

Existing Conditions - HHU



*HHU Master Plan Committee
May 26, 2016 Presentation*

Wellesley Facilities Maintenance Department

AGENDA

- On-Going Maintenance Efforts
- FY17 Triage Capital Budgets
- Existing Conditions & Deficiencies

**Entire PowerPoint Presentation to be posted on FMD website
http://www.wellesley.ma.gov/pages/wellesley_ma_facilities/index*

Significant Progress Made

- \$36M Investment over 3 years
- “Caught Up” on Deferred Maintenance



2012: BEHIND THE WAVE



2016: AHEAD OF THE WAVE

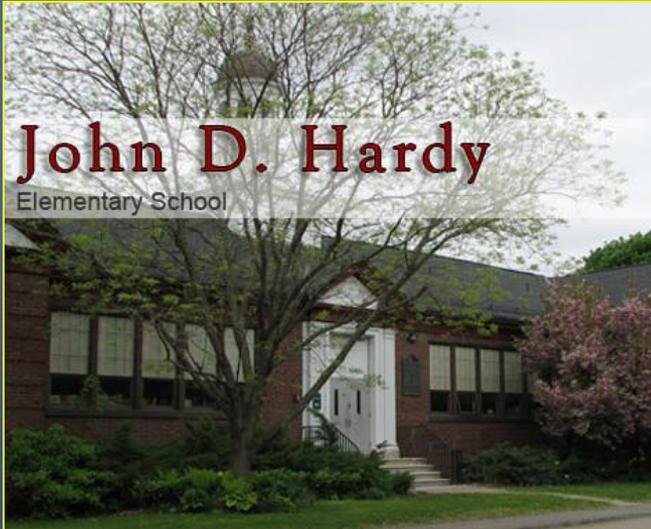
Maintenance Work Since 2012

- Rehabbed Modular Classrooms (MODS)
- Installed security devices
- Retro-commissioned HVAC systems
- New exterior doors
- Replaced smoke detectors, steam traps & emergency lights
- New LED exterior lights
- New bathroom partitions (Hardy/Hunnewell)
- Installed hydration stations
- Replaced flooring
- Installed kiln rooms

FY17 Capital Budgets - “Triage”

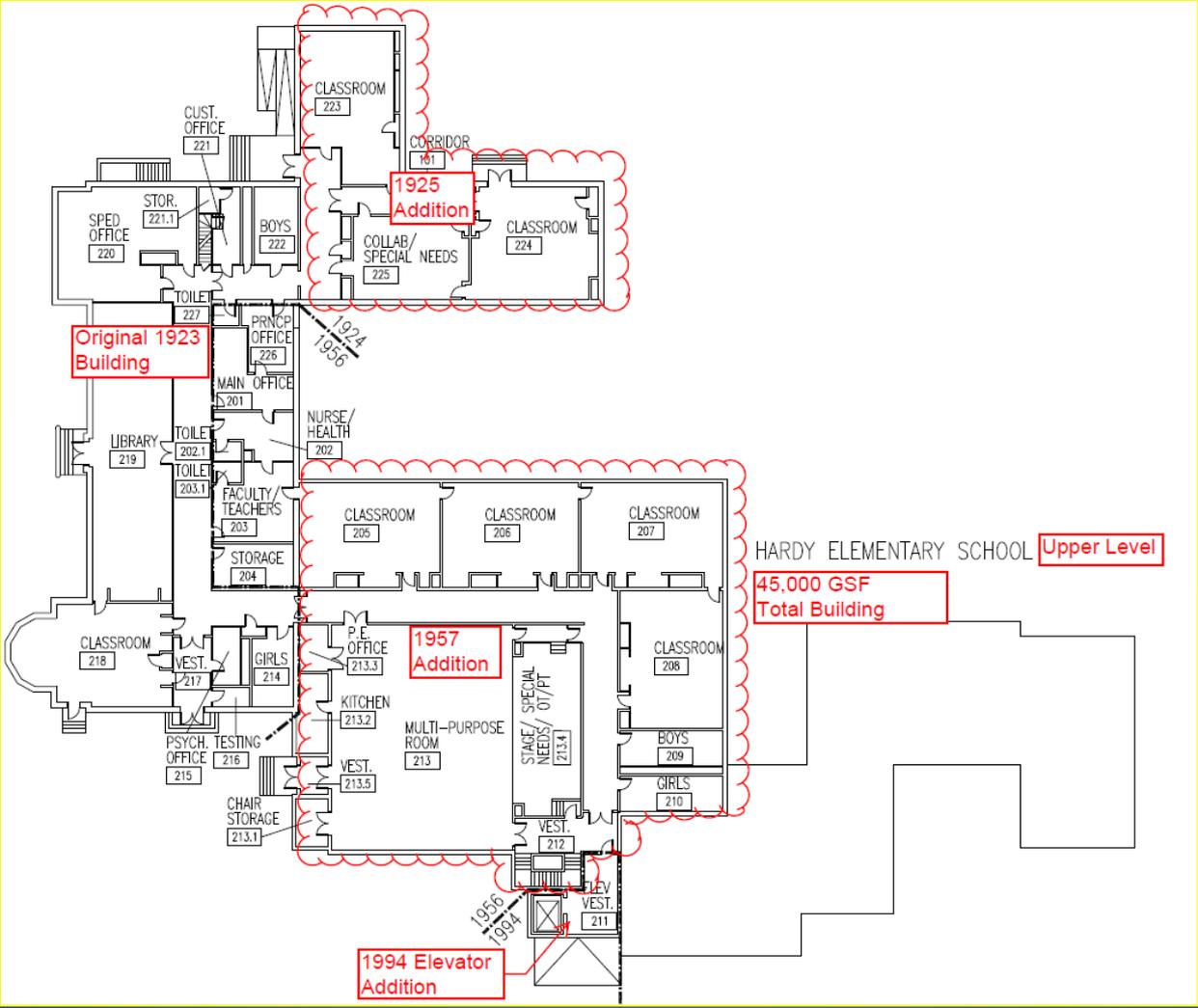
- Supplemental to operating budget
- Until permanent solution implemented
- Covers larger unexpected maintenance costs
 - Boiler leaks/failures
 - HVAC failures (unit ventilators)
 - Fire alarm problems
- \$35k at Upham
- \$25k at Hardy (Steam traps also in FY17)
- \$20k at Hunnewell (steam traps/smoke detectors also in FY17)

