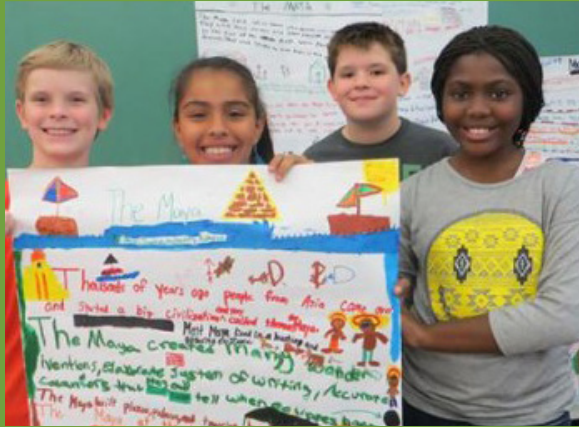


# SOMERVILLE PUBLIC SCHOOLS K-8 CAPACITY STUDY

Community Meeting – December 19, 2023

BEYER  
BLINDER  
BELLE



# AGENDA

- Welcome
- MSBA Update
- K-8 Study Overview
- Educational Program Analysis
- Scenario Options
- Costs & Logistical Considerations
- Next Steps



# WELCOME



# MSBA UPDATE

- On December 13, the MSBA invited the Winter Hill into the Eligibility Period
- The Brown SOI was not accepted into the program
- We have the opportunity to explore a building project that includes Winter Hill, Brown, and other pressing needs in the district in the coming process



# K-8 STUDY OVERVIEW



# INTRODUCTIONS

## K-8 STUDY OVERVIEW

- Mayor Katjana Ballantyne

### ***Working Group:***

- Rubén Carmona (SPS Superintendent)
- Jeff Curley (SPS)
- Susana Hernandez-Morgan (SPS)
- Chad Mazza (SPS)
- Paulina Mitropoulos (SPS)
- Will Verbits (SPS)
- Rich Raiche (IAM)
- Melissa Woods (Capital Projects)
- Elizabeth Galloway (Capital Projects)

### ***Consultant Team:***

- FloAnalytics (Enrollment Study)
- PMA Consulting (OPM)
- Beyer Blinder Belle (Architecture & Planning)
- Turkowski2 (Educational Programming)
- MLP Integrated Design (Educational Planning)
- Dharam (Cost Estimating)
- *Consensus Building Institute - Future*

# PRESENTERS

## K-8 STUDY OVERVIEW

- **Mayor Katjana Ballantyne**

### ***Working Group:***

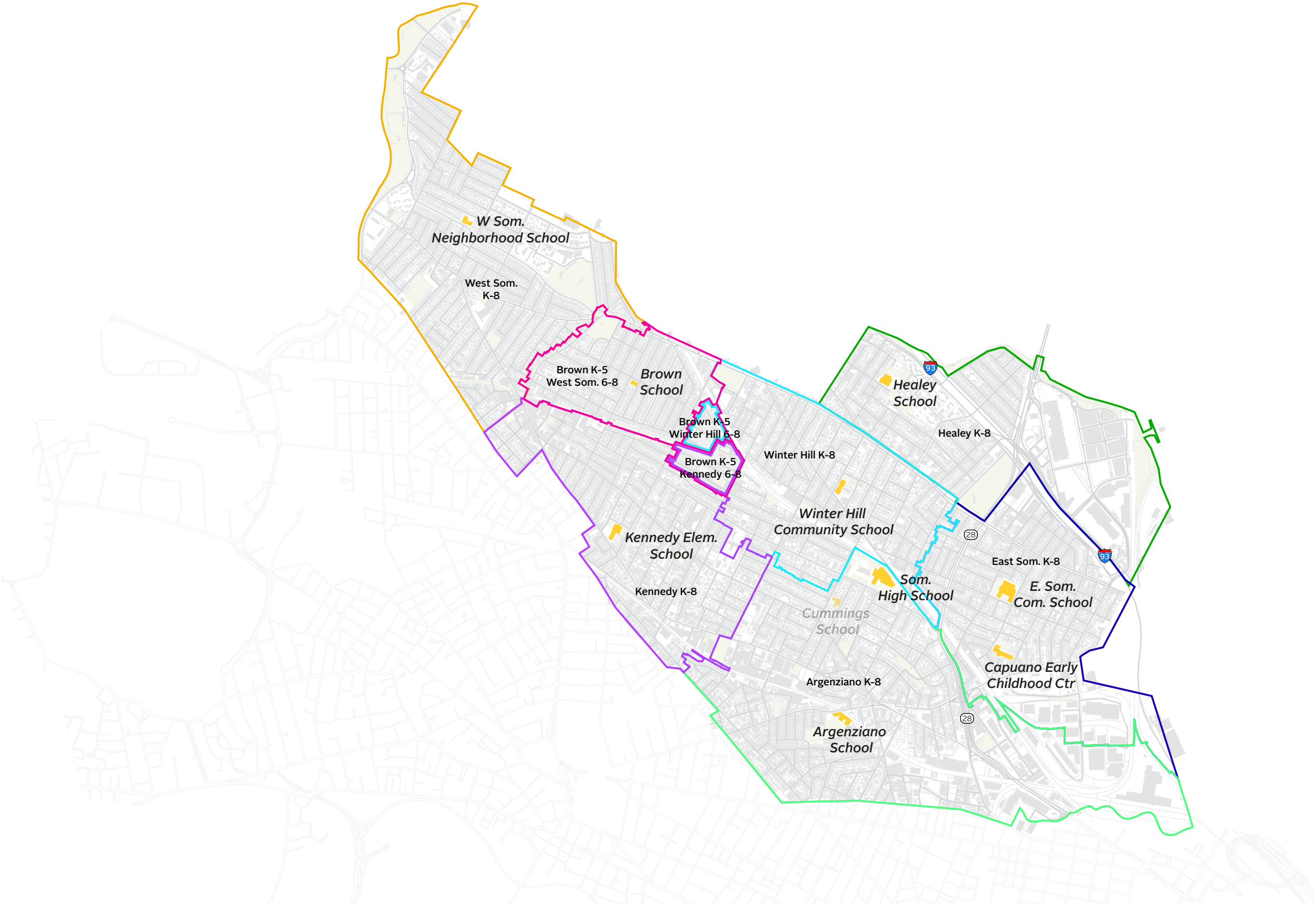
- **Rubén Carmona** (SPS Superintendent)
- Jeff Curley (SPS)
- Susana Hernandez-Morgan (SPS)
- Chad Mazza (SPS)
- Paulina Mitropoulos (SPS)
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- MLP Integrated Design (Educational Planning)
- Dharam (Cost Estimating)
- *Consensus Building Institute - Future*

# THE K-8 SCHOOLS TODAY

K-8 STUDY OVERVIEW



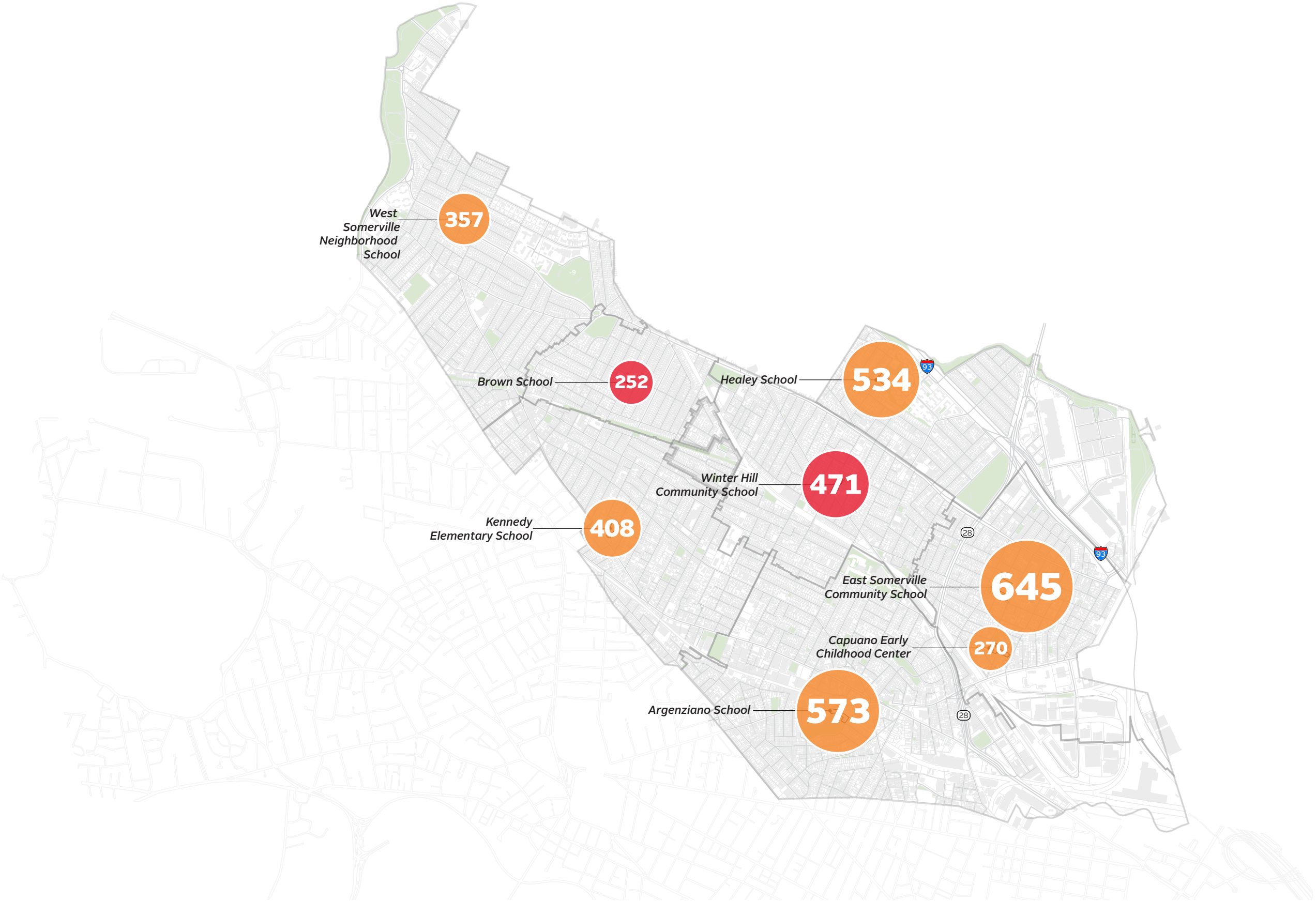
# EXISTING BUILDING CONDITIONS

K-8 STUDY OVERVIEW



# CURRENT SCHOOL CAPACITY

K-8 STUDY OVERVIEW



# EDUCATIONAL PROGRAM ANALYSIS

- Enrollment Study and Gap Analysis
- Capacity Study Outcomes and Next Steps



# PROCESS TO DATE

## EDUCATIONAL PROGRAM ANALYSIS

### Enrollment Study

Review of enrollment study outcome; follow up meetings with SPS data analyst specialists

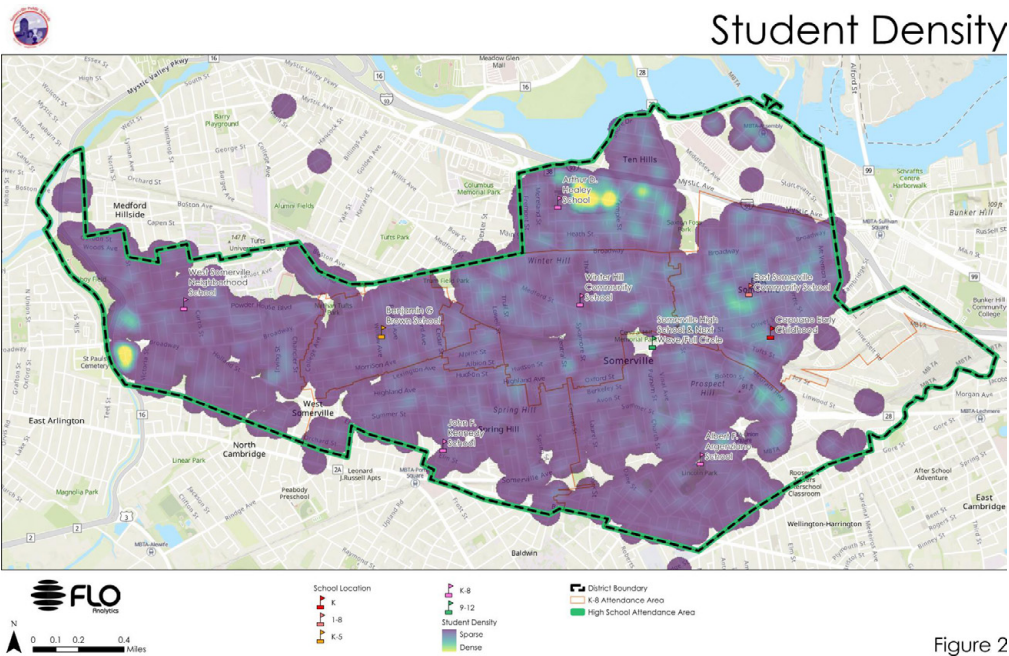


Figure 2

Figure 8: Historical and Current Enrollment per Grade

District-wide Totals												
Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2012-13 to 2022-23
PK	287	328	330	323	339	344	343	324	245	245	289	2
K	480	452	467	447	420	430	424	436	396	353	367	-113
1	442	455	419	422	429	389	419	416	400	362	397	-45
2	363	425	427	407	424	411	380	380	385	391	385	22
3	379	345	405	423	371	405	404	367	343	362	399	20
4	369	377	332	377	402	350	381	385	334	305	362	-7
5	375	351	346	313	374	378	346	372	365	325	297	-78
6	356	356	333	332	299	355	358	341	350	358	335	-21
7	276	337	345	303	336	300	347	353	322	343	357	81
8	339	263	338	348	297	327	287	346	338	321	341	2
9	379	378	322	378	383	332	342	333	350	399	360	-19
10	340	340	367	308	366	349	324	337	309	345	401	61
11	315	318	313	327	283	337	334	306	342	292	327	12
12	326	316	325	298	316	281	322	331	288	335	294	-32
SP	5	9	8	16	15	15	21	21	21	19	9	4
District Total	5,031	5,050	5,077	5,022	5,054	5,003	5,032	5,048	4,788	4,755	4,920	-111

Somerville Public School October 2012–13 to 2022–23 enrollment (headcount) by grade. Enrollment values omit students attending GenEd DYS and incarcerated programs. The lowest and highest enrollment values per grade are highlighted blue and orange, respectively. Sparklines are colored blue, gray, or orange to illustrate 10-year decline, stasis (a change of fewer than 10 students), or growth. Abrupt changes in enrollment are likely due to deliberate student placement or attendance boundary changes.

