

# *FY26 FMD Capital Budget*



*Annual Presentation  
November 12, 2024*

Wellesley Facilities Management Department

# AGENDA

- Overview
- Status Update on Capital Projects
  - *“State of the FMD Buildings” Flyover*
- FMD’s Role in Capital Planning
- FMD’s Capital Planning & Budgeting Approach
- Progress on FY24 & FY25 Capital Projects
  - *Energy Project Highlights*
- FY26 Cash-Capital Budget

*\*Entire PowerPoint Presentation to be posted on FMD website*  
[\*https://wellesleyma.gov/Archive.aspx?AMID=38\*](https://wellesleyma.gov/Archive.aspx?AMID=38)

# Requests by Buildings

## \* FY26 Requests

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

## $\Sigma$ *Other Requests*

- *Renovated* 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 (3 buildings)
- \* **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, \* Warren HVAC, \*MOPO, \*RDF Admin. Bldg*
  - \*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
- **\$9.7M in savings in just over 7 years**
- ***Jointly poised to take on nearly \$111M in new projects!***

# FMD & PBC: SUCCESS STORY

## Financial Metrics: *Savings since 2017*

- School Security Project = \$2,000,000
- Town Hall VE = \$2,376,000
- Providing OPM/Clerk Services = \$2,100,000
- Negotiated CO/amendments = \$1,170,000
- Utility Rebates = \$1,552,600 (*TH, Hunnewell, Hardy*)
- Miscellaneous = \$544,900

➤ *Total Savings = \$9,743,500*

- Design & Construct. Personnel Cost = \$2.21M

➤ *ROI/Payback = 4.41*

# FMD & PBC: SUCCESS STORY

## Grants and Rebates Secured:

- *Warren HVAC*: \$500,000 Electrification Grant from DOER
- *Hunnewell*: \$583,275 Mass Save Rebate
- *Hardy*: \$736,000 Mass Save Rebate
- *Town Hall Renovation*: \$234,685 Mass Save Rebate

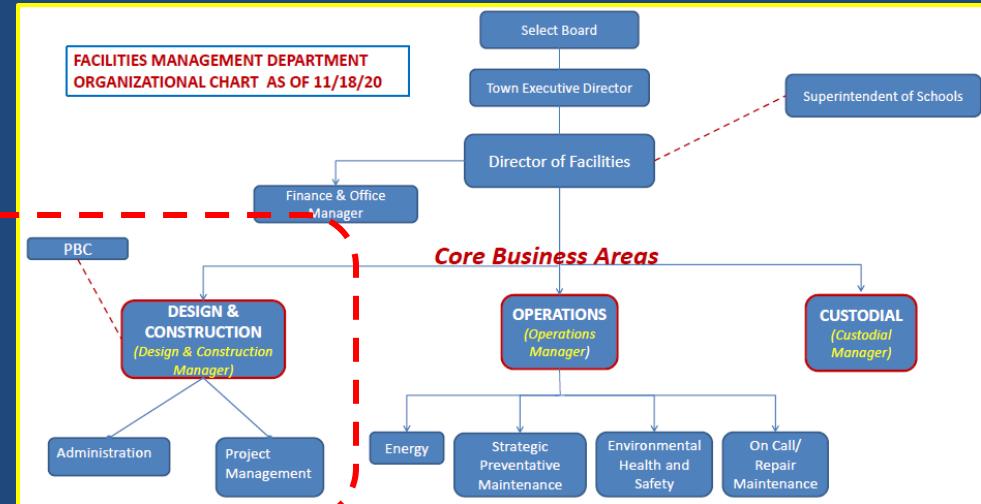
**Total = \$2,053,960!**

# FMD Staff

## Design & Construction Group



Steve Gagosian  
*Design & Construction Manager*



Dick Elliott  
*Project Manager*



Lucy Yen  
*Project Financial Analyst*



Glenn Remick  
*Project Manager*

# *STATUS UPDATE ON CAPITAL PROJECTS*

# Major Building Projects: *The Next 6 Years*

Project	Total Estimated Budgetary Cost	Current Phase of Project	Final Design Start	Construction Start
DPW: RDF Adm. Bldg	\$5,000,000	In Design	July 2024	December 2025
MOPO Project	\$8,500,000	Supplemental Study	July 2026	December 2027
School AC Project	\$33,000,000	Study Complete	TBD	TBD
DPW: Park/Hwy Bldg	\$13,000,000	New Master Plan	July 2026	December 2027
Sprague HVAC	\$3,275,000	Study Complete	July 2028	December 2029
MS Roof	\$8,600,000	Study Requested	July 2028	December 2029
Sprague Roof	\$2,325,000	Study Requested	July 2028	December 2029
Bates Roof	\$3,862,000	Study Requested	July 2028	December 2029
Library HVAC	\$3,550,000	Study Complete	July 2028	December 2029
New Preschool	\$26,650,000	Study Complete	July 2029	December 2030
DPW: Baler Bldg	\$3,250,000	Study Complete	July 2030	December 2031
<b>Total =</b>	<b>\$111,012,000</b>			

# Major Project *Financing*: Next 6 Years

## Major Project Financing Schedule: Six Year Look-Ahead

October 7, 2024			FY2026		FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		
Project	Phase	Estimated Cost	Spring	Fall	Spring	Fall	Spring	Fall	Spring	Fall	Spring	Fall	Spring	Fall	Spring	Fall	
			2025	2025	2026	2026	2027	2027	2028	2028	2029	2029	2030	2030	2031	2031	
<i>MOPO Renovation</i>	Supplemental Study	TBD	Cash														
	Construction	\$8.5M							X - DE								
<i>DPW New RDF Admin. Bldg</i>	Design																
	Construction	\$5.0M		X - ITL													
<i>DPW Reno: Park &amp; Hwy</i>	Design	\$1.56M			X - DE												
	Construction	\$11.44M							X - DE								
<i>Sprague HVAC Renovation</i>	Design	\$525k								X - ITL							
	Construction	\$2.75M										X - ITL					
<i>Library HVAC Renovation</i>	Design	\$550k								X - ITL							
	Construction	\$3.0M										X - ITL					
<i>Middle School Roof Replace</i>	Design	\$600K								X - ITL							
	Construction	\$8.0M										X - ITL					
<i>Sprague School Roof Replace</i>	Design	\$250K								X - ITL							
	Construction	\$2.1M										X - ITL					
<i>Bates School Roof Replace</i>	Design	\$375K								X - ITL							
	Construction	\$3.5M										X - ITL					
<i>DPW Reno: RDF Baler Bldg</i>	Design	\$500K											X - ITL				
	Construction	\$2.75M													X - ITL		
<i>New Preschool</i>	Design	\$2.65M										X - DE					
	Construction	\$24M												X - DE			
<i>AC: Bates, Schof., Fiske, MS</i>	Design	\$4.0M			X - DE												
	Construction	\$29M							X - DE								
TOTALS (Millions) =			\$111.10	\$0.00	\$5.00	\$5.56	\$0.00	\$0.00	\$48.94	\$2.30	\$0.00	\$2.65	\$19.40	\$0.50	\$24.00	\$0.00	\$2.75
Inside the Levy =			\$30.0	\$0.00	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.30	\$0.00	\$0.00	\$19.40	\$0.50	\$0.00	\$0.00	\$2.75
Debt Exclusion =			\$81.2	\$0.00	\$0.00	\$5.56	\$0.00	\$0.00	\$48.94	\$0.00	\$0.00	\$2.65	\$0.00	\$0.00	\$24.00	\$0.00	\$0.00
CPC Funded =			\$0.0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<i>DE</i> = Debt Exclusion																	
<i>ITL</i> = Inside The Levy																	
<i>CPC</i> = 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: \$1,933,000
  - FY25: \$1,595,000 (*plus* \$750k Fire HQ Roof at ATM)
  - FY26: \$1,941,000

*\$24.7M in 14 years!*

# Getting It Done –the Plan Works!

- Proven Success from FY13 to FY25 - *429 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 31 Projects completed*
- *FY20: 29 of 29 Projects completed*
- *FY21: 4 of 4 Projects completed*
- *FY22: 12 of 12 Projects completed*
- *FY23: 20 of 20 Projects completed*
- *FY24: 8 of 9 Projects completed or in progress*
- *FY25: 11 of 17 Projects completed or in progress*



First 8 Years FMD  
Average = 46  
Projects/Year



Last 5 Years  
Average = 12  
Projects/Year

# *“STATE OF THE FMD BUILDINGS”*

# Significant Progress Made

- **\$238,665,000** Investment over past 13 years
- “Caught Up” on Deferred Maintenance
- Reactive/repair → PM → Planned Replacement



*2012: HARDY  
MODS REPAIR*



*2024: NEW HARDY*

# High School



- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
- ***\$2.5M LED Lighting Replacement Project Completed!***

# Schofield & Fiske



Schofield School



Fiske School

- *Major renovation completed 2016*
- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
- *Potential SC-Requested Air-Conditioning Study*

# Hardy, Hunnewell & Upham



Hardy Ribbon Cutting



New Hunnewell



Upham

- New Hunnewell: *February 2024* Opening
- New Hardy: *August 2024* Opening
- Upham School: *Fall 2024* Closure
  - *\$20k FY26 Triage Contingency Budget to Maintain*

