

BROOKLINE HIGH SCHOOL EXPANSION

BHS EXPANSION ADVISORY BUILDING COMMITTEE MEETING
September 26, 2018



BROOKLINE HIGH SCHOOL EXPANSION PROJECT



AGENDA: ITEMS FOR DISCUSSION

- 1. RECAP - WHAT'S HAPPENED SINCE OUR LAST MEETING**
- 2. INTRODUCTION OF CONSTRUCTION MANAGEMENT FIRM**
- 3. SCHEDULE UPDATE**
- 4. DESIGN UPDATE**
- 5. MBTA PROCESS UPDATE**
- 6. NEXT STEPS**



PROJECT UPDATE: BHS MEETINGS

WHAT'S HAPPENED SINCE JUNE 14TH 2018 , WHEN THE BHS EXPANSION ADVISORY BUILDING COMMITTEE LAST MET

Brookline High School Meetings

- June 21, 2018 Full Scale Biology / Chem Lab mockup
- IDP with BHS Faculty and School Team: June 22, 2018
 - General Use Classrooms (English, Math, Social Studies)
 - Culinary Arts Education
 - STEM Maker Space Review
 - Guidance and Social Workers
 - Special Education
 - Drama (Cypress Building White Box Design Review)
- BHS Leaders: July 23, 2018
- Athletics / Health & Fitness: July 27, 2018
- Food Service / Cafeteria Staff: July 27, 2018
- Food Service/Cafeteria Staff/Culinary Arts: August 16, 2018
- Library Review: August 17, 2018
- Custodial Meeting: August 30, 2018
- Floor Plan Review Meetings at BHS: September 20 & 22, 2018
 - Guidance Counselors
 - Nurses
 - Library Design Review
 - Athletics / Health & Fitness
 - General Purpose Classroom Design
 - Physics Classrooms
 - Special Education
 - Drama Department
 - Faculty Collaboration Room Design Review
 - Cypress Main Office Design



Biology & Chemistry Science Full Scale Lab Mockup

PROJECT UPDATE: TOWN MEETINGS

TOWN MEETINGS

- Deferred Maintenance Walk-through w/ Facilities: July 11, 2018
- LEED Workshop: July 13, 2018
- Devotion School Walk Through: July 13, 2018
- Adult Education: July 28, 2018
- Parks & Open Space: July 24, 2018
- Transportation & Fire Department: July 24, 2018
- Recreation Department: July 26, 2018
- Transportation & Fire Department: July 24, 2018
- Recreation Department: July 26, 2018
- IT Meeting: August 9, 2018
- Water & Sewer Department Meeting: August 9, 2018
- Facilities Meeting: August 15, 2018
- Health Department Meeting: August 15, 2018
- Town Engineer Meeting: August 30, 2018
- Disability Services Meeting: September 4, 2018

MBTA

- Platform location design review
- Survey Work Complete on MBTA Owned Property

ZONING

- Planning Board Meeting: August 9, 2018
- Zoning Board of Appeals Approval: August 30, 2018



INTRODUCTION OF CONSTRUCTION MANAGEMENT FIRM: SKANSKA

A multifaceted team with broad experience in **every** aspect of the Brookline High School Expansion project. **Ready to meet the challenge.**



Kerim Evin
Regional Executive
Officer



Bryan Northrop
General Manager



Dan Lanneville,
LEED AP
Project Executive



Joe Palermo, LEED AP
Lead Estimator



Phoebe Cusack
Safety Manager



Jaimme Reynolds
Commissioning



Willis Gary
General
Superintendent



Rob Mulligan
Senior Project
Manager



Mike Gear
Senior
Superintendent



Jamie Simon
Project Manager



Chris Hersey
MBTA Project
Manager



Peter Roche
Senior Project
Manager



Bethany King
Project Manager



Rico Autori
Superintendent

CYPRESS TEAM

STEM, TAPPAN, 3RD FLR TEAM

»» Your Project Team

Students, Staff and Safety come first.



INTRODUCTION OF CONSTRUCTION MANAGEMENT FIRM: SKANSKA

SKANSKA



K-12

Belmont High School
Belmont, MA



K-12

Wellington Elementary School
Belmont, MA



MBTA

**South Boston Waterfront
Transportation Center** | Boston, MA



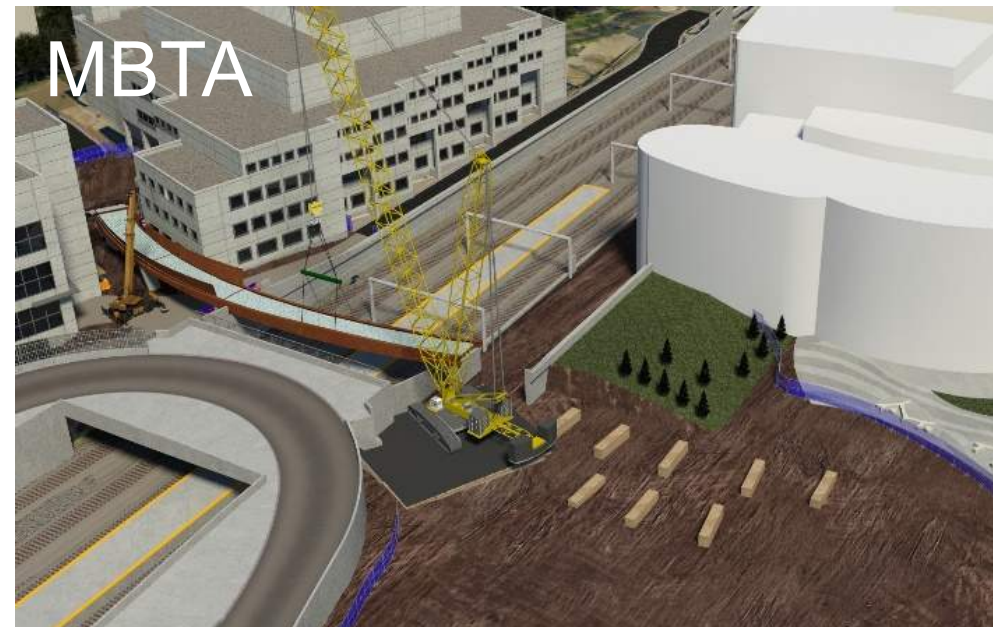
MBTA

Boston Landing Station
Brighton, MA



K-12

Bancroft Elementary School
Andover, MA



MBTA

Northeastern, ISEC Pedestrian Bridge
Boston, MA



MBTA

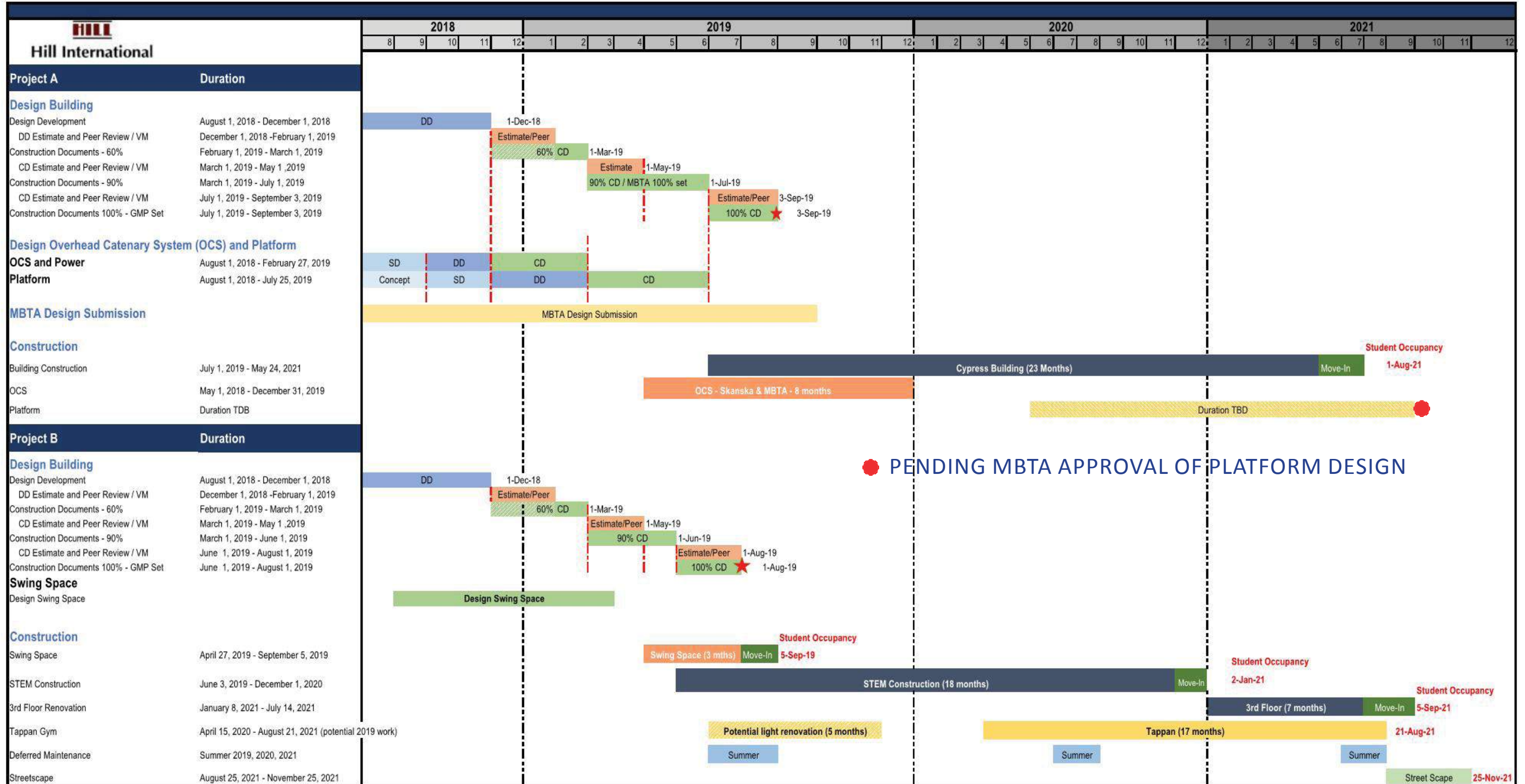
Longfellow Bridge Rehabilitation
Cambridge-Boston, MA



SCHEDULE UPDATE

September 26, 2018

Brookline High School Expansion Project PRELIMINARY Summary Schedule



● PENDING MBTA APPROVAL OF PLATFORM DESIGN



SCHEDULE UPDATE: KEY MILESTONES

- November 30, 2018 - Design Development Pricing Documents
- February 1, 2019 - Design Development Complete
- Summer 2019 - Demolition Begins (Cypress & STEM)
- Fall 2020 - STEM Completion
- Summer 2021 - Cypress, 3rd Floor, Tappan Completion, MBTA Platform*
- Fall 2021 - Tappan Streetscape Improvements

** Platform construction duration is TBD*



DESIGN UPDATE



WHAT IS DESIGN DEVELOPMENT?

