



## Newton City Council



### Committee of the Whole Agenda

**RECEIVED**  
By City Clerk at 3:45 pm, Aug 04, 2016

**Monday, August 8, 2016**

**7:45 pm or following First Call of the Council Meeting  
Room 211**

The City Council will meet in a Committee of the Whole with Public Facilities Chair presiding on Monday, August 8, 2016 following the First Call portion of the City Council meeting scheduled to begin at 7:45 PM to discuss the below item:

#### Referred to Programs & Services and Public Facilities Committees

**#255-16**

##### **5-58 waiver for relocation of modular classrooms**

COMMISSIONER OF PUBLIC BUILDINGS requesting a waiver of the City of Newton Ordinance Sec. 5-58. Site plan approval for construction or modification of municipal buildings and facilities. For the relocation of the existing modular classrooms from the Zervas Elementary School to the Brown Middle School and Newton South High School. [07/06/2016 @ 11:51 AM]

Respectfully submitted,

Deborah J. Crossley, Chair

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The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov), or 617-796-1253. For Telecommunications Relay Service dial 711.*



July 29, 2016

Colleagues,

At our full Council meeting on **Monday, August 8th**, we will meet in Committee of the Whole (Public Facilities presiding) **at the end of first call** to begin discussion on the following docket item:

**#255-16** *COMMISSIONER OF PUBLIC BUILDINGS requesting a waiver of the City of Newton Ordinance Sec. 5-58: Site plan approval for construction or modification of municipal buildings and facilities for the relocation of the existing modular classrooms from the Zervas Elementary School to the Brown Middle School and Newton South High School.*

This docket item has been referred to both Public Facilities and Programs & Services. Earlier this week, I asked the Chairs of these substantive committees, along with Finance Chair Gentile and Vice President Lappin, to meet with Superintendent David Fleishman, School Committee Chair Matt Hills and Director of Operations Mike Cronin to gain a preliminary understanding of the need for these modulares to be sited at these two locations. The Chairs suggested a number of pieces of information be prepared immediately for the Council to review ahead of any discussion. The information requested is attached to this memo.

Additionally, based on the Vice President and Chairs suggestion, any potential waiver should (at a minimum) have conditions that are also included here. If anyone has a condition they would like to have discussed, please send it along to me or please have it ready for discussion on August 8<sup>th</sup>.

Commissioner Josh Morse, Director of Operations Mike Cronin, School Committee Chair Matt Hills, CFO Maureen Lemieux and Associate City Solicitor Ouida Young have been invited to our meeting on Monday, August 8<sup>th</sup> to answer any questions you may have.

The purpose of getting the attached information out ahead of time is to insure you have enough time to review it and visit the sites if you would like. If you have any other questions, comments or concerns please get them to me ahead of August 8<sup>th</sup> and I can get them prepared to be answered on August 8<sup>th</sup>.

As always, if you would like to talk about this further do not hesitate to contact me.

Sincerely,

Scott



**#255-16**  
**NEWTON PUBLIC SCHOOLS**  
**100 Walnut Street**  
**Newton, MA 02460**  
**Telephone 617.559.6100**

TO: Newton City Council

FROM: David Fleishman, Superintendent of Schools

DATE: July 29, 2016

RE: Request for a Waiver of 5-58 Site Plan Approval Process

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I thought it would be helpful for you to receive specific information regarding our request for a waiver of the 5-58 site plan approval process for the Newton South and Brown modular classroom installations. We are also providing additional information in order to give a broad overview of our ongoing work on facilities planning. Some graphics of the proposed site plans and their environs are attached at the end. If City Councilors would like to visit either site, this can be arranged. The end of the memo includes a message from Matt Hills regarding the process of managing key facilities requests coming before City Council, and a plan for improving this going forward. Your continued strong support in addressing space and facilities needs within Newton's schools is greatly appreciated. If you need any further information, please let us know.

*Opportunity to re-use newer modular from Zervas*

It became clear in the early planning for the new Zervas Elementary School that there would be an opportunity for its four newer modulares to be re-used. These modulares were installed in 2007 and 2011. Our team conducted a thorough review of where the modulares were most needed and determined our two highest priorities: the High School Stabilization program (HSP) and Brown middle school.

*Priority need for HSP*

HSP serves vulnerable students who require temporary intensive educational placement in a supported, separate environment and who are at risk for school non-attendance. Most students return to school following the placement, which is typically 45 days. HSP has occupied the former auto shop located in a tin building on Brandeis Road across from the main entrance. The facility is not suitable for educational use and it has been a high priority to improve conditions for HSP for a number of years.

*Priority need for middle school space*

The need for middle school space has also been critical as our elementary growth has moved to the middle school level. Middle school space needs have been addressed by adding four modulares at Oak Hill in 2010 and six permanent classrooms at Day in 2013. Space has become tight at Brown due to enrollment growth and the need to expand citywide special education programs at the middle school level. Space for these programs has been a high district priority because they are important means of educating students in district that previously would have been at risk for costly out-placements.

Brown's capacity, as determined by the HMFH elementary and middle school facilities assessment done in 2007 and updated in 2011, appears larger than it is at 850 students because of the addition of three citywide programs since 2007. The Comprehensive Applied Behavior Analysis Program (ABA), the SPARK social pragmatics program serving students on the Autism spectrum, and the FOCUS program serving students with challenges in executive function and sensory awareness are all located at Brown.

#### Space Constraints at Brown

The combination of student needs and enrollment growth has resulted in the need for additional space at Brown. In 2015-16, Brown had enrollment of 780 students with enrollments projected to remain near 800 in several of the next five years. Two additional teachers that have been added at Brown in 2016-17 year to accommodate both growing enrollment and expanded special education programs.

The chart below shows actual and projected enrollments by grade as of November 2015:

Grade	October Enrollment		Difference		Projections Using 5-year Average Ratios				
	2014 FY15	2015 FY16	N	%	2016 FY17	2017 FY18	2018 FY19	2019 FY20	2020 FY21
6	257	284	27	10.5%	248	221	267	249	273
7	242	254	12	5.0%	284	248	221	270	250
8	239	242	3	1.3%	258	289	252	226	275
Total	738	780	42	5.7%	790	758	740	745	798
TOTAL	738	780*	42	5.7%	790	758	740	745	798

#### Impact of extended construction timeline

We have been advised by Josh Morse that the timing to complete site work, foundations, framing, electrical and the canopy installation is 6-8 weeks, inclusive of inspection and concrete curing. John Jordan, Principal at Brown, is in the process of planning for the best instructional use of the modulars and is making arrangements to begin school without the additional classrooms, and for a transition to the new classroom once they are complete.

Until the modulars can be installed, Brown will be asking effected teachers to use mobile carts in order to travel to alternate or shared teaching spaces, including the library. Because of the need to share space, the impact will felt by more than two teachers. For example, there will be two student advisories that will not have their own space to meet.

#### Consideration of other district space needs

The district has been closely managing space needs at all grade levels for a number of years. Enrollment growth stabilized in 2015-16 and brought some relief, but enrollment pressures remain, especially on the north side of the city. Specifically, Franklin has been a concern and we are closely managing enrollment to achieve favorable class sizes through the use of buffer zones and adding staff. Buffer zones have been an important strategy in reducing the enrollment bubbles in multiple schools. We hope to use this strategy at Franklin as it has been successful at reducing enrollment at Horace Mann and Bowen.

