



THE PUBLIC SCHOOLS OF BROOKLINE
BROOKLINE, MASSACHUSETTS 02445

PHONE 617-730-2425
FAX 617-730-2108

ANDREW BOTT
SUPERINTENDENT OF SCHOOLS

MARY ELLEN N. DUNN
DEPUTY SUPERINTENDENT
FOR ADMINISTRATION AND FINANCE

To: School Committee Capital Sub Committee
Andrew Bott, Superintendent

From: Mary Ellen Dunn, Deputy Superintendent for Administration and Finance *md*

Date: September 13, 2017

RE: License Agreement with Brookline Teen Center for Pierce School

As the enrollments have continued to grow at the Pierce School, it has become clear that the existing building can no longer serve the number of classes required for Physical Education and Health classes. In the spring of 2017, the decision was made not to pursue additional square footage at 62 Harvard Street. A new approach was considered to provide this needed space. Tina Bozeman, Health and Fitness Coordinator, Chris Kelley, former Pierce School Principal and Lesley Ryan-Miller, Interim Principal of the Pierce School, have spoken with Matthew Cooney, Executive Director of the Teen Center about space availability at the Center during the school day. This collaborative agreement would provide additional space and allow the scheduling of physical education/health classes appropriately across the grades.

The funding for the license, \$50,000, will come, in part, from Classroom Capacity which ended FY17 with \$45,000 encumbered for this space. A review of lease payments and increases due to CPI will determine if there are additional funds available for this lease. If not, an additional funding request will come to the School Committee in October as part of the 1st Quarter Financial Report.

Attached is the final agreement for the 2017-2018 school year, the spaces being utilized at the Teen Center, and the parent communication from the Principal.

School Committee Action:

Authorize Town Counsel to enter into a license with the Brookline Teen Center with the attached terms and conditions set forth in the RFP response.

Brookline Teen Center

Terms of License Agreement

\$50,000 per year license for 4,658 square feet

Up to 147 School Days plus four snow days June 20 - 26.) No Fridays are on the calendar, No School Vacation Weeks or Holidays, including Religious Holidays.

3 hours per day (7:30 am to 10:30 am)

- Dates, Days, and Times for use
 - September 7, 2017 - June 19, 2018
 - Monday - Thursday
 - 8:00 am - 10:00 am (Instructional Time)
- Classes / Sections and grade level
 - four 8th grade physical education sections
 - two sections on Monday and Wednesday
 - two sections on Tuesday and Thursday
 - four 8th grade health education sections
 - two sections on Monday and Wednesday
 - two sections on Tuesday and Thursday
- Approximate number to 8th grade students using the facility weekly
 - 78 currently enrolled
 - 78 students x 4 days = 312 total student usage / weekly
- Teen Center Facilities being used
 - Physical Education Classes
 - Gym
 - Gym Stage
 - Fitness Center
 - Bowling Alley (possibly, only because it is available)
 - Health Education Classes
 - Yoga Studio (would prefer the "large conference / training room," but it was not part of this RFP)