Hardy, Hunnewell & Upham

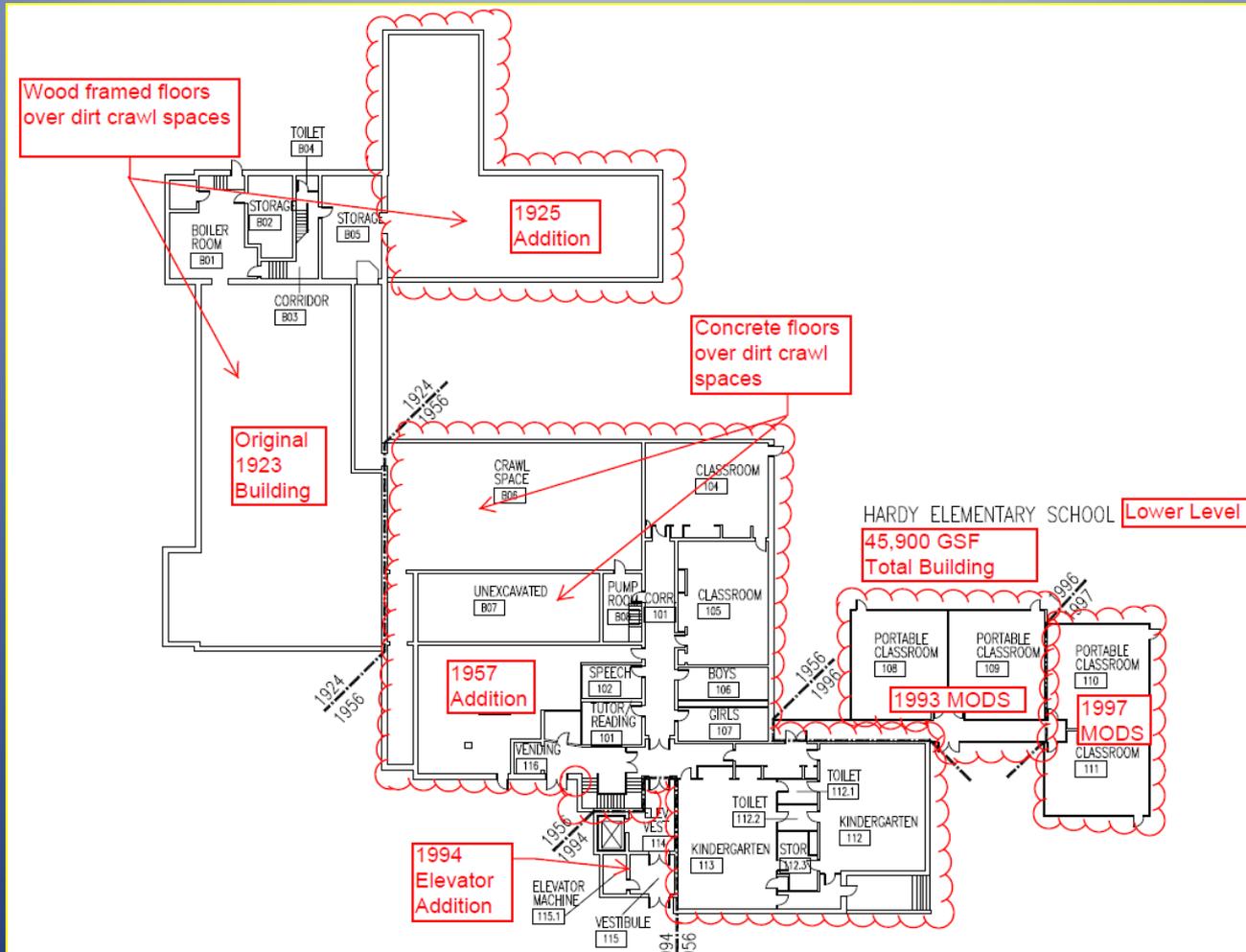


EXISTING CONDITIONS AND DEFICIENCIES

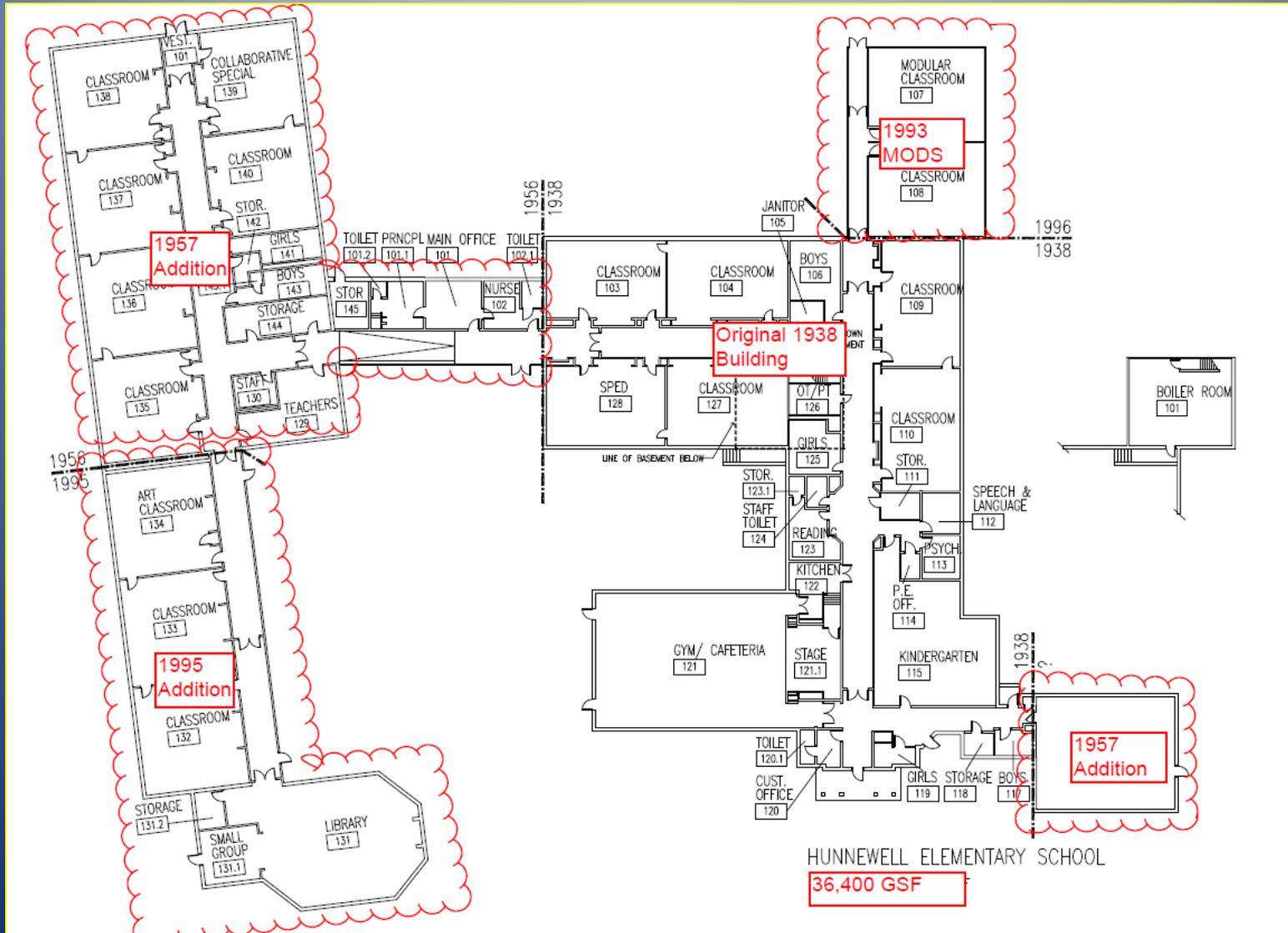
Hardy School (Upper Level)



