

Capital Improvements Subcommittee Minutes
Tuesday, January 14, 2020
4:00 PM-6:30 PM
School Committee Room, 5th Floor, Town Hall

Capital Improvements Subcommittee Members present: Helen Charlupski (Chair), Suzanne Federspiel, and Barbara Scotto.

Other School Committee Members present: Sharon Abramowitz.

School Staff present: Ben Lummis, Mary Ellen Normen, Matt Gillis, Rob Mullin, and Robin Coyne.

Others present: Economic Development Director Kara Brewton, Director of Public Buildings Charlie Simmons, Pierce Principal Lesley Ryan-Miller, Brookline Early Education Program (BEEP) Principal Regina Watts and Program Coordinator Margaret Eberhardt; and other Pierce and BEEP educators and parents/guardians.

1) Review and Approve Open Session Minutes

On a motion of Ms. Federspiel and seconded by Ms. Scotto, the Capital Improvements Subcommittee voted unanimously to approve the minutes of the January 6, 2020 meeting.

2) School Solar Panels Contract

Economic Development Director Kara Brewton provided an update on the power purchase agreement between Solect Energy, Inc. and the Town of Brookline (Attachment A). She is waiting for School Committee comments on the proposed agreement and plans to schedule a Joint School Committee and Select Board Public Hearing in approximately six weeks to review the documents and get public input. The first round of the project is scheduled to include the Coolidge Corner School, Runkle School, Brookline High School, and the Kirrane Pool. Members asked that to the extent possible work be scheduled over vacations to minimize disruption to teaching and learning. Ms. Brewton stated that the contractor will not accept a contract that requires that all work be done in the summer. She will provide members with additional information on the typical work schedule.

3) Capital Improvements Program (CIP)

Ms. Normen and Director of Public Buildings Charlie Simmons reviewed the preliminary CIP for Schools (Attachment B). Some items may need to be added back if they are left out of major renovation projects. Ms. Normen explained the FY 2021 Classroom Capacity Request (Attachment C).

Mr. Simmons referred to his November 28, 2019 memo on School Repair and Maintenance Funding for FY 2021 (Attachment D). Full funding of the FY 2021 Repair and Maintenance budget would include \$2,289,336 for outside service contractors and \$1,356,396 for personnel costs. This amount represents a \$625,196 increase over FY 2020. The number of work orders has steadily increased over the years as school spaces have been added. Work orders are not being addressed as quickly as they should. Mr. Simmons requested that the Capital Improvements Subcommittee make a School Building Repair and Maintenance funding and staffing recommendation to the full School Committee. Subcommittee members understood that

there is an issue and expressed their appreciation to Mr. Simmons for the work his department does, but was not prepared to take a vote at this time.

4) Discussion/Possible Vote on Unanticipated Expenses for FY 2020 for Clark Road to be Paid from Classroom Capacity

Mr. Gillis explained the unpaid bills (total \$24,480) related to the move from Webster Place to Clark Road (Attachment E).

On a motion of Ms. Charlupski and seconded by Ms. Federspiel, the Capital Improvements Subcommittee voted unanimously to recommend that the School Committee vote to pay \$24,480 in FY 2020 unanticipated expenses related to the move from Webster Place to Clark Road from the Classroom Capacity Account.

5) Discussion of Recommendation on Use of Clark Road

Mr. Lummis provided a presentation on his recommendation on the use of Clark Road (Attachment F). In his presentation, he reviewed the following: Public Schools of Brookline (PSB) facility challenges, priorities (provide the best educational environment for our students; minimize disruption to students, families, and staff; address the PSB's district-wide space needs using facilities and means within our control; and limit costs so that the PSB can operate within the Town's operating and capital budgets).

The following people expressed opposition to a possible move of BEEP classrooms from BEEP on Beacon to Clark Road: Lauren Bernard, Wendy MacMillan, Seth Michaelson, Leigh Youmans, Andrea Ricotta, Alaa Eldamaty, Nicole Maclay, Errol Silverman, Riva Rosenberg, Bradley Coleman, Matt Wensal, Lara Jurrell, Nicole McClelland, Sharon Beale, Natalie Conniff, Min Lu, and Li Wang. Comments included the following: move would be difficult for parents/guardians who don't drive or have one car; is an equity issue; will mean that some children can no longer participate in BEEP; need a long-term plan to help the rising number of children from low-income housing; quality early childhood education impact future success; BEEP is a model program; Clark Road is a temporary lease; the move would mean a number of moves for students and staff over the years; children, particularly those with special needs, benefit from consistency; many of the BEEP on Beacon families rely on extended day and wrap around care; it is difficult to find vacation/summer coverage for that age group; the process for considering this option has been rushed and is late in the year; other programs have already closed their application process leaving families with no other options; the Pierce option was presented/discussed over a longer period with more public process; involve all stakeholders in the process; families and staff were not surveyed; this move would not address PSB overcrowding; try to sublease Clark Road, perhaps to the Brookline Staff Children Center; this would impact some of our most vulnerable students; the BEEP/Trust partnership provides many benefits and should be seen as a model; would erode trust in staff and their reputation; having the BEEP building on Harvard Street would have addressed many issues; consider the children's needs; this seems to be a purely financial decision; reevaluate the process, timeline, and goals; will disproportionately impact working parents; give this more time for planning and transition, perhaps wait a year.

Ms. Charlupski thanked everyone for their input. The School Committee understands how important this program is to Brookline families. Ms. Charlupski stated that the Subcommittee will not be voting on a recommendation this evening. The School Committee will take this up on January 16, 2020, and she is hopeful the Committee will come to a decision at that time.

The meeting adjourned at 6:30 PM.

Summary of Principal Terms

Power Purchase Agreement (PPA) Between Solect Energy, Inc. and Town of Brookline

Parties	Solect Energy, Inc. of Hopkinton, Mass (Owner)
	Town of Brookline (Host)
Agreement to Purchase Energy	Host agrees to purchase the energy output of solar system at a pre-determined price for a fixed term with an option to purchase the system
Solar System	Owner agrees to design, finance, install, own, operate and maintain a roof-mounted photovoltaic (PV) system at the designated location for the term of the PPA
Roof Lease	Host agrees to lease the designated roof location to the Owner for the PV system at a nominal lease rate for the term of the PPA. Host agrees to insure access to the PV system for the Owner
Payment in Lieu of Taxes (PILOT)	The Parties will negotiate an annual payment in lieu of local property taxes that Owner will pay the Host
Solar Incentives	Owner will have the rights to all government incentives (including income tax credits and depreciation, and SMART payments)
Environmental Attributes	The owner has the rights to all environmental attributes that may arise as a result of operation of the system
Term	The term of the PPA is 20 years from date of commercial operation, unless terminated sooner
Option to Purchase	The Host has the right to purchase the system from the Owner, including any remaining available incentive payments, starting 7 years after the date of commercial operation.
Energy Price	\$/kWh
Maintenance	Owner will maintain the PV system during the term of the PPA

Potential Solar PPA Summary – as a percentage of Overall Electricity Purchased
Source: Justin Casanova-Davis, 10/24/19

Overall Data

Total KWH of purchased electricity in FY19 (including buildings, streetlights, etc.):	14,301,787
Total KWH of potential solar production from all 6 Solect PPA sites, Year 1:	1,491,000
Estimated percentage of purchased electricity from Solect PPA solar, Year 1:	10.4%

Schools' Usage

***Note that Coolidge Corner School was under construction in FY19**

Total KWH of purchased electricity in FY19 for schools:	7,259,513
Total KWH of potential solar production from 4 Solect PPA school sites, Year 1:	925,000
Coolidge Corner School: 336,000	
Runkle School: 192,000	
High School: 165,000	
Heath School: 232,000	
Estimated percentage of purchased electricity from Solect PPA solar, Year 1:	12.7%

Town (Non-School) Usage

Total KWH of purchased electricity in FY19 for non-school use:	7,042,274
Total KWH of potential solar production from 2 Solect PPA non-school sites, Year 1:	566,000
Kirrane Pool: 283,000	
Municipal Service Center: 283,000	
Estimated percentage of purchased electricity from Solect PPA solar, Year 1:	8.0%

WA 12

Solar Power Purchase Agreement

School Committee
Oct 24, 2019



WA 12

Solar Power Purchase Agreement

School Committee
Oct 24, 2019

Requests Town Meeting to authorize the Select Board to:

- Enter into a 20-year solar Power Purchase Agreement (including a License to construct, operate, maintain solar installation on buildings at six sites)
- Enter into a Payment in Lieu of Taxes: fixed personal property taxes over the life of the contract

POWER OPTIONS SOLECT SOLAR PROGRAM

Potential Advantages

- No upfront cost - Solect to install, finance, operate, maintain system
- Fixed per-kWh price for 20 years
- Monetizes federal and state incentives, including some tax breaks that municipalities can not utilize
- PowerOptions (non-profit consortium that sells energy supply) selected Solect through an RFP to provide members with on-site solar Power Purchase Agreements
- Contract terms and conditions and pricing are pre-negotiated with PowerOptions

Works Best When

- Town can coordinate significant roof repair/replacement just prior to solar installation
- Town has limited capital funding available
- Site has least risk of becoming shaded over time
- Our consultants indicate that the site-specific PPA rate would cost less than purchasing our own electricity for at least seven years – remember that purchasing electricity now includes stepping up purchasing Renewable Energy Credits
- Town goal includes producing renewable energy as part of a regional goal, independent of how we acquire Renewable Energy Credits for our own Town goals

Coolidge Corner & Runkle Schools



High School & Kirrane Pool



Heath School & Municipal Service Center



TIMELINE

Process to Date

- Select initial site visits – 10 sites, narrowed to 6 – September
- Presentation to Staff - October
- Technical working session with High School consultants, designers, architect, engineers – November
- Technical site visits to 5 of 6 sites - March
- Revised designs with site specific costs – March
- Review by Cadmus, our solar technical consultant

TIMELINE

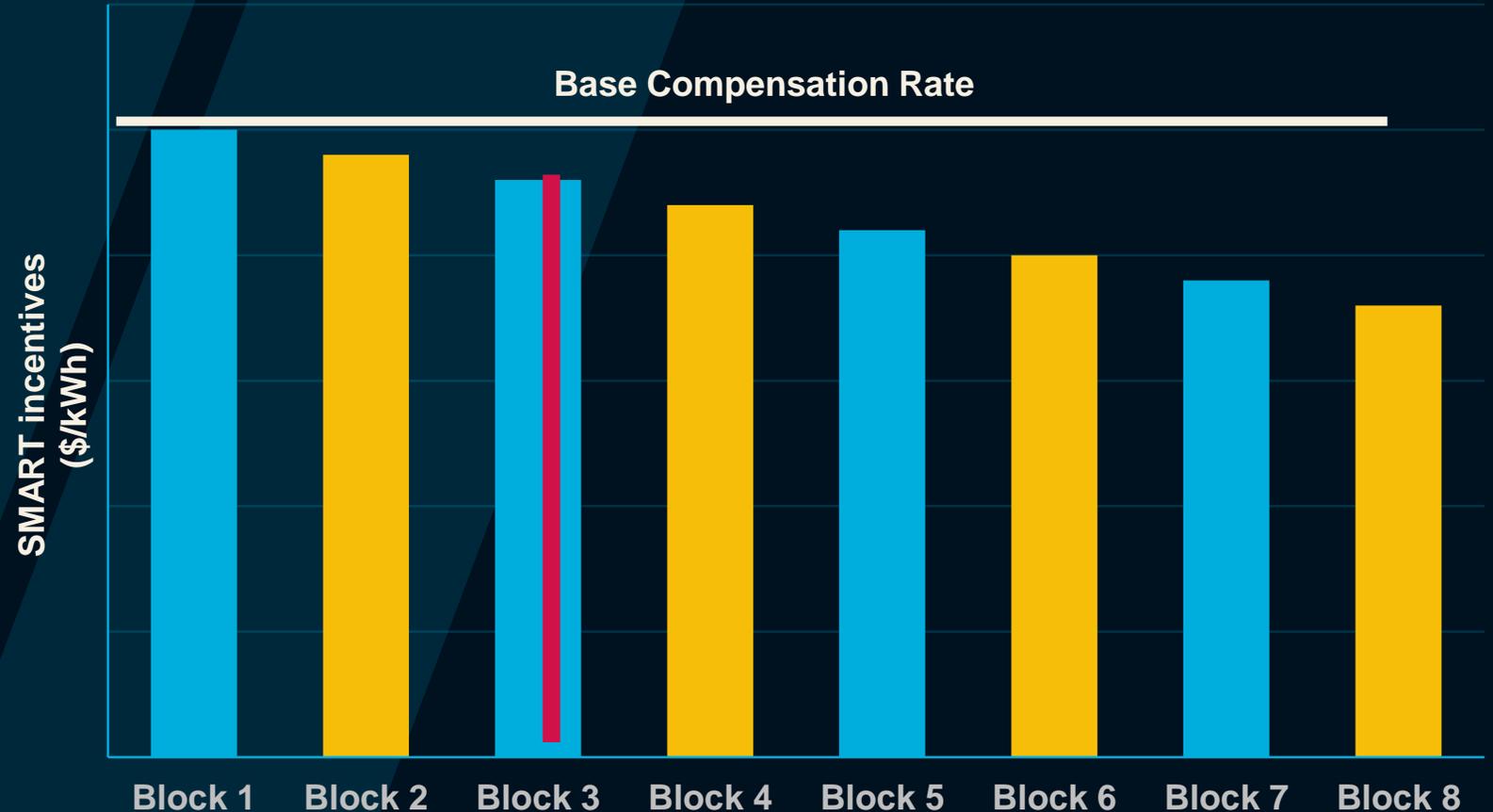
Looking Ahead

- Additional contract review by staff: Public Buildings, Town Counsel, Schools, Chief Purchasing Officer, Chief Financial Officer, Tax Assessor, Sustainability Office
- Additional consultation with bond counsel and our energy broker to best predict future risks, benefits
- Final review by Cadmus for technical items
- PowerOptions will review the proposed PPA price
- School Committee Updates
- Contract review by Select Board & School Committee
- Approval by Town Meeting
- Public Hearing
- Execution of Power Purchase Agreement

