

BROOKLINE HIGH SCHOOL

BHS EXPANSION ADVISORY BUILDING COMMITTEE MEETING
June 14, 2018



AGENDA: ITEMS FOR DISCUSSION

1. RECAP - WHAT'S HAPPENED SINCE OUR LAST MEETING
2. SCHEDULE UPDATE
3. TEAM UPDATE
4. MBTA UPDATE
5. DESIGN UPDATE
6. BUDGET SUMMARY
7. NEXT STEPS



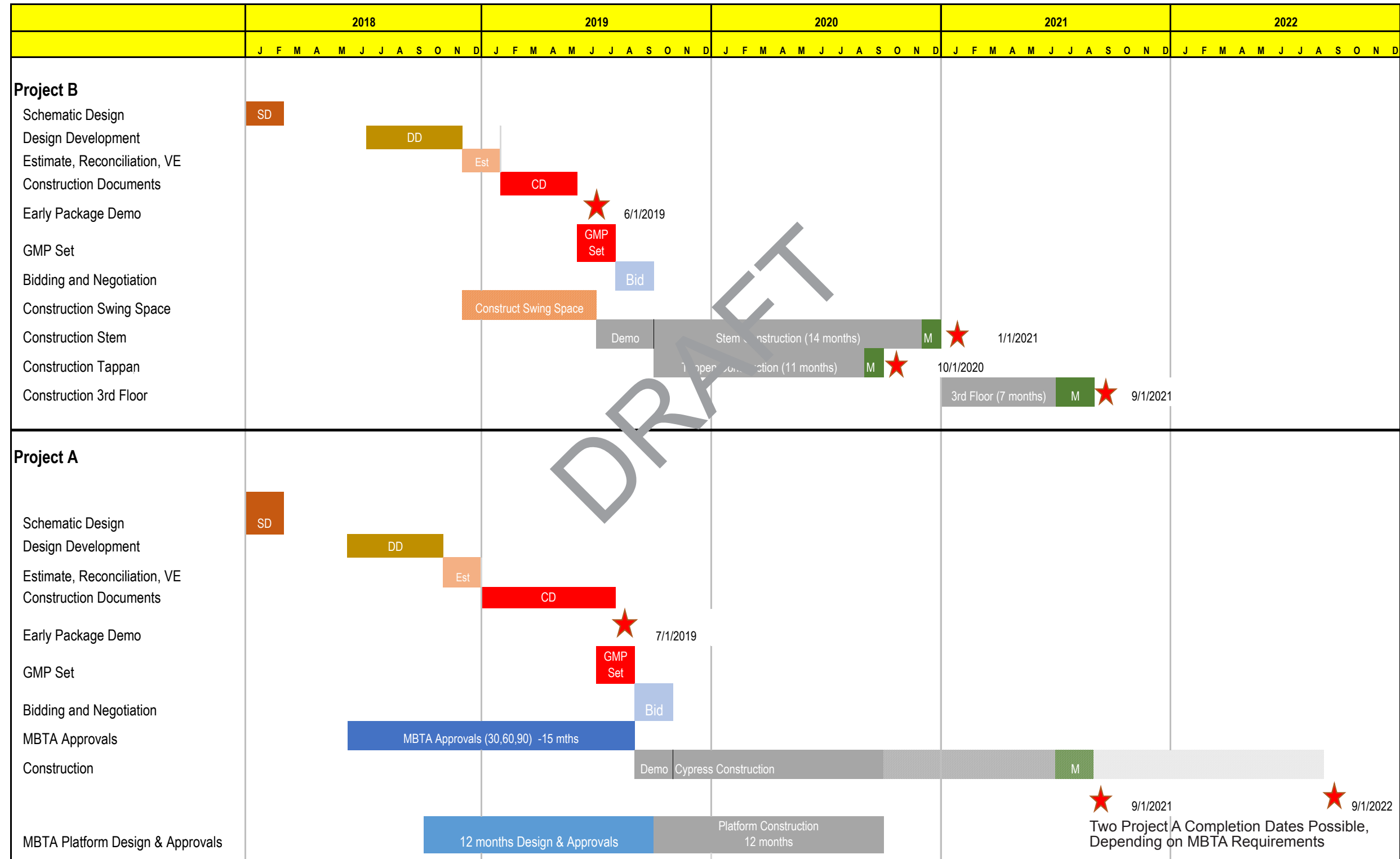
RECAP

- The BHS Expansion Advisory Building Committee last met on February 26th, 2018
- Since then:
 - Funding approved at Election on May 8th, 2018
 - Funding authorized at Town Meeting on May 22nd, 2018
- MBTA Platform Designer and Construction Manager for entire project added to Team
- Continued negotiations with MBTA for air rights
- Advanced Design:
 - Met with Design Advisory Team - May 16th, 2018



EXECUTIVE LEVEL MASTER SCHEDULE DRAFT

Brookline High School Expansion Project DRAFT Design and Construction Schedule June 14, 2018



TEAM UPDATE

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	Hill International Inc.
ARCHITECT	William Rawn Associates, Architects Inc.
STRUCTURAL ENGINEER	Lemessurier Consultants
MEP ENGINEER	Rist-Frost-Shumway Engineering
LANDSCAPE ARCHITECT	Lemon Brooke LLC
CIVIL ENGINEER	Nitsch Engineering
GEOTECHNICAL ENGINEER	McPhail Associates, LLC
COST ESTIMATORS	Miyakoda Consulting
COST ESTIMATORS	PM&C

