



CITY OF SOMERVILLE, MASSACHUSETTS  
DEPARTMENT OF PUBLIC WORKS  
MAYOR KATJANA BALLANTYNE

JILL LATHAN  
COMMISSIONER

ERIC WEISMAN  
DIRECTOR OF OPERATIONS

**Date:** August 25, 2025  
**To:** School Committee Members  
**From:** Jill Lathan, Commissioner  
**Re:** DPW School Readiness Report

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Dear Members of the School Committee,

The Summer of 2025 offered the typical challenges for our School Custodians, as well as the DPW Building Maintenance Department. Our team was able to work around Capital Planning construction projects, multiple summer programs run by Somerville Public Schools (SPS) and Parks and Recreation, and more.

In the first two weeks after the end of the school year, a full thorough cleaning of all rooms used by all summer programs consisted of:

- A ceiling-to-floor dusting and washing;
- Wiping down all open counter spaces, bookshelves, affixed cabinets, and air diffusers;
- Cleaning and repairing window screens;
- Washing all interior windows;
- Cleaning & disinfecting all the furniture;
- Removing every non-affixed piece of furniture out of each room as it is cleaned in order to vacuum then shampoo carpeting;
- Stripping the floors clean and adding a minimum of three (3) coats of wax; and
- Putting the furniture back in the rooms so they may be used for the first day of summer school & summer camp.

Please bear in mind that all areas used by summer camps or schools have to go through the full standard summer cleaning process before the programs start after July 4<sup>th</sup>. Those areas then get redone after the summer programs end on August 9<sup>th</sup> and before teachers start officially entering on August 18<sup>th</sup>. This is a tight turnaround. Please also keep in mind that the summer work for SPS occurs simultaneously with City buildings that also need regular attention.

The full list of completed DPW school readiness projects is attached below.

**Argenziano School:**

1. Replaced the circulating pump on Boiler #3.
2. Made repairs to seven (7) deficient exhaust fans on the roof.
3. Updated all the Safety Data Sheets and booklets.
4. Delivered the genie lift to clean high lights and diffusers throughout.
5. Patching & painting throughout (hallways, stairwells, and classrooms).
6. Multiple plumbing repairs to sinks, toilets, and urinals throughout.
7. Installed new cores to new doors to custodial entrance and keyed them to correct keyway.
8. Tightened loose and leaking water spigot in garden outside Assistant Principal's office.
9. Replaced a swing in the playground swing set.
10. Repaired crack in storage room door inside gymnasium Room 103.
11. Repaired two (2) broken outlets in Art Room and checked the other while onsite.
12. Switched out multiple burnt out ballast lights with LEDs in several classrooms.
13. Replaced two (2) urinal flush-o-meters in 3rd floor bathroom and added spud on second urinal.
14. Unclogged kitchen garbage disposal.
15. Replaced cracked toilet in 3rd floor girls' bathroom.
16. Made three (3) keys for 3rd floor staff restroom near CC-30 for Vendors working in space.

**Brown School:**

1. Preparing both Boilers to be replaced with new, more efficient boilers, as well as running a new, safer chimney flue.
2. Updated all the Safety Data Sheets and booklets.
3. Unclogged toilet in staff bathroom in basement.
4. Patching, spot painting, and full wall painting throughout the school (hallways, stairwells, classrooms, and two (2) ceilings due to water damage).
5. Thoroughly removed all detritus and pigeon fecal matter from boarded-off alleyway outside, then supervised the cleaning and disinfecting of the area as this area will be where the new chimney flue will come out of boiler room.
6. Reattached the broken arm closer on the front door that was bent and broken off.
7. Removed and replaced cracked spud nut on toilet in girls' bathroom.
8. Unaffixed the boarded-up exhaust in boiler room to move the boiler flue project along.
9. Fixed hinges on Music Room door as they were bent and the door would not close.
10. Repaired broken main entrance door by switching out core and adjusting locking mechanism.
11. Switched out two (2) broken faucet handles on two (2) separate sinks. Also checked the toilets for issues as well.

**Capuano School:**

1. Made modernization and repairs to Hot Water Pump #2 in Boiler Room.
2. Replaced the HVAC Split system in MDF Room 230.
3. Delivered the genie lift to clean high lights and diffusers throughout.
4. Addressed plumbing repairs to classroom & bathroom sinks, toilets, and urinals.
5. Repaired the cabinet heater coil replacement in rooftop unit.
6. Patching, spot painting, and full wall painting throughout the school (hallways, stairwells, and classrooms).
7. Updated all the Safety Data Sheets and booklets.
8. Changed leaking shut off valve that was shut down due to leak in playground area. The outside spigot is now fully functioning.
9. Installed new door closer on front door (was leaking oil and door would often jam in the open position).

