

# BROOKLINE HIGH SCHOOL

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



# AGENDA

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<b>1. REASONS FOR THE PROJECT</b>	<b>3</b>
<b>2. PROJECT TEAM</b>	<b>5</b>
<b>3. BACKGROUND</b>	<b>7</b>
<b>4. PROJECT DESCRIPTION</b>	<b>20</b>
111 CYPRESS BUILDING	28
STEM WING	40
MAIN BUILDING 3RD FLOOR	55
TAPPAN ATHLETIC COMPLEX	58
<b>5. PROJECT BUDGET</b>	<b>64</b>
<b>6. APPENDICES</b>	<b>71</b>

*This presentation will be available on the Public Schools of Brookline - Summaries of BHS Expansion Project Public Meetings Webpage:  
<https://www.brookline.k12.ma.us/Page/1973>*



# 1. REASONS FOR THE PROJECT



# REASONS FOR THE PROJECT

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## 1. Increased Enrollment

- Enrollment at Brookline High School has increased from 1,700 students seven years ago to 2,050 in the 2017-2018 academic year. It is expected to increase to 2,700 students by the year 2023; the current BHS facilities cannot handle a student body of this size.

## 2. Outmoded Science Facilities

- A 21st century STEM (Science, Technology, Engineering & Math) education requires flexible, adaptable spaces.
- New designated places are needed to promote collaboration between teachers and students across various disciplines. STEM program will leverage UAB arts programming.

## 3. BHS Education Plan

- BHS has taken the opportunity to rethink how it can carry its tradition of excellence and innovation forward. Three key questions that propel the development of the Education Plan are:
  - How will BHS engage students more deeply?
  - How will BHS better serve all students?
  - How do we expand BHS and still maintain a cohesive, unified campus?

## 4. Facilities Maintenance & Upkeep

- BHS has recognized the project as an opportunity to improve and upgrade key elements of campus infrastructure.





## 2. PROJECT TEAM



# PROJECT TEAM

## TOWN OF BROOKLINE

### BHS EXPANSION ADVISORY BUILDING COMMITTEE

Nancy Heller, Co-Chair, Select Board  
Susan Wolf Ditkoff, Co-Chair, School Committee  
George Cole, Co-Chair, Building Commission

Mel Kleckner, Town Administrator  
Andrew Bott, Superintendent of Schools  
Anthony Meyer, Brookline High School Headmaster  
Nancy O'Connor, Park and Recreation Commission Member  
Bobbie Knable, Advisory Committee of Town Meetings  
Matthew Oudens, Planning Board, Neighbor  
Ian Roffman, School Parent Community Representative  
Jenee Ramos, Brookline High School Dean  
Mary Ellen Dunn, Deputy Superintendent of Schools for Administration and Finance  
Nicole Gittens, Deputy Superintendent of Schools for Teaching and Learning  
Jordan Watts, Brookline High School Student Representative  
Daniel Bennett, Building Commissioner  
Ray Masak, Project Manager, Building Department

## CONSULTANTS

### OWNER'S PROJECT MANAGER

ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEER

LANDSCAPE ARCHITECT

CIVIL ENGINEER

GEOTECHNICAL ENGINEER

COST ESTIMATORS

COST ESTIMATORS

Hill International Inc.

William Rawn Associates, Architects Inc.

Lemessurier Consultants

Rist-Frost-Shumway Engineering

Lemon Brooke LLC

Nitsch Engineering

McPhail Associates, LLC

Miyakoda Consulting

PM&C



## 3. BACKGROUND



# BACKGROUND

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- Feasibility study conducted 2016-2017
- BHS Expansion Committee voted in April 2017 to approve project scope consisting of:
  - New building at 111 Cypress Street serving primarily the 9th grade
  - New Science Classroom Wing replacing the existing Roberts Wing
  - Renovated classroom space on 3rd floor replacing science classrooms that will move to new wing
  - Recommendation to partially renovate Tappan Athletic Complex
  - Recommendation to develop budget for Cypress Field improvements



# BROOKLINE HIGH SCHOOL EXPANSION

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## WHAT IS HAPPENING NOW

- Project currently in Schematic Design Phase
- During Schematic Design, the project concept developed during the Feasibility Study is fleshed out:
  - the program (listing) of spaces needed by the High School is developed
  - the internal organization and exterior look and feel of the building are developed
  - cost estimating is developed to a higher degree
- The Schematic Design Phase prepares the Town for the May 8th Vote
- If the Town votes in favor of the project, it will proceed into the next phases where the design will be developed to the point that a contractor can build it



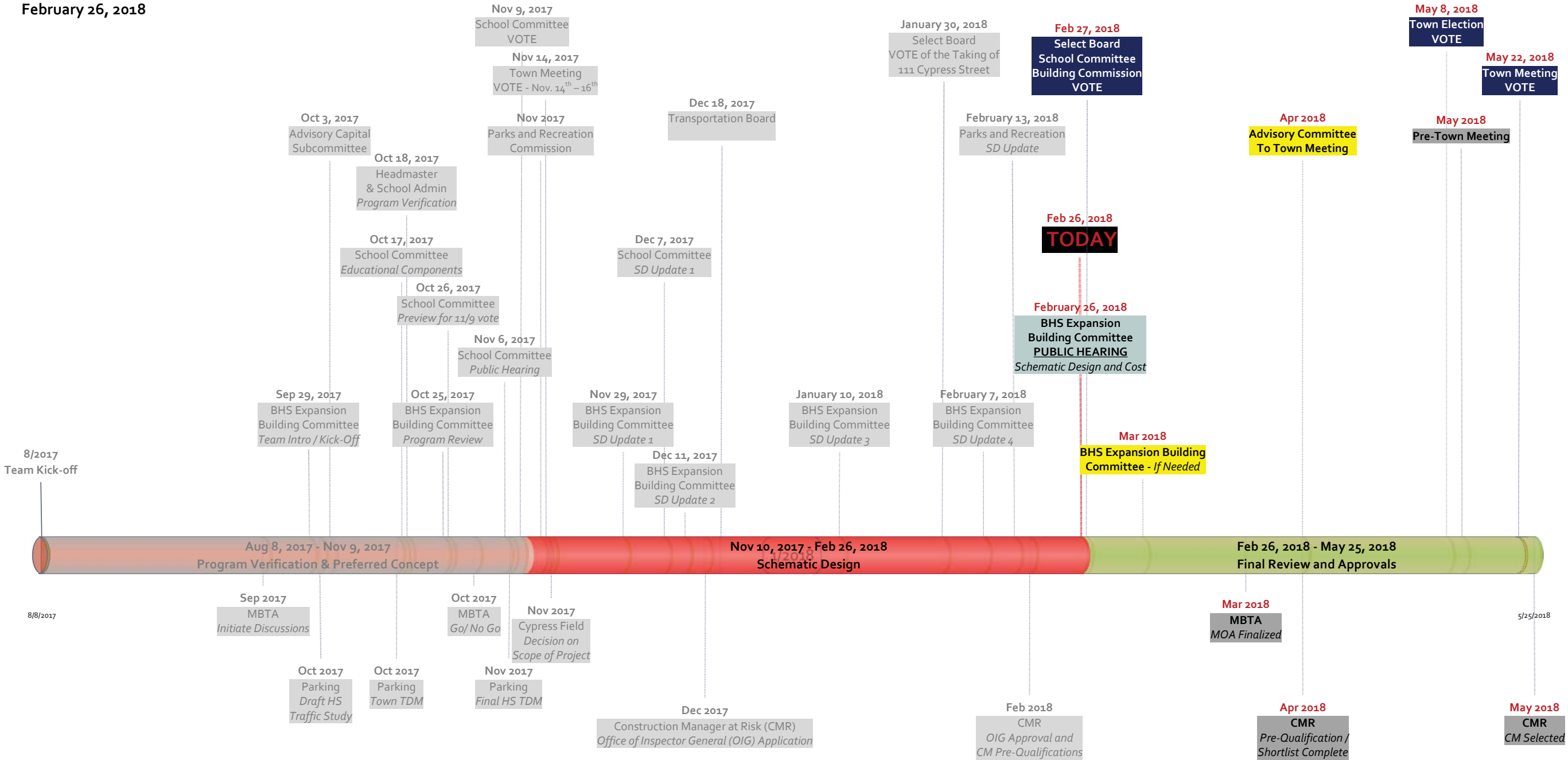
# SCHEMATIC DESIGN (SD) PHASE SCHEDULE

## Brookline High School Expansion Project



Hill International

February 26, 2018



### Key Milestone Dates for Votes

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

- November 9, 2017
- November 14<sup>th</sup> – 16<sup>th</sup>, 2017
- February 27, 2018
- May 8, 2018
- May 22, 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
- May 2018

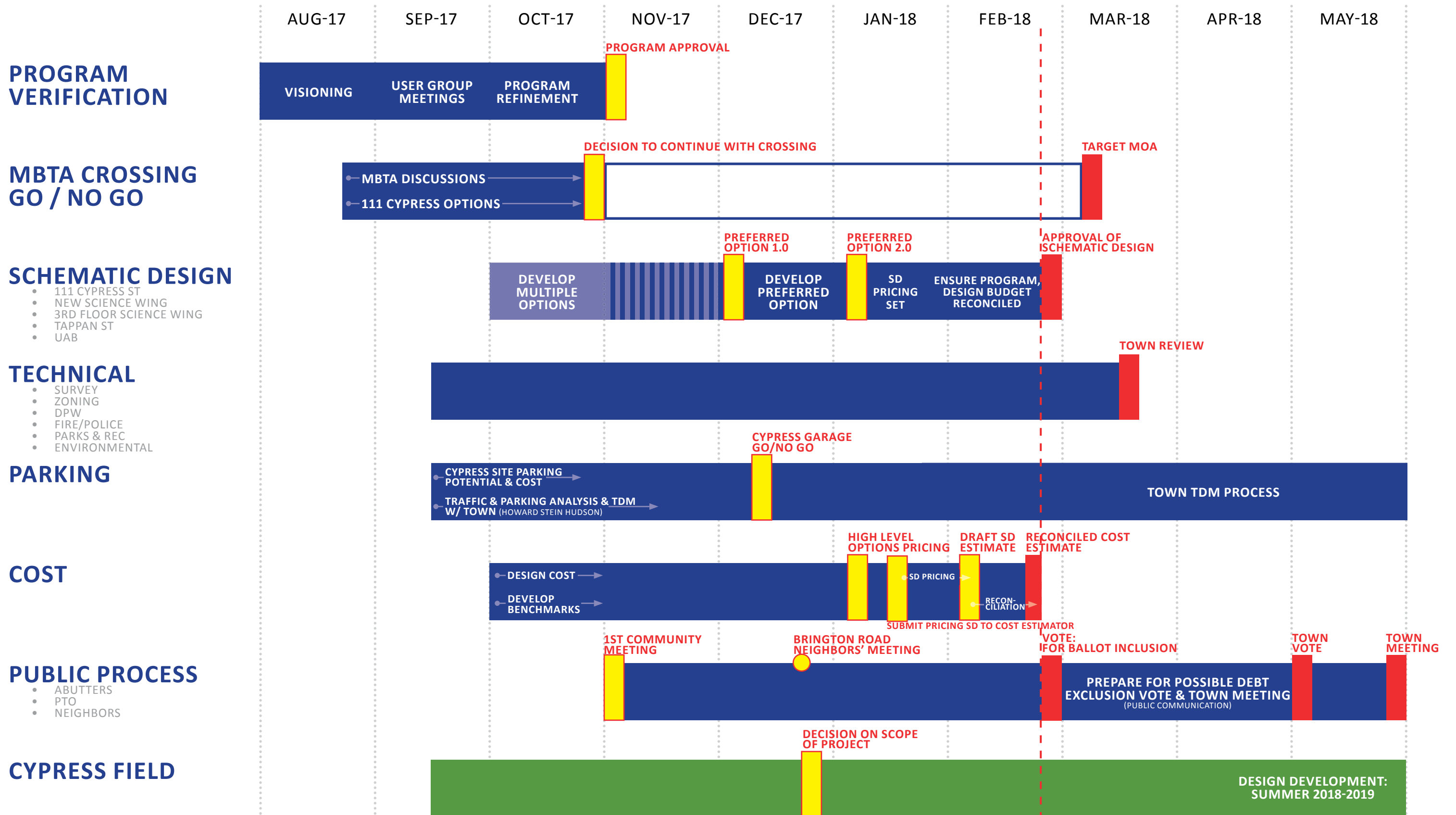
LEGEND BHS Expansion Building Committee Meetings School Committee Meetings All Other Milestones Votes Taken Other Potential Meetings Completed Milestones



# WILLIAM RAWN ASSOCIATES WORK PLAN: SUMMARY

## 8 PARALLEL TRACKS

SCHEDULE ON TRACK - MILESTONES MET SHOWN IN YELLOW:



### SCHEMATIC DESIGN

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

### TECHNICAL

- SURVEY
- ZONING
- DPW
- FIRE/POLICE
- PARKS & REC
- ENVIRONMENTAL

### PARKING

### COST

### PUBLIC PROCESS

- ABUTTERS
- PTO
- NEIGHBORS

### CYPRESS FIELD



# LISTENING

- **Four Intensive Design Process (IDP) sessions at BHS,** including more than 50 hours of discussions with faculty, staff, students, and athletics & recreation:
  - **IDP 1:** September 13 - 15, 2017  
*3 days, 30 meetings, 21 groups*
  - **IDP 2:** October 3, 2017  
*1 day, 10 meetings, 10 groups*
  - **IDP 3:** October 31, 2017  
*1 day, 8 meetings, 10 groups*
  - **IDP 4:** December 14 - 15, 2017  
*2 days, 17 meetings, 21 groups*
- **Brington Road Neighbors' Meeting:** December 20, 2017
- **Faculty & Student Open House at BHS:** February 15, 2018
- **Six BHS Expansion Advisory Building Committee Meetings** since September 2017, open to public



WRA & BHS Faculty during IDP session at BHS campus



WRA & Community Members at BHS Expansion Advisory Building Committee Meeting



# IDP 4 (DEC 14 & 15, 2017): 111 CYPRESS

2 DAYS, 17 MEETINGS, 21 GROUPS

## What we heard from BHS faculty and staff:

- Adult Presence distribution (location of Deans offices & Guidance Councilor Offices)
- Physics neighborhood: Labs on two floors organized around a double height collaboration space
- Collaboration space organization: Wider hallways preferred over individual collaboration rooms connected to classrooms
- Have classrooms near Nurse's Office



WRA & BHS Faculty and Staff during IDP sessions at BHS campus

# IDP 4 (DEC 14 & 15, 2017): STEM WING

2 DAYS, 17 MEETINGS, 21 GROUPS

## What we heard from BHS faculty and staff:

- STEM Wing interdisciplinary building organization: chemistry & biology share floors
- Importance of prep room between chemistry classrooms, central storage for biology department
- Collaboration space organization: Eddies along hallway preferred over individual collaboration rooms connected to classrooms
- Culinary Arts Cafe as community hub at front of building
- Makerspace more visible at center of plan on ground floor
- Science resource center as academic hub on second floor



WRA & BHS Faculty and Staff during IDP sessions at BHS campus



# IDP 4 (DEC 14 & 15, 2017): MAIN BUILDING THIRD FLOOR

2 DAYS, 17 MEETINGS, 21 GROUPS

## What we heard from BHS faculty and staff:

- Need for adult presence and collaboration spaces at main intersections
- Move ACE program to less isolated location



*WRA & BHS Faculty and Staff during IDP sessions at BHS campus*

# IDP 4 (DEC 14 & 15, 2017): TAPPAN ATHLETIC COMPLEX

2 DAYS, 17 MEETINGS, 21 GROUPS

## What we heard from BHS faculty and staff:

- Spin room on the first floor
- Change Coaches' Locker rooms to general use Locker Rooms



*WRA & BHS Faculty and Staff during IDP sessions at BHS campus*



# BRINGTON ROAD NEIGHBORS' MEETING (DEC 20, 2017)

## Areas of study at 111 Cypress Building:

- Possibility of stepping massing down more along Brington Road
- Location of loading dock
- Pedestrian connection to MBTA station
- Possible Entry along Cypress Street
- Amount of landscape screening possible on west side
- Studying design of the west facade so that it does not feel like a “back”

## Feedback already achieved in current design:

- Inclusive design and accessibility across campus
- Consolidated program and created multi-functional rooms to reduce cost and square footage
- Main public entry faces Tappan Street rather than Brington Road
- Removed 5th floor of building by maximizing the opportunity over the MBTA tracks and leaning into Cypress Field; stepped down massing facing Brington Road
- No major drop off point on the Brington side of the building
- No parking garage on site
- Loading dock & garbage is covered and enclosed behind garage doors
- West facade (facing Brington Road neighborhood) has mostly rooms that will not be used after hours to minimize light at night
- Increased setbacks on west Facade and along Brington Road



*WRA & Brington Road Neighbors meet in Neighbor's home*



# FACULTY & STUDENT OPEN HOUSE AT BHS (FEB 15, 2018)



WRA with BHS Faculty & Students during Open House Session at BHS campus





# SCHEMATIC DESIGN (SD) PHASE

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## WHAT'S NEXT

### 2018

February

- Reconcile Cost Estimate
- Approval of Schematic Design
- Vote: for Ballot Inclusion

March

- Target MBTA Memorandum of Agreement (MOA)
- Town Review

March - May

- Continue Town TDM Process
- Prepare for Possible Debt Exclusion Vote & Town Meeting
- Selection of Construction Manager at Risk

May

- Town Vote



## 4. PROJECT DESCRIPTION





# SCOPE OF BROOKLINE HIGH SCHOOL EXPANSION PROJECT

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## 5 Key Parts of BHS Expansion Project:

1. Acquire and build 111 Cypress over the MBTA tracks
2. Build a new STEM Wing on the site of the current Roberts Wing
3. Renovate the 3rd floor over the Schluntz Gym
4. Upgrade the Tappan Athletic Complex
5. Renovate Cypress Field



# SCOPE OF BROOKLINE HIGH SCHOOL EXPANSION PROJECT



0' 50' 100' 200'

## Main Tenets of BHS Education Plan

### 1. Create a Unified Campus

- Big School; Small Feel
- Engage campus as a whole to serve educational mission

### 2. Engage Students Deeply

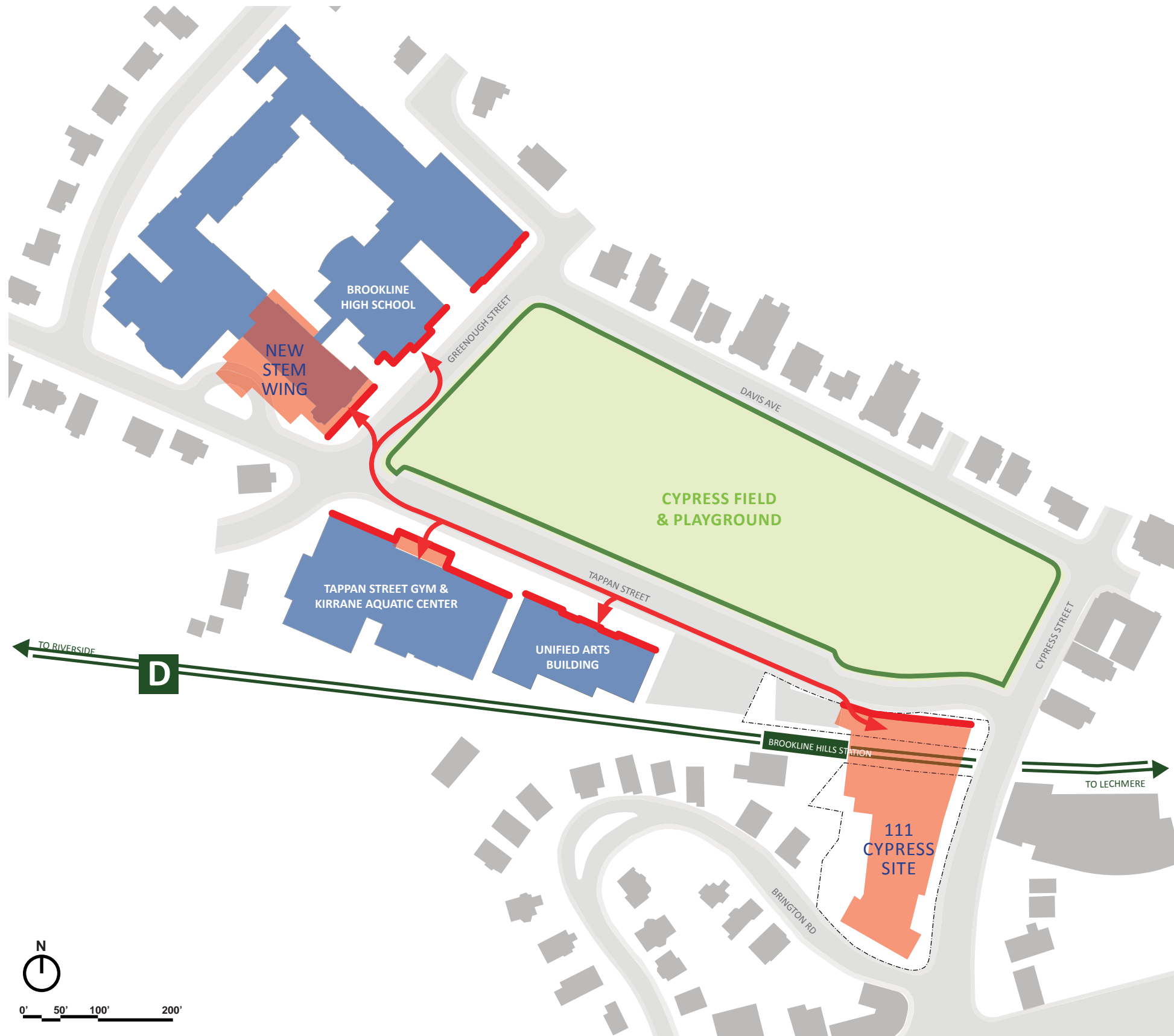
- Explore connections between fields and subjects
- Increase flexibility in scheduling, instruction, course offerings, and curriculum
- Foster faculty collaboration

### 3. Serve All Students

- Build connection between adults and students, and among classmates
- Intimate feel - find your niche



