

9th Elementary School at Baldwin Feasibility Study



COMMUNITY KICKOFF MEETING

JANUARY 9, 2017



Tonight's Agenda

PUBLIC SCHOOLS of
BROOKLINE

1. Welcome
2. Why does Brookline need a new elementary school?
3. Feasibility Study – Overview from Jonathan Levi Architects
4. Public Comments and Questions
5. Next Steps and Upcoming Public Meetings

Presentation available online at
www.brookline.k12.ma.us/school9

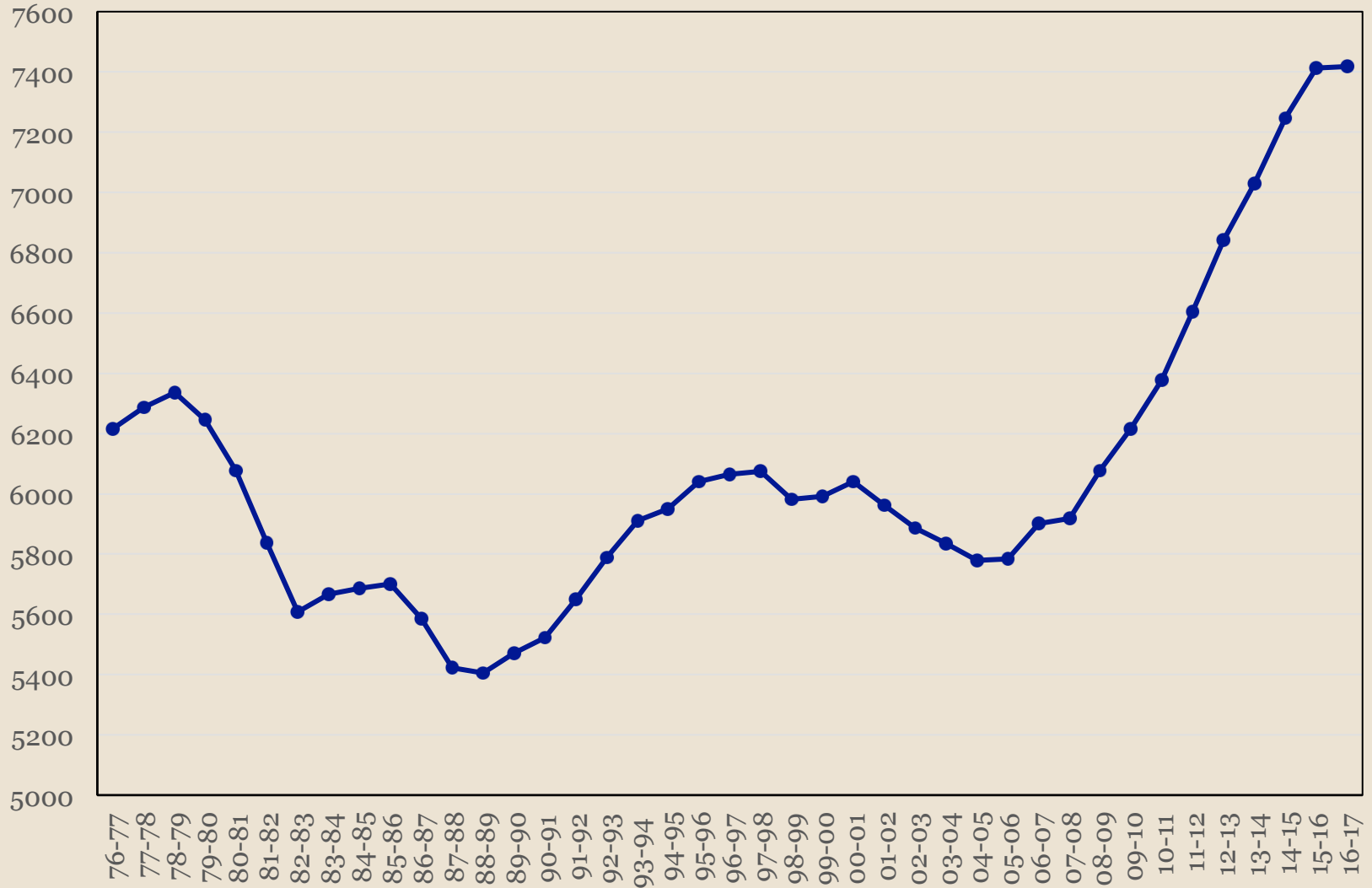
Why does Brookline need a new K-8 elementary school?



