BROOKLINE HIGH SCHOOL

BROOKLINE HIGH SCHOOL EXPANSION BUILDING COMMITTEE MEETING SEPTEMBER 29, 2017

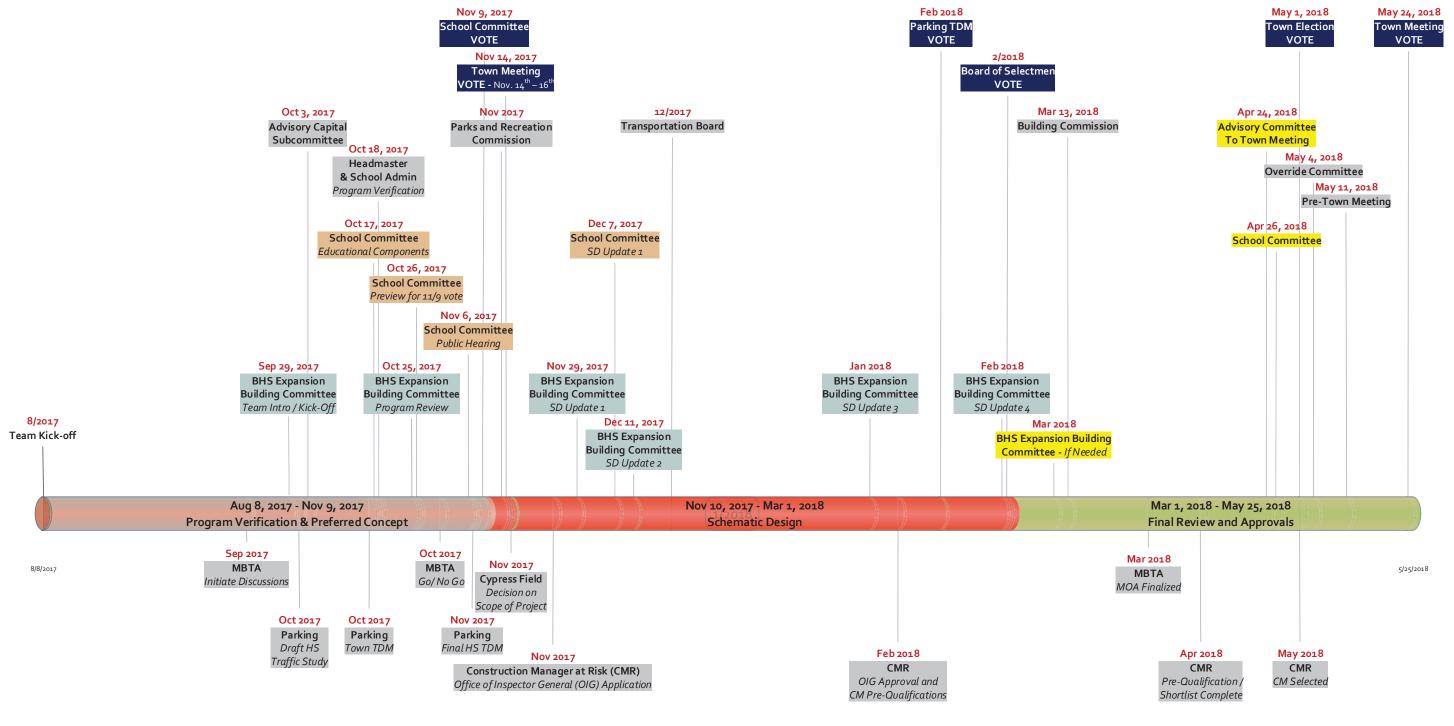
AGENDA

- 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 Nov 9, 2017 School Committee Parking TDM DRAFT Hill International May 1, 2018 Town Election Town Meeting