- Enrollment predictions are flat; showing a slight decrease in students over the next 10 years
- Enrollment projections are taken in October which does not accurately reflect the multi-year trend of the influx of Special Education students mid-year
- To correct for that, our working group worked extensively with SPS data analytics team to understand and plan for the right amount of Special Education students

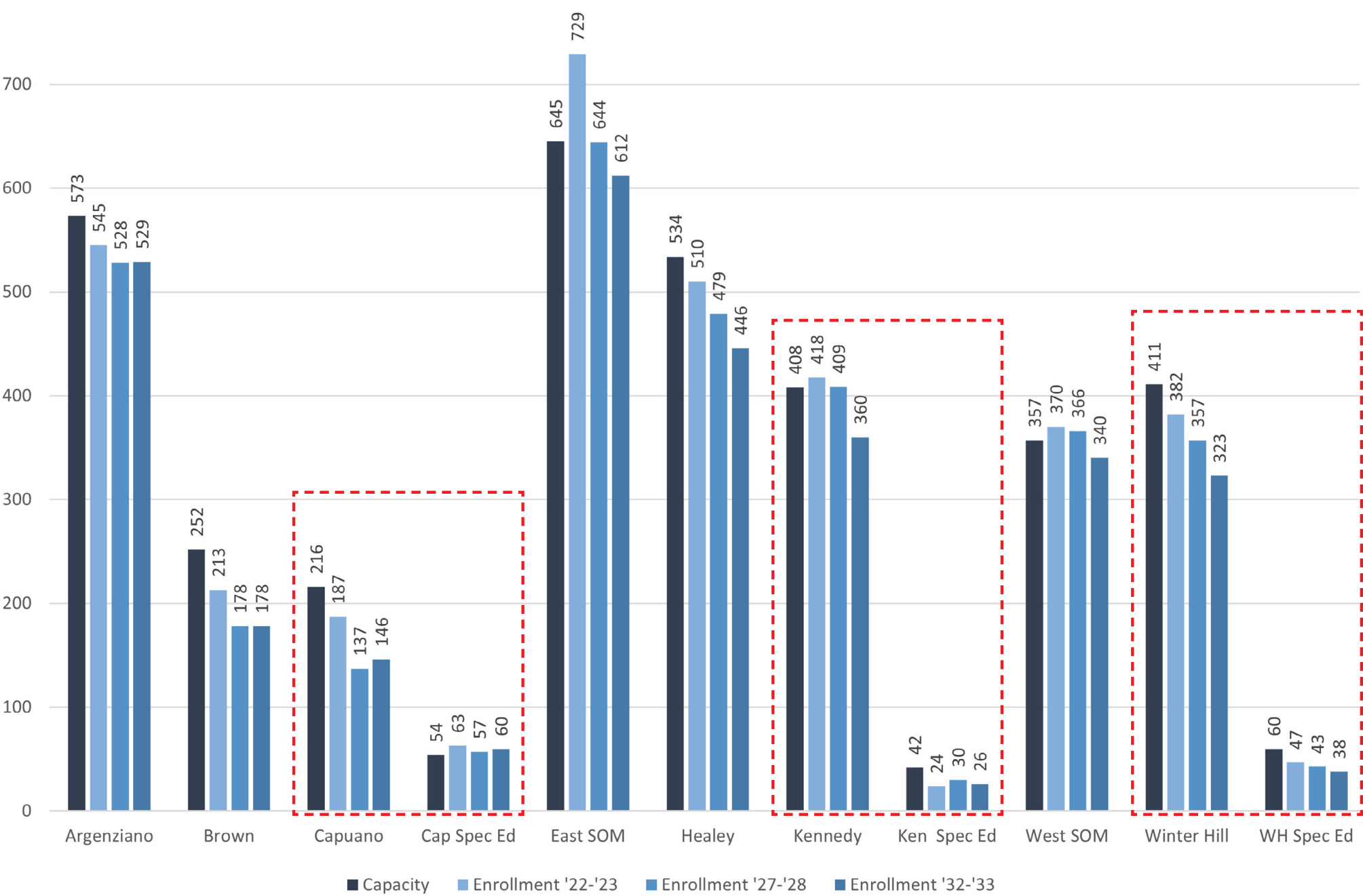
# PROCESS TO DATE

EDUCATIONAL PROGRAM ANALYSIS

Enrollment Study

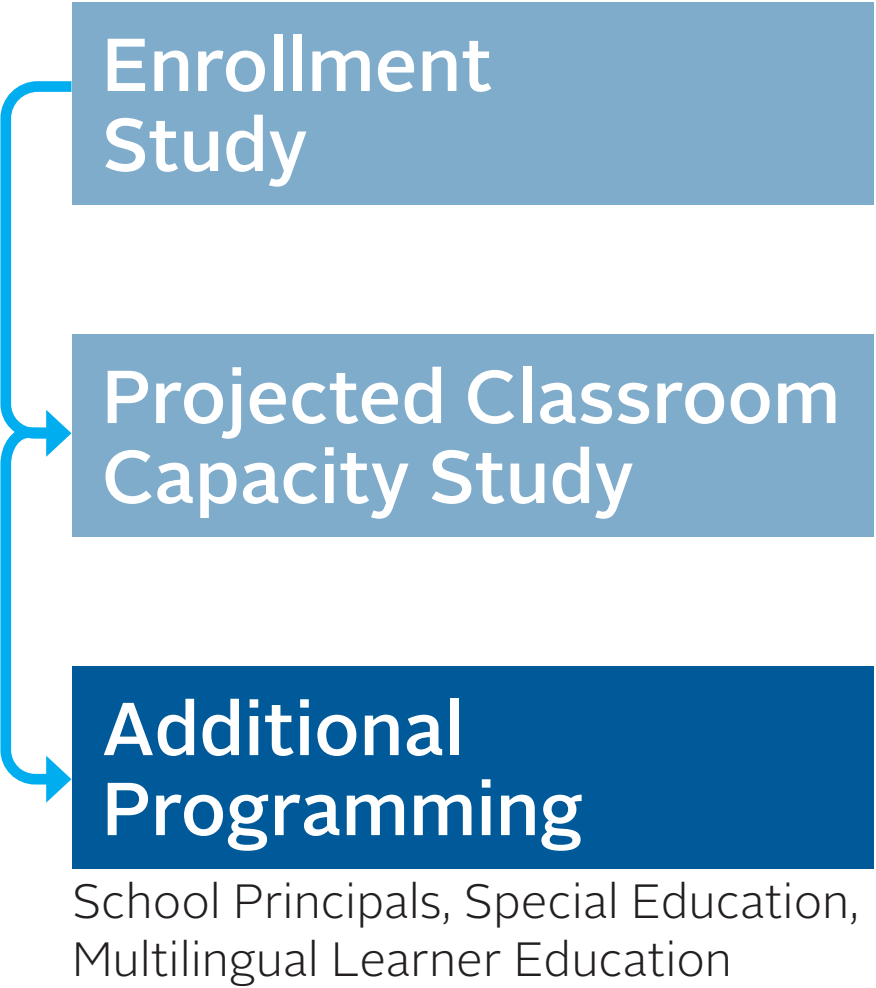
Projected Classroom Capacity Study

Mapping current, 5 and 10 year projections



# PROCESS TO DATE WITH KEY FINDINGS

## EDUCATIONAL PROGRAM ANALYSIS



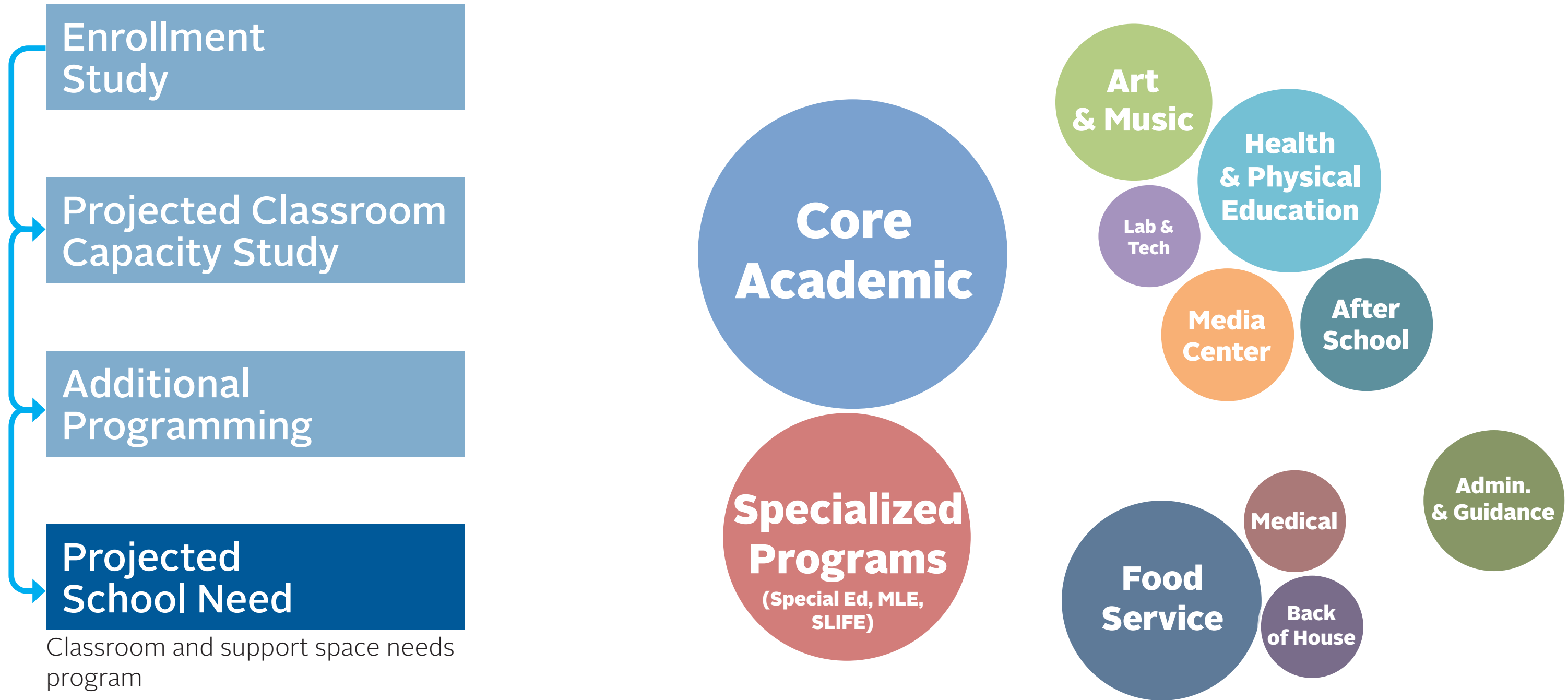
### Key Findings:

- Schools are reaching their space limitations
- Demand for Special Education programs continues to grow; particularly AIM
- More space needed to accommodate specialized programming; additional discussion needed to achieve equitable district wide approach to location of specialized programming
- Many support needs of today were not envisioned when schools were originally built

### Moving Forward:

- Reflect equity in providing learning spaces
- Provide instruction and critical interventions for all students
- Balance distribution of programming, enrichment, and centering the needs of students

