

BROOKLINE HIGH SCHOOL

**BROOKLINE HIGH SCHOOL EXPANSION BUILDING COMMITTEE MEETING
SEPTEMBER 29, 2017**

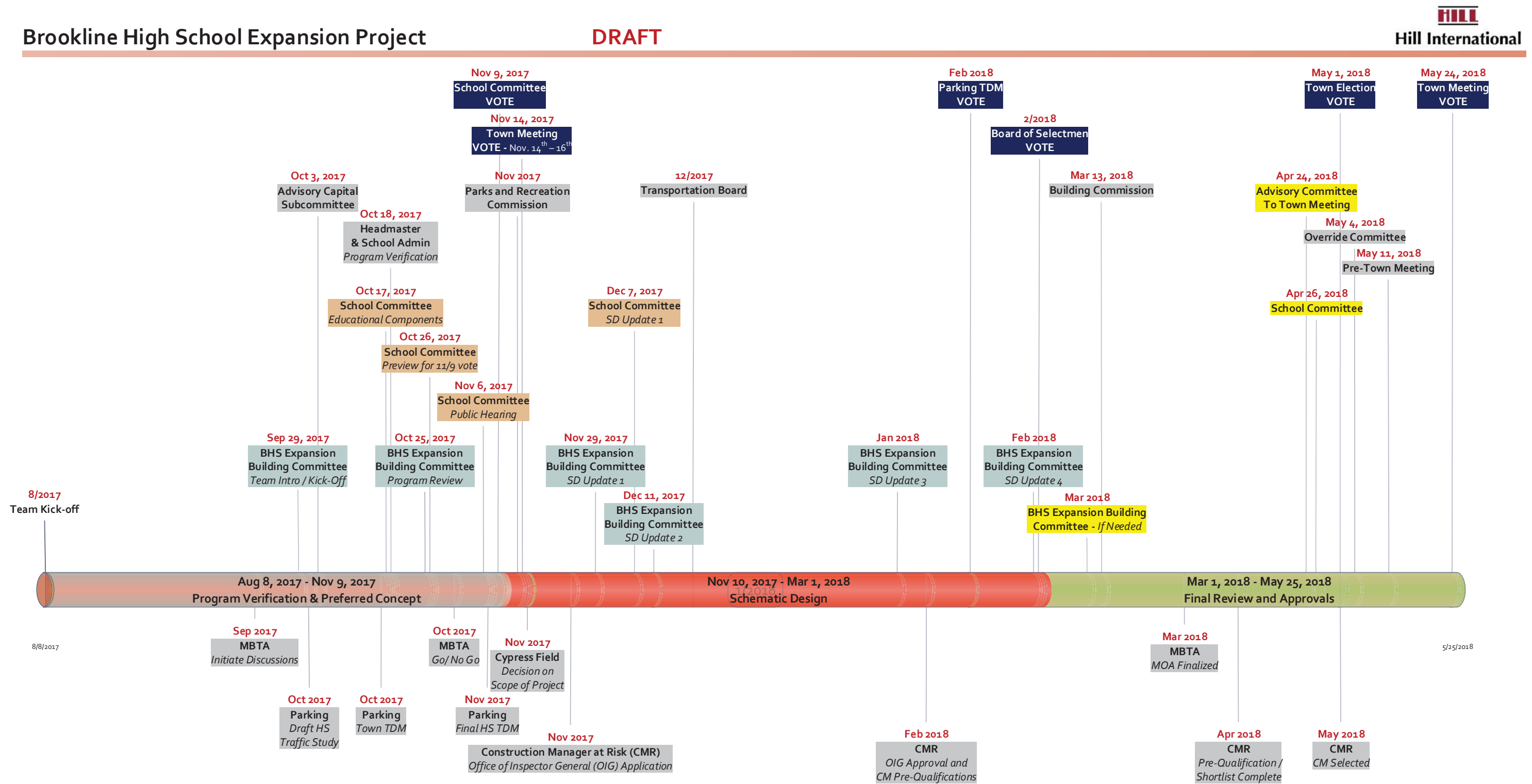


AGENDA

1. Approval of Minutes
2. Team/Committee Introductions
3. Overview of Executive Level Master Schedule
4. Design Update
 - a. Scope of the Project
 - b. William Rawn Associates Work Plan
 - c. Program Verification Process
 - Extensive User Meetings: Intensive Design Process (IDP) 1
 - Key Questions
 - d. 111 Cypress Street Site
 - MBTA Crossing Study
5. Status of MBTA Outreach
6. Status of 111 Cypress Acquisition
7. Old and New Business
8. Adjourn



OVERVIEW OF EXECUTIVE LEVEL MASTER SCHEDULE



Key Milestone Dates for Votes

School Committee – Vote on Pedagogy, Program and Space Summary
Town Meeting – Vote on Acquisition of 111 Cypress
Parking TDM – Vote on TDM for School and Town
Board of Selectmen – Vote on Article for Ballot for Election
Town Election – Vote on Budget Override

