

*Town-Wide Facilities Maintenance
Municipal Capital Projects for 2013
Annual Town Meeting*



*Board of Selectmen
February 11, 2013*

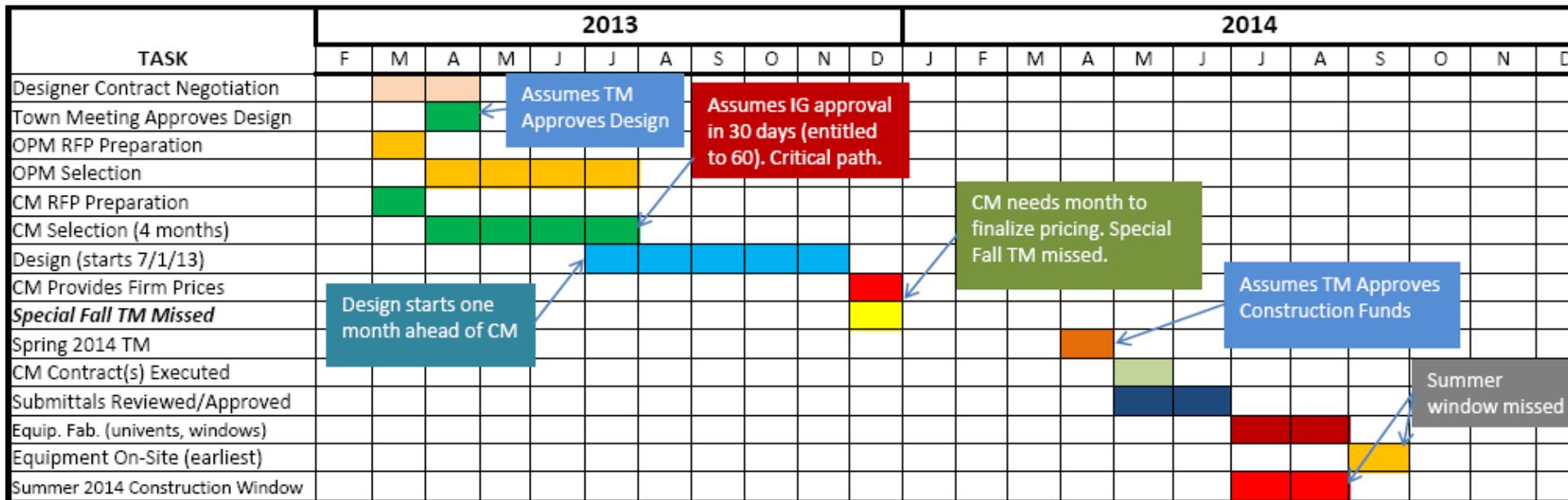
Agenda

- Review of Project Schedule
- Municipal Project Review
- FMD Suggested Prioritization

Schedule

Town of Wellesley

Debt Exclusion: School Projects Schedule



ITEM	BID PACKAGE ¹	REFERENCED CONCEPTUAL CONSTRUCT. COST ²	FEE BASIS ³	DESIGNER SERVICES FEES ⁴				OPM & CM PRECON SERVICES FEES ⁵	TOTAL OPM + DESIGNER FEES
				DESIGN	BIDDING ASSISTANCE	CONSTR. ADMIN.	TOTAL DESIGNER SERVICES		
MUNICIPAL PROJECTS									
9	FMD Offices	\$1,309,000	Scott & Scott	\$70,000	\$5,000	\$30,000	\$100,000		\$100,000
10	Fire Dept Flooring and Renovatio	\$263,000	FMD Estimate	\$28,000	\$2,000	\$12,000	\$40,000		\$40,000
11	Police Dept. HVAC	\$820,000	MacRitchie Rpt	\$91,000	\$6,500	\$39,000	\$130,000		\$130,000
12	Fire Dept. HVAC	\$820,000	FMD Estimate	\$91,000	\$6,500	\$39,000	\$130,000		\$130,000
13	Town Hall Renovations	\$1,150,000	Court St. Study	\$100,800	\$7,200	\$43,200	\$144,000		\$144,000
14	Warren Building Repairs	\$442,000	CBI Study	\$49,000	\$3,500	\$21,000	\$70,000		\$70,000
	CM Preconstruction Services		FMD					\$50,000	\$50,000
	OPM Services		FMD					\$225,000	\$225,000
Subtotal		\$4,804,000		\$429,800	\$30,700	\$184,200	\$614,000	\$275,000	\$889,000
Design Contingency - 15%		\$720,600		\$64,470	\$4,605	\$27,630	\$92,100	\$41,250	\$133,350
Total Municipal Projects=		\$5,524,600		\$494,270	\$35,305	\$211,830	\$706,100	\$316,250	\$1,022,350
Total Debt Exclusion Request =		\$19,655,800		\$1,590,220	\$165,830	\$904,418	\$2,616,250	\$1,121,250	\$3,737,500

