

# Thinking Inside the Box





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Finegold Alexander Architects

ARCHITECT



**Traci Walker Griffith**

Eliot K-8 Innovation School/  
Boston Public Schools

EDUCATOR



**David Stephen**

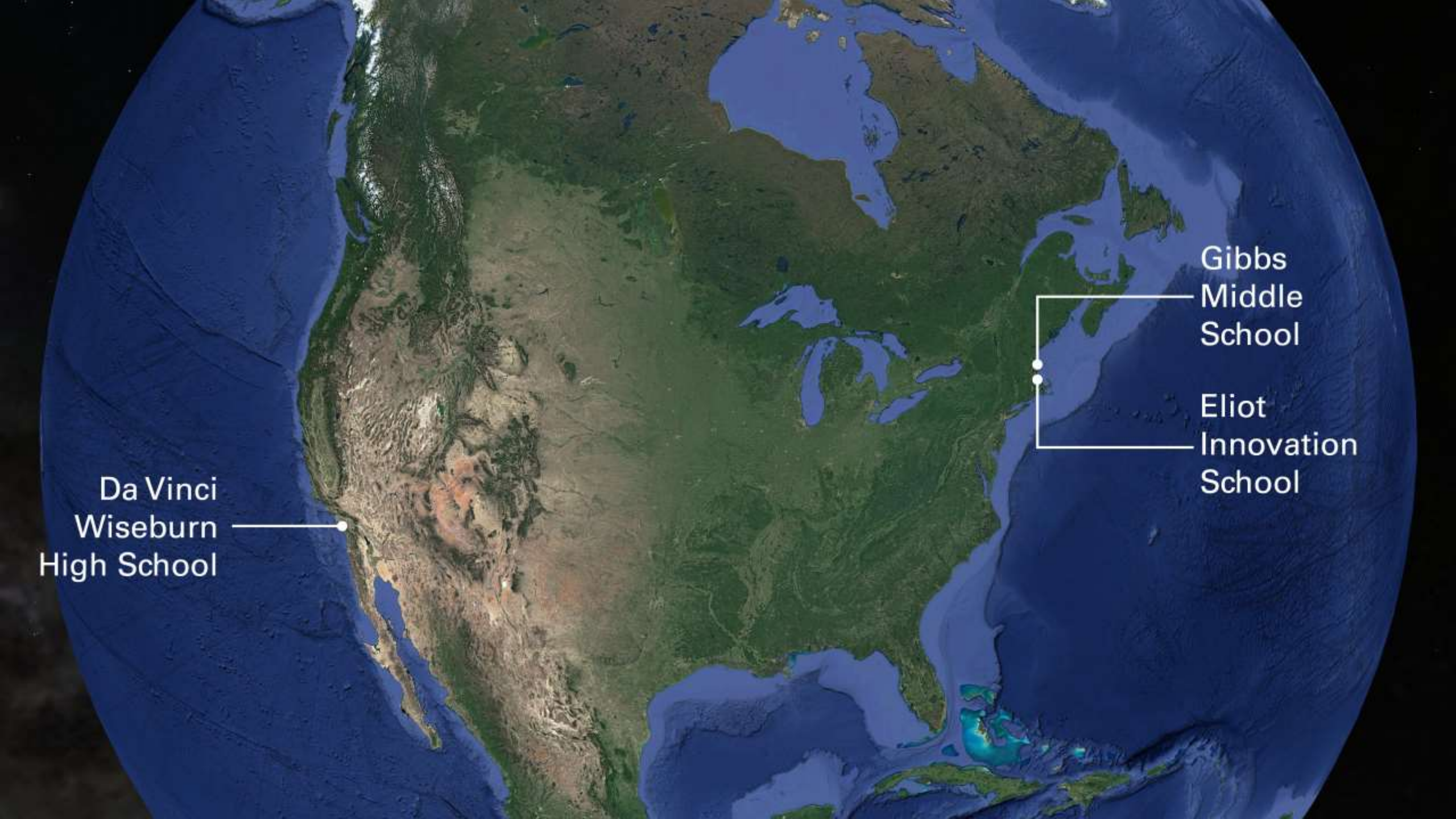
New Vista Design

EDUCATIONAL  
PROGRAMMER







A satellite map of North America, showing the United States and Mexico. Three specific locations are marked with white dots and labeled with white text and leader lines. The labels are: 'Da Vinci Wiseburn High School' on the west coast of the United States, 'Gibbs Middle School' and 'Eliot Innovation School' on the east coast of the United States. The map shows the geographical context of these schools, including the surrounding oceans and the terrain of the continents.

Da Vinci  
Wiseburn  
High School

Gibbs  
Middle  
School

Eliot  
Innovation  
School





# Curriculum





# Curriculum



# Facilities







Curriculum



Facilities



Solutions





Curriculum



Facilities



Solutions



Evolution

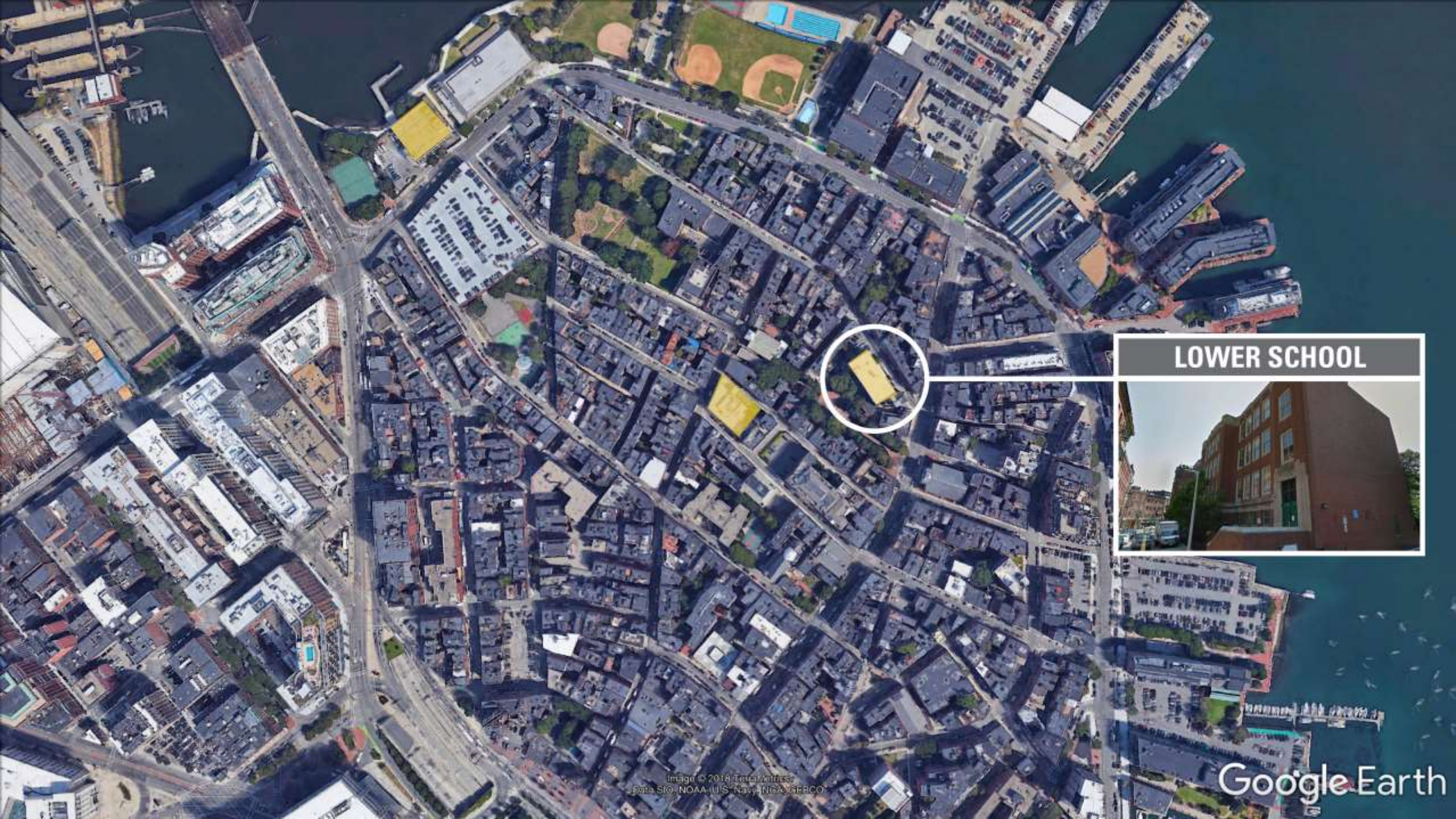




Image Landsat / Copernicus  
Data: 2002, NOAA, US Navy, NOAA, US Navy  
Image: 10/00

