



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

Frederick Douglass High School & Joseph C. Briscoe Academy  
COMMUNITY MEETING Feasibility Study | October 29, 2020

BALTIMORE CITY  
PUBLIC SCHOOLS



### Introductions

**Renee Stainrod**

Manager, Community & Public Relations  
21<sup>st</sup> Century School Buildings Program

**Ivy McNeil**

Sr. Coordinator, Community & Public Relations  
21<sup>st</sup> Century School Buildings Program

**Dorothy Hellman**

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

**Michael McBride**

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

**Scott McGovern and Andrew Persons**

Architects  
Design Collective

**Tom Lee and Amy McCarty**

Architects  
Samaha Associates

### Agenda

- **Introductions**
- **High School Plan Overview**
- **Looking Forward/Schedule**
- **Project Overview**
- **Existing Site**
  - Challenges & Opportunities
- **Existing Building**
  - Challenges & Opportunities
- **Community Engagement**
- **Feedback Q&A**
- **Next Meeting**

### For SY2021, City Schools has:

- 37 programs serving 21,460 high school students in 34 buildings

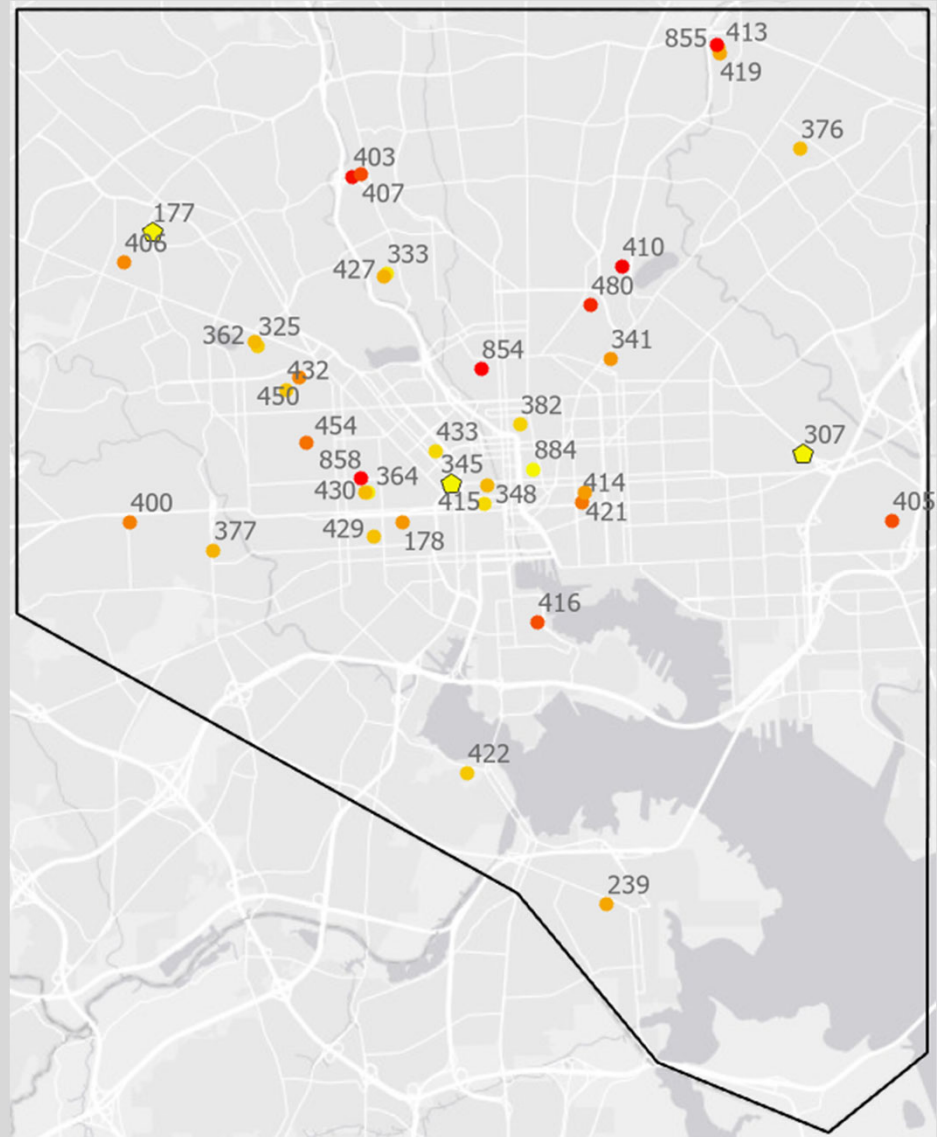
### Students attend high school through:

#### The Choice process

- Students rank top 5 choices
- Some school entrances are based on criteria/audition/portfolio-based

### 21<sup>ST</sup> Century Program buildouts:

- ACCE and Independence
- Forest Park
- Fairmont-Harford, REACH!
- Patterson and Claremont High School



City Schools is focusing on high schools to:

- Maximize the impact to as many students, across as many communities as possible
- Increase the ability to offer robust academic programming that leads to college and career readiness

High schools are city-wide and serve students from across neighborhoods. Facilities that serve high school students are also significantly more expensive to fix than elementary and elementary/middle school facilities.

# \$29 Million

Annual City Schools State CIP  
Allocation for **150 buildings**

# \$44 Million

ONLY systematic upgrades at **ONE**  
**high school**

*The disparity between the amount of annual capital funds City Schools receives and the high cost of repairing large high schools makes addressing the facility needs of those schools virtually impossible through regular capital funds. This is particularly difficult for historic buildings.*



### FREDERICK DOUGLASS

- 2nd oldest US high school created specifically to educate African Americans.
- Currently a non-entrance criteria high school located in a historically significant building in NW Baltimore.
- Is a popular choice for students in the Northwest area of the city.
- Former [Supreme Court Justice Thurgood Marshall](#) (1908–1993) is one of Douglass' most notable alumni.



### **JOSEPH C. BRISCOE ACADEMY**

A separate public day school for middle and high school students with an LRE-F designation [Least Restrictive Environment - Public Separate Day School].

The needs of these students cannot be met in a general education program.

The holistic program at Joseph C. Briscoe Academy includes a schoolwide behavior management system, social-emotional learning curriculum, small student-teacher ratio, intensive therapeutic services, and rigorous academic instruction.





### FREDERICK DOUGLASS & JOSEPH C. BRISCOE CO-LOCATION

- City Schools has intentionally focused on the inclusion of our separate public day schools to ensure these students have access to quality and healthy buildings.
- Thus, the plan is to relocate the Joseph C. Briscoe school to be housed in a renovated Douglass facility designed for a shared campus for two separate schools similar to Patterson and Claremont.
- Based on COMAR, these two programs must remain separate schools and thus the proposal is a co-location, **not a merger.**



## Feasibility Studies: 6 – 8 months

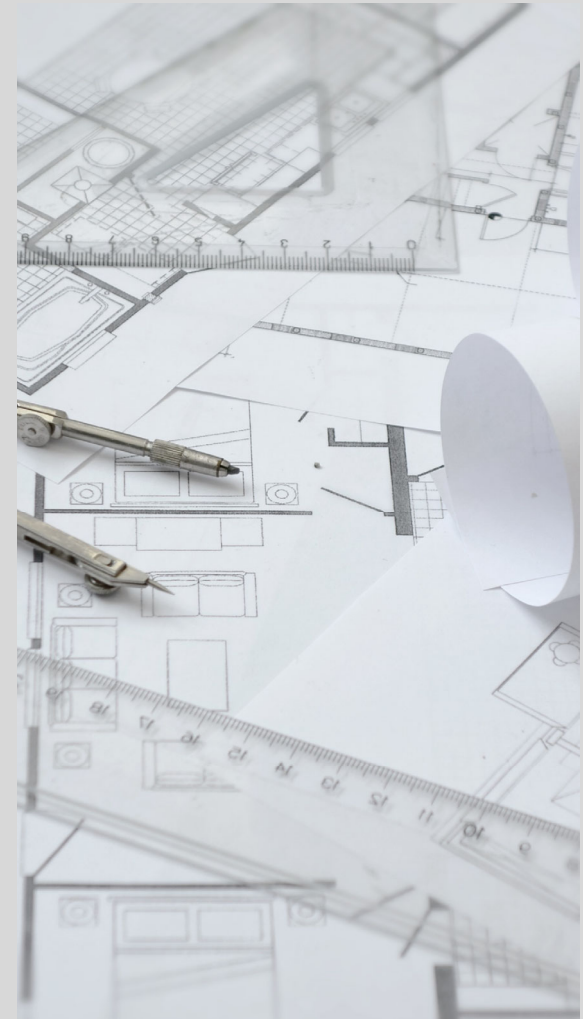
**July 2020 – February 2021**  
(dates subject to change)



