

# Thinking Inside the Box





**Regan Shields Ives**

Finegold Alexander Architects

ARCHITECT



**Traci Walker Griffith**

Eliot K-8 Innovation School/  
Boston Public Schools

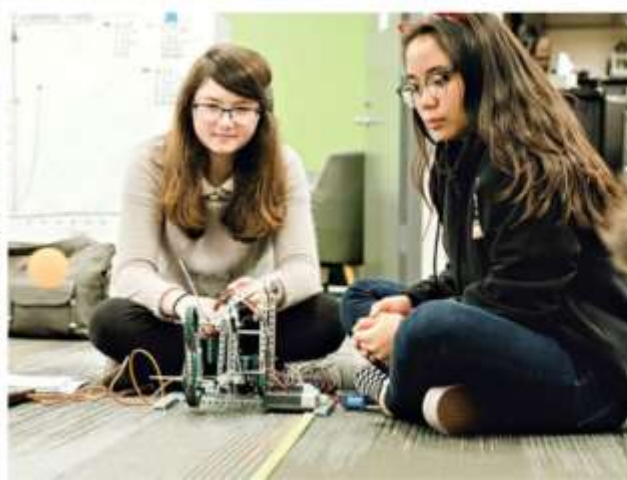
EDUCATOR

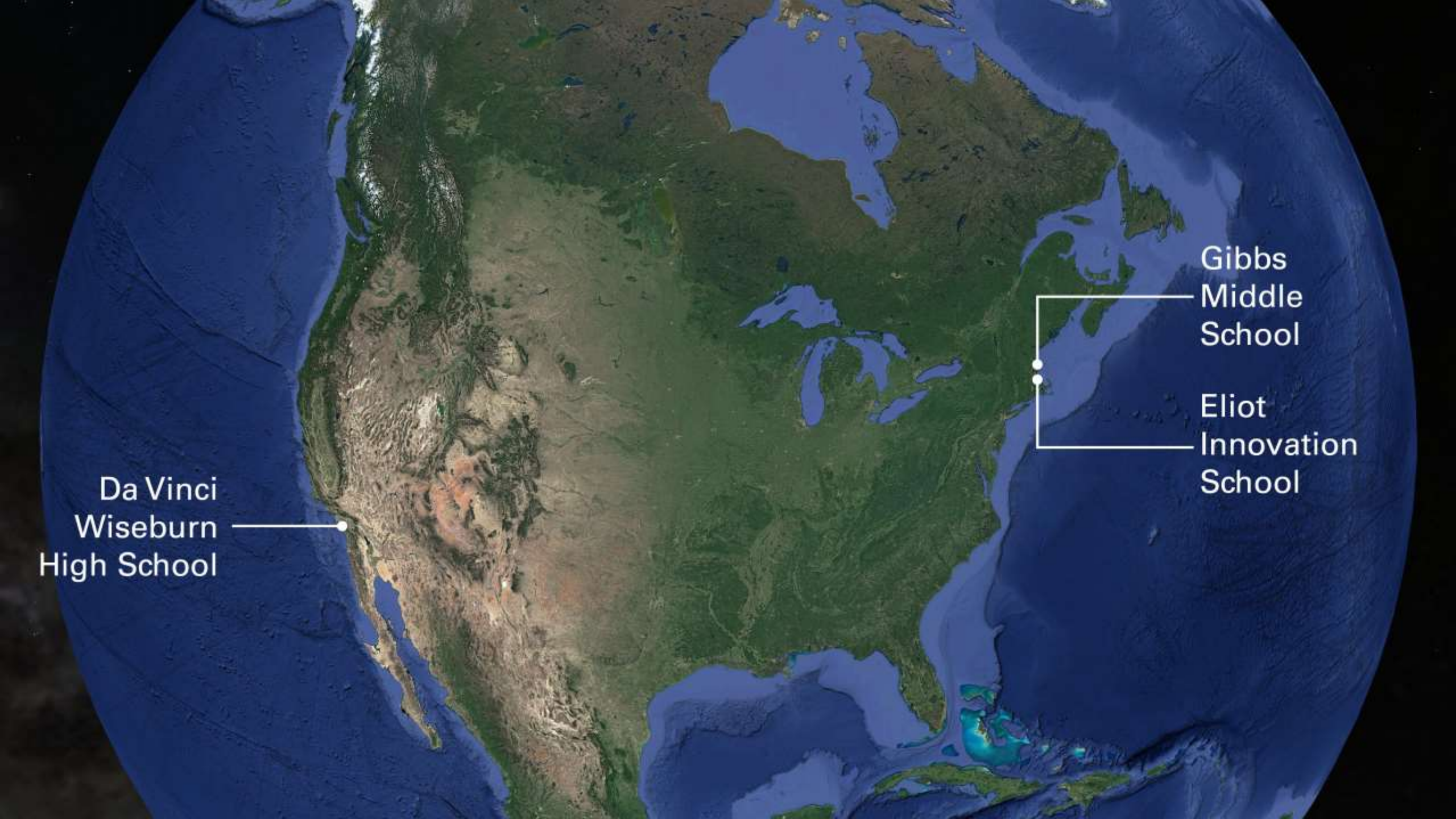


**David Stephen**

New Vista Design

EDUCATIONAL  
PROGRAMMER



A satellite-style map of the United States showing topography and vegetation. Three specific locations are marked with white dots and connected to text labels by white lines. The labels are: 'Da Vinci Wiseburn High School' on the West Coast, 'Gibbs Middle School' and 'Eliot Innovation School' on the East Coast.

