

FY24 FMD Capital Budget



Annual Presentation
November 22, 2022

Wellesley Facilities Management Department

AGENDA

- Overview
- Status Update on Capital Projects
 - *“State of FMD Buildings” Flyover*
- FMD’s Role in Capital Planning
- FMD’s Capital Planning & Budgeting Approach
- Progress on FY22 & FY23 Capital Projects
 - *LED Program Highlights*
- FY24 Cash-Capital Budget

**Entire PowerPoint Presentation to be posted on FMD website*
<https://wellesleyma.gov/Archive.aspx?AMID=38>

Requests by Buildings

* FY24 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
- \$5M in savings in just over 5 years
- *Jointly poised to take on \$98M in new projects!*

FMD & PBC: SUCCESS STORY

Financial Metrics: Savings since 2017

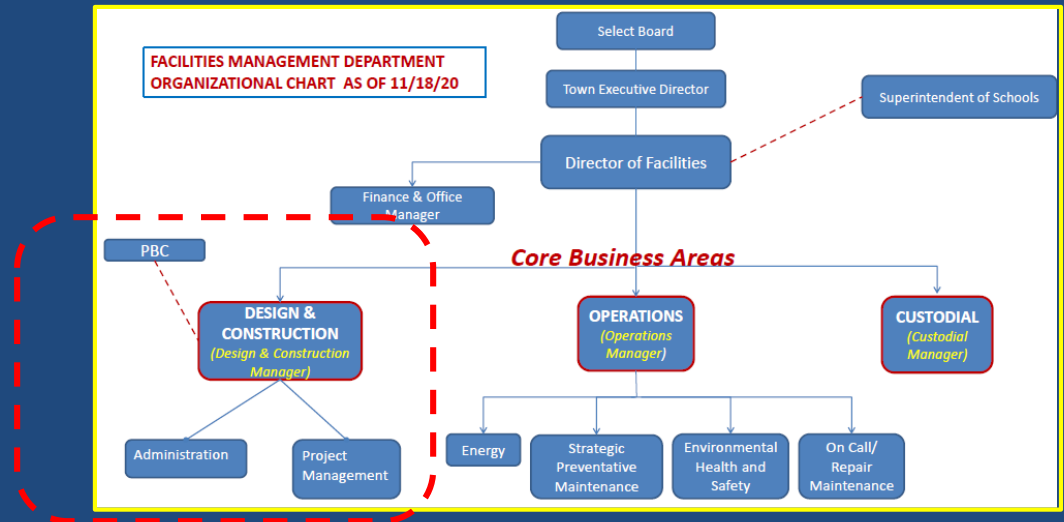
- School Security Project = \$2,000,000
- Providing OPM/Clerk Services = \$1,680,000
- Negotiated CO/amendments = \$1,355,700
- *Total Savings = \$5,035,700*
- Design & Construct. Personnel Cost = \$1.77M
- *ROI/Payback = 2.85*

FMD Staff

Design & Construction Group



Steve Gagosian
Design & Construction Manager



Dick Elliott
Project Manager



Abbie LaFrancesca
Project Manager



Glenn Remick
Project Manager

STATUS UPDATE ON CAPITAL PROJECTS

Major Building Projects: *The Next 6 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>
Warren HVAC	\$6,332,000	<i>Study Complete</i>	<i>July 2023</i>	<i>December 2024</i>
MOPO Project	\$13,100,000	Study In Progress	July 2024	December 2025
DPW: RDF Admin. Bldg	\$4,700,000	Study Complete	July 2024	December 2025
DPW: Park & Hwy Bldg	\$10,800,000	Study Complete	July 2024	December 2025
Library HVAC	\$3,030,000	Study Complete	July 2025	December 2026
Sprague HVAC	\$2,400,000	Study Complete	July 2025	December 2026
MS Roof	\$7,750,000	In Capital Plan	July 2026	December 2027
Sprague Roof	\$2,050,000	In Capital Plan	July 2026	December 2027
Bates Roof	\$3,500,000	In Capital Plan	July 2026	December 2027
DPW: Baler Bldg	\$2,700,000	Study Complete	July 2027	December 2028
New Preschool	\$25,000,000	Study Complete	July 2027	December 2028
School AC Project	\$16,668,000	Study Complete	July 2027	December 2028
Total =	\$98,030,000			

Note: Additional \$151M Previously Approved for Hunnewell, Hardy and TH

Major Project *Financing*: Next 6 Years

Major Project Financing Schedule: Six Year Look-Ahead																
November 3, 2022			FY2024		FY2025		FY2026		FY2027		FY2028		FY2029		FY2030	
Project	Phase	Estimated Cost	Spring 2023	Fall 2023	Spring 2024	Fall 2024	Spring 2025	Fall 2025	Spring 2026	Fall 2026	Spring 2027	Fall 2027	Spring 2028	Fall 2028	Spring 2029	Fall 2029
MOPO Renovation	Design	\$1.5M			CPC											
	Construction	\$11.6M						CPC/TBD								
Warren HVAC Renovation	Design	\$832k	X - ITL													
	Construction	\$5.5M				X - ITL										
DPW New RDF Admin. Bldg	Design	\$700K			TBD											
	Construction	\$4M						TBD								
DPW Reno: Park & Hwy	Design	\$1.8M			TBD											
	Construction	\$9M						TBD								
Library HVAC Renovation	Design	\$505k					X - ITL									
	Construction	\$2.53M							X - ITL							
Sprague HVAC Renovation	Design	\$400k					X - ITL									
	Construction	\$2.0M							X - ITL							
Middle School Roof Replace	Design	\$500K							X - ITL							
	Construction	\$7.25M									X - ITL					
Sprague School Roof Replace	Design	\$200K							X - ITL							
	Construction	\$1.83									X - ITL					
Bates School Roof Replace	Design	\$300K							X - ITL							
	Construction	\$3.2M									X - ITL					
DPW Reno: RDF Baler Bldg	Design	\$400K									X - ITL					
	Construction	\$2.3M												X - ITL		
New Preschool	Design	\$2.5M									X - DE					
	Construction	\$22.5M												X - DE		
AC: Bates, Schol., Fiske, MS	Design	\$1.8M									X - DE					
	Construction	\$14.92M												X - DE		
TOTALS (Millions) =		\$99.09	\$0.83	\$0.00	\$4.00	\$5.50	\$0.91	\$24.60	\$1.00	\$4.53	\$5.70	\$12.30	\$0.00	\$39.72	\$0.00	\$0.00
Inside the Levy =		\$30.3	\$0.83	\$0.00	\$2.50	\$5.50	\$0.91	\$0.00	\$1.00	\$4.53	\$0.40	\$12.30	\$0.00	\$2.30	\$0.00	\$0.00
Debt Exclusion =		\$55.7	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13.00	\$0.00	\$0.00	\$5.30	\$0.00	\$0.00	\$37.42	\$0.00	\$0.00
CPC Funded =		\$13.1	\$0.00	\$0.00	\$1.50	\$0.00	\$0.00	\$11.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DE = Debt Exclusion																
ITL = Inside The Levy																
CPC = Community Preservation Committee																

Investment in Buildings

- Progressively increased *Cash Capital* budgets:
 - 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: \$1,673,000 (*plus \$1.25M HS LED at ATM*)
 - **FY24: \$2,153,000**

\$20.6M in 12 years!