10. Adjusted door closer on Glen Street side again.

**Cummings Building:**

1. Updated all the Safety Data Sheets and booklets.
2. Completed the boiler repairs and replaced switch gear for generator, as well as completing the full hookup of the temporary air compressor.
3. New Damper switch installed in Boiler room.
4. Repairs to pneumatic system on compressor, modernizing unit.

**Edgerly School:**

1. Updated all the Safety Data Sheets and booklets.
2. Patching, spot painting, and full wall painting throughout the school (hallways, stairwells, and classrooms), including Rooms 231, 116, 118, 144, 312, 231, 237 and 203.
3. Repairs to over twenty (20) loose or completely popped off floor tiles in bathrooms due to water damage under old tiles.
4. Unclogged sink in Room 215.
5. Unclogged condensate line in window AC unit, also cleaned filter that was caked in dust.
6. Added three (3) Outlets to Room 102 off Panel NB CIR 13.
7. Removed two (2) white boards and one (1) bulletin board.
8. Replaced broken outlet cover over missing outlet (outlet closed off years ago).
9. Adjusted timing of Ramp door #8 on Bonair Street.
10. Added Blue Mats and bolted to walls in Room 110.
11. Added one (1) outlet under white board (could not add more as the wattage was too much for existing breakers for this space).
12. Replaced four (4) exterior lights with new LED lights.
13. Repaired three (3) exterior door closers (two (2) on Bonair & one (1) on Otis Street).
14. Ran wires through existing pipe to electrical box in kitchen panel circuit #1 and installed a GFI outlet in box.
15. Replaced broken AC unit in Room 125 and another in the small cafeteria.
16. Replaced defective gasket and diaphragm on toilet, and installed new flush-o-meter in boys' first floor bathroom.
17. Replaced LED lights in panel that was blinking on 3rd floor outside 340.
18. Installed two (2) cork boards in Room 125 and installed a white board in Room 122.
19. Replaced water damaged light with new LED 4X2 in Room 237.
20. Multiple plumbing repairs on urinals, toilets, bathroom, and food service sinks.