# Middle School



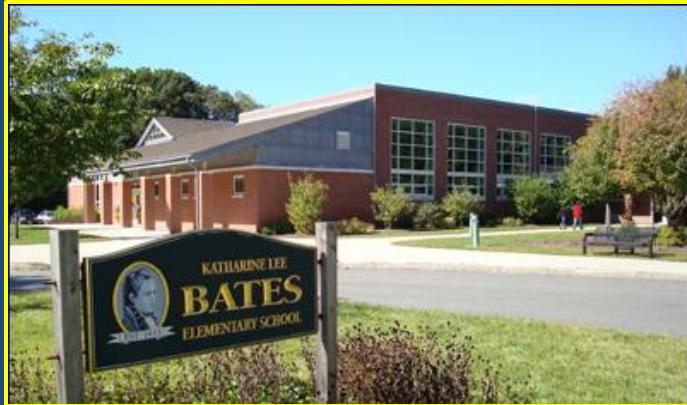
- “25-Year” School Achieved in 2021 (*2046 Service Life*)
- *FY26 Requests:*
  - *\$316k IT Office Renovation*
  - *\$150k HVAC Recommissioning*
  - *\$100k Roofing Study*
- *Roof Replacement: \$8.6M for FY30 (2029: 24 years old)*
- *Potential SC-Requested Air-Conditioning Study*

# Sprague



- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
- *FY26 Requests:*
  - *\$75k HVAC Recommissioning*
  - *\$50k Roofing Study (FY30 Construction)*
  - *\$45k Parking Lot Design/Bidding (FY28 Construction)*
- *Heating System Upgrades - \$3.30M for FY29*

# Bates



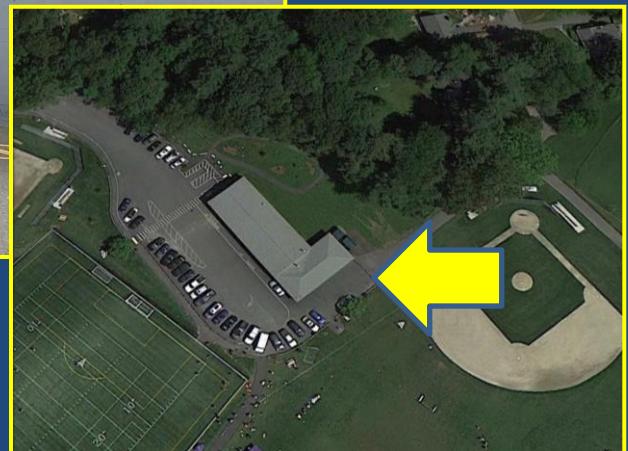
- Preventive maintenance through operating budget
- Minor projects through cash-capital budget
- *FY26 Requests:*
  - *\$60k HVAC Recommissioning*
  - *\$63k Roofing Study (FY30 Construction)*
  - *\$40k Parking Lot Design/Bidding (FY28 Construction)*
- *HVAC System Upgrades - \$575k for FY29*
- *Potential SC-Requested Air-Conditioning Study*

# PAWS



- Existing School
  - Preventive maintenance through operating budget
  - Minor projects through cash-capital budget
  - Feasibility Study completed in 2018
- *New \$26.7M school in plan for FY31 (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:
  - *Substantial Completion Reached!*

# Police Station



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

# Fire HQ and Central Station 1



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

# Main Library



- Preventive maintenance through operating budget
- Various projects through cash-capital budget
- FY26 Request:
  - \$25k Painting Project
  - *Repaving Project – \$425k placeholder for FY27*
  - *HVAC System Upgrades - \$3.55M for FY30*

# Hills & Fells Branch Libraries



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

# Warren Building



- Capital Project to Replace HVAC System
  - Approved at Fall 2024 STM
  - \$6.3M Total Project Cost
  - May 2025 On-Site Construction Start
  - October 2025 Substantial Completion
- Operations and cash-capital budgets used for other work

# Morses Pond Bath House



- Preventive maintenance through operating budget
- Renovation Project
  - Design funds previously approved at FY25 ATM
  - *Supplemental Study* Funds to be Requested at 2025 ATM
  - Anticipated Re-Start of Design July 2026

# 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
- FY26 Requests:
  - \$20k HVAC Controls Upgrades

# DPW Water & Sewer Building



- Preventive maintenance through operating budget
- Various projects through cash-capital budget
- FY26 Request:
  - \$60k HVAC Controls Upgrades

# DPW Highway & Park Building



- Preventive maintenance through operating budget
- Various projects through cash-capital budget
- *Major Renovation or Replacement*
  - *Master Plan* in Progress
  - Possible *Supplemental Study* Funds at 2025 ATM
  - Possible *Design* Funds at 2026 ATM

# DPW RDF Buildings



- *New Administration Building*
  - Currently in design
  - \$5M Construction Estimate – Fall 2025 STM FY26 Request
- *\$3.30M Baler Building Renovation – FY32*

# Senior Center



- Opened in Fall 2017 – 7 Years Old
- Preventive maintenance through operating budget
- Various projects through cash-capital budget
- *FY26 Request:*
  - *\$560k Kitchen Renovation Construction*

# *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.)

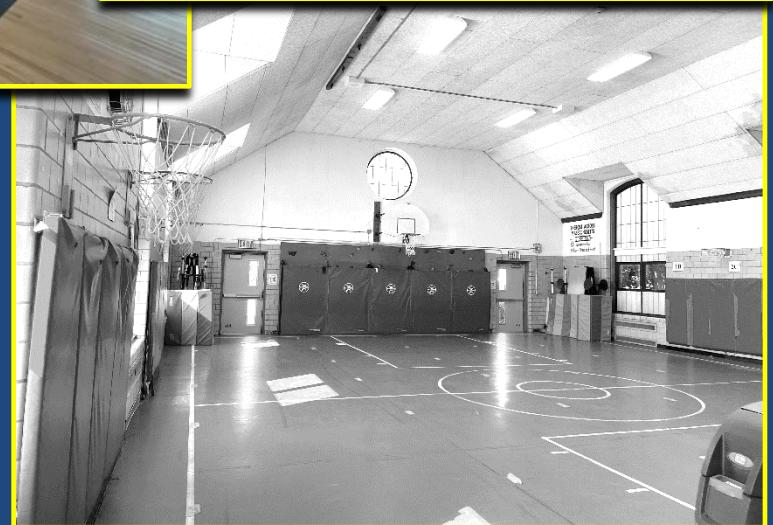
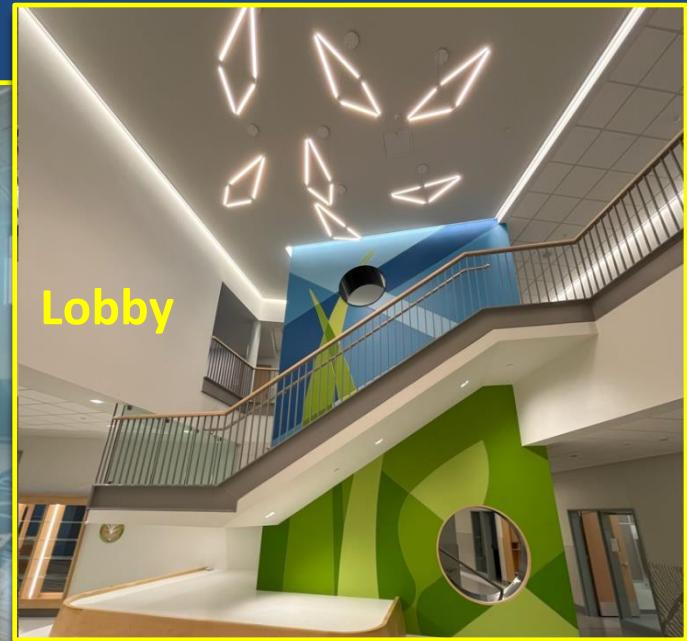
- Typical Cash Capital (under \$500k): FMD executes all aspects of project; or
- Major Projects (over \$500k): PBC manages and FMD provides support led by our *Design & Construction Group*

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

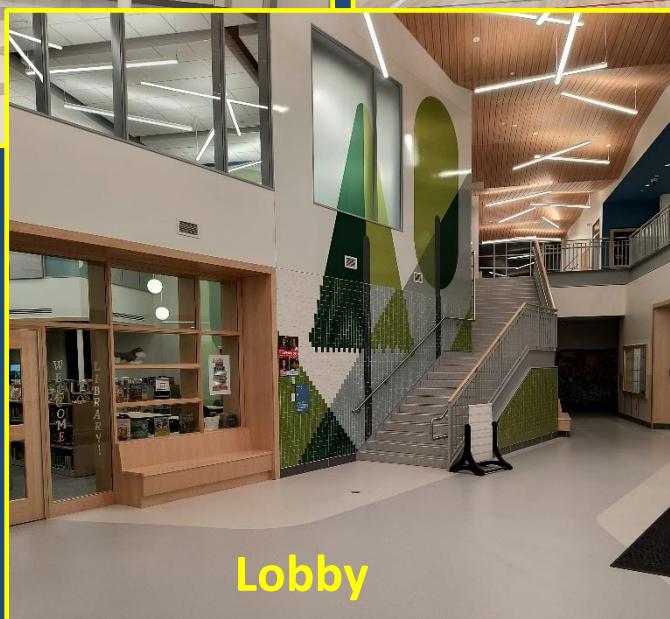
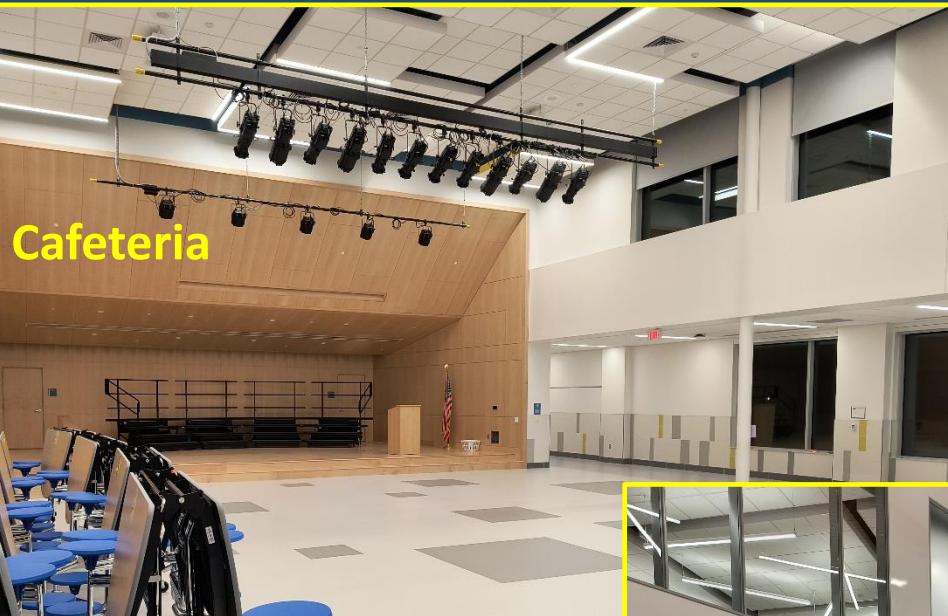
# PLANNING MAJOR PROJECTS

- Major Design/Construction Projects in 2024
  - Hunnewell School Construction
  - Hardy School Construction
  - Town Hall Construction
  - Warren HVAC Design
- Projects Originated in Capital Plans
- Process Works: Projects Being Completed!

