

School Capital Improvements Subcommittee
Tuesday, September 12, 2023
4:00 PM – 5:35 PM
Remote via Zoom

Subcommittee Members Present: Helen Charlupski (Chair), Suzanne Federspiel, Mariah Nobrega, and David Pearlman.

Other School Members Present: Steven Ehrenberg.

Staff present: Bill Smith, Department of Public Works, Construction Project Coordinator; Charlie Simmons, Director of Public Buildings, Town of Brookline; Susan Givens; Karen King; and Betsy Fitzpatrick.

1. Presentation of the Department of Public Works' Davis Path Footbridge Replacement Project, and Discussion and Possible Vote to Issue a Letter in Support of the Project's Grant Application

Ms. Charlupski introduced Bill Smith, Construction Project Coordinator from the Department of Public Works. Mr. Smith presented the DPW's plans (Attachment A) to replace the Davis Path Footbridge. The previous footbridge, built in 1912 to cross the Boston and Albany Railroad line, was found to be structurally unsafe in the spring of 2020 and, in an emergency operation, was removed that same year. The removal of the footbridge represents a significant loss of connectivity in the town, especially the vital pedestrian link from the Brookline Village area to the Old Lincoln School, a building that the school district uses regularly as a swing space during school construction projects.

After a thorough community review process, the DPW has plans for a replacement footbridge, estimated to cost approximately \$14 million. The new footbridge will be fully accessible on both sides, including a glass enclosed elevator on the White Place side. The project will require extensive coordination with the MBTA, as it spans their active tracks on the D Branch of the Green Line. To help fund the project, DPW staff have been seeking grant opportunities and are applying for a U.S. Department of Transportation "Reconnecting Communities and Neighborhoods Construction Grant", which could potentially cover up to \$9.5 million of the total cost. If the funding is secured, the proposed project start date is June 30, 2026. DPW is requesting a letter of support from the Brookline School Committee for the grant application.

Ms. Charlupski reminded the subcommittee that Pierce School students will be located at the Old Lincoln School (OLS) from 2024-2027, during the Pierce School construction project. The playground for students at OLS is across the street in the Boylston Street Playground, which is immediately adjacent to the footbridge. Mr. Smith shared a drawing showing the portions of the Boylston Street Playground that will be used for staging of construction equipment during the footbridge construction project (and, therefore, unavailable to students). Members acknowledged the importance of reestablishing the neighborhood connection by replacing the footbridge, but also noted the importance of the outdoor recreation space for Pierce students. Mr. Smith reported that every effort will be made to create a workable plan to

share the space during the one-year period when the uses overlap, such that the area available for the school playground is maximized to every extent possible.

On a motion of Ms. Charlupski, and seconded by Ms. Nobrega, the Capital Improvements Subcommittee voted unanimously (Ms. Charlupski, Ms. Federspiel, Ms. Nobrega, and Mr. Pearlman) to recommend that the full School Committee approve the issuance of a letter of support from the Chair for the Town of Brookline's Davis Path Footbridge Replacement Project to accompany their application for a U.S. Department of Transportation "Reconnecting Communities and Neighborhoods Construction Grant".

2. Discussion and Possible Vote to Authorize the Reallocation of Unused FY24 Mini-CIP Funds to Baldwin School Renovations

Charlie Simmons joined the meeting and shared the attached "School Mini CIP/Deferred Maintenance" spreadsheet. He reported that after completing almost all the summer 2024 mini-CIP projects, approximately \$300,000 in unused funds remain. He is seeking authorization from the subcommittee to reallocate these funds for repairs at Baldwin School. Some PSB staff who are currently located in office space at 2 Clark Road will be moved to Baldwin School when the lease at Clark Road expires on June 30, 2024. Preparing the Baldwin School space for staff is a top priority. The total cost to renovate Baldwin is approximately \$580,000; this reallocation is one important first step toward the overall work. With this reallocation, priority items such as an electrical upgrade, heat pumps, air recovery units, and a new hot water heater can begin. Staff are simultaneously working on a master plan for the use of Baldwin School.

On a motion of Ms. Federspiel, and seconded by Ms. Nobrega, the Capital Subcommittee voted unanimously with 4 in favor (Ms. Charlupski, Ms. Federspiel, Ms. Nobrega, and Mr. Pearlman) to approve the reallocation of any funds remaining in the FY24 mini-CIP account (TBD, but approximately \$300,000) for repairs and improvements to Baldwin School, to make the Baldwin School ready for use by staff or any other such teaching, learning or educational use as determined by the district. Ms. Federspiel reiterated the importance of creating a master plan for the use of Baldwin School.

3. Discussion and Possible Vote on Proposed Multi-Year Capital Improvements Program (CIP) Request

Ms. Nobrega presented the attached PSB Capital Improvements Plan – FY25-FY30 CIP Summary. She noted that the district is continuing the practice of looking out six-years to plan CIP priorities, and FY24 is included in the spreadsheet for comparative purposes. In addition to school projects, the document also includes the school-related CIP requests from the Department of Public Works (playground renovations) and from the Town Public Building Department (typically for utility system work such as elevators, fire alarm upgrades, energy conservation projects, and roof replacement/repair). In FY25, the school district is requesting \$640,332 for Classroom Capacity (leases); \$200,000 for replacement of failing furniture and fixtures; \$50,000 for modifications required to meet student IEPs; \$250,000 for long-term capital plan; and \$2,120,675 for deferred maintenance (also called the mini-CIP). The total FY25 request is \$3,261,007. Ms. Nobrega noted that the summary document includes narrative detail for each of the above-mentioned categories. The \$50,000 request for IEP modifications is new this year; and the feasibility study for the Lawrence School cafeteria is also a new request. Mr. Simmons provided additional detail about his school-related CIP request, which includes

