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

Brookline High School Expansion Project DRAFT Hill International Feb 2018 May 1, 2018 Nov 9, 2017 May 24, 2018 Parking TDM School Committee Town Election Town Meeting VOTE VOTE VOTE VOTE Nov 14, 2017 2/2018 **Board of Selectmer** Town Meeting VOTE **VOTE -** Nov. 14th Oct 3, 2017 Nov 2017 12/2017 Mar 13, 2018 Apr 24, 2018 Advisory Capital Parks and Recreation Transportation Board **Building Commission Advisory Committee** Commission To Town Meeting Subcommittee Oct 18, 2017 May 4, 2018 Headmaster Override Committee & School Admin May 11, 2018 Program Verification Pre-Town Meeting Oct 17, 2017 Dec 7, 2017 Apr 26, 2018 School Committee **School Committee** School Committee Educational Components SD Update 1 Oct 26, 2017 **School Committee** Preview for 11/9 vote Nov 6, 2017 School Committee Public Hearing Feb 2018 Sep 29, 2017 Oct 25, 2017 Nov 29, 2017 Jan 2018 BHS Expansion **BHS** Expansion BHS Expansion BHS Expansion BHS Expansion **Building Committee Building Committee Building Committee Building Committee Building Committee** SD Update 1 SD Update 4 Team Intro / Kick-Off Program Review SD Update 3 8/2017 Dec 11, 2017 Mar 2018 Team Kick-off **BHS** Expansion **BHS Expansion Building Building Committee** Committee - If Needed SD Update 2

Nov 10, 2017 - Mar 1, 2018

Schematic Design

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

Aug 8, 2017 - Nov 9, 2017

Program Verification & Preferred Concept

Oct 2017

Parking

Draft HS

Traffic Study

Oct 2017

Parking

Town TDM

Oct 2017

MBTA

Go/No Go

Nov 2017

Parking

Final HS TDM

Nov 2017

Cypress Field

Decision on Scope of Project

Nov 2017

Construction Manager at Risk (CMR)

