

Project Website



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

Email Updates

Please sign in on the WHITE Sign-In sheets if you want to
get email updates

OR go to www.brooklinema.gov/list.aspx
(look for Driscoll Expansion and Renovation Project)

Driscoll School Renovation and Expansion



COMMUNITY FORUM

October 29, 2018



Agenda

1. Project Overview - Need, Timeline, Update
2. Summary of Community Input - What We've Heard So Far
3. Preliminary Design Concepts
4. Cost Estimates & Evaluation Criteria
5. Comments & Questions
6. Upcoming Meetings & Staying Informed



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



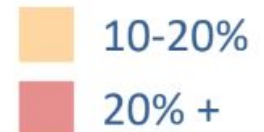
Driscoll-Specific Challenges



- Overcrowded classrooms and learning spaces
- Undersized auditorium/theater, gymnasium, and cafeteria - (*lunch starts before 10:30*)
- Science classrooms are inadequate
- Outdoor play space inadequate and poorly organized
- Field regularly not usable because of wet or muddy conditions
- Overdue HVAC replacement postponed
- Inadequate operational and custodial space (No Loading Dock)
- Nursing area too small
- Lack of Community Space
- Parking and drop-off challenges

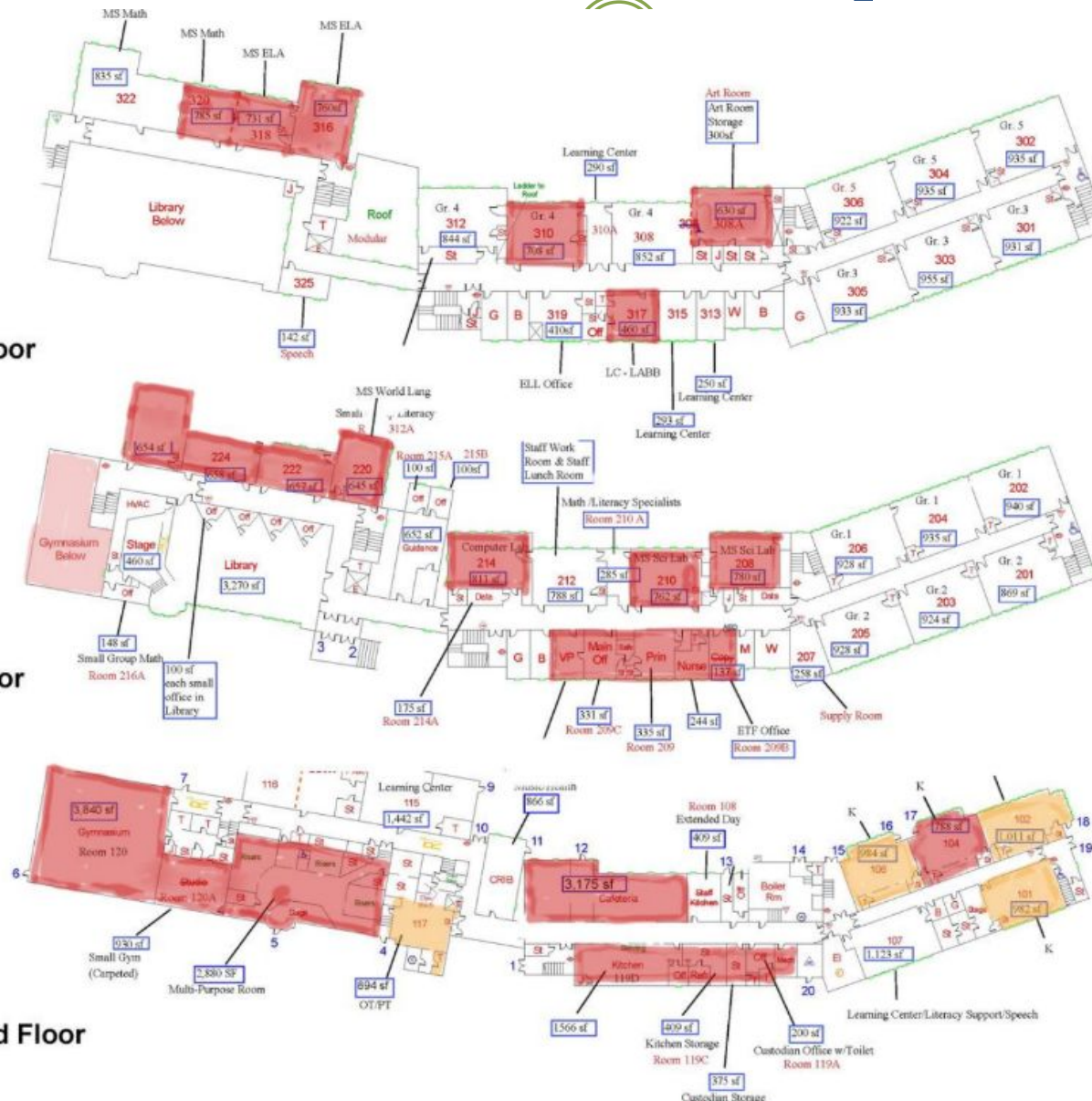


Area DEFICIENCY



1st Floor

Ground Floor



Comparison with MSBA classroom guidelines



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.



Three-Part, Townwide Solution



After the 6-month Alternative Site Study, which included 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. **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 School** – move a “2-section” 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

Currently Projected 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 Existing Conditions Progress Report - 10/25

- | | |
|---|-----------------|
| 1. Site Survey | Nov. 2 |
| 2. Geotechnical Engineering Data Report | In Progress |
| 3. Environmental Site Assessment | Nov. 23 |
| 4. Asbestos Survey Report | In Progress |
| 5. Code Review of Existing Building | Nov. 16 |
| 6. Traffic Study | Nov. 23 (draft) |



Driscoll Building Committee Projected Timeline

~~10/4/18~~

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

~~10/18/18~~

- ~~• Discussion of Preferred Design Alternatives~~
- ~~• Refined Space Summary~~
- ~~• Traffic and Parking Update~~

11/1/18

- **Review Feedback from 10/29 Neighborhood Community Forum**
- Revised Design Alternatives
- Discussion of Preferred Design
- Cost Estimates
- Preliminary Traffic Report

