

## REPORT OF THE PERMANENT BUILDING COMMITTEE

During the 2008 fiscal year ending on June 30, 2008, 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. At the 2007 ATM, PBC was appropriated additional contingency of \$275,000. Due to the discovery of a number of concealed and unanticipated conditions, 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 (AMT 08). The work was completed in time for the opening of School, September 2007. Since that time PBC has been working on the Punch List and negotiating claims with the contractor. These discussions continue.

**High School Renovation:** PBC and the School Building Committee (SBC) worked with the architects and project manager on a variety of options, both renovations and all new. A Preference vote was taken on May 15, 2008. The all-new option was preferred. The MSBA, concerned with the high costs of schools, worked closely with members of the SBC to reach an agreement on an option. By June 30, 2008, the dialogue with the state continued, but no conclusion had been reached. Based on discussions with the MSBA, schematic design began in early fiscal 2009 and the MSBA approved the Town's decision to build a new school.

**Highway Garage Electric Upgrades:** The contractor worked through the Punch List and some additional Change Order work through the summer of 2007. The project was completed in September 2007.

**Municipal Facilities Building Project (MLP/WS):** Bids for both the demolition of the MLP garage and construction of the new MLP and WS garages were received over the summer of 2007. A separate demolition contract for the old MLP garage was signed in September 2007 and that work was completed on November 28, 2007. Although hazardous material testing had been done by the MLP on its garage, additional hazardous material was found during demolition causing additional remediation.

The contract for the construction of the garages was signed with a general contractor in October and a Notice to Proceed was issued in November, 2007. Construction is currently underway. As of June 30, 2008, completed work on the project includes site clearing, excavation and grading, underground utilities and installation of rammed aggregate piers and building foundation. The project is scheduled for completion in the spring of 2009.

**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. The Town's Facilities Department proceeded with several smaller projects at each of the schools, such as installation of clock/bell systems at 5 elementary schools; HVAC improvements in the IDF rooms at Schofield, Upham, Hardy and Fiske; domestic hot water

system and auditorium sound system improvements at the Middle School; PBC hired a Project Manager, CBI, Inc, to oversee the major projects and assist with some smaller projects. Requests for Proposals were published for new roofs at Hardy, Fiske and Schofield to be completed before schools opened in fall 2008.