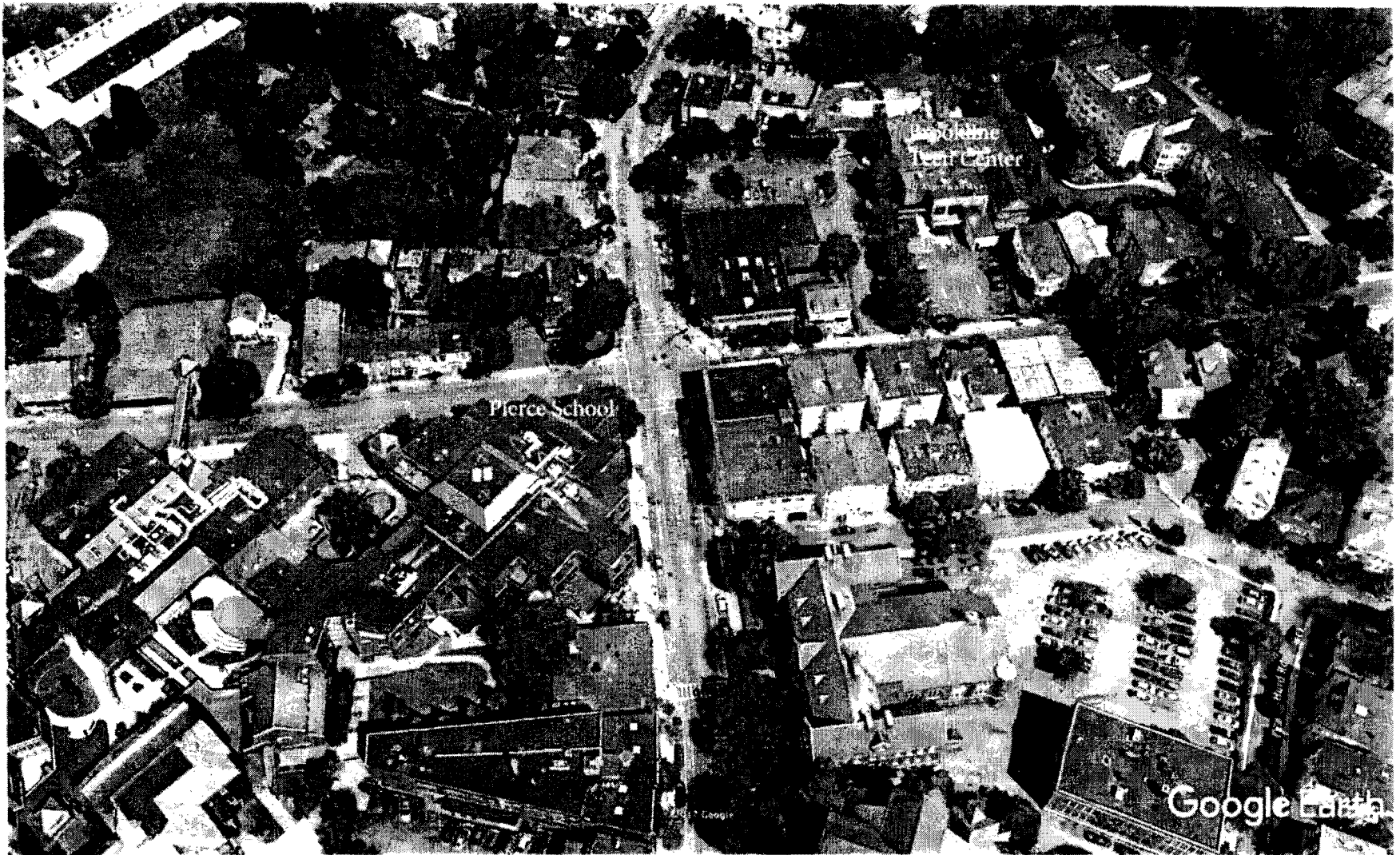
License Terms

- Base rent = \$4,500 per month
- Cleaning contribution = \$500 per month
- Premises = Gym, Yoga Studio and Cafe
- Hours of use = Monday to Thursday 7:30 AM to 10:30 AM
- Term = September 1st to June 30th (excluding school vacation days)
- One equipment storage locker or chest for exclusive use of PSB
- Use of tables and chairs in the café seating area as well as tables/chairs for yoga studio health classes
- Renewal options = two separate one (school) year terms
- Renewal rent = then current rent increased by Boston area CPI

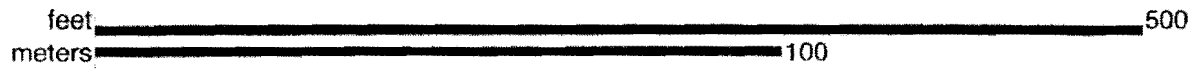
Notes:

- Square Feet Cost = \$10.73
- Per Hour Cost = \$ \$ 113.38

Exhibit C

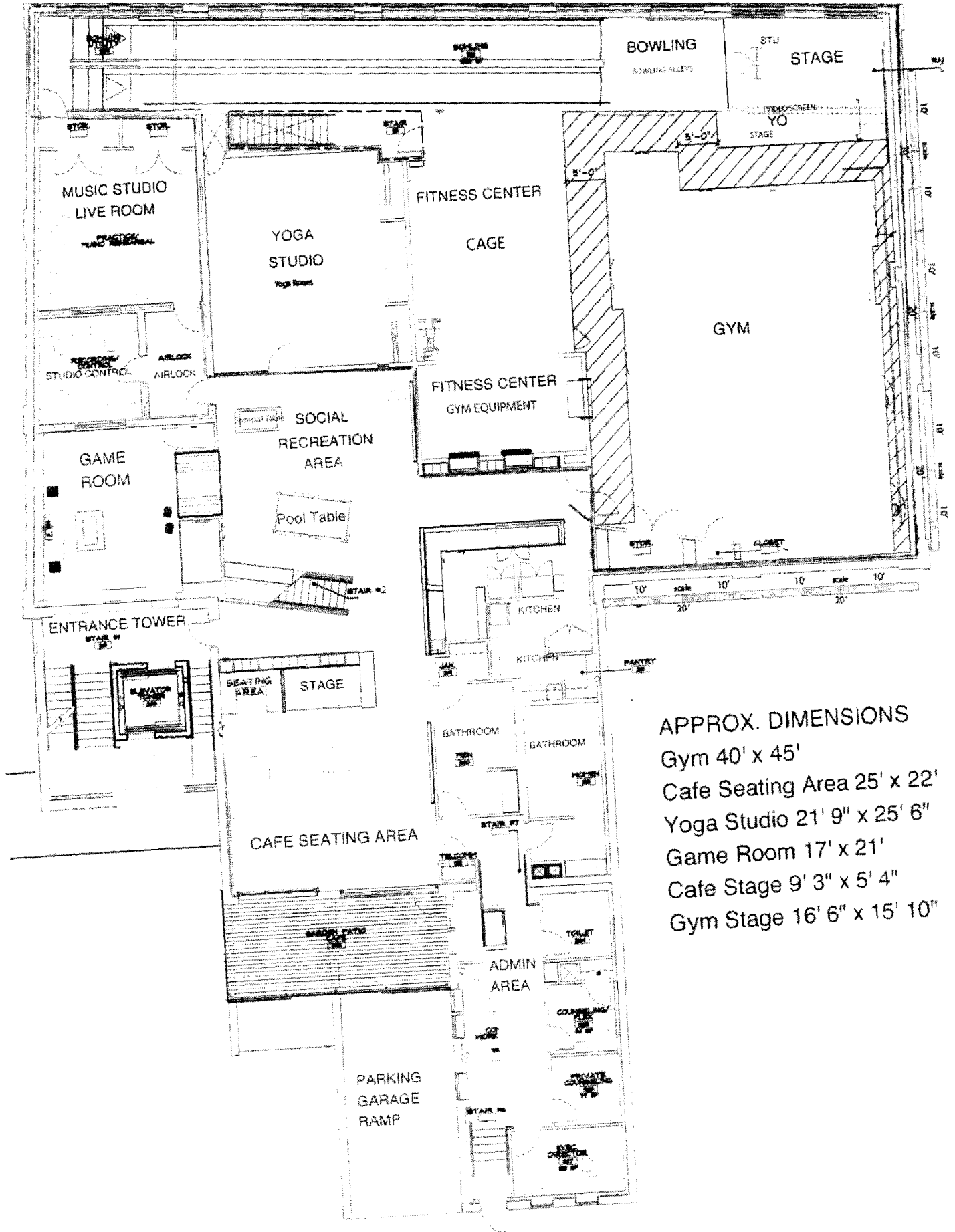


Google



Pierce School & Brookline Teen Center - Brookline, MA

RFP P-18-07 Lease Agreement for Gym Space

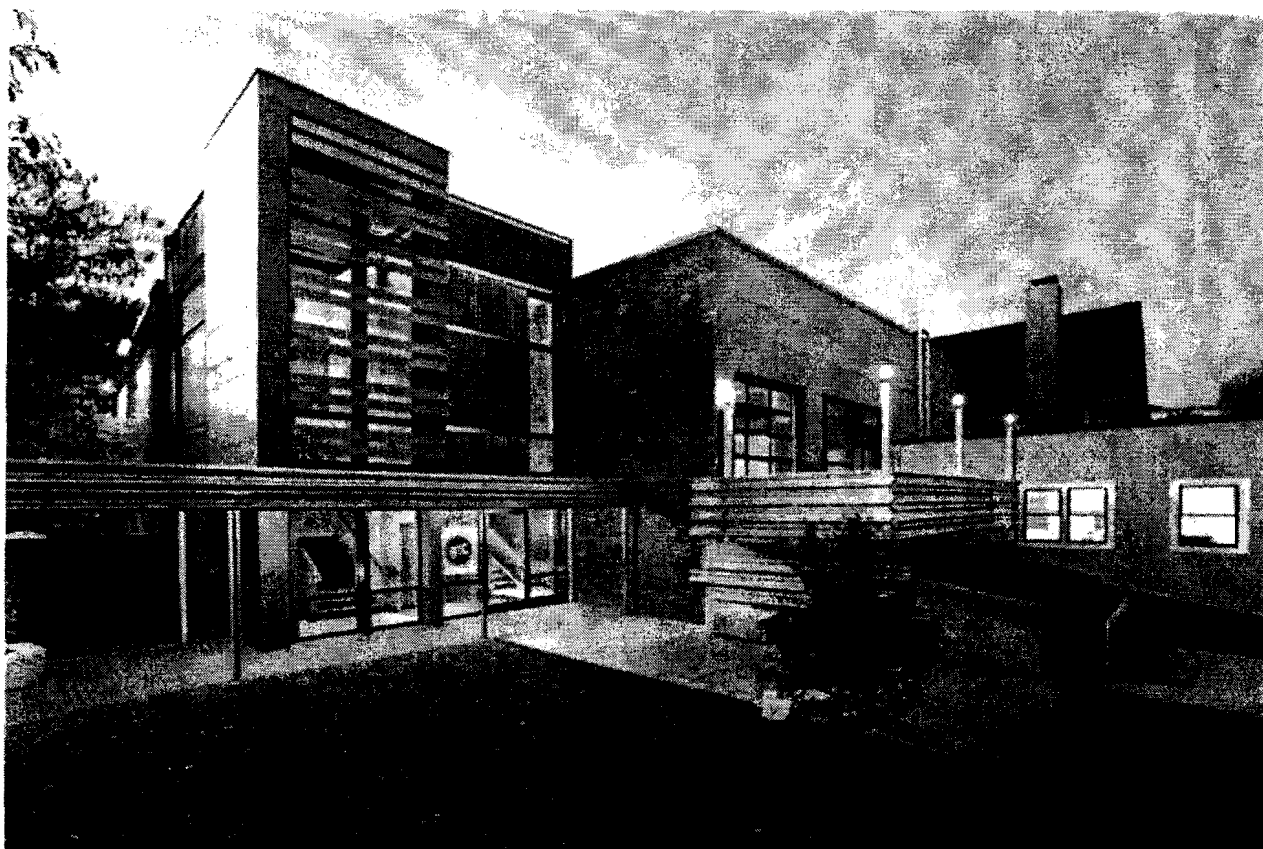


APPROX. DIMENSIONS
 Gym 40' x 45'
 Cafe Seating Area 25' x 22'
 Yoga Studio 21' 9" x 25' 6"
 Game Room 17' x 21'
 Cafe Stage 9' 3" x 5' 4"
 Gym Stage 16' 6" x 15' 10"

FACILITY OVERVIEW

The Brookline Teen Center is an architecturally award winning 12,000 square foot renovated 1930's era garage.

