

Infrastructure & Asset Management Work to Benefit Somerville Public Schools, Summer 2025

*a.k.a. What IAM did during school summer vacation
Report for Somerville City Council and School Committee*

Katjana Ballantyne, Mayor

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Ralph Henry, Director of Capital Projects

August 25, 2025



Argenziano Kitchen Expansion Project

IAM-Capital Projects completed expansion work to the main kitchen. Work included installation of a new 88 sq. ft. walk-in freezer, one new electric-ventless double oven and relocation/installation of equipment from the Winter Hill school such as a tilting kettle and 3 blast chiller units.

New Walk- In Freezer



New 88 square foot walk-in freezer. Approximate dimensions are 11' L x 7' W x 9' H

New Blodgett Electric Double Oven



New additional electric oven has essentially doubled the cooking capacity for the kitchen

Relocated Items from Winter Hill



Additional items from Winter Hill; tilting kettle and 3 blast freezers. Existing floor mixer was nudged over to fit the tilting kettle. 3rd blast freezer (not shown) is located across from new walk-in freezer.

Argenziano School Classroom Addition

This project, the construction of a new 850 square foot classroom in the existing atrium area on the 3rd floor of the school is in progress. The work includes new technology, storage cabinetry, sink, lockers and updated fire safety devices.

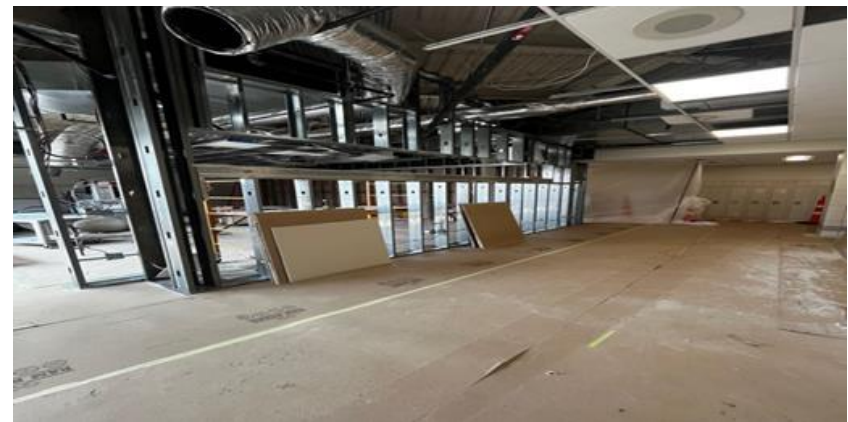
Anticipated completion: End of September/Early October.

Before Construction Activity



Atrium area prior to construction activity.

Construction Activity to Date



Metal stud wall fabrication and rough electrical, plumbing and fire protection systems.

Construction Activity to Date - Continued



Wall blocking, sound insulation and drywall installation. Next steps, joint compound, primer & paint!

Winter Hill @ Edgerly ADA Improvements

IAM-Engineering performed accessibility improvements on Bonair Street including widening the curb cut, new concrete sidewalks and signage.

Construction Activity: WH @ Edgerly



Views of the construction activity for the accessibility improvements on Bonair Street. This provides a new accessible ramp and parking space on Bonair St., and a repaved walkway to the building entrance.

Construction Activity: WH @ Edgerly



Views of the completed accessibility improvements on Bonair Street. PSUF will plant a new tree in the planter area in the fall. Engineering will then return to place Flexi-Pave (a rubber surfacing) around the tree, which includes the gate entrance. In the meantime, we have loamed the area, similar to its preconstruction conditions.

Kennedy School Chiller Replacement & BMS upgrades

IAM-Capital Projects is nearly complete with the replacement of the failed chiller at the Kennedy School. The chiller system is fully operational.