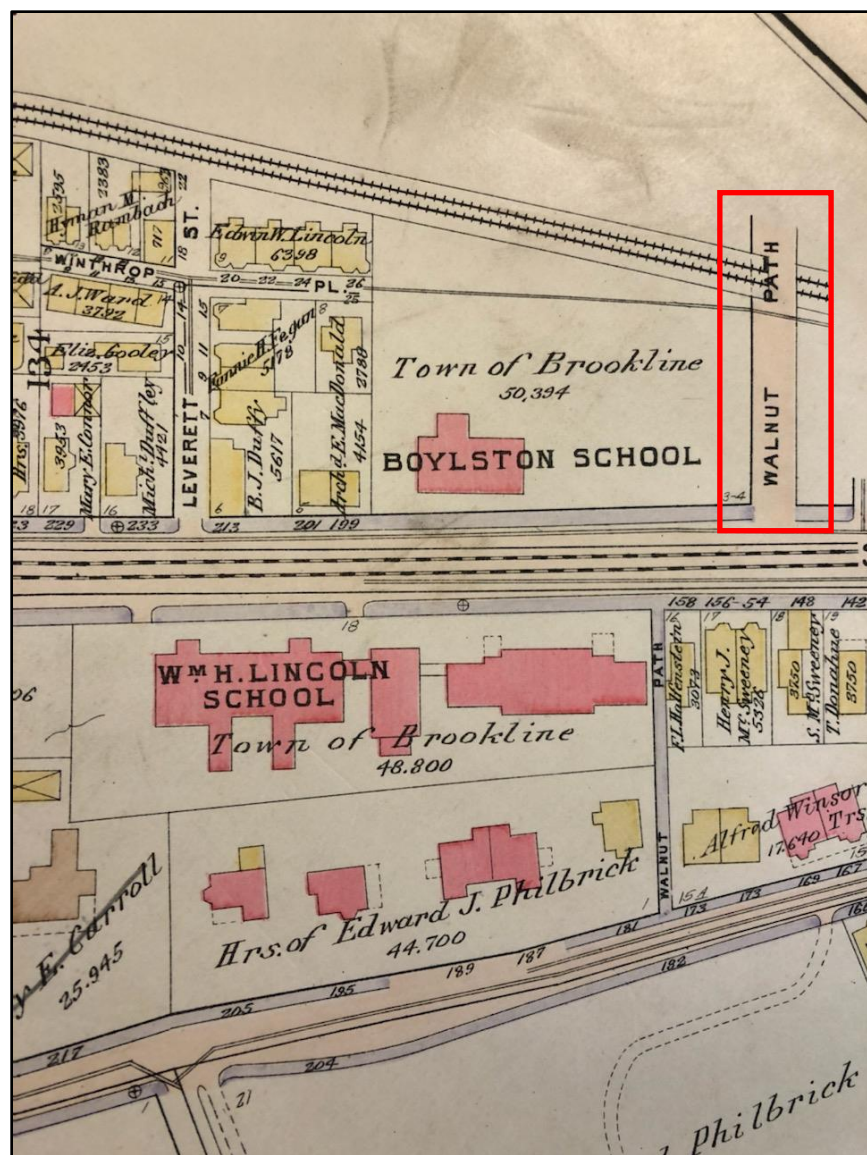
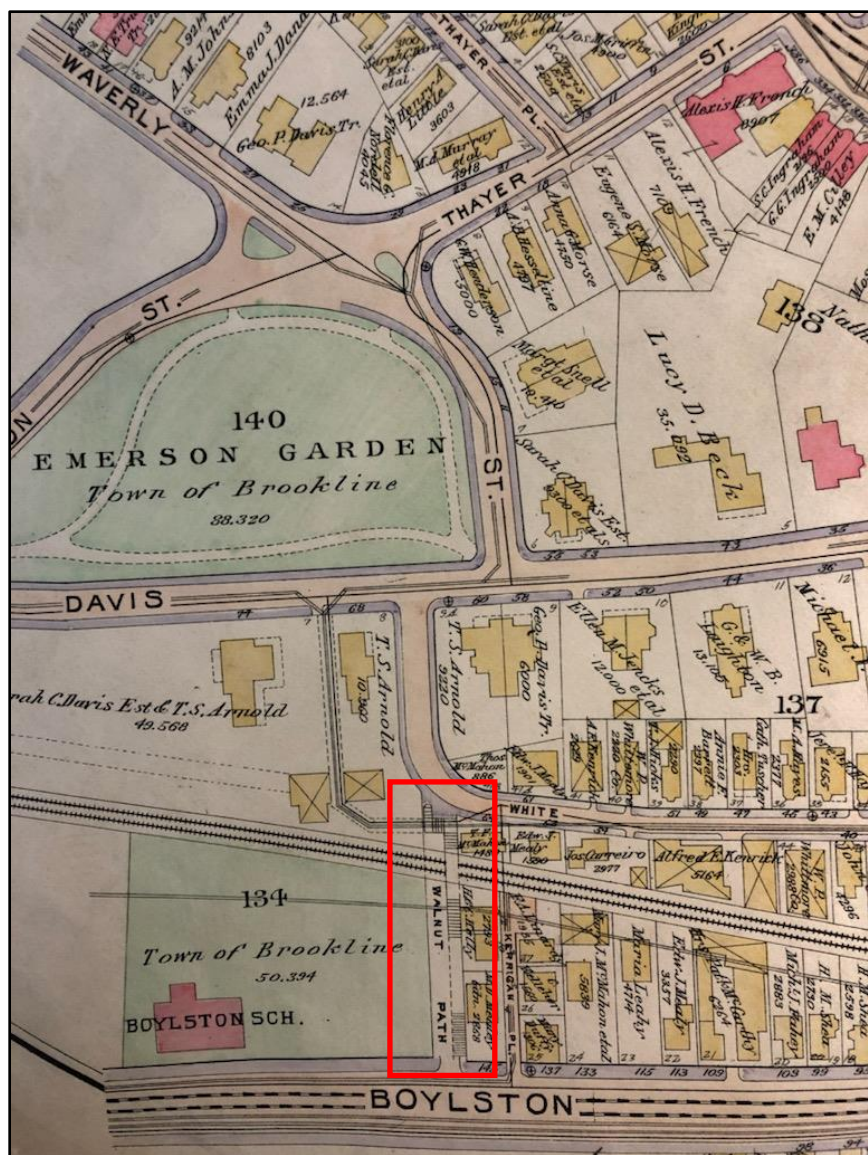
items such as HVAC equipment, underground tank removal, roof repairs, and fire alarm upgrades. Members thanked Mr. Simmons for making himself available for this meeting, and for providing the very helpful context for these important capital projects.

