



## THE PUBLIC SCHOOLS OF BROOKLINE

Brookline Town Hall  
333 Washington Street, 5<sup>th</sup> Floor  
Brookline, Massachusetts 02445  
617.730.2401

TO: Helen Charlupski, Chair, School Capital Improvements Subcommittee  
Daniel Bennett, Building Commissioner  
Charlie Simmons, Director of Public Buildings  
Linus Guillory, Ph.D., Superintendent of Schools  
School Committee

FROM: Susan Givens, Ed.D., Deputy Superintendent, Office of Administration and Finance  
Sara Gooding, Deputy Director of Public Buildings

DATE: April 26, 2024

RE: **Baldwin School Project**

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The total estimated project cost for Baldwin as presented in September 2023 was \$785,675. We requested \$485,675 in funding for FY25 because we used \$300,000 from our FY24 deferred maintenance allocation to ensure work was completed before the expiration of the lease at the end of the school year. Below is the project plan from September and our revised request based on feedback from the Advisory Committee, Preservation Commission, and the Capital Subcommittee of the School Committee.

Project Details	Total Project	Revised Request
Upgrade Electrical Service to Meet Code (inside and outside)	\$74,250	\$74,250
Ceiling Work/Replaster Upper Level	\$20,000	\$20,000
New Drop Ceiling in Lower Level	\$10,000	\$0
Paint Interior	\$90,000	\$90,000
Update Flooring (excluding bathrooms)	\$75,000	\$75,000
HVAC: Heat Pumps	\$100,000	\$100,000
Bathroom Renovation for ADA Compliance	\$135,000	\$135,000
Window Shades	\$10,000	\$10,000
Build, Alter or Repair Walls	\$200,000	\$50,000
Contingency (10% of other)	\$71,425	\$55,425
Total	\$785,675	\$609,675
Less FY24 Carryover	-300,000	-300,000
Unfunded Baldwin Request	\$485,675	<b>\$309,675</b>

We have identified two areas from our initial request where we can reduce costs to lower our initial request; \$10,000 for the ceiling in the resource room on the lower level and \$150,000 for installing the LULA as outlined in the above table in the *Proposed Revised FY25 Request* column. The total amount requested for FY25 is \$309,675, a reduction of \$176,000.

The Advisory Committee recommended reducing the appropriation for new flooring to cover the expense of cleaning and repairs instead. The Town and School met with contractors to see if this recommendation was feasible, and they said this could not be implemented for the following reasons:

1. During the last forty years, the flooring has been modified to accommodate various programming, including Winthrop House and Early Education/Staff daycare. Due to the different floor coverings, the glue applications, and the age of the floors, the contractor was not confident the floors could be refinished in a satisfactory manner and was not interested in taking on the job.
2. We can restore the tile in one of the first-floor bathrooms. The other bathroom was reviewed for tile restoration; it was covered with vinyl tile and carpet many years ago. The glue used would require caustic chemicals to remove it, which we typically do not use in School/Town Buildings because they are not considered environmentally safe. We recommend covering the ceramic tile on the floor with a new vinyl tile (VCT).
3. The former “library space” in the front of the building has had vinyl tiles and carpet applied over known asbestos floor tiles. The vinyl tiles are popping up in many areas. If we only patch those areas, the increased foot traffic will likely lead to more tiles popping up and further patching needed while staff is actively working in the space, which is why a recommendation has been made to fully cover and encapsulate the area with new flooring as initially planned.

It is important to note that there are several now known expenses that were not in the initial request that we will fund through the project contingency line.

Electrical Upgrades: Eversource is requiring approximately \$10,000 in additional work that was not in our initial scope to complete the upgrade. We have no control over this.

HVAC: The Preservation Commission\* has no issues with what we are doing inside the building; they do request that

- Remove the vertical line set on the front facade to inside the building
- Move the mount on the building to the ground
- Paint all exterior HVAC to match the existing brick and add landscaping to hide HVAC equipment.

#### Parking Lot: Striping

The Subcommittee of the Advisory Committee proposal of \$180,000 is insufficient as the majority of the line items in our request are necessary and must be completed for the building to be occupied. It is our hope that we are able to move forward with the above proposal to ensure staff have a welcoming environment to work in and we are able to complete the relocation plan.

Final note: The lease at Clark Road was \$1,235,800.92. The cost of renovating Baldwin to achieve this savings is \$609,675. The investment in Baldwin in FY24 and FY25 will save the Town over a million dollars annually moving forward.

\*The Town Public Building and Preservation staff met this morning (April 26, 2024) to review the interior and exterior work associated with this project. The only modification to the plan recommended by the preservation staff are the changes to the exterior building noted in this item.