



Brookwood School

A Community Building Leaders

Est. 1970

**MASTER PLAN
2018**

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BROOKWOOD SCHOOL

MISSION STATEMENT

“The purpose of Brookwood School is to provide an exceptional college-preparatory educational experience to students from four years of age through the twelfth grade. Brookwood is committed to developing the whole child: academically, physically, spiritually, and socially.”

EXECUTIVE SUMMARY

Brookwood School is an independent, co-educational, college-preparatory day school that offers superior educational opportunities to qualified students from Junior Kindergarten through the 12th grade. Founded in 1970, Brookwood's 43-acre campus is located south of Thomasville, Georgia.

2015 STRATEGIC PLAN - "INSPIRING LEADERS"

In 2015, Brookwood School completed a Strategic Plan entitled "Inspiring Leaders." Among the different goals articulated in that plan is Strategic Goal Four - Develop Our Campus to Meet Current and Future Programmatic Needs. The specific components of that goal include:

- Utilize strict principles and guidelines as we further enhance and develop our campus
- Create an updated Master Campus Plan
- Develop a plan for a 21st Century Library/Media Center
- Develop a plan for expanded and enhanced facilities to support our STEAM program
- Develop a campus-wide safety and security plan
- Develop a plan for expanded and enhanced facilities to support our arts program
- Develop and evaluate plans for a dedicated private entrance for Brookwood School
- Be intentional about the environmental impact of all building projects with the goal of:
 - greening our campus
 - reducing our carbon footprint
 - maximizing the efficiency of our energy consumption

CAMPUS MASTER PLAN

In the winter of 2017, Brookwood partnered with Hord Coplan Macht to develop a campus master plan. Guided by the Strategic Plan, and led by members of the Brookwood community, the proposed campus master plan builds upon the excellent work that the school has undertaken since its founding in 1970.

Informed by a highly inclusive and engaging process, the proposed campus master plan outlines the continued capital improvements for the school, further aligning the campus and facilities with the school's mission and program.

The highlights of the proposed improvements include:

- A **new Dining Commons**, including new and improved food service and dining spaces, located in the expanded and renovated Williams building
- An improved, expanded and relocated **Arts Center**, occupying renovated and re-purposed space in the front of Stoddard
- The **Brookwood Center** – a new academic learning center, consolidating the

Upper and Middle school library, the Academic Resources Center, and offering new and improved student gathering and collaboration spaces

- **Consolidating the Lower School** spaces in a renovated Chubb Hall, along with the re-purposing of Parker Williams
- **Expanding the Upper School** by adding new classrooms and a lab
- **Improving the Middle School** through renovations and re-purposing of spaces
- **Improving Athletics** by renovating and expanding the rear of Stoddard, creating two new field houses, and improving and expanding various athletic fields
- Creating a **new dedicated campus entrance** and improving overall campus circulation

This report describes the process, articulates the broad space needs, explains a careful campus analysis, and presents a summary of the various options explored. The final proposed campus master plan is illustrated and described, along with a phased implementation plan for the logical and thoughtful sequence of construction for the improvements.

Like the Strategic Plan, this Campus Master Plan serves to inspire the Brookwood School community to continue the vision of the founders:

Founding Vision, 1970: Once upon a time in the warm pine-scented land of South Georgia, a group of parents had a dream. They dreamed of a fine school for boys and girls where they could get the best education possible in bright classrooms with a limited number of students and the best equipment. They dreamed that each child would develop his entire potential. They dreamed of the freedom these students would have in their activities and the close relationships they would develop with their teachers because the classes would be small. They dreamed of the field trips such a group could take, the games they could play, and the family atmosphere that would be developed. And they knew that if these dreams came true, these students would be prepared for college and for life physically, emotionally, spiritually, mentally, and aesthetically.

- Excerpt from A Brief History of Brookwood School from its Beginning to November 1, 1973 by Margaret Powell Flowers



PLANNING PROCESS

MASTER PLANNING PROCESS

PROCESS OVERVIEW

The master planning process began in the winter of 2017. Employing a variety of highly interactive tools, strategies and activities, maximum input was obtained from the greater Brookwood School community.

An initial online survey gathered responses from over 200 Brookwood stakeholders, providing insights into some key areas of focus for the community. The team conducted numerous on-site meetings, including focus groups of faculty, staff, students, parents, Alumni, as well as members of the Board of Directors and Board of Trustees. The team also surveyed the campus from a physical standpoint. Finally, a set of “Guiding & Planning Principles” were developed to help keep the team and the process focused on the goals and vision for the master plan.

- Maintain the strong Brookwood campus character on the exterior, while creating vibrant, innovative, student-centered spaces within the facilities
- Keep the notion of flexibility and adaptability of spaces and uses at the forefront of all facility decisions
- Reinforce and support Brookwood’s strong sense of Community Family
- Capitalize on outdoor spaces throughout the campus, for learning, gathering, playing and relaxing
- Develop a flexible master plan that responds to changes in needs, campus

assets and donor preferences

ASSESSMENTS

The summary below quantifies the observed space needs that were gathered throughout the process, and confirms that the two greatest expansion needs are in dining and the arts. Additional academic space needs are greatest in the Upper School. Modest increases in other areas of the school reflect the various needs articulated during the different focus group meetings.

SPACE SUMMARY	EXISTING	PROPOSED
UPPER SCHOOL	16,576	19,859
MIDDLE SCHOOL	10,238	11,441
LOWER SCHOOL	10,378	10,390
PRE SCHOOL	5,174	5,617
COMMON SPACES		
LEARNING COMMONS	4,056	4,889
DINING/COMMONS	3,213	7,000
ARC	1,873	2,490
MULTI-PURPOSE/MTG	6,254	7,054
ARTS	3,391	7,558
ATHLETICS	44,890	43,114
ADMINISTRATION	4,509	4,695
TOTAL NET PROGRAMMED SF	110,552	124,107
TOTAL GROSS SF	148,513	166,722

EXISTING CAMPUS ANALYSIS

The campus and facility assessment analyzed what Brookwood has in terms of existing physical assets. Three major elements of the campus were assessed and analyzed – the distribution of existing functions or uses, a spatial and circulation analysis, and the identification of underutilized spaces.

- A. UPPER SCHOOL
- B. MIDDLE SCHOOL
- C. LOWER SCHOOL
- D. JUNIOR KINDERGARTEN
- E. ARTS
- F. ATHLETICS
- G. CENTRAL ADMINISTRATION
- H. MULTIPURPOSE/MEETING
- I. LIBRARY
- J. DINING/SCHOOL CENTER
- K. ACADEMIC RESOURCE CENTER





EXISTING PROGRAM DISTRIBUTION

This diagram illustrates the various major school divisions and departments and where they are currently located within the campus. What becomes readily apparent is that while some areas or divisions are fairly well consolidated, others suffer from differing degrees of separation. Of greatest concern is the Lower School, with functions and spaces dispersed between Chubb, Stoddard and Parker-Williams. Additionally, select uses for the Upper and Middle Schools are dispersed in other buildings.

- UPPER SCHOOL
- MIDDLE SCHOOL
- LOWER SCHOOL
- JUNIOR KINDERGARTEN
- ARTS
- ATHLETICS
- CENTRAL ADMIN
- MULTIPURPOSE/MEETING
- LIBRARY
- DINING/SCHOOL CENTER
- ACADEMIC RESOURCE CENTER
- MAINTENANCE



