



Advisory Capital Subcommittee &  
Schools Subcommittee Joint Hearings  
on Warrant Articles 2, 3, and 4

November 28, 2018 and November 29,  
2018



# Feasibility vs. Schematic

	<b>Feasibility Design (Sept. 2018 - Dec. 2018)</b>	<b>Schematic Design* (Dec. 2018 - Mar. 2019)</b>
<u>Classrooms, Learning Spaces, and Offices</u>	Types of classrooms needed and how many should be constructed	Defining location of spaces relative to building and other structural supports for educational programming
<u>Building Exteriors</u>	Basic footprint and height	Facade and detailed elevations
<u>Floor Plans</u>	Size, location, and envelope of the building	Detailed sketches of site plan, including 3D models
<u>Outdoor Play-Spaces</u>	Basic drawings and preliminary locations	Exact layout including specific structures and other features
<u>Traffic and Parking</u>	Analysis and comparables to other schools and neighborhoods; initial recommendations	Specific alterations to roads, including traffic calming, sidewalk adjustments and safety measures
<u>Where are students during construction?</u>	Whether students will be on site or in swing space during construction	Specific plans for student safety during construction; specific costs and plan for swing space.

**\*Funding for Schematic Design is contingent upon Town Meeting Vote on 12/13**



# Three-Part, Townwide Solution

PUBLIC SCHOOLS of  
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**On June 13, 2018**, 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 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



# 2018 Projections - Total Growth since FY2005

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FY 2006: Actual K-8 Enrollment was **3,904** students

## 2018 K-8 Enrollment Projections *(including new housing developments)*

FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29
5,503	5,499	5,474	5,356	5,452	5,310	5,214	5,171	5,097	5,032	4,984

### According to 2018-19 K-8 Enrollment Projections:

- In FY24, enrollment will still be 1,400 students more than it was in FY2006
- In FY29, enrollment will still be 1,080 students more than it was in FY2006



## Enrollment Growth since 2005 – By School

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	<b>2005-2006</b>	<b>2018-2019</b>	<b># Growth since 2005</b>	<b>% Growth since 2005</b>
<b>Baker</b>	647	762	115	18%
<b>Coolidge Corner</b>	670	873	203	30%
<b>Driscoll</b>	366	614	248	68%
<b>Heath</b>	360	522	162	45%
<b>Lawrence</b>	478	705	227	47%
<b>Lincoln</b>	410	581	171	42%
<b>Pierce</b>	546	865	319	58%
<b>Runkle</b>	427	581	154	36%
	<b>3,904</b>	<b>5,503</b>	<b>1,599</b>	<b>41%</b>

2005 - 2018 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





# Substandard Spaces in Driscoll

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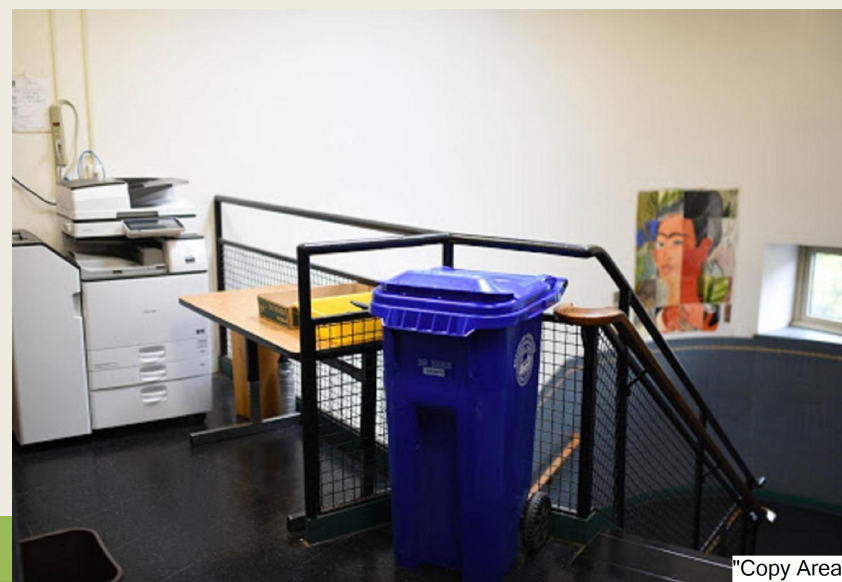
Students with disabilities classroom,  
multiple students taught simultaneously



Literacy Intervention - Instructional Spaces



Necessary medical equipment in hallway  
because nurse's office not large enough



"Copy Area"



