



Municipal Buildings Stabilization Fund

At the 2018 Annual Town Meeting, Town Meeting voted to approve the creation of the Municipal Buildings Stabilization Fund for facilities maintenance, improvement, and construction costs. Town Meeting voted to approve funding the Municipal Buildings Stabilization Fund with a dedicated Stabilization Fund override of \$1 million, subject to voter approval at the ballot box. In June 2018, voters approved the override, which can be increased annually by the Board of Selectmen by 2.5%.

The 2018 Town Meeting also voted to use the full first year balance of \$1 million in the Municipal Buildings Stabilization Fund in Fiscal Year 2019 for the feasibility study / schematic design for the Dale Street School project. Subsequent appropriations since Fiscal Year 2020 have been used to make investments in Town and School facilities.

The Town and School departments are currently in the process of updating the 20-year Facilities Master Plan. Once this is completed, the 5-year outlook for the Municipal Building Stabilization Fund outlay will be published.

Fiscal Year 2025 Projects funded by Municipal Buildings Stabilization Fund

Facility	Project	Recommendation
Medfield High School	Preventative Maintenance – AHUs	10,000
Medfield High School	Preventative Maintenance – RTUs	25,000
Medfield High School	Miscellaneous Site Work	10,000
Medfield High School	Electrical Upgrades	15,000
Medfield High School	Medfield Outreach Office Work	20,000
Medfield High School	Sport Court Repairs	125,000
Blake Middle School	Preventative Maintenance – RTUs	25,000
Blake Middle School	Miscellaneous Site Work	10,000
Blake Middle School	Preventative Maintenance – AHUs	20,000
Blake Middle School	VCT/Flooring Replacement	20,000
Blake Middle School	Acoustic Ceilings	20,000
Blake Middle School	Boiler Replacement	100,000
Blake Middle School	Fluid Pumps	5,000
Dale Street School	Interior Improvements	50,000
Dale Street School	Asbestos Flooring Abatement Replacement	25,000
Dale Street School	Carpet Replacement	20,000
Wheelock School	Preventive Maintenance - Fan Coil Units	10,000



Facility	Project	Recommendation
Wheelock School	Replace Valves Throughout	10,000
Wheelock School	Preventive Maintenance - Exhaust Fans	5,000
Wheelock School	Flooring / VCT Abatement	25,000
Wheelock School	Preventive Maintenance - Gym Units	25,000
Wheelock School	Replace Pneumatic Temp. Controls	100,000
Memorial School	Preventive Maintenance - RTUs	5,000
Memorial School	Miscellaneous Site Work	12,000
Memorial School	Carpet/VCT/Painting	25,000
Memorial School	Grease Trap Replacement	12,000
District Wide	Sealant Replacement/Engineering	10,000
District Wide	New Storage Containers	50,000
District Wide	Resurfacing of School Parking Lots	250,000
Town Hall	Misc. Exterior Façade Repairs	20,000
Town Hall	Carpet Replacement	40,000
Town Hall	Preventative Maintenance – Vent Exhaust Fans	5,000
Town Hall	Interior Improvements	25,000
Town Hall	Sprinkler Work	10,000
Town Hall	Sealant Replacement	10,000
Public Safety Building	Sport Court Repair (located at corner of Dale and Adams Streets)	200,000
Public Safety Building	Sprinkler Work	10,000
Pfaff Center	Miscellaneous Plumbing Repairs	6,000
Pfaff Center	Miscellaneous Electrical Repairs	5,000
The CENTER at Medfield	Building Envelope Repair/Windows	10,000
The CENTER at Medfield	Sprinkler Work/Dry System	10,000
The CENTER at Medfield	Exterior Painting	50,000
Library	EPDM Engineering	10,000
Library	Fire Alarm Replacement	100,000
Library	Fluid Pumps	5,000
Kingsbury Gristmill	Roof Replacement	20,000



Facility	Project	Recommendation
Dwight Derby House	Sump Pump/Gutter Work	10,000
Town Wide	ADA Improvements	10,000
Town and School	Tri-County RVTHS Project	6,147
Town and School	Facilities Maintenance and Capital Plan	74,607
Town and School	Emergency Repair Funding	175,000
	TOTAL	\$1,850,754

Project Narratives: Medfield High School

Preventative Maintenance – Air Handling Units

As the components of the existing Air Handling Units (AHUs) reach the end of their life cycle, replacement of certain parts is needed. The cost to replace the units outright is much more expensive, and this maintenance will help extend their useful life.

