

# FY19-FY21 Facilities Major Work Items as of Sept 2021 for Publication (002).docx as of Sept 2021

## TOWN HALL

### FY 19 Town Hall:

- \$40K in 100% Green Communities Grant to purchase electric vehicles and charging stations
- Replaced unsafe, non-code compliant outdoor electrical power box on Town Green
- Hired designer for new roof
- Installed power to Green Communities supplied car chargers
- Install shelves in Clerk's Vault
- Installed 2 glycol make up system to prevent freeze ups.
- Installed awning at Town Hall Entrance
- Insulated and modified outside air for fan coil units to prevent tripping at low temps
- Repaired chiller circuit board and condenser fans
- Replaced Clerks counter glass with 3/8 tempered safety glass
- Numerous repairs to chairlift
- Install baby changing stations in 1<sup>st</sup> & 2<sup>nd</sup> floor HP Restrooms
- Installed Bollards at Town Green Entrance
- Repaired hard to open windows
- Tested Fire Alarms

### FY 20 Town Hall:

- \$75K in 100% Green Communities Grant to install LED Lighting
- Replaced entire roof with new
- Built out 3 new offices on 2<sup>nd</sup> floor
- Hired Architect for new elevator
- Hired Contractor for new elevator
- Replaced carpet in a few 2<sup>nd</sup> floor office & Hearing Room areas
- Rehung HVAC Piping in ceiling above first floor
- Installed 2 HP operators and hands free switch in both HP restrooms
- Installed service window and relocated office door to Veterans
- Window tinted the parking lot side windows
- Replaced failed lights around roof spire
- Rehabilitated the Daniel Webster Weathervane
- Installed new HVAC system for new office areas
- Installed shelving in Clerks' Vault
- Installed Ionizers in HVAC system
- Installed temporary ramp at Town Green entrance
- Repaired main chiller controller and failed condenser fan
- New underground power cable and light to Town Hall parking lot flag pole
- Installed 16 window blinds
- Installed Town Green Side awning
- Installed HP door operator Town Green Side
- Repaired roof canopy lights

# **FY19-FY21 Facilities Major Work Items as of Sept 2021 for Publication (002).docx as of Sept 2021**

## **FY 20 Town Hall: - continued**

- Swap interior doors around
- 2-year safety test on chair lift conducted
- Installed 2 new LED spot lights on Town Green side
- Replaced failed exhaust pipe on generator
- Built new wheelchair and scooter shed
- Tested Fire Alarms

## **FY 21 Town Hall:**

- Installed and completed new elevator
- Installed new 125KW standby generator
- Installed all new maintenance free exterior siding
- Upgraded Building Mgt. System HVAC control system
- Installed balusters so Front & Rear Stairway handrails are now code compliant
- Installed new handrail where old wheelchair lift removed
- Installed HP door operators in Family Restrooms
- Installed awning and new Pay Center Kiosk which is available 24/7/365
- Installed new special and dedicated electrical circuits for new Vaccine Freezers
- Modified Planning Dept. Entrance door to a service window
- Installed new voter mail slot drop box for Clerks office exterior window
- Installed hands free faucets and restroom dispensers
- Installed lights, outlets, and electric heat for new COVID new shed in parking lot
- Numerous HVAC repairs and PMs performed

## **MARTINSON ELEMENTARY SCHOOL (MES):**

### **FY19 MES:**

- \$65K in 100% Green Communities Grant to install LED exterior Lighting
- \$29K in 100% Green Communities Grant to install Hot pipe insulation
- Install additional gas valve per Gas Code on boilers
- Pump out and dispose sewer sludge from surge tanks
- Replaced head gasket on emergency generator
- Replaced numerous dampers and actuators on ventilators
- Performed a load bank test on generator
- Saw cut floor and replaced defective sewer pipe in kindergarten class
- Tested Fire Sprinkler and Fire Alarms

### **FY 20 MES:**

- \$72K in 100% Green Communities Grant to install LED Lighting
- \$13K in 100% Green Communities Grant to perform steam trap survey and repair
- Disinfected classroom when teach diagnosed with CDIFF
- Rebuilt failed masonry stairs