Google Earth

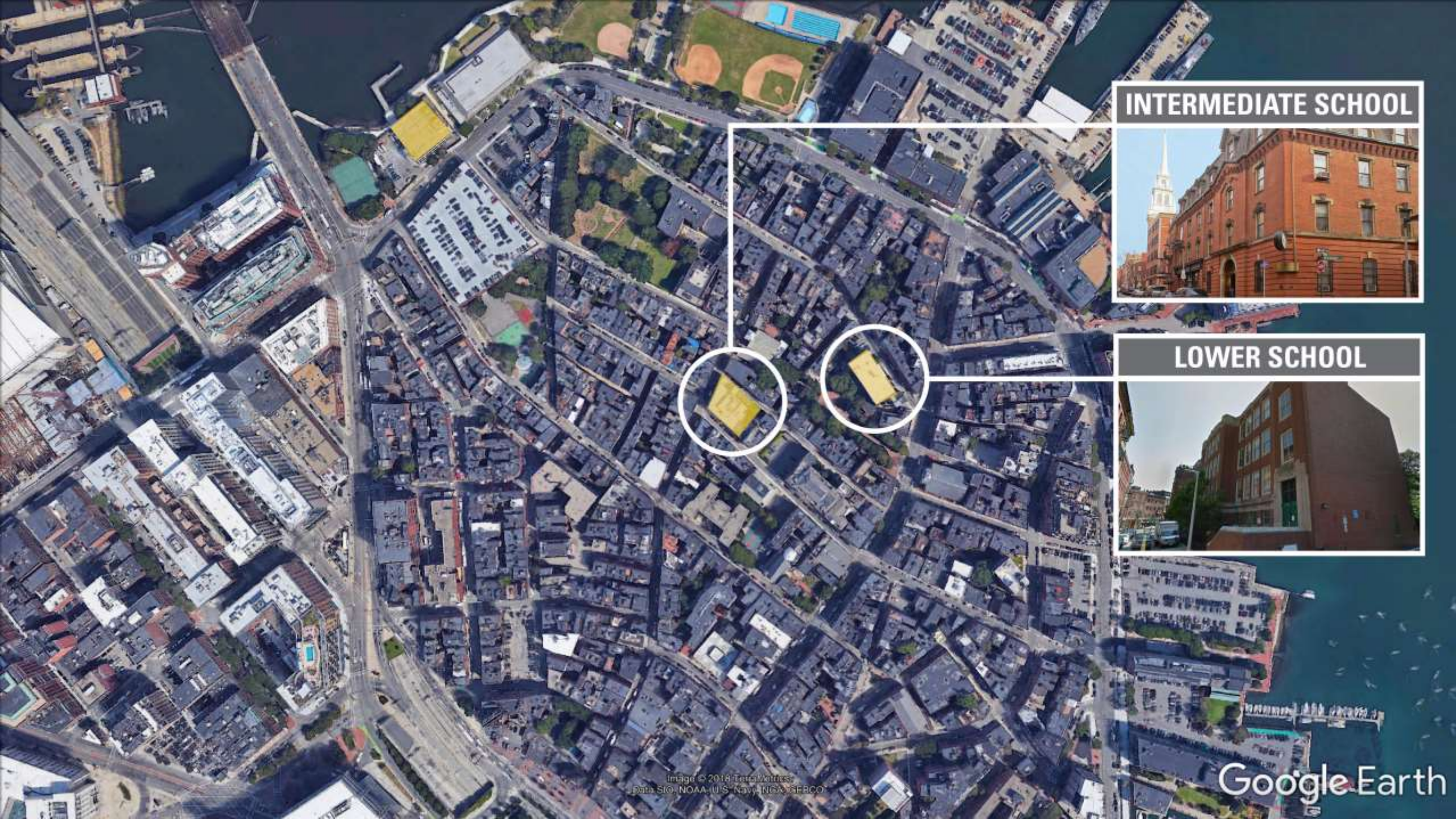




LOWER SCHOOL







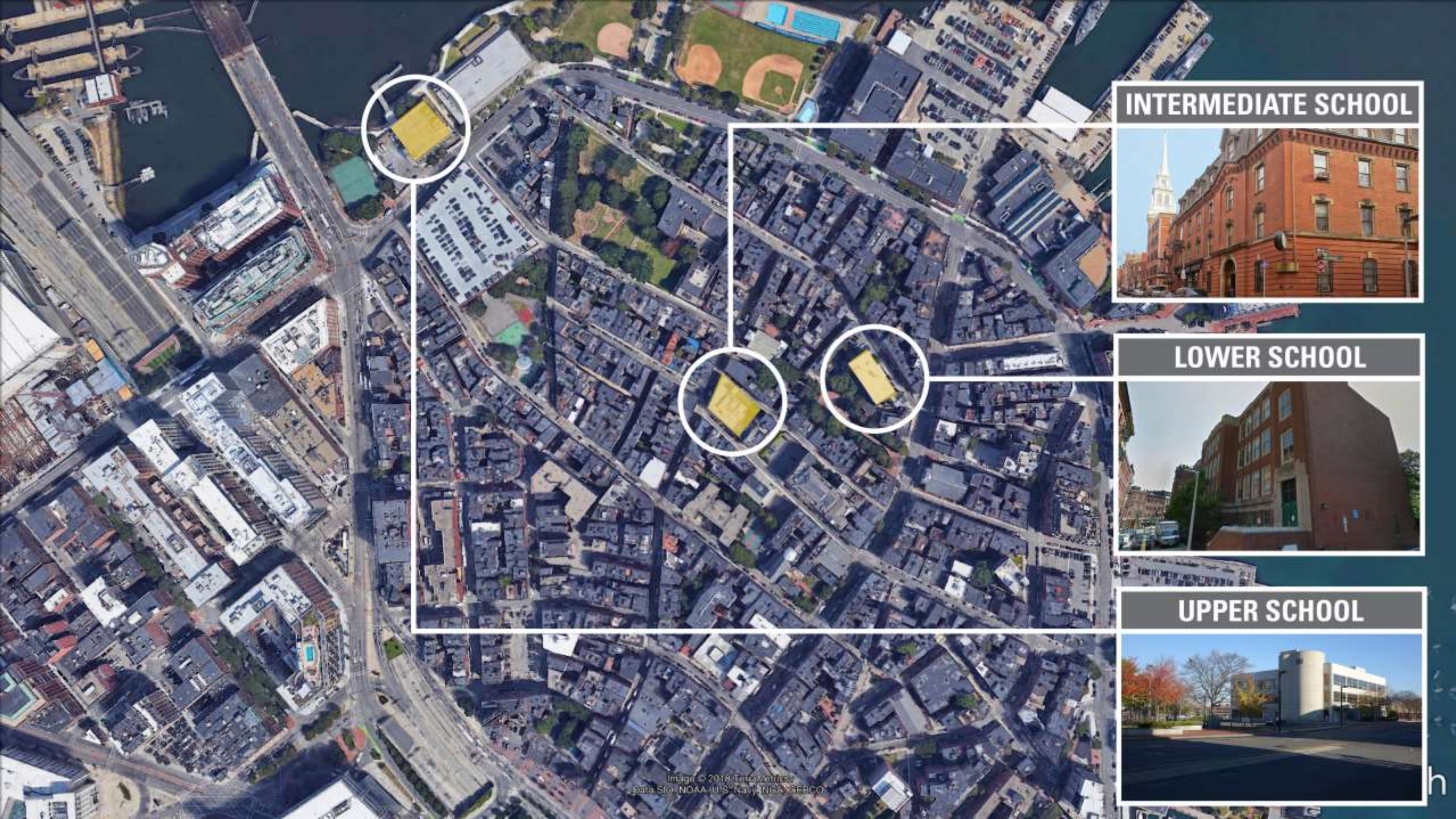
INTERMEDIATE SCHOOL



LOWER SCHOOL







**INTERMEDIATE SCHOOL**



**LOWER SCHOOL**



**UPPER SCHOOL**





125

Schools in the Boston  
Public School System

54,312

Total Student Enrollment

700

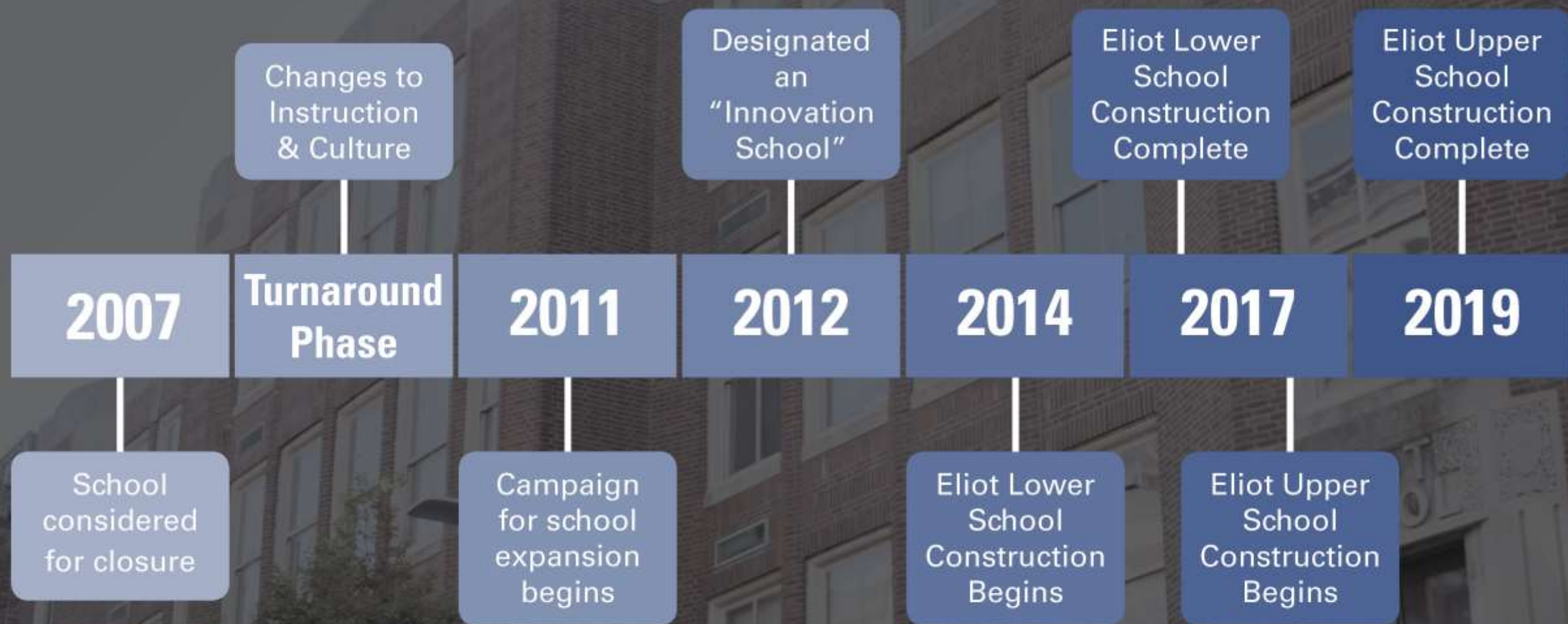
Eliot Student Enrollment

12:1

Eliot Student-Teacher Ratio



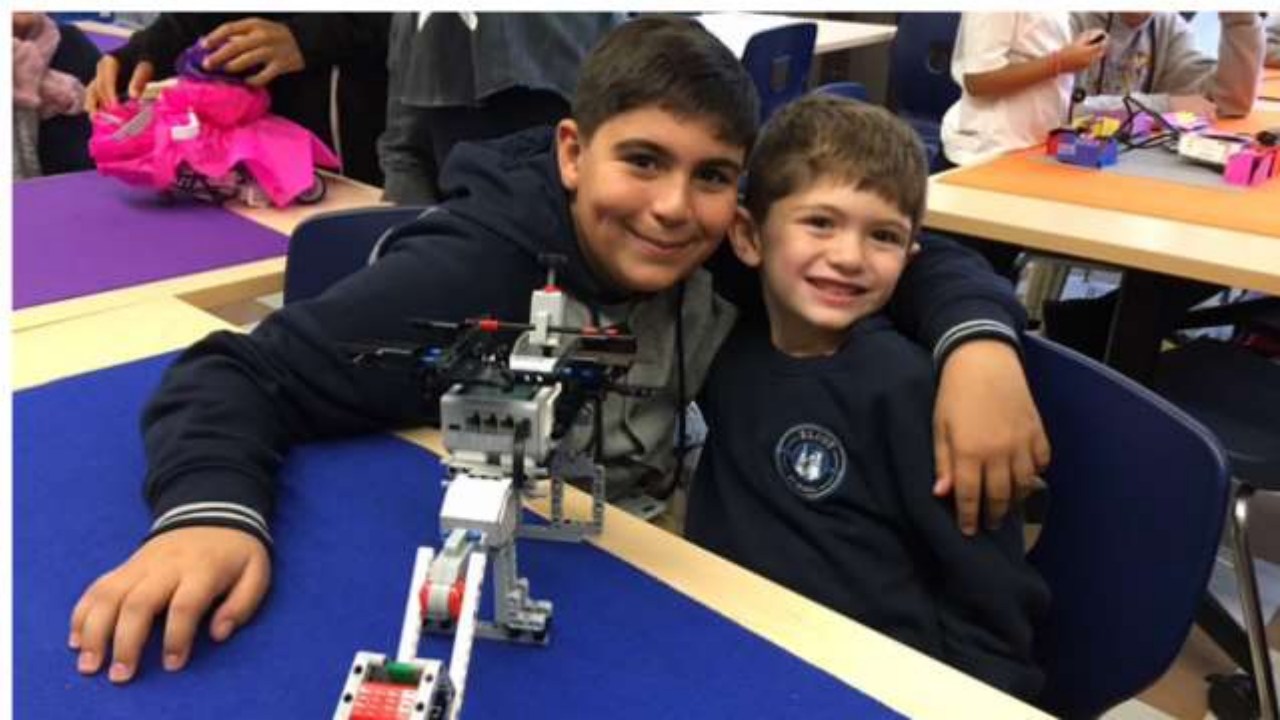




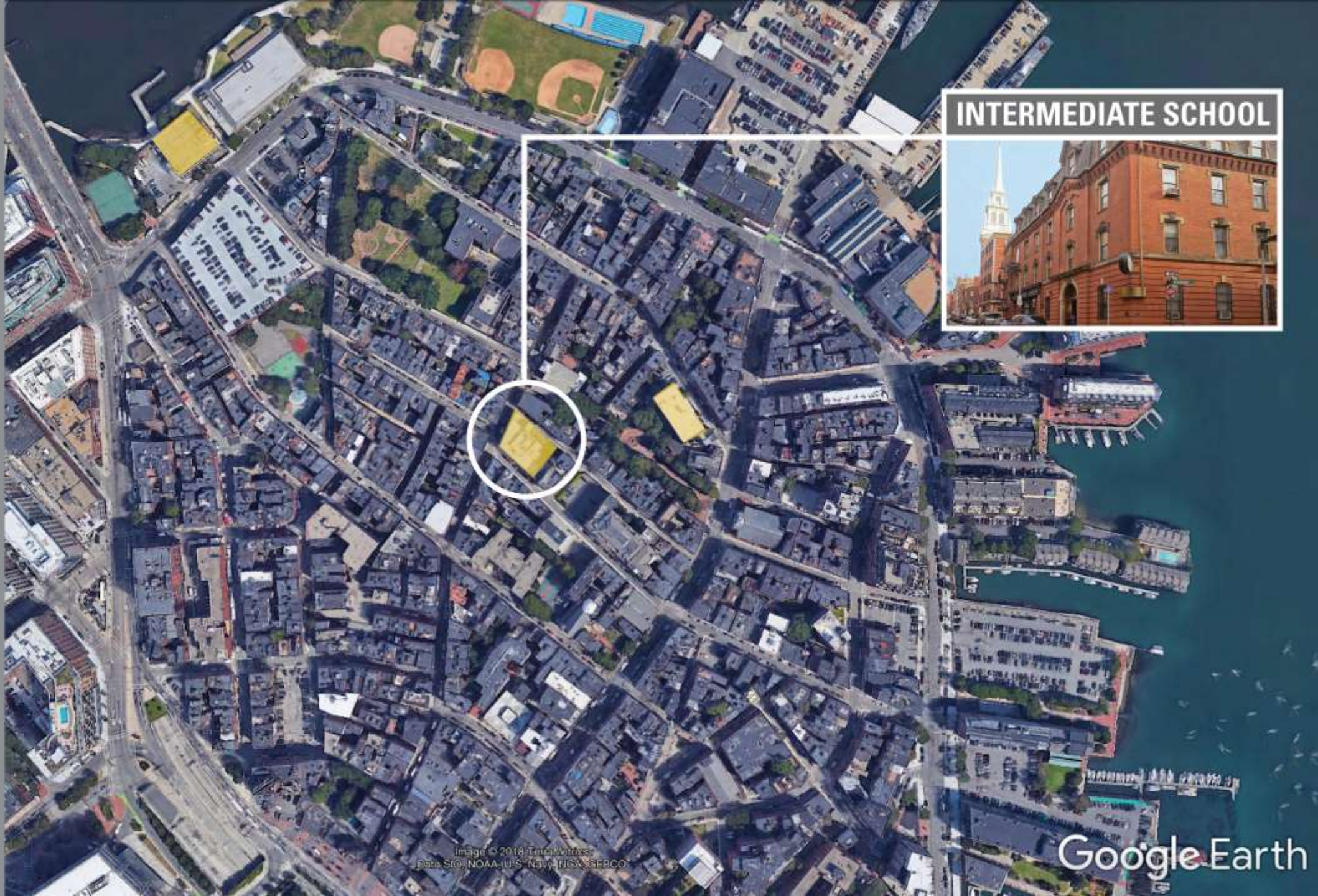












INTERMEDIATE SCHOOL





# Grows

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

