

# School Committee Update Capital Planning



May 14, 2019

*(Updated May 15, 2019 based on School Committee Input)*



# Overview



## **Purpose:**

- Review of ongoing challenges related to enrollment, overcrowding, and substandard facilities
- Consider alternatives in light of May 7 Town vote



# As Built Capacity vs. Current Operations

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School	Designed As			Currently Operating As		
	Built	Sections Per Grade	Capacity at 21 students per classroom	Sections per Grade	Enrolled Students PK-8	Substandard PK-8 Classrooms/ Total PK-8 Classrooms
Baker	1936	3	567	4 or 5	762	22 of 38
Coolidge	2018	5	975	5	902	0/47
Driscoll	1910	2	412	3 or 4	631	14 of 30
Heath	1958	3	567	3	551	8 of 29
Lawrence	1930	3 (original) 3.4 (2015 addition)	567 (651)	4	705	8 of 35
Lincoln	1992	2	412	3 or 4	581	8 of 28
Pierce	1971	3	567	4 or 5	865	21 of 42
Runkle	1962	3	567	3	581	0 of 28
Totals		24.4	3,781	30	5,534	81 of 277



# The Town-wide Challenge Continues

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- **Historic and Ongoing Enrollment Growth** - Since 2005, we have absorbed the equivalent of three K-8 schools into our existing schools through expand in place. Every school is overcrowded and needs relief in some way.
- **Overdue Renovation and Updating of Facilities** – Driscoll and Pierce School need renovation to update facilities and address overcrowding. Driscoll has never completed a full renovation.
- **Core Facilities are Inadequate**– Core facilities in 7 of 8 K-8 schools (gyms, libraries, cafeterias, hallways) no longer have the capacity to handle the current student population.
- **Substandard Spaces** – at each school, we have substandard classrooms because they have been created out of offices, hallways, locker rooms, etc.
- **Temporary Rentals used for K-8 Classrooms** – Pierce and Baker Schools have a total of 6 classrooms that are in rented space
- **Early Education Programs** – currently 11 BEEP classrooms in rental space. 5 more located at Lynch Center.



# Impact of Enrollment Growth Continues

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**Between 2005 and 2018 the Brookline added 1,599 K-8 students into our existing eight elementary schools.**

The result:

- Degradation of existing facilities
- Carving learning spaces out of locker rooms, hallways, and windowless storage spaces
- Overburdened teaching and learning spaces, as well as cafeterias, gyms, and administrative offices
- Our schools lack proper spaces for special education, English language instruction, guidance, nursing, and math and literacy support
- School facilities falling behind peer communities



# Examples of Substandard Spaces



- Small learning spaces for students with disabilities and English Learners in hallways, closets, or shared among three or more teachers
- Locker rooms, hallways, storage rooms converted into classrooms
- Guidance counselors don't have private offices to have confidential conversations with students
- Science labs that have no running water and are unsafe because they are too small and too crowded
- Reduced space in our libraries because classrooms needed to be built
- Core spaces such as libraries, gyms, and cafeterias are too small to hold current student capacity
- Art rooms and science rooms divided to double the number of these rooms
- Classrooms in basements not intended for student use
- Medical equipment stored in hallways, nurses offices small and inadequate



# PSB Annual Enrollment Projection Report

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Update on the work of the Enrollment Working Group will be presented at the School Committee Capital Subcommittee on May 21

- Working Group formed due to concerns about the reliability of only using Birth to K progression rates as the major driver of the enrollment projections
- Will provide concrete recommendations for strengthening the methodology; in particular for improving our Birth to K projections
- Timeline of revisions will be decided by School Committee based on which recommendations are pursued
- Recommendations will include hiring an outside demographics firm with experience in communities like Brookline with complex student enrollment



# 2018 Projections - Total Growth since FY2005



FY 2006: Actual K-8 Enrollment was **3,904** students

2018 K-8 Enrollment Projections *(including new housing developments)*

FY19	FY20	FY21	FY22	FY23	FY24
5,503	5,499	5,474	5,356	5,452	5,310

According to 2018-19 K-8 Enrollment Projections:

- In FY24, enrollment will still be 1,400 students more than it was in FY2006



# Options



## **IMPORTANT NOTE**

*The ideas and information on the slides that follow should not be considered as recommendations.*

*The information is included to help the Committee be aware of the buildings that may be available, know which spaces PSB may be able to or currently leases, and ideas to spark Committee discussion about next steps relative to addressing PSB's ongoing overcrowding and substandard PK-8 facilities.)*



# Buildings



## Town Owned

<b>Baldwin School</b>	8 undersized classrooms	Could be used for BEEP or K. No handicapped access between floors
<b>Old Lincoln</b>	24 classrooms	Not available until Sept 2021 and is likely needed for any Pierce renovation
<b>Baker, Lincoln, Driscoll, Heath</b>	Add modular classrooms	
<b>New Driscoll</b>	Adds 8 classrooms and rebuilds Town's oldest school (increase of 142 K-8 students)	Since 2005, Driscoll has the largest percentage enrollment increase (68%)
<b>Oak Street Townhouses</b>		Could be considered for administrative use

***The significant costs and/or capital improvements associated with these facilities and the complexities of bringing them online are not represented here.***



# Buildings



## Potentially Available

<b>Newbury College</b>	Various potential uses; 7.4 acres	Requires purchase by Town. Not move in ready. Needs substantial improvements
<b>Maimonides</b>	16 classrooms, 6-8 small learning spaces	Anticipate facility will be available in Fall 2019 Move-in ready for classrooms

***The significant costs and/or capital improvements associated with these facilities and the complexities of bringing them online are not represented here.***



# Rentals



	<b>Current Use</b>	<b>Current Annual Cost</b>	<b>SF Leased</b>	<b>Lease End Date</b>
<b>Temple Emeth</b>	BEEP	\$311,044.25	9,800	8/30/2019
<b>Temple Ohabei Shalom</b>	BEEP	\$221,265.50	6,899	7/31/2019
<b>62 Harvard (Pierce Loft)</b>	Pierce MS	\$218,264.85	5,500	8/31/2020
<b>24 Webster Place</b>	Offices	\$200,000	10,000	6/30/2019
<b>Brookline Teen Center</b>	Music	56,500	4,658	9/30/19
<b>Baker Modulars</b>	4th Grade	\$77,553	1,845	9/1/19



# Options for Discussion

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(The following list of ideas should not be considered as recommendations. They are meant as ideas to spark Committee discussion)



- Move BEEP classrooms to rental space and out of K-8s
- Move Kindergarten classes from K-8 building(s) to single or multiple rental sites and/or Baldwin School
- Create second RISE program in existing K-8; depending on location might shift other program(s)
- Relocate Native Language Support program, likely to Heath
- Begin operating Baldwin School as BEEP center
- Increase class sizes
- Consider opening Old Lincoln in September 2021 as the 9th Elementary School
- Repurpose existing spaces (computer labs; maker spaces; dedicated extended day spaces)
- Move curriculum office out of Sperber Center
- Consider whether Oak St. Properties can be used for other school/town purposes
- Newbury College; Driscoll Expansion; New Baldwin