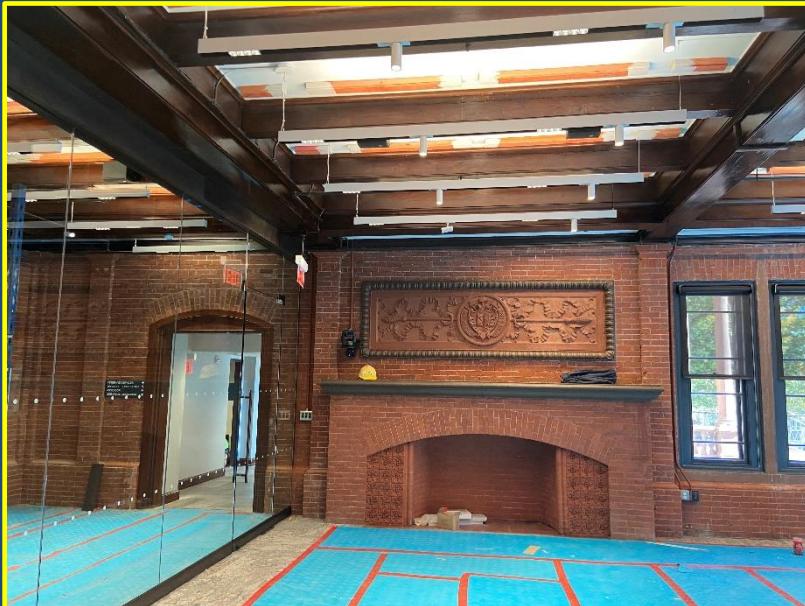
# New Hunnewell School



# New Hardy School



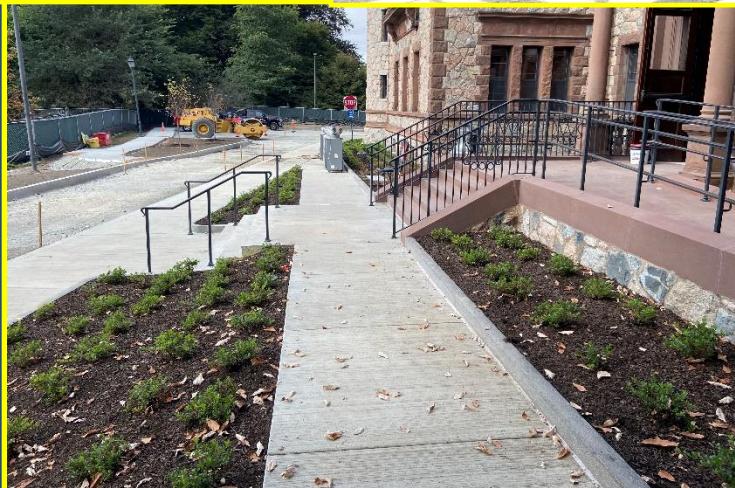
# Town Hall Interior Renovation



Juliani Room



Great Hall



Accessible Entrance

# *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
  - Upham (“mothballed”)
  - *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*
  - *46 projects per year (first 8 years)*
  - *12 Projects per year (last 5 years)*
- Evaluate Previous Year's Requests
- Develop Preliminary Priority List of Projects
- *Must consider Town's 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.)



Wellesley Public Media

Home Videos Playlists Categories

Picture in Picture (PiP)

1:25:18 / 3:02:27

Town Meetings  
Special Town Meeting October 24, 2022

Advocating for Facility Needs

# *PROGRESS ON FY24 & FY25 CAPITAL PROJECTS*

# ACCOMPLISHING FY25 CAPITAL PROJECTS

*11 of 17 Projects Complete or in Progress*

- Middle School Gym “A” Floor Refinishing
- Sprague Wing “B” Floor Replacement
- HVAC Recommissioning (*DPW Bldgs*)
- HS Smoke & Heat Detector Replacement
- Senior Center Kitchen Reno (*Design*)
- WPS IT Office Reno (*Design*)
- LED Replacement Projects (*Design*)
  - Library, Police, Bates, Sprague
- Bates Pavement Removal Project (*Design*)
- Electric Vehicle Purchases

# FY24 Project: High School

## Phase II LED Project

- 100 Classrooms + 25 support spaces
- 1,750 LEDs, switches, touch-pads, sensors
- High, Medium, Low, and Presentation themes
- Programmable switches for custom themes
- *4,400 linear feet of suspended strip LEDs*

# FY24 Project: High School

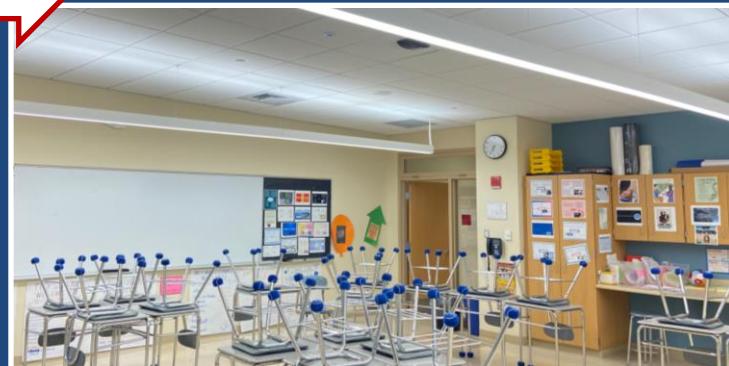
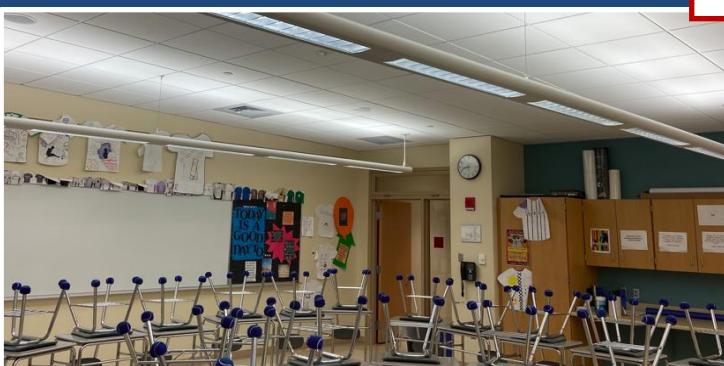
## Phase II LED Project

*Typical Classroom*

*Before*



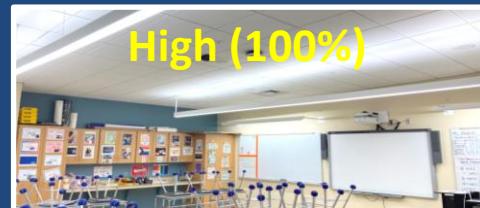
*After*



# FY24 Project: High School

## Phase II LED Project

### *Typical Classroom Controls*



# FY25 Project: Schofield School

## Bathroom Partition Replacement



*FMD Installed Using Salvaged Partitions from Old Hardy*

# FY24 Project: Police Station

## Animal Control Shed



*New Shed*



*Replaced Deteriorated Wooded Shed*

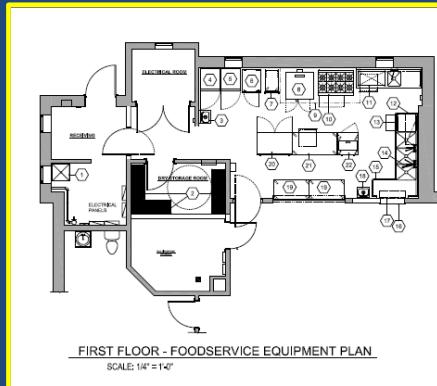
# FY25 Project: Fire Headquarters

## Flat Roof Replacement



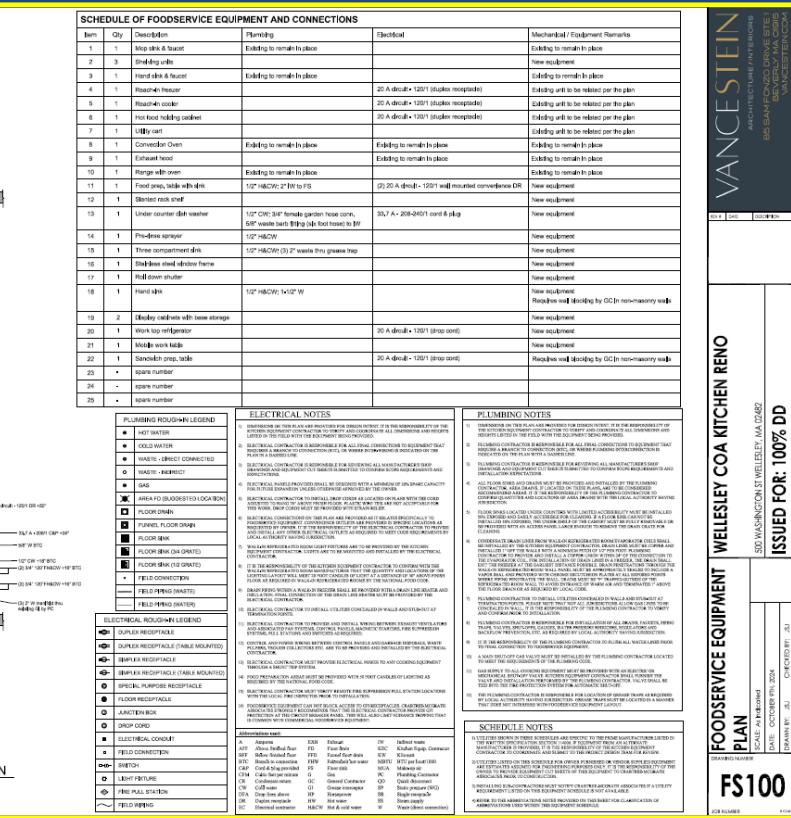
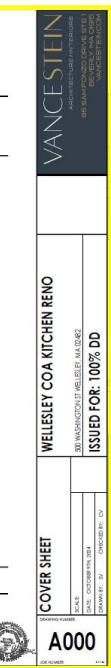
# FY25 Project: Senior Center