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



## Bring 9th graders to rest of campus

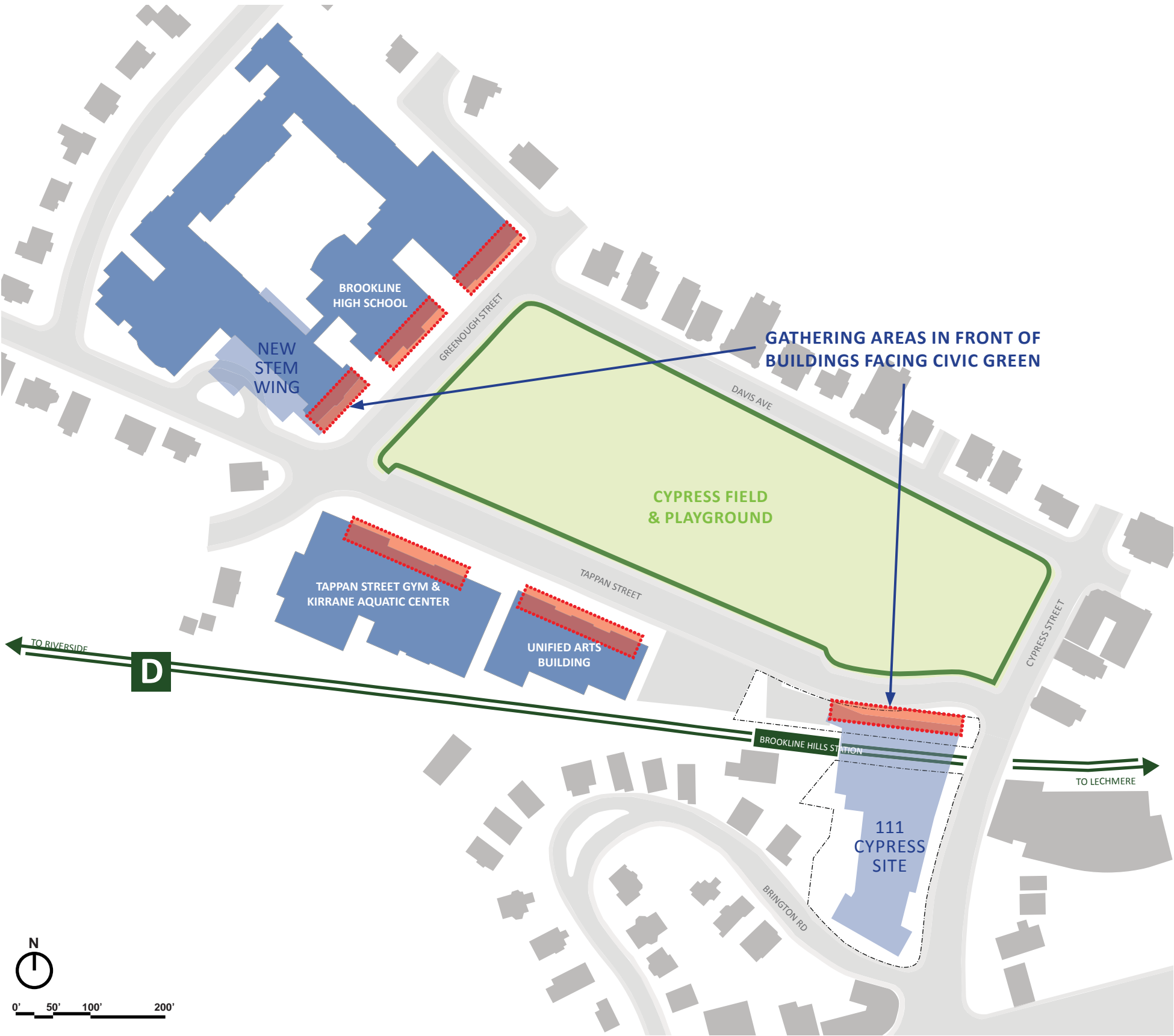
- World Languages (Main Building)
- Electives (Unified Arts Building /Main Building)
- Health & Fitness (Tappan)

## Bring 10-12th graders to Cypress Building

- Optional courses:
  - Creative Writing
  - Social & Racial Justice
- Advanced Placement (AP) Physics
- Multi-use White Box Space
  - Drama, Dance, Music
  - Guest Speakers for other Classes
  - Interdisciplinary Work



# OVERALL DESIGN OBJECTIVES: FRONTING A CIVIC GREEN



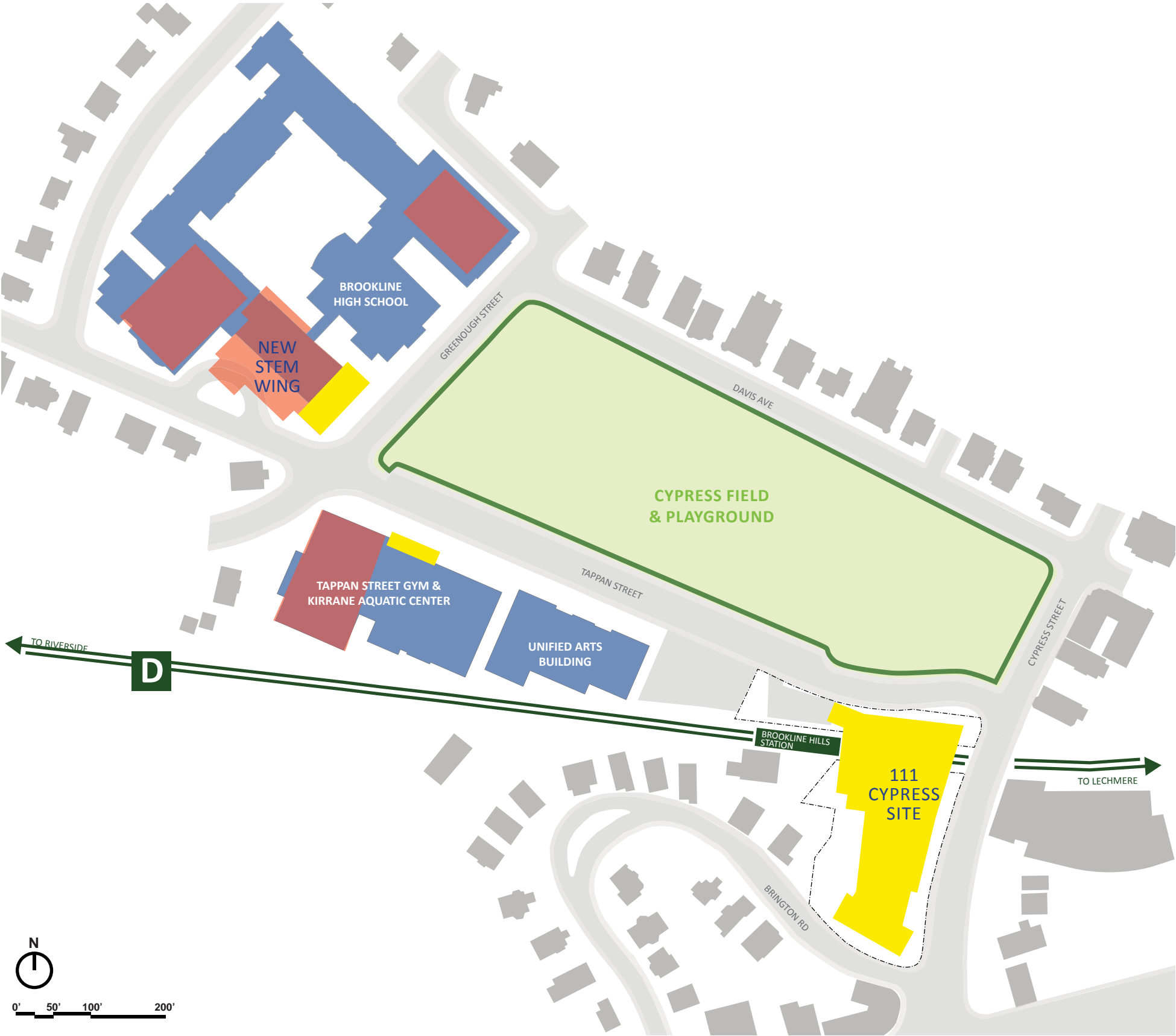
## Strengthen sense of civic institution around Cypress Field

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

STUDENTS HANGING OUT ON GREENOUGH STREET AFTER SCHOOL



# OVERALL DESIGN OBJECTIVES: SPACES BENEFITTING BHS & THE COMMUNITY



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

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

EXISTING  
NEW



# BROOKLINE HIGH SCHOOL CAMPUS: MODEL PHOTO





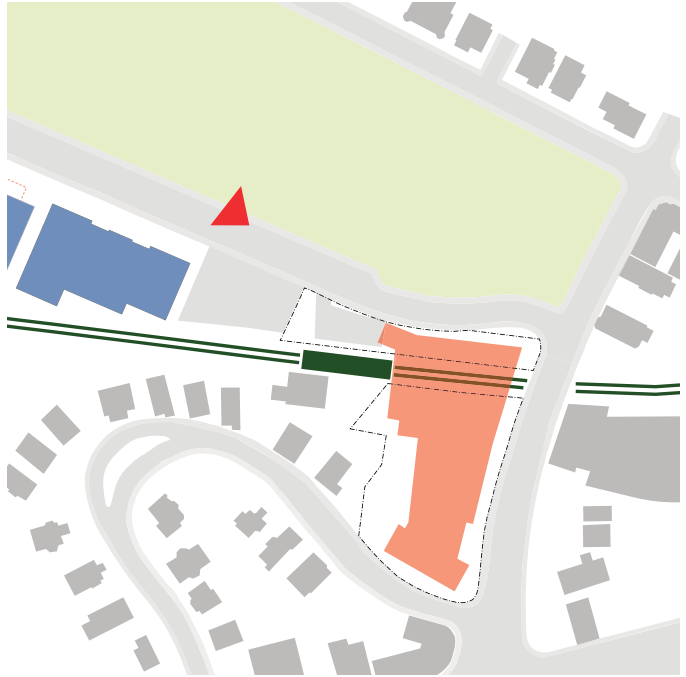
# 111 CYPRESS BUILDING

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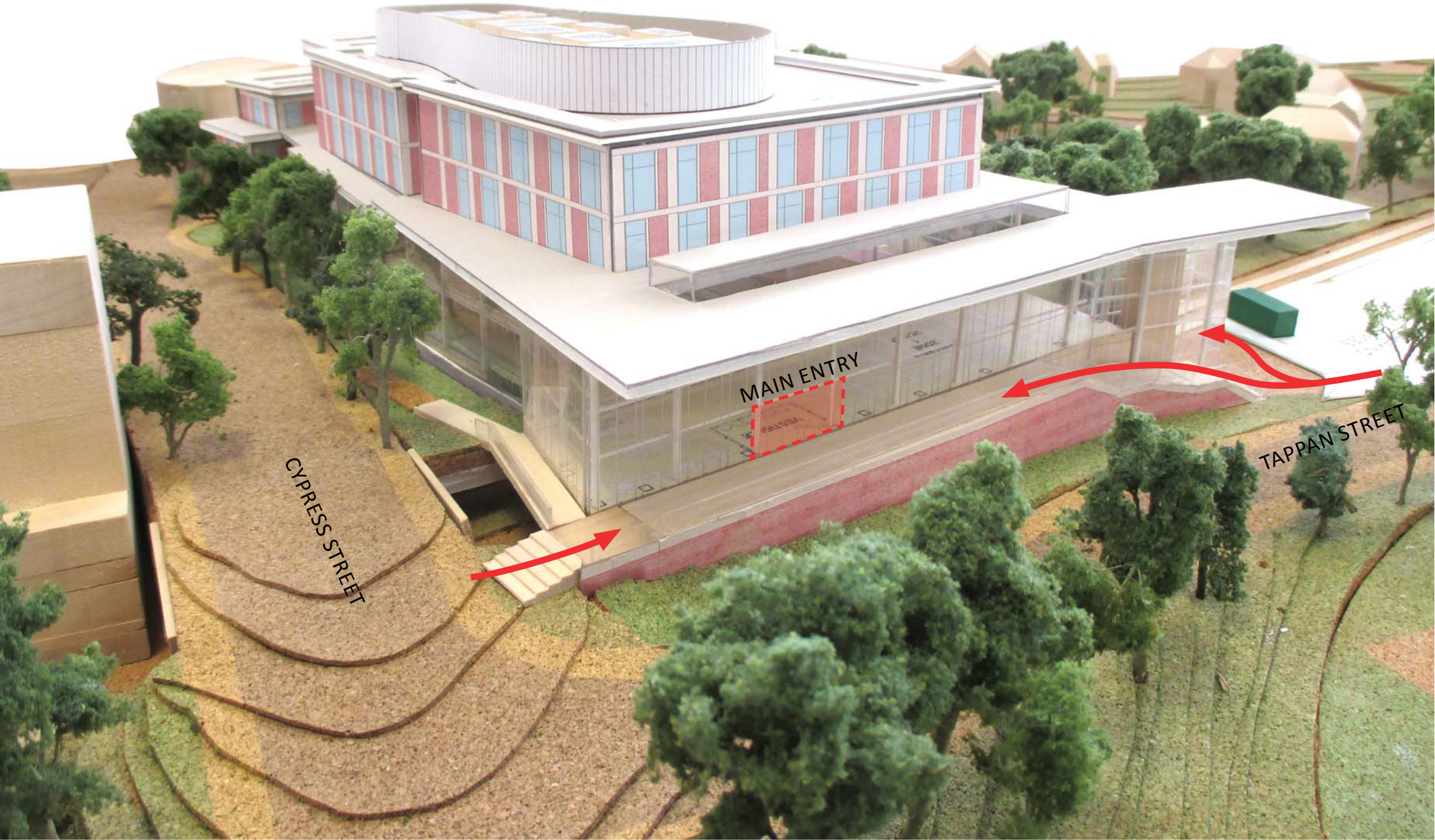


# 111 CYPRESS: A CIVIC PRESENCE



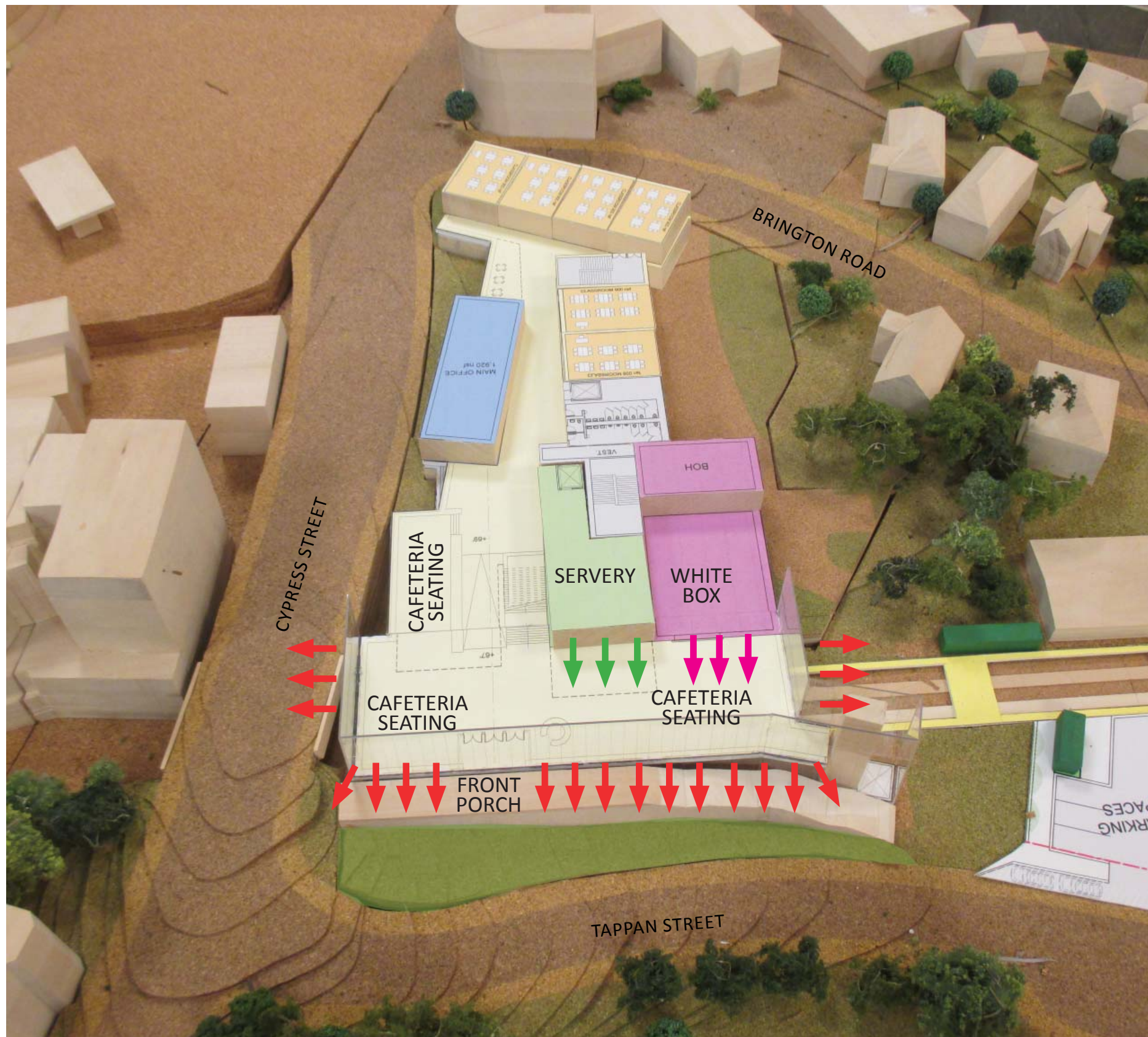


# 111 CYPRESS: A CIVIC PRESENCE





# 111 CYPRESS: MAJOR PUBLIC SPACES FRONTING CYPRESS FIELD (LEVEL 1)



LEVEL 1

WHITE BOX - MULTIPLE USES



LECTURES / MEETINGS



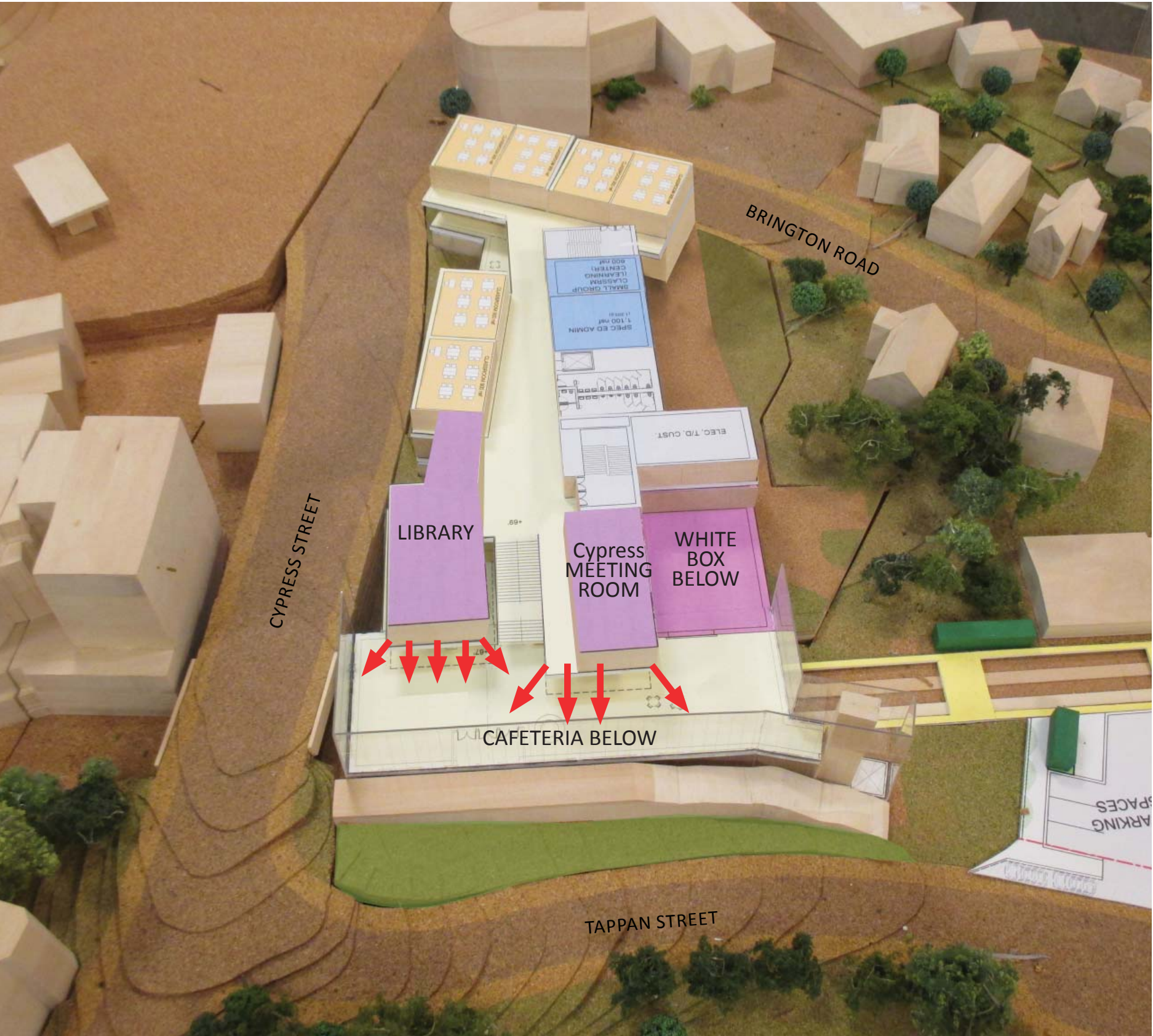
CLASSES



PERFORMANCE



# 111 CYPRESS: MAJOR PUBLIC SPACES FRONTING CYPRESS FIELD (LEVEL 2)



## LEVEL 2



*Library Porch Precedent: Concord Carlisle High School*



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



# 111 CYPRESS: INTERDISCIPLINARY CLASSROOM ORGANIZATION

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

BRIDGE LEVEL

## INTERDISCIPLINARY “QUILT”



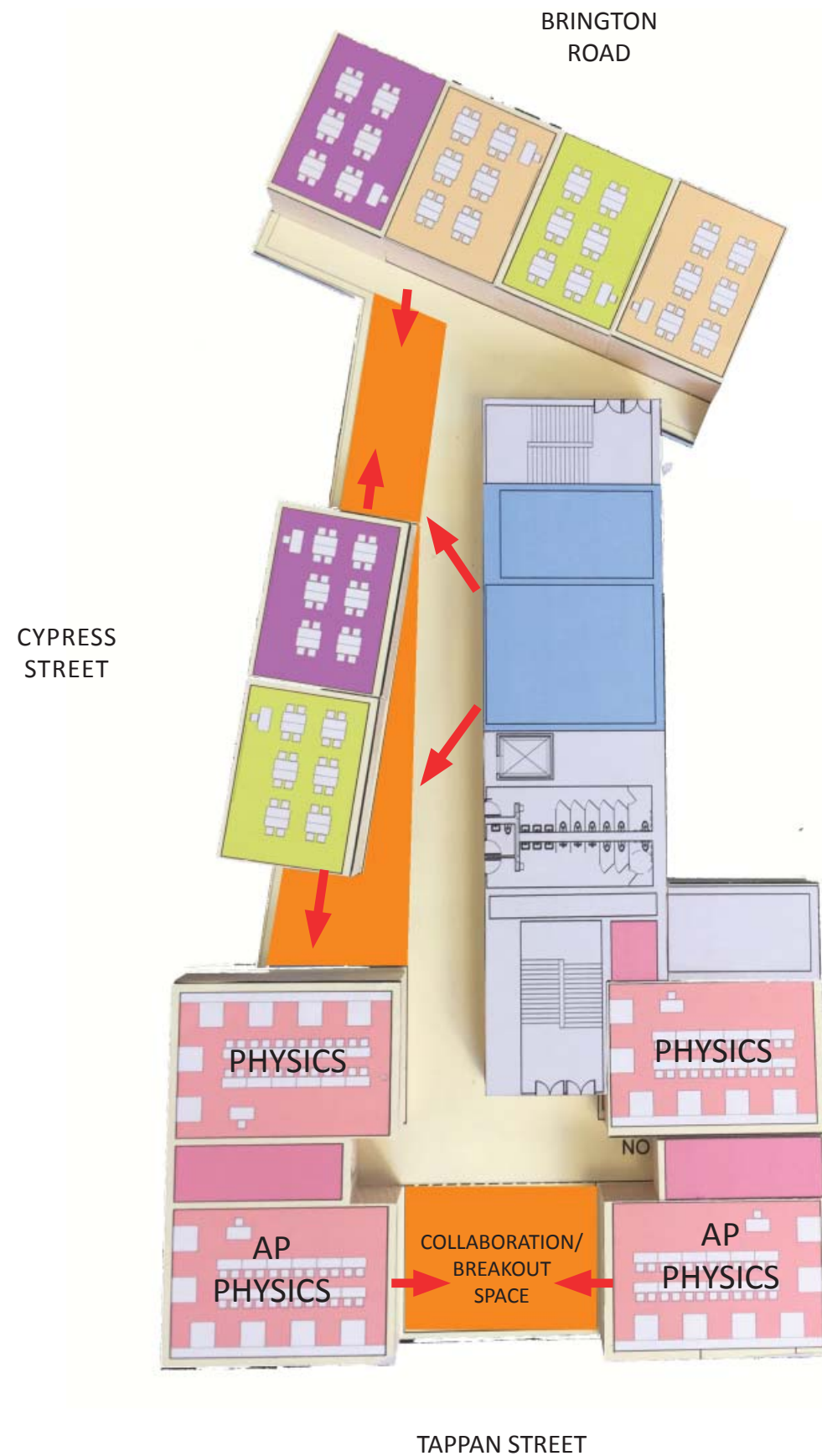
## Interdisciplinary “Quilt” organization