Da Vinci  
Wiseburn  
High School

Gibbs  
Middle  
School

Eliot  
Innovation  
School



# Curriculum





# Curriculum



# Facilities





Curriculum



Facilities



Solutions





Curriculum



Facilities



Solutions



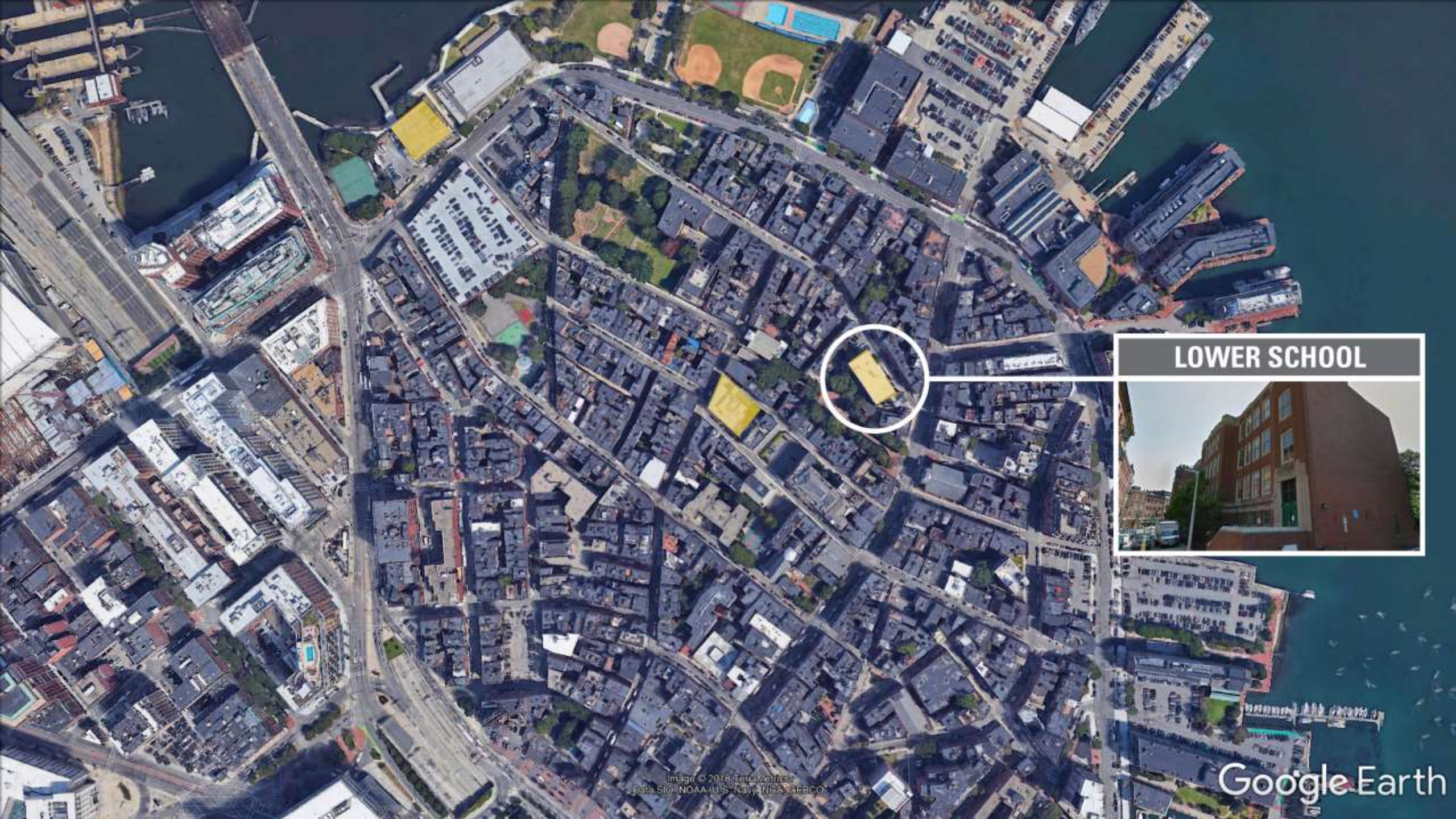
Evolution





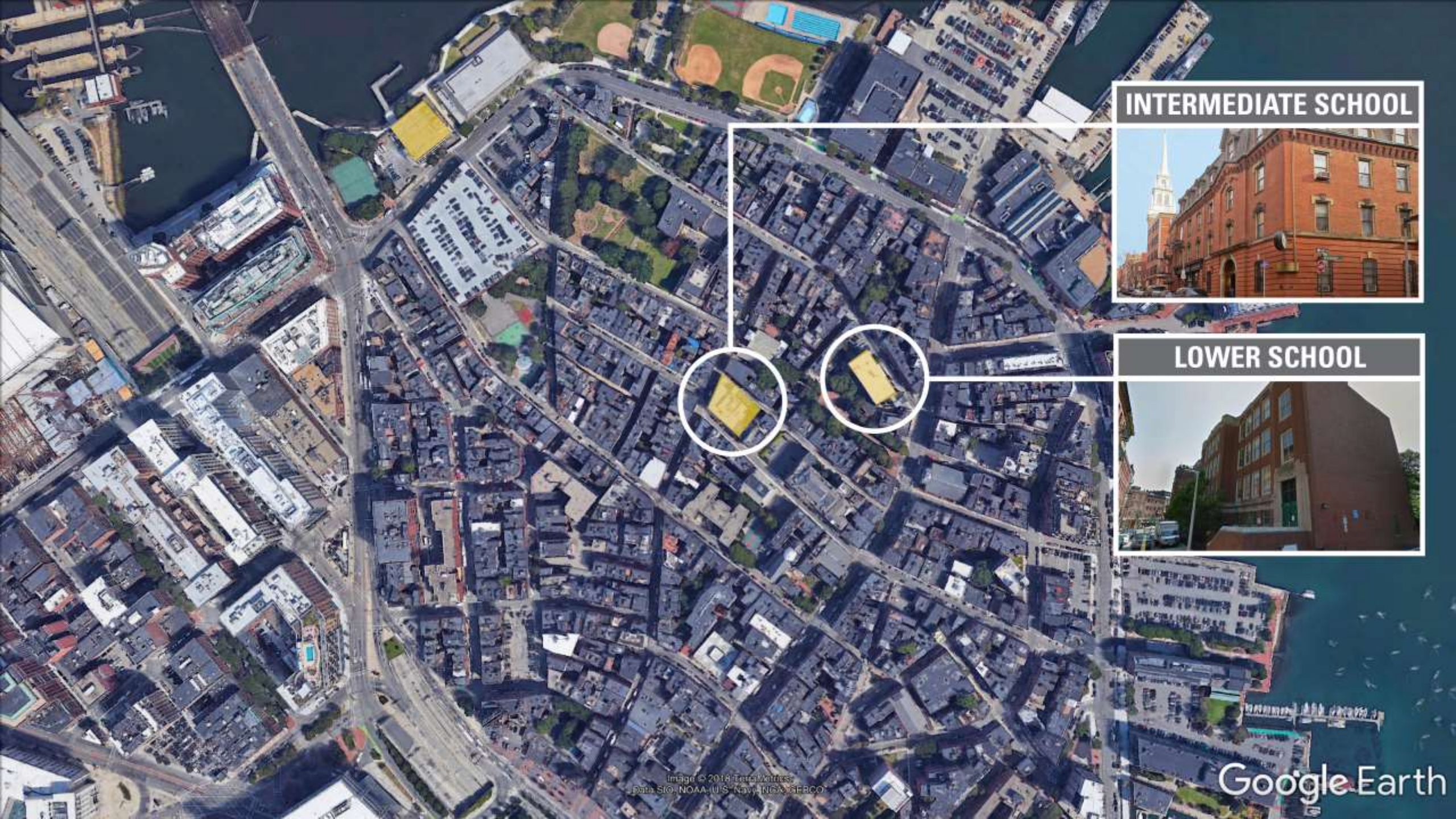
Image Landsat / Copernicus  
DEM SRTM, NOAA, US Navy, NOAA, GEBCO  
Image IBCAO