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

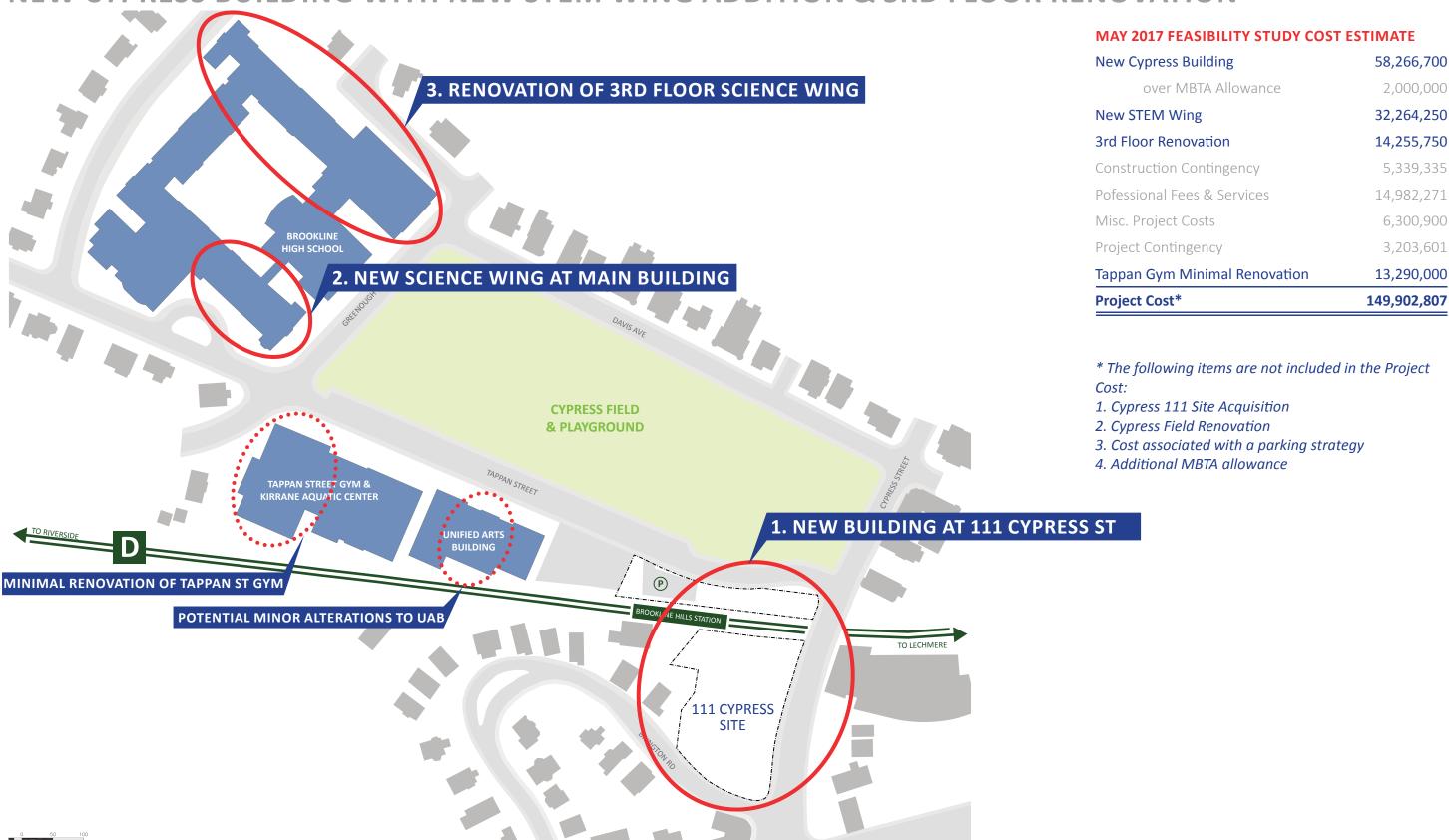
MBTA GO / NO GO
Office of the Inspector General (OIG) Approval
MBTA MOA Finalized
Construction Manager at Risk (CMR) Selected

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



58,266,700

2,000,000

32,264,250

14,255,750

5,339,335

14,982,271

6,300,900

3,203,601

13,290,000

WHAT IS SCHEMATIC DESIGN?

PRIMARY GOAL: Ensure Program, Design & Budget are Reconciled

SCHEMATIC DESIGN STEPS

1. Program Verification

- Verify space needs
- Understand adjacencies
- Program supports vision

2. Develop Design

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

3. Cost Management

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

4. Analysis of Technical Issues

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

WHAT IS SCHEMATIC DESIGN?