Office of Inspector General (OIG) Application

Sep 2017

MBTA

Initiate Discussions

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

Feb 2018

CMR

OIG Approval and

CM Pre-Qualifications

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

Apr 2018

CMR

Pre-Qualification /

Shortlist Complete

May 2018

CMR

CM Selected

Mar 1, 2018 - May 25, 2018

Final Review and Approvals

Mar 2018

MBTA

MOA Finalized

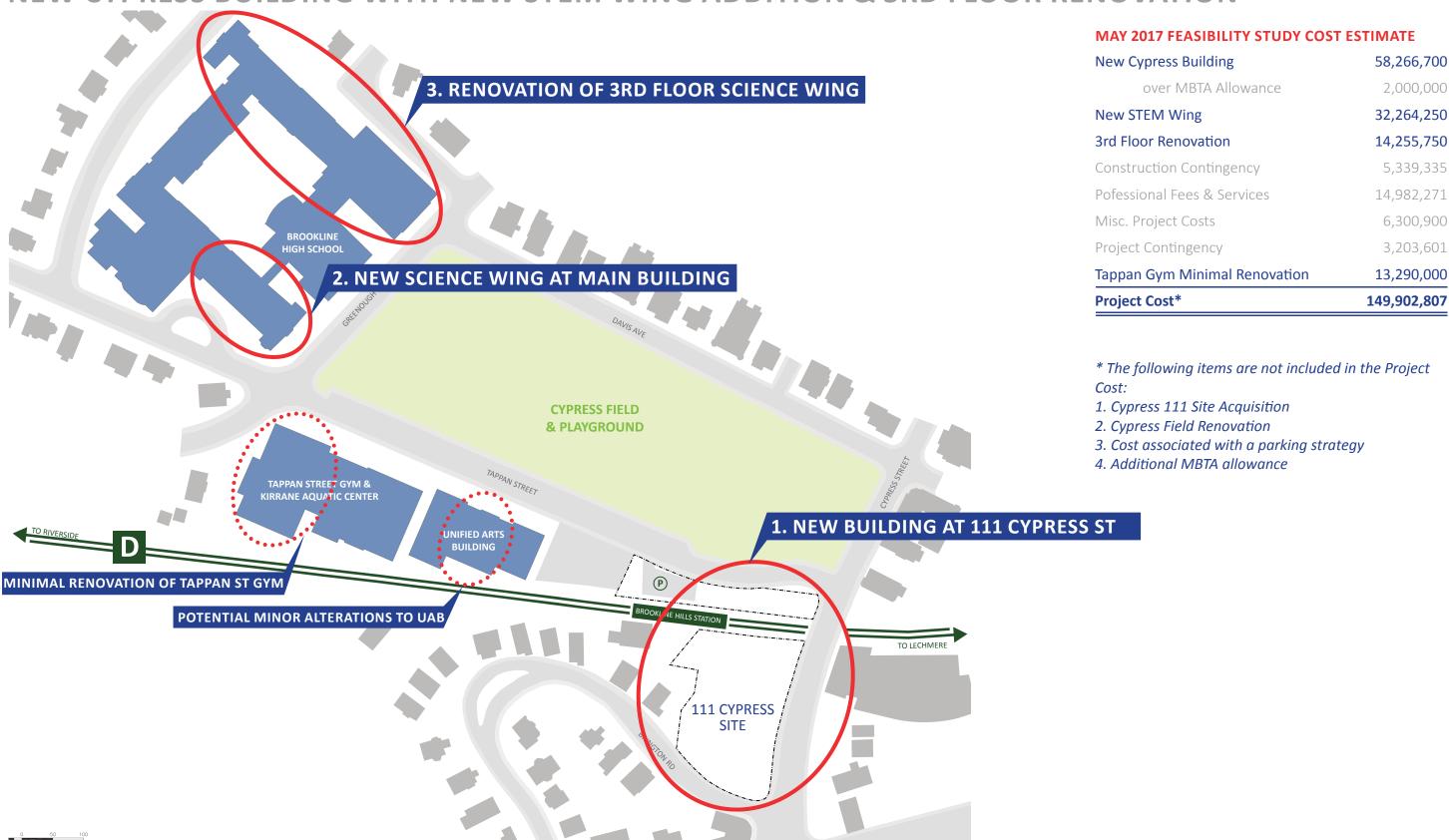


8/8/2017

5/25/2018

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

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



58,266,700

2,000,000

32,264,250

14,255,750

5,339,335

14,982,271

6,300,900

3,203,601

13,290,000

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

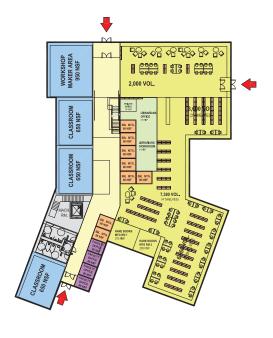
LATE SCHEMATIC DESIGN PLAN

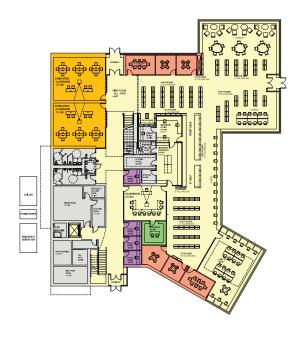
FALL 2017 - SPRING 2018

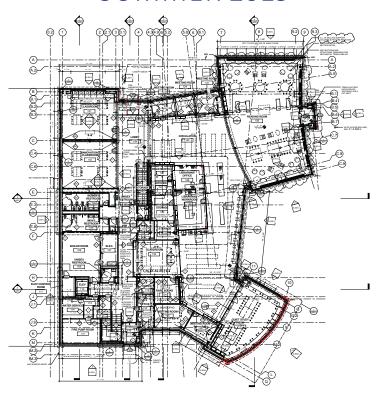
CONSTRUCTION DOCUMENTS

SUMMER 2019









MODEL DEVELOPMENT







SCHEMATIC DESIGN WORK PLAN

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	August 24: H + SA August 25: Co-Chairs					J												Н		Н					H		H
	August 25: H + SA		•			1														П		П					Ħ
	September 1: Co-Chairs September 13-15: IDP 1				•	l																					†
	September 13: H + SA September 13-15: User Groups for Cypress (7 meetings): Deans, 9th Grade Teachers, Student Support, Electives Group, Fitness, Librarian, Group of rising 10th Graders				•																				+		
	September 13-15: User Groups for Science (6 meetings): Physice Faculty, Biology Faculty, Chemistry Faculty, Elective Science Course Faculty, Faculty Group all Sciences, Student Group				•	ļ																					
	September 15: H + SA Adult Education (verify date)			1	-		⇟	Ħ	Ħ	Ħ	Ħ	t	Ħ	廿	Ħ	t	Ħ	Ħ	t	Ħ	t	Ħ	t	Ħ	\pm	#	廿
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	October 26: School Committee (preview for 11/9 vote)					ij	#			Ħ	Ħ	#	Ħ	Ħ	Ħ		Ħ	Ħ	#	Ħ	ļ	Ħ	ļ	Ħ	Ħ	#	Ħ
1	November 6: (Public Hearing) KEY PROGRAM VERIFICATION TASKS Review Vision and Program Assumptions with Headmaster & School Administration (H + SA)					ŀ	+	Ħ	H	H	H	ł		H	H	╁	H	H	\dagger	H	+	H	$\frac{1}{1}$	H	Ħ	\dagger	\dagger
2	Conduct 3-day IDP (Intensive Design Process) including meeting with user groups including faculty, staff, and student groups					j		Ħ				l		Ħ							1		ļ		Ħ		Ħ
3	Review HMFH Program Summary, identify the range of potential program revisions under consideration; draft set of program options to evaluate recommendations and facilitate decision on final program.																										\coprod
4	Cost Benchmark	Ш		\pm	Н	Н		Н	Ы	H	Н	t	H	H	Н	l	Н	H	t	H		Н	╁	Н	Н	Ⅎ	H
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	October 3: IDP 2					1	•														ļ	П					