Management of enrollment and class size at Franklin

Franklin is expected to have an enrollment increase of 24 students in 2016-17 and 22 classrooms. The enrollment increase necessitated the addition of a classroom in third grade to avoid class sizes of 26 students. In 2015-16, half-sized class was added because of less favorable class sizes in the 4<sup>th</sup> grade. When these students, now in 5<sup>th</sup> grade, complete the year, this small class will no longer be needed. To accommodate 22 regular education classes, music instruction will take place on the stage.

Continuing student assignment policy review

Buffer zone expansion to provide short-term relief at Franklin will be considered in the context of the district's comprehensive evaluation of school district boundaries and buffer zones on the north side of the city. This work will be initiated this September. The first phase of the student assignment review (conducted in 2014-15) allowed the district to implement changes in 2015 that should ease crowding over time in several schools surrounding Angier and Zervas. The second phase of review is expected to similarly ease crowding around Cabot and for other schools on the north side of the city.

Elimination of older modulars

The oldest modulars in the district are currently located at Countryside, Cabot and Horace Mann. Since the Countryside ABA program will move to Zervas, two of the worst units at Countryside will be removed after the 2016-17 school year. Cabot's four modulars will be removed at that same time since Cabot will move to the Carr swing space also at the close of this school year. At Horace Mann, two of the four modulars are well past the end of their useful life. The current long-range plan recommendation is for Horace Mann to move to the Carr building when Cabot is completed. In sum, by the time Cabot is complete, there will be a total reeducation in the use of modular classrooms at elementary schools by sixteen.

Long-range facilities plan

The long-range facilities plan is in the midst of its annual review this summer and is being coordinated with the City's five year Capital Investment Plan (CIP) which is typically introduced in draft form to the School Committee early in September. The review is based on facilities condition, enrollment growth, as well as other changes. It is anticipated that the next five years of the plan will continue to be focused on the completion of Cabot, Lincoln-Eliot, and the Early Childhood Program (both at Aquinas). The next mid-range project is planned to enter feasibility in year five of the five year plan. The draft long-range plan recommendations will be discussed at a special School Committee meeting on September 1, 2016, and the topic of whether Franklin should be the next mid-sized renovation/addition project instead of Countryside is under consideration. The long-range facilities plan recommendations will also be reviewed and discussed at the planned joint update to City Council and School Committee to be scheduled this fall.

Process improvements

Below are thoughts from Matt Hills on next steps and process improvements going forward.

It is an understatement for me to say that the process for the 5-58 waiver has not been good and that the City Council has been put in a difficult and unfair position. It is also clear to me that, given the time

needed for this project, you should have received this item for consideration and a vote for a meeting well before July 11. This should never have happened, and we should never have gotten to this point.

At the same time, the School Department, School Committee and I are all very appreciative of the role that the City Council has played in moving this forward. I had a very good meeting with Lenny this past Monday, and on Tuesday afternoon David, Mike, Diana and I met at South with Cheryl, Lenny, Deb and Jon to discuss the issue and to determine how to move forward. We truly thank those Councilors for the time, spirit of cooperation and dedication to determining a path forward.

David, Mike, Liam, Diana and I have discussed how we can change our School Department and School Committee processes so that we anticipate any issues (large or small) that will come before the Council or its Committees. We've discussed the need to "track" any docketed items (or items that should be docketed), proactively reach out to any Committee Chairs as well as Scott and Cheryl from time to time, and in general make sure that we take ownership of any NPS issues that come before you. We've also discussed other opportunities for broader communication between the Council and School Committee. I have committed to Scott and Cheryl that we will agree on a way to make this happen immediately.

Finally, the School Department and School Committee will coordinate with Scott, Cheryl and Deb to schedule a joint Council-School Committee-School Department meeting to discuss the current state of the NPS long-term facilities plan. I expect that meeting will take place in the Fall.

Thank you again for your consideration, cooperation, and flexibility. Please let us know if you have any questions about the issues raised in this memo or any other issues.



**OUTLINE OF  
SITE AREA >>**



Google



**OUTLINE OF SITE AREA >>**



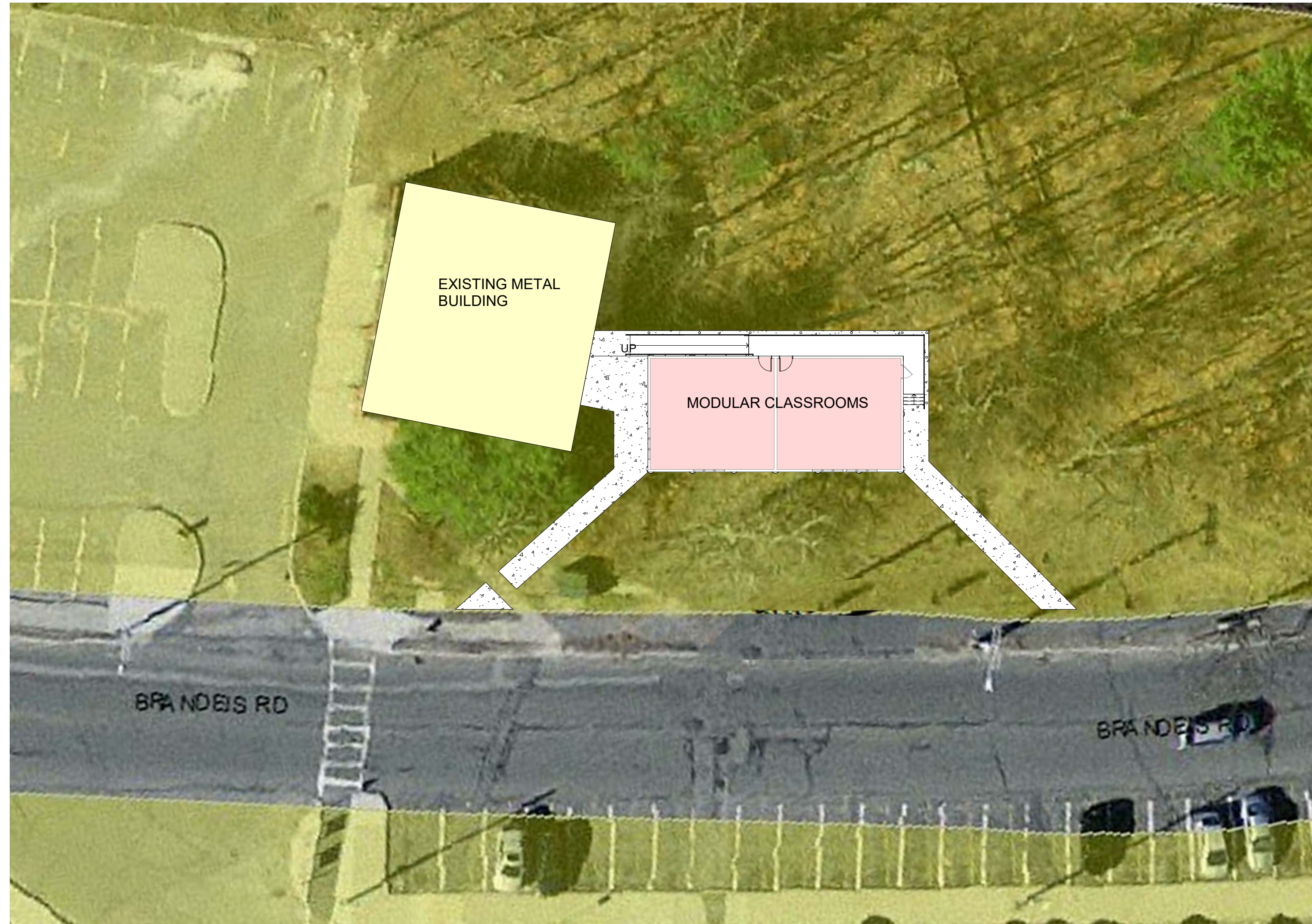
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# MODULAR CLASSROOMS AT NEWTON SOUTH HIGH SCHOOL

