

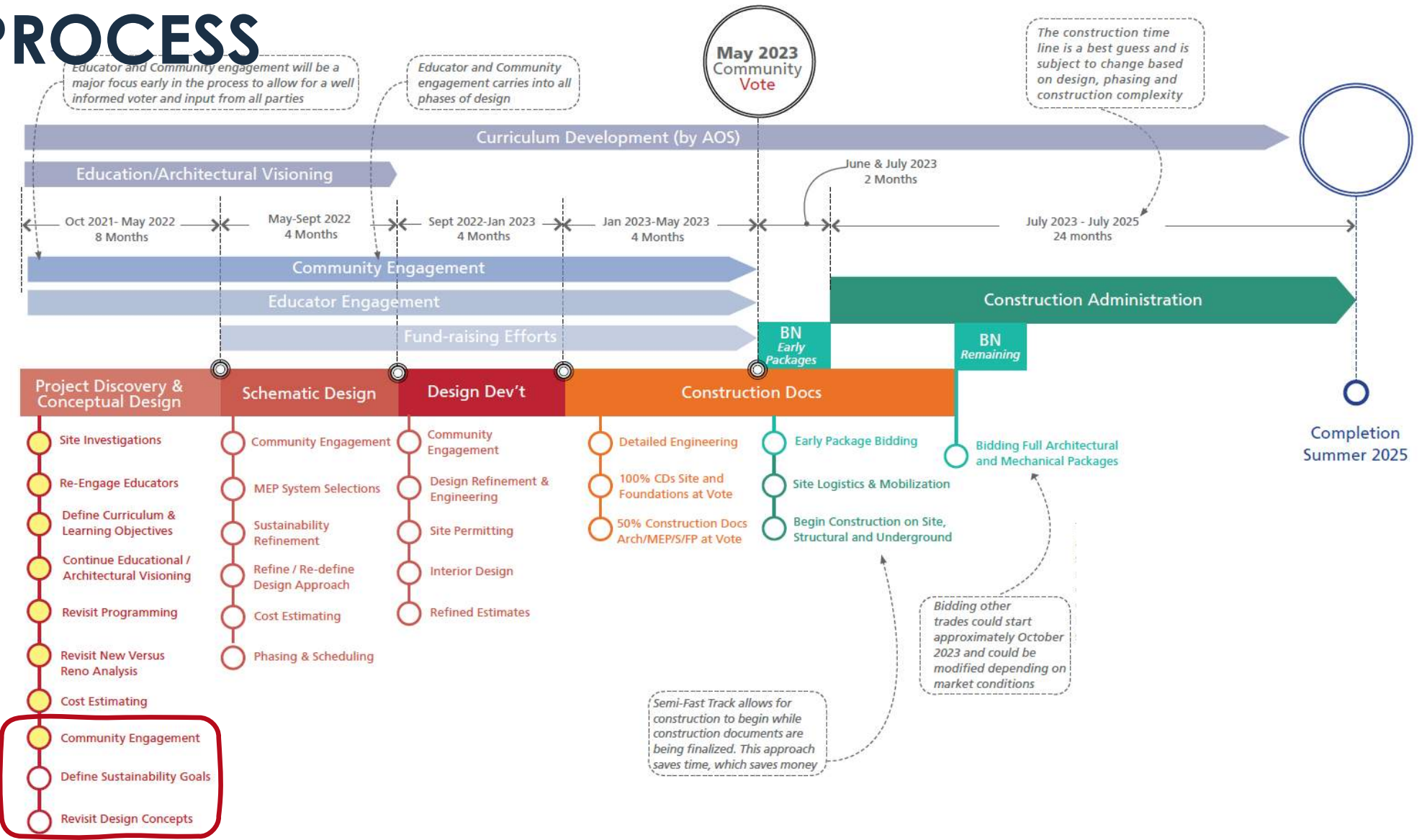


# Boothbay-Boothbay Harbor CSD Building Exploratory Committee

March 2022

LAVALLEE | BRENSINGER ARCHITECTS

# PROCESS



# Design Character Session – Student Input Summary





- Fun and identifiable entry
- Warm and welcoming
- Covered entry protected from elements



- An obvious entrance: Warm and welcoming
- Places to gather / sit outdoors before and after school
- Views of the interior as you approach



- Lots of natural light
- Views to the exterior / connection to nature
- Wide corridors



- Engaging space
- Variety of comfortable / flexible seating
- Opportunities for break out gathering



- Walking / running track along perimeter
- Modern style gym
- Colors and branding on floor, track, and bleachers



- Large volume with acoustic treatment
- Lots of natural light
- Stage + gym combo



- Arrangement and volume of the space
- Variety of seating: furniture, stair area, recessed floor
- Gathering space integrated into circulation



- More intimate and warm example of common area
- Variety of gathering spaces
- Unique space w/ face and fireplace



- Views and connection to nature
- Lots of natural light
- Warm and welcoming classroom



- Liked the windows to the exterior but not between the classrooms.
- Flexibility of space w/ furniture and overhead power



- Variety of outdoor spaces: type, size, and location
- Covered areas to provide protection from the elements
- Need to find ways to allow use year round



- Max flexibility of shops + maker spaces
- Large volume and space to allow for staging areas
- Organized and well-lit space



- Boring and unwelcoming
- Not an obvious entrance / requires signage
- No real views to the interior or exterior



- Cluttered and loud space
- No natural light



- Try and avoid the "fishbowl" effect
- A lot of glass into classrooms was widely rejected
- Glass breakout spaces might be used for smaller groups



- Glass between classrooms was seen as distracting
- Overhead doors to allow for shared spaces was widely rejected by the students

# Teacher Interviews – BRES Summary





# BRES Faculty Input

Common Threads from BRES Administration and Faculty Interviews.

Basic Needs:

- **Needs lots of 1:1 / Small Group Spaces / Meeting Areas**
- **Increased Outlets in Classrooms**
- **Staff Area (collaboration, PD, break, work area)**
- **More Storage**
- **Adequate number of restrooms**
- **Natural Light – for all learning areas**

# BRES Faculty Input

Common Threads from BRES Administration and Faculty Interviews.

Basic Needs:

- **Modern PA/Phone System**
- **Thermal Comfort**
- **Improve Acoustics**
- **Furniture Updates**
- **Flexible Classrooms**
- **Increased Parking**
- **Safer Drop-Off and Vehicular Routes on site**

# BRES Faculty Input

Common Threads from BRES Administration and Faculty Interviews.

Organizational Ideas:

- **3 distinct identities : Elementary, Middle, High**
- Define Middle School and Elementary School areas (Unique identities)
- Middle School: Defined as grades 6-8
  - Grades 7-8 should align closer to HS Schedule
  - Ideally have common areas to connect
  - 6<sup>th</sup> Grade should have some compartmentalization
  - Shared Common Areas with tables / collaboration areas
  - Ideally align 7-8 grade schedule with HS schedule
  - 6<sup>th</sup> grade should have a larger shared resource room

# BRES Faculty Input

Common Threads from BRES Administration and Faculty Interviews.

Organizational Ideas:

- Co-located Allied Arts
- STEM/STEAM/Allied arts: Need collaborative space to allow programs to integrate and share resources
- Co-locate Pre-K and K
- **Shared performance Area for School & Community Use (600p?)**
  - **Curtains and Rigging package with full AV setup**
  - **Community Venue**
- Create Outdoor Learning Areas – natural trails and playgrounds

# Teacher Interviews – BRHS Summary



# BRHS Faculty Input

Common Threads from BRES Administration and Faculty Interviews.

Basic Needs:

- **Needs lots of 1:1 / Small Group Spaces / Meeting Areas**
- **Increased Outlets in Classrooms**
- **Staff Area (collaboration, PD, break, work area)**
- **More Storage**
- **Adequate number of restrooms**
- **Natural Light – for all learning areas**

# BRHS Faculty Input

Common Threads from BRES Administration and Faculty Interviews.

Basic Needs:

- **Modern PA/Phone System**
- **Thermal Comfort**
- **Improve Acoustics**
- **Furniture Updates**
- **Flexible Classrooms**
- **Increased Parking**
- **Safer Drop-Off and Vehicular Routes on site**
- Need safe/secure entrance sequence - welcoming
- Visually Connected Open School
- Community Use throughout

# BRHS Faculty Input

Common Threads from BRHS Administration and Faculty Interviews.

Organizational Ideas:

- **3 distinct identities : Elementary, Middle, High**
- Co-locate STEAM / STEM Areas
- The Library is a Learning Hub - central to school
  - Open to Community for visitors/speakers
- **Shared performance Area for School & Community Use (600p?)**
  - **Curtains and Rigging package with full AV setup**
  - **Community Venue**



# BRHS Faculty Input

Common Threads from BRHS Administration and Faculty Interviews.

## Organizational Ideas:

- Consider 100p Lecture / Presentation Area
- Cafeteria needs reconfiguration -kitchen on same level
- Classroom Sizes are an issue
- Gym needs reconfiguration -locker rooms on same level
- Student Collaboration Areas – needed, would be used
- Multi-media Area somewhere (with green screen)

# BRHS Faculty Input

## Hands on Learning:

- Current Curriculum:
  - Intro to Steam
  - Furniture
  - Musical Instruments
  - Marine Tech
  - Independent Study
- Making and marketing Products: Design, Websites, Production
- Connects to Area businesses
- Space Limits project sizes – like idea of Tiny Home
- Lots of types of equipment: Wood, Laser, Metals, CNC, CAD, Robotics, Composites, Sewing, Etc
- Lots of needs: Dust Collector, Electrical, Etc
- Needs lots of project Storage
- Could open to MS

# Facilities Input

## Needed Areas:

- Loading Dock for District Materials
- Storage: restore to 4000sf like used to have
- Kitchenette for FT Staff
- 1500sf records room – could be at AOS office
- 3000sf Maintenance Area with good ventilation & 150sf flammable storage
  - 2-3 garage doors
- Transportation Directors Office & Meeting Area
- Outdoor Covered storage for tractor and mis equipment
- Bus Wash Bay
- Bus Maintenance Bay – save money in future (currently privately done)
- 1 Directors Office & Meeting Area
- 1 Safety/transportation Office (Computers and Camera System)
- Possible Free-standing Facility
  