Solar MA Renewable Target Program

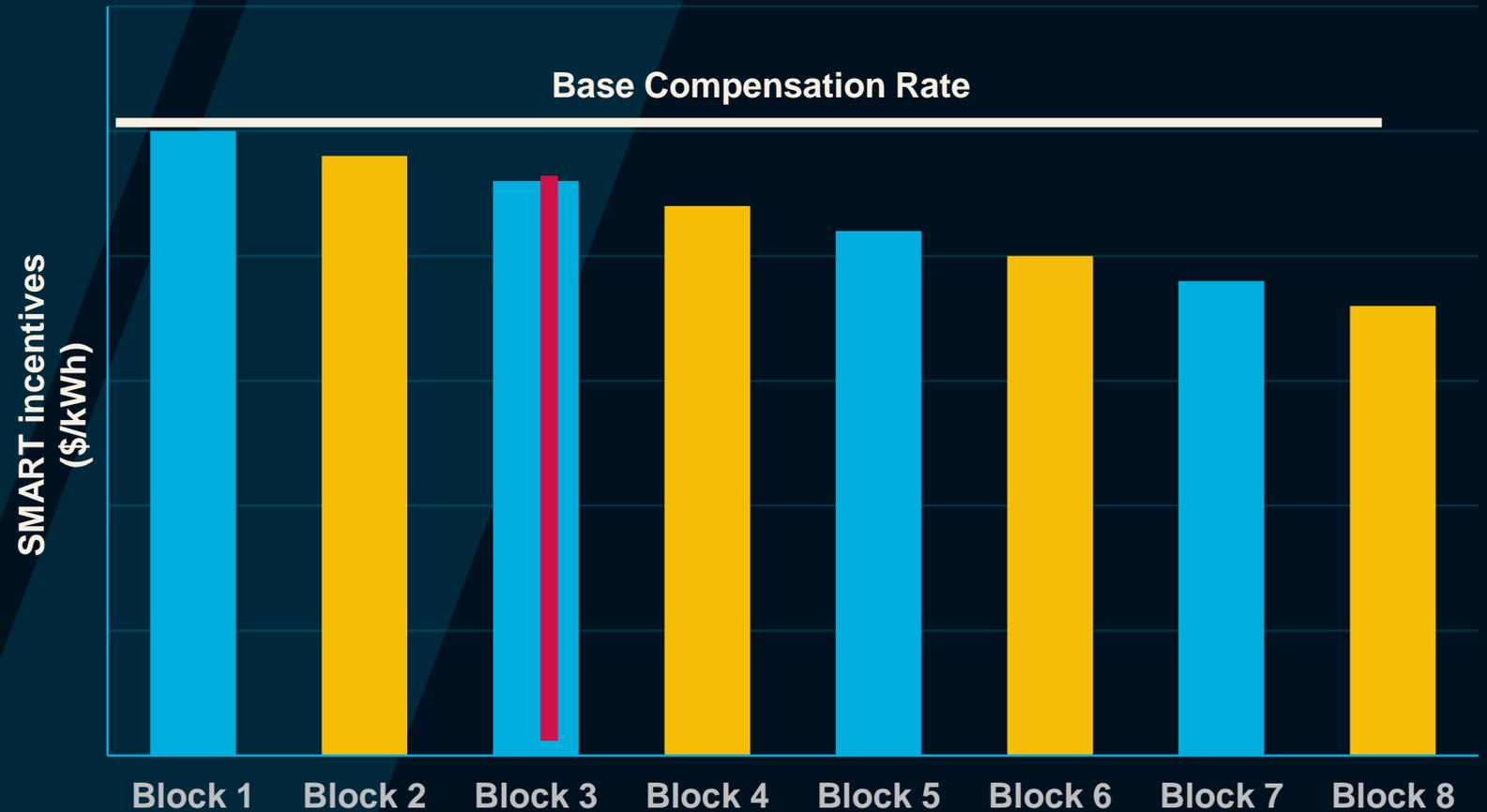
Fixed \$/kWh
incentive payment to
system owner over
20 years

8 blocks of capacity
– incentives decline
as blocks fill up



Solar MA Renewable Target Program

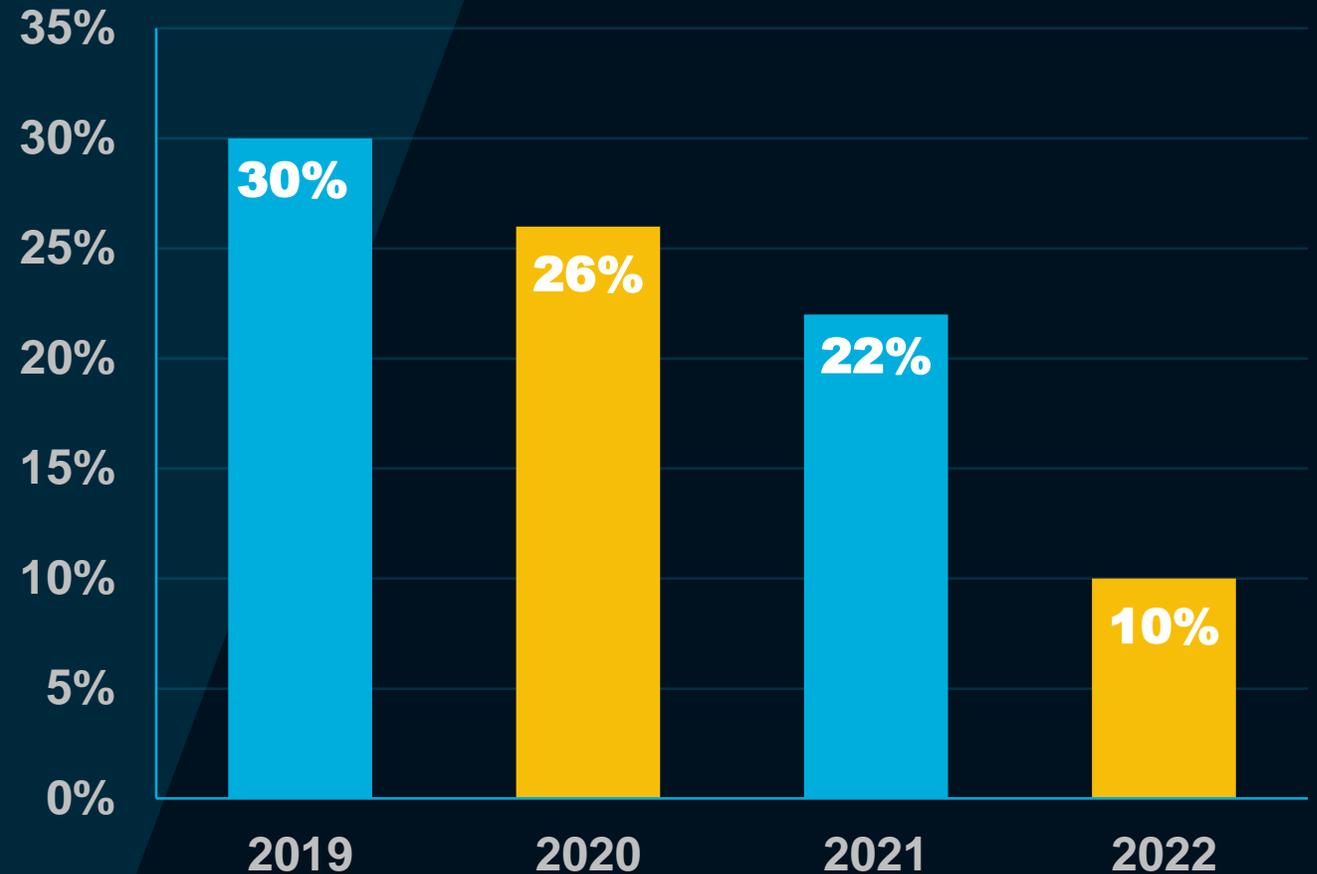
Sites delayed to
Block 4 will raise the
cost of the fixed PPA
by approximately
\$.01/kWh



Solar Investment Tax Credit Stepdown

Sites delayed to 2020 will raise the cost of the fixed PPA by approximately \$.01/kWH

For example, if Runkle ppA were to slide into 2020 and Block 4, this would be a loss of approximately \$61,000 of savings in today's dollars over 20 years



TIMELINE

Looking Ahead

- Additional contract review by staff: Public Buildings, Town Counsel, Schools, Chief Purchasing Officer, Chief Financial Officer, Tax Assessor, Sustainability Office
- Additional consultation with bond counsel and our energy broker to best predict future risks, benefits
- Final review by Cadmus for technical items
- PowerOptions will review the proposed PPA price
- School Committee Updates
- Contract review by Select Board & School Committee
- Approval by Town Meeting
- **Public Hearing – SCHEDULE NOW FOR EARLY DECEMBER**
- Execution of Power Purchase Agreement



Brookline
MASSACHUSETTS

School Projects

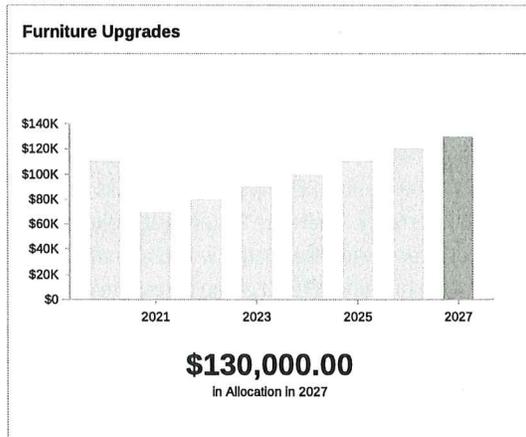
CC	CATEGORY CODES (CCI)	Total	Prior Year (FY20)	REVENUE CODES (RC)													
				FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	Future Years							
	1 = New Facility Construction 2 = Facility Renovation / Repair 3 = Parks/Open Space/Playgrounds 4 = Infrastructure 5 = Vehicles 6 = Miscellaneous			A = Property Tax/Free Cash/Overlay Surplus B = General Fund Bond C = State / Federal Aid D = Golf Budget E = Golf Bond F = Utility Budget G = Utility Bond H = CDBG I = Re-appropriation of Funds J = Debt Exclusion Override													
	SCHOOL			Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC		
6	Furniture Upgrades	810,000	110,000	70,000	A	80,000	A	90,000	A	100,000	A	110,000	A	120,000	A	130,000	A
2	HVAC Equipment	1,000,000	150,000	150,000	A	150,000	A	150,000	A	100,000	A	50,000	A	100,000	A	400,000	A
2	Underground Tank Removal	350,000		100,000	A	100,000	A									50,000	A
2	Town/School ADA Renovations	700,000	80,000	80,000	A	85,000	A	85,000	A	90,000	A	90,000	A	95,000	A	95,000	A
2	Town/School Elevator Renov. Program	500,000		200,000	A	100,000	A	200,000	A	100,000	A	210,000	A	215,000	A	220,000	A
2	Town/School Energy Conservation Projects	1,620,000	185,000	190,000	A	195,000	A	200,000	A	205,000	A	210,000	A	215,000	A	220,000	A
2	Town/School Energy Management System	1,155,000	125,000	125,000	A	130,000	A	130,000	A	130,000	A	130,000	A	135,000	A	250,000	A
2	Town/School Bldg Envelope/Fenestration Rep	8,000,000	1,500,000	750,000	B	750,000	B	1,500,000	B	1,500,000	B	1,850,000	B	1,850,000	B	2,400,000	A/B
3	Town/School Bldg Envelope/Fenestration Rep cash	850,000				850,000	A										
2	Town/School Roof Repair/Repl. Program	9,450,000		3,100,000	B			650,000	B			1,700,000	B			4,000,000	A/B
2	Public Building Fire Alarm upgrades	2,000,000		300,000	A	400,000	A	50,000	A	300,000	A	300,000	A	300,000	A	350,000	A
2	Town/School Bldg Security / Life Safety Sys	1,500,000	260,000	160,000	A	170,000	A	170,000	A	180,000	A	180,000	A	190,000	A	190,000	A
2	Town/School Compactor Replacements	100,000	50,000													50,000	A
2	School Rehab/Upgrade	333,000	198,000													135,000	A
2	Driscoll School	1,153,000,000	115,300,000					TBD	K								
2	Pierce School	2,000,000	2,000,000	6573,751	A	733,928	A	799,416	A	1,033,429	A	563,095	A	1,900,000	A	1,300,000	A
2	Classroom Capacity	14,353,619	1,450,000														
	School Total	160,021,619	121,408,000	11,048,751		3,743,928		2,174,416		3,738,429		5,183,095		3,055,000		9,670,000	



Brookline MASSACHUSETTS

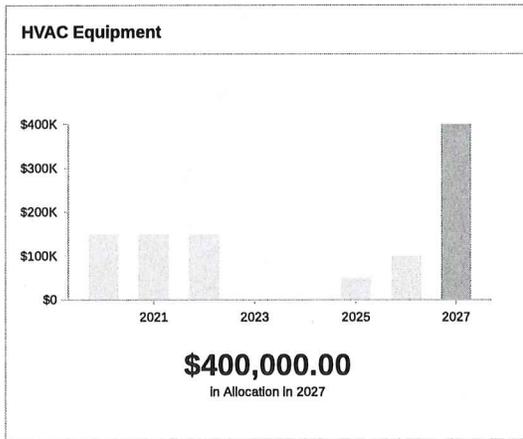
School Projects

CATEGORY CODES (CC):			REVENUE CODES (RC):														
1 = New Facility Construction		4 = Infrastructure	A = Property Tax/Free Cash/Overlay Surplus				D = Golf Budget		G = Utility Bond		J = Re-Appropriation of Funds						
2 = Facility Renovation / Repair		5 = Vehicles	B = General Fund Bond				E = Golf Bond		H = CDBG		K = Debt Exclusion Override						
3 = Parks/Open Space/Playgrounds		6 = Miscellaneous	C = State / Federal Aid				F = Utility Budget		I = Other								
CC	Total	Prior Year (FY20)	FY2021		FY2022		FY2023		FY2024		FY2025		FY2026		Future Years		
			Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	
SCHOOL																	
6	Furniture Upgrades	810,000	110,000	70,000	A	80,000	A	90,000	A	100,000	A	110,000	A	120,000	A	130,000	A
2	HVAC Equipment	1,000,000	150,000	150,000	A	150,000	A					50,000	A	100,000	A	400,000	A
2	Underground tank removal	350,000		100,000	A	100,000	A			100,000	A					50,000	A
2	Town/School ADA Renovations	700,000	80,000	80,000	A	85,000	A	85,000	A	90,000	A	90,000	A	95,000	A	95,000	A
2	Town/School Elevator Renov. Program	500,000		200,000	A	100,000	A			100,000	A					100,000	A
2	Town/School Energy Conservation Projects	1,620,000	185,000	190,000	A	195,000	A	200,000	A	205,000	A	210,000	A	215,000	A	220,000	A
2	Town/School Energy Management System	1,155,000	125,000	125,000	A	130,000	A	130,000	A	130,000	A	130,000	A	135,000	A	250,000	A
2	Town/School Bldg Envelope/Fenestration Rep	800,000	1,500,000			750,000	B			1,500,000	B					2,400,000	A/B
3	Town/School Bldg Envelope/Fenestration Rep cash	850,000				850,000	A										
2	Town/School Roof Repair/Repl. Program	945,000		3,100,000	B			650,000	B			1,700,000	B			4,000,000	A/B
2	Public Building Fire Alarm upgrades	2,000,000		300,000	A	400,000	A	50,000	A	300,000	A	300,000	A	300,000	A	350,000	A
2	Town/School Compactor Replacements	1,500,000	260,000	160,000	A	170,000	A	170,000	A	180,000	A	180,000	A	190,000	A	190,000	A
2	School Rehab/Upgrade	100,000	50,000													50,000	A
2	School Rehab/Upgrade	333,000	198,000													135,000	A
2	District School	115,300,000	115,300,000														
2	Pierce School	2,000,000	2,000,000					TBD	K								
2	Classroom Capacity	14,353,619	1,450,000	6,573,751	A	733,928	A	799,416	A	1,033,429	A	563,095	A	1,900,000	A	1,300,000	A
School Total		160,021,619	121,408,000	11,048,751		3,743,928		2,174,416		3,738,429		5,183,095		3,055,000		9,670,000	



