

Brookline High School - Feasibility Study - Proposed Space Summary

DRAFT PRELIMINARY

SUMMARY

15 FEB 2017 Issue

LEGEND

- Existing
- New
- Deficient Existing Program Space, see notes
- MSBA Guidelines

ENROLLMENT ACCOMMODATION

MASSACHUSETTS HS STANDARDS

BHS EDUCATION PLAN

HMFH Architects

BROOKLINE HIGH SCHOOL		BHS CAMPUS Existing Conditions Inventory			ENROLLMENT ACCOMMODATION			MASSACHUSETTS HS STANDARDS			BHS EDUCATION PLAN			MSBA Guidelines for 2700 Enrollment			Comments / Notes
group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	
CORE ACADEMIC - CLASSROOMS																	
	Classrooms / Tutorials/ Study Hall		57	49,590		92	70,290		95	78,370		98	82,720		92	78,200	MSBA Classrooms Only
CORE ACADEMIC - SCIENCE CLASS-LABS																	
	Science / Laboratories - Class-Labs		23	22,290		24	32,960		24	35,000		24	35,240		24	39,560	MSBA Science/ Prep/ Chem. Storage
COMMON SHARED Collaborative Learning																	
	Small Group Seminar/ Maker Space/ Project Areas			5,490			5,490			20,290			41,240			3,000	MSBA Small Group Seminar only; other Common Shared spaces MSBA recommends but not included
CORE ACADEMIC - TEACHER PLANNING																	
	Teacher - Departments/Teams			7,080			9,200			9,200			9,200			9,200	Confirm Teacher/Staff projections and Departments/Teams based on 2700 enrollment
SPECIAL EDUCATION																	
	Special Ed/ Tutorial/ Learning Centers/ OT PT			16,010			15,110			17,780			20,280			26,180	Self-Contained CRs in MSBA model; Winthrop House not included in Net and GSF
ART & MUSIC / DANCE																	
	Visual Arts & Perform Music / Dance			17,720			20,570			22,650			27,410			11,425	MSBA includes Visual Arts and Music Only, Dance is not included
CAREER ED. / VOCATION & TECHNOLOGY																	
	UAB & BHS			18,430			18,680			19,220			20,000			28,800	
HEALTH/FITNESS & PHYSICAL EDUCATION / REC. *																	
	BHS & TAPPAN GYM (Pool not included)			82,840			71,950			76,890			77,990			31,320	* Existing includes Schluntz & Tappan Gym, only; Shared with Recreation (Pool not included)
AUDITORIUM / DRAMA PERFORMANCE																	
	Auditorium/ Black & White Box/ Drama			16,450			16,190			17,470			27,610			10,400	MSBA includes Auditorium, Stage and support space Only
DINING & FOOD SERVICE																	
	Cafeteria/ Kitchen/ Staff Lounge			17,160			19,850			19,850			19,850			19,850	
LIBRARY / MEDIA CENTER																	
	Library / Media Center / Learning Commons			9,070			16,800			16,800			16,800			16,775	
MEDICAL																	
	Nurses Offices			1,130			1,590			1,620			2,070			2,010	
ADMINISTRATION																	
	Need Staff Projections			7,180			6,830			8,240			8,440			4,720	MSBA total combines Administration & Guidance = 8,658 and
ADMIN. GUIDANCE																	
	Need Staff Projections			3,990			4,310			5,050			5,050			3,938	Staff projections for Enrollment increase to be verified
OTHER																	
				4,950			5,150			4,750			4,790			0	BSSCC Staff Daycare not included in Net & GSF total, see SD:10
CUSTODIAL & MAINTENANCE																	
				12,550			12,550			12,550			12,550			3,650	
PROJECT SUB-TOTAL NET SF																	
	Total BHS CAMPUS Net = NSF		NSF	291,930		<i>Expansion Adds</i> 35,590	NSF 327,520		<i>Expansion Adds</i> 73,800	NSF 365,730		<i>Expansion Adds</i> 119,310	NSF 411,240	NSF		289,028	Net Square Footage is usable (Net) Floor Area
	Total Building Gross Floor Area (GSF)		GSF	472,400		68,480	GSF 540,880		131,580	GSF 603,980		206,800	GSF 679,200			433,542	The KIRRANE Pool is not included in the net NSF
	includes BHS@1.66+ UAB@1.8+ GYM@1.3																Building Gross Square Footage (GSF)
	Grossing factor (GSF/NSF)		varies	average			average	1.65		average	1.65		average	1.65		1.50	The KIRRANE Pool is not included in the GSF current MSBA guidelines max 1.5

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	Deficient Existing Program Space, see notes
	MSBA Guidelines

BROOKLINE HIGH SCHOOL				ENROLLMENT ACCOMMODATION			MASSACHUSETTS HS STANDARDS			BHS EDUCATION PLAN			MSBA Guidelines for 2700 Enrollment			Comments / Notes			
BHS CAMPUS Existing Conditions Inventory																			
group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals			
CORE ACADEMIC CLASSROOMS						49,590			70,290			82,720			78,200	CORE ACADEMIC SPACES			
<i>(List classrooms of different sizes separately)</i>																			
A.10 Main Building - 115 Greenough							total	92		total	95		total	98		850	92	78,200	total Classrooms Includes Tutorial, Study Hall and ACE, SWS, ELL, classrooms
A.10 Classrooms					57	39,720	subtotal	79	59,520	subtotal	79	64,500	subtotal	79	64,740				SMMA Existing (53) classrooms; Expansion Utilization total =79
A.11 Classroom - Over 1000 (Rm.385)				1,010	1	1,010	1,010	1	1,010	1,010	1	1,010	1,010	1	1,010				English CRs =14; Expand.Utiliz.@18.99= 19
(A.10) Classroom - 900-999 (Rms.383, 386)				Varies	2	1,900	Varies	2	1,900	950	2	1,900	950	2	1,900				Soc.S CRs =11; Expand.Utiliz. @18.40 =19
A.12 Classroom - 800-899 (Rm.346) SWS.10				830	1	830	830	1	830	830	1	830	830	1	830				Math CRs =13; Expand.Utiliz. @20.84 =21
A.13 Classroom - 700-799 (also see SWS.11)				Varies	33	22,960	Varies	33	22,960	Varies	33	22,960	Varies	33	22,960				World Lang.CRs =11; Expand.Utiliz. @19.16 =20
A.14 Classroom - 600-699 (also see SWS.12)				Varies	17	11,360	Varies	17	11,360	under sized Classrooms; Renovate as full size Classroom A.10 with adjacent Small Group Break-out Rms see CS.50; OR as Teacher Planning see T.10; Options pending planning			under sized Classrooms; Renovate as full size Classroom A.10 with adjacent Small Group Break-out Rms see CS.50; OR as Teacher Planning see T.10; Options pending planning						Rms. 140, 131, 133, 144, 266, 258, 262, 260, 261, 265, 395, 343, 341, 344, 392, 386, 309
A.15 Classroom - 500-599 (Rms. 384, 387)				Varies	2	1,170	Varies	2	1,170										13,020
A.16 Classroom - 400-499 (Rm.342)				490	1	490	Varies	1	490										SMMA lists BRYT
A.18 Classrooms RENO Science ClassLabs 900 - 999 see S.43							Varies	6	5,640	Varies	6	5,640	Varies	6	5,640				(Renovate Rms. 350, 357, 360, 362, 371, 375)
A.19 Classrooms RENO Science ClassLabs 800 - 899 see S.44							Varies	6	5,160	Varies	6	5,160							(Renovate Rms. 345, 354, 359, 378, 379, 380)
A.17 NEW Expansion Classrooms - 900							900	10	9,000	900	26	23,400	900	28	25,200				CRs per Grade/Department/Sections vs. Collaboration/Creativity/Interdisciplin
A.20 NEW Flexible Classroom w/dividing wall										900	4	3,600	900	8	7,200				2 paired Classrooms with dividing partition - expandable to one
A.30 Tutorial Classrooms				subtotal	3	1,850	subtotal	3	1,850	subtotal	4	2,550	subtotal	4	2,550				Tutorial CR=3; Expand.Utiliz.@3.866=4
A.31 Tutorial (Rm.201)				700	1	700	700	1	700	700	1	700	700	1	700				
A.32 Tutorial (Rm.267)				470	1	470	470	1	470	470	1	470	470	1	470				
A33 Tutorial (Rm.283)				680	1	680	680	1	680	680	1	680	680	1	680				
NEW Tutorial										700	1	700	700	1	700				
A.40 NEW Multi-Use Large Group Rm w/storage										1,200	2	2,400	1,200	2	2,400				* Per Ed Plan DRAFT pg.56 w/flexible furniture needs storage; lectures. Also see CS.50
A.50 Study Hall Classroom				600	1	600	600	1	600	600	1	600	900	1	900				also see Maker Spaces CS.20 SMMA Study-Hall CR=1; Exp.Utiliz.@=1 (was@IT Rms.122=345 +122A=270)
							CORE continues next page			CORE continues next page			CORE continues next page						