On a motion of Ms. Charlupski, and seconded by Ms. Nobrega, the Capital Improvements Subcommittee voted unanimously (Ms. Charlupski, Ms. Federspiel, Ms. Nobrega, and Mr. Pearlman) to recommend that the full School Committee review and approve the PSB FY25-FY30 CIP Summary, including support for the school-related DPW and Town Building Department CIP requests, as shown on the attached.

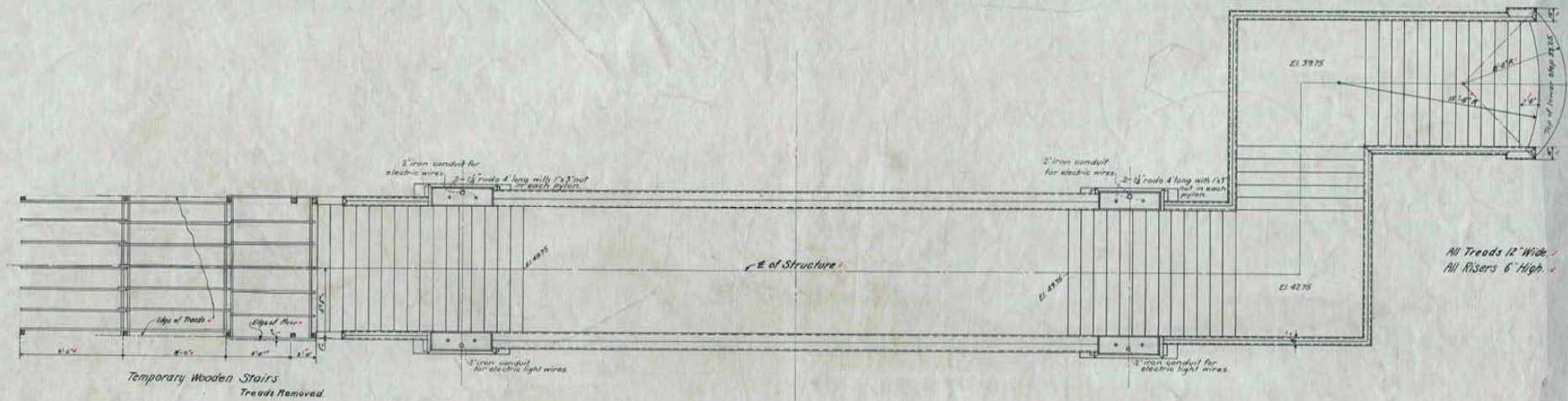
4. New and Old Business

Mr. Simmons updated the subcommittee on efforts being made to address excessive heat in classrooms. At Brookline High School, the new HVAC systems at 22 Tappan Street and in the STEM Wing should operate like the system at Ruffin Ridley School to dehumidify the air; while not a true air conditioning system, it should make the indoor air cooler and more comfortable. Mr. Simmons has been working with the BHS project architect and their engineer for almost two years to determine what remedial steps can be taken to make the system more efficient; the air systems in these two new buildings are simply not operating as they should. Town Counsel is also involved, should legal steps be necessary to reach a settlement. At Heath School, the electrical service at the school needs to be upgraded before more air conditioning units can be added. The cost for that upgrade is about \$250,000, and it's on the list for the summer 2024 mini-CIP. Ms. Nobrega asked if it would be possible to create a master list of classrooms/school spaces that still without air conditioning/climate control, and a timeline on when that work will likely be completed.

The meeting adjourned at 5:35pm.



