



Facilities Management

2021 Fall Town Meeting: Capital Requests



Custodial Equipment Replacement Program - \$50k

- Custodial equipment has an approximate useful life of 7-15 years. Much of Natick's custodial equipment is 20+ years old and needs to be replaced
- Custodial equipment ranges from \$2500-\$15,000 depending on the complexity of the equipment
- Equipment will be sized to maximize productivity



Equipment from the early 2000's



HVAC Engineering - Town Wide \$150k

- HVAC system components typically have a 15-30 year life cycle and many of Natick's HVAC systems fall in that age range. Prior to replacement, design, engineering, and bid specs need to be developed.
- Thoughtful designs focused on sustainable options could lead to rebates or grant funding.

Buildings in need of HVAC engineering:

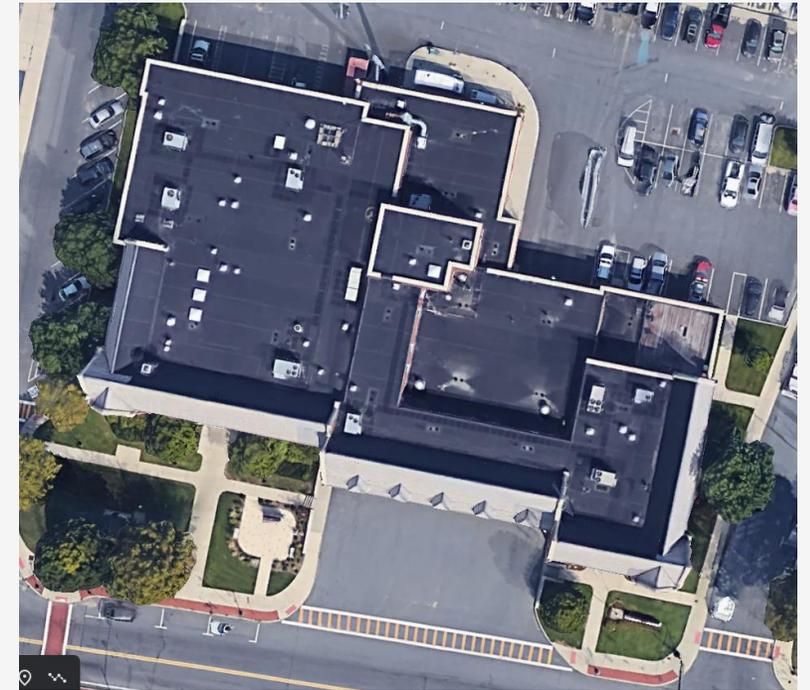
Brown – Boilers in nearing end of life

Lilja – Boilers in nearing end of life

Public Safety - Air handlers nearing end of life



Lilja Boiler



Aging air handling units at Public Safety



Town Hall Fire Alarm Panel - \$100k

When fire alarm systems near the end of life, parts become more difficult to find as manufacturers stop supporting older models. These panels often have failures, which impact system performance.

This system needs to be upgraded because it is original to the building and at the end of life. This system serves a critical life safety function.





Wilson Middle School -HVAC Controls Upgrade & Chiller System \$650k

- Building management systems have a life cycle of approximately 15 years.
- Parts for these systems are not available. Programming and service for these aging systems are challenging to manage.
- Failure of these systems results in HVAC not working, increased energy consumption, and inability to schedule the building.
- There is currently no mechanical cooling for the classrooms in Wilson Middle School.
- Temperatures have been measured to exceed best practices in classroom space.





Morse Institute Library: HVAC Controls Upgrade & Chiller System \$682k

- Morse Institute Library's major HVAC systems were installed in 1997. The chiller is failing and the Building Management System (BMS) is not functioning properly.
- In 2020-21, the Town worked with UMass Clean Energy Corps, Eversource, B2Q Engineering and the Department of Energy Resources to design a solution to electrify the building.
- The Town is applying for a \$500,000 Green Communities grant to offset the cost of this project to the Town.
- This project is a collaboration between Facilities Management and Sustainability, and aligns with Natick's Net Zero Action Plan.





Thank you and Questions

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