NEW TEAM MEMBERS:

CONSTRUCTION MANAGER-AT-RISK (CMR)	Skanska USA (in negotiation)
MBTA CONSULTING DESIGNER	AECOM



TEAM UPDATE

Construction Manager-at-Risk

- Received six CMR qualified on packages for each Project A and Project B on March 23rd, 2018
- Shortlisted 4 CMR firms for Project A and 5 CMR firms on May 18, 2018
- Received proposals from the CMR firms on May 18, 2018
- Interviews held on June 4, 2018
- Town is negotiating contract with the top ranked firm: Skanska USA

MBTA Consulting Designer

- Interviewed two qualified firms
- Selection process was based on detailed proposals and interviews
- Selected AECOM to assist WRA in design of MBTA station



AECOM

Brookline Hills MBTA Station Platform Improvement Design Services



The AECOM Core Team



Frank DePaola
PRINCIPAL IN CHARGE



Roger Gagnier
PROJECT MANAGER

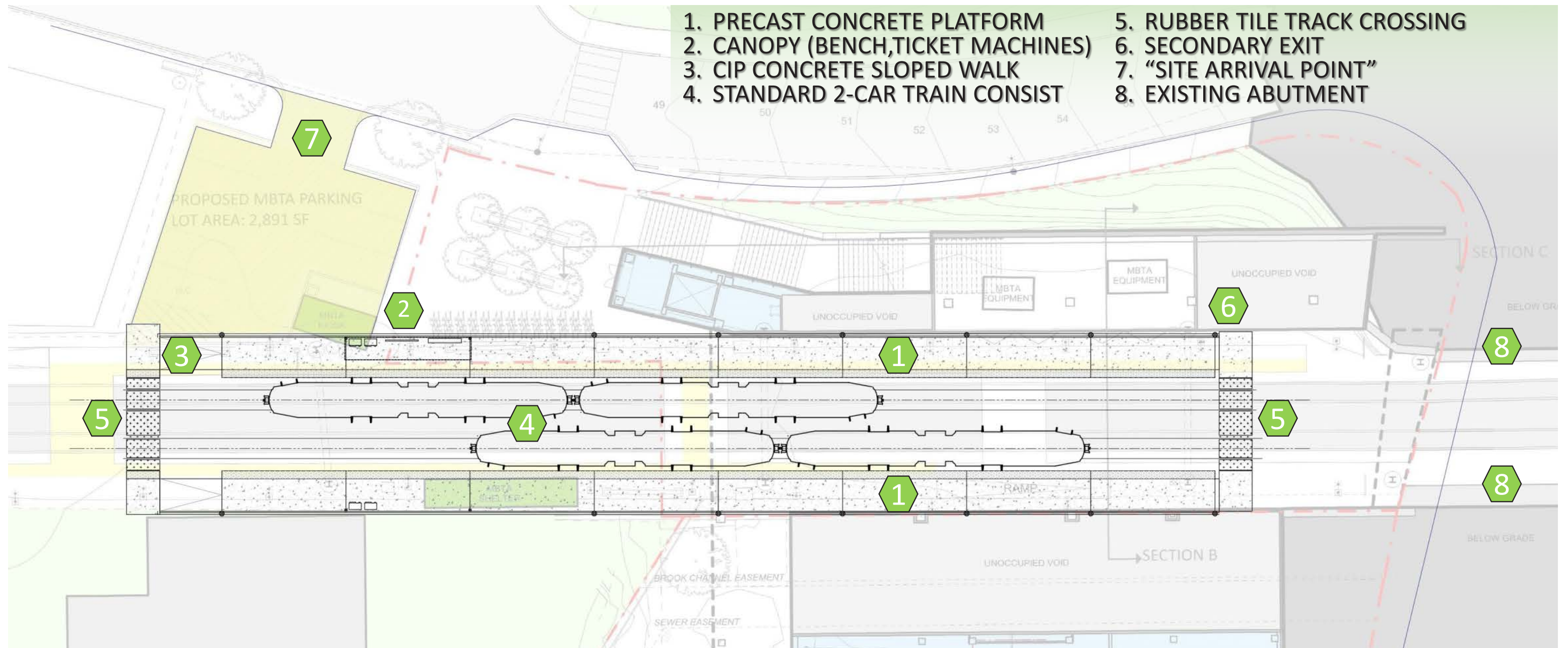


Katherine Sharp
SCHEDULING



George Katsoufis
LEAD ARCHITECT

Brookline Hills Adaptation



Project Schedule Considerations

(DESIGN DEVELOPMENT)

- MBTA Preliminary Engineering 30% Submission = WRA's 60% Project Submission
- Coordinate design submissions & MBTA review times to coincide with WRA design / bid package release dates.
- Expediting design packages to assure MBTA has adequate time for reviews, PDG meetings, holding over the shoulder reviews, etc.
- To assure meeting submission milestones, design efforts will not stop, once Quality Control is completed.
- AECOM Project Schedule has been developed at MBTA level of detail, ready for integration with WRA planning and CM selection.