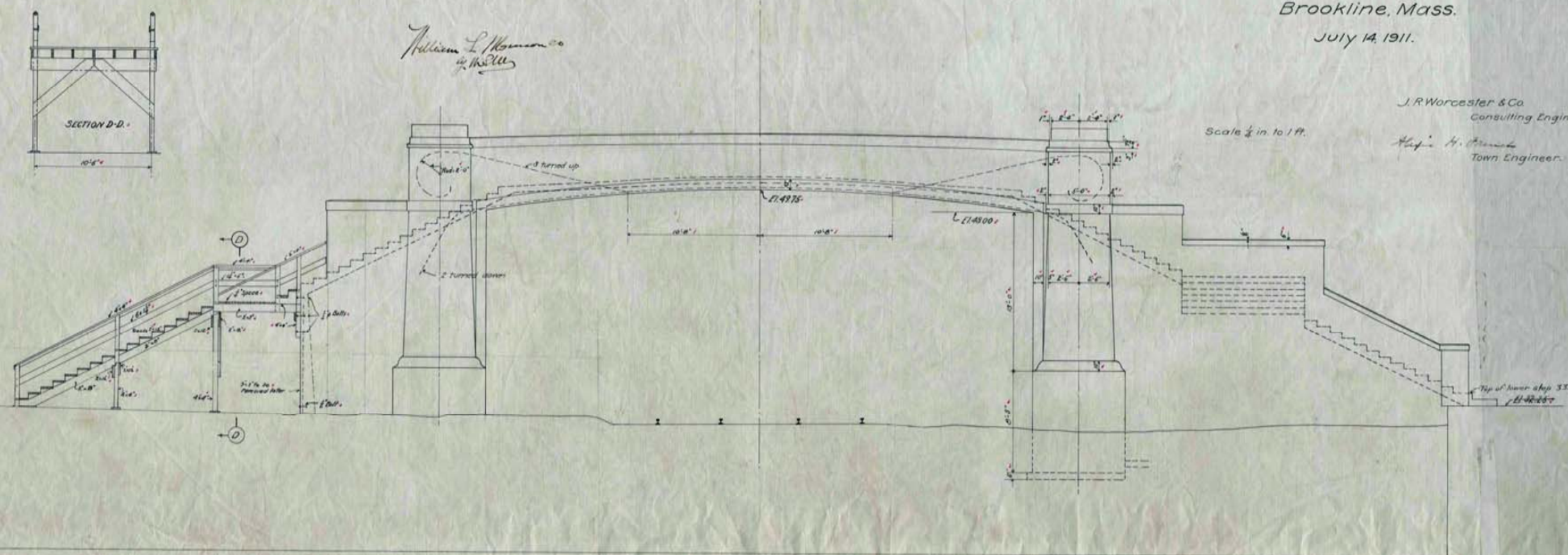
1913 Town of Brookline Atlas



Plan of a
Proposed Foot Bridge at Walnut Path,
Brookline, Mass.
July 14, 1911.

J. R. Worcester & Co.
Consulting Engineer
H. H. Worcester
Town Engineer

Scale $\frac{1}{4}$ in. to 1 ft.







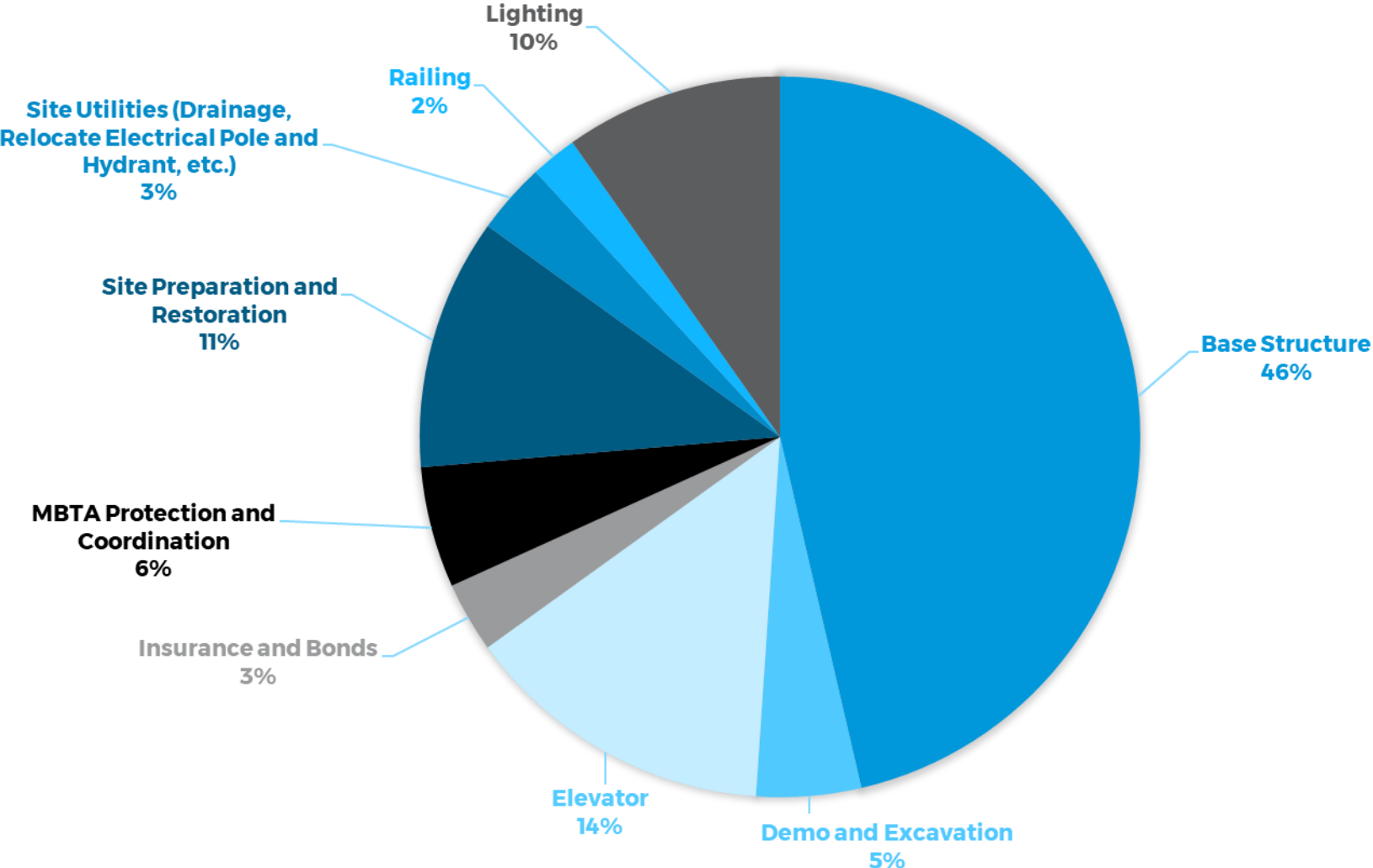
Boylston Street Entrance – Sidewalk View

