

FY23 FMD Capital Budget



Annual Presentation
November 15, 2021

Wellesley Facilities Management Department

AGENDA

- Overview
- Status Update on Capital Projects
- FMD's Role in Capital Planning
- FMD's Capital Planning & Budgeting Approach
- Progress on FY20 to FY22 Capital Projects
- FY23 Cash-Capital Budget

**Entire PowerPoint Presentation to be posted on FMD website*

<https://wellesleyma.gov/Archive.aspx?AMID=38>

Requests by Buildings

* FY23 Requests

Σ*Other Requests*

- * **Preschool (PAWS)**
- * **Bates**
- Fiske
- Hardy
- Hunnewell
- Schofield
- Sprague
- Upham
- * **Middle School**
- * **High School**
- Field House
- Σ *Districtwide*
- Σ *Townwide*

- Town Hall
- * **Main Library**
- * **Hills Branch**
- * **Fells Branch**
- * **Police Station**
- * **Fire Station (Hqts)**
- * **Fire Station (Central)**
- * **Warren Building**
- Morse's Pond Bathhouse
- DPW Operations
- DPW Water & Sewer
- DPW Highway & Park
- * **DPW RDF**
- * **Senior Center**

Mission Statement

*The mission of the Facilities Management Department (FMD) is to treat department managers as highly valued customers, by being responsive to their facility needs and allowing them to focus on their own core missions. Facilities will be professionally managed, operated and maintained in an efficient manner and within established budgets. FMD shall maximize service life of facilities and equipment, protecting valuable public assets, through regular preventive maintenance and **collaboratively prepared long-term capital plans**. FMD staff recognize the uniqueness of each department's building and operational needs and accomplishes their work in a way that minimizes service interruption. **Sustainability and energy efficiency** are at the forefront of all FMD operations and practices, and staff shall endeavor to incorporate these into all aspects of their work.*

FMD & PBC: SUCCESS STORY

- FMD Began PBC Support on **July 1, 2017**
- *MoU* between Select Board and PBC
- Project Management Greatly Improved
 - **School Security, *MS Piping, *MS Bldg Systems (MSBS),*
 - ** Library Renovation/Roof, * Town Hall Renovation*
 - *Assuming OPM & Clerk-of-Works Roles
 - Established Standard CM@Risk Process (MSBS, Town Hall)
- Enhanced Staff Support Provides:
 - More strategic PBC focus
 - Increased capacity to oversee more projects
- \$4.4M in savings in just over 4 years
- *Jointly poised to take on \$207M in projects!*

FMD & PBC: SUCCESS STORY

Financial Metrics: Savings since 2017

- School Security Project = \$2,000,000
- Providing OPM/Clerk Services = \$1,140,000
- Negotiated CO/amendments = \$1,263,000
- *Total Savings = \$4,403,000*
- Design & Construct. Personnel Cost = \$1.42M
- *ROI/Payback = 3.11*

STATUS UPDATE ON CAPITAL PROJECTS

Major Building Projects: *The Next 7 Years*

| <i>Project</i> | <i>Total Estimated Budgetary Cost</i> | <i>Current Phase of Project</i> | <i>Final Design Start</i> | <i>Construction Start</i> |
|----------------------|---|-------------------------------------|-------------------------------|-------------------------------|
| Hunnewell School | \$57,200,000 | Finalizing Bid/GMP | Complete | June 2022 |
| Hardy School | \$70,000,000 | Schematic Complete | December 2021 | March 2023 |
| MS Building Paving | \$2,500,000 | Final Design | July 2021 | Summer 2022 |
| TH Interior Reno | \$17,000,000 | Final Design | July 2021 | January 2023 |
| DPW: Park & Hwy Bldg | \$7,500,000 | Study Complete | July 2023 | January 2025 |
| DPW: RDF Admin. Bldg | \$3,300,000 | Study Complete | July 2023 | January 2025 |
| MOPO Project | \$5,400,000 | Study In Progress | July 2023 | January 2025 |
| DPW: Baler Bldg | \$1,900,000 | Study Complete | July 2025 | January 2027 |
| Sprague/Bates Roofs | \$3,100,000 | In Capital Plan | July 2025 | July 2027 |
| MS Roof | \$4,000,000 | In Capital Plan | July 2025 | July 2027 |
| New Preschool | \$20,000,000 | Study Complete | July 2026 | January 2028 |
| School AC Project | \$15,480,000 | Study Complete | July 2026 | January 2028 |
| Total = | \$207,380,000 | | | |

Major Project *Financing*: Next 7 Years

| Major Project Financing Schedule: Seven Year Look-Ahead | | | | | | | | | | | | | | | | |
|---|---------------------|----------------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|-------------|-----------|
| October 29, 2021 | | | FY2022 | | FY2023 | | FY2024 | | FY2025 | | FY2026 | | FY2027 | | FY2028 | |
| Project | Phase | Estimated Cost | Spring 2021 | Fall 2021 | Spring 2022 | Fall 2022 | Spring 2023 | Fall 2023 | Spring 2024 | Fall 2024 | Spring 2025 | Fall 2025 | Spring 2026 | Fall 2026 | Spring 2027 | Fall 2027 |
| Hunnewell Construction | Construction | \$54.4M | | X - DE | | | | | | | | | | | | |
| Hunnewell Swing Space | Construction | \$2.8M | | X - ITL | | | | | | | | | | | | |
| Hardy/Upham Project | Design/Construction | \$70.0M | | X - DE | | | | | | | | | | | | |
| Middle School Paving | Construction | \$2.50M | | | X - ITL | | | | | | | | | | | |
| Town Hall Interior Renovation | Construction | \$17M | | | | X - DE | | | | | | | | | | |
| MOPO Renovation | Design | \$800k | | | | | | CPC | | | | | | | | |
| | Construction | \$4.6M | | | | | | | | CPC | | | | | | |
| Warren HVAC Renovation | Design | \$500k | | | | | | X - ITL | | | | | | | | |
| | Construction | \$3.0M | | | | | | | | X - ITL | | | | | | |
| DPW New RDF Admin. Bldg | Design | \$500K | | | | | | X - ITL | | | | | | | | |
| | Construction | \$2.8M | | | | | | | | X - ITL | | | | | | |
| DPW Reno: Park & Hwy | Design | \$1.1M | | | | | | X - ITL | | | | | | | | |
| | Construction | \$6.4M | | | | | | | | X - ITL | | | | | | |
| DPW Reno: RDF Baler Bldg | Design | \$300K | | | | | | | | | X - ITL | | | | | |
| | Construction | \$1.6M | | | | | | | | | | | | X - ITL | | |
| Sprague & Bates Roofs Replace | Design | \$300K | | | | | | | | | X - ITL | | | | | |
| | Construction | \$2.8M | | | | | | | | | | | | X - ITL | | |
| Middle School Roof Replace | Design | \$400K | | | | | | | | | X - ITL | | | | | |
| | Construction | \$3.6M | | | | | | | | | | | | X - ITL | | |
| New Preschool | Design | \$2.0M | | | | | | | | | | | | X - ITL | | |
| | Construction | \$18.0M | | | | | | | | | | | | | | X - DE |
| TOTALS (Millions) = | | \$195.4 | \$0.0 | \$127.2 | \$2.5 | \$17.0 | \$2.9 | \$0.0 | \$0.0 | \$16.8 | \$1.0 | \$0.0 | \$2.0 | \$8.0 | \$0.0 | \$18.0 |
| Inside the Levy = | | \$30.6 | \$0.00 | \$2.80 | \$2.50 | \$0.00 | \$2.10 | \$0.00 | \$0.00 | \$12.20 | \$1.00 | \$0.00 | \$2.00 | \$8.00 | \$0.00 | \$0.00 |
| Debt Exclusion = | | \$159.4 | \$0.00 | \$124.40 | \$0.00 | \$17.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$18.00 |
| CPC Funded = | | \$5.4 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.80 | \$0.00 | \$0.00 | \$4.60 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| DE = Debt Exclusion | | | | | | | | | | | | | | | | |
| ITL = Inside The Levy | | | | | | | | | | | | | | | | |
| CPC = Community Preservation Committee | | | | | | | | | | | | | | | | |

Investment Continues to Pay Off

- Significant Increase in Cash Capital
 - FY13: \$893,000
 - FY14: \$1,141,000
 - FY15: \$1,500,000
 - FY16: \$1,575,000
 - FY17: \$1,750,000
 - FY18: \$1,875,000
 - FY19: \$1,850,000
 - FY20: \$1,850,000
 - FY21: \$888,000 (*plus \$1,026,000 at STM*)
 - FY22: \$1,207,000 (*reduced from \$2M due to COVID*)
 - **FY23: \$2,898,000**

\$18.4M in 11 years!