The facility encompasses a social recreation area, yoga/dance studio, half-court gym, fitness center, game/media room, kitchen, cafe seating area, 2 lanes of candlepin bowling, 2 performance stages, an A/V booth, and an academic mezzanine.



Interested in Renting the Facility?

RECORDING STUDIO



LIVE ROOM

CONTROL ROOM

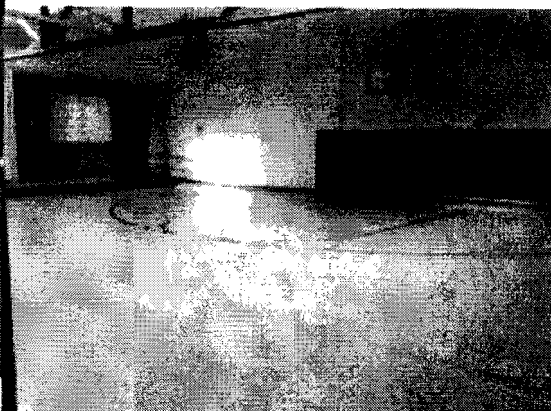
Our state-of-the-art music recording studio is comprised of a control room and live room that allows for music production, [songwriting](#), [DJing](#), [recording](#), [mixing](#), [mastering](#), [live streaming](#), [podcasting](#), [video production](#), [live performance](#), [DJing](#), and more. Members are encouraged to [create and record their own music](#), [hone their craft](#) and [participate in music-related events](#). Whether it's recording a debut album, getting training to operate Pro Tools as an audio engineer, or promoting and hosting an Open Mic, all members with an interest in music are welcome to get involved.

Our production carts are outfitted with Digital Audio Workstation *Reason* and M-Audio Midi Controllers. The carts are an ideal platform for nascent beatmakers to get their feet wet in digital composition. Additionally, the Live Room set up of drums, bass, guitar, and keys is primed for weekly band practice or jam sessions. For those intrigued by audio engineering, our Pro Tools 101 course will show you the necessary techniques for recording and editing live and digital music. Aspiring DJs are also welcome to join our Thursday afternoon sessions to learn the fundamentals of mixing and cutting with both vinyl and Serato Scratch Live. For those interested in organizing and promoting live music events, we hold weekly Music Team meetings where Open Mics and other music related functions are planned.

HEALTH & FITNESS



FITNESS CENTER

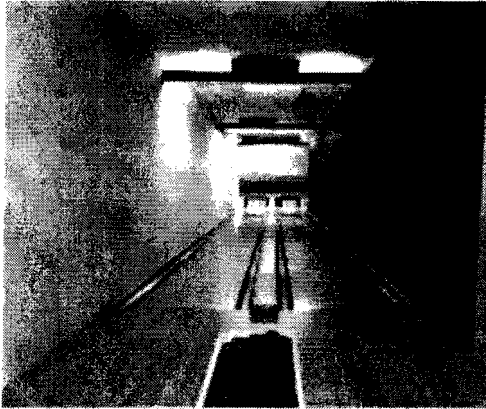


HALF-COURT GYM

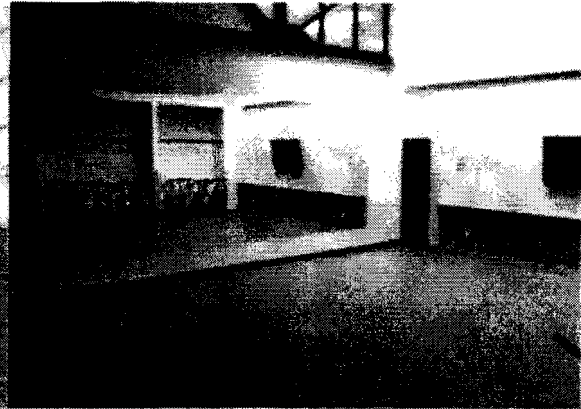
The fitness center offers members a variety of fitness options including dumbbells from 5 to 60 lbs, treadmills, elliptical cross trainers, a power lifting rack, StairMasters, recumbent bikes, cable resistance machine, TRXs, medicine balls, benches, climbing rope, heavy bag and a large treadwall.

Our half court gymnasium provides members with an opportunity to engage in a variety of sports including, but not limited to, basketball, volleyball, soccer, floor hockey and dodgeball. Basketball skills clinics, dodgeball tournaments and 3:3 games are just a few of the activities you will find happening here.