- Classrooms can be programmed as any discipline (Math, English, or Social Studies) and not organized by department

## Building organization supports interdisciplinary collaboration

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

# 111 CYPRESS: INTERDISCIPLINARY CLASSROOM ORGANIZATION

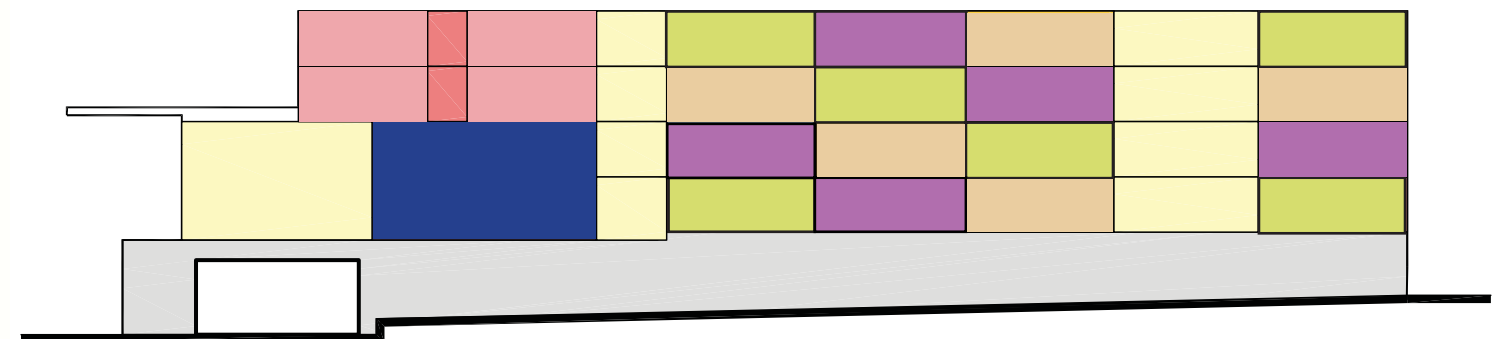


## PURPOSE BUILT PROGRAM

- PHYSICS
- GUIDANCE / SPEC ED.

## FLEXIBLE USE PROGRAM

- MATH
- SOCIAL STUDIES
- ENGLISH
- COLLABORATION SPACE

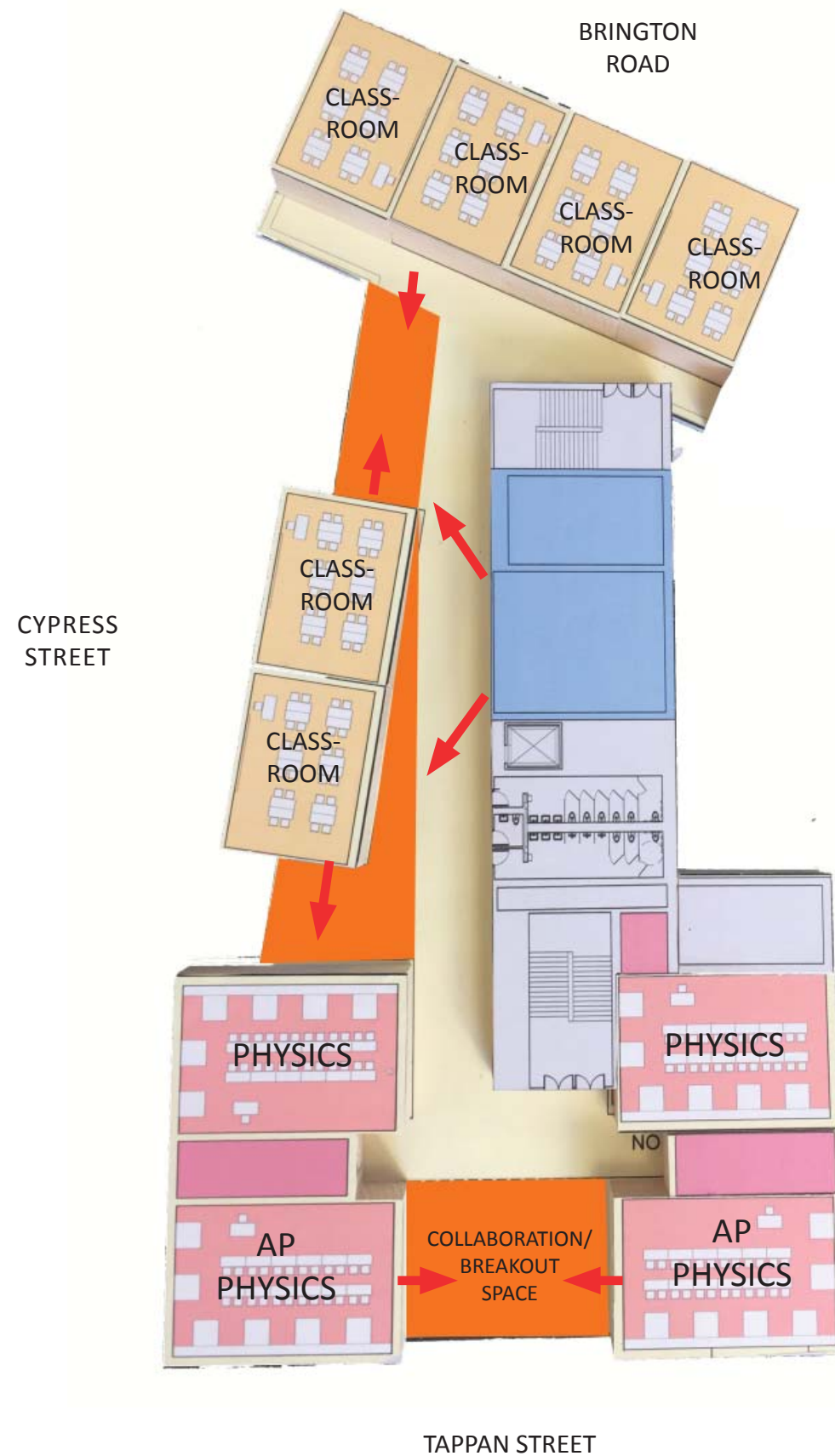


**LEVEL 3**





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



LEVEL 3



*Collaboration Haven*

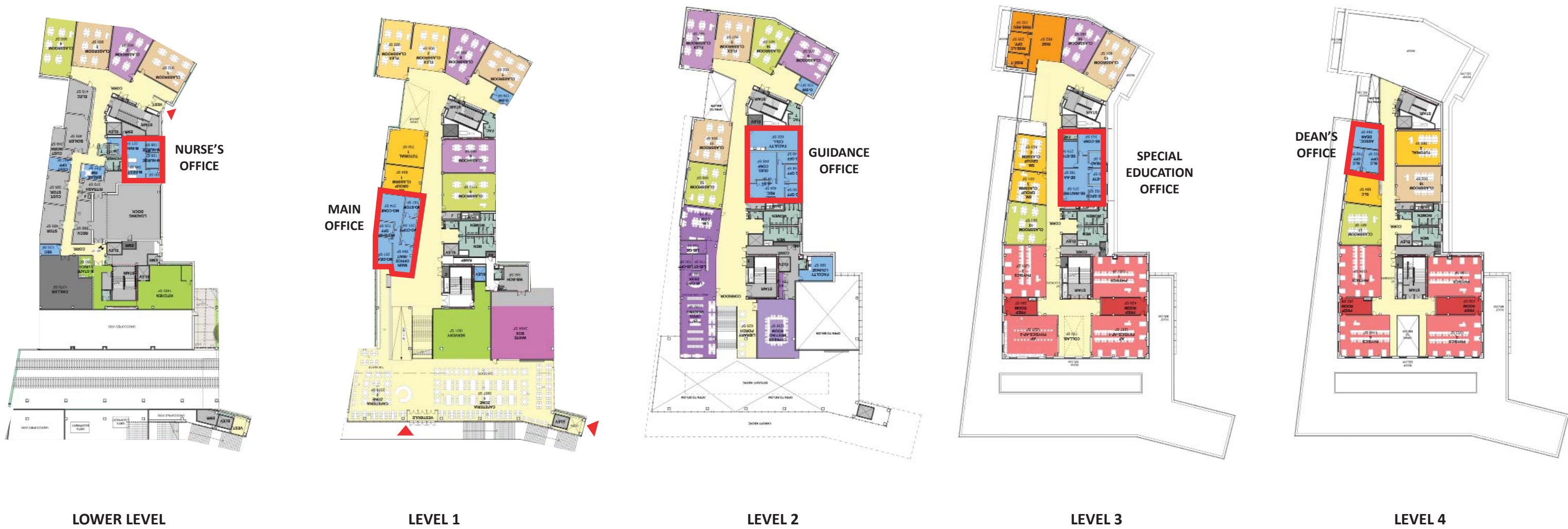


*Garage doors can connect Physics class/labs to the collaboration space*





# 111 CYPRESS: ADULT PRESENCE ON EACH FLOOR





# 111 CYPRESS: RESPONDING TO EDUCATION PLAN

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## 1. Create a Unified Campus

- Civic Presence on Cypress Field
- Main Door facing West toward rest of Campus
- 111 Cypress Building programmed primarily for 9th grade students, with several classrooms for specifically for upper class courses
- 9th Grade students will take classes in Unified Arts Building (UAB), Tappan Athletic Complex and Main Building

## 2. Engage Students Deeply

- Interdisciplinary “Quilt” organization: classrooms programmed as any discipline (Math, English, or Social Studies)
- Flexible classroom seating and teaching arrangements
- Integrated breakout spaces
- “Front Porch” on Tappan: a place like Greenough Street for after-school gathering
- See & Be Seen at Cafeteria

## 3. Serve All Students

- Adult presence on each floor
- Find your Niche: variety of places to gather, study in groups, seek help, get engaged- library, library porch, science collaboration zone, south stair



# 111 CYPRESS: MODEL PHOTOS



*View of Main Entrance on Tappan Street*



*View from intersection of Cypress Street and Tappan Street*



*Brington Road View*

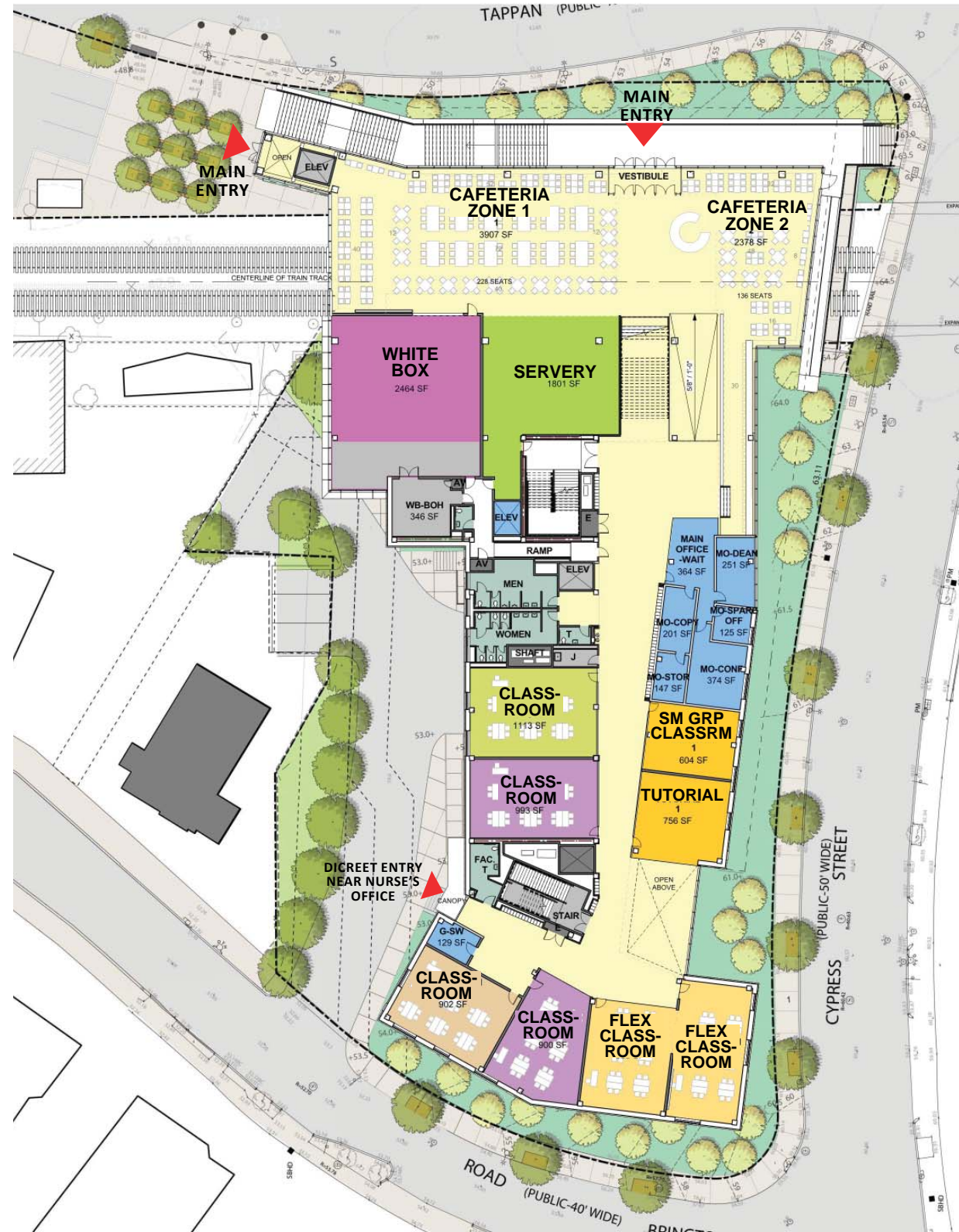


*View from intersection of Cypress Street and Brington Road*





# 111 CYPRESS: LANDSCAPE PLAN



LEVEL 1





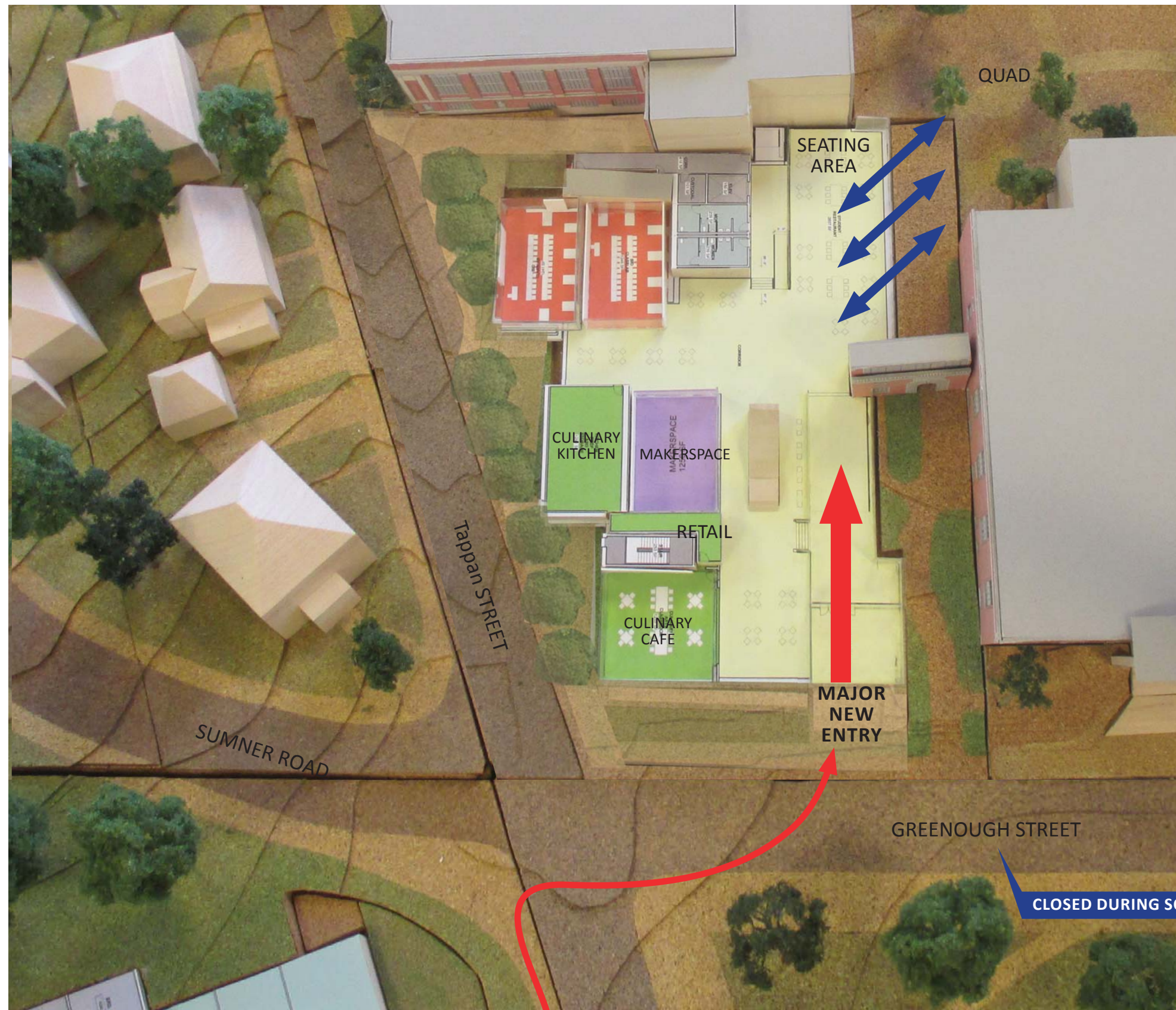
# STEM WING

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# STEM WING: CREATE A MAJOR HIGH SCHOOL BUILDING ENTRANCE



LEVEL 1

**A major building entrance sized to accommodate student preference for entry here:**

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

## Connecting to the Quad

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

## Expanding Cafeteria Seating

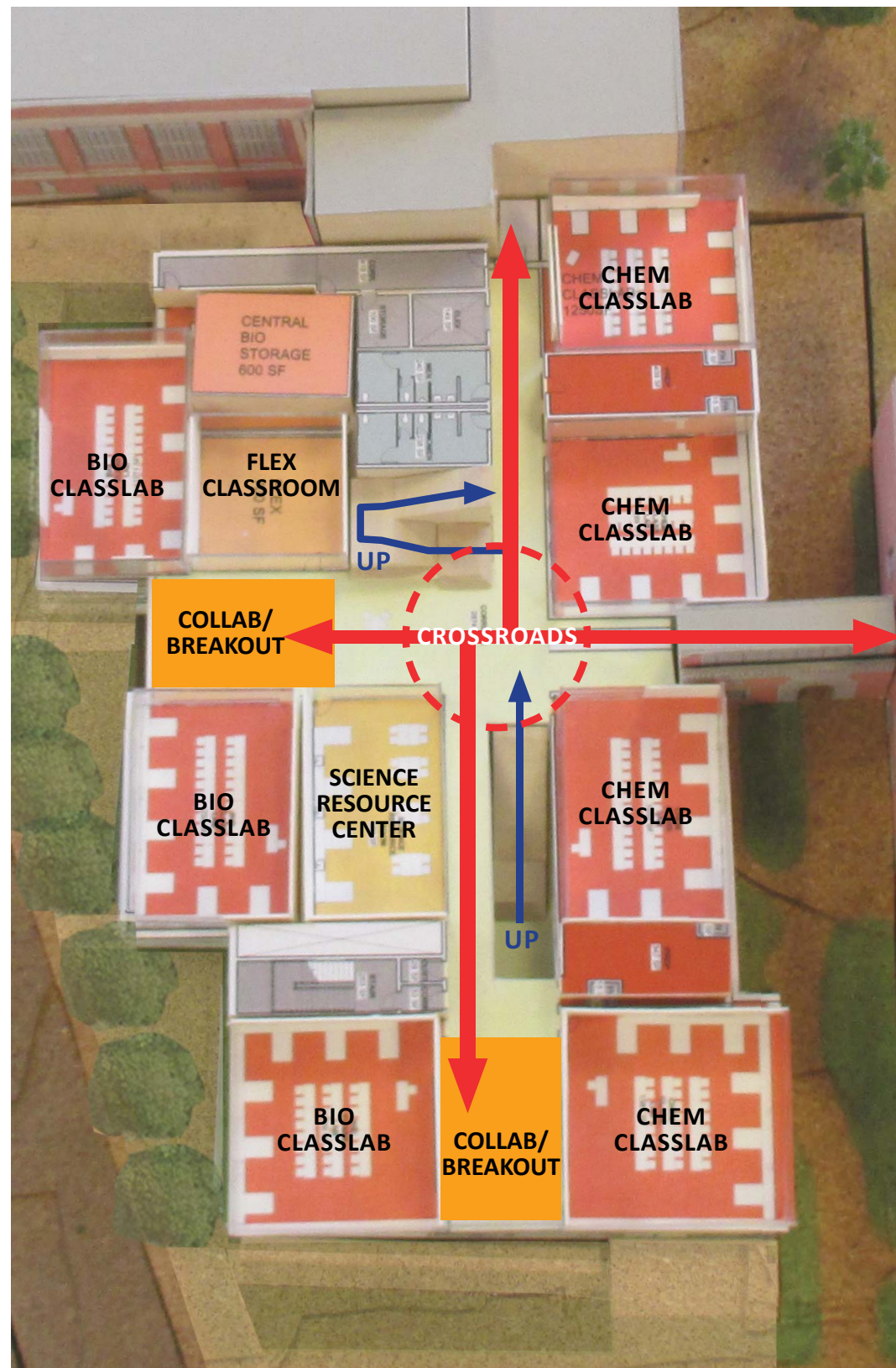
- Seating area facing the Quad expands cafeteria capacity at peak lunch hours



