

FACILITIES DEPARTMENT – PROJECT REVIEW & UPDATES  
6/5/17

COMPLETED PROJECTS

1. Replace Town Hall Fire Alarm System: ATM 2014 art. 53, \$18,000. Fire alarm system completely upgraded and brought up to code, including new fire alarm panel providing addressable reporting to monitoring company for all alarm components. Project completed March 2017.



2. Fire HQ, New Emergency Generator (ATM 2014 art. 54, \$140,000): Install new 130 kW generator to replace aging 60 kW generator. New generator powers entire building power load while former generator powered only select emergency circuits. Project completed 10/2016 for \$125,255. Note: Vacated generator room inside building converted by Facilities Dept to special washer/dryer room for firefighter turn-out gear.



3. Fire HQ, Kitchen Modernization (ATM 2014 art. 57, \$50,000): Redesigned entire kitchen with new layout and replaced residential equipment with commercial type equipment and exhaust hood, providing greater service capacity for expanded fire department. Also upgraded other parts of the room with new flooring, painting, etc.



4. Stetson House, Electric Upgrades (ATM 2015 art. 29, \$10,000): Licensed contractor replaced main electric panel, including expanded service for more circuits. Then, South Shore Votech electric class (Todd Hohenleitner and Dan Condon oversight) installed new lighting throughout

the building, authorized by Historic New England and guided by Mr. Roger Leslie. Lighting is discretely located using small LED lights to highlight special areas of the building and its historic collections to greatly enhance viewing image for visitors.

5. Middle School, Safety Bollards at Front Entrance (ATM 2015 art. 28, \$20,000): Installed 9 bollards to protect pedestrians from uncontrolled vehicles approaching school entrance. Completed 8/2016 for \$5,123.

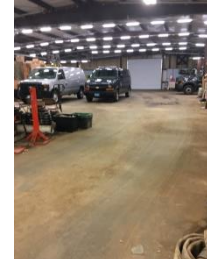


6. Other Projects 2016, Not Capital

- a. Middle School: Improvements to Lobby. Responding to request by School Dept, upgraded dingy entrance lobby into an attractive reception area, including new lighting, café-style furnishings, and reception desk for school secretary equipped with entrance door controls, telephone and computer.



- b. DPW Operations Building (219 Winter St.): Interior Improvements to Coordinate with New Addition.
  - i. Raised rows of LED ceiling lights to provide clearance for trucks.
  - ii. Poured epoxy transition at junction of the 2 floor slabs (3-inch elevation change between slabs) to provide safe gradual slope for vehicles.
  - iii. Misc. electric upgrades; repair to septic system; seal grout in new floor tile; paint walls; and misc. HVAC repairs/improvements.
  - iv. Installed custodial equipment and floor scrubber, and provide custodial services 3x/wk in new spaces.

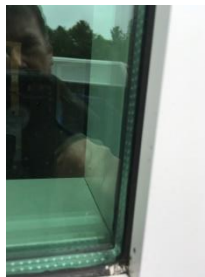


## PROJECTS UNDERWAY

7. Town Hall Security System (ATM 2015 art. 31, \$35,000): System includes alarm panel, contacts on exterior doors, motion sensors; and 13 cameras installed at entry doors and corridors (all 3 floors) and 2 at exterior & interior of Collector's office covering window transaction area.
- Initial quote from vendor \$43,000 was reduced to \$31,175 after rough wiring portion was turned over to SS Votech electrician class (Dan Condon oversight)
  - Also, received \$10,000 grant from MIIA to defray construction cost.
  - Status: rough wiring 99% complete; contractor has begun camera installation. Completion by end of June.



8. JC Library, Repair Window Curtain Wall (ATM 2015 art. 33, \$30,000): Contract awarded and work underway.
- Note: also completed 2 prior capital projects at JC Library: Installed snow guards on roof; and painted historic front section of building.



