

## Facility Walkthroughs

SY24-25 (Fall)

This memo outlines the collaborative efforts of Somerville Public Schools and the City of Somerville to observe and assess the facility needs of our schools.

In September<sup>1</sup>, representatives from the Superintendent's Office, the Department of Public Works, and Capital Projects conducted walkthroughs at all 11 schools in the District. The purpose of these walkthroughs was to observe and assess the current needs, identify potential solutions, and prioritize maintenance and repairs.

The process required significant time, coordination, and effort, but it proved effective in making progress towards maintaining optimal building conditions and proactively addressing concerns. Somerville Public Schools is incredibly grateful to our City partners for their commitment to this thorough and collaborative assessment.

Below is a summary of notes from each school walkthrough. Please note, that the summary below is not an exhaustive list of the work that DPW, Capital Projects, or the City of Somerville is engaged in to ensure safe and inclusive school environments. Instead the summary details the items we observed and discussed during the walkthroughs. Certain items related to safety protocols have been excluded from this report.

### AFA 9/3

- Poll removal by door 10 near the play area *moving on Thurs. DPW to handle*
- Bike racks
- Charging stations for electric vehicles *City to check with OSE on where to place*
- Extra classroom 3rd floor atrium for 10-12 students *Urgent IAM to address*
- Storage facility 4 desks needed *Moving on Thurs: 3 desks to the Healey; 1 to the Brown*
- Production Kitchen *2 cages need to be cleared, DPW to handle, SPS to reach out to Lauren M; some of the recycling bins need to be distributed, custodians need to keep doors closed*

### East 9/3

*\*The City's Environmental Health Coordinator from the Inspectional Services Department also attended this walkthrough to help assess rodent mitigation needs*

- Outdoor lighting by front entrance on the ground *some light fixtures have no cover, many do not work. DPW has this as part of a list of 311's that are being addressed in order of priority.*
- PA System *in progress*
- Support beam *Per IAM this is not a structural issue but should monitor water intrusion*

---

<sup>1</sup> Please note that walkthroughs were scheduled based on the availability of principals.

- Rodent mitigation strategies needed *In progress*
- Exterior building damage to window panel, with holes punctured, and overhang hanging off by kindergarten play area outside room 109. *Per DPW, the overhang has been checked for safety and stability. The overhang is secure and will be addressed when scheduling permits*

#### **Healey 9/4**

- Room 208 ~~A few more pipes need to be cut down by DPW for the tile to be laid. DPW is targeting this to be completed by this Saturday 9/7/24; IAM to bring in an architect around Nov/Dec to complete work during summer.~~
- Roof maintenance needed
- HVACs *HVACs need replacement; may be addressed with City's green new deal or in alignment with roof per IAM*
- Exterior doors
- Office shades in 208 and 203 need to be fixed *In progress, per DPW, the shades are a unique size and are being special ordered. There is a long lead time to come in*
- Bathrooms: ~~Urinal leak in boys bathroom near Art 211; boys urinal down on 3rd floor boys bathroom and there is a hole under the sink that needs to be closed, per DPW, this is on the large list of work orders to do in order of Priority~~
- Water fountains by art room 211 out of order;
- Rodent droppings in 307D, 307B, ~~full cleaning needed and traps~~

#### **NW/FC 9/4**

- Classroom doors with windows ~~can be achieved using blinds~~
- Heating in room 061 *Needs to be assessed in Oct/Nov. In the past it has been very cold; IAM is monitoring*
- Front door sound ~~This is being monitored. It's not a safety issue because it remains locked despite periodic sound.~~
- Glass in door entrance needs to be reinstalled ~~the glass is currently being stored behind the front desk. This is high priority.~~
- Need female hygiene products in the bathroom *Dispenser should be ordered through finance on SPS side and then DPW can install when they arrive*
- Heating stations in the kitchen periodically dry out ~~Custodial team can address as needed; this tends to happen when they are not in use for an extended period of time.~~

#### **Cap 9/5**

- Playground equipment needs updates *The slide is not in use, the bridge is boarded up. All parts are special orders (not something in stock and have been ordered by DPW Grounds Dept.*
- Gates ~~4 gates at the park/play area need a solution for safety—"DPW has the fence company fabricating the similar latch as the one already made on the gate in the back by ball field. They will install".~~

- The ground by the entry point gate from the front of the school has water damage from flooding and is protruding up - *Per DPW, this can only be repaired by ripping up the entire play surface and replacing it in kind. This would be a big project that will need to go through a procurement process per DPW.*
- Cafe tiles by the stage *need to be replaced. This would need to be completed over a vacation break per DPW.*
- Many blinds need the plastic clips for safety *over 22 classrooms so need 100+ clips. Per DPW, this is part of a work order that is being addressed accordingly*
- Exit door 7 has a hole and needs to be fixed *This is a concern for rodents*
- There is a hole in AP office 101B *This is a rodent concern. Per DPW, this was checked by the Pest company and was not deemed as a rodent entry point. Still, DPW has this on their work order list and will be addressed*

### **SHS 9/9**

*\*DPW was not able to attend due to an unforeseen need at another school*

- Tile *Being assessed and resolved by capital projects team with contractors (Suffolk and Sunrise)*
- Bleachers *Per IAM, DPW should enter into a maintenance agreement for routine maintenance twice per year, before and after basketball season per IAM. These bleachers are incredibly large and due to the size maintenance needs are extensive. IAM provided a maintenance plan, SPS provided a quote to break bleachers into a smaller size in order for them to be more manageable to maintain and use.*
- Floor cover in gym *This is needed for mixed use of the gym but would need to explore price and storage options to assess feasibility*
- Window coverings are needed throughout the building
- Storage 15 *Per IAM this space was intended in the design to be used as athletics storage; Per IAM and ISD email, 4ft of space needed from electrical equipment. Per IAM this can be accommodated given ample clearance in storage 15. SPS has asked for clarity from city departments including, ISD, DPW, and Mayor's office. AA to check in with ISD directly. In the process of scheduling another walkthrough.*
- Landscaping around SHS including front entrance is overgrown and needs attention. *This requires a change in design. This overall has to be approved by the Mayor's office and PSUF per DPW.*
- Mesh fence on loading dock by Reavis needed *for safe oil tank storage; May be completed by CTE*
- Culinary floors needs patching work done *In progress*

