Brookline

DRISCOLL SCHOOL EXPANSION

School Building Committee October 18, 2018





Agenda

- 1. Program Summary
- 2. Revised Alternative Designs and Discussion of Preferred Design
- 3. Cost Estimates
- 4. Traffic Update





SBC Meeting Designer Agendas

October 04 Existing Conditions Progress Report

Program Diagram

Range of Pre-Schematic Alternative Design Strategies

Traffic update

October 18 Refined Space Summary

Updated Designs Cost Estimates

Traffic Status Report

November 1 Refined Alternative Design Strategies

Traffic Report
Cost Estimates

November 15 Recommend Preferred Design Alternative

December 6 Revised Preferred Design Alternative

Updated Cost Estimate

Approve Preferred Alternative to proceed to Schematic Design

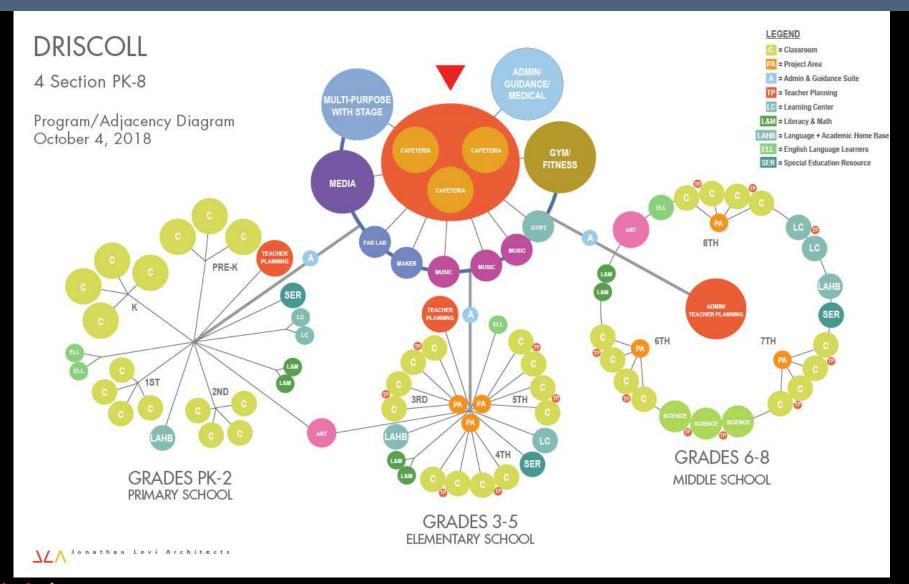


1. Program Summary





Educational Program Diagram





Space Summary

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4 Section School + District Wide SWD Program + District Wide ELL Program	Preposed DRISCOLL			Existing DRISCOLL			COOLIDGE CORNER (For Reference)			HISBA GUIDELINES (For Reference)		
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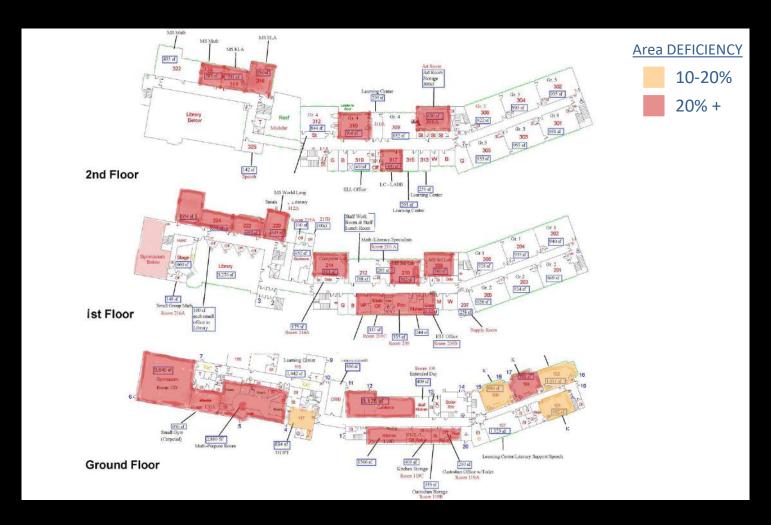
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Driscoll Room Size Analysis

Graphic Comparison to MSBA Space Template Guidelines





- 1. Program Summary
- 2. Revised Alternative Designs and Discussion of Preferred Design





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"



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



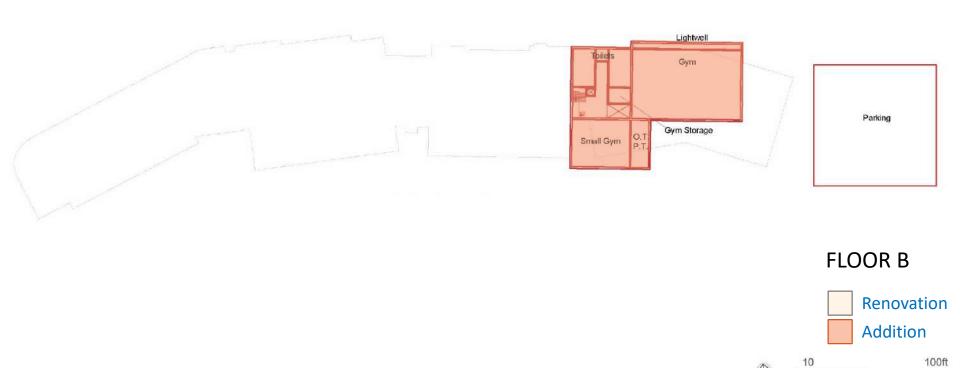
Option F"Magnet - New construction/occupied site/temporary gym"