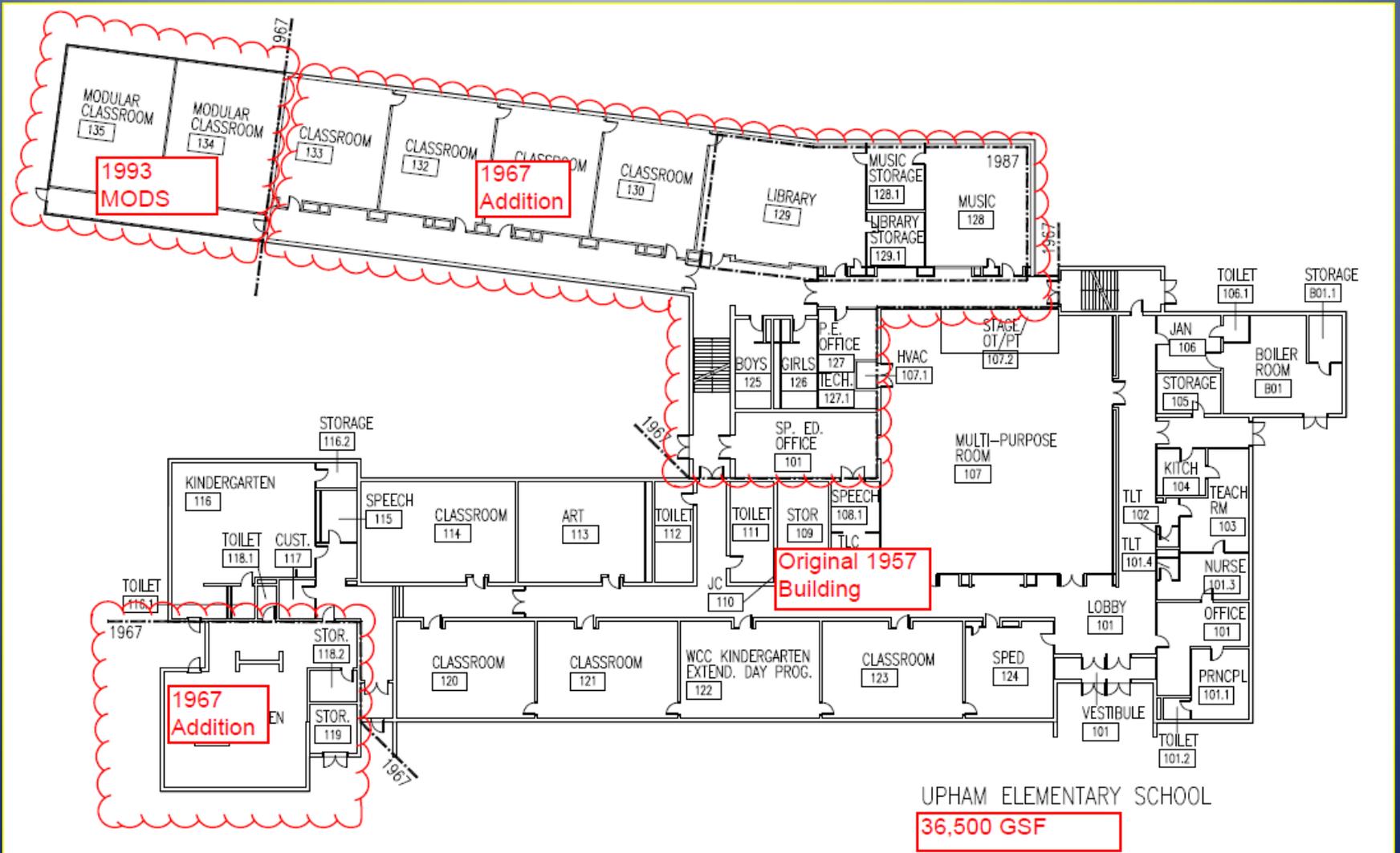
Hardy School (Lower Level)



Hunnewell School



Upham School



EXISTING CONDITIONS AND DEFICIENCIES

WINDOWS



HARDY: Original metal framed and translucent panel replacements

WINDOWS



HUNNEWELL: Original metal framed and translucent panel replacements

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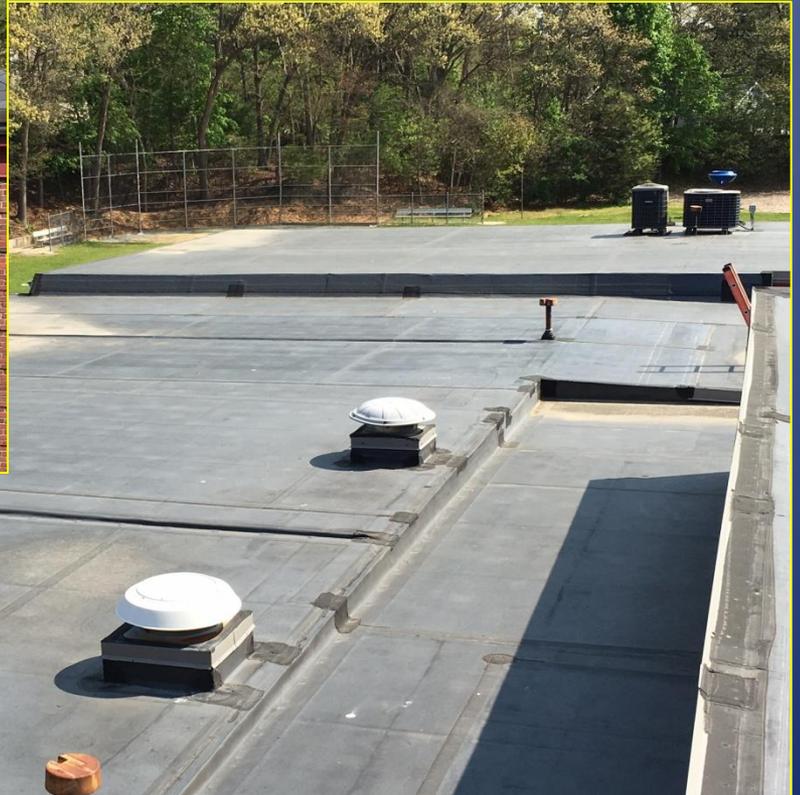
WINDOWS



UPHAM: Original metal framed

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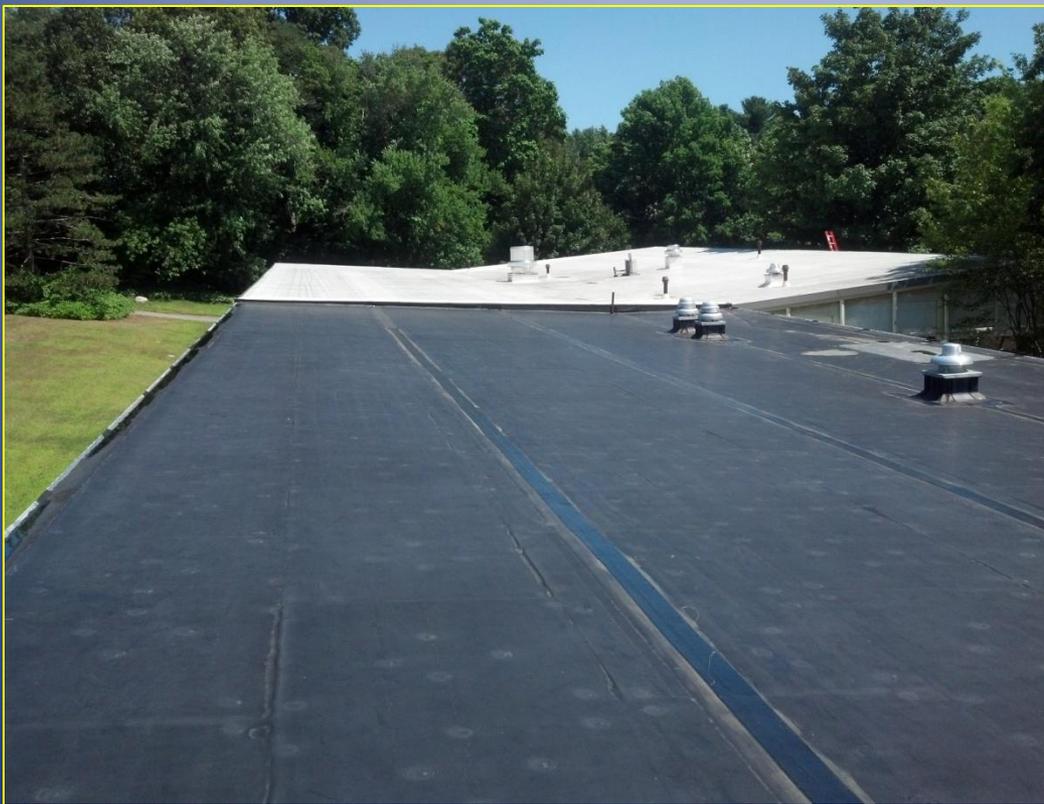
ROOFS



HARDY: Asphalt shingle and single-ply EPDM (*Warranties end in 2023*)

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ROOFS



HUNNEWELL: Asphalt shingle and single-ply EPDM (black) and TPO (white)
(Warranties: TPO 6 years over and EPDM ends in 2029)

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ROOFS



UPHAM: Single-ply TPO (*Warranty ends in 2029*)