140 BRANDEIS RD. NEWTON, MA

**DESIGN REVIEW SET**  
**MAY 5, 2016**



LOCATION PLAN

NO SCALE

**RAYMOND DESIGN ASSOCIATES, INC. ● ARCHITECT**

60 LEDGEWOOD PLACE, ROCKLAND, MA 02370 TEL: 781. 421. 3480

**NEWTON SOUTH HIGH SCHOOL**  
 140 BRANDEIS RD. NEWTON, MA

DESIGN REVIEW SET  
 MAY 5, 2016



## NEWTON SOUTH HIGH SCHOOL 140 BRANDEIS RD. NEWTON, MA ARCHITECTURAL SITE PLAN

Revisions:

No.	Date	Description

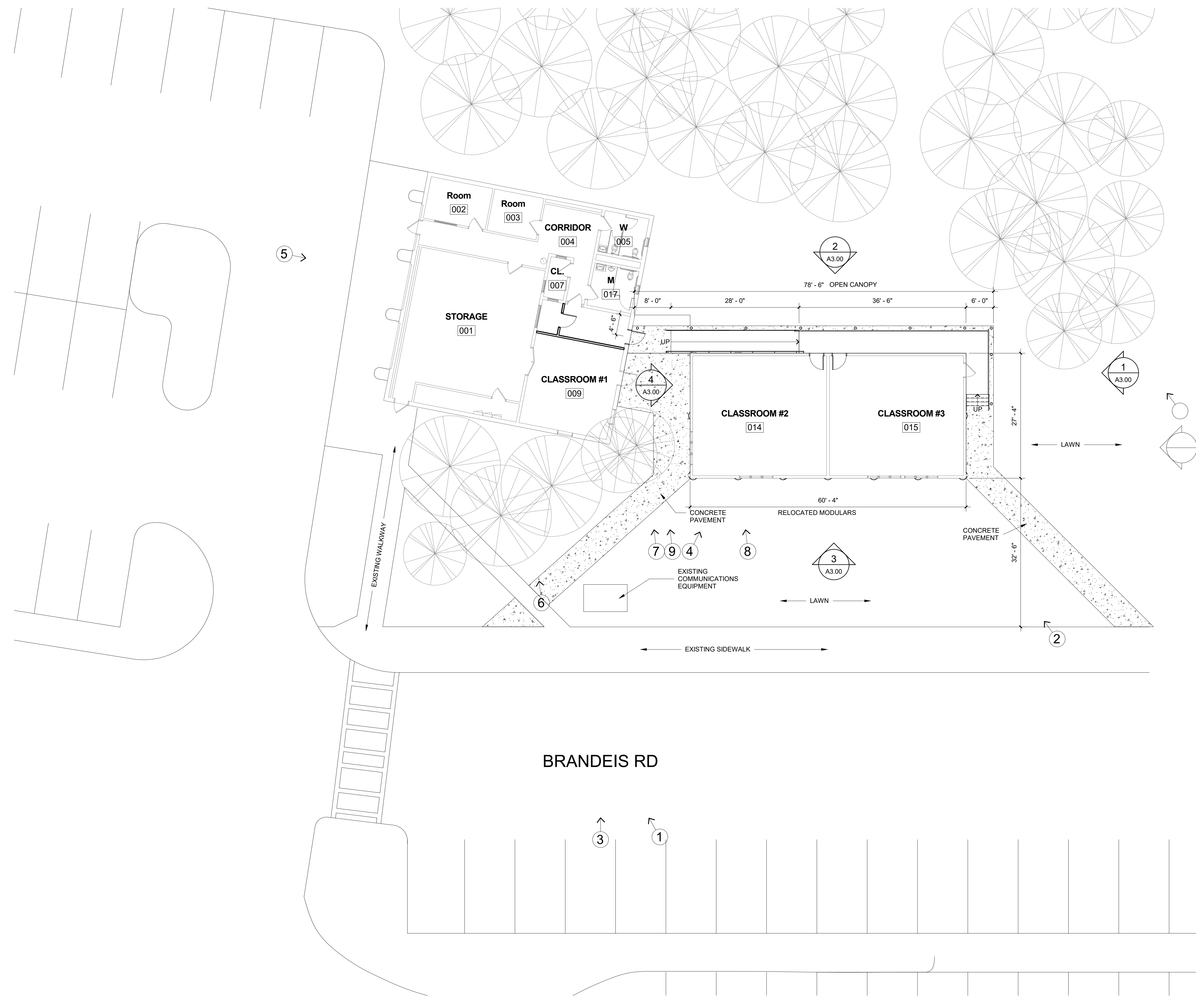
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 Checked By: \_\_\_\_\_ Checker  
 Approved By: \_\_\_\_\_ Approver

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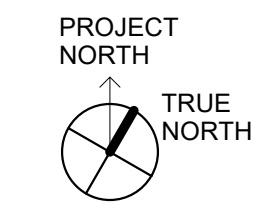
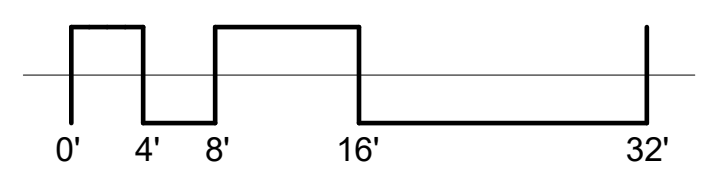
Project Number: 000

Date: MAY 5, 2016

# A0.1



ARCHITECTURAL SITE PLAN







1 EXISTING PHOTO  
NTS



2 EXISTING PHOTO  
NTS



3 EXISTING PHOTO  
NTS



4 EXISTING PHOTO  
NTS



5 EXISTING PHOTO  
NTS



6 EXISTING PHOTO  
NTS



7 EXISTING PHOTO  
NTS



8 EXISTING PHOTO  
NTS



9 EXISTING PHOTO  
NTS

NOT USED  
NTS

RDA

Raymond Design Associates, Inc. Architects & Planners

60 Ledgewood Place  
Rockland, MA 02370

NEWTON SOUTH HIGH SCHOOL  
140 BRANDEIS RD. NEWTON, MA

EXISTING PHOTOS

Revisions:

No.	Date	Description

Drawn By: \_\_\_\_\_ Author  
Checked By: \_\_\_\_\_ Checker  
Approved By: \_\_\_\_\_ Approver

Drawing Scale: 1/4" = 1'-0"

Project Number: 000

Date: MAY 5, 2016

A0.2



Revisions:

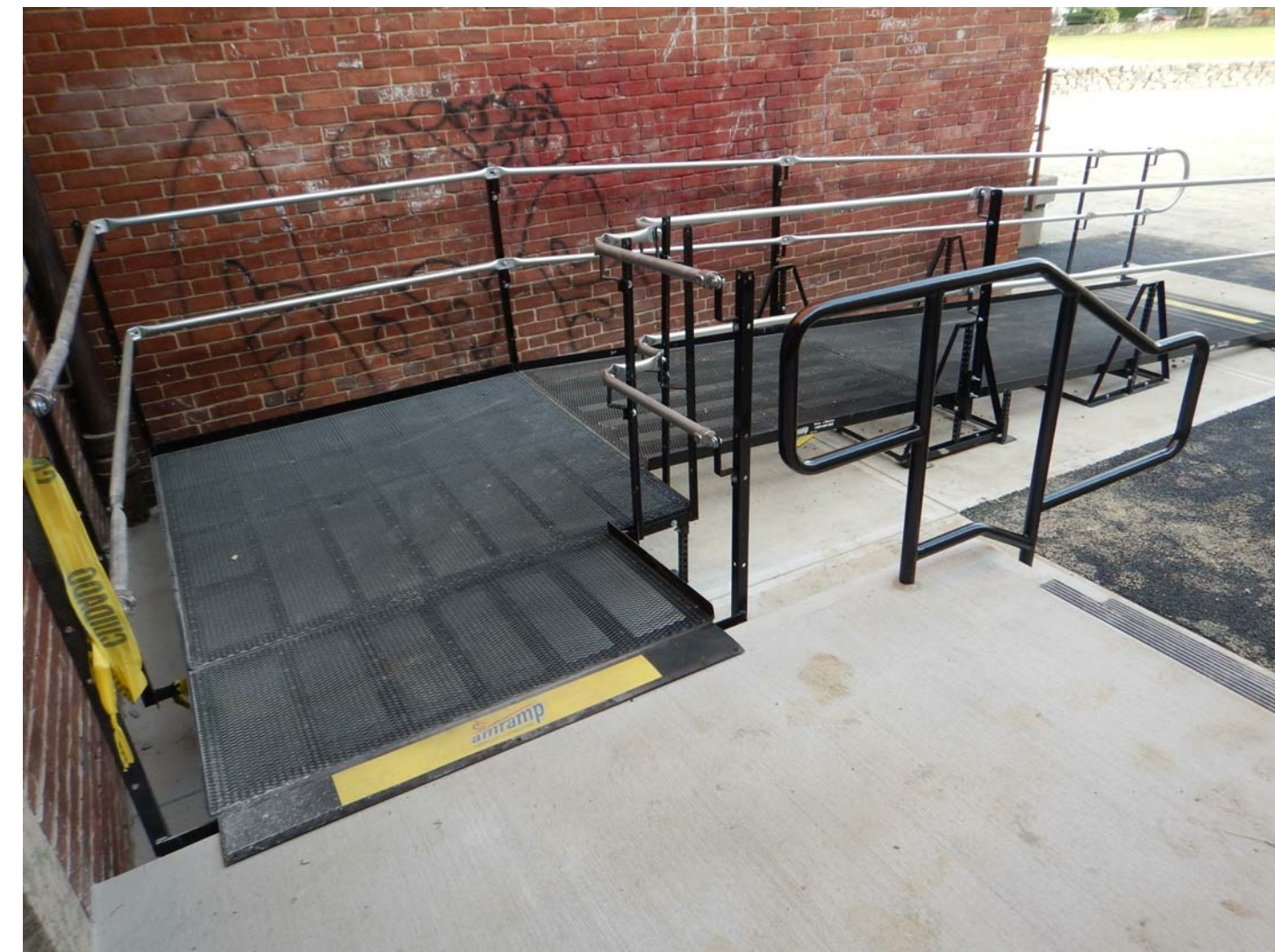
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Approved By: \_\_\_\_\_ Approver

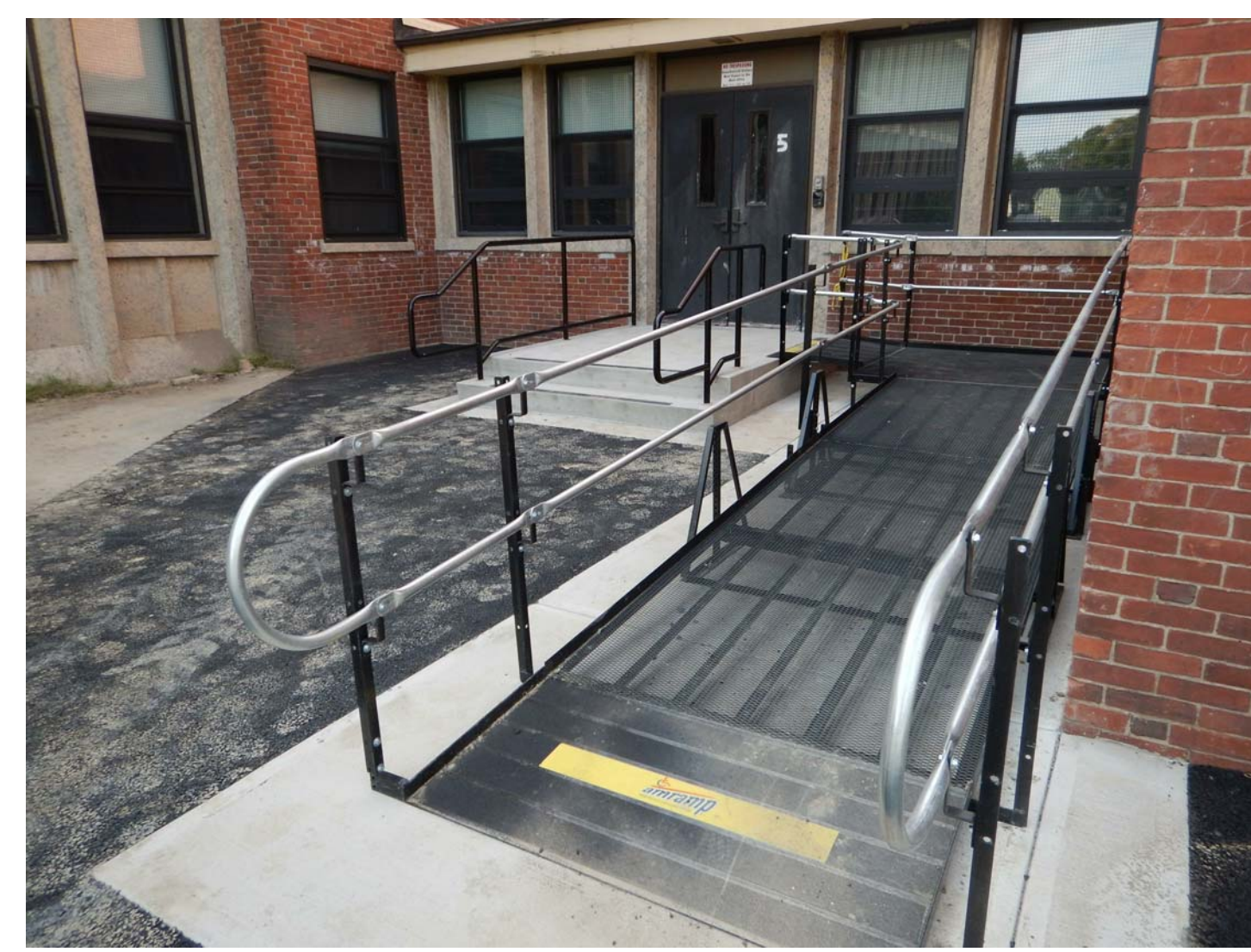
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Project Number: 000