- Custodial Offices at School for 3 FT, Kitchenette, Computers

# Conceptual Design Review

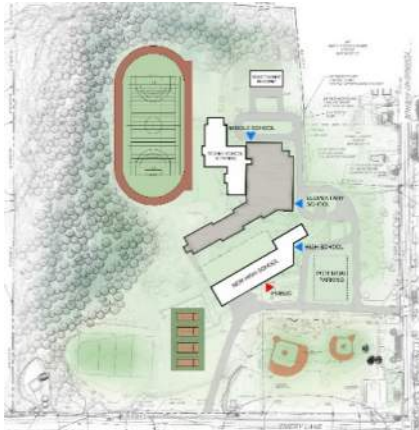
## CONCEPT #1

BREMS: RENO + ADD  
BRHS: RENO + ADD



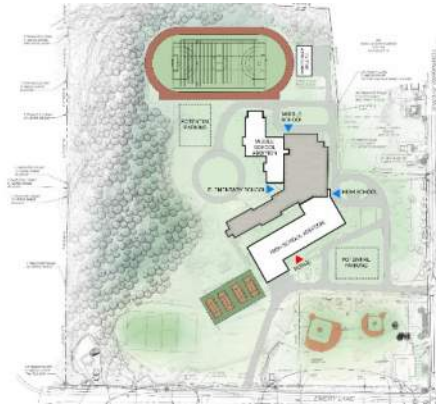
## CONCEPT #2

BREMS: RENO + ADD  
BRHS: NEW (SOUTH SITE)



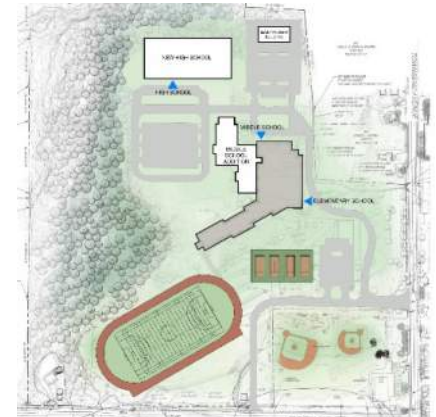
## CONCEPT #3

BREMS: RENO + ADD  
BRHS: NEW-ADD TO BREMS



## CONCEPT #4

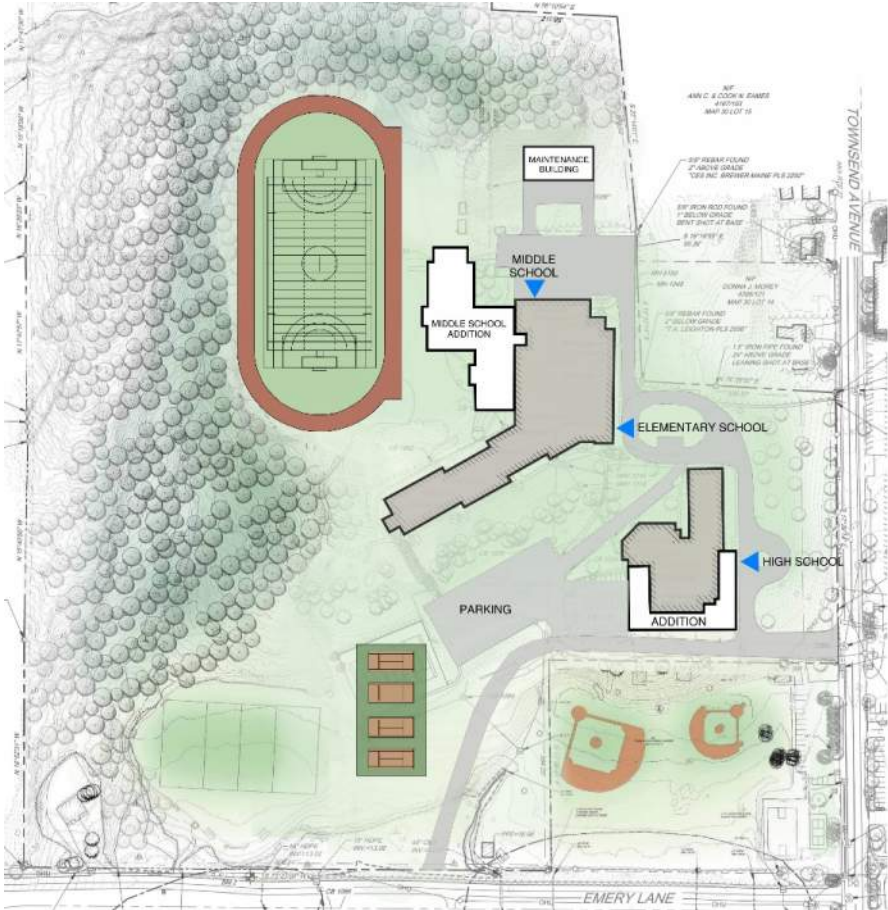
BREMS: RENO + ADD  
BRHS: NEW (NORTH SITE)



# PRE-DESIGN

## CONCEPT #1

BRMS: RENOVATION + ADDITION  
BRHS: RENOVATION + ADDITION

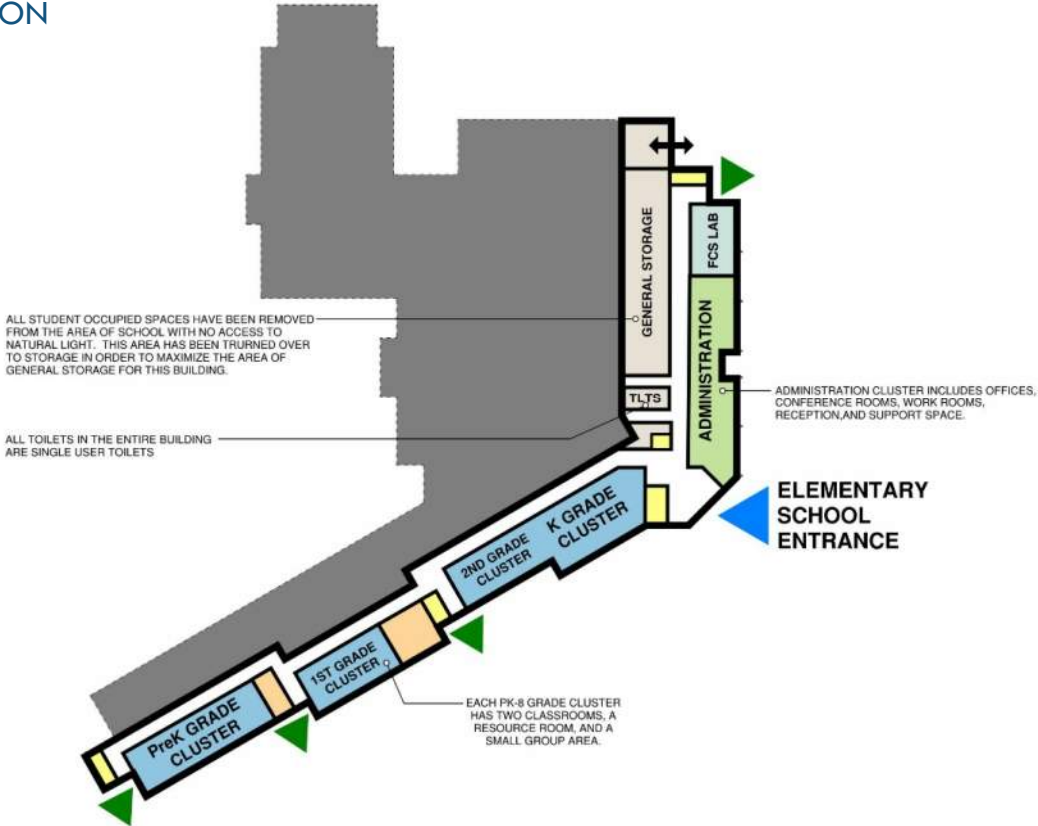


SITE PLAN

# PRE-DESIGN

## CONCEPT #1

BREMS: RENOVATION + ADDITION



### GRAPHICS LEGEND

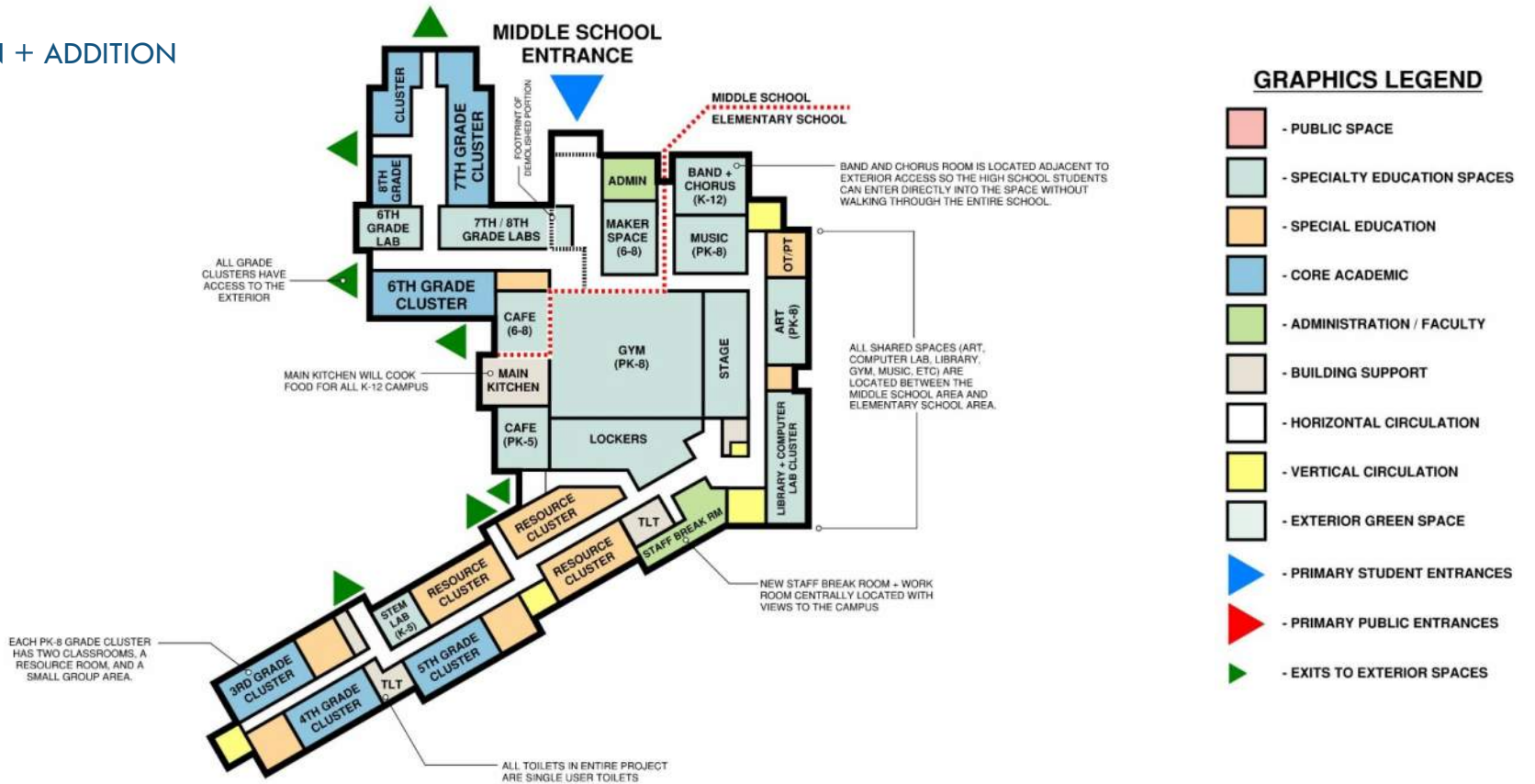
- PUBLIC SPACE
- SPECIALTY EDUCATION SPACES
- SPECIAL EDUCATION
- CORE ACADEMIC
- ADMINISTRATION / FACULTY
- BUILDING SUPPORT
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- EXTERIOR GREEN SPACE
- PRIMARY STUDENT ENTRANCES
- PRIMARY PUBLIC ENTRANCES
- EXITS TO EXTERIOR SPACES