The Plan Works

- Proven Success from FY13 to FY23 - *401 Projects!*
 - *FY13: 66 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 22 Projects completed*
 - *FY19: 31 of 32 Projects completed*
 - *FY20: 29 of 29 Projects completed*
 - *FY21: 4 of 4 Projects completed*
 - *FY22: 12 of 12 Projects completed*
 - *FY23: 15 of 20 Projects completed or in progress*

“STATE OF THE FMD BUILDINGS”

Significant Progress Made

- \$80M Investment over past 11 years
- “Caught Up” on Deferred Maintenance
- Reactive/repair → PM → Planned Replacement



*2012: HUNNEWELL
MODS REPAIR*



2022: NEW HUNNEWELL

High School



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

Schofield & Fiske



- *Major renovation completed 2016*
- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
- *FY24 Request for HVAC Recommissioning*

Hardy, Hunnewell & Upham



Upham School



Hunnewell Groundbreaking



New Hardy

- New Hunnewell: *February 2024* Anticipated Opening
- New Hardy: *September 2024* Anticipated Opening
- Upham School: *Fall 2024* Anticipated Closing
 - *FY25* First Year of Upham Maintenance Costs

Middle School



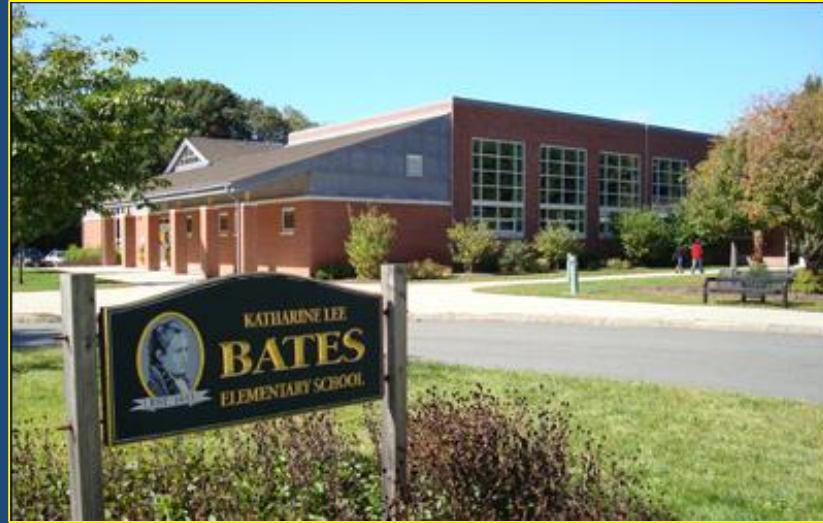
- **Building Systems Project:** Completed Summer 2021
- **Paving Project:** Completed Summer 2022
- **Roof Replacement:** \$7.25M for FY28 (2027: 22 years old)
“25-Year” School Achieved

Sprague



- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
 - *FY24 Request: \$110k LED Project – will finish school*
 - *Roof Replacement - \$1.85M for FY28 (26 years old)*
 - *Heating System Upgrades - \$2M for FY27*
 - *Repaving Project – \$355k for FY28*

Bates



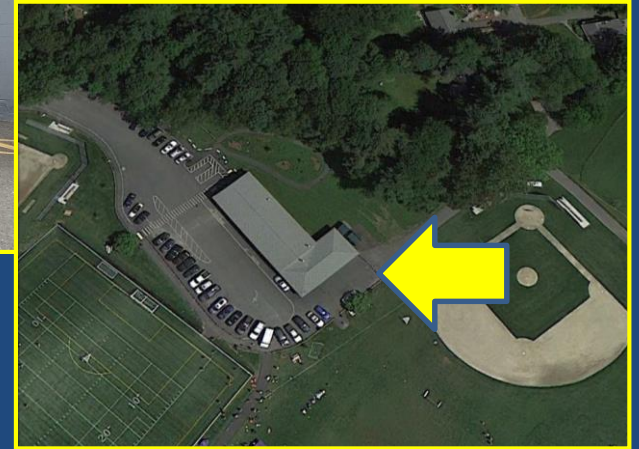
- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
 - *FY24 Request: \$110k LED Project – will finish school*
 - *Roof Replacement - \$3.2M for FY28 (23 years old)*
 - *Repaving Project – \$296k for FY28*
 - *HVAC System Upgrades - \$575k for FY29*

PAWS



- Existing School
 - Preventive maintenance through operating budget
 - Minor projects through cash-capital budget
 - Feasibility Study completed in 2018
- *New \$22.5M school in plan for FY29 (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:
 - *Fall 2022 STM Construction Funds Approved*
 - *Renovation to be Completed in September 2024*

Police Station



- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
 - *FY24 Request: \$40k for Animal Control Shed*

Fire HQ and Central Station 1



- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
 - *HQ FY24 Request: \$70k Flat Roof Replacement Design*
 - *\$700k for Roof Construction in FY25*

Main Library



- Preventive maintenance through operating budget
- Various projects through cash-capital budget
 - *Repaving Project – \$400k for FY26*
 - *HVAC System Upgrades - \$2.53M for FY27*

Hills & Fells Branch Libraries



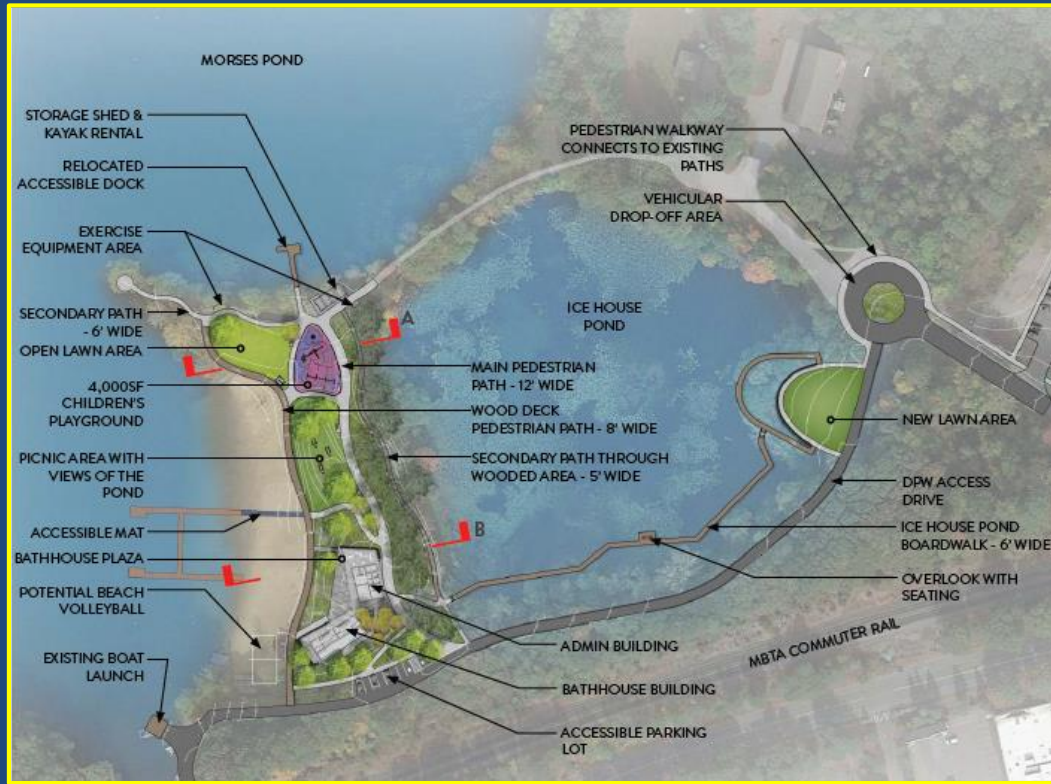
- Preventive maintenance through operating budget
- Minor projects through cash-capital budget

Warren Building



- FY22 Study Recommended Replacement of HVAC System
 - \$6.33M Study Estimate – *Reviewing with PBC*
 - Anticipate 2023 ATM Design Fund Request
- Operations and cash-capital budgets used for other work

Morses Pond Bath House



- Preventive maintenance through operating budget
- CPC Funded Feasibility Study in Progress
 - \$13.1M 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*
- *\$10.8M Renovation Project Recommended*
 - *Assumed Construction Funding Request in FY26*

DPW RDF Buildings



- *Feasibility Study Completed in 2020*
 - *\$4.7M New Administration Building - FY26*
 - *\$2.7M Baler Building Renovation – FY29*

Senior Center



- Opened in Fall 2017 – 5 Years Old
- Preventive maintenance through operating budget
- Various projects through cash-capital budget
- *FY24 Request for HVAC Recommissioning*

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 2022
 - Middle School Paving Construction
 - Hunnewell School Construction
 - Hardy School Design
 - Town Hall Design
 - Projects Originated in Capital Plans
- Process Works: Projects Being Completed!

Middle School Paving Project



New Hunnewell School



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Hardy Design



PBC “Value Management” Review

Town Hall Interior Renovation



November 22nd FMD Presentation

“OTHER” SMALLER PROJECTS

Important and urgent 2022 projects not in capital plan:

- Town Hall Land Use Office Lease
- Warren Office Modifications
- Warren Generator (ARPA)

Requires use of *all staff* to accomplish!