**PROCESS TO DATE**  
EDUCATIONAL PROGRAM ANALYSIS



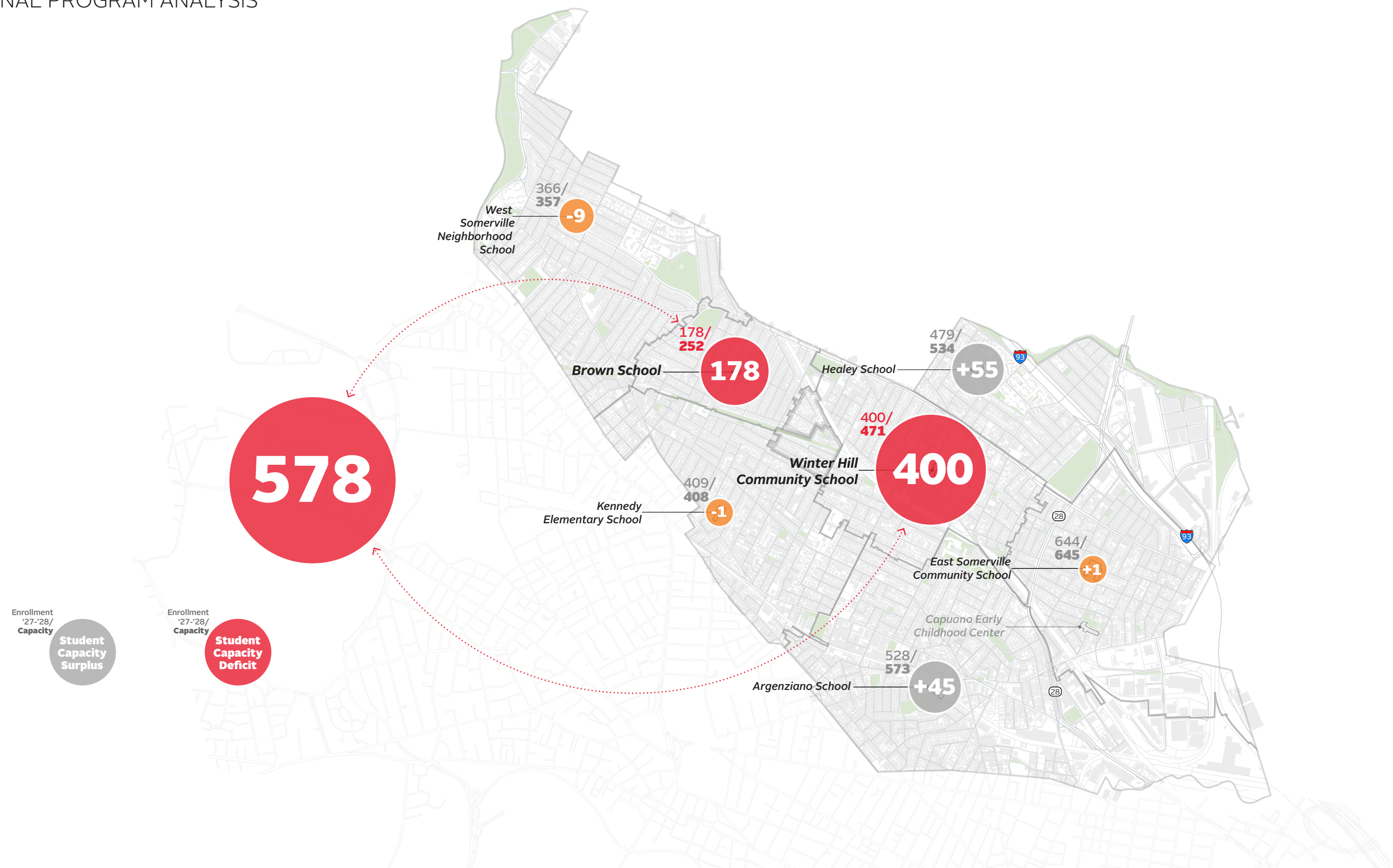
# PROJECTED SCHOOL NEEDS

EDUCATIONAL PROGRAM ANALYSIS



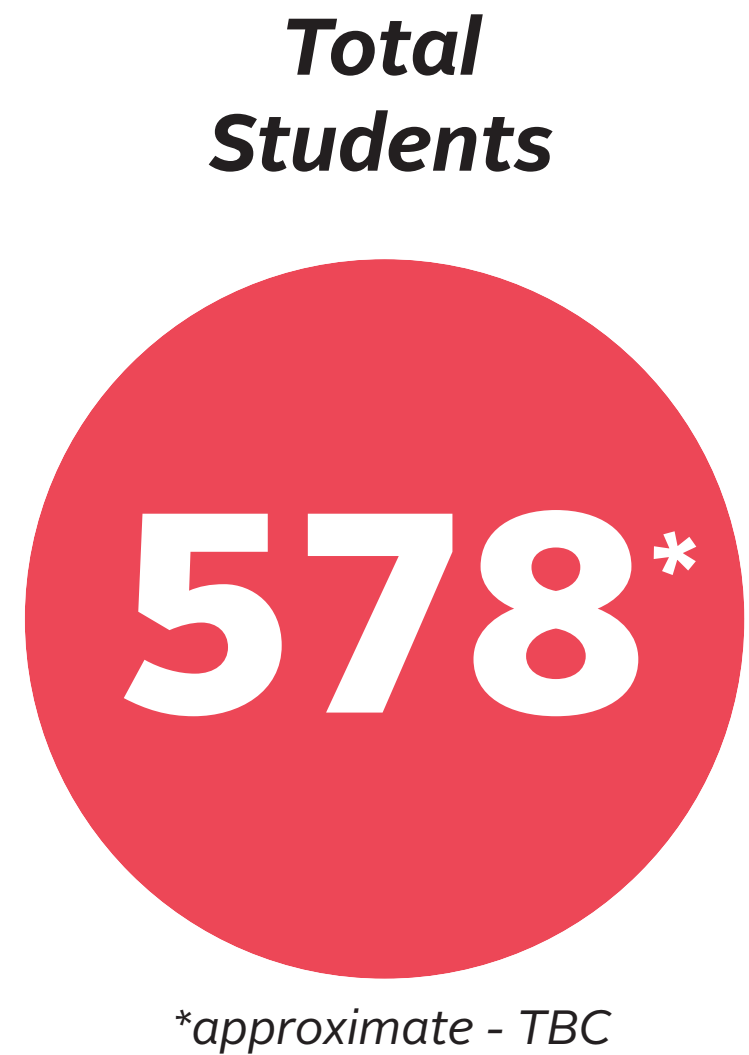
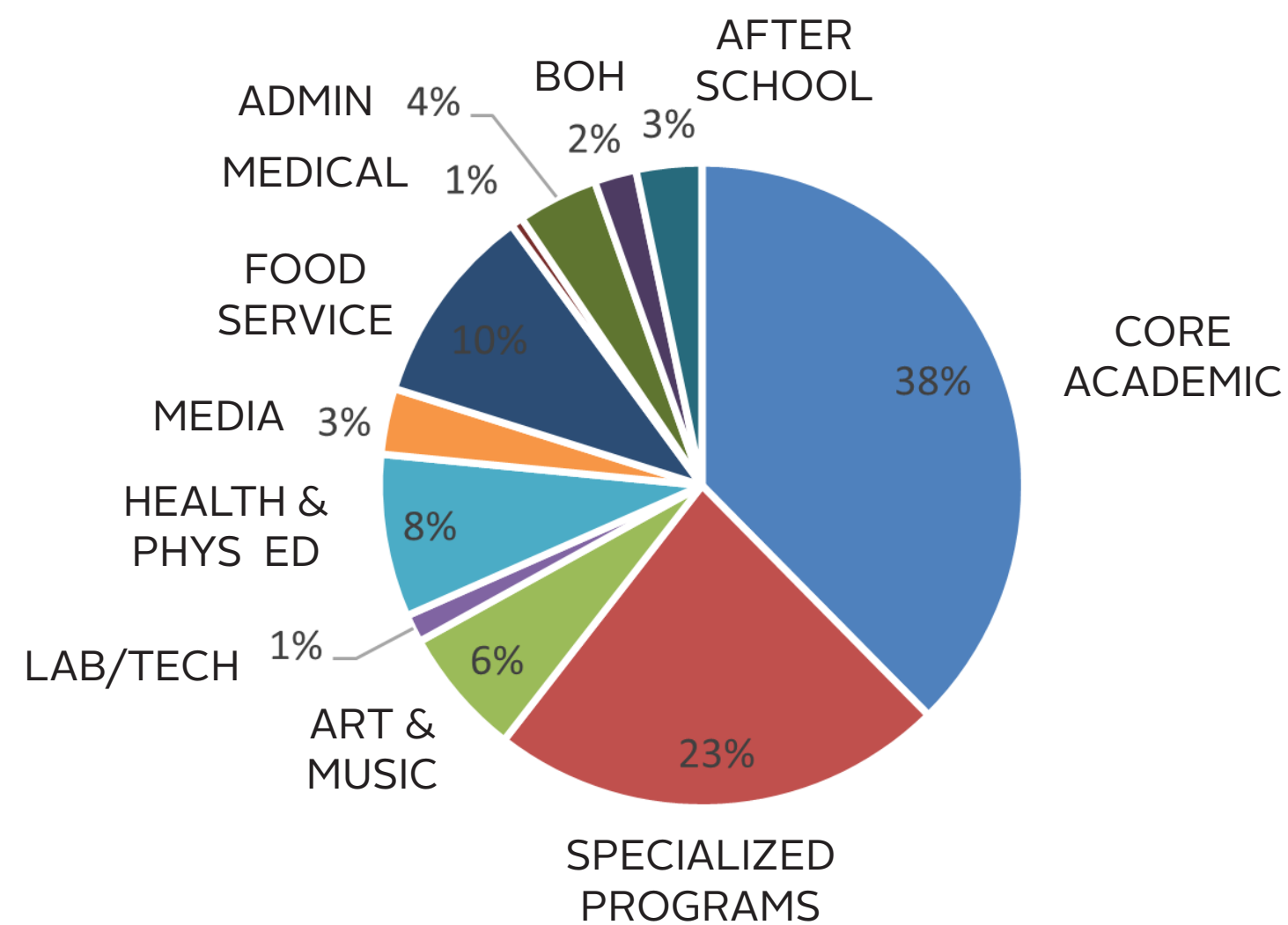
# PROJECTED CLASSROOM CAPACITY NEED

