



21st Century School Buildings Program
WHS + BPI Community Meeting
08.18.2021

Presenters	Agenda
Dorothy Hellman Executive Director, 21st Century School Buildings Program Michael McBride Director, Design 21st Century School Buildings Program Renee Stainrod Manager, Community & Public Relations 21st Century School Buildings Program Alicia Thomas Sr. Program Coordinator, Community & Engagement 21st Century School Buildings Program Ivy McNeil Sr. Program Coordinator, Community & Engagement 21st Century School Buildings Program Michael Glaros Senior Vice President CannonDesign Daniel Beatty Architectural Designer CannonDesign	• Goal of This Study • Schools' Heritages • Results of our Previous Study • Site Analysis • Design Proposal • Questions & Discussion

Overview

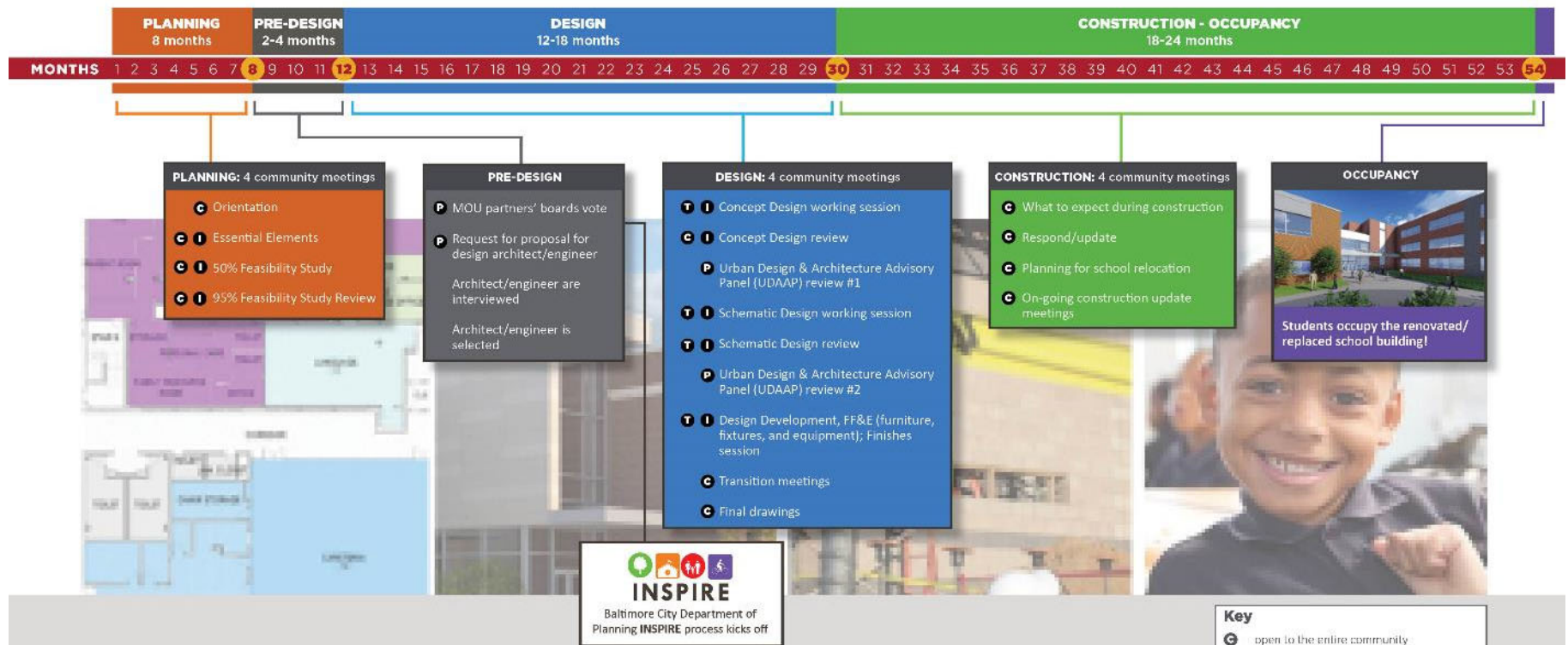
Engagement Process



21st Century School Buildings Engagement Process

The essential role of school stakeholders in the 21st Century School Buildings process.

Each school is unique. Creating modern, high-quality learning environments that meet the needs of individual school communities and support their vision for student success is a collaborative effort. The process for the design of each school building takes 18-24 months. The process for the construction of a school takes an additional 18-24 months marked by multiple opportunities for school communities to provide input and feedback.



Updated 1/13/2020

HISTORY:

- Founded 1844
- Liberal Arts College-Prep High School
- All-girls school

ACHIEVEMENTS:

- Blue Ribbon School of Excellence (2009)
- High Achievement Academic Programs
- Dual Enrollment for BCCC college credits
- Advanced Placement (AP) + Honors courses
- Teacher Academy of Maryland (TAM)
 - teacher shadowing
- Project Lead The Way (PLTW)
 - project-based curricula



HISTORY:

- Founded 1883
- Science & Technology College-Prep High School
- 1 of first schools to integrate, before the SCOTUS Brown v. Board of Ed. (1955)
- Previously All-boys school, now co-ed

ACHIEVEMENTS:

- Blue Ribbon School of Excellence
- High Achievement Academic Programs
- Advanced Placement (AP) + Honors courses
- Ingenuity Project
 - high academic achievement
- Project Lead The Way (PLTW)
 - project-based curricula



Overview

Current Enrollment + Use

Western

- Current Enrollment – 1,142
- Future Enrollment – 1,488
- All-girls high school

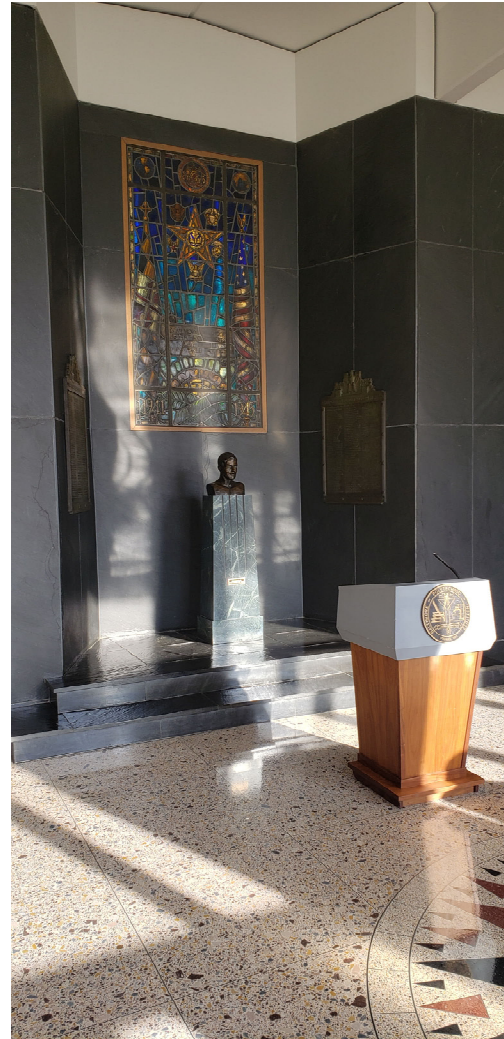
Poly

- Current Enrollment – 1,584
- Future Enrollment – 1,959
- Coeducational high school

