

BROOKLINE HIGH SCHOOL

BUILDING EXPANSION COMMITTEE MEETING
December 11, 2017



AGENDA

- **Approval of Minutes**
- **Executive Level Master Schedule Update** including Architects Work Plan
- **Design Update**
 1. Scope - 5 Projects
 2. Design Update - Program Organization
 3. Design Objectives & Goals
 4. Design Response and Building Organization
 - A. Cypress Street Building
 - B. STEM Wing
 - C. Main Building - 3rd Floor Renovation
 - D. Tappan Gym Improvements
- **Status of MBTA Outreach / Coordination**
- **Status of Traffic / Parking Analysis** including meeting with Transportation Board on December 18, 2017
- **Old and New Business**
- **Adjourn**



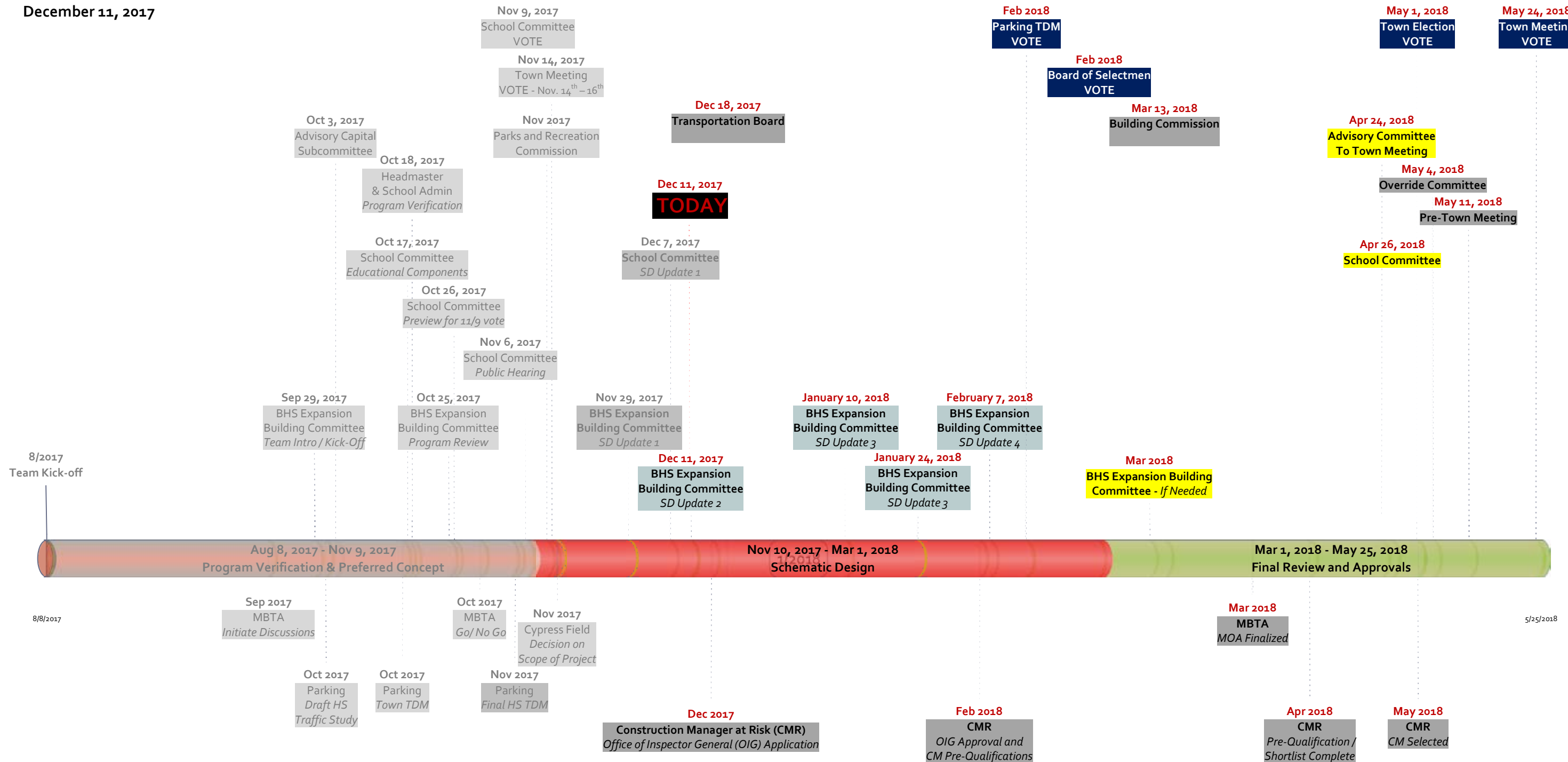
OVERVIEW OF EXECUTIVE LEVEL MASTER SCHEDULE



Hill International

Brookline High School Expansion Project

December 11, 2017



Key Milestone Dates for Votes

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

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

Other Key Milestones

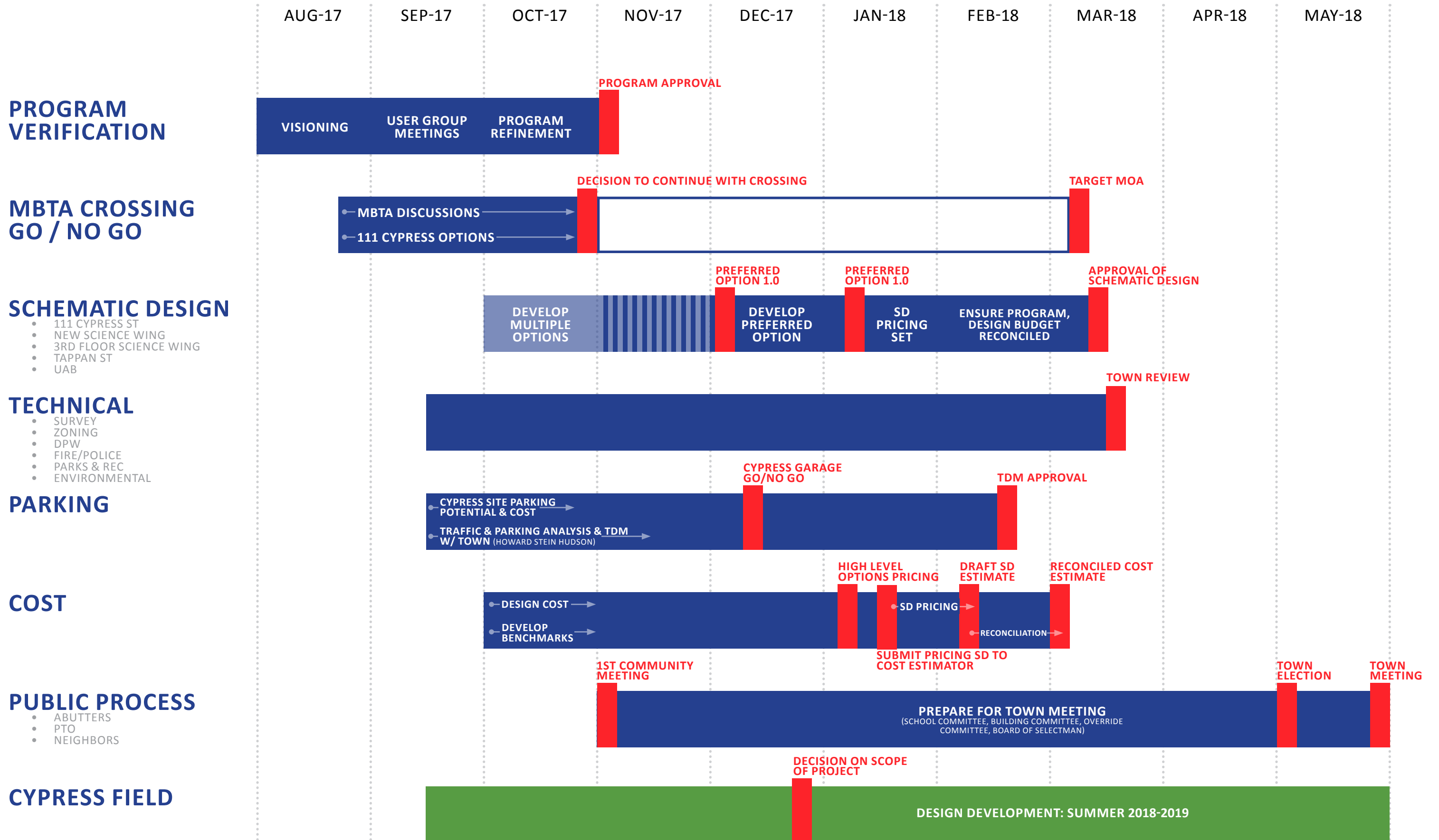
- MBTA GO / NO GO
- Office of the Inspector General (OIG) Approval
- MBTA MOA Finalized
- Construction Manager at Risk (CMR) Selected