MUNICIPAL PROJECTS	DESIGN REQUEST
FMD: Substation Renovation – Design	\$70,000
Fire Hqrts: Flooring & Renovation – Design	\$28,000
Police Station: HVAC Replacement – Design	\$84,000
Fire Hqrts: HVAC Replacement – Design	\$84,000
Town Hall: Renovation - Design	\$100,000
Warren: Repairs - Design	\$49,000
OPM and CM Design Services	\$150,000
Program Contingency	\$85,000
Total =	\$650,000

2013 Annual Town Meeting Appropriation

Request = \$1,671,850 + \$650,000 = **\$2,321,850**

INDIVIDUAL
MUNICIPAL PROJECT
BUDGETS

FMD Offices: Substation Renovation

- \$1,309,000 Conceptual Construction Cost
- Accommodate 8 staff members – 1,800 sf
- Currently working out of MS
- MLP/DPW Office – Interim Location
- Renovation of Substation
 - Possible CPC Funds
 - Historic Issues



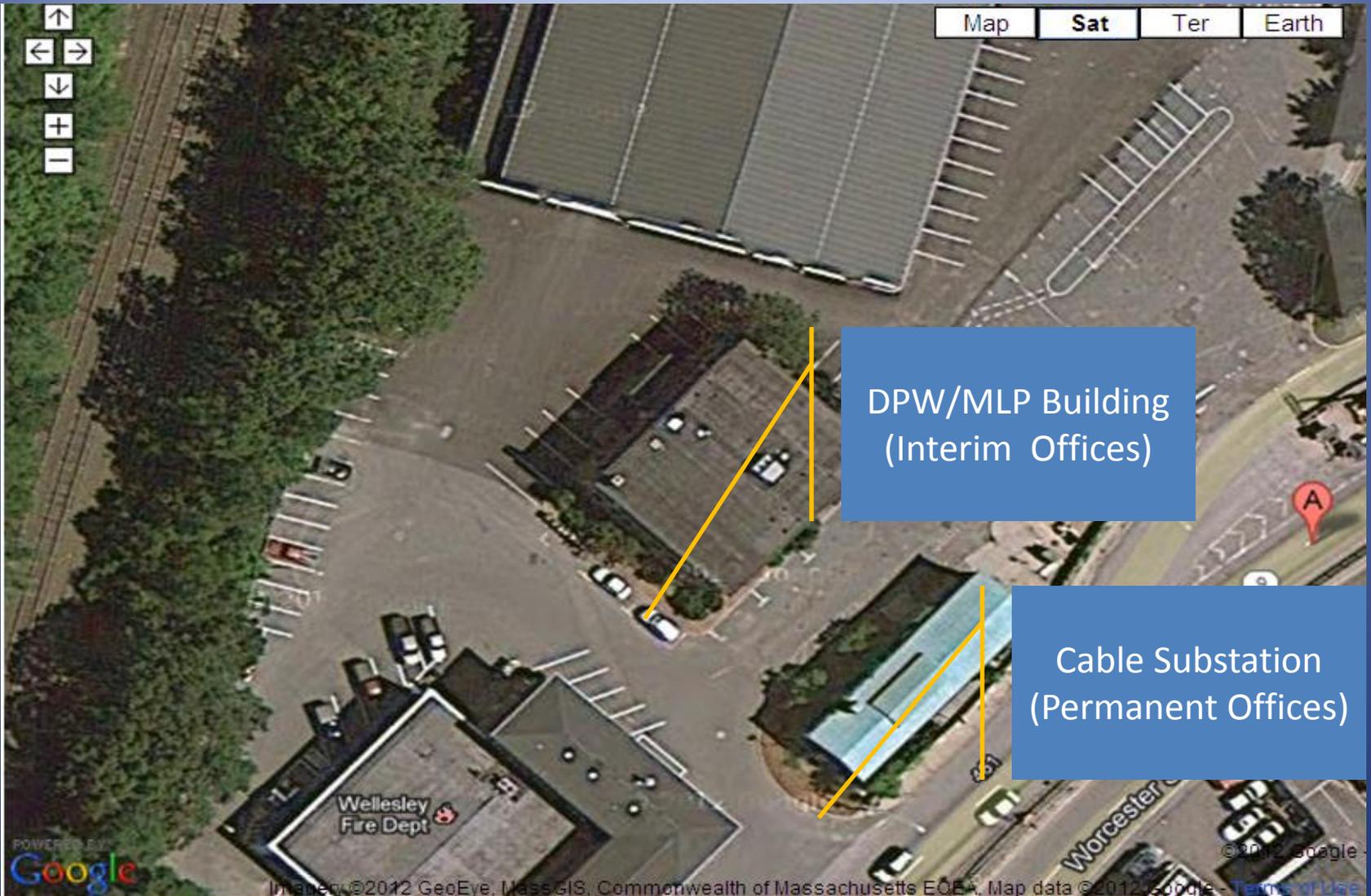
FMD OFFICES: Current Office Space at Middle School