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ACE - Alternative Choices in Education				3,640			4,540			4,540			5,140			0	ACE				
(Confirm Share with SWS, program group)																					
Main Building - 115 Greenough					3		subtotal	4		subtotal	4										
ACE.10	ACE Math (Rm.255)	750	1	750	750	1	750	750	1	750	900	4	3,600								
	ACE History / Social Studies (Rm.253)	660	1	660	660	1	660	660	1	660											
	ACE English (Rm.250)	690	1	690	690	1	690	690	1	690											
ACE.10	Expansion ACE Classroom - 750				900	1	900	900	1	900											
ACE.40	ACE Science (Rm.254)	730	1	730	730	1	730	730	1	730	730	1	730								
ACE.60	ACE General Office / Reception	430	1	430	430	1	430	430	1	430	430	1	430								
ACE.61	ACE Coordinator Office	160	1	160	160	1	160	160	1	160	160	1	160								
ACE.62	ACE Guidance	220	1	220	220	1	220	220	1	220	220	1	220								
SWS - SCHOOL WITHIN a SCHOOL				2,790			2,790			2,790			5,490			0	SWS				
Main Building - 115 Greenough					3		SWS-1	3		SWS-1	3		SWS-1	3							
SWS.10	SWS-1 Classroom - 800-900 (Rm.403)	840	1	840	840	1	840	840	1	840	840	1	840								
SWS.11	SWS-1 Classroom - 700-800 (Rm.404)	740	1	740	740	1	740	740	1	740	740	1	740								
SWS.12	SWS-1 Classroom - 600-700 (Rm 406)	660	1	660	660	1	660	660	1	660											
SWS.10	SWS-2 Program Classroom - 900										900	3	2,700								
SWS.40	SWS Science (included in A.40 Science)				see A.40			see A.40			see A.40										
SWS.60	SWS Office (Rm.400A)	100	1	100	100	1	100	100	1	100	100	1	100								
SWS.61	SWS Secretary Office (Rm.400)	130	1	130	130	1	130	130	1	130	130	1	130								
SWS.62	SWS Conference/ Lounge (Rm.400B)	320	1	320	320	1	320	320	1	320	320	1	320								
ELL				990			990			990			1,500			0	ELL				
Main Building - 115 Greenough					2		subtotal	2		subtotal	2										
ELL.10	ELL - SEI Classroom (Rm.244)	520	1	520	520	1	520	520	1	520	520	1	520	750	2	1,500					
	ELL - SEI Classroom (Rm.239)	470	1	470	470	1	470	470	1	470											

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CORE ACADEMIC / SCIENCE CLASS-LABS				22,290		32,960		35,000		35,240		39,560	CORE ACADEMIC SCIENCE				
Main Building - 115 Greenough																	
S.40	Science / Laboratories - Claslabs		23	20,110		24	29,140		24	30,000		24	30,000	1,440	24	34,560	Existing Science=23; Expand.Utiliz.@ 23.529=24
S.41	Science - 1200-1300 (Rm.366)	1,240	1	1,240	1,240	1	1,240										All existing Science Class-Labs are undersized per MSBA Standards
S.42	Science - 1000-1100 (Rms 351, 368, 370, 376)	Varies	4	4,200	Varies	4	4,200										Biology and Chemistry Utiliz. Indicate 8.31
S.43	Science - 900-999 (Rms. 350, 357, 360, 362, 371, 375)	Varies	6	5,640	Repurpose / Renovate as Classrooms see A.18			Repurpose / Renovate as Classrooms see A.18			Repurpose / Renovate as Classrooms see A.18						Repurpose / Renovate as Classrooms
S.44	Science - 800-899 (Rms. 345, 354, 359, 378, 379, 380)	Varies	6	5,160	Repurpose / Renovate as Classrooms see A.19			Repurpose / Renovate as Classrooms see A.19			Repurpose / Renovate as Classrooms see A.19						
S.45	Science - 800 (Rm. 373 no windows) @ Greenhouse Rm.373A repurpose)	800	1	800	1,200	1	1,200	Repurpose / Renovate			Repurpose / Renovate						Existing Not Used as Green House; Combine Repurpose / Renovate as Medium ClassLab
	Green House (Rm. 373A)	450	1	450	Repurpose / Renovate with Rm.373			Repurpose / Renovate with Rm.373			Repurpose / Renovate with Rm.373						
S.46	Science - 600-699 (Rms. 358, 361, 364, 352)	Varies	4	2,620	undersized			undersized			undersized						Renovate as Small Group Seminar spaces or Commons Project Areas, distribution tbd
S.50	NEW Science / Claslab				1,250	18	22,500	1,250	24	30,000	1,250	24	30,000				
S.60	Science Prep Room				subtotal			200	24	4,800	200	24	4,800	200	24	4,800	
S.61	Prep Room (varies see inventory)	Varies	4	1,370	Varies	4	1,370										current use varies and some used as offices confirm
S.62	Central Chemical Storage (Rm.372)	Varies	2	560				200	1	200	200	1	200	200	1	200	current use varies and some used as offices confirm
S.63	Lab Specialist Office (353B)	250	1	250	250	1	250										
S.60	Expand Science Prep Room				200	11	2,200										combine (2) at 400 nsf shared at (2) ClassLabs
A.70	NEW Science Exhibit Space										240	1	240				10lin.ft Display Caseworks at ClassLabs Corridors

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SMALL GROUP / SEMINAR						0			0			4,800			4,800		3,000	SMALL GROUP / SEMINAR
CS.50 Small Group Seminar (20-30 seats)																		Renovate existing Classrooms see A.14 and A.15 and A.16
	RENO Small Group Seminars 20-30 occ. @ 500																	Renovate existing Classrooms see A.14 and A.15 and A.16
CS.51	RENO Group Rooms - Medium 12-15 Occ @ 300																	not required
CS.52	RENO Small Group Conf.Rooms - 4-6 Occ @ 120																	not required
				subtotal CORE ACAD. above			subtotal CORE ACAD. above			subtotal CORE ACAD. above			subtotal CORE ACAD. above					
COMMON SHARED / Collaborative Learning						5,490			5,490			15,490			31,640		0	COMMON SHARED
Main Building - 115 Greenough																		
CS.10	Martin Luther King Room (Rm. 169)	1,410	1	1,410	1,410	1	1,410	1,410	1	1,410	1,410	1	1,410	1,410	1	1,410		
CS.11	Language Lab - Large (Rm.230)	1,180	1	1,180	1,180	1	1,180	1,180	1	1,180	1,200	1	1,200	1,200	1	1,200		Language Lab - Large w/ Control Room CS.12 & Language Lab-Small CS.13
CS.12	Language Lab. Control Rm (Rm. 229)	200	1	200	200	1	200	200	1	200	200	1	200	200	1	200		Control room at Language CS.10 & Computer ClassLab CS.13
CS.13	Language Lab - Medium (Rms. 226)	470	1	470	470	1	470	470	1	470	600	1	600	600	1	600		
CS.14	Computer Lab (Rms. 389)	820	1	820	820	1	820	820	1	820	820	1	820	820	1	820		
CS.20	NEW Maker Space										2,000	2	4,000	2,000	4	8,000		Project Area Maker Space
CS.21	TEST-Collaborative Space (Basement Rm)	1,410	1	1,410	1,410	1	1,410	1,410	1	1,410	1,410	1	1,410	1,410	1	1,410		Science use Test-Space for Lego-Robotics
CS.30	Collab. Learning Commons - Large										1,500	2	3,000	1,500	4	6,000		Collaborative Learning Commons to be coordinate with final Deans Teams
CS.31	Collab. Learning Commons - Medium										1,000	2	2,000	1,000	4	4,000		Collaborative Learning Commons, may be combined in various way to support in-formal learning areas. Options NEW(1) per 2-Grade/ Dean Team; OR NEW(1) per Grade or 4-Dean Teams
CS.32	Collab. Learning Commons - Small										500	2	1,000	500	4	2,000		
CS.50	Large Flexible Flat-Floor Gathering Space (enclose Courtyard)													6,000	1	6,000		Flexible space flat-floor for large assembly +/- 750 occ. coordinate w/Cafeteria; Community space, Transform Courtyard