SPATIAL ANALYSIS

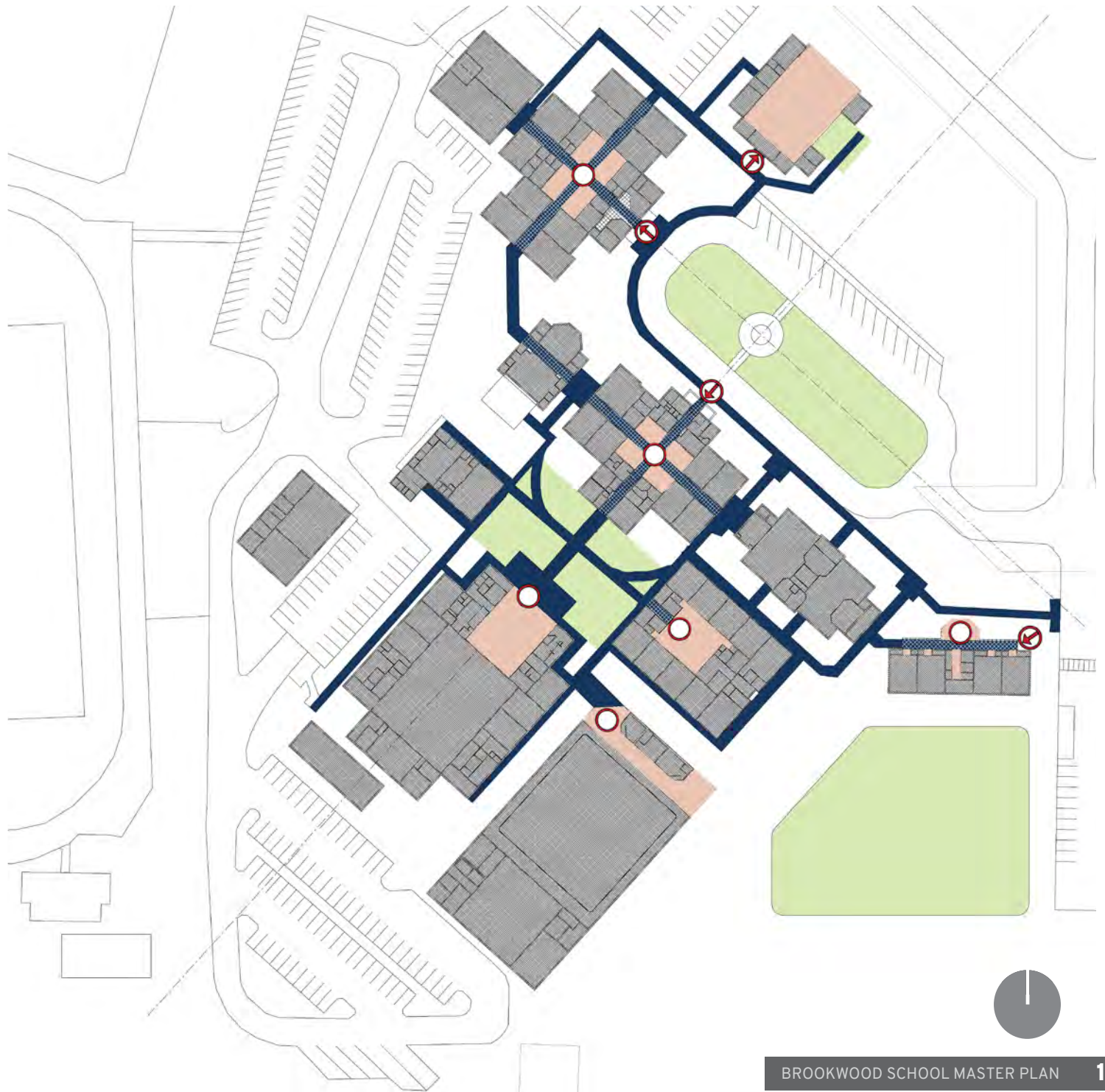
This diagram reveals several important aspects about the spatial characteristics of the campus.

First, while there are many different outdoor spaces on campus, three in particular are of note. The Mason Green in the front of the school forms the first impression of the school and is by comparison the most formal of the exterior campus spaces. The Quad is less formal in terms of activities, yet has a greater degree of spatial formality, being bound on all four sides by buildings. The least formal space, both in terms of use and shape, is the large play area behind Chubb.

Next, the main points of building entry off of Mason Green and the drop-off loop are illustrated, revealing strong front doors for the Upper, Middle and Junior Kindergarten, but less so for the Lower School. Additional “front door” entry points for the buildings surrounding the Quad illustrate that of the four, Parker William’s presence and entry is less strong than the other three.

Finally, a review of the exterior and interior major walkways reveals a series of paths, including a strong linear path running from Crozer, through the Upper School Commons, out and along the breezeway, then into Flowers and through the Middle School Commons. Furthermore, the presence and connection of key interior spaces reveals a series of important nodes along the circulation paths.

- GREEN SPACE
- PRIVATE INTERIOR
- CIRCULATION PATH
- CIRCULATION NODE
- ↑ MAJOR ENTRANCE



UNDERUTILIZED SPACES

This diagram looks at spaces on campus, both outside and within buildings, that are either currently underutilized, or are not optimally supporting their functions and therefore offer an opportunity to be improved or re-purposed. The Williams Activity building is the best example of the former, while the Upper and Middle School Library space in Parker-Williams is a good illustration of the latter.

- OPEN SPACE
- UNDER UTILIZED
- PARTIALLY UTILIZED



UNDER UTILIZED SPACES

DEVELOPMENT OPPORTUNITIES

When the first three diagrams are analyzed together, different locations for development and improvements are revealed. This final diagram identifies various locations on the campus that offer opportunities for development, including new additions. These development opportunity sites are noted in three main categories – existing open space where no building currently sits, existing spaces within buildings that are underutilized or offer strong re-purposing opportunities, and existing spaces within buildings that are well used now but may offer opportunity for potential new or expanded uses.

- AVAILABLE BUILDING SITE
- PRIMARY REPURPOSE
- SECONDARY REPURPOSE





CAMPUS MASTER PLAN

BROOKWOOD SCHOOL MASTER PLAN

The proposed campus master plan for Brookwood School is informed by the strategic plan and guided by the principles established during the planning process. It seeks to further align Brookwood's campus facilities with the school's mission and curriculum. The plan builds on the strong existing campus character and provides clarity and organization that will allow future campus improvements to proceed with confidence.

Some of the key elements of the new plan include:

- An improved, expanded and re-located campus-wide dining commons, creating a single place where the entire Brookwood School community can come together
- Expanded and consolidated arts spaces, providing appropriate spaces to support this important part of the Brookwood program
- A new Brookwood Center, combining many of the school's critical learning and support components into one new, exciting facility
- Reinforcing and strengthening the important "Front Doors" for the school as a whole as well as for each major division, by providing the Lower School with its own appropriate identity at the front of campus
- Creating new and reinforcing existing outdoor spaces around campus, for formal and informal gathering, learning, and socializing

The specific components of the proposed campus master plan include:

- New Dining Commons
- Relocated & Expanded Arts Center
- New Brookwood Center
- Consolidation of Lower School
- Upper School Expansion
- Middle School Improvements
- Athletics Improvements
- Site Improvements





MAIN CAMPUS

1 NEW DINING COMMONS

A new dining facility is proposed as a 4,500 sf renovation and 3,000 sf addition to the existing Williams Athletic Activities Center (WAAC). The athletic functions previously located in the WAAC have been relocated to the new Beverly Athletic Center, making the building available for re-purposing. The new single-story building will seat 250 with a new kitchen and food serving area. The expanded size will accommodate the entire Lower School and teachers in one seating and will allow the entire student body and faculty to be served in three lunch periods. Its location adjacent to the stadium makes this an ideal venue for pre-game and post-game hospitality.

2 RELOCATED & EXPANDED ARTS CENTER

Stoddard renovations include a doubling of space allocated to the Visual Arts and provisions for Lower, Middle, and Upper School Music. Ultimately, the STEAM (Science Technology Engineering Art Math) program will also be relocated to Stoddard. Additionally, the Brookwood Room is proposed near the entry to Stoddard with views to the central quad. This room will serve as the feature meeting, gathering, and presentation space on campus.

3 NEW BROOKWOOD CENTER

This facility is envisioned as the central student gathering space on campus. The Brookwood Center will accommodate the transformation of the library into a Learning Commons, as well as the expanded Academic Resource Center program for all divisions. In addition to a refined collection of books, the building will have a variety of spaces for student interaction, including individual quiet study, small group study, and a classroom. Other support spaces such as a technology help desk, copy center, student activity rooms, and school archive will be provided.

4 CONSOLIDATION OF LOWER SCHOOL

Lower School activities will be consolidated to the existing Chubb Hall and adjacent Williams-Parker Library. Lower School computer, language (Spanish) and 5th grade (2 classrooms) are to be relocated from Stoddard to an expanded Chubb and renovated Williams-Parker building. This will allow most Lower School activities to be conveniently located in this complex. This provides a new and proper “Front Door” for the Lower School along the main front campus green, complementing the similar front doors for the Upper and Middle Schools.

5 UPPER SCHOOL EXPANSION

Crozer, the Upper School Building, will be expanded to include one additional multi-purpose science room, one language room (Spanish) and one general purpose classroom. These additions will allow most Upper School activities to be conveniently co-located adjacent to each other. Additionally, the existing central commons space is to be renovated to make it more student friendly with new furniture, finishes, and lighting.

