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Capital Improvements Committee DRAFT Minutes December 8, 2021

Members in attendance: Jay Kramarczyk, Dennis Comeau, Alan Rosenberg and Tad Putney as well as SAU Business Administrator Kelly Seeley (via Zoom).

Tad opened the meeting at 7:00pm.

Minutes

Jay moved, seconded by Dennis, to approve the minutes from the November 10th meeting as written; Voted Yes 4-0.

Adam Goff arrived.

Brookline School District

Kelly reviewed two pages of information (see attached) that were forwarded to the committee earlier in the day. She said the information is still under review and the costs are likely to be a little lower once finalized. She said all of the projects total about \$17 million and will address an enrollment increase and other building issues, including energy efficiency. Kelly said Phase I projects could be accomplished over two years and are the priority. She noted the highest priority is adding an elevator at RMMS to allow use of the lower level per ADA. She said the elevator is an absolute priority for 2022. Phase I has a current total cost of \$3.8 million. Kelly noted that the Phase I plans also call for the elimination of one stairway and improvement of security at RMMS. She said CSDA has three projects in Phase I, including the replacement of a boiler that is at the end of its expected life. Alan asked how much capacity the added use of the lower level provides. She said not much, but it will allow the current Library to be converted to two classrooms. She said the Phase I projects are likely to be financed through a 15-18 year lease. Jay asked about the "Central Energy Recovery System". Kelly said it involves getting more good air circulating through the building and getting more of the bad air out of the building. Jay asked if Kelly could prioritize the Phase I projects. She said she was not comfortable prioritizing them at this time. She said refined cost figures and further discussion by the School Board would occur at their December meeting. Kelly said the Phase II projects would also likely take two years, but it is still not certain. She said some items may be dropped from the plan. She said the Phase II projects include

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the addition of five classrooms at both RMMS and CSDA. **Kelly** noted that this year there is a “bulge” in first grade and five classrooms are needed for that grade. She said that gives us some time to be able to address that grade’s “bulge” at CSDA. **Adam** noted that the figures being reviewed tonight do not include the COOP. **Alan** said the original submission from the SAU for this year’s CIP did include some preliminary figures for the COOP.

CIP Process

Alan suggested in future CIP years that two columns be provided for ratings: one for the department head submitting a project and a second column for the ratings of the CIP committee.

Library Elevator

Tad shared an email he recently sent to the Library based on a conversation he had with the individual who services the elevator. He advised that the elevator was due for service and it would receive a comprehensive review and he would then receive a proposal for recommended work. **Tad** said he expects to receive an estimate for upcoming work that will allow us to expect another 15+ years from the elevator. He said he expects that the replacement of hydraulic seals will be needed (at a cost of around \$6,500) and a new door operator control (at a cost of \$15,000-\$20,000). **Tad** said he was advised a full replacement of the elevator would cost \$175,000 - \$190,000. Members agreed to modify the elevator item in the plan to a “refurbishment” and to put it in 2023.

Next Steps

Alan said he would revise Section 7.7.7 and add the updated information from **Kelly** this weekend. He will then share an updated report with committee members and then submit it to the Planning Board, so they have it for the December 16th meeting. Members agreed to rate the SAU items as “research” with the exception of the RMMS elevator, which will be rated “urgent”.

Meeting adjourned at 8:15pm.

Minutes submitted by Tad Putney.

| Brookline Schools Renovation Plan - Phase I Addresses Infrastructure at both RMMS and CSDA | | | | |
|---|-----------------------|-----------------------|--------------------------|------------------------------|
| Project Description | Estimated Cost | Energy Savings | Potential Rebates | Comments |
| RMMS | | | | |
| LED Lighting | \$155,610 | \$12,500 | \$35,000 | |
| DDC Controls* | \$234,910 | \$5,500 | \$34,000 | |
| Central Energy Recovery System** | \$665,000 | \$2,500 | \$12,000 | 1/3 of project in Phase I |
| Elevator*** | \$200,000 | | | |
| Lower Level Renovation**** | \$1,523,375 | | | |
| Reception Addition | \$244,300 | | | Provides additional Security |
| Sub-Total | \$3,023,195 | \$20,500 | \$81,000 | |
| Project Description | Estimated Cost | Energy Savings | Potential Rebates | Comments |
| CSDA | | | | |
| LED Lighting | \$134,850 | \$12,500 | \$35,000 | |
| DDC Controls* | \$234,910 | \$5,500 | \$15,000 | |
| Central Boiler System LP | \$400,000 | \$12,000 | \$40,000 | |
| Sub-Total | \$769,760 | \$30,000 | \$90,000 | |
| GRAND TOTAL | \$3,792,955 | \$50,500 | \$171,000 | |

*Allows for scheduling, monitoring and controlling heating and lighting to maximize efficiency and cost savings

**Ventilation Systems

***Becomes ADA compliant and makes the lower level eligible for student use

****New library, storage to usable student spaces

Cost is being fine tuned as we speak

A 15-18 year lease would result in a lease payment of approximately \$270,000/yr

For Further Discussion and Planning

Brookline Schools Renovation Plan - Phase II & III

Addresses Infrastructure/Enrollment at both RMMS and CSDA

| Project Description | Estimated Cost | Energy Savings | Potential Rebates | Comments |
|--|---------------------|-----------------|-------------------|----------------------------|
| RMMS | | | | |
| Central Energy Recovery System** | \$1,635,000 | \$5,500 | \$23,000 | 2/3 of project in Phase II |
| Central Boiler System LP | \$665,000 | \$9,500 | \$32,000 | |
| Solar | \$225,000 | \$11,500 | | |
| Administrative Renovation | \$329,000 | | | |
| 5 Classroom Addition | \$2,555,000 | | | |
| Cafeteria/Kitchen Addition | \$1,942,500 | | | |
| New Ceilings (Upper Level) | \$200,000 | | | |
| Electrical Upgrade | \$250,000 | | | |
| Sprinkler/Fire Alarm | \$550,000 | | | |
| Sub-Total | \$8,351,500 | \$26,500 | \$55,000 | |
| Project Description | Estimated Cost | Energy Savings | Potential Rebates | Comments |
| CSDA | | | | |
| Classroom ERVS with Dehumidification | \$1,450,000 | \$8,000 | \$35,000 | |
| Gym ERV with Dehumidification | \$294,000 | | \$10,000 | |
| Solar | \$225,000 | \$11,500 | | |
| Interior Renovation/5 Classrm Addition | \$2,362,500 | | | |
| Sprinkler/Fire Alarm | \$550,000 | | | |
| Sub-Total | \$4,881,500 | \$19,500 | \$45,000 | |
| GRAND TOTAL | \$13,233,000 | \$46,000 | \$100,000 | |

**Ventilation Systems