The Plan Works

- Proven Success from FY13 to FY22 - *388 Projects!*
 - *FY13: 65 of 66 Projects completed*
 - *FY14: 67 of 67 Projects completed*
 - *FY15: 50 of 50 Projects completed*
 - *FY16: 54 of 54 Projects completed*
 - *FY17: 51 of 51 Projects completed*
 - *FY18: 22 of 23 Projects completed*
 - *FY19: 31 of 32 Projects completed*
 - *FY20: 27 of 29 Projects completed or in progress*
 - *FY21: 4 of 4 Projects completed*
 - *FY22: 11 of 12 Projects completed or in progress*

“STATE OF THE FMD BUILDINGS”

Significant Progress Made

- \$77M Investment over past 9 years
- “Caught Up” on Deferred Maintenance
- Reactive/repair ➡ PM ➡ Planned Replacement



2012: BEHIND THE WAVE



2021: AHEAD OF THE WAVE

High School



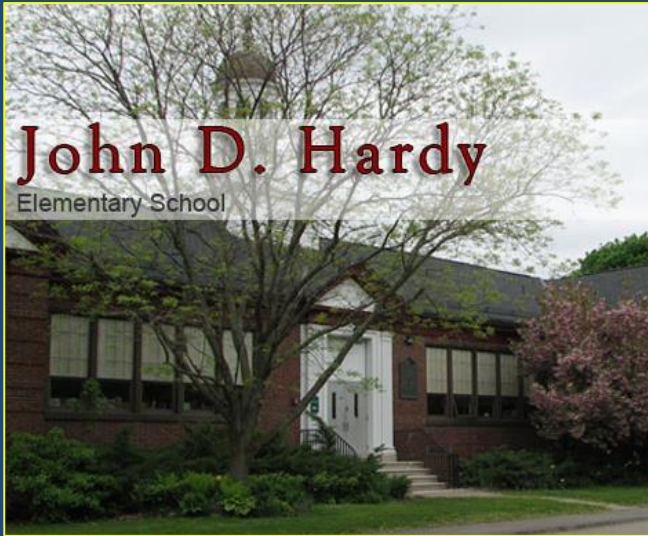
- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
 - *LED Lighting Replacement Project*
 - *FY23: \$1,250,000 - Phase II*
 - *FY24: \$900,000 - Phase III*

Schofield & Fiske



- *Major interior renovations completed 2016*
- Preventive maintenance through operating budget
- Minor projects through cash-capital budget

Hardy, Hunnewell & Upham



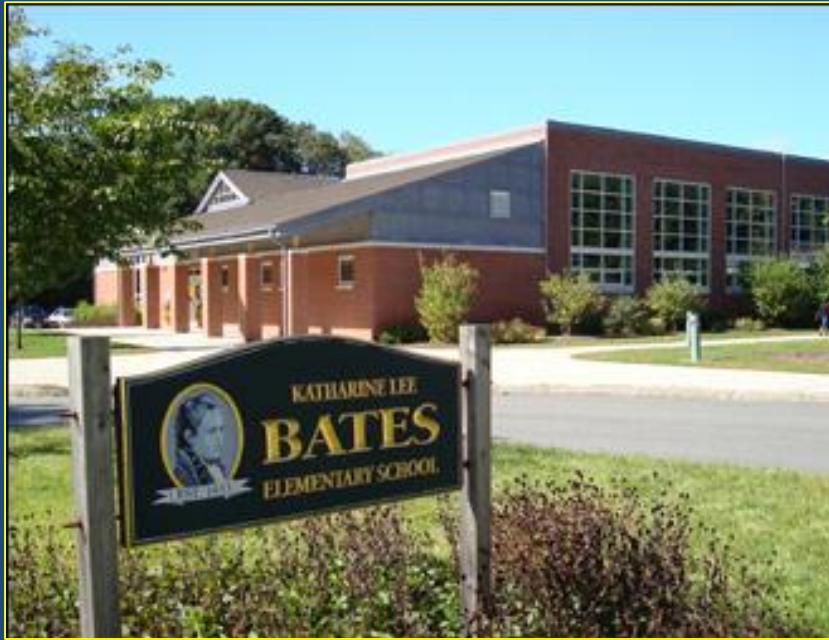
- New Hunnewell School
 - *February 2024* Opening
- New Hardy School
 - *September 2024* Opening
- Closed Upham School
 - *FY24* First Year of Maintenance Costs

Middle School



- **Building Systems Project:**
 - \$13.3M Project Completed Summer 2021
 - **Paving Project:** \$2.5M assumed for 2022
 - **Roof Replacement:** \$4.0M for FY27 (2026: 21 years old)
- “25-Year” School Achieved**

Bates & Sprague



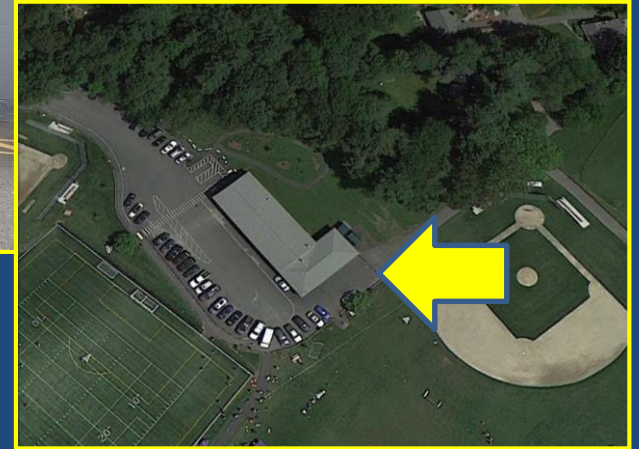
- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
 - *“Window” for Systems Replacement Approaching*
 - *Sprague Chiller Project – Completed Summer 2021*
 - *FY23 Bates: FACP Replacement & Staff Rm Renovation*

PAWS



- Existing School
 - Preventive maintenance through operating budget
 - Minor projects through cash-capital budget
 - *FY23 Request for LED Lighting*
- Feasibility Study completed in 2018
 - *New \$20M school in plan for FY28 (Placeholder)*

Field House at Sprague



- One of two FMD Maintenance Shops (other at Fiske)
- Preventive maintenance through operating budget

Town Hall



- Exterior Restoration: Completed
- Interior Renovation: Currently in Schematic Design
 - *Fall 2022 STM Construction Fund Request*
 - *Renovation to be Complete in Spring 2024*

Police Station



- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
 - *FY23 Requests for HVAC Recommissioning & LED*

Fire HQ and Central Station 1



- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
 - *FY23 Request for Roof & Façade Repairs at Central*

Main Library



- Preventive maintenance through operating budget
- Various projects through cash-capital budget
- *FY23 Request for HVAC Recommissioning*

Hills & Fells Branch Libraries



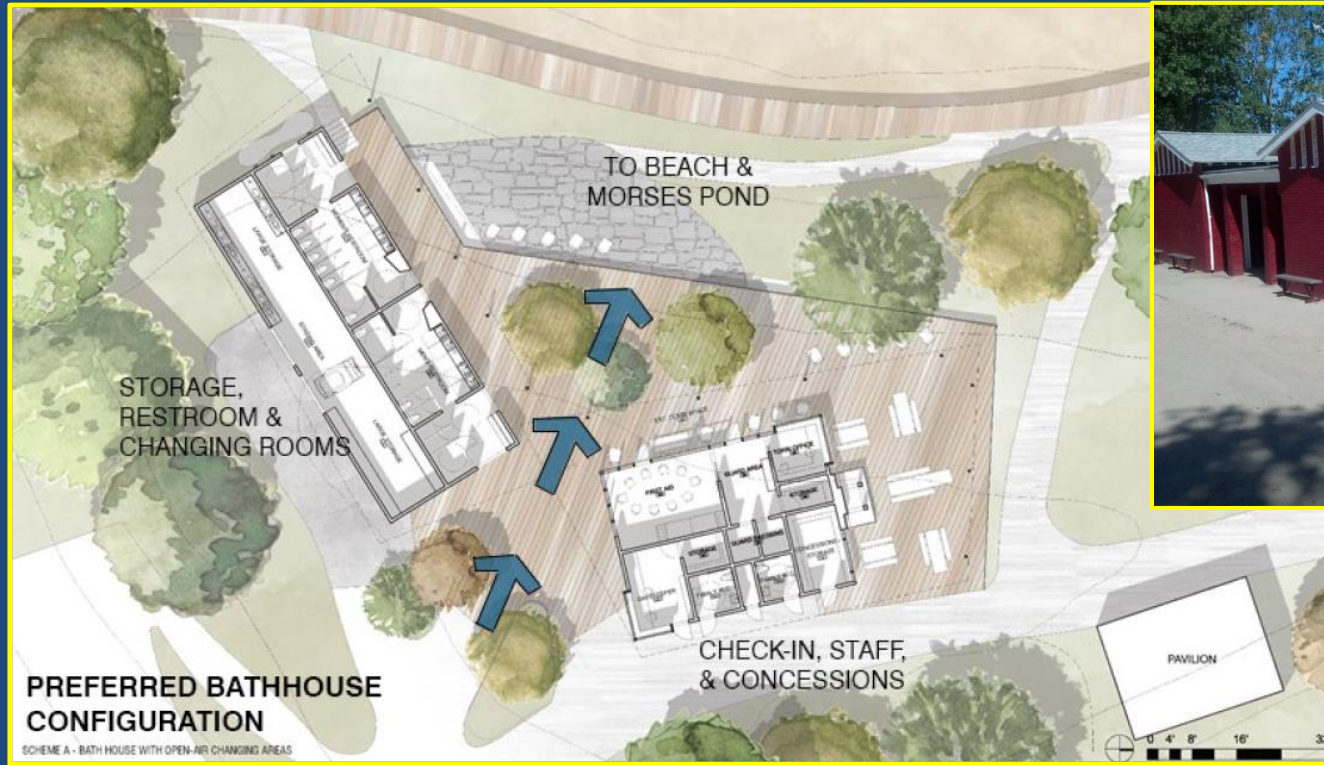
- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
- *FY23 Request for HVAC Recommissioning*

Warren Building



- Study for Likely Replacement of HVAC System Underway
- Operations and cash-capital budgets used for other work
- *FY23 Requests for HVAC Recommissioning & LED Project*

Morses Pond Bath House



- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
- **CPC Funded Feasibility Study in Progress**
 - **\$5.4M Total Project - FY25 Placeholder**

8 DPW Buildings

***RDF Site:
5 Buildings***



Municipal Way Site: 3 Buildings

DPW Operations Building



- Preventive maintenance through operating budget
- Various projects through cash-capital budget

DPW Water & Sewer Building



- Preventive maintenance through operating budget
- Various projects through cash-capital budget

DPW Highway & Park Building



- Preventive maintenance through operating budget
- Various projects through cash-capital budget
- *Feasibility Study Completed in 2020*
- *\$7.5M Renovation and Repair Project Recommended*
 - *Assumed Construction Funding Request in FY25*

DPW RDF Buildings



- *Feasibility Study Completed in 2020*
- *\$400k Sprinkler Project Completed at Baler Building - 2021*
- *\$3.3M New Administration Building - FY25*
- *\$1.9 Baler Building Renovation – FY27*
- *\$170k FY23 Project to Repair Transfer Station Shed*

Senior Center



- Opened in Fall 2017 – 4 Years Old
- Preventive maintenance through operating budget
- Various projects through cash-capital budget
- *FY23 Request for Cooling for Data Room*

FMD'S ROLE IN CAPITAL PLANNING

Capital Planning Role

- Critical Aspect of FMD
- Capital Planning & Design and Construction
- **ALL** capital projects first identified in FMD
- Process starts in summer and ends at ATM

Capital Planning Role (Cont.)