# Kitchen Design



# WELLESLEY COA KITCHEN RENO

500 WASHINGTON ST WELLESLEY, MA 02482



# FY25 Project: Middle School

## Gymnasium "A" Floor Refinishing



*Before*



*After*

# FY25 Project: Sprague School

## Wing “B” Floor Replacement



*Before*



**Room 232 / Music doorway looking toward the main corridor.**

The wood floor joists run lengthwise along this corridor. Slight movement of the subflooring is noticeable in some locations. In other locations the floor is rigid, presumably where floor joists run over masonry walls of the floor below. VCT floor tiles have been replaced in several locations. Various other tiles are chipped or cracked.



*After*

# FY25 Project: Town & Schools (2)

## Maintenance Vehicle Replacement



*2024 All-Electric Pickups*

*Meets "Zero-Emission-Vehicle- First Fleet Policy"*



*2013 Vehicles Being Replaced*

# *FY26 CASH-CAPITAL BUDGET*

# *FY26 Cash Capital Highlights*

- Total = \$1,941,000
  - (\$1,595,000 in FY24, plus \$750k Fire HQ Roofing)
- \$560k Senior Center Kitchen Renovation
- \$355K HVAC Recommissioning Projects
- \$316k WPS IT Office Renovation
- \$213k Roofing Studies
- \$180k HVAC Controls Upgrades
- \$95k Design for Bates & Sprague Parking Lots

# Summary Budget: 10 Year Capital Plan

Town of Wellesley Fiscal Years 2026 - 2035 ALL FMD REQUESTS Summary Departmental Cash Capital Budget Request													
Department:	FACILITIES MANAGEMENT												
Dept #:	192												
Date:	11/7/2024												
Building Reference #:	Building Description	FY2026	FY2027	FY2028	FY2029	FY2030	5 Year Total	FY2031	FY2032				
TW	Townwide (Municipal)	115,000	15,000	15,000	95,000	18,000	258,000	18,000	228,000	18,000	18,000	20,000	560,000
SC	Senior Center	560,000	-	-	80,000	-	640,000	-	-	-	65,000	-	705,000
TH	Town Hall	-	-	-	-	75,000	75,000	-	-	-	-	-	-
PD	Police	-	-	35,000	28,000	450,000	513,000	-	-	650,000	-	-	-
FDM	Fire Department Main (Headquarters)	-	30,000	60,000	345,000	75,000	510,000	-	-	-	-	-	-
FDC	Fire Department Central (Station 1)	-	-	125,000	150,000	-	275,000	-	-	-	-	-	-
W	Warren (Recreation and Health)	-	-	-	85,000	175,000	260,000	75,000	-	-	-	-	-
MP	Morse's Pond	-	-	-	-	-	-	-	-	-	-	-	-
ML	Main Library	25,000	425,000	130,000	500,000	400,000	1,280,000	25,000	115,000	-	-	-	-
HL	Hills Library	-	-	90,000	-	20,000	110,000	-	-	-	-	-	110,000
FL	Fells Library	-	-	12,000	-	-	12,000	-	-	-	15,000	-	27,000
DPWO	DPW Operations	20,000	-	100,000	-	35,000	155,000	-	-	-	-	-	155,000
DPWW	DPW Water & Sewer	60,000	-	50,000	160,000	-	270,000	70,000	-	-	-	-	340,000
DPWH	DPW Highway & Park	70,000	-	190,000	-	-	260,000	-	-	-	-	-	260,000
DPWR	DPW RDF	-	-	-	-	-	35,000	-	-	-	-	-	35,000
		850,000	470,000	807,000	1,445,000	1,248,000	4,818,000	223,000	983,000	125,000	213,000	80,000	6,432,000
DW	Districtwide (Schools)	146,000	234,000	156,000	35,000	452,000	1,235,000	249,000	323,000	175,000	184,000	186,000	2,352,000
P	Preschool at Wellesley (PAWS)	-	-	-	20,000	-	20,000	-	-	-	-	-	30,000
B	Bates Elementary	163,000	-	346,000	875,000	-	1,384,000	75,000	-	-	-	75,000	1,534,000
FH	Field House	-	-	-	-	-	-	-	-	-	-	-	-
F	Fiske Elementary	-	-	-	325,000	65,000	390,000	-	-	-	-	-	390,000
NHA	New Hardy Elementary	-	-	80,000	-	-	80,000	-	100,000	-	-	-	180,000
NHU	New Hunnewell Elementary	-	-	80,000	-	-	80,000	-	100,000	-	-	-	180,000
SP	Sprague Elementary	170,000	-	365,000	-	250,000	775,000	100,000	-	-	-	-	875,000
SC	Schofield Elementary	-	-	-	-	65,000	65,000	-	-	-	-	75,000	140,000
U	Upham Elementary	20,000	-	22,000	-	24,000	66,000	-	26,000	-	28,000	-	120,000
MS	Middle School	580,000	200,000	-	16,000	-	796,000	-	143,000	-	170,000	-	1,109,000
HS	High School	12,000	200,000	-	14,000	-	226,000	1,000,000	191,000	800,000	-	-	2,217,000
	<b>Subtotal Districtwide Requests</b>	<b>1,091,000</b>	<b>634,000</b>	<b>1,041,000</b>	<b>1,485,000</b>	<b>868,000</b>	<b>5,117,000</b>	<b>1,424,000</b>	<b>883,000</b>	<b>975,000</b>	<b>212,000</b>	<b>536,000</b>	<b>9,147,000</b>
	<i>Other Unidentified Cash Capital Projects</i>												
	<b>Total FMD Cash Capital Requests</b>	<b>1,941,000</b>	<b>1,104,000</b>	<b>1,848,000</b>	<b>2,928,000</b>	<b>2,114,000</b>	<b>9,335,000</b>	<b>1,647,000</b>					<b>15,579,000</b>
	<i>FMD Debt Funded Capital Requests*</i>	<i>FY2026</i>	<i>FY2027</i>	<i>FY2028</i>	<i>FY2029</i>	<i>FY2030</i>	<i>5 Year Total</i>	<i>FY2031</i>					
	DPW RDF New Admin. Bldg!	5,000,000	1,560,000	11,440,000	-	-	5,000,000	-	-	-	-	-	5,000,000
				8,500,000	-	-	8,500,000	-	-	-	-	-	8,500,000
					550,000	3,000,000	3,550,000	-	-	-	-	-	3,550,000
					525,000	2,750,000	3,275,000	-	-	-	-	-	3,275,000
					600,000	8,000,000	8,600,000	-	-	-	-	-	8,600,000
					250,000	2,075,000	2,325,000	-	-	-	-	-	2,325,000
					375,000	3,487,000	3,862,000	-	-	-	-	-	3,862,000
						2,650,000	2,650,000	24,000,000	-	-	-	-	26,650,000
								500,000	2,750,000	-	-	-	2,280,000
										33,000,000	-	-	33,000,000
	<b>Total Debt Funded Requests</b>	<b>5,000,000</b>	<b>5,560,000</b>	<b>48,840,000</b>	<b>2,300,000</b>	<b>21,962,000</b>	<b>63,762,000</b>	<b>24,500,000</b>	<b>2,750,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>111,012,000</b>

95 Cash Capital budget requests in 10 year plan

FY26 Cash Capital (CC) =  
\$1,941,000

10 Year CC Total =  
\$15,579,000

10 Year Debt Funded Total =  
\$111,012,000

# *Major Capital Projects: Next 6 Years*

- Warren HVAC Replacement
- DPW Renovations (Municipal Way & RDF)
- MOPO Renovation
- Other Mechanical Equipment Replacement
  - Sprague (*24 years old*)
  - Main Library (*22 years old*)
- Roofing: Bates, Sprague & MS (*MSBA funding??*)
- Paving: Bates, Sprague and Library
- New Preschool
- Air-Conditioning (Bates, Schofield, Fiske, MS – FY28)

# SUMMARY – *CASH CAPITAL REQUESTS*

ORGANIZATION	FY26 REQUESTS
SCHOOL	<b>\$1,091,000</b>
MUNICIPAL	<b>\$850,000</b>
Total =	<b>\$1,941,000</b>

# FMD Cash Capital Budgets

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

	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>FY28</b>	<b>FY29</b>	<b>FY30</b>	<b>FY31</b>	<b>FY32</b>
<b>SCHOOL</b>	\$457,000	\$1,661,000	\$896,000	\$1,091,000						
<b>MUNICIPAL</b>	\$1,216,000	\$272,000	\$699,000	\$850,000						
<b>Total =</b>	<b>\$1,673,000</b>	<b>\$1,933,000</b>	<b>\$1,595,000</b>	<b>\$1,941,000</b>						