# At-a-Glance

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<b>School Type</b>	4 Section; K to 8th Grade <i>(Consistent with SY 2018-19)</i>
<b>Expanded Services</b>	Early Education and Pre-K (BEEP), Special Education (LAHB - Language & Academic Home Base), English Learner Education (ELE), Native Language Support Program (Russian)
<b>Projected Total Number of Students</b>	801 students, as distributed: <ul style="list-style-type: none"><li>• 756 K-8, including METCO and Materials' Fee</li><li>• 45 Pre-K</li></ul> <i>(Increase of 170 students from SY 2018 - 2019)</i>
<b>Total Number of Core (K-8) Classrooms</b>	36  <i>(Increase of 8 classes of students from SY 2018 - 2019)</i>
<b>Preliminary Staffing</b>	125, including Kitchen and Custodial  <i>(Increase of 18 staff from SY 2018 - 2019)</i>
<b>Preliminary Size of School</b>	155,140 Sq. Ft. (Gross Square Feet)  <i>(Increase of 57,140 Sq. Ft from existing Driscoll School)</i>



# Preliminary Concept Design Options



## Option 0

"Minimum Code Renovation/Addition"



## Option A.1

"Renovation with East Addition "



## Option F.1

"Modified Magnet - New Construction"



## Option H

"Modified Star - New Construction"



# Preferred Design - Option H "Modified Star"



Option H



# Preferred Design - Option H "Modified Star"





# Preferred Design - Option H "Modified Star"



Option H

# Open Space Comparisons

	LOT	BUILDING			OPEN SPACE		
Concept Alternative	Total Lot Area	Building GSF	Building Footprint	Usable Play Area (with tennis)	Vehicle / Pedestrian	Unutilized Area	Total Open Area
Existing	173,000 SF	97,000 SF	39,500 SF	72,500 SF	32,000 SF	29,000 SF	133,500 SF
A.1 Reno/Add-East	173,000 SF	155,500 SF	50,000 SF	77,000 SF	26,500 SF	19,500 SF	123,000 SF
F.1 Modified Magnet	173,000 SF	155,500 SF	40,000 SF	100,000 SF	15,500 SF	17,500 SF	133,000 SF
H Modified Star	173,000 SF	155,500 SF	40,000 SF	109,500 SF	19,000 SF	4,500 SF	133,000 SF
Lincoln	187,308 SF	87,500 SF	44,369 SF	61,851 SF	13,633 SF	67,455 SF	142,939 SF
Runkle	132,858 SF	104,800 SF	52,609 SF	40,446 SF	0 SF	39,802 SF	80,248 SF
Coolidge Corner	292,723 SF	200,000+ SF	88,880 SF	143,211 SF	6,982 SF	53,650 SF	203,843 SF



PROJECT EVALUATION CRITERIA		Option Q Minimum Code Addition/ Renovation	Option A.1 Renovation with East Addition	Option F.1 'Modified Magnet' - New Construction	Option H 'Modified Star' - New Const.	Comments
<b>Project Cost</b>						
1	Order of Magnitude Project Cost (\$Million) <u>without parking</u>	\$76-80	\$96-101	\$93-97	\$93-97	
	Order of Magnitude Project Cost (\$Million) <u>with parking</u>	\$85-89	\$105-110	\$101-105	\$101-105	50 structured spaces: Q and A.1 above grade parking structure at approx. \$180,000/space, F.1 and H below building parking at approx. \$160,000/space
	Swing Space Cost	\$4	\$4	\$0	\$0	
<b>Teaching and Learning</b>						
2	Educational Program Accommodation					Reno. does not fit program sizes or adjacencies.
3	Flexibility-Fixed Classroom Count per Cohort					
4	STEM Enhancement-Visible Learning					New affords planned connectivity.
<b>Project Viability Issues</b>						
5	Schedule					Multi proj. areas/phasinguadd. construction time. Swing space req. additional time
6	Traffic					New allows untangling of drop off/bus/service. Reno. may need use of Bartlett Cresc.
7	Risk					Unforeseen conditions. Phasing conflicts
<b>Site</b>						
8	Construction Impact to Education					Swing space will be disruptive. Loss of gym, cafeteria, library. Reno. constr. near kids
9	Construction Impact to Neighbors					New construction separated from residences.
10	Open Space /Building Massing / Footprint					Greater open space quant. and adjacencies for H
11	Community Use					Clearer zoning of public use portions of building for new.
<b>Building Environment</b>						
12	Flexibility-Building Systems					
13	Security					Long travel distances and sight lines for reno.
14	Natural Light and Views					
15	LEED / Sustainability					New construction configured for sustainability. Existing roof incompatible with PV
<b>Long-Term Costs</b>						
16	Long Term Maintenance and Repair Costs					Unforeseen future issues with remaining 90 year old construction
17	Energy Costs					Reno. building envelope inherently underperforming.
<b>Other</b>						
18	Pedestrian and Vehicular circulation					Safety improved with newly separated circulation systems.
19	Disruption to Families					Phasing and limited access potential for reno. with impacted site.
Total QSF		155,140	155,140	155,140	155,140	

# Estimated Project Cost - Feasibility Phase



## Option H – “Modified Star” New Construction

Without Structured Parking	\$93M - 97M
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With Structured Parking	\$101M – 105M
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