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



WILLIAM RAWN ASSOCIATES WORK PLAN: SUMMARY

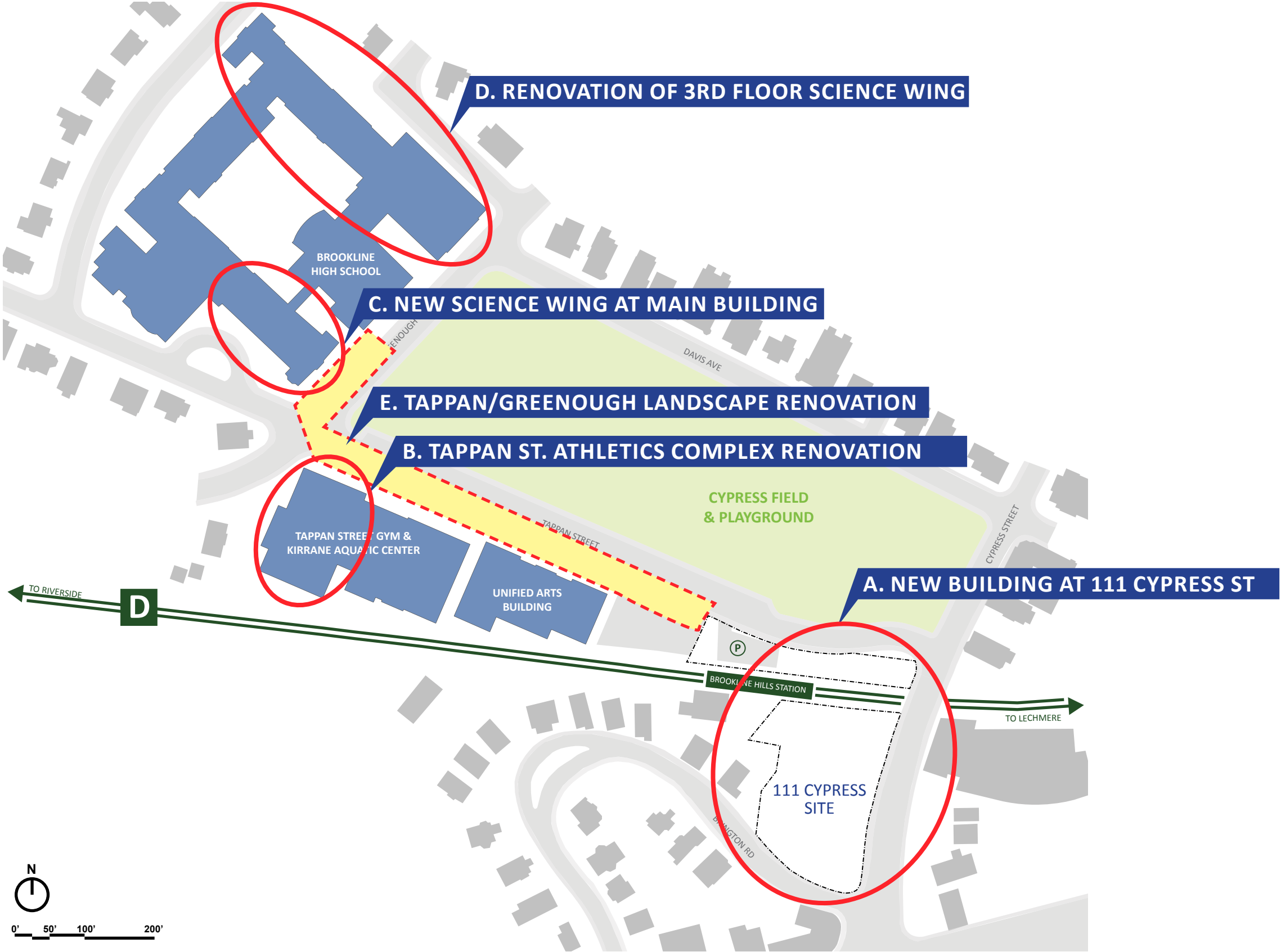
8 PARALLEL TRACKS



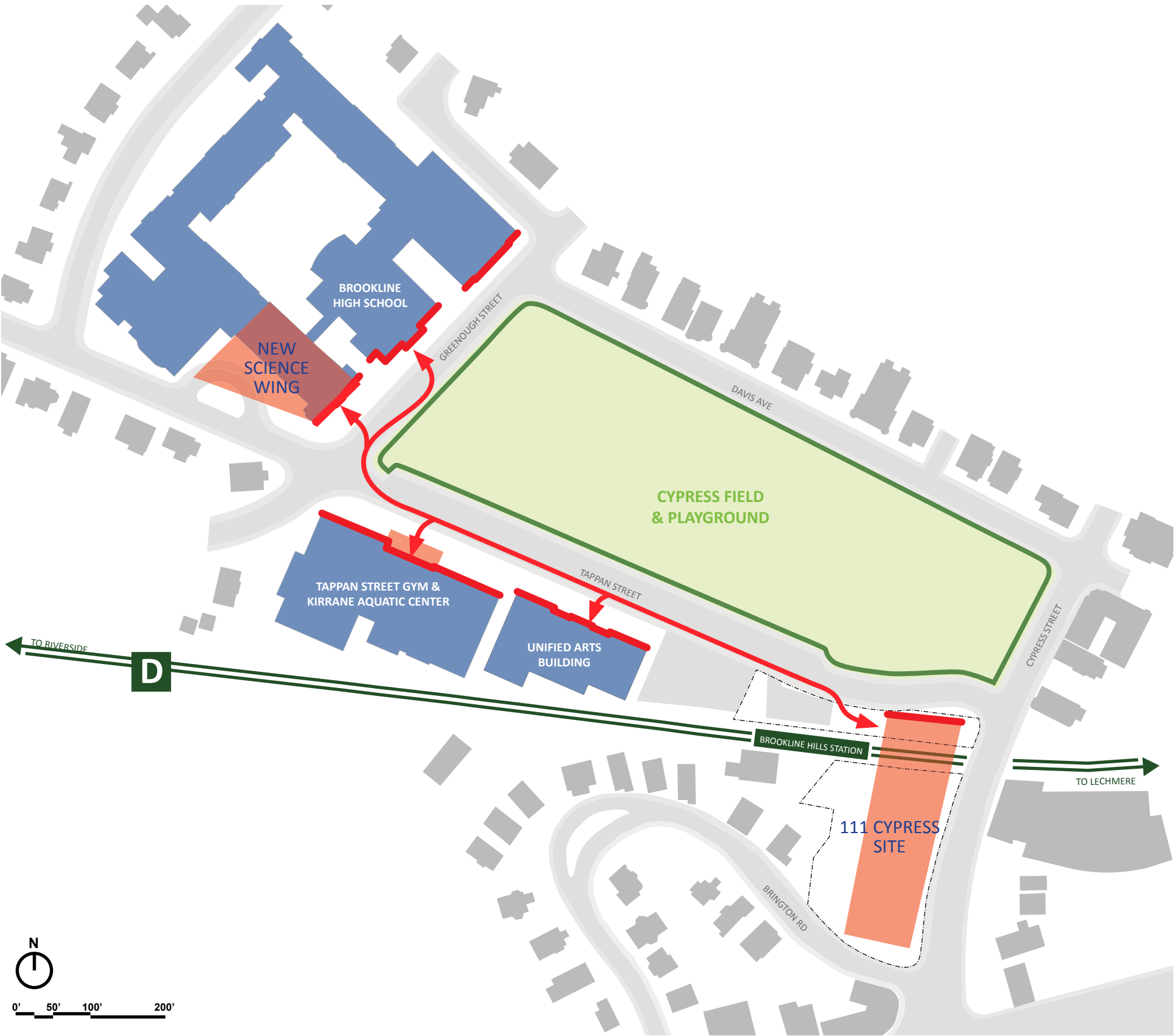
DESIGN UPDATE



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



OVERALL DESIGN OBJECTIVES: **CREATING A UNIFIED CAMPUS**



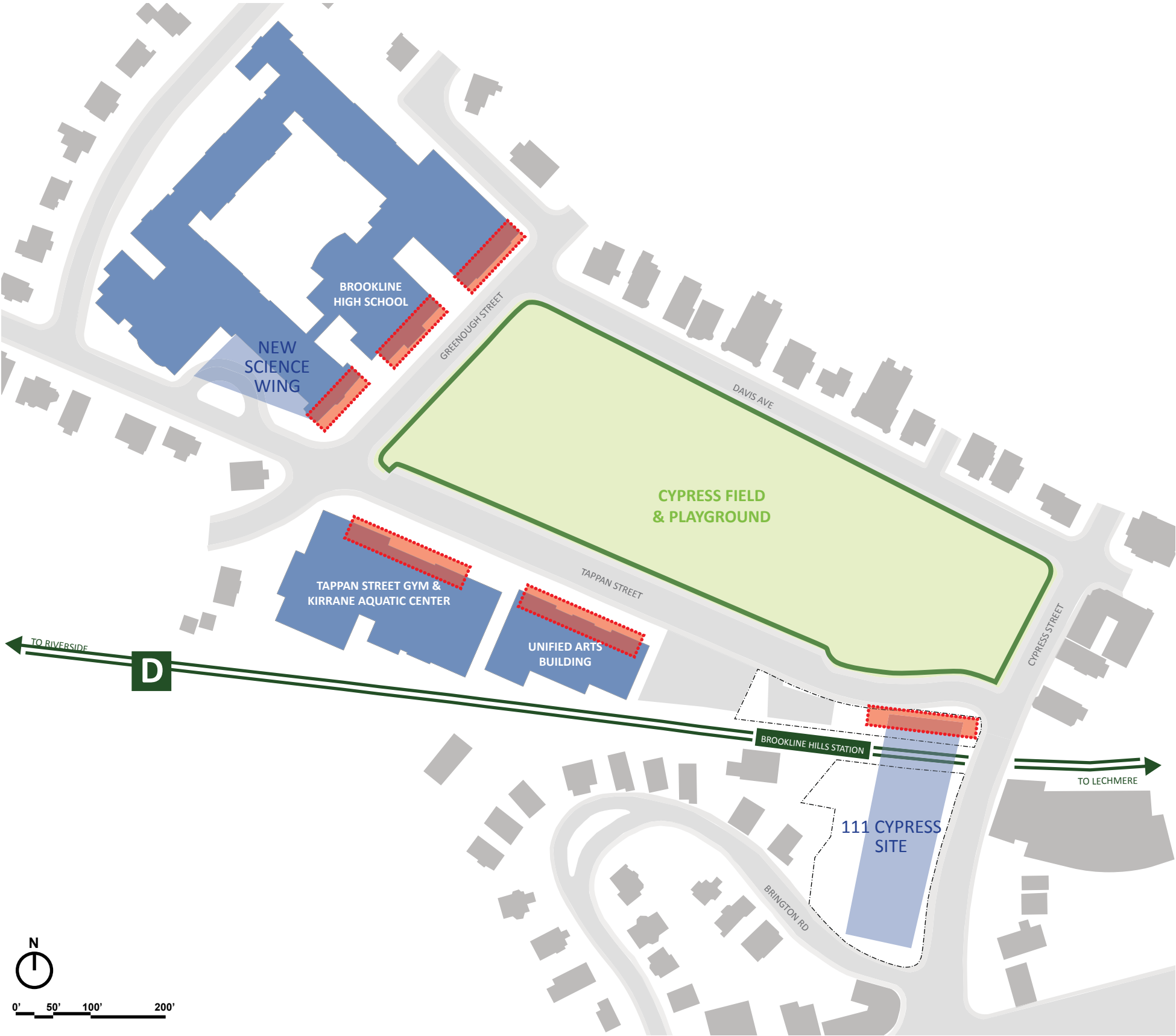
Bring 9th graders to rest of campus

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

Bring 10-12th graders to Cypress Building

- Optional courses:
 - Creative Writing
 - Social & Racial Justice
 - Sagamore (student newspaper)
- AP Physics
- Possible Multi-use whitebox
 - Drama, Dance, Music
 - Guest Speakers for other Classes
 - Interdisciplinary Work

OVERALL DESIGN OBJECTIVES: FRONTING A CIVIC GREEN



Strengthen sense of civic institution around Cypress Field

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

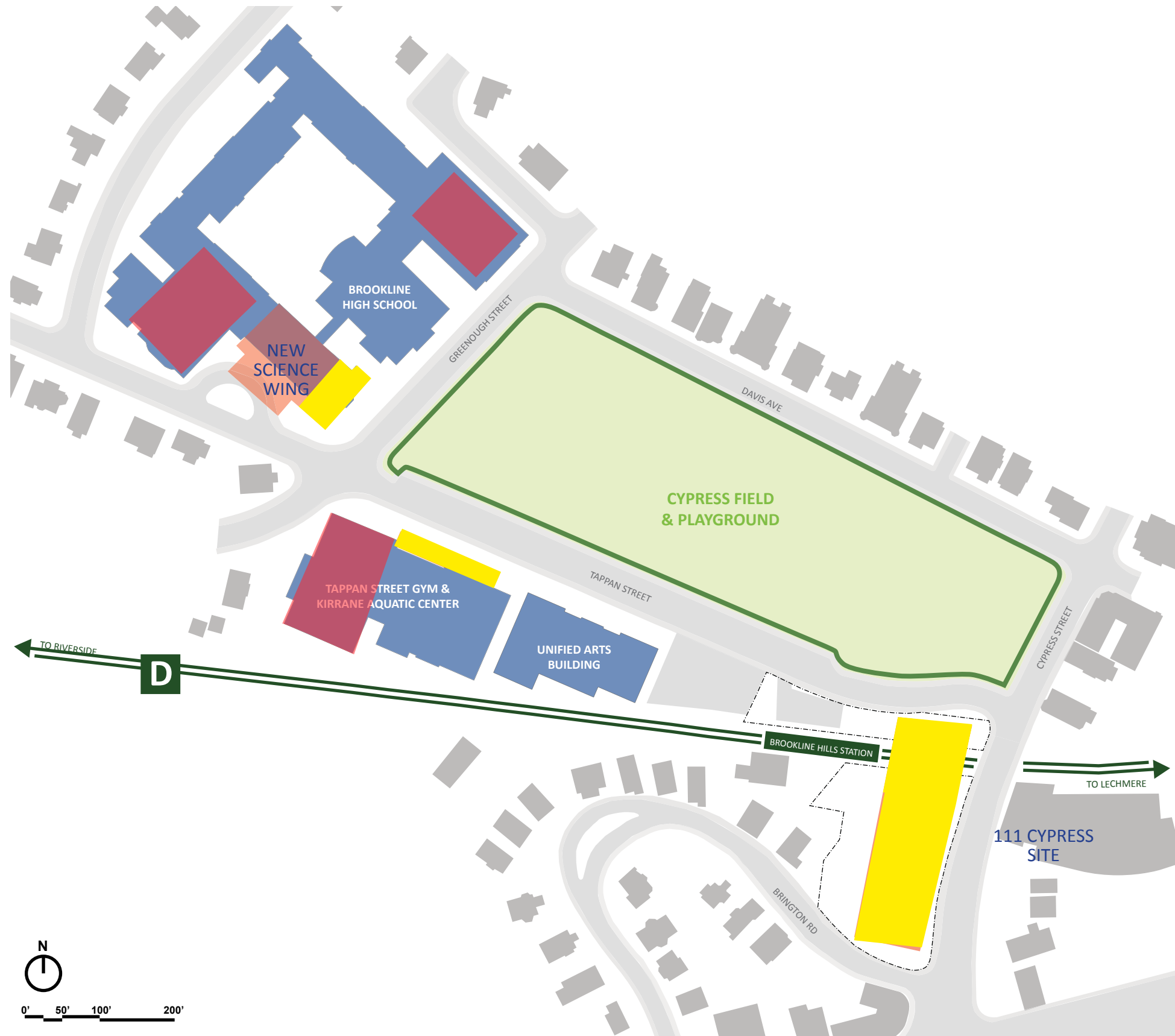


MAIN BUILDING



UNIFIED ARTS BUILDING

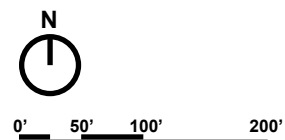
OVERALL DESIGN OBJECTIVES: NEW SPACES BENEFITTING BHS & THE COMMUNITY



Connect major building entrances with programs that serve both the school and the community.