Preventative Maintenance – Roof Top Units

As the components of the existing Roof Top Units (RTUs) reach the end of their life cycle, replacement of certain parts is needed. The cost to replace the units outright is much more expensive, and this maintenance will help extend their useful life.

Miscellaneous Site Work

This work will primarily focus on fencing repairs necessary due to downed trees that have caused damage.

Electrical Upgrades

Various electric upgrades will be completed throughout the High School.

Medfield Outreach Office Improvements

New modular office walls and doors will be installed to allow the staff at Medfield Outreach better serve their clients. Removal of Medfield TV, the prior occupier of the space, equipment and other ceiling, sprinkler, light, and air vent improvements will also take place.

Sport Courts Repairs

In FY24, \$150,000 was appropriated for the repair of the tennis courts and basketball courts. However, it has since been determined that the courts need to be fully reclaimed, so additional funding is proposed for FY25. A nearby retaining wall is included in these repairs.



Project Narratives: Blake Middle School

Preventative Maintenance - RTUs

As the components of the existing Roof Top Units (RTUs) reach the end of their life cycle, replacement of certain parts is needed. The cost to replace the units outright is much more expensive, and this maintenance will help extend their useful life.

Miscellaneous Site Work

This work will primarily focus on tree stump removal along the entryway to the school.

Preventative Maintenance – Air Handling Units

As the components of the existing Air Handling Units (AHUs) reach the end of their life cycle, replacement of certain parts is needed. The cost to replace the units outright is much more expensive, and this maintenance will help extend their useful life.

Asbestos Flooring Abatement/Replacement

Work will continue as part of the school's Asbestos Hazard Emergency Response Act (AHERA) plan.

Acoustic Ceilings

This will start the replacement of portions of the acoustical ceilings within the school.

Boiler Replacement

The Facilities Department hopes to offset the cost of this project with funding available through the Green Communities Grant Program.

Fluid Pumps

These pumps are associated with the heating system (centrifugal pumps). They are aged and have been recommended to be replaced. These pumps are essential for the heating system to run.

Project Narratives: Dale Street School

Interior Improvements

These improvements will include acoustical ceiling and painting work at the school.

Asbestos Flooring Abatement/Replacement

Work will continue as part of the school's Asbestos Hazard Emergency Response Act (AHERA) plan.



Carpet Replacement

This funding would provide for the replacement of the carpet in the school library.

Project Narratives: Wheelock Elementary School

Preventative Maintenance – Fan Coil Units/RTUs

As part of the school's preventive maintenance plan, this request will fulfill a multiyear approach to replacing 45 fan coil units. This process began in FY 21 and will be completed in FY25.

Replace Valves Throughout

Plumbing valves – replace supply piping, zone valves and shut off valves throughout the building due to corrosive water. Some valves are frozen open and need replacing.

Preventative Maintenance - Exhaust Fans

As part of the school's preventive maintenance plan, this request will fulfill a multiyear approach to replacing 25 exhaust fans. This process began in FY 21 and will be completed in FY25.

Asbestos Flooring Abatement/Replacement

Work will continue as part of the school's Asbestos Hazard Emergency Response Act (AHERA) plan.

Preventative Maintenance – Gym Units

As the components of the existing Roof Top Units (RTUs) reach the end of their life cycle, replacement of certain parts is needed. The cost to replace the units outright is much more expensive, and this maintenance will help extend their useful life.

Replace Pneumatic Temperature Controls

The Facilities Department hopes to offset the cost of this project with funding available through the Green Communities Grant Program.

Project Narratives: Memorial Elementary

Preventative Maintenance - RTUs

As the components of the existing Roof Top Units (RTUs) reach the end of their life cycle, replacement of certain parts is needed. The cost to replace the units outright is much more expensive, and this maintenance will help extend their useful life.

Miscellaneous Site Work

This work will primarily focus on repairs to the field dugout caused by a downed tree.



Carpet/VCT Painting

Work will continue as part of the school's Asbestos Hazard Emergency Response Act (AHERA) plan.

Grease Trap Replacement

This grease trap has reached the end of its life cycle.