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## FY 20 MES: - continued

- Repaired numerous roof leaks on 5 different occasions
- Repaired section of failed asphalt
- Repaired steam leak in crawlspace
- PM and repaired boilers and HVAC system as needed
- Coordinated DPH IAQ Testing in classroom # 17 with odor complaints
- Conducted Mass State Boiler External Inspection
- Tested Fire Sprinkler and Fire Alarms

## FY 21 MES:

- Replaced BMS HVAC Controls Our **cost \$238,148 vs. Dore & Whitt est. \$819,000**
- Installed hands free automatic faucets
- Performed IAQ Inspection and HVAC Performance Evaluations – All satisfactory for COVID
- Replaced all faulty window balancers so that they can be easily opened & closed
- Installed 75K of LED Lighting which was 100% funded by the Green Communities Grant
- Replaced and Installed (2) new roof exhaust fans
- Repaired numerous roof leaks repaired
- Replaced the main Fire Alarm Radio Box for enhanced reliability

## LIBRARY COMPLEX

### FY 19 Library & Library Plaza:

- Installed keycards and security camera system
- Replaced leaking mansard roof seam
- Installed new teen creative office area
- Relocate desk in Library Historical area
- Installed lighted street sign on Rt 139
- Replaced defective and unsafe main disconnect on (4) RTUs
- Painted areas throughout
- Repaired roof leaks
- Installed redundant electric heat in both sprinkler rooms
- Replaced failed unit heater in rear storage room to prevent freeze up
- Replaced RTU motor and circuit board
- Installed motion activated lights at employee rear entrance
- Cleared main sewer block and perform cleanup
- Replaced damaged ceiling tiles
- Replaced faulty breaker
- Repaired flat roof membrane roof leaks
- Replaced batteries on E-Lights
- Rehung and re secured employee rear entrance door
- Tested Fire Sprinkler and Fire Alarms

# **FY19-FY21 Facilities Major Work Items as of Sept 2021 for Publication (002).docx as of Sept 2021**

## **FY 20 Library & Library Plaza:**

- Replaced stuck and failed emergency egress door in Children’s Program Room
- Re-supported all (4) Roof Top Units on roof of library.
- Replaced exterior flood lights for safety enhancements
- Replaced interior light fixtures to LED to enhance light levels in main section
- Investigated corrected gas smells for RTUs
- Installed new roof drain to correct historical ponding issues
- Replaced failed HP Door pushbutton and bollard at front of library
- Replaced faucets
- Replaced failed weather stripping on inner and outer set of front doors
- Installed CO detectors
- Installed additional chair rail in Plaza Program Room
- Tested Fire Sprinkler and Fire Alarms

## **FY 21 Library & Library Plaza to date:**

- Replaced all (4) Roof Top Units on main library side
- Installed new complete Building Automation System (BMS) for HVAC control for entire complex
- Cleaned interior of all HVAC supply and return ductwork
- Added additional Exterior lighting to enhance customer safety access from parking areas
- Installed (4) new duct smoke detectors in new units that old units never had
- Installed new Keycard access in Plaza inner vestibule door and rear exterior hallway door
- Replaced failed circuit board in RTU4 at Plaza
- Installed sneeze guards for COVID
- Installed hands free automatic faucets

## **DPW –including 965 Plain St**

### **FY19 DPW:**

- Remove contaminated bird infested roof and wall insulation in main barn
- Relamp and re ballast parts storage area

### **FY20 DPW :**

- Created and published iaw Mass Procurement Rules the Request for Qualification (RFQ) to hire the Owner’s Project Manager (OPM) for new DPW Facility
- Created and published RFQ for Architectural Services for new addition

### **FY21 965 Plain St.**

- Complete Rehab 1<sup>st</sup> & 2<sup>nd</sup> floors of new DPW Admin Building – Floors, wall, ceilings, restrooms, windows, lighting, entrance ways, etc.,
- Replaced unsafe gas fired in-line duct heating system with Hi-efficiency Hot Water Boilers

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## **FY21 965 Plain St. - continued**

- Installed new Over Head Door wide enough to put trucks with snow plows inside repair bays
- Installed hands free faucets in all locations
- Installed 79K of interior/exterior LED Lighting which was 100% funded by Green Communities Grant
- Installed Awning over customer entrance

## **GOVERNOR WINSLOW SCHOOL (GWS)**

### **FY19 GWS :**

- Replaced domestic hot water heater
- Repaired large floor crack in center of cafeteria
- Replaced defective freezer door and frame
- Tested Fire Alarms