**DRAMATIC AND ONGOING ENROLLMENT
GROWTH**

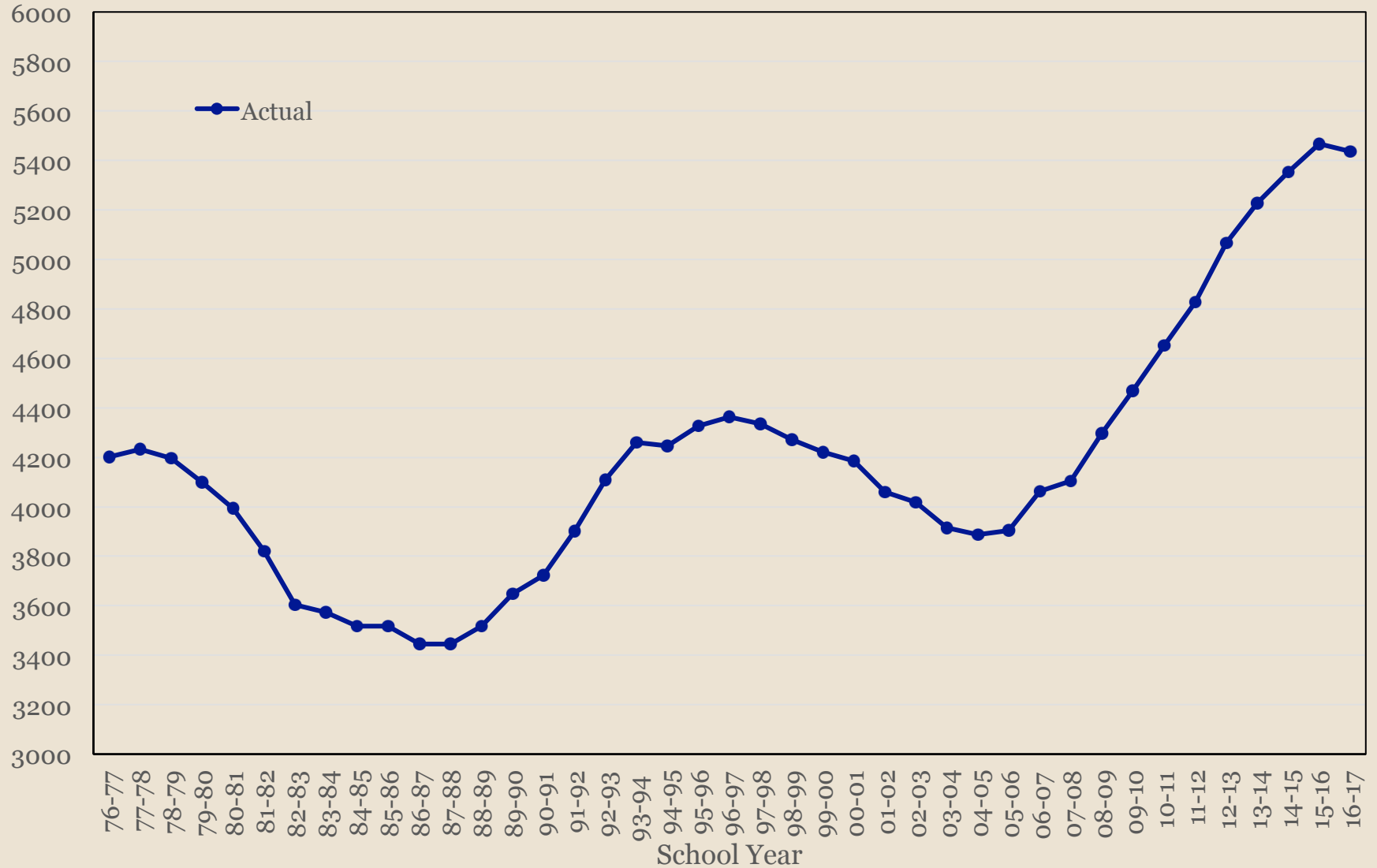
PSB K-12 Total Enrollment

Actual Enrollment: 1976 – 2016



PSB K-8 Elementary Enrollment

Actual Enrollment: 1976 – 2016

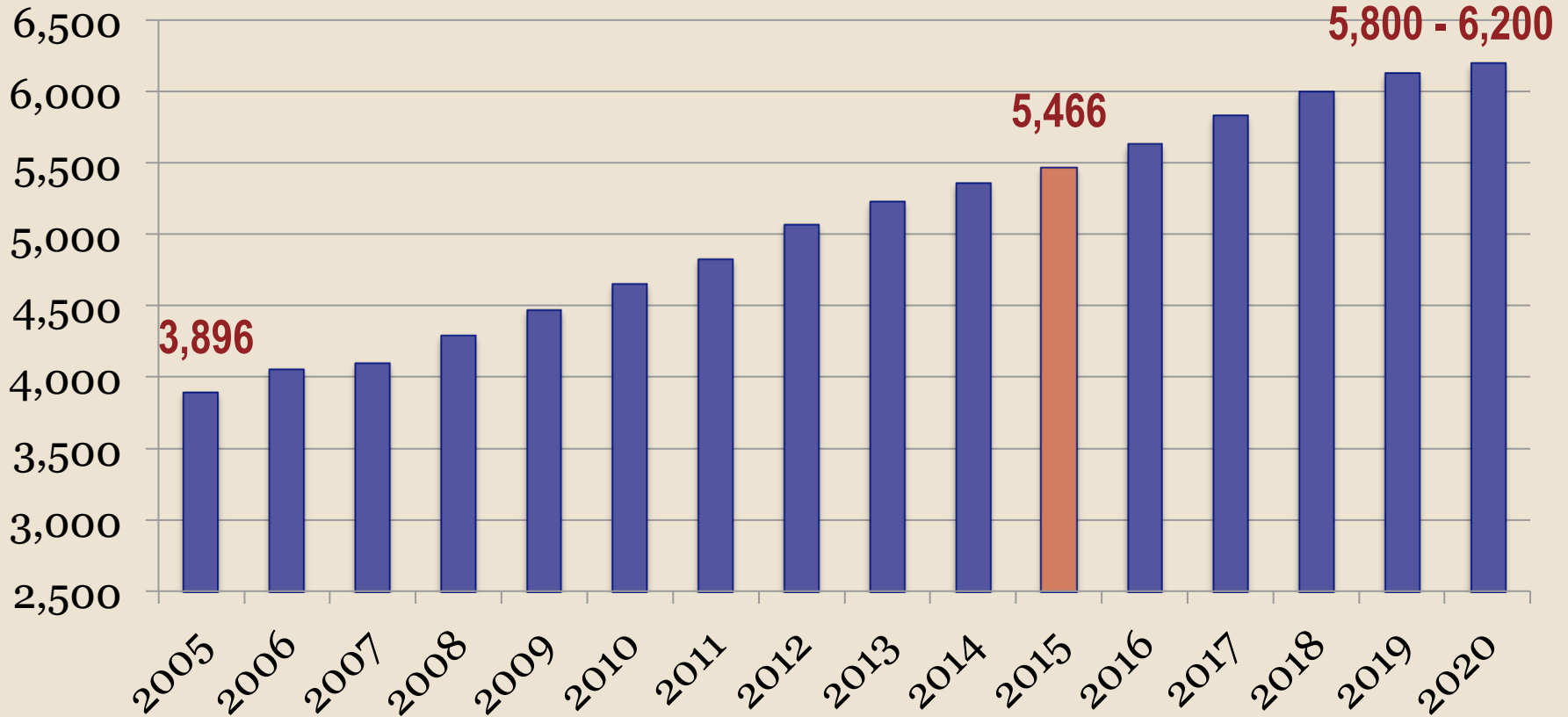




Projected Enrollment Growth -- 2015 Data

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BROOKLINE

K-8 Enrollment in Brookline



****Projections will be updated upon completion of 2017 Enrollment Report that is currently being finalized**



The Public Schools of Brookline

K-8 Enrollment 2005-2021 – 2015 Data

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School Year	K-8 Enrollment	5 Year Enrollment Growth	% Change from 2005 - 2006
2005-06	3,896	---	---
2010-11	4,652	+ 756	
2015-16	5,466	+ 814	
2020-21 **	6,193	+ 727	
Increase in Students 2005 - 2015		+ 1,570	40%

Since 2005: K-8 Enrollment Increase = the size of Baker School + Pierce School

****Projections will be updated upon completion of 2017 Enrollment Report that is currently being finalized**

What has Brookline been doing to address expanding enrollment?





Studies and Plans



- 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
- Dec 2014 – Civic Moxie commissioned to identify possible locations for 9th elementary school



Our Schools Have Already Grown

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School	Intended Size	Current Size
Baker	3 sections (3 classes per grade)	4 1/2 sections per grade
Devotion	4 sections	5 sections (when it reopens)
Driscoll	2 sections	3 sections
Heath	2 sections	3 sections
Lawrence	3 sections	4 sections
Lincoln	2 sections	3 sections
Pierce	3 sections	4 1/2 sections
Runkel	2 sections	3 sections
Totals	21 sections	30 sections

One section in a school equals one classroom per grade or typically 9 classrooms



Expanding in Place: 2008 - 2015

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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



Expanding in Place: 2008 - 2015

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- **Relocated** administrative offices from school buildings into rental space
- **Created** new classrooms by dividing larger ones
- **Converted** hallways, locker rooms, and small rooms into substandard classroom spaces and administrative office space
