Thinking
Inside the Box
Curriculum
Curriculum

Facilities
Curriculum
Facilities
Solutions
Schools in the Boston Public School System

54,312
Total Student Enrollment

700
Eliot Student Enrollment

12:1
Eliot Student-Teacher Ratio
2007: School considered for closure

2007: Turnaround Phase

2011: Campaign for school expansion begins

2012: Designated an "Innovation School"

2014: Eliot Lower School Construction Begins

2017: Eliot Upper School Construction Begins

2019: Eliot Lower School Construction Complete

2019: Eliot Upper School Construction Complete
<table>
<thead>
<tr>
<th>Grows</th>
<th>Glows</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Tight urban site</td>
<td>• Central location</td>
</tr>
<tr>
<td>• Connecting 3 existing buildings</td>
<td>• 42,000 SF of additional space</td>
</tr>
<tr>
<td>• Unforeseen conditions under basement slab</td>
<td>• Abundant natural light</td>
</tr>
<tr>
<td>• Seismic upgrades required</td>
<td>• New, flexible space layout</td>
</tr>
</tbody>
</table>
Project Timeline

Completion Date

August 2017

Total Square Feet

42,000

Cost per square foot

$477

Total Construction Cost

$19.7M
<table>
<thead>
<tr>
<th>Grows</th>
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</tr>
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<tbody>
<tr>
<td>- Existing concealed conditions</td>
<td>- Central location</td>
</tr>
<tr>
<td>- Seismic upgrades required</td>
<td>- Regular structural columns</td>
</tr>
<tr>
<td>- Hazardous soil conditions</td>
<td>- Views of Boston Harbor</td>
</tr>
<tr>
<td>- Proximity to Boston Harbor</td>
<td>- Large windows for natural light</td>
</tr>
<tr>
<td>requiring DEP oversight</td>
<td></td>
</tr>
</tbody>
</table>
Project Timeline

Completion Date

Total Square Feet

Cost per square foot

Total Construction Cost

D: 14 MONTHS
C: 22 MONTHS

PROJECTED AT:
SEPTEMBER 2019

42,600

PROJECTED AT:
$321

PROJECTED AT:
$13.5M
12
Schools in the Arlington Public School System

5,727
Total Student Enrollment

500
Gibbs Student Enrollment

13:1
Gibbs Student-Teacher Ratio
<table>
<thead>
<tr>
<th>Grows</th>
<th>Glows</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extensive deferred maintenance</td>
<td>Central location</td>
</tr>
<tr>
<td>Awkward 1970s addition</td>
<td>Town building asset</td>
</tr>
<tr>
<td>Limited exterior play space</td>
<td>Generous floor to floor heights</td>
</tr>
<tr>
<td>Undersized room layout</td>
<td>Large window openings</td>
</tr>
</tbody>
</table>
Patterns & Guiding Principles for Design

- Warm, Safe, & Inviting
- Neighborhood Clusters
- Community Access
- Building as a Teacher
- Creative & Visible Learning
- Flexible & Adaptable
- Outdoor Connections
Project Timeline

Completion Date

Total Square Feet

Cost per square foot

Total Construction Cost
Schools in the Wiseburn Public & Charter School System

2,142
Total Student Enrollment

1,500
Da Vinci Students in Enrollment (500+ per school)

18:1
Da Vinci Student-Teacher Ratio
<table>
<thead>
<tr>
<th>Grows</th>
<th>Glows</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site size: 13.7 acres</td>
<td>Good site &amp; location</td>
</tr>
<tr>
<td>Location: Commercial district</td>
<td>Generous 40’ x 40’ bays</td>
</tr>
<tr>
<td>Building in a building</td>
<td>16’ floor to floor heights</td>
</tr>
<tr>
<td>Need for natural light</td>
<td>Steel frame</td>
</tr>
<tr>
<td>Open floorplans within CA regulations</td>
<td>Easy seismic upgrades</td>
</tr>
</tbody>
</table>
FORM DRIVER: PROGRAM ELEMENTS

DA VINCI DESIGN
Independent Small Learning Community
24 CLASSROOMS
51,500 GSF

DA VINCI COMMUNICATION
Independent Small Learning Community
24 CLASSROOMS
51,500 GSF

DA VINCI SCIENCE
Independent Small Learning Community
24 CLASSROOMS
51,500 GSF

OFFICES
SHARED AMENITIES
PERFORMING ARTS
COMMUNITY PARTNERS
62,000 GSF

Gensler
Renovated Building Area

210,000 SF

4 Story Building
13.7 Acre Site

Meets program needs
Meets affordability target
Most of retained building has daylight
Retain valuable infrastructural elements

Gensler
TARGET GSF = 217,000 SF

Gym: Standalone; Size TBD

Gensler
Project Timeline

Completion Date

January 2018

217,000

Total Square Feet

$285

Cost per square foot

$60M

Total Construction Cost