9. Middle School, Floor Tile, Phase 2 (ATM 2012 art. 23, \$490,000 but subsequently reduced to \$306,000 by later ATM): Funding to address 2 issues: (1) seepage of black adhesive up through joints in existing Vinyl Asbestos Floor Tile (VAT) due to vapor pressure beneath the floor slab; and (2) elimination of VAT from the building. (Note: VAT is considered innocuous in its normal condition and only regarded as a hazard if cut in some way creating a powder.)
- Phase 1 - Art/Music/Guidance area; \$148,000) completed 8/2015.
  - Phase 2 - 1<sup>st</sup> Floor Classrooms around center core (\$158,000): contract awarded to Capital Carpet & Flooring; to be started/completed this summer 2017.



10. Upgrade Door Locks, Town & School Buildings (ATM 2015 art. 34, \$70,000):

- a. First, designed town-wide master keyway system for all town buildings featuring dedicated/proprietary Medeco small format keyway exclusive to Town of Hanover; system to be installed progressively as town buildings are upgraded (e.g. new Center School).
- b. Phase 1 - Town Hall, New Keyway for All Doors (\$9,600): completed 12/2015. Imposed strict key control. Building access now controlled (and monitored) using electronic fobs which were previously installed in 2013.
- c. Phase 2 - Middle School (\$44,000): New Keyway for All Doors: Contract awarded 4/2017, installation this summer 2017. Includes new classroom locks which allow teachers to lock doors (using push button) from classroom side versus formerly having to open the doors and lock them using a key on the corridor side.

#### ENERGY PROJECTS

11. Green Communities (MA DOER). See project details on attached sheet.
  - 42 projects have been performed over 5 years.
  - \$1,120,936 received in MA DOER grants and utility incentives.
  - 471,869 kWh electric and 52,059 therms natural gas estimated energy savings annually, equating to approximately \$150,000 annual savings in operational utility budget.
  - Pending 2017 application for \$249,000 grant (+ \$43,000 utility incentive) supporting 7 new projects, including new LED lighting in Police and Fire HQ Buildings; and also includes \$10,000 payment to Town to reimburse staff effort.

#### UPCOMING PROJECTS IN FY2017

12. School Energy Management Controls (ATM 2014 art. 45, \$120,000): Bid spec under development; contract award late summer.
13. Town Hall, Upgrade BOS Hearing Room (ATM 2014 art. 51, \$25,000) and Town Hall, Upgrade Meeting Rooms (ATM 2017 art. 51, \$35,000): work begins summer 2017
14. Town Hall Restoration, Exterior Siding Rear, & new HVAC Front (ATM 2017 art. 42, \$404,400): First working group meeting 6/8/17. Probable construction 2018.
15. Town Hall, Upgrade HVAC in Rear Section (ATM 2017 art. 27, \$68,000): Summer/Fall 2017.
16. Town Hall, Signage and Wayfinding, (operational funds) \$20,000: design complete, contract imminent.
17. High School, Storage Room below Auditorium Seating (ATM 2017 art. 24, \$27,000): Summer 2017.
18. Middle & Cedar Schools, Kitchen Improvements (ATM 2017 art. 25, \$64,000): Summer 2017.
19. Cedar School Roof (ATM 2015 art. 27, \$350,000): Awaiting report from consultant; considering application to MSBA for matching funds for full roof replacement vice roof repairs.

#### OTHER PROJECTS

20. SchoolDude Facilities Scheduling: Expanding program application to include town Recreation fields and dual use by Facilities and Recreation Depts. Obtaining price quote from SchoolDude. Implementation summer 2017.
21. Hanover Street Lights: currently investigating opportunity to purchase street lights from NGRID and then convert to LED taking advantage of several sources of state and utilities funding, to reduce street lighting cost significantly. Awaiting street light purchase price statement from NGRID.

Notes Regarding Facilities Engineering Manager

- On 7/1/15, responsibilities increased to full department head position (personnel administration, payroll, budget management). To date, no added compensation received; and annual pay unchanged since July 2015.
  - o Note that Green Communities 2017 grant to contain \$10,000 to repay Town for Facilities Engineering Manager's project management efforts.