Google Earth



**LOWER SCHOOL**



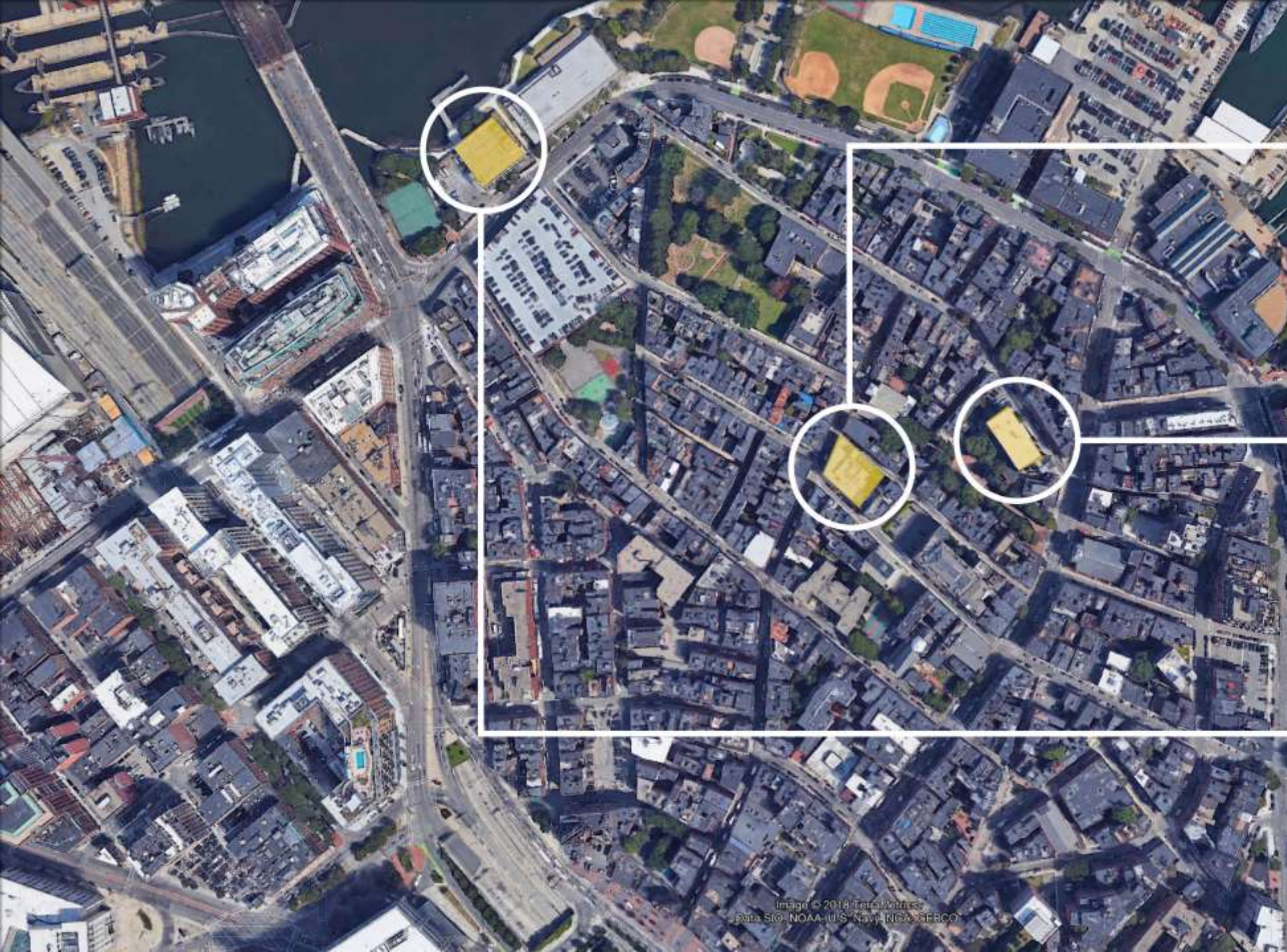


**INTERMEDIATE SCHOOL**



**LOWER SCHOOL**





**INTERMEDIATE SCHOOL**



**LOWER SCHOOL**



**UPPER SCHOOL**



125

Schools in the Boston  
Public School System

54,312

Total Student Enrollment

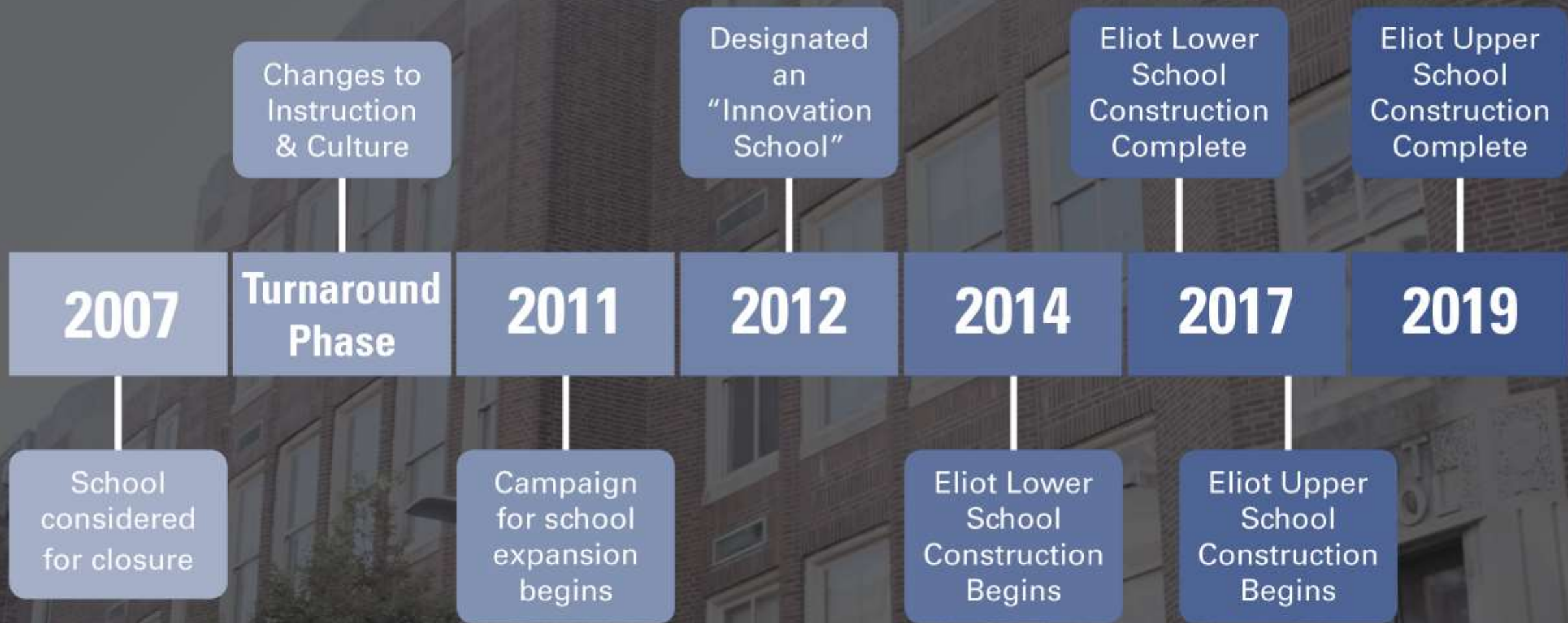
700

Eliot Student Enrollment

12:1

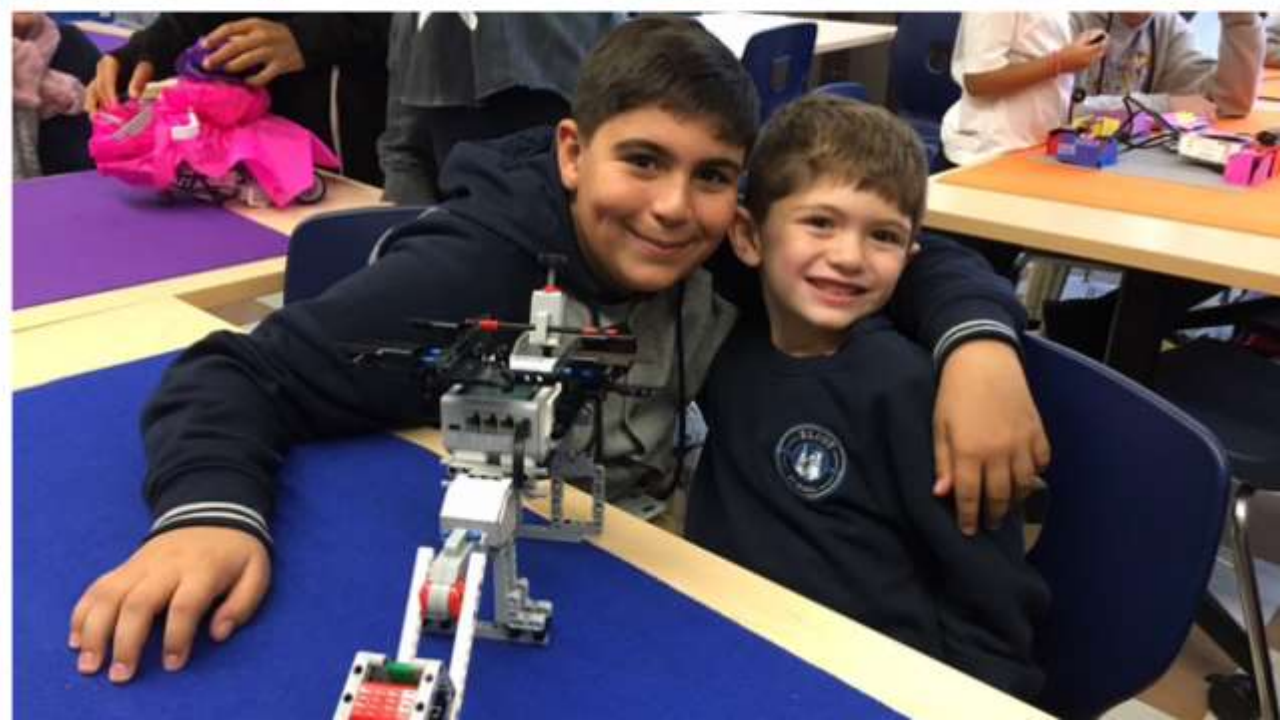
Eliot Student-Teacher Ratio

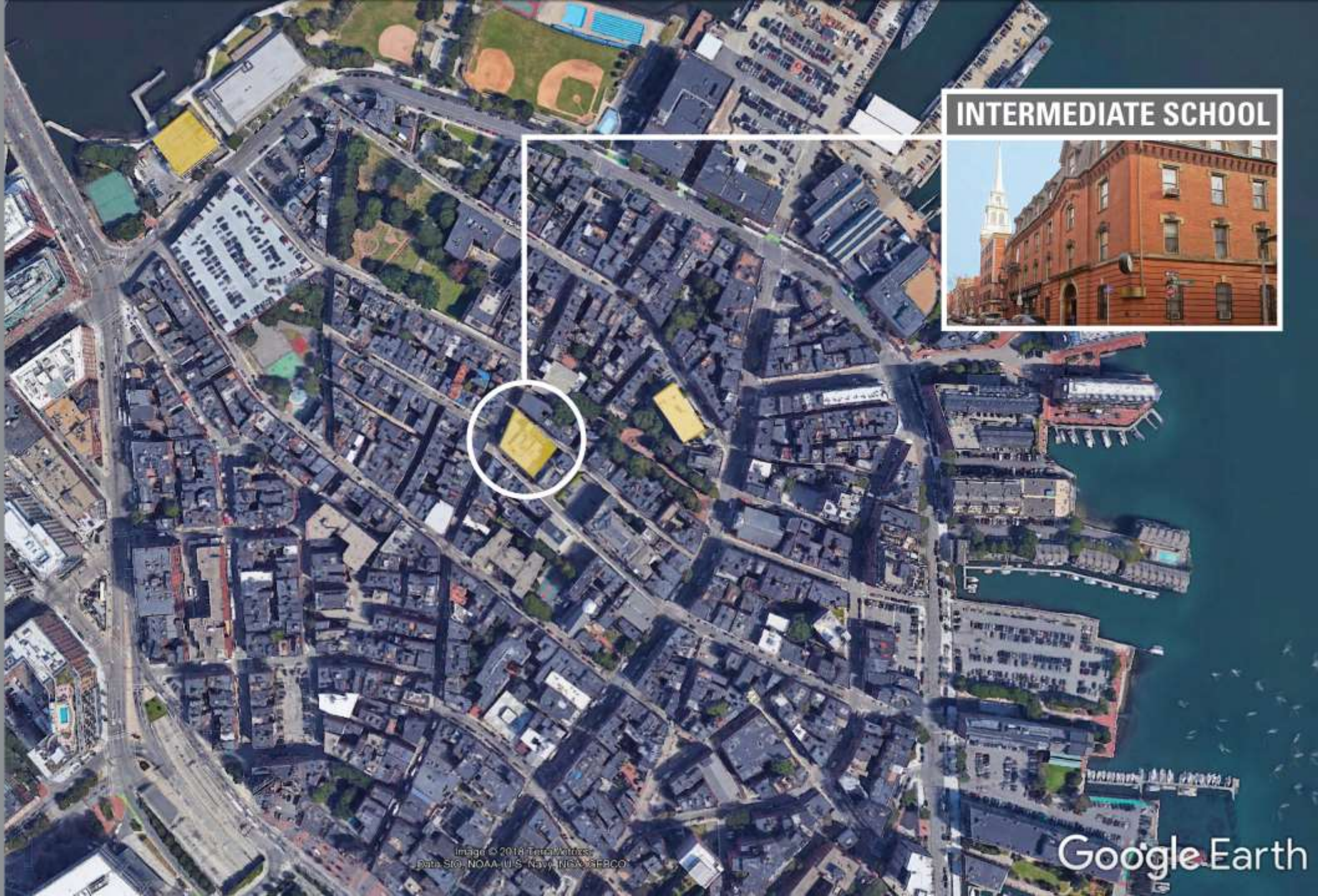












**INTERMEDIATE SCHOOL**



Image © 2018 TerraMetrics  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

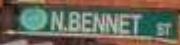
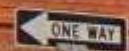
Google Earth

# Grows

- Tight urban site
- Connecting 3 existing buildings
- Unforeseen conditions under basement slab
- Seismic upgrades required

# Glows

- Central location
- 42,000 SF of additional space
- Abundant natural light
- New, flexible space layout

























D: 24 MONTHS  
C: 32 MONTHS

AUGUST  
2017

42,000

\$477

\$19.7M

# Project Timeline

Completion Date

Total Square Feet

Cost per square foot

Total Construction Cost

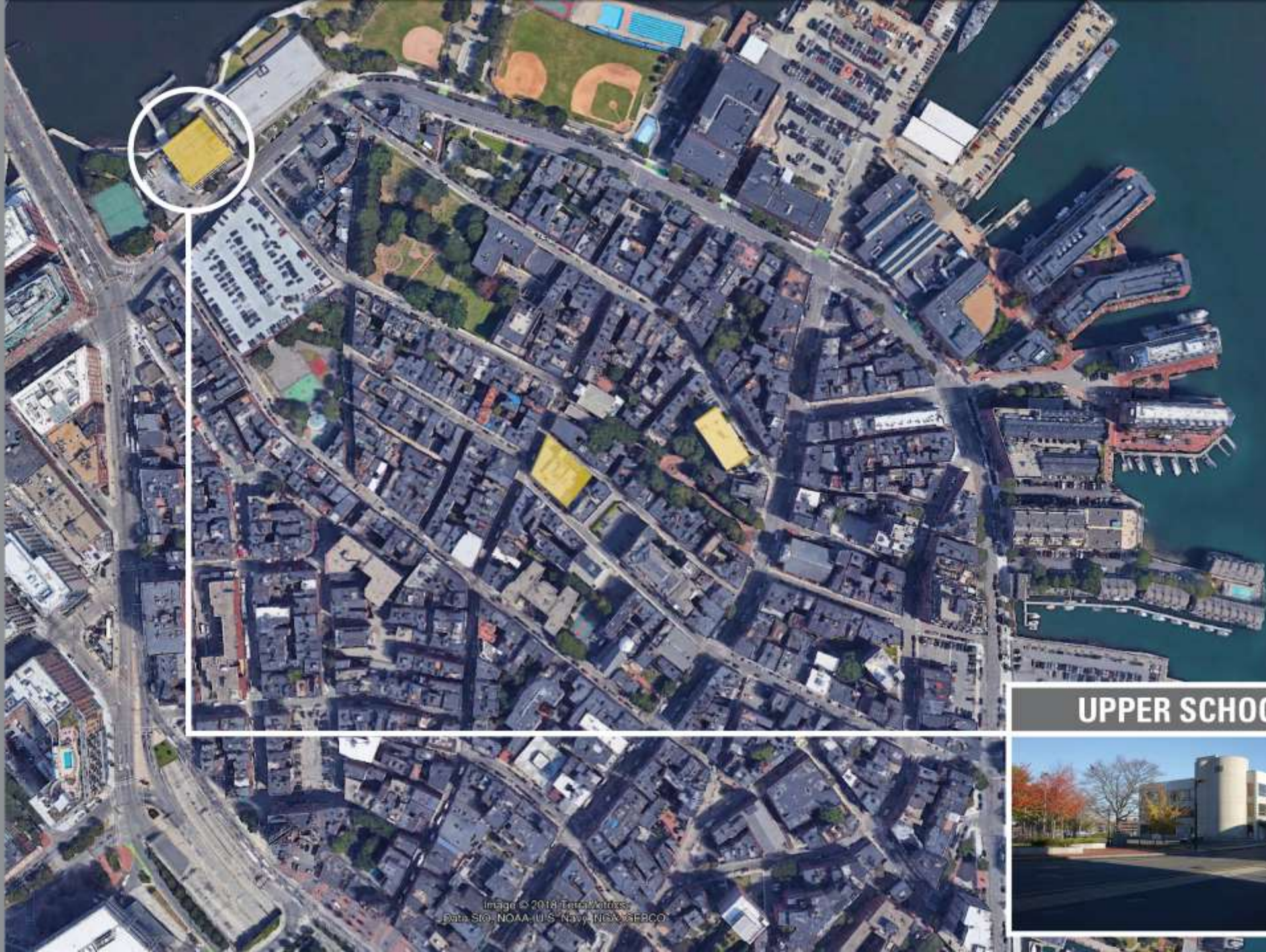


Image © 2018 TerraMetrics  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

## UPPER SCHOOL





# Grows

- Existing concealed conditions
- Seismic upgrades required
- Hazardous soil conditions
- Proximity to Boston Harbor requiring DEP oversight

# Glows

- Central location
- Regular structural columns
- Views of Boston Harbor
- Large windows for natural light



585





















D: 14 MONTHS  
C: 22 MONTHS

PROJECTED AT:  
SEPTEMBER  
2019

42,600

PROJECTED AT:  
\$321

PROJECTED AT:  
\$13.5M

# Project Timeline

## Completion Date

## Total Square Feet

## Cost per square foot

## Total Construction Cost



G2-G4

PK-G1

G5-G8

Image © 2018 TerraMetrics  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth





Image Landsat / Copernicus  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Image IBCAO

