

9th School Alternative Site Study



LISTENING SESSION OVERVIEW

JANUARY 2018

STM – Article 1

Purpose and Scope of Study



Phase 1 (\$300,000)

Conduct a comprehensive Evaluation, including legal services, environmental engineering services, architectural services, traffic impact study and land appraisals on the following sites and other sites as identified during the study:

- Baldwin - 490 Heath Street
- Pine Manor College - 400 Heath Street
- Baker School - 205 Beverly Road
- Pierce School - 50 School Street
- Multiple sites including above locations
- Other locations, including - Heath School

Driscoll School

Lincoln School

Phase 2

- Feasibility Design Services on a single preferred site (\$400,000)
- Plus Feasibility Design Services on multiple sites if considered the better concept (\$300,000)

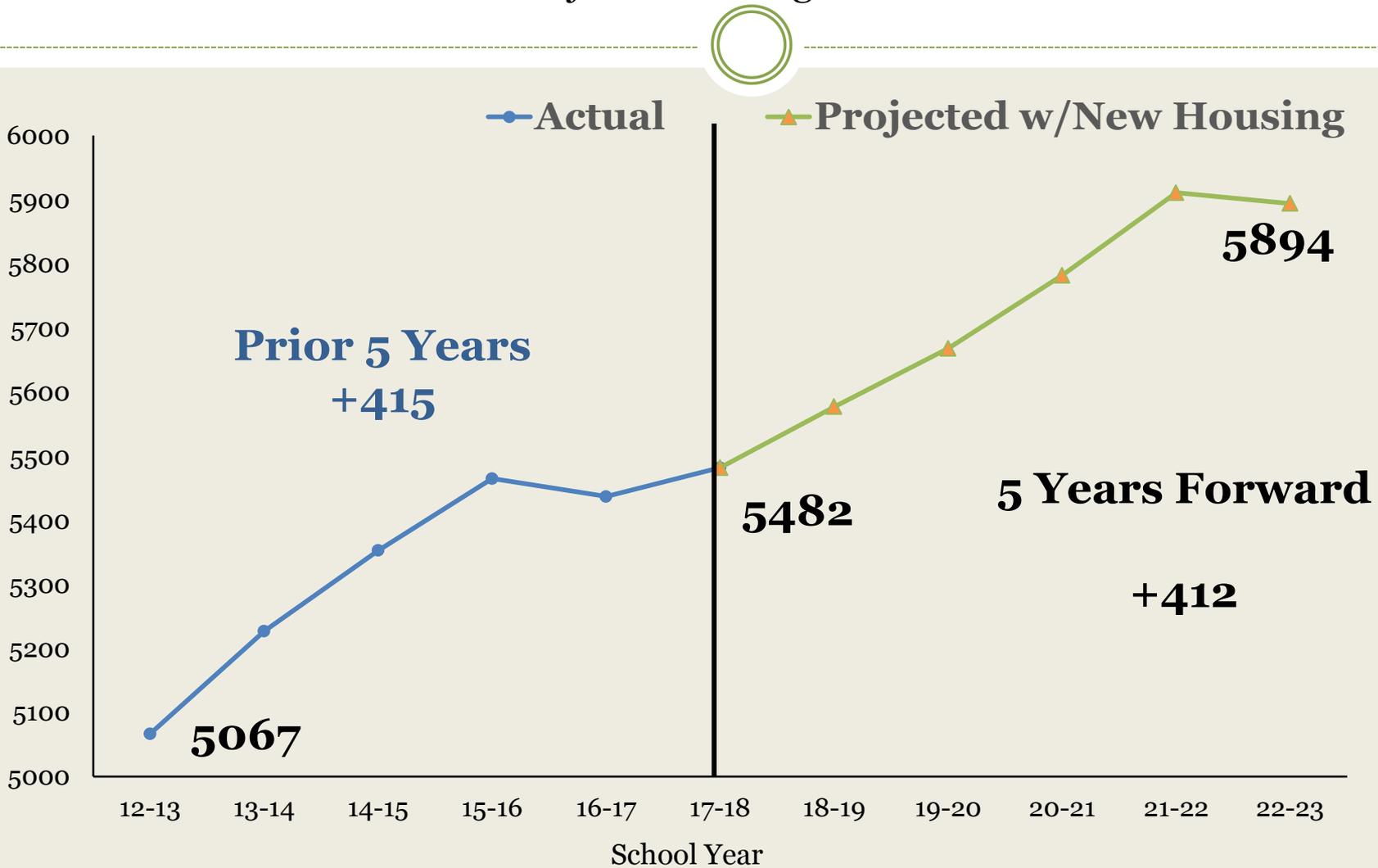
Summary of Work to Date



- Created a work scope and three month timeline that identifies tasks to be accomplished for each site being studied.
- Identified and fully engaged all School and Town personnel and contracted service providers.
- Reviewed updated enrollment projections and potential large scale residential developments in order to determine 9th school classroom capacity needs.
- Identified Contracted Service Providers and estimated costs to complete their services.
- Developed Preliminary Phase 1 Alternative Site Study Budget
- HMFH planning and mobilization meetings- 12/5/17, 12/8/17 and 12/21/17.
- HMFH has done walkthroughs at Baker and Pierce

Elementary Enrollment

Actual Enrollment through October 1 2017
Projected: through FY 2022



K – 8 School Capacity Projections



EXISTING 2017 - 2018			PROJECTED 2022 - 2023			
SCHOOL	CLASSROOM SECTIONS	ENROLLMENT	ENROLLMENT	CLASSROOM SECTIONS NEEDED	CLASSROOM EXISTING SECTIONS	SHORTAGE
BAKER	39	763	912	46	37	-9
DEVOTION	43	801	898	45	45	
DRISCOLL	28	613	620	32	27	-5
HEATH	27	534	520	27	28	1
LAWRENCE	35	722	757	38	36	-2
LINCOLN	28	578	567	29	28	-1
PIERCE	41	859	946	45	36	-9
RUNKLE	27	612	649	34	27	-7
K-8 TOTALS	268	5482	5869	296	264	-32