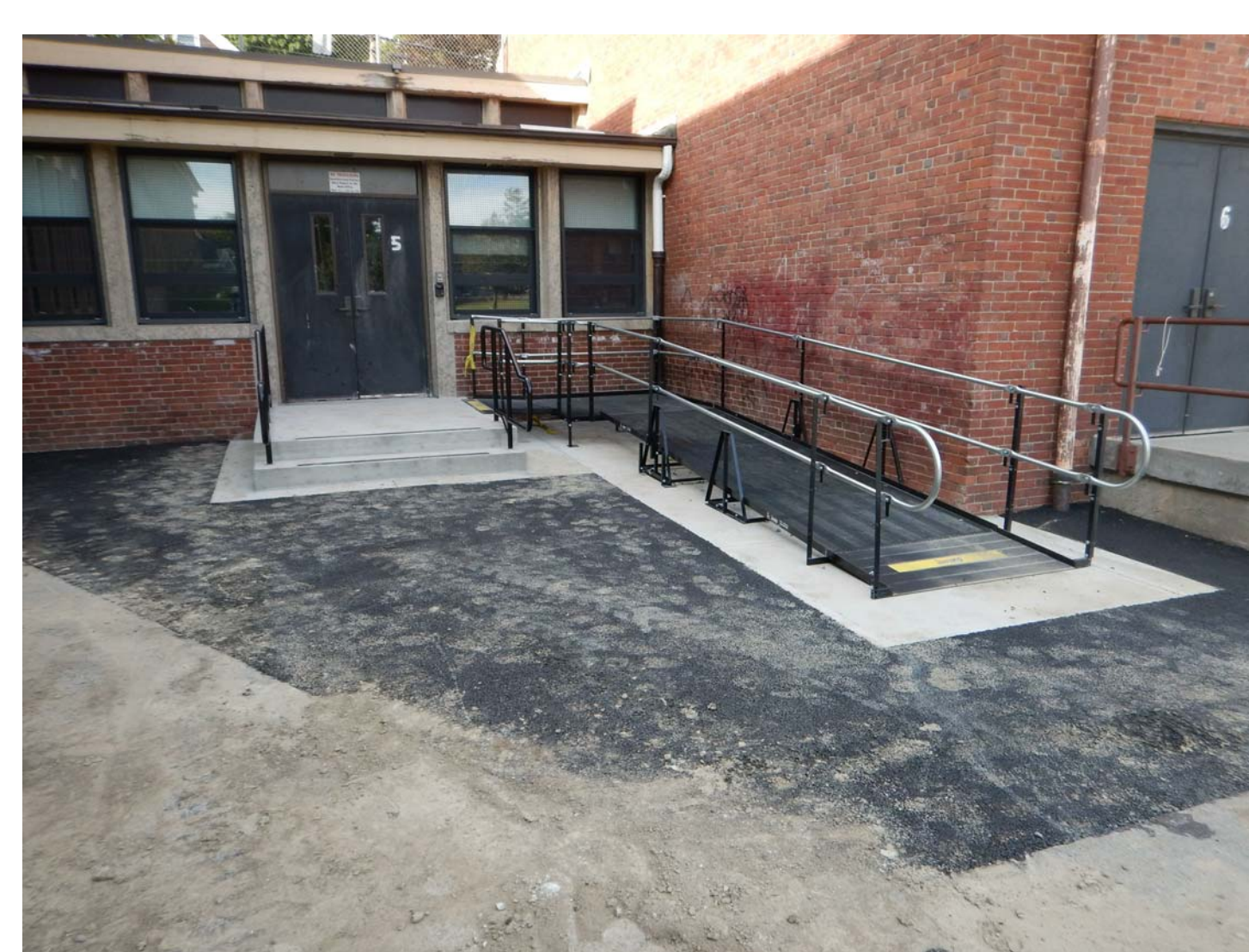
Date: MAY 5, 2016



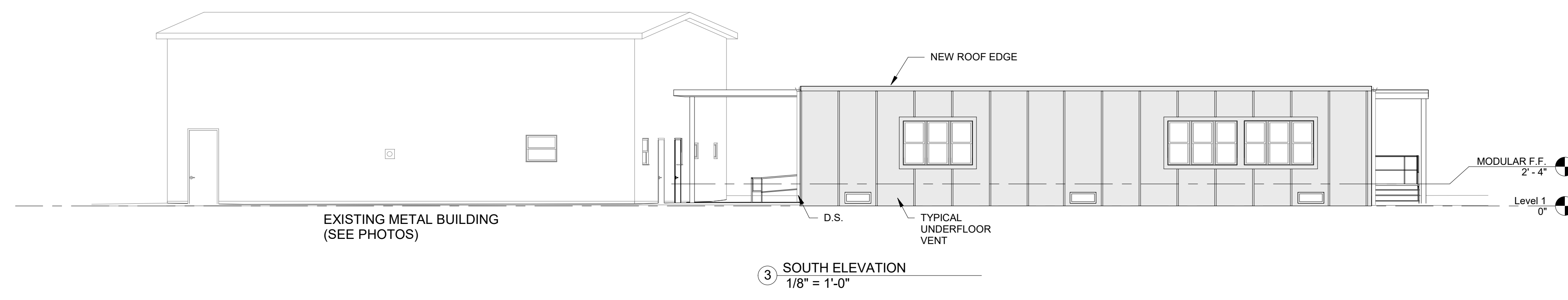
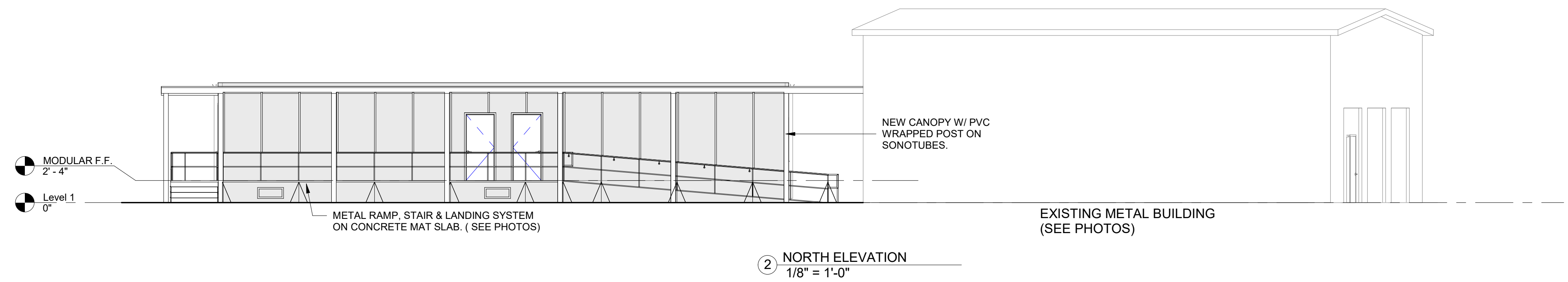