*FY23 to FY26 Rebounding from Pandemic*

# TOTAL- *SCHOOL CASH CAPITAL*

SCHOOL/GROUP	FY26 REQUESTS
Middle School	\$580,000
Sprague School	\$170,000
Bates School	\$163,000
Districtwide	\$146,000
Upham School ( <i>Closed</i> )	\$20,000
High School	\$12,000
<b>Total =</b>	<b>\$1,091,000</b>

# TOTAL- *MUNICIPAL CASH CAPITAL*

BUILDING/GROUP	FY26 REQUESTS
Townwide	\$115,000
Main Library	\$25,000
DPW Operations	\$20,000
DPW Water/Sewer	\$60,000
DPW Park & Highway	\$70,000
Senior Center	\$560,000
<b>Total =</b>	<b>\$850,000</b>

# *INDIVIDUAL SCHOOL BUDGETS*

# Middle School

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
MS-1	WPS IT Office Renovation	\$316,000
MS-2	HVAC Recommissioning	\$150,000
MS-3	Roof Replacement Study	\$100,000
MS-4	Pavement Marking & Signage	\$14,000
Total =		\$580,000



*Inadequate and inefficient workspace (2,400 SF)*  
**MIDDLE SCHOOL: IT Office Renovation**



- *Installed 2007*
- *Warranty Expired in 2022*
- *Tentative Replacement in 2029 (22 years old)*
  - *\$8.5M Project Estimate*

## MIDDLE SCHOOL: Roof Replacement Study

# Sprague

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
SP-1	HVAC Recommissioning	\$75,000
SP-2	Roof Replacement Study	\$50,000
SP-3	Parking Lot Renovation Design/Bidding	\$45,000
Total =		\$170,000



## SPRAGUE SCHOOL: Roof Replacement Study



- *Installed 2002 - Crack Sealed in 2015*
- *Tentative Replacement in 2027 (25 years old)*
  - *\$355k Project Estimate*

## SPRAGUE SCHOOL: Parking Lot Renovation

# Bates

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
B-1	HVAC Recommissioning	\$60,000
B-2	Roof Replacement Study	\$63,000
B-3	Parking Lot Renovation Design/Bidding	\$40,000
Total =		\$163,000



# BATES SCHOOL: Roof Replacement Study



## BATES SCHOOL: Parking Lot Renovation

# High School

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
HS-1	Pavement Markings and Signage	\$12,000
Total =		\$12,000



# HIGH SCHOOL: Pavement Markings & Signage

November 12th FMD Presentation

# Upham School

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
U-1	Triage Contingency	\$20,000
Total =		\$20,000



*Unexpected Maintenance Required for Closed Building*

# UPHAM SCHOOL: Triage Contingency

November 12th FMD Presentation

# Districtwide

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
DW-1	Environmental Testing and Mitigation	\$18,000
DW-2	Space Contingency	\$44,000
DW-3	Custodial Equipment	\$55,000
DW-4	Grounds Equipment	\$17,000
DW-5	Maintenance Equipment	\$12,000
Total =		\$146,000



# Environmental Testing and Mitigation



## *Accommodations for Hearing Impaired Students* Space Contingency



Wet Abrading Process



First Coat of Finish Applied



Completed Floor

## *Recoating Gymnasium Floors with FMD Custodians* Custodial Equipment

# *INDIVIDUAL MUNICIPAL BUDGETS*

# Main Library

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
ML-1	Tri-Annual Painting	\$25,000
Total =		\$25,000

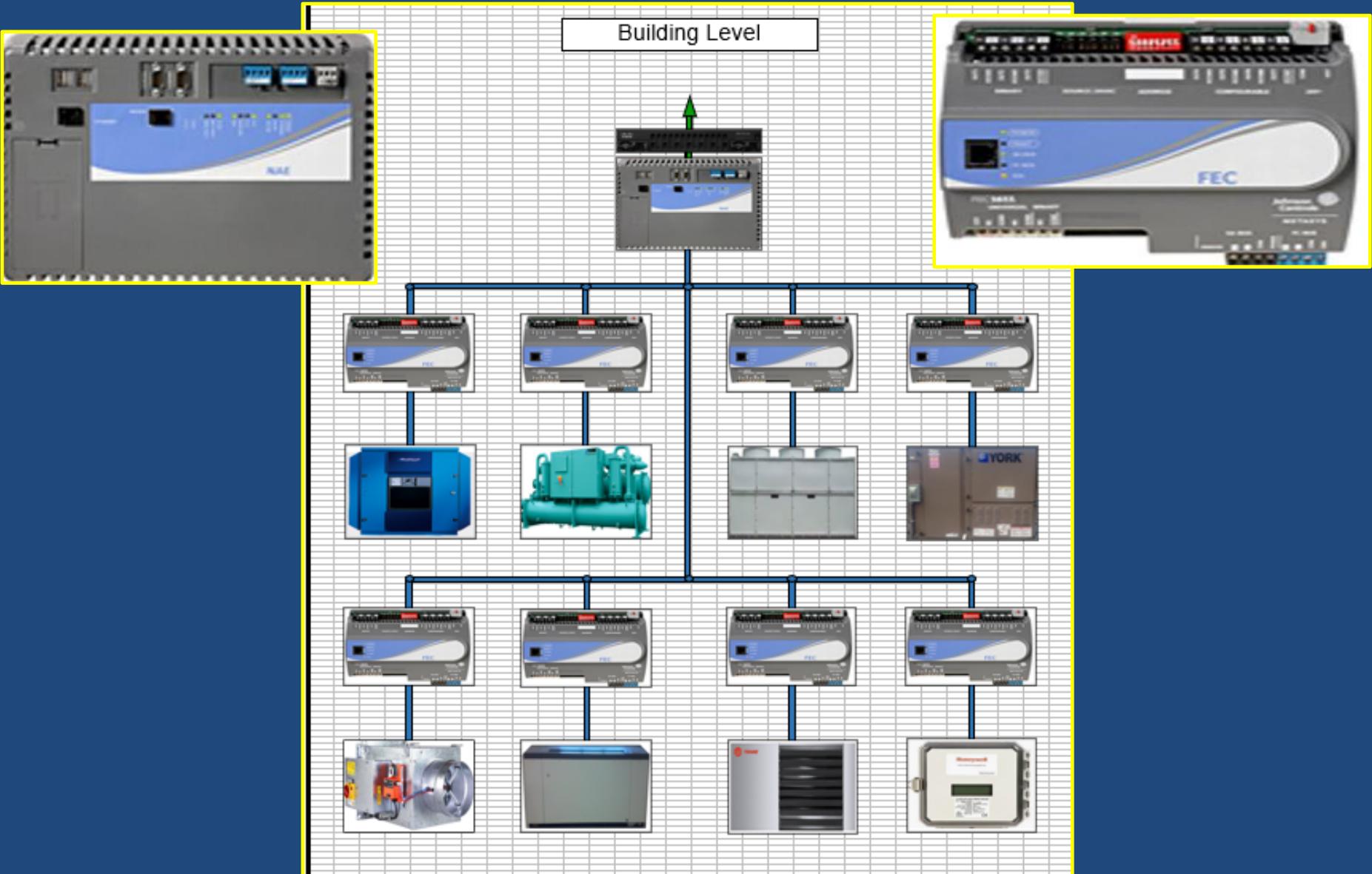


*Parking Garage -Walls, Columns and Pavement Markings*

**MAIN LIBRARY: Tri-Annual Painting**

# DPW Operations Building

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
DPWO-1	HVAC Controls Upgrades	\$20,000
Total =		\$20,000



# DPW OPERATIONS: Controls Upgrades

November 12th FMD Presentation

# DPW Water/Sewer Building

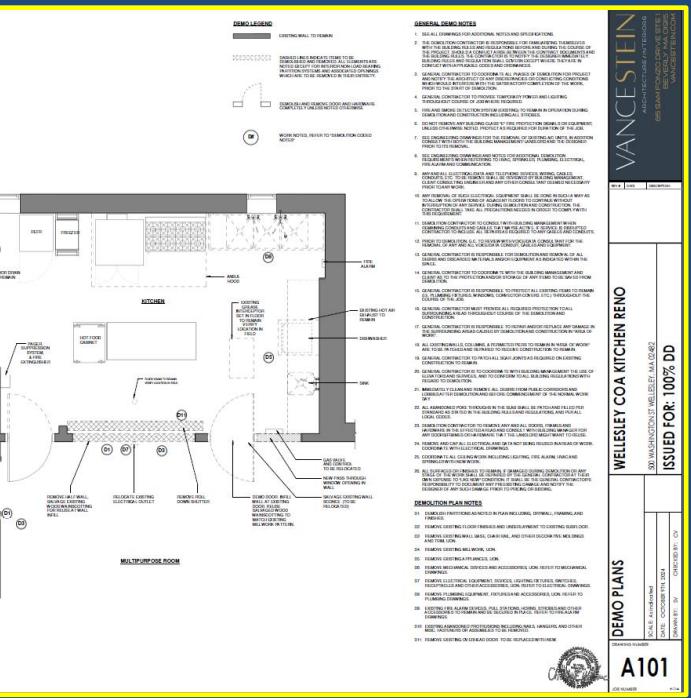
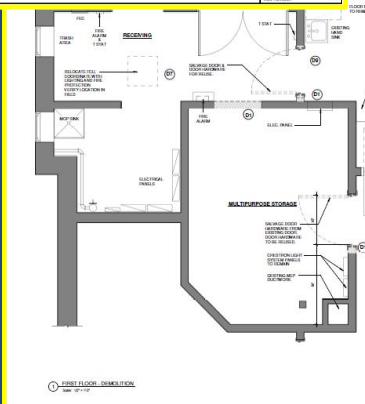
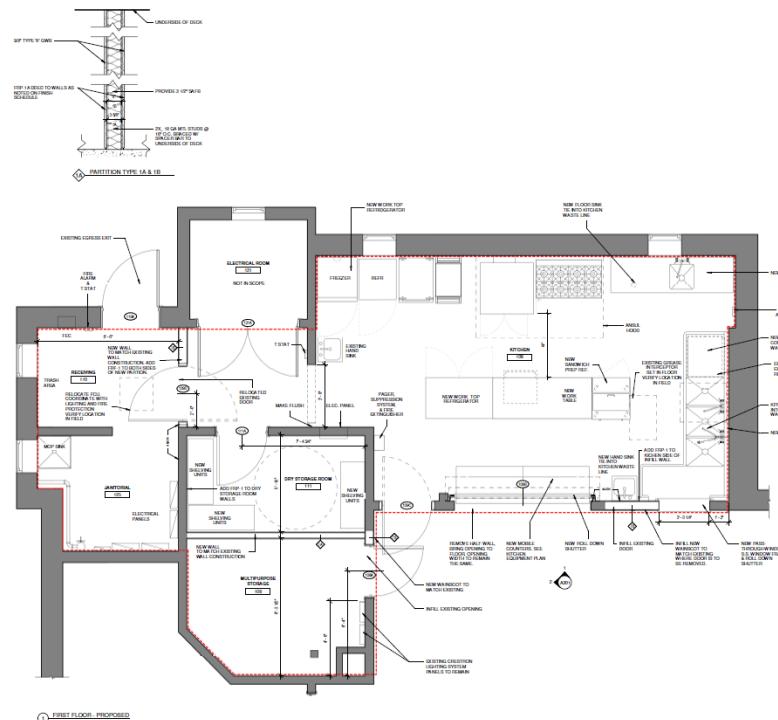
PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
DPWW-1	HVAC Controls Upgrades	\$60,000
Total =		\$60,000