Rec / other



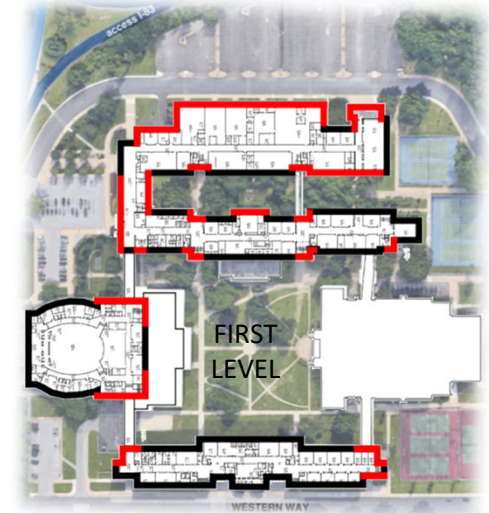
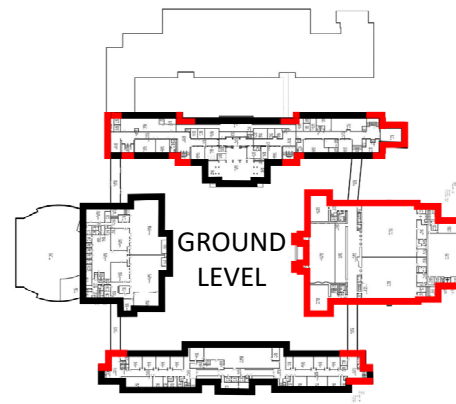
- Both schools have over 130 years of heritage
- Preserve and maintain historic elements of both schools
 - Statues
 - Memorial features
 - Plaques
 - Murals



Overview

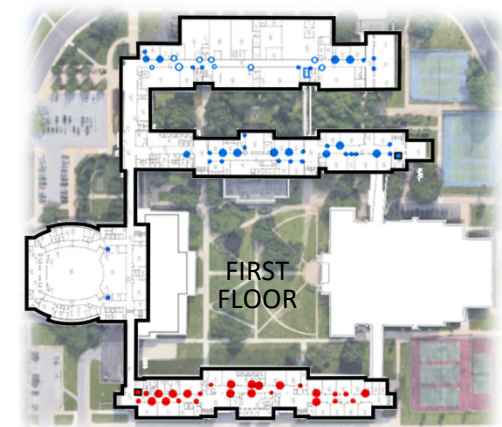
Previous Renovation Study – Existing Building Conditions

- Various challenges in the existing building to overcome:
 - Structural
 - Air Quality and Ventilation
 - Wall Assembly
 - Heating & Cooling
 - ADA Accessibility Clearances
 - Square Footage Inefficiency
 - Emergency Egress Deficiencies
- Existing Poly building oversized for current Education Specification
 - But all existing classrooms are undersized per required Ed Spec



- Door Threshold Issues
- Ramp / Slope Issues
- Lift
- Single Door Clearance Issues
- Double Door Clearance Issues
- Elevators

- Brick Wall
- Stone or Plaster Wall



Overview

Previous Renovation Study – Area Analysis

Western

- Overall square footage increases
- Area in the classroom wing INCREASES ~7,000 NSF
- Flexibility in DINING and PHYSICAL EDUCATION

Shared

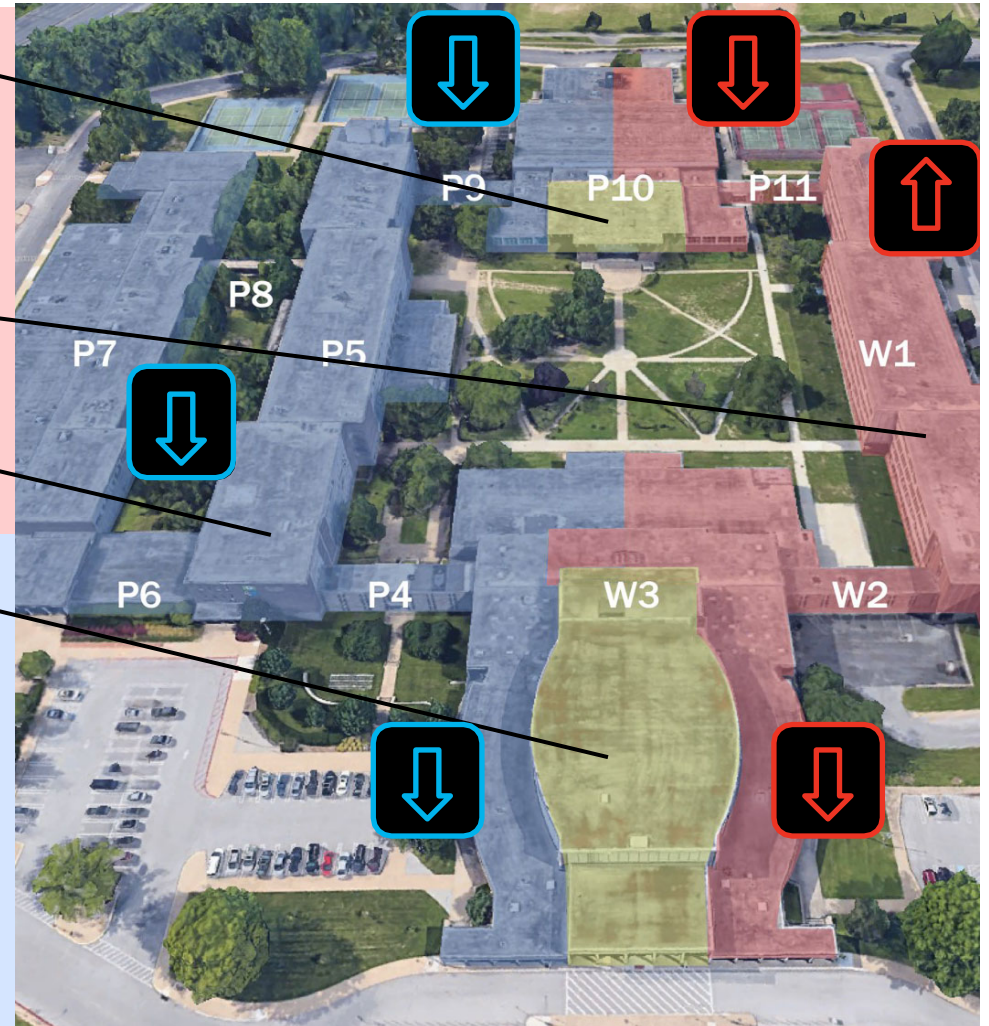
WESTERN

POLY

Poly

- Overall square footage decreases
- Flexibility dependent on SHARED spaces
- Classroom wings reduce by approximately 15,000 NSF