- Typical Cash Capital (under \$500k): FMD executes all aspects of project; or
- Major Projects (over \$500k): PBC manages and FMD provides support led by our *Design & Construction Group*

Note: Fixtures, Furniture/Furnishings and Equipment (FFE) carried in department budgets

PLANNING MAJOR PROJECTS

- Major Design/Construction Projects in 2021
 - Hunnewell & Hardy Schools
 - MS Building Systems (MSBS)
 - Library Renovation and Roofing
 - Town Hall Interior Renovation
 - Sprague Chiller Replacement
- Projects Originated in Capital Plans
- Process Works: Projects Being Completed!

Middle School Building Systems (MSBS)



Library Renovation & Roof Replacement



New 30 Year, PV- Ready Roof

Hunnewell and Hardy Projects



New Hardy



New Hunnewell

Town Hall Interior Renovation

Great Hall Lighting Option 2

This Drawing Shows Design Intent Only And Is Not To Be Used As A Construction Document

1 2 General Lighting Approach

See LSK-10 for information about layers 1 and 2 which are constant between lighting options.

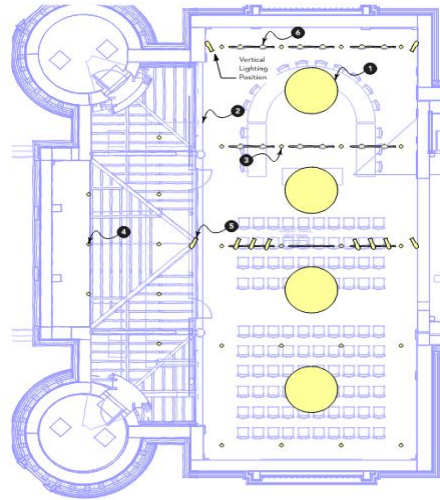
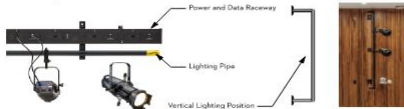
3 4 Pendant-Mounted Downlights

The majority of the illumination in the space comes from pendant-mounted direct/indirect downlights to highlight the vault and architecture of the space. Fixtures will be simpler so as not to draw focus from the decorative pendants.



5 6 Stage Lighting

In order to light the presenters and speakers in the space, a system of theatrical stage lighting fixtures will be attached to pendant-mounted pipes and wall-mounted lighting positions. The brightness of stage fixtures will help to illuminate people for cameras and will also better balance against the contrast of windows. While shades are still recommended, some translucency could be incorporated so a hint of outdoors could be visible.



AVAILABLE LIGHT

31 State St, 4th Floor
Boston MA 02108
info@schwartzsilver.com
www.schwartzsilver.com

Schwartz Silver • Wellesley Town Hall
Great Hall • Option 2

Job # 00427.005 Scale: 1/8" = 1'-0" Drawn by HES/BGW Date 27 September 2021 Drawing # LSK-12 Rev. #



SCHWARTZ/SILVER
ARCHITECTS INC.

Town of Wellesley
Town Hall Interior Renovation
300 Washington St
Wellesley, MA 02459

DATE: 09/27/21
PROJECT: Town Hall Interior Renovation
DRAWING: Lighting Option 2
SCALE: 1/8" = 1'-0"

DESIGNED BY: HES/BGW
CHECKED BY: HES/BGW
APPROVED BY: HES/BGW

A300

Sprague Chiller Replacement



New Chillers

*PBC Voted to have FMD
Manage This \$1M Project*



New Pumps and Support Equipment

FMD'S CAPITAL PLANNING AND BUDGETING APPROACH

Criteria & Considerations

- Life Safety & Environmental Health
- Impact to Learning/Work Environment
- Sustainability/Energy Efficiency
- Preventive Maintenance
- Service Life Exceeded
- Interim Measures – “Triage”
- Account for Major Projects Planned

Major Projects & Triage

- Plan must anticipate upcoming major projects:
 - Hardy/Hunnewell/Upham
 - Town Hall
 - DPW
- “Triage” Contingency
 - Started in FY13
 - Helps “Bridge the Gap” until major project

Budget Development Process

- *Process evolving based on changing needs*
- Evaluate Previous Year's Requests
- Develop Preliminary Priority List of Projects
- *Must consider budget guidelines*
- Review w/ Principals & Department Heads

Budget Development Process (Cont.)

- Review School List with Superintendent and Assistant Superintendent of Finance
- Review Final List with:
 - FMD Managers, Executive Director and Financial Services Dept
- Final Version Presented Tonight for Input
- Continue to advocate for projects until Town Meeting

PROGRESS ON FY20, FY21 & FY22 CAPITAL PROJECTS

ACCOMPLISHING FY22 CAPITAL PROJECTS

- *11 of 12 Projects Complete or in Progress*
- HVAC Recommissioning
 - High School Fire HQ, Fire Central, PAWS
- Mechanical Systems Study
 - Warren, Main Library, Sprague
- Middle School LED Lighting Completion
- Middle School Parking Lot Design
- Fire HQ Flat Roof Study
- Police Station Flooring

FY20 Project: Fire Headquarters

Bathroom Upgrades



FY20 Project: Fire Headquarters & Central

Security Upgrades – Door Access Controllers



FY20 Project: Hills & Fells Libraries

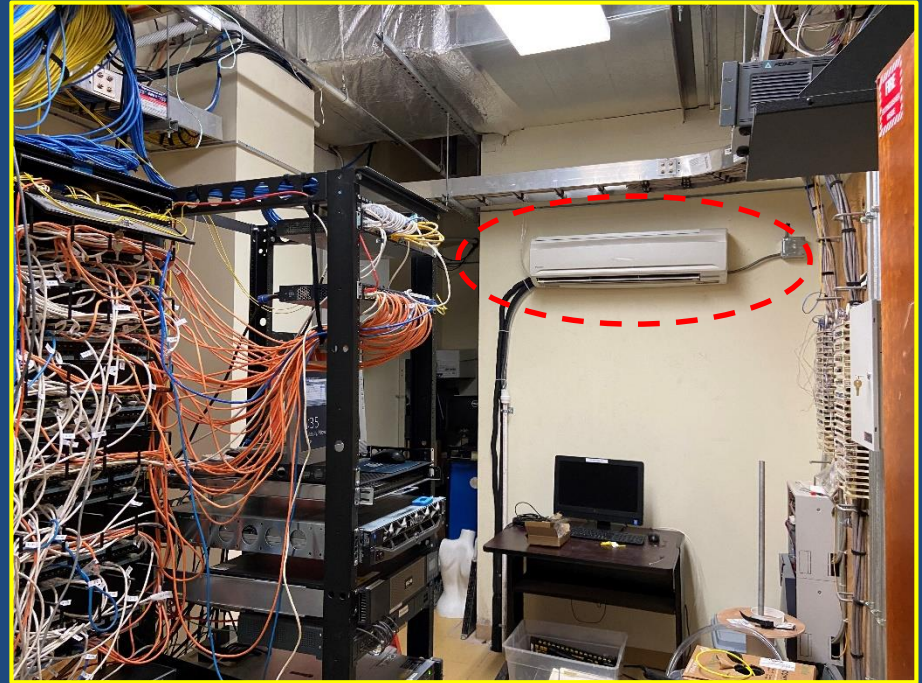
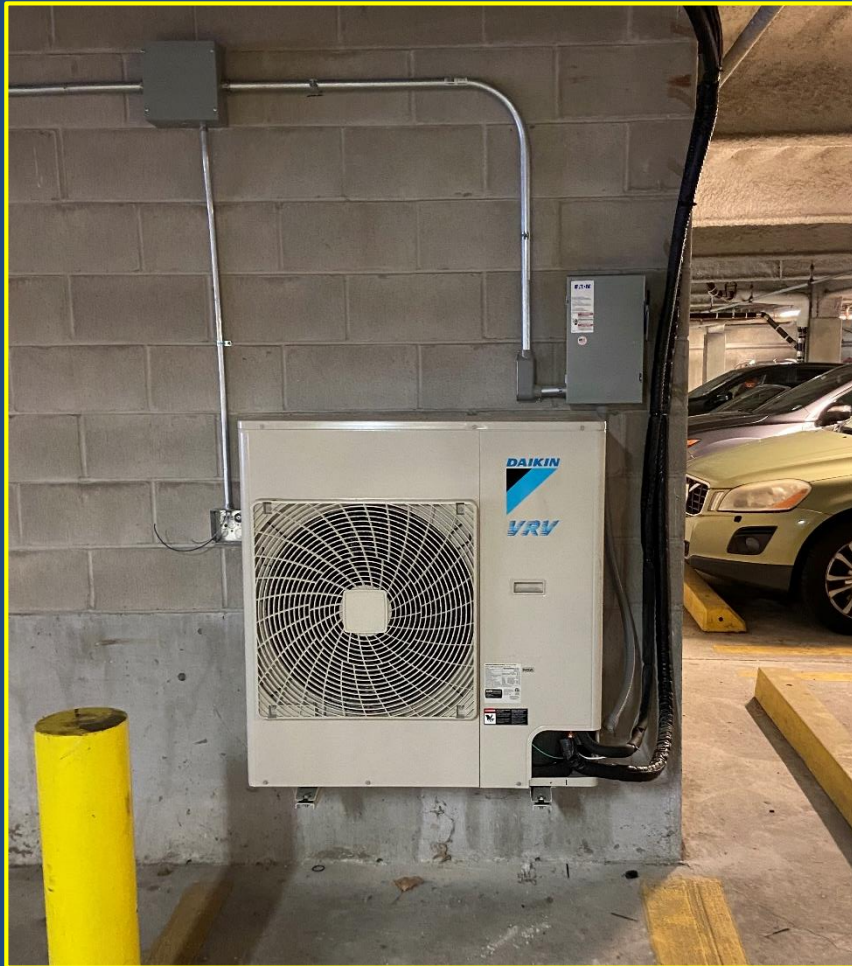
Security Upgrades – Doors and Access Controllers