EDUCATIONAL PROGRAM ANALYSIS



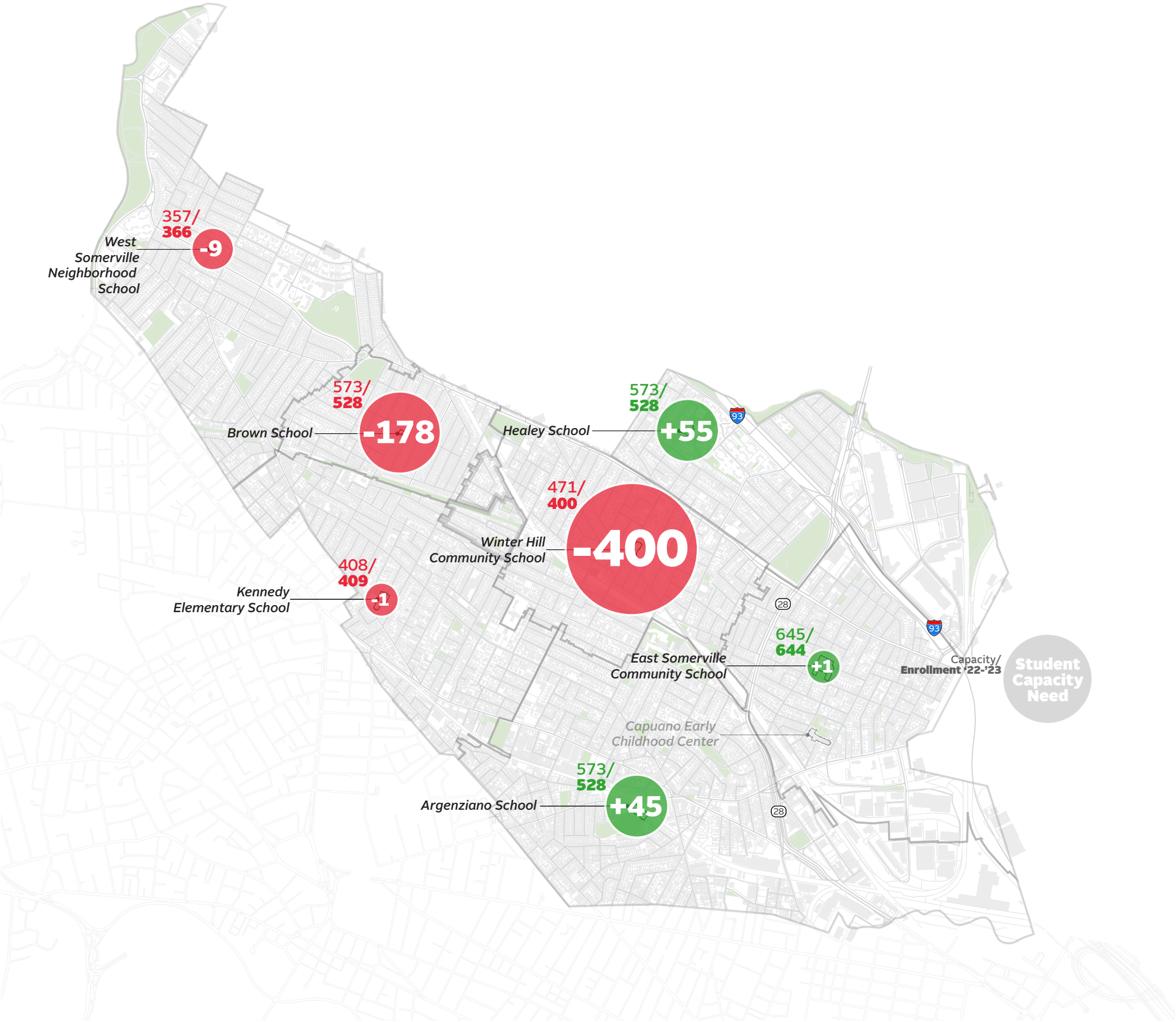
# PROJECTED NEW SCHOOL PROGRAM

EDUCATIONAL PROGRAM ANALYSIS



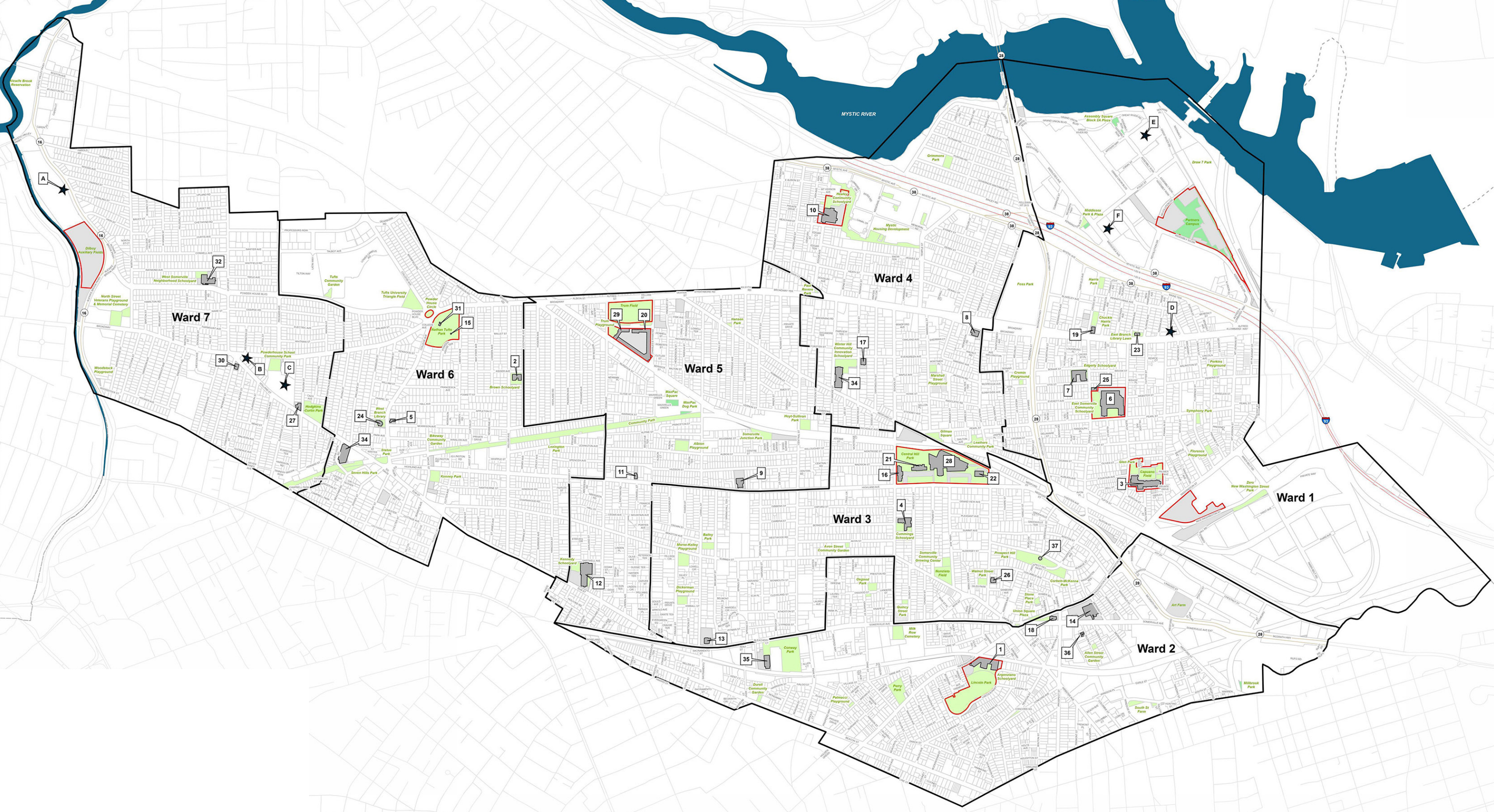
# CAPACITY AND CONDITIONS

EDUCATIONAL PROGRAM ANALYSIS



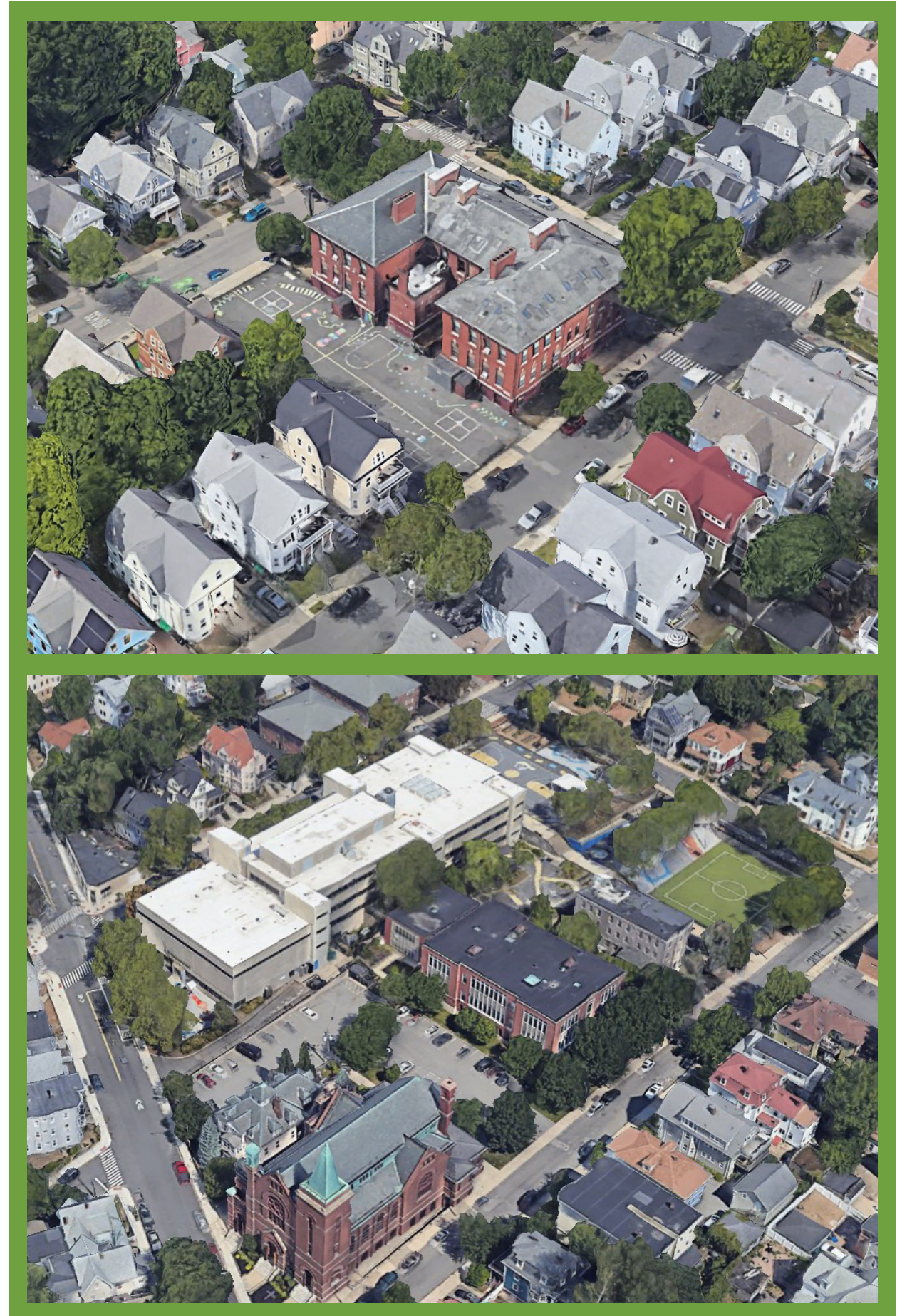
# POTENTIAL SITES OVERVIEW

## EDUCATIONAL PROGRAM ANALYSIS



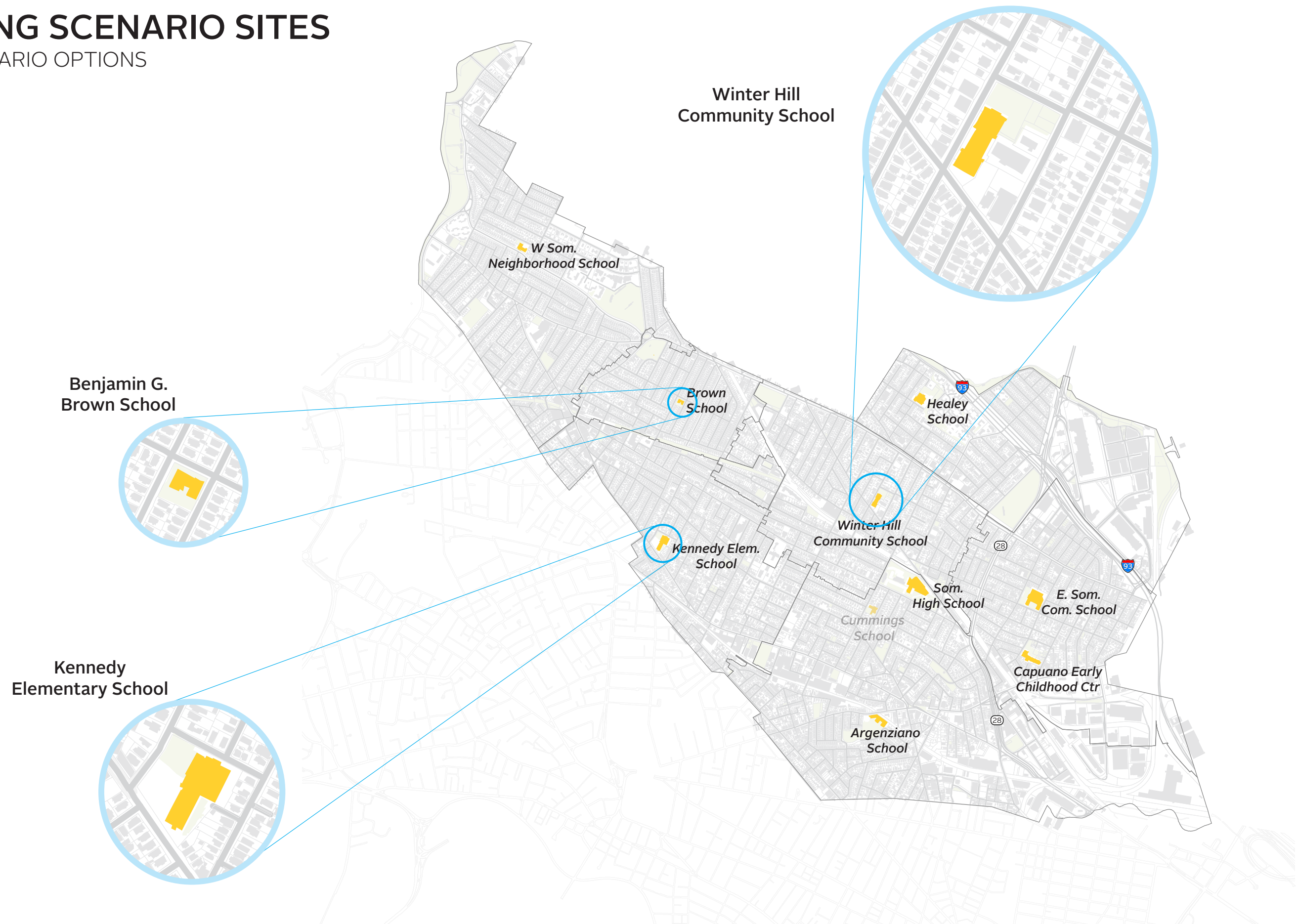
# SCENARIO OPTIONS - BROWN AND WINTER HILL

- Two-Building Scenario Options
- Single Building Scenario Options



# TWO-BUILDING SCENARIO SITES

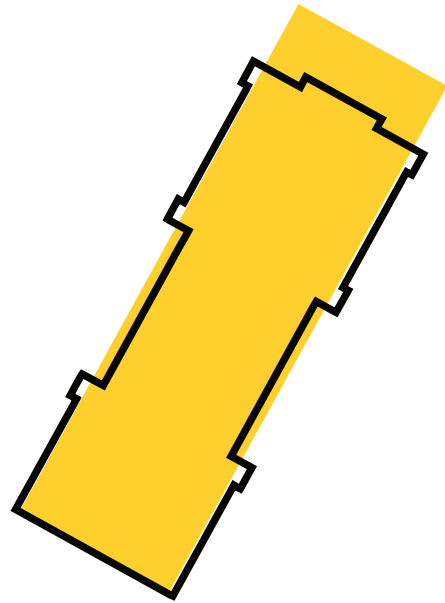
TWO-BUILDING SCENARIO OPTIONS



# WINTER HILL - NEW BUILD

TWO-BUILDING SCENARIO OPTIONS

01



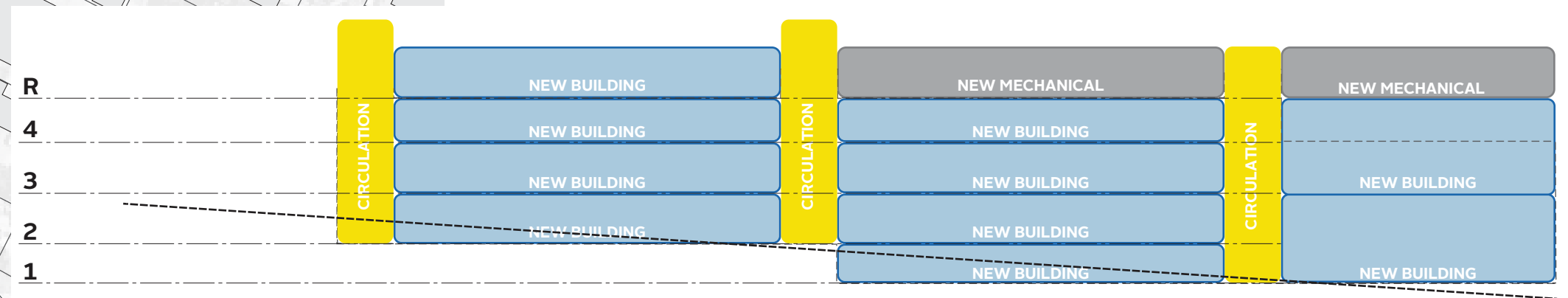
## TWO-BUILDING SCENARIO OPTIONS

# 01



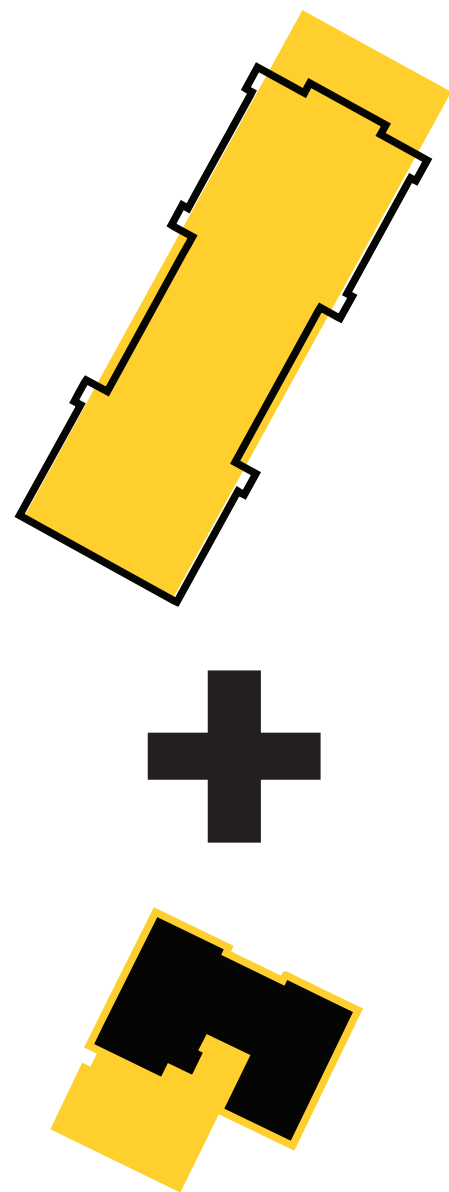
Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	39%

- One of two projects
- 4-story; expanded footprint
- No swing required; students stay at Edgerly near term
- Significantly reduces playspace
- Below ground educational spaces