CONCEPTUAL DESIGN PLAN

FALL 2016 - SPRING 2017

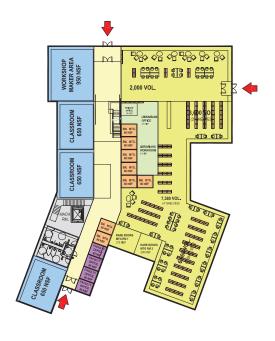
LATE SCHEMATIC DESIGN PLAN

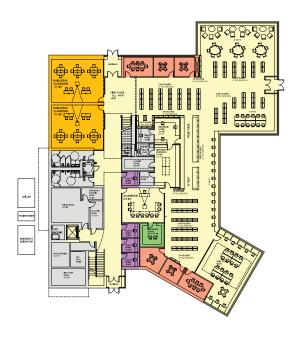
FALL 2017 - SPRING 2018

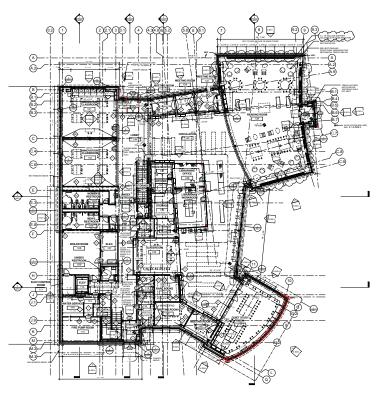
CONSTRUCTION DOCUMENTS

SUMMER 2019









MODEL DEVELOPMENT







SCHEMATIC DESIGN WORK PLAN

	TASK		ug-1			ep-1			Oct		I		v-17		Dec			Jan-		I	Feb		1		ar-18			Apr		I	Ma
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*	Decision: Confirm Program + Select Cypress Option						п	П	T	П	Ť	7	k	T	П	T	П	T	T	Ť	t	П	T	T	П		П		П	T	Τ
*	Completion of Schematic Design			П			г	П			T					T				Ť	İ		*							T	İ
*	Town Meeting						П	П				¥	r										ı								
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	START August 8: Building Commission 1		+	Н		+	۲	H	+	Н	+			H	Н	+	H	+	H	+	+	H	+	+	Н	Н	Н	+	Н	+	+
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	August 11: H + SA	•	$^{+}$	Н		$^{+}$	Н	H	Ť	Ħ	†	\dagger	H	t	Ħ	T	Ħ	\dagger	Ħ	t	t	П	T	t	H		Ħ	Ť	Ħ	+	t
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	August 25: Co-Chairs August 25: H + SA		-			+	н	Н	+	H	+	+	H	+	Н	+	H	+	H	+	+	H	+	+	Н	Н	Н	+	Н	+	+
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	September 13-15: IDP 1 September 13: H + SA		+		- (н	Н	+	Н	4	+	H	+	Н	+	Н	+	H	+	H	Н	+	+	Н		Н	+	Н	+	H
	September 13-15: User Groups for Cypress (7 meetings): Deans,		+	Н			п	H	$^{+}$	Ħ	1	+	H	+	Ħ	$^{+}$	Ħ	$^{+}$	Ħ	$^{+}$	+		t	$^{+}$			H	$^{+}$	H	$^{+}$	+
	9th Grade Teachers, Student Support, Electives Group, Fitness, Librarian, Group of rising 10th Graders																														
	Sentember 13-15: User Groups for Science (6 meetings): Physice							П																							
	Faculty, Biology Faculty, Chemistry Faculty, Elective Science Course Faculty, Faculty Group all Sciences, Student Group																														
	September 15: H + SA				4	•					1					t	П	t		t	t		İ		П				Ħ		t
	Adult Education (verify date)		_			1	•	Ц			4			1	Ш	1	Ш	1	Ш	+	L	Ш	4	_	Ш		Ш		Ш	4	L
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	October 26: School Committee (preview for 11/9 vote)	H		Н				H	#	•	_†	⇟	H	t	Ħ	_	Ħ		Ħ	⇟	t	H		t	Ħ	H	H	#	Ħ	#	t
	November 6: (Public Hearing)							Ц		П	1		П		Ц	ļ	Ц		Ц	Į	L	П	1		П		П		П	1	L
	KEY PROGRAM VERIFICATION TASKS Review Vision and Program Assumptions with Headmaster &	\vdash	+	Н	+	+	H	Н	+	Н	+	+	H	+	H	+	H	+	H	+	+	Н	+	+	Н	Н	H	+	Н	+	+
1	Review Vision and Program Assumptions with Headmaster & School Administration (H + SA)						J	Ll		\perp	╛	1	Ш	1	Ш	_	Ш	1	Ш	1	1	Ш		1	\prod		Ш		\prod		1
2	Conduct 3-day IDP (Intensive Design Process) including meeting			П			Б	П	T	П	T	T	П	T	П	T	П	T	П	T	Γ	П	T	Τ	П	П	П	T	П	T	Γ
	with user groups including faculty, staff, and student groups	Ш	1	Н		1	H	Ц	4	Ш	4	1	Ц	1	Н	4	Н	1	Н	1	1	Ц	4	1	Н		Н	4	Ш	4	1
3	Review HMFH Program Summary; identify the range of potential program revisions under consideration; draft set of program options						li										Н		Н										Ш		