## Overview

### Project Overview

- This feasibility study is being developed in conjunction with other City Schools high school feasibility studies. The funding for the projects is tied to the Built to Learn Act of 2020 (HB1/SB1), which passed during the 2020 legislative session but did not become law because it is tied to the enactment of the Kirwan legislation that was vetoed by the governor. The MD General Assembly can override the veto in upcoming session (starts January 2021). If the bill becomes law the district will renovate as many of the facilities as they can in order of the plan.
- As part of the process the design team will present options for review to City Schools staff and partners, the school community, and other stakeholders and will incorporate feedback as the team develops each option and present these at subsequent meetings.
- The purpose of the feasibility study is to determine the optimal location of all program elements within the building footprint, and on the site to serve as the basis for the design and for use in establishing the budget.
- The feasibility concept options will be developed based on the educational specification program prepared by 21<sup>st</sup> Century School Buildings program.



## Challenges & Opportunities

1. Safety and security.
2. Providing individual identity to both Frederick Douglass and Joseph C. Briscoe.
3. Easy, intuitive, and effective access and flow throughout the building.
4. Resolve vehicular and pedestrian traffic issues on site and in the neighborhood.
5. Site and building accessibility (ADA).



## Existing Conditions

## Site – Aerial Photograph





## Existing Conditions

## Site Photographs





## Existing Conditions

## Site Photographs





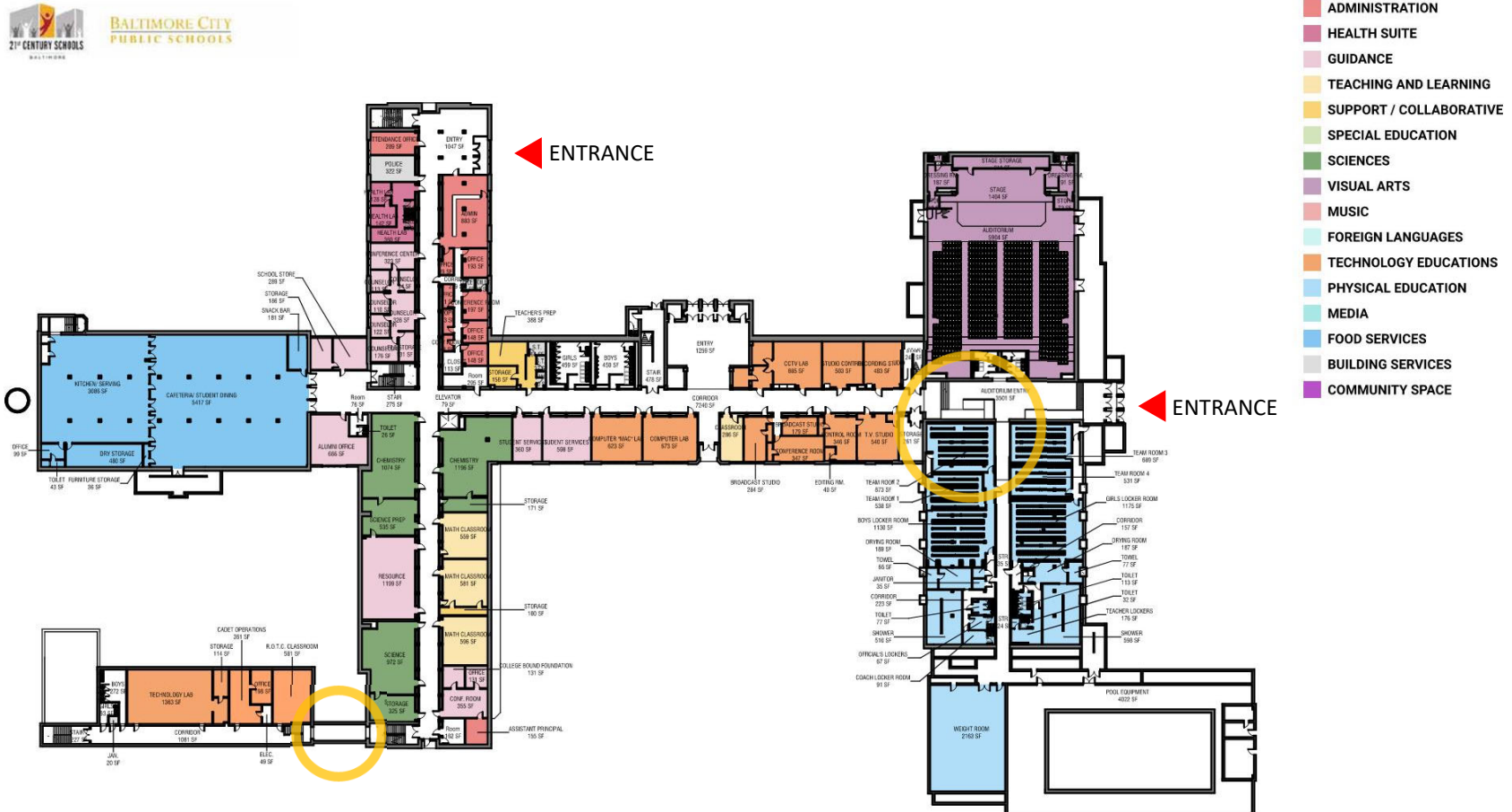
## Existing Conditions

## Site Plan



## Existing Building

Existing Building – Entry Level 1



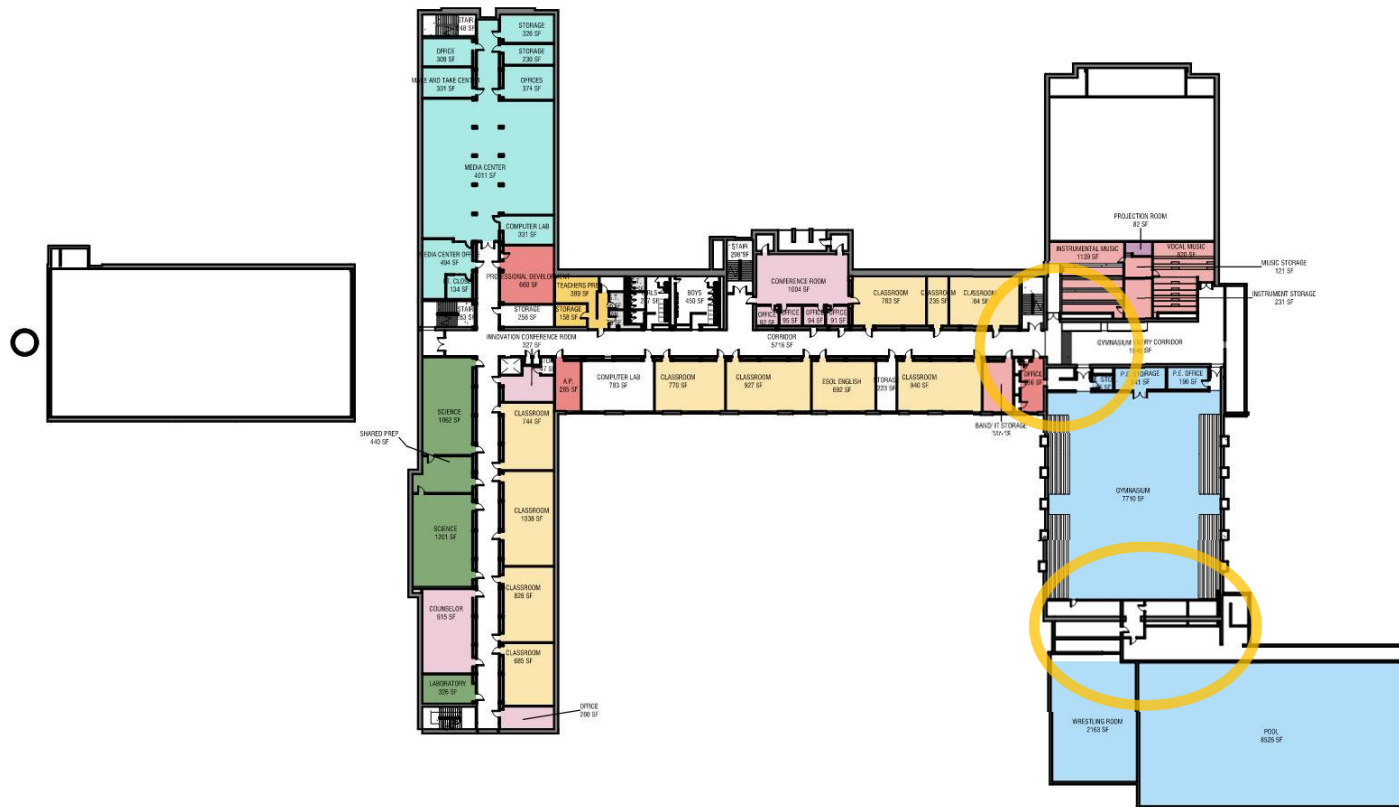
# Existing Building

## Existing Building – Level 2



BALTIMORE CITY  
PUBLIC SCHOOLS

- ADMINISTRATION
- HEALTH SUITE
- GUIDANCE
- TEACHING AND LEARNING
- SUPPORT / COLLABORATIVE
- SPECIAL EDUCATION
- SCIENCES
- VISUAL ARTS
- MUSIC
- FOREIGN LANGUAGES
- TECHNOLOGY EDUCATIONS
- PHYSICAL EDUCATION
- MEDIA
- FOOD SERVICES
- BUILDING SERVICES
- COMMUNITY SPACE



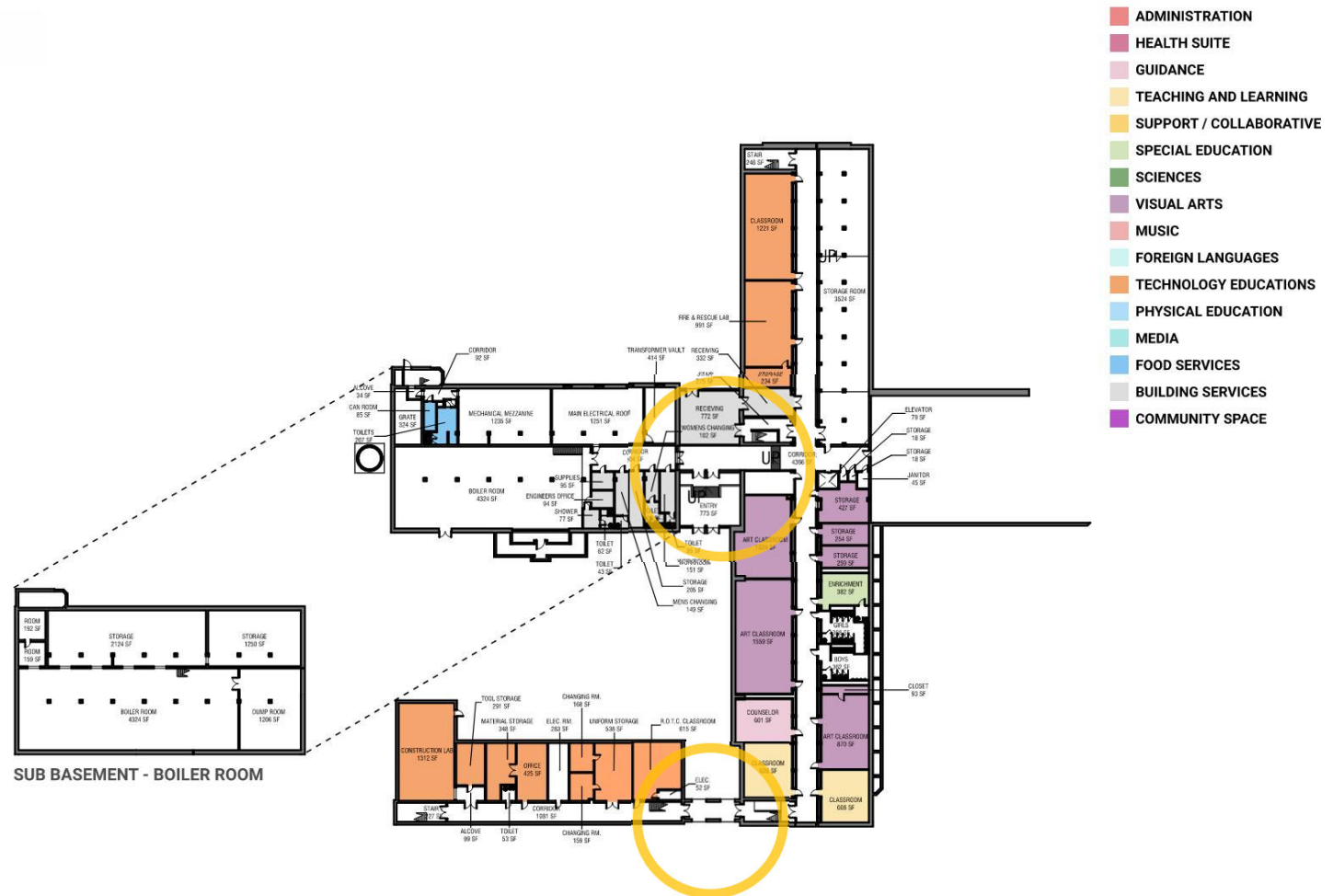


## Existing Building

## Existing Building – Level 3



## Existing Building – Ground Level



As part of the feasibility study, the design team was asked to look at 3 basic approaches for consideration:

### 1. Strategic Renovation

- Reworking program within existing building footprint, conditions, and constraints.
- Total Square Footage – Approximately 206,000sf (existing building)

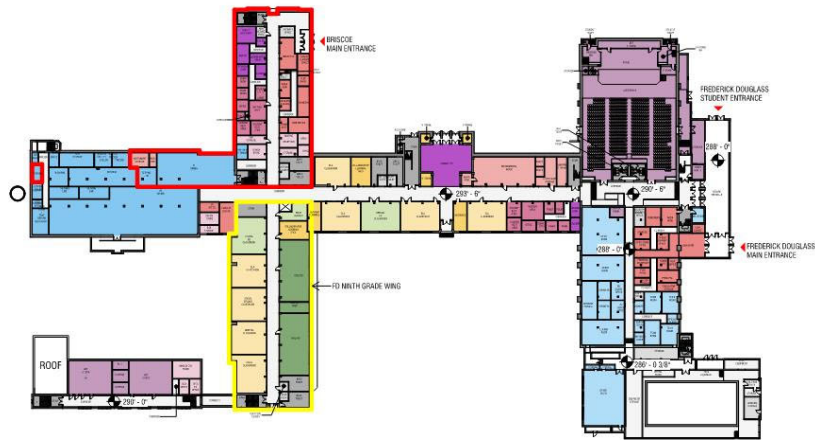
### 2. Renovation/Modernization

- Upgrading existing building structure to meet adapting programmatic needs.
- Total Square Footage – Approximately 227,000sf (21,000sf addition)

### 3. Modernization with Addition

- Upgrading existing building structure to meet adapting programmatic needs and expanding building footprint.
- Total Square Footage – Approximately 239,000sf (33,000sf addition)

The goal of the feasibility study is to determine which option best accomplishes the goals of the program.