- **Expanded** and utilized buffer zones to distribute enrollment increases across all schools to balance overcrowding
- **Reclaimed** classrooms dedicated to Extended Day and other programs
- **Spending \$1 million annually** for rental space for classroom and administrative offices



Children are Learning in Substandard Spaces



A Sampling of the Substandard Spaces in Our Schools

- Elementary and middle grades classrooms typically between 100 sq. ft. and 300 sq. ft. below MSBA guidelines
- Special education and resource room areas typically 25%-50% below guidelines for recommended size.
- Undersized cafeterias are 1,500 square feet below MSBA guidelines
- Gyms typically undersized by 2,000 square feet
- Classrooms and learning support areas created out of storage rooms have no windows



Impact of Not Building a 9th School



Class Size Continues to Increase

	2015-16	2020-21
Total K-8 Enrollment	5,466	6,193
Total Rooms Available	254	260
K-8 Class Size Average	21	24
Number of K-8 classes with 25 or more students	7	75+
Range in K-8 class size	17 to 27 students	18 to 30 students

****Projections will be updated upon completion of 2017 Enrollment Report that is currently being finalized**



Impact of Not Building a 9th School



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

- A shortage of 27 to 30 classrooms across the district at the K-8 level
- Undersized cafeterias will result in all 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 and libraries will not be addressed
- Expand the use of expensive, short-term solutions such as modular classes and rental space.
- Class sizes continue to increase

Public Process To Date





Site Selection Process 2015-2016

More than 20 Public and Open Meetings between October 2015 and October 2016

- October 22, 2015
- November 3, 2015
- November 12, 2015
- December 3, 2015
- December 15, 2015
- January 21, 2016
- **February 4, 2016**
- February 23, 2016
- February 25, 2016
- **March 3, 2016**
- **March 15, 2016**
- **May 18, 2016**
- **June 7, 2016**
- **June 14, 2016**
- **July 26, 2016**
- **September 8, 2016**
- **September 13, 2016**
- **September 14, 2016**
- **September 20, 2016**
- **September 22, 2016**
- **September 28, 2016**
- **October 13, 2016**

