



Permanent Building Committee

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REPORT OF THE PERMANENT BUILDING COMMITTEE

During the 2009 fiscal year ending on June 30, 2009, the Permanent Building Committee was managing the following projects:

Middle School Renovation: At the December 2004 Special Town Meeting, \$26,175,000 was appropriated for the renovation of the Middle School. The project involved the replacement of the mechanical systems, hazardous material removal, replacement of the window systems as needed, installation of a new roof and reorganization of classroom and administrative space. Construction began in the spring of 2005. The work was completed in time for the opening of School, September 2007. Since that time the PBC has been working with Town Counsel on closing out claims by the contractor. These discussions continue.

New High School: Prior to the 2009 Fiscal Year, the School Committee, PBC and the School Building Committee (SBC) voted for the construction of a new school next to the existing facility. The Massachusetts School Building Authority (MSBA), concerned with the high costs of schools, worked closely with members of the PBC and SBC to reach an agreement on funding the construction of a new school rather than renovation of the existing facility. After getting the go-ahead from the MSBA, schematic design began in early fiscal 2009. In October 2008, the Town submitted its Schematic Design Submission to the MSBA. A Special Town Meeting on October 20, 2009 voted 91% in favor of appropriating funds for construction of a new 280,000 gross square foot high school and that the Town may receive from the MSBA a grant of approximately 40% of eligible, approved projects costs. At a Special Election on December 9, 2008, the Town voted to exempt the cost of the high school and the purchase of three abutting properties on Seaver Street from the provisions of Proposition two and one-half by a vote of 5070 in favor and 2889 against. A funding agreement was executed with the MSBA providing for a 40% state reimbursement of eligible costs. The PBC proceeded through the permitting process with the Wetlands Committee (Wetlands protection and Order of Conditions), NRC (Use of Parkland), Design Review Board, Board of Selectmen (Traffic), Planning Board (Project of Significant Impact) and Zoning Board of Appeals (Site Plan Approval), culminating in approval by all boards in the Spring of 2009. During the permitting process, the design of the new high school was well on its way. In February, the PBC advertised for Construction Manager at Risk proposals and signed a contract with Turner Construction, Inc. on June 4, 2009 for Construction Management At Risk services. Construction of the off-site parking facilities at the football field, outdoor basketball courts and tennis courts commenced and was completed during the summer of 2009. Construction of the new high school began during the summer as well.

High School Space Modifications: At the Special Town meeting on October 20, 2008, the sum of \$985,000 was appropriated to the PBC for enrollment space modifications at the existing small theater at the high school. Work on this space conversion yielding 5 classrooms and cafeteria egress modification began before the end of the fiscal year and was substantially complete by school opening.

Municipal Facilities Building Project (MLP/WS): The project was scheduled for completion in the spring of 2009. Construction continued through FY 2009 and into FY 2010. The MLP and DPW took occupancy on July 21, 2009. The PBC is working to close out the punch list and outstanding claims.

School Capital Infrastructure: The 2007 Annual Town Meeting appropriated \$11,207,000 for School Building Capital Repairs and Equipment to be expended by the PBC. CBI, Inc, was hired as Project Manager, to oversee the major projects and assist with some smaller projects. Over the 2008 summer, roofs were replaced at Fiske, Schofield and Hardy. During FY 2009, design work began for several of the smaller projects at each of the schools, including installation of new HVAC units, flooring replacement, and new boilers and roofs at Upham, Hardy, Schofield and Hunnewell. Work at the Fiske School has been planned for the summers of 2009 and 2010. All summer 2009 work began at the end of school June 2009.

Senior Center: At the 2009 Annual Town Meeting, funds were appropriated for the demolition of the American Legion Building at 496 Washington St. and for the design of a Senior Center at that location. The building was demolished and the Center is under design with the expectation of returning to the 2010 Annual Town Meeting for funding.