

BROOKLINE HIGH SCHOOL EXPANSION

BHS EXPANSION ADVISORY COMMITTEE MEETING
February 13, 2019



AGENDA: ITEMS FOR DISCUSSION

- 1. BUDGET UPDATE**
- 2. SCHEDULE UPDATE: PRESENTATION OF CONSTRUCTION PHASING AND LOGISTICS**
- 3. MBTA PLATFORM DESIGN UPDATE**



BUDGET SUMMARY – DESIGN DEVELOPMENT ESTIMATE

	Project Budget	DD Estimate	Value Mgmt	Reconciled Budget
Hard Costs	\$137.6 Million	140.9 Million	- \$3.3 Million	\$137.6 Million
<ul style="list-style-type: none"> New Cypress Street Building New STEM Building 3rd Floor Renovation Deferred Maintenance Tappan Gym Renovations & Front Addition Construction Contingency 				
Soft Costs	\$23.6 Million	\$23.6 Million	N/A	\$23.6 Million
<ul style="list-style-type: none"> Professional Fees Commissioning Agent CM at Risk Preconstruction Utility Costs Testing Agents Moving Costs Project Contingency 				
FF&E & Technology	\$5.5 Million	\$5.5 Million	N/A	\$5.5 Million
<ul style="list-style-type: none"> Furniture Fixtures and Equipment A/V equipment IT and Telephone 				
Real Estate Costs	\$23.5 Million	\$23.5 Million	N/A	\$23.5 Million
<ul style="list-style-type: none"> Cypress Street Acquisition & Relocation MBTA Air Rights 				
Other Costs	\$9.6 Million	\$9.6 Million	N/A	\$9.6 Million
<ul style="list-style-type: none"> Campus Landscaping, Sidewalks and Student Safety Swing Space at Old Lincoln School Real Estate Contingencies 				
Cypress Field	\$5.8 Million	\$5.8 Million	N/A	\$5.8 Million
Total Project Costs	\$205.6 Million	\$208.9 Million	- \$3.3 Million	\$205.6 Million



SCHEDULE UPDATE: KEY MILESTONES

- February 1, 2019 - Started Construction Contract Document
- March 1, 2019 - Complete Enabling Package (Projects A & B)
- Summer 2019 - Demolition Begins (Cypress & STEM)
- Winter 2020 - STEM Completion
- Summer 2021 - Cypress, 3rd Floor, Tappan Completion, MBTA Platform*
- Fall 2021 - Tappan Streetscape Improvements

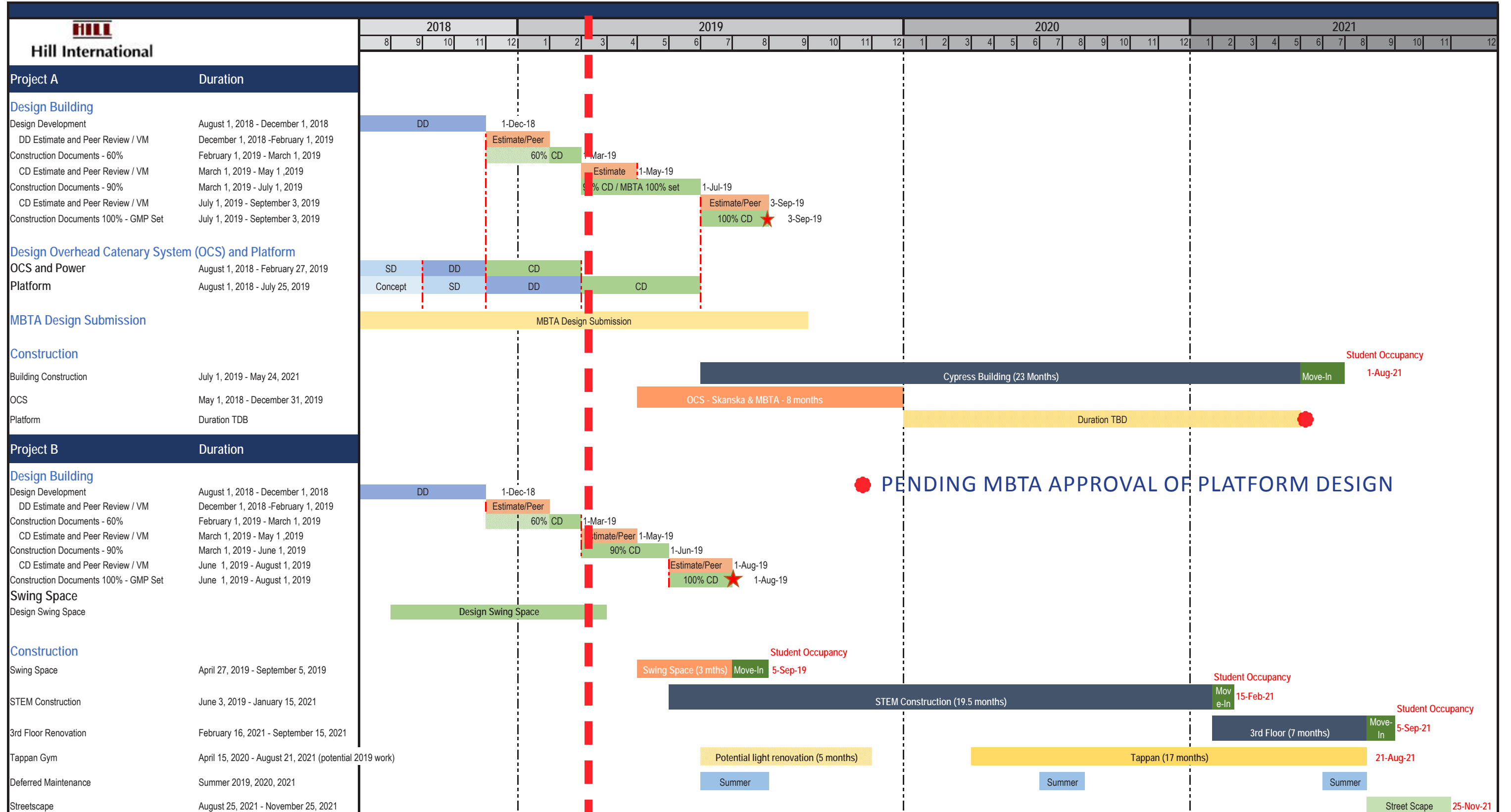
** Platform construction duration is TBD*