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TEACHER PLANNING - Departments / Teams						9,200			9,200			9,200			9,200		TEACHER PLANNING
Main Building - 115 Greenough																	not included in MSBA guidelines
T.10	Teacher Planning		25		existing		7,080	existing		7,080	existing		7,080	100	92	9,200	Expand Utilz. For Staff pending
	RENO as NEW Teacher Planning				RENO A.14-A.16		2,120	RENO A.14-A.16		2,120	RENO A.14-A.16 plus		2,120				Admin and Dean Team configuration; departments vs. interdisciplinary
T.11	Science Teacher Office (Rm.363)	470	1	470													
	Science Chair Office (Rm.365=120 and 365A=80)	200	1	200													
	Science Secretary Office (Rm.367)	330	1	330													
T.12	Social Studies Teacher Office (Rm.393)	690	1	690													
	Social Studies Chair Office (Rm.393A)	120	1	120													
T.13	English Teacher Office (Rm.394)	690	1	690													English Dept. prefers to be together for collaboration and coordination;
	English Chair Office (Rm.394A)	120	1	120													
	English Office (Rm.339)	250	1	250													
	English Office (Rm.332)	410	1	410													
	English Office (Rm.411)	320	1	320													
	Eng/SS Book Storage (Eng.Rm.396, SS.Rm.390)	400	2	800													
	Eng/SS Shared Conference Room (Rm.394B)	180	1	180													
	Eng/SS Shared Kitchenette (Rm.394C)	170	1	170													
T.14	Math Teacher Office (Rm.268) w/Kitchen (Rm.271)	720	1	720													610sf + 110 sf
	Math Office - Small (Rm.268A)	100	1	100													
	Math Office - (Rm.272)	110	1	110													
T.15	Language Resource (Rm.212)	470	1	470													
	Language Chair Office (Rm.212A)	130	1	130													
	Language Office - Small (Rm.212B)	100	1	100													
	ELL - SEI Office (Rms.234)	Varies	2	240													use MSBA Standard Small Group/Seminar 500sf
	Teacher Planning (Rm. 215)	210	1	210													
	Performing Arts Office (Rm.322 and 216)	250	1	250													
	VArts Offices see also UAB		1														
T.20	Teacher/Staff Lounge - Kitchenette see K.41																See K.41 Kitchenette; (Rm.256 near ACE)

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SPECIAL EDUCATION				no Winthrop			no Winthrop			no Winthrop			no Winthrop			26,180			SPECIAL EDUCATION		
<i>(List rooms of different sizes separately)</i>																					
Main Building - 115 Greenough																					
E.10	SPECIAL ED.Classroom - Self-Contained	subtotal	3,610			6		950	4	3,800	950	4	3,800	950	18	17,100				(MSBA SPECIAL ED Self-Contained Classroom w/Toilet E.20)	
E.11	SPECIAL ED - RISE & English (Rm.142)	680	1	680	680	1	680													Expand.Utiliz. @3.361 =4	
E.12	SPECIAL ED - RISE (Rm.146)	700	1	700	700	1	700														
E.13	SPECIAL ED - CBC (Rm.148)	490	1	490	490	1	490														
E.14	SPECIAL ED - Math (Rm.237)	490	1	490	490	1	490													0.286	
E.15	SPECIAL ED - English (Rm.334)	540	1	540	540	1	540													Senior English 0.143; and 0.286	
E.16	SPECIAL ED - BRIDGE (Rm.105)	660	1	660	660	1	660													Language Academic Home Base	
E.20	Self-Contained SPECIAL ED Toilet at E.10					0		60	4	240	60	4	240	60	18	1,080				(MSBA SPECIAL ED Toilet w/ Self-Contained Classroom E.10)	
	Toilet Rm.105 near BRIDGE/ near CBC (Rm.152)	50	1	50	50	1	50													PT at the Mezzanine Physical Ed./Fitness	
E.30	Special Ed. Resource Room							500	4	2,000	500	8	4,000	500	8	4,000					
E.31	Special Ed. Offices (Rm.123) - Psychologist	460	1	460	460	1	460													also see E.80's Small Group Room	
E.40	NEW - PT				1,000	1	1,000	1,000	1	1,000	1,000	1	1,000	1,000	1	1,000					
	PT see PE/Fitness Mezzanine Rm.MO14				undersized																PT at the Mezzanine Physical Ed./Fitness
E.41	NEW - OT				500	1	500	500	1	500	1,000	1	1,000								
E.50	SP-Transition/Employment (Rm.109B)	710	1	710	710	1	710	710	1	710	710	1	710								confirm schedule for Transition 1 & 2, and Employment Support 1 & 2
E.60	NEW Kitchen and Laundry Facility							200	1	200	200	1	200								
E.70	NEW Life Skills Apartment							500	1	500	500	1	500								
SPECIAL EDUCATION continues next page							S.E. continues next page			S.E. continues next page			S.E. continues next page								

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group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals		
SPECIAL EDUCATION continues previous page <i>(List rooms of different sizes separately)</i>																					
E.80	Small Group Room (SP-Tutorial/Centers)	subtotal	5,450			11			11			11		500	8	4,000				SPECIAL ED Tutorials	
E.81	Small Group Room (@ Rm.334; E.15)	240	1	240	240	1	240	240	1	240	240	1	240	240	1	240	240	1	240	240	SPECIAL ED Tutorial Expand.Utiliz. @9.58 = 10
	Special Ed Conference (@ Rm.148; E.13)	180	1	180	180	1	180	180	1	180	180	1	180	180	1	180	180	1	180	180	
E.82	Social & Speech Lang. Therapy (Rm.126)	600	1	600	600	1	600	600	1	600	600	1	600	600	1	600	600	1	600	600	Speech and Language Utiliz. = 0.294 = 1
	Soc.& Spch Lang. Sm.Ofcs @ Rm.126)	130	3	390	130	3	390	130	3	390	130	3	390	130	3	390	130	3	390	130	
	Soc.& Spch Lang. Md.Ofcs @ Rm.126)	180	2	360	180	2	360	180	2	360	180	2	360	180	2	360	180	2	360	180	
E.83	SPECIAL ED - Small Group - LAHB (Rm.407)	confirm																			Language Academic Home Base
	Special Ed (Rm. 121B)	210	1	210	210	1	210	210	1	210	210	1	210	210	1	210	210	1	210	210	
	Special Ed (Rm. 121A)	360	1	360	360	1	360	360	1	360	360	1	360	360	1	360	360	1	360	360	
E.84	SPECIAL ED - Pathways (Rm.240)	500	1	500	500	1	500	500	1	500	500	1	500	500	1	500	500	1	500	500	
E.85	Supported Learning (Rm.124)	890	1	890	890	1	890	890	1	890	890	1	890	890	1	890	890	1	890	890	
E.86	Sp-Learning Centers (Rm.100)	550	1	550	550	1	550	550	1	550	550	1	550	550	1	550	550	1	550	550	was Adult Ed.
	SP.E - Learning Center (Rm.284)	660	1	660	660	1	660	660	1	660	660	1	660	660	1	660	660	1	660	660	
	SP.E - Learning Center (Rm.311)	740	1	740	740	1	740	740	1	740	740	1	740	740	1	740	740	1	740	740	
	SP.E - Learning Center English (Rm.407) LAHB	520	1	520	520	1	520	520	1	520	520	1	520	520	1	520	520	1	520	520	
E.90	SPECIAL ED Admin																				
	Special Ed Chair Office	110	1	110	110	1	110	110	1	110	110	1	110	110	1	110	110	1	110	110	
	Special Education	120	1	120	120	1	120	120	1	120	120	1	120	120	1	120	120	1	120	120	
ExCEL				2,400	total w/SPECIAL ED			total w/SPECIAL ED			total w/SPECIAL ED			total w/SPECIAL ED							
	Main Building - 115 Greenough				tdb			tdb			tdb			tdb							
EX.10	ExCEL (Rm. 203)	930	1	930	930	1	930	930	1	930	930	1	930	930	1	930	930	1	930	930	Expand.Utiliz. @3.6 = 4
	ExCEL (Rm. 204)	560	1	560	560	1	560	560	1	560	560	1	560	560	1	560	560	1	560	560	
	ExCEL (Rm. 205)	280	1	280	280	1	280	280	1	280	280	1	280	280	1	280	280	1	280	280	
	ExCEL (Rm. 202)	480	1	480	480	1	480	480	1	480	480	1	480	480	1	480	480	1	480	480	
EX.30	Excel Office	150	1	150	150	1	150	150	1	150	150	1	150	150	1	150	150	1	150	150	
Winthrop House (Not included in Net and GSF)							0				0						0				0
	at Baldwin School shares w/ Staff Daycare	subtotal	2,980																		
W.10	Classrooms - Small @ 500sf and 800sf =	650	2	1,300																	Program similar to existing at Baldwin confirm impact of enrollment on Winthrop Program; Currently @26; max.@ 32-40
W.11	Classrooms - X-Small @ 430sf and 370sf =	400	2	800																	
W.20	Boys and Girls Toilets (Shared w/SD.10	150	2	300																	Shared with Staff Daycare
W.30	Winthrop Offices 130+110+ 40 w/shared toilet	140	2	280																	
W.31	Winthrop Offices	100	2	200																	
W.40	Winthrop Storage	100	1	100																	