3	to evaluate recommendations and facilitate decision on final program.						ı	П					П				Н		Н		1		1						П		1
4	Cost Benchmark		$^{+}$	Н		$^{+}$	П	H	Ť	Ħ	†	\dagger	H	t	Ħ	T	Ħ	\dagger	Ħ	t	t	П	T	t	H		Ħ	Ť	Ħ	+	t
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	September 29: BHS Expansion Building Committee 1 (8 - 10am)		+	Н			•	H	$^{+}$	Ħ	+	+	H	+	Ħ	$^{+}$	Ħ	$^{+}$	Ħ	$^{+}$	+		t	t			H	$^{+}$	H	$^{+}$	+
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	October 3: IDP 2 October 6: Co-Chairs Cypress 2		+	Н		+	Н	•	+	H	+	+	H	+	Н	+	H	+	H	+	+	H	+	+	Н	Н	Н	+	Н	+	+
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	October 25: BHS Expansion Building Committee 2 (8 - 9:30pm)		+	Н		+	Н	Н	_	•	4	+	Н	+	Н	_	Н	+	\perp	+			4	+	Н		Н	_	Н	+	
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	KEY SCHEMATIC DESIGN OPTIONS TASKS						Ľ				1												1								
1	Develop Cypress Urban Site Options: Mapping, Conceptual Stacking Plans, Sections, Design Impacts						L																								
2	Review and refine w/ H + SA, Co-Chairs and BHS Expansion Building Committee						Н																								
3	Incorporate Impact from MBTA process						L																								
4	Conduct IDP 2 (1 day)		1			1	Ц	Ц		Ш	4	1			Ш	1	Ш	_	Ш	1	L		4						Ш	1	L
5	Present Options to evaluate recommendations and facilitate decision on preferred option						ŀ																								
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	January 30: BHS Expansion Building Committee 5						н	П	_		_	-		-	Н	4	Н		•	•			4					_		1	
	February 2: Co-Chairs -Cypress 7, Science 6	+	+	Н	Н	+	Н	H	+	H	$^{+}$	+	H	+	H	+	H	+				H	+	+	Н		H	+	H	+	╁
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TASK	Aug-17		Sep-17	C	ct-17	Nov-1	17	Dec-17	Jan-18		Feb-18	Ma	ar-18	Ap	pr-18	M	ay-18
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August 18: Hill Prep 1				1			+					ш	44				
September (TBD): MBTA 1 (verify date) September 18 (TBD): Hill Prep 2		-		┡	+++	+++	+		+++	+	++	₩	++-	-	+	++	+
September (TBD): MBTA 2 (verify date)		-	-	-		+++	+		+++	+	+	H	++-		+	++	++
October 10 (TBD): Hill Prep 3	-		_	H-		+++	+		+++	+	++	H		++	+	+	+
October (TBD): MBTA 3 (verify date) GO / NO GO		_					+					H				++	++
January 9: MBTA 4 (verify date)		_		HŤ			+		•			H				++	++
January 30: MBTA 5 (verify date)		_		-			+			•	##	Ħ	Ħ	\Box	#	+	\top
April 10: MBTA 6 (verify date)							TT					Ħ		•		TT	T
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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												ш					\perp
October 13: Planning 1				•		$\sqcup \sqcup$	\perp				-	ш			\perp		\perp
December 8: Planning 2		_		1			•					_	44				
March 1: Traffic + Parking 2		_		╙		$\sqcup \sqcup$	+					•	44				
March 1: Parks & Recreation/ School Athletics 2				-		\vdash	+	\rightarrow		\perp	-	-	-				
March 8: Building Department (Zoning) 2		-		-		+++	++			+	-	Η.	++-		+	++	++
March 15: Fire/Police 2 March 15: DPW 2	$+\cdots$	+		1	+++	++	+	+++	+++	++	+	H	+	H	+	++	+
