

BROOKLINE HIGH SCHOOL

BUILDING EXPANSION COMMITTEE MEETING
November 29, 2017



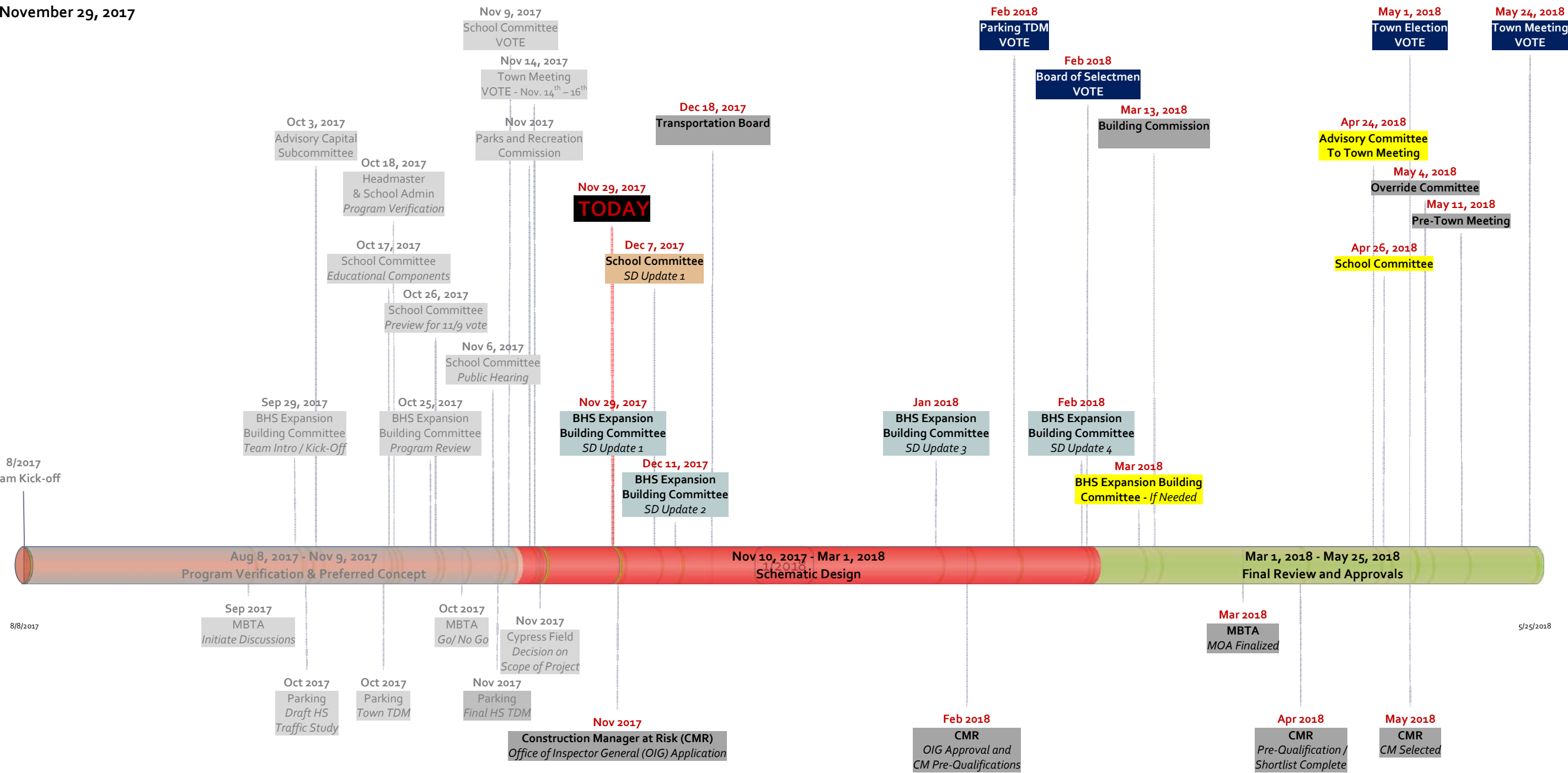
AGENDA

- **Executive Level Master Schedule Update** including Architects Work Plan
- **Design Update - Massing / Adjacencies**
 - a. Scope of Project
 - b. Preliminary Budget
 - c. Overall Design Objectives
 - d. Program and Massing
 - i. STEM Wing
 - ii. Main Building - 3rd Floor
 - iii. Tappan Athletic Complex
 - iv. Cypress Street Building
- **Status of MBTA Outreach / Coordination**
- **Status of Traffic / Parking Analysis** including meeting with Transportation Board on December 18, 2017
- **Status of 111 Cypress Acquisition including Recommended Due Diligence**
- **Discussion of Construction Delivery Method**



OVERVIEW OF EXECUTIVE LEVEL MASTER SCHEDULE

Brookline High School Expansion Project



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

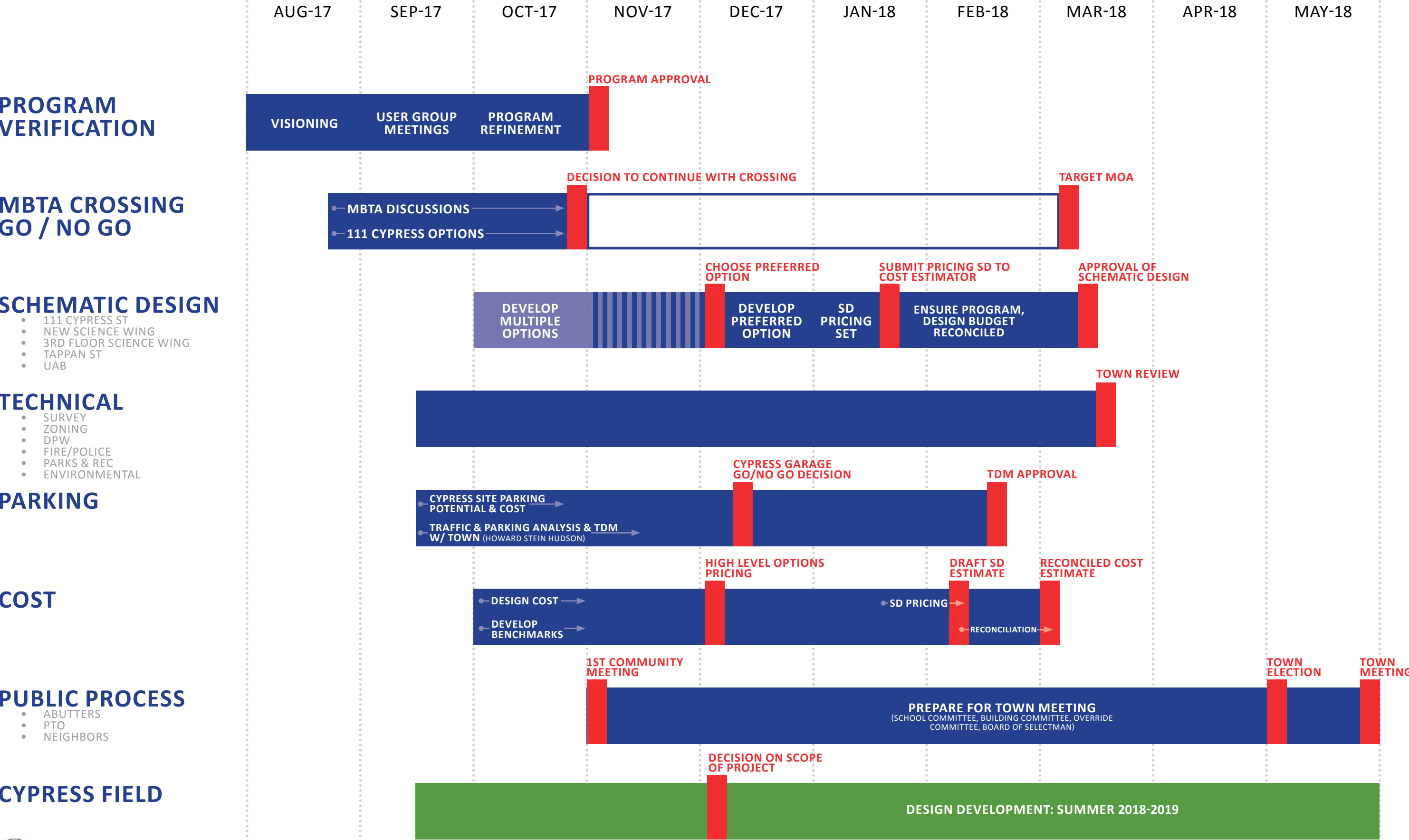
MBTA GO / NO GO
Office of the Inspector General (OIG) Approval
MBTA MOA Finalized
Construction Manager at Risk (CMR) Selected