Doors installed by FMD Maintenance

FY20 Project: Main Library

Dedicated Added Air-Conditioning for Data Room



Project performed by FMD Maintenance

FY21 Project: Sprague School

Chiller Replacement



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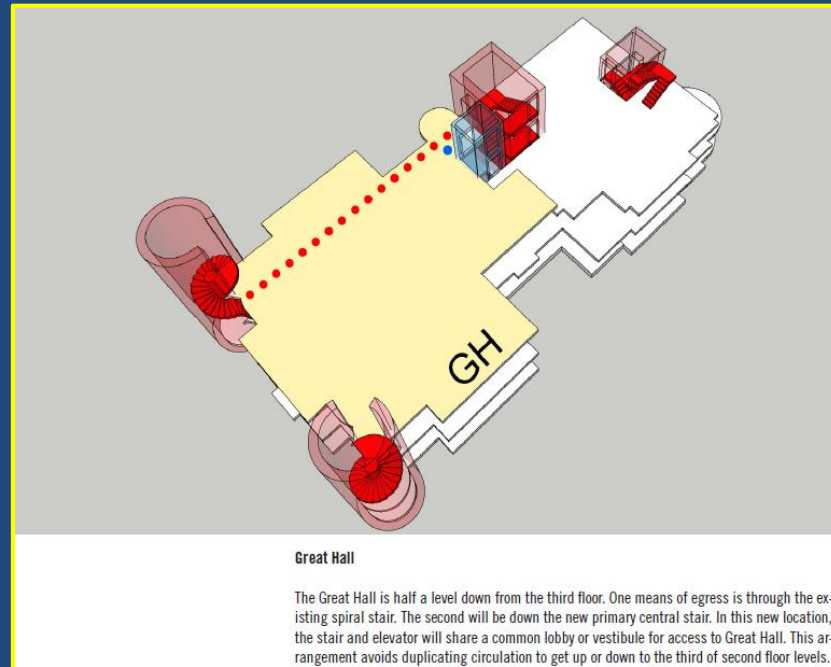
FY21 Project: RDF Baler Building

Sprinkler Replacement & Life Safety Improvements



FY21 Project: Town Hall

Supplemental Study



Getting to “YES” Vote

| Schedule | Article | Description | Sponsor | Action YES/NO/ABST |
|----------|-----------------|---|---------|-------------------------|
| 5/3/2021 | 17 AMENDMENT | Amendment to Article 17 to Study Comparative Costs of Natural Gas Heating versus Electric Heating Systems | RS | NO(94/110/6) |
| 5/3/2021 | 17 | Town Hall Interior through Bidding Phase (2/3rds required) | SB/PBC | YES(169/35/6) |
| 5/3/2021 | 18 | Grove Street Construction (2/3rds required) | BPW | YES(197/6/0) |

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FMD'S LED PROGRAM: PROGRESS AND NEXT STEPS

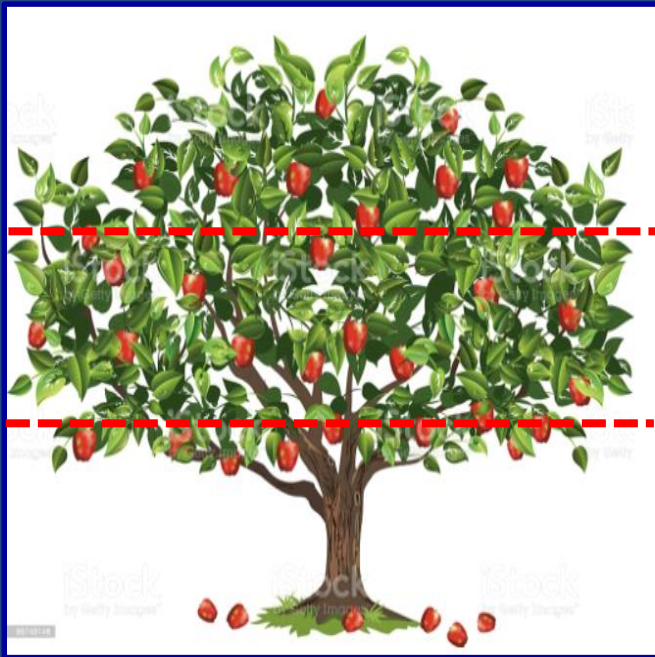
Overview

- FY15 to FY25 *Program* (11 years)
- Replace fluorescent lights one-for-one with new LEDs
- Total plan \$6.5M (Average \$590k/year)
- Procurement: MGL Chapters 25A, 30B, and 149
- Progress & Plans to Complete
 - ✓ 41% complete to date (SF basis)
 - ✓ 48% complete after FY22
 - ✓ 100% complete by FY25

LED Program Goals

- Reduce electricity use by \$181k/yr. by FY25
- Reduce CO2 emissions by 955 MTs/yr. by FY25
- FY15 to FY25 cumulative:
 - 19% overall reduction in electricity use
 - 5,682,199 kWh reduction
 - \$761,415 cost avoidance/savings
 - 4,018 MT CO2 reduction
- Overall LCCA Payback less than 5 yrs.!

Energy Conservation Measure (ECM) Opportunity Tree



FY21
to
FY25

5+ Year Simple Payback
HVAC & Interior LEDs
(Pending/Planned)

FY20

3-5 Year Simple Payback
Metasys & Corridor LEDs
(Completed)

FY12
to
FY19

1-3 Year Simple Payback
ReCx & Exterior LEDs
(Completed)

ECM Progress to Date



FY21
to
FY25

5+ Year Simple Payback
HVAC & Interior LEDs
(Pending/Planned)

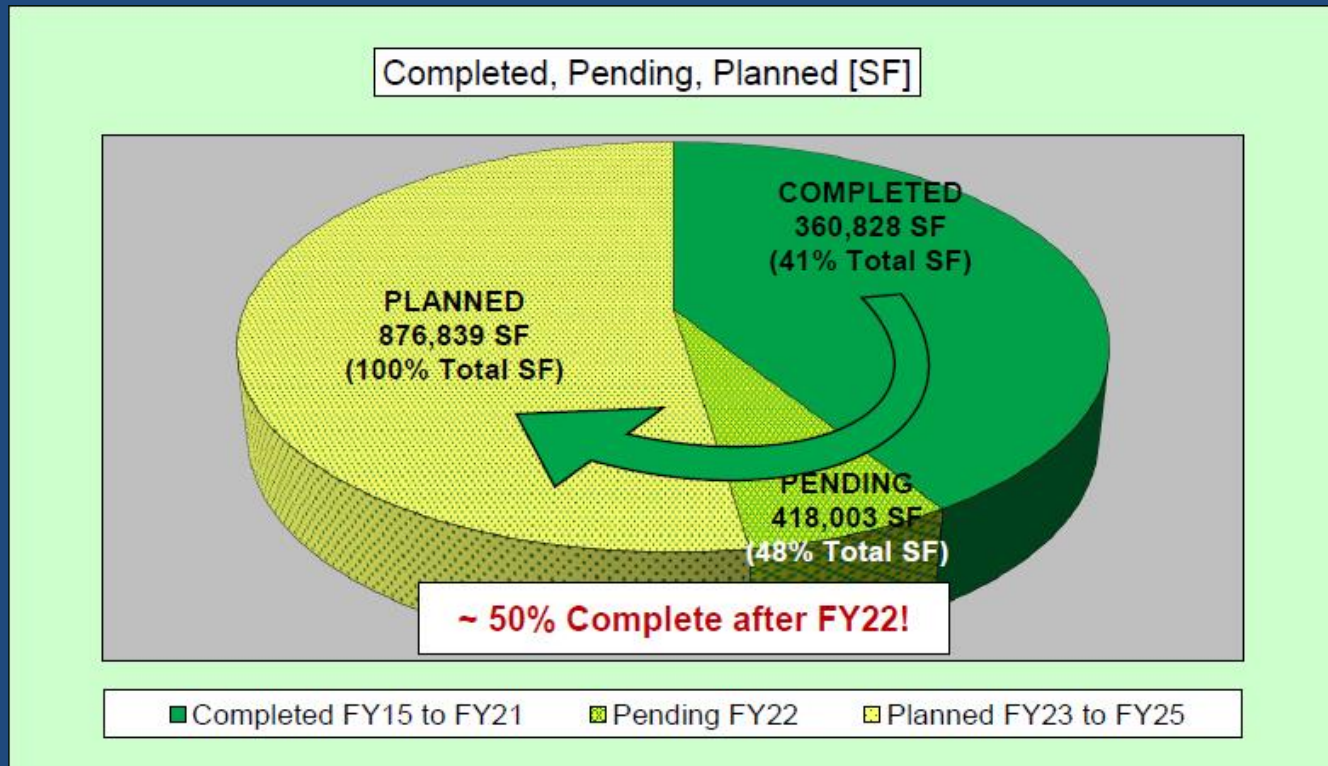
FY20

3-5 Year Simple Payback
Metasys & Corridor LEDs
(Completed)

