



**21<sup>st</sup> Century School Buildings Program**  
WHS + BPI Community Meeting  
June 7, 2022



### Presenters

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21<sup>st</sup> Century School Buildings Program

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Interim Executive Director  
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### Agenda

- Introductions & Agenda
- Current Enrollment & Use
- Selected Renovation Option Overview
- Example Past Projects
- Swing Space
- Q&A
- Program Contact Information

## WESTERN

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- All-girls high school
- Current Enrollment – 1,261
- Future Enrollment – Approximately 1,340



## POLYTECHNIC

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- Coeducational high school
- Current Enrollment – 1,601
- Future Enrollment – Approximately 1,750





# Selected Project Type: Renovation

## Renovation & Modernization of Campus



**WHAT WILL A  
NEW  
RENOVATION  
MEAN?**



All spaces will be completely updated



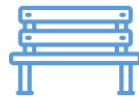
All systems will be completed updated



State-of-the-art technology provided



New furniture outfitted throughout the building



New outdoor amenities & site improvements

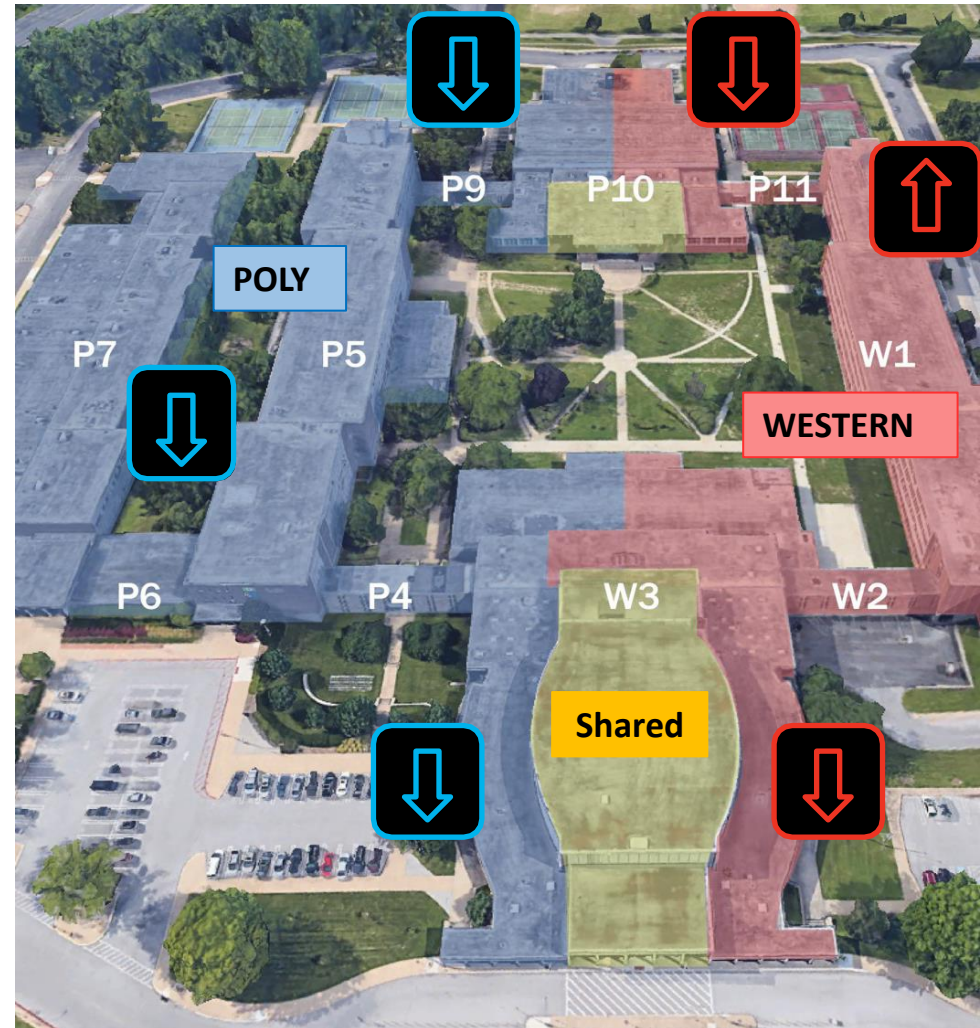


### Challenges in the existing building:

- Structural
- Air Quality and Ventilation
- Wall Assembly
- Heating & Cooling
- ADA Accessibility Clearances
- Square Footage Inefficiency
- Emergency Egress Deficiencies
- Excess Square-footage in existing building