Project Narratives: District-Wide Projects

Sealant Replacement/Engineering

Particularly at the Wheelock and Blake Schools. We have been having issues with water penetrating the brick façade due to the breakdown of window sealant and mortar breakdown. We would like an engineering company to come in and provide a plan moving forward for repair and replacement.

Storage Containers

The Facilities Department is in need of outdoor storage containers, similar to sheds, to do space and logistical constraints. The shed-like structures would hold gas powered equipment like snow blowers and tractors. This funding would provide for five containers, some of which would replace current storage structures and some would be new.

Resurfacing of School Parking Lots

This needed work will also be partially funded by parking fees collected at the schools.

Project Narratives: Medfield Town House

Exterior Façade Repairs

As part of a four phase plan, one side of the brick exterior of the Town House will be repaired each year. This is the third year of the plan.

Carpet Replacement

As part of a four phase plan, the flooring of one level of the Town House will be replaced each year. This is the third year of the plan.

Preventative Maintenance – AHUs

As the components of the existing AHUs reach the end of their life cycle, replacement of certain parts is needed. The cost to replace the units outright is much more expensive, and this maintenance will help extend their useful life.

Interior Improvements

These improvements include painting, ceiling replacements, and other work



Sprinkler Work

Sprinklers in the basement of the Town House will be upgraded.

Sealant Replacement

In conjunction with the building's exterior repairs, window sealant will be replaced.

Project Narratives: Public Safety Building

Basketball Court Repair

It has been determined this court, located on the corner of Dale and Adams Street, needs to be fully reclaimed.

Sprinkler Repair

Various sprinkler repairs are needed throughout the building.

Project Narratives: Pfaff Center

Miscellaneous Plumbing Repairs

Various plumbing repairs are needed at the Pfaff Center.

Miscellaneous Electrical Repairs

Various repairs are needed at the Pfaff Center.

Project Narratives: The CENTER at Medfield

Building Envelope Repairs

As part of the overall Preventive Maintenance for Municipal Buildings, exterior repairs are needed to the exterior façade of the building including replacement of rotted window trim / fascia boards / clapboard.

Sprinkler Work/Dry System

Deficiencies in the Dry System have been identified through the annual sprinkler testing that need to be addressed.

Exterior Painting

As part of the overall Preventive Maintenance for the Municipal Buildings, the building will be painted after the building envelope repairs are complete. The front of the building is scheduled to be addressed this year.



Project Narratives: Library

EPDM Engineering

Engineering work for the eventual EPDM, or rubber, roof replacement at the Library is needed.

Fire Alarm System Replacement

It has been determined that the current fire alarm system at the library is at the end of its life cycle, and will need to be replaced.

Fluid Pumps

These pumps are associated with the heating system (centrifugal pumps). They are aged and have been recommended to be replaced. These pumps are essential for the heating system to run.

Project Narratives: Historic Properties

Kingsbury Grist Mill Roof Replacement

The roof of the Kingsbury Grist Mill is in need of replacement. The Town funds appropriated for this project will be complemented by a grant from the Medfield Foundation.

Dwight Derby House Repairs

The Dwight Derby House's sump pump will be upgraded along with the gutters around the house.

Project Narratives: Town-Wide Projects

ADA Improvements

Improvements will be made as identified in the Town's Americans With Disabilities Act Self Evaluation and Transition Plan completed in 2021.

Emergency Repair Fund

In the event of an emergency at a town or school building where the costs cannot be covered under the Maintenance and Repair line item in the operating budget, the project can be funded out of this appropriation only after the approval from the Select Board. Any unused amounts will flow back into the Municipal Building Stabilization Fund at the end of the fiscal year.



Project Narratives: Town and School

Tri-County Regional Vocational Technical High School

Medfield's proportionate cost of the new Tri-County Regional Vocational Technical High School building project approved by voters in October 2023 will also be paid out of this fund.

Facilities Maintenance and Capital Plan

Medfield's most recent Facilities Evaluation and Capital Plan was published in October 2017. As the Town prepares to update the plan, it is anticipated that the current funding available, roughly \$30,000, will not be sufficient. Two prior year articles totaling \$74,607 intended for Project Management Services are proposed to be closed, and the balance re-appropriated towards the update of the plan. The Facilities Department now has a project manager on staff, so funds for hiring a third party for these services are no longer necessary.