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



WILLIAM RAWN ASSOCIATES WORK PLAN: SUMMARY

8 PARALLEL TRACKS

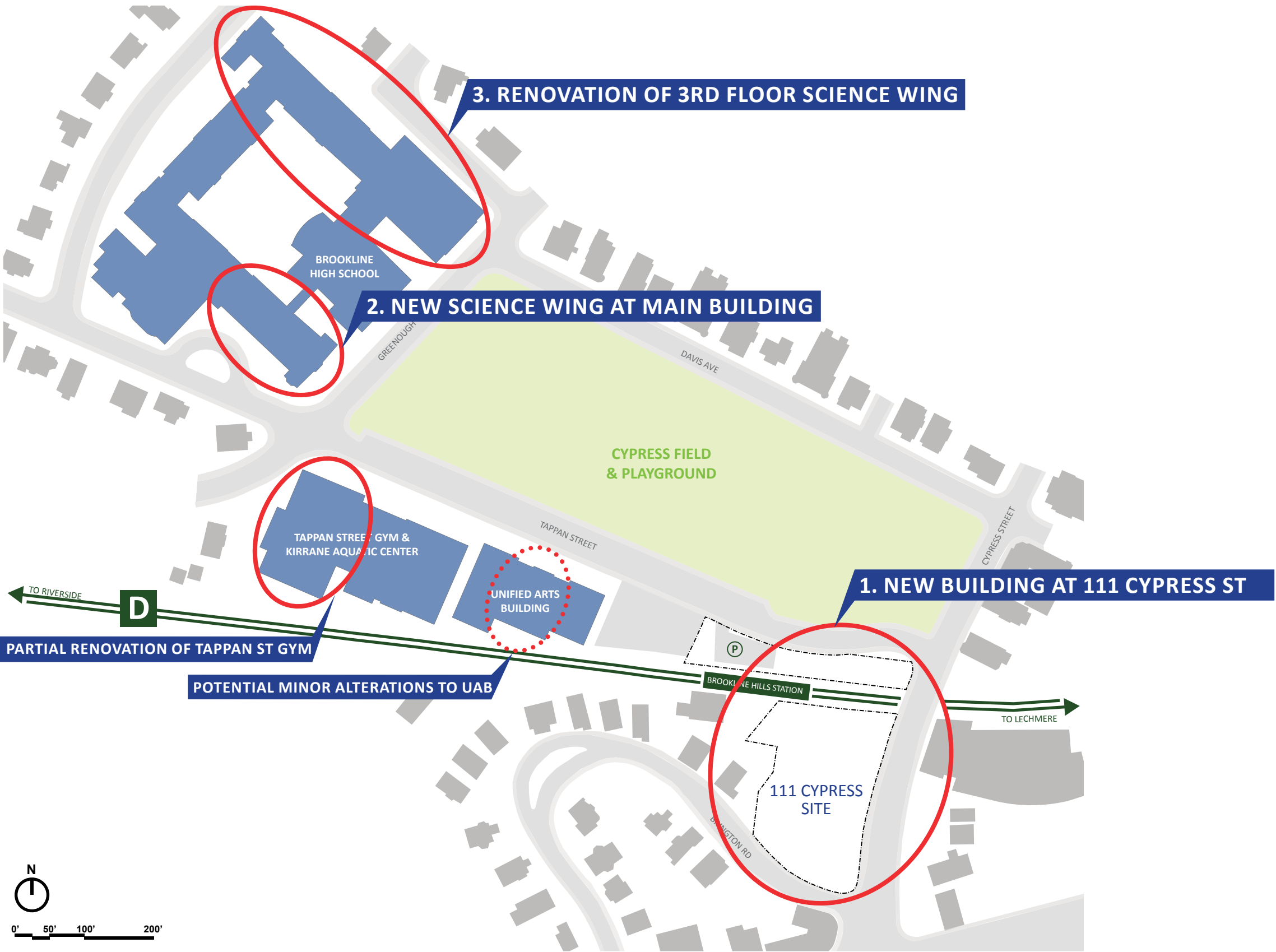


DESIGN UPDATE



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

NEW CYPRESS BUILDING + NEW STEM WING ADDITION & 3RD FLOOR RENOVATION AT MAIN BUILDING



PRELIMINARY BUDGET

MAY 2017 FEASIBILITY STUDY COST ESTIMATE

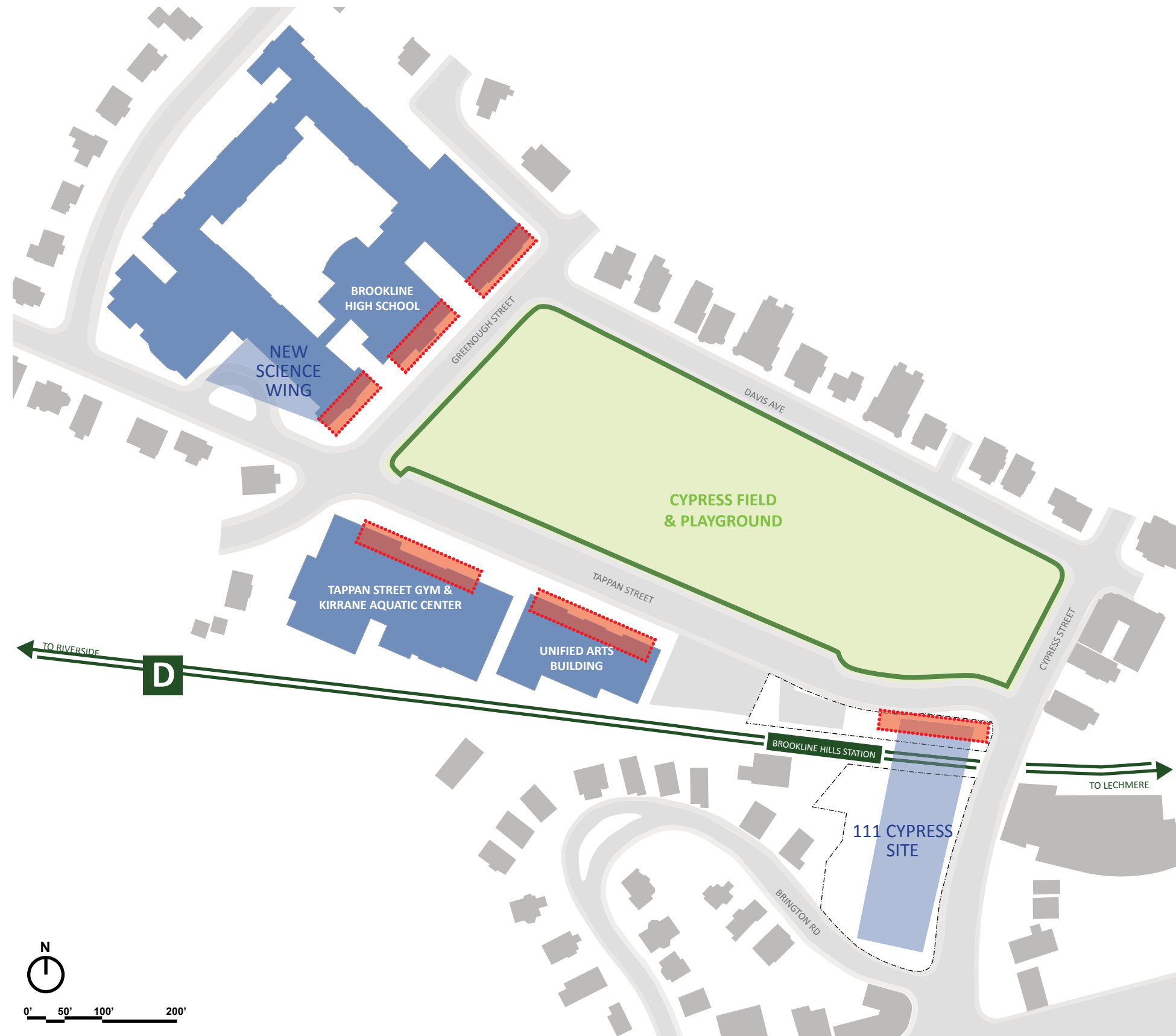
New Cypress Building	58,266,700
over MBTA Allowance	2,000,000
New STEM Wing	32,264,250
3rd Floor Renovation	14,255,750
Construction Contingency	5,339,335
Pofessional Fees & Services	14,982,271
Misc. Project Costs	6,300,900
Project Contingency	3,203,601
Tappan Gym Minimal Renovation	13,290,000
Project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



OVERALL DESIGN OBJECTIVES: **FRONTING A CIVIC GREEN**



Strengthen sense of civic institution around Cypress Field

- STEM Wing: Create gracious New Entry to Main Building campus
- Tappan Gym: Unite Gym and Pool with New Lobby
- 111 Cypress: Lean-in toward Cypress Field