Town Hall Land Use Department Lease



Warren: Nurses Office and Arts Renovations



New Nurses Offices
(Former Arts & Crafts Room)



New Arts & Crafts Room
(Former Unfinished Storage Room)

Warren: Standby Generator for Health



New \$150k ARPA Funded Generator for Nurses Office

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:
 - DPW
 - MOPO
 - *Previously for HHU and Town Hall*
- “Triage” Contingency
 - Started in FY13
 - Helps “Bridge the Gap” until major project

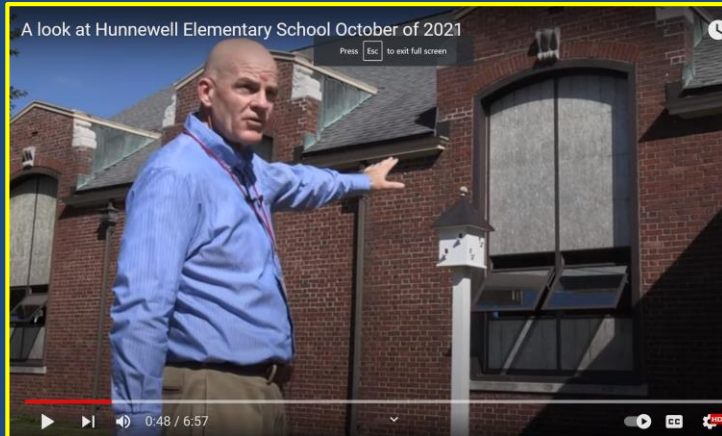
Budget Development Process

- *Process evolving based on changing needs*
- Evaluate Previous Year's Requests
- Develop Preliminary Priority List of Projects
- *Must consider budget guidelines*

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

Budget Development Process (Cont.)



Advocating for Facility Needs

PROGRESS ON FY22 & FY23 CAPITAL PROJECTS

ACCOMPLISHING FY23 CAPITAL PROJECTS

- *15 of 20 Projects Complete or in Progress*
- HVAC Recommissioning
 - Police, Warren & 3 Library Buildings
- Middle School Satellite Clock System
- HS LED – Phase I (*Design*)
- Central Fire Envelope Repairs (*Design*)
- Bates Staff Room Upgrades (*Design*)
- WPS Admin. Carpet & Painting (*Design*)
- Senior Center Data Cooling
- RDF Transfer Station Repairs (Bidding)

FY20 Project: Maintenance Field House

HVAC and Interior Improvements



FY22 Project: Middle School

LED Replacement



FY22 Project: Warren, Sprague, Main Library

Mechanical Systems Study



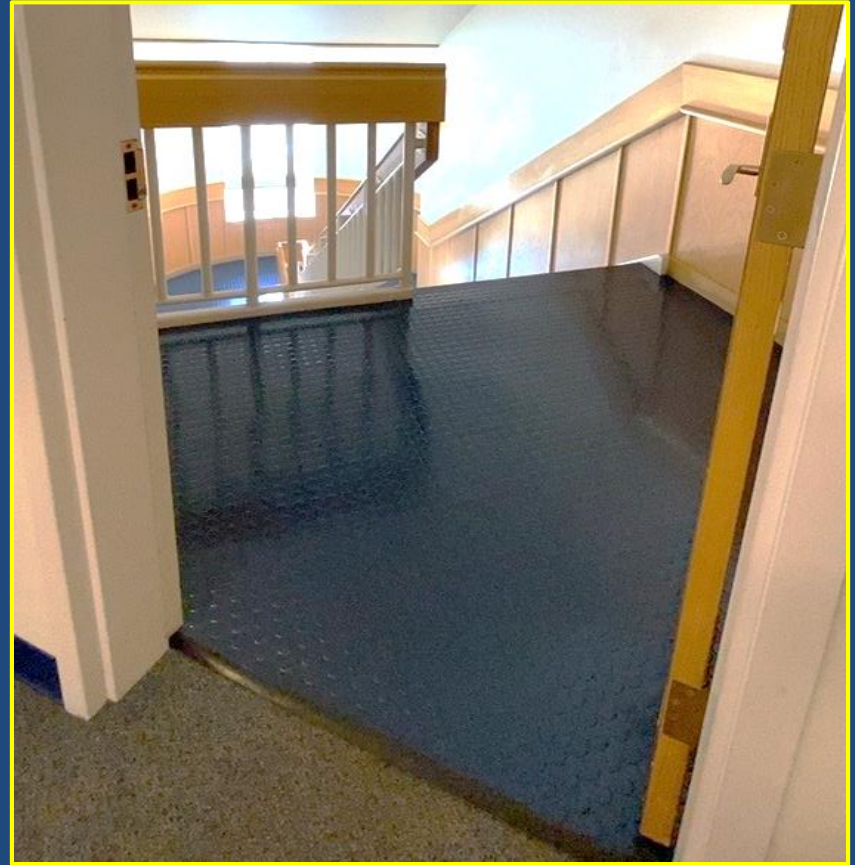
Another picture of severe cooling tower corrosion. Casing in this spot has actually rusted all the way through.

FY22 Project: Police Station

Stairway Rubber Flooring



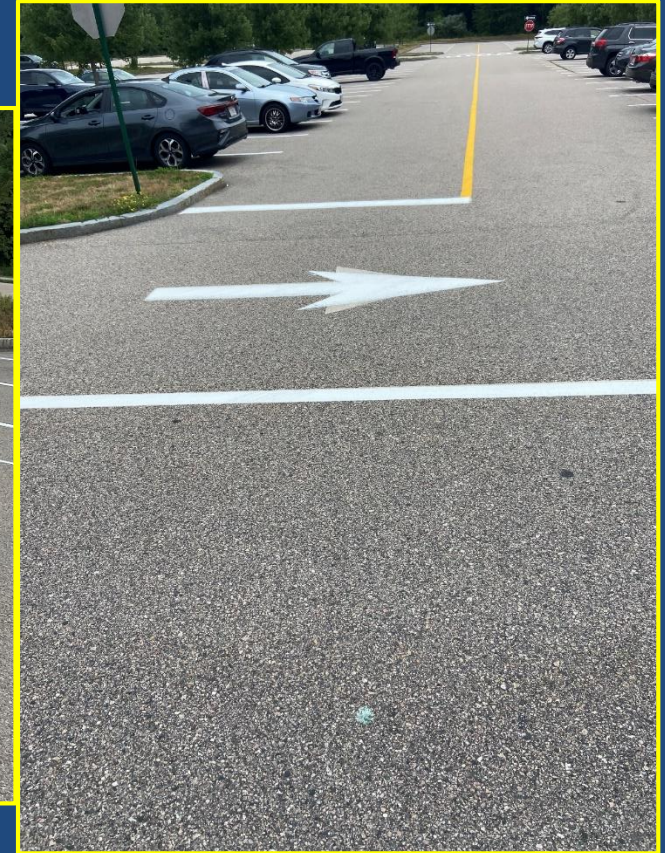
Before



After


FY23 Project: High School

Pavement Markings



FY23 Project: HVAC Recommissioning

Police, Warren and 3 Libraries

	Corporate: 6 Howard Ireland Drive Attleboro, MA 02703 P: 508.226.6006 F: 508.222.1344	ESI North: 11 Northeastern Blvd. Suite 110 Nashua, NH 03062 P: 603.324.8164	ESI South: 2980 W Shore Road Warwick, RI 02886 P: 401.732.1900 F: 401.732.1934	SERVICE REPORT WORK ORDER: 74452 CUSTOMER PO: 19216209-00 DATE: 11/05/2019
CUSTOMER: Town of Wellesley Recommission (AR#:WELLES)				
STREET: 888 Worcester Street Suite 370				
CITY: Wellesley, MA 02482				
CONTACT: Allen Hebert				
DESCRIPTION: HVAC Recommissioning Project C-WFMD-FY20-006 Hardy Elementary School 291 Weston Road Wellesley, MA 02482				
CALL TYPE: Service				
TROUBLE REPORTED: Various Issues (see description)				
WORK PERFORMED: Arrived on site and met with Steve and the custodian. They showed us around the building and helped us locate equipment. Started on building recommission project. The following equipment has been looked at.				
<div>Unit ventilator- Library left side Herman Nelson M# SPJGAFTACXG Filter media Tested unit for proper operation. Cleaned cabinet, checked electrical and confirmed proper blower operation. Recommend replacing thermostat due to it being out of calibration. T-4002</div>				
<div>Unit ventilator Library right side Herman Nelson M# SPJGAFTACXG Filter media Tested unit for proper operation. Cleaned cabinet, checked electrical and confirmed proper blower operation.</div>				
<div>Staff entrance hallway radiator M# N/A Cleaned unit and verified proper operation of actuator.</div>				

Unit ventilator- Library left side

Herman Nelson

M# SPJGAFTACXG

Filter media

Tested unit for proper operation. Cleaned cabinet, checked electrical and confirmed proper blower operation.