### **FY20 GWS:**

- Replace broken main gas valve
- Repair boiler exhaust stack leak
- Build a “calm down room” inside classroom for SPED
- PM Boilers
- Tested Fire Alarms
- Misc electrical repairs

### **FY21 GWS:**

- Replaced entire obsolete Smoke & Fire Alarm System after system failed testing and was deemed unreliable
- Installed hands free automatic faucets
- Performed IAQ Inspection and HVAC Performance Evaluations – COVID
- Installed cleaning and disinfecting chemical dilution center

## **SOUTH RIVER SCHOOL (SRS):**

### **FY19 SRS:**

- Replaced domestic hot water tanks
- Install AC in library
- Performed an asbestos survey
- Repair corner crack in masonry with epoxy injection
- Tested Fire Alarms

### **FY20 SRS:**

- Abated 7,000 SF of asbestos tiles **Our cost \$88,115 vs. Dore & Whitt est. \$165,000**
- Replaced tiles and carpets after abatement

# FY19-FY21 Facilities Major Work Items as of Sept 2021 for Publication (002).docx as of Sept 2021

## FY20 SRS: - continued

- Built custom made Cafeteria shelves
- Rebuilt and customized front counter and mail slots
- Rebuilt bluestone front entrance stairs
- Installed a mini split AC unit in library
- Repaired roof ridge vent cap
- Wired in new plug in front office floor and eliminated a trip hazard
- PM and repaired as needed boilers and HVAC system
- Conducted Mass State Boiler External Inspection
- Tested Fire Alarms

## FY21 SRS to date:

- Replaced entire obsolete Smoke & Fire Alarm System after system failed testing and was deemed unreliable due to lightning strike
- Replaced main fire alarm radio box
- Installed hands free automatic faucets
- Performed IAQ Inspection and HVAC Performance Evaluations – COVID
- Installed a window in nurse's station
- Replaced old failed pole lights with new LED

## GAR HALL

### FY21 GAR to date:

- Rebuilt entire rear wall sheathing, siding, roof, windows, and including foundation using CPC Funding approved by Town Meeting
- Rebuilt side access door that was rotted and unsafe

## HILLS FIRE STATION

### FY 19 Hills Fire:

- refinished and epoxy all bay floors
- LED install bay lights
- Replaced blower motor on Boiler # 2
- Replaced rotted main bay exterior door with fiberglass unit **Our cost \$,2420 vs. Dore & Whitt est. \$5,000**
- Installed new 220 V circuit and disconnect for air compressor
- PM HVAC and Boilers
- PM and repaired Fire Truck Exhaust Systems
- PM Overhead Doors
- PM Truck Exhaust System

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## FY 20 Hills Fire:

- Replaced failed sewer lift pump and leaching field piping **Our cost \$8,500 vs. Dore & Whitt est. \$30,000**
- Replace all rotted exterior trim with PVC
- Replaced failed underground electrical feed to sewer lift station
- Replaced damaged exterior wall light
- Repair and rehung public restroom door and added lock
- Add additional step to rear steps to playground
- PM HVAC and Boilers
- PM and repaired Fire Truck Exhaust Systems
- PM Overhead Doors
- PM Truck Exhaust System
- Replace cracked window in Apparatus Bay
- Replaced failed refrigerator
- install light and additional heat in generator shed
- replaced cracked condensate pan in HVAC unit above Bay 2
- repaired gutter and roof leaks

## FY 21 Hills Fire:

- Replaced failed flooring with new in living quarters
- Replaced unit heater in main apparatus bay
- Replaced HVAC cooling system

## **CENTRAL FIRE STATION**

## FY 19 Central Fire:

- \$58K in 100% Green Communities Grant to install LED Lighting
- Replaced burner assembly on main boiler
- Cleaned all interior ducts
- Repaired plumbing leak
- Replace rotted bottom panel of ladder truck bay overhead door
- Replaced failed block heater in emergency generator
- Replaced failed seals on main hot water heat circulator pumps
- Replaced failed expansion tank on heating system
- Repaired and painted the cupola
- PM HVAC and Boilers
- PM and repaired Fire Truck Exhaust Systems
- PM Overhead Doors
- PM Truck Exhaust System