6 MIDDLE SCHOOL IMPROVEMENTS

The Middle School program will expand into spaces vacated by the relocation of administrative space (business office, advancement) to a repurposed Beverly Arts Pavilion. Also, room FI 7 will be designated for Middle School use only, rather than shared with the Upper School. The central commons will be renovated with new furniture, finishes, and lighting.

7 ATHLETIC IMPROVEMENTS

Indoor athletic needs were largely addressed with the recently (2016) completed Beverly Athletic Center. Baseball and softball field houses (dugouts) are to be renovated and expanded to include team rooms, toilet, showers, office, and storage space.

8 JUNIOR KINDERGARTEN/KINDERGARTEN

The Junior Kindergarten/Kindergarten program is expanded through a larger food service space, along with better after-school spaces. Minor renovations and a small addition to the building will support this effort.

9 SITE IMPROVEMENTS

Overall site vehicular circulation is enhanced with the completion of a circular road. With the addition of an access road adjacent and east of the Lower School parking lot, a campus loop road will be completed. Normally, gates controlling access will be closed. For game day and other special events, the gates will be unlocked, allowing one directional traffic to circulate freely and safely. Also, a new direct-entry road is being proposed, which will allow direct access to the school rather than through adjacent residential neighborhoods.



IMPLEMENTATION PLAN



OVERVIEW

The campus improvements proposed in this master plan cannot practically be implemented all at once. Even if the financial resources were available to construct all the work, certain projects must be built before others can occur. As with any campus master plan, a few key factors influence the order in which the projects should be addressed. These factors fall into three main categories:

- **Priority of Needs**—This factor should be the one with the highest influence on the order in which projects are implemented. On any campus, certain areas of the school or facilities have a higher need to be improved. The largest determining factor that drives a project's need by priority is based upon the extent the physical spaces or facilities are impacting the successful delivery of that aspect of the school's program.
- **Logistical Sequencing**—Some projects cannot be implemented until other projects are in place, for differing reasons. In some cases, this is due to an existing building to be removed that is occupying the location of a proposed new building. Other times it is the need for current building users to relocate into another building before renovations and re-purposing can occur. Whatever the reason, the logistical sequencing of projects will also drive the order of implementation.
- **Fundraising**—Finally, because the ability to implement these projects is often at the mercy of the fundraising efforts within the school's broader community, certain projects may have greater appeal to donors, thereby making them financially feasible to implement before other projects. The hope is that the donors' willingness and ability to support certain projects align with the school's highest needs.

When developing an implementation plan, all three of these must be factored in. The ultimate desire is to create an implementation plan that allows the school to construct the projects in an order that addresses their highest needs, causes the least amount of disruption and unnecessary expense, and can be fully supported by the school's donor base. Additionally, since the duration between phases is often years in length, each phase must appear complete, so as not to have the campus look like a ongoing construction site until the next project is begun.

PHASE 1

The first phase is highlighted by the new relocated dining facility. This facility will occupy the existing Williams building, along with an addition. Once the new dining facility is operational, the next project in this phase is the relocation of the Arts programs to the front of Stoddard. Additions/renovations to the rear of Stoddard will accommodate enlarged locker room facilities. The third component of this phase is the improvements to the Upper School and Middle School commons spaces in Crozer and Flowers, respectively. Also included in this first phase will be various site improvements, including an outdoor STEAM classroom and a plaza associated with the dining facility. Additionally, new classroom furniture is to be provided.

COMMONS UPGRADE

- Upper School Commons
- Middle School Commons

ARTS RELOCATION/EXPANSION

- Renovate Stoddard

ATHLETIC IMPROVEMENTS

- Stoddard Additions & Renovations

NEW DINING COMMONS

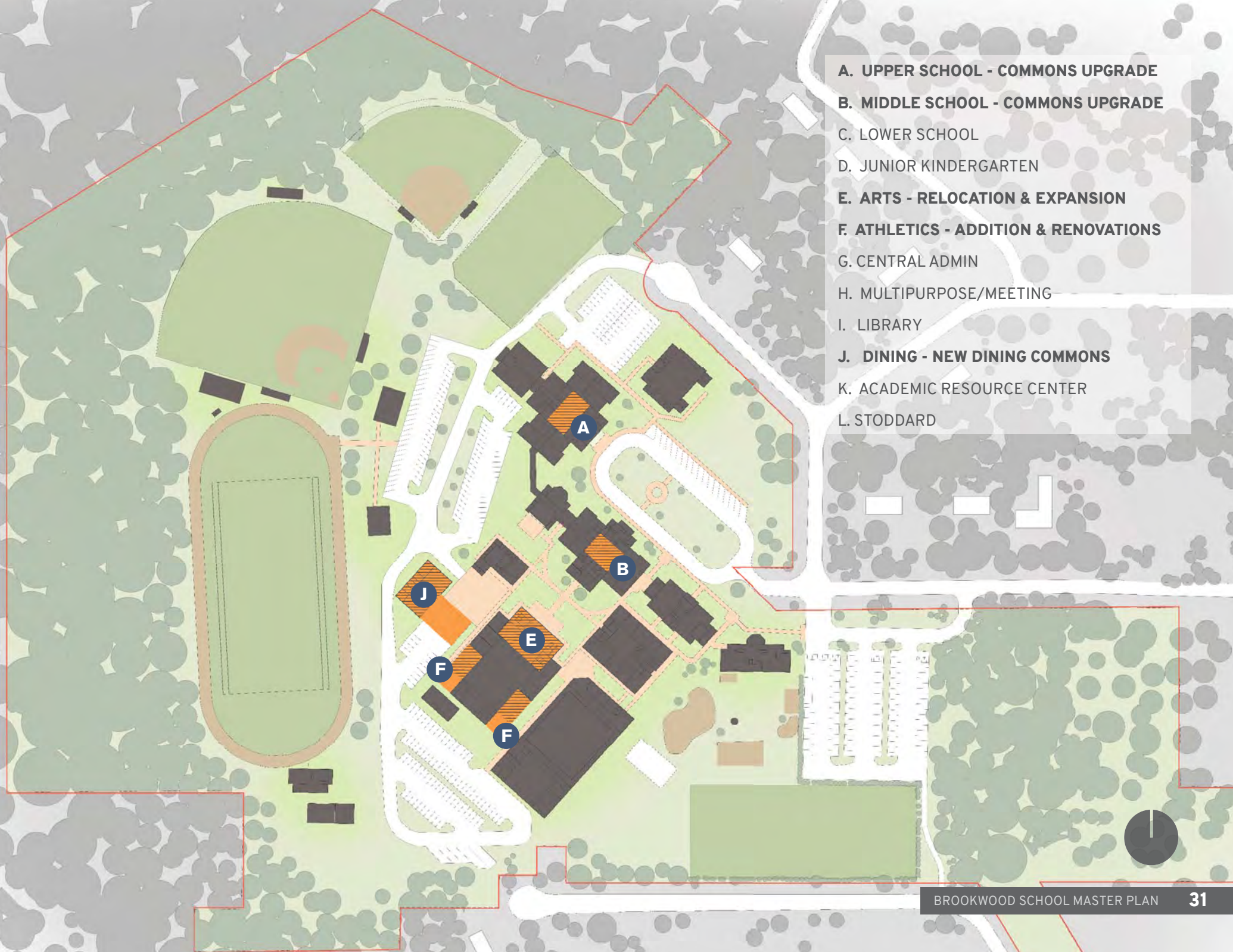
- Renovate Williams
- Addition to Williams
- Site Work

MISC / SITE IMPROVEMENTS

- Outdoor STEAM Classroom
- Classroom Furniture Upgrades



- A. UPPER SCHOOL - COMMONS UPGRADE**
- B. MIDDLE SCHOOL - COMMONS UPGRADE**
- C. LOWER SCHOOL
- D. JUNIOR KINDERGARTEN
- E. ARTS - RELOCATION & EXPANSION**
- F. ATHLETICS - ADDITION & RENOVATIONS**
- G. CENTRAL ADMIN
- H. MULTIPURPOSE/MEETING
- I. LIBRARY
- J. DINING - NEW DINING COMMONS**
- K. ACADEMIC RESOURCE CENTER
- L. STODDARD



GROUP A - STAND-ALONE

Group A Stand-alone projects will involve the expansion of the Lower School through an addition to the rear of Chubb. The Upper School will also be expanded through two additions to the back of Crozer. Additional miscellaneous improvements for the Middle School will occur in Flowers. Miscellaneous site improvements will also be part of this second phase, including a new outdoor classroom behind Chubb.

