

**Group 2 Capital Recommendation
Presentation to the Board of Selectmen
and School Committee**

September 23, 2014

Classroom Additions by School: FY08 – FY14

- The K-8 schools added 42 classrooms over the past six years and will need to add 20 more to keep up with enrollment growth over the next five years

 K-8 Classrooms	FY08	FY09	FY10	FY11	FY12	FY13	FY14
Baker	33	32	32	32	33	37	36
Devotion	34	35	35	35	36	39	40
Driscoll	19	21	22	23	24	25	26
Heath	20	21	22	23	24	25	25
Lawrence	26	26	28	29	29	30	31
Lincoln	21	23	24	25	26	27	27
Pierce	28	29	31	32	33	34	36
Runkle	24	24	25	25	25	25	26
Total	205	211	219	224	230	242	247

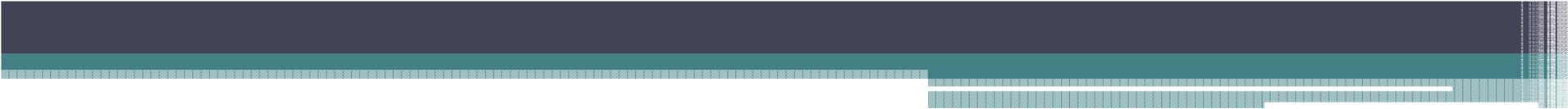
The Town and School Recommendation was a debt exclusion for the Town share of the Devotion project

- Funding the entire cost of the Devotion project through a debt exclusion would preserve CIP capacity to fund the Driscoll and High School expansions

	Project Cost	MSBA share	Town Share	CIP Capacity	Net Need	Debt Service
Devotion	110,000,000	30%	77,000,000	54,000,000	23,000,000	(1,591,258)
Driscoll	55,000,000	35%	35,750,000	-	35,750,000	(2,473,368)
High School	75,000,000	35%	48,750,000	30,500,000	18,250,000	(1,262,629)
Total	240,000,000		161,500,000	84,500,000	77,000,000	(5,327,255)

New Permanent Classrooms Compared with Demand

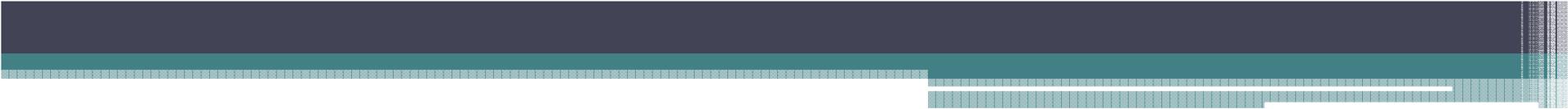
New Classrooms (Perm.)	FY 15	FY16	FY17	FY18	FY19
	Sept. 2014	Sept. 2015	Sept. 2016	Sept. 2017	Sept. 2018
BEEPS	2	1			
Lawrence Modulars		4			
Devotion Rebuilding					5
Total Additional Classrooms (cumulative)	2	7	7	7	12
Projected Demand (before suboptimal spaces)	7	11	16	19	20
Remaining Need	5	4	9	12	8
Plus Suboptimal Space Demand (11-13)	12	12	12	12	8



Near and Long Term Needs

Assuming the Driscoll site can accept the projected number of classrooms (8), the Driscoll addition barely addresses classroom need

- In addition, there are other district pressures that may increase the need
 - Organic growth
 - Sub-optimal
 - Future potential growth of Hancock Village and other development proposals
 - No plan to move BEEP back to the schools