November 9, 2017
November 14th – 16th, 2017
February, 2018
End of February, 2018
May 1, 2018

Other Key Milestones

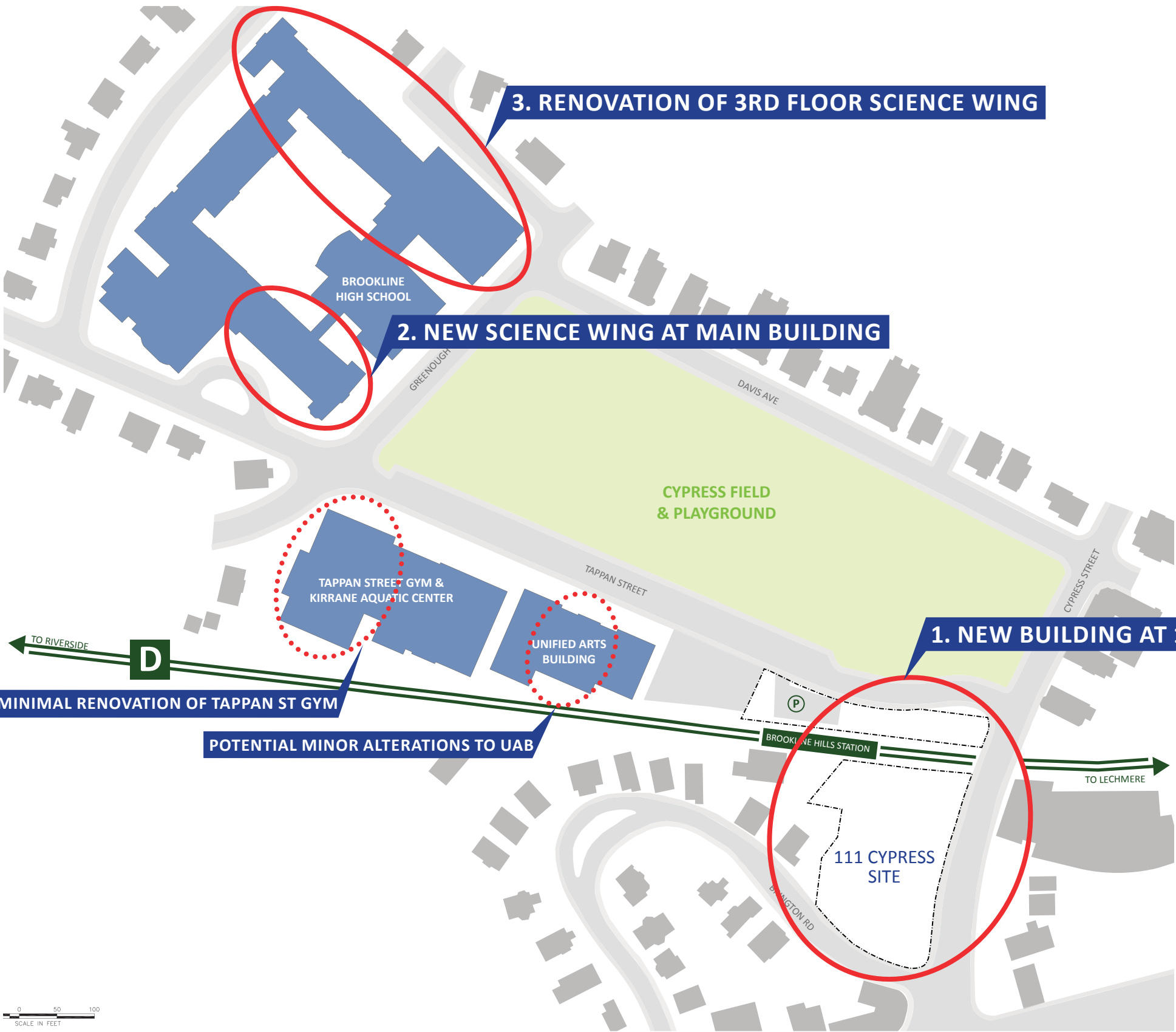
MBTA GO / NO GO
Office of the Inspector General (OIG) Approval
MBTA MOA Finalized
Construction Manager at Risk (CMR) Selected

End of October, 2017
Early February, 2018
March 30, 2018
Mid-May 2018



SCOPE OF PROJECT (AS OF APRIL 2017) - OPTION 4D

NEW CYPRESS BUILDING WITH NEW STEM WING ADDITION & 3RD FLOOR RENOVATION



MAY 2017 FEASIBILITY STUDY COST ESTIMATE

New Cypress Building	58,266,700
over MBTA Allowance	2,000,000
New STEM Wing	32,264,250
3rd Floor Renovation	14,255,750
Construction Contingency	5,339,335
Professional Fees & Services	14,982,271
Misc. Project Costs	6,300,900
Project Contingency	3,203,601
Tappan Gym Minimal Renovation	13,290,000
Project Cost*	149,902,807

* The following items are not included in the Project Cost:

- 1. Cypress 111 Site Acquisition
- 2. Cypress Field Renovation
- 3. Cost associated with a parking strategy
- 4. Additional MBTA allowance

WHAT IS SCHEMATIC DESIGN?

