



Property Sustainability – Protecting Municipal Assets

Ken Wertz, Executive Director

Massachusetts Facilities Administrators Association (MFAA)

Resiliency and Preparedness

- June 2011 TORNADOS
- Winter 2015 “Snowpocalypse”
- Jan. 2018 Boston Cyclone
- Oct. 2019 Boston King Tide



What we will cover

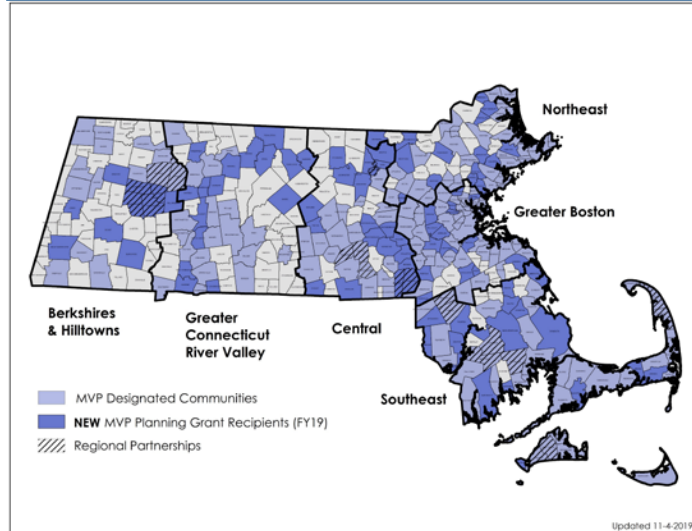
- Resources
- Building Audits/Assessments
- Building Systems / Climate Impact
- Staffing and Operations
- **Funding**



resilient MA

Climate Change Clearinghouse for the Commonwealth

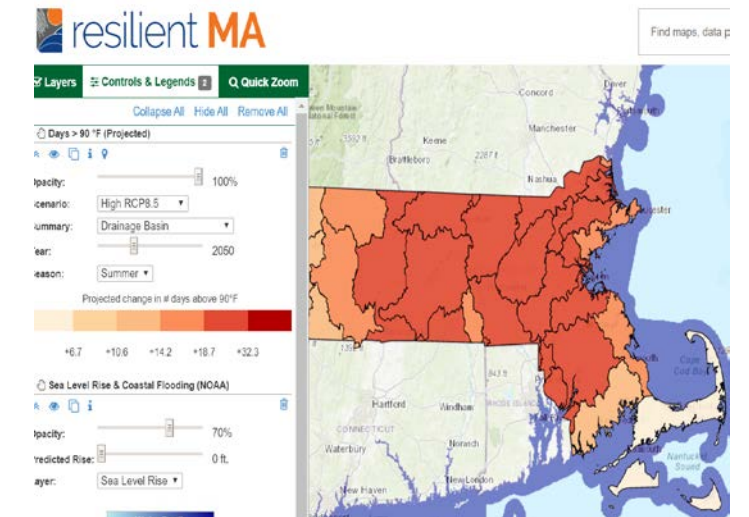
Municipal Vulnerability Preparedness Program



Massachusetts State Hazard Mitigation and Climate Adaptation Plan
September 2018

The cover features a blue vertical bar on the left with three circular images: a house on stilts, a person in a boat, and a park scene. The background is a large photograph of a park with a tree and a person walking. Logos for the Commonwealth of Massachusetts, the Department of Environmental Protection, and the Department of Transportation are at the bottom.