Google Earth



**GIBBS MIDDLE SCHOOL**





12

Schools in the Arlington  
Public School System

5,727

Total Student Enrollment

500

Gibbs Student Enrollment

13:1

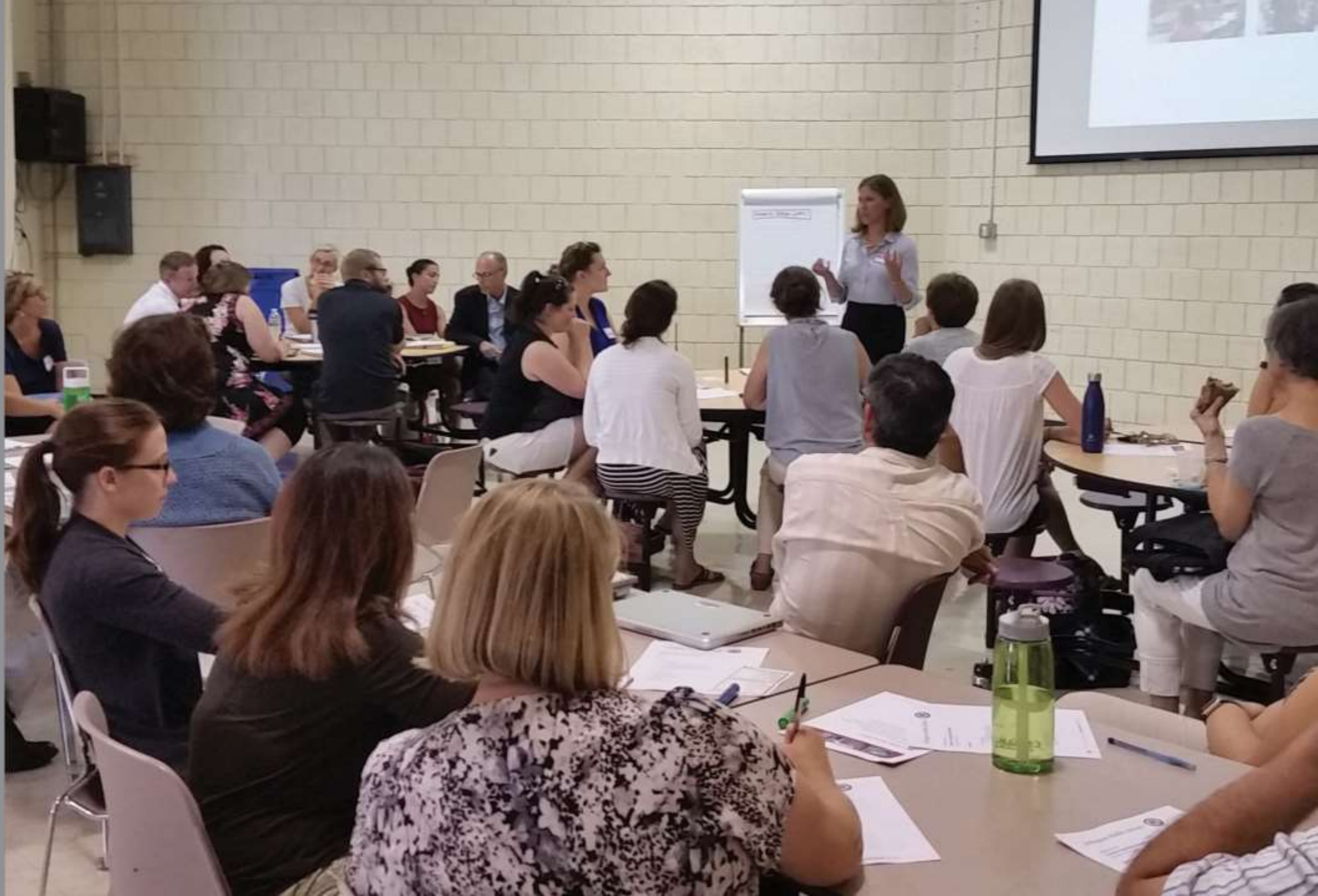
Gibbs Student-Teacher Ratio

# Grows

- Extensive deferred maintenance
- Awkward 1970s addition
- Limited exterior play space
- Undersized room layout

# Glows

- Central location
- Town building asset
- Generous floor to floor heights
- Large window openings



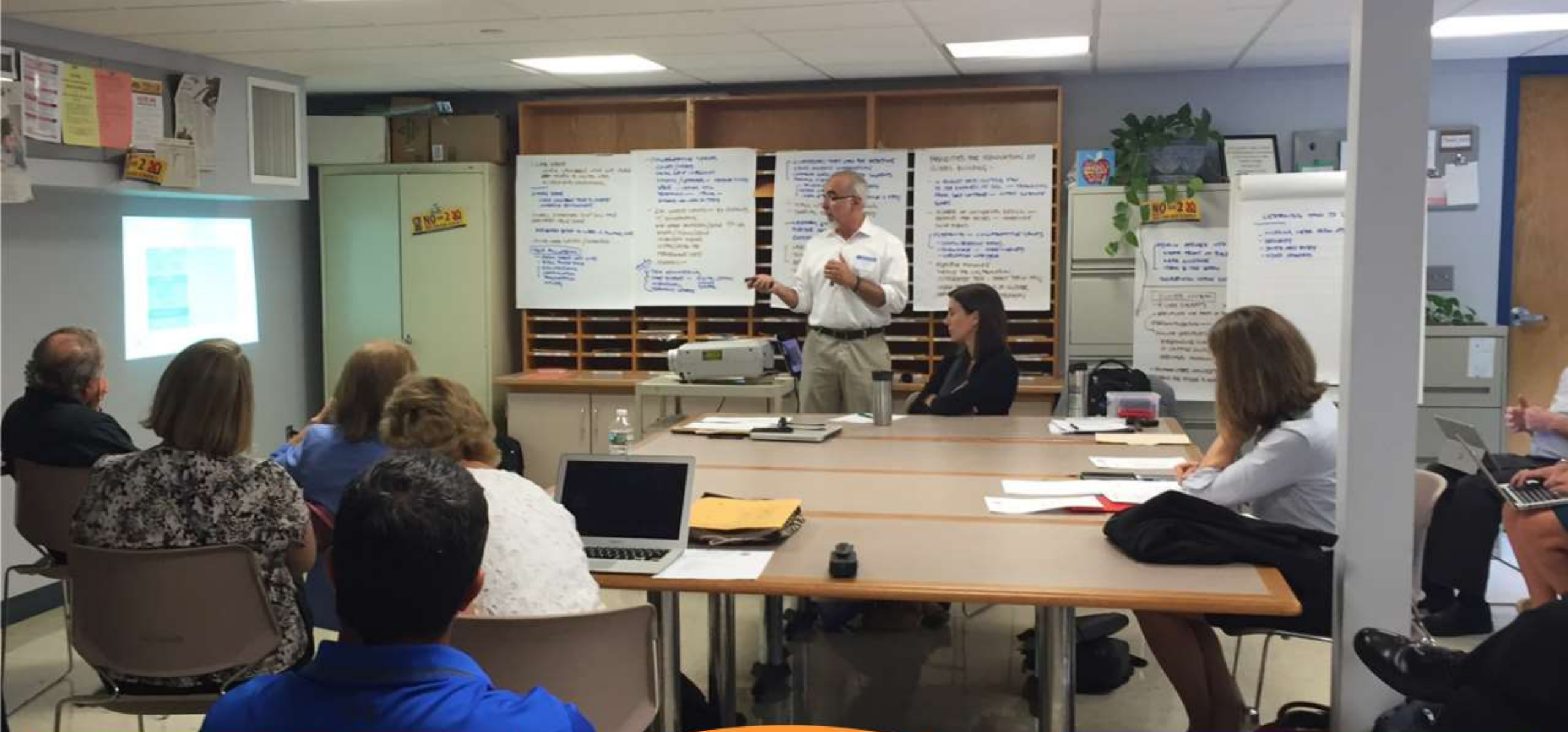




Core Ed Leadership Team

Design Working Group

Larger Community




Learning Goals & Best Practices



Design Patterns & Guiding Principles



Key Spaces & Adjacencies



Warm, Safe,  
& Inviting

Neighborhood  
Clusters

Community  
Access

Building as  
a Teacher

Creative  
& Visible  
Learning

Flexible &  
Adaptable

Outdoor  
Connections

Patterns & Guiding Principles for Design



























GIBBS SCHOOL

GIBBS SCHOOL



## Finegold Alexander Architects

77 North Washington Street  
Boston, MA 02114  
617.537.8078  
www.finegold.com

### Professional Service Request

October 2, 2017

Rob Jusola  
RVS  
44 Pleasant Street  
Watertown, MA 02472

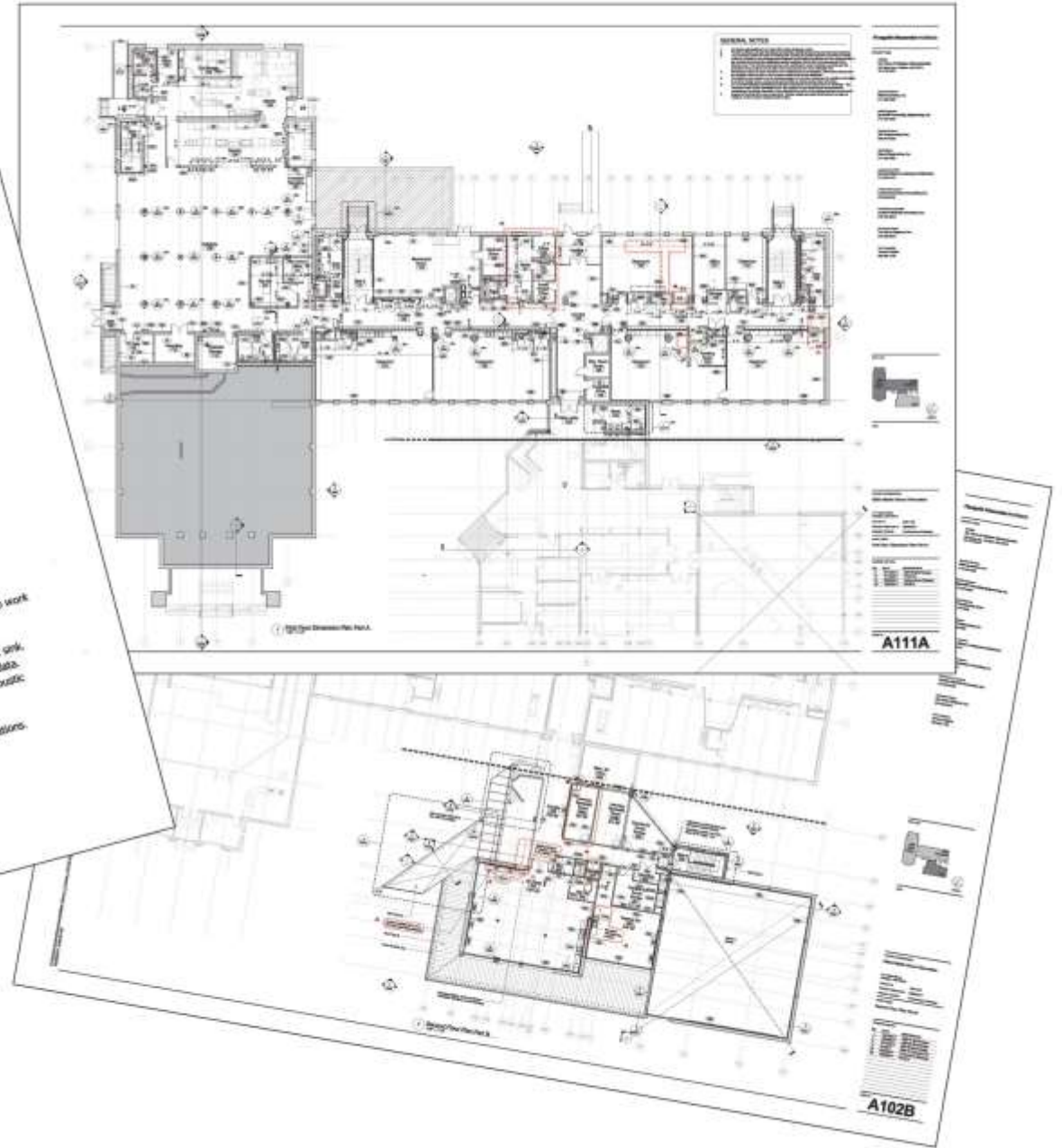
Globe Middle School – Owner Plan Changes  
FAA #: 42917.00

Authorization is:  
 Requested  
 Given  
 to proceed with Additional Services  
 to incur reimbursable expenses

#### Scope of Professional Services to be provided:

Per the request of the Owner/Department Heads, Finegold Alexander and the required consultants to make plan changes:

- 1) Nurse 127 – add General Education Social Worker Office. New door and hardware. Revised ACT ceiling layout. Revised lighting design. Add power and data.
- 2) Classroom 135 and Office 145 – remove GWB wall between. Remove door 145. Revised ACT ceiling layout. Revised lighting design.
- 3) Reading Room 140 – add door and hardware to Classroom 136.
- 4) Admin 163 – Add tackboard opposite door 163.
- 5) Conference Room 168 – add connection for projector.
- 6) Office 203 – add white board.
- 7) Art Room 243 – change sinks to one deep, one shallow. Add power and data for 2 desktop workstations.
- 8) Storage 247 – move door to Corridor 236.
- 9) Teacher Workroom 249 – add a sink and revise casework to allow for ADA countertop at sink.
- 10) Learning Specialist Room 250 – Add a door and hardware to Corridor 236. Add power/data. Existing skylight does not allow for full height partition to separate the rooms so an acoustic cubicle divider will be used (part of FF+E package). Delete casework (CW1).
- 11) Change tackboard strip to 4'x6' boards in Corridor 236.
- 12) Modify casework (CW2) to be two-sided with locks for two teachers to use at all locations.



