

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



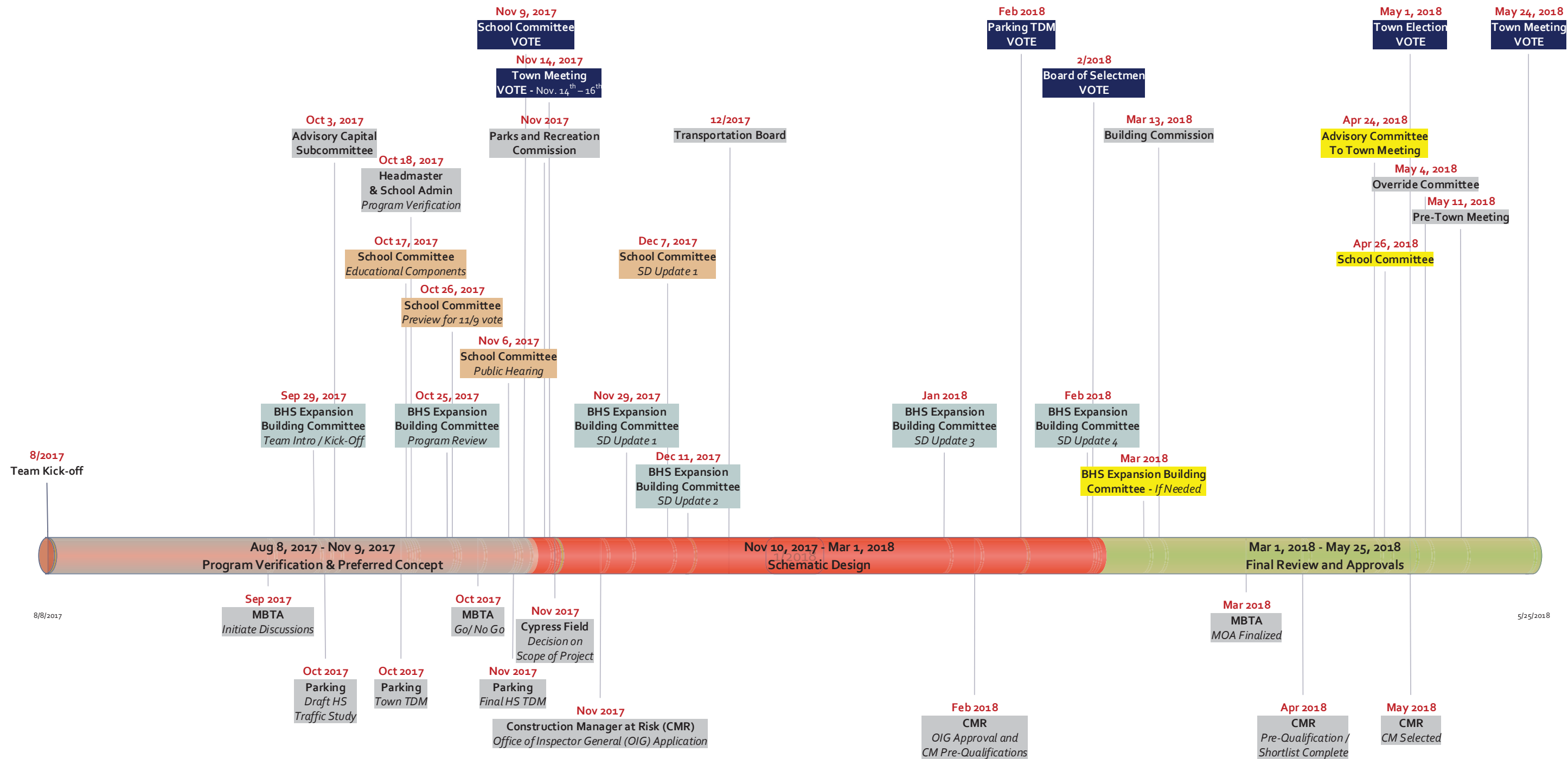
OVERVIEW OF EXECUTIVE LEVEL MASTER SCHEDULE

