



Permanent Building Committee

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REPORT OF THE PERMANENT BUILDING COMMITTEE

During the 2012 fiscal year ending on June 30, 2012, the Permanent Building Committee was managing the following projects:

Town Facilities:

Central Street Fire Station: The 2010 Annual Town Meeting appropriated \$375,000 for the design and renovation of the floor and heating system. The PBC selected Gale Engineering through the designer selection procedure and commenced design during the spring and summer of 2010. At the final bid opening in May, the low bid was \$362,000.00 leaving insufficient funds for the entire project. A Reserve Fund Transfer of \$67,839.00 increased the appropriation to \$442,839.00. Work began in July 2011 with a Substantial Completion date of October 25, 2011. Various unexpected mechanical work delayed completion of the floor and return of the fire truck until December. Problems with the heating system are being addressed.

Hills Branch Library Boiler

PBC prepared an RFP for design and replacement of the boiler and steam distribution system with a high efficiency gas water system. Five bids were submitted with Commercial Industrial Boiler Services presenting an acceptable design and cost proposal of \$27,500. Work began during 2011 summer and was completed by the beginning of the 2012 winter heating season.

Town Hall Chiller

The Selectmen requested design and construction documents for replacement of the existing chiller and condensing unit with a new air cooled chiller and related piping. In addition, the existing pneumatic controls at the fan coil units throughout the building were to be replaced with new wireless electronic controls along with new control and ball valves at each unit. PJ Dionne was the lowest responsible bid at \$379,000. The 2011 Annual Town meeting appropriated \$425,000 for the project. Work began during the summer of 2011 and was completed for the 2012 heating season. Chiller was installed and operational for 2012 summer cooling season. Both systems are managed remotely by the Facilities Maintenance Department.

DPW/Highway Facility

The DPW and its consultant, Weston and Sampson, inspected and evaluated HVAC systems and building problems at the Highway building. Weston and Sampson presented its recommendations, drawings and cost estimate to the PBC. DPW requested \$75,000 for design at the 2012 Annual Town Meeting.

DPW Administration Building: The 2010 Annual Town Meeting appropriated \$250,000 for design of an addition to its new Water & Sewer Garage for administrative offices. PBC engaged AECOM as the architect. The design began in the early summer of 2010 and went out to bid in January 2011. PBC and DPW went to the 2011 Annual Town Meeting with bids in hand requesting an appropriation for a total project cost of \$3,595,000.00. Construction began in August 2011 and is slated for completion at the end of October 2012.

Middle School Renovation: PBC retained funds to complete unfinished work. This work is being overseen by the School Facilities Department. PBC continues to work with the School Facilities Department to address outstanding items.

Middle School Classroom Expansion – In the fall of 2010, the Permanent Building Committee was presented with a feasibility study for additional classrooms prepared by the School Committee and School Building Committee with the assistance of HMFH Architects. This study proposed the renovation of interior space in the middle school to create six classrooms including one science room. The Appropriation at the December 2010 Special Town Meeting was \$1,750,000 for design and construction. PBC received 7 Bids in May 2011. The lowest responsible bid was \$1,127,290. Renovation began in June 2011.

Phase I, which included renovations to the SPED classrooms, was complete by the start of School, September 2011. Phase II, the lecture hall renovation including the removal of the third-floor concrete slab, installation of a new HVAC system using unit ventilators, windows, science stations with utilities and customary classroom finishes was complete for the start of school in January 2012. Punch List items were completed and the remaining project funds of \$226,228.21 will be returned to the town.

New High School: The High School building advanced on its new schedule toward opening for students after the February vacation 2012, 6 months ahead of schedule. Furniture and technology was ordered, delivered and installed in January. Administrators, teachers and custodians packed their supplies and a firm was hired to move those items during February vacation. All members of the construction and school teams worked together for a memorable school opening on February 28, 2012. The contractor and the School Department have worked through Punch List items at the new building while preparing the old school portion of the site for removal of hazardous materials and demolition. The new parking lot and remaining landscaping will be installed in the fall of 2012.

MLP Administration Building: The 2010 Annual Town Meeting appropriated \$1,920,000 for final design and construction of a 7,600 square foot addition to the MLP Garage. The design was underway during the spring and summer of 2010. The original design was based on modular construction, but the bid came in too high and was rejected. A new designer was hired in April 2011 and was directed to use traditional building design and construction. The project was bid in the fall of 2011. The Notice to Proceed letter was sent to the contractor effective December 12, 2011. The project moved slowly through the first 6 months of the year.

MLP Substation – Cable Studio –

Following soil and structural tests, the project waited for initial funding from the Wellesley Cable Access Corporation (WCAC.) Finally, WCAC informed the Selectmen that they voted that the substation was not the best location and plan for their future. The substation may be used to house the new Facilities Maintenance Department in the future.

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. In 2011, PBC released \$2,718,535 from the Town's bond authorization because the full appropriation was not needed. \$237,000 was retained to complete some minor work to be overseen by the School Facilities Department.

Senior Center: The design of the Senior Center progressed through Design Development, but the PBC put the work on hold until the Selectmen decide on whether they intend to seek funds from Town Meeting to complete the project. PBC was not involved with the Senior Center during FY 2012.