

Internal School Facility Assessment Summary

Public Schools of Brookline

1

September 28, 2017

FY17 CLASSROOMS NEEDED PROJECTION WITH FY18 AVAILABLE – UPDATED

SCHOOL	FY17		FY18		FY19		FY20		FY21		FY22	
	Actual Enroll	Reg. Ed. Sections in Use	Projected Enroll	Reg. Ed. Sections Required	Projected Enroll	Reg. Ed. Sections Required	Projected Enroll	Reg. Ed. Sections Required	Projected Enroll	Reg. Ed. Sections Required	Projected Enroll	Reg. Ed. Sections Required
BAKER	764	39	766	39	763	39	772	39	862	42	831	42
DEVOTION	798	42	810	43	841	43	868	43	940	46	919	46
DRISCOLL	586	27	589	28	588	28	584	28	579	28	574	28
HEATH	549	27	546	27	555	27	550	27	559	28	551	28
LAWRENCE	711	34	725	35	731	35	764	37	763	37	753	37
LINCOLN	576	28	572	28	573	28	580	28	600	30	583	29
PIERCE	854	40	880	41	905	42	919	43	938	45	948	45
RUNKLE	599	27	622	27	636	28	649	29	659	32	664	32
9th SCHOOL												
Total Enroll	5437		5510		5592		5686		5900		5823	
K-8 Classrooms Needed		264		268		270		274		288		287
K-8 Classrooms Available		264		268		270		270		270		270
Classroom Shortage		0		0		0		-4		-18		-17

Brookline High School

- Enrollment 10/1/2016 - 2,009 students
- Projected enrollment 10/1/21 – 2,371 students
- BHS in Schematic Phase to add space and renovate
- Needs: Short Term
 - More tempered air classroom spaces
- Needs: Mid Term
 - Additional classroom space
 - More cafeteria space
 - Renovations/upgrades to, PE, UAB spaces
 - Meet Current Safety Standards for Science Labs

Brookline HS (Short Term Priority)

- Strategy – Continue to meet FAPE Standards and Reasonable Accommodations for current students
- Action - SC Vote to support the \$350k CIP (Charlie?) request to climate control 8 rooms for core/required classes
- Performance – Keep Existing Students in PSB
- Information
 - Cost of OOD private school can range from \$40,000 to \$100,000 annually for 180 day school year, OOD transportation add \$25-40K to that annual expense,
 - Expected useful life of AC system about 15 years
 - Conservative capital ROI for 1 student - 2.9 to 5.4 years

Driscoll

- Enrollment 10/1/2016 -600 students (14 Pre-K students)
- Last Renovation - 1980, (roof and envelope repairs made since)
- Building Status:
 - Appears to have been designed for 2 sections per grade, expanded in place to 3 sections per grade and one 4 section grade (Gr 3) for 2017-18
 - Building very full, class size 19-25
 - K rooms undersized by MSBA Standards
 - 5 lunches: 1st lunch at 10:20, 5th lunch ends at 12:53
 - Gym undersized for K-8 standard and having two simultaneous classes
- Short Term
 - HVAC System
 - Formal Parking Plan in neighborhood
- Natural turf field and playground in need of upgrade; at end of its useful life
- Parking is onsite and in the neighborhood

Driscoll (HVAC Priority)

- **Strategy**
 - Keep critical equipment in functional, reliable operating condition
 - Take advantage of opportunity to expand climate control capacity with equipment replacement & provide operational relief to Runkle
- **Action - SC vote to support Driscoll \$4.0 M HVAC Project in the CIP (\$4.0 in CIP request)**

Driscoll (HVAC Priority)

- Performance – Schedule ESY Programs at Driscoll, improved climate control capacity
- Information
 - Many parts for existing HVAC system are no longer manufactured

Runkle

- Last renovated – 2014
- Enrollment 10/1/16-601
- Building status:
 - At capacity - Currently very full, class size 20-26
 - Designed for & used as 3 sections per grade
 - Unique feature – Approximately 2/3 classrooms tempered air, robust ESY Program school for K-8
 - Growing enrollment in RISE & Special Education Programs
- Limited field space and street parking only

Runkle

- **Strategy**
 - Continue to meet FAPE Standards and Reasonable Accommodations to current students
 - Provide operational relief to Runkle
- **Action** - SC vote to support Driscoll HVAC Project in the CIP
- **Performance** – Schedule ESY Programs at Driscoll in climate controlled setting
- **Information**
 - Building could use a summer off