- Cypress: Cafeteria & White Box
- STEM Wing: Culinary Arts Cafe and generous new entrance connected to the existing Auditorium
- Tappan Gym: Unite Gym and Pool with New Lobby & possible Fitness Room for the Recreation Department

EXISTING
NEW



111 CYPRESS DESIGN GOALS SUMMARY:

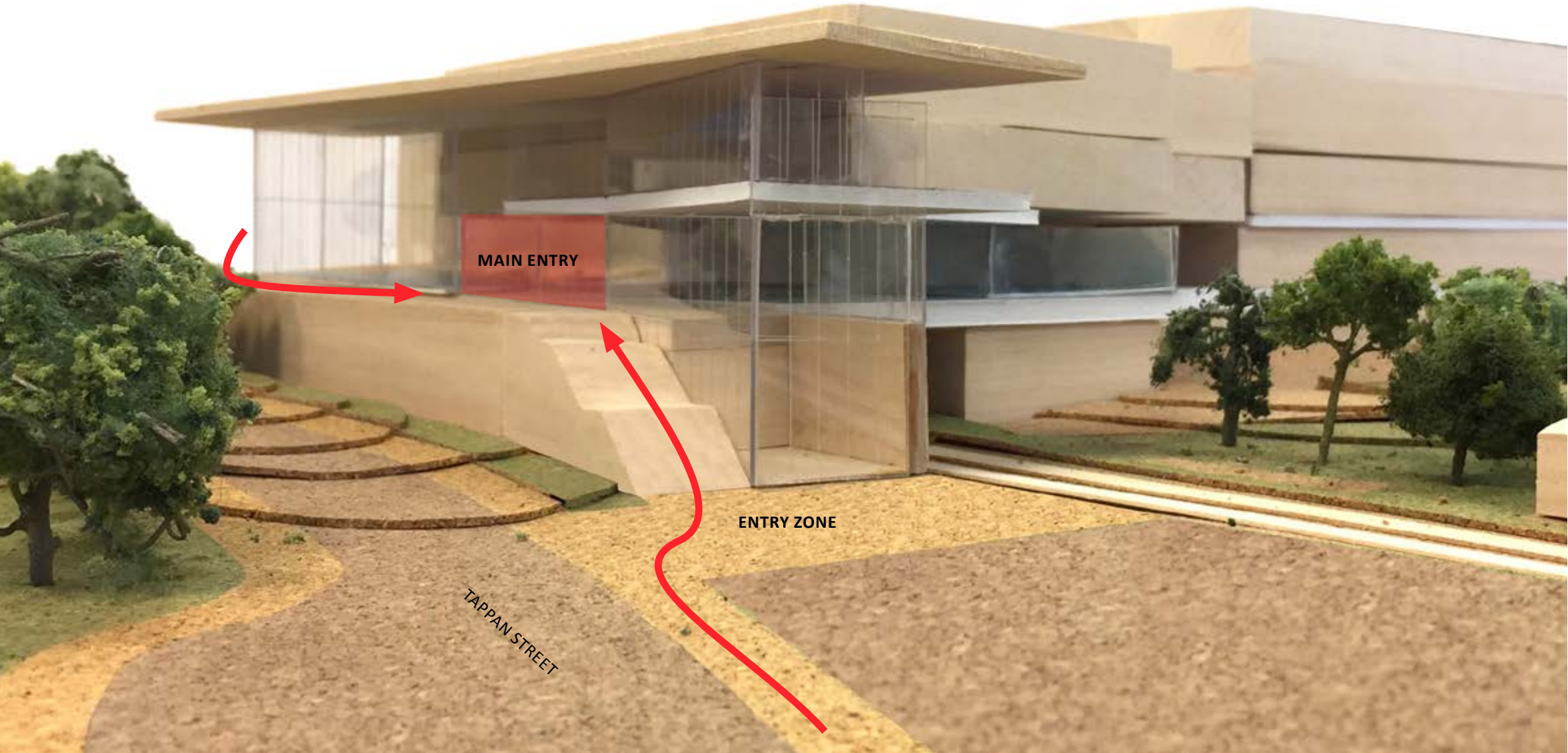
1. ESTABLISH A CIVIC PRESENCE ALONG TAPPAN STREET

2. MAJOR PUBLIC SPACES FRONTING CYPRESS FIELD

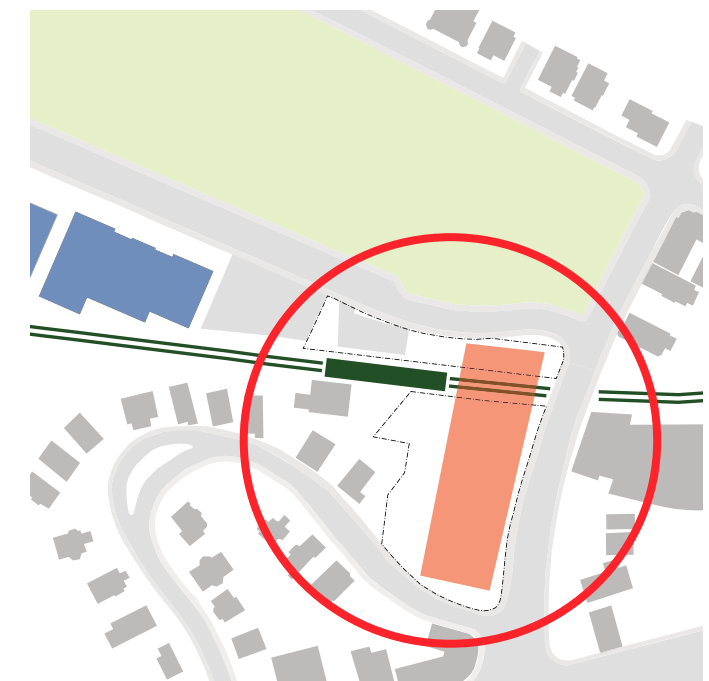
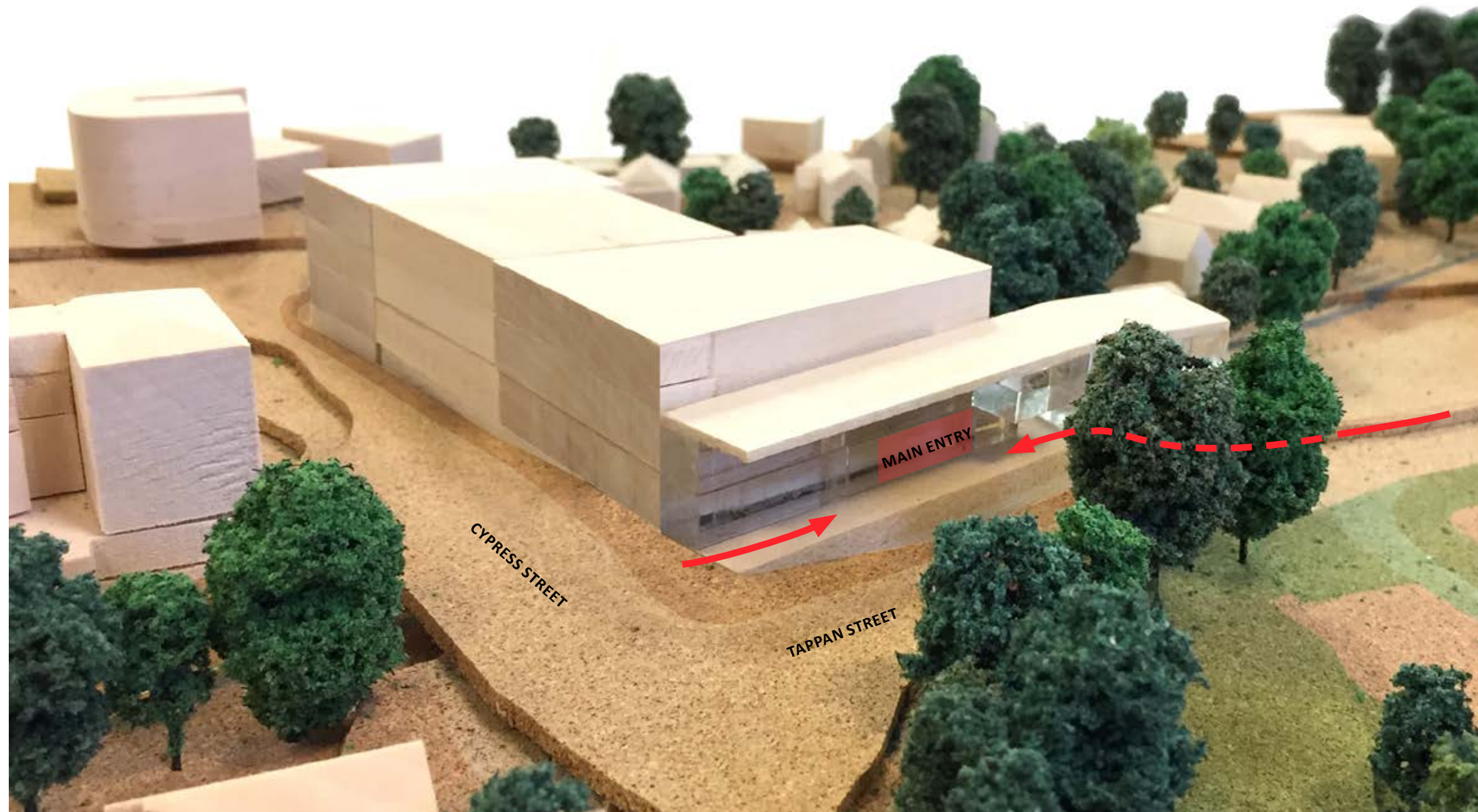
3. “THE QUILT” INTERDISCIPLINARY CLASSROOM ORGANIZATION



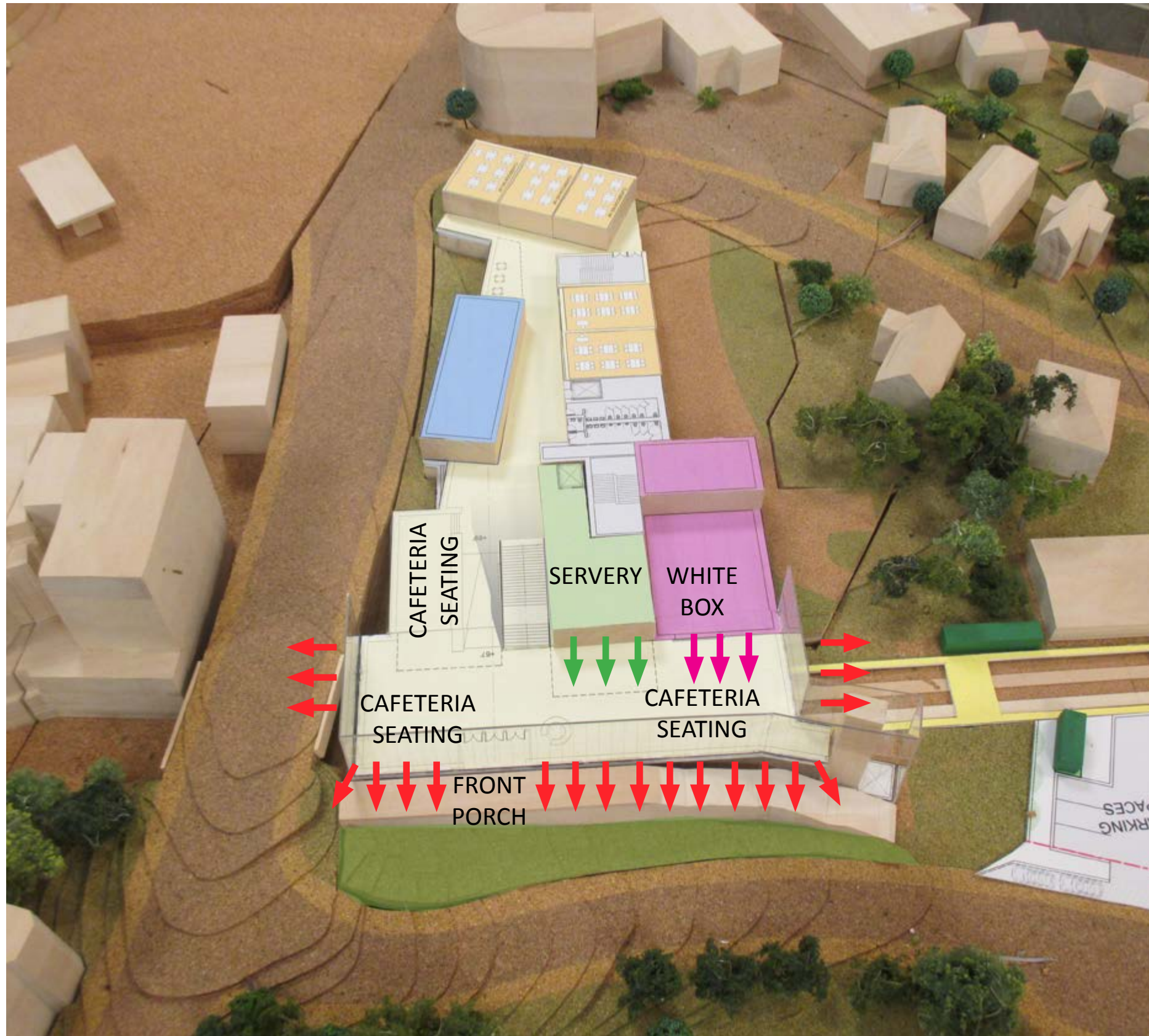
111 CYPRESS: A CIVIC PRESENCE



111 CYPRESS: MODEL PHOTO



111 CYPRESS: MAJOR PUBLIC SPACES FRONTING CYPRESS FIELD (1ST FLR)



WHITE BOX - MULTIPLE USES



LECTURES / MEETINGS



CLASSES



PERFORMANCE

111 CYPRESS: MAJOR PUBLIC SPACES FRONTING CYPRESS FIELD (2ND FLR)



Library Porch Precedent: Concord Carlisle High School



Library Reading Room Precedent: Noble & Greenough Academic Inquiry Center (Under Construction)

FOSTERING INTERDISCIPLINARY COLLABORATION

Building organization supports interdisciplinary collaboration

- Collaboration spaces adjacent to classrooms
- Widened corridors with seating
- Classrooms design with flexibility in mind