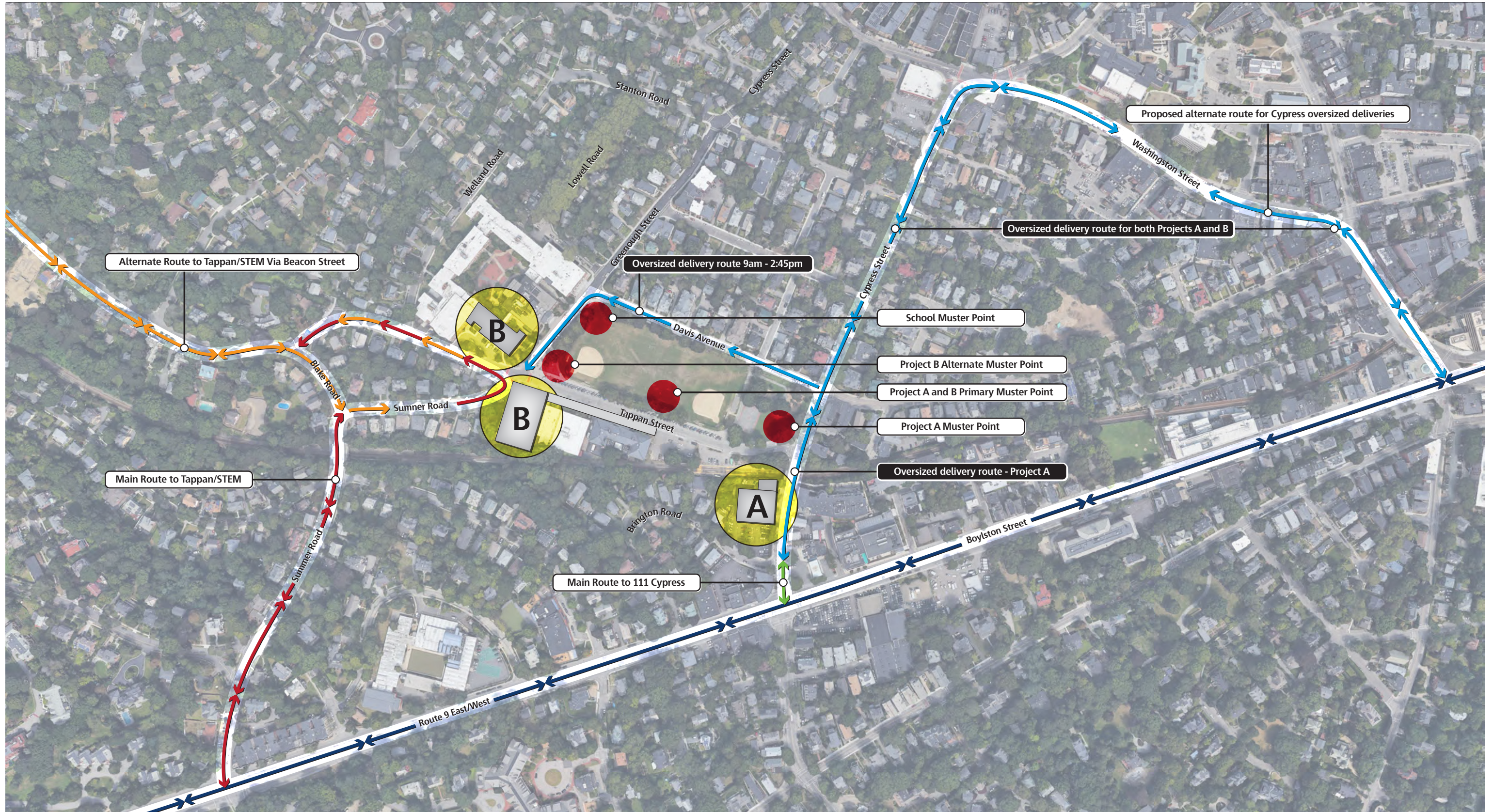
SCHEDULE UPDATE

February 13, 2019

Brookline High School Expansion Project PRELIMINARY Summary Schedule



PENDING MBTA APPROVAL OF PLATFORM DESIGN

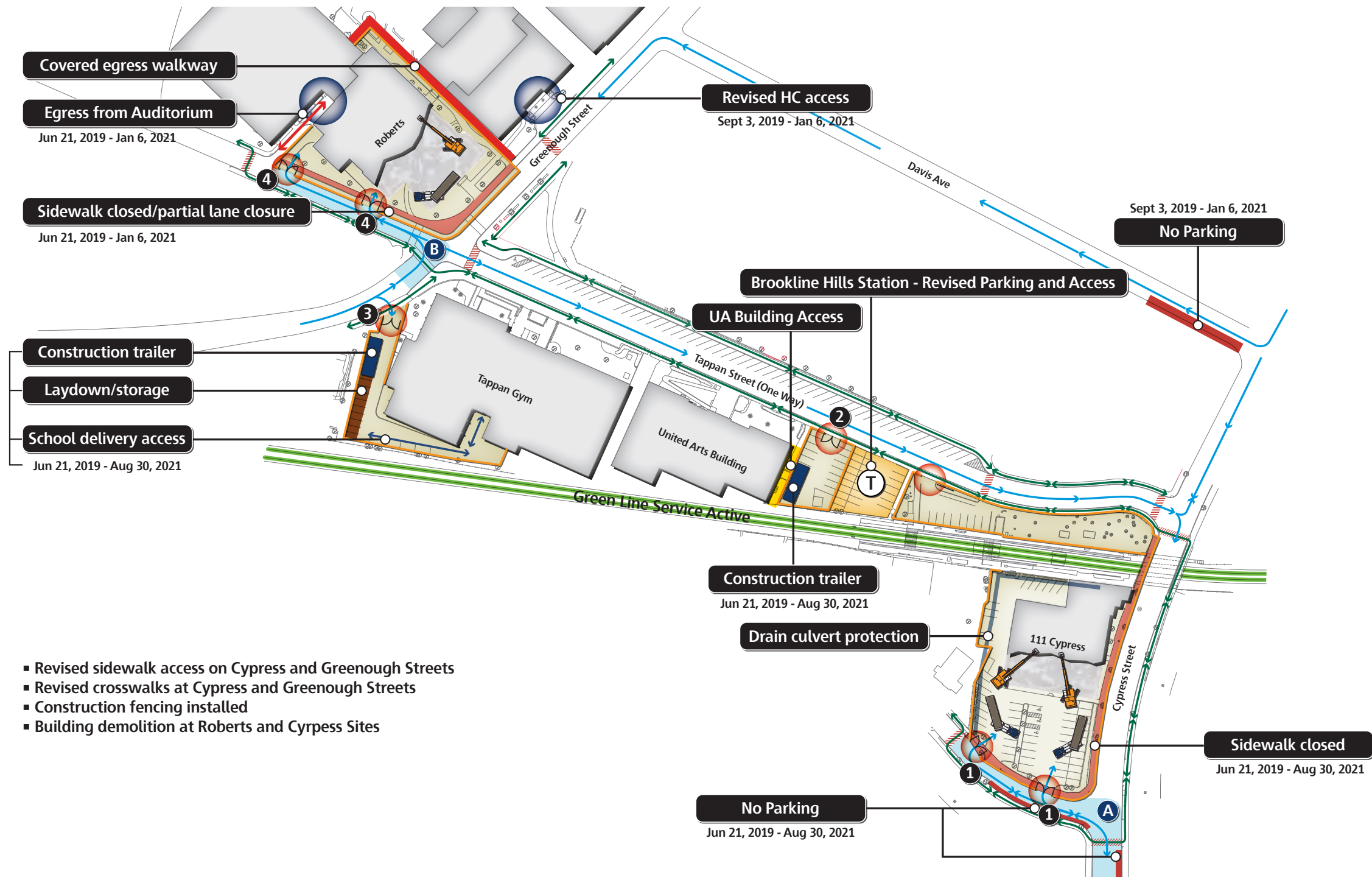


Brookline High School
Brookline, MA

Preliminary Draft Truck Route

Scale: NTS





- Revised sidewalk access on Cypress and Greenough Streets
- Revised crosswalks at Cypress and Greenough Streets
- Construction fencing installed
- Building demolition at Roberts and Cypress Sites