11/15/18

- Recommended Preferred Design Alternative
- Updated Cost Estimate

12/6/18

- **Review Feedback from 11/26 Neighborhood Community Forum**
- Revised Preferred Design Alternative
- Approval of Preferred Alternative to proceed to Schematic Design
- Updated Cost Estimate
- Final Traffic Report



Agenda

PUBLIC SCHOOLS of
BROOKLINE

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Recap of Meetings

PUBLIC SCHOOLS of
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- **September 11:** Driscoll Staff Meeting and Presentation
- **September 18:** Focus Groups with Driscoll Staff
- **September 22:** Educational Visioning Session with Driscoll Staff and Families
- **September 25:** Neighborhood Community Forum
- **October 2:** Capital and Schools Subcommittees
- **October 4:** Building Committee
- **October 4:** School Committee
- **October 9:** Parks and Recreation Commission
- **October 9:** Select Board
- **October 16:** Capital and Schools Subcommittees
- **October 18:** Building Committee
- **October 25:** School Committee



Summary - Educational Visioning



Priorities from Driscoll families and Driscoll Staff

- Flexible, creative spaces that invite collaboration within classrooms, within grades, across grades, and among teachers
- Design a building that can serve as a dynamic community resource hub, used and appreciated by all
- Make sure it is a welcoming space that helps build community, is accessible to all, celebrates diversity and allows all students to feel safe, welcome, and recognized
- Organize school into smaller learning communities that foster belonging, curiosity, and inspiration
- Foster indoor/outdoor connections and provide areas for autonomous, age-appropriate movement and play



Summary - Staff and Community Input



- Keep the sense of community, class size, conservatory program, and unique programming (Art, Chinese, etc.) so Driscoll will continue to be as strong as it is today.
- Create a stronger middle school model, with many more opportunities for hands-on, project based, and applied learning.
- Make sure teacher voice is at the center of the new design. Trust that teachers know what is needed.
- The new Driscoll renovations should be as ecologically friendly as possible; make greater use of passive solar and other sustainable energy options.
- Make fiscally responsible decisions that addresses town-wide problems
- The Coolidge Corner School is the new standard for Brookline. Make it like Coolidge Corner, but not as big.