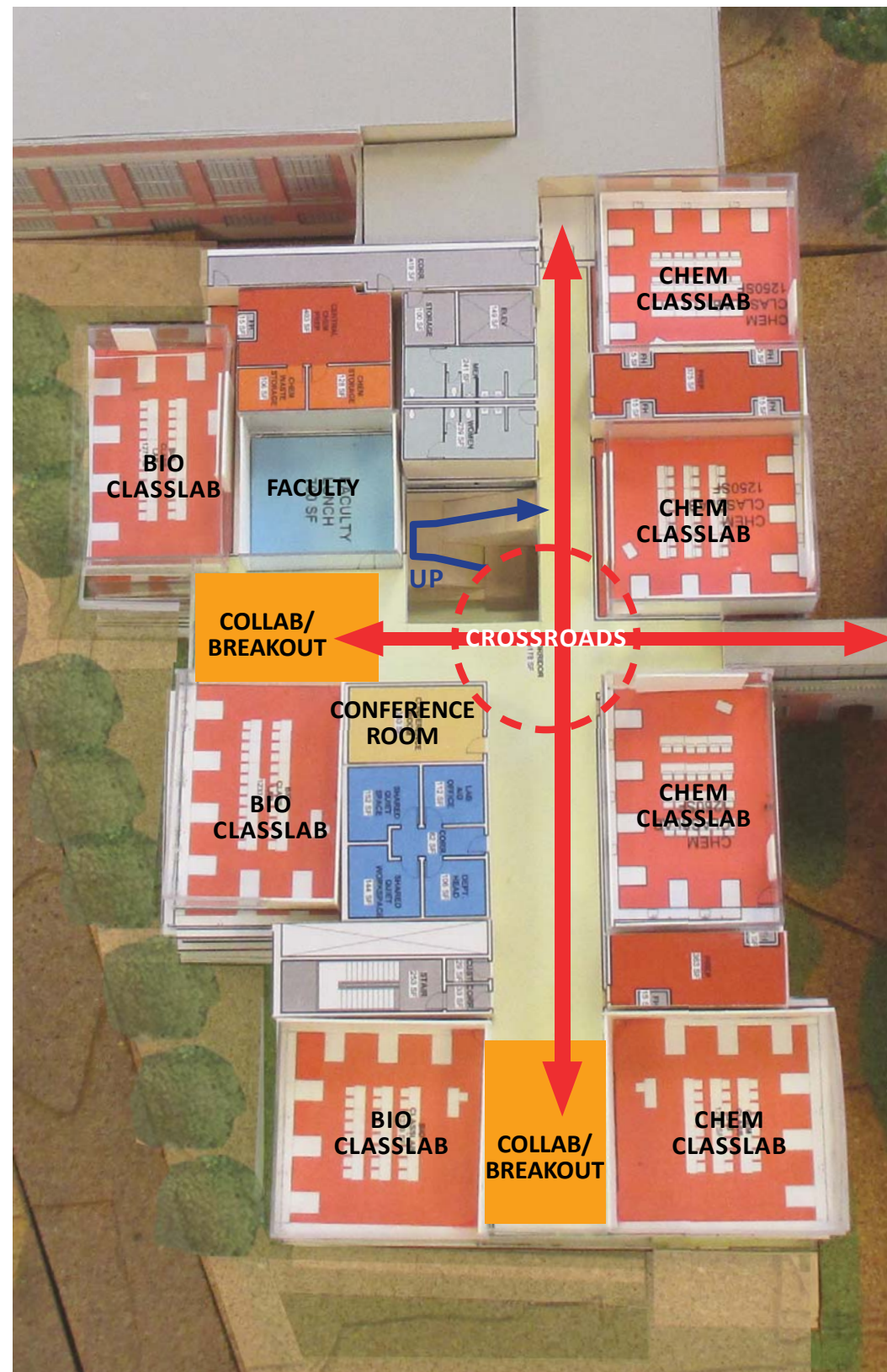




# STEM WING: A NEW HUB FOR SCIENCE



LEVEL 2



LEVEL 3

## Science Crossroads:

- Adjacent to Science Resource Center & Flex Classroom on Level 2
- Adjacent to Faculty Spaces on Level 3

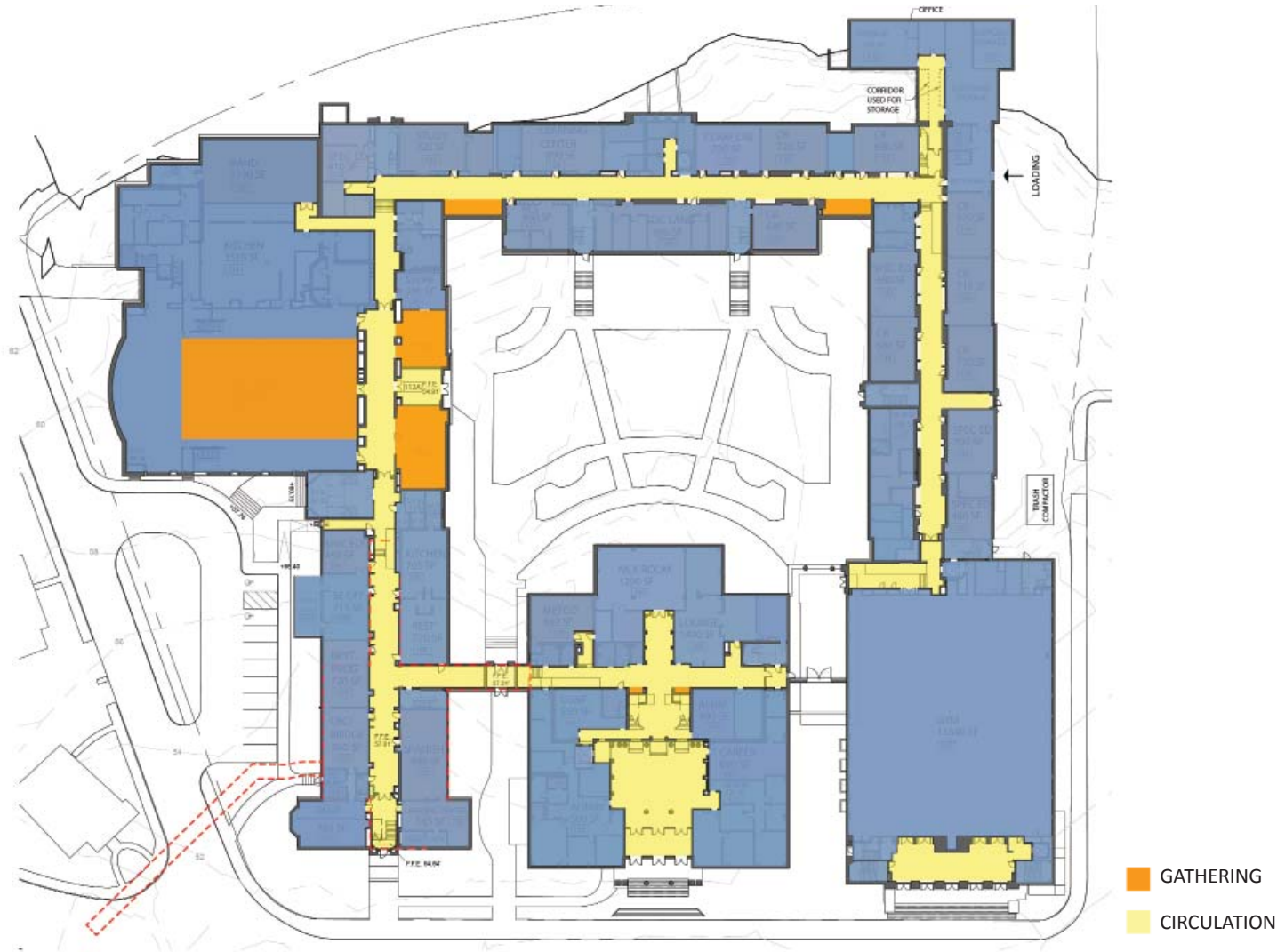
## Interdisciplinary:

- Biology & Chemistry on each floor

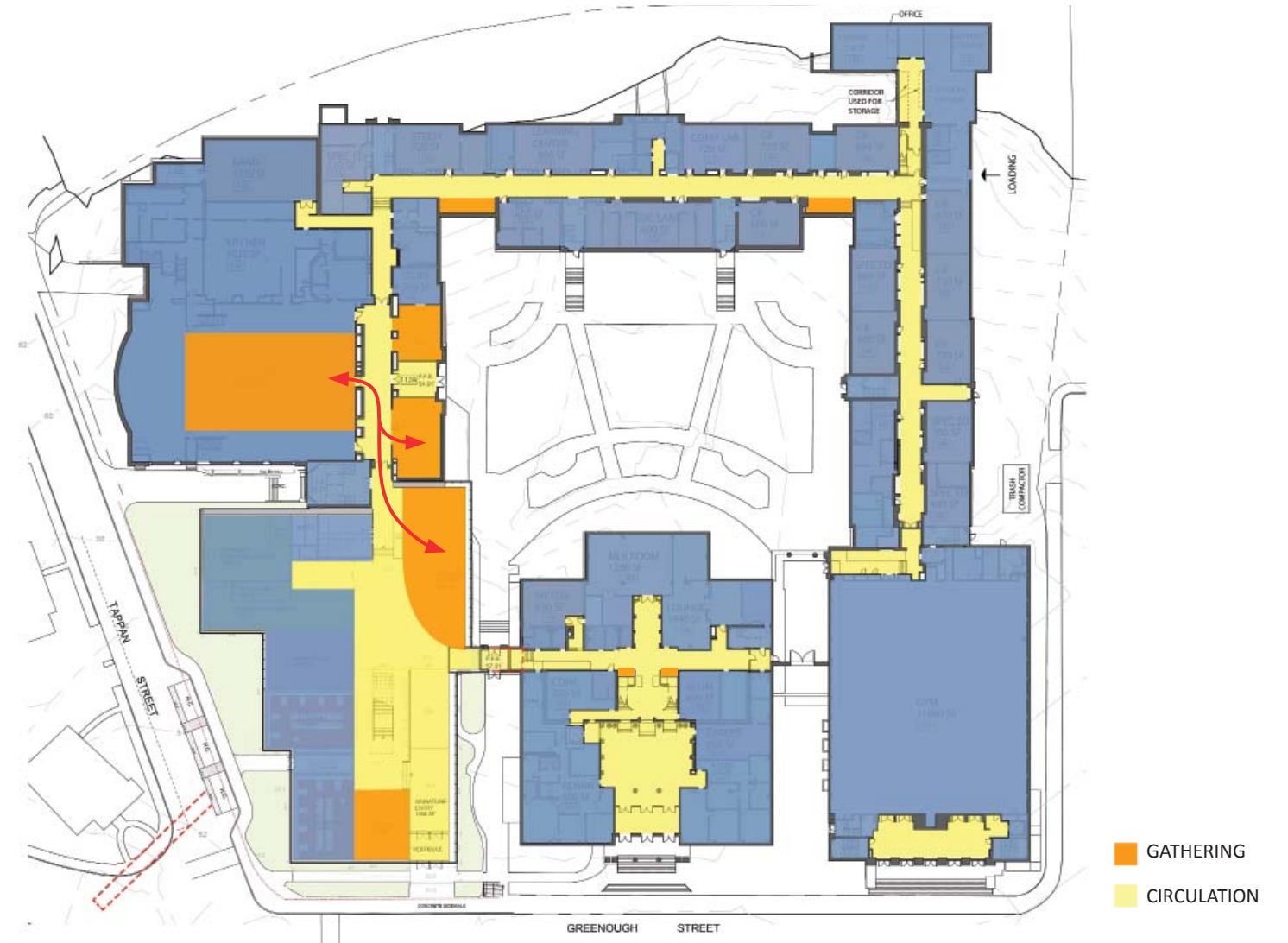


# STEM WING: EXPANDING A NETWORK OF CO-CURRICULAR GATHERING SPACES

## EXISTING



## PROPOSED



## Collaboration & Breakout Space

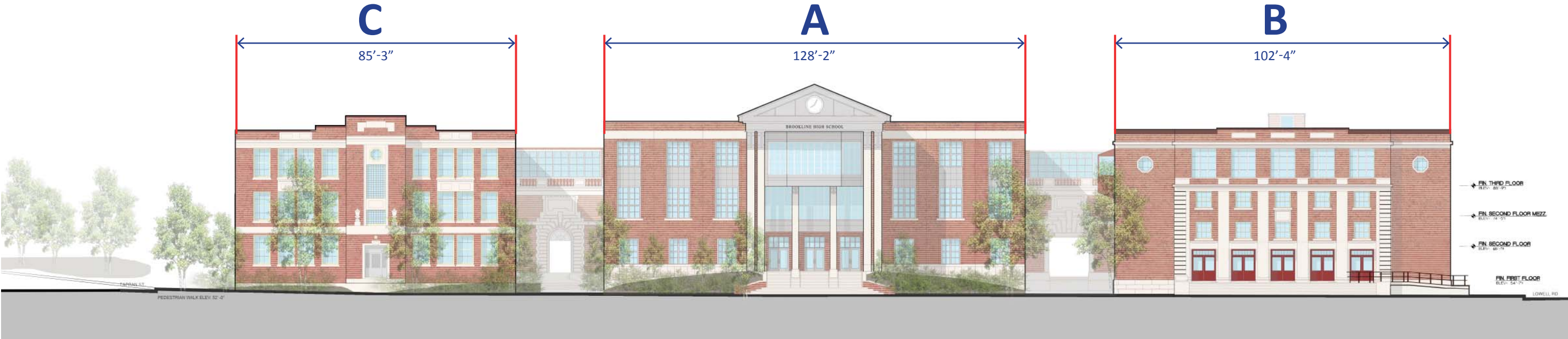
- New seating on ground floor of the STEM wing facing the Quad expands cafeteria capacity at peak lunch hours
- New collaboration spaces expands a network of co-curricular gathering spaces