Feasibility Study Overview



BROOKLINE
9TH ELEMENTARY SCHOOL
FEASIBILITY STUDY

Neighborhood Presentation
09 January 2017

SCHEDULE OF MILESTONES

FEASIBILITY STUDY

NOTICE TO PROCEED 10/18/16

TASK 1: DATA COLLECTION AND DISCOVERY
IDENTIFY SITE CONSTRAINTS, REGULATORY RISKS,
SCHEDULING, TRAFFIC, COMPLEXITY AND COST
FACTORS. INCLUDE SURVEY, UTILITY ANALYSIS,
GEOTECHNICAL REPORT, PHASE 1 SITE ASSESSMENT,
AND HAZMAT ASSESSMENT

1/23/17	
1/16/17	
1/9/17	
1/2/17	
12/26/16	
12/19/16	
12/12/16	
12/5/16	
11/28/16	
11/21/16	
11/14/16	
11/7/16	
10/31/16	
10/24/16	
10/17/16	
10/10/16	

SCHEDULE OF MILESTONES

	10/10/16	10/17/16	10/24/16	10/31/16	11/7/16	11/14/16	11/21/16	11/28/16	12/5/16	12/12/16	12/19/16	12/26/16	1/2/17	1/9/17	1/16/17	1/23/17
Notice to Proceed 10/18/16																
<u>TASK 2 VISIONING AND PROGRAMMING</u>																
<u>EDUCATION PLAN SUBMISSION 12/1/16</u>																
<u>SPACE SUMMARY SUBMISSION 1/25/16</u>																