MAIN BUILDING



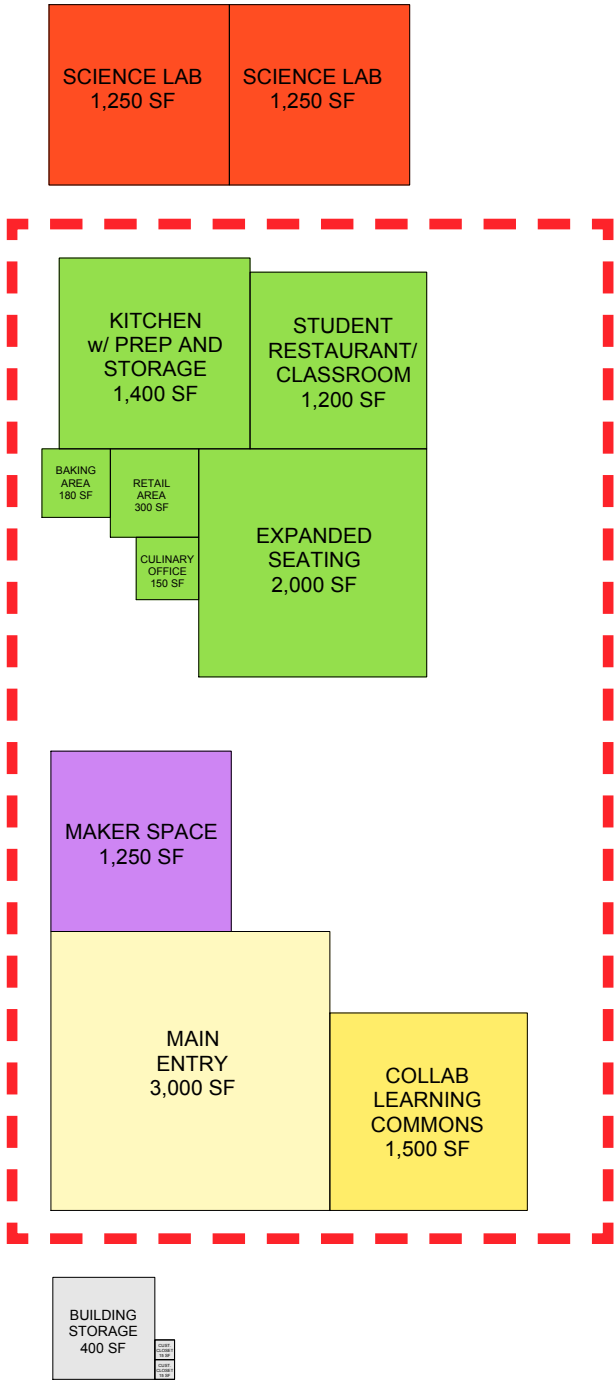
UNIFIED ARTS BUILDING



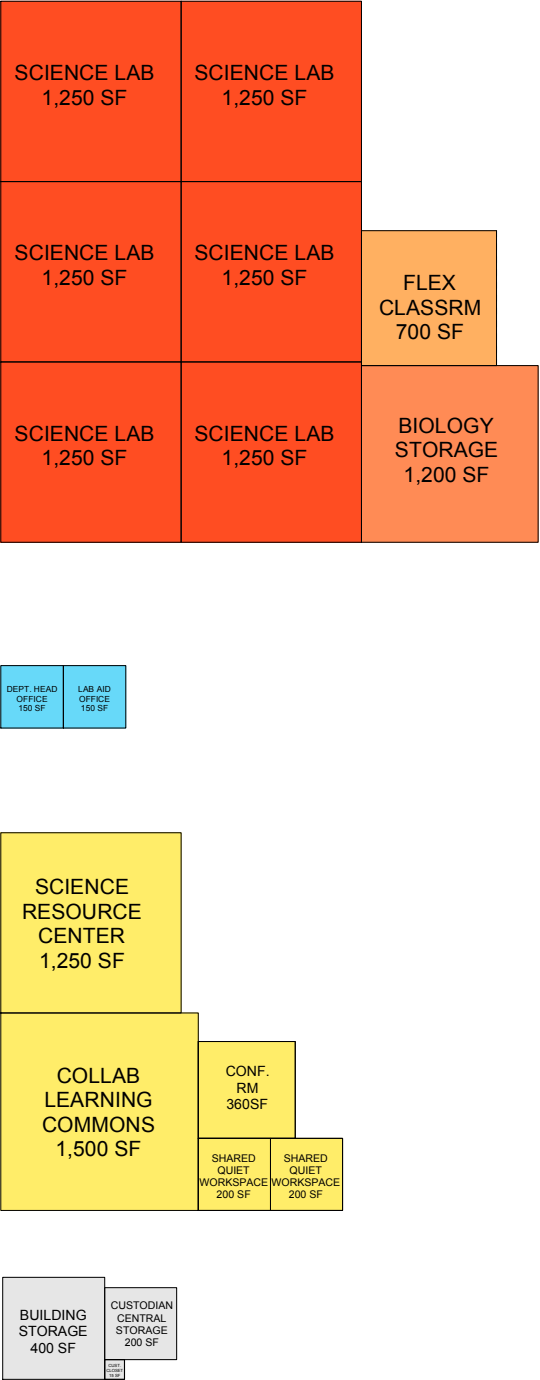
STEM WING: PROGRAM DISTRIBUTION

TOTAL NSF: 42,900
TOTAL GSF: 72,501

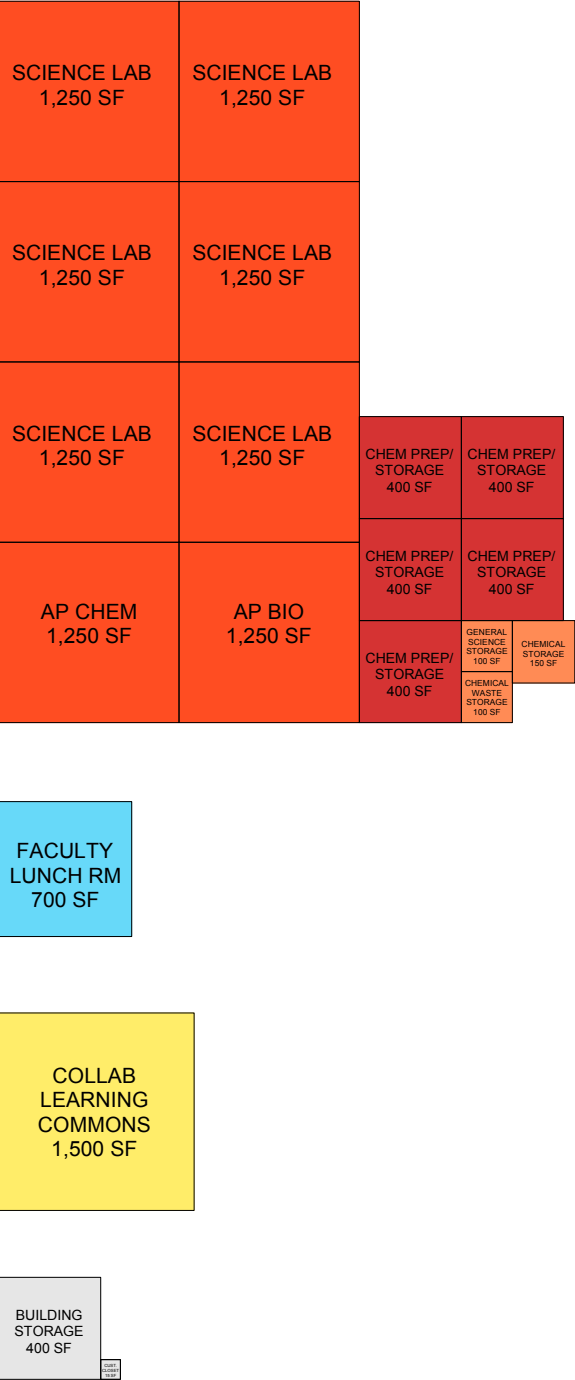
LEVEL 1



LEVEL 2



LEVEL 3



STEM WING: MASSING

GREENOUGH STREET VIEW - EXISTING



GREENOUGH STREET VIEW - PROPOSED

APPROXIMATELY SAME HEIGHT AS ADJACENT EXISTING BUILDING



STEM WING: MASSING

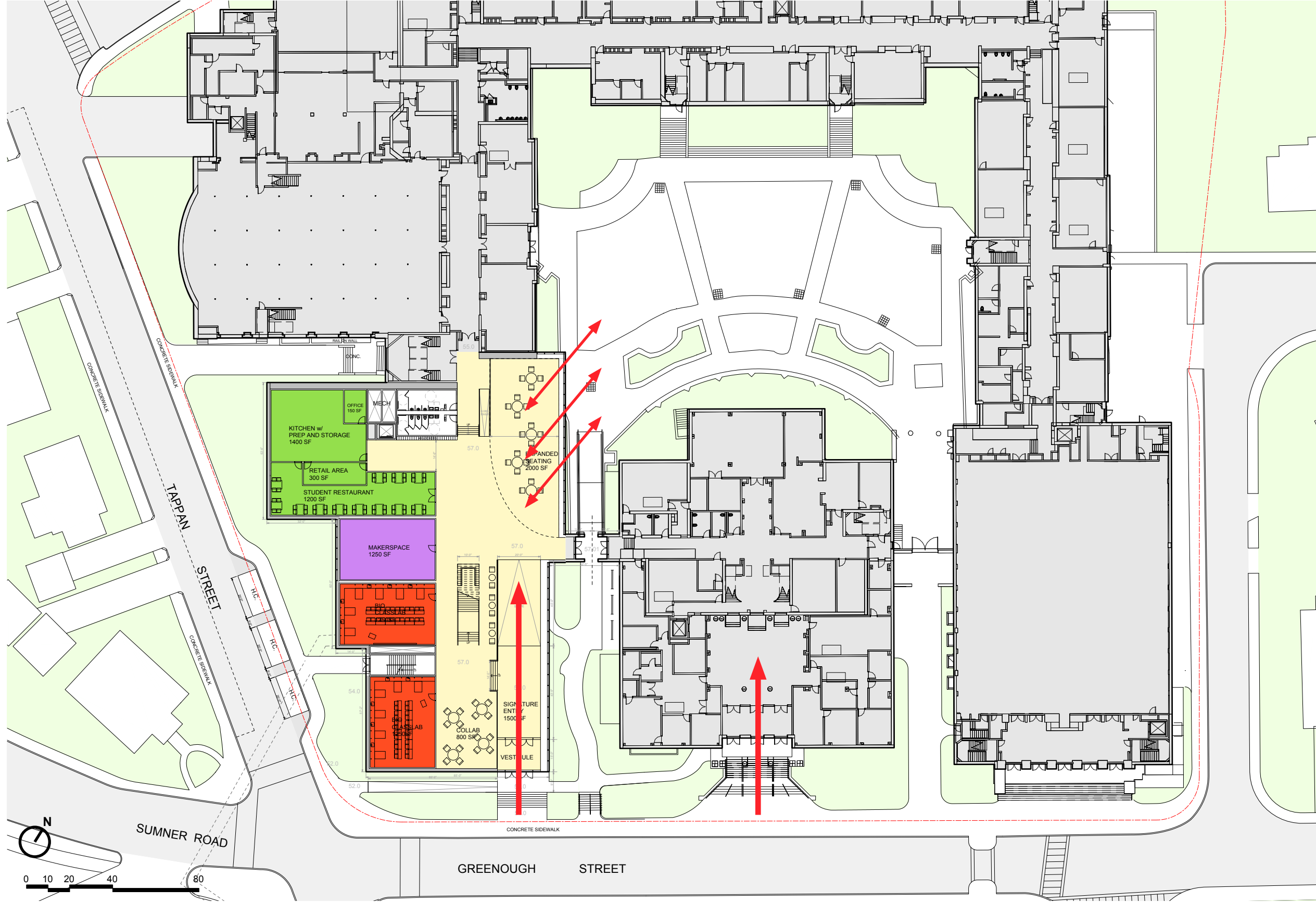
TAPPAN STREET VIEW - EXISTING



TAPPAN STREET VIEW - PROPOSED



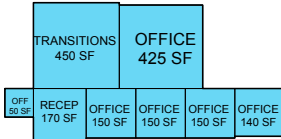
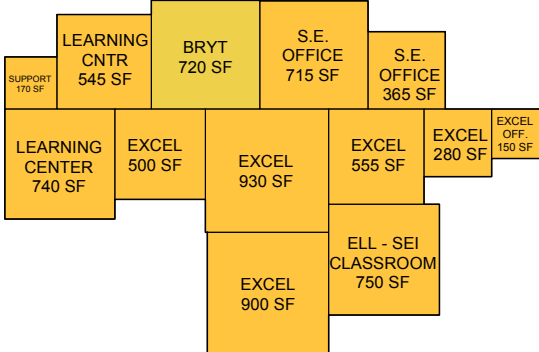
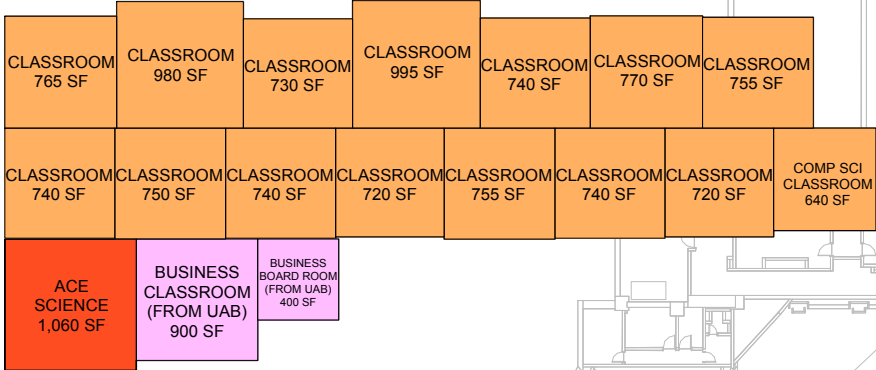
STEM WING: SITE PLAN



MAIN BUILDING - 3RD FLOOR

DISPLACED PROGRAM
TOTAL NSF: 23,205
TOTAL GSF: 33,500

RENOVATION AREA
TOTAL NSF: 23,600
TOTAL GSF: 33,500



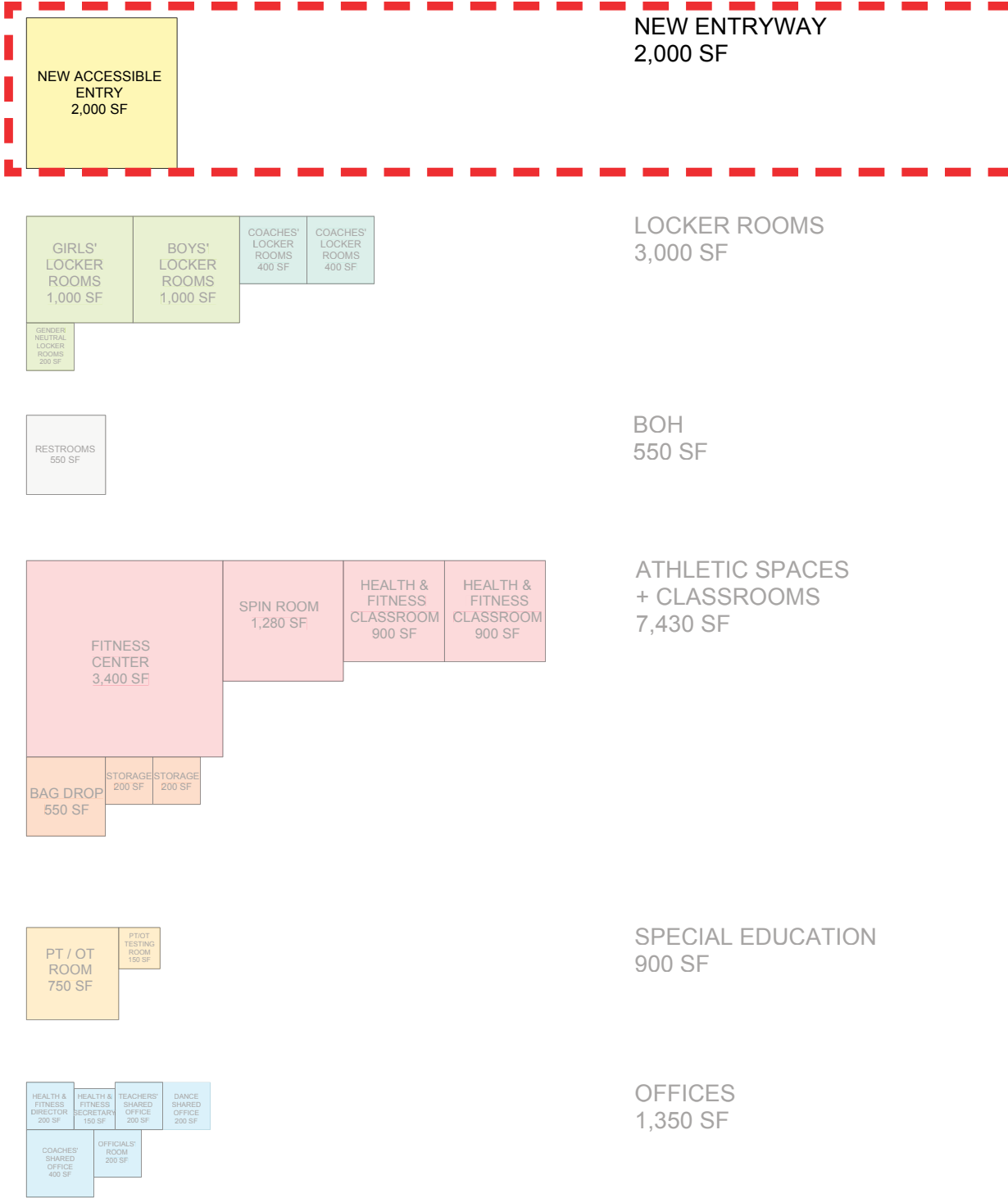
23,205 NSF
DISPLACED PROGRAM
FITS IN
23,600 NSF AVAILABLE IN
3RD FLOOR RENOVATION AREA