Bowling and Yoga Studio



CANDLEPIN BOWLING



YOGA STUDIO

Members can enjoy 2 lanes of candlepin bowling. Play solo, against a friend, or in a BTC tournament.

The yoga/dance studio is a large space with a mirrored wall, sound system and flat screen TV for self-directed activity. A variety of classes are offered through the BTC. As well, there are 2 folding ping pong tables which can be rolled out and opened in order to turn the space into a recreational ping pong area.

COMMON AREAS



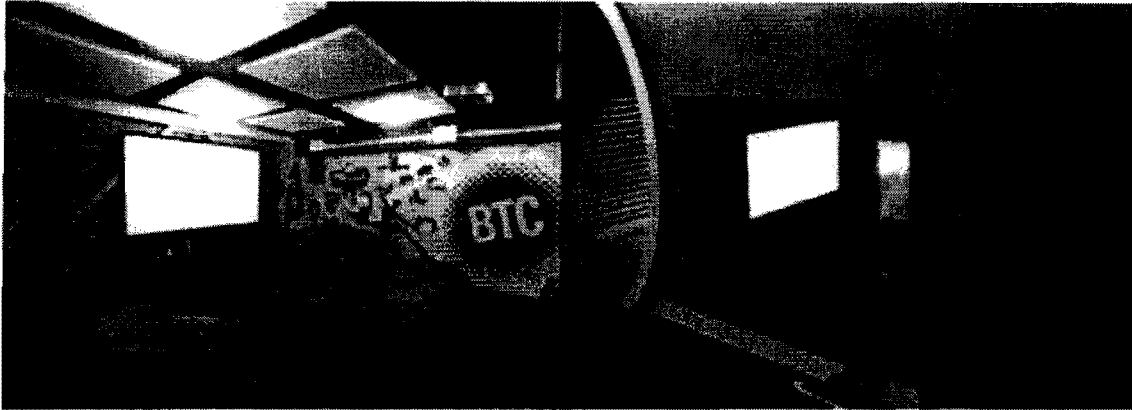
CAFE

SOCIAL RECREATION

The BTC has a cafe with a variety of food and drink options to choose from and both cash and credit cards are accepted. There is a large seating area where members can relax with their friends. This area also includes a piano, small stage for performances and an outdoor deck featuring seats from Fenway Park.

The social recreation area is a great space for friends to hang out together, socialize and challenge each other in both pool, air hockey and foosball.

MEDIA/GAME ROOM



PROJECTION TV

GAMING HIDEAWAY

Members can enjoy movies, watch Apple TV or play video games on the large 110 inch projection screen or smaller flat screen in the game room. The BTC provides Xbox 360, PS3, and PS4 consoles as well as a variety of games.

ACADEMIC/COLLBORATIVE



ACADEMIC MEZZANINE

CONFERENCE ROOM

The academic mezzanine is comprised of 2,000 square feet of academic enrichment space which includes a study space with top of the line PC and Mac computers, a tutoring room, and a large conference room. The BTC also offers members Chromebooks which they can check out and use within the center. Academic support, homework help and 1:1 tutoring are also available at the BTC.

The conference room has 7 tables (6'x3') that can be arranged in a boardroom-style or classroom-style and can seat 35 people. The room has a projector and a dry erase wall and is perfect fit for group meetings and projects.