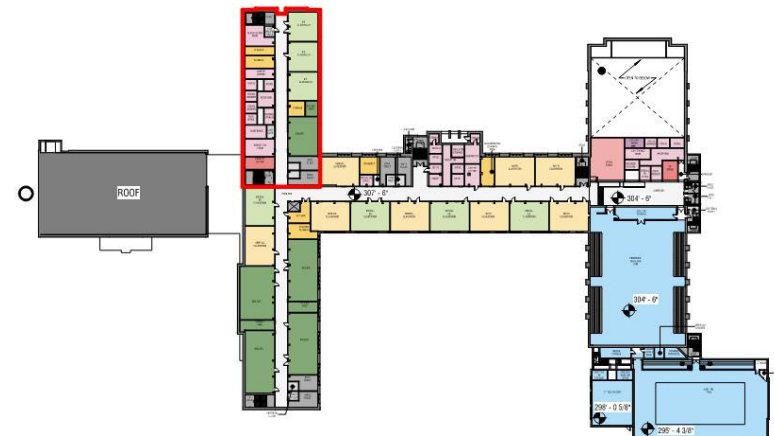
ENTRY LEVEL 1 PLAN



LEVEL 3 PLAN



GROUND LEVEL PLAN



LEVEL 2 PLAN

**Pros**

Single minor addition.

Lower construction costs.

Briscoe spaces are stacked vertically in one wing which is ideal for HVAC zoning and distribution.

**Cons**

Black Box theater and Dance fitness room combined into one shared space.

Non-compliant ADA access to PE spaces without adding lifts and significant renovation.

Existing Frederick Douglass HS gymnasium is undersized.

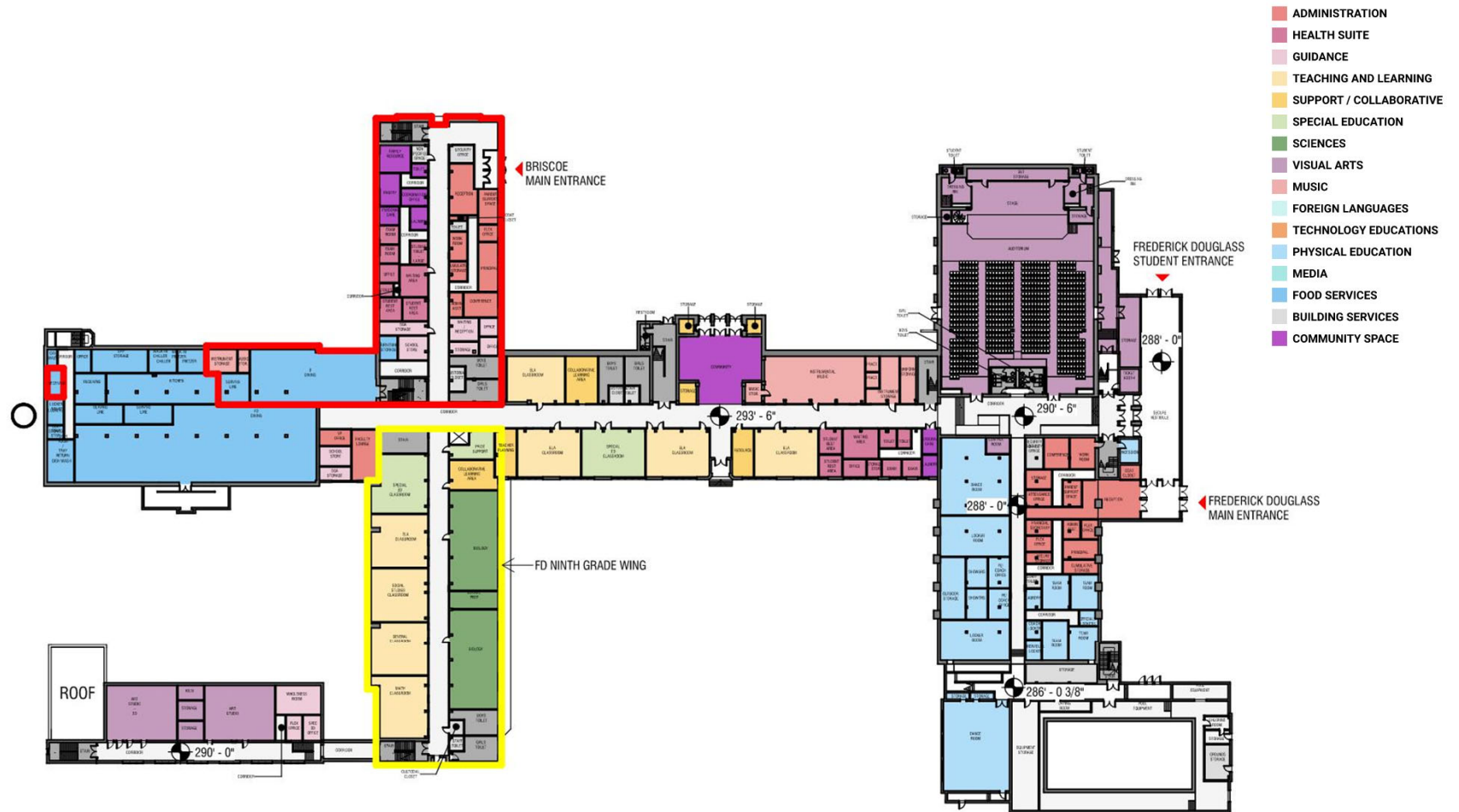
Health classroom to share space with general education classrooms.

Briscoe gym in basement will need structural redesign to eliminate the columns in the center of the space.

Limited swing space is available for phased work.