SCHOOL FURNITURE

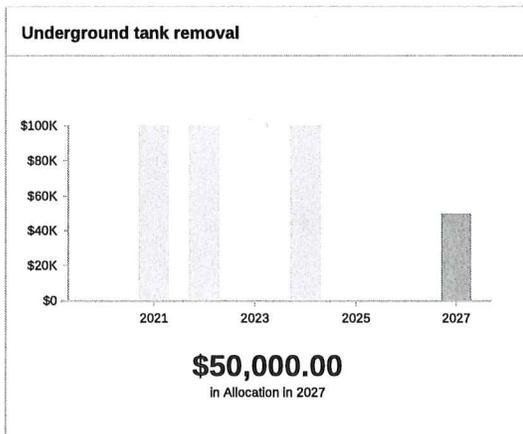
This is a continuous program to upgrade furniture in all schools, which absorbs significant wear and tear annually. This program will replace the most outdated and worn items.



HVAC EQUIPMENT

These funds would be used to primarily replace the larger, more expensive parts up to and including the entire unit for air conditioners, HVAC equipment and boilers. A majority of the money would be used for ac compressor replacements. There are presently 199 permanent air conditioning systems in both Town and School buildings. Their sizes range from 2 tons to over 100 tons. The equipment age goes from 1975 up to 2017, with 112 units 10 years or older. Typically, air conditioning compressors last only 5 - 10 years. Depending on the size, costs can range from \$3,500 to \$150,000. Instead of being proactive, there is presently a reactive response when there is a failure, usually in very hot weather. The cost to repair is born out of the operations and maintenance budget (O&M). However, with the large increase in installations of AC equipment over the years, the O&M would not be able to handle a large cost such as this. The plan would be to replace compressors and do upgrades in the off season, based on age and conditions.

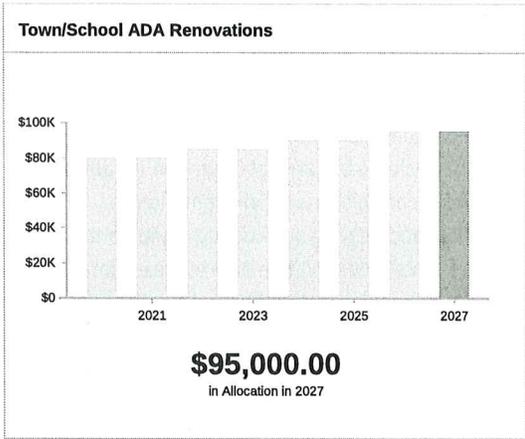
The monies would also be used to replace gas fire equipment with no fossil fuel equipment in all buildings which would include hot water and heat. This would allow a start to achieve zero emissions by 2050. Emissions would be reduced over a number of years. The first to be replaced would be gas fire hot water heaters with hybrid electric hot water heaters. Then phase in heat pumps units.



UNDERGROUND OIL TANK REMOVAL

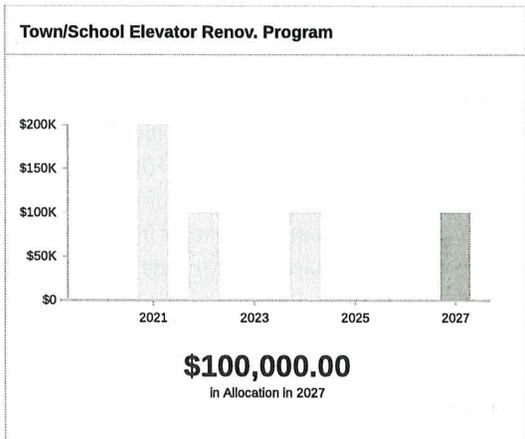
These funds would be used to remove underground fuel oil tanks, some almost 25 years old. The tanks came with a 30 warranty. There are 26 tanks at various school and town sites. New tanks would be installed inside of the buildings (1000 gallon or less) to replace larger (5000-15000 gallon) tanks. Also small 275 (typically) gallon tanks would be replaced with new tanks of the same size. The boilers are set up for dual fuel. There is no reason to remove and replace the boilers or burners as they function well. By installing a small, above ground tank, inside, we can have the backup function of using oil to heat the buildings in case of an emergency or gas shortage.

Some funding may come from the UST state fund. It is estimated that 50% of the costs would be reimbursed for the tank removals. Typical costs for tank removals would be in the \$50,000 range. If the tank leaks, the costs could be up to 10 times this amount.



TOWN/SCHOOL BUILDING - ADA RENOVATIONS

This annual program of improvements is requested in order to bring Town and School buildings into compliance with the Americans with Disabilities Act (ADA), which requires that the Town make public buildings accessible to all.



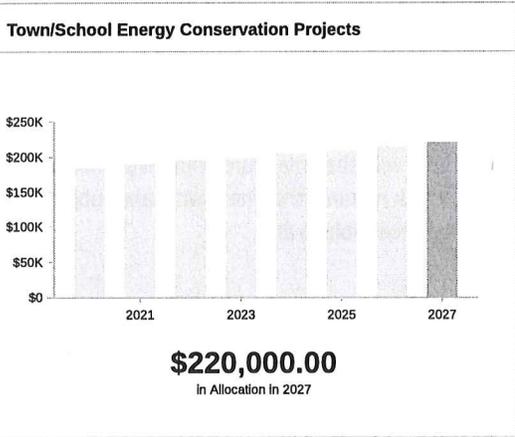
TOWN/SCHOOL BUILDING - ELEVATOR RENOVATIONS

The Town presently has 47 elevators, LULAs, and wheelchair lifts throughout all buildings. When a building is renovated, most elevators are upgraded (new controls, motors, cables, refurbishment of the car, etc.). Some elevators are also partially upgraded to meet the requirements of the existing building codes. The buildings that have not been renovated have elevators that are close to 30 years old. Maintenance is an issue and parts are increasingly difficult to find. The elevator's controller is basically a computer. The controller needs to be upgraded or replaced as technology progresses and older technology is not supported. This project would upgrade those cars and lifts with new equipment.

On schedule and presently fully funded is the modernization of the elevators and the Unified Arts Building (UAB) and the Lynch Rec Center.

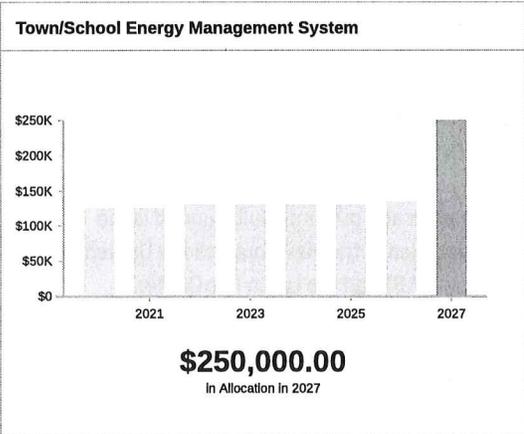
Future elevators on the schedule include:

- | | | |
|--------------|----------------|-------|
| Pierce (SEC) | Highway Garage | Water |
| Department | | |
| Baker School | Senior Center | |



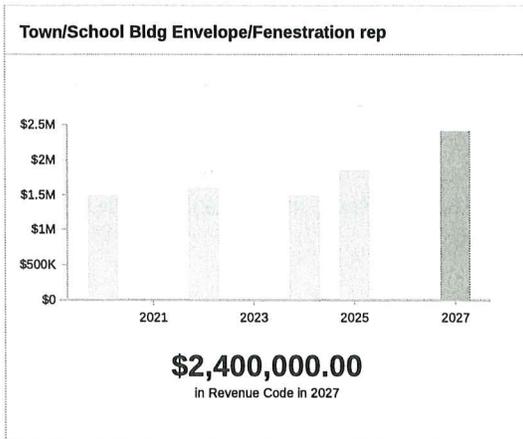
TOWN/SCHOOL BUILDING - ENERGY CONSERVATION

It is imperative that monies be invested to decrease energy consumption in Town and School buildings. Programs include, but are not limited to, lighting retrofit and controls, energy efficient motors, insulation, and heating and cooling equipment. In addition, water conservation efforts are explored. This program augments existing gas and electric utility conservation programs along with Green Communities Grant Funding. A continued area of focus is building commissioning. Many years ago, a building's HVAC system was set up by multiple contractors and then signed off by the design engineer. Sometimes there would be control issues, leading to complaints or high energy usage. The Building Department, for all new projects, hires a Commissioning Agent. Recommissioning of certain buildings is suggested in order to confirm that the equipment was designed, installed and set up properly. Another investment has been with variable frequency drives (VFDs). These VFDs control the speed of motors for pumps and fans. They slow the motor down using inputs from the energy management system based on the needs of the space.



TOWN/SCHOOL BUILDING - ENERGY MANAGEMENT SYSTEM

This project is to upgrade the energy management systems in Town and School buildings. A few of the larger buildings have older (30 years) energy management systems that have exceeded their life expectancy and replacement parts are no longer available. These systems would be replaced and upgraded with new web-based systems integrated into the Town's existing computer network. Other systems would be upgraded with newer software or firmware. The Building Department will continue to work with the Information Technology Department on these projects.

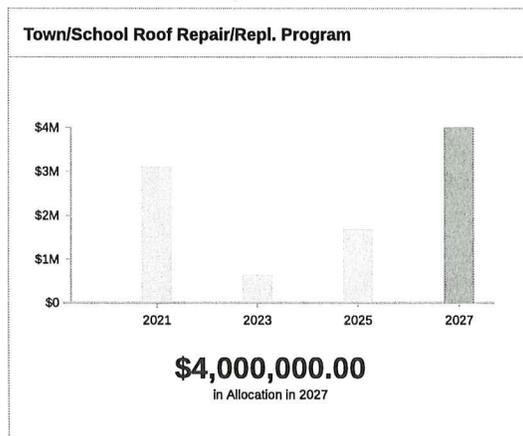


TOWN/SCHOOL BUILDING - ENVELOPE /FENESTRATION REPAIRS

In FY12, \$250,000 was appropriated for costs associated with repairs to the outside envelope of all Town and School buildings, including a visual inspection of the exterior of all buildings that will help prioritize these repairs. The outside envelope of facilities includes masonry, bricks and mortar, flashing, dental work, coping stones, metal shelves, and tower work. Some of these structures are over 100 years old and have never had exterior work done to them. A number of buildings have windows, door entrances, and other wall openings (fenestration) that are in need of repair/replacement. This causes water to penetrate into buildings behind walls and ceilings, causing security and safety problems. Also included in this program is any required chimney inspection and repairs, if appropriate, or the installation of new metal liners to connect to the gas burning equipment in the building.

A master plan was prepared by a consultant and includes a priority list and schedule and that calls for \$27.45 million over a 30-year period. Added to this plan is the replacement of the Old Lincoln retaining wall and support structures. The work must be completed in the next 5 years at an estimated cost of \$1,240,000. Facilities addressed within this time frame include the following:

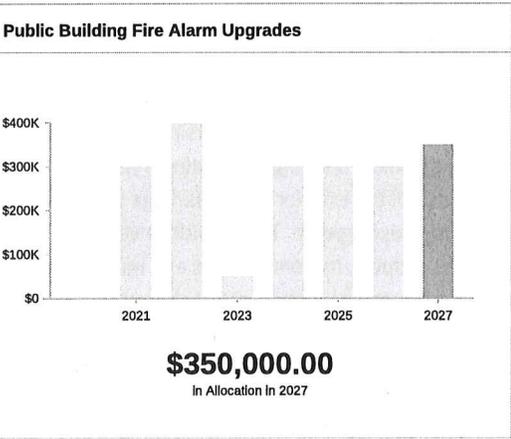
- 2022 Fire Station 4, Larz Anderson Toilets, New Lincoln
- 2023 Old Lincoln, Lawrence
- 2024 Health Ctr., Lynch Rec Ctr., Town Hall
- 2025 Muni Service Center, Phys. Ed Building
- 2026 Old Lincoln



TOWN/SCHOOL BUILDING - ROOF REPAIR/REPLACEMENT PROGRAM

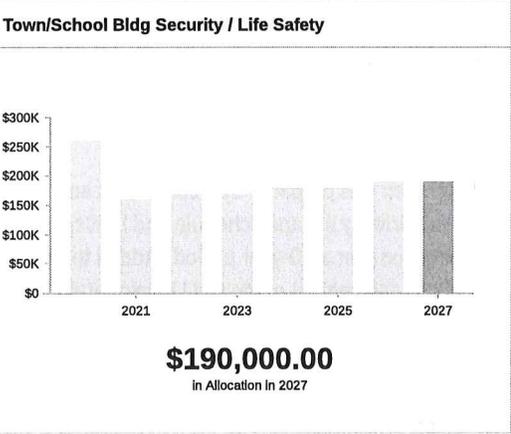
A master plan for repair and replacement of roofs on all Town and School buildings was prepared by a consultant. The plan includes a priority list and schedule and calls for \$29.3 million over a 20-year period. Facilities addressed within this time frame include the following:

- 2021 Heath, Lawrence, Larz Skate Rink, Lincoln
- 2022 Lawrence
- 2023 No work scheduled (formerly Driscoll)
- 2024 No work scheduled
- 2025 Muni Service Ctr., Phys. Ed. Building



PUBLIC BUILDING FIRE ALARM UPGRADES

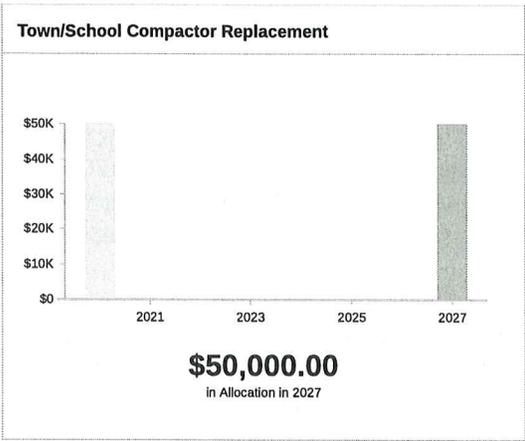
The Town engaged with Garcia, Galuska & Desousa to conduct a study to assess the existing fire alarm and fire protection systems. The funding will allow the Building Department to address the recommendations in the study to properly maintain and upgrade these systems.



