

BoS All Committee Meeting

November 4, 2017

FINAL, PRESENTED.

PBC presentation:

The PBC is a five member committee that is responsible for oversight and management of all municipal and school building projects. The committee's oversight includes small and large buildings and structures that are being modified, renovated and built. Our charge includes building construction projects, and not roadway, sidewalk, or other projects that are not categorized as "buildings"(ie. Lamson Park relocation, Town Center Rehabilitation, etc.).

Current projects:

- Weston Arts and innovation Center/Old Library: After approval of design funds at the Annual Town meeting in May of 2017, contracting for design, validation of the building programming and preparation of construction documents, the project is currently in the process of being bid for construction and we expect to have bids-in-hand for a fall town meeting warrant article requesting construction funding. The project was presented to, and received acceptance, from, The Board of Health, The Conservation Commission, The Fire and Police Departments and the Building Inspector. The project has been presented to the Historic Commission at 4 meetings, the Planning Board on 2 occasions, and final acceptance is still being pursued.
- 66/68 Warren Ave: This project was re-presented to the CPC in September, for additional funding at the November Town Meeting. The project was previously reviewed and approved by The Historic Commission, The Conservation Commission, The Board of Health, Police and Fire Departments, and the Building Inspector. The project scope for house at 66/68 Warren Ave. was removed from the previous construction contract, due to many unforeseen conditions and complications that arose during the construction phase of the 72/74/76 and 71 Warren Ave. buildings.
- The Case House/School Administration Building: This project is currently in the preliminary design phase, and the design team has made an initial presentation to the Historic Commission. The project team will be presenting to the Board of Health and Conservation Commission agents to determine if the project needs to be presented to other committees, as the work is generally within 20 feet of the building and the building will not be expanded. The Building Inspector has been briefed and is discussing issues with the design team. The Police and Fire Departments will be notified and asked for their input. The Case Campus Master Plan Committee Chair has been notified and we will be reworking the driveway and parking reconfiguration in order to coordinate with the other Case Campus work.

- The JST Renovation/Rehabilitation: This project is in the early stages and a conceptual design was completed by the project sponsor (The Friends of the JST) and is being used as the basis of design.. The PBC is actively negotiating with the preferred design firm for moving the design forward. The project will be presented to The Historic Commission, The Planning Board, The Board of Health, The Conservation Commission, The Police and Fire Departments and the Building Inspector, in the next several months. The schedule is to have construction bids in-hand for the regular Town Meeting in May 2018.
- The Brook School Apartment’s Expansion: The Elderly Housing Committee is proceeding with a study to further investigate the viability, location and size of an additional building(s) on the Brook School Campus. The PBC will be responsible for securing the services of a design firm to undertake the early programming efforts. Part of this programming effort will require communication and coordination with other town committees and commissions, including The Historic Commission, The Planning Board, The Board of Health, The Conservation Commission, The Fire and Police Departments and the Building Inspector. A project schedule has not been established, and the current thought is for having construction bids for town meeting in the fall 2018^(a). The project will also require coordination with the Affordable Housing Trust, for compliance with regulations for the rental units to be added to our SHI (Subsidized Housing Index).
- Municipal Pool House Replacement: This project is in the very early stages of development, has an initial program, and will be requesting design funds at the Fall Town Meeting. A design firm will be selected only if the design funds are approved. This project will require review by The Planning Board, The Board of Health, The Conservation Commission, The Police and Fire Departments and the Building Inspector. The schedule has not been established, and the current thought is for having construction bids for fall 2018 town meeting.

Project	Hist.	ConCom	BoH	Fire	Police	Build In	PlanBd	CPC
WAIC	F	F	F	F	R	F	R	F
66/68 Warren Ave	No	R	R	R	R	F	R	F
Case House	F	R	R	F	R	F	F	P
JST	F	F	F	F	F	F	F	F
Brook Sch. Expansion	F	F	F	F	F	F	F	U
Pool Bathhouse	No	F	F	F	F	F	F	U

Legend:

F + Full review and approval necessary.

P + Partial (Base project is not intended to request CPA funding, however the historic restoration portion of the project may request funding, as decided by the Historic Commission)

R = cursory informational review, no formal approval from the listed Committee is required.

U = Unknown (proponent has not indicated funding method)

The PBC is not a proponent for projects, and therefore acts in a supporting role with each project proponent, for funding. Whether the funding vehicle is through a town meeting vote for bonding, or use of CPC funds is the decision of the project's proponent.

The PBC works with the Director of Facilities on maintenance and repairs for all municipal and school buildings.

The PBC is well positioned to assist town bodies in project oversight and with assistance in securing design firms for early programming of a building project, planning through final design and construction contracts. We would greatly appreciate knowing about your project as soon as you believe it will become a project. There is a "Policy on Feasibility Studies" on the town website on the Permanent Building Committee page, that can be used to assist any group in developing a project.

Reference notes: In response to a question posed at the November 4, 2017 meeting.

- a. The planning is limited to the current study phase, and any progress into additional design phases will require public meetings and presentations, led by the Elderly Housing Committee.