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111 Cyprus Preliminary Survey & Science Wing Survey						++	+	+++	+++	+	+	H	+	H	\pm	++	+
111 Cyprus Final Survey	1111			I				+++	+++	+	+	+	+	H	$\dashv \dagger$	+	+
Geotechnical Field Work & Report - Science Site										ПΠ	\top	П	Ħ	Ш	\top	Ħ	Ħ
Geotechnical Field Work & Report - 111 Cyprus				П						Ш	\top	ΠŤ	T	П	$\dashv \dagger$	T	Ħ
Environmental Analysis										Ш		П			T		П
Geothermal, Solar, Sunshading, Net zero / LEED, Acoustical				ΙĪ	Ш	Ш						П			T		Ш
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PARKING						ЦΠ	\Box		$\perp \Box$	ЦП	ЦΤ	oxdot	ЦΠ	Ш	Щ	Ш	ш
111 Cyprus Garage Layouts					Щ	Ш	$\perp \! \! \perp \! \! \perp \! \! \perp \! \! \perp$			ш	ЩΞ	ш	Ш	Ш	Ш	Щ	Ш
111 Cyprus Garage Cost Study	4117						+	шШ	441	ш	$\perp \!\!\! \perp \!\!\! \perp$	Ш	ш	Ш	$\perp \!\!\! \perp \!\!\! \perp$	Ш	ш
HSH Traffic & Parking Study	4						+ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$	$\sqcup \sqcup \sqcup$	+++	\sqcup	+	\vdash	+	$\sqcup \sqcup$	\dashv	++	++
October (TBD): Town TDM	4	\perp		-	$\vdash\vdash$	++	++	$\sqcup \sqcup \sqcup$	+++	+	++	+	+	ш	$+\!\!+\!\!\!+$		++
December (TBD): Transportation Board				-		\vdash	+	\rightarrow		\perp	-	ш	-				
February (TBD): Parking TDM (Vote)				•		+++	+		+++	+	++	Н	++-	\mathbf{H}	+	-	-
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(Is there available space in the neighborhoods?)	+			+	++	++	++	+++	+++	+	++	+	+	Н	+	+	+
PUBLIC PROCESS				1		H	+			ш		世		닏			
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October 3: Advisory Capitol Subcommittee				П	ĦĦ		ТΠ			ПΠ	\top	TT	Ħ	Ш	\top	Ħ	Ħ
October 18: Headmaster and School Admin					ШŤ	ШΤ	ДΠ				T)	ĽГ	ш		┰╛	Ιt	ΙŢ
November 9: School Committee (Vote)				ш	Ш	Ш	\coprod	ШП		Ш	\perp	Ш	Ш	ШΊ	$\perp \!\!\! \perp \!\!\! \perp \!\!\! \perp$	Ш	Ш
November 14: Town Meeting (Vote)	4			•	$\sqcup \!\!\! \perp$	\sqcup	+ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$	$\sqcup \sqcup \sqcup$	+++	\sqcup	+	+	+	$\sqcup \sqcup$	\dashv	++	++
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February: Board of Selectmen (Vote) March 9: Co-Chair		-		-	+++	+++	+		+++	+	++		++-	-	+	++	+
March 13: Building Commission 2		-		╌			+	\rightarrow		+	-	H.		++1	+	++	+
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April 10: BHS Expansion Building Committee 7	-			-		+++	+		+++	+	++	H		-	+	+	+
April 24: Advisor Committee to Town Meeting (verify date)							+			\Box			_	HÌ	•	-	+
April 26: School Committee 4				•			+				++	H			•		т
April 27: Co-Chair				г	ĦĦ		ТΠ			ПΠ	\top	П	Ħ	Ш	•	Ħ	Ħ
May 1: Town Election (Vote)				П	ΠĦ		Ш			Ш	\top	П	T	Ш	•	T	T
May 4: Override Committee (verify date)					шТ		TT			ПΠ	ШΤ	Γ^{\dagger}				•	ЦŤ
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May 10: Pre-Town Meeting (verify date)				•			Ш			Щ	$\perp \perp \perp$	+		ш		•	$\perp \perp$
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SCHEMATIC DESIGN WORK PLAN - SUMMARY

