9th School Site Selection – June 2016 Update

JOINT BOARD OF SELECTMEN/SCHOOL COMMITTEE MEETING

JUNE 7, 2016
Tonight’s Presentation

1. Why does Brookline need a 9\textsuperscript{th} K-8 Elementary School?
2. What has Brookline been doing to address enrollment growth?
3. What happens if we don’t build a 9\textsuperscript{th} K-8 Elementary School?
4. The Timeline: Aiming for Fall 2020
5. Current Schedule of Upcoming Meetings
Why does Brookline need a new K-8 elementary school?

Dramatic and ongoing enrollment growth
## Enrollment 2011-2021

<table>
<thead>
<tr>
<th>School Year</th>
<th>K-8 Enrollment</th>
<th>9-12 Enrollment</th>
<th>K-12 Total</th>
<th>Increase from Previous Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010-11</td>
<td>4,652</td>
<td>1,726</td>
<td>6,378</td>
<td>+ 161</td>
</tr>
<tr>
<td>2011-12</td>
<td>4,827</td>
<td>1,777</td>
<td>6,604</td>
<td>+ 226</td>
</tr>
<tr>
<td>2012-13</td>
<td>5,067</td>
<td>1,774</td>
<td>6,841</td>
<td>+ 237</td>
</tr>
<tr>
<td>2013-14</td>
<td>5,228</td>
<td>1,802</td>
<td>7,030</td>
<td>+ 189</td>
</tr>
<tr>
<td>2014-15</td>
<td>5,354</td>
<td>1,893</td>
<td>7,247</td>
<td>+ 217</td>
</tr>
<tr>
<td>2015-16 *</td>
<td>5,466 (+814 since 2010)</td>
<td>1,946 (+220 since 2010)</td>
<td>7,412 (+1,034 since 2010)</td>
<td>+ 165</td>
</tr>
<tr>
<td>2016-17</td>
<td>5,628</td>
<td>2,027</td>
<td>7,655</td>
<td>+ 243</td>
</tr>
<tr>
<td>2017-18</td>
<td>5,827</td>
<td>2,115</td>
<td>7,941</td>
<td>+ 286</td>
</tr>
<tr>
<td>2018-19</td>
<td>5,994</td>
<td>2,250</td>
<td>8,244</td>
<td>+ 303</td>
</tr>
<tr>
<td>2019-20</td>
<td>6,122</td>
<td>2,308</td>
<td>8,430</td>
<td>+ 186</td>
</tr>
<tr>
<td>2020-21**</td>
<td>6,193 (+727 from 2015)</td>
<td>2,397 (+451 from 2015)</td>
<td>8,591 (+1,179 from 2015)</td>
<td>+ 161</td>
</tr>
<tr>
<td>10 year totals</td>
<td>+ 1,541 (+33%)</td>
<td>+ 671 (+38%)</td>
<td>+ 2,213 (+37%)</td>
<td></td>
</tr>
</tbody>
</table>

*2015-16 enrollment increase is due to new school facilities opening.
**2020-21 enrollment increase is due to increased demand and new school facilities opening.
Dramatic Enrollment Growth

K-8 Enrollment

Notes on October 2015 Enrollment Projections:
- Does not include BEEP enrollment
- Includes projected school-age population from proposed developments at: 86 Dummer St., 45 Marion St., The Residences of South Brookline, 111 Cypress St., and Crowninshield Rd.
- Does not include recently proposed residential developments - Puddingstone, 40 Centre St., 420 Harvard St.
### The Public Schools of Brookline
#### K-8 Enrollment 2005-2021

<table>
<thead>
<tr>
<th>School Year</th>
<th>K-8 Total</th>
<th>K-8 Change</th>
<th>% Change from 2005 - 2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005-06</td>
<td>3,896</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>2010-11</td>
<td>4,652</td>
<td>+ 756</td>
<td></td>
</tr>
<tr>
<td>2015-16</td>
<td>5,466</td>
<td>+ 814</td>
<td></td>
</tr>
<tr>
<td>2020-21</td>
<td>6,193</td>
<td>+ 727</td>
<td></td>
</tr>
</tbody>
</table>

| 10 Year Growth | 2005 - 2015 | + 1,570 | 40% |
| 15 year Growth | 2005 - 2020 | + 2,297 | 59% |

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- Since 2005: K-8 Enrollment Increase = the size of Baker School + Pierce School
- In the next 5 years: K-8 Enrollment Increase = the size of Lawrence School
- We are adding the equivalent of a K-8 school every five years
The Public Schools of Brookline

Average Grade Size = 651

Enrollment by Grade 2015-2016

2020 - 2021
2,400+ students at BHS

Average Grade Size = 490
The Public Schools of Brookline

Classroom Capacity 2015 – 2021

- Based on a maximum class size of 22 (K-3) and maximum class size of 25 (4-8) and assuming average class size of 21 students across K-8

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</tr>
</thead>
<tbody>
<tr>
<td>Total Rooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Available</td>
<td>254</td>
<td>255</td>
<td>255</td>
<td>260</td>
<td>260</td>
<td>260</td>
</tr>
<tr>
<td>Total Rooms</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Needed</td>
<td>259</td>
<td>265</td>
<td>270</td>
<td>280</td>
<td>285</td>
<td>290</td>
</tr>
<tr>
<td>Projected</td>
<td>- 5</td>
<td>- 10</td>
<td>- 15</td>
<td>- 20</td>
<td>- 25</td>
<td>- 30</td>
</tr>
<tr>
<td>Shortage</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