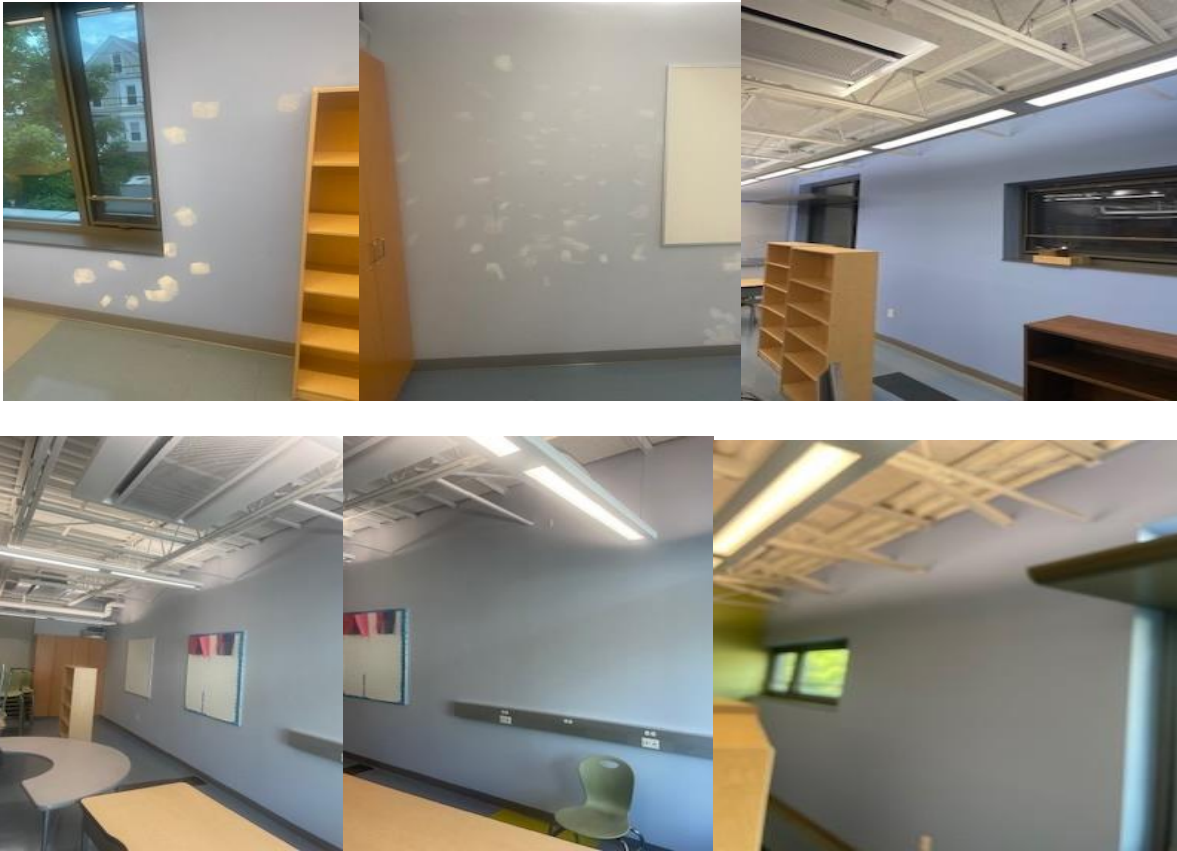
**East Somerville School:**

1. Updated all the Safety Data Sheets and booklets.
2. Extensive spot patching and painting in 26 classrooms and/or offices, and full wall painting throughout the school (hallways, stairwells, and classrooms).
3. Replaced boiler flue on Main Boiler.
4. Repaired both water spigots outside in front of school. Looking into removing old water bottle filling station and capping off at a later date.
5. Removed 40 plus hanging pictures, drawings, and student work that were hung on string in the library by request of the Principal.



6. Replaced bathroom pipe covering laminate panels that have been removed under sinks in bathroom near Room 234.
7. Replaced three (3) torn screens in Room 207 and five (5) in Room 210. One (1) broken frame was repaired. Also, repaired broken window frame and replaced torn screen in Room 209, as well as four (4) torn screens in Room 223 and replaced a missing handle.
8. Replaced broken window crank, broken screen frame, and torn screen in Room 208.
9. Replaced three (3) plugs on cords from Chromebook carts.
10. Touched up paint in Room 210.
11. Replaced six (6) missing bolts in the hinged bathroom door in 7th & 8th grade bathroom.
12. Replaced the door handle and locking mechanism on Room 228's front door.
13. Recalled the sink and added new water mount clips and re-installed missing aprons and hanging bars in boys' and girls' bathroom.
14. Replaced ceiling tile in Room 159A stained from roof leaks.
15. Removed and replaced old diaphragm in the flush-o-meter in 2nd floor bathroom..
16. Repaired a hole near the sink in the bathroom wall near the Gym. Had to match and replace tiles to match and replace tile to cover patches and replace broken tiles.
17. Patched wall in Room 233. Also, spot painted the area and the round corridor poles that have been damaged. Painted afterwards to match.
18. Unclogged toilet in boys' bathroom by Room 234.
19. Replaced both faulty hot and cold faucet cartridges.
20. Replaced broken Chicago sink cartridge in the faucet from Room 136.
21. Removed shelving system from Room 144 so it can be fully patched and painted.
22. Put together a desk riser in office as requested by 311.
23. Made a set of keys for new Vice Principal for Room 209.
24. Patched, sanded, and painted multiple door frames, specifically around all the gymnasium doors. Painted full Room 144, all downstairs hallway columns, touched up sections in Gymnasium. The process of painting Room 205E begins and then patching and painting Room 106 by Nurse's office.

25. Changed shut off valve handles in ceiling in Room 106 so that the outside water spigot could be turned on for outside water play for summer program.
26. Repaired one (1) window screen in Room 135 and one (1) in Room 206.
27. Replaced broken hand dryer with new 277 Volt hand dryer in bathroom near Room 134.
28. Replaced broken outlet and missing cover on outlet in Room 233
29. Unclogged toilet clogged by wipes in Room 124 children's bathroom.
30. Replaced leaking faucet gaskets and broken handle in Room 133.
31. Replaced vacuum breaker, unclogged toilet (wipes), tightened spud on toilet in Room 126.
32. Repaired stuck desk drawer in Room 136. Re-affixed both drawer tracks.



#### **Healey School:**

1. Updated all the Safety Data Sheets and booklets
2. Repaired leak in sink in Room 107. Had to replace rotted trap.
3. Replaced broken ceiling tiles throughout the school (35 in total).
4. Replaced three (3) light sconces in stairwell #3 and two (2) in Stairwell #2.
5. Replaced cracked trap, sink gasket, and corroded handles in Room 107 sink.
6. Repaired broken handle on water fountain, it had come loose inside and needed to be reattached & replaced rotted, rusted exit threshold in back by garden.
7. Adjusted the two doors leading from the gymnasium to outside playground as the hinges were bent and the door would jam in the locked position.
8. Added in LED light bulbs, replacing older fluorescent bulbs that had burned out. Will continue to switch as bulbs burn out.
9. Spot and/or full painting throughout, classrooms, and hallways as needed.