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BHS CAMPUS Existing Conditions Inventory																		
group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals		
ART & MUSIC / DANCE						20,570			22,650			27,410			11,425	ART & MUSIC		
<i>(List rooms of different sizes separately)</i>																		
VISUAL ARTS																	Total Expansion Utilz. @7.059 = 8	
Main Building - 115 Greenough																		Community Artists Exhibit, see Common Shared CS.50- Large Flexible Courtyard Space
F.00	Exhibit Gallery / NEW Display				450	1	450	450	1	450	450	1	450					NEW Community Display & Gallery (see UAB F.40 and Renovate Rm.27C)
UAB																		UAB Display walls at stair Landing
F.10	Art Classroom - 25 seats													1,200	5	6,000		For Maker Spaces see Common Shared CS.20
F.11	Ceramics - UAB Rm.20	1,550	1	1,550	1,550	1	1,550	1,550	1	1,550	1,550	1	1,550					Expansion Utilz. @.84 = 1
F.12	Painting (Rm.29)	1,580	1	1,580	1,580	1	1,580	1,580	1	1,580	1,580	1	1,580					Expansion Utilz. = 1
F.13	Drawing (Rm.26)	1,400	1	1,400	1,400	1	1,400	1,400	1	1,400	1,400	1	1,400					Expansion Utilz. @1.35 = 2; see NEW F.40
F.14	Metals /Jewelry Making - UAB Rm.21	1,480	1	1,480	1,480	1	1,480	1,480	1	1,480	1,480	1	1,480					Expansion Utilz. = 1
F.15	Sculpture (Rm.27C)	470	1	470	470	1	470	470	1	470	470	1	470					Expansion Utilz. = 1 see F.00 Renovate as Visual Art Display Gallery
F.40	NEW Drawing				1,200	1	1,200	1,200	1	1,200	2,000	1	2,000					
F.41	NEW Sculpture Studio @ UAB Renovate portion of Rm.13 see G.23				1,200	1	1,200	1,200	1	1,200	2,000	1	2,000					Large scale metal, wood, plaster and ventilation for equipment
New Sculpture Outdoor Terrace																		exterior space not included in net sf
F.20	Art Workroom w/ Storage & kiln													150	5	750		
	Ceramics & Sculpture Storage	40	1	40	40	1	40	40	1	40	40	1	40					
	Kiln Room	240	1	240	240	1	240	240	1	240	240	1	240					
	Clay Room	250	1	250	250	1	250	250	1	250	250	1	250					
F.30	Photography Darkroom Suite - UAB	240	1	240	240	1	240	240	1	240	240	1	240					Expansion Utilz. @1.17 = (1 or 2)
F.31	Photography Suite - UAB (Rm.30)	590	1	590	590	1	590	590	1	590	590	1	590					
F.32	Photography Storage - 150+40	190	1	190	190	1	190	190	1	190	190	1	190					
F.33	Portrait Studio Suite - UAB 2nd Flr	420	1	420	420	1	420	420	1	420	420	1	420					
F.34	Portrait Studio Storage - UAB 2nd Flr	150	1	150	150	1	150	150	1	150	150	1	150					
see G.30	TV Production Digital design see CE	existg=2,850 sf			subtotal	2,850		subtotal	2,850		subtotal	2,850						For Animation and other Digital Arts see G.30
ART & MUSIC / DANCE continues next page				continues next page			continues next page			continues next page								

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ART & MUSIC / DANCE continues previous page																	
MUSIC/DANCE																	
Performing Arts (also AUD./DRAMA)																	
Main Building - 115 Greenough																	
F.40	Band - 50-100 seats (Rm.120)	1,750	1	1,750	1,750	1	1,750	1,750	1	1,750	1,500	1	1,500	1,500	1	1,500	Music Expand.Utiliz. @2.185 =3;
F.41	NEW Band				reschedule 2nd section			reschedule 2nd section			1,500	1	1,500				Music Utiliz. Z-Block=6; provide dedicated Piano Lab; Small Choral
F.42	Chorus - 50-100 seats (Rm.324)	1,140	1	1,140	1,140	1	1,140	reschedule 2nd section						1,500	1	1,500	Band +includes Digital Production
F.43	NEW Chorus				reschedule 2nd section			1,500	1	1,500	1,500	1	1,500				ReSchedule 2nd section; or NEW Music Digital Studio
F.44	Orchestra	existg uses J.20 & J.61			existg uses J.20 & J.61			existg uses J.20 & J.61		see New Music F.11 and F.15							Music Utiliz. Z-Block=6; see F.41 or F.45
F.45	NEW Music Space - Large										1,500	1	1,500				existing uses the Drama Stage & White Box under-sized volume for 80+ students
F.50	Ensemble							200	1	200	200	1	200	200	1	200	Acoustic performance; double-height space for Orchestra, Jazz, Rock etc.
F.51	Music Practice	Varies	2	280	Varies	2	280	75	8	600	80	12	960	75	13	975	
F.60	Music Storage (Instruments)							500	1	500	500	1	500	500	1	500	
Tappan Gym																	
F.30	Dance Studio-1	2,950	1	2,950	2,950	1	2,950	2,950	1	2,950							Dance not included in MSBA guidelines
	Dance Studio-2	2,360	1	2,360	2,360	1	2,360	undersized, low ceilings		undersized, low ceilings							Existing Ceiling height to low; repurpose space
F.31	Dance Storage	250	2	500	250	2	500	250	2	500	250	2	500				
F.32	Dance Office-1	40	1	40	40	1	40	100	1	100	100	1	100				
	Dance Office-2	100	1	100	100	1	100	100	1	100	100	1	100				
F.13	NEW Dance Studio-2							3,000	1	3,000	3,000	2	6,000				