PRIMARY GOAL: Ensure Program, Design & Budget are Reconciled

SCHEMATIC DESIGN STEPS

1. Program Verification

- Verify space needs
- Understand adjacencies
- Program supports vision

2. Develop Design

- Create options
- Choose preferred scheme
- Develop plan organization, structural & mechanical approach, and facades

3. Cost Management

- Test options against cost benchmarks before choosing the preferred scheme
- Price preferred scheme with enough time to make changes if needed

4. Analysis of Technical Issues

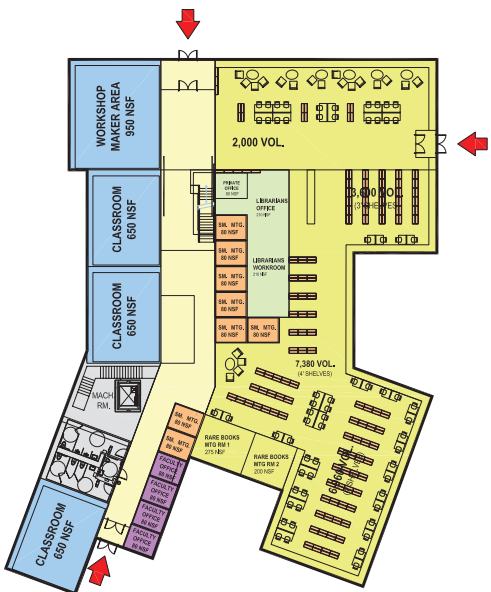
- Ensure technical issues are studied and costs incorporated (MBTA, parking, etc.)



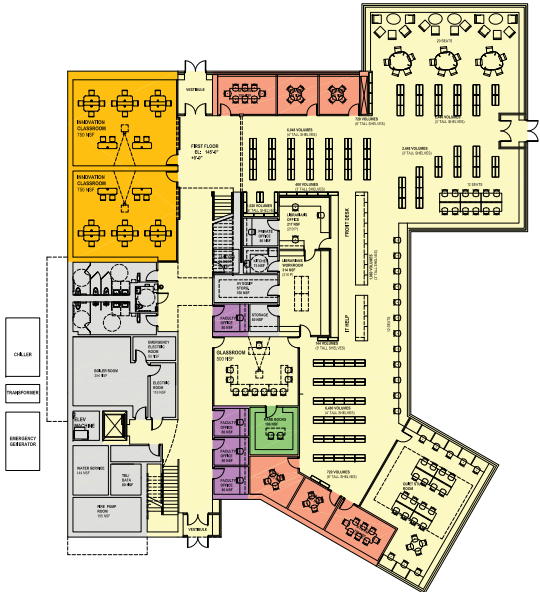
WHAT IS SCHEMATIC DESIGN?