Phase 1

Mobilize, Site Fence, Field Office and Building Demolition

111 Cypress:

- Abatement
- Cut/cap utilities
- Building demolition
- Close sidewalks

Brookline Hills T:

- Mobilize
- Relocate parking
- Relocate ticket/pay park

Tappan Gym:

- Temporary service
- Set trailers
- Basement footings

Roberts:

- Relocate existing utilities
- Abatement
- Temporary interior walls
- Close scourt yard outh access
- Building demolition

Traffic/Deliveries:

- 30 per day
- A** Traffic holds north & south at Cypress deliveries
- B** Traffic holds at Tappan/Greenough for deliveries
- Police details required

Construction Key

- Construction gate
- Construction fence
- Construction traffic
- Pedestrian flow
- Temporary crosswalk
- Muster area

2019						2020						2021																	
Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	
Phase 1																													
Peak Noise Activity - Demolition, Steel Erection, Concrete Placement, Cranes and Hoist												Non Peak Noise Activity - Interior Building, Exterior Landscape/Sidewalks																	

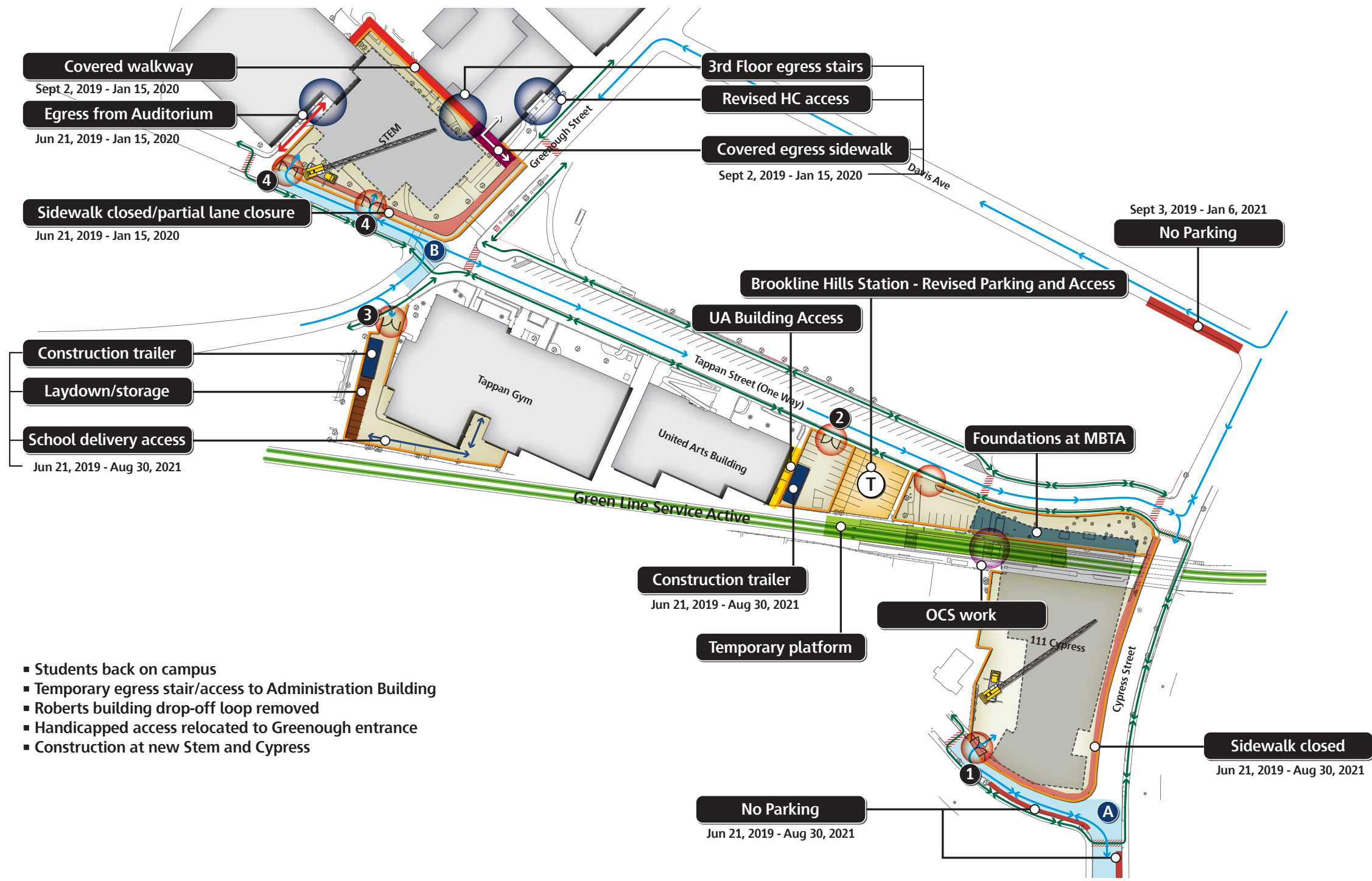
Brookline High School

Brookline, MA

Preliminary Draft Logistic Plan

Scale: NTS





Covered walkway
Sept 2, 2019 - Jan 15, 2020

Egress from Auditorium
Jun 21, 2019 - Jan 15, 2020

Sidewalk closed/partial lane closure
Jun 21, 2019 - Jan 15, 2020

Construction trailer
Laydown/storage
School delivery access
Jun 21, 2019 - Aug 30, 2021

3rd Floor egress stairs
Revised HC access

Covered egress sidewalk
Sept 2, 2019 - Jan 15, 2020

Brookline Hills Station - Revised Parking and Access

UA Building Access

No Parking
Sept 3, 2019 - Jan 6, 2021

Construction trailer
Jun 21, 2019 - Aug 30, 2021

Temporary platform

OCS work

Sidewalk closed
Jun 21, 2019 - Aug 30, 2021

No Parking
Jun 21, 2019 - Aug 30, 2021

- Students back on campus
- Temporary egress stair/access to Administration Building
- Roberts building drop-off loop removed
- Handicapped access relocated to Greenough entrance
- Construction at new Stem and Cypress

Phase 2
Foundations, Steel and Utilities

- 111 Cypress:**
- Foundation/utilities
 - Start steel erection
 - Erect pre-cast platform over Green Line

- Brookline Hills T:**
- Build temporary platform
 - Relocate OCS

- STEM:**
- Foundations
 - Start steel
 - Site utilities
 - Covered sidewalk
 - Temporary 3rd floor egress stairs
 - Temporary auditorium egress

- Traffic/Deliveries:**
- 60 per day
 - A** Traffic holds north & south at Cypress deliveries
 - B** Traffic holds at Tappan/Greenough for deliveries
 - Police details required