# DPW Park/Highway Building

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

# Senior Center

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
SC-1	Kitchen Renovation Construction	\$560,000
Total =		\$560,000



# Proposed Renovations

## SR CENTER: Kitchen Renovation Construction

## November 12th FMD Presentation

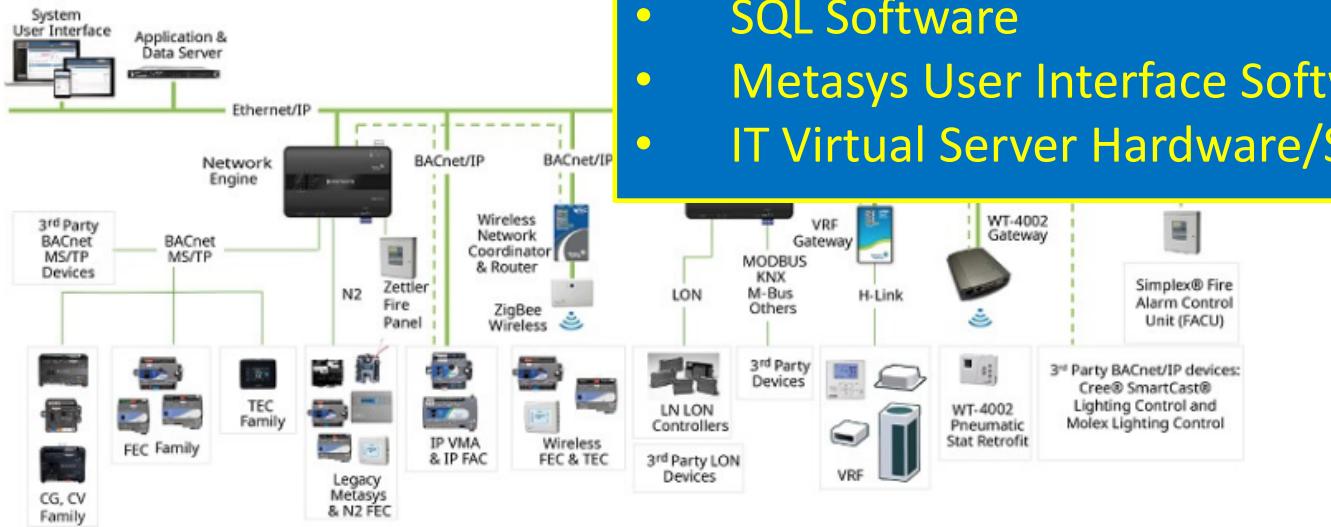
# Townwide

PROJECT REFERENCE NO.	PROJECT DESCRIPTION	BUDGET REQUEST
TW-1	Townwide HVAC Controls Upgrades	\$100,000
TW-2	Custodial & Grounds Equipment	\$15,000
Total =		\$115,000

# Metasys®

EMC Services is proud to offer the Metasys® Extended Architecture Platform to our customers. This high-performance and comprehensive building management solution turns data into information with its graphical user interface and intuitive navigation. Some notable facts that make it the solution for almost any building's control system:

- Integrates facility management using BACnet® protocols
- Scalable - suitable for small 10,000 sqft facilities or multiple building campuses
- Proven technology - from a leader in the industry, Johnson Controls has been in the building automation business for more than a century
- Solutions for every application with fully customizable controllers, you will be hard-pressed to find a system we can't control!
- Multiple users - can accommodate simultaneous users
- Security / IT - support of IT Standards and Integrations
- Uses Microsoft® SQL Server™ for extended reporting



## FY26 Controls Request:

- ADX Software
- SQL Software
- Metasys User Interface Software
- IT Virtual Server Hardware/Software

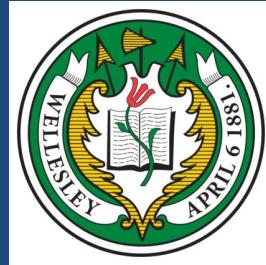
# TOWNWIDE: HVAC Controls Upgrades

# *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 2025
  - Plan, Design, Bid and Build

# *FY26 Capital Requests*



## *QUESTIONS?*

*Email: [jmcdonough@wellesleyma.gov](mailto:jmcdonough@wellesleyma.gov)*

Facilities Management Department

# *ENERGY MANAGEMENT PROJECTS AND PROGRESS*

November 12th FMD Presentation

# Overview

- Energy Conservation Initiative (ECI)
- Led by Operations Manager, Allen Hebert
- FY13 to FY27 Program (15 years)
- Includes Controls, ReCx, and LEDs
- Total Program \$8.7M (Average \$581k/year)
- Procurement 30B, 149, MGL 25A, and GCG

## Overview

- Work closely with CAC (GCG) and MLP (MGL25A)
- Assisted CAC in applying for \$150,000 Greenhouse Community and \$500,000 Decarbonization Grants
- Completed \$1,067,000 (18 projects) of energy conservation projects with MLP under MGL 25A

# Progress on Energy Projects (ECMs)

*(Completed, Pending, and Planned)*

ECI Progress Summary					
ECM	Completed FY13 - FY23	Pending FY24	Planned FY25 - FY27	Total	% Completed to Date
Controls	\$ 467,000	\$ -	\$ -	\$ 467,000	100%
ReCx	\$ 2,139,000	\$ 85,000	\$ 505,000	\$ 2,729,000	81%
LEDs	\$ 3,596,000	\$ 1,355,000	\$ 580,000	\$ 5,531,000	90%
Total	\$ 6,202,000	\$ 1,440,000	\$ 1,085,000	\$ 8,727,000	88%
Total [%]	71%	17%	12%	100%	

- Controls – 100% complete
- ReCx – 81% complete > 100% by FY27
- LEDs – 90% complete > 100% by FY27
- Total – 88% complete > 100% by FY27

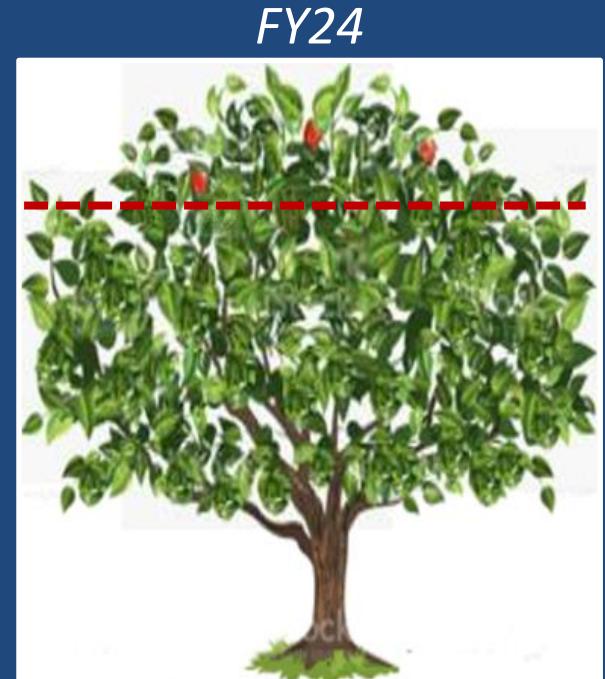
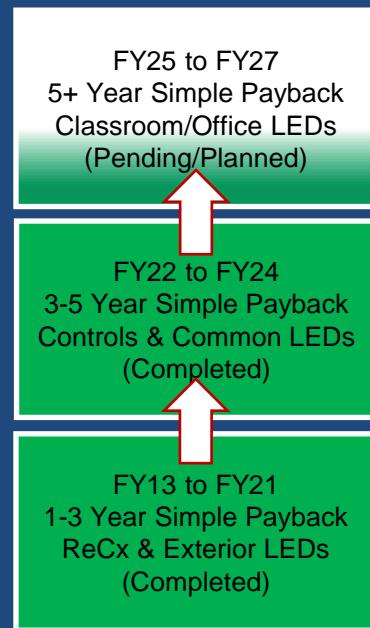
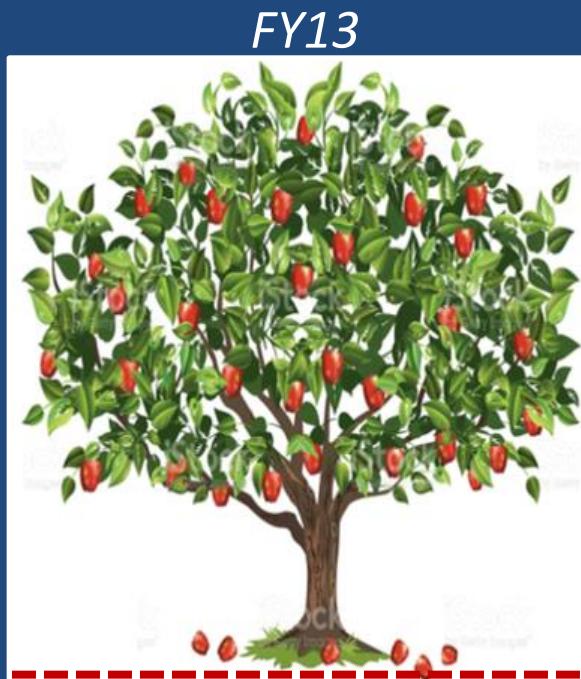
# Progress on Energy Projects (ECMs)