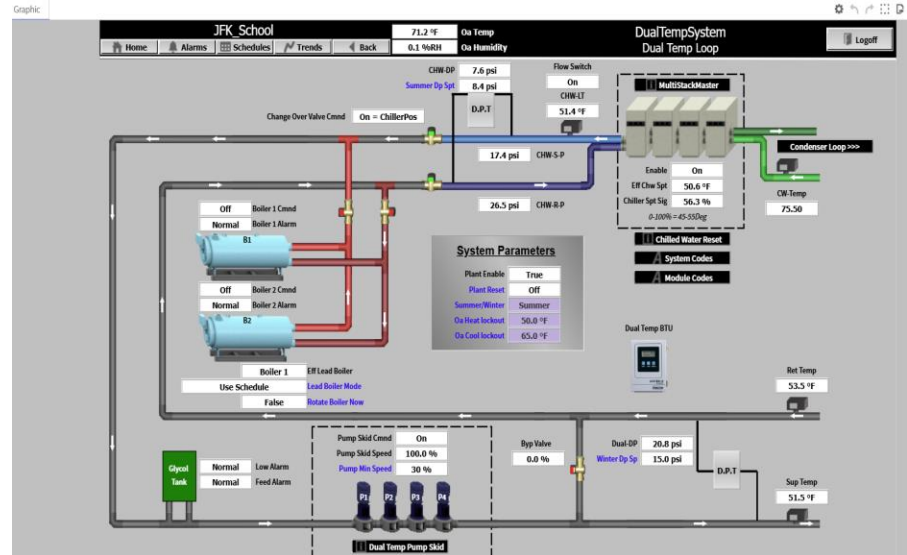
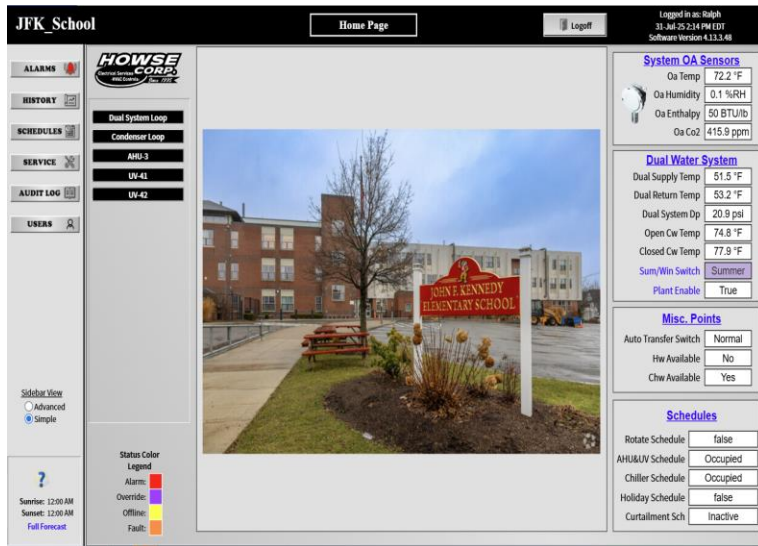
An added element to the project is upgrading the existing BMS system which will enable the DPW to have an additional building under a more modern system.

What is a BMS System?

BMS = Building Management System

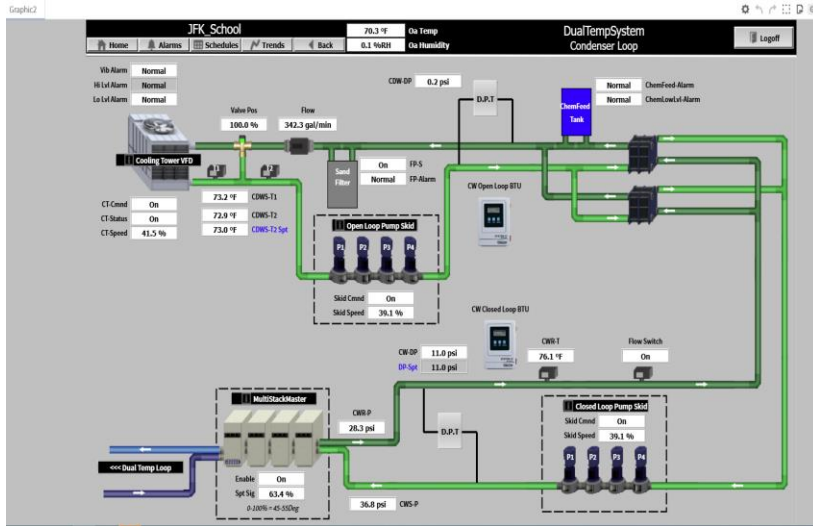
A BMS system allows people, like facility managers and building operations staff to monitor, in real time how a facility is performing. The system monitors space temperatures, energy consumption, equipment alarms and can trend multiple data points. It also allows DPW operations staff to adjust occupancy schedules and activate energy saving curtailments under a program with the Office of Sustainability and Environment (OSE) and Eversource.

New BMS Graphics



IAM/Capital projects staff are working closely with the DPW team on fully integrating new bac-net JCI BMS controls which will eliminate the existing out of date Honeywell proprietary system

New BMS Graphics - Continued



IAM/Capital projects staff are working on fully integrating new bac-net JCI BMS controls which will eliminate an existing out of date proprietary system (Honeywell)

Somerville High School Reavis Plaque Installation

IAM-Capital Projects completed one final detail for the Reavis Field. This beautiful plaque was installed in June.

New SHS Reavis Field Plaque



One final aspect of honoring Mr. Philip Reavis was adding this well-deserved commemorative plaque to further recognize his contributions to the City of Somerville.

Somerville High School Solar System Start Up

The final steps to activating the SHS solar system were completed in June. The system is now fully operational! The system can generate annually up to 330.65 MWh via 778 panels across multiple roof areas on SHS.

SHS Solar Panel System



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