

School Committee Update Capital Planning



May 29, 2019



Overview



Purpose:

- In light of May 7 Town vote, continue considering ongoing challenges and alternatives related to enrollment, overcrowding, and substandard facilities



The Challenges that Need Solving

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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.



The Challenges that Need Solving

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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

Current Need: 36 more classrooms to address enrollment growth and help improve substandard facilities across the district.

Options to Consider



IMPORTANT NOTE

The ideas and information on the slides that follow should not be considered as recommendations. They are options for the School Committee to consider in identifying next steps relative to addressing PSB's ongoing overcrowding and substandard PK-8 facilities.



Single School Solution @ Newbury

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Buildings

- **3+++/27 classroom school at Newbury College location**
- **Renovate Driscoll** - remains a three-section school
- **Renovate Pierce** - adds three middle-school classrooms, right sizes core spaces, moves Pierce out of leased space

Considerations

- Costs for acquiring Newbury College site and buildings - TBD
- Cost of new construction at Newbury site - (*\$106M based on HMFH estimate for Putterham Woods School - unescalated costs with no FFF costs*)
- Costs for Driscoll and Pierce renovations - TBD
- BEEP, PSB staff location and rentals TBD
- School at Newbury could potentially be a townwide, dual-language, STEM, **or** arts school



Three School Solution

Option A

- **2+++/18 classroom school @ Newbury** (plus RISE, ELE, and BEEP)
- **Renovate/Expand Driscoll** – four section school
- **Renovate/Expand Pierce** -- Five sections: Adds 3 middle-school classrooms, right sizes core spaces

Considerations

- \$83M new build @ Newbury (based on Baldwin SD)
- \$108M Driscoll (SD)
- \$70-\$148M Pierce (HMFH* unescalated, non-FFF)
- Newbury acquisition costs
- Pierce land acquisition costs (unreimbursable)
- BEEP, PSB staff rentals TBD

Option B

- **2++/18 classroom school @ Old Lincoln School** (plus ELE, and BEEP)
- **Renovate/Expand Driscoll** – four section school
- **Renovate/Expand Pierce** -- Five sections: Adds 3 middle-school classrooms, right sizes core spaces, moves Piece out of leased spaces

Considerations

- OLS - nominal expense to transition from BHS
- \$108M Driscoll (SD)
- \$70-\$148M Pierce (HMFH* unescalated, non-FFF)
- Pierce land acquisition costs (unreimbursable)
- ~\$5M per year for swing space
- BEEP, PSB staff rentals TBD



Change K-8 Approach Using Newbury

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Option A

- **Build 7-8 grade middle school @ Newbury - 1,300 students**
- **Convert existing schools into PK-6 schools**

Considerations

- Benchmark: Saugus Middle School/High School completed (1,360 students, \$186M in 2020 dollars) and \$636-\$764/sq. ft. (per JLA)
- Annual district-wide busing costs TBD
- Cost of Driscoll, Pierce renovations are both TBD
- Newbury acquisition costs
- Potentially triggers MSBA review of reimbursements to Town
- BEEP, PSB staff rentals TBD

Option B

- **Build a PreK-K school at Newbury - 900 students**
- Convert existing schools into Grade 1-8 schools

Considerations

- Construction costs likely in line with single school solution (\$106+ million)
- Annual district-wide busing costs TBD
- Newbury acquisition costs



Change School Configurations using Newbury

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- Build a Town-wide Middle School Facility at Newbury
 - Facility is purpose built for specific content areas (*e.g. science, arts, technology, world language, etc*)
- Middle School students townwide attend on a given day for specific programming. For example:
 - 7th grade on Monday and Wednesday
 - 8th grade on Tuesday and Thursday
 - 6th grade on Friday
- Begins development of Town-wide connections for students prior to beginning 9th grade at BHS

Considerations

- Requires town-wide engagement and visioning process
- Newbury land acquisition and new construction costs
- Annual district-wide transportation costs
- Driscoll and Pierce renovations
- Schools retain K-8 with capacity gained by moving portion of middle school students off-site each day



Expand in Place



- Baker - 5 sections
- Driscoll - 5 sections
- Pierce - 5 sections

Considerations

- Creates a district of large schools -- Four 5-section schools; one 4-section school; and two 3-section schools
- Cost of renovating/rebuilding all three schools into 5 sections
- Space still needed for RISE, BEEP, and PSB staff currently in rentals



Possible Options for Community Conversations and Consideration

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1. Single school solution with Driscoll and Pierce renovation
2. Three school solution
 - a. Using Newbury
 - b. Using Old Lincoln School
3. Change of school configuration using Newbury
 - a. 7th and 8th grades at Newbury
 - b. PreK-K at Newbury
 - c. Town-wide middle school programming located at Newbury along with continued neighborhood based K-8 configuration
4. Expand in Place to create multiple 5-section schools



Possible Next Step



- Launch a process for community input, engagement and conversations on each of these possible solutions