

REPORT OF THE PERMANENT BUILDING COMMITTEE

During the 2007 fiscal year ending on June 30, 2007, the Permanent Building Committee was managing the following projects:

Library: The Library was substantially completed on May 13, 2003, and was opened to the public on June 1, 2003. During FY 07 the PBC and the Contractor reached a final resolution of outstanding payments and credits to close out the project.

Middle School Renovation: At the December 2004 Special Town Meeting, \$26,175,000 was appropriated for the renovation of the Middle School. The project involves 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. At the 2007 ATM, PBC was appropriated additional contingency of \$275,000. During construction, the PBC discovered a number of concealed and unanticipated conditions. They included the installation of a temporary fire alarm system for use during construction due to the condition of the existing system; replacement of science casework that was severely damaged by rot and termites, and the addition of bracing for seismic clips due to omissions in earlier construction. The PBC determined that additional contingency funds may be required and that it was necessary to have funds available if needed prior to the next annual town meeting. These conditions included additional science casework and seismic clip work in later classroom wings, steam trap and valve replacement, boiler control work, roof deck repair and the removal of floor leveling compound. This additional contingency would enable the PBC to deal with the remaining issues with the contractor and close out the job. The PBC believes it was prudent to budget for these items, particularly since the final construction phases involved the oldest part of the school. As of the end of the fiscal year, the project was on schedule for substantial completion before school opened in the fall of 2007. That schedule was met, although punch list work remains to be done.

High School Renovation: The 2006 Annual Town Meeting appropriated \$175,000 for a study of the programmatic requirements of the high school. The funds were appropriated to the School Committee, which hired a consultant to conduct the study with the expectation of having it completed in the fall of 2006. A School Building Committee (SBC) was established in January 2007 according to the Massachusetts School Building Authority's (MSBA) regulations. At the Annual Town Meeting, the PBC was appropriated \$797,000 for architectural, engineering and other services for plans and specifications for construction of a new high school or reconstruction, remodeling or modernization and addition to the high school. Work of the PBC and the SBC continues on conceptual plans for a new and/or renovated high school, meeting the School Committee's program requirements, for submission to the MSBA while awaiting communication from the MSBA regarding possible funding.

Highway Garage Electric Upgrades: On July 1, 2006 the PBC awarded a contract in the amount of \$868,531.00 for the upgrade of the electrical services to the Highway Garage. The work included an increase electrical service from 1000 amps to 1600 amps to accommodate welding equipment, ventilation and a/c, computers, printers, etc., replacement of outdated and out of code distribution panels, replacement of undersized and outdated emergency generators, upgrade of all circuits, grounding conductors, wiring,

emergency lighting and fire alarm equipment to code and replacement of older low foot-candle lighting fixtures with energy-efficient lighting appropriate to the specific work areas. The work was near completion at the end of FY 07 and has since been completed in a good and satisfactory manner by the contractor.

Fiske and Schofield Modular Classrooms: The 2006 Annual Town Meeting appropriated \$2,320,000 for the installation of three additional classrooms at Fiske and four additional classrooms at Schofield using modular construction. On June 1, 2006, the PBC awarded a construction contract to Williams/Scotsman. The construction of the modular classrooms was completed at both schools during November 2006.

Municipal Facilities Building Project (MLP/DPW): PBC was appropriated \$12,381,000 for the demolition of the MLP existing garage and to design and construct a new MLP garage and warehouse and a new Water and Sewer garage and warehouse. Design was completed during FY07 for two buildings and associated site work and bids for both projects were scheduled to be received over the summer. Work is expected to be completed 395 days from the notice to proceed.

School Capital Infrastructure: Town Meeting appropriated \$11,207,000 for School Building Capital Repairs and Equipment to be expended by the PBC. The Facilities Director, working with the PBC, will oversee various capital repairs and maintenance work at all schools under this appropriation. In addition, the Facilities Director will assist PBC on certain work as part of the overall project which is organized into three separate sub-projects: boiler replacement at Hardy, Schofield and Upham and roof replacement at Hardy, Hunnewell, Schofield, and Upham. Also boiler and condensate system replacement, asbestos abatement, replacement of ceilings and floors, installation of new roof membrane and insulation, installation of a new sprinkler system and installation of new windows, all at the Fiske School. The Fiske School Project is to be designed in FY 08 and work performed during FY 09 and FY10 summer. Roof project includes roof replacement over FY 09 and FY 10 summers. Boiler replacement will take place during FY 09 summer.