1<sup>ST</sup> FLOOR (ELEMENTARY SCHOOL LEVEL)

# PRE-DESIGN

## CONCEPT #1

BREMS: RENOVATION + ADDITION



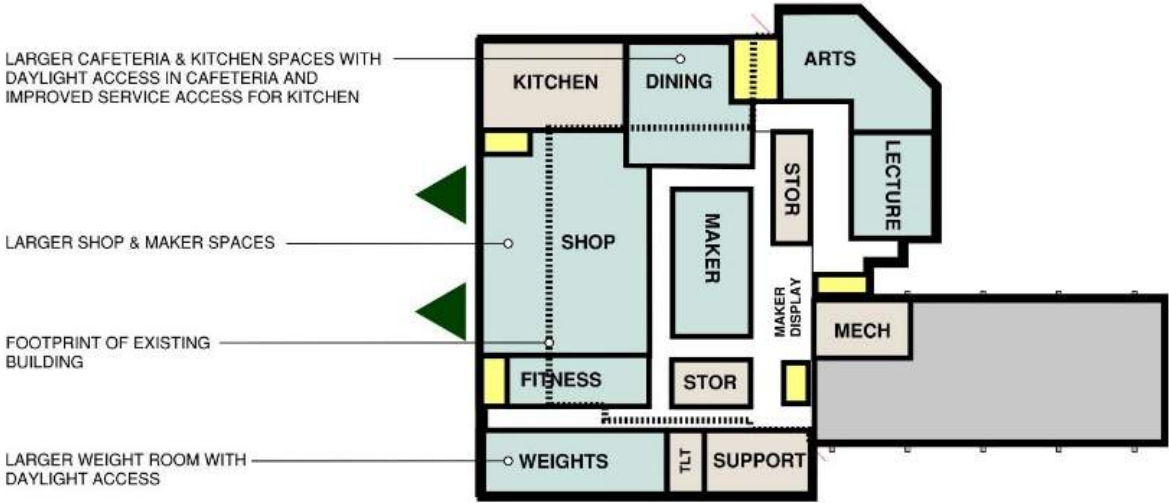
2ND FLOOR (ELEMENTARY + MIDDLE SCHOOL LEVEL)

LAVALLEE | BRENSINGER ARCHITECTS

# PRE-DESIGN

## CONCEPT #1

BRHS: RENOVATION + ADDITION



### GRAPHICS LEGEND

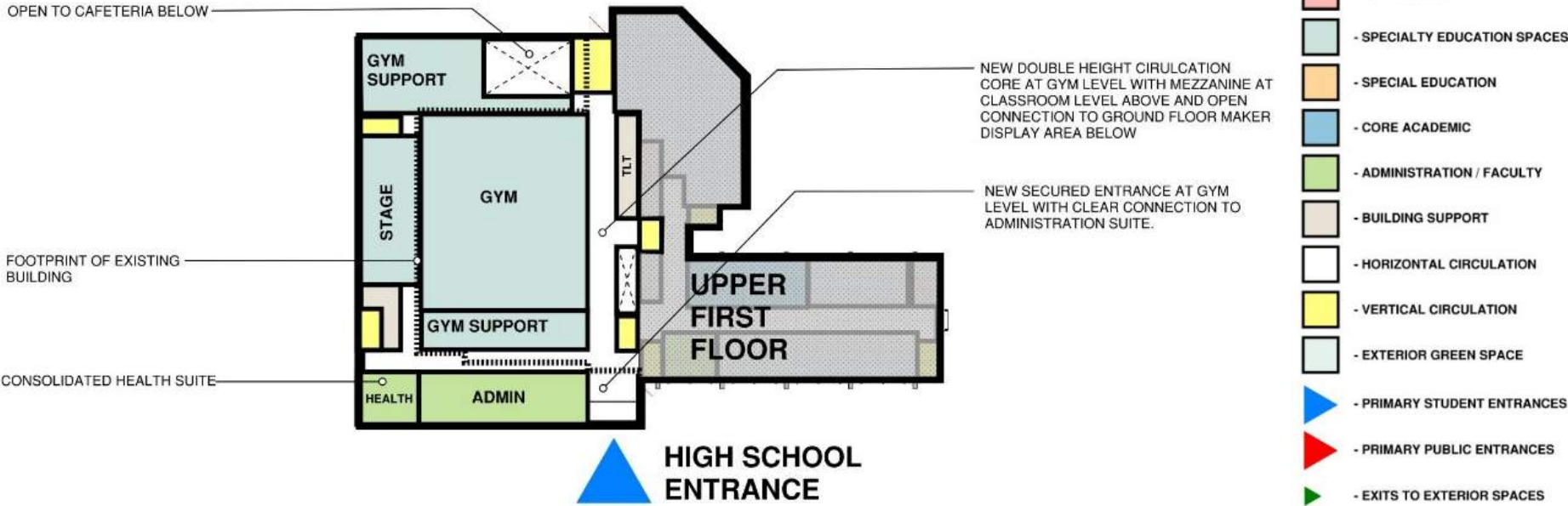
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- PRIMARY PUBLIC ENTRANCES
- EXITS TO EXTERIOR SPACES



# PRE-DESIGN

## CONCEPT #1

BREMS: RENOVATION + ADDITION

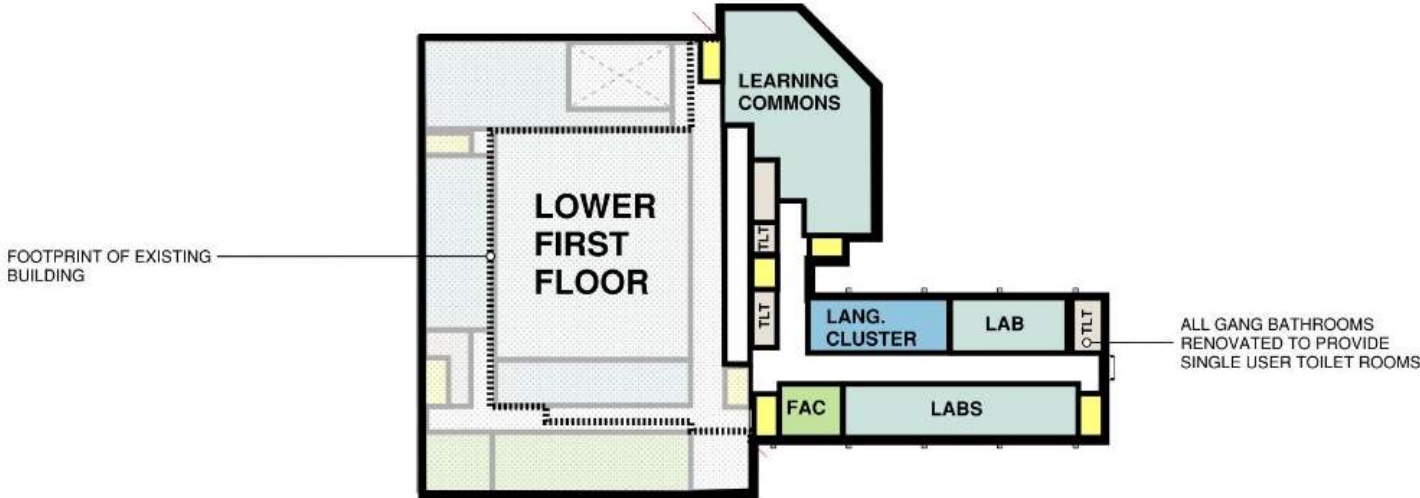


# 1 A FLOOR (HIGH SCHOOL LOWER FIRST FLOOR)

# PRE-DESIGN

## CONCEPT #1

BREMS: RENOVATION + ADDITION



### GRAPHICS LEGEND

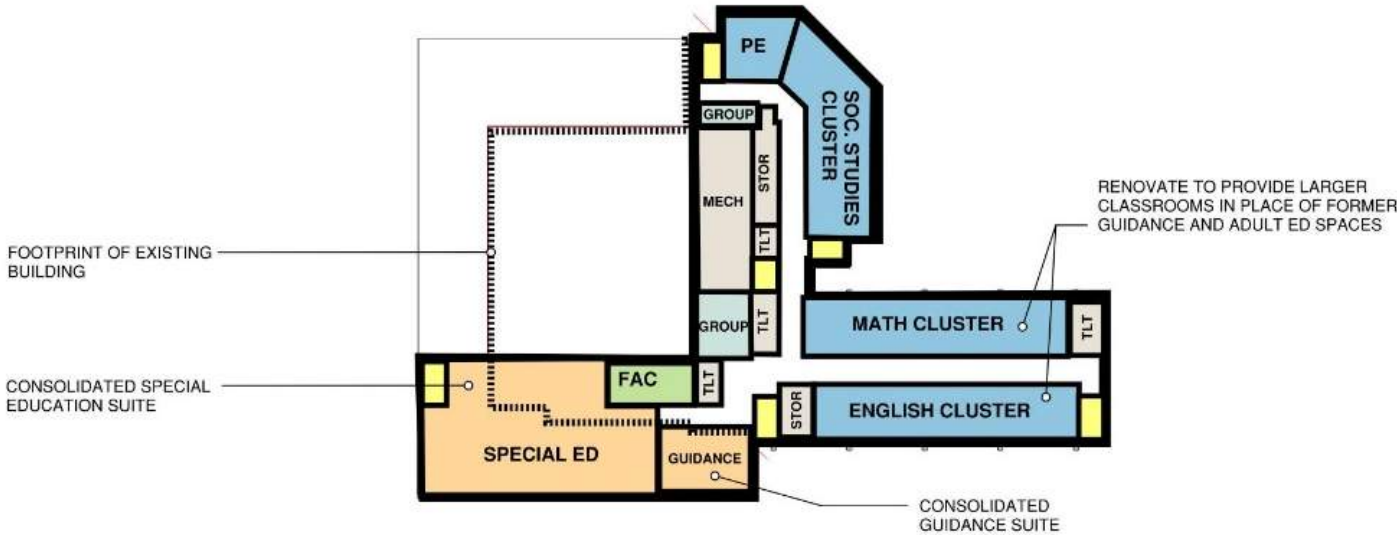
- PUBLIC SPACE
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- SPECIAL EDUCATION
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- ADMINISTRATION / FACULTY
- BUILDING SUPPORT
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- EXTERIOR GREEN SPACE
- PRIMARY STUDENT ENTRANCES
- PRIMARY PUBLIC ENTRANCES
- EXITS TO EXTERIOR SPACES