Recommend replacing thermostat due to it being out of calibration. T-4002

FY23 Project: Middle School

Satellite Clock Systems (178 Clocks)



FY23 Project: Fire Headquarters

Flat Roof Study



FY23 Project: Fire HQ

Dormitory Flooring Replacement



Before



After

FY23 Project: Senior Center

Data Room Cooling System





FMD'S LED PROGRAM: PROGRESS AND NEXT STEPS

Overview

- ***Led by Operations Manager, Allen Hebert***
- FY13 to FY27 *Program* (15 years)
- Replace fluorescent lights one-for-one with new LEDs
- Total plan \$5.5M (Average \$364k/year)
- Procurement: MGL Chapters 25A, 30B, and 149
- Progress & Plans to Complete
 - ✓ 54% complete to date (SF basis)
 - ✓ 69% complete after FY23
 - ✓ 100% complete by FY27

First LED Replacements Bates & Sprague Parking Lots



- Replace Metal Halide with High Output LED Lights
- 52 Watts versus 175 Watts
- 50,000 hours versus 5,000 hours

BATES: Parking Lot Light Replacement with LEDs

Wellesley FMD FY14 Capital Budget

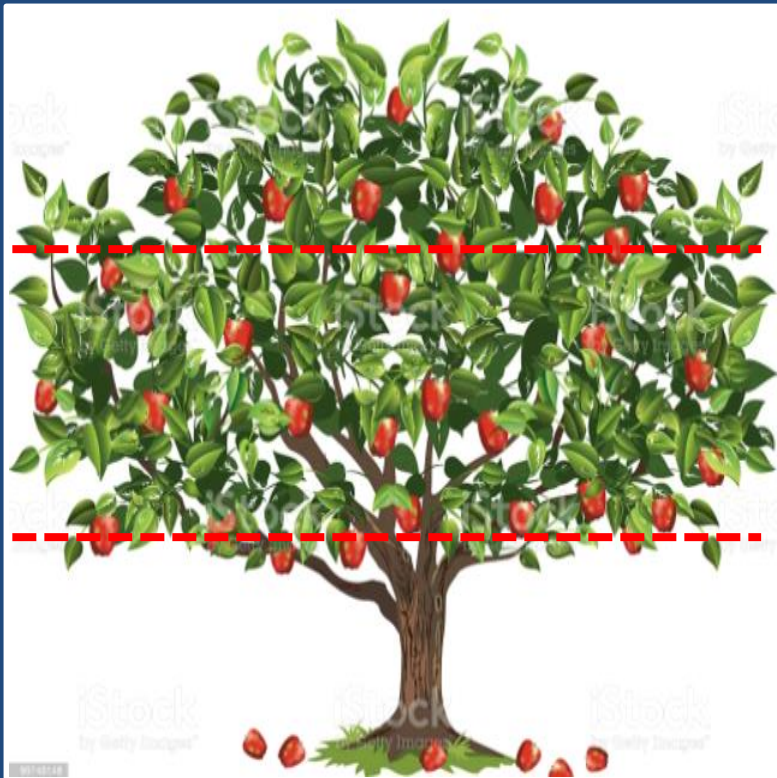
FY14 Request – Ten Years Ago!

November 22nd FMD Presentation

LED Program Goals

- Reduce lighting electricity use by average \$50k/yr. by FY27
- Reduce lighting CO2 emissions by average 250 MTs/yr. by FY27
- FY13 to FY27 **cumulative**:
 - ✓ 22% overall reduction in lighting electricity use
 - ✓ 1,870,728 kWh reduction
 - ✓ \$714,209 cost avoidance/savings
 - ✓ 3,769 MT CO2 reduction
- Overall LCCA Payback less than 5 yrs.!