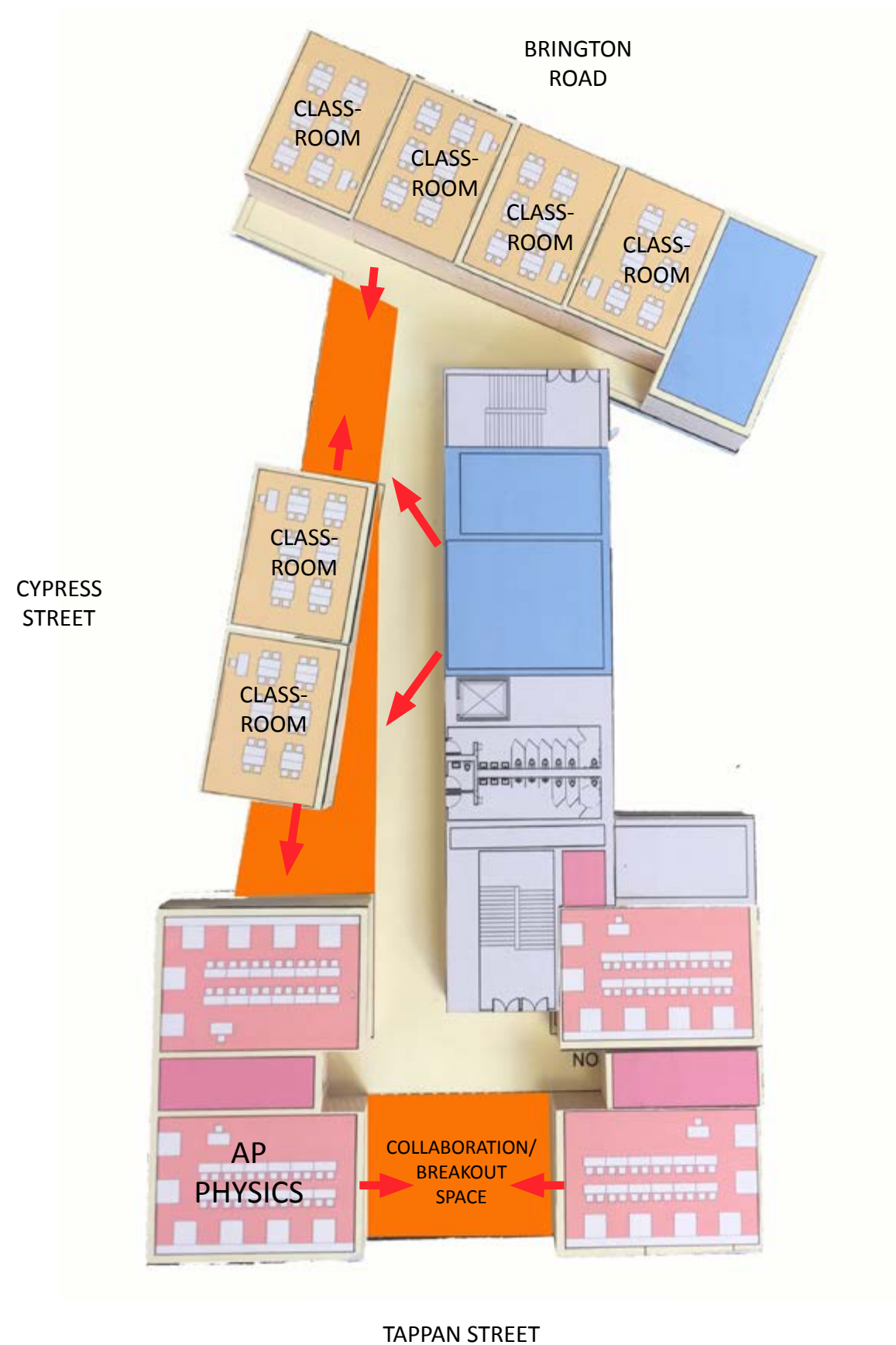
4	SS	SCIENCE	ENGLISH	MATH
3	ENGLISH	SS	MATH	SCIENCE
2	MATH	ENGLISH	SCIENCE	SS
1	SCIENCE	MATH	SS	ENGLISH

BRIDGE LEVEL

C INTERDISCIPLINARY QUILT



111 CYPRESS: 3RD & 4TH FLOOR PLANS COLLABORATION / BREAKOUT SPACES

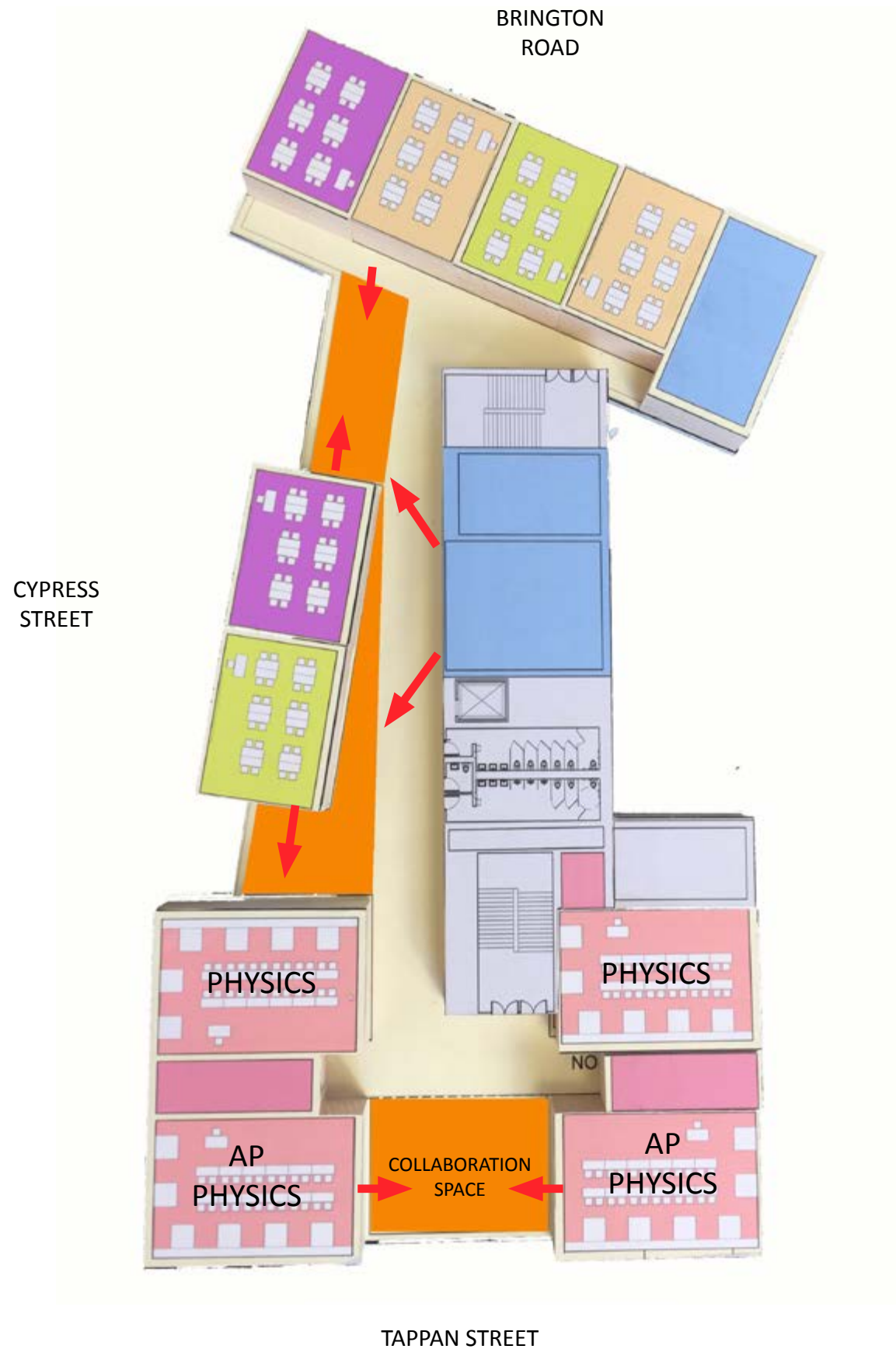


Collaboration Haven



Garage doors can connect Physics class/labs to the collaboration space

111 CYPRESS: INTERDISCIPLINARY CLASSROOM ORGANIZATION

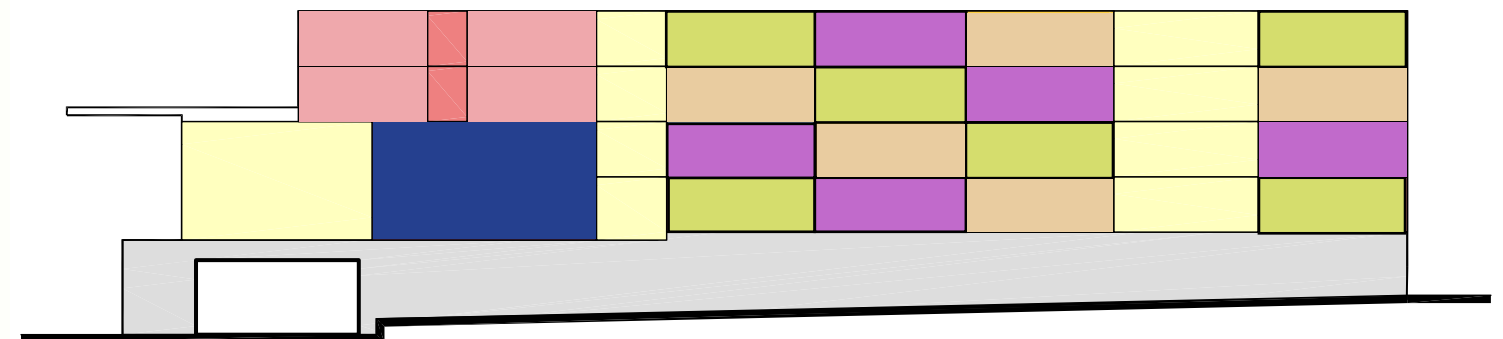


PURPOSE BUILT PROGRAM

- PHYSICS
- GUIDANCE / SPEC ED.

FLEXIBLE USE PROGRAM

- MATH
- SOCIAL STUDIES
- ENGLISH
- COLLABORATION SPACE

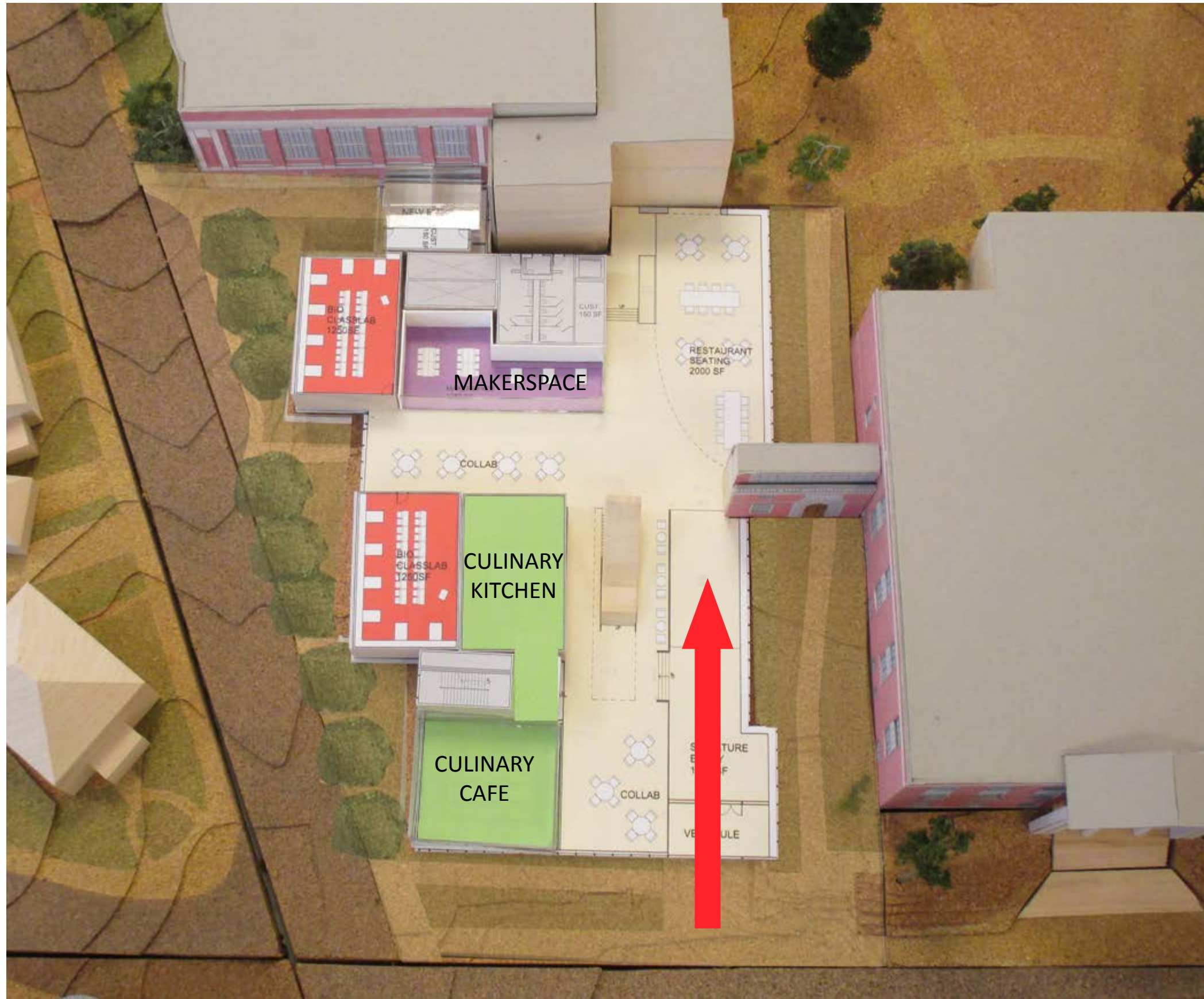


STEM WING DESIGN GOALS SUMMARY:

- 1. CREATE A MAJOR HIGH SCHOOL ENTRANCE**
- 2. EXPAND THE EXISTING NETWORK OF GATHERING SPACES**
- 3. STRENGTHEN CONNECTION TO THE QUAD**
- 4. INCORPORATE COLLABORATION / BREAKOUT SPACES**

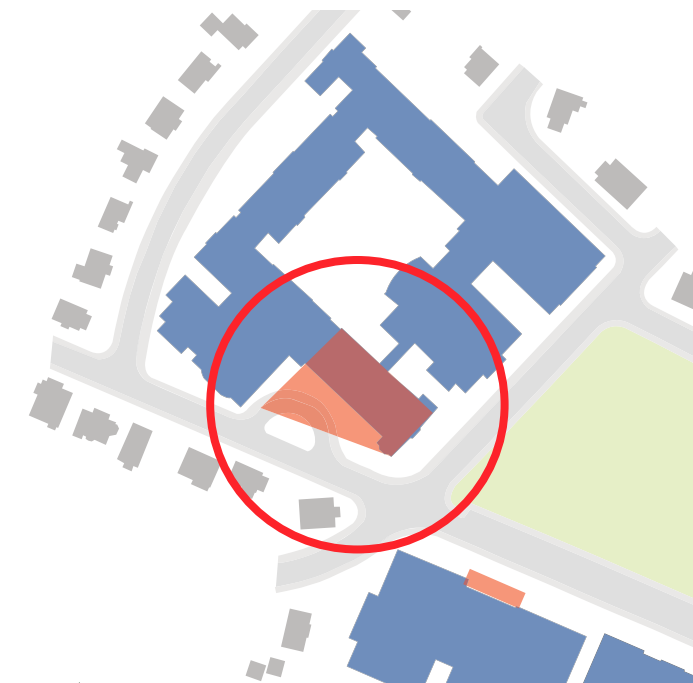


STEM WING: CREATE A MAJOR HIGH SCHOOL BUILDING ENTRANCE

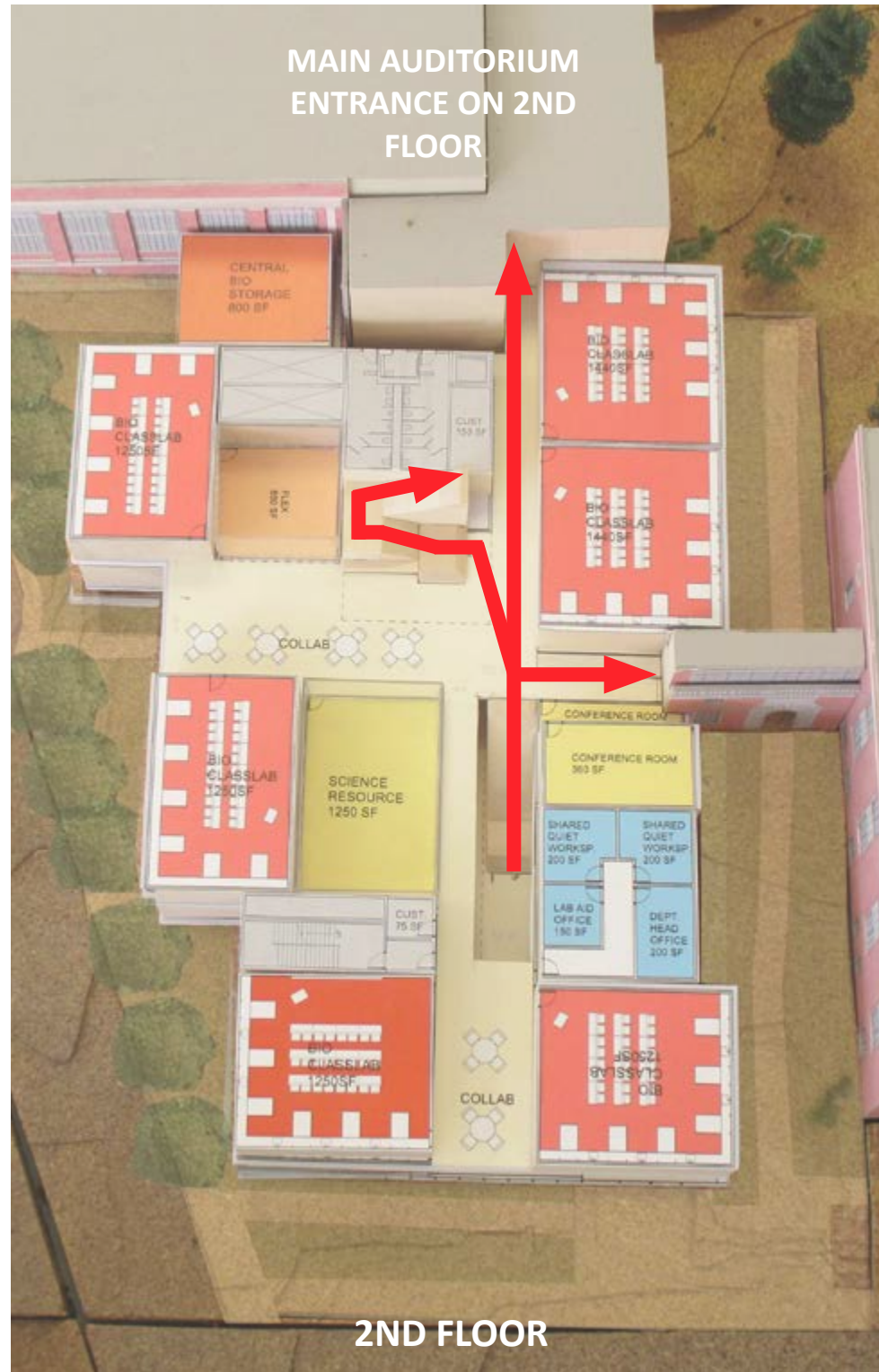
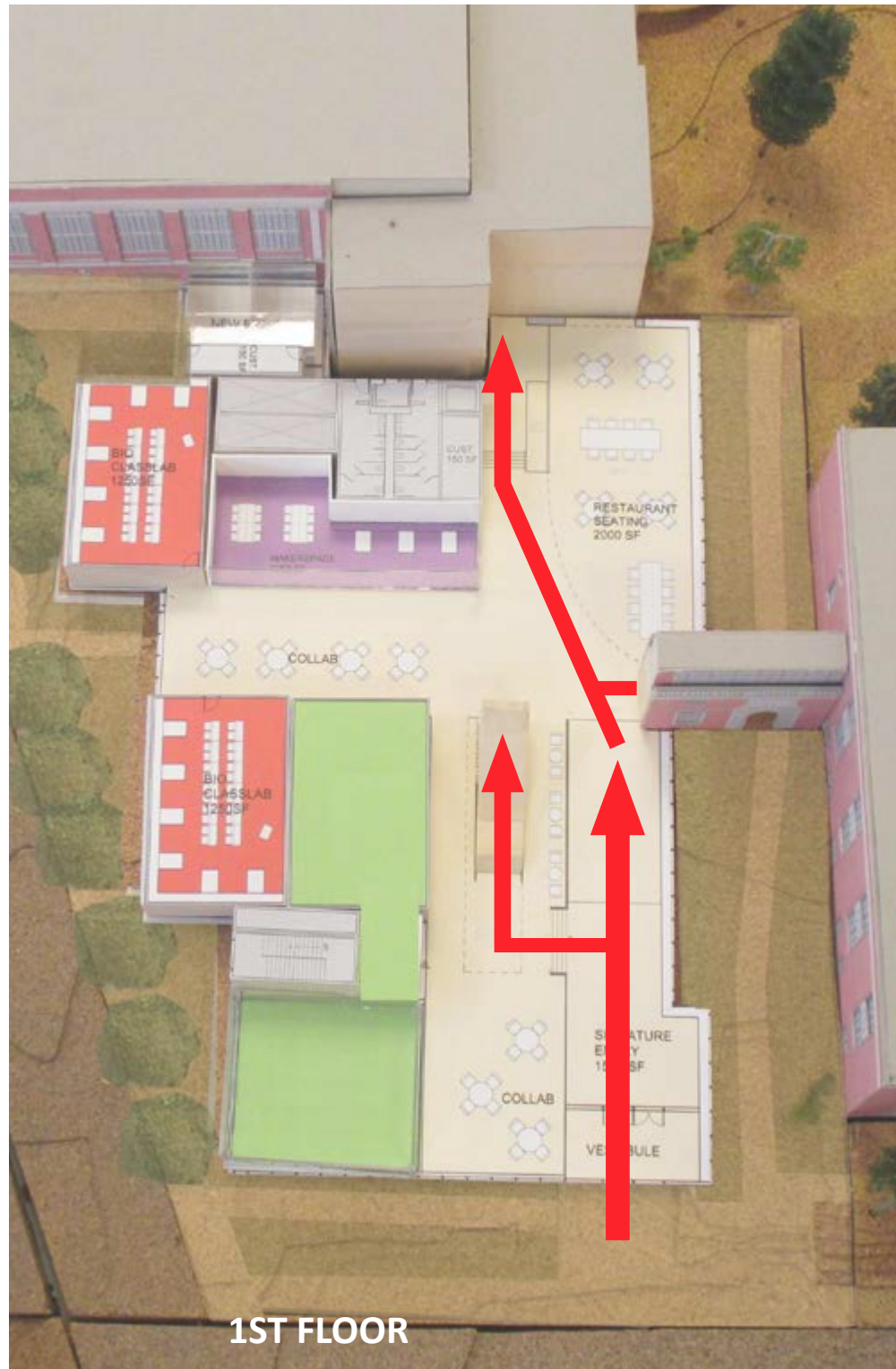


A major building entrance sized to maximize flow

- 20' wide entry hallway
- Direct access to staircase connecting floors 2 & 3
- Accessible entrance