TOWN/SCHOOL BUILDING - SECURITY/LIFE SAFETY SYSTEMS

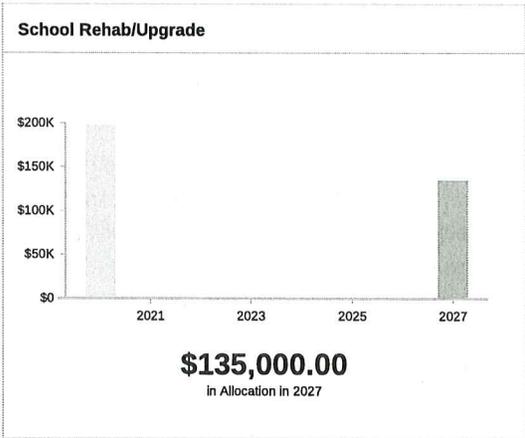
Over the last number of years, several large capital projects have been undertaken that included security improvements in Town and School buildings. This program will extend the effort and improve areas where security may be lacking. In general, the plan calls for making all doors around the perimeter of a building more secure by replacing the doors, frames, door handles, and locks with electronic locks that may only be opened with a keypad and/or on a specific schedule. Only the front main entrance of the building would allow for general access. At the front door, a speaker and doorbell will be added to connect to the building's existing intercom or phone system for use by visitors. The lighting around each building will be improved and placed on a timer. A small camera system connected to a computer will be added at the main entrance to monitor access to the building.

School buildings will be a priority. Most schools are reasonably secure, but based on an assessment by the Police Department, security can and should be improved. These funds would also be used to continue the on-going process of replacement and installation of new and upgraded burglar alarms, fire alarm systems, sprinkler systems, emergency lighting, and egress signs.



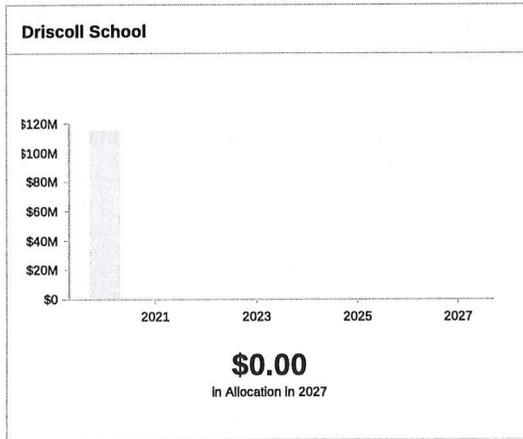
TOWN/SCHOOL TRASH COMPACTOR REPLACEMENTS

Provides funding for the replacement of trash compactors at various Town and School facilities.



SCHOOL REHAB/UPGRADES

This is an on-going school-wide program for the repair and upgrade of school facilities in between major renovation projects. Items funded under this program include large scale painting programs, new flooring, ceilings, window treatments and toilet upgrades. This program avoids more expensive rehabilitation that would be necessary if these items were left to deteriorate.



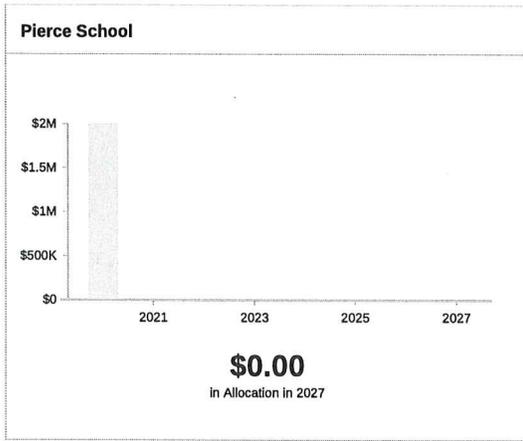
DRISCOLL SCHOOL

Since 2005, Brookline has experienced historic enrollment growth in its public schools. The K-8 elementary schools have grown by 40% going from 3,904 students in 2006 to 5,482 students in 2017, which is equivalent to adding three schools into our existing schools in just over 10 years. For a decade now, the Town and School Department have been addressing the expanding student population by studying potential sites for a new elementary school and by adding classrooms to existing schools by dividing classrooms; converting offices, locker rooms, and hallways into classrooms; renting private buildings; and building new classrooms or adding modular classes. Despite adding nearly 60 classrooms to our existing schools through this "Expand-in-Place" strategy, the schools continue to be severely overcrowded.

The Driscoll School Building Committee selected Option H as the preferred design over three other designs. The committee identified Option H, known as the "Modified Star Design," as the best option for many reasons including that it provides the best and most flexible arrangement of classrooms, increases usable play space by 20,000 square feet, and allows for the most daylighting of all the four options. The new building will be all new construction, replacing the existing building. It will be reoriented onto Washington Street, allowing the site's open space to be more fully integrated into the residential neighborhood of Westbourne Terrace, Bartlett Street, and Bartlett Crescent and opening up the views of those who live on Westbourne Terrace which are now blocked by the existing building.

On September 26, 2019, the School Committee unanimously approved moving forward with the Long-Term Capital Plan to address Brookline's overcrowded schools, substandard facilities, and historic enrollment growth over the past ten years. Through this plan, the district will renovate and expand the Pierce School through the Massachusetts School Building Authority (MSBA) partnership, renovate and expand the Driscoll School, and continue plans to build a new K-8 school at Brookline.

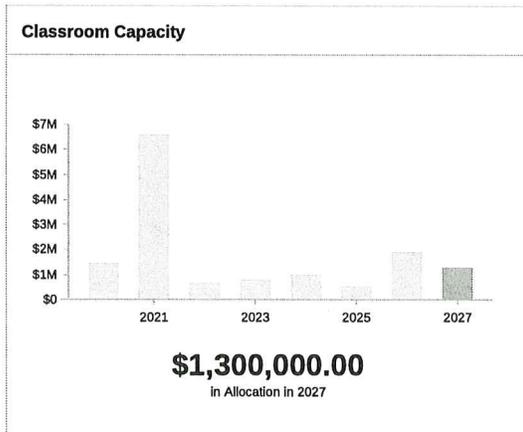
With the cost estimates tentatively set and agreed upon, the Town of Brookline must now agree to fund this project through a debt exclusion override in order to proceed. Voters may approve this override during a special town election held on December 10.



PIERCE SCHOOL

Since 2005, Brookline has experienced historic enrollment growth in its public schools. The K-8 elementary schools have grown by 40% going from 3,904 students in 2006 to 5,482 students in 2017, which is equivalent to adding three schools into our existing schools in just over 10 years. For a decade now, the Town and School Department have been addressing the expanding student population by studying potential sites for a new elementary school and by adding classrooms to existing schools by dividing classrooms; converting offices, locker rooms, and hallways into classrooms; renting private buildings; and building new classrooms or adding modular classes. Despite adding nearly 60 classrooms to our existing schools through this "Expand-in-Place" strategy, the schools continue to be severely overcrowded.

The Pierce School Building Project is part of the Town's ongoing effort to address the historic enrollment growth, overcrowding, and substandard facilities in the Public Schools of Brookline. Brookline officially entered MSBA's Eligibility Period for the Pierce project in June. Brookline will be working in partnership with the Massachusetts School Building Authority (MSBA) during this project and will follow the MSBA's process for school building design and construction. On September 26, 2019, the School Committee unanimously approved moving forward with the Long-Term Capital Plan to address Brookline's overcrowded schools, substandard facilities, and historic enrollment growth over the past ten years. Through this plan, the district will renovate and expand the Pierce School through the Massachusetts School Building Authority (MSBA) partnership, renovate and expand the Driscoll School, and continue plans to build a new K-8 school at Brookline.



CLASSROOM CAPACITY

In this section, go into further detail about the data or media being shown. Think about how the visualizations help tell your story. You can make your content more accessible by choosing words and phrases you'd use when talking to a neighbor, using short sentences and avoiding jargon.

	FY20 Bids/Estimate	FY21	FY22	FY23	FY24	FY25		FY21
FY20								
PSB Request	\$ 1,450,000.00	\$ 2,025,693.32	\$ 1,686,368.21	\$ 1,737,309.26	\$ 1,788,728.53	\$ 1,836,753.10	\$ 10,524,852.42	\$ 6,573,751
FY20-25 5Yr-Town Plan	\$ 1,450,000.00	\$ 1,099,000.00	\$ 1,055,000.00	\$ 1,165,000.00	\$ 1,300,000.00	\$ 1,300,000.00	\$ 7,379,000.00	
Landlord/Address	USE	FY20 Budget	FY21	FY22	FY23	FY24	FY25	
Temple Emeth	BEPP	\$ 279,600.00	\$ 287,988.00	\$ 296,627.64	\$ 305,526.47	\$ 314,692.26	\$ 320,986.11	\$ 287,988
Temple Emeth Operating	BEPP	\$ 48,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 227,903
Temple Chabel	BEPP	\$ 221,265.50	\$ 227,903.47	\$ 234,740.57	\$ 241,782.79	\$ 249,036.27	\$ 254,016.99	\$ 29,871
62 Harvard (Pierce Loft)	Pierce	\$ 174,006.00	\$ 29,871.03	\$ -	\$ -	\$ -	\$ -	\$ 9,931
62 Harvard Operating	Pierce	\$ 57,849.46	\$ 9,930.82	\$ -	\$ -	\$ -	\$ -	\$ -
BERC & SEC Staff	Office space	\$ -	\$ 350,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Brookline Teen Center	PE/Music	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Baker Modulars	Classrooms	\$ 77,552.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clark Road Base Operating	Classrooms	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,951,750
Clark Road Base Rent	Classrooms	\$ 570,000.00	\$ 1,120,000.00	\$ 1,155,000.00	\$ 1,190,000.00	\$ 1,225,000.00	\$ 1,261,750.00	\$ 6,507,443
		\$ 1,458,872.96	\$ 2,025,693.32	\$ 1,686,368.21	\$ 1,737,309.26	\$ 1,788,728.53	\$ 1,836,753.10	\$ 66,308
Contingency for Leases/Space Needs								
Contingency As % of Budget	(OVER)/Under CIP Funding Plan	\$ (8,872.96)	\$ (926,693.32)	\$ (621,368.21)	\$ (572,309.26)	\$ (488,728.53)	\$ (536,753.10)	\$ (3,154,725.38)
Clark Road Operations covered via Reserve fund transfer? If Yes, then funds back within budget?		-0.5%	-84.3%	-58.3%	-49.1%	-37.6%	-41.3%	-42.8%

	FY21 Clark Road	To Dept Budget	Reserve Fund Transfer	Budget Build	Sources	
Water/Sewer		Facilities	\$ 6,000.00	\$ 6,000.00	CIP (Planned)	\$ 1,099,000.00
Naturak Gas		Facilities	\$ 68,514.00	\$ 50,000.00	Town/School Partnership	\$ 926,693.32
Electric		Facilities	\$ 68,514.00	\$ 78,000.00	Other To be Identified	\$ 2,025,693.32
Snow Removal		DPW	\$ 10,600.00	\$ 16,000.00		
Landscaping		DPW - Parks	\$ 25,000.00	\$ 25,000.00		
Moving		Facilities or School?	\$ 15,000.00	\$ 15,000.00		
Technology Exp		IT Department	\$ 10,000.00	\$ 10,000.00		
Landlord Maint Reimbursement		Landlord/Existing Warrant Article	\$ 35,000.00	\$ 35,000.00		
Property Insurance		Landlord/Existing Warrant Article	\$ 13,000.00	\$ 15,000.00		
Custodial		Reallocated from BHS	\$ -	\$ -		
Subtotal Operating			\$ 166,628	\$ 250,000.00		
Temple Emeth						
Custodial			\$ 32,136.00	\$ 32,136.00		
Utilities			\$ 17,922.00	\$ 17,922.00		
Subtotal Operating			\$ -	\$ 50,058.00		
Total Operating			\$ 166,628.00	\$ 300,058.00		
DPW/Parks			\$ 10,600.00	\$ 41,000.00		
Public Buildings - Utilities			\$ 143,028.00	\$ 151,922.00		
Public Buildings - Maintenance			\$ -	\$ 35,000.00		
Schools - Custodial			\$ -	\$ 32,136.00		
Moving/Tech/Setup			\$ -	\$ 25,000.00		
Insurance			\$ 13,000.00	\$ 15,000.00		
Total Operating			\$ 166,628.00	\$ 300,058.00		



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: School Repair and Maintenance Funding FY 2021

DATE : November 28, 2019

In order to fully fund the Repair and Maintenance Budget for FY 2021, the amount needed would be \$2,289,336 for outside service contractors and \$1,356,396 for personnel costs. This amount is an increase over FY 2020 by \$625,196 total - (R&M \$400,196 - Personnel \$225,000).

The justification for the R&M increase is due to the following factors:

- 1) The budget amount requested last year was not fully funded (\$2,227,925);
- 2) Inflation for construction has been above 2.5%;
- 3) The Clark Road property has been added (\$32,000).

The attached sheet has a breakdown by Trade, for the estimated funding needed. If the Repair and Maintenance budget is not fully funded, the sheet also shows what line items will be eliminated.

The justification for the Personnel increase would be to add 2 HVAC technicians and an Electrician. This is based on the Matrix Report, and additional School space that has been added. Last fiscal year, only the EMS Applications Assistant was added to the budget. An additional HVAC technician was requested but did not get included into the final budget.

The reason for adding staff (instead of increasing the R&M budget) would be based our costs. By law, the Town needs to pay prevailing wages to outside contractors for their staff. The owner of the company adds to this amount health, overhead and profit. We are presently charged \$165/hr for an HVAC technician and \$99/hr for an electrician. The Town pays the Tradesmen \$\$36.50 at the max step. The School Department would be paying potentially three to four times more for this service outsourced.