UPPER SCHOOL EXPANSION

- Classroom Addition
- Science Lab Addition

MIDDLE SCHOOL IMPROVEMENTS

- Misc. Renovation
(Both entry & quad side)

LOWER SCHOOL EXPANSION

- Addition to Chubb Hall
- Outdoor Classroom

JUNIOR KINDERGARTEN EXPANSION

- Kitchen/Dining Expansion

ATHLETICS - NEW FIELD HOUSES

- Baseball Field House
- Softball Field House

MISC/ SITE IMPROVEMENTS

- A. UPPER SCHOOL - EXPANSION**
- B. MIDDLE SCHOOL - IMPROVEMENTS**
- C. LOWER SCHOOL - EXPANSION**
- D. JUNIOR KINDERGARTEN**
- E. ARTS**
- F. ATHLETICS - NEW FIELD HOUSES**
- G. CENTRAL ADMIN**
- H. MULTIPURPOSE/MEETING**
- I. LIBRARY**
- J. DINING/CENTER**
- K. ACADEMIC RESOURCE CENTER**
- L. STODDARD**



OTHER PROJECTS - GROUP B - DEPENDENT

In addition to the above projects, the following projects are dependent on the other projects occurring before them:

- Brookwood Center, which will house the library/learning commons for the Upper and Middle Schools, along with other student commons spaces, as well as the expanded and renovated spaces for the Academic Resource Center programs
- Once the Upper and Middle School library moves out of Williams-Parker, that space will be converted to additional Lower School space, completing the consolidation of this division
- The Middle School STEAM lab will move to improved space in Stoddard

Additionally, various site and landscape improvements can occur at different phases, including improved outdoor gathering spaces, improved play and athletic areas and general infrastructure upgrades.

LOWER SCHOOL CONSOLIDATION

- Renovate Williams-Parker
- Misc. Renovations in Chubb Hall

ARTS

- Art Studio
- Art Classroom

BROOKWOOD CENTER - ADDITION/RENO

- Renovate Singletary
- Addition to Singletary
- Renovate Arts Pavilion

STODDARD - STEAM RELOCATION

- Renovate Stoddard

MISC/ SITE IMPROVEMENTS

- A. UPPER SCHOOL
- B. MIDDLE SCHOOL
- C. LOWER SCHOOL - RENOVATION**
- D. JUNIOR KINDERGARTEN
- E. ARTS**
- F. ATHLETICS
- G. CENTRAL ADMIN
- H. MULTIPURPOSE/MEETING
- I. LIBRARY
- J. BROOKWOOD CENTER - ADDITION/RENO**
- K. ACADEMIC RESOURCE CENTER**
- L. STODDARD - STEAM RELOCATION**



CAMPUS PERSPECTIVE

- 1 NEW DINING COMMONS
- 2 RELOCATED & EXPANDED ARTS CENTER
- 3 NEW BROOKWOOD CENTER
- 4 CONSOLIDATION OF LOWER SCHOOL
- 5 UPPER SCHOOL EXPANSION
- 6 MIDDLE SCHOOL IMPROVEMENTS
- 7 ATHLETIC IMPROVEMENTS
- 8 JUNIOR KINDERGARTEN BUILDING
- MISC/SITE IMPROVEMENTS/
NEW ALTERNATE ENTRANCE





APPENDIX

BUILDING PROGRAM DATA SHEETS

UPPER SCHOOL (Gr. 9 - 12)											
SPACE	BLDG.	EXISTING				PROPOSED					DIFF. SF
		SIZE (SF)	QUANT.	TOTAL	AREA TOT.	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	
INSTRUCTIONAL					16,576					19,859	
CR 1 Math	Crozer	735	1	735		Crozer	735	1	735		0
CR 2 English	Crozer	868	1	868		Crozer	868	1	868		0
CR 3 English	Crozer	868	1	868		Crozer	868	1	868		0
CR 4 Math/Science	Crozer	735	1	735		Crozer	735	1	735		0
CR 5 History	Crozer	735	1	735		Crozer	735	1	735		0
CR 6 Civics/Math	Crozer	868	1	868		Crozer	868	1	868		0
CR 7 Math	Crozer	868	1	868		Crozer	868	1	868		0
CR 8 Language	Crozer	735	1	735		Crozer	735	1	735		0
Spanish	Stoddard	667	1	667		Croz. Add.	650	1	650		-17
CR 9 English	Crozer	748	1	748		Crozer	748	1	748		0
CR 10 Chemistry	Crozer	1,995	1	1,995		Crozer	1,995	1	1,995		0
CR 11 Biology	Crozer	1,995	1	1,995		Crozer	1,995	1	1,995		0
New Lab						Croz. Add.	2,000	1	2,000		2,000
New Classroom						Croz. Add.	650	2	1,300		1,300
SHARED SPACES											
Commons	Crozer	2,533	1	2,533		Crozer	2,533	1	2,533		0
ADMINISTRATION/SUPPORT											
Lobby	Crozer	397	1	397		Crozer	397	1	397		0
Reception	Crozer	268	1	268		Crozer	268	1	268		0
Upper School Director	Crozer	214	1	214		Crozer	214	1	214		0
Resource	Crozer	84	1	84		Crozer	84	1	84		0
College Counselor	Crozer	196	1	196		Crozer	196	1	196		0
Office	Crozer	212	1	212		Crozer	212	1	212		0
Faculty Workroom	Crozer	483	1	483		Crozer	483	1	483		0
Study Lab	Crozer	323	1	323		Crozer	323	1	323		0
Office-Study Lab	Crozer	49	1	49		Crozer	49	1	49		0
MIDDLE SCHOOL (Gr. 6-8)											
SPACE	BLDG.	EXISTING				PROPOSED					DIFF. SF
		SIZE (SF)	QUANT.	TOTAL	AREA TOT.	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	
INSTRUCTIONAL					10,238					11,441	
FI-1	Flowers	660	1	660		Flowers	660	1	660		0
FI-2	Flowers	704	1	704		Flowers	704	1	704		0
FI-3	Flowers	660	1	660		Flowers	660	1	660		0
FI-4	Flowers	660	1	660		Flowers	660	1	660		0
FI-5	Flowers	660	1	660		Flowers	660	1	660		0
FI-6	Flowers	660	1	660		Flowers	660	1	660		0
FI-7	Flowers	944	1	944		Flowers	944	1	944		0
Spanish	Stoddard	667	1	667		Flowers	667	1	667		0
STEAM Lab	Singeltary	1,137	1	1,137		Stoddard	1,200	1	1,200		63
Flex Learning Space						Flowers	650	1	650		650
SHARED											
Commons	Flowers	3,486	1	3,486		Flowers	3,486	1	3,486		0
Shared Meeting Rooms (S)						Flowers	120	2	240		240
Shared Meeting Rooms (M)						Flowers	250	1	250		250
ADMINISTRATION/SUPPORT											
Lobby	Flowers		1	0		Flowers		1	0		0
LOWER SCHOOL (Gr. 1 - 5)											
SPACE	BLDG.	EXISTING				PROPOSED					DIFF. SF
		SIZE (SF)	QUANT.	TOTAL	AREA TOT.	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	
INSTRUCTIONAL					10,378					10,390	
1-A	Chubb	630	1	630		Chubb	630	1	630		0
1-B	Chubb	630	1	630		Chubb	630	1	630		0
2-A	Chubb	630	1	630		Chubb	630	1	630		0
2-B	Chubb	630	1	630		Chubb	630	1	630		0

3-A	Chubb	630	1	630	Chubb	630	1	630	0
3-B	Chubb	630	1	630	Chubb	630	1	630	0
4-A	Chubb	630	1	630	Chubb	630	1	630	0
4-B	Chubb	630	1	630	Chubb	630	1	630	0
5-A	Stoddard	667	1	667	W-P	665	1	665	-2
5-B	Stoddard	667	1	667	W-P	665	1	665	-2
Spanish	Stoddard	615	1	615	Chubb Add	630	1	630	15
Technology	Stoddard	649	1	649	Chubb Add	650	1	650	1
LS Science	Chubb	758	1	758	Chubb	758	1	758	0
SHARED									
Commons	Chubb	1,820	1	1,820	Chubb	1,820	1	1,820	0
ADMINISTRATION/SUPPORT									
Office LS Head	Chubb	162	1	162	Chubb	162	1	162	0