ResilientMA Interactive Map



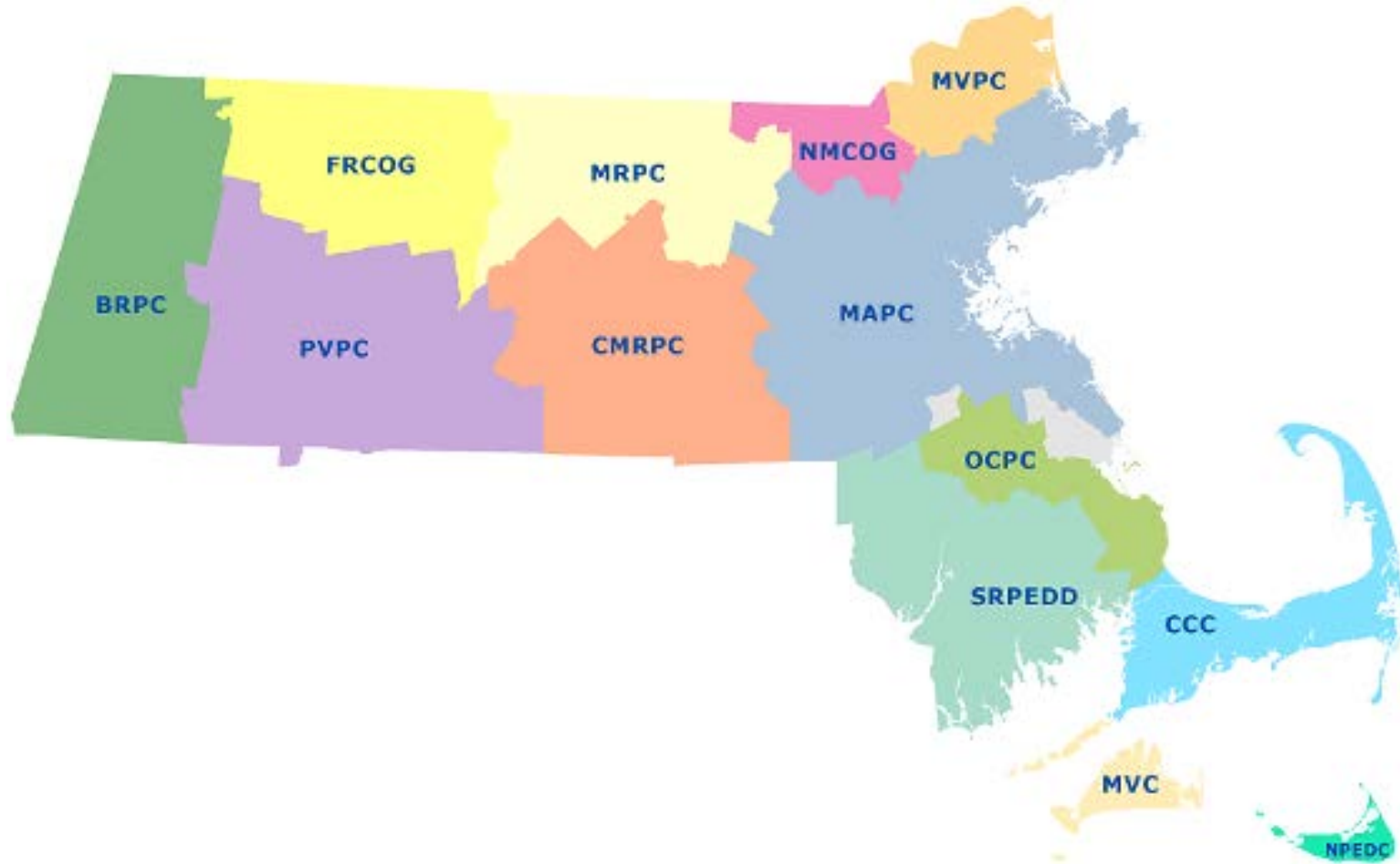
<http://resilientma.org/>

Statewide Resilience Master Plan (SRMP)