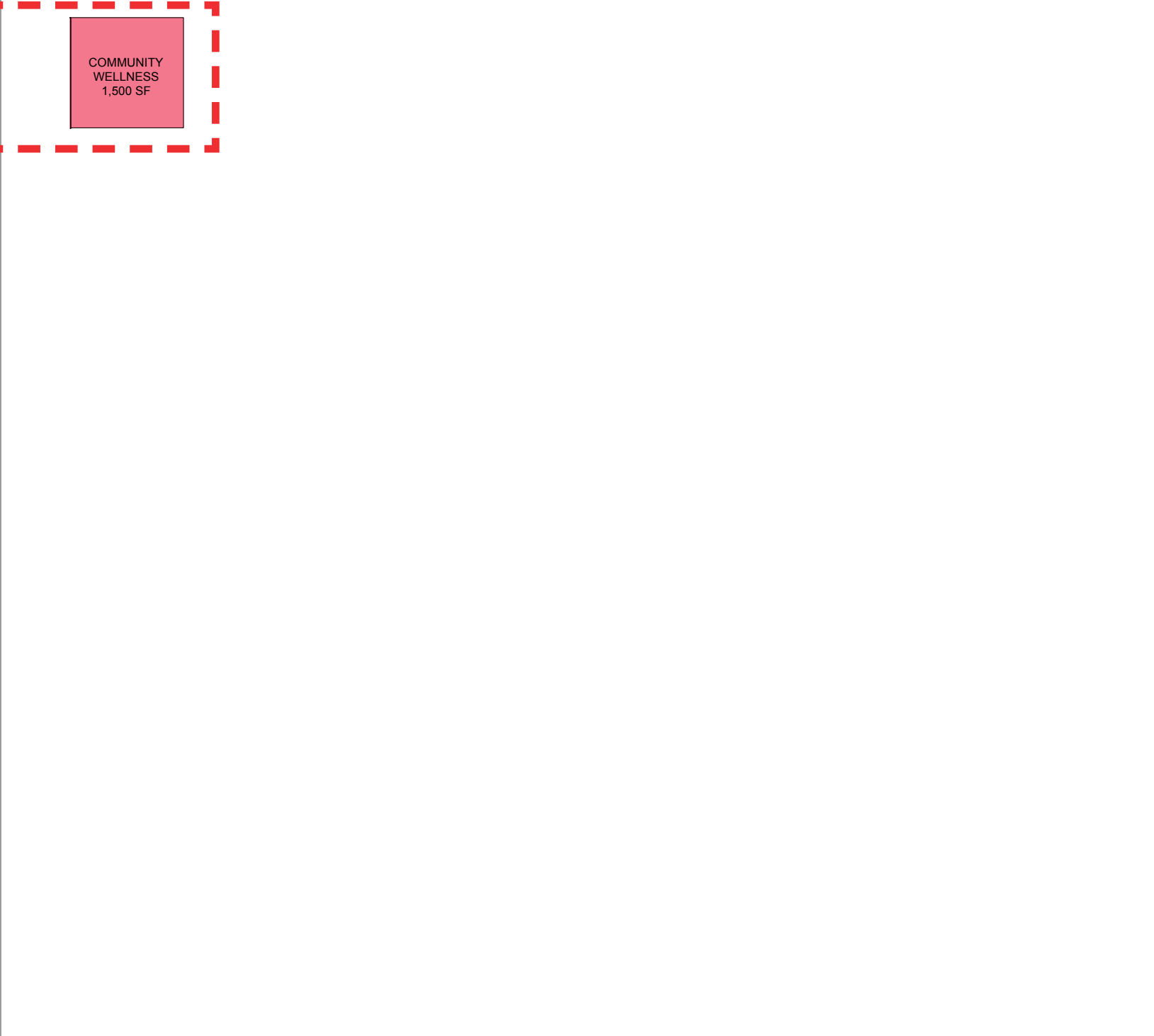
TAPPAN ATHLETIC COMPLEX

SCHOOL COMMITTEE APPROVED PROGRAM

BHS PROGRAM
TOTAL NSF: 15,230
TOTAL GSF: 25,130



POSSIBLE PARKS AND RECREATION PROGRAM



TAPPAN ATHLETIC COMPLEX

EXISTING



BASEMENT

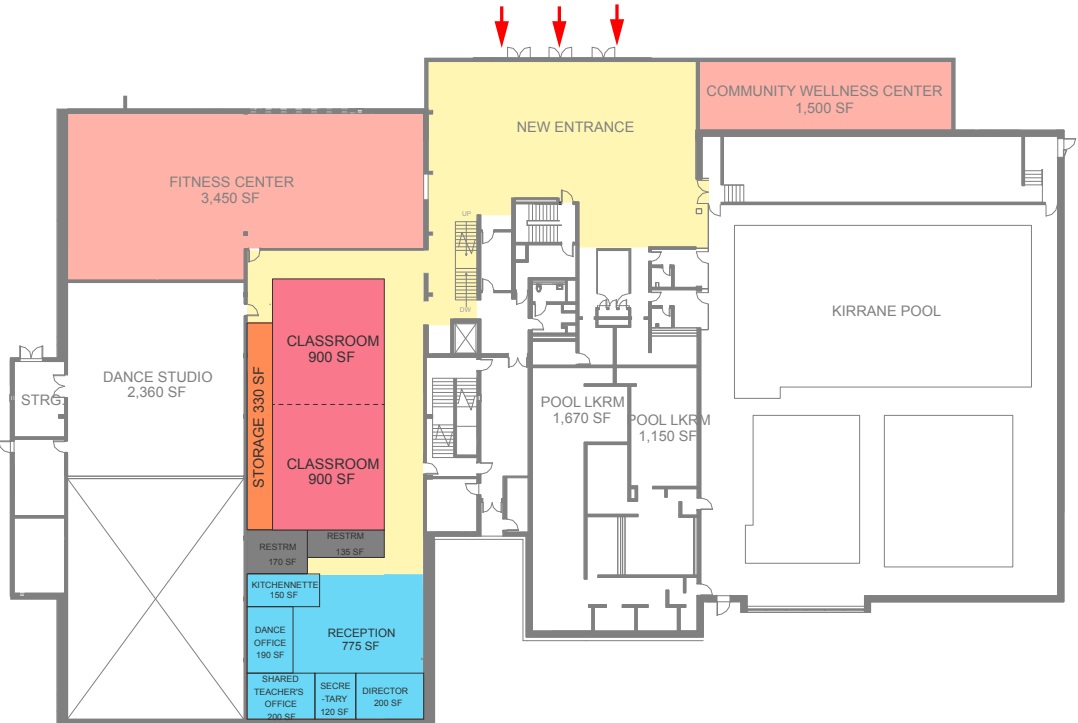


GROUND FLOOR

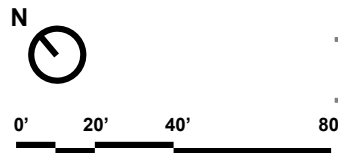
PROPOSED



BASEMENT

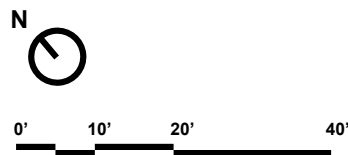
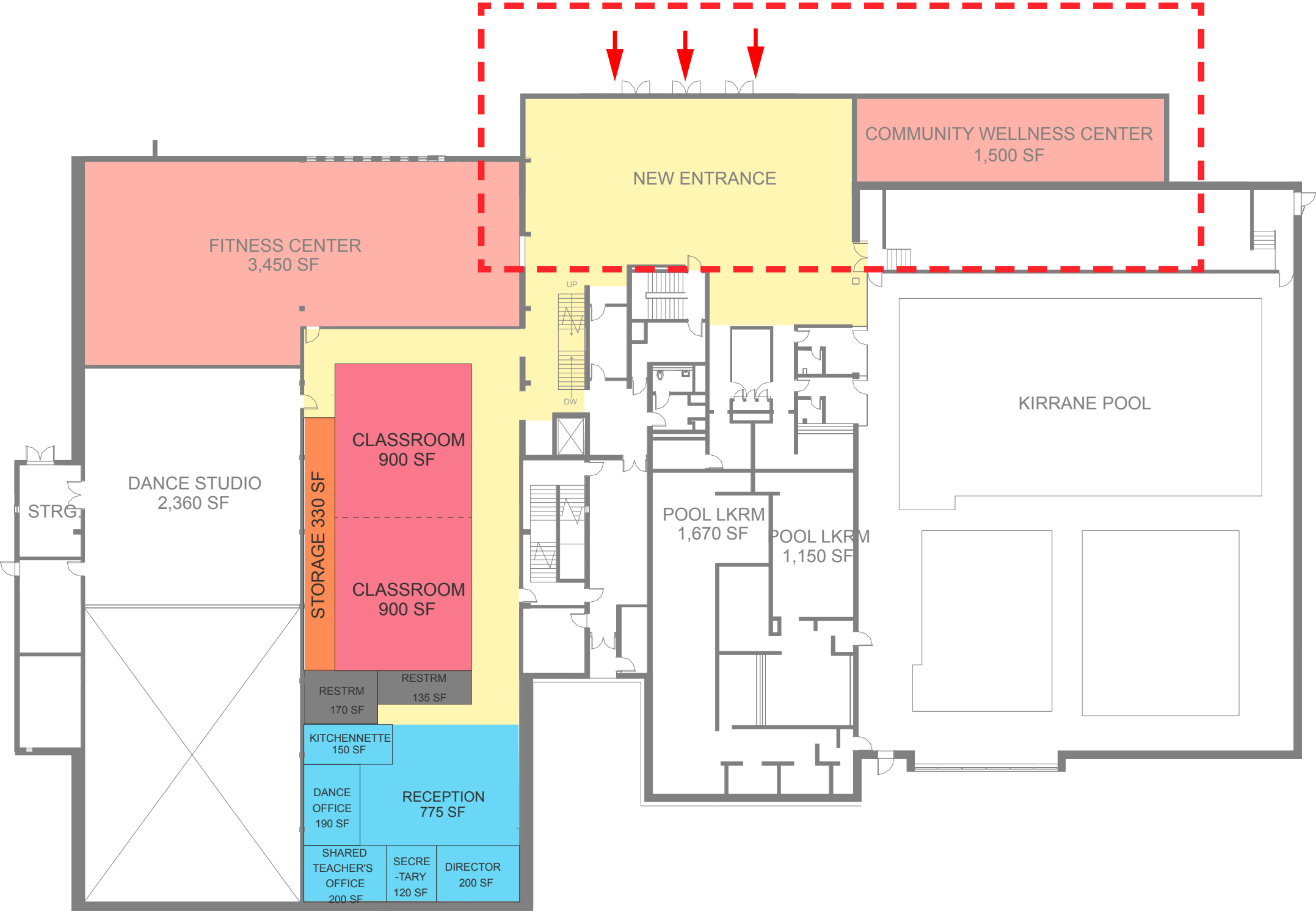