## Design – Proposed Option

## Renovation – Entry Level 1





## Design – Proposed Option

## Renovation – Level 2



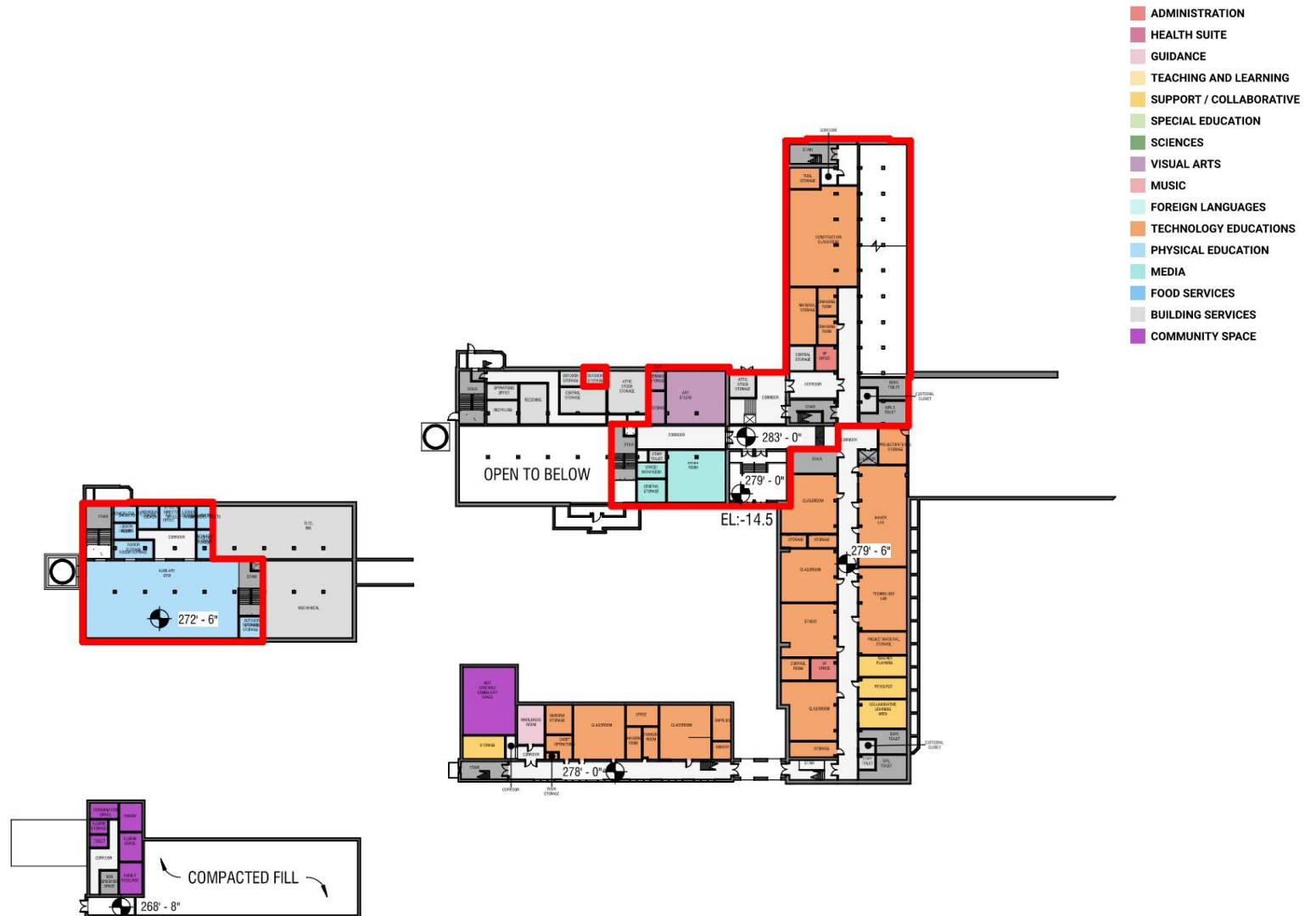
## Design – Proposed Option

### Renovation – Level 3



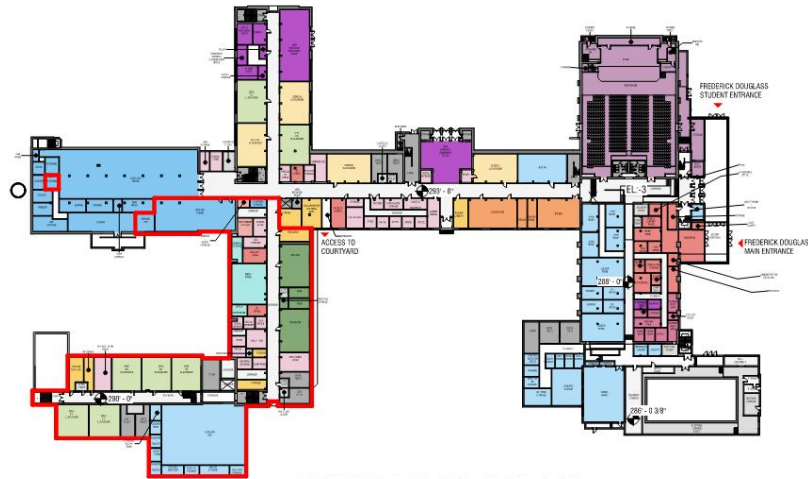
## Design – Proposed Option

## Renovation – Ground Level



## Design – Proposed Option

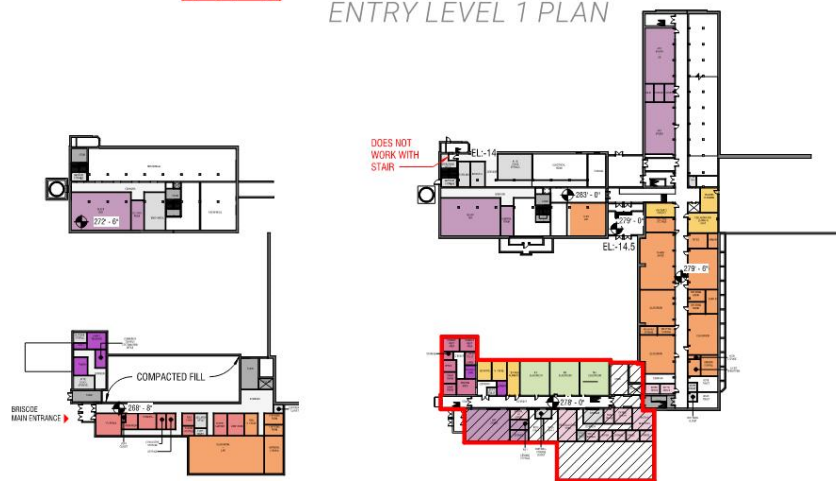
## Options Overview - Modernization



ENTRY LEVEL 1 PLAN



LEVEL 3 PLAN



GROUND LEVEL PLAN



LEVEL 2 PLAN

**Pros**

All spaces listed in the Ed Spec provided.

ADA issues in the ROTC wing and PE wing will be resolved with the additions.

New main entrance provided for Briscoe off of North Warwick Ave.

Main mechanical rooms locations are retained.

Roof space is available for HVAC equipment above auxiliary gym.

**Cons**

Existing Frederick Douglass HS gymnasium is undersized.

Low floor to floor height in existing ROTC building.

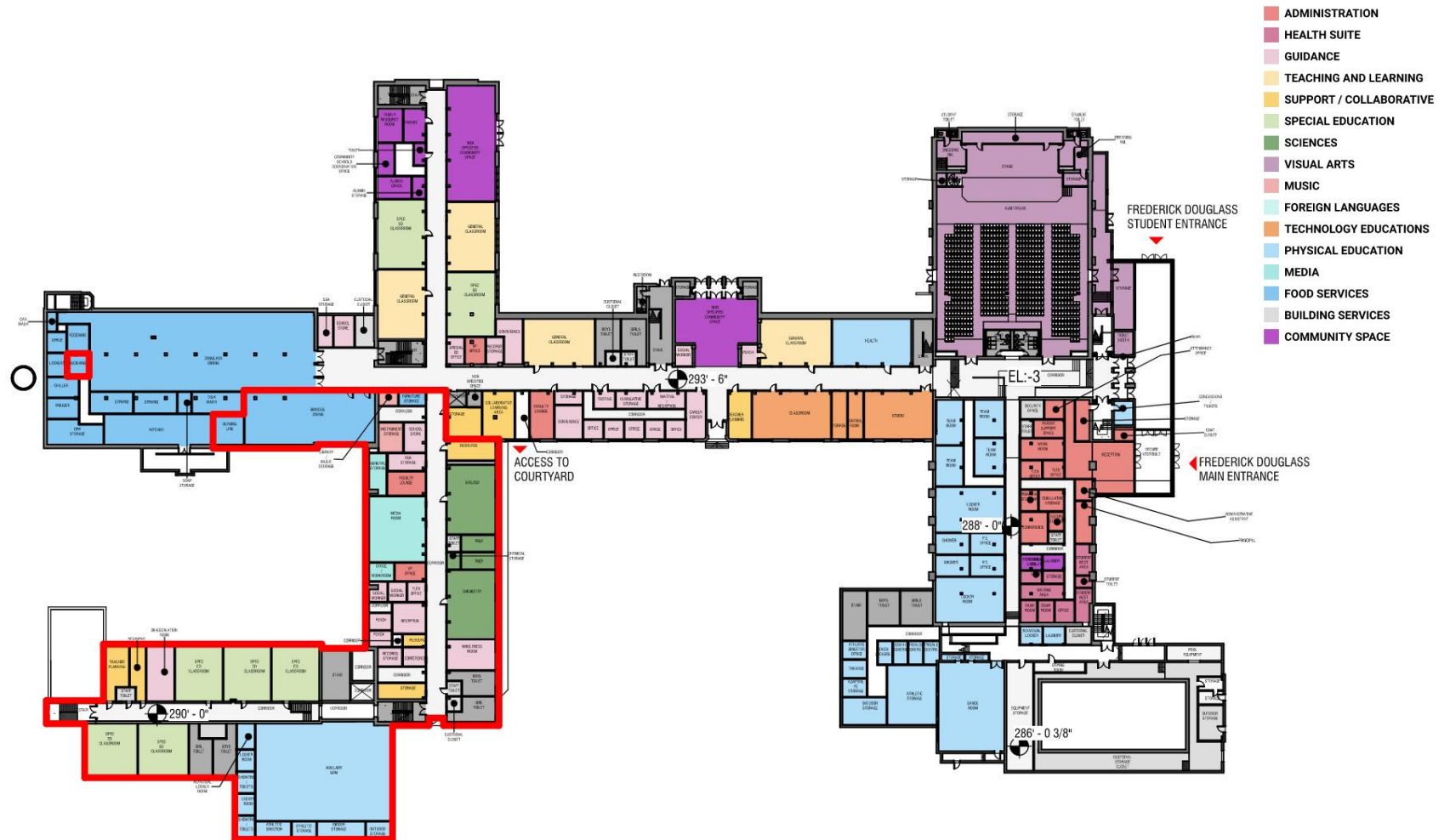
Briscoe entrance is remote from existing parking and bus loop.

