

2009 Building Committee Annual Report

The Building Committee continued their service to Plymouth operating during the year under our current charter with nine members. Representing the School Committee were John White and Dennis Begley, representing the Planning Board was Paul McAlduff; the attorney representative was Ed Conroy, the architect representative was David Peck, the construction industry representative was Al Anderson, and the three at-large representatives were Christine Murphy, Thomas Fugazzi and Jason Silva. On June 23, 2009, David Peck, Christie Murphy and Jason Silva were reappointed by the Board of Selectmen.

Staff is provided ably by Pamela Hagler, the Town's Procurement Officer and Joanne McNulty, as Secretary. The Committee reorganized in August 2009, and reelected David Peck as chair, Paul McAlduff as vice-chair and Dennis Begley as clerk.

During 2009, the Committee met 18 times, and continued the efforts of prior years on multiple projects:

Plymouth North High School Planning/MSBA Reimbursement: During 2009, the project continued the progress which started in 2008, when the project received initial State approvals and an Owner's Project Manager (OPM) selected. Ted Gentry Associates (TGA), who had represented the Town in the PCIS HVAC project, was the selection. The OPM assisted the Town in preparing the Request for Proposal (RFP) for architects. The Extended Building Committee, which included representatives from the School Department, Plymouth North High School principal, Selectmen's Office and Town Finance Director, narrowed the choices to two candidates, visited two model high schools (Whitman Hanson and Ashland), conducted interviews, and after deliberation, selected Ai3, the architect of Whitman Hanson High School.

Working with the architect, final space programming was developed, for a school population of 1,350, and approved by the State, from which Schematic Designs were developed in July and 50% documents were developed in October. The State has approved all submissions to date. Contractor prequalification efforts were done in December and January to assure responsible bidders for the bidding process. Overall, the plan is to complete architectural and engineering bidding documents in early February 2010, receive bids in March, and start construction in June 2010. The new Plymouth North High School would be completed in the summer of 2012, and open in September of that year. Demolition of the existing Plymouth North High School and construction of parking and athletic fields on the site of the old High School will follow occupancy of the new facility, and will be completed in 2013.

The current estimate for the total project cost is \$92,249,040, but with a State reimbursement rate of 58.24%.

The project tentatively includes a wind turbine, which is in feasibility studies as this report is being prepared.

Senior Center: In May 2009, the Senior Center was integrated into the Plymouth North planning efforts, consistent with the Town's long range scope and debt exclusion vote of

several years ago. Ai3, the architect for the High School and Ted Gentry Associates (TGA), the OPM for the High School, were officially engaged under separate contracts, and worked with the Council On Aging COA) to update their space program and develop design alternatives for COA review. The architects, TGA and COA visited several existing Senior Centers to inform their planning and design. Overall, the design documents have been prepared in concert with the High School documents, and will be bid on the same timeline (see above) but would be constructed under a separate contract as the State had mandated no portion of the Senior Center efforts can be included in reimbursement requests. The Senior Center construction would parallel the High School timeline, but actual occupancy may trail by several months in late 2012 due to construction phasing requirements for the High School.

Crematorium: The Committee worked with the Department of Public Works, architect Bradley Associates, contractor Elizabeth Construction, and project manager PMA Associates to complete the construction begun in 2008. An Open House for town officials and the public was held in May 2, 2009, and first cremations undertaken on May 21, 2009. Since then, the project has been meeting their business plan objectives. Punch list efforts continued through the summer and early fall. Overall, the construction project experienced only 2.2% change orders, and finished under budget. Some supplemental equipment was acquired from the savings on the project, and the remaining project funds will be returned to the Town.

School Infrastructure Study: Last year, the Committee, working with School administration, selected consultant EMG Associates through an RFP process. During 2009, the selected consultant assessed all elements of the walls, windows, roofs, heating and cooling, wiring, plumbing systems etc, developed cost estimates and entered all data into a software called Assetcalc, and imported the data into the School Administration's software Schooldude. The resulting online reports and software were demonstrated to the Committee on September 24, 2009. The School Administration plans to use the data and reports to assist them in multi-year capital planning. It was noted during interactions with the MSBA on the High School (see above) that the data allowed the Town to promptly answer State questions on capital spending and planning. The software's flexibility and reporting capacity has also interested the Town for potential use for other Town facilities; discussions are underway.

Replacement of HVAC Systems at West Elementary School: The Committee, in 2008, selected Owners Project Manager (OPM) Ted Gentry Associates (TGA), and designer RDK Engineers, through an RFP and interview process. Competitive bids were received in March 2009, and the favorable bidding environment allowed the project to be approved inclusive of all alternates, including complete overhaul of the fire alarm and sprinkler system, induction units similar to those installed at PCIS, a new gas water heater and a new gas emergency generator. Enterprise Construction was the low bidder; they also had been the successful contractor at PCIS. The overall project budget is \$5.3 million, some of which has been funded thru savings of \$1.36 million from the completed PCIS project. Construction began in May 2009 with installation of the new gas line, and continued during the summer and school vacation time in the fall of 2009. The project is planned to be completed at the end of summer 2010.

Emergency Operations Center (Cedarville): Fire Chief Bradley presented to the Building Committee on June 11, 2009 a conceptual scope and budget for an addition to the Cedarville Fire Station, which would serve as the Town's Emergency Operations Center (EOC). The current EOC is situated in a County Facility, and needs to relocate. The project would be approximately 3,500 sf of new construction, and 200 sf of renovations. Current available funding is \$500,000 from Entergy and \$1,000,000 approved from the Town. In addition several grants are being sought. The Committee, working with Chief Bradley and the Procurement Officer, developed RFPs for both an Owner's Project Manager (OPM) and Architect. 12 responses for each RFP were received in October, and the Designer Selection Committee (separate from the Building Committee) ranked and shortlisted finalists. These were interviewed in December. Ranked recommendations for both OPM and Architect were forwarded to the Town Manager for negotiations, as the process requires negotiation with the highest ranked recommendation, and should those fail, negotiations with the firms ranked second. Once those are completed, active design will begin in 2010.

Plymouth South Middle School (PSMS) Remediation: The dialogue continued between the Town, through its attorneys, and parties currently in litigation over the cause and responsibility for the ongoing exterior wall leakage. A mediation session was held in October, and a pre-trial conference held in November. The process is expected to continue into 2010.

Submitted on behalf of the Building Committee:

David B Peck, Chair