

# **BROOKLINE HIGH SCHOOL EXPANSION**

**BHS EXPANSION ADVISORY BUILDING COMMITTEE MEETING**  
**September 26, 2018**





# BROOKLINE HIGH SCHOOL EXPANSION PROJECT





# **AGENDA: ITEMS FOR DISCUSSION**

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- 1. RECAP - WHAT'S HAPPENED SINCE OUR LAST MEETING**
- 2. INTRODUCTION OF CONSTRUCTION MANAGEMENT FIRM**
- 3. SCHEDULE UPDATE**
- 4. DESIGN UPDATE**
- 5. MBTA PROCESS UPDATE**
- 6. NEXT STEPS**



# PROJECT UPDATE: BHS MEETINGS

## WHAT'S HAPPENED SINCE JUNE 14TH 2018 , WHEN THE BHS EXPANSION ADVISORY BUILDING COMMITTEE LAST MET

### *Brookline High School Meetings*

- June 21, 2018 Full Scale Biology / Chem Lab mockup
- IDP with BHS Faculty and School Team: June 22, 2018
  - General Use Classrooms (English, Math, Social Studies)
  - Culinary Arts Education
  - STEM Maker Space Review
  - Guidance and Social Workers
  - Special Education
  - Drama (Cypress Building White Box Design Review)
- BHS Leaders: July 23, 2018
- Athletics / Health & Fitness: July 27, 2018
- Food Service / Cafeteria Staff: July 27, 2018
- Food Service/Cafeteria Staff/Culinary Arts: August 16, 2018
- Library Review: August 17, 2018
- Custodial Meeting: August 30, 2018
- Floor Plan Review Meetings at BHS: September 20 & 22, 2018
  - Guidance Counselors
  - Nurses
  - Library Design Review
  - Athletics / Health & Fitness
  - General Purpose Classroom Design
  - Physics Classrooms
  - Special Education
  - Drama Department
  - Faculty Collaboration Room Design Review
  - Cypress Main Office Design



*Biology & Chemistry Science Full Scale Lab Mockup*



# PROJECT UPDATE: TOWN MEETINGS

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## **TOWN MEETINGS**

- Deferred Maintenance Walk-through w/ Facilities: July 11, 2018
- LEED Workshop: July 13, 2018
- Devotion School Walk Through: July 13, 2018
- Adult Education: July 28, 2018
- Parks & Open Space: July 24, 2018
- Transportation & Fire Department: July 24, 2018
- Recreation Department: July 26, 2018
- Transportation & Fire Department: July 24, 2018
- Recreation Department: July 26, 2018
- IT Meeting: August 9, 2018
- Water & Sewer Department Meeting: August 9, 2018
- Facilities Meeting: August 15, 2018
- Health Department Meeting: August 15, 2018
- Town Engineer Meeting: August 30, 2018
- Disability Services Meeting: September 4, 2018

## **MBTA**

- Platform location design review
- Survey Work Complete on MBTA Owned Property

## **ZONING**

- Planning Board Meeting: August 9, 2018
- Zoning Board of Appeals Approval: August 30, 2018



# INTRODUCTION OF CONSTRUCTION MANAGEMENT FIRM: SKANSKA

A multifaceted team with broad experience in **every** aspect of the Brookline High School Expansion project. **Ready to meet the challenge.**



**Kerim Evin**  
Regional Executive  
Officer



**Bryan Northrop**  
General Manager



**Dan Lanneville,**  
**LEED AP**  
Project Executive



**Joe Palermo, LEED**  
**AP**  
Lead Estimator



**Phoebe Cusack**  
Safety Manager



**Jaimme Reynolds**  
Commissioning



**Willis Gary**  
General  
Superintendent



**Rob Mulligan**  
Senior Project  
Manager



**Mike Gear**  
Senior  
Superintendent



**Jamie Simon**  
Project Manager



**Chris Hersey**  
MBTA Project  
Manager

## CYPRESS TEAM



**Peter Roche**  
Senior Project  
Manager



**Bethany King**  
Project Manager



**Rico Autori**  
Superintendent

## STEM, TAPPAN, 3RD FLR TEAM

» Your Project Team

*Students, Staff and Safety come first.*





# INTRODUCTION OF CONSTRUCTION MANAGEMENT FIRM: SKANSKA

SKANSKA

K-12



**Belmont High School**  
Belmont, MA

K-12



**Wellington Elementary School**  
Belmont, MA

MBTA



**South Boston Waterfront  
Transportation Center** | Boston, MA

MBTA



**Boston Landing Station**  
Brighton, MA

K-12



**Bancroft Elementary School**  
Andover, MA

MBTA



**Northeastern, ISEC Pedestrian Bridge**  
Boston, MA

MBTA



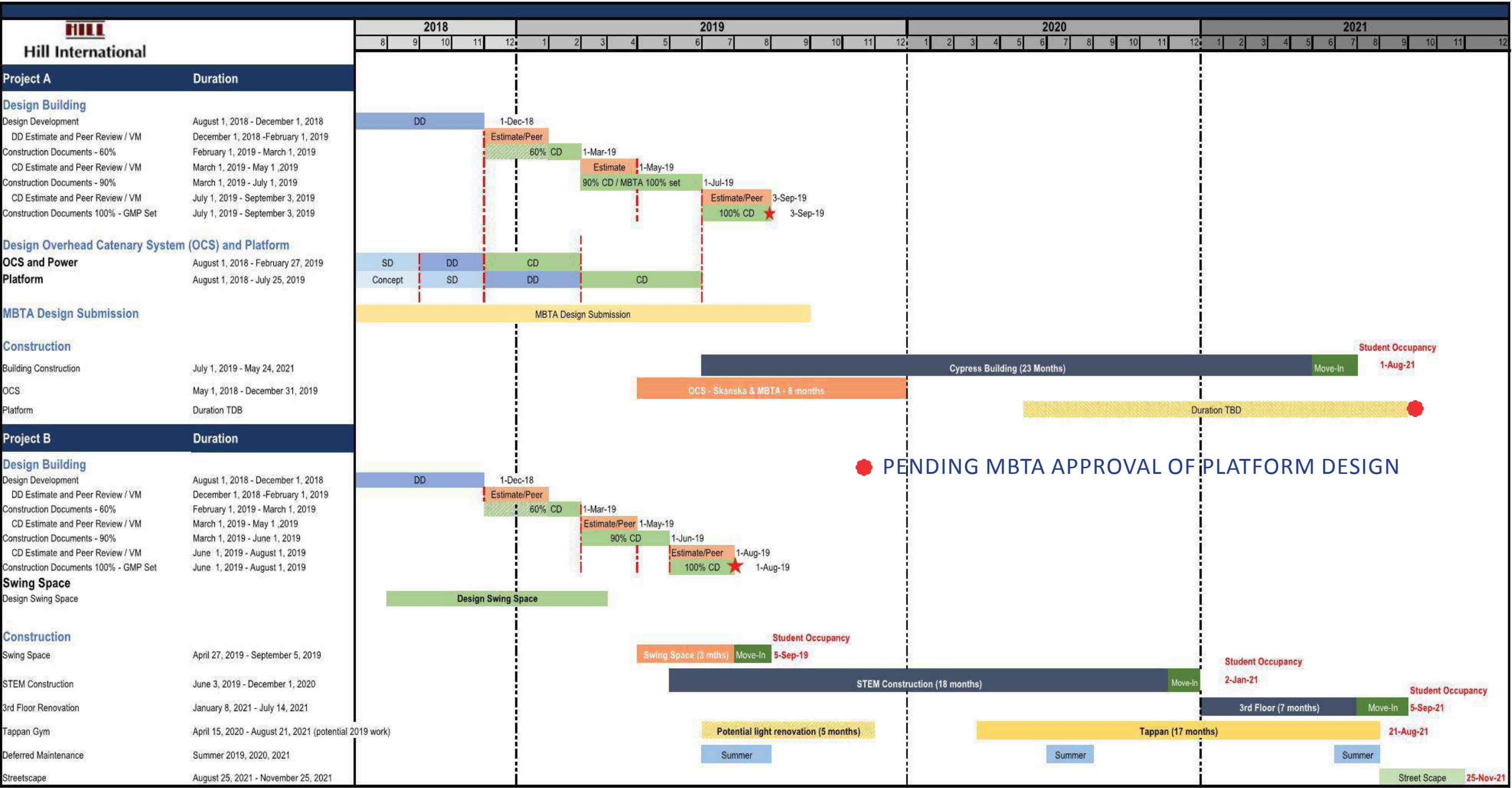
**Longfellow Bridge Rehabilitation**  
Cambridge-Boston, MA



# SCHEDULE UPDATE

September 26, 2018

## Brookline High School Expansion Project PRELIMINARY Summary Schedule





# SCHEDULE UPDATE: KEY MILESTONES

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- November 30, 2018 - Design Development Pricing Documents
- February 1, 2019 - Design Development Complete
- Summer 2019 - Demolition Begins (Cypress & STEM)
- Fall 2020 - STEM Completion
- Summer 2021 - Cypress, 3rd Floor, Tappan Completion, MBTA Platform\*
- Fall 2021 - Tappan Streetscape Improvements

*\* Platform construction duration is TBD*



## DESIGN UPDATE





# WHAT IS DESIGN DEVELOPMENT?

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**PRIMARY GOAL: Detailed Design, Ensure Design & Budget are Reconciled**