# **FY19-FY21 Facilities Major Work Items as of Sept 2021 for Publication (002).docx as of Sept 2021**

## **FY 20 Central Fire:**

- Replaced kitchen
- Replaced and upgraded entire Building Management System
- Updated 1<sup>st</sup> floor public restroom
- Replaced fallen gutter
- Pumped out 8000-gallon sewer lift station sedimentation tank
- Updated and replaced flooring in Capt.'s quarters
- Painted Capt. Quarters
- Replaced failed vestibule heater in Administration entrance
- Replaced failed entrance doors to Administration and Fire Alarm
- replaced failed isolation valves on bay wash-down system
- Repaired restroom fixtures as needed
- PM Emergency Generator
- PM HVAC and Boilers
- PM and repaired Fire Truck Exhaust Systems
- PM Overhead Doors
- PM Truck Exhaust System
- Repaired Deputy Chiefs damaged window and office interior from car impact
- Installed new Admin entrance ramp to eliminate water infiltration

## **FY 21 Central Fire:**

- Finished new living quarters kitchen
- Wire in new air compressor
- Replaced 2 rotted windows and frames
- Replaced numerous failed HVAC components

## **BEACH FIRE HOUSE**

## **FY 19 Beach Fire:**

- Replace emergency generator controller
- Tested Fire Sprinkler and Fire Alarms
- PM HVAC and Boilers
- PM Fire Truck Exhaust Systems
- PM Emergency Generator
- PM Overhead Doors

## **FY 20 Beach Fire:**

- Replaced damaged roof ridge cap
- Replaced failed CO detector
- Replaced backdraft damper
- Tested Fire Sprinkler and Fire Alarms



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## FY 20 Beach Fire: - continued

- Installed new unit heater in apparatus bay
- PM HVAC and Boilers
- PM Fire Truck Exhaust Systems
- PM Emergency Generator
- PM Overhead Doors

## FY 21 Beach Fire:

- PM & test Fire Alarm & Sprinklers
- Replaced damaged Overhead Door sections

## **SENIOR CENTER**

### FY19 Senior Center

- Replaced Domestic Hot water tank **Our cost \$9,830 vs. Dore & Whitt est. \$15,000**
- Installed Low Temp Alarm in freezer
- Pumped 4000-gallon grease tank
- Tested Fire Alarms
- Tested Fire Sprinklers
- Replaced freezer relays
- Replaced defective circuit breaker
- Replaced alarm control panel
- Replaced defective Emergency Lights
- Replaced alarm backup batteries
- PM HVAC and Boilers

### FY20 Senior Center:

- Created and published iaw Mass Procurement Rules the Request for Qualification (RFQ) to hire the Owner's Project Manager (OPM) for new 12,000 SF addition
- Created and published RFQ for Architectural Services for new addition
- Repaired failed walk in freezer
- Replaced failed 5-ton AC unit for air handler
- Fire Alarm Inspections
- Replaced failed emergency and exit lights
- Replaced failed exhaust fan
- Pumped out 4000-gallon grease tank
- Corrected condensate leaks, no heats and stuck open HW valves
- Installed (2) HP door operators for restrooms
- Replaced failed breaker for refrigeration unit
- Conducted Fire Sprinkler Testing

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## FY20 Senior Center:

- Re-gasket walk-in- refrigerator door seals
- Repaired ice machine
- Purchased monthly cleaning supplies
- PM HVAC and gas boilers

## FY21 Senior Center:

- Replaced main fire sprinkler dry pipe valve
- Installed hands free automatic faucets
- Rehang and re-secured restroom partitions
- Repaired outside canopy lights
- Installed ionizers in 10 AHUs – COVID
- Replaced leaking Hot Water Actuator
- Installed HP door operator
- Replaced failed emergency lighting units
- Repaired frozen sprinkler line

## DANIEL WEBSTER SCHOOL (DWS)

### FY 19 DWS:

- Replaced 2500 SF of damaged roof and wet roof insulation **Our cost \$11,000 vs. Dore & Whitt est. \$49,000**
- Replaced domestic hot water heater
- Excavated and replaced 75 ft of collapsed outside sewer piping
- Removed front bushes and roots and planed seed
- Installed emergency shutoff switch to gas boilers
- Installed new inlet natural gas pressure reducing valve
- Tested Fire Alarms