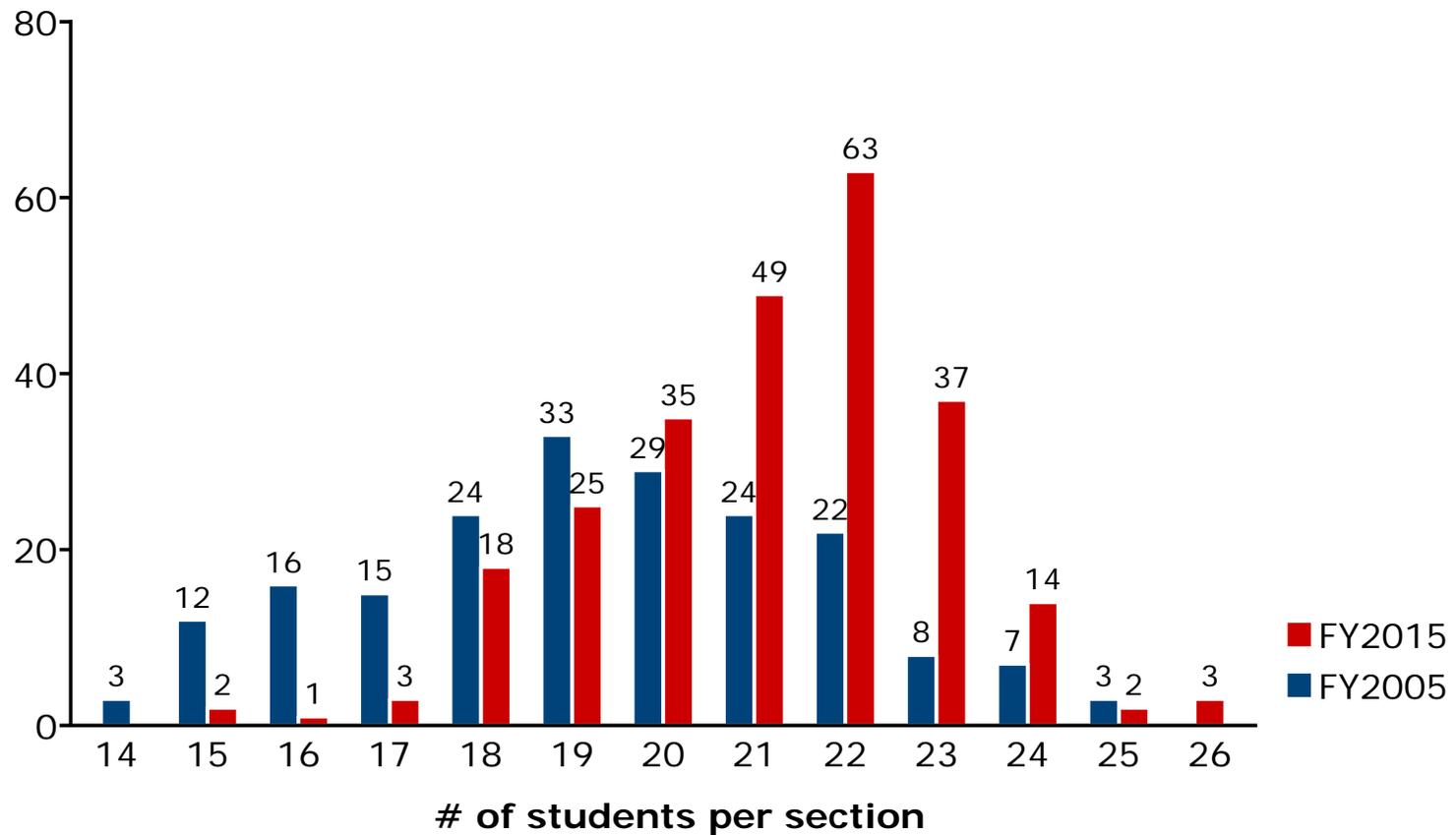
The Group 2 recommendation is entirely consistent with Capital Sub-Committee recommendations approved unanimously by the OSC

“The \$5.3 million that has been the basis for the OSC’s discussion on the potential size of the override is based on the premise that the town will vote a debt exclusion for the Town’s full share of the Devotion School project, currently estimated at \$77 million. This will provide room in the CIP for future Expand-in-Place projects including the Driscoll expansion and the High School expansion. The Capital Subcommittee notes that there is an opportunity to defer the vote on the amount of funds required for the High School until a later time when more is known about the High School project, closer to the time when the funds will be needed and closer to when the tax roll-off from the prior High School override occurs in 2020. This would reduce the current increase by \$1.3 million. **If policy and procedure changes affecting classroom need are implemented and result in the elimination of a need for a Driscoll expansion, the amount of the debt exclusion could be reduced.**”

(OSC Report Page 76)