PRE-SCHOOL (JK-K)		EXISTING				PROPOSED				DIFF.	
SPACE	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	SF
INSTRUCTIONAL					5,174					5,617	
JK-A	JK/K	721	1	721		JK/K	721	1	721		0
JK-B	JK/K	721	1	721		JK/K	721	1	721		0
K-A	JK/K	721	1	721		JK/K	721	1	721		0
K-B	JK/K	721	1	721		JK/k	721	1	721		0
Toilets	JK/K	20	5	100		JK/k	20	5	100		0
Storage	JK/K	43	4	172		JK/k	43	4	172		0
Storage	JK/K	875	1	875		JK/k	875	1	875		0
SHARED											
Activity Area	JK/K	439	1	439		JK/K	439	1	439		0
Pantry/Kitchen	JK/K	257	1	257		JK/k	500	1	500		243
ADMINISTRATION/SUPPORT											
Office	JK/K	105	1	105		JK/K	105	1	105		0
Conference	JK/K	85	1	85		JK/K	85	1	85		0
Kitchen	JK/K	257	1	257		JK/K Add	257	1	257		0
ASP						JK/K Add	200	1	200		200

COMMON SPACES		EXISTING				PROPOSED				DIFF.	
SPACE	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	SF
LIBRARY/LEARNING COMMONS					4,056					4,889	
MS/US Learning Commons	WP	2,167	1	2,167		Brookwd Ctr	3,000	1	3,000		833
LS Library	WP	1,889	1	1,889		W-P	1,889	1	1,889		0
DINING / COMMONS (all school)											
DINING					3,213					7,000	
Seating	Stoddard	2,610	1	2,610		Din. Comm.	4,500	1	4,500		1,890
Kitchen	Stoddard	303	1	303		Din. Comm.	1,000	1	1,000		697
Servery	Stoddard	140	1	140		Din. Comm.	1,000	1	1,000		860
Kitchen Storage	Stoddard	160	1	160		Din. Comm.	500	1	500		340
ARC (all school)					1,873					2,490	
MS+US ARC	Singletary	785	1	785		Brookwd Ctr	1,000	1	1,000		215
Conference MS+US	Singletary	48	5	240		Brookwd Ctr	50	6	300		60
Conference large US+MS	Singletary	97	1	97		Brookwd Ctr	150	1	150		53
Guidance Counselor	Singletary	200	1	200		Brookwd Ctr	200	1	200		0
Conference Small	Singletary	41	2	82		Brookwd Ctr	100	2	200		118
LS ARC	Singletary	329	1	329		Brookwd Ctr	400	1	400		71
Conference LS	Singletary	140	1	140		Brookwd Ctr	80	3	240		100
MULTI-PURPOSE/MEETING					6,254					7,054	
Multi-Purpose Room	HW	4,372	1	4,372		HW	4,372	1	4,372		0
Entry Vestibule	HW	316	1	316		HW	316	1	316		0
Storage large	HW	388	1	388		HW	388	1	388		0
Storage medium	HW	353	1	353		HW	353	1	353		0
Storage small	HW	300	1	300		HW	300	1	300		0
Platform/Stage	HW	384	1	384		HW	384	1	384		0
Janitor	HW	141	1	141		HW	141	1	141		0
Brookwood Multi-purp. Rm						Stoddard	800	1	800		800

BUILDING PROGRAM DATA SHEETS

ARTS											
SPACE	EXISTING					PROPOSED					DIFF. SF
	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	
PERFORMING ARTS					3,391					7,558	
LS Music	BA	789	1	789		Stoddard	900	1	900		111
Practice Room	BA	93	1	93		Stoddard	100	1	100		7
Office	BA	93	1	93		Stoddard	100	1	100		7
MS/US Music						Stoddard	1,000	1	1,000		1,000
VISUAL ARTS (LS/MS/US)											
LS Art	Chubb	808	1	808		Chubb	808	1	808		0
Art	BA	1,123	1	1,123		Stoddard	1,100	2	2,200		1,077
Office	BA	47	6	282		Stoddard	250	1	250		-32
Storage	BA	43	2	86		Stoddard	300	1	300		214
Storage	BA	35	2	70		Stoddard	0	0	0		-70
Storage	BA	47	1	47		Stoddard	0	0	0		-47
Arts Classroom				0		Stoddard	900	1	900		900
Exhibit Space						Stoddard	1,000	1	1,000		1,000
ATHLETICS											
SPACE	EXISTING					PROPOSED					DIFF. SF
	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	
ACTIVITY/PERFORMANCE					44,890					43,114	
Main Gymnasium	Beverly	11,807	1	11,807		Beverly	11,807	1	11,807		0
Weight/Fitness Room	Beverly	2,802	1	2,802		Beverly	2,802	1	2,802		0
Multi-purpose	Beverly	4,354	1	4,354		Beverly	4,354	1	4,354		0
Classroom	Beverly	1,148	1	1,148		Beverly	1,148	1	1,148		0
Gym	Stoddard	7,735	1	7,735		Stoddard	7,735	1	7,735		0
Stage	Stoddard	1,108	1	1,108		Stoddard	1,108	1	1,108		0
Boys Dressing	Stoddard	217	1	217		Stoddard	217	1	217		0
Girls Dressing	Stoddard	371	1	371		Stoddard	371	1	371		0
LOCKERS/TEAM ROOMS											
Boys PE Locker Room	Beverly	736	1	736		Beverly	736	1	736		0
Boys Basketball Locker Rm	Beverly	528	1	528		Beverly	528	1	528		0
Boys toilet/shower	Beverly	363	1	363		Beverly	363	1	363		0
Girls PE Locker Room	Beverly	696	1	696		Beverly	696	1	696		0
Girls Basketball Locker Rm	Beverly	528	1	528		Beverly	528	1	528		0
Girls toilet/shower	Beverly	363	1	363		Beverly	363	1	363		0
Junior High Girls	Beverly		1	0		Beverly		1	0		0
Staff Lockers/Showers	Beverly		1	0		Beverly		1	0		0
SUPPORT											
Entry Lobby	Beverly	2,265	1	2,265		Beverly	2,265	1	2,265		0
Concessions	Beverly		1	0		Beverly		1	0		0
AD Office (level 2)	Beverly	177	1	177		Beverly	177	1	177		0
Female AD (level1)	Beverly	149	1	149		Beverly	149	1	149		0
Ass AD Office (level 2)	Beverly	140	1	140		Beverly	140	1	140		0
Coaches (level 2)	Beverly	296	1	296		Beverly	296	1	296		0
Uniform Storage	Beverly		1	0		Beverly		1	0		0
Coaches Workroom	Beverly	149	1	149		Beverly	149	1	149		0
Coaches Workroom	Beverly	346	1	346		Beverly	346	1	346		0
Meeting Room large	Beverly	224	1	224		Beverly	224	1	224		0
Meeting Room	Beverly	126	2	252		Beverly	252	1	252		0
Training Suite	Beverly		1	0		Beverly		1	0		0
Boys Locker Rm/Showers	Stoddard	854	1	854		Stoddard	854	1	854		0
Girls Locker Rm/Showers	Stoddard	702	1	702		Stoddard	702	1	702		0