PRIMARY GOAL: Detailed Design, Ensure Design & Budget are Reconciled

DESIGN DEVELOPMENT DESIGN STEPS

1. Detailed Input from User Groups and Town

- Verify space function and needs
- Schedule input

2. Develop Design

- Exterior / Interior architectural development
- Define Basis of design materials and systems
- Develop detailed plan organization and structural & mechanical design

3. Cost Management

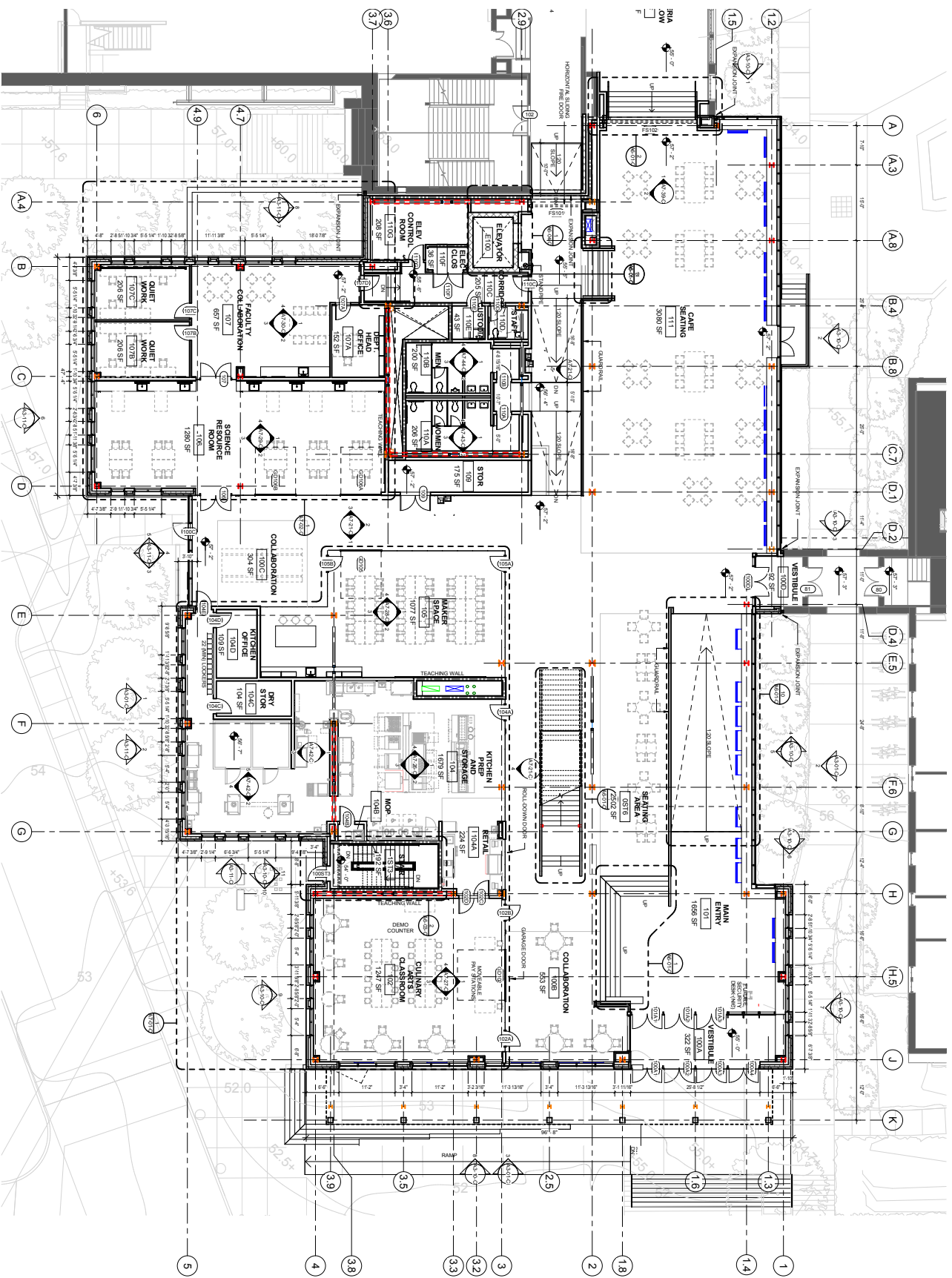
- Document entire project scope for DD pricing
- Provide pricing with enough time to make changes if needed

4. Resolution of Technical Issues

- Ensure technical issues are studied, resolved, and costs incorporated

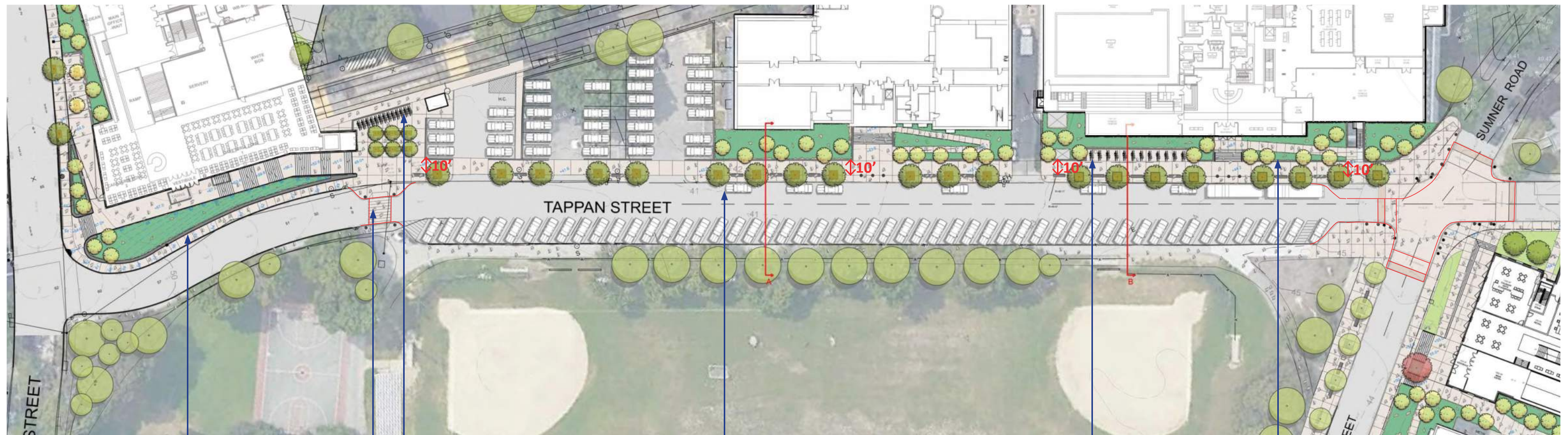


WHAT IS DESIGN DEVELOPMENT?



