

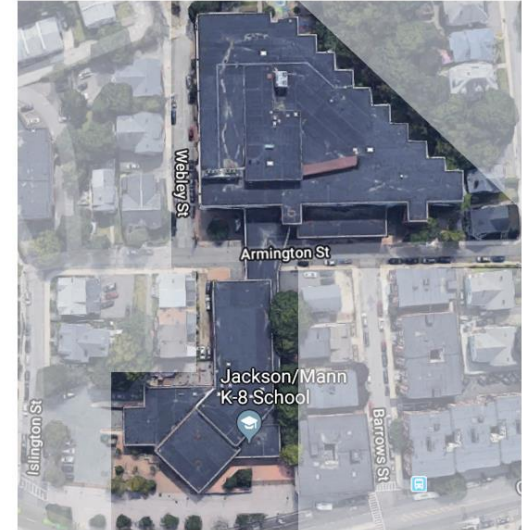


# BUILDBPS UPDATE: LONG-TERM OUTLOOK FOR JACKSON/MANN FACILITY

School Committee Meeting  
April 10, 2019

# Jackson/Mann Facility Overview

- Built in 1975
- Houses the Jackson/Mann K-8 and the Horace Mann School for the Deaf and Hard of Hearing
- Also houses Boston Centers for Youth and Families' (BCYF) only site in Allston-Brighton
- Divided into two buildings:
  - Front Building on Cambridge St.
  - Back Building on Armington St.
  - Connected by a catwalk above Armington
- Focus of extensive, temporary facility repairs in recent years, mainly to roof, windows, flooring, and ceiling tiles
- Approved for an FY19 capital project to replace the windows



# Facility Concerns Led Us to Request a Proactive, Comprehensive Building Assessment

- As a part of our BuildBPS efforts, we are proactively working to get ahead of any imminent building emergencies.
  - We looked at buildings with longstanding maintenance and repair issues and as part of this requested a thorough engineering review of the Jackson/Mann
  - Though safe and secure, the building had long-standing deferred maintenance and was the site of frequent repairs and staff and school community concerns
  - In order to proactively address these concerns, we requested that the Public Facilities Department (PFD) commission a full-scale external engineering review of all building systems as soon as possible

# The Engineering Report's Findings Raised Serious Questions about the Site's Long-Term Viability

- The report's initial conclusions suggested that the facility should be shut down and rebuilt, though short-term repairs could be made to extend its useful life
  - Several building systems are noted as needing full replacement, including the roof, the exterior envelope, the windows, the air handler units, and other facility components
  - It appeared likely that even with certain repairs being made, it might be necessary to vacate the site after the 2019-20 or 2020-21 school year
  - Within days of learning of these conclusions, we met with the school leaders and discussed the preliminary findings
- We have identified additional investments to further extend the building's useful life, at least through the 2020-21 school year
- Despite the long-term outlook of the facility, **we are not pursuing closure of either school at this time**

# Upcoming Repairs Will Exceed the Report's Recommendations and Ensure 2+ Years on Site

- Based on the findings of the draft report and on the team's prior experience with the Jackson/Mann, BPS Facilities will pursue repairs this summer to the roof, windows, flooring, HVAC system, lighting, and ceiling tiles
  - Total estimated cost: \$250K
  - Of these, the roof is the main concern and will be inspected monthly
- Facilities will go beyond the recommendation of the engineering report by also fully retrofitting 3 of 4 air handler units
  - Total estimated cost: \$500K
  - The 4th unit was recently upgraded
- This project will ensure at least two more years in the building to plan proactively in support of the students, families and staff of both schools

## Our Goal is to Secure Space for the Two School Communities and for BCYF

- We are currently exploring permanent space or swing space possibilities for both schools, with relocations occurring as early as 2021-22
  - We would move the 2 schools separately
- We are also engaged in conversations with BCYF about a relocation of the community center
- We are focused on the Allston-Brighton neighborhood but are open to moving one or both of the school programs elsewhere
  - Much of the schools' enrollments come from other neighborhoods
- Spatial constraints may require an examination of the Jackson/Mann's current programming configuration

# School Leaders Have Been Updated Regularly

- The BPS Facilities Department has frequently been in touch with both school leaders during the year, due to a large number of repairs taking place
- Both were apprised of this situation throughout this process, including when the engineering study began, when we first heard of the report's preliminary findings, and when we finalized near-term investment decisions
- The entire Allston-Brighton school leader network was engaged as well, knowing that any change to the Jackson/Mann, in particular, could have impacts on other Allston-Brighton schools
- BCYF has also been updated regularly

# School Communications and Engagement

- Letter to families on April 9
- Public presentation to the Boston School Committee and release of report on BPS website
- Meeting with the staff of both schools on April 11
- Meetings with each school community
  - Horace Mann (school-based) on April 22
  - Jackson/Mann on April 25 (school-based) and May 2 (community-based)
- Ongoing communications and in-person engagement throughout SY 2019-20



# Key Milestones between Now and September

- Identify space for summer programs currently scheduled to be housed at the Jackson/Mann
- Work with the individual principals at the Jackson/Mann facility and with the broader Allston-Brighton school leader network to develop a thoughtful plan to support students, families and staff
- Conduct building repairs: July 8 - August 23
  - The front building and the gym and locker rooms will be available during this time, but the remainder of the complex will be closed
- Engagement and communications with the school communities will continue throughout this school year and SY 2019-20

## We Will Continue to Leverage All Aspects of BuildBPS to Proactively Address Building Needs

- We will pursue more full-scale external reports and ISD assessments, as needed, to stay ahead of emerging building concerns
- We have proposed a \$5M project at the Blackstone to close off classrooms and provide increased security; if approved for inclusion in the City's FY20 Capital Budget then we will begin the project with a comprehensive building assessment
- We have completed or submitted 30 Accelerated Repair Projects since 2015 to replace roofs, windows, and boilers and will continue to invest in this area

# This Is a Critical Part of Our BuildBPS Work



## New Builds & Expansions

- Building from the ground up
- Leveraging expandable sites for additional space



## Real Estate Management

- Site selection
- Property acquisition and divestment
- Swing space



## Renovations and Reconfigurations

- Improving and adapting learning spaces
- Grade level reconfiguration
- School closures and mergers



## District-Wide Investments & Initiatives

- Kitchen Projects
- Schoolyard Improvements
- Technology Infrastructure
- Security Improvements
- 21st Century School Furniture
- Climate control and energy efficiency



## Capital Repairs to Maintain Existing Buildings

- MSBA Accelerated Repairs Program
- Roofs, boilers and windows PFD and BPS-led capital repair projects
- Address longstanding deferred maintenance with ongoing investments