin School area traffic study and legal review of Baldwin School property
- **September 20:** Baldwin and Driscoll School Building Committee members appointed by the Select Board.
- **September 22:** Education Visioning Session with Driscoll community members to discuss project goals and design.



What we have done since June



- **September 25:** Neighborhood Community Forum with Driscoll community members to discuss project goals and design.
- **September 27:** Baldwin School Building Committee Meeting at Town Hall
- **October 2:** Advisory Committee Meeting on Warrant Articles 3e and 4 at Town Hall
- **October 4:** Driscoll School Building Committee Meeting and School Committee Public Hearing on Warrant Articles 3e and 4 at Town Hall
- **October 9:** Parks and Recreation Commission Update, Select Board Meeting at Town Hall



Feasibility Design Phase - Deliverables

Baldwin

9/27

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

10/11

- **Legal Update on use of Baldwin School Playground (anticipated)**
- Refined Building Program Update
- Alternative Design Strategies

10/25 or 11/1

- **Traffic Report Preliminary Findings**
- **Cost Estimates**
- Revised Alternative Design Strategies

11/8

- Recommend Preferred Design Alternative

11/29

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

Driscoll

10/4

- Existing Conditions Progress Report
- Program Diagram
- Range of Pre-Schematic Alternative Design Strategies
- Traffic Report Update

10/18

- Refined Space Summary

11/1

- Revised Alternative Design Strategies
- Traffic Report
- Cost Estimates

11/15

- Recommend Preferred Design Alternative

12/6

- Revised Preferred Design Alternative
- Updated Cost Estimate
- Approve Preferred Alternative



Feasibility Design Phase - Traffic and Legal

Baldwin

Traffic and Parking

- Preliminary staff parking plan will be presented to Transportation Board on 10/15
- Currently updating traffic counts
- **Traffic Report - Preliminary Findings will be reported on 10/25**

Legal -

- **Summary and guidance expected in early - mid October**
- Requested review of Baldwin School Playground allowable use by outside counsel

Driscoll

Traffic and Parking

- **Traffic Report Preliminary Findings (11/1)**
- Doing traffic counts
- Working with Transportation Department

Legal

- Working closely with various Town departments including Parks and Open Space, Engineering, and Planning

Baldwin / Driscoll Existing Conditions Progress Report

	<u>Baldwin</u>	<u>Driscoll</u>
1. Site Survey	Complete	In Progress
2. Geotechnical Engineering Data Report	Complete	In Progress
3. Environmental Site Assessment	Complete	In Progress
4. Asbestos Survey Report	Complete	In Progress
5. Code Review of Existing Building	Complete	In Progress
6. Traffic Study	Update in Progress	In Progress



Baldwin Preliminary Concept Design Alternatives



Option A
"Quadrangle"



Option B
"Solar Harvest"



Option C
"Twin Court"

