

May 20, 2020 meeting – Capital Subcommittee

The Advisory Committee's Capital subcommittee met on May 20th at 4 pm using the Zoom platform. Attending were subcommittee members Amy Hummel, John Doggett, Harry Friedman, Pam Lodish, Fred Levitan, and Carla Benka. Also attending were School Committee member and Chair of the School Committee's Capital Subcommittee Helen Charlupski, Regina Watts, director of BEEP and School Department staff Matt Gillis.

Ms. Watts and Ms. Charlupski described the programmatic and space needs of the BEEP program in general and the use of 2 Clark Road in particular. The PSB is currently engaged in lease negotiations with the owner of 2 Clark Road as well as representatives of Temples Ohabei Shalom and Emeth, both of which lease space to BEEP to determine if lease payments for FY 21 can be reduced and/or conditions of the lease be made more flexible to include subletting of space or payment made for only the square footage of space that will eventually be used by the PSB. Because of the uncertainty due to the pandemic of what BEEP's enrollment will be, what it will need in order to conduct its classes safely, and whether the PSB administrative staff that uses 2 Clark Road will be reduced due to budgetary constraints, it is challenging to determine whether all the spaces will be necessary or used during SY 20-21.

Carla Benka provided the following information to the subcommittee:

In July 2019, the Town, acting through the Public Schools of Brookline, entered into an agreement with the Maimonides School to lease the K-2 school building at 2 Clark Road. Covered by the lease were 16 move-in ready classrooms, parking, play areas, and other educational spaces. Funding for the lease in the first year came from not renewing the lease for 24 Webster Place. A Reserve Fund Transfer of \$166,628 was approved to cover the operating costs of the building, including snow removal, general maintenance and repair, liability insurance, and utilities.

The School Department viewed using the facility in a number of ways, including relieving overcrowding at Pierce and providing space for both new BEEP programs as well as those programs that needed to be relocated from several district schools due to their decrease in available space. During the first year of the 2 Clark Road lease, the building was intended to house 3 BEEP programs and 45 employee work spaces, a number of which had been located at 20 Webster Place. Plans for Year 2 called for using the building to provide educational space for up to 5 BEEP Classrooms and up to five Pierce Kindergarten classrooms as well as office space for Student Support staff, Steps to Success staff, Food Services staff, Facilities and Operations staff and METCO staff.

This plan was modified when, for a number of reasons, the School Committee decided not to divide the Pierce School between two campuses. A subsequent proposal to move the BEEP classes housed at Temple Ohabei Shalom was met with opposition from "BEEP on Beacon" families in large part because 2 Clark Road was not within walking

distance nor near a T stop for many of them. As a result, additional administrative functions were moved to 2 Clark and housed there, along with three BEEP programs, BEEP Administrative Offices, a Nurse's office and BEEP Extended Day.

As of April 1, 2020, plans for FY 21 (Year 3), call for Heath's BEEP program to be moved to Clark Road and two or three new BEEP programs to be located there, along with the three existing BEEP programs. One unassigned classroom will remain available for use. Brookline Adult and Community Education Offices will be moved from 2 Clark to the Baldwin School and two METCO staff will be moved from 2 Clark Road to underutilized office space at the Ridley School.

The FY 21 Classroom Capacity request totals \$6,573,751. That amount includes lease payments for 2 Clark Road (1,085,000) Temple Ohabei Shalom (5 programs/\$234,740.57) and Temple Emeth (6 programs/\$348,187.38) as well as approximately 68% of the cost of leasing these three facilities through FY 26. [The operating expenses of 2 Clark Road (\$200,00), which include utilities, repair and maintenance, technology and snow removal, are charged to the operating budgets of DPW, IT and the Building Department.

BEEP tuition covers staff salaries, materials, and supplies, but not overhead.

No votes were taken at the meeting, which concluded at approximately 5:00 pm.

Carla Benka
Chair, Capital Subcommittee