

BROOKLINE
DRISCOLL SCHOOL EXPANSION

School Building Committee
February 8, 2019



Jonathan Levi Architects

DRISCOLL SCHOOL, BROOKLINE

Agenda

1. Traffic and Parking Update
2. Site Design
3. Budget
4. Sustainability
5. Upcoming Meetings

Agenda

1. Traffic and Parking Update

1/28 Transportation Board Summary

Presented Traffic Study and Parking Options

1. Board very divided – Discussion and Stalemate for nearly 90 minutes
 - 3 members advocating for 50 spots on site citing teachers, marginal cost, lessen impact on neighbors - Option C
 - 3 members advocating for the most parking permits so School Committee, Select Board have most flexibility to decide design – Option A
2. Discussion
 - Important to prioritize and encourage walking and biking over cars for students
 - Design appears to be making it easier for cars and encouraging parent drop off
 - Must build for future of fewer cars not for current car use
 - Should support teachers by replacing the existing parking
 - Concern for teachers who need to park up the hill
 - Community members expressed the range of views



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1. Traffic and Parking Update
2. Site Design

Listening to Driscoll Staff

Four sessions at Driscoll including more than 25 hours of discussions with faculty and staff plus additional meetings with Principal Talukdar

1. Feasibility Phase

- September 11 – Full Staff Meeting
- September 18 – Staff Small Group Meetings 10 meetings, 12 groups

2. Education Plan

- January 8 - Full Faculty Meeting – Faculty spent entire meeting reading specific sections of Education Plan and providing comments and suggestions

3. Schematic Design

- January 16, 17 & 24 – 23 meetings with 22 different groups of staff to get input on classroom layout, adjacencies, learning and collaborative spaces, and offices

Listening to Driscoll Staff – Education Plan

Summary of Staff Input Incorporated into Education Plan

Overall

- Included additional language related to growth mindset
- Highlighted further the collegial and collaborative culture among staff
- Clarified need to locate centrally the maker space, fab lab, and art rooms

Math

- More fully defined “well rounded, mathematical learners”
- More explicit that all students can become mathematical learners
- Clarified Math Specialists’ role in supporting students

Performing Arts

- Made explicit the need for wings on the stage, storage for props and costumes, and for the small gym to have fitness-dance studio style flooring

Visual Arts

- Added personal expression and artistic voice as a primary goal of the visual arts program

Listening to Driscoll Staff – Education Plan

Summary of Staff Input Incorporated into Education Plan (continued)

English Language Arts

- Reading nooks with shelving in each homeroom or ELA classroom
- Quiet spaces nearby that can be used for one-on-one reading assessments.

Library/Media Center/Education Technology/Maker Space/Fab Lab

- The scale and organization of the library must take into consideration the library is typically staffed by one person
- Added digital citizenship, media literacy, and the need to demonstrate learning across multiple disciplines
- Added need for tiered or angled seating for read alouds

World Language

- Clarified the space needed for students to work independently when recording, listening, and reading independently