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FACADES AND ENTRIES



HARDY

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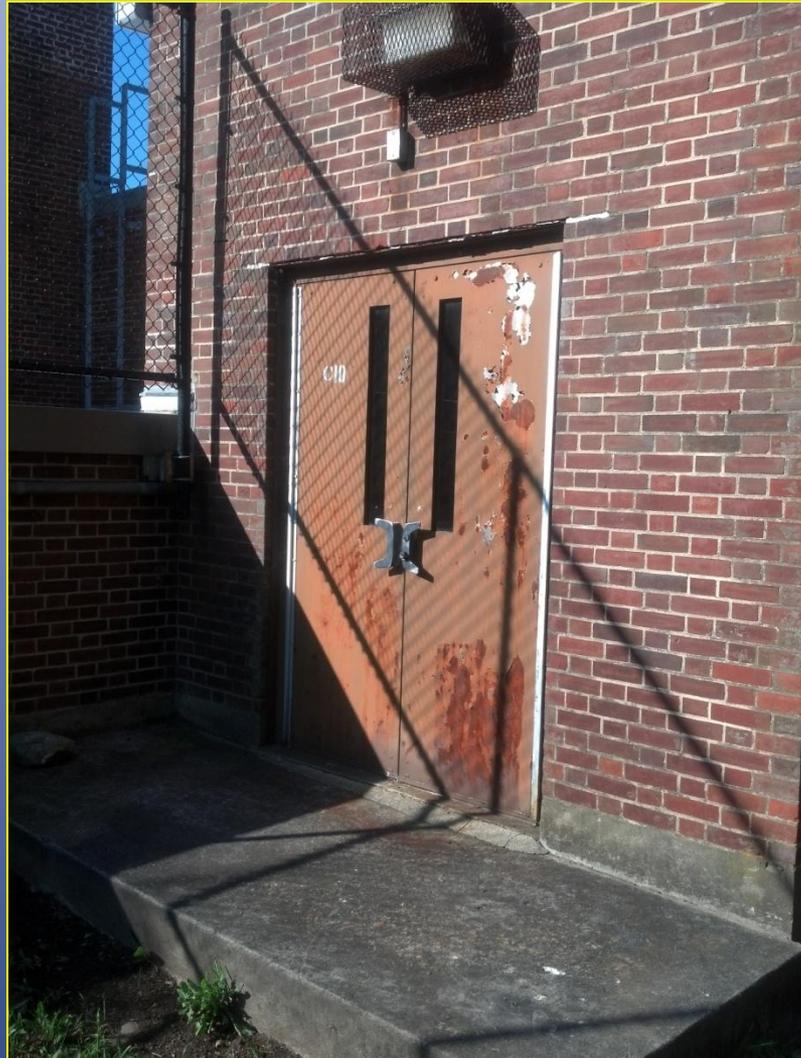
FACADES AND ENTRIES



HUNNEWELL

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FACADES AND ENTRIES



UPHAM

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CLASSROOMS



HARDY

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CLASSROOMS



HUNNEWELL

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CLASSROOMS



UPHAM

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INTERIOR DOORS



HARDY

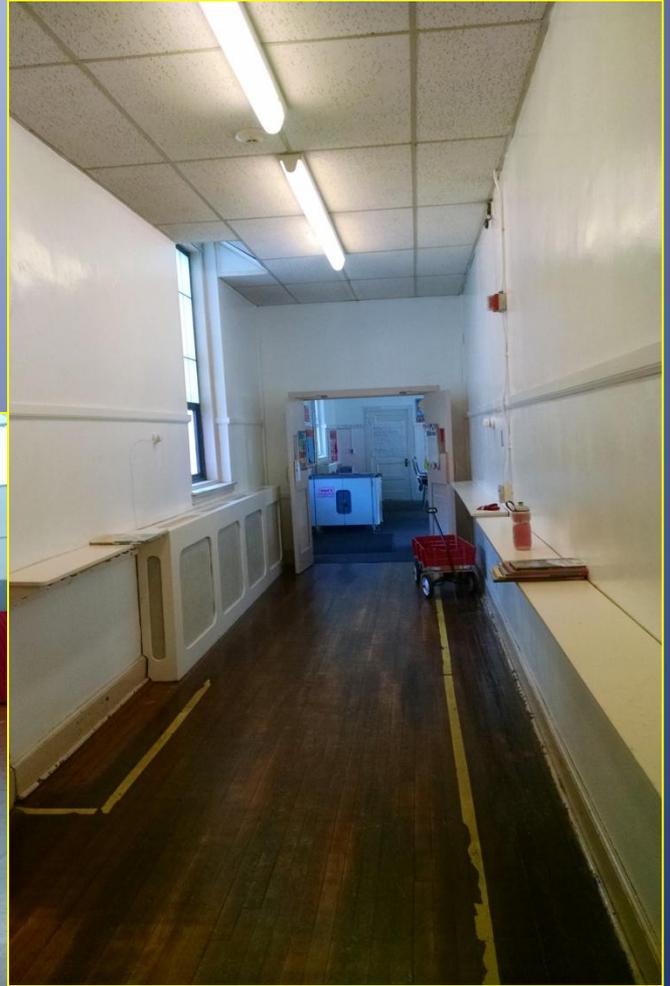


HUNNEWELL



UPHAM

FINISHES



HARDY

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FINISHES



HUNNEWELL

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FINISHES



UPHAM

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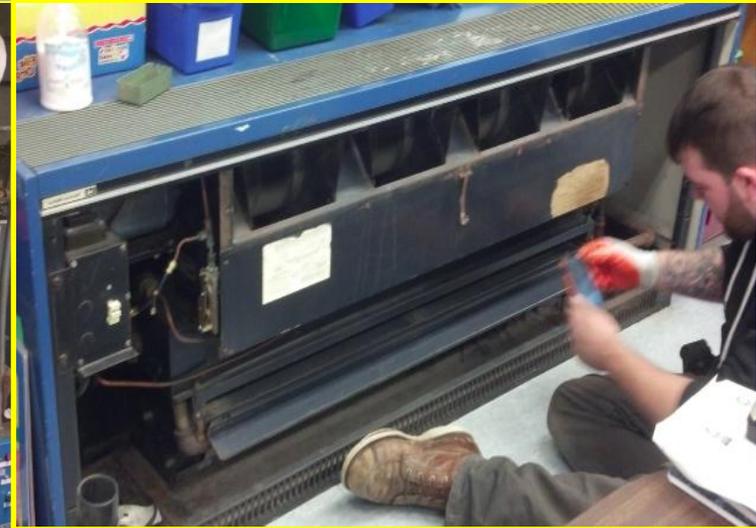
HEATING AND VENTILATION



HARDY

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HEATING AND VENTILATION



HUNNEWELL

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HEATING AND VENTILATION



UPHAM

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ELECTRICAL



HARDY



HUNNEWELL



UPHAM

PLUMBING



HARDY

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BATHROOMS



HARDY

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BATHROOMS



HUNNEWELL

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BATHROOMS



UPHAM

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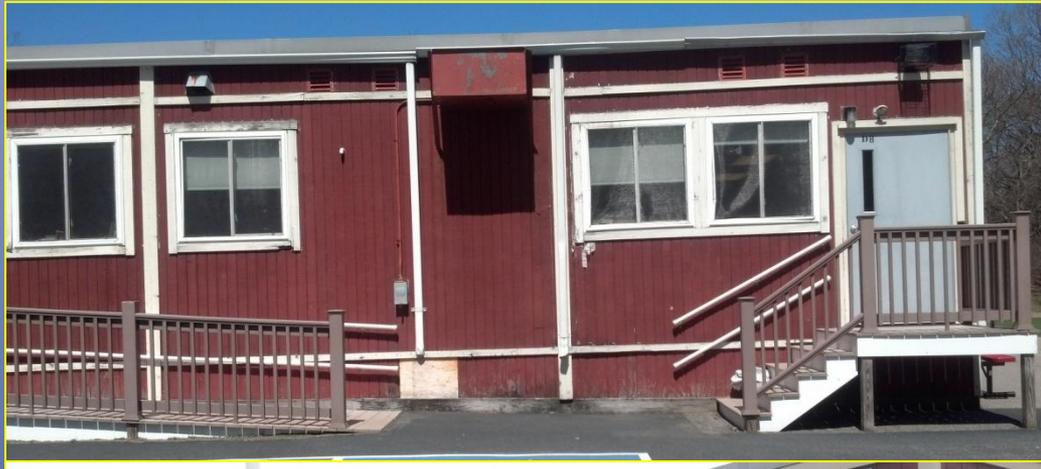
MODULAR CLASSROOMS (MODS)