**BROWN - RENOVATION AND ADDITION**  
TWO-BUILDING SCENARIO OPTIONS

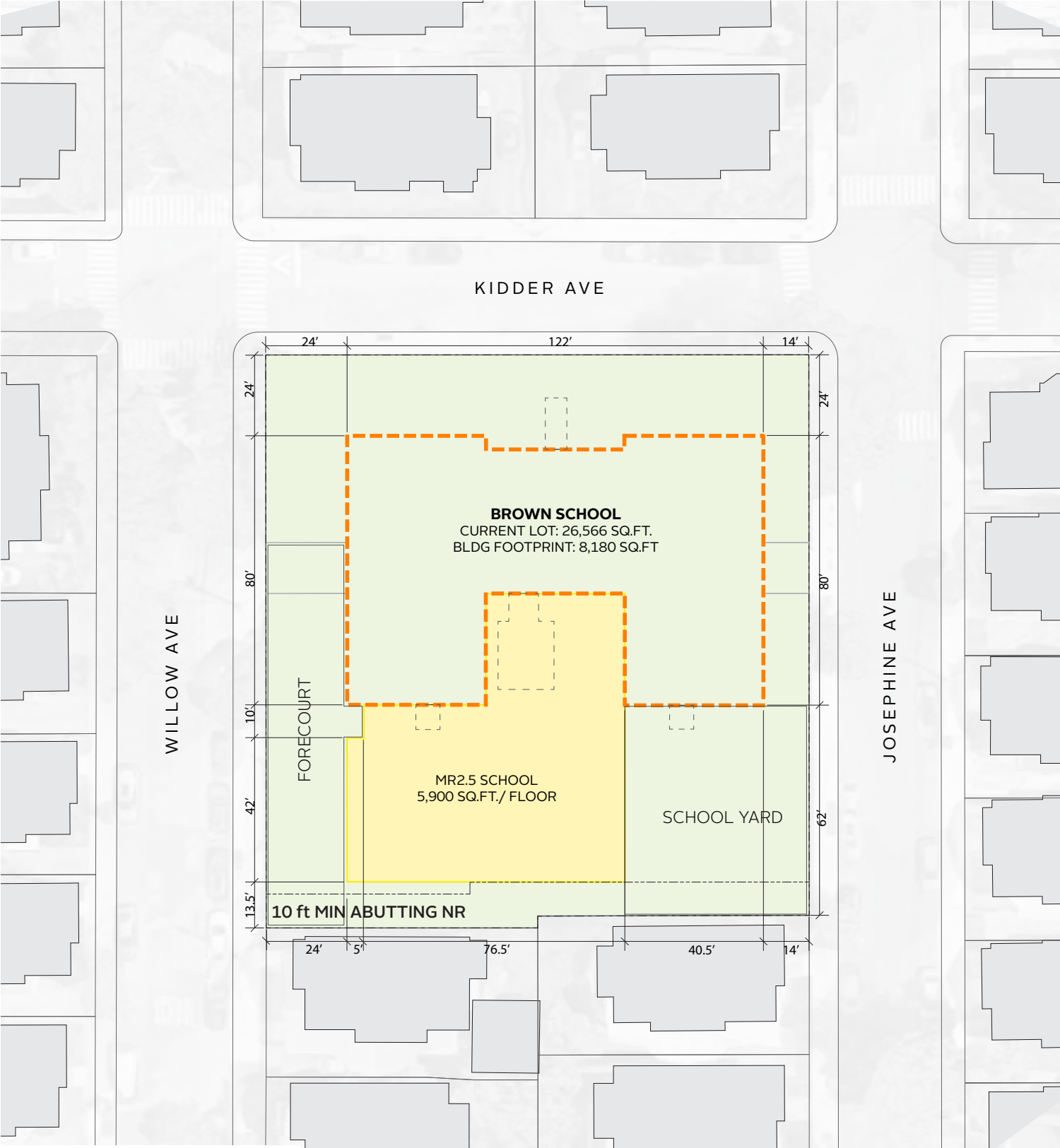
**01A**



# BROWN - RENOVATION AND ADDITION

## TWO-BUILDING SCENARIO OPTIONS

01A

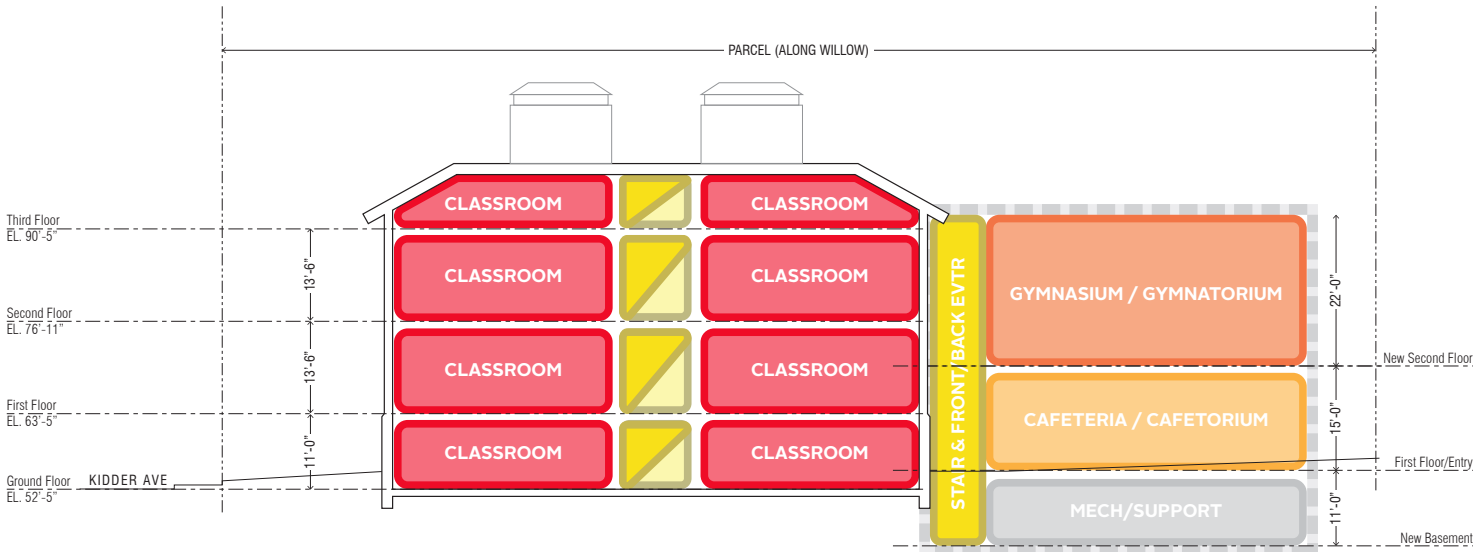


Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	8,180	5,900	14,080
Gross Square Footage	28,630	20,650	49,280

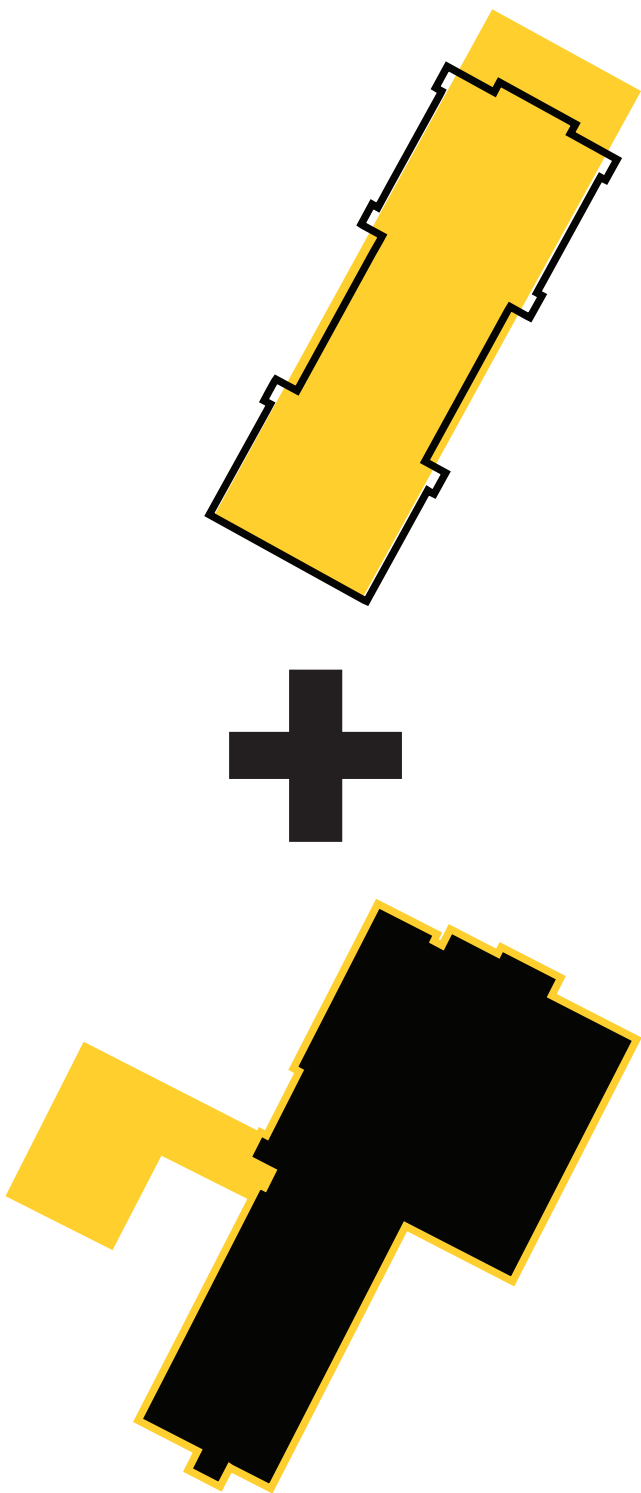
Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	53%

- **Considerations**
- One of two projects
  - Requires swing for Brown students
  - Significantly reduces playspace
  - Brown remains K-5 model



**BROWN - ADDITION AT KENNEDY**  
TWO-BUILDING SCENARIO OPTIONS

**01B**



# BROWN - ADDITION AT KENNEDY

## TWO-BUILDING SCENARIO OPTIONS

01B

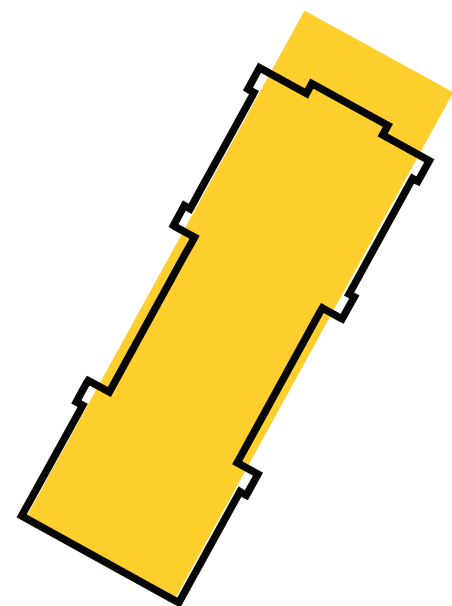


Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	42,400	10,000	52,400
Gross Square Footage	121,000	30,000	151,000

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	44%

- **Considerations**
- One of two projects
  - No swing required; students stay at Brown near term
  - Brings Brown into K-8 model; combines with Kennedy
  - Requires coordination with existing building