CONCEPTUAL DESIGN PLAN
FALL 2016 - SPRING 2017

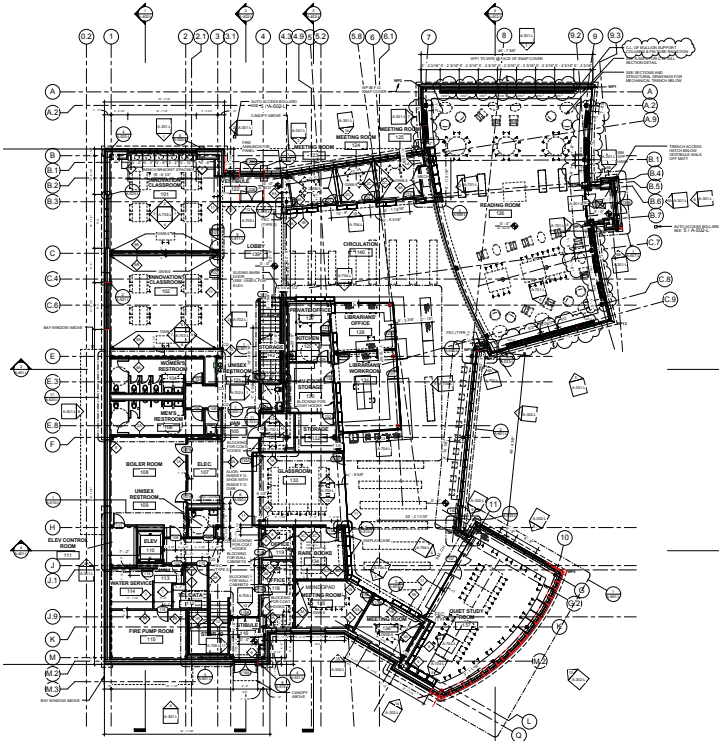
FLOOR PLAN
DEVELOPMENT



LATE SCHEMATIC DESIGN PLAN
FALL 2017 - SPRING 2018



CONSTRUCTION DOCUMENTS
SUMMER 2019



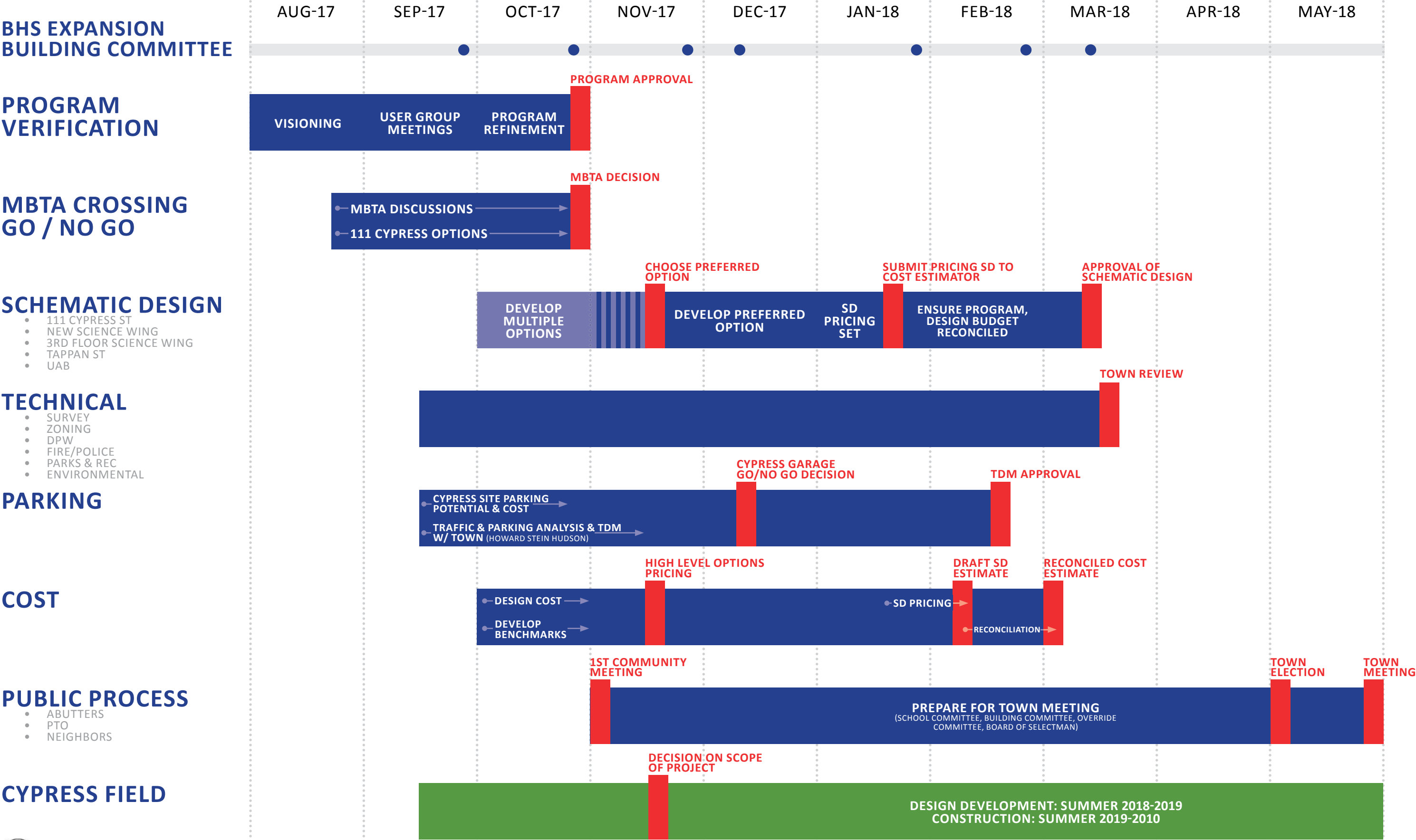
MODEL
DEVELOPMENT



TASK	Aug-17				Sep-17				Oct-17				Nov-17				Dec-17				Jan-18				Feb-18				Mar-18				Apr-18				May-18			
	7	14	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29	5	12	19	26	2	9	16	23	30	7	14	21	28	
MBTA																																								
August 18: Hill Prep 1																																								
September 18 (TBD): MBTA 1 (verify date)																																								
September 18 (TBD): Hill Prep 2																																								
September (TBD): MBTA 2 (verify date)																																								
October 10 (TBD): Hill Prep 3																																								
October (TBD): MBTA 3 (verify date) GO / NO GO																																								
January 9: MBTA 4 (verify date)																																								
January 30: MBTA 5 (verify date)																																								
April 10: MBTA 6 (verify date)																																								
TECHNICAL																																								
September 22: Traffic + Parking 1																																								
September 22: Building Department (Zoning) 1																																								
September 22: DPW 1																																								
October 13: Fire/Police 1																																								
October 13: Parks & Recreation/ School Athletics 1																																								
October 13: Planning 1																																								
December 8: Planning 2																																								
March 1: Traffic + Parking 2																																								
March 1: Parks & Recreation/ School Athletics 2																																								
March 8: Building Department (Zoning) 2																																								
March 15: Fire/Police 2																																								
March 15: DPW 2																																								
March 22: Zoning 1																																								
TBD: Transportation Board																																								