## DESIGN DEVELOPMENT DESIGN STEPS

### 1. Detailed Input from User Groups and Town

- Verify space function and needs
- Schedule input

### 2. Develop Design

- Exterior / Interior architectural development
- Define Basis of design materials and systems
- Develop detailed plan organization and structural & mechanical design

### 3. Cost Management

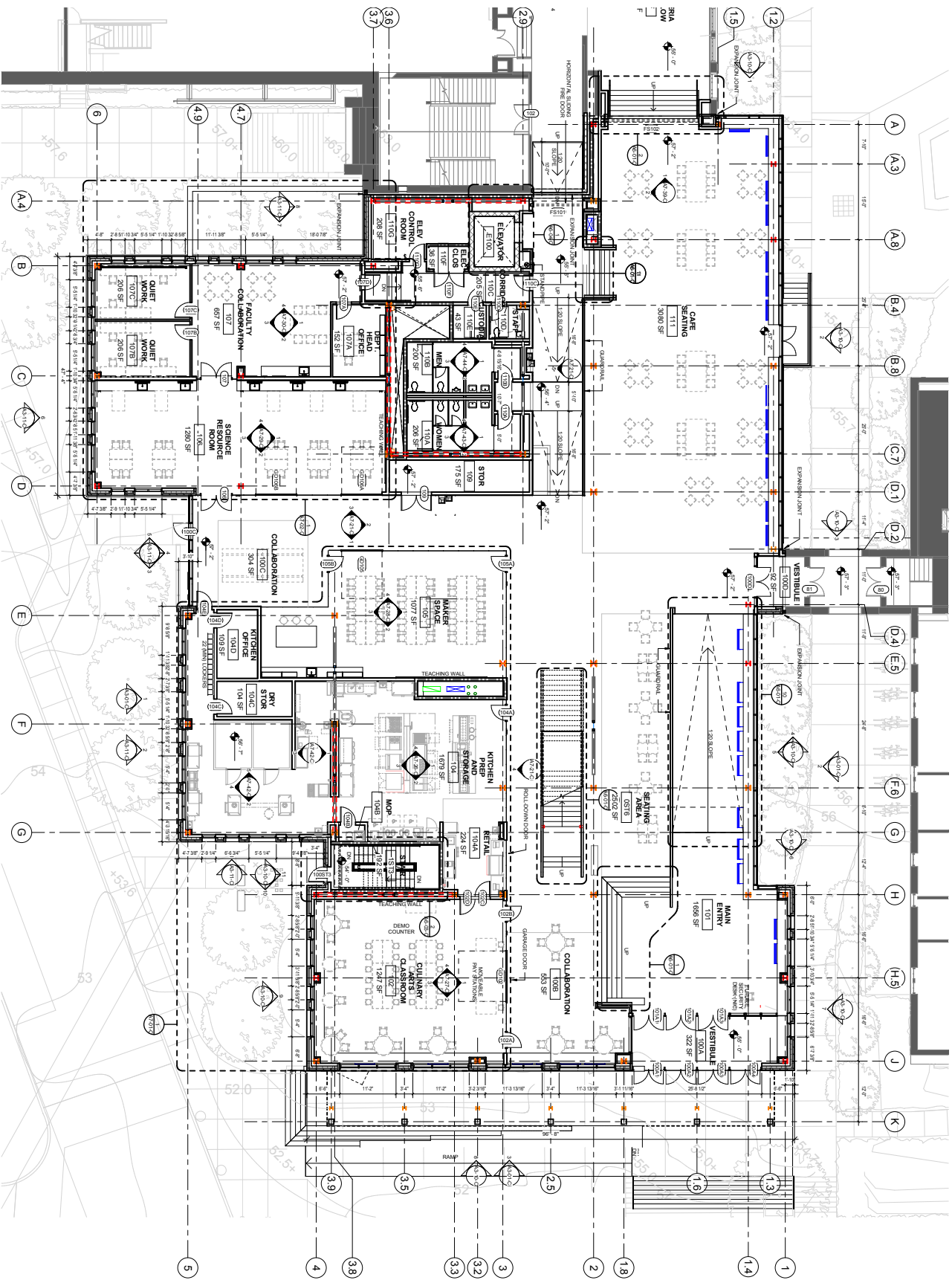
- Document entire project scope for DD pricing
- Provide pricing with enough time to make changes if needed

### 4. Resolution of Technical Issues

- Ensure technical issues are studied, resolved, and costs incorporated



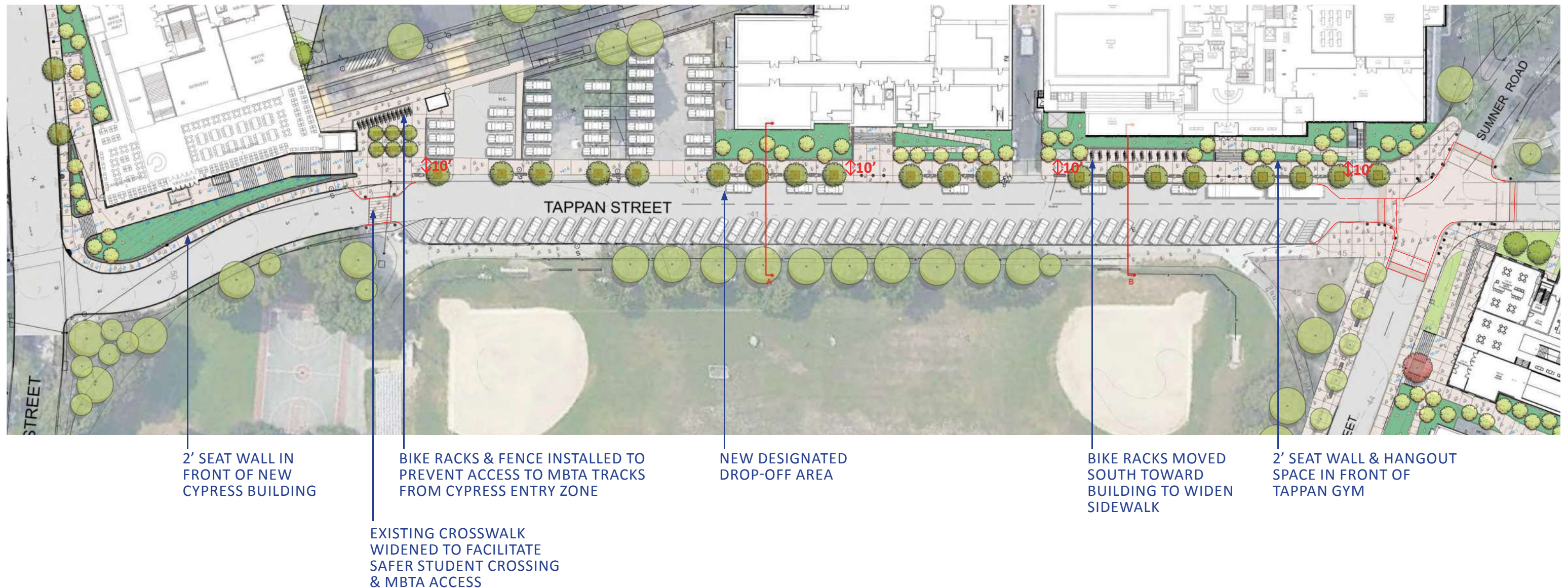
# WHAT IS DESIGN DEVELOPMENT?





# CREATE A UNIFIED CAMPUS: A TRANSFORMED TAPPAN STREETScape

- The sidewalk has been increased from 6' to 10' wide continuously, with an additional 5' of planting and seating zone
- New trees along Tappan Street create continuity with Greenough facades
- Benches along Greenough Street popular with students; concept brought to Tappan Street





