



Permanent Building Committee

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REPORT OF THE PERMANENT BUILDING COMMITTEE

During the 2011 fiscal year ending on June 30, 2011, the Permanent Building Committee was managing the following projects:

Town Facilities:

Central Street Fire Station: The Town Facilities Department funded the investigation and estimate for reconstruction of the interior flooring and related heating system renovations of Station Number 1. The 2010 Annual Town Meeting appropriated \$375,000 for design fees and preparation of bid documents for construction. 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.

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 over the summer to be completed by the beginning of the heating season. \$35,265 was transferred from Library Branch Rent Capital Revolving Account to fund this work.

Town Hall Chiller

The Selectmen requested design and plans 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 technology electronic controls along with new control and balls valves at each unit. Seven (7) bids were received with PJ Dionne being the lowest responsible bid of \$379,000. The 2011 Annual Town meeting appropriated \$425,000 for the project. Work was scheduled to begin over the summer of 2011.

DPW/Highway Facility

The DPW inspected and evaluated HVAC systems and building problems at the Highway building. They hired consultants, Weston and Sampson, who presented their recommendations, drawings and cost estimate to the PBC. DPW is expected to request design funds 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 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. It was approved. Construction began in August 2011.

Middle School Renovation: Remaining funds were returned to the Town except for \$145,000 for unfinished work. This work is being overseen by the School Facilities Department. PBC continued to work with the School Facilities Department to address outstanding items. The Town rescinded the \$275,000 bond authorized at the 2007 ATM since it was not needed for the project.

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. Since this project was in the feasibility stage, the cost estimates were based on square foot takeoffs of existing conditions and did not involve architectural drawings showing the details of construction. PBC reviewed the costs and made some adjustments. The School Department requested an appropriation of \$1,600,000 at the December 2010 Special Town Meeting, which was approved. In addition, PBC recommended the removal of an additional floor in the lecture hall area and Town Meeting agreed and included it to the appropriation as an amendment to the original motion for \$150,000 which also was approved.

The renovations for the SPED classrooms involve wall installation or relocation, technology installation, modification of the HVAC systems, floor patching, painting, installation of new doors where appropriate and reconfiguration of ceiling lighting. The lecture hall renovation includes 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. The Appropriation 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.

New High School:

The High School building advanced significantly during the FY 2010 closing in the building, installing interior and exterior walls, metal panels and masonry, roof top equipment and screens, windows, and installing utilities and landscaping in the rear. As construction continued on schedule, the contractor requested a modification of the Substantial and Final Completion dates to reflect an earlier construction completion than originally anticipated. PBC, SBC and the School Committee reviewed all implications to this change and determined that it was manageable for the School and worthwhile for all other parties. Students will begin use of the school after the February vacation 2012, 6 months ahead of schedule. This change in schedule will permit the demolition of the old school to take place during the summer of 2012 while school is not in session. 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 7600 square foot addition. 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.

MLP Substation – Cable Studio –In February, 2010, the Board of Selectmen came to PBC to discuss the renovation of the MLP Substation for use as a production studio for the Wellesley Cable Access Corporation (WCAC.) The substation was no longer in use and the WCAC needed more appropriate space. PBC prepared and distributed an RFP for a designer to renovate the interior and exterior of the building. PBC chose Scott & Scott to perform this work. The Selectmen are working with the WCAC and CPC for funding of this project. Meanwhile the soil is being tested for contaminants.

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. Work at Upham, Hardy, Schofield and Hunnewell and Fiske was done over the 2008 and 2009 summer. The following remaining work at the Fiske School was completed during the 2010 summer:

Fiske 2010

- Replace Boiler Condensate Tank
- Abate and Replace Ceilings
- Install New Automatic Sprinkler
- Replace North & South Wings Windows
- Replace Exterior Doors
- Replace Cafeteria Flooring
- Additional Lighting, HVAC and Electrical

The following report was presented to the 2011 Annual Town Meeting:

SUMMARY

2007 ATM Art 23 Appropriation to PBC	\$11,207,000.00
PBC Expenditure	\$ 8,070,473.00
Remaining Balance	\$ 3,136,527.00

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 has not been involved with the Senior Center during FY 2011.