**OPTIONS - BROWN + WINTER HILL**  
TWO-BUILDING SCENARIO OPTIONS

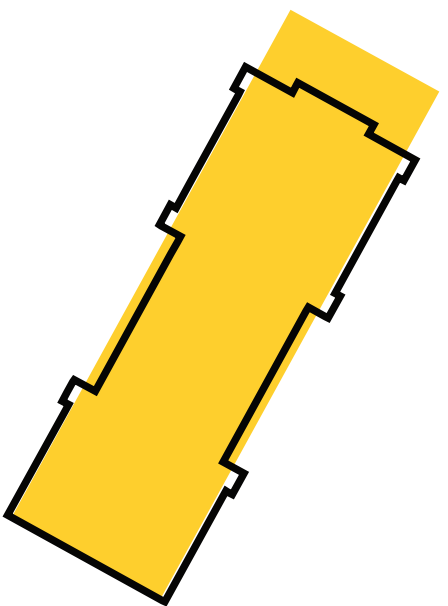


**01**  
Winter Hill -  
New Build

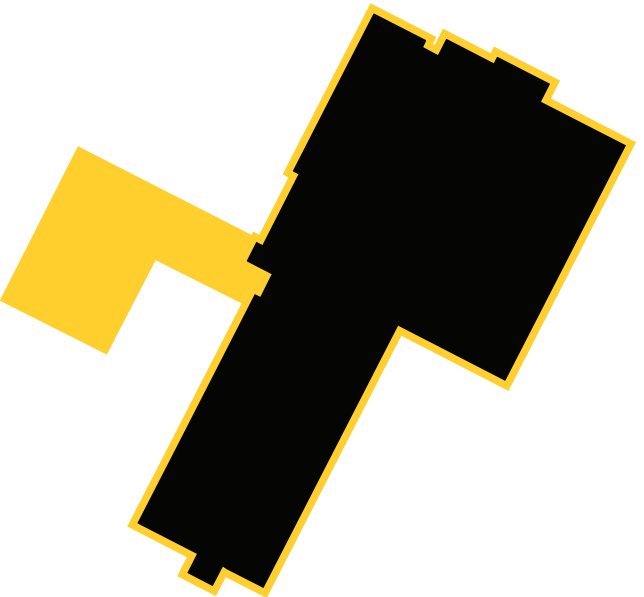


**01A**  
Brown - Renovation  
and Addition

**OR**



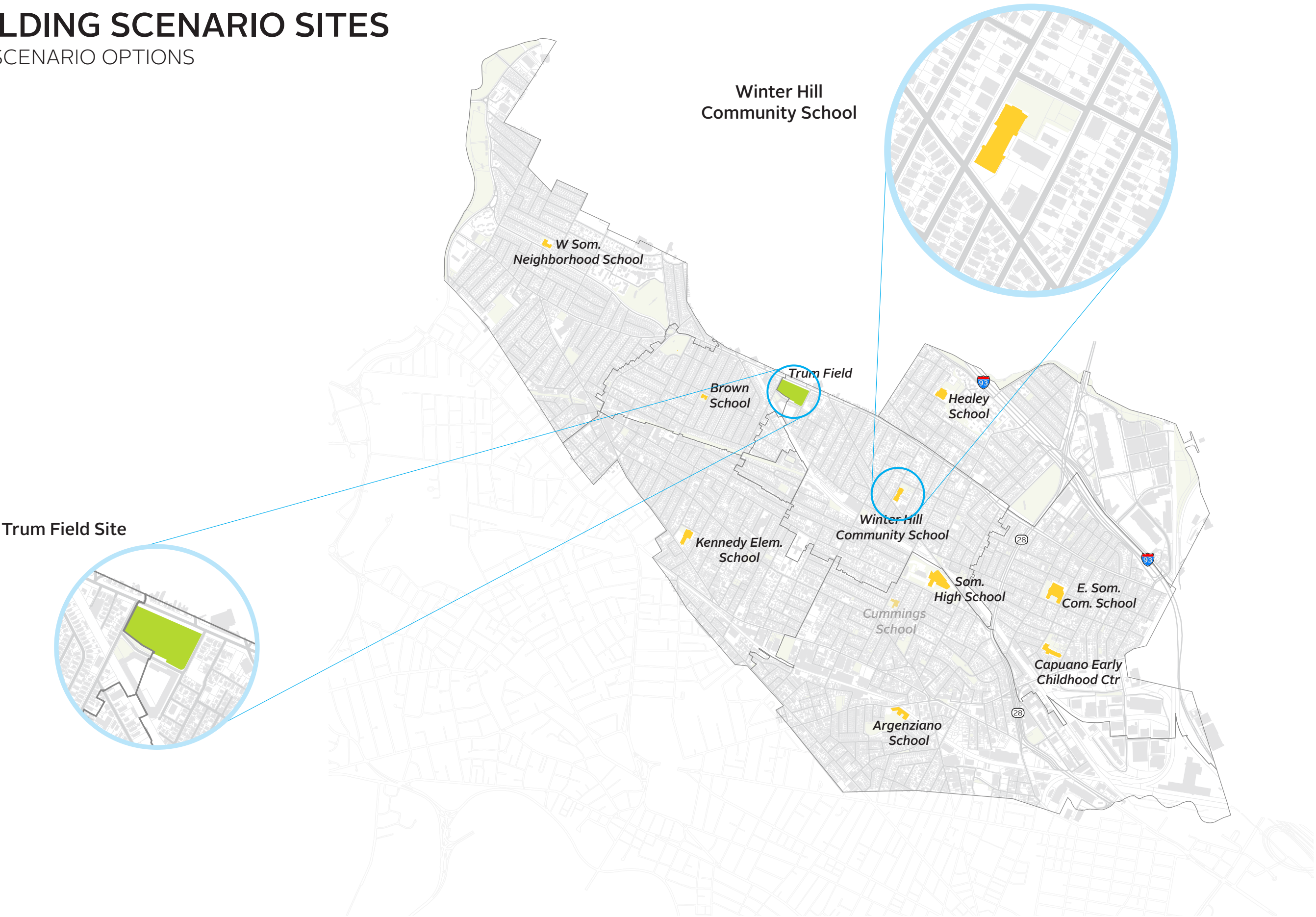
**01**  
Winter Hill -  
New Build



**01B**  
Brown - Addition  
at Kennedy

# SINGLE BUILDING SCENARIO SITES

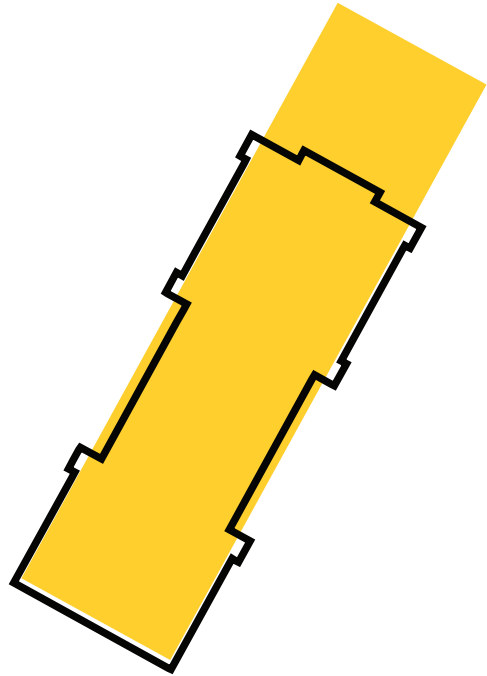
SINGLE BUILDING SCENARIO OPTIONS



# WINTER HILL - NEW BUILD

SINGLE BUILDING SCENARIO OPTIONS

02



# WINTER HILL - NEW BUILD

## SINGLE BUILDING SCENARIO OPTIONS

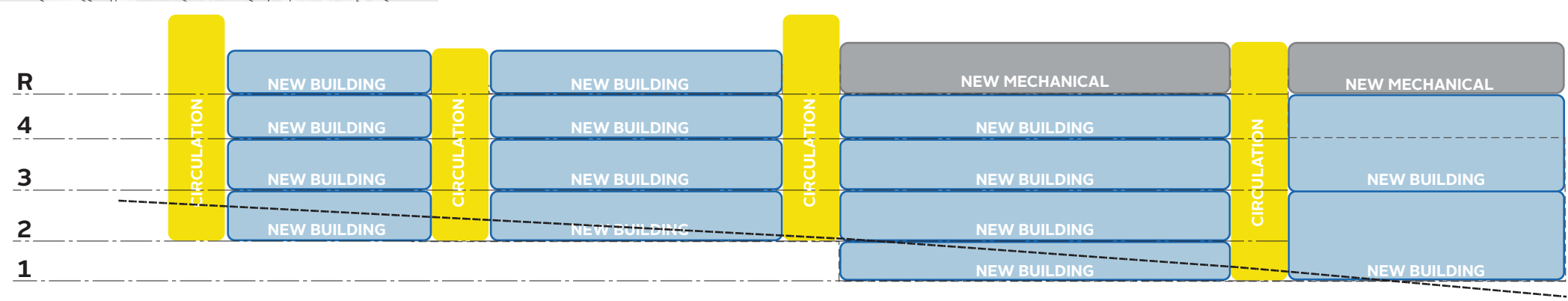


Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	-	38,250	38,250
Gross Square Footage	-	153,000	153,000

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	45%

### – Considerations

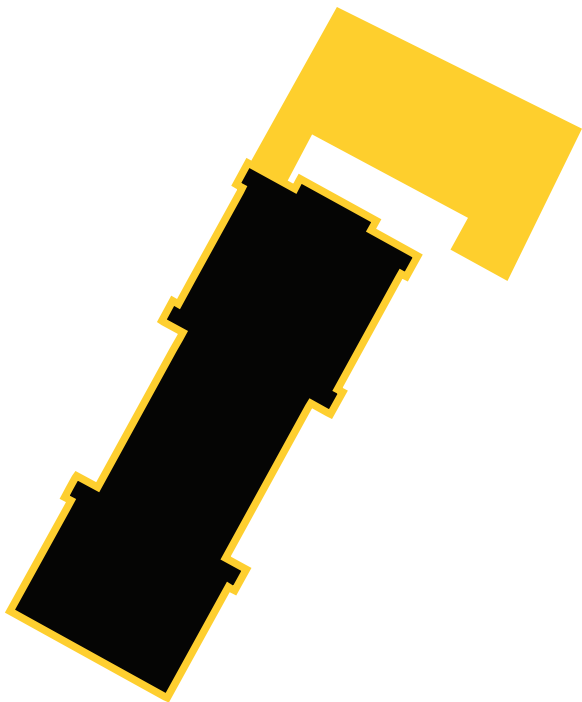
- 4-story; single building project
- No swing required; students stay at Brown & Edgerly near term
- Significantly reduces playspace
- Below ground educational spaces



# WINTER HILL - RENOVATION + BUILD NORTH

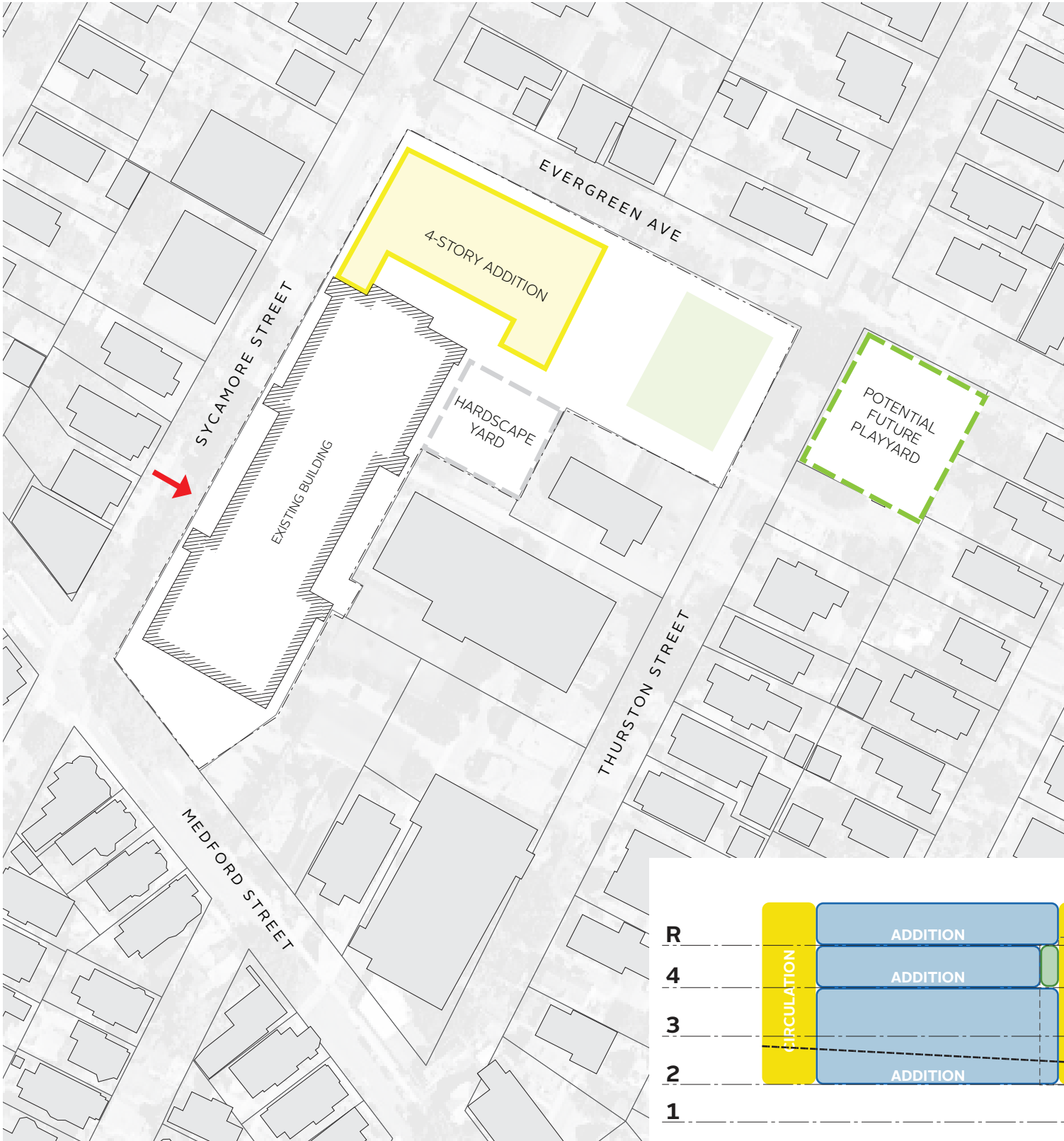
SINGLE BUILDING SCENARIO OPTIONS

03



# WINTER HILL - RENOVATION + BUILD NORTH

## SINGLE BUILDING SCENARIO OPTIONS

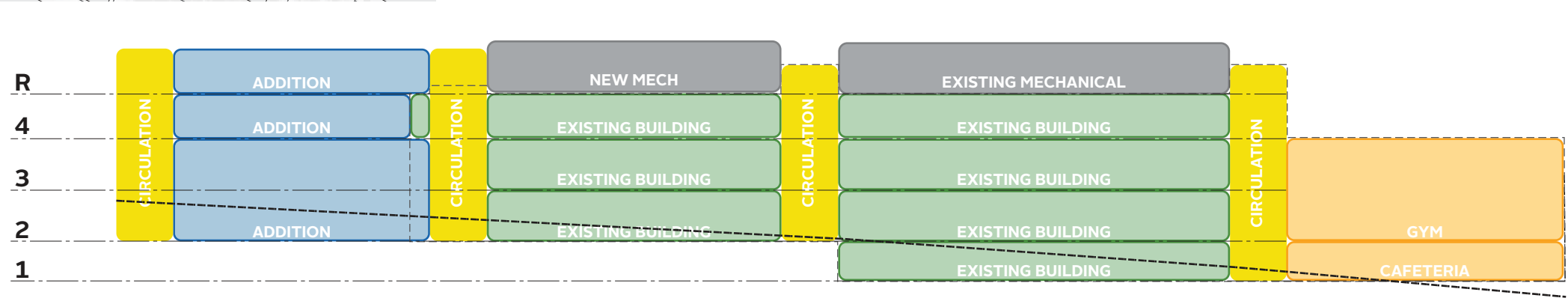


Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	29,000	14,500	43,500
Gross Square Footage	95,000	58,000	153,000

Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	51%

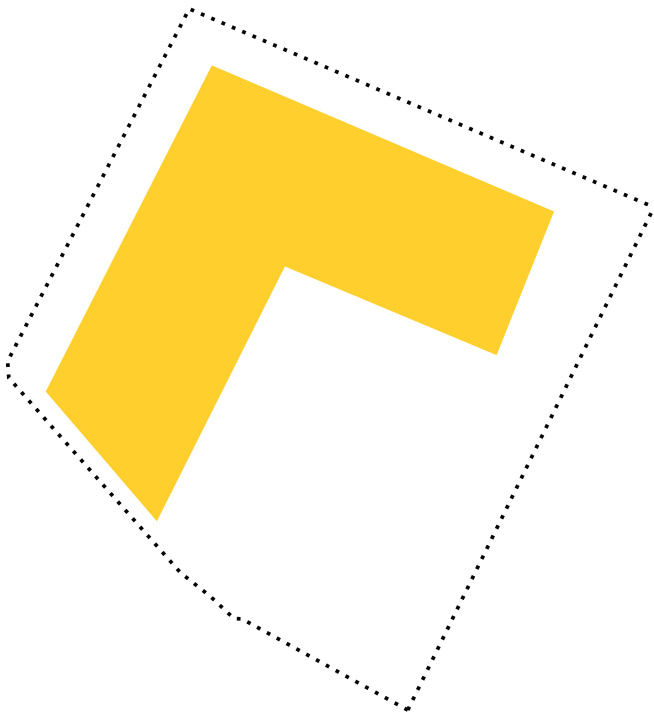
### – Considerations

- Existing building renovation +4-story addition; single building project
- No swing required; students stay at Brown & Edgerly near term
- Significantly reduces playspace
- Below ground educational spaces