### **Kennedy 9/9**

- PA system *Two speakers need to be added. In progress.*
- Sartwell door card reader activation *DPW to reach out to Lantell*
- Roof maintenance *Roof needs replacement soon; leaks in gym by bleachers and near word Tigers. This would be managed by IAM.*
- Insulation in Office Walls 100A/100B *Thermal scans needed this Fall to assess problem areas and then insulate thereafter. This would be managed by IAM.*
- Bleacher replacement needed *They are 30 years old and falling apart.*

- Card readers needed: *Elm st door 20, Cafe door 9, Totlot doors at least 3, at least one door by the basketball courts (1-5) In progress*
- ~~Air purifiers need to be removed~~ *These are being placed in the cafeteria to be moved on Oct. 3rd*
- Front playground surface on both playgrounds *asphalt erosion by the big bellies (DPW to send someone out to clean it); asphalt erosion by the hoop on the side of the court closest to the school. City team to connect with Highway Dept to smooth out; the entire court may need to be redone. This project would have to go through a procurement process and be budgeted, per DPW. Snow in the winter makes it challenging to maintain*
- Stairs by pool entrance/ generator area accumulates puddle *Need french drain IAM to handle*
- Lights need casing by doors 1-5 by the basketball courts *In progress*
- Tot lot leaks when it rains *It may be about the pitch; City needs to access record drawings; Under review*
- ~~Needles periodically found by totlot ramp~~ *reach out to ISD or SPD to remove as needed*

### **West 9/18**

- Exterior doors overhang that leaks *IAM to add gutter to prevent leak*
- PA system *In progress*
- Oil tank/generator *Assessment needed of oil tank to assess why it is leaking and assess the time it may take to resolve the leak. The assessment will require excavation and will take about a day. After assessing the City will know whether the time and effort to resolve will be minimal and of quick duration or will require an extensive amount of time and/or effort. SPS is requesting the assessment take place over the weekend so as not to disrupt access to the play area. Assessment scheduled for Oct. 11. DPW is managing this.*
- Building leaks/water intrusion *Leaks coming in through windows on the Powder House Blvd. side of the building through windows. Could need to replace seals or the bricks above the lintels; Leaks and moisture above the library; leaking above door 2 by the playground; condensation coming through certain HVACs, like in room 206. IAM to monitor in envelope.*
- Chiller needs to be replaced *This should not be disruptive b/c this is on the penthouse per IAM. However, per DPW, there will be some disruption as there is demolition on the old chiller, install of the new chiller in sections. Scaffolding will be in place for a period of time. A crane will be on site when demo and delivery is happening*

### **Brown 9/23/24**

*\*During the walkthrough IAM also measured the cracks in the foundation of the school as part of their ongoing structural assessment*

- Boiler room - *needs gate or louver to get air through but close off access for students; DPW reviewing.*
- ~~Boys bathroom in the basement~~ *Underneath the sink Faucet, there is a nob that kids play with it and should be changed.*
- Water fountains by boys bathroom - *scrape and plaster paint. Per DPW, this will be addressed in the summer*
- ~~Need combination locks for basement hallway storage~~ *DPW to handle 311 needed*
- ~~Key needed for circuit breaker in basement~~

- Hallway door in basement that leads to staff bathroom needs a lock and new door knob, *311 needed*
- Toilet out of service, girls bathroom on first floor fifth stall down
- First floor hallway near crack towards ceiling *need scrape and paint. Per DPW this is a Summer project*
- SPS to clear out music room storage closet where cracks are measured for safety
- Staff bathroom on 1.5 floor in stairway is out of service *DPW checked on walkthrough and it worked*
- Staff bathroom on 1.5 floor in stairway *needs a new lock down key and take off current bolt lock*
- Rm 205 leak and plaster - *seems to be an issue above the lentil DPW has addressed window caulking. IAM will need to assess pointing.*
- Room 202 leak on the left the attic is above it *DPW has addressed window caulking. IAM will need to assess pointing.*
- Tree roots out front a hazard *spray painted it but parents didn't like it - kids shouldn't play there*
- sprinkler system - *needs to be assessed by electrician for rewire. DPW following up.*

### **Winter Hill @ Edgerly 9/27**

- Roof maintenance *this is under warranty and is being maintained.*
- Curb cut on Bonair ADA request - *under review by City*
- 3rd floor hallway outlet for copying machine - *DPW sent purchase order and once signed in a few weeks can move forward. DPW following up.*
- PA system *Making good progress, see list for more information*
- Chair lift *DPW made outreach to receive quotes; following this there would need to be some assessment of what is possible to install on the stairwell closest to the elevator.*
- HVAC - heating and cooling in Cafe, Gym, Kitchen *There needs to be a transformer installed because the school is already overloaded, kitchen will need a mini split, same with gym and cafe. Handled by IAM / Capital.*
- Rm 308 door is not closing
- 3 entrances to the gym need a way to lock so that people cannot come in during a lockdown - *under review by DPW and SFD*
- Rm 110 needs mats bolted down to support safe play for students with specialized needs *under review by DPW*
- Ramp door on Otis st. latches sometimes and other times it does not - *needs assessment for safety; was latching properly during walkthrough*