ECM Progress “Opportunity Tree” as of FY13



FY23
To
FY27

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

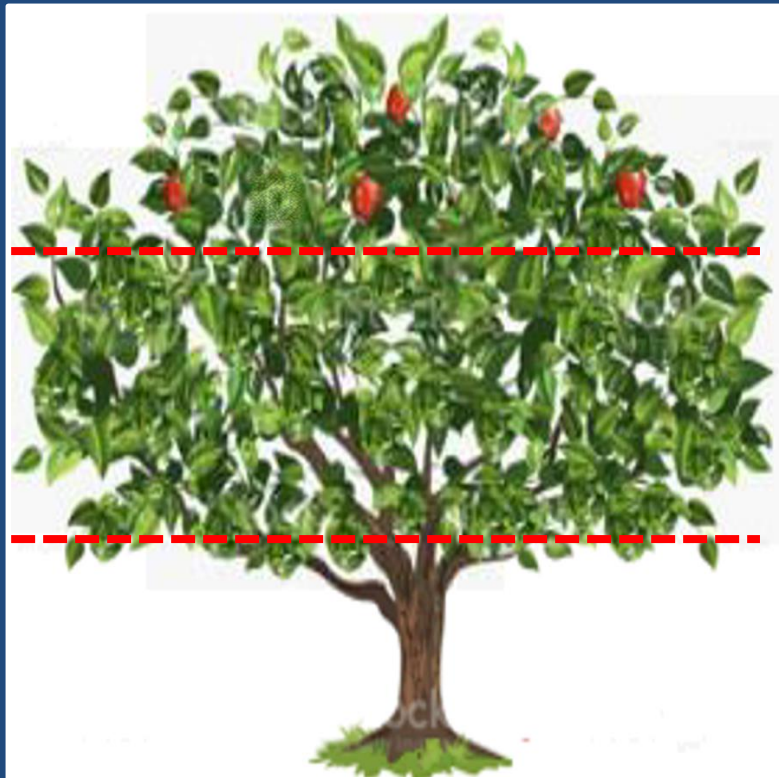
FY22

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

FY13
To
FY21

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

ECM Progress “Opportunity Tree” as of FY22



FY23
To
FY27

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

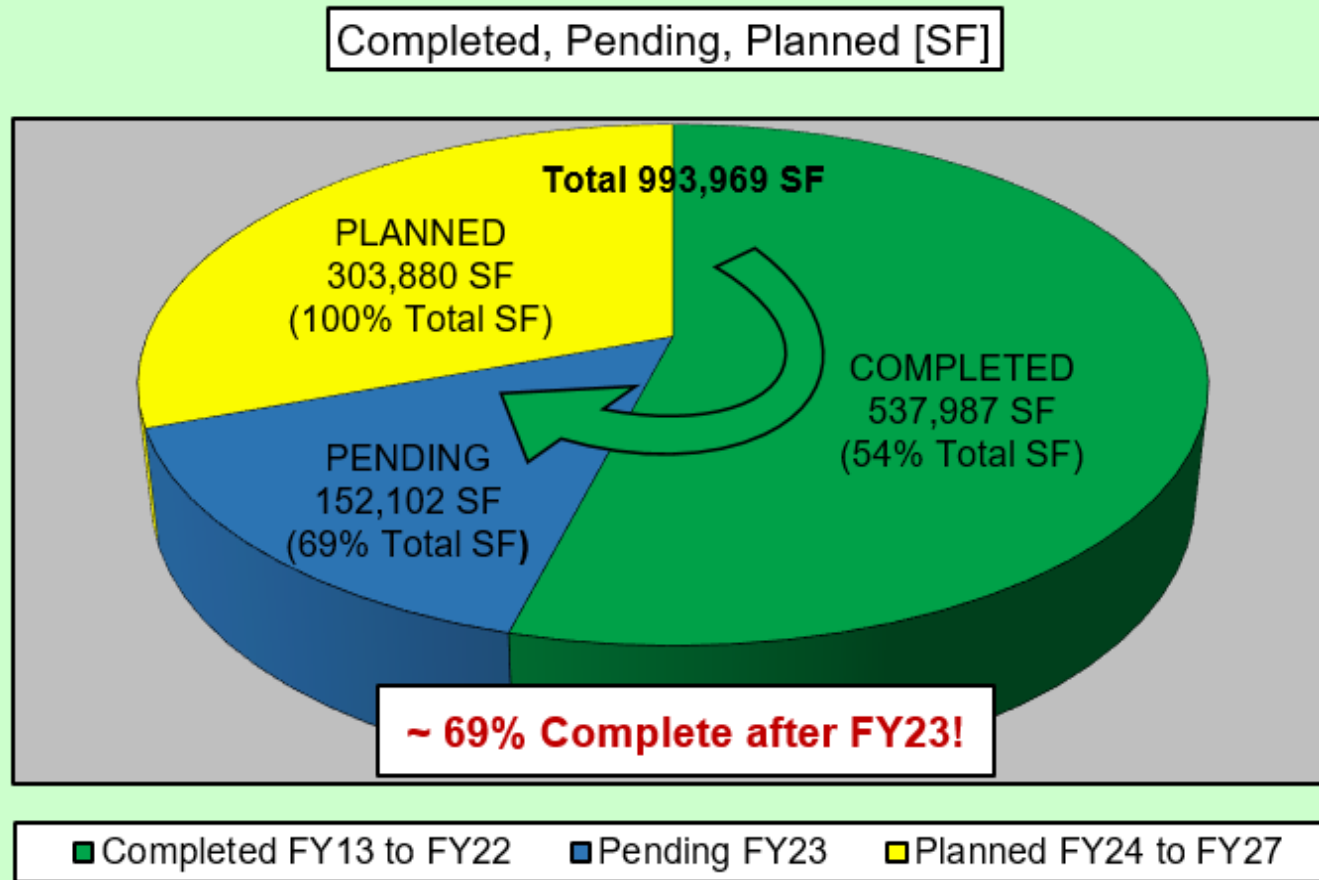
FY22

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

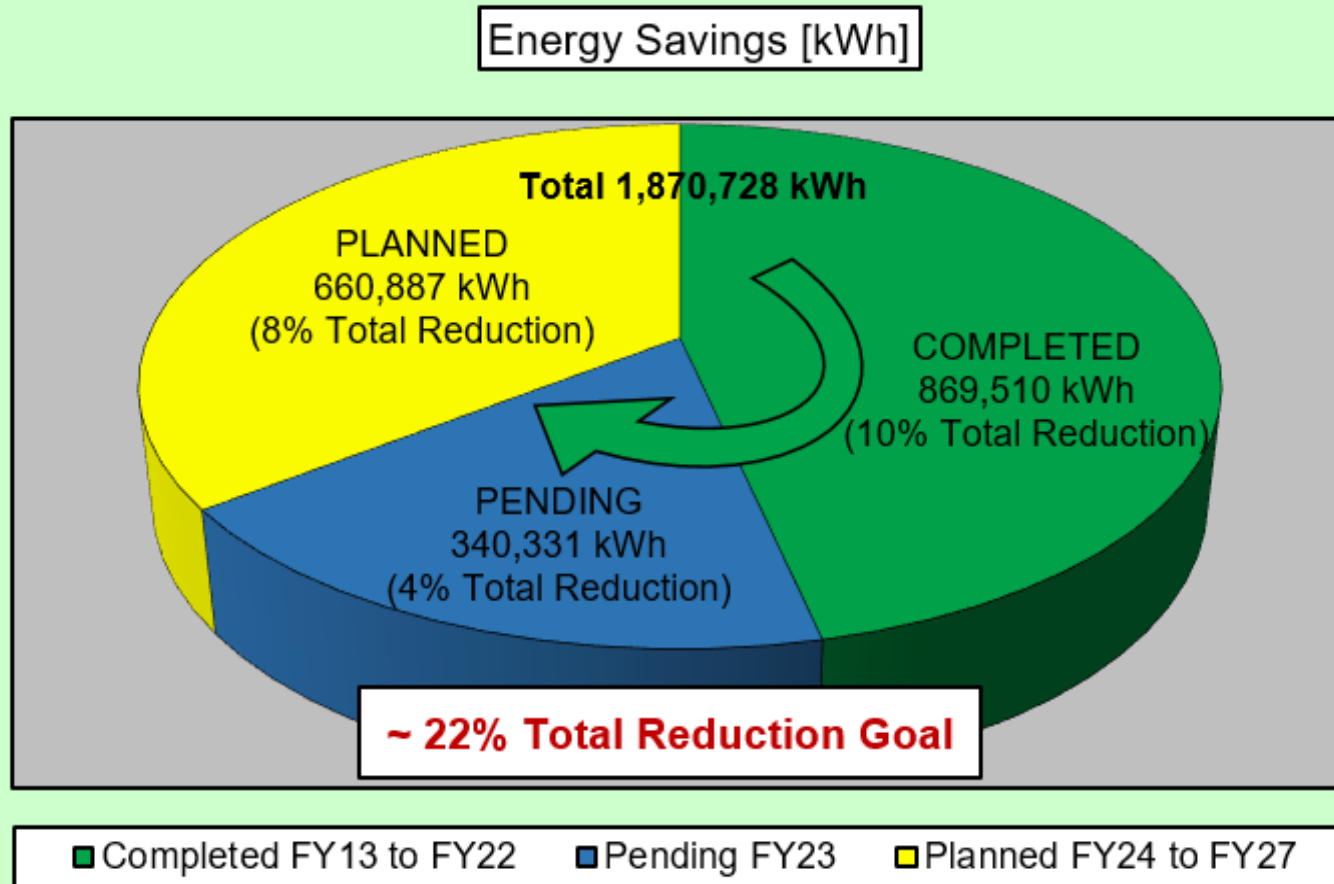
FY13
To
FY21

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

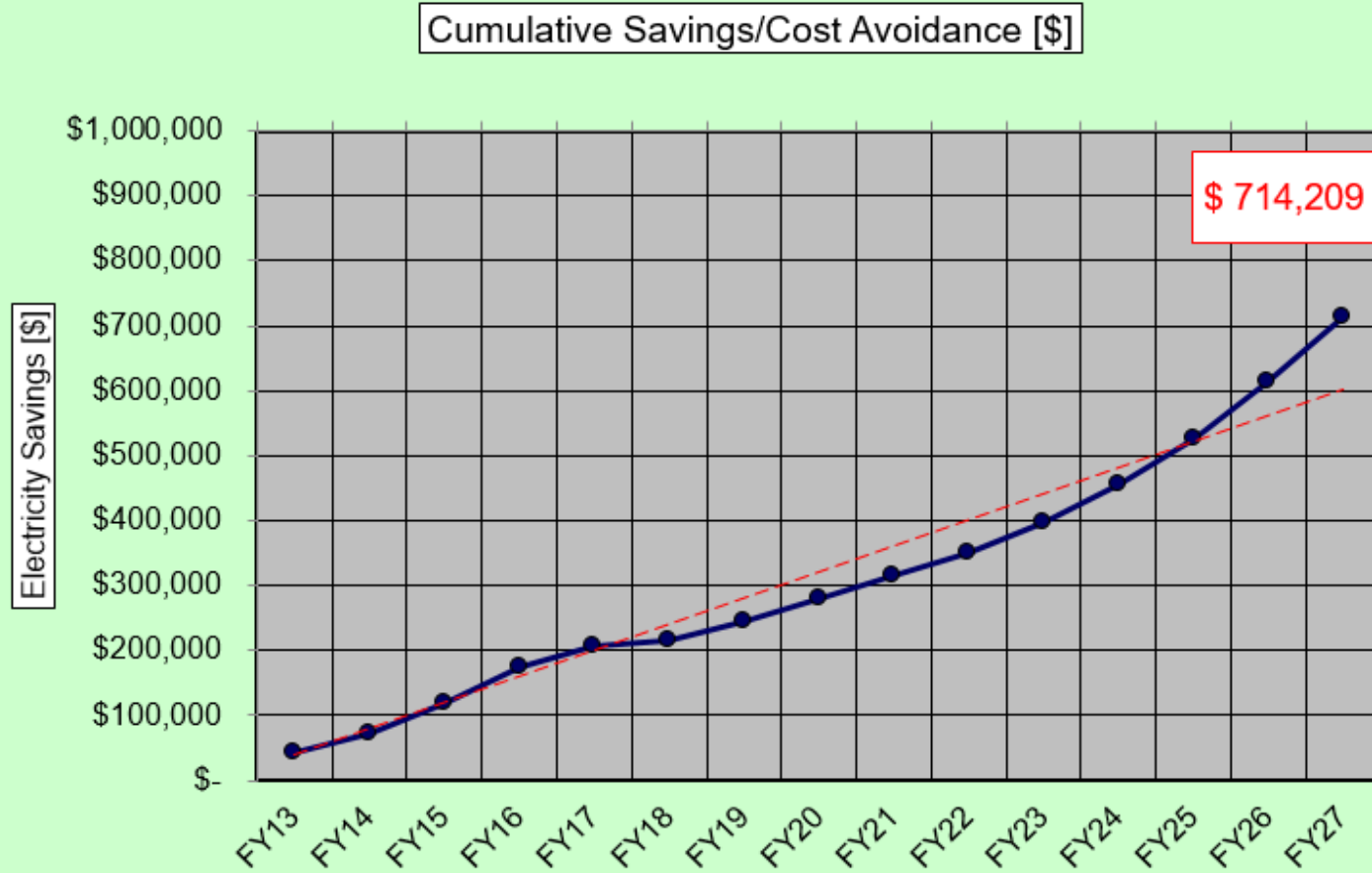
LED Progress: Completed, Pending, Planned