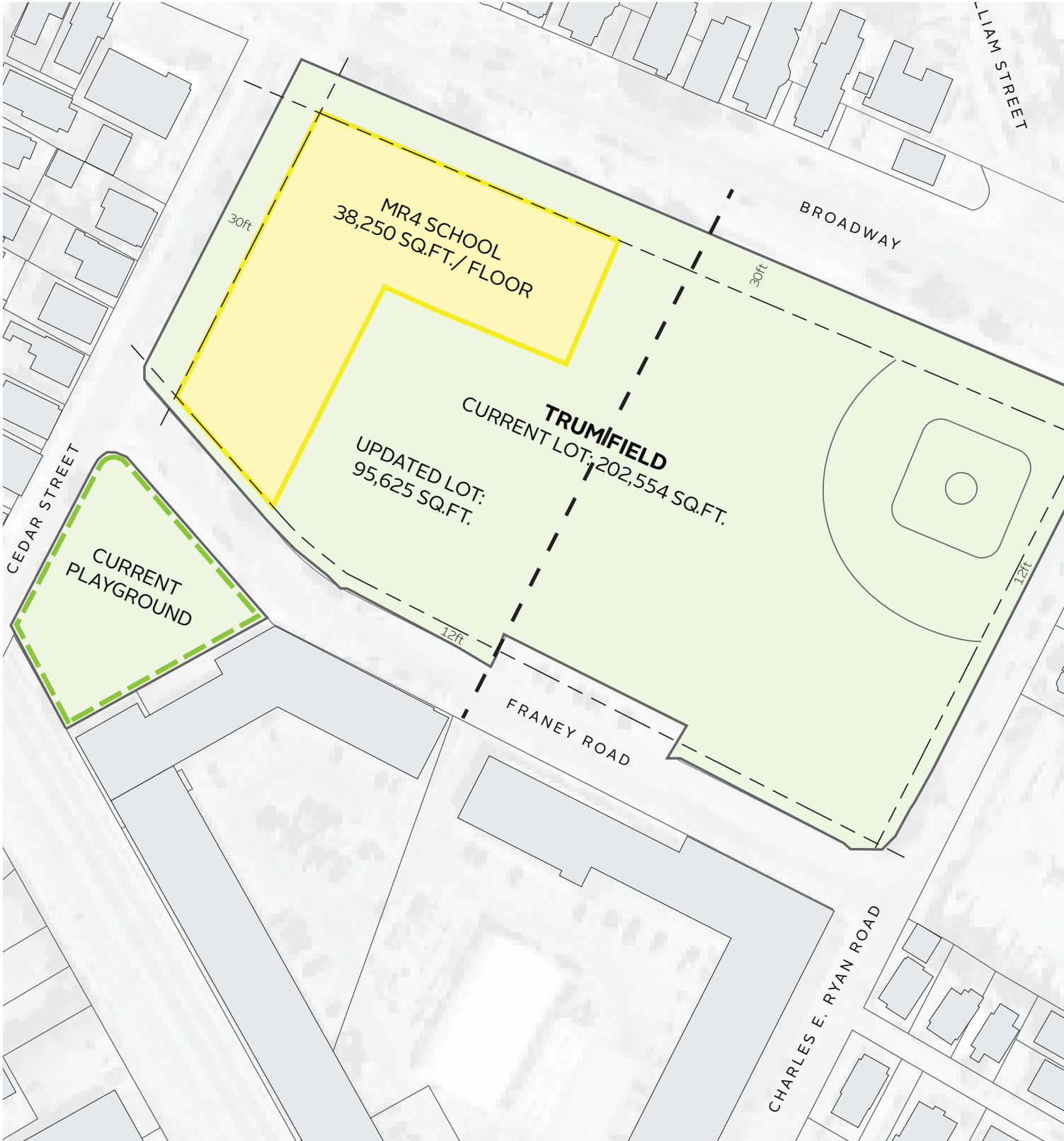
# TRUM FIELD - NEW BUILD

SINGLE BUILDING SCENARIO OPTIONS



# TRUM FIELD - NEW BUILD

## SINGLE BUILDING SCENARIO OPTIONS



Building Statistics	Existing Building to Remain	Addition	TOTAL
Building Footprint	-	38,250	38,250
Gross Square Footage	-	153,000	153,000

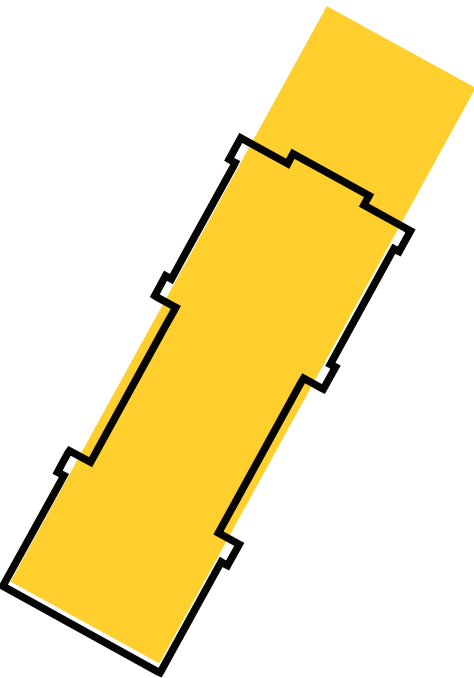
Landscape Statistics	TOTAL
Lot Coverage (Buildings Only)	40%

- **Considerations**
- 4-story, single building project
  - No swing required; students stay at Brown & Edgerly near term
  - Appropriate playspace, similar to Argenziano
  - Retains one field; Need to dedicate open space elsewhere

# OPTIONS - WINTER HILL OR TRUM FIELD

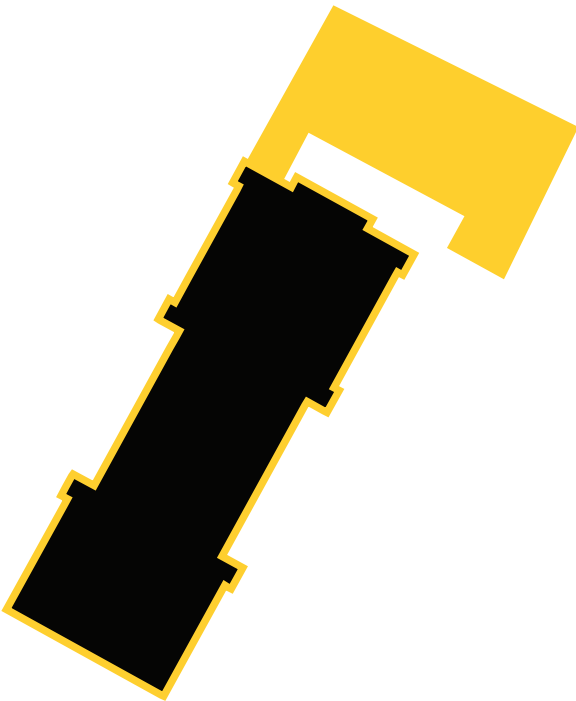
SINGLE BUILDING SCENARIO OPTIONS

**02** Winter Hill -  
New Build



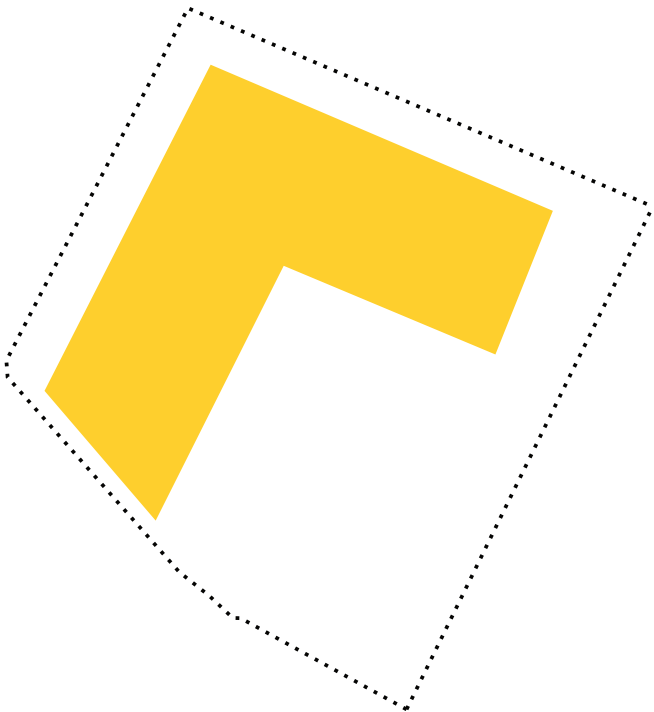
**OR**

**03** Winter Hill -  
Renovation + Build North



**OR**

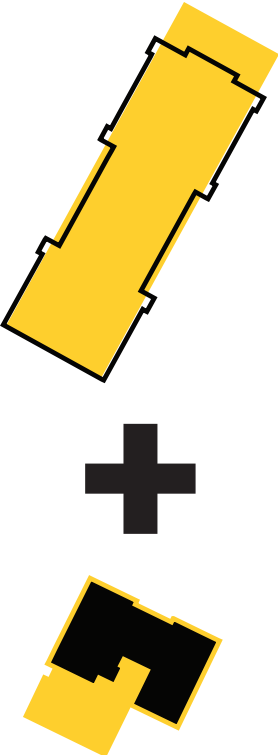
**04** Trum Field -  
New Build



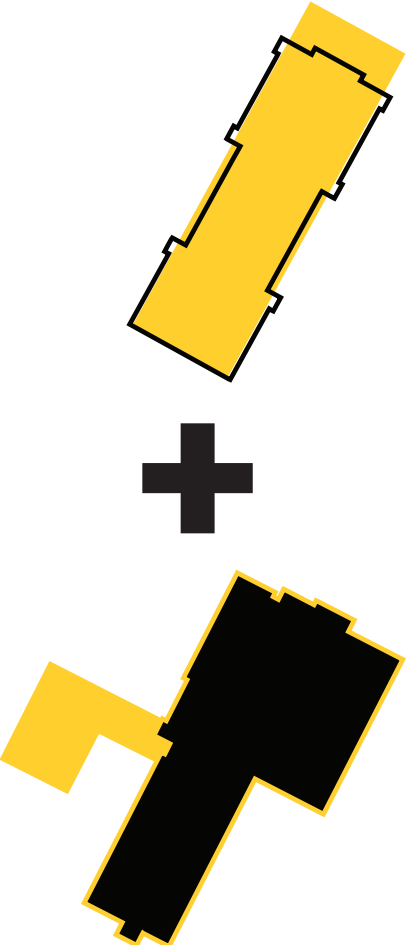
# SUMMARY OF OPTIONS

## Two-Building Scenario Options

**01 + 01A**

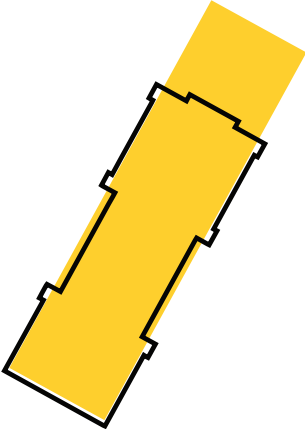


**01 + 01B**

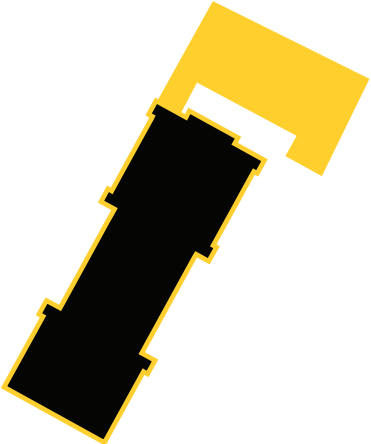


## Single Building Scenario Options

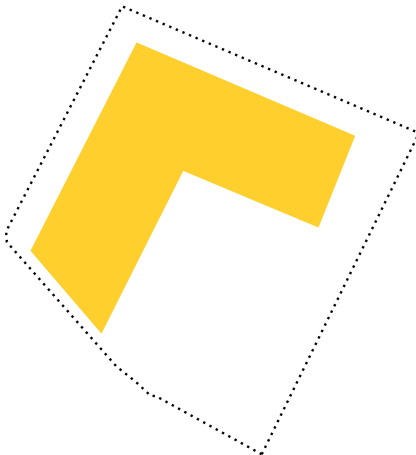
**02**



**03**



**04**



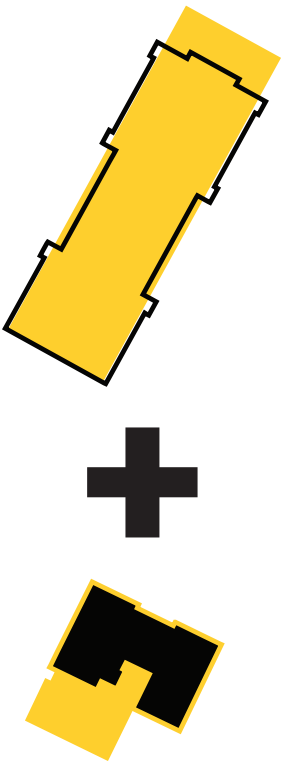
# COSTS AND LOGISTICAL CONSIDERATIONS



LOGISTICAL CONSIDERATIONS

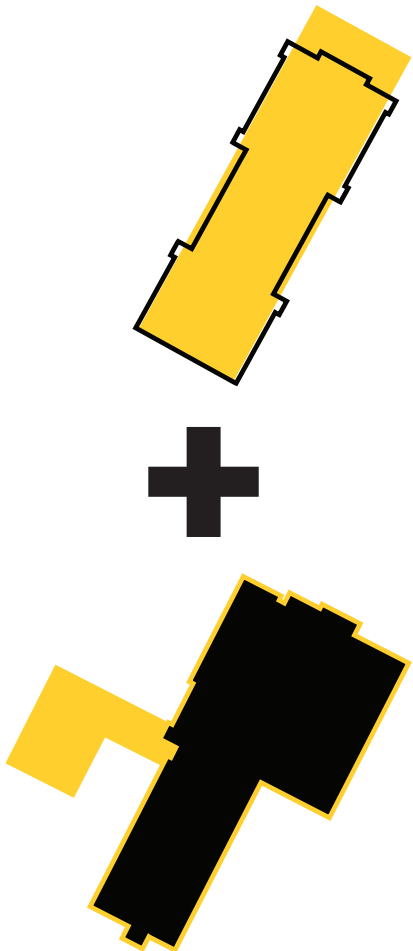
COSTS AND LOGISTICAL CONSIDERATIONS

01 + 01A



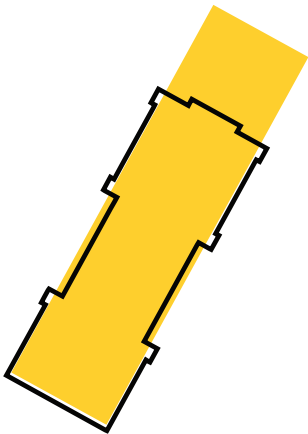
- Two projects
- Swing required for Brown
- Reduces playspace
- Brown in K-5 model

