



TOWN of BROOKLINE

Massachusetts

BUILDING DEPARTMENT

Charles A. Simmons
Director of Public Buildings

INTEROFFICE MEMORANDUM

TO: School Committee

FROM: Charles A. Simmons, Director of Public Buildings

SUBJECT: Baldwin School Renovation - BEEP

DATE : August 12, 2021

The Baldwin School (formerly Library) is a 2 story brick and wooden structure. It has a finished area of 10,910 square feet. It was built in 1906. There is one large room broken into 3 rooms downstairs. There is also a gym space and one bathroom. Upstairs has office area, 2 children's bathrooms, an adult bathroom a kitchen space and 6 classroom spaces, some with small group spaces inside.

A team toured the building several months ago and discussed building needs and possible renovation/modification of the building for a BEEP program. Major CIP project have been on hold for several years in anticipation of the 9th School Option. When it was decided that this was not to be pursued, I put the building back into the stream of major CIP projects. This would include roofing, masonry windows, etc.

The building has a steam heating system, with some rooms having window air conditioners. The building has a modern fire alarm and sprinkler system. It does not meet ADA guidelines and has limited handicap access. The building has the original electrical service. The last major projects were the fire alarm/sprinkler upgrade and boiler replacement.

The discussion involved what systems would need to be replaced and what modifications would need to be done for the program. At that time I was asked for an "off the top of my head" estimate and I felt the renovations would be in the \$ 5M to \$ 7M range.

At this time, I do not have a detailed specific scope of services for what would need to be renovated/constructed for an exact cost estimate.



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However, I can make some assumptions. The footprint of the building will not change. The square footage of the building will not change. No work will be done outside including any parking or playground space. The building shell will need slate roofing work, masonry/pointing and window/door replacement. The building will need to be brought up to all present building codes – electrical, lighting, plumbing, elevator, new bathrooms, a new HVAC system(s). New painting, flooring and finishes would be needed

Construction costs have been rising steadily post covid and continue to rise although the slope is not as gradual.

Based on all the information as of today, I have an approximate estimate for renovation costs of \$8.75 M to \$9.25 M. This would not involve soft costs including FF&E. This estimate is based on present day numbers and if construction were slated several years out, an escalation clause would need to be carried.