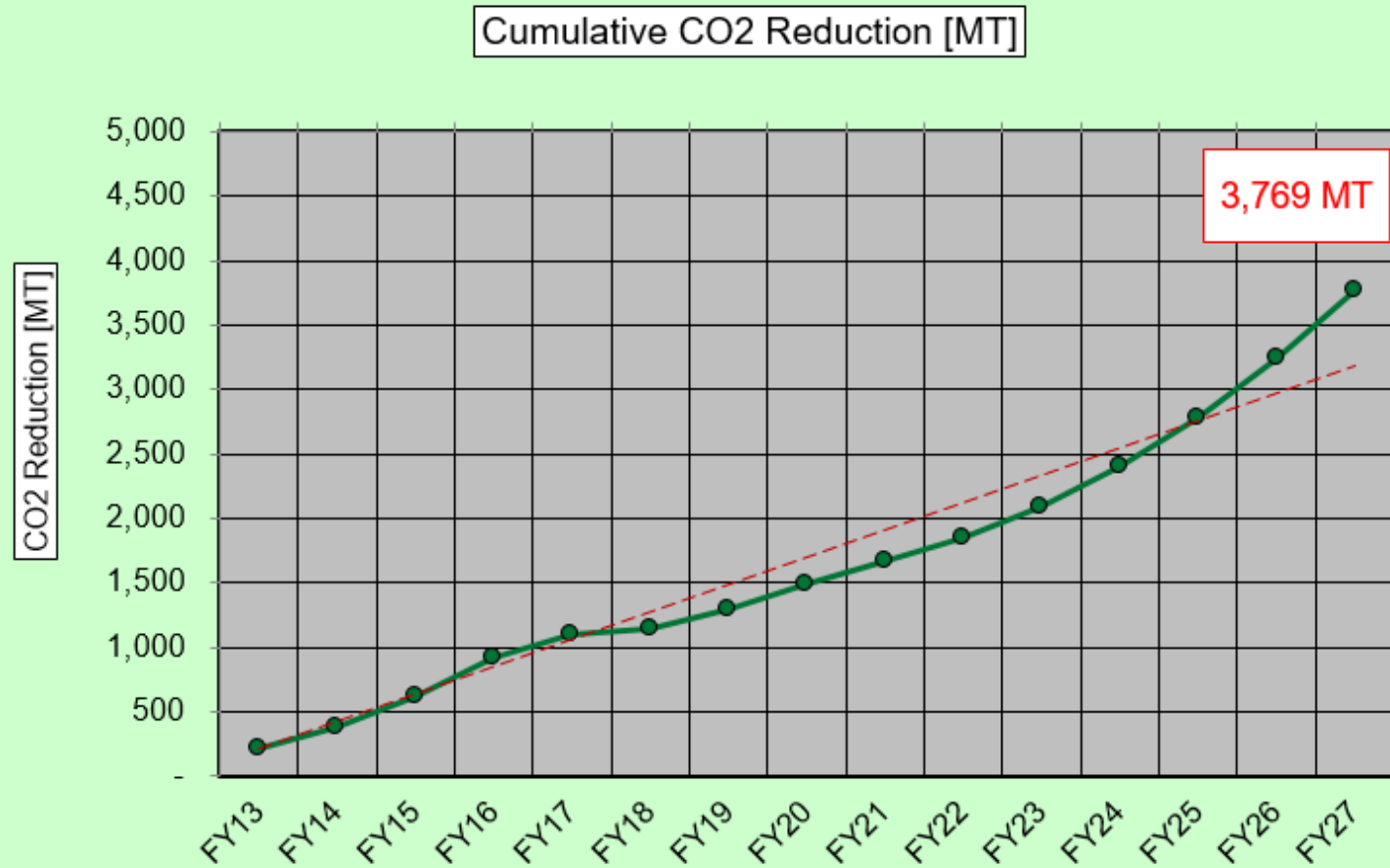
LED Progress: Completed, Pending, Planned



LED Savings/Cost Avoidance



LED Reduction of GHG Emissions



LED GHG Emissions Reduction Equivalent (3,769 Metric Tons Carbon)

475



homes' energy
use for one
year

812



Passenger
vehicles driven
for one year

8,726



barrels of oil
consumed

424,103



gallons of
gasoline
consumed

4,170,056



Pounds of coal
burned

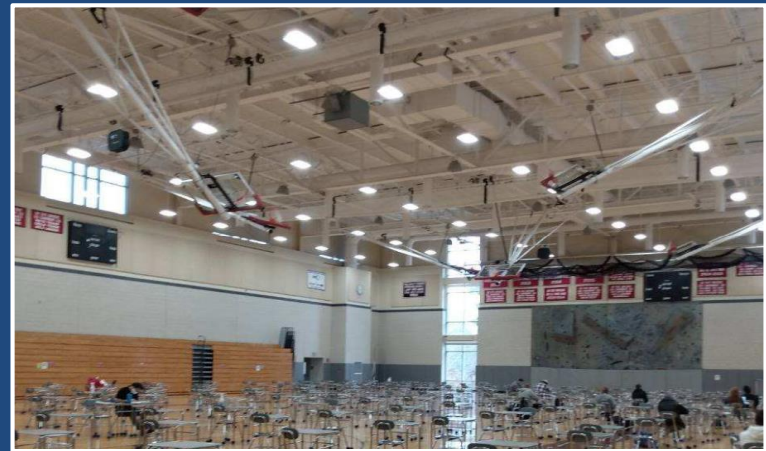
9,355,433



Miles driven
by an average
passenger
vehicle

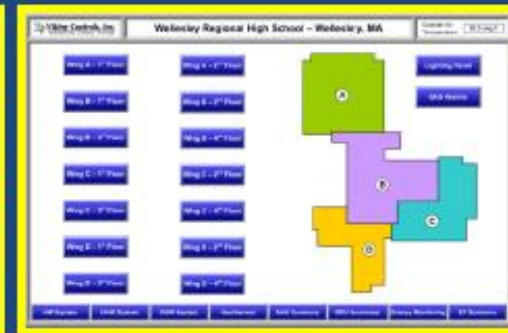
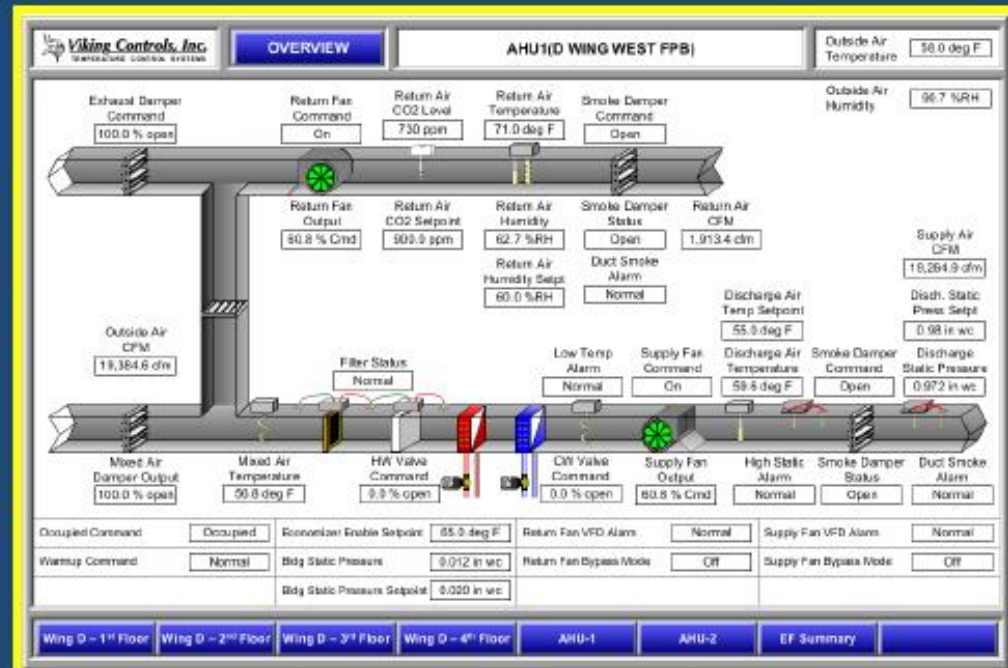
<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