D: 9 MONTHS  
C: 13 MONTHS

JULY  
2018

69,000

\$304

\$21M

# Project Timeline

Completion Date

Total Square Feet

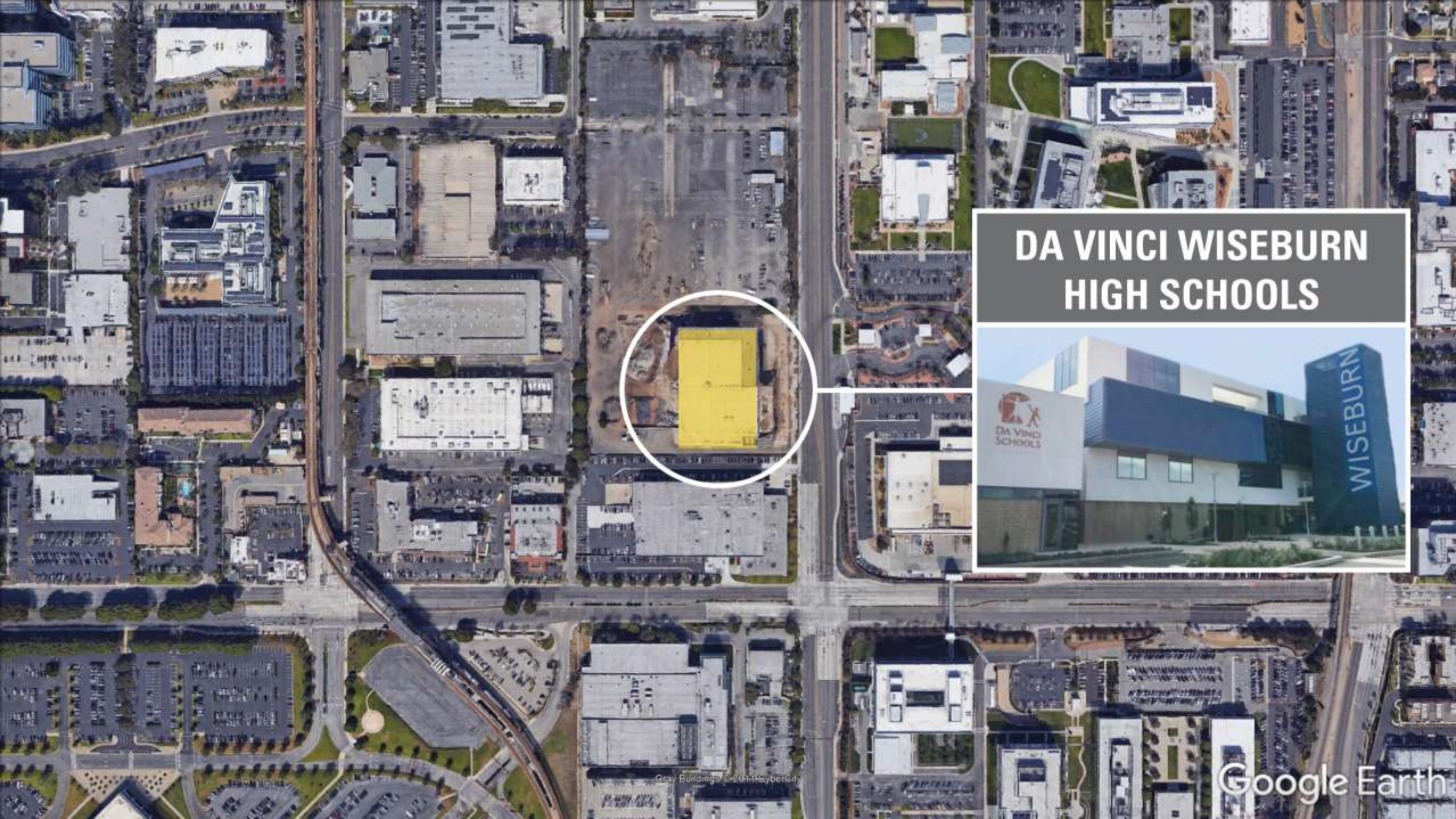
Cost per square foot

Total Construction Cost



Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Image Landsat / Copernicus  
Image IBCAO

Google Earth



**DA VINCI WISEBURN  
HIGH SCHOOLS**



6

Schools in the Wiseburn Public & Charter School System

2,142

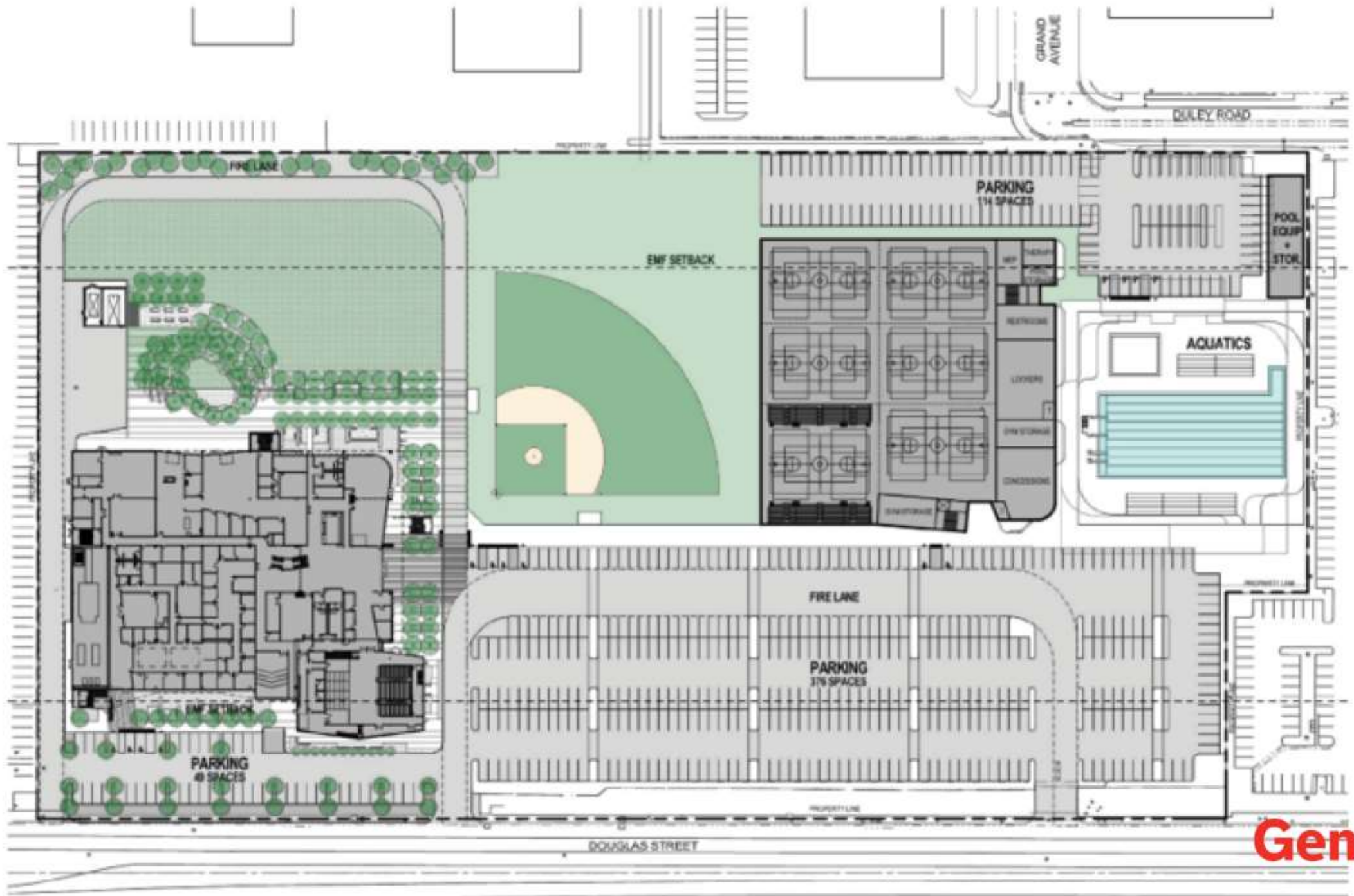
Total Student Enrollment

1,500

Da Vinci Students in Enrollment (500+ per school)

18:1

Da Vinci Student-Teacher Ratio





# Grows

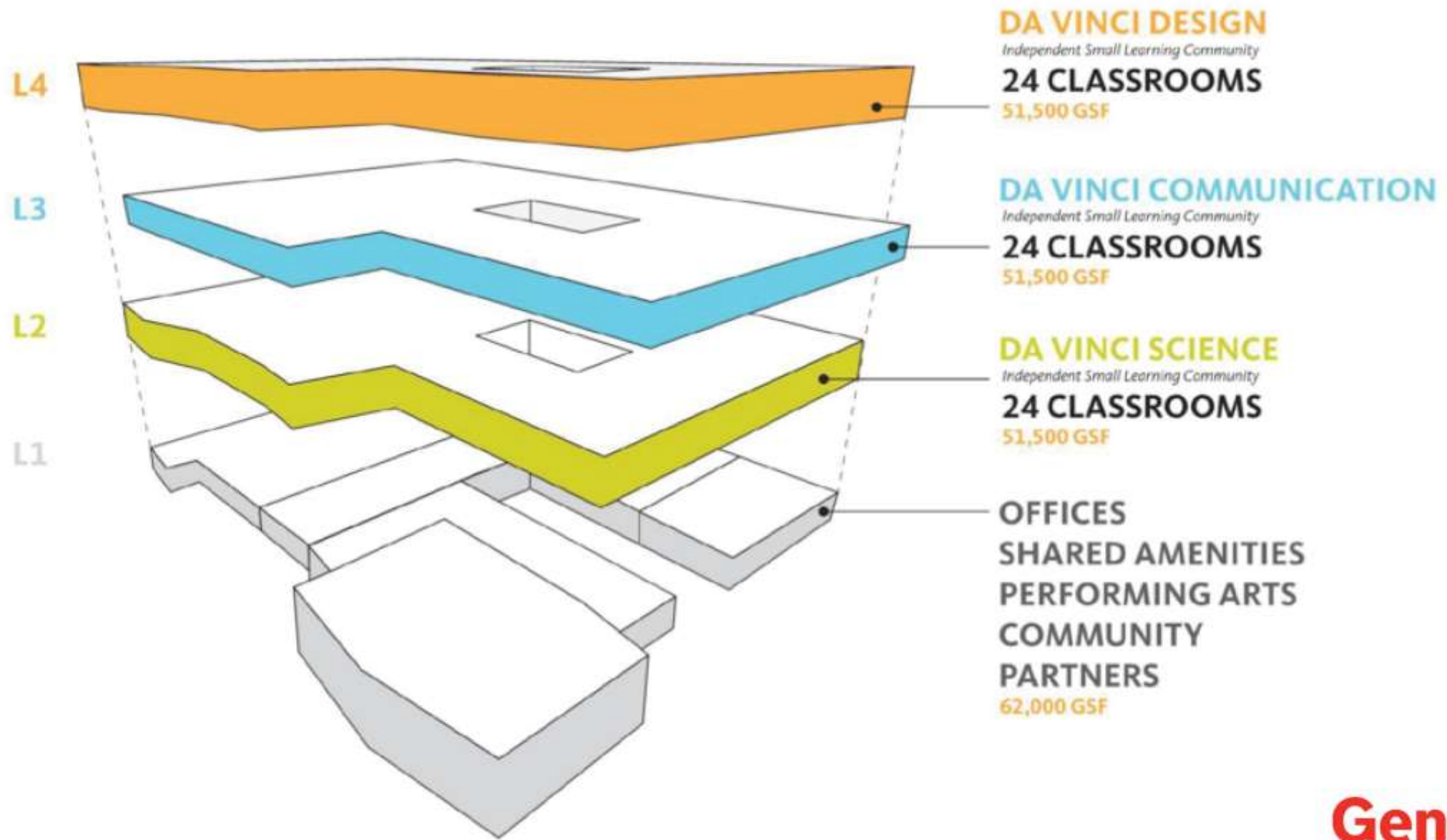
- Site size: 13.7 acres
- Location: Commercial district
- Building in a building
- Need for natural light
- Open floorplans within CA regulations