TOWN of BROOKLINE

Massachusetts

BUILDING DEPARTMENT

Charles A. Simmons
Director of Public Buildings

The R&M Budget is used to hire outside contractors. The work supplements our existing staff of plumbers, electricians, carpenters, etc. Also there are specialty trades that our staff does not have the training or license for – elevators, roofs, etc.

If the budget increase request is only partially funded (additional \$100K), the following maintenance will not occur:

- Electrical – No preventative maintenance will be completed. The amount budgeted for repairs would be cut in half. All additional repairs would need to be taken care of by the in-house staff (3 electricians). There will be a severe setback for timely completion of work orders.
- No plumbing work would be done by outside contractors. The 2 in-house plumbers would be responsible for all repairs. This will create a severe backlog on plumbing repairs. Plumbing preventative maintenance will not be completed including acid tanks, domestic hot water tanks, mixing valves, water coolers and filters and sewerage injectors. By not doing this work proactively, failures of the systems will result causing costly, unscheduled shutdowns.
The work to clean the grease traps would need to be done by School monies.
- No Carpentry work of any kind. This work would need to be done by the 2 in-house carpenters. This will create a severe backlog. Preventative Maintenance work for overhead (garage) doors would not be done. If a garage door fails, it will need immediate repairs which will be costly and inconvenient.
-
- No Flooring Repairs of any kind (carpeting, tile, etc.).
-
- No Painting.
-
- No repairs or replacements for window shades or blinds.
-
- No Cleaning of window glass

Only emergency repairs would be done. Potentially there may need to be a Reserve Fund Transfer.

Brookline Schools are ranked #1 best overall for all schools in Norfolk County and 5th in the entire State.*

Using financial data** of schools listed as equivalent in size, location, per capita income expenditures per student, Brookline is ranked only 83 out of 320 districts of schools for funding of school building maintenance.

Somerville is ranked 18th, Westwood is 27th, Carlisle is 30th, Weston is 34th, Cambridge is 43rd, Waltham is 60th, Burlington is 70th and Dedham is 73rd. Funding needs to improve in order for the facilities to be safe, clean, and have overall building health.

Next year and years afterward, the Repair and Maintenance/Personnel/Utility accounts will have to be increased due to the Cypress Building and the new Stem Wing at the High School which has more square footage, additional building equipment that is more complicated and requires more maintenance and has additional maintenance costs. Driscoll School and the Pierce School – all of which will have more space and more, complex equipment to maintain will also put a burden on the budgets. Plus any more additions to School space needs that may be coming in the near future. Any additional funding as part of any borrowing or overrides should include building maintenance and utilities.

Please also see the attached 5-Year Long-term Plan.

*Niche Rankings

**2017 Data – CLEARGOV

Attachments

Repairs and Maintenance FY2021

SCHOOL

12/9/2019

Description

GENERAL SERVICES

Description				FULL FUNDING*	ADDITIONAL \$100k
				REQUEST	FUNDING OVER FY21
				ESTIMATE OF COSTS/SERVICES	ESTIMATE OF COSTS/SERVICES
				FY 21	FY 21
1 TRADESMEN SUPPLIES					
HARDWARE, ELECTRICAL, PLUMBING, MISC				\$ 205,000	\$ 205,000
2 FIRE SAFETY SERVICE					
FIRE ALARM/SPRINKLER TEST	4X		2CL	\$ 63,890	\$ 63,890
FIRE ALARM/SPRINKLER REPAIRS				\$ 75,000	\$ 75,000
FIRE ALARM MONITORING	14 SITES			\$ 8,400	\$ 8,400
E LITE TESTING	1X			\$ 10,000	\$ 10,000
E LITE REPAIRS				\$ 3,000	\$ 3,000
FIRE EXTINGUISHER TEST/REPAIR	1X / 2X		2CL	\$ 10,000	\$ 10,000
FIRE EXTINGUISHER ANSUL TEST/REPAIR	1X / 2X			\$ 6,750	\$ 6,750
				\$ 177,040	\$ 177,040
3 EMERGENCY GENERATOR SERVICE (7)					
REPAIRS				\$ 7,500	\$ 7,500
PM PREVENTATIVE MAINTENANCE	summer test			\$ 2,500	\$ 2,500
PM PREVENTATIVE MAINTENANCE	winter test			\$ 2,500	\$ 2,500
PM PREVENTATIVE MAINTENANCE	LOAD BANK		QTR	\$ 5,000	\$ 5,000
				\$ 17,500	\$ 17,500
4 HAZMAT					
ASBESTOS				\$ 20,000	\$ 20,000
MOLD				\$ 8,000	\$ 8,000
LEAD	PAINT/WATER			\$ 20,000	\$ 20,000
IAQ				\$ 10,500	\$ 10,500
PM PREVENTATIVE MAINTENANCE	TEST - DEP			\$ 2,500	\$ 2,500
PM PREVENTATIVE MAINTENANCE	TEST			\$ 3,000	\$ 2,500
PEST CONTROL	MATERIALS/OUTSIDE CONT.		CL2	\$ 15,000	\$ 15,000
				\$ 79,000	\$ 78,500
5 ELEVATOR SERVICE (37)					
REPAIRS	26 ELEVATORS 13 LIFTS			\$ 40,000	\$ 40,000
STATE TESTING - FEE	(ODD 13 LIFTS OUT)	2019/2020		\$ 14,000	\$ 14,000
STATE TESTING - LABOR	(ODD 13 LIFTS OUT)	2019/2021		\$ 19,000	\$ 19,000
PREVENTATIVE MAINTENANCE	MONTHLY PLUS QTR		2CL	\$ 85,000	\$ 85,000
				\$ 158,000	\$ 158,000

6 HVAC/BOILER SERVICE					
	HVAC REPAIRS		CL2	\$ 215,000	\$ 215,000
	HVAC PM - A/C	SEASONAL A/C PLUS FANS X 2		\$ 180,000	\$ 180,000
	HVAC FILTERS - LARGE			\$ 25,000	\$ 25,000
	HVAC FILTERS - SMALL	X 2		\$ 14,500	\$ 14,500
PM	HVAC - PM - IT ROOMS	X 4		\$ 13,500	\$ 13,500
PM	HVAC - PM - PUMPS (CIRC. PUMPS)	1X		\$ 10,475	\$ 10,475
PM	HVAC - PM - PUMPS (GAS BOOSTER)	1X		\$ 5,500	\$ 5,500
	HVAC - PM/REPAIRS -PNEUMATICS DRISCOLL			\$ 3,000	\$ 3,000
	HVAC - PM/REPAIRS - PLYMOVENT	NOT APPLICABLE		\$ -	\$ -
	BOILER/STEAMFITTING REPAIRS			\$ 62,500	\$ 62,500
	BOILER/STEAMFITTING PM	VIC		\$ 12,500	\$ 12,500
	BOILER INSPECTIONS (36)			\$ 2,100	\$ 2,100
	BOILER PM	SUMMER	CL2	\$ 16,500	\$ 16,500
PM	BOILER PM	WINTER		\$ 3,500	\$ 3,500
PM	BOILER PM - FHW HEAT EXCHANGERS	1X		\$ 4,500	\$ 4,500
PM	BOILER PM FANS	1X		\$ 20,000	\$ 20,000
PM	BOILER PM PUMPS	1X		\$ 8,500	\$ 8,500
PM	BOILER PM VIBRATIONAL	1X		\$ 8,500	\$ 8,500
	INSULATION			\$ 6,000	\$ 6,000
	REFRACTORY			\$ 8,000	\$ 8,000
	ENERGY MANAGEMENT SYSTEMS			\$ 135,000	\$ 135,000
	OIL TANK CLEANING/TESTING	13 SITES		\$ 8,750	\$ 8,750
				<u>\$763,325</u>	<u>\$763,325</u>
7 SECURITY SERVICE					
	KEYCARDS REPAIR			\$ 7,500	\$ 7,500
PM	KEYCARDS PM	15 SITES		\$ 15,750	\$ 15,750
	LOCK REPAIRS			\$ 21,000	\$ 21,000
	LOCK PM			\$ 3,500	\$ 3,500
	CAMERAS REPAIRS	15 SITES		\$ 10,000	\$ 10,000
PM	CAMERAS PM			\$ 10,000	\$ 10,000
	BURGLAR ALARMS MONITORING	15 SITES		\$ 6,500	\$ 6,500
	BURGLAR ALARMS REPAIRS			\$ 16,500	\$ 16,500
PM	BURGLAR ALARMS PM			\$ 5,500	\$ 5,500
				<u>\$ 96,250</u>	<u>\$ 96,250</u>
8 EXTERIOR GENERAL					
	ROOF REPAIRS			\$ 40,000	\$ 40,000
	ROOF- GUTTERS/CLEAN			\$ 15,000	\$ 15,000
	ROOF - INSPECTIONS - FLASHING/TERM. BARS/METAL	summer		\$ 50,000	\$ 50,000
PM	ROOF - INSPECTIONS - FLASHING/TERM. BARS/METAL	winter		\$ 15,000	\$ 15,000
PM	ROOF - INSPECTIONS/REPAIRS	INFRARED/MOISTURE	QTR	\$ 20,000	\$ 20,000
PM	ROOF - INSPECTIONS/REPAIRS	WATER TEST DRAINS		\$ 7,500	\$ 75,000
	MASONRY REPAIRS			\$ 45,000	\$ 45,000
B94:B9	MASONRY/ENVELOPE - INSPECTIONS INFRARED	INFRARED		\$ 45,000	\$ 45,000
				<u>\$ 237,500</u>	<u>\$ 305,000</u>
9 GLAZING SERVICES					
	REPLACEMENT/REPAIRS			\$ 35,000	\$ 35,000
				<u>\$ 35,000</u>	<u>\$ 35,000</u>

10 ELECTRICAL SERVICE

REPAIRS		CL2	\$	100,738	\$	52,542	PARTIALLY FUNDED
PM PREVENTATIVE MAINTENANCE	VFDS		\$	5,500		NOT FUNDED	NO PM WORK ON
PM PREVENTATIVE MAINTENANCE	EXTER. LIGHTS, INTERIOR LUMINS, COLOR TEMP		\$	7,500		NOT FUNDED	ANY ELECTRICAL EQUIPMENT
PM PREVENTATIVE MAINTENANCE	LIGHTING CONTROL - CLASSROOMS		\$	15,500		NOT FUNDED	
PM PREVENTATIVE MAINTENANCE	LIGHTING CONTROL - ROOMS/THEATER		\$	7,500		NOT FUNDED	
PM PREVENTATIVE MAINTENANCE	INFRARED/PANELS, TORQUE QUARTER	QTR	\$	5,000		NOT FUNDED	
			\$	141,738	\$	52,542	

11 PLUMBING SERVICE

REPAIRS FIXTURES			\$	110,000		NOT FUNDED	
REPAIRS DRAIN BLOCKAGE			\$	3,500		NOT FUNDED	
KITCHEN GREASE TRAP	CLEAN AND TEST	QTR	\$	2,500		NOT FUNDED	NO
PM PREVENTATIVE MAINTENANCE	GARAGE TRAPS (1) OIL/WATER SEP.		\$	3,500		NOT FUNDED	PM WORK ON
PM PREVENTATIVE MAINTENANCE	WATER FILTERS		\$	5,000		NOT FUNDED	PLUMBING EQUIPMENT
PM PREVENTATIVE MAINTENANCE	ACID NEUTRALIZATION TANKS		\$	5,500		NOT FUNDED	
PM PREVENTATIVE MAINTENANCE	DOM. HOT WATER TANKS/PUMP/MIX/BACKFLOW		\$	10,000		NOT FUNDED	
PM PREVENTATIVE MAINTENANCE	DRINKING WATER COOLERS/FILTERS/CLEAN COIL		\$	12,500		NOT FUNDED	
PM PREVENTATIVE MAINTENANCE	SEWERAGE INJ./ABOVE GROUND PUMP		\$	4,500		NOT FUNDED	
			\$	157,000	\$	-	

12 CARPENTRY SERVICE

REPAIRS - WALLS, DOORS, CEILINGS-, LOCKERS			\$	40,000		NOT FUNDED	NO
FIRE ESCAPE - TESTING, REPAIRS	2021	QTR	\$	10,000		NOT FUNDED	CARPENTRY WORK
CEILING/STRUCTURAL	INSPECT/REPAIR	QTR	\$	12,500		NOT FUNDED	
OVERHEAD DOOR/GATE REPAIR			\$	2,500		NOT FUNDED	
PM OVERHEAD DOOR/GATE PM			\$	5,500		NOT FUNDED	
			\$	70,500	\$	-	

13 FLOORING SERVICE

PM REPAIRS/PATCHING			\$	35,000		NOT FUNDED	NO FLOORING/CARPETING
			\$	35,000	\$	-	

14 PAINTING SERVICE

PM INTERIOR/EXTERIOR	1/4 bldgs		\$	75,000		NOT FUNDED	NO PAINTING
			\$	75,000	\$	-	

15 WINDOW SERVICES

PM SHADES/SCREENS			\$	25,000		NOT FUNDED	NO SHADES/SCREENS
PM CLEANING			\$	15,500		NOT FUNDED	NO WINDOW CLEANING
			\$	40,500	\$	-	