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CE (CTE) CAREER TECH. continues previous page																	
G.40 Business-Finance/MSBA (Drafting, Business)						-											
Main Building - 115 Greenough																	
G.40	School Store (Rm.116)	400	1	400	400	1	400	400	1	400	400	1	400			CE Expand.Utiliz.@3.52 =4; enlarge existg	
UAB																	
G.41	Engineering Futures ClassLab Rm.16	1,090	1	1,090	1,090	1	1,090	1,090	1	1,090	1,090	1	1,090			Expand.Utiliz.Tech @1.597 =2	
G.42	Business/ Early Childhood - UAB Rm.31	1,400	1	1,400	1,400	1	1,400	1,400	1	1,400	1,400	1	1,400			Renov for Business OR Early Childhood not combined; see new	
G.43	Information Tech UAB Rm.31A	340	1	340	340	1	340									Confirm space assignment	
G.44	Computer Science - UAB Rm.33	620	1	620	620	1	620									confirm use existing UAB Rm.33 or reno	
G.45	NEW Bus./Tech./Computer - ClassLab							1,200	1	1,200	1,200	1	1,200			also see CS.20 Maker Space	
G.50 CE-Food Prep																	
UAB	Family & Consumer Science - Rm.38	1,580	1	1,580	1,580	1	1,580	1,580	1	1,580	1,580	1	1,580			Expand.Utiliz.Food Prep @3.02 =3	
G.51	Renovate and Expand Existing UAB 2nd Floor																BHS prefers to expand existing rooms rather than add (1) room; 2,000 nsf optimum
UAB	Family & Consumer Science - Rm.39 @1,000 nsf plus Office & Storage	1,640	1	1,640	1,640	1	1,640	1,640	1	1,640	1,640	1	1,640			Rm.39 is undersized; subdivided 1,000 sf; reconfigure storage and office for 1,500 sf min.	
G.60 Medical Career																	
G.61	Medical Careers (Rm.347)																Expand.Util.@.5=1; confirm G.50-G.51 room sizes for occ., equipmt., adjacency
BHS	Shares 700sf Classroom see A.13	see A.13	1		off-site program			off-site program			off-site program					program w/Longwood Medical	
G.62	Medical Interpretation (at UAB Basement 150sf)	150	1	150													
G.70 Early Childhood																	
	Existing shares space with Business see G.42	see G.42															Expand.Util.=1; confirm reno existing OR
	NEW Early Education Lab (Observation) Coordinate location and Staff-Daycare see SD.01	possible coordination with Staff Daycare SD.10			1,400	1	1,400	1,400	1	1,400	1,400	1	1,400				confirm provide dedicated space; PLUS see NEW Education Lab w/Observation 1,200 plus 200sf Observ. Office

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HEALTH/FITNESS & PHYSICAL EDUCATION						71,950			76,890			77,990			31,320	HEALTH /FITNESS/ PE	
<i>(List rooms of different sizes separately)</i>																	
Main Building - 115 Greenough		subtotal	20,410		see Tappan GYM below			see Tappan GYM below			see Tappan GYM below						Confirm Off-Site Athletic Facilities for TEAMS
H.10	Schluntz Gym - Low Ceiling w/obstructions	11,835	1	11,835										12,000	1	12,000	Used by Community Rec.
H.20	Gym Storeroom	Varies	2	1,145										300	1	300	
H.21	Phys. Ed. Storage	Varies	4	320										500	1	500	plus see HT.21 Tappan Storage
	Sports Store Rooms	Varies	2	1,740													
H.30	Lockers	subtotal	11,945		see Tappan Gym			see Tappan Gym			see Tappan Gym			15,120	1	15,120	plus see HT.30 Tappan Lockers
H.31	Locker Rooms - Boys	5,110	1	5,110													Renovate and Reconfigure Existing Locker Rooms; also locate near Fitness, Multi-purpose Rm., Dance Studios, and improve changing, shower spaces and make secure. Room
H.32	Locker Room Toilets - Boys	190	1	190													
H.33	Locker Rooms - Girls	4,680	1	4,680													
H.34	Locker Room Toilets - Girls	Varies	2	50													
H.35	Visiting Team Room - Lockers	745	1	745													
	OR Team Room (Rm.25)	1,170	1	1,170													
					subtotal		870	subtotal		870	subtotal		870				
H.40	Athletic Director's Office	345	1	345	150	1	150	150	1	150	150	1	150	150	1	150	Coordinate with Renovations at Tappan Gym
	Athletic Director's Secretary	145	1	145													
	PE Director	170	1	170	250	1	250	250	1	250	250	1	250	250	1	250	Coordinate with Renovations at Tappan Gym
	PE Office's	120	1	120	120	1	120	120	1	120	120	1	120				
	PE Workroom	150	1	150	150	1	150	150	1	150	150	1	150				
	Officials Office	Varies	2	160	100	1	100	100	1	100	100	1	100				
	Coaches' Office	80	1	80	100	1	100	100	1	100	100	1	100				
	Coaches Toilet and Shower	40	1	40	see H.35 above			see H.35 above			see H.35 above						
	PE Mezzanine Conference Room	1,460	1	1,460													
see HT.15	Crew Training	1,310	1	1,310	see Tappan Gym			see Tappan Gym			see Tappan Gym						See MSBA PE Alternate below H.15
	Fitness	1,280	1	1,280													
HEALTH/FITNESS & PE continues next page				PE continues next page			PE continues next page			PE continues next page							

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HEALTH/FITNESS & PE continues previous page																				
Tappan Gym - SHARED - BHS & REC.		subtotal	50,595		renovate existing plus new			71,080	renovate existing plus new			76,020	renovate existing plus new			77,120				Confirm Off-Site Athletic Facilities for TEAMS
HT.12	T-GYM-1 Gymnasium - Large	7,130	1	7,130	7,130	1	7,130	15,000	1	15,000	15,000	1	15,000	15,000	1	15,000	see H.10			Shared with Community Rec.
HT.13	T-GYM-2 Gymnasium - Small	5,930	1	5,930	5,930	1	5,930	part of see HT.13			part of see HT.13			see H.10			see H.10			Shared with Community Rec.
HT.14	T-Indoor Playing Field - Pavilion	14,980	1	14,980	14,980	1	14,980	14,980	1	14,980	14,980	1	14,980	Expand see Field House H.70			see H.10			Shared with Community Rec.
H.70	NEW Field House - Expand Indoor Play Field													25,000	1	25,000				200m Track, 4-volleyball courts, batting cages, badminton, tennis
HT.15	NEW PE Court				6,000	1	6,000	6,000	1	6,000	6,000	1	6,000	6,000	1	6,000	3,000	1	3,000	(MSBA PE Alternate)
HT.17	Multi-Purpose Room - Large @ Mezz.	2,200	1	2,200	2,200	1	2,200	2,200	1	2,200	2,200	1	2,200	2,200	1	2,200				locate Multi-purpose near locker rooms
HT.18	Multi-Purpose - Med. Rm.32	630	1	630	630	1	630	630	1	630	630	1	630	630	1	630				
HTR.16	Wrestling	2,380	1	2,380	2,380	1	2,380	2,380	1	2,380	2,380	1	2,380	2,380	1	2,380				Shared with Community Rec.
	Wrestling Storage	Varies	2	340	Varies	2	340	Varies	2	340	Varies	2	340	Varies	2	340				
HT.20	T-GYM-1 Storage	Varies	2	720	Varies	1	720	Varies	2	720	Varies	2	720	Varies	2	720				
	T-GYM-2 Storage	450	1	450	450	1	450	450	1	450	450	1	450	450	1	450				
H.30	NEW Lockers (BHS use)	subtotal	10,505		15,120	1	15,120	15,120	1	15,120	15,120	1	15,120	15,120	1	15,120	see previous pg.			plus see H.30 BHS Lockers
HT.30	* T-Boys Locker & Shower Rooms	5,380	1	5,380	5,380	1	5,380	5,380	1	5,380	5,380	1	5,380	confirm use Pool Lockers						* REC-Community Use; confirm all TEAMS
	* T-Girls Locker & Shower Rooms	4,270	1	4,270	4,270	1	4,270	4,270	1	4,270	4,270	1	4,270	confirm use Pool Lockers						* REC-Community Use; confirm all TEAMS
	Coaches Locker & Shower Rooms	855	1	855																
H.35	NEW Individual Shower Rooms				100	4	400	100	4	400	100	4	400	100	4	400				Staff and Transition
H.40	RENO/NEW Sports Medicine Center		2,270		Reno existing			Reno existing			Reno existing			3,000	1	3,000				locate Fitness near locker rooms
HT.40	Coach / Phys Ed Office	260	1	260	260	1	260	260	1	260	260	1	260	new at existing						
	Phys Ed Office	230	1	230	230	1	230	230	1	230	230	1	230							
	Training - Large	1,100	1	1,100	1,100	1	1,100	1,100	1	1,100	1,100	1	1,100							
	Training - Small	340	1	340	340	1	340	340	1	340	340	1	340							
	Phys Ed Office	60	1	60	60	1	60	60	1	60	60	1	60							
	Officials Room (Rm.124)	70	1	70	70	1	70	70	1	70	70	1	70							
	Office (Rm.104)	210	1	210	210	1	210	210	1	210	210	1	210							
see M.50	NEW Nurse Office for GYM-UAB				see Medical for sf			see Medical for sf			see Medical for sf									Locate New Nurse Ofc. @ TAPPAN Sports Medicine Center
H.50	NEW Wellness/Fitness Center 50+ occ. Flexible							3,000	1	3,000	3,000	1	3,000	3,000	1	3,000				locate Fitness near locker rooms
HT.51	Fitness Center	2,700	1	2,700	2,700	1	2,700	2,700	1	2,700	2,700	1	2,700	2,700	1	2,700				
	Fitness Storage	180	2	360	180	1	180	180	1	180	180	1	180	180	1	180				
see F.15	Dance Studio/ Dance Offices see ART & MUSIC/DANCE																			for Dance Studios see F.15 Ed Plan locate dance near locker rooms