ATHLETICS		EXISTING				PROPOSED					DIFF.
SPACE	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	SF
FIELDHOUSE											
Lobby	FH	180	1	180		FH	180	1	180		0
Varsity Locker Room	FH	726	1	726		FH	726	1	726		0
Middle School Locker Rm	FH	456	1	456		FH	456	1	456		0
Toilet/ Shower	FH	273	1	273		FH	273	1	273		0
Training	FH	156	1	156		FH	156	1	156		0
Equipment	FH	241	1	241		FH	241	1	241		0
Laundry	FH	115	1	115		FH	115	1	115		0
Storage	FH	257	1	257		FH	257	1	257		0
WILLIAMS ACTIVITIES											
Old Weight Room	WA	1,964	1	1,964			1,954	0	0		-1,964
Letterman's Lounge	WA	1,139	1	1,139			1,139	0	0		-1,139
Men Toilet	WA	150	1	150			150	0	0		-150
Women Toilet	WA	150	1	150			150	0	0		-150
Space 1	WA	390	1	390			390	0	0		-390
Space 2	WA	150	1	150			150	0	0		-150
Storage	WA	233	1	233			233	0	0		-233
Field House Soccer/Baseball				0			2,400	1	2,400		2,400
ADMINISTRATION											
SPACE	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	BLDG.	SIZE (SF)	QUANT.	TOTAL	AREA TOT.	DIFF. SF
ADMINISTRATION (all school)	Flowers				4,509	Flowers				4,695	
Reception/Waiting	Flowers	204	1	204		Flowers	250	1	250		46
Head of School Office	Flowers	173	1	173		Flowers	175	1	175		2
Asst. to Head Office	Flowers	147	1	147		Flowers	150	1	150		
Head's WC	Flowers	25	1	25		Flowers	50	1	50		
Business Manager Office	Flowers	276	1	276		BA	275	1	275		-1
Advancement Office	Flowers	240	1	240		BA	250	1	250		10
Advancement Storage	Flowers	200	1	200		BA	100	1	100		
Admissions Reception/Mtg	W-P	240	1	240		W-P	240	1	240		0
Admissions Screening/Off.	W-P	200	1	200		W-P	250	1	250		
Storage	Flowers	200	1	200		Flowers	200	1	200		0
Server	Crozer	136	1	136		Crozer	136	1	136		0
Office/Work space			0	0			150	1	150		150
Board/Conference Rm	Crozer	299	1	299		Stoddard	300	1	300		1
FACILITIES WORKSHOP											
Facilities Workshop	FW	1,169	1	1,169		FW	1,169	1	1,169		0
Foundations of Innovation Lab	FW	1,000	1	1,000		FW	1,000	1	1,000		0
SPACE SUMMARY											
					EXISTING		PROPOSED				
UPPER SCHOOL					16,576			19,859			
MIDDLE SCHOOL					10,238			11,441			
LOWER SCHOOL					10,378			10,390			
PRE SCHOOL					5,174			5,617			
COMMON SPACES											
LEARNING COMMONS					4,056			4,889			
DINING/COMMONS					3,213			7,000			
ARC					1,873			2,490			
MULTI-PURPOSE/MTG					6,254			7,054			
ARTS					3,391			7,558			
ATHLETICS					44,890			43,114			
ADMINISTRATION					4,509			4,695			
TOTAL NET PROGRAMMED SF					110,552			124,107			
TOTAL GROSS SF					148,513			166,722			

BUILDING PROGRAM DATA SHEETS

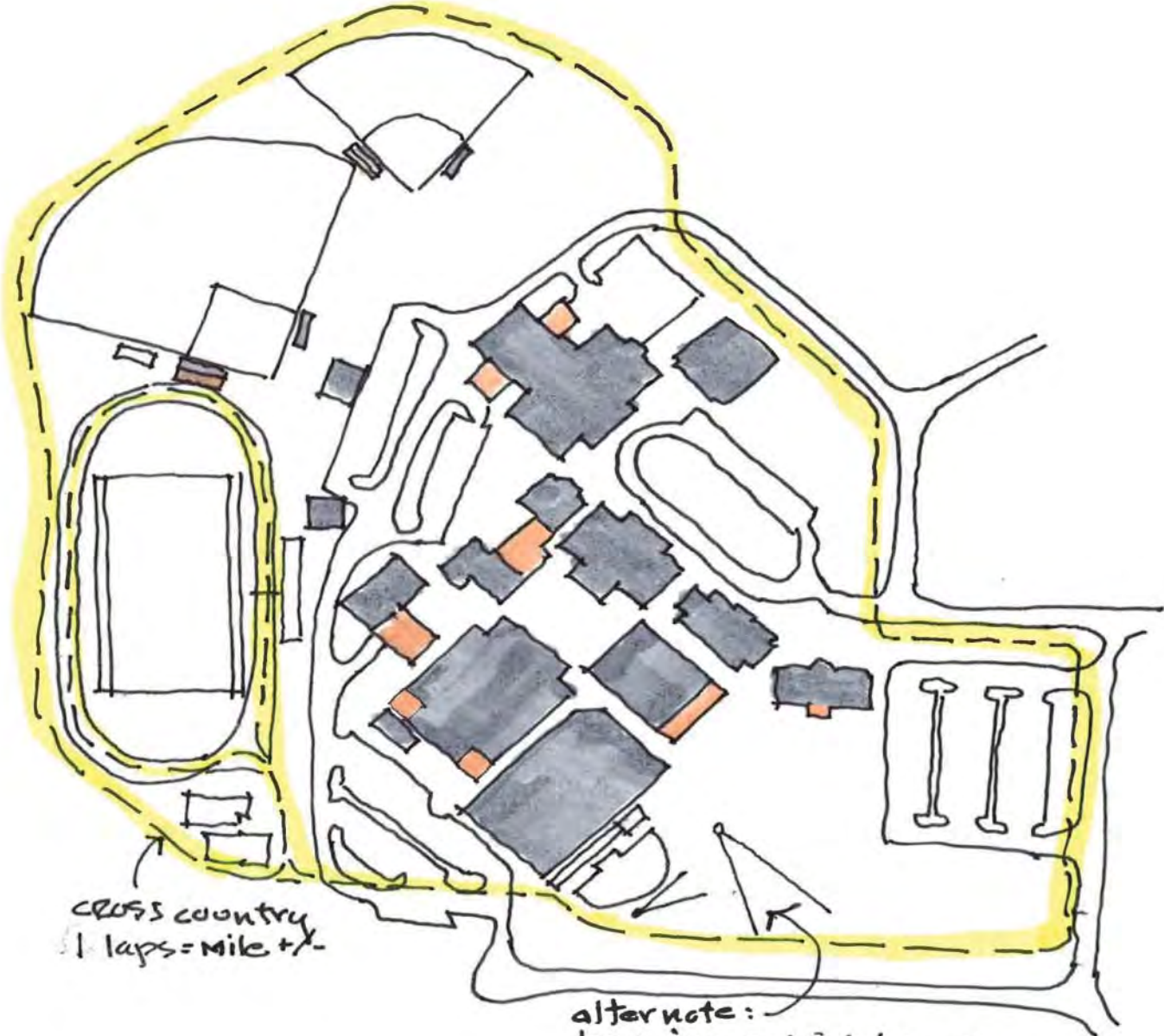
EXISTING BUILDING AREAS:

Crozer	US	21,333
Flowers	MS	13,482
Chubb	LS	11,614
JK-K	JK-K	5,925
William Parker	Library	7,473
Hines Watt Hall	Theater	7,692
Beverly Arts Pavillion (BA)	Art	3,286
Singeltary	ARC/STEAM	3,664
Williams Athletic (WA)	Athletics	4,666
Stoddard	Ath/Café.	24,050
Beverly Athletic Center	Athletics	40,308
Facilities Workshop (FW)	istration	2,170
Harvard Field House (FH)	Athletics	2,850

TOTAL		148,513
Efficiency (NSF:GSF)		0.74

SPACE SUMMARY	EXISTING	PROPOSED	DIFF.	% Incr.
UPPER SCHOOL	16,576	19,859	3,283	19.8%
MIDDLE SCHOOL	10,238	11,441	1,203	11.8%
LOWER SCHOOL	10,378	10,390	12	0.1%
PRE SCHOOL	5,174	5,617	443	8.6%
COMMON SPACES				
LEARNING COMMONS	4,056	4,889	833	20.5%
DINING/COMMONS	3,213	7,000	3,787	117.9%
ARC	1,873	2,490	617	32.9%
MULTI-PURPOSE/MTG	6,254	7,054	800	12.8%
ARTS	3,391	7,558	4,167	122.9%
ATHLETICS	44,890	43,114	-1,776	-4.0%
ADMINISTRATION	4,509	4,695	186	4.1%
TOTAL NET PROGRAMMED SF	110,552	124,107	13,555	12.3%
TOTAL GROSS SF	148,513	166,722	18,209	12.3%