TOTAL **\$ 2,288,353** **\$ 1,888,157**

PM WORK - IT IS HIGHLY RECOMMENDED
 THAT ALL PM WORK IS FULLY FUNDED
 TO BE PROACTIVE AND PREVENT FAILURES

FY20 APPROVED \$ 1,888,157 \$ -

FY21 R&M REQUEST \$ 2,288,353

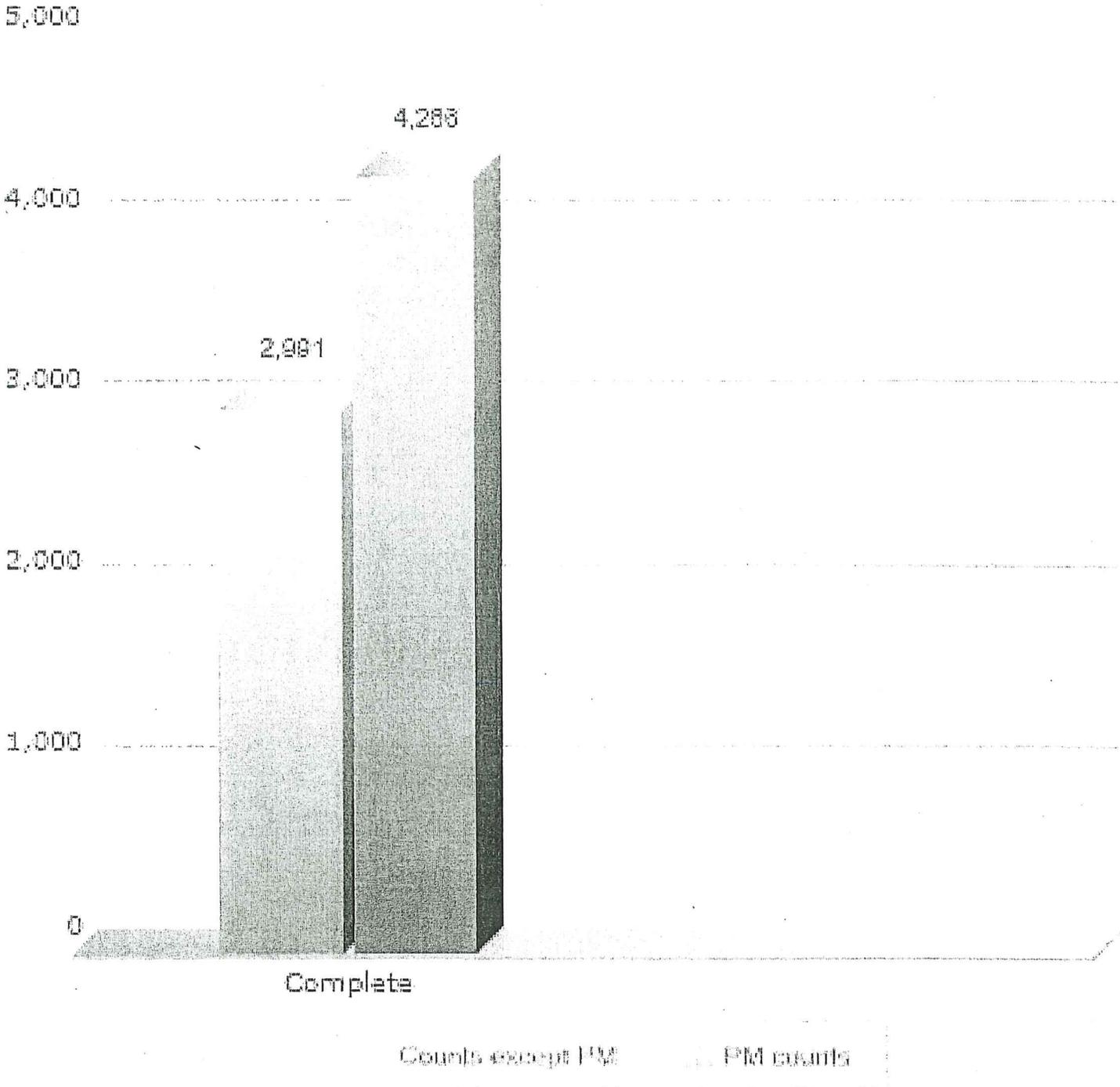
* \$ 400,196

					IN HOUSE STAFF		
July 1, 2020	FY 21	HS - PHASE 1 ADDITION	INC STAFF/SALARIES 100%	\$225,000	2 HVAC	2 FOREMAN	1 ELECTRICIAN
	SQ. FT. 2019	343676		\$400,000			
	SQ.FT.2020	369676	8% LARGER				
				TOTAL	\$625,000		
July 1, 2021	FY 22	HS - PHASE 2 111 CYPRESS	INC STAFF/SALARIES 100%	\$300,000	2 HVAC		1 CARPENTER
	SQ.FT. 2021	118000	NEW SPACE	ADD R&M			1 PLUMBER
				TOTAL	\$465,000		
July 1, 2022	FY 23	DRISCOLL SCHOOL 95,939	INC STAFF/SALARIES 100%	\$150,000	1 HVAC		1 PLUMBER
	SQ.FT. 2022	155,890	62% LARGER	ADD R&M			
	SQ.FT. 2023			TOTAL	\$250,000		
July 1, 2023	FY 24	PIERCE SCHOOL	INC STAFF/SALARIES 100%	\$150,000	1 ELECTRICIAN		1 PAINTER
	size inc.?			ADD R&M			
				TOTAL	\$400,000		
				GRAND TOTAL INC.	\$1,740,000		

THESE AMOUNTS DO NOT INCLUDE

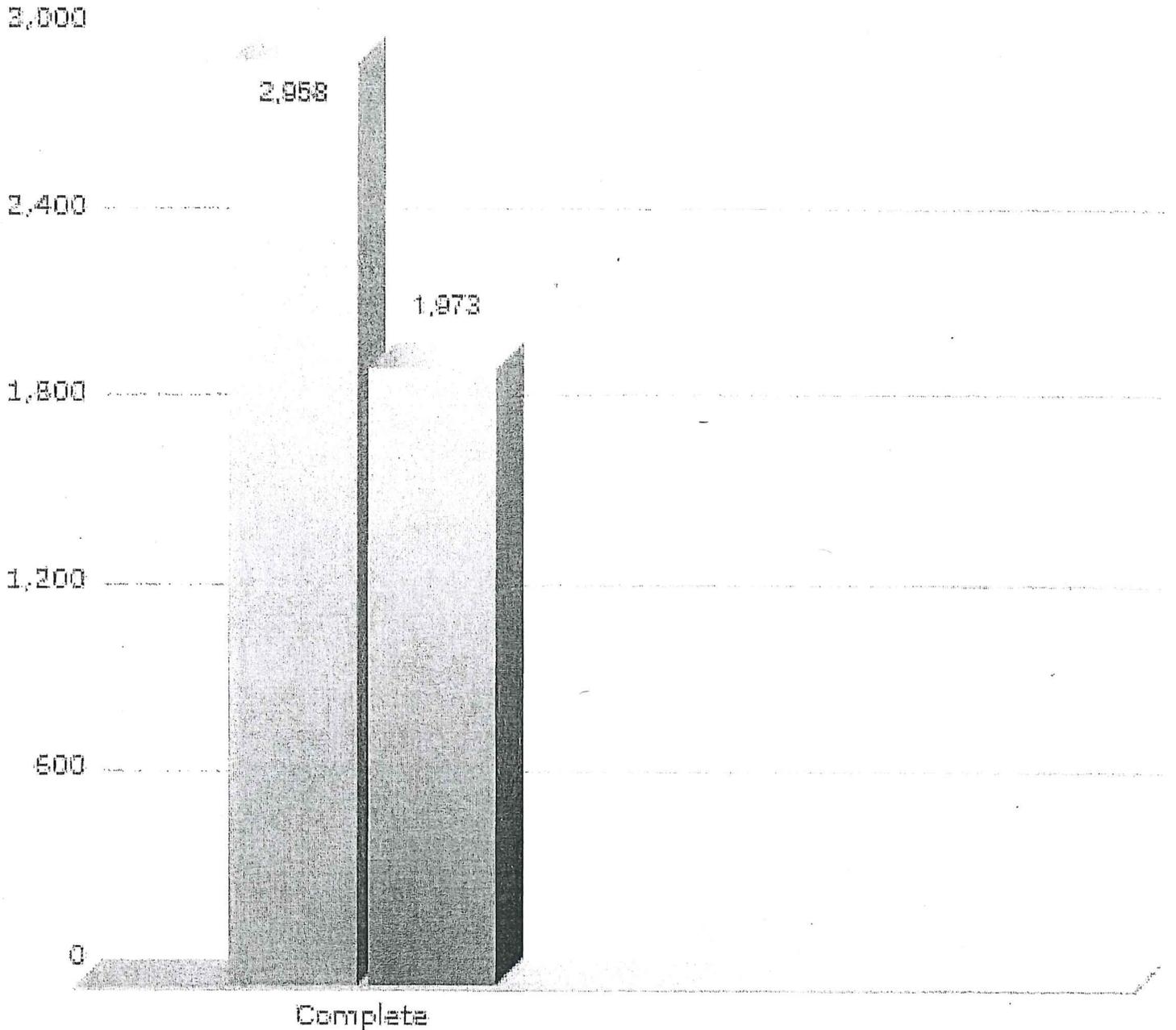
ANY CHANGES DUE TO HANCOCK VILLAGE PROJECT
 ANY ADDITIONAL SCHOOL SPACES OR OFFICES
 ANY CHANGES TO BALDWIN/BEEP PROGRAMS
 ANY CHANGES FOR THE OLD LINCOLN SCHOOL
 ANY CHANGES FOR SCHOOL ADMIN OFFICE SPACE

Status count



FY2019

Status count



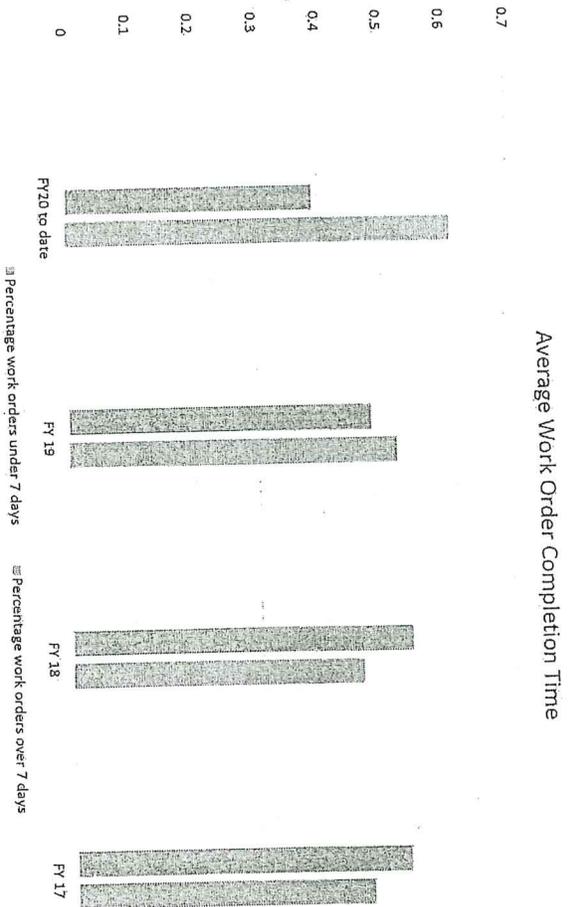
Counts except PM

PM counts

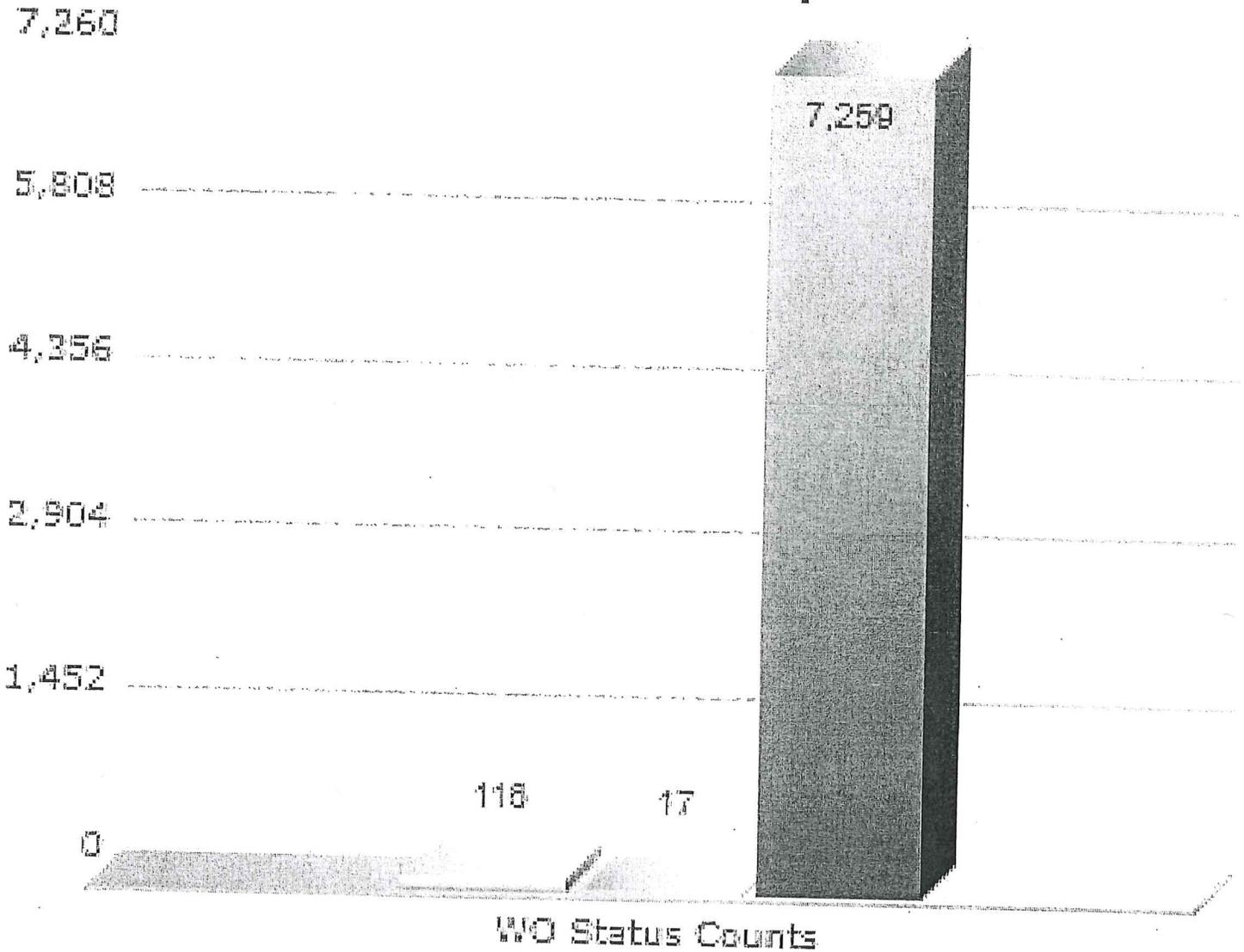
FY2018

Productivity based on Work Order Completion Time

Year	Percentage work orders under 7 days	Percentage work orders over 7 days
FY20 to date	39%	61%
FY 19	48%	52%
FY 18	54%	46%
FY 17	53%	47%



