Capital Improvements Subcommittee Minutes  
Monday, January 6, 2020  
4:00 PM-6:40 PM  
Room 103, 1st Floor, Town Hall  

Capital Improvements Subcommittee Members present: Helen Charlupski (Chair), Suzanne Federspiel, and Barbara Scotto.  
Other School Committee Members present: Julie Schreiner-Oldham and Sharon Abramowitz.  
School Staff present: Ben Lummis, Mary Ellen Normen, Matt Gillis, Rob Mullin, and Robin Coyne.  
Others present: Pierce Principal Lesley Ryan-Miller; Runkle Principal Genteen Jean-Michel; Pierce Vice Principals John Badger, Jim Stoddard, and Jamie Yadoff; Brookline Early Education Program (BEEP) Principal Regina Watts and Program Coordinator Margaret Eberhardt; and other Pierce, BEEP educators and parents.  

1) Review and Approve Open Session Minutes  
On a motion of Ms. Federspiel and seconded by Ms. Charlupski, the Capital Improvements Subcommittee voted unanimously to approve the minutes of the November 12, 2019 meeting.  

On a motion of Ms. Federspiel and seconded by Ms. Charlupski, the Capital Improvements Subcommittee voted unanimously to approve the minutes of the December 11, 2019 meeting.  

2) Discussion of Capital Improvements Subcommittee Recommendations regarding Classroom Capacity and 2 Clark Road Use  
Mr. Lummis provided a report (Attachment A), in which he reviewed Public Schools of Brookline space challenges, what we have done in 2019-2020, and reviewed the Interim Superintendent’s recommendation (presented at the December 11, 2019 meeting). Mr. Lummis reviewed the Pierce Survey Results and the “No Move” Option for Pierce. The “No Move” option still gives up the Pierce loft lease (four classrooms and one learning center). Mr. Lummis explained the revised cost estimates.  

The Subcommittee discussed the possibility of using Clark Road for students currently housed in leased space. BEEP on Brookline Street was raised as one possibility. The program has five classrooms, including a RISE classroom. Members expressed some concerns and asked for additional information on student demographics, including the number of families from low-income households and the number of walkers. Members asked whether the district could provide transportation assistance.  

Mr. Lummis provided an update on projected kindergarten enrollment (project approximately 600 kindergarten students for the foreseeable future).  

BEEP Principal Regina Watts and Pierce Principal Lesley Ryan-Miller discussed the potential impact of moving classrooms to Clark Road on students, families, and staff. Dr. Watts noted that many of the families using BEEP on Beacon Street rely on having an extended day program. It is likely that the program would lose a number of families. It is important to get a firm decision as soon as possible so that staff and families can plan for the coming year. Ms. Ryan-Miller
elaborated on the potential impact of the move on instructional time and retention of faculty. Regardless of the decision, both Dr. Watts and Ms. Ryan Miller stressed that they would work with their team to try to address concerns and provide the best possible experience for all.

Members of the public spoke in support of keeping the kindergarten program at the Pierce School even without the loft and expressed trust that the Pierce leadership would make it work.

The Capital Improvements Subcommittee will continue this discussion at the next meeting on January 14, 2020. The agenda will include a possible vote on a recommendation to be presented to the School Committee on January 16, 2020.

3) Executive Session
On a motion of Ms. Charlupski and seconded by Ms. Federspiel, the Capital Improvements Subcommittee voted to go into Executive Session pursuant to M.G.L. Chapter 30A Section 21 (A) for Purpose 6: to consider the purchase, exchange, lease or value of real property because the Chair declared that an open meeting may have a detrimental effect on the negotiating position of the body (62 Harvard Street LLC, 62 Harvard Street, Brookline, Massachusetts; Temple Ohabei Shalom, 1187 Beacon Street, Brookline, Massachusetts). Ms. Charlupski announced that the Subcommittee will not reconvene in open session at the end of the executive session. At 6:40 PM, the Subcommittee reconvened in open session for the purpose of adjournment.

The meeting adjourned at 6:40 PM.
LONG-TERM CAPITAL PLAN UPDATE

Clark Road Recommendation FY2020 - 2023

CAPITAL SUBCOMMITTEE MEETING

JANUARY 6, 2020

PUBLIC SCHOOLS of BROOKLINE
AGENDA

1. Space Challenges at PSB
2. What we have done in 2019-20
3. Quick Review of Superintendent’s Recommendation
4. Review of Pierce Survey Results and “No Move” Option for Pierce
5. Next Steps
PSB continues to plan for and find solutions for many district-wide space and facility challenges.
Continued overcrowding at our schools.
- Enrollment remains more than 1,500 students greater than FY 2006.

Sub-standard facilities, particularly for our most vulnerable populations.

Outdated buildings (Driscoll, Pierce, and Baker Schools) that are at or nearing end of life.

