

Proposal Name	Background
School - Town/School ADA Renovations	This annual program of improvements is requested in order to bring Town and School buildings into compliance with the Americans with Disabilities Act (ADA), which requires that the Town make public buildings accessible to all. There are also ongoing requests from Town or School staff to make the buildings more accessible and easier to use. In an effort to meet their needs, which helps all person's needs, equipment installation or modifications of existing equipment or structures in done.
FY24 Request	\$90,000

Proposal Name	Background
School - Public Building Fire Alarm upgrades	The Town engaged with Garcia, Galuska & DeSousa to conduct a study to assess the existing fire alarm and related fire protection systems. The funding below will allow the Building Department to address the recommendations in the study to properly maintain and upgrade these systems. The program has been funded for several years. This would include replacement of fire alarm panels, central monitoring equipment, fire alarm devices, fire doors/curtains and egress, fire sprinkler equipment and their peripherals, emergency egress lighting and their peripherals, testing and upgrades or any associated services or components.
FY24 Request	\$125,000

Proposal Name	Background
School - HVAC Equipment	These funds would be used to primarily replace the larger, more expensive parts up to and including the entire unit for air conditioners, HVAC equipment and boilers. There are presently 210 permanent air conditioning systems in both Town and School buildings. Their sizes range from 2 tons of refrigeration to over 200 tons of refrigeration. The equipment age goes from 1975 up to 2022, with 1 units 10 years or older. Typically, air conditioning compressors last only 5 - 10 years. Depending on the size, costs can range from \$3,500 to \$150,000. Instead of being proactive, there is presently a reactive response when there is a failure, usually in very hot weather. The cost to repair is born out of the operations and maintenance budget (O&M). However, with the large increase in installations of AC equipment over the years, the O&M would not be able to handle a large cost such as this. The plan would be to replace compressors and do upgrades in the off season, based on age and conditions. Due to COVID, more fresh air was required to be pulled into the buildings that was originally designed. This resulted in some permanent modifications and some temporary modifications of the HVAC systems, their controls and other related equipment. This program would include permanent upgrades and modifications to the HVAC/boiler systems and include proper maintenance, testing and upgrades or any associated services or components. The program had been funded for several years. The monies would also be used to replace gas fired equipment with no fossil fuel equipment in all buildings which would include hot water and heat. This would allow a start to achieve zero emissions by 2050. Emissions would be reduced over a number of years. The first to be replaced would be gas fire hot water heaters with hybrid electric hot water heaters. Then phase in heat pumps units.
FY24 Request	\$300,000

Proposal Name	Background
School - Town/School Energy Conservation Projects	It is imperative that monies be invested to decrease energy consumption in Town and School buildings. Programs include, but are not limited to, lighting retrofit and controls, energy efficient motors, insulation, and heating and cooling equipment. In addition, water conservation efforts are explored. This program augments existing gas and electric utility conservation programs along with Green Communities Grant Funding. A continued area of focus is building commissioning. Many years ago, a building's HVAC system was set up by multiple contractors and then signed off by the design engineer. Sometimes there would be control issues, leading to complaints or high energy usage. The Building Department, for all new projects, hires a Commissioning Agent. Recommissioning of certain buildings is suggested in order to confirm that the equipment was designed, installed and set up properly. This would be accomplished by a balancing and controls company. Two buildings per year should be recommissioned. Another investment has been with variable frequency drives (VFDs). These VFDs control the speed of motors for pumps and fans. They slow the motor down using inputs from the energy management system based on the needs of the space.
FY24 Request	\$200,000

Proposal Name	Background
School - Town/School Elevator Renov. Program	The Town presently has 54 elevators, LULAs, and wheelchair lifts throughout all buildings. When a building is renovated, most elevators are upgraded (new controls, motors, cables, refurbishment of the car, etc.). Some elevators are also partially upgraded to meet the requirements of the existing building codes. The buildings that have not been renovated have elevators that are close to 30 years old. Maintenance is an issue and parts are increasingly difficult to find. The elevator's controller is basically a computer. The controller needs to be upgraded or replaced as technology progresses and older technology is not supported. This program would include upgrades those cars and lifts with new equipment, controls, software, testing, inspections and upgrades or any associated services or components. Future elevators on the schedule include: Baker School (3) Main Library (2) Public Safety (2) Unified Arts Building (1) Lynch Rec Center (1)
FY24 Request	\$250,000

Proposal Name	Background
School - Town/School Roof Repair/Repl. Program	A long-term master plan was prepared by a roofing consultant and includes a priority list and schedule and that calls for \$20+ million over a 20-year period. Funds were appropriated for costs associated with repairs to the roofs of all Town and School buildings, including a visual inspection of the exterior of all buildings that will help prioritize these repairs. The outside roofing areas of facilities includes flashing, roofs of all kinds - EPDM, slate, asphalt, rubber, concrete, wood shakes, shingles and metal. These structures are over 125+ years old. Slater roofs typically have a life span or 100 years. Rubber roofs generally last 20-25 years. Since this program started about 20 years ago, it is now time to go back to the original list and plan for those roofs to be replaced. Energy losses due to insulation being wet, decayed or too little will be addressed when the roof gets replaced by adding new, more efficient insulation. A number of buildings have roofs that are in need of repair/replacement. This causes water to penetrate into buildings safety problems. This program would include all roofing of all types, and repairs to the building and its equipment resulting from roofing failures, testing, inspections, repairs and upgrades or any associated services or components. Facilities addressed within this time frame include the following: 2023 Lawrence (Slate and EPDM) 2024 Rental Properties 2025 Eliot/Soule/Gardeners Shed/Gym 2026 Baldwin 2027 Health 2028 Public Safety
FY24 Request	\$500,000

Proposal Name	Background
School - Town/School Energy Management System	This project is to upgrade the energy management systems in Town and School buildings. A few of the larger buildings have older (30 years) energy management systems that have exceeded their life expectancy and replacement parts are no longer available. These systems would be replaced and upgraded with new web-based systems integrated into the Town's existing computer network. Other systems would be upgraded with newer software or firmware. The Building Department will continue to work with the Information Technology Department on these projects.
FY24 Request	\$130,000