111 Cyprus Preliminary Survey & Science Wing Survey																																								
111 Cyprus Final Survey																																								
Geotechnical Field Work & Report - Science Site																																								
Geotechnical Field Work & Report - 111 Cyprus																																								

SCHEMATIC DESIGN WORK PLAN - SUMMARY

8 PARALLEL TRACKS



PROGRAM VERIFICATION PROCESS - IDP MEETINGS SEPT 13-15

3 DAYS, 30 MEETINGS

INTENSIVE DESIGN PROCESS SCHEDULE v1.2

WEDNESDAY 9/13	THURSDAY 9/14	FRIDAY 9/15
Z3 7:30 – 8:15 Coffee—open to all staff for Qs	Z4 7:35 – 8:15 Coffee—open to all staff for Qs	Z5 7:30 – 8:15 All Staff Breakfast
A3 8:20 - 9:10 Meeting with School Team	B3: 8:20 – 9:20 All Physics teachers	B4 8:20 - 9:10 Town Hall
B2 9:15 – 10:10 9th grade teachers 2 from each Acad. Dept.	A4 9:25 – 10:25 All Chemistry teachers	D4 9:15 – 10:05 Custodial and Café
C3 10:15 – 11:15 Tours and one-on one walk/talk with students	X-Block 10:30-11:10 Free to roam the campus	E4 10:10 – 11:00 10th grade panel
F2: 11:20-- 12:55 1 st lunch Admin staff 2 nd lunch Lunch in Café 3 rd lunch all Science teachers reporting back on their tours	E3: 11:15 — 12:50 1 st lunch Lunch in Café 2 nd lunch Deans 3 rd lunch Librarians	C4: 11:05 –12:25 1 st lunch Special Education 2 nd lunch Lunch in Café 3 rd lunch all Science teachers
D3 1:00 – 2:00 Guidance, Social workers and Nurses	G3 12:55 – 1:55 Health and Fitness teachers	F4 12:30 – 1:20 Small programs—ACE and SWS
E2 2:05 – 2:55 Group of Acad teachers 2/dept.	F3 2:00– 2:50 All Biology Teachers	G4 1:25 – 2:15 Elective Teachers
	3:00 - 9:00 Meeting with School Team	2:15 –2:55 Collaboration time open to all staff for Qs
		3:00 – 4:00 Meet with School Team



PROGRAM VERIFICATION PROCESS - IDP MEETINGS SEPT 13-15



WHAT DID WE HEAR?

- Current culture of Brookline High School
“We create the culture we want”
- Enhancing BHS culture by fostering
Cross-disciplinary collaboration
- Creating a Two-Way Campus

CURRENT CULTURE OF BROOKLINE HIGH SCHOOL



- Culture of open doors
- High degree of collaboration & camaraderie among faculty
- Students connecting with faculty
- 9th graders learning from upper class students
- Diversity embraced rather than stigmatized