# Glow

- 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



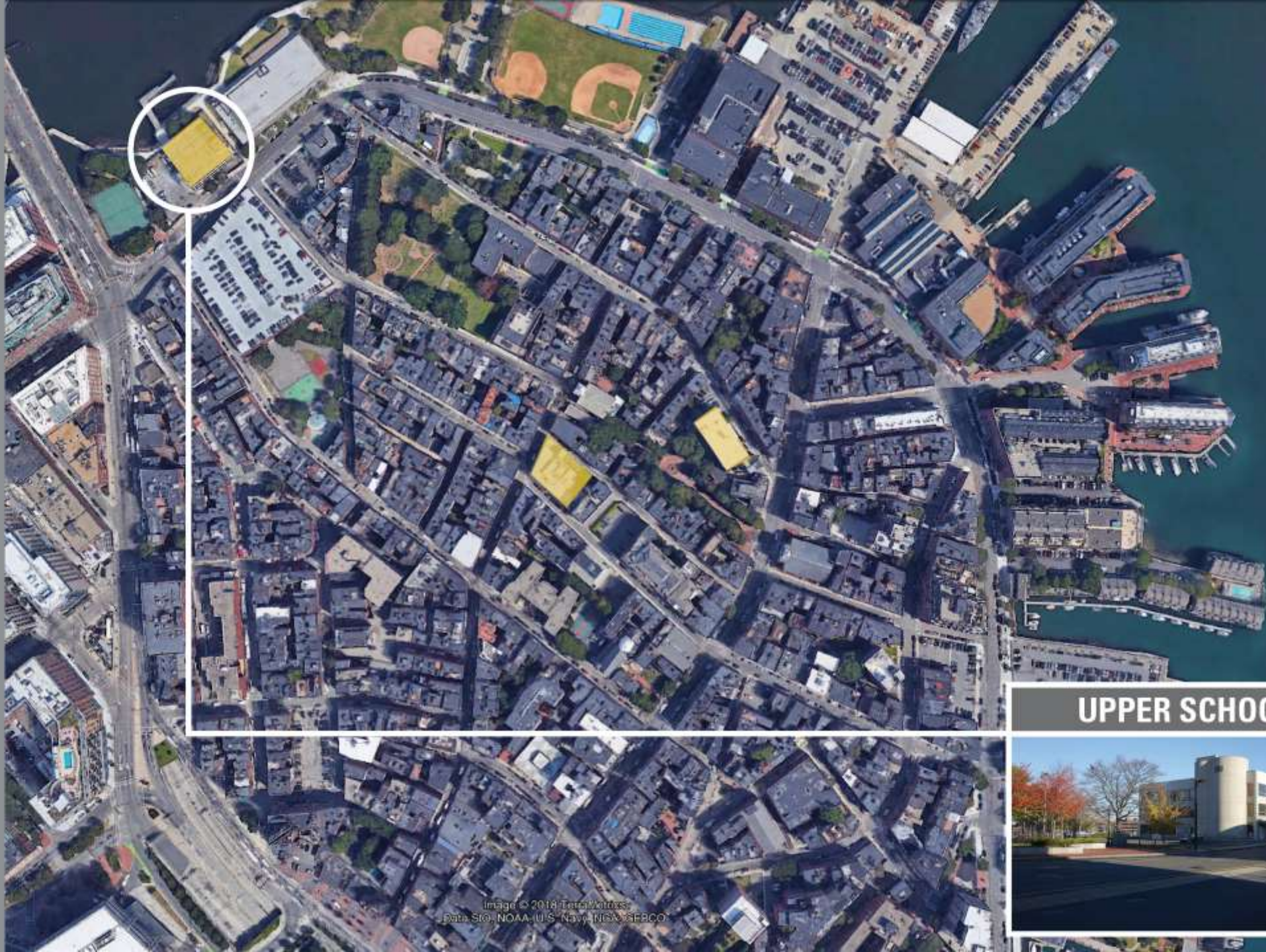


Image © 2018 TerraMetrics  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

## UPPER SCHOOL





# Grows

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

# Glow

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











































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 Tim Winters  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth









Image Landsat / Copernicus  
1994-2000, NOAA, U.S. Navy, NASA, CNES  
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