	October 6: Co-Chairs Cypress 2 October 20: Co-Chairs Cypress 3 October 25: BHS Expansion Building Committee 2 (8 - 9:30pm) [October 26: School Committee - see Program above]					Ì	•	4																	#		#
	November 7: Board of Selectmen (verify date) KEY SCHEMATIC DESIGN OPTIONS TASKS					ı				•								Н		Н					H		H
1	Develop Cypress Urban Site Options: Mapping, Conceptual Stacking Plans, Sections, Design Impacts					ı									Ħ			Ħ		Ħ					Ħ		Ħ
2	Review and refine w/ H + SA, Co-Chairs and BHS Expansion Building Committee																										
3	Incorporate Impact from MBTA process Conduct IDP 2 (1 day)					H									+			+	+	Н	+			H	+		++
5	Present Options to evaluate recommendations and facilitate decision on preferred option					ı	Ť				Ħ	T			Ħ		Ħ	Ħ	T	Ħ	T	Ħ		Ħ	Ħ		Ħ
6	Cost Benchmark					1									\dagger			†		H				H	\forall		++
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	December 5: H + SA December 5: Users	Н				I	#	Ħ	Ħ	H	П		H	H	Ħ	ı	H	H	ļ	H	1	Ħ	#	H	Ħ	1	Ħ
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	December 7: School Committee (SD Update) December 8: Co-Chairs - Cypress 5			\pm	H	H	⇟	H	b	H	H	•	H	Н	Н	t	H	Н	t	H	t	Ы	t	H	∄	⇟	Ħ
	December 11: BHS Expansion Building Committee 4 (7 - 9pm) January 9: H + SA	\vdash		+	H	H	╀	H	H	H	H	+	•	H		-	H	H	+	H	+	H	╫	H	H	╬	H
	January 12: Co-Chairs - Cypress 6 + Science 5 January 30: BHS Expansion Building Committee 5	Н		1	Н	l	1	H	Ħ	H	H	1	H	H	•		Ļ	H	ļ	H	ļ	H	1	H	Ħ	ļ	Ħ
	February 2: Co-Chairs -Cypress 7, Science 6					J	#	Ħ	H	Ħ	Ħ	t		Ħ	Ħ	t	•	Ħ	‡	Ħ	1	Ħ	1	Ħ	Ħ	1	Ħ
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<u> </u>	February 15: School Committee 3 February 16: Co-Chairs - Cypress 8, Science 7	H	+	+	H	H	+	H	H	H	H	+	H	H	H	-	H	•	+	H	+	H	╫	H	H	ŀ	+
	February 27: BHS Expansion Building Committee 6 March (TBD): BHS Expansion Building Committee (if needed)		H	1	H	ı	7	H	H	H	H	Ŧ	H	H	H	Ŧ	H	H	•	H	Ŧ	H	Ŧ	H	H	Ŧ	Ħ
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1	Develop Design of Site & 5 Projects: - Cypress - Science Wing - 3rd Floor Back Fill - Tappan - UAB																										
2	Review and refine design direction with H + SA, Co-Chairs and BHS Expansion Building Committee; (Note: Meeting Schedule staggered between Cypress and Science)							Ħ								Ī			Ì				İ		Ħ		Ħ
3	Review and refine Tappan design direction with Parks and Open Space Department		П		П		T	П		П	П	T	Π	П	П		П	П	T	П	T	П		П	П	T	П
4	Conduct IDP 3 (1 day) and IDP 4 (2 days) to review progress and solicit input		Н	+	Ħ	H	\dagger	Ħ	Ħ	H	Ħ	T	Ħ	Ħ	Ħ		Ħ	Ħ	t	Ħ	t	Ħ	t	Ħ	Ħ	t	Ħ
5	Submit Pricing Package (80%) - January 10 Receive and evaluate estimate Present Estimate - February 15 Submit Plan for Review - February 15											l									İ				Ħ		
6	Present recommendations and facilitate decision on Schematic Design.					l	t	Ħ	T		П	İ		Ħ				П	İ				İ	Ħ	Ħ	İ	П

