

SMMA

January 9th, 2018

School Committee Presentation

Belmont Public Schools

Grade Configuration Study

Interim Report



Context

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The charge of this study is to identify short & long term options for Belmont Public Schools elementary and middle years in the context of the ongoing high school study. Three grade configuration options are being considered for the high school:

- 9 - 12
- 8 - 12
- 7 - 12

How can the elementary and middle schools best serve the students and community to complement the secondary grade configurations?

Assumptions

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- **Anticipated Design Enrollment** – 360 students / grade level = 3,240 students K-8 + PreK
- **Modular classrooms** are seen as short term solutions and are not included in building capacity numbers
- All schools contain appropriate learning environments for **art, music and physical education**
- All schools contain appropriate learning environments for **Special Education** including pull out and support spaces
- All schools contain appropriate learning environments are provided for **English Learners** (EL's) including pull out and support spaces
- Classroom **capacities** may vary based on room sizes
- To the extent possible, a **maker / innovation** lab space will be provided in elementary schools
- **LABBB** Collaborative spaces will remain, with anticipated continued population growth
- **Community** rooms at Chenery and Wellington will remain

Capacity Analysis

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Based upon prior assumptions, goals for right sizing schools and optimizing class size the following analysis per school determined the ideal capacity for each building as it currently exists (no modular classrooms and no additions assumed).

- **Right Sizing of Schools** is set as a goal for the long-term of Belmont Public Schools. The term "right sizing" of schools is used to describe matching the number of classrooms and resulting student capacities with the capacity of the core spaces and non-core academic spaces, such as: Gym, cafeteria, library, music and art, as well as properly provide for special education EL and other student service needs. Right sizing may have slightly different implications at each school.

- **Class Sizes Guidelines**

Grade	Belmont Class Size Guidelines	MSBA Class Size Guidelines
K	18-22	18
1	19-23	23
2	19-23	23
3	20-24	23
4	20-24	23



Capacity Analysis

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		Nov. 1,2017	Right Sized		GSF		
	Grades	Enrollment	Capacity	Delta	Size	Opened	Additions/Renovation
Burbank	K-4	374	267	107	85,107	1931	1989
Butler	K-4	388	277	111	57,300	1900	1920, 1930, 1979
Winn Brook	K-4	490	417	73	103,263	1934	1941, 1947, 1989
Wellington	PreK-4	626	531	95	88,000	2011	
Chenery	5-8	1,422	1,104	318	182,000	1997	
Totals		3,300	2,596	704			

Impact of Possible High School Grade Configurations

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Option 1 - New High School 9-12; Middle and Elementary schools need additions

PreK	K	1	2	3	4	5	6	7	8	9	10	11	12
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Option 2 & 3 - New High School 8-12, Chenery becomes grades 5-7, Elementary K-4's need additions

PreK	K	1	2	3	4	5	6	7	8	9	10	11	12
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Option 4 & 5 - New High School 7-12, Chenery becomes grades 4-6, Elementary K-3's are right sized

PreK	K	1	2	3	4	5	6	7	8	9	10	11	12
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Option 6 - New High School 9-12; Chenery becomes grades 6-8; Construct a new Elementary School and adjust ES grades

PreK	K	1	2	3	4	5	6	7	8	9	10	11	12
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Options and Cost Impact of Possible High School Grade Configurations: 9-12 Configuration – Option #1

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- Right size / Reno only = minor reconfiguration for program + general renovation due to age and building condition
- Right size + additions = the above + building addition for increased capacity
- Order of Magnitude Cost ranges provided for comparison between options

Option 1 - New High School 9-12; Middle and Elementary schools need additions

	SF	Project Cost Range	
Burbank - Right size /Comprehensive Reno addition (say 10,000 sf)	85,107 10,000	\$10 - \$13M \$5 - \$6M	Total Burbank \$15 - \$19M
Butler - Right size /Comprehensive Reno addition (say 12,000)	57,300 12,000	\$7 - \$8.5M \$6.5 - \$7M	Total Butler \$13.5 - \$15.5M
Wellington - Right size only	103,263	\$0	Total Wellington \$0
Winn Brook - Right size /Comprehensive Reno only	88,000	\$11 - \$13M	Total Winn Brook \$11 - \$13M
Chenery - Right size /Light Reno addition (say 20,000)	182,000 20,000	\$3.5 - \$7M \$11 - \$11.5M	Total Chenery \$14.5 - \$18.5M
Elementary & Middle School Total		\$54 - \$66M	\$54 - \$66M

Options and Cost Impact of Possible High School Grade Configurations: 8-12 Configuration – Option # 2 & 3

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Option 2 & 3 - New High School 8-12, Chenery becomes grades 5-7, Elementary K-4's need additions:

Option 2/3 (A) additions at Burbank & Butler only

	SF	Project Cost	
Burbank - Right size /Comprehensive Reno addition (say 10,000 sf)	85,107 10,000	\$10 - \$13M \$5 - \$6M	Total Burbank \$15 - \$19M
Butler - Right size /Comprehensive Reno addition (say 12,000)	57,300 12,000	\$7 - \$8.5M \$6.5 - \$7M	Total Butler \$13.5 - \$15.5M
Wellington - Right size only	103,263	\$0	Total Wellington \$0
Winn Brook - Right size /Comprehensive Reno only	88,000	\$11 - \$13M	Total Winn Brook \$11 - \$13M
Chenery - Right size only	182,000	\$0	Total Chenery \$0
Elementary & Middle School Total		\$39.5 - \$47.5M	\$39.5 - \$47.5M

Options and Cost Impact of Possible High School Grade Configurations: 8-12 Configuration – Option # 2 & 3 (cont.)

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Option 2 & 3 - New High School 8-12, Chenery becomes grades 5-7, Elementary K-4's need additions:

Option 2/3 (B) addition at Winn Brook only

	SF	Project Cost	
Burbank - Right size / Comprehensive Reno only	85,107	\$10 - \$13M	Total Burbank \$10 - \$13M
Butler - Right size / Comprehensive Reno only	57,300	\$7 - \$8.5M	Total Butler \$7 - \$8.5M
Wellington - Right size only	103,263	\$0	Total Wellington \$0
Winn Brook - Right size / Comprehensive Reno addition (say 24,000 sf)	88,000 24,000	\$11 - \$13M \$13 - \$14M	Total Winn Brook \$24 - \$27M
Chenery - Right size only	182,000	\$0	Total Chenery \$0
Elementary & Middle School Total		\$41 - \$48.5M	\$41 - \$48.5M

Options and Cost Impact of Possible High School Grade Configurations: 7-12 Configuration – Option # 4 & 5

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Option 4 & 5 - New High School 7-12, Chenery becomes grades 4-6, Elementary K-3's are right sized - Option 4/5

	SF	Project Cost	
Burbank - Right size /Moderate Reno	85,107	\$5.5 - \$7M	Total Burbank \$5.5 - \$7M
Butler - Right size /Moderate Reno only	57,300	\$3.5 - \$4.5M	Total Butler \$3.5 - \$4.5M
Wellington - Right size only	103,263	\$0	Total Wellington \$0
Winn Brook - Right size /Moderate Reno only	88,000	\$5.5 - \$7M	Total Winn Brook \$5.5 - \$7M
Chenery - Right size /Light Reno only	182,000	\$3.5 - \$7M	Total Chenery \$3.5 - \$7M
<i>Elementary & Middle School Total</i>		\$18 - \$25.5M	\$18 - \$25.5M

Options and Cost Impact of Possible High School Grade Configurations: 9-12 Configuration – Additional Option

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Option 6 - New High School 9-12; Chenery becomes grades 6-8; Construct a new Elementary School

	SF	Project Cost	
Burbank - Right size /Moderate Reno only	85,107	\$5.5 - \$7M	Total Burbank \$5.5 - \$7M
Butler - Right size / Moderate Reno only	57,300	\$3.5 - \$4.5M	Total Butler \$3.5 - \$4.5M
Wellington - Right size only	103,263	\$0	Total Wellington \$0
Winn Brook - Right size / Moderate Reno only	88,000	\$5.5 - \$7M	Total Winn Brook \$5.5 - \$7M
Chenery - Right size only	182,000	\$0	Total Chenery \$0
New 5th Elementary School	98,000	\$54 - \$57M	Total 5th Elem. \$54 - \$57M
Elementary & Middle School Total		\$68.5 - \$75.5M	\$68.5 - \$75.5M

Chenery amount revised from 1/9/18 presentation of \$3.5-\$7M to \$0

Revised total of \$68.5 - \$75.5M reflects revised amount for Chenery

Summary of Potential K-8 Costs for Right- Sizing Schools

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Option 1 - New High School 9-12; Middle and Elementary schools need additions

Elementary & Middle School Total \$54 - \$66M

Option 2 & 3 - New High School 8-12, Chenery becomes grades 5-7, Elementary K-4's need additions

A) Elementary & Middle School Total \$39.5 - \$47.5M

B) Elementary & Middle School Total \$41 - \$48.5M

Option 4 & 5 - New High School 7-12, Chenery becomes grades 4-6, Elementary K-3's are right sized

Elementary & Middle School Total \$18 - \$25.5M

Option 6 - New High School 9-12; Chenery becomes grades 6-8; Construct a new Elementary School

Elementary & Middle School Total **\$68.5 - \$75.5M**

Includes revised amount for
Chenery from 1/9/18
presentation from \$3.5-\$7M to
\$0.