FMD OFFICES: Current Office Space at Middle School



**FMD OFFICES: Current Office Space at Middle School –
“Conference Room”**



FMD OFFICES: Interim and Permanent Offices
at Municipal Way

Fmd office locations

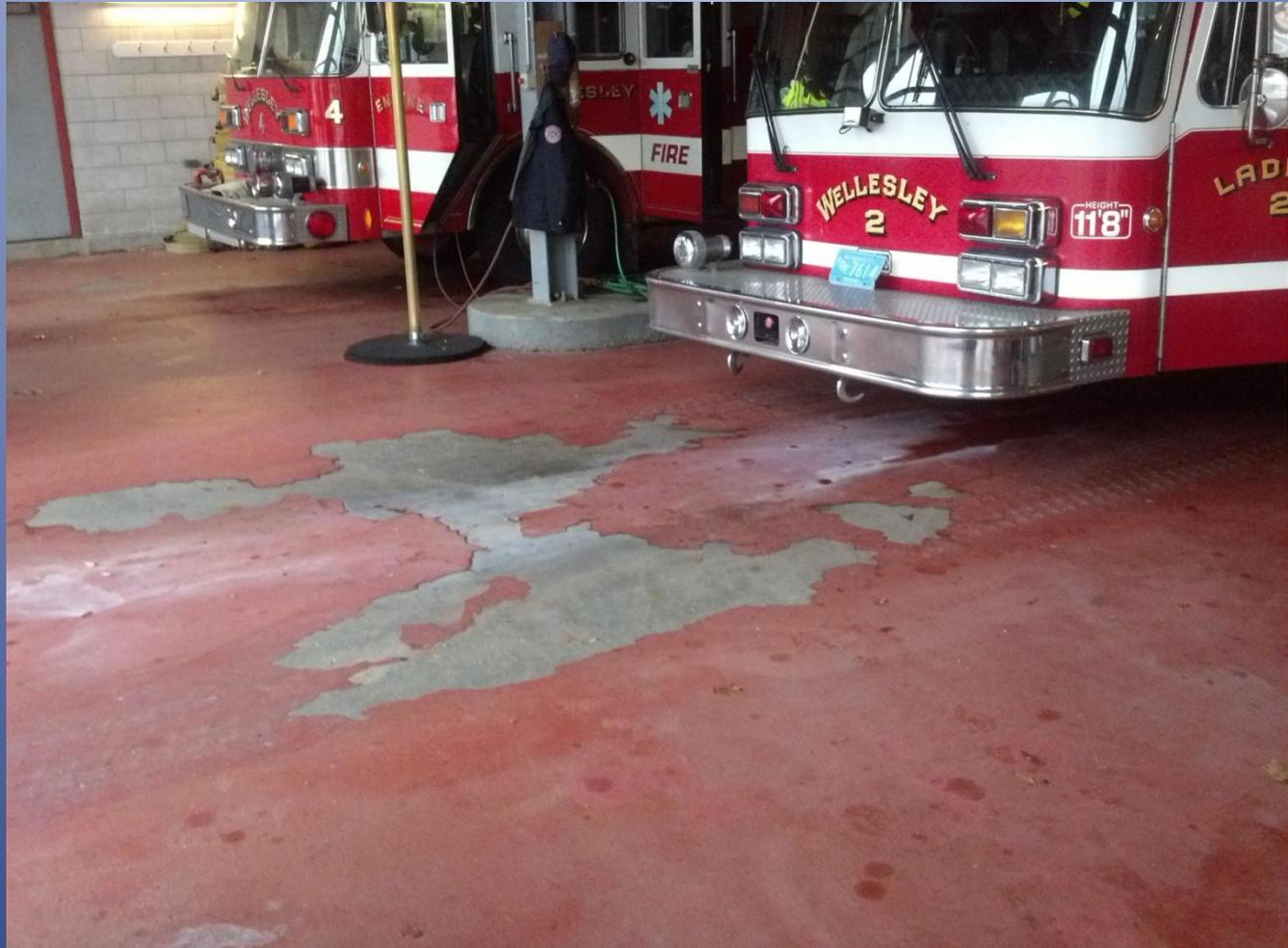
Future Permanent Location: Substation



FMD OFFICES: Permanent Offices

Fire HQ: Flooring & Minor Renovations

- \$263,000 Conceptual Construction Cost
- \$178,000 Epoxy Flooring (7,700 sf)
 - Apparatus Bay & Maintenance Bays
 - Existing system failed
- \$85,000 in Renovations
 - Kitchen, Dayroom floor, Bathrooms, Main Entrance, Stairwells
 - No major renovations in 26 years