1 B FLOOR (HIGH SCHOOL UPPER FIRST FLOOR)

# PRE-DESIGN

## CONCEPT #1

BREMS: RENOVATION + ADDITION



### GRAPHICS LEGEND

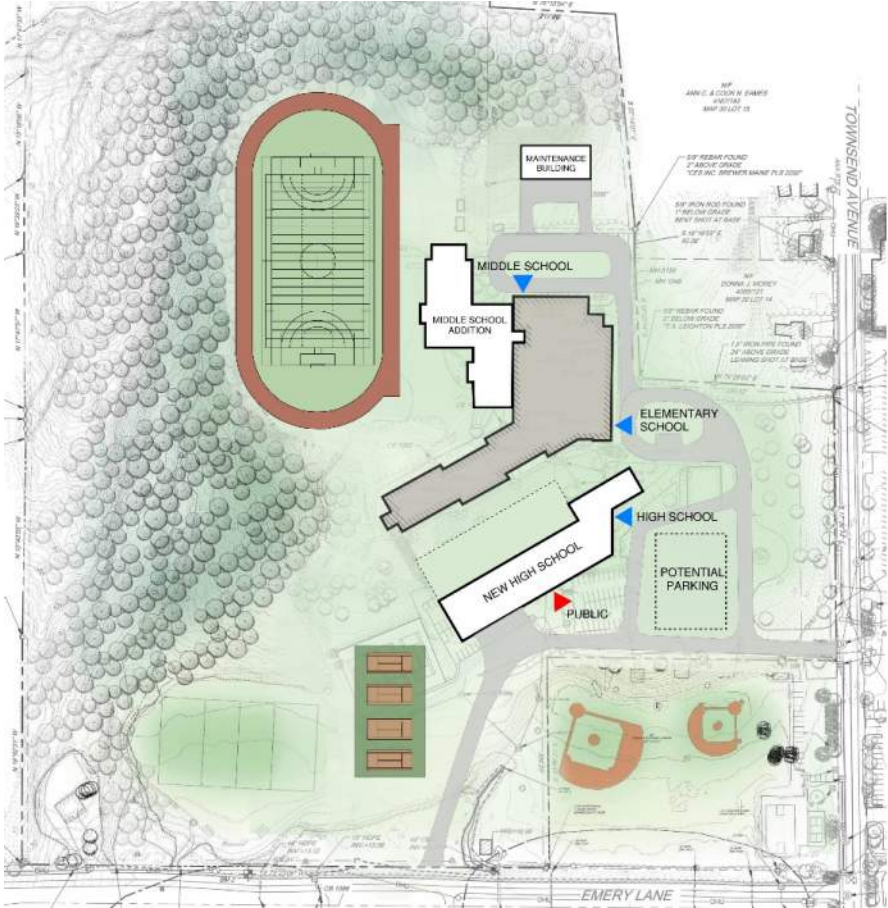
- PUBLIC SPACE
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- SPECIAL EDUCATION
- CORE ACADEMIC
- ADMINISTRATION / FACULTY
- BUILDING SUPPORT
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- EXTERIOR GREEN SPACE
- PRIMARY STUDENT ENTRANCES
- PRIMARY PUBLIC ENTRANCES
- EXITS TO EXTERIOR SPACES

2ND FLOOR (HIGH SCHOOL SECOND FLOOR)

# PRE-DESIGN

## CONCEPT #2

BREMS: RENOVATION + ADDITION  
BRHS: NEW BUILDING (SOUTH SITE)

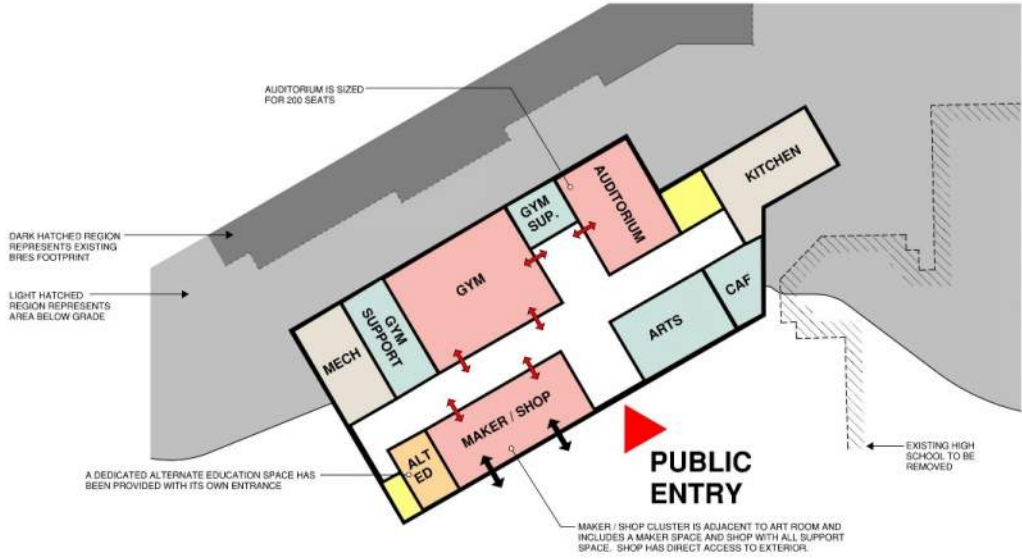


SITE PLAN

# PRE-DESIGN

## CONCEPT #2

BRHS: NEW BUILDING (SOUTH SITE)



### GRAPHICS LEGEND

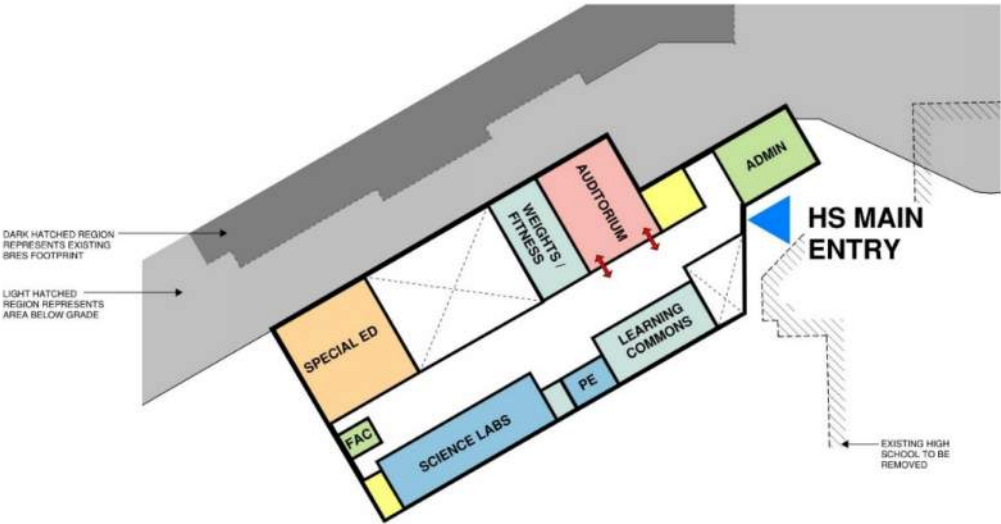
- PUBLIC SPACE
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- SPECIAL EDUCATION
- CORE ACADEMIC
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- BUILDING SUPPORT
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- VERTICAL CIRCULATION
- EXTERIOR GREEN SPACE
- PRIMARY STUDENT ENTRANCES
- PRIMARY PUBLIC ENTRANCES
- EXITS TO EXTERIOR SPACES

## 1<sup>ST</sup> FLOOR (HIGH SCHOOL + PUBLIC LEVEL))

# PRE-DESIGN

## CONCEPT #2

BRHS: NEW BUILDING (SOUTH SITE)



### GRAPHICS LEGEND

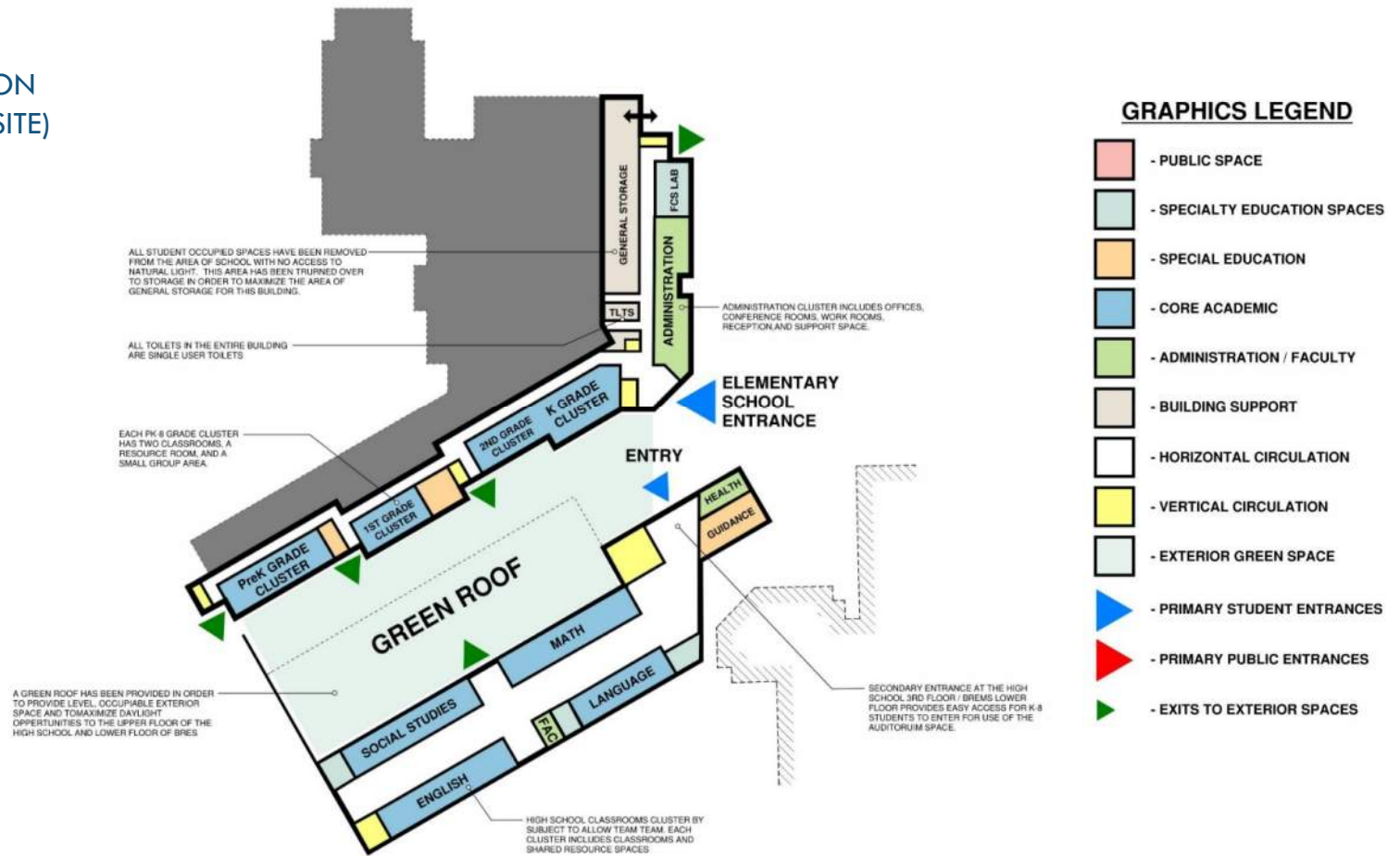
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- VERTICAL CIRCULATION
- EXTERIOR GREEN SPACE
- PRIMARY STUDENT ENTRANCES
- PRIMARY PUBLIC ENTRANCES
- EXITS TO EXTERIOR SPACES