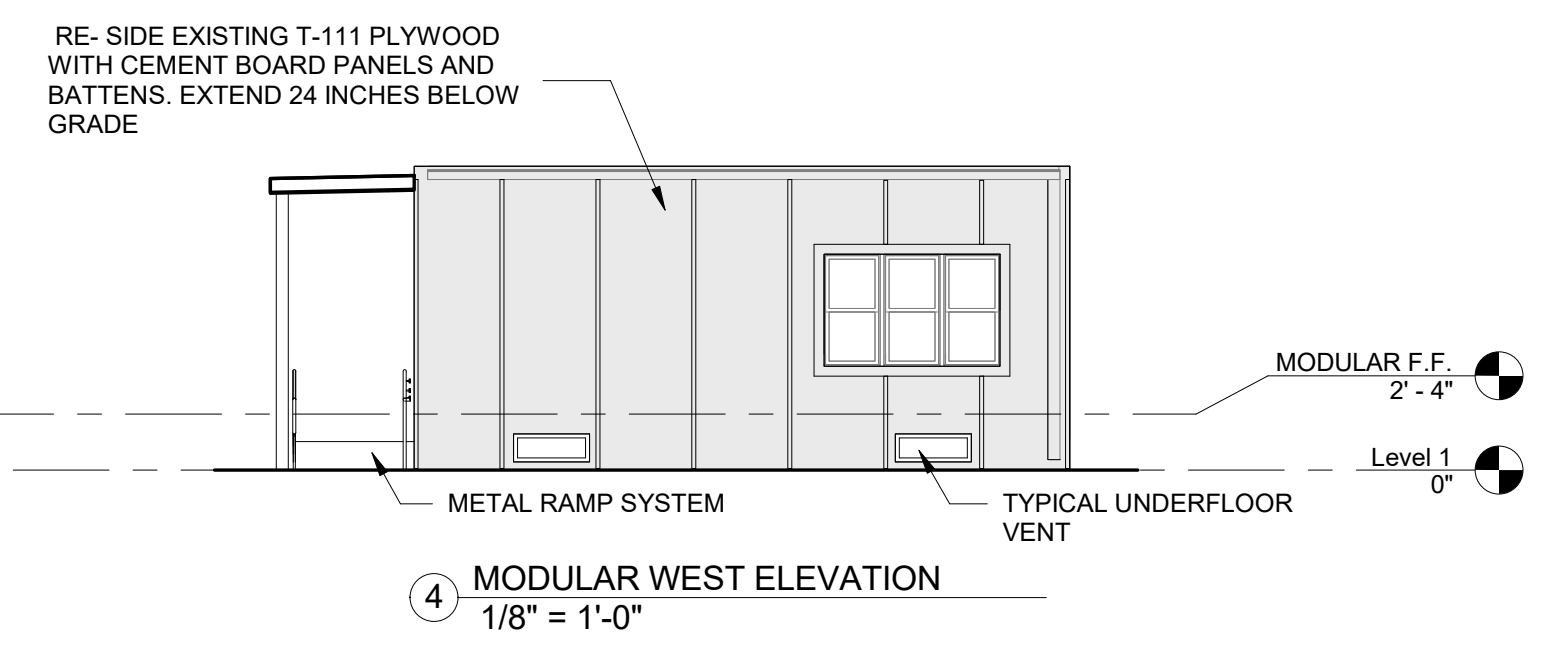
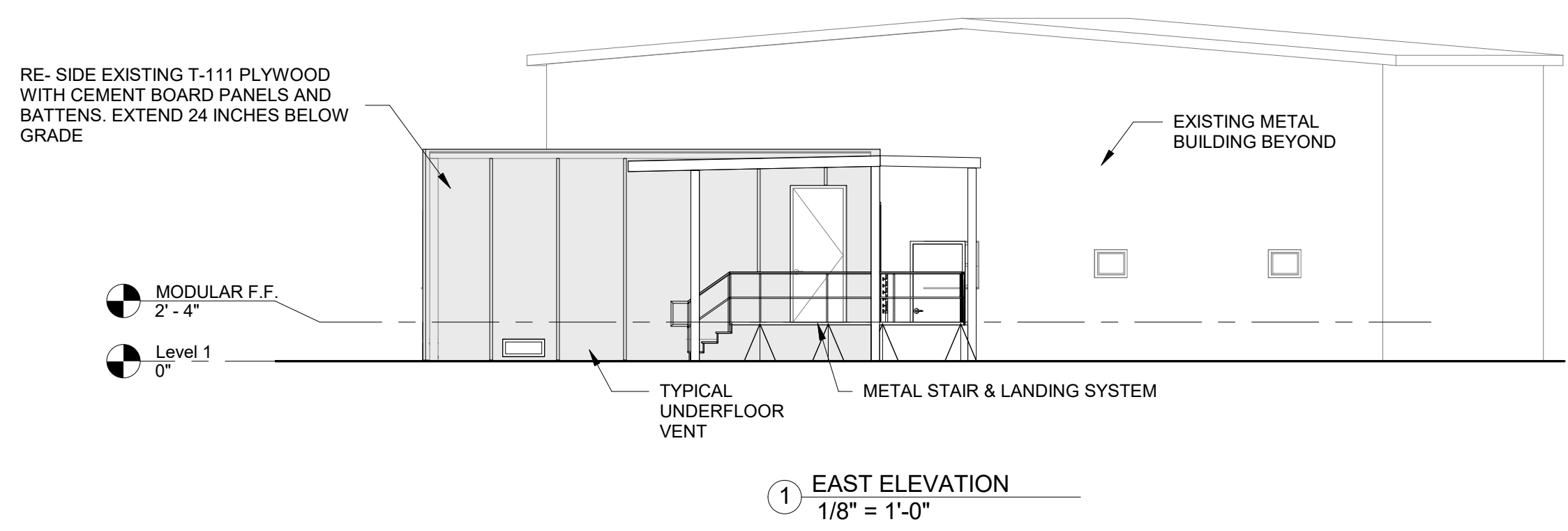
1 METAL RAMP & LANDING SYSTEM