BUILDING ADDITION AND RENOVATION SKETCHES

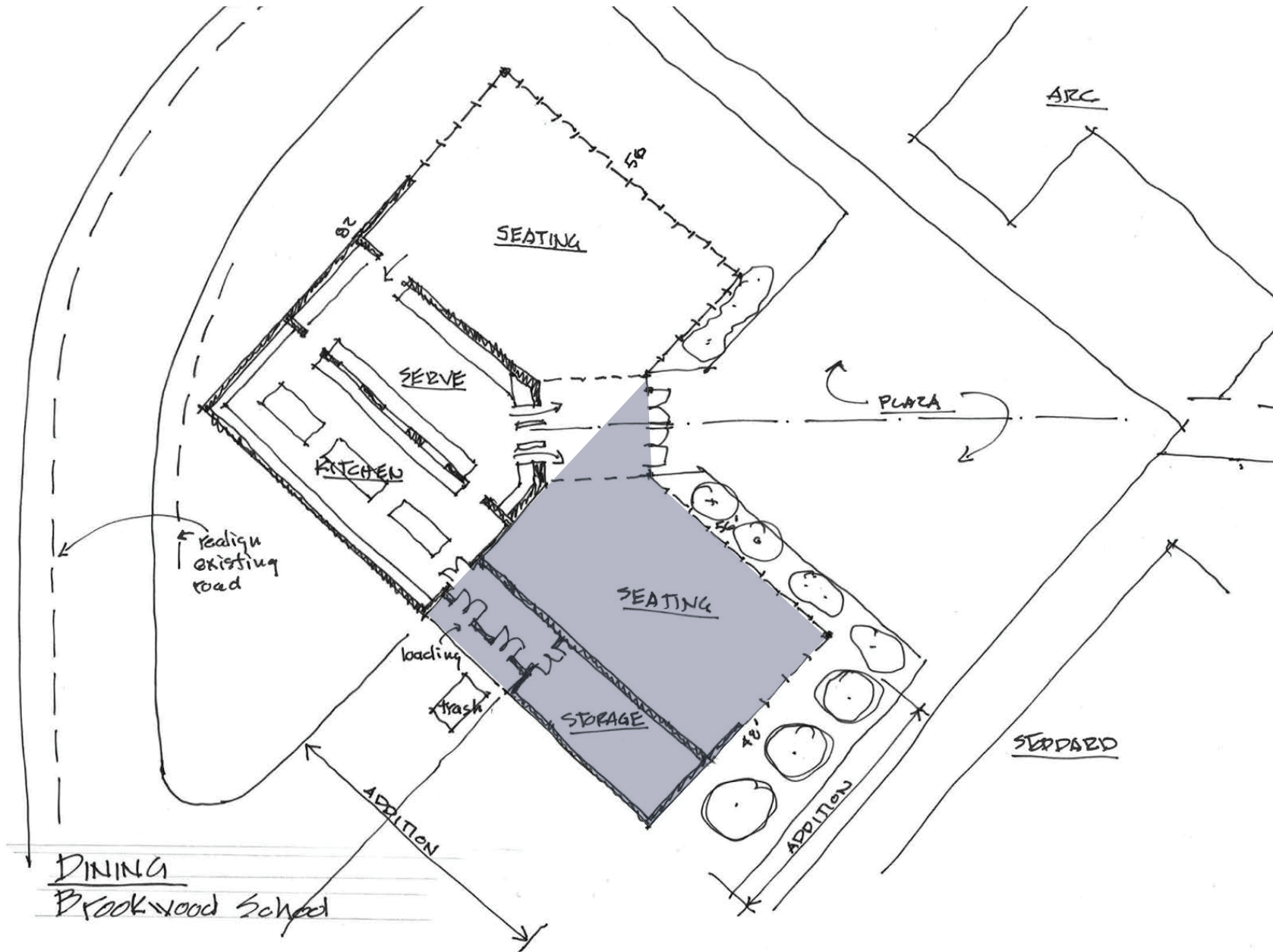


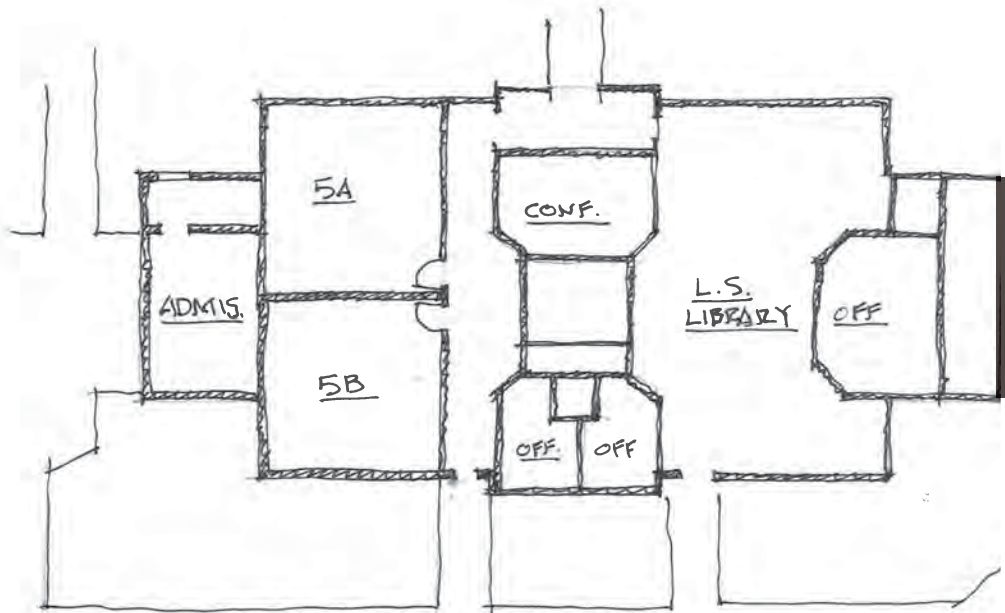
CROSS COUNTRY
1 laps = mile +/-

alter note:
long jump, high jump
shot put & DISCUS

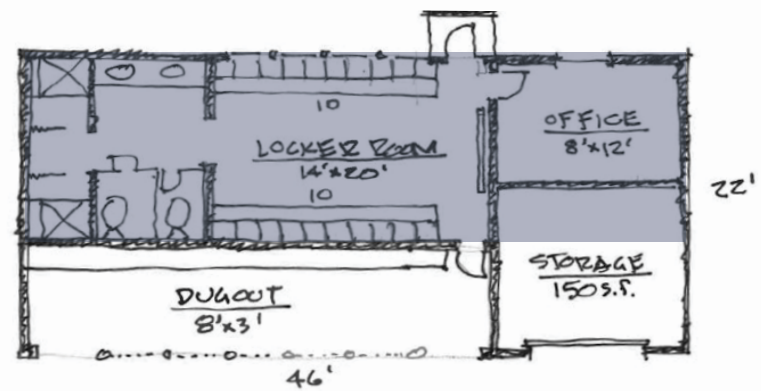
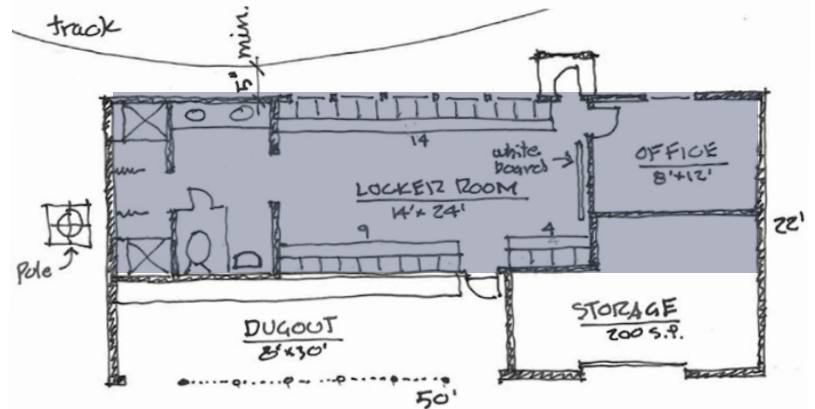
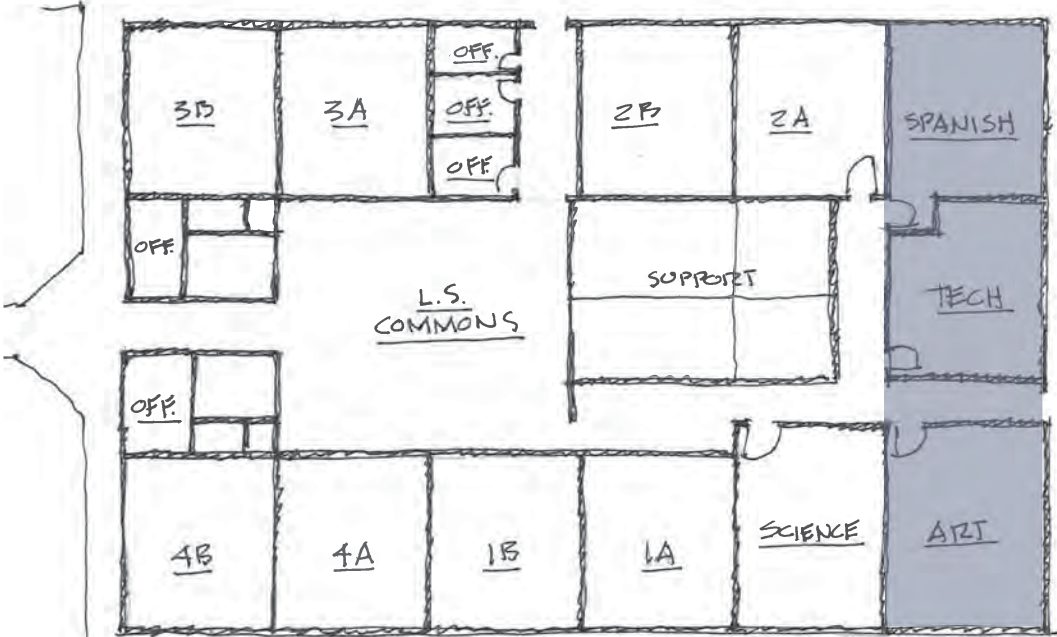
BUILDING ADDITION AND RENOVATION SKETCHES