2<sup>ND</sup> FLOOR (HIGH SCHOOL LEVEL)

# PRE-DESIGN

## CONCEPT #2

BRMS: RENOVATION + ADDITION  
BRHS: NEW BUILDING (SOUTH SITE)



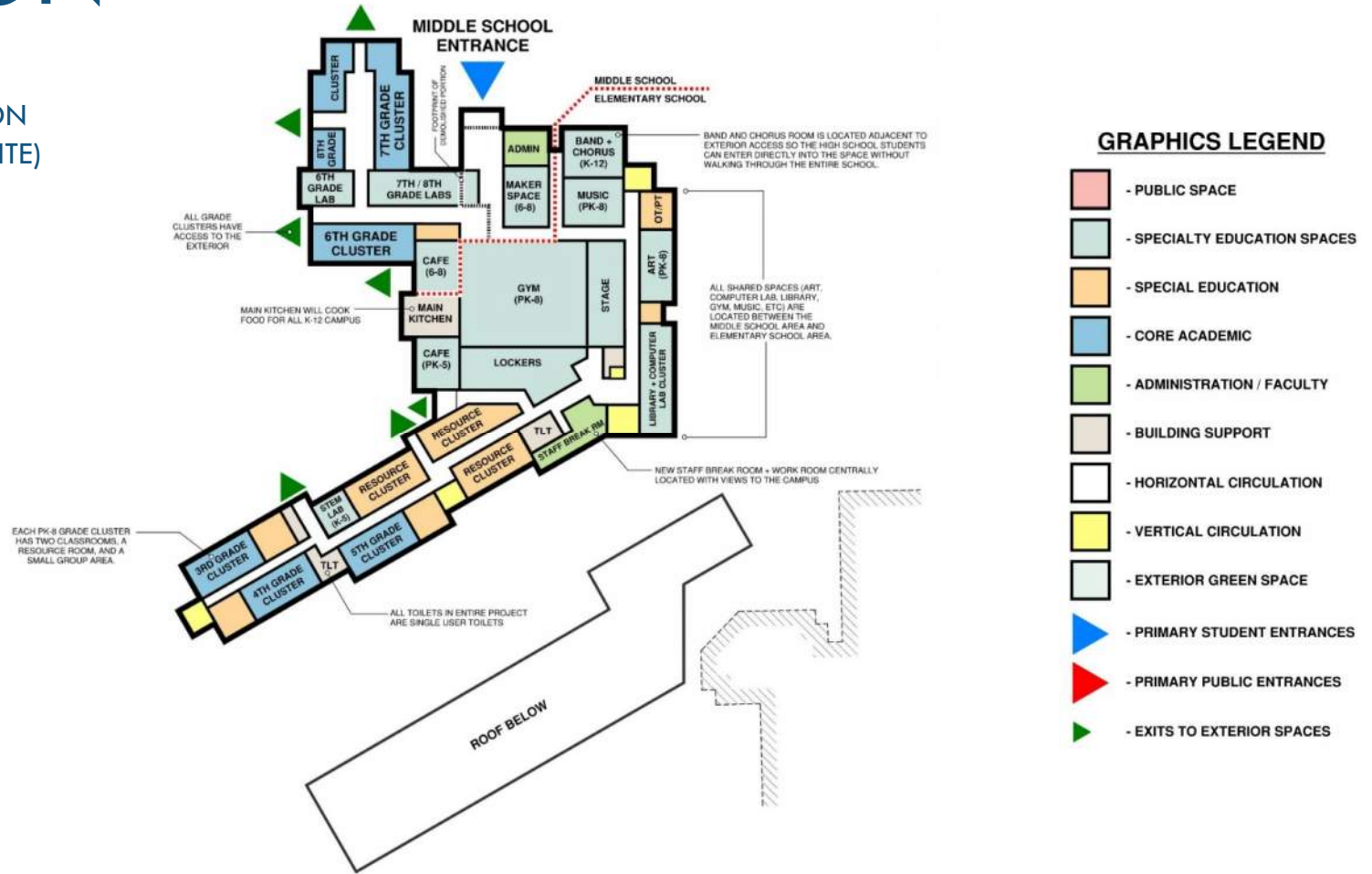
3<sup>RD</sup> FLOOR (HIGH SCHOOL 3<sup>RD</sup> FLOOR / ELEMENTARY SCHOOL LOWER LEVEL)

LAVALLEE | BRENSINGER ARCHITECTS

# PRE-DESIGN

## CONCEPT #2

BRMS: RENOVATION + ADDITION  
BRHS: NEW BUILDING (SOUTH SITE)



4TH FLOOR (HIGH SCHOOL ROOF / ELEMENTARY SCHOOL UPPER LEVEL)