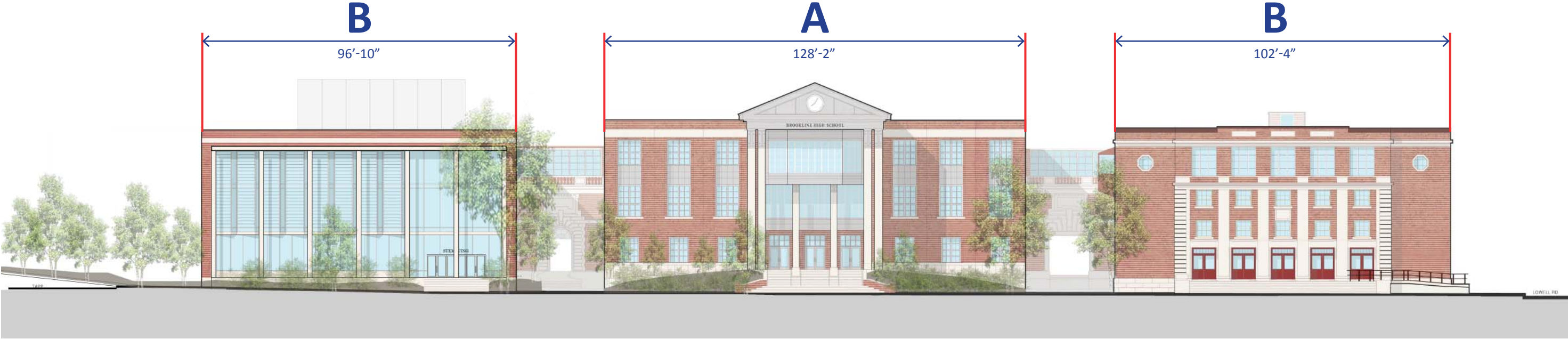
# STEM WING: GREENOUGH STREET FACADE

## NEW STEM WING CREATES SYMMETRICAL GREENOUGH STREET FACADE

### EXISTING



### PROPOSED





# CORNICE ALIGNMENT

## EXISTING



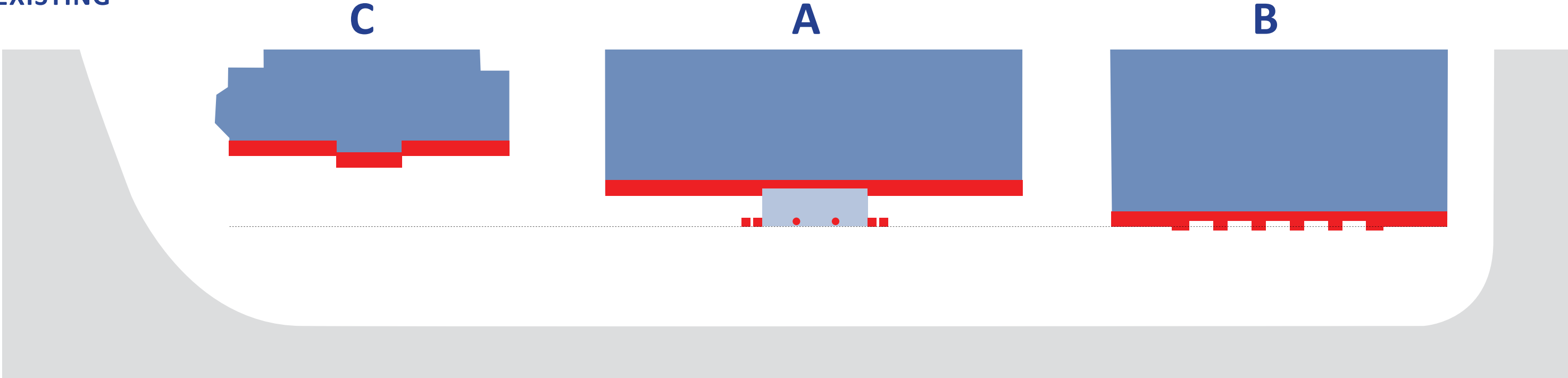
## PROPOSED

### ALIGNED CORNICE

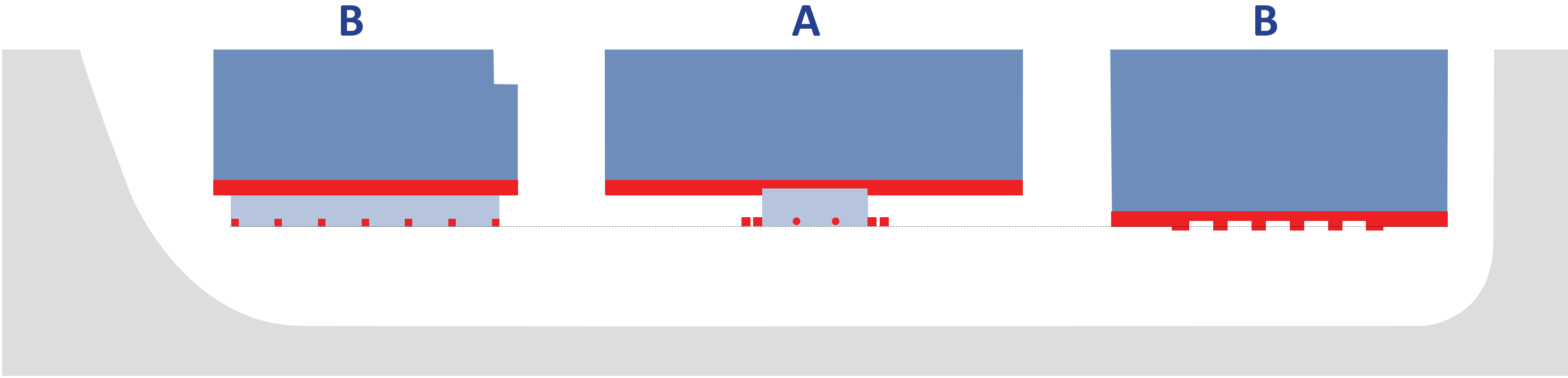


# FACADE ALIGNMENT

EXISTING



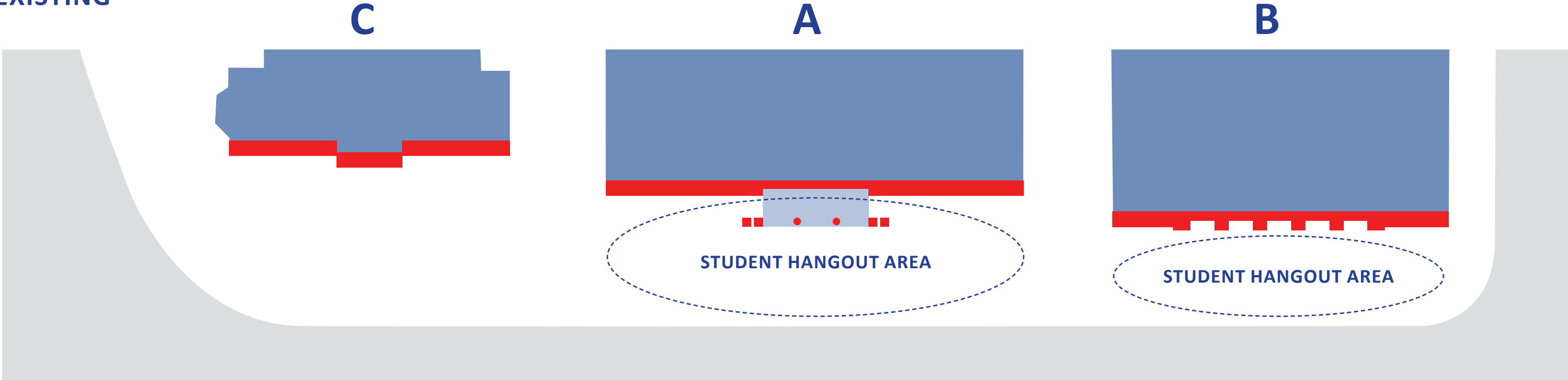
PROPOSED



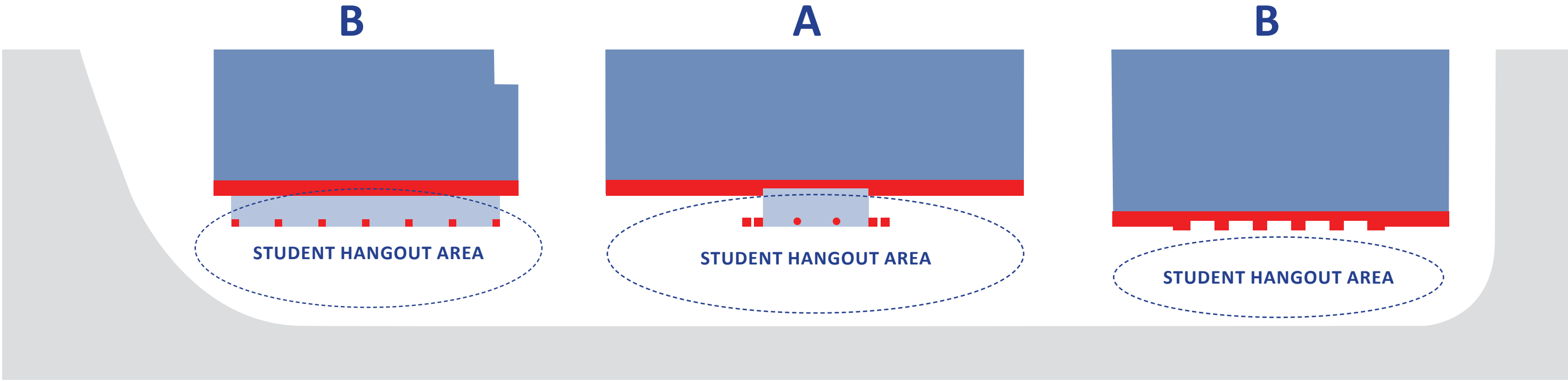


# FRONT PORCH AS STUDENT HANGOUT

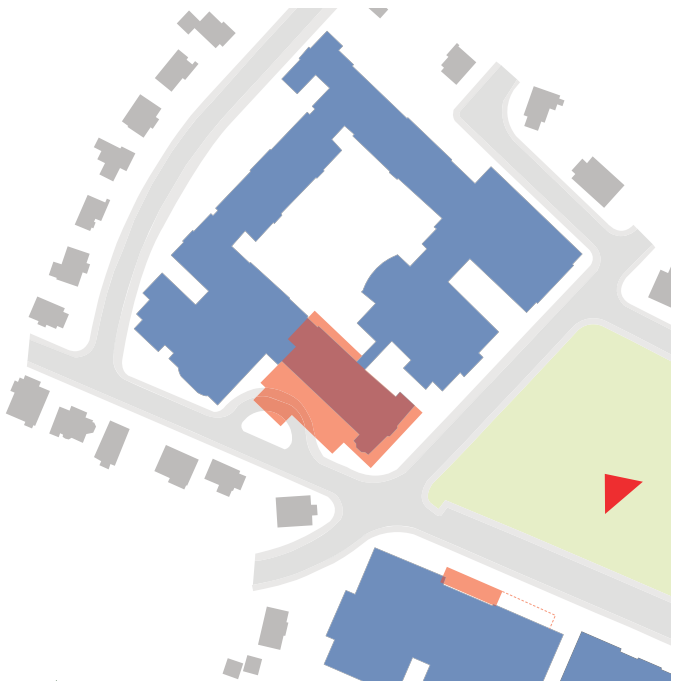
## EXISTING



## PROPOSED

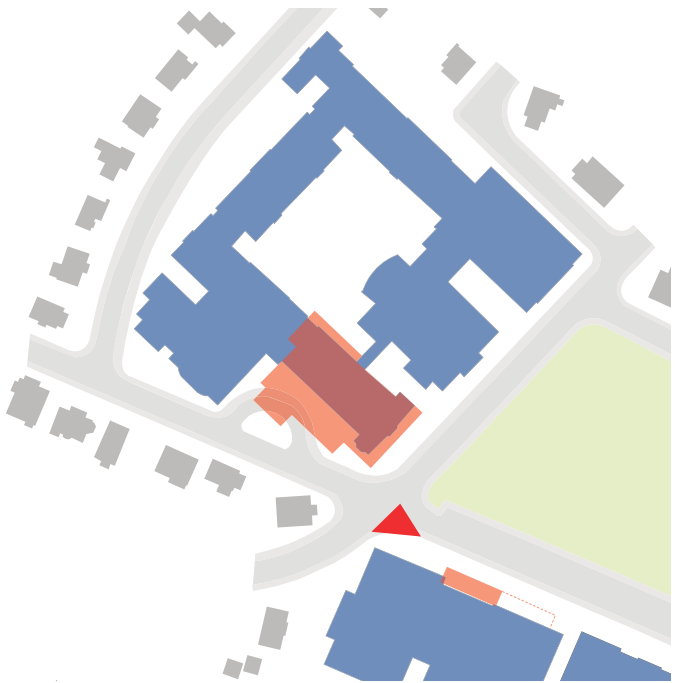


# STEM WING: MODEL PHOTO



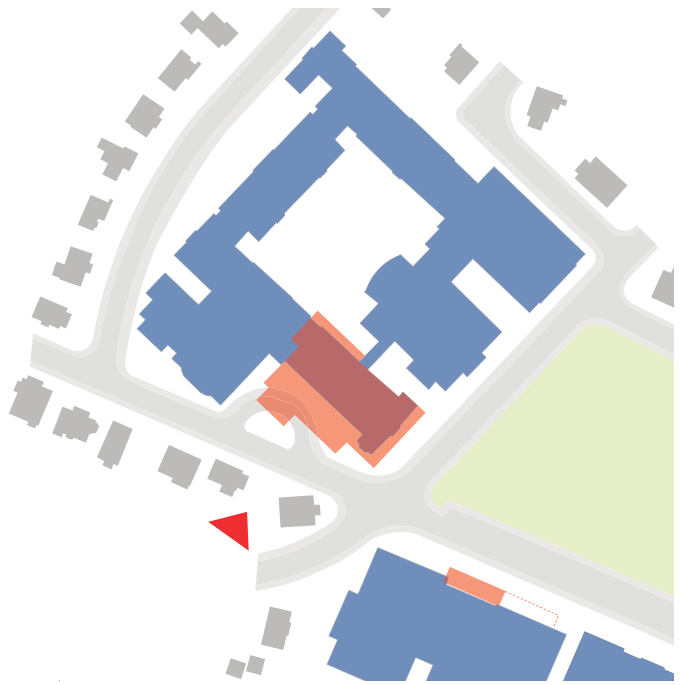


# STEM WING: MODEL PHOTO



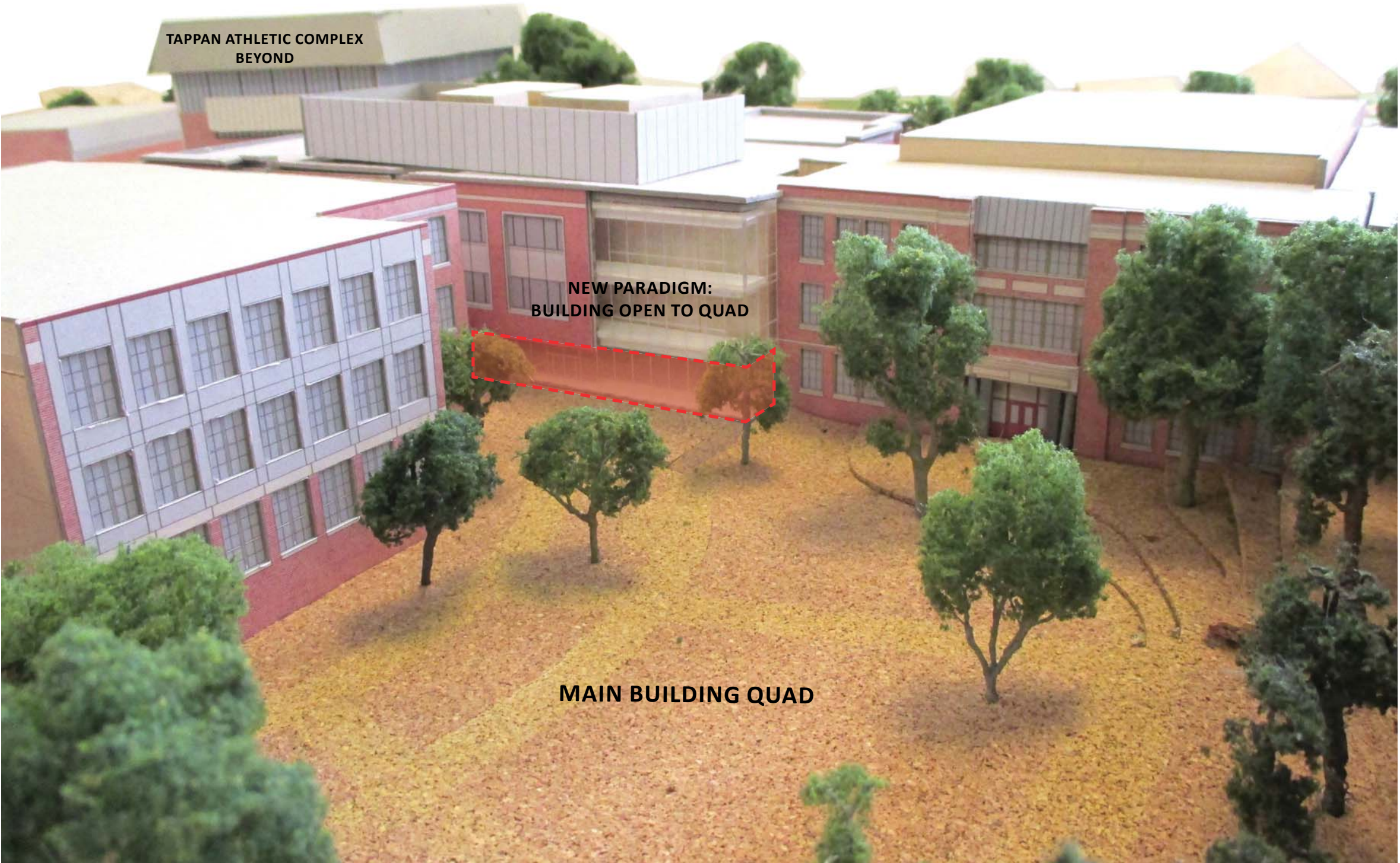


# STEM WING: MODEL PHOTO



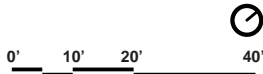
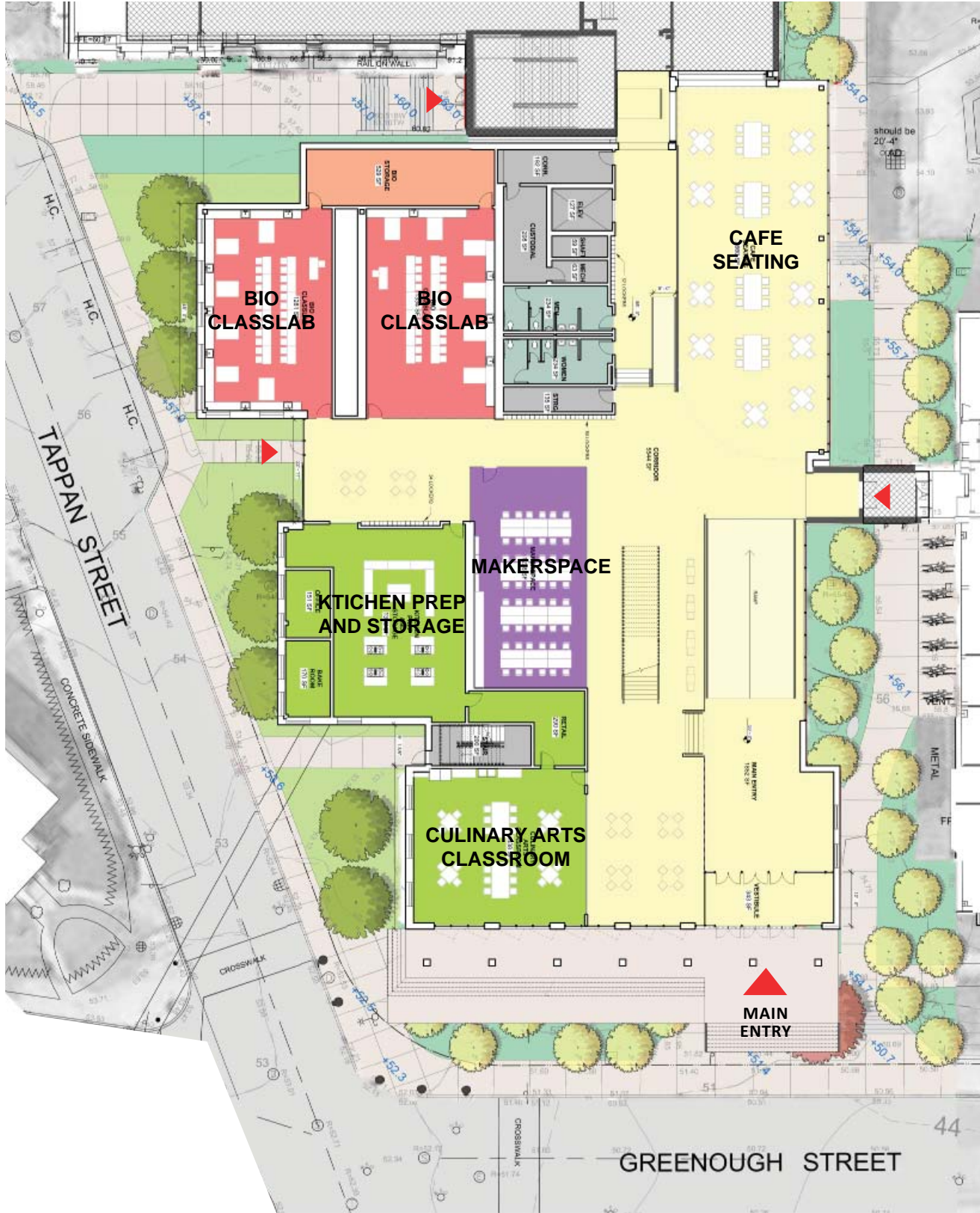


# STEM WING: MODEL PHOTO





# STEM WING: LANDSCAPE PLAN





# STEM WING: RESPONDING TO EDUCATION PLAN

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## 1. Create a Unified Campus

- New Entry to Main Building at corner of Tappan & Greenough
- Strong visual connection and accessibility to Quad
- Direct access to staircase connecting floors 1, 2, and 3, toward auditorium & library

## 2. Engage Students Deeply

- Science Resource Center serves as academic hub
- Chemistry and Biology classrooms share floors to encourage collaboration; see classes you'll take in subsequent years
- Movable furniture to facilitate diverse learning environments
- Multiple classrooms share breakout spaces with view to the outdoors

## 3. Serve All Students

- New 20' wide accessible entry
- Places to gather, study in groups: expanded network of collaboration zones in Main Building - STEM wing will have places all students will want to use
- Multi-use cafe space can be used for classes, cafe, community meetings, and adult education programs



# MAIN BUILDING 3RD FLOOR

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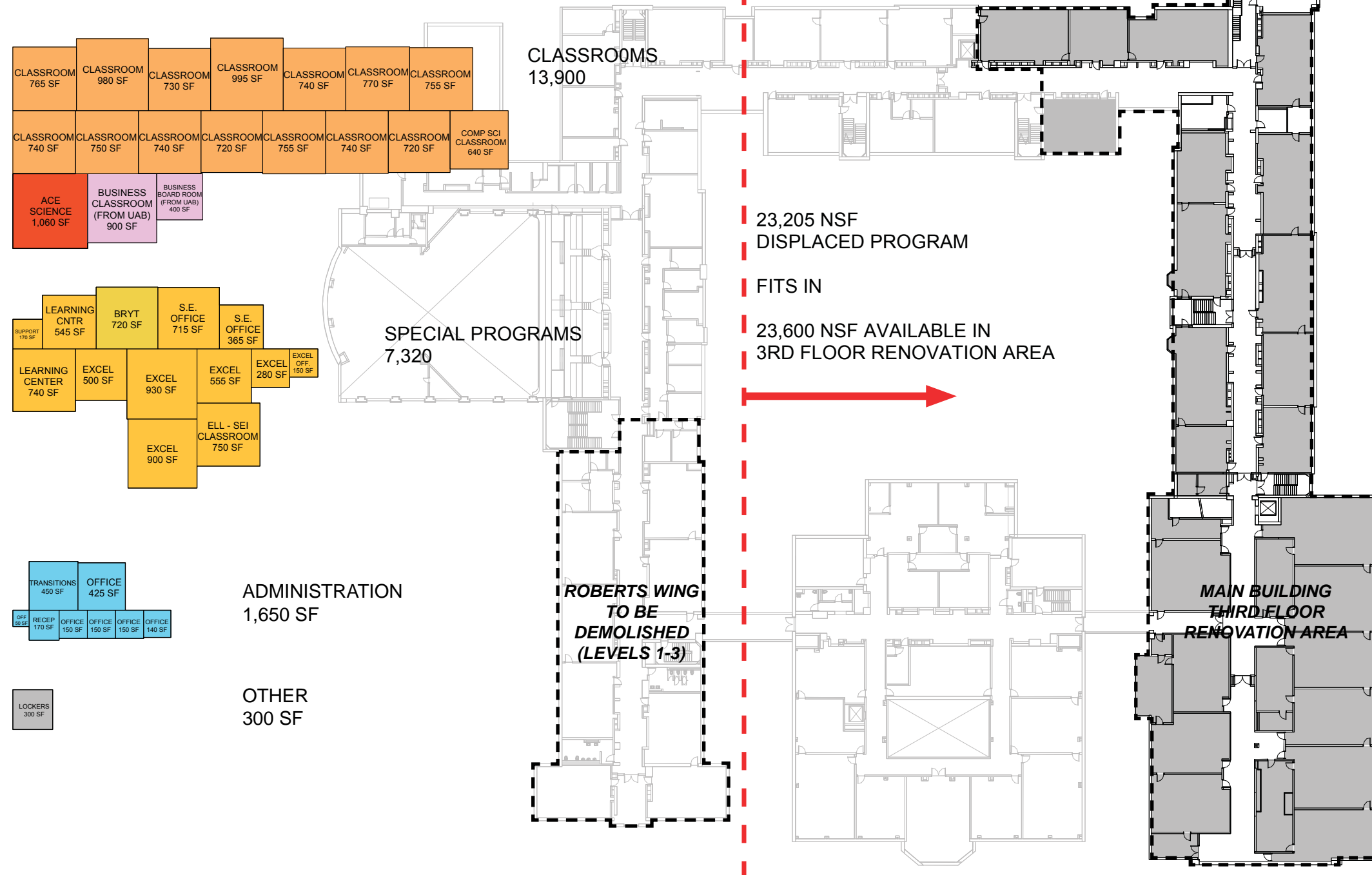




# MAIN BUILDING - 3<sup>RD</sup> FLOOR

DISPLACED PROGRAM (PRIMARYLY FROM DEMOLITION OF EXISTING ROBERTS WING)  
 TOTAL NSF: 23,205  
 TOTAL GSF: 33,500

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



# MAIN BUILDING 3<sup>RD</sup> FLOOR

## RESPONDING TO EDUCATION PLAN

### 1. Create a Unified Campus

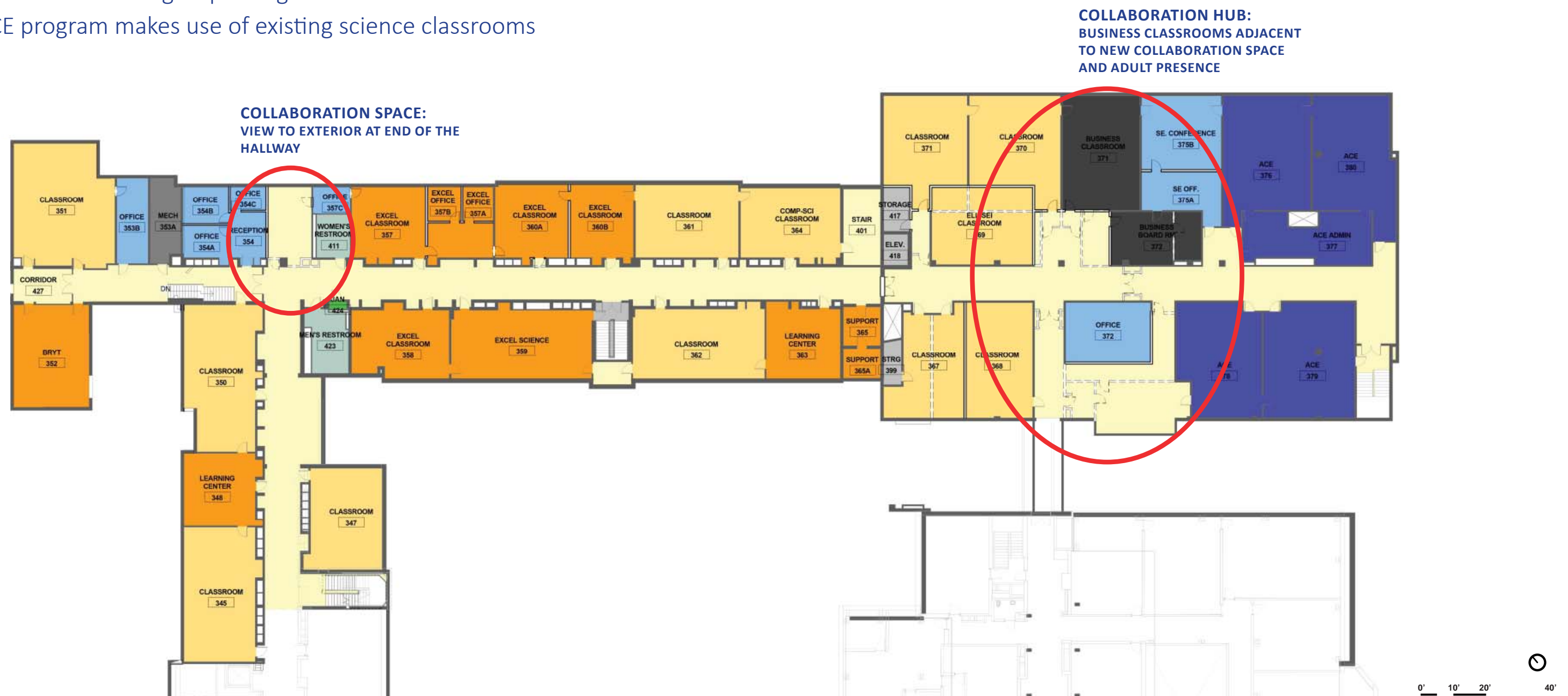
- Distribute adult presence adjacent to collaboration spaces