Construction Key

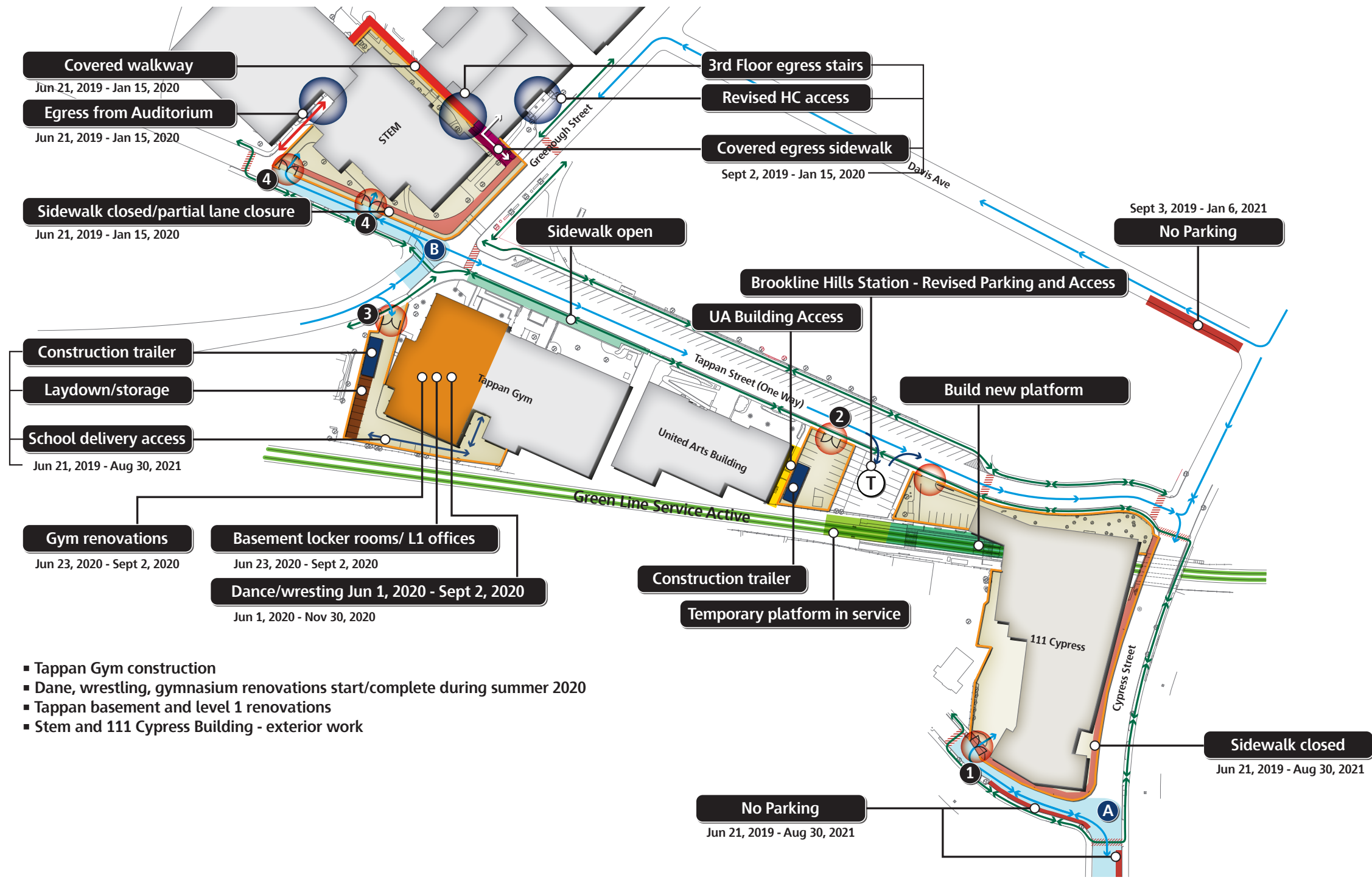
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			Phase 2																										
Peak Noise Activity - Demolition, Steel Erection, Concrete Placement, Cranes and Hoist												Non Peak Noise Activity - Interior Building, Exterior Landscape/Sidewalks																	

Brookline High School
Brookline, MA

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Covered walkway
Jun 21, 2019 - Jan 15, 2020

Egress from Auditorium
Jun 21, 2019 - Jan 15, 2020

Sidewalk closed/partial lane closure
Jun 21, 2019 - Jan 15, 2020

Construction trailer
Laydown/storage
School delivery access
Jun 21, 2019 - Aug 30, 2021

Gym renovations
Jun 23, 2020 - Sept 2, 2020

Basement locker rooms/ L1 offices
Jun 23, 2020 - Sept 2, 2020

Dance/wrestling Jun 1, 2020 - Sept 2, 2020
Jun 1, 2020 - Nov 30, 2020

- Tappan Gym construction
- Dane, wrestling, gymnasium renovations start/complete during summer 2020
- Tappan basement and level 1 renovations
- Stem and 111 Cypress Building - exterior work

3rd Floor egress stairs
Revised HC access

Covered egress sidewalk
Sept 2, 2019 - Jan 15, 2020

Sidewalk open

Brookline Hills Station - Revised Parking and Access

UA Building Access

Build new platform

Construction trailer
Temporary platform in service

No Parking
Sept 3, 2019 - Jan 6, 2021

Sidewalk closed
Jun 21, 2019 - Aug 30, 2021

No Parking
Jun 21, 2019 - Aug 30, 2021

2019							2020							2021														
Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Peak Noise Activity - Demolition, Steel Erection, Concrete Placement, Cranes and Hoist														Non Peak Noise Activity - Interior Building, Exterior Landscape/Sidewalks														

Phase 3

Concrete Slabs, Tappan Renovation, Rough MEP

- 111 Cypress:**
- Concrete decks
 - Spray fireproofing
 - Rough MEP
 - Curtainwall/ exterior enclosure

- Brookline Hills T:**
- Demolition temporary platform (West)
 - Build new platform (East)

- Tappan:**
- Basement/L1 renovation start
 - Basement/L1 area relocated
 - Dance and wrestling closed

- STEM:**
- Steel decks
 - Concrete decks
 - Rough MEP
 - Facade/Curtainwall
 - Roofing

- Traffic/Deliveries:**
- 60 per day
 - A** Traffic holds north & south at Cypress deliveries
 - B** Traffic holds at Tappan/Greenough for deliveries
 - Police details required