Shared



Overview

Previously Proposed Renovation Design Option

Reduces overall size of Poly to meet required Ed Spec

- Gets rid of excess, unused rooms

New drop-offs

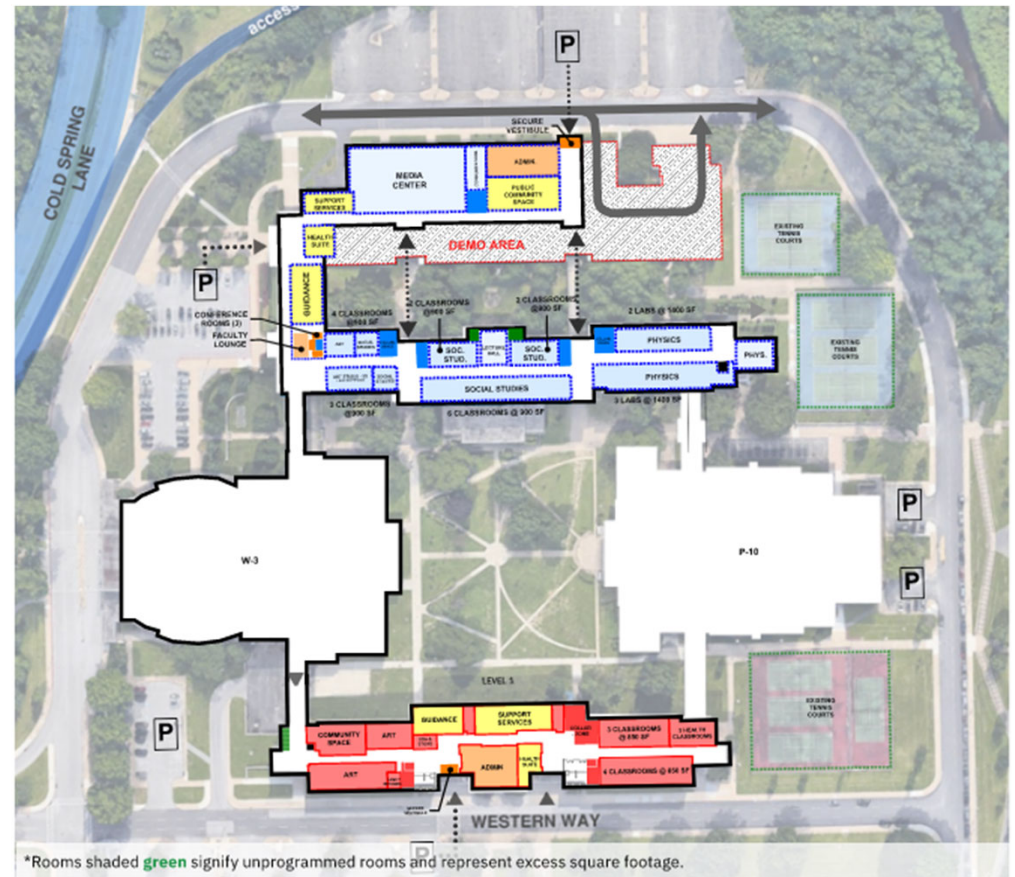
New Poly entry near parking

- New Administration suite near main entry (Poly)
- Relocates Media Center near main entry

Enlarges sizes of classrooms by
narrowing corridors

Provides 2 separate boiler rooms for Poly and Western

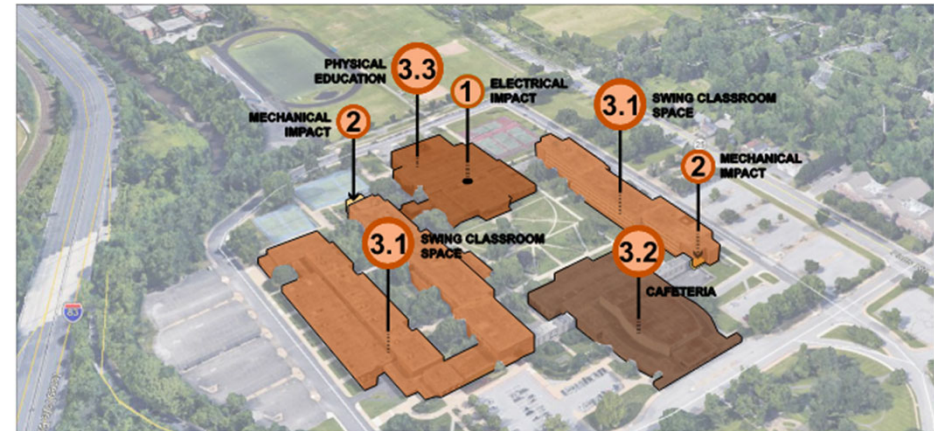
- Converts existing boiler room into an *Auxiliary Gymnasium*



Overview

Additional Phasing Challenges of a Renovated Building

- Renovated building construction cost – \$210M at \$346 / SF
 - Cost model is comparable to anticipated cost for a new building
- Renovation of existing building –** Students and faculty would temporary facilities during the renovation
- New greenfield construction –** Students and faculty would remain in existing school during construction
- A new construction build is expected to be ~\$15M less than a renovation

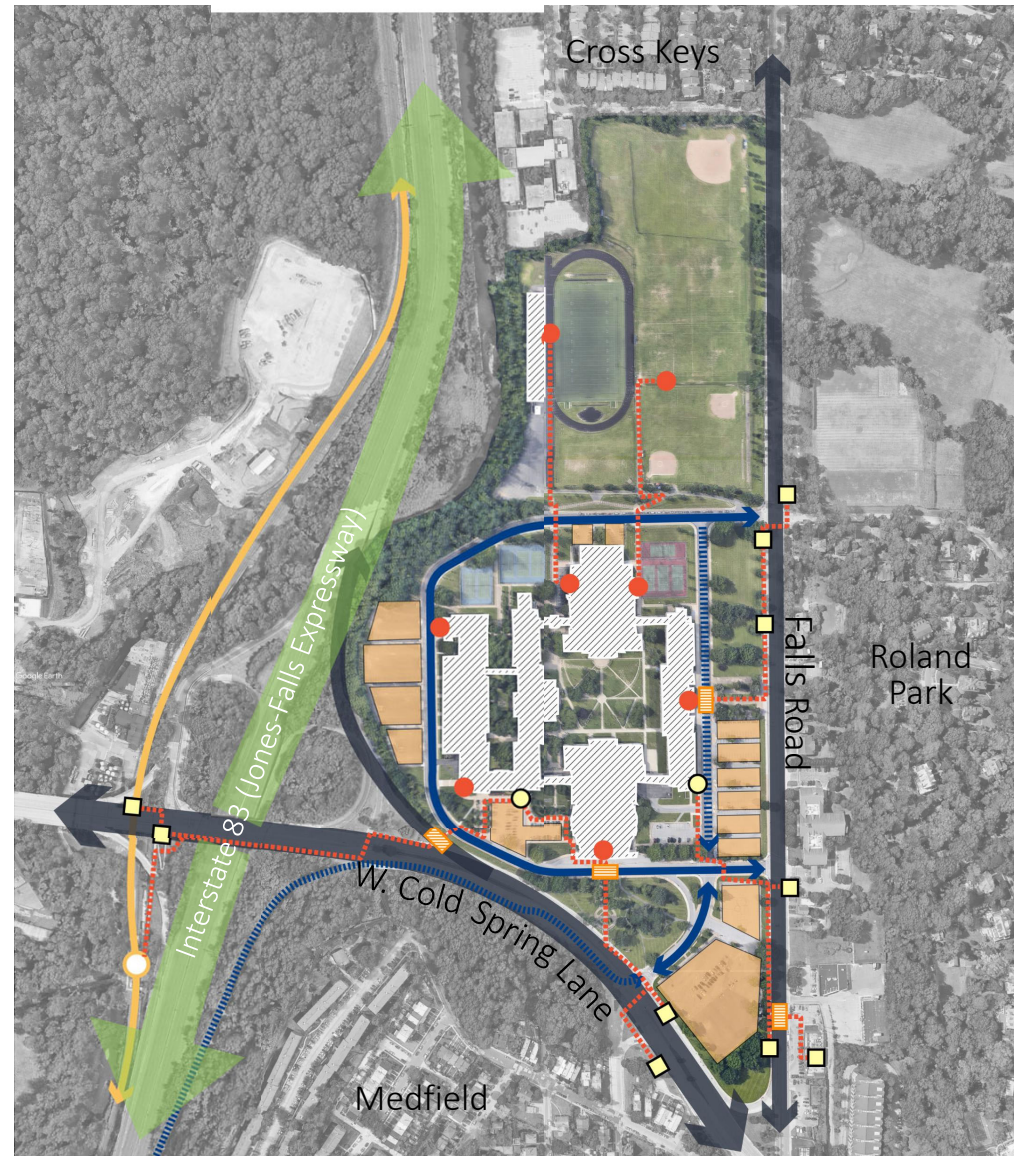
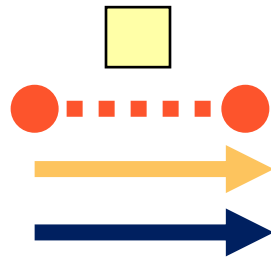