# Glows

- Good site & location
- Generous 40' x 40' bays
- 16' floor to floor heights
- Steel frame
- Easy seismic upgrades



FORM DRIVER: PROGRAM ELEMENTS



Wiseburn Unified  
School District Offices

Incubator/Partner Space

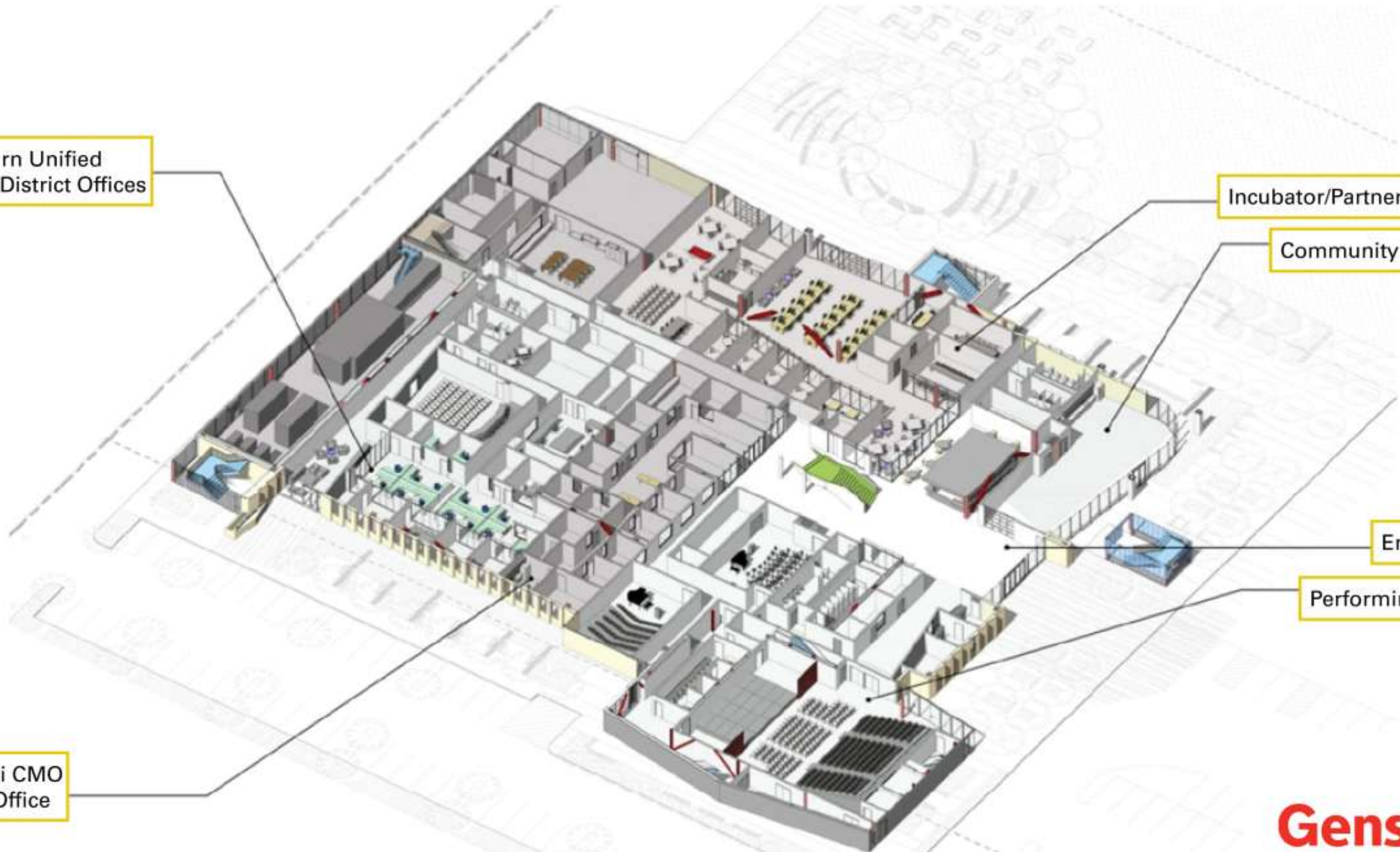
Community Space

Entrance

Performing Arts

Da Vinci CMO  
Home Office

**Gensler**













- |  |   |  |
|--|---|--|
|  Circulation    |  Commons       |  Administrative |
|  Seminar Rooms  |  Workstations  |  Support        |
|  Specialty Labs |  Project Rooms |  |





- |  |   |  |
|--|---|--|
|  Circulation    |  Commons       |  Administrative |
|  Seminar Rooms  |  Workstations  |  Support        |
|  Specialty Labs |  Project Rooms |  |













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|---|----------------|---|---------------|---|----------------|
|  | Circulation    |  | Commons       |  | Administrative |
|  | Seminar Rooms  |  | Workstations  |  | Support        |
|  | Specialty Labs |  | Project Rooms |   |                |

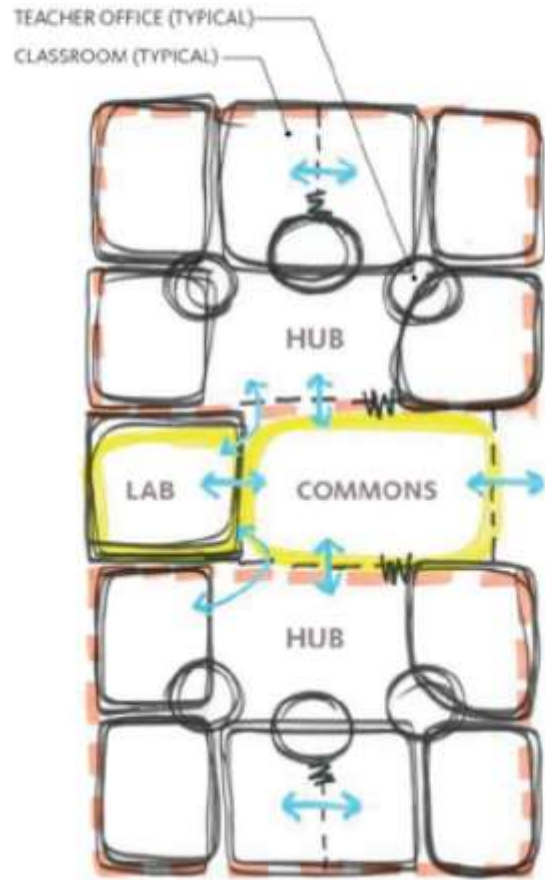




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|---|----------------|---|---------------|---|----------------|
|  | Circulation    |  | Commons       |  | Administrative |
|  | Seminar Rooms  |  | Workstations  |  | Support        |
|  | Specialty Labs |  | Project Rooms |   |                |

