21st Century School Buildings Program

Frederick Douglass High School & Joseph C. Briscoe Academy

COMMUNITY MEETING  Feasibility Study | April 8, 2021
Introductions

Renee Stainrod
Manager, Community & Public Relations
21st Century School Buildings Program

Ivy McNeil
Sr. Coordinator, Community & Public Relations
21st Century School Buildings Program

Dorothy Hellman
Executive Director
21st Century School Buildings Program

Michael McBride
Design Director
21st Century School Buildings Program

Scott McGovern and Andrew Persons
Architects
Design Collective

Tom Lee and Amy McCarty
Architects
Samaha Associates

Agenda

- Introductions
  - Existing Site
    - Challenges & Opportunities
  - Existing Building
    - Challenges & Opportunities
  - Design Options
  - Proposed Options
  - Site Improvements
  - Feedback Q&A
Existing Conditions

Site Photographs
Existing Conditions

Site Photographs
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)
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 212,630sf (includes new 2,045 sf entrance)

2. **Renovation/Modernization**
   - Upgrading existing building structure to meet adapting programmatic needs.
   - Total Square Footage – Approximately 214,697sf (20,211sf new Briscoe + 2,045 Frederick Douglass entrance)

3. **Modernization with Addition**
   - Upgrading existing building structure to meet adapting programmatic needs and expanding building footprint.
   - Total Square Footage – Approximately 237,441sf (26,856 sf addition)

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

Options Overview - Renovation

ENTRY LEVEL 1 PLAN

GROUND LEVEL PLAN

LEVEL 2 PLAN

LEVEL 3 PLAN
### Design

<table>
<thead>
<tr>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Improves overall efficiency of existing interior space and maintains character of architecturally and historically significant spaces.</strong></td>
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<td><strong>Lower construction costs</strong></td>
<td><strong>Non-compliant ADA access to PE spaces without adding lifts and significant renovation</strong></td>
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<td><strong>Briscoe spaces are stacked vertically in one wing which is ideal for HVAC zoning and distribution</strong></td>
<td><strong>Existing Frederick Douglass HS gymnasium is undersized</strong></td>
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<td><strong>Health classroom to share space with general education classrooms</strong></td>
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<td><strong>Briscoe gym in basement will need structural redesign to eliminate the columns in the center of the space</strong></td>
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<td><strong>Limited swing space is available for phased work</strong></td>
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**Pros**

- Improves overall efficiency of existing interior space and maintains character of architecturally and historically significant spaces.
- 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

#### Addition Pros / Cons

<table>
<thead>
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<th>Pros</th>
<th>Cons</th>
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<tbody>
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<td>All spaces in the Ed specs are provided at the right size</td>
<td>Low floor to floor height in existing ROTC building limits new addition</td>
</tr>
<tr>
<td>ADA issues in the ROTC wing and PE wing will be resolved with the additions</td>
<td>Briscoe entrance is separated from administrative suite by a floor level.</td>
</tr>
<tr>
<td>FD Gym will be right sized</td>
<td>Higher construction costs due to additions.</td>
</tr>
<tr>
<td>A New main entrance will be provided for Briscoe off of North Warwick Ave</td>
<td>Separation of HVAC systems and distribution to Briscoe are more difficult given the footprint and location.</td>
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<tr>
<td>A drop off loop has been added in front of Briscoe’s main entrance.</td>
<td></td>
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<tr>
<td>Gym and locker rooms on the main level</td>
<td></td>
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<tr>
<td>Pros</td>
<td>Cons</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
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<tr>
<td>All spaces listed in the Ed Spec provided</td>
<td>Existing Frederick Douglass HS gymnasium is undersized</td>
</tr>
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<td>ADA issues in the ROTC wing and PE wing will be resolved with the rebuild of the ROTC wing for Briscoe</td>
<td>Briscoe Entrance is remote from existing parking and bus loop</td>
</tr>
<tr>
<td>New main entrance and contiguous administrative suite will be provided for Briscoe off of North Warwick Ave.</td>
<td>Briscoe has several spaces that are partially below grade</td>
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<tr>
<td>Main mechanical rooms are retained</td>
<td></td>
</tr>
<tr>
<td>Roof space is available for hvac equipment above auxiliary gym</td>
<td></td>
</tr>
</tbody>
</table>
Modernization – Level 2

Proposed Option
Design

Site Improvements

PARKING
108 EXISTING SPACES
38 NEW SPACES
146 TOTAL SPACES

LOT 1:
31 SPACES (NO CHANGE)

LOT 2:
27 SPACES
17 EXISTING
10 NEW

LOT 3:
77 SPACES
60 EXISTING
17 NEW

LOT 4:
11 SPACES (NEW)

BUSES
BRISCOE – 4
FREDERICK DOUGLASS - 3
Questions?

Program Contacts

Sr. Community & Public Relations Coordinator
Ivy McNeil
idmcneill01@bcps.k12.md.us

Community & Public Relations Manager
Renee Stainrod
rastainrod@bcps.k12.md.us

Program Information

21st Century School Buildings Program Office
(443) 642-4600

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Thank You!

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21st 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, 21st 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