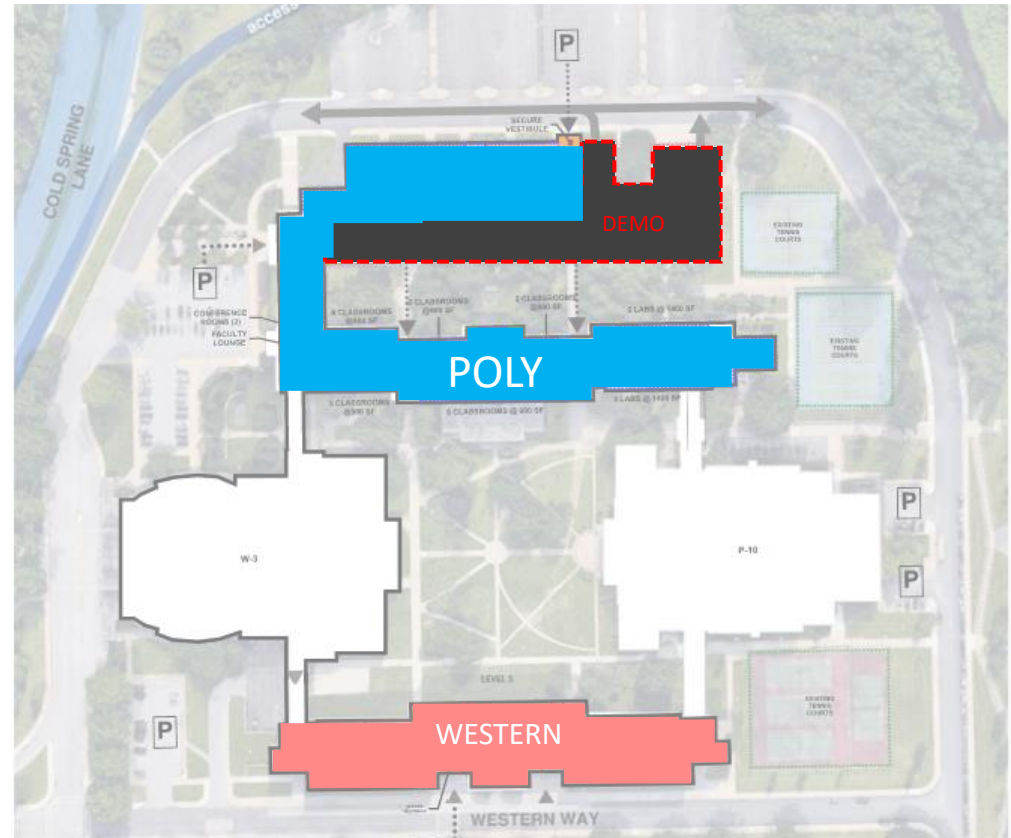
### Solutions:

- Modernize building infrastructure
- Remediate deficiencies
- Right-size building square-footage to meet needs



## GOALS

- Right-size the overall size of Poly
- New drop-offs
- New Poly entry
  - New Administration suite near new main entry of Poly
- Right sizes of classrooms throughout both schools
- Provides 2 separate boiler rooms for Poly and Western



## ADVANTAGES TO RENOVATION

- 01** Provides flexibility to meet state requirements in the academic program, such as a larger auditorium.
- 02** Preserves building features such as the Auditorium and the Quad.
- 03** Makes appropriate use of the newly renovated pool.
- 04** Maintains size of existing field space that support athletic programming.
- 05** Maintains use of newly revitalized field spaces.
- 06** Is an environmentally sustainable solution.
- 07** Makes appropriate use of recently restored roof, elevators and fire safety systems.
- 08** Maintains landscaping and parking around the building.
- 09** Maintains presence at Cold Spring Lane and Falls Road.
- 10** Improves circulation.
- 11** Results in completely reimagined space.



## ADDITIONAL CONSIDERATIONS



Community requests to retain significant features such as the Quad & Auditorium.



Ongoing HVAC issues with existing building.



Cost difference between preliminary feasibility study estimate and the MSA estimate.



Previous \$20M worth of investments in fire safety systems, pool and roof.