MARPA

Massachusetts Association of Regional Planning Agencies

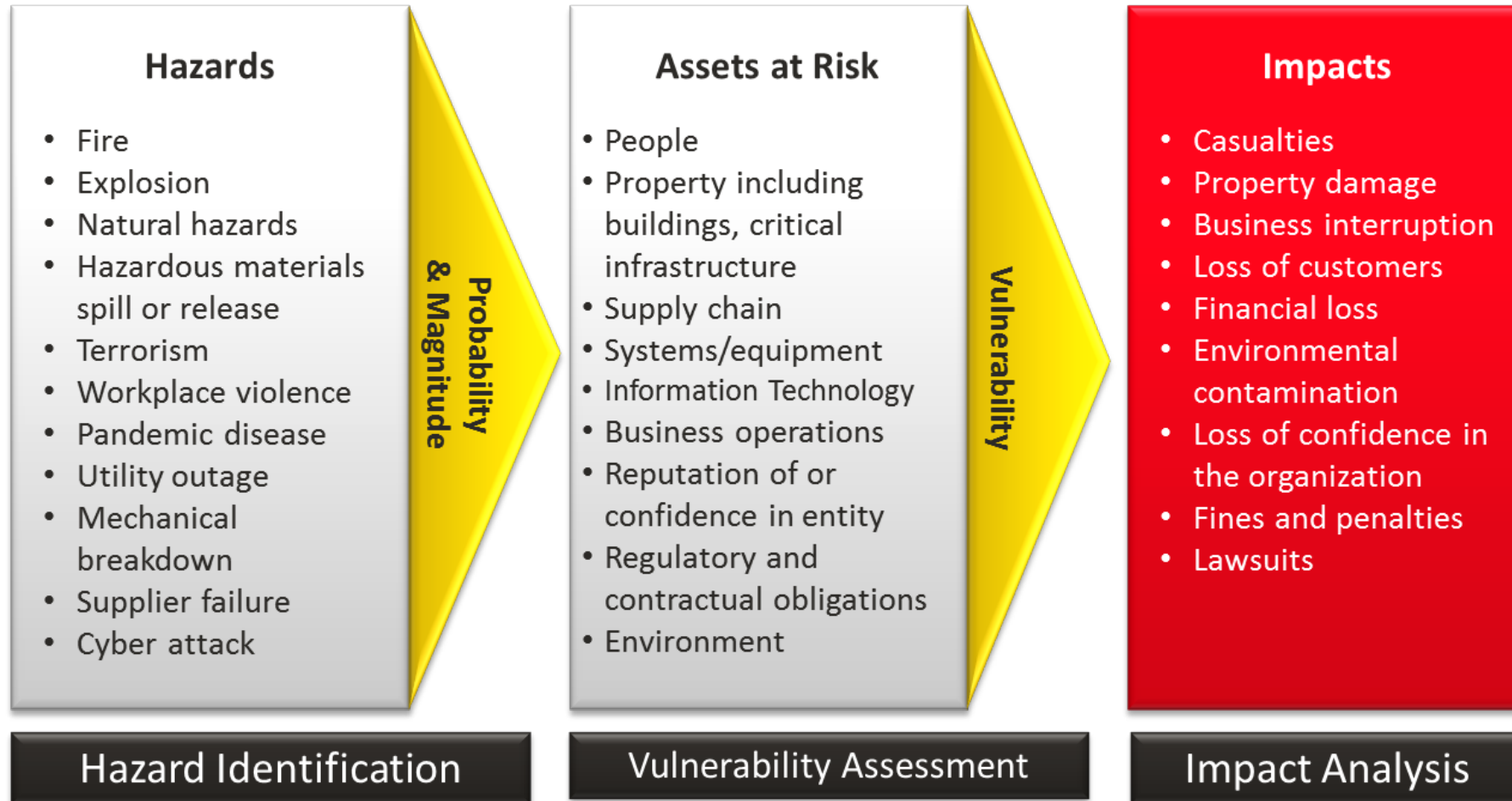


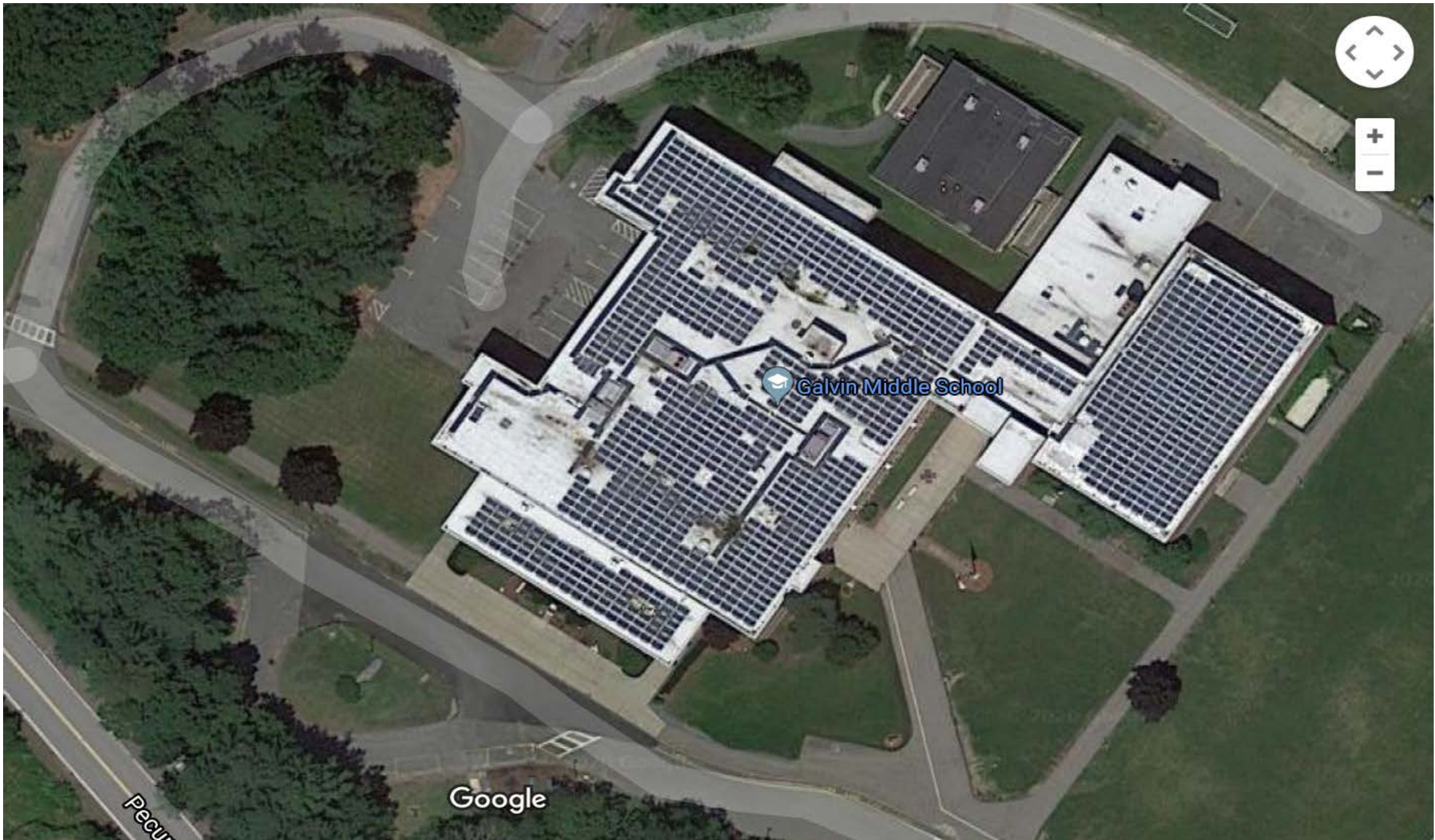
<https://massmarpa.org/>

You Don't Know What
You Don't Know!