GROUND FLOOR



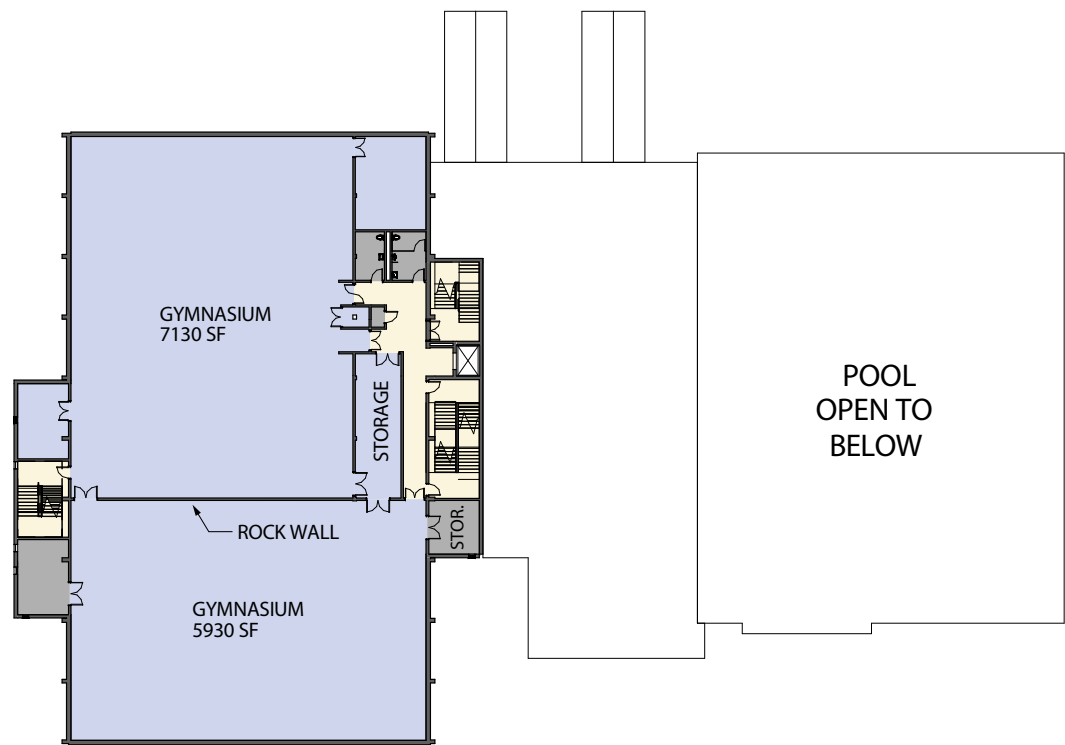
TAPPAN ATHLETIC COMPLEX

PROPOSED - GROUND FLOOR

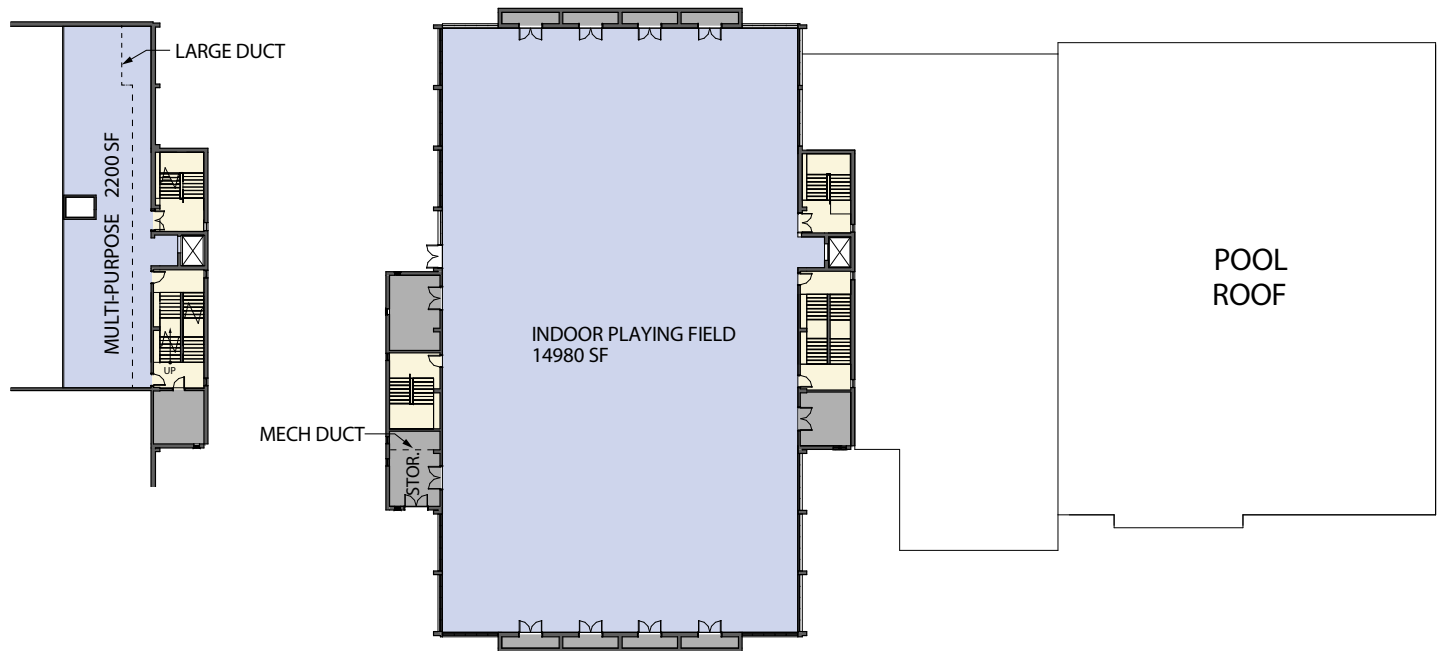


TAPPAN ATHLETIC COMPLEX

RENOVATION TO EXISTING UPPER FLOORS

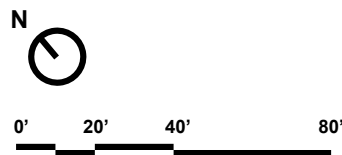


SECOND FLOOR

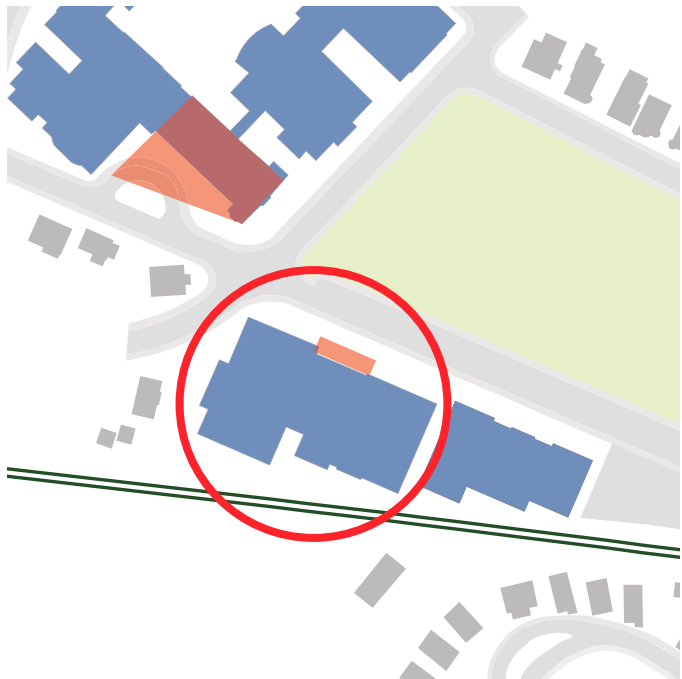


MEZZANINE

FOURTH FLOOR

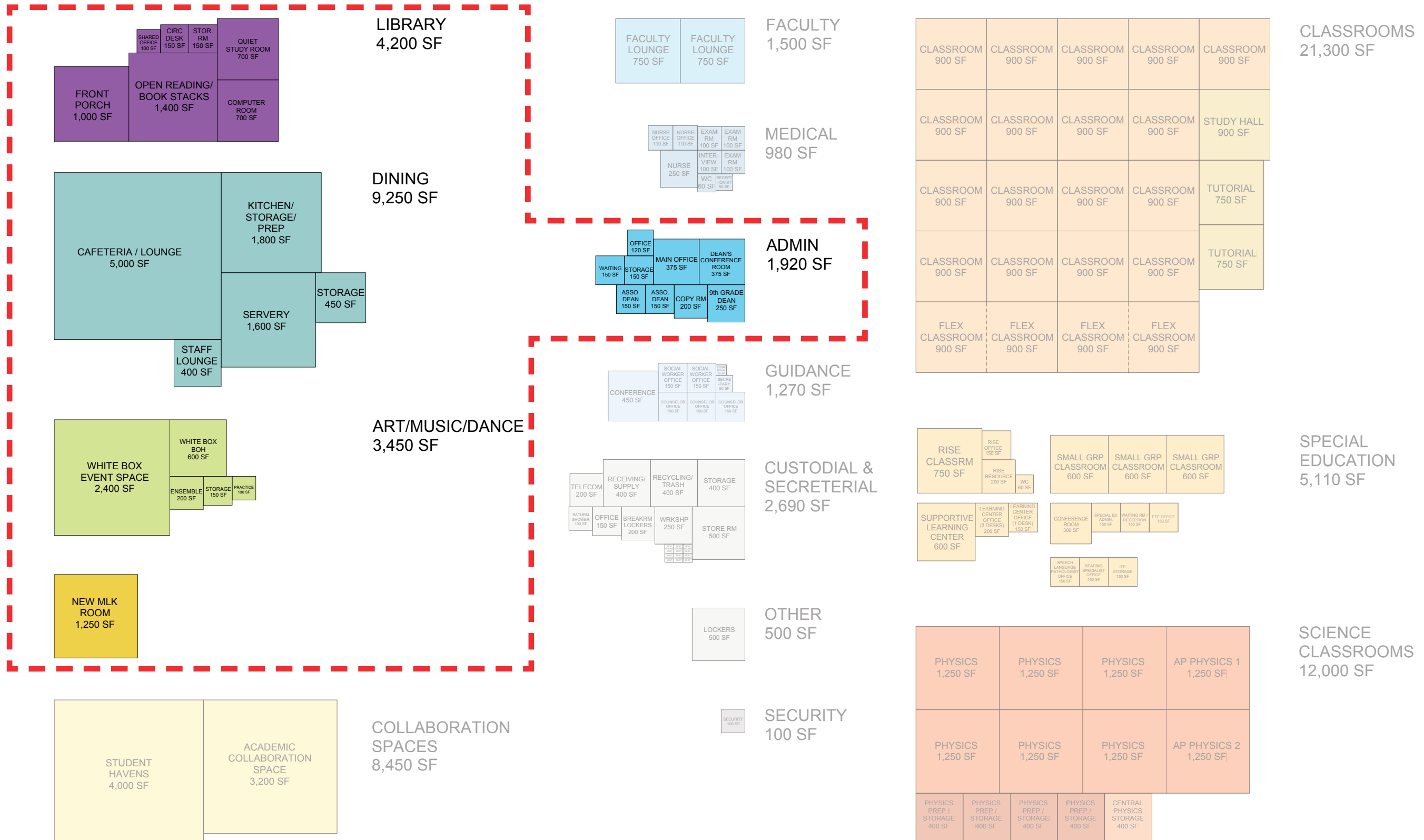


TAPPAN ATHLETIC COMPLEX: MODEL PHOTO



111 CYPRESS: ORGANIZING PROGRAM TO LEAN-IN

