



# Town of Medfield

## FY 27 MBSF Projects



**459 Main Street  
Medfield, MA 02052**

**Robert Quinn, Facilities Director  
Phone: 508-613-5227**

**Capital Budget Committee:**

**Megan Sullivan (Chair)**

**Eileen Murphy**

**Brent Nelson**

**Michael LaFrancesca**

**Artie Georgacopoulos**

*Dear Megan,*

*In advance of our meeting tomorrow, please find a brief summary of FY27 projects on the next pages. The page numbers referenced correlate with the Arrowstreet report. 'Priority Numbers' assigned are in relation to the capital recommendation section of the Arrowstreet Report. We look forward to discussing these projects with you.*

*Thank you for your understanding and consideration*

Regards,

**Rob Quinn  
Facilities Director  
Town of Medfield  
rquinn@email.medfield.net**

## MEDFIELD PUBLIC SCHOOLS (FY 27)

### HIGH SCHOOL (Pgs. 52-58)

**Building Envelope (\$20,000)** - Will be used to address any damages, repairs, etc. to walls, windows, doors, sealant on the outer shell of the building. The building envelope is one of the most important components of the building as it protects the structure and increases energy efficiency. The emphasis will be on the external areas of the building. Planned projects include repointing the exterior brick wall at the LMC. [PRIORITY 1]

**Interior Improvements (\$35,000)** - Will be used to address any damages, repairs, replacements or upgrades to walls, ceilings, floors, inside of the building. Planned projects include replacement of the upper section of the cafeteria flooring, gym entrance VCT, walk off matting in locker rooms. [PRIORITY 1]

**Mechanical System Improvements & Repairs (\$25,000)** - Will be used for HVAC, Building Management Systems, Controls, Plumbing, Sprinkler. The emphasis will be on HVAC equipment. [PRIORITY 1,2]

**Electrical Repairs & Upgrades (\$25,000)** - Will be used for interior and exterior lighting, receptacles, and power distribution. Planned projects include switchover of LED lighting & maintenance. [PRIORITY 2]

**Medfield Outreach Offices (\$100,000)** - To be discussed

### MIDDLE SCHOOL (Pgs. 43-51)

**Building Envelope (\$20,000)** - Will be used to address any damages, repairs, etc. to walls, windows, doors, sealant on the outer shell of the building. The emphasis will be on the external areas of the building. Planned projects include repointing bricks on the exterior gym walls. [PRIORITY 1]

**Interior Improvements (\$35,000)** - Will be used to address any damages, repairs, replacements or upgrades to walls, ceilings, floors, inside of the building. Planned projects include replacing the carpet in Lecture hall, and painting the Lecture hall. [PRIORITY 2]

**Mechanical System Improvements & Repairs (\$25,000)** - Will be used for improvements, maintenance, repairs and upgrades to HVAC systems, Building Management Systems, Controls, Plumbing, Sprinkler. The emphasis will be on HVAC equipment. [PRIORITY 2]

**Electrical Repairs & Upgrades (\$25,000)** - Will be used for interior and exterior lighting, receptacles, and power distribution. Planned projects include switchover of LED lighting & maintenance. [PRIORITY 2]

**Site Improvements (\$10,000)** - Will be used to make repairs and improvements to walkways, grounds, fields, fences, and any other site amenities. [PRIORITY 2]

**DALE STREET SCHOOL (Pgs. 35 - 42)**

**Building Envelope (\$10,000)** - Will be used to address any damages, repairs, etc. to walls, windows, doors, sealant on the outer shell of the building. The emphasis will be on the external areas of the building. Planned projects include repair of exterior building soffits. [PRIORITY 1]

**Interior Improvements (\$30,000)** - Will be used to address any damages, repairs, replacements or upgrades to walls, ceilings, floors, inside of the building. Planned projects include abatement and replacement of VCT in sections of the building. [PRIORITY 1]