01 + 01B



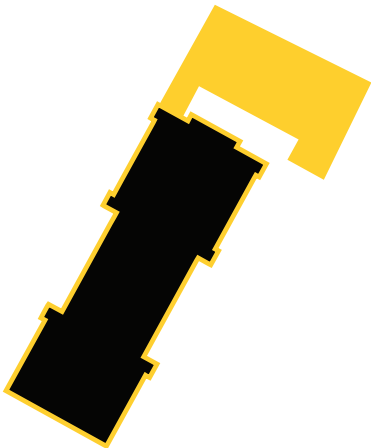
- Two projects
- No swing required
- Reduces playspace
- Requires coordination with existing building
- Brown in K-8 model

02



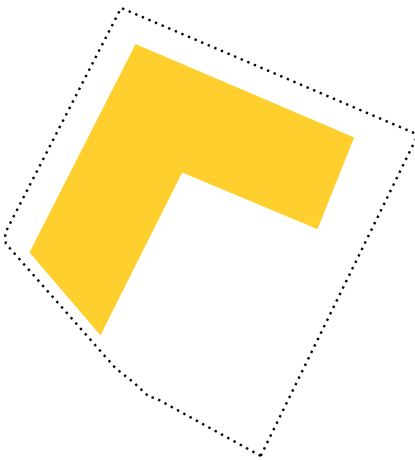
- Single project
- No swing required
- Reduces playspace

03



- Single project
- No swing required
- Reduces playspace

04

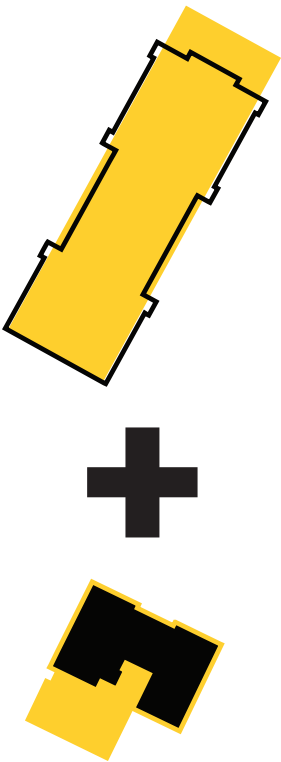


- Single project
- No swing required
- Ample playspace
- Retains one field

# PROJECT COSTS

COST AND LOGISTICAL CONSIDERATIONS

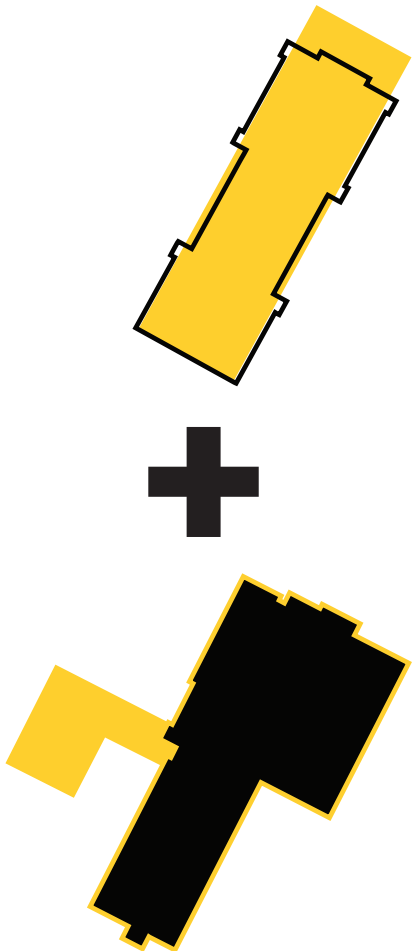
01 + 01A



\$\$

- Two projects
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- Brown in K-5 model

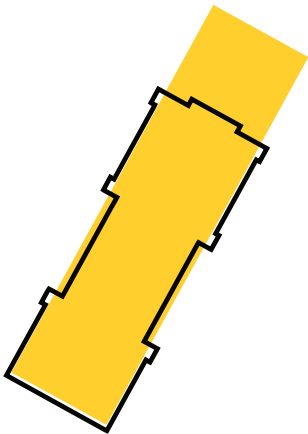
01 + 01B



\$\$\$\$

- Two projects
- No swing required
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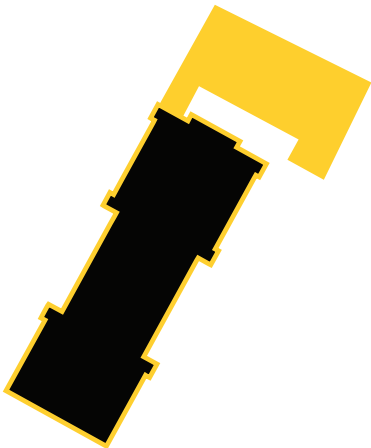
02



\$

- Single project
- No swing required
- Reduces playspace

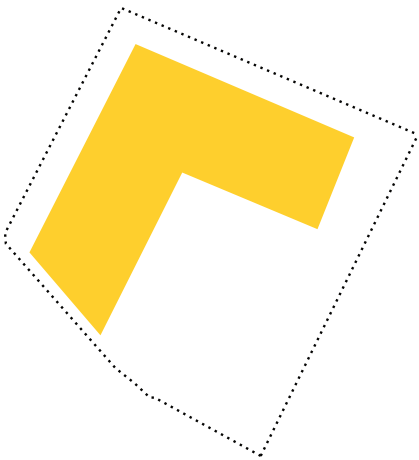
03



\$

- Single project
- No swing required
- Reduces playspace

04



\$

- Single project
- No swing required
- Ample playspace
- Retains one field

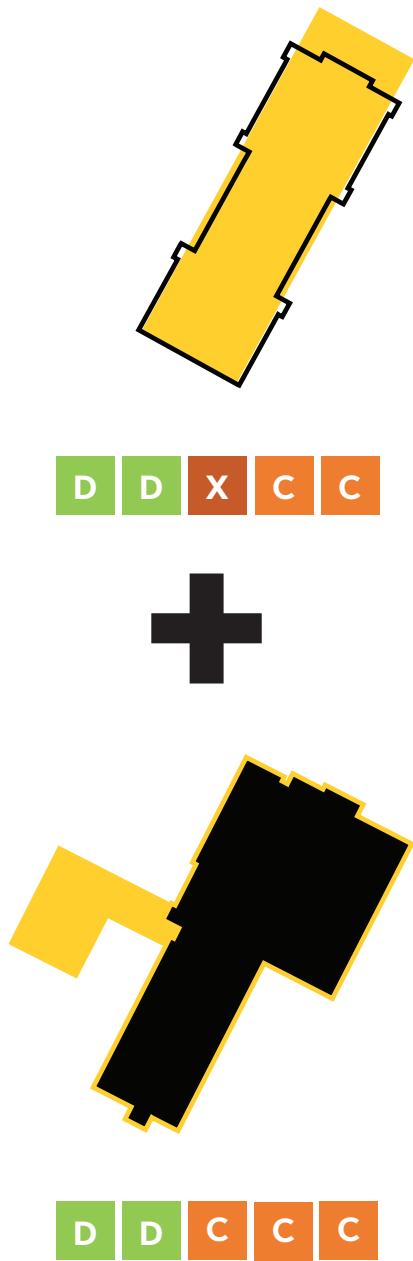
# PROJECTED OPTION TIMELINES

COST AND LOGISTICAL CONSIDERATIONS

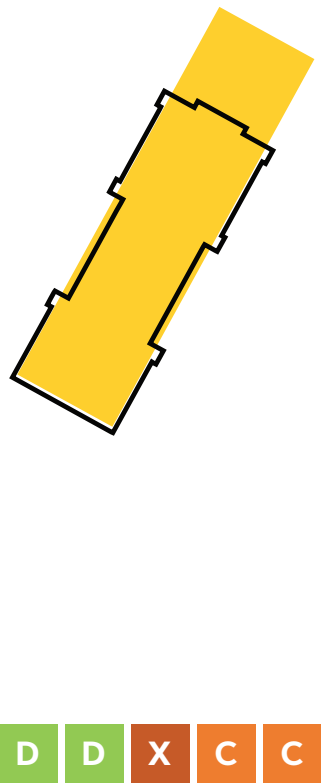
## 01 + 01A



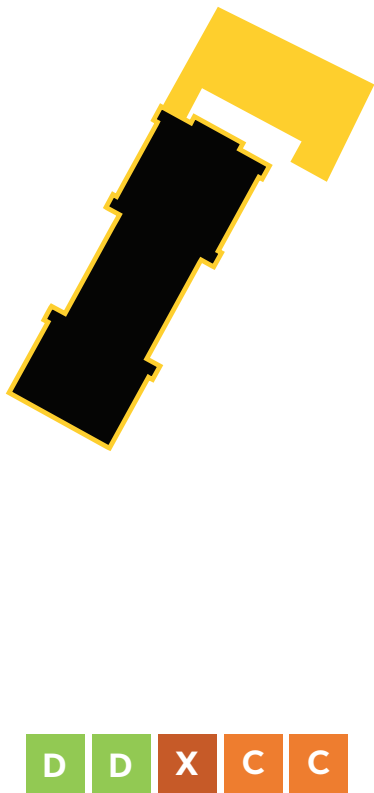
## 01 + 01B



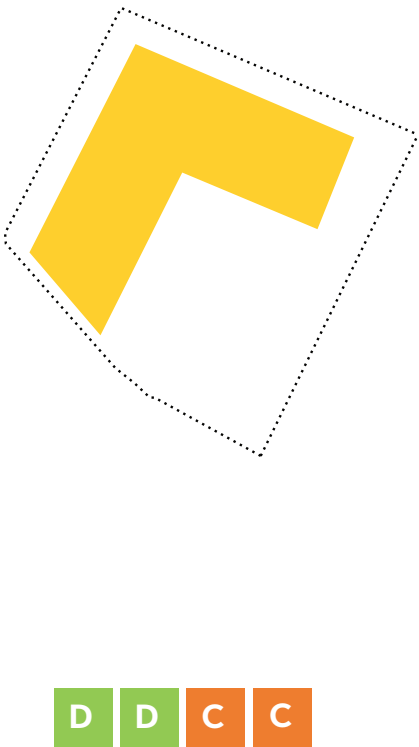
## 02



## 03



## 04



LEGEND:

- D DESIGN
- X DEMOLITION
- C CONSTRUCTION

# NEXT STEPS

- MSBA Process
- Questions
- Feedback



# MSBA PROCESS

## NEXT STEPS



**MSBA PROCESS**  
FROM MSBA WEBINAR FOR ELIGIBILITY PROGRAM COMMUNITIES

# MSBA PROCESS

NEXT STEPS

- **Eligibility Period**
- The purpose of the EP is to assist the MSBA in managing their financial resources
- Can be completed early

MSBA Board of Director Meeting – December 13, 2023		
Eligibility Period Commences –March 4, 2024		
MODULE ONE - Eligibility Period		
Deliverable	Days	Due Date and Status
Initial Compliance Certification	30	April 4, 2024 Required
School Building Committee	60	May 3, 2024 Required
Educational Profile Questionnaire	90	June 3, 2024 Required
Online Enrollment Projection	90	June 3, 2024 Required
Enrollment Meeting Held	180	August 30, 2024 Required
Maintenance and Capital Planning Information	180	August 30, 2024 Required
Local Vote Authorization	270	November 29, 2024 Required
Feasibility Study Agreement	270	November 29, 2024 Required
Eligibility Period Concludes – November 29, 2024		

MSBA ELIGIBILITY PERIOD FOR CITY OF SOMERVILLE

# MSBA PROCESS

## NEXT STEPS

- ***Establishing a Building Committee (MSBA Req.)***

- MCPPO Certified Member
- Local CEO
- Administrator or Manager
- School Committee Member
- Superintendent of Schools
- Local Official Responsible for Building Maintenance
- Representative of office authorized by law to construct school buildings
- School Principal
- Member knowledgeable in educational mission and function of facility
- Local budget official or member of local finance committee
- Members of the community with architecture, engineering, and/or construction experience
- Other

- ***Example - The SHS Building Committee***

- Mayor
- City Councilor
- School Committee Member
- Building Faculty/Staff Member (2)
- Director of Finance Auditor
- Principal
- Superintendent
- Asst. Superintendent
- Student
- Director of IAM
- DPW Commissioner
- Other (3)

# QUESTIONS?



# FEEDBACK

- *Join us in the lower cafe*
- Nine boards
- The 5 options & other questions
- There's no right/wrong order
- Staff is around to answer your questions



# THANK YOU!

**BEYER  
BLINDER  
BELLE**