10. Screen repair throughout building.

#### **Kennedy School:**

1. Replaced faulty breaker to outlets in Room 310 administrative office area.
2. Repaired door closers in Rooms 104, 203 and 209; all were leaking and needed new closing units. The closing arms were reused.
3. Updated all the Safety Data Sheets and booklets
4. Replaced 4X2 fixture with same new in kitchen due to water damage.
5. Replaced motion sensor switch that was defective and added new toggle switch and direct wiring in Room 112.
6. Wrapped all bleachers at Kennedy School as a safety precaution as requested by SPS.
7. Replaced defective flush-o-meter in boys' bathroom on 3rd floor.
8. Touch up or full room painting in Rooms 113, 114, 212, as well as hallways and stairwells.
9. Removed and replaced old worn-out sink cartridge & handle.
10. Multiple door handle adjustments throughout, either loose handles or unable to lock. Most needed to be cleaned of dirt and lubricated and put back.
11. Replaced four (4) shades in Room 102, two (2) shades in Room 106, one (1) shade in Room 206, and one (1) shade in Room 302.

#### **Somerville High School:**

1. Replaced two (2) GFI Outlets in Room B032.
2. Replaced the missing device cover on the electrical out in Room C218.
3. Replaced two (2) broken GFI outlets in Room C202, re-wiring on as the out was burnt.
4. Responded to possible leak in equipment. No leak found, looks like it was from over filling and/or spillage.
5. Adjusted lower level's closer of Building C by loading dock that was leaking.
6. Made a new key to cabinets in classroom B038.
7. Adjusted vertical rods on stairwell C2 4th floor doors.
8. Replaced broken spring cages on both handles in both bathrooms in C409.
9. Repaired loose latch on bathroom stall in student bathroom outside C404.
10. Replaced both in line GFIs with new GFI outlets Room B032.
11. Replaced broken GFI outlet with new on retracting cord in Room 301.
12. Repaired four (4) screens in the weight room windows were damaged.
13. Replaced faulty Breaker and burnt outlet in Room C415.
14. Replaced line GFI with GFI outlet on hanging cord outlets in Room C303.
15. Replaced two (2) broken outlets with new GFI outlets in C503 & one (1) each in C506.
16. Replaced hanging outlet in Room C210 with new GFI Outlet.

17. Responded to outlet not working. Found the outlet was disconnected from the power source. Re-connected and power runs fine.
18. Adjusted door to staff bathroom Toilet BT140 near Gym.
19. Replaced broken toilet handle on staff toilet CT101.4 near main office.
20. Removed glass gate door in outside lower level by Café.
21. Tightened door handle on A147 door as knob was loose and hanging.
22. Adjusted bent door hinges on custodial suite door H038.
23. Changed batteries in automatic faucet sensor in 1st floor bathroom.
24. Applied adhesive on loose stair treads in stairwells 1&2 of C-wing.
25. Reattached partition panels in Room C222.
26. Replaced window screen in Room A148 and two (2) windows in classrooms C315 & C314.
27. Repaired two (2) screens in Room C512 and replaced broken shade in Room C514.
28. Installed new and updated banners at High School.
29. Had to deliver the man lift for shade company to measure more shades for SPS to purchase.
30. Adjusted lock and drawer in desk in back right of the classroom in C303.
31. Repaired chair in Room C207, broken arm rest, and bent rear plate replaced as well.
32. Replaced six (6) ceiling tiles in Room C410 due to roof leaks.
33. Reattached two (2) bathroom stall supports in boys' restroom CT024.
34. Repaired binds to hallway in C420.
35. Replaced three (3) window screens in Room C315.
36. Replaced window in Room C513 and C515.
37. Installed four (4) individual circuits with disconnect for each. Line provided by existing panel and they were now properly labelled. Ensuring proper voltage at each point of contact in B032.
38. Installed Aluminum corner guards in Room C009.
39. Replaced two (2) toilet automatic sensors in 2nd floor girls' bathroom and replaced toilet sensor in boys' bathroom on 3rd floor A-Wing.
40. Removed class of 2025 banner from street side of auditorium.

**West Somerville School:**

1. Added three (3) new outlets for workstation of Panel NB CIR 13 for Nurse's office space.
2. Repaired Handicapped door mechanism. Loose wiring and bent frame were cause of door not latching.
3. Updated all the Safety Data Sheets and booklets
4. Multiple plumbing repairs on sinks, toilets, and urinals throughout.
5. Removed shelving from multiple small offices to paint the rooms. These are additional rooms added because the crews are ahead of schedule and finding work to do.
6. Changed damaged diaphragm and rotted spud on 1st floor boys' toilet.
7. Patching, sanding, and painting throughout, including all stairwell and hallway railings, classroom door frames, and multiple unoccupied rooms due to tape removal damage.

**TAB:**

1. Removed carpeting in the Scale hallways and four (4) classrooms and installed new carpeting.