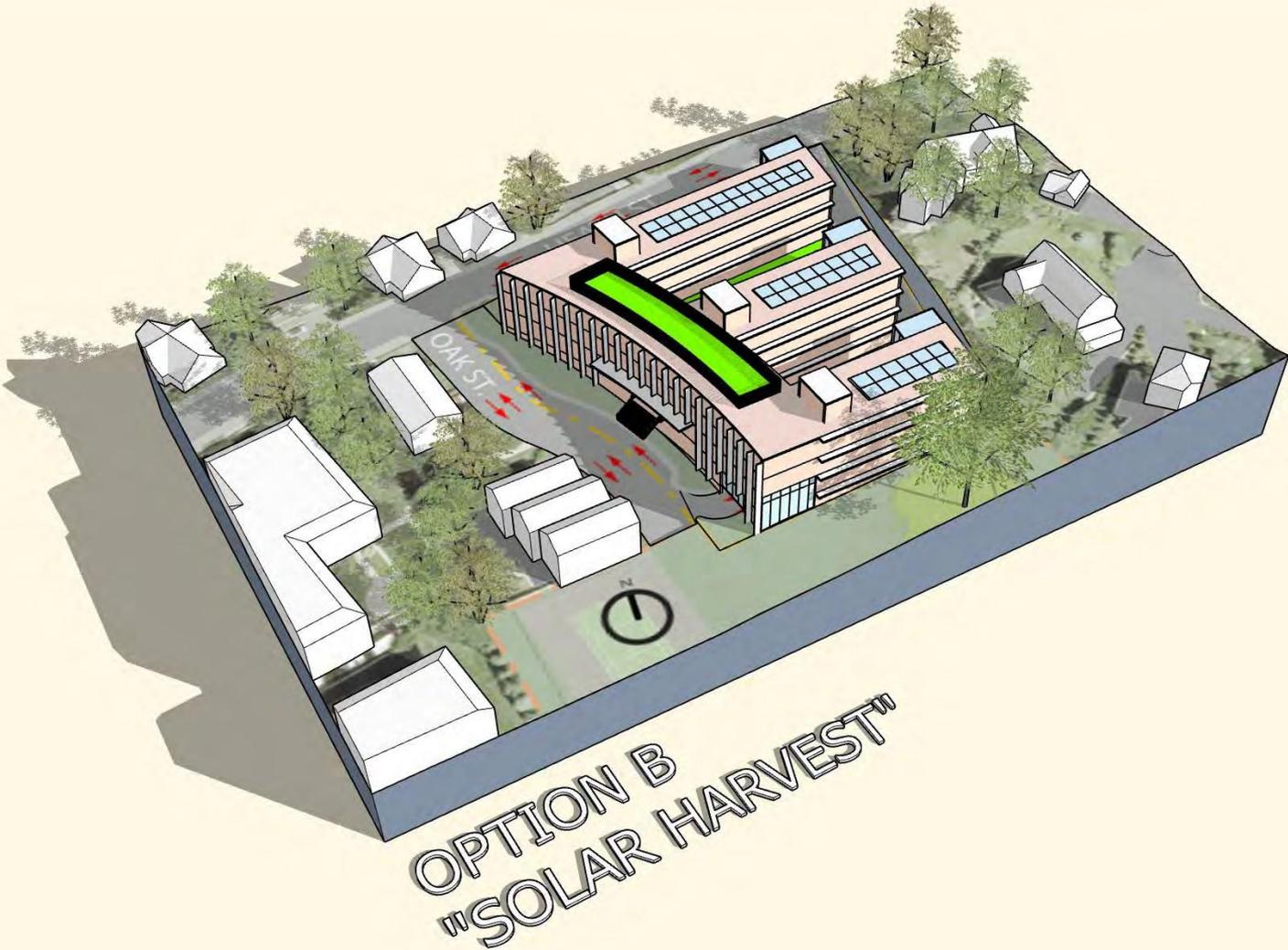
s

CONCEPT DESIGN THUMBNAIL SITE PLAN

Baldwin Preliminary Concept Design Alternatives



Baldwin Preliminary Concept Design Alternatives



Baldwin Preliminary Concept Design Alternatives



Option A
"Quadrangle"



Option B
"Solar Harvest"