HARDY

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MODULAR CLASSROOMS (MODS)



HUNNEWELL

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MODULAR CLASSROOMS (MODS)



UPHAM

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LUNCH ACCOMMODATIONS



HARDY

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LUNCH ACCOMMODATIONS



HUNEWELL

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LUNCH ACCOMMODATIONS



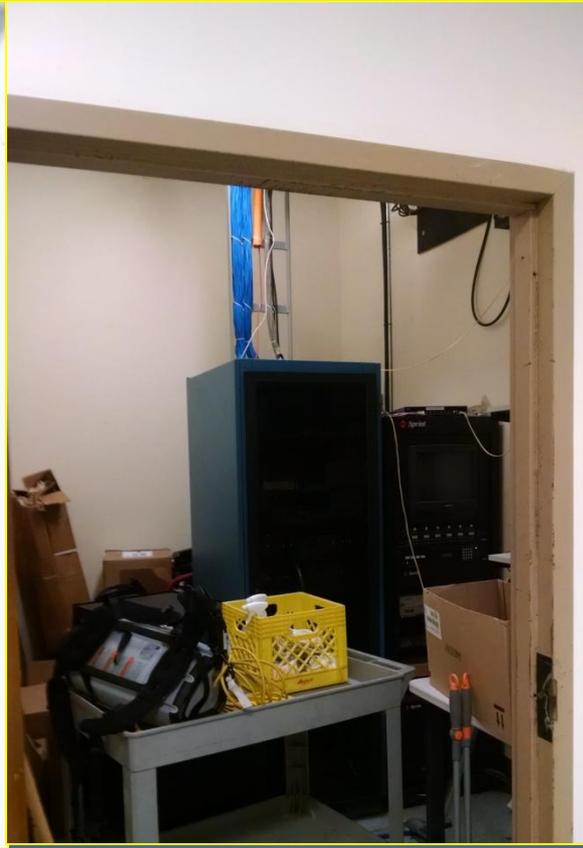
UPHAM

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IT DATA ROOMS



HARDY

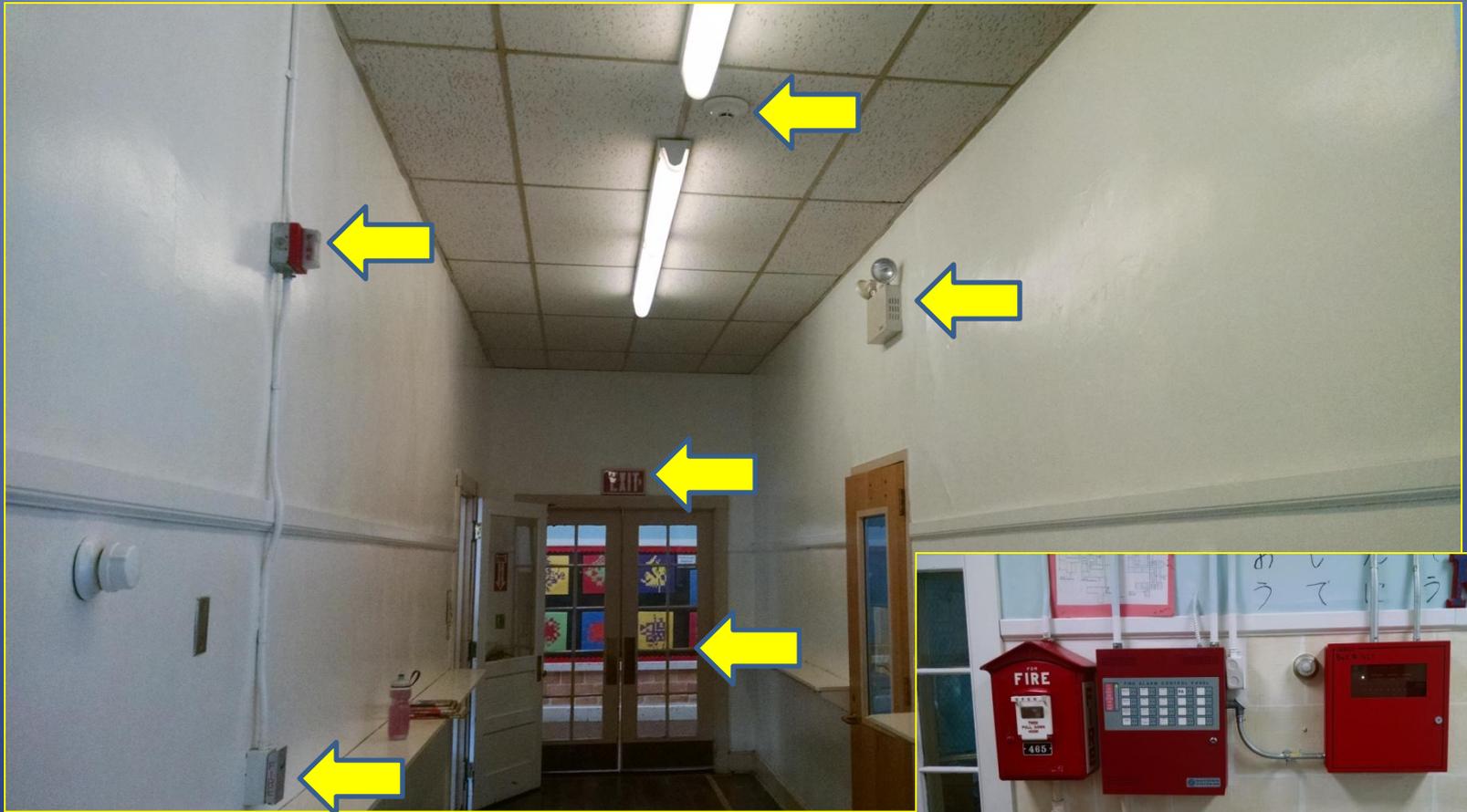


HUNNEWELL



UPHAM

LIFE SAFETY SYSTEMS



HARDY

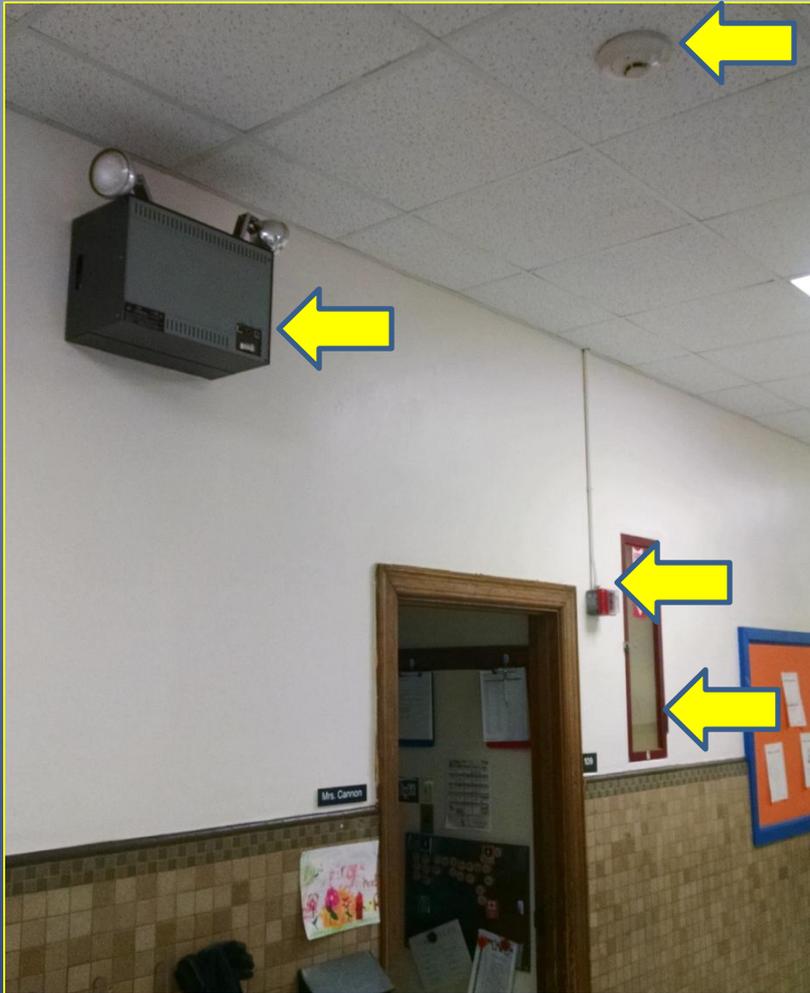
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LIFE SAFETY SYSTEMS