*“Three things we have left of
paradise: the stars, the flowers and
children.”*

- attributed to Dante Alighieri





RESIDENTIAL SCALE



RELATION TO OUTDOORS



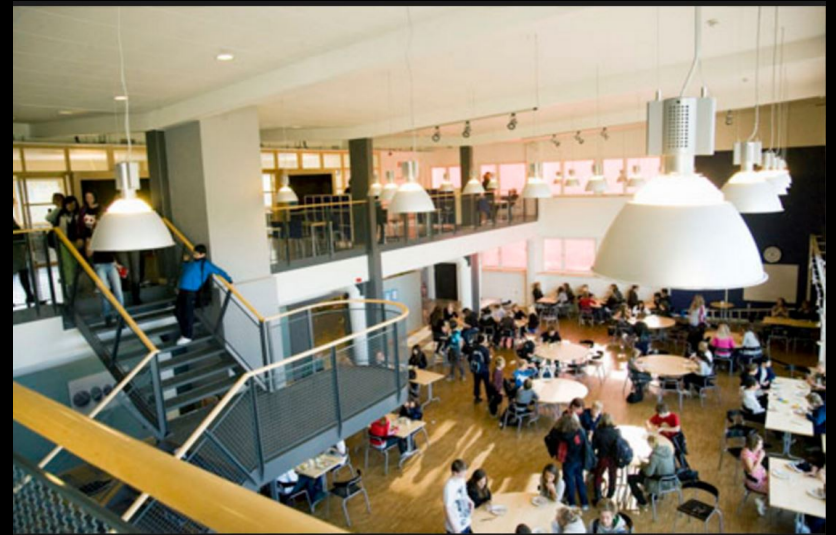