Previous community partner investments in athletic fields and stadium.

## FOREST PARK HIGH SCHOOL

- Renovation  
Addition Project
- LEED Silver  
Certified
- Nine CTE Programs
- Completed 2018



Photos Courtesy of Lester Escobal, SEI Architects



BEFORE



LOCKER ROOMS



AFTER



Photos Courtesy of Lester Escobal, SEI Architects

BEFORE



AFTER



Photos Courtesy of Lester Escobal, SEI Architects



## OTHER RENOVATED SPACES



Photos Courtesy of Lester Escobal, SEI Architects



Photos Courtesy of MCN Build:Photo Credit: Judy Davis/studioHDP

## LAKE CLIFTON PARK BUILDING

- Renovation & Addition Project
- LEED Gold Certified
- Seven CTE Programs
- Completed 2019



**Maryland U.S. Green Building Council's Community Leader Award for K-12**



BEFORE



GYM



CAFETERIA

AFTER



Photo Courtesy of MCN Build:Photo Credit: Judy Davis/studioHDP

BEFORE



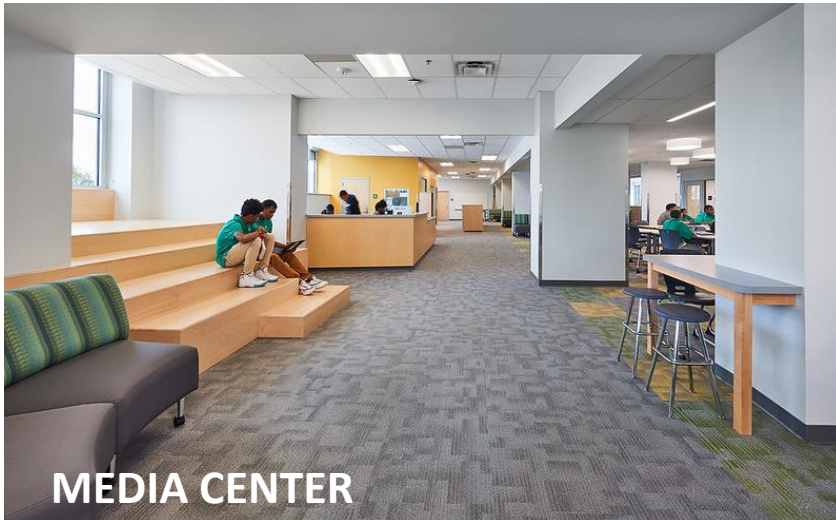
AFTER



Photo Courtesy of MCN Build:Photo Credit: Judy Davis/studioHDP



## OTHER RENOVATED SPACES



Photos Courtesy of MCN Build: Photo Credit: Judy Davis/studioHDP





**Goal: Minimize the amount of disruption experienced by students.**

### **Factors in Identifying Swing Space Locations**

- Facility size and condition
- Distance from current school/impact on student commutes
- Access to regulation fields/courts for scholastic athletics

### **Facility Preparation**

- Upgrading identified spaces that have infrastructure related to specific programming (CTE labs, computer labs, etc.)
- Creating spaces comparable to existing facilities