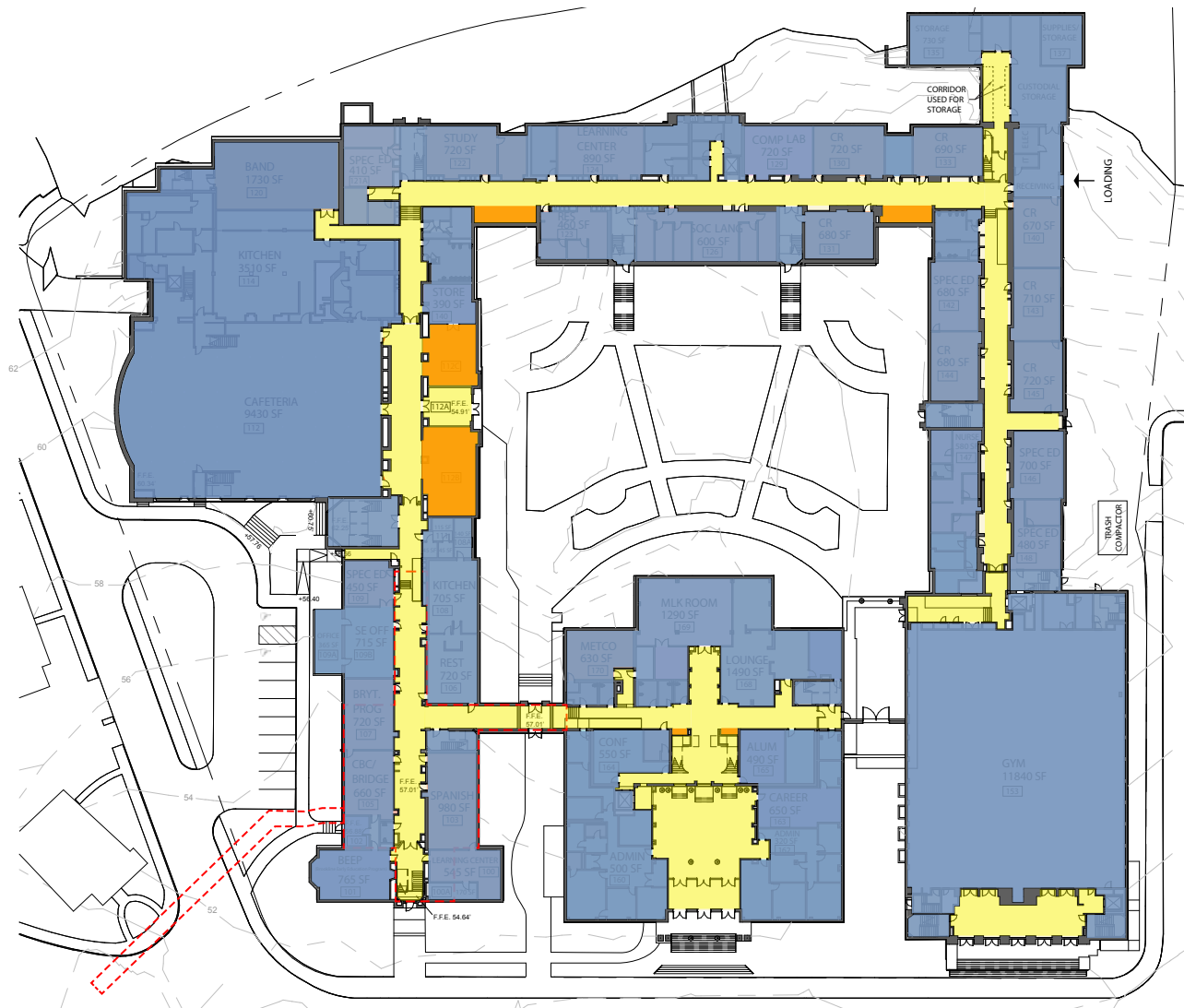


STEM WING: FACILITATE CIRCULATION THROUGH THE BUILDING



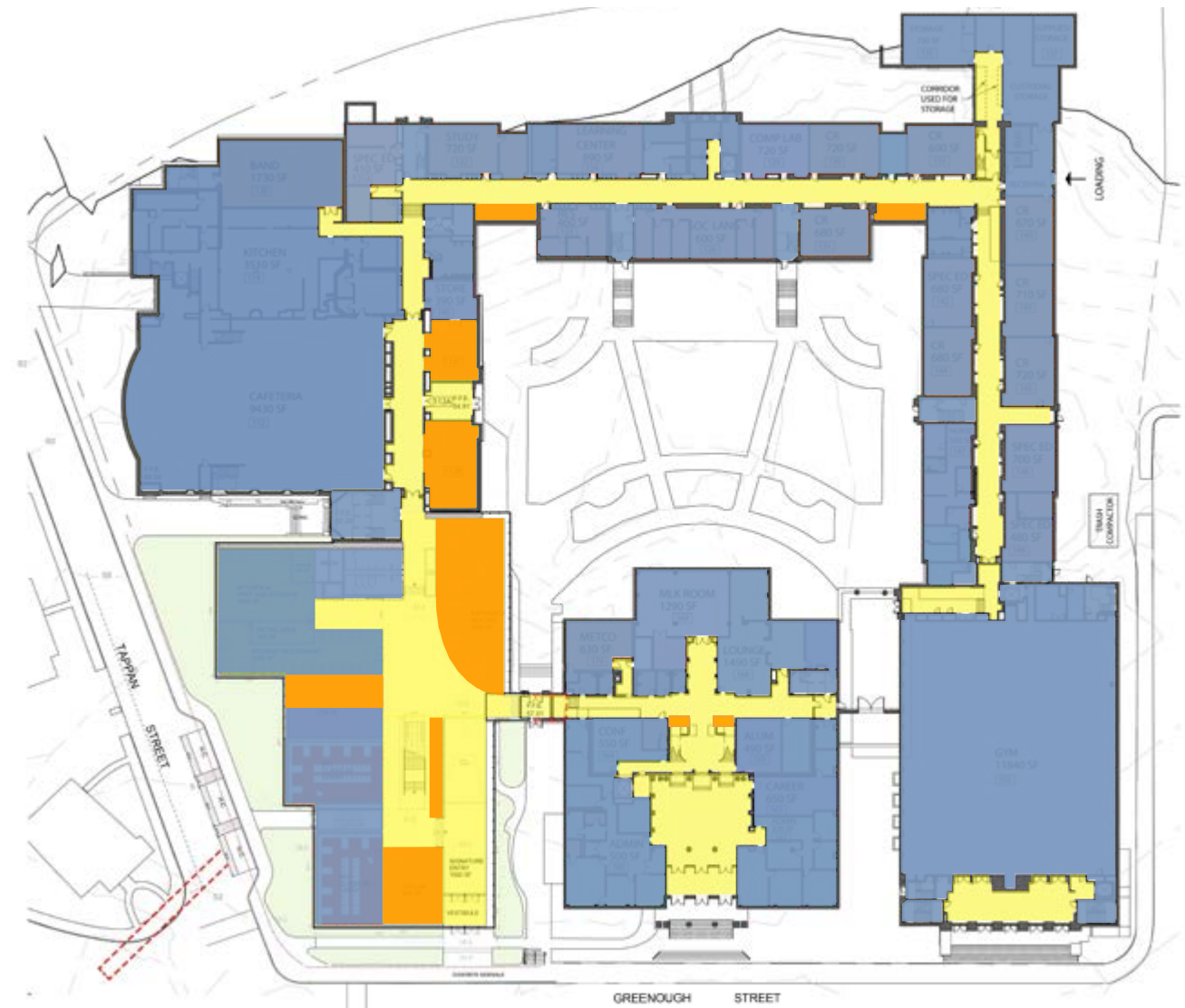
STEM WING: EXPANDING A NETWORK OF GATHERING SPACES

EXISTING



- GATHERING
- CIRCULATION

PROPOSED



- GATHERING
- CIRCULATION



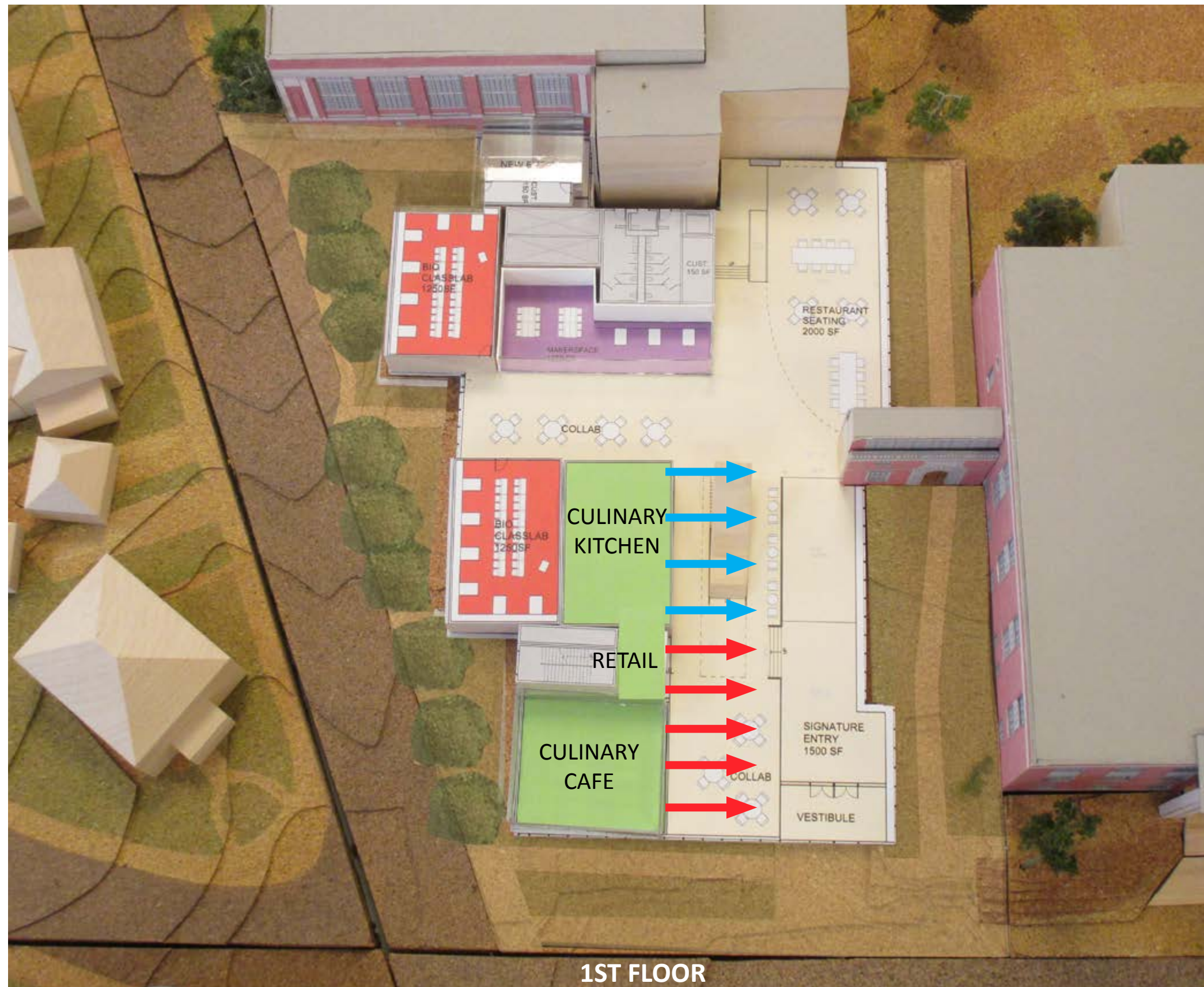
STEM WING: CONNECTING TO THE QUAD



Connecting to the Quad

- New doorway to the Quad
- Abundant glazing for views to the Quad
- Gathering / seating area adjacent to the Quad

STEM WING: CULINARY ARTS CAFE AT MAIN ENTRY



Culinary Cafe

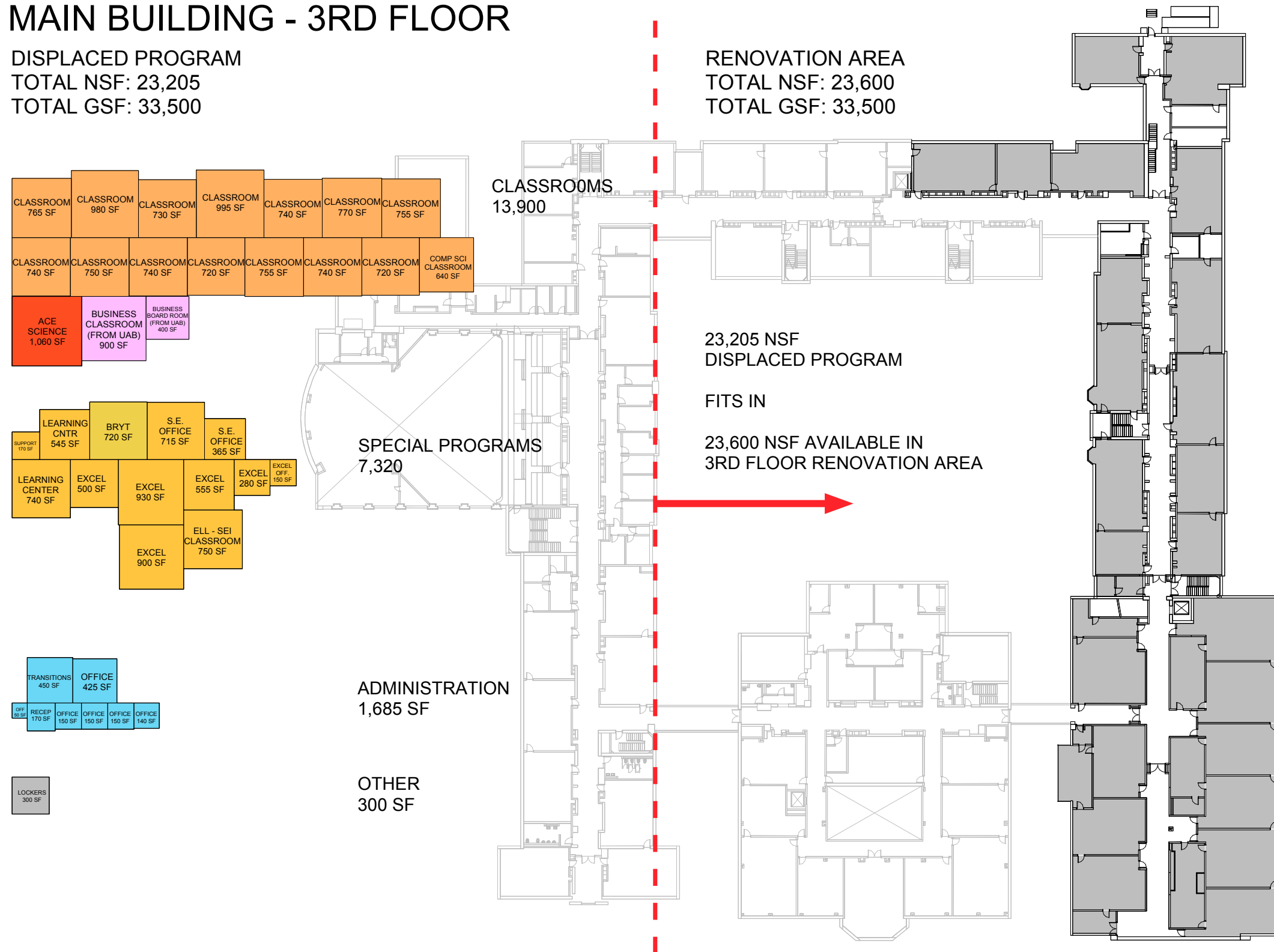
- Multi-use Cafe space can be used for classes, cafe, community meetings, and adult ed programs.
- Retail area between the kitchen and the cafe will offer lunch time menu options for students and staff.