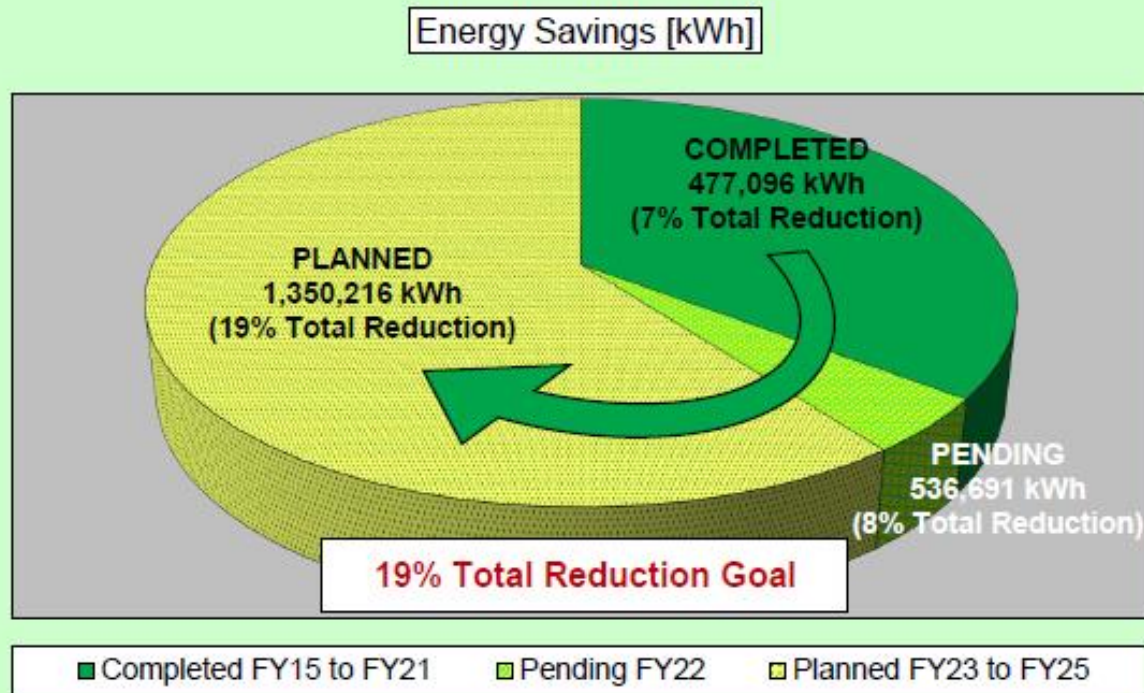
FY12
to
FY19

1-3 Year Simple Payback
ReCx & Exterior LEDs
(Completed)

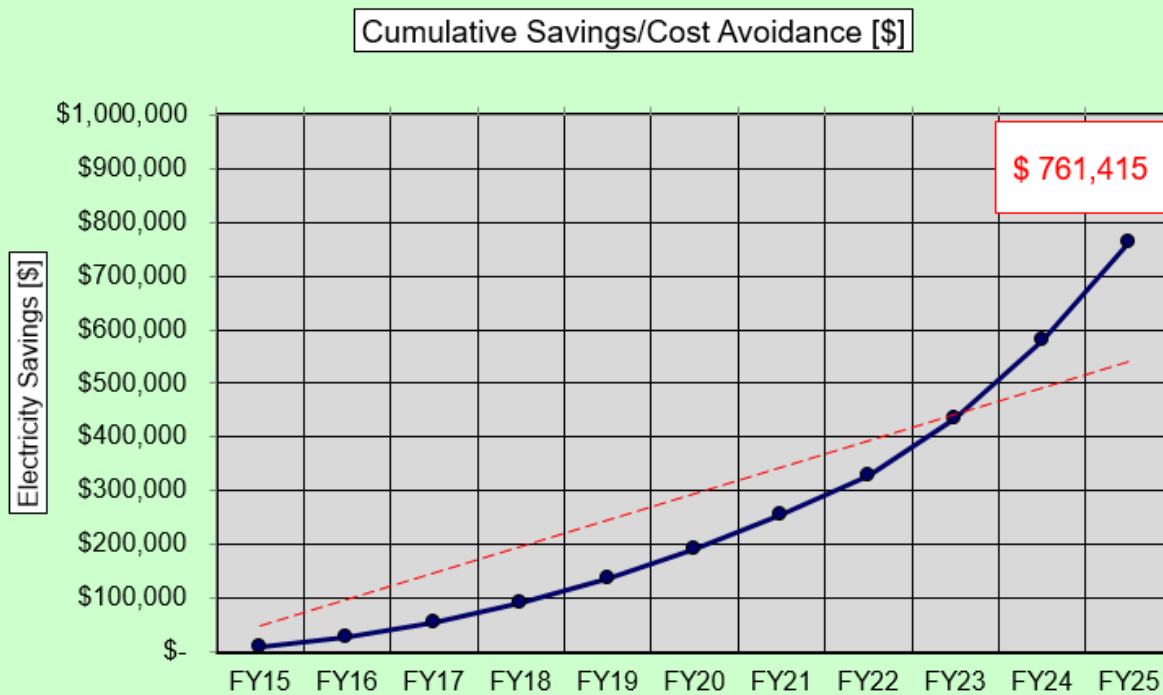
LED Progress: Completed, Pending, Planned



LED Energy Reduction

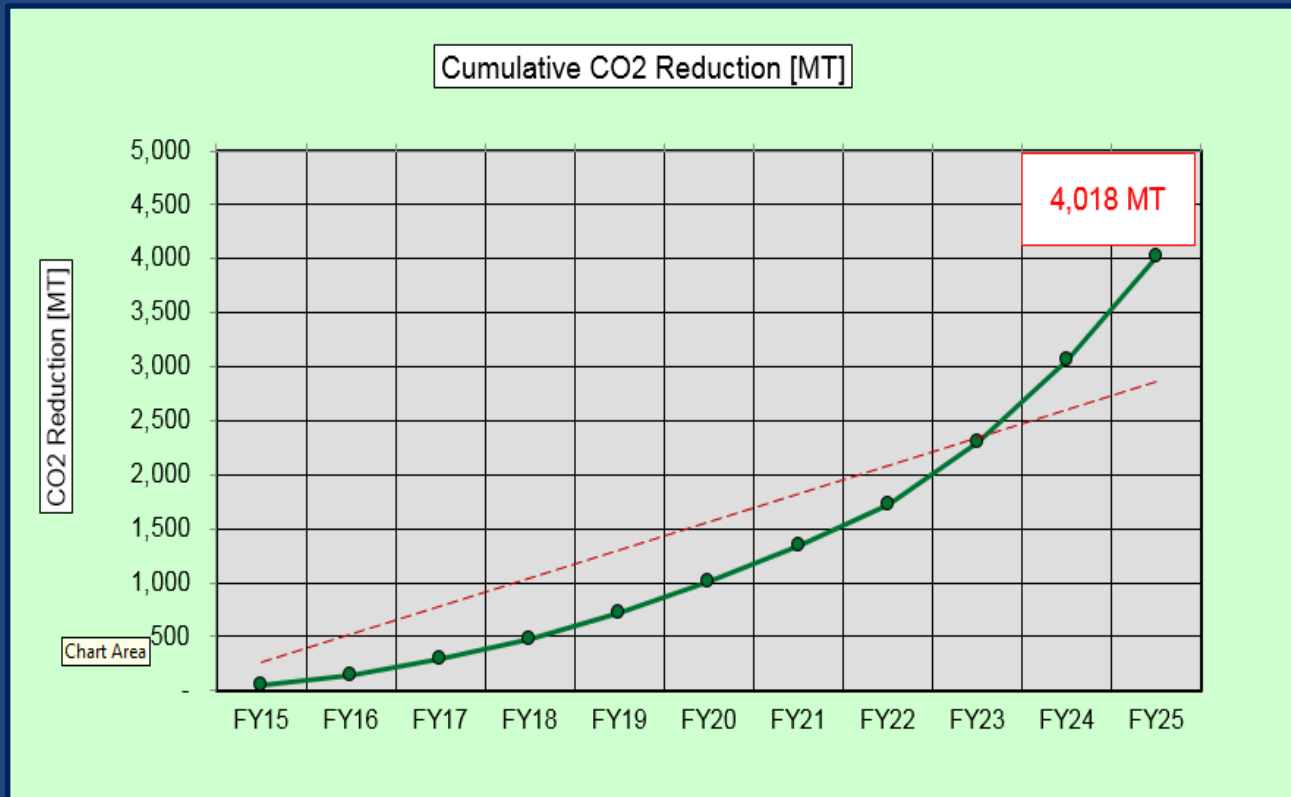


LED Savings/Cost Avoidance



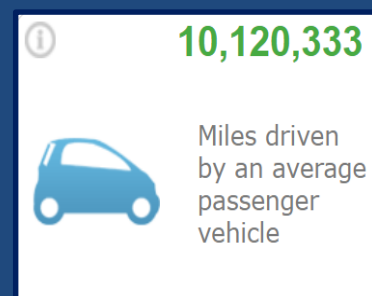
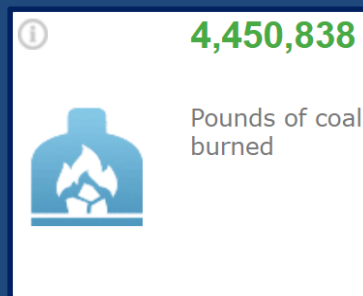
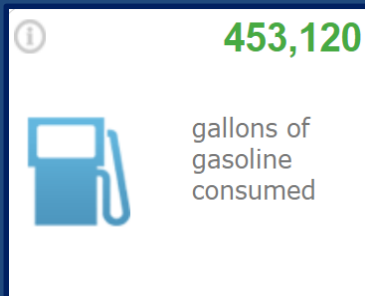
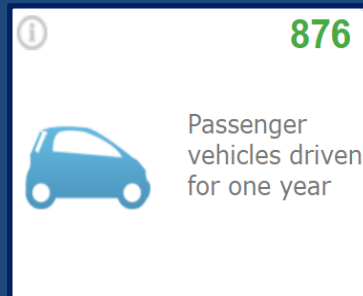
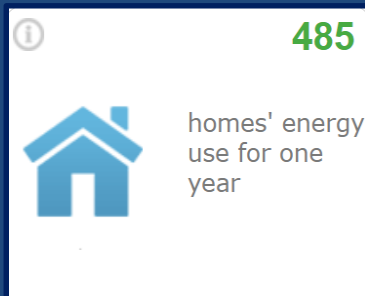
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LED Reduction of Greenhouse Gas Emissions