Educator and Staff Input



Educational Programming

- Classroom size restricts teaching methods
 - Cannot provide small group instruction; Some students forced to work in hallway
 - Small gym size limits Physical Education and Health curriculum
- Environment is not conducive to learning - frequent distractions and noise level is generally too loud
- School building and learning being together, not building vs. learning
 - Classroom flow and routines disrupted with spaces carved out from storage spaces
 - Nowhere to put lab materials for science, instruments for music
- Minimal spaces for collaboration or inclusion
 - Sometimes students and groups can feel very isolated



Educator and Staff Input



Safety, Health, and Physical Plant

- “Second gym” space was previously a woman’s showering area
- Bathrooms are unpleasant areas and create privacy challenges
- Science classrooms not meeting minimum safety guidelines
- Need dedicated Safe Spaces for students to de-escalate
- Overall humidity, lack of ventilation and air-conditioning
 - Heat is held inside the classrooms
- Entry into the building is very awkward
 - People don’t know where to find the main office
- Lack of small spaces in Nurse’s office for private conversations with parents
- Triangular space behind the tennis courts is awkward
- Drainage after inclement weather is a problem in some areas



Community Feedback



Design

- Clarify how much of the project is renovation vs. expansion
- The Coolidge Corner School is the new standard for Brookline. Make it like Coolidge Corner, but not as big.
- Building should allow opportunities for developing the school community involvement (e.g. Playspaces that invites families to hang around after school, spaces that can be used by the community)
- Make fiscally responsible decisions that addresses town-wide problems
- Design can inadvertently create longer walks within the building and disconnection

Communications and Outreach

- Need Comparisons between current Driscoll projects to other schools
- Be clearer about the problems that PSB needs to solve
- Provide greater context and background on any numbers/projections made



Community Feedback



Traffic

- Continues to be serious concern about how the existing traffic will be impacted by the school's renovation
- Concern about narrow existing streets and drop-off opportunities
- Experience at our other schools shows that impact of school traffic is limited to 15-20 minutes in the morning and then it's gone.

Parking and Access

- Study and recommendations need to be thorough and consider all alternatives (e.g. Underground staff parking, Designated spaces for visitors and families)
- Should be comparable or aligned with the approach at existing schools
- All crossings and sidewalks need to do be made safe and consider winter conditions



Survey Responses



In what ways would you like to see the Driscoll academic program and school community grow and evolve over the next 10 years?

- I hope the sense of community, class size, conservatory program, and unique programming (Art, Chinese, etc.) will continue to be as strong as it is today.
- I would love a stronger middle school model, with many more opportunities for hands-on, project based, and applied learning.
- There needs to be an increased diversity of learning options for children in the lower grade.
- There needs to be an expansion of pre-K and after-school options.
- The environment of the school needs to be designed to be more community-friendly.



Survey Responses



How do you see the design of a renovated and/or new Driscoll facility supporting the school's growth and evolution?

- The outdoor space needs more shading options for parents, teachers, and children. The outdoor space is widely used by the community - some seating should be provided that makes socializing and face-to-face interaction more possible.
- The new Driscoll renovations should be as ecologically friendly as possible; make greater use of passive solar and other sustainable energy options.
- It should include adaptations for children with disabilities (improved speakers, graduated lighting schemes, better signage).
- It would be good to have outdoor classrooms, a roof garden, a maker space, an energy efficient building and lots of natural light.



Survey Responses



What are the three most important things Jonathan Levi Architects need to know about as they move forward with design development?