MAIN BUILDING - 3RD FLOOR

MAIN BUILDING - 3RD FLOOR

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

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

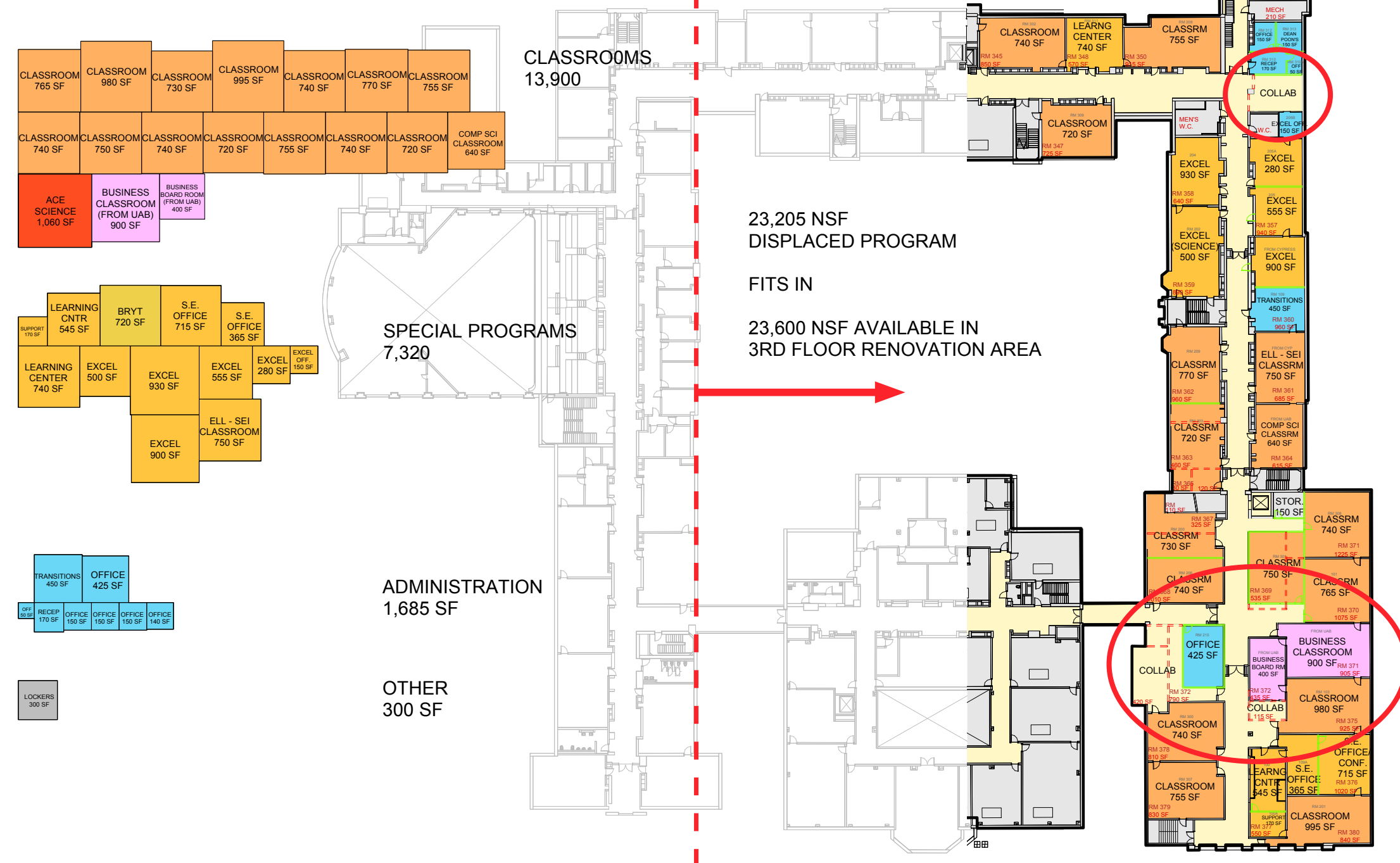


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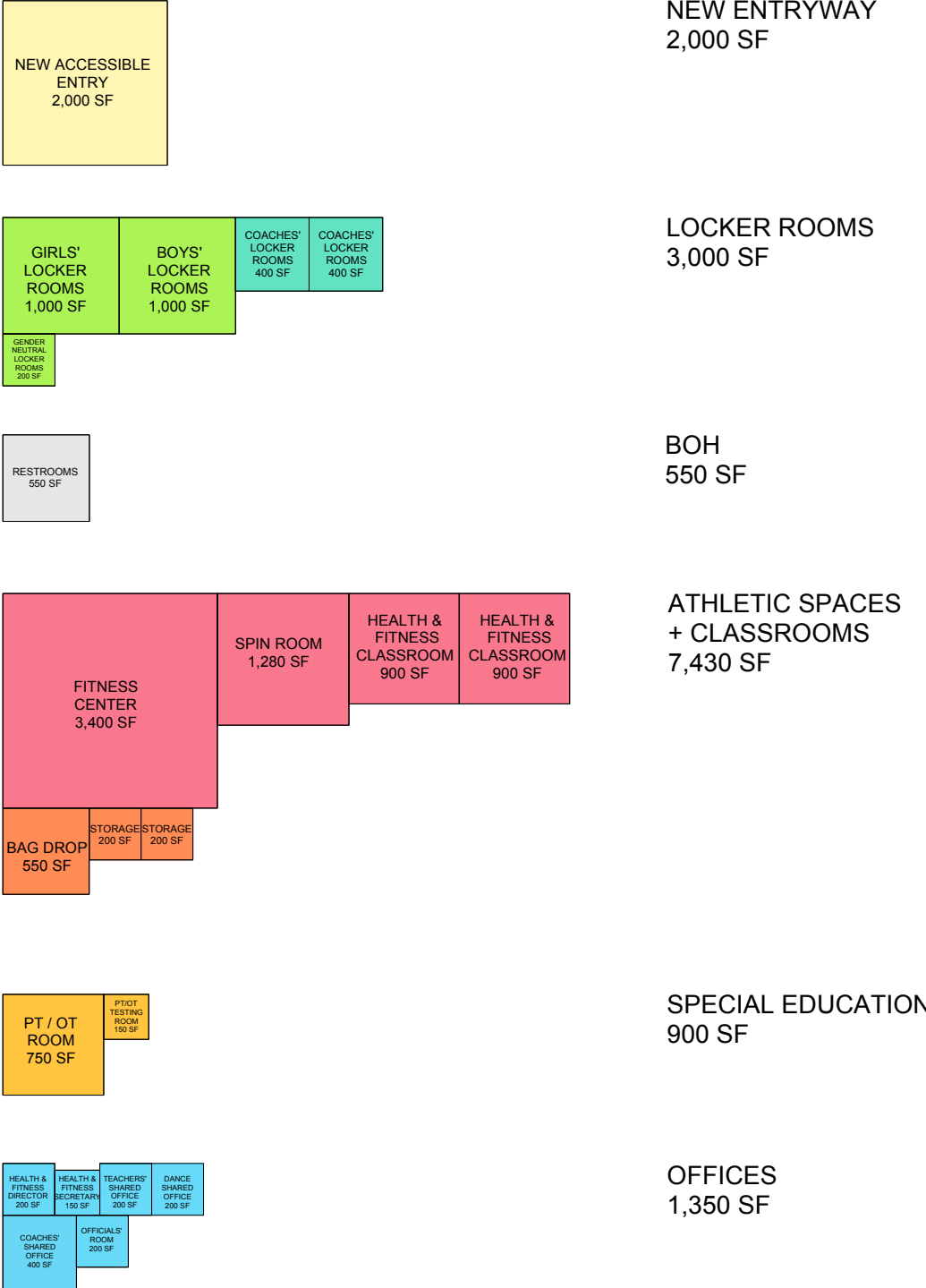
- ACE program makes use of existing science classroom
- Establish new collaboration hub featuring current “greenhouse” space and business classrooms
- Distribute adult presence adjacent to collaboration spaces
- EXCEL classrooms grouped together close the restrooms