# CYPRESS FLOOR PLANS





# CYPRESS FLOOR PLANS



2ND FLOOR



3RD FLOOR



4TH FLOOR

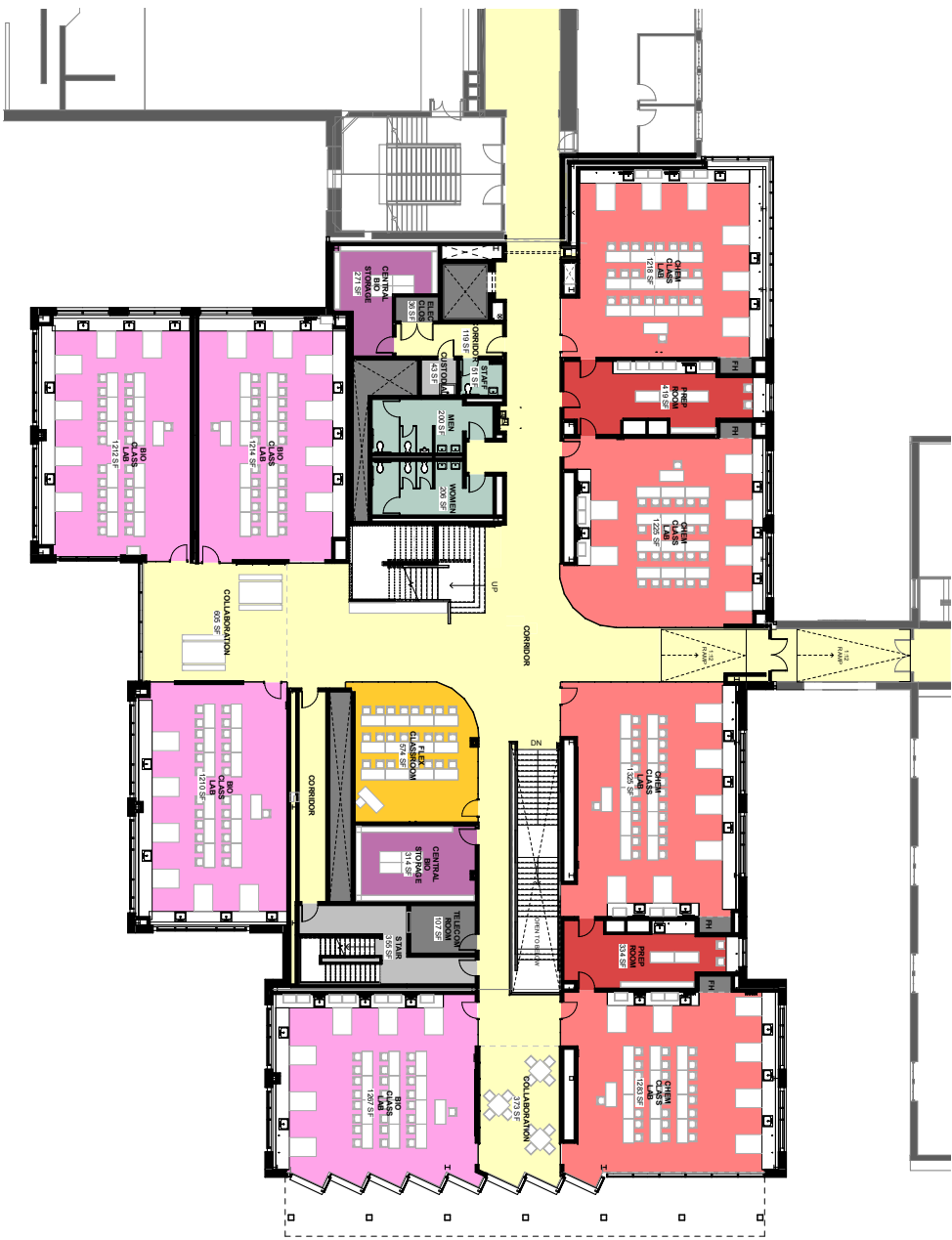




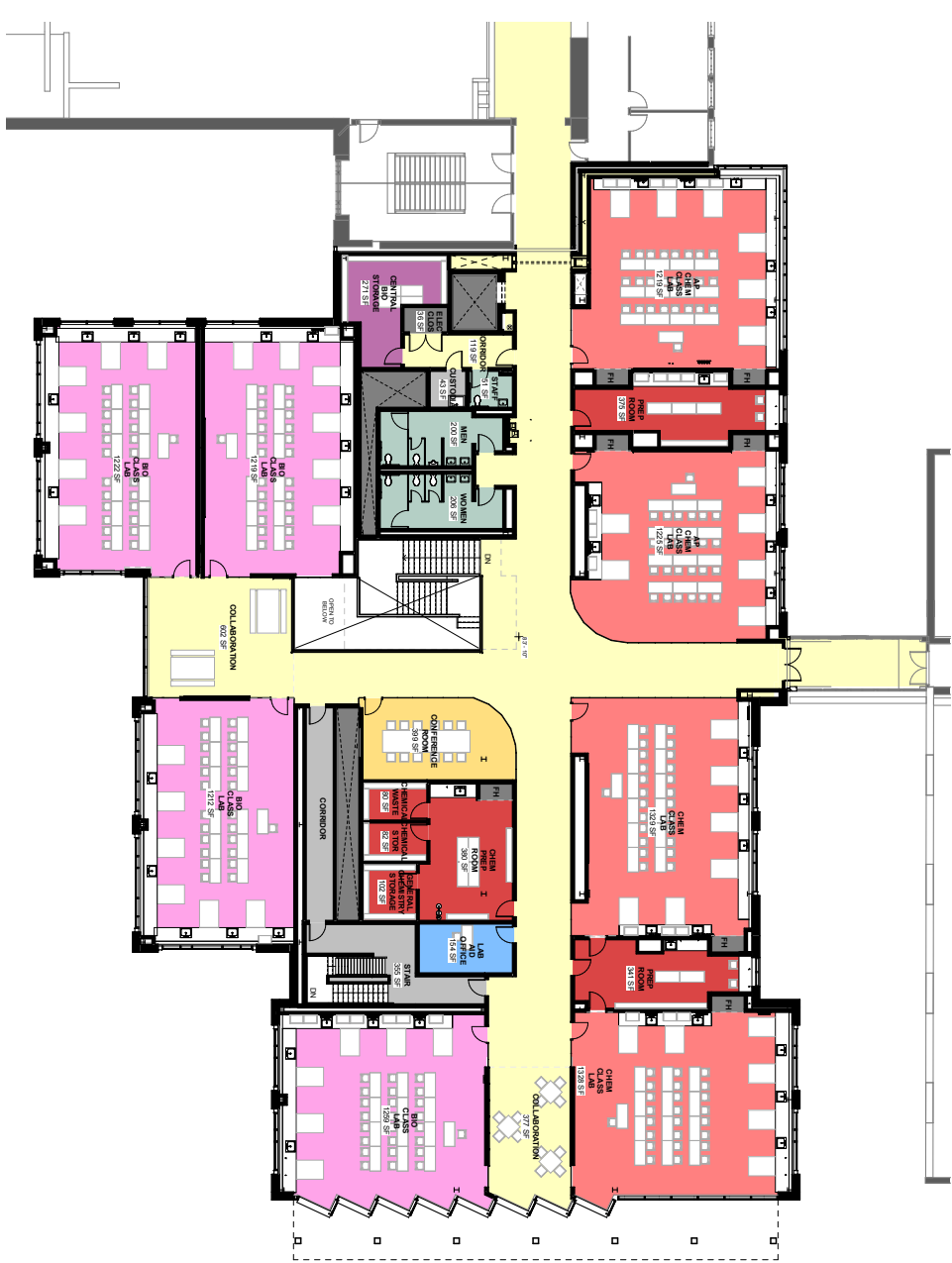
# STEM WING FLOOR PLANS



1ST FLOOR



2ND FLOOR



3RD FLOOR



# EXTERIOR MATERIALS

## STEM WING ADDITION



- BRICK SELECTION
- LIMESTONE CORNICE
- STONE BASE

## 111 CYPRESS STREET



- BRICK SELECTION
- PANELS ADJACENT TO PUNCHED WINDOWS
- STONE



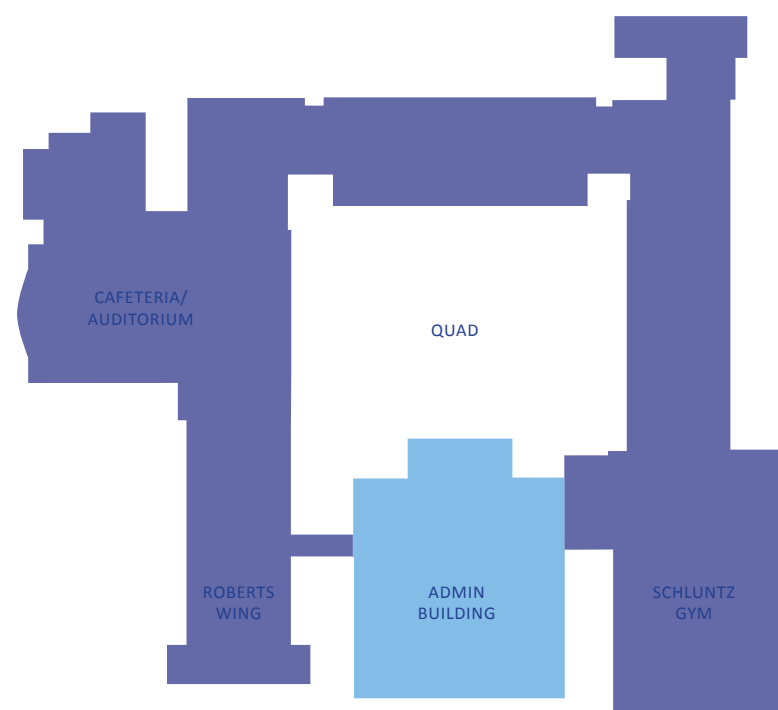
# STEM WING: GOALS OF MATERIALS SELECTION

