

NEWTON PUBLIC SCHOOLS

100 Walnut Street, Newtonville, MA 02460

AREA CODE (617) 559-9025

Memorandum

TO: Board of Aldermen, City of Newton
School Committee, Newton Public Schools

FROM: David Fleishman, Superintendent
Sandra Guryan, Deputy Superintendent/Chief Administrative Officer

DATE: December 7, 2011

RE: Documents Attached

By way of background for the December 8, 2011 special meeting of the Board of Aldermen and the School Committee to follow up on facilities, attached are copies of documents for your information as follows:

- 1) Answers to questions from the October 20, 2011 facilities presentation/discussion with the Board of Aldermen and the Newton School Committee and other questions from October 2011
- 2) Day Middle School construction project timeline presented by HMFH Architects at the above-mentioned October 20th meeting
- 3) E-mail from the Massachusetts School Building Authority to the Superintendent acknowledging Newton has submitted a Statement of Interest (SOI) recertification for FY12.

Facilities Questions from the Board of Aldermen and School Committee October 2011

From Alderman Mitch Fischman – 10/20/11

1. Will sprinkler system installation for the new modulars actually be available as projected for the Sept. 2012 opening of the schools as stated in the 9/12/11 memo?

Answer: Revised proposals have been requested from the on-call engineering consultants based on a recent walk-through of the three schools and a better understanding of the potential scope of work for sprinklers and other associated work. Proposals are to include a preliminary schedule(s) for all three schools. The preliminary schedule(s) will be further refined in the concept phase as strategies for implementing the work are developed. This will be done in conjunction with the school department, and others as needed. Once proposals are received on December 9, 2011, Public Buildings will review the proposed preliminary schedules with the Fire Department to determine if it is necessary to apply for additional time to complete the sprinkler work through the State Sprinkler Appeals Board.

2. How much did the Summer 2012 work cost the School Department for addressing problems in all of the schools listed in the attachment to the 9/12/11 Memo?

Answer: The Operations Department spent approximately \$800,000 on summer projects performed by outside vendors and the Public Buildings Department. Projects included the following: significant interior painting at 13 schools; 28 bathroom renovations including new epoxy floors, partitions and 110 new fixtures; and conversion of carpet to floor tiles or replacement of tiles in full rooms in over 50 rooms and corridors. In addition there were construction projects to accommodate space and programmatic needs throughout the system and at Central High. Last, there was replacement and repairs of gymnasium floors.

3. What is the status of enrollment at the Countryside School? Does it have a surplus or deficit of students based on the graphics of preferred Option #3? If surplus, I thought the 462 student number had been termed overcrowded in the past? What does it mean to characterize "Educational" assessment in the circles used in the two graphics for Option 3?

Answer from HMFH: In the updated option, Countryside has a surplus of eight students (which does not include the "extra" classroom planned for at each building) based on the 5-year enrollment projections. Including the additional space, Countryside will not be overcrowded. "Overcrowding" is the relationship between the number of students and the amount of physical space the building

has. HMFH calculated student number per school building based on a standard 40 sf per student classrooms to avoid overcrowding situations in the future planning. The “educational” assessment piece identifies the ability of the physical space to meet the educational program space needs, which includes, and is impacted by the enrollment.

From the 10/20/11 School Committee/Board of Aldermen Meeting

4. Re: “respect for neighborhood schools” – which schools are those? What does that term mean to the school department?

Answer: The term neighborhood schools has been used for many years in Newton, and of course with the closing of schools twenty some years ago, those neighborhoods have changed. However, the concept is still the same. In Newton students are assigned to schools by their home addresses and these districts are reflected on the map of the city as fifteen distinct elementary school geographic zones. In addition, the School Committee's Policy on Out-of-Assigned District Placement allows for buffer zones between these school areas based on space availability, and these are also noted on official maps. The school administration has the ability to revise student assignments based on these buffer zones and in some limited cases based on programmatic needs. As the elementary facilities are upgraded and/or rebuilt, more classroom space will be created in some schools, and redistricting will be used to redefine the neighborhoods or geographic areas that are assigned to schools. The long-range facilities plan includes the commitment to continue the overall concept of neighborhood schools, although the actual districts and buffer zones may be changed to accommodate the enrollment, the facilities and future programmatic needs. This geographic assignment pattern is distinctly different from school districts which use systems of parental choice for student placement.