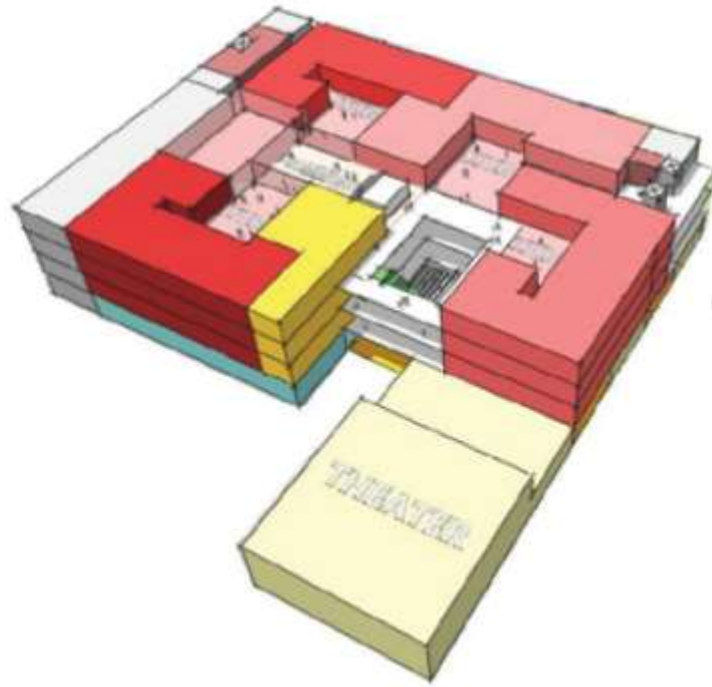






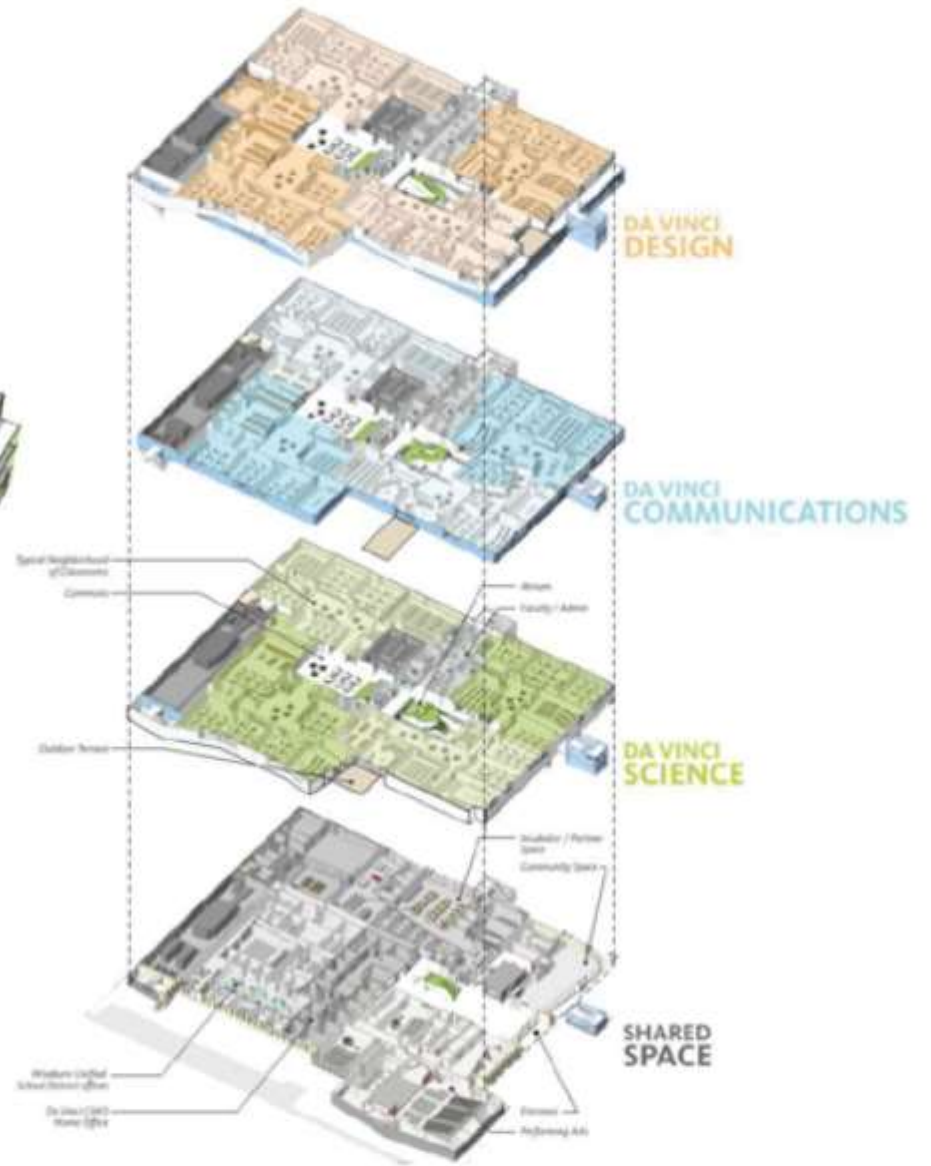
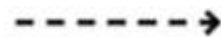
OUTCOME OF WORKSHOPS  
WITH STAKEHOLDERS