Risk Assessments - Building Audits





Galvin Middle School

Pecur

Google



Temperature Changes

- Longer Shoulder Months
- Thermal Comfort / IAQ = Work Performance
- Changing Building Codes
 - Green Communities (Stretch Energy Code)

I work harder at
getting the office
temperature right
than I do at my
actual job.

som^{ee}cards



Home

 Download the Report

SCHOOLS FOR HEALTH

How School Buildings Influence Student
Health, Thinking and Performance



HARVARD T.H. CHAN
SCHOOL OF PUBLIC HEALTH

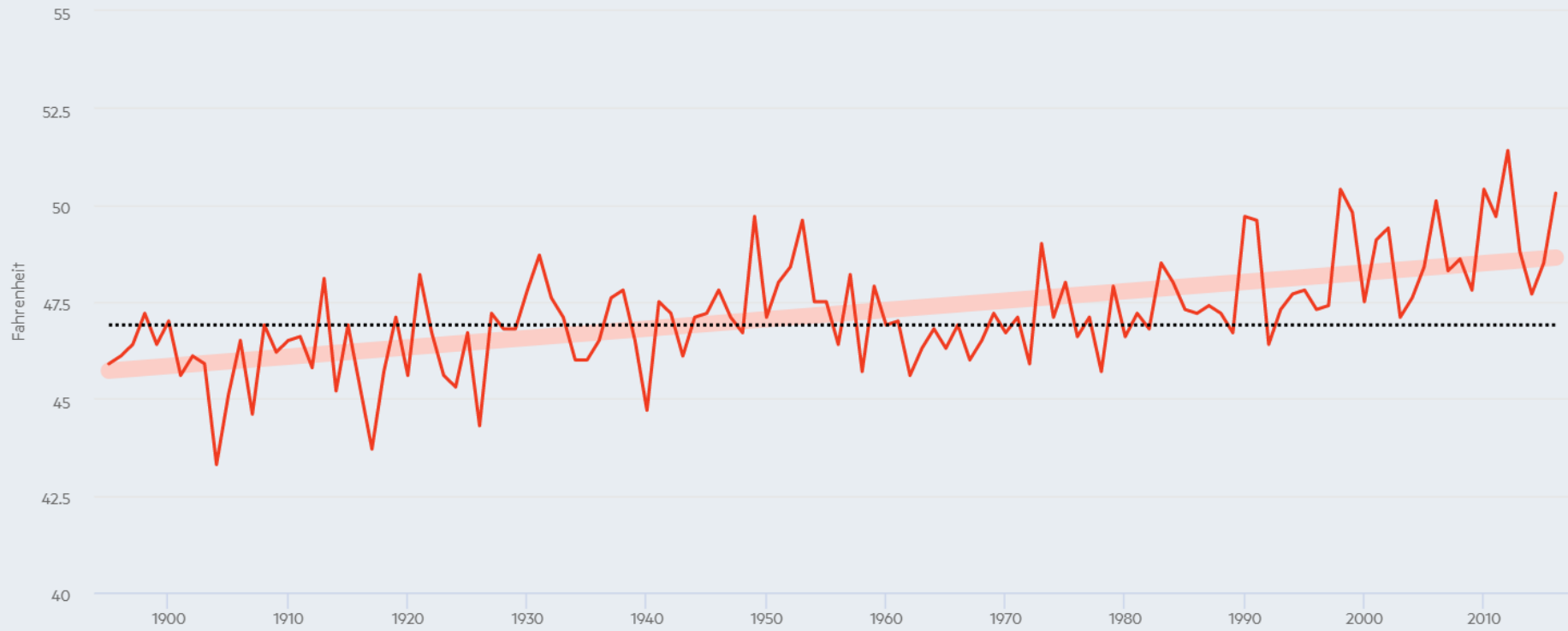


<https://schools.forhealth.org/>

Design Standards Are Behind...