2 METAL RAMP & LANDING SYSTEM



3 METAL RAMP & LANDING SYSTEM

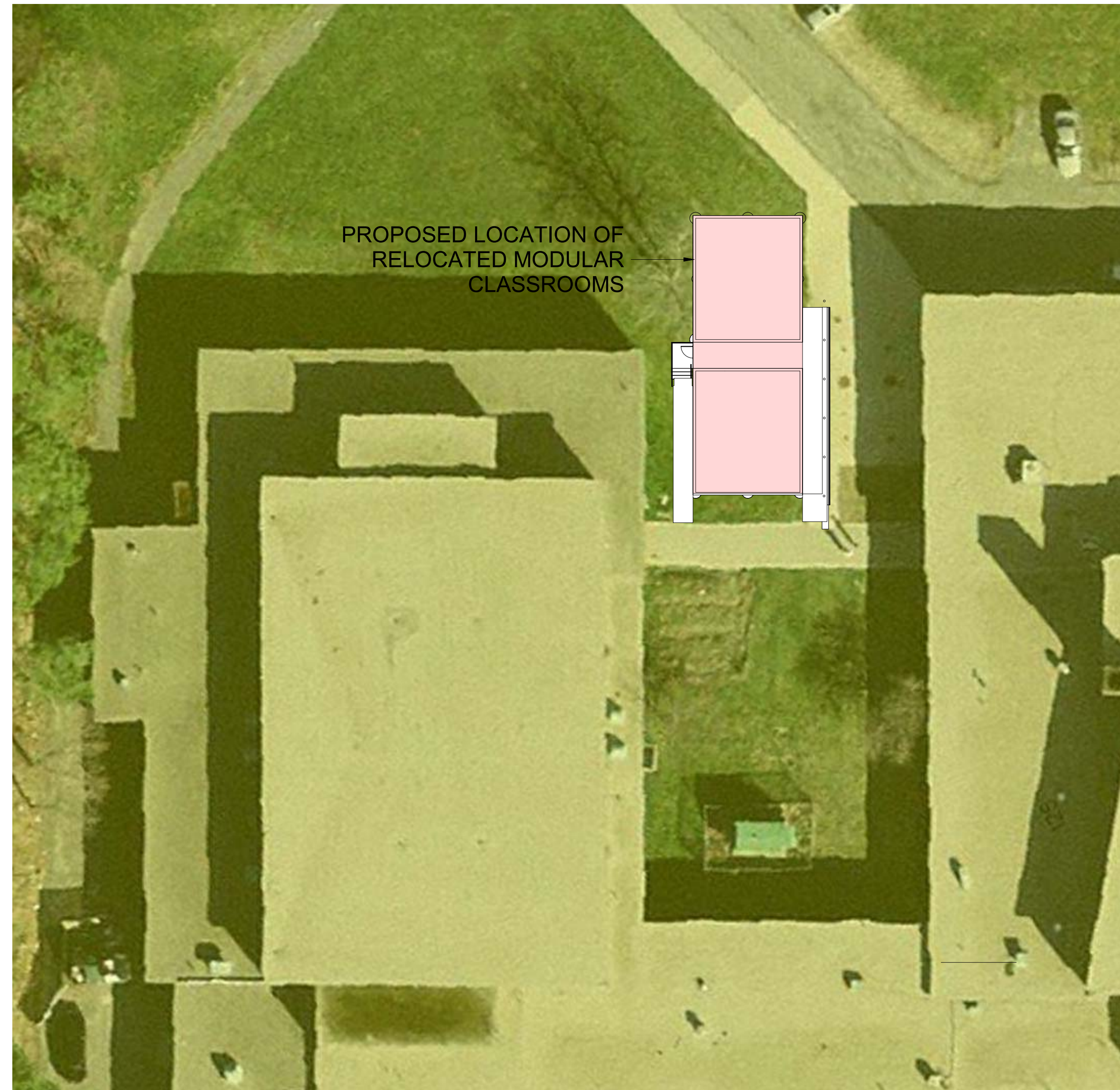




# MODULAR CLASSROOMS AT BROWN MIDDLE SCHOOL

125 MEADOWBROOK RD, NEWTON MA

**PERMIT SET**  
**JULY 25, 2016**



LOCATION PLAN  
NO SCALE  
RAYMOND DESIGN ASSOCIATES, INC. • ARCHITECT

60 LEDGEWOOD PLACE, ROCKLAND, MA 02370 TEL: 781. 421. 3480

MEPFP ENGINEERS:  
WOZNY / BARBAR & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
1076 WASHINGTON STREET  
HANOVER MA 02339

### DRAWING LIST

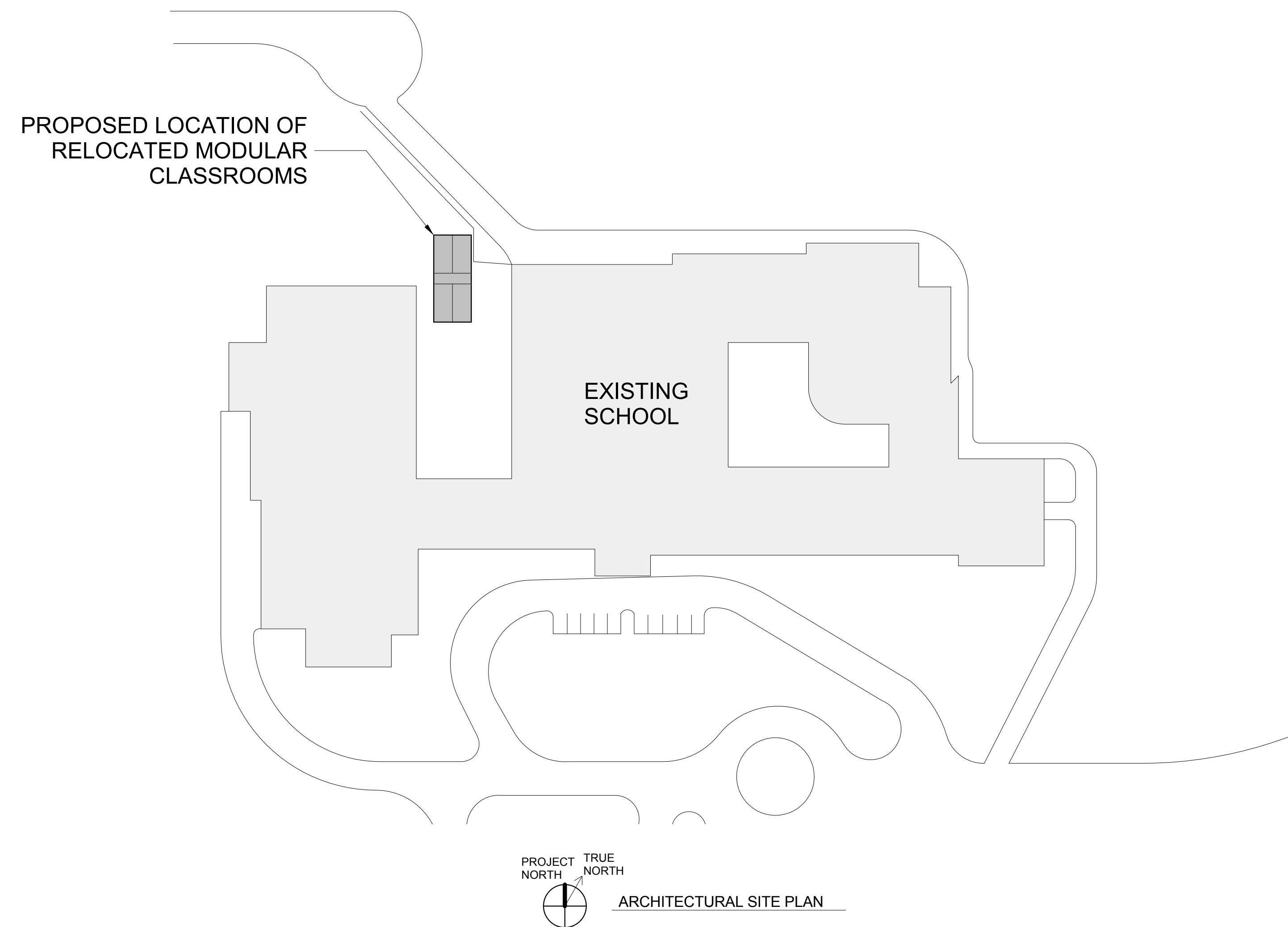
- A0.00 COVER SHEET
- A0.01 EXISTING SITE PLAN & PHOTOS
- A0.02 DEMOLITION PLAN & ELEVATIONS
- A0.03 MSBC - FIRE PROTECTION - OPENING ANALYSIS
- A1.00 FOUNDATION PLAN - FLOOR PLAN
- A1.01 REFLECTED CEILING PLAN - ROOF PLAN - ENLARGED PARTIAL FLOOR PLAN
- A3.00 ELEVATIONS
- A4.00 BUILDING SECTIONS
- A4.10 WALL SECTIONS
- A4.11 WALL SECTIONS
- A4.20 SECTION DETAILS - PLAN DETAILS
- A5.01 SPECIFICATIONS
- A5.02 SPECIFICATIONS
- A6.01 FRAMING PLANS

- S0.01 GENERAL NOTES
- S0.02 TYPICAL DETAILS
- S1.01 FIRST FLOOR FOUNDATION PLAN

- P1.00 LEGEND, NOTES & PLANS

- E0.01 LEGEND, NOTES & ABBREVIATIONS
- E0.02 ELECTRICAL SITE PLAN
- E1.01 LIGHTING PLAN
- E1.02 POWER PLAN
- E1.03 FIRE ALARM PLAN
- E1.04 ELECTRICAL SPECIFICATIONS

- M0.0 MECHANICAL LEGEND, SYMBOLS, GENERAL NOTES & DETAILS
- M1.0 MECHANICAL FLOOR PLAN & ROOF PLAN



**PERMIT SET**  
**JULY 25, 2016**

MODULAR CLASSROOMS AT  
**BROWN MIDDLE SCHOOL**  
125 MEADOWBROOK RD, NEWTON MA



Revisions:

No.	Date	Description

Drawn By: \_\_\_\_\_ Author  
 Checked By: \_\_\_\_\_ Checker  
 Approved By: \_\_\_\_\_ Approver

Drawing Scale: As indicated

Project Number: \_\_\_\_\_ Project Number  
 Date: JULY 25, 2016



⑥ EXISTING COURTYARD LOOKING SOUTH  
(MODULAR SITE ON LAWN TO RIGHT)