5. Aquinas came off the plan from 2007 to 2011– why?
The 2007 Capital Plan did not reference Aquinas specifically; rather, the plan discussed the need for adequate swing space during elementary school construction. The City's FY13-17 Capital Improvement Plan includes renovations to Carr School to be used as swing space for future elementary school construction/renovation. The current plan does not call for simultaneous construction of two schools.
6. Projections – Do you have updated projections for the future?

Answer: The November 2011 Enrollment Analysis Report has new projections from FY13 through FY17. An interim draft projection was done in October in order for HMFH to update the master plan. Those enrollment projections validated that there have been no unusual changes in the specific schools deemed priority schools.

7. The discussion about funds available for facilities should take place sooner rather than later – the money will come from whom and when? There should be a 10-20 year plan moving forward.

Answer: The funding plan for addressing school facilities is part of the City's overall plan to address all capital projects. In the current City Five-Year Financial Forecast, school facilities are included with numerous city projects after a prioritized review of needs in a five year schedule. The schedule shows the projects which can be funded by debt managed through the City's annual debt service portion of the operating budget, as well as other projects which may be funded through other sources including grants, enterprise funds, CPA eligible projects, and Chapter 90 eligible projects. The short-term school projects are included in the bonding plans for FY12 and FY13 including elementary modular classrooms, sprinkler and fire safety work, the Day Middle School construction project, and the renovations to the Carr School to bring it to readiness for use as an elementary school during school construction projects. The elementary school long-range building plan which will hopefully commence with the Angier School are designated for alternative funding sources, to be determined by city officials.

8. Modular classes are a “temporary” solution. Define temporary.

Answer: The City has often turned to modular construction, with an estimated life expectancy of 20-30 years, to address immediate space needs in a faster, less expensive way. As the City moves toward a long-term capital plan for both the City and the Schools, the need for such short-term solutions should be minimized. Fortunately, modular construction has improved over the years and can comfortably and flexibly accommodate space needs until resources are available in the long-range plan for appropriate “permanent” construction.

9. It is necessary for Carr School to be included in the facilities conversation, is it not?

Answer: Carr School is prioritized in the City CIP to be used as swing space during future school renovation and construction projects. Funding for design is planned for FY13 and construction funding is in FY14.

From the 10/19/11 Tour of Day Middle School

10. How many lunch periods do the other three middle schools have?

Answer: Bigelow, Brown and Oak Hill each have three lunch periods. Day currently has five lunch periods.

11. How often in the large tech engineering classroom used (the one on the tour)?

Answer: It is currently used before and after school for EEE clubs. It is used during the day two periods per day, something that will increase as all of Day's part-time positions become more full time.

12. Explain middle school team sizes and correlation between staffing levels and space.

Answer: As Day's enrollment increases, Day is moving away from 3.0 teams per grade level toward 3.5 teams per grade level, an increase of 6 teachers in 6 classrooms. The target team size is in the low 90s (better yet, high 80s). Each team has four "team teachers:" Language Arts, Social Studies, Math and Science teaching in four separate classrooms. A "half team" would be two team teachers with each teaching two subject areas in two classrooms. With the enrollment bubble hitting Day, Day will need 3 more half teams; again, that's 6 more teachers in 6 classrooms. Day currently has 36 team teachers and will eventually have 42 team teachers after the 6 new classrooms ready.

As enrollment increases, there is also a need for more multi-team teachers. For example, Day currently has in the World Language Department 2.8 Spanish teachers, 1.3 Italian teachers, 1.2 French teachers, 0.5 Chinese teachers and 0.3 Latin. The class sizes have reached their tipping points and we need to create additional sections, which will result in an increase in FTEs (e.g. 2.8 Spanish becoming 3.0; 1.3 Italian becoming 1.5; etc.). This same scenario plays out in other school areas: Fine Arts, Physical Health and Wellness, Special Education, English Language Learners, among other areas. Each of these teachers, of course, requires classroom space and every space at Day is and will be maximized, including, for example, room 104 (the old TV room, currently the additional Science and Technology Engineering Room).

From the School Committee

13. How much additional capacity is being built into "strategically located elementary schools"? What is the number of extra classrooms over and above the number in use during peak utilization (whatever "excess capacity" is based on) during the next five years? What is the number of additional students that can be added over and above the number in use during peak utilization during the next five years?