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LIFE SAFETY SYSTEMS



HUNNEWELL

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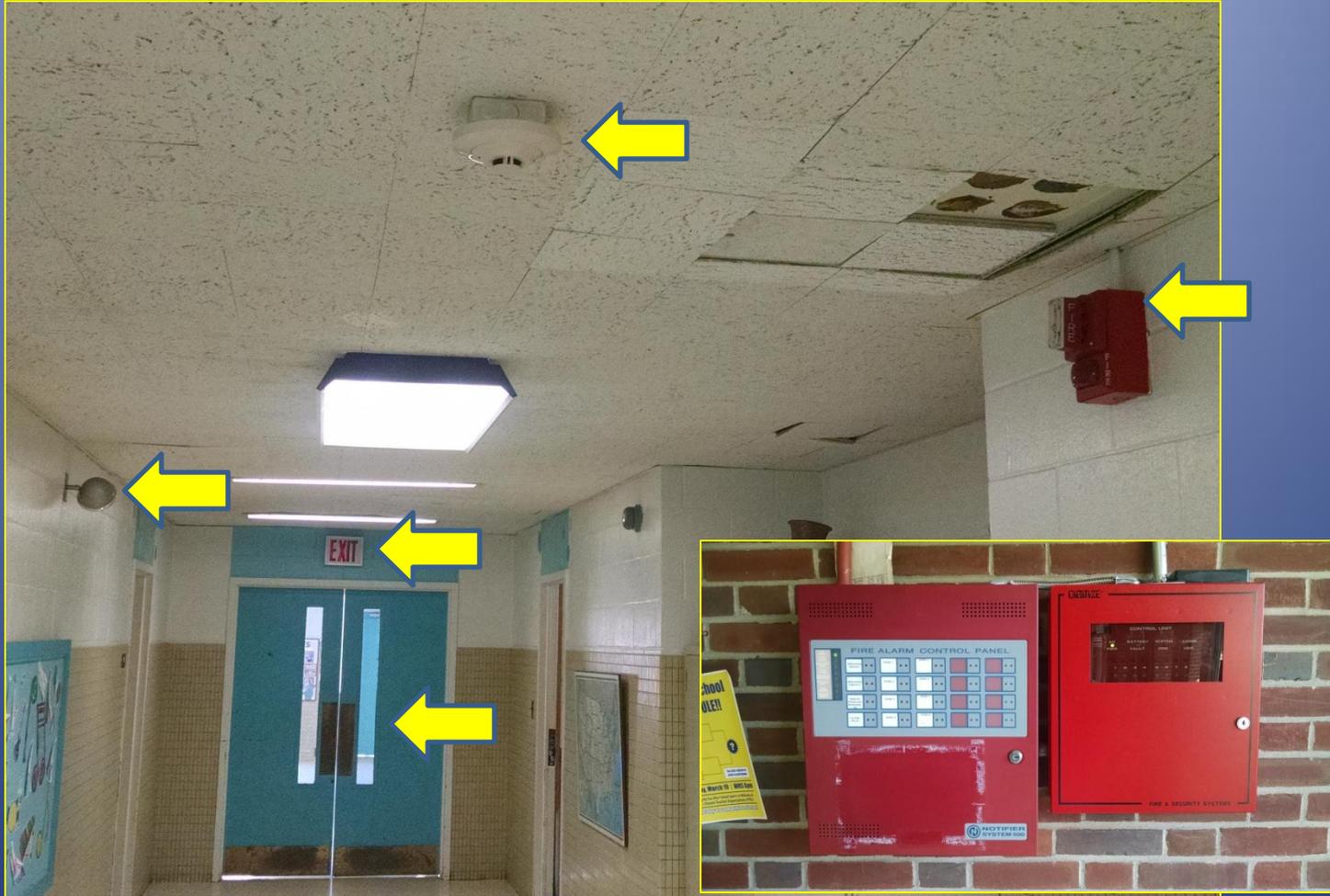
LIFE SAFETY SYSTEMS



HUNNEWELL

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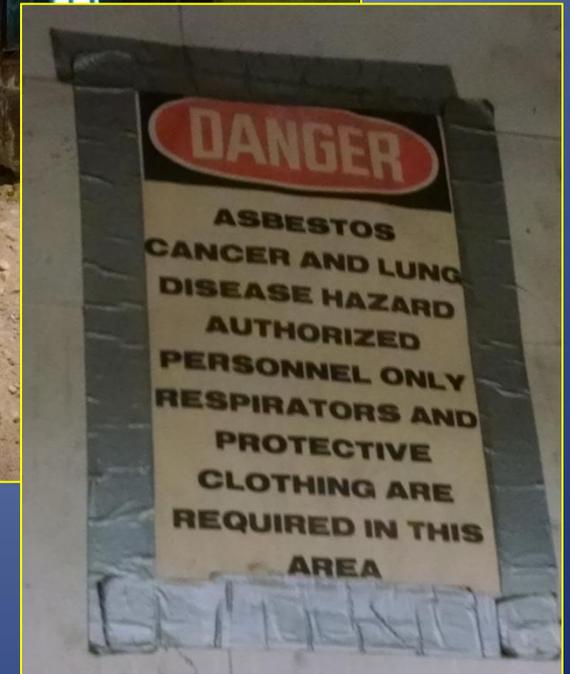
LIFE SAFETY SYSTEMS



UPHAM

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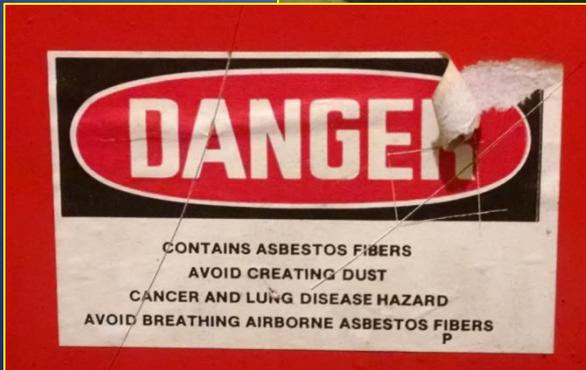
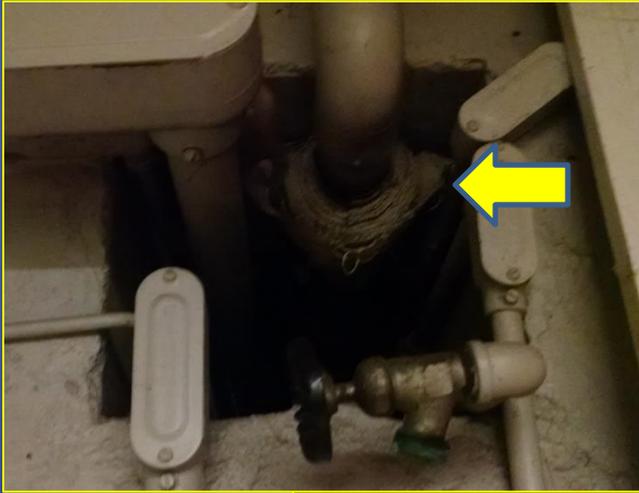
HAZARDOUS MATERIALS