Brookline High School Expansion Project

DRAFT



Hill International



Key Milestone Dates for Votes

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

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

Other Key Milestones

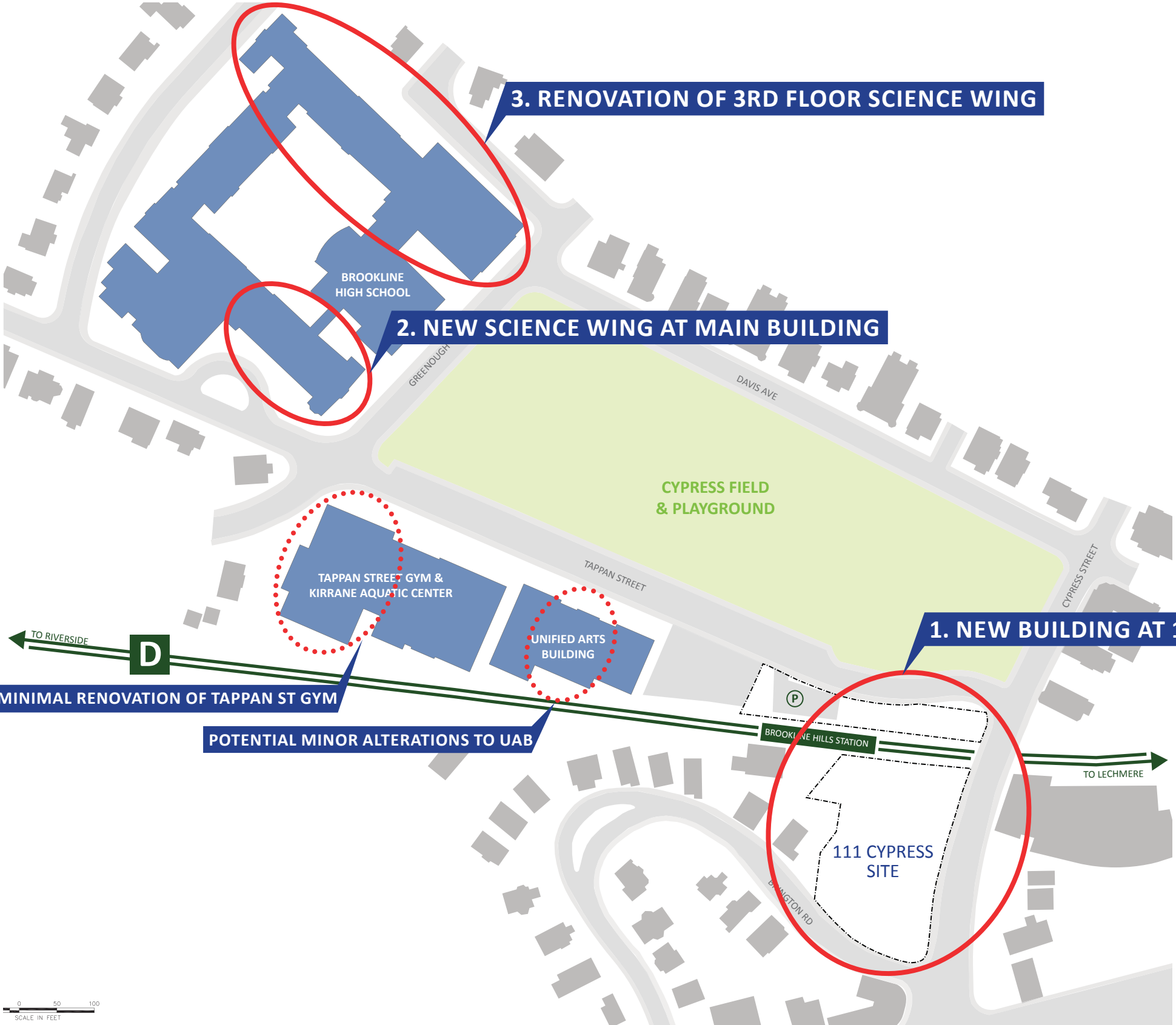
MBTA GO / NO GO
 Office of the Inspector General (OIG) Approval
 MBTA MOA Finalized
 Construction Manager at Risk (CMR) Selected

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



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

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



MAY 2017 FEASIBILITY STUDY COST ESTIMATE

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

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

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

WHAT IS SCHEMATIC DESIGN?

PRIMARY GOAL: Ensure Program, Design & Budget are Reconciled

SCHEMATIC DESIGN STEPS

1. Program Verification

- Verify space needs
- Understand adjacencies
- Program supports vision

2. Develop Design

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

3. Cost Management

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

4. Analysis of Technical Issues

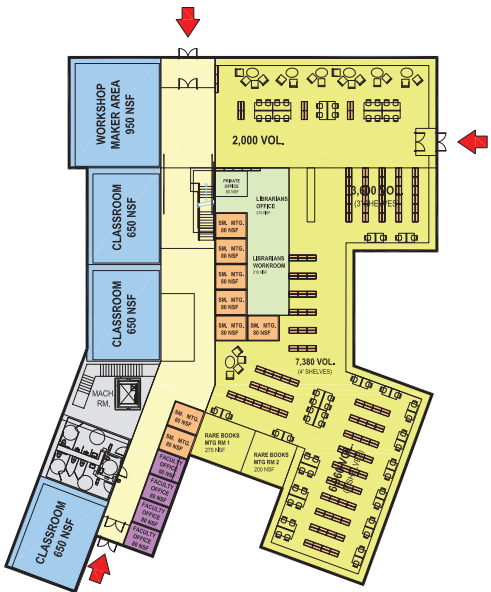
- Ensure technical issues are studied and costs incorporated (MBTA, parking, etc.)