Answer from HMFH: The "strategically located elementary schools" are Angier, Cabot, and Zervas; when these three school projects are complete they will collectively accommodate 245 more students than they do today. In addition to this increase in capacity, one additional classroom is planned at each of the buildings. The third part to this question assumes all three projects are complete

within five years; with this assumption and based on the current five-year enrollment projections, the three schools would collectively accommodate 175 students above and beyond the projected enrollment for those same schools.

14. Walk us through the risks for the other schools that are considered high priority (in addition to Angier). If Angier is our highest priority, is it our only high priority in that if we only end up doing Angier (and Carr) because additional funds do not become available, would we in retrospect have done something different for Angier in order to accommodate some work at the other high priorities?

Answer from HMFH: As stated in the master plan, this is a step-by-step process. Newton cannot stop their efforts after Angier is complete – this would not serve the needs of the Newton population. The “ifs” in this question are just that, to imagine no further work done on other buildings is theoretical and therefore not something that could be planned for.



15. HMFH noted in passing that small schools were inefficient to operate. Is there quantitative data to prove that this is the case and at what size schools become efficient? Does this refer to heating, education, transportation costs or some economies of scale?

Answer from HMFH: This response was made based on input received during the initial master plan; it had to do with all of the items listed below related to economies of scale to run an additional school building that serves a smaller population – this may include staffing (custodial, secretarial, nurse, teachers/specialist), utilities (heating), maintenance (cleaning), and transportation. HMFH does not have a formula for these economies of scale, it would have to come from school budgeting/cost projections; perhaps, for example, comparisons of the cost per pupil to operate school buildings. Architecturally, HMFH sees the economies of scale related to the size of building/student population – for instance whether the building serves 480 students or 280 students, there is still the cost to install an elevator.


Construction Phasing Timeline	2012												2013											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Bidding and Award of Contract																								
Pre-Construction Phase																								
Phase 1a - Summer Work																								
Phase 1b - Renovation/Additon of New Spaces																								
Phase 2 - Summer Work																								
Closeout																								



- **Pre-Construction Phase**
 - Shop Drawings and Order Long Lead Items
 - Contractor Mobilization
 - Secure Construction Limit of Work Area
- **2012 Summer Work**
 - Temporary Swing Space as needed
 - Utility Work
 - Sprinkler & Fire Alarm Work on 3rd Floor & ½ of 2nd Floor
 - Enlarge Cafeteria
- **Renovation / Addition**
 - Renovation of old Administration and Student Services Areas into 4 new Classrooms
 - New Construction of 2-Story Administration Wing and New Entrance
 - New Construction on the 3rd Floor for 2 new Classrooms
- **2013 Summer Work**
 - Sprinkler & fire Alarm Work on ½ of 2nd Floor and Entire 1st Floor
 - Sitework



From:  Brian McLaughlin <Brian.McLaughlin@MassSchoolBuildings.org> 

Subject: Newton- 2012 SOI Recertification

To:  **David Fleishman**

Cc:  Carol_Chafetz@newton.k12.ma.us
 Diane Sullivan <Diane.Sullivan@MassSchoolBuildings.org>

[View in Browser](#)

Dear Superintendent Fleishman:

This e-mail is to acknowledge that Newton has submitted a Statement of Interest ("SOI") recertification form for following schools to the Massachusetts School Building Authority (the "MSBA") for Fiscal Year 2012:

A E Angier Elementary School	Horace Mann Elementary School
Bigelow Middle School	John Ward Elementary School
C C Burr Elementary School	Lincoln-Eliot Elementary School
Cabot Elementary School	Mason-Rice Elementary School
Charles E Brown Middle School	Peirce Elementary School
Countryside Elementary School	Underwood Elementary School
F A Day Middle School	Zervas Elementary School
Franklin Elementary School	

Please note the recertification of an SOI is NOT an application for funding. Submission of a Statement of Interest in no way commits the MSBA to accept an application, approve an application, provide a grant or any other type of funding, or places any other obligation or requirement upon the MSBA.

Please let me know if you have any questions.

Brian
Brian McLaughlin
Capital Program Manager
MA School Building Authority
40 Broad Street, 5th Floor
617-720-4466
617-720-5260