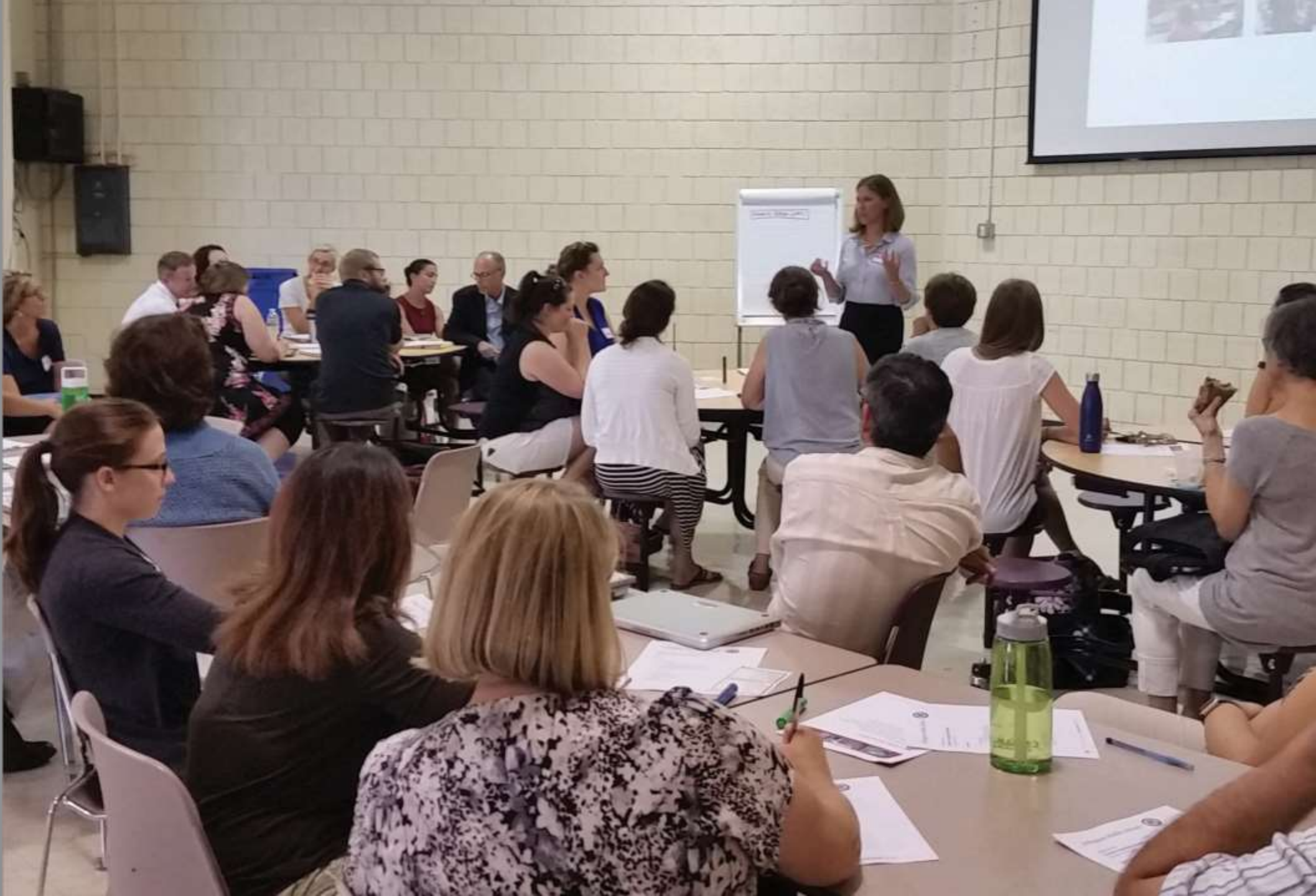
# Grows

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

# Glow

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











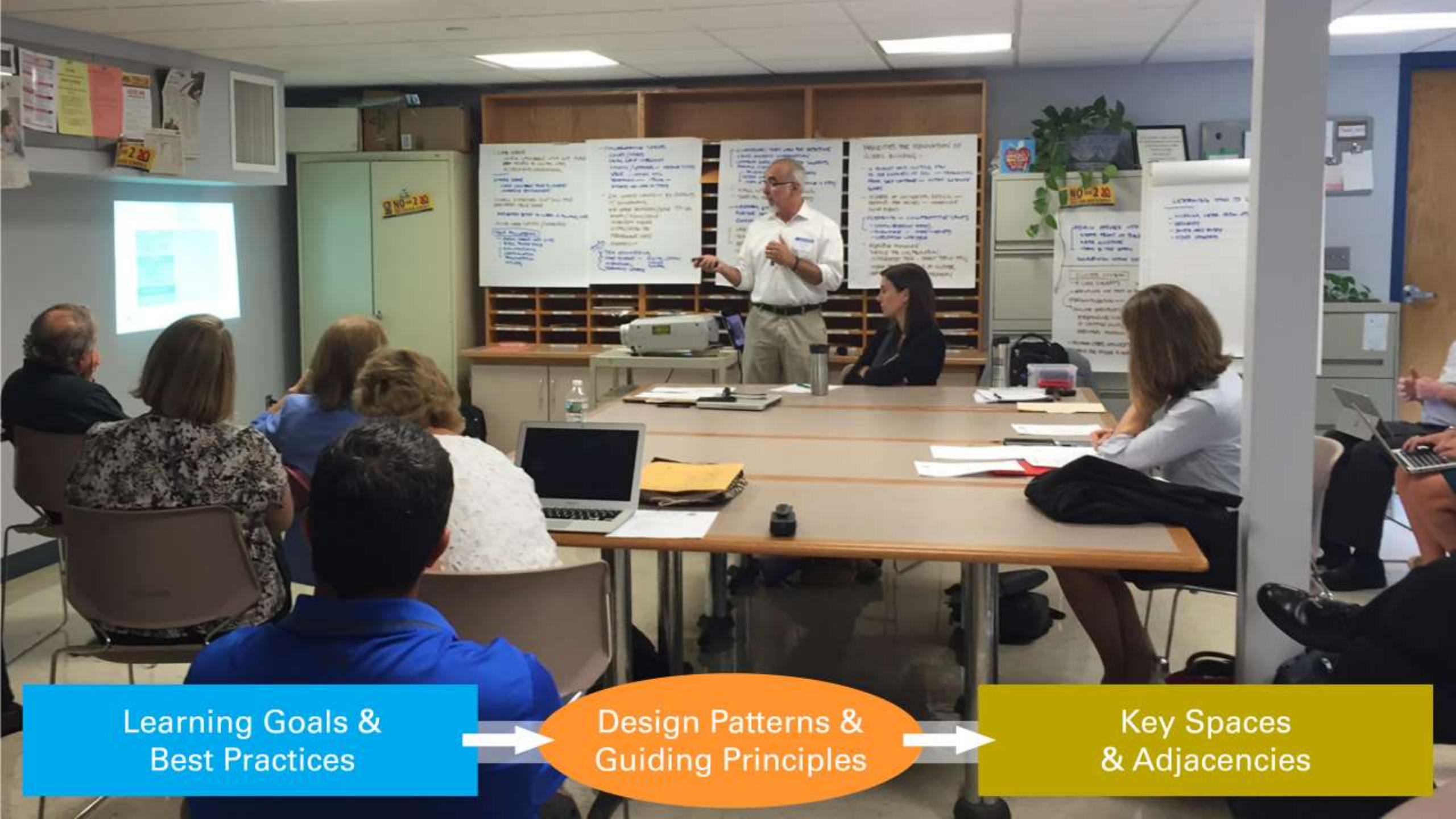


Core Ed Leadership Team

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













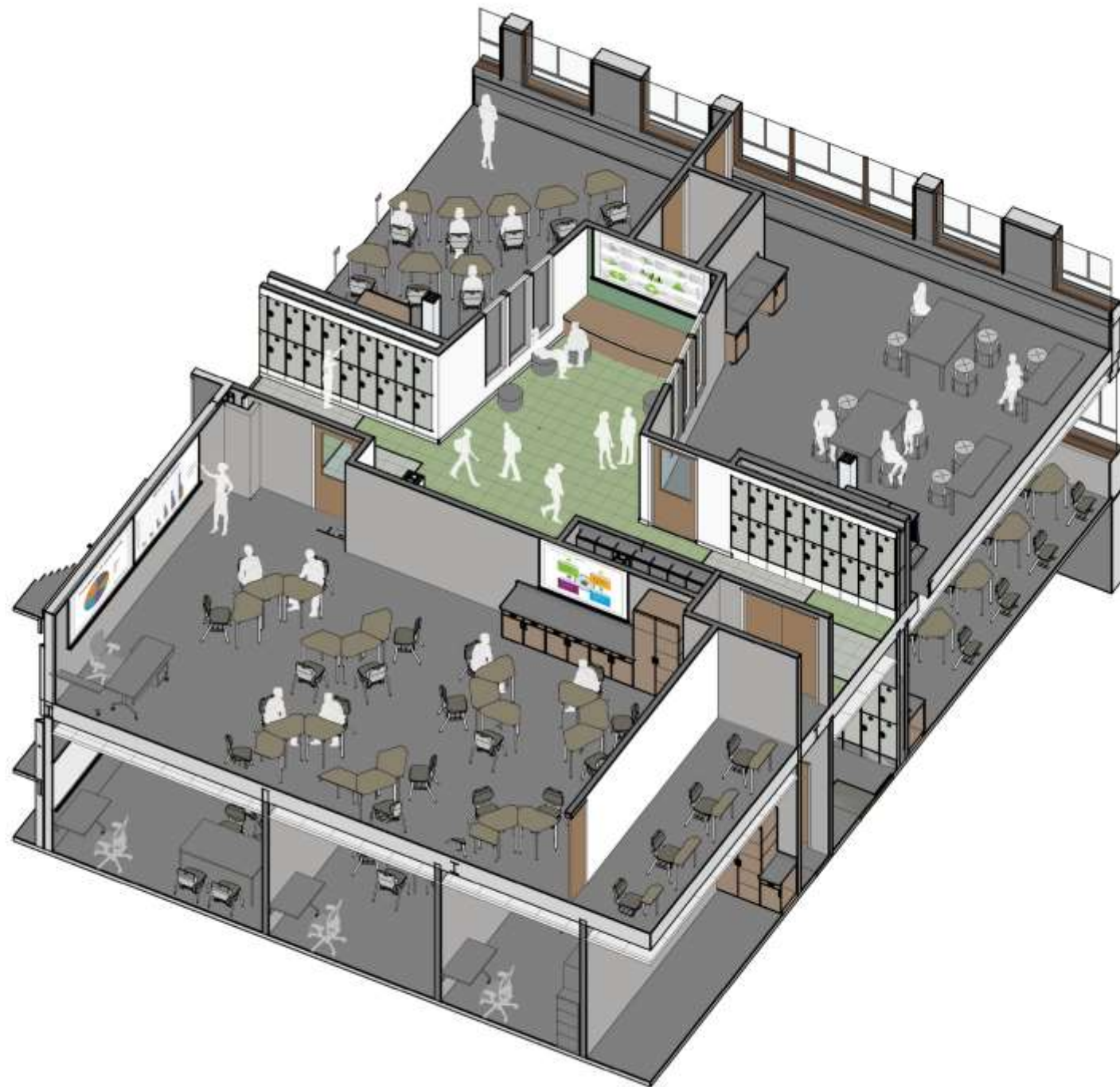
































GIBBS SCHOOL

GIBBS SCHOOL





## Professional Service Request

October 1, 2017

Rob Javola  
RVS  
44 Pleasant Street  
Watertown, MA 02472  
Globe Middle School - Owner Plan Changes  
FAA #: 42917.00

Authorization is:

<input checked="" type="checkbox"/>	Requested
<input checked="" type="checkbox"/>	Given
<input checked="" type="checkbox"/>	to proceed with Additional Services
<input checked="" type="checkbox"/>	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 139 and Office 145 - remove GWS wall between. Remove door 145. Revised ACT ceiling layout. Revised lighting design.
- 3) Reading Room 140 - add door and hardware to Classroom 139.
- 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 work stations.
- 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 separate the room so an acoustic Existing skylight does not allow for full height partition to separate the room so an acoustic cubicle divider will be used (part of FF+E package). Delete casework (CW1).
- 11) Change tackboard strip to 4'x8' boards in Corridor 236.
- 12) Modify casework (CW3) to be two-sided with locks for two teachers to use at all locations.