Briscoe has several spaces that are partially below grade.

Separation of HVAC systems and distribution to Briscoe are more difficult given the footprint and location.

## Design – Proposed Option

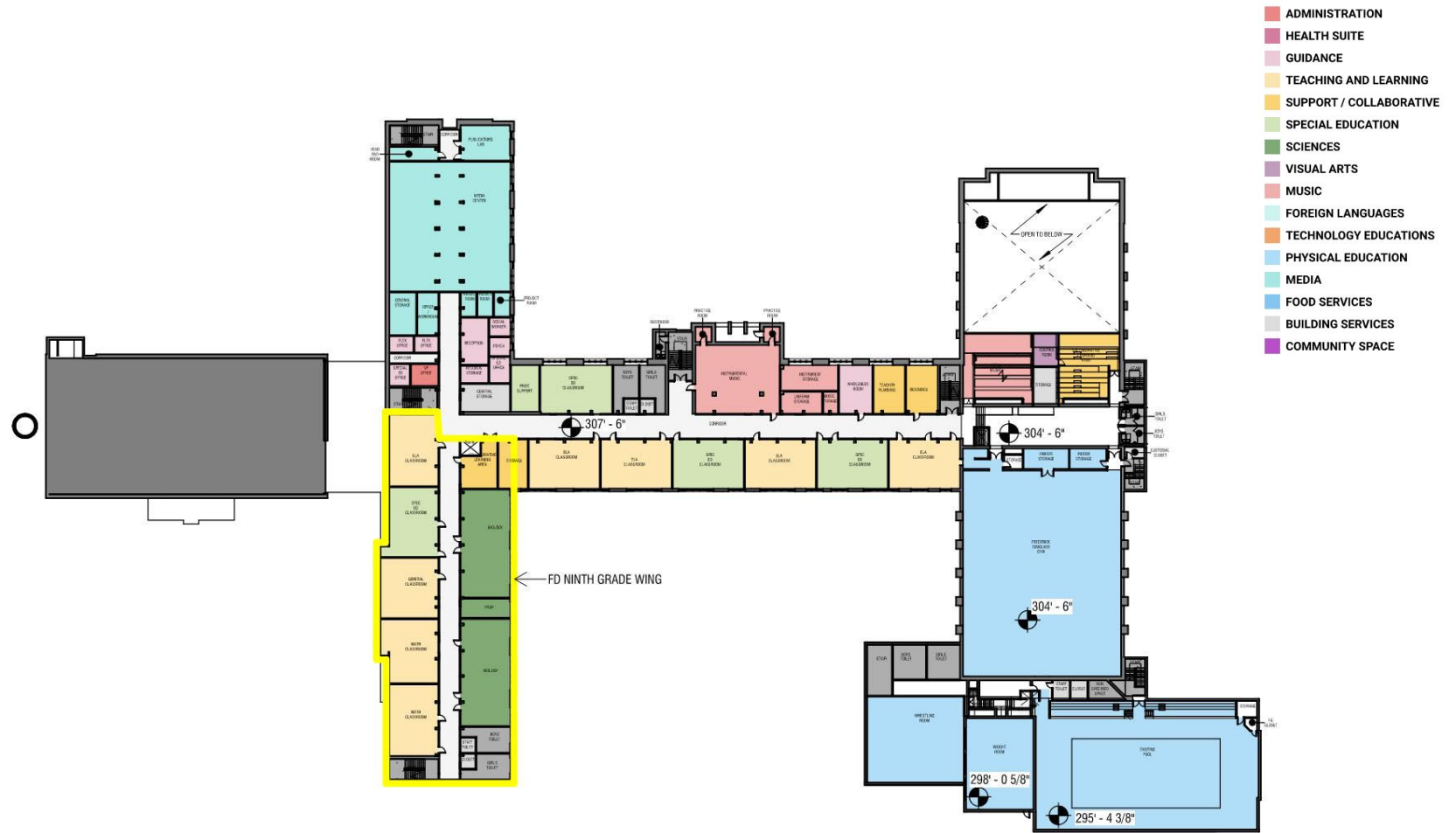
## Modernization – Entry Level 1





## Design – Proposed Option

## Modernization – Level 2



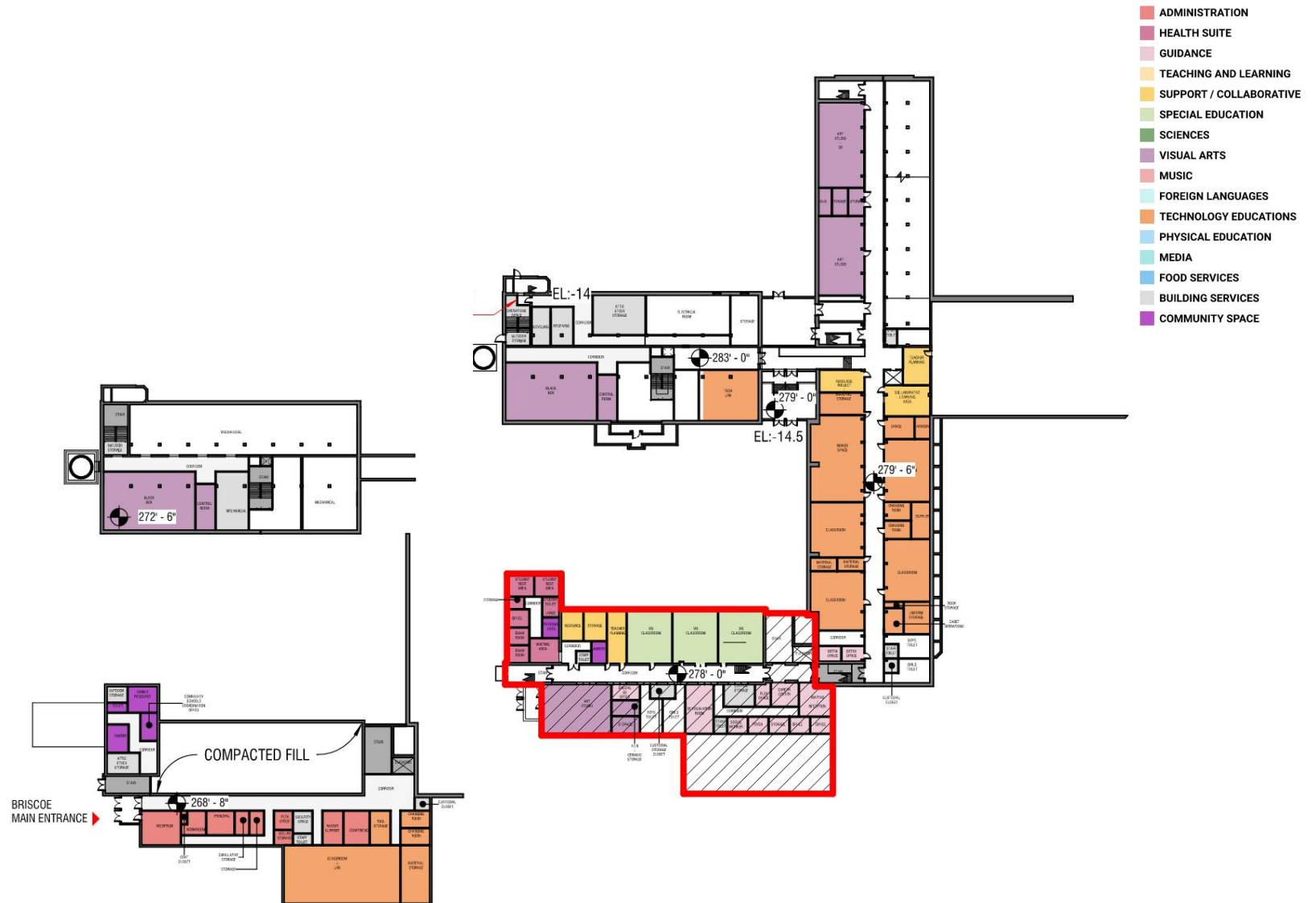
## Design – Proposed Option

## Modernization – Level 3



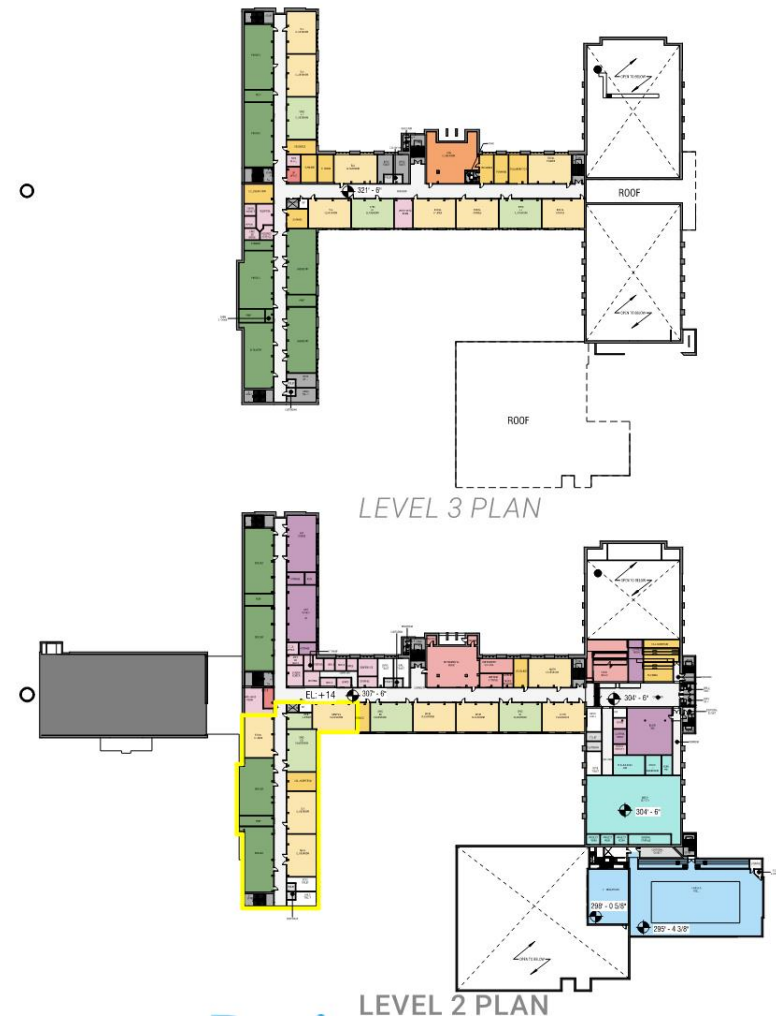
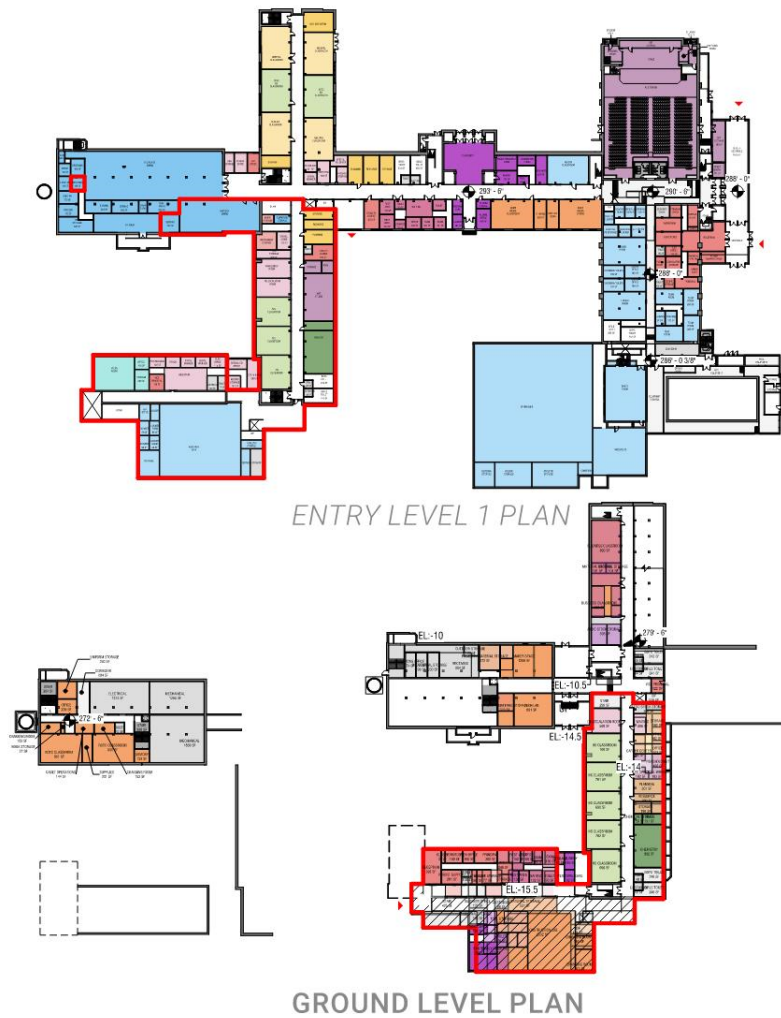