November 15th FMD Presentation

LED GHG Emissions Reduction Equivalent (4,018 Metric Tons Carbon)



<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

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Improving the Learning Environment



Old Fluorescents Lights

New LED Lights

Bates School LED Project: *Lighting Quality*


November 15th FMD Presentation

FY23 CASH-CAPITAL BUDGET

FY23 Cash Capital Highlights

- Total = \$2,898,000 (*\$1,207,000 in FY21*)
- \$1,250,000 LED Replacements at HS
- \$600 Roof & Façade Repairs at Central Fire
- \$170k Fabric Repairs at RDF Transfer Shed
- \$160k HVAC Recommissioning Projects
- \$110k Security Systems Equipment Replacement

Summary Budget: 10 Year Capital Plan

| <div>Town of Wellesley</div> <div>Fiscal Years 2023 - 2032 ALL FMD REQUESTS</div> <div>Summary Departmental Cash Capital Budget Request</div> | | | | | | | | | | | | | |
|--|---|------------|-----------|------------|-----------|------------|--------------|------------|-----------|-----------|---------|---------|---------------|
| Department: <u>FACILITIES MANAGEMENT</u> | | | | | | | | | | | | | |
| Dept #: <u>192</u> | | | | | | | | | | | | | |
| Date: <u>9/16/2021</u> | | | | | | | | | | | | | |
| Building Reference #: | Building Description | FY2023 | FY2024 | FY2025 | FY2026 | FY2027 | 5 Year Total | FY2028 | FY2029 | FY2030 | FY2031 | FY2032 | 10 Year Total |
| TW | Townwide (Municipal) | 30,000 | 30,000 | 90,000 | 36,000 | 36,000 | 222,000 | 101,000 | 40,000 | 42,000 | 112,000 | 46,000 | 563,000 |
| SC | Senior Center | 34,000 | 40,000 | - | - | - | 74,000 | - | - | 45,000 | - | - | 119,000 |
| TH | Town Hall | - | - | - | - | - | - | - | 70,000 | - | - | - | 70,000 |
| PD | Police | 65,000 | - | 200,000 | 24,000 | - | 289,000 | 250,000 | 61,000 | - | 28,000 | - | 628,000 |
| FDM | Fire Department Main (Headquarters) | 12,000 | 25,000 | 330,000 | - | - | 367,000 | - | 65,000 | - | - | - | 462,000 |
| FDC | Fire Department Central (Station 1) | 600,000 | - | - | 65,000 | - | 665,000 | 925,000 | 400,000 | - | - | - | 1,990,000 |
| W | Warren (Recreation and Health) | 135,000 | 550,000 | 50,000 | 125,000 | - | 860,000 | 100,000 | - | - | 60,000 | 75,000 | 1,085,000 |
| MP | Morse's Pond | - | 10,000 | - | - | - | 10,000 | - | - | - | - | - | 10,000 |
| ML | Main Library | 70,000 | 34,000 | 535,000 | - | 341,000 | 980,000 | 345,000 | 400,000 | 85,000 | 78,000 | - | 1,888,000 |
| HL | Hills Library | 15,000 | - | - | - | 75,000 | 90,000 | - | 20,000 | - | - | - | 110,000 |
| FL | Fells Library | 10,000 | - | - | - | - | 10,000 | - | 15,000 | - | - | - | 25,000 |
| DPWO | DPW Operations | - | 50,000 | 35,000 | - | 100,000 | 185,000 | - | - | - | - | - | 225,000 |
| DPWW | DPW Water & Sewer | - | - | 45,000 | - | 160,000 | 205,000 | - | - | 500,000 | 50,000 | - | 755,000 |
| DPWH | DPW Highway & Park | - | - | - | 140,000 | - | 140,000 | 11,000 | - | - | - | - | 151,000 |
| DPWR | DPW RDF | 170,000 | - | - | 325,000 | - | 495,000 | - | - | - | - | - | 495,000 |
| Subtotal Townwide Requests | | 1,141,000 | 739,000 | 1,285,000 | 715,000 | 712,000 | 4,892,000 | 1,732,000 | 1,101,000 | 672,000 | 368,000 | 121,000 | 8,586,000 |
| DW | Districtwide (Schools) | 242,000 | 139,000 | 227,000 | 146,000 | 218,000 | 972,000 | 303,000 | 393,000 | 162,000 | 173,000 | 213,000 | 2,186,000 |
| P | Preschool at Wellesley (PAWS) | 20,000 | - | - | - | - | 20,000 | - | 20,000 | - | - | - | 40,000 |
| B | Bates Elementary | 90,000 | 100,000 | 60,000 | 110,000 | 531,000 | 891,000 | 100,000 | - | - | - | - | 1,301,000 |
| EH | Field House | - | - | - | - | - | - | - | - | - | - | - | - |
| F | Fiske Elementary | - | 55,000 | - | - | - | 55,000 | - | 30,000 | - | 65,000 | - | 150,000 |
| HA | Hardy Elementary | - | - | - | - | - | - | - | - | - | - | - | - |
| HU | Hunnewell Elementary | - | - | - | - | - | - | - | - | - | - | - | - |
| SP | Sprague Elementary | - | 100,000 | 162,000 | 315,000 | - | 577,000 | - | - | 50,000 | - | 75,000 | 702,000 |
| SC | Schofield Elementary | - | 50,000 | - | 25,000 | - | 75,000 | - | - | 65,000 | - | - | 140,000 |
| U | Upham Elementary | - | 40,000 | 50,000 | 10,000 | 50,000 | 150,000 | 55,000 | 55,000 | 55,000 | 55,000 | 55,000 | 465,000 |
| MS | Middle School | 145,000 | - | 150,000 | 497,000 | - | 792,000 | - | 14,000 | - | 75,000 | 166,000 | 1,047,000 |
| HS | High School | 1,260,000 | 900,000 | - | 12,000 | 550,000 | 2,722,000 | - | 154,000 | 700,000 | - | 10,000 | 3,562,000 |
| Subtotal Districtwide Requests | | 1,757,000 | 1,384,000 | 649,000 | 1,155,000 | 1,349,000 | 6,294,000 | 768,000 | 636,000 | 1,032,000 | 368,000 | 525,000 | 9,623,000 |
| Other Unidentified Cash Capital Projects | | | | | | | | | | | | | |
| Total FMD Cash Capital Requests | | 2,898,000 | 2,123,000 | 1,934,000 | 1,870,000 | 2,061,000 | 10,886,000 | 2,500,000 | 1,737,000 | 1,704,000 | 736,000 | 646,000 | 18,209,000 |
| FMD Debt Funded Capital Requests* | | | | | | | | | | | | | |
| | | FY2023 | FY2024 | FY2025 | FY2026 | FY2027 | 5 Year Total | FY2028 | FY2029 | FY2030 | FY2031 | FY2032 | 10 Year Total |
| TH | Town Hall Interior Renovation Project ¹ | 17,000,000 | - | - | - | - | 17,000,000 | - | - | - | - | - | 17,000,000 |
| MS | Middle School Paving Project ² | 2,500,000 | - | - | - | - | 2,500,000 | - | - | - | - | - | 2,500,000 |
| W | Warren HVAC System Renovation | - | 500,000 | 3,000,000 | - | - | 3,500,000 | - | - | - | - | - | 3,500,000 |
| ML | Main Library HVAC System Renovation | - | - | 150,000 | 1,000,000 | - | 1,150,000 | - | - | - | - | - | 1,150,000 |
| SP | Sprague HVAC System Renovation | - | - | 200,000 | 1,500,000 | - | 1,700,000 | - | - | - | - | - | 1,700,000 |
| MS | Middle School Roof Replacement | - | - | 360,000 | 3,960,000 | - | 3,960,000 | - | - | - | - | - | 3,960,000 |
| SP | Sprague School Roof Replacement ³ | - | - | 100,000 | 1,034,000 | - | 1,134,000 | - | - | - | - | - | 1,134,000 |
| B | Bates School Roof Replacement ⁴ | - | - | - | 180,000 | 1,800,000 | 1,980,000 | - | - | - | - | - | 1,980,000 |
| PAWS | New Preschool Building ⁵ | - | - | - | - | 2,000,000 | 2,000,000 | 18,000,000 | - | - | - | - | 20,000,000 |
| DPWR | DPW RDF New Admin. Bldg ⁶ | - | 500,000 | 2,750,000 | - | - | 3,250,000 | - | - | - | - | - | 3,250,000 |
| DPWH | DPW Highway & Park Renovation Project ⁷ | - | 1,100,000 | 6,400,000 | - | - | 7,500,000 | - | - | - | - | - | 7,500,000 |
| DPWR | DPW RDF Baler Repairs Projects ⁸ | - | - | - | 300,000 | 1,600,000 | 1,900,000 | - | - | - | - | - | 1,900,000 |
| MP | New Bathhouse at Morse's Pond ⁹ | - | 800,000 | 4,600,000 | - | - | 5,400,000 | - | - | - | - | - | 5,400,000 |
| B, SC, F, MS | Air-Condition Schools: Bates/Schofield/Fiske/MS ¹⁰ | - | - | - | - | 1,476,000 | 1,476,000 | 14,000,000 | - | - | - | - | 15,476,000 |
| Total Debt Funded Requests | | 19,500,000 | 2,900,000 | 16,900,000 | 2,140,000 | 13,010,000 | 54,450,000 | 32,000,000 | 0 | 0 | 0 | 0 | 86,450,000 |