### 2. Engage Students Deeply

- Establish new collaboration hub featuring current “greenhouse” space and business classrooms

### 3. Serve All Students

- EXCEL classrooms grouped together close the restrooms
- ACE program makes use of existing science classrooms





# TAPPAN ATHLETIC COMPLEX

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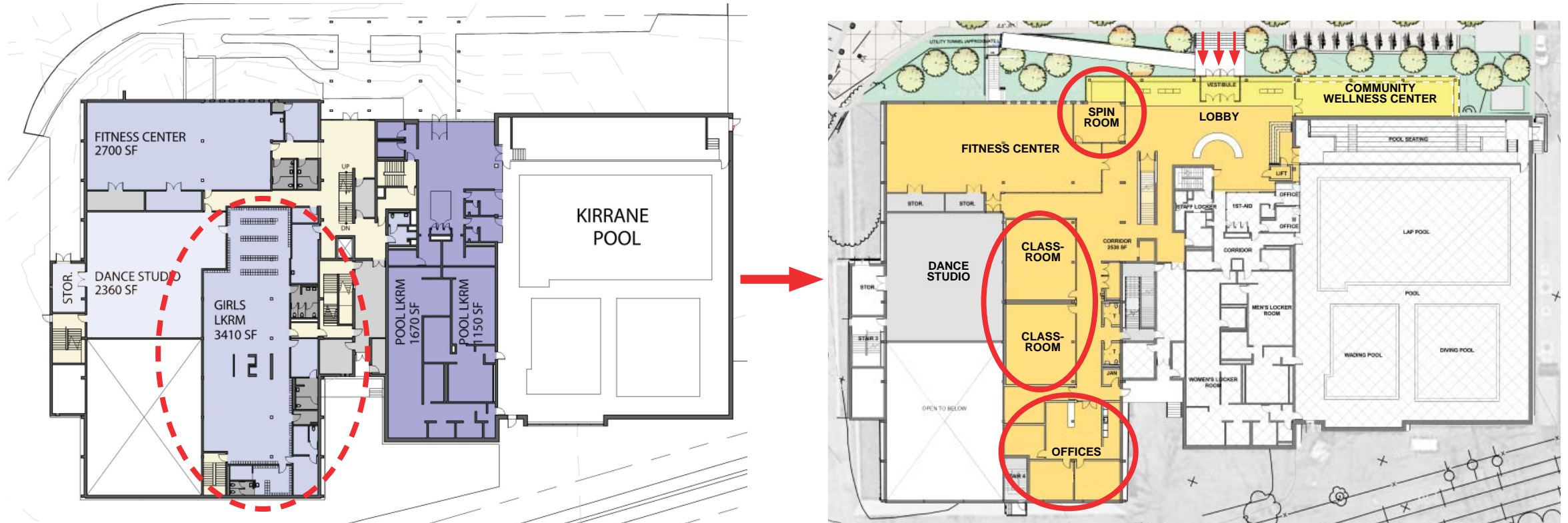
# TAPPAN ATHLETIC COMPLEX

EXISTING

PROPOSED

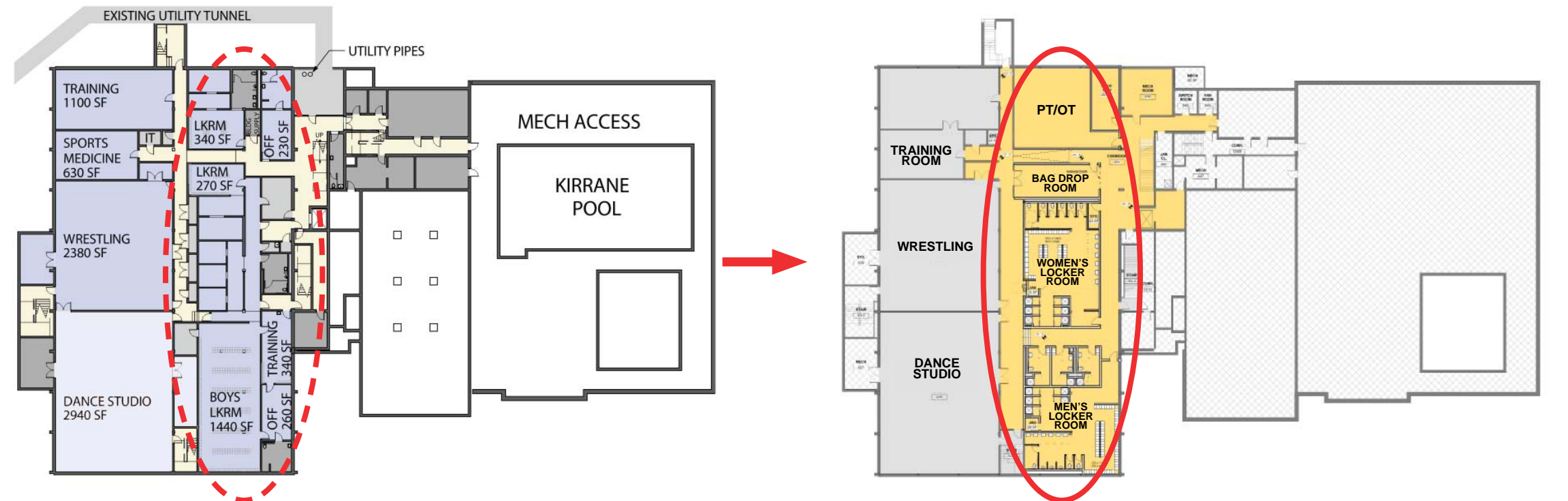
## LEVEL 1

- Girls' Locker Rooms moved to Lower Level
- New Spin Room, Health & Fitness Classrooms and Offices created in existing Girls' Locker Room space



## LOWER LEVEL

- Locker Rooms redesigned overall to fit both Boys' and Girls' Locker Rooms on Lower Level
- New Bag Drop and PT/OT Rooms created



- NEW CONSTRUCTION
- INTENSIVE RENOVATION
- LIGHT RENOVATION (NO DEMOLITION)
- NOT IN WORK AREA

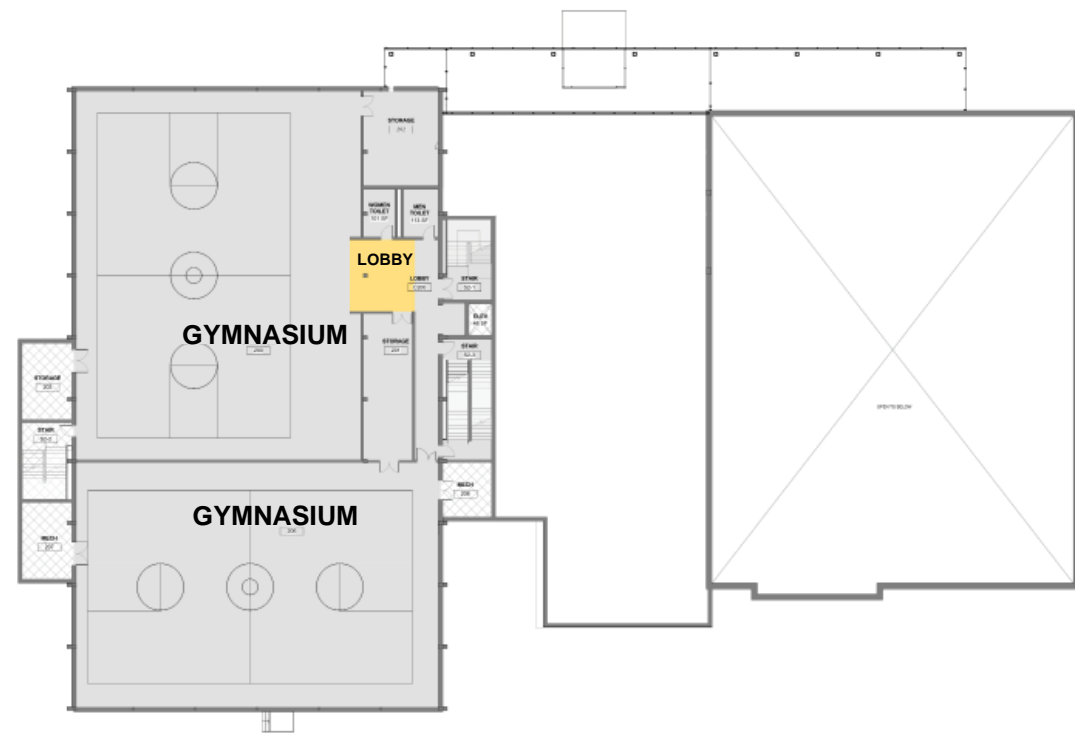




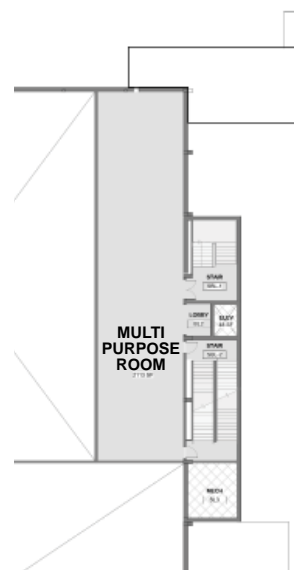
# TAPPAN ATHLETIC COMPLEX

## PROPOSED

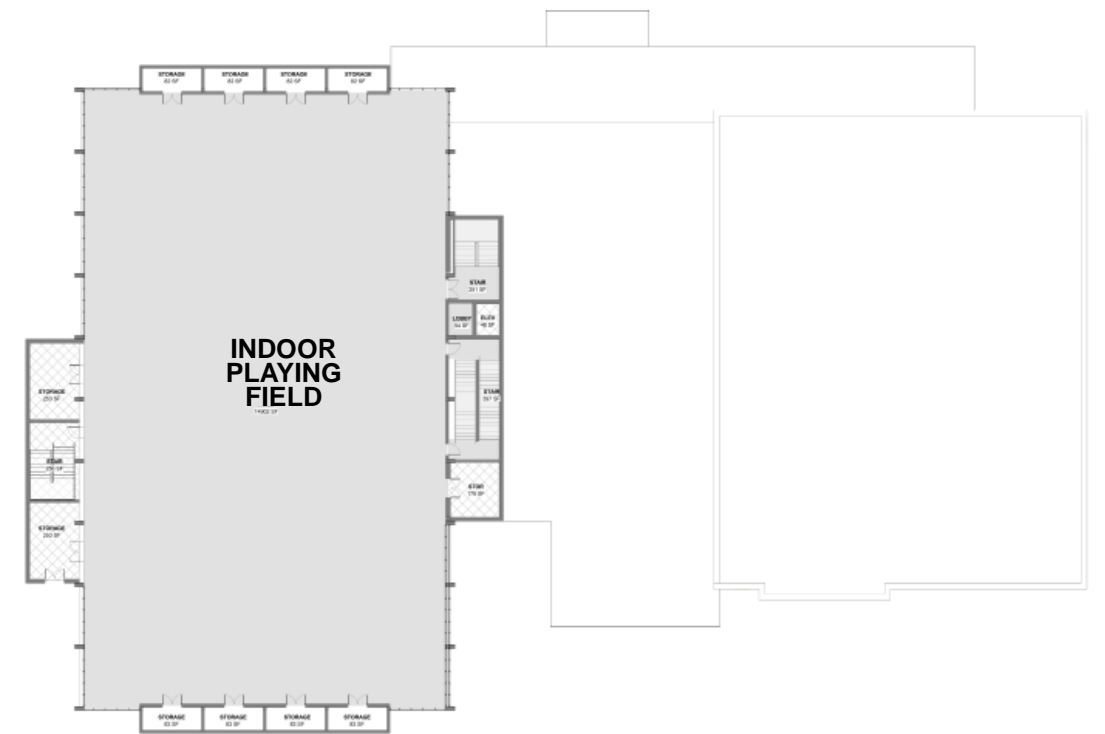
LIGHT RENOVATION TO EXISTING UPPER FLOORS: REPAINTING & ADA UPGRADES AS REQUIRED



SECOND FLOOR

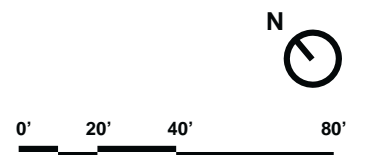


MEZZANINE



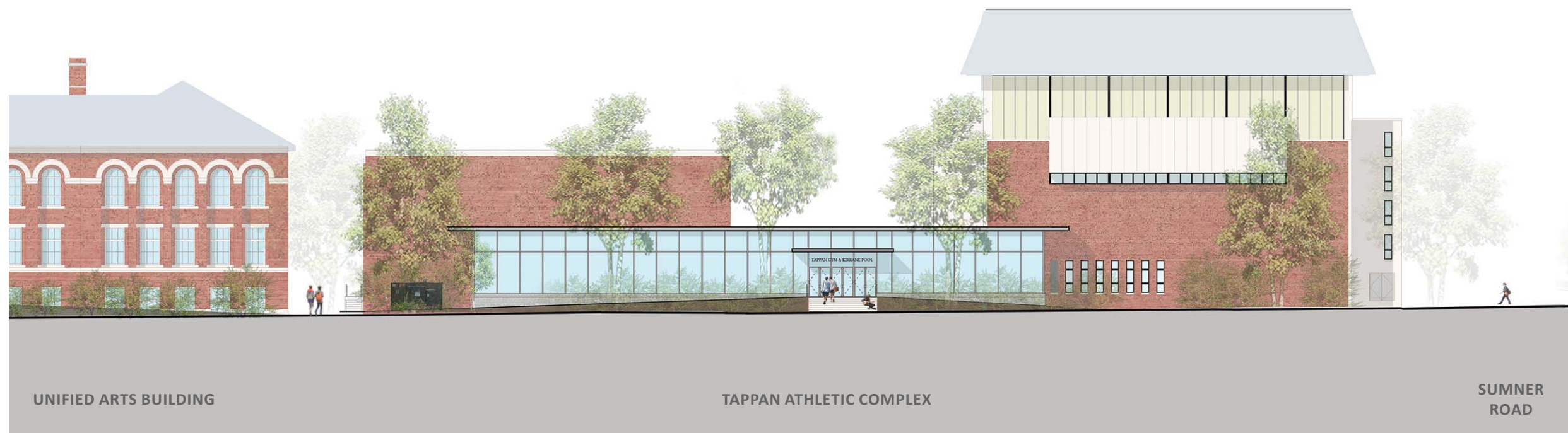
FOURTH FLOOR

- INTENSIVE RENOVATION
- LIGHT RENOVATION (NO DEMOLITION)
- NOT IN WORK AREA



# TAPPAN ATHLETIC COMPLEX: ELEVATION

## TAPPAN STREET ELEVATION



1/32 = 1'-0"





# TAPPAN ATHLETIC COMPLEX: MODEL PHOTO



# TAPPAN ATHLETIC COMPLEX: RESPONDING TO EDUCATION PLAN

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## 1. Create a Unified Campus

- Unite Gym and Pool with Possible New Lobby: could be visually similar to Cypress Building and STEM Wing entry to convey that all buildings are part of the bigger campus
- Possible Community Wellness Center for the Recreation Department

## 2. Engage Students Deeply

- New Health & Fitness classrooms used by students of all grades
- Gut renovation of lockers rooms to better serve current student needs

## 3. Serve All Students

- New accessible entry
- Increased adult presence: administrative suite on ground floor

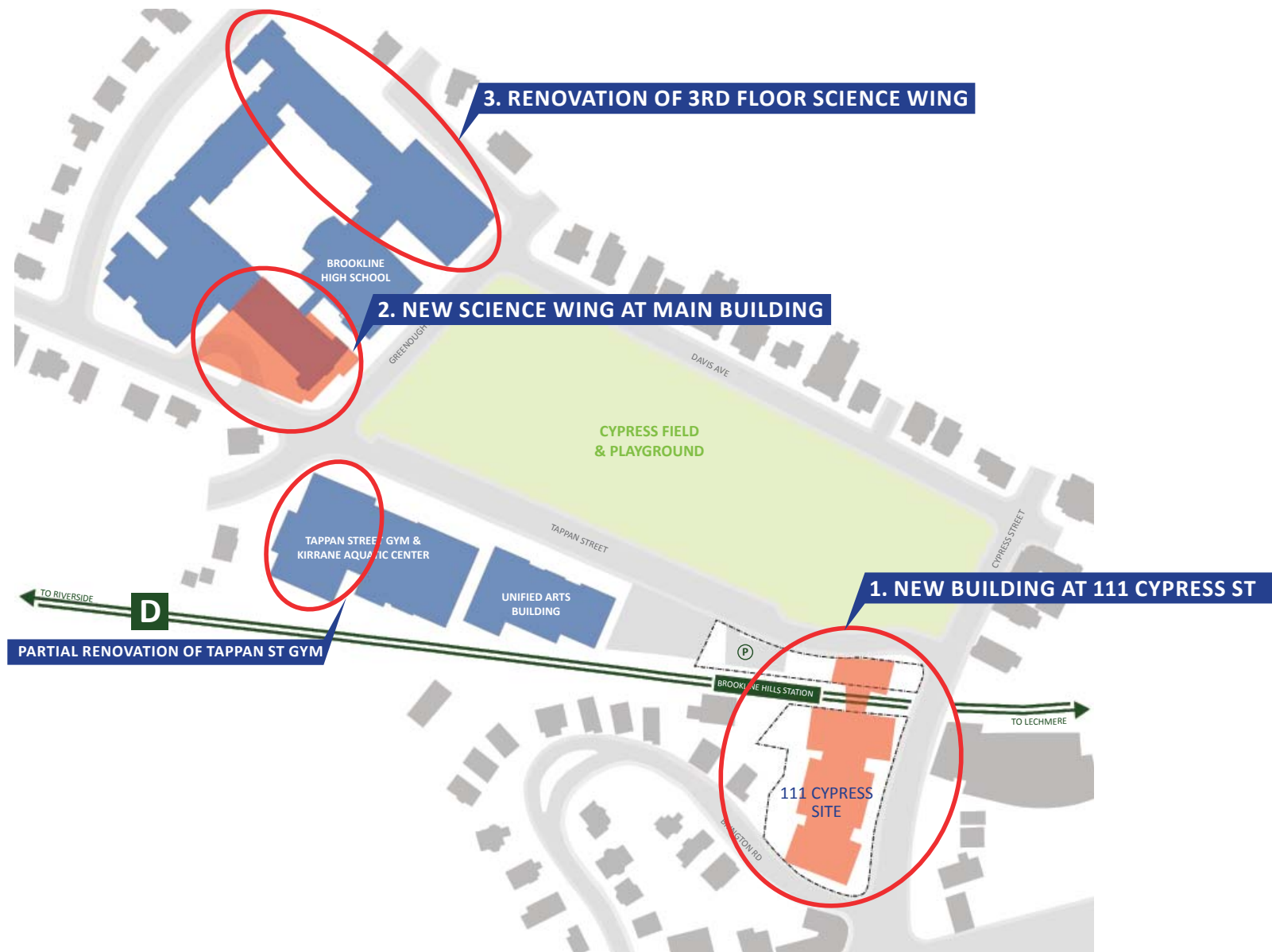




## 5. PROJECT BUDGET



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



## MAY 2017 FEASIBILITY STUDY COST ESTIMATE

New Cypress Building	58,266,700
Premium for building over MBTA	2,000,000
New STEM Wing	32,264,250
3rd Floor Renovation	7,398,000
Deferred Maintenance	6,857,750
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
<b>Project Cost*</b>	<b>149,902,807</b>

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

1. Cypress 111 Site Acquisition
2. Cypress Field Renovation
3. Cost associated with a parking strategy
4. Additional MBTA Real Estate Costs
5. Cost Escalation
6. Swing Space Cost



# ADJUSTMENTS TO SCOPE OF PROJECT SINCE 2017 FEASIBILITY STUDY



# PRELIMINARY SCHEMATIC PHASE COST ANALYSIS

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**Hard Costs** \$137.6 Million

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- New Cypress Street Building
- New STEM Building
- 3rd Floor Renovation
- Deferred Maintenance
- Tappan Gym Renovations & Front Addition
- Construction Contingency

**Soft Costs** \$23.6 Million

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- Professional Fees
- Commissioning Agent
- CM at Risk Preconstruction
- Utility Costs
- Testing Agents
- Moving Costs
- Project Contingency

**FF&E & Technology** \$5.5 Million

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- Furniture
- Fixtures and Equipment
- A/V equipment
- IT and Telephone

**Real Estate Costs** \$23.5 Million

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- Cypress Street Acquisition & Relocation
- MBTA Air Rights

**Other Costs** \$9.6 Million

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- Campus Landscaping, Sidewalks and Student Safety
- Swing Space at Old Lincoln School
- Real Estate Contingencies

**Cypress Field** \$5.8 Million

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**Total Preliminary Project Costs** \$205.6 Million