MAIN FIRE HQTS: Apparatus/Maintenance Bay Flooring – **Peeling Epoxy**



MAIN FIRE HQTS: Apparatus/Maintenance Bay Flooring – Peeling Epoxy



**MAIN FIRE HQTS: Main Entrance – Corroded Door and
ADA Upgrades**



MAIN FIRE HQTS: Main Entrance – Corroded Door



MAIN FIRE HQTS: Original Kitchen



MAIN FIRE HQTS: Dayroom Flooring at Sliding Pole



MAIN FIRE HQTS: Worn Stair Treads & Tile in Stairwells



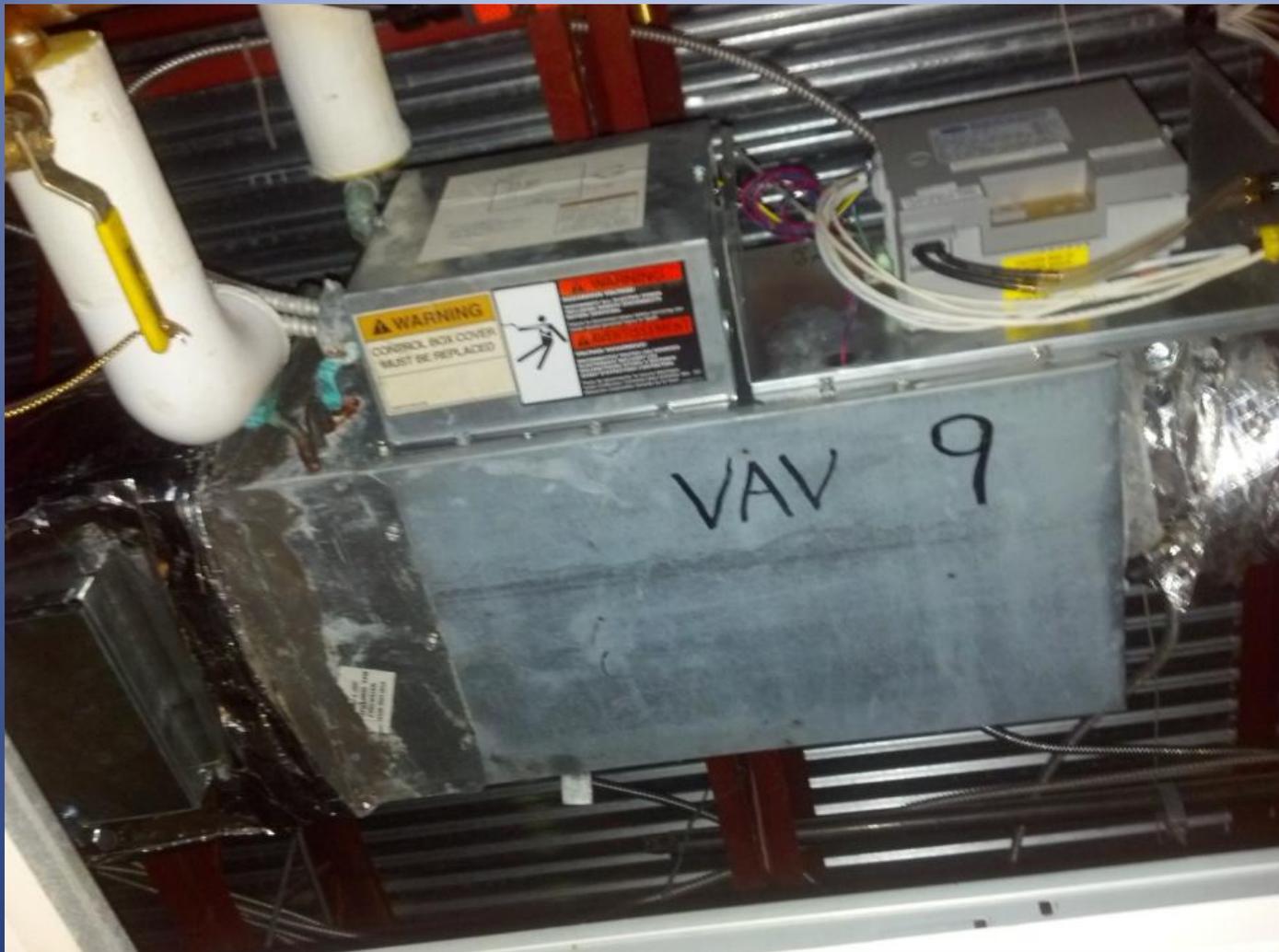
MAIN FIRE HQTS: Bathroom Upgrades

Police Station: HVAC Replacement

- \$820,000 Conceptual Construction Cost
- 18 Year old Building
 - Not a “Standard Commercial Building”
 - 24/7/365 Use – HVAC Equipment is 36 years old
 - Median Service Life is 15 to 20 years
- History of Indoor Air Quality Problems
- Opportunity to Reduce Energy and Improve Working Environment



POLICE STATION: Inefficient Boilers



POLICE STATION: VAV Box (one of 30 total)