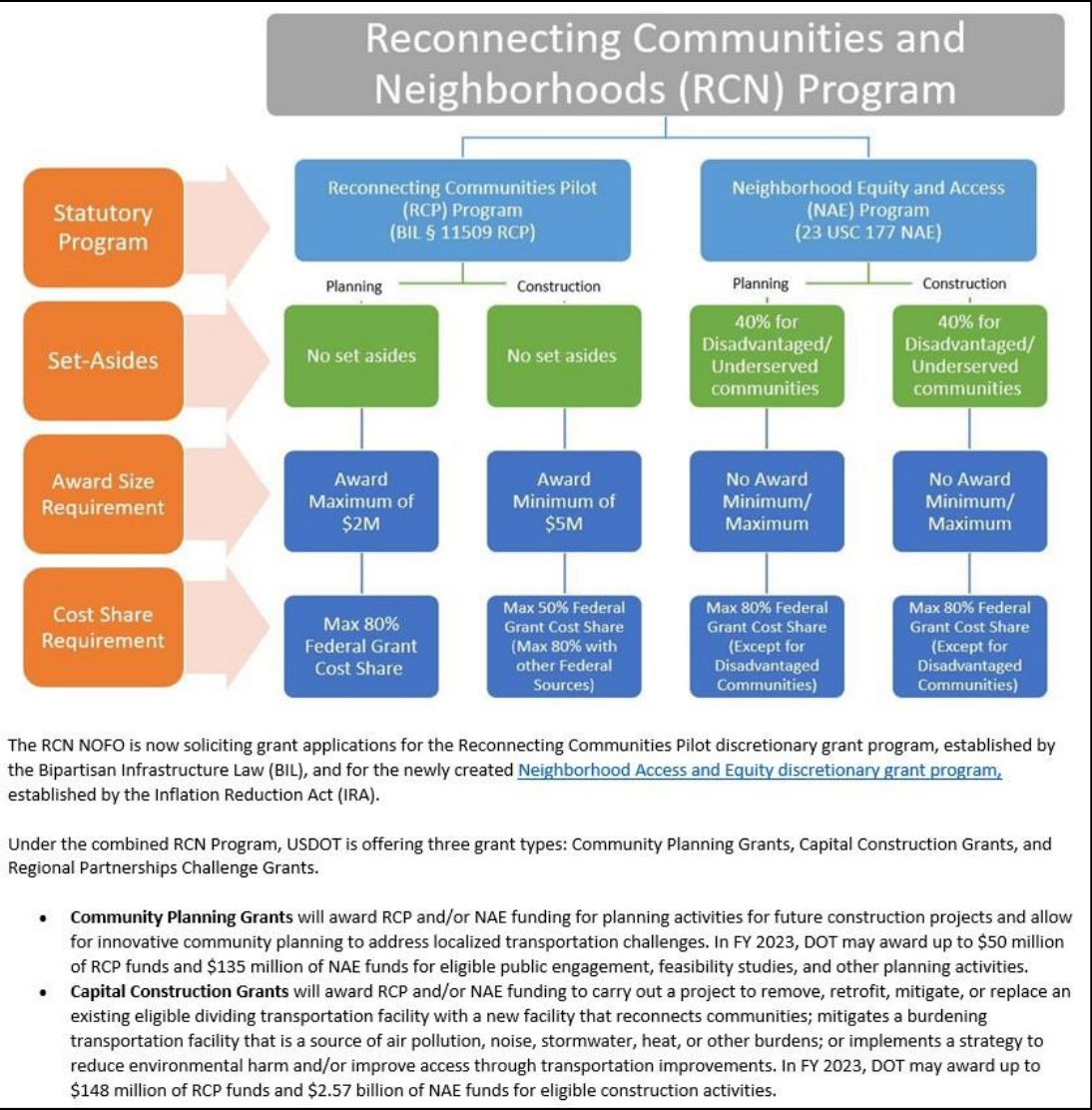




Aerial View

Conceptual Cost Estimate - \$9 Million





US DOT Targeted 2023 Grant Program

LETTERHEAD
Town of Brookline
COMMISSION/BOARD
Attn: NAME, Chair
333 Washington Street
Brookline, MA 02445

DATE
September 1, 2023

The Honorable Pete Buttigieg
Secretary of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

RE: SUPPORT for TOWN OF BROOKLINE DAVIS PATH FOOTBRIDGE APPLICATION
USDOT FY2023 Reconnecting Communities and Neighborhoods Construction Grant

Dear Secretary Buttigieg:

Please accept this letter of support from COMMISSION/BOARD for the Town of Brookline application to USDOT's FY2023 Reconnecting Communities and Neighborhoods (RCN) Capital Construction Grant Program to fund the rebuilding of the Davis Path Footbridge.

The COMMISSION/BOARD voted unanimously to support the Concept Design for the Davis Path Footbridge at our regularly scheduled meeting on MONTH, DATE, 2023, following a presentation and discussion with the project's design architecture and engineering team.

Not only does the Davis Path Footbridge restore a critical pedestrian path link above the MBTA Greenline transit trolley tracks, but it also provides both universal ADA access and bicycle/micro-mobility connections to public ways, an historic footpath system, and public park and school facilities adjacent to the bridge.

In short, the COMMISSION/BOARD recognizes the alternative transportation significance of this historic pedestrian bridge that will reconnect Town neighborhoods and facilities along a formidable half-mile railway barrier, and would therefore, enthusiastically encourage the USDOT to fund the rebuilding of the Davis Path Footbridge, a project perfectly tailored to the objectives of the Federal Reconnecting Communities and Neighborhoods Construction Grant program.

Respectfully,

NAME
Chair, COMMISSION/BOARD

CC: Select Board, Town of Brookline
Department of Public Works, Town of Brookline

Existing Maintenance / Proposed Construction Access (temporary restrictions *only* when needed for safe operations)

Park Access

Proposed Access Gate

Proposed Construction Work Site
Starting June 30, 2026

Proposed Work Site Fence (Extent Required TBD with Contractor)