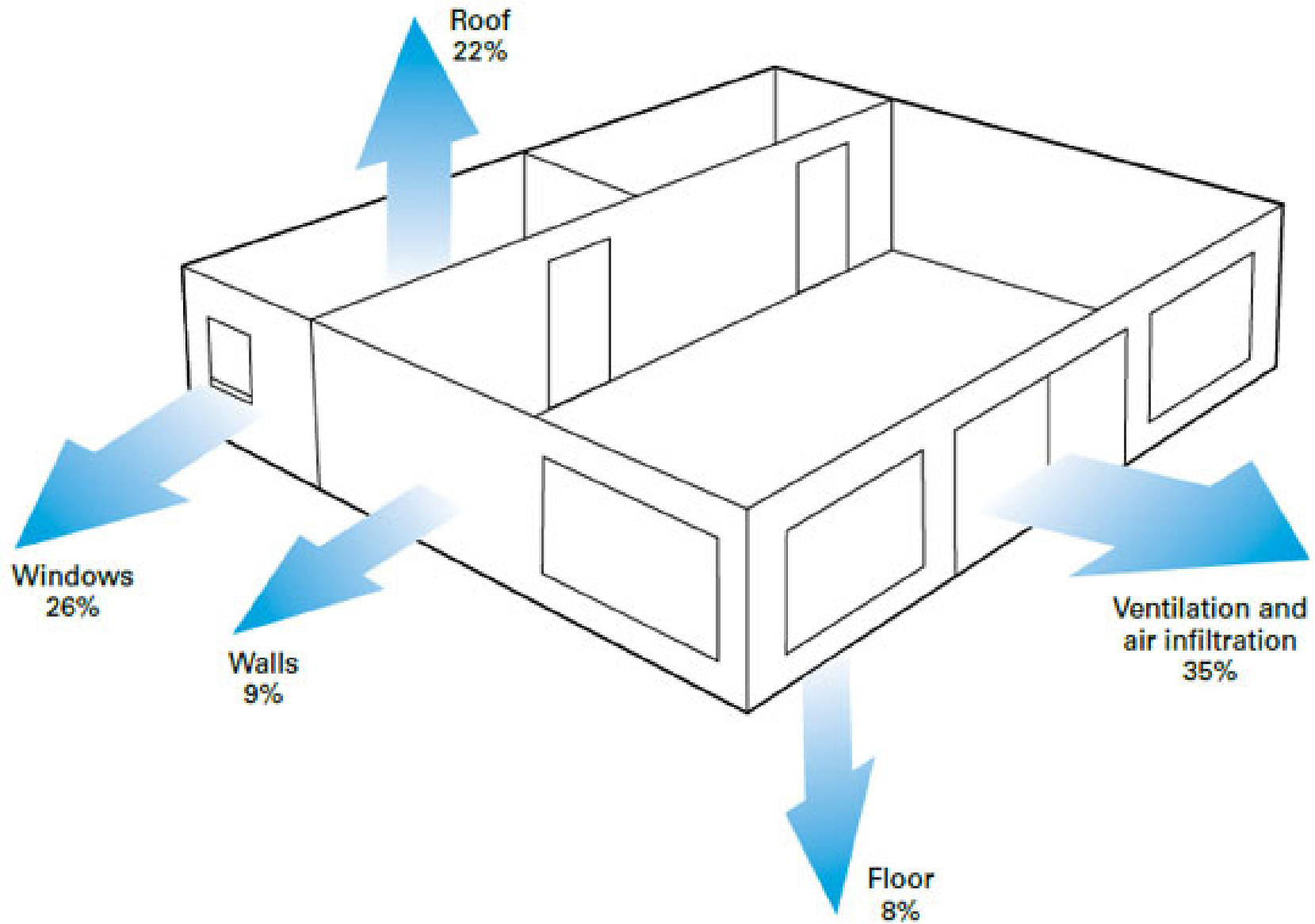
Annual Temperature Average

Massachusetts Boston* Worcester* Blue Hill Edgartown

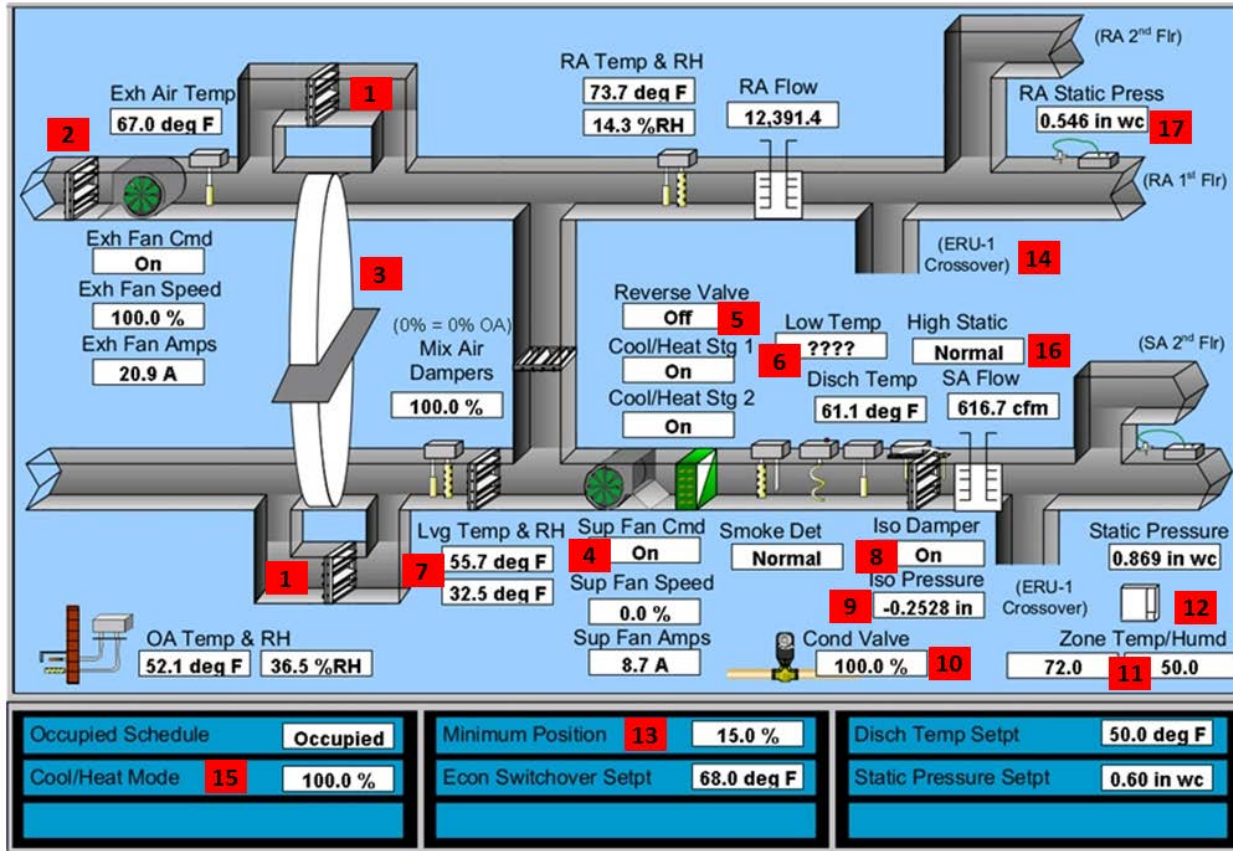


SOURCE: [Northeast Regional Climate Center](http://www.nrcc.cornell.edu/)