**Finegold Alexander Architects**

77 North Washington Street  
Boston, MA 02114  
617.227.8078  
www.finegold.com





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

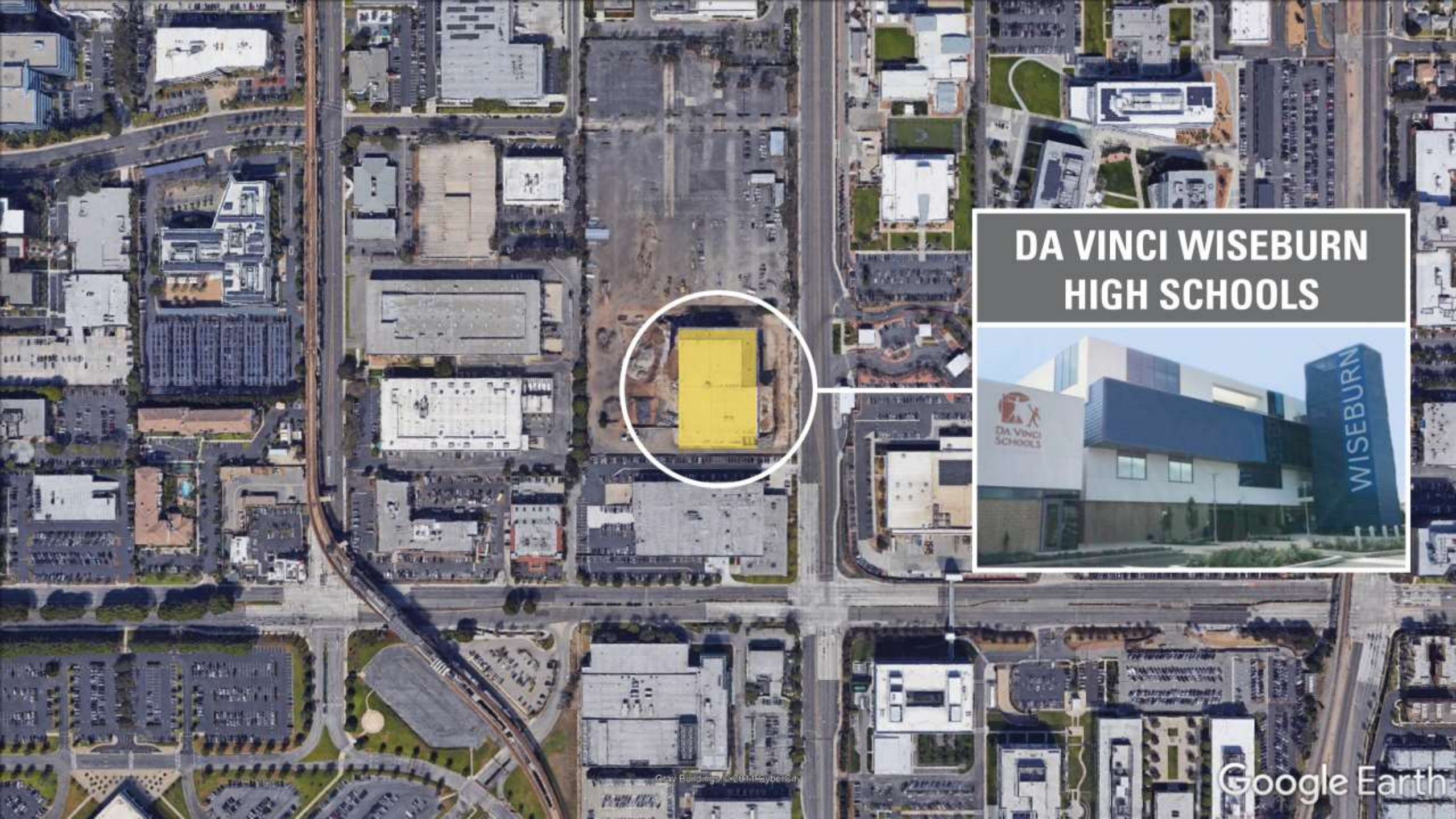




Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Image Landsat / Copernicus  
Image IBCAO

Google Earth





## DA VINCI WISEBURN HIGH SCHOOLS





6

Schools in the Wiseburn Public  
& Charter School System

2,142

Total Student Enrollment

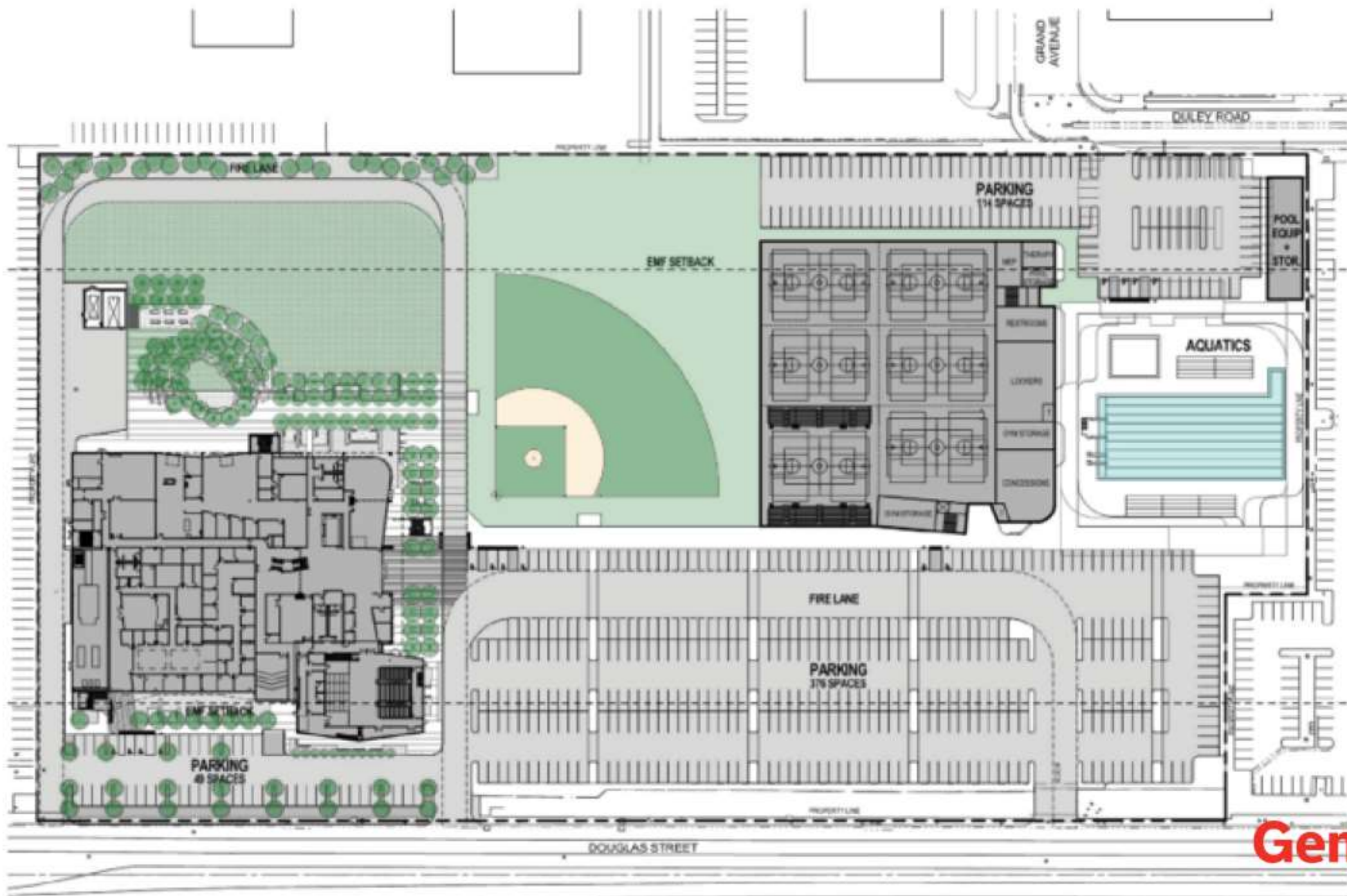
1,500

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

# Glow

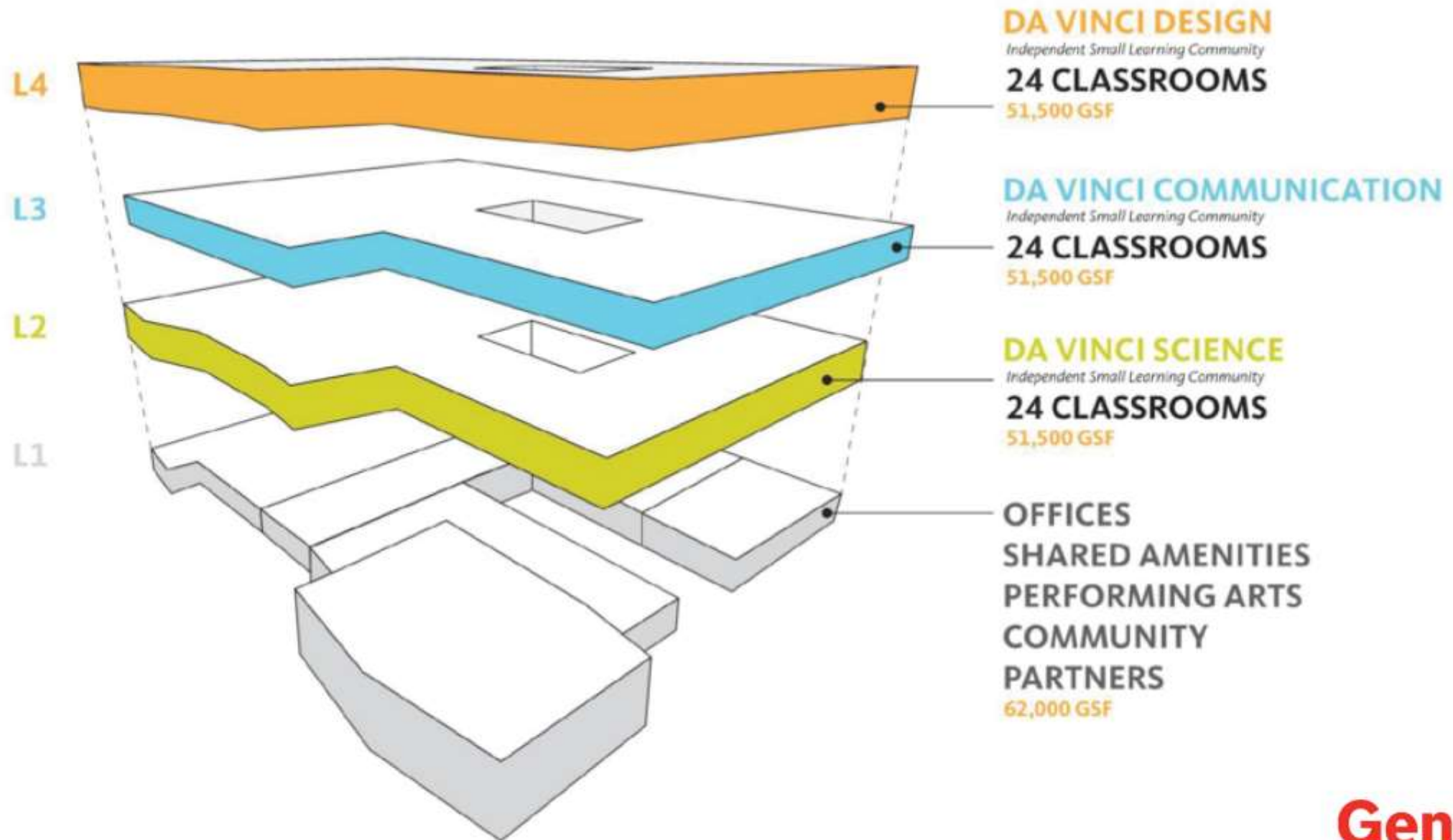
- Good site & location
- Generous 40' x 40' bays
- 16' floor to floor heights
- Steel frame
- Easy seismic upgrades