Park Access



FY 2024

SCHOOL MINI CIP/DEFERRED MAINTENANCE

SCHOOL REHAB/MAINTENANCE

3/16/2023

UPDATE

7/11/2023

PRIORITY	BUILDING	SCOPE	COMMENTS/LOCATION		COST*	QUOTE	
1	NEW LINCOLN	NEW FLOORING	1ST FLOOR AREA (HALLWAYS/CLASSROOMS)- 30,000 FT2	15 CLASSROOMS, hallways, M/P ROOM, auditorium	\$ 300,000	\$ 222,496	July -FURNITURE TO BE REMOVED BY SCHOOL STAFF
	NEW LINCOLN	NEW FLOORING	2 MAIN STAIRS	FLOORING MATERIAL		\$ 10,000	cleaned by cleanco
	NEW LINCOLN	NEW FLOORING	AUDITORIUM	REMOVE AUDITORIUM CHAIRS		in house	22-Jun
	NEW LINCOLN	NEW FLOORING	1ST FLOOR AREA (HALLWAYS/CLASSROOMS)- 30,000 FT2	20 YARD DUMPSTER (2)		\$ 1,499	22-Jun
	NEW LINCOLN	NEW FLOORING	1ST FLOOR AREA (HALLWAYS/CLASSROOMS)- 30,000 FT2	NEW SIGNAGE			August \$4280 on last fiscal year account
	NEW LINCOLN	NEW FLOORING	GYM	SCREENBACK GYM, CLEAN STAIRS, CLEAN GYM WALLS		in house	tbd
1	NEW LINCOLN	PAINTING	1ST FLOOR AREA (HALLWAYS/CLASSROOMS)- 30,000 FT2	24 CLASSROOMS/OFFICE/SMALL GROUP SPACES, GYM, auditorium	\$ 90,000	\$ 98,087	start June 22
1	NEW LINCOLN	AUDITORIUM	RECOVER SEATING,lighting, NEW STAGE CURTAIN, SOUND BOARD	sound and lighting to be done Nov/Dec 23	\$ 100,000	\$ 84,178	35,000 for sound; curtain: 4,000; upholstery: 49,000; lighting 31,178
1	NEW LINCOLN	WOOD PANEL REFINISH	INTERIOR SPACES - WALLS		\$ 50,000	\$ 19,420	July
1	NEW LINCOLN	NEW WINDOW SHADES	ALL ROOMS/OFFICES	ALL ROOMS	\$ 50,000		June 30 funds: 36,331
	NEW LINCOLN		lockers in one section of first floor hall			\$ 37,810	August
	NEW LINCOLN	first floor bathroom by auditorium	deep clean floors; repair partitions			\$ 5,000	place holder
	NEW LINCOLN	last stairwell	by door 3; middleschool to first floor			\$ 12,500	
	new lincoln	main office	furniture/file cabinet replacement			\$ 7,000	
	new lincoln	T.B.A. Architects	weekly review of work			in house	
	new lincoln	cafeteria	floor				\$56,000 quote-to be done summer 2024?
	new lincoln	kitchen/café	heavy duty duct work cleaning-reduce rodents			\$ 17,645	repair of rotting duct work added in; IBS
2	RUNKLE	PAINTING	1ST FLOOR AREA (HALLWAYS/CLASSROOMS)- 26 000 FT2	24 CLASSROOMS/OFFICE/SMALL GROUP SPACES, GYM, LIBRARY	\$ 75,000		Next summer 2024
2	RUNKLE	WOOD PANEL FINISH EXTERIOR	EXTERIOR PLAYGROUND ENTRANCE		\$ 15,000		Next summer 2024
2	RUNKLE	NEW WINDOW SHADES	ALL ROOMS/OFFICES	ALL ROOMS	\$ 35,000		June 30 funds? 40,000
2	RUNKLE	REPLACE FIXTURES (FAUCETS)	PRIMARILY BATHROOMS		\$ 30,000		TO BE COMPLETED BY TOWN STAFF - order materials
3	BAKER	REMOVE AUDITORIUM CHAIRS	REFINISH FLOOR & Stage		\$ 50,000	\$ 29,992	
3	BAKER	NEW FLOORING	CLASSROOMS	5 CLASSROOMS	\$ 50,000	\$ 32,740	July
	baker	auditorium	paint			\$ 17,805	July
	baker	auditorium	sled chairs			\$ 43,106	
	baker	AUDITORIUM	curtains	new stage; window?		\$ 10,265	new stage curtains; new shades; clean window treatment
	baker	AUDITORIUM	wiring			\$ 10,000	
4	HEATH	NEW FLOORING	CLASSROOMS	5 CLASSROOMS	\$ 50,000	\$ 22,989	July
4	HEATH	ACCOUSTIC SOUND ABSORBING PANELS	MUSIC ROOM		\$ 10,000		June 30 funds: 11,317
5	WHITE BOARDS	NEW WHITE BOARDS	VARIOUS	LIST	\$ 35,000		June 30 funds: 14,000
		bulletin boards	VARIOUS				
X	CONTINGENCY	10 %			\$ 94,000		

TOTAL

\$ 1,034,000	\$ 682,532
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BUDGET