- Make sure teacher voice is at the center of the new design. Trust that teachers know what is needed!
- Green design, handicapped accessible (not just mobility - vision, hearing, and sensory too), community-focused, with multiple options for seating and shade outdoors.
- Community ownership is essential.



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Preliminary Concept Design Alternatives



OPTION A.1 "Code Renovation with East Addition
- Off site swing space/temporary gym"



Option C.1 "Code Renovation with South Addition
- Off site swing space/temporary gym"



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

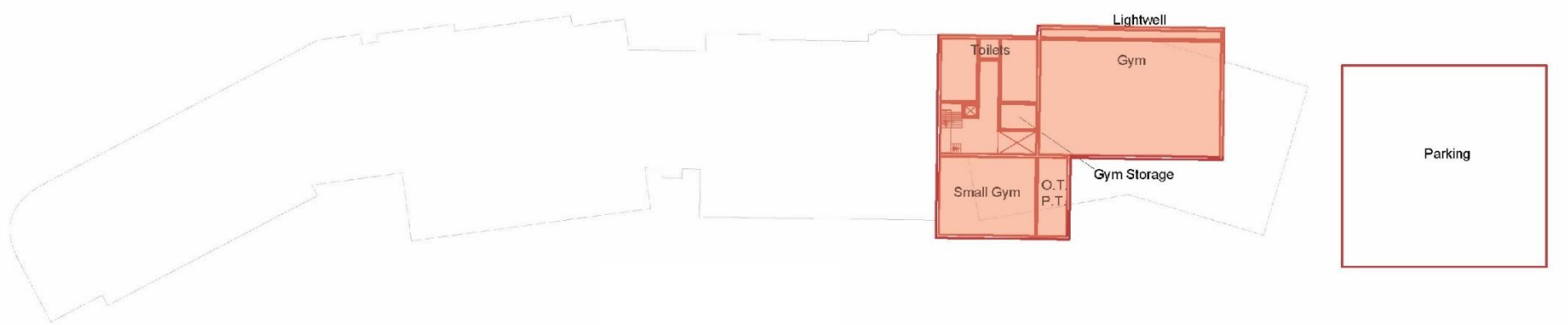


Option F
"Magnet - New construction/occupied site/temporary gym"





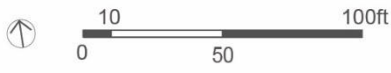
Option G
"Shoal - new construction/occupied site/temporary gym"