LEDs at Warren, Sprague, Middle School, and High School



FMD'S HVAC Recommissioning (ReCx) Program

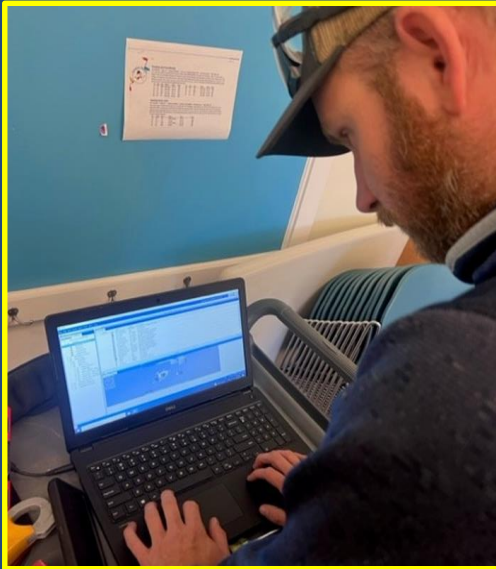
HVAC Recommissioning



HVAC Recommissioning

November 2nd FMD Presentation

ReCx at Warren



HVAC Recommissioning

November 22nd FMD Presentation

Why Recommission?

- Reduces energy consumption by about 15% (DOE/EERE)
- Extends service life of equipment
- Improves indoor air quality for occupants
 - ✓ Ventilation
 - ✓ Temperature control
 - ✓ Reliability
- Helped allow FMD to utilize MERV 13 filters during COVID
- Problem issues often communicated to technicians by occupants

FY24 CASH-CAPITAL BUDGET

FY24 Cash Capital Highlights

- Total = \$2,153,000
 - (\$1,673,000 in FY23 plus \$1.25M for HS LED Phase I)
- \$1,250,000 LED Replacements at HS Phase II
- \$220,000 LED Replacement at Sprague and Bates
- \$171k Cleaning System Replacement
- \$150k HVAC Recommissioning Projects

Summary Budget: 10 Year Capital Plan

Town of Wellesley
Fiscal Years 2024 - 2033 ALL FMD REQUESTS
Summary Departmental Cash Capital Budget Request

Department: FACILITIES MANAGEMENT
Dept #: 192
Date: 11/15/2022

FY2024

Building Reference #:	Building Description	FY2024	FY2025	FY2026	FY2027	FY2028	5 Year Total	FY2029	FY2030	FY2031	FY2032	FY2033
TW	Townwide (Municipal)	105,000	90,000	36,000	36,000	36,000	303,000	103,000	42,000	42,000	114,000	48,000
SC	Senior Center	40,000	300,000	-	-	-	340,000	-	50,000	-	-	-
TH	Town Hall	-	-	-	-	-	-	-	75,000	-	-	-
PD	Police	52,000	24,000	-	27,000	35,000	138,000	425,000	353,000	-	600,000	50,000
FDM	Fire Department Main (Headquarters)	75,000	700,000	75,000	-	335,000	1,185,000	-	135,000	-	-	-
FDC	Fire Department Central (Station 1)	-	85,000	-	150,000	30,000	265,000	-	-	-	-	-
W	Warren (Recreation and Health)	-	-	-	60,000	130,000	190,000	-	-	-	-	75,000
MP	Morse's Pond	-	10,000	-	-	-	10,000	10,000	-	-	12,000	-
ML	Main Library	-	340,000	450,000	237,000	154,000	1,181,000	134,000	541,000	14,000	64,000	16,000
HL	Hills Library	-	-	-	275,000	-	275,000	-	20,000	-	-	1,750,000
FL	Fells Library	-	-	-	-	12,000	12,000	-	-	-	-	15,000
DPWO	DPW Operations	-	95,000	-	100,000	-	195,000	-	50,000	-	-	-
DPWW	DPW Water & Sewer	-	50,000	-	200,000	50,000	300,000	-	70,000	-	-	-
DPWH	DPW Highway & Park	-	-	145,000	-	110,000	255,000	-	-	-	-	-
DPWR	DPW RDF	-	-	-	-	-	-	-	35,000	-	-	-
Subtotal Townwide Requests		272,000	1,694,000	706,000	1,085,000	892,000	4,649,000	672,000	1,371,000	56,000	790,000	1,954,000
DW	Districtwide (Schools)	235,000	199,000	146,000	236,000	228,000	1,044,000	230,000	462,475	173,000	329,000	179,000
P	Preschool at Wellesley (PAWS)	-	-	-	-	-	-	-	20,000	-	-	-
B	Bates Elementary	150,000	60,000	160,000	30,000	326,000	726,000	750,000	-	-	-	-
FH	Field House	-	-	-	-	-	-	-	-	-	-	-
F	Fiske Elementary	55,000	-	-	-	-	55,000	40,000	65,000	-	-	160,000
HA	Hardy Elementary	-	-	-	-	-	-	80,000	-	-	-	80,000
HU	Hunnewell Elementary	-	-	-	-	-	-	80,000	-	-	-	80,000
SP	Sprague Elementary	136,000	-	660,000	200,000	355,000	1,351,000	440,000	125,000	-	100,000	-
SC	Schofield Elementary	55,000	-	25,000	-	-	80,000	-	-	65,000	-	145,000
U	Upham Elementary	-	40,000	50,000	52,000	54,000	196,000	56,000	58,000	60,000	62,000	64,000
MS	Middle School	-	255,000	262,000	-	-	517,000	14,000	-	100,000	16,000	150,000
HS	High School	1,250,000	20,000	12,000	-	150,000	1,462,000	14,000	-	1,600,000	16,000	175,000
Subtotal Districtwide Requests		1,881,000	604,000	1,315,000	518,000	1,113,000	5,431,000	1,704,000	730,475	1,998,000	523,000	568,000
Other Unidentified Cash Capital Projects					397,000							
Total FMD Cash Capital Requests		2,153,000	2,298,000	2,021,000	2,000,000	2,005,000	10,080,000	2,376,000	2,101,475	2,054,000	1,313,000	2,522,000

20,446,475

FMD Debt Funded Capital Requests*		FY2024	FY2025	FY2026	FY2027	FY2028	5 Year Total	FY2029	FY2030	FY2031	FY2032	FY2033	10 Year Total
W	Warren: HVAC System Renovation ¹	832,000	5,500,000				6,332,000						6,332,000
DPWR	DPW RDF New Admin. Bldg ²		700,000	4,000,000			4,700,000						4,700,000
DPWH	DPW Highway & Park Renovation Project ³		1,800,000	9,000,000			10,800,000						10,800,000
MOPO	MOPO Renovation Project ⁴		1,500,000	11,600,000			13,100,000						13,100,000
ML	Main Library: HVAC System Renovation ⁵			505,000	2,525,000		3,030,000						3,030,000
SP	Sprague: HVAC System Renovation ⁶			400,000	2,000,000		2,400,000						2,400,000
MS	Middle School Roof Replacement ⁷				500,000	7,250,000	7,750,000						7,750,000
SP	Sprague School Roof Replacement ⁸				200,000	1,850,000	2,050,000						2,050,000
					300,000	3,200,000	3,500,000						3,500,000
						2,500,000	2,500,000	22,500,000					25,000,000
						400,000	400,000	2,300,000					2,700,000
						1,750,000	1,750,000	14,918,000					16,668,000
			9,500,000	25,505,000	5,525,000	16,950,000	58,312,000	39,718,000	0	0	0	0	98,030,000

Cash Capital budget

FY24 Cash Capital (CC) =
\$2,153,000

10 Year CC Total =
\$20,446,475

10 Year Debt
Funded Total =
\$98,030,000

104 Cash Capital budget requests in 10 year plan

Major CC Projects: Next 6 Years

- DPW Renovations (Municipal Way & RDF)
- MOPO Renovation
- Mechanical Equipment Replacement
 - Warren *(19 years old)*
 - Sprague *(22 years old)*
 - Main Library *(20 years old)*
- Roofing: Bates, Sprague & MS *(MSBA funding)*
- Paving: Bates, Sprague and Library
- New Preschool
- Air-Conditioning (Bates, Schofield, Fiske, MS – FY29)