FY23 Cash Capital (CC) =
\$2,898,000

10 Year CC Total =
\$18,209,000

10 Year Debt Funded
Total =
\$86,450,000

123 Cash Capital budget
requests in 10 year plan

Major CC Projects: Next 6 Years

- High School: LED Phase II
- Mechanical Equipment Replacement
 - Warren (18 years old)
 - Sprague (21 years old)
 - Main Library (19 years old)
 - Bates (18 years old)
- Fire Stations: Roofing and Envelope Work
- Roofing: Bates, Sprague & MS (FY27 “Placeholders”)
- Paving: Bates, Sprague and Library

SUMMARY – *CASH CAPITAL* REQUESTS

| ORGANIZATION | FY23 BUDGET | FY23 REQUESTS |
|--------------|-------------|--------------------|
| SCHOOL | \$1,757,000 | \$1,757,000 |
| MUNICIPAL | \$1,141,000 | \$1,141,000 |
| Total = | \$2,898,000 | \$2,898,000 |

FMD Cash Capital Budgets

| | FY13 | FY14 | FY15 | FY16 | FY17 | FY18 | FY19 | FY20 | FY21 | FY22 | FY23 |
|------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|--------------------|--------------------|
| SCHOOL | \$611,250 | \$811,292 | \$929,400 | \$865,000 | \$1,073,500 | \$1,553,000 | \$1,159,000 | \$937,000 | \$223,000 | \$847,000 | \$1,757,000 |
| MUNICIPAL | \$282,333 | \$330,049 | \$570,600 | \$710,000 | \$676,500 | \$322,000 | \$691,000 | \$913,000 | \$665,000 | \$360,000 | \$1,141,000 |
| Total = | \$893,583 | \$1,141,341 | \$1,500,000 | \$1,575,000 | \$1,750,000 | \$1,875,000 | \$1,850,000 | \$1,850,000 | \$888,000 | \$1,207,000 | \$2,898,000 |

FY23 Budget more than tripled FY13!

TOTAL— *SCHOOL CASH CAPITAL*

| SCHOOL/GROUP | FY23 REQUESTS |
|---------------|--------------------|
| Districtwide | \$242,000 |
| Bates School | \$90,000 |
| Preschool | \$20,000 |
| High School | \$1,260,000 |
| Middle School | \$145,000 |
| Total = | \$1,757,000 |

TOTAL— *MUNICIPAL CASH CAPITAL*

| BUILDING/GROUP | FY23 REQUESTS |
|----------------------|--------------------|
| Townwide | \$30,000 |
| Fire HQ | \$12,000 |
| Fire Central Station | \$600,000 |
| Main Library | \$70,000 |
| Hills Library | \$15,000 |
| Fells Library | \$10,000 |
| Police Station | \$65,000 |
| Senior Center | \$34,000 |
| RDF | \$170,000 |
| Warren | \$135,000 |
| Total = | \$1,141,000 |

INDIVIDUAL SCHOOL BUDGETS

High School

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|-----------------------|-------------------|
| HS-1 | LED Lighting Upgrades | \$1,250,000 |
| HS-2 | Pavement Markings | \$10,000 |
| Total = | | \$1,260,000 |



Gymnasium & Auditorium Lighting Replacement

FY21 Green Communities Grant: \$100k
HIGH SCHOOL: LED Upgrades – Phase I



Cafeteria



Classrooms

Common Areas & Classrooms

HIGH SCHOOL: LED Upgrades – Phase II

High School LED Program

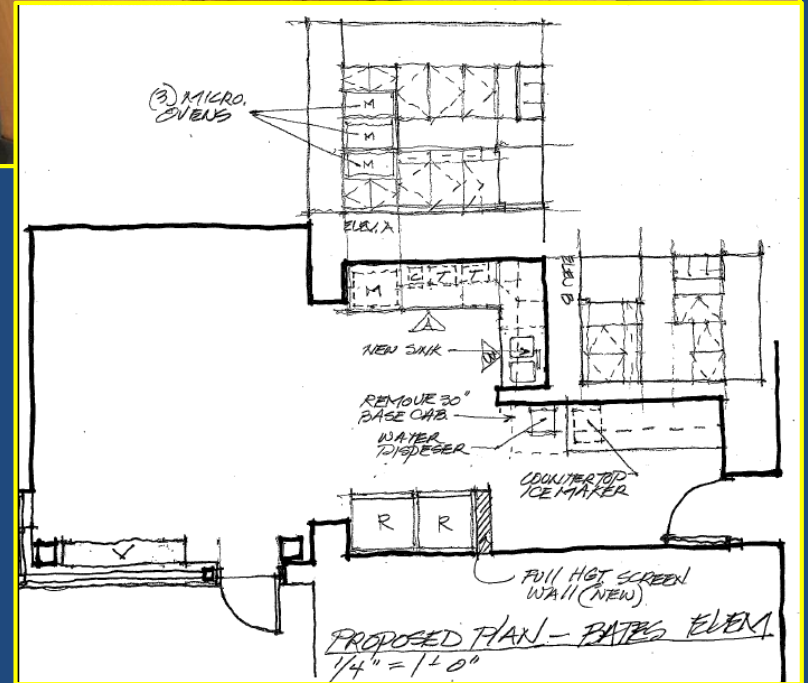
- FY23 - Phase II: \$1,250,000
- FY24 - Phase III: \$900,000
- Completed Program will Yield:
 - 16% Annual Reduction in Electricity Usage
 - *HS uses most electricity of all Town buildings*
 - \$50,000 Annual Savings
 - Greenhouse Gases
 - 222 Metric Tons Reduction CO2

Preschool

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|-----------------------|-------------------|
| P-1 | LED Lighting Upgrades | \$20,000 |
| Total = | | \$20,000 |

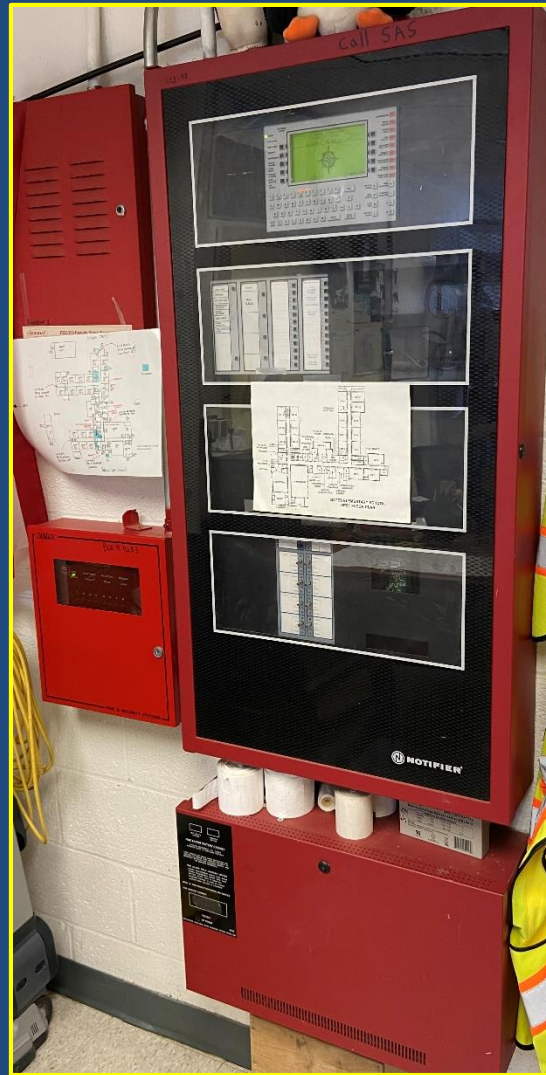
Bates

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|--------------------------------------|-------------------|
| B-1 | Staff Work/Breakroom Renovation | \$40,000 |
| B-2 | Fire Alarm Control Panel Replacement | \$50,000 |
| Total = | | \$90,000 |



Cannot Support Staff Needs

BATES: Staff Work/Breakroom Renovation



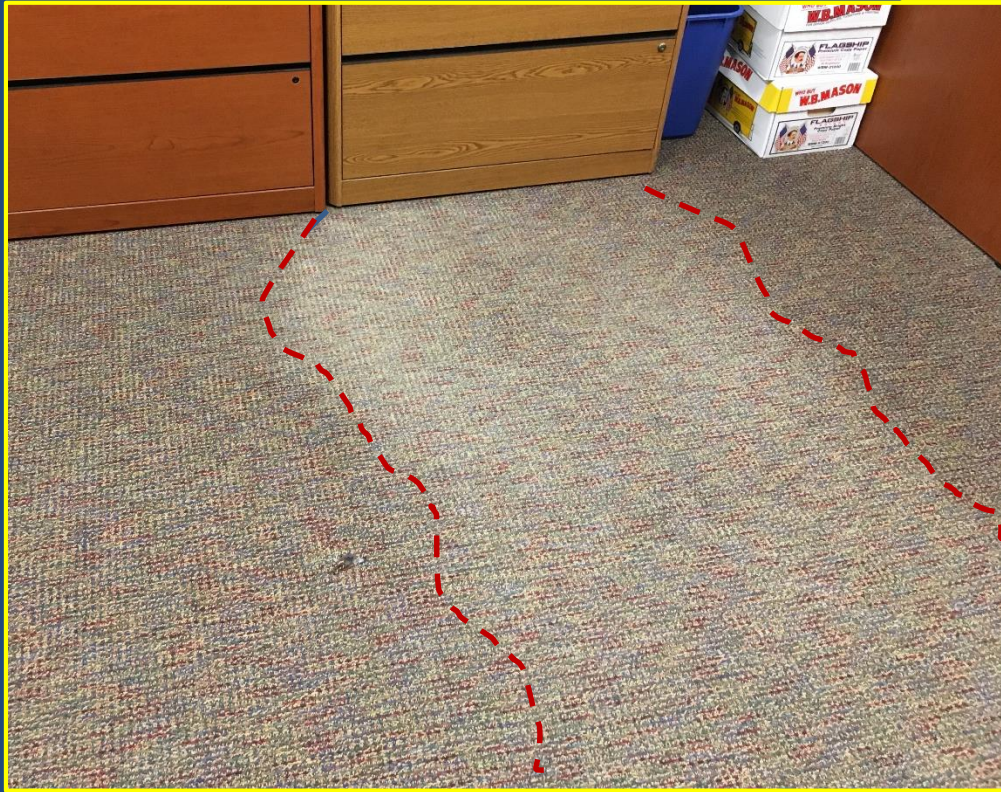
Existing Panel Approaching End of Service Life