Further Developed Renovation Floor Plan – A.1



FLOOR B

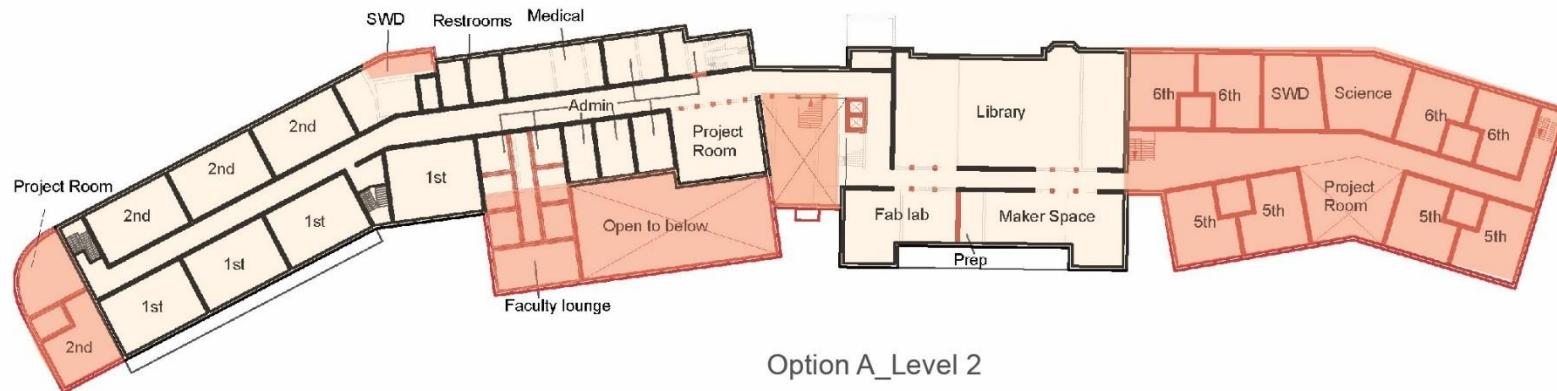
-  Renovation
-  Addition



Further Developed Renovation Floor Plan – A.1

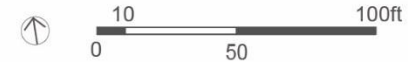
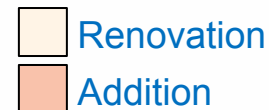


Further Developed Renovation Floor Plan – A.1



Option A_Level 2

FLOOR 2

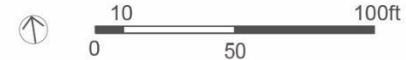
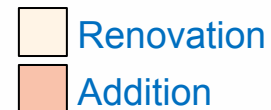