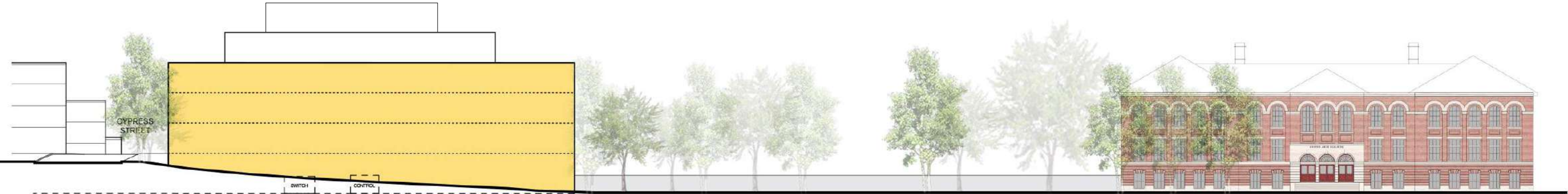
TOTAL NSF: 72,720
TOTAL GSF: 119,988



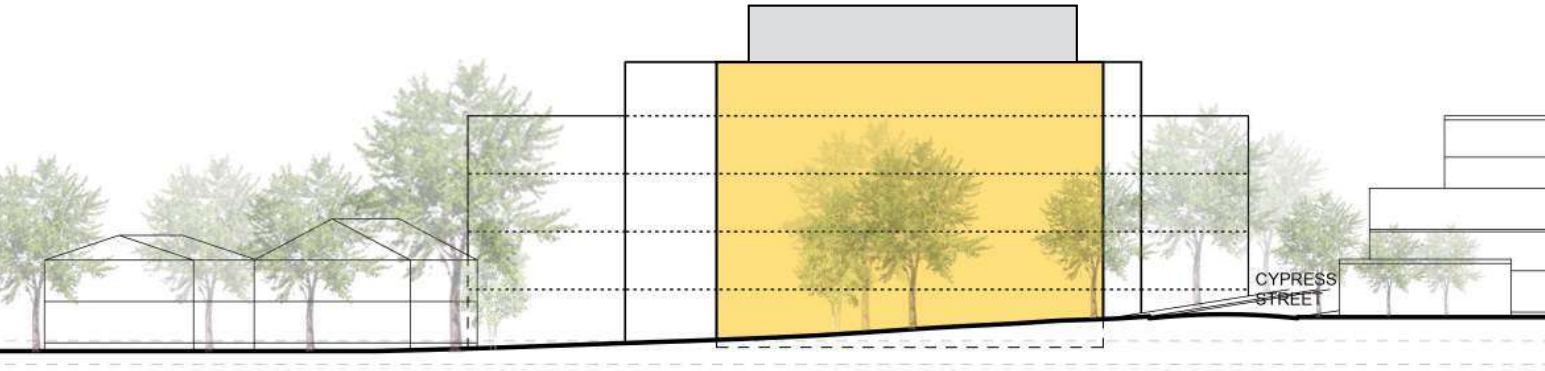
111 CYPRESS: MASSING

TAPPAN STREET VIEW

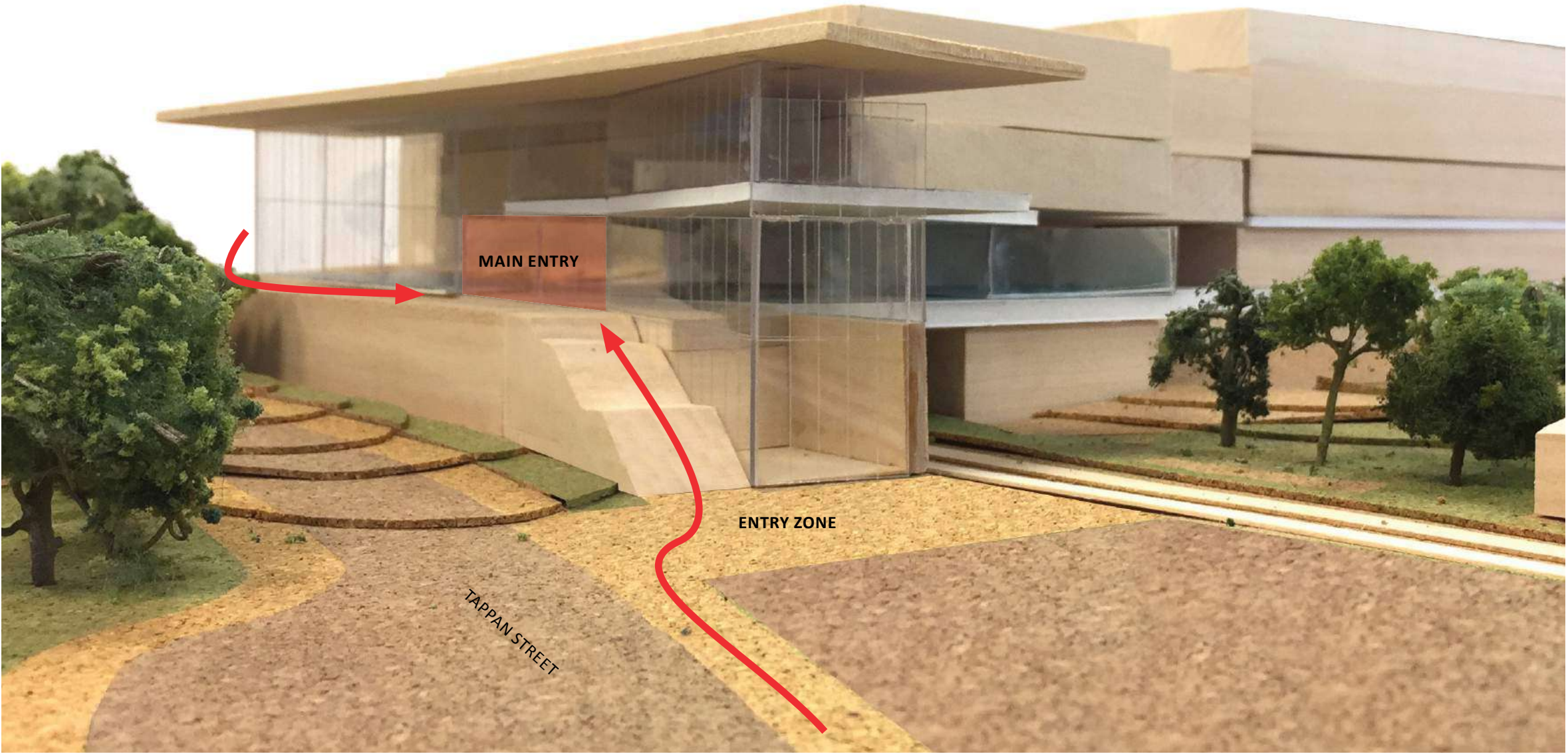
APPROXIMATELY SAME HEIGHT UNIFIED ARTS BUILDING



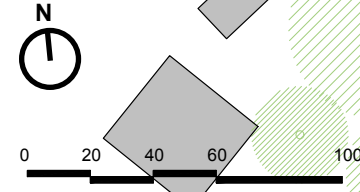
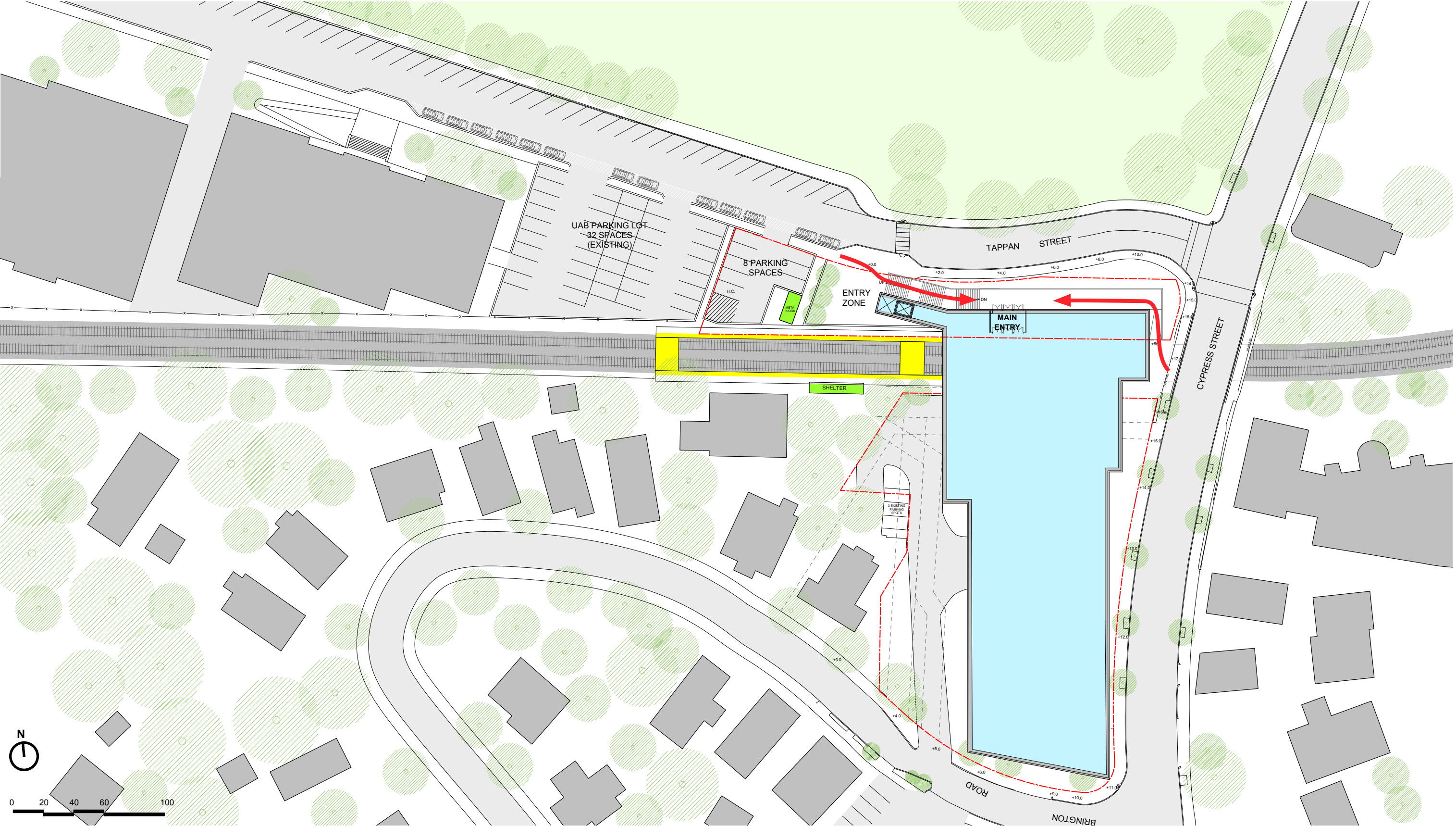
BRINGTON ROAD VIEW



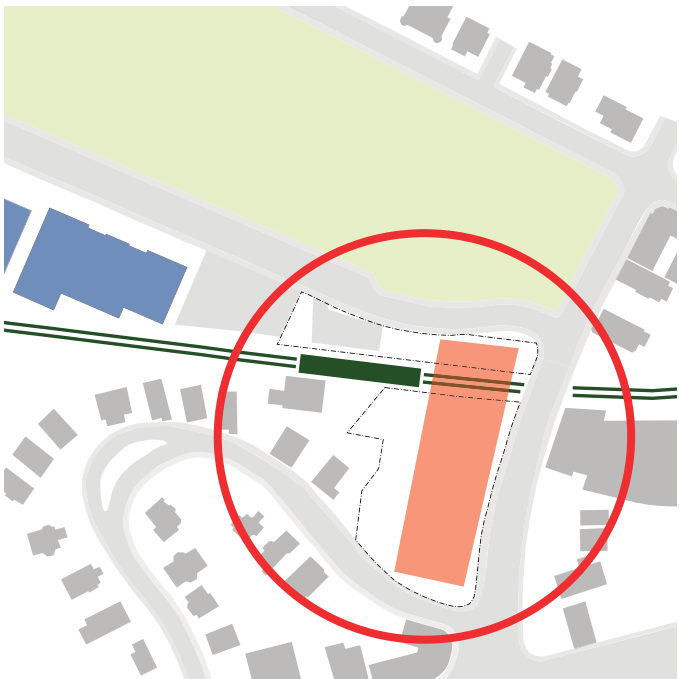
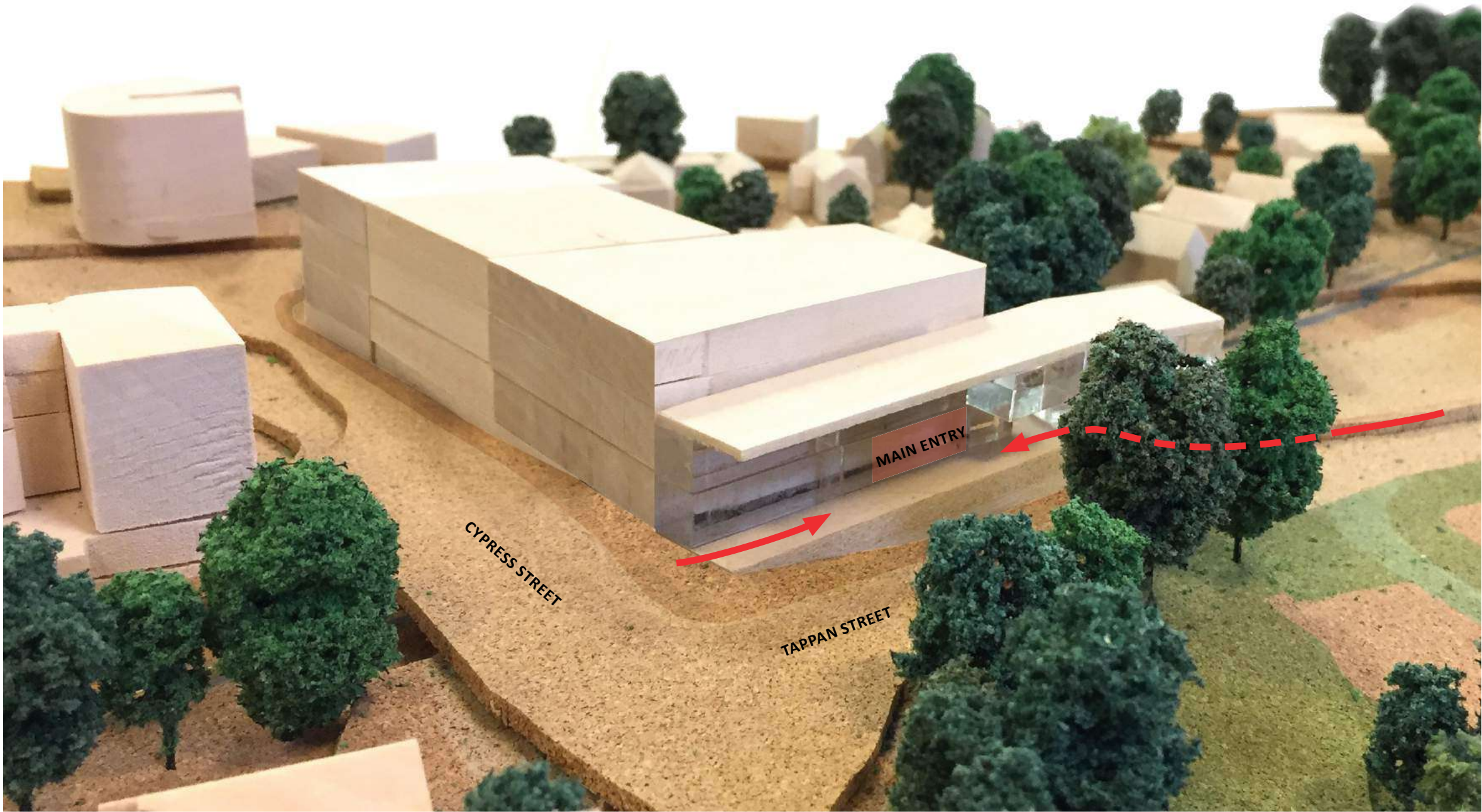
111 CYPRESS: A CIVIC PRESENCE