CREATE A UNIFIED CAMPUS: 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

CYPRESS FLOOR PLANS



CYPRESS FLOOR PLANS



2ND FLOOR



3RD FLOOR



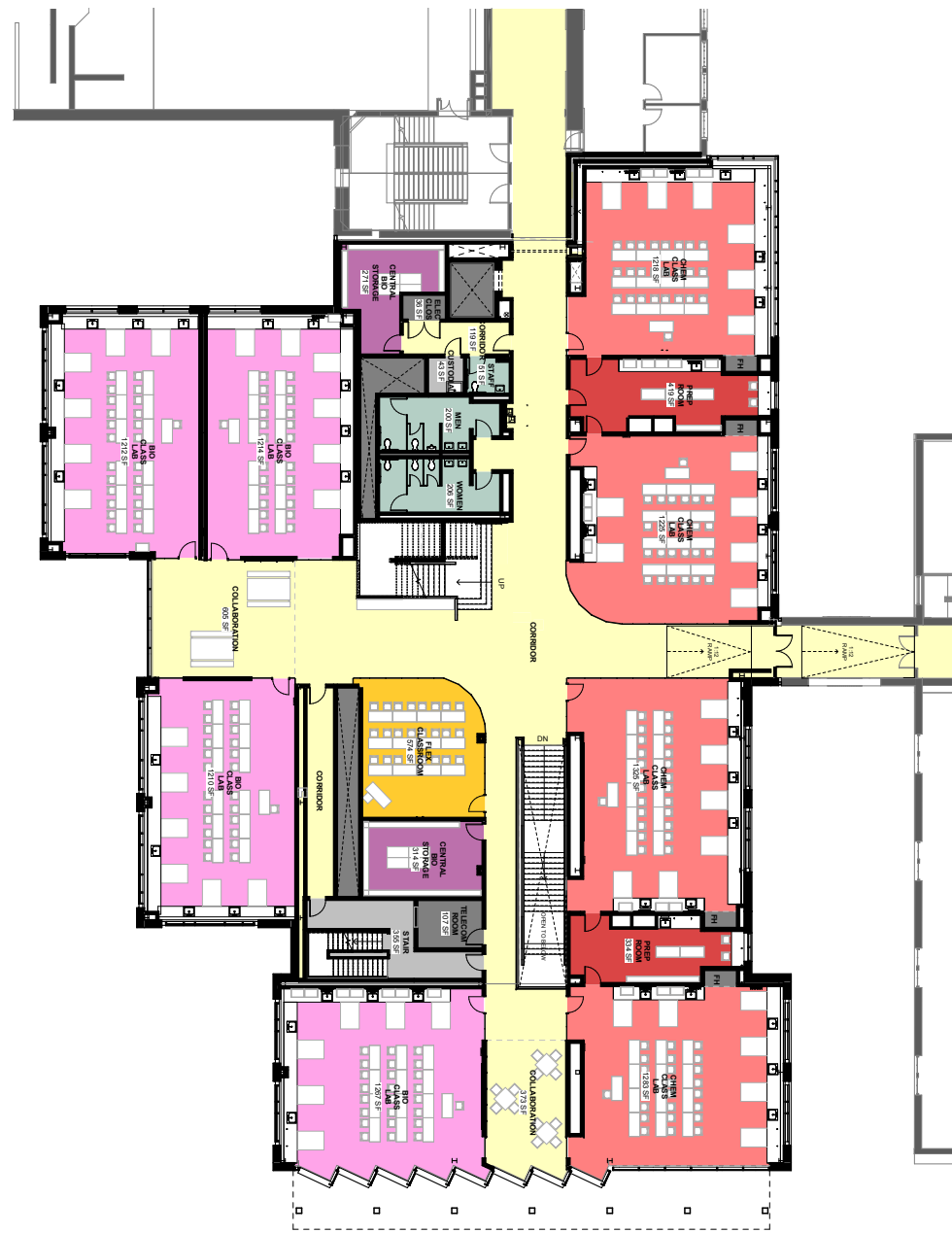
4TH FLOOR



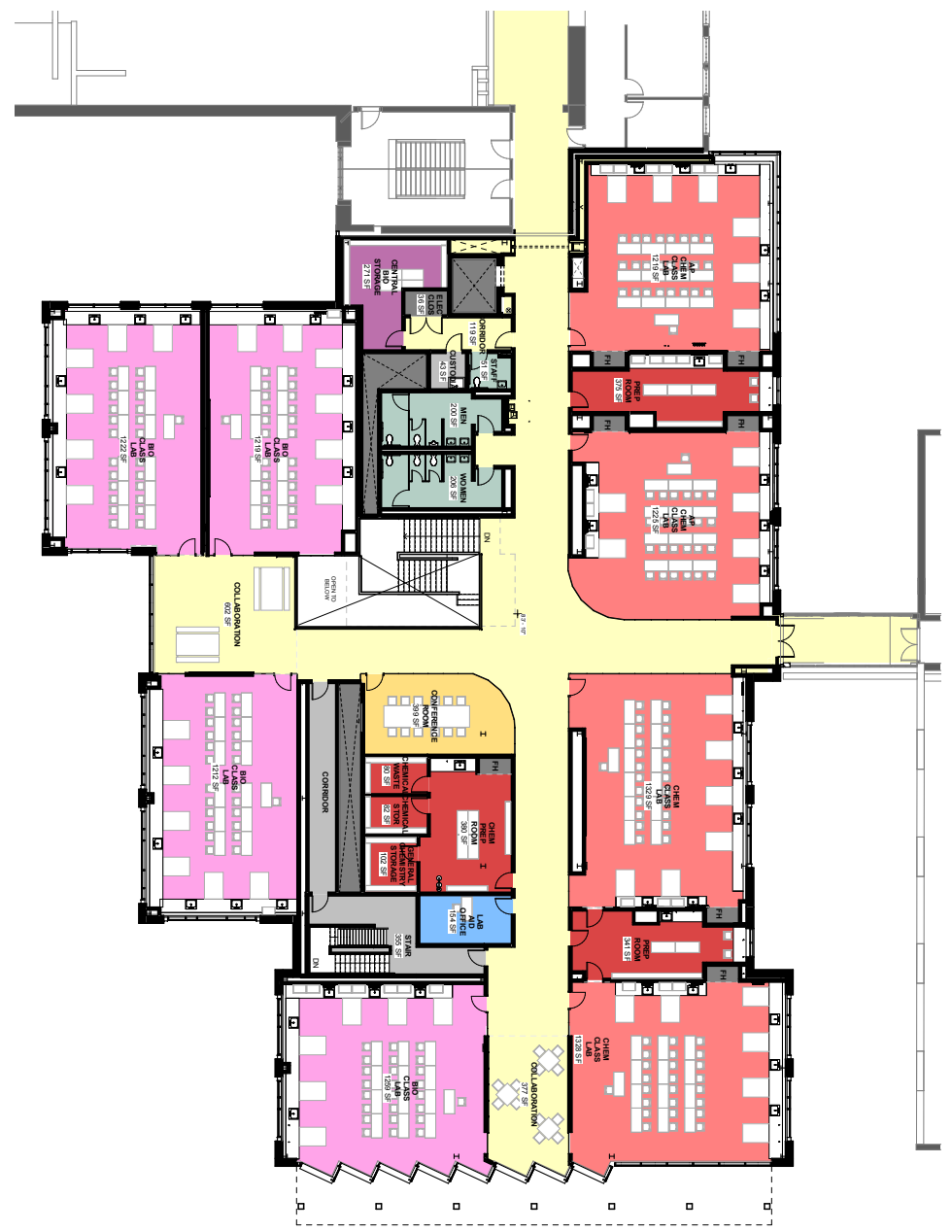
STEM WING FLOOR PLANS



1ST FLOOR



2ND FLOOR



3RD FLOOR



EXTERIOR MATERIALS

STEM WING ADDITION



- BRICK SELECTION
- LIMESTONE CORNICE
- STONE BASE

111 CYPRESS STREET



- BRICK SELECTION
- PANELS ADJACENT TO PUNCHED WINDOWS
- STONE