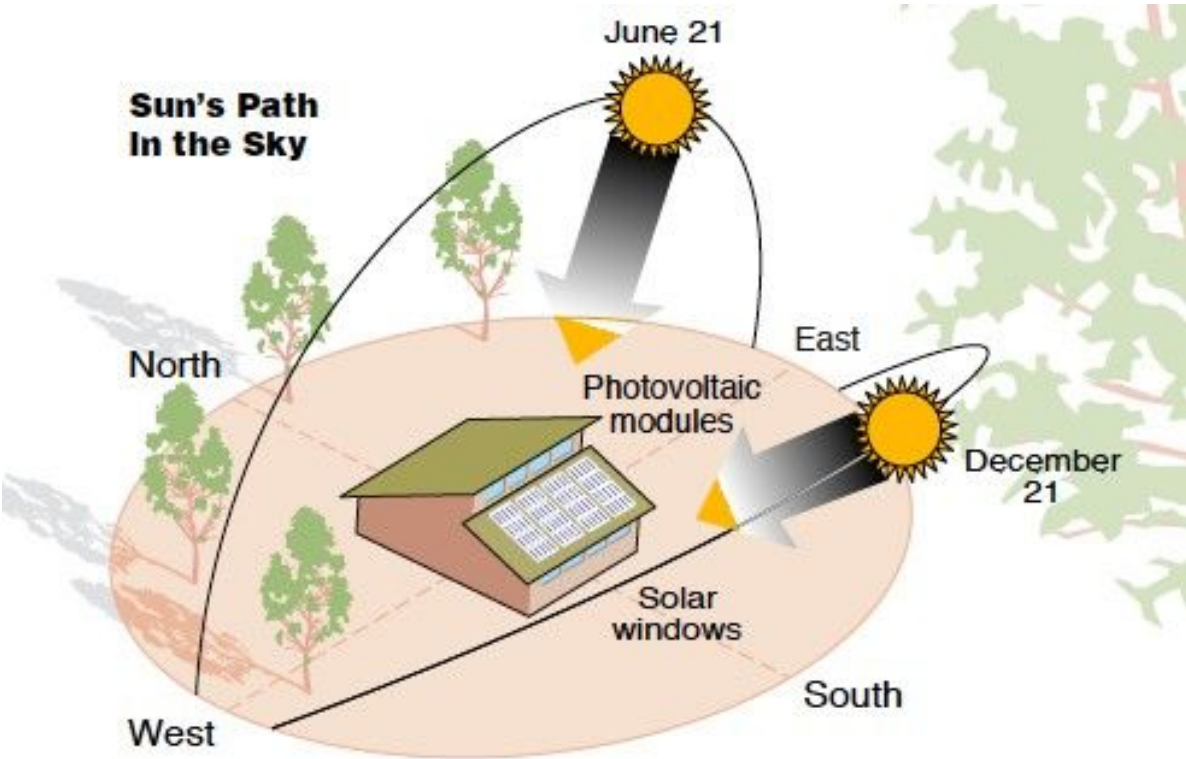
<http://www.nrcc.cornell.edu/>

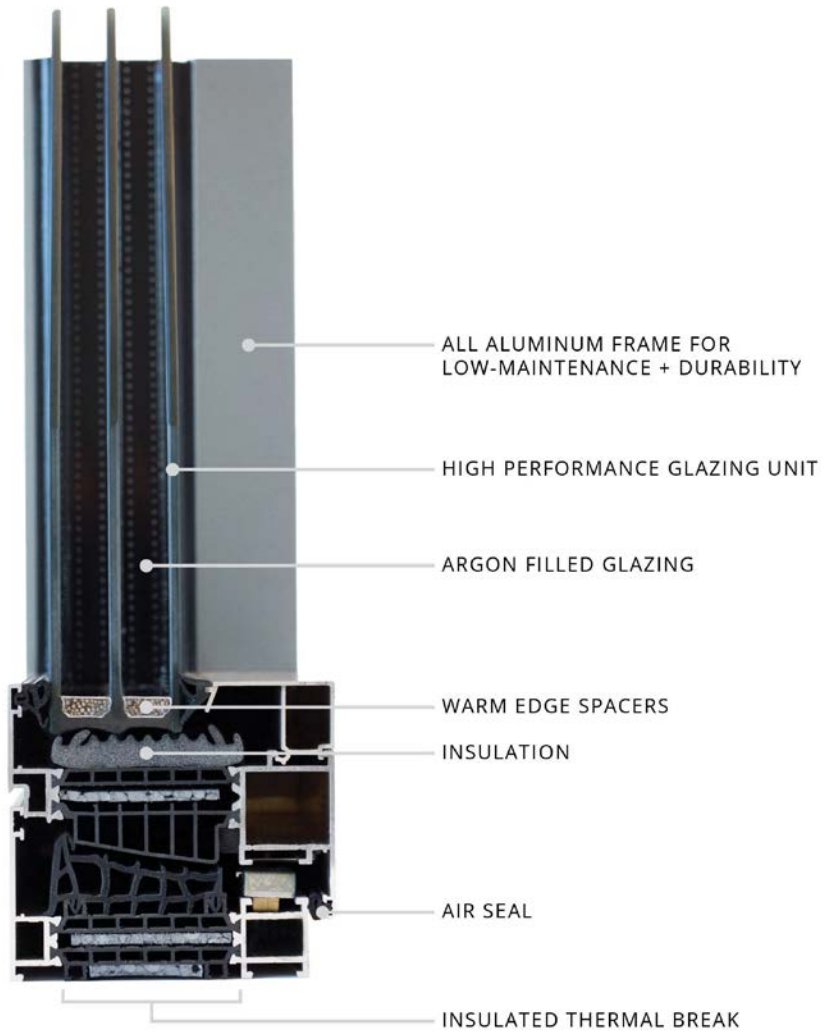


Building Automation Isn't Automatic...