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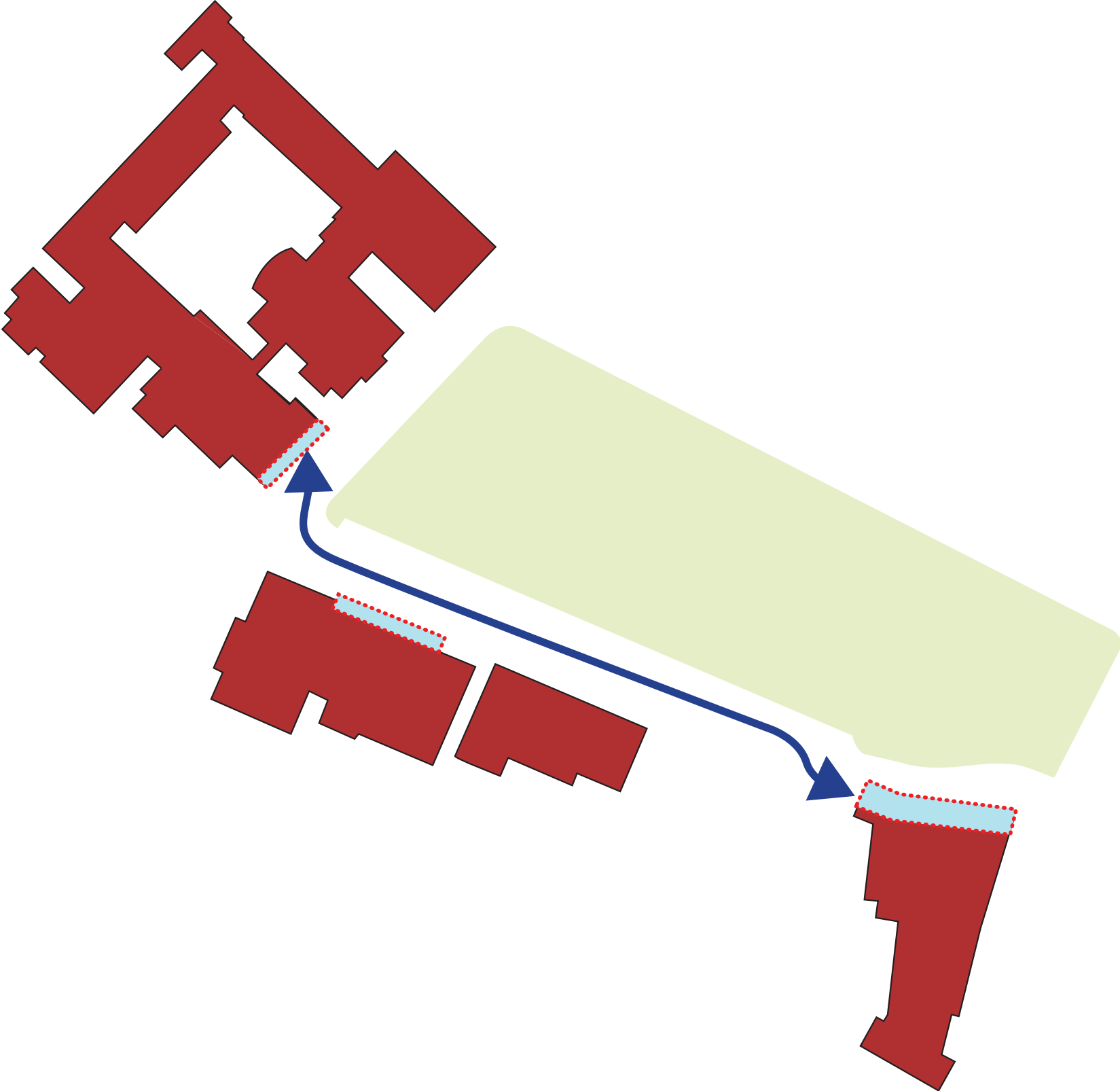
# SUMMARY: CREATING A UNIFIED CAMPUS





**GOAL: A UNIFIED CAMPUS**

**NEW, WELCOMING “FRONT PORCHES” UNIFY BHS CAMPUS**





# TAPPAN & GREENOUGH STREET COMBINED ELEVATION

## EXISTING



## PROPOSED

New Welcoming Front Porches at 111 Cypress, Tappan Athletic Complex and STEM Wing create a Unified Campus



TAPPAN STREET

GREENOUGH STREET



## 6. APPENDIX I: FLOOR PLANS

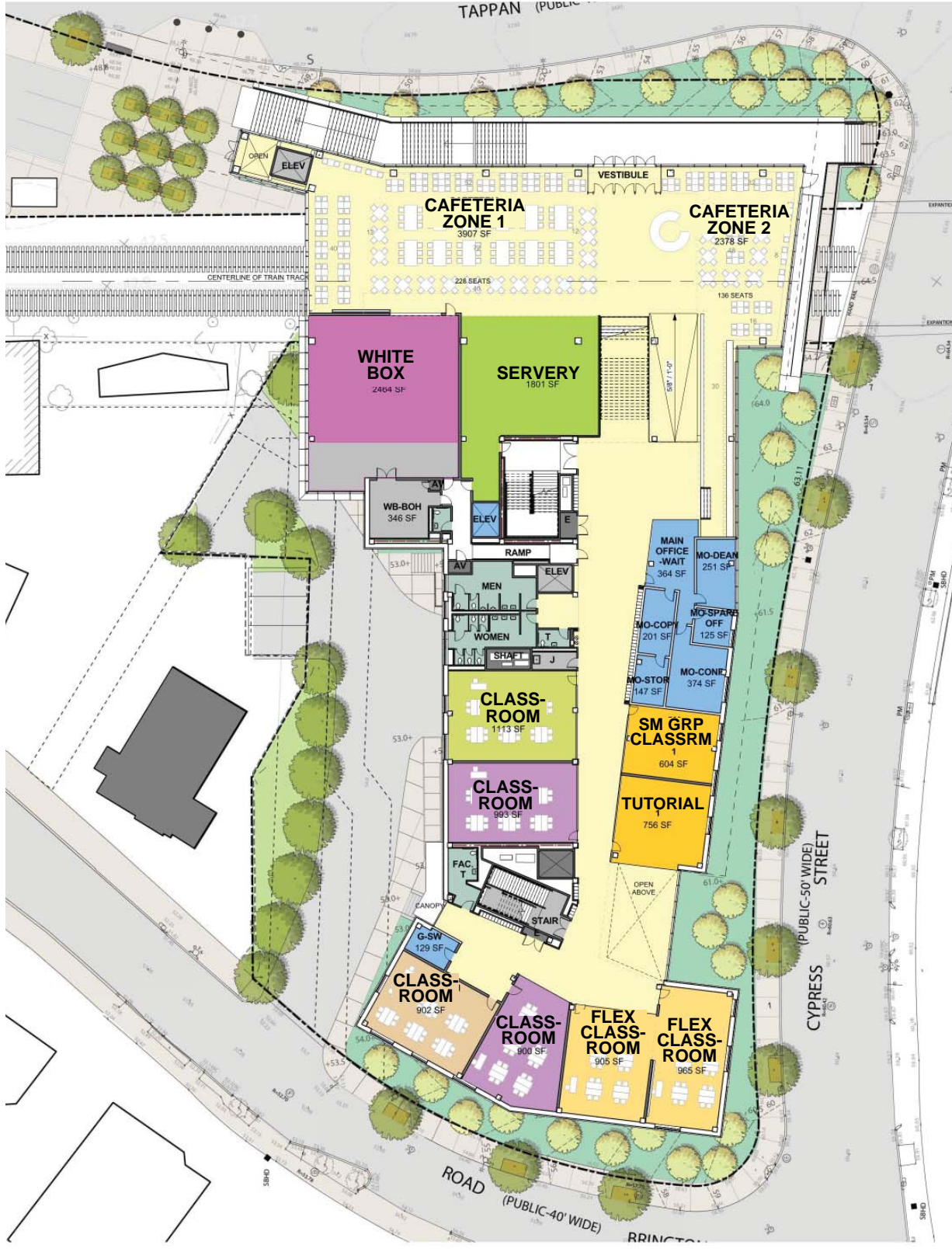




# FLOOR PLANS: CYPRESS BUILDING (LOWER LEVEL & LEVEL 1)



LOWER LEVEL



LEVEL 1





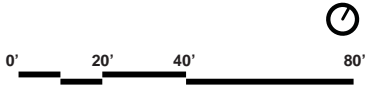
# FLOOR PLANS: CYPRESS BUILDING (LEVEL 2 & 3)



LEVEL 2

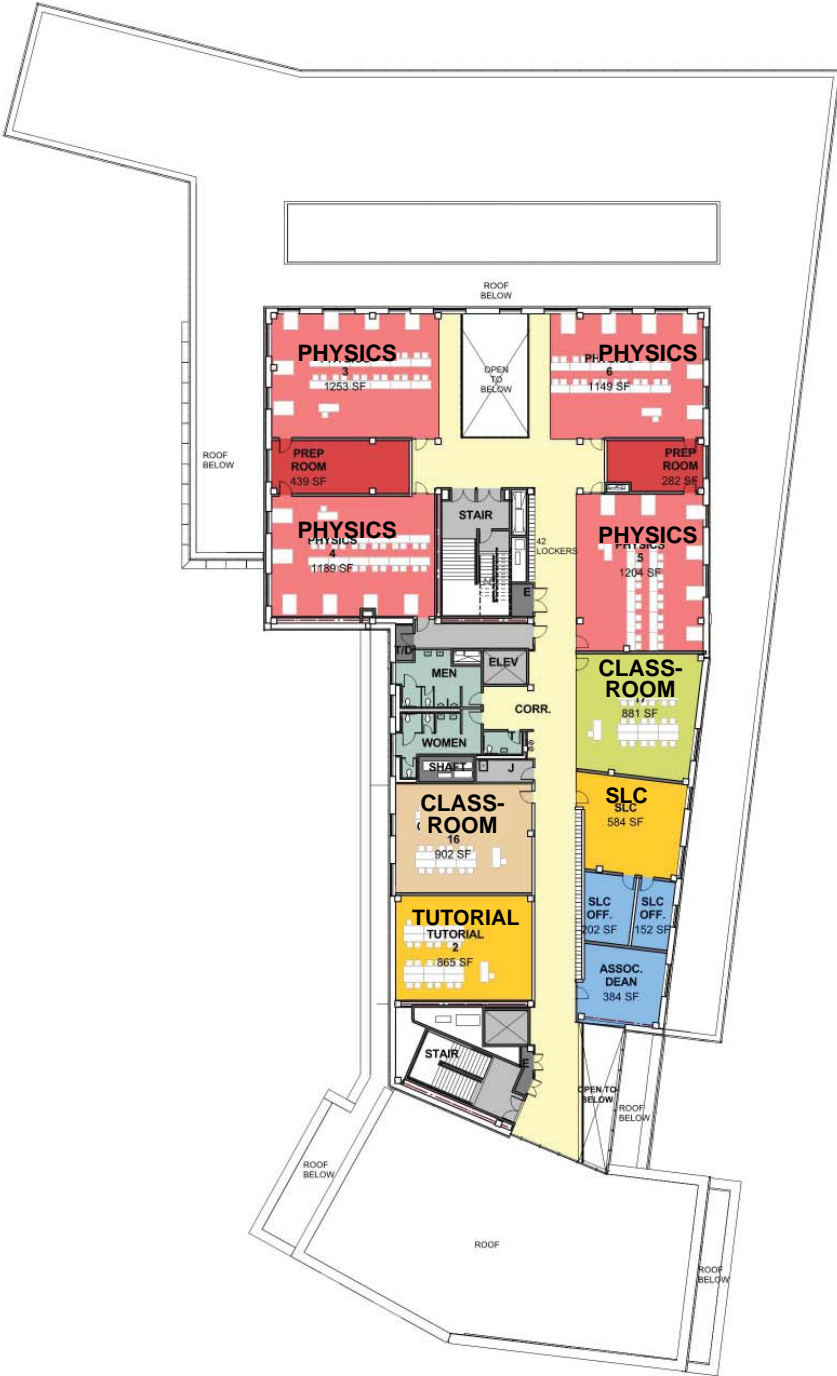


LEVEL 3

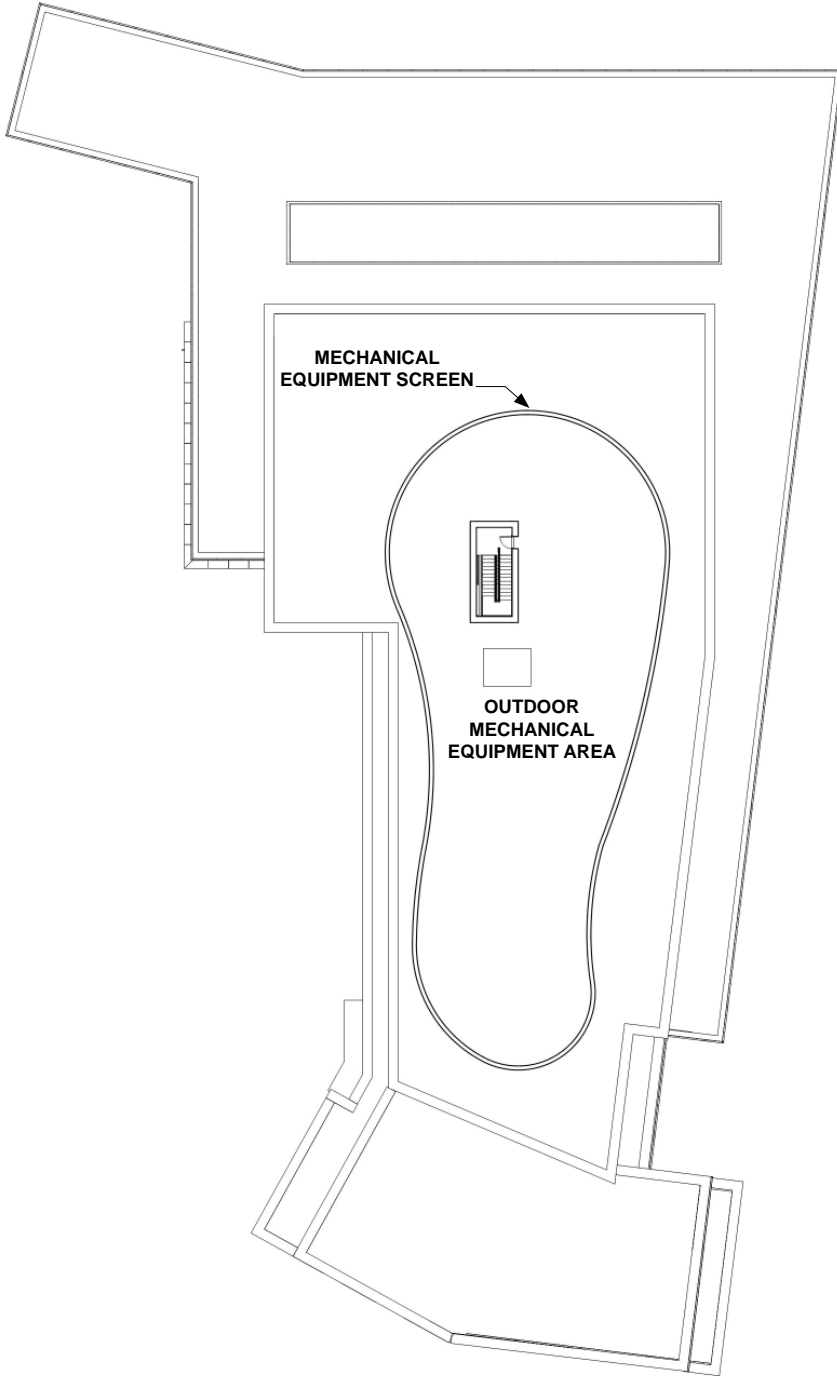




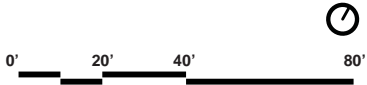
# FLOOR PLANS: CYPRESS BUILDING (LEVEL 4 & ROOF)