Task Name	Duration	Start	Finish
Phase 1	1074 days	Wed 12/1/21	Fri 3/27/26
Procure AE Services	3.5 months	Wed 12/1/21	Thurs 3/3/22
Procure CM Services	4 months	Wed 12/15/21	Thurs 4/7/22
Design	19 months	Wed 3/9/22	Fri 9/15/23
Bidding	4 months	Mon 9/18/23	Fri 1/19/24
Construction Phase 1A	12 months	Mon 2/5/24	Fri 1/3/25
Construction Phase 1B	12 months	Mon 3/3/25	Fri 1/30/26
Move In Phase 1A	2 months	Mon 1/6/25	Fri 2/28/25
Move In Phase 1B	2 months	Mon 2/2/26	Fri 3/27/26
Phase 2	533 days	Mon 2/16/26	Tues 4/4/28
Construction Phase 2A	12 months	Mon 2/16/26	Fri 1/15/27
Construction Phase 2B	12 months	Mon 3/15/27	Fri 2/11/28
Move In Phase 2A	2 months	Mon 1/18/27	Fri 3/12/27
Move In Phase 2B	2 months	Mon 2/14/28	Tues 4/4/28

Overview

Additional Traffic Challenges of a Renovated Building

- Bus stops
- Pedestrian Routes
- Light Rail
- Campus Streets

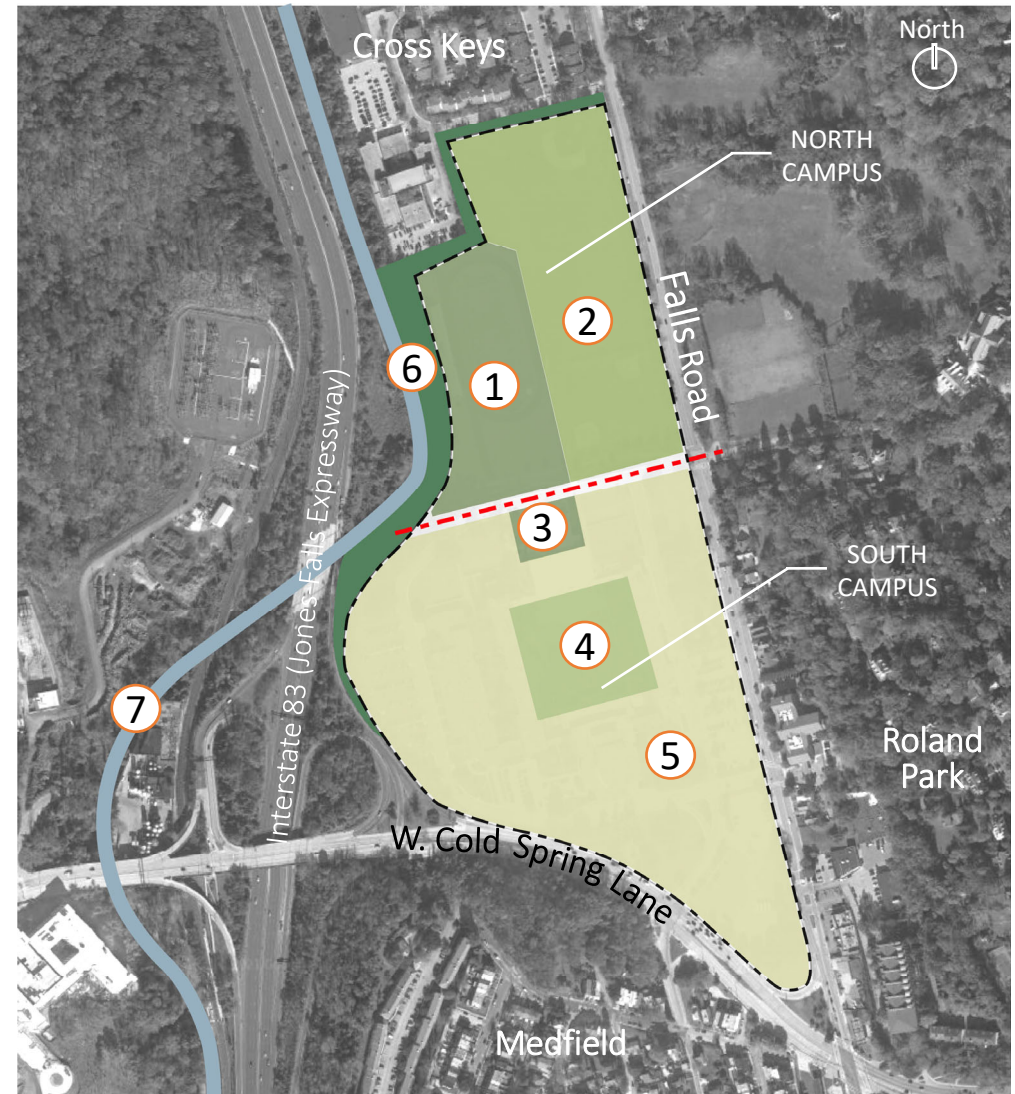


New Construction Study

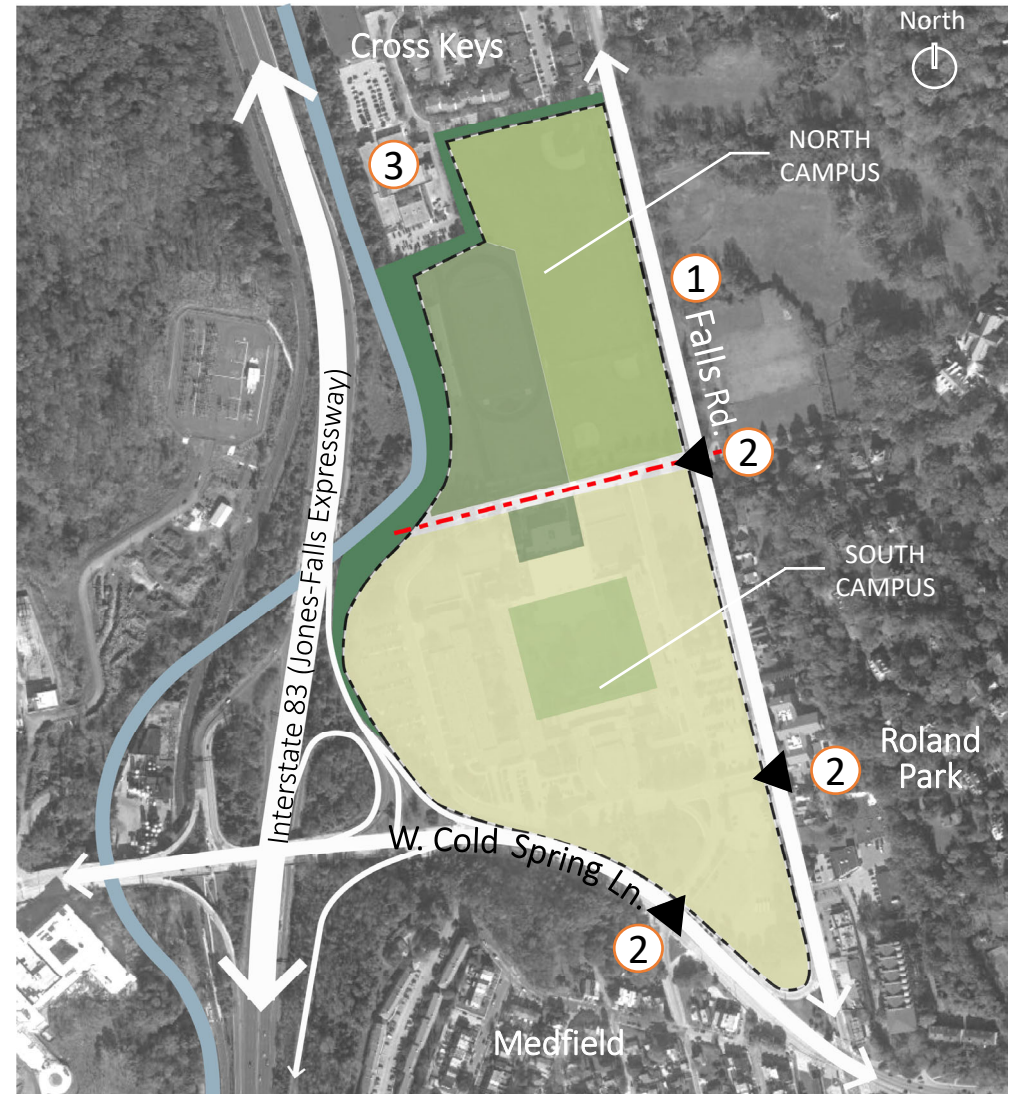
- Campus & Athletic Fields
- School Buildings



1. 196' – Current Stadium Elevation
2. 204' – Current Fields Elevation
3. 210' – Current Boiler Room Loading Elevation
4. 220' – Current Courtyard Elevation
5. 235' – Current Building Entry Elevation
6. Forested Edge
7. Jones Falls



1. Main Campus Street Frontage
2. High Volume Access to Campus
 - Moving Schools to North Campus can spread the traffic load as vehicles enter campus
3. Cross Keys Facility to the north of campus