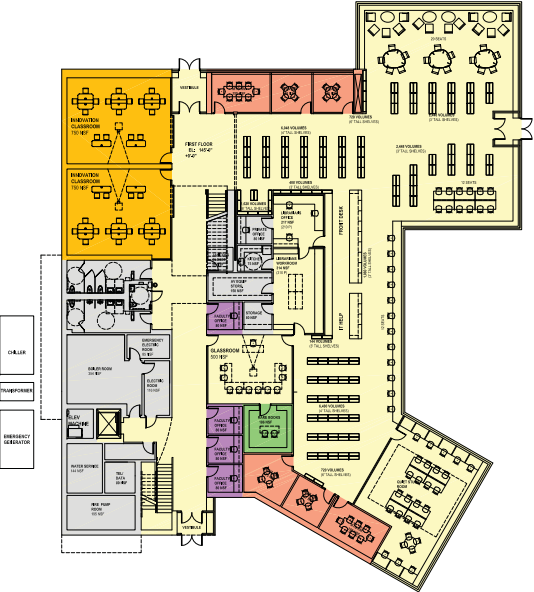
WHAT IS SCHEMATIC DESIGN?

CONCEPTUAL DESIGN PLAN FALL 2016 - SPRING 2017

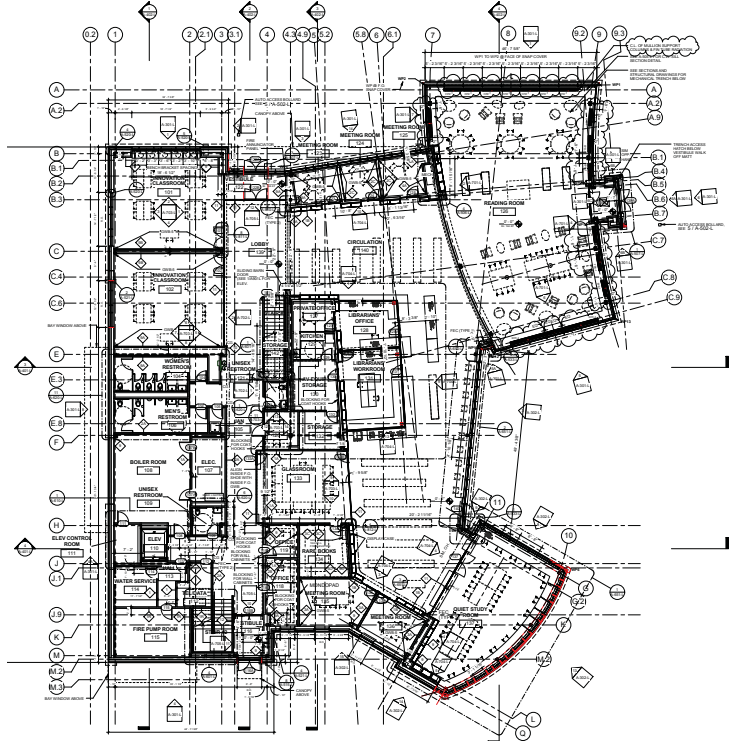
FLOOR PLAN
DEVELOPMENT



LATE SCHEMATIC DESIGN PLAN FALL 2017 - SPRING 2018



CONSTRUCTION DOCUMENTS SUMMER 2019



MODEL
DEVELOPMENT



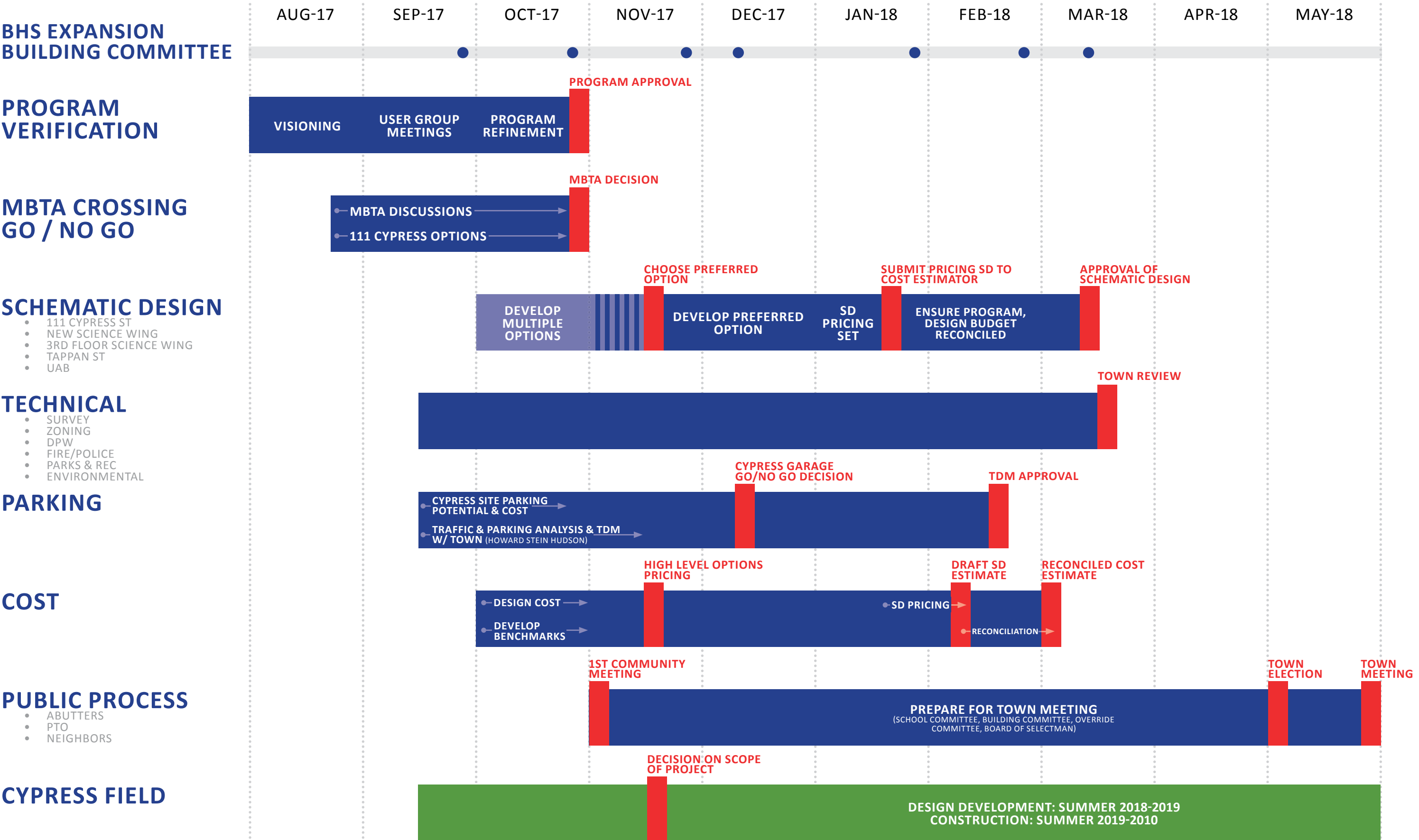
SCHEMATIC DESIGN WORK PLAN

TASK	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18
PROGRAM VERIFICATION										
SD - OPTIONS										
SD - PREFERRED										
PUBLIC PROCESS										
★ Decision: Confirm Program + Select Cypress Option										
★ Completion of Schematic Design										
★ Town Meeting										
START										
August 8: Building Commission 1										
PROGRAM VERIFICATION										
August 10: H + SA										
August 11: H + SA										
August 24: H + SA										
August 25: Co-Chairs										
August 25: H + SA										
September 1: Co-Chairs										
September 13-15: IDP 1										
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): Physics Faculty, Biology Faculty, Chemistry Faculty, Elective Science Course Faculty, Faculty Group all Sciences, Student Group										
September 15: H + SA										
Adult Education (verify date)										
Rec. Department (verify date)										
October 17: School Committee (Educational components)										
October 26: School Committee (preview for 11/9 vote)										
November 6: (Public Hearing)										
KEY PROGRAM VERIFICATION TASKS										
1. Review Vision and Program Assumptions with Headmaster & School Administration (H + SA)										
2. Conduct 3-day IDP (Intensive Design Process) including meeting with user groups including faculty, staff, and student groups										
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.										
4. Cost Benchmark										
SCHEMATIC DESIGN - OPTIONS (THROUGH OCTOBER)										
September 15: Co-Chairs Cypress 1										
September 29: BHS Expansion Building Committee 1 (8 - 10am)										
October 3: IDP 2										
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										
November 7: Board of Selectmen (verify date)										
KEY SCHEMATIC DESIGN OPTIONS TASKS										