MBTA UPDATE

- Memorandum of Understanding signed by the Town
- MBTA Departmental Meetings Held in April and May
- License Submission for Survey and Geotechnical Field Work
- Engaging AECOM as Transit Engineer

Next Steps:

- Kick-off Meeting in late June or early July 2018
- Bi-weekly Design Workshops at WRA with AECOM
- Bi-weekly meetings with MBTA from July 2018 through January 2019

(Design Development)



DESIGN UPDATE



NO MAJOR CHANGES TO SCOPE OF BHS EXPANSION PROJECT



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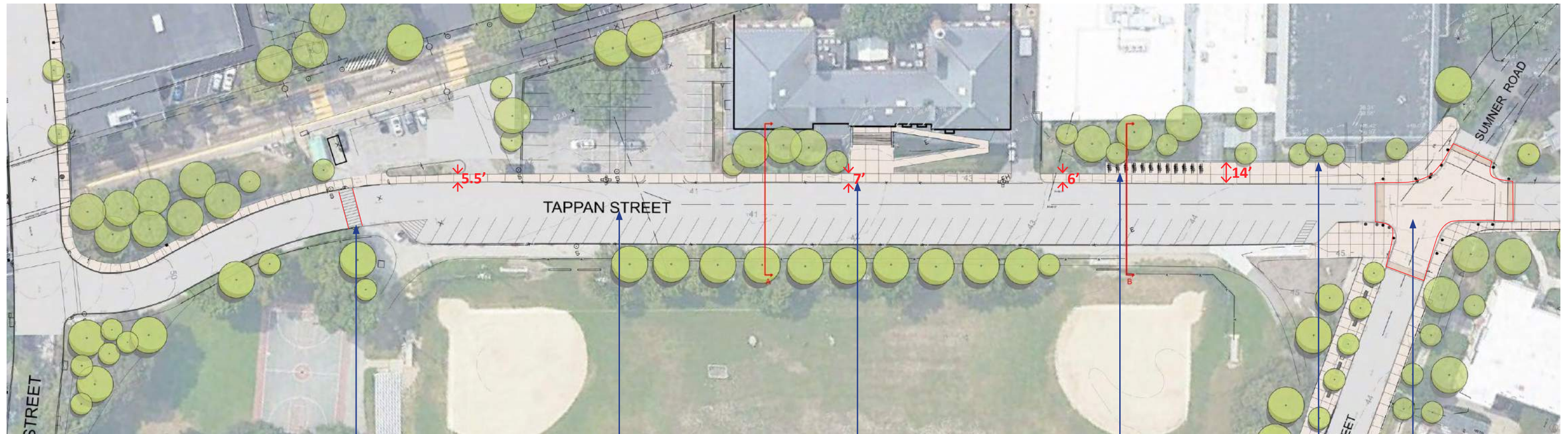
MEETING WITH DESIGN ADVISORY TEAM (DAT): MAY 16, 2018



EXISTING CONDITION

SIDEWALK WIDTH NOT SUFFICIENT FOR PROJECTED USAGE

- Width of sidewalk is inconsistent along Tappan Street
- Current sidewalk width (6' wide generally) will not be sufficient for traffic flow to & from new Cypress Building



EXISTING CROSSING

TRAFFIC WORSENER BY
DISORDERLY DROP-OFF AT
PEAK HOURS

WIDTH OF SIDEWALK IS
INCONSISTENT ALONG
TAPPAN STREET

SHORTAGE OF BIKE
RACKS ON CAMPUS

EXISTING RAISED
CROSSING

4' WALL IN FRONT OF
TAPPAN GYM WITH NO
GUARDRAIL: NOT TO CODE



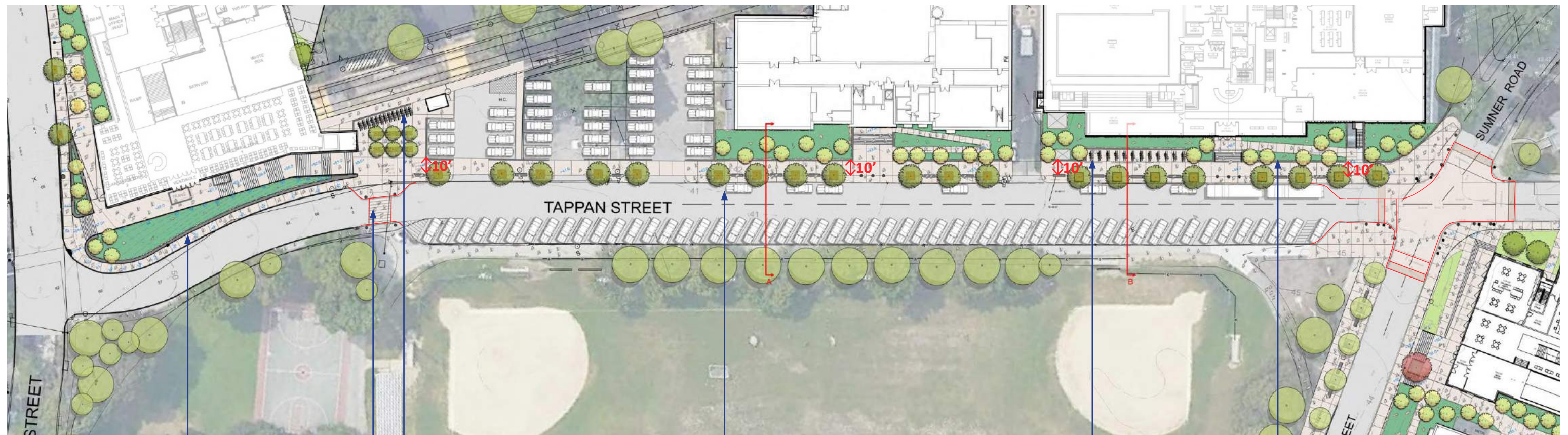
1/64" = 1'-0"