Second Floor Plan



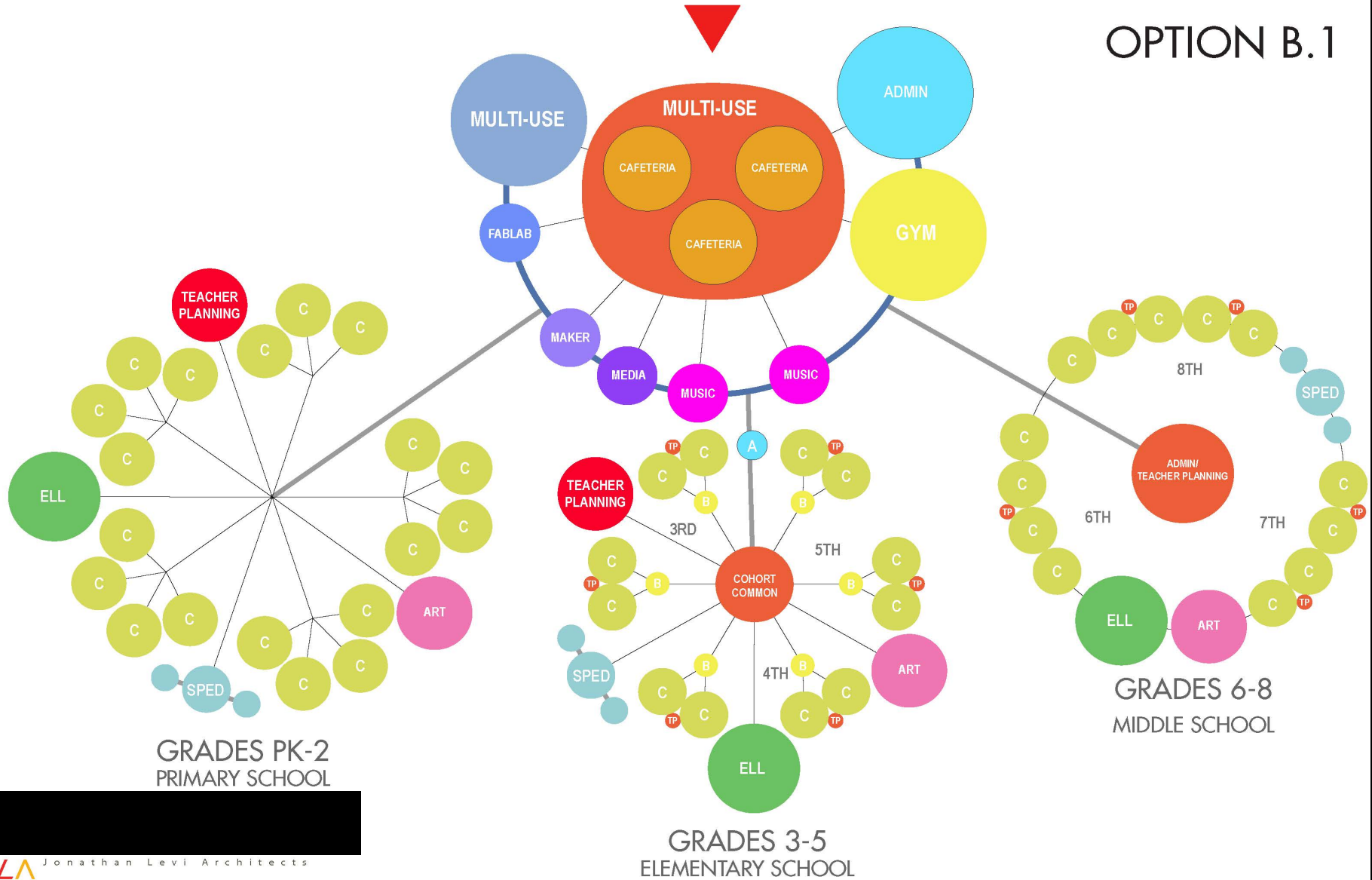
COLLABORATION AND BREAK-OUT SPACE

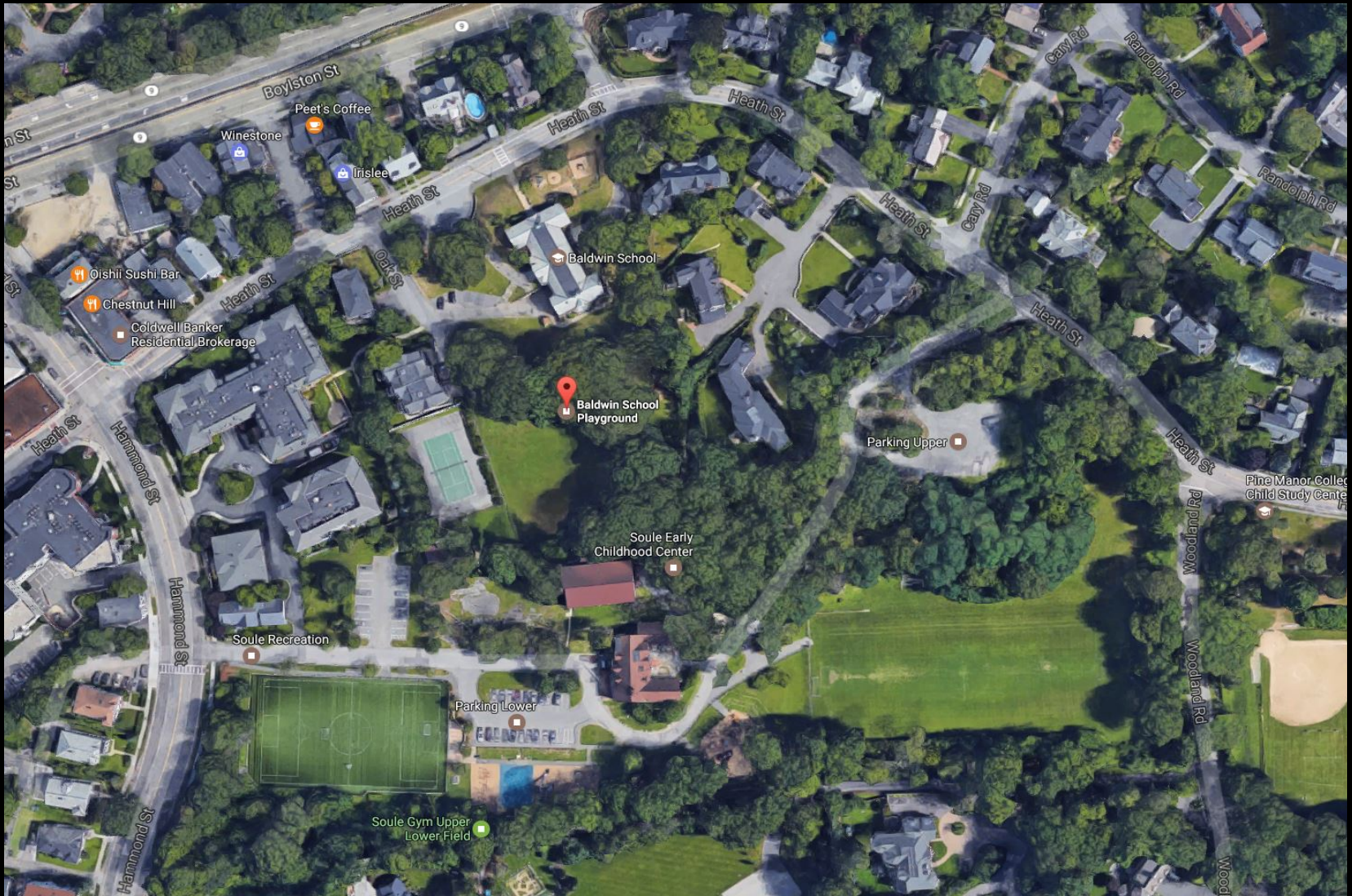


CO-CREATION PRECEDENTS

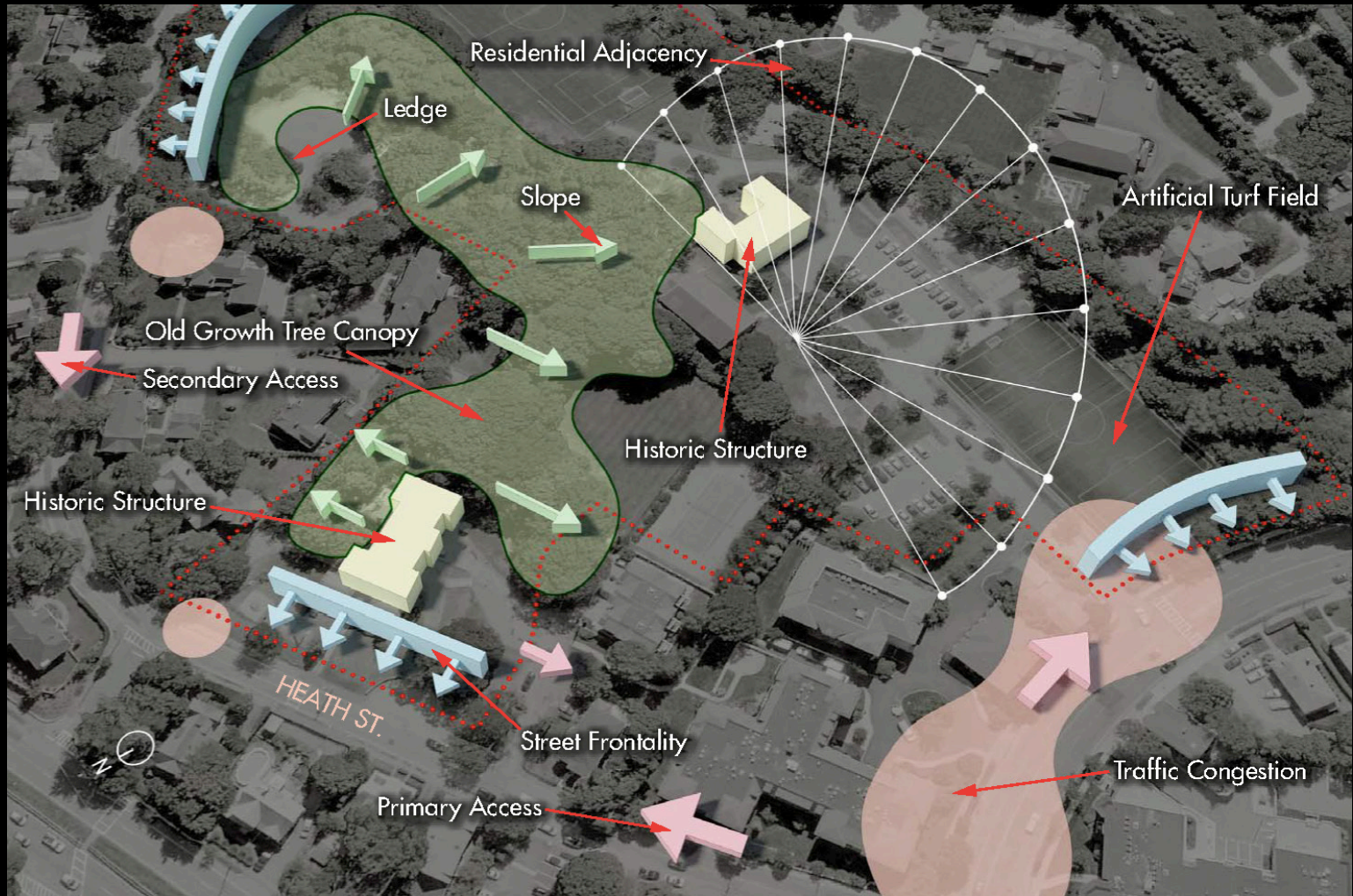