1. Develop Cypress Urban Site Options: Mapping, Conceptual Stacking Plans, Sections, Design Impacts										
2. Review and refine w/ H + SA, Co-Chairs and BHS Expansion Building Committee										
3. Incorporate Impact from MBTA process										
4. Conduct IDP 2 (1 day)										
5. Present Options to evaluate recommendations and facilitate decision on preferred option										
6. Cost Benchmark										
SCHEMATIC DESIGN - PREFERRED										
September 22: Co-Chairs - Science 1										
October 13: Co-Chairs - Science 2 + Tappan										
October 31: H + SA - Cypress + Science										
October 31: IDP 3										
November 3: Co-Chairs - Science 3										
November 17: Co-Chairs - Cypress 4										
November 29: BHS Expansion Building Committee 3 (7 - 9pm)										
December 1: Co-Chairs - Science 4										
December 5-6: IDP 4										
December 5: H + SA										
December 5: Users										
December 7: School Committee (SD Update)										
December 8: Co-Chairs - Cypress 5										
December 11: BHS Expansion Building Committee 4 (7 - 9pm)										
January 9: H + SA										
January 12: Co-Chairs - Cypress 6 + Science 5										
January 30: BHS Expansion Building Committee 5										
February 2: Co-Chairs - Cypress 7, Science 6										
February 6: Board of Selectmen 2 (verify date)										
February 6: H + SA										
February 15: School Committee 3										
February 16: Co-Chairs - Cypress 8, Science 7										
February 27: BHS Expansion Building Committee 6										
March (TBD): BHS Expansion Building Committee (if needed)										
KEY SCHEMATIC DESIGN PREFERRED SCHEME TASKS										
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)										
3. Review and refine Tappan design direction with Parks and Open Space Department										
4. Conduct IDP 3 (1 day) and IDP 4 (2 days) to review progress and solicit input										
5. Submit Pricing Package (80%) - January 10 Receive and evaluate estimate Present Estimate - February 15 Submit Plan for Review - February 15										
6. Present recommendations and facilitate decision on Schematic Design.										