Short-Term Solutions until a 9th school
- Additional modulares
- Additional Rental space
- Creating more substandard space w/in schools
- Larger class sizes
- Core Facilities would remain inadequate

Does not take into account
- BEEP classrooms
- Potential for more aggressive growth from new developments
- Currently leased classrooms
What has Brookline been doing to address our dramatic increase in K-8 enrollment?
Studies and Plans

- **2009 Facilities Master Plan created by MGT**
  - Updated in 2011 with updates 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 do study on possible locations for 9th elementary school
54 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
- **3** classrooms in rental space for **Pierce**
- **1** brand new school will be built at **Devotion** to add 12 classrooms
Expanding in Place: 2008 - 2015

- **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
What happens if we don’t build a 9\textsuperscript{th} Elementary School?

“The strategies of maximizing space, re-allocating underutilized space, reducing staff space, and relocating some operations and staff off site have been exhausted.”

\textbf{CIVIC MOXIE STUDY - OCTOBER 2015}
Impact of “No-Decision”

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 . . .
## Impact of “No-Decision”

### Class Size Continues to Increase

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<td>6,193</td>
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<tr>
<td>Total Rooms Available</td>
<td>254</td>
<td>260</td>
</tr>
<tr>
<td>K-8 Class Size Average</td>
<td>21</td>
<td>24</td>
</tr>
<tr>
<td>Number of K-8 classes with 25 or more students</td>
<td>7</td>
<td>75+</td>
</tr>
<tr>
<td>Range in K-8 class size</td>
<td>17 to 27 students</td>
<td>18 to 30 students</td>
</tr>
</tbody>
</table>
The Timeline

AIMING FOR A NEW ELEMENTARY SCHOOL TO BE BUILT BY FALL 2020
Collaborative Effort Across Town Departments and Commissions

- Planning Board
- Building Commission
- Park and Recreation Commission
- Advisory Committee and related subcommittees
- Preservation Commission
- Conservation Commission
Recent Progress 2015-2016

October 2015
- Civic Moxie Report identified 26 possible sites with 6 identified as most promising;
- Board of Selectmen and School Committee voted:
  - Construction of a new elementary school as the preferred solution to address the ongoing enrollment growth; and
  - Staff to complete further due diligence on two of the six sites

November and December 2015
- Neighborhood Association Meetings with members of BOS and BSC
- Two Open House Presentations with Q&A
- Public Hearing
- Joint BOS and BSC public meeting

January – March 2016
- Two more joint BOS and BSC public meetings
- BOS, BSC, and Advisory Committee all vote to forego MSBA partnership to allow for greater flexibility on cost, design and timeline.
- Neighborhood Association Meetings continued
- Based on public input from October through January, Boards voted on further study of 3 sites: Village School, Beverly Road, and Baldwin/Soule
Best Case Scenario Timeline
Set by BOS/BSC in December 2015

April – May 2016
• RFQ for Site Selection Study
• Architectural firm selected for Site Study
• Town Meeting appropriates funds for Feasibility Study phase

June – August 2016
• Site Selection Study

September & October 2016
• Site Studies completed
• Public process continues
• Final Site Selection

November 2016 – April 2017
• Feasibility Study phase
• Public presentations and hearings

May 2017 – October 2017
• Schematic Design phase
• Public presentations and hearings

Fall 2017
• Proposed Town Meeting & Debt Exclusion Override for Construction Funding

Fall 2017 to June 2018
• Construction Drawings phase

October 2018
• Construction begins

September 2020
• School opens
Site Selection Studies

- VILLAGE SCHOOL (HARVARD ST. GROCERY STORE)
- BEVERLY ROAD
- BALDWIN SCHOOL/SOULE REC CENTER
• To be completed by Jonathan Levi Architects (JLA)

• Will include:
  - Civil
  - Cost
  - Code/Accessibility
  - Educational
  - Geoenvironmental
  - Geotechnical
  - Hazardous Materials
  - Historic Preservation
  - HVAC
  - Landscape
  - Structural
  - Sustainability
  - Traffic
• Interdepartmental team will continue internal planning. For example:
  ❖ Eminent domain/Legal acquisition
  ❖ Land restrictions
  ❖ Funding pathway
  ❖ Continuing public input and feedback
  ❖ Demographic and enrollment updates
Next Steps from Here

THE PATH TOWARDS FINAL SITE SELECTION
Current Schedule of Public Meetings

June-August 2016:
- June 14: School Committee hosting public meeting to provide input to JLA
- July 26: Joint School Committee/Board of Selectmen meeting: JLA shares preliminary findings of Site Selection Study
- August 16: BOS/BSC Executive Session on site cost and other issues

September-October 2016:
- September 8: School Committee/Board of Selectmen joint meeting for JLA presentation on completed Site Selection Study findings
- Mid September – Early October: Two Open House meetings; Public Hearing; meetings with neighborhood associations

October 13:
- **Final Site Selection**: Joint School Committee/Board of Selectmen public meeting to make final site selection
Next Public Meeting
June 14 Community Meeting with Jonathan Levy Associates
Town Hall @ 7:00 p.m.

For ongoing updates
www.brookline.k12.ma.us/capitalprojects

To provide input
www.brookline.k12.ma.us/capitalprojects
Look for “email a question or comment” link