PROPOSED CONDITION

A TRANSFORMED TAPPAN STREETScape

- The sidewalk has been increased from 6' to 10' wide continuously, with an additional 5' of planting and seating zone
- New trees along Tappan Street create continuity with Greenough facades
- Benches along Greenough Street popular with students; concept brought to Tappan Street



2' SEAT WALL IN FRONT OF NEW CYPRESS BUILDING

BIKE RACKS & FENCE INSTALLED TO PREVENT ACCESS TO MBTA TRACKS FROM CYPRESS ENTRY ZONE

NEW DESIGNATED DROP-OFF AREA

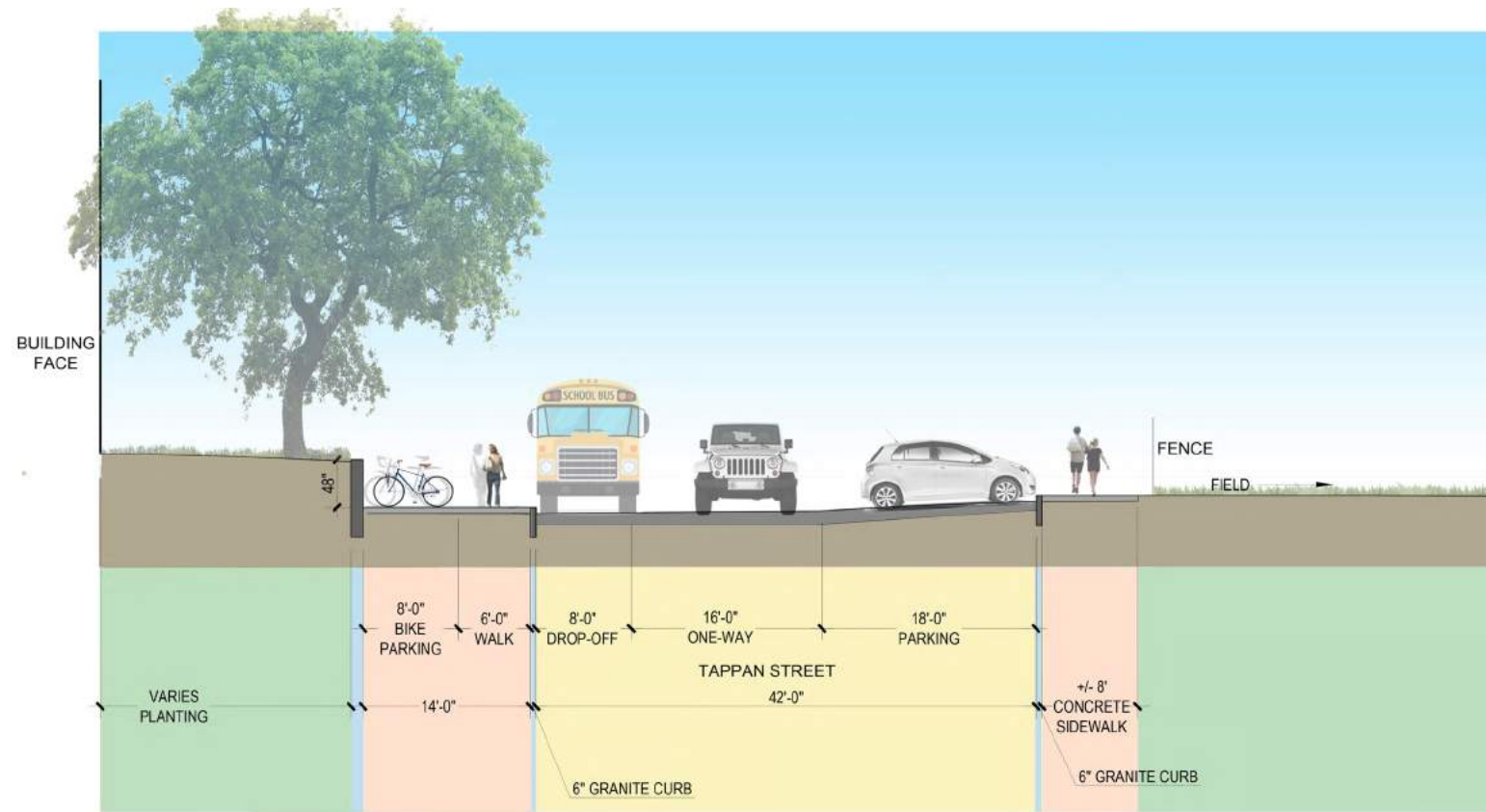
BIKE RACKS MOVED SOUTH TOWARD BUILDING TO WIDEN SIDEWALK

2' SEAT WALL & HANGOUT SPACE IN FRONT OF TAPPAN GYM