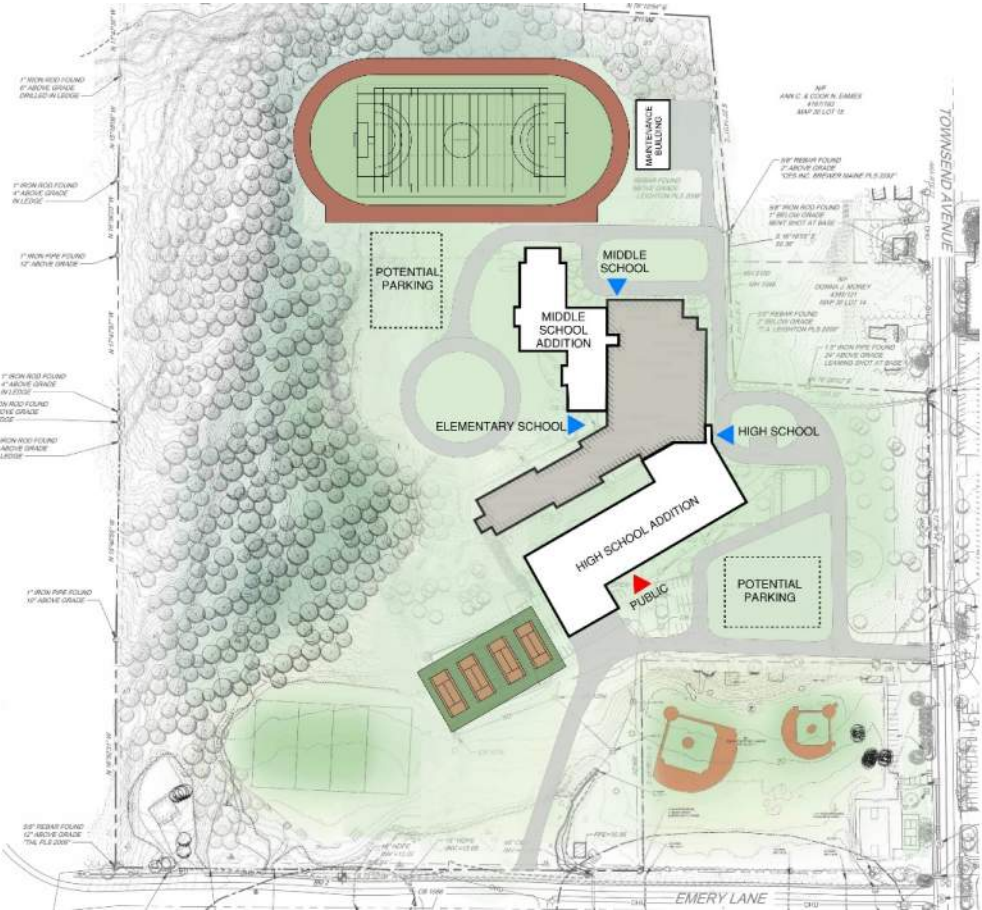
LAVALLEE | BRENSINGER ARCHITECTS



# PRE-DESIGN

## CONCEPT #3

BREMS: RENOVATION + ADDITION  
BRHS: LARGE ADDITION TO BREMS

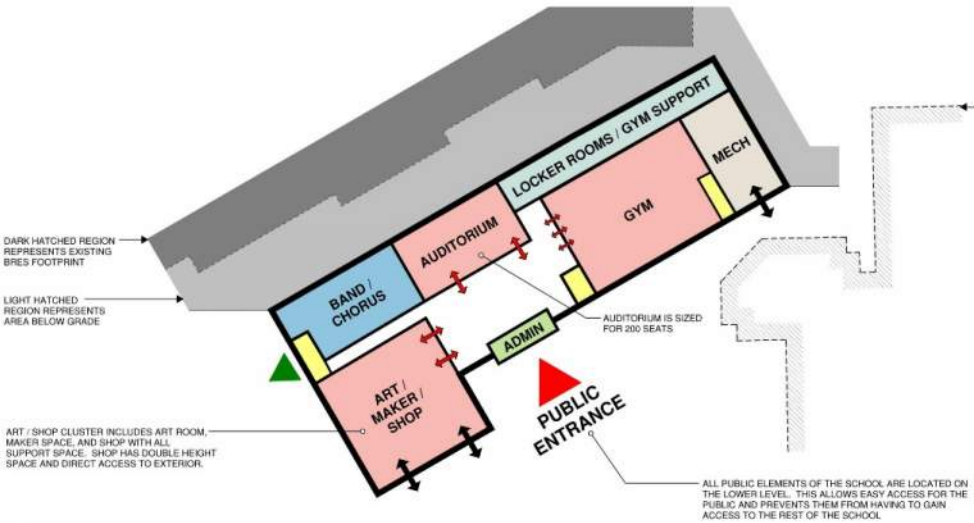


## SITE PLAN

# PRE-DESIGN

## CONCEPT #3

BREMS: RENOVATION + ADDITION  
 BRHS: LARGE ADDITION TO BREMS



### GRAPHICS LEGEND

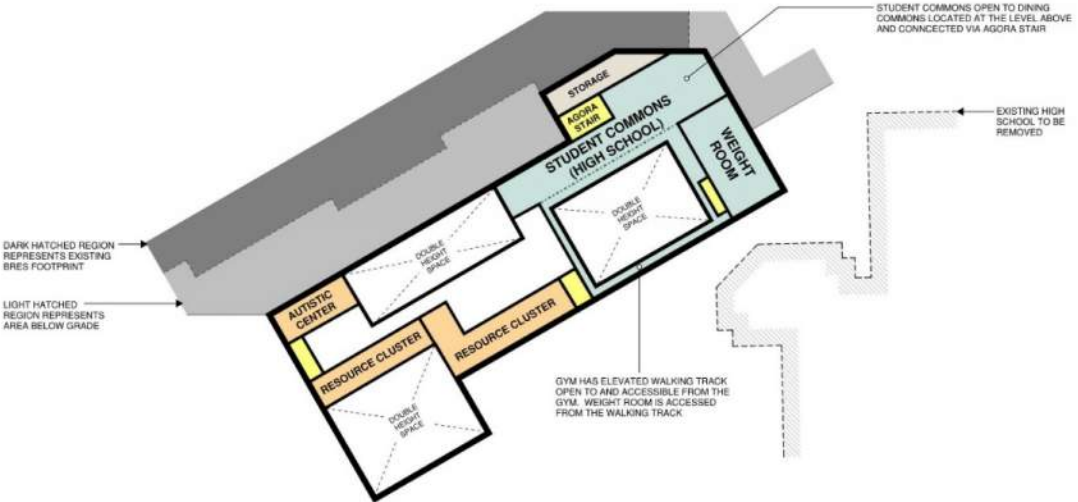
- PUBLIC SPACE
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- SPECIAL EDUCATION
- CORE ACADEMIC
- ADMINISTRATION / FACULTY
- BUILDING SUPPORT
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- EXTERIOR GREEN SPACE
- PRIMARY STUDENT ENTRANCES
- PRIMARY PUBLIC ENTRANCES
- EXITS TO EXTERIOR SPACES

1<sup>ST</sup> FLOOR (HIGH SCHOOL + PUBLIC LEVEL)

# PRE-DESIGN

## CONCEPT #3

BREMS: RENOVATION + ADDITION  
 BRHS: LARGE ADDITION TO BREMS



### GRAPHICS LEGEND

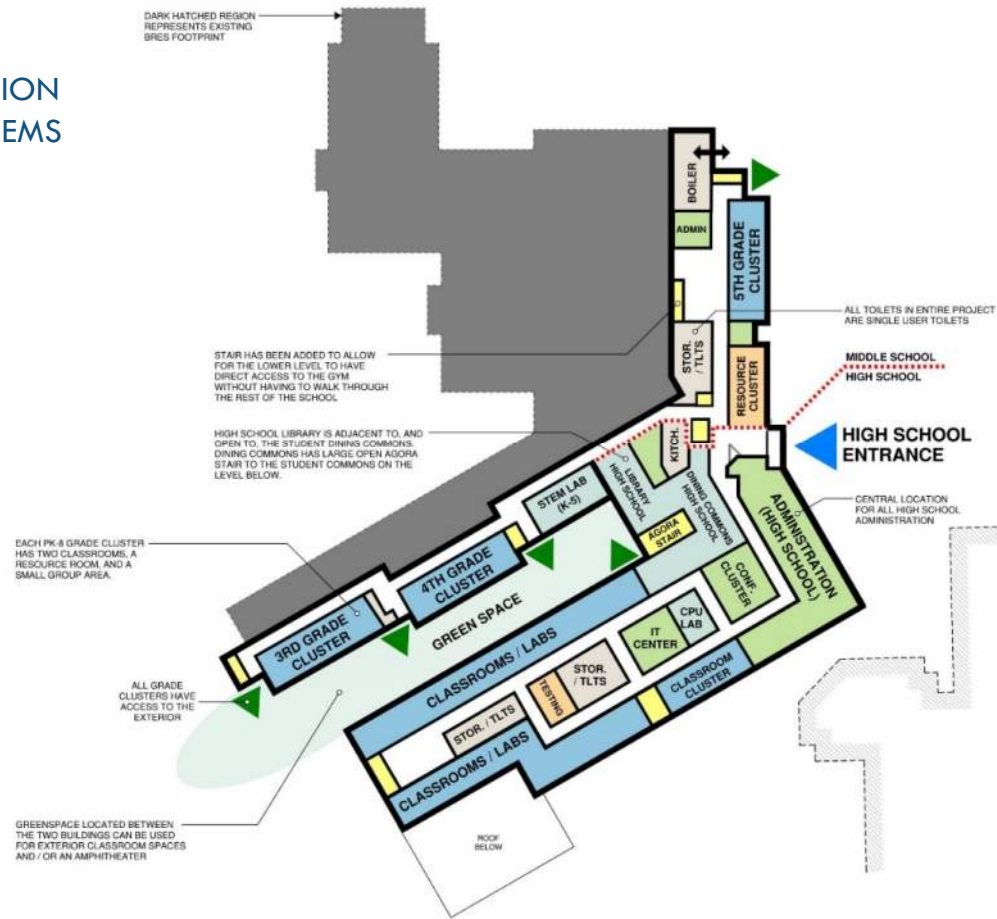
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- EXTERIOR GREEN SPACE
- PRIMARY STUDENT ENTRANCES
- PRIMARY PUBLIC ENTRANCES
- EXITS TO EXTERIOR SPACES

2ND FLOOR (HIGH SCHOOL LEVEL)

# PRE-DESIGN

## CONCEPT #3

BREMS: RENOVATION + ADDITION  
 BRHS: LARGE ADDITION TO BREMS



### GRAPHICS LEGEND

- PUBLIC SPACE
- SPECIALTY EDUCATION SPACES
- SPECIAL EDUCATION
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- EXITS TO EXTERIOR SPACES

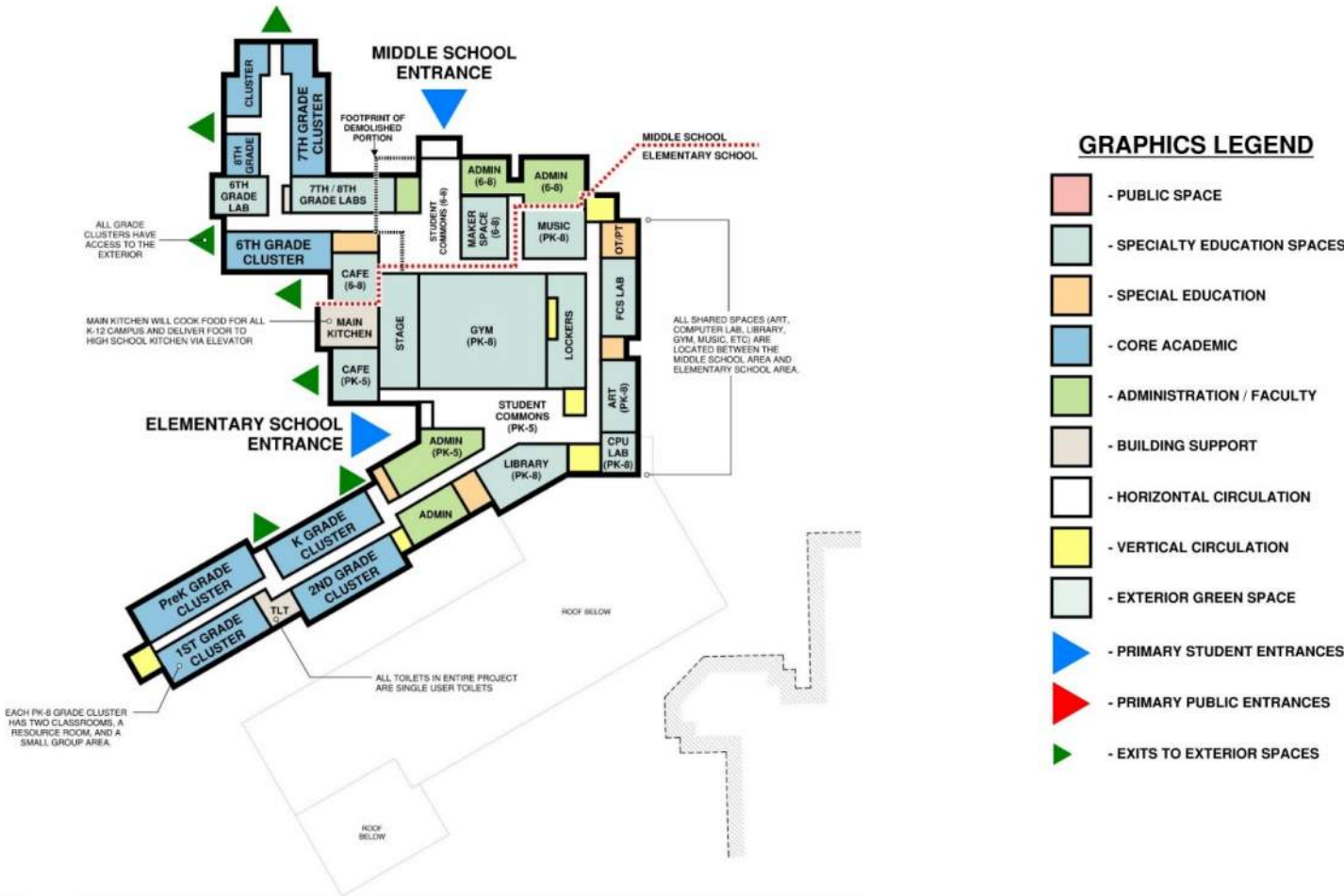
3<sup>RD</sup> FLOOR (HIGH SCHOOL & ELEMENTARY SCHOOL LEVEL)