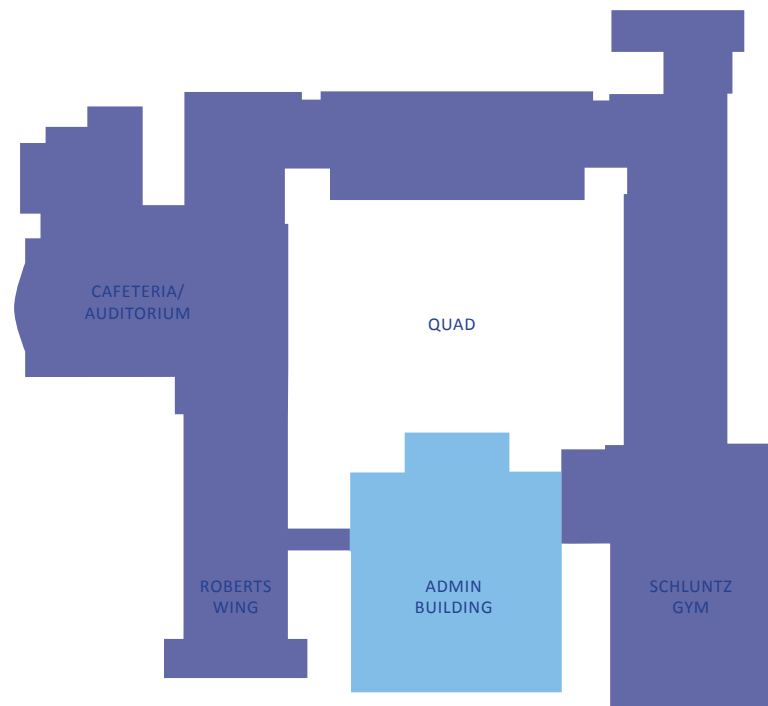
STEM WING: GOALS OF MATERIALS SELECTION

CONCEPTS: 01. FIND A MATCHING BRICK

- MATCH THE CAFETERIA/AUDITORIUM SIDE, GIVEN THAT MOST OF THE NEW STEM WING FACADES WILL BE ON THE SAME SIDE

02. USE A LIMESTONE CORNICE

03. USE A GRANITE BASE IN SELECT AREAS



CAMPUS MATERIALS - BRICK

UNIFIED ARTS BUILDING

FLEMISH BOND



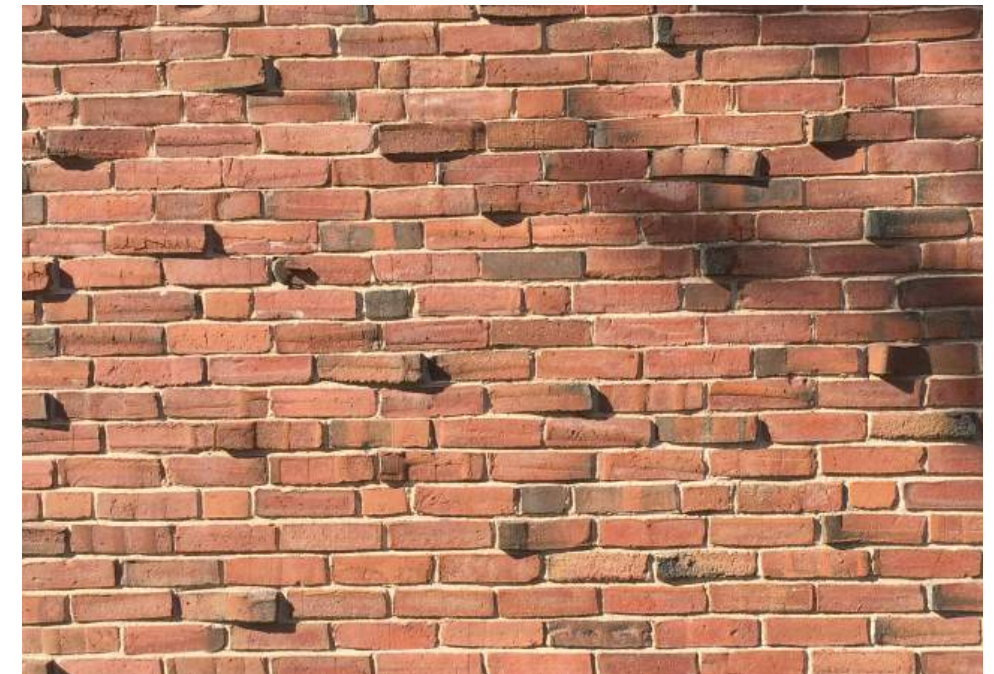
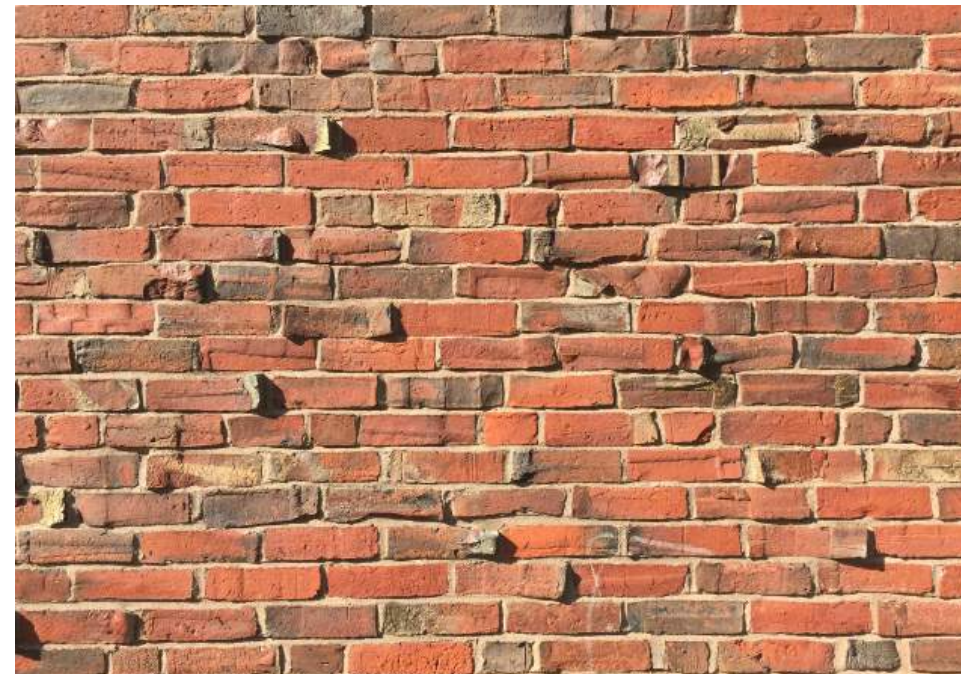
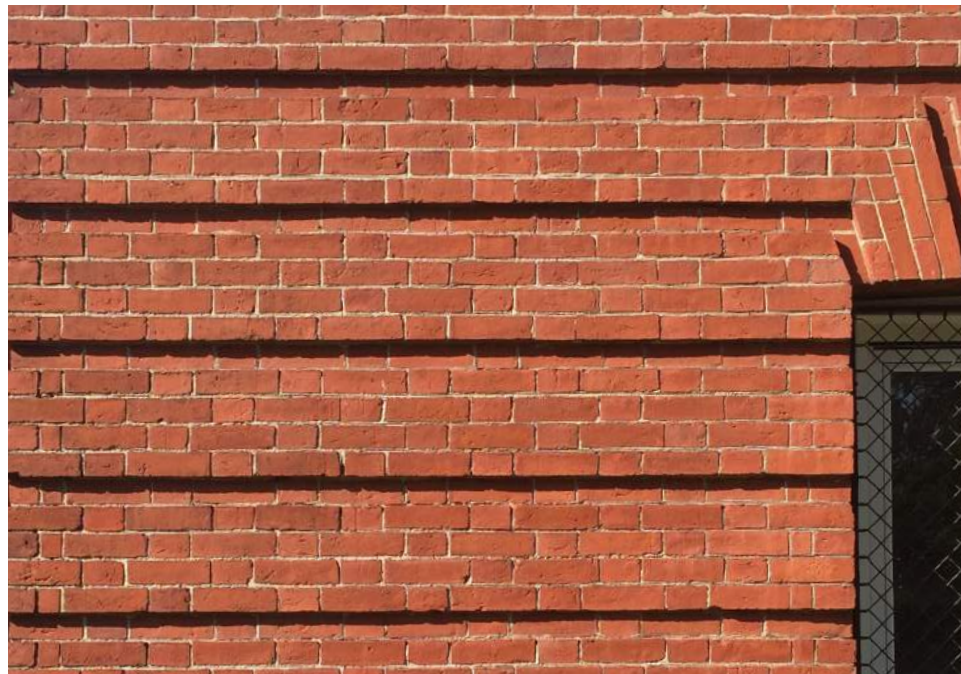
KIRRANE POOL