New Devotion

- Scheduled to open August 2018
- Designed as 5-section school, + 2 Pre-K rooms, 1,050 students
- Enrollment 10/1/16 – 798
- Unique features
 - New classrooms built to current MSBA standards
 - Tempered/dehumidified air system throughout building
- Garage & neighborhood parking/synthetic turf field

New Devotion

- Strategy – Utilize newly designed and constructed seats as intended
- Action – SC support admin utilizing existing Buffer Zones to balance enrollment in Devotion neighboring schools (Driscoll, Lawrence and Pierce)
- Performance – More equitable class size between buildings
- Information
 - Update School Committee on enrollment numbers at new Devotion begin in January 2018 for FY19
 - FY19 early budgeting for new devotion building and enrollment
 - FY 19 early projected staffing exceeds projected garage and existing Parking Plan spaces

Pierce

- Enrollment 10/1/2016 - 854 students
- Last renovation/new construction - 1971
- Campus: 4 buildings (62 Harvard Street- 3rd floor is leased (2 sections grade 7 & 8, main building (5 Sections 2-4, 4 Sections 5-6, 2 Sections, Grades 7 & 8) historic building (5 sections K-1), leasing gym space –Teen Center (Grade 8 PE & Health)
- Building Status:
 - Building very full, class size 18-23
 - K rooms undersized by MSBA Standards
 - 4 lunches, starts at 10:45 and ends at 12:45
 - Gym undersized for K-8 standard and # of class sections

Pierce

- **Short Term**
 - ADA improvements to Nurse's Office/Restroom
 - Enrollment relief/adequate space for PE and Cafeteria
 - Flooring replacement
- **Natural turf field and playground across the street, 2016 renovation**
- **Parking in garage and via T-Board Approved Plan**

Pierce (Priority)

- **Strategy**
 - Renovate to ADA/Nurse needs of large K-8
 - Maintain enrollment to meet facility capacity to avoid more leased expense
- **Action** - SC vote to support CIP to make Nurse's Office Restroom ADA accessible and support Administration using existing Buffer Zones for FY19 enrollment relief
- **Performance** – Compliance with ADA and meet enrolled student needs
- **Information** – See enrollment, two leases of space to meet enrollment needs in FY18

Lawrence

- Enrollment 10/1/2016 - 711 students (9/11 Snapshot 727)
- Last renovation - 2004
- Building Status:
 - Appears to have been originally designed for 3 sections per grade, Expanded In Place to 4 sections per grade and one 3 section grade (Gr 7)for 2017-18
 - Building very full, class size 18-23
 - 6 classrooms undersized by MSBA Standards
 - 7 rolling/overlapping lunches, start at 11:00 end at 1:30
- Short Term
 - Remove wallpaper and paint
 - PTO requests for 3rd floor and full building climate control
- Natural turf field and playground, parks addressing drainage
- Parking is via Transportation Board Approved Plan in the neighborhood

Lawrence

- **Strategy**
 - Continue to maintain new building
 - Improve climate control
- **Action - SC Vote to support climate control?**
- **Performance – Maintain environment conducive to learning**
- **Information**
 - Rooms on the third floor, facing Francis Street, do get warmer than outside air temperatures on warm days, no ceiling fans, duct work partially in place for AC in attic, FY17 price quote obtained by engineer that worked on Lawrence renovation

New Lincoln

- Enrollment 10/1/2016 -576 students (9/22/17 – 578)
- Last renovation/new construction - 1992
- Building Status
 - Appears to have been originally designed for 2 sections per grade, expanded-in-place to 3 sections per grade and one 4 section grade (Gr 5)for 2017-18
 - Building very full, class size 17-24
 - K rooms undersized by MSBA Standards
 - 5 lunches: 1st lunch at 10:20, last lunch ends 12:45
 - Gym undersized for K-8 standard & having 2 simultaneous classes
 - Multipurpose Room is not adequate gym space

New Lincoln

- **Needs: Short Term**
 - Flooring and carpet replacement
 - Formal Parking Plan in neighborhood
 - Requests for AC/better climate control
- Natural turf field and playground in need of upgrade
- Parking is onsite and in the neighborhood

New Lincoln

- **Strategy**
 - Maintain safe flooring & environment
 - Get Transportation Board approved Parking Plan
 - Improve climate control (3rd floor)
- **Action** - SC vote to support building upgrade to flooring, painting, and HVAC when it comes up in a few years
- **Performance** – Reduce complaints from staff, students, parents and neighbors
- **Information**
 - Flooring & wallpaper date back 1992
 - Neighbors complaining about congested streets during school day
 - 3rd floor rooms have ceiling fans, operable windows, but inside temperature can exceed the outdoor temperature on warm (80+ degree) days.