CREATING A TWO-WAY CAMPUS



Bring 9th graders to rest of campus

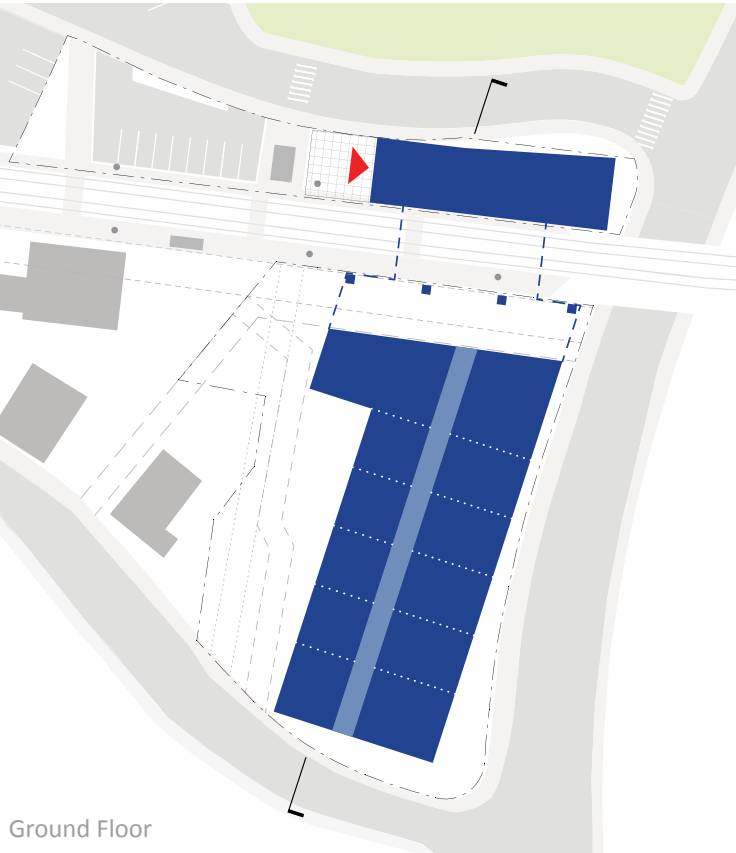
- World Languages (Main Building)
- Electives (UAB/Main Building)
- Health & Fitness (Tappan)

Bring 10-12th graders to Cypress Building

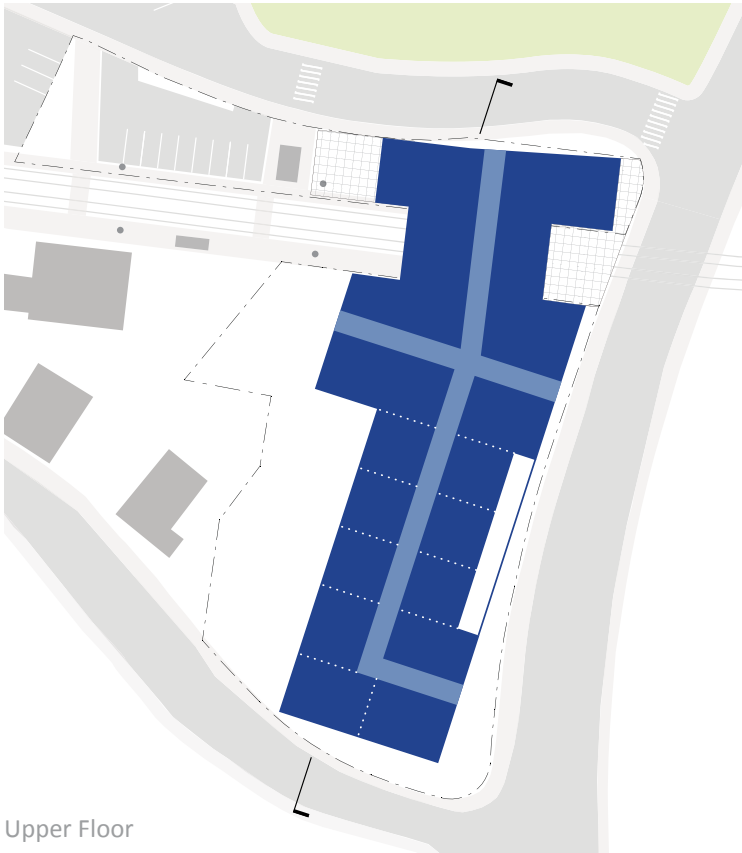
Possible Draws:

- Optional courses:
 - Creative Writing
 - Social & Racial Justice
 - Sagamore (student newspaper)
- Engineering space (move from UAB?)
- AP Physics
- Possible Multi-use whitebox
 - Drama, Dance, Music
 - Guest Speakers for other Classes
 - Interdisciplinary Work
- Digital Music, Photography, Business