## FORM DRIVER: PROGRAM ELEMENTS





Wiseburn Unified  
School District Offices

Incubator/Partner Space

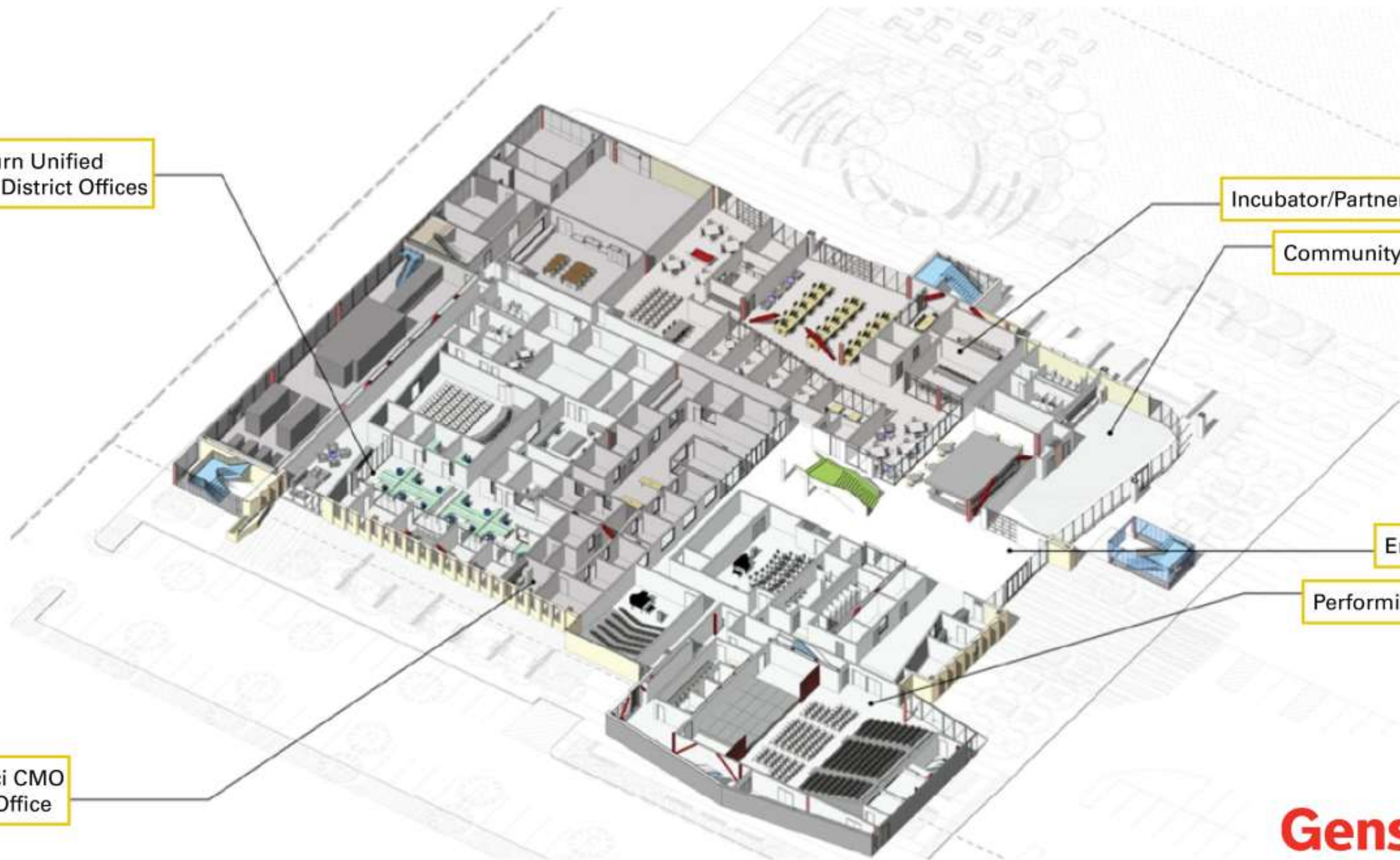
Community Space

Entrance

Performing Arts

Da Vinci CMO  
Home Office

**Gensler**



















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



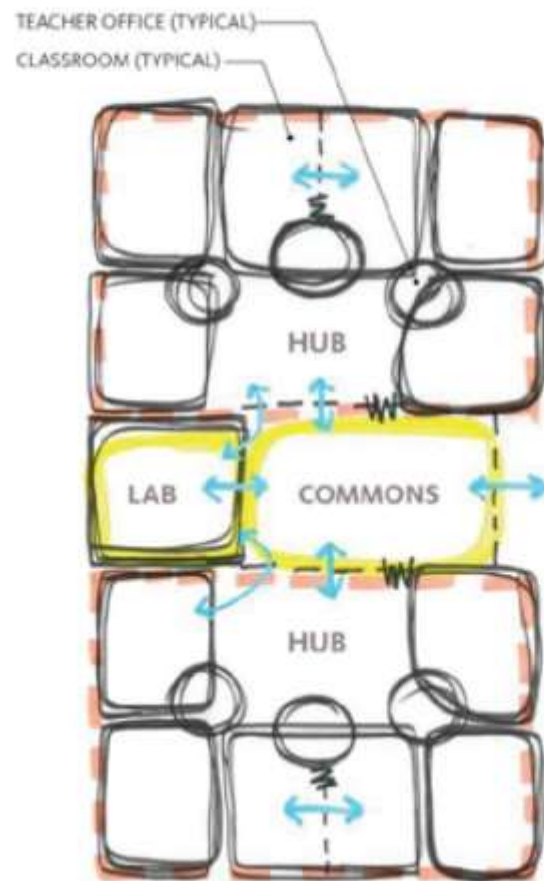






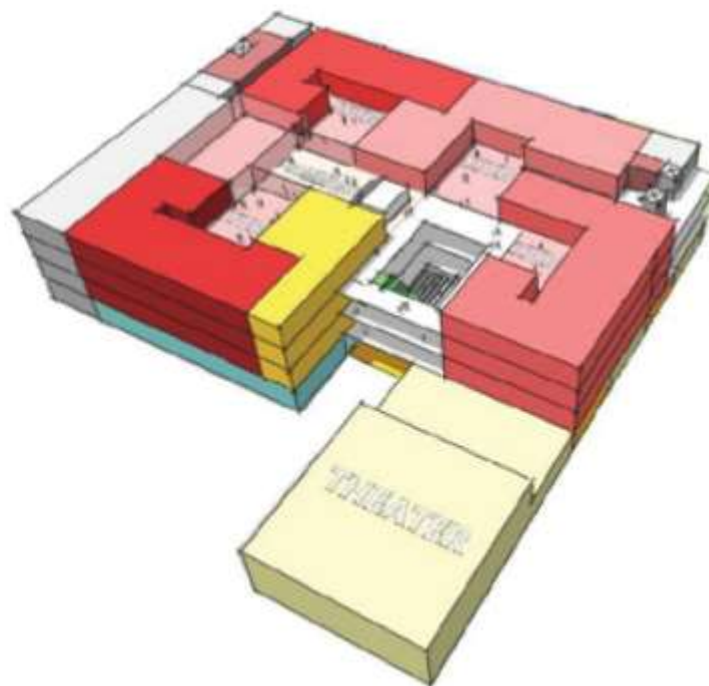






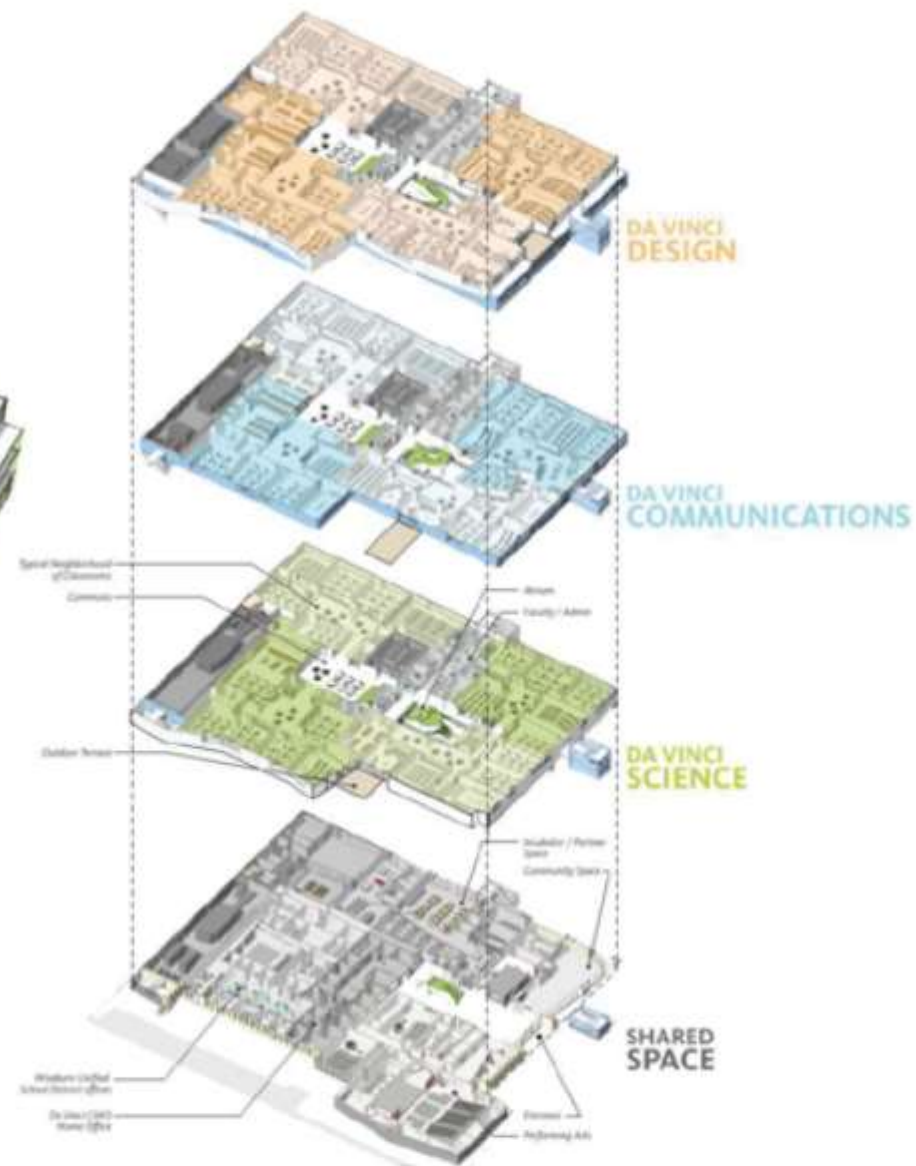
OUTCOME OF WORKSHOPS  
WITH STAKEHOLDERS