COMMON BOND / FLEMISH BOND



TAPPAN GYM

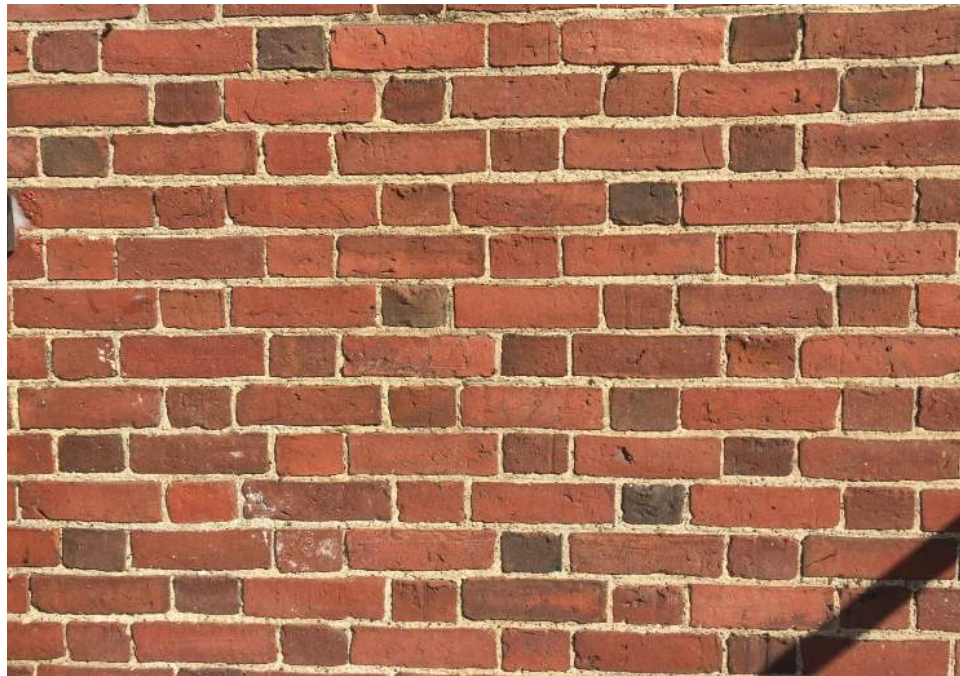
COMMON BOND / FLEMISH BOND



CAMPUS MATERIALS - BRICK

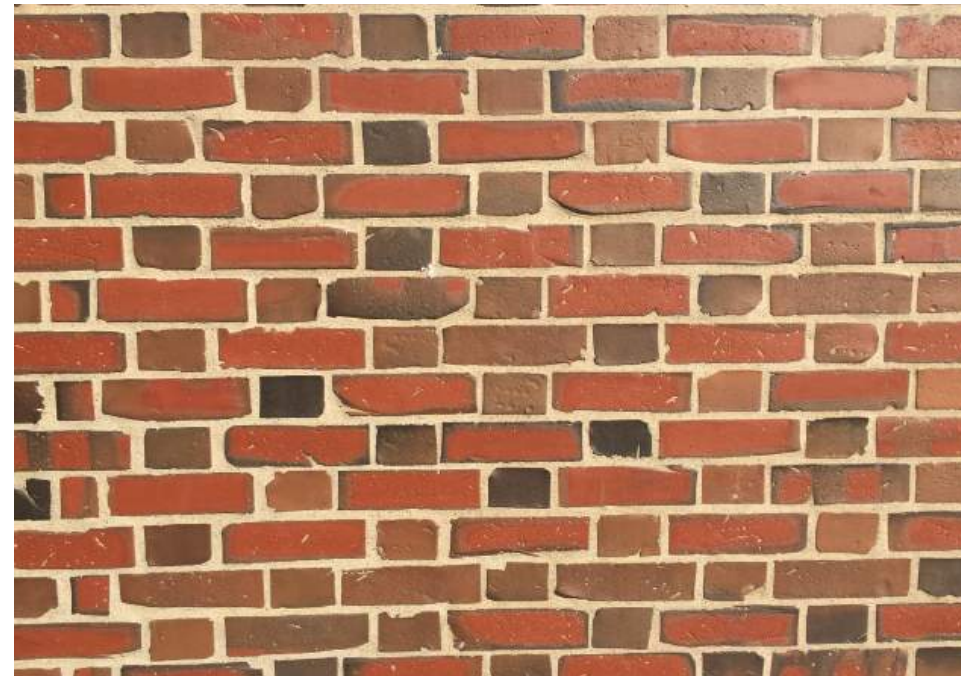
MAIN BUILDING - CAFE / AUDITORIUM

FLEMISH BOND



MAIN BUILDING - 1996 ADDITION

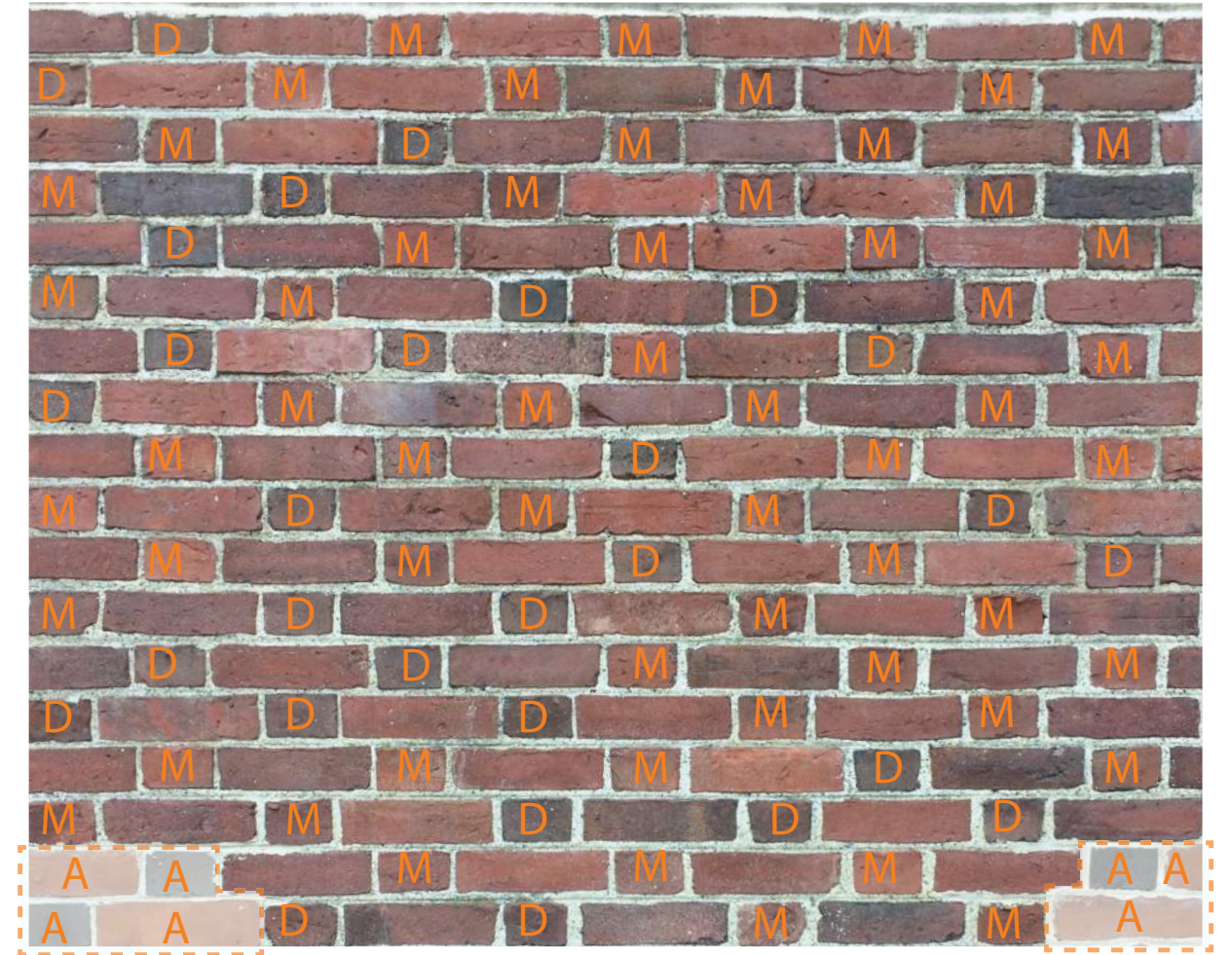
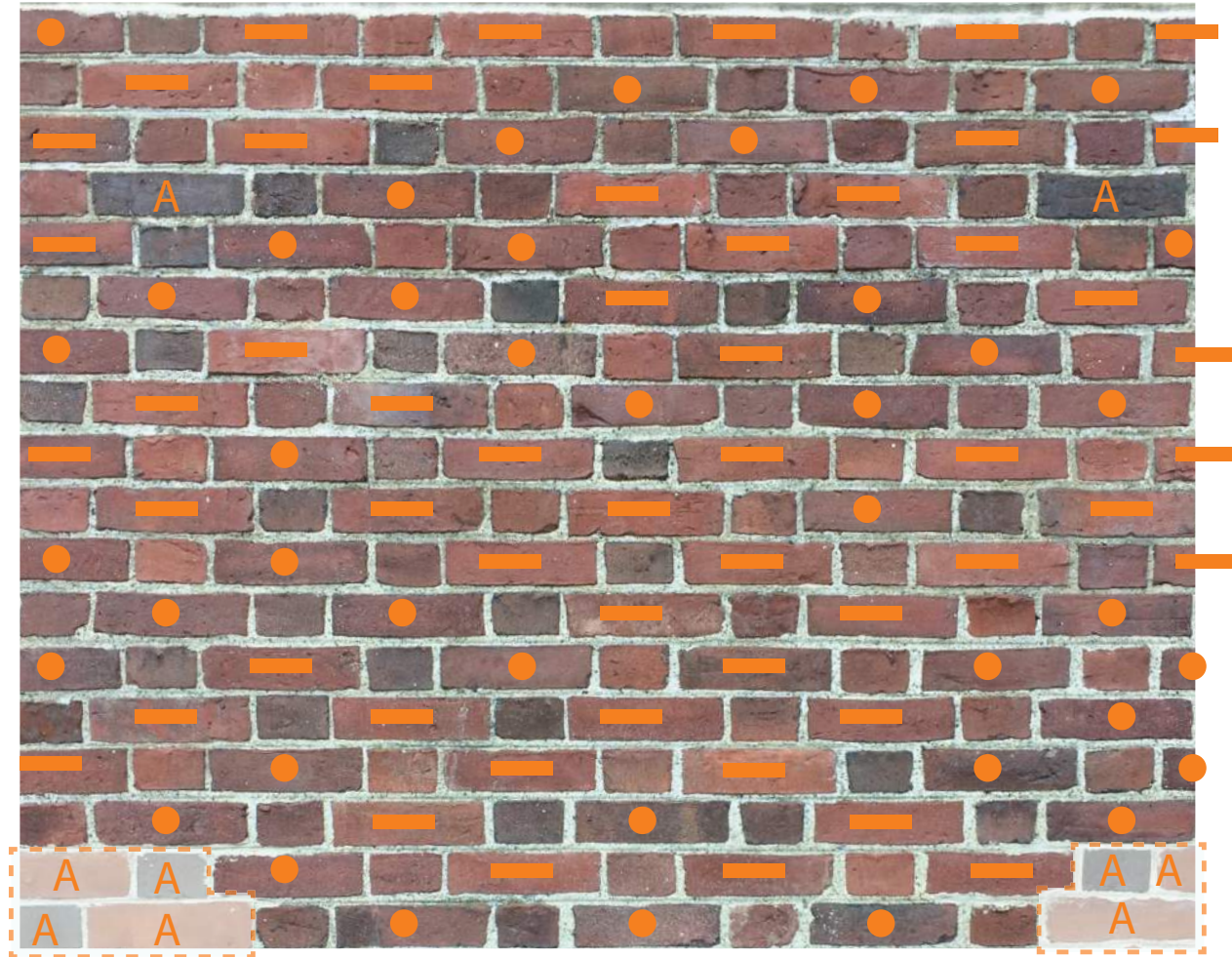
FLEMISH BOND



CAMPUS MATERIALS - EXISTING BRICK ANALYSIS

EXISTING MAIN BUILDING
AUDITORIUM ELEVATION
STRETCHER BRICK ANALYSIS

EXISTING MAIN BUILDING
AUDITORIUM ELEVATION
HEADER BRICK ANALYSIS



● [44%] DEEP RED STRETCHER

D [33%] DARK HEADER

— [56%] RED STRETCHER

M [67%] MEDIUM HEADER

A ANOMALY [NOT COUNTED]

● [44%] DEEP RED STRETCHER

D [33%] DARK HEADER

— [56%] RED STRETCHER

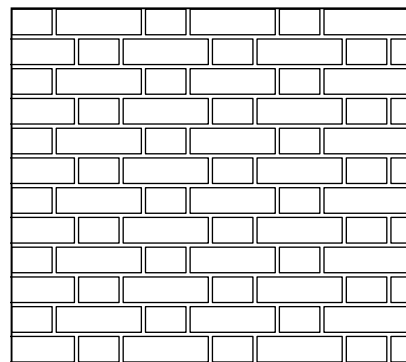
M [67%] MEDIUM HEADER

A ANOMALY [NOT COUNTED]