TASK	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18
MBTA										
August 18: Hill Prep 1										
September (TBD): MBTA 1 (verify date)										
September 18 (TBD): Hill Prep 2										
September (TBD): MBTA 2 (verify date)										
October 10 (TBD): Hill Prep 3										
October (TBD): MBTA 3 (verify date) GO / NO GO										
January 9: MBTA 4 (verify date)										
January 30: MBTA 5 (verify date)										
April 10: MBTA 6 (verify date)										
TECHNICAL										
September 22: Traffic + Parking 1										
September 22: Building Department (Zoning) 1										
September 22: DPW 1										
October 13: Fire/Police 1										
October 13: Parks & Recreation/ School Athletics 1										
October 13: Planning 1										
December 8: Planning 2										
March 1: Traffic + Parking 2										
March 1: Parks & Recreation/ School Athletics 2										
March 8: Building Department (Zoning) 2										
March 15: Fire/Police 2										
March 15: DPW 2										
March 22: Zoning 1										
TBD: Transportation Board										
111 Cyprus Preliminary Survey & Science Wing Survey										
111 Cyprus Final Survey										
Geotechnical Field Work & Report - Science Site										
Geotechnical Field Work & Report - 111 Cyprus										
Environmental Analysis										
Geothermal, Solar, Sunshading, Net zero / LEED, Acoustical										
PARKING										
111 Cyprus Garage Layouts										
111 Cyprus Garage Cost Study										
HSR Traffic & Parking Study										
October (TBD): Town TDM										
December (TBD): Transportation Board										
February (TBD): Parking TDM (Vote)										
(if there available space in the neighborhoods?)										
PUBLIC PROCESS										
October 3: Advisory Capitol Subcommittee										
October 18: Headmaster and School Admin										
November 9: School Committee (Vote)										
November 14: Town Meeting (Vote)										
November (TBD): Parks and Recreation Commission										
February: Board of Selectmen (Vote)										
March 9: Co-Chair										
March 13: Building Commission 2										
April 3: H + SA										
April 6: Co-Chair										
April 10: BHS Expansion Building Committee 7										
April 24: Advisor Committee to Town Meeting (verify date)										
April 26: School Committee 4										
April 27: Co-Chair										
May 1: Town Election (Vote)										
May 4: Override Committee (verify date)										
May 10: Pre-Town Meeting (verify date)										
May 11: Co-Chairs										
May 18: Co-Chairs										
May 18: School Groups (verify date)										
May 22: School Groups (verify date)										
May 24: Town Meeting (Vote)										
November (TBD): Community Meeting 1 (to be scheduled...)										
December (TBD): Community Meeting 2 (to be scheduled...)										
February (TBD): Community Meeting 3 (to be scheduled...)										
BHS ACADEMIC CALENDAR - FOR REFERENCE										
September 7: First Day Grades 1-9										
September 8: First Day Grades 10-12										
September 21: Rosh Hashanah (CLOSED)										
October 9: Columbus Day (CLOSED)										
November 10: Prof. Dev. Day (CLOSED FOR STUDENTS)										
November 22: Early Dismissal										
November 23-24: Thanksgiving (CLOSED)										
December 13: K-12 Early Dismissal: Parent Conferences										
December 25 - January 1: Winter Break/ New Years (CLOSED)										
January 15: Martin Luther King, Jr. Holiday (CLOSED)										
January 23 - 25: Mid-terms										
February 19 - 23: February Break (CLOSED)										
March 30: Good Friday (CLOSED)										
April 16 - 20: April Break (CLOSED)										
May 28: Memorial Day (CLOSED)										
June 19: Last Day (...pending snow days...)										

SCHEMATIC DESIGN WORK PLAN - SUMMARY

8 PARALLEL TRACKS



PROGRAM VERIFICATION PROCESS - IDP MEETINGS SEPT 13-15

3 DAYS, 30 MEETINGS

INTENSIVE DESIGN PROCESS SCHEDULE v1.2

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



PROGRAM VERIFICATION PROCESS - IDP MEETINGS SEPT 13-15



WHAT DID WE HEAR?

