



Permanent Building Committee

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REPORT OF THE PERMANENT BUILDING COMMITTEE

During the 2010 fiscal year ending on June 30, 2010, the Permanent Building Committee was managing the following projects:

Central Street Fire Station: The 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.

DPW Administration Building: The 2010 Annual Town Meeting appropriated \$250,000 for design of a DPW office addition to its new garage. PBC engaged AECOM as the architect. The design began in the early summer of 2010 and was not completed by the end of the fiscal year.

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. PBC resolved all outstanding issues with contractor in January 2010. Remaining funds were returned to the Town except that some funds for unfinished work were withheld and this work is being overseen by the Facilities Department.

Middle School Classroom Expansion – Due to projected increases in enrollment, the School Committee commissioned a study of their enrollment and space use to determine how much additional space would be required. The School Committee brought a plan for modular classrooms located in the rear of the Middle School on Donizetti Street. The warrant article in the '10 ATM requesting design fees for nine modular classrooms was withdrawn by the School Committee. The School Committee will do further study.

New High School: After completion of the permitting process, Turner Construction, the construction manager, commenced construction of the off-site parking facilities at the State Street parking lot, outdoor basketball courts and tennis courts and completed this work during the summer

of 2009. The PBC authorized the early start of site preparation, excavation, foundation work and steel fabrication. PBC began the process of prequalifying the trade contractors which make up approximately 1/2 of the subcontractors on the job. Upon completion of the construction documents by the architect, the PBC bid the work to be performed by trade subcontractors and, after receipt of bids, reached an agreement on the Guaranteed Maximum Price (GMP) with Turner of \$83,279,182. Following the agreement, Turner began the process of signing up the subcontractors, both trade and non-trade. Foundations, site utilities, drainage, structural steel, roofing, concrete slabs, mechanical, electrical and plumbing rough in work, exterior framing and masonry work has progressed on schedule. Completion is scheduled for the summer of 2012.

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 worked with Town Counsel to reach a settlement with the contractor in May 2010. Final work is being arranged for outstanding punch list items and claims. The Town was sued by a subcontractor, Site Plus, for a change order work relating to soil excavation. The Town takes the position that it paid the appropriate amount for the change order work and no further payment is due.

MLP Administration Building: The MLP began design of an administration building addition to its new garage. PBC contracted with Ryegate Inc as Project Manager and AECOM as the architect. 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.

MLP Substation – Cable Studio – In February, 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.

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 taken place over the summers of 2009 and 2010. During the 2009 summer the following work was completed:

Upham Elementary School –

- Boiler Replacement
- Flooring Replacement
- Gymnasium ceiling Replacement
- Gymnasium HVAC unit Replacement

Hunnewell Elementary School

Exhaust Fan and Attic HVAC unit Replacement
Flooring Replacement

Hardy Elementary School

Boiler Replacement
Flooring Replacement
Gymnasium Ceiling Replacement

Schofield Elementary School

Boiler Replacement
Flooring Replacement

Fiske 2009

New Acoustical Ceiling Systems
Flooring Replacement
Reconfiguration of two (2) Existing Toilet Rooms for Handicap Accessibility
Asbestos Removal
Boiler Replacement
Plumbing Modifications
New lighting systems

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 design of the Center progressed for the 2010 Annual Town Meeting. Town Meeting approved the purchase of adjacent land for \$1,000,000. However, the Owner declined to accept this offer. Town Meeting also appropriated \$57,500 to PBC for needed revisions to its design to include the new land. These funds were never utilized because the additional land was never purchased. The Selectmen have decided to revisit the possibility of locating the Senior Center as part of renovations to the Community Center. The design of the Senior Center based on the original appropriation has progressed through 100% Design Development, but the PBC put the work on hold until the Selectmen make a decision on whether they intend to seek funds from Town Meeting to complete the project.