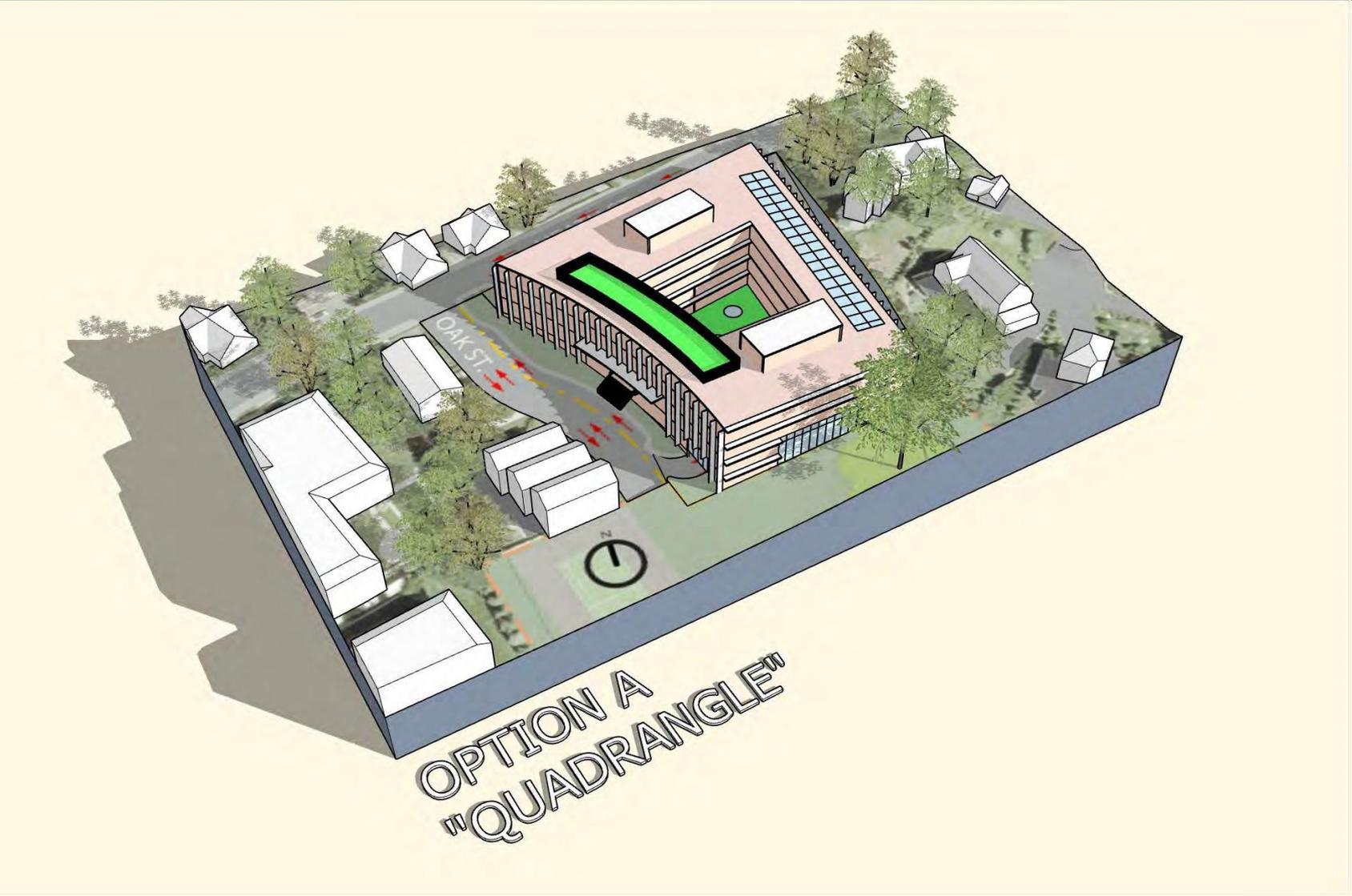


Option C
"Twin Court"

