

CITY OF SOMERVILLE, MASSACHUSETTS  
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**Memorandum**

Date: 1 February 2023  
To: School Building Facilities and Maintenance Special City Council / School Committee Joint Committee  
From: Melissa Woods, Richard E. Raiche  
RE: Ongoing Capital Improvements

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**WSNS & Healey Controls Project Timeline**

Since the reopening of schools during the pandemic, Capital Projects has shifted to improving building controls. Our goal is to migrate to controls technology that uses non-proprietary and serviceable equipment. Capital has since completed two phases of work. First is an inventory of our existing systems in all K-8 schools and second is retro-commissioning of WSNS & Healey. Retro-commissioning, in this instance, is a review of how the building systems are operating and summarizes what needs to be addressed to get the building running at its optimal performance. With this information, we are now working with our consultants to develop a scope for bid documents to:

- address the items of the retro-commissioning report,
- replace the roof (both are at the end of their useful life),
- add roof insulation,
- and solar readiness

We expect bid documents for WSNS and Healey to be ready at the end of summer/early fall 2023 and can provide the committee another schedule update at that time.

**Kennedy Chiller Repair Timeline**

The Kennedy Chiller stopped working summer 2022. Summer programs were moved out of the building and the DPW was able to mobilize temporary cooling by the start of the 22-23 school year. Capital Projects took on the replacement of the chiller and just completed review of the 60% design set. The bid documents will be ready in mid-February. At that time, we will put the project out to bid. HVAC





equipment is still experiencing long lead times so we will work with the contractor on the construction schedule to be expedient and also have minimal impact to users in the building. We expect the new chiller to be up and running for the start of the spring 2024 cooling season which means that temporary cooling to be operational through the fall 2023 cooling season.

	2023												2024											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Replace Kennedy Chillers (incl. long lead time)																								
Prepare WSNS & Healy improvements bid prep																								
Request FY23&24 appropriation																								
Construct WSNS & Healy improvements																								