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

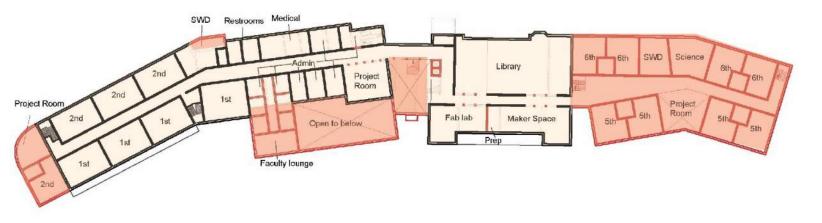


CONCEPT DESIGN THUMBNAIL SITE PLAN



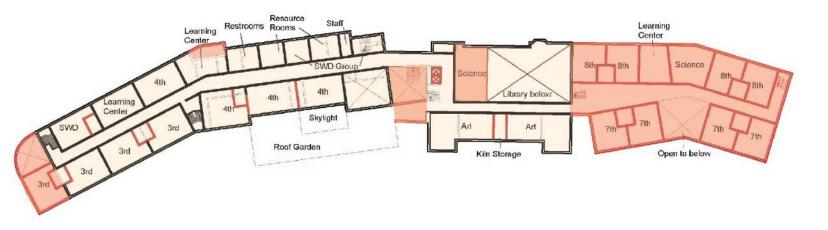
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FLOOR 2 Renovation Addition 10 100ft 0 50

DRISCOLL SCHOOL, BROOKLINE o



FLOOR 3 Renovation Addition

DRISCOLL SCHOOL, BROOKLINE $\Delta \angle /$



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



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



Option E – 'Star' with massing



Option E – 'Star' with sketch floor plan



Option **F** – 'Magnet' with massing



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



Option **G** – 'Shoal' with massing



Option G – 'Shoal' with sketch floor plan

Evaluation Matrix

EVALUATION MATRIX FOR PREFERRED SCHEMATIC ALTERNATIVES
Per consensus of PFD, BPS, DPI, and JLA

KEY	+	ADVANTAGEOUS
	0	NEUTRAL
	-	DISADVANTAGEOUS
		VERY DISADVANTAGEOUS

	Option O				Recommended		
PROJECT CRITERION	Base Repair	Option A	Option B	Option C	Option D	Option E	Option F
1 TOTAL PROJECT COST	+	+		i i i	+	-	-
2 SCHEDULE DURATION / RISK	0		-	-	+	+	+
3 STEM PEDAGOGY ENHANCEMENT		0	0	0	+	+	+
4 CLASSROOM SHAPES & ADJACENCIES		(4)		121	+	О	+
5 COHORT CONFIGURATION	122	0	0	0	+	+	+
6 NON-STEM PROGRAM FIT	(++)		0	0	0	o	0
7 FLEXIBILITY OF USE - FUTURE USE	-	-	0		+	+	+
8 BUILDING MASSING/SITE COVERAGE	+	0	o	0	0	0	0
9 EXTERIOR DESIGN	+	+	+	+	+	+	+
10 MEP ACCOMMODATION	-	i - 1	-1		+	+	+
11 ATHLETIC USE	144	o	0	# # 2	0	О	0
12 CONSTRUCTION STAGING	+	0	2	220	2	0	0
13 COMMUNITY USE		0	0	0	+	+	+
14 DELIVERIES		+	+	+	+	+	+
15 IMPACT TO NEIGHBORS	+	0	O	0	0	0	0
16 OPEN SPACE	+	+	0	+	+	+	+
17 CONTINGENCY RISK	-		-		+	+	+
18 MSBA BONUS POINTS	+	+	+	+		-	-
19 SITE REMEDIATION	0	0	0	0	21	-	
20 LEED SILVER	0	0	0	0	+	+	+
21 TRAFFIC	-	9.		(<u>-</u>)	0	0	0
22 LONG TERM MAINTENANCE / REPAIR		0	O	0	+	+	+
23 HAZARDOUS MATERIAL REMOVAL	0	0	0	0	0	0	0
24 BIDDING AND PROCUREMENT	0	0	o	0	+	+	+
25 SECURITY	- 		+	0	+	+	0

Construction Cost

Evaluation Topics – Project Viability Issues

- 1. Total Project Cost
- 2. Schedule
- 3. Traffic
- 4. Risk



Evaluation Matrix Topics - Site

- 1. Construction Impact to Education
- 2. Construction Impact to Neighbors
- 3. Open Space /Building Massing / Footprint
- 4. Community Use



Evaluation Matrix Topics – Teaching and Learning

- 1. Educational Program Accommodation
- 2. Flexibility-Fixed Classroom Count per Cohort
- 3. STEM Enhancement-Visible learning



Evaluation Matrix Topics – Building Environment

- 1. Flexibility-Building Systems
- 2. Security
- 3. Natural Light and Views
- 4. LEED / Sustainability



Evaluation Matrix Topics – Long Term Costs

- 1. Long Term Maintenance and Repair Costs
- 2. Operating Costs



- 1. Program Summary
- 2. Revised Alternative Designs and Discussion of Preferred Design
- 3. Preliminary Cost Estimates



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



an Levi Architects

- 1. Program Summary
- 2. Revised Alternative Designs and Discussion of Preferred Design
- 3. Cost Estimates
- 4. Traffic Update



Traffic Count Intersections - Car, Bike, and Pedestrian