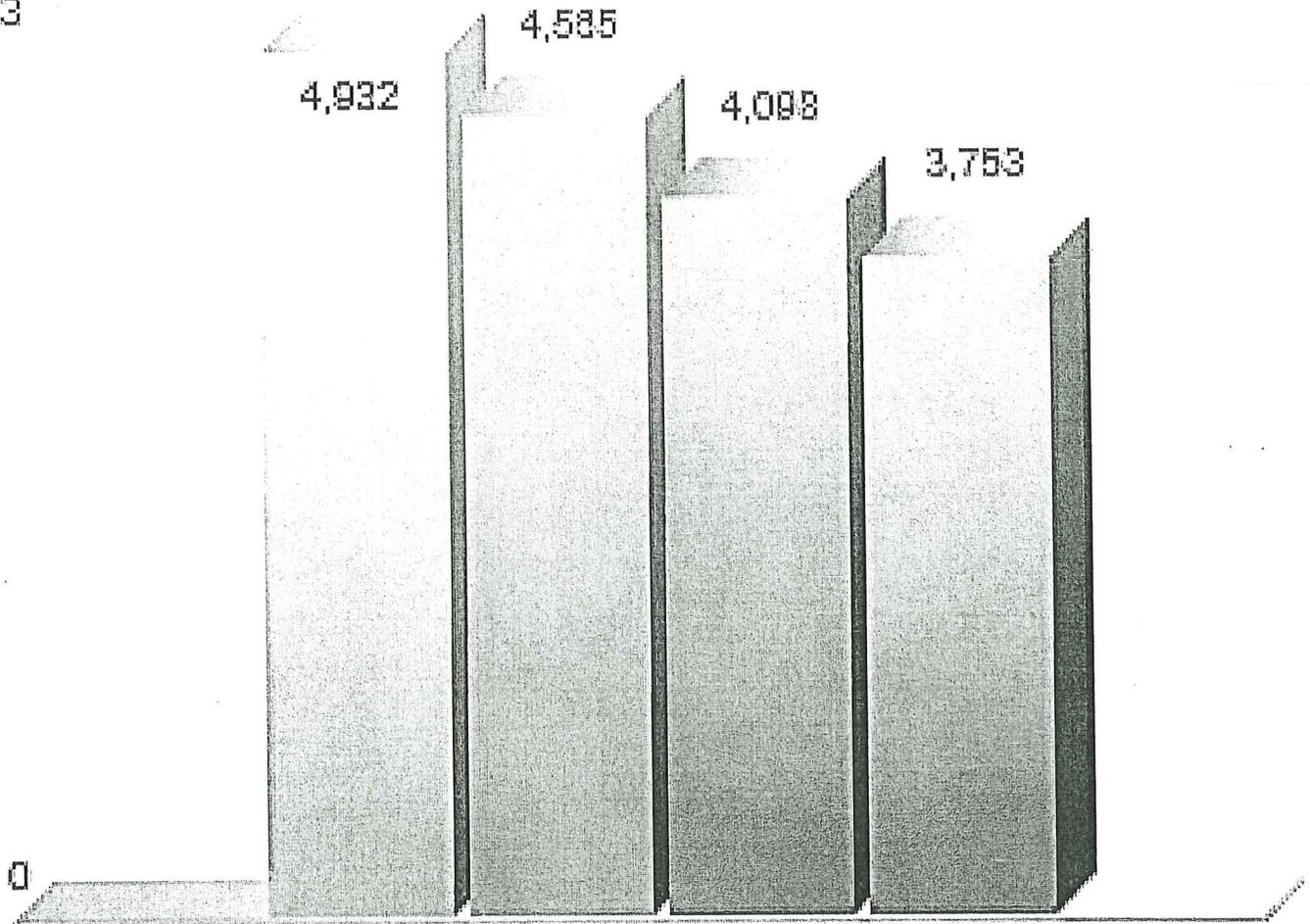
Status Analysis



- i. Fiscal Yr Ending 2010 (New Request)
- ii. Fiscal Yr Ending 2010 (Work in Progress)
- iii. Fiscal Yr Ending 2010 (Complete)

Status Analysis

4,933



WO Status Counts

- Fiscal Yr Ending 2013 [Complete]
- Fiscal Yr Ending 2017 [Complete]
- Fiscal Yr Ending 2018 [Complete]
- Fiscal Yr Ending 2015 [Complete]



INVOICE

One Second Street
 Peabody, MA 01960
 800-225-3688 978-531-8095

Date: 10/09/2019
 Invoice # B17923-3

Bill To	Destination Address
Brookline Schools Matt Gillis 88 Harvard St Brookline, MA 02445	Brookline School Department Matt Gillis 2 Clark Road Brookline, MA 02445

Purchase Order #	Sales Person	Move Date	Terms	Due Date	Remit to: Wakefield Moving & Storage One Second Street Peabody, MA 01960
	Stephen Masone	08/16-10/02 2019	Due on receipt	10/09/2019	

Move Details

- Additional Labor and trucking charges to knockdown, move and reinstall furniture/boxes and miscellaneous files to Town Hall
 - Additional Labor and trucking to put items into storage- not on original scope of work
 - Work date: 09/19/19 & 09/23/19
 - Additional crate rental charge included
- Total = \$4,980.00

ok
Matthew J. Gillis

Thank you for your business.	Total Amount Due	\$4,980.00
Credit card payments will be charged a 3% processing fee	Payments/Credits/Discounts	
	Balance Due	\$4,980.00



INVOICE

One Second Street
 Peabody, MA 01960
 800-225-3688 978-531-8095

Date: 10/02/2019
 Invoice # B17923-2

Bill To	Destination Address
Brookline Schools Matt Gillis 88 Harvard St Brookline, MA 02445	Brookline School Department Matt Gillis 2 Clark Road Brookline, MA 02445

Purchase Order #	Sales Person	Move Date	Terms	Due Date	Remit to: Wakefield Moving & Storage One Second Street Peabody, MA 01960
	Stephen Masone	08/16-10/02 2019	Due on receipt	10/02/2019	

Move Details

Relocation Project per Quote 17923

Total = \$19,500.00

Phase1 completed on 08/23/19

Total Invoiced on B17923-1 = \$12,675.00

Balance of \$6,825.00 due upon completion of Phase2.

Phase2 completed on 10/02/2019

Balance Due Now = \$6,825.00

*Ok to Pay
 Matthew J. Gillis*

Thank you for your business.	Total Amount Due	\$6,825.00
Credit card payments will be charged a 3% processing fee	Payments/Credits/Discounts	
	Balance Due	\$6,825.00



INVOICE

One Second Street
 Peabody, MA 01960
 800-225-3688 978-531-8095

Date: 08/26/2019
 Invoice # B17923-1

Bill To	Destination Address
Brookline Schools Matt Gillis 88 Harvard St Brookline, MA 02445	Brookline School Department Matt Gillis 2 Clark Road Brookline, MA 02445

Purchase Order #	Sales Person	Move Date	Terms	Due Date	Remit to: Wakefield Moving & Storage One Second Street Peabody, MA 01960
	Stephen Masone	08/16-08/23 2019	Due on receipt	08/26/2019	

Move Details

Relocation Project

Phase1 completed on 08/23/19

*Balance of \$6,825.00 due upon completion of Phase2.

Total = \$19,500.00

Total Due Now = \$12,675.00

Ok to Pay 

Miscellaneous Details

Third Party Details

Third Party Charges	0.00	Miscellaneous Charges	0.00
Packing Material Sold	0.00	Storage	0.00
Equipment/Material Rental	0.00	Valuation	0.00

Thank you for your business.	Total Amount Due	\$12,675.00
	Payments/Credits/Discounts	
	Balance Due	\$12,675.00



THE PUBLIC SCHOOLS OF BROOKLINE
BROOKLINE, MASSACHUSETTS 02445

PHONE 617-730-2425
FAX 617-730-2108

BEN LUMMIS
INTERIM SUPERINTENDENT OF SCHOOLS

MARYELLEN NORMEN
DEPUTY SUPERINTENDENT OF
ADMINISTRATION AND FINANCE

To: School Committee - Capital Improvement Subcommittee
From: Ben Lummis, Interim Superintendent of Schools
Date: December 11, 2019
RE: Interim Superintendent's Recommendation for Use of Clark Road Facility for FY2021 - FY2023

Recommendation

The use of 2 Clark Road (Leonard Brenner Building on the Maimonides School Campus) addresses multiple district-wide capital needs while maintaining flexibility for other sites. By moving only one grade of students (Kindergarten) from Pierce K-8, we minimize disruption to the community and accommodate most of the needs expressed by parents and staff during multiple meetings this past year. This recommendation provides stability for the Brookline Early Education Program (BEEP) and allows the program to expand while also accommodating all administrative office space needs without any additional leases. This is the most financially prudent approach because it minimizes moving, transportation and staffing costs. My recommendation is summarized as follows:

- Relocate up to five Pierce Kindergarten classrooms to the second floor of 2 Clark Road for the 2020-2023 school years
- Continue using the first floor of 2 Clark Road as a BEEP location with up to five classrooms
- School Department staff who provide essential services to students, families and schools and who are currently occupying both second and third floors of 2 Clark Road will be consolidated to the third floor, including:
 - Student Services staff who provide support and services in the areas of guidance, counseling, special education and out of district placements. (10)
 - Steps to Success staff who promote equitable learning opportunities and provide support for low income students and families in the school district. (5)
 - Food Services staff who oversee and support the district's food service program including the cafeteria operations and staff at each school (3)
 - Facilities & Operations staff who oversee building operations and student transportation (4)
 - METCO staff who provide educational support and programming for Brookline students enrolled through the METCO program (2)
- Relocate School Department staff currently at Clark Road who will relocate to Sperber Education Center:
 - Brookline Adult & Community Education (BACE) staff who provide overall management of courses, registration and enrollment of adult education offerings (7)
- Curriculum Coordinators and Office of Teaching and Learning staff currently at the Sperber Education Center (SEC) will remain at the SEC

Request for Subcommittee Action:

- Motion to approve and recommend to the full School Committee the placement of up to five Kindergarten classrooms from the Pierce School to 2 Clark Road, the continued use of 2 Clark Road for up to five BEEP classrooms, and the continued use of 2 Clark Road for educational support personnel.

Overview and Background for the Request

This recommendation continues the ongoing efforts by the School Committee and the Public Schools of Brookline to address the historic enrollment growth that began in our PK-8 schools in 2005 that has resulted in a 41% increase in students in our elementary schools. In September 2019, the School Committee reaffirmed its long term capital plan to address overcrowding and substandard spaces when it voted again to support the three school plan of rebuilding Driscoll School, partnering with the Massachusetts School Building Authority to renovate or rebuild Pierce School, and opening a new PK-8 school at Old Lincoln School or another location.

In the relative short term the School Committee and PSB also need to address immediate facility concerns and shortages. With their July 2019 votes, the School Committee, Select Board and Advisory Committee enabled the Town to lease the school building at 2 Clark Road from the Maimonides School. The Clark Road facility provides sixteen classrooms, support space, and office space and other school based facilities. All three boards agreed that leasing an entire school building in north Brookline was a rare opportunity that would help immediately address a number of space and facility related needs across multiple buildings including overcrowding, substandard learning spaces for our most vulnerable populations, and the need for administrative office space for staff that provide essential services.

Over the course of numerous public meetings in the spring and fall of this year, the committee and school department have been working to identify the use of the Clark Road facility that would best address a variety of our facility needs, and not necessarily simply benefit a single school. This fall, I have worked with the Pierce School and BEEP leadership, and gotten input and feedback from school committee members and families to develop a recommendation that provides relief in a number of ways across space, programming, operational, and financial considerations. This recommendation seeks to address a variety of competing factors including:

- Create a plan that positively impacts as many schools as possible
- Develop a plan that is the least disruptive for the fewest possible families, and creates the fewest possible transitions for students, families, and staff
- Balance the negative effects of overcrowding with our goals for student achievement and our concerns about the need for stability for students, families, and educators
- Provides stability for BEEP and Pierce as we continue to pursue long term solutions for both communities
- Reduce or eliminate the need for additional leased spaces

We have considered three primary alternatives for the use of Clark Road - moving kindergarten classes from Pierce to Clark, moving K-1 classes from Pierce to Clark, and moving K-2 classes from Pierce to Clark. All three options have advantages and disadvantages for the Pierce School community and the larger school community. Working closely with Pierce and BEEP leadership, and operations and finance staff, we looked at programming, scheduling, staffing, and community impacts for both Pierce and BEEP. We also looked at costs across all three approaches for moving, additional staff needed, transportation, operations, and any additional leases necessary for administrative space.

Ultimately moving Pierce kindergarten to Clark Road has multiple positive impacts while minimizing the negative impacts. First and foremost, this approach creates the least disruption for Pierce students and families and BEEP students and families. Whereas the other approaches require students to be away from the Pierce campus for multiple years, the kindergarten option has students beginning their Brookline K-8 experience at Clark Road for just one year before moving to the School Street site for the remainder of their elementary years. Transportation, community building, extended day, and staffing can be addressed with relatively minor changes as compared to the K-1 and K-2 options which would essentially create a multi-grade school away from Pierce and keep families split for multiple years.

For BEEP, this recommendation prevents yet another move for their program and provides stability for families and staff. Further, it allows BEEP to grow either by adding classes or by moving Heath BEEP classrooms to Clark Road which would provide greater flexibility at Heath to expand special education and/or English learner programs at our only school that does not yet provide a district-wide program. Additionally the collaboration and close connection that can be developed between the BEEP and K classes allow us to create a sizable Early Education Center where families could spend up to three years of their child’s beginning years in the same facility.

In relation to operational impact, the kindergarten option minimizes staff changes, provides the simplest and most cost effective approach to student transportation, and solves our need to ensure that as many as 60 staff members have appropriate work space without additional costs. Both the K-1 and K-2 options would require additional moves of classrooms, learning spaces, or office space. Both of the latter options would also require additional office space leases or placing essential services at the Baldwin School building. While the K-2 approach requires the least additional staff, makes available the most space at Pierce, and positively impacts the schedule for grades 3-8, it also has the most significant negative impact to the school community as students and families would be separated and operate independently, essentially creating two separate schools. The K-2 option also requires extensive additional changes including moving BEEP to the Pierce Historic Building, leasing office space for 40+ staff, and the biggest increase in transportation costs.

The table below shows the operational changes and costs associated with each approach.