Thermal Gain



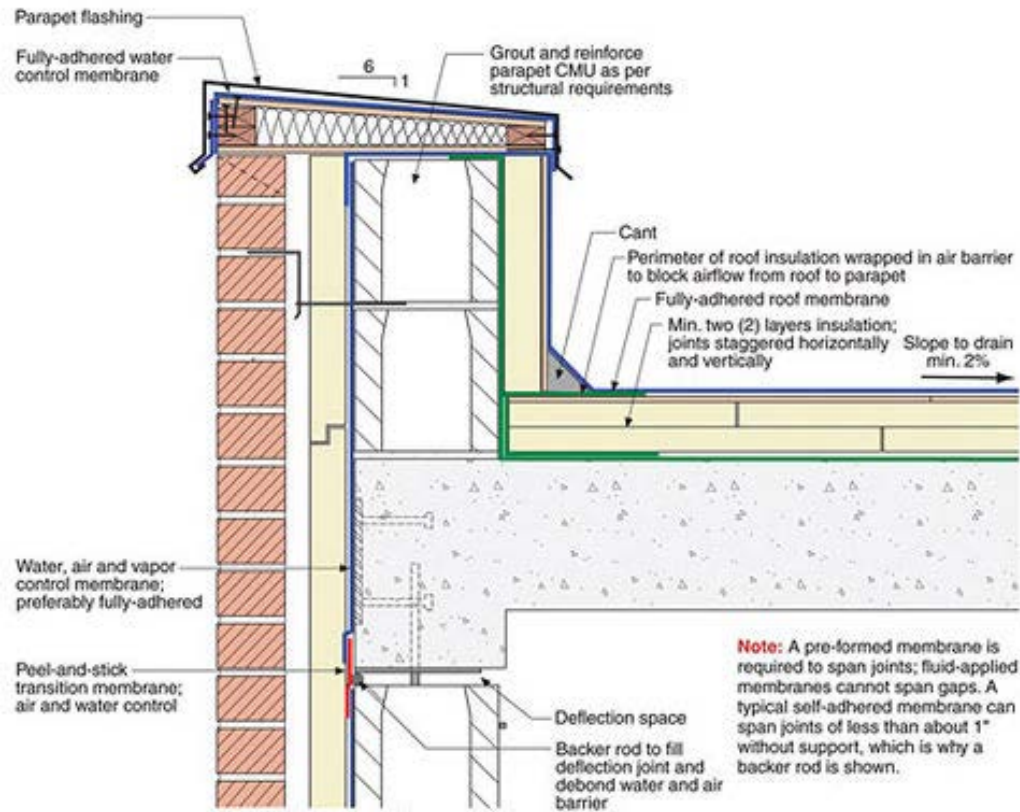


Film



Shades





Protected Membrane Roof System

Selected Plants

Growing Medium

Bidim Geotextile

Plazadeck

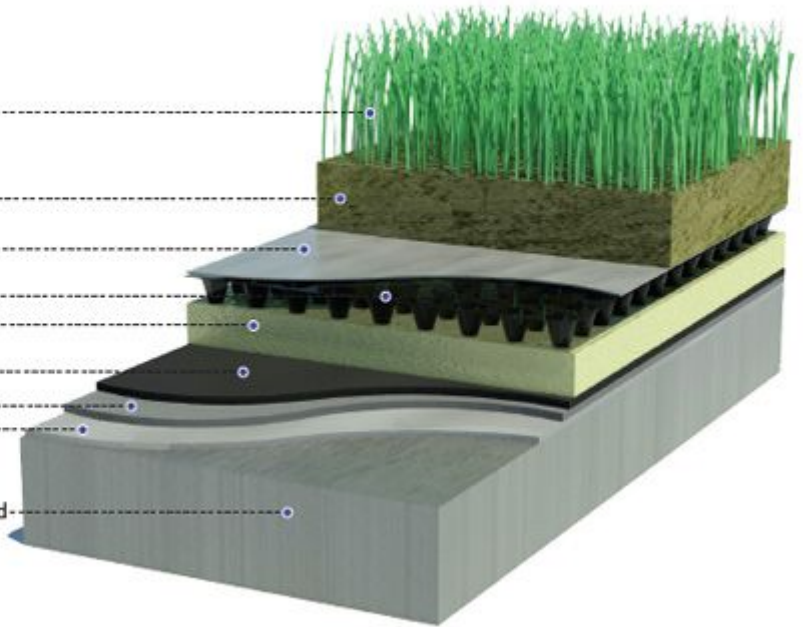
Goldfoam XPS Insulation

Heavy Duty Polyethene

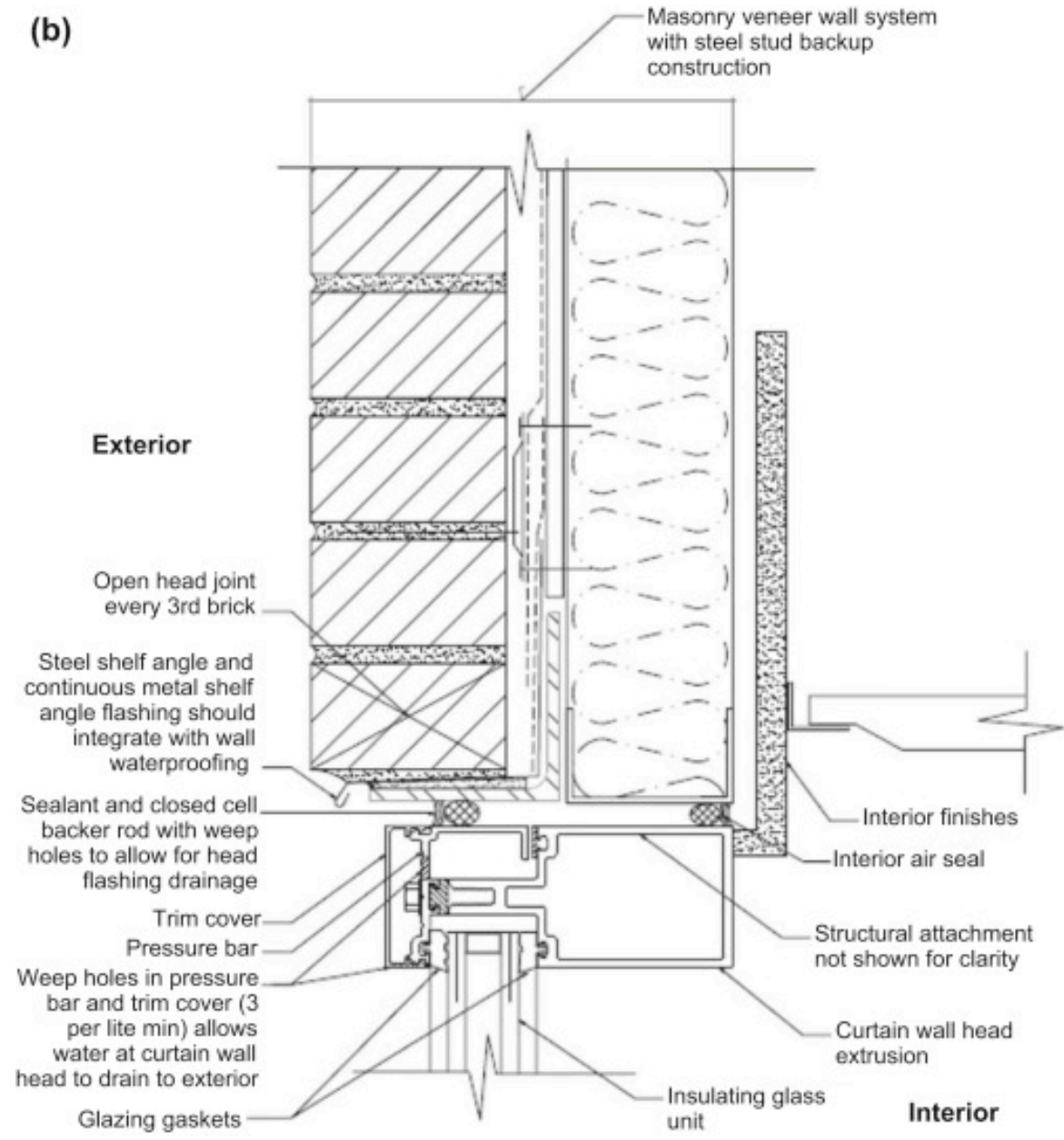
Nuraply 3PG Membrane

Nuraply 3PV Membrane

Substrate: Concrete or engineered-plywood



(b)



CORPORATE DILEMMA

WHAT IF WE TRAIN THEM AND THEY LEAVE?

WHAT IF WE DON'T... AND THEY STAY?



INVESTING IN EMPLOYEES

H.S.


M&O Training and Preparedness

- Part of Community Response Team
- Direct work with facility audit group
- Plan Cross Training for Building Systems
 - Where to shovel
 - How to bypass heat
 - Humidity control
- Contracted Services / Controls

Humidity and New Buildings!

youtube.com/watch?v=ERrztGOMY&t=36s

YouTube Search



SMS moisture 2012

30 views • Nov 2, 2012

0 0 SHARE SAVE ...

Ken Wertz

SUBSCRIBE



Freeze up Loss Prevention

- Routine Building checks
- Reduce/remove HVAC night setbacks
- Interior doors open allow air flow
- Known problem areas remove ceiling tiles
 - Short term solution as impact fire code
- Heating water treatment (glycol)
 - Good and bad....

Capital Planning

- Data driven decision making
- Project budgets
 - Internal estimates
 - Consultants
 - RS Means
- Prioritized 5-Year Plan
 - Built in escalation
 - Include all Departments in forecast



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