## CONCEPTS: 01. FIND A MATCHING BRICK

- MATCH THE CAFETERIA/AUDITORIUM SIDE, GIVEN THAT MOST OF THE NEW STEM WING FACADES WILL BE ON THE SAME SIDE

## 02. USE A LIMESTONE CORNICE

## 03. USE A GRANITE BASE IN SELECT AREAS

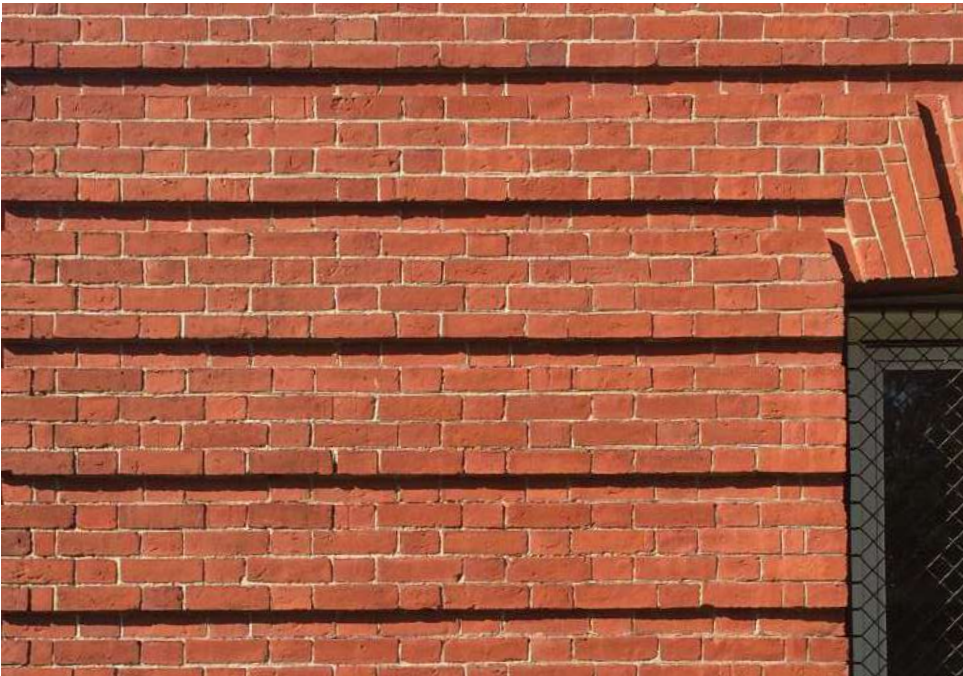




# CAMPUS MATERIALS - BRICK

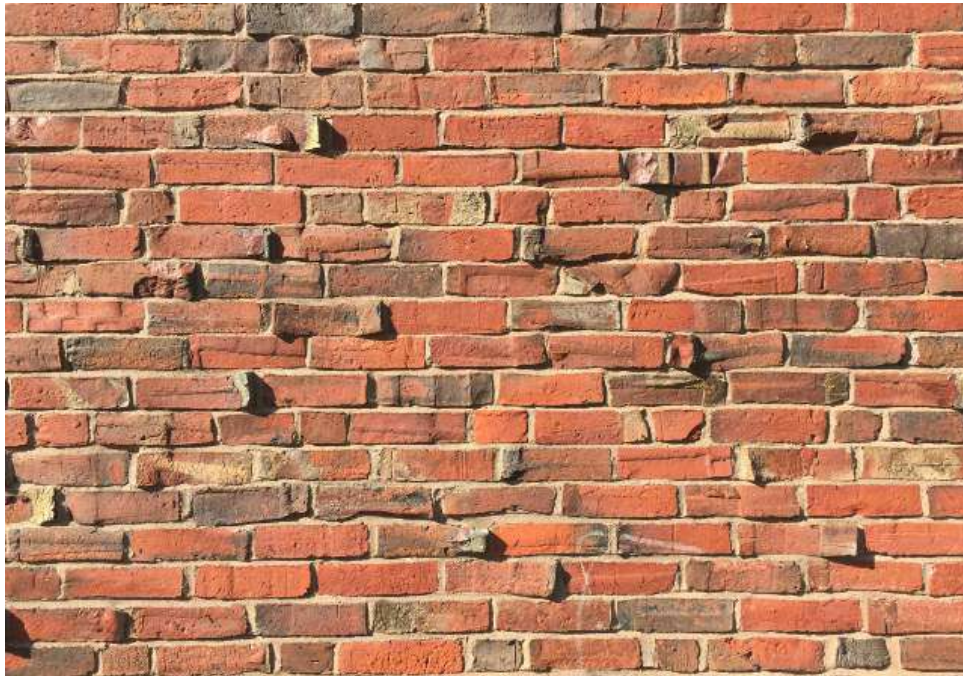
## UNIFIED ARTS BUILDING

FLEMISH BOND



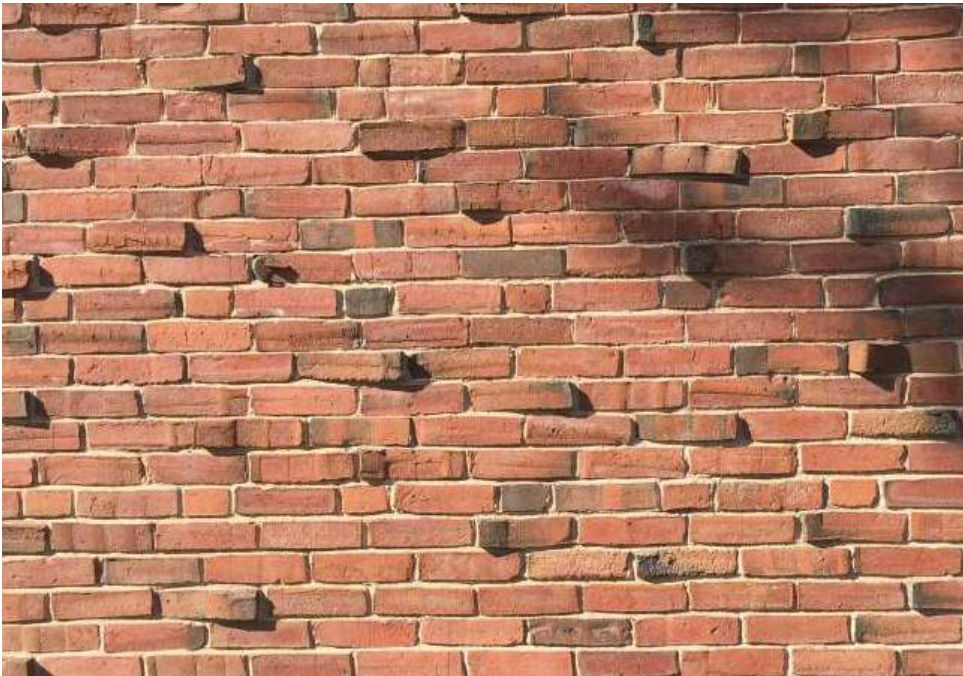
## KIRRANE POOL

COMMON BOND / FLEMISH BOND



## TAPPAN GYM

COMMON BOND / FLEMISH BOND

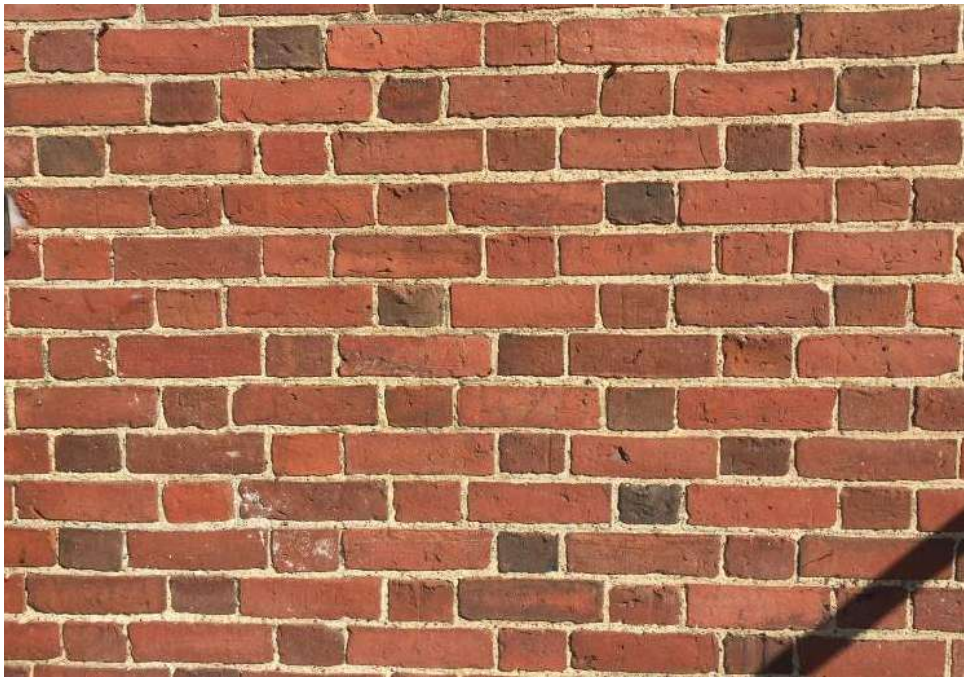




# CAMPUS MATERIALS - BRICK

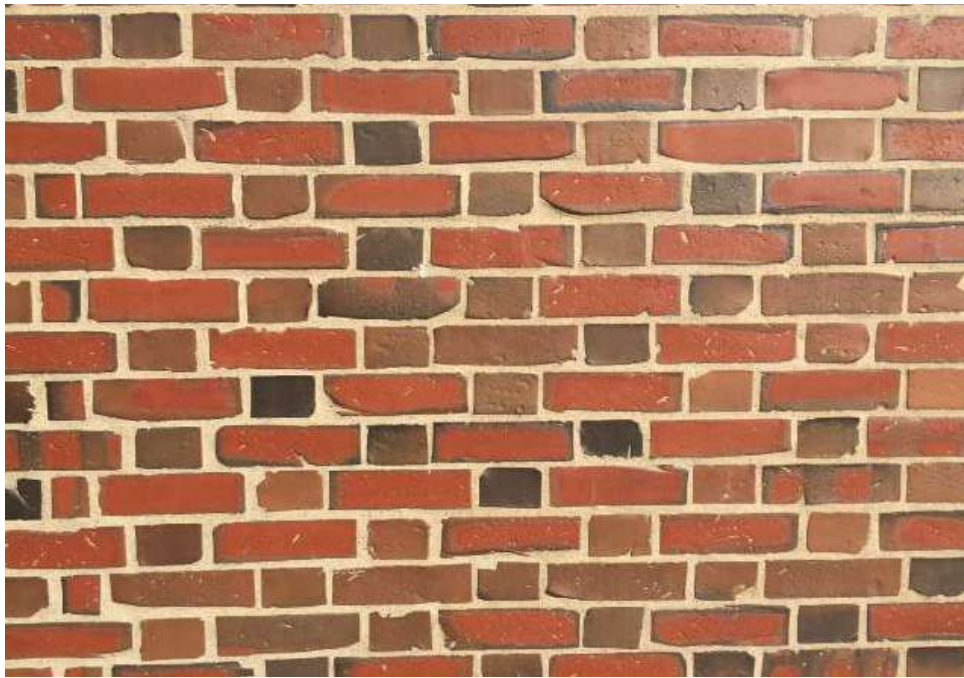
## MAIN BUILDING - CAFE / AUDITORIUM

FLEMISH BOND



## MAIN BUILDING - 1996 ADDITION

FLEMISH BOND