BROOKLINE TEEN CENTER RENTALS

Event #	Event Description / Organization	Related Organization
Brookline High School Affiliated Organizations		
9	Opportunities For Change Field Day	Opportunities for Change
14	Brookline Rowing Stuff-a-Thon	Brookline Rowing
15	BHS Football Pre-Game Meals	Brookline High School
19	Team Brookline Kick-Off Meeting	Team Brookline
21	LGBTQ Meeting	Alliance of Alliances
23	French Exchange Party w/ French Students	Brookline High School
26	BHS PTO Meeting	Brookline High School PTO
32	BHS Sophomore Parents Meeting	Brookline High School PTO
33	BHS Girls Swim Team Banquet	Brookline High School
36	TeenWords Poetry Slam	
43	BHS Anime Club Movie Night	Brookline High School
44	Princeton Review	Brookline High School
45	French Exchange Bonding Event (BHS Only)	Brookline High School
56	BHS Football Banquet	Brookline High School
59	SADD Meeting	Students Against Drunk Driving
65	Transitions Hip Hop Class	Brookline High School
67	BHS Wrestling Banquet	Brookline High School
68	BHS School Support Personnel Mtg	Brookline High School
77	DECA (formerly Distributive Education Clubs of America)	Brookline High School / DECA, Inc.
79	BHS Social Justice Class	Brookline High School
80	PTO Kaffeeklatsch	Parent Teacher Organization
85	BHS Girls Acapella Group	Brookline High School
100	Innovation Summit	Brookline High School 21st Century Fund
110	Football/Meatloaf Night	Brookline High School
123	BHS Girls Swimming Banquet	Brookline High School
Brookline Elementary Schools Affiliated Organizations		
24	BEEP Connections Meeting	Brookline Early Education Program
42	Pierce 7th Grade Health Class	Pierce Elementary School
54	Lawrence PTO Band Practice	Lawrence School
58	Pierce Parents Graduation Mtg	Pierce Elementary School
69	Devo Parents' Social	Devotion School
83	Lawrence School Parents Social	Lawrence School
84	BEEP Connections Meeting	Brookline Early Education Program
88	Lawrence 8th grade parent party	Lawrence School
92	Lincoln Class Field Trip	Lincoln School
96	Driscoll 8th Grade Graduation 2014	Driscoll School
97	Heath 8th grade grad party	Heath School
114	Driscoll 7th Grade Community Event	Driscoll School
143	Pierce 7th grade day away	Pierce Elementary School
155	Runkle 8th grade graduation party	Runkle School
156	Driscoll 8th grade Graduation Party 2015	Driscoll School
Brookline Public Schools Administration Affiliated Organizations		
46	Brookline Schools Health Teachers	Brookline Schools Central Administration
101	BPS Summer enrichment program field day	BPS Summer Enrichment Program
121	BPS Health Teachers	Brookline High School
172	BPS CONF Rm	Brookline Schools Central Administration
174	BPS Teacher Workshop	Brookline Schools Central Administration
Town of Brookline Government Affiliated Organizations		
8	Brookline Town Administrators	Town of Brookline
20	Brookline Access TV Board Meeting	SIG Brookline Interactive Group (BATV)
22	Cowell TV Shoot	SIG Brookline Interactive Group (BATV)
37	Fireman Holiday Party 2013	Brookline Fire Department
115	Preservation Awards	Office of Planning and Community Development
126	Fireman Holiday Party 2014	Brookline Fire Department
179	BPS Conference	Brookline Schools Central Administration
Brookline Civic & Non-Profit Organizations		
10	Dancing with Brookline Stars	
12	BAAFN Party	Brookline Asian American Family Network
17	Brookline Senior Center Bowling	Brookline Council on Aging
18	BCLT Meeting	Brookline Land Conservation Trust

25	STS Parents' Meeting	Steps to Success
27	Chamber of Commerce Meeting	Brookline Chamber of Commerce
38	Brookline Youth Baseball Board Meeting	Brookline Youth Baseball
39	Climate Week Art Workshop	Climate Action Brookline
50	BMS Department Meeting	Brookline Music School
51	CoFAB Meeting	Consortium for the Arts in Brookline (CoFAB)
52	STS Poetry Slam	Steps to Success
53	Climate Week Reception & Movie	Climate Action Brookline
64	Youth Hockey Banquet	Brookline Youth Hockey
66	Maimonides After Not-Prom Party	Maimonides School
70	BYB Umpire Training	Brookline Youth Baseball
72	Coolidge Corner Theater Staff Retreat	Coolidge Corner Theater
74	CCSS Neighborhood Meeting	Coolidge Corner SouthSide Neighborhood Assoc.
75	Coolidge Corner Southside Neighborhood Mtg	Coolidge Corner SouthSide Neighborhood Assoc.
81	STS Recognition Ceremony	Steps to Success
86	BCF Annual Meeting	Brookline Community Foundation
87	BCF Annual Meeting	Brookline Community Foundation
94	STS Career Exploration Group	Steps to Success
95	STS Career Exploration Group	Steps to Success
98	STS Career Exploration Group	Steps to Success
102	Sargent Pepper Concert	Brookline Music School
104	Temple Beth Avodah Board Retreat	Temple Beth Avodah
107	Facing History & Ourselves Meeting	Facing History and Ourselves
111	Temple Sinai	Temple Sinai
117	Temple Beth Avodah	Temple Beth Avodah
119	BYL Coaches mtg	Brookline Youth Lacrosse
124	Brookline Youth Hockey Event	Brookline Youth Hockey
129	Facing History & Ourselves Holiday Party	Facing History and Ourselves
133	BMS Mega Jam	Brookline Music School
142	Facing History and Ourselves Work Mtg	Facing History and Ourselves
144	Brookline Dolphins Swim Banquet 2014	
149	Facing History & Ourselves work mtg	Facing History and Ourselves
150	BMS Mega Jam 6/5/15	Brookline Music School
154	Facing History & Ourselves Student Summit	Facing History and Ourselves
157	Facing History & Ourselves work mtg	Facing History and Ourselves
158	Facing History & Ourselves work mtg	Facing History and Ourselves
159	Facing History & Ourselves Retreat	Facing History and Ourselves
160	Sargeant Pepper Show - BMS	Brookline Music School
161	Jersey Distribution & BYH meeting	Brookline Youth Hockey, Inc.
166	Brookline Sister City - Quezalguaque	Individual
175	Chamber Holiday Party 2015	Brookline Chamber of Commerce
178	Facing History & Ourselves Holiday Party 2015	Facing History and Ourselves
181	Brookline Youth Hockey Event 2016	Brookline Youth Hockey, Inc.
192	Lazowski Party/ BEF Fund Raiser	Brookline Education Foundation
194	Martel Party / BEF Fund Raiser	Brookline Education Foundation

