

REPORT OF THE PERMANENT BUILDING COMMITTEE

During the 2014 fiscal year ending on June 30, 2014, the Permanent Building Committee had a change in its membership. After more than 7 years on PBC, Sarah Norwood, board community representative, retired and was replaced by Suzanne Littlefield. Ms Norwood’s background on the Advisory Committee and CPC prepared her well for PBC’s process and community issues. Suzy Littlefield also served on Advisory, has just completed 12 years on the School Committee and served on the Wellesley High School Building Committee required under the MSBA Grant. We are grateful for the continued availability of professional and experienced citizens needed for this unique committee. Matt King was voted Chairman and Stephen Langer is the Vice Chair.

The 2012 Annual Town Meeting created a Townwide Facilities Maintenance Department (FMD) to initiate and oversee maintenance of all town buildings. Accordingly, the FMD presented 19 “urgent” projects to PBC in December 2012. After investigating the needs and conditions further with the user boards, PBC requested design funds for ten (10) projects at the 2013 Annual Town Meeting.

Most of FY2014 was devoted to the design and bidding of the following projects:

Warren Building	Multiple Repairs	\$70,630
Middle School – Donizetti Entry Plaza	Repair	\$42,000
Middle School–Auditorium Seating/Flooring	Repair/Replacement	\$40,000
Sprague School – Roof	Replacement	\$55,000
Hunnewell School	Roof Repairs	\$36,000
District-wide Security	Upgrade	\$186,000
Police Station	HVAC Renovation	\$72,600
Fire Station #2	Floor Repair	\$45,400
Fire Station #2	HVAC Renovation	\$114,700
Sprague School	Oak Street Entry Plaza Repair	<u>\$108,700</u>
	Total Design Appropriation	\$771,030

PBC returned to the 2014 Annual Town Meeting with bids in hand for these projects, that is, with actual construction costs. The projects were bundled for the following appropriation:

Total Police Station and Fire Station HVAC	\$1,403,280
Total Fire Station Floor	\$173,140
Total WMS Auditorium Seating	\$363,976
Total Architect's Bundle	\$2,668,826
Total Appropriation	<hr/> \$4,609,222

Construction started at the end of the 2014 fiscal year.

Fiske & Schofield School Renovations: At the 2013 Fall STM, \$2,432,000 in design funds was appropriated to PBC to renovate these two elementary schools as recommended by the School Facilities Committee (SFC.) The SFC recommended that the work be scheduled over the 2015 and 2016 summers,.

Funds were for the following assessments, some needing investigative selective demolition:

- Verification of systems in detail
- Life Cycle Cost Analysis
- AHERA reports
- Acoustical measurements
- Code analysis
- Record drawings

Further design services include:

- Prepare schematic architectural and engineering drawings
- Prepare estimates at Schematic Design (SD), Design development(DD) and Construction documents(CD) phase

- Prepare Construction documents, specifications and schedules

Scope of work

- SPED area planning
- Mechanical, plumbing, electrical, Fire Protection, windows, Casework, finishes design, elevator
- Energy Model

Construction Manager @ Risk (CM@Risk): For this project, PBC recommended using CM@Risk (Ch149a,) a construction alternative available since the 2004 Construction Reform legislation for public projects estimated to cost more than \$5million. Wellesley High School was designed and built under Ch 149a. In this model, the contractor is procured through advertisement, pre-qualification and selected finalist interviews allowing the Town to choose its CM based on qualifications, not lowest bid (Ch149.) This is done early in the design phase in order for the CM to participate in design with owner, owner's project manager and architect. The CM brings the construction eye to plans and schedule. This collaboration and coordination improves quality control, transparency, and reduces change orders and costs.

PBC hired Dore & Whittier Management Partners (DWMP) as Project Manager, Symmes Maini & McKee (SMMA) as architect and Agostini Construction Co., Inc as the CM. Investigation, design, estimating and scheduling began during the 2014 winter. Permitting will continue through the 2014 summer with plans to bring a Guaranteed Maximum Price (GMP) to the 2014 Fall STM.

Tolles Parsons Center: During 2009 and 2010, the design of the Senior Center progressed through Design Development. At that time, the Selectmen put the project on hold before a final decision to seek funds from Town Meeting to complete the project.

In FY13, the Selectmen asked PBC to continue design including creation of additional parking spaces across the street adjacent to the Police Station. Additional funds of \$165,300 were requested at '13ATM to update the design to the current building code and prepare a new PSI permit submission.

The project was set back in October 2013 when the Planning Board (PB) voted to deny a special permit to the Tolles Parsons Center. Subsequently, the Selectmen requested \$308,855 additional funds at the 2013 Fall STM to address issues raised by the PB and, if successful with resubmission to the PB, complete permitting and construction documents with possible return to 2014 Fall STM for construction funds. PBC hired a new architect through the Designer Selection process in Spring 2014. The new architect's team reviewed the existing design and information in preparation for a Fall 2014 PSI resubmission to the PB with the intention to have bids in hand at the 2015ATM.

During FY2014 PBC was managing the following projects:

DPW/Highway Facility HVAC Replacement

This project started work at the end of May 2013 and achieved Substantial Completion on September 20, 2013. \$960,700 was appropriated at the 2013 ATM. Close Out will be complete upon receipt of the Commissioning Report and resolution of a Demand for Direct Payment between a sub contractor and the general contractor.

DPW Operations Building: Project is complete and PBC is waiting for as-built drawings and Commissioning Report.

New High School: The new High School building opened on February 28, 2012 followed by demolition of the 1938 building, installation of parking lots by December 2012 and completion of Phase II landscaping in the spring of 2013. Punch List items continue into FY14 with some warranties being extended. FMD received training and manuals for all equipment and systems. DPW is beginning the Basketball Court restoration. Financial reconciliation with MSBA for reimbursement closeout is ongoing.

MLP Administration Building: This project was bid in the fall of 2011. The Notice to Proceed letter was sent to the contractor effective December 12, 2011. The project moved slowly through the first 6 months of the year.

Under the guidance of Town Counsel, the Town of Wellesley terminated the General Contractor, MCMUSA, due to the contractor's failure to properly schedule and complete the project. PBC signed a Settlement Agreement with Western Surety, the contractor's bond company, on 3/11/13 to complete the project including consideration of the Liquidated Damages as required in the contract. Actual Substantial Completion was July 17, 2013. All close out documentation has been accepted. PBC voted to release the balance of the appropriation, \$252,031.05.

Hills Branch Library Chimney

Working with the Library Trustees, Selectmen and the Wellesley Historical Commission, PBC evaluated options for repair and finally prepared the design and construction documents to receive a \$252,250 appropriation at the 13ATM for the restoration and repairs of the North chimney at the Hills Branch Library. CPC funded 50% of the appropriation. Bid documents were prepared in July 2013. The contractor, who was qualified in Historical Restoration, removed the stones down to shoulder element, repointed the base structure, repaired damaged roofing components adjacent to structure, installed CMU block and brick lining up to original height, replaced stones with mortar and dowel into the structure and installed a new cap. Due to a long, cold, snow filled winter, the contractor was forced to abandon the project at 2/3rds completion in February leaving the structure securely protected from the elements. They returned to complete and close out the project in May 2014.