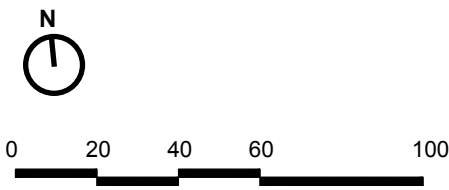
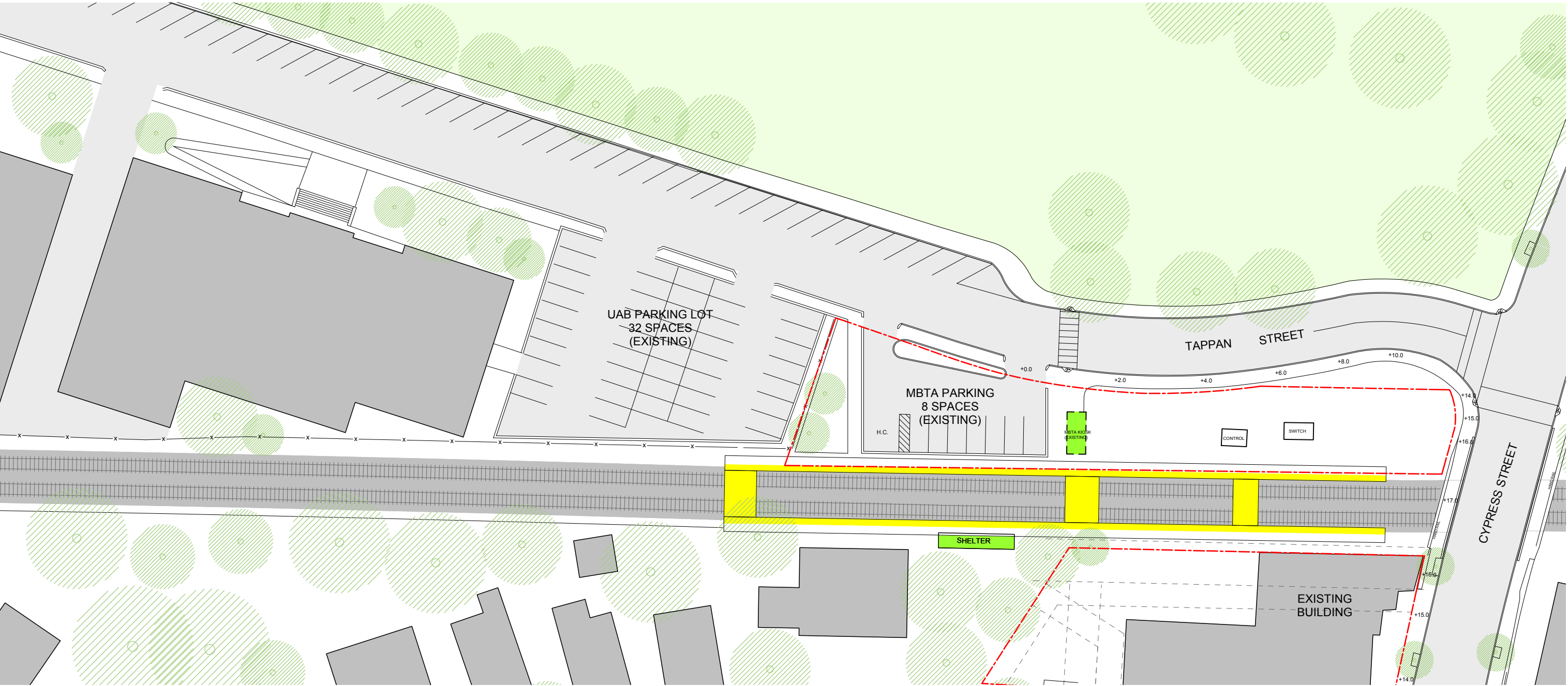
111 CYPRESS: SITE PLAN



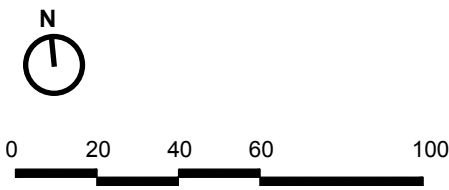
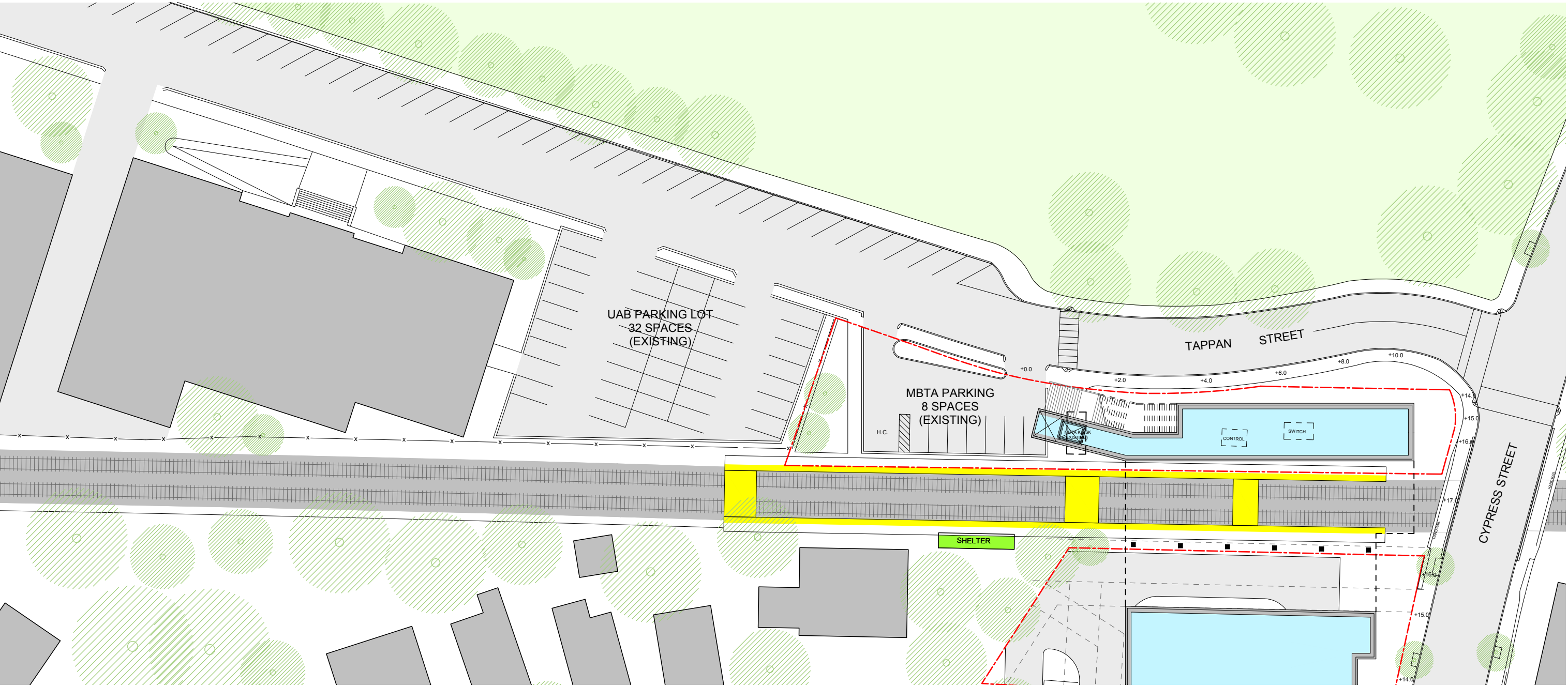
111 CYPRESS: MODEL PHOTO



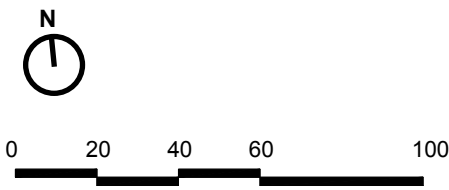
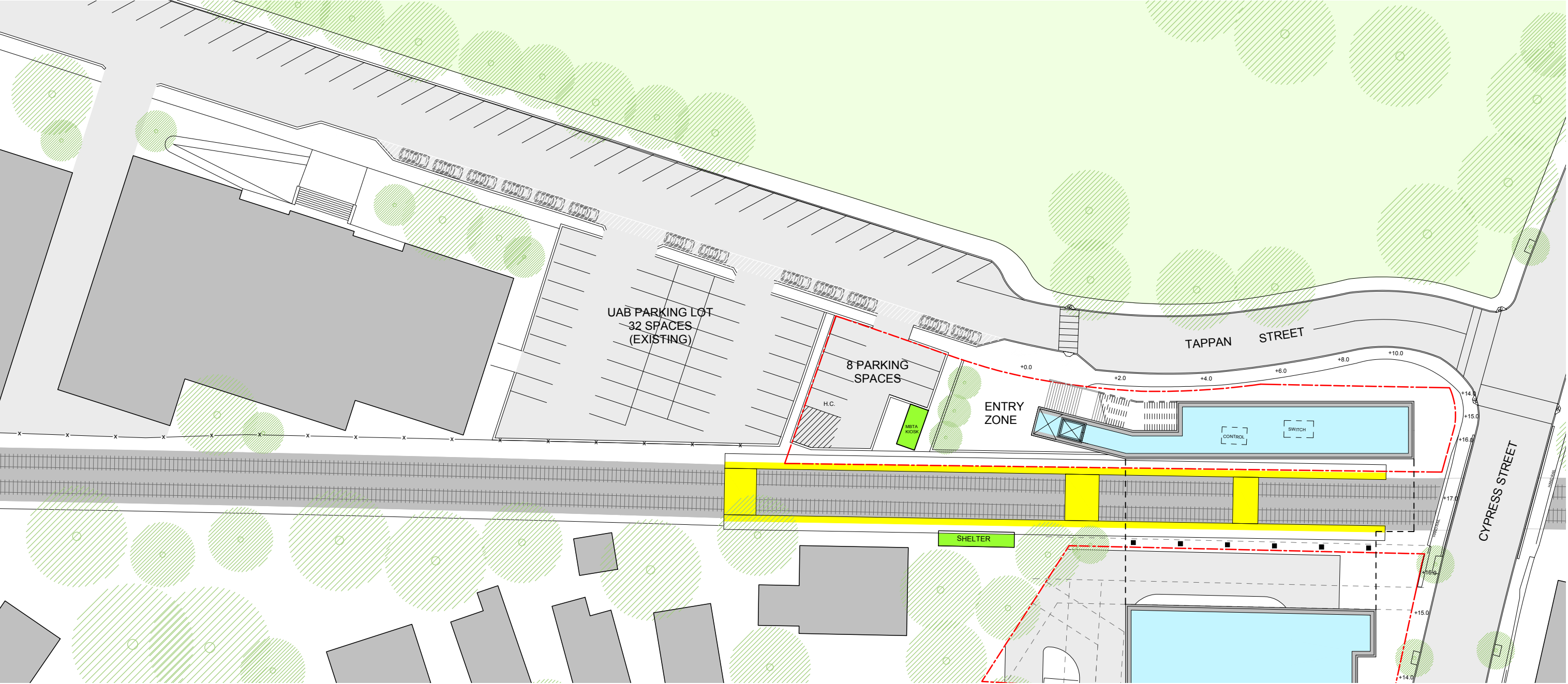
MBTA CROSSING: EXISTING CONDITION