Other Civic & Non-Profit Organizations

2	ASPIRE Institute	Wheelock College
11	Dreamfar Coach's Mtg	Dreamfar High School Marathon
29	Ambassador Project - Girls' Leadership Worldwide Program	Girls' Leadership Worldwide Program
31	HANDICAP THIS !	Handicap This Disability Awareness Training
35	Israeli Teens	
47	Meet the Architects	studioMLA Architects
48	Super Soccer Stars	Super Soccer Stars
49	FTBNL Family Event	Foundation to be Named Later
55	RoxLatin 7th Grade Boys Party	Roxbury Latin
57	Farmers to You Drop Site	Farmers to You
60	Big Sister Event	Big Sister Association of Greater Boston
71	Think Kids Collaborative Problem Solving Training	Mass. General Hospital Dept. of Psychiatry
76	Sibling Connections	
93	Virtual High School Program	
105	Our Children Making Change	Our Children Making Change
122	Hannukah Hackathon	Brandeis
125	TeenWord	TeenWord Blog re Drug Prevention
128	Richi House Foundation Holiday Event	Richi House Foundation
130	Dreamfar Morning Rental	Dreamfar High School Marathon
131	Camp Avoda Reunion	Camp Avoda
140	JCC Diller Teen Fellows Event	Jewish Community Centers of Greater Boston
135	JBBBS Magic Event	Jewish Big Brothers Big Sisters of Greater Boston

162 Our Children Making Change 2015
 163 Children Making Change 2015

Our Children Making Change
 Our Children Making Change

Private Events

1	CHR Board Meeting	Chestnut Hill Realty
3	Stacey Lucchino	
4	Lazowski Party	
5	Schwarz Coffey Orla Party	
6	Jordan B'Day Party	
7	Joe Ranft Party	
13	Vineberg Bat Mitzvah	
16	Allison Rimm Book Release Party	
28	Knopp Party	
30	Melly Hsu Birthday Party	
34	Roffman Bar Mitzvah	
40	Charlie Zuker Party	
41	Kaplan Holiday Party	Kaplan Corporation
61	Barer Bar Mitzvah 2014	
62	Alvarez B'Day Party	
63	Purim Pirate Party	The Chai Center
73	Georgia Johnson Party	
78	Thomas Bar Mitzvah	
82	Eric Hanson b-day party	
89	B-DAY party for Nadie Chamberlain's son	
90	Gordon/Mallory Bar Mitzvah	
91	O'fman Bat Mitzvah	
99	Mercedes Petit B-Day Party	
103	Aquiline Birthday Party Rental	
106	Simmons Birthday Party	
108	Ponce Birthday Party	
109	Hunsinger B-day Party	
112	Shea birthday party	
113	Martel b-day party	
116	Nada Kane Bar Mitzvah	
118	Marota B-Day Party	
120	Tepperberg/Stolow Bar Mitzvah	
127	Miller B-Day Party	
132	Sailliant Birthday Party	
134	Mitchell B-Day Party	
136	Heffan Bat Mitzvah	
137	Boehs Birthday Party	
138	Hackel Birthday Party	
139	Krakauer Bar Mitzvah	
141	Birthday Party	
145	Gergen-Barnett Birthday Party	
146	Nagin Bar Mitzvah	
147	Cubell Bar Mitzvah	
148	Miller b-day party	
151	Katz Bar Mitzvah	
152	Meranus Bar Mitzvah	
153	Van Arsen Good-Bye Party	
164	Daphnus Birthday Party	
165	Armand b-day party	
167	Silverman Bat Mitzvah	
168	Keo B-Day Party	
169	BFIT Gym Rental	
170	Thibault B-day party	
171	Dassel Bar Mitzvah	
173	Levy Bar Mitzvah	
176	Henson B-Day Party	
177	Gordon Bat Mitzvah	
180	Vieira Party	
182	Williams Bar Mitzvah	
183	Daniel Cohen TBD Rental	
184	Darien-Erber Bar Mitzvah	
185	Becker/Gouch Bat Mitzvah	
186	Remen Bar Mitzvah	
187	Berz Bar Mitzvah	
188	Jones Bat Mitzvah	

189	Krakauer Bar Mitzvah 2017
190	Barnett Bar Mitzvah
191	Chambin Birthday
193	Shauna Rives Party Rental



MaryEllen Dunn <maryellen_dunn@psbma.org>

Fwd: Pierce School Grade 8 Physical Education Update

2 messages

Lesley Ryan-Miller <lesley_ryan_miller@psbma.org>
To: MaryEllen Dunn <maryellen_dunn@psbma.org>

Thu, Sep 14, 2017 at 12:01 AM

Please let me know if you need anything else.

----- Forwarded message -----

From: **Lundgren, Jessica** <aspen-sysadmin@myfollett.com>
Date: Sat, Sep 9, 2017 at 3:52 PM
Subject: Pierce School Grade 8 Physical Education Update
To: jessica_lundgren@psbma.org

Dear 8th Grade Pierce Families,

We are fortunate to have secured the use of the Brookline Teen Center for our 8th grade Health and Physical Education classes. On the days when your child receives Physical Education/Health instruction, they should report directly to the Teen Center at 8:00 a.m. The attached Teen Center Expectations/Permission Slip document outlines various procedures and expectations related to our use of the Teen Center. Please take a moment to carefully review this document with you child.