	BEEP & Kindergarten		BEEP, K-1		BEEP, K-2	
Staffing	1.8 FTE (Nurse, Specials, EL)	\$126,000	3.0 FTE (Nurse, Specials, EL)	\$210,000	1.2 FTE (Nurse, Middle school)	\$98,000
Transportation	No additions	\$ 0	Bus/Vans	\$86,130	Buses/Vans	\$172,260
Moving	Pierce K, BACK to SEC, Admin 2nd to 3rd floor	\$25,000	Pierce K-1, SEC and Admin to leased office space	\$35,000	Move from Pierce K-2; BEEP to Pierce Historic, SEC and Admin to Leased Office Space	\$50,000
Facilities	IT and electrical	\$20,000	IT and electrical	\$25,000	IT and electrical	\$30,000
2 Clark Road Operating Expense		\$300,000		\$300,000		\$300,000
Additional Leases		\$ 0		\$ 350,000		\$400,000
Total		\$471,000		\$1,006,130		\$1,050,260

Further Considerations and Detailed Planning

When the School Committee approves a recommendation for the use of Clark Road, further and much more detailed planning will take place in the areas of:

- Enrollment and registration for BEEP
- Exact start and end times that will allow students to travel between the two sites at the beginning and end of the day

- Bus schedule and routing to minimize or eliminate the cost of transporting Pierce students between the two sites at the beginning and end of the day
- Pierce Extended Day and what programs could be offered at Clark and Pierce
- Exact scheduling and staffing
- Adjustments to Clark Road facility including electrical and IT
- Moving plans and timelines for Pierce, BACE, and staff at Clark moving to 3rd floor

Ongoing Strategic Considerations

Given the number of uncertainties related to capital planning, PSB must remain flexible while working with the properties we have and needs to remain open to the possibility of plans being adjusted as new developments or opportunities arise.

We also must continue to be transparent with all considerations and decisions while encouraging community feedback and discussions. Parents must be reassured that their kindergarten children are still a part of the Pierce School community and that they have every opportunity to integrate them fully into the Pierce community's school-based functions and activities.

Given the difficult circumstances we find ourselves in after more than a decade of explosive enrollment growth that is unparalleled in the Town's recent history, we continue to make difficult choices about how to address our capital needs. There will be challenges along the way, and we must acknowledge that none of these transitions are easy.

Ultimately both Pierce and BEEP have very strong communities. With the proper support and planning, and because of the great work of school leaders and educators, they will both continue to provide excellent learning opportunities for our students.

LONG-TERM CAPITAL PLAN UPDATE

Clark Road Recommendation FY2020 - 2023

CAPITAL SUBCOMMITTEE
MEETING

JANUARY 14, 2020

PUBLIC SCHOOLS of
BROOKLINE



**PSB continues to
plan for and find
solutions for many
district-wide space
and facility
challenges.**

FACILITY CHALLENGES AT PSB

- ▶ Continued overcrowding at our schools.
 - ▶ Enrollment remains more than 1,500 students greater than FY 2006.
- ▶ Sub-standard facilities, particularly for our most vulnerable populations.
- ▶ Outdated buildings (Driscoll, Pierce, and Baker Schools) that are at or nearing end of life.
- ▶ Need for additional classroom spaces for Special Education and English Learner Education programs.

FACILITY CHALLENGES AT PSB

- ▶ BEEP - Returning 14 classrooms into K-8 school to end leases and meet demand.
- ▶ Reduce or eliminate use of leased spaces.
 - ▶ ~\$1,500,000 in expenses annually
- ▶ Office space for up to 60 employees who provide essential services to students, families, and schools every day that used to be in school buildings and are now temporarily at Clark Road.

PRIORITIES REMAIN UNCHANGED

- ▶ Provide the best educational environment for our students.
- ▶ Minimize disruption to students, families, and staff.
- ▶ Address PSB's district-wide space needs using facilities and means within our control.
- ▶ Limit costs so PSB can operate within the Town's operating and capital budgets

WHAT HAS BEEN DEVELOPED

Long-Term Solution through the Three School Plan.

- ▶ Renovate/Expand Driscoll School.
- ▶ Renovate/Expand Pierce School.
- ▶ Develop a new 2-section or 3-section PK-8 school at Old Lincoln, Newbury, or a site TBD.

WHAT HAS BEEN DEVELOPED

Short-Term Solution through the leasing of Clark Road.

- ▶ Added 16 classrooms for immediate use.
 - ▶ Classrooms are modern and fully equipped (but not furnished) for early childhood and early elementary use.
- ▶ Two playgrounds, library, computer area, small cafeteria, multipurpose space for Physical Education, numerous small instructional spaces and offices.

WHY DID PSB LEASE CLARK ROAD?

- ▶ This high quality facility provides better classroom space than a number of our current school buildings
- ▶ PSB can use the Clark Road facility to address a number of district-wide and school-specific needs.
- ▶ Unprecedented for this type of school-specific space to be available in Brookline
- ▶ Select Board and Advisory Committee voted unanimously to support School Committee decision to lease Clark Road in July 2019.

HOW IS CLARK ROAD CURRENTLY UTILIZED?

- ▶ 3 BEEP Classrooms including one RISE classroom
- ▶ Office Space for 41 staff members, providing essentials services for PSB students, families, and schools
 - ▶ BEEP Administrative Staff (10)
 - ▶ Brookline Adult & Community Education (7)
 - ▶ Student Services (8)
 - ▶ METCO (2)
 - ▶ Food Services (5)
 - ▶ Operations & Transportation (4)
 - ▶ Steps to Success (5)

POSITIVE IMPACT OF CLARK ROAD

- ▶ Relocated BEEP Classrooms at Driscoll and Putterham, creating additional learning spaces including improved learning spaces for special education and English learners at Driscoll.
- ▶ Relocated office and administrative spaces from 24 Webster. Improved accessibility to the Offices of Registration & Enrollment and English Learners by moving Office of Student Services to Clark Rd
- ▶ Eliminated leases for 24 Webster Place and 62 Harvard Street (effective June 2020).
 - ▶ \$584,010 in total expenses to lease both sites.

POTENTIAL OPTIONS FOR PIERCE/CLARK CAMPUS

Kindergarten
Only

5 Classrooms +
Existing BEEP
Program

Kindergarten and
1st Grade

10 Classrooms +
Existing BEEP
Program

Kindergarten, 1st,
and 2nd Grade

15 Classrooms.
BEEP moves to
Pierce Historic
Building

Each option has its own benefits and challenges.

**Moving K only allows PSB to address more of our
district-wide space and learning needs**

After significant planning with Pierce leadership, BEEP leadership, and 7 community meetings with Pierce families, PSB recommends

Fully Utilizing the Clark Road facility:

- ▶ 4 or 5 BEEP Classrooms
- ▶ 5 Kindergarten classrooms from Pierce
- ▶ Work space for 34 staff members, providing essentials services for PSB students, families, and schools

Early Education Center Option

- ▶ Move BEEP @ Beacon
- ▶ 10 or 11 BEEP classes at Clark Road
- ▶ A true Early Education Center with a critical mass of Pre-School and Pre-Kindergarten classes and BEEP specific space for staff meetings and trainings
- ▶ Better facility for learning inside and outside than Beacon
- ▶ Will increase access in an area of town where need exists
- ▶ Potential for the PSB to end one more lease (BEEP Beacon)
- ▶ Minimal additional staffing and transportation costs if any
- ▶ Most cost effective option being considered
- ▶ Administrative offices for essential school and district support to students, families, and schools that are currently at Clark would all consolidate on 3rd floor

Early Education Center Option

Challenges

- ▶ Will be disruptive to families who are planning on continuing at BEEP @ Beacon
- ▶ Will negatively impact enrollment and staffing at BEEP, until BEEP can build full enrollment at Clark Road
- ▶ Will move BEEP seats away from densely populated area of town with easy public transportation access
- ▶ Full Day, school vacation, and summer programming for students will be difficult to replicate without an external partner (e.g. school-based extended day program)

BEEP @ Beacon: Enrollment Numbers

Grade Level	Number of Students	Percentage
2 Year Olds	13	21.7%
3 Year Olds	19	31.7%
4 year Olds	28	46.6%
<u>Total</u>	<u>60</u>	<u>100%</u>

Program Type	Number of Students	Percentage
General Classroom	55	91.7%
RISE	5	8.3%

School Zones - All BEEP @ Beacon Students

School Zone	Number of Students	Percentage
Baker	1	1.7%
Coolidge Corner	3	5.0%
Driscoll	6	10.0%
Heath	2	3.3%
Lawrence	5	8.3%
Runkle	8	13.3%
Pierce	2	3.3%
Coolidge Corner-Lawrence	11	18.3%
Coolidge Corner-Driscoll	4	6.7%
Driscoll-Runkle	4	6.7%
Pierce-Lawrence	14	23.3%
Total	60	100%

School Zones - Rising K BEEP @ Beacon

School Zone	Number of Students	Percentage
Coolidge Corner	4	14.3%
Driscoll	5	17.9%
Heath	1	3.8%
Lawrence	5	17.9%
Runkle	1	3.8%
Pierce	4	14.3%
Coolidge Corner-Lawrence	3	10.7%
Coolidge Corner-Driscoll	2	7.6%
Pierce-Lawrence	1	3.8%
Driscoll-Runkle	1	3.8%
Withdrawing from PSB	1	3.8%
Total	28	100%

Selected Populations of BEEP @ Beacon Students

Other Metrics	Number of Students	Percentage
Active Special Education Supports (i.e. has active IEP or 504 plan)	15	25.0%
BEEP Financial Assistance (Dependent on Extended Day Participation)	2	3.4%
Public Housing/Homeless	1	1.7%
Active English Learner Education (ELE) Supports	3	5.1%
Age-eligible students who have registered for Kindergarten in 2020-2021	27 out of 28 (1 student is moving away)	45.0%

BEEP @ Beacon 2020-21 Applicants (Pre-School + PreK)

Metric	Number of Students
Number of Applicants	154
Number of Siblings in Applicants	29
Current Waitlist for Beacon	42
Seats Available at Beacon*	34* (24 Pre-K, 10 Pre-School)
Seats Available at CCS*	15*
Seats Available at Lynch* (Excludes Pre-School Seats)	26*
*Not counting seats reserved for Special Education Supports	

Paying for the Clark Road Lease

July 19 Memorandum to Select Board and Advisory

When Select Board, Advisory Committee, and School Committee approved Maimonides Lease, the source of funding after FY20 was not identified.

The cost of leasing and operating leased buildings has come from the CIP budget. As of July 2019, the CIP did not include full funding for Clark Road and all PSB rentals.

To identify funding the following work is being done:

- ▶ Ending PSB leases where possible
- ▶ Revising CIP projects from across town departments
- ▶ PSB budget funding operating costs that are billed separately from lease costs

Therefore determining the most cost effective options is one of the priorities as we consider the various options

July 19 Memorandum to Select Board and Advisory Committee

Location	FY19 (last year)	FY20 (current year	FY21	FY22	FY23	FY24	
Baker Modulars	\$ 77,552.00	\$ 77,552					
Teen Center	\$ 60,900.00						
Temple Emeth	\$ 297,766.92	\$ 328,200	\$ 338,046	\$ 348,187	\$ 358,633	\$ 369,392	
Lease		\$ 262,609	\$ 270,487	\$ 278,602	\$ 286,960	\$ 295,569	
Operating		\$ 65,591	\$ 67,559	\$ 69,585	\$ 71,673	\$ 73,823	
Temple Ohabei	\$ 217,630.74	\$ 221,266	\$ 227,903	\$ 234,741	\$ 241,783	\$ 249,036	
62 Harvard	\$ 219,200.22	\$ 234,010					
Lease							
Operating							
24 Webster	\$ 200,000.00						
Lease							
Operating							
Maimonides		\$ 755,600	\$ 1,311,168	\$ 1,351,903	\$ 1,392,810	\$ 1,433,894	
Lease		\$ 570,000	\$ 1,120,000	\$ 1,155,000	\$ 1,190,000	\$ 1,225,000	
Operating (Maintenance, Insurance, Snow, est)		\$ 62,600	\$ 64,478	\$ 66,412	\$ 68,405	\$ 70,457	
Utilities (est)		\$ 123,000	\$ 126,690	\$ 130,491	\$ 134,405	\$ 138,438	
							Total
Lease Cost Only	\$ 1,073,049.88	\$ 1,365,437	\$ 1,618,391	\$ 1,668,343	\$ 1,718,743	\$ 1,769,605	\$ 8,140,517.86
Building Operating Costs (facilities, utilities)		\$ 251,191	\$ 258,727	\$ 266,488	\$ 274,483	\$ 282,718	\$ 1,333,606.71
Total Cost		\$ 1,616,628	\$ 1,877,117	\$ 1,934,831	\$ 1,993,226	\$ 2,052,323	\$ 9,474,124.57
5 Yr Town Plan		\$ 1,450,000	\$ 1,099,000	\$ 1,065,000	\$ 1,165,000	\$ 1,300,000	\$ 6,079,000.00
Difference 5yr plan - Total Cost. (Over)/Under CIP		\$ (166,628)	\$ (778,117)	\$ (869,831)	\$ (828,226)	\$ (752,323)	\$ (3,395,124.57)
Difference 5 Yr Plan - Lease Cost Only. (Over)/Under CIP		\$ 84,563	\$ (519,391)	\$ (603,343)	\$ (553,743)	\$ (469,605)	\$ (2,061,517.86)
Lease Square Ft		\$ 32	\$ 33	\$ 34	\$ 35		
Net Maimonidies per Sq Ft.		\$ 21.59	\$ 37.46	\$ 38.63	\$ 39.79	\$ 40.97	

COST ESTIMATES OF PSB LEASES

	Annual Leasing Costs	Annual Operating Costs	Total Annual Costs
BEEP @ Beacon (Temple Ohabei Shalom) - FY2021	\$227,903	N/A	\$227,903
Pierce Loft (62 Harvard) - FY2020	\$174,006	\$57,849	\$231,855
BERC (24 Webster) - (if lease had been renewed)	\$350,000	N/A	\$350,000
<u>Total</u>	\$751,909	\$57,849	\$809,758
Clark Road - FY2021	\$1,120,000	\$250,000	\$1,370,000

REVISED COST ESTIMATES

	K only	K and 1	K, 1, and 2	No Move
Transportation	\$0	\$86,130	\$172,260	\$0
IT/Electrical	\$20,000	\$25,000	\$30,000	\$20,000
Staff Additions	\$140,000	\$224,000	\$112,000	\$0
Leases	\$0	\$350,000	\$400,000	TBD
Staff Movement	\$25,000	\$35,000	\$50,000	\$25,000
Classrooms	\$25,000	\$0	\$0	\$50,000
Total (One-Time)	\$70,000	\$60,000	\$80,000	\$95,000
Total (Ongoing)	\$140,000	\$660,130	\$684,260	\$0
<u>Total Overall</u>	<u>\$210,000</u>	<u>\$720,130</u>	<u>\$764,260</u>	<u>\$95,000</u>

PRIORITIES REMAIN UNCHANGED

- ▶ Provide the best educational environment for our students.
- ▶ Minimize disruption to students, families, and staff.
- ▶ Address PSB's district-wide space needs using facilities and means within our control.
- ▶ Limit costs so PSB can operate within the Town's operating and capital budgets