**Mechanical System Improvements & Repairs (\$10,000)** - Will be used for improvements, maintenance, repairs and upgrades to HVAC systems, Building Management Systems, Controls, Plumbing, Sprinkler. The emphasis will be on HVAC equipment. [PRIORITY 1]

**Site Improvements (\$5,000)** - Will be used to make repairs and improvements to walkways, grounds, fields, fences, and any other site amenities. [PRIORITY 1]

**WHEELLOCK SCHOOL (Pgs. 26 - 34)**

**Building Envelope (\$15,000)** - Will be used to address any damages, repairs, etc. to walls, windows, doors, sealant on the outer shell of the building. The emphasis will be on the external areas of the building. Planned projects include spot repair of exterior walls, and caulking of windows. [PRIORITY 1]

**Interior Improvements (\$20,000)** - Will be used to address any damages, repairs, replacements or upgrades to walls, ceilings, floors, inside of the building. Planned projects include abatement and replacement of flooring in the kitchen and upstairs hallway. [PRIORITY 1]

**Mechanical System Improvements & Repairs (\$15,000)** - Will be used for improvements, maintenance, repairs and upgrades to HVAC systems, Building Management Systems, Controls, Plumbing, Sprinkler. The emphasis will be on HVAC equipment. [PRIORITY 1]

**Electrical Repairs & Upgrades (\$10,000)** - Will be used for interior and exterior lighting, receptacles, and power distribution. Planned projects include switchover of LED lighting & maintenance. [PRIORITY 1,2]

**MEMORIAL SCHOOL (Pgs. 18 - 25)**

**Building Envelope (\$15,000)** - Will be used to address any damages, repairs, etc. to walls, windows, doors, sealant on the outer shell of the building. The emphasis will be on the external areas of the building. Planned projects include replacing the window sealant at the large library windows, and making spot repairs to exterior brick walls. [PRIORITY 1]

**Interior Improvements (\$25,000)** - Will be used to address any damages, repairs, replacements or upgrades to walls, ceilings, floors, inside of the building. Planned projects include abatement and replacement of VCT in sections of the building. [PRIORITY 1]

**Electrical Repairs & Upgrades (\$10,000)** - Will be used for interior and exterior lighting, receptacles, and power distribution. Planned projects include switchover of LED lighting and maintenance. [PRIORITY 1,2]

**Mechanical System Improvements & Repairs (\$10,000)** - Will be used for improvements, maintenance, repairs and upgrades to HVAC systems, Building Management Systems, Controls, Plumbing, Sprinkler. The emphasis will be on HVAC equipment. [PRIORITY 1]

### **DISTRICT WIDE**

**Paving/Parking Lot Renovations (\$250,000)** - Will be used to mill and overlay parking areas and asphalt/concrete driveways at schools. The majority of these funds will be allocated to repaving Wheelock parking areas and drive lanes planned next summer.

**Roof Replacement (\$150,000)** - To be Determined - Funds will be allocated each year with the goal of accumulating funds to be put towards the replacement of school roofs. Blake roof is most critical at this time. Funds may need to be used for emergency repairs should issues arise.

**HVAC Equipment Replacement [Phasing] (\$150,000)** - Funds to be allocated each year to be used for purchase of new rooftop equipment. Funds will accumulate annually but may need to be used in the event of an emergency for repairs.

## TOWN BUILDINGS (FY 27)

### TOWN HOUSE (Pgs. 59 - 65)

**Interior Improvements (\$10,000)** - Will be used to address any damages, repairs, replacements or upgrades to walls, ceilings, floors, inside of the building. Planned projects include painting of hallways and common areas, and flooring replacements in the kitchenettes. [PRIORITY 2]

**Electrical Repairs & Upgrades (\$15,000)** - Will be used for interior and exterior lighting, receptacles, and power distribution. Planned projects include upgrades to the lighting in Cherney Hall, and regular maintenance. [PRIORITY 2]