Additional Classroom Space to be Included in a 9th School Design

K-8 Classrooms	32	
Pre-K Classrooms	3	
Science Labs	2	
RISE Programs	3	
Total Classrooms Needed	40	(3 to 4 sections needed overall)

Note: Projected enrollment in each school based on 2017 enrollment patterns and use of existing buffer zones.

Source: 2017 Preliminary Enrollment Projections Report - Document under Review 12-22-17

Impact of “No-Decision”

6

What will happen if we don't build a new elementary school?

- A shortage of 32 classrooms across the district at the K-8 level
- Undersized cafeterias will result in most K-8 schools starting lunch before 10:30 a.m. (2 schools do this now, and 2 more start before 11.)
- Inadequate core facilities such as gymnasiums, libraries and instructional support areas(OT/Literacy/ELL) will not be addressed
- Expand the use of expensive, short-term solutions such as modular classes and rental space.
- Class sizes continue to increase

SCOPE OF WORK -- BAKER



1. Overview of environmental constraints with conservation commission staff.
2. Site evaluation for a double school on the site.
 - a. Existing Baker as 3-section/600 student and new 3-section/600 student school
 - b. Existing Baker as 4-section/800 student and new 3-section/600 student school
 - c. Existing Baker as 3-section/600 student and new 4-section/800 student school
3. Site evaluation for a single school on the site. (Multiple-Site Solution)
 - a. Renovation/modest expansion, 4-sections @ 800 students, using the 9th Elementary School Program
 - b. Renovation/modest expansion, 5-section @ 1000 students, using the Devotion School Elementary Educational Program
4. Update VAI traffic study for the options above.

SCOPE OF WORK -- PIERCE SCHOOL



1. Site evaluation for a double school on the site.
 - a. Existing Pierce as 3-section/600 student and new 3-section/600 student school.
 - b. Existing Pierce as 4-section/800 student and new 3-section/600 student school.
 - c. Existing Pierce as 3-section/600 student and new 4-section/800 student school.