Construction Key

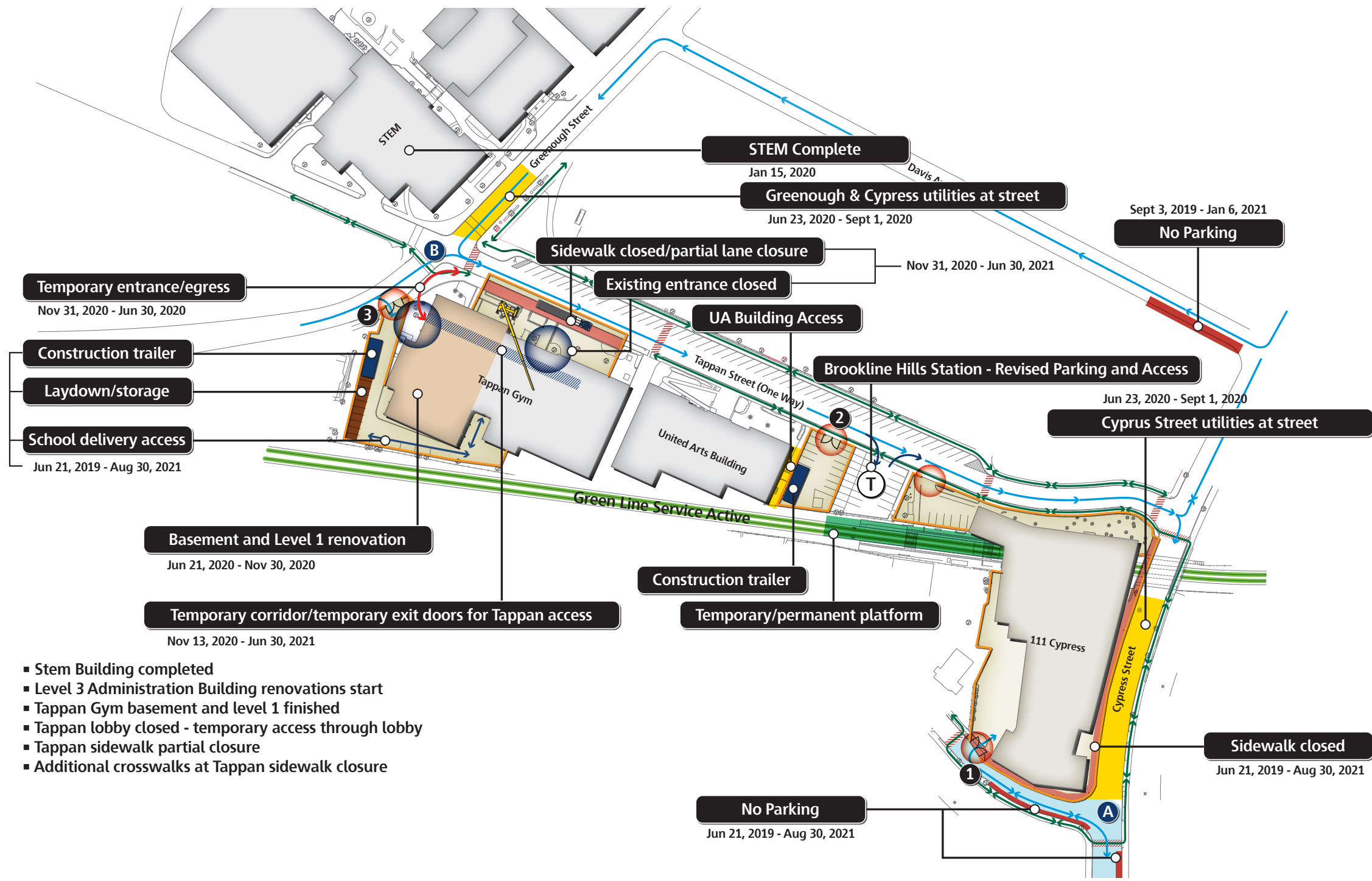
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- Muster area

Brookline High School

Brookline, MA

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Scale: NTS



- Temporary entrance/egress
Nov 31, 2020 - Jun 30, 2020
- Construction trailer
- Laydown/storage
- School delivery access
Jun 21, 2019 - Aug 30, 2021

Basement and Level 1 renovation
Jun 21, 2020 - Nov 30, 2020

Temporary corridor/temporary exit doors for Tappan access
Nov 13, 2020 - Jun 30, 2021

- Stem Building completed
- Level 3 Administration Building renovations start
- Tappan Gym basement and level 1 finished
- Tappan lobby closed - temporary access through lobby
- Tappan sidewalk partial closure
- Additional crosswalks at Tappan sidewalk closure

No Parking
Jun 21, 2019 - Aug 30, 2021

Sidewalk closed
Jun 21, 2019 - Aug 30, 2021

2019						2020						2021																		
Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct		
Peak Noise Activity - Demolition, Steel Erection, Concrete Placement, Cranes and Hoist												Non Peak Noise Activity - Interior Building, Exterior Landscape/Sidewalks																		

Phase 4

Exterior Facade, Curtainwall and Roofing

- 111 Cypress:**
- Exterior facade
 - Building exterior tight
 - Interior rough-in

- Tappan Gym:**
- Basement/Level 1 renovations complete
 - Existing entrance closed
 - Temporary entrance for pool/gym
 - Lobby addition construction
 - Tappan Street deliveries
 - Sidewalk closed
 - Temporary sidewalks

- STEM:**
- Testing inspections
 - Final cleaning
 - STEM Building complete Nov 20, 2020
 - Furniture move deliveries

- Traffic/Deliveries:**
- 70 per day
 - A** Traffic holds north & south at Cypress deliveries
 - B** Traffic holds at Tappan/Greenough for deliveries
 - Police details required

Construction Key

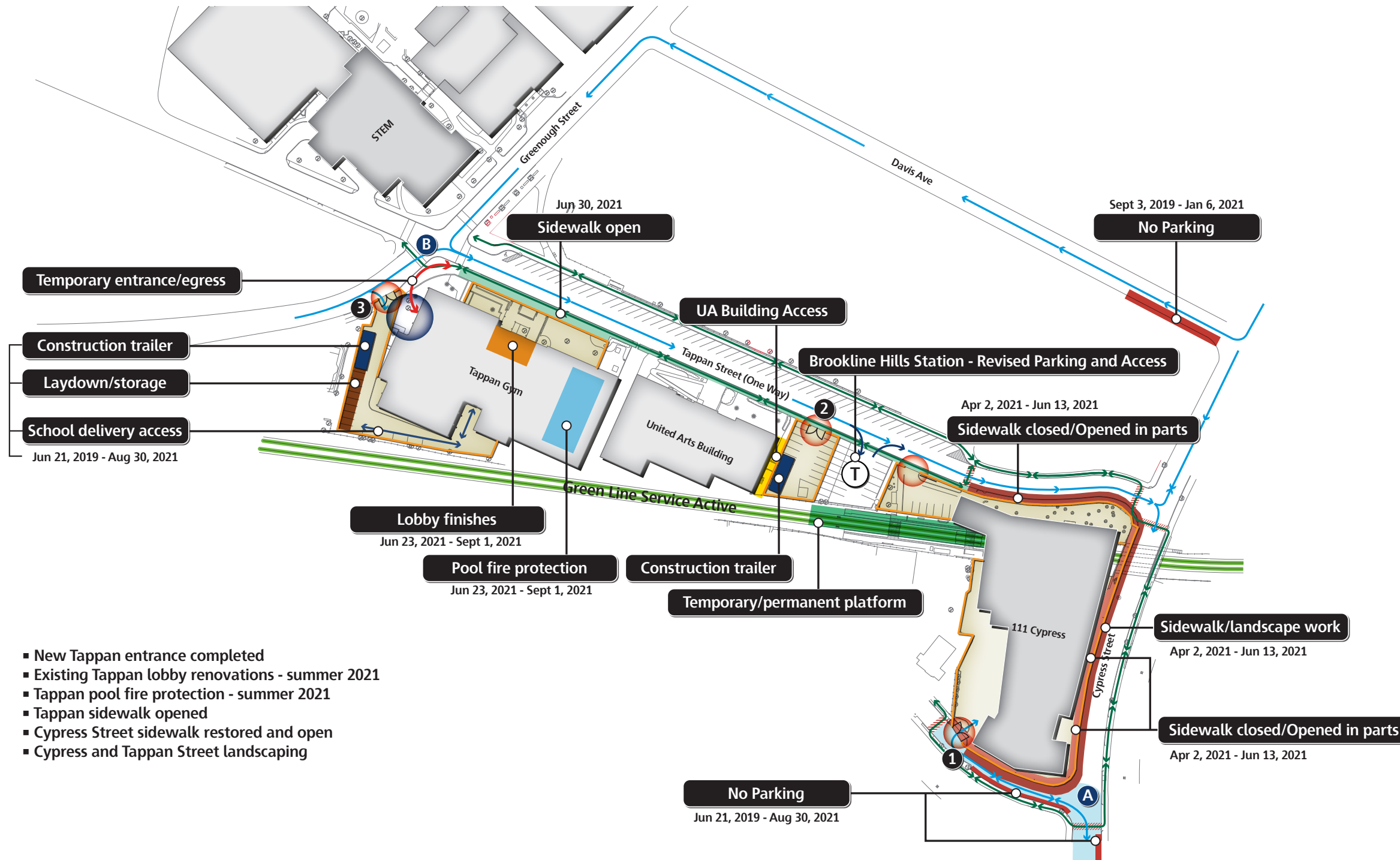
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Scale: NTS