Need for additional classroom spaces for Special Education and English Learner Education programs.
FACILITY CHALLENGES AT PSB

▶ BEEP - Returning 14 classrooms into K-8 school to end leases and meet demand.

▶ Reduce or eliminate use of leased spaces.
  ▶ ~$1,500,000 in expenses annually

▶ Office space for up to 60 employees who provide essential services to students, families, and schools every day that used to be in school buildings and are now temporarily at Clark Road.
PRIORITIES REMAIN UNCHANGED

▸ Provide the best educational environment for our students.

▸ Minimize disruption to students, families, and staff.

▸ Address PSB’s district-wide space needs using facilities and means within our control.
WHAT HAS BEEN DEVELOPED

Long-Term Solution through the Three School Plan.

▸ Renovate/Expand Driscoll School.

▸ Renovate/Expand Pierce School.

▸ Develop a new 2-section or 3-section PK-8 school at Old Lincoln, Newbury, or a site TBD.
WHAT HAS BEEN DEVELOPED

Short-Term Solution through the leasing of Clark Road.

- Added 16 classrooms for immediate use.
  - Classrooms are modern and fully equipped (but not furnished) for early childhood and early elementary use.

- Two playgrounds, library, computer area, small cafeteria, multipurpose space for Physical Education, numerous small instructional spaces and offices.
WHY DID PSB LEASE CLARK ROAD?

- This high quality facility provides better classroom space than a number of our current school buildings.
- PSB can use the Clark Road facility to address a number of district-wide and school-specific needs.
- Unprecedented for this type of school-specific space to be available in Brookline.
- School Committee, Select Board, and Advisory Committee voted unanimously (I think SC had one abstention vote) to support decision to lease Clark Road in July 2019.
HOW IS CLARK ROAD CURRENTLY UTILIZED?

- 3 BEEP Classrooms including one RISE classroom
- Office Space for 41 staff members, providing essentials services for PSB students, families, and schools
  - BEEP Administrative Staff (10)
  - Brookline Adult & Community Education (7)
  - Student Services (8)
  - METCO (2)
  - Food Services (5)
  - Operations & Transportation (4)
  - Steps to Success (5)
POSITIVE IMPACT OF CLARK ROAD

▸ Relocated BEEP Classrooms at Driscoll and Putterham, creating additional learning spaces including improved learning spaces for special education and English learners at Driscoll.

▸ Relocated office and administrative spaces from 24 Webster. Improved accessibility to the Offices of Registration & Enrollment and English Learners by moving Office of Student Services to Clark Rd

▸ Eliminated leases for 24 Webster Place and 62 Harvard Street (effective June 2020).
  ▸ $584,010 in total expenses to lease both sites.
POTENTIAL OPTIONS FOR PIERCE/CLARK CAMPUS

Kindergarten Only
5 Classrooms + Existing BEEP Program

Kindergarten and 1st Grade
10 Classrooms + Existing BEEP Program

Kindergarten, 1st, and 2nd Grade
15 Classrooms. BEEP moves to Pierce Historic Building

Each option has its own benefits and challenges.

Moving K only allows PSB to address more of our district-wide space and learning needs
After significant planning with Pierce leadership, BEEP leadership, and 7 community meetings with Pierce families, PSB recommends

Fully Utilizing the Clark Road facility:

- 4 or 5 BEEP Classrooms
- 5 Kindergarten classrooms from Pierce
- Work space for 34 staff members, providing essentials services for PSB students, families, and schools
CLARK ROAD RECOMMENDATION
FY 2021 - FY 2023

Headlines

▸ Addresses multiple district-wide capital needs and maintains flexibility for other sites
▸ Moves only one grade of students from Pierce
▸ Minimizes disruption to Pierce community and accommodates many of the needs expressed by the Pierce community in 7 family meetings in Spring and Fall (Transportation, PSED, fewer students, etc)
▸ Provides stability for BEEP classes at Clark and allows BEEP to expand
▸ Accommodates all office space needs without any additional leases
▸ Most financially prudent approach because it minimizes moving, transportation and staffing costs, and eliminates need for additional leases
New Input & Option Considered since December 11 Subcommittee Meeting

1. Capital Subcommittee requested Pierce Community and Staff to be surveyed
2. Capital Subcommittee added possibility of not moving any classes from Pierce
   - “No Move” option still gives up Pierce loft lease (4 classrooms and 1 learning center)
Survey Results

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<tr>
<th></th>
<th>K only</th>
<th>K and 1</th>
<th>K, 1, and 2</th>
<th>No Move</th>
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<tr>
<td>Families</td>
<td>29.0%</td>
<td>2.0%</td>
<td>13.7%</td>
<td>55.4%</td>
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<td>Families with a</td>
<td>32.7%</td>
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<tr>
<td>Staff</td>
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<td>7.4%</td>
<td>86.4%</td>
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307 unique responses from Families, 82 unique responses from staff

Summary of Comments

- Wants the Pierce community want to be kept together
- Does not feel like Clark Road options address Pierce’s challenges
- Preferred to keep Pierce Loft, if possible
What does the “No Move” Option look like?