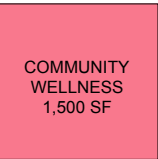
TAPPAN ATHLETIC COMPLEX

SCHOOL COMMITTEE APPROVED PROGRAM

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



POSSIBLE PARKS AND RECREATION PROGRAM

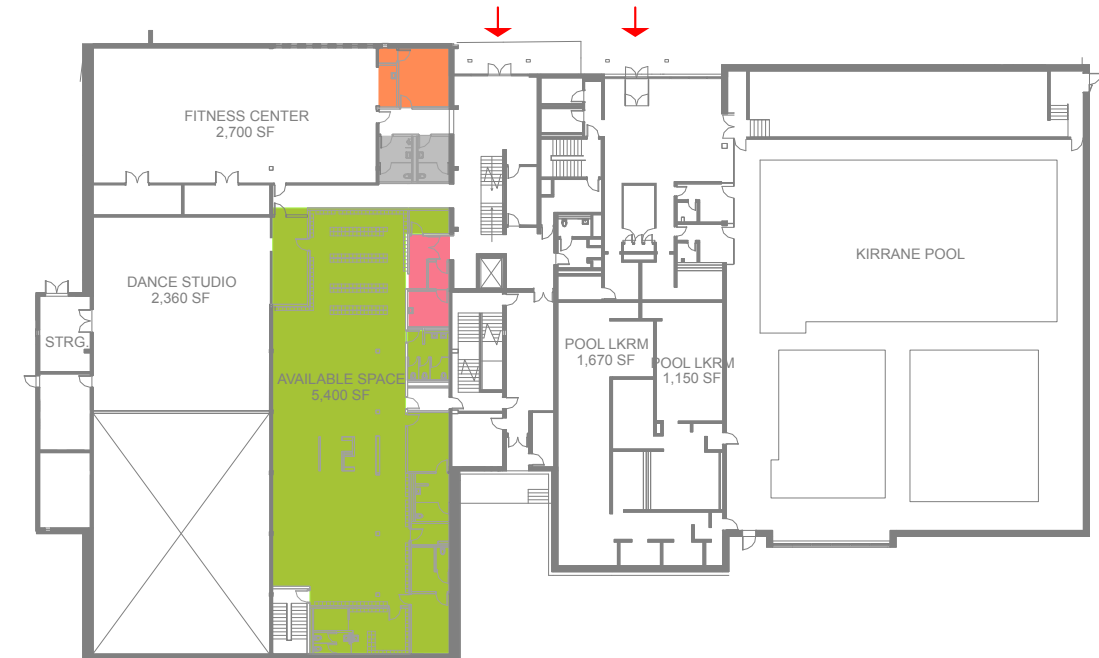


TAPPAN ATHLETIC COMPLEX

EXISTING



BASEMENT

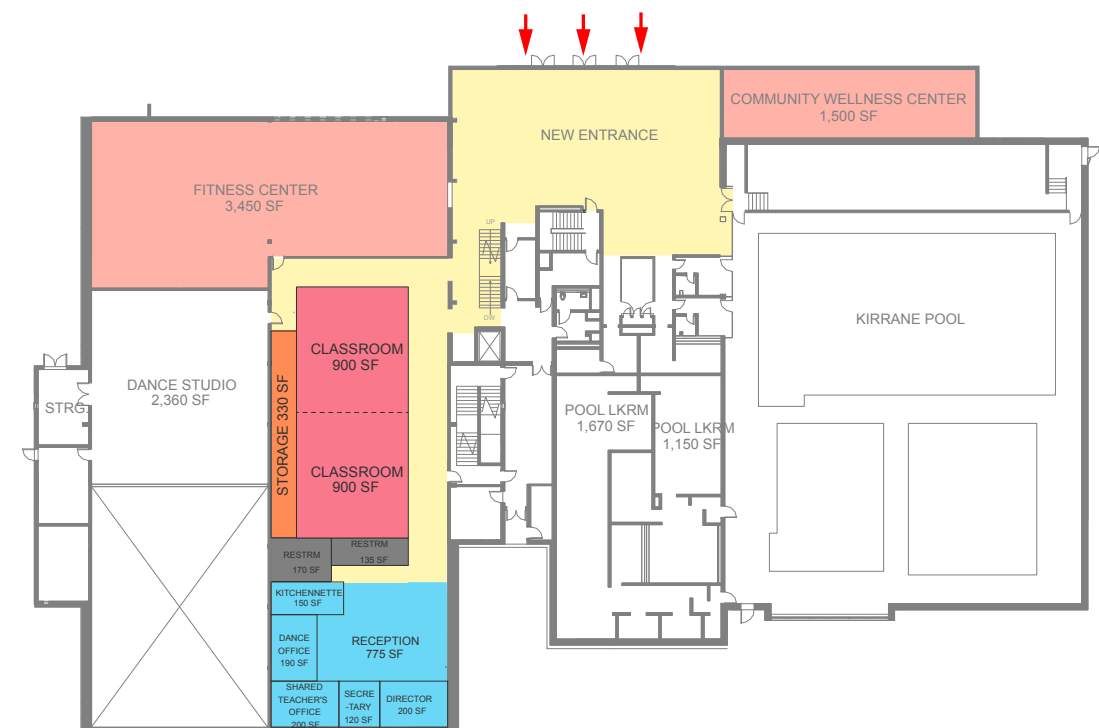


GROUND FLOOR

PROPOSED



BASEMENT



GROUND FLOOR

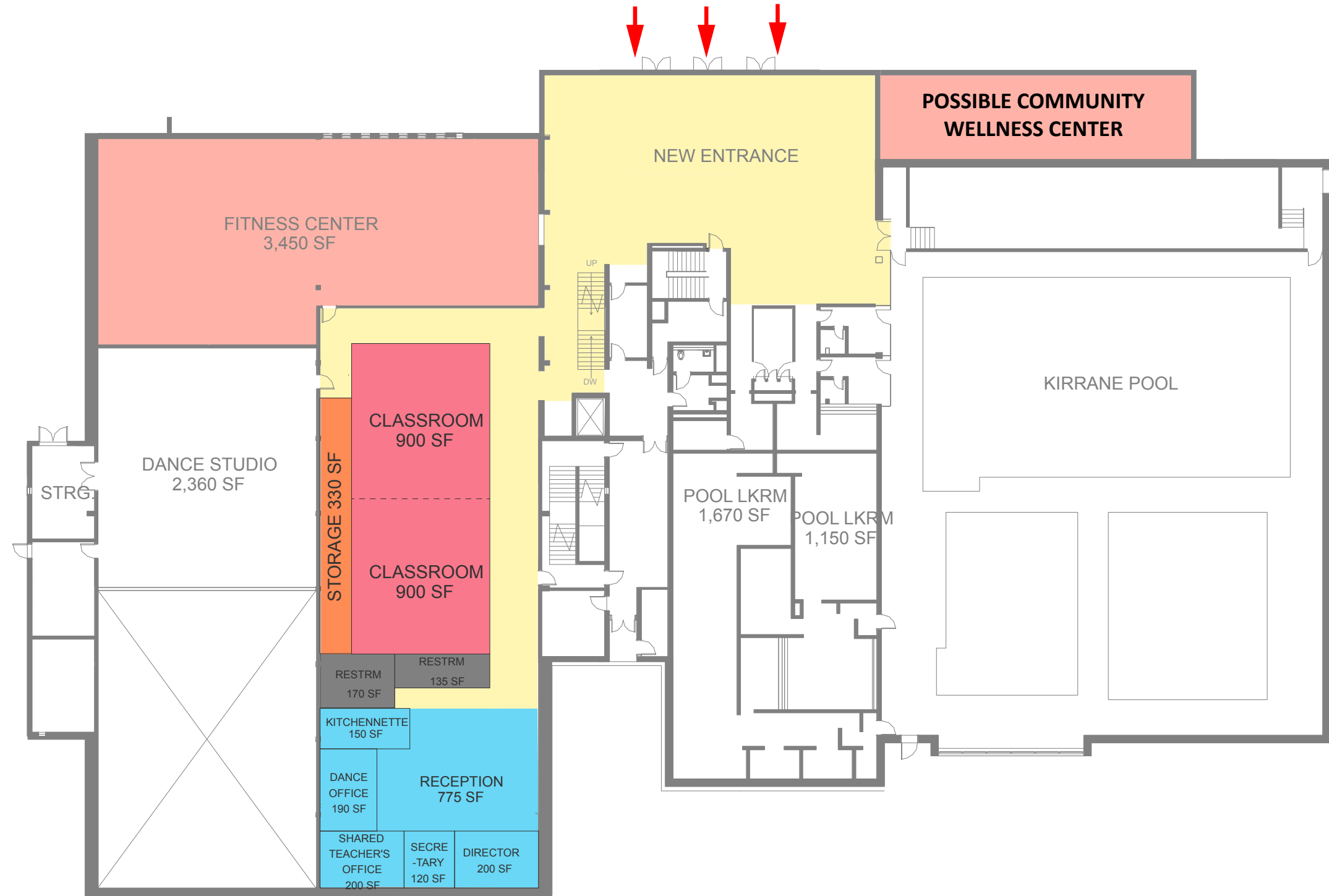


0' 20' 40' 80'



TAPPAN ATHLETIC COMPLEX

PROPOSED - GROUND FLOOR

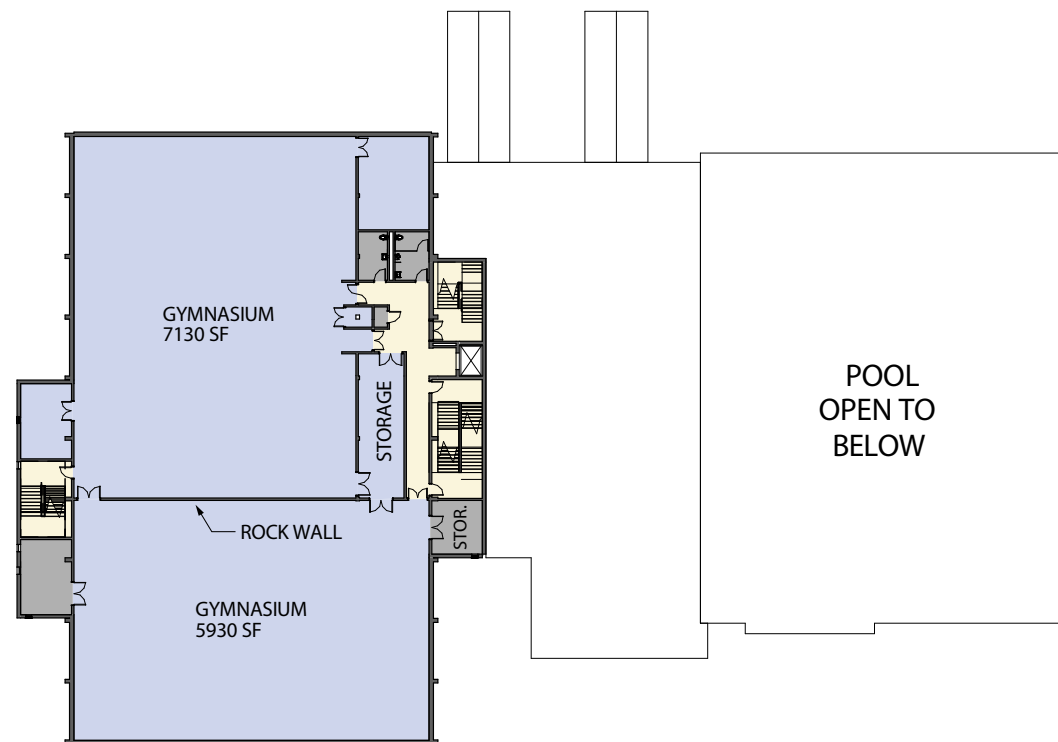


0' 10' 20' 40'

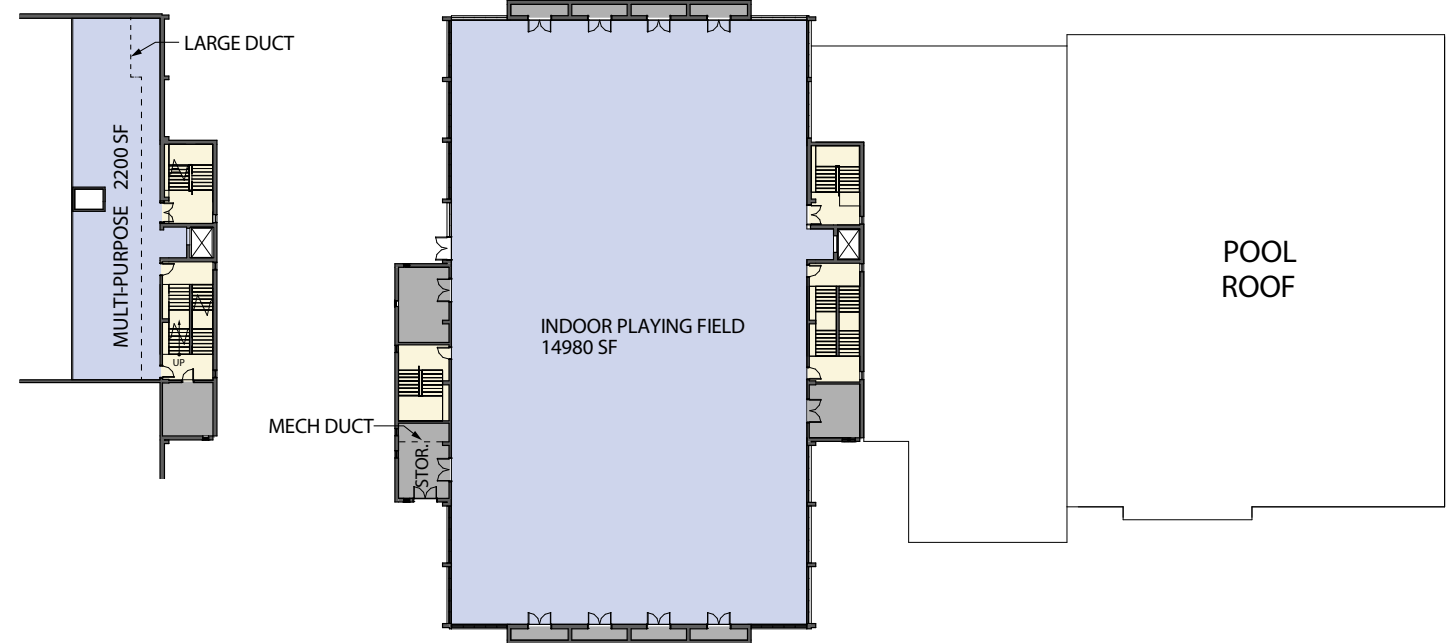


TAPPAN ATHLETIC COMPLEX

RENOVATION TO EXISTING UPPER FLOORS



SECOND FLOOR



MEZZANINE

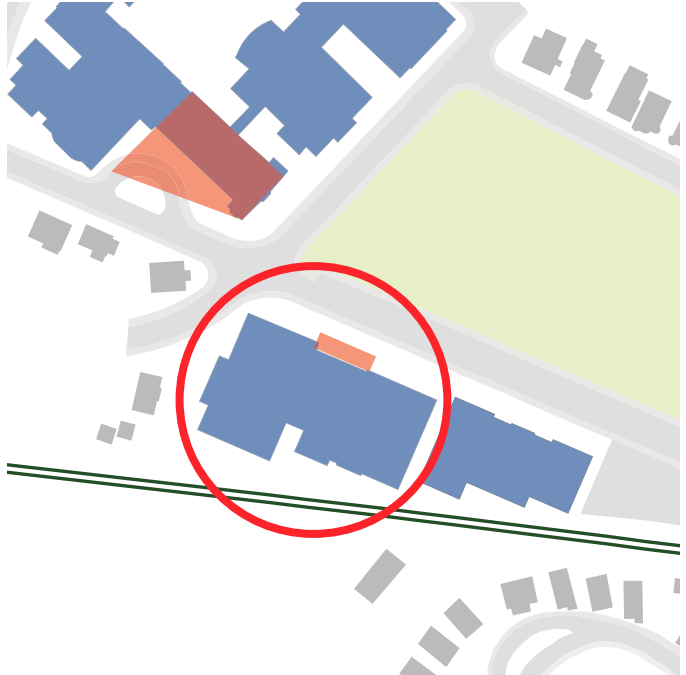
FOURTH FLOOR



0' 20' 40' 80'



TAPPAN ATHLETIC COMPLEX: MODEL PHOTO



STATUS OF MBTA OUTREACH / COORDINATION



STATUS OF MBTA OUTREACH / COORDINATION

Real Estate Group

- Weekly Status update call with MBTA established
- Concept Plans issued to MBTA
- MBTA canvassing Interested Parties
- Scheduling meeting with Director of Real Estate

Design and Construction Group

- Received existing conditions plans
- Finalizing data and cost projections



PARKING UPDATE



PARKING AUDIT

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

EXISTING CONDITIONS

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

PROJECT IMPACTS

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

TOTAL STAFF ANTICIPATED	<hr/> 404- 454	AVAILABLE PERMIT SPACES	<hr/> 317
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STRATEGIES TO ACCOMMODATE BHS PARKING

TOTAL ANTICIPATED STAFF 404- 454 AVAILABLE PERMIT SPACES 317

1. EXPAND PERMITS

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

ANTICIPATED STAFF DRIVING: 315 - 354

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

2. TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)

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

10% DECREASE IN DEMAND FOR PARKING: 284 - 319

3. BUILD PARKING AT 111 CYPRESS STREET

+ 34 SPACES ON ONE LEVEL AT OR BELOW GRADE



END