### FY 20 DWS:

- \$43K in 100% Green Communities Grant to install LED Lighting
- Removed numerous unsafe trees from Rt 139 to back loading dock causing safety hazard and intermittent power failures
- Replaced 2 large roof exhaust fans
- Replaced 2 pump seals on main HW circulator pumps
- Repaired roof leaks
- PM and repaired as needed HVAC and Boilers
- Replaced HW valve actuator in Classroom # 1
- Conducted Mass State Boiler External Inspection
- Backstop was replaced. **Our cost was zero because baseball did it and Dore & Whittier was \$59K**

# **FY19-FY21 Facilities Major Work Items as of Sept 2021 for Publication (002).docx as of Sept 2021**

## **FY21 DWS: To date**

- Installed mini-split ac units in library
- Installed hands free automatic faucets
- Upgraded Building Automation HVAC Control System
- Performed IAQ Inspection and HVAC Performance Evaluations – COVID
- Repaired unsafe rear entrance concrete stair failures
- Repaired roof flashing
- Replaced failed motor in roof exhaust fans

## **EAMES WAY SCHOOL (EWS)**

### **FY19 EWS:**

- Repair classroom emergency egress door locks and closers
- Inspected Boiler internals
- Tested Fire Alarms

### **FY20 EWS:**

- \$16K in 100% Green Communities Grant to install hot pipe insulation
- Tested Fire Alarms
- Replaced failed exterior trim around windows
- Installed new main heat controller
- Maintained BMS System
- PM Boilers & Domestic HW Tank
- Conducted Mass State Boiler External Inspection
- Installed 2 new boiler blowdown lines
- Replaced leaking HW pipe

### **FY21 EWS:**

- Upgraded Building Automation HVAC Control System
- Installed hands free automatic faucets
- Performed IAQ Inspection and HVAC Performance Evaluations – COVID
- Repaired failed concrete on kitchen exit and loading dock
- Repair failed roof seam and flashing

## **FURNACE BROOK MIDDLE SCHOOL (FBMS)**

### **FY19 FBMS:**

- \$54K in 100% Green Communities Grant to install LED Lighting
- Replaced elevator door operator and belts

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## **FY19 FBMS: -continued**

- Repaired VAV 5 damper
- Install bottle fill station
- Tested Fire Sprinkler and Fire Alarms

## **FY 20 FBMS:**

- \$18K in 100% Green Communities Grant to install LED Lighting
- Repaired univent units in F wing
- Installed rodent guards on exterior ac units
- Installed and exterior wall pack LED light by gym
- Replaced failed photoeye cell on outside pole
- replaced failed contactor for exterior lighting groups
- Conducted Mass State Boiler External Inspection
- Tested Fire Sprinkler and Fire Alarms

## **FY21 FBMS:**

- Started the Air Conditioning Project for 2<sup>nd</sup> Floor Section F Classroom, Completed in FY22
- Installed hands free automatic faucets
- Performed IAQ Inspection and HVAC Performance Evaluations – COVID
- Cleanout old hazmat in chemistry lab locker
- Numerous unit ventilator repairs
- Replaced window balancers so windows can be easily opened
- Added Solar Film to Section F 2<sup>nd</sup> floor windows
- Replaced failed boiler blower assembly
- Added glycol for freeze protection in HW heating loop

## **MARSHFIELD HIGH SCHOOL (MHS):**

### **FY19 MHS:**

- Replaced flushometer to low flow
- Installed new emergency boiler shutoff switches
- Tested Fire Sprinkler and Fire Alarms

### **FY20 MHS:**

- Installed new LED Gym Lights
- Replaced blown motor in RTU
- Repaired sections of failed running track
- Repaired and re-secured gym exterior banner upper and lower brackets
- Repaired loading dock overhead door gap
- Conducted Mass State Boiler External Inspection

# **FY19-FY21 Facilities Major Work Items as of Sept 2021 for Publication (002).docx as of Sept 2021**

## **FY21 MHS:**

- Caulked & sealed the entire front sidewalk
- Replaced Fire Alarm Control Panel
- Installed hands free automatic faucets
- Performed IAQ Inspection and HVAC Performance Evaluations – COVID
- Replaced ripped fabric on gym wall pads
- Replaced failed motor in gym RTU
- Replaced damper actuator in gym RTU
- Replaced damaged wall blocks in gym