8 PARALLEL TRACKS

BHS EXPANSION BUILDING COMMITTEE

PROGRAM VERIFICATION

MBTA CROSSING GO / NO GO

SCHEMATIC DESIGN

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

TECHNICAL

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

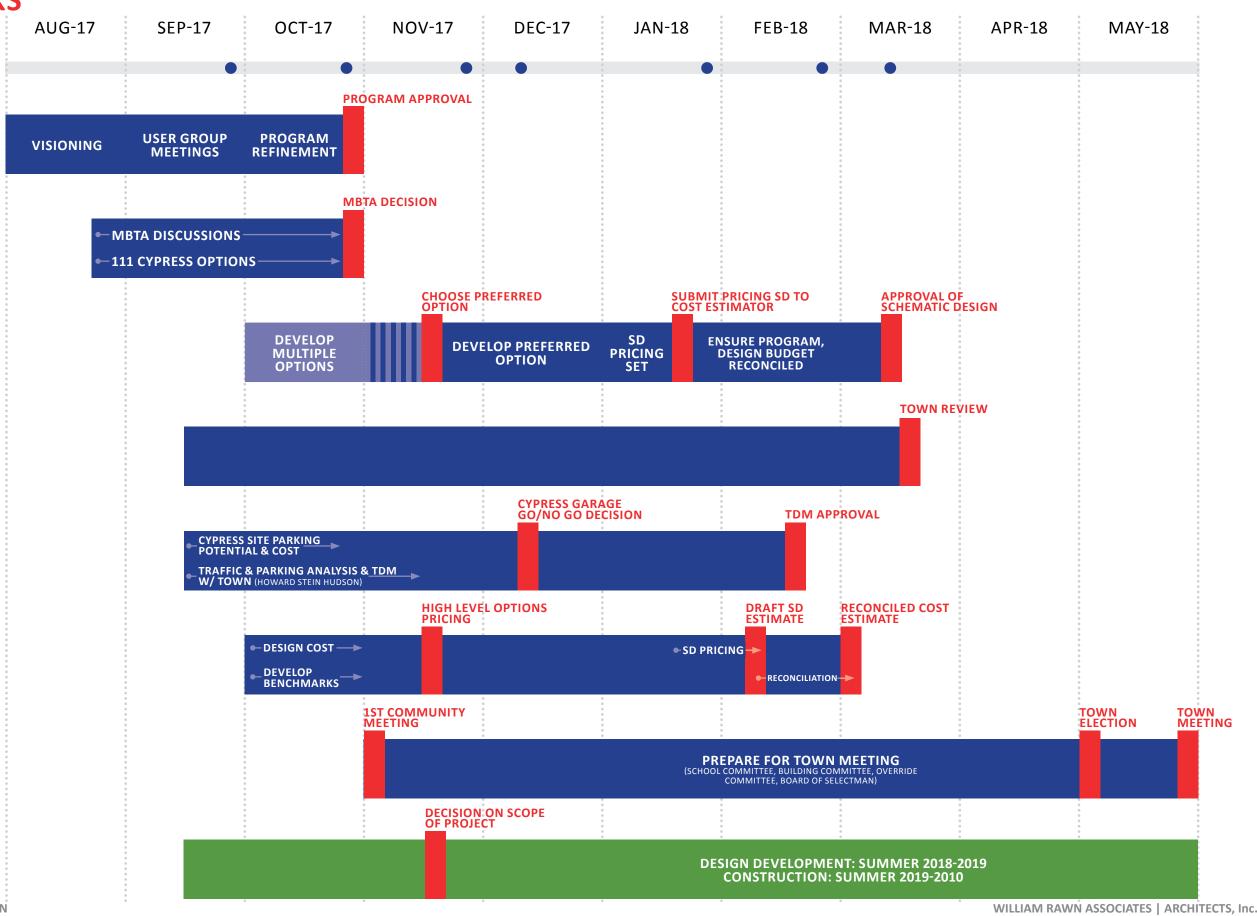
COST

PUBLIC PROCESS

- PTO NEIGHBORS

CYPRESS FIELD





PROGRAM VERIFICATION PROCESS - IDP MEETINGS SEPT 13-15

3 DAYS, 30 MEETINGS

Intensive Design Process Schedule VI.2

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

PROGRAM VERIFICATION PROCESS - IDP MEETINGS SEPT 13-15