## (By Building, ECM, and FY)

#	Building	SF	ECM Summary				Total ECMs (FY13 to FY27)
			ReCx	BACS	LEDs	Total	
1	Bates	52,750	\$ 240,000	\$ 104,000	\$ 411,000	\$ 755,000	
2	DPW	71,740	\$ 327,000	\$ -	\$ 206,000	\$ 533,000	
3	Fells	1,872	\$ -	\$ -	\$ -	\$ -	
4	Fieldhouse	5,670	\$ -	\$ -	\$ -	\$ -	
5	Fiske	45,347	\$ 110,000	\$ 8,000	\$ -	\$ 118,000	
6	FSC	6,250	\$ 25,000	\$ 34,000	\$ 44,000	\$ 103,000	
7	FSM	22,300	\$ 39,000	\$ 2,000	\$ 40,000	\$ 81,000	
8	Hardy	45,900	\$ 118,000	\$ -	\$ 12,000	\$ 130,000	
9	Hills	7,000	\$ -	\$ 1,000	\$ -	\$ 1,000	
10	HS	280,091	\$ 553,000	\$ 61,000	\$ 2,600,000	\$ 3,214,000	
11	Hunnewell	36,400	\$ 103,000	\$ -	\$ 20,000	\$ 123,000	
12	ML	56,773	\$ 38,000	\$ 46,000	\$ 371,000	\$ 455,000	
13	Morses	3,377	\$ -	\$ -	\$ -	\$ -	
14	MS	228,700	\$ 647,000	\$ 62,000	\$ 1,162,000	\$ 1,871,000	
15	PAWs	9,072	\$ 10,000	\$ 19,000	\$ 25,000	\$ 54,000	
16	RDF	31,170	\$ -	\$ -	\$ -	\$ -	
17	Schofield	43,500	\$ 110,000	\$ 5,000	\$ -	\$ 115,000	
18	Sprague	68,188	\$ 201,000	\$ 41,000	\$ 466,000	\$ 708,000	
19	TH	32,240	\$ 20,000	\$ 3,000	\$ -	\$ 23,000	
20	TPC	11,923	\$ 80,000	\$ -	\$ -	\$ 80,000	
21	Upham	36,500	\$ 75,000	\$ -	\$ 28,000	\$ 103,000	
22	Warren	26,151	\$ 22,000	\$ 79,000	\$ -	\$ 101,000	
23	WPD	21,200	\$ 11,000	\$ 2,000	\$ 146,000	\$ 159,000	
Total		1,144,114	\$ 2,729,000	\$ 467,000	\$ 5,531,000	\$ 8,727,000	
% Total			31%	5%	63%	100%	

November 12th FMD Presentation

# ECM Progress “Opportunity Tree” (As of FY24)



# Annual Reduction/Savings (Annual Savings)

ECI Energy, GHG, and Cost Savings Summary						
Description	Average Annual Use <sup>1.</sup>	ECMs				Total Annual % Savings <sup>3.</sup>
		Completed	Pending	Planned	Total Savings <sup>2.</sup>	
Energy [kBtu]	87,169,095	10,751,106	553,826	1,220,635	12,525,567	14%
GHG [MT]	6,841	1,008	65	93	1,166	17%
Cost [\$]	\$ 1,808,376	\$ 163,558	\$ 19,759	\$ 24,112	\$ 207,428	11%

Notes

1. Average Annual Use - Represents the average annual energy use from FY12 to FY19 (Pre-COVID).

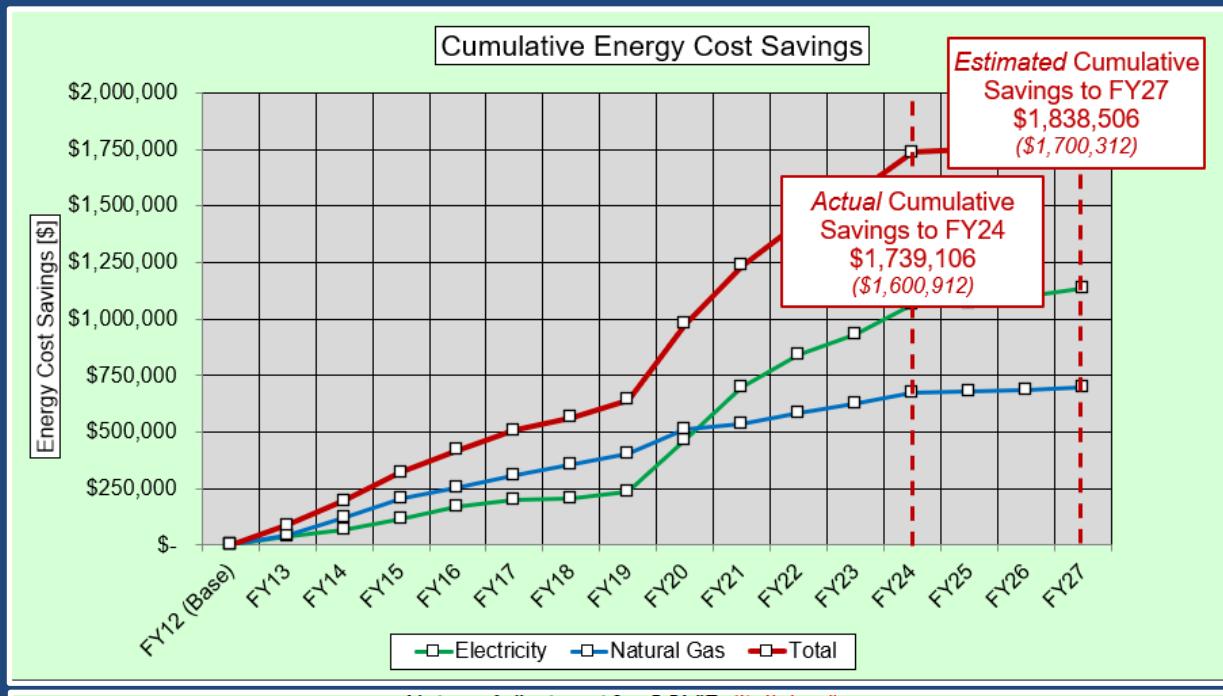
2. Total Savings - Represents the total completed, pending, and planned reduction/savings.

3. Total Annual % Savings - Represents the % annual savings beginning FY28 as a result of installing our ECMs.

- 14% Energy Use Reduction (12,525,567 kBtu/yr.)
- 17% GHG Emissions Reduction (1,166 MTs/yr.)
- 11% Energy Cost Savings (\$207,428/yr.)

# Summary of Metered and Normalized Energy Use (FY12 to FY24)

# Cumulative Energy Cost Savings (FY12 to FY24)



# *FMD'S LED PROGRAM*

November 12th FMD Presentation

## LED - Program Goals (By FY27)

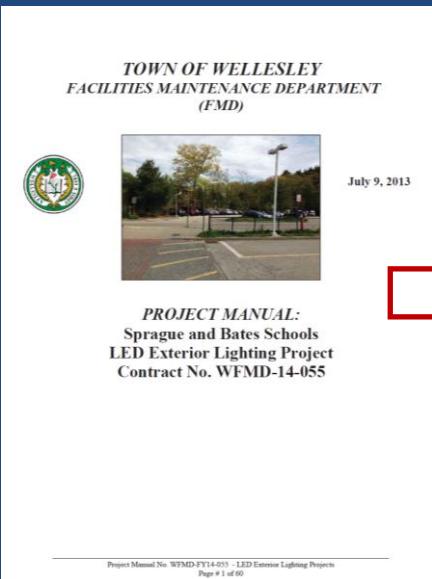
- Complete installation of 8,800 new LEDs
- Reduce *lighting* electricity use, GHG, and cost by 25%
  - Use – Reduce 721,968 kWh/year
  - GHG – Reduce by 313 MTs/year
  - Cost – Reduce by \$96,744
- Overall life-cycle cost analysis payback < 5 years !

## Next Steps - LEDs (FY25 to FY27)

- Emphasis on completing LED work
- Replace existing lights with new LEDs/controls
- Replace on one-for-one basis
- *Installed 7,300 of 8,800 (83%) total LEDs to date*
- High School Phase I (Common areas) 100% complete
- High School Phase II (Classrooms) 95% complete
- *Plan to make comprehensive presentation to SB*

# LED - Projects (FY14 to FY25)

## First LED Project



FY14 Request !