 = New





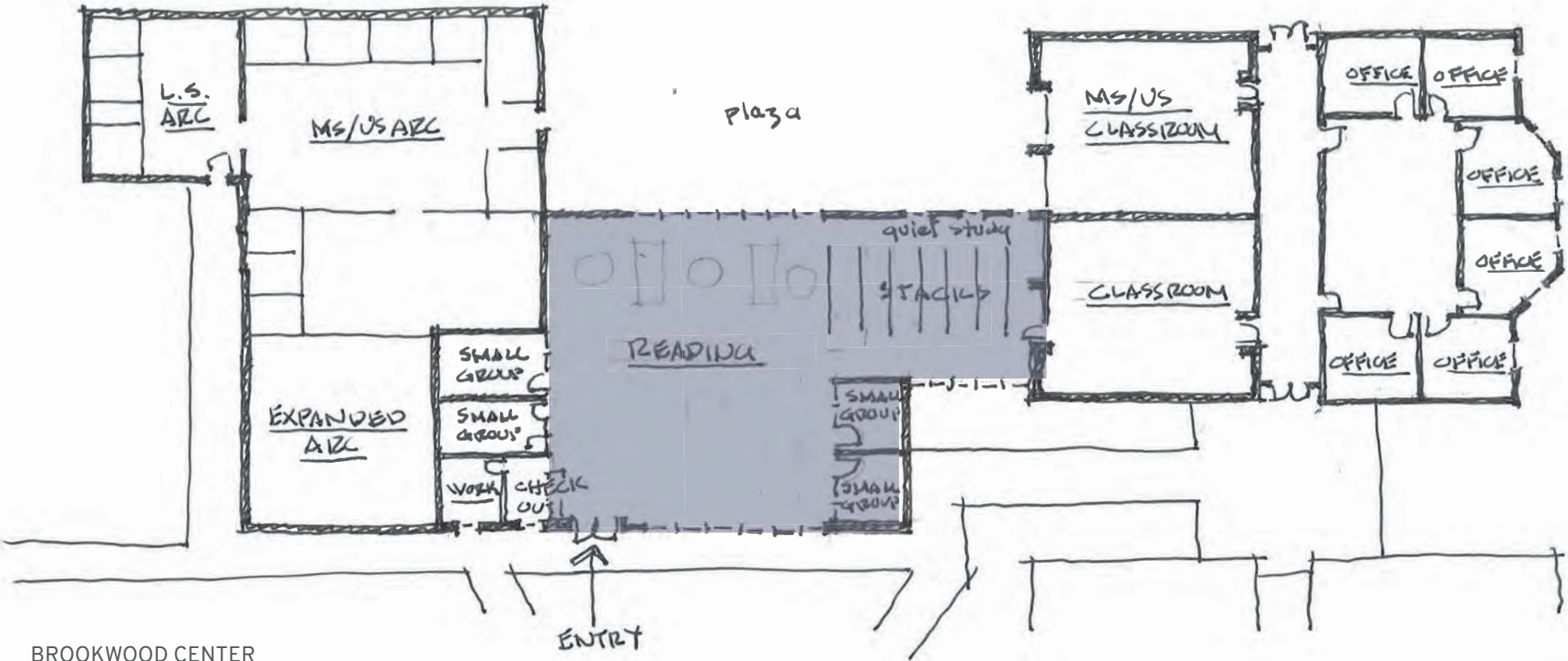
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CHUBB / WILLIAM PARKER
BROOKWOOD SCHOOL

BUILDING ADDITION AND RENOVATION SKETCHES

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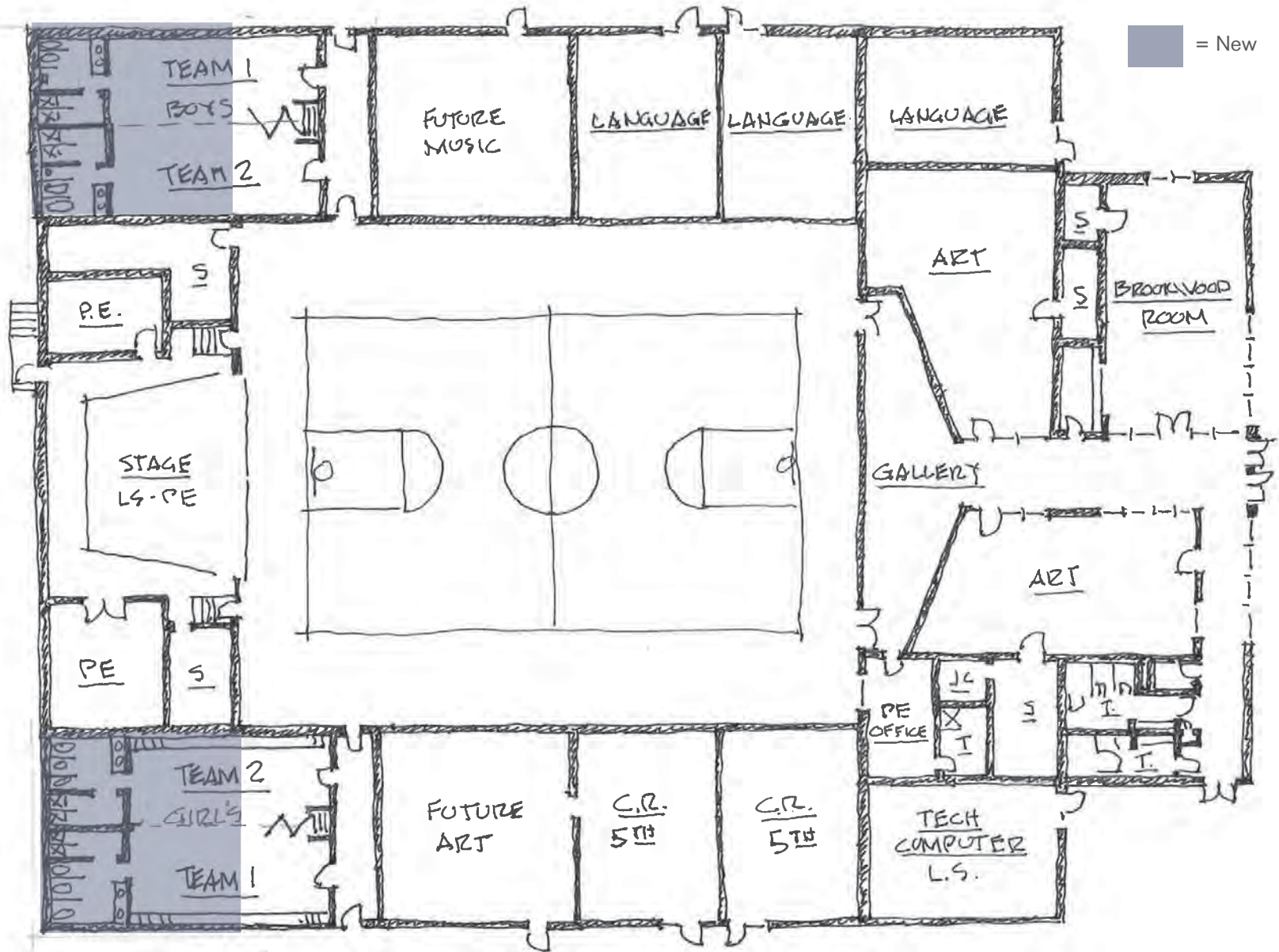
BROOKWOOD CENTER

 = New



UPPER SCHOOL - CROZIER
Brookwood School

BUILDING ADDITION AND RENOVATION SKETCHES



STODDARD - PHASE I