OPTION B.1





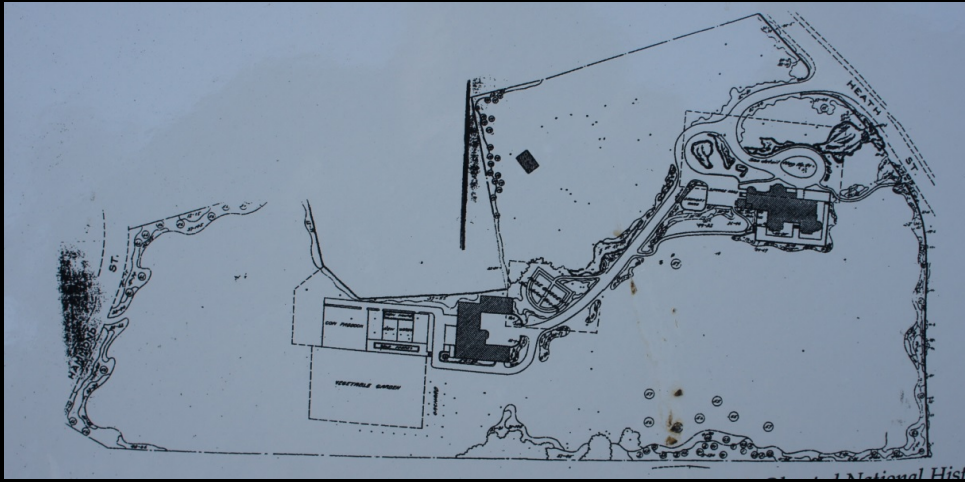
SITE ANALYSIS



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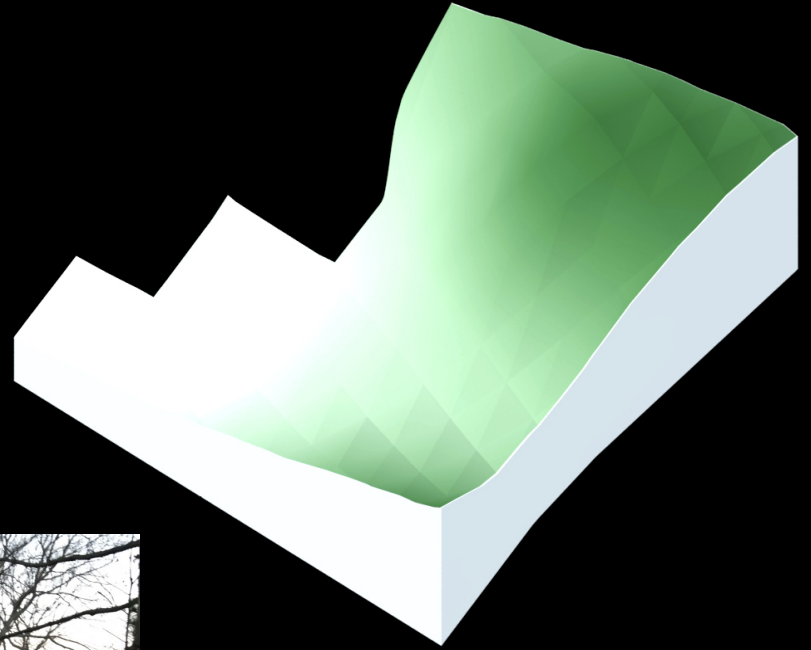
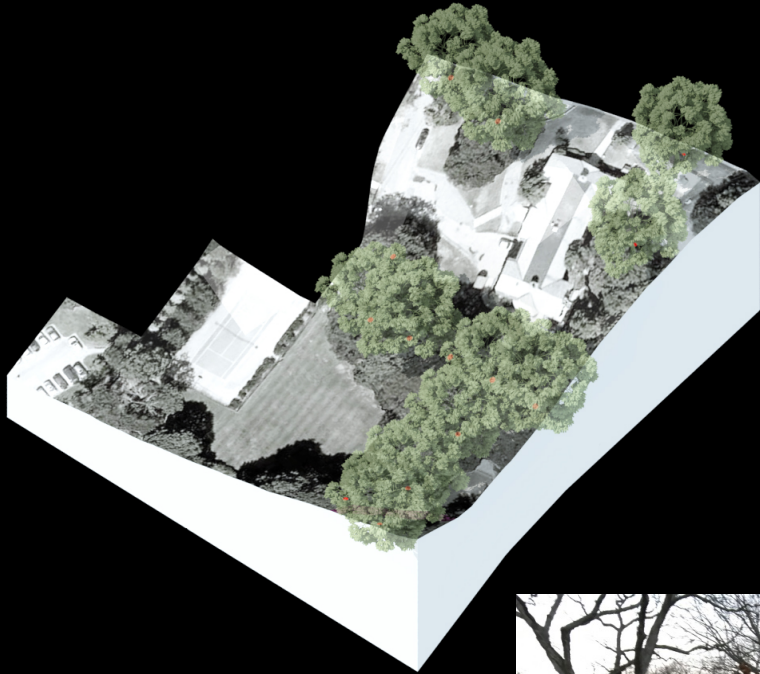