- New Tappan entrance completed
- Existing Tappan lobby renovations - summer 2021
- Tappan pool fire protection - summer 2021
- Tappan sidewalk opened
- Cypress Street sidewalk restored and open
- Cypress and Tappan Street landscaping

Phase 5

Interior Finishes, Inspections, Hardscape and Sidewalks

111 Cypress:

- Completed 6/2/21
- Interior finishes
- Furniture relocation
- Inspections
- Sidewalk/landscape
- Final inspections

Brookline Hills T:

- Complete

Tappan:

- Lobby renovations/finishes 6/22/21 - 9/1/21
- Inspections 9/1/22
- Sidewalk/landscape 6/22/21 - 9/1/21
- Pool fire protection 6/22/21 - 9/1/21

Traffic/Deliveries:

- 30 per day
- A** Traffic holds north & south at Cypress deliveries
- B** Traffic holds at Tappan/Greenough for deliveries
- Police details required

Construction Key

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																			Phase 5									
Peak Noise Activity - Demolition, Steel Erection, Concrete Placement, Cranes and Hoist																	Non Peak Noise Activity - Interior Building, Exterior Landscape/Sidewalks											

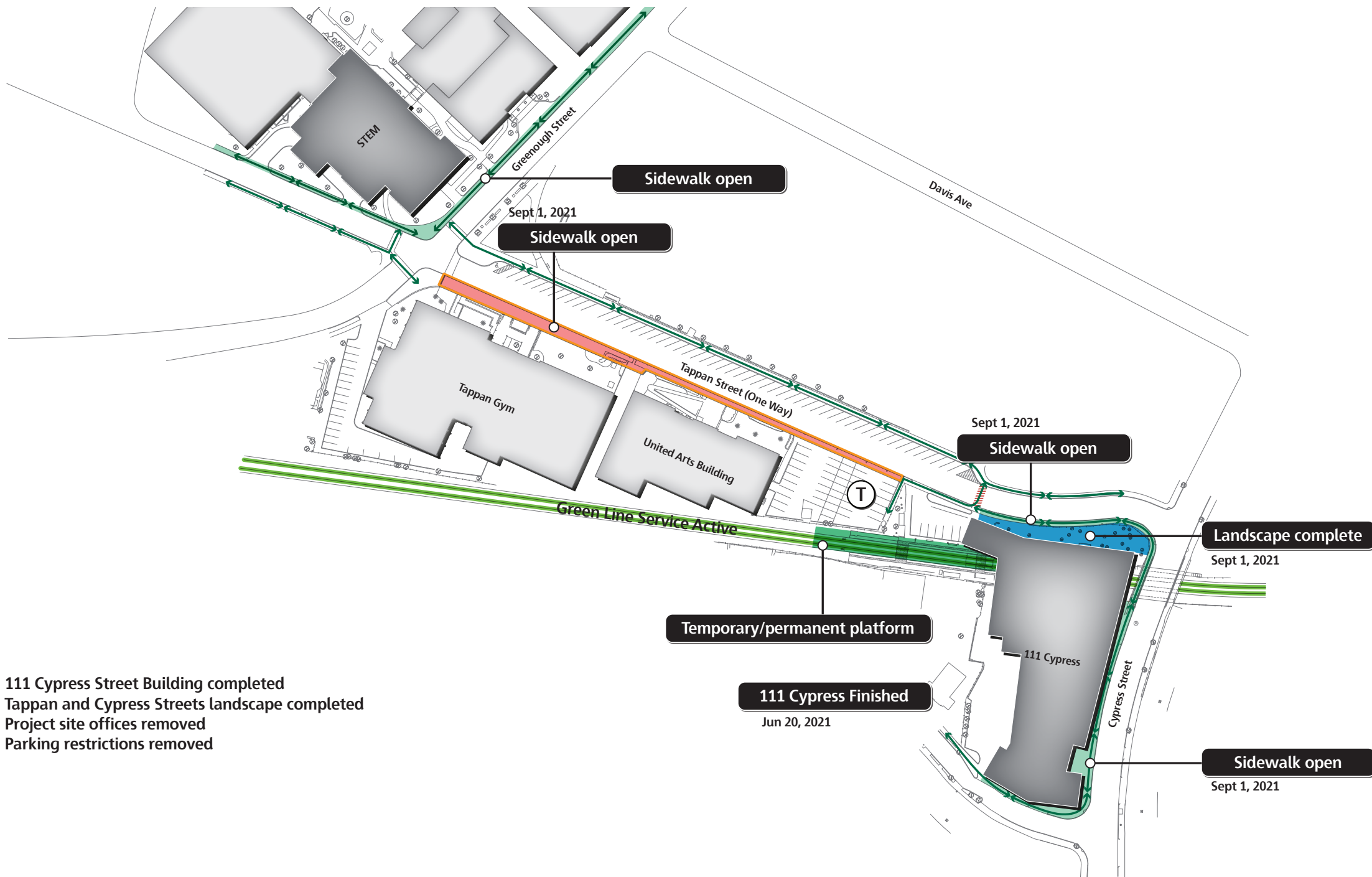
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Scale: NTS





- 111 Cypress Street Building completed
- Tappan and Cypress Streets landscape completed
- Project site offices removed
- Parking restrictions removed

Phase 6

Hardscape, Sidewalks and Inspections

- 111 Cypress:**
- Sidewalks completed 9/1/21
- Tappan Gym:**
- Final inspection 8/24/21
 - Pool fire protection 6/22/21 - 9/1/21
 - Completed Nov/Dec 2021

Construction Key

- Construction gate
- Construction fence
- Pedestrian flow

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Peak Noise Activity - Demolition, Steel Erection, Concrete Placement, Cranes and Hoist														Non Peak Noise Activity - Interior Building, Exterior Landscape/Sidewalks														

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Preliminary Draft Logistic Plan

Scale: NTS



MBTA UPDATE - BROOKLINE HILLS PLATFORM DESIGN



MBTA PROCESS UPDATE

Completed

1. 60% Building Submission, 30% Platform Submission, Enabling Submission
2. Soil Boring Complete
3. On-going meetings with Power and Signal Department
4. MBTA PDG Meeting Complete
5. Draft Easement