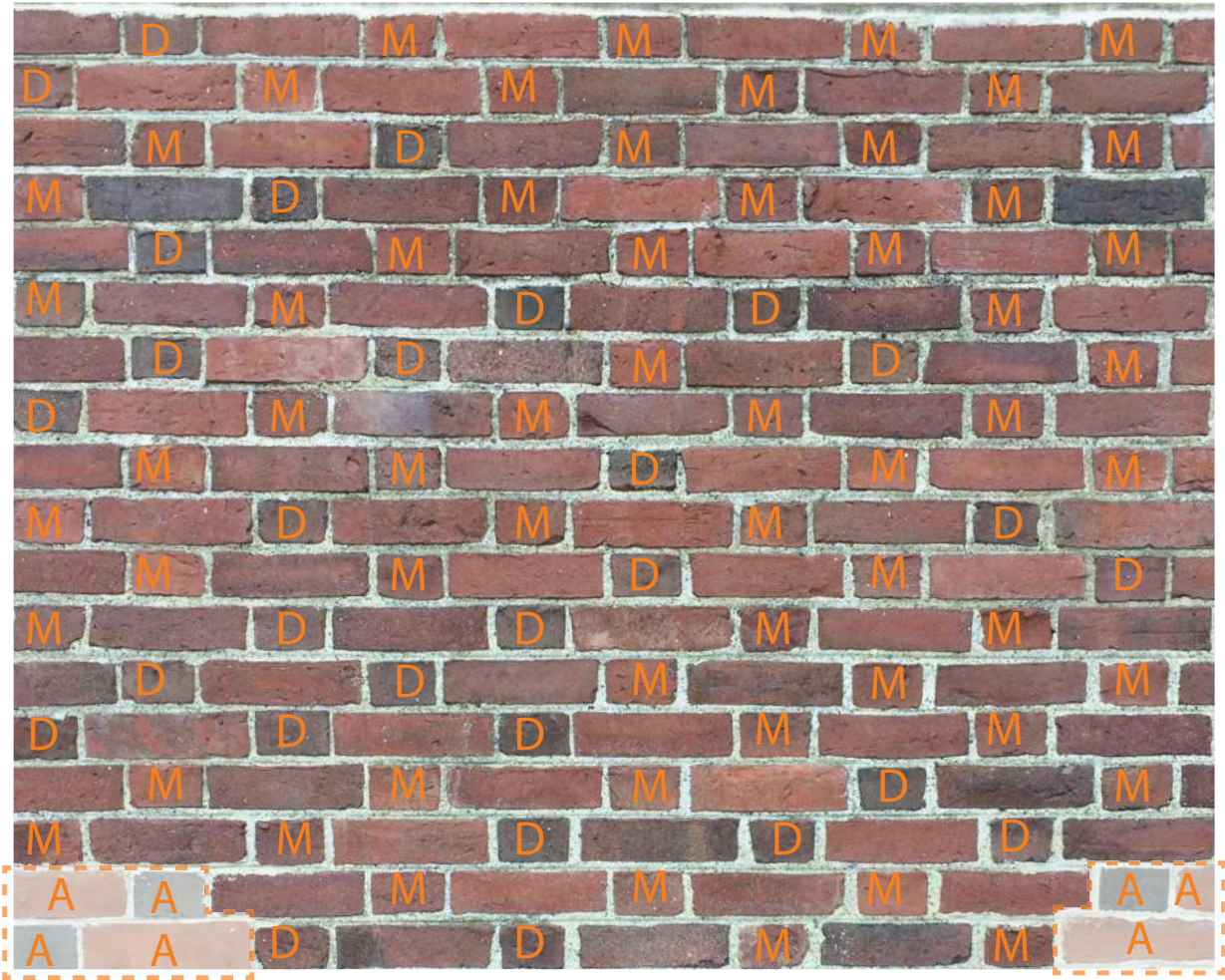
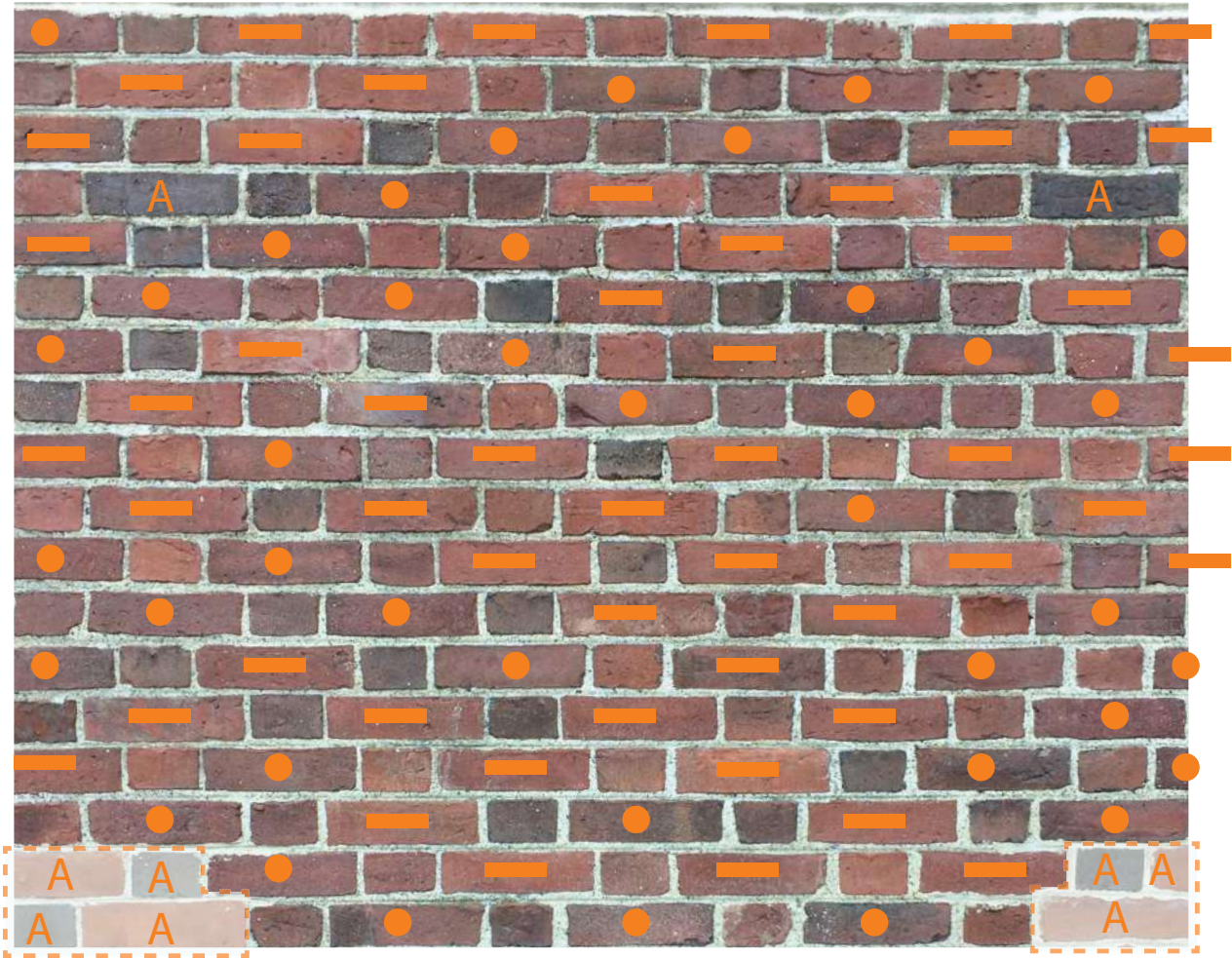




# CAMPUS MATERIALS - EXISTING BRICK ANALYSIS

EXISTING MAIN BUILDING  
AUDITORIUM ELEVATION  
STRETCHER BRICK ANALYSIS

EXISTING MAIN BUILDING  
AUDITORIUM ELEVATION  
HEADER BRICK ANALYSIS



- [44%] DEEP RED STRETCHER
- [56%] RED STRETCHER
- A

ANOMALY [NOT COUNTED]
- D

[33%] DARK HEADER
- M

[67%] MEDIUM HEADER

- [44%] DEEP RED STRETCHER
- [56%] RED STRETCHER
- A

ANOMALY [NOT COUNTED]
- D

[33%] DARK HEADER
- M

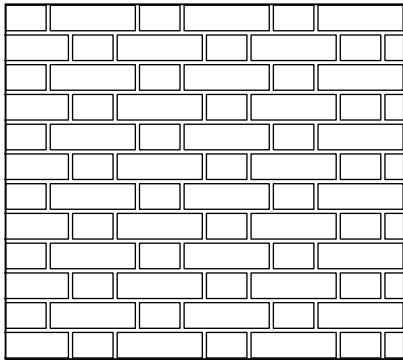
[67%] MEDIUM HEADER



# CAMPUS MATERIALS - BRICK MOCK-UP REVIEW

STEM

MOCK-UP PANEL #1  
STEM WING BRICK MATCH:  
AUDITORIUM

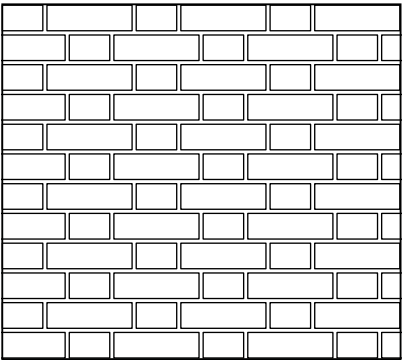


2'-8"