⑤ WEST FACADE - MODULAR SITE IN FOREGROUND



④ WEST FACADE - MODULAR SITE / ON GRASS



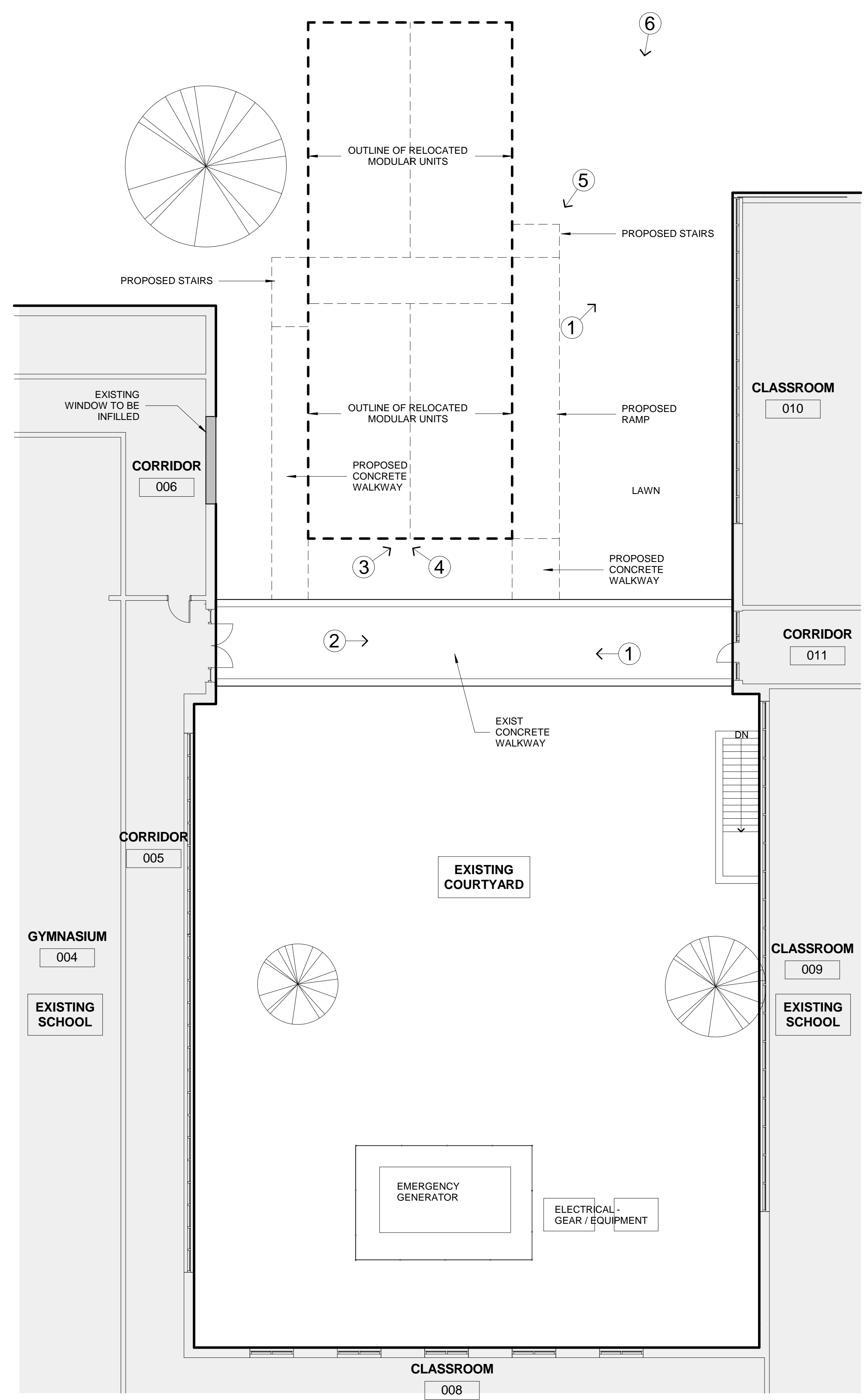
③ EXISTING OIL TANKS (FOREGROUND)  
EXISTING MODULARS (BACKGROUND)



② EXISTING WALKWAY & EAST FACADE



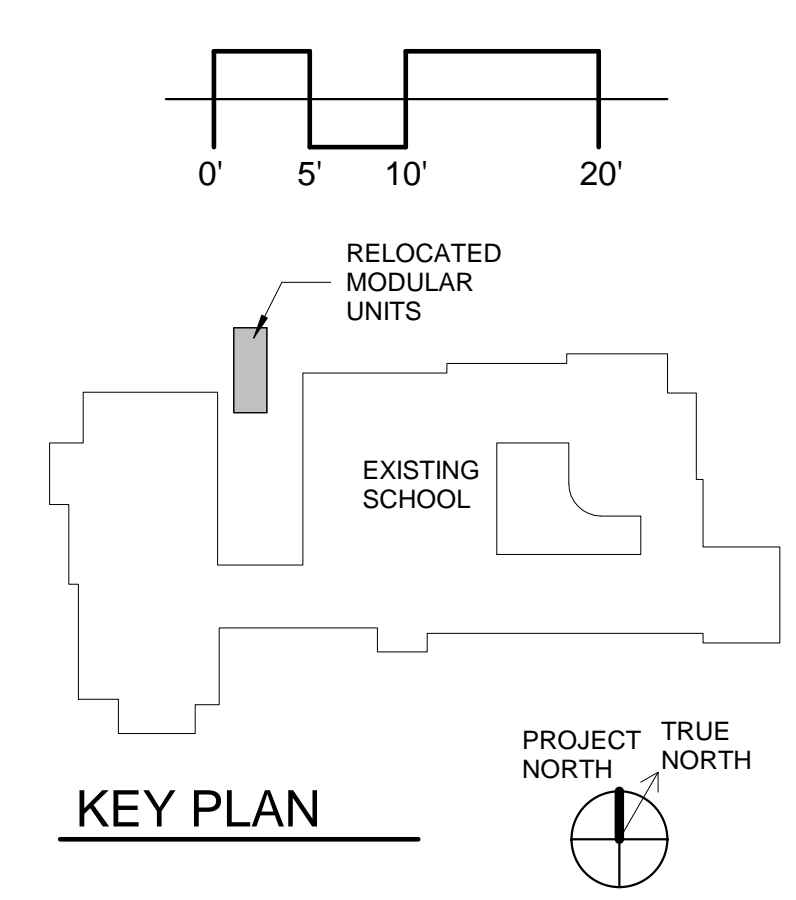
① EXISTING WALKWAY & WEST FACADE



① ARCHITECTURAL SITE PLAN  
1" = 10'-0"

### LEGEND

② → PHOTO KEY



KEY PLAN



CITY OF NEWTON

IN CITY COUNCIL

2016

ORDERED:

That, in accordance with the recommendations of the Public Facilities Committee through its Chair Deborah J. Crossley, and the Programs & Services Committee through its Chair John Rice, the City Council hereby approves a waiver pursuant to subsection (d) of **Sec. 5-58. Site plan approval for construction or modification of municipal buildings and facilities.** for the placement of modular classrooms at Newton South High School, and the Brown Middle School, conditioned upon the following:

1. The Public Buildings Department contacts the direct abutters at both locations to address any and all impacts to the direct abutters; and
2. The Public Buildings Department, working with the Design Review Committee, addresses any impact to traffic, parking, site circulation, noise, light pollution, and student safety and well-being.

Under Suspension of Rules  
Readings Waived and Approved

(SGD) DAVID A. OLSON  
City Clerk