Next Steps

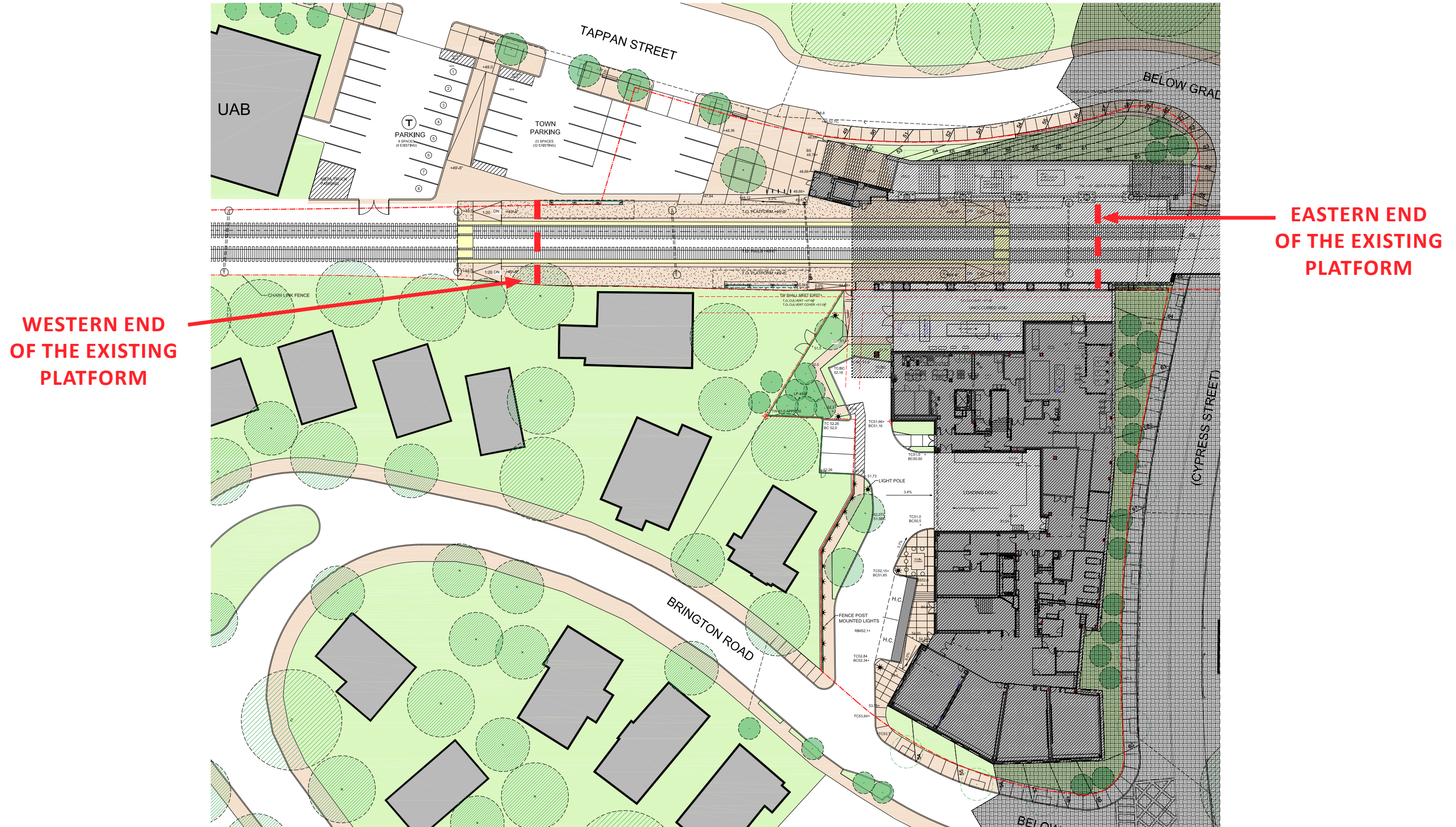
1. Individual Department Meetings (Operations, Power, Signals, Signage)
2. Submit 100% Enabling March 15, 2019 (OCS, Demo, Electrical Relocation)
3. Finalize Easement
4. On-going biweekly calls