3'-0"

8" Modular Bricks  
65% Stiles + Hart Light Full Range Waterstruck  
35% Stiles + Hart Full Range Waterstruck  
  
4" Head Bricks  
33% Stiles + Hart Charcoal  
33% Stiles + Hart Light Full Range Waterstruck  
33% Stiles + Hart Full Range Waterstruck

MOCK-UP PANEL #2  
STEM WING BRICK MATCH:  
AUDITORIUM

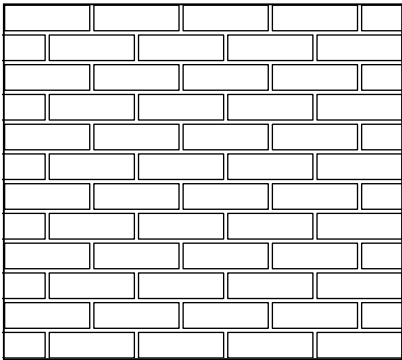


2'-8"

3'-0"

8" Modular Bricks  
65% Stiles + Hart Light Full Range Waterstruck  
35% Stiles + Hart Full Range Waterstruck  
  
4" Head Bricks  
25% Morin Brick Light Flashed  
25% Morin Ultra Flashed  
25% Morin College Blend  
25% Blackstone

MOCK-UP PANEL #3  
STEM WING BRICK  
RUNNING BOND



2'-8"

3'-0"

MFR: STILES+HART  
60% Stiles + Hart Light Full Range Waterstruck  
30% Stiles + Hart Full Range Waterstruck  
10% Stiles + Hart Charcoal  
RUNNING BOND  
  
MORTAR: SGS 10H LIGHT BUFF



FULL-SCALE MOCKUP REVIEW  
[HBS KLARMAN HALL]





# STEM WING EXTERIOR MATERIALS



MAIN BUILDING - ROBERTS WING



MAIN BUILDING - ADMIN BUILDING



MAIN BUILDING - SCHLUNTZ GYM





## 111 CYPRESS STREET



- BRICK SELECTION
- PANELS ADJACENT TO PUNCHED WINDOWS
- STONE

# CYPRESS: GOALS OF MATERIALS SELECTION

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## CONCEPTS: 01. BRICK SELECTION

- USE A LIGHT, WARM BLEND GIVEN THE SCALE OF THE BUILDING

## 02. PANELS ADJACENT TO PUNCHED WINDOWS

- PROVIDE WARMTH AND SENSE OF HUMAN SCALE

## 03. PUNCHED WINDOWS

- CREATE DEPTH AND SHADOW - SENSE OF DETAIL

## 04. STONE

- LARGER EXPANSE (VS BASE TRIM @ MAIN BLDG). THUS, MORE VARIEGATED TO CREATE WARMTH AND NATURAL FEELING





# EXTERIOR MATERIALS - BRICK



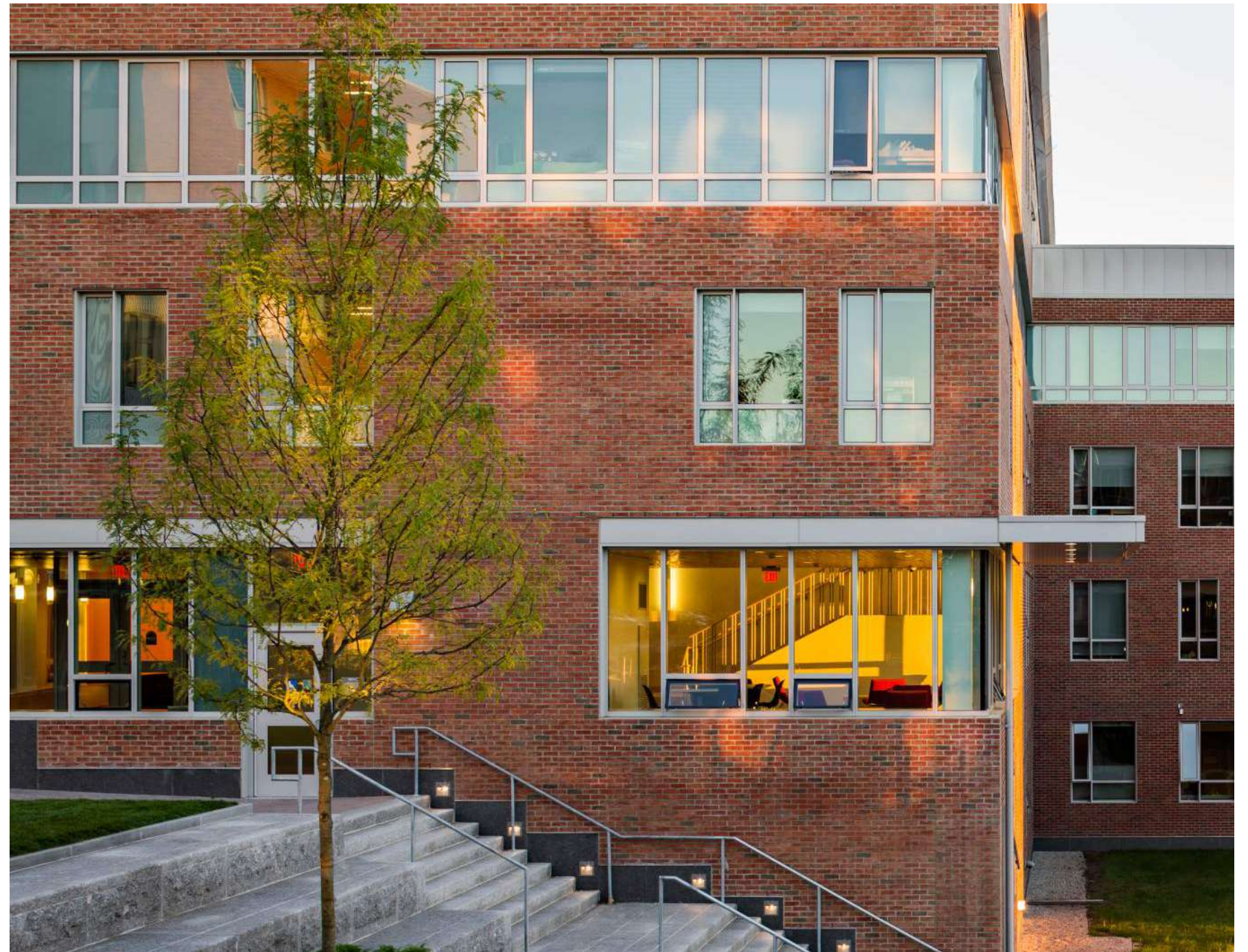
TANGLEWOOD MUSIC CENTER  
SEIJI OZAWA HALL