Wellness, Outdoor Spaces

- Play areas must be appropriate for a range of ages and be fully accessible

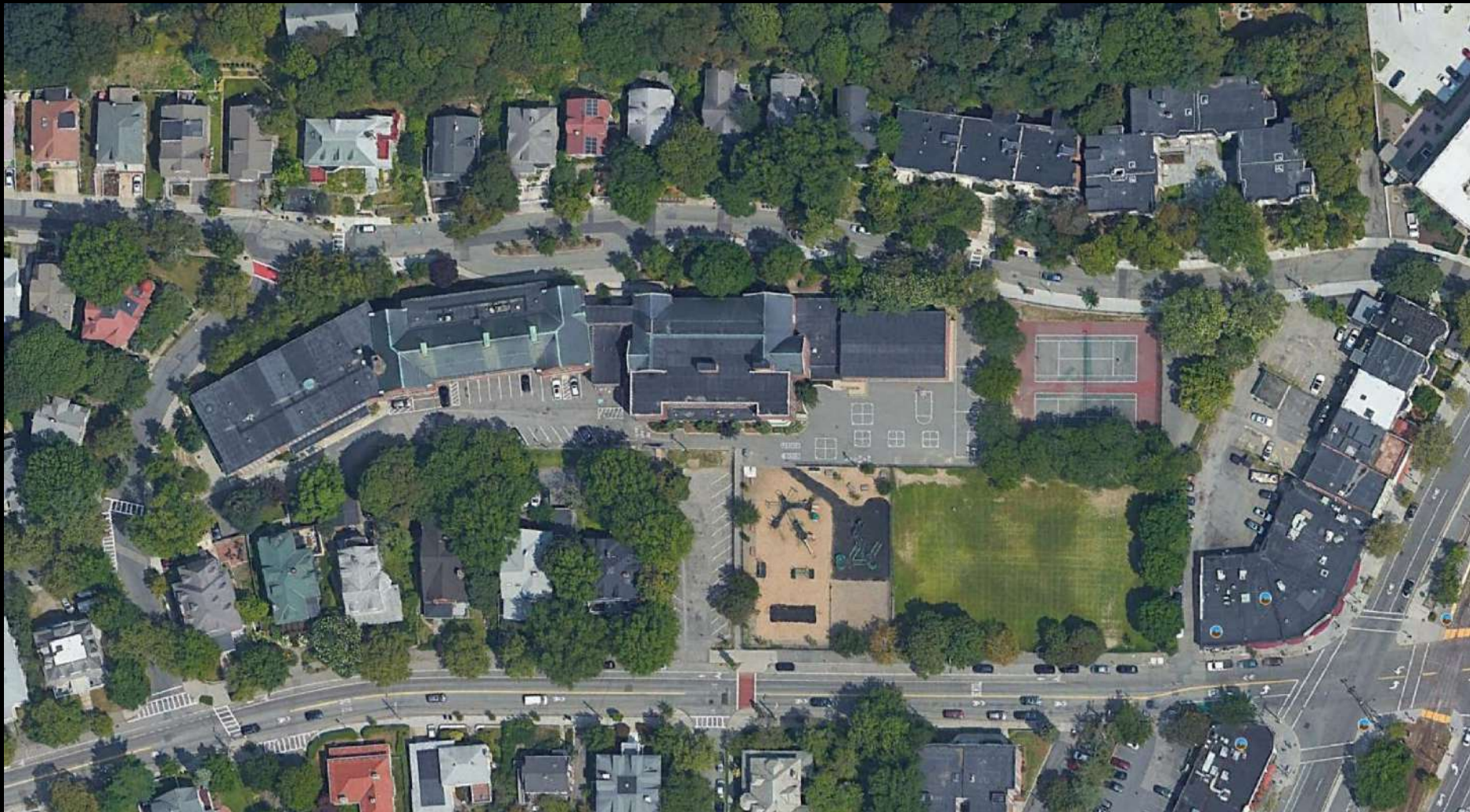
Listening to Driscoll Staff – Classroom Design

2 Days, 22 Meetings – January 16 & 17

What we heard from Driscoll Staff

- Classrooms need to be flexible, multipurpose learning spaces
- Liked basic classroom configuration as it was shown including the paired classrooms
- Lots of bookshelves and storage in classrooms
- Raised beds for planting
- Very positive about teacher collaboration spaces and workrooms
- Younger grades should have easy access to playground
- Guidance Suite and Health Suite should be centrally located
- Fab Lab and Art rooms should be centrally located
- Special education, guidance, nurse need locking storage to safeguard records
- Multipurpose room – raised stage and near music rooms, stage left/right

