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

Introductions and Agenda

**Presenters**

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Executive Director, 21st Century School Buildings Program

**Michael McBride**  
Director, Design  
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Manager, Community & Public Relations  
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21st Century School Buildings Program

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Sr. Program Coordinator, Community & Engagement  
21st Century School Buildings Program

**Michael Glaros**  
Senior Vice President  
CannonDesign

**Daniel Beatty**  
Architectural Designer  
CannonDesign

**Agenda**

- Goal of This Study
- Schools’ Heritages
- Results of our Previous Study
- Site Analysis
- Design Proposal
- Questions & Discussion

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Western High School + Baltimore Polytechnic Institute - Community Meeting  August 18, 2021
**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.

**Key**

- Open to the online community
- Input is collected from meeting participants
- snake = intended for School Core Team participants
- = open sessions to public comment

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Western High School + Baltimore Polytechnic Institute - Community Meeting  August 18, 2021
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
<table>
<thead>
<tr>
<th>Overview</th>
<th>Current Enrollment + Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Western</td>
<td></td>
</tr>
<tr>
<td>• Current Enrollment – 1,142</td>
<td></td>
</tr>
<tr>
<td>• Future Enrollment – 1,488</td>
<td></td>
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<tr>
<td>• All-girls high school</td>
<td></td>
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<tr>
<td>Poly</td>
<td></td>
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<tr>
<td>• Current Enrollment – 1,584</td>
<td></td>
</tr>
<tr>
<td>• Future Enrollment – 1,959</td>
<td></td>
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<tr>
<td>• Coeducational high school</td>
<td></td>
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<tr>
<td>Rec / other</td>
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</table>
Overview

Preserving History

• Both schools have over 130 years of heritage

• Preserve and maintain historic elements of both schools
  o Statues
  o Memorial features
  o Plaques
  o 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
Western

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

Poly

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

<table>
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<tr>
<th>Task Name</th>
<th>Duration</th>
<th>Start</th>
<th>Finish</th>
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<tbody>
<tr>
<td>Phase 1</td>
<td>1074 days</td>
<td>Wed 12/1/21</td>
<td>Fri 3/27/26</td>
</tr>
<tr>
<td>Procure AE Services</td>
<td>3.5 months</td>
<td>Wed 12/1/21</td>
<td>Thurs 3/3/22</td>
</tr>
<tr>
<td>Procure CM Services</td>
<td>4 months</td>
<td>Wed 12/15/21</td>
<td>Thurs 4/7/22</td>
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<tr>
<td>Design</td>
<td>19 months</td>
<td>Wed 3/9/22</td>
<td>Fri 9/15/23</td>
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<tr>
<td>Bidding</td>
<td>4 months</td>
<td>Mon 9/18/23</td>
<td>Fri 1/19/24</td>
</tr>
<tr>
<td>Construction Phase 1A</td>
<td>12 months</td>
<td>Mon 2/5/24</td>
<td>Fri 1/3/25</td>
</tr>
<tr>
<td>Construction Phase 1B</td>
<td>12 months</td>
<td>Mon 3/3/25</td>
<td>Fri 1/30/26</td>
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<tr>
<td>Move In Phase 1A</td>
<td>2 months</td>
<td>Mon 1/6/25</td>
<td>Fri 2/28/25</td>
</tr>
<tr>
<td>Move In Phase 1B</td>
<td>2 months</td>
<td>Mon 2/2/26</td>
<td>Fri 3/27/26</td>
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| 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

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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
3. Maintains some existing parking lots for event days
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

Two Schools, One Site  
Shared Facilities for Efficiency  
Individual Identities + Unified Campus  
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
Questions?

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Program Information

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Thank You.

This presentation was brought to you by the 21st Century School Buildings Program.

www.baltimore21stcenturyschools.org

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