## **HIGH SCHOOL WASTEWATER TREATMENT PLANT (HSWWTP)**

### **FY19 HSWWTP:**

- Replaced filters and membranes
- Installed remote monitoring for off hours' review
- Engineering review of excessive water thru put
- Replaced rotted exhaust pipe in backup power generator
- Replaced BFP
- Replaced thermostat and fuel solenoid valve
- Tested Fire Alarms

### **FY20 HS WWTP:**

- Installed a final effluent meter
- Filter and stone media
- Cleanout of filter media
- Replaced filter screens
- Tested Fire Alarms

### **FY21 HS WWTP:**

- Replaced failed main exhaust fan
- Replaced failed Fire Alarm Radio box

## **POLICE**

### **FY19 Police:**

- Replaced failed boiler during winter
- Installed LED lighting I evidence room
- Replaced frozen baseboard
- Repaired and re-painted EOC ceiling

# **FY19-FY21 Facilities Major Work Items as of Sept 2021 for Publication (002).docx as of Sept 2021**

## **FY 20 Police:**

- Restore prisoner cells to safe condition
- Installed ceiling fan in quarantine area – animal control
- Repaired fire radio box
- Repaired leak in boiler flue
- PM and repair as needed boilers and HVAC System
- Tested fire alarms

## **FY 21 Police:**

- Replaced failed boiler relief valve
- Numerous HVAC no cooling service calls
- Replaced failed Ac compressor for dispatch area
- Replaced damaged plexi glass in booking room
- Painted cells

## **HARBORMASTER**

### **FY19 Harbormaster:**

- Install # ton AC in multi-purpose garage and training area
- Install heated pipe chase for main water feed to prevent freeze ups
- Tested Fire Alarms

### **FY20 Harbormaster:**

- Repair failed electrical pole cabling at North Pier
- Repair unit heater
- Insulate water lines under building
- Install an insulated pipe chase under building
- Sound proof garage for future training sessions & meetings
- Replace missing electrical panel cover on north pier
- Tested Fire Alarms

### **FY21 Harbormaster**

- Installed insulated water line pipe chase to prevent freeze up.
- Installed PVC trim on top row

## **ANIMAL CONTROL SHELTER:**

### **FY 19 Animal Control Shelter**

- Cleared trough drain of dog hair, dirt & poop

### **FY 20 Animal Control Shelter**

- HVAC PM

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## **FY21 Animal Control Shelter**

- New asphalt shingle roof
- New front door
- New kitchen faucet

## **SETH VENTRESS SCHOOL ADMIN**

### **FY19 Seth Ventress School Admin:**

- Repair HVAC System
- PM Elevator
- Test and Inspect Fire Alarms and Sprinkler Systems

### **FY20 Seth Ventress School Admin:**

- Install wood trim around interior entrance
- Elevator state inspection
- PM HVAC
- Tested Fire Sprinkler and Fire Alarms

### **FY21 Seth Ventress School Admin:**

- Painted the entire exterior
- Replaced elevator main hydraulic pump and motor
- Replaced broken dry pipe fire air compressor
- Replaced IT Server AC Unit

## **ALAMO:**

### **FY19 Alamo:**

- Rebuilt both interior failed entrance landings
- Repaired numerous roof leaks
- Replaced rotted exterior door
- Boarded up broken windows
- Install basement lights
- Cleared out brush in back of Alamo

### **FY 20 Alamo:**

- Exterior lighting for safety improvement

## **MISCELLANEOUS**

### **FY 19 Skate Park:**

- Replace fallen over black metal fence posts
- Repair damaged masonry wall section & reset monument

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## **FY21 Skate Park:**

- Rebuilt failed benches with composite wood
- Installed 2 security cameras

## **FY 20 109 Old Main Street (tax delinquent forfeit):**

- Emergency Window Board up from vandals breaking windows

## **FY 19 Pratt House:**

- Asbestos abate and demo Pratt house

## **FY21 Airport \$**

- Replaced Air handler motor

## **FY21 ATM**

- Installed new ATM, temperature controlled enclosure at Harbormaster

## **FY21 Dog Park**

- Partial design of Dog Park

## **FY21 Vaccine Site at Fairgrounds:**

- Various way finding signs and cleaning