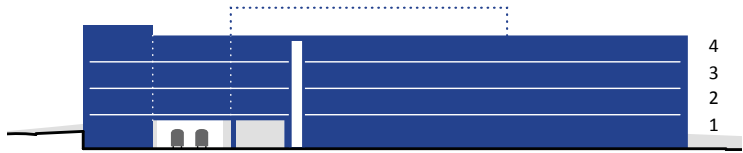
APPROVED DIRECTION PER FEASIBILITY STUDY - BUILDING AS BRIDGE



Ground Floor



Upper Floor



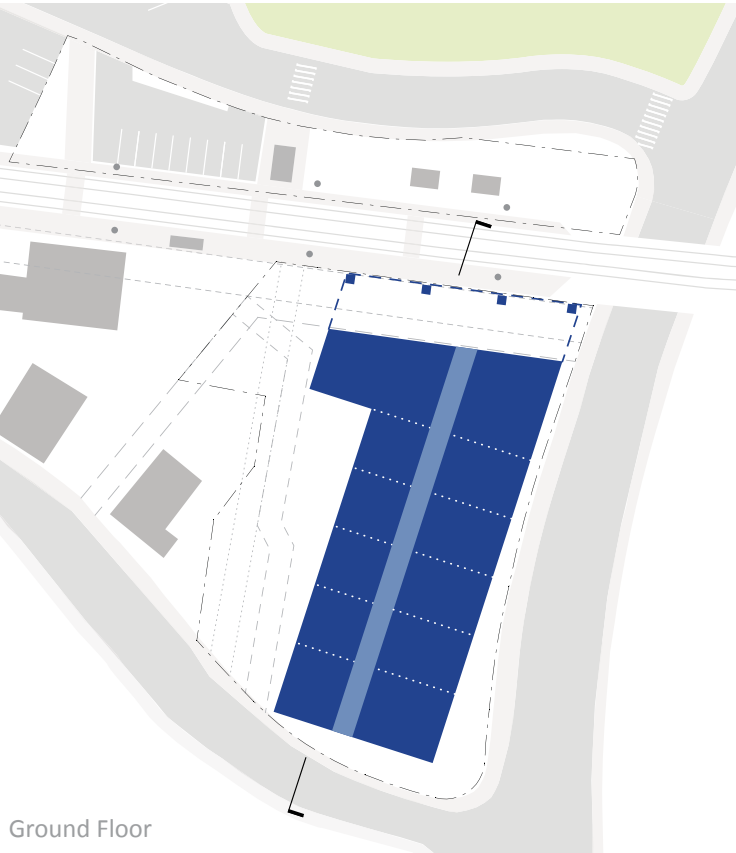
4-5 STORIES REQUIRED

LEVEL 1	22,000 sf (18,000 sf + 4,000 sf)
LEVEL 2-6	84,000 sf (28,000 sf/floor x 3 floors)
TOTAL	106,000 sf