Further Developed Renovation Floor Plan – A.1



Option A_Level 3

FLOOR 3



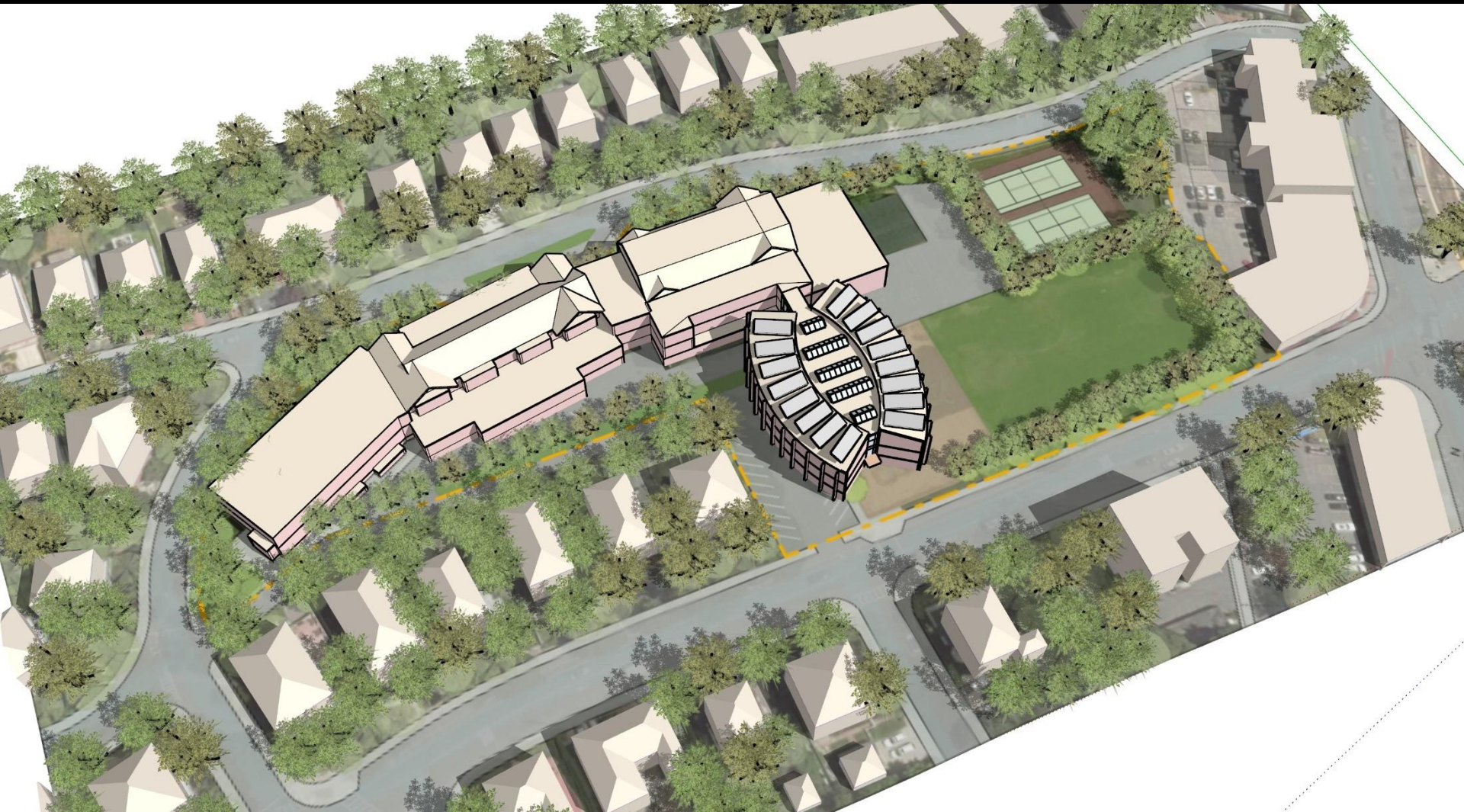
Preliminary Concept Design Alternatives

Bired's Eye



Option **A.1** – 'Code Renovation with East Addition'

Preliminary Concept Design Alternatives



Option **C.1** – 'Code Renovation with South Addition'

Preliminary Concept Design Alternatives



Option E – 'Star' with
massing

Preliminary Concept Design Alternatives



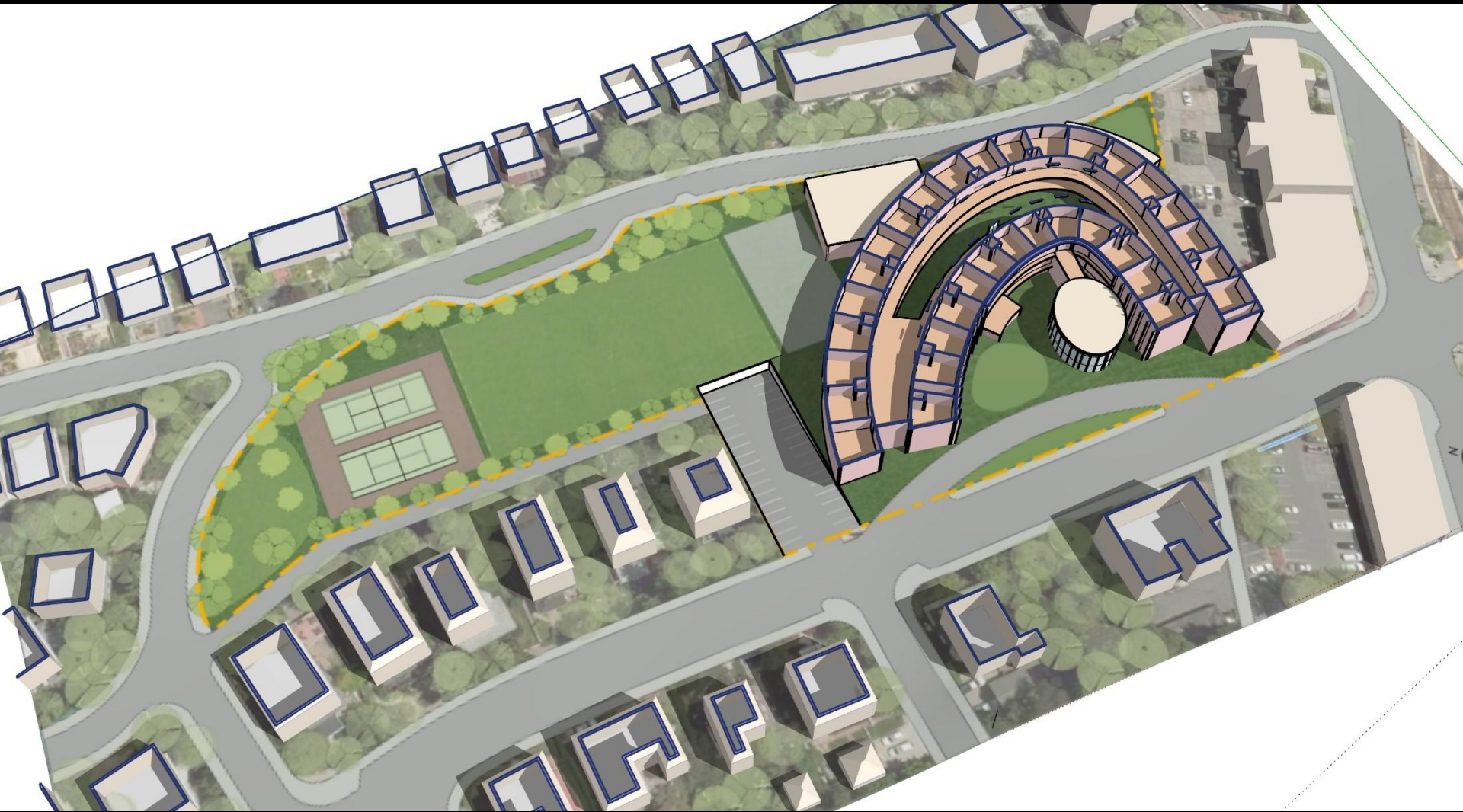
Option E – 'Star' with sketch floor plan