**1** DIAGRAMMATIC LAYOUT  
VISIONING

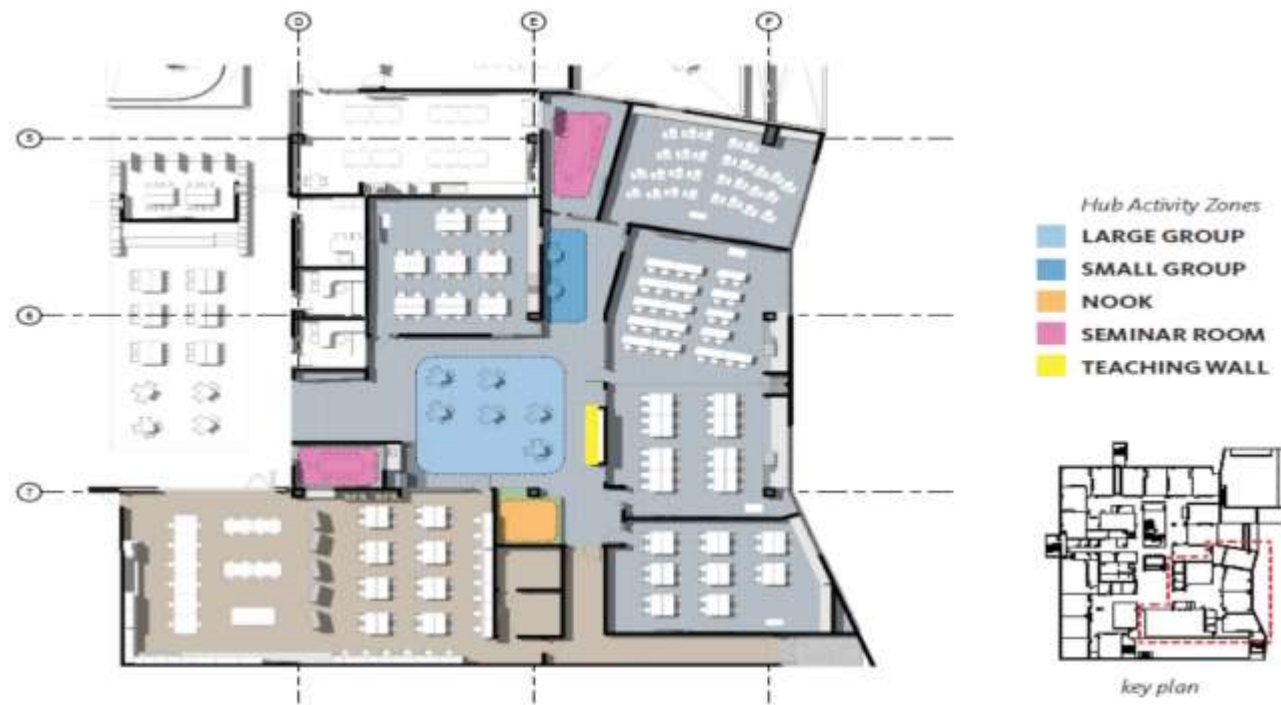


PROGRAM  
DOCUMENT ADJACENCIES  
BUDGET ALIGNMENT

**2** SCHOOL ORGANIZATION DIAGRAM  
PROGRAMMING

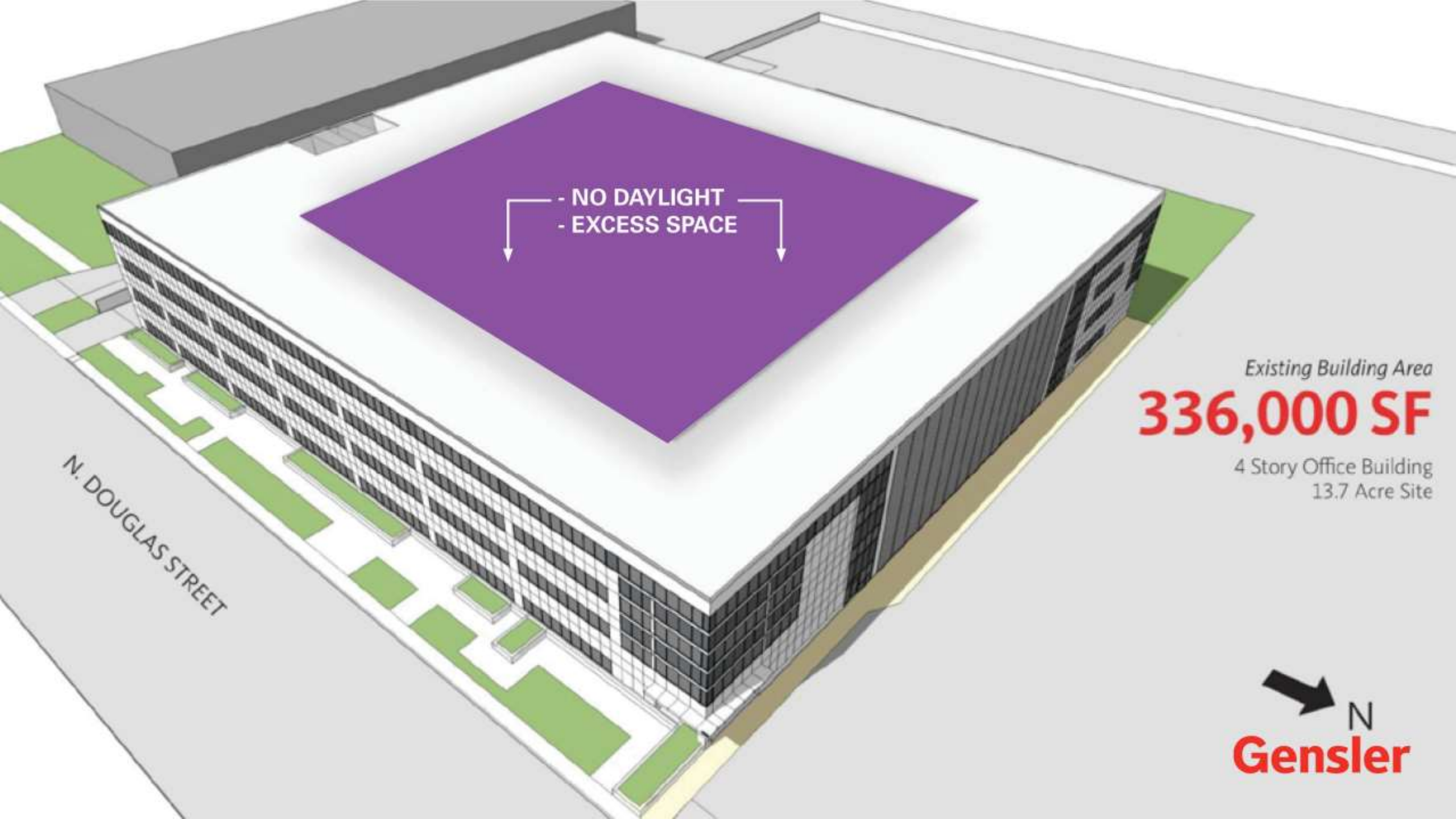


**3** FLOOR PLAN AXONOMETRIC DIAGRAM  
SCHEMATIC DESIGN





**Gensler**

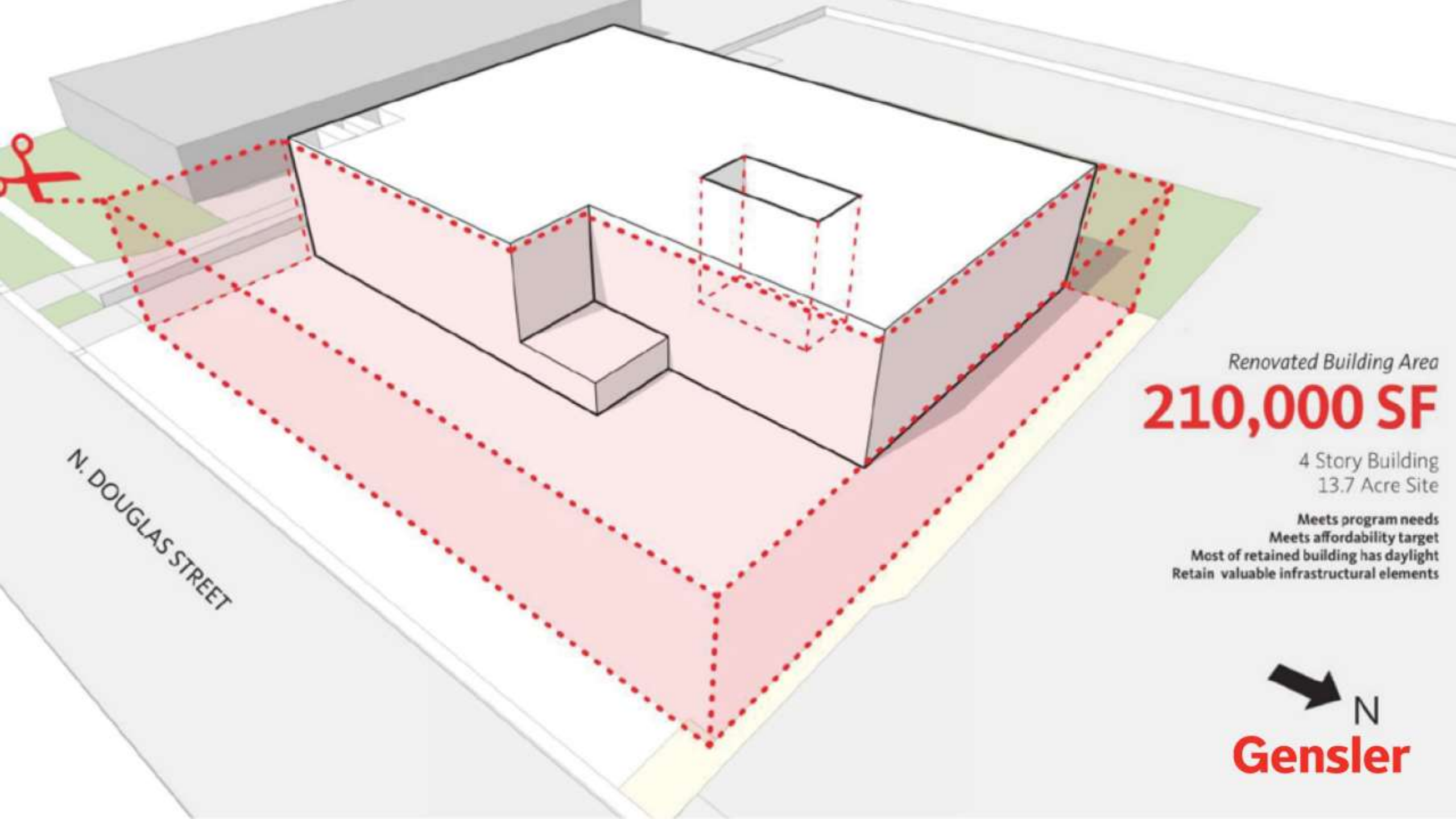


- NO DAYLIGHT  
- EXCESS SPACE

N. DOUGLAS STREET

Existing Building Area  
**336,000 SF**  
4 Story Office Building  
13.7 Acre Site

  
N  
**Gensler**



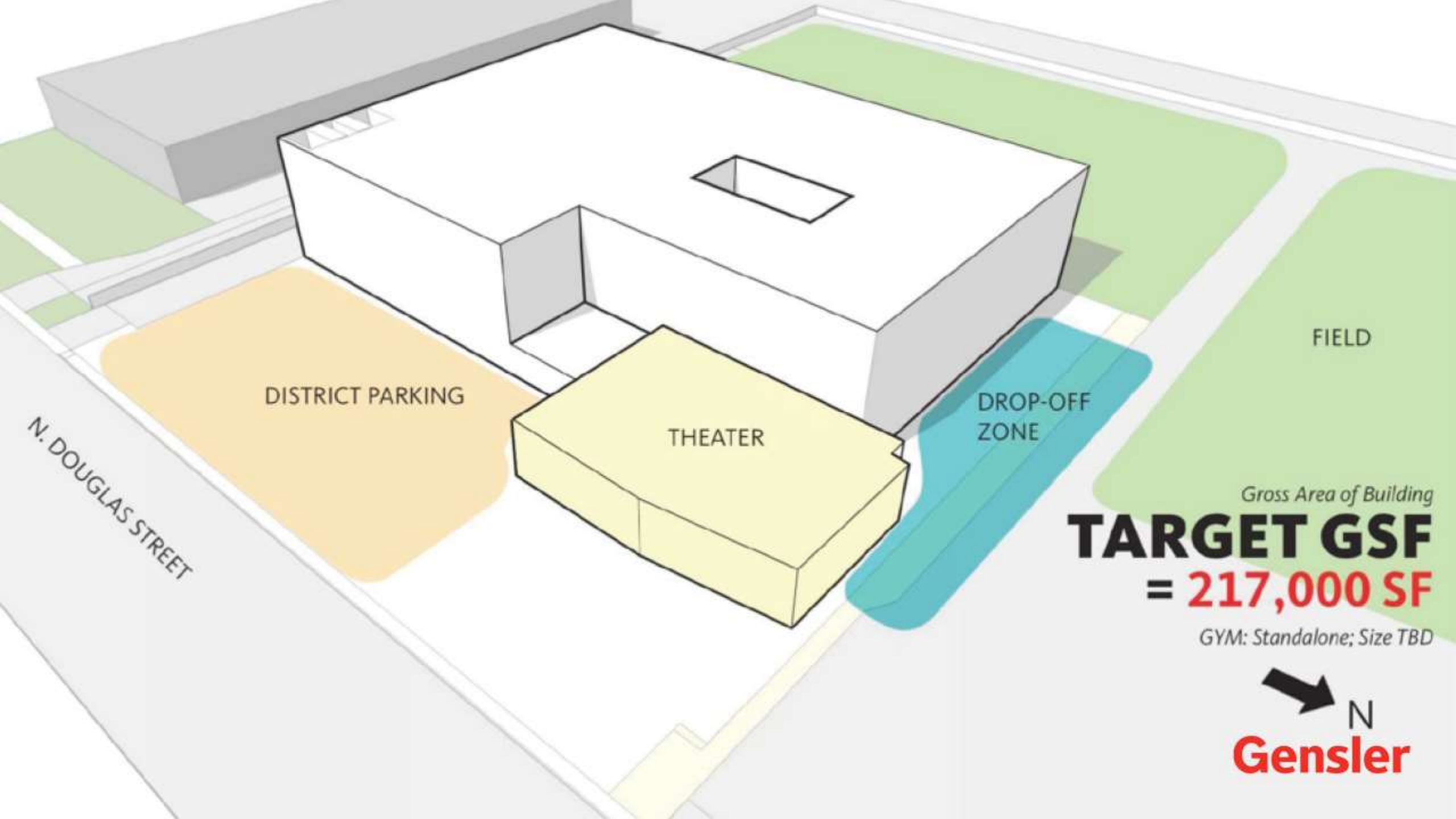
N. DOUGLAS STREET

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

 N  
**Gensler**



DISTRICT PARKING

THEATER

DROP-OFF  
ZONE

FIELD

N. DOUGLAS STREET

*Gross Area of Building*

**TARGET GSF**  
**= 217,000 SF**

*GYM: Standalone; Size TBD*

↓  
N  
**Gensler**



**Gensler**



Gensler







Gensler



HAVE TYR BY  
NEW

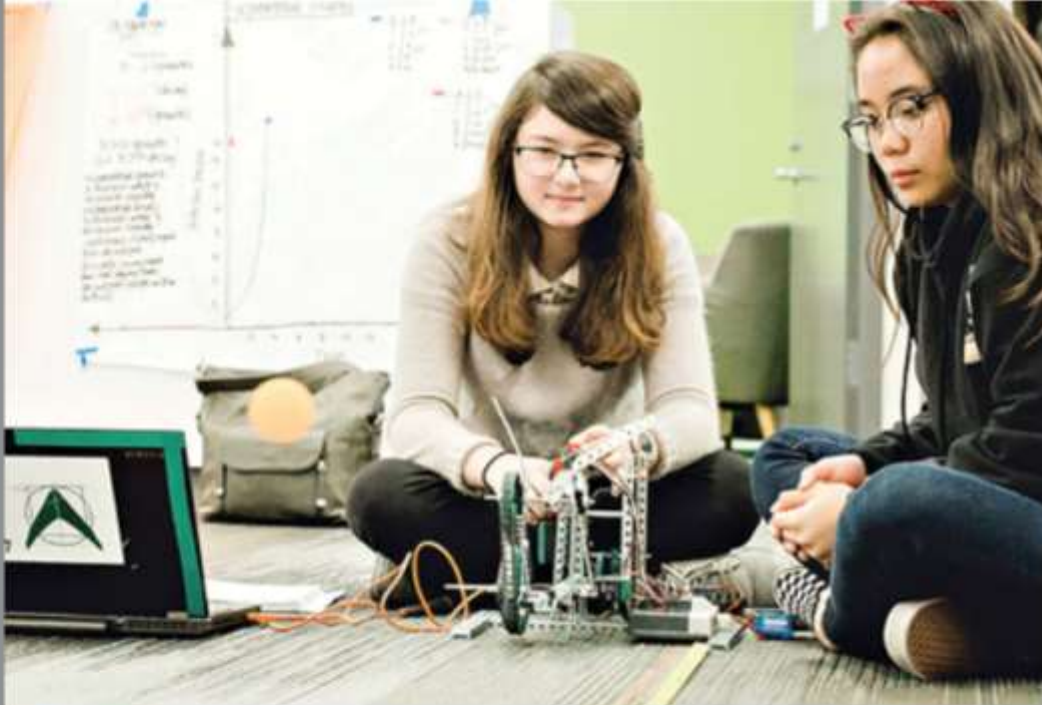
Gensler



**Gensler**



Gensler



D: 12 MONTHS  
C: 30 MONTHS

JANUARY  
2018

217,000

\$285

\$60M

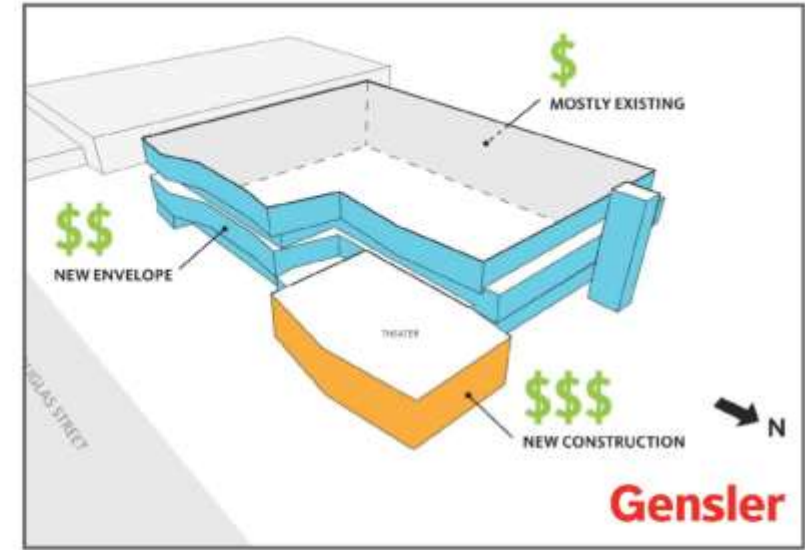
# Project Timeline

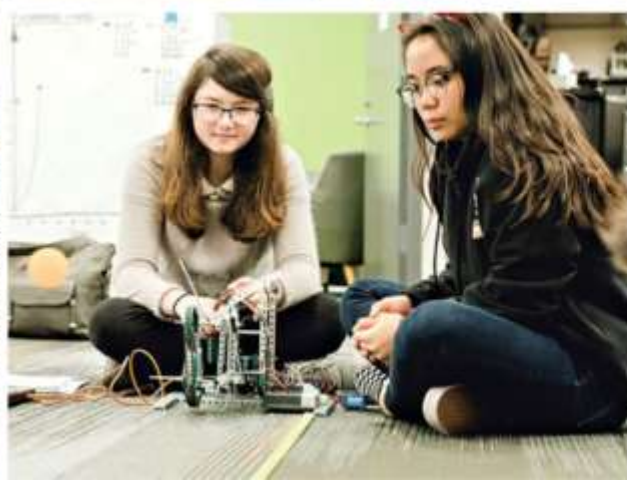
## Completion Date

## Total Square Feet

## Cost per square foot

## Total Construction Cost











**Thank You!**