SITE ANALYSIS



SITE ANALYSIS





OPTION A



OPTION B



OPTION C



OPTION D



OPTION E

PROJECT EVALUATION CRITERION

TOTAL PROJECT COST

TRAFFIC

OPEN SPACE

IMPACT TO NEIGHBORS

SCHEDULE DURATION / RISK

EDUCATION PLAN ENHANCEMENT

CLASSROOM SHAPE AND ADJACENCIES

COHORT CONFIGURATION

NON-EDUCATION PROGRAM

ACCOMMODATION

FLEXIBILITY OF USE - FUTURE USE

LEED /SUSTAINABILITY

BUILDING MASSING/SITE COVERAGE

EXTERIOR DESIGN

MEP ACCOMMODATION

ATHLETIC USE

CONSTRUCTION STAGING

COMMUNITY USE

DELIVERIES

CONTINGENCY RISK

SITE REMEDIATION

LONG TERM MAINTENANCE / REPAIR COST

HAZARDOUS MATERIAL REMOVAL

BIDDING AND PROCUREMENT

SECURITY

PRE-SCHEMATIC ALTERNATIVES EVALUATION

Sample Elementary School			
Evaluation Matrix for Alternative Design Strategies			
KEY	+	Advantageous	
	o	Neutral	
	-	Disadvantageous	
	--	Very Disadvantageous	
PROJECT CRITERION	Option A	Option B	Option C
1 Total Project Cost	+	-	-
2 Traffic	-	-	-
3 Open Space	+	o	+
4 Impact to Neighbors	o	o	o
5 Schedule Duration / Risk	-	-	-
6 Education Plan Enhancement	o	o	o
7 Classroom Shapes and Adjacencies	-	-	-
8 Cohort Configuration	o	o	o
9 Non-Education Program Accommodation	-	o	o
10 Flexibility of Use - Future Use	-	o	-
11 LEED /Sustainability	o	o	o
12 Building Massing/Site Coverage	o	o	o
13 Exterior Design	+	+	+
14 MEP Accommodation	-	-	-
15 Athletic Use	o	o	-
16 Construction Staging	o	-	-
17 Community Use	o	o	o
18 Deliveries	+	+	+
19 Contingency Risk	-	-	-
21 Site Remediation	o	o	o
22 Long term Maintenance / Repair Cost	o	o	o
23 Hazardous Material Removal	o	o	o
24 Bidding and Procurement	o	o	o
25 Security	-	+	o

Public Process & Community Engagement



9TH SCHOOL FEASIBILITY STUDY



Role of the Building Committee



Charge of the Committee

- The Building Committee shall advise and support the Building Commission, Board of Selectmen and School Committee in connection with their authority and responsibilities for the construction and alteration of town buildings and structures under Article 3.7 of the General By-Laws of the Town of Brookline.
- **The Building Committee shall also be the main body responsible for engaging and informing the public on the project.**
- The Building Committee shall work with the Project Manager and consultants in support of the project. The Project Manager shall attend all the meetings of the Building Committee and serve as the Committee's staff person.
- The Building Committee shall be concerned with all aspects of the project including budget, schedule, safety, public relations, coordination of town agencies, logistics, and contract compliance.



Our Approach to Outreach & Engagement



Inform -- make sure stakeholders have access to information, materials, plans, and are aware of meetings, decision, and deadlines

Include -- make sure stakeholders are aware of and attend community meetings, building committee meetings, and other board meetings where BHS expansion is being discussed

Engage -- at defined stages, seek input from stakeholders in a variety of ways and at a variety of venues (public hearings, in person meetings, small groups, large groups, electronically, via website forms, email, etc.)



Primary Vehicles for Outreach

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Getting the Word Out

- ❖ District and Town websites
- ❖ Social Media (Facebook and Twitter)
- ❖ Email lists (Notify Me) – Sign up on Town/Schools website
- ❖ Newspapers - TAB, Boston Globe, Sagamore
- ❖ Building Committee Member outreach
- ❖ Town Meeting Member listserve
- ❖ Principal Newsletters
- ❖ PTO newsletters
- ❖ Occasional mailings when feasible



Our Websites are your Main Source for Information



What information will we have on the Town and School District websites?

- ❖ Meeting Announcements and Agendas
- ❖ Meeting Summaries and Minutes
- ❖ Building Committee members
- ❖ Current Materials - Education Plan, presentations, design alternatives, timeline
- ❖ Summary of Feasibility Study process
- ❖ Frequently Asked Questions
- ❖ Background Materials - prior reports, prior processes, etc



Upcoming Public Meetings

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Inform, Include, and Engage community members and staff

- January:** Two Community Meetings; meetings with Heath, Baker, and Lincoln PTOs; Ongoing updates via websites, email and social media
- February:** Public Meetings to get input on Design Alternatives
- March:** Public Meetings to get input on proposed Preferred Solution
- April:** Stakeholder meetings and meetings with town boards/commissions on Preferred Solution leading up to May Town Meeting

Next Steps





What are the steps from here?



Feasibility Study: December 2016 - April 2017

November – December: Evaluation of Existing Conditions:

December - January: Finalize Educational Program:

January – February: Development and Evaluation of Design Alternatives

February – April: Development and Evaluation of Preferred Solution

May: Town Meeting considers proposal for Schematic Design Funding (requires $\frac{2}{3}$ vote to approve funding)



Open and Public Process

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9th Elementary School at Baldwin Building Committee –

- Regular meetings scheduled for second and fourth Tuesday of every month; 8:00 a.m. to 10:00 a.m. at Town Hall in Room 103
- January 10, 24; February 14, 28; March 14, 28; April 4, 25

Community Meetings to Provide Input on Design Options

- Anticipated in February, March, and April

Additional Board and Commission Meetings Anticipated in January, February, and March

- Parks and Open Space
- Transportation
- Planning
- Preservation
- Advisory Committee



Timeline Beyond Feasibility Study

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Aspirational Timeline

May 2017

- Present project to Town Meeting to attain funding for Schematic Design and begin process for obtaining funding for Design and Construction Phases

October 2017

- Complete Schematic Design
- Public presentations and hearings

Winter 2017-8

- Debt Exclusion Override to fund Construction Drawings & Construction

September 2018

- Groundbreaking for construction. Duration = 24 months

September 2020

- School Opens



Sign up to receive email Updates and Meeting Announcements

www.brooklinema.gov/list.aspx

(look for 9th School Building Committee)

For ongoing updates and to provide written input

www.brookline.k12.ma.us/school9

Look for “email a question or comment” link