LAVALLEE | BRENSINGER ARCHITECTS

# PRE-DESIGN

## CONCEPT #3

BREMS: RENOVATION + ADDITION  
 BRHS: LARGE ADDITION TO BREMS

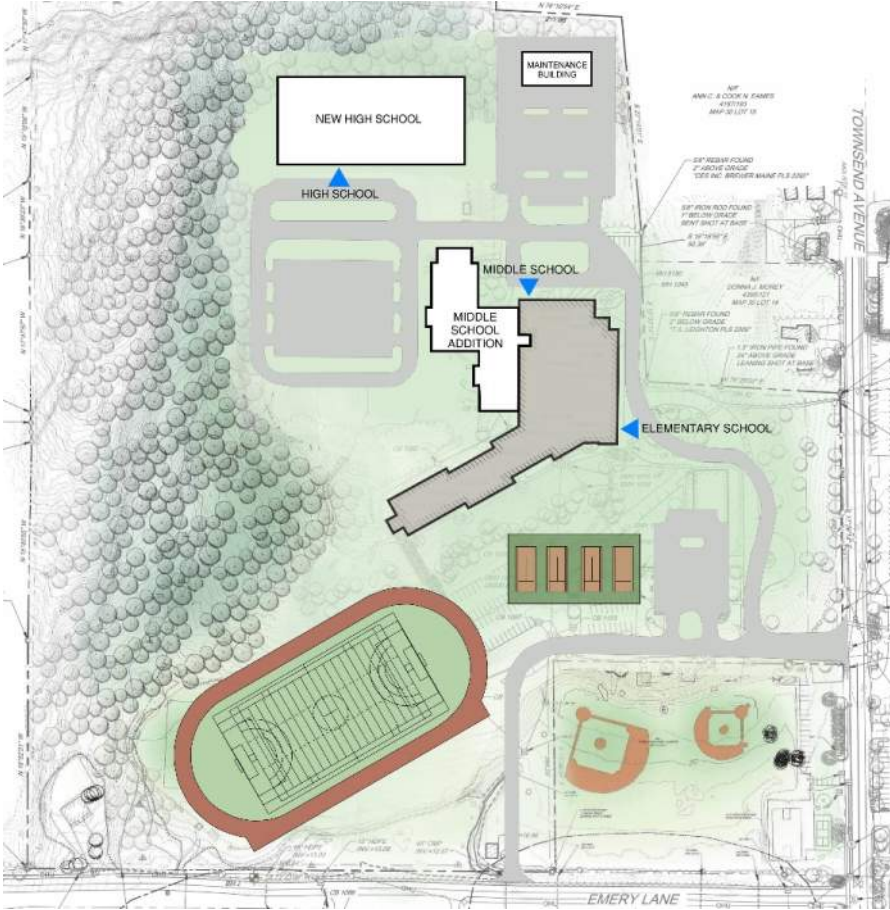


4TH FLOOR (MIDDLE SCHOOL & ELEMENTARY SCHOOL LEVEL)

# PRE-DESIGN

## CONCEPT #4

BRMS: RENOVATION + ADDITION  
BRHS: NEW BUILDING (NORTH SITE)

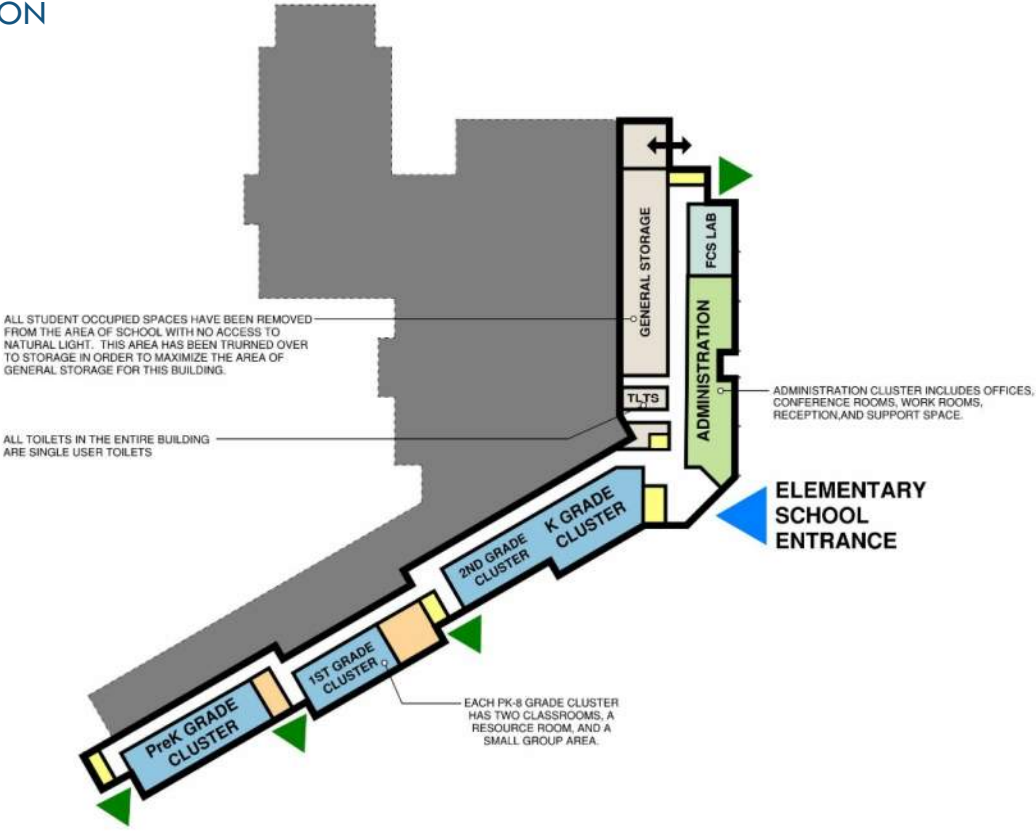


## SITE PLAN

# PRE-DESIGN

## CONCEPT #4

BREMS: RENOVATION + ADDITION



### GRAPHICS LEGEND

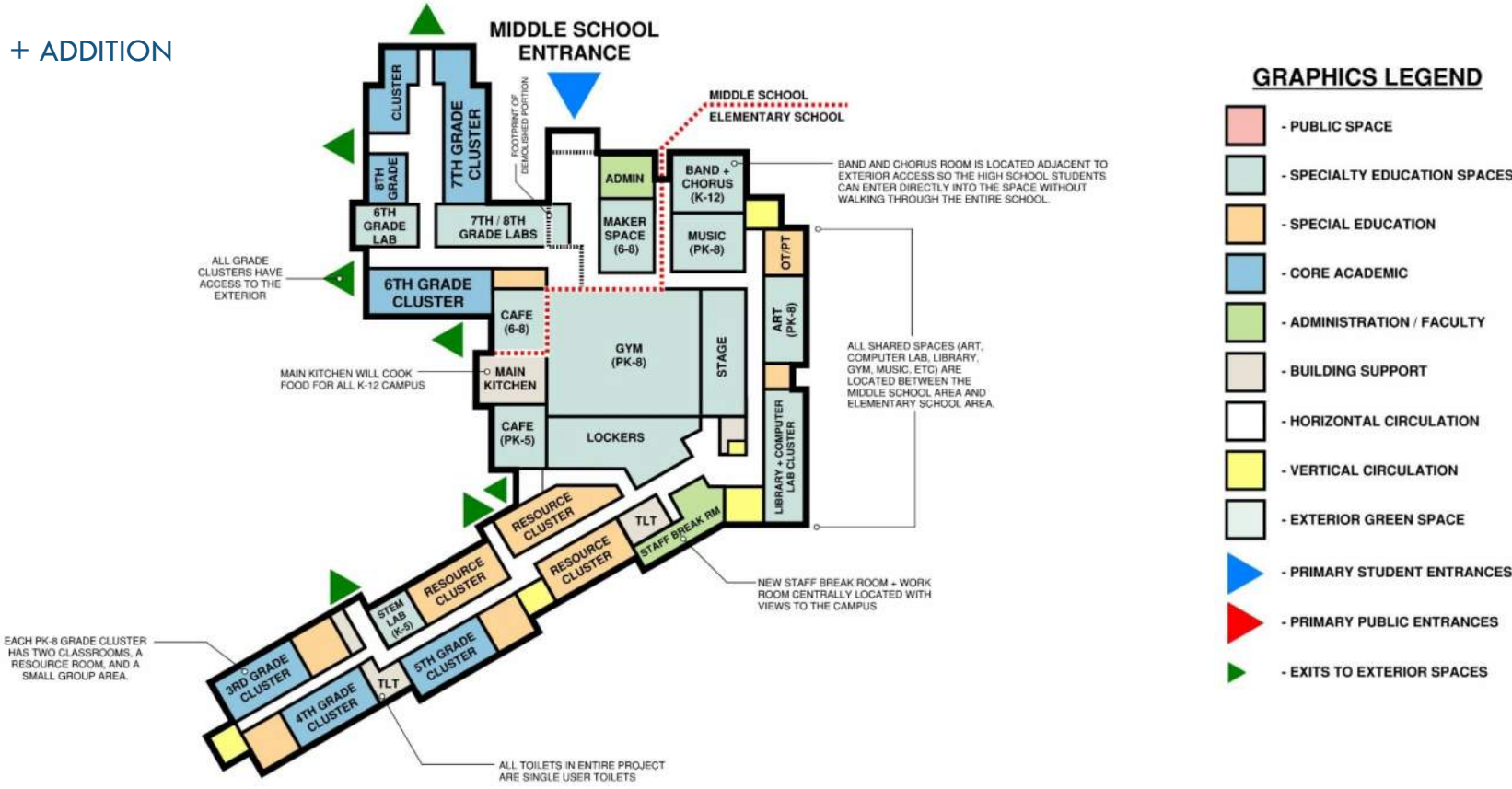
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- VERTICAL CIRCULATION
- EXTERIOR GREEN SPACE
- PRIMARY STUDENT ENTRANCES
- PRIMARY PUBLIC ENTRANCES
- EXITS TO EXTERIOR SPACES

1<sup>ST</sup> FLOOR (ELEMENTARY SCHOOL LEVEL)