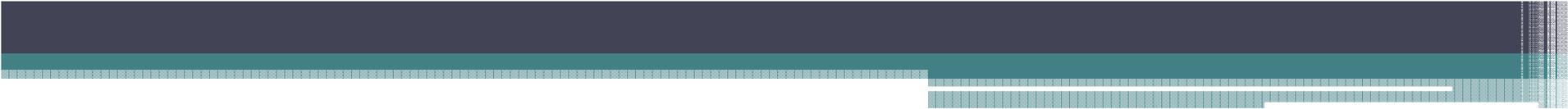
Class sizes have grown with classes of 22 being the most frequent

Grades K-8
Frequency of students per section



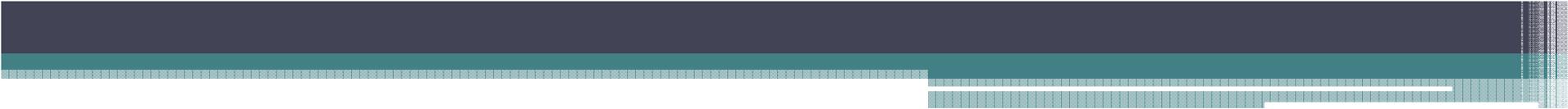
The Group 2 recommendation reflects

- Proposed policy changes (increased class size and non-resident programs) were not deemed sufficient or prudent to address new classroom needs
- The need for new classrooms is not a matter of “if” but of what projects
- The proposal is funding a defined project. \$58 million is to be applied to the town share of Devotion (\$77 million) leaving \$35.8 million in the CIP. This just ensures that we do not deplete the CIP when we know we need significant capital projects
- We recognize the long process that is required to both obtain public support and MSBA funding. Being prepared to move forward financially is critical to obtaining the classrooms we need in the timeframe they are needed
- As better information becomes available about the timing, need and best use of capital funds, we trust that the town will continue to evaluate options. The need for long range comprehensive planning was endorsed by the Capital Subcommittee and Groups 1 and 2 agree. This could be done as first phase of Driscoll feasibility



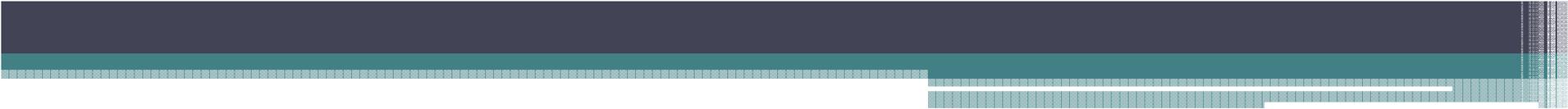
The schools are feeling the strain of growth

- 5 lunch periods beginning at 10:30
- BEEPs relocated out of schools into rented space to make room
- Rooms for specials (music and art rooms) subdivided to accommodate a classroom
- Classes in substandard space
- Students to be moved to OLS (hired principal)
- Parents offered the opportunity to move children to other schools a few days before the start of school due to large class sizes (e.g., Baker)



Issues for Consideration

- The recommendation provides funding for Devotion and for \$35.8 million in CIP capacity (enough for a \$55 million project assuming MSBA funding) that would be sufficient for:
 - Driscoll
 - A significant Old Lincoln School renovation
 - A 3-Section 9th School
 - A High School coupled with capital capacity that will become available in the early 2020s



Issues for Consideration

- The need for new classrooms is urgent
- The risk of growth above forecast seems likely. The forecast of need is based on enrollment of 630 new kindergarten students. If the enrollment is in fact closer to this year's 680 kindergarten class, ***the need grows to 30 additional classrooms*** over the next five years
- We are not confident that implementing enrollment policy choices of the kind that have been advanced in the OSC Report can avoid the need for new classroom assets
- Repurposing computer labs is worth exploring but unlikely to yield the net new classrooms identified by the Option 1 recommendation

Issues for Consideration

- The current slate of projects represents a large expenditure with the need for additional significant projects coming, so great care needs to be taken to make sure this is the right investment
- There is also not an active “Plan B” in the event Driscoll expansion is unfeasible
- Expand-In-Place may present the most likely way of adding classrooms in the short-term, but may not represent the lowest cost option, or the one that best reflects new facts (681 Kindergarten enrollment, interim use of OLS, etc.)
- The studies called for in both recommendations should be pursued with urgency as they will be essential planning tools for discussions about the Driscoll, the High School, Hancock Village growth and South Brookline needs, continued North Brookline needs, the Pierce School renovation, the long-term use of OLS, etc.