Brookline High School - Feasibility Study - Proposed Space Summary

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LEGEND

	Existing
	New
	Deficient Existing Program Space, see notes
	MSBA Guidelines

BROOKLINE HIGH SCHOOL				ENROLLMENT ACCOMMODATION			MASSACHUSETTS HS STANDARDS			BHS EDUCATION PLAN			MSBA Guidelines for 2700 Enrollment			Comments / Notes			
BHS CAMPUS Existing Conditions Inventory																			
group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals			
PERFORMING ARTS : AUDITORIUM / DRAMA						16,450			16,190			17,470			27,610			10,400	AUDITORIUM / DRAMA
Main Building - 115 Greenough																			Existing Auditorium / Drama program space
J.10	Auditorium	6,210	1	6,210	6,210	1	6,210	6,210	1	6,210	6,210	1	6,210	7,500	1	7,500		MSBA based on 750 seats max.	
	Balcony	2,210	1	2,210	renovate		2,210	renovate		2,210	renovate		2,210						renovate balcony space
	Tech-Balcony	105	2	210	105	2	210	105	2	210	105	2	210						catwalk at Fly-loft Rigging
J.20	Stage	2,380	1	2,380	2,380	1	2,380	2,380	1	2,380	2,380	1	2,380	1,600	1	1,600			
	Stage Office	70	1	70	70	1	70	70	1	70	100	1	100						
	Stage Shower	20	1	20	20	1	20	20	1	20	reno or repurpose w/ office								
J.30	Auditorium Storage	confirm all												500	1	500			confirm all existing performing arts storage; and to remain
J.40	Make-up / Dressing Rooms	Varies	2	180	Varies	2	180	Varies	2	180	300	2	600	300	2	600			
J.41	Green Room	215	1	215	215	1	215	215	1	215	215	2	430						
J.50	Controls / Lighting / Projection	95	1	95	95	1	95	95	1	95	200	1	200	200	1	200			
	Scenery Workshop	750	1	750	750	1	750	750	1	750	2,000	1	2,000						Not included in MSBA space standards
	Scenery Workshop Office	135	2	270	135	2	270	135	2	270	135	2	270						additional program space totals
J.60	Black Box Theater (Rm. 323)	1,860	1	1,860	1,860	1	1,860	3,000	1	3,000	3,000	1	3,000						New includes 2400 Box, 200 Controls, 200 Lighting, 200 Storage
	Black Box Control Room (Rm. 319)	260	1	260															
J.61	White Box (Rm.220) Orchestra & Drama	1,720	1	1,720	1,720	1	1,720	use J.60 repurpose		1,860	2,000	1	2,000						Orchestra; Drama Set-Storage; Back Stage Power
J.70	New Theatre 400 seat										subtotal	8,000							
	New Theatre Stage										4,000	1	4,000						Education Plan
	New Theatre Control Rm										2,000	1	2,000						
	New Theatre Catwalk / Lighting										500	1	500						
	New Theatre Piano Storage/ Storage										1,000	1	1,000						
											500	1	500						

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	Existing
	New
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BROOKLINE HIGH SCHOOL				ENROLLMENT ACCOMMODATION			MASSACHUSETTS HS STANDARDS			BHS EDUCATION PLAN			MSBA Guidelines for 2700 Enrollment			Comments / Notes	
BHS CAMPUS Existing Conditions Inventory																	
group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	
DINING & FOOD SERVICE						17,160			19,850			19,850			19,850		DINING & FOOD SERVICE
Main Building - 115 Greenough				extg subtotal	10,830					13,520							2700 enroll; adds 1,440 nsf per MSBA standards
K.10	Cafeteria / Student Lounge / Break-out	9,250	1	9,250	9,250	1	9,250	9,250	1	9,250	13,520	1	13,520	13,500	1	13,500	existing space is not to current standards
	Cafeteria Overflow (Rms.112A=640; 112B=940)	1,580	1	1,580	1,580	1	1,580	1,580	1	1,580							
	New Expand Cafeteria				2,690	1	2,690	2,690	1	2,690							
K.11	Chair / Table Storage	confirm	0											825	1	825	assume use existing; confirm location(s)
K.20	Scramble Serving Area	1,990	1	1,990	existing		1,990	existing		1,990	existing		1,990	600	1	600	Renovate and Reconfigure Servery
	Renovate Reconfigure Servery Kitchen				reconfigure Servery/ Kitchen			reconfigure Servery/ Kitchen			Reno or New Servery/ Kitchen						OR New Servery/Kitchen at min. 4,600 sf to 5,000
K.30	Kitchen	1,330	1	1,330	existing	subtotal	2,855	existing	subtotal	2,855	existing	subtotal	2,855	4,000	1	4,000	assume renovate existing
	Kitchen Office	95	1	95													
	Ingredients Storage	470	1	470													
	Dry Storage	Varies	2	960													
					review BHS Food Service			review BHS Food Service			review BHS Food Service						per MSBA standards no added space; review with Food Service
K.40	Staff Lounge (Rm.171)	1,485	1	1,485	1,485	1	1,485	1,485	1	1,485	1,485	1	1,485	925	1	925	Existing Staff Lounge; or repurpose

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BROOKLINE HIGH SCHOOL				ENROLLMENT ACCOMMODATION			MASSACHUSETTS HS STANDARDS			BHS EDUCATION PLAN			MSBA Guidelines for 2700 Enrollment			Comments / Notes	
BHS CAMPUS Existing Conditions Inventory																	
group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	
LIBRARY / MEDIA CENTER						16,800			16,800			16,800			16,775		LIBRARY / MEDIA CENTER
Main Building - 115 Greenough																	2700 enroll; adds 2,760 nsf per MSBA standards
L.10	Library / Media Center	6,570	1	6,570	6,570	1	6,570	Reno as Classrms or Admin			Reno as Classrms or Admin			16,775	1	16,775	include spaces for book collection, and quiet study rooms Small Group Rooms
L.11	Expansion & NEW Library / Media Center				7,730	1	7,730	16,800	1	16,800	16,800	1	16,800				review hub and spoke/satellite spaces;
	includes Book Stack Reading Area																
	includes New Study Rooms see L.30																
	includes New Project Area																
L.20	Library Tech Center	1,150	1	1,150	1,150	1	1,150										
L.30	Library Study Room	70	2	140	70	2	140										
L.40	Library Workroom (Rm.281A)	420	1	420	420	1	420										
	Library Office	140	1	140	140	1	140										
L.50	Media Center Computer Lab (Rms. 277)	650	1	650	650	1	650										coord and confirm with Visual Arts and Career Ed./CTE