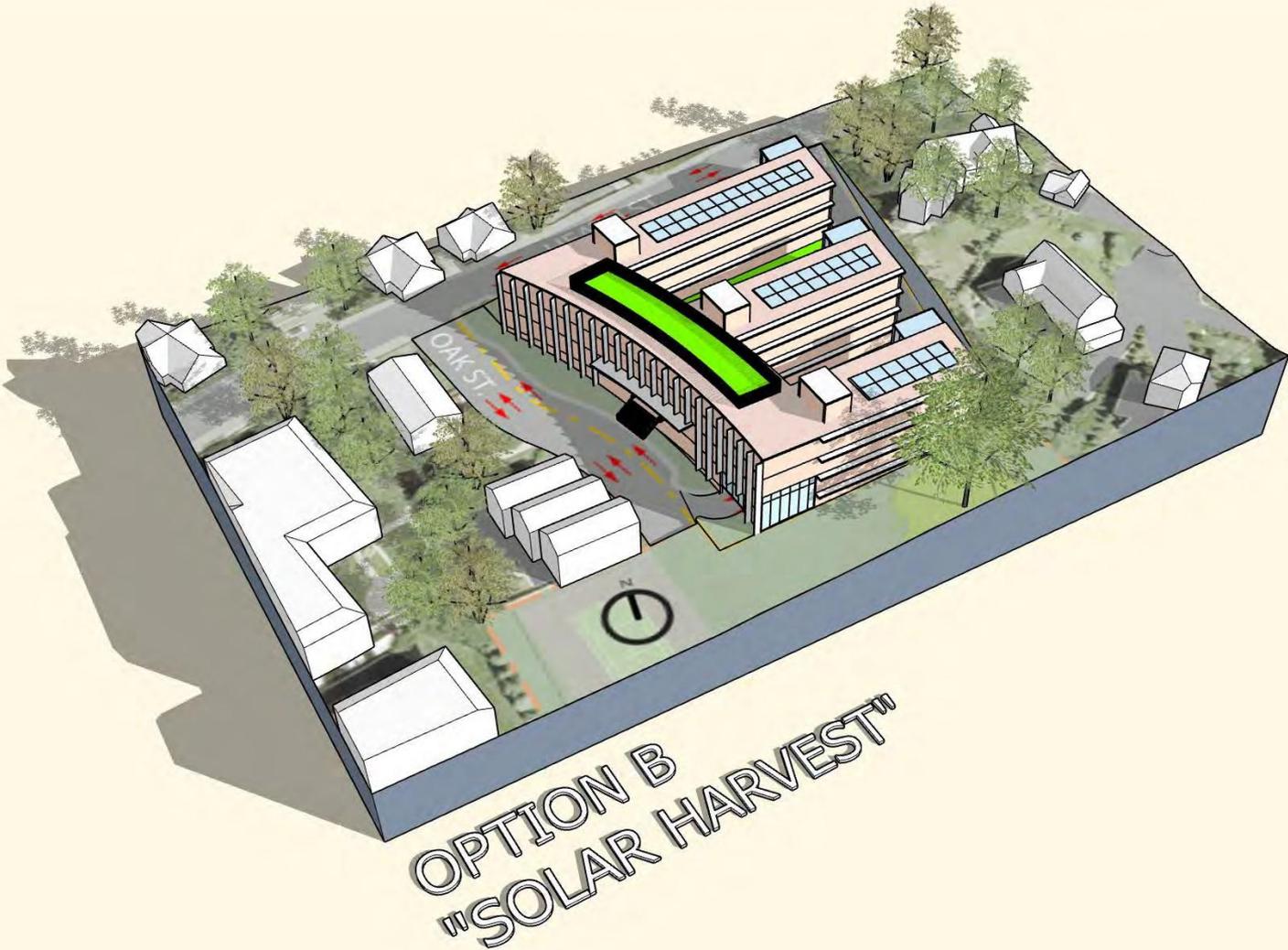
s

CONCEPT DESIGN THUMBNAIL SITE PLAN

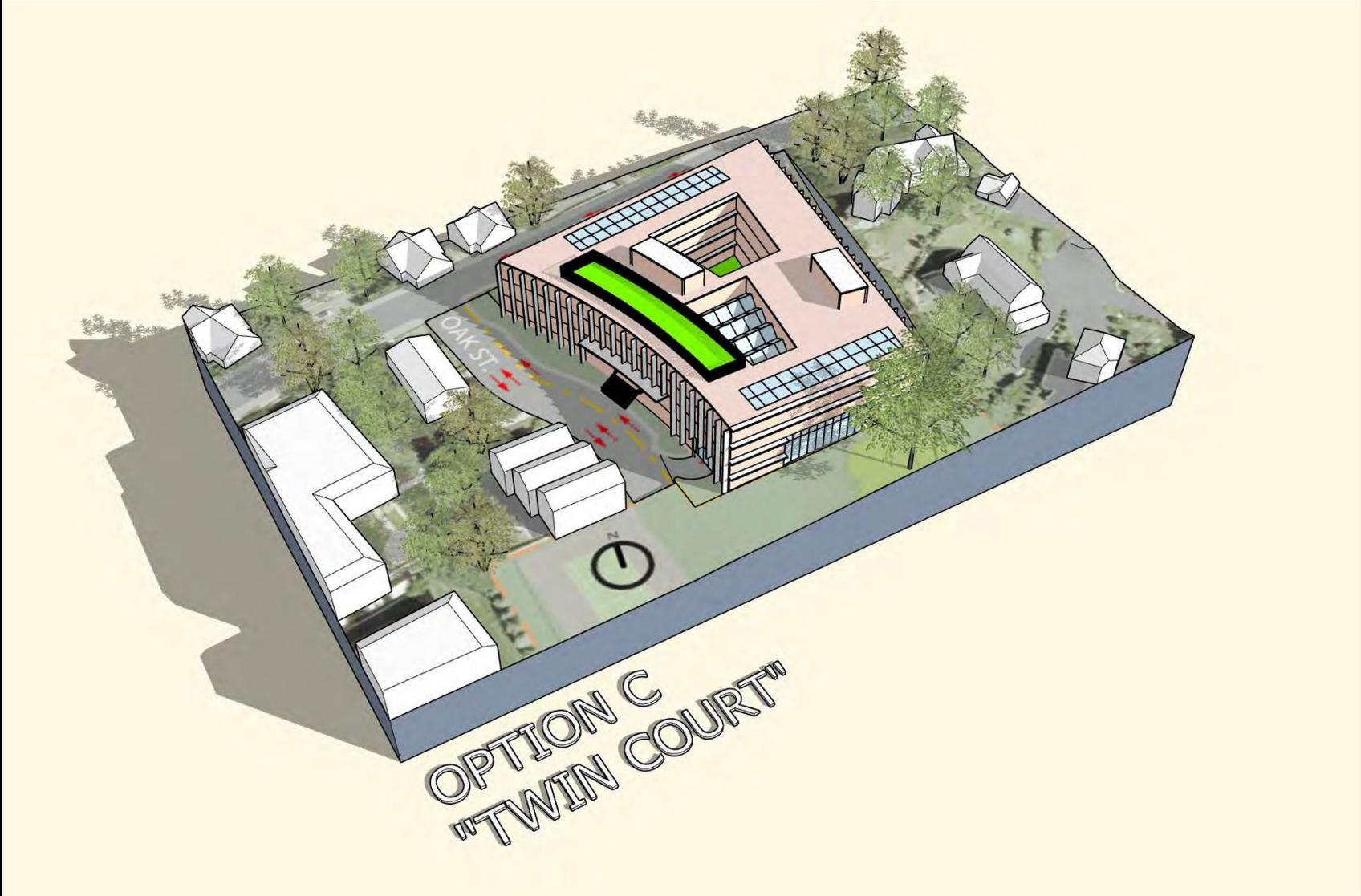
Baldwin Preliminary Concept Design Alternatives