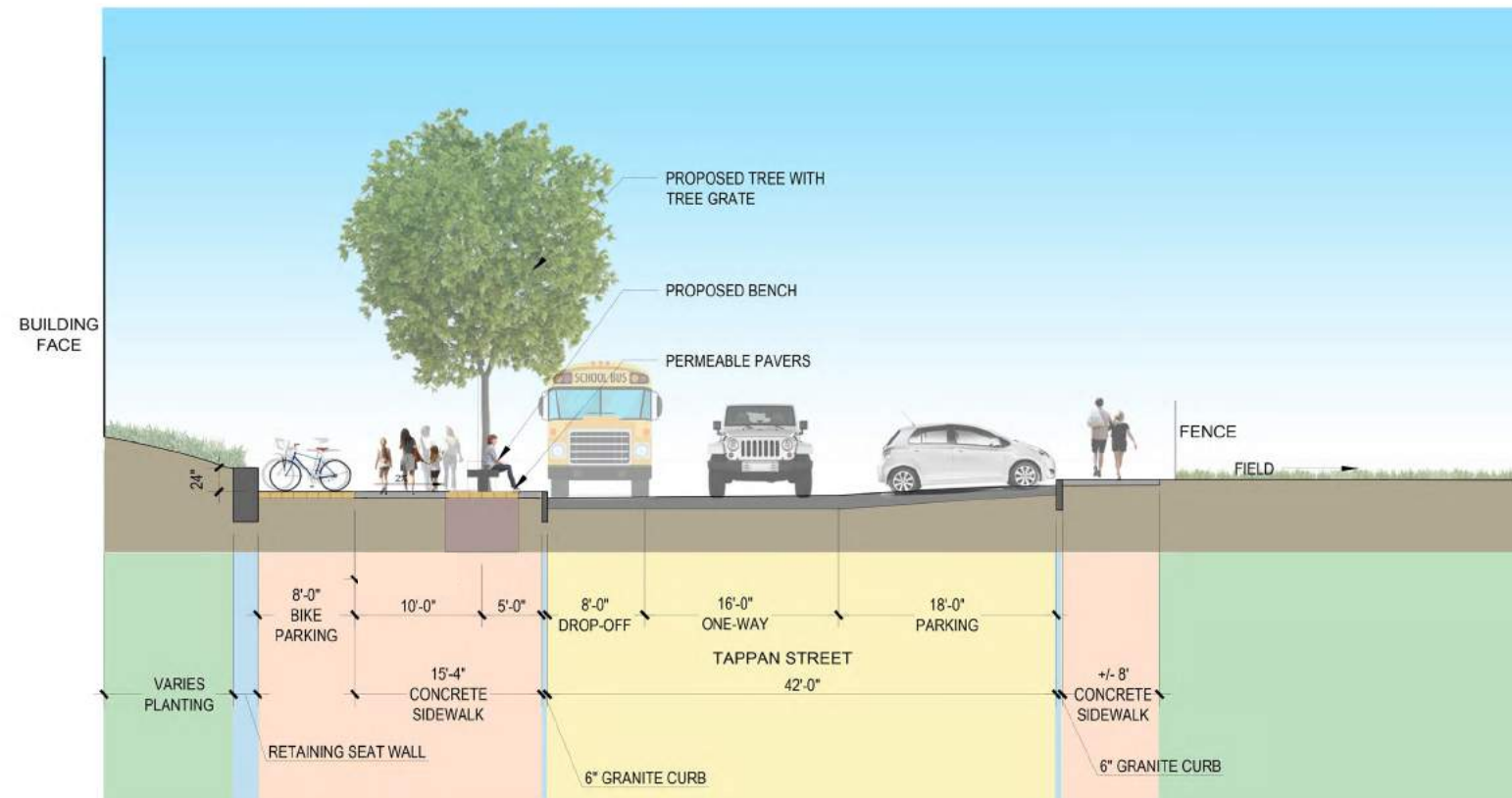
EXISTING CROSSWALK WIDENED TO FACILITATE SAFER STUDENT CROSSING & MBTA ACCESS

STREET SECTION AT TAPPAN ATHLETIC COMPLEX

EXISTING CONDITION



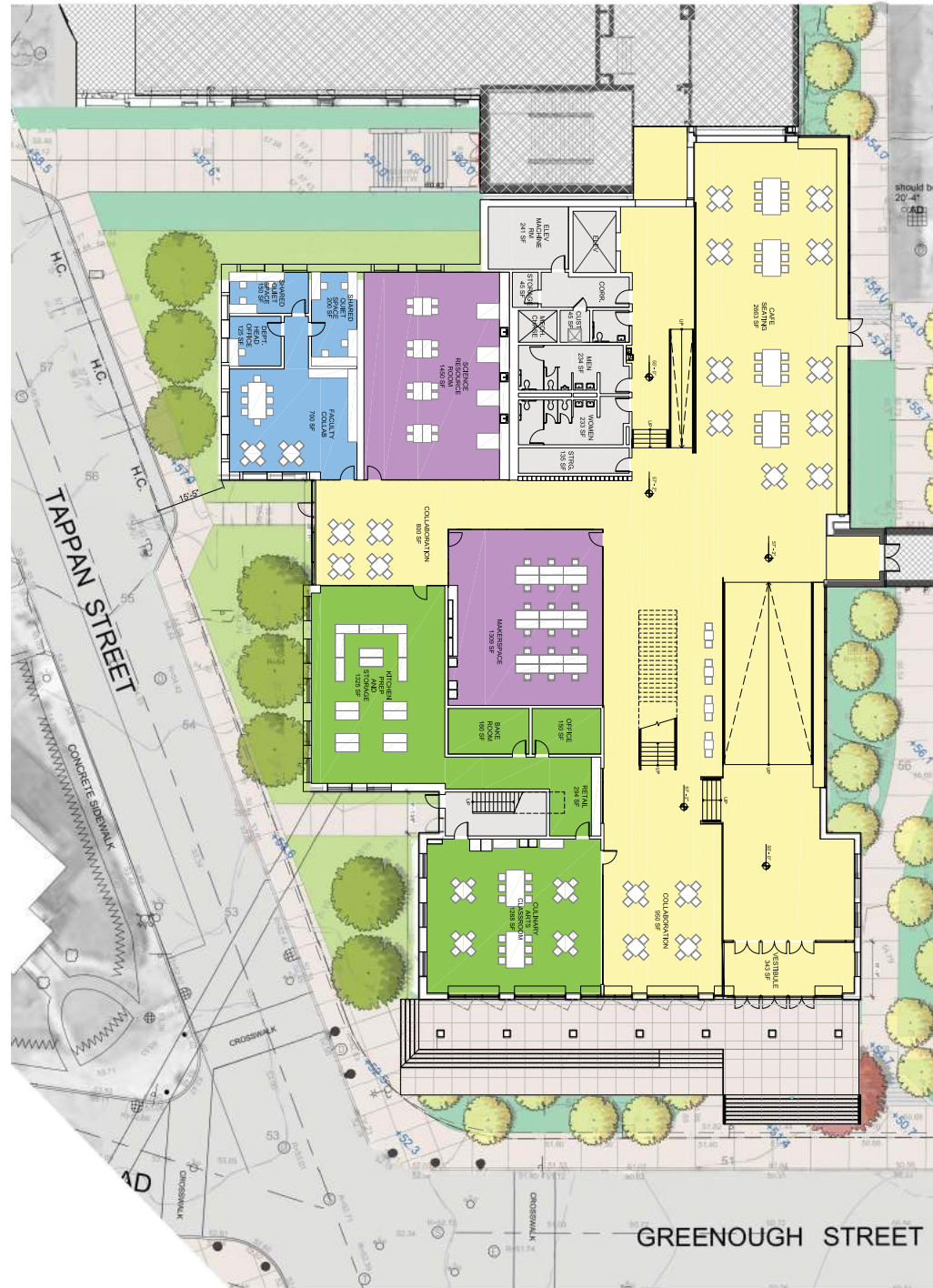
PROPOSED DESIGN



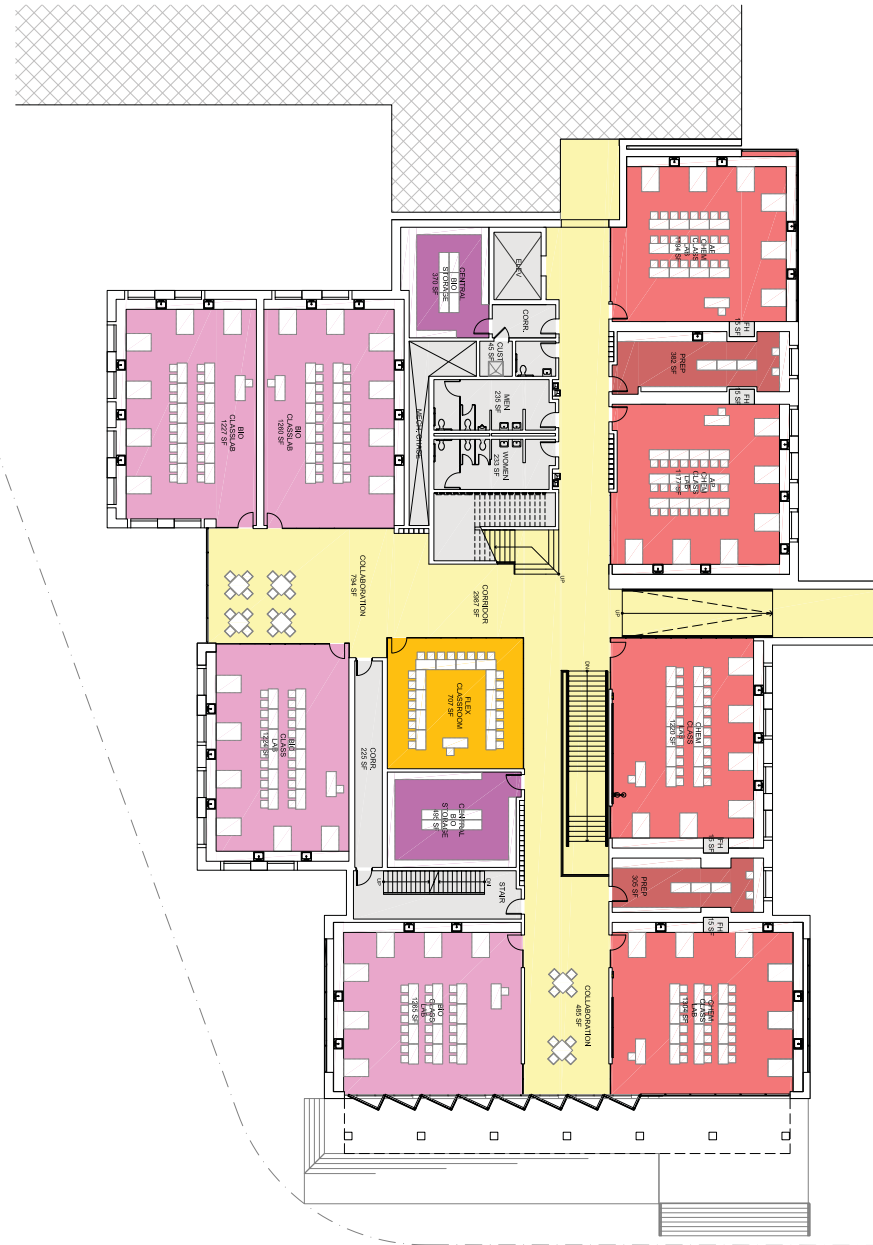
REVIEW OF STEM WING PLANS WITH BHS FACULTY: MAY 11, 2018