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BROOKLINE HIGH SCHOOL				ENROLLMENT ACCOMMODATION			MASSACHUSETTS HS STANDARDS			BHS EDUCATION PLAN			MSBA Guidelines for 2700 Enrollment			Comments / Notes			
BHS CAMPUS Existing Conditions Inventory																			
group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals			
MEDICAL						1,130			1,590			1,620			2,070			2,010	MEDICAL
<i>(List rooms of different sizes separately)</i>																			2700 enroll; adds 680 nsf per MSBA standards
Main Building - 115 Greenough		subtotal	1,010																
M.11	Medical Suite Toilet	50	1	50	60	2	120	60	2	120	60	2	120	60	1	60			Ed Plan indicates (2) accessible Toilets
M.10	Nurse General / Waiting Room	580	1	580	580	1	580	400	1	400	400	1	400	250	1	250			
	Nurse Waiting	70	1	70	70	1	70								17				
M.12	Interview Room							100	4	400	100	4	400	100	6	600			
	Exam Room / Resting	Varies	2	220	Varies	2	220	100	6	600	100	9	900	100	11	1,100			
M.13	NEW Exam/ Restg or Interview Rooms				100	5	500												
M.14	Lab	90	1	90	100	1	100	100	1	100	100	1	100						
Tappan GYM - Medical Office											Medical Ofc @ Tappan								
M.50	NEW Nurse Ofc for GYM-UAB										150	1	150						Locate New Nurse Ofc. @ TAPPAN Sports Medicine Center
UAB - Medical Office								Medical Ofc @ UAB			Medical Ofc @ UAB			Medical Ofc @ UAB					
M.55	Nurse Office - UAB (Rm.23A)	120	1	120	120	1	120	120	1	120	120	1	120						Town Medical Nurse Office for District

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	Existing
	New
	Deficient Existing Program Space, see notes
	MSBA Guidelines

BROOKLINE HIGH SCHOOL				BHS CAMPUS Existing Conditions Inventory			ENROLLMENT ACCOMMODATION			MASSACHUSETTS HS STANDARDS			BHS EDUCATION PLAN			MSBA Guidelines for 2700 Enrollment			Comments / Notes	
group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	
ADMINISTRATION						7,180			6,830			8,240			8,440			4,720		MSBA total includes ADMIN. & GUIDANCE
<i>(List rooms of different sizes separately)</i>																				Combined Total = 8,658
Main Building - 115 Greenough																				Additional Space PENDING
N.10	Main Office (MSBA General Office/ Waiting)	500	1	500	500	1	500	500	1	500	500	1	500	500	1	500	500	1	500	Expand Utilz. Not calculated for STAFF
N.11	Secretary Office	350	1	350	350	1	350	350	1	350	350	1	350	350	1	350	350	1	350	
N.12	Secretary Office	190	1	190	190	1	190	190	1	190	190	1	190	190	1	190	190	1	190	
N.13	Registrar	150	1	150	150	1	150	150	1	150	150	1	150	150	1	150	150	1	150	
N.14	Waiting Area	320	1	320	320	1	320	320	1	320	320	1	320	320	1	320	320	1	320	
N.20	Teachers' Mail and Time Room																			
N.21	Copy (MSBA Duplicating Rm)	80	1	80	80	1	80	80	1	80	80	1	80	80	1	80	80	1	80	confirm existing
	Workroom - BHS Rm.162D	200	1	200	200	1	200	200	1	200	200	1	200	200	1	200	200	1	200	
N.23	Records Storage	100	1	100	100	1	100	100	1	100	100	1	100	100	1	100	100	1	100	
N.30	Headmasters Office	390	1	390	390	1	390	390	1	390	390	1	390	390	1	390	390	1	390	
N.31	Headmasters Secretary	180	1	180	180	1	180	180	1	180	180	1	180	180	1	180	180	1	180	
N.32	Assistant Head Masters Office - AH1	240	1	240	240	1	240	240	1	240	240	1	240	240	1	240	240	1	240	
N.33	Assist. Head Masters Office -AH2 (MSBA)																			
N.34	Deans Office.1	200	1	200	200	1	200													
	Deans Office.2	240	1	240	240	1	240													
	NEW Deans Office @ Dean Teams							200	4	800				250	4	1,000				
N.37	Associate Deans Office	140	2	280	140	2	280													
	Social Worker (Rm. 317J)	140	1	140	140	1	140	140	1	140	140	1	140	140	1	140	140	1	140	
	ISS Office (Rm. 313)	140	1	140	140	1	140	140	1	140	140	1	140	140	1	140	140	1	140	
	NEW Assoc.Deans Offices @ Dean Teams							140	4	560				140	4	560				
N.38	Spare Office / Supervisory																			
	Dean Secretary Office (217A)	110	1	110																
	Office	50	1	50																
	Reception	170	1	170																
N.40	African-American/Latino Scholars (Rm.167)	310	1	310	310	1	310													ED Plan pg. 59
	BRYT Offices (Rm.107)	720	1	720	720	1	720	720	1	720	720	1	720	720	1	720	720	1	720	
	STEP TO SUCCESS - Career Center (Rm.163)	650	1	650	650	1	650	650	1	650	650	1	650	650	1	650	650	1	650	Coordinate with N.80 Guidance & UAB Career
	METCO Office (Rm.170)	630	1	630	630	1	630	630	1	630	630	1	630	630	1	630	630	1	630	
	Admin. Conference (Rm.164)	550	1	550	550	1	550	550	1	550	550	1	550	550	1	550	550	1	550	
	Teachers Work Room							1,350	1	1,350				1,350	1	1,350				
	UAB - CE/CTE ADMIN.																			
	Conference Room (Rm. 29C)	170	1	170	170	1	170													
	Nurse and Visual Arts Offices (Rm.23A and Rm.23B)	120	2	120	100	1	100													

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BROOKLINE HIGH SCHOOL				ENROLLMENT ACCOMMODATION			MASSACHUSETTS HS STANDARDS			BHS EDUCATION PLAN			MSBA Guidelines for 2700 Enrollment			Comments / Notes	
BHS CAMPUS Existing Conditions Inventory																	
group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	
ADMIN. GUIDANCE						4,310			5,050			5,050			3,938	see MSBA ADMIN & GUIDANCE	
<i>(List rooms of different sizes separately)</i>																	Combined Total = 8,658
Main Building - 115 Greenough																	
N.50	Conference Room (MSBA Admin& Guid.)	270	1	270	270	1	270	450	1	450	450	1	450	450	1	450	Expand Utilz. For Staff Not calculated
N.60	Guidance Waiting Rm		10					100	1	100	100	1	100	100	1	100	Additional Space PENDING
N.61	Guidance -Office	140	1	140	140	1	140	150	14	2,100	150	14	2,100	150	14	2,100	Existing Guidance Office +/-14;
N.62	PSS Directors Office	250	1	250	250	1	250										(1) Main Central Rm. OR per Team = (4) at 250 w/TEAMS
	PSS Office	130	2	260	130	2	260										
	Psychologist Office	210	1	210	210	1	210										
	Office	130	4	520	130	4	520										
	Office	420	1	420	420	1	420										
N.69	NEW Guidance at Dean Teams				150	2	300	150	4	600	150	4	600				
Social and Emotional Support																	
N.70	Substance/Violence Prevention Counsel/ Office Interview @ Nursing	Varies	3	380	100	4	400	100	4	400	100	4	400				adjacency with Nurse/Medical Office
N.75	Guidance - Internship Office (Rm.160L)	140	1	140	140	1	140										
	Guidance - Internship Center (160M)	220	1	220	220	1	220										
N.80	Guidance Office (Rm.279)	620	1	110	620	1	620	900	1	900	900	1	900	825	1	825	Expand.Utilz. @.168 =1
N.81	Guidance Office - Small (Rm.280)	110	1	620	110	1	110										
UAB - CE/CTE ADMIN.																	
	Career Ed (Rm.23)	350	1	350	350	1	350										
N.90	Guidance Storeroom							100	1	100	100	1	100	100	1	100	
N.91	Guidance Records Storage	100	1	100	100	1	100	400	1	400	400	1	400	363	1	363	Central Secure Record Storage OR per TEAM