Preliminary Concept Design Alternatives



Option **F** – 'Magnet' with
massing

Preliminary Concept Design Alternatives



Option **F** – 'Magnet' with sketch floor plan

Preliminary Concept Design Alternatives



Option G – ‘Shoal’ with
massing

Preliminary Concept Design Alternatives



Option **G** – ‘Shoal’ with sketch floor plan



Building Committee Discussions



Design

- Consider a 4-story design option to make the footprint smaller and create more open space.
- Recognized that a renovation option is more disruptive to students in phasing and use of modular units. Both renovation and new options would be impacted with lack of access to open space during construction.

Parking

- Consider locating structured parking underneath the building for economy of construction and to maximize open space.

Costs

- Recognized that cost estimates for renovation and new options are more than previously anticipated.
- Clarification if swing space, structured parking, and new field were included in previous projections and plans to provide more accurate comparisons.



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Project Cost Comparison



Option A.1
Code Renovation with East
Addition

\$95M – 105M



Option C.1
Code Renovation with South
Addition

\$95M – 105M



Option E
Star – New Construction

\$97M – 105M



Option F
Magnet – New Construction

\$101M – 109M



Option G
Shoal – New Construction

\$103M – 111M

Evaluation Matrix Topics

Teaching and Learning

- Educational Program Accommodation
- Flexibility-Fixed Classroom Count per Cohort
- STEM Enhancement-Visible learning

Building Environment

- Flexibility-Building Systems
- Security
- Natural Light and Views
- LEED / Sustainability

Long-Term Costs

- Long-Term Maintenance and Repair Costs
- Operating Costs

Project Viability Issues

- Total Project Cost
- Schedule
- Traffic
- Risk
- Disruption to Families

Site

- Construction Impact to Education
- Construction Impact to Neighbors
- Open Space/Building Massing/Footprint
- Community Use
- Pedestrian and Vehicular Circulation



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Comment & Questions



You may also provide input on the project via:

- **Pink** Input Sheets located in the back table
- Online by going to www.brookline.k12.ma.us/driscoll-expansion



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Ongoing Outreach & Upcoming Meetings



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Email Updates

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(look for Driscoll Expansion and Renovation Project)



Upcoming Public Meetings

PUBLIC SCHOOLS of
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- **November 1:** Building Committee Meeting at Town Hall, 7:30 a.m.
- **November 15:** Building Committee Meeting at Town Hall, 7:30 a.m.
- **November 26:** Neighborhood Community Forum at Driscoll School Library, 6:30 p.m.
- **December 6:** Building Committee Meeting at Town Hall, 7:30 a.m.
- **December 13:** Town Meeting at Brookline High School, 7:00 p.m.

Additional meetings will be added with various Town Boards and Commissions throughout the process and leading up to the December Town Meeting