**LEVEL 4**



**ROOF**



# FLOOR PLANS: STEM WING (LEVEL 1)



LEVEL 1

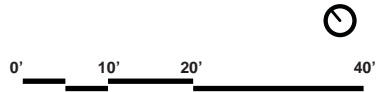




# FLOOR PLANS: STEM WING (LEVEL 2)



LEVEL 3



# FLOOR PLANS: STEM WING (LEVEL 3)

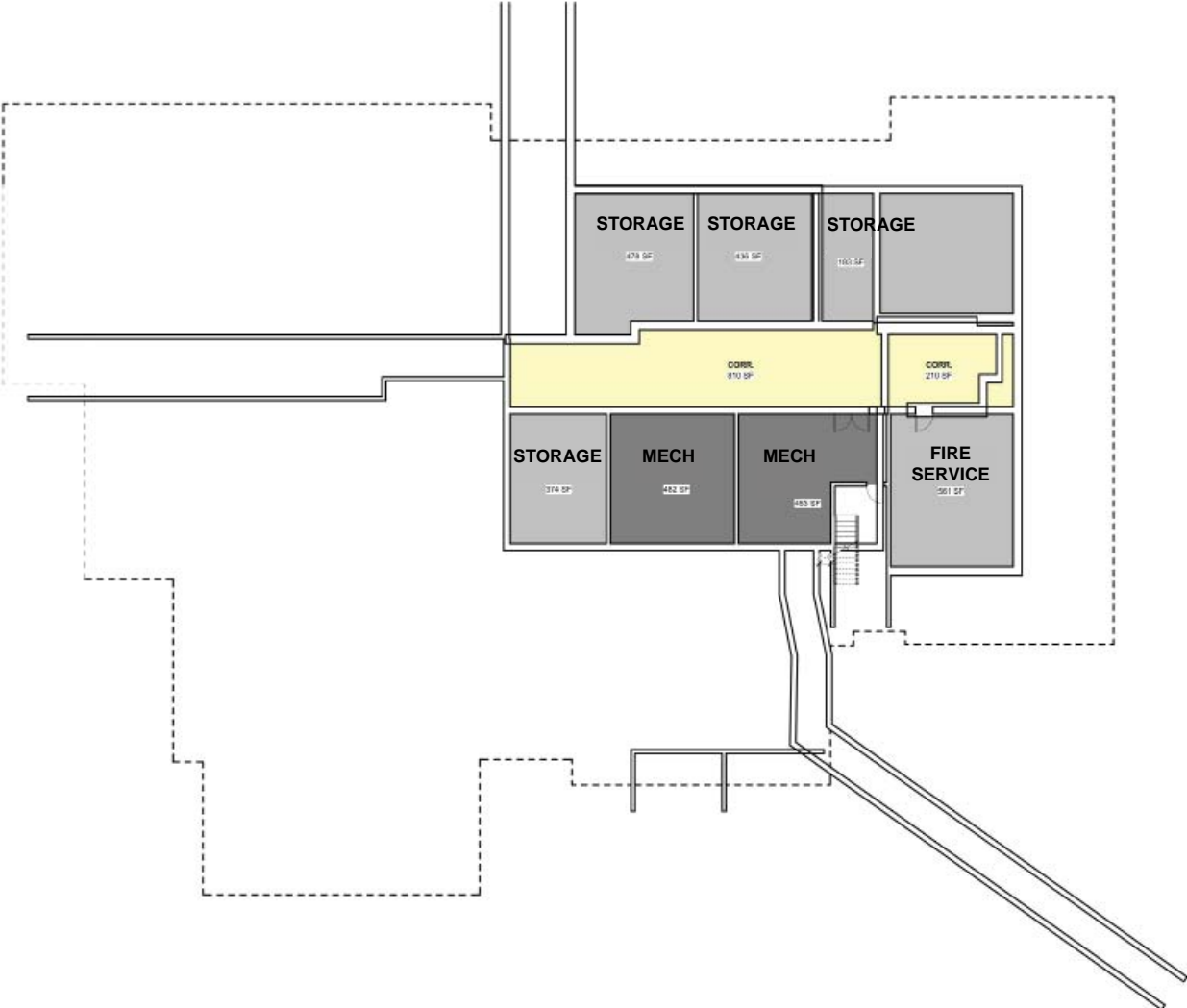


LEVEL 3

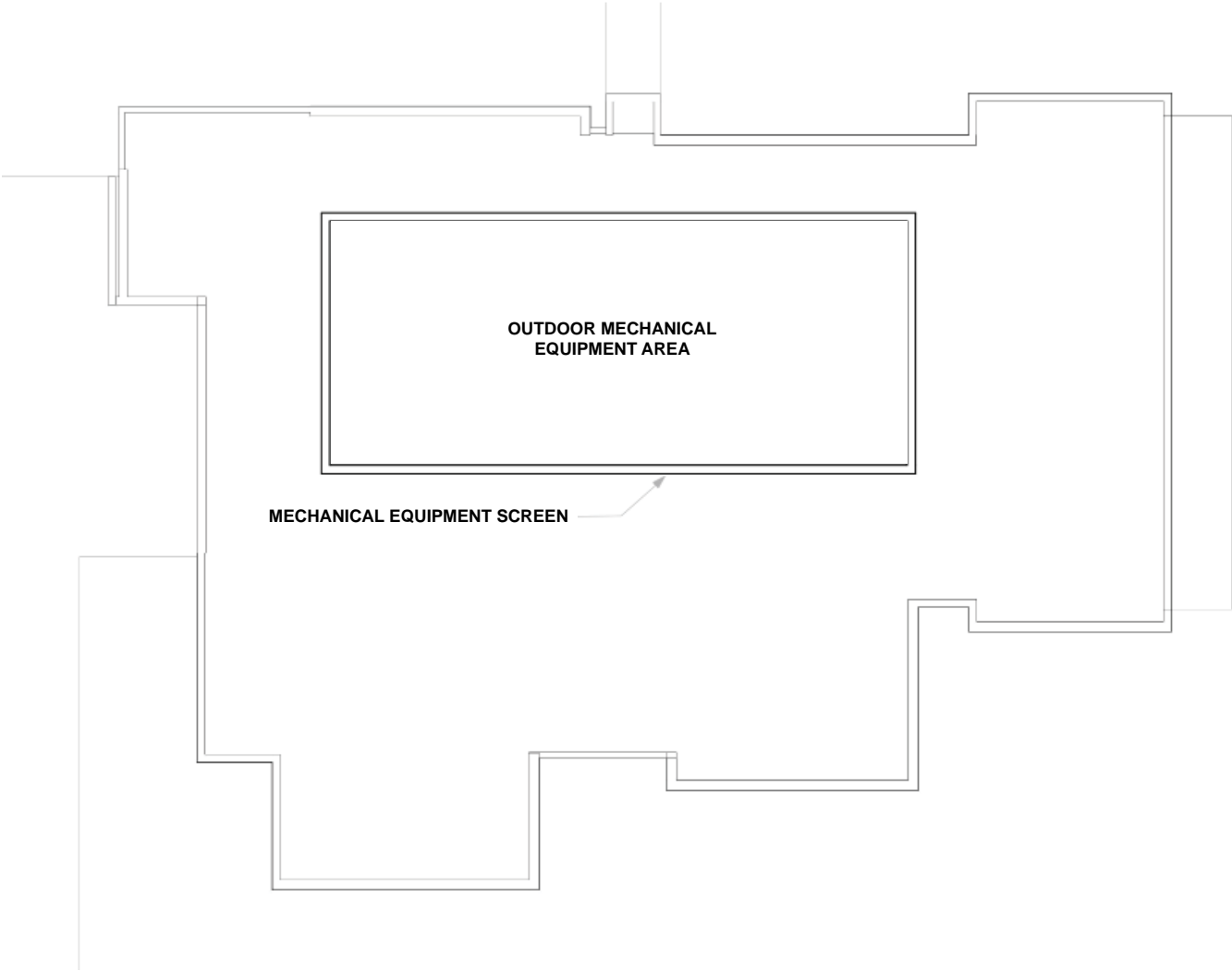




# FLOOR PLANS: STEM WING (BASEMENT LEVEL & ROOF)



**BASEMENT LEVEL**



**ROOF**



# FLOOR PLANS: TAPPAN ATHLETIC COMPLEX (LEVEL 1)



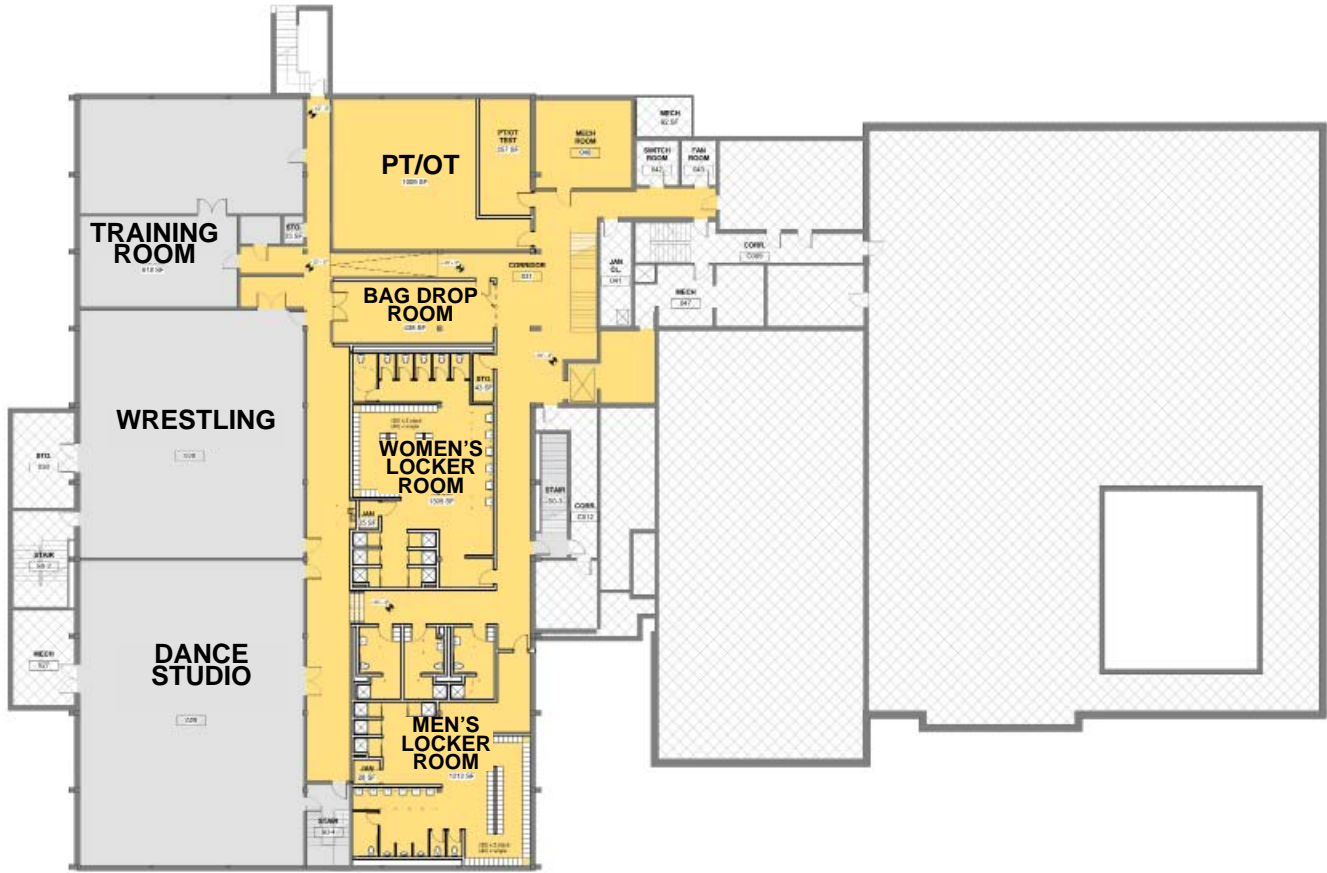
- NEW CONSTRUCTION
- INTENSIVE RENOVATION
- LIGHT RENOVATION (NO DEMO)
- NOT IN WORK AREA

**LEVEL 1**

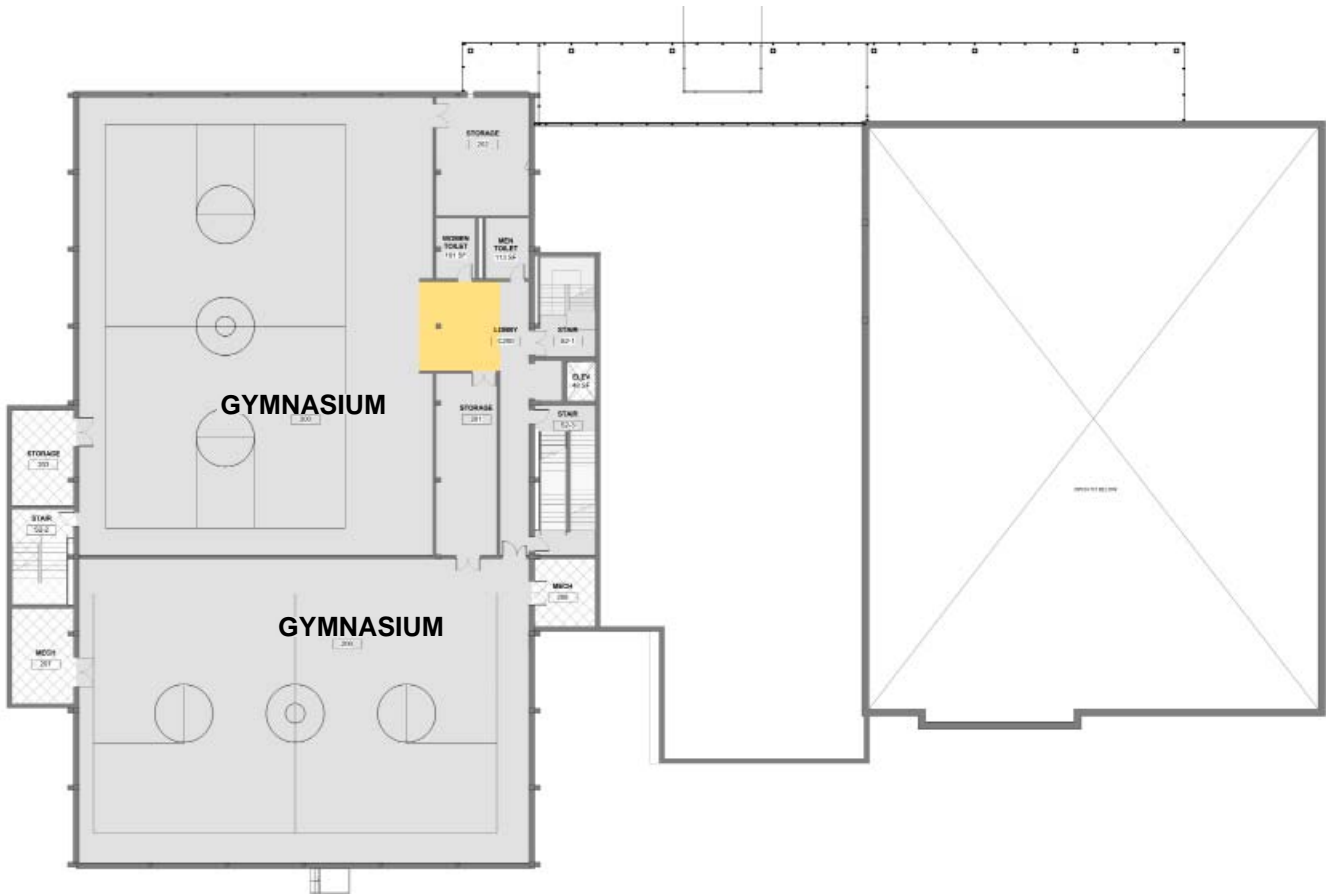




# FLOOR PLANS: TAPPAN ATHLETIC COMPLEX (LOWER LEVEL & LEVEL 2)



LOWER LEVEL

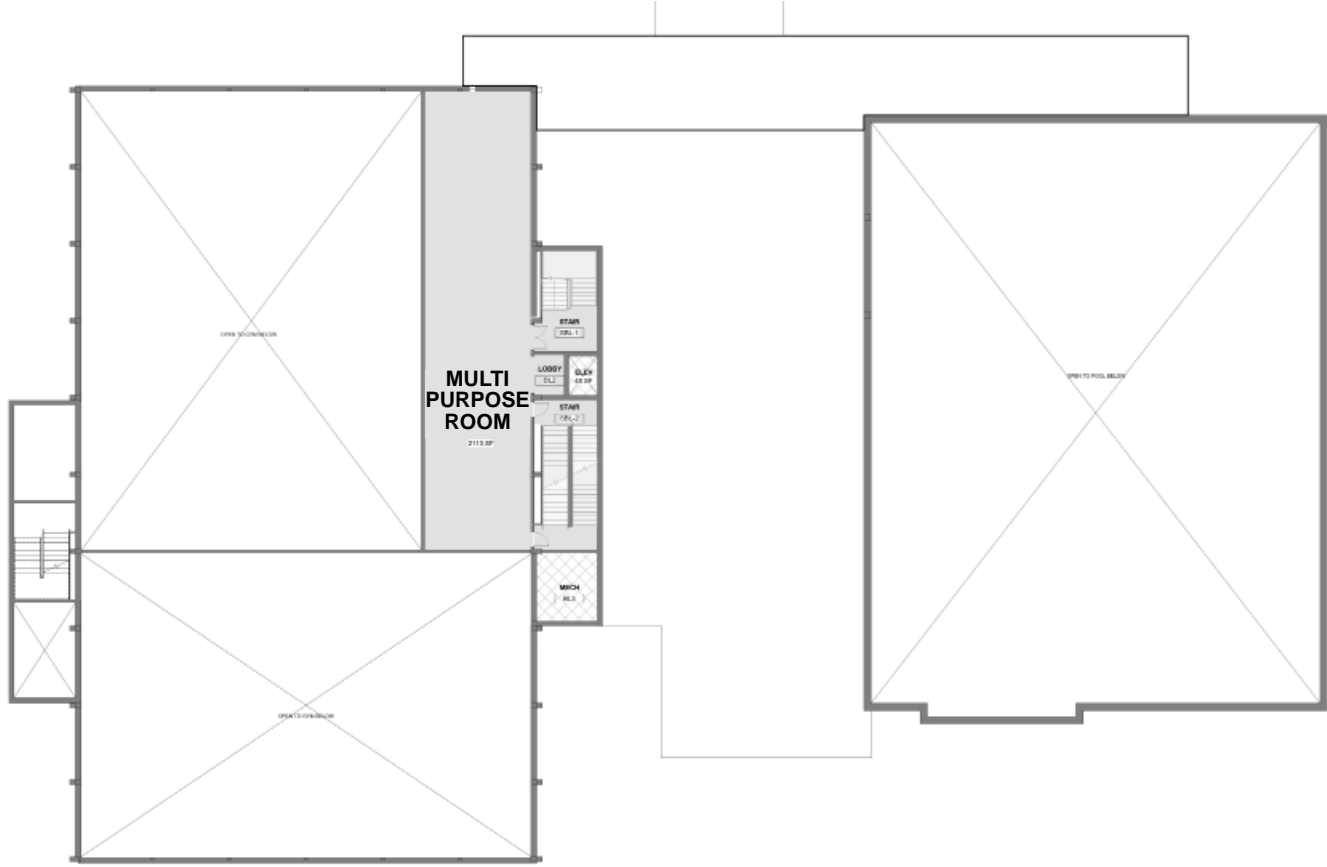


LEVEL 2

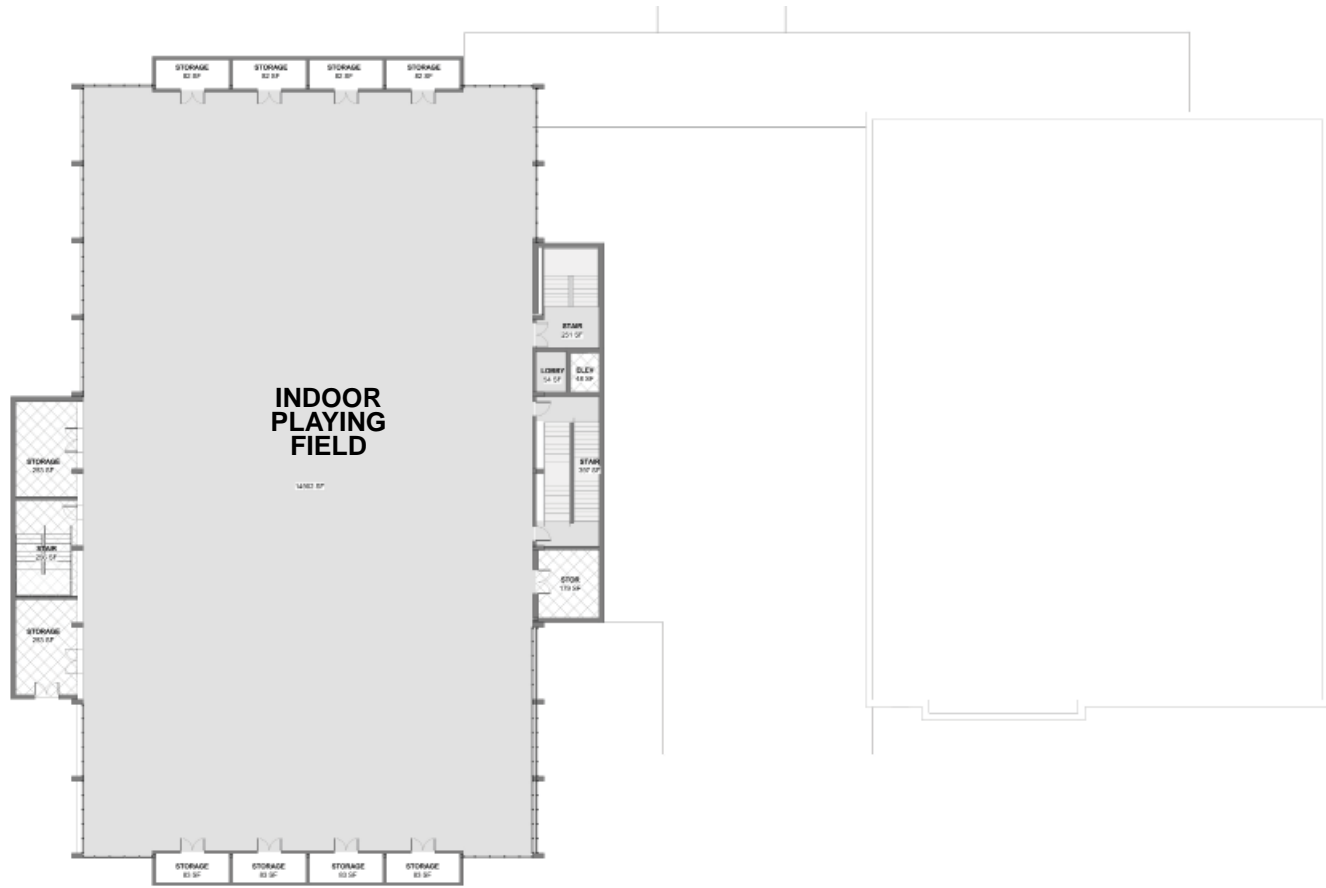
- NEW CONSTRUCTION
- INTENSIVE RENOVATION
- LIGHT RENOVATION (NO DEMO)
- NOT IN WORK AREA



# FLOOR PLANS: TAPPAN ATHLETIC COMPLEX (MEZZANINE & LEVEL 3)



MEZZANINE LEVEL



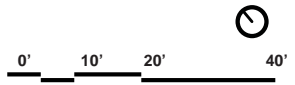
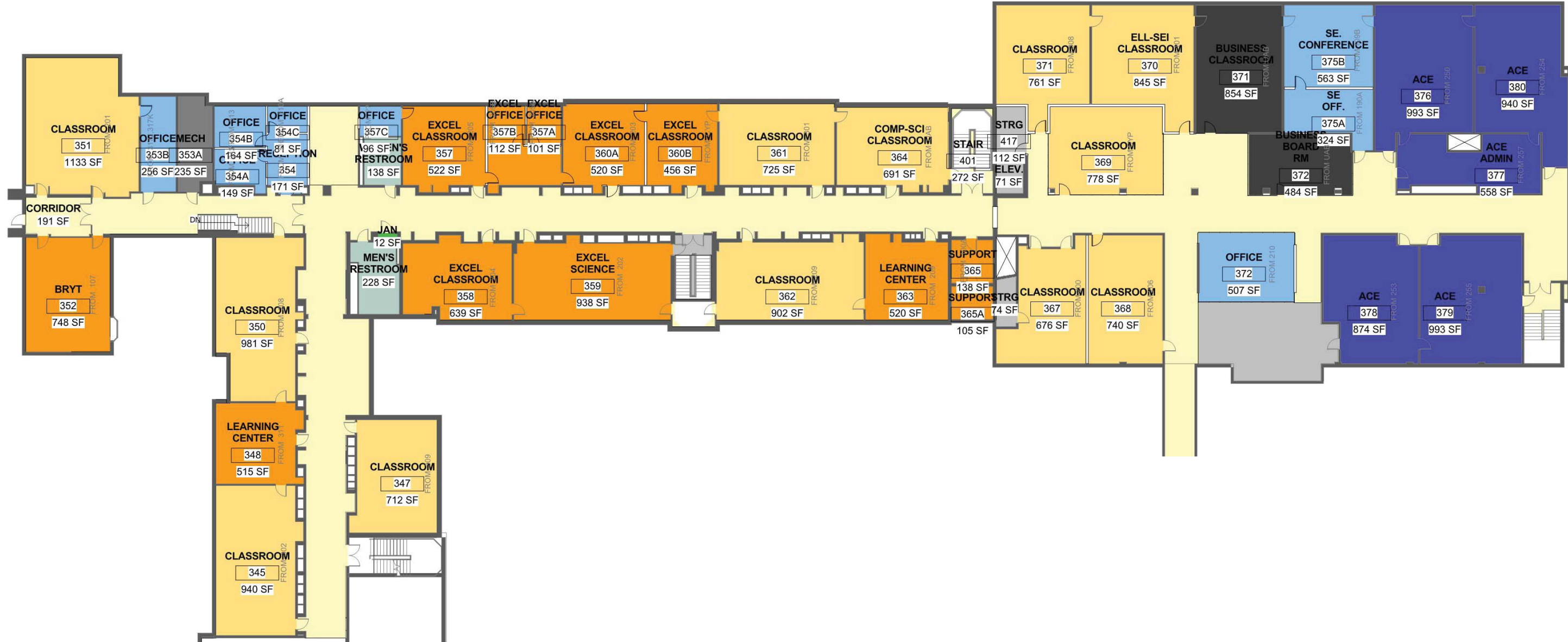
LEVEL 3

- NEW CONSTRUCTION
- INTENSIVE RENOVATION
- LIGHT RENOVATION (NO DEMO)
- NOT IN WORK AREA





# FLOOR PLANS: MAIN BUILDING THIRD FLOOR



## 7. APPENDIX II: ELEVATIONS





# 111 CYPRESS: ELEVATIONS

## TAPPAN STREET ELEVATION



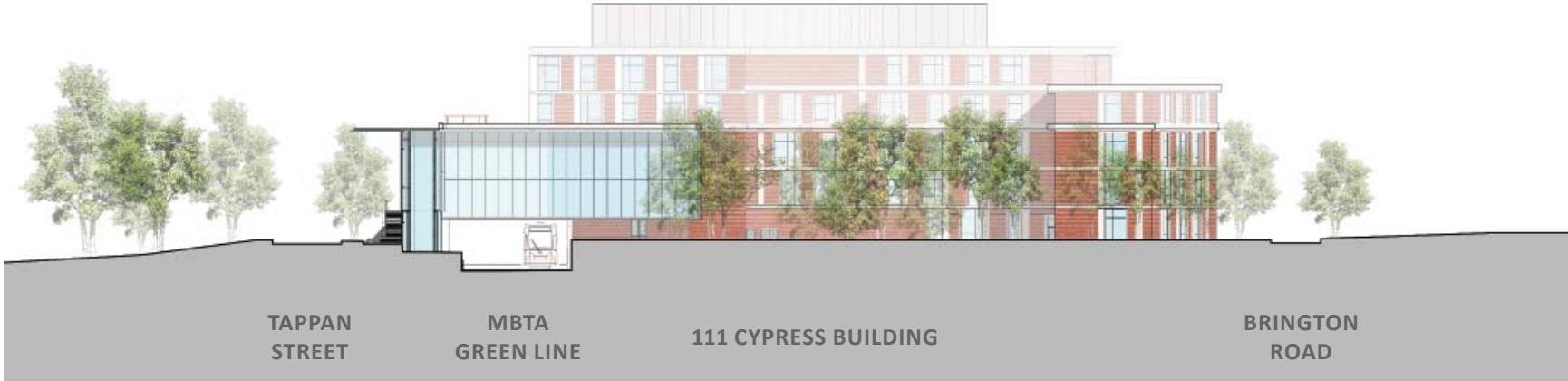
## CYPRESS STREET ELEVATION



0' 20' 40' 80'

# 111 CYPRESS: ELEVATIONS

## BRINGTON ROAD WEST ELEVATION



## BRINGTON ROAD SOUTH ELEVATION



0' 20' 40' 80'



# STEM WING: GREENOUGH STREET ELEVATION



0' 10' 20' 40'



# **FRONTAL, FORMALITY, FAMILY**

**CONCEPT: COLUMNS AT NEW STEM WING CREATE CONNECTION WITH EXISTING GREENOUGH STREET FACADES**

Inter-columnar spacing matches existing Greenough Street facades



**PORCH**

**PORTICO**

**LOGGIA**



# STEM WING: TAPPAN STREET ELEVATION



1/32" = 1'

# STEM WING: QUAD ELEVATION



1/32" = 1'



# TAPPAN ATHLETIC COMPLEX: TAPPAN STREET ELEVATION