Possible Ways Pierce could Make the “No Move” Option work

▸ User Sperber for two classrooms and small learning spaces
▸ Vice principals office converted into a classroom
▸ Computer Lab converted to a classroom
▸ 1 World Language class travel from room to room
▸ Possible consolidation of smaller classes

Challenges

▸ Pierce still loses the use of five classrooms in The Loft so the same number of students are in a smaller facility
What does the “No Move” Option look like?

Clark Road
- Becomes a BEEP Center
- 10 or 11 BEEP classes
- Administrative offices for essential school and district support to students, families, and schools that are currently at Clark would all consolidate on 3rd floor

Challenges/Unanswered questions
- Which BEEP classes move?
- Logistics for drop off and pick up
- Which administrative offices are located at Clark Road?
- Where does Brookline Adult & Community Education re-locate to?
What does the “No Move” Option look like?

Sperber Education Center

- Can be used by Pierce for classroom and learning spaces

Challenges/Unanswered questions

- Would have to identify space for 7 Curriculum Coordinators and 10 Office of Teaching & Learning staff and curriculum resources
- Would have to identify new space for Brookline Adult & Community Education (BACE would move to SEC if Pierce classrooms move to Clark)
What does the “No Move” Option look like?

Potential Positives

▸ All Pierce students remain at Pierce school and community stays fully intact
▸ A true Early Education Center with a critical mass of Pre-School and Pre-Kindergarten classes and BEEP specific space for staff meetings and trainings
▸ Potential for the PSB to end one more lease (BEEP Beacon)
▸ Minimal additional staffing and transportation costs if any
▸ Most cost efficient option being considered
## REVISED COST ESTIMATES

<table>
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<tr>
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<td>$210,000</td>
<td>$720,130</td>
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Next Steps

- **Today** -
  - Capital Subcommittee discusses the four options
  - Capital Subcommittee could develop and consider a motion for Clark Road utilization

- **January 14 Capital Subcommittee Meeting**
  - Subcommittee votes on an option and makes recommendation to School Committee

- **January 16 - School Committee Meeting**
  - School Committee considers and votes on Capital Subcommittee recommendation
Pierce’s Use of Clark Road Survey - Summary

Who was surveyed:
- Current Pierce Families
- Current BEEP Families who reside in the Pierce School Zone
- Current Pierce Staff

Timeline:
- Survey opened on Friday, December 19 at 3:30 p.m.
- Survey closed on Friday, January 3 at 5:00 p.m.

Responses
- 307 unique responses. There are 994 families in the Pierce community. We have no way of telling if more than one person in a household responded.
- 101 out of 307 respondents (33%) had a child/children entering kindergarten at Pierce over the next three years.
- 82 out of 123 (66.7%) staff responded.

Questions asked:
1. Please select the one option that you prefer the School Committee to select.
   a. Option A: Move all Pierce School kindergarten classrooms to the Clark Road school building.
   b. Option B: Move all Pierce School kindergarten classrooms and all Pierce School first grade classrooms to the Clark Road school building.
   c. Option C: Move all Pierce School kindergarten, first grade, and second grade classrooms to the Clark Road school building.
   d. Option D: Keep all Pierce School classrooms on the Pierce Campus.

2. Please indicate the current grade level of your child/children. (Families) / What grade level(s) and subject(s) do you primarily work with at PSB? (Staff)

3. Do you have a child or children who will be entering kindergarten at Pierce within the next three years? (Families Only)

4. Please feel free to share any other comments or suggestions you have about how to address the town-wide school overcrowding and space challenges.
Pierce’s Use of Clark Road Survey - Summary

Results:

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All Families

- Option A: K Only - 29.0%
- Option B: K and 1 - 2.0%
- Option C: K, 1, and 2 - 13.7%
- Option D: No Move - 55.4%
Pierce’s Use of Clark Road Survey - Summary

Families with student(s) entering Kindergarten at Pierce within the next 3 years

Option B: K and 1
1 (1.0%)

Option A: K Only
33 (32.7%)

Option D: No Move
60 (59.4%)

Option C: K, 1 and 2
7 (6.9%)

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Staff

Option A: K only
5 (6.2%)

Option C: K, 1, and 2
6 (7.4%)

Option D: No Move
70 (86.4%)
Please indicate the current grade level of your child/children. (Families)

What grade level(s) and subject(s) do you primarily work with at PSB? (Staff)