# PRE-DESIGN

## CONCEPT #4

BREMS: RENOVATION + ADDITION



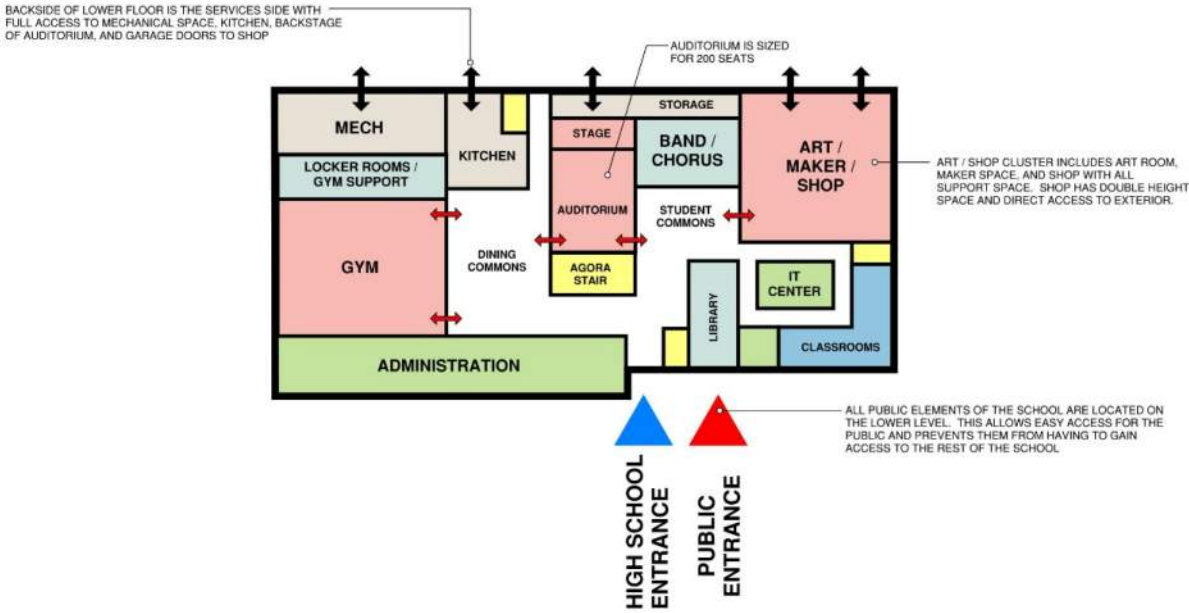
2ND FLOOR (ELEMENTARY + MIDDLE SCHOOL LEVEL)



# PRE-DESIGN

## CONCEPT #4

BRHS: NEW BUILDING (NORTH SITE)



### GRAPHICS LEGEND

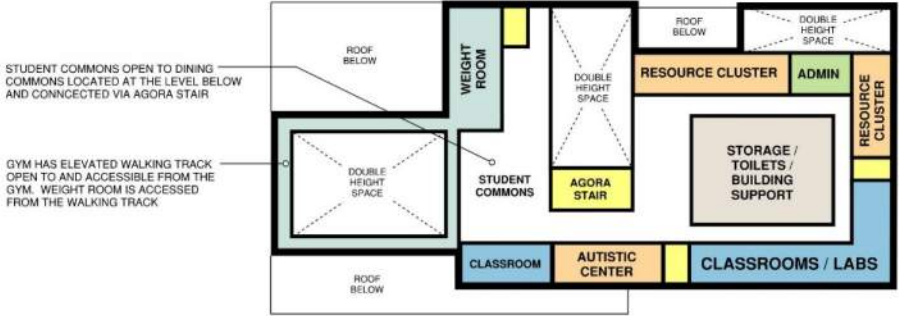
- PUBLIC SPACE
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- SPECIAL EDUCATION
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- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- EXTERIOR GREEN SPACE
- PRIMARY STUDENT ENTRANCES
- PRIMARY PUBLIC ENTRANCES
- EXITS TO EXTERIOR SPACES

1<sup>ST</sup> FLOOR (HIGH SCHOOL)

# PRE-DESIGN

## CONCEPT #4

BRHS: NEW BUILDING (NORTH SITE)



### GRAPHICS LEGEND

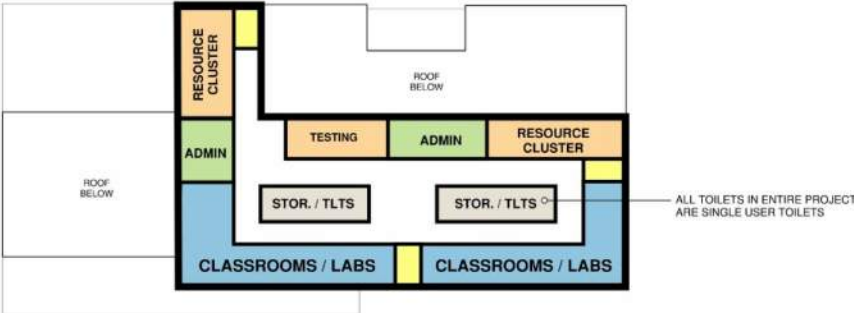
- PUBLIC SPACE
- SPECIALTY EDUCATION SPACES
- SPECIAL EDUCATION
- CORE ACADEMIC
- ADMINISTRATION / FACULTY
- BUILDING SUPPORT
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- EXTERIOR GREEN SPACE
- PRIMARY STUDENT ENTRANCES
- PRIMARY PUBLIC ENTRANCES
- EXITS TO EXTERIOR SPACES

2ND FLOOR (HIGH SCHOOL)

# PRE-DESIGN

## CONCEPT #4

BRHS: NEW BUILDING (NORTH SITE)



### GRAPHICS LEGEND

- PUBLIC SPACE
- SPECIALTY EDUCATION SPACES
- SPECIAL EDUCATION
- CORE ACADEMIC
- ADMINISTRATION / FACULTY
- BUILDING SUPPORT
- HORIZONTAL CIRCULATION
- VERTICAL CIRCULATION
- EXTERIOR GREEN SPACE
- PRIMARY STUDENT ENTRANCES
- PRIMARY PUBLIC ENTRANCES
- EXITS TO EXTERIOR SPACES

3<sup>RD</sup> FLOOR (HIGH SCHOOL)

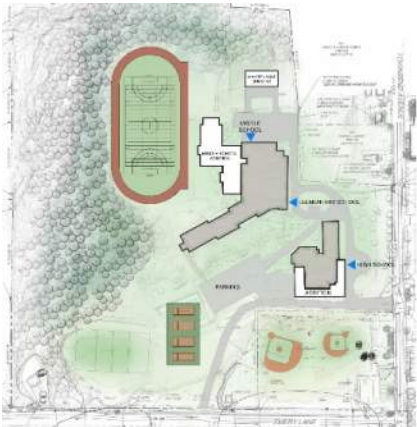
# Order of Magnitude Costs



# ORDER OF MAGNITUDE COSTS

## CONCEPT #1

BREMS: RENO + ADD  
BRHS: RENO + ADD

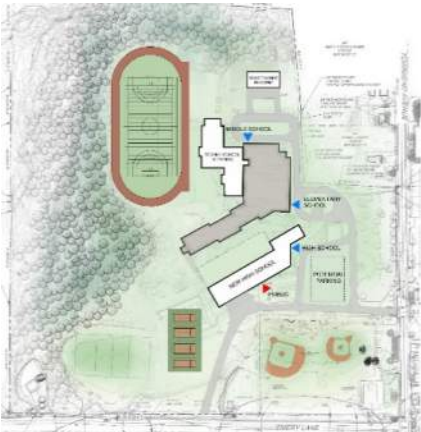


### O/M COSTS

BREMS:	\$33M
BRHS:	\$26M
SITE:	\$8M
<b>TOTAL:</b>	<b>\$67M</b>

## CONCEPT #2

BREMS: RENO + ADD  
BRHS: NEW (SOUTH SITE)

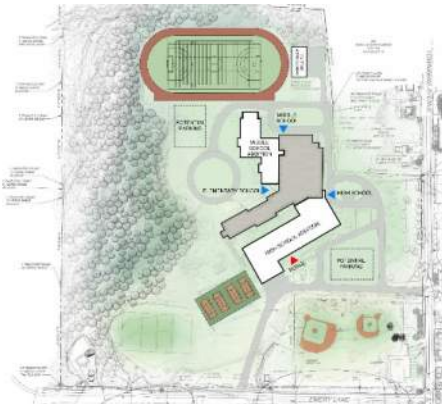


### O/M COSTS

BREMS:	\$33M
BRHS:	\$47M
SITE:	\$9M
<b>TOTAL:</b>	<b>\$89M</b>

## CONCEPT #3

BREMS: RENO + ADD  
BRHS: NEW-ADD TO BREMS

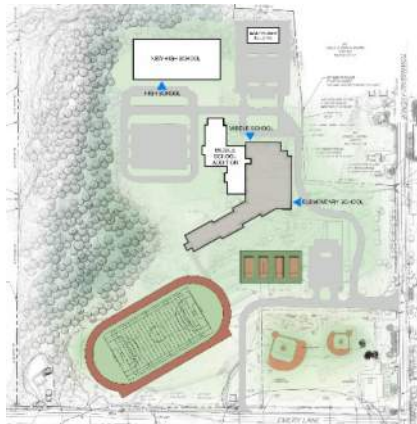


### O/M COSTS

BREMS:	\$39M
BRHS:	\$47M
SITE:	\$11M
<b>TOTAL:</b>	<b>\$97M</b>

## CONCEPT #4

BREMS: RENO + ADD  
BRHS: NEW (NORTH SITE)



### O/M COSTS

BREMS:	\$33M
BRHS:	\$47M
SITE:	\$11M
<b>TOTAL:</b>	<b>\$91M</b>

# ORDER OF MAGNITUDE COSTS

## CONCEPT #0

BREMS: RENO  
BRHS: RENO

NO MIDDLE SCHOOL

NO SITE IMPROVEMENTS

NO ADDED COMMUNITY SPACE

ED AREAS + CAF STAY UNDERSIZED

AREAS REMAIN NO LIGHT

NO EDUCATIONAL UPGRADES

## CONCEPT #1

BREMS: RENO+ADD  
BRHS: RENO+ADD



## CONCEPT #2

BREMS: RENO+ADD  
BRHS: NEW



## CONCEPT #3

BREMS: RENO+ADD  
BRHS: NEW-ADD



## CONCEPT #4

BREMS: RENO+ADD  
BRHS: NEW



### O/M COSTS

BREMS:	\$15M
BRHS:	\$20M
SITE:	-----
TOTAL:	\$35M

### O/M COSTS

BREMS:	\$33M
BRHS:	\$26M
SITE:	\$8M
TOTAL:	\$67M

### O/M COSTS

BREMS:	\$33M
BRHS:	\$47M
SITE:	\$9M
TOTAL:	\$89M

### O/M COSTS

BREMS:	\$39M
BRHS:	\$47M
SITE:	\$11M
TOTAL:	\$97M

### O/M COSTS

BREMS:	\$33M
BRHS:	\$47M
SITE:	\$11M
TOTAL:	\$91M

# NEXT STEPS - RECOMMENDED

## **Program**

- Refine / Reduce Areas with Leadership
- Align Program for target student population

## **Concept Refinement**

- Refine Concepts per Committee Input
- Refine Concepts per Program Updates
- Solicit Feedback from Community
- Review Community Feedback with Committee

## **Define Sustainability Goals**

- Refine Concepts per Sustainable Measures