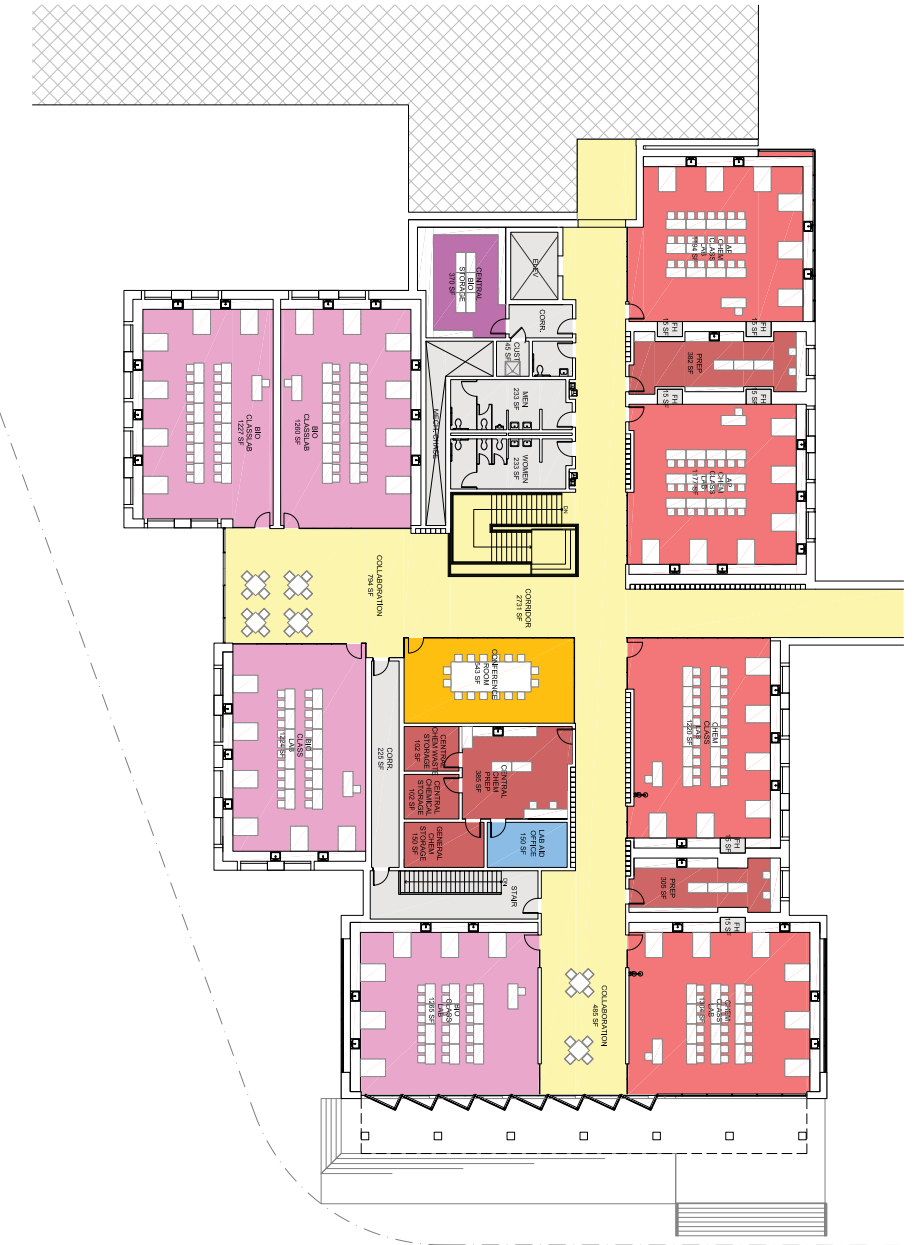
REVIEW OF STEM WING PLANS WITH BHS FACULTY: MAY 11, 2018