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	October 3: Advisory Capitol Subcommittee							L																											
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SCHEMATIC DESIGN WORK PLAN - SUMMARY

8 PARALLEL TRACKS

BHS EXPANSION BUILDING COMMITTEE

PROGRAM VERIFICATION

MBTA CROSSING GO / NO GO

SCHEMATIC DESIGN

- NEW SCIENCE WING
- 3RD FLOOR SCIENCE WING
- TAPPAN ST
- UAB

TECHNICAL

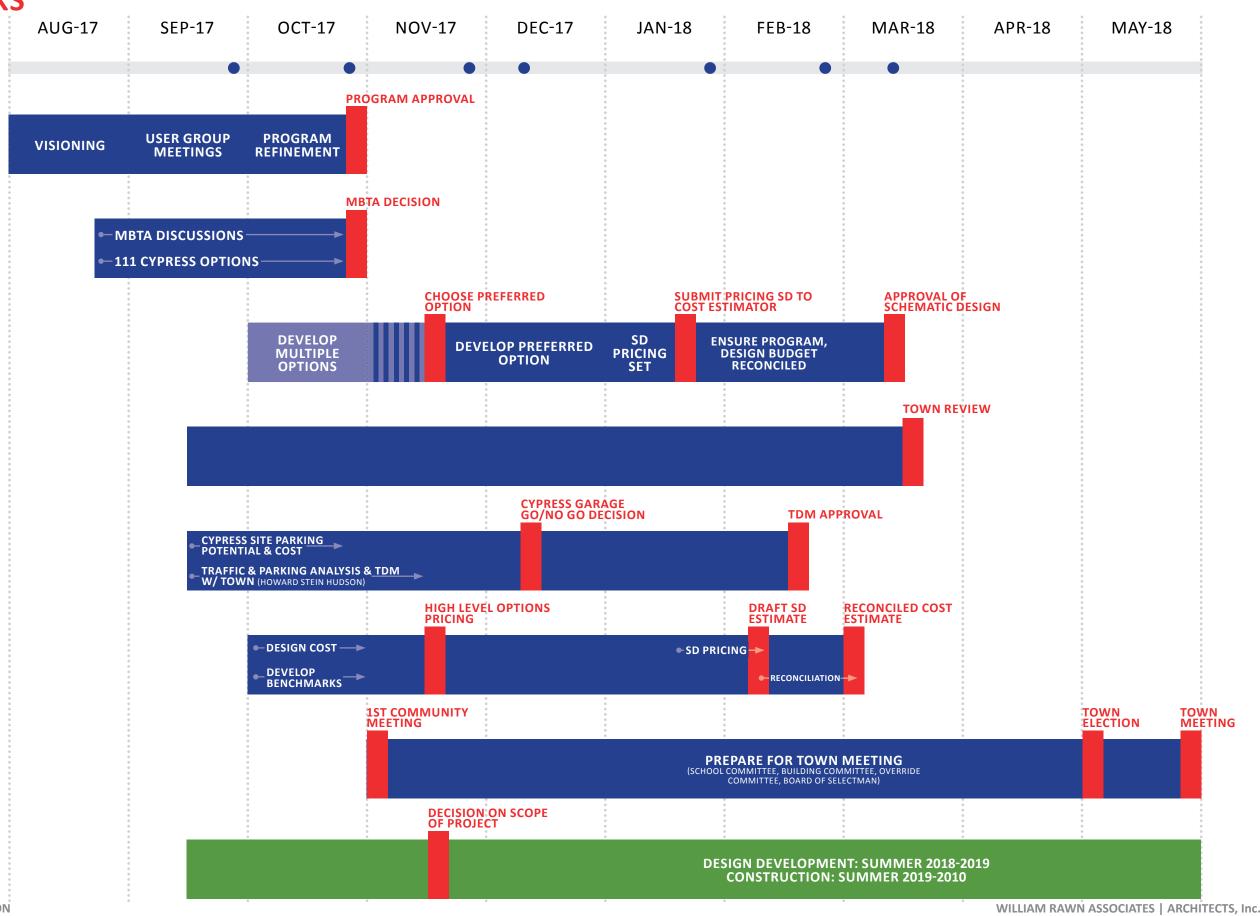
- ZONING DPW
- FIRE/POLICE
- PARKS & REC ENVIRONMENTAL
- **PARKING**

COST

PUBLIC PROCESS

- PTO NEIGHBORS
- **CYPRESS FIELD**





PROGRAM VERIFICATION PROCESS - IDP MEETINGS SEPT 13-15