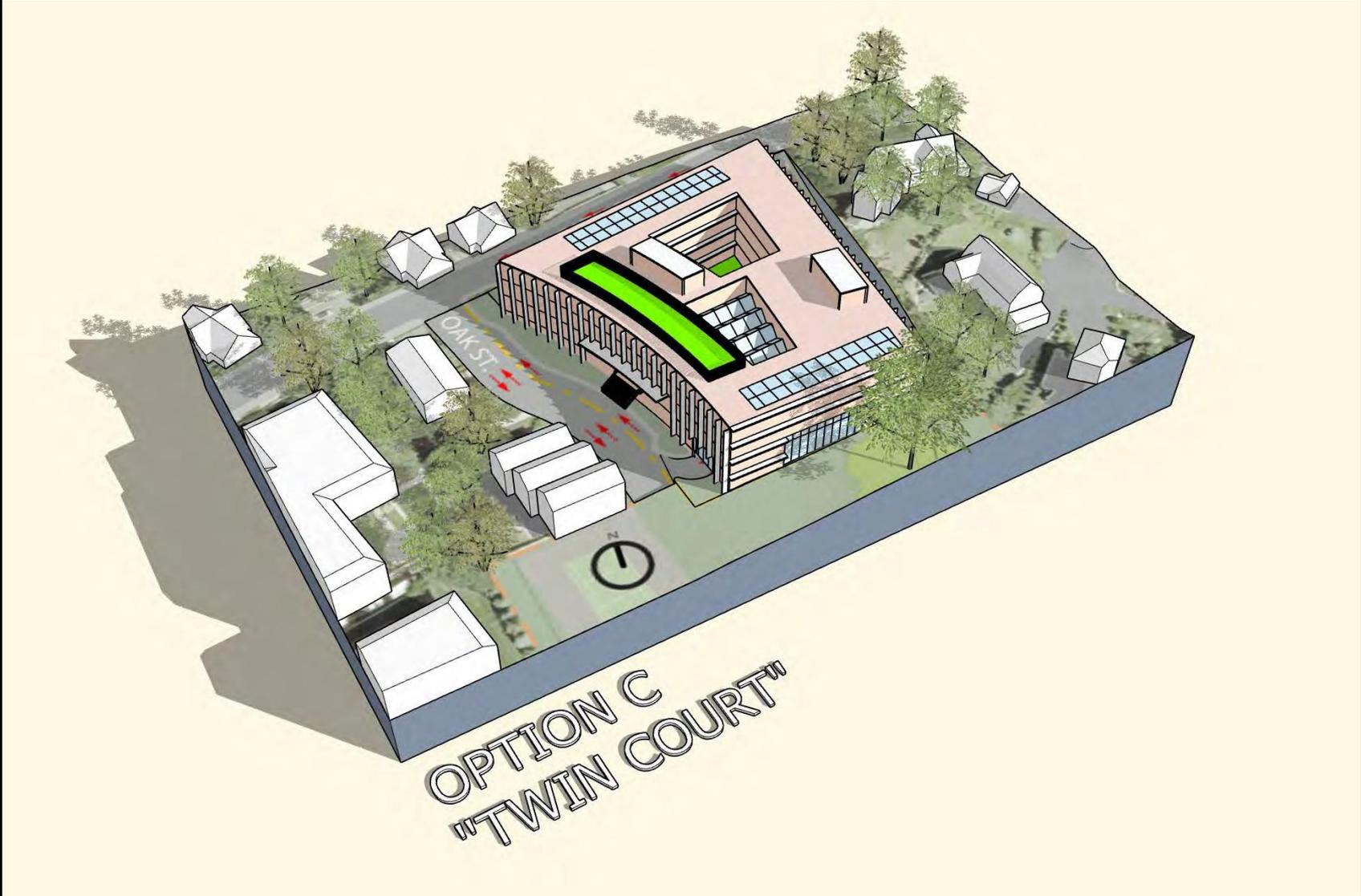
Baldwin Preliminary Concept Design Alternatives