Existing Aerial



Splash Pads, Terraces, and Slopes



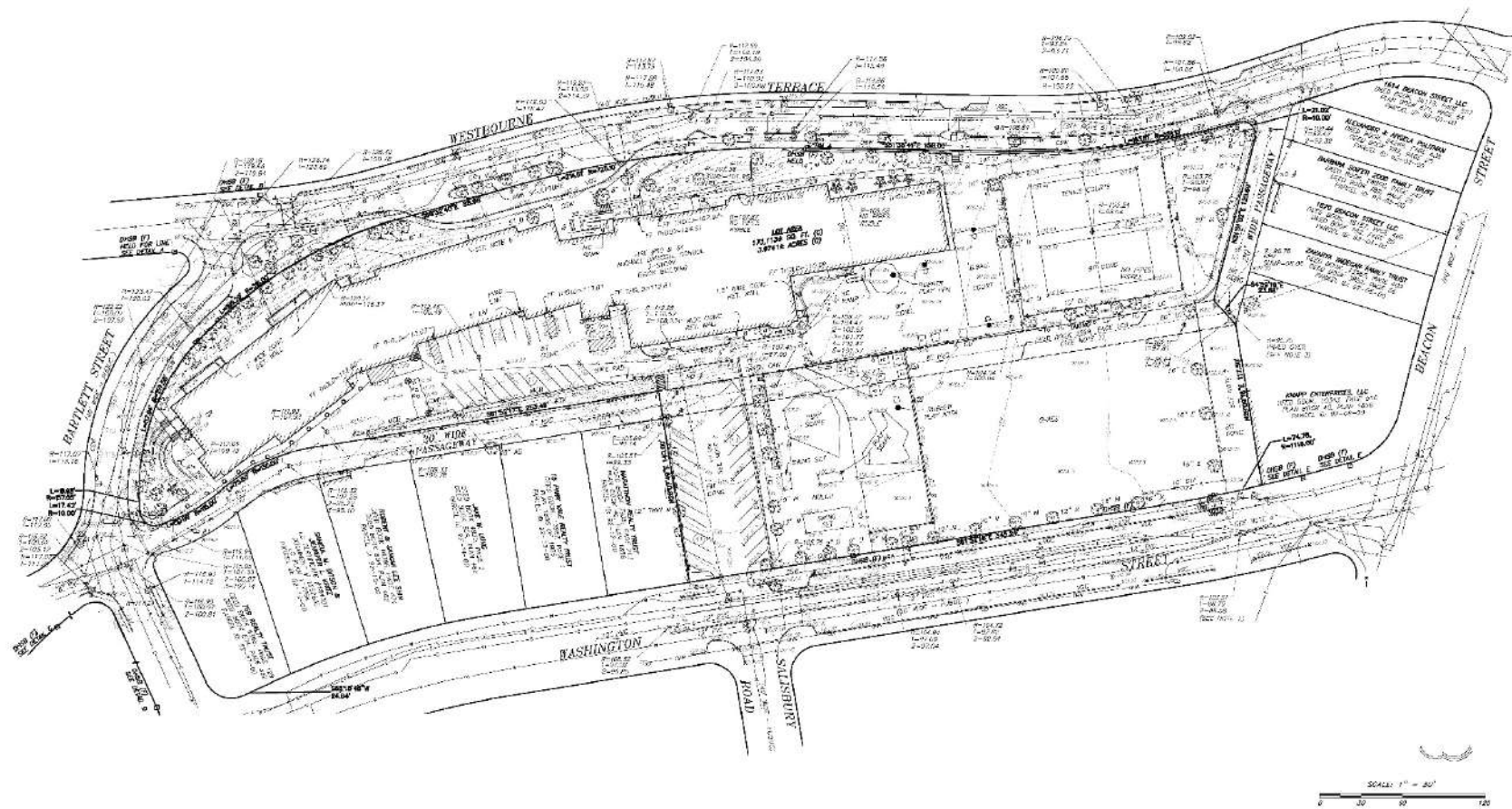
Spatial Definition



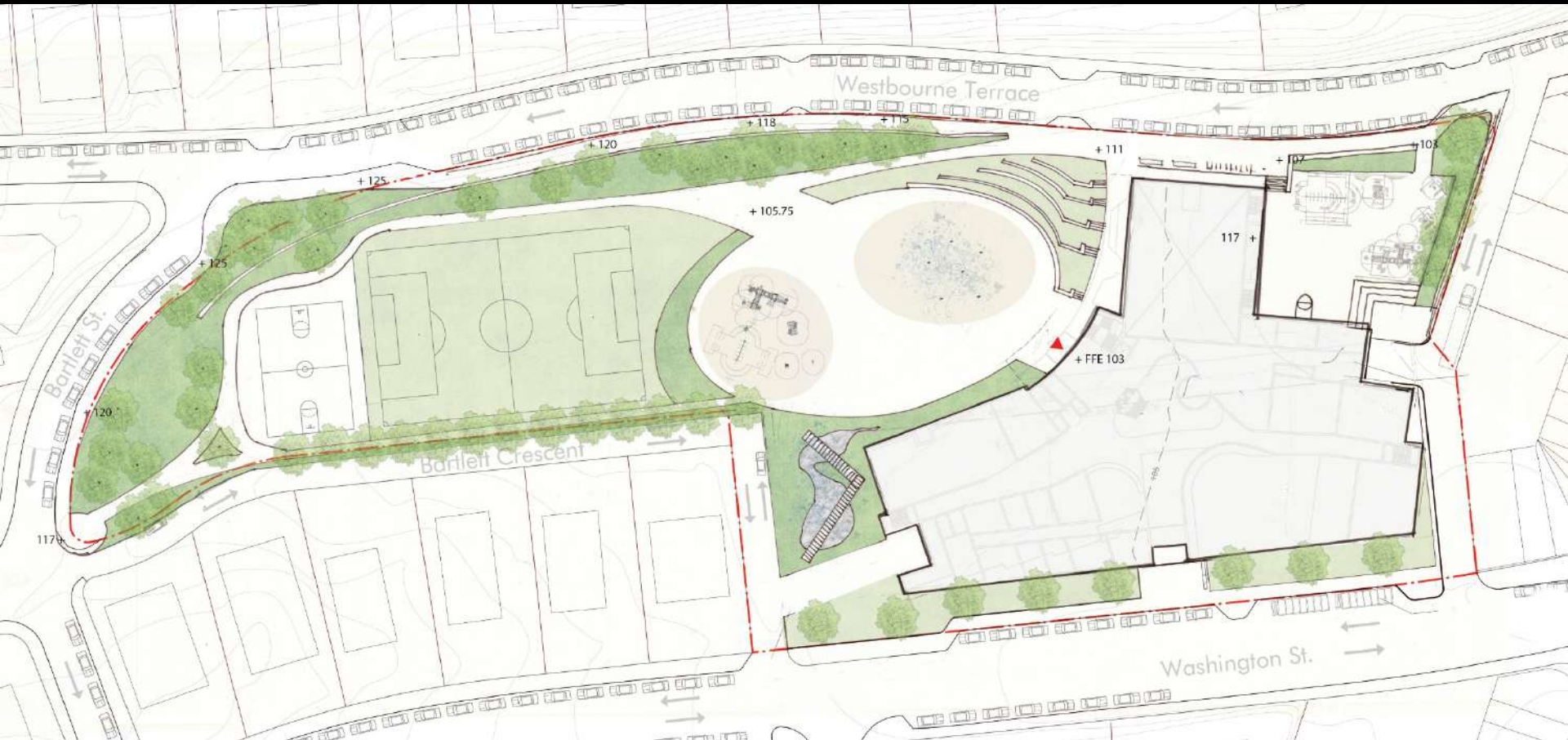
Program List

- 3 PLAYGROUNDS - PRE K - 1, GRADES 2 - 5, GRADES 5-8
- SOCCER FIELD
- BASKETBALL COURT
- SPLASH PAD
- PERIMETER PATH
- RAIN GARDEN
- HARDSCAPE PLAY SPACE
- BIKE AND SCOOTER PARKING
- OUTDOOR CLASSROOMS AND GARDENS
- EQUIPMENT STORAGE
- DRINKING FOUNTAIN

Survey



Option A: Bi-Nuclear



Option B: Fountain Plaza



Option C: Diagonal Axis



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Construction Costs

Total Construction Cost

Estimated Bid or Guaranteed Maximum Price (GMP)

Includes:

Trade Costs:

- Hazmat Abatement
- Demolition
- Earthwork
- Utilities
- Landscaping
- Road and Sidewalk
- The Building

Markups:

- Design Contingency (reduces over time during design)
- General Conditions
- Bonds and Insurance
- Escalation (reduces over time during design)
- CMR (if applicable)

Total Project Costs

Total Project Costs include:

- Construction Costs
- Architectural / Engineering Fees
- Owner's Project Manager Fee
- CMR Pre-Construction Fee (if applicable)
- Legal Fees
- Commissioning
- Testing and Inspections
- Utility Fees
- Furniture, Fixtures, and Equipment
- Technology
- Moving Expenses
- Hard Cost Contingency
- Soft Cost Contingency

ESCALATION - RECENT SCHOOL PROJECTS



The information and data contained in this chart is based on the MSBA's review of construction cost estimates, contracts and other documentation provided by cities, towns, and regional school districts. This information and data is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information. Please contact the Districts for the most current information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this chart. (Updated August 2018)