CAMPUS MATERIALS - BRICK MOCK-UP REVIEW

STEM

MOCK-UP PANEL #1
STEM WING BRICK MATCH:
AUDITORIUM



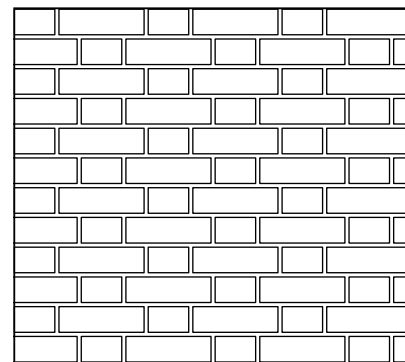
3'-0"

2'-8"

8" Modular Bricks
65% Stiles + Hart Light Full Range Waterstruck
35% Stiles + Hart Full Range Waterstruck

4" Head Bricks
33% Stiles + Hart Charcoal
33% Stiles + Hart Light Full Range Waterstruck
33% Stiles + Hart Full Range Waterstruck

MOCK-UP PANEL #2
STEM WING BRICK MATCH:
AUDITORIUM



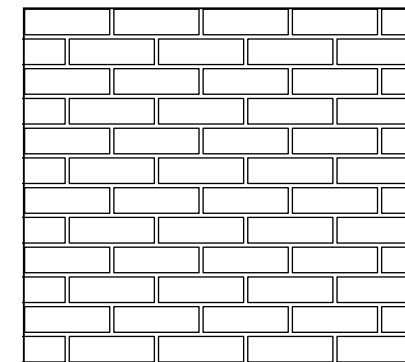
3'-0"

2'-8"

8" Modular Bricks
65% Stiles + Hart Light Full Range Waterstruck
35% Stiles + Hart Full Range Waterstruck

4" Head Bricks
25% Morin Brick Light Flashed
25% Morin Ultra Flashed
25% Morin College Blend
25% Blackstone

MOCK-UP PANEL #3
STEM WING BRICK
RUNNING BOND



3'-0"

2'-8"

MFR: STILES+HART
60% Stiles + Hart Light Full Range Waterstruck
30% Stiles + Hart Full Range Waterstruck
10% Stiles + Hart Charcoal
RUNNING BOND

MORTAR: SGS 10H LIGHT BUFF



FULL-SCALE MOCKUP REVIEW
[HBS KLARMAN HALL]



STEM WING EXTERIOR MATERIALS



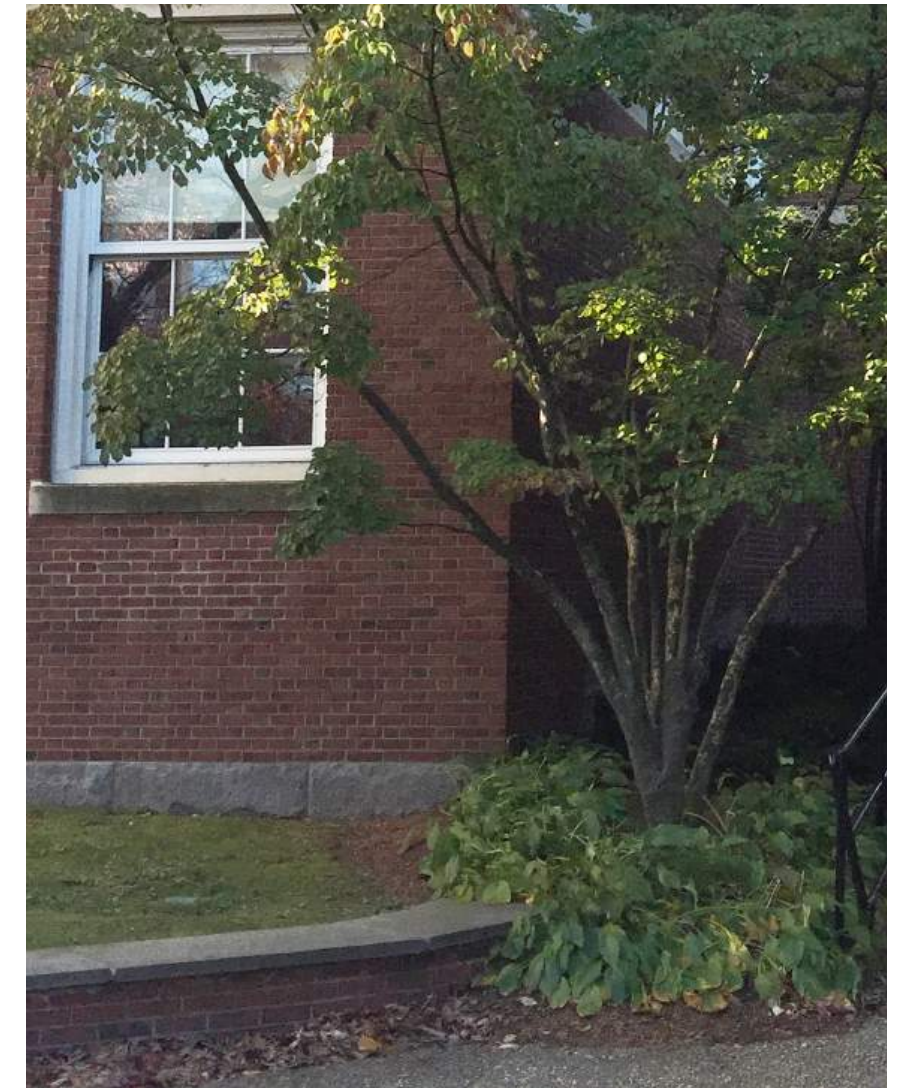
MAIN BUILDING - ROBERTS WING



MAIN BUILDING - ADMIN BUILDING



MAIN BUILDING - SCHLUNTZ GYM



111 CYPRESS STREET



- BRICK SELECTION
- PANELS ADJACENT TO PUNCHED WINDOWS
- STONE

CYPRESS: GOALS OF MATERIALS SELECTION

CONCEPTS: 01. BRICK SELECTION

- USE A LIGHT, WARM BLEND GIVEN THE SCALE OF THE BUILDING

02. PANELS ADJACENT TO PUNCHED WINDOWS

- PROVIDE WARMTH AND SENSE OF HUMAN SCALE

03. PUNCHED WINDOWS

- CREATE DEPTH AND SHADOW - SENSE OF DETAIL

04. STONE

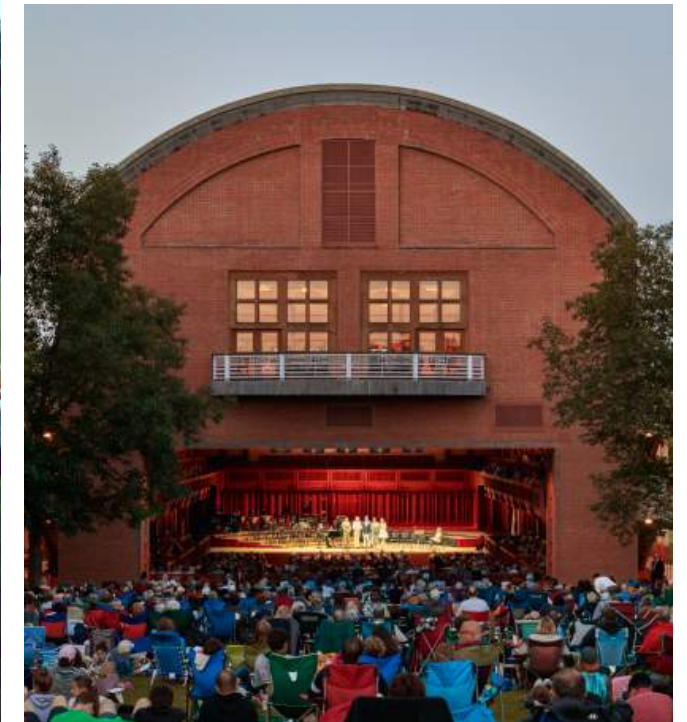
- LARGER EXPANSE (VS BASE TRIM @ MAIN BLDG). THUS, MORE VARIEGATED TO CREATE WARMTH AND NATURAL FEELING