BATES: Fire Alarm Control Panel Replacement

November 15th FMD Presentation

Middle School

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|---|-------------------|
| MS-1 | Central Administration Carpet Replacement & Painting | \$95,000 |
| MS-2 | Satellite Clock Replacement | \$50,000 |
| Total = | | \$145,000 |



16-Yr Old Carpet



Wall Painting

MS Central Administration: Carpet Replacement and Painting

November 15th FMD Presentation

Districtwide

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|--|-------------------|
| DW-1 | Environmental Testing and Mitigation | \$16,000 |
| DW-2 | Space Contingency | \$40,000 |
| DW-3 | Custodial Equipment | \$50,000 |
| DW-4 | Grounds Equipment | \$15,000 |
| DW-5 | Maintenance Equipment | \$11,000 |
| DW-6 | Security Systems Equipment Replacement | \$110,000 |
| Total = | | \$242,000 |



Accommodations for Hearing Impaired Students

Space Contingency



Removal of Asbestos Ceiling Tile in Boiler Room

Environmental Testing and Mitigation



Electrostatic Sprayers



On-Site Electrolyzed Water Generator

| RESTROOMS SERVICIOS | |
|--|--|
| FIXTURES TAMBIÉN | Sinks, co toilets, di and partit less steel and push Se limpia con resina, muer e inoxidable y lo para cambiar y |
| MIRRORS AND GLASS ESPEJO Y VIDRIO | Glass and Vidrio y metal |
| FLOORS SUELO | Tile Baldosa |
| URINALS AND TOILETS - TO DEODORIZE URINARIOS Y RETRETES - DESODORIZAR | Inside ur Dentro urina |
| CARPETS ALFOMBRA | |
| SPOT CLEANING LIMPIEZA DE LA MANCHA | Carpet Alfombra |
| LOW MOISTURE CARPET EXTRACTION EXTRACCIÓN DE HUMEDAD BAJO ALFOMBRA | |
| STANDARD CARPET EXTRACTION EXTRACCIÓN DE LA ALFOMBRA ESTÁNDAR | |
| HARD FLOORS PISOS Duros | |
| AUTOSCRUBBING AUTO LAVADO | Porcelain concrete Porcelana, lo |
| SPOT MOPPING PUNTO DE TRAPEAR | Porcelain concrete Porcelana, lo terrazzo |
| HARD SURFACES SUPERFICIES Duras | |

Custodial Equipment

November 15th FMD Presentation

- Cameras and Access Control Devices Only
- *Software, switches, work stations by WPS (MoU)*
- Equipment Ages in 2022
 - High School – 10 years
 - Schofield & Fiske – 7 years
 - Other Schools – 4 years (*part of School Security Project*)
- Camera Average Service Life = 8 years
- FY23 Request for High School Equipment
 - 60 cameras and some access control devices

Equipment Reaching End of Service Life

Security Systems Equipment Replacement

INDIVIDUAL MUNICIPAL BUDGETS

Townwide

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|---------------------|-------------------|
| TW-1 | Office Equipment | \$10,000 |
| TW-2 | Custodial Equipment | \$10,000 |
| TW-3 | Grounds Equipment | \$10,000 |
| Total = | | \$30,000 |

Fire Headquarters

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|--------------------------------|-------------------|
| FHQ-1 | Dormitory Flooring Replacement | \$12,000 |
| Total = | | \$12,000 |



Replace Original 1987 Vinyl Composition Tile (VCT) Flooring

FIRE HEADQUARTERS: Dormitory Flooring

November 15th FMD Presentation

Fire Central Station

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|------------------------------|-------------------|
| FC-1 | Roofing and Envelope Repairs | \$600,000 |
| Total = | | \$600,000 |

- Scope of Work Based on 2019 Assessment by SGH
- Key Finding – Complete Roof Replacement Not Needed
- Recent Leaks and Mold Issue Increased Urgency



- Work to Include:
 - Remove and rebuild behind chimney
 - Rebuilt windows (new glazing, gaskets and sealants)
 - Repair of concrete eave/fascia
 - Rebuild/repoint stone walls on Weston Road side

CENTRAL FIRE: Roofing & Envelope Repairs



Failed Windows



Localized Roofing Leaks



Stone Retaining Wall



Concrete Eave Damage

CENTRAL FIRE: Roofing & Envelope Repairs

November 15th FMD Presentation

Police Station

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|-----------------------|-------------------|
| PD-1 | LED Lighting Upgrades | \$40,000 |
| PD-2 | HVAC Recommissioning | \$25,000 |
| Total = | | \$65,000 |

Main Library

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|----------------------|-------------------|
| ML-1 | HVAC Recommissioning | \$70,000 |
| Total = | | \$70,000 |

Hills Branch Library

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|----------------------|-------------------|
| HL-1 | HVAC Recommissioning | \$15,000 |
| Total = | | \$15,000 |

Fells Branch Library

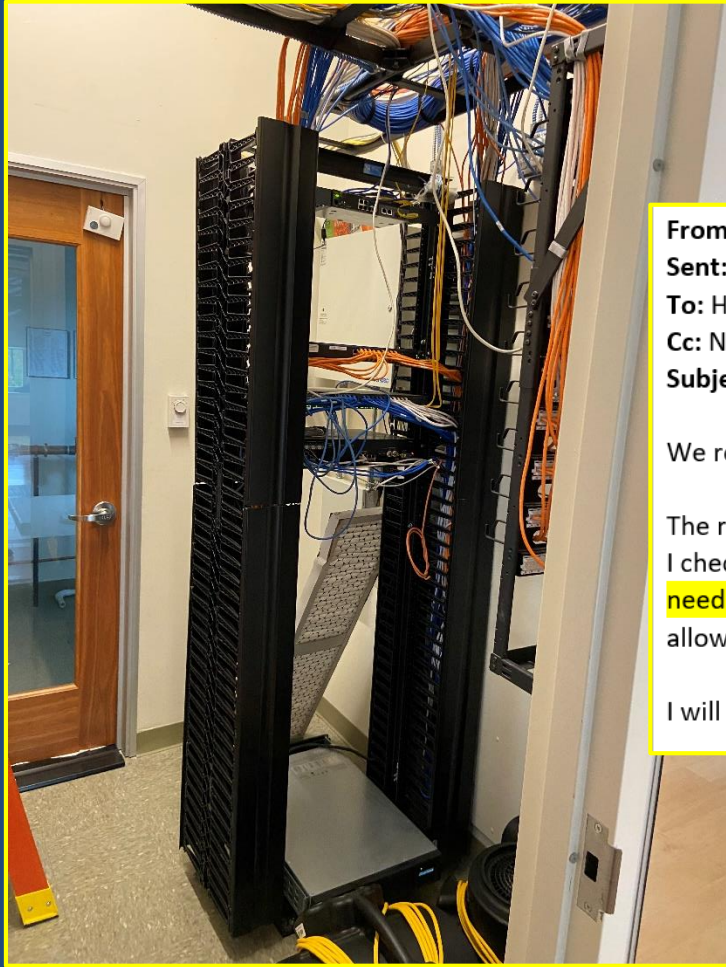
| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|----------------------|-------------------|
| FL-1 | HVAC Recommissioning | \$10,000 |
| Total = | | \$10,000 |

Warren Building

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|-----------------------|-------------------|
| W-1 | LED Lighting Upgrades | \$95,000 |
| W-2 | HVAC Recommissioning | \$40,000 |
| Total = | | \$135,000 |

Senior Center

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|--------------------------------|-------------------|
| SC-1 | Air-Conditioning for Data Room | \$34,000 |
| Total = | | \$34,000 |



From: Hoffmann, Steven
Sent: Friday, May 4, 2018 9:13:38 AM
To: Hebert, Allen; Morin, Joseph; McDonough, Joseph; Gagosian, Steve
Cc: Neville, Dan; Ng, Vernon
Subject: TPC DATA ROOM HIGH TEMP

We received an alarm from SAS last night for the DATA closet at TPC.

The room is now at 78 degrees and the set point for HIGH TEMP is 80 deg. I checked the area this morning and **it appears that the fan may be undersized or we may need to add cooling.** Also there are a few conduits that are not sealed with fire stop which is allowing air to be drawn from the attic area.

I will try to get the prints to see what was specified for this room.

Existing Exhaust Fan Provides Insufficient Cooling

SENIOR CENTER: AC for Data Room

DPW: RDF Buildings

| PROJECT REFERENCE NO. | PROJECT DESCRIPTION | BUDGET REQUEST |
|-----------------------------|---------------------------|-------------------|
| DPWR-1 | Transfer Station Upgrades | \$170,000 |
| Total = | | \$170,000 |



Replace 19 Y.O. fabric, add exhaust fans and Jersey barriers

DPW RDF: Transfer Station Upgrades

November 15th FMD Presentation

NEXT STEPS

Next Steps

- Boards to review plan in detail (FMD website)
- FMD to respond to board questions
- Finalize plan as necessary
- Advocate for projects up to ATM
- Provide support to boards at ATM
- Implementation in 2022
 - Plan, Design, Bid and Build

FY23 Capital Requests



QUESTIONS?

Email: jmcdonough@wellesley.ma.gov

Facilities Management Department