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BROOKLINE HIGH SCHOOL				ENROLLMENT ACCOMMODATION			MASSACHUSETTS HS STANDARDS			BHS EDUCATION PLAN			MSBA Guidelines for 2700 Enrollment			Comments / Notes		
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group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals		
OTHER						5,150			4,750			4,790			0	OTHER		
<i>(List rooms of different sizes separately)</i>																		
0.01	Security Office				200	1	200	200	1	200	200	1	200					at Main Office or Asst.Head
0.02	After-School				use existing			use existing			use existing						confirm needs Office, Storage or Other	
0.03	Summer School / Summer Programs				use existing			use existing			use existing						confirm needs Office, Storage or Other	
Main Building - 115 Greenough																		
0.00	Student Newspaper (Rm. 385A)	570	1	570	570	1	570	570	1	570	570	1	570					
0.10	BEEP (Rm.101)	770	1	770	770	1	770	770	1	770	770	1	770					
0.11	BEEP Rm.107	720	1	720	720	1	720	720	1	720	720	1	720					
0.20	Alumni Center (Rm.165); combine with 0.30	460	1	460	460	1	460	460	1	460	500	1	500					combine w/21st Century Rm; confirm #of occ.; Add display casework
0.30	21st Century (Rm.168B); combine with 0.20	300	1	300	300	1	300	Alumni & 21st combined			Alumni & 21st combined							combine w/Alum. Center
0.50	Graphic Arts/ BHS Copy Center	960	1	960	960	1	960	1,000	1	1,000	1,000	1	1,000					BHS and District Facility locate w/ delivery access; confirm size for equip./print volume
0.60	Adult Ed Classroom (Rm.04)	770	1	770	770	1	770	770	1	770	770	1	770					Adult Ed. Storage (Rm.03) 400sf not used
0.61	Adult Ed Office (Rm.109B)	140	1	140	140	1	140											Adult Ed. Office Not Required, combine with 0.60
0.70	BEU Office (Rm.004A)	260	1	260	260	1	260	260	1	260	260	1	260					(1) staff and (1) secretary
0.90	PEER Leadership	uses CRs																Expand.Util @2.33 =3; uses CR's Z-Block; confirm or provide dedicated space
UAB - 46 Tappan																		
	BIG - Brookline Interactive Group (N.A)	4,450	1		not included			not included			not included							NOT INCLUDED; existing to remain

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BROOKLINE HIGH SCHOOL				ENROLLMENT ACCOMMODATION			MASSACHUSETTS HS STANDARDS			BHS EDUCATION PLAN			MSBA Guidelines for 2700 Enrollment			Comments / Notes	
BHS CAMPUS Existing Conditions Inventory																	
group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	
CUSTODIAL & MAINTENANCE (BHS/UAB/GYM)						12,550			12,550			12,550			3,650		CUSTODIAL & MAINTENANCE
<i>(List rooms of different sizes separately)</i>																	
Main Building - 115 Greenough				see inventory & plans		10,320	10,320	1	10,320	10,320	1	10,320	10,320	1	10,320		Confirm w/ BHS Bldg. Dept.
Custodian's Office (Lounge)																	
Custodian's Workshop																	
Custodian's Storage																	
Recycling Room / Trash																	
Receiving and General Supply																	
Storeroom																	
Network / Telecom Room																	
UAB				see inventory & plans		530	530	1	530	530	1	530	530	1	530		Central Plant MEP NOT INCLUDED
Central Plant not in NSF																	Confirm w/ BHS Bldg. Dept.
Tappan GYM				see inventory & plans		1,700	1,700	1	1,700	1,700	1	1,700	1,700	1	1,700		Confirm w/ BHS Bldg. Dept.
																	Kirrane Pool NOT INCLUDED

For Program Total(s) see Summary on Page 1

For additional program information not included in the Program Space Summary above, tracked separately, refer to the following

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		group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals		
OTHER / BUILDING SERVICES																OTHER / BUILDING SERVICES	
	Town Medical Nurse Office at UAB															see UAB	
	BHS Lock shop or Other Sch.Dept. Facilities															not included	
	Sch Dept. Offices (Webster St. Facility)															not included	
OTHER / COMMUNITY - HEALTH & WELLNESS				14,560												OTHER / COMMUNITY	
	Kirrane Pool - SHARED - BHS & REC.																
P.10	Natatorium		11,310	1	11,310												
	Pool - Storeroom		70	1	70												
P.20	Pool - Locker Rooms - Boys/Girls		1,150	1	1,150												
	Pool - Locker Rooms - Boys/Girls		1,670	1	1,670												
	Pool - Phys. Ed. Storage				-												
P.30	Pool Office		120	3	360												
	Pool Instructor's Office w/ Shower & Toilet				-												
OTHER / COMMUNITY BSSCC DAYCARE																COMMUNITY - DAYCARE	
	(Not included in Net and GSF)		subtotal	4,550												Coordinate with G.70 Early Childhood Program	
SD	Staff Daycare at Baldwin School shared w/ Winthrop House															Program based on existing at Baldwin	
SD.10	Pre-K Room - 2nd Flr		660	1	660											Separate Rooms for Infant/Young Toddler, Toddler and Preschool	
SD.11	Pre-K Room - 2nd Flr		870	1	870											Serves Staff/Town/ Residence/Non-Residence approx. 30 families	
SD.12	Pre-K Room - 1st Flr		1,800	1	1,800											Staffing and enrollment projections may change based on location;	
SD.13	Multi-purpose Room - Indoor Play - 1st Flr		760	1	760											with includes closet storage	
SD.20	Daycare Toilets - 1st Flr		130	1	130												
SD.21	Daycare Staff Room - 1st Flr		180	1	180												
SD.30	Daycare Admin Office		150	1	150												
SD.40	Outdoor Playground		confirm	1													

Brookline High School - Feasibility Study - Proposed Space Summary

DRAFT PRELIMINARY

SUMMARY

15 FEB 2017 Issue

LEGEND	Existing
	Existing
	New
	Deficient Existing Program Space, see notes
	MSBA Guidelines

BROOKLINE HIGH SCHOOL				ENROLLMENT ACCOMMODATION			MASSACHUSETTS HS STANDARDS			BHS EDUCATION PLAN			MSBA Guidelines for 2700 Enrollment			Comments / Notes		
BHS CAMPUS Existing Conditions Inventory																		
group	ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals		
OUTDOOR PROGRAM / ACADEMIC & COMMUNITY																	OUTDOOR PROGRAM	
<i>(List activities and of different sizes separately)</i>																		Not part of Building Net Sq. Ft. (NSF)
	Main Greenough Building - Courtyard	total area		32,930														
	Informal Gathering / Seating																	
	Student Activities																	
	Events																	
	Cypress Playground / Field				Total area		234,403	Total area		234,403	Total area		234,403					ATHLETIC FIELDS & RECREATION
	Natural-Lawn Area																	Coordinate BHS Athletics Fitness and Parks Open Space & Recreation
	Seating / Community Picnic																	
	Flagpole / Memorial Plaque																	
	Bicycle Parking																	
	Turf Field / Lighting and Fencing Soccer, Lacrosse & (1or 2) Softball maybe Football-Practice, no posts																	
	Bleachers																	
	Basketball Court - (1 or 2)																	(1) min and (2) preferred
	TBD: Concessions/Restroom Facilities																	
	OTHER																	
	Fitness Loop at Sidewalks																	
	Outdoor Assembly and Stage																	
	Cypress Playground																	PLAYGROUND
	Playground(s): 6months - 2 yrs																	Confirm and coordinate with BHS
	Playground(s): 2 yrs - 5 yrs																	
	Playground(s): 5 yrs - 12 yrs																	
	Spray & Splash																	
	TBD: Underground Parking Structure																	PARKING
	Parking 1 to 3 levels w/headhouse(s)				50,000	1	50,000	50,000	2	100,000	50,000	3	150,000					49,000 footprint Parking w/ Ramp
	Stairs/ Elevator/ Paystations				GSF			GSF			GSF							BHS YR2017 358 permits, confirm REC