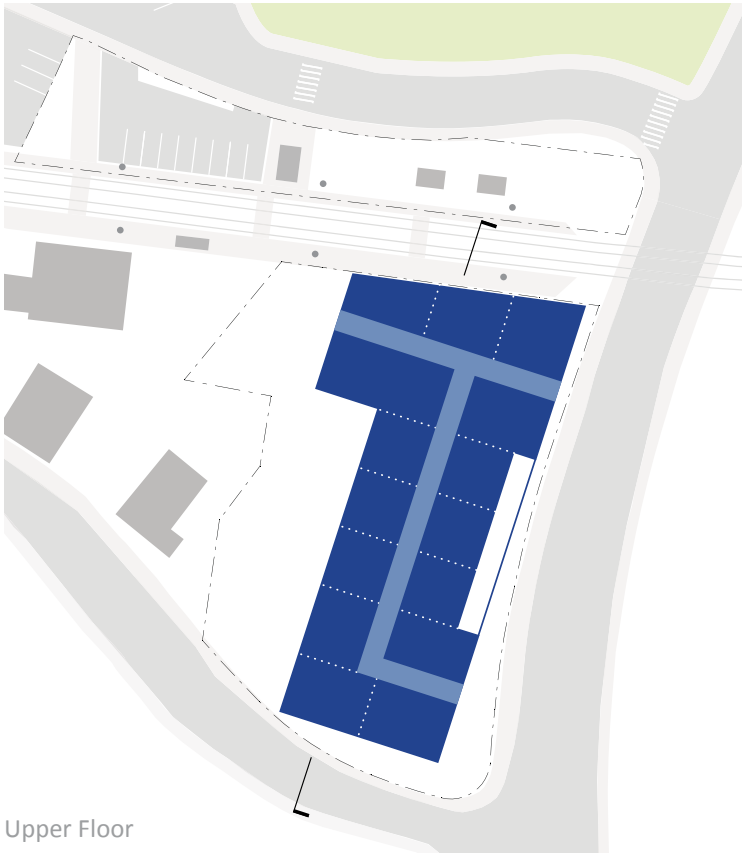
**PARKING STRUCTURE N.I.C.*



ALTERNATE OPTION - IF MBTA CROSSING NOT POSSIBLE



Ground Floor



Upper Floor



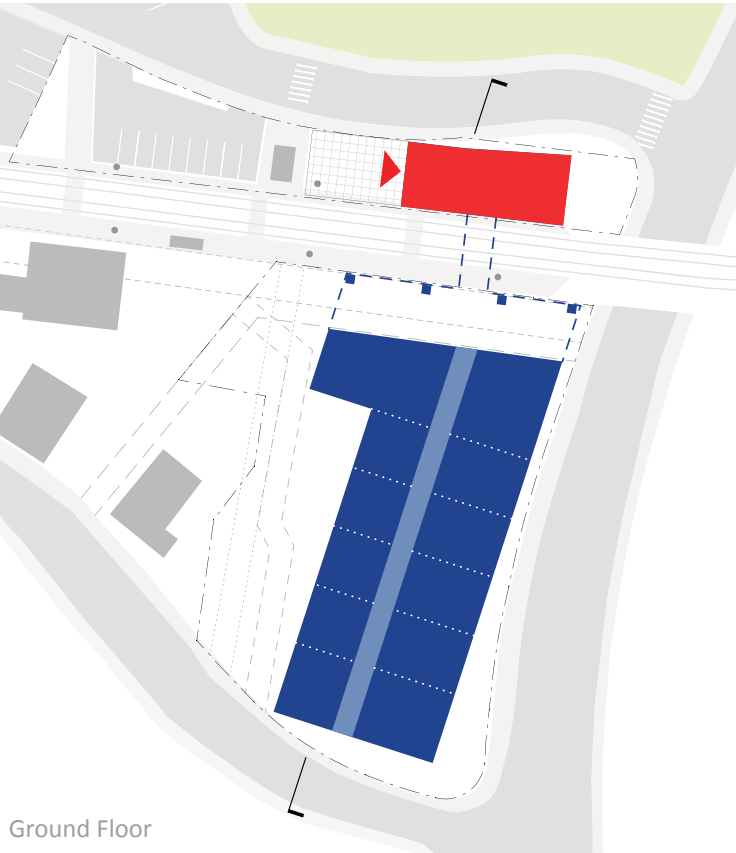
6 STORIES REQUIRED

LEVEL 1	18,000 sf
LEVEL 2-6	100,000 sf (20,000 sf/floor x 5 floors)
TOTAL	118,000 sf

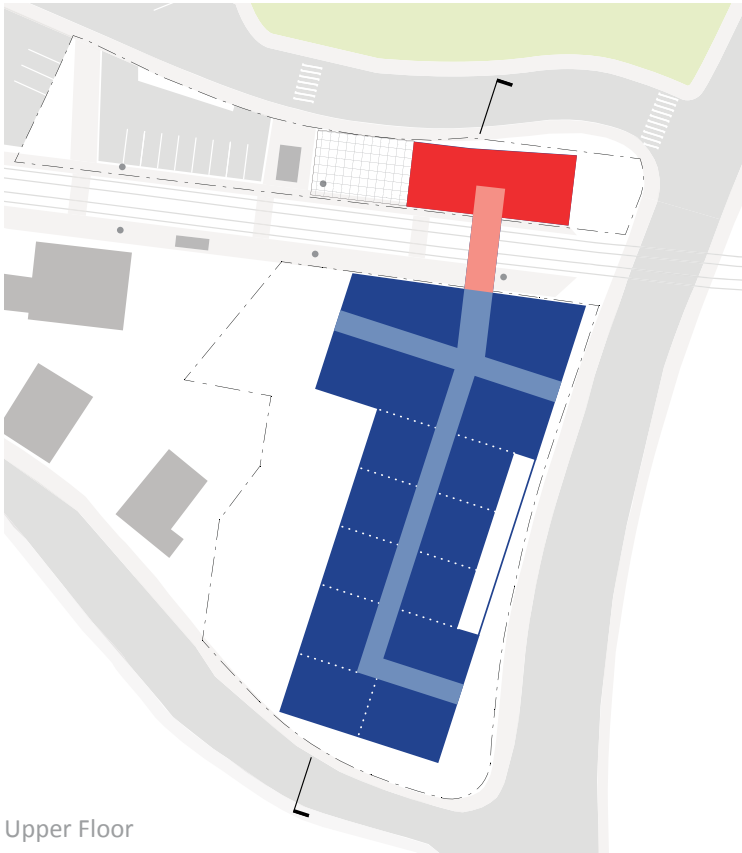
**PARKING STRUCTURE N.I.C.*



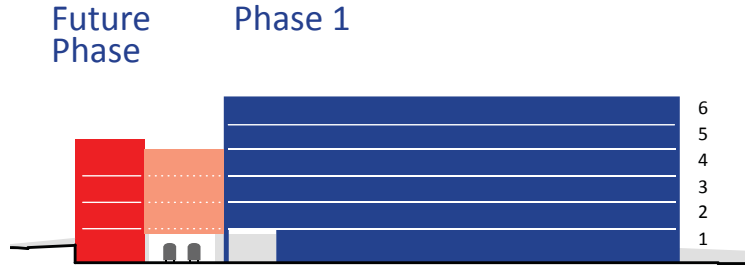
ALTERNATE OPTION - IF MBTA CROSSING CAN BE ADDED LATER



Ground Floor



Upper Floor



*PARKING STRUCTURE N.I.C.



- Governor's Office
- Massachusetts State Senator and State Representatives
- MBTA Secretary and Real Estate Group
- MBTA Transit-Oriented Development / Engineering

- Status of 111 Cypress Acquisition
- Old and New Business
- Adjourn



END