### **POTENTIAL SWING SITES**

Northwestern High School

Chinquapin Bldg

Garrison Bldg



**Goal: Minimize the amount of disruption experienced by students.**

### **Inventory of Existing Spaces**

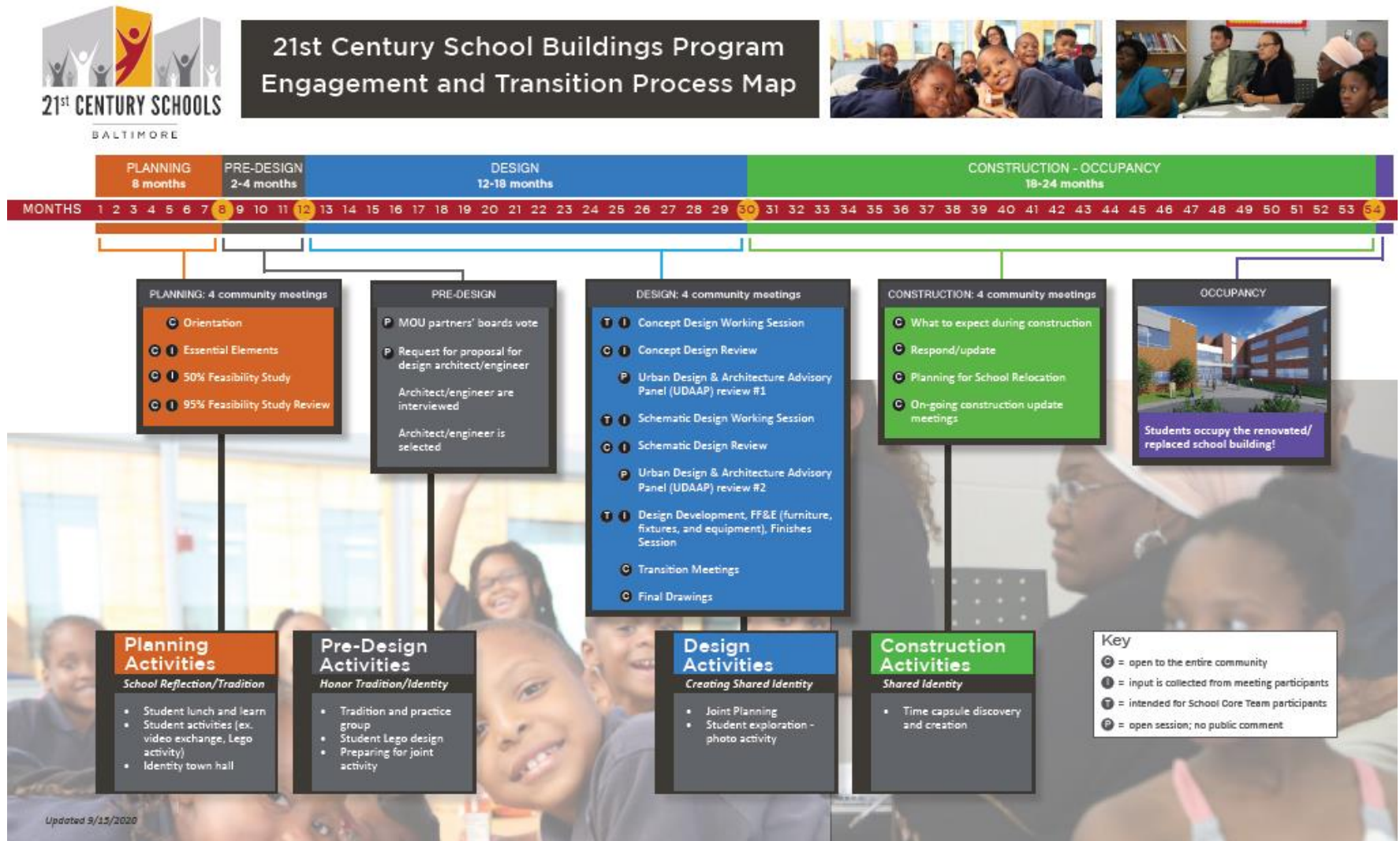
- Numbers of classrooms
- Assigned staff
- Uses (science lab vs. CTE lab vs. computer lab)
- Preferred adjacencies (ex. 9<sup>th</sup> grade wing vs. science department)

### **Planning with Principal**

- Working with Logistics Coordinator
  - Monthly check-ins with principal and timelines for packing and moving
- Walking swing space with Principal/ school leadership
- Draft layouts
  - Ex. Teacher Y is currently in room 2; they will now be in room 12 at swing location
- Walking Principal/school leadership through swing space with final plan

### **Moving Back**

- Similar process of inventory, monthly meetings, draft plans and walk-throughs
- Occupancy of your renovated facility!





**Based on project scale and complexity:**

**Procurement – 6 months**

**Design – 1 ½ to 2 years**

**Construction – 3 years (-/+)**



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## NEXT STEPS

- 1 Procurement**  
Selection of Architectural & Construction teams.
- 2 Design Phase**  
This phase will incorporate community feedback.

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## COMMUNITY MEETINGS

- Once swing space is finalized.
- Throughout the Design Phase to solicit feedback.
- Throughout Construction Phase to update the community on progress.



# Questions?

## Program Contacts

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## Program Information

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21stCSBaltimore



21stCenturySchoolBuildingsProgram



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Thank You.

This presentation was brought to  
you by the 21<sup>st</sup> Century School  
Buildings Program.



BALTIMORE CITY  
PUBLIC SCHOOLS