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

CURRENT CULTURE OF BROOKLINE HIGH SCHOOL



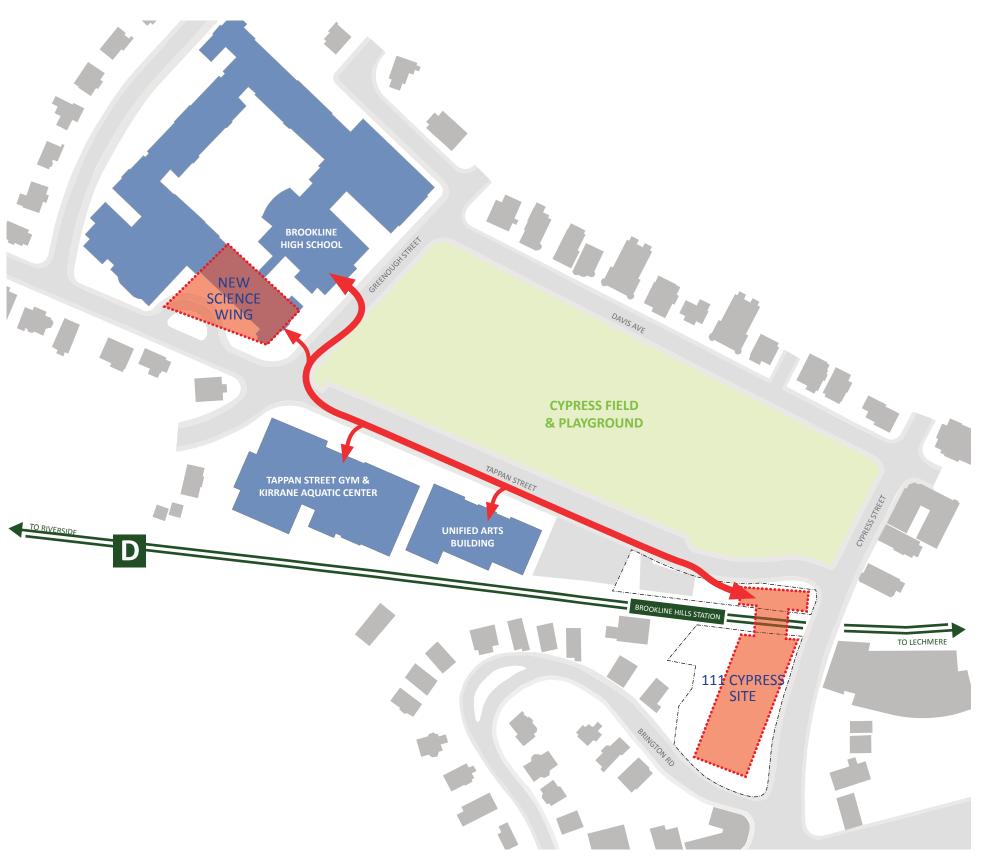






- Culture of open doors
- High degree of collaboration & camaraderie among faculty
- Students connecting with faculty
- 9th graders learning from upper class students
- Diversity embraced rather than stigmatized

CREATING A TWO-WAY CAMPUS



Bring 9th graders to rest of campus

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

Bring 10-12th graders to Cypress Building

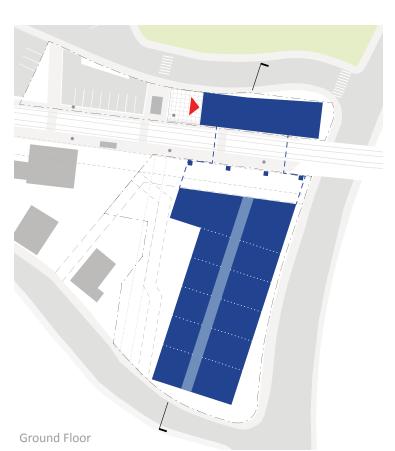
Possible Draws:

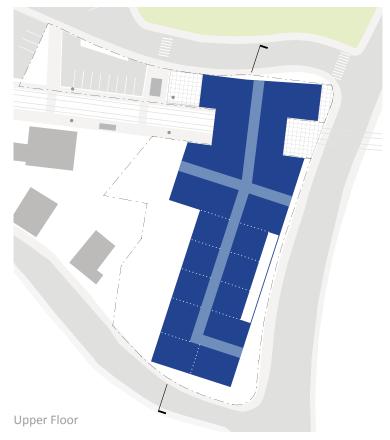
- Optional courses:
 - Creative Writing
 - Social & Racial Justice
 - Sagamore (student newspaper)
- Engineering space (move from UAB?)
- AP Physics
- Possible Multi-use whitebox
 - Drama, Dance, Music
 - Guest Speakers for other Classes
 - Interdisciplinary Work
- Digital Music, Photography, Business

APPROVED DIRECTION PER FEASIBILITY STUDY - BUILDING AS BRIDGE











4-5 STORIES REQUIRED

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

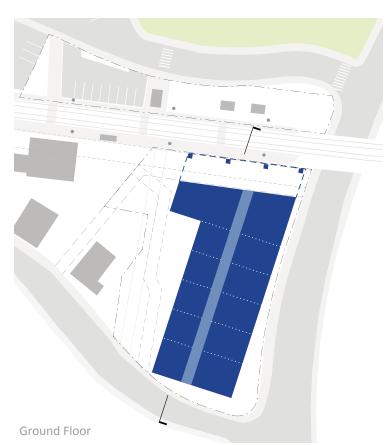
TOTAL 106,000 sf

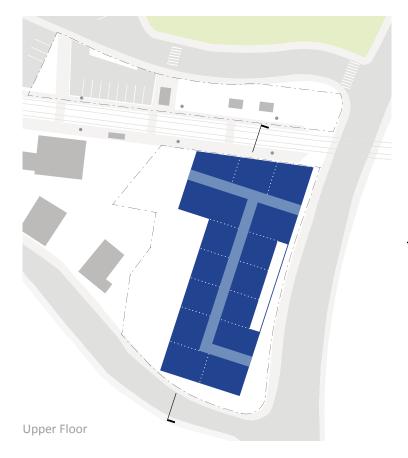
*PARKING STRUCTURE N.I.C.

ALTERNATE OPTION - IF MBTA CROSSING NOT POSSIBLE











6 STORIES REQUIRED

LEVEL 1 18,000 sf

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

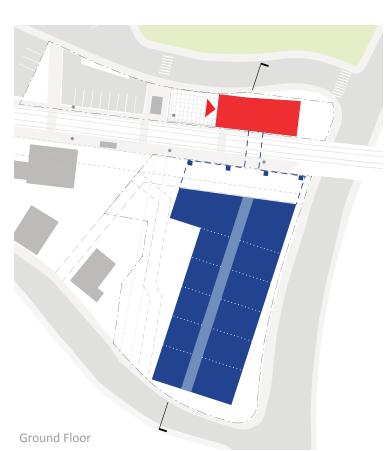
TOTAL 118,000 sf

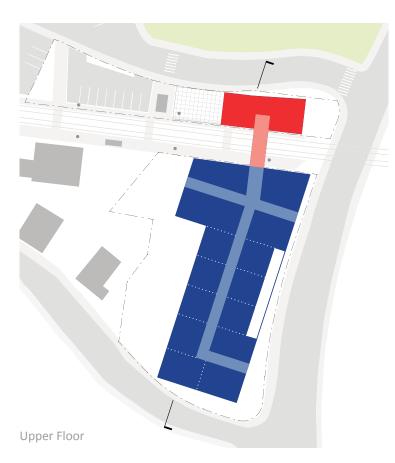
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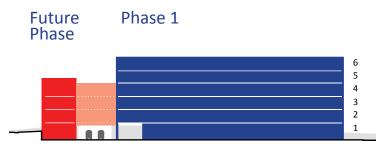
ALTERNATE OPTION - IF MBTA CROSSING CAN BE ADDED LATER











*PARKING STRUCTURE N.I.C.

111 CYPRESS STREET MBTA OUTREACH PLAN

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

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

END