2. Site evaluation for a single school on the site. (Multiple-Site Solution)
 - a. Renovation/modest expansion, 4-sections @ 800 students, using the 9th Elementary School Program
 - b. Renovation/modest expansion, 5-section @ 1000 students, using the Devotion School Elem. Educational Program

3. Provide VAI traffic study for the options above.

SCOPE OF WORK -- PINE MANOR



- More formal cost analysis for land
- Phase 1 environmental site assessment
- Legal concerns associated with environmental questions and eminent domain

SCOPE OF WORK -- BALDWIN NORTH



1. Update VAI transportation & parking study for 3-section school @ 600 students.
2. Investigate siting of 3-section school on available “Baldwin North” site.

Or Other Sites



- This study will also consider other sites, including:
 - Heath School
 - Driscoll School
 - Lincoln School

ON-GOING EFFORTS TO BE TRANSPARENT AND INCLUSIONARY



Conducting and scheduling informational meetings with school and community representatives.

- ❖ HMFH on-site evaluation/inspections – Baker (1/4/18); Pierce (1/10/18)
- ❖ Town Meeting Representatives/Meetings upon request
- ❖ School Community “Listening Sessions”
 - Baker School - 1/17/2018 at 7:00p.m. (Rescheduled).
 - Pierce School - 1/10/18 at 8:10 a.m.
 - Heath School - 1/19/18 at 8:10 a.m.
 - Driscoll School - 1/17/18 at 8:10a.m.
 - Lincoln School – 1/12/18 at 8:10 a.m.
- ❖ System-wide evening “Listening Session” Tuesday January 23rd Pierce Auditorium
- ❖ Monthly Progress Reports and briefings to Select Board and School Committee
- ❖ Regular updates posted to Town & School 9th School Site Study & Classroom Capacity Websites
- ❖ On-going availability to meet with interested Brookline citizens



Questions and Comments

For complete updates and materials and to sign up
to get email updates go to:

www.brookline.k12.ma.us/school9

9th School Related Studies and Plans – 2009 to present



- **2009** Facilities Master Plan created by MGT
 - Updated in 2011 with by MGT
- **2013** Brookline School Population and Capacity Exploration (B-SPACE) Committee
 - Included 2013 Feasibility Study by HMFH Architects
 - Resulted in recommitment to “Expand-in-Place” Strategy
- **2014** Override Study Committee Report – included demographic projections done by MIT team
- **December 2014** – Civic Moxie commissioned reviewed 26 possible locations for 9th elementary school
- **November 2015 – October 2016:** 9th School Site Selection Study – coming out of Civic Moxie report, Baldwin, Baker, and Stop & Shop studied by JLA. Select Board and School Committee selected Baldwin site
- **December 2016 – May 2017:** Baldwin Feasibility Study done by JLA and managed by 9th Elementary School Building Committee
- **November 2017** – Town Meeting votes to extend site selection and do Alternative Site Study

Expanding in Place since 2008



55 classrooms added through the “Expand-in-Place” strategy since **2008** including but not limited to:

6 classrooms built at **Heath**

4 classrooms built at **Lawrence**

2 modular classrooms added at **Baker**

11 BEEP classes moved out of K-8 buildings into rental space

4 classrooms in rental space for **Pierce**

1 brand new school will be built at **Devotion** to add **12** classrooms

16 classrooms built by dividing spaces within our existing K-8 schools

9th School Alternative Site Study Phase 1 Preliminary Budget



Activity	Status	Vendor	Cost
Site Selection Study	Contract to be executed	HMFH	190,000
Project Manager	Underway	Connelly	37,000
Wetland Analysis	Authorized 12/8/17	Hancock	9,000
Title Search (TH Complex)	Underway	Griffith	5,500
PM Appraisal (Phase 1)	Underway	Foster	40,000
PM Appraisal (Phase 2)		Foster	
Legal Consulting	Beyond current advisories	Leonard/Legere	
			281,500
Other needed work	Site Development (\$4,500 underway) <ul style="list-style-type: none"> • \$18,500 funded from Town Meeting appropriation • \$23,500 may require Reserve Fund Transfer to Town Counsel budget 	Beals	42,500

Other Sites



Town's Major Parcel Study underway

- Identifying large properties and current zoning allowances
- Being studied for private and public uses, not specifically for possible school sites.
- All property owners with lots greater than 2 acres notified about study

Not currently considering unfriendly taking of residential land that displaces residents