**1** DIAGRAMMATIC LAYOUT  
VISIONING



PROGRAM  
DOCUMENT ADJACENCIES  
BUDGET ALIGNMENT

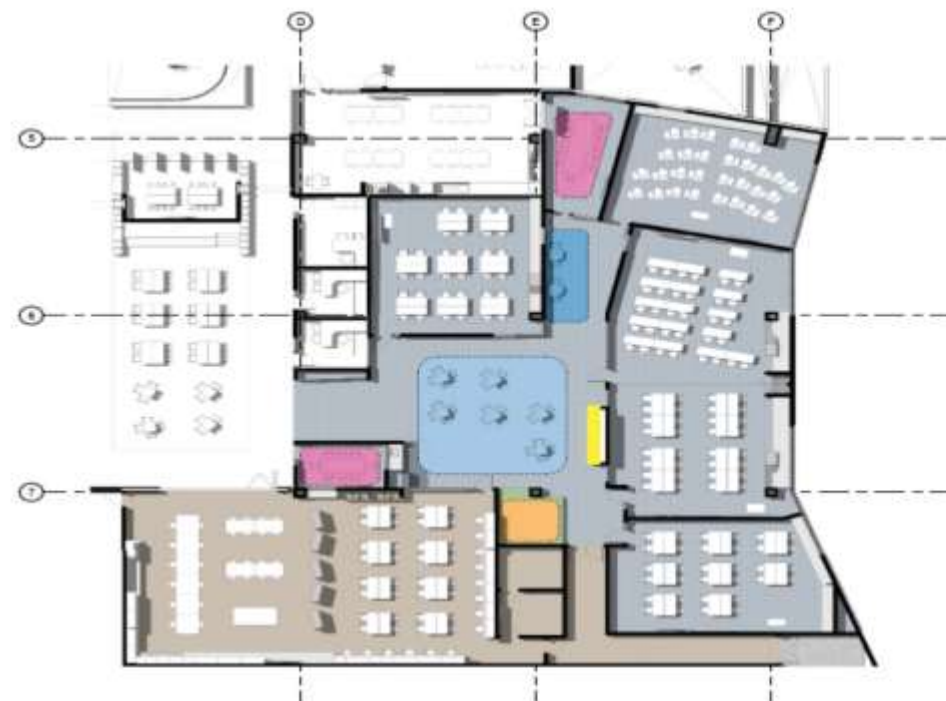
**2** SCHOOL ORGANIZATION DIAGRAM  
PROGRAMMING



**3** FLOOR PLAN AXONOMETRIC DIAGRAM  
SCHEMATIC DESIGN

**Gensler**





- Hub Activity Zones
- LARGE GROUP
  - SMALL GROUP
  - NOOK
  - SEMINAR ROOM
  - TEACHING WALL