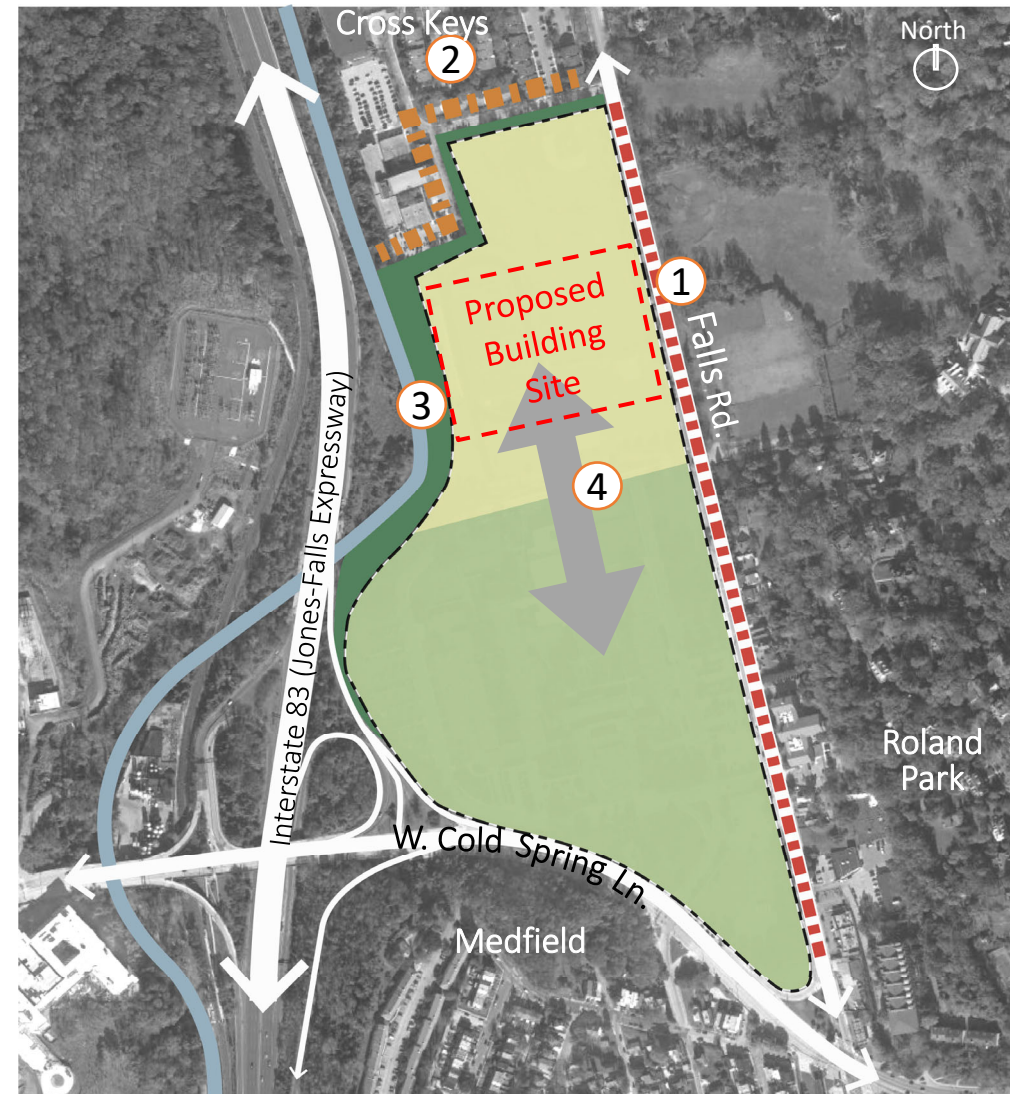


Design Study

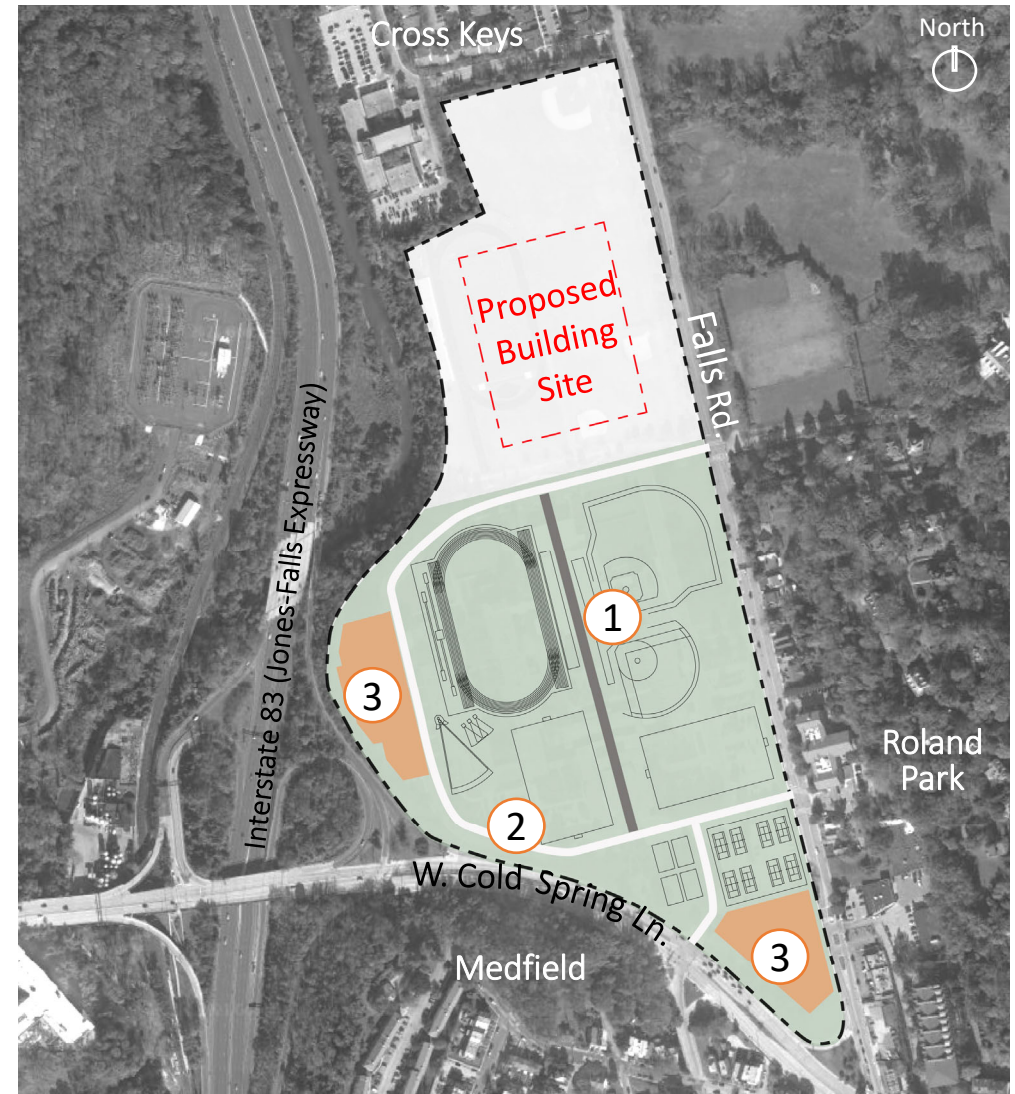
- **Goals and Guidelines for Site Planning & Building Layouts**



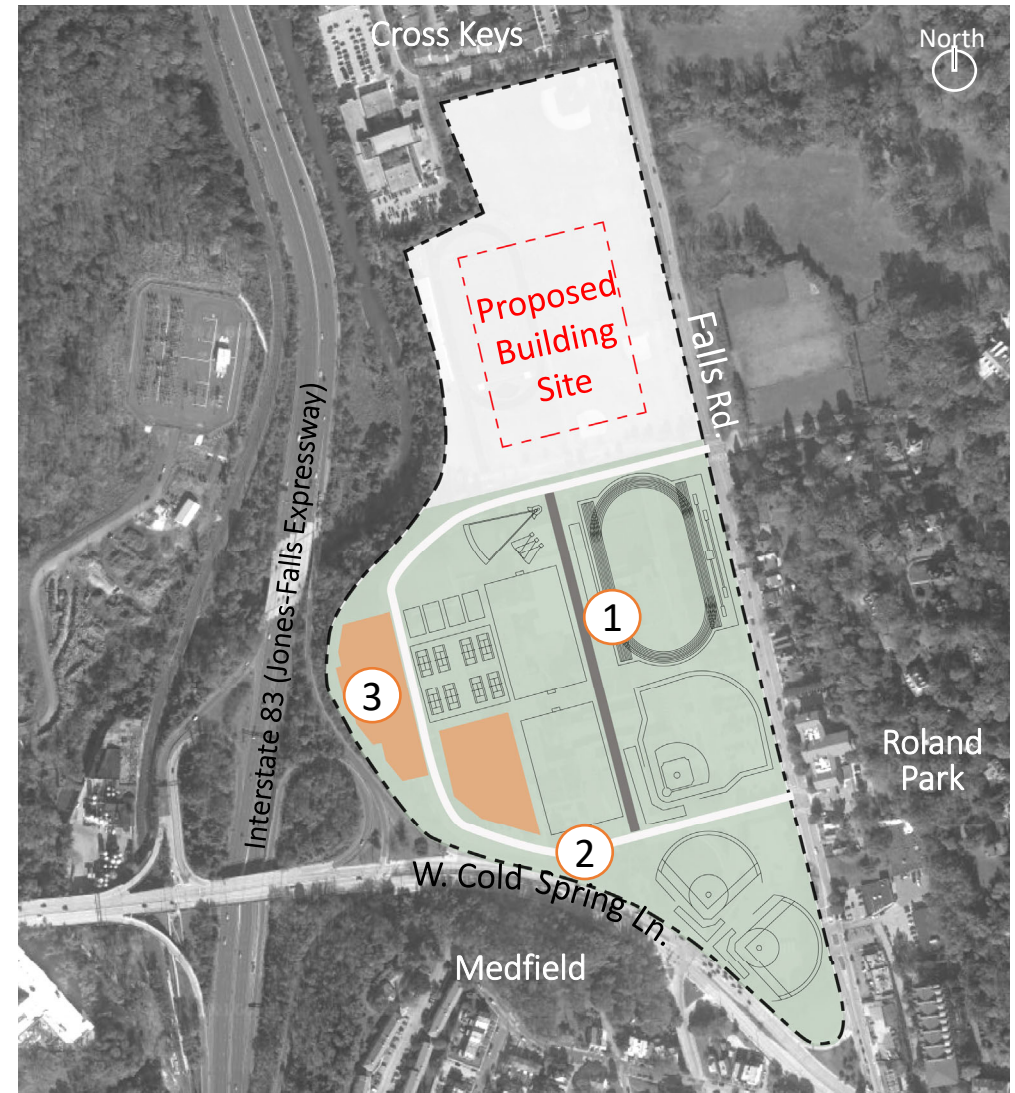
1. Address Urban Edge on Falls RD
 - Equally connect both schools to Falls Road
2. Be a Good Neighbor to Cross Keys
3. Connect to Nature along the Jones Falls
4. Connect both schools to new Athletic Fields on the south side of campus