## Design – Proposed Option

## Modernization – Ground Level



## Design – Proposed Option

## Options Overview - Addition



### Pros

All spaces in the Ed specs provided at the right size.

ADA issues in the ROTC wing and PE wing will be resolved with the additions.

FD Gym Right Sized.

New main entrance provided for Briscoe off of North Warwick Ave.

A drop off loop has been added in front of Briscoe's main entrance.

Gym and locker rooms on the main level.

### Cons

Low floor to floor height in existing ROTC building.

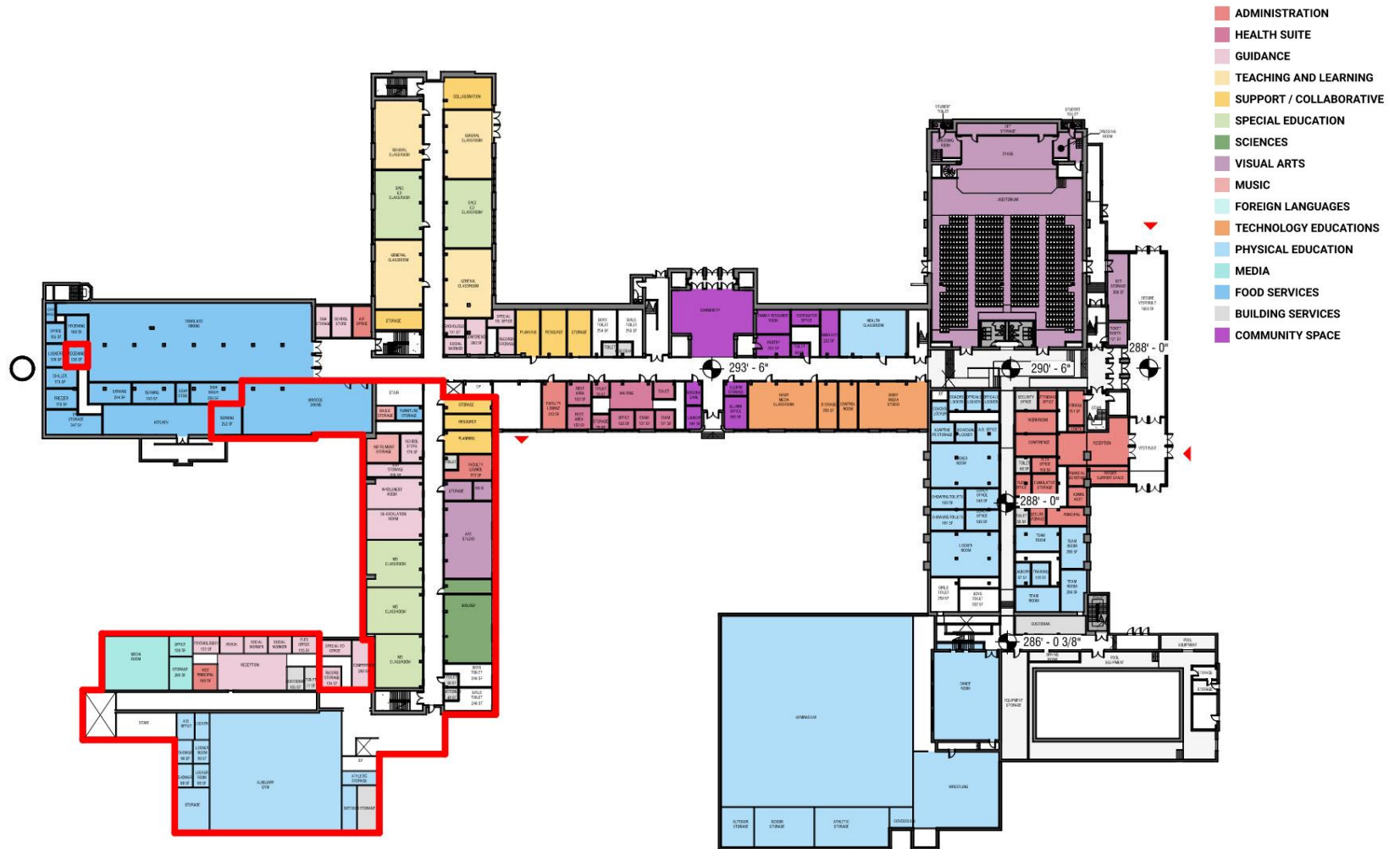
Briscoe entrance is remote from existing parking.

