

SPECIAL TOWN MEETING 1

ARTICLE 1. To receive and act on the reports of Town officers, boards and committees, including the Report to this Special Town Meeting of the Advisory Committee, and to discharge presently authorized special committees, or to take any other action in relation thereto.
(Board of Selectmen)

Advisory expects no motion under this Article.

ARTICLE 2. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Permanent Building Committee for construction funds, architectural and engineering construction administration, project management, and any associated costs related to the renovation of the Middle School Building Systems located at 50 Kingsbury Street to accommodate the classroom and/or administrative needs of the School Department and/or other educational needs of the Town; and for any other services in connection therewith and, for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Board of Selectmen, to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor, and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of the issuance of such bonds or notes, may be applied to payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the Massachusetts General Laws, thereby reducing the amount to be borrowed to pay such costs by a like amount, or to take any other action in relation thereto.
(School Committee/Permanent Building Committee)

Overview

This article asks Town Meeting to appropriate \$13,964,247 to be expended to complete construction of the Middle School Building Systems (MSBS) project. This request is to fund construction work resulting from the MSBS design work appropriation of \$1,300,200 approved at the 2019 ATM. In addition, the Town expects to be able to transfer approximately \$629,000 in funds from the unused portions of three other projects.

The construction work will include:

- HVAC systems replacement
- Kitchen renovation
- Classroom casements and doors replacement
- Exterior repairs
- Sustainability improvements

Project Background

This work is part of a multi-phase project that should extend the life of the Middle School an additional 25 years:

- Renovation of the Middle School: 2006-2008
- Middle School Piping Project: Completed 2019
- This Middle School Building Systems Project: To be completed by October, 2021
- Middle School Paving Project: Estimated 2022 (not included in this request)

The MSBS project is the last substantial phase of the effort before repaving.

The MSBS project has progressed as follows:

- Symmes, Maini & McKee Associates (SMMA) Needs Assessment in 2014
- Feasibility study conducted by Harriman Architects in 2018
- Design funding approved at the 2019 ATM
- Shawmut Design and Construction awarded CM@Risk contract November, 2019
- Design complete in August, 2020

Project Details

HVAC Systems Replacement -- 1952 HVAC equipment has exceeded service life

- Replacement of heating and ventilating units in gyms A & B
- Replacement of heating and ventilating units in auditorium; air conditioning added
- Replacement of heating and ventilating units and exhaust in kitchen HVAC systems

Renovation of Kitchen -- kitchen serves both the Middle School and operates as a Commissary for the elementary schools

- All equipment replaced with minor exceptions
- Kitchen and storage area redesigned to meet current health and safety standards, and improve work flow
- Servery redesigned to provide updated functionality and appearance; design concept is to lighten the space and move away from the current "In the Basement Look"
- Cafeteria entrance increased to accommodate student flow

Classroom casements and doors

- Replace casework and doors in 62 classrooms
 - Casework to be replaced is original to the school
 - Locksets aligned with School Security project and work done at the other schools
- Renovate three art rooms and one science Room
 - Art rooms designed in the 1950s
- Replace stair and fire doors in Kingsbury Street wings and connectors
- Provide "Quick Action" locking on all classroom and office doors throughout building

Exterior repairs -- no known exterior work since 1952

- Targeted repairs to brick masonry and limestone
- Replacement of all sealants
- Cupola repair
- New wall cap / guard rail at retaining wall in Donizetti parking lot, replacing chain link fence
- Replacement of deteriorated bluestone steps and wall caps

Sustainability improvements

- Design project to limit demolition and reconfiguration of spaces, and to reduce amount of material that needs to be discarded
- HVAC systems to have demand control and variable speed drives to maximize efficiency; retrofit oversized heating and ventilating units in cafeteria with variable speed drives to reduce capacity of new unit required in kitchen
- Kitchen exhaust to be demand control ventilation (DCV) using heat sensors to activate exhaust, reducing electricity use by 62%
- All cooking appliances to be electronic ignition, reducing idle gas consumption by 21 million BTUs per year for each cooking range
- Walk-in refrigeration to have Smart Defrost System which activates upon demand, reducing electricity use by 72% for defrosting

- All new appliances to be Energy Star rated
- Blast chiller included to support Food Recovery Program
- All wood products from suppliers certified by the Forest Stewardship Council (FSC); door cores and cabinet panels to be Agrifiber (rapidly renewable material)
- Richlite Counters in classrooms made from recycled paper
- Low Volatile Organic Compounds (VOCs) materials used
- All new lighting to be LED

Project Schedule

Debt Exclusion Vote:	12/1/20
Notice to Proceed:	12/2/20
Contractor Procurement:	12/2/20 - 6/25/21
Onsite construction	6/27/21 - 9/1/21
Punch List & Exterior Completion:	9/1/21 - 10/1/21
Project Close Out:	9/1/21 - 10/30/21

Project Costs

Construction Bid	\$ 11,269,687
Architects/Engineers	\$ 615,565
Clerk of the Works	\$ 150,000
FMD Support	\$ 53,000
Other Expenses	\$ 107,500
Builder's Risk Insurance	\$ 56,000
Hard & Soft Contingencies	\$ 1,712,495
Total Project Request	\$ 13,964,247

Final bids are being processed and will be available after the publication of these materials. Based on Town experience in bidding the library roof and library renovations, PBC expects the final total project request might be lower than the amount listed above due to aggressive pricing as contractors work to lock down contracts over the next 18 months. In addition, the Town expects to be able to transfer to this project approximately \$629,000 in funds from unused portions of three other projects.

Advisory Considerations

Advisory recognizes the need to continue to address failing system components at the Middle School. This work has been identified by FMD, Harriman Architects, and Shawmut Construction and Design as critical to extending the life of the Middle School. Consistent with other Advisory conversations about this topic, the current condition and age of the components being replaced make it impractical to consider reuse.

Completion of these projects will leave the Town with a “25 Year Middle School”. Recognizing the complexity of managing this project, Advisory appreciates the expertise of the PBC Staff and its committee members, especially in the context of other work being contemplated including building the new Hunnewell School, the Library Renovation and Roofing Projects and the Hardy MSBA project.

Advisory notes that the project will require a debt exclusion vote which is currently planned for December, 2020.

Passage requires a 2/3 vote.

Advisory recommends favorable action, 14 to 0.