BROOKLINE HILLS MBTA PLATFORM - SITE PLAN

EXISTING





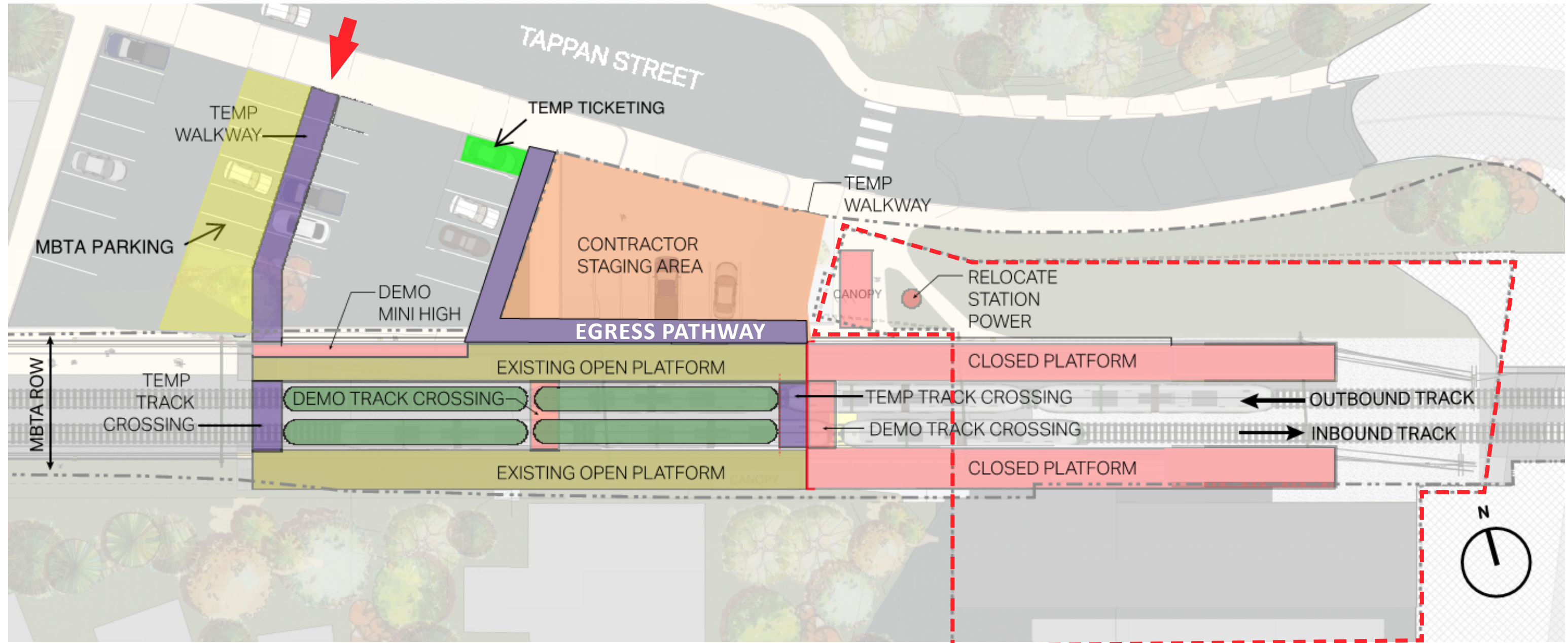
WESTERN END
OF THE EXISTING
PLATFORM

EASTERN END
OF THE EXISTING
PLATFORM

BROOKLINE HILLS MBTA PLATFORM - PHASING

Stage 1 – Existing platform reduced to 2 car capacity

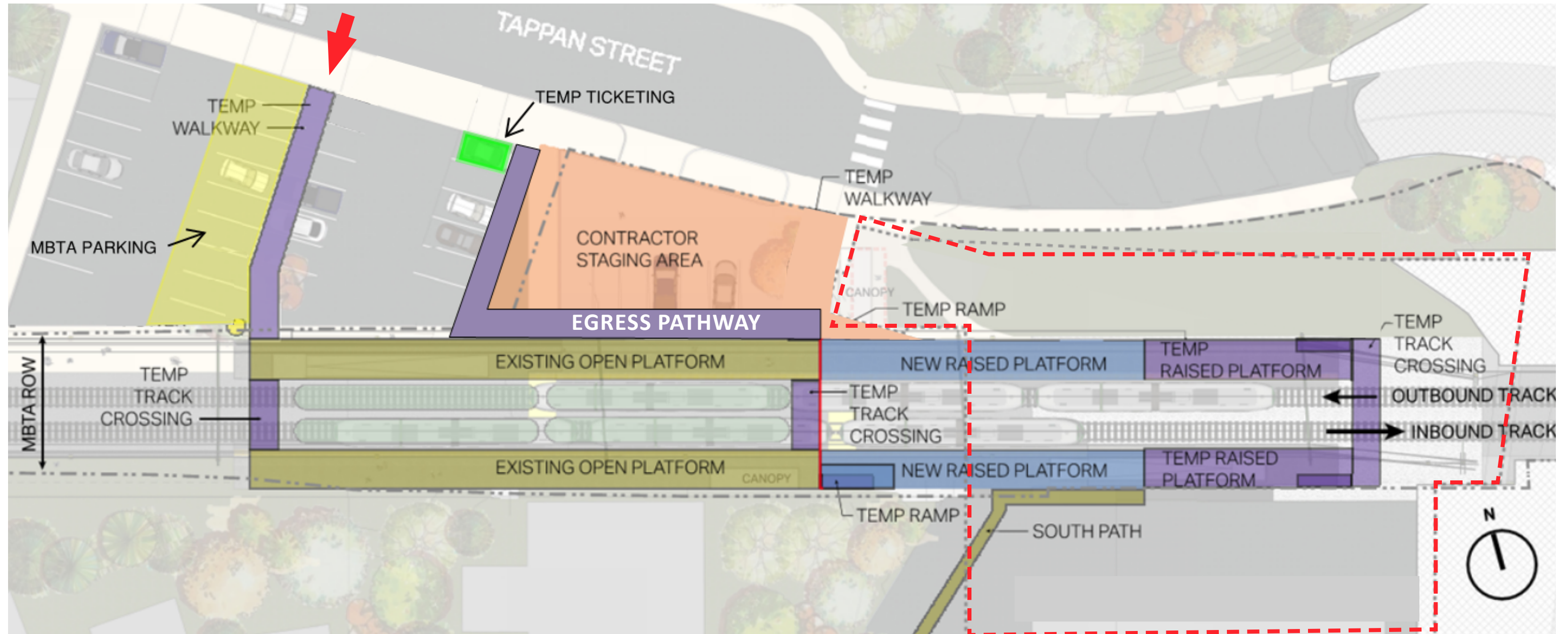
MAIN PLATFORM ENTRANCE



BROOKLINE HILLS MBTA PLATFORM - PHASING

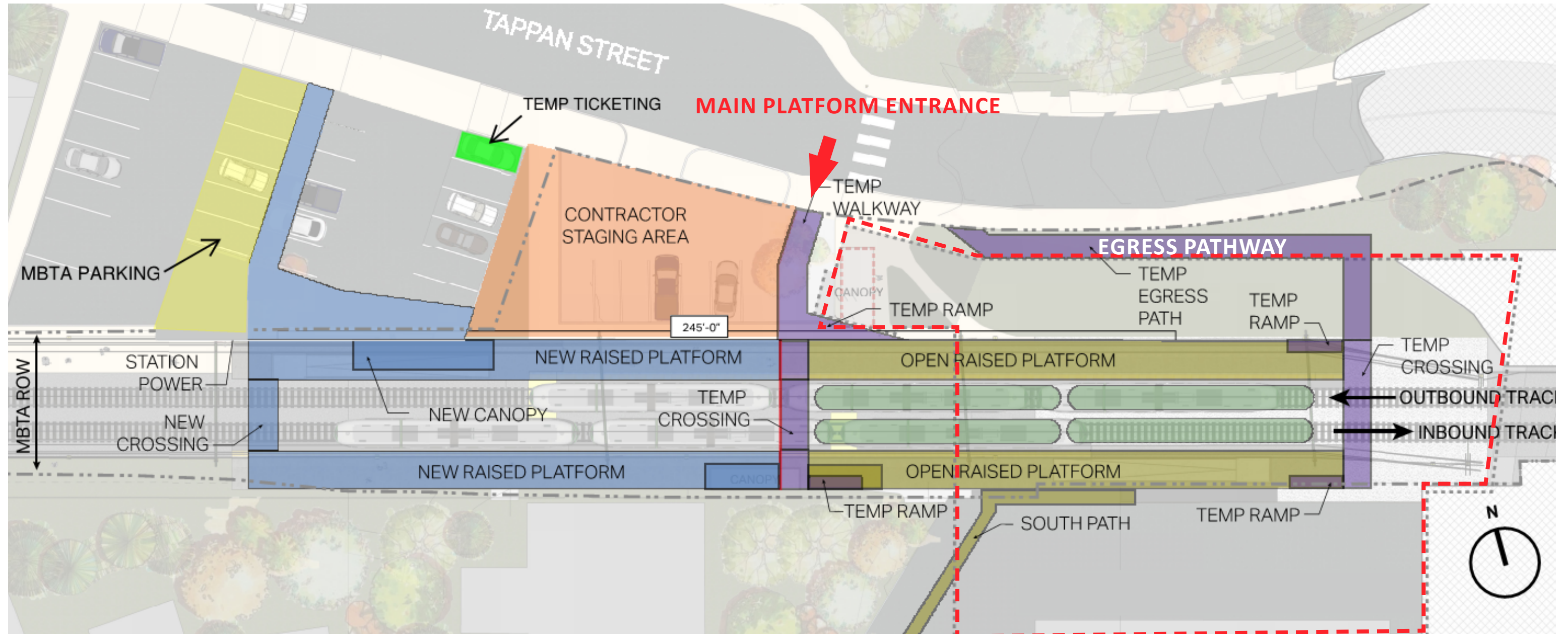
Stage 2 – New raised platform constructed beneath building

MAIN PLATFORM ENTRANCE



BROOKLINE HILLS MBTA PLATFORM - PHASING

Stage 3 – Remainder of platform replaced with new raised platform



BROOKLINE HILLS MBTA PLATFORM - PHASING

Stage 4 – New platform & lot opened at full capacity

MAIN PLATFORM ENTRANCE