1. Campus Promenade Pedestrian Walkway
2. Maintains existing campus circulation
3. Maintains some existing parking lots for event days



1. Campus Promenade Pedestrian Walkway
2. Maintains existing campus circulation
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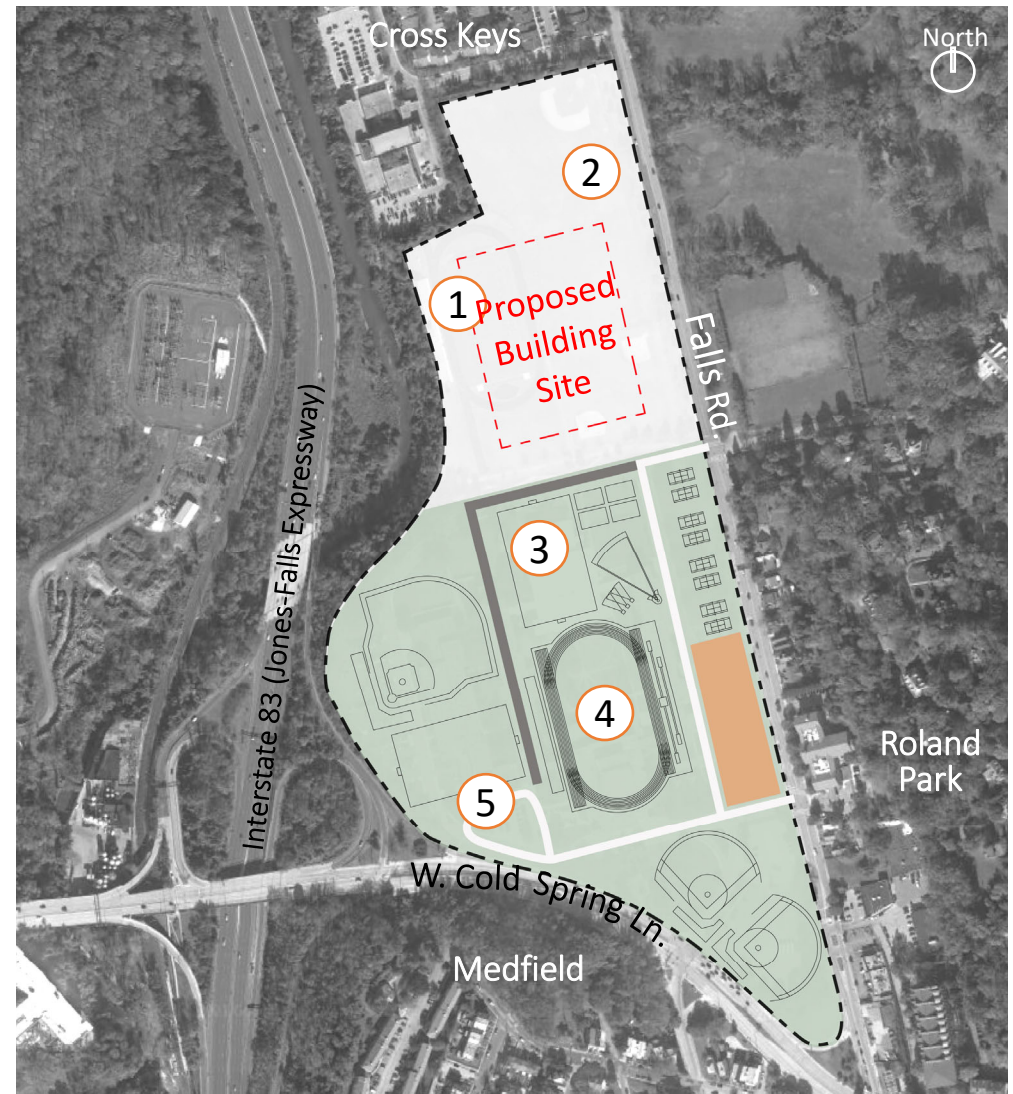


Uses existing grade elevations on south campus:

1. 196' – Stadium ► Building Lower Level
2. 204' – Fields ► Building
3. 210' – Loading ► Multi-Purpose Field
4. 220' – Courtyard ► Stadium Field
5. 235' – Building Entry ► Baseball, Softball

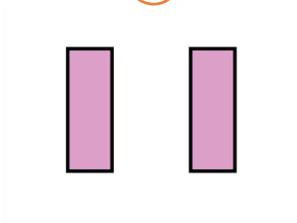
Stadium sits in the courtyard of the existing school.

Limits use of loop road.



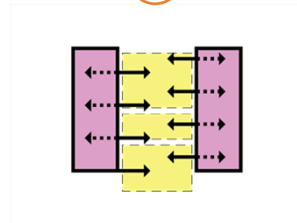
1. Two Schools, One Site
2. Shared Facilities for Efficiency
3. Individual Identities + Unified Campus
4. Courtyard as Culture