HARDY

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HAZARDOUS MATERIALS



HUNNEWELL

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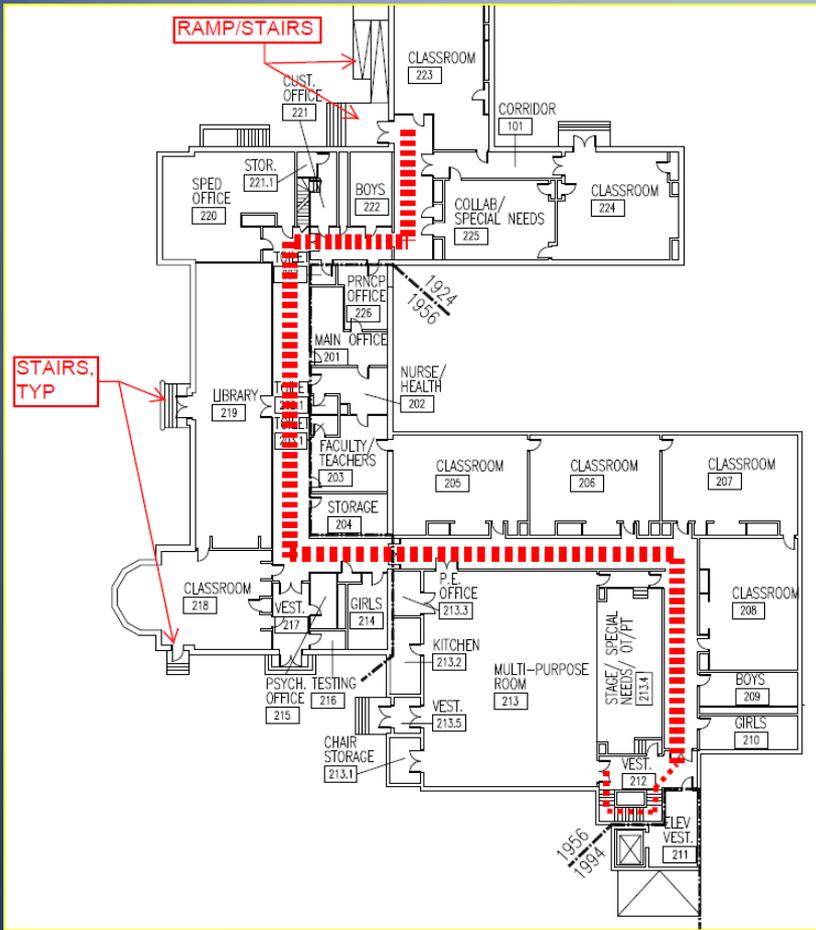
HAZARDOUS MATERIALS



