

**ADVISORY COMMITTEE CAPITAL SUBCOMMITTEE  
BUILDING DEPARTMENT  
FY 24 CAPITAL IMPROVEMENT PROGRAM REQUESTS**

Subcommittee Recommendations to the full Advisory Committee

**General Government**

**MAIN LIBRARY HVAC**

**\$375,000**    *(Property Tax/Free Cash)*

**Subcommittee Recommendation Vote: 5-0-0**

The Brookline Main Library is in need of a new, upgraded HVAC system. The present system is 20 years old. It has been maintained over the years but the repair parts are not available. Also, the AC compressors are reaching/have reached the end of their lives. The system has been plagued with many failures over the last several years causing uncomfortable conditions for the buildings occupants.

There are two large HV units on the rear roof of the Library that supply heat, cooling and fresh air. For each HV unit there is a cooling coil connected to a large condensing unit/chiller. The unit's sizes are 109 tons of refrigeration and 84 tons of refrigeration. The controls internal to the AC systems and HVAC units have poor controls and monitoring equipment. Due to the age of the equipment, it is very difficult to diagnose problems and try to make a fix. Sometimes the fix is as simple as a relay but unfortunately with the antiquated control system, this does not easily present itself.

This project would replace the HVAC systems with a new modern system using scroll compressors design and state of the art controls. The 2 HV units would remain and get new motors and controls. The systems controls would tie in directly to the energy management system which would allow for remote monitoring.

**School**

## **SCHOOL FURNITURE**

**\$25,000**     *(Property Tax/Free Cash)*

**Subcommittee Recommendation Vote: 4-1-0**

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 This program will replace the most outdated and worn items.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**

**\$200,000**     *(Property Tax/Free Cash)*

**Subcommittee Recommendation Vote: 5-0-0**

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.

## **TOWN/SCHOOL BUILDING - ADA RENOVATIONS**

**\$90,000**     *(Property Tax/Free Cash)*

**Subcommittee Recommendation Vote: 5-0-0**

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.

Handicap operators, signage, chair lifts, automatic flushometers. Some these items are on a maintenance cycle. Other are new locations or additional. Some these funds are also used for reasonable accommodations for HR or student requirements. Last year is was funded with \$100,000.

## **TOWN/SCHOOL BUILDING - ELEVATOR RENOVATIONS**

**\$250,000**     *(Property Tax/Free Cash)*

**Subcommittee Recommendation Vote: 5-0-0**

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.

## **TOWN/SCHOOL BUILDING - ENERGY MANAGEMENT SYSTEM**

**\$130,000**    *(Property Tax/Free Cash)*

**Subcommittee Recommendation Vote: 5-0-0**

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. Hardware lifecycle is 10 years, software upgrades every 3 years. As buildings get more complicated, this cost may go up in the future.

## **PUBLIC BUILDING FIRE ALARM UPGRADES**

**\$125,000**    *(Property Tax/Free Cash)*

**Subcommittee Recommendation Vote: 5-0-0**

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. Upgrading older systems and new equipment in some years.

## **TOWN/SCHOOL BUILDING - SECURITY/LIFE SAFETY SYSTEMS**

**\$170,000**    *(Property Tax/Free Cash)*

**Subcommittee Recommendation Vote: 0-5-0**

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.

School badge ID system for the students at the High School. More discussion of why we are going in this direction needs to happen. There is a concern of tracking of students. \$120,000 for Badges. Other expenses include cameras and digital storage.

The subcommittee voted to not recommend until more information is received.

## **SCHOOL REHAB/UPGRADES**

**\$1,000,000** *(Property Tax/Free Cash)*

**Subcommittee Vote to table: 5-0-0**

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. There is a backlog of approximately \$17,000,000 in deferred maintenance of the school buildings.

Last year's funding for this item was \$50,000. The Building department has prioritized list for this FY24.

The subcommittee voted to table the vote until the prioritized list is presented. The Full AC will review the list and vote on it.

## **PIERCE SCHOOL**

**\$209,915,958**      *(General Fund Bond)*

### **Subcommittee did not vote a Recommendation Vote**

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 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.

During the month of December 2022, the Project Team focused on responding to questions from the MSBA on the Schematic Design Submission prior to the December 21, 2022 MSBA Board of Directors Meeting. At the Board Meeting, the Project was approved and a Project Scope and Budget Agreement is underway. The Town has requested an extension of the 120-day deadline in which to execute to the Project Funding Agreement. The Town needed to extend the timeframe for execution until June 2023 to allow the Town Vote and Election to occur in May 2023.

## **CLASSROOM CAPACITY**

**\$2,026,982**      *(Property Tax/Free Cash)*

## **Subcommittee Recommendation Vote: 2-3-0**

The Classroom Capacity account came about to meet the space needs of PSB students and staff and is effectively part of the Town's Capital Program. In the first few years of the account, the funds were expended to "expand in place." Small construction modifications (such as splitting rooms and reconfiguring walls) and adding modular classrooms via lease-purchase were paid via this fund to make more classrooms in our existing 8 elementary schools. At one time we had all of our BEEP classrooms in our elementary buildings and the Lynch Center. BEEP programs were moved out into leases to best mitigate the impact on teaching and learning K-12. The payment for the leasing of space has also been paid out of this account as district wide capital plans to fit all staff and programs back on PSB owned property has taken significant years to implement due to elementary enrollment increases.

For FY24, the draft request is for 3 leases to continue and to modify space at the former Newbury College library building located on Fisher Ave to prepare the space for PSB admin and support staff to relocate from 2 Clark Road.

PSB rents three properties for BEEP Classrooms and BEEP staff. The three properties reasonably represent 3 sections of Town:

- East - Temple Ohabei Shalom (BEEP @ Beacon),
- Central – Maimonides School (BEEP @ Clark Rd)
- South and West – Temple Emeth (BEEP @ Putterham)

Location is an important consideration for parents when considering pre-school and daycare. Access to services is also reasonably seen as equity issue for PSB families.

Per prior School Committee Request, the leases from Temple Emeth and Temple Ohabei Shalom were to include tenant option years. From FY24 forward, PSB has the option to extend both each lease for an additional year or not, and needs to inform the landlord by November 1 each year.

2 Clark Road is under contract until the end of FY24, with a tenant option for FY25.

Some BEEP classes will move to the new Driscoll School.