Baker

- Enrollment 10/1/2016 - 764 students (9/22/17 – 759)
- Last renovation/new construction - 1999/2000
- Building Status:
 - Appears to have been originally designed for 3 sections per grade, expanded-in-place to 4 sections per grade and three 5-section grades (gr 3, 5, and 8) for 2017-18
 - Building very full, class size 16-23
 - 22 of 40 rooms are under 850 square feet, effectively limiting class size
 - K rooms undersized by MSBA standards
 - Inadequate Art and Music spaces
 - 4 lunches that begin at 10:55 and end at 1:10
 - Gym undersized for K-8 Standard and having 2 simultaneous classes
 - Office space needed for Vice Principals

Baker

- Needs: Short term
 - Flooring and carpet replacement
 - Requests for better climate control
- Needs: Mid Term
 - Enrollment relief
- Natural turf field and playground in need of upgrade in future years
- Parking is onsite and in neighborhood

Baker

- **Strategy**
 - Maintain safe flooring & environment
 - Improve climate control (3rd floor)
- **Action 1** - Continue to support 9th School to help alleviate Baker enrollment challenges
- **Action 2** - SC vote to support building upgrade to flooring, painting, and climate control when it comes up in a few years
- **Performance** – Maintain safe, healthy environment
- **Information**
 - Some flooring older than 99 renovation
 - 3rd floor rooms do not have ceiling fans, some operable windows with assistance, but inside temperature can exceed the outdoor temperature on warm (80+ degree) days

Heath

- Enrollment 10/1/2016 – 578 students (9/22/17 – 564)
- Last renovation/new construction - 2012
- Building status:
 - Appears to have been originally designed for 2 sections per grade, expanded-in-place to 3 sections per grade
 - Building full, class size 15-24
 - K rooms undersized by MSBA standards
 - 4 lunches: begin at 10:45 and end at 1:00
 - Gym undersized for K-8 Standard
 - Library undersized
- Needs: Short Term
 - Requests for AC/better climate control, 2nd floor
- Littlefield Park & onsite playground could both use an upgrade
- Parking is onsite and in the neighborhood

Heath

- **Strategy 1**
 - Improve climate control (2nd floor)
- **Strategy 2 (Longer Term)**
 - Consider expansion of Gym, Café and Library onsite
- **Action 1**
 - Continue to support 9th School to help alleviate enrollment challenges
- **Performance**
 - Have facility spaces meet program needs
- **Information**
 - The 2nd floor rooms with sound absorption enhancements hold heat more so than other rooms on the same floor. An investment was made to modify those rooms and it to accommodate students. Cost to remove sound absorption and cost to add climate control.

Lynch - BEEP

- Enrollment – 56 Pre-K students in 4 rooms, 9 pre-school students in 1 room
- Last renovation/major repair - researching/Charlie
- Last studied - 2012, TBA Architects, conceptual drawings
- Lynch currently at capacity
- Needs: Short Term
 - New flooring & facelift, especially 1st floor
- Needs: Longer Term
 - As school population has grown, there is interest in growing BEEP sections at Lynch and other sites
- New playground under construction 2017, fields (natural grass) open Summer/Fall 2018
- Parking on site

Lynch - BEEP

- Strategy – Maintain safe flooring & environment
- Action -
 - Continue to support potential private donation of BEEP classroom space on Harvard Street to help alleviate enrollment challenges
 - SC vote to support building upgrade to flooring, painting, and climate control when it comes up in a few years
- Performance – Extend useful life
- Information
 - Some flooring appears to be at the end of its useful life

CLASSROOM CAPACITY

Location	Purpose	SF	Expense	Lease End	FY End
Temple Emeth	BEEP	9,800	\$ 297,767	8/30/2019	FY20
Temple Obeai	BEEP	6,800	\$ 213,783	7/31/2019	FY20
62 Harvard	Pierce- Middle Sch Classrooms	5,500	\$ 212,025	8/31/2020	FY20
Teen Center	Pierce Grade 8 PE	4,658	\$ 55,000	6/30/2018	FY19*
24 Webster Place	PSB Office & District Wide Staff	10,000	\$ 200,000	9/30/2019	FY20
Baker	2 Modular Classrooms	1,845	\$ 77,552	9/1/2019	FY20**
*Lease has two 1 year options to renew	** Baker modular rooms are a lease/purchase		\$ 1,056,127		