**Chiller Replacement (\$100,000)** - Working with Green Communities, the Chiller at the Town House is in need of replacement. [PRIORITY 1]

### PUBLIC SAFETY (Pgs. 99 - 105)

**Mechanical System Improvements & Repairs (\$20,000)** - Will be used for improvements, maintenance, repairs and upgrades to HVAC systems, Building Management Systems, Controls, Plumbing, Sprinkler. [PRIORITY 1]

**Electrical Repairs & Upgrades (\$20,000)** - Will be used for interior and exterior lighting, receptacles, and power distribution. Planned projects include upgrades of LED lighting and maintenance. [PRIORITY 1]

**Interior Improvements (\$15,000)** - Will be used to address any damages, repairs, replacements or upgrades to walls, ceilings, floors, inside of the building. Planned projects include painting of the hallways and common areas. [PRIORITY 3]

### PARKS & RECREATION (Pgs. 75 - 80)

**Hinkley Pond Shack Design, Engineering, Permitting (\$150,000)** - Will be used to procure design services for an expansion of replacement of the Hinkley Pond shack with a space for Parks & Recreation.

### COUNCIL ON AGING (Pgs. 85 - 91)

**Mechanical System Improvements & Repairs (\$10,000)** - Will be used for improvements, maintenance, repairs and upgrades to HVAC systems, Controls, Plumbing, Sprinkler. [PRIORITY 1]

**Site Improvements (\$15,000)** - Will be used to make repairs and improvements to walkways, grounds, fences, and any other site amenities. [PRIORITY 1]

**PUBLIC LIBRARY (Pgs. 67 - 74)**

**Exterior Brick Repairs (\$30,000)** - Will be used to make repairs to the exterior brick walls including repointing, replacing damaged areas, removing and replacing sealant, joints, weep holes, etc. Projects will be evaluated by the on call mason to determine priorities. [PRIORITY 1]

**Window and Door Repairs (\$25,000)** - Will be used to repair or replace exterior or interior doors and windows. This building is open 7 days a week and is subject to extensive wear and tear in high traffic areas. [PRIORITY 1]

**Interior Improvements (\$20,000)** - Will be used to address any damages, repairs, replacements or upgrades to walls, ceilings, floors, inside of the building. Planned projects include replacing sections of flooring, and painting interior walls, replacing damaged ceiling tiles. [PRIORITY 1]

**Electrical Repairs & Upgrades (\$10,000)** - Will be used for interior and exterior lighting, receptacles, and power distribution. [PRIORITY 1,2]

**Site Improvements (\$15,000)** - Will be used to make repairs and improvements to walkways, grounds, fences, and any other site amenities. [PRIORITY 2]

**DEPARTMENT OF PUBLIC WORKS (Pgs. 92-98)**

**Mechanical System Improvements & Repairs (\$20,000)** - Will be used for improvements, maintenance, repairs and upgrades to HVAC systems, BMS Systems, Controls, Plumbing, Sprinkler. [PRIORITY 1]

**Epoxy Floor Replacement (\$35,000)** - Will be used for full replacement of the existing epoxy floor in the Mechanic's Bay. Due to the nature of the work done in the Mechanic's bay, the floor is subjected to extensive wear and tear. The floor coating is necessary to protect the concrete slab and it provides a slip resistant surface. [PRIORITY 2]

**Interior Improvements (\$25,000)** - Will be used to address any damages, repairs, replacements or upgrades to walls, ceilings, floors, inside of the building. Planned projects include replacing sections of flooring, and painting interior walls, replacing damaged ceiling tiles. [PRIORITY 1]

**TOWN WIDE**

**ADA Improvements (\$10,000)** - Will be used to make repairs and adjustments in accordance with Medfield's 2021 ADA transition plan.

**Green Communities (\$100,000)** - Funding will be contributed annually for Green Communities projects. At this time the priorities are RTU Replacement at High School and Chiller Replacement at Town Hall