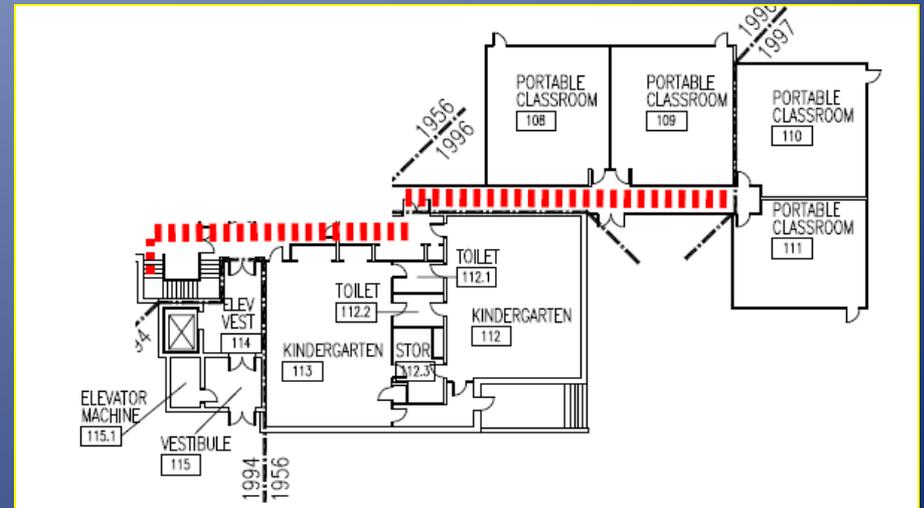
UPHAM

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EGRESS AND CIRCULATION



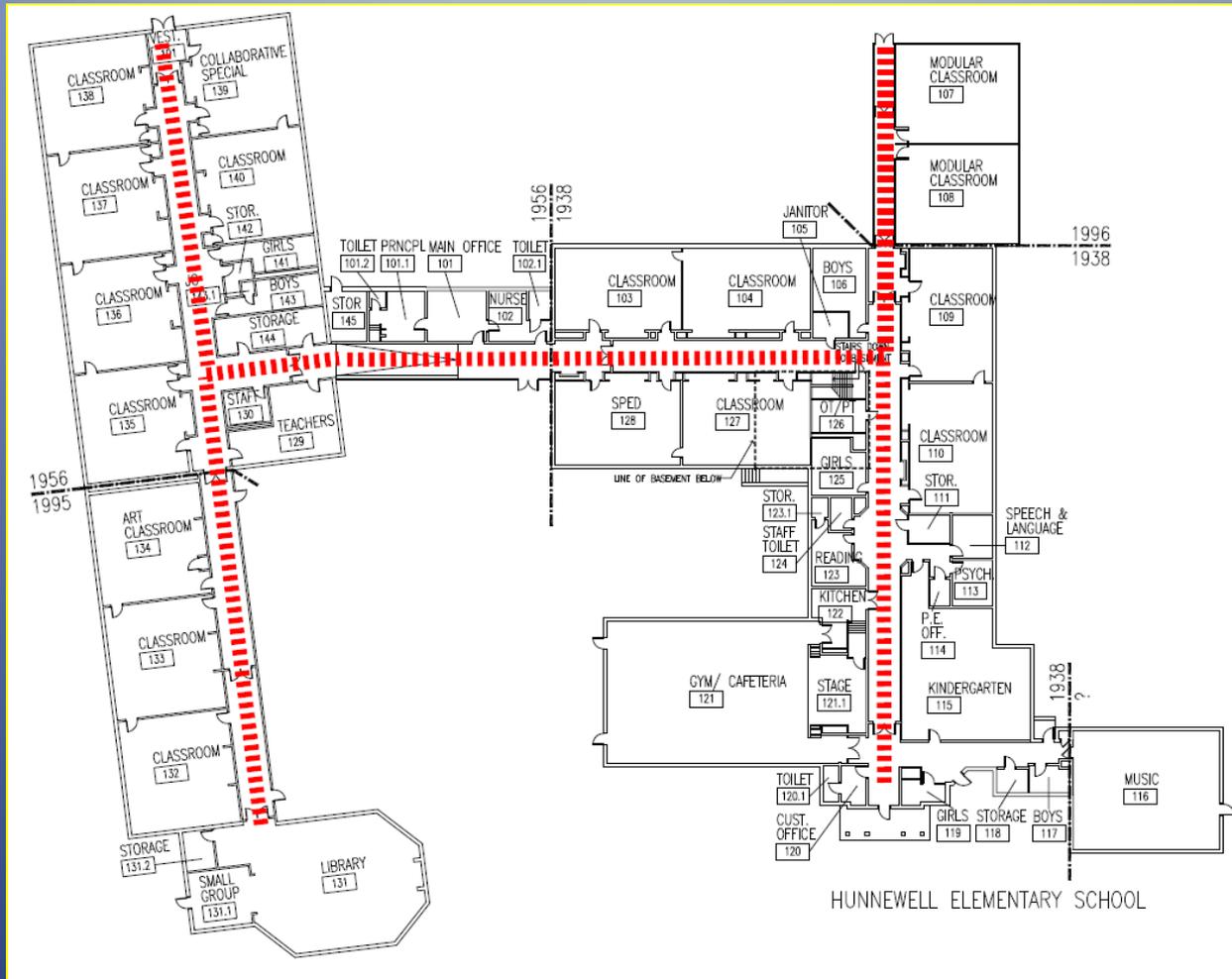
Upper Level



Lower Level

HARDY

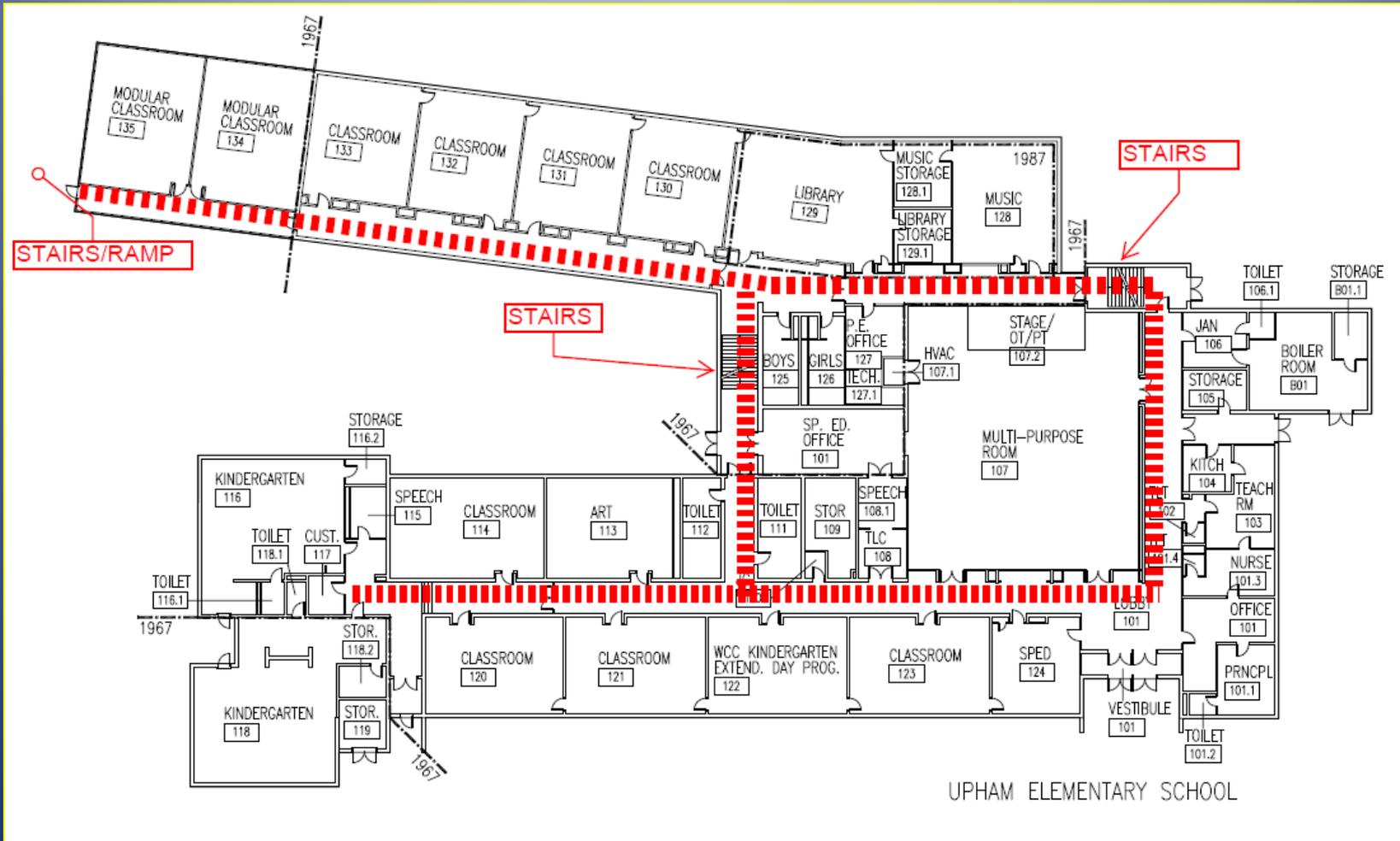
EGRESS AND CIRCULATION



HUNNEWELL

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EGRESS AND CIRCULATION



UPHAM

May 26th HHU Committee Presentation

STRUCTURAL CORE



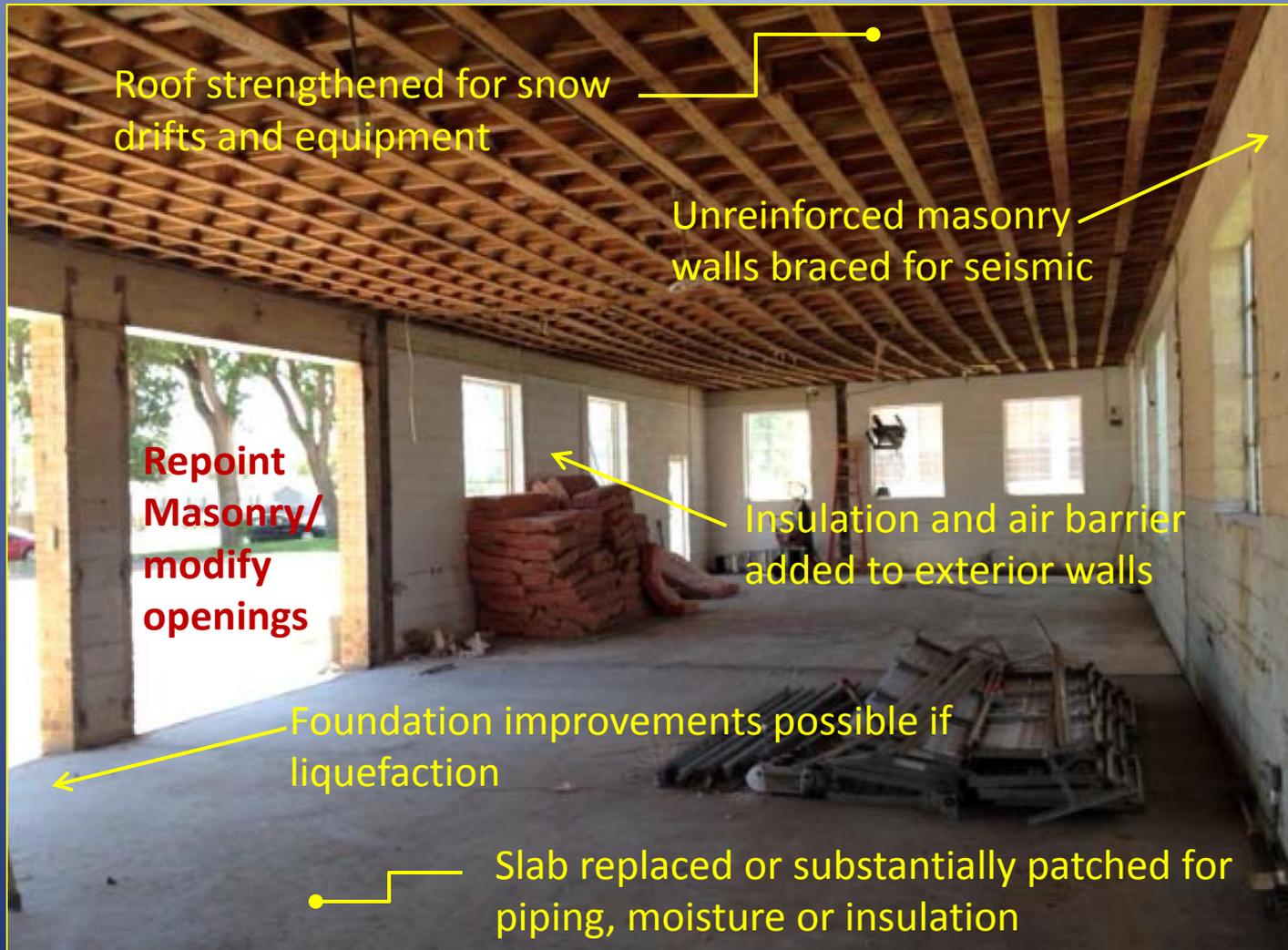
STRUCTURAL CORE



STRUCTURAL CORE



Typical Improvements/Strengthening



Existing Conditions - HHU



QUESTIONS?

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http://www.wellesleyma.gov/pages/wellesleyma_facilities/index

Facilities Maintenance Department