Higher construction costs due to additions.

Separation of HVAC systems and distribution to Briscoe are more difficult given the footprint and location.

## Design – Proposed Option

## Addition – Entry Level 1





## Design – Proposed Option

## Addition – Level 2



## Design – Proposed Option

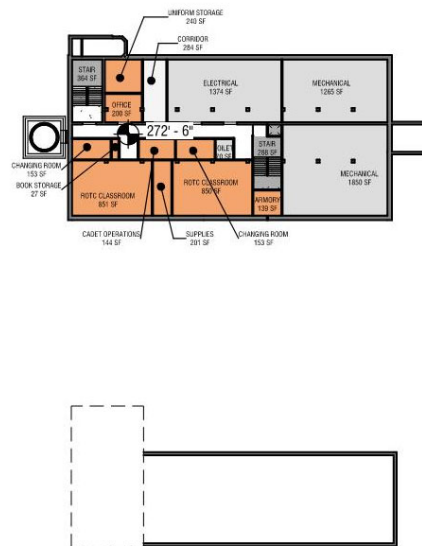
### Addition – Level 3

O



## Design – Proposed Option

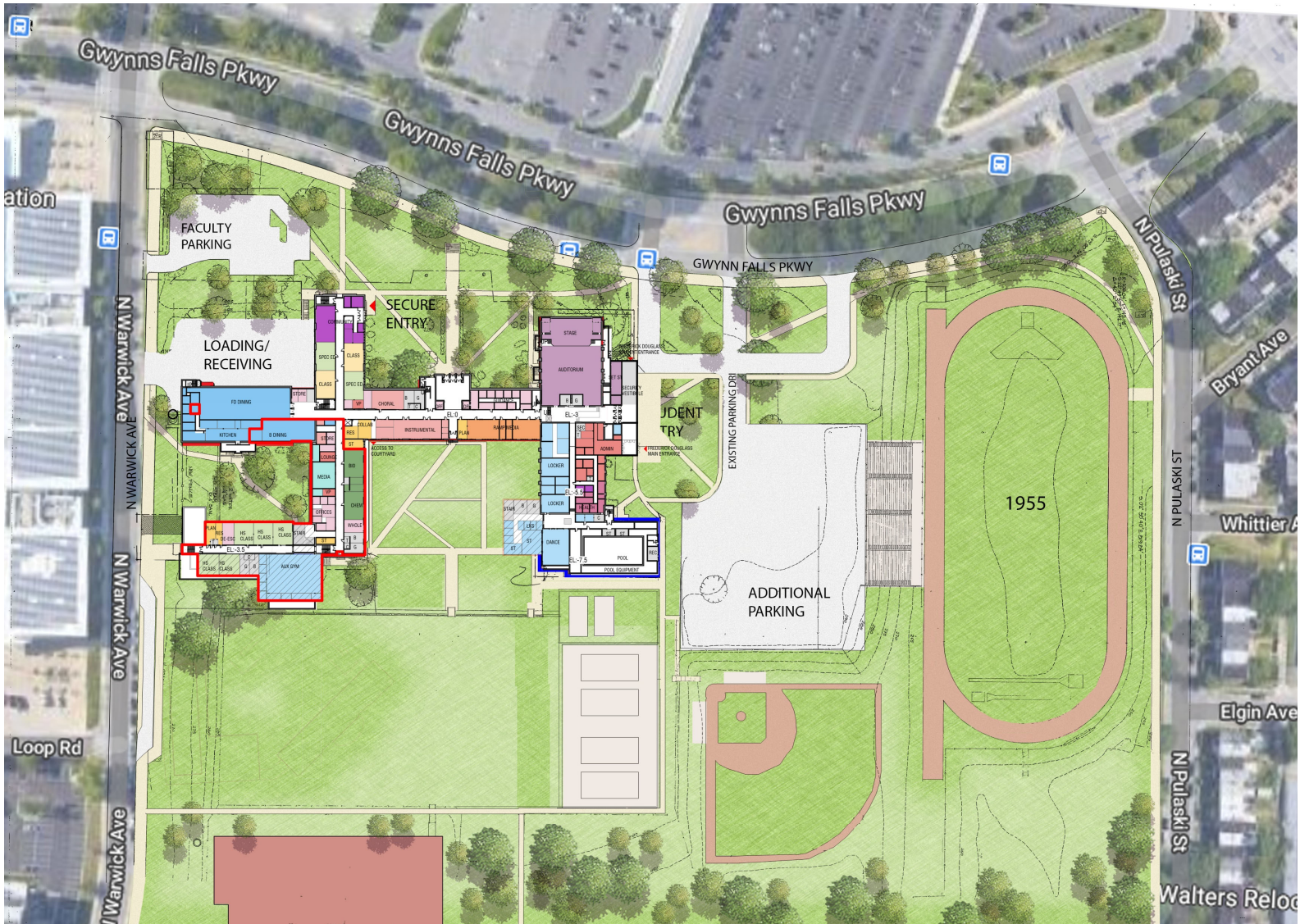
## Addition – Ground Level

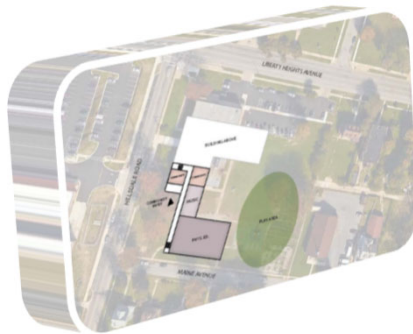




## Design

## Site Improvements





### Feasibility Review

- School stakeholders provide feedback on building recommendation
- City Schools staff review stakeholder recommendation and other criteria
- 21<sup>st</sup> Century staff work with ALL partners to finalize recommendation



What are your biggest hopes?  
What are your biggest concerns?





# Questions?

## CONTACTS

Renee Stainrod  
[rastainrod@bcps.k12.md.us](mailto:rastainrod@bcps.k12.md.us)

Ivy McNeil  
[IDMcNeill01@bcps.k12.md.us](mailto:IDMcNeill01@bcps.k12.md.us)

**21<sup>st</sup> Century School Buildings  
Program Office**  
(443) 642-4600

**[www.baltimore21stcenturyschools.org](http://www.baltimore21stcenturyschools.org)**

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

Baltimore City Public Schools  
200 East North Avenue Room 407-B  
Baltimore MD 21202  
(443) 642-4600

**Dorothy Hellman**

Executive Director, 21<sup>st</sup> Century Buildings Program  
Baltimore City Public Schools

**Gary McGuigan**

Senior Vice President, Capital Development Division  
Maryland Stadium Authority

**Tisha Edwards**

Executive Director  
Mayor's Office of Children and Family Success

**Robert Gorrell**

Executive Director, Public School Construction Program  
State of Maryland

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