Contractors

*37 Projects to Date*

LED Projects Summary from FY14 to FY25				
#	FY	Building	Qty	Cost
1	14	Bates	31	\$ 21,000
2	14	Sprague	57	\$ 48,000
3	15	Middle School	61	\$ 46,000
4	15	Hardy	15	\$ 12,000
5	15	Hunnewell	17	\$ 20,000
6	15	Upham	14	\$ 28,000
7	15	PAWS	18	\$ 30,000
8	15	FSM	84	\$ 14,000
9	15	FSC	20	\$ 5,000
10	19	DPW O&E, W&S, P&H	117	\$ 83,000
11	19	Library	60	\$ 84,000
12	19	Bates	144	\$ 109,000
13	19	Middle School	732	\$ 462,000
14	19	Sprague	345	\$ 200,000
15	20	Bates	306	\$ 92,000
16	20	DPW P&H	57	\$ 61,000
17	20	FS Central	27	\$ 31,000
18	20	FS Main	80	\$ 37,000
19	20	Middle School	696	\$ 217,000
20	20	Police	95	\$ 61,000
21	20	RDF	68	\$ 37,000
22	20	Sprague	311	\$ 92,000
23	21	High School	72	\$ 47,000
24	21	High School	63	\$ 52,000
25	22	Middle School	754	\$ 234,000
26	23	High School	1,356	\$ 916,000
27	23	High School	20	\$ 28,000
28	23	High School	53	\$ 58,000
29	23	Middle School	172	\$ 114,000
30	23	Police	23	\$ 20,000
31	23	PAWS	115	\$ 40,000
32	24	High School	1,346	\$ 1,321,000
33	25	Bates	84	\$ 110,000
34	25	Sprague	112	\$ 110,000
35	25	Police	168	\$ 45,000
36	25	DPW O&E	286	\$ 60,000
37	25	Main Library	836	\$ 275,000
Total			8,815	\$ 5,220,000

*FY25 Pending*

November 12th FMD Presentation

# LED - Benefits

*Improved ... Quality*

*Before*



*After*



November 12th FMD Presentation

# LED - Benefits

*Improved ... Control*



- Automatic On/Off
- Dimmable to 10%
- Sectional Switching
- Occupancy Sensor Control
- Daylighting Control
- Programmable “Themes”

# LED - Benefits

*Improved ... Learning Environment !*



November 12th FMD Presentation

*FMD'S*  
*HVAC Recommissioning*  
*(ReCx) Program*

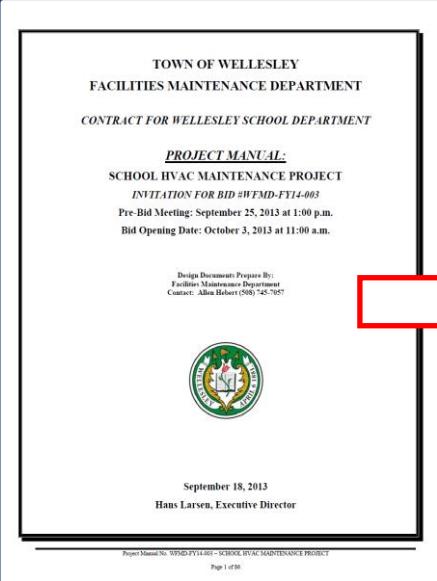
November 12th FMD Presentation

# Why Recommission?

- Reduces energy consumption by about 10% to 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
- Problems often communicated to technicians by occupants

# HVAC Recommissioning

## First ReCx Project



*FY14 Request*

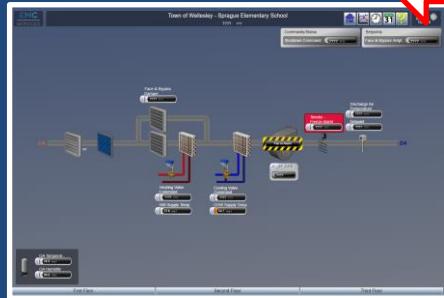
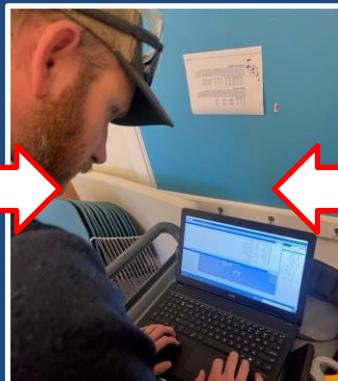
*Contractors*

*34 Projects to Date*

ReCx Projects Summary from FY14 to FY25				
#	FY	Building	SF	Cost [\$]
1	14	Bates	52,750	\$ 40,000
2	15	Fiske (Excl. Basement)	45,347	\$ 40,000
3	15	Hardy	45,900	\$ 42,000
4	15	Hunnewell	36,400	\$ 36,000
5	15	Middle School	228,700	\$ 81,000
6	15	Sprague	72,700	\$ 42,000
7	15	Upham	36,500	\$ 25,000
8	16	High School	280,091	\$ 125,000
9	16	Town Hall	32,240	\$ 19,000
10	17	Fire Station Main	22,300	\$ 10,000
11	17	Main Library (Excl. Garage)	56,143	\$ 38,000
12	17	Warren	26,151	\$ 24,000
13	17	WPD	21,200	\$ 12,000
15	19	DPW O&E, P&H, W&S	71,740	\$ 30,000
16	19	DPW RDF	31,170	\$ 2,000
17	19	Hardy	45,900	\$ 26,000
19	19	Hunnewell	36,400	\$ 24,000
19	19	Upham	36,500	\$ 20,000
20	20	Bates	52,750	\$ 31,000
21	20	Middle School	228,700	\$ 165,000
22	20	Sprague	72,700	\$ 32,000
23	22	Fire Station Central	6,250	\$ 5,000
24	22	Fire Station Main	22,300	\$ 26,000
25	22	High School	280,091	\$ 112,000
26	22	PAWS	9,072	\$ 9,000
27	23	Main Library (Excl. Garage)	56,143	\$ 89,000
28	23	Warren	26,151	\$ 33,000
29	23	WPD	21,200	\$ 13,000
30	24	Fiske (Excl. Basement)	45,347	\$ 35,000
31	24	Schofield	43,500	\$ 35,000
32	24	Tolles-Parsons	11,923	\$ 28,000
33	25	DPW O&E	7,600	\$ 35,000
34	25	DPW W&S	29,300	\$ 50,000
Total			2,091,160	\$ 1,334,000

*FY25 Pending*

# HVAC Recommissioning



November 12th FMD Presentation

# Energy Management Website

## *New !*

- Created to describe Energy Management Program
- Provides narrative descriptions, tables, and charts
- Includes energy use data from 2012 to present
- Generates energy use reports by utility and building
- Available for viewing by public
- <https://energy.dudesolutions.com/?bbID=TOWES#BillboardPage>

# Energy Management Website (Main Screen)

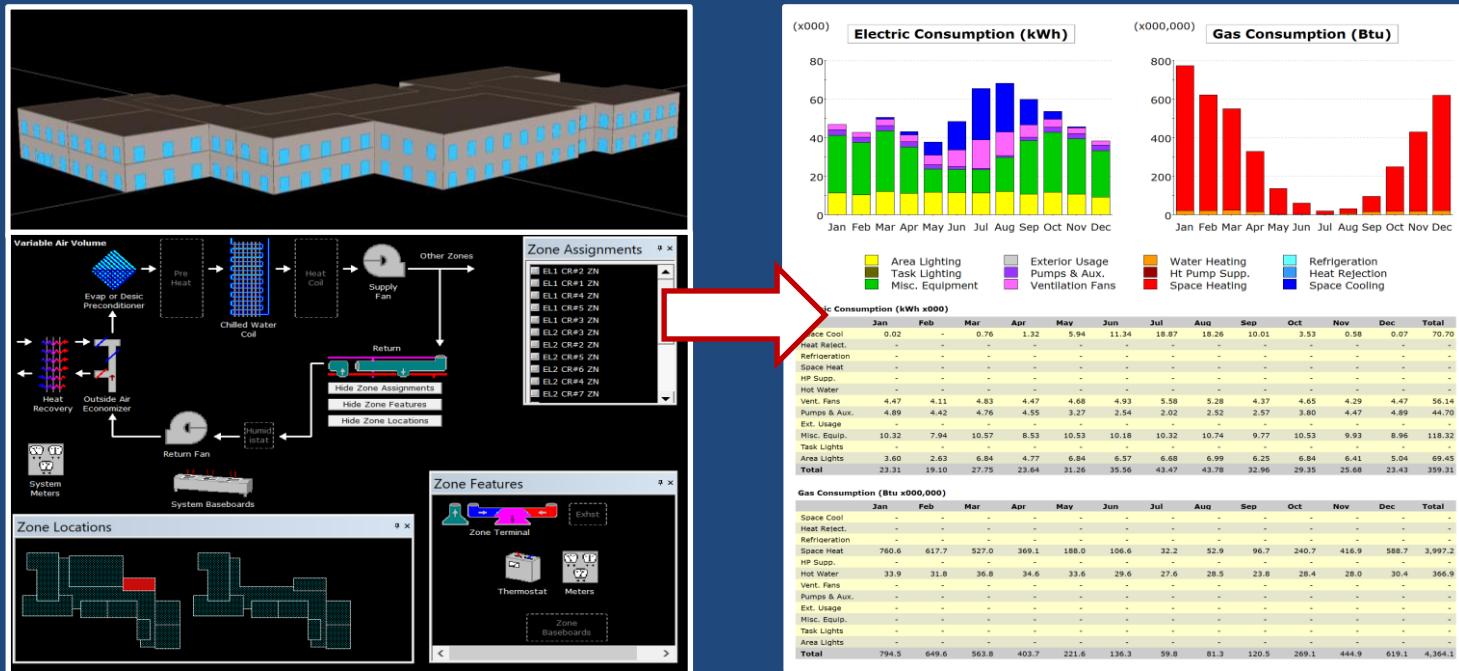


November 12th FMD Presentation

# Energy Modeling

- Provides optimal energy use target metrics (kBtu/sf/year)
- Enables accurate “What if” energy use reduction scenarios
- Comprehensive, dynamic, and versatile
- Prepared energy models for Elementary Schools
- Received models for High School and New Hunnewell/Hardy

# Energy Models (Sprague)



November 12th FMD Presentation