# EXTERIOR MATERIALS - BRICK

UMASS AMHERST  
COMMONWEALTH HONORS COLLEGE





# EXTERIOR MATERIALS - BRICK

MIT ASHDOWN HOUSE  
RESIDENCE HALL





# MATERIALS - WOOD AND GLASS

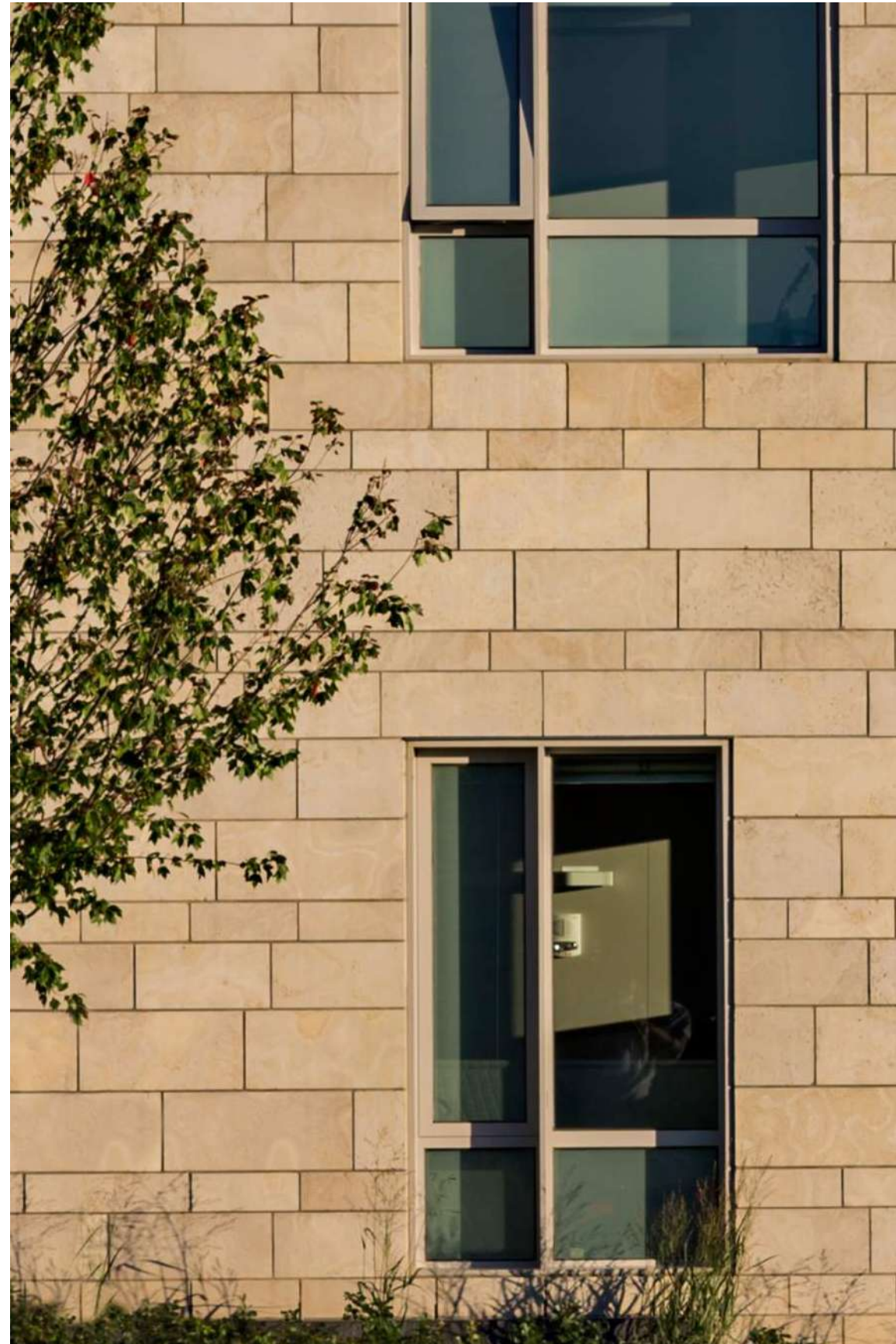


HARVARD BUSINESS SCHOOL  
TATA HALL





# EXTERIOR MATERIALS - ANAMOSA STONE

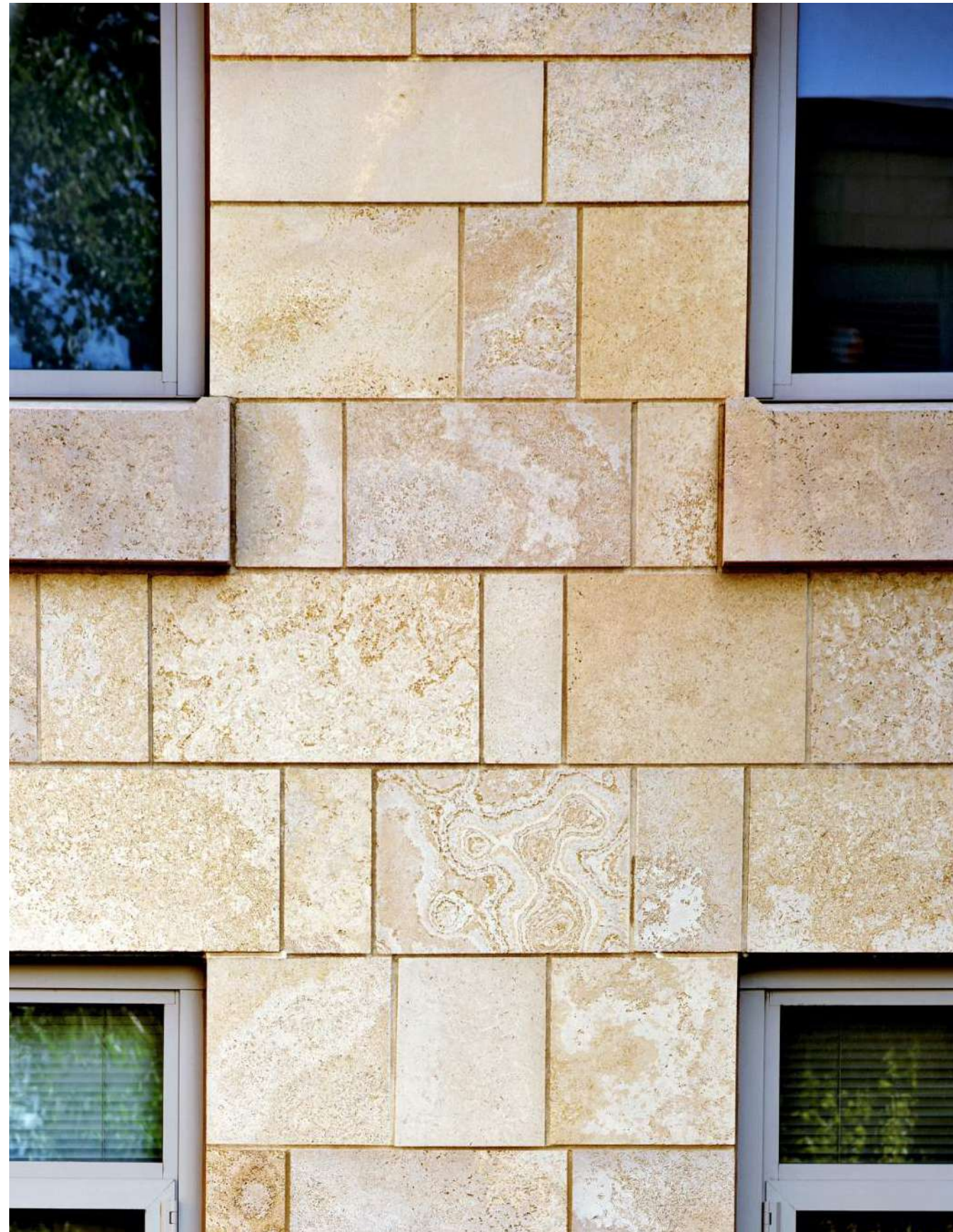


UNIVERSITY OF MASS. AMHERST  
RESIDENCE HALLS





# EXTERIOR MATERIALS - ANAMOSA STONE

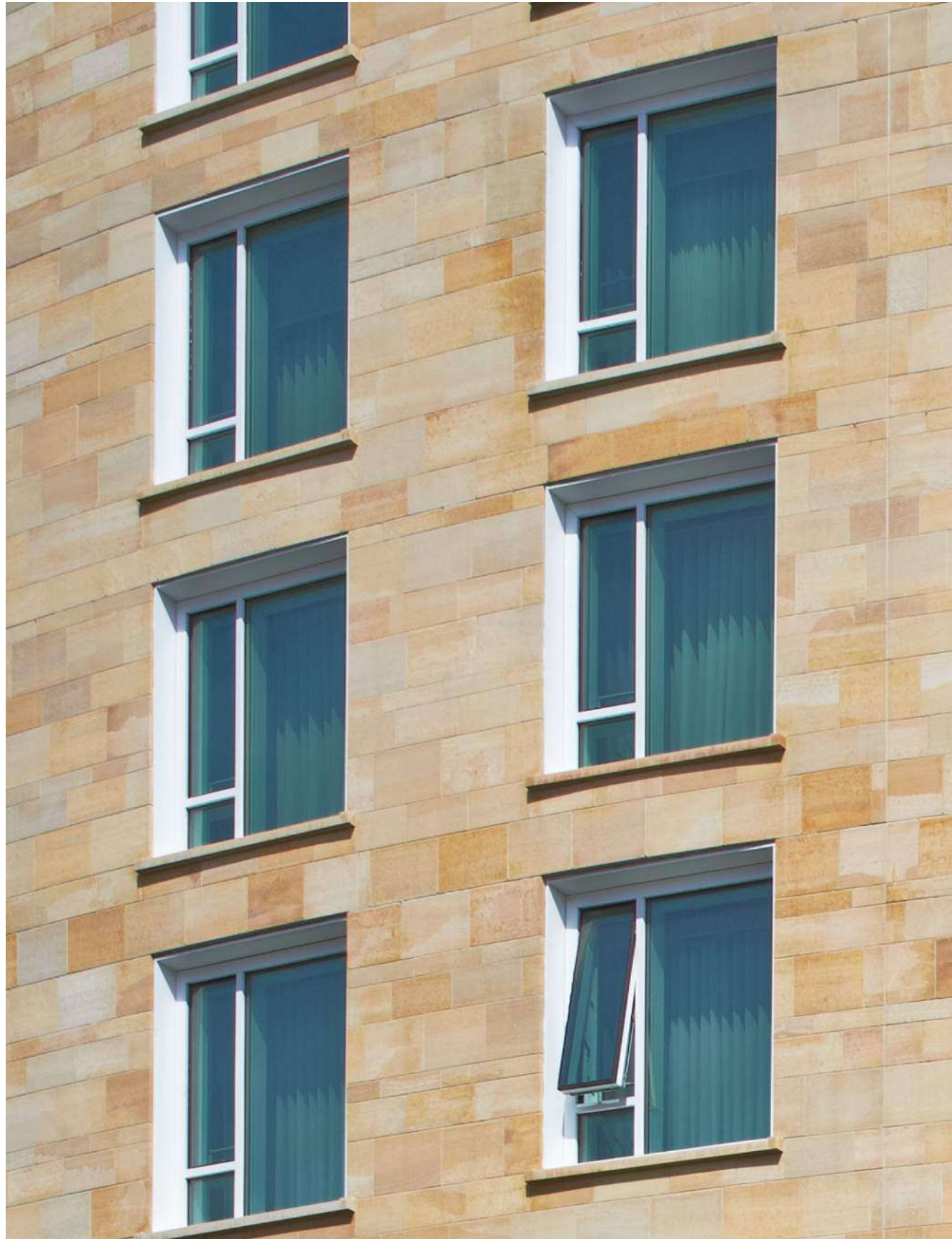


GRINNELL COLLEGE  
RESIDENCE HALLS





# EXTERIOR MATERIALS - VETTER STONE



HARVARD  
BUSINESS SCHOOL  
TATA HALL



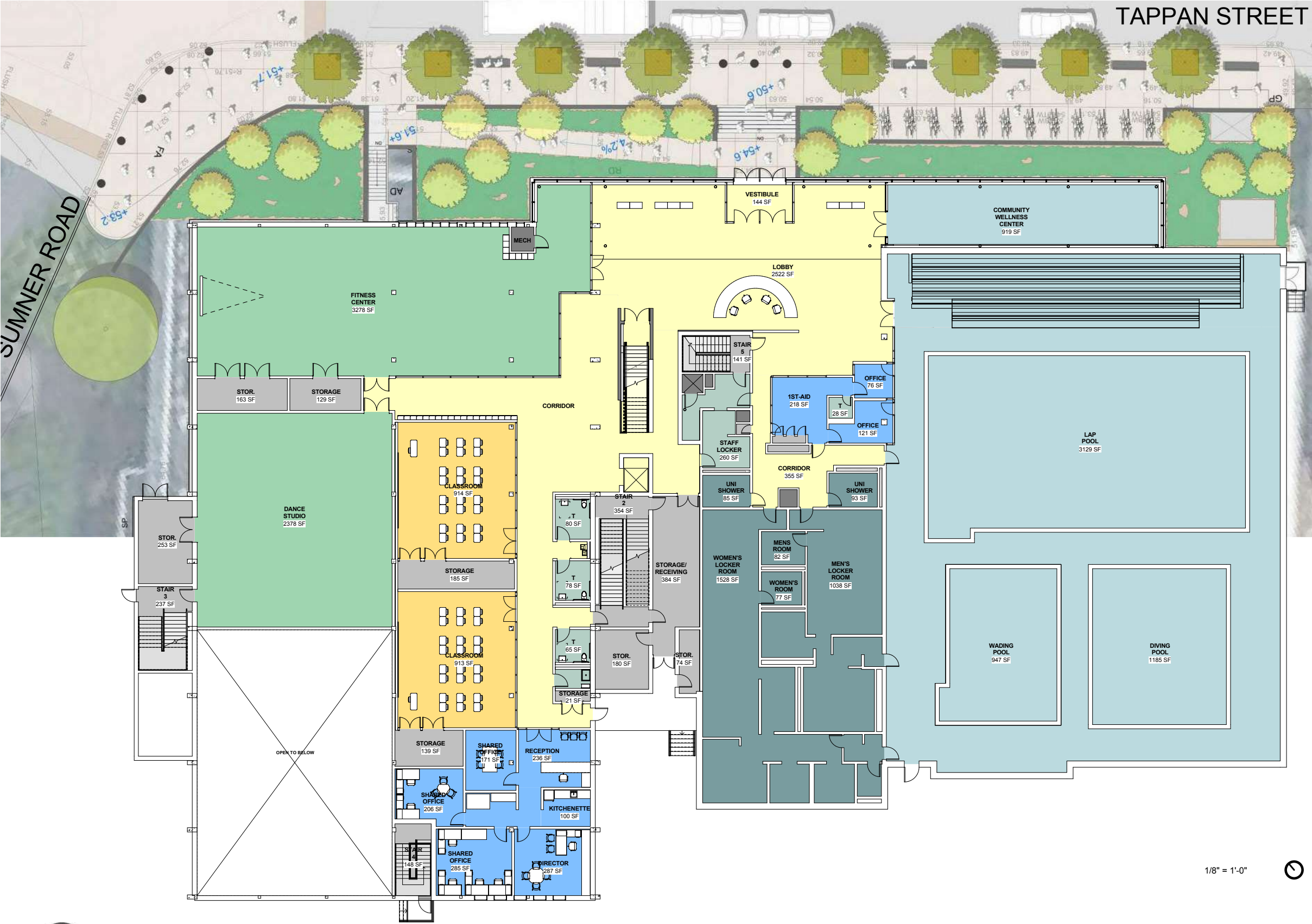


# TAPPAN NORTH ELEVATION





# TAPPAN FIRST FLOOR PLAN

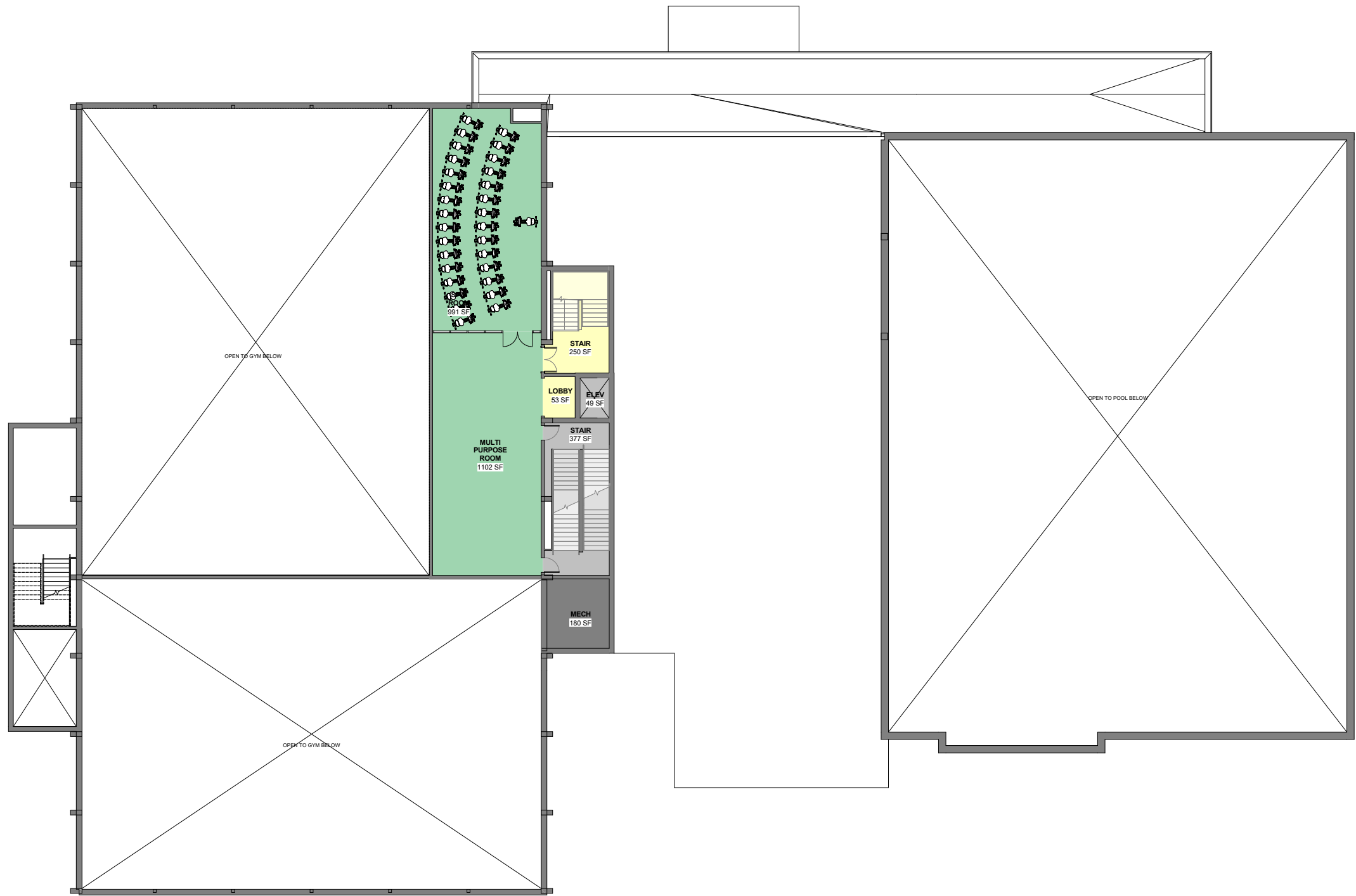


1/8" = 1'-0"





# TAPPAN MEZZANINE PLAN



1/8" = 1'-0" 





# TAPPAN LOWER LEVEL PLAN



1/8" = 1'-0" 





## Completed

1. 30% building submission, including responses to MBTA comments.
2. Property survey
3. Design submission presentation (September 24, 2018)
4. Platform location options presentation (September 24, 2018)

## Next Steps

1. Follow up to platform location options with hybrid to MBTA; set up next presentation.
2. Develop license agreement for borings on MBTA land.
3. Work on details of Easement Agreement; goal for execution by end of February 2019.
4. Force account scope descriptions.
5. On-going bi-weekly calls.



# UPCOMING MEETINGS & NEXT STEPS

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- Inspectional Services Meeting: September 28, 2018
- AV/IT Meeting: September 28, 2018
- Geotechnical borings on MBTA owned Cypress property: October 2018
- Next full BHS Expansion Advisory Building Committee meeting: November, 2018
- Design Development Pricing Set Submission: November 30, 2018





END

