



THE PUBLIC SCHOOLS OF BROOKLINE
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FOR ADMINISTRATION AND FINANCE

Memorandum

TO: Capital Sub Committee, Linus Guillory, Sam Rippin

FROM: Matthew J. Gillis, Director of Operations & Facilities 

RE: **BHS Deferred Maintenance List (Draft) and BHS Project Extension**

DATE: **August 17, 2021**

Background and Overview

The BHS construction project is winding down with the STEM building expected to obtain a certificate of occupancy this week and 22 Tappan appearing to be ready for occupancy in mid to late December. Fortunately, and through months of hard work and refinement by the project team, the project appears it will have a surplus of approximately \$15 million, come January 2022.

As you are aware, not all spaces in 115 Greenough and Tappan gym were part of project scope when the project was approved a few years ago. Attached is list of deferred maintenance items that with the value hindsight and a time machine probably would have been included in the project scope or were value engineered out. Many of these items, replacements and major repairs, will very likely need to be done over next 2-7 years, so PSB will be requesting funds, along with the other capital and repair projects in town if we are unable to access the unspent funds in the BHS building project

The Request

I am requesting the Capital Sub Committee vote to request the BHS Building Project be extended to close out in December 2023/January 2024, so the School Department and Building Dept have time, specifically two summers with the building unoccupied, to finish some system repairs and upgrades to 115 Greenough and Tappan gym. I believe the School Committee, Select Board, and then Building Commission need to vote to approve this request also.

We will ensure there are still some funds will be returned to the taxpayer. William Rawn Associates, having thorough knowledge of the BHS program, has helped with the early cost estimates and is interested in continuing to work on the project. The BHS project co-chairs have had initial discussions on this work, some of it with more detail (Tappan spaces, Quad, Science Labs) than other spaces in 115 Greenough. This work will need to be done in accord with MGL procurement and construction requirements.

Summary of the Work

See the attached list, which is still work in progress as we are gathering some price quotes and reviewing the practical usefulness and life expectancy of some systems and equipment. The plan is work from the top down with the following upgrades:

- Major Repairs to Quad, pavers, drainage

- Replace classroom mounted projection throughout BHS (current equipment is 6 or 7years old and the expected useful life is 8 years)
- Replace Classroom Unit Heaters (most last done with last renovation in 90s)
- Paint classrooms and hallway walls
- Replace existing classroom and hallway flooring
- Repair or Replace Windows not captured in recent work
- Improve Wrestling Room HVAC
- Paint Dance Studios
- Renovate last 2 Science Classrooms
- Possible alarm/ safety system upgrades

When does the Request Need to Be Made?

This request probably should be made with FY23-27 Capital budget submission in September, but since the funding source request is different than usual, I wanted to give you preview before the next Capital Sub Committee meeting.

BHS Deferred Maint (DRAFT)

New list as of 8/7/21, still in draft mode

Requestor(s)
1 MG/HM/Cochairs

High School

- Quad Pavers/Masonry
- 3rd floor Hallways -Painting
- 3rd & 4th flr CR Tech Replacement
- 3rd Flr Hallways Flooring
- 3rd Flr Classrooms Flooring
- Stairwell 13 Stair Treads Replacement
- 3rd Floor HVAC Upgrades (WRA)
- 3rd Flr - Replace 3 Fume Hoods
- 3rd Flr Unit Heater Replacment
- 3rd Flr - Full Reno 2 Science CRs
- 3rd Flr Fire Doors
- Access Control/Card Reader Updates
- Added Hallway/Common Area Outlets
- Wrestling Room Flr & MATS
- Wrestling Room Updates
- Trainer's Room Flr, Paint
- Stairwell Railings
- Stairways Flooring - Terrazzo/Stone?
- Safety Mirrors - Fitness Room (CO?)
- Safety mirrors - Dance Studios
- Café Tables
- Café Painting/ Ceiling Tiles
- Café Flr
- Café Fridge Replacement
- Kitchen Equip Replacement
- Convert Store to Sandwich/Salad Grab and Go
- Return to old copy Center/Teacher Work Room?
- Return some BACE office space to BHS campus?
- Window Replacement/Repairs 3rd Flr
- Paint Basement Dance Studio
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- FY23 BHS Renovation - 3rd Flr**
- 2nd Flr CR Flooring Replacement
- 2nd Flr Hallways Flooring
- 2nd flr Tech Replacement
- 1st flr Tech Replacement
- Replace Gate(s) to Quad

	FY23	FY24	FY25
	\$ 2,500,000	\$ 2,650,000	
	\$ 185,500		
	\$ 91,152		
	\$ 132,478		
	\$ 30,000		
	\$ 149,714		
	\$ 94,660		
	\$ 1,235,801		
	\$ 268,746		
	CS		
	CS		
	\$ 30,000		
	PR		
	\$ 299,212		
	CS		
	CS		
	\$ 99,640		
	\$ 37,500		
	\$ 30,000		
	\$ 36,000		
	\$ 14,000		
	\$ 5,234,402		
		\$ 220,000	
		\$ 154,958	
	\$ 89,853	\$ 95,244	
	\$ 55,771	\$ 59,117	
		CS	