Baldwin Preliminary Concept Design Alternatives



Baldwin Preliminary Concept Design Alternatives



Driscoll - Preliminary Concept Design Alternatives



OPTION A "Code Renovation with East Addition
- Off site swing space/temporary gym"
&

Option B "Right Size Renovation with East Addition
- Off site swing space/temporary gym"



Option C "Code Renovation with South Addition
- Off site swing space/temporary gym"
&

Option D "Right Size Renovation with East Addition
- Off site swing space/temporary gym"



Option E
"Star - New construction/occupied site/temporary gym"



Option F
"Magnet - New construction/occupied site/temporary gym"



Option G
"Shoal - new construction/occupied site/temporary gym"

Driscoll - Preliminary Concept Design Alternatives



Option **A** – 'Code Renovation with East Addition'

Option **B** – 'Right Size Renovation with East Addition'

JONATHAN LEVI ARCHITECTS

Driscoll - Preliminary Concept Design Alternatives



Option **C** – ‘Code Renovation with South Addition’

Option **D** – ‘Right Size Renovation with South Addition’

Driscoll - Preliminary Concept Design Alternatives



Option G – 'Shoal' with massing



Ongoing Outreach

Baldwin

11/1

- Neighborhood Community Forum at Heath School

11/27

- Neighborhood Community Forum (Location TBD)

Throughout October-November

- Meetings with Baldwin abutters and neighbors

Driscoll

10/29

- Neighborhood Community Forum at Driscoll School

11/26

- Neighborhood Community Forum at Driscoll School

Throughout October-November

- Focus Groups with Driscoll Staff
- Meetings with Driscoll abutters and neighbors



Schematic Design Phase (December 2018 - February 2019)



Primary Goals: Complete all materials required for a debt exclusion vote

Program Verification

- a. Verify detailed space needs for each program space
- b. Verify adjacencies
- c. Confirm how each component supports brookline's educational program

2. Existing Conditions

- a. Provide complete geotechnical, hazmat and geo-environmental report
- b. Continue traffic analysis and town traffic/parking approvals process
- c. Building and accessibility code analyses

3. Design Refinement

- a. Develop concept diagram into schematic architectural plans
- b. Develop building massing, elevations and views
- c. Technical system narratives for structural, mep, fire protection, it and security
- d. Sustainability and lifecycle cost narratives and analyses

4. Cost and Process Management

- a. Separate architect and OPM detailed line item construction cost estimates
- b. Construction cost estimate reconciliation and value management
- c. Detailed project cost budget based on msba format with all hard and soft costs
- d. Selection of project delivery method

Currently Projected Baldwin/ Driscoll Project Completion Milestones

September 2018	Design Feasibility Phase Begins
November 2018	Cost Estimates and Preferred Design Finalized and Shared with Town Boards
December 2018	Town Meeting Vote on Schematic Design Funding Schematic Design Phase Begins
March 2019	Schematic Design Phase Complete
Spring 2019	Town Wide Referendum Vote
May 2019	Town Meeting Vote
Spring 2020	Technical Drawings Complete
Summer 2020	Construction Commences
Summer 2022	Faculty and Staff Occupancy
Fall 2022	Student Occupancy



Driscoll Renovation & Expansion website

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

Baldwin Renovation & Expansion website

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

Includes upcoming meetings, presentations
and materials, and meeting summaries