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



CURRENT CULTURE OF BROOKLINE HIGH SCHOOL



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

CREATING A TWO-WAY CAMPUS



Bring 9th graders to rest of campus

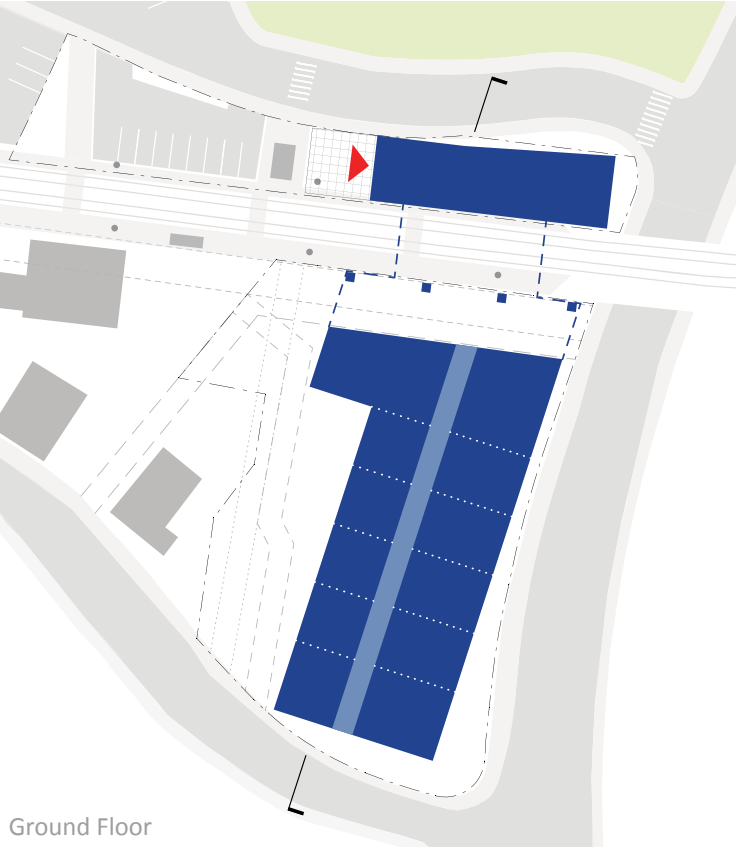
- World Languages (Main Building)
- Electives (UAB/Main Building)
- Health & Fitness (Tappan)

Bring 10-12th graders to Cypress Building

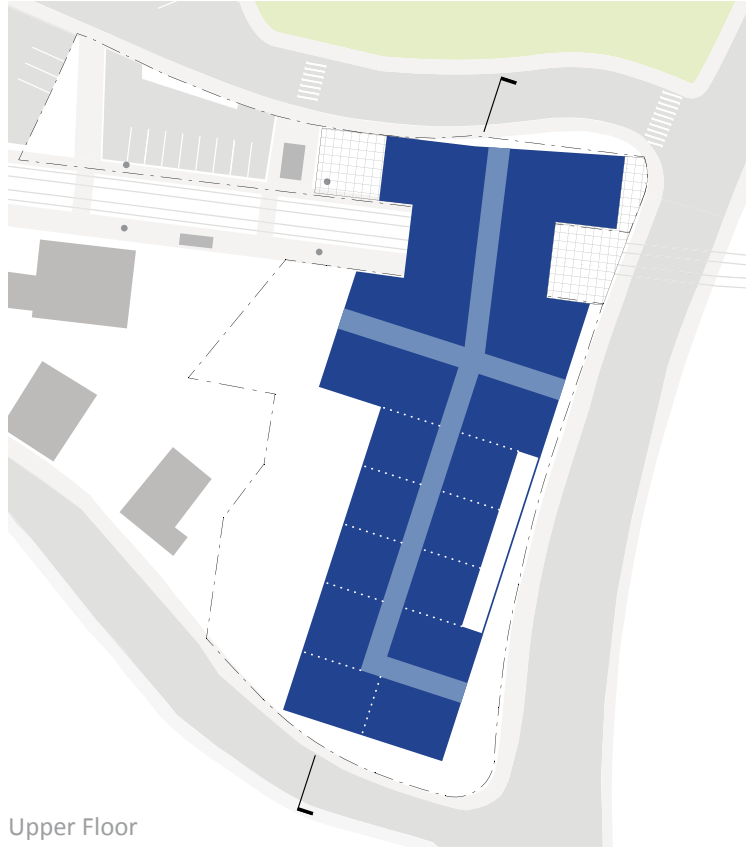
Possible Draws:

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

APPROVED DIRECTION PER FEASIBILITY STUDY - BUILDING AS BRIDGE



Ground Floor



Upper Floor

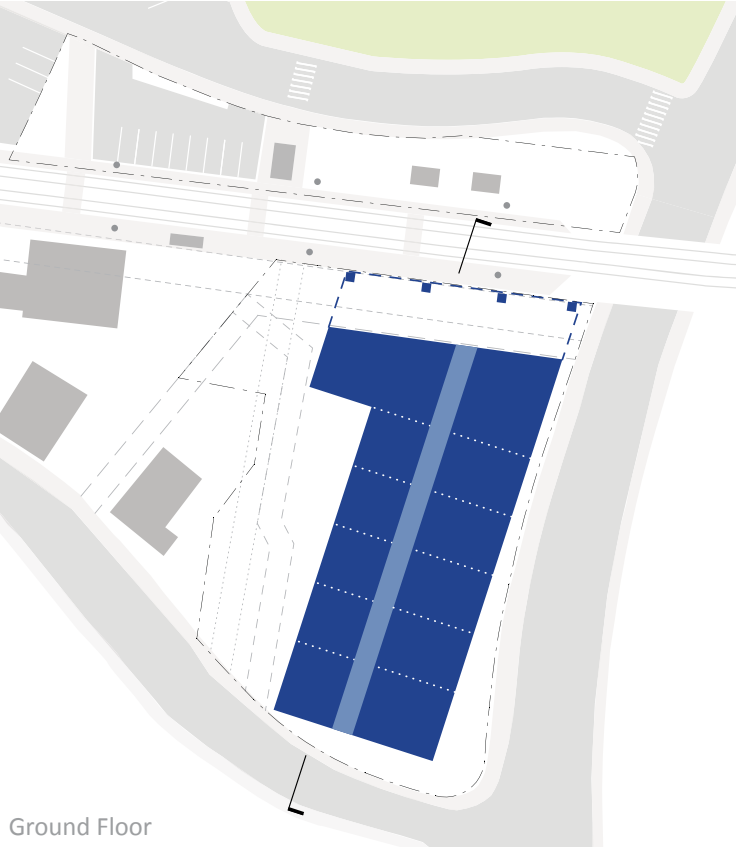


4-5 STORIES REQUIRED

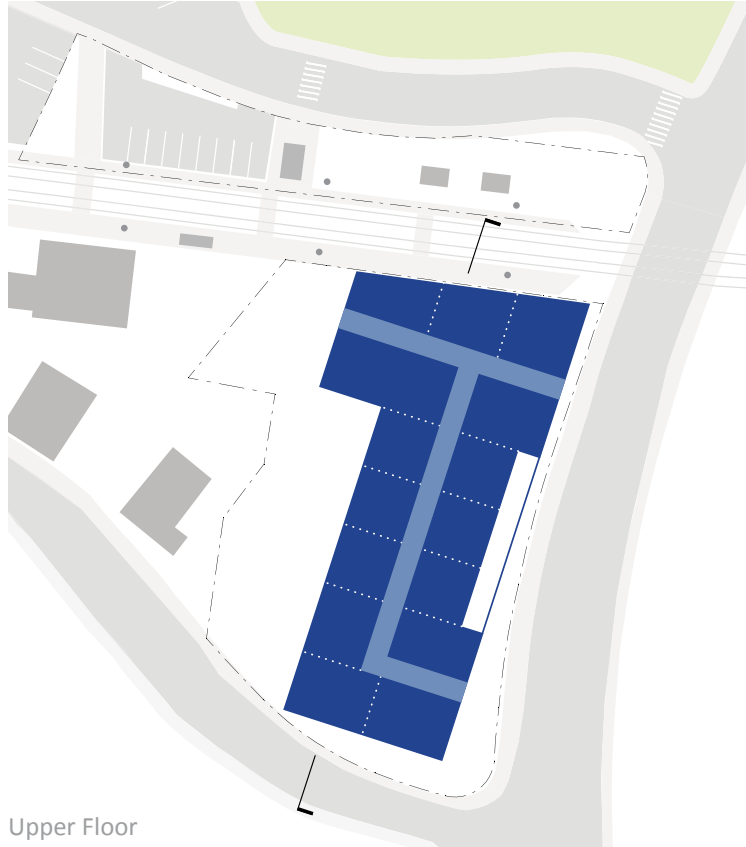
LEVEL 1	22,000 sf (18,000 sf + 4,000 sf)
LEVEL 2-6	84,000 sf (28,000 sf/floor x 3 floors)
TOTAL	106,000 sf

*PARKING STRUCTURE N.I.C.