MBTA CROSSING: EXISTING CONDITION WITH NEW FOOTPRINT



MBTA CROSSING: 8 MBTA PARKING SPACES



STATUS OF MBTA OUTREACH / COORDINATION

Real Estate Group

- Initial outreach with the Real Estate Group on November 16, 2017
- Finalizing concept plans
- Canvassing interested parties
- Begin appraisal process

Design and Construction Group

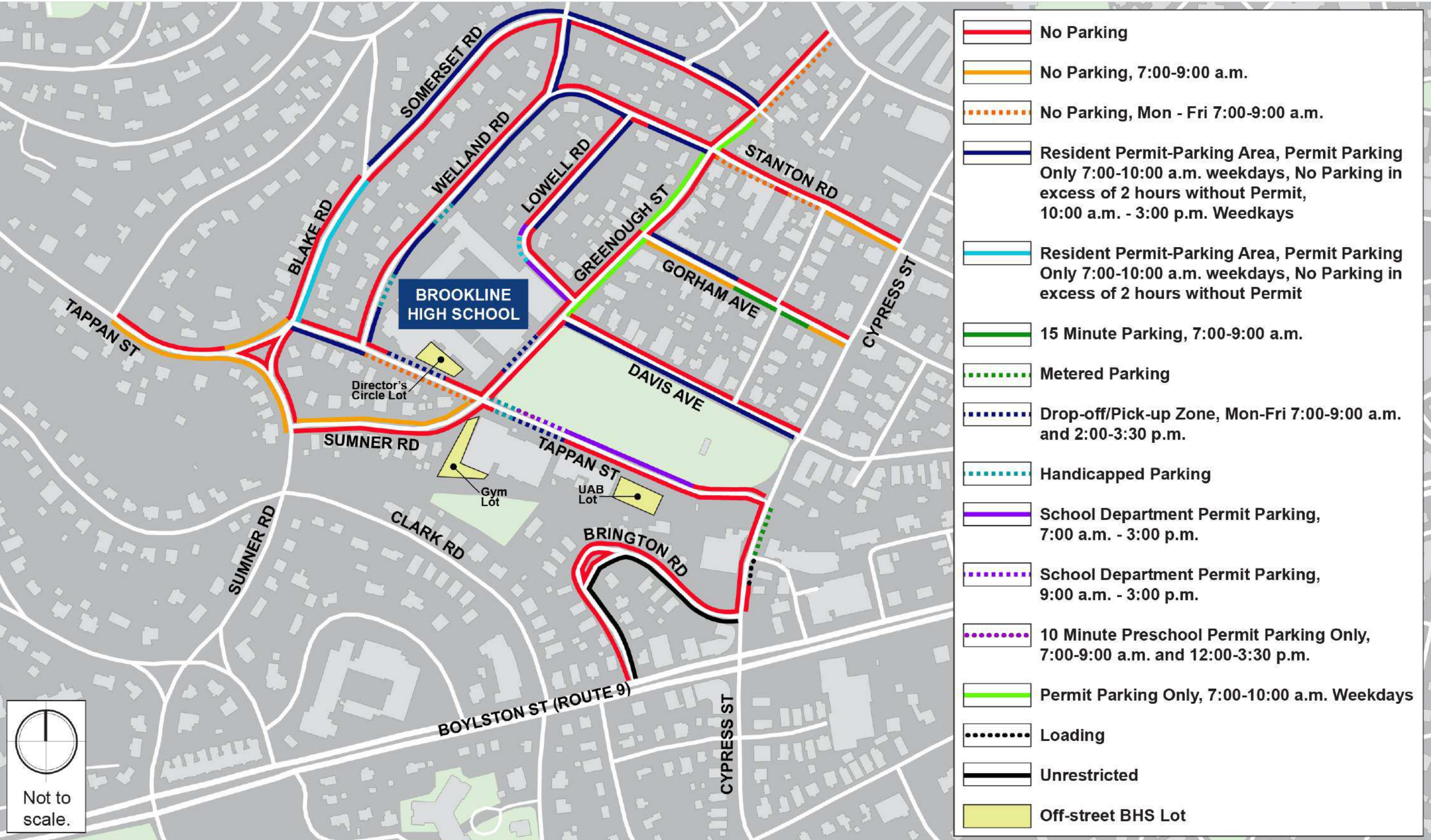
- Received existing conditions plans
- Finalizing data and cost projections



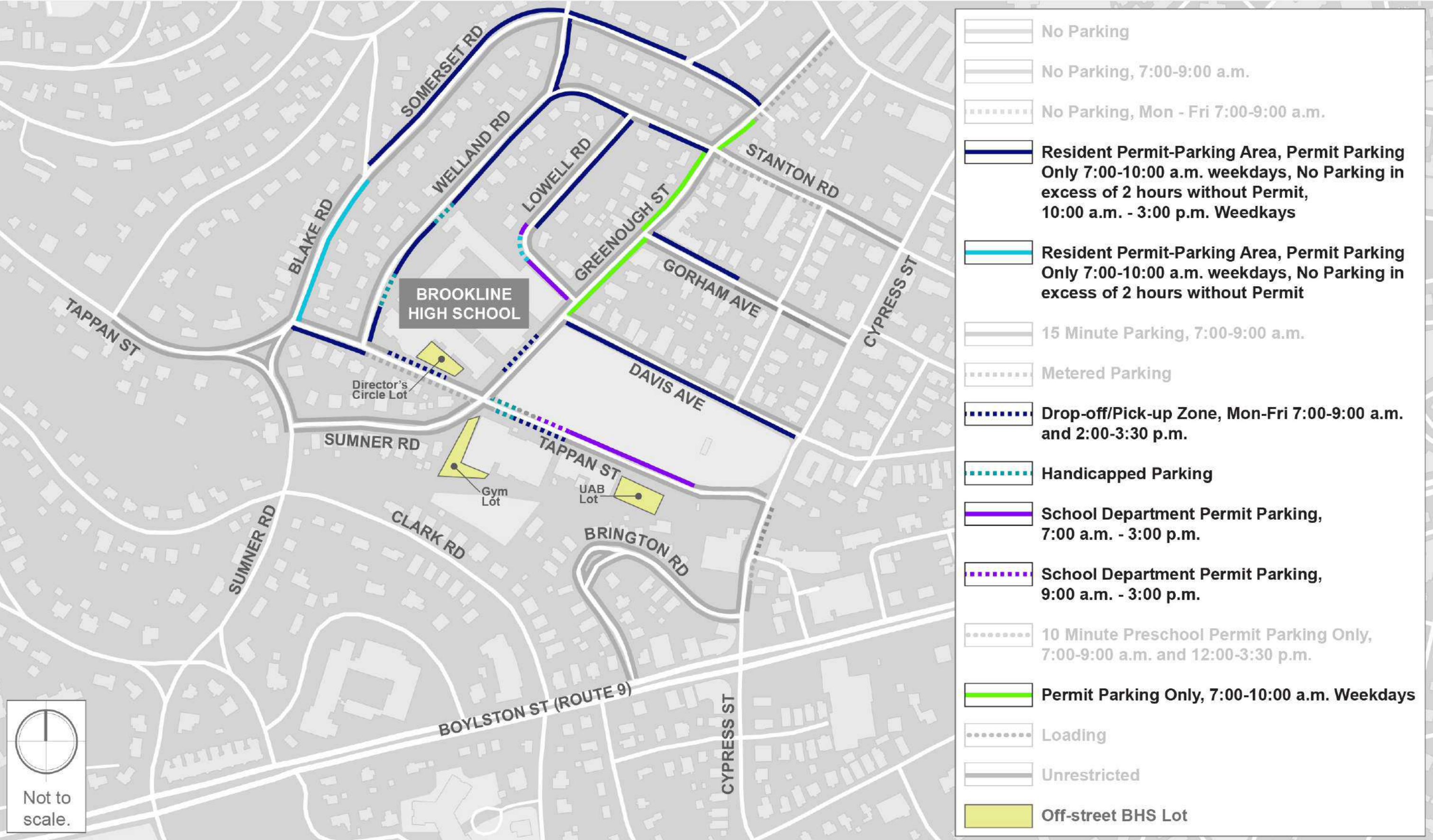
PARKING UPDATE



PARKING: AREA OF STUDY



PARKING: STREETS WHERE BHS CURRENTLY PARKS



PARKING AUDIT

Based on current data provided by BHS on October 4, 2017:

EXISTING CONDITIONS

STAFF		PERMITS	
FULL TIME	326	LOTTERY	136
PART TIME	38	TAPPAN/UAB	184
	364		320

PROJECT IMPACTS

ADDED STAFF (ESTIMATED)	40- 90	LOSS OF DIRECTOR'S CIRCLE (Due to STEM)	-7 (-10, +3 ADA)
		GAIN OF SPACES ASSIGNED TO BEEP	+4
		NET CHANGE	-3

TOTAL STAFF ANTICIPATED	404- 454	AVAILABLE PERMIT SPACES	317
----------------------------	----------	----------------------------	-----

STRATEGIES TO ACCOMMODATE BHS PARKING

TOTAL ANTICIPATED STAFF 404- 454 AVAILABLE PERMIT SPACES 317

1. EXPAND PERMITS

DRIVING PERCENTAGE (PER SURVEY): 78% *BASED ON SURVEY CONDUCTED IN JULY 2017 FOR ALL SEASONS

ANTICIPATED STAFF DRIVING: 315 - 354

CURRENT PERMITS ISSUED: 320 *POTENTIAL FOR UP TO 34 ADDITIONAL PERMITS NEEDED.
FOR REFERENCE: GARDNER RD FROM TAPPAN ST TO WELLAND RD
HAS APPROXIMATELY 75 UNASSIGNED SPACES.

2. TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)

ANTICIPATED STAFF DRIVING (NO INCENTIVES OR COSTS): 315 - 354

10% DECREASE IN DEMAND FOR PARKING: 284 - 319

3. BUILD PARKING AT 111 CYPRESS STREET

+ 34 SPACES ON ONE LEVEL AT OR BELOW GRADE

PARKING STUDY: NEXT STEPS

- Document methodology and results of parking supply/demand evaluation
- Recommend specific TDM strategies to reduce parking demand
- Combine into transportation report



STATUS OF 111 CYPRESS AQUISITION

Field Investigations

111 CYPRESS

- Environmental (Soils)
- Geotechnical Investigation
- Survey



CONSTRUCTION MANAGER AT RISK (CM AT RISK)

Some of the benefits to having a CM at Risk on complex projects

- Contractor selection is a qualifications based process – you select the CM
- CM is brought on as a member of the project team
- CM provides feedback on constructability, logistics, phasing, costs, and value engineering
- Allows flexibility to fast track a project if desired

Process of hiring a CM at Risk

- Application to the Office of the Inspector General
- Request for Qualifications (RFQ)
- Request for Proposals (RFP)
- Interview
- Selection of Construction Manager at Risk Firm



END