In order for your child to attend classes at the Teen Center, it is imperative that they return the signed permission slip to their homeroom or P.E./Health teacher by Tuesday, 9/12/17. We will begin holding classes at the Teen Center on Wednesday, 9/13/17. You may print/sign the attached permission slip and send back to school with your child. We will also give students printed copies on Monday to bring home to be signed, in the event that printing is not accessible.

Also attached is the Physical Education/Health schedule for each 8th grade section along with contact information for each P.E./Health teacher. Do not hesitate to contact myself or your child's teachers with any comments, questions and/or concerns you may have.

Sincerely,

Lesley Ryan Miller

Pierce School Interim Principal

Lesley Ryan Miller
Interim Principal, John Pierce School
Public Schools of Brookline
617-730-2580

Teamwork makes the dream work!

#PiercePride 

2 attachments

 Teen Center Student Procedures, Expectations_Permission Slip (1).pdf
204K

 8th Grade Physical Education_Health Schedule (1).pdf

43K

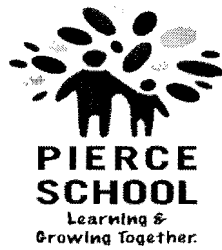
Lesley Ryan-Miller <lesley_ryan_miller@psbma.org>

Thu, Sep 14, 2017 at 12:13 AM

To: MaryEllen Dunn <maryellen_dunn@psbma.org>, Tina Bozeman <tina_bozeman@psbma.org>

Sorry Tina,
I meant to include you.

[Quoted text hidden]



Teen Center Student Procedures & Expectations

- All Pierce School rules and policies apply to health and physical education classes that take place at the Teen Center.
- Students must report directly to the Teen Center on mornings that they have health or physical education class.
- Students may not enter the building prior to 7:50 AM.
- If a student is arriving late, they will still report immediately to the Teen Center. The health/physical education teacher will contact the front office directly in order to let them know that the student has arrived.
- If a student is dismissed early, while at the Teen Center, the parent/guardian shall sign the student out in the main office at Pierce School. The secretary will communicate the dismissal information to the health and physical education teacher. The parent/guardian will pick the student up at the Teen Center.
- Students should be prepared for inclement weather, as the Teen Center will be accessed on inclement weather days.
- Students must treat each area and all equipment at the Teen Center with respect. It is a privilege to be using this facility.
- Following the two classes held at the Teen Center, students will be escorted by the health and physical education teachers back to the main Pierce School campus where they can go to their lockers and/or report to their next period class.
- Students at Pierce participating in early morning support/classroom events will meet in the cafeteria at 7:50 a.m. and be escorted to the Teen Center by Pierce staff.

Student Permission Slip (to be completed by parent/guardian)

Pursuant to my signed Parental Consent and Release Form, my child

_____ ,

student name

has my permission to attend Health and Physical Education classes at the Teen Center (40 Aspinwall Ave) on assigned days.

description of trip

Students must report directly to the Teen Center on mornings that they have health or physical education class. Classes will begin promptly at 8:00 a.m.

Please list any medical considerations for your child:

By checking this box, I acknowledge that I have read and reviewed the Teen Center Expectations with my child. My child has permission to attend designated classes at the Teen Center, under the supervision of Pierce teaching staff.

Parent or Guardian Signature: _____

Date: _____

Telephone #: _____

We will also give students printed copies on Monday, 9/11/17 to bring home to be signed, in the event that printing is not accessible.

8th Grade Physical Education/Health Schedule

Monday	Tuesday	Wednesday	Thursday
8/1 PE 8-8:45 Teacher: A. Schoenfeld	8/1 Health 8-8:45 Teacher: M. Reed	8/3 PE 8-8:45 Teacher: A. Grindstaff	8/3 Health 8-8:45 Teacher: A. Schoenfeld
8/2 Health 8-8:45 Teacher: M. Reed	8/2 PE 8-8:45 Teacher: A. Schoenfeld	8/4 Health 8-8:45 Teacher: A. Schoenfeld	8/4 PE 8-8:45 Teacher: A. Grindstaff
8/1 Health 8:50-9:35 Teacher: M. Reed	8/1 PE 8:50-9:35 Teacher: A. Schoenfeld	8/3 Health 8:50-9:35 Teacher: A. Schoenfeld	8/3 PE 8:50-9:35 Teacher: A. Grindstaff
8/2 PE 8:50-9:35 Teacher: A. Schoenfeld	8/2 Health 8:50-9:35 Teacher: M. Reed	8/4 PE 8:50-9:35 Teacher: A. Grindstaff	8/4 Health 8:50-9:35 Teacher: A. Schoenfeld

Amanda Grindstaff: Amanda_Grindstaff@psbma.org

Amanda Schoenfeld: Amanda_Schoenfeld@psbma.org

Maryum Reed: Maryum75@gmail.com