ALTERNATE OPTION - IF MBTA CROSSING NOT POSSIBLE



Ground Floor



Upper Floor

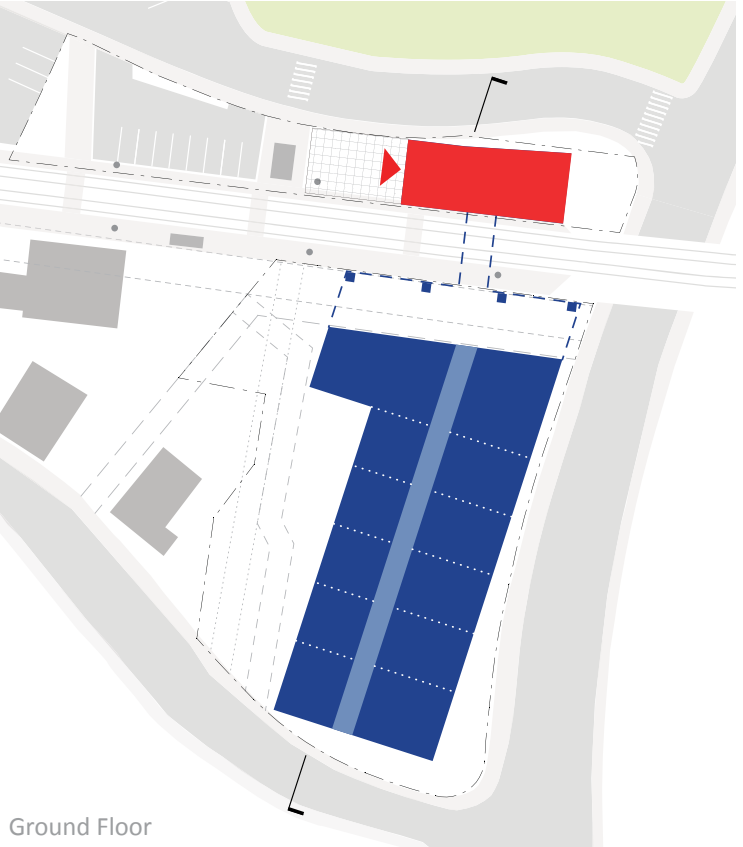


6 STORIES REQUIRED

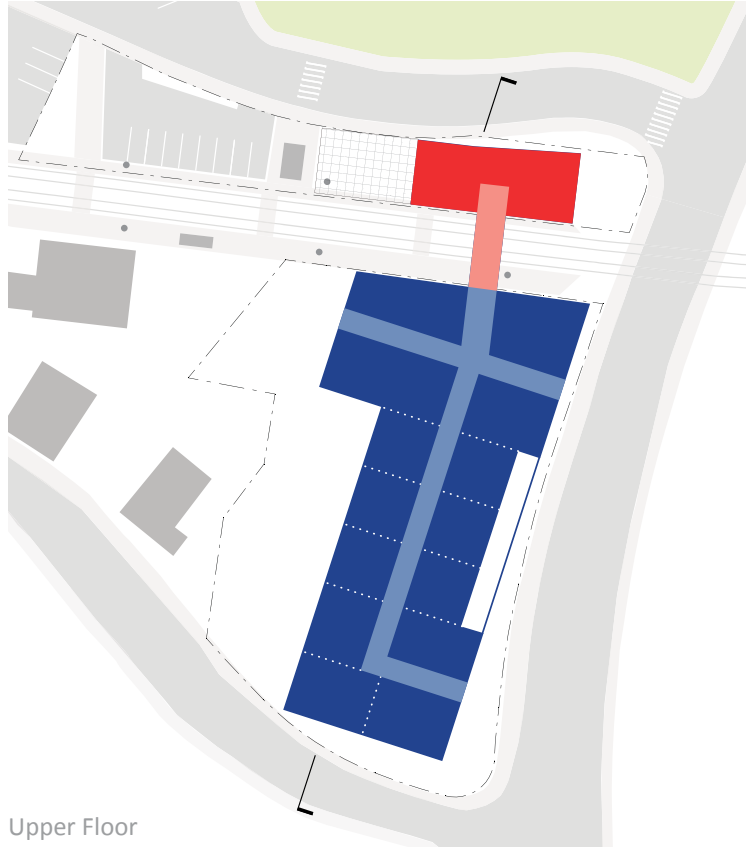
LEVEL 1	18,000 sf
LEVEL 2-6	100,000 sf (20,000 sf/floor x 5 floors)
TOTAL	118,000 sf

*PARKING STRUCTURE N.I.C.

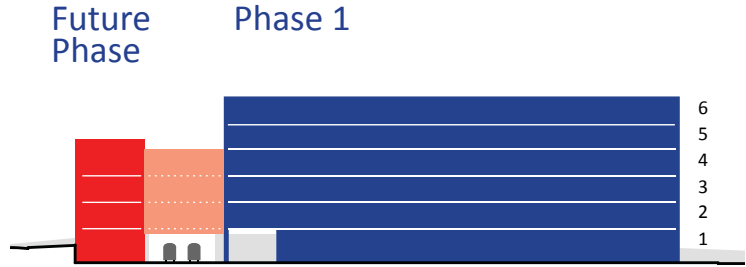
ALTERNATE OPTION - IF MBTA CROSSING CAN BE ADDED LATER



Ground Floor



Upper Floor



*PARKING STRUCTURE N.I.C.

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

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



END