3 DAYS, 30 MEETINGS

Intensive Design Process Schedule VI.2

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

PROGRAM VERIFICATION PROCESS - IDP MEETINGS SEPT 13-15













- 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



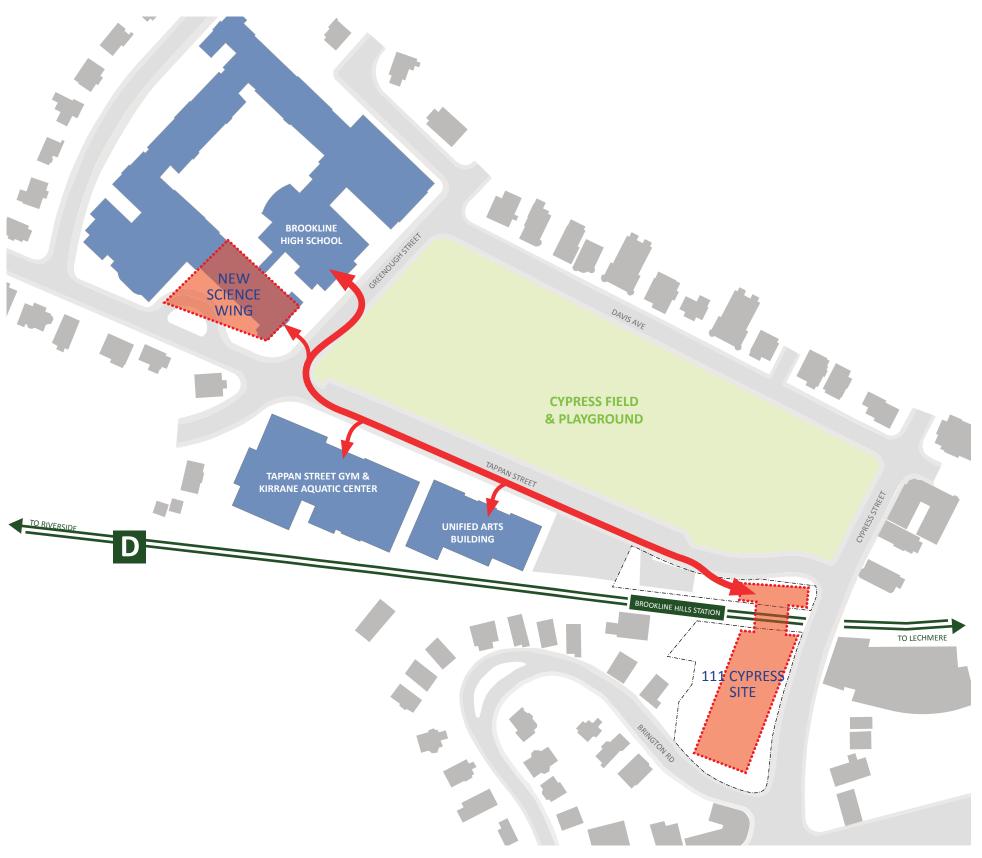






- Culture of open doors
- High degree of collaboration & camaraderie among faculty
- Students connecting with faculty
- 9th graders learning from upper class students
- Diversity embraced rather than stigmatized

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

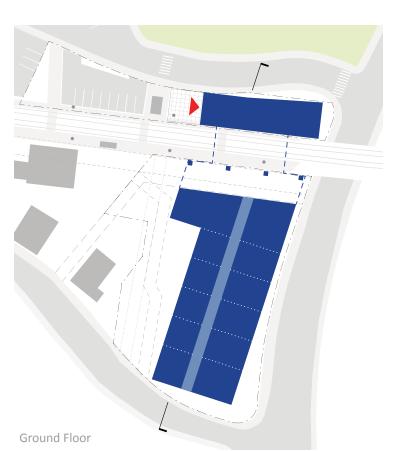
Possible Draws:

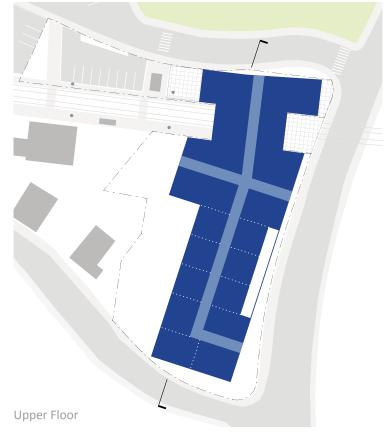
- Optional courses:
 - Creative Writing
 - Social & Racial Justice
 - Sagamore (student newspaper)
- Engineering space (move from UAB?)
- AP Physics
- Possible Multi-use whitebox
 - Drama, Dance, Music
 - Guest Speakers for other Classes
 - Interdisciplinary Work
- Digital Music, Photography, Business

APPROVED DIRECTION PER FEASIBILITY STUDY - BUILDING AS BRIDGE











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)

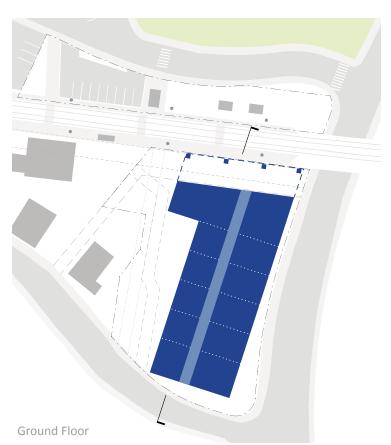
TOTAL 106,000 sf

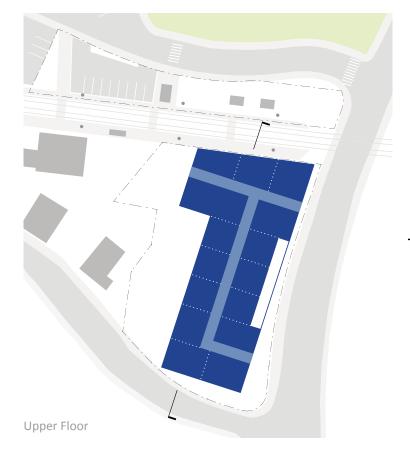
*PARKING STRUCTURE N.I.C.

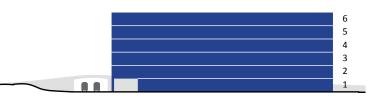
ALTERNATE OPTION - IF MBTA CROSSING NOT POSSIBLE











6 STORIES REQUIRED

LEVEL 1 18,000 sf

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

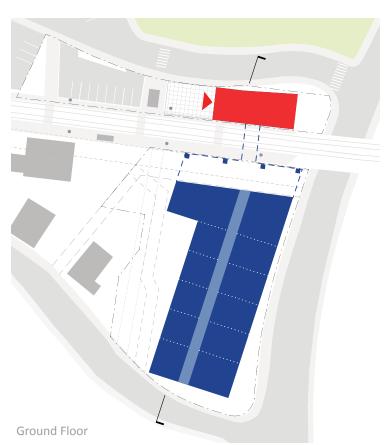
TOTAL 118,000 sf

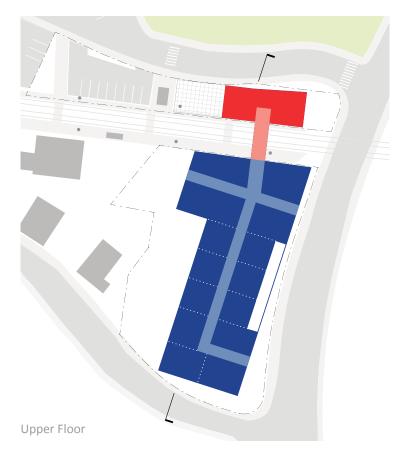
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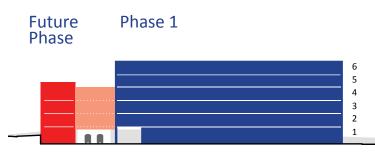
ALTERNATE OPTION - IF MBTA CROSSING CAN BE ADDED LATER











*PARKING STRUCTURE N.I.C.

111 CYPRESS STREET MBTA OUTREACH PLAN

- 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