POLICE STATION: Air Handlers and Controls

Fire HQ: : HVAC Replacement

- \$820,000 Conceptual Construction Cost
- 26 Year old Building
 - Not a “Standard Commercial Building”
 - 24/7/365 Use – HVAC Equipment is 50 years old
 - Median Service Life is 15 to 20 years
- History of Indoor Air Quality Problems
- Opportunity to Reduce Energy and Improve Working Environment



MAIN FIRE HQ: Inefficient Boilers (2 of 6 removed)



MAIN FIRE HQ: Air Handlers

Town Hall: Renovations

- \$1,150,000 Conceptual Construction Cost
- Construct Vault to Meet State Archival Regulations for Vital Record
- Revise layouts to gain space and improve circulation and efficiency: Clerk's/Treasurer's Offices and Building Department
- Complete HVAC Work: HR, Retirement, GIS and Selectmen's offices
- New Boiler



TOWN HALL: Clerk's Office



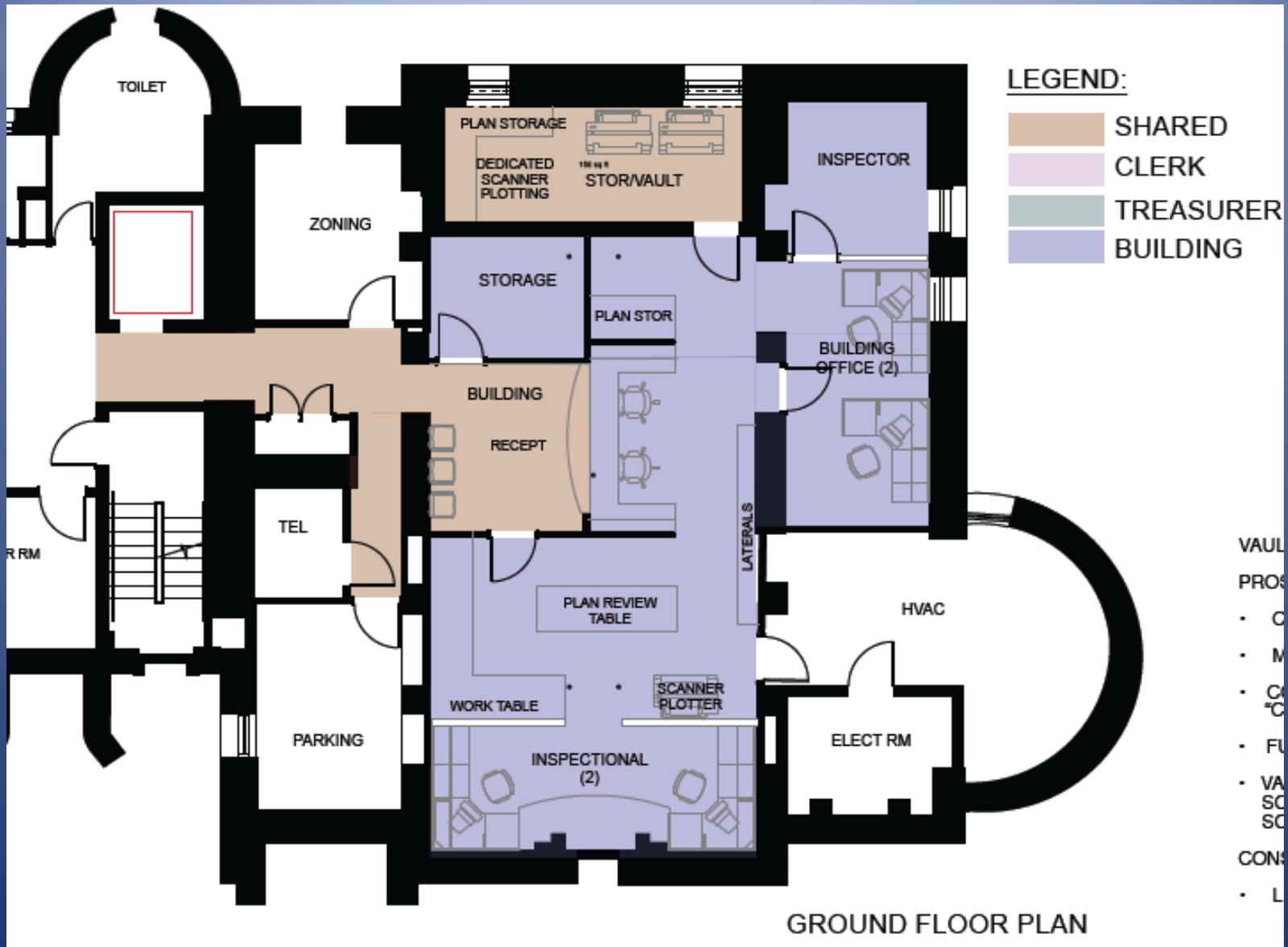
TOWN HALL: Treasurer's Office



TOWN HALL: Building Department



TOWN HALL: Proposed First Floor Plan



TOWN HALL: Proposed Ground Floor Plan

Warren Building: Repairs

- \$442,000 Conceptual Construction Cost
- July 2012 CBI Report
- Defects in the 2004 Renovation
- General: Flooring, doors, roof and railing
- HVAC
- Plumbing



WARREN: Failed Vinyl Tile



WARREN: Spalled Concrete/Lost Railing



WARREN: Repairs to 71 Doors

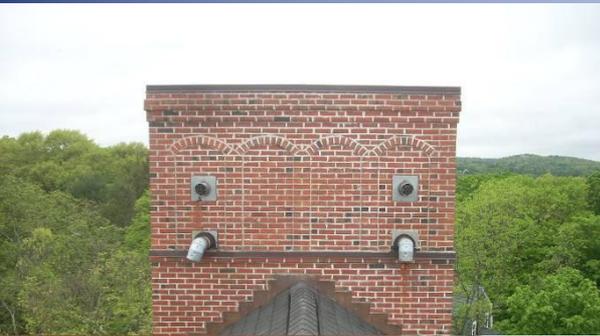


Photo No: 24

Description:

Warren Building

Through wall flashings cut into to the brick. Tops of flashings slope backwards, acting as a funnel to direct moisture into the masonry as opposed to shedding it away.

WARREN: Roof Repairs

**Warren Building - BUILDING
ASSESSMENT AND STUDY**

HVAC SYSTEMS

HEATING AND COOLING SYSTEMS

***Summary of Existing Conditions Observations
& Assessment***