\$ 1,000,000.00

* IF BLANK ADDITIONAL SCOPE ADDED

9. PSB Capital Improvements Plan

9a. FY25-30 CIP Summary*

	Proposals	FY24 (Actual, Prior FY)	FY25	FY26	FY27	FY28	FY29	FY30	Total	Notes
PSB	Classroom Capacity (Leases)	2,026,982	640,332	665,945	692,583	720,286	749,098	TBA	5,495,227	missing FY30
	Failing Furniture & Fixtures Replacement	25,000	200,000	75,000	75,000	75,000	75,000	75,000	600,000	
	IEP Accommodations - School Modifications	N/A	50,000	50,000	50,000	50,000	50,000	50,000	300,000	
	Lawrence Cafeteria Expansion - Feasibility Study	N/A		50,000					50,000	
	Deferred Maintenance	1,000,000	2,120,675	1,073,000	825,000	1,405,000	1,025,000	870,000	8,318,675	
	Long Term Capital Plan		250,000						250,000	
	Baker School - Feasibility Study						2,600,000		2,600,000	
	Baker School - Construction							TBD	0	
	PSB Subtotal	3,051,982	3,261,007	1,913,945	1,642,583	2,250,286	4,499,098	995,000	17,613,902	
DPW	Lincoln Playground Renovation							5,100,000	5,100,000	
	Heath Playground Renovation						4,200,000		4,200,000	
	Lawrence/Longwood Playground								0	
	Baker Playground Renovation							6,600,000	6,600,000	
	DPW Subtotal	0	0	0	0	0	4,200,000	11,700,000	15,900,000	
Buildings	HVAC Equipment	200,000							200,000	pending
	Underground Tank removal		60,000	60,000	30,000	60,000	60,000	60,000	330,000	~50% PSB
	Town/School ADA Renovations	90,000	127,680	137,760	148,890	158,970	170,100	180,180	1,013,580	
	Town/School Elevator Renovations	250,000	100,000	250,000	250,000	250,000	250,000	250,000	1,600,000	~7% PSB
	Town/School Energy Conservation Projects								0	pending
	Town/School Energy Management Projects	130,000							130,000	pending
	Town School Building Envelope/Fenestration Repairs		1,747,731	3,337,417	575,919	1,043,883	6,764,586	1,202,856	14,672,392	~80% PSB
	Town/School Roof Repair/Replacement Program		500,000	550,000	600,000	650,000	700,000	750,000	3,750,000	~60% PSB
	Public Building Fire Alarm Upgrades	125,000	150,000	175,000	200,000	225,000	250,000	275,000	1,400,000	
	Town/School Building Security/Life Safety Systems	170,000	180,000	205,500	246,000	256,500	682,000	307,500	2,047,500	
	Town/School Compactor Replacements								0	none forecast
	Buildings Subtotal	965,000	2,865,411	4,715,677	2,050,809	2,644,353	8,876,686	3,025,536	25,143,472	
	Total	4,016,982	6,126,418	6,629,622	3,693,392	4,894,639	17,575,784	15,720,536	58,657,374	

*Out year amounts provided as estimates. DPW and Buildings schools-related requests provided for informational purposes only; please see those departments for details on those requests.

**Currently proposed for \$5.9M in future years and not shown here.

*** Currently proposed for FY29 in DPW request; moved to FY30 here to align with Baker project.

9b. FY25 CIP Requests - Narrative Detail

Schools: Classroom Capacity (Leases)

The total FY25 request is \$640,332, a reduction of \$1,386,650 from FY24.

Background

The Classroom Capacity account was first funded in order to address ongoing space needs for students and staff within the existing eight elementary schools. The original intent was for the funds to “expand in place.” In the past, the account has funded minor building modifications, e.g. reconfiguring walls and subdividing classrooms, as well as the addition of modular classrooms through lease-purchase agreements.

As K-8 enrollment increased, the space available to house BEEP classrooms in our elementary schools decreased. As a result, BEEP classrooms were moved to leased spaces. The leasing costs for these spaces are included in the appropriation for the Classroom Capacity account. The long-range plan is to return all BEEP classrooms to PSB owned property. **FY24 was the last year of the Clark Road lease.**

The FY25 request funds the continuation of the following two leases.

- BEEP @ Beacon - located at Temple Ohabei Shalom, Northeast corner of Brookline
 - The Temple Ohabei Shalom lease includes approximately 6,800 square feet of space that is shared with the Temple’s aftercare program which limits our use. The location houses five classrooms, two small offices, and a conference room.
 - The current plan is to continue the lease until completion of the new Pierce (FY28 target). The options years expire in FY30.
- BEEP @ Putterham - located at Temple Emeth, Southwest corner of Brookline
 - The Temple Emeth lease includes full-day access to approximately 9,800 square feet of space. Currently, four BEEP classrooms are housed at this location. The lease term is ten years with tenant options to extend beginning in FY24. The School Committee can exercise one-year options until the lease expires in FY29.
 - Because of the location of this site, there are no current plans to transition students out until a Baker reconstruction project occurs.

At the request of the School Committee, the leases for Temple Emeth and Temple Ohabei Shalom were to include tenant option years. Beginning in FY24 and going forward, PSB has the option to extend each lease for an additional year. Per the lease agreements, we are required to notify the landlord of our intent to either renew or terminate the lease no later than November 1.

School Committee Vote

The School Committee voted to renew the leases with Temple Emeth and Temple Ohabei Shalom for FY25. Notice has been sent to the landlords.

Schools: Failing Furniture and Fixtures Replacement

The FY25 request is for \$200,000. Of this amount, \$75,000 is reserved for replacement of failing furniture and fixtures, and \$125,000 is specifically to replace cafeteria tables for the high school cafeteria.

Background

The \$75,000 request is a continuous program to replace and upgrade the furniture and fixtures in all school buildings, i.e. classroom and office furniture that is at end of life (desks, chairs, whiteboards/corkboards). The program replaces the most outdated and worn items. Annually, school furniture has significant wear and tear. Over time, nearly all items will require replacement prior to any construction/renovation project being approved and funded. Furniture life is extended

through reuse of furniture at other locations whenever possible during a building project. For example: the Pierce library furniture will be reused at another school.

The remaining \$125,000 request is to replace high school cafeteria tables which were not funded as part of the building project. They were also requested for FY24 and not funded. The tables currently in use are from the 1990s and showing significant signs of use. Because they are exceptionally heavy, and cumbersome to move, it is more difficult to thoroughly clean the cafeteria floor. The current seating is due for replacement. The old tables would be replaced with mobile cafeteria tables and seating.

School Committee Vote

The School Committee voted to request \$200,000 for furniture replacement.

Schools: IEP Accommodations - School Modifications

The FY25 request is \$50,000.

Background

This is a new request identified in collaboration with the Building department and in conversation with the community. There are modifications required to buildings in response to IEP accommodations that are outside of the scope of compliance with the Americans with Disabilities Act (ADA), for which a separate line item is requested by the Building department. For example - a student may require a safety room with padded walls, but that type of safety support is not contemplated by the ADA and thus those building modifications are currently unfunded. In recent years the costs for these modifications have been tens of thousands of dollars a year. This would also include adaptive play equipment, such as adjustable-height basketball hoops.