1



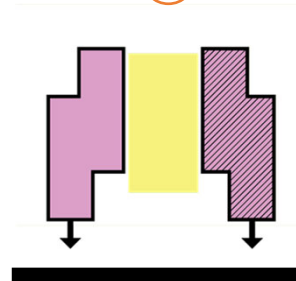
Two Schools,
One Site

2



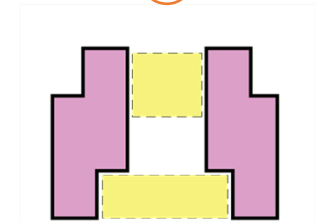
Shared Facilities
for Efficiency

3



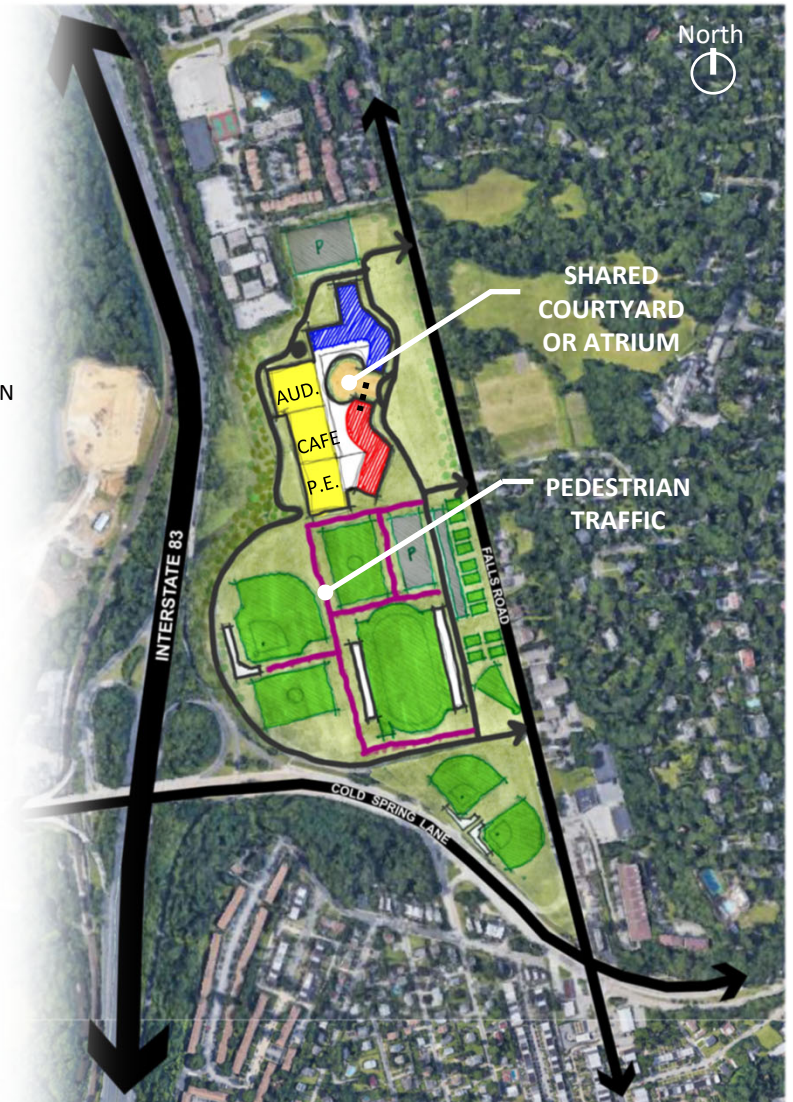
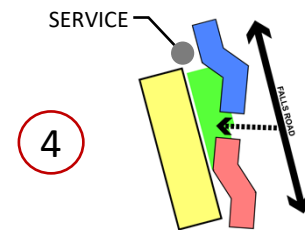
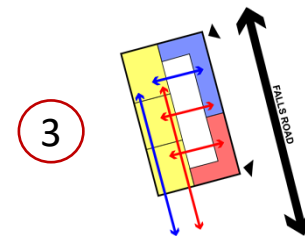
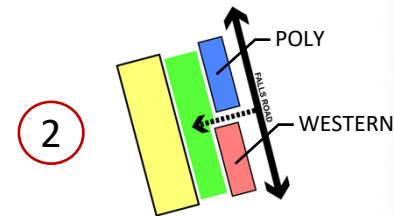
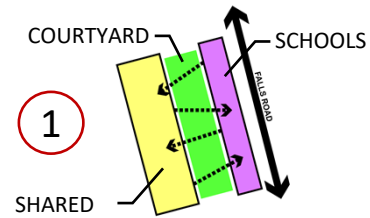
Individual Identities
+ Unified Campus

4



Courtyard as
Culture

1. Courtyard as Campus Unifier
2. Distinct Identities
3. Formalized, enclosed courtyard configuration
4. Courtyard as program hub
 - Dynamic school wings

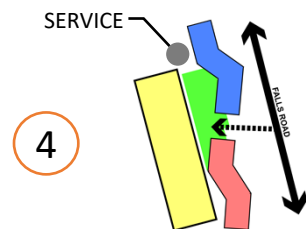
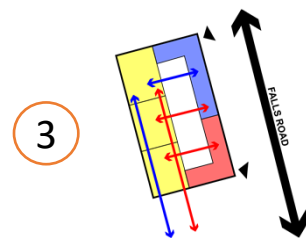
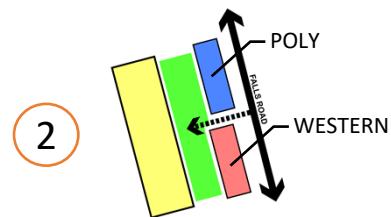
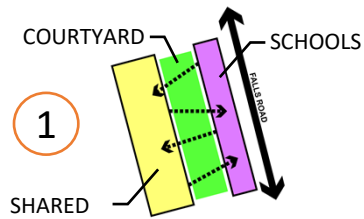




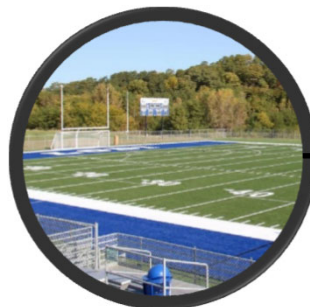
Further development on the proposed Option



Evaluate the expected cost considerations



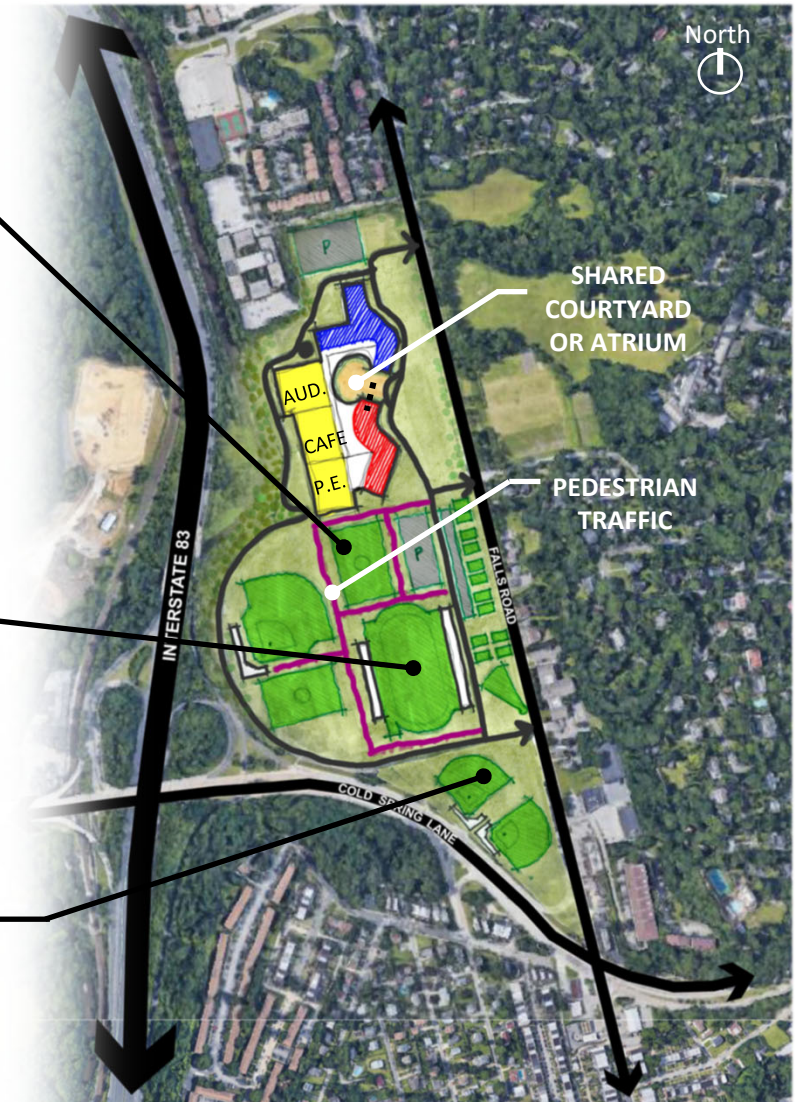
LACROSSE



FOOTBALL



SOFTBALL



Questions?

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Thank You.

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