RECENT SCHOOL PROJECTS

(Sorted by Total Project Cost)

Project Name	Students	Cost Escalated to Driscoll (\$M)
Lynn Middle Schools	1,660	\$213
Saugus Middle/High School	1,360	\$186
Beverly Middle School	1,395	\$136
Holyoke Lawrence Middle School	1,100	\$132
Abington Middle/High School	1,115	\$129
Natick Kennedy Middle School	1,000	\$116
Dennis-Yarmouth Mattacheese Middle School	940	\$113
Westport Middle/High School	860	\$112
New Driscoll	800	\$104.5 – 110.3
Boston Dearborn STEM Academy	600	\$94
Quincy Sterling Middle School	430	\$70

RECENT SCHOOL PROJECTS?

(Sorted by Cost per Student)

Project Name	Students	Cost/Student (\$K)
Quincy Sterling Middle School	430	\$162
Boston Dearborn STEM Academy	600	\$156
Saugus Middle/High School	1,360	\$137
New Driscoll	800	\$131- \$138
Westport Middle/High School	860	\$130
Lynn Middle Schools	1,660	\$129
Dennis-Yarmouth Mattacheese Middle School	940	\$120
Holyoke Lawrence Middle School	1,100	\$120
Natick Kennedy Middle School	1,000	\$116
Abington Middle/High School	1,115	\$115
Beverly Middle School	1,395	\$97

RECENT SCHOOL PROJECTS?

(Sorted by Cost per Square Feet)

Project Name	Students	Cost/SF
Boston Dearborn STEM Academy	600	\$730
Quincy Sterling Middle School	430	\$727
Saugus Middle/High School	1,360	\$693
New Driscoll	800	\$671 - \$708
Lynn Middle Schools	1,660	\$674
Natick Kennedy Middle School	1,000	\$638
Holyoke Lawrence Middle School	1,100	\$617
Dennis-Yarmouth Mattacheese Middle School	940	\$614
Westport Middle/High School	860	\$597
Beverly Middle School	1,395	\$586
Abington Middle/High School	1,115	\$546

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