LEVEL 1



LEVEL 2



LEVEL 3



PROJECT SCHEDULE: DESIGN DEVELOPMENT

Design Development: July - November 2019

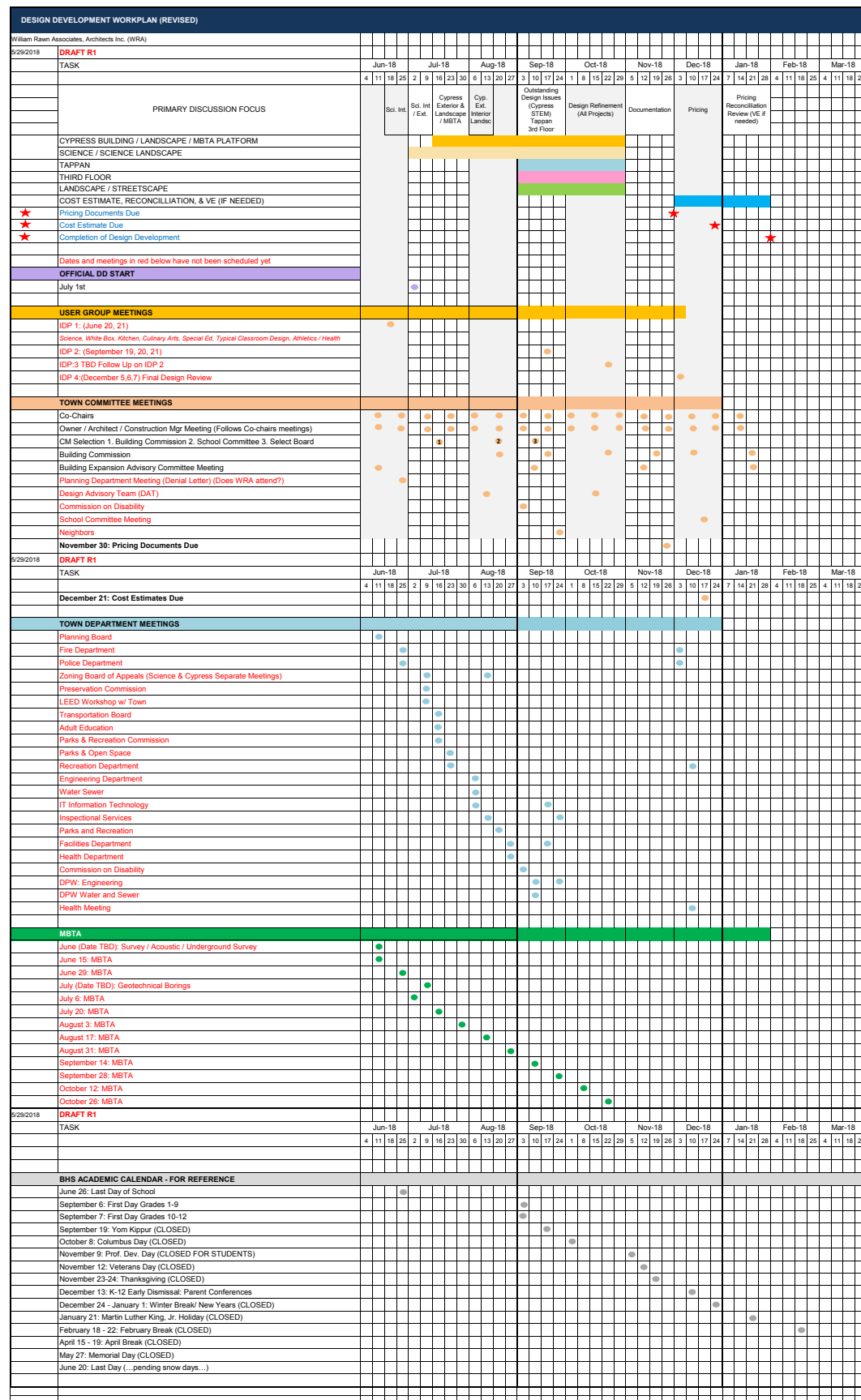
- 5 months duration
- November 30th: Pricing Documents due
- December 2018- January 2019: cost estimating & owner review

Upcoming BHS Expansion Advisory Building Committee Meetings:

- September 2018
- November 2018
- January 2019

Upcoming Intensive Design Process (IDP) Sessions at BHS:

- June 21-22, 2018
- September 2018
- December 2018



BUDGET SUMMARY

PRELIMINARY SCHEMATIC PHASE COST ANALYSIS

Hard Costs \$137.6 Million

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

Soft Costs \$23.6 Million

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

FF&E & Technology \$5.5 Million

Furniture
Fixtures and Equipment
A/V equipment
IT and Telephone

Real Estate Costs \$23.5 Million

Cypress Street Acquisition & Relocation
MBTA Air Rights

Other Costs \$9.6 Million

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

Cypress Field \$5.8 Million

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



NEXT STEPS

- Intensive Design Process at BHS with students, faculty and staff: June 21-22, 2018
- LEED Workshop with Town: July, 2018
- Planning Board & Zoning Board of Appeals Meetings: August, 2018
- Town Department Meetings: July & August, 2018
Planning Department, Fire Department, Police Department, Transportation Board, Preservation Commission, Adult Education, Parks and Open Space Division, Engineering Division, Water & Sewer, Information Technology, Inspectional Services, etc.
- Next full BHS Expansion Advisory Building Committee meeting: September, 2018



BHS: A UNIFIED CAMPUS

TAPPAN STREET & GREENOUGH STREET COMBINED ELEVATION

EXISTING CONDITION



PROPOSED DESIGN - NEW PORCHES AT CYPRESS BUILDING, TAPPAN GYM & STEM WING



TAPPAN STREET

GREENOUGH STREET

1/16" = 1'-0"