School Committee Vote

The School Committee voted to request \$50,000.

Schools: Deferred Maintenance

The FY25 request is for \$2,120,675. The estimated cost over the next six years is \$8,318,675.

Background

This line item funds building repair needs that are not able to be completed in the annual maintenance of the schools by the Building department due to budget limitations, and thus have reached “deferred maintenance” status. Some examples of items are necessary electrical panel upgrades, painting and flooring repair, and stairwell maintenance.

Following FY24’s extremely successful deferred maintenance program, which focused on Lincoln (first floor renewal, auditorium renewal, Baker (auditorium renewal), Runkle (painting, woodwork, bathroom faucets, window shades), and Heath (painting/flooring, acoustic panels), FY25 will focus on continuing the work at Lincoln to refresh the second and third floors, updating Baldwin so that it can be used (needed to transition key programs/offices from the Clark Road lease), electrical upgrades at Heath (a precursor to needed future HVAC improvements), repairs to the Runkle auditorium, and critical flooring/stair work at Lawrence and Baker.

The items included on the deferred maintenance list have varied over the last seven years. The projected deferred maintenance has ranged from \$14M to nearly \$19.6M during this time period - and is currently about half of that average (\$8.3M). The reason for this reduction is a tighter understanding of upcoming projects due to closer collaboration between PSB staff, Building department staff, and School Committee. Because of this tighter collaboration, many projects that have been shown in prior years as pending have either been removed - either due to completion (the list was outdated) or due to incomplete information that must be completed to be considered for future inclusion. However, we do not expect it to bounce back to prior year levels.

School Committee Vote

The School Committee voted to request \$2,120,675. As noted above - the scope, capacity, and details have been closely coordinated with the Town Building Department.

Long-Term Capital Plan

The last independent long-term capital plan for the Public Schools of Brookline was completed in February 2009. Since then, PSB has experienced significant changes to our buildings, and enrollment. Programmatic space needs have required leasing spaces for classrooms and offices. Additionally, market conditions have changed resulting in increased pricing and changes to cost estimates. This request was not funded in FY23 or FY24. The FY25 request is \$250,000 which is at the same level requested previously, but not funded.

School Committee Vote

The School Committee voted to request \$250,000 to fund an independent long-term capital plan.

9c. Future-year CIP Projects

Lawrence Cafeteria Expansion - Feasibility Study

The Lawrence School has received several additions/expansions in recent years to accommodate additional student capacity. However, the cafeteria, which is in the basement, has not been expanded, its size is a serious limitation to the school functioning. The basement location is extremely challenging to work with. An estimate of \$50,000 for FY26 has been included to support a feasibility study of what can be done to improve the lunch conditions of the school.

Baker Feasibility Study: Renovation/Construction/Possible Expansion

After completion of the new Pierce School (target date FY28), Baker is the oldest elementary school requiring a feasibility study to determine enrollment and programmatic space requirements and renovations needed in order to meet state standards. Estimated cost for FY29 is projected to be \$2,600,000 for a feasibility study; there is a placeholder of \$1 in FY30 for construction.

Background

The Baker School is a K-8 school located at 205 Beverly Road. It has approximately 114,000 square feet. Sections of the building were constructed in 1936, 1950, 2000 and 2016. This includes the addition of two modular classrooms. The last renovation included most, but not all of the building. The site is in a residential neighborhood, abuts the Hoar Sanctuary, Town tennis courts, an athletic field of about 83,000 square feet, an elementary school playground and basketball court of approximately 21,500 square feet, and a kindergarten playground of roughly 3,600 square feet.

Onsite parking on the side and back of the building can accommodate approximately 50 vehicles. Because the onsite parking cannot accommodate the entire school staff, employees park in front of the field on Beverly Road or in the surrounding neighborhood.

The building has been maintained. The HVAC system provides good ventilation. The building is heated by natural gas. During the summer of 2022, the third floor and kindergarten classrooms received air conditioning upgrades.

Analysis

The enrollment at the Baker School has experienced steady growth over the past 40 years:

Baker Enrollment Summary			
Decade	Avg Population	Low	High
1981 to 1990	411	370	462
1990 to 1999	606	462	667
2000 to 2009	648	608	719
2010 to 2019	751	678	814
Last 8 years			
2015 to 2022	721	617	793

The pandemic shutdown and construction/renovation of existing housing units at nearby Hancock Village impacted the Baker School enrollment; ranging from 750 on October 1, 2019, to 650 students on October 1, 2020, to 617 students on October 1, 2021, to 672 students on October 1, 2022. As the Hancock Village renovations are completed and the units occupied, we anticipate enrollment at Baker will increase more likely to the 2010-2019 average of 751 rather than the 2000 to 2009 average of 648.

PSB has contracted with several entities for updated enrollment projections which will help refine these projections, as will the completion of the Chestnut Hill Realty Corporation new construction.

The last project designed Baker as a 3 section school. The 2000 renovation/addition did not change most of the walls in the 1930 and 1950 wings. The result is that 22 of the 42 classrooms are below current state standards, including square footage for classrooms. The 2000 addition added 3 kindergarten classrooms. The cafeteria, with a seating capacity of 200, was expanded in place. It was not intended for more than 600 students or a 3 section school.

Post 2000, Baker enrollment increased, requiring the relocation of the Pre-K classrooms to rental property. The school schedule added lunch periods in order for the cafeteria to accommodate the increased enrollment. Smaller rooms were converted into classroom spaces. Some rooms in the 1930 section of the building are effectively capped, often under 20 students, due to the limited square footage. As enrollment continues to increase, a fully designed 4 section school should be considered.

Recommendation

PSB should consider submitting a Statement Of Interest (SOI) to the MSBA in 2026 or 2027 in an attempt to secure state funding for a feasibility study that would explore options for renovating or replacing the Baker School. The SOI should outline current and projected enrollment and programmatic space needs as well as the deficiencies of the building.

9d. Active Building Projects

To be updated for budget book.