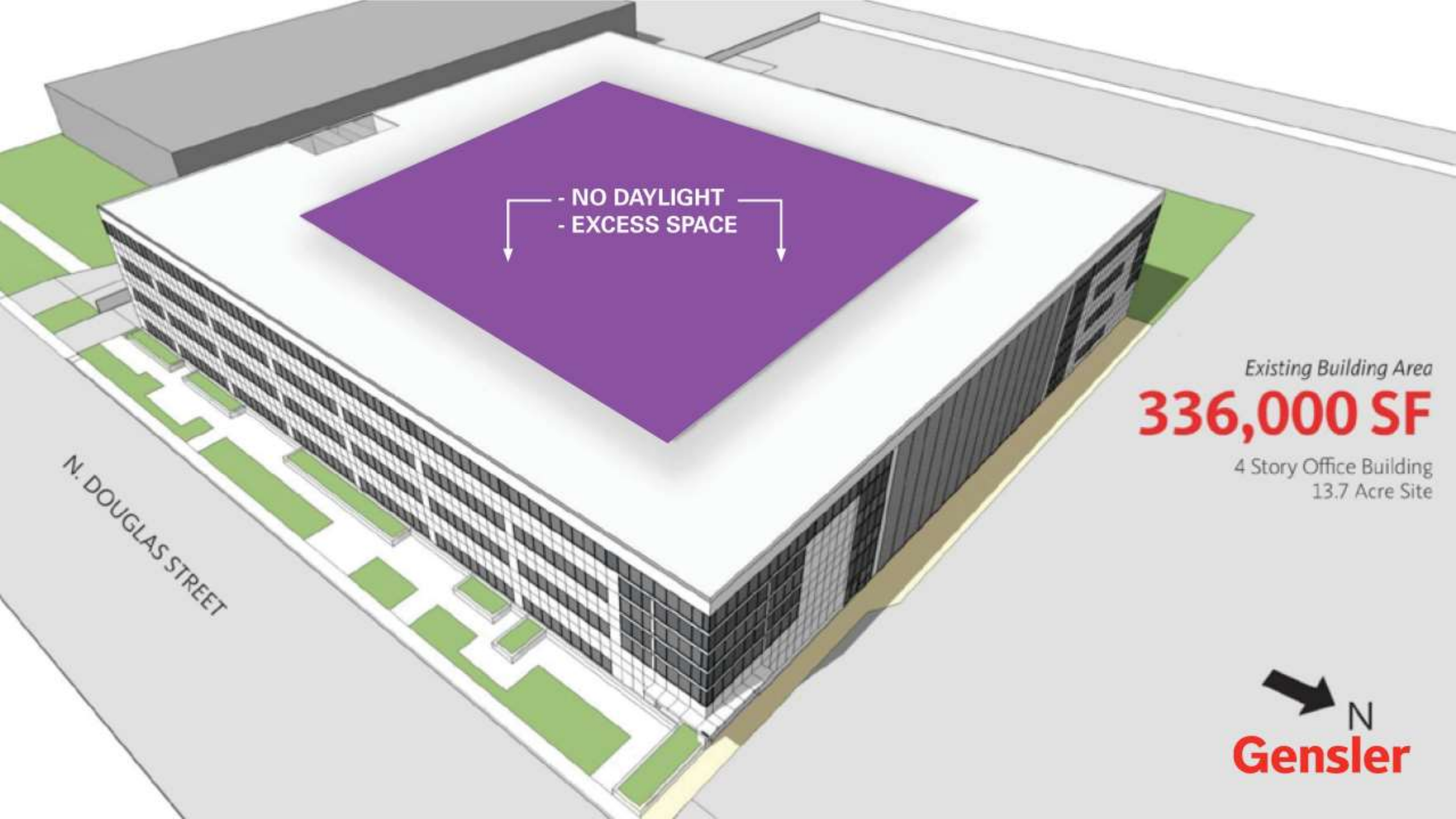






**Gensler**





- NO DAYLIGHT  
- EXCESS SPACE

Existing Building Area

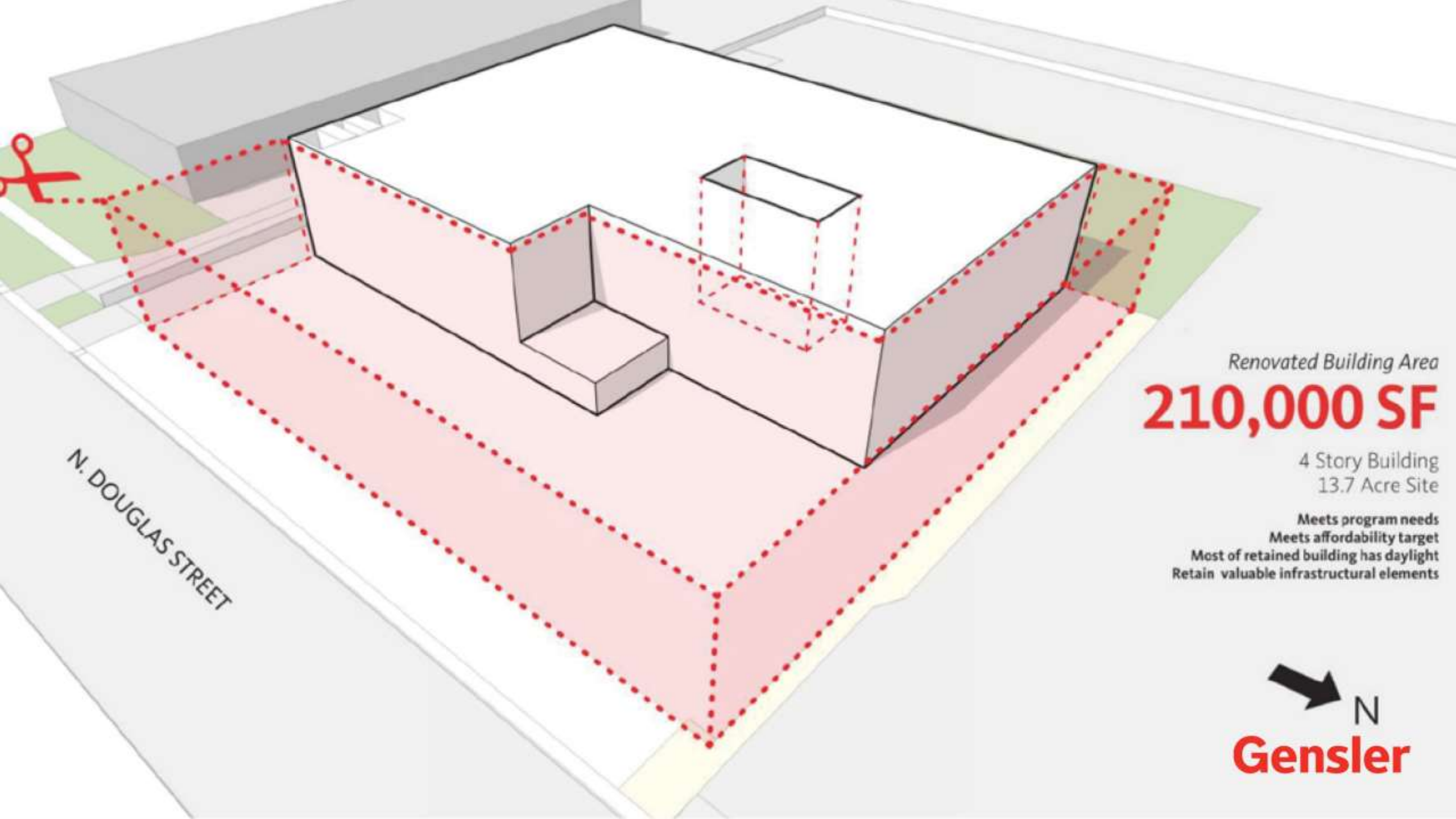
**336,000 SF**

4 Story Office Building  
13.7 Acre Site

N. DOUGLAS STREET

 N  
**Gensler**





*Renovated Building Area*

**210,000 SF**

4 Story Building  
13.7 Acre Site

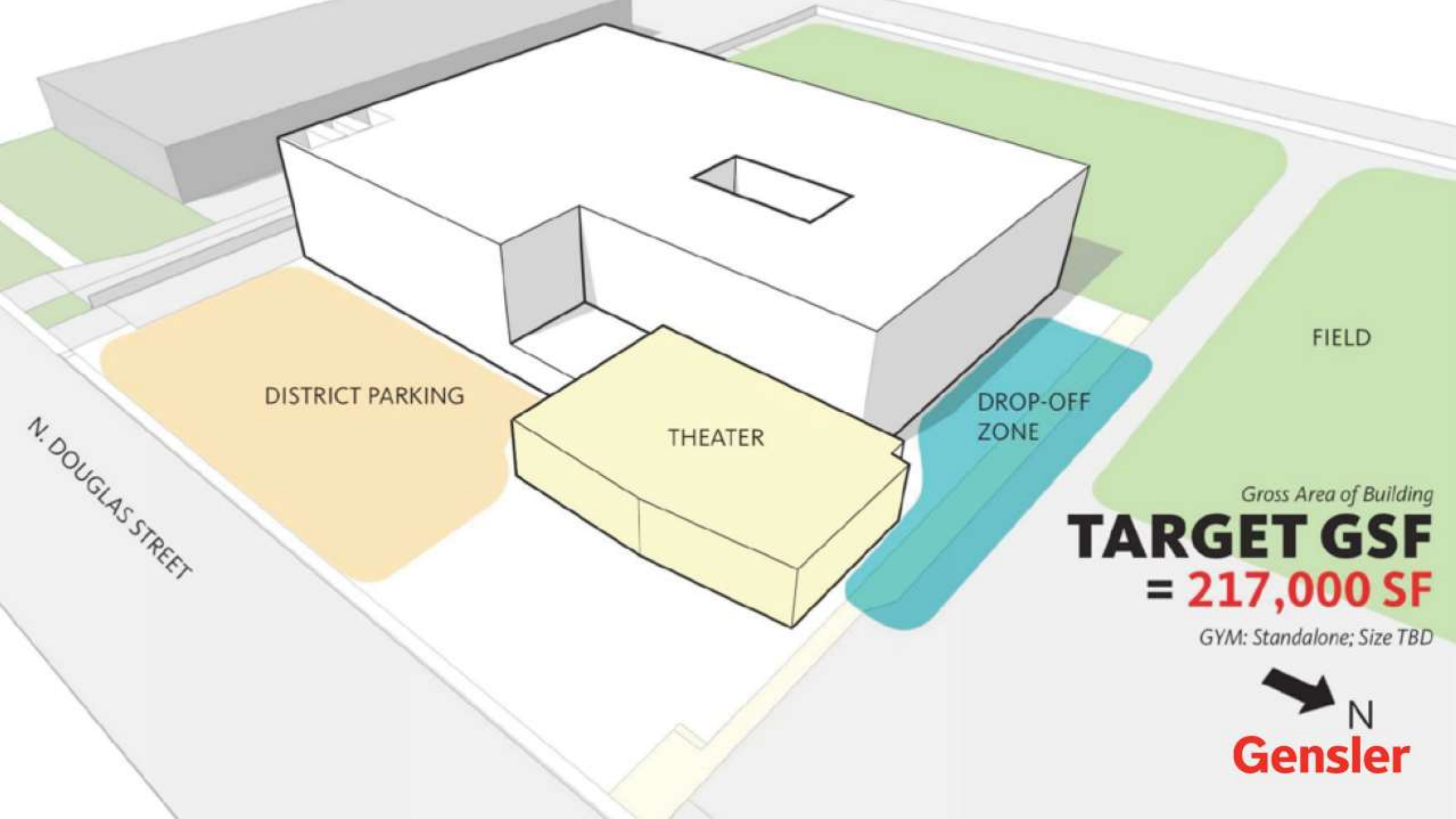
Meets program needs  
Meets affordability target  
Most of retained building has daylight  
Retain valuable infrastructural elements

N. DOUGLAS STREET



**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





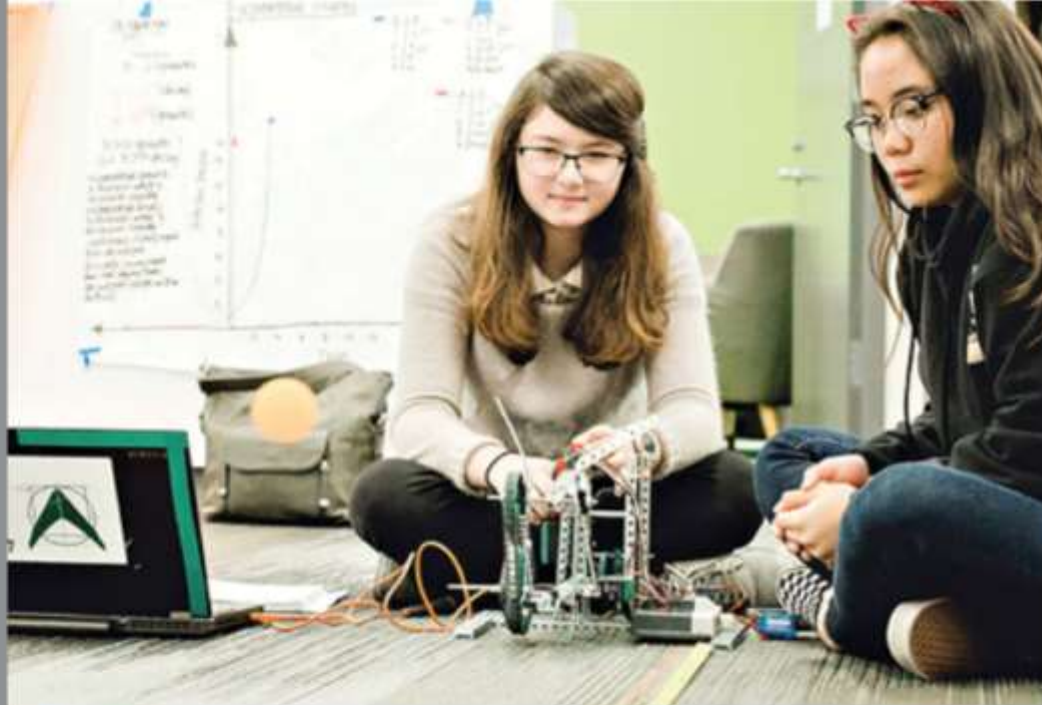
**Gensler**





Gensler







D: 12 MONTHS  
C: 30 MONTHS

JANUARY  
2018

217,000

\$285

\$60M

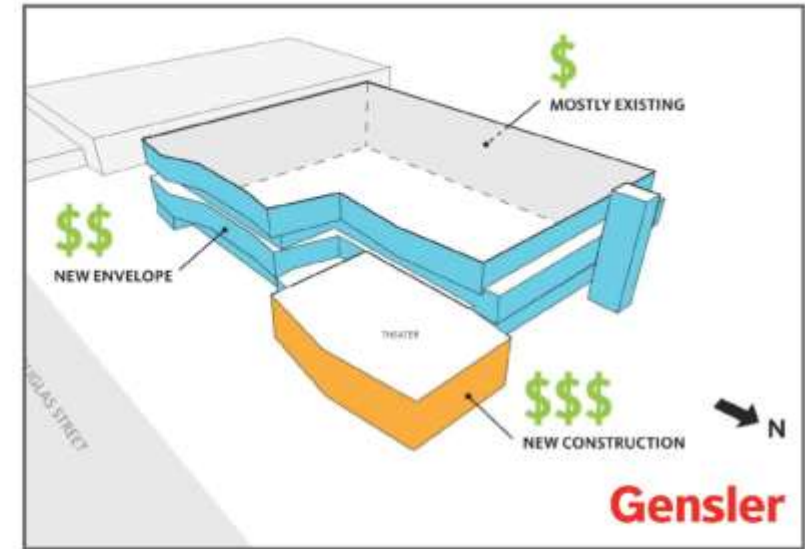
# Project Timeline

## Completion Date

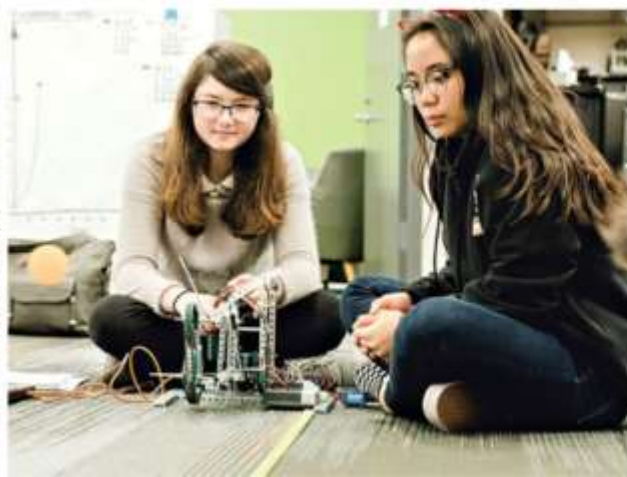
## Total Square Feet

## Cost per square foot

## Total Construction Cost















Thank You!