SUMMARY – *CASH CAPITAL* REQUESTS

ORGANIZATION	FY24 BUDGET	FY24 REQUESTS
SCHOOL	\$1,881,000	\$1,881,000
MUNICIPAL	\$272,000	\$272,000
Total =	\$2,153,000	\$2,153,000

FMD Cash Capital Budgets

	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
SCHOOL	\$611,250	\$811,292	\$929,400	\$865,000	\$1,073,500	\$1,553,000	\$1,159,000	\$937,000	\$223,000	\$847,000
MUNICIPAL	\$282,333	\$330,049	\$570,600	\$710,000	\$676,500	\$322,000	\$691,000	\$913,000	\$665,000	\$360,000
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

	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
SCHOOL	\$457,000	\$1,881,000								
MUNICIPAL	\$1,216,000	\$272,000								
Total =	\$1,673,000	\$2,153,000								

FY22 to FY24 Rebounding from Pandemic

TOTAL— *SCHOOL CASH CAPITAL*

SCHOOL/GROUP	FY24 REQUESTS
Districtwide	\$235,000
Bates School	\$150,000
Fiske School	\$55,000
Sprague School	\$136,000
Schofield School	\$55,000
High School	\$1,250,000
Total =	\$1,881,000

TOTAL— *MUNICIPAL CASH CAPITAL*

BUILDING/GROUP	FY24 REQUESTS
Townwide	\$105,000
Fire HQ	\$75,000
Police Station	\$52,000
Senior Center	\$40,000
Total =	\$272,000

INDIVIDUAL SCHOOL BUDGETS

High School

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
HS-1	LED Lighting Upgrades	\$1,250,000
Total =		\$1,250,000

- FY24 - Phase II: \$1,250,000
- *FY23 - Phase I: \$1,250,000 (approved - in design)*
- 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*

HIGH SCHOOL: Phase I LED Replacement

Bates

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
B-1	LED Replacement	\$110,000
B-2	Condensate Tank Replacement	\$40,000
Total =		\$150,000



Original 2004 System at End of Service Life

BATES: Condensate Tank Replacement

November 22nd FMD Presentation

Fiske

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
F-1	HVAC Recommissioning	\$55,000
Total =		\$55,000

Schofield

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
SC-1	HVAC Recommissioning	\$55,000
Total =		\$55,000

Sprague

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
SP-1	LED Replacement	\$110,000
SP-2	Gymnasium Floor Refinishing	\$26,000
Total =		\$136,000



Not refinished since 2001 installation

SPRAGUE: Gymnasium Floor Refinishing

November 22nd FMD Presentation

Districtwide

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
DW-1	Environmental Testing and Mitigation	\$16,000
DW-2	Space Contingency	\$44,000
DW-3	Custodial Equipment	\$146,000
DW-4	Grounds Equipment	\$17,000
DW-5	Maintenance Equipment	\$12,000
Total =		\$235,000



Accommodations for Hearing Impaired Students

Space Contingency



Removal of Asbestos Ceiling Tile in Boiler Room

Environmental Testing and Mitigation

- ✓ System Past Service Life (7 years)
- ✓ Most sustainable cleaning approach
- ✓ FMD won 2018 national green cleaning award
- ✓ Safe - No Harsh Chemicals
 - Uses only tap water, electricity and salt
- ✓ Cost-Effective
- ✓ Makes these products on-site:
 - EPA grade disinfectant for COVID
 - Everyday Cleaner
 - Degreaser



Ionized Water Cleaning System Replacement

Custodial Equipment

INDIVIDUAL MUNICIPAL BUDGETS

Townwide

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
TW-1	Office Equipment	\$10,000
TW-2	Custodial Equipment	\$85,000
TW-3	Grounds Equipment	\$10,000
Total =		\$105,000

Fire Headquarters

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
FHQ-1	Flat Roofing Replacement Design	\$75,000
Total =		\$75,000

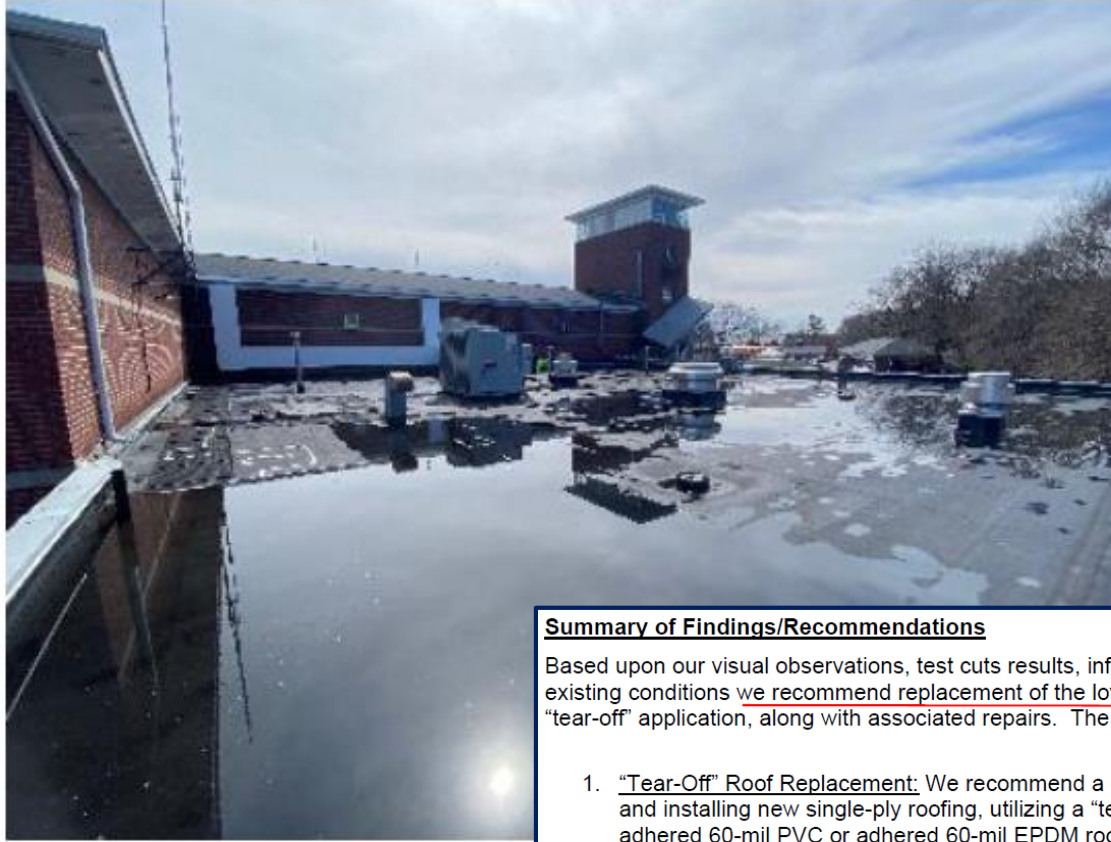


Photo No. 19

Location: Wellesley Fire Station

Description: Picture shows a large area of water ponding in the corner of the roof.

Summary of Findings/Recommendations

Based upon our visual observations, test cuts results, infrared roof moisture survey results, and existing conditions we recommend replacement of the low-sloped roof membrane system utilizing a "tear-off" application, along with associated repairs. The work is briefly described as follows:

1. "Tear-Off" Roof Replacement: We recommend a complete removal of all low-sloped roofing and installing new single-ply roofing, utilizing a "tear-off" application. We recommend either an adhered 60-mil PVC or adhered 60-mil EPDM roofing system. **The total "tear-off" roof area = 6,387± SF.**

Replace 18 Year Old Flat Roof

FIRE HEADQUARTERS: Flat Roof Replacement

Police Station

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
PD-1	Precast Concrete Shed for Animal Control	\$40,000
Total =		\$40,000



Replace Deteriorated Wooded Shed

POLICE STATION: Animal Control Shed

November 22nd FMD Presentation

Senior Center

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
SC-1	HVAC Recommissioning	\$40,000
Total =		\$40,000

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 2023
 - Plan, Design, Bid and Build

FY24 Capital Requests



QUESTIONS?

Email: jmcdonough@wellesley.ma.gov

Facilities Management Department