EXTERIOR MATERIALS - BRICK

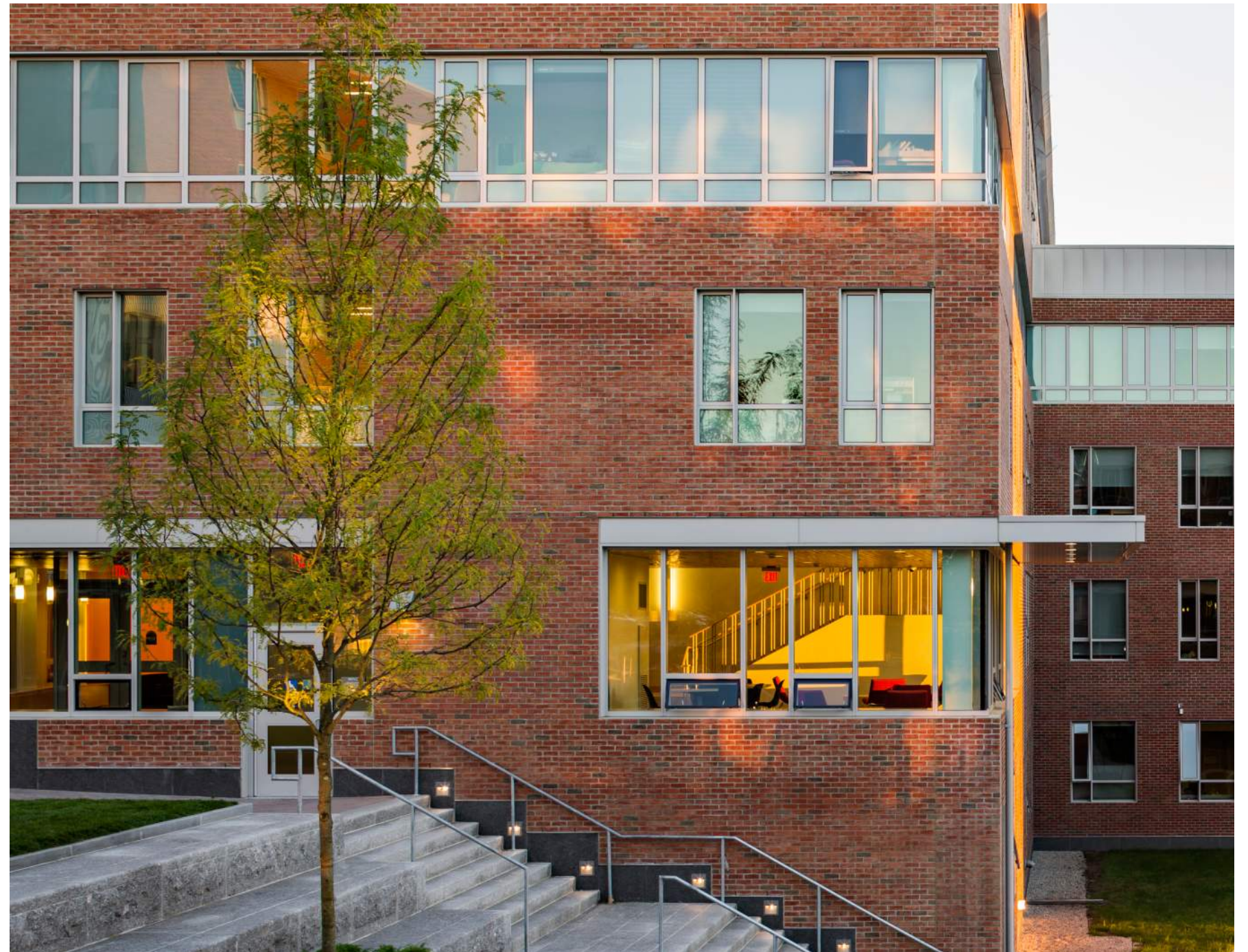


TANGLEWOOD MUSIC CENTER
SEIJI OZAWA HALL



EXTERIOR MATERIALS - BRICK

UMASS AMHERST
COMMONWEALTH HONORS COLLEGE



EXTERIOR MATERIALS - BRICK

MIT ASHDOWN HOUSE
RESIDENCE HALL



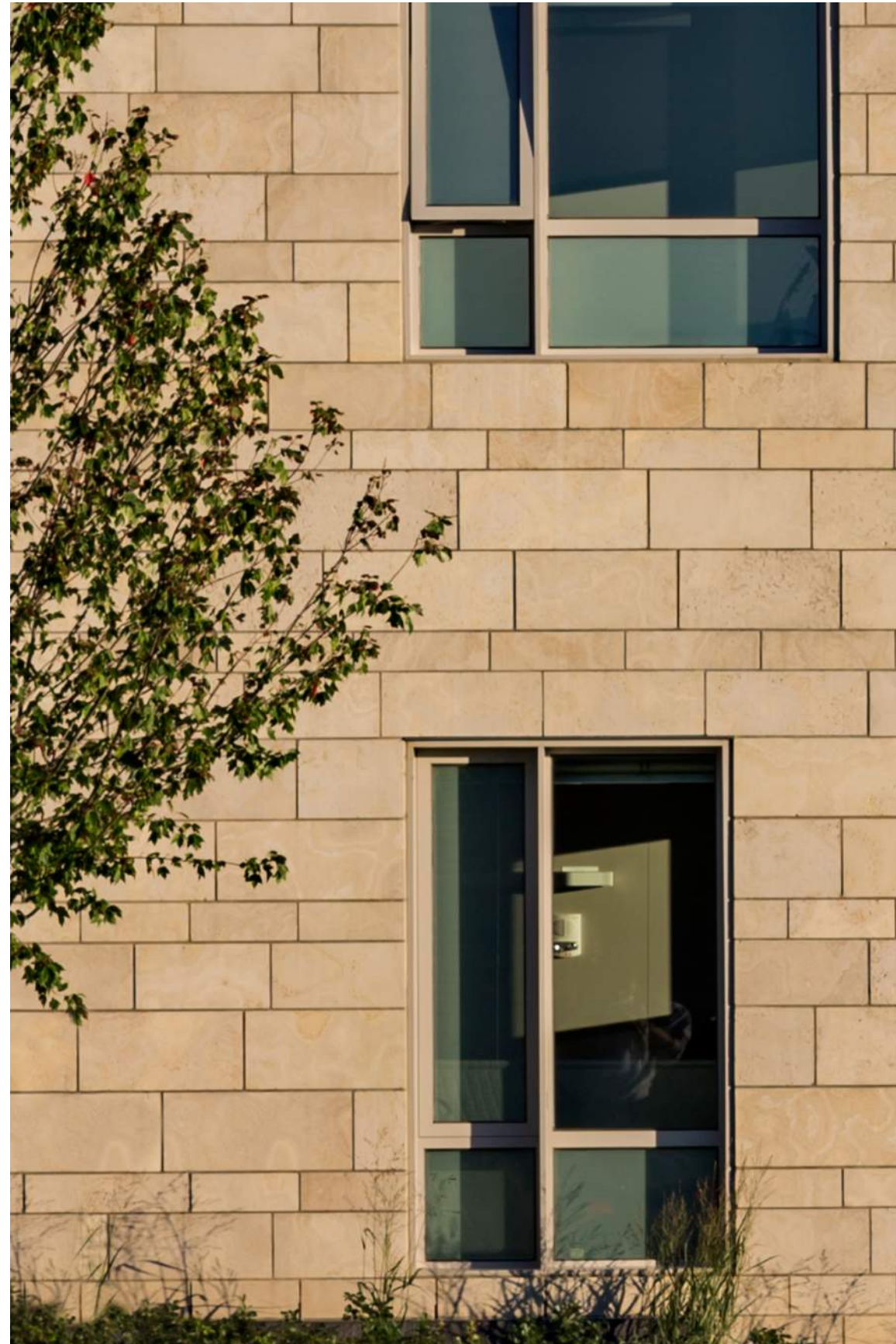
MATERIALS - WOOD AND GLASS



HARVARD BUSINESS SCHOOL
TATA HALL



EXTERIOR MATERIALS - ANAMOSA STONE



UNIVERSITY OF MASS. AMHERST
RESIDENCE HALLS



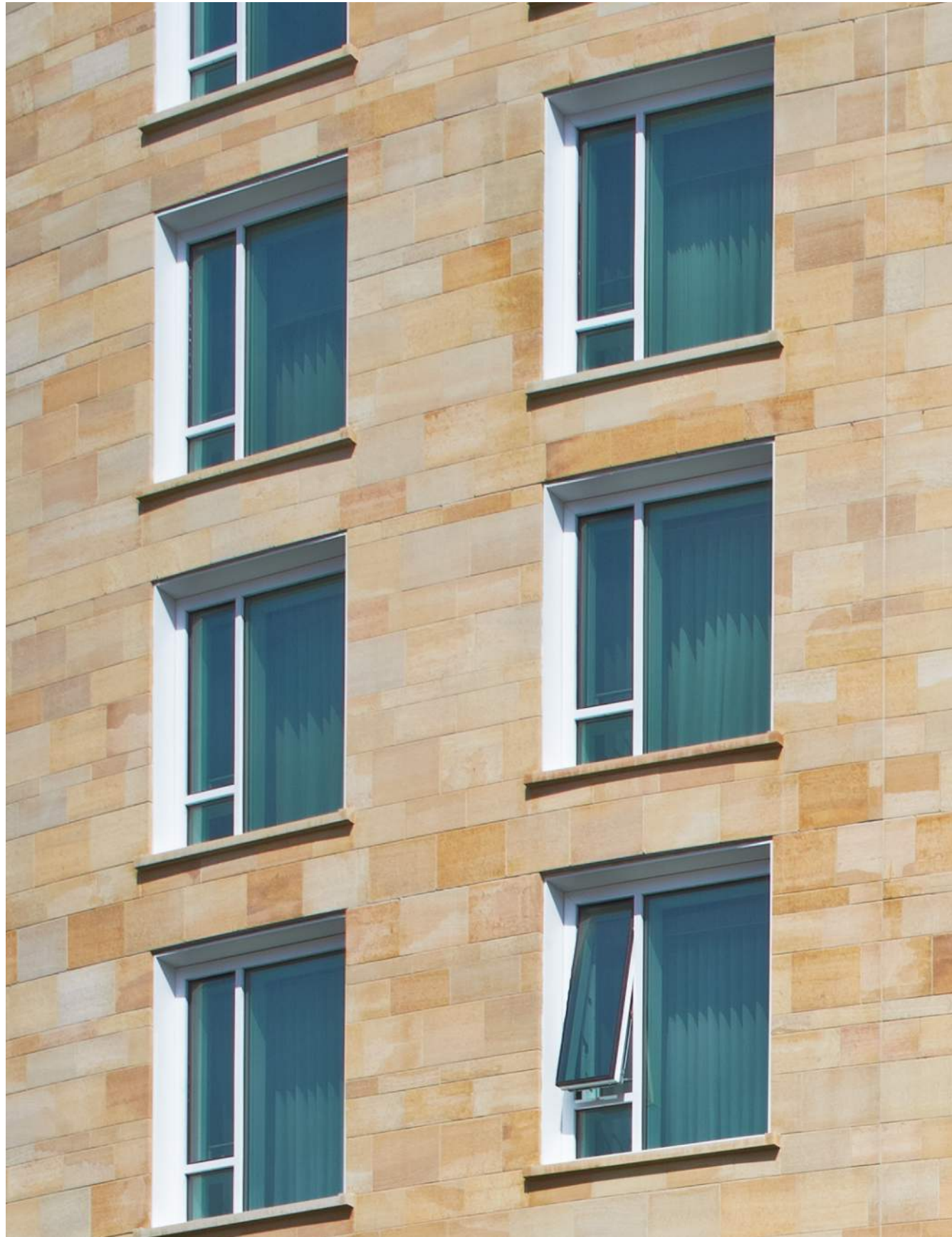
EXTERIOR MATERIALS - ANAMOSA STONE



GRINNELL COLLEGE
RESIDENCE HALLS



EXTERIOR MATERIALS - VETTER STONE



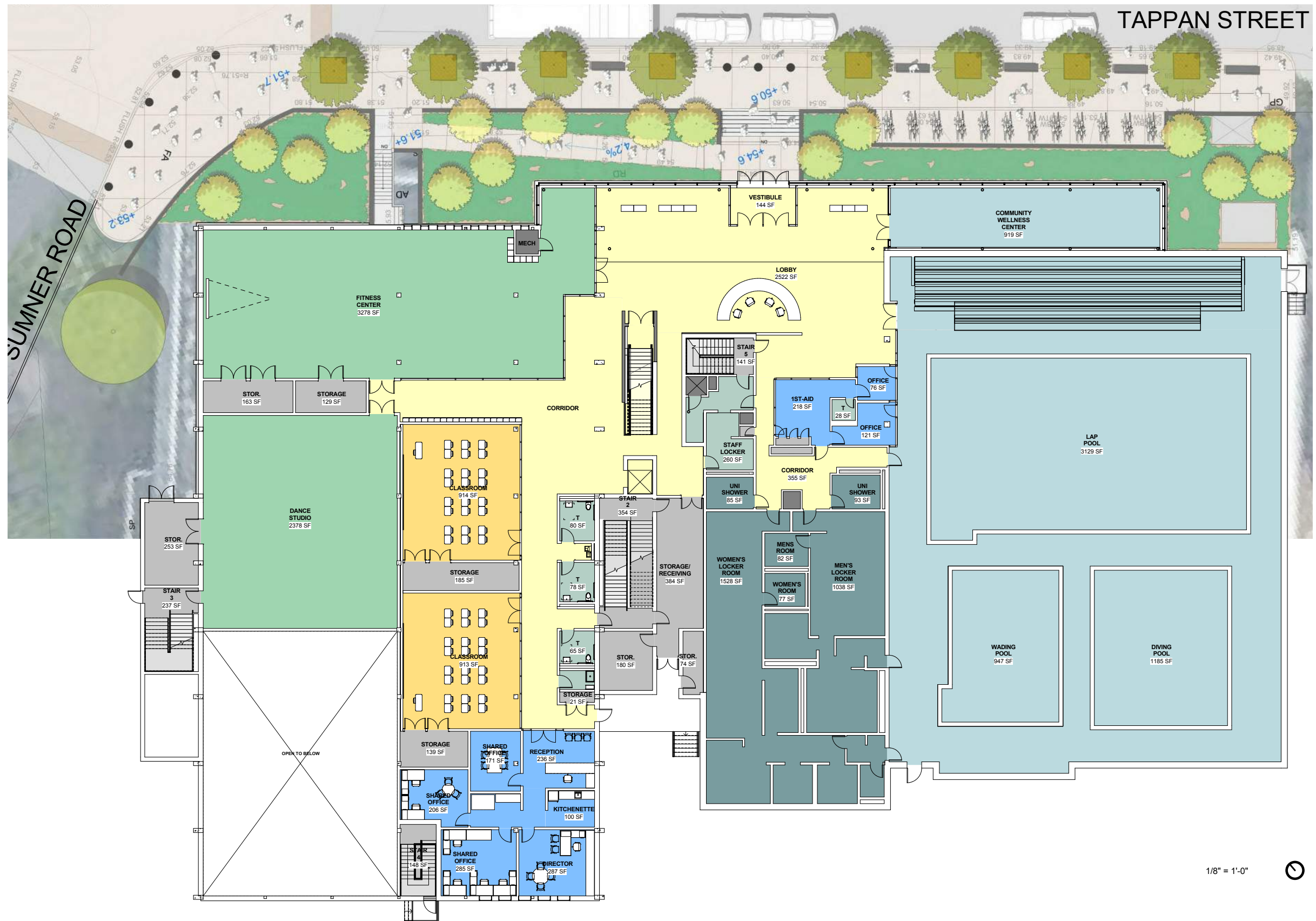
HARVARD
BUSINESS SCHOOL
TATA HALL



TAPPAN NORTH ELEVATION



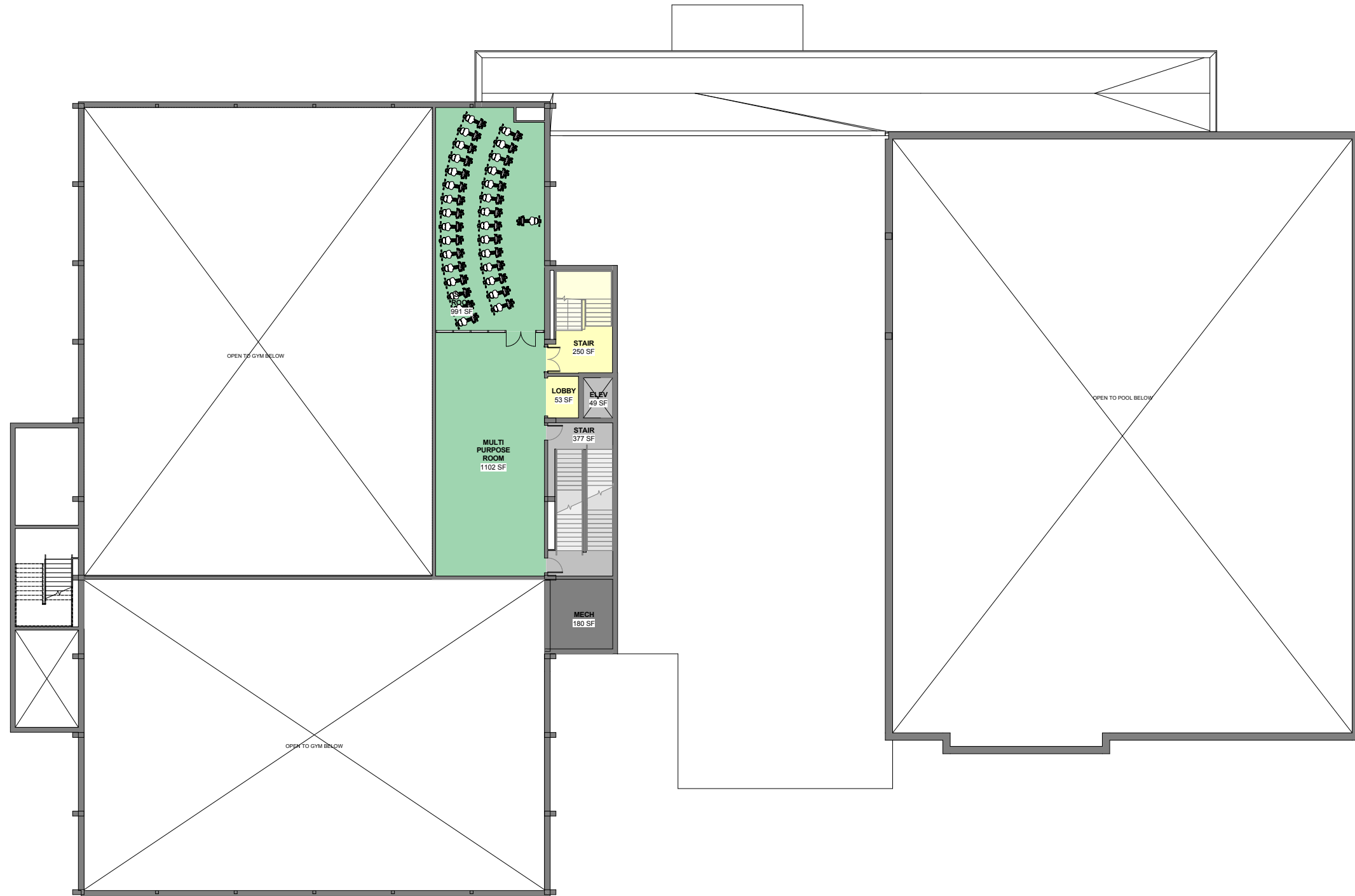
TAPPAN FIRST FLOOR PLAN



1/8" = 1'-0"



TAPPAN MEZZANINE PLAN



1/8" = 1'-0"



TAPPAN LOWER LEVEL PLAN



1/8" = 1'-0"



Completed

1. 30% building submission, including responses to MBTA comments.
2. Property survey
3. Design submission presentation (September 24, 2018)
4. Platform location options presentation (September 24, 2018)

Next Steps

1. Follow up to platform location options with hybrid to MBTA; set up next presentation.
2. Develop license agreement for borings on MBTA land.
3. Work on details of Easement Agreement; goal for execution by end of February 2019.
4. Force account scope descriptions.
5. On-going bi-weekly calls.

UPCOMING MEETINGS & NEXT STEPS

- Inspectional Services Meeting: September 28, 2018
- AV/IT Meeting: September 28, 2018
- Geotechnical borings on MBTA owned Cypress property: October 2018
- Next full BHS Expansion Advisory Building Committee meeting: November, 2018
- Design Development Pricing Set Submission: November 30, 2018



END