Space heating is th
Solutions hot water
750 with heating
burners are current
have the capability
boiler and burner
building renovator
and have approxi
life remaining. Pl
from the boilers is
within the administrative areas, class rooms and
offices as well as to air handling units that serve
the Gym and public spaces. A cooling tower
and two air cooled condensing units provide
chilled water and refrigerant for cooling the
building. These units and the roof top units are
located in a walled enclosure on the roof of the
gym.

- The roof top air handling unit providing outdoor air to the gym is very noisy and either malfunctioning or purposely shut-off due to the noise

After reviewing the manufacturer's installation literature, it does not appear that the boilers are in complete conformance to their instructions.

First, the boilers do not have the appropriate

After reviewing the manufacturer's installation literature, it does not appear that the boilers are in complete conformance to their instructions.

eventually into the condensate drain kit. Improper drainage could be causing pockets of condensate to form within the flue pipe, restricting the flow of combustion gases and impairing boiler operation. A third issue with the installation is suspected to be the overall length of the combustion air and vent flues. It was not possible to verify the full length and



Gas Fired Hot Water Heater

WARREN: Inefficient HW Heater at End of Warranty

FMD Suggested Prioritization

1. Fire HQ: Flooring & Renovation
2. FMD: Substation Renovation
- 3A. Police Station: HVAC Replacement
- 3B. Fire HQ: HVAC Replacement
4. Town Hall: Renovations
5. Warren: Repairs



QUESTIONS?